

SECTION: 86050000  
STATE ROAD: A1A  
COUNTY: Broward  
PERMIT: 2022-L-491-00010

**AMENDMENT NUMBER TWENTY-SEVEN (27) TO  
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FOUR (4)  
INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

This is Amendment Number Twenty-Seven (27) to the Agreement dated December 5, 2007, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between the **FLORIDA DEPARTMENT OF TRANSPORTATION** hereinafter called the “**DEPARTMENT**” and the **CITY OF POMPANO BEACH**, a municipal corporation of the State of Florida, hereinafter called the “**AGENCY**”.

**WHEREAS**, the parties entered into the Inclusive Landscape Maintenance Memorandum of Agreement dated December 5, 2007 for the purpose of maintaining the landscape improvements by the AGENCY on various State Road(s) including A1A (North Ocean Blvd.); and

**WHEREAS**, the DEPARTMENT and the AGENCY have agreed to add additional landscape improvements to be installed on State Road A1A (North Ocean Blvd.) 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 paragraph 1, page 1 of the Amendment Number Six (6) Landscape Inclusive Maintenance Memorandum of Agreement dated August 9, 2013, the DEPARTMENT will allow an adjacent property owner to construct additional landscape improvements or to modify an improvement located as indicated in **Exhibit “A”**, State Road A1A (North Ocean Blvd.) from M.P. 10.867 to M.P. 10.928, in accordance with the plans attached as **Exhibit “B”**.
2. The AGENCY shall agree to maintain the additional landscape improvements according to Exhibit “F” Maintenance Plan of the original agreement, Amendment #21, and as follows:

**PART II. SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS**

- A. Southern Live Oak (*Quercus virginiana*) along the FDOT ROW should be maintained with a clear trunk to a vertical height of 4 feet (minimum), or 8.5 feet when over the sidewalk. Remove suckering growth from base and clear trunk. Evaluate once a year by a professional and certified arborist.

- B. Medjool palms (*Phoenix dactylifera*) proposed along the FDOT ROW, should be pruned between the beginning of May and the beginning of June. It is recommended to cut the dead fronds 1 or ½” from the trunk and avoiding cutting fronds with no significant amount of yellowing. It is also recommended to skin the palms once a year for pest control. Evaluate once a year by a professional and certified arborist.
- C. St. Augustine Grass (*Stenotaphrum Secundatum*) should be mowed with a rotary mower to maintain a height between 3.5” to 4” to help the grass develop a deep root. Mow weekly during the growing season (March to September), less frequent during the cooler months (October to February).
- D. Groundcovers and shrubs shall be maintained at the following vertical heights:
  - a. Ipomea prescaprae (Railroad vine) – 12” above sidewalk surface.
  - b. Yucca rostrata (Beaked Yucca) – at mature height - do not trim.
  - c. Hymenocallis Latifolia (Spider Lily) – at mature height - do not trim.
  - d. Spartina bakeri (Sand Cordgrass) – at mature height - do not trim.
- E. A temporary irrigation system will be provided in the FDOT ROW.
- F. Power wash the concrete sidewalk in the FDOT ROW as needed for safety and appearance.
- G. Concrete pavers shall be inspected monthly for aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. Concrete pavers shall be cleaned on a twice-yearly basis to prevent mold, dirt, oil, and gum build up.
- H. Joints and cracks in standard and specialty surfaces, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected monthly to keep those areas free of weeds.

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

### **LIST OF EXHIBITS**

- Exhibit A – Landscape Improvements Maintenance Boundaries
- Exhibit B – Landscape Improvement Plan

**In Witness whereof**, the parties hereto have executed this Amendment effective the day and year first above written.

**CITY OF POMPANO BEACH**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairperson/Mayor/Manager

Attest: \_\_\_\_\_ (SEAL)  
Clerk

Legal Review: \_\_\_\_\_

**STATE OF FLORIDA**  
**DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Transportation Development Director

Attest: \_\_\_\_\_  
Executive Secretary

Legal Review: \_\_\_\_\_  
Office of the General Counsel

**SECTION: 86050000**  
**STATE ROAD: A1A**  
**COUNTY: Broward**  
**PERMIT: 2022-L-491-00010**

**EXHIBIT A**

**LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES**

**I. PERMIT PROJECT LANDSCAPE IMPROVEMENTS MAINTENANCE LIMITS:**

State Road A1A (N. Ocean Blvd.) from M.P. 10.867 to M.P. 10.928 (NE 10th St.)

**II. ORIGINAL INCLUSIVE LANDSCAPE MAINTENANCE AGREEMENT LIMITS FOR STATE ROAD A1A (Ocean Blvd):**

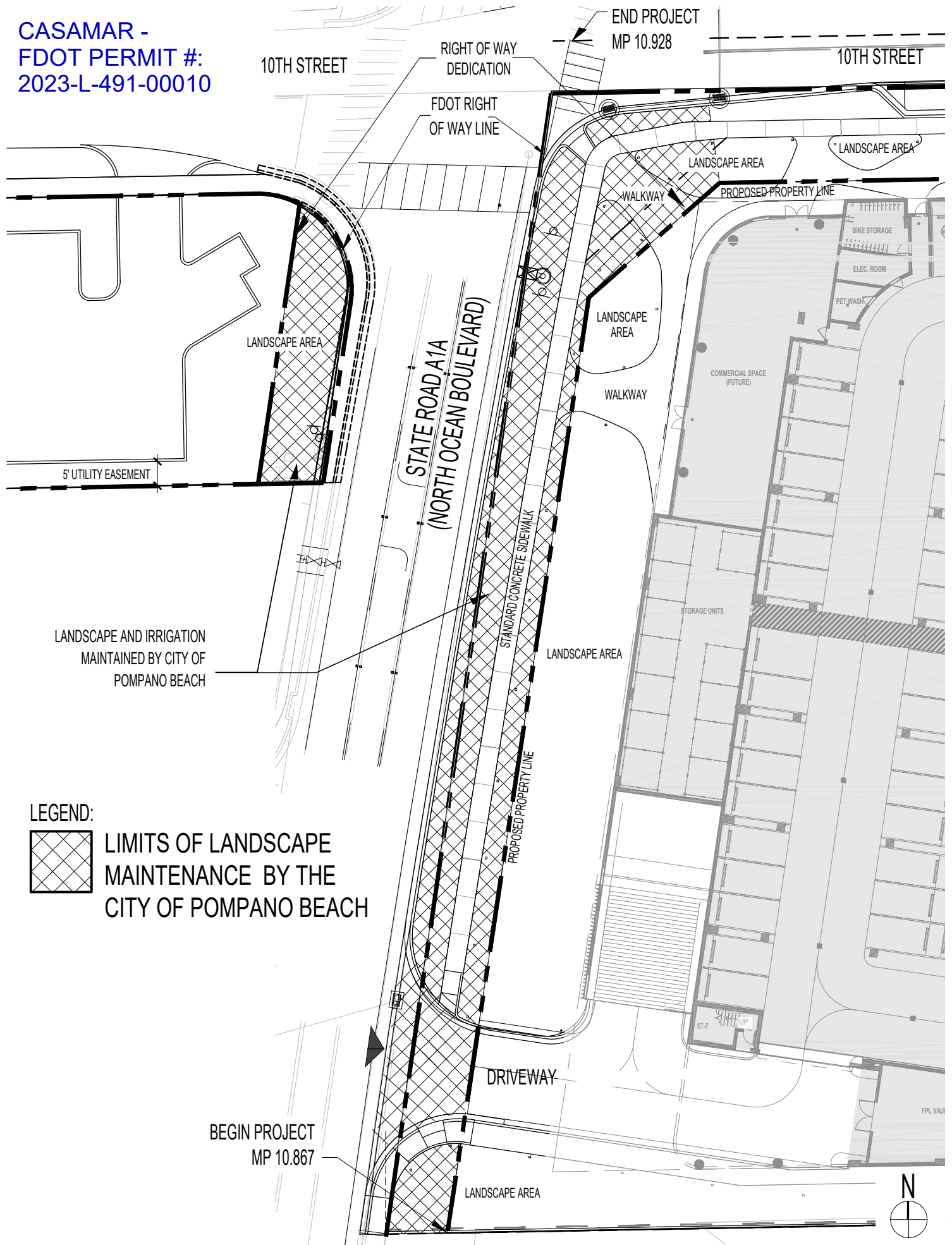
State Road A1A (Ocean Blvd.) from M.P. 8.680 to M.P. 12.039 (Hillsboro Inlet)

**III. LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP:**

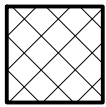
Please See Attached



CASAMAR -  
FDOT PERMIT #:  
2023-L-491-00010



LEGEND:



LIMITS OF LANDSCAPE  
MAINTENANCE BY THE  
CITY OF POMPANO BEACH

LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP

**SECTION: 86050000**  
**STATE ROAD: A1A**  
**COUNTY: Broward**  
**PERMIT: 2022-L-491-00010**

**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: Alejandro Javier Perez, RLA  
ARQUITECTONICA GEO

Date: November 2, 2023

# CASAMAR

900 NORTH OCEAN BOULEVARD  
POMPANO BEACH, FL 33062

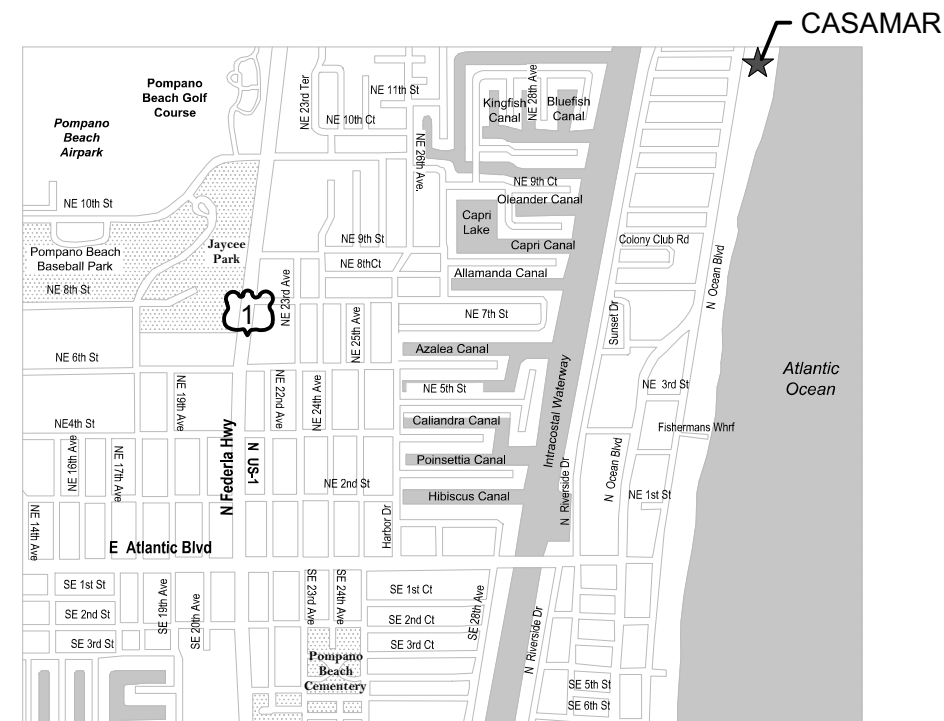
## FDOT LANDSCAPE SUBMITTAL

### ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

2900 OAK AVENUE  
MIAMI, FLORIDA 33133  
PHONE: 305.372.1812 FAX: 305.372.1175  
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INDEX OF DRAWINGS		
FDOT LANDSCAPE		
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2	L0-001	LANDSCAPE NOTES
3	L1-001	LIMITS OF CLEAR SIGHT PLAN
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5	L1-101	PROPOSED R.O.W. LANDSCAPE PLAN
6	L1-110	PROPOSED R.O.W. HARDSCAPE PLAN
7	L1-120	PROPOSED R.O.W. TREE PLAN
8	L1-130	PROPOSED R.O.W. SHRUB & GROUNDCOVER PLAN
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#### FDOT NOTES:

- GOVERNING STANDARD PLANS:  
Florida Department of Transportation, FY 2023-24 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website:  
<https://www.fdot.gov/design/standardplans>
- GOVERNING STANDARD SPECIFICATIONS:  
Florida Department of Transportation, FY 2023-24 Standard Specifications for Road and Bridge Construction at the following website:  
<https://www.fdot.gov/programmanagement/implemented/specbooks>
- Design Speed = 35 MPH



### ARQUITECTONICAGEO

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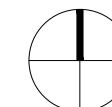


PROJECT  
**CASAMAR**



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PROJECT NO: 10357  
SHEET NAME: LANDSCAPE INDEX OF DRAWINGS



SCALE:

DATE: 2023.06.30

DRAWING:

**L0-000**

PERMIT NO: 2023-L-491-00010

GENERAL NOTES

- 1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

GENERAL GRADING NOTES

- 1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative and FDOT District Operations Manager (when in R.O.W) prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

GENERAL SITE LIGHTING NOTES

- 1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative FDOT District Operations Manager (when in R.O.W).
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.

GENERAL LANDSCAPE NOTES

- 1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect and FDOT District Operations Manager (when in R.O.W). Note: No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect, and FDOT District Operations Manager (when in R.O.W).
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative and FDOT District Operations Manager (when in R.O.W) prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Pompano Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

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 the water source.
3. The contractor shall provide FDOT District Operations Manager with a set of "As-Built" irrigation plans.

GENERAL LANDSCAPE NOTES CONTD

- 15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-third (1/3) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Broward County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.

FDOT GENERAL NOTES

- 1. GOVERNING STANDARD PLANS: Florida Department of Transportation, FY 2023-24 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, FY 2023-24 Standard Specifications for Road and Bridge Construction at the following website: https://www.fdot.gov/programmanagement/implemented/specbooks
3. Contractor shall repair all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
4. 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.
5. 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/fy-2023-24/fy2023-24ebook.pdf?sfvrsn=6b69416d\_6
6. 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 Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.

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: ssm580000wd-722-i17992.pdf (windows.net)
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.

SOIL PREPARATION AND SOIL MIX

- 1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.
The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.
6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.

- 7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.
9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.
10. Organic Compost. Suitable organic compost to blend with soil material consists of finely divided compost with a pH range of 5 to 7.5, and is composed of highly decomposed (75% with no visible plant fibers) organic matter. The organic compost material shall be ground so that 90% or more passes a 1/2-inch screen. The compost shall be uniform quality, free from toxins, ashes, construction debris, cement, boulders, tar residues, tarred paper, boards, chips, plastic, glass, or any other undesirable material. No compost shall be delivered in a frozen or muddy condition. The compost shall have a minimum of 25% humic matter. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The compost shall be produced by recognized member company of US Composting Council. The compost shall be tested by approved laboratory using test Methods for the Examination of Composting and Compost (TMECC) and has received USEPA Seal of Testing Assurance. The compost shall be measured on a cubic yard basis or mixing with soil materials. Note: The requirements for 25% humic matter and 90% passing a 1/2-inch screen exceed the US Composting Council Standards. Organic compost mulch need not meet these additional requirements, but the material should not be used to mix with soil materials.

- 1. Organic Humic Material. Humic matter (used in the above standard for organic compost) shall consist of finely divided compost or granular textured humic matter with a pH range of 5 to 7.5, composed of fully decomposed (no visible plant fibers) organic matter. The organic humic material shall be ground so that 75% of the volume of particles are not visible and passes a #140 screen and 100% of the volume passes a #60 screen. The organic humic material shall have a minimum of 75% humic matter content. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The organic humic material shall be measured on a cubic yard basis for mixing with soil materials.
12. The following upland and wetland soil blends illustrate the concept for a sandy hummocky landscape typical to some barrier islands where there is a wetland area between steep sandy dunes. The purpose is to mimic the natural soil sequence across the dunes and swales for restoration of the maritime forest.
i. sandy dune ridge - 80% sandy soil and 20% organic compost.
ii. sandy dune forest slope - 70% sandy soil and 30% organic compost.
iii. sandy dune toe slope - 60% sandy soil and 40% organic compost.

PLANTING SPECIFICATIONS

- 1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect and FDOT District Operations Manager (when in R.O.W).
2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect and FDOT District Operations Manager (when in R.O.W), shall declare the project substantially complete.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscape Plant Guide 2 shall be applied throughout landscape installation and maintenance.

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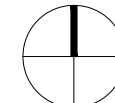


PROJECT
CASAMAR



This item has been digitally signed and sealed by John B. Hutchens, P.E. on the date below. I have reviewed this document. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy. 2023.11.02 12:38:44-0400

PROJECT NO: 10357
SHEET NAME: LANDSCAPE NOTES



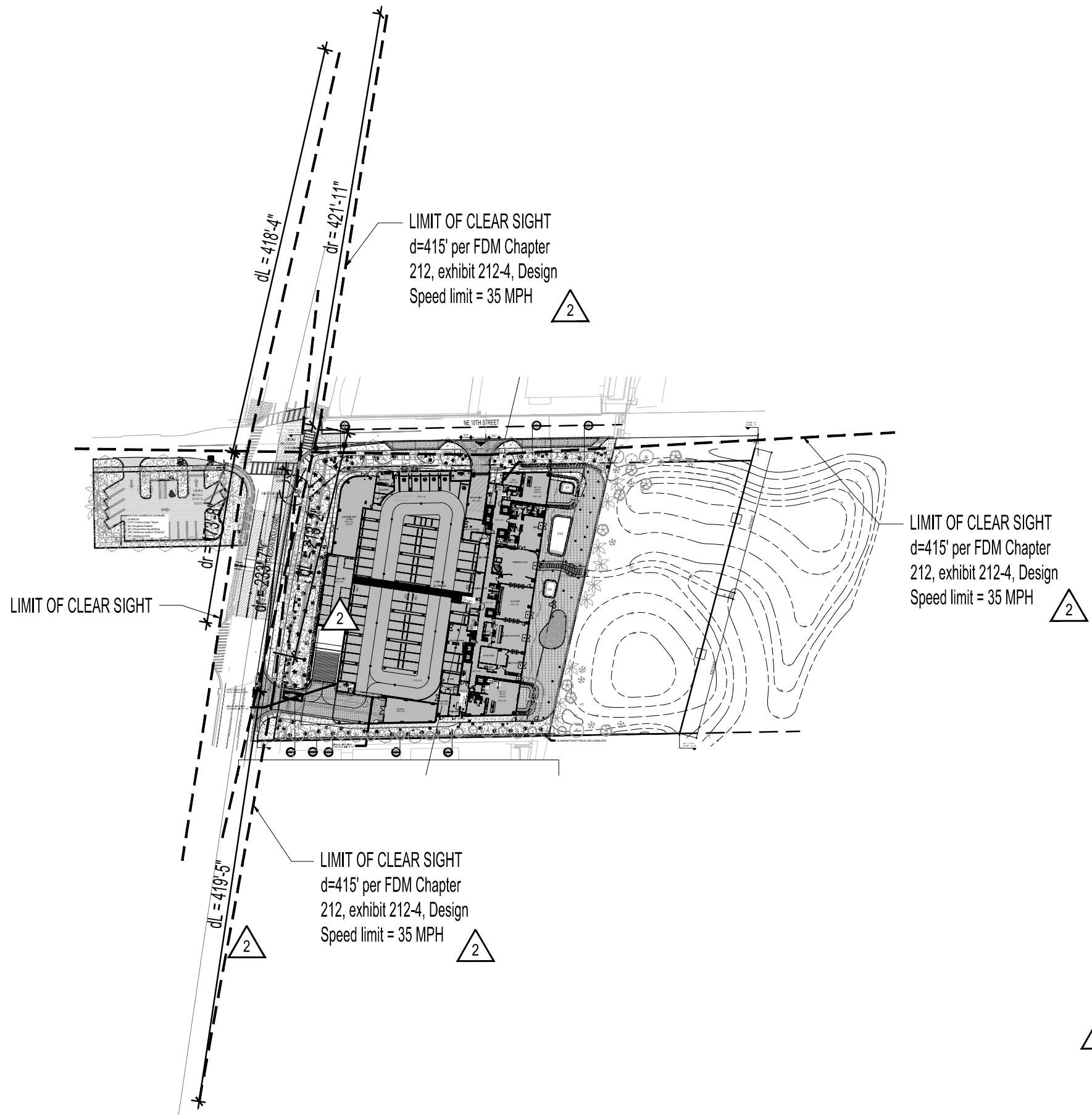
DATE: 2023.06.30

DRAWING:

L0-001

SCALE:

PERMIT NO: 2023-L-491-00010



**ARQUITECTONICAGEO**

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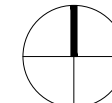


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PROJECT NO: 10357  
 SHEET NAME: LIMITS OF CLEAR SIGHT PLAN



SCALE:  
 1" = 120'-0"

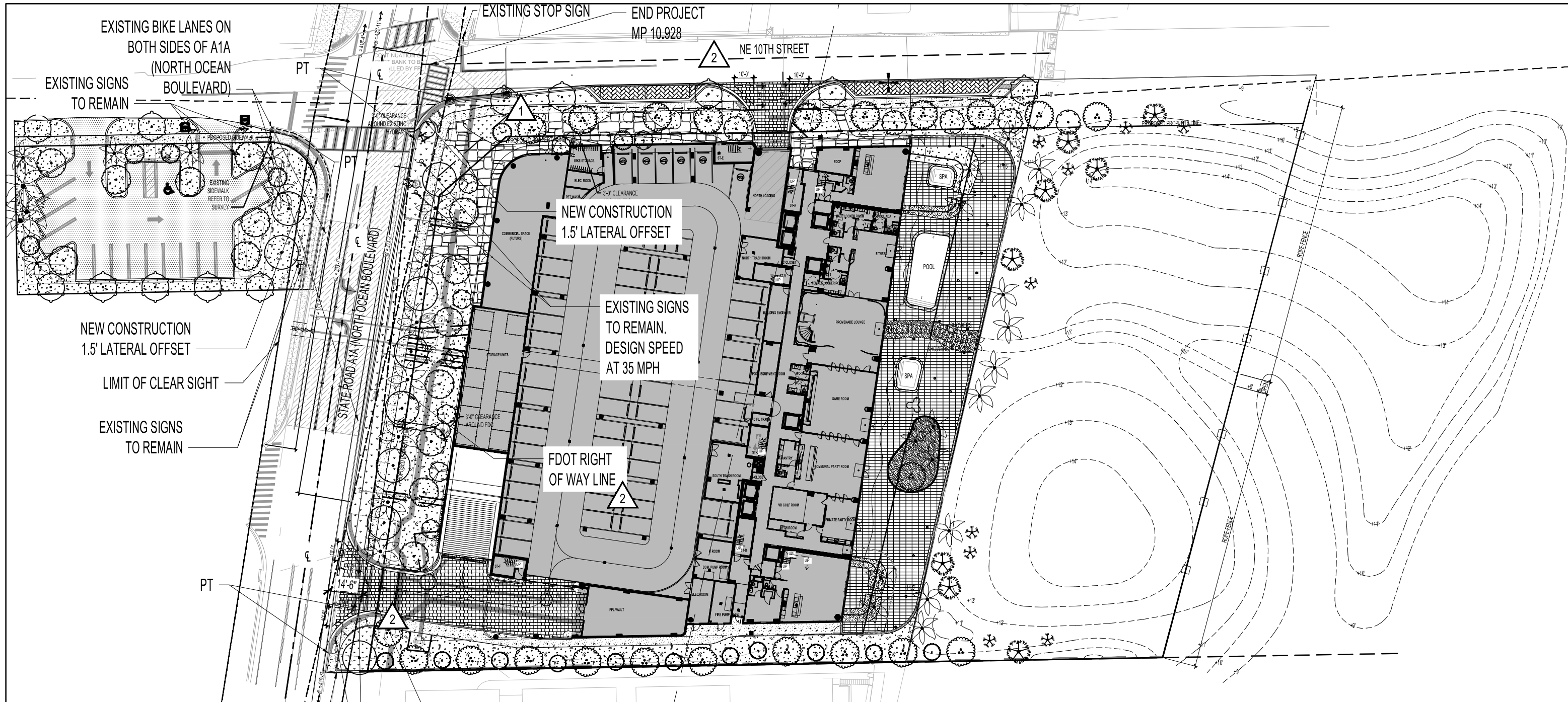


DATE: 2023.06.30

DRAWING:

**L1-001**

PERMIT NO: 2023-L-491-00010



**1 LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"

BEGIN PROJECT  
MP 10.867

NEW CONSTRUCTION  
1.5' LATERAL OFFSET

LIMIT OF CLEAR SIGHT LINE  $d=415'$  per FDM Chapter 212, exhibit 212-4, Design Speed limit = 35 MPH

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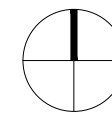


PROJECT  
**CASAMAR**



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PROJECT NO: 10357  
SHEET NAME: LANDSCAPE PLAN



SCALE: 1" = 50'-0"

DATE: 2023.06.30

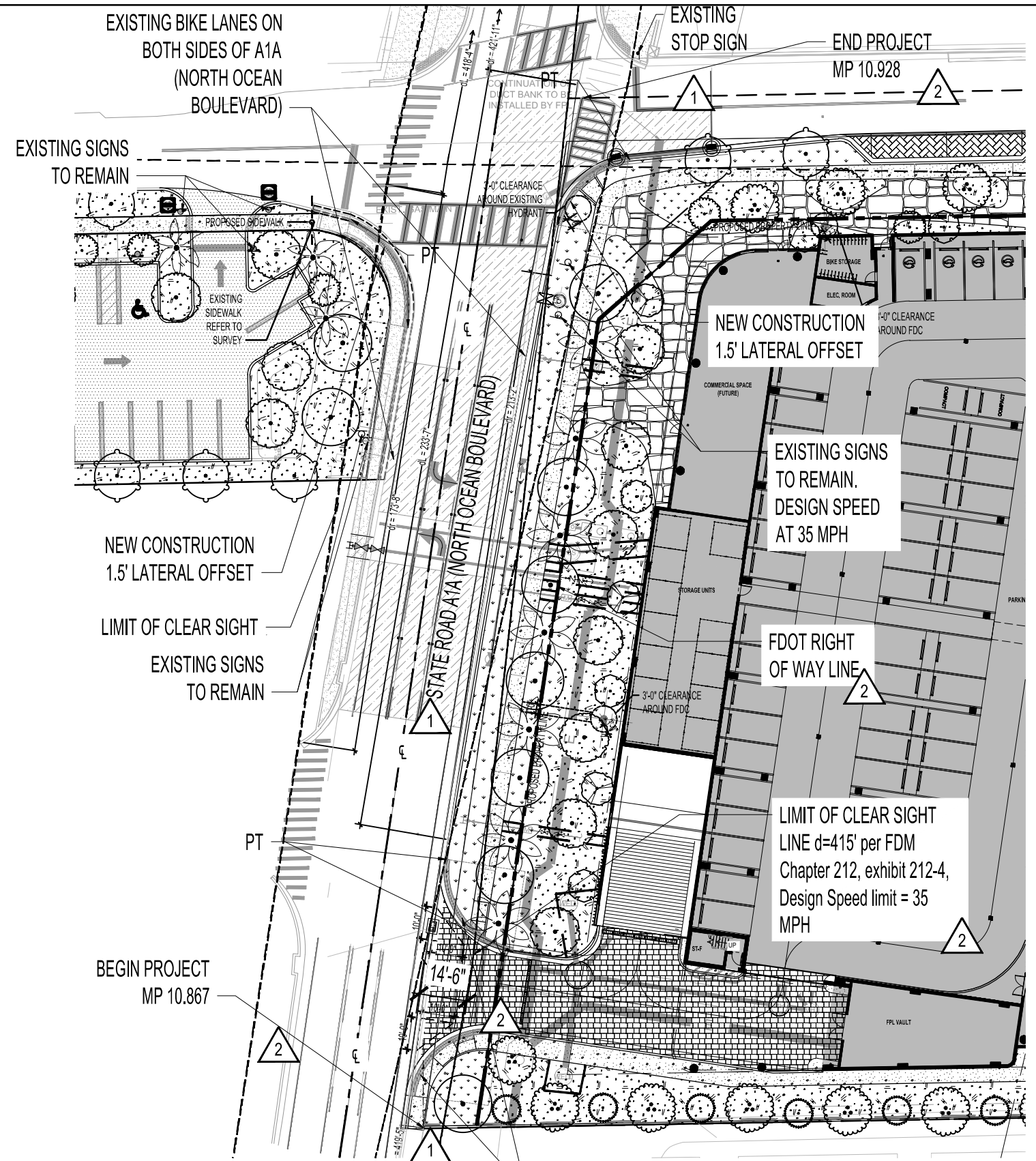
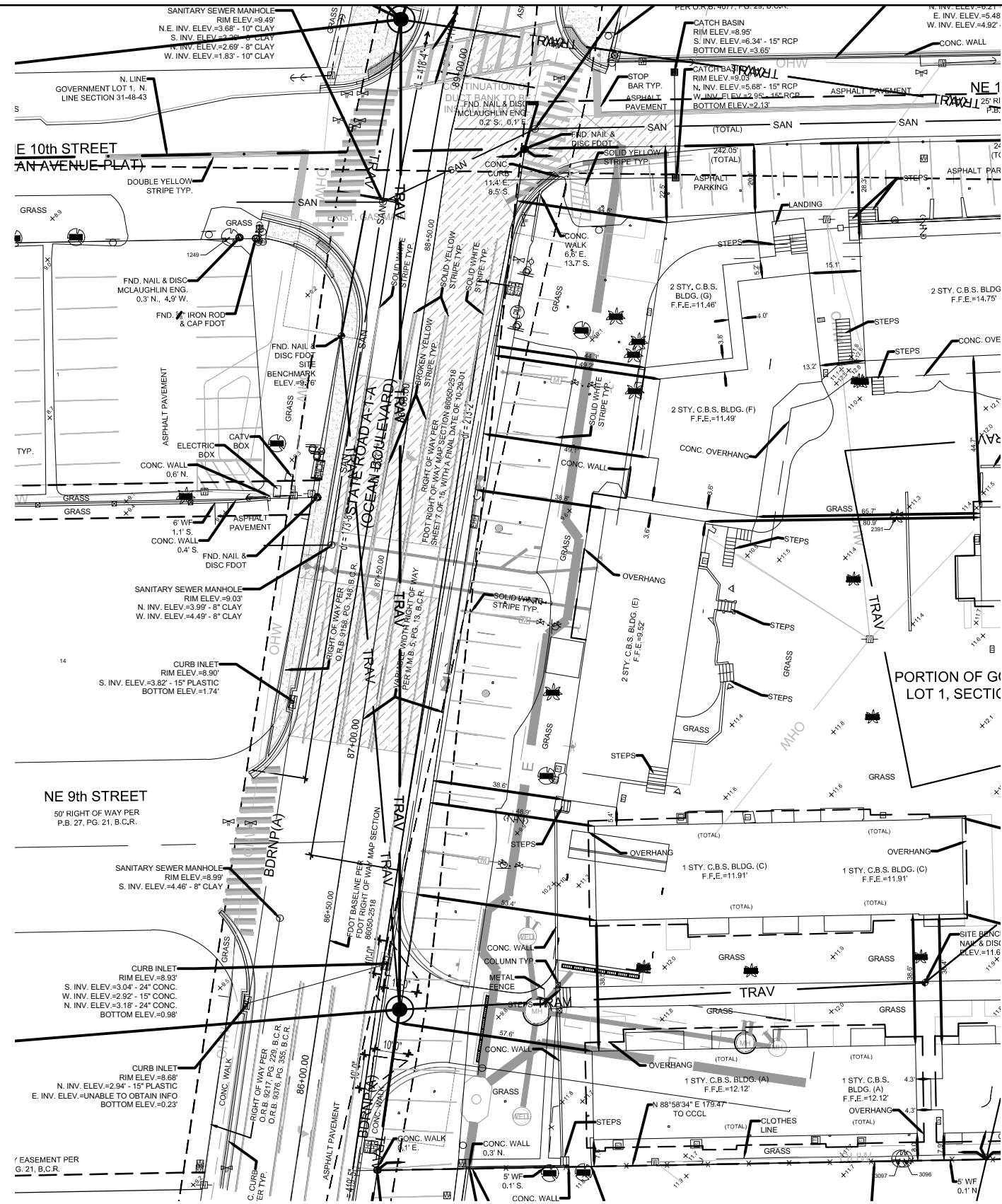
DRAWING:

**L1-100**



PERMIT NO: 2023-L-491-00010





① EXISTING R.O.W. PLAN  
SCALE: 1" = 40'-0"

② PROPOSED R.O.W. LANDSCAPE PLAN  
SCALE: 1" = 40'-0"

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PROJECT  
**CASAMAR**

PROJECT NO: 10357  
SHEET NAME: PROPOSED R.O.W. LANDSCAPE PLAN

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SCALE: 1" = 40'-0"

DATE: 2023.06.30

DRAWING:

**L1-101**

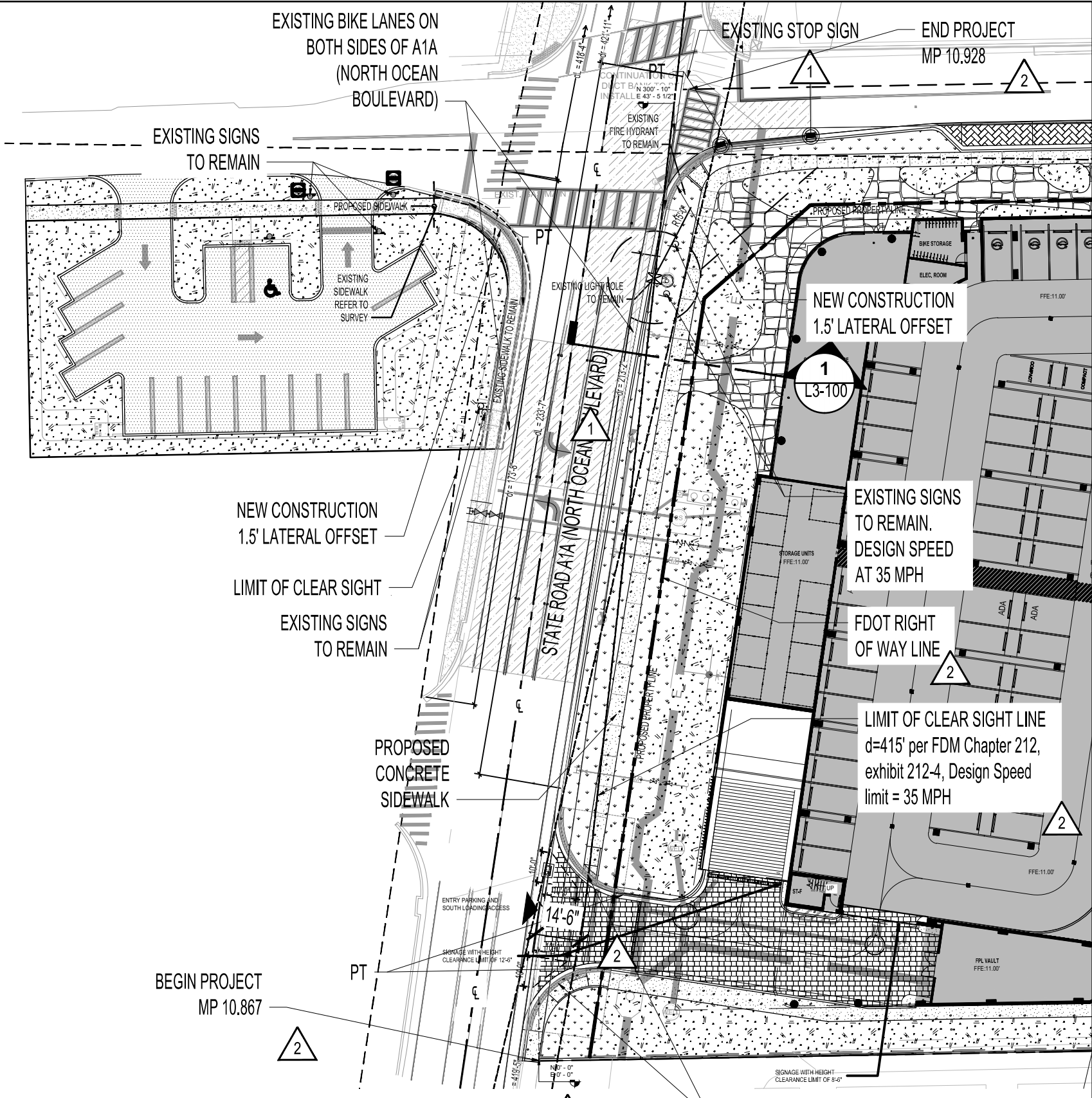


PERMIT NO: 2023-L-491-00010

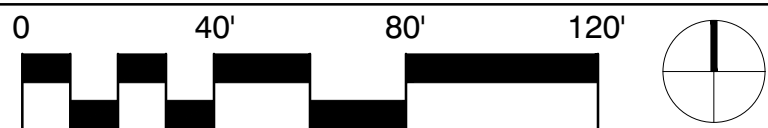
GROUND LVL HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
[06-73-00]	Wood Decking ITEM: Wood Composite Flooring APPLICATION: Ground Level, Level 03 Pool Deck MATERIAL: Composite Decking MANUFACTURER: Tangent Technologies, LLC 1001 Sullivan Road Aurora, IL 60506-1065 phone 630.264.1110 SIZE: Wood Black Size TanDeck™ 5/4 x 6 Decking COLOR & FINISH: Antique Mahogany	58 sf
09 FINISHES		
SYMBOL	DESCRIPTION	QTY
[09-30-33A]	ITEM: Stone Tiling TYPE: Outdoor Stone Tile - Mortar Bed Tiling APPLICATION: Ground Level and Level 03 MANUFACTURER: Highstyle Stone and Tile PRODUCT: Marble Vertigo Piquet COLOR: Piquet Finish GROUT: custom building products CEG IG Epoxy - Grout #382 Bone Maximum 1/8" SIZE: 12"x24" CONTACT: Moshe Weiss, Phone: 2123370678 x 234, email: moshe@hstile.com	10,683 sf
[09-62-53]	ITEM: Synthetic turf APPLICATION: Amenity Level 03, Roof MANUFACTURER: South Florida Putting Greens PRODUCT: ST. Augustine Natural COLOR: Summer Blend	1,035 sf
26 Electrical		
SYMBOL	DESCRIPTION	QTY
[26-56-13]	ITEM: Lighting Poles and Standards COLOR: Amber TYPE: Pedestrian Lights HEIGHT: 6' - 6"	1
32 EXTERIOR IMPROVEMENTS		
SYMBOL	DESCRIPTION	QTY
[32-13-13]	ITEM: Concrete Paving APPLICATION: Right-of-Way Sidewalk FINISH: Broomed/Brushed	4,195 sf
[32-14-13]	ITEM: Precast Concrete Unit Paving APPLICATION: Vehicular Areas MANUFACTURER: Artistic Pavers PRODUCT: Roadlock COLOR: Silver Sam SIZE: 8"x8"x3"	4,470 sf
[32-14-40]	ITEM: Stone Paving APPLICATION: Pedestrian Areas MANUFACTURER: Artistic Pavers PRODUCT: Shellcock COLOR: Ivory SIZE: 12"x24"x1-5/8"	3,201 sf
[32-14-40B]	ITEM: Vehicular Pavers PRODUCT: SLATE GEM Pavers MANUFACTURER: APPLICATION: Drop-Off PATTERN: Herringbone	905 sf
[32-14-41]	ITEM: Stepping Stone Tile TYPE: Custom Cut Filled Keystone Tiles APPLICATION: Beach Path on Pool Deck	133 sf
[32-91-13]	ITEM: Mulching APPLICATION: Planting beds TYPE: Mini Pine Bark Nuggets	11,380 sf
[32-92-23]	ITEM: Sodding APPLICATION: Right-of-Way TYPE: Refer To Planting Plans	5,945 sf



WEST PARCEL HARDSCAPE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
32 EXTERIOR IMPROVEMENTS		
[32-12-19]	ITEM: Asphalt Paving Wearing Course APPLICATION: Parking Lot west parcel	6,270 sf
[32-13-13]	ITEM: Concrete Paving APPLICATION: Right-of-Way Sidewalk FINISH: Broomed/Brushed	658 sf
[32-91-13]	ITEM: Mulching APPLICATION: Planting beds TYPE: Mini Pine Bark Nuggets	5,941 sf



1 PROPOSED R.O.W. HARDSCAPE PLAN  
SCALE: 1" = 40'-0"



SCALE: 1" = 40'-0"

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PROJECT NO: 10357  
SHEET NAME: PROPOSED R.O.W. HARDSCAPE PLAN

DATE: 2023.06.30

DRAWING:

**L1-110**



PERMIT NO: 2023-L-491-00010

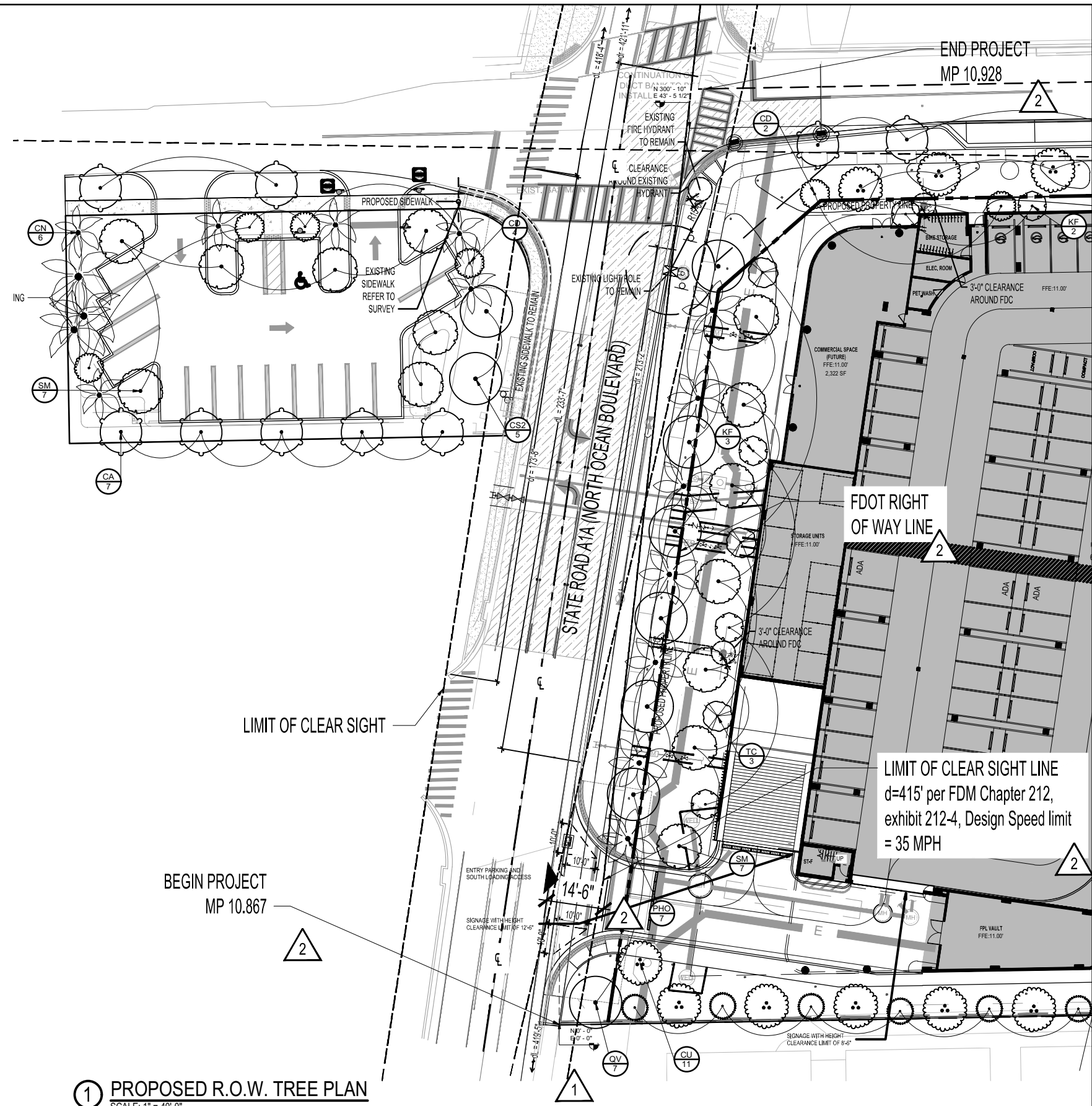


GROUND LEVEL TREE SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK
	CD	2	Coccoloba diversifolia	Pigeon Plum	14'	9'	2" min	3' min.
	CU	22	Coccoloba uvifera	Sea Grape	16'	12'	4" min	4' min.
	CE	5	Conocarpus erectus	Buttonwood	16'	12'	4" min	4' min.
	CS	11	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14'	10'	2" min	3' min.
	KF	5	Krugiodendron ferreum	Black Ironwood	14'	9'	2" min	3' min.
	SM	7	Swietenia mahagoni	West Indian Mahogany	16'	12'	4" min	4' min.
	TC	3	Tabebuia caraiba yellow tabebuia	Silver Trumpet	14'	9'	2" min	3' min.
PALMS								
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK	
	CN	17	Cocos nucifera	Coconut Palm	22'-30' GW			
	PHO	7	Phoenix dactylifera 'Medjool'	Date Palm	22' CT			
	SP2	8	Sabal palmetto Character	Cabbage Palmetto	22' CT			
	TR	10	Thrinax radiata	Florida Thatch Palm	14' OA	7'		12' CT
STREET TREES								
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK	
	CA	5	Clusia rosea	Autograph Tree	16'	12'	4" min	4' min.
	QV	7	Quercus virginiana	Southern Live Oak	16'	12'	4" min	4' min.

— ROOT BARRIER



WEST PARCEL TREE SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK
	CD	4	Coccoloba diversifolia	Pigeon Plum	14'	9'	2" min	3' min.
	SM	7	Swietenia mahagoni	West Indian Mahogany	16'	12'	4" min	4' min.
PALMS								
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK	
	CN	6	Cocos nucifera	Coconut Palm	22'-30' GW			
STREET TREES								
CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CLEAR TRUNK	
	CA	7	Clusia rosea	Autograph Tree	16'	12'	4" min	4' min.
	QV	2	Quercus virginiana	Southern Live Oak	16'	12'	4" min	4' min.



1 PROPOSED R.O.W. TREE PLAN  
SCALE: 1" = 40'-0"

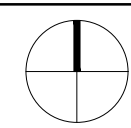
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SCALE: 1" = 40'-0"

DATE: 2023.06.30

DRAWING:

**L1-120**

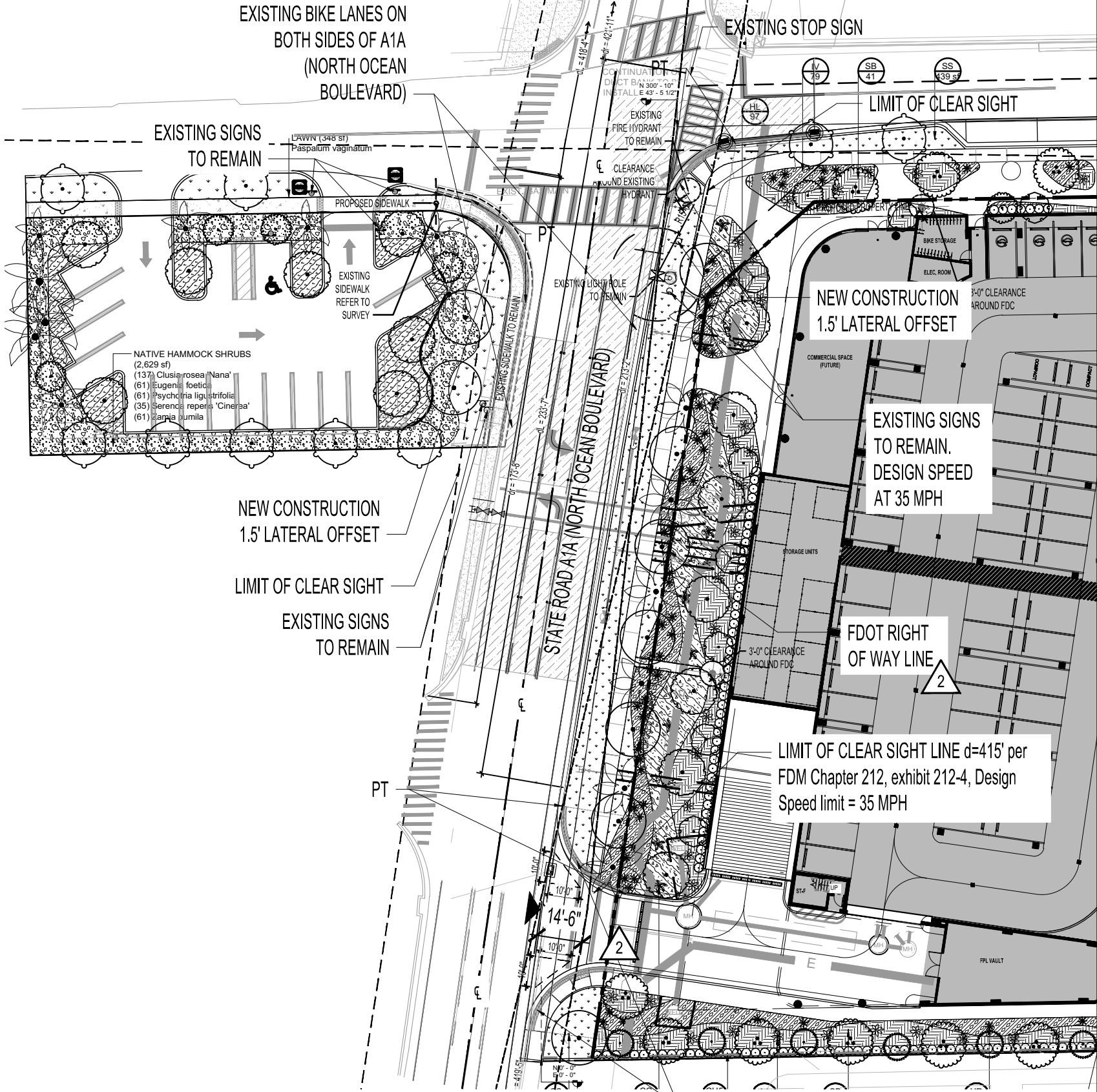


PERMIT NO: 2023-L-491-00010

1

EAST PARCEL SHRUB & GROUND COVER SCHEDULE											
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	NATIVE	DROUGHT TOL.		
	AA	53	Agave americana	Century Plant	3'	3'	7G	Yes	Yes		
	CU5	220	Coccoloba uvifera	Sea Grape	4'	3'	7G	Yes	Yes		
	CQ	11	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	3'	3'	7G	No	Yes		
	YR	69	Yucca rostrata	Beaked Yucca	3'	3'	15G	No	Yes		
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	NATIVE	DROUGHT TOL.	SPACING
	IV	1,734	Ipomoea pes-caprae	Railroad Vine	12"	12"	1gal	18"	Yes	Yes	18" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE	SPACING	NATIVE	DROUGHT TOL.	SPACING
	HL	623	Hymenocallis latifolia	Spider Lily	24"	12"	3G	24"	Yes	Yes	24" o.c.
	SB	645	Spartina bakeri	Sand Cordgrass	24"	24"	3G	36"	Yes	Yes	36" o.c.
	SS	3,795 sf	Stenotaphrum secundatum	St. Augustine Grass	flat	N/A	N/A	N/A	No	Yes	

SHRUB AND GCVR SCHEDULE WEST PARCEL			
	QTY	HEIGHT	SPACING
<b>NATIVE HAMMOCK SHRUBS</b>	3,049 sf		
Clusia rosea 'Nana' / Dwarf Pitch Apple	159	2', 2", 3G, 24"	20% @ 24" oc
Eugenia foetida / Spanish Stopper	71	3', 3", 7G, 36"	20% @ 36" oc
Psychotria ligustrifolia / Bahama Coffee	71	2', 2", 7G, 36"	20% @ 36" oc
Serenoa repens 'Cinerea' / Silver Saw Palmetto	40	3', 3", 25G, 48"	20% @ 48" oc
Zamia pumila / Coontie Cycad	71	2', 2", 7G, 36"	20% @ 36" oc
<b>NATIVE HAMMOCK GROUNDCOVERS</b>	1,452 sf		
Nepenthes exaltata / Boston Fern	126	18", 18", 1G, 24"	33% @ 24" oc
Peperomia obtusifolia / Baby Rubber Plant	224	12", 12", 1G, 18"	33% @ 18" oc
Zamia pumila / Coontie Cycad	83	18", 18", 3G, 30"	34% @ 30" oc
<b>LAWN</b>	1,477 sf		
Paspalum vaginatum / Seashore Paspalum		2.5", N/A, Yes, N/A, flat	



2

1

1 PROPOSED R.O.W. SHRUB & GROUND COVER PLAN  
SCALE: 1" = 40'-0"

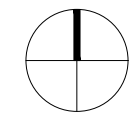
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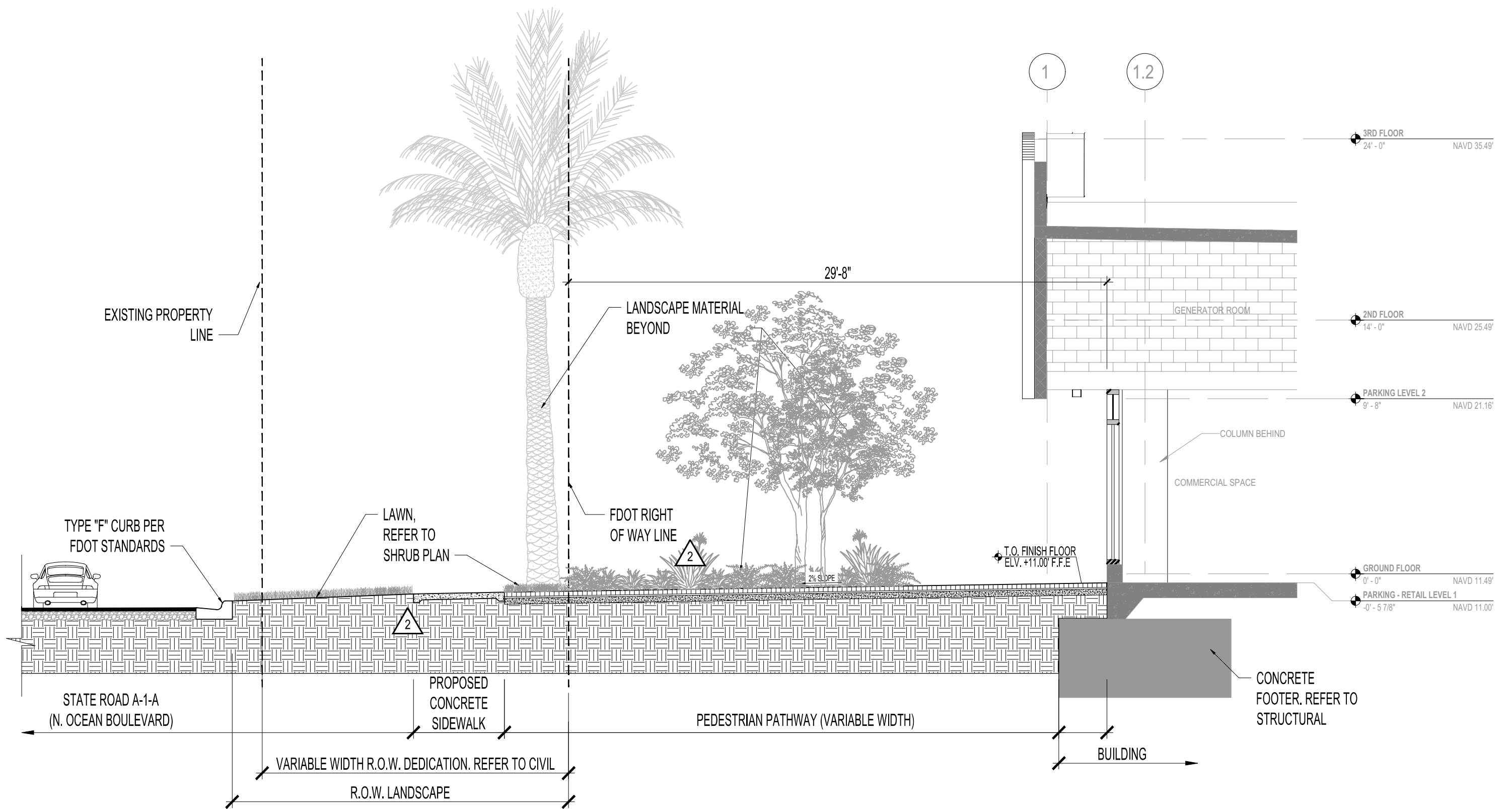
DRAWING:

**L1-130**

SCALE: 1" = 40'-0"

1

PERMIT NO: 2023-L-491-00010



① R.O.W. SECTION  
SCALE: 3/16" = 1'-0"

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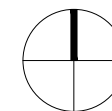


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PROJECT NO: 10357  
SHEET NAME: R.O.W. SECTION



SCALE:  
3/16" = 1'-0"

DATE: 2023.06.30

DRAWING:

**L3-100**

PERMIT NO: 2023-L-491-00010

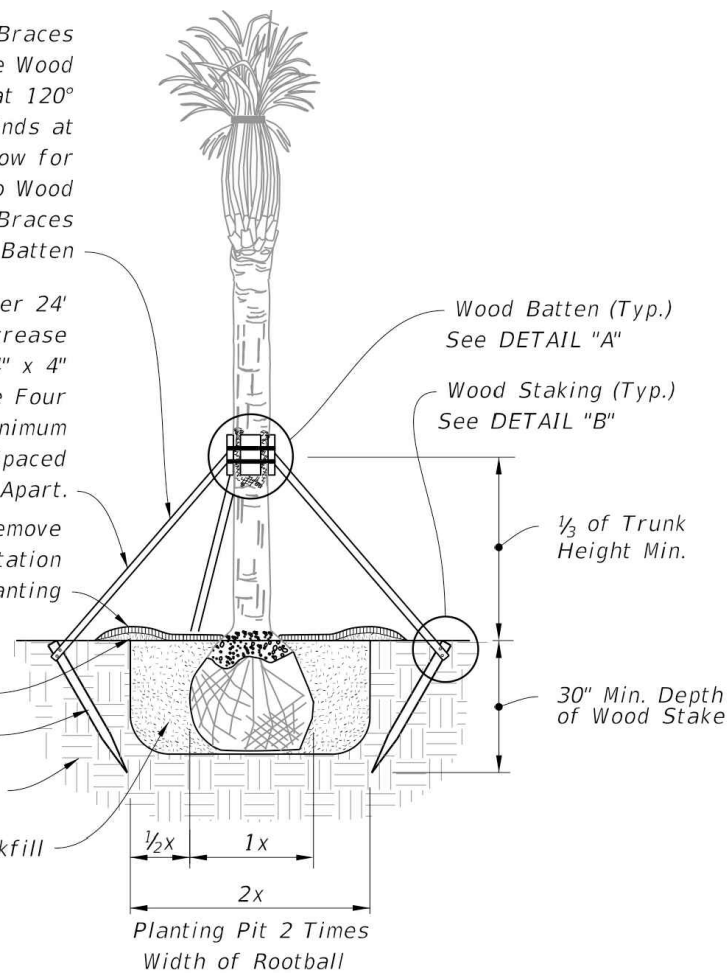
2 x 4 Wood Braces  
(Minimum of Three Wood Braces) Spaced at 120°  
Apart. Saw Cut Ends at  
Proper Angle to Allow for  
Flush Connection to Wood  
Batten. Nail Wood Braces  
Securely to Wood Batten

For Palms Over 24'  
Clear Trunk, Increase  
Wood Braces to 4" x 4"  
Minimum, Use Four  
Braces with Minimum  
Length of 16' Spaced  
at 90° Apart.  
Mulch, Remove  
Existing Vegetation  
Prior to Planting

Soil Ring for  
Water Collection  
Wood Stake (Typ.)

Existing Soil

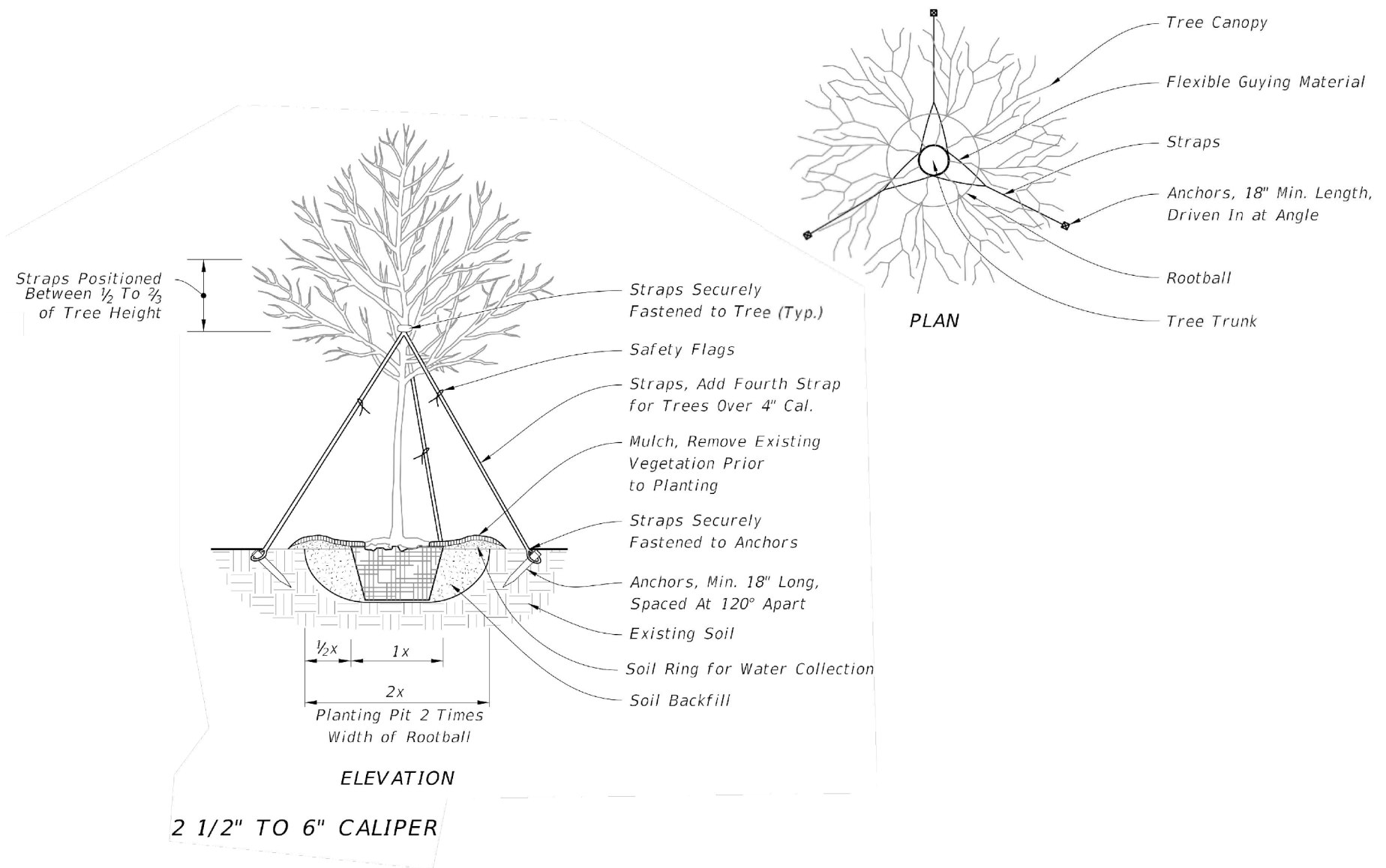
Soil Backfill



ELEVATION

NOTE: May be used on large caliper canopy trees, adjust banding every  
6 months or as needed (for fast growing species) to prevent girdling.

① R.O.W. PALM PLANTING DETAIL  
SCALE: NTS



ELEVATION

PLAN

2 1/2" TO 6" CALIPER

② R.O.W. TREE PLANTING DETAIL  
SCALE: NTS

GENERAL NOTES:

1. All dimensions 6" and less are exaggerated for illustrative purposes only. All dimensions provided for wood materials are nominal.
2. Remove plant containers prior to planting. If plants are not container grown, remove a minimum of the top 1/3 of burlap, fabric, or wire mesh.
3. Allow no more than 1" of soil to cover the uppermost root on all trees. Set the top of root ball 1"-2" above finish grade after settling and set plumb to the horizon.
4. Backfill with loosened existing soil or as shown in the plans. Remove rocks, sticks, or other deleterious material greater than 1" in any direction prior to backfilling. Water and tamp to remove air pockets. If existing soils contain excessive sand, clay, or other material not conducive to proper plant growth, contact Engineer prior to planting.

5. Except when a permanent, subsurface or drip irrigation system is provided, construct soil rings at the outer edge of the planting pit, with a height of 3" and gently sloping sides. Do not pile soil on top of rootball.
6. Construct a 3" deep layer of mulch placed 2" off the edge of the trunk flare, around the base of shrub, or solidly around ground cover. Never pile mulch against the tree trunk.
7. Install guying with minimum 1" wide nylon or polypropylene straps. Check straps monthly and adjust as required to eliminate girdling of tree. Locate all wood stakes or anchors beyond the edge of soil ring in undisturbed soil and located below finished grade, unless otherwise specified. Alternate tree bracing and guying systems specified or approved by the Engineer may be used in lieu of the tree bracing and guying methods detailed on the Index.
8. Relocated Trees and Palms: Brace relocated trees and palms in accordance with the Contract Documents. Remove bracing at the conclusion of the contract or as directed by the Engineer. Bracing or straps must not damage or become embedded in the tree bark.

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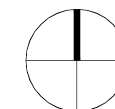


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PROJECT NO: 10357  
SHEET NAME: R.O.W. PLANTING DETAILS



DATE: 2023.06.30

DRAWING:

1  
L5-110

SCALE:

3/16" = 1'-0"

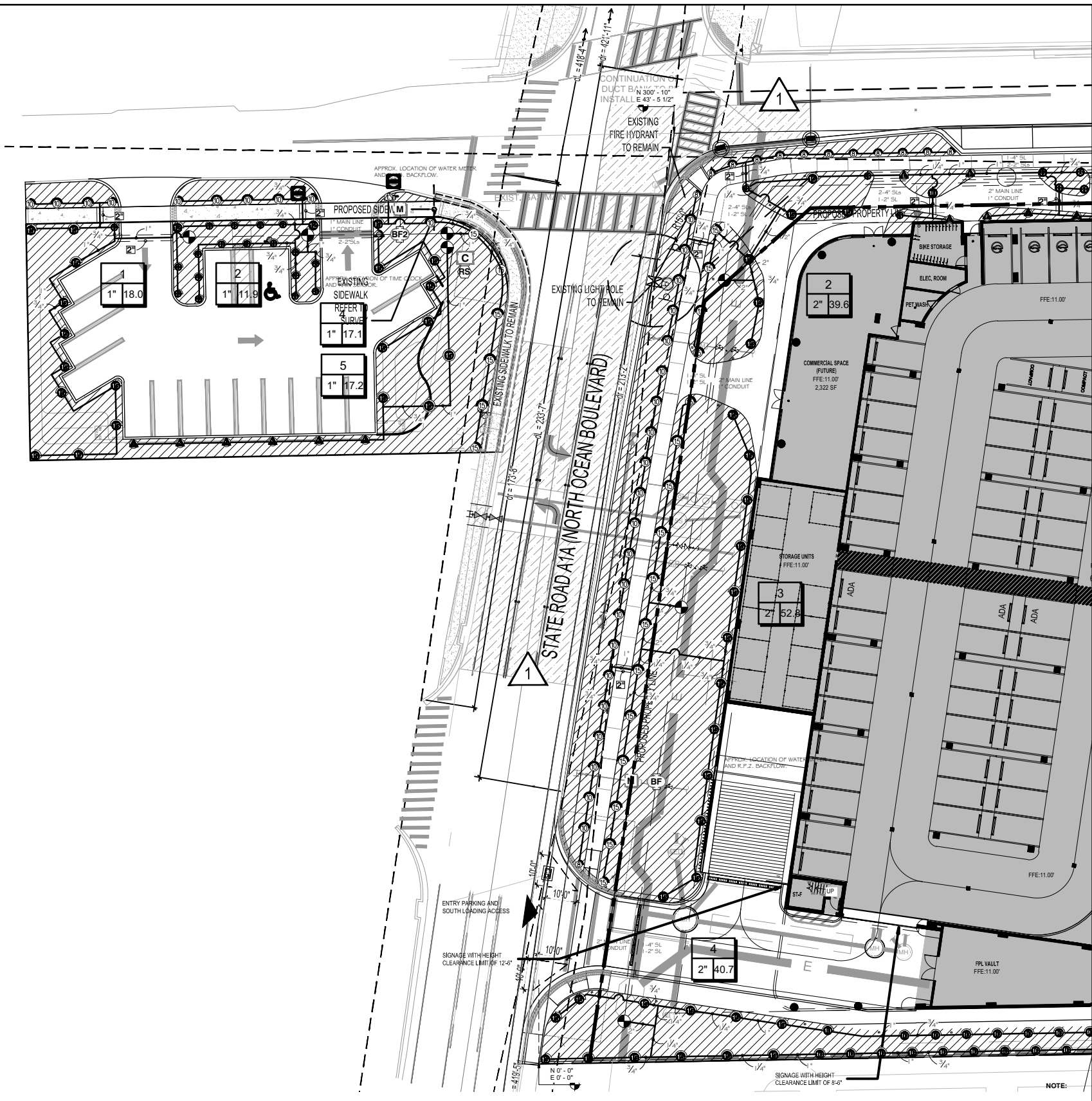
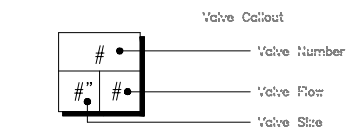
PERMIT NO: 2023-L-491-00010

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06 5' strip spray
	Hunter PROS-06 8' radius
	Hunter PROS-06 10' radius
	Hunter PROS-06 15' radius
	Hunter PROS-06 adjustable arc
	Hunter PROS-12 5' strip spray
	Hunter PROS-12 8' radius
	Hunter PROS-12 10' radius
	Hunter PROS-12 12' radius
	Hunter PROS-12 15' radius
	Hunter PROS-12 Adjustable Arc

SYMBOL	MANUFACTURER/MODEL	GPM
	Hunter PGP-ADJ 07	3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G
	West Parcel - Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.
	Building - Febco 825Y 2" Reduced Pressure Backflow Preventer
	West Parcel - Hunter PC-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor model
	Building - Hunter PC-400 with (01) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model
	Hunter MINI-CLIK Rain Sensor, mount as noted
	West Parcel - Water Meter 1"
	Building - Water Meter 2"

- Irrigation Lateral Line: PVC Schedule 40
- Irrigation Mainline: PVC Schedule 40
- Pipe Sleeve: PVC Schedule 40



1 PROPOSED R.O.W. IRRIGATION PLAN  
SCALE: 1" = 40'-0"

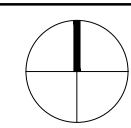
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PROJECT  
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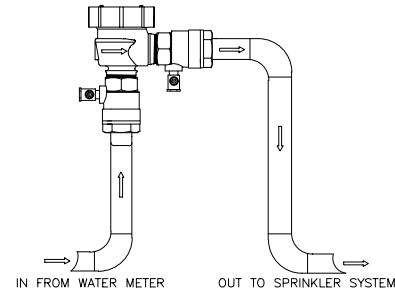
**LIR1-100**

SCALE: 1" = 40'-0"

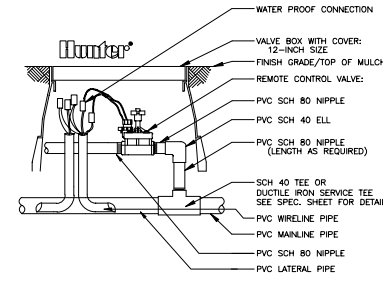


PERMIT NO: 2023-L-491-00010

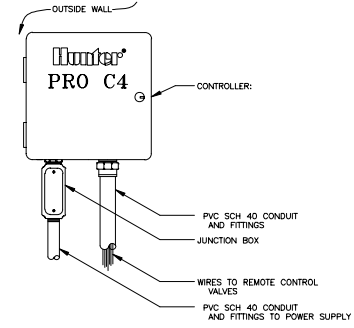




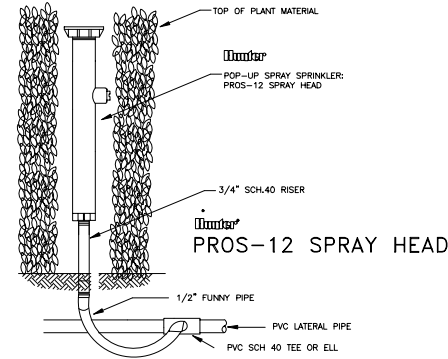
WEST PARCEL BACKFLOW PREVENTER



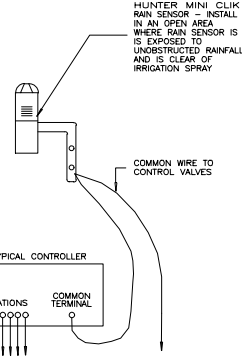
HUNTER ICV VALVE



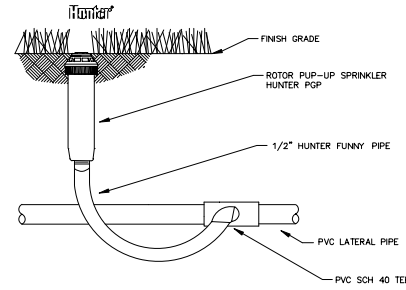
WEST PARCEL CONTROLLER



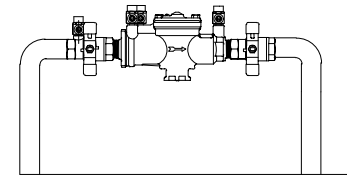
POP-UP SPRAY SPRINKLER ON RISER



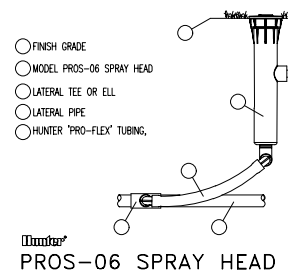
AUTOMATIC RAIN SENSOR



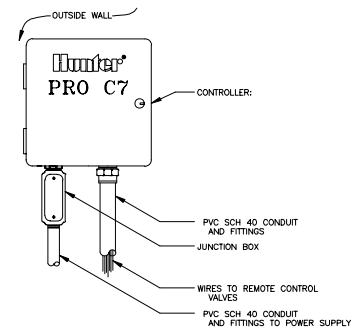
ROTOR POP-UP SPRINKLER



BUILDING 2" RPZ BACKFLOW PREVENTER



SPRAY HEAD



BUILDING CONTROLLER

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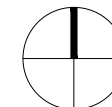
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PROJECT NO: 10357

SHEET NAME: PROPOSED R.O.W. IRRIGATION DETAILS



SCALE:

DATE: 2023.06.30

DRAWING:

**LIR5-100**



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