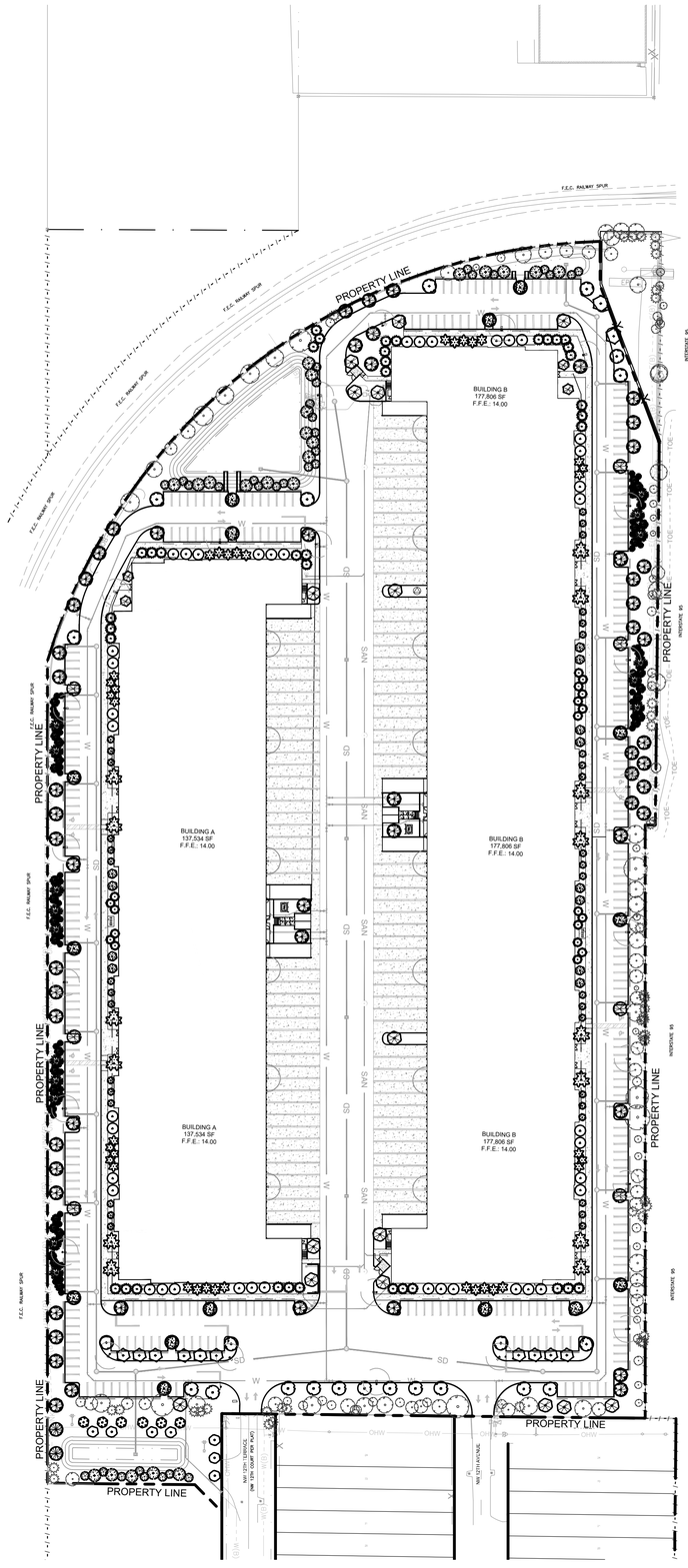

NOTES:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ONSITE. ESPECIALLY WHERE THERE IS TREE PROTECTION AND/OR PLANT MATERIAL IS INSTALLED ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
9. ALL CATEGORY 1 INVASIVE/EXOTIC TREES TO BE REMOVED PER LOCAL ORDINANCE.
10. ALL EXISTING TREES TO BE PRUNED BY AN ISA CERTIFIED ARBORIST UNDER DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST WITH A FLORIDA CHAPTER ISA PRESCRIPTION PRUNING QUALIFICATION.
11. 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.
12. PENALTIES WOULD BE INCURRED BY THE CONTRACTOR FOR DAMAGES TO THE EXISTING TREES ON SITE FROM THE CONTRACTOR, THE SUBCONTRACTORS, OR EMPLOYEES. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE, FAILURE TO MAINTAIN THE TREE PROTECTION ZONE, OR ANY DAMAGE TO THE TREE(S) OR CRITICAL ROOT ZONES WILL RESULT IN MITIGATION. THE CAUSE OF DAMAGES WOULD INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF MATERIALS, PLACING FILL OR DEBRIS, DISPOSAL OF PAINT OR SOLVENTS, PARKING OF MACHINES UNDER TREES OR TREE PROTECTION ZONE ENCROACHMENT. AN EXAMPLE OF THIS WOULD BE; VIOLATIONS OF THIS WILL RESULT IN A FINE OF $1000.00 FOR THE FIRST OFFENSE, $1500.00 FOR THE SECOND, AND $2000.00 FOR THE THIRD, ETC. IF PHYSICAL DAMAGE IS DONE TO THE TREE, AN APPRAISAL OF THE DAMAGES AND RELATED FEES WILL BE DETERMINED BY AN ASCA REGISTERED CONSULTING ARBORIST, AND BE BASED ON ALL, OR A PERCENTAGE OF, THE ESTABLISHED VALUE ASSIGNED TO THE TREE.
13. AS PER CITY ORDINANCE(S) §50.02(A) (4) and §100.35(E), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' OF EITHER SIDE OF ANY CITY OWNED UTILITY INFRASTRUCTURE. NO TREES, SHRUBBERY, OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER.
14. NO DEVELOPMENT, WORK, OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE OR TREE PROTECTION AREA.
15. IF TREES ARE TO BE CONTAINERIZED, THE ROOT BALL WILL BE SHAVED AT THE PERIPHERY TO REMOVE ALL CIRCLING ROOTS.
16. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND THE TREE PROTECTION AREA WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRIVEN AUGER MAY BE USED UNDER THE TREE.
17. TREES OR PALMS COUNTED TOWARD THE TREE HEIGHT RELATIVE TO BUILDING REQUIREMENT THAT ARE IRREPARABLY DAMAGED OR REMOVED ARE TO BE REPLACED WITH A TREE (16' HEIGHT, 6' SPREAD, 4" CALIPER), OR A PALM (22' OVERALL HEIGHT).

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
BS	16	BURSERA SIMARUBA GUMBO LIMBO	12` HT	5` SPR	3" CAL	N**	
CI	7	CALOPHYLLUM INOPHYLLUM BEAUTY LEAF	12` HT	5` SPR	2.5" CAL	**	
CE	15	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12` HT	5` SPR	2.5" CAL	N**	
DR	2	DELONIX REGIA ROYAL POINCIANA	16` HT	8` SPR	4" CAL	**	
ED	40	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY	12` HT	5` SPR	2.5" CAL	**	TREE FORM, NO SHAPING
LI	7	LAGERSTROEMIA INDICA CRAPE MYRTLE	12` HT	5` SPR	2.5" CAL	**	MULTI-STEM
LJ	6	LIGUSTRUM JAPONICUM JAPANESE PRIVET	10` HT	5` SPR	2" CAL	**	
LL	11	LYSILOMA LATISILIQUUM WILD TAMARIND	12` HT	5` SPR	2.5" CAL	N**	
MF	4	MYRCIANTHES FRAGRANS SIMPSON`S STOPPER	10` HT	8` SPR	2" CAL	N	MULTI-TRUNK; 3-5 STEMS
PP	11	PELTOPHORUM PTEROCARPUM YELLOW POINCIANA	12` HT	5` SPR	2.5" CAL	**	
PE2	33	PINUS ELLIOTTI SLASH PINE	10` HT	5` SPR	2.5" CAL	N**	
PE3	40	PINUS ELLIOTTI SLASH PINE	8` HT	3` SPR	2" CAL	N**	
PE	16	PINUS ELLIOTTII SLASH PINE	16` HT	6` SPR	4" CAL	N**	
QV	58	QUERCUS VIRGINIANA LIVE OAK	18` HT	8` SPR	5" CAL	N**	UPSIZED OAK FOR MITIGATION PURPOSES
QV2	2	QUERCUS VIRGINIANA LIVE OAK	VARIES			N**	RELOCATED FROM SITE
SL	12	STEMMADENIA LITORALIS MILKY WAY TREE	8` HT	4` SPR	1.5" CAL		
TH	10	TABEBUIA HETEROPHYLLA PINK TABEBUIA	12` HT	5` SPR	2.5" CAL	**	
TD2	31	TAXODIUM DISTICHUM BALD CYPRESS	10` HT	4` SPR	1.5" CAL	N**	FULL CANOPY, STAGGERED HTS
TD	22	TAXODIUM DISTICHUM BALD CYPRESS	18` HT	8` SPR	5" CAL	N**	FULL CANOPY
TG	36	TIBOUCHINA GRANULOSA PURPLE GLORY TREE	8` HT	7` SPR	2" CAL		
PALMS							
LC	19	LIVISTONA CHINENSIS CHINESE FAN PALM	14`, 18`, 22` CT	10` SPR	10" CAL	**	STAGGERED; SEE PLAN
SP	38	SABAL PALMETTO SABAL PALM	14`, 18`, 22` CT	12` SPR	10" CAL	N**	STAGGERED HTS, SEE PLAN FOR HTS
TR3	14	THRINAX RADIATA FLORIDA THATCH PALM	8` CT	10` SPR	4" CAL	N**	
VM	36	VEITCHIA MONTGOMERYANA MONTGOMERY PALM	14`-18` CT	14` SPR	6" CAL	*	
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE	REMARKS
SHRUBS							
CHR	1,769	CHRYSOBALANUS ICACO COCO PLUM	24" HT	24" SPR	24" O.C.	N**	
CONCEPTUAL SHRUB AREAS							
ERN		ERNODEA LITTORALIS GOLDEN CREEPER	10" HT	10" SPR	18" O.C.	N**	
FGI		FICUS 'GREEN ISLAND' GREEN ISLAND FICUS	12" HT	12" SPR	12" O.C.	**	
HPD		HAMELIA PATENS 'COMPATA' DWARF FIREBUSH	24" HT	24" SPR	24" O.C.	**	
JAS		JASMINUM VOLUBILE WAX JASMINE	12" HT	16" SPR	24" O.C.	**	
LIR		LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	10" HT	10" SPR	12" OC	**	
MUH		MUHLENBERGIA CAPILLARIS GULF MUHLY GRASS	24" HT	24" SPR	24" O.C.	N**	
NEP		NEPHROLEPIS EXALTATA BOSTON FERN	10" HT	14" SPR	24" O.C.	N**	
PEN		PENNISETUM SETACEUM WHITE FOUNTAIN GRASS	24" HT	30" SPR	24" O.C.	**	
PLU		PLUMBAGO AURICULATA 'IMPERIAL BLUE' PLUMBAGO	16" HT	20" SPR	24" O.C.	*	
TRD		TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	24" HT	24" SPR	30" OC	N**	
ZAM		ZAMIA PUMILA COONTIE	15" HT	18" SPR	24" O.C.	N**	
SOD		ST. AUGUSTINE					

LIVE OAK MITIGATION CALCULATIONS		
CODE REQUIRED TREE QTY	TREE QTY ABOVE CODE	TOTAL INCHES FOR MITIGATION
41	17	208" (17 TREES @ 5" + 41 TREES @ 3")

LANDSCAPE REQUIREMENTS:

PROJECT INFORMATION:			
ZONING DESIGNATION:	GENERAL INDUSTRIAL (I-1)		
NET SITE AREA - AFFECTED AREA (S.F.)	843,987	19.38	AC
MIN. REQUIREMENTS PER ZONING 155.5203.C	**REQUIRED**		
(1) TREE PER 3000 SF	281		
(5) SHRUBS PER 3000 SF	1407		

PERIMETER BUFFER 155.5203.F	**REQUIRED**	**PROVIDED**	
EAST			
(1) CANOPY TREE PER 30 LF	44	44	*
WEST			
(1) CANOPY TREE PER 30 LF	31	31	*
NORTH			
(1) CANOPY TREE PER 30 LF	28	28	*
TOTAL	103	103	*
PARKING ISLAND TREES	**REQUIRED**	**PROVIDED**	
(1) TREE PER PARKING ISLAND	54	54	
VUA PERIMETER LANDSCAPE REQUIREMENT 155.5203.D.3	**REQUIRED**	**PROVIDED**	
(1) TREE PER 40 LF (1,996 LF)	50	50	
STREET TREES 155.5203.G	**REQUIRED**	**PROVIDED**	
(1) TREE PER 40 LF	3	3	
TOTAL	3	3	
TOTAL REQUIRED	**REQUIRED**	**PROVIDED**	
(PERIMETER BUFFER + PARKING ISLAND + VUA + STREET TREES)	210	210	
SINCE 210 TREES IS LESS THAN THE MINIMUM ZONING REQUIRED 281 TREES, WE ARE REQUIRED TO PROVIDE 281 CODE REQUIRED TREES FOR THIS SITE			
TOTAL REQUIRED	**REQUIRED**	**PROVIDED**	
(USING MINIMUM REQUIREMENT PER ZONING)			
EXISTING TREES		105	*
PROPOSED TREES		370	
TOTAL	281	475	*
NATIVE TREE REQUIREMENT 155.5203.B	**REQUIRED**	**PROVIDED**	
50% OF REQUIRED TREES TO BE NATIVE	141	>141	*
TREE HT RELATIVE TO BLDG 155.5203.B.2.g	**REQUIRED**	**PROVIDED**	
50% REQ'D. TREES TO BE 16' OA		87	
EXISTING TREES		80	*
50% PALMS TO BE 22' OA		24	
EXISTING PALMS		2	*
TOTAL	141	193	
INTERIOR LANDSCAPE REQUIREMENT 155.5203.D.4	**REQUIRED**	**PROVIDED**	
15% OF TOTAL VUA TO BE LANDSCAPE (SF)	46522	57908	
BUILDING VUA 155.5203.D.5.a	**REQUIRED**	**PROVIDED**	
BUILDING A:			
NORTH: 190' X 18.5' D. =	3515	2361	
EAST: 810' - 640' (DOORWAYS/LOADING) X 18.5' D. =	3145	3763	
SOUTH: 205' X 18.5' D. =	3793	2616	
WEST: 810' - 71' (DOORWAYS) X 18.5' D. =	13672	7929	
BUILDING B:			
NORTH: 186' X 18.5' D. =	3441	2221	
EAST: 1048' - 99' (DOORWAYS) X 18.5' D. =	17556	11276	
SOUTH: 205' X 18.5' D. =	3793	2616	
WEST: 1048' - 778' (DOORWAYS/LOADING) X 18.5' D. =	4995	6114	
TOTAL BUILDING VUA LANDSCAPE AREA:	53910	38896	
DUE TO THE SHORTAGE OF BUILDING VUA LANDSCAPE AREA, SUPERIOR LANDSCAPE IS PROVIDED			
NOTE: IN ADDITION TO CANOPY TREES REQUIRED; WE HAVE PROVIDED ADDITIONAL TREES AND PALMS; QUANTITIES NOTED ABOVE, AS WELL AS SHRUBS AND GROUNDCOVERS THROUGHOUT THE VUA ADJACENT TO THE BUILDING.			

*INCLUDES LARGE EXISTING TREES

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

N

GRAPHIC SCALE
0 80 160
SCALE: 1" = 80 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

AAC
PZ25-12000030
01/00/2026

KEITH
301 East Atlantic Blvd.
Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	10/15/2025
DESIGNED BY:	KU, SL
DRAWN BY:	KU, GM
CHECKED BY:	KU, KS
BID-CONTRACT:	

This item has been digitally signed and sealed by Paul H. Weinberg. on the date below using a Digital Signature.

REGISTERED LANDSCAPE ARCHITECT · PAUL H. WEINBERG · LA 6666804 · STATE OF FLORIDA

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: 2025.12.01 11:12:42-05'00'

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

FIRST INDUSTRIAL

PROJECT

FIRST 95 DISTRIBUTION CENTER- PHASE II
1000-1041 NW 12th Ter.
Pompano Beach, FL

SHEET TITLE

OVERALL PLANTING PLAN

SHEET NUMBER	LP-100
PROJECT NUMBER	10607.14

STATUS: PRELIMINARY

Plotted by: kurena On 12/1/2025 10:23 AM

Drawing name: Q:\10607.14 - First 95 Distribution Center - PH 2 - First Industrial\Landscape Architecture\CAD\10607.14 - LP-1XX.dwg