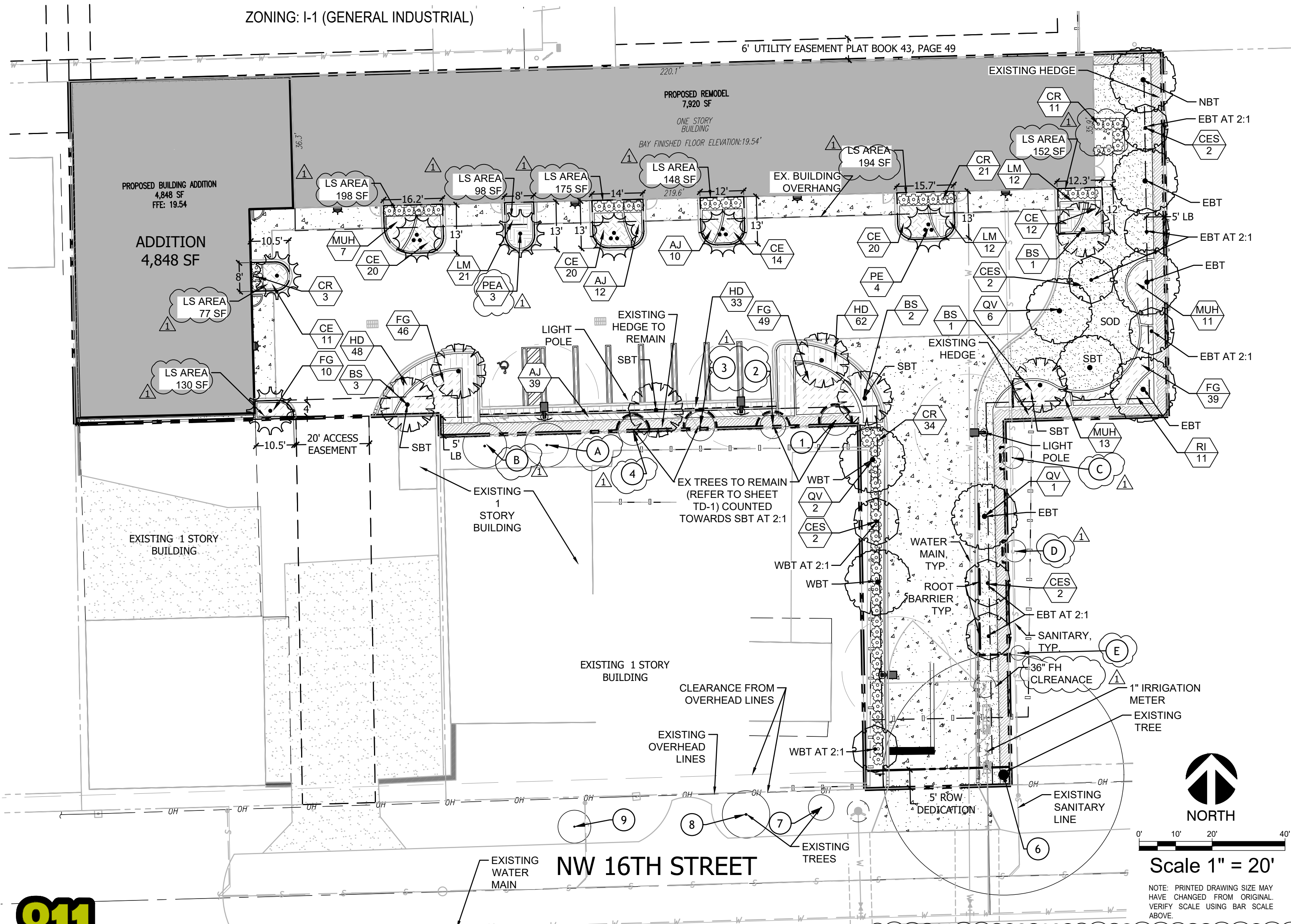


ZONING: I-1 (GENERAL INDUSTRIAL)



Know what's below.
Call before you dig.

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 ENCLOSE 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

1. MAINTAIN 2' TO 2.5' FOOT MAXIMUM HEIGHT FOR ALL HEDGES, BUSHES, LOW PLANTS, AND GROUND COVER. GOAL: INCREASE VISIBILITY & DETER CONCEALMENT.
2. 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.
3. 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 LOT/ENTERING, 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.

ZONING: B-4 (HEAVY BUSINESS)

LEGEND

PROP - PROPOSED
ROW - RIGHT OF WAY
EX - EXISTING
LB - LANDSCAPE BUFFER
TYP - TYPICAL
FH - FIRE HYDRANT
LS - LANDSCAPE

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

IRRIGATION CONCEPT

1. 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.
2. 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.).
3. 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.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. 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 OR 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.

- NOTES:
1. PLANT SPACING SHALL SUPERSEDE PLANT QUANTITY TO FILL THE BED.
 2. GROUND COVER OF LIVING PLANT MATERIAL, SHALL BE PLANTED WITH A MINIMUM OF 50% COVERAGE AND 100% COVERAGE OCCURRING WITH IN ONE YEAR OF INSTALLATION.
 3. ALL PLAN MATERIALS SHALL BE FLORIDA NO. 1 OR BETTER.

PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL/DBH | HEIGHT | SPREAD | NATIVE |
|------------------|------|----------|--|----------------------------|--------|--------------------------------|------------------------|----------|--------|
| TREES | | | | | | | | | |
| | BS | 7 | BURSERIA SIMARUBA 6" CT. MIN. | GUMBO LIMBO | CONT. | 2" CAL. @ 12" ABOVE GRADE MIN. | 12' HT MIN | FULL | YES |
| | QV | 9 | QUERCUS VIRGINIANA 6" C.T. MIN. | SOUTHERN LIVE OAK | CONT. | 2" CAL. @ 12" ABOVE GRADE MIN. | 14' HT MIN | FULL | YES |
| PALM TREES | | | | | | | | | |
| | PEA | 3 | PTYCHOSPERMA ELEGANS | SINGLE ALEXANDER PALM | CONT. | NA | 12-14' CT & 18' OA MIN | FULL | NO |
| | PE | 4 | PTYCHOSPERMA ELEGANS | DOUBLE ALEXANDER PALM | CONT. | NA | 12-14' CT & 18' OA MIN | FULL | NO |
| UNDERSTORY TREES | | | | | | | | | |
| | CES | 8 | CONOCARPUS ERECTUS F. SERICEUS | SILVER BUTTONWOOD | CONT. | 1.5" CAL | 10' OA | FULL | YES |
| SHRUBS | | | | | | | | | |
| | CR | 69 | CHRYSOBALANUS ICACO | GREEN COCO PLUM | 7 GAL. | 36" OC | 36" MIN. | FULL | YES |
| GROUND COVERS | | | | | | | | | |
| | CE | 97 | CARISSA MACROCARPA 'EMERALD BLANKET' | EMERALD BLANKET NATAL PLUM | 3 GAL. | 24" OC | 12" HT | FULL | NO |
| | FG | 144 | FICUS MICROCARPA 'GOLDEN ISLAND FICUS' | GREEN ISLAND FICUS | 3 GAL. | 24" OC | 12" HT MIN | FULL | NO |
| | HD | 143 | HELIANTHUS DEBILIS | DUNE SUNFLOWER | 1 GAL. | 24" OC | 12" HT MIN | FULL | YES |
| | LM | 45 | LIRIOPE MUSCARI 'SUPER BLUE' | LILYTURF | 1 GAL. | 24" OC | 18" HT MIN | FULL | YES |
| | MUH | 31 | MUHLENBERGIA X 'PINK FLAMINGO' | PINK FLAMINGO MUHLY | 3 GAL. | 36" OC | 30" HT | 24" SPRD | YES |
| | RI | 11 | RHAPHOLEPIS INDICA | INDIAN HAWTHORN | 3 GAL. | 24" OC | 18" HT MIN | 24" SPRD | NO |
| | AJ | 61 | TRACHELOSPERMUM ASIATICUM | ASIATIC JASMINE | 1 GAL. | 24" OC | 12" HT MIN | FULL | YES |
| SOD/SEED | | | | | | | | | |
| | SOD | 2,339 SF | ST AUGUSTINE FLORATAM | ST. AUGUSTINE | SOD | | | | NO |

LANDSCAPE CALCUALTIONS

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

GROSS SITE AREA: 33,387 SF 0.77 AC
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

| 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 | 1,836.9 | 6,859.0 |

| 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 ISLAND | 2 | 2 |

| FOUNDATION PLANTING - 50% OF REQ WIDTH OF BLDG AT 8' WIDE MIN | REQ | PROV |
|---|---------|---------|
| EX BLDG FAÇADE - 222.4 LF (EXCLUDES OPENINGS) | 889.6 | 965.0 |
| PROP BLDG FAÇADE - 62 LF (EXCLUDES OPENINGS) | 248.0 | 207.0 |
| TOTAL FOUNDATION PLANTING AREA SQ. FT. | 1,137.6 | 1,172.0 |

| | | |
|--|-----|-----|
| PALMS (DOUBLES OR TRIPLES) | 4 | 4 |
| PALMS (SINGLE) | - | 3 |
| SHUBRS & GROUND COVERS - 2 LAYERS OR TIERS | YES | YES |

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

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

MAINTAIN CLEARANCES 36" CIRCUMFERENCE 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.

ALL SOD TO BE ST. AUGUSTINE FLORATAM SOD.



07/16/2025

LANDSCAPE
PLANTING PLAN

COMMERCIAL TENANT IMPROVEMENT PLANS

Office Warehouse

115 NW 16TH ST.
Pompano Beach, FL - 33060



| Date | Comment |
|----------|--------------|
| 07/16/25 | DRC COMMENTS |
| | |
| | |
| | |

| | |
|----------------|------------|
| Project Number | |
| Date | 07/16/2025 |
| Drawn By | RNK |
| Checked By | MNB |

LP-1