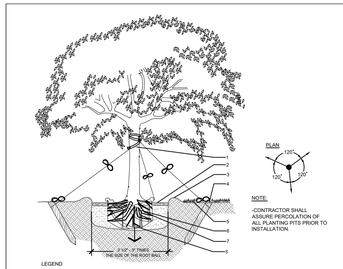
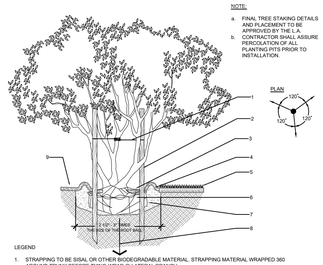


LEGEND

1. STRAPPING TO BE SISAL OR OTHER BIODEGRADABLE MATERIAL. STRAPPING MATERIAL WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ LATERAL BRANCH
2. 3" RECYCLED MULCH OR APPROVED EQUAL, MULCH MUST BE PULLED 2" BACK FROM TREE TRUNK.
3. SOL BERM TO HOLD WATER.
4. FINISHED GRADE - SOD CONDITION
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
6. ROOT BALL SHALL BE PLANTED MIN. 1" ABOVE FINISHED GRADE . PULL BURLAP AWAY FROM TOP OF BALL. DO NOT LEAVE ANY NON-BIODEGRADABLE MATERIAL SUCH AS TWINE, BURLAP, WIRE, ETC. ON ROOTBALL
7. PREPARED PLANTING SOIL AS SPECIFIED.
8. AUGER PER SPECS FOR PERCOLATION

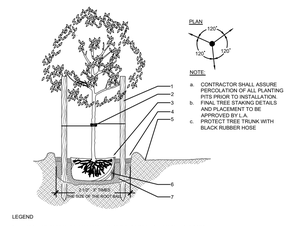
1 LARGE TREE — d-Large tree.dwg — SECTION — SCALE: N.T.S



LEGEND

1. STRAPPING TO BE SISAL OR OTHER BIODEGRADABLE MATERIAL. STRAPPING MATERIAL WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ LATERAL BRANCH
2. THREE-2"X2"X8' STAKES
3. 3" RECYCLED MULCH OR APPROVED EQUAL.
4. SOL BERM TO HOLD WATER.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
6. ROOT BALL SHALL BE PLANTED MIN 1" ABOVE WITH FINISHED GRADE. PULL BURLAP AWAY FROM TOP OF BALL. DO NOT LEAVE ANY NON-BIODEGRADABLE MATERIALS SUCH AS TWINE, BURLAP, WIRE ETC. ON ROOTBALL
7. PREPARED PLANTING SOIL AS SPECIFIED
8. AUGER PER SPECS FOR PERCOLATION
9. MULCH CONTINUES - SHRUB BED CONDITION

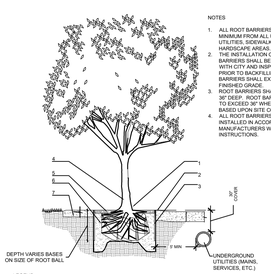
2 MULTI-TRUNK TREE — d-Multi-trunk tree.dwg — SECTION — SCALE: N.T.S



LEGEND

1. THREE 2"x4"x8' STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
2. STRAPPING TO BE SISAL OR OTHER BIODEGRADABLE MATERIAL. STRAPPING MATERIAL WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ LATERAL BRANCH
3. 3" RECYCLED MULCH OR APPROVED EQUAL. MULCH MUST BE PULLED 6" BACK FROM TREE TRUNK.
4. SOL BERM TO HOLD WATER.
5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
6. ROOT BALL SHALL BE PLANTED MIN. 1" ABOVE WITH FINISHED GRADE . PULL BURLAP AWAY FROM TOP OF BALL. DO NOT LEAVE ANY NON-BIODEGRADABLE MATERIAL SUCH AS TWINE, BURLAP, WIRE, ETC. ON ROOTBALL.
7. PREPARED PLANTING SOIL AS SPECIFIED.

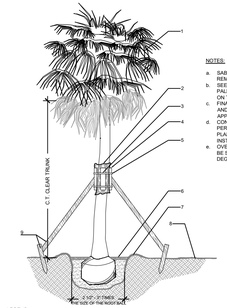
3 SMALL TREE — d-Small tree.dwg — SECTION — SCALE: N.T.S



LEGEND

1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
2. SIDEWALK OR PAVERS
3. ROOT BARRIER TO EXTEND A MINIMUM 8' IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES.
4. CLEAR TREE IN PLANTER OPENING.
5. MULCH
6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL.
7. CONCRETE SIDEWALK.

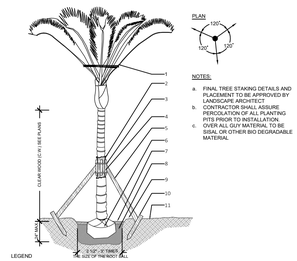
4 ROOT BARRIER INSTALLATION — d-2006-Root barrier.dwg — SECTION — SCALE: N.T.S



LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE PER SPECS, HURRICANE CUT SABAL PALM)
2. THREE LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. 6X 2" X 4" X 18" WOOD BATTONS PAINTED BROWN.
5. 3-2" X 4" LUMBER POLE BRACE @ 120 NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS AND 2" X 4" STAKES. FLAG AT MIDPOINT.
6. 0" MLLCH AS SPECIFIED MIN.24" FROM TRUNK.
7. SOL BERM TO HOLD WATER FINISH GRADE.
8. FINISH GRADE
9. 2" X 4" WOOD STAKES.

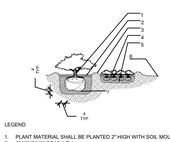
5 SABAL PALM — d-Sabal palm.dwg — SECTION — SCALE: N.T.S



LEGEND

1. PRUNE AND TIE FRONDS WITH HEMP TWINE.
2. MINIMUM 3 LAYERS OF BURLAP TO PROTECT TRUNK.
3. TWO STEEL BANDS TO SECURE BATTONS.
4. THREE 2" X 4" X 18" WOOD BATTONS.
5. 3-2" X 4" LUMBER POLE BRACES. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTONS & 2" X4" STAKES. FLAG AT MIDPOINT.
6. 0" MLCH SHALL BE PLANTED EVEN WITH FINISHED GRADE . PULL BURLAP AWAY FROM TOP OF BALL. DO NOT LEAVE ANY NON-BIODEGRADABLE MATERIAL SUCH AS TWINE, BURLAP, WIRE, ETC. ON ROOTBALL.
7. 3" RECYCLED MULCH OR APPROVED EQUAL, MULCH MUST BE PULLED 2" BACK FROM TREE TRUNK.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. BERM SOIL TO HOLD WATER.
10. 2" X 4" X 3' WOOD STAKES.
11. FINISH GRADE

6 SMALL PALM — d-Small palm.DWG — SECTION — SCALE: N.T.S

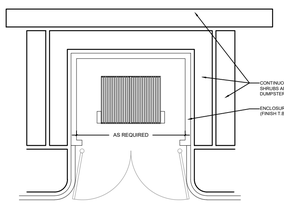


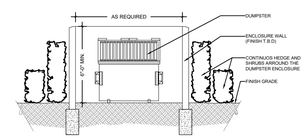
LEGEND

1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
2. 3" MINIMUM OF MULCH
3. SOIL BERM TO HOLD WATER
4. MINIMUN DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN)
7. PREPARED PLANTING SOIL AS SPECIFIED.

NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL & PLANT MATERIAL, UNLESS NOTED OTHERWISE.

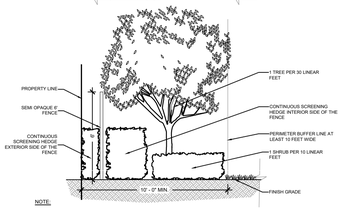
7 SHRUBS & GROUNCOVERS — d-Shrubs and groundcovers.DWG — SECTION — SCALE: N.T.S





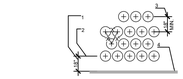
NOTE:
AS PER ARTICLE 5 PART 3 (SCREENING, FENCES AND WALLS), 155.5301.C
.EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION C. BELOW, ON ANY MULTIFAMILY AND NONRESIDENTIAL PROPERTIES, ALL OUTDOOR STORAGE AREAS, INCLUDING BUT NOT LIMITED TO, OUTDOOR STORAGE OF EQUIPMENT, MATERIALS, RECEPTACLES AND COMPACTORS, LARGE RECYCLABLE CONTAINERS, GREASECOL TANKS AND GARBAGE CANS AND CARTS SHALL BE SCREENED FROM VIEW FROM ADJACENT STREETS AND PROPERTIES IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION.
-THE EXTERNAL SIDES OF WALLS SCREENING A COMMERCIAL CONTAINER SHALL HAVE A "FINISHED" SURFACE (E.G., TEXTURED OR PAINTED) AND SHALL BE LANDSCAPED TO SOFTEN THEIR VISUAL IMPACT.

10 DUMPSTER DETAIL — d-dumpster detail.dwg — PLAN & SECTION — SCALE: N.T.S



NOTE:
- AS PER TABLE 155.5203.F.3, THIS PERIMETER BUFFER FUNCTIONS AS A SEMI-OPAQUE SCREEN FROM THE GROUND TO A HEIGHT OF AT LEAST SIX FEET.

11 TYPE B BUFFER OPTION 1 — d-type b buffer option1.DWG — PLAN & SECTION — SCALE: N.T.S



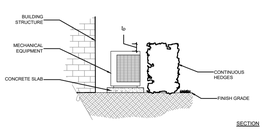
LEGEND

1. SETBACK FOR SHRUBS PLANTED 24" O.C. OR GREATER.
2. SETBACK FOR GROUNDCOVER AND ANNUALS.
3. PROVIDE MIN. 18" SPACING BETWEEN DIFFERENT PLANT TYPES.
4. CURB OR EDGE OF PAVEMENT.

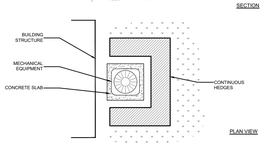
NOTE:

ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING "X".

8 TYPICAL PLANT SPACING — d-Typical spacing.DWG — SECTION — SCALE: N.T.S



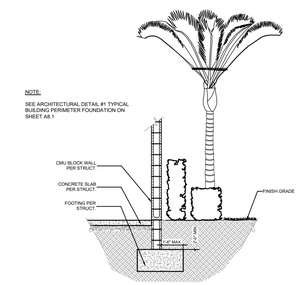
SECTION



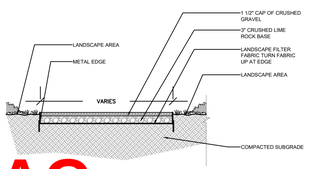
PLAN VIEW

NOTES:
- AS PER ARTICLE 5 PART 3 (SCREENING, FENCES AND WALLS), 155.5301.A.4. MECHANICAL EQUIPMENT MOUNTED ON GROUND LEVEL, SHALL BE SCREENED FROM VIEW FROM ADJACENT STREETS AND PROPERTIES IN ACCORDANCE WITH THE STANDARDS IN THIS SECTION. FENCES OR SOLID WALLS THE HEIGHT OF THE VEGETATION, WALL OR FENCE, SHALL BE MAINTAINED AT LEAST SIX INCHES ABOVE THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.
-TYPICAL MECHANICAL EQUIPMENT CAN INCLUDE: BACKFLOW, A/D, GENERATORS, POOL PUMP, GAS, TANKS UTILITY BOXES, ETC.

12 MECH. EQUIPMENT SCREENING @ GROUND LEVEL — SCALE: N.T.S



13 BUILDING FOUNDATION — d-building foundation — SECTION — SCALE: N.T.S



14 DECORATIVE CRUSHED GRAVEL PATHWAY — d-paving sections.DWG — SECTION - Landscape @ Both Sides — SCALE: N.T.S

AAC

PZ23-12000045

12/16/2024

GENERAL NOTES:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve (12) months, shrubs, and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.

ADDITIONAL NOTES:

1. Landscaping materials other than sod are not allowed within (5') five fee of any portion of City owned utilities within the public r.o.w.
2. All hedges abutting City Rights of Way to be maintained at a height no greater than 24".
3. As per 155.5204.F. No development, work or demo activity shall be allowed within the dripline of a tree or tree protection area.
4. Penalties would be incurred by the contractor for damages to the existing trees on site by 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 zone will result in mitigation/fines. Violations of this will result in a fine of $1,000.00 for the first offense, $1,500.00 for the second and $2,000.00 for the third, etc. If physical damage is done to the tree, an appraisal of the damage and related fees will be determined by an ASCA Registered Consulting Arborist, and be base on all or a percentage of the established values assigned to the tree.
5. All existing trees shall be pruned by an ISA Certified Arborist under the direction of a BCMA or ASCA Registered Consulting Arborist.
6. 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 an codominant trunks will not be accepted. Tress with girdling, intact leader circling and/or plunging roots will be rejected.
7. A Pre Construction meeting with Urban Forestry will be required before any work is performed onsite, where there is tree protection and/or plan material is to be installed on site.
8. All road rock, concrete, asphalt and other non natural material shall be removed from all planting soil prior to landscape installation and be replaced with planting soil prior to the installation of the landscape material.
9. All tree work will require permitting by a registered Broward County Tree Trimmer.
10. Landscaping materials other than sod are not allowed within (5') five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. No trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanouts or water &/or reuse meter.

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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			
5			
6			

Sheet Title: LANDSCAPE PLANTING DETAILS & GENERAL NOTES

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

ANDRES E. MONTERO, PLA, ASLA
LICENSED LANDSCAPE ARCHITECT
LA 0666970
STATE OF FLORIDA
REGISTRATION LA0666970
Digitally signed by Andres E Montero
Date: 2024.12.12 17:44:35 -05'00'

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Date:	OCTOBER 5, 2023
Scale:	N.T.S
Drawn By:	AEM/MEP
Approved By:	AEM
Project No:	202323

Sheet Number: L-04