

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).

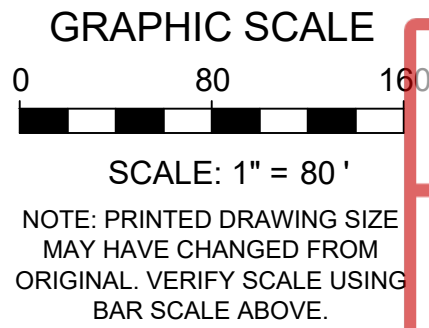
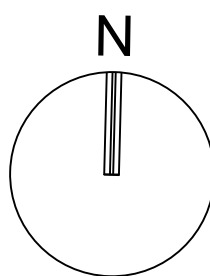
PLANT SCHEDULE							
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
BS	16	BURSERA SIMARUBA GUMBO LIMBO	12' HT	5' SPR	3" CAL	N**	
CI	7	CALOPHYLLUM INOPHYLLUM BEAUTY LEAF	12' HT	5' SPR	2.5" CAL	**	
CE	15	COCOCARPUS ERECTUS GREEN BUTTONWOOD	12' HT	5' SPR	2.5" CAL	N**	
DR	2	DELONIX REGIA ROYAL POINCIANA	16' HT	8' SPR	4" CAL	**	
ED	40	ELAEOCARPUS DECIPiens	12' HT	5' SPR	2.5" CAL	**	TREE FORM, NO SHAPING
LJ	7	LAGERSTROEMIA INDICA CRAPE MYRTLE	12' HT	5' SPR	2.5" CAL	**	MULTI-STEM
LI	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	MYRSIANTHES 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 ELLIOTTI 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 RELOCATED FROM SITE
QV2	2	QUERCUS VIRGINIANA LIVE OAK	VARIES			N**	
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	THRIXAX 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		ERIVONDA LITORALIS GOLDEN CREEPER	10' HT	10" SPR	18" O.C.	N**	
FGI		FICUS 'GREEN ISLAND' GREEN ISLAND FICUS	12' HT	12" SPR	12" O.C.	**	
HJD		HAMELIA PATENS 'COMPATA' DWARF FIREBUSH	24' HT	24" SPR	24" O.C.	**	
JPAS		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		PENNINGSETUM 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		TRIPSACULUM 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
<u>MIN. REQUIREMENTS PER ZONING 155.5203.C</u>		<u>REQUIRED</u>	
(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		

DENOTES NATIVE SPECIES
 DENOTES HIGH DROUGHT TOLERANT SPECIES
 DENOTES MODERATE DROUGHT TOLERANT SPECIES



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[illegible]

**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:	

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

DZB

SHEET NUMBER **LP-100**

PROJECT NUMBER **12000030**

DATE **01/08/2026**

TIME **10:07.14**

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

STATUS: PRELIMINARY