

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DEVELOPMENT & REVIEW COMMITTEE MEETING

**May 8, 2025
11:00 AM**

AGENDA

CALL TO ORDER: Set for 11:00 AM

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Review and discussion of the Site Plan Application by Boutique Bay Harbor, LLC, to construct a new 8-unit multi-family development to be located at 9950 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

ADJOURNMENT:

AGENDA ITEM REPORT

May 8, 2025

ITEM NUMBER: 1.

ITEM: Review and discussion of the Site Plan Application by Boutique Bay Harbor, LLC, to construct a new 8-unit multi-family development to be located at 9950 East Bay Harbor Drive. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

DESCRIPTION:

Owner's Name: Boutique Bay Harbor, LLC.

Folio: 13-2227-001-1840

Property Address: 9950 East Bay Harbor Drive

Zoning District: RM-2

Legal Description: Lot 21 of Block 8

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	BHI 9950 EBHD MFR #1 MMPA DRC Staff Report May 9 2025
2.	BHI Concurrency LOS
3.	BHI Impact Analysis Report Format
4.	MFR & Townhouse Legend - Update 2021
5.	SPR25-000016 DRC Application 9950 EBH Drive
6.	Aire Boutique Apt Building - Site Plan Review [5-1-2025]
7.	AIRE BOUTIQUE - BAY HARBOR _ LANDSCAPE & IRRIGATION - CDS _ 20250417 - signed

TOWN OF BAY HARBOR ISLANDS COMMUNITY DEVELOPMENT MEMORANDUM

To: Town of Bay Harbor Islands
Development Review Committee

From: Michael J. Miller, AICP *mjm*
Consultant Town Planner

Date: May 9th, 2025

Subject: Site Development Plan Application (#1 Review)
Aire Boutique Apartment Building
9950 East Bay Harbor Drive – 8 DU Multifamily Complex
Bay Harbor Islands Acct. No. SPR2025-000016
MMPA Acct. No. 01-0702-1207

RECOMMENDED ACTION

MMPA recommends the Development Review Committee (DRC) **DEFER** action on the proposed Site Development Plan application at this time to allow the applicant's design team to address the listed comments. The submittal package has several design / Code violation issues, some of the plans are inadequate or missing and a few other items need to be corrected.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 9950 East Bay Harbor Drive
Legal Description: Lot 21 of Block 8, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Two 30 Studio Architecture & Interior Design, as agent for the owner (Boutique Bay Harbor, LLC), has submitted a new Site Development Plan application to allow for the construction of an eight (8) dwelling unit midrise multifamily development located at 9950 East Bay Harbor Drive.

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The proposed dwelling units will range between 2,196 to 2,793 square feet of A/C space plus balconies, etc. The lot is currently developed with a two-story / 4 DU multifamily complex. Therefore, the net increase will be 4 DU.

The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on the site. The front of the new building faces east toward East Bay Harbor Drive. The site plan shows a single 2-way / 23' wide driveway connection centered on the site to East Bay Harbor Drive. The Town Code (Sec. 23-24(d)) requires all new multifamily developments to have fully enclosed parking garages for all required parking spaces (except for delivery / guest / lobby drop-off spaces). The proposed site design appears to have an open / under-building parking area extending out from under the building into the front & side setbacks yard areas. Minimal / unspecified screening is shown. A waiver by the DRB would be necessary to accomplish this, but significant screening is required. There are existing non-conforming perpendicular parking spaces adjoining the lot within the Town's right-of-way along East Bay Harbor Drive. Per Code these must be removed and proper swales created for drainage and landscaping.

On the building rooftop is a large roof deck for passive sitting and landscaping areas. No pool or spa is shown for the complex (rooftop / ground / internal). A single unisex bathroom is shown on the rooftop. A pergola structure is also shown on the rooftop. An enclosed mechanical roof area is shown above the roof deck accessory structures (elevators / stairs / etc.) that will house the A/C units / etc.). The proposed new building is 7-stories in height - six (6) floors of residential over one (1) floor of ground level parking @ 63'-8" above the BFE / FBC (65' max. allowed).

As stated above, the Miami-Dade County Property Appraiser's records indicate that the lot is currently developed as a two-story residential complex with a total of 4 DU. A current survey was NOT submitted as required. Due to the lot's odd shape the survey must include the calculated lot area to be valid. The Miami-Dade County Property Appraiser shows the lot area as 9,750 square feet (0.224 acres) in size; however, often the MDPA website information is an estimate. The surveyor must provide a calculated lot area for the project. Based on the above this would allow a maximum of eight (8) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build eight (8) multifamily residential units (34 DUA) which would not require the developer to obtain any TDR units (none being requested).

The adjoining / nearby development sites currently include a newer 3-story (6 DU) townhouse complex immediately south of the site facing 98th Street and an older 1-story (3 DU) multifamily complex to the immediate north. A municipal surface parking lot is north of that site abutting 100th Street. To the immediate west of the site is the 2-story Rex Gardens multifamily complex @ 4DU (15.5 DUA), and to the east is East Bay Harbor Drive with several midrise multifamily complexes across the street. This area of the Town is predominated by a mixture of older low-rise residential complexes (2-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being envisioned for mid-rise residential complexes (up to 5-7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town has completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 23+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. This non-waterfront lot is zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has several design / Code compliance issues, some of the plans are inadequate and a few others require items need to be corrected. The plans need to be revised to address / include all required plans and meet Code criteria prior to the DRB.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Commission. The developer is seeking to build 8 DU while 8 DU is allowed via the base density. Therefore, no additional TDR are being requested; nor or any required. The proposed development is consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC freeboard to top of main roof deck). The proposed use and density of the property is consistent with this zoning classification; however, the proposed site design is not consistent with some provisions of the Code at present. And the plan submittal is incomplete.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot).

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

The site fronts onto East Bay Harbor Drive (EBHD) - a 60-foot wide local roadway. No additional right-of-way is necessary. Although no survey was submitted it appears from the MDPa website the site is “whole” meaning the owners never deeded the front 11' of the lot to the Town for the swale parking arrangement as some had done. This needs to be confirmed via the survey / title information. As stated above, the site plan shows a single 2-way / 23' wide driveway connection centered on the site to East Bay Harbor Drive, which meets minimum Code requirements. Within the underbuilding parking area a portion of the 2-way driveway is shown at 21'+/- in width – this would require a waiver. While the Town Code requires all new multifamily developments to have fully enclosed parking garages for all required parking (except for delivery spaces / guest spaces / lobby drop-off space), the proposed site design appears to have an open / under-building parking area extending out from under the building into the front & side setbacks yard areas. Minimal / unspecified screening is shown. A waiver by the DRB would be necessary to accomplish this, but significant screening is required. As designed, this will not be approved. See Sec. 23-24 for off-street parking criteria.

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Based on eight (8) DU the Code requires at least sixteen (16) parking spaces. In addition, a separate lobby drop-off parking space is required in the front yard near the lobby access per Section 23-24(d)(5) of the Town's Code. As this is a single lot development, no guest spaces are required; however, a lobby drop-off space is still required. None is shown on the plans.

A Fire Department staging area is not shown on the plans. The applicant should meet with the Miami-Dade County Fire Department ASAP to identify an agreeable fire staging area(s). Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is modern with an abundant use architectural features / accents and glass. The plans show a very dark grey paint scheme that does NOT meet the Town's current Official Paint Color Palette adopted originally in 2008. There are no exceptions. Please review the Town's Color Palette at the Building Dept. offices and select more acceptable softer South Florida Mid-Century Modern colors hues.

The building does not exceed one hundred twenty (120) feet in length, nor does the building exceed forty-five (45) feet in height, therefore, no "breezeway" is required.

As portions of the building exceed 30 feet in height additional setbacks are required. It appears the current design meets the Town's additional setback requirement. It is noted some balconies are quite large (depth) that will require special DRB approval (6' depth max. allowed w/o DRB approval).

SITE PLAN COMMENTS

Following are comments based on the plans dated April 11th, 2025, submitted to the Town's DRC for consideration:

- 1) Survey – No boundary survey (not more than 6 months old since last updated) including existing improvements and topography was submitted as required by Sec. 5-20 and the Town's Site Development Plan Checklist. Due to the odd shape of the lot the survey must include a calculated lot area.
- 2) On Sheet AO-01 and Sheet A1.01 the Site Plan illustrations need many additional dimensional notations for proposed site features (side yard landscape area width / walkway widths / etc.) to help determine Code compliance. See Sec. 23-12 for applicable setbacks.
- 3) On Sheet AO.01 in the Zoning Calculation Table the maximum height allowed should state 65'-0" above BFE + 1' FBC Freeboard. We believe the 9.0' listed is just the current FEMA FIRM data (does not include FBC freeboard). Revise.
- 4) Per Sec. 5-20 an adjacent land use map needs to be included in the plans showing all adjacent land uses / zoning districts within a 300-foot radius of the subject property.

- 5) Per Sec. 5-20 perspective illustrations of the proposed new development with existing and/or proposed adjoining / nearby developments (street level photographs / low oblique photographs / aerial photographs) showing the new development superimposed onto the site must be submitted.
- 6) No preliminary Civil Engineering plans (potable water & sanitary sewer / drainage / paving & drainage) were submitted as required by Sec. 5-20 and the Town's Site Development Plan Checklist. Also, preliminary calcs / soil info is required. The current drainage LOS is a 10-year storm event but MD has adopted a countywide change to a 25-year storm event.
- 7) No Impact Analysis Report (IAS) was submitted demonstrating compliance with adopted LOS concurrency standards. See the attached form. For traffic impacts prepare a before / after trip generation report based on ITE data (11th Edition).
- 8) The ADA parking space does not appear to be placed in compliance with ADA regulations. It must be placed near a building entry door and have a striped accessible path.
- 9) The Landscape Plans have an incorrect Landscape Calculation Table. This appears to be for the MD Chapter 18A minimum countywide standards. The Town adopted a Supplemental Landscape Code many years ago with more stringent requirements based on the community high quality and coastal location. See Section 24-16. Also see the attached Town Landscape Table to be used. Insert the current table and revise the design accordingly. The current Landscape Plan does not meet the Town's Landscaping requirements.
- 10) No preliminary Photometric Plan was submitted as required by Section 23- 19. Please note the limited footcandle readings allowed at various locations (site boundaries / roof / etc.).
- 11) No building cross-sections were submitted as required by Sec. 5-20 and the Town's Site Development Plan Checklist.
- 12) There does not appear to be a sheet in the plans set with preliminary exterior colors / materials for all features shown. Provide per Code Sec. 5-20 / Site Plan Checklist.
- 13) As stated above, the plans show a very dark grey paint scheme that does not meet the Town's current Official Paint Color Palette adopted originally in 2008. There are no exceptions. Please review the Town's Color Palette at the Building Dept. offices and select more acceptable softer South Florida Mid-Century Modern colors.
- 14) The Site Plan has the following issues:
 - a. The Site Plan appears to show proposed perimeter fences & walls; however, there is no design detail provided. Please provide details of all proposed fences & walls along the property lines. No fence / wall can be placed closer than 2' from the front property line. Retaining walls and filling of the grade is regulated. See Section 23-12(22) for the LDRs on fences & walls (max. hgt. 6' from adjoining lot grade).
 - b. As stated above all new redevelopment projects must place required parking spaces with a full enclosed garage with solid exterior walls. Mechanical ventilation is preferred. No openings are allowed without special DRB approval. It is acknowledged that for single lot developments this is difficult; however, vehicles must be substantially screened from adjoining lots and the street. The current design does not meet Code and the DRB, based on our experience, will not approve this design.

- c. As stated above it is noted some balconies are quite large (depth) that will require special DRB approval (6' depth max. allowed w/o DRB approval).
 - d. Section 23-12(25) sets forth exceptions to the Town's base building height limitations. Storage rooms are not allowed on the building rooftop as shown. The elevator vestibules seem overly large for the small project – reduce the size.
 - e. The Town Code requires a min. 10' wide landscape between a front property line and any on-site pavement. No dimensions are shown on the site plan Sheets; however, a dimension of only 8'-8" is shown on one sheet. The DRB has the ability to grant minor waivers, but this has not been approved recently.
- 15) How will solid waste be handled? It is noted Trash Rooms are shown but how does the truck at the curb pick them up? They will not enter under the building and roll out. A separate outdoor temporary holding enclosure is required in the front yard near the street.
- 16) Per Sec. 23-9 each unit must provide a separate storage area outside of the DU. Provide the sq. ft. / hgt. for the storage units. These must be at least 25 square feet in size with at least 7-feet of clear headroom. It is noted Levels 2 & 3 have no storage rooms for the DUs. In total we count 10 storage rooms. However, none of the storage room placements meet Code – as they must be located "outside" of the DU in the garage or common hallway / other. As shown, they are only accessible to the DU from a balcony. Revise to meet Code.
- 17) Please dimension the project balconies. Balconies in the front (street side) and rear yards may encroach no more than 4-feet into the setback with a maximum depth of 6-feet; balconies in the side yard may encroach 2-feet with a maximum depth of 8-feet. Balcony depths (not setback encroachments) may be increased by special approval from the Design Review Board.
- 18) On all drawings add notes / locations / dimensions of all building areas utilizing Flex setbacks.
- 19) The front & rear building elevations show the rooftop A/C area too open – cannot see units.
- 20) Is any signage proposed? This must be included on the plans (concept location / area).
- 21) A conceptual Fire Department staging area needs to be agreed to by the Miami-Dade Fire Department ASAP, as this could affect the design.
- 22) Landscape Plans have the following comment:
- a. The Landscape Plan needs to be revised to accurately reflect the Town's Supplemental Landscape Code requirements (Sec. 24-16) (% of native species, % of drought tolerant species, % of palms allowed, etc.) in addition to the Miami-Dade County min. requirements.
 - b. The plan does not provide the correct required street trees per Miami-Dade Ch. 18B and the Town's adopted master Street Tree Plan. East Bay Harbor Drive at this location requires Green Buttonwood trees (plans show 2 Rusty Fig trees). The street tree shall be a min. 15' in overall height with at least six feet of clear wood before branching, a min. caliper of two and one-half inches and shall be planted to meet the Miami- Dade County min. criteria of 35 feet on average separation but not shall exceed 40' on-center.

Sec. 11-8.3. - Level of service (LOS).

The town's adopted level of service (LOS) standards for applicable public facilities and services are found in the town's adopted comprehensive plan elements, and/or as superseded by state law or county charter provisions. The following LOS standards are to be used in site specific development concurrency reviews:

Potable Water	200 gallons per capita, per day
Sanitary Sewer	156 gallons per capita, per day
Solid Waste	0.632 tons per capita, per day
Drainage	Design LOS standard to meet a 10-year storm and as specified by the Miami-Dade County Public Works Manual, Section D4 - Water Control; and no ponding water for more than 48 hours.
Local Streets*	LOS "B" at peak hour
Arterial Roadways**	LOS "E" at PM peak hour* (96th Street/Kane Concourse/SR 922)
Recreation Facilities	1 tennis court for every 4,000 persons, 12—60 years old
	1 lighted baseball field for every 6,000 persons, 10—40 years old
	1 tot lot for every 500 persons, 3—12 years old
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

Notes:

* The town's original Comprehensive Plan (June 1988) lists the adopted level of service (LOS) for all local roadways as LOS "B" Peak Hour. According to the 2002 FDOT Quality/Level of Service Handbook LOS "B" is not achievable in some instances (Table 4-1). However, the town's plan includes a roadway capacity of 10,000 vehicles per day which corresponds to LOS "C". Therefore, the town will use the highest achievable LOS during concurrency reviews.

** The town's original Comprehensive Plan (June 1988) lists the preferred level of service (LOS) for SR 922/Kane Concourse as "C" Peak Hour, but defers to state/county jurisdictions for applicable LOS. State law now specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS "E" at PM Peak Hour for SR 922/Kane Concourse and that LOS is used by both FDOT/Miami-Dade County for concurrency/planning purposes.

(Ord. No. 923, § 1(Exh. A), 10-10-2011)

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPMENT IMPACT ANALYSIS REPORT

Project Name: _____

Location: _____

Address: _____

General Project Description: _____

Site Square Feet / Acreage: _____

The following information and analysis is intended to satisfy the requirements set forth in Section 11-8 of the Town of Bay Harbor Islands, Florida Code of Ordinances, which provides guidelines and requirements to ensure that the Level of Service (LOS) standards as set forth in the adopted Comprehensive Plan will be maintained, unless mitigation is provided. The following LOS standards shall be used to analyze the infrastructure impacts of each residential development. For non-residential development consult Town.

Potable Water	200 gallons per capita, per day
Sanitary Sewer	156 gallons per capita, per day
Solid Waste	0.632 tons per capita, per year
Drainage	Design LOS standards to meet a 10-year storm and as specified by the Miami-Dade County Public Works manual, Section D4 – Water Control; and no ponding water for more than 48 hours
Local Streets*	LOS “B” at peak hour
Arterial Roadways**	LOS “E” at PM peak hour* (96 th Street / Kane Concourse / SR 922)
Recreation Facilities	1 tennis court for every 4,000 persons, 12-60 years old 1 lighted baseball field for every 6,000 persons, 10-40 years old 1 tot lot for every 500 persons, 3-12 years old
Public School Facilities	100% of FISH (Florida Inventory of School Houses) capacity including re-locatable classrooms in each public school concurrency service area (CSA)

Notes: * The Town’s original Comprehensive Plan (June 1988) lists the adopted Level of Service (LOS) for all local roadways as LOS “B” Peak Hour. According to the 2012 FDOT Quality / Level of Service Handbook LOS “B” is not achievable in some instances. However, the Town’s plan includes a local roadway capacity of 10,000 vehicles per day, which corresponds to LOS “D”. Therefore, the Town will use LOS “D”, which is also the adopted Miami-Dade LOS.

**The Town’s original Comprehensive Plan (June 1988) lists the preferred Level of Service (LOS) for SR 922 / Kane Concourse as “C” Peak Hour but defers to state / county jurisdictions for applicable LOS. State law specifically prohibits local governments from adopting different LOS on state roadways. FDOT has adopted LOS “E” at PM Peak Hour for SR 922 / Kane Concourse and that LOS is used by both FDOT / Miami-Dade County for concurrency / planning purposes.

For traffic impact analysis utilize the latest ITE Manual for applicable land use trip generation purposes (both ADT / PM Peak Hour). Both roadway link & signalized intersection analysis is required, as required by Town.

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address _____ Legal Description _____

Net Lot Area _____ Acres / _____ SF

	Required	Provided
I. Open Space Requirement		
1. Net Lot Area = _____ SF x 20% = _____ SF (BHI – Sec. 23-11)	20% / _____ SF	_____% / _____ SF
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5))		
a. Req. open space _____ SF x 60% = _____ SF	60% Max / _____ SF	_____% / _____ SF

I. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x _____ acres = _____ (Min. 12' in height / 4' clear wood / 2 ½" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16	_____	_____
2. Native Species Required - 50% Min. # of shade trees req. _____ x 50% = _____ (BHI – Sec. 24-16(a)(2))	_____	_____
3. Drought Tolerant and Low Maintenance Species Require – 50% Min. # of shade trees req. _____ x 50% = _____ (MDC – Sec. 18A-6(C)(11)(b))	_____	_____

B. Tree Species

1. Number of shade trees required (from Sec. (II)(A)(1) above)	_____	_____
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))	_____	_____

*See Following Table.

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building _____

2. Number of shade trees required _____
(from Sec. (II)(A)(1) above)

3. Shade tree heights required: 12 ft. - _____% or _____ shade trees

14-16 ft. - _____% or _____ shade trees

16-18 ft. - _____% or _____ shade trees

18-20 ft. - _____% or _____ shade trees

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
	50% 14-16	6	18-22
4	50% min. req.	5	14-18
	25% 14-16	6	18-22
	25% 16-18	7	22-28
5 plus	25% min. req.	5	14-18
	50% 16-18	7	22-28
	25% 18-20	8	22-28

(BHI – Sec. 24-16(a)(2))

III. Street Trees

Required

Provided

1. Street Trees @ 1:35'

Width of lot _____ / 35' = _____

(15' min height / 6' clear wood / 2 ½" caliper)

(Street tree species determined by Street Tree Master Plan)

(Street trees do not count toward required on site shade trees)

(BHI – Sec. 24-16(a)(2)(a))

IV. Shrubs Required**Required****Provided**

1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI – Sec. 24-16(a)(2)(d))
2. Native Species Required - 30% Min.
(MDC – Sec. 18A-6(D)(1)(a))
3. Drought Tolerant and Low
Maintenance Species Required – 50% Min.
(MDC – Sec. 18A-6(D)(1)(b))

V. Buffers (If applicable)

(BHI – Sec. 24-16)

1. Parking Lot from ROW

(yes / no)

(yes / no)
2. Dissimilar Uses

(yes / no)

(yes / no)

VI. Parking Lot Landscaping (If applicable)**Required****Provided**

1. 10 SF / parking space:
10 x _____ spaces = _____ SF
(MDC – Sec. 18A-6(J))
2. Shade Trees Required
(MDC – Sec. 18A-6(J))
3. Shrubs Required
(MDC – Sec. 18A-6(I))

VII. Right Tree Right Place

(BHI – Sec. 24-16(a)(2)(f))

1. Number of trees near power lines
(See attached FPL guidelines)

VIII. Florida Friendly Landscaping

(MDC – Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Lot 21 Blk 08 Bay Harbor Island

Folio # 1322270011840

Town Council

Robert H. Yaffe
Mayor

Jordan W. Leonard
Vice-Mayor

Stephanie Bruder
Council Member

Joshua D. Fuller
Council Member

Kelly Reid
Council Member

Solange M. Rousselot
Council Member

Isaac Salver
Council Member

Town Officials

Ronald J. Wasson
Town Manager

Marlene Marante
Town Clerk

Craig B. Sherman
Town Attorney

Size of described property 9,750 sq ft

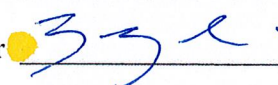
Project Description 6-Story, 8-Unit MF Residential Bldg Units 8

Owner(s) Name Boutique Bay Harbor, LLC

Mailing Address 2199 PONCE DE LEON BLVD STE 301

City CORAL GABLES, State FL Zip 33134

Phone Number (786) 252-9459 Email alexisbogo@abhre.com

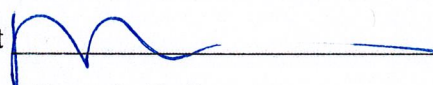
Signature of Owner 

Name of Applicant (if different from owner) Pamela Butler

Mailing Address 2980 NE 207 Street SUITE 603

City Aventura State FL Zip 33180

Phone Number (954) 471-6177 Email pbutler@mg3group.com

Signature of Applicant 

Name of Representative Pamela Butler

Mailing Address 2980 NE 207 Street SUITE 603

City Aventura State FL Zip 33180

Phone Number (954) 471-6177 Email pbutler@mg3group.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 4/23/25 By 

Process Number SPR25-000016 Fee Paid \$3,000⁰⁰ ck #181

MAYOR JOSEPH J. GARDNER GOVERNMENT CENTER

AIRE BOUTIQUE

9950 E BAY HARBOR DR BAY HARBOR ISLAND, FL 33154



ILLUSTRATIVE RENDERING

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ARCHITECTURE

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LANDSCAPE

L-1 EXISTING TREE DISPOSITION PLAN
L-2 LANDSCAPE PLAN
L-3 DETAILS & NOTES
IR-1 IRRIGATION PLAN
IR-2 IRRIGATION DETAILS & NOTES

SITE / PROPERTY INFORMATION

ZONING CALCULATIONS:
RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL"

- COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) DESIGNATION:
MEDIUM HIGH DENSITY RESIDENTIAL-34 DU/ACRE
- DENSITY ALLOWED: (0.22 ACRES X 34 DU/ACRE) = 8 DU
- PROPOSED DENSITY: (0.22 ACRES X 34 DU/ACRE) = 8 DU
- BUILDING HEIGHT ALLOWED ABOVE BFE: 65'.
- PROPOSED BUILDING HEIGHT ABOVE BFE: 63'-8".
- ALL FLOOR ELEVATIONS ARE TAKEN ABOVE THE FLOOD ELEVATION WHICH IS SHOWN: AS @ 0'-0" B.F.E. = +9'-0" N.G.V.D.
FLOOD ZONE = AE. ELEV. +9'-0" N.G.V.D.

DWELLING UNITS BREAKDOWN:

SECOND AND THIRD LEVELS:

UNIT A: 1 UNIT / 3 BED. 2,793.33 SF

FOURTH LEVEL:

UNIT A: 1 UNIT / 3 BED. 2,776.22' SF

FIFTH LEVEL:

UNIT B: 1 UNIT / 3 BED. 2,196.31 SF

SIXTH LEVEL:

UNIT C: 1 UNIT / 4 BED. 2,196.31 SF

TOTAL: 8 UNITS

STORAGE UNITS:

REQUIRED: (1/UNIT) @ 25 SF MIN. = 8
PROVIDED: 10

PARKING CALCULATIONS:

PARKING REQUIRED:
2 SPACES / UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) = 1
TOTAL REQUIRED: 17

PARKING PROVIDED:
2 SPACES x UNIT (8 X 2) = 16
1 SPACE VISITOR (DROP OFF) (A.D.A.) = 1

TOTAL PROVIDED: 17

SETBACK CALCULATIONS:

FRONT SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 20'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 45' IN HT.) = 25'-0"
PROVIDED (FROM 30'-0" TO 41'-0" IN HT. = 25'-0")
REQUIRED (LESS THAN 65' IN HT.) = 30'-0"
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 30'-0")

REAR SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 31'-0" IN HT. = 17'-6")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'

SIDES SETBACK:
REQUIRED (LESS THAN 30' IN HT.) = 10'-0"
PROVIDED (FROM 0'-0" TO 41'-0" IN HT. = 15'-0")
PROVIDED (FROM 41'-0" TO 65'-0" IN HT. = 20'-0")

FOR EACH ADDITIONAL 3 FT. OF BUILDING HEIGHT ABOVE 30': ONE ADDITIONAL FOOT OF SETBACK FOR THE PORTION OF THE STRUCTURE OVER 30'. (SINGLE LOTS MAX 20')

FLEX SETBACK:

SIDES:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (90'-3") / 3 = 30'-1")
PROVIDED = 27'-0"

FRONT & REAR:
REQUIRED (1/3 OF ALLOWABLE BUILDING LENGTH (55'-0") / 3 = 18'-4")
PROVIDED = 18'-4"

PROPERTY INFORMATION:

ADDRESS:
9950 E BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

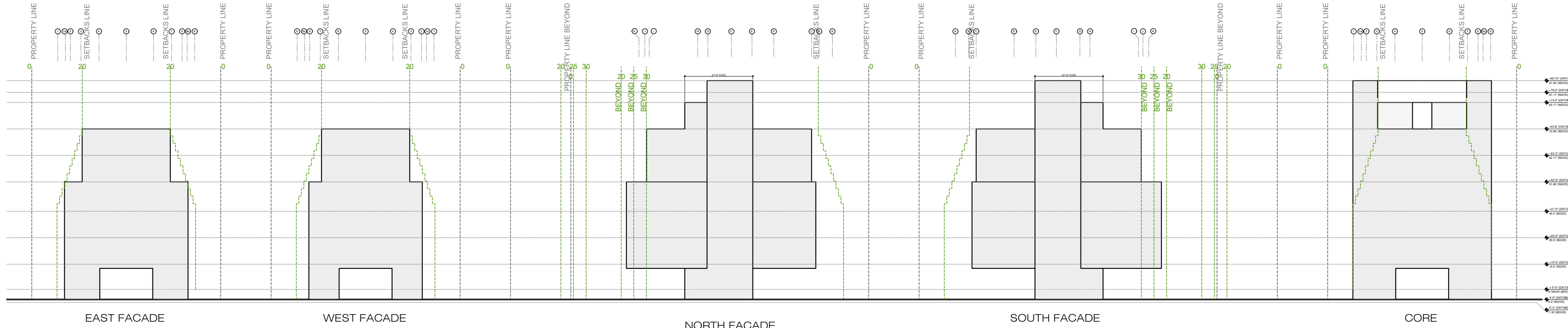
LOT SIZE:
IRREGULAR 142.17' SOUTH & 118.22' NORTH X 75' WIDTH = 9,750 SF (0.22 ACRES)

LEGAL DESCRIPTION:
LOT 21, BLOCK 8 OF "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI / DADE COUNTY, FLORIDA.

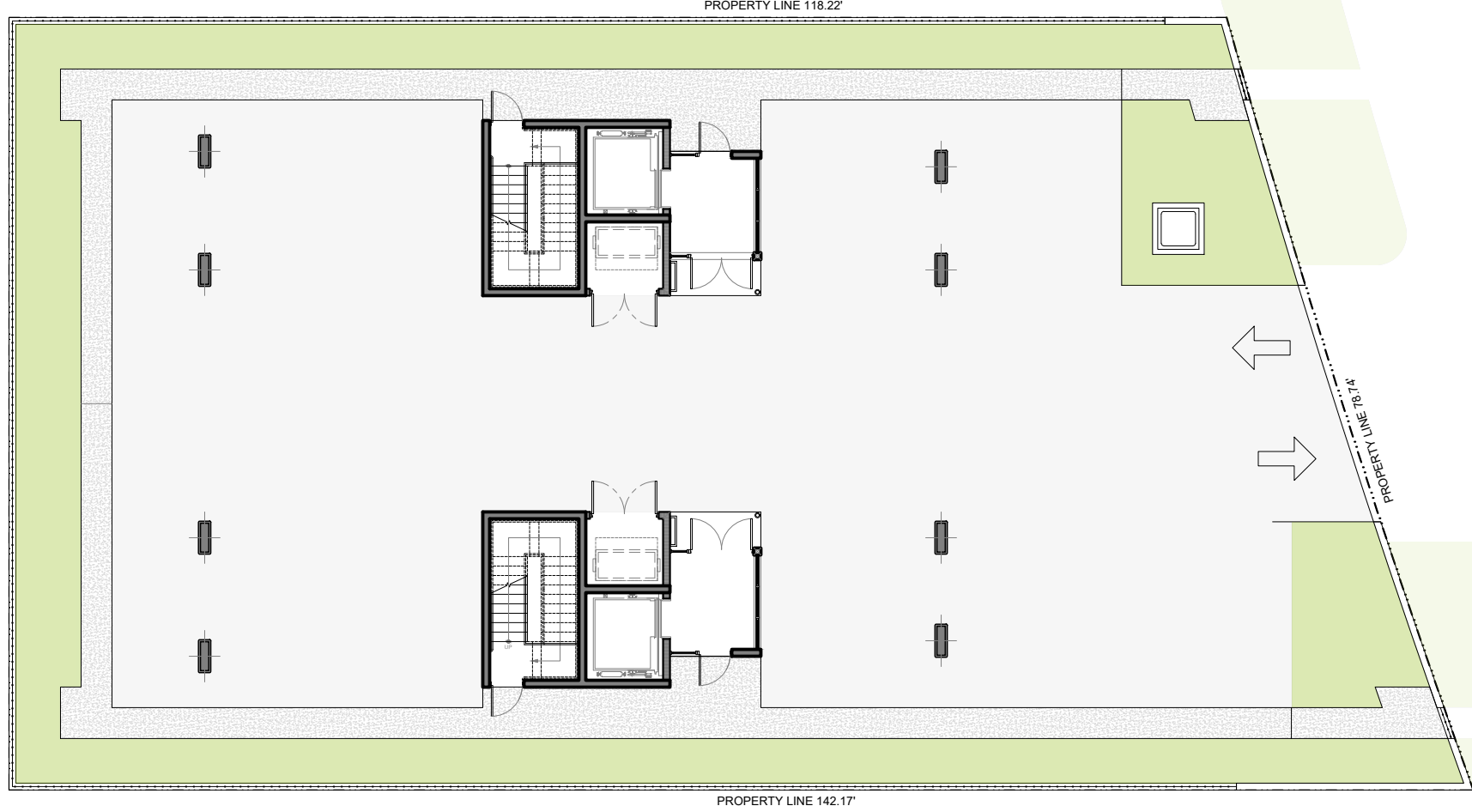
ZONING DATA:
DISTRICT: RM-2 "MEDIUM HIGH DENSITY RESIDENTIAL" - NON WATERFRONT LOTS



01 LOCATION MAP
Scale: NTS



03 SETBACKS - MASSING DIAGRAM
Scale: 1/32" = 1'

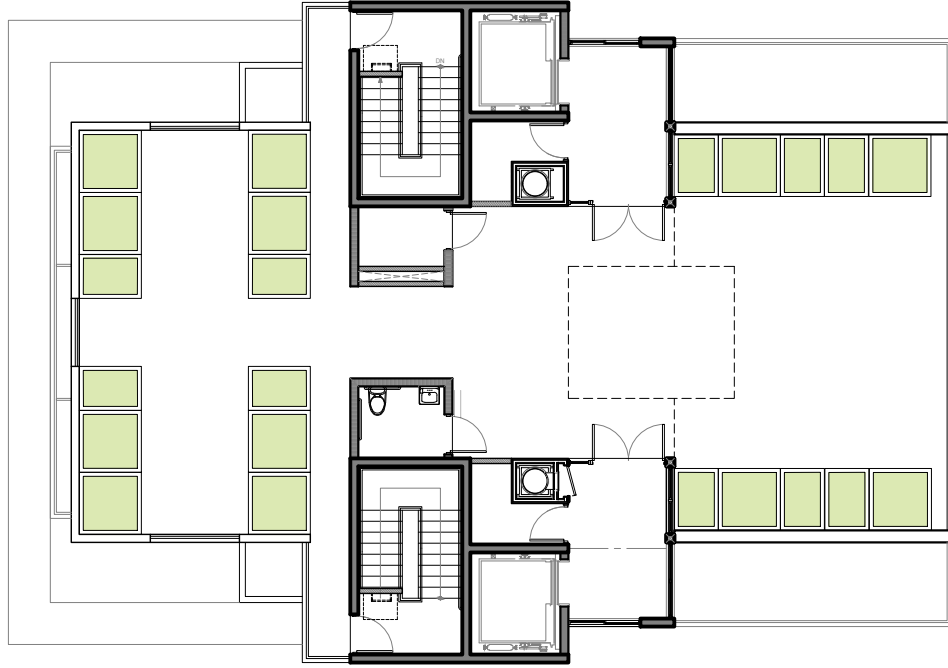


04 LANDSCAPE DIAGRAM GROUND FLOOR
Scale: 1/16" = 1'

PERVIOUS AND IMPERVIOUS AREA / OPEN SPACE (GROUND FLOOR):

OPEN SPACE:
REQUIRED (20% OF LOT AREA) (9,750 X 0.20) = 1,950.00 SF

PROVIDED (55.27% OF LOT AREA) (9,750 X 0.5527) = 5,389.00 SF
PERVIOUS (GREEN) AREA: 1,919.86
IMPERVIOUS (WALKWAY) AREA: 1,112.66 SF
IMPERVIOUS (DRIVEWAY & PARKING) AREA: 2,356.48 SF

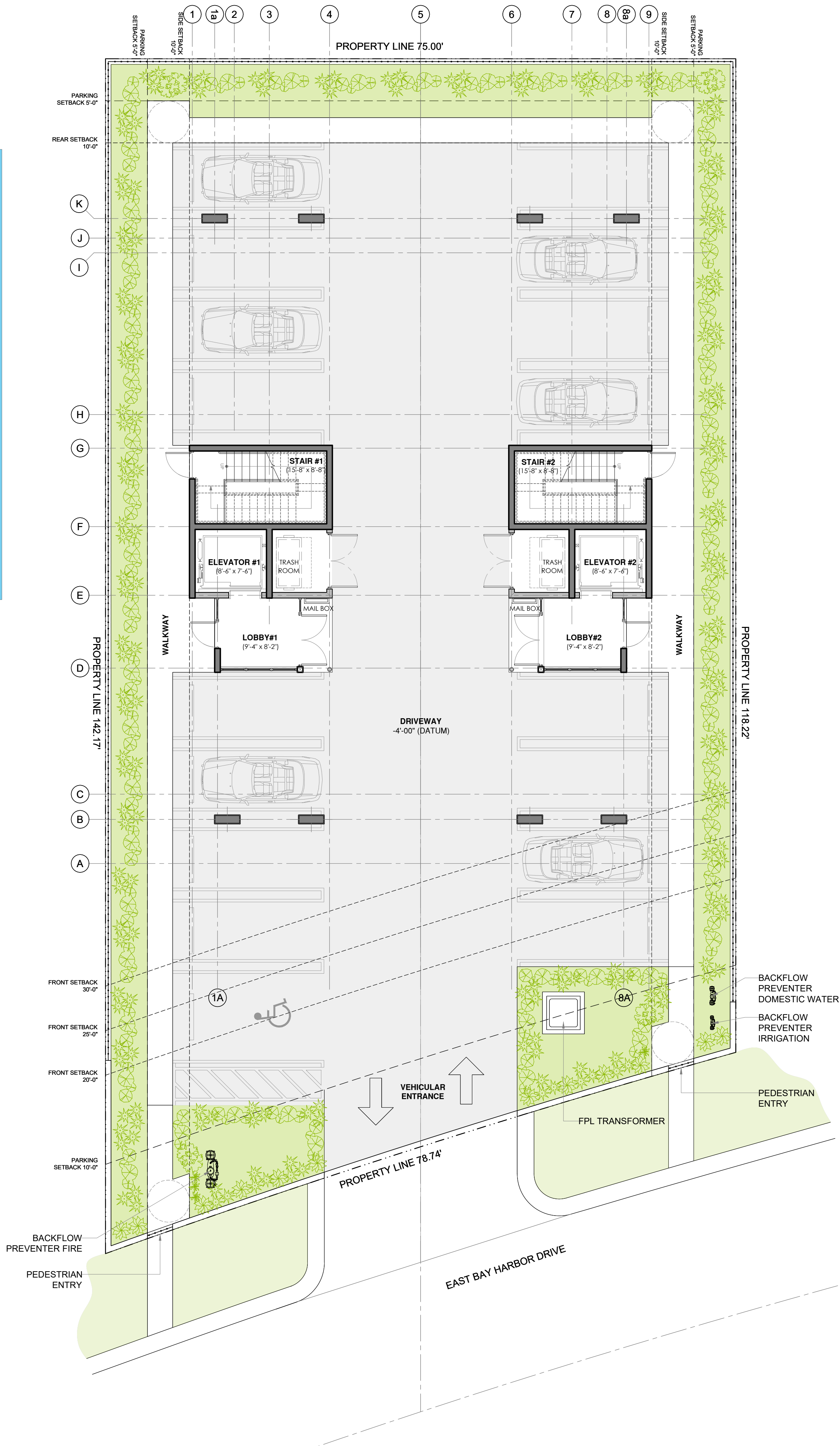


05 LANDSCAPE DIAGRAM ROOF DECK
Scale: 1/16" = 1'

LANDSCAPE (GREEN) AREA (ROOF DECK):

REQUIRED (15% OF ROOF DECK AREA) = 2,161.24 SF X 0.15 = 324 SF

PROVIDED (17.76% OF ROOF DECK AREA) = 2,161.24 SF X 0.1776 = 384 SF



02 SITE PLAN
Scale: 1/8" = 1'

Two30 Studio LLC.
7855 SW 104 St Suite 230, Miami, Florida 33156
architect@two30studio.com
phones: (786) 970-9233 / (305) 336-0345
www.two30studio.com

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ARCHITECT OF RECORD:

Digitally signed by
Ariel Valdes
Date:
2025.05.01
16:33:43
-04'00'

Ariel Valdes, AIA
Florida Registration No.: AR98144

PROJECT NAME:

**AIRE BOUTIQUE
APARTMENT
BUILDING**

PROJECT ADDRESS:

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

OWNER / CLIENT:

BOUTIQUE BAY HARBOR LLC

DESIGN CONSULTANTS:

PROJECT NO.: 182

DESIGNED BY:

OSCAR GONZALEZ / N. SANTAMARIA

DRAWN BY:

N. SANTAMARIA / A. MURGA

CHECKED BY:

A. VALDES

DATE:

04/04/2025

REVISIONS:

Issue Issue date / For

DRAWING TITLE:

**SITE INFORMATION
DIAGRAMS
SITE PLAN**

SHEET ID:

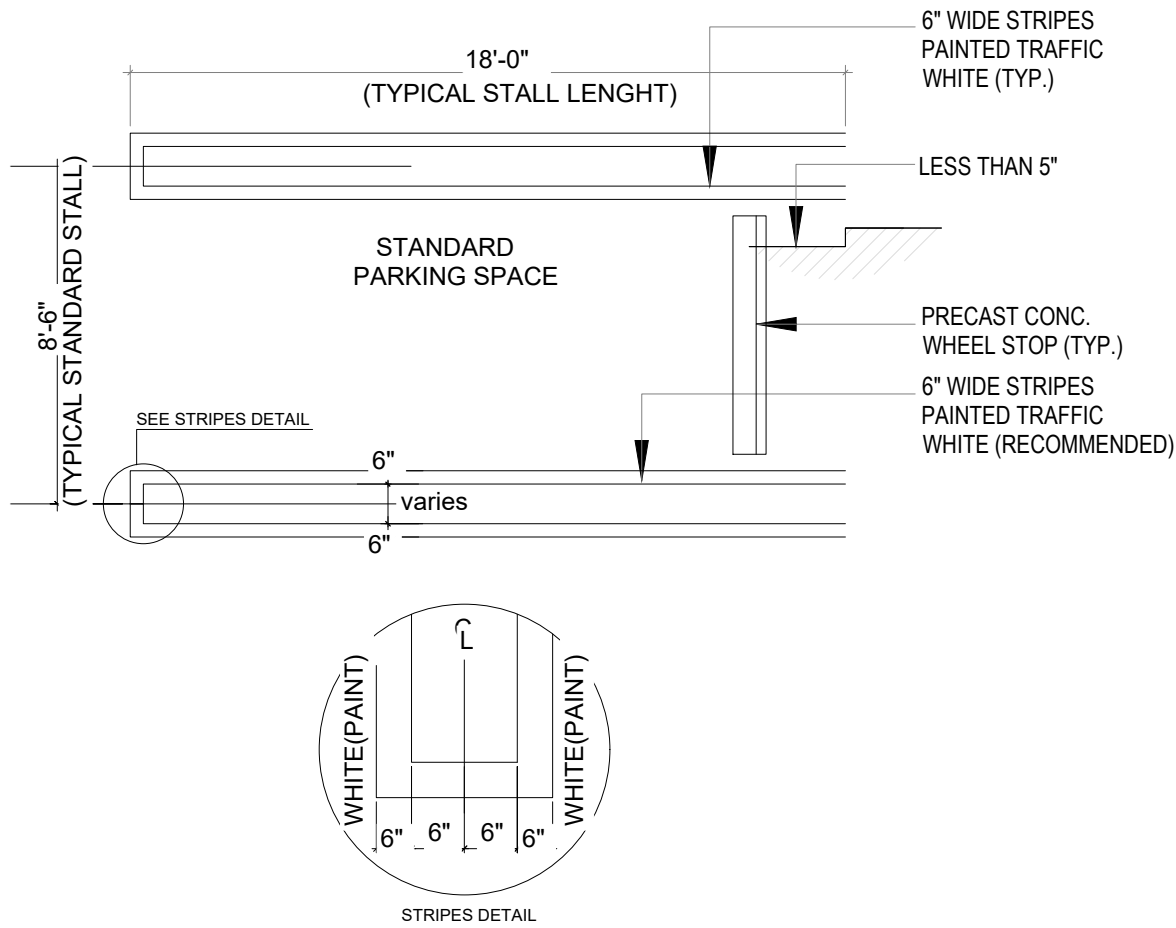
A0-01

TOTAL COMMON AREAS			
FLOOR	ROOM	ID	AREA
GROUND FLOOR	DRIVEWAY / PARKING	COMMON	5,531.7'
	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
2nd FLOOR	TRASH ROOM 1	COMMON	58.5'
	TRASH ROOM 2	COMMON	58.5'
SUB-TOTAL			6,396.7 SF
3rd FLOOR	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
SUB-TOTAL			333.34 SF
4th FLOOR	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
SUB-TOTAL			333.34 SF
5th FLOOR	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
SUB-TOTAL			333.34 SF
6th FLOOR	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
SUB-TOTAL			333.34 SF
ROOF DECK	ADA RESTROOM	COMMON	56.67'
	FIRE REPEATER	COMMON	58.52'
	VESTIBULE 1	COMMON	123.65'
	VESTIBULE 2	COMMON	123.65'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	STORAGE	COMMON	56.67'
SUB-TOTAL			809.24 SF
TOTAL			8,872.67 SF

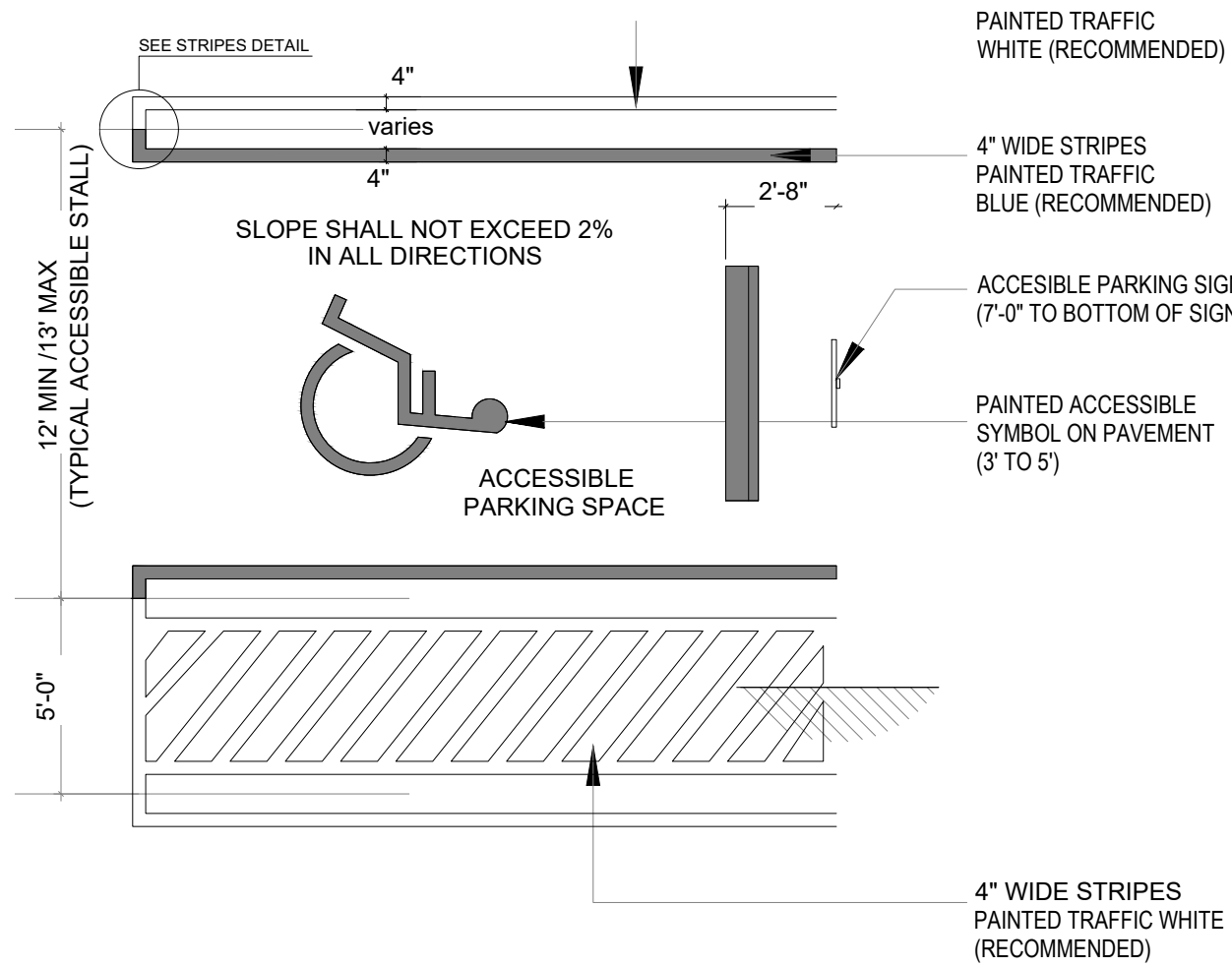
UNIT SELLABLE (LIVING) AREAS			
FLOOR	TYPE	QTY.	AREA
2nd FLOOR	UNIT A	2	1,396.66'
			2,793.33 SF
3th FLOOR	UNIT A	2	1,396.66'
			2,793.33 SF
4th FLOOR	UNIT A	2	1,388.11'
			2,776.22 SF
5th FLOOR	UNIT B	1	2,196.31 SF
6th FLOOR	UNIT C	1	2,196.31 SF
TOTAL			12,755.5 SF
BALCONY UNIT / ROOF TERRACE AREAS			
FLOOR	TYPE	QTY.	AREA
2nd FLOOR	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
SUB-TOTAL			742.15 SF
3th FLOOR	EAST BALCONY	1	313.15'
	WEST BALCONY	1	429'
SUB-TOTAL			742.15 SF
4th FLOOR	EAST BALCONY	1	313.15'
	WEST BALCONY	1	444.55'
SUB-TOTAL			758.4 SF
5th FLOOR	EAST BALCONY	1	605.5'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
SUB-TOTAL			764.4 SF
6th FLOOR	EAST BALCONY	1	280.0'
	WEST BALCONY	1	54.33'
	NORTH BALCONY	1	56.68'
	SOUTH BALCONY	1	47.89'
SUB-TOTAL			438.38 SF
ROOF DECK	SUNRISE ROOF DECK	1	758.74'
	SUNSET ROOF DECK	1	893.84'
	COVERED ROOF DECK	1	508.66'
	SUB-TOTAL		2,160.4 SF
TOTAL			6,057.51 SF

TOTAL BUILDING BREAKDOWN AREAS			
FLOOR	ROOM	ID	AREA
SITE	DRIVEWAY / PARKING	COMMON	5,531.7 SF
	WALKWAYS	COMMON	127.94 SF
GROUND FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	LOBBY 1	COMMON	123.70'
	LOBBY 2	COMMON	123.70'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	TRASH ROOM 1	COMMON	58.5'
2nd FLOOR	TRASH ROOM 2	COMMON	58.5'
	SUBTOTAL AREA		865 SF
3rd FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
	SUBTOTAL AREA		4,174.3 SF
4th FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	ELECTRICAL ROOM	COMMON	69.11'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	FIRE PUMP	COMMON	69.11'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,793.33'
	WEST BALCONY	LIMITED COMMON ELEMENT	429'
	SUBTOTAL AREA		4,174.3 SF
5th FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	69.88'
	EAST BALCONY	LIMITED COMMON ELEMENT	313.15'
	STORAGE	COMMON	69.88'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT A	SELLABLE	2,776.22'
	WEST BALCONY	LIMITED COMMON ELEMENT	444.55'
	SUBTOTAL AREA		4,174.3 SF
6th FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	605.5'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
SOUTH BALCONY	LIMITED COMMON ELEMENT		47.89'
	SUBTOTAL AREA		3,571.91 SF
7th FLOOR	ELEVATOR	COMMON	83.58'
	ELEVATOR	COMMON	83.58'
	STORAGE	COMMON	72.64'
	EAST BALCONY	LIMITED COMMON ELEMENT	280'
	STORAGE	COMMON	37.96'
	STAIR 1	COMMON	166.72'
	STAIR 2	COMMON	166.72'
	UNIT B	SELLABLE	2,196.31'
	WEST BALCONY	LIMITED COMMON ELEMENT	54.33'
	NORTH BALCONY	LIMITED COMMON ELEMENT	56.68'
SOUTH BALCONY	LIMITED COMMON ELEMENT		47.89'
	SUBTOTAL AREA		3,246.42 SF
TOTAL BUILT AREA			
			21,693.2 SF

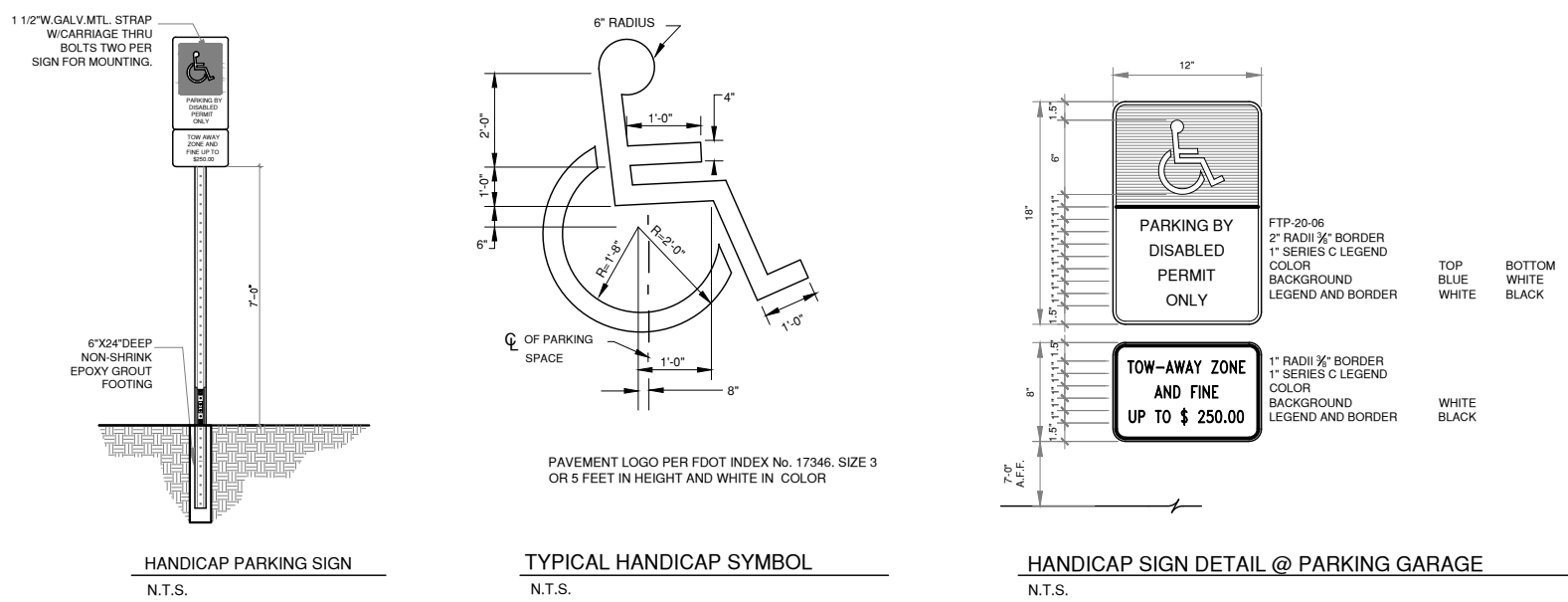
Notes:
1- Driveway, Parking, Walkways and Open Roof Deck areas were not taken into account for the built area calculations.
2- Elevators areas was included for the built area calculations on each level.



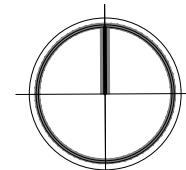
01 TYPICAL PARKING STALLS
SCALE: 1/2" = 1'-0"

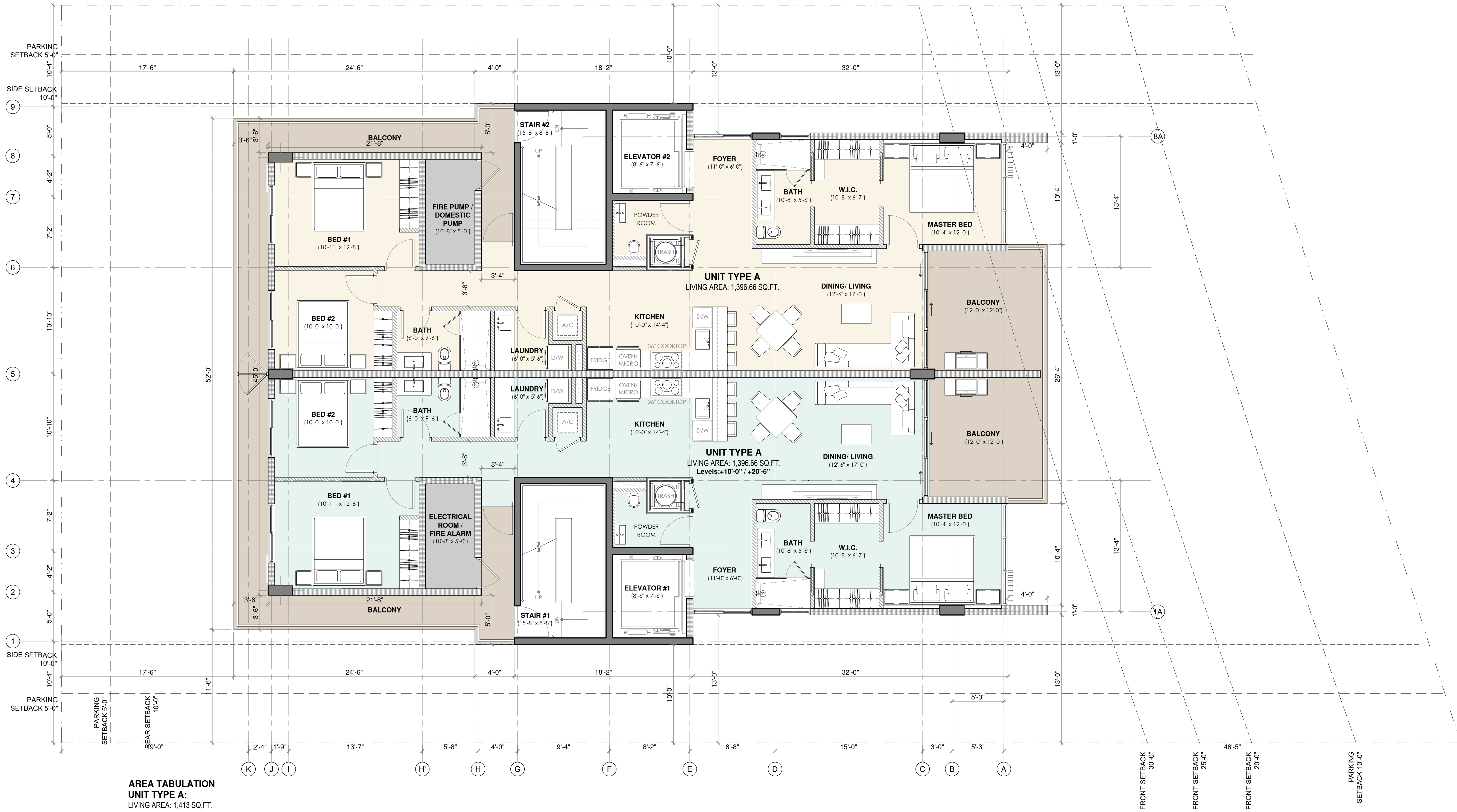


02 TYPICAL ACCESSIBLE PARKING STALLS
SCALE: 1/2" = 1'-0"



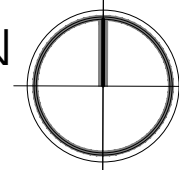
03 TYPICAL SIGNAGE DETAILS
SCALE: 1/2" = 1'-0"

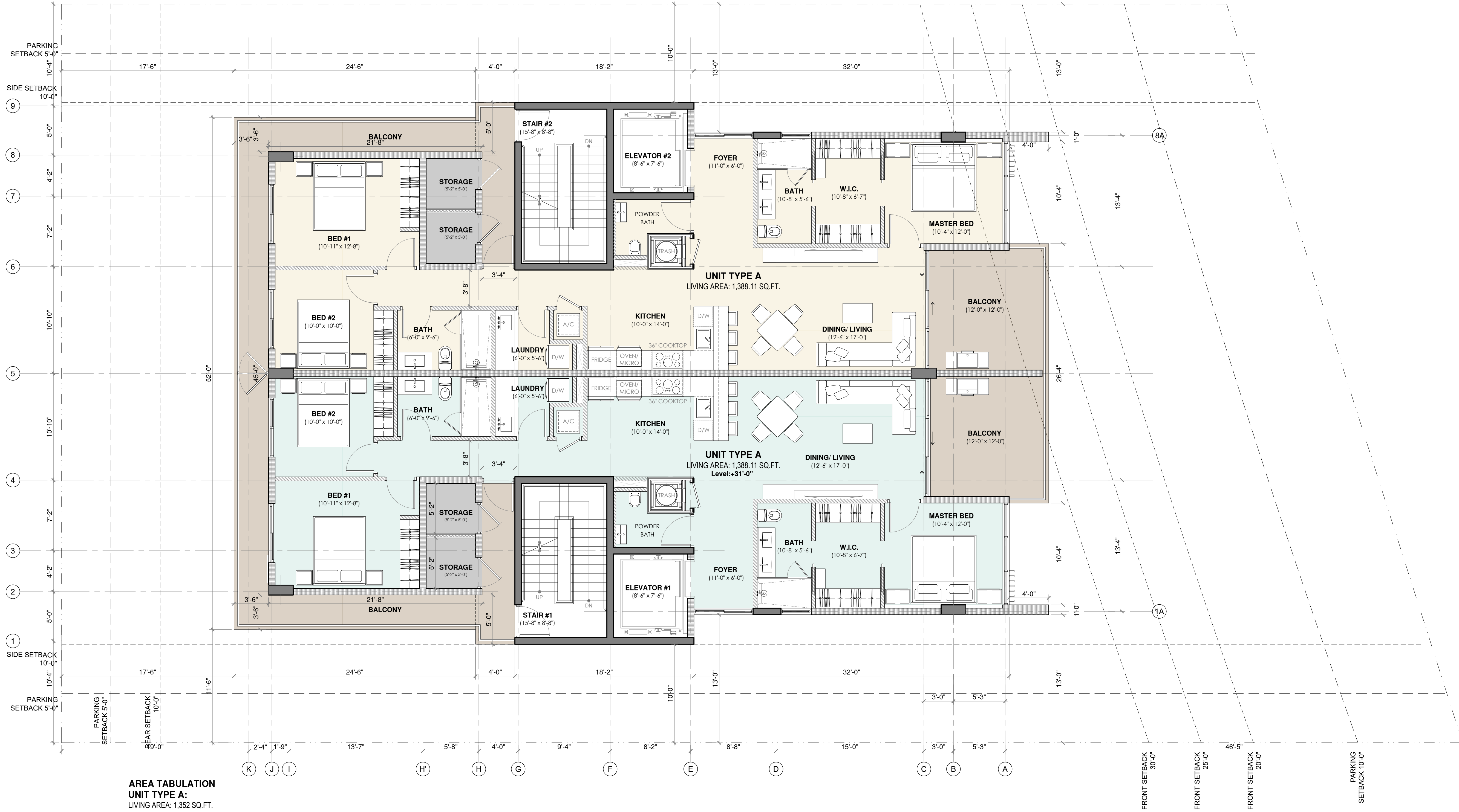




AREA TABULATION
UNIT TYPE A:
LIVING AREA: 1,413 SQ. FT.
BUILT AREA: 2,826 SQ. FT.

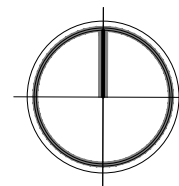
01 2ND AND 3RD FLOOR PLAN
Scale: 3/16" = 1'

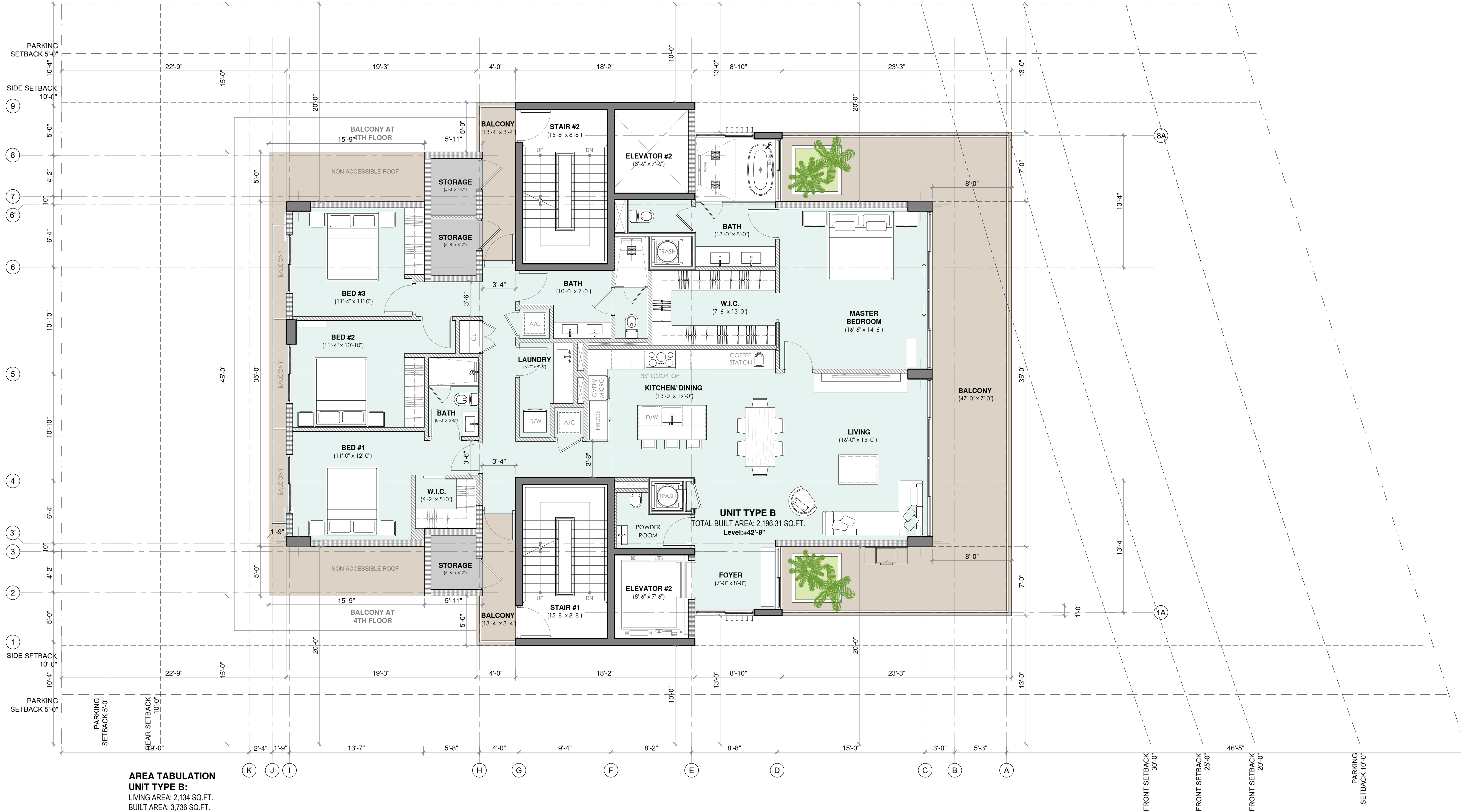




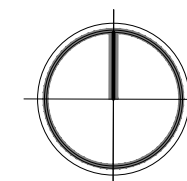
AREA TABULATION
UNIT TYPE A:
LIVING AREA: 1,382 SQ. FT.
BUILT AREA: 2,704 SQ. FT.

01 4TH FLOOR PLAN
Scale: 3/16" = 1'





01 5TH FLOOR PLAN
Scale: 3/16" = 1'



**AIRE BOUTIQUE
APARTMENT
BUILDING**

9950 E BAY HARBOR
DR BAY HARBOR
ISLAND, FL 33154

BOUTIQUE BAY HARBOR LLC

182

OSCAR GONZALEZ / N. SANTAMARIA

N. SANTAMARIA / A. MURGA

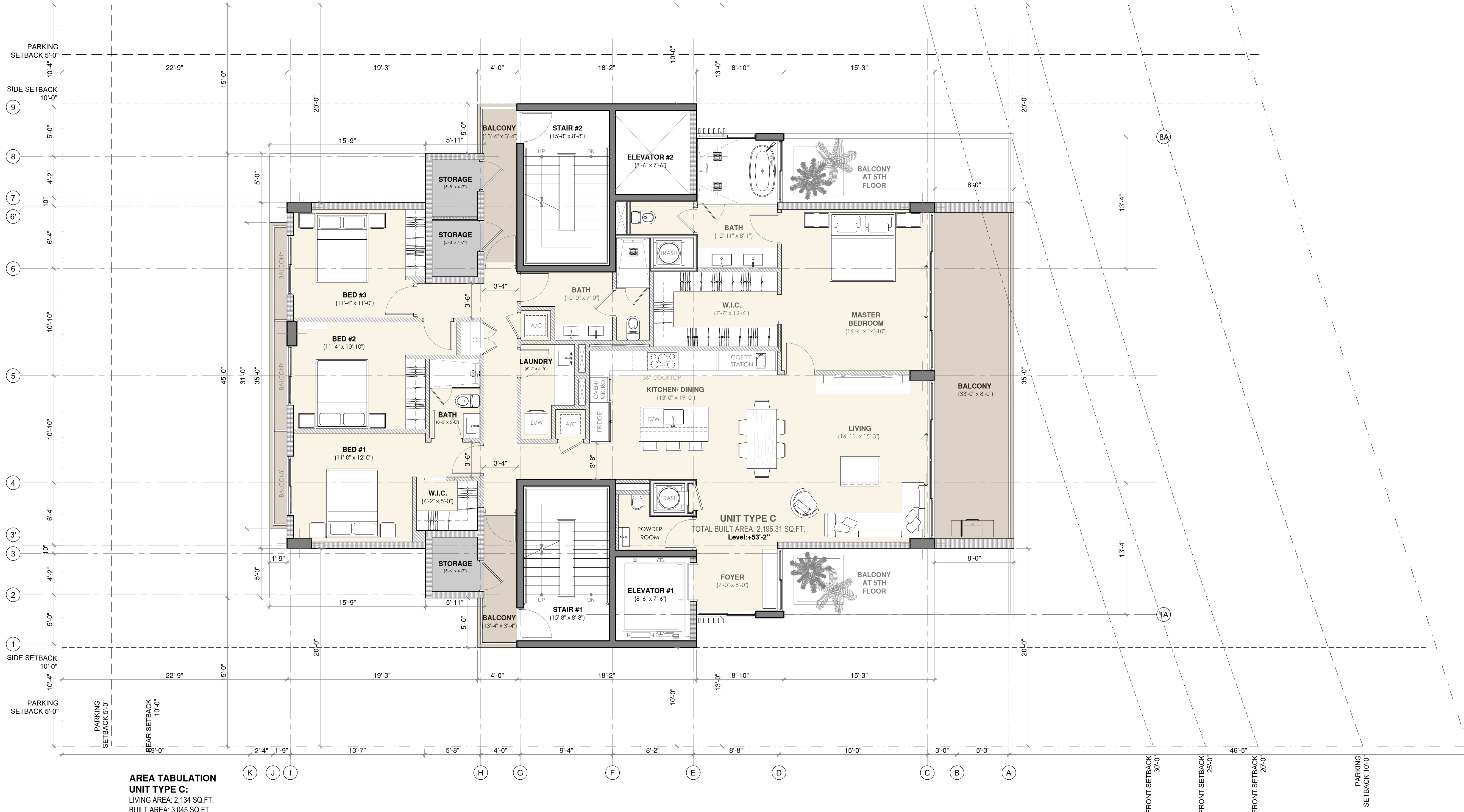
A. VALDES

04/04/2025

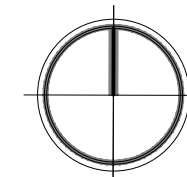
Issue Issue date / For

6TH FLOOR PLAN

A1-05

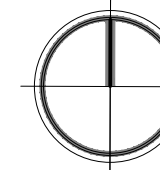


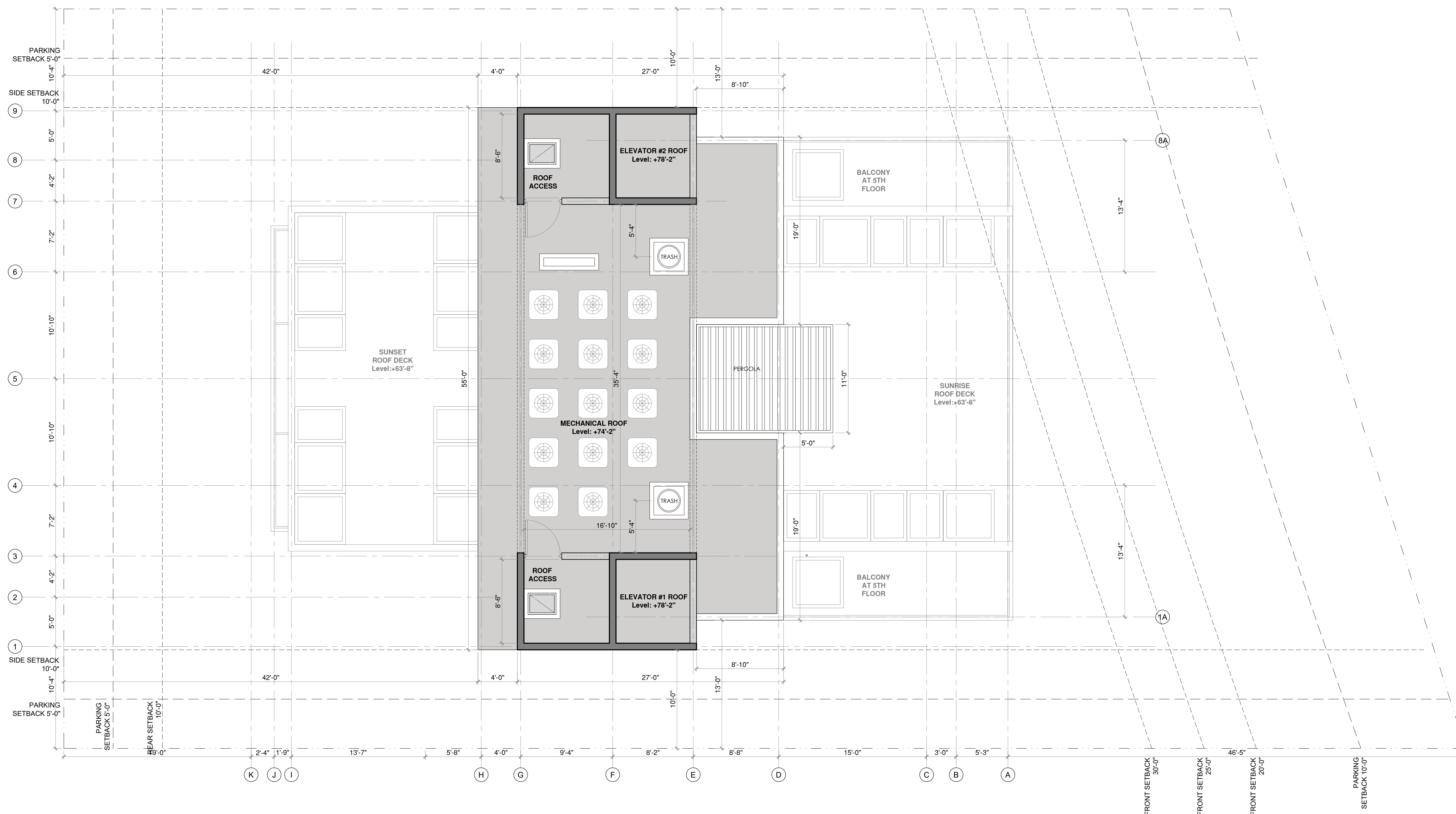
01 6TH FLOOR PLAN
Scale: 3/16" = 1'





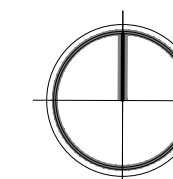
01 ROOF DECK FLOOR PLAN
Scale: 3/16" = 1'





01 MECHANICAL ROOF PLAN

Scale: 3/16" = 1'





01 FRONT ELEVATION
Scale: 3/16" = 1"



01 REAR ELEVATION
Scale: 3/16" = 1"





01 LEFT ELEVATION
Scale: 3/16" = 1"



01 NORTH - EAST CONTEXT AERIAL VIEW
Scale: N.T.S.



02 SOUTH - EAST VIEW
Scale: N.T.S.



03 NORTH - WEST VIEW
Scale: N.T.S.



01 NORTH - EAST VIEW
Scale: N.T.S.



03 NORTH - EAST AERIAL VIEW
Scale: N.T.S.



02 SOUTH - WEST VIEW
Scale: N.T.S.



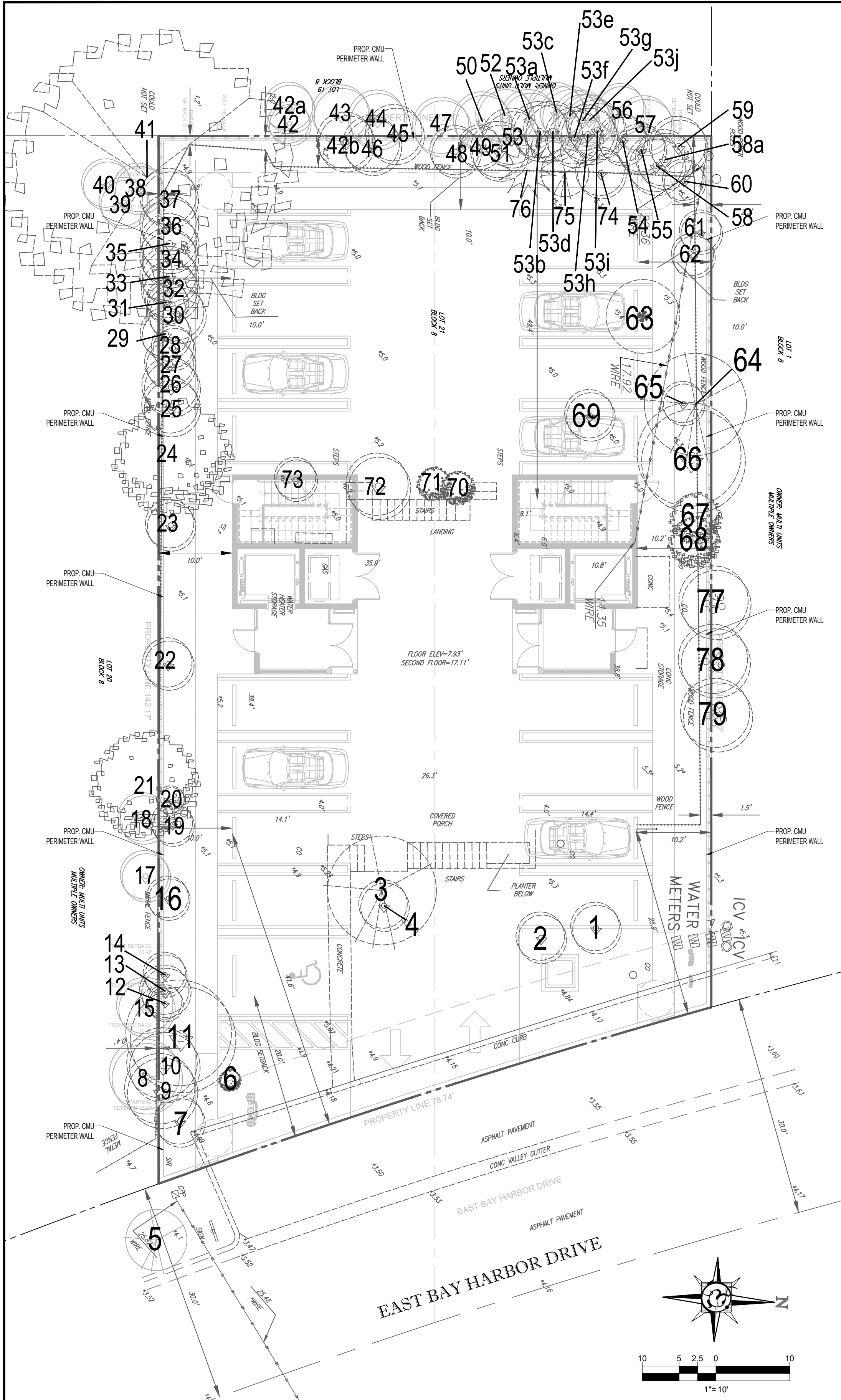
04 SOUTH - WEST AERIAL VIEW
Scale: N.T.S.



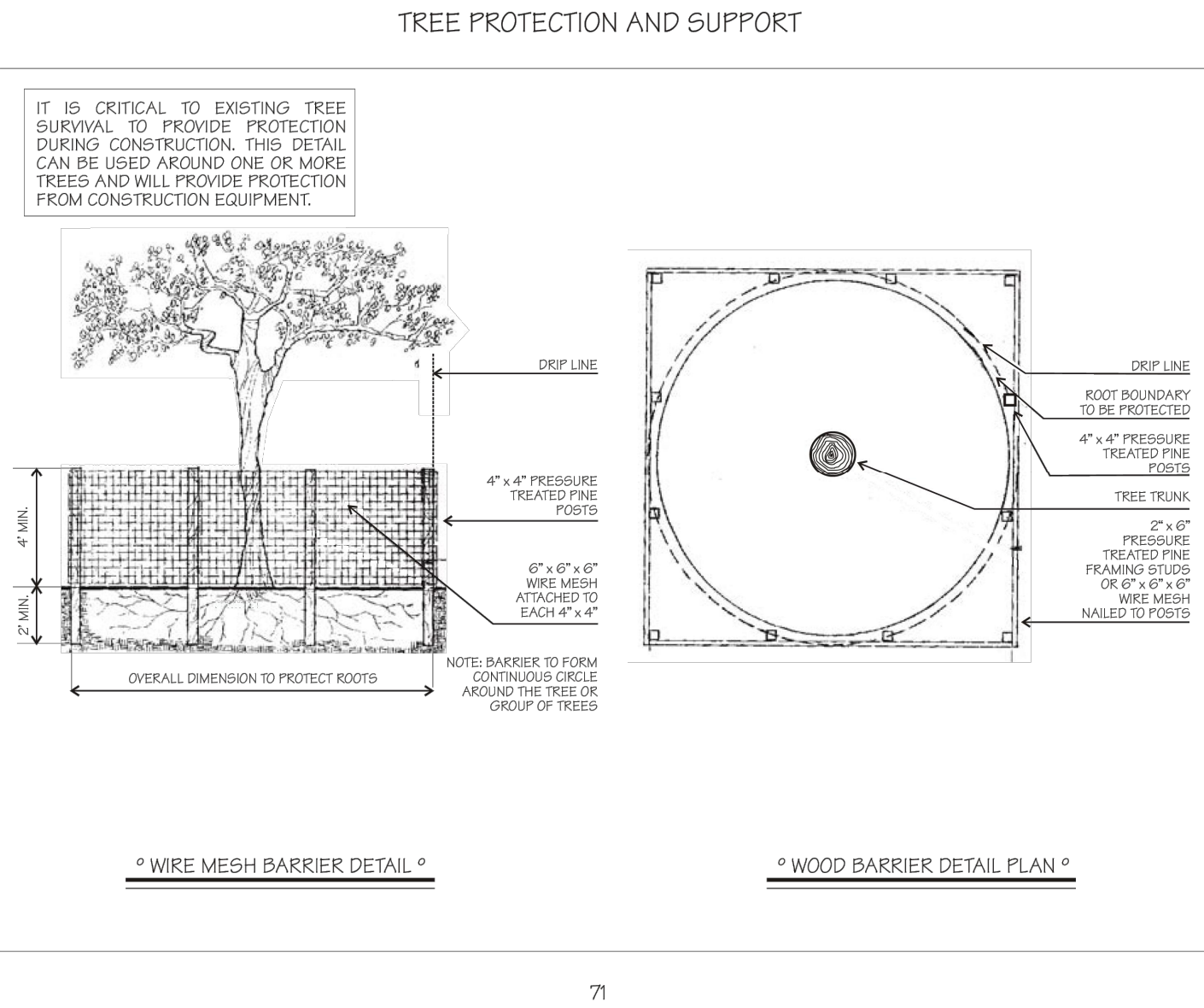
01 EAST AERIAL VIEW
Scale: N.T.S.



02 WEST AERIAL VIEW
Scale: N.T.S.

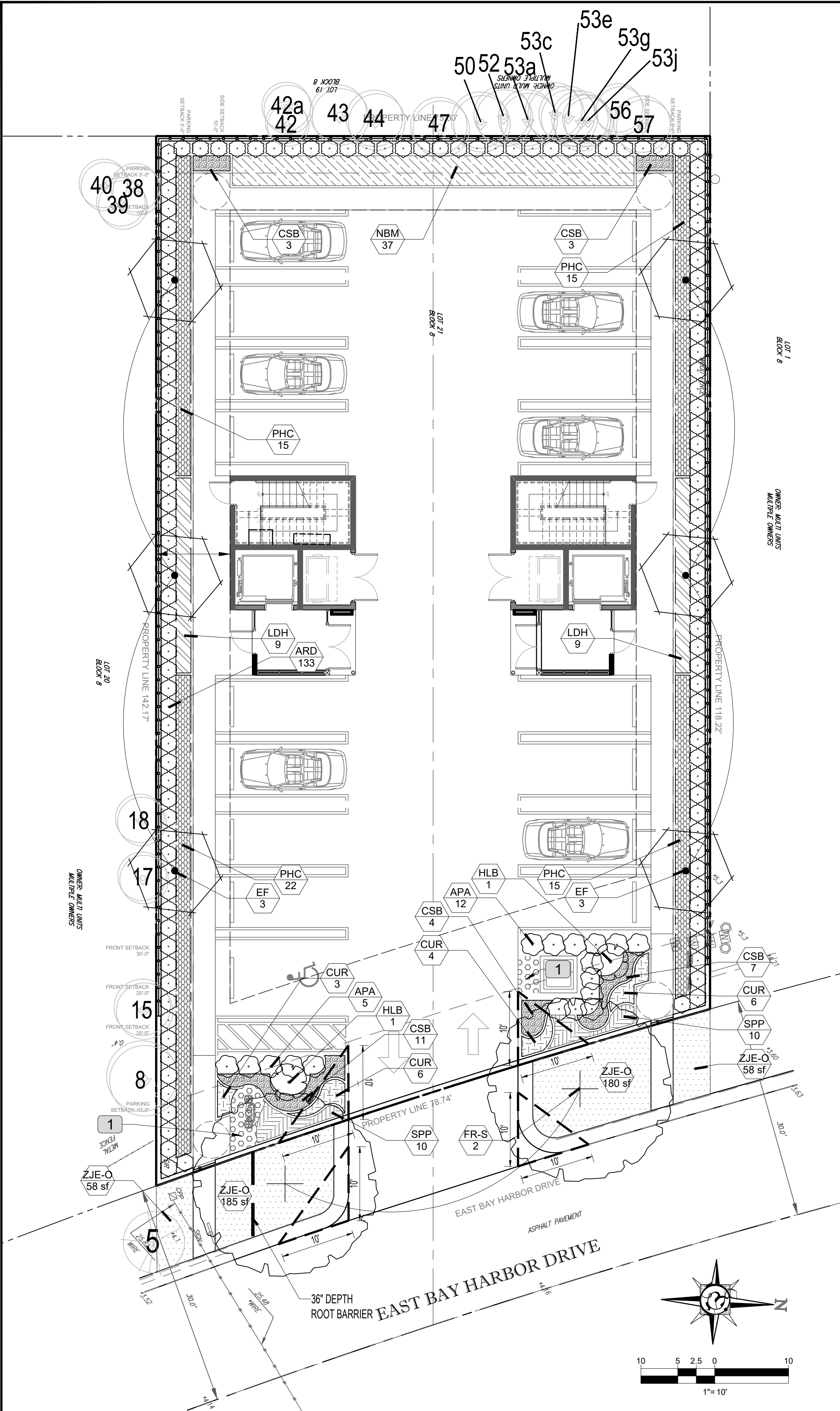


EXISTING TREE DISPOSITION CHART									*SPECIMEN	
9950 BAY HARBOR DRIVE, BAY HARBOR ISLAND, FL - MIAMI-DADE COUNTY										
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT	SPRD	CANOPY (sf)	CONDITION	DISPOSITION	COMMENTS	
1	Christmas Palm	Adonidia merillii	6	16	7	38.47	FAIR/POOR	remove	Poor trunk taper; irregular form; black sooty mold present on trunk; mechanical damage to base of trunk	
2	Christmas Palm	Adonidia merillii	7	16	7	38.47	FAIR/POOR	remove	Poor trunk taper; irregular form; black sooty mold present on trunk; stunted crown shaft	
3	Seagrape	Coccoloba uvifera	31	20	16	200.96	POOR	remove	rootbound at existing structure to the north; flush cuts along leader; heavy response growth in canopy and base of tree, lion-tailed canopy, stressed/reduced vigor, damage to trunk, missing bark ~10%	
4	Alexander Palm	Ptychosperma elegans	5	17	8	50.24	FAIR/POOR	remove	growing out of seagrape base; stunted crown shaft/crown	
5	Green Buttonwood	Conocarpus erectus	13	13	9	63.59	POOR	REMAIN	OFF-SITE; topped; improperly pruned; stress growth throughout; struted; directly below power lines	
6	Dragon Tree	Draecena marginata	4	13	3	7.07	FAIR	remove	NOT PROTECTED; tip dieback; stunted growth/crown	
7	Coconut Palm	Cocos nucifera	10	20	7	38.47	POOR	remove	growing towards power lines; overpruned, rootbound at fence; black sooty mold along trunk; necrotic leaf margins and lower fronds; chlorotic	
8	Christmas Palm	Adonidia merillii	4	20	7	38.47	FAIR	REMAIN	OFF-SITE; crowded root system	
9	Alexander Palm	Ptychosperma elegans	4	12	10	78.50	FAIR	remove	crowded root system	
10	Alexander Palm	Ptychosperma elegans	4	10	10	78.50	FAIR	remove	crowded root system	
11	Coconut Palm	Cocos nucifera	10	12	15	176.63	FAIR	remove	necrotic leaf margins; Poor trunk taper; crowded root system; co-canopy with adjacent palms	
12	Alexander Palm	Ptychosperma elegans	2	5	5	19.63	FAIR	remove	crowded root system	
13	Alexander Palm	Ptychosperma elegans	4	16	7	38.47	FAIR	remove	crowded root system	
14	Alexander Palm	Ptychosperma elegans	2	6	6	28.26	FAIR	remove	crowded root system	
15	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE	
16	Coconut Palm	Cocos nucifera	8	16	10	78.50	FAIR	remove	crowded root system, Poor trunk taper; cozing at 3' from base	
17	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE	
18	Winn Palm	Veitchia winii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE	
19	Alexander Palm	Ptychosperma elegans	4	10	6	28.26	FAIR	remove	OFF-SITE	
20	Alexander Palm	Ptychosperma elegans	2	4	4	12.56	FAIR	remove	OFF-SITE	
21	Citrus	Citrus aurantifolia	6	18	15	176.63	POOR	remove	OFF-SITE; co-canopy with trees 21 and 24; loss of foliage greater than 50%, stressed/reduced vigor	
22	Alexander Palm	Ptychosperma elegans	4	12	7	38.47	FAIR	remove	OFF-SITE	
23	Alexander Palm	Ptychosperma elegans	4	15	7	38.47	FAIR	remove	OFF-SITE	
24	Dragon Tree	Draecena marginata	7	14	16	200.96	POOR	remove	NOT PROTECTED; broken limbs, decay at wounds, rootbound at fence to the south	
25	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	crowded canopy	
26	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	remove	crowded canopy	
27	Alexander Palm	Ptychosperma elegans	4	15	7	38.47	FAIR	remove	crowded canopy	
28	Alexander Palm	Ptychosperma elegans	2	8	6	28.26	FAIR	remove	crowded canopy	
29	Alexander Palm	Ptychosperma elegans	4	20	7	38.47	FAIR	remove	crowded canopy	
30	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	remove	crowded canopy	
31	Alexander Palm	Ptychosperma elegans	4	22	7	38.47	FAIR	remove	crowded canopy	
32	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	crowded canopy	
33	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	crowded canopy	
34	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	crowded canopy	
35	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree	
36	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree	
37	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	canopy in conflict with banyan tree	
38	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree	
39	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree	
40	Alexander Palm	Ptychosperma elegans	4	14	8	50.24	FAIR	REMAIN	OFFSITE; canopy in conflict with banyan tree	
41	Banyan Tree	Ficus benghalensis	84	35	40	1,256.00	FAIR	remove	PROHIBITED; OFF-SITE; co-canopy with trees: 38, 38a, 38b; growing within multiple fence lines; rootbound at existing building to the west; large wound from failed branch; cambium damage at wound; signs of rot and decay	
42	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
42a	Christmas Palm	Adonidia merillii	4	12	7	38.47	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
42b	Christmas Palm	Adonidia merillii	4	15	8	50.24	FAIR	remove	cluster, crowded canopy	
43	Alexander Palm	Ptychosperma elegans	3	15	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
44	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
45	Alexander Palm	Ptychosperma elegans	4	22	8	50.24	FAIR	remove	OFF-SITE; cluster, crowded canopy	
46	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	cluster, crowded canopy	
47	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
48	Christmas Palm	Adonidia merillii	3	15	7	38.47	FAIR	remove	cluster, crowded canopy	
49	Alexander Palm	Ptychosperma elegans	2	12	6	28.26	FAIR	remove	cluster, crowded canopy	
50	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
51	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	remove	cluster, crowded canopy	
52	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
53	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	remove	OFF-SITE; cluster, crowded canopy	
53a	Christmas Palm	Adonidia merillii	4	16	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy	
53b	Christmas Palm	Adonidia merillii	3	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy	
53c	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy	
53d	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy	
53e	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy	
53f	Christmas Palm	Adonidia merillii	4	22	8	50.24	FAIR	remove	OFF-SITE; crowded canopy	
53g	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy	
53h	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	OFF-SITE; crowded canopy	
53i	Christmas Palm	Adonidia merillii	4	20	8	50.24	FAIR	remove	OFF-SITE; crowded canopy	
53j	Christmas Palm	Adonidia merillii	4	22	8	50.24	FAIR	REMAIN	OFF-SITE; crowded canopy	
54	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy	
55	Alexander Palm	Ptychosperma elegans	4	20	8	50.24	FAIR	remove	cluster, crowded canopy	
56	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
57	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	REMAIN	OFF-SITE; cluster, crowded canopy	
58	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy	
58a	Alexander Palm	Ptychosperma elegans	4	18	8	50.24	FAIR	remove	cluster, crowded canopy	
59	Christmas Palm	Adonidia merillii	4	18	8	50.24	FAIR	remove	cluster, crowded canopy	
60	Alexander Palm	Ptychosperma elegans	2	8	6	28.26	FAIR	remove	rootbound at fence	
61	Christmas Palm	Adonidia merillii	4	15	6	28.26	FAIR	remove	rootbound at fence	
62	Alexander Palm	Ptychosperma elegans	4	15	6	28.26	FAIR	remove	rootbound at fence	
63	Sabal Palm	Sabal palmetto	10	14	10	78.50	FAIR	remove	Poor trunk taper; mechanical damage at multiple points along trunk	
64	Unknown	Unknown	8	15	15	176.63	POOR	remove	rootbound at fence; growing within overgrown shrubbery	
65	Alexander Palm	Ptychosperma elegans	2	6	6	28.26	POOR	remove	crowded root system	
66	Coconut Palm	Cocos nucifera	11	24	15	176.63	FAIR	remove	crowded root system	
67	Dragon Tree	Draecena marginata	6	11	7	38.47	POOR	remove	NOT PROTECTED; reduced vigor; rootbound at fence; nutrient deficient	
68	Dragon Tree	Draecena marginata	6	11	7	38.47	POOR	remove	NOT PROTECTED; reduced vigor; rootbound at fence; nutrient deficient	
69	Christmas Palm	Adonidia merillii	4	16	8	50.24	FAIR	remove	OFF-SITE; cluster, crowded canopy	
70	Dragon Tree	Draecena marginata	7	10	4	12.56	POOR	remove	NOT PROTECTED	
71	Papaya	Carica papaya	2	13	3	7.07	POOR	remove	growing sideways; rootbound at concrete stairs	
72	Robellini	Phoenix robelinii	3	5	9	63.59	POOR	remove	growing sideways; rootbound at concrete stairs	
73	Coconut Palm	Cocos nucifera	6	10	6	28.26	GOOD/FAIR	remove	rootbound at fence, multi-trunk	
74	Alexander Palm	Ptychosperma elegans	2	16	6	28.26	FAIR	remove	rootbound at fence, multi-trunk	
75	Frosted Arale	Polyscias guilfoylei	10	16	7	38.47	POOR	remove	rootbound at fence, multi-trunk	
76	Umbrella Tree	Schefflera actinophylla	5	12	8	50.24	POOR	remove	PROHIBITED; topped; stress growth compromises total canopy; rootbound at fence	
77	Christmas Palm	Adonidia merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double	
78	Christmas Palm	Adonidia merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double	
79	Christmas Palm	Adonidia merillii	8	12	10	78.50	FAIR	remove	OFF-SITE; double	
NOTE: EXISTING TREE INVENTORY PER SITE VISIT BY ARBORIST ON 1/12/2025										
SEC. 24.49.4 REPLACEMENT REQUIREMENTS FOR TREE REMOVAL CALCULATIONS										
3,571.75	sf of Non-Specimen Tree & Palm Canopy removed									
-	sf of Specimen Tree & Palm (≥18 inches DBH) Canopy removed = Total of									
3,571.75	SF TOTAL CANOPY REPLACEMENT REQUIRED									
NOTE: INVASIVE/EXOTICS & PROHIBITED SPECIES REQUIRE NO MITIGATION PER SEC.24.49.9.(1); OTHER TREES EXEMPT PER SEC.24.49.(4).(f)										
*Per MDC Code of Ordinances, Ch. 24, Art. IV, Div. 2, Sec. 24.49.2.(4).(f), (5) - Specimen Tree Standards: Specimen Trees (Trees with ≥18" dbh) shall be replaced at 2X the required canopy replacement.										
NON-SPECIMEN NOTE: Where Trees ≥18" dbh are not denoted as 'SPECIMEN', this Disposition Chart & Plan shall serve as the Landscape Architect indicating that a Specimen tree, due to disease, condition, growth habit or any other reasonable botanical factor, does not provide the aesthetic or environmental contribution associated										



GENERAL EXISTING TREE, TREE RELOCATION, & ROOT-PRUNING NOTES:

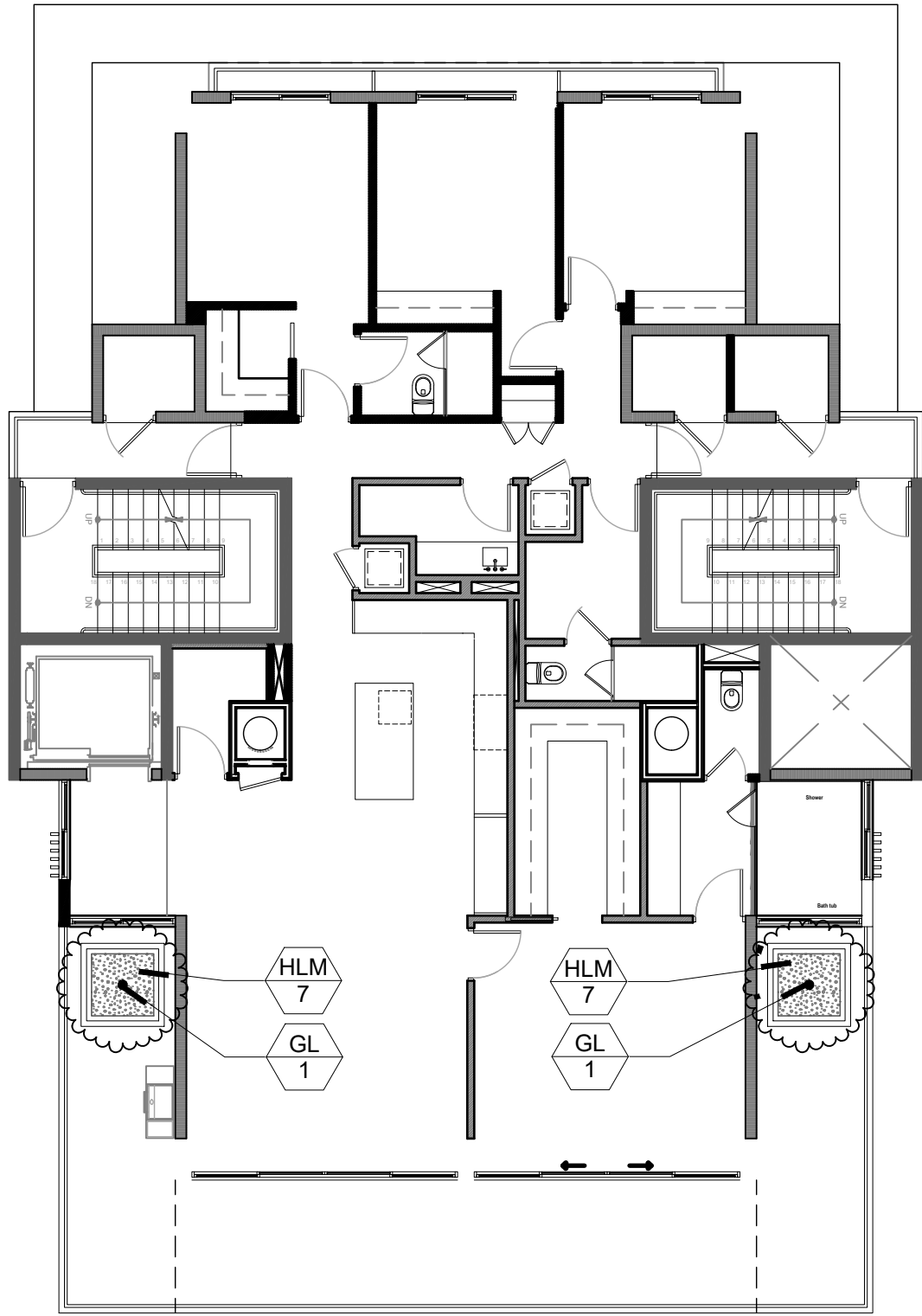
- TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AROUND EXISTING TREES THAT MAY BE IMPACTED BY THE PROPOSED CONSTRUCTION. PRIOR TO ANY CONSTRUCTION A TREE PROTECTION BARRICADE INSPECTION SHALL BE CONDUCTED BY THE LANDSCAPE ARCHITECT, OWNER OR GOVERNING MUNICIPALITY. REFER TO LANDSCAPE DETAIL FOR TREE PRESERVATION BARRICADE FENCING DURING PERIODS OF DEVELOPMENT & CONSTRUCTION. THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION, NO FILL, COMPACTION, OR REMOVAL OF SOIL,



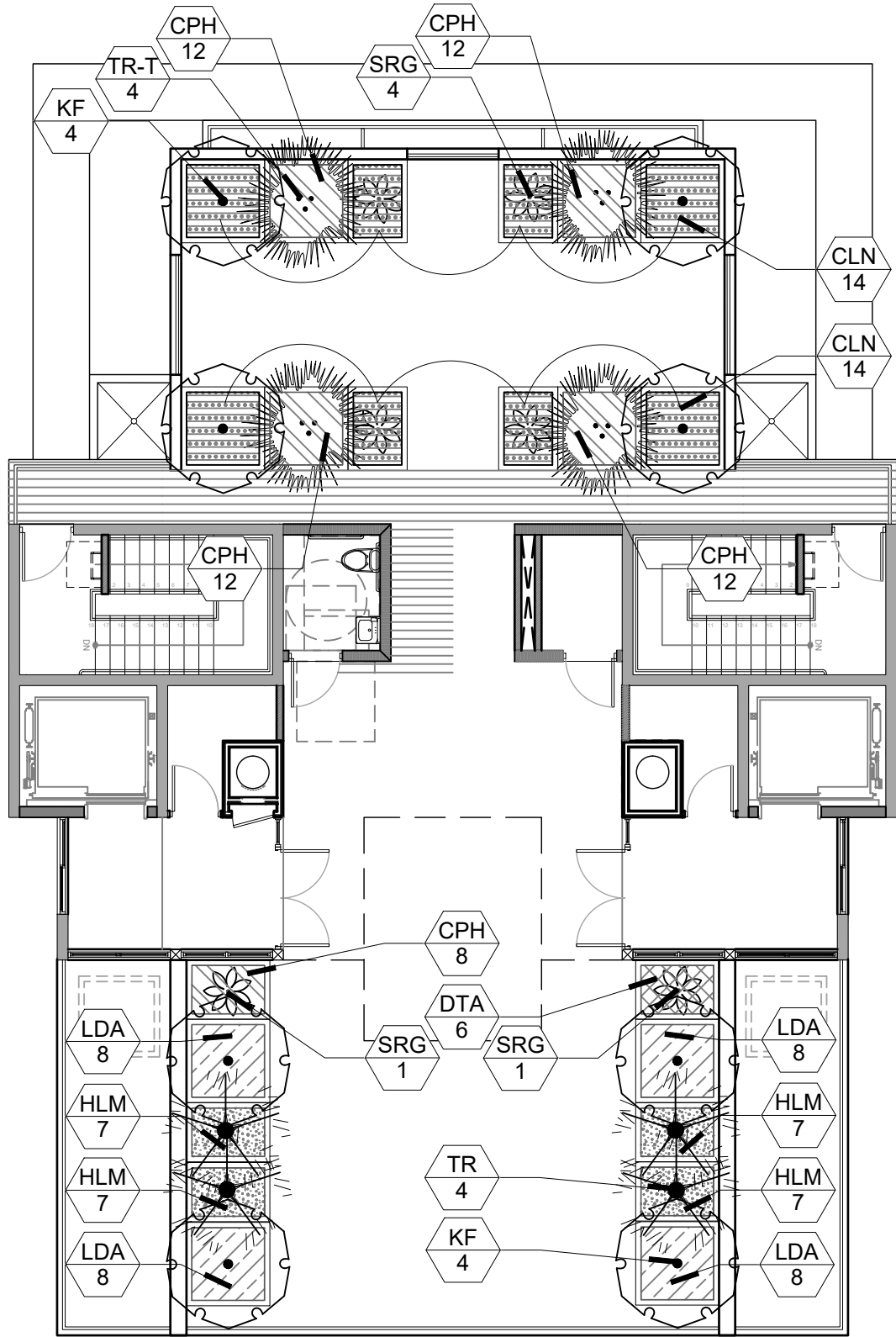
GROUND FLOOR LANDSCAPE PLAN
SCALE: 1" = 10'

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	1	Limestone Gravel #9: 3" Depth w/ underlay; See Detail	0.45 cy	



5th FLOOR LANDSCAPE PLAN
SCALE: 1" = 10'



7th FLOOR LANDSCAPE PLAN
SCALE: 1" = 10'

UTILITY COORDINATION IS ONGOING; UTILITIES SHALL BE INSTALLED WITH ADEQUATE SETBACKS FROM EXISTING & PROPOSED TREES WITH ROOTBARRIERS.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)
Zoning District: R17.5 Net Lot Area: 0.22 acres 9,750 square feet

OPEN SPACE	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 9,750 square feet x 40% = 0 square feet	3,900 SF	5,389 SF
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces NA x 10 square feet per parking space =	NA	5,389 SF
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	3,900 SF	5,389 SF

LAWN AREA CALCULATION	REQUIRED	PROVIDED
A. Total square feet of landscaped open space required by Chapter 33 =	NA	
B. Maximum lawn area (St. Augustine sod) permitted = 40% x 3,900 square feet =	1,560 SF	0 SF

TREES	REQUIRED	PROVIDED
A. The number of trees required per net lot acre less the existing number of trees that meet minimum requirements (minus) = 28 trees x net lot acreage =	NA	0 (PALMS NOT COUNTED)
B. 30% palm trees allowed (two palms = one tree) Palms provided =	2	8
C. Percentage of native trees required = the number of trees provided x 30% =	3	2
D. Street trees (max. average spacing of 35' o.c.): 78.74 linear feet along street + 35 =	NA	
Palms as street trees (max. average spacing 25' o.c.): NA linear feet along street + 25 =	NA	NA
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): NA linear feet along street + 25 =	NA	NA
F. Total number of trees provided =	8	10

SHRUBS	REQUIRED	PROVIDED
A. The total number of trees required x 10 = the number of shrubs required	80	512
B. The number of shrubs required x 30% = the number of native shrubs required	154	302 (59%)

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation ☒ or hose bib ☐ provided.

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC	REMARKS
MITIGATION PALMS										
TR	4	Florida Thatch Palm	Thrinax radiata	B & B		6' ht.	4'-5'	Yes	High	3' CT; NOT COUNTED
TR-T	4	Thatch Palm	Thrinax radiata	FG/B&B		7' oa	8'	Yes	High	TRIPLE; NOT COUNTED; CAT. 2 PALM
SMALL TREES										
EF	6	Spanish Stopper	Eugenia foetida	100 gal	4" DBH	16' Ht	7'	Yes	High	5' CT; STD
GL	2	Crabwood	Gymnanthes lucida	45 gal	3" DBH	12' Ht	5'	Yes	High	4' CT; STD; Matched
KF	8	Black Ironwood	Krugiodendron ferreum	25 gal	1" dbh	6' ht.	3'	Yes	High	2.5' CT; FL Fancy; MATCHED; NOT COUNTED
STREET TREES										
FR-S	2	Rusty Fig	Ficus rubiginosa	B & B	4-5" dbh	18' Ht	8-10'	No	High	6-7' CT; MATCHED
SHRUBS										
APA	17	Red Ginger	Alpinia purpurata	7 gal	30"	42"	24-30"	No	High	Low Branched; Flowering
ARD	133	Mariberry	Ardisia escallonioides	NA	As Shown	30"	24"	Yes	High	Bush; Full to Base
HLB	2	Lobster Claw Heliconia	Heliconia bihai	7 gal	36"	48"	36"	Yes	High	Full to Base
SRG	6	Bird Of Paradise	Strelitzia reginae	7 gal	As Shown	30"	24-30"	No	Medium	
SHRUB AREAS										
CLN	28	Dwarf Pitch Apple	Cillusia rosea 'nana'	3 gal.	30"	16-18"	18"-20"	Yes	High	Full Mounds
CSB	28	Bahama Cassia	Cassia bahamensis	n/a	24"	18"	16-18"	Yes	High	Full
CUR	19	Curcuma	Curcuma longa	1 gal	20"	24"	18"	No	High	
LDH	18	'Lady Di' Heliconia	Heliconia psittacorum 'Lady Di'	3 gal	30"	24"	18-24"	No	High	
PHC	67	Congo Philodendron	Philodendron x 'Congo'	n/a	30"	18"	18"	No	High	
GROUND COVERS										
CPH	57	False Heather	Cuphea hyssopifolia	n/a	16"	6"	10-12"	No	High	
DTA	6	Blueberry Flax Lily	Dianella tasmanica 'Blueberry'	n/a	20"	12-14"	14-16"	No	High	Full Clumps
HLM	42	Spider Lily	Hymenocallis latifolia	n/a	18"	16"-18"	18"	Yes	High	
LDA	32	Depressed Shrubverbena	Lantana depressa	n/a	20"	10-12"	12"	Yes	High	
NBM	37	'Macho' Fern	Nephrolepis biserrata 'Macho'	n/a	30"	20"	20"	Yes	High	Full
SPP	20	Purple Ground Orchid	Spathoglottis plicata 'Purple'	n/a	20"	18"	14-16"	No	High	Full; Shade Grown
SOD/SEED										
ZJE-O	481 sf	'Emerald' Zoysia	Zoysia japonica	sod				No	High	OFFSITE

TREES NOTED AS "NOT COUNTED" ARE NOT COUNTED TOWARDS CITY LANDSCAPE REQUIREMENTS HOWEVER ARE COUNTED TOWARDS MDC CH. 24 TREE REPLACEMENT REQUIREMENTS

TREE REPLACEMENT CALCULATIONS

REQUIRED:
3,571.75 SF TOTAL CANOPY REPLACEMENT REQUIRED (SEE SHEET L-1)

PROVIDED:
2 CATEGORY 1 TREES (500 SF)
16 SMALL TREES (200 SF)
8 CATEGORY 2 PALM TREES (100 SF)
5,000 TOTAL REPLACEMENT CANOPY PROVIDED



10708 NW 12TH MNR., PLANTATION, FL 33322
RKINGEBRA@ECG.LAND PH: 305 879 7965
WWW.ECG.LAND

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE



PHASE:

CLIENT:

ABH DEVELOPER GROUP, LLC
2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134

AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

LANDSCAPE PLANS



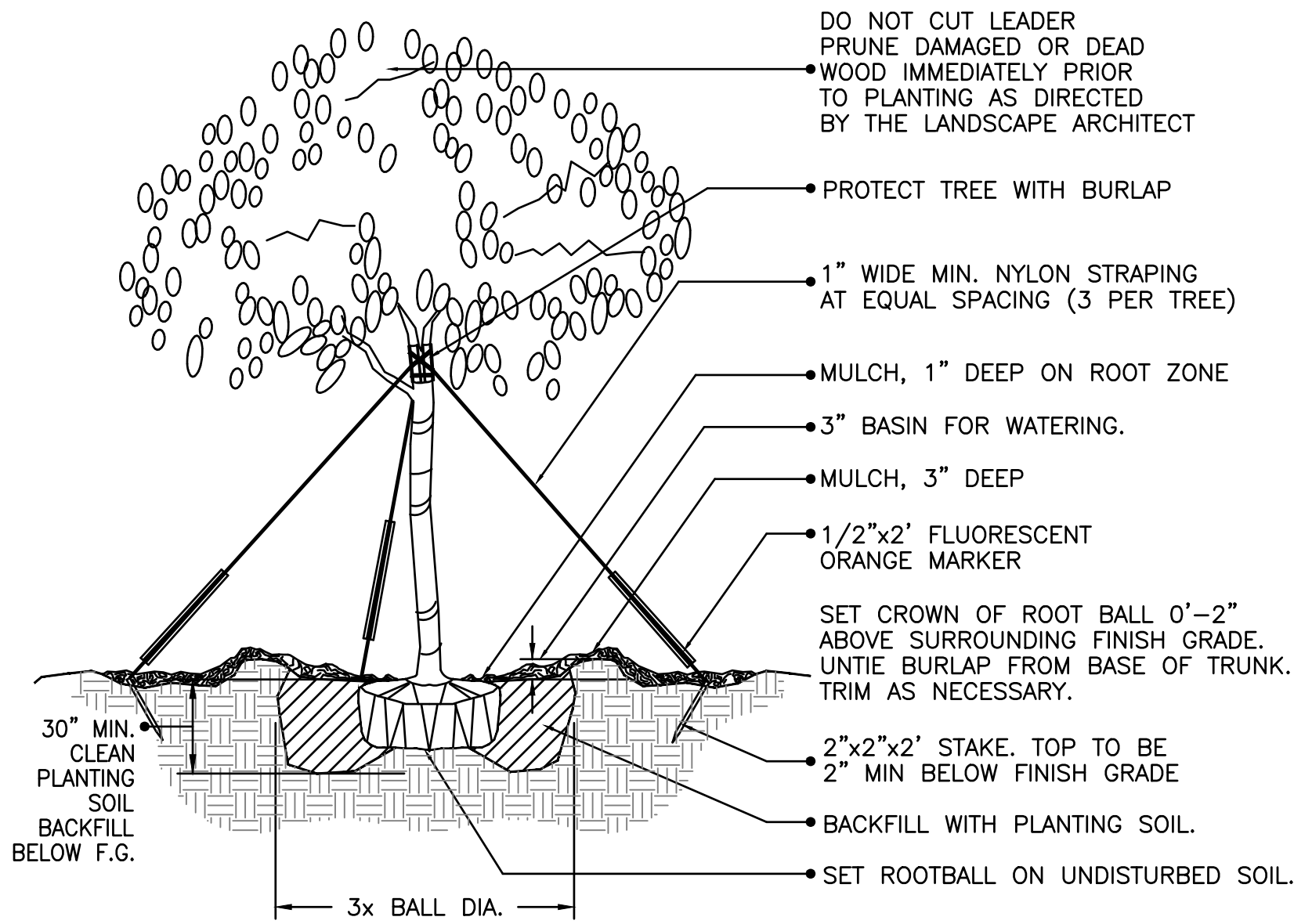
RYAN J. KING EBRAHMAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK

CHECKED BY:

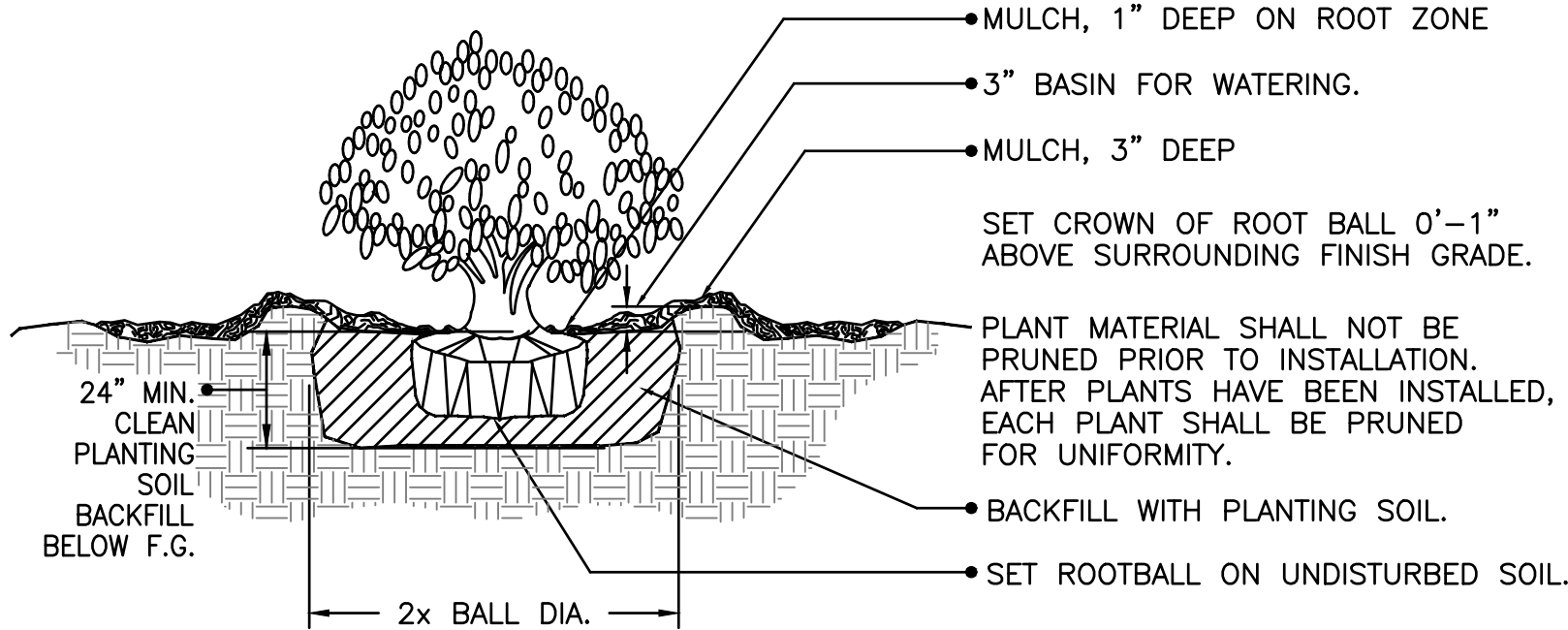
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SHEET NUMBER:



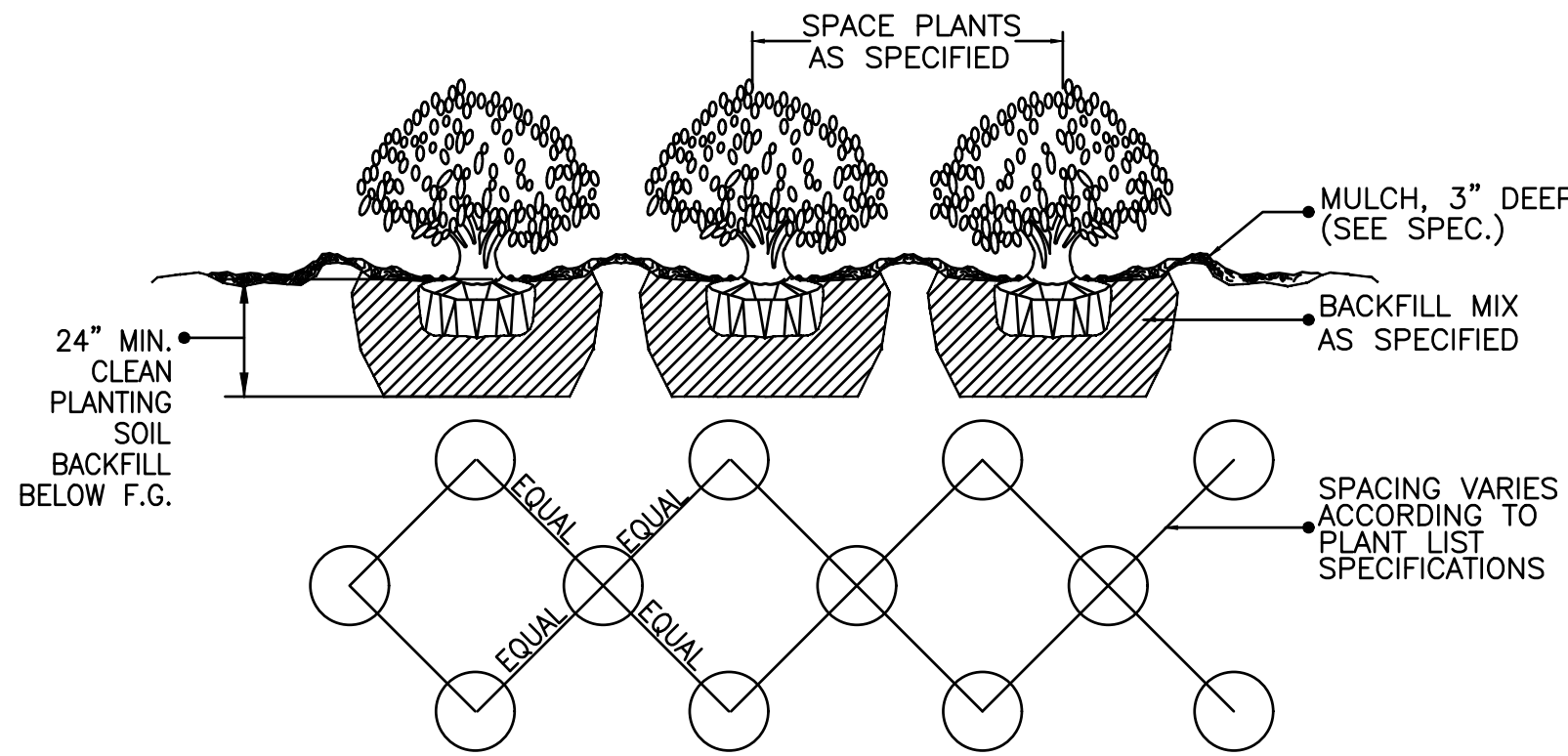
(2" cal. and over) LARGE TREE PLANTING DETAIL

NTS.



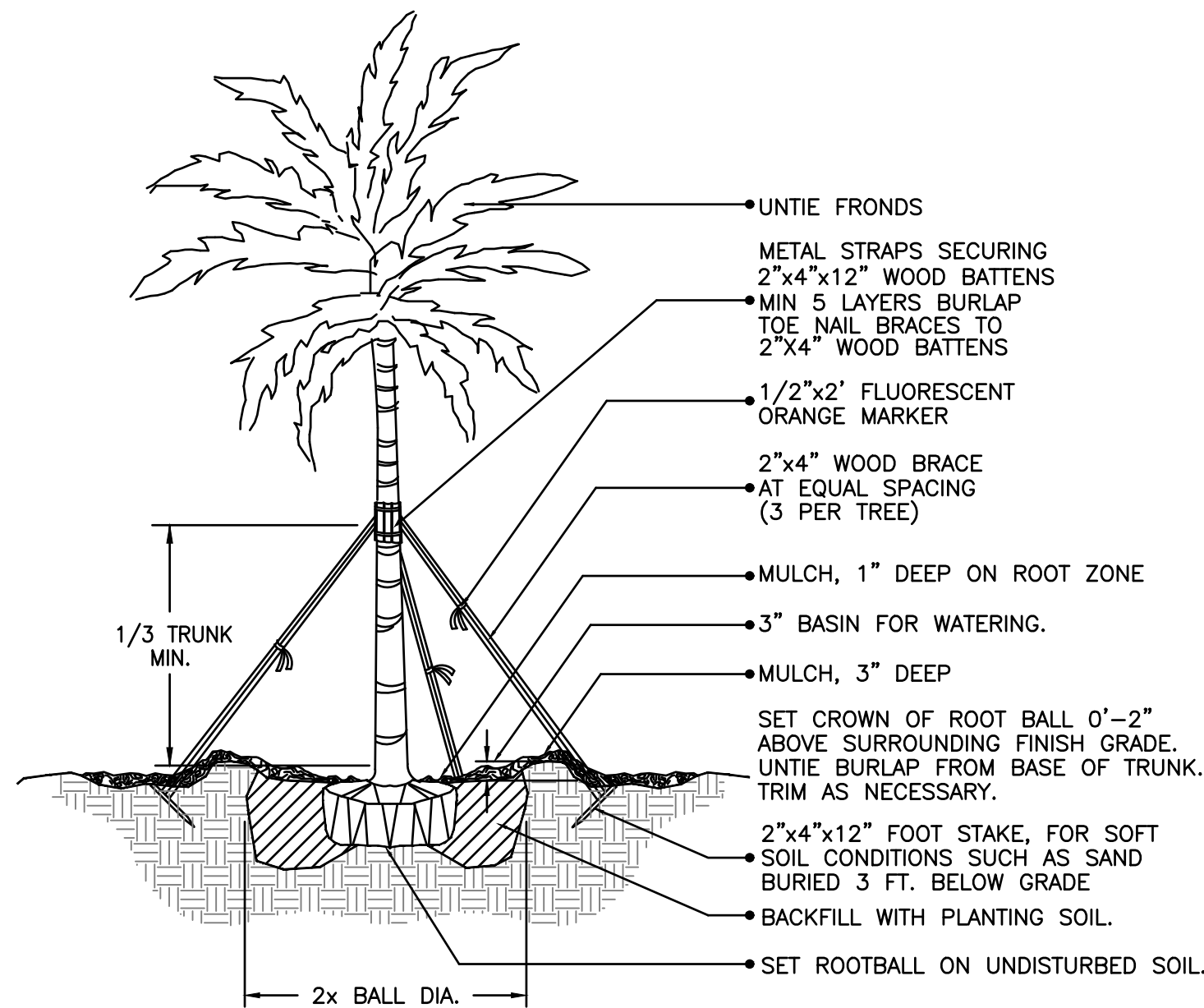
SHRUB PLANTING DETAIL

NTS.



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL

NTS.

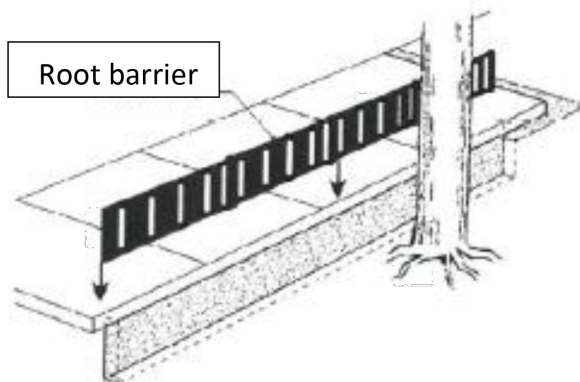


LARGE PALM PLANTING DETAIL

NTS.

1. Panels of 0.085" thick polypropylene
2. Zipper joining system
3. Rounded edges
4. 24" depth or as noted
5. Anti-lift pads

*Contact the Landscape Division if you propose an equivalent root barrier option.
**See General Notes for Root Barrier Installation Specifications



ROOT BARRIER DETAIL

NTS.

IRRIGATION SCHEDULE FOR NEW TREES BASED ON UF/IFAS ENH857

Trunk diameter of tree	Irrigation schedule for vigor*	Irrigation schedule for survival
< 2"	Daily for 2 weeks, every other day for 2 months, then weekly until established.	Twice weekly for 2-3 months.
2" to 4"	Daily for 1 month, every other day for 3 months, then weekly until established.	Twice weekly for 3-4 months.
Over 4"	Daily for 6 weeks, every other day for 5 months, then weekly until established.	Twice weekly for 4-5 months.

NOTE: NEWLY PLANTED & RELOCATED TREES SHALL RECEIVE 3 GAL PER CALIPER INCH FOR EACH DAY THAT WATERING IS SCHEDULED PER THE ABOVE CHART, I.E. FOR VIGOR, A 4" TREE SHALL RECEIVE 12 GALLONS OF WATER DAILY FOR 1 MONTH, THEN EVERY OTHER DAY FOR 3 MONTHS, THEN WEEKLY UNTIL ESTABLISHED

GENERAL LANDSCAPE 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 (FL), DEPARTMENT OF AGRICULTURE. UNLESS OTHERWISE NOTED, ALL TREES SHALL BE SINGLE LEADER, FIELD GROWN/BALLED & BURLAPPED (FGBB); CONTAINER GROWN TREES ARE NOT ACCEPTABLE & WILL BE IMMEDIATELY REJECTED UPON INSPECTION. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY FORESTER & I.A. OF RECORD. ALL SUBSTITUTIONS AND CHANGES SHALL BE APPROVED IN WRITING PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN THE PLAN, SITE AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT. THE OWNER AND GOVERNING MUNICIPALITY. OPTIONS FOR ALTERNATE SPECIES BASED ON LACK OF STATEWIDE AVAILABILITY SHALL BE FURNISHED TO LANDSCAPE ARCHITECT OF RECORD A MINIMUM OF 30 DAYS BEFORE COMMENCEMENT OF CONSTRUCTION. LACK OF AVAILABILITY WILL BE VERIFIED USING THE LATEST INDUSTRY ACCEPTED PUBLICATION LISTINGS. PLANT SPACING SHALL SUPERCEDE PLANT QUANTITY TO FILL THE BED FOR SHRUBS AND GROUNDCOVERS. THE LOCATION OF NEW SHRUB AND GROUNDCOVER PLANTINGS SHALL BE A MINIMUM OF 3 FEET FROM THE TRUNK FLARES OF EXISTING TREES TO BE PRESERVED. NEW SHRUB AND GROUNDCOVER PLANTINGS UNDER THE DRIP LINES SHALL BE INSTALLED BY HAND WITH CARE IN BETWEEN ROOTS 1" DIAMETER AND GREATER.
2. ALL TREES, SHRUBS AND GROUNDCOVERS SHALL, AT A MINIMUM, BE OF THE SIZES AS SPECIFIED IN THE PLANT LIST. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PRECEDENCE. QUANTITIES LISTED ON 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. THE PLANTING PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS.
3. SOD SPECIFICATIONS: 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. ZOYSIA JAPONICA DEW UNLESS OTHERWISE NOTED (22CM ZOYSIA SOLID SOD), 22CM ZOYSIA SOLID SOD SHALL BE PROVIDED IN THE RIGHT-OF-WAYS. OFFSITE DISTURBED AREAS SHALL BE RE-SODDED TO MATCH EXISTING. ALL AREAS DISTURBED BY CONSTRUCTION & NOT NOTED TO HAVE SHRUBS OR GROUNDCOVERS ON THE LANDSCAPE PLAN SHALL BE SODDED BY THE CONTRACTOR.
4. AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. ALL PLANT MATERIAL TO RECEIVE PLANTING SOIL AS PER DETAILS & NOTES.
5. GENERAL RECOMMENDED PLANTING SOIL DEPTH: 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 AND 2" FOR SODDED GRASS AREAS. THIS IS IN ADDITION TO A MINIMUM OF 10" OF UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% WITH NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE LINER/ROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS. TREE PITS SHALL BE EXCAVATED & BACKFILLED TO A MINIMUM DEPTH OF 30". PARKING LOT TREE ISLAND SHALL BE EXCAVATED TO 36 INCHES DEPTH AND BACKFILLED WITH CLEAN FILL AND TOPSOIL, OR TURF, TO WITHIN 1" OF THE TOP OF CURB OR ADJACENT PAVEMENT.
6. CONTRACTOR TO NOTIFY "SUNSHINE STATE ONE CALL OF FLORIDA, INC." AT 1-800-432-4770 TWO FULL BUSINESS DAYS PRIOR TO DIGGING FOR UNDERGROUND UTILITY LOCATIONS.
7. 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. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY OR DISPOSITION PLAN TO THE OWNER & LANDSCAPE ARCHITECT OF RECORD PRIOR TO STARTING WORK. ANY OVERHEAD POWERLINES, UNDERGROUND UTILITIES, EXISTING TREES, ETC. IN CONFLICT WITH PROPOSED LANDSCAPING, INCLUDING FPL RIGHT-TREE-RIGHT-PLACE GUIDELINES, SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE OR DESIGNEE, AND TO THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO SUBJECT PLANT MATERIAL INSTALLATION. FAILURE TO NOTIFY THE LANDSCAPE ARCHITECT & OWNER OF ANY DISCREPANCIES SHALL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND WILL RESULT IN THE CONTRACTOR MOVING OR REPLACING THE PLANT MATERIAL AT THEIR OWN EXPENSE. LARGE MATURING SHADE TREES (THOSE THAT TYPICALLY GROW TO A SPREAD OR HEIGHT GREATER THAN 25 FEET) SHALL NOT BE PLANTED WITHIN 20 FEET OF ANY OTHER LARGE MATURING SHADE TREES UNLESS OTHERWISE SPECIFICALLY SHOWN ON THE LANDSCAPE PLAN. CONTRACTOR SHALL NOT WILLFULLY INSTALL PLANT MATERIALS IN CONFLICT WITH EXISTING OR PROPOSED SITE FEATURES.
8. ROOT BARRIER SPECIFICATIONS: ROOT BARRIERS SHALL BE PROVIDED FOR WHERE NEW TREES ARE TO BE INSTALLED ADJACENT TO PROPOSED UTILITIES, AS PRESCRIBED HEREIN AND BY THE MANUFACTURER. SEE ROOT BARRIER DETAIL ON THIS SHEET. PRODUCT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR ROOT CONTROL SYSTEMS. USE PRODUCT WHERE TREES ARE TO BE INSTALLED TEN FEET (10') OR LESS FROM HARDSCAPE SURFACES OR UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO CURBS, SIDEWALKS, STEPS, ROADWAYS, WATER DRAINAGE, EXFILTRATION TRENCH, & SEWER LINES. SMALL TREES THAT TYPICALLY MATURE AT 18' HEIGHT OR LESS REQUIRE ROOT BARRIERS WHERE SMALL TREES ARE WITHIN SIX FEET (6') OR LESS OF HARDSCAPE SURFACES OR UTILITIES. EXISTING TREES TO BE PRESERVED (WHERE THE ROOT BARRIER FLARE IS LOCATED GREATER THAN TEN FEET (10') FROM ANY NEW HARDSCAPE AREAS OR UNDERGROUND UTILITIES) DO NOT REQUIRE ROOT BARRIERS. UNDERGROUND UTILITIES ARE TO BE INSTALLED 10 FEET OR LESS FROM THE ROOT FLARE OF EXISTING TREES. ROOT BARRIERS SHALL BE UTILIZED. ROOT BARRIERS ARE NOT REQUIRED WHERE PROPOSED TREES ARE LOCATED ADJACENT TO D-TYPE CURBING. THE USE OF ROOT BARRIERS SHALL BE MINIMUM 6' OVERALL LENGTH FROM THE CENTER OF THE TRUNK PARALLEL TO LINEAR FEATURES TO BE PROTECTED FOR SMALL TREES, OR MINIMUM 10' OVERALL LENGTH FROM THE CENTER OF THE TRUNK FOR MEDIUM TO LARGE MATURING SHADE TREES. MINIMUM LENGTHS OF ROOT BARRIER PRODUCTS MAY BE INCREASED (BUT NOT DECREASED) BASED ON LENGTH GRAPHICALLY DEPICTED ON PLAN, OR AT THE DISCRETION OF THE LANDSCAPE INSPECTOR. IN PARKING LOT ISLANDS ONLY, THE ROOT BARRIER LENGTH SHALL BE PROVIDED FOR THE FULL LENGTH OF FEATURE (UNDERGROUND UTILITY, STRUCTURE, OR PAVEMENT) TO BE PROTECTED. ROOT BARRIERS SHALL BE INSTALLED 1' FOOT HORIZONTAL DISTANCE FROM FEATURES TO BE PROTECTED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL GRADING OF ALL ASSOCIATED PLANTING AREAS. AFTER FINAL GRADE, AREA TO BE RAKED TO 6" DEPTH AND ALL ROCK AND FOREIGN INORGANIC MATERIALS REMOVED AND DISPOSED OF PROPERLY OFF-SITE.
10. ALL PLANTING HOLES TO BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR IMPROVEMENTS. ALL TRENCHES & EXCAVATION REQUIRED FOR INSTALLATION OF UNDERGROUND UTILITIES OR IRRIGATION EQUIPMENT ADJACENT TO EXISTING TREES & VEGETATION TO BE PRESERVED SHALL BE HAND DUG CAREFULLY AS FAR FROM THE TRUNK AS POSSIBLE.
11. NO PLUNGING OF ANY TREE OR PALM WILL BE ACCEPTED. TRUNK FLARE SHALL BE SET 1'-2" ABOVE FINISH GRADE FOR ALL TREES & PALMS. ALL PLANTS TO BE PLANTED AT THE NURSERY GRADE OR SLIGHTLY HIGHER.
12. 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 AND REMOVAL & DISPOSAL OF STAKING AFTER ESTABLISHMENT PERIOD.
13. 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.
14. 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.
15. ALL PLANTS AND PLANTING MATERIALS INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNER'S DESIGNEE. MAINTENANCE AFTER THE CERTIFICATION OF AN ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF NINETY (90) CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
16. GUARANTEE: 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. 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. FINAL INSPECTION BY OWNER OR THEIR DESIGNEE AT THE END OF THE 1 YR GUARANTEE PERIOD SHALL INCLUDE PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY PLANTS NOT MEETING THE CRITERIA OF HEALTHY, VIGOROUS, AND THRIVING AT THIS TIME, AND THAT HAVE NOT ALREADY BEEN REPLACED PREVIOUSLY UNDER SAID WARRANTY, SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE, (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
17. THE SUCCESSFUL BIDDER SHALL FURNISH TO THE OWNER A UNIT PRICE BREAKDOWN FOR ALL MATERIALS.
18. NO PLANT MATERIAL WILL BE ACCEPTED SHOWING EVIDENCE OF CABLE, CHAIN MARKS, EQUIPMENT SCARS, OR OTHERWISE DAMAGED. PLANT MATERIAL WILL NOT BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN CRACKED, BROKEN OR OTHERWISE DAMAGED.
19. ROOT-PRUNE ALL NEW TREES A MINIMUM OF (90) DAYS PRIOR TO PLANTING.
20. ALL LANDSCAPED AREAS WILL BE IRRIGATED BY AN UNDERGROUND, AUTOMATIC, RUST-FREE IRRIGATION SYSTEM PROVIDING 100% COVERAGE AND MINIMUM 50% 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 IS REQUIRED BY FL LAW & SHALL BE OPERATIONAL TO OVERRIDE THE IRRIGATION CYCLE OF THE SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED.
21. 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.
22. NO CANOPY TREES SHALL BE PLANTED WITHIN 15 FEET OF A LIGHT POLE. NO PALM SPECIES SHALL BE PLANTED WITHIN 7.5 FEET OF A LIGHT POLE.
23. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR 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.
24. IN ALL PEDESTRIAN AREAS, ALL TREES AND PALMS SHALL BE MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8 FOOT CLEAR TRUNK.
25. ALL LANDSCAPE MATERIAL SHALL BE SETBACK A MINIMUM OF 7.5 FEET FROM THE FRONTSIDES AND 4 FEET FROM THE BACK ANY FIRE HYDRANT.
26. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3") A MULCH RING 3 FEET IN DIAMETER SHALL BE PROVIDED FOR ALL NEW EXISTING TREES ON SITE AND IN THE SITE WORK AREA. MULCH IS TO BE KEPT 2'-3" FROM THE STEM OF ALL GROUNDCOVERS & 3'-6" FROM THE TRUNK OF ALL TREES & PALMS. MULCH SHALL BE GRADE 8" SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.
27. PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH ALL EXISTING CODES AND APPLICABLE DEED RESTRICTIONS. WHERE DISCREPANCIES EXIST, JURISDICTIONAL CODES, STANDARDS, & REGULATIONS SHALL GOVERN.
28. ALL ABOVE GROUND EQUIPMENT SHALL BE VISUALLY SCREENED A MIN. OF 6' ABOVE THE TOP OF EQUIPMENT. BACKFLOW PREVENTERS SHALL BE PAINTED BLACK.

GENERAL EXISTING TREE NOTES:

1. TREE PROTECTION BARRICADES SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR 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. DURING PERIODS OF DEVELOPMENT & CONSTRUCTION, THE AREAS WITHIN THE DRIP-LINE OF PRESERVED TREES SHALL BE MAINTAINED AT THEIR ORIGINAL GRADE WITH PERVIOUS LANDSCAPE MATERIAL. WITHIN THESE AREAS, THERE SHALL BE NO TRENCHING OR CUTTING OF ROOTS, EXCEPT WHERE NECESSARY DUE TO PROPOSED CONSTRUCTION; NO FILL, COMPACTION, OR REMOVAL OF SOIL & NO USE OF CONCRETE, PAINT, CHEMICALS, OR OTHER FOREIGN SUBSTANCES.
2. ALL ROOT-PRUNING & CANOPY TRIMMING ACTIVITIES SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST UTILIZING BEST MANAGEMENT PRACTICES TO ENSURE VIABILITY OF EXISTING TREES; NO TREE CANOPY SHALL BE TRIMMED BY MORE THAN 25%. ALL TREES TO REMAIN WITHIN 30 FEET OF PROPOSED DEVELOPMENT OR PUBLIC ROADWAYS SHALL BE STRUCTURALLY PRUNED. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY ANY NECESSARY TREE TRIMMING SHALL BE IN ACCORDANCE WITH THE JURISDICTIONAL PRUNING STANDARDS PRIOR TO ANY CONSTRUCTION WORK TAKING PLACE.
3. ROOT PRUNING: PRIOR TO ANY CONSTRUCTION OR INSTALLATION OF UNDERGROUND UTILITIES WITHIN THE EXISTING CANOPY DRIPLINE, ROOT-PRUNE ALL TREES TO BE PRESERVED IN THE CONSTRUCTION IMPACT AREA FOR THIS SITE A MINIMUM OF SIX (6) WEEKS PRIOR TO CONSTRUCTION. TRENCHES FOR PROPOSED UTILITIES SHALL BE HAND DUG AS FAR FROM THE TRUNK OF EXISTING TREES TO REMAIN AS POSSIBLE. ALL WORK DONE WITHIN THE DRIPLINE OF ANY EXISTING TREE TO REMAIN SHALL BE DONE ONLY BY HAND WITH CARE.
4. LIQUIDATED DAMAGES SHALL BE ASSESSED TO THE CONTRACTOR FOR TREES SPECIFIED TO BE PRESERVED THAT DIE OR ARE DAMAGED AS A RESULT OF IMPROPER TREE PROTECTION PROCEDURES &/OR CONSTRUCTION OPERATIONS. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAFTED &/OR UNUSUALLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER INCH OR AN INCREASING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") DBH AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. DBH SHALL BE MEASURED AT FOUR FEET & A HALF (4.5) ABOVE SURROUNDING GROUND.
5. IN ALL VEHICULAR USE AREAS, ALL TREES SHALL BE PRUNED & MAINTAINED TO ALLOW FOR CLEAR PASSAGE AT AN 8.5 FT HEIGHT. EXISTING TREES ADJACENT TO VEHICULAR USE AREAS MAY BE TRIMMED UP TO 13.5 FT ABOVE VEHICULAR USE AREAS.
6. ROOT BARRIERS SHALL BE PROVIDED FOR ADJACENT TO ALL PROPOSED UTILITIES. SEE ROOT BARRIER DETAIL ON THE LANDSCAPE DETAILS SHEET.
7. ALL INVASIVE EXOTIC PLANT MATERIALS SHALL BE REMOVED & ERADICATED FROM THE ENTIRE SITE & ADJACENT RIGHT-OF-WAYS IN PERPETUITY PRIOR TO FINAL LANDSCAPE CERTIFICATION. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES THROUGHOUT THE SITE & WITHIN ALL PRESERVATION & RESTORATION AREAS.
8. ALL TREES SCHEDULED TO BE REMOVED OR THAT HAVE BEEN PREVIOUSLY REMOVED & HAVE REMAINING STUMPS SHALL BE CUT DOWN, STUMP GROUND, & SHALL HAVE ALL ROOTS REMOVED.
9. DURING LAND ALTERATION & CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY, OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN UNLESS OTHERWISE APPROVED BY THE JURISDICTION.
10. UNLESS OTHERWISE NOTED, ALL SHRUBS, ACCENT PLANTS, & GROUNDCOVERS SHALL BE REMOVED FROM CONSTRUCTION AREA, EXCEPT NATIVE PLANTS IN PRESERVATION AREAS.
11. VIABLE & ARABLE WELL DRAINED NATIVE SOILS SHALL BE LAB TESTED, STOCKPILED, AMENDED IF NECESSARY, & REUSED BENEATH IMPORTED TOPSOILS IN LANDSCAPE AREAS.



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LANDSCAPE
DETAILS & NOTES



RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-04-17

SHEET NUMBER:

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POINT OF CONNECTION FOR GROUND FLOOR IRRIGATION SHALL BE A NEW 1" METER & 1.5" HDPE SDR9 SERVICE LINE WITH CITY WATER POINT OF CONNECTION FOR UPPER FLOOR IRRIGATION SHALL BE A NEW 1" STUB-OUT FOR IRRIGATION FROM THE BUILDING'S DOMESTIC WATER SERVICE (SEE MEP PLANS FOR ACTUAL LOCATION). VERIFY THE ACTUAL LOCATION, SIZE AND WATER PRESSURE IN THE FIELD PRIOR TO STARTING WORK. IF ANY OF THE POC INFORMATION SHOWN ON THESE DRAWING IS FOUND TO BE DIFFERENT THAN THE ACTUAL POC INFORMATION GATHERED IN THE FIELD, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT. SHOULD THE CONTRACTOR FAIL TO VERIFY THE POC INFORMATION ANY CHANGES REQUIRED BY LOW PRESSURE OR VOLUME SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

MINIMUM PRESSURE REQUIRED	XXX PSI
DESIGN STATIC WATER PRESSURE	60 PSI (GROUND FLOOR); 50 PSI (UPPER LEVELS)
MAXIMUM SYSTEM DEMAND	32 GPM (GROUND FLOOR); 12 GPM (UPPER LEVELS)

2. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH THE CODES & STANDARDS OF THE LOCAL CITY, COUNTY, STATE, FBC APPENDIX F, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), NATIONAL SANITATION FOUNDATION (NSF), & THE IRRIGATION ASSOCIATION (IA) STANDARDS & CODES WITH REGARDS TO MATERIALS, EQUIPMENT, AND INSTALLATION METHODS

3. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING, ARCHITECTURAL, OR OTHER RELEVANT CONSULTANT PLANS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.

5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.

6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.

7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS.

8. PLASTIC PIPE, FITTINGS, AND CONNECTIONS SHALL BE AS FOLLOWS:

1. POLYVINYL CHLORIDE PIPE: ASTM D2241, RIGID, UNPLASTICIZED PVC, EXTRUDED FROM VIRGIN PARENT MATERIAL. PROVIDE PIPE HOMOGENEOUS THROUGHOUT AND FREE FROM VISIBLE CRACKS, HOLES, FOREIGN MATERIALS, BLISTERS, WRINKLES AND DENTS. SDR 21, CLASS 200 FOR MAINLINE. SDR 16, CLASS 160 FOR 1-1/2" AND LARGER, OR OTHERWISE SDR 7 POLYETHYLENE PIPE FOR LATERALS.
2. POLYETHYLENE PIPE: ASTM D2239 FLEXIBLE POLYETHYLENE PIPE RATED AT 100 PSI MINIMUM WORKING PRESSURE.
3. PVC PIPE FITTINGS: ASTM D2241 SCHEDULE 40 PVC MOLDED FITTINGS SUITABLE FOR SOLVENT WELD, SLIP JOINT RING TIGHT SEAL, OR SCREWED CONNECTIONS. FITTINGS MADE OF OTHER MATERIALS ARE NOT PERMITTED.
 - A. SIZE SLIP FITTING SOCKET TAPER TO PERMIT A DRY UNSOFTENED PIPE END TO BE INSERTED NO MORE THAN HALF WAY INTO THE SOCKET. NO SADDLE AND CROSS FITTINGS.
 - B. SCHEDULE 80 PVC PIPE MAY BE THREADED.
4. INSERT FITTINGS: ASTM D2466 INSERT TYPE FITTINGS.
5. SPRINKLER RISERS SHALL BE CUT-OFF POLYETHYLENE, HEIGHT AS REQUIRED FOR 100% COVERAGE.
6. LOW VOLTAGE WIRE CONNECTORS SHALL BE SOCKET SEAL TYPE WIRE CONNECTORS AND 3M DBY DIRECT BURY SPLICER KIT.

9. ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

10. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.

11. MAINLINE, LATERAL LINES, CONTROL VALVES, AND RELATED EQUIPMENT SHOWN WITHIN PAVING FOR CLARITY ONLY; INSTALL WITHIN PAVEMENT AREA AND A MINIMUM OF 18" OFF ADJACENT HARDSCAPE AND OTHER OBSTACLES TYP. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

12. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SCHEDULE 80 PVC SLEEVING AT LEAST TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.

13. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.

14. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.

15. CONTRACTOR SHALL ADJUST ALL HEADS AS REQUIRED TO PROVIDE 100% COVERAGE WITH MIN. 50% OVERLAP TO ACCOMMODATE ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING BUT NOT LIMITED TO LIGHT POLES, FIRE HYDRANTS, ETC. VERIFY ALL HEAD LAYOUT WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO STARTING WORK.

16. CONTROLLER IS AS SPECIFIED. PRIOR TO STARTING WORK, CONTRACTOR TO VERIFY CONDITION AND FINAL LOCATION OF CONTROLLER AND ELECTRICAL POC SHALL BE CONFIRMED WITH OWNER'S AUTHORIZED REPRESENTATIVE.

17. MANUFACTURER'S SPECIFICATIONS & PROPER GROUNDING TECHNIQUES SHALL BE ADHERED TO FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT. A PROPERLY INSTALLED GROUNDING SYSTEM SHOULD MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS, OR LESS. MEASURE FOR PROPER GROUND AT LEAST ONCE ANNUALLY, AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURER SPECIFICATIONS. INSPECT THE GROUNDING SYSTEMS CLAMPED CONNECTIONS TO THE CONTROLLER ONCE A YEAR TO MAKE SURE THEY ARE SECURE AND CORROSION-FREE.

18. INSTALLER IS REQUIRED TO CONDUCT FINAL TESTING & ADJUSTMENT TO ACHIEVE DESIGN SPECIFICATIONS, FREE OF LEAKS, PRIOR TO COMPLETION OF THE SYSTEM & ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

19. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE OF WORK PERFORMED UNDER THE IRRIGATION CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY FURNISH AND INSTALL ANY AND ALL PARTS AND EQUIPMENT WHICH PROVE DEFECTIVE IN MATERIAL, WORKMANSHIP OR INSTALLATION AT NO ADDITIONAL COST TO THE OWNER.



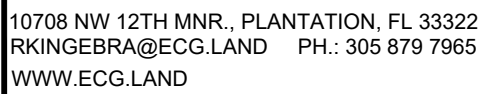
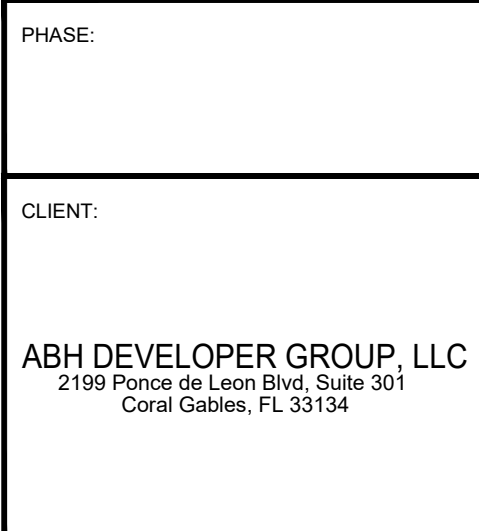
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PR
	Rain Bird 1806-PRS 8 Series MPR Turf Spray 6" popup with pressure regulator.	6	30
	Rain Bird 1806-PRS 10 Series MPR Turf Spray 6" popup with pressure regulator.	8	30
	Rain Bird 1806-PRS 12 Series MPR Turf Spray 6" popup with pressure regulator.	5	30
	Rain Bird 1806-PRS ADJ Turf Spray 6" popup with pressure regulator.	3	30
	Rain Bird 1812-PRS 5 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	1	30
	Rain Bird 1812-PRS 8 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	3	30
	Rain Bird 1812-PRS 10 Series MPR Shrub Spray 12" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. With Pressure Regulating Device.	2	30
	Rain Bird PA-8S-PRS-MPR 15 Strip Series Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	33	30
	Rain Bird PA-8S-PRS-MPR 8 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	3	30
	Rain Bird PA-8S-PRS-MPR 10 Series MPR Shrub Spray on fixed riser with the PA-8S-PRS 30 psi Pressure Regulating Shrub Adapter. Use with 1/2in. MPT threaded risers.	5	30
	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	18	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PR
	Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.	3	
	Rain Bird SXB-SPYK SXB-180-SPYK Drip Stream Bubbler. SXB Stream available in Half Circle (5 streams) or Full Circle (8 streams). With 5" spike and barb x barb coupler. Adjust nozzle as required for planting.	96	
	Rain Bird UXB-360-SPYK UXB-360-SPYK Drip Bubbler. UXB umbrella flow pattern, available in Full Circle. With 5" spike and barb x barb coupler. Adjust flow as required for planting.	16	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PR
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5	
	Rain Bird PEB 1" 1in., 1-1/2in., 2in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration.	1	
	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1	
	Febco 825YA 1" Reduced Pressure Backflow Preventer	1	
	Febco 825YA 1" Reduced Pressure Backflow Preventer	1	
	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.	1	
	Rain Bird RSD-BEX Rain Sensor, with metal latching bracket, extension wire.	2	
	Water Meter 1" New/Separate 1" Meter & 1.5" HDPE SDR 9 Service for IRR with City Water	1	
STUB-OUT 	Point of Connection 1" New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location	1	
STUB-OUT2 	Point of Connection 1" New 1" Irrigation Stub-out from domestic water line; See MEP Plans for actual location	1	
	Irrigation Lateral Line: Polyethylene Pipe SDR-7 Polyethylene SDR-7 up to 1-/4. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	1,472	If
	Irrigation Mainline: PVC Class 200 SDR 21 PVC Class 200 SDR 21 for Mainline pipe minimum 1" & larger.	156.6	If
	Pipe Sleeve: PVC Schedule 80 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	170.3	If

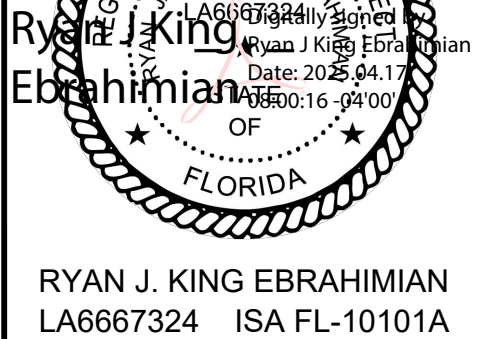
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Water Source Information:	New/Separate 1" Meter & 1.5" HDPE SDR 9 Service for IRR with City Water
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	32.12 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	2 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	58 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	32 GPM
Flow Available at POC:	32.12 GPM
Residual Flow Available:	0.12 GPM
Design Pressure:	30 PSI
Friction Loss:	2.02 PSI
Fittings Loss:	0.2 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.54 PSI
Pressure Req. at Critical Station:	34.8 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	2.47 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	2.64 PSI
Loss for Water Meter:	6.12 PSI
Critical Station Pressure at POC:	46.0 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	12.0 PSI

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	1"	Shrub Spray	16.71		34.6	43.8	2.0 in/h
2	Rain Bird PEB	1"	Bubbler	9		23.9	33.1	2.09 in/h
3	Rain Bird PEB	1"	Turf Spray	14.33		33.6	42.9	2.09 in/h
4	Rain Bird PEB	1"	Shrub Spray	7.64		32.3	41.8	1.53 in/h
5	Rain Bird PEB	1"	Shrub Spray	16.71		34.8	46.0	1.87 in/h
6	Rain Bird XCZ-100-LC	1"	Drip Emmitter	11.37		21.37	32.7	4.68 in/h
7	Rain Bird XCZ-100-LC	1"	Drip Emmitter	10		30.1	43.4	7.03 in/h
8	Rain Bird XCZ-100-LC	1"	Drip Emmitter	12.18		31.9	45.5	6.35 in/h
	Common Wire				156.6			

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PEB	Shrub Spray	2.0 in/h	1	31	518	
2	Rain Bird PEB	Bubbler	2.09 in/h	1	29	261	
3	Rain Bird PEB	Turf Spray	2.09 in/h	1	29	415	
4	Rain Bird PEB	Shrub Spray	1.53 in/h	1	40	306	
5	Rain Bird PEB	Shrub Spray	1.87 in/h	1	33	551	
6	Rain Bird XCZ-100-LC	Drip Emmitter	4.68 in/h	1.25	17	23.4	
7	Rain Bird XCZ-100-LC	Drip Emmitter	7.03 in/h	1.25	11	119	
8	Rain Bird XCZ-100-LC	Drip Emmitter	6.35 in/h	1.25	12	146	
		TOTALS:			202	2,340	

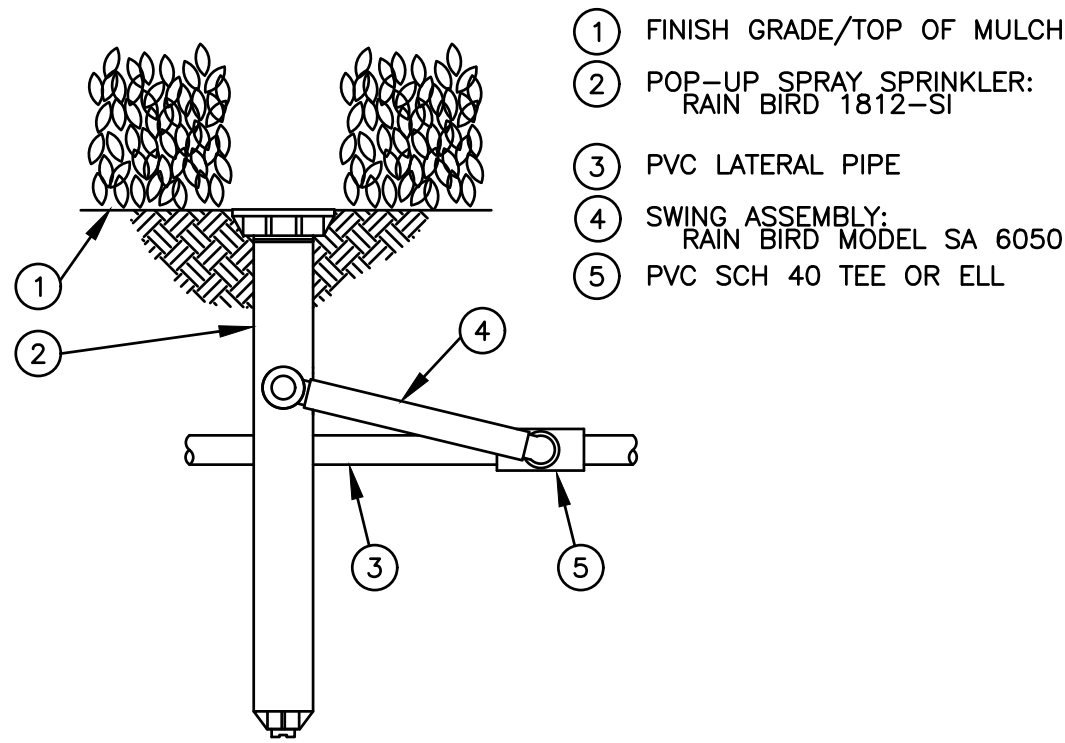
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IRRIGATION SCHEDULES



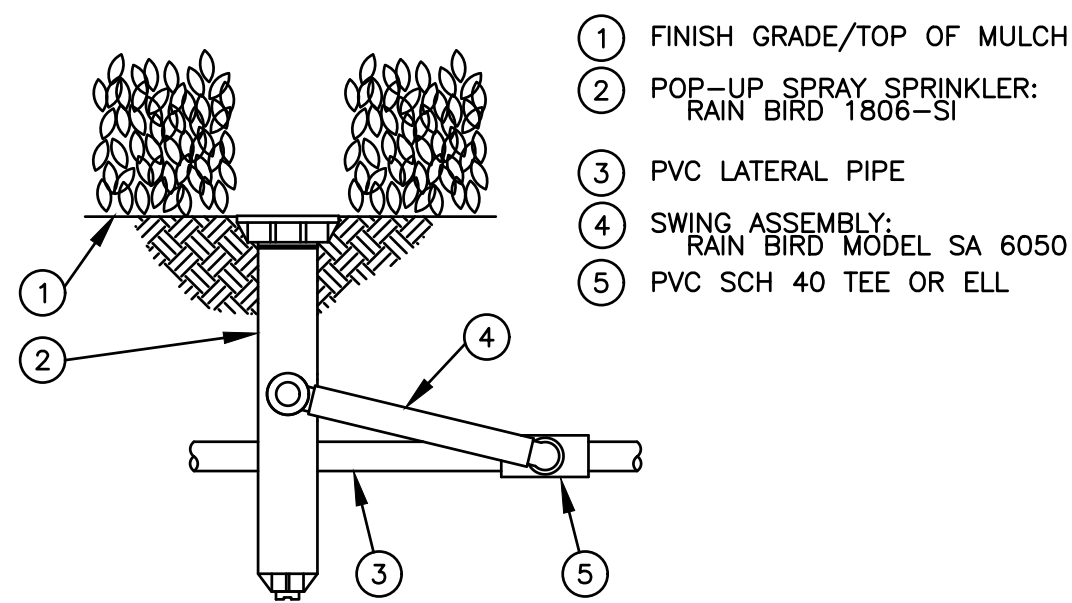
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IR-2

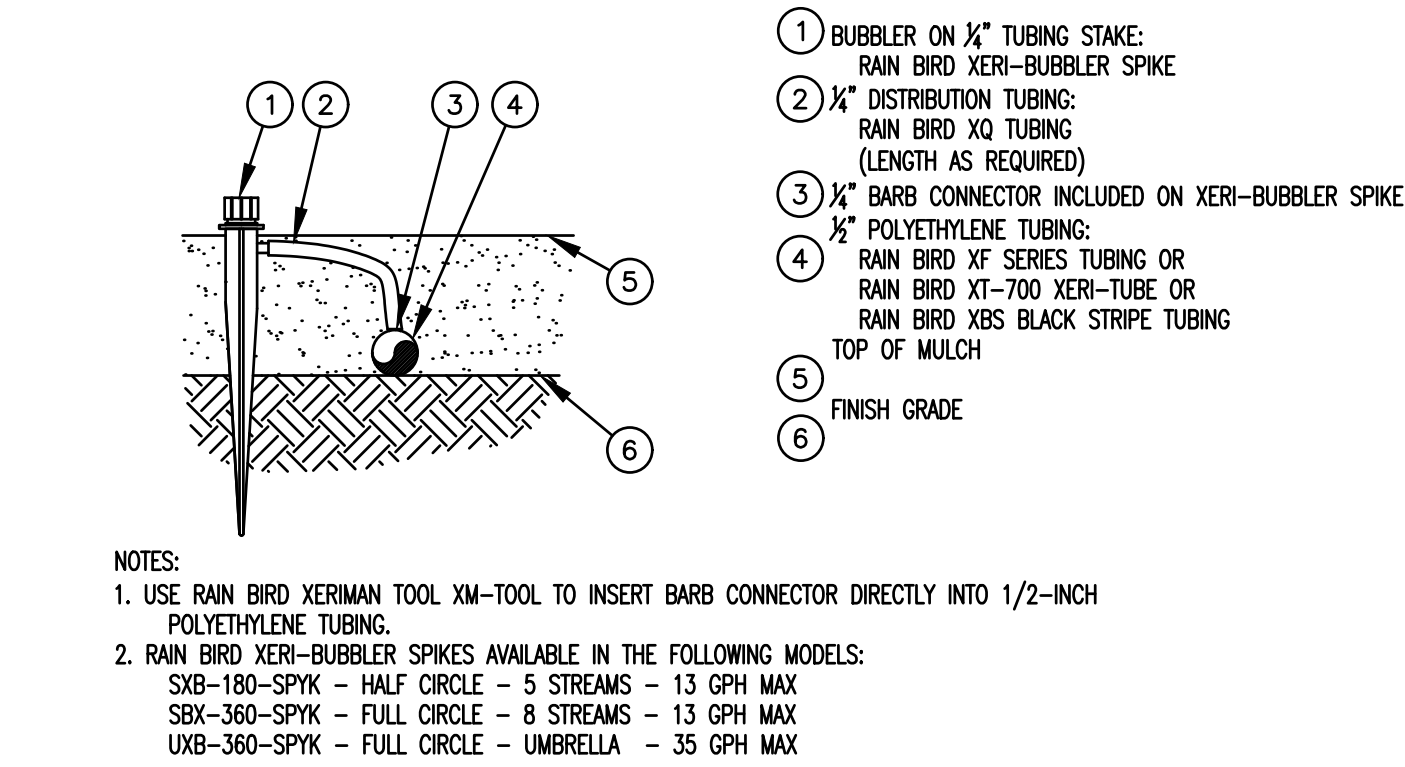


A POP-UP SPRAY SPRINKLER
N.T.S. 1812-SI WITH SWING PIPE

S-1812-SI-SP.DWG

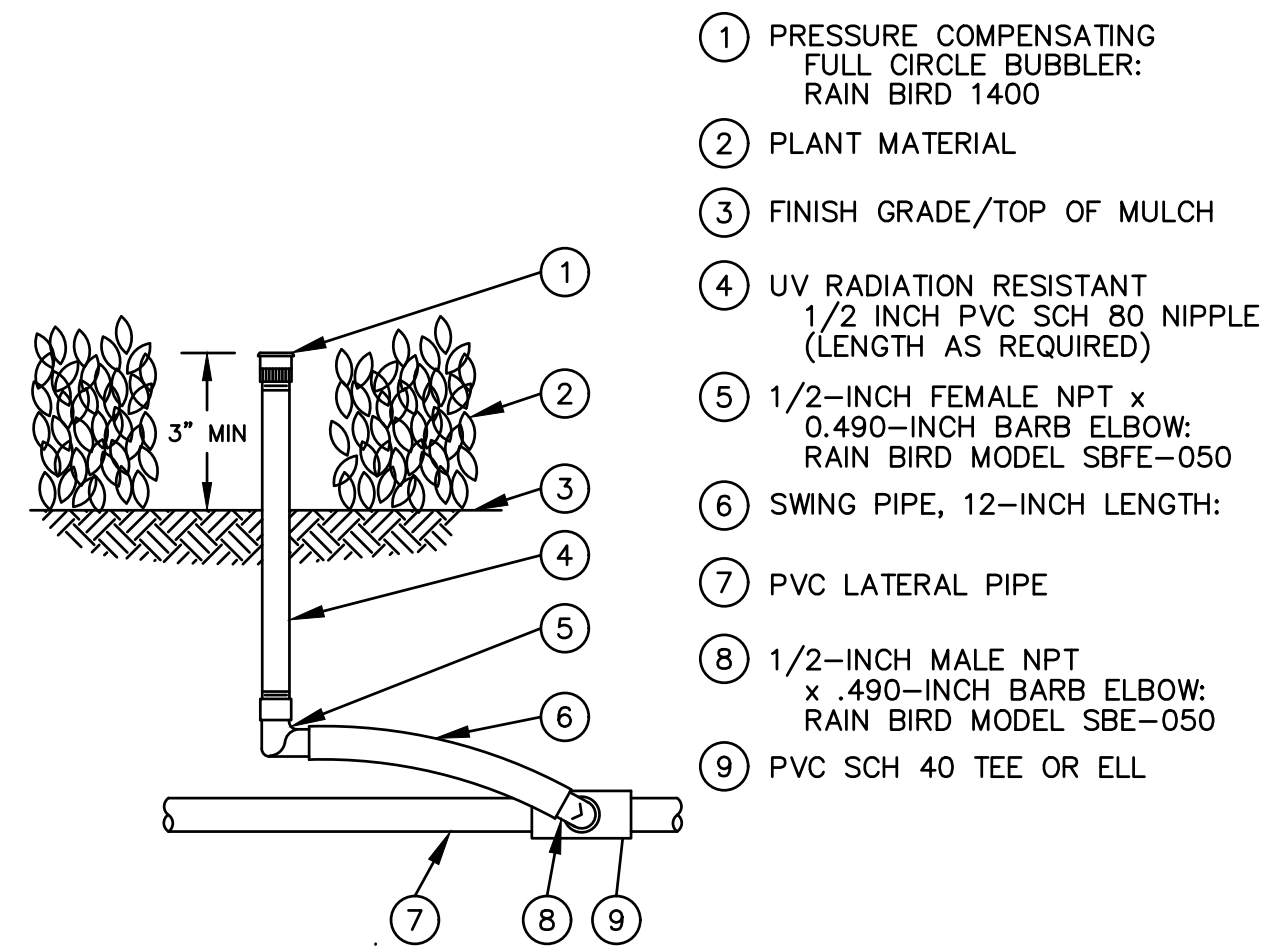


B POP-UP SPRAY SPRINKLER
N.T.S. 1806-SI WITH SWING PIPE



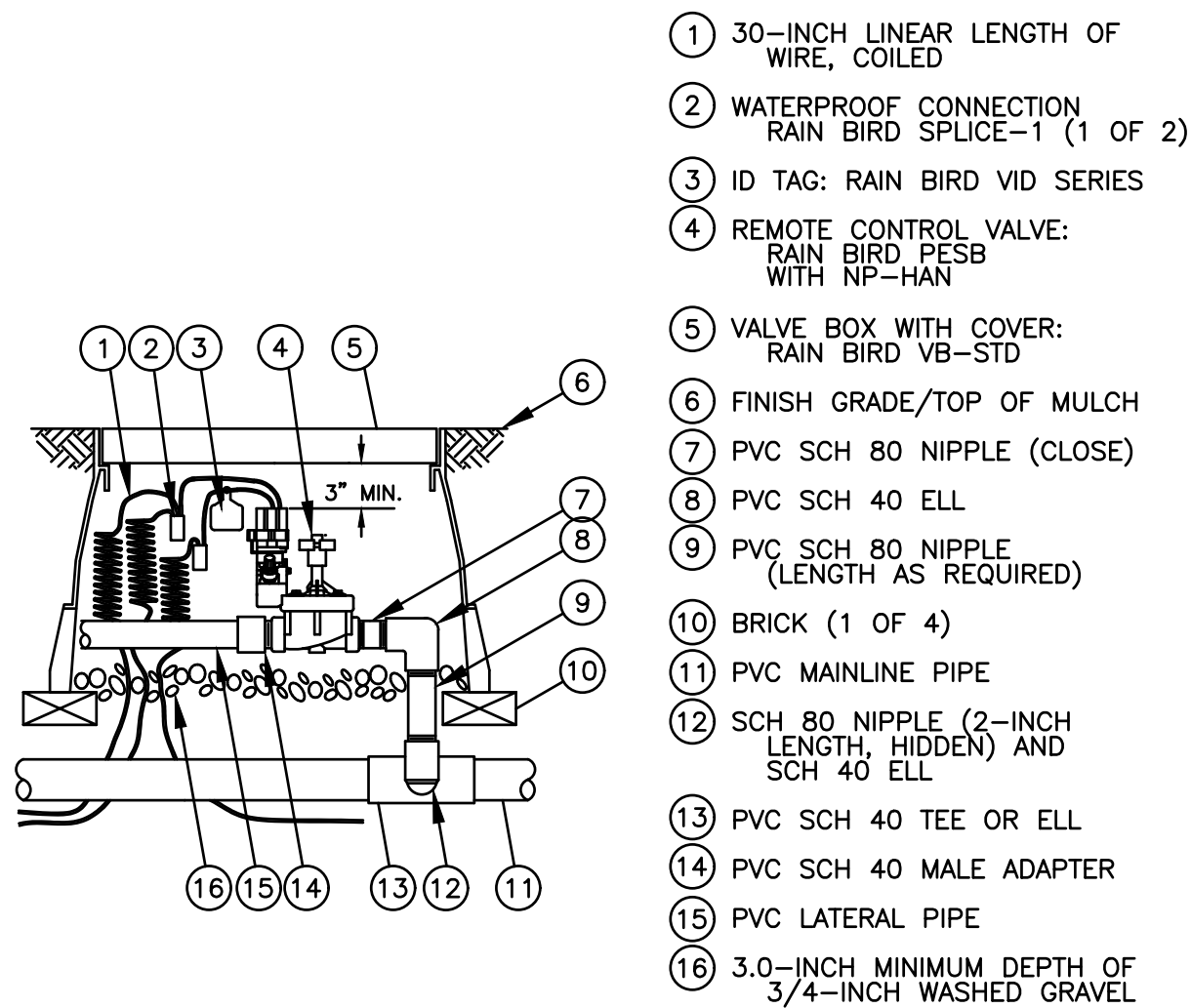
C XERI-BUBBLER SPIKE ON 1/2" POLYETHYLENE TUBING WITH 1/4" TUBING AND STAKE
N.T.S. OPTION 1

Xeri-bubbler Spike Option 1.dwg

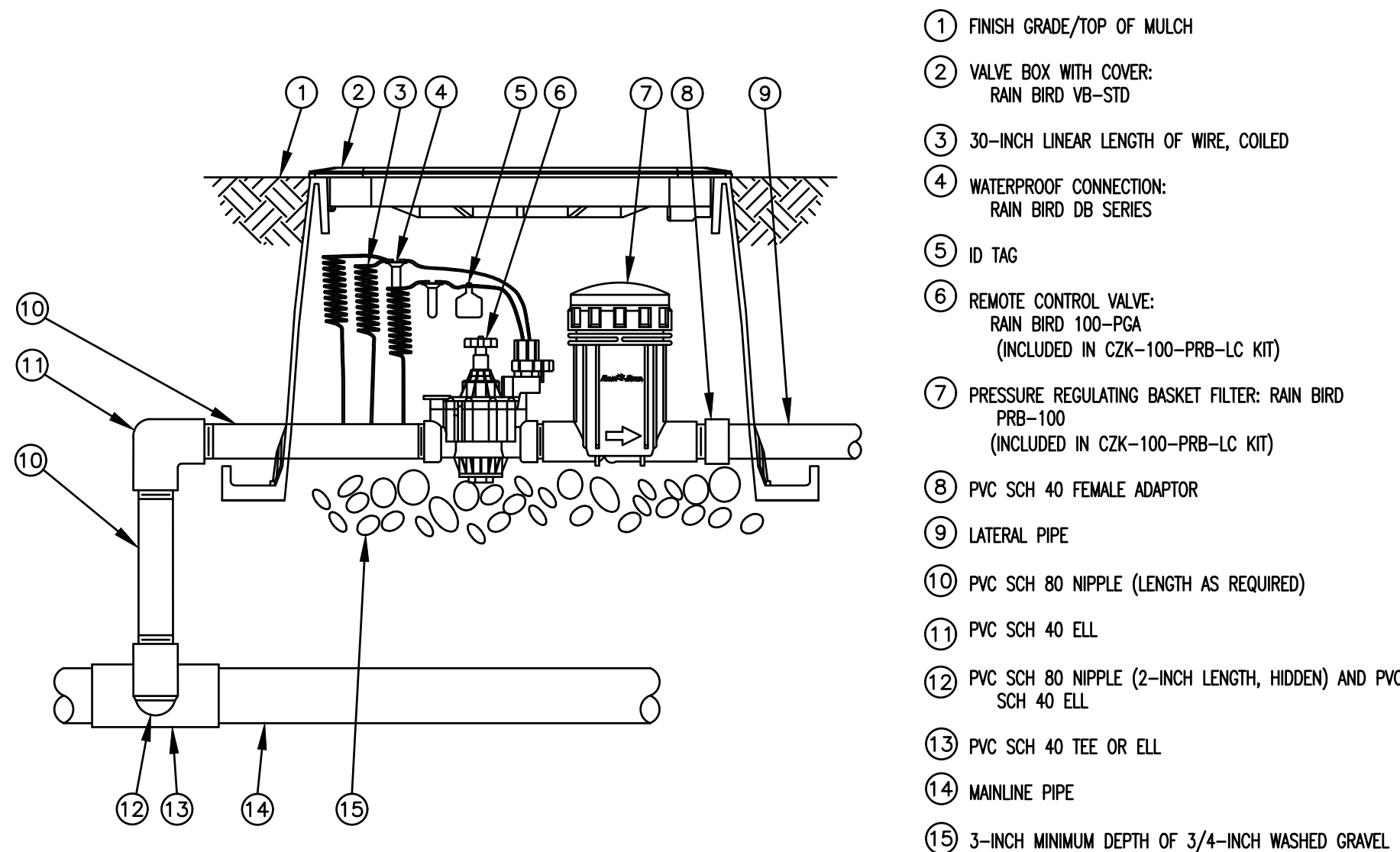


D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER
N.T.S. 1400 SERIES ON RISER

N-1400 ON RISER.dwg

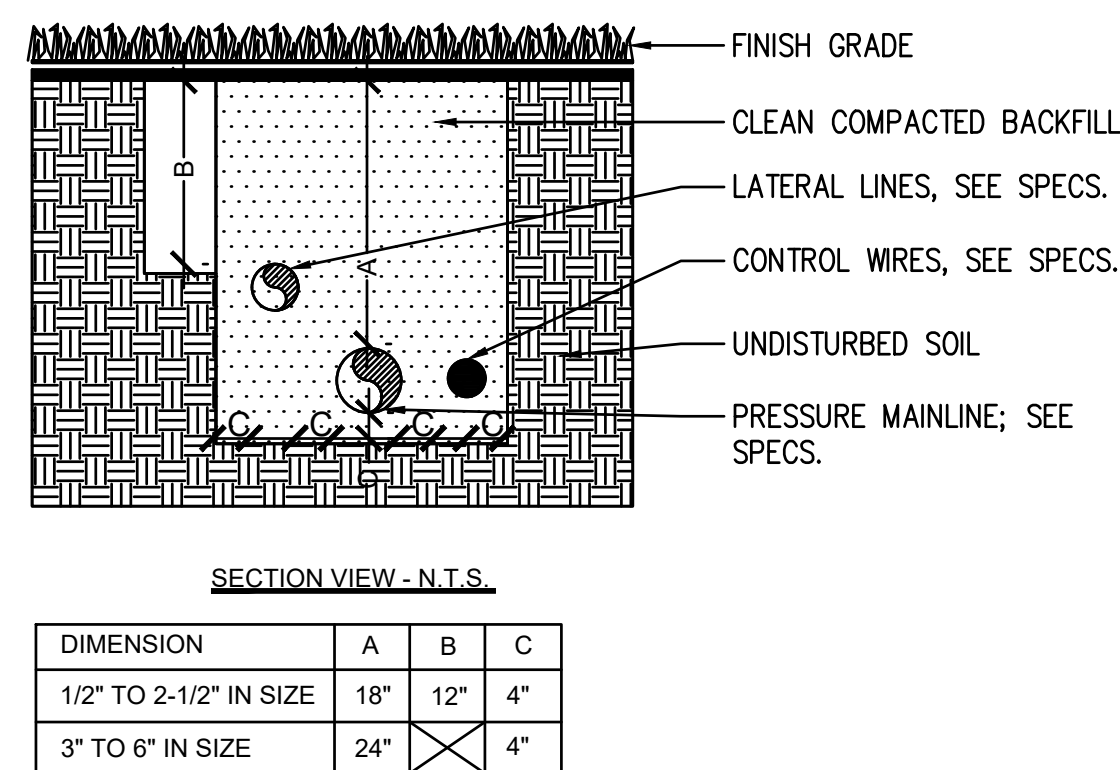


E ELECTRIC REMOTE-CONTROL VALVE
N.T.S. PEB OR PEBS SERIES

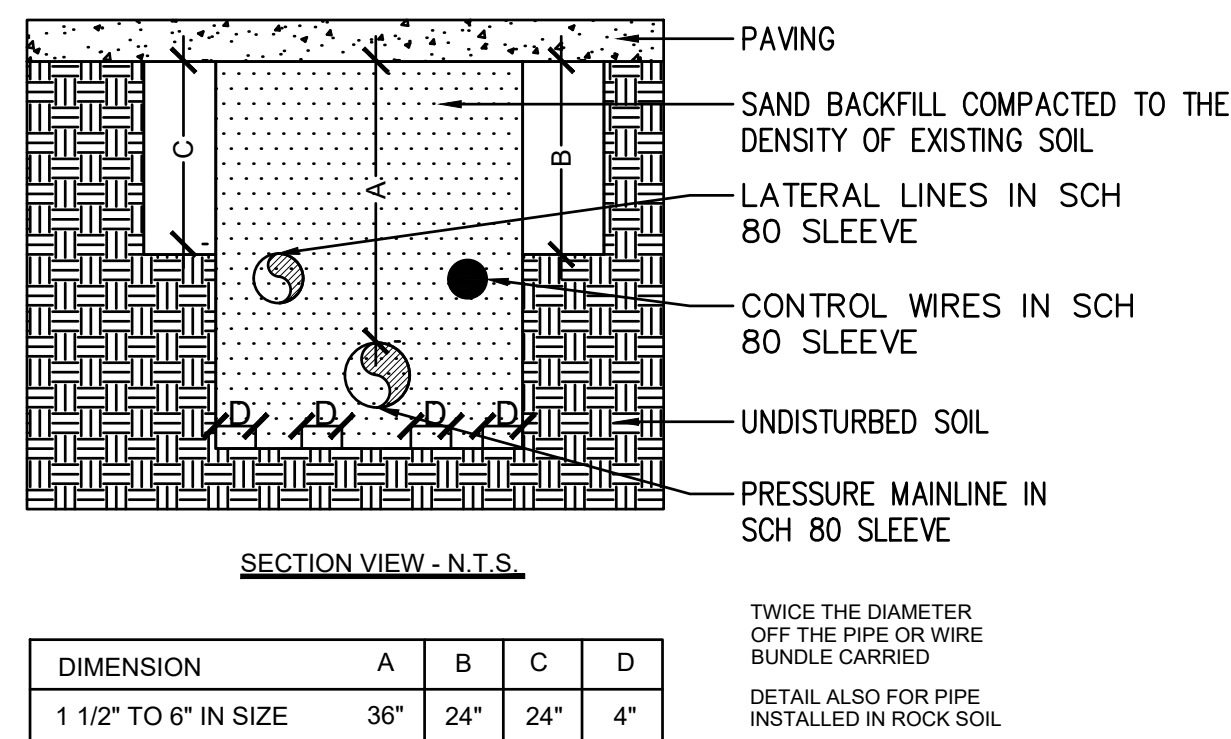


F CZK-100-PRB-LC 1" LIGHT COMMERCIAL CONTROL ZONE KIT
N.T.S. OPTION 1

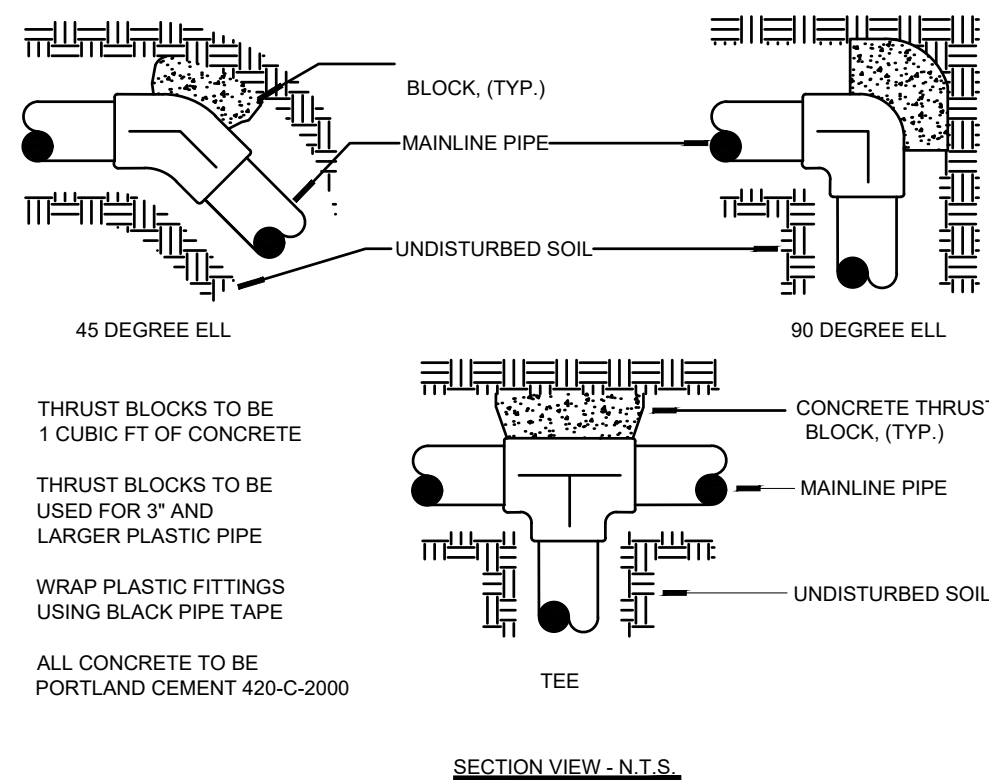
CZK-100-PRB-LC Option 1.dwg



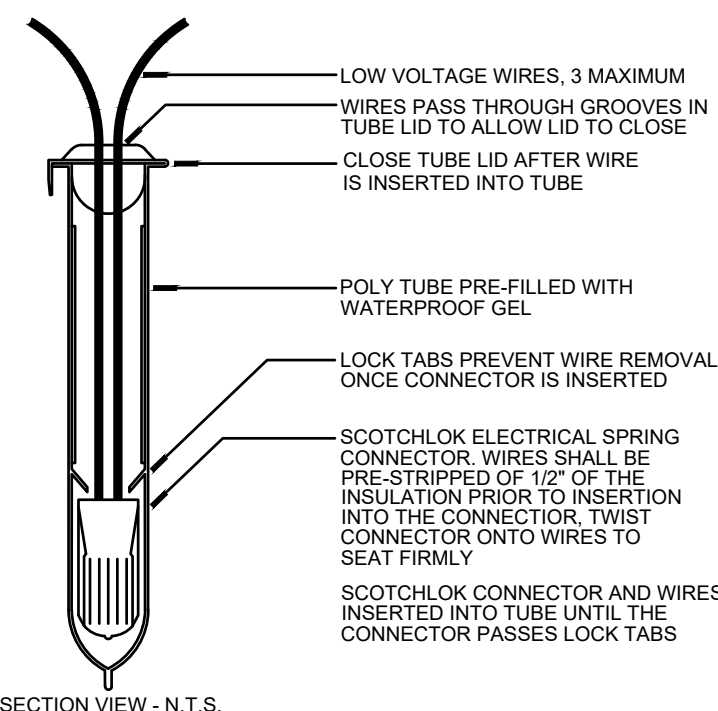
G PIPE INSTALLATION
N.T.S.



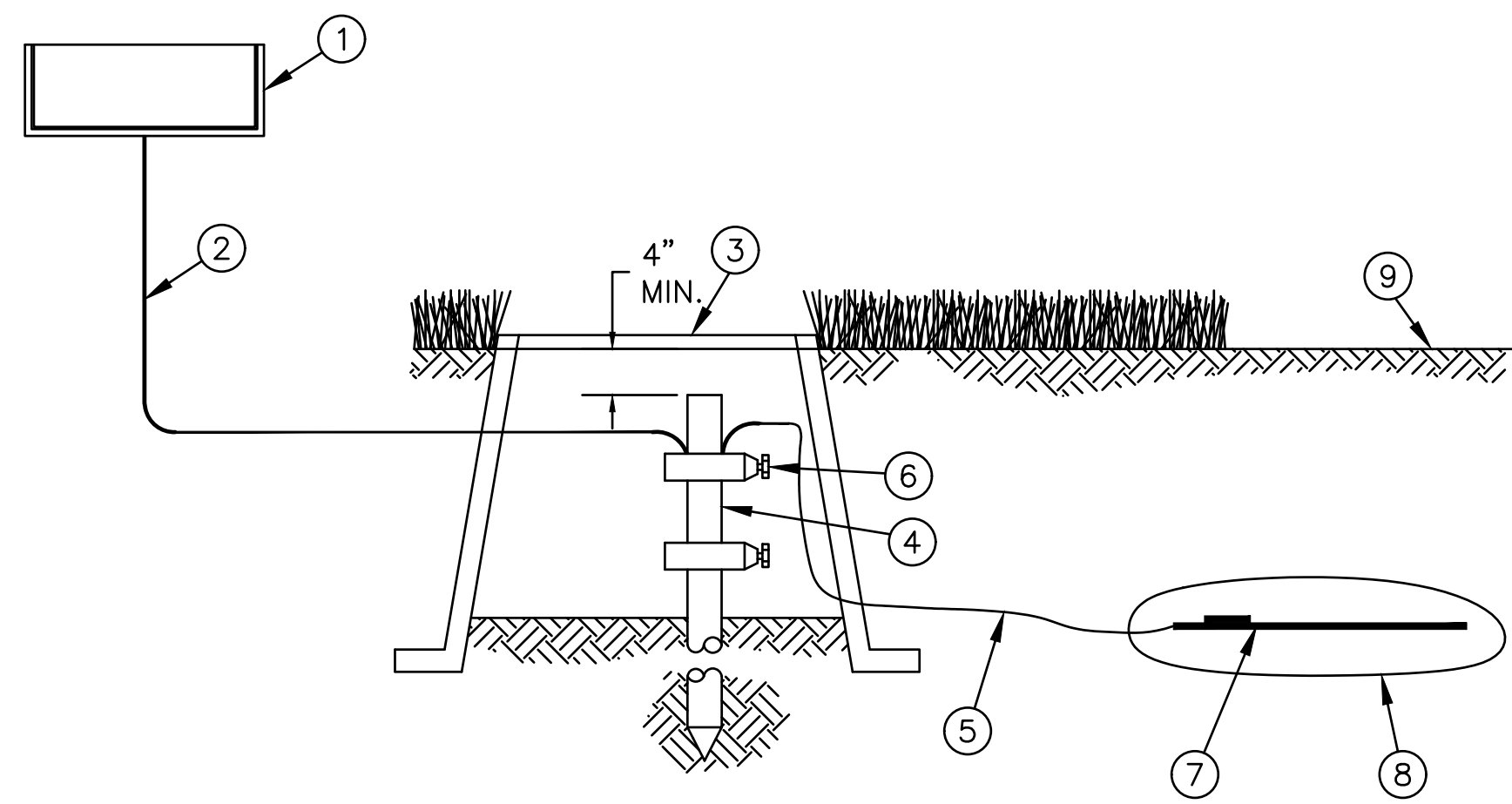
H SLEEVE INSTALLATION
N.T.S.



I THRUST BLOCKING
N.T.S.



J WIRE CONNECTION
N.T.S.



K CONTROLLER GROUNDING GRID
N.T.S. GROUNDING PLATE DESIGN LAYOUT

D-GROUNDING PLATE GRID FOR CONTROLLER.DWG



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REVISIONS / SUBMISSIONS



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Coral Gables, FL 33134

AIRE BOUTIQUE
9950 BAY HARBOR DRIVE
BAY HARBOR BEACH, FL 33154

IRRIGATION
DETAILS



RYAN J. KING EBRAHIMIAN
LA6667324 ISA FL-10101A

DRAWN BY: RJK
CHECKED BY:
DATE: 2025-04-17

SHEET NUMBER:

IR-3