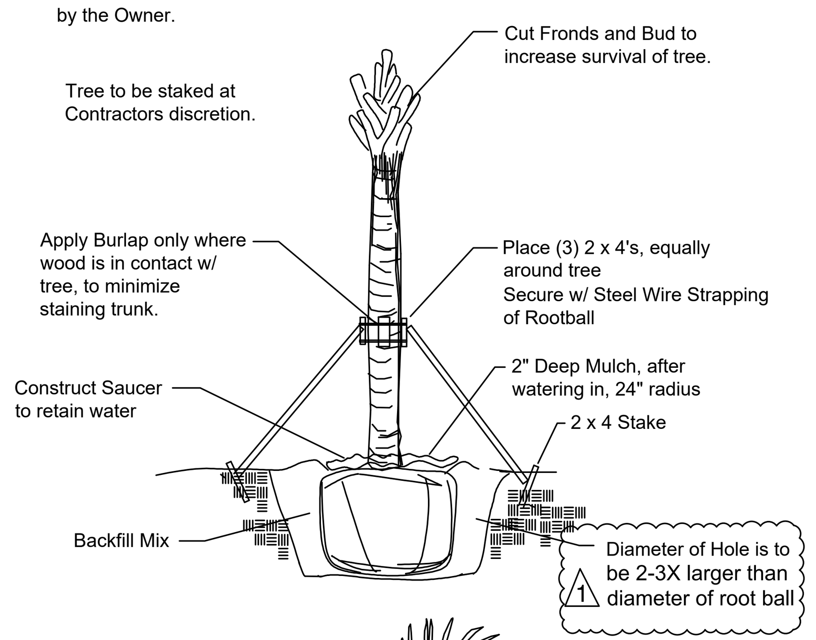
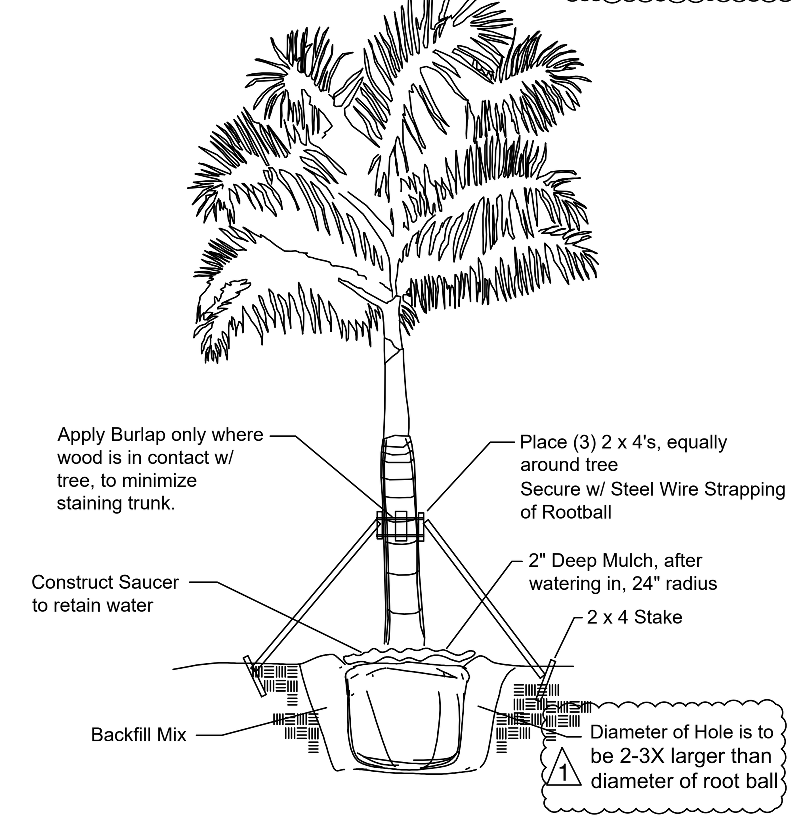
Palm Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.



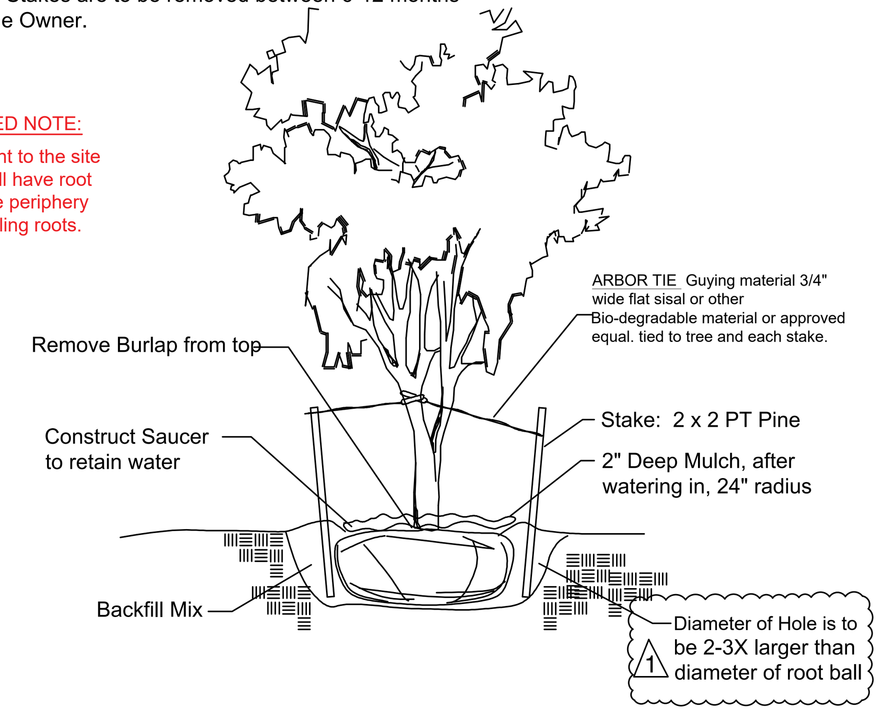


Tree Staking Detail

Tree Stakes are to be removed between 6-12 months by the Owner.

CONTAINERIZED NOTE:

Any Trees brought to the site in containers shall have root ball shaved at the periphery to remove all circling roots.



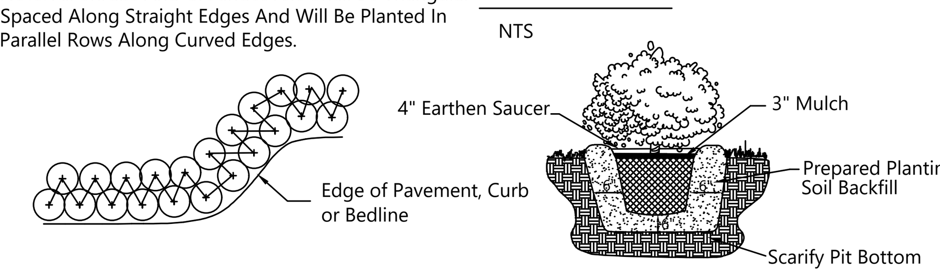
Shrub & Groundcover Planting Detail

NTS

Note: All Shrubs And Groundcovers Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.

SHRUB DETAIL

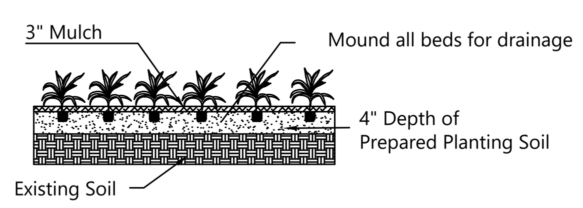
NTS

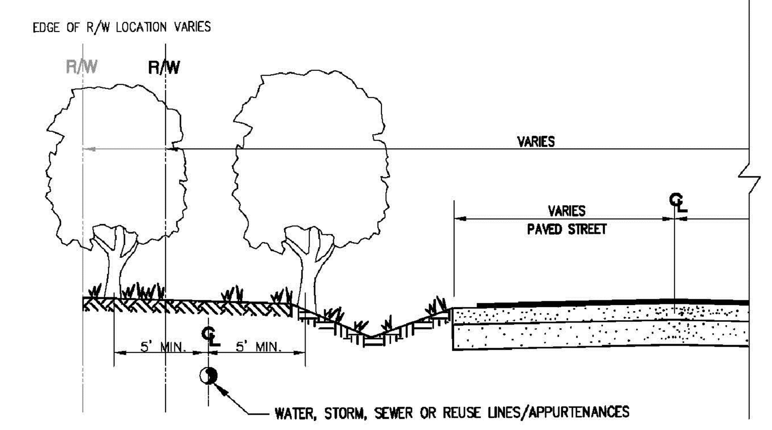


Groundcover & Annual Detail

NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.





TREE LOCATIONS REQUIRED IN PUBLIC R/W ON UTILITY EASEMENTS

NOTES
PLEASE NOTE THAT AS PER CITY ORDINANCE(S) 50.02(A) (4) AND 100.35(E), STREET TREES SHALL NOT BE PLACED ON TOP OF OR 5' OF EITHER SIDE OF ANY CITY OWNED UTILITY INFRASTRUCTURE. ALSO, PLEASE NOTE THAT NO TREES SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY OWNED LATERAL CLEANOUT OR WATER & OR REUSE METER.

ENGINEERING STANDARDS 2019

REVISIONS		ENGINEERING DIVISION CITY OF POMPANO BEACH	REQUIRED TREE LOCATIONS	
BY	DATE		APPROVED BY:	DATE: 2016 DWG. NO. 316-1
		SCALE: N.T.S.		

UTILITY NOTE:
As per City Ordinances 50.02(A)(4) and 100.35 (E), street trees shall not be placed on top of or 5' of either side of any City owned utility infrastructure. Also, no trees, shrubbery or obstruction shall be placed within a 3' radius of a city owned sewer lateral cleanouts or water &/or reuse meter.

As per city code, Only sod shall be within 5' of any portion of City owner utilizes with in the public street row including meters, hydrants, service lines, etc.

All overhead utilities shall be buried for this project in accordance with Code Section 155.5509.

MINIMUM OVERALL LANDSCAPE REQUIREMENTS	CHAPTER 155.5203 LANDSCAPE CODE OF ORDINANCES	REQUIRED	EXISTING	PROVIDED / PROPOSED
ZONING CATEGORY	I-1 GENERAL INDUSTRIAL			
TOTAL GROSS SITE AREA	34,094 SF / .78 ACRES			
TOTAL NET SITE AREA (NIC 10' ROW DEDICATION) 1	33,050 SF / .76 ACRES			
PROPOSED BUILDING HEIGHT	45'-0" MAX		16'-0"	21'-9"
IMPERVIOUS AREA (INCL BUILDING AREA)			24,380 SF (73.8 %)	23,606 (71.4 % OF SITE) 1
PERVIOUS AREA (GREEN)	20% MIN.	6,610 SF MIN	8,670 SF (26.2 %)	9,444 SF (28.6 % OF SITE)
OVERALL LANDSCAPE				
TREES	1 TREE PER 3000 SF OF NET LOT AREA	1 12 TREES		14 TREES & 16 PALMS
SHRUBS	5 SHRUBS PER 3000 SF OF NET LOT AREA	56 SHRUBS		PROVIDED - REFER TO PLAN
PERIMETER LANDSCAPE BUFFERS				
NORTH : 325.68 L.F. (ADJ EX. INDUSTRIAL)				
TREES	1 TREE PER 40 L.F.	9 TREES		9 TREES
SHRUBS	CONTINUOUS HEDGE			PROVIDED - REFER TO PLAN
EAST : 100.00 L.F. ROW / VUA BUFFER				
TREES	1 TREE PER 30 L.F.	4 TREES		4 TREES 1
SHRUBS	CONTINUOUS HEDGE			PROVIDED - REFER TO PLAN
SOUTH : 357.25 L.F. (ADJ EX. INDUSTRIAL)	357.25 - 130 ex. bldg = 227.25 l.f. / 40			
TREES	1 TREE PER 40 L.F.	6 TREES		6 TREES 1
SHRUBS	CONTINUOUS HEDGE			PROVIDED - REFER TO PLAN
WEST : 104.44 L.F. ROW / VUA BUFFER				
TREES	1 TREE PER 30 L.F.	4 TREES		3 TREES & 3 PALMS **
SHRUBS	CONTINUOUS HEDGE			PROVIDED - REFER TO PLAN
STREET TREES				
1 SW 12TH Ave. (West side - o.h.w. present)	1 TREE PER 40 L.F.	3 TREES		3 TREES
SW 10TH Ave (East side)	1 TREE PER 40 L.F.	3 TREES		3 TREES
PARKING / VUA LANDSCAPE				
TREES	1 TREE PER ISLAND (incl terminus)	5 TREES		5 TREES
VUA LANDSCAPE	16,822 SF OF VUA AREA			
INTERIOR LANDSCAPE AREA	15 % min. of total paved VUA	2,523.30 SF MIN	1	2,954 SF (17.56 % of VUA)* refer to color graphic for breakdown
TOTAL NUMBER OF TREE REQUIRED		47 TREES		48 TREES & 19 PALMS
FOUNDATION BUILDING BASE PLANTINGS	TREE, PALMS AND TIERED SHRUBS/GROUNDCOVERS WHERE APPLICABLE			PROVIDED for where applicable (nic doors, accessways, etc) REFER TO PLAN
MITIGATION NOTE: REPLACING PREVIOUSLY APPROVED WEST BUFFER TREES & PALM **	Refer to TDP-1 FOR CALCULATIONS	4 TREES & 1 PALM	1	4 TREES & 1 PALM **
NATIVE & DIVERSIFICATION				
NATIVE TREES & PALMS	50% MIN of 67 total trees & palms	34 min.		57 native trees & palms
PALM SUBSTITUTION	20% MAX of required trees, excluding parking islands must be canopy	NOTE: REPLACING PREVIOUSLY APPROVED WEST BUFFER & FOUNDATION PALMS **		N/A **
NATIVE SHRUBS & GROUNDCOVERS	50% MIN of 754 shrubs & groundcover's	377 min.		428 native shrubs

Landscape notes:

FDOT Type D or R curb shall be provided along the perimeter of all landscaped, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.

Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.

Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.

Landscape shall not be placed around structures in a manner so as to impede accessibility for fire rescue operations.

All new landscape areas shall be provided with 100 % automatic irrigation coverage.

A Functioning rain sensor/shut-off device shall be required on all irrigation systems.

Mulch all plant beds as specified in details using hardwood, non-cypress to 3" depth.

The soil utilized within the parking island areas MUST be a minimum of 36" in depth of natural soil NOT consisting of road rock, imported fill or other miscellaneous debris.

FOR ALL TREE PLANTINGS :

Synthetic burlap ball covering materials shall be completely remover.

Wire baskets shall be cut off to a depth of 1/2 (half) the depth f the root ball.

Burlap coverings shall be removed to a depth of 1/3 (third) of the root ball.

Any tree support materials shall be removed from each tree once it is established.

Any Trees that is to be containerized, root ball shall be shaved at the periphery to remove all circling roots.

All Canopy trees shall be planted no closer than 10' to any underground utilities UNLESS a root barrier is used.

Root Barrier to be installed WHERE APPLICABLE (refer to city note)
Install as per Manufacture specs:
Root Solutions (800)554-0914
Biobarrier (800)257-6687 Or Equal

If any proposed Trees/Palms are adjacent to exiting overhead utility lines, then principles of FPL "Plant the Right Tree in the Right Place" shall be adhered to.

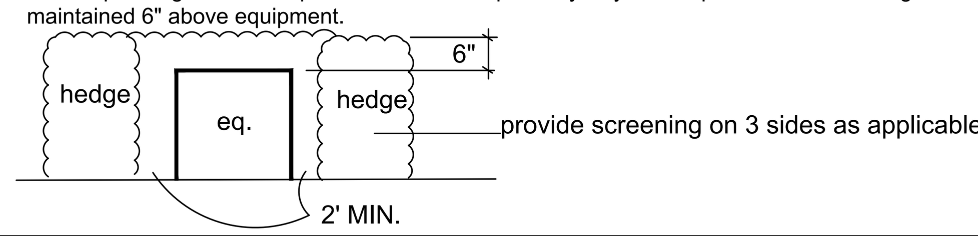
Alteration of proposed material shall be reviewed by Project LA for approval & notification to City.

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.

CITY OF POMPANO BEACH UTILITY SCREENING NOTE:

MECHANICAL & SERVICE EQUIPMENT SCREENING DETAIL

All air conditioners, pumps, transformers, back-flow preventers, and other site utilities shall receive a landscape hedge screen of plant material as required by City of Pompano Beach. All hedges shall be maintained 6" above equipment.



ROOT BARRIER NOTE:

A ROOT BARRIER SYSTEM TO BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.

Minimum Root Barrier Requirements:

1) Panel 0.085 thick polypropylene
2) Zipper join system
3) Rounded edges
4) 24" depth
5) Anti-lift pads
   a. Root barriers should extend no less than ½ the canopy width of a mature tree or 20' in length, whichever is greater.)

Notes to contractor

Contractor Shall be familiar w/ the Landscape code and shall comply with all of its applicable requirements.

Contractor shall verify all quantities indicated at time of bid.

Contractor shall provide unit prices at time of bid.

All contractors working on the project shall be licensed and fully insured as required.

Tree and palm staking shall be removed between 6 and 12 months after planting.

Planting Specifications

QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.

RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.

The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.

No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the performance of his duty. Any discrepencies or errors not addressed at the time of bid.

DRAWINGS : Drawings are part of thhis contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.

SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until accepted by the Owner.

The contractor shall be responsible for all planting/ maintenance of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.

All damage shall be repaired at the contractors expense

WARRANTY: All trees shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 90 days, and sod shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.

REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.

SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but labeled as samples.

SUBSTITUTIONS : Any substitutions made for any reason must be approved by the owner.

WATER : It is the contractors responsibility to obtain and adequately water the plants during the duration of the installation phase. All plants shall be freshly dug,healthy and be well branched, free form disease and insects.

CONTAINER GROWN MATERIAL : All container grown materials shall be healthy vigorous, well rooted plants, and established in the container so that the root mass will retain its shape and hold together when removed from the container.

PALMS : Only a minimum numer of fronds shall be removed from the crown of palm trees to facilitate moving and handling. Cabbage palm heads shall be tied with a burlap strip per the following procedure: The first (inside) row of fronds contiguous to bud shall be removed. The next 3-4 rows shall be tied to bud for support. The remaining (lower) fronds shall be removed. Tied fronds and bud tip shall not be clipped. Burlap strip shall be left in place until the tree is well established.

PALMS : Clear trunk (c.t.) shall be measured from the ground at time of installation to the point where the mature aged trunk joins the immature green portion of the tree. Caliper shall be measured at breast height. Overall height (OA) shall be measured from the ground at the time of installation to a point one-quarter the length of the unopened bud below the bud tip.

SHADE TREES : Height shall be measured from the ground to the avg. height of canopy. Spread shall be measured to the average outer edge. Single trunk trees shall be free from low-crotches.

NOTE: All trees that are to be containerized (ie, if Not B&B) shall have the root ball shaved at the periphery to remove all circling roots.

SHRUBS: Height shall be measured from the ground to the average point where mature plant growth stops. Spread shall be measured to the end of branching equally across the shrub mass. Measurements are not to include any terminal growth.

SOD: Sod shall be measured on the basis of square footage. Contractor shall be responsible for coverage of the square footage shown on the plans.

* Time delivery so that sod will be placed within 24 hours after.

MULCH: Apply 3" NON-CYPRESS mulch to all planting areas. Keep mulch from piling up along the base of the tree and shrubs. Mulch to be measured after compaction.

FINE GRADING
The landscape contractor shall be responsible for fine grading of the site. This means that the site shall be brought within 1" of final grade so that the landscape contractor will be able to perform final grading. All landscape areas, sod areas, are to be fine graded.

PLANT LAYOUT: All bed areas shall have planting laid out prior to planting.
The Landscape Architect shall review all layout prior to planting. If the bed and shrub layout is not inspected prior to planting, the Landscape Architect reserves the right to relocate the plants.

SOIL:
Planting beds shall contain good soil, complete with organic sand mix. There shall be no construction debris, rock larger than 1" within bed areas. Soil shall be dark gray-brown in organic color and shall have good drainage characteristics.
Soil within planting beds shall not be compacted.
All compacted sub-base/ shell is to be removed from all landscape areas.

BACKFILL/SOIL MIX	ANNUALS
70% coarse sand	100% Potting Soil
30% Florida peat	

1 Contractor to provide a soil certificate and analysis.

FERTILIZER : Two fertilizers shall be used in all types of plantings except palms. Granular fertilizer shall be uniform in composition, dry and free flowing.
This fertilizer shall be 6-6-6 Nitrogen-Phosphorous-Potassium. Tablet Fertilizer (Agriform or equal) in 21 gr size, shall meet the following requirements: 20% Nitrogen, 10% Phosphorous, 10% Potassium.
The two fertilizers will be applied at the following rates:

1. PLANT SIZE	6-6-6	"AGRIFORM" TABLET (21 GRAM)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" cal.	2/1" caliper
6" and larger	3 lbs./1" cal.	2/1" caliper

2. Magnesium sulfate or "Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper.

PRUNING: Each plant shll be pruned to complement the natural character of the tree. All dead and brown fronds, leaves, branches shall be removed.

TREE GUYING AND BRACING : Firmly stake or guy all trees in accordance with the plans and planting details immediately after planting to prevent wind damage.

WEED CONTROL: All landscape areas shall be free of nut grass, torpedo grass, and other noxious weeds.

PLANT MAINTENANCE: Contractor shall maintain all plants until final acceptance by owner.

CLEAN-UP: Contractor shall clean site area every day. The site shall be devoid of all rubbish, landscape debris, containers.

OVERALL SITE NOTES:

A PRE CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ONSITE.

ALL HEDGES ABUTTING CITY ROW'S SHALL BE MAINTAINED AT A HEIGHT NO GREATER THAN 24" IN ACCORDANCE WITH CITY CODE SECTION 155.5203.B.1 (F)

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 OVERHEAD UTILITIES WILL BE BURIED FOR THIS PROJECT AS PER 155.5509

ALL INVASIVE EXOTICS SHALL BE REMOVED & ERADICATED FROM SITE

A PRE-PLANTING MEETING SHALL BE SCHEDULED WITH THE CITY FORESTER AND LANDSCAPE CONTRACTOR BEFORE ANY INSTALLATION BEGINS.

12 MONTH TREE & PALM IRRIGATION SCHEDULE

All trees and Palms shall have one bubbler each, placed $\frac{1}{2}$ way between edge of trunk and root ball.

All trees and Palms shall receive adequate water until established.
Recommended watering schedule as below:

For First 30 days = 7 days per week apply 5 gallons per minute for 10 minutes for each plant.

For next 60 days = 3 times per week apply 5 gallons per minute for 10 minutes for each plant.

For remaining 9 months = 2 times per week apply 5 gallons per minute for 10 minutes for each plant.

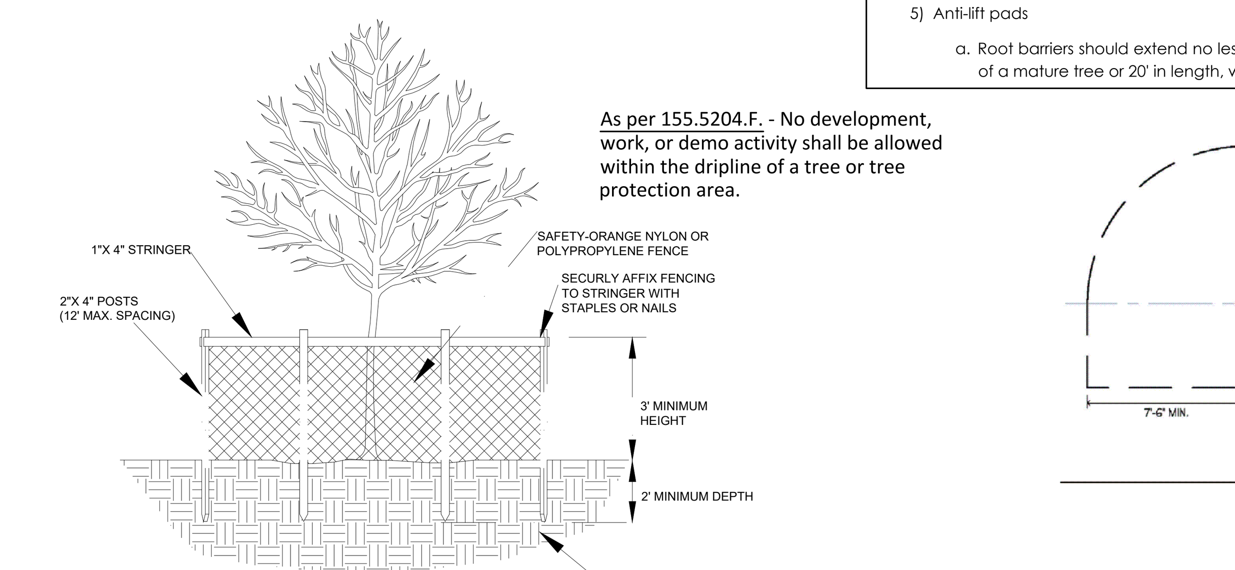
Contractor shall monitor & adjust accordingly dependant on outside factors (ie extended dry or wet periods).

IRRIGATION NOTE: ALL TREES AND PALMS SHALL HAVE BUBBLERS !

If an automatic properly functioning rust-free underground irrigation system with a rain sensing cutoff device is to be designed and installed, It shall be in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap. Adequate irrigation of landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:

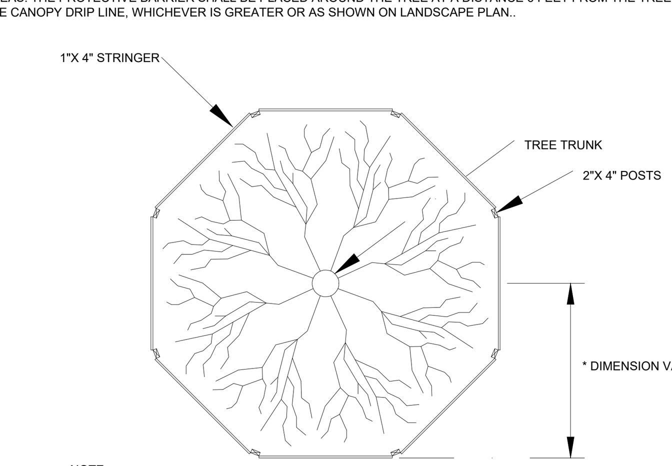
a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.
b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.
c. No permanent irrigation system is required for an area set aside on approved site plans for preservation of existing native vegetation or for drought-tolerant planting areas.

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



NOTE:
BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

* TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN..



NOTE:
FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.

TREE PROTECTION BARRICADE DETAIL

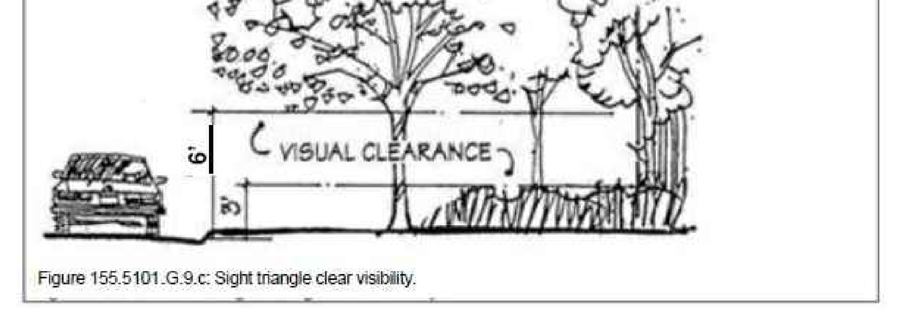


Figure 155.5101.G.9.c: Sight triangle clear visibility.

SIGHT TRIANGLE CLEAR VISIBILITY

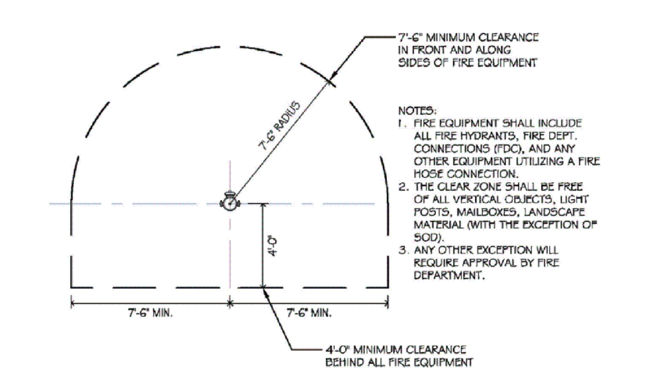


Figure 3. Fire Hydrant Separation Detail

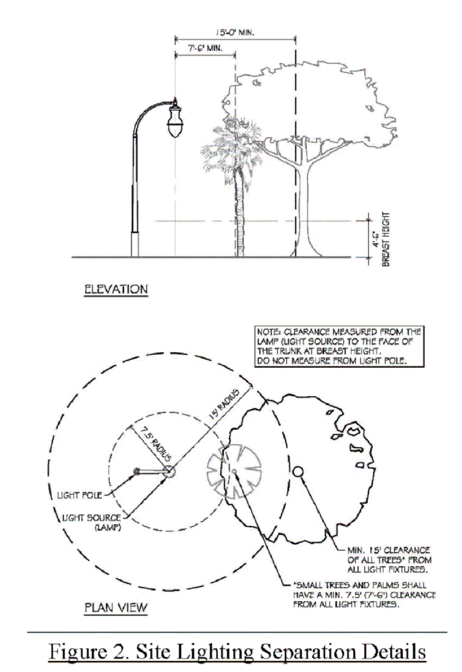


Figure 2. Site Lighting Separation Details

All invasive exotic plants must be removed from the property prior to a Certificate of Occupancy being issued. The site shall be maintained "exotic free" in perpetuity.

Call 48 hours before you dig in Florida
It's the Law! 1-800-432-4770
FP&L (305) 347-3900
Sunshine State One Call of Florida, Inc.

DRC

Contractor shall verify that he has the most up to date plans, and that they have been approved and accepted by the Owner before commencing construction.

PZ24-12000025

07/16/2025

LANDSCAPE DETAILS & SPECIFICATIONS

LA CONSULTANT

LBLA, Inc.
Lynn Bender Landscape Architecture
5610 Adair Way
Lake Worth, FL 33467
Phone: 561-644-3237
FL-LA6666715
lbenderlarch@gmail.com

Lynn M Bender
Digitally signed by Lynn M Bender
Date: 2025.06.10 16:38:30 -04'00'

FLACK'S WAREHOUSE

1220 SW 12th AVE
Pompano Beach, Florida 33060

PROJECT ARCHITECTS:

The Benedict Bullock Group, PA
ARCHITECTURE ■ PLANNING
1525 NW 3RD STREET, SUITE #1
DEERFIELD BEACH, FLORIDA 33442
PHONE (954) 570-9500 FAX (954) 570-9550
www.TBBG.net

Designed: LMB
Drawn: LMB
Date: 03-28-2025
Job No.: 24-060

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

1	staff comments	5/27/25

LYNN M. BENDER
FL. REG. LANDSCAPE ARCHITECT
REGISTRATION NO. LA6666715

REGISTERED LANDSCAPE ARCHITECT LYNN M. BENDER LA6666715 STATE OF FLORIDA SEAL
5/27/25

Title:
LANDSCAPE DETAILS & SPECIFICATIONS

Sheet No.
LP-2
of 3