



SITE AREA = 34061.75 SF  
PERVIOUS LANDSCAPE AREA = 10279.81 SF (30%)  
GRAVEL AREA = 1541.97 SF (15%)

PLANT LIST FOR TIP-TOP TOPPERS.

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independent takeoff for bidding purposes.  
CT = CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2") OA = OVERALL HEIGHT

SYM	QTY	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK DBH	SPCS	CAL COMMENTS
CESS	12	Conocarpus erectus serotens	*Silver Buttonwood	10'	9'	4"	2"	Full
CI	345	Chrysobalanus icaco	*Cocoplum	24'	24'	2"	2"	Full
IV	54	Jacquinia velutina	*Live Oak	12'	6'	4"	2"	Full
QV6	4	Quercus virginiana	*Live Oak	12'	7'	4"	2"	Full
QV7	11	Quercus virginiana	*Live Oak	14'	7'	4"	2"	Full
SM7	1	Swietenia mahagoni	*West Indies Mahogany	10'	10'	4"	2"	Full
SP5	4	Sabal palmetto	*Cabbage Palm	14'	14'	4"	2"	Full
SP7	4	Sabal palmetto	*Cabbage Palm	18'	18'	4"	2"	Full
SP9	4	Sabal palmetto	*Cabbage Palm	18'	18'	4"	2"	Full
TP6	3	Taxodium heterophyllum	*Pink Trumpet Tree	12'	6'	4"	2"	Full

OTHER LANDSCAPE MATERIALS:  
MUL: Mulch (in Bags)  
SOIL: 2" Planting Soil (Cubic Yards)

APPROVED  
G. Blaw, Assoc. Planner  
5-24-07

GENERAL SPECIFICATIONS

- All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, current edition.
- All plants to be graded shall comply with the general requirements listed therein.
- Certification that all plant materials installed are Florida No. 1 or better shall be the sole responsibility of the Landscape Contractor. Self certification shall be provided to the Owner or his authorized representative at the time of delivery of the plant material to the job site. Any dispute regarding plant material grade shall be determined by a representative of the Division of Plant Industry of the State of Florida.
- All rules and guidelines set by the State for the purposes of grading plant materials shall be followed.
- Palms shall be planted with all heads clear of building walls and windows of mature spread.
- All Sabal Palms, Queen Palms, Washington Palms, Phoenix varieties and all other single trunk, upright varieties with six foot (6') of clear trunk or greater shall be staked as detailed.
- All trees shall be planted so that heads will be clear of building walls, roof lines and windows at mature spread. Trees shall not be located closer than fifteen feet (15') from interior street light poles. Florida Power and Light tree location guidelines shall be followed in all cases relating to FPL power pole or easement locations. Where codes require, locations of all trees planted in Rights-Of-Way or utility easements shall be confirmed by the landscape contractor with the City or County Engineer before installation.
- All trees trunk calipers shall be measured at 4 1/2" above top of root ball. All trees that are designated as single - trunk trees shall have a single, dominant leader and a relatively straight trunk. All trees that are designated as multi-trunk trees shall have at least three trunks with equal calipers originating from the base of the tree, and with angles no greater than 45 degrees. Trees with back inclusions or codominant trunks will not be accepted.
- All Trees and Palms shall be kept in an upright position. Under no circumstances shall any support method used employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm.
- All staking shall be removed approximately six months after planting or at the time of establishment of the tree.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape (ie. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top one-third of any natural burlap shall be removed or tucked into the planting hole before the trees are backfilled.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- All trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under or around trees. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
- All hedges shall be planted with twelve inches (12") clear space between outer branches and building walls, fences or pavement edges and three feet (3') back from edge of parking spaces at the time of planting. Spacing of shrubs center to center shall be as specified by the municipality for screening requirements. All mechanical equipment, air conditioning, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.
- Irrigation shall be by underground, automatic, rain free system with 100% coverage and a minimum of 50% overlap of spray. Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.
- Planting soil shall be at least 30% muck and 70% sand pulverized and need free, to be mixed with existing soil free from rocks and debris and backfilled into plant pits by washing in. Planting soil for Sabal Palms shall be clean sand. Existing soil may be used as planting soil if approved by the Landscape Architect.
- Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer (5-5-5) with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling. Fertilizer for palms shall be a palm special type to include manganese and magnesium sulfate. Application rates for all fertilizers at the time of planting shall be 1/2 lb. per manufacturer's recommendations for established plants.
- Mulch shall be shredded coccoplum or other clean hardwood species grade "B" or better net at a 2"-3" minimum depth and wet down to prevent wind displacement.
- All trees shall have a mulch ring with a minimum depth of two inches, maximum of three inches, and a diameter of 3 feet to 4 feet around the base. All mulch shall be kept two inches from the base of all plant material.
- Sod shall be Stenotaphrum secundatum "Tartan" solid sod, weed free and set with staggered joints. Sod shall be placed on all areas not used for buildings, display, vehicular use areas, walks, site structures or planting beds and shall extend to any existing street pavement edge and to the mean waterline of any existing canal, lake or waterway. Sod shall be placed no closer than three (3) feet from the trunk of any tree. Sod placed adjacent to pavement and curbs shall be set with top of soil set flush with the top of the adjacent pavement and/or curb.
- Planting plans take precedence over plant lists. The Landscape Contractor shall be responsible for doing his own site verification. The Landscape Contractor shall familiarize himself with the municipal code and deed restrictions of the jurisdiction in which the project is located. All existing codes and deed restrictions pertaining to the municipality in which the project is located shall apply and may supersede these General Specifications. The more stringent requirement shall apply.
- The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and shall call for utility stakeout forty eight (48) hours before any digging operations begin. All plant pits located in easements shall be hand dug.
- The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and landscaping for a period no less than ninety (90) days from the time of final inspection and acceptance by the Owner.
- All the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the Owner's responsibility. All plants that are in a questionable condition due to transplant shock shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractor's control. All plants shall be free from harmful plant pests at the time of planting.

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED, DATED AND WITH AN ORIGINAL SIGNATURE AND EXERCISED SEAL OF A LICENSED LANDSCAPE ARCHITECT. ANY UNAUTHORIZED REPRODUCTION OR CLIENT IN-HOUSE PURPOSES IS PROHIBITED.

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LANDSCAPE PLAN FOR TIP TOP TOPPERS  
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POMPAHO BEACH, FLORIDA

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Designed:  
Drawn:  
Date: 03-28-2025  
Job No.: 24-060

NOTE  
THIS PLAN  
PROVIDED FOR  
REFERENCE  
ONLY

PREVIOUSLY  
APPROVED  
LANDSCAPE PLAN

Sheet No.  
LP-3  
of 3

AAC

P224-12000025  
03/03/2026

PREVIOUSLY APPROVED LANDSCAPE PLAN - FOR HISTORICAL REFERENCE ONLY