

**LEGEND**

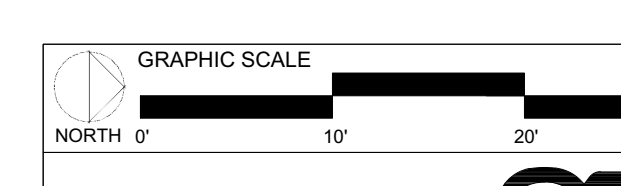
- Tree Protection Fence
- Tree Number
- Existing Tree to Remain
- Existing Palm to Remain
- New Tree
- New Palm

(A) NORTH PERIMETER BUFFER 10' TYPE B.  
SE 15th Street  
(E McNab Rd)  
(75' RIGHT OF WAY)

(B) WEST & EAST PERIMETER BUFFER 10' TYPE B.

EXIST. SANITARY SEWER LINE  
EXIST. OVERHEAD POWERLINES TO BE BURIED

12"x6" TAPPING  
& (2) 6" G.V.  
BETWEEN VALVES



**Sunshine State One Call**  
Know what's below.  
Call before you dig.

LANDSCAPE CALCULATIONS, 672 CONDO HOTEL			
SITE AREA DATA:			
CONING DISTRICT	8-2		
NET LOT AREA	SF	ACRES	
	33,600	0.77	
LANDSCAPE PREVIOUS AREA SHALL BE MINIMUM 20% OF THE TOTAL GROSS AREA			
	REQUIRED	PROVIDED	
	6720	13214 (20%)	
MIN. LANDSCAPING REQUIREMENTS			
1. TREE PER 3,000 SF OF LOT AREA OR FRACTION THEREOF	11	27	
2. STRIP TREE - 1 STRIP TREE FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE (160' LF)	4	4	
EXISTING TREES		3	
NEW PALMS		25	
EXISTING PALMS		4	
5 SHRUBS PER 3,000 SF OF LOT AREA OR FRACTION THEREOF	36	973	
	TOTAL TREES/PALMS	15	43
	TOTAL SHRUBS	56	973
VEHICULAR USE AREA LANDSCAPING			
A. REQUIRED LANDSCAPING ADJACENT TO PUBLIC R.O.W. (10 FEET MINIMUM WIDTH) - 101 LF			
1. CANOPY TREE PER 30 LINEAR FEET OF PROPERTY LINE (101 LF/30 LF= 3.4 TREES)	3 TREES	4 TREES	
B. REQUIRED LANDSCAPING RELATED TO ADJUTING PROPERTIES - 420 LF (WEST & EAST SIDE)			
1. CANOPY TREE PER 40 LINEAR FEET OF PROPERTY LINE (420 LF/40 LF= 10.5 TREES)	11 TREES	13 TREES	
C. REQUIRED LANDSCAPING RELATED TO ADJUTING RESIDENTIAL DISTRICT - 160 LF (SOUTH SIDE)			
1. CANOPY TREE PER 30 LINEAR FEET OF PROPERTY LINE (160 LF/30 LF= 5.3 TREES) TYPE B OPTION 1	5 TREES	7 TREES	
D. INTERIOR LANDSCAPE			
ONE TREE FOR EACH LANDSCAPE ISLAND (5 ISLANDS)	5 TREES	5 TREES	
SHRUBS PLANTED TO CREATE A CONTINUOUS, SEMI-OPAQUE HEDGE ALONG THE PERIMETER			
GROUNDCOVERS OR GRASS PLANTED IN ALL AREAS NOT OCCUPIED BY TREES OR SHRUBS		PROVIDED	
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE			
IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR			

Plant List	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES (New & Existing)								
4	CE	Conocarpus erectus	Green Buttonwood	High	yes	16 ht. Std. 3.5" DBH, 7 Spr. 6' CT	FG	as shown
7	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	16 ht. Std. 3.5" DBH, 7 Spr. 6' CT	FG	as shown
4	CT	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	16 ht. Std. 4" DBH, 8 Spr. 6' CT	FG	as shown
3	CH-E	Coccoloba ulifera	Sea Grape Tree	High	yes	EXISTING #17, #19 & #33	FG	as shown
7	IC	Ilex cassine	Dahoon Holly	High	no	12 ht. 2.5" DBH, 4 CT	FG	as shown
4	LA	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	High	no	14' ht. Std. 3" DBH, 7 Spr. 6' CT	FG	as shown
2	LI	Ligustrum japonicum	Tree Ligustrum	Medium	no	6' ht. 4.5" Spr./Multi-Trunk/s Trunk Min.	FG	as shown
3	OV	Quercus virginiana	Live Oak	High	yes	16 ht. Std. 4" DBH, 7 Spr. 6' CT	FG	as shown
PALMS (New & Existing)								
6	SPX-1	Sabal palmetto	Sabal Palm	High	yes	14' CT - 22' O.A. MINIMUM	b.b.b.	as shown
6	SPX-2	Sabal palmetto	Sabal Palm	High	yes	16' CT - 22' O.A. MINIMUM	b.b.b.	as shown
4	SPX-E	Sabal palmetto	Sabal Palm	High	yes	EXISTING #13, #16 & #28	as shown	
13	VMX	Veitchia montanensis	Montgomery Palm	Medium	no	16' O.A./Single Full head	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
7	ACX	Accelerotheca wrightii	Purple Palm	Medium	yes	6' ht. O.A. Clump	FG	42" O.C.
192	CAP	Capparis cynophallophora	Jamaican Capier	High	yes	18' ht x 18' spr.	3 Gal.	24" O.C.
132	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30' ht x 30' spr.	7 Gal.	30" O.C.
227	CLF	Clusia fava	Small Leaf Clusia	High	yes	30' ht.	7 Gal.	30" O.C.
102	DII	Dietes iridioides	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
140	FIM	Ficus macrocarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
100	HAM	Hamelia noddia	Dwarf Firebush	Medium	yes	30' ht x 24' spr.	7 Gal.	36" O.C.
103	MIC	Microsorum scolopendrium	Wart Fern	High	no	18" ht x 24" spr.	3 Gal.	18" O.C.
98	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
85	PSY	Psychotria nervosa	Wild Coffee	Medium	yes	24' ht x 18' spr.	3 Gal.	30" O.C.
45	SRX	Sesuvia repens	Sow Palmetto	High	yes	24" O.A./ Full Clump	7 Gal.	42" O.C.
25	TAP	Tamia pumila	Coonlike	High	yes	24" O.A./ Full Clump	7 Gal.	30" O.C.
SOD								
1255	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
1235	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

- NOTES:**
- ALL NEWLY LANDSCAPE AREAS TO BE PROVIDED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM THAT PROVIDES 100 PERCENT COVERAGE TO ALL LANDSCAPE AREAS.
  - ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES, UTILITY EASEMENTS, SIDEWALKS AND DRIVEWAYS. SEE DETAIL #5 ON SHEET L-04.
  - ALL PLANT BEDS SHALL RECEIVE A MINIMUM 2" LAYER OF ORGANIC MULCH AROUND SHRUBS AND TREES.
  - THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY FOR VEHICULAR, PEDESTRIAN AND BYCICLE TRAFFIC AT A LEVEL BETWEEN THREE FEET (3') AND SIX FEET (6') MEASURED FROM GRADE LEVEL.

ANDRES MONTERO  
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LANDSCAPE ARCHITECTURE  
URBAN PLANNING  
LAND DESIGN

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By: AEM/MP

Description: CONDO HOTEL 672 GUESTROOMS FROM 10/1/2023

Date: 5/10/24

Rev: 1

Sheet Title: LANDSCAPE PLAN

Project Name: CONDO HOTEL  
872 E. McNab Road  
Pompano Beach, FL 33060

Digitally signed by Andres Montero  
Date: 2024.05.13  
15:22:20  
04/00'

Date: OCTOBER 5, 2023  
Scale: 1" = 10'-0"  
Drawn By: AEM/MEP  
Project No: 202323  
Sheet Number: L-02

PERMIT

PZ23-12000-45  
07/03/2024