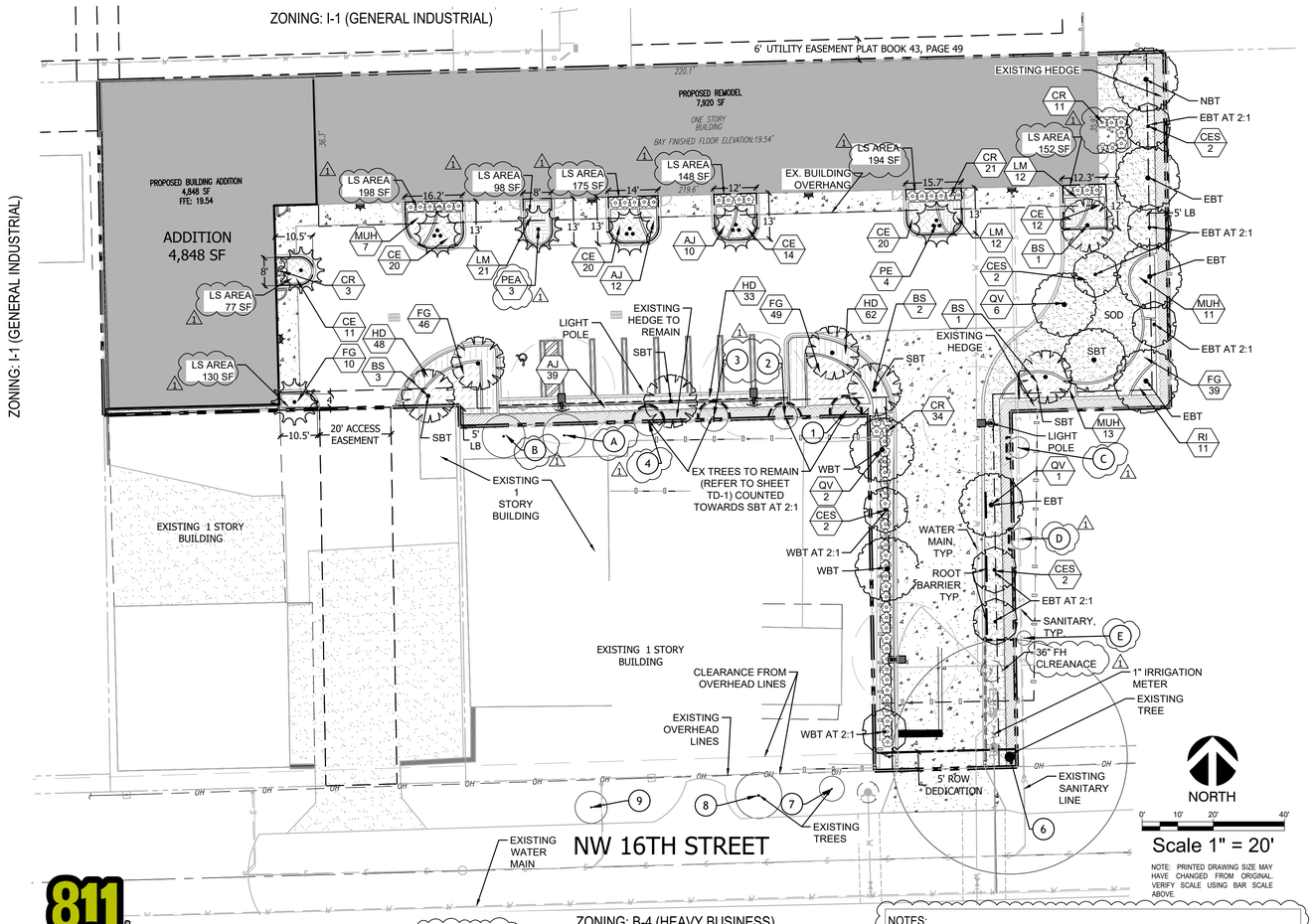

811 Know what's below. Call before you dig.

LEGEND

ZONING: B-4 (HEAVY BUSINESS)

PROP - PROPOSED	NBT - NORTH BUFFER TREE
ROW - RIGHT OF WAY	SBT - SOUTH BUFFER TREE
EX - EXISTING	EBT - EAST BUFFER TREE
LB - LANDSCAPE BUFFER	WBT - WEST BUFFER TREE
TYP - TYPICAL	
FH - FIRE HYDRANT	
LS - LANDSCAPE	

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE BARK NUGGET MULCH, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

NATURAL SURVEILLANCE (LANDSCAPING) NOTES

1. MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER. GOAL: INCREASE VISIBILITY & DETER CONCEALMENT.
2. MAINTAIN AN 8'- FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 8' FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &/ OR ELECTRONIC SURVEILLANCE. (NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.) GOAL: INCREASE VISIBILITY, IMPROVE LINE OF SIGHT & PREVENT OBSTRUCTIONS TO ELECTRONIC SURVEILLANCE & PEDESTRIAN SCALE LIGHTING.
3. DESIGN IN DENSE & DEFENSIVE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE (MAXIMUM HEIGHT 2' TO 2.5' FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC. GOAL: DETER LOITERING, TRESPASSING AND TO DENY ANY CONCEALED STAGING AND AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY; ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE AND RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B.).
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

NOTE: ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

PER 155.5203.B.2.B, ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NOTES:
1. PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL THE BED.
2. GROUND COVER OF LIVING PLANT MATERIAL, SHALL BE PLANTED WITH A MINIMUM OF 50% COVERAGE AND 100% COVERAGE OCCURING WITH IN ONE YEAR OF INSTALLATION.
3. ALL PLAN MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/DBH	HEIGHT	SPREAD	NATIVE
TREES									
	BS	7	BURSERA SIMARUBA 6' CT MIN.	GUMBO LIMBO	CONT.	2" CAL. @ 12" ABOVE GRADE MIN.	12' HT MIN	FULL	YES
	QV	9	QUERCUS VIRGINIANA 6' C.T. MIN.	SOUTHERN LIVE OAK	CONT.	2" CAL. @ 12" ABOVE GRADE MIN.	14' HT MIN	FULL	YES
PALM TREES									
	PEA	3	PTYCHOSPERMA ELEGANS	SINGLE ALEXANDER PALM	CONT.	NA	12-14' CT & 18' OA MIN	FULL	NO
	PE	4	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	CONT.	NA	12-14' CT & 18' OA MIN	FULL	NO
UNDERSTORY TREES									
	CES	8	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	CONT.	1.5" CAL	10' OA	FULL	YES
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT	SPREAD	NATIVE
SHRUBS									
	CR	69	CHRYSOBALANUS ICACO	GREEN COCO PLUM	7 GAL.	36" OC	36" MIN.	FULL	YES
GROUND COVERS									
	CE	97	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL	24" OC	12" HT	FULL	NO
	FG	144	FICUS MICROCARPA 'GOLDEN ISLAND FICUS	GREEN ISLAND FICUS	3 GAL	24" OC	12" HT MIN	FULL	NO
	HD	143	HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL.	24" OC	12" HT MIN	FULL	YES
	LM	45	LIRIOPE MUSCARI 'SUPER BLUE'	LILYTURF	1 GAL.	24" OC	18" HT MIN	FULL	YES
	MUH	31	MUHLENBERGIA X 'PINK FLAMINGO'	PINK FLAMINGO MUHLY	3 GAL	36" OC	30" HT	24" SPRD	YES
	RI	11	RHAPHIOLEPIS [illegible]	INDIAN HAWTHORN	3 GAL	24" OC	18" HT MIN	24" SPRD	NO
	AJ	[illegible]	[illegible]OSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL.	24" OC	12" HT MIN	FULL	YES
SOD/SEED									
	SOD	2,339 SF	ST AUGUSTINE FLORATAM	ST. AUGUSTINE	SOD				NO

AAC
PZ25-12000014
08/20/2025

LANDSCAPE CALCUALTIONS

CITY OF POMAPNO BEACH, FL - LANDSCAPE CODE COMPLIANCE CHART
155.125 LANDSCAPING

GROSS SITE AREA: 33,387 SF 0.77 AC
ZONING DISTRICT: I-1 (GENERAL INDUSTRIAL)
BUILDING HEIGHT: 22' (45' MAX)

Canopy Trees: 2.5" Cal min. 14' HT min
Understory Trees: 10' HT min.
Ornamental Trees: 8' HT
Palm Trees: 14' HT min
Shrubs - 24" HT min

SITE AREA	SF	AC	%
VEHICULAR USE AREA	12,245.96	0.28	37%
BUILDING FOOTPRINT (EX & PROPOSED)	12,768.00	0.29	38%
SIDEWALKS AND HARDSCAPES	1,513.99	0.03	5%
GREEN SPACE	6,859.00	0.16	21%
TOTAL	33,386.95	0.77	100%

MIN DEVELOPMENT OF SITE LANDSCAPING		REQ	PROV
MIN LANDSCAPE AREA - 15% OF VUA	SF	1,836.9	6,859.0
MIN DEVELOPMENT OF SITE LANDSCAPING			
TREES - 1 PER 3000 SF OF LOT AREA		11	21
SHRUBS - 5 PER 3000 SF OF LOT AREA * *NOTE 2*		56	56
VEHICULAR USE AREA LANDSCAPING			
1 CANOPY TREE PER PARKING ISALND		2	2
FOUNDATION PLANTING - 50% OF REQ WIDTH OF BLDG AT 8' WIDE MIN			
EX BLDG FAÇADE - 222.4 LF (EXLCUDES OPENINGS)	SQ FT.	889.6	965.0
PROP BLDG FAÇADE - 62 LF (EXCLUDES OPENINGS)	SQ FT.	248.0	207.0
TOTAL FOUNDATION PLANTING AREA SQ. FT.		1,137.6	1,172.0
PALMS (DOUBLES OR TRIPLES)		4	4
PALMS (SINGLE)		-	3
SHUBRS & GROUND COVERS - 2 LAYERS OR TIERS		YES	YES
PERIMETER LANDSCAPE BUFFERS:			
NORTH - 19 LF (EXISTING BUILDING ALONG PROPERTY LINE)			
TREES - 1 CANOPY TREE / 30'		0.6	1
SHRUBS - CONTINOUS HEDGE		YES	YES *
**EXISTING HEDGE ALONG NORTH PROPERTY LINE*			
SOUTH - 208 LF (EXCLUDING DRIVEWAYS)			
TREES - 1 CANOPY TREE / 30'		7	7 *
* 6 PROPOSED TREES AND 4 UNDERSTROY TREES COUNTED AT 2:1			
SHRUBS - CONTINOUS HEDGE		YES	YES
**EXISTING HEDGE ALONG SOUTH PROPERTY LINE*			
EAST - 200 LF			
TREES - 1 CANOPY TREE / 30'		7	7
SHRUBS - CONTINOUS HEDGE		YES	YES *
**EXISTING HEDGE ALONG EAST PROPERTY LINE*			
WEST - 100 LF (PROPOSED BUILDING)			
TREES - 1 CANOPY TREE / 30'		3	3
SHRUBS - CONTINOUS HEDGE		YES	YES
TOTAL TREES		20	21
NATIVE SPEICES			
TREES - 20 OR MORE TREES REQ. 50% NATIVE REQ		10	17
		50%	81%
TREE DIVERSITY - MIN 2 SPECIES		2	4

MAINTAIN CLEARANCES 36" CIRCUMFERANCE AROUND FIRE HYDRANT WITH CLEAR ACCESS TO THE FRONT, WITH NO LANDSCAPING MATERIAL ALLOWED WITHIN THIS AREA.

TREES WITH INVASIVE ROOTS SHALL BE INSTALLED MIN. 5' FROM UTILITIES

PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY ONSITE WORK BEGINS, PARTICULARLY WHEN TREE PROTECTION AND/OR PLANT MATERIALS ARE INSTALLED.

ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.

ALL SOD TO BE ST. AUGUSTINE FLORATAM SOD.

REGISTERED LANDSCAPE ARCHITECT JENNIFER N. MILLER LA 6667079 STATE OF FLORIDA

National Presence. Local Expertise.
EVERGREEN DESIGN GROUP
800.680.6630
www.evergreendesigngroup.com
FL LA 6666711

07/16/2025

LANDSCAPE PLANTING PLAN

COMMERCIAL TENANT IMPROVEMENT PLANS
Office Warehouse
115 NW 16TH ST.
Pompano Beach, FL - 33060

Digitally signed by Jennifer N Miller
Reason: LA6667079, State of Florida
Date: 2025.07.16 06:53:32 -04'00'

Date	Comment
07/16/25	DRC COMMENTS

Project Number	
Date	07/16/2025
Drawn By	RNK
Checked By	MNB

LP-1