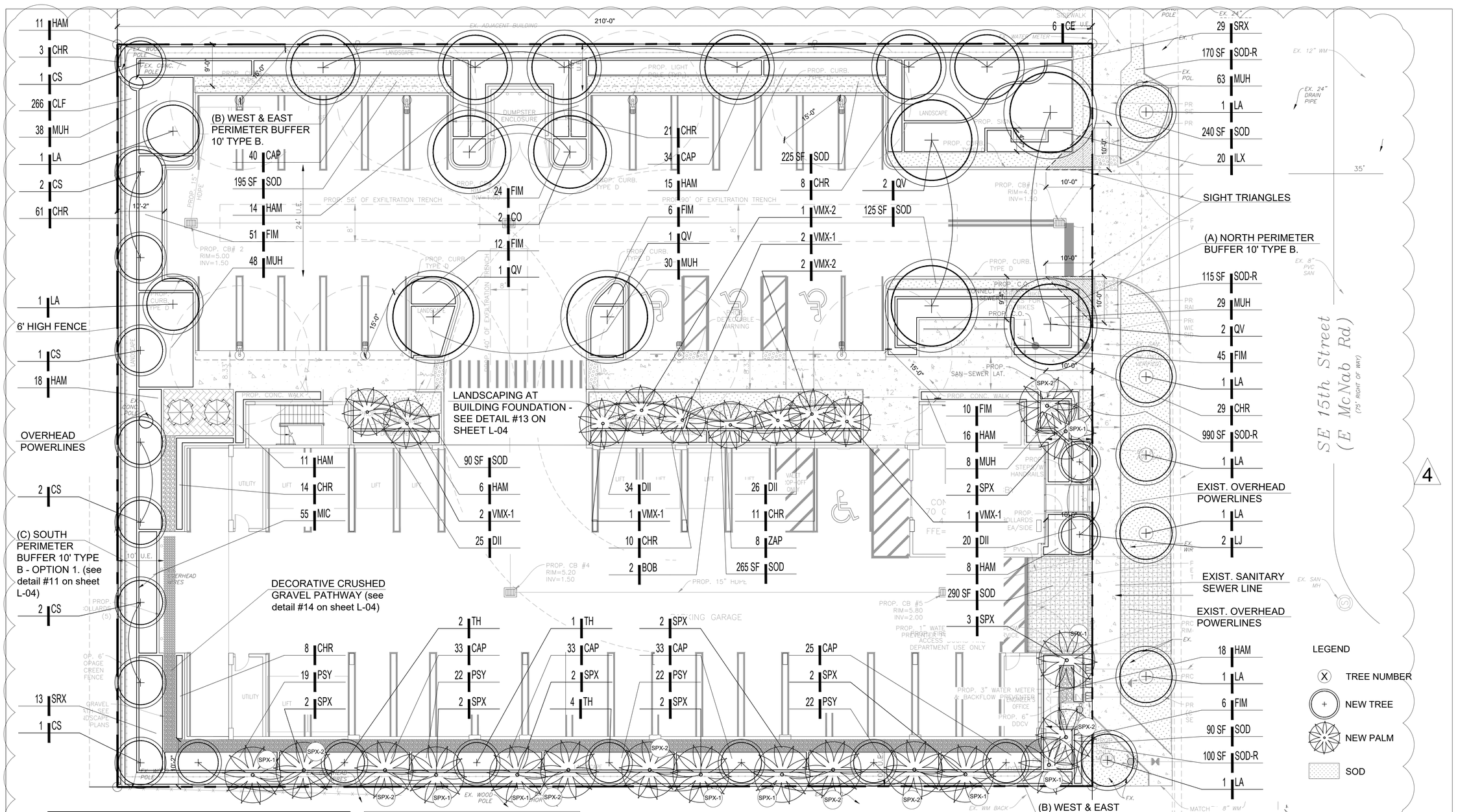

LANDSCAPE CALCULATIONS 872 CONDO HOTEL		
SITE AREA DATA:		
ZONING DISTRICT = B-2		
	SF	ACRES
NET LOT AREA	33,600	0.77
	REQUIRED	PROVIDED
LANDSCAPE PERVIOUS AREA SHALL BE MINIMUM 20% OF THE TOTAL GROSS AREA	6720	9279 (28%)
MIN. LANDSCAPING REQUIREMENTS		
G 1 TREE PER 3,000 SF OF LOT AREA OR FRACTION THEREOF	11	31
H STREET TREE - 1 STREET TREE FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE (160' LF)	4	4
TOTAL TREES/PALMS	15	35
5 SHRUBS PER 3,000 SF OF LOT AREA OR FRACTION THEREOF	56	1069
TOTAL SHRUBS	56	1069
VEHICULAR USE AREA LANDSCAPING		
A REQUIRED LANDSCAPING ADJACENT TO PUBLIC R.O.W. (10 FT. MINIMUM WIDTH) - 101 LF		
1 CANOPY TREE PER 30 LINEAR FEET OF PROPERTY LINE (101 LF/30 LF= 3.4 TREES)	4 TREES	4 TREES
B REQUIRED LANDSCAPING RELATED TO ABUTTING PROPERTIES - 420 LF (WEST & EAST)		
1 CANOPY TREE PER 40 LINEAR FEET OF PROPERTY LINE (420 LF/40 LF= 10.5 TREES)	11 TREES	12 TREES
C REQUIRED LANDSCAPING RELATED TO ABUTTING RESIDENTIAL DISTRICT - 160 LF (SOUTH)		
1 SMALL TREE PER 20 LINEAR FEET OF PROPERTY LINE (160 LF/20 LF= 8 TREES) TYPE B OPTION 1	8 TREES	9 TREES
D INTERIOR LANDSCAPE		
ONE TREE FOR EACH LANDSCAPE ISLAND (5 ISLAND)	8 TREES	8 TREES
E BUILDING BASE PLANTING - SHRUBS PLANTED WITHIN 3' OF THE BASE OF THE BUILDING		YES
SHRUBS PLANTED TO CREATE A CONTINUOUS, SEMI-OPAQUE HEDGE ALONG THE PERIMETER		PROVIDED
GROUNDCOVERS OR GRASS PLANTED IN ALL AREAS NOT OCCUPIED BY TREES OR SHRUBS		PROVIDED

TREE MITIGATION CALCULATION TABLE

NO.	BOTANICAL NAME	COMMON NAME	DISPOSITION	DBH (in)	HEIGHT (ft)	CONDITION	REMOVAL/MITIGATION PALM (1:1)	DBH
1	Sabal palmetto	Sabal Palm	TO BE REMOVED	12	15	0.7	1	
3	Sabal palmetto	Sabal Palm	TO BE REMOVED	10	18	0.6	1	
4	Coccoloba uvifera	Seagrape	TO BE REMOVED	3	15	0.45		5
5	Coccoloba uvifera	Seagrape	TO BE REMOVED	50	30	0.55		50
7	Coccoloba uvifera	Seagrape	TO BE REMOVED	3	15	0.5		3
8	Sabal palmetto	Sabal Palm	TO BE REMOVED	13	24	0.6	1	
11	Ficus benjamina	Weeping fig	TO BE REMOVED	4	18	0.55		4
12	Coccoloba uvifera	Seagrape	TO BE REMOVED	27	30	0.6		27
13	Sabal palmetto	Sabal Palm	TO BE REMOVED	12	30	0.5	1	
16	Sabal palmetto	Sabal Palm	TO BE REMOVED	10	20	0.66	1	
17	Coccoloba uvifera	Seagrape	TO BE REMOVED	22	20	0.55		22
19	Coccoloba uvifera	Seagrape	TO BE REMOVED	11	10	0.4		11
20	Sabal palmetto	Sabal Palm	TO BE REMOVED	no CT	18	0.5	1	
21	Sabal palmetto	Sabal Palm	TO BE REMOVED	12	30	0.6	1	
22	Sabal palmetto	Sabal Palm	TO BE REMOVED	10	25	0.55	1	
23	Sabal palmetto	Sabal Palm	TO BE REMOVED	10	25	0.6	1	
28	Sabal palmetto	Sabal Palm	TO BE REMOVED	10	25	0.6	1	
32	Coccoloba uvifera	Seagrape	TO BE REMOVED	3	10	0.4		3
33	Coccoloba uvifera	Seagrape	TO BE REMOVED	9	15	0.45		9

	REMAIN	REMOVE	TOTAL EXISTING
TREES	0	9	9
PALMS	0	10	10
TOTAL PALMS TO BE REMOVED	10		
TOTAL PROPOSED REPLACEMENT 2:1 CAL HT PALMS	10		
TOTAL TREES TO BE REMOVED IN DBH	136		
TOTAL CAL. INCH REQUIREMENTS	136" CAL TREES		
TOTAL PROPOSED MITIGATION CANOPY (Live Oak)	2 x 4" CAL TREES = 12" CAL.		CALIPER MITIGATION = 12" CAL.
TOTAL PROPOSED MITIGATION CANOPY (Pink Trumpet Tree)	6 x 2" CAL. TREES = 12" CAL.		CALIPER MITIGATION = 12" CAL.
TOTAL PROPOSED MITIGATION CANOPY (Grape Myrtle)	2 x 2" CAL. TREES = 12" CAL.		CALIPER MITIGATION = 4" CAL.
TOTAL PROPOSED MITIGATION CANOPY (ADD. TREES)			TOTAL CALIPER MITIGATION = 28" CAL.

PROPOSED REQUIRED TREE WITH EXTRA HEIGHT TOWARDS MITIGATION	13 EXTRA 14' TREES		
4 Live Oak, 6 Crape Myrtle & 3 Green Buttonwood	VALUE	TOTAL	DIFFERENCE
LIVE OAK - 20'HT MARKET VALUE	$300 X 2.5 = $ 750	$3,000.00	
LIVE OAK - 20'HT MARKET VALUE	$2,000 X 2.5 = $ 5,000	$30,000.00	$7,000.00
R.O.W. CRAPE MYRTLE - 10'HT MARKET VALUE	$ 150 X 2.5 = $ 375	$3,500.00	
CRAPE MYRTLE - 12'HT MARKET VALUE	$ 250 X 2.5 = $ 625	$1,250.00	
CRAPE MYRTLE - 20'HT MARKET VALUE	$ 500 X 2.5 = $ 1,250	$7,500.00	$4,750.00
GREEN BUTTONWOOD - 12'HT MARKET VALUE	$ 250 X 2.5 = $ 625	$625.00	
GREEN BUTTONWOOD - 20'HT MARKET VALUE	$ 500 X 2.5 = $ 1,250	$1,250.00	$625.00
TOTAL PROVIDED ADDITIONAL HT TOWARDS MITIGATION IN VALUE =			$12,375.00
$12,375 = 16.5 2"Cal. trees @ $750 each - Total Cal. to Mitigated with Extra Height Trees = 48.5" Cal.			
MITIGATION SHORTFALL =			36.5" Cal.
MITIGATION SHORTFALL IN DOLLARS =			$12,625.00

PLANT LIST

QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
	TREES							
6	CE	Conocarpus erectus	Green Buttonwood	High	yes	16 Ht. 5'cs. 3.5" DBH. 7' Spr. 6' CT	FG	as shown
2	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16 Ht. 5'cs. 3.5" DBH. 7' Spr. 6' CT	FG	as shown
9	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	14' Ht. 5'cs. 4" DBH. 8' Spr. 6' CT	FG	as shown
8	LA	Lagerstroemia fauriei 'Natchez'	Natchez Crape Myrtle	High	no	16 Ht. 5'cs. 3" DBH. 7' Spr. 6' CT	FG	as shown
2	LJ	Ligustrum japonicum	Tree Ligustrum	Medium	no	10' Ht. 4.5' Spr./Multi-Trunk/6 Trunk Min.	FG	as shown
6	QV	Quercus virginiana	Live Oak	High	yes	18' Ht. 5'cs. 6" DBH. 8' Sprd. 6' CT	FG	as shown
7	TH	Tabebuia Heterophylla	Pink Trumpet Tree	High	yes	14 Ht. 5'cs. 3" DBH. 4' Sprd. 5' CT	FG	as shown
	PALMS							
9	SPX-1	Sabal palmetto	Sabal Palm	High	yes	14' CT - 22' O.A. Minimum.	B&B	as shown
8	SPX-2	Sabal palmetto	Sabal Palm	High	yes	16' CT - 22' O.A. Minimum.	B&B	as shown
6	VMX-1	Veitchia montgomeriana	Montgomery Palm	Medium	no	22' O.A./Double - Full head	FG	as shown
3	VMX-2	Veitchia montgomeriana	Montgomery Palm	Medium	no	22' O.A./Triple - Full head	FG	as shown
	SHRUBS, GROUNDCOVERS & VINES							
2	BOB	Bougainvillea buttiana	Bougainvillea 'Barbara Karst'	High	no	36" O.A. Trellis		36" O.C.
198	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" Ht x 18" spr.		24" O.C.
199	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" Ht x 30" spr.		30" O.C.
266	CLF	Clusia flava	Small Leaf Clusia	High	yes	30" Ht.		30" O.C.
105	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump		24" O.C.
154	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A./ Full Clump		24" O.C.
117	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	30" Ht x 24" spr.		36" O.C.
20	ILX	Ilex vomitoria 'Schillings Dwarf'	Dwarf Yaupon Holly	High	yes	24" Ht x 18" spr.		24" O.C.
55	MIC	Microsorum scolopendrium	Wart Fern	High	no	18" Ht x 24" spr.		18" O.C.
216	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump		30" O.C.
85	PSY	Psychotria ligustrifolia	Wild Coffee	Medium	yes	24" Ht x 18" spr.		30" O.C.
42	SRX	Serenoa repens	Saw Palmetto	High	yes	24" O.A./ Full Clump		42" O.C.
8	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump		30" O.C.
	SOD							
1165	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
1375	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

NOTES:

1. ALL NEWLY LANDSCAPE AREAS TO BE PROVIDED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE TO ALL LANDSCAPE AREAS.
2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES, UTILITY EASEMENTS, SIDEWALKS AND DRIVEWAYS. SEE DETAIL #4 ON SHEET L-04.
3. ALL PLANT BEDS SHALL RECEIVE A MINIMUM 2" LAYER OF ORGANIC MULCH AROUND SHRUBS AND TREES.
4. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN AND BICYCLE TRAFFIC AT A LEVEL BETWEEN THREE FEET (3') AND SIX FEET (6') MEASURED FROM GRADE LEVEL.
5. PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL THE BED.
6. IF TREES ARE CONTAINERIZED, THE ROOT BALL SHALL BE SHAVED AT THE PERIMETER TO REMOVE ALL CIRCLING ROOTS

LEGEND

- TREE NUMBER
- NEW TREE
- NEW PALM
- SOD

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

Sunshine State One Call
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PERMIT SET - NOT FOR CONSTRUCTION

ANDRES MONTERO
LANDSCAPE ARCHITECTURE
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LANDSCAPE ARCHITECTURE
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Rev:	Date:	Description:	By:
1	5/10/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM 10/17/2023	AEM/MP
2	9/10/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM 7/02/2024	AEM/MP
3	10/8/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM OCTOBER 3, 2024	AEM/MP
4	12/11/24	REVISED DRAWING TO ADDRESS CITY COMMENTS FROM OCTOBER 16, 2024	AEM/MP
5			
6			

Sheet Title: LANDSCAPE PLAN

Project Name: CONDO HOTEL
872 E. McNab Road
Pompano Beach, FL 33060

LANDSCAPE ARCHITECT
LICENSED
ANDRES E. MONTERO
LA #666973
STATE OF FLORIDA

ANDRES E. MONTERO, PLA, ASLA
LICENSED LANDSCAPE ARCHITECT
STATE OF FLORIDA
REGISTRATION LA#666973

Digitally signed by Andres E Montero
Date: 2024.12.12 17:22:14 -05'00'

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Date:	OCTOBER 5, 2023
Scale:	1" = 10'-0"
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202323

Sheet Number: L-02