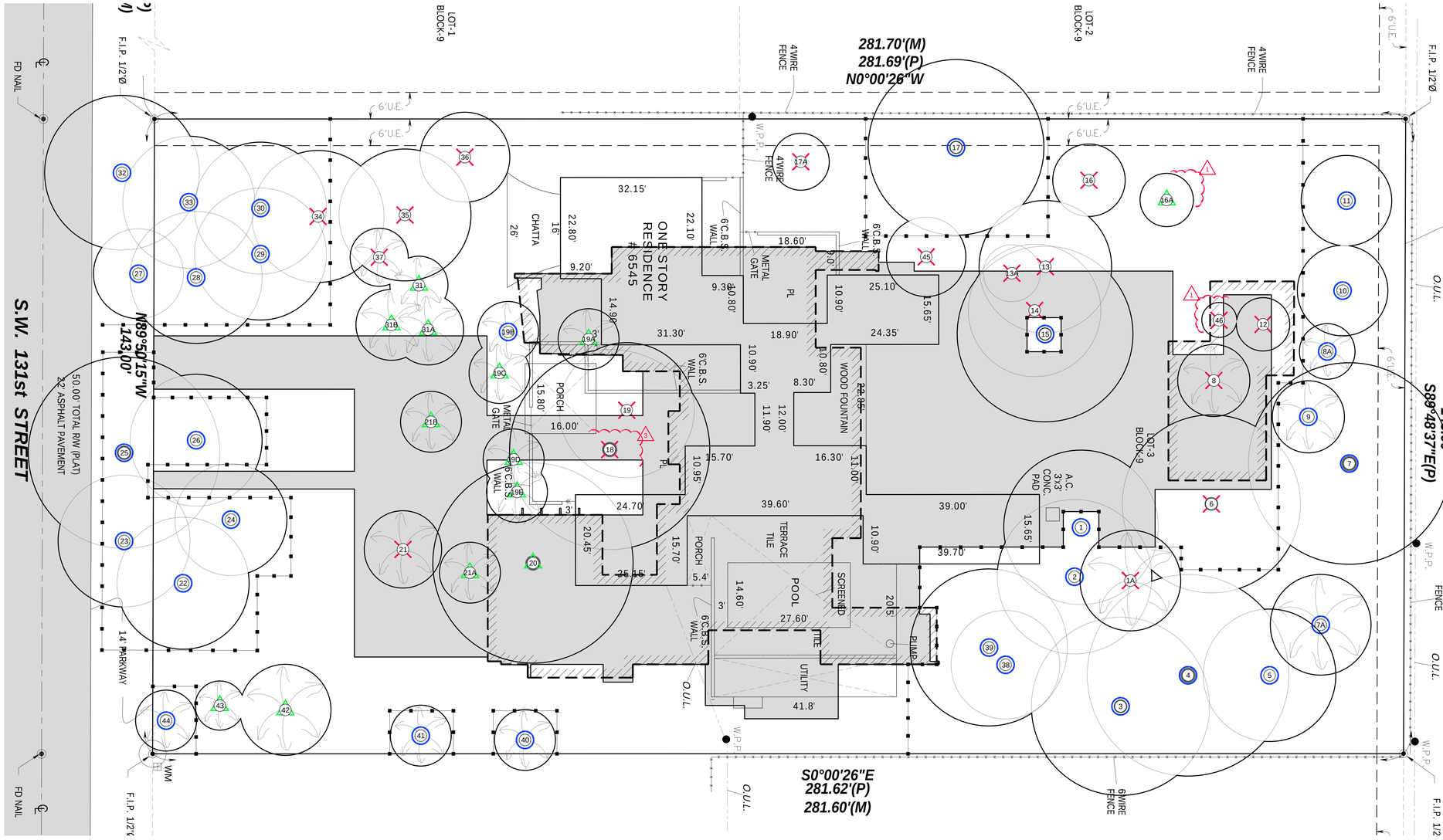


EXISTING TREE DISPOSITION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

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

Tree / Palm

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 DBH (in)	SPECS Height (ft)	SPECS Spread (ft)	CANOPY LOSS (SQ.FT)	MITIGATION D.B.H.	MITIGATION PALMS	MITIGATION CANOPY	Condition	Disposition	Reason for removal	Comments
1	*Quercus virginiana*	Live oak	20	45	35	962				Good	Remain		
1A	*Strelitzia nicolai*	White bird of paradise	Cluster	20	20	314				Fair	Remove		Species not considered a tree
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	Dictosperma album	*hurricane palm*	10	20	15	177		1 Palm/Tree	177	Good	Remove	New house	
8A	Cocothrinax miraguama	*Miraguama palm*	4	12	8					Good	Remain		
9	*Dypsis leptocheilos*	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			113	Good	Remove	New house	
13	*Simaruba glauca*	paradise tree	9	25	30	707			707	Fair	Remove	New house	
13A	*Bursera simaruba*	Gumbo limbo	5	16	12	113			113	Fair	Remove	New house	
14	*Bursera simaruba*	Gumbo limbo	15	45	35	962			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	*Litchi chinensis*	lychee	5	16	12					Good	Transplant		
17	*Quercus virginiana*	Live oak	22	50	40	1,257				Fair	Remain		Lean
17A	*Bulnesia arboria*	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
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		lt has Platycerium to trasnplant
21	*Hyophorbe verschaffeltii*	spindle palm	11	26	13	133		1 Palm/Tree	133	Fair	Remove	New house	18'clt
21A	*Sabal palmetto*	Cabbage palm	9	16	12					Good	Transplant		6'ct
21B	*Sabal palmetto*	Cabbage palm	8	14	12					Fair	Transplant		7'ct
21C	*Livistona chinensis*	Chinese fan palm	9	26	15					Good			18'clt
22	*Bucida buceras*	Black Olive	16	40	30					Fair	Remain		
23	*Bucida buceras*	Black Olive	20	45	30					Fair	Remain		lt has Platycerium to 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		

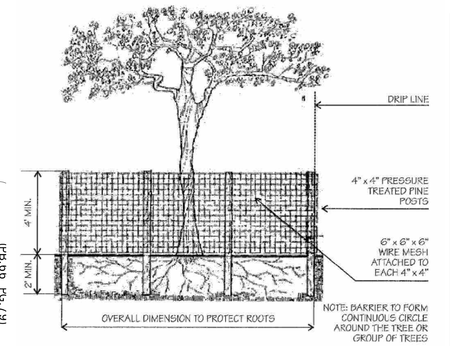
Existing Tree Disposition List

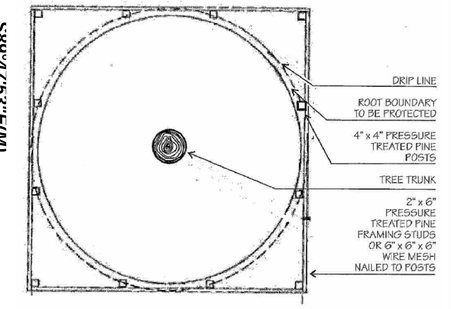
No.	Scientific Name	Common Name	SPECS DBH (in)	SPECS Height (ft)	SPECS Spread (ft)	CANOPY LOSS (SQ.FT)	MITIGATION D.B.H.	MITIGATION PALMS	MITIGATION CANOPY	Condition	Disposition	Reason for removal	Comments
31	*Livistona chinensis*	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
31A	*Livistona chinensis*	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
31B	*Livistona chinensis*	Chinese fan palm	10	34	15					Good	Transplant		24' C.T
32	Bucida buceras	Black Olive	24	45	35					Fair	Remain		
33	Bucida buceras	Black Olive	10	30	20					Poor	Remain		
34	Bucida buceras	Black Olive	17	45	30	471			471	Fair	Remove	septic system conflicts	
35	Bucida buceras	Black Olive	17	40	30	471			471	Poor	Remove	septic system conflicts	Crown dieback
36	Callistemon sp.	bottlebrush	9	20	20	188			188	Poor	Remove	septic system conflicts	Lean
37	Araucaria heterophylla	Norfolk Island pine	9	30	13	300			300	Fair	Remove	septic system conflicts	
37A	*Sabal palmetto*	Sabal palmetto	9	26	12					Good			
38	*Bursera simaruba*	Gumbo limbo	15	45	25					Good	Remain		
39	Quercus virginiana	Live oak	22	35	35					Good	Remain		lt has Platycerium to remain
40	*Sabal palmetto*	Sabal palmetto	10	16	12					Good	Remain		8' C.T
41	Dypsis lutescens	Areca palm	cluster	16	10					Fair	Remain		
42	*Ptychosperma elegans*	solitaire palm	cluster	22	18					Good	Transplant		
43	*Christmas palm*	Adonidia merrellii	cluster	18	10					Good	Transplant		
44	*Livistona chinensis*	Chinese fan palm	9	32	16						Remain		
45	*Bulnesia arboria*	Verawood	7	20	18	188			188		Remove	New house	
46	*Strelitzia nicolai*	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.

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	**Mitigation Provided**	**8500**
		Mitigation Required	**6750**

FAO ARCHITECTURE

407 LINCOLN ROAD SUITE B-5 MIAMI BEACH, FLORIDA 33139 P.786.488.5630

PROJECT NO: 2305

CLIENT: RONALDO FL2, LLC, 1200 BISCAYNE BLVD. MIAMI , FLORIDA 33181

REVISIONS:
1. VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024
2. VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 09/12/2024
3. TREE DISPOSITION CHANGES 09/15/25

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

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

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
DORAL, 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

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 USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

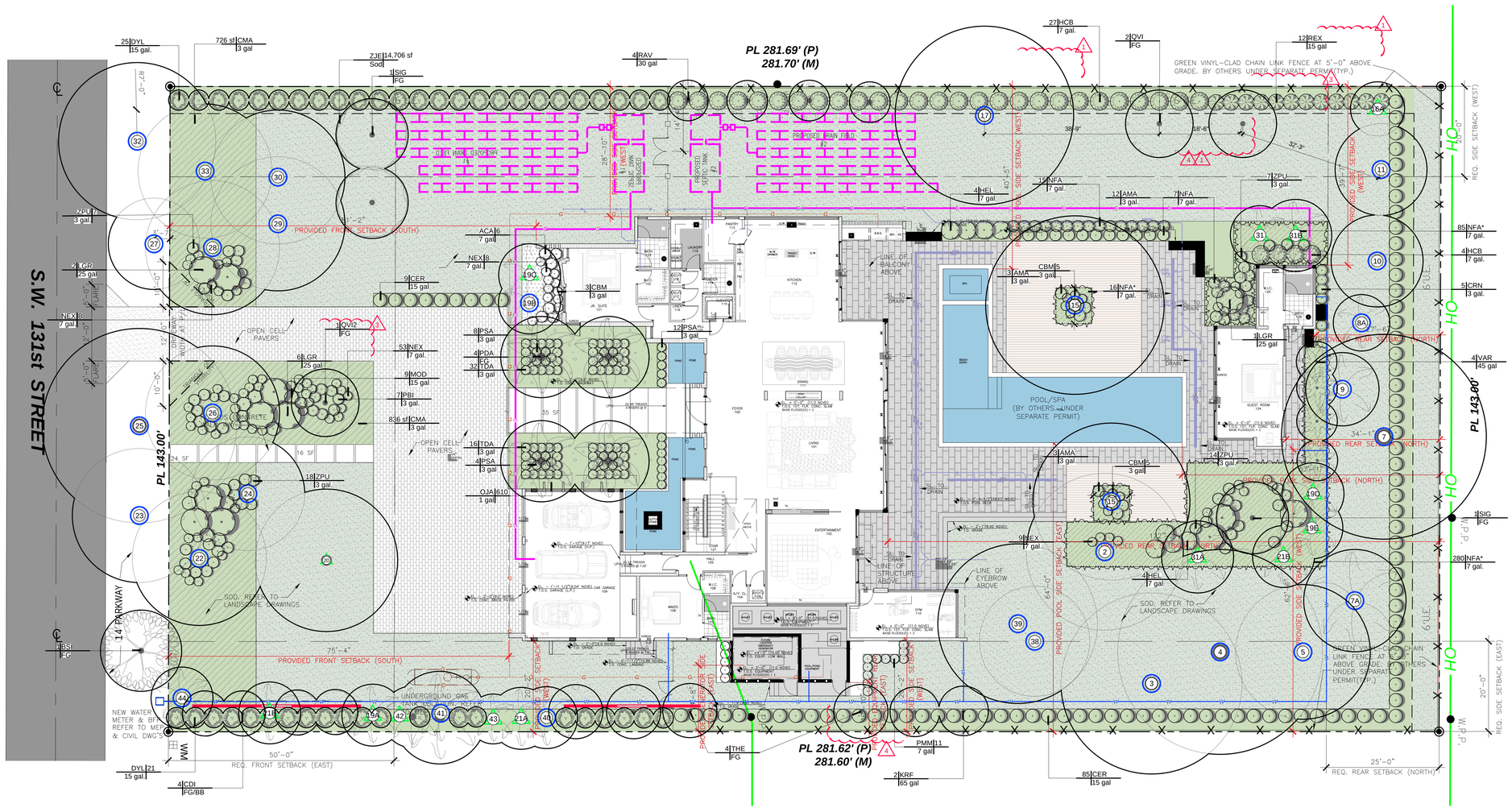
ISSUE DATE: SEPTEMBER 12, 2024

SHEET TITLE: EXISTING TREE DISPOSITION PLAN

SHEET: L-01

ALL LANDSCAPE DATA INC.
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 12:35:18-05'00'



GROUND FLOOR LANDSCAPE PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

UTILITIES LINES

- W — Water Line
- G — Sewer Line
- ST — Drain Field
- Gas Line
- OH — Overhead Utilities

0 Tree / Palm — The Existing trees or palms transplanted, new location

0 Tree / Palm — The Existing trees and palms that remained in their original location

VISIBILITY TRINGLE

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 48-2, 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. Enviromental Regulations Village of Pinecrest. Div. 6.1		
TREES **Street Trees (Section 3.b)** Length of roadway = 143' / 30' = 4.76 Street trees shall be provided along all roadways at a maximun 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.	5	4 Existing Tree 1 New tree 5
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1. **Table 6-1.**		17 New Trees
Lot Trees (In addition to Street Trees) 18 trees per acre of net lot area. Net Lot Area =18 / 0.92 AC = 19.56	20	20 Existing Tree 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 30% of the required trees and/or palms shall be native species. No more than 30 % of the minimun tree requirements shall be met by palms.	25 8 8	0 0 0
Article 6. Environmental Regulations Village of Pinecrest. Div. 6.1- **Section 4.a-b-c**		
SHRUBS 10 Units (Shrubs) per required tree. 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. 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.	250 75	561 315



SECOND FLOOR LANDSCAPE PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

Existing Tree List

No.	BOTANICAL NAME	COMMON NAME	SPECS DBH (in)	SPECS Height (ft)	SPECS 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 OA	20
7A	*Dypsis lutescens*	Areca palm	cluster	26	25
8A	Cocothrinax miraguama	*Miraguama palm*	4	12	8
9	*Dypsis leptochelios*	teddy bear palm	6	20	15
10	*Mangifera indica*	Mango	8	20	20
11	*Manilkara 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
19A	*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

No.	BOTANICAL NAME	COMMON NAME	SPECS DBH (in)	SPECS Height (ft)	SPECS 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	20
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	*Ptychosperma elegans*	*solitaire palm*	*cluster*	*22*	*18*
43	*Christmas palm*	*Adonidia 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	Dietes 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 myrtifolius	Mousetail Shrub	3 gal.	1.5`	2`		13	

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 8-E
MIAMI BEACH, FLORIDA 33139
P: 786.440.5630

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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 12:36:15-05'00'

PROJECT NO.: 2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

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

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
DORAL, 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

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 USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE: CONSTRUCTION DOCUMENTS

ISSUE 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	Coccoloba diversifolia	Pigeon Plum	FG/BB	4"	16` OA	6`-8`	4	STD - Florida Native - Drought Tolerant
	KRF	Krugiodendron ferreum	Black Ironwood	65 gal	3"	12` OA	8`-10`	2	Florida Native - Drought Tolerant - 5` CT
	QVI2	Quercus virginiana	Southern Live Oak	FG	10"	20`	10`	1	Florida Native - Miami-Dade Landscape Manual
	QVI	Quercus virginiana	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	Ravenala 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 mantained 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 esculenta `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	Monstera deliciosa	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	Tripsacum 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 Blanket'	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


BSI - Gumbo Limbo


CDI - Pigeon Plum


SIG - Paradise Tree


THE - Pink Trumpet Tree


KRF - Black Ironwood


PDA - Medjool Date Palm

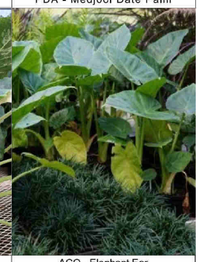

RMA - Traveler`s Tree


VAR-Montgomery Palm (Single)


DYL - Areca Palm


CER - Green Buttonwood


AMA - Variegated Elephant's Ear


ACO - Elephant Ear


CRN - Dwarf Pitch Apple


HEL - False Bird of Paradise


CBM - Black Taro


PBM - Philodendron


PMY - Mousetail


DVE - Dietes vegeta


HCB - Heliconia bihai caribaea


LGR - Licuala Palm


MOD - Ceriman


NFA - Macho Fern


NEX - Boston Fern


DAS - Silver Falls Dichondra


PSA - White Fountain Grass


PBI - Spit-leaf Philodendron


ZPU - Coontie


PMM - Shrubby Yew


REX - Lady Palm


TDA - Fakahatchee Grass


CMA - Natal Plum


ZJE - Korean Grass


MPB - Mulch Pine Bark


Honeycutt Jumbo R Rock- Olimar Stone

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 8-E
MIAMI BEACH, FLORIDA 33139
P 786.440.5630

PROJECT NO.
2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

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

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97TH COURT
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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

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 USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE ORIGINAL INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
SEPTEMBER 12, 2024

SHEET TITLE:
LANDSCAPE SCHEDULE & IMAGES

SHEET:
L-03

ALL LANDSCAPE DATA INC
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 12:36:48-05'00'

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 prior 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 days 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 Enviromulch 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 'Floratam' 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 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier 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.

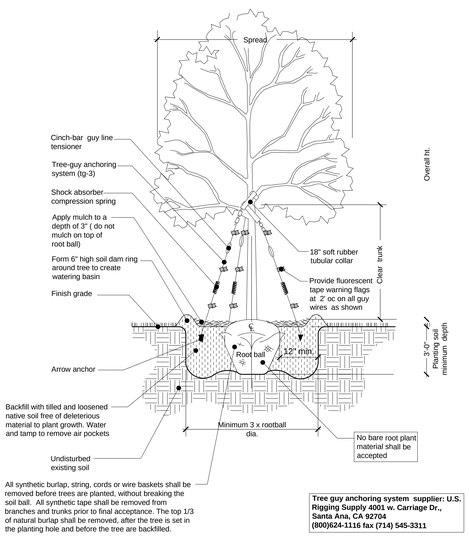
Notes:
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list

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.

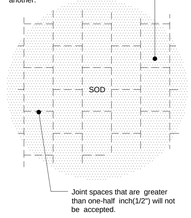
Notes:
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure sufficient drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de - compacted so that drainage is not impeded.
- Top of rootball at finished grade.



Tree guy anchoring system supplier: U.S. Rigging Supply 4001 w. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

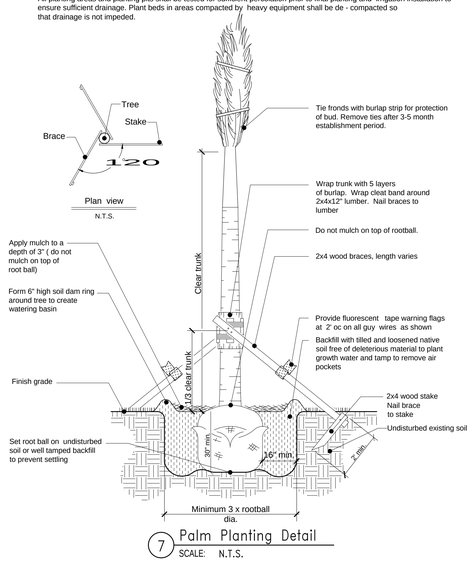
6 Tree Planting Detail
SCALE: N.T.S.

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



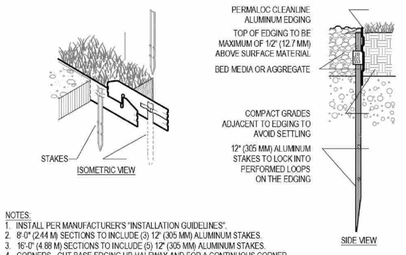
5 Sod Planting Detail
SCALE: N.T.S.

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.

permaloc
THE WORLD'S BEST LANDSCAPE EDGING



NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES".
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
4. CORNERS - CUT BASE EDGING LIP HALFWAY 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 005-016

FINISH LEGEND:
1/8" 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.

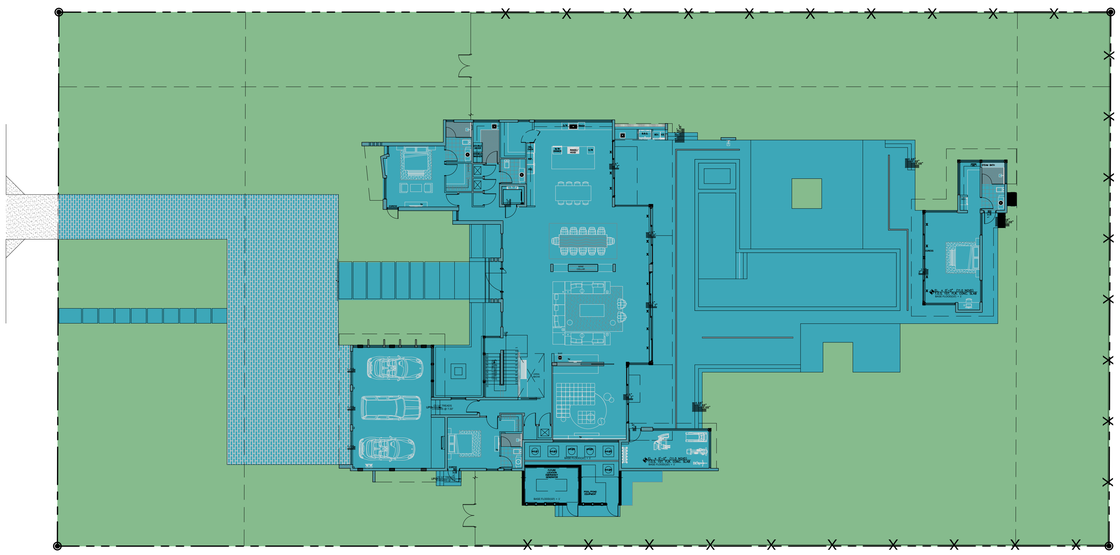
TREES: TREES SHALL NOT BE FERTILIZED UNTIL ESTABLISHED AND RECOVERED FROM TRANSPLANTING.

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.

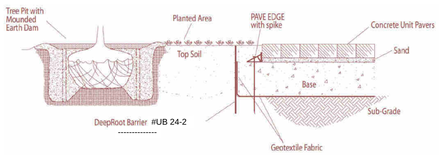
MULCHING: ALL PLANTS SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.



N

PERVIOUS / IMPERVIOUS DIAGRAM
SCALE: 0 16 32 48 feet
1/16" = 1'-0"

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%)



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

FAO ARCHITECTURE
407 LINCOLN ROAD SUITE 8-S MIAMI BEACH, FLORIDA 33139 P 786.448.5630

PROJECT NO.
2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
⚠ VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024
⚠ VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 09/12/2024

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 106TH STREET
MIAMI SHORES, FLORIDA 33168

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4011 WEST FLAGLER ST., SUITE 404
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CASA ROBLES 131
6545 SW 131 STREET PINECREST, FLORIDA 33156

PROJECT DESCRIPTION:
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SEAL:

FELIPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

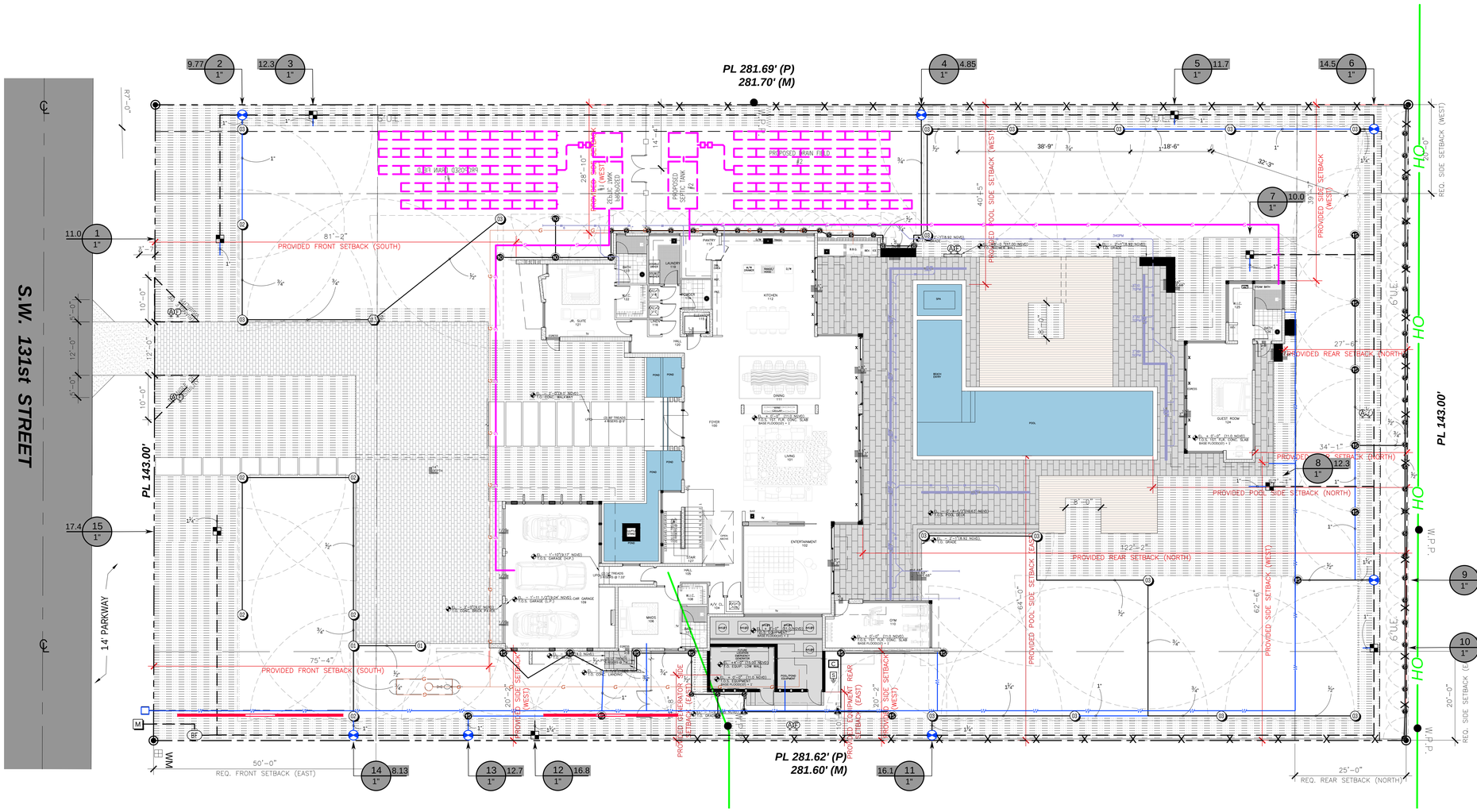
ISSUE DATE:
SEPTEMBER 12, 2024

SHEET TITLE:
LANDSCAPE DETAILS

SHEET:
L-04

ALL LANDSCAPE DATA INC
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 12:37:17-05'00'



IRRIGATION NOTES

SCALE: NTS

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION PLAN

SCALE: 0 10 21 32 feet

3/32" = 1'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	47	30
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
Q T H TT TQ F	Toro 570Z-6LP-PC 15` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	15	30
2503 ADJ 4035 ADJ 4CSS 4S-SST	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
	Toro 300-00 01 3.0" turf popup multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16` to 30`, and 63 and 93 nozzles are low flow.	24	50	0.72	18'
ARC	Toro 300-12 03 12.0" popup shrub multi-stream rotor with nine fixed arcs from 90 to 360. 01, 02, 03 nozzles have radius from 16` to 30`, and 63 and 93 nozzles are low flow.	1	50	3.23	29'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	8
	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	5
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	5
	Area to Receive Dripline Toro ROP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	6,178 l.f.

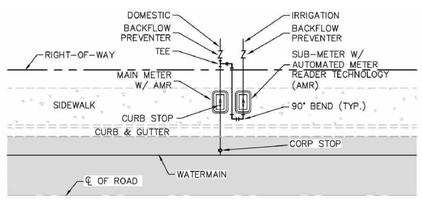
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	7

	MANUFACTURER/MODEL/DESCRIPTION	QTY
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
C	Toro EVO-04OD with (02) EMOD-04 12 Station Outdoor Controller. Includes two 4-station Expansion Module. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	728.1 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	224.5 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	192.7 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	51.2 l.f.
	Irrigation Mainline: PVC Schedule 40	804.4 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	40.1 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	10.96	641.9	51.0		1.07 in/h
2	Toro 252-26 Globe	1"	Turf Rotor	9.77	609.1	56.6		0.99 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	12.27	593.1	51.2		1.07 in/h
4	Toro 252-26 Globe	1"	Turf Spray	4.85	456.4	37.4		0.75 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	11.66	399.5	51.1		1.07 in/h
6	Toro 252-26 Globe	1"	Turf Rotor	14.52	351.5	58.7		0.9 in/h
7	Toro DZK-EZF-1-MF	1"	Area for Dripline	10.04	351.1	50.9		1.07 in/h
8	Toro DZK-EZF-1-MF	1"	Area for Dripline	12.31	294.5	51.3		1.07 in/h
9	Toro 252-26 Globe	1"	Turf Spray	14.84	250.0	38.0		0.62 in/h
10	Toro DZK-EZF-1-MF	1"	Area for Dripline	11.76	234.7	51.1		1.07 in/h
11	Toro 252-26 Globe	1"	Turf Rotor	16.13	115.8	59.0		0.71 in/h
12	Toro DZK-EZF-1-MF	1"	Area for Dripline	16.78	115.8	55.2		1.07 in/h
13	Toro 252-26 Globe	1"	Turf Spray	12.65	130.8	40.1		0.78 in/h
14	Toro 252-26 Globe	1"	Turf Rotor	8.13	156.6	57.6		0.86 in/h
15	Toro DZK-EZF-1-MF	1"	Area for Dripline	17.42	233.1	56.6		1.07 in/h
	Common Wire				804.4			

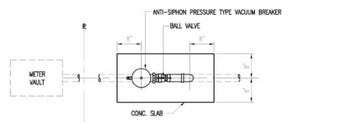


NOTES:

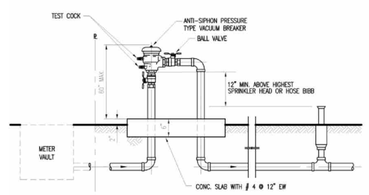
1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.



PLAN VIEW



02 VACUUM BREAKER

N.T.S.

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH MASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY MASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.449.5630

PROJECT NO:
2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
1 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024
2 VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 09/12/2024

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
DORAL, 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

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 USE SOLELY WITH RESPECT TO THIS PROJECT. FAO ARCHITECTURE AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL

ALL LANDSCAPE DATA INC
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 12:37:52-05'00'

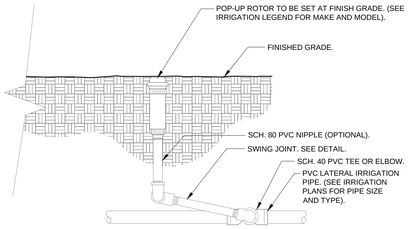
FELIPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
SEPTEMBER 12, 2024

SHEET TITLE:
IRRIGATION PLAN & SCHEDULE

SHEET:
IR-01

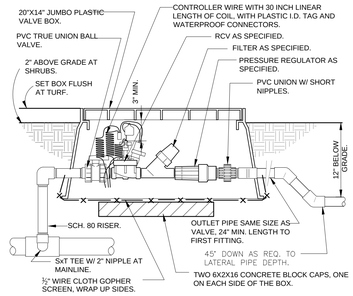


NOTES:
1- ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2- CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

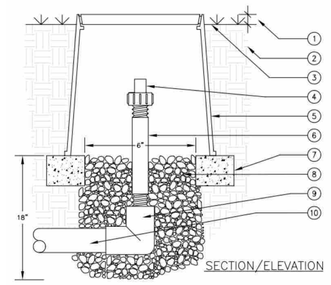
2 ROTOR SPRAYHEAD

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



3 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO FLUSH VALVE (T-FCH-H-FIPT).
5. 6"ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
6. 3/4"SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
8. PEA GRAVEL SUMP (6" DEEP).
9. PVC ELBOW (SxT) WITH 3/4"" THREADED OUTLET.
10. PVC PIPING.

USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM, FLUSH PRESSURE IS 2 PSI.

4 AUTOMATIC FLUSH VALVE

N.T.S.

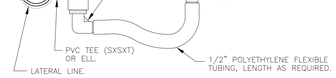


NOTES:
1- ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.

2- CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

1 ROTOR SPRAYHEAD

1 1/2" = 1'-0" FX-IR-FX-HEAD-Ø1



5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



6 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO AIR/VACUUM RELIEF VALVE (T-YD-500-34).
5. 1/2"PVC COUPLING (TxT).
6. 6"ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
7. 1/2"SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. PEA GRAVEL SUMP (6" DEEP).
10. PVC TEE (SxSxT) WITH 1/2"THREADED OUTLET.
11. PVC PIPING.

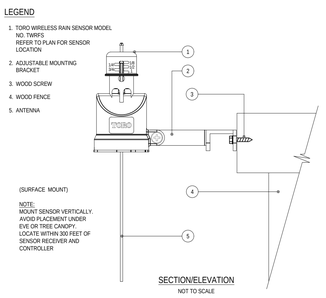
USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

7 1/2" AIR/VACUUM RELIEF VALVE

N.T.S.

LEGEND

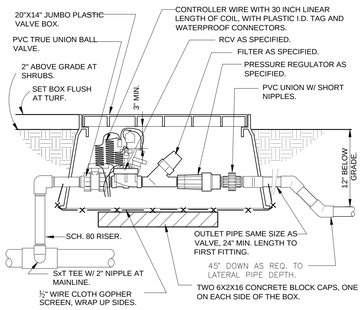
1. TORO WIRELESS RAIN SENSOR MODEL NO. TWRFS REFER TO PLAN FOR SENSOR LOCATION
2. ADJUSTABLE MOUNTING BRACKET
3. WOOD SCREW
4. WOOD FENCE
5. ANTENNA



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/rto REFERENCE NUMBER 065-2939.

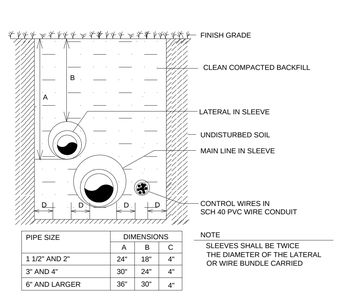
8 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S. DETAIL-FILE



9 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



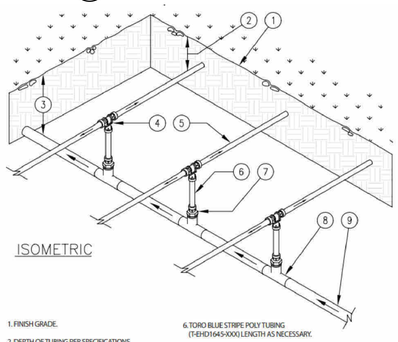
PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

NOTE
SLEEVES SHALL BE TWICE THE DIAMETER OF THE LATERAL OR WIRE BUNDLE CARRIED

TRENCHING DETAIL (NTS)
VEHICHLAR TRAFFIC AREAS

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

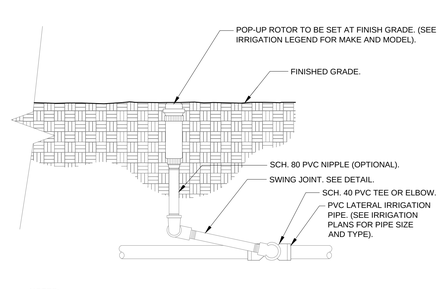
NTS 10



1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
4. TORO LOC-EZE TEE (T-FTT16).
5. DRIPLINE LATERAL.
6. TORO BLUE STRIPE POLY TUBING (T-EHD1643-1000) LENGTH AS NECESSARY.
7. TORO LOC-EZE X 1/2" MITP ADAPTER (T-FAM16).
8. PVC TEE (SxSxS).
9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.

11 CENTER-FEED SUPPLY-MANIFOLD

N.T.S. DETAIL-FILE



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

FAO ARCHITECTURE
407 LINCOLN ROAD
SUITE 8-S
MIAMI BEACH, FLORIDA 33139
P 786.449.5630

PROJECT NO.
2305

CLIENT:
RONALDO FL2, LLC
1200 BISCAYNE BLVD.
MIAMI , FLORIDA 33181

REVISIONS:
⚠ VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 07/25/2024
⚠ VILLAGE OF PINECREST/ WASA/ DERM COMMENTS 09/12/2024

CFS ENGINEERING GROUP, INC.
STRUCTURAL ENGINEER
185 NW 108TH STREET
MIAMI SHORES, FLORIDA 33168

ARPE ENGINEERING, LLC
MEP ENGINEERING
2020 PONCE DE LEON BLVD. SUITE 1002
CORAL GABLES, FLORIDA 33134

ALL LANDSCAPE DATA, INC
LANDSCAPE ARCHITECT
4459 NW 97THCOURT
DORAL, 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

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 USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS.

SEAL:

FELIPE ALVARADO AR 91841

PHASE:
CONSTRUCTION DOCUMENTS

ISSUE DATE:
SEPTEMBER 12, 2024

SHEET TITLE:
IRRIGATION DETAILS

SHEET:
IR-02

ALL LANDSCAPE DATA INC
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 12:38:20 -05'00'