

**TREE DISPOSITION/ MITIGATION**

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Spread (feet)	Disposition	Canopy SF Mitigation
1	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remain	0
2	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remain	0
3	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
4	Royal Palm	Roystonea regia	14	24	14	Remove	153
5	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
6	Royal Palm	Roystonea regia	14	30	13	Remove	132
7	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
8	Royal Palm	Roystonea regia	14	30	14	Remove	153
9	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
10	Royal Palm	Roystonea regia	14	30	13	Remove	132
11	Wild Tamarind	Lysiloma latisiliquum	14	20	24	Remove	452
12	Washington Palm	Washingtonia robusta	14	32	16	Remove	200
13	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
14	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
15	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
16	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
17	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
18	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
19	Oak	Quercus sp	14	28	30	Remove	706
20	Washington Palm	Washingtonia robusta	14	32	16	Remove	200
21	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
22	Washington Palm	Washingtonia robusta	14	32' CT	14	Remove	153
23	Wild Date Palm	Phoenix sylvestris	14	18	12	Remove	113
24	Washington Palm	Washingtonia robusta	14	32' CT	14	Remove	153
25	Wild Date Palm	Phoenix sylvestris	14	12' CT	12	Remove	113
26	Washington Palm	Washingtonia robusta	14	34' CT	14	Remove	153
27	Oak	Quercus sp	10	28	24	Remove	452
28	Oak	Quercus sp	5	16	12	Remove	113
29	Pigeon Plum	Coccoloba diversifolia	6	18	8	Remove	50
30	Pigeon Plum	Coccoloba diversifolia	6	18	8	Remove	50
31	Oak	Quercus sp	12	28	16	Remove	200
32	Oak	Quercus sp	8	28	16	Remove	200
33	Washington Palm	Washingtonia robusta	14	34' CT	14	Remove	153
34	Oak	Quercus sp	14	24	28	Remove	615
35	Oak	Quercus sp	14	30	18	Remove	254
36	Oak	Quercus sp	7	20	24	Remove	452
37	Cassia	Senna surrentensis	8	12	8	Remove	50
38	Green Buttonwood	Conocarpus erectus	48	50	50	Remove	1963
39	Christmas Palm	Adonia merrillii	4	10' CT	8	Remove	50
40	Christmas Palm	Adonia merrillii	4	10' CT	8	Remove	50
41	Christmas Palm	Adonia merrillii	4	10' CT	8	Remove	50
42	Christmas Palm	Adonia merrillii (group of 4)	3	3' CT	6	Remove	0
43	Royal Poinciana	Delonix regia	14	20	28	Remove	615
44	Sabal Palm	Sabal palmetto	12	3' CT	8	Remove	0
45	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
46	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
47	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
48	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
49	Christmas Palm	Adonia merrillii (group of 2)	3	5' CT	6	Remove	0
50	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
51	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
52	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
53	Washington Palm	Washingtonia robusta	14	30' CT	4	Remove	153
54	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
55	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
56	Washington Palm	Washingtonia robusta	14	30' CT	14	Remove	153
57	Mahogany	Sweetenia mahagoni	17	40	30	Remove	706
58	Oak	Quercus sp	8	20	24	Remove	452
59	Satin Leaf	Chrysophyllum oliviforme	3	18	16	Remove	200
60	Coconut Palm	Cocos nucifera	8	20' CT	18	Remove	254
61	Coconut Palm	Cocos nucifera	8	20' CT	18	Remove	254
62	Coconut Palm	Cocos nucifera	8	20' CT	18	Remove	254
63	Oak	Quercus sp	10	18	16	Remove	200
64	Oak	Quercus sp	8	18	20	Remain off site	0
65	Oak	Quercus sp	12	18	20	Remove	314
66	Coconut Palm	Cocos nucifera	10	22' CT	18	Remove	254
67	Coconut Palm	Cocos nucifera	8	22' CT	18	Remove	254
68	Mahogany	Sweetenia mahagoni	15	40	30	Remove	706
69	Coconut Palm	Cocos nucifera	8	22' CT	18	Remove	254
70	Coconut Palm	Cocos nucifera	10	22' CT	18	Remove	254
71	Oak	Quercus sp	8	28	18	Remove	254
72	Coconut Palm	Cocos nucifera	12	22' CT	18	Remove	254
73	Coconut Palm	Cocos nucifera	12	22' CT	18	Remove	254
74	Coconut Palm	Cocos nucifera	12	22' CT	18	Remove	254
75	Coconut Palm	Cocos nucifera	12	22' CT	18	Remove	254
76	Coconut Palm	Cocos nucifera	10	22' CT	18	Remove	254
77	Coconut Palm	Cocos nucifera	12	22' CT	18	Remove	254
78	Coconut Palm	Cocos nucifera	10	22' CT	18	Remove	254
79	Washington Palm	Washingtonia robusta	12	30' CT	14	Remove	153
80	Coconut Palm	Cocos nucifera	10	20' CT	18	Remove	254

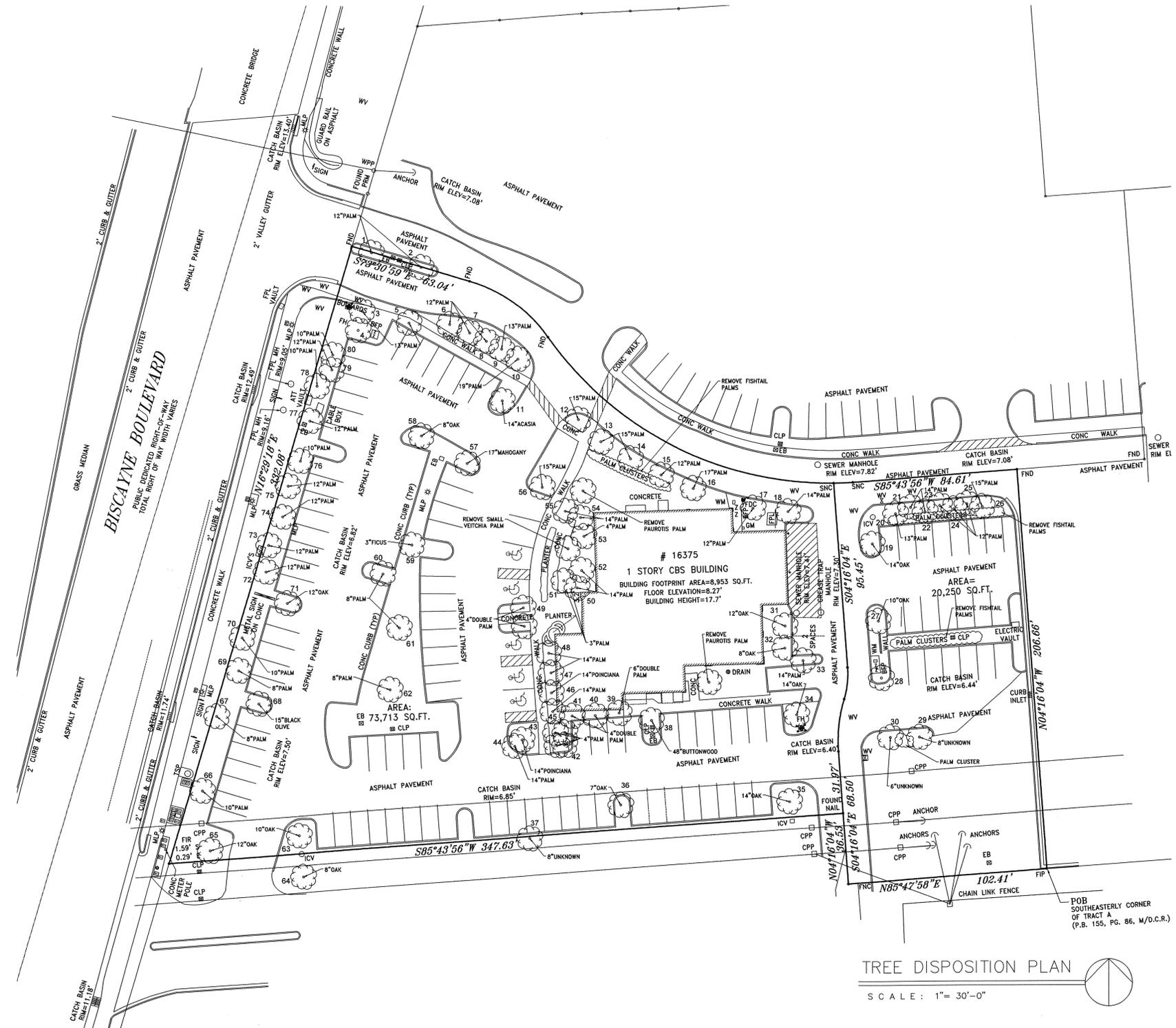
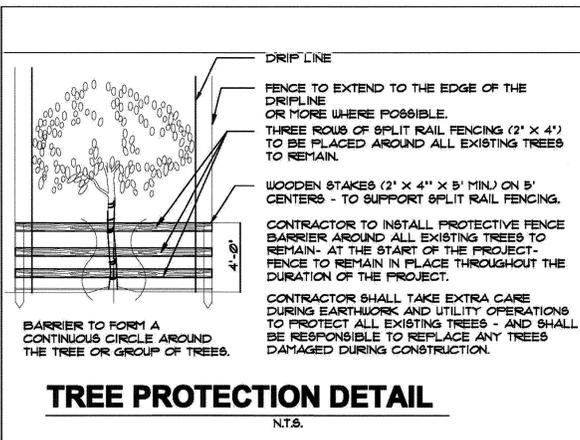
Square feet canopy removed 17851

Square feet canopy replaced 20500

Note: Tree locations and sizes taken from 11/23/2020 Cousins Surveyors tree survey.

Note: A tree removal permit is required by the City prior to the removal of any trees on site.

Note: See landscape plan for tree replacements.



**SOLESTE ON THE BAY**

**DEVELOPER:**

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**STRUCTURAL ENGINEER:**

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**MULTI-FAMILY DEVELOPMENT FOR:**

**SOLESTE ON THE BAY**

**REVISIONS:**

**REVISIONS:**

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**FORM GROUP INC.**

6740 SW 66 CT, MIAMI, FL 33143  
TEL. 305.443.4244 FAX. 305.443.3338

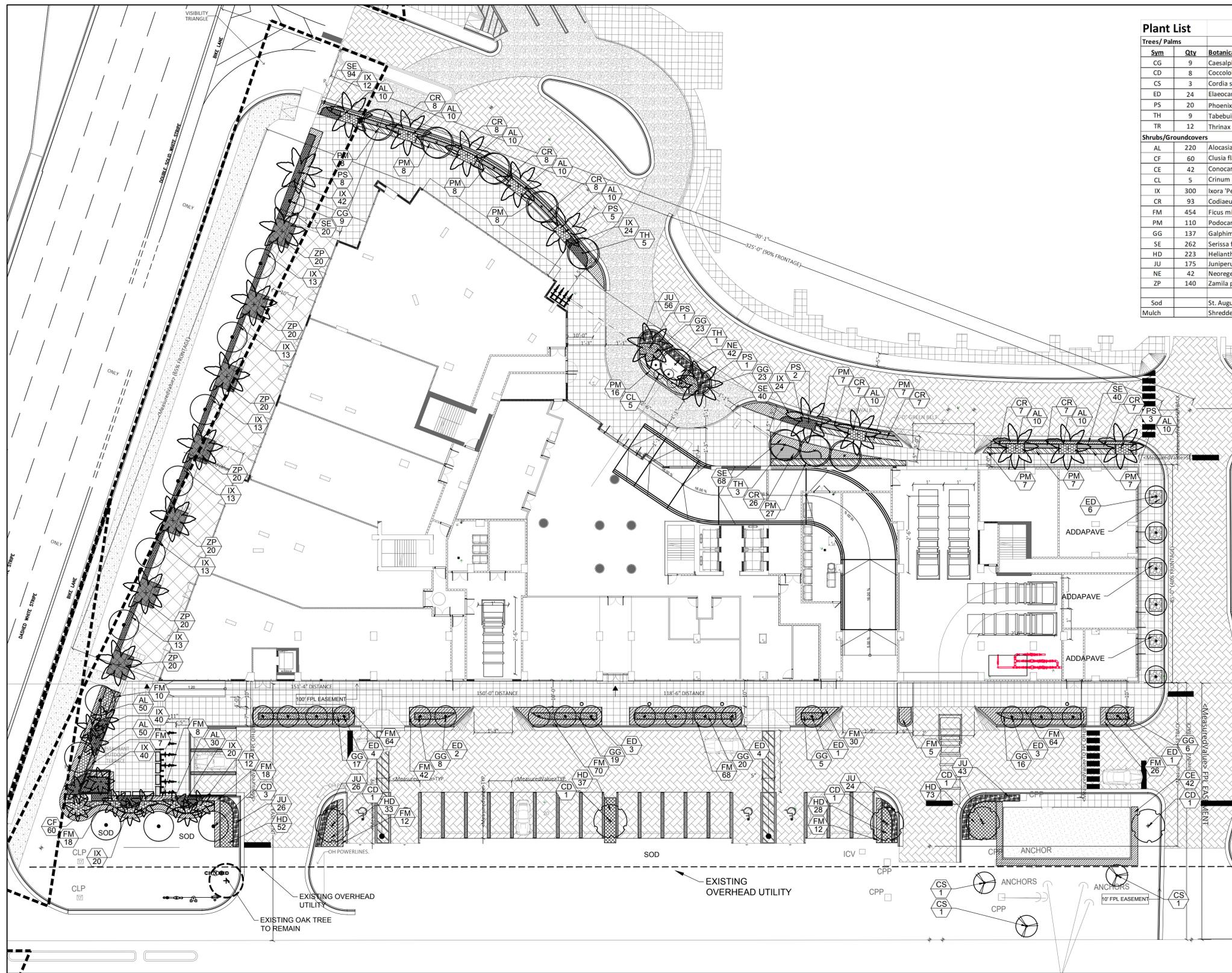
**PROJECT NO. 22-0210**

TITLE: TREE DISPOSITION PLAN

DATE: FEBRUARY 10, 2022

SCALE: AS SHOWN

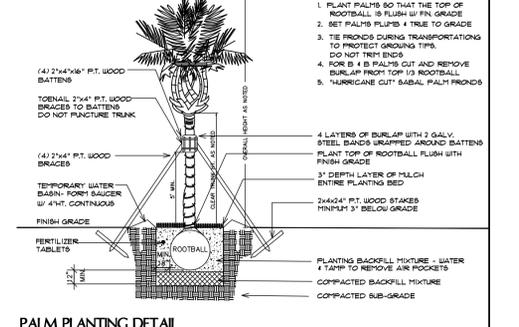
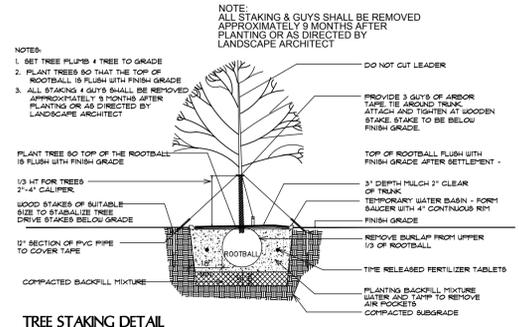
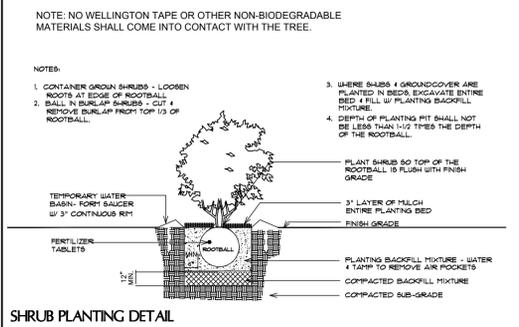
DRAWING NO. TD-1



Plant List							
Trees/ Palms	Sym	Qty	Botanical / Common Name	Size	Native	Drought Tolerance	Est. Mature Height
	CG	9	Caesalpinia granadillo/ Bridalveil	18' Ht x 8' Spr, 5" dbh	No	High	25'
	CD	8	Coccoloba diversifolia/ Pigeon Plum	18' Ht x 8' Spr, 5" dbh	Yes	High	25'
	CS	3	Cordia sebestena/ Orange Geiger Tree	18' Ht x 8' Spr, 5" dbh	Yes	High	20'
	ED	24	Elaeocarpus decipiens/ Japanese Blueberry	8' Ht x 4' Spr, 1.5" cal	No	High	10'
	PS	20	Phoenix sylvestris/ Sylvester Palm	25' Ht, min, 12' CT matched	No	High	35'
	TH	9	Tabebuia heterophylla/ Pink Tabebuia	18' Ht x 8' Spr, 5" dbh	No	High	26'
	TR	12	Thrinax radiata/ Thatch Palm	8' CT	Yes	High	18'
Shrubs/ Groundcovers	AL	220	Alocasia odora 'California'/ California Alocasia	24" x 24", 24" O.C.	No	Low	
	CF	60	Clusia flava/ Small Leaf Clusia	24" x 24", 24" O.C.	No	High	
	CE	42	Conocarpus erectus/ Green Buttonwood	24" x 24", 24" O.C.	Yes	High	
	CL	5	Crinum augustum 'Queen Emma'/ Crinum Lily	24" x 24"	No	Medium	
	IX	300	Ixora 'Petite'/ Red Taiwan Dwarf Ixora	12" x 12", 18" O.C.	No	Medium	
	CR	93	Codiaeum variegatum 'Eleanor Roosevelt'/ Croton	24" x 24", 24" O.C.	No	High	
	FM	454	Ficus microcarpa 'Green Island'/ Green Island Ficus	14" x 14", 18" O.C.	No	High	
	PM	110	Podocarpus macrophyllus/ Podocarpus	24" x 24", 24" O.C.	No	Medium	
	GG	137	Galphimia gracilis/ Thryallis	24" x 24", 24" O.C.	No	Medium	
	SE	262	Serissa foetida/ Serrissa	12" x 12", 18" O.C.	No	High	
	HD	223	Helianthus debilis/ Dune Sunflower	6" x 12", 18" O.C.	Yes	High	
	JU	175	Juniperus conferta 'Blue Pacific'/ Shore Juniper	6" x 12", 18" O.C.	No	High	
	NE	42	Neoregelia 'Fireball'/ Bromeliad	6" x 6", 18" O.C.	No	High	
	ZP	140	Zamia pumila/ Coontie	14" x 14", 18" O.C.	Yes	High	
	Sod		St. Augustine				
	Mulch		Shredded Melaleuca or Eucalyptus				

Landscape Code Requirements				
Zoning - MU/ SWF	Description	Application	Calculation	Qty. Required / Qty. Provided
	West Perimeter	1 tree/ 25 LF	280' / 25'	11 / 11
	North Perimeter	1 tree/ 30 LF	308' / 30'	10 / 10
	South Perimeter	1 tree/ 30 LF	400' / 30'	13 / 13
	Street Trees	1 tree/ 30 LF	Biscayne Blvd 280' / 30' Royal Glades Drive 308' / 30'	9 / 9 10 / 10
	Total Trees			53 / 53
	Maximum Palms Allowed	25% of required site trees	25% of 34 =	9 / 5
	Foliage trees	75% of required site trees	75% of 34 =	26 / 29

- ### General Notes:
- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
  - All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
  - All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be submitted to the City and Landscape Architect for final approval.
  - All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
  - Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
  - Grade B+ shredded sterilized Melaleuca or Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4" around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
  - Sod shall be St. Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
  - All road rock, concrete, asphalt and all other unnatural materials shall be removed from all landscape areas and replaced with approved planting soil prior to installation.
  - All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent muck. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
  - All sodded areas to have a minimum of 2" of planting soil as described in note #9.
  - All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
  - All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
  - All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
  - Only bio-degradable material can be attached to the trunks of trees.
  - All trees and palms shall be planted with the top of their rootballs 1"-2" above finished grade. All other plants shall be planted with top of their rootballs no deeper than the final grade surrounding the planting area. If trees are containerized, the rootballs shall be shaved at the periphery and radial slices made to correct all circling roots and rootball deficiencies.
  - In areas where paved surfaces about sod or mulch, the final level of both surfaces should be even.
  - All planting shall be installed with fertilizer at time of planting.
  - All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
  - All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water to all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/ groundcover beds should be on separate irrigation zones for a more efficient system. Irrigation system shall be installed with a rainswitch device.
  - All landscape and irrigation shall be installed in compliance with all local codes.
  - The plan shall take precedence over the plant list, should there be any discrepancy between the two.
  - A pre-construction meeting with the City Urban Forestry Department is required prior to the installation of any plant material.
  - All tree work shall be permitted and performed by a Broward County Tree Trimmer.
  - No landscape other than sod are allowed within 5 feet of any portion of City owned utilities within the public street right of way including meters, hydrants, service lines, etc. No street trees shall be placed on top of or 5 feet of either side of any City owned utility infrastructure. No trees, shrubs or obstruction shall be placed within a 3 foot radius of a City owned sewer lateral cleanout or water and/ or reuse meter.



**NOTES:**

- SOD AND IRRIGATE TO EDGE OF ROAD.
- TREE REMOVAL PERMIT IS REQUIRED BY CITY PRIOR TO REMOVAL OF ANY TREES ON SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROPRIATE SHRUB MATERIAL.

SCALE: 1"=20'-00"

NORTH

# SOLESTE ON THE BAY

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**STRUCTURAL ENGINEER:**

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## SOLESTE ON THE BAY

16375 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

**REVISIONS:**

Planting Rev.	K.M.
3-18-2021	
Site & Planting Rev.	K.M.
4-15-2021	
Site & Planting Rev.	K.M.
7-28-2021	
Site & Planting Rev.	K.M.
2-21-2022	
Site & Planting Rev.	K.M.
3-21-2022	
5-6-2022	
6-3-2022	

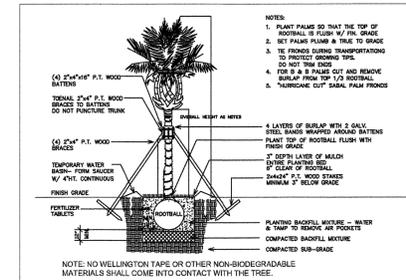
**FORM GROUP, INC.**  
6740 SW 64 CT, MIAMI, FL 33143  
TEL: 305.443.4244 FAX: 305.443.3338

ARCHITECT OF RECORD:  
OMAR MORALES, AIA  
AA:0014851

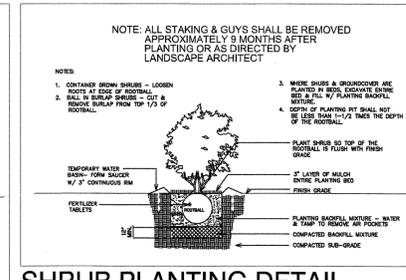
PROJECT NO. 22-0210 TITLE: LANDSCAPE PLAN  
DATE: FEBRUARY 10, 2022  
SCALE: AS SHOWN DRAWING NO.: L-1

GENERAL NOTES:

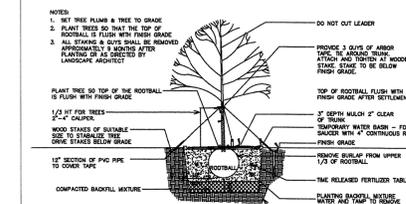
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN THE CURRENT FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, 2015, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL PLANT MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT PLACE OF GROWTH AND UPON DELIVERY FOR CONFORMITY TO SPECIFICATION.
3. ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY AND SHALL CONFORM TO MEASUREMENTS SPECIFIED. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO THE CITY AND LANDSCAPE ARCHITECT FOR FINAL APPROVAL.
4. ALL PLANTS SHALL BE EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHT KNIT AND SO TRAINED IN APPEARANCE AS TO BE SUPERIOR TO FORM, BRANCHING AND SYMMETRY.
5. CONTRACTOR SHALL NOTIFY SUNSHINE 811 (CALL 811) FOR LOCATIONS OF EXISTING UTILITY LINES 48 HOURS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES AND EASEMENTS PRIOR TO COMMENCING ANY WORK. EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES SHALL BE UNDERTAKEN WITH CARE AND BY HAND, IF NECESSARY. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO OWNER.
6. GRADE #1 - SHREDDED STERILIZED MELALEUCA OR EUCALYPTUS MULCH SHALL BE USED IN ALL MASS PLANTING BEDS AND FOR INDIVIDUAL TREE PITS. ALL TREES SHALL HAVE A MULCH RING WITH A DEPTH OF 3" AND A DIAMETER OF 3'-4" AROUND THEIR BASE. ALL MULCH SHALL BE KEPT 4" FROM BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 12" WIDER THAN PLANTS MEASURED FROM OUTSIDE EDGE OF FOLIAGE.
7. LL TREES AND SHRUBS SHALL BE BACKFILLED WITH A SUITABLE PLANTING SOIL CONSISTING OF 50 PERCENT SAND AND 50 PERCENT APPROVED COMPOST. ALL PLANT MATERIALS SHALL BE PLANTED WITH A MINIMUM OF 6 TO 18 INCHES OF PLANTING SOIL AROUND THE ROOT BALL. REFER TO PLANTING DETAILS. PLANTING SOIL TO BE BACKFILLED INTO PLANT PITS BY WASHING IN. PLANTING BEDS SHALL BE FREE FROM ROAD, PEA, EGG OR COLORED ROCK, BUILDING MATERIALS, DEBRIS, WEEDS, NOXIOUS PESTS AND DISEASE.
8. ALL TREES SHALL BE WARRANTED BY THE CONTRACTOR AND WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
9. ALL SHRUBS, GROUNDCOVERS, VINES AND SOD SHALL BE FULLY WARRANTED FOR ONE YEAR UNDER SAME CONDITION AS ABOVE.
10. ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC BEFORE INSPECTION. THE TOP 1/3 OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE TREES ARE BACKFILLED. PLANTING SOIL TO BE BACKFILLED INTO PITS BY WASHING IN.
11. ALL TREES AND PALMS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 1" ABOVE FINISHED GRADE. ALL OTHER PLANTS SHALL BE PLANTED WITH TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
12. IN AREAS WHERE PAVED SURFACES ADJUT SOD OR MULCH, THE FINAL LEVEL OF BOTH SURFACES SHOULD BE EVEN.
13. ALL PLANTING SHALL BE INSTALLED WITH FERTILIZER AT TIME OF PLANTING.
14. ALL PLANTING SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO GOOD PLANTING PROCEDURES. INSTALLATION SHALL INCLUDE WATERING, WEEDING, FERTILIZING, MULCHING, SELECTIVE PRUNING AND REMOVAL OF REFUSE AND DEBRIS ON A REGULAR BASIS SO AS TO PRESENT A NEAT AND WELL KEPT APPEARANCE AT ALL TIMES.
15. ALL LANDSCAPE SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
16. THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST, SHOULD THERE BE ANY DISCREPANCY BETWEEN THE TWO.



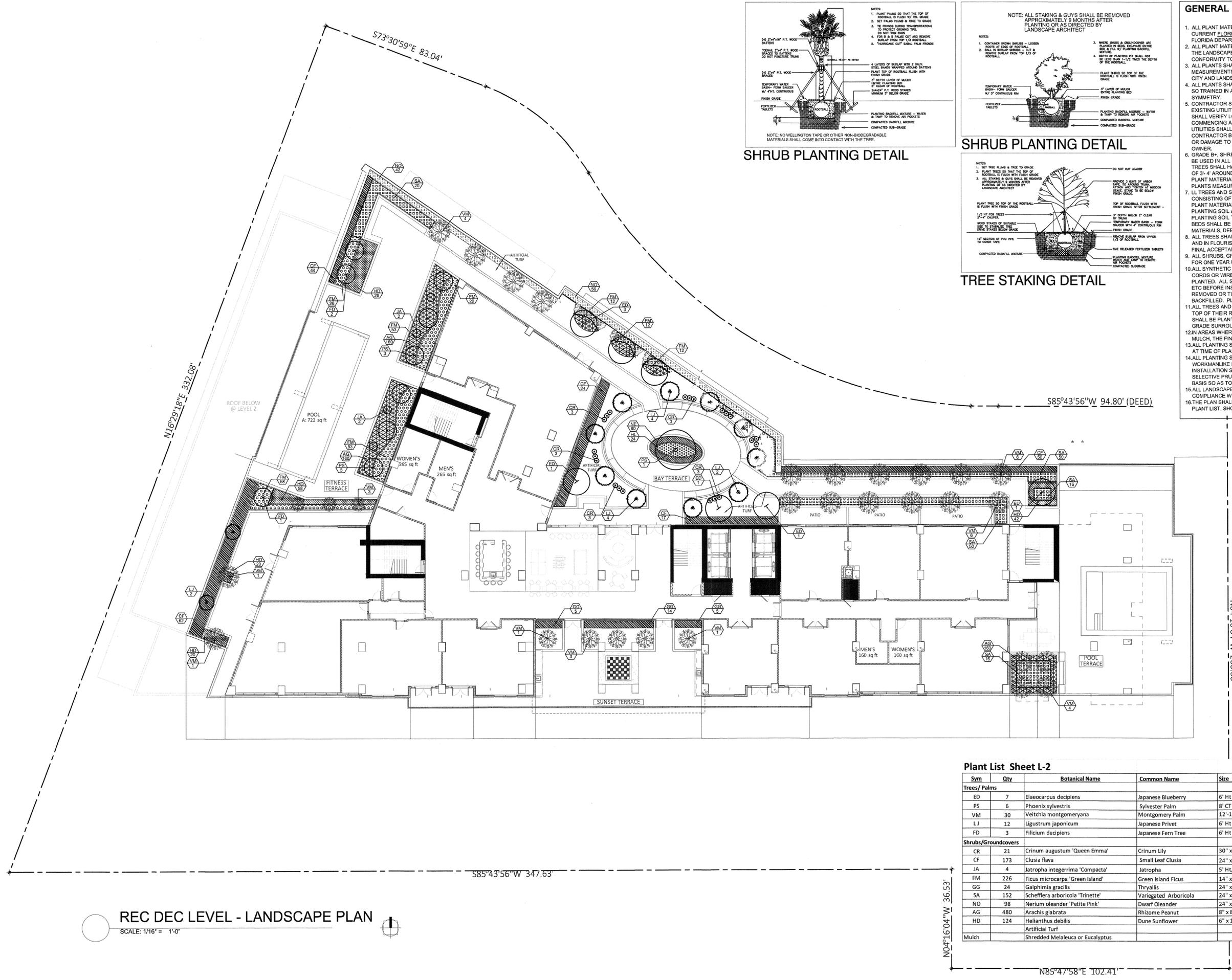
SHRUB PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE STAKING DETAIL



Plant List Sheet L-2

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
<b>Trees/ Palms</b>						
ED	7	Elaeocarpus decipiens	Japanese Blueberry	6' Ht x 3' Spr, 1.5" cal	No	Medium
PS	6	Phoenix sylvestris	Sylvestre Palm	8' CT	No	High
VM	30	Veitchia montgomeryana	Montgomery Palm	12'-14' OA Ht triple trunks	No	Medium
LJ	12	Ligustrum japonicum	Japanese Privet	6' Ht x 3' Spr, multi trunk	No	High
FD	3	Filicium decipiens	Japanese Fern Tree	6' Ht x 3' Spr 1.5" cal	No	Medium
<b>Shrubs/Groundcovers</b>						
CR	21	Crinum augustum 'Queen Emma'	Crinum Lily	30" x 30"	No	Medium
CF	173	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No	High
JA	4	Jatropha integerrima 'Compacta'	Jatropha	5' Ht, std	No	High
FM	226	Ficus microcarpa 'Green Island'	Green Island Ficus	14" x 14", 24" O.C.	No	High
GG	24	Galphimia gracilis	Thryallis	24" x 24", 24" O.C.	No	Medium
SA	152	Schefflera arboricola 'Trinette'	Variiegated Arboricola	24" x 24", 24" O.C.	No	High
NO	98	Nerium oleander 'Petite Pink'	Dwarf Oleander	24" x 24", 24" O.C.	No	Medium
AG	480	Arachis glabrata	Rhizome Peanut	8" x 8", 18" O.C.	No	High
HD	124	Helianthus debilis	Dune Sunflower	6" x 12", 18" O.C.	Yes	High
		Artificial Turf				
		Mulch	Shredded Melaleuca or Eucalyptus			

REC DEC LEVEL - LANDSCAPE PLAN

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



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**STRUCTURAL ENGINEER:**

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MULTI-FAMILY DEVELOPMENT FOR:  
**SOLESTE ON THE BAY**

16375 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

**REVISIONS:**

05-09-2022

**FORMGROUP**  
architecture + planning

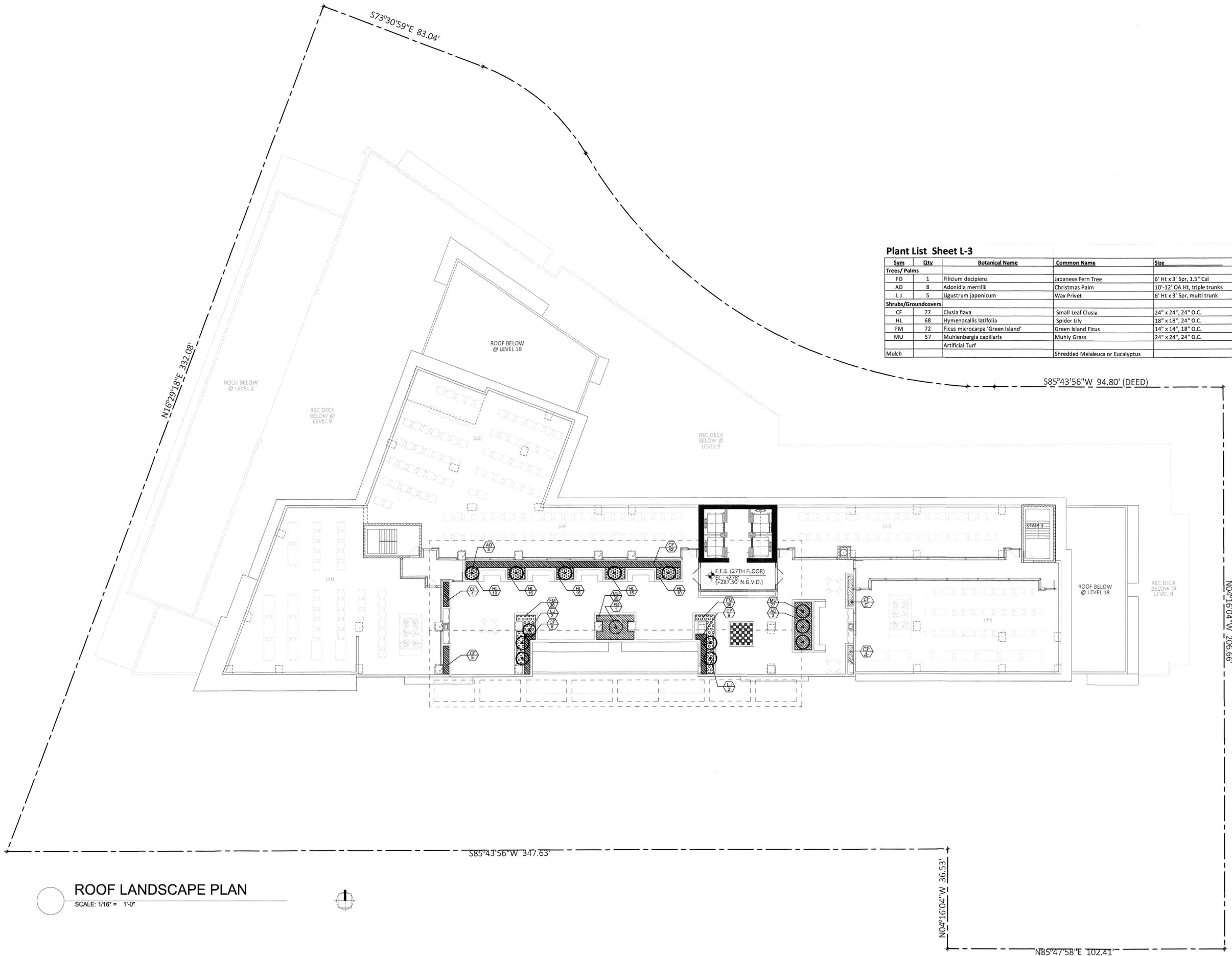
FORM GROUP, INC.  
6740 SW 84 CT, MIAMI, FL 33143  
TEL: 305.443.4244 FX: 305.443.3338  
ARCHITECT OF RECORD:  
OMAR MORALES, AIA  
AA-0014551

PROJECT NO.: 22-0210  
DATE: FEBRUARY 10, 2022

SCALE: AS SHOWN  
DRAWING NO.: L-3

**Plant List Sheet L-3**

Sym	Qty	Botanical Name	Common Name	Size	Native	Drought Tolerance
<b>Trees/ Palms</b>						
FD	1	Filicium decipiens	Japanese Fern Tree	6' Ht x 3' Spr, 1.5" Cal	No	Medium
AD	8	Adonia merrilli	Christmas Palm	10'-12' OA Ht, triple trunks	No	High
LJ	5	Ligustrum japonicum	Wax Privet	6' Ht x 3' Spr, multi trunk	No	High
<b>Shrubs/Groundcovers</b>						
CF	77	Clusia flava	Small Leaf Clusia	24" x 24", 24" O.C.	No	High
HL	68	Hymenocallis latifolia	Spider Lily	18" x 18", 24" O.C.	Yes	High
FM	72	Ficus microcarpa 'Green Island'	Green Island Ficus	14" x 14", 18" O.C.	No	High
MU	57	Muhlenbergia capillaris	Muhly Grass	24" x 24", 24" O.C.	Yes	High
Mulch		Artificial Turf	Shredded Melaleuca or Eucalyptus			



**ROOF LANDSCAPE PLAN**  
SCALE: 1/16" = 1'-0"





**LEGEND**

SYMBOL	MODEL NO.	DESCRIPTION	* EST. QUANTITY
△	PROS-00-PRS30-4H	HUNTER FLOOD BUBBLER	06
△	PROS-00-PRS30-4F	HUNTER FLOOD BUBBLER	04
□	15H	PROS-00-PRS30-15H HUNTER SHRUB SPRAY	01
●	80	PROS-06-PRS30-80 HUNTER 6" POP-UP SPRAY	02
●	100	PROS-06-PRS30-120 HUNTER 6" POP-UP SPRAY	01
●	12T	PROS-06-PRS30-12T HUNTER 6" POP-UP SPRAY	01
●	12H	PROS-06-PRS30-12H HUNTER 6" POP-UP SPRAY	02
●	RCS	PROS-06-PRS30-RCS515 HUNTER 6" POP-UP SPRAY	03
●	LCS	PROS-06-PRS30-LCS515 HUNTER 6" POP-UP SPRAY	04
●	SST	PROS-06-PRS30-S530 HUNTER 6" POP-UP SPRAY	16
●	150	PROS-06-PRS30-150 HUNTER 6" POP-UP SPRAY	03
●	15H	PROS-06-PRS30-15H HUNTER 6" POP-UP SPRAY	13
●	15TQ	PROS-06-PRS30-15TQ HUNTER 6" POP-UP SPRAY	01
●	15F	PROS-06-PRS30-15F HUNTER 6" POP-UP SPRAY	08
●	50	PROS-12-PRS30-50 HUNTER 12" POP-UP SPRAY	14
●	5T	PROS-12-PRS30-5T HUNTER 12" POP-UP SPRAY	02
●	8V	PROS-12-PRS30-8V HUNTER 12" POP-UP SPRAY	03
●	80	PROS-12-PRS30-80 HUNTER 12" POP-UP SPRAY	02
●	8H	PROS-12-PRS30-8H HUNTER 12" POP-UP SPRAY	02
●	10V	PROS-12-PRS30-10V HUNTER 12" POP-UP SPRAY	04
●	100	PROS-12-PRS30-100 HUNTER 12" POP-UP SPRAY	22
●	10H	PROS-12-PRS30-10H HUNTER 12" POP-UP SPRAY	09
●	10TQ	PROS-12-PRS30-10TQ HUNTER 12" POP-UP SPRAY	01
●	RCS	PROS-12-PRS30-RCS515 HUNTER 12" POP-UP SPRAY	19
●	LCS	PROS-12-PRS30-LCS515 HUNTER 12" POP-UP SPRAY	18
●	SST	PROS-12-PRS30-S530 HUNTER 12" POP-UP SPRAY	49
●	150	PROS-12-PRS30-150 HUNTER 12" POP-UP SPRAY	03
●	15T	PROS-12-PRS30-15T HUNTER 12" POP-UP SPRAY	05
●	15H	PROS-12-PRS30-15H HUNTER 12" POP-UP SPRAY	01
●	15TQ	PROS-12-PRS30-15TQ HUNTER 12" POP-UP SPRAY	01
●	ICV-101G	HUNTER 1" SOLENOID VALVE	08
□	PCH-1200	HUNTER AUTO. CONTROLLER	01
⊕	MINI-CLIK	HUNTER RAIN SENSOR	01
◀	RPZ (1 1/2")	FEBCO BACKFLOW PREVENTER	01
NDT SHOWN		<b>PAIGE THHN WIRE</b>	
		#12 AWG COMMON	900 LF
		#14 AWG CONTROL	5,400 LF
NDT SHOWN		SCH 40 GALVANIZED STEEL	AS REQUIRED
NDT SHOWN		SCH 40 PVC	
-----		MAIN LINE	900 LF
=====		LATERALS	AS REQUIRED
=====		SLEEVES	AS REQUIRED
NDT SHOWN		SPRINKLER RISERS	AS REQUIRED
NDT SHOWN		PVC FITTINGS	AS REQUIRED
.....		WIRE CONDUIT	840 LF
⊕		GATE VALVE (TO LINE SIZE)	01
●		VALVE BOX	09
□		GROUNDING LOCATION	01
⊗		CITY WATER METER	01

NOTE: ABOVE QUANTITIES ARE FOR COMPARISON ONLY. CONTRACTOR SHALL VERIFY PRIOR TO SUBMITTING BID.

**ZONE SUMMARY CHART**

STA NO.	VALVE TYPE	SPRINKLER TYPE	VALVE SIZE	WATER DEMAND	RUN TIME	WEEKLY USAGE
1	CW1	SPRAY	1"	22 GPM	40 MIN/WK	880 GAL/WK
2	CW2	SPRAY	1"	25 GPM	40 MIN/WK	1,000 GAL/WK
3	CW3	SPRAY	1"	26 GPM	40 MIN/WK	1,040 GAL/WK
4	CW4	SPRAY	1"	25 GPM	40 MIN/WK	1,000 GAL/WK
5	CW5	SPRAY	1"	31 GPM	40 MIN/WK	1,240 GAL/WK
6	CW6	SPRAY	1"	32 GPM	40 MIN/WK	1,280 GAL/WK
7	CW7	SPRAY	1"	20 GPM	40 MIN/WK	800 GAL/WK
8	CW8	SPRAY	1"	29 GPM	40 MIN/WK	1,160 GAL/WK
9-12	SPARE					
				320 MIN/WK	8,400 GAL/WK	

\*ESTIMATED RUN TIME TO APPLY 1.0 IN./WK.

**IRRIGATION NOTES & SPECIFICATIONS**

**AUTOMATIC IRRIGATION SYSTEM**  
 WATER DEMAND / ZONE REFER TO PLAN  
 WATER SOURCE 1" CITY WATER METER  
 PRESSURE REQUIRED 50 PSI

**GENERAL**

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "LANDSCAPE PLAN" DATED JANUARY 2021 AND REVISED LANDSCAPE PLAN DATED MARCH 19, 2021. CONTRACTOR SHALL REFER TO THESE PLANS TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS IRRIGATION PLAN SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL INSTALL IRRIGATION TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS SCALED AT 1" = 16'.

THIS SITE SHALL BE IRRIGATED WITH TWO INDEPENDENT SYSTEMS. THE WATER SOURCE FOR THE GROUND LEVEL SHALL BE A 1" CITY WATER METER DESIGNATED FOR IRRIGATION USE. THE WATER SOURCE FOR THE NINTH LEVEL SHALL BE A 1" PVC LINE. BACKFLOW PREVENTION SHALL BE INSTALLED IN BOTH SYSTEMS TO MEET LOCAL CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A REDUCE PRESSURE ASSEMBLY HAS BEEN SPECIFIED PER SYSTEM.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING HUNTER SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR IS ADVISED TO STUDY THE PLANS FOR ADDITIONAL INFORMATION AND TO VISIT THE SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS.

TO ENSURE PROPER OPERATION, PRESSURE REQUIRED, SOURCE SIZES, VALVE SIZES, ZONE CAPACITIES, SPRINKLER SPACING, PIPE AND WIRE SIZES, INSTALLATION NOTES AND DETAILS, AND SPECIFICATIONS SHALL BE FOLLOWED AS SHOWN.

**PIPING**

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. PIPE SHALL BE INSTALLED TO MINIMIZE DAMAGE TO THE ROOT SYSTEMS OF EXISTING TREES AND PALMS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN THE CARRIER PIPE, AND (3) EXTEND 3' BEYOND HARDSCAPED AREA. CONTRACTOR SHALL VERIFY THE SIZE, DEPTH AND LOCATION OF ALL EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT EACH BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 SCH 40 PVC.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

EACH BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

A GATE VALVE SHALL BE INSTALLED AT EACH SOURCE FOR ISOLATION. EACH VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

**SPRINKLERS**

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE BUILDING.

SPRINKLERS SHALL BE HUNTER PRO SERIES. SIX INCH POP-UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH SOD AND MULCH, TWELVE INCH POP UP TYPE SHALL BE INSTALLED IN AREAS LANDSCAPED WITH GROUNDCOVER AND LOW SHRUBS, SHRUBS HEADS SHALL BE INSTALLED IN AREAS LANDSCAPED WITH TALL SHRUBS, AND BUBBLERS SHALL BE INSTALLED AT SELECTED TREES.

POP-UP TYPE LOCATED IN SOD AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

POP-UP TYPE LOCATED IN SHRUBS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS TO A HEIGHT SO SPRINKLERS ARE CONCEALED FROM VIEW EXCEPT DURING USE.

SHRUB TYPE AND BUBBLERS SHALL BE INSTALLED ON 1/2" SCH 40 PVC RISERS. SHRUB HEADS SHALL BE INSTALLED A STANDARD HEIGHT OF 6" ABOVE PLANTS AND SHALL BE INSTALLED WITHIN PLANTS TO BE CONCEALED FROM VIEW. BUBBLERS SHALL BE INSTALLED AT THE BASE OF TREES FOR LOW LEVEL WATERING. ALL RISERS SHALL BE PAINTED FLAT BLACK TO BE LESS VISIBLE.

EACH SPRAY HEAD SHALL BE EQUIPPED WITH THE APPROPRIATE SPRAY NOZZLE AND SHALL BE PRESSURE REGULATED TO 30 PSI.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO INSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", AND SHRUBS HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

**CONTROL SYSTEM**

CONTROL SYSTEM SHALL BE A HUNTER PRO-HC SERIES ELECTRIC TYPE. FOR THE GROUND LEVEL SYSTEM ONE 12 STATION CONTROLLER SHALL ACTIVATE 8 IN-LINE VALVES. FOR THE NINTH LEVEL ONE 4 STATION CONTROLLER SHALL ACTIVATE 1 IN-LINE VALVE. A RAIN SENSOR BE INSTALLED TO CONSERVE WATER.

CONTROLLERS SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

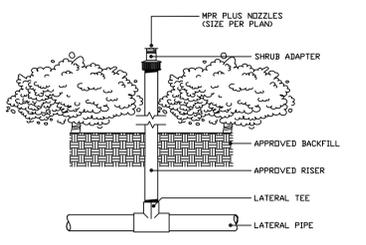
CONTROL LINES FROM THE AUTOMATIC CONTROLLERS TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG THHN TYPE WHICH SHALL BE:  
 (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLOR CODED TO FACILITATE TROUBLESHOOTING AND, (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

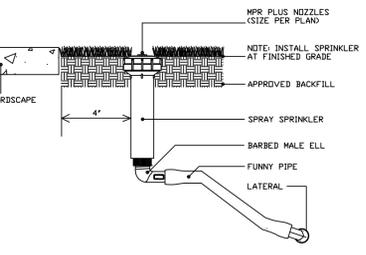
EACH RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. LOCATION SHALL BE SELECTED ON SITE.

**TIMING AND PRECIPITATION**

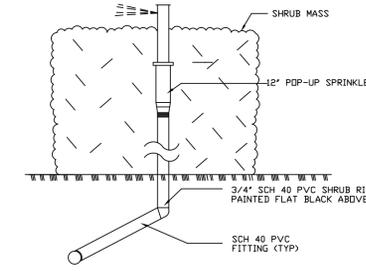
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.



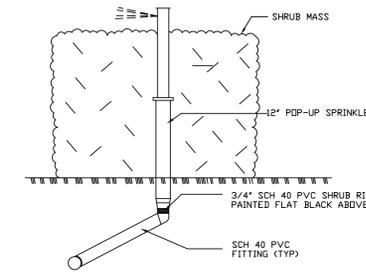
**SHRUB/BUBBLER SPRINKLER (N.T.S.)**  
 BUBBLER/SHRUB SPRAY INSTALLED AT THE BASE OF PLANTS FOR LOW LEVEL WATERING.



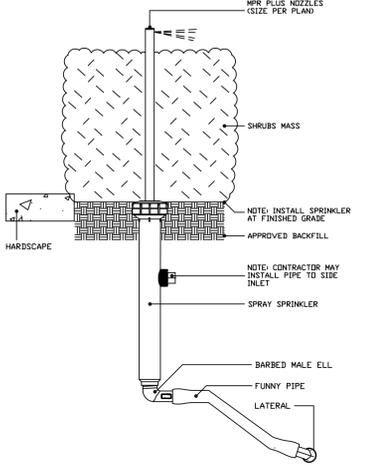
**SPRINKLER DETAIL (N.T.S.)**  
 POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN SOD OR MULCH



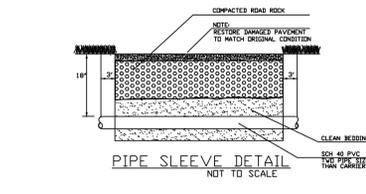
**SPRINKLER DETAIL (N.T.S.)**  
 12" POP-UP SPRAY ON PVC SWING JOINT WITH RISER LOCATED IN PLANT MASS MAINTAINED TO A MIN. HEIGHT OF 24"



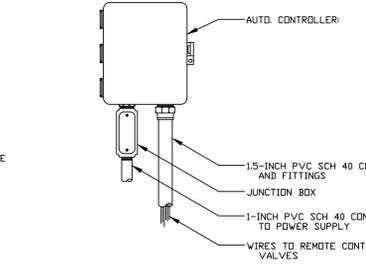
**SPRINKLER DETAIL (N.T.S.)**  
 12" POP-UP SPRAY ON PVC SWING JOINT LOCATED IN PLANT MASS MAINTAINED TO A MIN. HEIGHT OF 18"



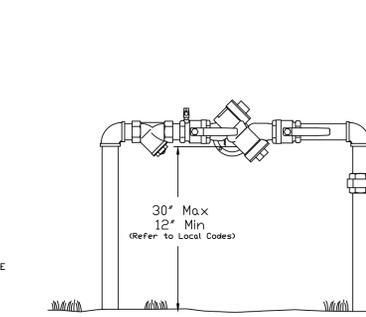
**SPRINKLER DETAIL (N.T.S.)**  
 12" POP-UP SPRAY ON POLY PIPE SWING JOINT LOCATED IN PLANTS MAINTAINED TO A MAX. HEIGHT OF 8'



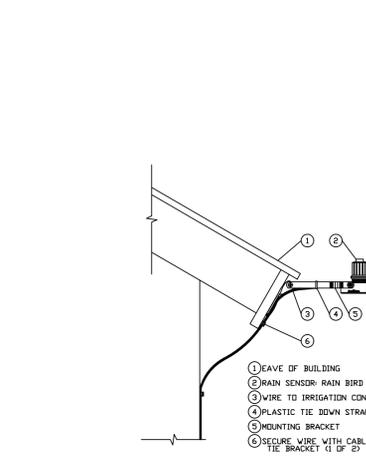
**PIPE SLEEVE DETAIL**  
 NOT TO SCALE



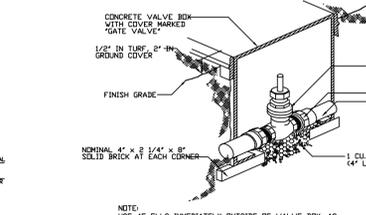
**AUTOMATIC CONTROLLER**  
 NOT TO SCALE



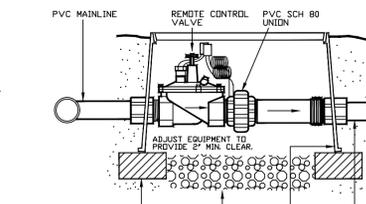
**REDUCED PRESSURE ASSEMBLY**  
 NOT TO SCALE



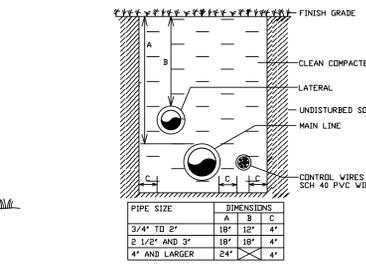
**RAIN SENSOR RSD-BE X**  
 NOT TO SCALE



**GATE VALVE DETAIL**  
 NOT TO SCALE



**REMOTE CONTROL VALVE DETAIL**  
 NOT TO SCALE



**TRENCHING DETAIL (N.T.S.)**  
 NON-TRAFFIC AREAS

**SOLESTE ON THE BAY**

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**STRUCTURAL ENGINEER:**

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 NORTH MIAMI BEACH, FL 33160

**SOLESTE ON THE BAY**

**REVISIONS:**

1	RESPONSE TO TRAD	05-05-22
2	RESPONSE TO TRAD	05-26-22

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 AA-0116151

PROJECT NO. 22-0210 TITLE: IRRIGATION LEGEND, NOTES, AND DETAILS  
 DATE: FEBRUARY 10, 2022  
 SCALE: N.T.S. DRAWING NO.: IR-2

**SOLESTE ON THE BAY**

DEVELOPER:

Posted Image #3 08f16422.jpg

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MULTI-FAMILY DEVELOPMENT FOR:  
**SOLESTE ON THE BAY**

16375 BISCAYNE BOULEVARD  
NORTH MIAMI BEACH, FL 33160

REVISIONS:

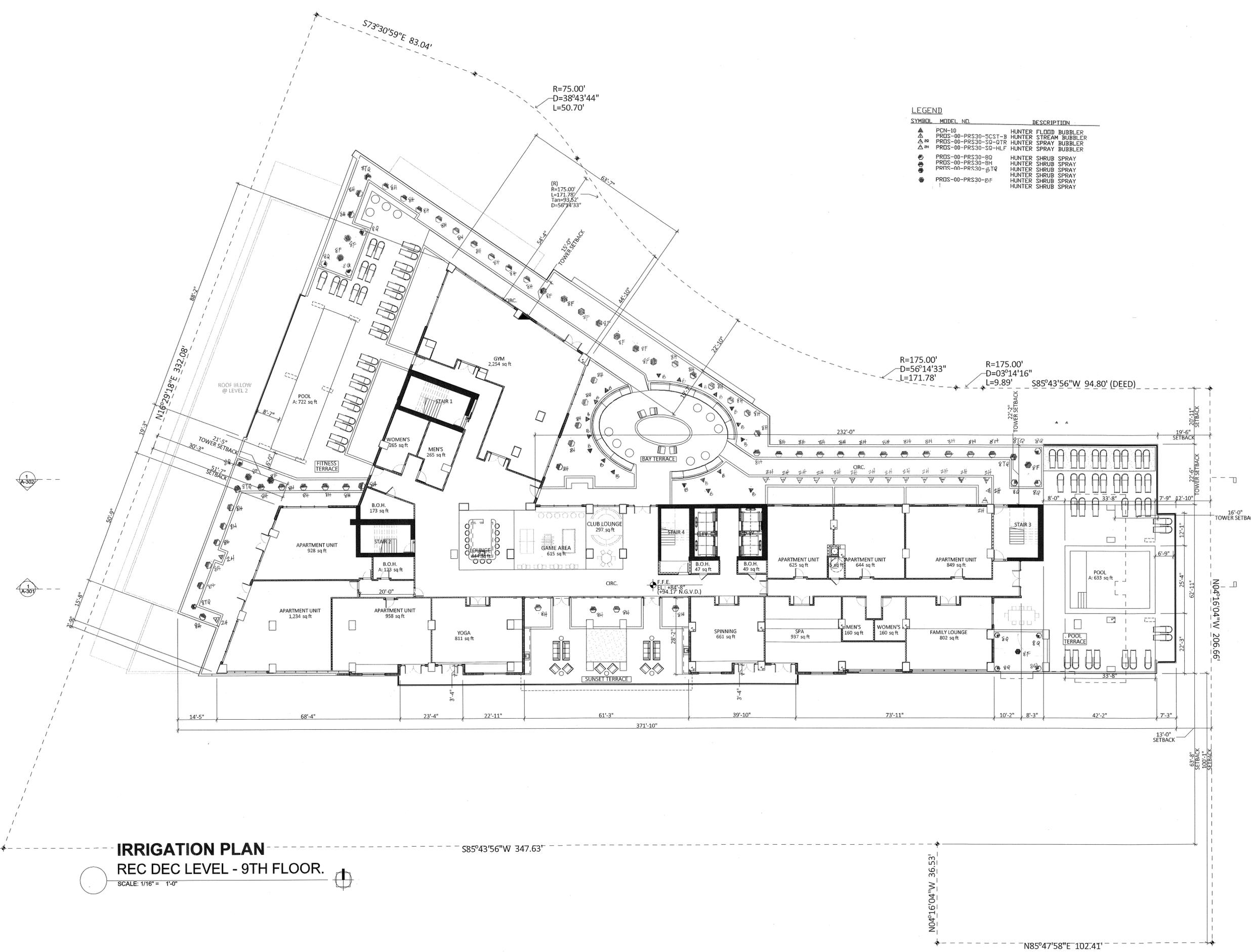
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ARCHITECT OF RECORD:  
OMAR MORALES, AIA  
AA-0014851

PROJECT NO.: 22-0210 TITLE: REC DEC FLOOR PLAN (R)  
DATE: 5/6/2022  
SCALE: AS SHOWN DRAWING NO.: IR-3

**LEGEND**

SYMBOL	MODEL NO.	DESCRIPTION
▲	PCN-10	HUNTER FLOOD BUBBLER
▲	PRDS-00-PRS30-SCST-B	HUNTER STREAM BUBBLER
▲	PRDS-00-PRS30-SQ-QTR	HUNTER SPRAY BUBBLER
▲	PRDS-00-PRS30-SQ-HLF	HUNTER SPRAY BUBBLER
●	PRDS-00-PRS30-SQ	HUNTER SHRUB SPRAY
●	PRDS-00-PRS30-SH	HUNTER SHRUB SPRAY
●	PRDS-00-PRS30-S-TQ	HUNTER SHRUB SPRAY
●	PRDS-00-PRS30-S-F	HUNTER SHRUB SPRAY



**IRRIGATION PLAN**  
REC DEC LEVEL - 9TH FLOOR.

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



