LANDSCAPE REQUIREMENTS:

PROJECT INFORMATION:		
ZONING DESIGNATION:	I-1	
NET SITE AREA (S.F.)	82,155	1.89 AC
REQUIRED BUFFERTYPES 155.5203.F.3	REQUIRED	PROVIDED
BUFFER TYPE C (OPTION 1)		
EAST (172.00')		
WALL	WALL	WALL
1 UNDERSTORY TREE PER 30LF	6	6 PROPOSED
5' HT CONTINUOUS HEDGE	5' HT	5' HT
1 CANOPY TREE PER 30LF	6	6 PROPOSED
BUFFER TYPE A (OPTION 1)		
NORTH (554.95')		
1 CANOPY TREE PER 30LF	19	17 EXISTING
		2 PROPOSED
4' HT CONTINUOUS HEDGE	4' HT	4' HT
SOUTH (389.23'-151.41' INGRESS & EGRESS EASEMENT)		
1 CANOPY TREE PER 30LF	8	3 EXISTING
		5 PROPOSED
4' HT CONTINUOUS HEDGE	4' HT	4' HT
BUFFER TYPE B (OPTION 1)		
WEST (222.72')		
FENCE	FENCE	FENCE
1 CANOPY TREE PER 30LF	9	4 EXISTING
		5 PROPOSED
4' HT CONTINUOUS HEDGE ON THE EXTERIOR	4' HT	4' HT
1 SHRUB PER 10 LF ON THE INTERIOR	22	22+
PARKING ISLAND TREES	REQUIRED	PROVIDED
1 TREE PER PARKING ISLAND	4	4
REQUIRED STREET TREES 155.5203.G.2.c	REQUIRED	PROVIDED
1 STREET TREE PER 40 LF (172.00')	4	2 EXISTING
		2 PROPOSED
BUILDING VUA 155.5203.D.5.a	REQUIRED	PROVIDED
EAST: (121.5' - 95.3' (DOORWAYS/LOADING)) X 8.5' D. =	223	562
SOUTH: 76.1' X 8.5' D. =	647	390
WEST: (121.5' - 90.3' (DOORWAYS)) X 8.5' D. =	264	633
BUILDING BASE PLANTING 155.5203.E.3.b	REQUIRED	PROVIDED
1 SHRUB PER 6LF (121.5' EAST)	20	31
*INCLUDES EXISTING TREES		

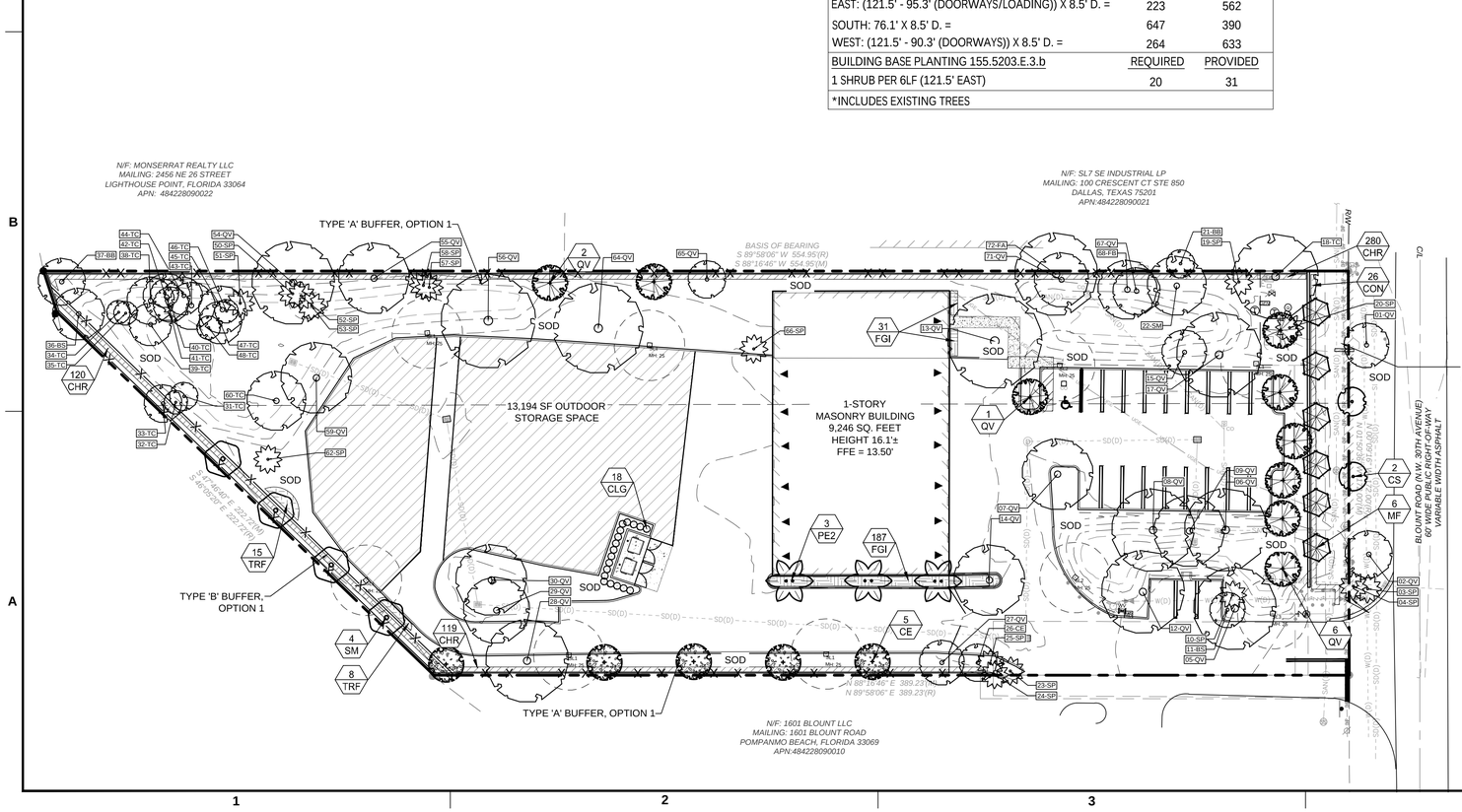
PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	DBH/CAL	NATIVE	REMARKS
TREES							
CE	5	CONOCARPUS ERECTUS GREEN BUTTONWOOD	12` HT	5` SPR	2.5" CAL	N**	
CS	2	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	10` HT	5` SPR	2" CAL	N**	MULTI-TRUNK; 3-5 STEMS
MF	6	MYRCIANTHES FRAGRANS SIMPSON`S STOPPER	10` HT	8` SPR	2" CAL	N	MULTI-TRUNK; 3-5 STEMS
QV	9	QUERCUS VIRGINIANA LIVE OAK	12` HT	5` SPR	2.5" CAL	N**	
SM	4	SWIETENIA MAHAGONI WEST INDIAN MAHOGANY	12` HT	5` SPR	2.5" CAL	N	
PALMS							
PE2	3	PTYCHOSPERMA ELEGANS SOLITAIRE PALM	8` CT	12` SPR	3" CAL	*	DOUBLE, STAGGERED HTS, HEAVY
CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	NATIVE	REMARKS
SHRUBS							
CLG	18	CLUSIA GUTTIFERA SMALL LEAF CLUSIA	36" HT	30" SPR	36" OC	*	FULL TO BASE
SHRUB AREAS							
CHR	519	CHRYSOBALANUS ICACO COCO PLUM	24" HT	24" SPR	24" O.C.	N**	
CON	26	CONOCARPUS ERECTUS GREEN BUTTONWOOD HEDGE	5` HT	3` SPR	42" O.C.	N**	
FGI	218	FICUS 'GREEN ISLAND' GREEN ISLAND FICUS	12" HT	12" SPR	18" O.C.	**	
TRF	23	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	24" HT	24" SPR	30" O.C.	N**	

N DENOTES NATIVE SPECIES

** DENOTES HIGH DROUGHT TOLERANT SPECIES

* DENOTES MODERATE DROUGHT TOLERANT SPECIES



NOTE:

1. SOD TO BE ST. AUGUSTINE 'FLORATAM', EXCEPT IN RETENTION AREAS. CONTRACTOR TO DETERMINE QUANTITY.
2. ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
4. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
6. PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK ON SITE.
7. ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
8. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
9. NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.
10. INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION FOR LANDSCAPE OR OTHER UNDERGROUND WORK.
11. ALL OVERHEAD UTILITIES TO BE BURIED PER CODE SECTION 155.5509.
12. NO LANDSCAPE MATERIAL OTHER THAN SOD IS ALLOWED WITHIN 5' OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC.
13. NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN 3' RADIUS OF CITY OWNED SEWER LATERAL CLEAN-OUT OR WATER AND/OR REUSE METER.
14. ALL CATEGORY 1 EXOTIC/INVASIVE TREES TO BE REMOVED PER LOCAL ORDINANCE.
15. 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.
16. ALL EXISTING TREES TO BE PRUNED BY AN ISA CERTIFIED ARBORIST UNDER DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
17. 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.

N

GRAPHIC SCALE

0 30 60

SCALE: 1" = 30 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

PRC
PZ25-12000040
02/04/2026

KEITH
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Florida Engineering Business License: CA7928
Florida Surveyor and Mapper Business License: LB6860
Florida Landscape Architecture Business License: LC26000457

Plotted by: rkinsey On 12/22/2025 2:58 PM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	10/29/25
DESIGNED BY:	RK
DRAWN BY:	RK/JB/GM
CHECKED BY:	RK/KS
BID-CONTRACT:	

This item has been digitally signed and sealed by Paul H. Weinberg on the date below using a Digital Signature

REGISTERED LANDSCAPE ARCHITECT PAUL H. WEINBERG LA 6666804 STATE OF FLORIDA

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

Date: 2025.12.23 11:48:53-05'00'

PAUL H. WEINBERG, PLA
FLORIDA REG. NO. LA6666804
(FOR THE FIRM)

CLIENT

JADIAN IOS
4800 HAMPDEN LANE, SUITE 420
BETHESDA, MD 20184

PROJECT

1621 BLOUNT RD OUTDOOR STORAGE
1621 Blount Road
Pompano Beach FL

SHEET TITLE

PLANTING PLAN

SHEET NUMBER	LP-101
PROJECT NUMBER	15564.00

STATUS: PRELIMINARY

Drawing name: H:\15564.00 - 1621 Blount Road - Pompano Beach - Jadian IOS\Landscape Architecture\CAD\15564.00-LP-1XX.dwg