

SECTION:	93060000
STATE ROAD:	A1A
PERMIT:	2023-L-496-00004
COUNTY:	PALM BEACH

**DISTRICT FOUR (4) AMENDMENT NUMBER SIX (6) TO STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
LANDSCAPE INCLUSIVE MEMORANDUM OF AGREEMENT**

THIS AMENDMENT Number Six (6) to the Agreement dated July 20, 2017, made and entered into this _____ day of _____ 20____ by and between the State of Florida Department of Transportation hereinafter called the **DEPARTMENT** and the **TOWN OF HIGHLAND BEACH**, a municipal corporation of the State of Florida, hereinafter called the **AGENCY**.

W I T N E S S E T H

WHEREAS, the parties entered into the Landscape Inclusive Maintenance Memorandum of Agreement dated, July 20, 2017 for the purpose of maintaining the landscape improvements by the AGENCY on State Road A1A (South Ocean Boulevard); and,

WHEREAS, the DEPARTMENT and the AGENCY have agreed to add additional landscape by permit to be installed on State Road A1A (South Ocean Boulevard) in accordance with the above referenced Agreement; and,

NOW THEREFORE, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. Pursuant to Page 7, Paragraph 7 of the Landscape Inclusive Maintenance Memorandum of Agreement for State Road A1A (South Ocean Boulevard) dated July 20, 2017, the DEPARTMENT will allow an adjacent property owner to construct additional landscape improvements or to modify an improvement as indicated in **Exhibit "A"**, State Road A1A (South Ocean Boulevard) from M.P. 6.011 to M.P. 6.030. In accordance with the plans attached as **Exhibit "B"**.
2. The AGENCY shall agree to maintain the additional landscape improvements in the Agreement described above according to the Maintenance Plan, Exhibit "E" of the original agreement and as follows:

PART II. SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

1. The landscape design intention within the ROW is to maintain a low profile for the ultimate visibility to oncoming traffic and safety. Thus, only very small accent trees (Garcinia Trees), agave, low shrubs and groundcovers are specified on our plan.
2. To maintain the intended appearance of all shrubs and turf grass, apply Osmocote® 14-14-14 or Nutricote® 13-13-13 per the manufacturer's specifications. Product can be broadcast or sprinkled at the plant's base, but avoid letting it sit on leaves.
3. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain 12" setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
4. Maintain the vertical height of:
 - Podocarpus Pringles between 18" and 24", full to ground
 - Ficus Green Island between 8" and 12", full to ground
 - St Augustine Floratan or Palmetto sod trim down to 1-1.5" and not to exceed 3" between cuts.
5. Inspect groundcovers and shrubs monthly.
6. Evaluate plant material on a monthly basis for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
7. Concrete pavers shall be inspected on a yearly basis for the aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected on a bi-yearly basis to keep those areas free of weeds.
8. Inspect the irrigation system performance on a monthly basis to ensure the system is providing 100% coverage, does not have sections of low pressure, heads and valves are clean and clear of debris and any damaged irrigation components (i.e., spray nozzles, spray heads, valve boxes, etc.) are repaired or replaced.
9. Ensure exterior lighting complies with turtle safe practices.

Except as modified by this Amendment, all terms and conditions of the original Agreement and all Amendments thereto shall remain in full force and effect.

LIST OF EXHIBITS

Exhibit A - Landscape Improvements Maintenance Boundaries Limits

Exhibit B - Landscape Improvement Plans

In Witness whereof, the parties hereto have executed with this Amendment effective the ____ day _____ year written and approved.

TOWN OF HIGHLAND BEACH

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

By: _____
Chairperson/Mayor/Manager

By: _____
Transportation Development Director

Attest: _____ (SEAL)
Clerk

Attest: _____
Executive Secretary

Legal Review Date

Legal Review Date

Office of the General Counsel

SECTION:	93060000
STATE ROAD:	A1A
PERMIT:	2023-L-496-00004
COUNTY:	PALM BEACH

EXHIBIT A

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES LIMITS

I. ORIGINAL INCLUSIVE LANDSCAPE MAINTENANCE AGREEMENT LIMITS:

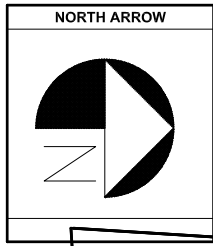
State Road A1A (South Ocean Boulevard) from approximately ¼ mile North of Spanish River Blvd (M.P. 4.868) to approximately ½ mile South of Linton Blvd (M.P. 7.711)

II. LANDSCAPE PERMIT PROJECT LIMITS (THIS PROJECT):

State Road A1A (3805 South Ocean Boulevard) from M.P. 6.011 to M.P. 6.030

See attached map*

*All other limits of the original agreement and amendments shall apply



GRAPHIC SCALE (1 IN = 20 FT.)



SSMH
RIM +3.60

STATE ROAD A-1-A (S. OCEAN BOULEVARD)
CENTERLINE

LIMITS OF MAINTENANCE
BY CITY OF HIGHLAND BEACH

50'-0"
ROW TO C/L

"WORK LIMITS
BEGIN PROJECT
MP 6.011

LIMITS OF MAINTENANCE BY
CITY OF HIGHLAND BEACH

C.A. = 0°15'59"
RADIUS = 21,536.90
ARC = 100.07'

COASTAL CONSTRUCTION CONTROL LINE
(PMT BOOK 60, PAGE 154)
(DATED AUGUST 1987)

"WORK LIMITS
END PROJECT
MP 6.030

FDOT ROW.

3805 SOUTH OCEAN BOULEVARD
PERMIT# 2023-L-496-00004

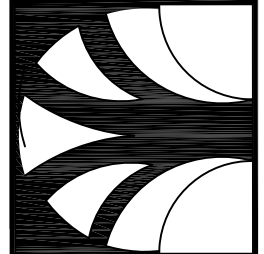
SHEET NO.
MP-1

JOB NO:
DRAWN BY: LIV
DATE: 05.02.23
SCALE: 1"=20'-0"

ZESSIN RESIDENCE
3805 S. OCEAN BLVD, HIGHLAND BEACH, FL,
LANDSCAPE IMPROVEMENT
MAINTENANCE
BOUNDARY MAP
CITY OF HIGHLAND BEACH

MAJESTIC VIEWS

Landscape Architects, Inc.
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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SECTION:	93060000
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PERMIT:	2023-L-496-00004
COUNTY:	PALM BEACH

EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Louis Ilias Vlahos, PLA
Majestic Views Landscape Architects, Inc.
April 26, 2023

GOVERNING STANDARD PLANS:

1. **GOVERNING STANDARD PLANS:**
Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website: <https://www.fdot.gov/design/standardplans>
2. **GOVERNING STANDARD SPECIFICATIONS:**
Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction at the following website: <https://www.fdot.gov/programmanagement/implemented/specbooks>
3. *Any plant material substitution within or impacting the FDOT Right of Way whether requested by the Contractor, Owner, Landscape Architect or other will need to get approval from the FDOT District Landscape Architect.*
4. *Architectural Pavers installation for sidewalks, medians, driveways, or roadways within the FDOT right of way shall comply with current FDOT Standard Specification 526. Online Reference: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/implemented/specbooks/january-2022/january-2022-ebook.pdf?sfvrsn=752d1333_4*
5. *Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the FDOT Palm Beach Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.*

F.D.O.T. GENERAL NOTES

- All materials and construction within the Florida Department of Transportation Design (F.D.O.T.) right-of-way shall conform to the latest edition F.D.O.T. Design Standards and latest edition Standard Specifications for Road and Bridge Construction.
- Contractor shall repair any and all damage done to FDOT property during demolition relocation &/or installation activities at his sole expense.
- Architectural pavers installation within the FDOT ROW shall comply with current FDOT Standard Specification 526.
- For any references to "Owner" or "Landscape Architect", it includes "and FDOT District Operations Manager"
- Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the Palm Beach Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.
- Maintenance of Traffic M.O.T. for this project will comply with the FDOT Standard Index (600 series) and the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). Special attention will be given to FDOT Design Standard Index 611, 612, 613, and 660.
- It is the Permittee's responsibility to obtain final acceptance of permitted work (completed) and the restoration of the Right-of-way from the FDOT prior to usage.
- Permittee will restore the Right-of-way as a minimum, to its original condition or better in accordance w/FDOT's latest Standard Specifications for Road & Bridge Construction or as directed by the Resident Operations Engineer.
- Sodded areas will be in accordance with Standard Index 105 and sections 162, 981,982,983, 987 of the FDOT's Standard Specifications and Bridge Construction, latest edition. All disturbed areas will be sodded within one (1) week of installation of said permitted work.
- Restricted hours of operation will be from 9:00am-3:30pm, (Monday-Friday), unless otherwise approved by the Operations Engineer, or designee.
- Permittee will coordinate all work with David Moore of Transfield Services at 954-317-8044, moored@transfieldservices.com . Coordination will include a Pre-Construction meeting.

PERMITTEE: PLEASE NOTE:

- Permittee's contractors that are performing permitted work activities shall provide the FDOT (Permit Office) proof of a proper state contractor's license and certificate of liability insurance prior to any commencement of permitted work.
- The installation of all new landscape materials will be in accordance with current editions of the Standard Indices #546, 544 and 700 (horizontal clearance/clear zone requirements).
- Permittee will provide the FDOT with certified "As-Built" plans prior to final acceptance of the permitted work.

MAINTENANCE AGREEMENT NOTES

- Any non-standard component specified on FDOT right of way (such as planting in addition to trees and sod, Hardscape, and/or an irrigation system) requires a Maintenance Memorandum of Agreement (MMOA). FDOT requires an executed MMOA prior to installation of the project. Please submit MMOA documents with next submittal. (Contact Mary Ann Randolph [MaryAnn.Randolph@dot.state.fl.us - 954-677-7897] for more information about the MMOA.

F.D.O.T. SUBMITTAL DOCUMENTS

3805 SOUTH OCEAN BOULEVARD, HIGHLAND BEACH, FLORIDA
Permit # 2023-L-496-00004

F.D.O.T. SAFETY NOTES

- Design speed for South Ocean Blvd. (State Road A1A) is indicated as 35 MPH)
- Clear Sight Limits is indicated on plans per FDOT Design Standard Index 546.
Reference: <http://www.dot.state.fl.us/rddesign/DS/13/IDx/00546.pdf>

F.D.O.T. PLANTING NOTES

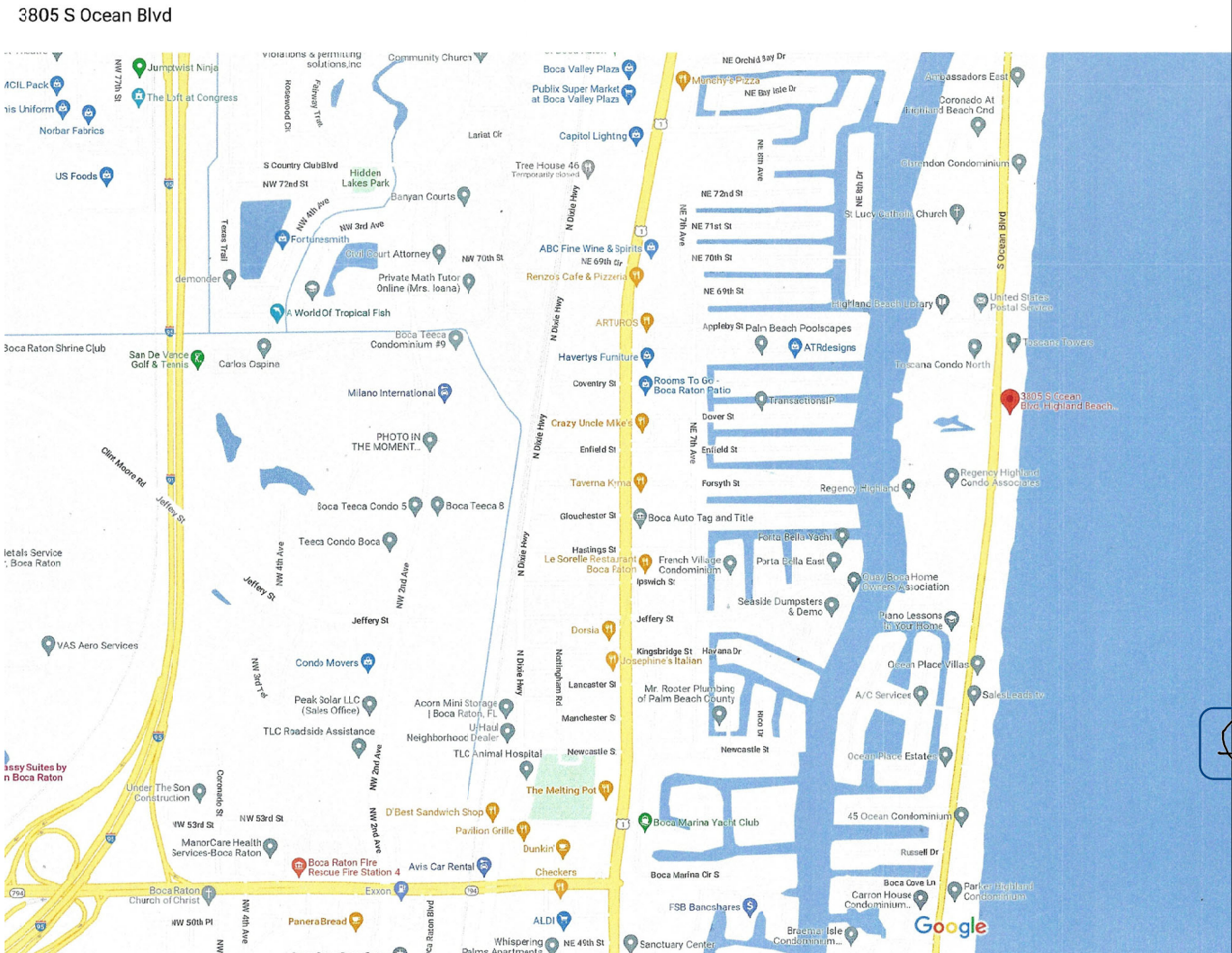
- "Landscape installation shall comply with current FDOT Standard Specifications 580. Reference: <http://www.dot.state.fl.us/specificationsoffice/Implemented/SpecBooks/2013/Files/580-2013.pdf>
- Planting details use FDOT Standard Index 544 Details/Landscape Installation. Online Reference: <http://www.dot.state.fl.us/rddesign/DS/13/IDx/00544.pdf>
- Sod areas are existing and proposed as part of this project.
- Sodded areas will be in accordance with Standard Index 105 and sections 162, 575, 981, 982, 983, 987 of the Department's Standard Specifications for Road and Bridge Construction, latest edition. All disturbed areas will be sodded within one (1) week of installation of said permitted work.

F.D.O.T. IRRIGATION NOTES

- The irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
- Irrigation and its water source must be indicated for proposed landscape. Irrigation contractor will provide as built Irrigation Plan prior to final inspection.
- DOT requires 24 hour emergency access to water source.
- Irrigation plan need to indicate water connection points and electrical connection for proposed controllers and pumps.
- Verify that above-ground irrigation items such as backflow preventers, pumps and controllers are not located within the Horizontal Clearance Zone.
- Contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.
- Sleeving must be 36" below the roadway. Verify with FDOT Maintenance that sleeving /directional bore is permitted at this time. A newly resurfaced road cannot be disturbed for 5 years.
- Permittee's representative & an FDOT Inspector must be on site during all boring activities. Upon completion of the boring activities, Permittee shall provide all documentation to be in accordance with FDOT Standard Specifications, Section 555 or 556, whichever is applicable.
- Permittee's contractors that are performing directional drilling and or jack and bore activities shall provide the Department (Permits Office) proof of a proper state contractor's license and certificate of liability insurance prior to any commencement of permitted work.
- Permittee will ensure that all locates have been performed prior to scheduling of any boring activities. This shall include soft digs to verify vertical & horizontal alignment.

~~DISCLAIMER~~

- The Landscape Architects plans and calculation are based on information provided by the Surveyor, Civil Engineer and Architect. See Engineering Plans for any roadway & driveway construction, grading & drainage, utilities, etc. The Landscape Plans are solely for approval of landscape and irrigation improvements and their relationship w/ exist elements within the ROW ,required DOT Sight Lines and FPL Right Tree Right Place requirements.



LOCATION MAP

3805 SOUTH OCEAN BOULEVARD
PERMIT# 2023-L-496-00004



ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA

DOT COVER SHEET

MAJESTIC VIEWS
Landscape Architects, Inc.

Landscape Architecture - Construction Management
Landscape Architects, Inc.

4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

Signed by:

CEB-1860E30B498

REV. NO.	DATE
REV. 1.	03.03.23

JOB NO:	
DRAWN BY:	LIV
DATE:	02.06.23
SCALE:	AS SHN

SHEET NO.

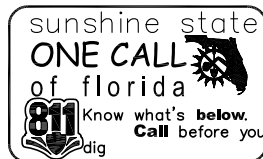
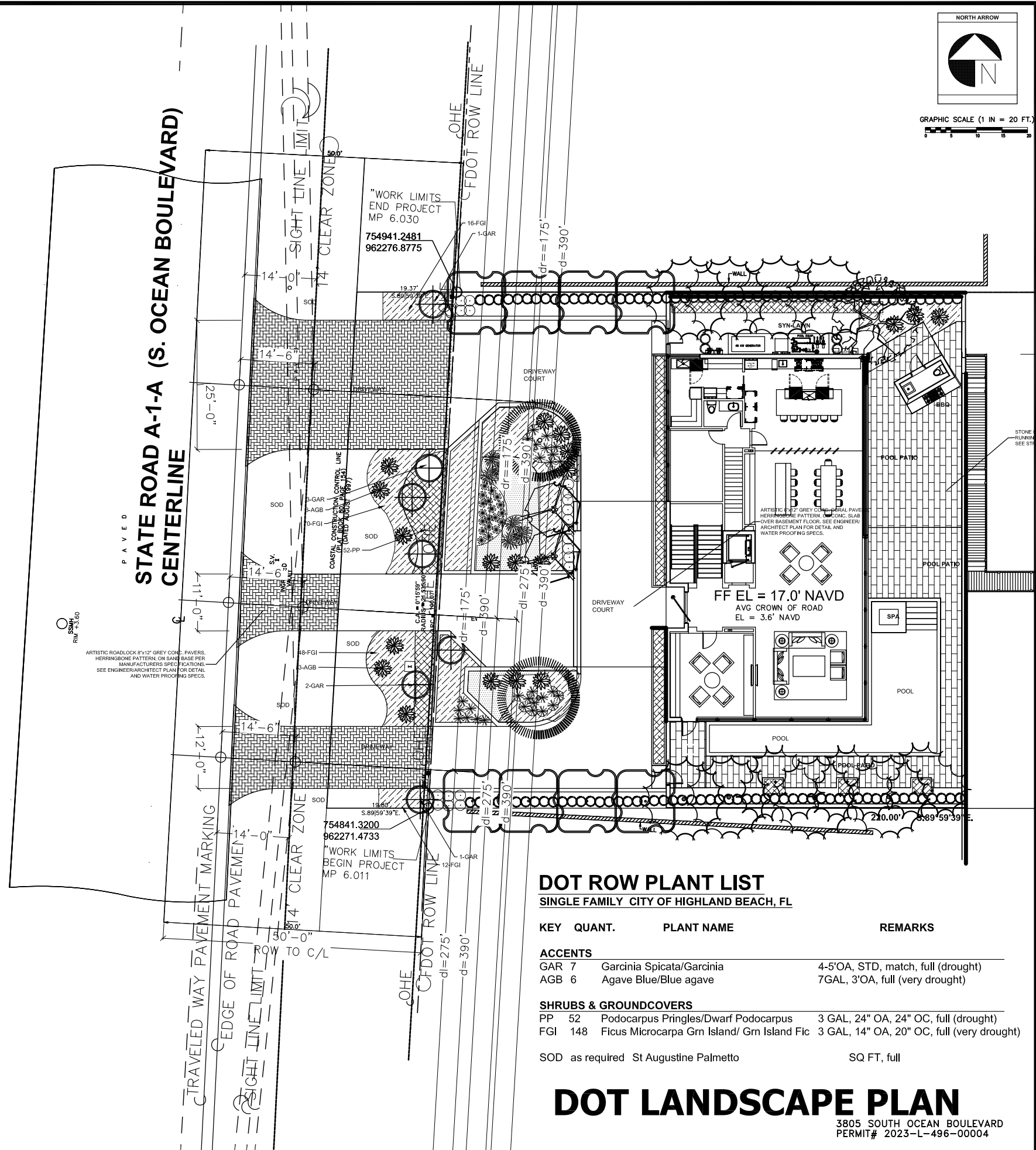
CO-1

FDOT PLANTING NOTES

1. For the portion of landscape plant material that will be installed within the FDOT Right of Way, landscape installation shall comply with current applicable FDOT Maintenance Specification 580. Online Reference: [ssm5800000wd-722-i17992.pdf \(windows.net\)](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf)
2. For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to the FDOT Standard Plans Index 580-001 Landscape Installation. Online Reference: <https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2023/idx/580-001.pdf>
3. Cypress Mulch is not permitted on FDOT right of way. Mulch permitted to be used are Hardwood Mulch (containing no Cypress products), Recycled Mulch or approved equal, certified by the Mulch and Soil Council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.
4. Sodded areas will be in accordance with Standard Plans Index 570-010 and Standard Specifications Sections 162, 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work.

GENERAL PLANTING NOTES

1. All planting notes to be Florida #1 grade or better as stated in "grades and standards for nursery plants" part I and part II (2007), State of Florida, Department of Agriculture, Tallahassee.
2. All prohibited plant species shall be eradicated from the site.
3. All plant material to be handled and planted in accordance with standard nursery practices and in compliance with Sec. 28-9 (c-g) of the Town Code..
4. All plant material to be guaranteed for a period of ninety (90) days from date of installation.
5. All planting beds to receive three (3) inches of maleleuca, recycled bark or other mulch, type "B", or better. (no cypress mulch)
6. All planting areas must be irrigated to provide (100% coverage & 100% overlap) by an automatic irrigation w/water sensor system installed by certified irrigation contractor. The water source is reclaim water so all system components must be compatible w/ reclaim water usage as required.
7. Sod and irrigation will be provided within all the unpaved areas including the R.O.W.
8. All mechanical equipment must be screened on three sides w/a hedge, solid fence or wall to a height minimum 6" above the item.
9. All underground utilities should be located 48 hours prior to commencement of landscape construction. The Landscape and/or Irrigation contractor is responsible to call toll free **1.800.432.4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.**
10. The general contractor is responsible for rough grade within two-three (2-3) inches of final grade.
11. In case of discrepancies, the landscape plan takes precedence over the plant list.
12. All existing trees to remain will be trimmed, pruned and protected with an appropriate construction barrier.
13. A minimum distance of 15 ft. separates all trees from pole lights and overhead utility lines.
15. **Within all site triangles there shall be unobstructed visibility within 2.5' and 6' above pavement level.**
16. **Any trees and shrubs within water, sewer or drainage easements shall conform** to City of Highland Beach Standard LD 1.1 & LD 1.2.
17. No trees/palms shall be planted over exfiltration trenches.



ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA
DOT LANDSCAPE PLAN

MAJESTIC VIEWS
Landscape Architects, Inc
Landscape Architecture - Construction Management
4711 Cypress Drive South, Boynton Beach, FL 33436
Phone (561) 752-9835 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677	REV. NO.	DATE
LC #26000319	REV. #1.	12.06.22
	REV.#2/DEP	01.10.23
	DOT #3	02.06.23
	DOT #4	03.03.23

JOB NO:
DRAWN BY: LIV
DATE: 06.10.22
SCALE: 1" = 20'


SHEET NO.
LP-1


TREE SURVEY DATA AND MITIGATION CALCS


Item#	Species Common Name	Species Scientific Name	Qty	Height	Spread	DBH	Condition	Notes	Disposition	Replacement	City Comments
#1	Seagrape Tree	Coccoloba uvifera	1	16'oa	8'	4"	30%	In way of new construction/ elevation increase	remove	not required	tree removal permit, not required
#2	Seagrape Tree	Coccoloba uvifera	1	16'oa	10'	8"	40%	In way of new construction/ elevation increase	remove	not required	tree removal permit, not required
#3	Seagrape Tree	Coccoloba uvifera	1	20'oa	12'	24"	40%	In way of new construction/ elevation increase	remove	not required	tree removal permit, not required
#4	Chinese Fan Palm	Livistonia chinensis	1	8'wd	10'	5"	65%	In way of new construction/ elevation increase	remove	not required	tree removal permit, not required
#5	Chinese Fan Palm	Livistonia chinensis	1	8'wd	10'	5"	30%	Damaged due to Ficus above	remove	damaged not required	tree removal permit, not required
#6	Benjamins Ficus	Ficus Benjaminia	1	2'oa	20'	30"	20%	In way of new construction/ utilities conflict	remove	not required conflict w/ utilities	tree removal permit, not required
#7	Gumbo Limbo	Bursera simaruba	1	22'oa	12'	14"	40%	Conflict QAW, elevation increase	remove	not required conflict w/ utilities	tree removal permit, not required
#8	Black Olive	Buckia buceras	1	30'oa	14'	16"	30%	Hazardous Tree removal required.	remove	Determined as hazardous tree n/a.	removal approved/ hazardous tree.
#9	Carrotwood Tree	Cupanopsis anacardioides	1	12'oa	8'	6"	45%	Invasive Species removal required	remove	not required	tree removal permit, not required
#10	Gumbo Limbo	Bursera simaruba	1	18'oa	14'	12"	40%	In way of new construction/ lean damaged	remove	damaged not required	tree removal permit, not required
#11	Seagrape Tree	Coccoloba uvifera	1	26'oa	10'	8"	20%	In way of new construction/ damaged trunk	remove	damaged not required	tree removal permit, not required
#12	Brazilian Pepper	Schinus terebinthifolia	1	20'oa	20'	14"	20%	Invasive Species removal required	remove	not required	tree removal permit, not required

Specimen Tree #8 was determined as hazardous per Sec. 20-124(f) and Sec. 20-135(d), shall be removed /permitted accordingly

EXISTING TREE LEGEND

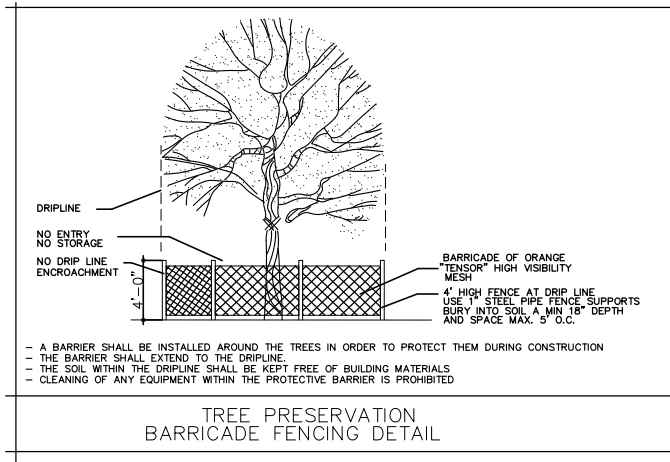
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EXISTING SPECIMEN TREES TO REMAIN/PRESERVED
- 

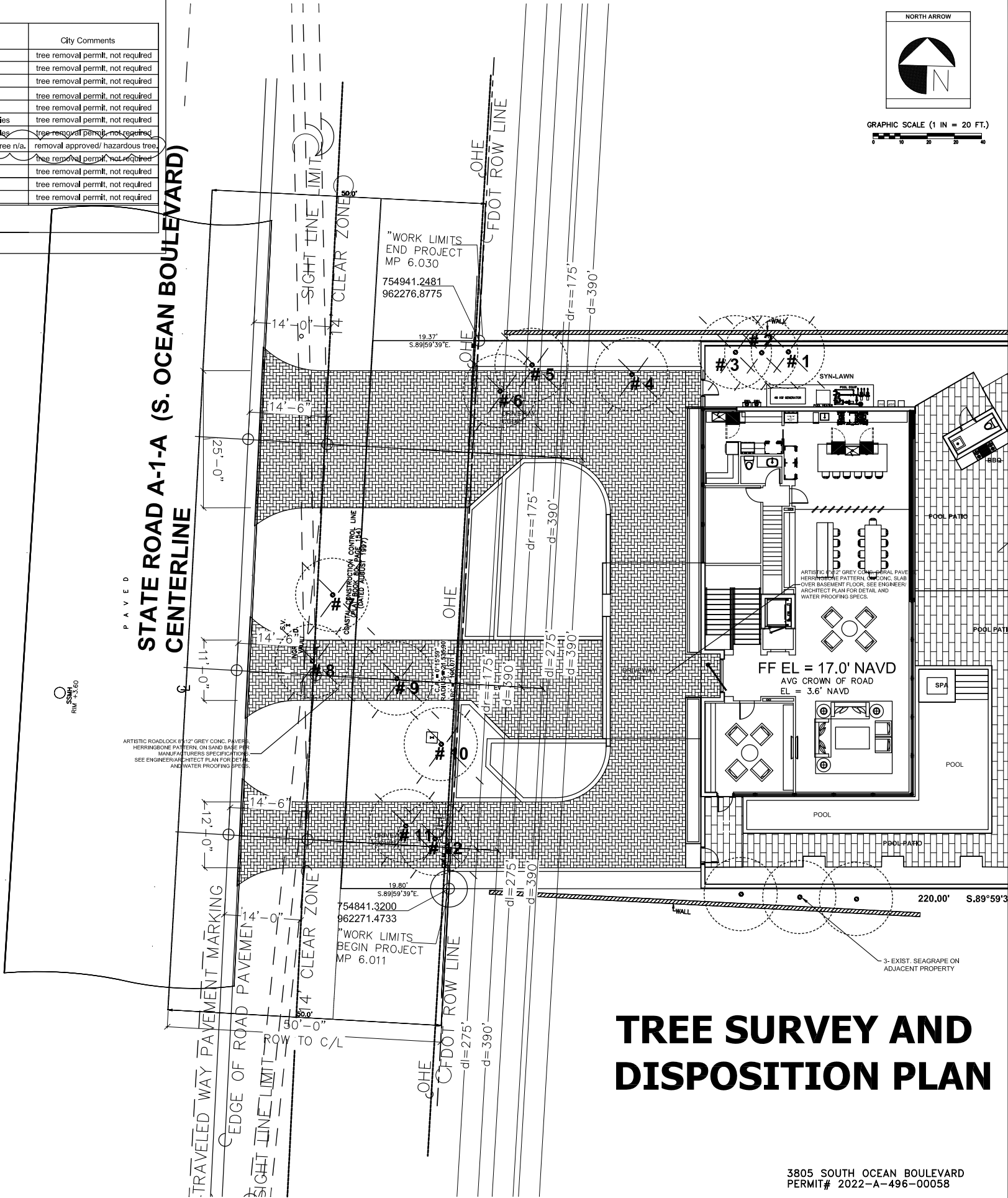
EXISTING TREES TO BE RELOCATED/APPAISED
- 

EXISTING TREES TO BE REMOVED/APPAISED

- All existing trees to be appraised by licensed arborist per ANSI standards.
- All existing trees/ palms to remain or relocate must be protected by approved tree barrier. See tree barrier detail.
- All trees/ palms to remain or relocated must be trimmed by licensed arborist per ANSI standards.
- All trees/ palms to remain or relocate must be fertilized w/ an all purpose time release fertilizer.



STATE ROAD A-1-A (S. OCEAN BOULEVARD)
CENTERLINE



TREE SURVEY AND
DISPOSITION PLAN

3805 SOUTH OCEAN BOULEVARD
PERMIT# 2022-A-496-00058

ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA

MAJESTIC VIEWS
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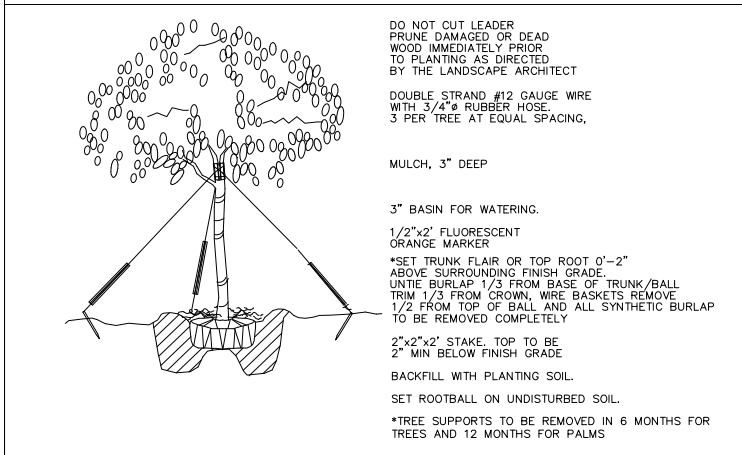
LOUIS ILIAS VLACHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

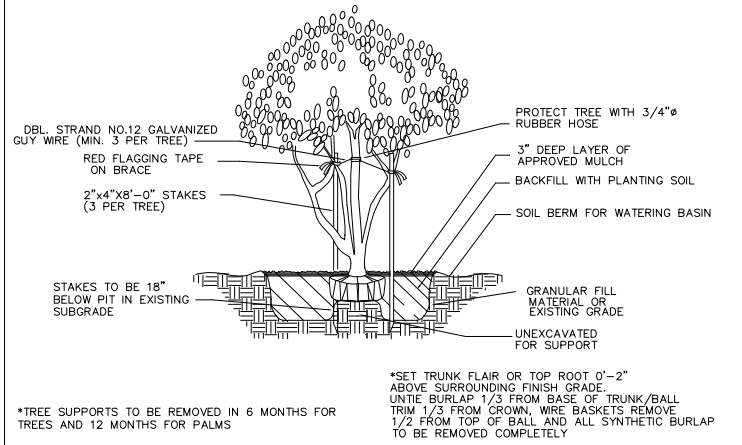
REV. NO.	DATE
REV. #1.	12.06.22
REV.#2/DEP	01.10.23
REV. #3.	02.20.23
REV. #4.	03.03.23
REV. #5.	04.26.23

JOB NO:
DRAWN BY: LIV
DATE: 06.10.22
SCALE: 1" = 10'

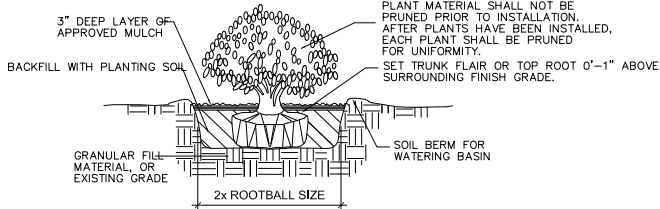
SHEET NO.
LP-2



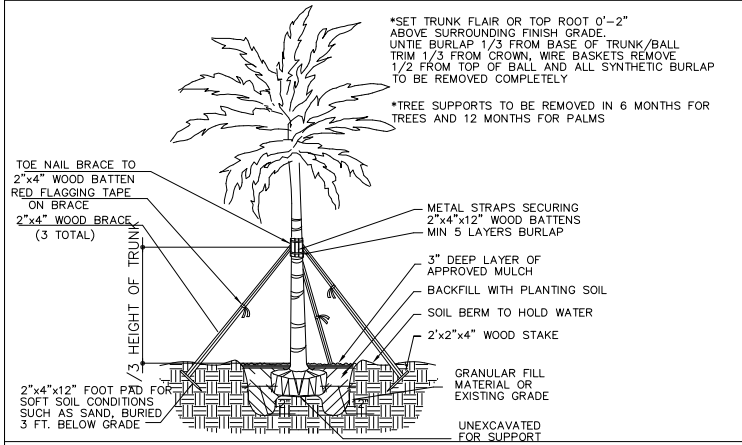
LARGE TREE
(2" cal. and over) PLANTING DETAIL



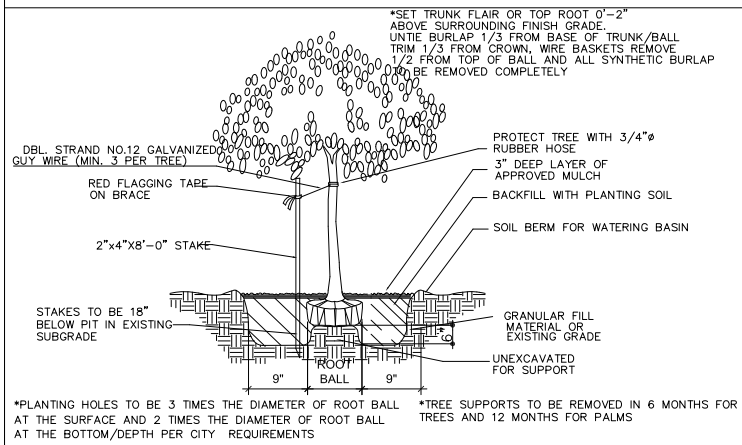
SHRUB/ GROUNDCOVER SPACING DETAIL



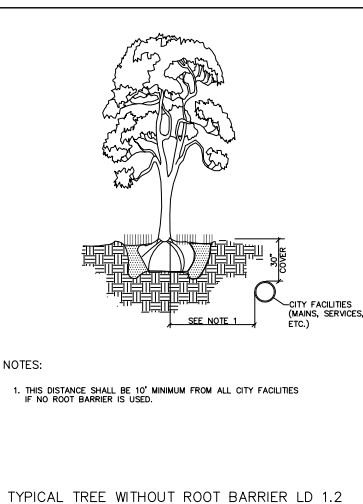
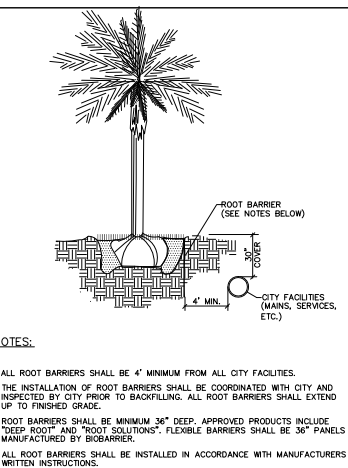
SHRUB PLANTING DETAIL



PALM PLANTING DETAIL



SMALL TREE
(2" cal. and under) PLANTING DETAIL



GENERAL NOTES:

1. PLANT MATERIAL: All plant material shall be Florida #1 or better as established by "Grades and Standards for Nursery Plants" of the state of Florida, Department of Agriculture.
2. All trees, shrubs and groundcovers shall be of the sizes as specified in the Plant List.
3. Quantities listed on the the Plant List are for estimating purposes. Contractor shall verify all quantities. Mulch, topsoil, fertilizer, etc. shall be included in the unit cost of the plants.
4. Where there is a discrepancy either in quantities, plant names, sizes or specifications between the plan or plant list, the plan takes precedence.
5. All planting beds and water basins for trees shall be covered with a 3" minimum depth of shredded eucalyptus or other organic mulch grade 'B' or better.
6. The Planting Plan shall be installed in compliance with all existing City codes and applicable deed restrictions.
7. SOD: All areas not used for buildings, vehicular use areas, walks or planting beds shall be grassed. Grassing shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod to be grade "A" weed free. All areas marked "Lawn" shall be St. Augustine "Floratum" solid sod. The Dry Retention area shall be "Bahia Grass" / "Paspalum Notatum". All sod shall be set level tight and even along planting beds. Landscape contractor is responsible for providing their own square footage takeoffs and field verification to provide 100% sod coverage of all areas specified
8. PLANTING SOIL: All trees and shrubs shall be planted with a minimum of 12" topsoil around and beneath the rootball. Minimum topsoil shall be 6" for groundcover areas, 4" for seeded grass areas and 2" for sodded grass areas.
9. Planting soil to be a weed-free mixture of 50% sand, 40% muck, and 10% Canadian peat. All plant material to receive planting soil as per details. Planting soil backfill for all proposed Date Palms, Coconut Palms, Royal Palms and Liriope shall be backfilled with 80% sand and 20% muck mixed with existing soil free of rock and debris. Bougainvillea species shall be backfilled with 100% sand at time of planting.
10. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.
11. Contractor to notify "Sunshine" at 1-800-638-4097 (48) hours prior to digging for underground utility locations.
12. Contractor shall be responsible for providing final grading of all associated planting areas.
13. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.
14. All planting holes to be hand dug except where machine dug holes will not adversely affect or damage utilities or improvements (see note 8).
15. No plunging of any tree or palm will be accepted. All plants to be planted w/ trunk flair or surface root 10% above grade (per City requirements).
16. Contractor shall stake & guy all trees and palms at time of planting as per the appropriate detail. Contractor is responsible for the maintenance and/or repair of all staking and guying during warranty period.
17. All parking islands measuring less than 11 feet (including curbs) due to turning radii requirements shall have root barriers installed against the full perimeter of the island. All limerock shall be excavated from islands to a depth of 2-1/2 feet and backfilled with the specified planting mix.
18. Fertilizer for grass areas shall be NPK 16-4-8 @ 12.5 lbs/1000 s.f. or 545 lbs/acre. Nitrogen 50% slow release form & fertilizer to include secondary micronutrients.
19. SUBSTITUTIONS AND CHANGES: All substitutions and changes shall be approved in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the immediate attention of the Architect, the owner and The City of Highland Beach
20. WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. In addition, Contractor will continue watering of plant material until substantial completion and as needed thereafter for a period of 2 months.
21. EXISTING MATERIAL: All existing material shall be brought to current city code standards. all existing hedges must be continuous as required.
22. DRAINAGE EASEMENT: Written approval must be obtained from local water management district prior to planting within the drainage easement.

23. All new plant material shall be guaranteed for 1 year from time of final acceptance of project. Any plant material not in a healthy growing condition will be replaced by the Contractor at no additional cost to the Owner within 10 days of notification. For all replacement plant material, the warranty period shall be extended an additional 45 days beyond the original warranty period. Warranty is null and void for plant material which is damaged or dies as a result of "acts of God" limited to hail, freeze, lightning, automobile damage, and winds exceeding 75 mph as defined by the Miami Hurricane Center. All trees that lean or are blown over, caused by winds less than 75 mph, will be re-set and braced by the Contractor at no additional cost to the Owner.
24. Type "D" curbing and wheel stops shall be provided in the V.U.A. Refer to paving and drainage detail sheet for detail of type "D" curb and wheel stop.
25. The successful bidder shall furnish to the Owner a unit price breakdown for all materials. The Owner may, at its discretion, add or delete from the materials utilizing the unit price breakdown submitted.
26. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
27. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
28. Root-prune all trees a minimum of (8) weeks prior to planting.
29. Tree grates shall be positioned to meet in the center of treewell and have uniform spacing around outside edges of castings. Install grates where indicated on plans flush and leveled with surrounding pavement surface. Install steel angle frame, in concrete flush and leveled with surrounding paving surface, maintain flush and leveled at all times.
30. All landscaped areas will be irrigated by an underground, automatic, rust-free irrigation system providing 100% coverage and 100% spray overlap. The system shall be maintained in good working order and designed to minimize water on impervious services and not overspray walkways. A rain sensor device shall be installed to override the irrigation cycle of the system when adequate rainfall has occurred.
31. Hedge material shall be planted equal to the height of all dumpsters, transformers, mechanical equipment and other ground free-standing utility equipment or enclosures.
32. All plant material planted within the sight distance triangle areas (see plan) shall provide unobstructed cross-visibility at a horizontal level between 30 inches and 8 feet above adjacent street grade.
33. No canopy trees shall be planted within 15 feet of a light pole. No palm species shall be planted within 6 feet of a light pole.
34. Ground cover plantings shall provide not less than 75 percent coverage immediately upon planting and 100 percent coverage within 3 months after planting.
35. Tree protection barricades shall be provided around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.
36. Tree removal/relocation permits must be obtained for existing trees to be removed or relocated.
37. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.
38. Quantities shown on the plant list take precedence over any discrepancies between the plans and plant list.
39. Proposed berms shall not exceed a 3:1 slope.
40. All plants are to be top dressed with a minimum 3" layer of Maleuca mulch, Eucalyptus mulch or equal. Mulch 18" beyond plantings.
41. All Landscape areas are to be provided with automatic sprinkler system which will provide 100% coverage and 100% overlap. All irrigation fittings and head connections will be purple pipe, Sch 40 PVC.
42. Trees in Lawn area are to receive a 24" diameter mulched saucer at the base of the trunk.
43. Rain sensor is required and shall be no over spray on any walkways or sidewalks.
44. Contractor must obtain landscape, irrigation and tree removal permits.
45. Trees shall be planted 4' from all underground utility lines. Written approved will be obtained from all utility companies for the proposed trees in the landscape easements prior to building permit and approval from the City of Highland Beach.
46. Landscaping to be clear 7'-6" of front and sides and 4' belting all fire hydrants, typ.

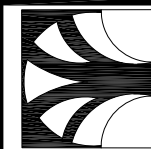


3805 SOUTH OCEAN BOULEVARD
PERMIT# 2023-L-496-00004

ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA

DOT LANDSCAPE SPECIFICATIONS

MAJESTIC VIEWS
Landscape Architects, Inc.
Landscape Architecture - Construction Management
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Phone (561) 752-9835 Fax (561) 752-4110
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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE
REV. #1.	12.06.22
DOT #2	02.06.23

JOB NO:
DRAWN BY: LIV
DATE: 06.10.22
SCALE: NO SCALE

SHEET NO.
LP-3

IRRIGATION NOTES:

NOTES

Automatic Irrigation System
Water Demand Zone reclaim water 3/4" water meter, 22-25 GPM @ 45-50 psi w/ RPZ backflow preventor/ vacuum breaker, and ET manager inground moisture sensing device

GENERAL

System shall be installed in accordance with local codes. Contract drawings and Contract specifications. The water source is reclaim water so all components must be compatible w/ reclaim water as required.

Irrigation design based on Majestic Views, dated 06.10.22 Contractor shall refer to the landscape plan to coordinate sprinkler location and pipe routing with new and existing landscaping.
The purpose of this irrigation plan is to show sprinkler locations for new location s for new landscaping. The Contractor considering the size of the source, the location and size of piping, and the size of existing valves shall zone system in the field.

Contractor shall adjust sprinkler locations to insure proper coverage in common areas between new and existing landscaping.
Irrigation contractor to provide 100 % coverage with a 50% overlap and as built drawings.

Irrigation plan is for bid, permit purposes, and shall not be utilized as a construction document.

Irrigation contractor will provide shop drawings and product specifications (cut sheets) and installation documents, to the Landscape Architect for review, comment and approvals.

A licensed contractor who installs or performs work on an automatic landscape irrigation system must install system per manufacturers specifications and test for the correct operation of each inhibiting or interrupting device or switch on the system. If such devices are not installed, or are not functioning properly, the contractor must install new devices or repair the existing ones and insure that each is operating properly before completing other work on the system.

All contractors performing work on irrigation systems within the town shall be licensed or registered under F.S. ch. 489, and shall hold a municipally-issued license or business tax certificate that permits work on irrigation systems.

PIPING

Pipe shall be installed in accordance with local codes and pipe manufacturer's recommendations.

Pipe routed under pavement and patio shall be sleeved in SCH 40 PVC. Contractor shall utilize existing sleeves.

Main line shall be scheduled 40 PVC.

All pipes shall be type 1120 PVC. Lateral sized 1" and larger shall be SDR 26, Class 160. Laterals sized 3/4" shall be SDR 21, Class 200.

Pipe shall be installed so backfill depths are maintained at 18" for the main line and all lateral routed under pavement, and at 12" for all other laterals.

Backfill shall be of suitable material free of rocks, stones, or other debris that would damage irrigation systems components.

SPRINKLERS

Sprinkler locations shall be adjusted for wind, landscaping and mounding to insure proper coverage with minimal undesirable overthrow. In order to prevent overthrow, low trajectory heads or low volume water distributing devices shall be used when irrigating confined areas. No more than ten percent of spray radius shall be allowed onto impervious areas.

Sprinkler heads irrigating lawns or other high water requirement landscape areas shall be circuited so that they are on a separate sector from those irrigating trees, shrubbery or other reduced water requirement areas.

Pop-up rotors Rainbird S700-PRS series w/ adjustable nozzles or equivalent, 25'-40' radius.

Pop-up mistheads Rainbird 1800-SAM-P45 series w/ R-13-18 rotary nozzles or equivalent, 12'-24' radius. Shrub type mistheads shall be installed a uniform height of 6" above plant material and shall be located to be concealed from view and inaccessible from traffic.

Rainbird XPCN- Xeri PCN series nozzle, 2.5' & 4' 1/4, 1/2 or full spray on Xeri-pop 4-6" pop-up or SCH 80 riser as required.

Rainbird Xeri Bubblers shall be installed on SCH 80 risers to the best height for the most effective irrigation of the plants to be watered. Bubblers are required for trees and palms.

All sprinklers located adjacent to pavement, walkways, patios, etc., shall be installed from the edge to minimize the chance of damage to vehicles, pedestrians and lawn maintenance personnel. Pop-up heads shall be installed in 6" and shrub type heads shall be installed in 18".
Adjustment features of sprinklers specified shall be utilized to insure proper coverage while minimizing overthrow.

VALVES

Rainbird 100-PGA 1" angle electric valve w/ pressure regulator or equivalant, with timer and rain sensor device.

WATER SOURCE

3/4" water water meter, 22-25 GPM @ 45-50 psi w/ backflow preventor/ vacuum breaker, and ET manager inground moisture sensing device and pressure regulator as required and approved by City of Highland Beach. All connections and installation of backflow shall be made by a licensed plumber.

CONTROL SYSTEM

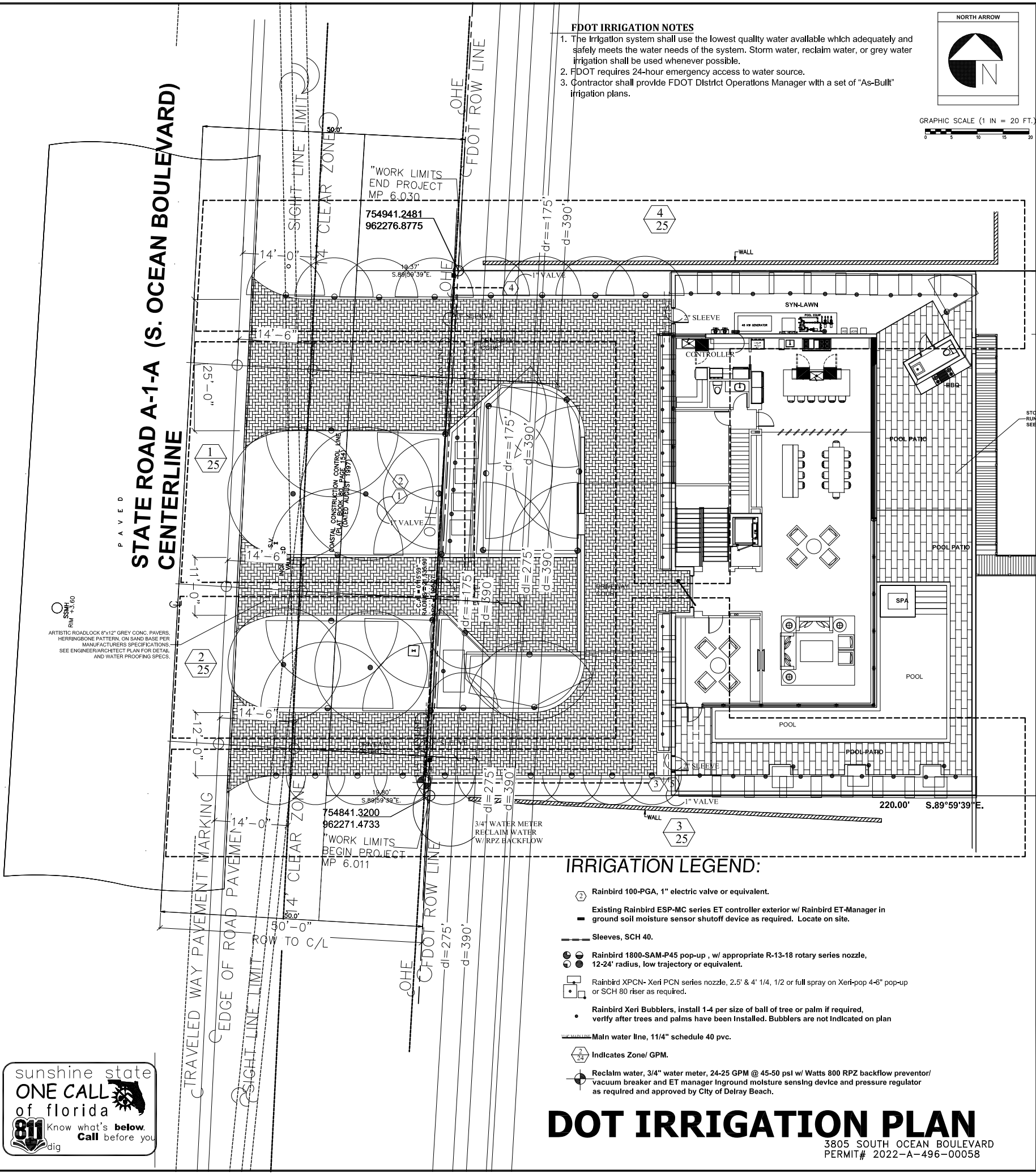
Rainbird ESP-MC series automatic outdoor controller will be exterior wall mount or equivalent w/ Rainbird ET-Manager in ground soil moisture sensor. Verify location on site. Rainfall or moisture sensing devices shall be used to avoid operation of the system during periods of increased rainfall. Evapotranspiration-based (ET) controllers are recommended but optional on any automatic landscape irrigation system will be installed per manufacturers specifications. All electrical connections to be made by a licensed electrician.

FLOW

Automatic underground irrigation with Rainbird ET-Manager in ground soil moisture sensor shall be designed and installed in compliance with the South Florida Building Code and city code requirements. The system shall provide a minimum coverage of 100% with 50% overlap.

PIPE DIAMETER (INCH)

0-3	1/2"
3-9	3/4"
10-16	1"
17-26	1 1/4"
27-40	1 3/4"
40-60	2"



FDOT IRRIGATION NOTES

1. The Irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
2. FDOT requires 24-hour emergency access to water source.
3. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.



GRAPHIC SCALE (1 IN = 20 FT.)

IRRIGATION LEGEND:

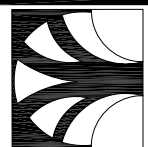
- ② Rainbird 100-PGA, 1" electric valve or equivalent.
- Existing Rainbird ESP-MC series ET controller exterior w/ Rainbird ET-Manager in ground soil moisture sensor shutoff device as required. Locate on site.
- Sleeves, SCH 40.
- ● Rainbird 1800-SAM-P45 pop-up, w/ appropriate R-13-18 rotary series nozzle, 12-24' radius, low trajectory or equivalent.
- Rainbird XPCN- Xeri PCN series nozzle, 2.5' & 4' 1/4, 1/2 or full spray on Xeri-pop 4-6" pop-up or SCH 80 riser as required.
- Rainbird Xeri Bubblers, install 1-4 per size of ball of tree or palm if required, verify after trees and palms have been installed. Bubblers are not indicated on plan
- Main water line, 11/4" schedule 40 pvc.
- ②/24 Indicates Zone/ GPM.
- Reclaim water, 3/4" water meter, 24-25 GPM @ 45-50 psi w/ Watts 800 RPZ backflow preventor/ vacuum breaker and ET manager inground moisture sensing device and pressure regulator as required and approved by City of Delray Beach.

DOT IRRIGATION PLAN

3805 SOUTH OCEAN BOULEVARD
PERMIT# 2022-A-496-00058

ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA

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LOUIS ILIAS VLAHOS
LANDSCAPE ARCHITECT

LA #6666677
LC #26000319

REV. NO.	DATE
REV. #1.	12.06.22
REV. #2/DEP	01.10.23
DOT #3	02.06.23
DOT #4	03.03.23

JOB NO:
DRAWN BY: LIV
DATE: 06.10.22
SCALE: 1" = 20'

SHEET NO.

IR-1

LANDSCAPE LIGHTING LEGEND:

- A. (3) A. Wall Mount, Beach Lighting, L-014-S-120V-SW-A-NFL-SQ-3.5-FR, 120V amber light.
- B. (16) B. Accent Directional, Beach Lighting, E16-11W-930-SP-BGS-HL1-GS2-STEM-C12 12V brass fixture w/glare shield, amber lamp and 12" brass stem.
- C. (13) C. Low Accent Directional, Beach Lighting, E8-2W-A-NFL-BGS8-CTO-1/2-1.36-HL8-GS2-STEM-C12 12V brass fixture w/glare shield and 12" brass stem.
- D. (11) D. Pathlight, Beach Lighting, R3-12V-Stem12-5W-A_HSR-GS2, 12V brass /copper fixture 180deg amber light on 12" brass stem.
- E. (12) E. Bollard, Beach Lighting, MB1-17-12V2W-A-SP-GS3R-STEM 16, 12V brass bollard, 180deg amber light, 17" height.
- F. (8) F. Ground Pathlight, Beach Lighting, E17-2-5W-A-NFL, 12V copper fixture 180deg amber light .

All lighting fixtures to be mounted Beach Lighting posts specified or Rocketperma-post when plantings are less than 12" height. All Beach Lighting fixtures are approved and certified per Wildlife Lighting.

All fixtures within 5 ft of pool edge must be mounted w/ a GFI shutoff device.

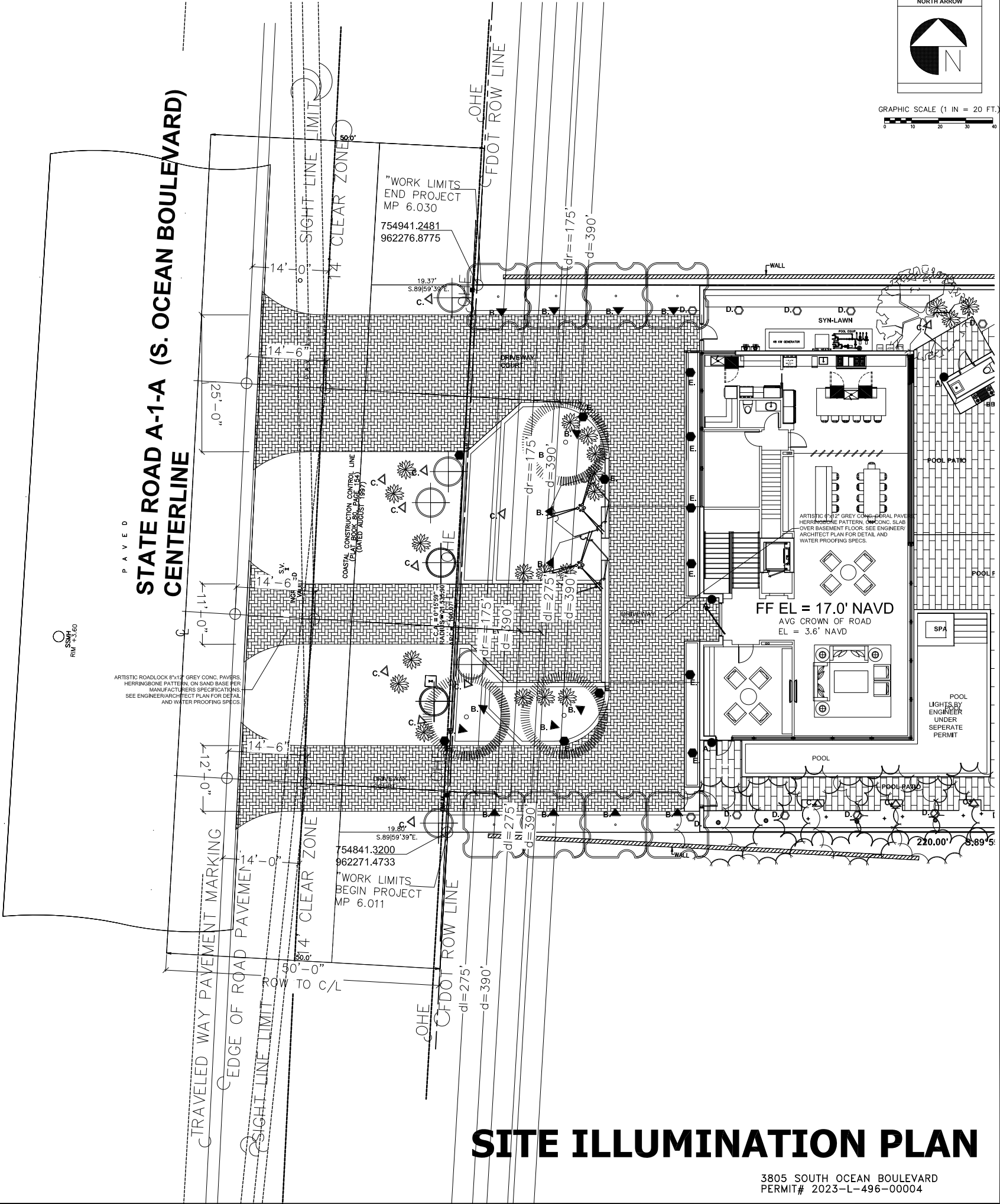
Additional information, photos and specification for Beach Lighting fixtures visit beachlighting.com or attached specification sheets for landscape path & accent lighting provided by Landscape Architect.

All proposed lighting fixtures are by Beach Lighting. Comparable other fixtures will be acceptable w/ prior approval by owner/ Landscape Architect.

Pool Lighting to be specified by pool Engineer at time of pool permit.

Licensed Electrician to provide all wiring and connections.

LANDSCAPE LIGHTING CHART							
Label	Quantity	Mount Type	Mount Height	Manufacturer Catalog No.	Lamp Type, Color and Watts	Level	Dwg. Sheet No.
A.	3	Wall	8'	Beach Lighting L-014-S-120V-SW-A-NFL-SQ-3.5-FR	LED, Amber, and 7W	Pool	IL-1
B.	16	Ground Spike	10"	Beach Lighting E16-11W-930-SP-BGS-HL1-GS2-ST-C12	LED, Amber, and 11W	Pool /Entry	IL-1
C.	13	Ground Spike	10"	Beach Lighting, E8-2W-A-NFL-BGS8-CTO-1/2-1.36-HL8-GS2-ST-C12	LED, Amber, and 2W	Pool /Entry	IL-1
D.	11	Ground Spike	12"	Beach Lighting R3-12V-STEM 12 -5W-A-HSR-GS2	LED, Amber, and 5W	Pool	IL-1
E.	12	Ground Spike	15"	Beach Lighting MB1-17-12V 2W-A-SP-GS3R-STEM 16	LED, Amber, and 2W	Entry	IL-1
F.	8	In-Ground	0"	Beach Lighting E17-2-5W-A-NFL	LED, Amber, and 5W	Pool	IL-1



SITE ILLUMINATION PLAN

3805 SOUTH OCEAN BOULEVARD
PERMIT# 2023-L-496-00004

ZESSIN RESIDENCE
3805 SOUTH OCEAN BLVD, HIGHLAND BEACH, FLORIDA
DOT ILLUMINATION PLAN

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JOB NO:
DRAWN BY: LIV
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SHEET NO.
IL-1