

LANDSCAPE CALCUALTIONS

CITY OF POMAPNO BEACH, FL - LANDSCAPE CODE COMPLIANCE CHART  
155.125 LANDSCAPING

GROSS SITE AREA: 33,387 SF  
ZONING DISTRICT: I-1 (GENERAL INDUSTRIAL)  
BUILDING HEIGHT: 22' (45' MAX)

Canopy Trees: 2.5" Cal min, 14' HT min  
Understory Trees: 10' HT min  
Ornamental Trees: 8' HT  
Palm Trees: 14' HT min  
Shrubs - 24" HT min

LEGEND:

NBT - NORTH BUFFER TREE  
SBT - SOUTH BUFFER TREE  
EBT - EAST BUFFER TREE  
WBT - WEST BUFFER TREE

SITE AREA	SF	AC	%
VEHICULAR USE AREA	12,245.96	0.28	37%
BUILDING FOOTPRINT (EX & PROPOSED)	12,768.00	0.29	38%
SIDEWALKS AND HARDSCAPES	1,513.99	0.03	5%
GREEN SPACE	6,859.00	0.16	21%
TOTAL	33,386.95	0.77	100%

MIN DEVELOPMENT OF SITE LANDSCAPING	REQ	PROV
MIN LANDSCAPE AREA - 15% OF VUA	1,836.89	6,859.00

MIN DEVELOPMENT OF SITE LANDSCAPING	REQ	PROV
TREES - 1 PER 3000 SF OF LOT AREA	11	21
SHRUBS - 5 PER 3000 SF OF LOT AREA * NOTE 2	56	56

VEHICULAR USE AREA LANDSCAPING	REQ	PROV
1 CANOPY TREE PER PARKING ISALND	2	2

FOUDNATION PLANTING - 50% OF REQ WIDTH OF BLDG	REQ	PROV
BLDG FAÇADE LF - 50% REQ FOUNDATION PLANTING AT 8' WIDE MIN	1,152.00	1,155.00
PALMS (DOUBLES OR TRIPLES)	-	4
SHUBRS & GROUND COVERS - 2 LAYERS OR TIERS	-	YES

PERIMETER LANDSCAPE BUFFERS:	REQ	PROV
NORTH - 19 LF (EXISTING BUILDING ALONG PROPERTY LINE)	0.6	1
TREES - 1 CANOPY TREE / 30'	YES	YES
SHRUBS - CONTINUOUS HEDGE	YES	YES
*EXISTING HEDGE ALONG NORTH PROPERTY LINE		
SOUTH - 208 LF (EXCLUDING DRIVEWAYS)	7	7
TREES - 1 CANOPY TREE / 30'	YES	YES
* 6 PROPOSED TREES AND 4 UNDERSTROY TREES COUNTED AT 2:1		
SHRUBS - CONTINUOUS HEDGE	YES	YES
*EXISTING HEDGE ALONG SOUTH PROPERTY LINE		
EAST - 200 LF	7	7
TREES - 1 CANOPY TREE / 30'	YES	YES
SHRUBS - CONTINUOUS HEDGE	YES	YES
*EXISTING HEDGE ALONG EAST PROPERTY LINE		
WEST - 100 LF (PROPOSED BUILDING)	3	3
TREES - 1 CANOPY TREE / 30'	YES	YES
SHRUBS - CONTINUOUS HEDGE	YES	YES
TOTAL TREES	20	21

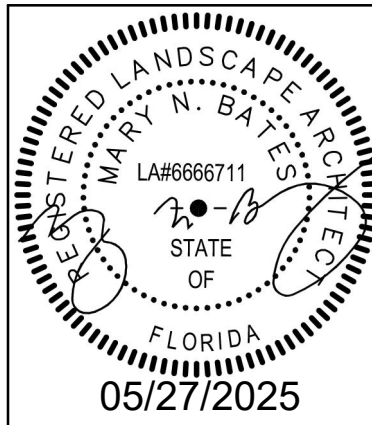
NATIVE SPEICES	REQ	PROV
TREES - 20 OR MORE TREES REQ, 50% NATIVE REQ	10	17
	50%	81%
TREE DIVERSITY - MIN 2 SPECIES	2	4

MAINTAIN CLEARANCES 36" CIRCUMFERANCE AROUND FIRE HYDRANT WITH CLEAR ACCESS TO THE FRONT, WITH NO LANDSCAPING MATERIAL ALLOWED WITHIN THIS AREA.

TREES WITH INVASIVE ROOTS SHALL BE INSTALLED MIN. 5' FROM UTILITIES

PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY ONSITE WORK BEGINS, PARTICULARLY WHEN TREE PROTECTION AND/OR PLANT MATERIALS ARE INSTALLED.

ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.



LANDSCAPE  
PLANTING PLAN

COMMERCIAL TENANT IMPROVEMENT PLANS  
Office Warehouse  
115 NW 16TH ST.  
Pompano Beach, FL - 33060

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO "HARDSCAPE". INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE BARK NUGGET MULCH, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

NATURAL SURVEILLANCE (LANDSCAPING) NOTES

- MAINTAIN 2 TO 2.5 FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER. GOAL: INCREASE VISIBILITY & DETER CONCEALMENT.
- MAINTAIN AN 8" FEET CLEAR TREE TRUNK FOR CANOPY TREES AND TALL PLANTS WITHOUT ANY OBSTRUCTIVE LIMBS OR FOLIAGE HANGING DOWN BELOW 6 FEET THAT WOULD IN THE PRESENT OR FUTURE OBSTRUCT NATURAL &/OR ELECTRONIC SURVEILLANCE. (NOTE THAT YOUNG IMMATURE TREES WITH 6" INCH OR LESS DIAMETER TRUNKS ARE EXCLUDED FROM THIS CONDITION ONLY WHILE MATURING PER CODE.) GOAL: INCREASE VISIBILITY, IMPROVE LINE OF SIGHT & PREVENT OBSTRUCTIONS TO ELECTRONIC SURVEILLANCE & PEDESTRIAN SCALE LIGHTING.
- DESIGN IN DENSE & DEFENSIVE, LOW-PROFILE AND/ OR HARSH THORNY-LIKE NON-OBSTRUCTIVE (MAXIMUM HEIGHT 2' TO 2.5 FEET) LANDSCAPING IN ANY VULNERABLE AREAS SUCH AS UNDER WINDOWS, AROUND FENCING OR WALLS, REMOTE PROPERTY LINES, ETC. GOAL: DETER LOTTERING, TRESPASSING AND TO DENY ANY CONCEALED STAGING AND AMBUSH OPPORTUNITY FOR POTENTIAL MORE SERIOUS CRIMINAL ACTIVITY SUCH AS BURGLARY, ROBBERY, SEXUAL CRIMES, ETC. DO NOT PLACE HEDGES OR PLANTS TOO CLOSE TO FENCES OR WALLS SO THAT IT OBSTRUCTS NATURAL SURVEILLANCE AND RESULTS IN PROVIDING CONCEALMENT/ AMBUSH OPPORTUNITIES.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B.).
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

NOTE: 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.

PER 155.5203.B.2.B, 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.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/DBH	HEIGHT	NATIVE	XERIC
TREES									
	BS	7	BURSERA SIMARUBA 6" CT MIN.	GUMBO LIMBO	CONT.	2" CAL. @ 12" ABOVE GRADE MIN.	10' HT	YES	
	CES	8	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	CONT.	1.5" CAL	8' HT	YES	
	QV	9	QUERCUS VIRGINIANA 6" C.T. MIN.	SOUTHERN LIVE OAK	CONT.	2" CAL. @ 12" ABOVE GRADE MIN.	14' HT MIN	YES	
PALM TREES									
	PE	4	PTYCHOSPERMA ELEGANS	DOUBLE ALEXANDER PALM	CONT.	NA	12-14' CT & 18' OA MIN	NO	
SHRUBS									
	CR	57	CHRYSOBALANUS ICACO	GREEN COCO PLUM	CONT	36" OC	36" MIN.	YES	
GROUND COVERS									
	CE	85	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	CONT.	24" OC	FULL	NO	
	FG	144	FICUS MICROCARPA 'GOLDEN ISLAND FICUS	GREEN ISLAND FICUS	CONT	24" OC	12" HT MIN	NO	
	HD	143	HELIANTHUS DEBILIS	DUNE SUNFLOWER	3 GAL.	24" OC	24"	YES	
	LM	33	LIRIOPE MUSCARI 'SUPER BLUE'	LILYTURF	1 GAL.	POT	12"	YES	
	MUH	31	MUHLENBERGIA X 'PINK FLAMINGO'	PINK FLAMINGO MUHLY	3 GAL.	36" OC	30"	YES	
	RI	11	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	CONT.	24" OC	FULL	NO	MEDIUM
	AJ	61	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	3 GAL.	24" OC	24"	YES	
SOD/SEED									
	SOD	2,839 SF	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA GRASS	SOD			NO	

DRC

PZ25-12000014

07/02/2025

Date	Comment

Project Number	
Date	05/27/2025
Drawn By	RNK
Checked By	MNB

LP-1