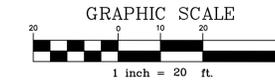


JOHNSON STREET
PUBLIC RIGHT-OF-WAY WIDTH VARIES



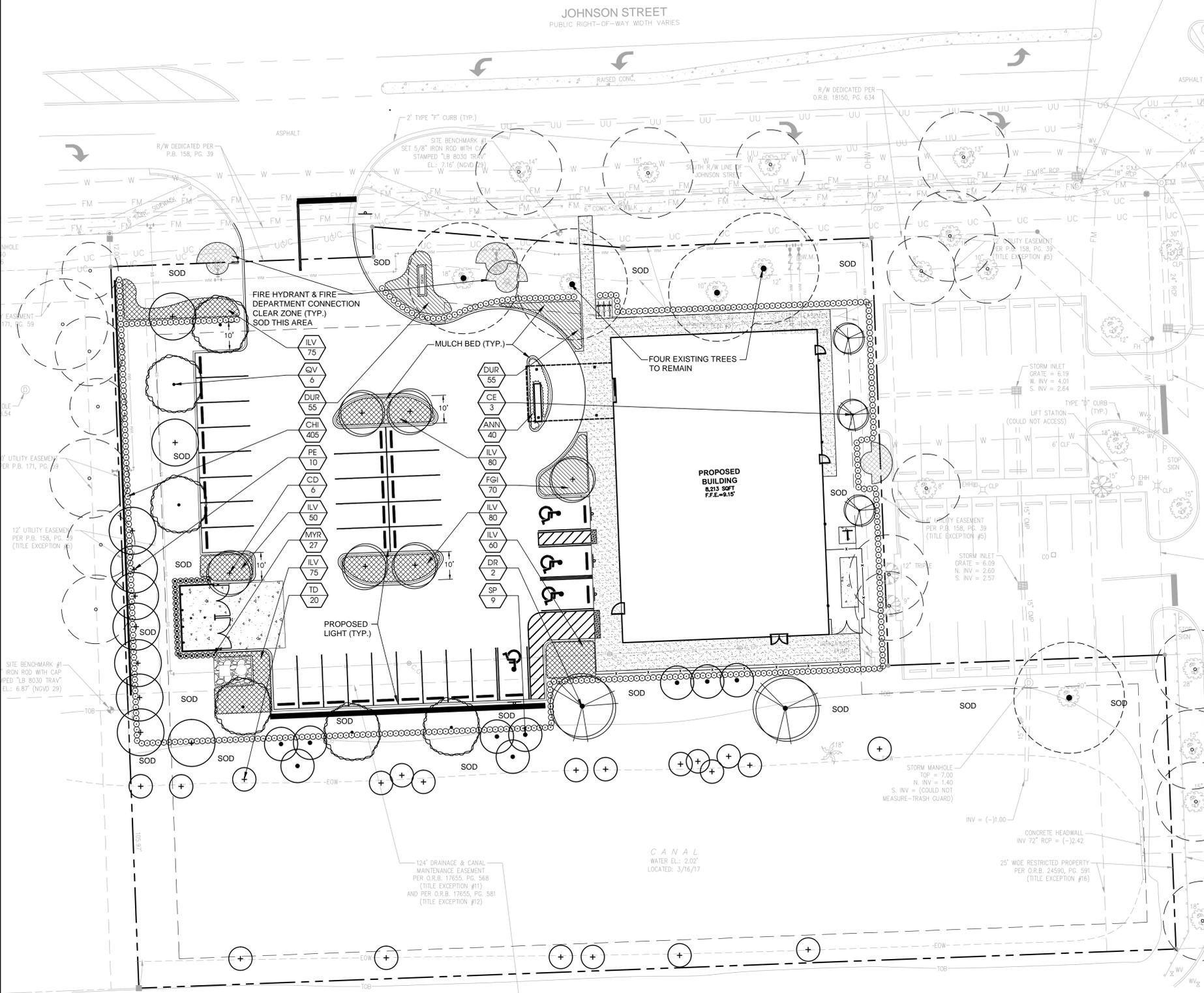
Conceptual Design Group, Inc.
Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
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(772) 344-2340
L.C. 26000198

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Bowman CONSULTING
Certificate of Authorization License No. 30462



PLANT LIST

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS	WATER USAGE
3	CE*	CONOCARPUS ERECTUS	GREEN BUTTWOOD	14' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
6	CD*	COCCOLOBA DIVERSIFOLIA	PIGEON PALM	14' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
2	DR	DELOINX REGIA	ROYAL PONCIANA	16' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
6	QV*	QUERCUS VIRGINIANA	LIVE OAK	14' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
10	PE*	PNIS ELLIOTTI	SLASH PINE	14' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
20	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	14' x 5' 3" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.	LOW
9	SP*	SABAL PALMETTO	SABAL PALM	12' - 16' C.T.	A.S.	SLICK TRUNKS	LOW
40	ANN	ANNUALS	SEASONAL ANNUALS	4" POTS	12" O.C.	OWNER APPROVED	LOW
405	CH*	CHRYSOBALANUS ICACO	COCOPALM	#7, 3" x 2"	2' O.C.	FULL & THICK	LOW
110	DUR	DURANTA ERECTA	GOLD MOUND	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK	LOW
70	FGI	FICUS MICROCARPA 'GREEN ISLAND'	FICUS GREEN ISLAND	#3, 1.5' x 1.5'	2' O.C.	FULL & THICK	LOW
400	ILV*	ILEX VOMITORIA	DWARF YALPON HOLLY	#2, 1.5' x 1.5'	2' O.C.	FULL & THICK	LOW
27	MYR*	MYRSINUS FRAGRANS	SIMPSON STOPPER	#1.5, 6" x 2"	2' O.C.	FULL & THICK	LOW
	SOD	STENOTAPHRUM SECUNDATUS	ST. AUGUSTINE SOD			SEE SPECS.	HIGH

LANDSCAPE DATA

AREA	SF	153.13 - R.O.W. LANDSCAPE BUFFERS: (NORTH BUFFERS)
TOTAL SITE AREA	82,625 SF	REQUIRED = 1 TREE / 50' OF PROPERTY LINE
TOTAL PAVEMENT AREA	22,925 SF	228 / 50' = 4 TREES
		PROVIDED = 4 TREES
		REQUIRED HEDGE = HEIGHT 2' O.C.
		228 / 2' O.C. = 114 SHRUBS
		PROVIDED HEDGE = 114 SHRUBS
		153.14 - LANDSCAPE BUFFERS: (EAST, WEST & SOUTH)
		REQUIRED = 1 TREE / 50' OF PROPERTY LINE
		562 / 50' = 12 TREES
		PROVIDED = 12 TREES
		REQUIRED HEDGE = 2.5' HEIGHT 2 YEARS FROM PLANTING
		562 / 2' O.C. = 281
		PROVIDED HEDGE = 281 SHRUBS
		153.15 - INTERIOR PARKING & PAVED AREAS
		32 SPACES / 22,925 S.F.
		REQUIRED = 1 TREE / 5 SPACES = 6 TREES
		PROVIDED = 6 TREES
		REQUIRED = 1 TREE / 100 S.F. OF INTERIOR LANDSCAPE
		AREA = 1,151 / 100 = 12 TREES
		PROVIDED = 12 TREES
		REQUIRED = 10 S.F. PER EVERY PARKING SPACE = 320 S.F.
		PROVIDED = 1,162 S.F.

AREA	SF	153.11 (H) - TREE HEIGHTS:
TOTAL SITE AREA	82,625 SF	REQUIRED = 28 TREES / 20% = 6
TOTAL PAVEMENT AREA	22,925 SF	PROVIDED = 6 (EXCLUDES MITIGATION TREES & PALMS & 4 ADDITIONAL PINES TO SCREEN RESIDENTIAL UNITS IN WEST BUFFER)
		153.18 - MINIMUM LANDSCAPE REQUIREMENTS
		82,625 S.F.
		REQUIRED = 1 TREE / 5,000 S.F. = 17
		PROVIDED = 28
		REQUIRED = 10 SHRUBS / 5,000 S.F. = 170
		PROVIDED = 1,032
		153.11E - DUMPSTER SCREEN
		REQUIRED = 27 SHRUBS
		PROVIDED = 27 SHRUBS
		153.11 (H) - TREE HEIGHTS:
		TOTAL TREES = 28
		MIN. HT. REQ.: % REQUIRED: PROVIDED/SPECIES:
		12' 40 = 13 13 (6 PE + 7 TD)
		12' - 14' 30 = 9 12 (6 QV + 6 CD)
		14' - 16' 20 = 6 6 (2 DR + 4 EXISTING)

NATIVE PLANTS
TOTAL REQUIRED TREES PLANTED = 23
TOTAL NATIVE TREES PLANTED = 21 / 23 = 91%
TOTAL SHRUBS PLANTED = 1,032
TOTAL NATIVE SHRUBS PLANTED = 852 / 1,032 = 83%

TOTAL TREES
TOTAL TREES REQUIRED = 28
TOTAL TREES PROVIDED = 28 (5 EXISTING + 23 PLANTED)
TOTAL MITIGATION TREES REQUIRED = 14
TOTAL MITIGATION TREES PROVIDED = 14
TOTAL MITIGATION PALMS REQUIRED = 8
TOTAL MITIGATION PALMS PROVIDED = 9
TOTAL TREES PLANTED = 47
TOTAL EXISTING TREES TO REMAIN = 5
TOTAL EXISTING PALMS TO REMAIN = 1

General Notes

- All utility boxes and structures, not currently known or shown on the plan, shall be screened with Coccoloba plants on three (3) sides.
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate and the soil specification in item #8 of the landscape specifications is not appropriate for site conditions, the soil mixture shall be revised for this site's conditions. The Contractor shall notify the Owner and Landscape Architect of the poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
- All prohibited, exotic and invasive species shall be removed from the entire site area of site prior to issuance of certificate of occupancy.
- All planting areas to be irrigated to provide 100% coverage and provide adequate irrigation of landscape areas for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- The irrigation system shall be continuously maintained in working order.
- All required landscape improvements must be inspected and approved by City of Pembroke Pines prior to the issuance of a Certificate of Occupancy.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' on new (proposed) plantings.
- Planting adjacent to fire hydrants shall have a minimum clear radius of 7.5' front and sides and 4' in the rear as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants standards.
- No plant substitutions can be made without Owner's and the City of Pembroke Pines approval.
- All required landscape improvements must be inspected and approved by the City of Pembroke Pines prior to the issuance of a Certificate of Occupancy.
- An automatic Rain sensor shall be placed on-site as part of the required irrigation system.
- All trees planted under FP&L power lines are required to comply with the FP&L 'Plant the right tree in the right place' guidelines.
- All parking lot landscape islands and beds shall be free of compacted sub-base, shell rock, construction debris, etc., and excavated no farther than eighteen (18") inches from the back of curb(s) to a minimum depth of thirty (30") inches or to clean, native soils and shall be filled with the specified backfill planting mixture as specified on the landscape plans in the landscape specifications. The area where the hedges are located shall be excavated to a depth of twelve (12") inches and the areas where sod is located shall receive a minimum of three (3") inches of planting soil.
- Root barriers shall be installed in accordance with manufacturer specifications adjacent to all trees planted within six feet of underground utilities, curbs or sidewalks. The total length of the root barriers shall be twenty feet adjacent to the sidewalk and twenty feet adjacent to the curb.
- All new trees installed shall be irrigated with bubblers.

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LANDSCAPE PLAN
PEMBROKE PINES MEDICAL CENTER
8100 JOHNSON ST
PEMBROKE PINES, FL 33024
CITY OF PEMBROKE PINES
BROWARD COUNTY

Seal: [Signature Area]
Prepared, Reviewed & Supervised By:
Conceptual Design Group, Inc.
900 East Ocean Boulevard, Suite 130d,
Stuart, Florida 34994
(772) 344-2340 L.C. 26000198
Name: Jeffrey W. Smith, RLA
License #: LA0001635

DATE	DESCRIPTION
8/21/2017	CITY COMMENTS & NEW BASE
8/25/2017	CITY COMMENTS & NEW BASE
10/17/2017	CITY COMMENTS & NEW BASE

DATE: 7/4/2017
FILE:
SCALE: AS SHOWN
JOB No. BOWMAN / CDG / 008916-01-002 / 17-0307
SHEET L-1 OF 3

LANDSCAPE NOTES

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underplanting or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
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- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.

Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:1:2 or 3:1:3 (e.g. one labeled 12-4-8). Similar analysis such as 16-4-8 (4:1:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-10-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

11. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued by the General Contractor by the governing agency and project is released by the General Contractor to Client.

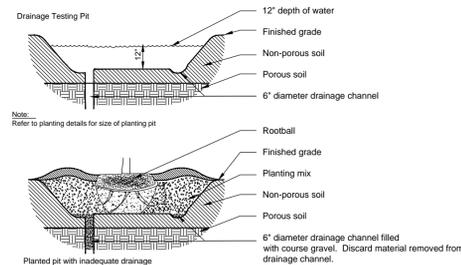
12. Prune trees and shrubs only to remove damaged branches.

13. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus - St. Augustine "Floritam" sod (unless otherwise noted in Plant List), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.

14. Maintain positive drainage, no planting is to block drainage.

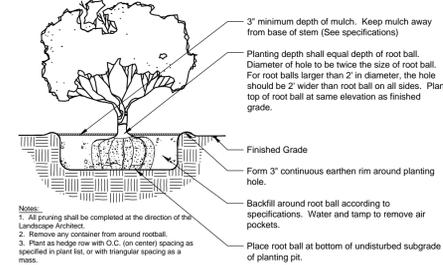
15. Drainage Testing

- Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
- Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.



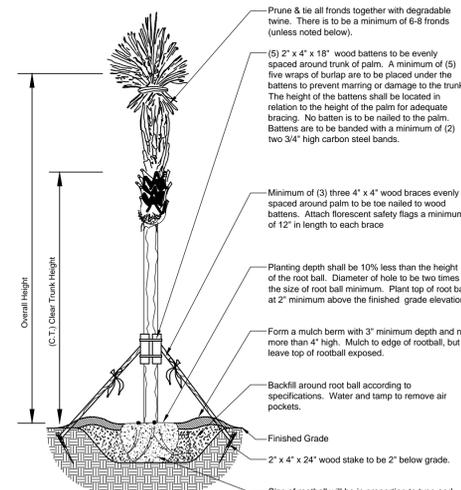
Drainage Testing Detail

Not to Scale



Shrub Detail

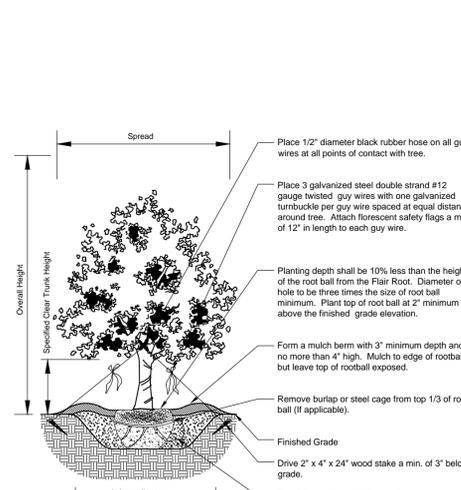
Not to Scale



- Notes:
- Hurricane cut palms are NOT acceptable.
 - Palms with burned, marred, or damaged trunks will not be accepted.

Palm Planting Detail

Not to Scale



- Notes:
- All pruning shall be completed at the direction of the Landscape Architect.
 - No nails shall be driven into tree.

Tree Planting Detail

Not to Scale

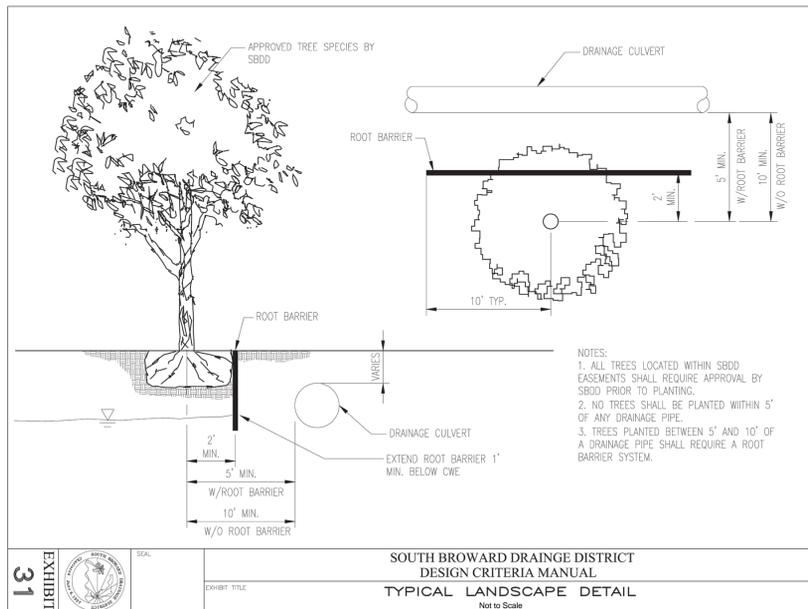


EXHIBIT 31

Conceptual Design Group, Inc.

Landscape Architecture - Site Planning

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LANDSCAPE PLAN
PEMBROKE PINES MEDICAL CENTER
8100 JOHNSON ST
PEMBROKE PINES, FL 33024
CITY OF PEMBROKE PINES
BROWARD COUNTY

Seal: INDUSTRIAL AND/OR LANDSCAPE ARCHITECT

Prepared, Reviewed & Supervised By:
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Name: Jeffrey W. Smith, R.L.A.
License #: LA0001635

PLAN STATUS	
8/21/2017	CITY COMMENTS & NEW BASE
9/25/2017	CITY COMMENTS & NEW BASE
10/17/2017	CITY COMMENTS & NEW BASE

DATE	DESCRIPTION
JWS DESIGN	JS DRAWN
JWS DESIGN	JWS CHKD
SCALE	AS SHOWN
JOB No.	BOWMAN / CDG 008916-01-002 / 17-0307
DATE	7/4/2017
FILE	

