BRAVO AUTO REPAIR
310 E McNab Road
RETRO-ACTIVE LANDSCAPE PLAN

CITY OF POMPANO BEACH — BROWARD COUNTY

SHEET IDENTIFICATION: LP-1

PROJECT NO. 09252.00

KEITH & ASSOCIATES, INC.
consulting engineers
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400; FAX (954) 788-3500
State of Florida Certificate of Authorization Number - 7928

MICHAEL J. PHILLIPS, RLA
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

DATE	REVISION
01/25/2016	ADD PARKING & NOTE
	PER CITY COMMENTS
04/14/2016	PER CITY COMMENTS

DATE: 09/09/2015
SCALE: AS NOTED
DRAWN BY: D.G.
DESIGN BY: M.P.
CHECKED BY: M.P.

Permit # 15000 7004

PLANT LIST

TREES AND PALMS

	KEY	QUANTITY	PLANT NAME AND SPECIFICATION
**	N CES	3	Conocarpus e. 'Sericeus' (Silver Buttonwood) ~~24" ht., 20" spr., full, 2' o.c.~~ 10' Ht. 3' Spread
**	N QV	4	Quercus virginiana (Live Oak) 12' ht., 6' spr., 2" c., full canopy

SHRUBS & GROUNDCOVERS

	KEY	QUANTITY	PLANT NAME AND SPECIFICATION
**	N CHR	122	Chrysobalanus icaco (Cocoplum) 24" ht., 24" spr., full, 2' o.c.

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

Sod to be St. Augustine 'Palmetto' or 'Seville'. Contractor to determine quantity.

All sod and landscape to receive 100% coverage with 50% overlap from automatic irrigation system by approved water source. Bubblers to be provided for all trees and palms.

Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Plan and specifications shall be considered Contract Documents.

Bubblers will be provided for all new and relocated trees and palms.

Pre-Construction meeting with Urban Forestry is required before any plant material is installed on site.

All road rock, concrete, asphalt and other non-natural material be removed and be replaced with planting soil prior to landscape installation.

All tree work will require permitting by a registered Broward County Tree Trimmer.

PLANTING SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size, and shall conform to the Florida Nurserymen's Grades and Standards as Florida Grade #1 or better.

PLANT LISTS: Plant quantities, sizes, and locations shall be determined by plan and plant lists. Plant height and spread shall take precedence over container size. Container size noted is to be considered minimum. Spacing of plant material will be determined by plant lists and details. Quantities shown on plant lists are guideline only. Contractor is responsible for the actual quantities indicated on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: Landscape Architect to review and approve any plant substitutions. Substitutions shall be provided as an alternate on proposals.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Topsoil when suitable, shall be used for the planting of trees and shrubs. The existing soils shall be amended with organic material to reduce the pH levels to between 5 and 6. Amendments are to be incorporated into the planting backfill material. Groundcover beds shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soils during planting.

SOIL ADDITIVES: Additives such as water absorbing polymers are welcome additions to soils where water retention is a problem.

FERTILIZER: Slow-release granular fertilizer similar to 12-4-12 formula to be applied at planting at manufacturers recommended application rates. Tree tabs shall be used for all trees and palms.

MULCH: A 3' diameter mulch ring with 3" of approved shredded mulch shall be used around all free-standing trees and palms. Shrub beds shall be mulched with 3" of approved shredded mulch as shown on plan.

PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Large material shall be planted away from overhangs so as not to affect the plant or structure in the future. Unsuitable soil or site conditions are to be brought to the attention of the G.C. and the Landscape Architect.

WATERING: All plant material shall be watered in thoroughly at installation so as to remove air pockets. Watering is the responsibility of the Contractor, and he shall hand water as necessary. A temporary watering systems may be necessary for large material.

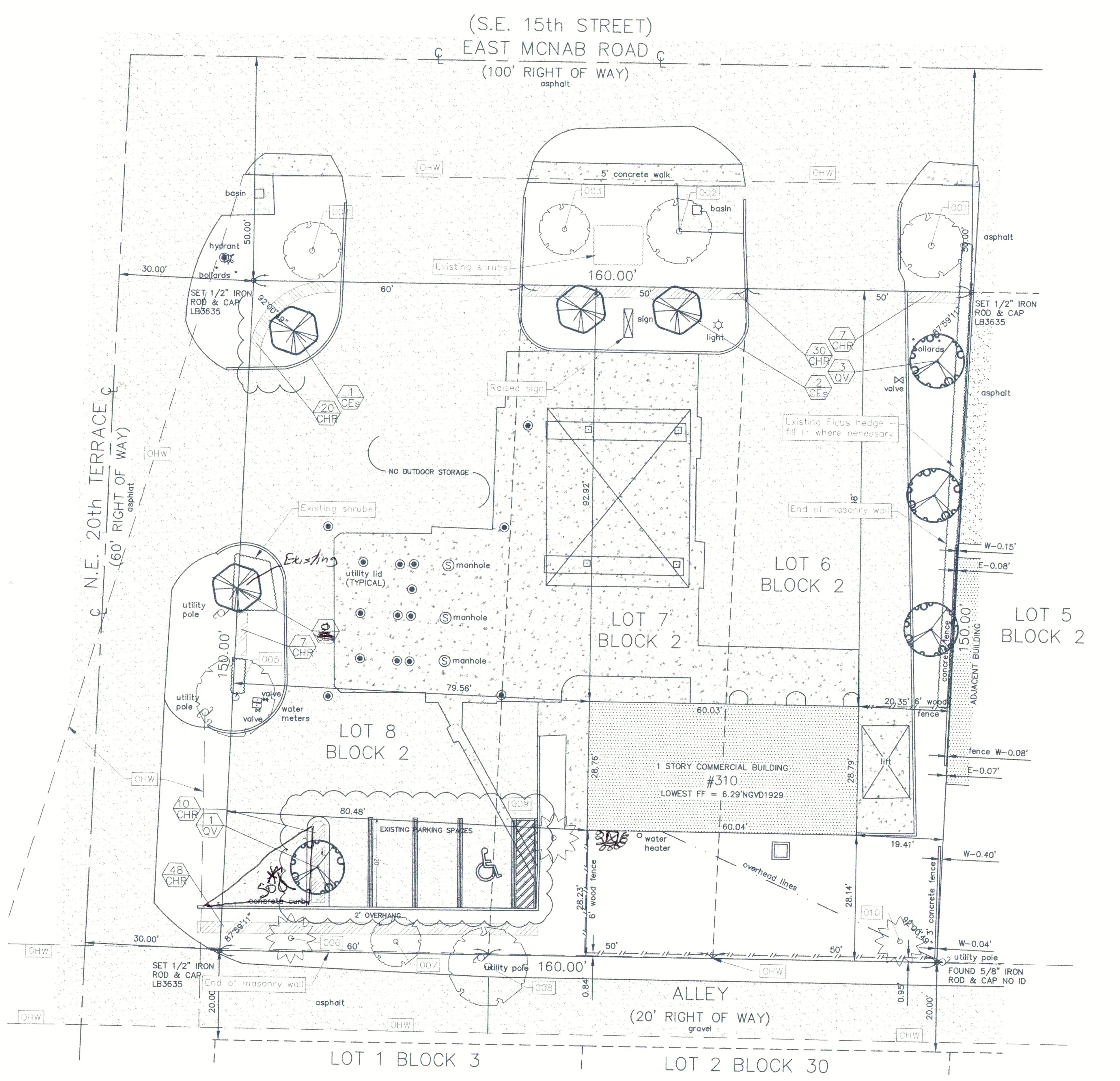
GUYING: Proper support of trees and palms during the grow-in period is the responsibility of Contractor. Staking shall be per industry standards. No harm shall be caused by the staking process (i.e. braces are not to be nailed into trees). See attached details for examples.

SOD: Sod shall be dense, green, and well rooted, disease free, and free of weeds, or insects. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

RETROACTIVE LANDSCAPE NOTES

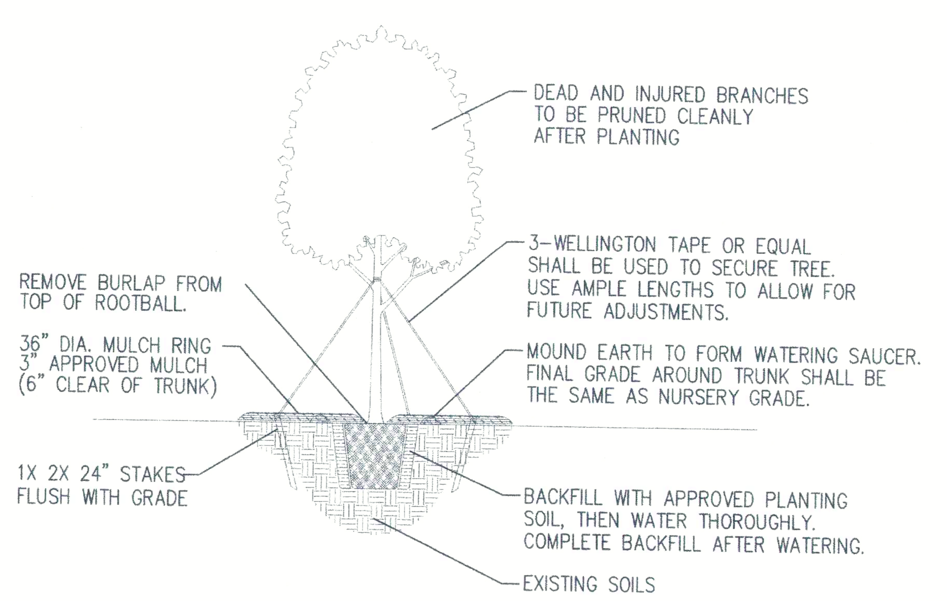
1. Trash containers visible from a public right-of-way or more restrictive zoning district shall be enclosed fully on three sides by an approved hedge, fence or wall maintained at 6" above the cans. Hedges may be installed at 24" inches tall and 24" apart.
2. All mechanical equipment visible from a public right-of-way or more restrictive zoning district including, but not limited to, air conditioning compressors, swimming pool pumps, bottled gas tanks, garbage containers which are located at ground level and back flow prevention devices shall be screened on three sides or 75% of the perimeter. A hedge, berm, wood fence or wall maintained at a height of six inches above the equipment may be used to meet this requirement. Hedges may be installed at 24" inches tall and 24" apart.
3. Except for necessary access to loading or parking areas, provide sod within the right-of-way swale to the edge of the paved travel lane. Provide one 10' street tree per 40 lineal feet of swale area. Placement of street trees is subject to prior approval of the City Engineer.
4. Provide a five foot wide landscaped area with a continuous hedge or one tree per 30 lineal feet of frontage adjacent to a building wall facing any public street. Hedges must be 24" tall and planted 24" apart. Trees must be 12' canopy trees.
5. Provide a landscape strip as per plan between any parking area or driveway and front or street side lot line
6. Provide typical parking spaces 9'x 18', as per plan. Wheel stops shall be provided as per plan, anchored 2' foot from front parking area. Grass or other ground cover shall be planted in the remaining, unplanted area.
7. All landscape material is to be Florida #1 grade or better.
8. All asphalt, rock, and other non- natural materials shall be removed and refilled to the undisturbed lot level with clean soil before any planting or installation of the required drought-resistant sod or ground cover.



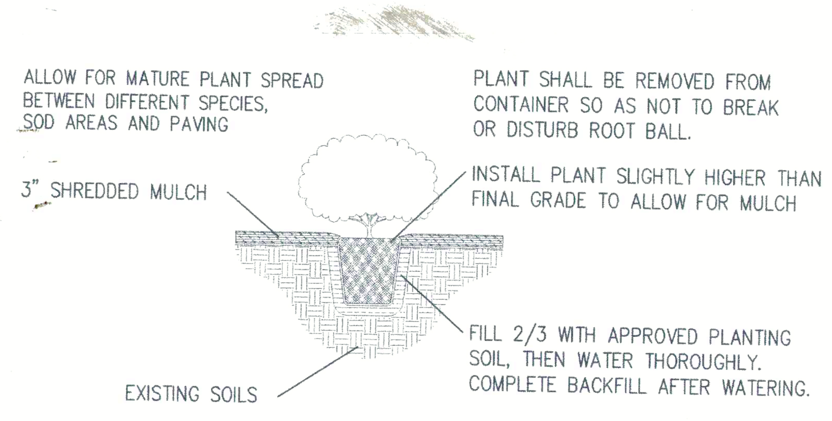
TREE DISPOSITION TABLE

PROJECT #: 09252.00 — PROJECT NAME: BRAVO AUTO REPAIR

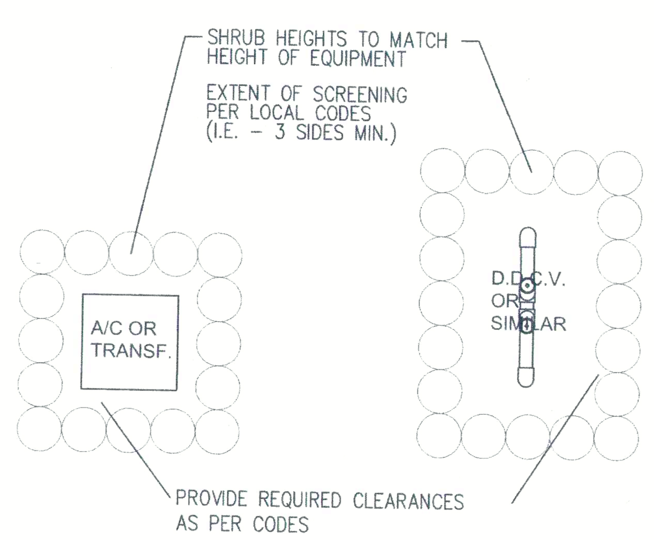
TREE #	TREE NAME	SCIENTIFIC NAME	DBH IN.	HT. FT.	CNPY. FT.	TREE CONDITION	TREE DISPOSITION	COMMENTS
1	GUMBO LIMBO	"Bursera simaruba"	6	15	15	70	REMAIN	OHW
2	PINK TAB	"Tabebuia heterophylla"	11	20	15	75	REMAIN	OHW
3	PINK TAB	"Tabebuia heterophylla"	10	18	10	60	REMAIN	OHW, IMRPOPER PRUNING
4	GUMBO LIMBO	"Bursera simaruba"	10	18	14	75	REMAIN	OHW
5	BRAZILIAN BEAUTYLEAF	"Calophyllum brasiliense"	10	18	16	65	REMAIN	OHW
6	CABBAGE PALM	"Sabal palmetto"	10	18' c.t.	10	50	REMAIN	OHW, SHEFFLERA VINES GROWING OUT OF TRUNK
7	GUMBO LIMBO	"Bursera simaruba"	6	18	10	65	REMAIN	OHW, TRUNK DAMAGE, DUAL LEADER
8	SEAGRAPE	"Coccoloba uvifera"	38	20	20	75	REMAIN	OHW, MULTI TRUNK
9	CABBAGE PALM	"Sabal palmetto"	11	18' c.t.	10	75	REMAIN	OHW
10	ARECA PALM	"Chrysalidocarpus lutescens"	25	20		75	REMAIN	OHW, MULTI TRUNK



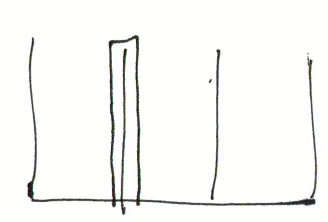
TREE PLANTING & STAKING DETAIL - SMALL TREES

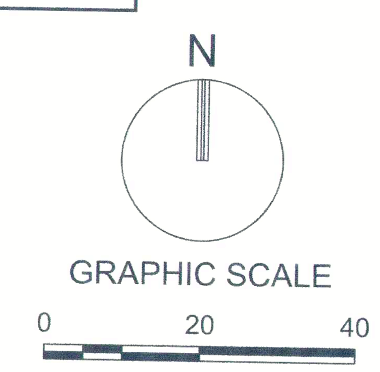


PLANTING DETAIL - CONTAINER SHRUBS



PLANTING DETAIL - UTILITY SCREENING





GRAPHIC SCALE

0 20 40

SCALE: 1"=20'

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

Drawing name: N:\09\09252.00 Bravo Auto Repair -\Landscape Architecture\Cadd\dwg\09252.00 LP-1 LANDSCAPE PLAN.dwg Layout Name: 24x36 1-1 Plotted by: Srosen Plotted on: Apr 14, 2016 - 10:45am