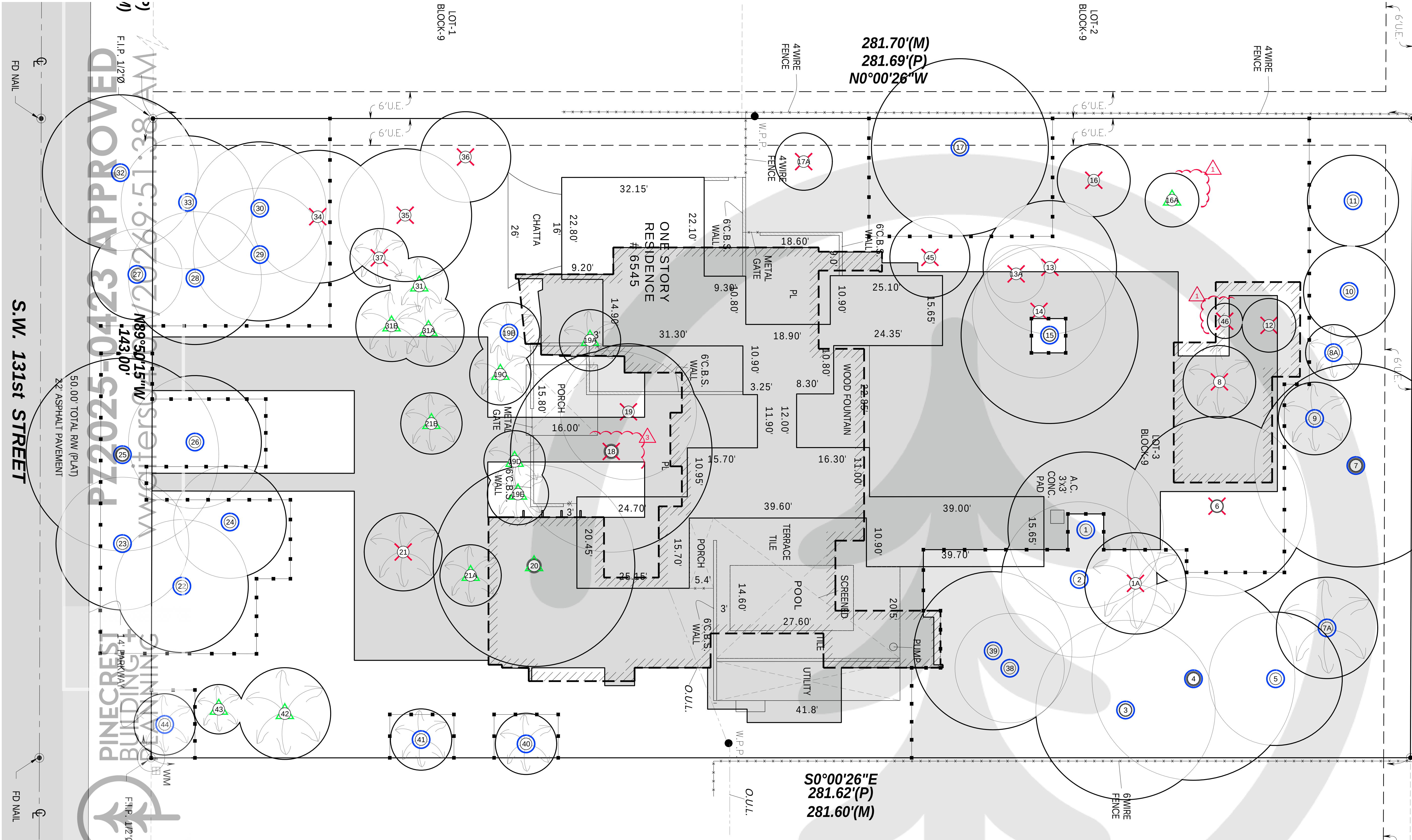
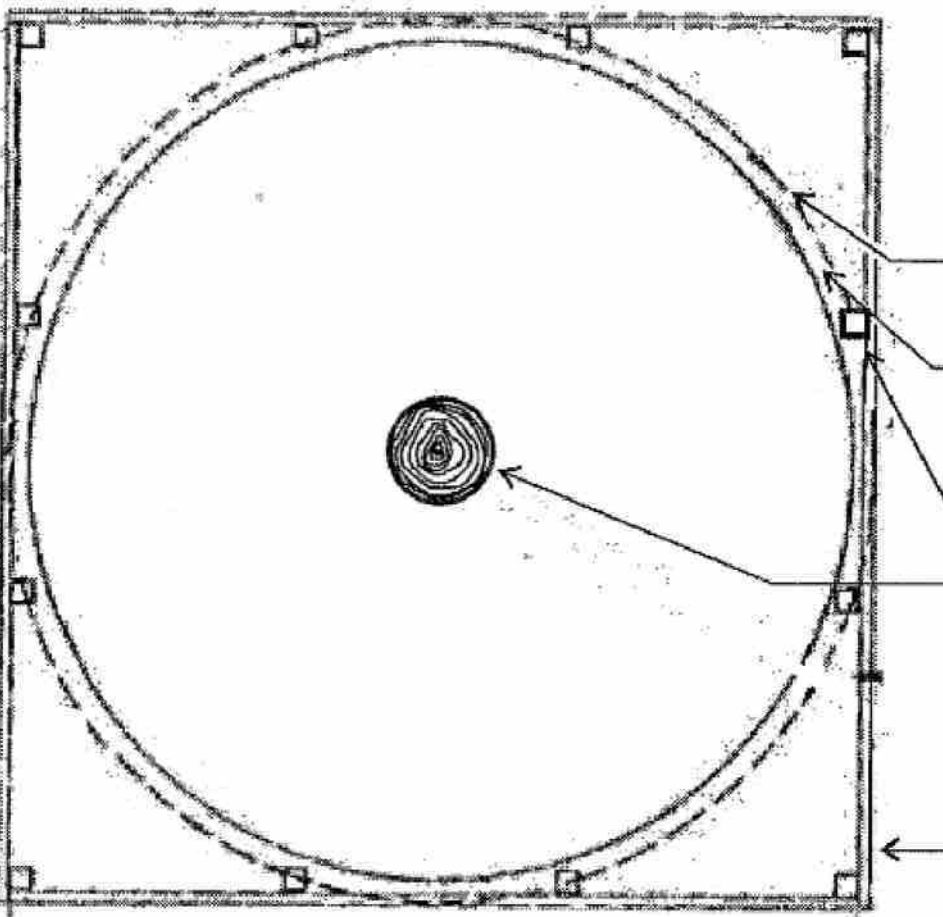
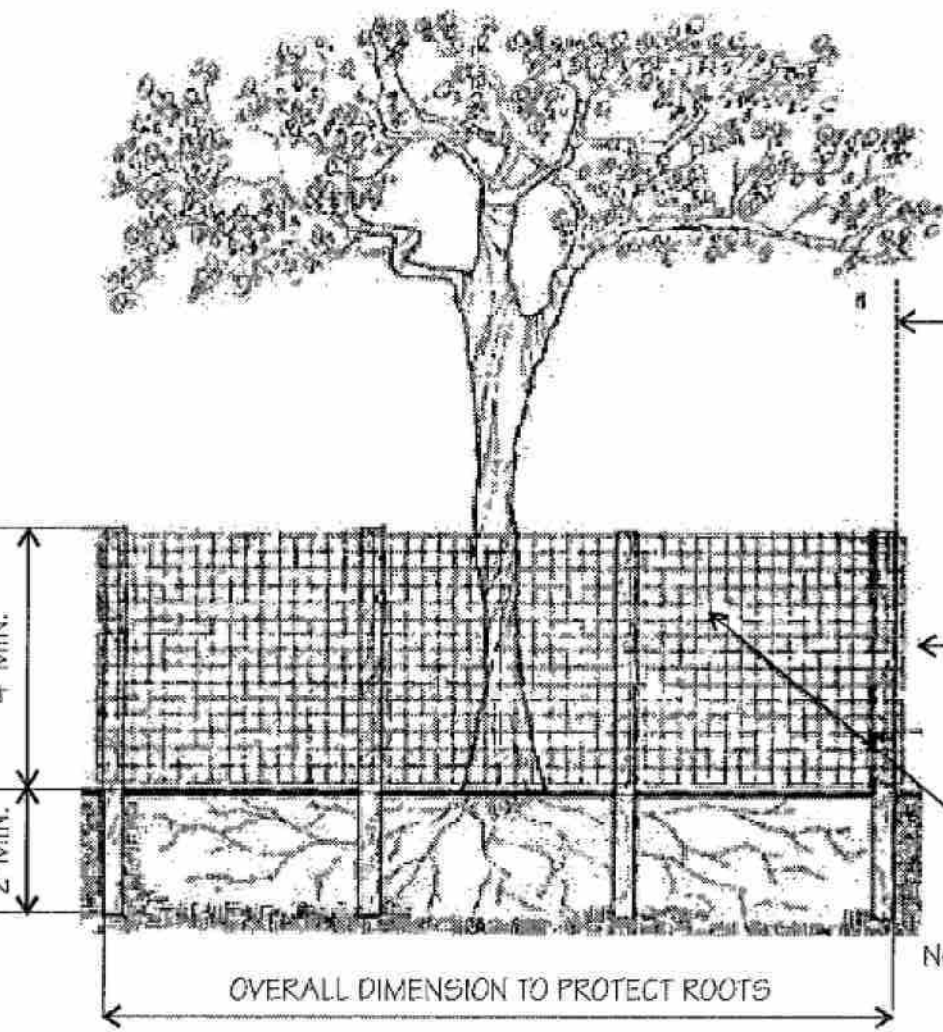


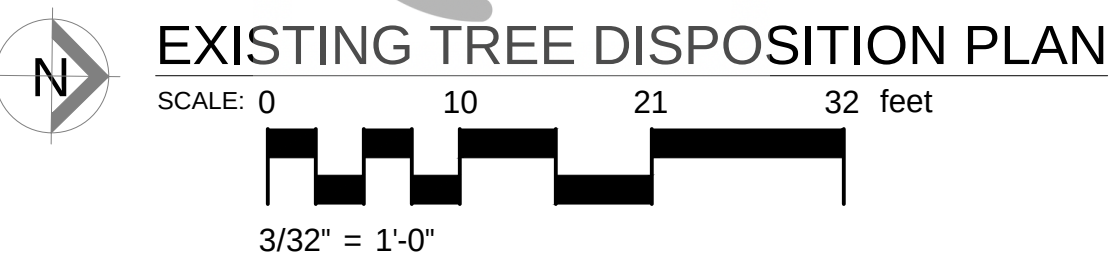


IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



EXISTING TREE PROTECTION DETAIL

MITIGATION CALCULATIONS			
CANOPY MITIGATION:			
QTY TREES	CANOPY SF	REPLACEMENT CANOPY SF	
17	500	8500	
		Mitigation Provided	8500
		Mitigation Required	6750



Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

TREE DISPOSITION LEGEND	
	Existing tree or palm to be transplanted
	Existing tree or palm to be removed
	Existing tree and palm to remain in their existing location and be protected during construction. no construction or excavation shall be permitted within the dripline of the trees.
	LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
	PROPOSED BUILDING & PAVED AREAS

Existing Tree Disposition List													
No.	Scientific Name	Common Name	SPECS			MITIGATION			Condition	Disposition	Reason for removal	Comments	
			DBH (in)	Height (ft)	Spread (ft)	CANOPY LOSS (SQ.FT)	D.B.H.	PALMS					CANOPY
1	Quercus virginiana	Live oak	20	45	35	962			Good	Remain		Species not considered a tree	
1A	Strelitzia nicotai	White bird of paradise	Cluster	20	20	314			Fair	Remove			
2	Ficus aurea	Strangler fig	30	50	35				Fair	Remain			
3	Quercus virginiana	Live oak	17	36	32				Fair	Remain			
4	Quercus virginiana	Live oak	25	33	30				Fair	Remain			
5	Quercus virginiana	Live oak	17	33	15				Good	Remain			
6	Quercus virginiana	Live oak	24	18 OA	20	314	24	314	Good	Remove	New house		
7	Quercus virginiana	Live oak	28	18 OA	20				Good	Remain			
7A	Dypsis lutescens	Areca palm	cluster	26	25				Good	Remain			
8	Diosperma album	hurricane palm	10	20	15	177	1 Palm/Tree	177	Good	Remove	New house		
8A	Coccothrinax miraguama	Miraguama palm	4	12	8				Good	Remain			
9	Dypsis leptocarpus	teddy bear palm	6	20	15				Good	Remain			
10	Mangifera indica	Mango	8	20	20				Good	Remain			
11	Manilkara zapota	Sapodilla	4	20	20				Good	Remain			
12	Persea americana	Avocado	7	10	12	113			Good	Remove	New house		
13	Simarouba glauca	paradise tree	9	25	30	707			Fair	Remove	New house		
13A	Bursera simaruba	Gumbo limbo	5	16	12	113			Fair	Remove	New house		
14	Bursera simaruba	Gumbo limbo	15	45	35	962			Good	Remove	New house		
15	Quercus virginiana	Live oak	25	45	40				Good	Remain		low aspect codom	
16	Pouteria sapota	mamey sapote	9	16	16	201		201	Fair	Remove	New house		
16A	Litsea chinensis	lychee	5	16	12				Good	Transplant			
17	Quercus virginiana	Live oak	22	50	40	1,257			Fair	Remain		Lean	
17A	Bulnesia arborea	Verawood	4	16	12	113		113	Good	Remove	septic system conflicts		
18	Quercus virginiana	Live oak	25	45	45	1,590	25	1,590	Fair	Remove		Did not survive the relocation	
19	Quercus virginiana	Live oak	15	40	30	707		707	Fair	Remove			
19A	Thrinax radiata	Florida thatch palm	6	30	12				Fair	Transplant		20' c.t	
19B	Thrinax radiata	Florida thatch palm	6	20	12				Fair	Transplant		18' c.t	
19C	Thrinax radiata	Florida thatch palm	5	22	12				Fair	Transplant		20' c.t	
19D	Coccothrinax crinita	old man palm	9	12	10				Fair	Transplant			
19E	Coccothrinax crinita	old man palm	9	8	10				Fair	Transplant			
20	Quercus virginiana	Live oak	19	40	45				Good	Transplant		It has Platycodon to transplant	
21	Hypophorbe verschaffeltii	spindle palm	11	26	13	133	1 Palm/Tree	133	Fair	Remove	New house	18' c.t	
21A	Sabal palmetto	Cabbage palm	9	16	12				Good	Transplant		6' c.t	
21B	Sabal palmetto	Cabbage palm	8	14	12				Fair	Transplant		7' c.t	
21C	Livistona chinensis	Chinese fan palm	9	26	15				Good	Remain		18' c.t	
22	Bucida buceras	Black Olive	16	40	30				Fair	Remain		It has Platycodon to remain	
23	Bucida buceras	Black Olive	20	45	30				Fair	Remain			
24	Bucida buceras	Black Olive	12	45	25				Poor	Remain			Lean
25	Bucida buceras	Black Olive	32	50	10				Fair	Remain			
26	Bucida buceras	Black Olive	17	45	30				Fair	Remain			
27	Bucida buceras	Black Olive	13	28	30				Fair	Remain			
28	Bucida buceras	Black Olive	20	43	30				Poor	Remain			
29	Bucida buceras	Black Olive	18	40	30				Fair	Remain			
30	Bucida buceras	Black Olive	19	40	30				Poor	Remain			

Existing Tree Disposition List													
No.	Scientific Name	Common Name	SPECS			CANOPY LOSS (SQ. FT)	MITIGATION		CANOPY	Condition	Disposition	Reason for removal	Comments
			DBH (in)	Height (ft)	Spread (ft)		D.B.H.	PALMS					
31	<i>Livistona chinensis</i>	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
31A	<i>Livistona chinensis</i>	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
31B	<i>Livistona chinensis</i>	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
32	<i>Bucida buceras</i>	Black Olive	24	45	35					Fair	Remain		
33	<i>Bucida buceras</i>	Black Olive	10	30	20					Poor	Remain		
34	<i>Bucida buceras</i>	Black Olive	17	45	30	471			471	Fair	Remove	septic system conflicts	
35	<i>Bucida buceras</i>	Black Olive	17	40	30	471			471	Poor	Remove	septic system conflicts	Crown dieback
36	<i>Calistemon</i> sp.	bottlebrush	9	20	20	188			188	Poor	Remove	septic system conflicts	Lean
37	<i>Araucaria heterophylla</i>	Norfolk Island pine	9	30	13	300			300	Fair	Remove	septic system conflicts	
37A	<i>Sabal palmetto</i>	Sabal palmetto	9	26	12					Good			
38	<i>Bursera simaruba</i>	Gumbo limbo	15	45	25					Good	Remain		
39	<i>Quercus virginiana</i>	Live oak	22	35	35					Good	Remain		It has Platycodon to remain
40	<i>Sabal palmetto</i>	Sabal palmetto	10	16	12					Good	Remain		8' C.T
41	<i>Dypsis lutescens</i>	Areca palm	cluster	16	10					Fair	Remain		
42	<i>Ptychosperma elegans</i>	solitaire palm	cluster	22	18					Good	Transplant		
43	<i>Christmas palm</i>	<i>Adonia merrellii</i>	cluster	18	10					Good	Transplant		
44	<i>Livistona chinensis</i>	Chinese fan palm	9	32	16					Remain	Remain		
45	<i>Bulnesia arborea</i>	Verawood	7	20	18	188			188		Remove	New house	
46	<i>Strelitzia nicotai</i>	White bird of paradise	cluster	8	8	50				Good	Remove		Species not considered a tree
TOTAL PROPOSED CANOPY LOSS (in square feet)						TOTAL REQUIRED		49	3 Palm/Tree	6750			
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.													

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Landscape Architect L4666705
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401 LINCOLN ROAD
SUITE 8-5
MIAMI BEACH, FLORIDA 33139
P 786.441.5005

PROJECT NO: 2305
CLIENT:
RONALDO FLZ, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33138

DESIGNER:
VILLAGE OF PINECREST, WASH
DERM COMMENTS 07/25/2024
VILLAGE OF PINECREST, WASH
DERM COMMENTS 09/12/2024
TREE DISPOSITION CHANGES
09/15/25

CS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 130TH STREET
MIAMI SHORES, FLORIDA 33138
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134
ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4499 NW 97TH COURT
CORAL FLORIDA 33178
NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
57 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037
TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

6545 SW 131 STREET PINECREST, FLORIDA 33156

CASA ROBLES 131

CONSTRUCTION DOCUMENTS

DATE: SEPTEMBER 12, 2024

DATE: 2026.01.08

DATE: 2026.01.08

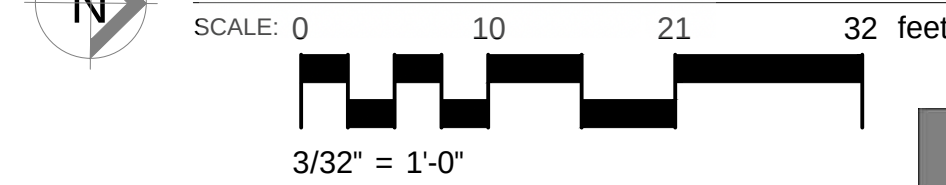
DATE: 2026.01.08

DATE: 2026.01.08

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PINECREST
BUILDING +
PLANNING

GROUND FLOOR LANDSCAPE PLAN



UTILITIES LINES
Water Line
Sewer Line
Drain Field
Gas Line
Overhead Utilities

The Existing trees or palms
transplanted, new location

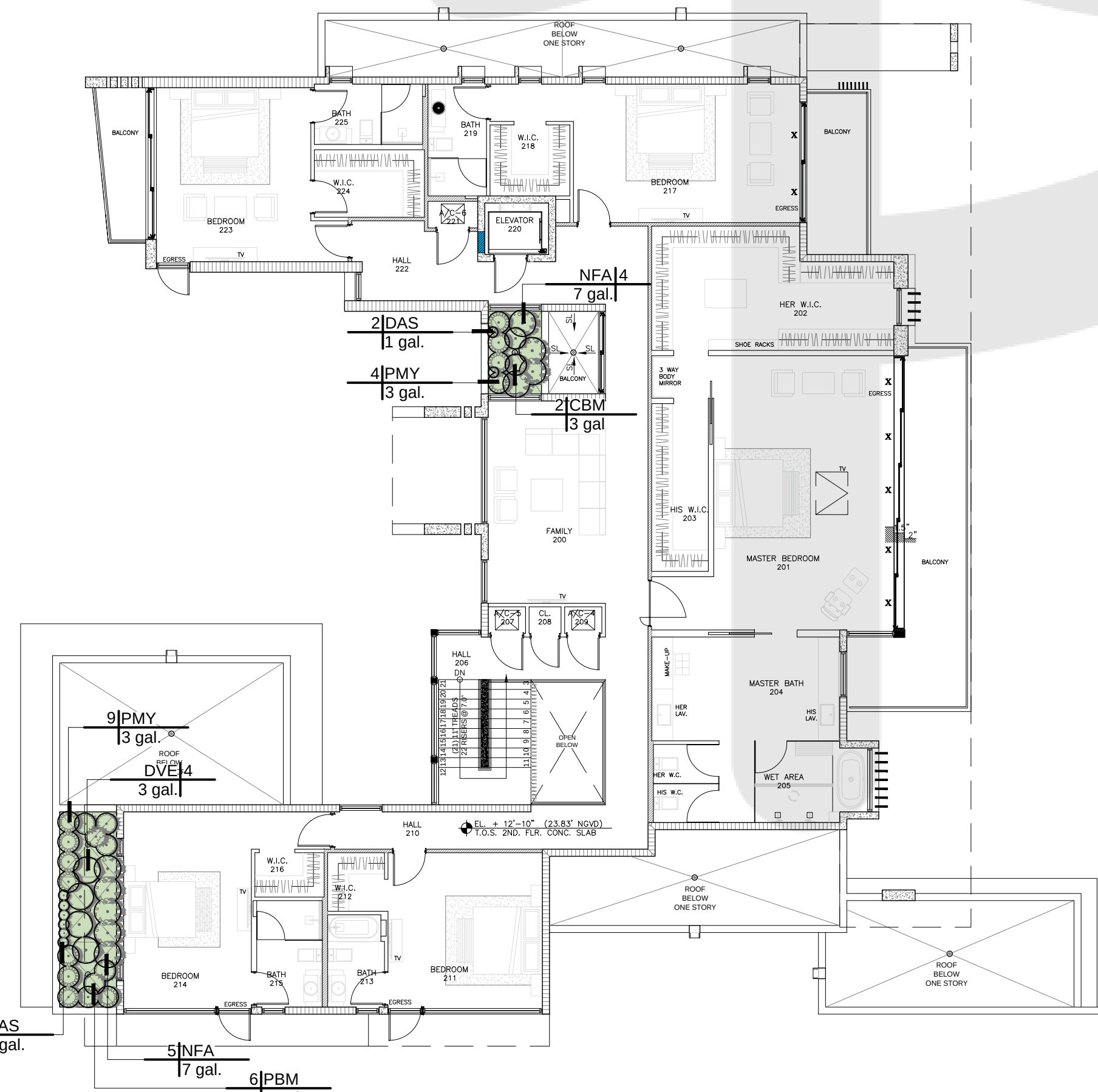
The Existing trees and
palms that remained in their
original location

VISIBILITY TRIANGLE
10' x 10' Visibility Triangle:
Will not be allowed to
contain any objects
(landscaping / fence) in a
manner as to impair visibility
between a height of 2'-6" to
10'-0" (typical throughout)

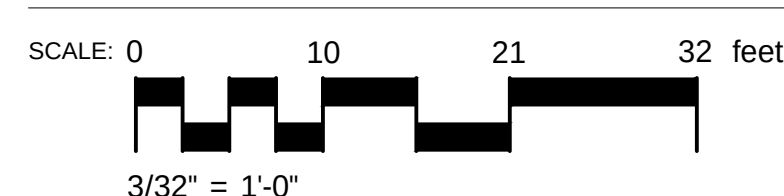
ROOT BARRIER

DeepRoot Barrier UB 24-2 & UB
49-2, See details 8 & 9 / L-2.2

LANDSCAPE REQUIREMENTS ZONE: EU-1			
Net Lot Area: 40,276 S.F. (0.92 AC)	Required	Provided	
Minimum Percent Required Green Space	22,152 SF (55%)	24,934 SF (61%)	
Maximum Permitted Lawn Area	9,978 SF (40%)	15,564 SF	
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1			
TREES			
Street Trees (Section 3.b.)			4 Existing Tree 1 New tree
Length of roadway = 143' / 30' = 4.76	5	5	
Street trees shall be provided along all roadways at a maximum average spacing of thirty (30') feet on center.			
Minimum clear trunk of four (4) feet at time of planting.			
Minimum overall height of fourteen (14) feet at time of planting.			
Minimum caliper of three (3) inches at time of planting.			
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1. Table 6-1.			
Lot Trees (In addition to Street Trees)			17 New Trees 20 Existing Tree
18 trees per acre of net lot area. Net Lot Area ~18 / 0.92 AC = 19.56	20	37	
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1. Section 3.a			
Minimum overall height of twelve (12) feet at time of planting.			
Minimum caliper of three (3) inches at time of planting.			
Minimum clear trunk of four (4) feet at time of planting.			
Total of Required Trees	25	0	
30% of the required trees and/or palms shall be native species.	8	0	
No more than 30 % of the minimum tree requirements shall be met by palms.	8	0	
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1. Section 4.a-b-c			
SHRUBS			
10 Units (Shrubs) per required tree.	250	561	
All shrubs shall be a minimum of 18 inches in height when measured immediately after planting.			
30% of the required shrubs shall be native species.	75	315	
All exterior air conditioning units shall be shaded and screened by trees and/or shrubs.			
Drought tolerant plants are strongly encouraged.			
Plants shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.			



SECOND FLOOR LANDSCAPE PLAN



Existing Tree List					
No.	BOTANICAL NAME	COMMON NAME	DBH (in)	Height (ft)	Spread
1	Quercus virginiana	Live oak	20	45	35
2	Ficus aurea	Strangler fig	30	50	35
3	Quercus virginiana	Live oak	17	36	32
4	Quercus virginiana	Live oak	25	33	30
5	Quercus virginiana	Live oak	17	33	15
7	Quercus virginiana	Live oak	28	18 CA	20
7A	Dypsis lutescens	Areca palm	cluster	26	25
8A	Coccothrinax miraguama	Miraguama palm	4	12	8
9	Dypsis leptochlois	teddy bear palm	6	20	15
10	Mangifera indica	Mango	8	20	20
11	Manikara zapota	Sapodilla	4	20	20
15	Quercus virginiana	Live oak	25	45	40
16A	Litchi chinensis	lychee	5	16	12
17	Quercus virginiana	Live oak	22	50	40
18A	Thrinax radiata	Florida thatch palm	6	30	12
19B	Thrinax radiata	Florida thatch palm	6	20	12
19C	Thrinax radiata	Florida thatch palm	5	22	12
19D	Coccothrinax crinita	old man palm	9	12	10
19E	Coccothrinax crinita	old man palm	9	8	10
20	Quercus virginiana	Live oak	19	40	45
21A	Sabal palmetto	Cabbage palm	9	16	12
21B	Sabal palmetto	Cabbage palm	8	14	12
22	Bucida buceras	Black Olive	16	40	30

			SPECS		
No.	BOTANICAL NAME	COMMON NAME	DBH (in)	Height (ft)	Spread
23	Bucida buceras	Black Olive	20	45	30
24	Bucida buceras	Black Olive	12	45	25
25	Bucida buceras	Black Olive	32	50	10
26	Bucida buceras	Black Olive	17	45	30
27	Bucida buceras	Black Olive	13	28	30
28	Bucida buceras	Black Olive	20	43	30
29	Bucida buceras	Black Olive	18	40	30
30	Bucida buceras	Black Olive	19	40	30
31	Livistona chinensis	Chinese fan palm	10	34	15
31A	Livistona chinensis	Chinese fan palm	10	34	15
31B	Livistona chinensis	Chinese fan palm	10	34	15
32	Bucida buceras	Black Olive	24	45	35
33	Bucida buceras	Black Olive	10	30	25
38	Bursera simaruba	Gumbo limbo	15	45	25
39	Quercus virginiana	Live oak	22	35	35
40	Sabal palmetto	Sabal palmetto	10	16	12
41	Dypsis lutescens	Areca palm	cluster	16	10
42	Psychosperma elegans	solitaire palm	cluster	22	18
43	Christmas palm	Adonia merrillii	cluster	18	10
44	Livistona chinensis	Chinese fan palm	9	32	16

PLANT SCHEDULE SECOND FLOOR LANDSCAPE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	QTY	REMARKS
SHRUBS									
	CBM	Colocasia esculenta "Black Magic"	Black Taro	3 gal	1.0	1.5'		2	
	DAS	Dichondra argentea "Silver Falls"	Silver Falls Dichondra	1 gal.	0.5'	1'	As Shown	8	
	DVE	Diets vegeta	African Iris	3 gal.	2'	2'		4	
	NFA	Nephrolepis biserrata	Macho Fern	7 gal.	3'	2'		9	Florida Native - Miami-Dade Landscape Manual
	PBM	Philodendron "Burle Marx"	Philodendron "Burle Marx"	3 gal	2'	2'		6	
	PMY	Phyllanthus myrsinifolius	Mousetail Shrub	3 gal.	1.5'	2'		13	

DERICK LANGE
Landscape Architect LA666705
www.alllandscapedesign.net &
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059

Digitally signed by
DERICK LANGE
Date: 2026.01.08
12:36:15-05'00'

FAO
ARCHITECTURE

PROJECT NO: 2305
CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33131

REVISIONS:
1. VILLAGE OF PINECREST / WSA /
DERM COMMENTS: 07/25/2024
2. VILLAGE OF PINECREST / WSA /
DERM COMMENTS: 09/12/2024
3. TREE DISPOSITION CHANGES
09/15/25
4. LANDSCAPE SCHEDULE CHANGES
01/06/26

27S ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33166

APPE ENGINEERING, LLC
MEP ENGINEERING
2020 POINCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

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LANDSCAPE ARCHITECT
4459 NW 97TH COURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
ST SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33137

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
4011 WEST FLORIDA ST., SUITE 404
MIAMI, FLORIDA 33134

CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE, LLC

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS
INCORPORATED IN THIS SET OF DRAWINGS, PREPARED BY
FAO ARCHITECTURE, LLC, AND THE CONSULTANTS ARE
SUBMITTED TO THE PROJECT. THE ARCHITECT AND THE
CONSULTANTS SHALL BE RESPONSIBLE FOR THE ACCURACY AND
RELIABILITY OF THE INFORMATION PROVIDED. THE
CONSULTANTS SHALL DETAIL ALL CANNON LAW,
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SHEET:

PRELIMINARY DRAWING AR 91841

CONSTRUCTION DOCUMENTS

DATE: SEPTEMBER 12, 2024

SHEET TITLE: LANDSCAPE PLAN

SHEET:

L-02

PLANT SCHEDULE GROUND FLOOR LANDSCAPE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SPD	QTY	REMARKS
TREES									
	BSI	Bursera simaruba	Gumbo Limbo	FG	8"	18' OA	16'	1	Drought Tolerant - Listed in the PBC Preferred Species List - Specimen Character
	CDI	Quercus diversifolia	Pigeon Plum	FG/BB	4"	16' OA	6'-8'	4	STD - Florida Native - Drought Tolerant
	KRF	Krugiodendron fern-um	Black Ironwood	65 gal	3"	12' OA	8'-10'	2	Florida Native - Drought Tolerant - 5' CT
	QV12	Quercus virginiane	Southern Live Oak	FG	10"	20'	10'	1	Florida Native - Miami-Dade Landscape Manual
	QV1	Quercus virginiane	Southern Live Oak	FG	8"	20'	10'	2	Florida Native - Miami-Dade Landscape Manual
	SIG	Simarouba glauca	Paradise Tree	FG	4"	16' OA	6'-8'	3	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	THE	Tabebuia heterophylla	Pink Tabebuia	FG	4"	15' OA	6'-8'	4	
PALM TREES									
	PDA	Phoenix dactylifera 'Medjool'	Medjool Date Palm	FG	18"	25' CT	18'	4	Miami-Dade Landscape Manual - 25' CT
	RAV	Ravenea madagascariensis	Traveler's Tree	30 gal	12" CT	8'-10'		4	Miami-Dade Landscape Manual - Wide Trunk
	VAR	Veitchia montgomeryana	Montgomery Palm	45 gal	5"	12' CT	10'	4	Single - Miami-Dade Landscape Manual
HEDGE PALMS									
	DYL	Dypsis lutescens	Areca Palm	15 gal.	6"-7"	4'-6"		46	To be maintained as Hedge

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	OC	QTY	REMARKS
SHRUBS									
	AMA	Alocasia macrorrhiza 'Variegated'	Variegated Elephant's Ear	3 gal.	2'	2'		23	
	ACA	Alocasia x calidora	Calidora Alocasia	7 gal	4'	3'		6	
	CRN	Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	2'	2.5'		5	Florida Native - Drought Tolerant
	CBM	Colocasia esculentia 'Black Magic'	Black Taro	3 gal	1.0	1.5'		13	
	CER	Conocarpus erectus	Green Buttonwood	15 gal	5'-6"	3'		94	Florida Native
	HEL	Heliconia	False Bird of Paradise	7 gal	4'-6"	3'		8	
	HCB	Heliconia caribaea x bihai	Caribbean Heliconia	7 gal.	4'-5"	4'		31	
	LGR	Licuala grandis	Licuala Palm	25 gal	3'	6' OA	6'	12	
	MOD	Mossiera delicosa	Ceriman	15 gal	4'-5"	4'		9	Miami-Dade Landscape Manual
	NFA	Nephrolepis biserrata	Macho Fern	7 gal.	3'	2'		22	Florida Native - Miami-Dade Landscape Manual
	NEX	Nephrolepis exaltata	Boston Fern	7 gal.	2'	2'		74	Florida Native - Miami-Dade Landscape Manual
	PSA	Pennisetum setaceum 'Alba'	White Leaved Fountain Grass	3 gal	2'	2'		28	Drought Tolerant - Miami-Dade Landscape Manual
	PBI	Philodendron bipinnatifidum	Cut Leaf Philodendron	3 gal.	2'	1.5'	3.5'	10	Miami-Dade Landscape Manual
	PMM	Podocarpus macrophyllus 'Maki'	Shrubby Yew	7 gal	4'-5"	2'		16	
	REX	Rhapis excelsa	Lady Palm	15 gal	3'-4"	3' - 4'		12	Shade Grown
	TDA	Thysanotum dactyloides	Fakahatchee Grass	3 gal	3'	2'		64	Florida Native - Miami-Dade Landscape Manual
	ZPU	Zamia pumila	Coontie	3 gal.	2'	2'	4'	46	Florida Native - Miami-Dade Landscape Manual

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	QTY	REMARKS
SHRUB AREAS									
	NFA*	Nephrolepis biserrata	Macho Fern	7 gal.	3"	2'	24" o.c.	397	Florida Native - Miami-Dade Landscape Manual
GROUND COVERS									
	CMA	Carissa macrocarpa 'Emerald Blankaet'	Natal Plum	3 gal	1.5'	2'		2,619 sf	
	OJA	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	10" o.c.	1,279	
SOD/SEED									
	ZJE	Zoysia japonica 'Empire'	Korean Grass	Sod				15,564 sf	
MULCH & AGGREGATES									
	MPB	Mulch Pine Bark	Pine Bark Mulch	S.F.				106 sf	3" Layer



QVI - Live Oak

FAO

ARCHITECTURE

4871 LINDEN ROAD
SUITE 80
MIAMI BEACH, FLORIDA 33139
P: 781.448.8335

PROJECT NO: 2395

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33131

REVISIONS:
1. VILLAGE OF PINECREST/WSA/
DERM COMMENTS: 07/25/2024
2. VILLAGE OF PINECREST/WSA/
DERM COMMENTS: 09/12/2024
3. TREE DISPOSITION CHANGES
09/15/25
4. LANDSCAPE SCHEDULE CHANGES
01/06/26

C/S ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33136

APPE ENGINEERING, LLC
MEP ENGINEERING
2020 POWEE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
4459 NW WITHCOURT
CORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
ST SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037
TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
8011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE, LLC

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS,
INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY
FAO ARCHITECTURE, LLC, AND THE CONSULTANTS ARE
INSTRUMENTS OF SERVICE FOR THE SOLE USE OF THE
CLIENT. ANY REUSE, REPRODUCTION, OR MODIFICATION
OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT
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FAO ARCHITECTURE, LLC, AND ITS CONSULTANTS, SHALL
RETAIN ALL COPYRIGHT, PATENT, AND OTHER INTELLECTUAL
PROPERTY RIGHTS IN THESE DOCUMENTS.

SEAL:

PELPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

DATE DATE:
SEPTEMBER 12, 2024

SHEET TITLE:
LANDSCAPE SCHEDULE & IMAGES

SHEET:

DERICK LANGEL
Landscape Architect LA666705
www.alllandscapedata.net & com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059

Digitally signed by
DERICK LANGEL
Date: 2026.01.08
12:36:48-0500

L-03

NOTES:

1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities listed to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

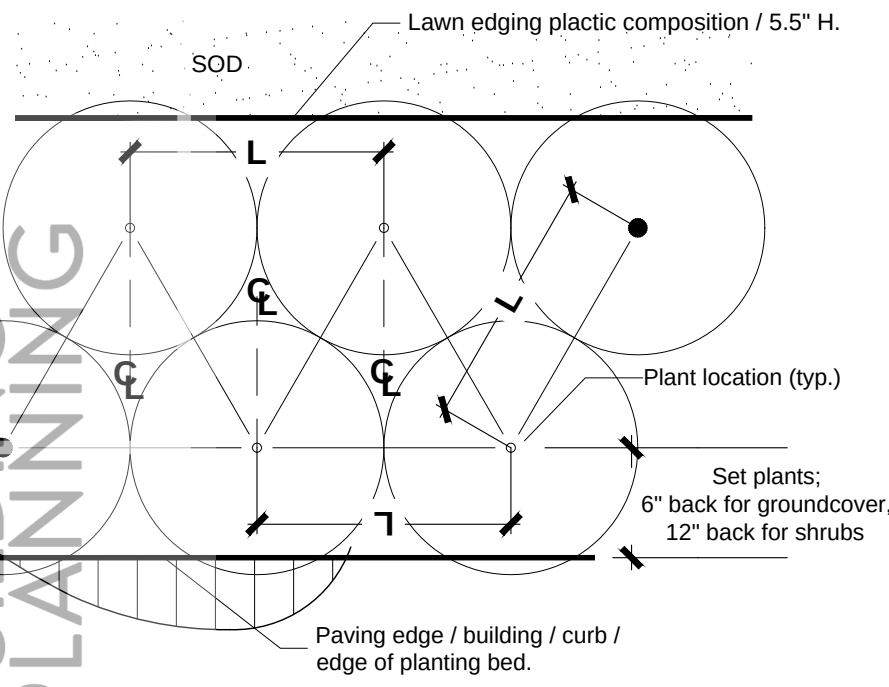
1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 day's notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro mulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine "Floritam" sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine "Floritam" sod.
19. St. Augustine "Floritam" Contractor's responsibility to verify quantity.
20. Install geotextiles as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

1 General Planting Notes

SCALE: N.T.S.

Notes:

- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list

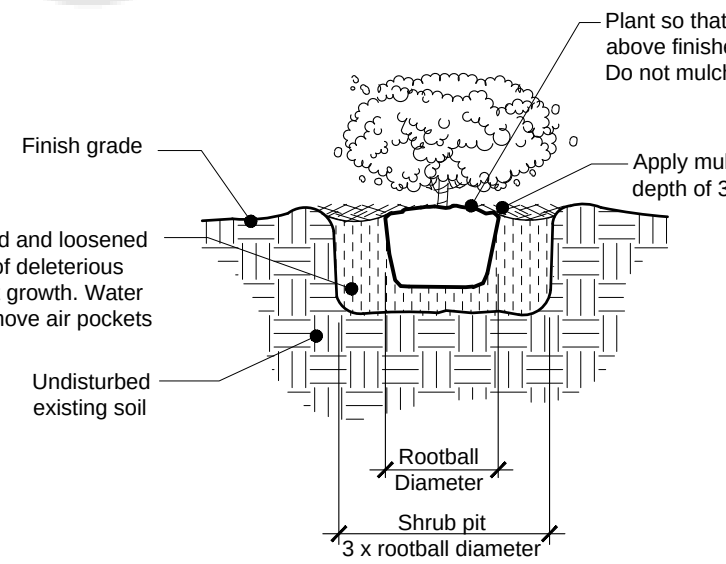


2 Shrubs Planting Detail

SCALE: N.T.S.

Notes:

- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.
- All shrubs to be container grown.
- All shrubs (3 gal) shall be planted 2" above finished grade.

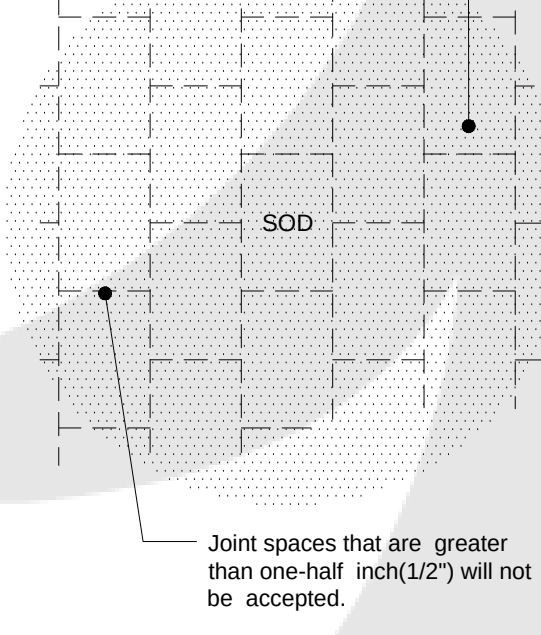


3 Shrubs Planting Detail

SCALE: N.T.S.

Notes:

- Sod shall be laid in a staggered manner. Sod strips shall be butt-jointed tightly against one another.



5 Sod Planting Detail

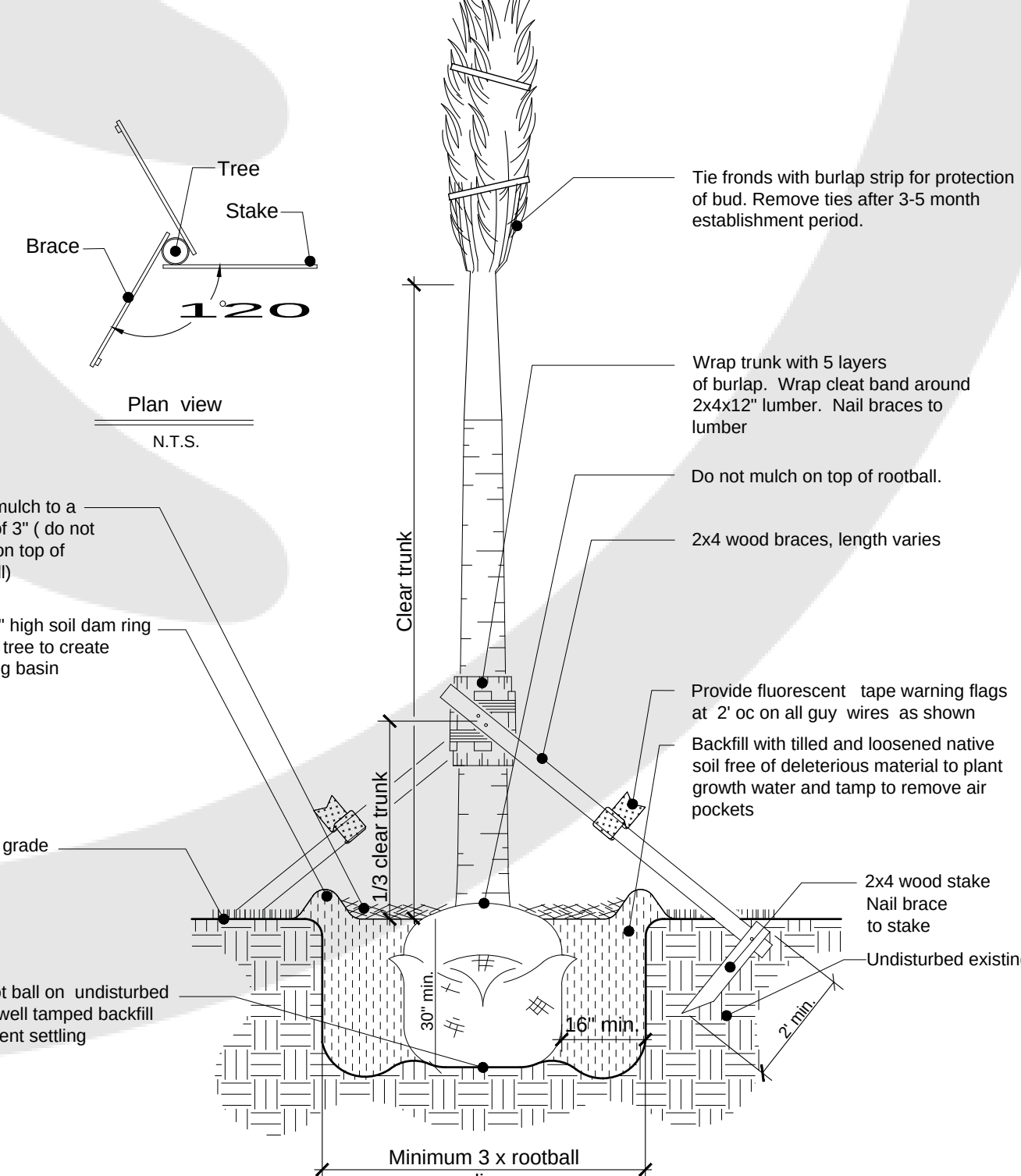
SCALE: N.T.S.

6 Tree Planting Detail

SCALE: N.T.S.

Notes:

- Sabal palms to have hurricane cut. All other palms must have fronds tied with biodegradable strap or twine.
- All Palms are to be planted with the rootball 1" - 2" above finished grade
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.



7 Palm Planting Detail

SCALE: N.T.S.

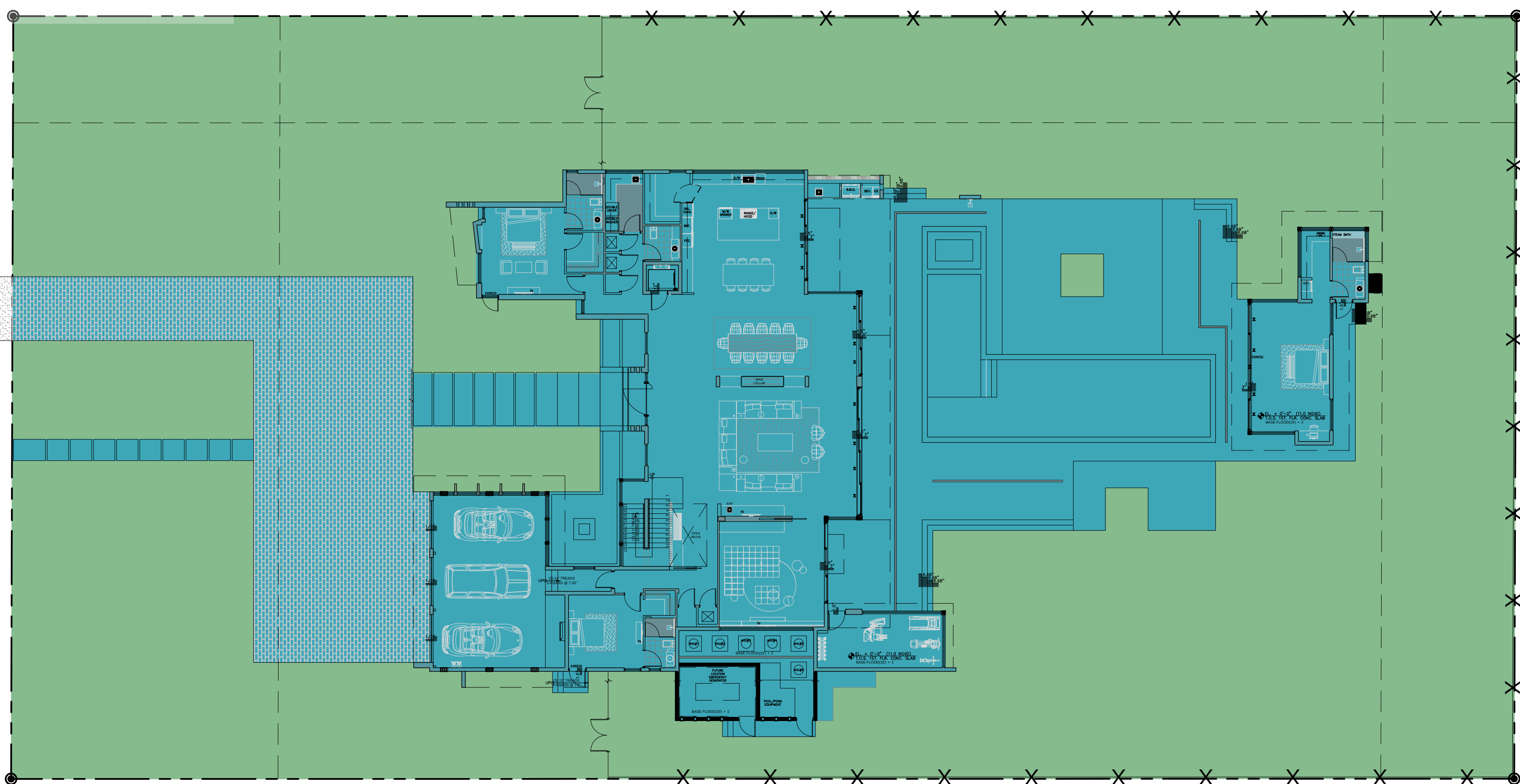
MAXIMUM IMPERVIOUS SURFACE RATIO CALCULATION

IMPERVIOUS SURFACE PROVIDED (38.1%) = 15,342 S.F.

MINIMUM GREEN SPACE CALCULATION

LANDSCAPE OPEN SPACE PROVIDED (61.9%) = 24,934 S.F.

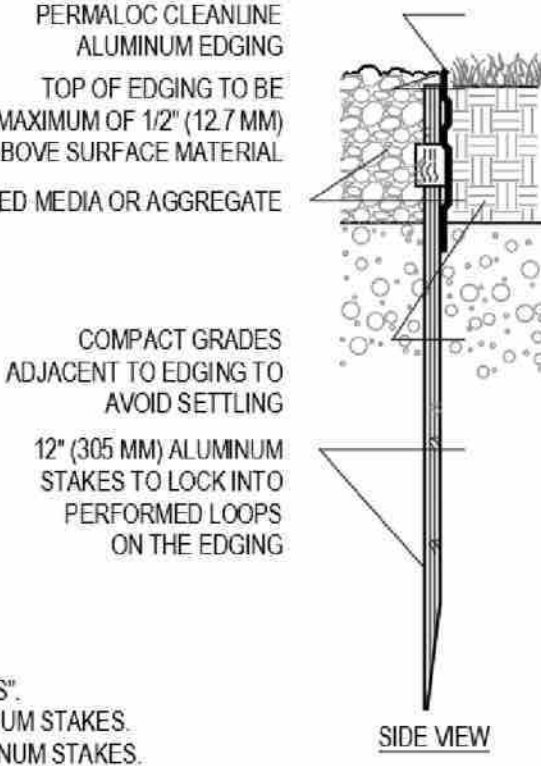
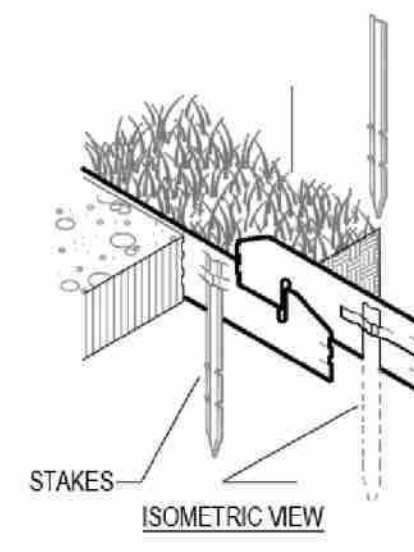
TOTAL LOT AREA = = 40,276 S.F.(100%)



PERVIOUS / IMPERVIOUS DIAGRAM

SCALE: 0 16 32 48 feet

1/16" = 1'-0"



NOTES:

1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (6) 1/2" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (9) 1/2" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING UP HALF WAY AND FOR A CONTINUOUS CORNER.
5. PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION
6. DO NOT SCALE DRAWING.
7. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
8. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
9. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 086-016.

FINISH LEGEND:
3/8" X 4" (3.2 MM X 102 MM), 0.072" (1.83 MM)
THICK WITH 0.135" (3.43 MM) EXPOSED TOP LIP
BL - BLACK DURAFLEX-MEETS AAMA 2603

"CLEAN LINE COMMERCIAL GRADE LANDSCAPE EDGING"

MAINTENANCE PLAN

-LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR, FROM THE DAY OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
-ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.

-ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:

-WATERING: PLANTS SHALL BE WATERED IN ACCORDANCE WITH SPECIFICATIONS AS PROVIDED ON THE IRRIGATION PLAN
-MOWING: ALL LAWN AREAS SHALL BE MOWED WEEKLY DURING GROWING SEASON AND BI-WEEKLY IN NON-GROWING SEASON.
-FERTILIZING: FERTILIZER SHALL BE APPLIED IN THE FALL OR EARLY SPRING, ALTHOUGH IT IS NOT HARMFUL TO APPLY FERTILIZER AT ANY TIME DURING THE YEAR. SEE SPECIFICATIONS FOR TYPES OF FERTILIZER APPLICATION.
TREES: TREES SHALL NOT BE FERTILIZED UNTIL ESTABLISHED AND RECOVERED FROM TRANSPLANTING.

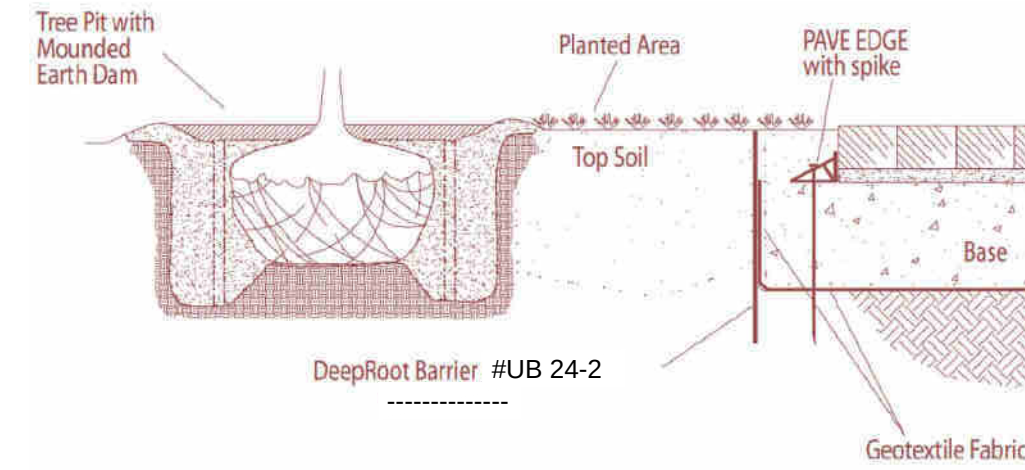
BEGIN FERTILIZATION AFTER THE TREE HAS BEGUN TO PRODUCE NEW SPROUTS. FERTILIZERS SHOULD INCLUDE MICRO-ELEMENTS ALONG WITH NITROGEN, PHOSPHOROUS AND POTASSIUM.

THE QUANTITY USED SHOULD REFLECT THE SIZE AND CONDITION OF THE TREE. TO DETERMINE THE PROPER AMOUNT OF FERTILIZER FIRST MEASURE THE DIAMETER OF THE TREE TRUNK AT A POINT FOUR AND HALF (4 1/2') FEET ABOVE THE GROUND (DBH)

- FOR TREES HAVING TRUNKS THAT ARE LESS THAN SIX INCHES (6") IN DIAMETER USE ONE (1) TO TWO (2) POUNDS OF FERTILIZER PER YEAR FOR EACH INCH IN DIAMETER.
-FOR TREES HAVING TRUNKS GREATER THAN SIX INCHES (6") IN DIAMETER, USE TWO (2) TO FOUR (4) POUNDS OF FERTILIZER PER YEAR FOR EACH INCH IN DIAMETER.
FERTILIZATION SHALL BE DONE IN THE MONTHS OF MARCH/ JUNE/OCTOBER.

PRUNING: PRUNING OF ALL TREES AND SHRUBS SHALL BE DONE REGULARLY TO CONTROL SHAPE AND FORM AND KEEP BRANCHES FROM DAMAGING SURROUNDING STRUCTURES OR PEOPLE. PRUNING SHALL BE DONE IN WINTER OR EARLY SPRING AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.

MULCHING: ALL PLANTS SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.



4 Root Barrier next to Driveway Detail

SCALE: N.T.S.

ROOT BARRIER SPECIFICATIONS:

- 1) PANEL 0.085 THICK POLYPROPYLENE
- 2) ZIPPER JOIN SYSTEM
- 3) ROUNDED EDGES
- 4) 24" DEPTH
- 5) ANTI-LIFT PADS



401 LINDEN ROAD
SUITE 405
MIAMI BEACH, FLORIDA 33139
P. 784-464-5350

PROJECT NO: 2395

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI, FLORIDA 33131

05/13/2025

VILLAGE OF PINECREST WASA
DERM COMMENTS: 07/25/2024

VILLAGE OF PINECREST WASA
DERM COMMENTS: 09/12/2024

JO'S ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
1405 NW 30TH STREET
MIAMI SHORES, FLORIDA 33136

ARPE ENGINEERING, LLC
MEP ENGINEERING
3020 POND DE LEON BLVD., SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC.
LANDSCAPE ARCHITECT
1450 NW 57TH COURT
DORAL, FLORIDA 33178

NEW LEAF ENVIRONMENTAL, LLC
ISA CERTIFIED ARBORIST
87 SILVER SPRINGS DRIVE
KEY LARGO, FLORIDA 33037

TERRA CIVIL ENGINEERING, LLC
CIVIL ENGINEERING
8011 WEST FLAGLER ST., SUITE 404
MIAMI, FLORIDA 33134

CASA ROBLES 131

6845 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:

SINGLE FAMILY RESIDENCE

FAO ARCHITECTURE, LLC

DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS, INCLUDING THESE, ARE ELECTRONIC FORMS. INFORMATION IS PROVIDED AS IS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION.

SCALE:

PELPE ALVARADO AR 91841

RANGE:

CONSTRUCTION DOCUMENTS

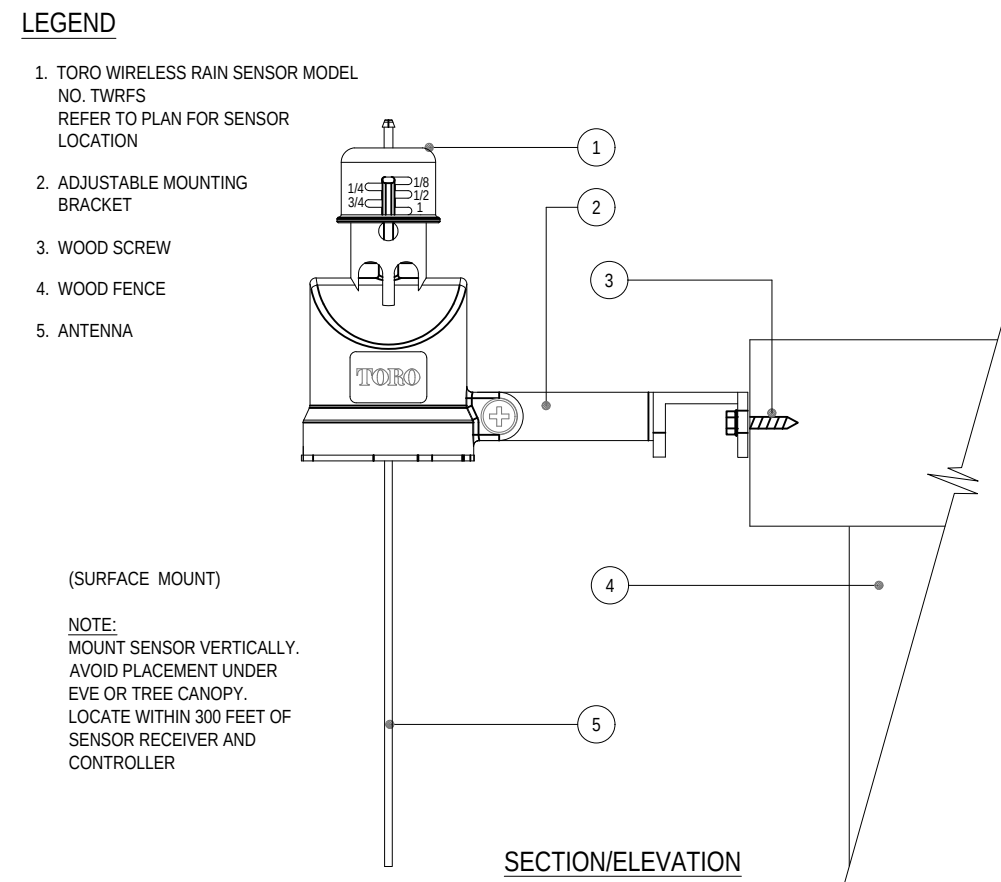
DATE DATE:

SEPTEMBER 12, 2024

SHEET NO:

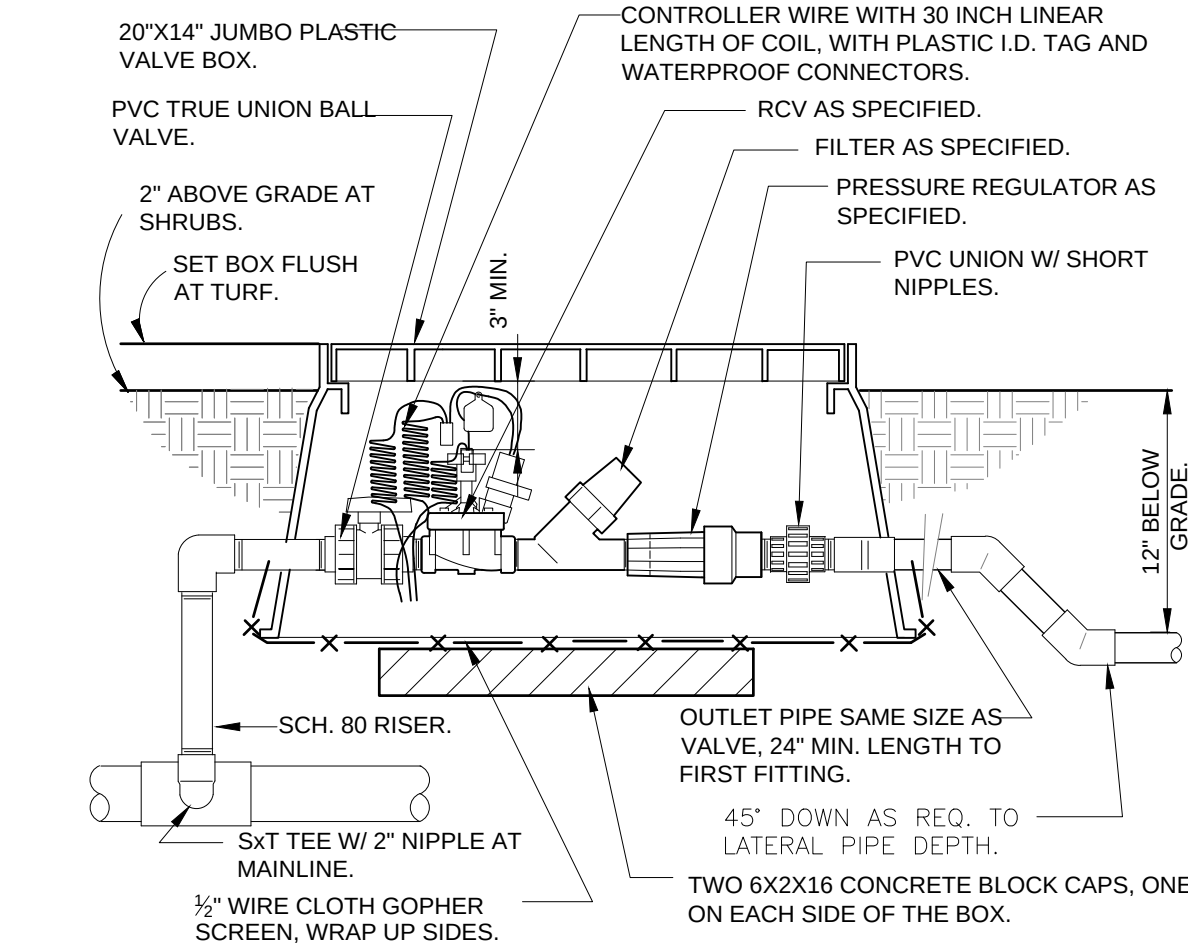
LANDSCAPE DETAILS

SHEET:

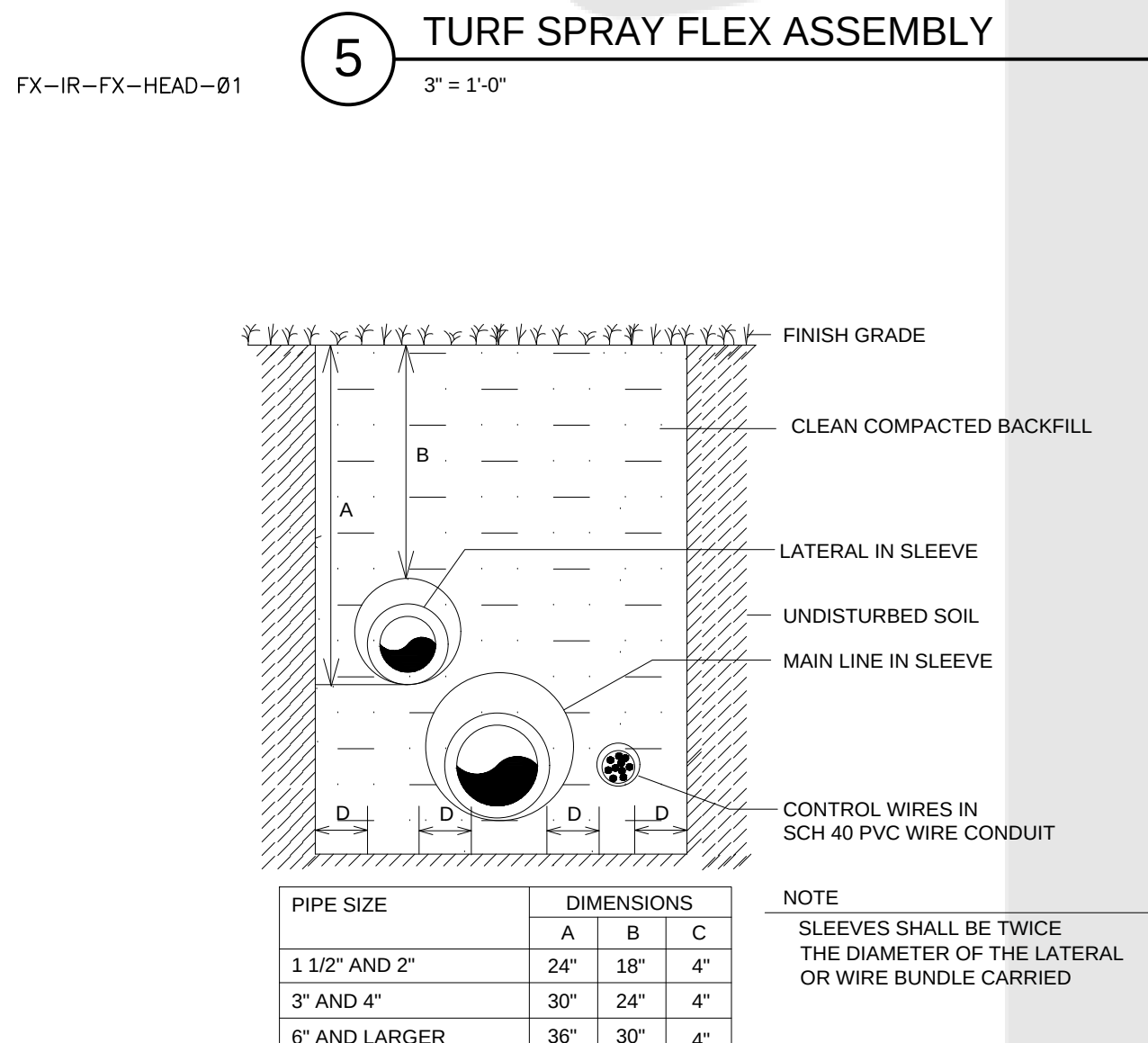


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 09-2206

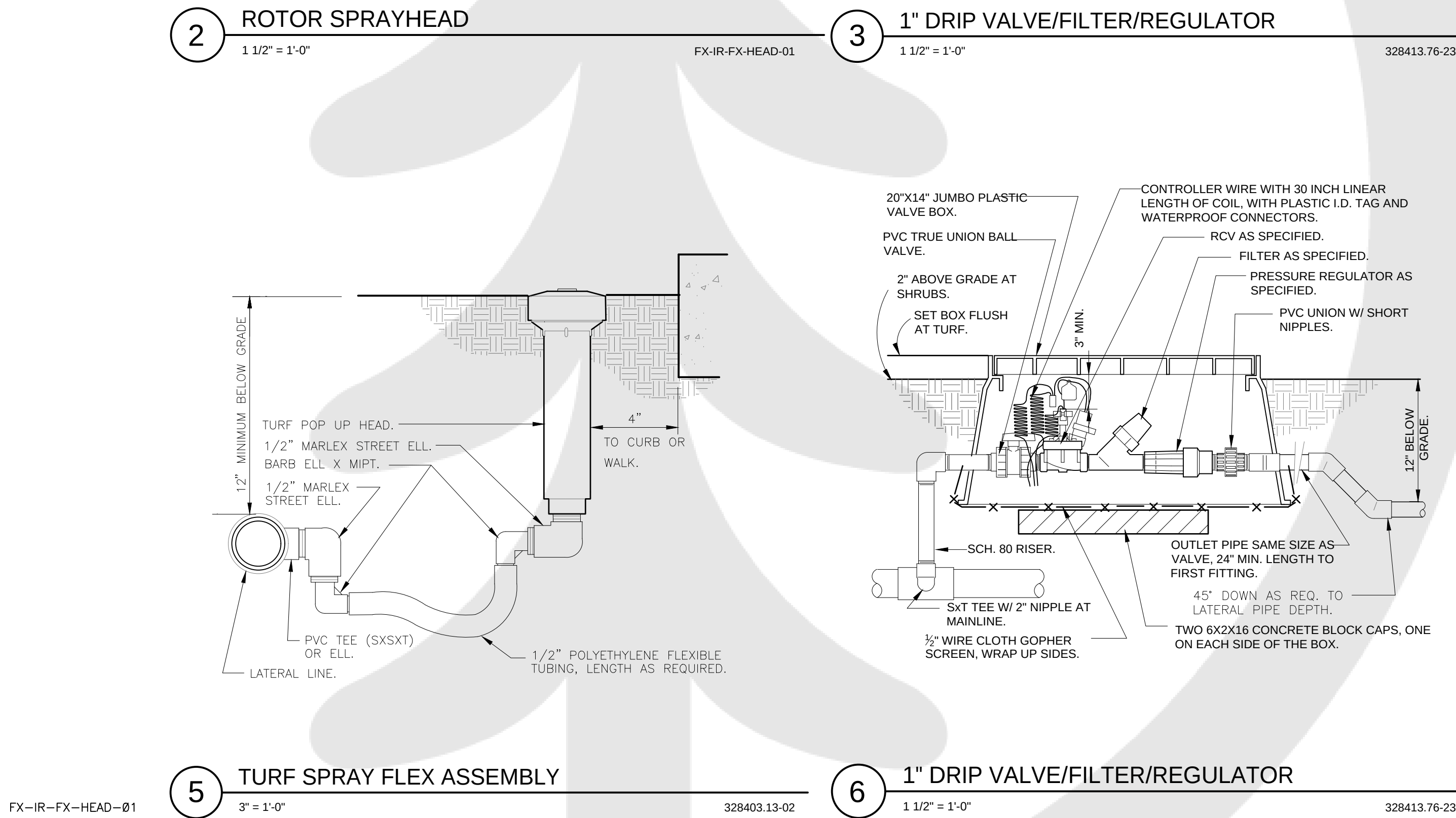
8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S.
DETAIL-FILE



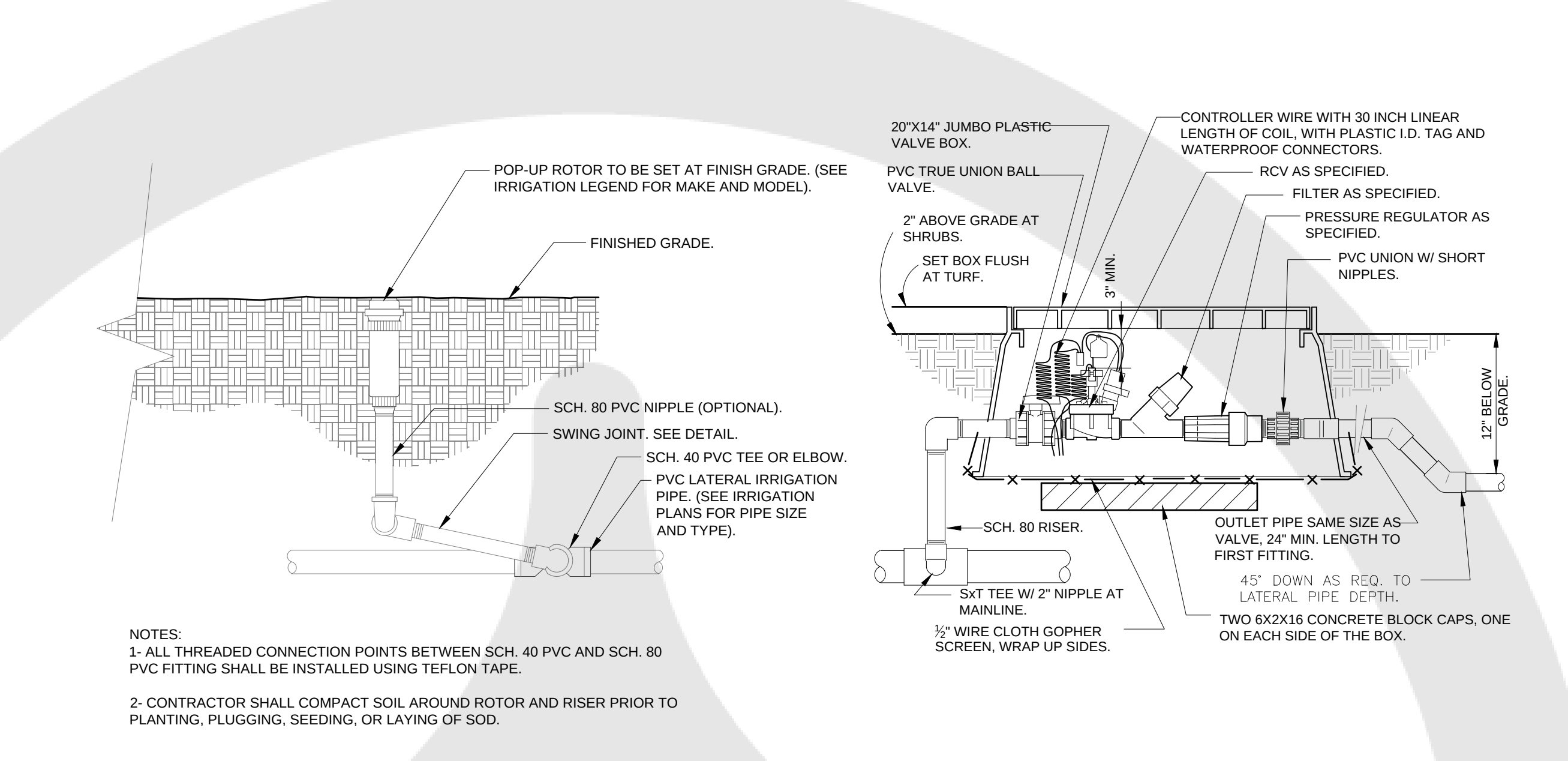
9 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"
328413.76-23



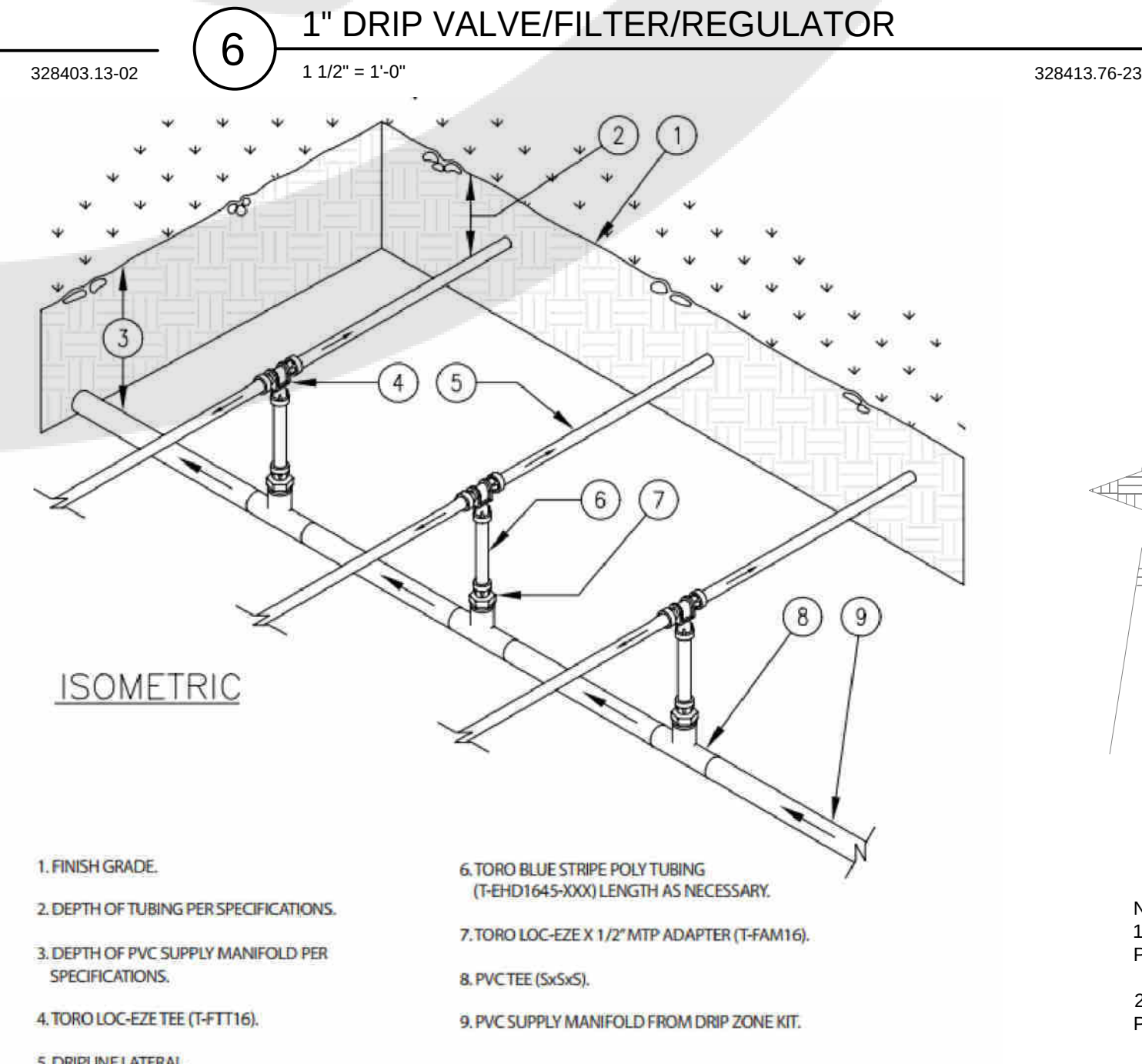
10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS
5



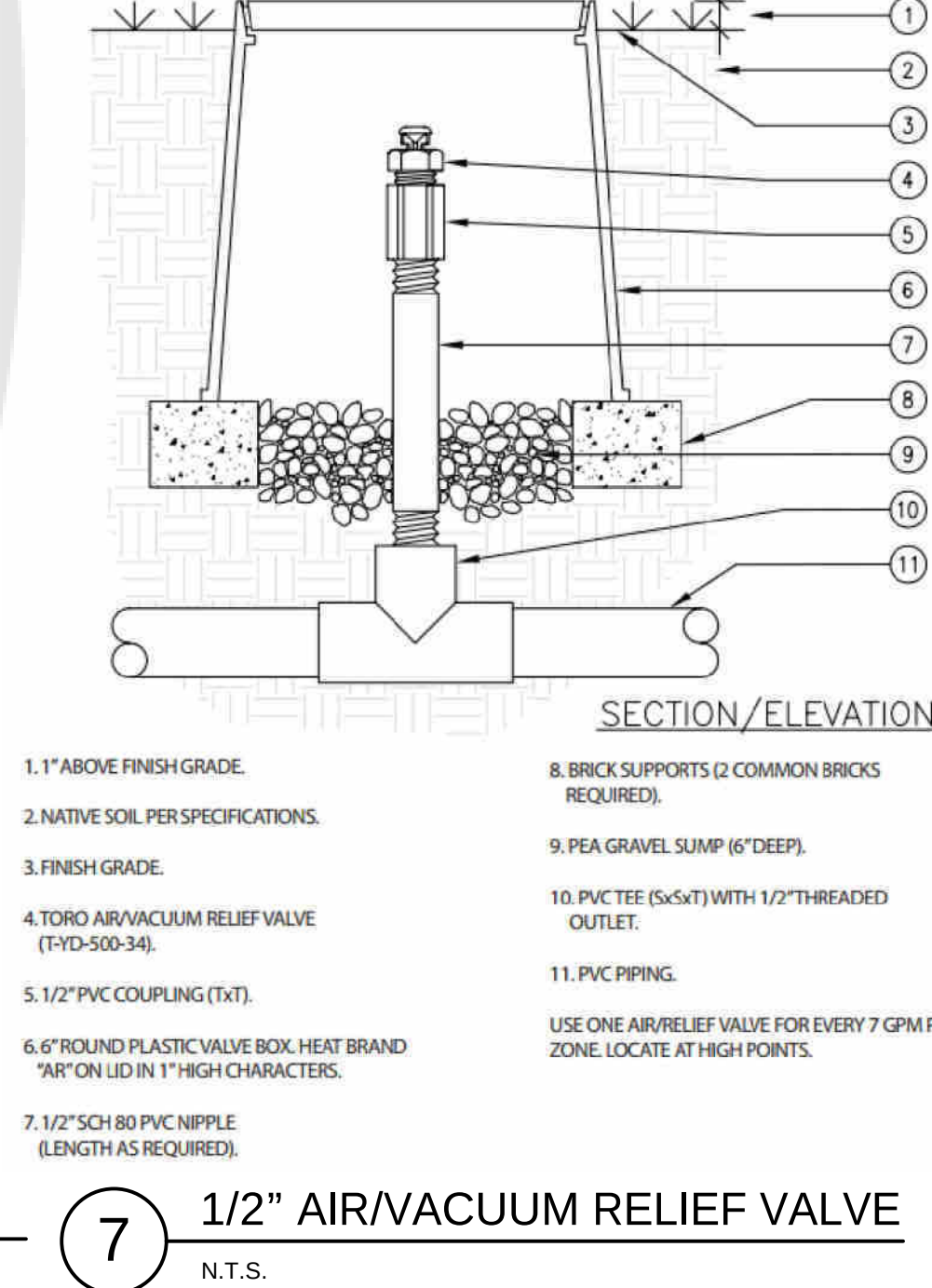
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"
328403.13-02



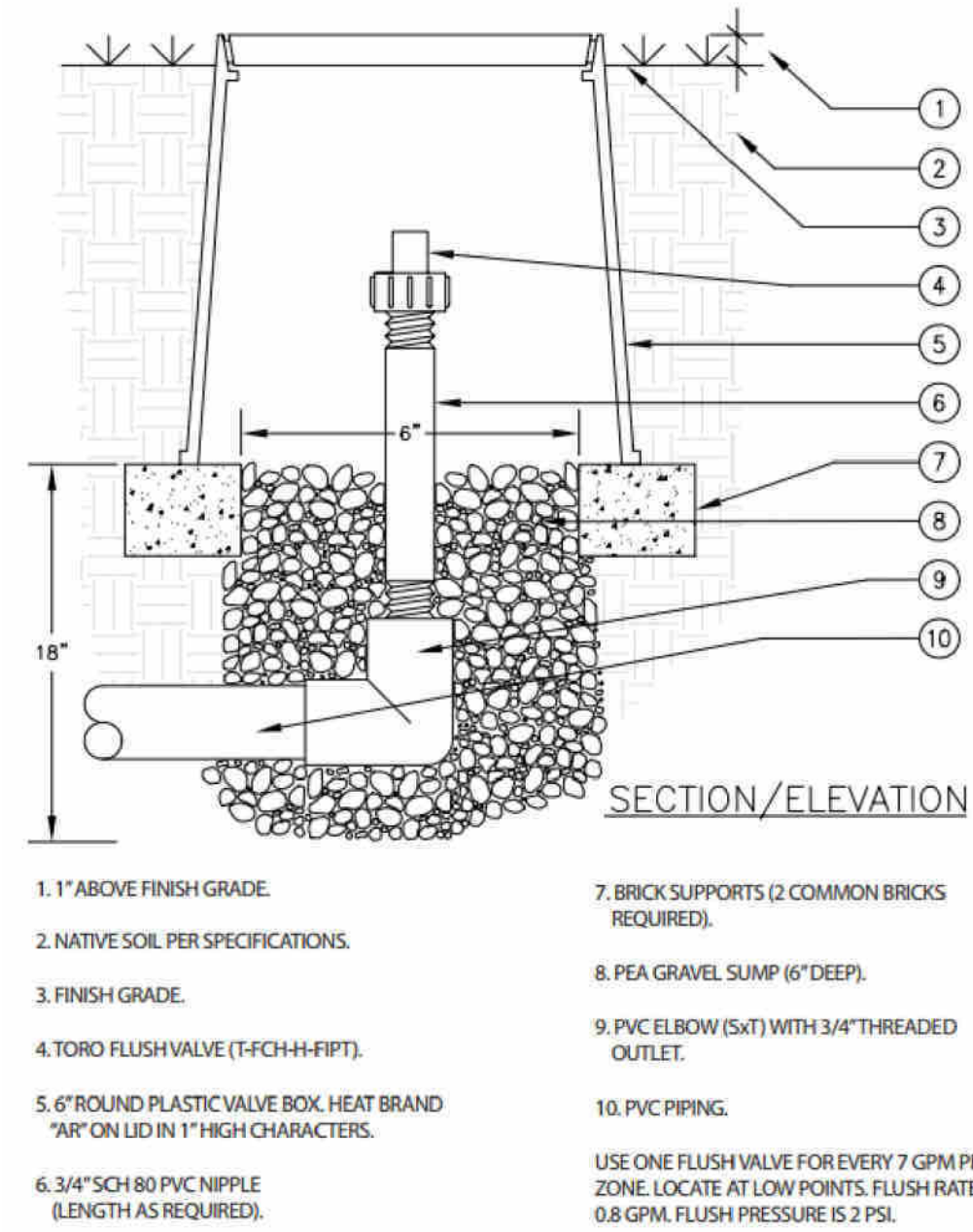
2 ROTOR SPRAYHEAD
1 1/2" = 1'-0"
FX-IR-FX-HEAD-01



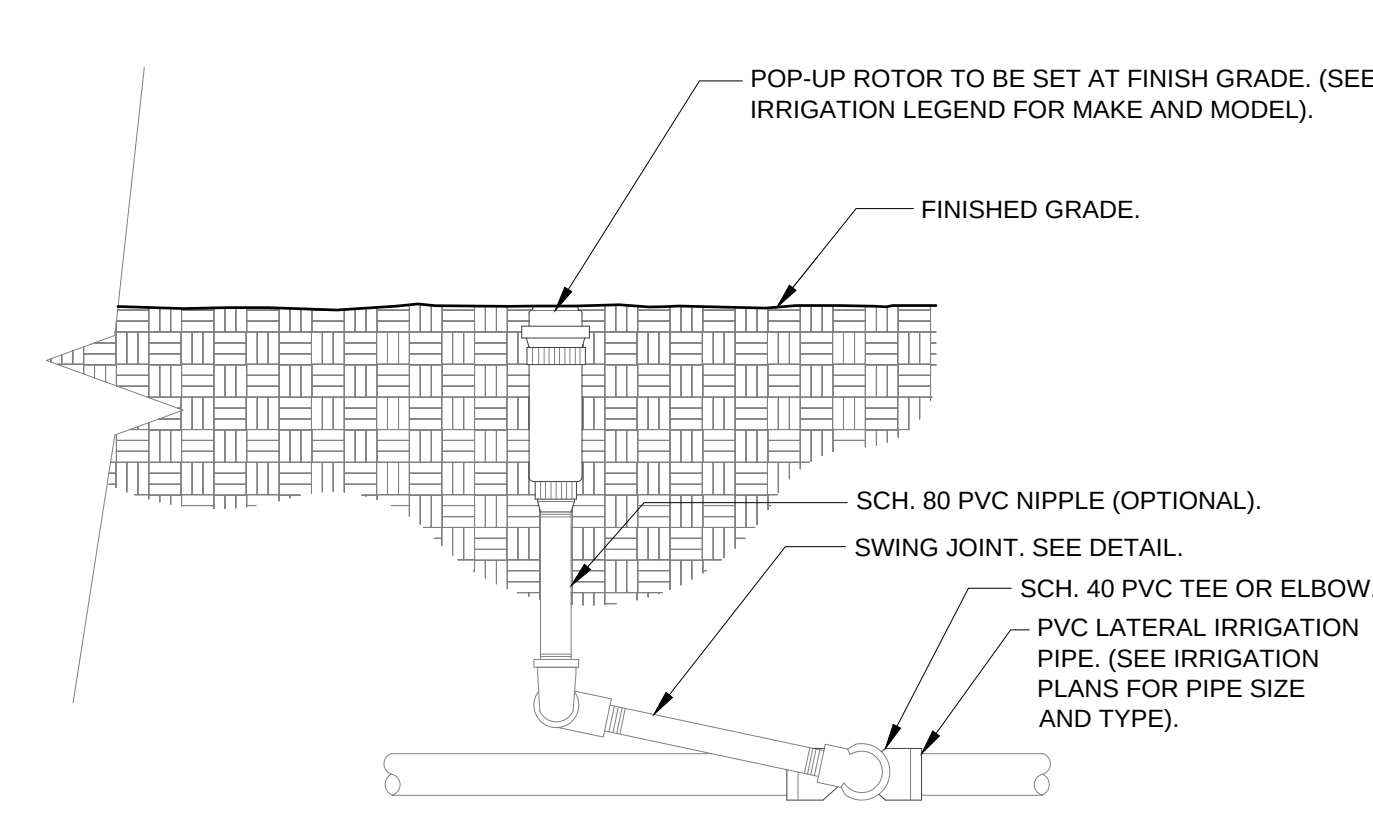
11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S.
DETAIL-FILE



7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.
328413.76-23



4 AUTOMATIC FLUSH VALVE
N.T.S.



NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

12 ROTOR SPRAYHEAD
1 1/2" = 1'-0"
FX-IR-FX-HEAD-01