

GROUND FLOOR PLANT LIST				
LOT AND STREET TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	5	ea.	16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Satinleaf	5	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	19	ea.	16' tall x 6' spread, 4" DBH
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood	9	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
COES2	Conocarpus erectus "Sericeus" ...Silver Buttonwood	3	ea.	12' tall x 6' spread, 2" DBH, Single Leader Street Tree
LYLA	Lysiloma latisiliquum ...Wild Tamarind	6	ea.	16' tall x 6' spread, 3" DBH
MYFR	Mycratinthes fragrans ...Simpson Stopper	12	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
QUVI	Quercus virginiana ...Live Oak	8	ea.	16' tall x 6' spread, 4" DBH
MITIGATION TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
BUSI	Bursera simaruba ...Gumbo Limbo	4	ea.	16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Satinleaf	1	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	8	ea.	16' tall x 6' spread, 4" DBH
COES	Conocarpus erectus "Sericeus" ...Silver Buttonwood	7	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
LYLA	Lysiloma latisiliquum ...Wild Tamarind	3	ea.	16' tall x 6' spread, 3" DBH
MYFR	Mycratinthes fragrans ...Simpson Stopper	6	ea.	12' tall x 6' spread, 3 trunks (totalling 3' min. DBH) lifted to tree form
QUVI	Quercus virginiana ...Live Oak	4	ea.	16' tall x 6' spread, 4" DBH
PALMS				
KEY	PLANT NAME	QTY.	UT.	SIZE
BINO	Bismarckia nobilis ...Bismarck Palm	1	ea.	6' CT min.
LIDE	Livistona decipiens ...Ribbon Fan Palm	7	ea.	16' Ht. OA
SAPA	Sabal palmetto ...Sabal Palm	9	ea.	(3) @ 26' tall; (3) @ 32' tall; (3) @ 38' tall, curved/character trunks, smooth trunk, hurricane cut, heavy leaning, mix sizes in groups
THRA	Thrinax radialis ...Florida Thatch Palm	9	ea.	6' tall OA
VEMO2	Veitchia montgomeryana ...Montgomery Palm (Double)	11	ea.	22' tall OA, 13' GW, double trunk
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ACWI	Acalypha wilkesiana ...Copperleaf	50	ea.	30" x 24", install, 24" o.c.
CHIC	Chrysobalanus icaco ...Cocoplum	372	ea.	18" x 18", install 18" o.c.
CHIH	Chrysobalanus icaco "Horizontalis" ...Horizontal Cocoplum	125	ea.	18" x 18", install 18" o.c.
CLGU	Clusia guiterra ...Dwarf Pitch Apple	24	ea.	30" x 30"
ERLI	Ernodea littoralis ...Golden Creeper	215	ea.	3 gal cans, full
HACU	Hamelia cuprea ...Dwarf Firebush	32	ea.	24" x 24"
MODE	Monstera deliciosa ...Monstera Swiss Cheese Plant	7	ea.	30" x 30", mature leaves, install 30" o.c.
MUCA	Muhlenbergia capillaris ...Muhly Grass	63	ea.	3 gal cans, full
PHBM	Philodendron var. "Burle marx" ...Burle Marx Philodendron	57	ea.	18" x 18", install 18" o.c.
PHSE	Philodendron sellowum ...Split-Leaf Philodendron	12	ea.	30" x 30", mature leaves, install 30" o.c.
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	396	ea.	24" x 24", install 24" o.c.
PSNE	Psychotria nervosa ...Wild Coffee	56	ea.	24" x 24"
RHEX	Rhapis excelsa ...Lady Palm	12	ea.	5' tall OA, multi
SERE	Serenia repens ...Saw Palmetto 'Silver'	26	ea.	24" x 24", install 24" o.c.
SOTO	Necklace pod ...Sophora tomentosa	9	ea.	30" x 30", install 30" o.c.
TRDA	Tripsacum dactyoides ...Fakahatchee Grass	153	ea.	3 gal cans, full
ZAPU	Zamia pumila ...Coontie	192	ea.	18" x 18", install 18" o.c.
GROUND COVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
UEG	Utriope muscari "Evergreen Giant" ...Giant Green Utriope	660	ea.	12" x 12", install 12" o.c.
NEEX	Nephrolepis exaltata ...Boston Fern	1250	ea.	12" x 12", install 12" o.c.
MISCELLANEOUS				
sod	St. Augustine 'Floratum'		as req.	c.y. solid
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark		as req.	c.y. excavate and backfill 18" depth in all planting areas.
	Shredded Metaleuca Mulch Roadguard		as req.	c.y. 3" layer in all shrub beds l.f. 24" deep, manufacturer to be selected
	Native			

PLANT LIST - LEVEL 4-6				
TREES				
KEY	PLANT NAME	QTY.	UT.	SIZE
MYFR	Myrcianthes fragrans Simpson's Stopper	2	ea.	8' tall x 4' spread, 3 trunks, luffed to tree form
SHRUBS & GROUNDCOVERS				
KEY	PLANT NAME	QTY.	UT.	SIZE
ERLU	Ernoden littoralis ...Golden Creeper	61	ea.	3 gal cans, full
MUCA	Muhlenbergia capillaris ...Fluffy Grass	65	ea.	3 gal cans, full
NEXE	Nephrolepis exaltata ...Boston Fern	428	ea.	1 gal cans, full, install 12" o.c.
PHBM	Philodendron var. "Burle marx" ...Burle Marx Philodendron	18	ea.	18" x 18"
POMA	Podocarpus macrophyllus ...Podocarpus	63	ea.	30" x 18"
MISCELLANEOUS				
	Root Planter Soil Mix 25% Coarse Sand 25% Medium Sand 20% Pine Bark 20% Florida Peat 8% Rice Rock 2% Marl	as req.	c.y.	
	Shredded Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Native			

LANDSCAPE REQUIREMENTS			
PROJECT INFORMATION:			
ZONING DESIGNATION	B-3 (Dwelling, Mixed-Use)		
TOTAL SITE AREA (S.F.)	102,393 S.F.	2.35 ACRES	
TOTAL PERVIOUS AREA (20% OF SITE AREA)	23,500 S.F.	23%	
NATIVE TREE REQUIREMENT 155.5203.B			
50% OF REQUIRED TREES TO BE NATIVE	Required	Provided	
	17	93	
MIN. REQUIREMENTS PER ZONING 155.5203.C			
	Required	Provided	
(1) TREE PER 3000 SF	35	108 (5 ex)	
(5) SHRUBS PER 3000 SF	171	1,576	
REQUIRED TREES:			
PERIMETER BUFFER 155.5203.F		Required	Provided
NORTH, SOUTH & EAST - TYPE B (B-3 on North Property, Commercial on South not Pompano property, Residential to East)			
(1) TREE PER 30 LF (NORTH - 264 LF)(Option 1)	9	9 (5 ex)	
(1) TREE PER 30 LF (SOUTH - 346 LF)(Option 1)	12	12 (5 ex)	
(1) TREE PER 30 LF (EAST - 336 LF)(Option 1)	11	11	
STREET TREES 155.5203.G			
	Required	Provided	
(1) TREE PER 40 LF			
FEDERAL HIGHWAY - 338 LF	9	9	
TOTAL TREES REQUIRED			
PERIMETER BUFFER & STREET TREES	Required	Provided	
	40	40	
BASE BUILDING PLANTING 155.5203(E)(3)(b)			
	Required	Provided	
(1) SHRUB PER 6 LF (250 LF EXCLUDING DOORS/LOADING)	28	28+	
BUILDING VUA 155.5203.D.5.a			
	Required	Provided	
(1) TREE PER 30 LF (785 LF)	26	26	
(1) TREE PER PARKING ISLAND	6	6	
TREE HT RELATIVE TO BLDG 155.5203.B.2.g			
	Required	Provided	
50% REQUIRED TREES TO BE 16' OA / PALMS 22' OA			
TREES @ 16' OA	44	44+	
PALMS @ 22' OA (IF PROVIDED)	25	25+	

NOTES:

Landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E):
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 cleanout or water &/or reuse meter.

Overhead utilities will remain existing on the East part of the property.

All shrubs/hedges abutting City Rights of way are maintained at a height no greater than 24".

As per 155.5204.F. No development, work, or demo activity shall be allowed within the dripline of a tree or tree protection area.

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, piling 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, on 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.

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.

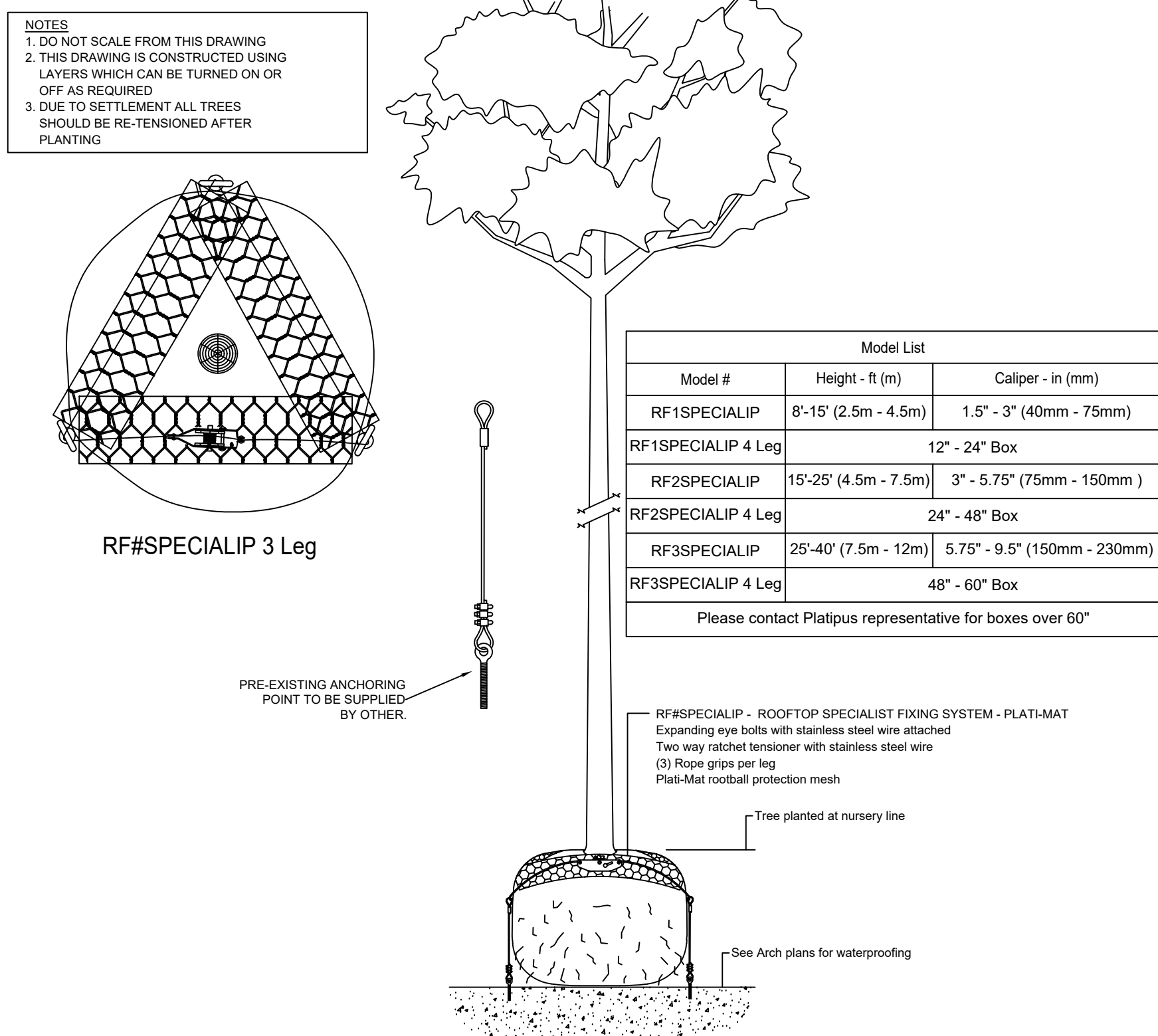
A Pre Construction meeting with Urban Forestry is required before any work is performed onsite, where there is tree protection and/or plant material is installed on site.

All road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

All tree work will require permitting by a registered Broward County Tree Trimmer.

Any work to be performed by hand with prior UF approval.

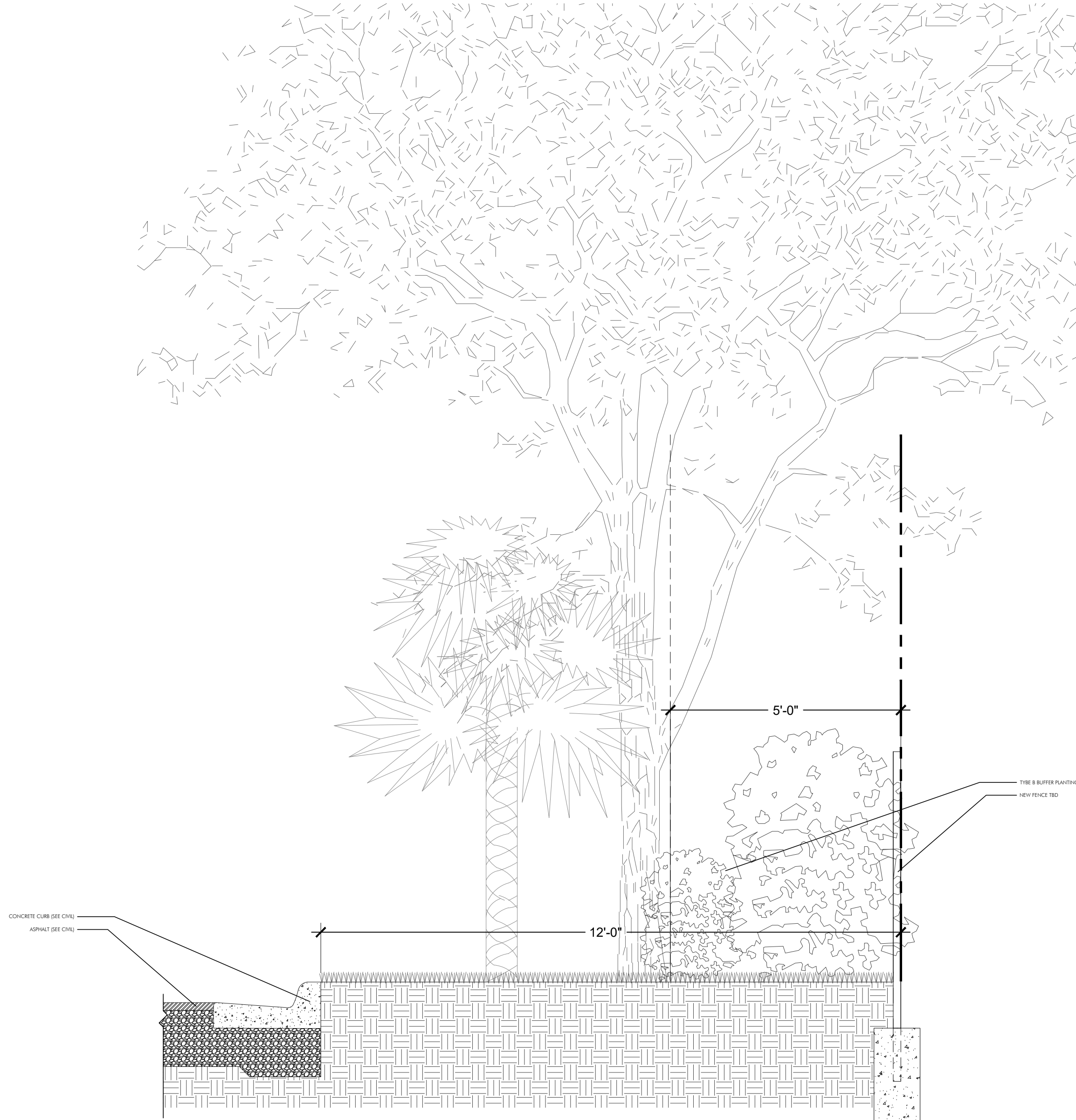
As per City Ordinance(s) §50.02(A) (3) and §100.35(G) that landscaping materials other than sod are not allowed within (5) five feet of any portion of City-owned utilities within the public street right-of-way including meters, hydrants, service lines, etc. Also, please note that no trees, shrubbery, or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter.



ROOFDECK TREE/PALM ANCHORING DETAIL

N.T.S.

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EAST SIDE PROPERTY LINE PLANTING DETAIL

NTS

DRC		
PZ24- 12000027 03/04/2026	idea Architect	
absolute-idea.com		
CANAL PARK 3323 NE 163rd Street, Suite 200 T 305.792.0015 T 305.931.0279 @info@absolute-idea.com	North Miami Beach, FL 33160	
SEAL		
KEN GARDNER FL A 1569	TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM AMERICAN REGISTRATION REQUIREMENTS FOR ARCHITECTS IN FLORIDA PURSUANT TO CHAPTER 489 PART I OF THE FLORIDA STATUTES.	
Professionals	<div>idea Architects</div> <div>30 YEARS OF EXCELLENCE FLYNN ENGINEERING</div> <div>GTD DESIGN</div>	
REV.	DATE	DESCRIPTION
01	XX-XX-2024	D.R.C SUBMITAL
ALL MEASUREMENTS MUST BE VERIFIED BEFORE BEGINNING THE WORKS. NO MEASUREMENTS ARE TO BE SCALED DIRECTLY FROM THIS DRAWING.		
Key section		
Client		
VERA FUND NICK POLYUSHKIN & YURI KHARITONENKOV TEL: 305.833.3303		
Project		
1600 S FEDERAL HIGHWAY (MIXED-USE PROJECT) 1600 SOUTH FEDERAL HIGHWAY, POMPANO BEACH, FL 33062		
Title		
PROPOSED PLANT LIST & LANDSCAPE LEGEND		
Drawn GSLA	Field LANDSCAPE ARCH	
Verified KG	Scale as shown	
Approved KG	Date 10-09-2024	
Project Manager KG	Dwg. no. L-207	
Project 24-838		