GROUNDFLOOR PLANT LIST

KEY	PLANT NAME	QTY.	UT.	SIZE
LOT AND STREET TREES				
BUSI	Bursera simaruba ...Gumbo Limbo	6	ea.	16' tall x 6' spread, 4" DBH
CHOL	Chrysophyllum oliviforme ...Satinleaf	9	ea.	12' tall x 5' spread, 2" DBH
COER	Conocarpus erectus ...Green Buttonwood	17	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	7	ea.	16' tall x 6' spread, 4" DBH
MYFR	Myrcianthes 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	9	ea.	16' tall x 6' spread, 4" DBH
MITIGATION TREES				
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, 4" DBH
MYFR	Myrcianthes 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				
BINO	Bismarckia nobilis ...Bismarck Palm	1	ea.	10' CT min.
LIDE	Livistona decipiens ...Ribbon Fan Palm	7	ea.	16' Ht. OA
SAPA	Sabal palmetto ...Sabal Palm	9	ea.	(3) @ 18' tall; (3) @ 24' tall; (3) @ 30' tall, curved/character trunks, smooth trunk, hurricane cut, heavy leaning, mix sizes in groups
THRA	Thrinax radiata ...Florida Thatch Palm	8	ea.	8' tall OA, minimum 4' CT
VEMO2	Veitchia montgomeriana ..Montgomery Palm (Double)	11	ea.	22' tall OA, 13' GW, double trunk
SHRUBS				
ACWI	Acalypha wilkesiana ..Copperleaf	66	ea.	30" x 24", install, 24" o.c.
CHIC	Chrysobalanus icaco ...Cocoplum	379	ea.	18" x 18", install 18" o.c.
CHIH	Chrysobalanus icaco 'Horizontalis' ..Horizontal Cocoplum	136	ea.	18" x 18", install 18" o.c.
CLGU	Clusia guttifera ...Dwarf Pitch Apple	24	ea.	30" x 30"
ERLI	Ernodea Littoralis ...Golden Creeper	232	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	Muhlenberghia capillaris ...Muhly Grass	90	ea.	3 gal cans, full
PHBM	Philodendron var. 'Burle marx' ...Burle Marx Philodendron	57	ea.	18" x 18", install 18" o.c.
PHSE	Philodendron selloum ...Split-Leaf Philodendron	12	ea.	30" x 30", mature leaves, install 30" o.c.
PSBA	Psychotria bahamensis ...Bahamas Wild Coffee	471	ea.	24" x 24", install 24" o.c.
PSNE	Psychotria nervosa ..Wild Coffee	6	ea.	24" x 24"
RHEX	Rhapis excelsa ..Lady Palm	70	ea.	4' tall OA, multi
SERE	Serenoa 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 dactyloides ...Fakahatchee Grass	167	ea.	3 gal cans, full
ZAPU	Zamia pumila ..Coontie	149	ea.	18" x 18", install 18" o.c.
GROUNDCOVERS				
LIEG	Liriope muscari 'Evergreen Giant' ..Giant Green Liriope	660	ea.	12" x 12", install 12" o.c.
NEEX	Nephrolepis exaltata ...Boston Fern	2,173	ea.	12" x 12", install 12" o.c.
MISCELLANEOUS				
sod	St. Augustine 'Floratam'	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 Melaleuca Mulch	as req.	c.y.	3" layer in all shrub beds
	Rootguard	as req.	l.f.	24" deep, manufactuerer to be selected
	Native			

PLANT LIST - LEVEL 4-6

KEY	PLANT NAME	QTY.	UT.	SIZE
TREES				
MYFR	Myrcianthes fragrans Simpson's Stopper	2	ea.	8' tall x 4' spread, 3 trunks, lifted to tree form
SHRUBS & GROUNDCOVERS				
ERLI	Ernodea Littoralis ...Golden Creeper	61	ea.	3 gal cans, full
MUCA	Muhlenberghia capillaris ...Muhly Grass	65	ea.	3 gal cans, full
NEEX	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				
	Roof 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)	24,878 S.F.	24%
NATIVE TREE REQUIREMENT 155.5203.B	Required	Provided
50% OF REQUIRED TREES TO BE NATIVE	17	95
MIN. REQUIREMENTS PER ZONING 155.5203.C	Required	Provided
(1) TREE PER 3000 SF	35	110 (5 ex)
(5) SHRUBS PER 3000 SF	171	1,933
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 Ea		
(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	Required	Provided
PERIMETER BUFFER & STREET TREES	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, 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.

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.

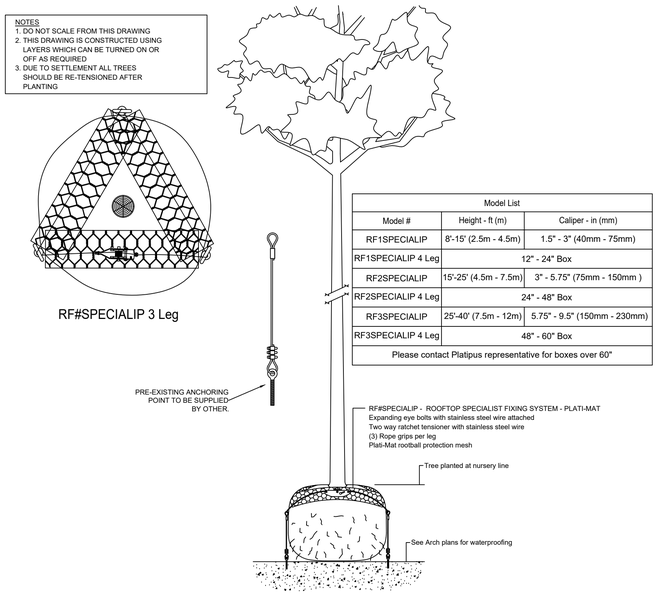
All road rock, concrete, asphalt and other non natural material be removed from all planting areas prior to landscape installation and be replaced with planting soil prior to landscape installation.

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.

NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS CONSTRUCTED USING LAYERS WHICH CAN BE TURNED ON OR OFF AS REQUIRED
3. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING



Model List		
Model #	Height - ft (m)	Caliper - in (mm)
RF1SPECIALIP	8'-15' (2.5m - 4.5m)	1.5" - 3" (40mm - 75mm)
RF1SPECIALIP 4 Leg	12" - 24" Box	
RF2SPECIALIP	15'-25' (4.5m - 7.5m)	3" - 5.75" (75mm - 150mm)
RF2SPECIALIP 4 Leg	24" - 48" Box	
RF3SPECIALIP	25'-40' (7.5m - 12m)	5.75" - 9.5" (150mm - 230mm)
RF3SPECIALIP 4 Leg	48" - 60" Box	
Please contact Platipus representative for boxes over 60"		

ROOFDECK TREE/PALM ANCHORING DETAIL

N.T.S.

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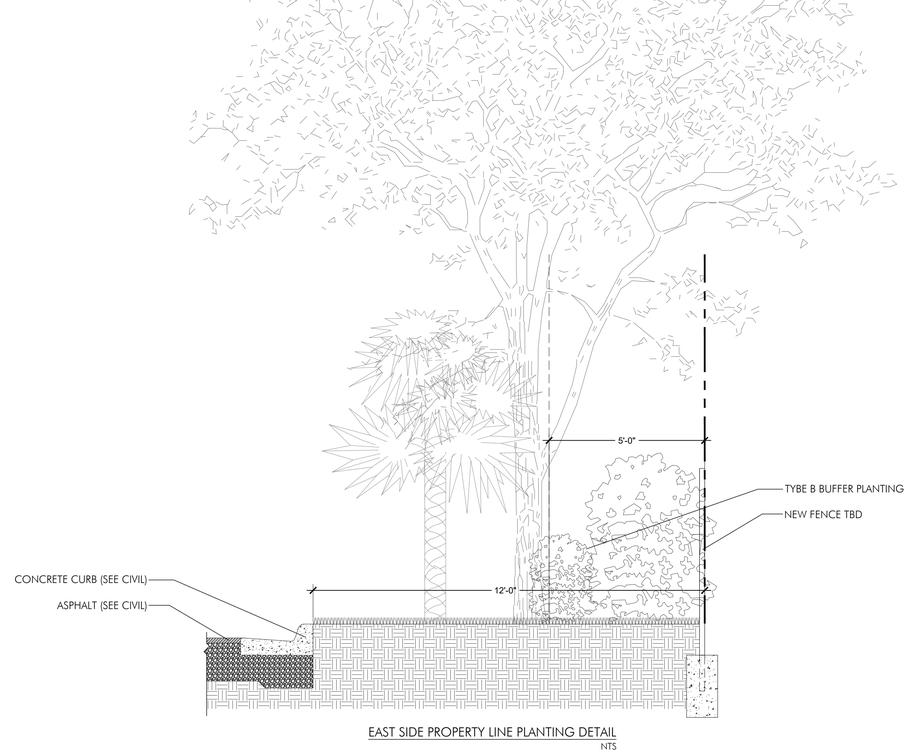

EAST SIDE PROPERTY LINE PLANTING DETAIL

NTS

idea Architect
absolute-idea.com
CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL

KENNETH ERIC GARDNER STATE OF FLORIDA LA 0001569 REGISTERED LANDSCAPE ARCHITECT

Digitally signed by Ken Gardner
Date: 2026.03.12 09:11:44 -04'00'

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

KEN GARDNER
FL LA 1569

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODE REQUIREMENTS AND WITH THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES.

Professionals

idea Architect
FLYNN ENGINEERING
GSLA DESIGN

REV.	DATE	DESCRIPTION
01	XX-XX-2024	D.R.C SUBMITAL

DRC
PZ24-12000027
04/15/2026

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	