DRC
PZ25-12000039
12/17/2025

NOTE:

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 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. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
9. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
10. INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION FOR LANDSCAPE OR OTHER UNDERGROUND WORK.
11. ALL OVERHEAD UTILITIES TO BE BURIED PER CODE SECTION 155.5509.
12. NO LANDSCAPE MATERIAL OTHER THAN SOD IS ALLOWED WITHIN 5' OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC.
13. NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN 3' RADIUS OF CITY OWNED SEWER LATERAL CLEAN-OUT OR WATER AND/OR REUSE METER.
14. ALL CATEGORY 1 EXOTIC/INVASIVE TREES TO BE REMOVED PER LOCAL ORDINANCE.
15. 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 CODOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
16. ALL EXISTING TREES TO BE PRUNED BY AN ISA CERTIFIED ARBORIST UNDER DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
17. 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.

## LANDSCAPE REQUIREMENTS:

| | | | |
|---|---|---|---|
| **PROJECT INFORMATION:** | | | |
| ZONING DESIGNATION: | **GENERAL INDUSTRIAL (I-1)** | | |
| NET SITE AREA - AFFECTED AREA (S.F.) | **304,867** | **7.00** | AC |
| **MIN. REQUIREMENTS PER ZONING 155.5203.C** | **REQUIRED** | | |
| (1) TREE PER 3000 SF | **102** | | |
| (5) SHRUBS PER 3000 SF | **508** | | |
| **PERIMETER BUFFER 155.5203.F** | **REQUIRED** | **PROVIDED** | |
| **EAST** | | | |
| (1) CANOPY TREE PER 30 LF | **18** | **18** | |
| (1) UNDERSTORY TREE PER 30 LF | **18** | **18** | |
| **WEST** | | | |
| (1) CANOPY TREE PER 30 LF | **18** | **13** | * |
| **NORTH** | | | |
| (1) CANOPY TREE PER 30 LF | **18** | **18** | * |
| **SOUTH** | | | |
| (1) CANOPY TREE PER 30 LF | **19** | **23** | * |
| TOTAL | **91** | **90** | * |
| **PARKING ISLAND TREES** | **REQUIRED** | **PROVIDED** | |
| (1) TREE PER PARKING ISLAND | **10** | **10** | |
| **STREET TREES 155.5203.G** | **REQUIRED** | **PROVIDED** | |
| **EAST** | | | |
| (1) TREE PER 40 LF | **13** | **18** | |
| **NORTH** | | | |
| (1) TREE PER 40 LF | **14** | **15** | |
| TOTAL | **27** | **33** | |
| **VUA PERIMETER LANDSCAPE REQUIREMENT 155.5203.D.3** | **REQUIRED** | **PROVIDED** | |
| (1) TREE PER 40 LF (163 LF) | **4** | **4** | |
| **TOTAL REQUIRED** | **REQUIRED** | **PROVIDED** | |
| (PERIMETER BUFFER + PARKING ISLAND + STREET + VUA TREES) | **132** | **137** | |
| **NATIVE TREE REQUIREMENT 155.5203.B** | **REQUIRED** | **PROVIDED** | |
| 50% OF REQUIRED TREES TO BE NATIVE | **66** | **98** | |
| **TREE HT RELATIVE TO BLDG 155.5203.B.2.g** | **REQUIRED** | **PROVIDED** | |
| 50% REQ'D. TREES TO BE 14' OA | | **61** | |
| 50% PALMS TO BE 18' OA | | **8** | |
| TOTAL | **66** | **69** | |
| **INTERIOR LANDSCAPE REQUIREMENT 155.5203.D.4** | **REQUIRED** | **PROVIDED** | |
| 15% OF TOTAL VUA TO BE LANDSCAPE (SF) | **12214** | **14014** | |
| **BUILDING VUA 155.5203.D.5.a** | **REQUIRED** | **PROVIDED** | |
| BUILDING A: | | | |
| NORTH: 78' - 5' (DOORWAYS/LOADING) X 11.5' D. = | **840** | **1636** | |
| EAST: 104' - 56' (DOORWAYS/LOADING) X 11.5' D. = | **552** | **308** | |
| SOUTH: 78' X 11.5' D. = | **897** | **508** | |
| WEST: 104' - 56' (DOORWAYS) X 11.5' D. = | **552** | **375** | |
| BUILDING A TOTAL VUA LANDSCAPE AREA: | **2841** | **2827** | |
| BUILDING B: | | | |
| NORTH: 104' - 56' (DOORWAYS/LOADING) X 11.5' D. = | **552** | **602** | |
| EAST: 78' - 10' (DOORWAYS/LOADING) X 11.5' D. = | **782** | **2794** | |
| SOUTH: 104' - 56' (DOORWAYS/LOADING) X 11.5' D. = | **552** | **144** | |
| WEST: 78' X 11.5' D. = | **897** | **508** | |
| BUILDING A TOTAL VUA LANDSCAPE AREA: | **2783** | **4048** | |
| TOTAL BUILDING VUA LANDSCAPE AREA: | **8465** | **9702** | |

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

## PLANT SCHEDULE

| CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | SPREAD | DBH/CAL | NATIVE | REMARKS |
|---|---|---|---|---|---|---|---|
| TREES | | | | | | | |
| CE | 19 | CONOCARPUS ERECTUS<br>GREEN BUTTONWOOD | 14` HT | 6` SPR | 2.5" CAL | N** | |
| CS | 12 | CONOCARPUS ERECTUS 'SERICEUS'<br>SILVER BUTTONWOOD | 10` HT | 5` SPR | 2" CAL | N** | |
| DR | 1 | DELONIX REGIA<br>ROYAL POINCIANA | 16` HT | 8` SPR | 4" CAL | ** | |
| ED | 4 | ELAEOCARPUS DECIPIENS<br>JAPANESE BLUEBERRY | 12` HT | 5` SPR | 2.5" CAL | ** | TREE FORM, NO SHAPING |
| LI | 19 | LAGERSTROEMIA INDICA 'NATCHEZ'<br>WHITE CRAPE MYRTLE | 12` HT | 5` SPR | 2.5" CAL | ** | |
| MF | 39 | MYRCIANTHES FRAGRANS<br>SIMPSON`S STOPPER | 10` HT | 8` SPR | 2" CAL | N | MULTI-TRUNK; 3-5 STEMS |
| QV | 19 | QUERCUS VIRGINIANA<br>LIVE OAK | 14` HT | 6` SPR | 2.5" CAL | N** | |
| SM | 9 | SWIETENIA MAHAGONI<br>WEST INDIAN MAHOGANY | 12` HT | 5` SPR | 2.5" CAL | N | |
| TC | 5 | TABEBUIA CARAIBA<br>YELLOW TABEBUIA | 12` HT | 5` SPR | 2.5" CAL | ** | |
| TH | 12 | TABEBUIA HETEROPHYLLA<br>PINK TABEBUIA | 14` HT | 6` SPR | 2.5" CAL | ** | |
| PALMS | | | | | | | |
| SP | 12 | SABAL PALMETTO<br>SABAL PALM | 12`, 18`, 24` CT | | | N** | STAGGERED HTS, SEE PLAN FOR HTS |
| VM | 11 | VEITCHIA MONTGOMERYANA<br>MONTGOMERY PALM | 12`-16` CT | | | * | |
| CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | SPREAD | SPACING | NATIVE | REMARKS |
| SHRUBS | | | | | | | |
| CHR | 898 | CHRYSOBALANUS ICACO<br>COCO PLUM | 48" HT | 24" SPR | 24" O.C. | N** | |
| CODE | | BOTANICAL / COMMON NAME | HEIGHT | SPREAD | SPACING | NATIVE | REMARKS |
| CONCEPTUAL SHRUB AREAS | | | | | | | |
| CHR | | CHRYSOBALANUS ICACO<br>COCO PLUM | 24" HT | 24" SPR | 24" O.C. | N** | |
| CON | | CONOCARPUS ERECTUS<br>GREEN BUTTONWOOD HEDGE | 24" HT | 24" SPR | 30" O.C. | N** | |
| FGI | | FICUS 'GREEN ISLAND'<br>GREEN ISLAND FICUS | 12" HT | 12" SPR | 12" O.C. | ** | |
| JAS | | JASMINUM VOLUBILE<br>WAX JASMINE | 10" HT | 16" SPR | 24" O.C. | ** | |
| MUH | | MUHLENBERGIA CAPILLARIS<br>GULF MUHLY GRASS | 24" HT | 24" SPR | 24" O.C. | N** | |
| NEP | | NEPHROLEPIS EXALTATA<br>BOSTON FERN | 10" HT | 14" SPR | 24" O.C. | N** | CERTIFIED NATIVE |
| PLU | | PLUMBAGO AURICULATA 'IMPERIAL BLUE'<br>PLUMBAGO | 16" HT | 20" SPR | 24" O.C. | * | |
| PSY | | PSYCHOTRIA NERVOSA<br>WILD COFFEE | 20" HT | 20" SPR | 24" O.C. | N** | |
| RON | | RONDELETIA LEUCOPHYLLA<br>PANAMA ROSE | 20" HT | 20" SPR | 24" O.C. | | |
| TRD | | TRIPSACUM DACTYLOIDES<br>FAKAHATCHEE GRASS | 24" HT | 24" SPR | 36" O.C. | N** | |
| SOD | | ST. AUGUSTINE | | | | | |

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

KEITH
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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:** | **11/12/2025** |
| **DESIGNED BY:** | **KU, KS** |
| **DRAWN BY:** | **KU** |
| **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: 2025.11.12 16:32:23-05'00'

**PAUL H. WEINBERG, R.L.A.**
**FLORIDA REG. NO. LA6666804**
**(FOR THE FIRM)**

**CLIENT**

**JADIAN IOS**

**PROJECT**

**951 SW 12th AVENUE**
**POMPANO BEACH FL**

**SHEET TITLE**

**PLANTING SCHEDULE**

| | |
|---|---|
| **SHEET NUMBER** | **LP-002** |
| **PROJECT NUMBER** | **15427.00** |

STATUS: PRELIMINARY

Plotted by: kurena On Wednesday, November 12, 2025 8:42:17 AM

Drawing name: H:\15427.00 - 951 S Andrews Ave - Jadian IOS\Landscape Architecture\CAD\15427.00 - LP-101.dwg