

MIAMI BEACH BUILDING DEPARTMENT

BRODSON LUXURY HOMES
CBC 1264776

Reviewed For Compliance

BR2106013

January 18, 2021

03/02/2022 1:10:12 PM

To: Asgard Amit
City of Miami Beach
PARKING DEPARTMENT

RE: CMB Construction Parking and Traffic Management Plan
Site Address: 28 East Star Island Drive, Miami Beach 33139

Mr. Amit,

As requested, we have secured additional parking for construction vehicles in case it is needed during construction of the residence at 28 E. Star Island Dr. Please see attached letter from Legacy Parking Company with details.

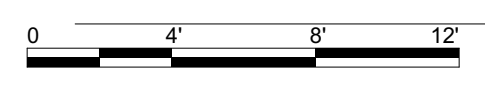
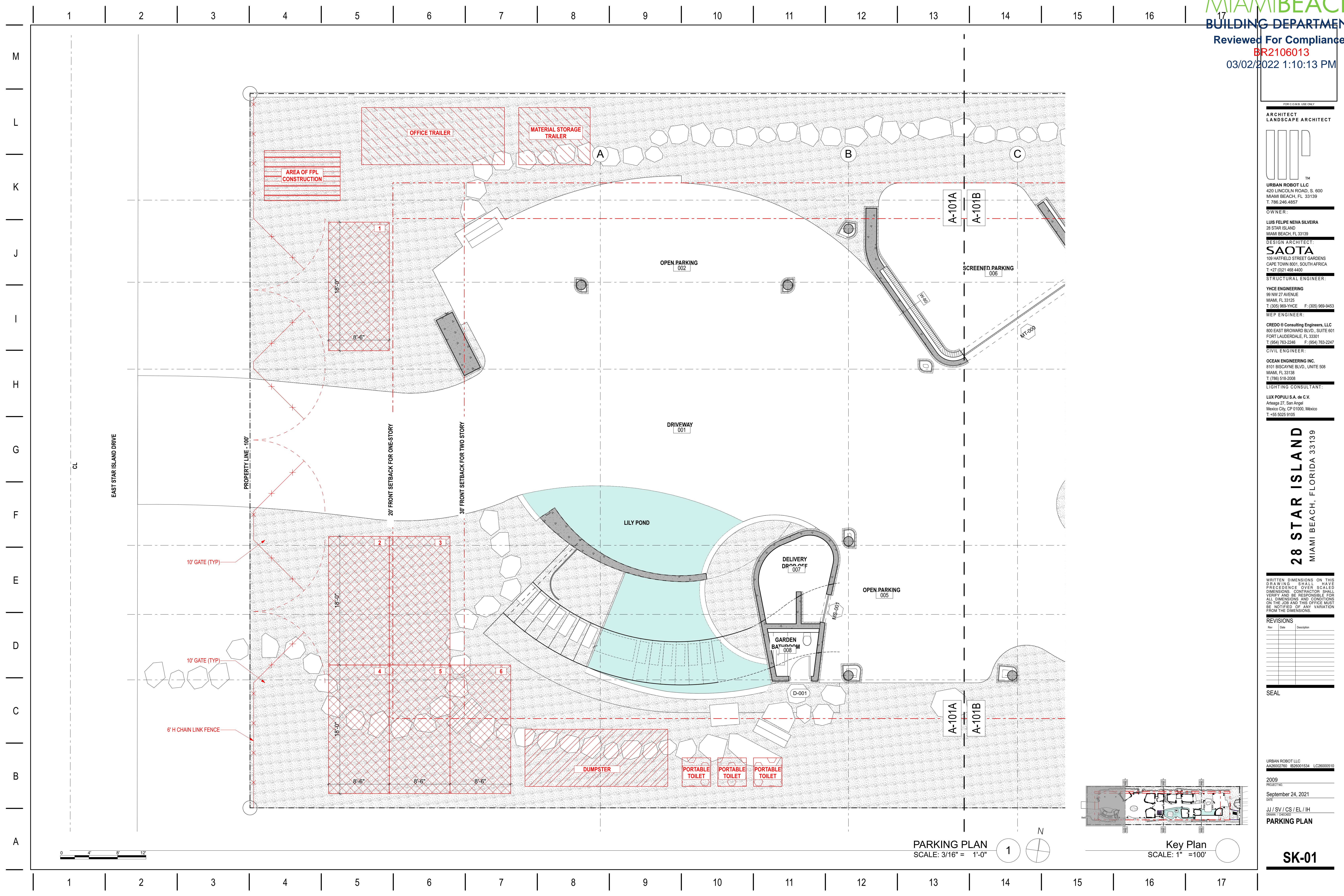
Subcontractors will drop off their tools and materials at the site and then drive to the lot where all the workers will meet, and one will drive to the site. Brodson will add shuttling of subcontractors as required at different stages of construction. There will be 12 spaces for construction parking on site to accommodate groups of subcontractors carpooling from the lot to the site.

Please do not hesitate to contact me with any questions.

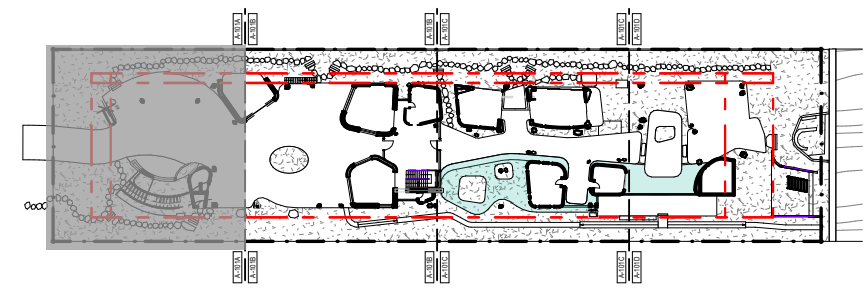
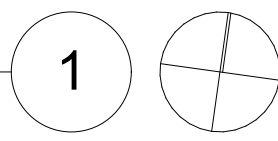
Thank you,
Angelica Arias



Project Executive
Brodson Construction, Inc.
305-495-1295
angelica@brodsonconstruction.com



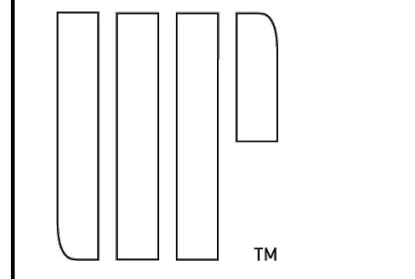
PARKING PLAN
SCALE: 3/16" = 1'-0"



Key Plan
SCALE: 1" = 100'

FOR OWNER USE ONLY

ARCHITECT
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857

OWNER:

LUIS FELIPE NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:
SAOTA
109 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 488 4400

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-YHCE F: (305) 969-9453

MEP ENGINEER:

CREDO Consulting Engineers, LLC
800 EAST BROWARD BLVD., SUITE 601
FORT LAUDERDALE, FL 33301
T: (954) 763-2248 F: (954) 763-2247

CIVIL ENGINEER:

OCEAN ENGINEERING INC.
8101 BISCAYNE BLVD., UNIT 508
MIAMI, FL 33138
T: (786) 518-2008

LIGHTING CONSULTANT:

LUX POPULI S.A. de C.V.
Artega 27, San Angel
Mexico City, CP 01000, Mexico
T: +55 5025 9105

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS		
Rev	Date	Description

SEAL

URBAN ROBOT LLC
AA28002760 1828001534 LC26000510

2009 PROJECT NO.

September 24, 2021 DATE

JJ / SV / CS / EL / IH DRAWN / CHECKED

PARKING PLAN

SK-01

Reviewed For Compliance

Building Department, Miami Beach, Florida 33139

03/02/2022 1:10:13 PM

Office Use Only		Applicant Information (Blue or Black Ink Only)	
Submittal Date: _____ Permit #: _____	Parcel / Folio Number: 02-4204-001-0235	Building Department 1100 Convention Center Blvd Miami Beach, Florida 33139 Telephone: 305-673-7810; Fax: 305-673-7857 http://www.miamibeachfl.gov/Building/	
Property Address: 28 Star Island Dr	Unit #: _____	Master Permit Number (If applicable): _____	Modification # (If applicable): _____

Permit Type (select one)		Permit Request (select all that apply)		Property Information (select one)	
<input checked="" type="checkbox"/> Building <input type="checkbox"/> Electrical <input type="checkbox"/> Mechanical <input type="checkbox"/> Plumbing <input type="checkbox"/> Roofing <input type="checkbox"/> Phased Permit	<input type="checkbox"/> Demo year built _____ <input type="checkbox"/> Generator <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Fire <input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Change of Contractor <input type="checkbox"/> Change of Architect/Engineer <input type="checkbox"/> LEED <input type="checkbox"/> Interior, Non-Structural <input type="checkbox"/> 5 Days Review	<input type="checkbox"/> Permit Extension <input type="checkbox"/> Permit Renewal <input type="checkbox"/> Permit Revision <input type="checkbox"/> Change of Use <input type="checkbox"/> Private Provider <input type="checkbox"/> City Project <input type="checkbox"/> Repeive Permit	<input type="checkbox"/> Commercial <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Residential: Single-Family Residential or Duplex	Occupancy Classification: _____ Total Value of Work: \$ _____ Attach a copy of the construction cost affidavit to this form

Total Value: _____	Square Footage: 17,300	Value of Work: \$ \$3,851,176	\$
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Description of Work: Foundation Permit Only - Complete building plans will be submitted as a revision to this permit.

Property Owner			Contractor		
Name: Qriar Island Corp Address: 5004 N. Bay Rd. City: Miami Beach, FL 33140			Name: Brodson CONSTRUCTION Inc. Address: 120 NE 27th St. Suite 100 City: Miami, FL 33138		
Driver's License/ State Identification Number: _____ E-Mail Address: jj@urbanrobot.net Daytime phone: _____			State Identification Number/License: CBC1264520 E-Mail Address: andrew@brodsonconstruction.com Daytime phone: _____		
Architect			Structural Engineer		
Name: Urban Robot, LLC License Number: AR99232 E-Mail Address: jj@urbanrobot.net Daytime phone: 786-246-4857			Name: _____ License Number: _____ E-Mail Address: _____ Daytime phone: _____		

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a separate permit must be secured for Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy. A person who knowingly makes a false declaration is guilty of the crime of perjury by false written declaration, a felony of the third degree, punishable as provided in s. 775.082, s. 775.083, or s. 775.084.

OWNER'S AND QUALIFIER'S ELECTRONIC SUBMISSION STATEMENT: Under penalties of perjury, I declare that I have read the information contained in this permit application and the facts stated in it are true and correct.

Owner/Lessee for new permits (Documentation establishing ownership may be requested). TEMPORARY STRUCTURE PERMIT PACKAGE MUST BE SUBMITTED TWO (2) WEEKS IN ADVANCE. *

Master Permit Contractor of Record (For sub-permit / change of contractor).

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING \$2,500.00.

Signature of Owner/Agent or GC (for Sub-permits): _____ PRINT NAME: Luis Felipe Nebra Silveira STATE OF Florida COUNTY OF Miami-Dade	Signature of Qualifier: _____ PRINT NAME: Andrew Magrin STATE OF Florida COUNTY OF Miami-Dade
--	---

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 8 day of October, 2021

Signature of Notary Public:

Print Name: ANA M. GONZALEZ

(SEAL) Personally known or Produced Identification: Driver License

Signature of Notary Public:

Print Name: ANA M. GONZALEZ

(SEAL) Personally known or Produced Identification: _____



MIAMI BEACH

BUILDING DEPARTMENT

Reviewed For Compliance

BR2106013

03/02/2022 1:10:13 PM

28-JANUARY-2022

Building Department
City of Miami Beach

Project Address: 28 Star Island, Miami Beach, FL 33139
Building Permit: BR2106013
Re: Response to Permit Review - Plumbing

This memo serves to address the most recent plan review for Plumbing section comments.

1- Provide County Final approval. (Storm drainage well)

RESPONSE: The County DERM approval for the drainage well has been issued. Refer to county stamp on Civil sheets.

End of Document

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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Table with 2 columns: #, Description

REVISIONS:

Table with 2 columns: #, Description

SEAL

URBAN ROBOT LLC
A26502780 B26507434 LC26500510

H210060

PROJECT NO:

07-13-2021

DATE:

JJ / SV / CS / EL / AB

DRWNT CHECKED

GENERAL NOTES

S001

STRUCTURAL NOTES

GENERAL NOTES

ALL WORK SHALL BE IN CONFORMANCE WITH STRUCTURAL DRAWINGS, SPECIFICATIONS AND THE REQUIREMENTS OF THE 2020 FLORIDA BUILDING CODE, ("THE BUILDING CODE" REFERENCED IN THE FOLLOWING NOTES).

- 1.-TO THE BEST OF OUR KNOWLEDGE, THE STRUCTURAL DRAWINGS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
2.-CONSTRUCTION IS TO COMPLY WITH THE REQUIREMENTS OF THE GOVERNING BUILDING CODE NOTED ABOVE AND ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS.
...
21.-FLOOD LOADS

FLOOD LOADS

- 1.- THE BUILDING IS DESIGNED DRY FLOOD PROOFED IN ACCORDANCE WITH ASCE-24.
2.-CLASSIFICATION OF STRUCTURE = CATEGORY II (ASCE 24-05, TABLE 1-1).
3.-BASE FLOOD ELEVATION (BFE) = +11.00' N.G.V.D.
4.-DESIGN FLOOD ELEVATION (DFE) = BFE + 1.00' =12.00' N.G.V.D.

WIND ANALYSIS DESIGN PARAMETERS

- 1.-WIND DESIGN HAS BEEN DONE IN ACCORDANCE WITH ASCE 7-16 AND 2020 FBC (7TH EDITION), HVHZ.
2.-EXPOSURE "D"
3.-RISK CATEGORY: II
4.-INTERNAL PRESSURE COEFFICIENT, Gcpi= .0.18.
5.-ULTIMATE WIND VELOCITY, V= 175 MPH

FOUNDATIONS

- 1.-FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS, GRADE BEAMS AND STRUCTURAL CONCRETE SLAB.
2.- 14" ROUND PILES SHALL BE INSTALLED TO DEVELOP AN ALLOWABLE COMPRESSION CAPACITY OF 35 TONS , AN ALLOWABLE TENSION CAPACITY OF 15 TONS , AND 2 TONS OF ALLOWABLE LATERAL CAPACITY.
...
11.-CENTERS OF COLUMNS SHALL COINCIDE WITH CENTERS OF PILE CAPS AND GRADE BEAMS, UNLESS OTHERWISE NOTED IN FOUNDATION FRAMING PLAN AND PILE CAP DETAILS.

STRUCTURAL STEEL

- 1.-STRUCTURAL STEEL SHALL COMPLY WITH AISC *SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION FOR STRUCTURAL STEEL BUILDINGS," NINTH EDITION.
2.-STRUCTURAL STEEL WIDE FLANGE SHAPES AND PLATES SHALL CONFORM TO ASTM A 572, FY 50 KSI, EXCEPT OTHER SHAPES WHICH SHALL CONFORM TO ASTM A 36, FY 36 KSI.
...
21.-WELDING

RAILINGS

BALCONY, TERRACE, AND STAIR RAILINGS SHALL BE DESIGNED BY THE MANUFACTURER'S REGISTERED ENGINEER IN THE STATE OF FLORIDA TO RESIST A LOAD OF 50 PLF. APPLIED IN ANY DIRECTION AT TOP OF SUCH BARRIER. POSTS SHALL BE DESIGNED TO RESIST THE REACTION FROM THE RAILINGS OR A MINIMUM LOAD OF 200 LBS. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST A LOAD OF NOT LESS THAN 200 LBS. APPLIED IN ANY DIRECTION AND AT ANY POINT ON THE RAIL.

TEMPORARY WORK NOTES

- 1.-ALL TEMPORARY WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE.
2.-IT IS THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE PROPER SHEETING, SHORING, AND BRACING WHEREVER NECESSARY. SHOP DRAWINGS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER AND RETAINED BY THE CONTRACTOR.
...
4.-THE DRAWINGS INDICATE THE COMPLETED STRUCTURE. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ALL TEMPORARY MEASURES NECESSARY FOR ERECTION.

ALLOWANCE

REINFORCING AND CONCRETE ALLOWANCE: THE CONTRACTOR SHALL PROVIDE A 5% OF STEEL REINFORCEMENT TOTAL WEIGHT ALLOWANCE. THE CONTRACTOR SHALL ALSO PROVIDE A 5% OF TOTAL CONCRETE VOLUME ALLOWANCE TO USE AT HIS DISCRETION DURING CONSTRUCTION.

WELDING

- 1.ALL WELDING SHOULD BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY A.W.S. BY CERTIFIED WELDERS
2.CONTRACTORS TO USE E-70 SERIES LOW HYDROGEN ELECTRODES.

SHOP DRAWINGS AND SUBMITTALS

- 1.-THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW PRIOR TO COMMENCEMENT OF WORK.
2.-SHOP DRAWINGS WILL BE REVIEWED FOR COMPLIANCE WITH CONTRACT DOCUMENTS, CONSTRUCTION METHODS, DIMENSIONING AND OTHER TRADE REQUIREMENTS BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE PROJECT ENGINEER.
...
21.-WELDING

ALUMINUM:

- 1.-ALUMINUM WORK SHALL COMPLY WITH THE ALUMINUM ASSOCIATION, INC. "SPECIFICATIONS FOR ALUMINUM STRUCTURES", "THE COMMENTARY ON SPECIFICATIONS FOR ALUMINUM STRUCTURES", AND "ENGINEERING DATA FOR ALUMINUM STRUCTURES".
2.-ALUMINUM WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 SIXTH EDITION.
...
5.-ALUMINUM SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEERS.

DIMENSIONS

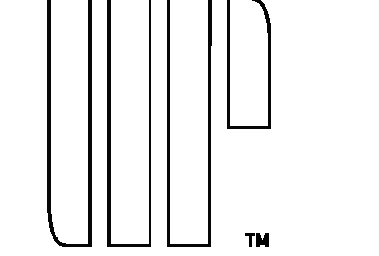
- 1.-WHILE THE POSITION OF MOST CONCRETE, STEEL, AND DECKING MEMBERS ARE DEFINED DIRECTLY ON THE STRUCTURAL DRAWINGS THERE ARE INSTANCES WHERE REFERENCE MUST BE MADE TO ARCHITECTURAL OR OTHER DRAWINGS TO DEDUCE A DIMENSION.
2.-WITH THE POSITION OF MOST CONCRETE, MASONRY, STEEL, AND DECKING MEMBERS THUS FIXED, THE CONTRACTOR SHALL STILL NEED TO DEDUCE AND COMPUTE OTHER DIMENSIONS THAT ARE DERIVATIVE FROM THE BASIC DIMENSIONS.
...
3.-TO ENSURE ACCURACY OF THESE DERIVED DIMENSIONS, THE CONTRACTOR IS TO PRODUCE LAYOUT DRAWINGS FOR COORDINATION WITH OTHER TRADES, AS WELL AS DETAILED SHOP DRAWINGS, ALTHOUGH THEY WILL NOT BE CHECKED, THESE LAYOUT DRAWING ARE TO BE SUBMITTED AT THE SAME TIME AS THE RELEVANT SHOP DRAWING.

DEFERRED DESIGNS

- POOL RELATED COORDINATION WITH ANY ATTACHMENT TO THE CONCRETE STRUCTURE.
-SHOP DRAWINGS BY SPECIALTY ENGINEER COLD STUD METAL FRAMING (SECTION 05400) AND PERFORATED METAL GARAGE PANELS (SECTION 05702).
...
6.-PRE ENGINEERED STRUCTURAL STEEL TRUSSFRAMES FOR MAINTENANCE BUILDING.

FOR COMB USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857

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REVISIONS:

ID	Revision #	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	REVISION #2
3	01-28-2022	IFD COMMENTS

SEAL

URBAN ROBOT LLC
A226007810 B23007534 LC26000510

H210060

PROJECT NO:

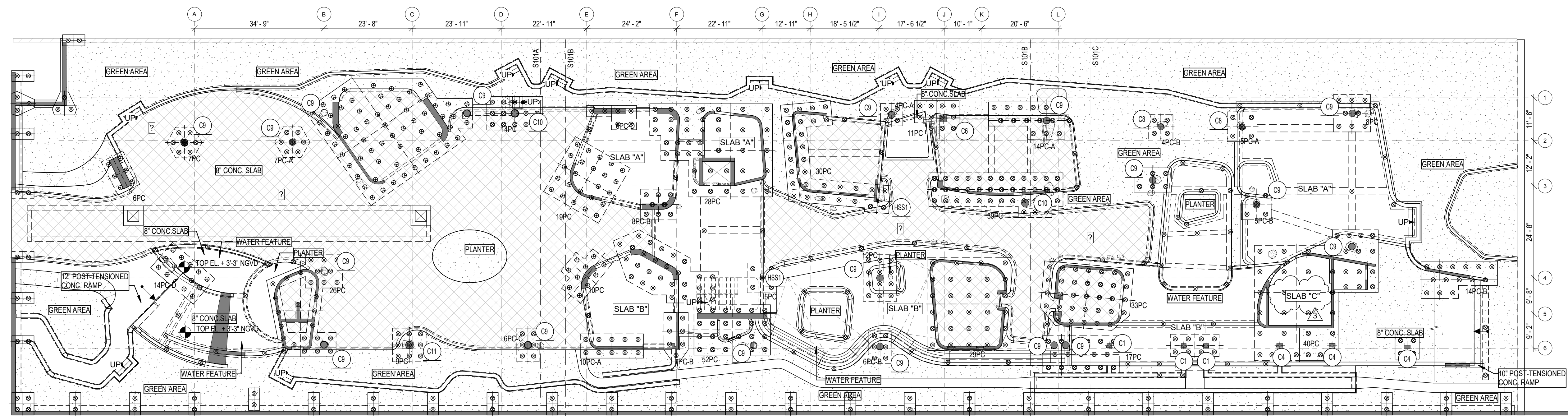
07-13-2021

DATE

JJ / SV / CS / EL / AB

FOUNDATION AND UNDERSTORY OVERALL FLOOR FRAMING PLAN

S101



FOUNDATION & UNDERSTORY FLOOR OVERALL FRAMING PLAN
SCALE: 1/16" = 1'-0"

SOIL STATEMENT:
A. FOUNDATION SYSTEM CONSISTS OF 14" ROUND AUGER-CAST CONCRETE PILES SUPPORTING REINFORCED CONCRETE PILE CAPS AND A STRUCTURAL CONCRETE SLAB.
B. 14" ROUND PILES SHALL BE INSTALLED TO DEVELOP A COMPRESSION CAPACITY OF 35 TONS, A TENSION CAPACITY OF 15 TONS & A LATERAL CAPACITY OF 2 TONS. MINIMUM PILE LENGTH 38'-0" B.E.S.L. (BELOW EXISTING STREET LEVEL).
C. PILE INSTALLATION SHALL BE SUPERVISED BY A STATE OF FLORIDA REGISTERED ENGINEER.
D. PILE INSTALLATION SHALL CONFORM WITH CHAPTER 18 OF THE FLORIDA BUILDING CODE, 2020 SEVENTH EDITION.
E. CONTRACTOR SHALL PROVIDE TO THE STRUCTURAL ENGINEER OF RECORD AN AS-BUILT PLAN SHOWING PRECISE IDENTIFICATION AND LOCATION OF EVERY PILE FOR REVIEW AND APPROVAL PRIOR TO POURING OF PILE CAPS AND GRADE BEAMS.
F. THE ABOVE FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT DATED MARCH 3 2021 AND DYNATECH ENGINEERING CORP.

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN. IF LOADS EXCEED THOSE, VENDOR WILL RESPONSIBLE FOR UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES." PER BUILDING F.B.C. 2020 (SEVENTH EDITION), SECTION 18.16.1

NOTES:
1. DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.
2. CONTRACTOR TO SUBMIT SIGNED AND SEALED CALCULATIONS AND SHOP DRAWINGS FOR WINDOWS AND DOORS BY FLORIDA PROFESSIONAL ENGINEER BEFORE FABRICATION FOR APPROVAL BY THE ENGINEER OF RECORD TO SHOW COMPLIANCE WITH THE RESIDENTIAL FLORIDA BUILDING CODE 2020 (SEVENTH EDITION).
3. A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUBGRADE WHERE NO BASE COURSE EXISTS PER BUILDING F.B.C. 2020 (SEVENTH EDITION), SECTION 1805.2.1

LEGEND:

	P-14 DENOTES A 14" DIAMETER AUGER CAST PILE (35 TONS COMPRESSION CAPACITY & 15 TONS TENSION CAPACITY)		DENOTES A COLUMN STARTING AT THIS LEVEL
	DENOTES A TENSION PILE		DENOTES A COLUMN ENDING AT THIS LEVEL
	DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)		DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
	DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)		DENOTES A NEW CONCRETE COLUMN OR WALL
	DENOTES A PLANTER		DENOTES A CONCRETE PILE CAP & GRADE BEAM

CONCRETE SLAB LEGEND:

	SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
	SLAB "B" DENOTES AN 12" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
	SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

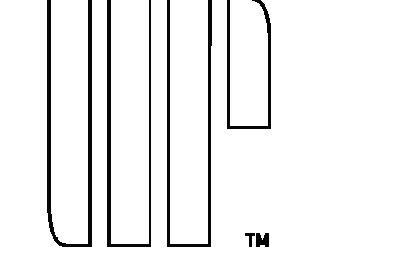
SUPERIMPOSED LOADS:

AREA	LOAD TYPE	LOAD VALUE
STAIRS	DEAD	10 PSF
	LIVE	100 PSF
ENTERTAINMENT AREAS	DEAD	25 PSF
	LIVE	100 PSF
PARKING	DEAD	10 PSF
	LIVE	40 PSF
GYM	DEAD	25 PSF
	LIVE	150 PSF
STORAGE	DEAD	10 PSF
	LIVE	150 PSF

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www.yhengineering.com

YOUSSEF H. HACHEM, Ph.D., P.E.
No. 43302

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INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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CIVIL ENGINEER:
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T. (786) 518-2008

LIGHTING CONSULTANT:
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Mexico City, CP 01000, Mexico
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28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #	Description
1	12-03-2021	IFDC COMMENTS
2	12-23-2021	REVISION #2
3	01-28-2022	IFDC COMMENTS

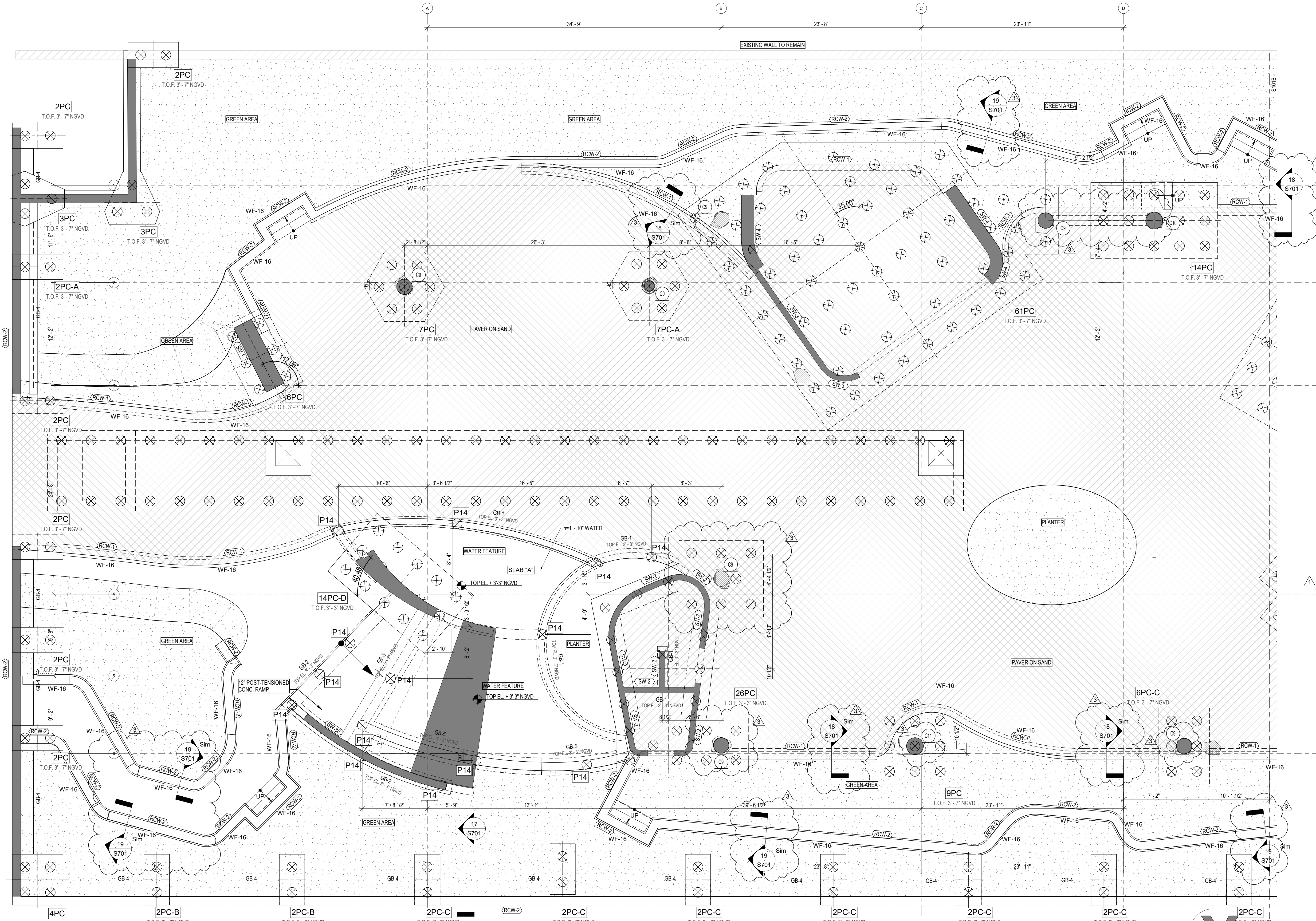
SEAL

URBAN ROBOT LLC
A-26002760 ID:26001534 LC26000510

H210060
PROJECT NO:
07-13-2021
DATE

JJ / SV / CS / EL / AB
DESIGN CHECKED
FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-A

S101A



FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-A
SCALE: 3/16" = 1'-0"

RETAIN CONCRETE WALL LEGEND:
 (RCW-1) DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL
 (RCW-2) DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL

CONCRETE SLAB LEGEND:
 SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT.
 SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
 SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND:

P-14	DENOTES A COLUMN STARTING AT THIS LEVEL	DENOTES A NEW HSS STEEL COLUMN	DENOTES A NEW RETAINING CONCRETE WALL
DENOTES A TENSION PILE	DENOTES A COLUMN ENDING AT THIS LEVEL	DENOTES A NEW CONCRETE COLUMN	WF-xx DENOTES A NEW WALL FOOTING
DENOTES A PLANTER	DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL	DENOTES A CONCRETE PILE CAP & GRADE BEAM	GB-xx DENOTES A NEW GRADE BEAM
	DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL	DENOTES A NEW CONCRETE WALL	xxPC DENOTES A NEW PILE CAP

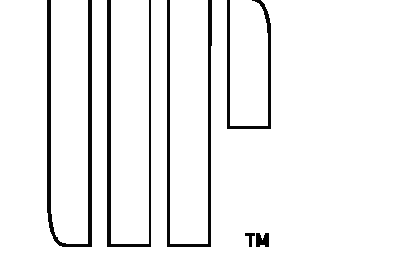
MCE
 YOUSSEF HACHEM
 CONSULTING ENGINEERING INC.
 CA 26553

99 NW 27 AVE
 MIAMI, FL 33125
 (786) 287-9120
 (305) 969-9453
 www.yhengineering.com

YOUSSEF HACHEM, Ph.D., P.E.
 No. 43302
 LICENSE
 No. 43302
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER

FOR COMB USE ONLY

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T: 786 246 4857

OWNER:

LUIS FELIPE NEVIA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

SAOTA 103 HATHFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T: +27 (0)21 468 4400

STRUCTURAL ENGINEER:

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MEP ENGINEER:

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CIVIL ENGINEER:

OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNIT 508 MIAMI, FL 33138 T: (786) 518-2008

LIGHTING CONSULTANT:

LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T: +52 55 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 2 columns: #, Description. Contains revision notes.

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URBAN ROBOT LLC A426002760 ID26001534 LC26000510

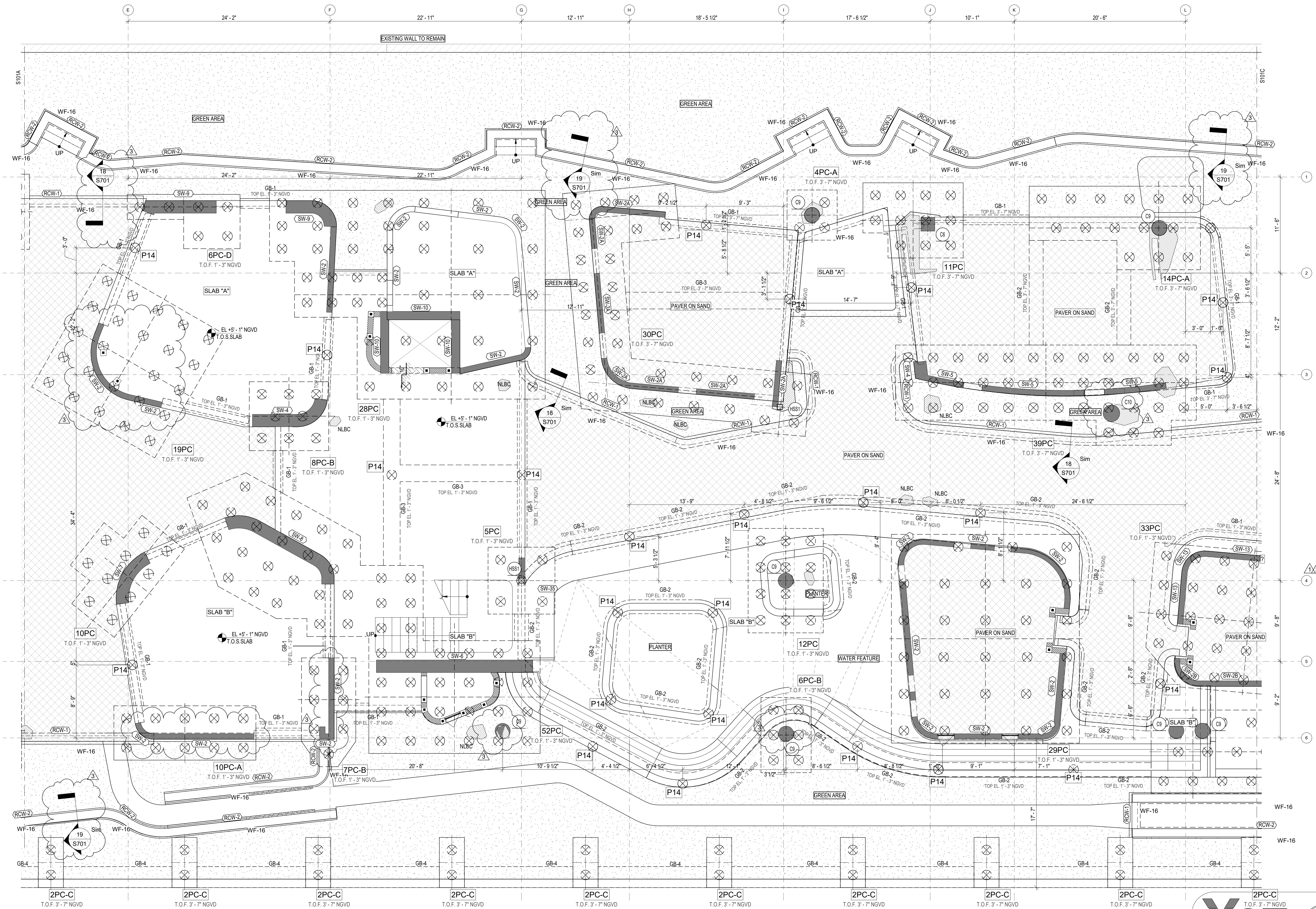
H210060 PROJECT NO.

07-13-2021 DATE

JJ / SV / CS / EL / AB DRAWN / CHECKED

FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-B

S101B



FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-B SCALE: 3/16" = 1'-0"

RETAIN CONCRETE WALL LEGEND: (RCW-1) DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL. (RCW-2) DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL.

CONCRETE SLAB LEGEND: SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT. SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT. SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

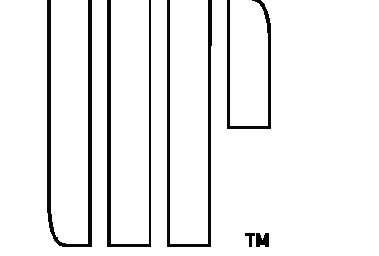
LEGEND: Symbols for P-14, HSSx, Cx, SWxx, RCWxx, WF-xx, GB-xx, xxPC, and other structural elements.

YHCE logo and professional engineer seal for YOUSSEF H. HACHEM, No. 43302, STATE OF FLORIDA.

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ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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2	2	12-23-2021 REVISION #2
3	3	01-28-2022 IFC COMMENTS

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H210060
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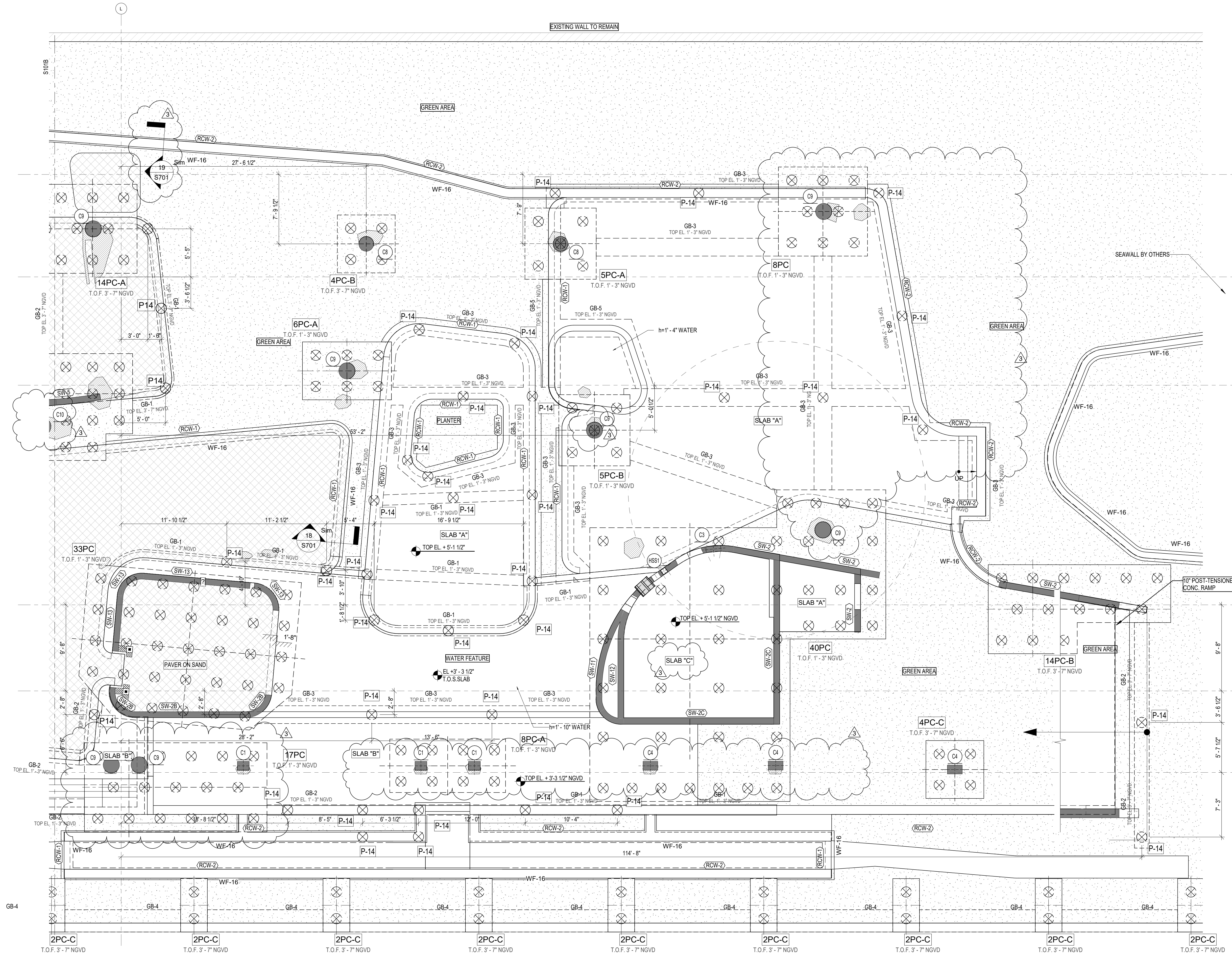
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DATE

JJ / SV / CS / EL / AB
DESIGN CHECKED

FOUNDATION AND UNDERSTORY ENLARGED FLOOR FRAMING PLAN-C

S101C

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www.yhceengineering.com
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302



FOUNDATION & UNDERSTORY ENLARGED FLOOR FRAMING PLAN-C
SCALE: 3/16" = 1'-0"

RETAIN CONCRETE WALL LEGEND:
RCW-1 DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL
RCW-2 DENOTES AN 8" CONC. WALL w/ #5 @12" O.C. E.W. VERTICAL & #4 @12" O.C. E.W. HORIZONTAL

CONCRETE SLAB LEGEND:
SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT.
SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

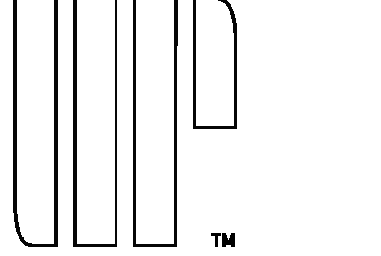
LEGEND:

- P-14 DENOTES A 14" DIAMETER AUGER CAST PILE (35 TONS COMPRESSION CAPACITY)
- T DENOTES A TENSION PILE
- XX DENOTES A COLUMN STARTING AT THIS LEVEL
- XX DENOTES A COLUMN ENDING AT THIS LEVEL
- XX DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- XX DENOTES A NEW HSS STEEL COLUMN
- Cx DENOTES A NEW CONCRETE COLUMN
- SWxx DENOTES A CONCRETE PILE CAP & GRADE BEAM
- DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- DENOTES A NEW CONCRETE WALL
- RCWxx DENOTES A NEW RETAINING CONCRETE WALL
- WF-xx DENOTES A NEW WALL FOOTING
- GB-xx DENOTES A NEW GRADE BEAM
- xxPC DENOTES A NEW PILE CAP

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ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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T. 786.246.4857

OWNER:

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MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

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MIAMI, FL 33125
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MEP ENGINEER:

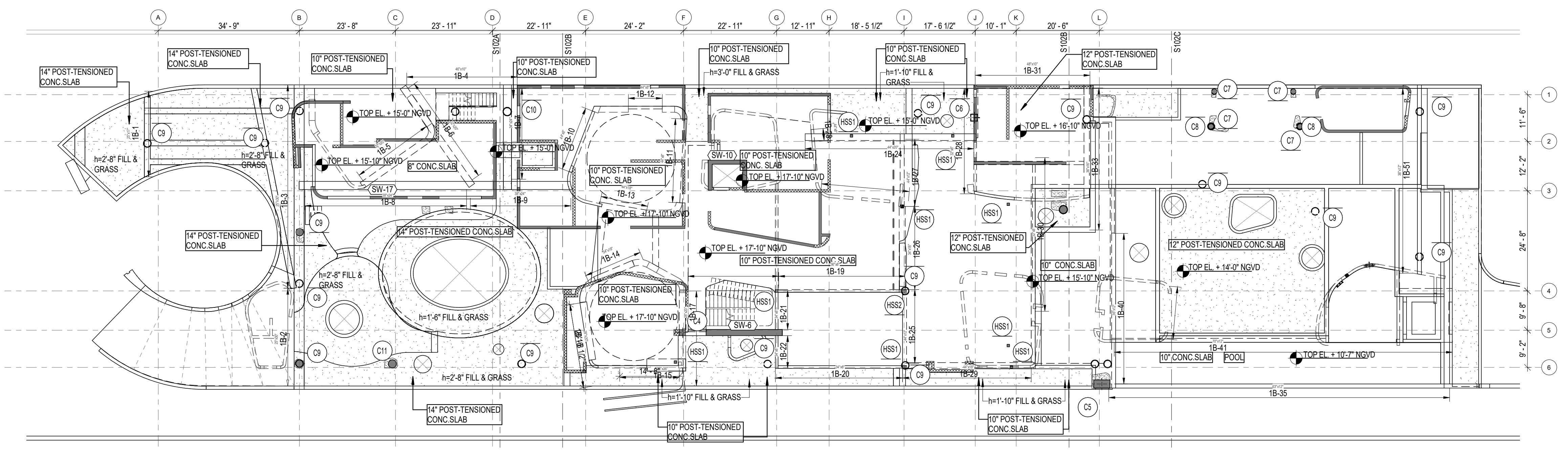
CREDO @ Consulting Engineers, LLC
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LIGHTING CONSULTANT:

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Mexico City, CP 01000, Mexico
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FIRST OVERALL FLOOR FRAMING PLAN
SCALE: 1/16" = 1'-0"

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN. IF LOADS EXCEED THOSE, VENDOR WILL BE RESPONSIBLE FOR UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.

CONC. MASONRY NOTE:
ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.
ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED WITH #5 @32" O.C.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

SUPERIMPOSED LOADS:

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
HOUSE (INTERIOR)	DEAD	25 PSF
	LIVE	40 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
POOL	DEAD	62.4 PCF
	LIVE	30 PSF
PLANTING AREAS	DEAD	56 PSF
	LIVE	30 PSF

LEGEND:

	DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)		DENOTES A NEW CONCRETE COLUMN OR WALL
	DENOTES A COLUMN STARTING AT THIS LEVEL		DENOTES A CONCRETE COLUMN/WALL BELOW
	DENOTES A COLUMN ENDING AT THIS LEVEL		
	DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL		

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REVISIONS:

ID	Revision #	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26002760 B-26007534 LC26000510

H210060

PROJECT NO:

07-13-2021

DATE

JJ / SV / CS / EL / AB

DESIGN CHECKED

FIRST OVERALL FLOOR FRAMING PLAN

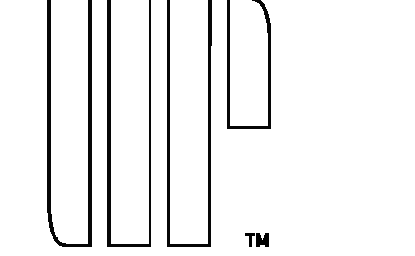
S102

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(786) 287-9120
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www.yhengineering.com
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786 246 4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER:

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MEP ENGINEER:

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CIVIL ENGINEER:

OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT:

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28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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URBAN ROBOT LLC A-26502760 ID-26501534 LC26500510

H210060 PROJECT NO.

07-13-2021 DATE

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FIRST ENLARGED FLOOR FRAMING PLAN-A

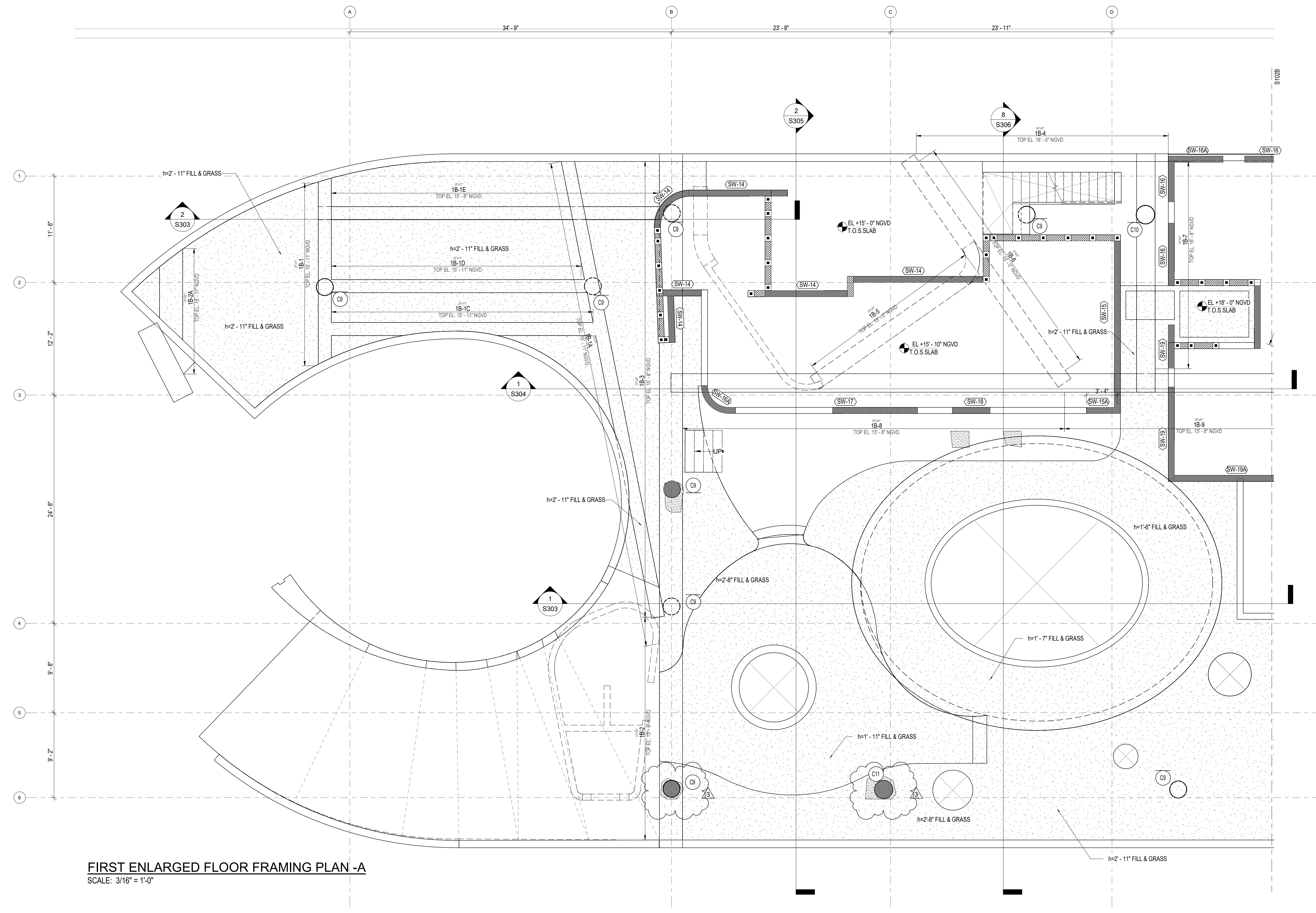
S102A

FOR REFERENCE ONLY

Professional Engineer seal for Youssef H. Hachem, No. 43302, State of Florida.

YOUSSEF HACHEM CONSULTING ENGINEERING INC. CA 26553 99 NW 27 AVE MIAMI, FL 33125 (786) 287-9120 (305) 969-9453 www.yhengineering.com

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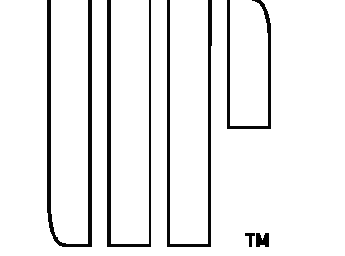
FIRST ENLARGED FLOOR FRAMING PLAN -A SCALE: 3/16" = 1'-0"

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LEGEND: DENOTES A PLANTER, DENOTES A NEW HSS STEEL COLUMN, DENOTES A COLUMN STARTING AT THIS LEVEL, DENOTES A COLUMN ENDING AT THIS LEVEL, DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL, DENOTES A NEW CONCRETE COLUMN, DENOTES A NEW RETAINING CONCRETE WALL, DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL, DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL, DENOTES A NEW CONCRETE WALL.

FOR C.O.M.B. USE ONLY

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



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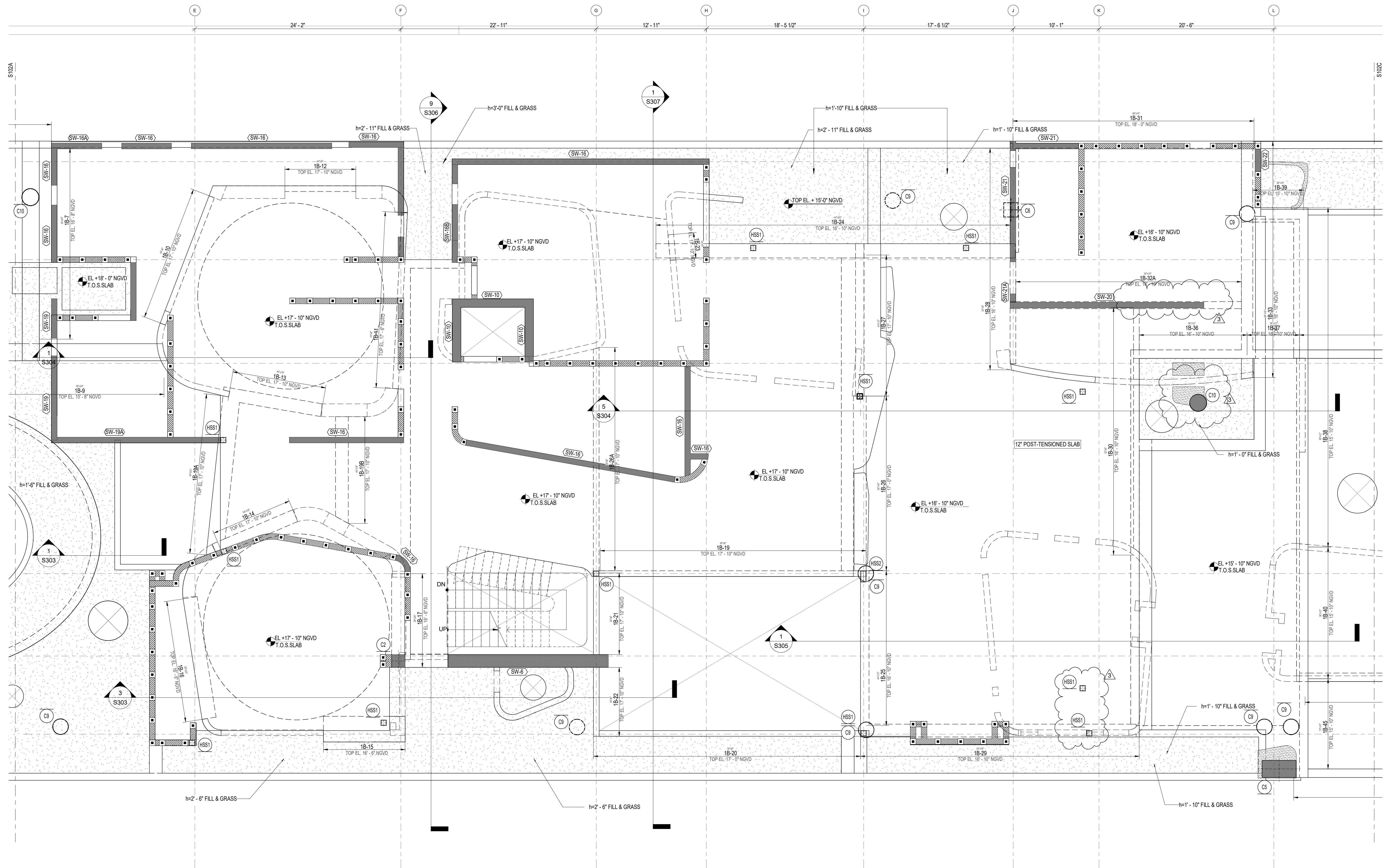
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FIRST ENLARGED FLOOR FRAMING PLAN-B

S102B

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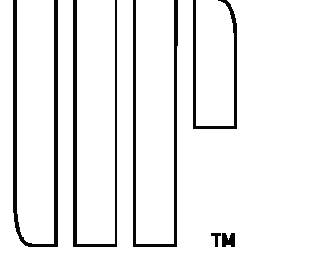


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SEAL

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AA26002760 IB26001534 LC26000510

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PROJECT NO:

07-13-2021

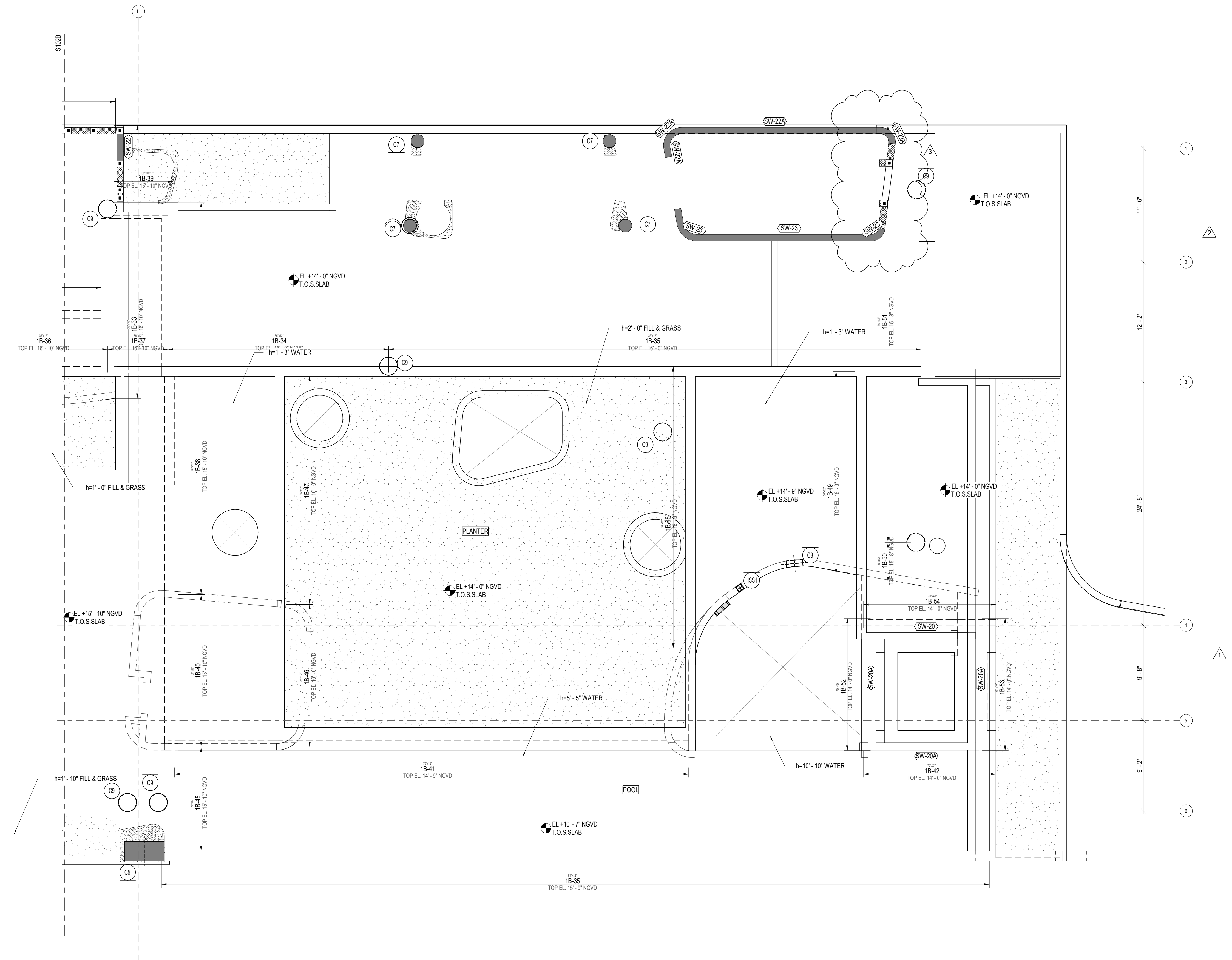
DATE

JJ / SV / CS / EL / AB

DESIGN CHECKED

FIRST ENLARGED FLOOR FRAMING PLAN-C

S102C



FIRST ENLARGED FLOOR FRAMING PLAN -C
SCALE: 3/16" = 1'-0"

CONCRETE SLAB LEGEND:
SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT.
SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND:

- [Pattern] DENOTES A PLANTER
- [HSSx] DENOTES A NEW HSS STEEL COLUMN
- [XX] DENOTES A COLUMN STARTING AT THIS LEVEL
- [XX] DENOTES A COLUMN ENDING AT THIS LEVEL
- [XX] DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- [Cx] DENOTES A NEW CONCRETE COLUMN
- [RCWxx] DENOTES A NEW RETAINING CONCRETE WALL
- [Pattern] DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Pattern] DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [SWxx] DENOTES A NEW CONCRETE WALL

FOR REFERENCE ONLY

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(305) 969-9453
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YOUSSEF H. HACHEM
LICENSE
No. 43302
STATE OF FLORIDA
PROFESSIONAL ENGINEER

YOUSSEF HACHEM, Ph.D., P.E.
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FOR C.O.M.B. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
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T. 786.246.4857

OWNER:

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MEP ENGINEER:

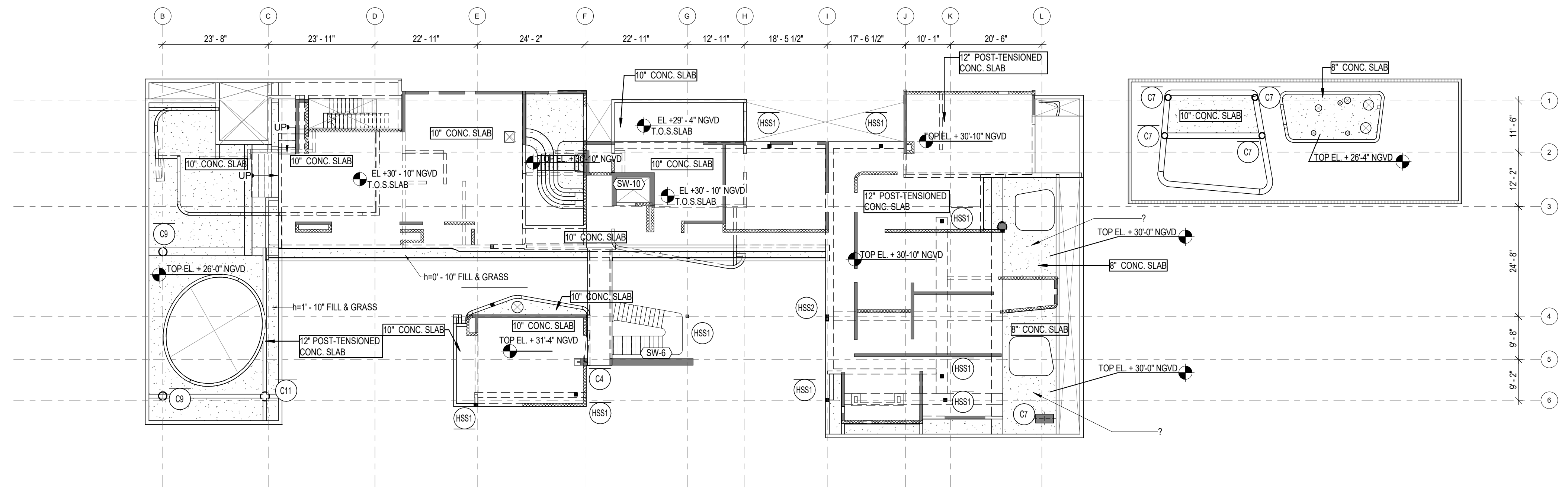
CREDO @ Consulting Engineers, LLC
800 EAST BROWARD BLVD., SUITE 601
FORT LAUDERDALE, FL 33301
T. (854) 763-2246 F. (954) 763-2247

CIVIL ENGINEER:

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T. (786) 518-2008

LIGHTING CONSULTANT:

LUX POPULI S.A. de C.V.
Artega 27, San Angel
Mexico City, CP 01000, Mexico
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SECOND OVERALL FLOOR FRAMING PLAN
SCALE: 1/16" = 1'-0"

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN. IF LOADS EXCEED THOSE, VENDOR WILL RESPONSIBLE FOR UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

DIMENSIONS SHOWN SHALL BE FIELD-VERIFIED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.

CONC. MASONRY NOTE:
ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.
ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED WITH #5 @32" O.C.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

SUPERIMPOSED LOADS:

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
HOUSE (INTERIOR)	DEAD	25 PSF
	LIVE	40 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF
PLANTING AREAS	DEAD	55 PCF
	LIVE	30 PSF

LEGEND:

DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
 DENOTES A NEW CONCRETE COLUMN OR WALL
 DENOTES A COLUMN STARTING AT THIS LEVEL
 DENOTES A COLUMN ENDING AT THIS LEVEL
 DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
 DENOTES A CONCRETE COLUMN/WALL BELOW

CONC. WALL LEGEND:

CW-1A DENOTES A 8" CONC. WALL w/ #5 @12" VERTICAL & #5 @10" HORIZONTAL IN TWO LAYERS
 CW-2 DENOTES A 12" CONC. WALL w/ #6 @12" VERTICAL & #5 @8" HORIZONTAL IN TWO LAYERS

28 STAR ISLAND
 MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS:

ID	Revision #	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26002760 B-26001534 LC26000510

H210060
PROJECT NO:

07-13-2021
DATE

JJ / SV / CS / EL / AB
DESIGN / CHECKED

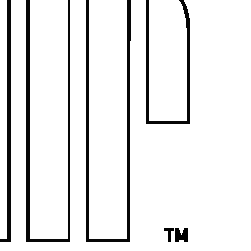
SECOND OVERALL FLOOR FRAMING PLAN

S103

FOR REFERENCE ONLY

FOR COMB. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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CIVIL ENGINEER:

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MIAMI BEACH, FLORIDA 33139

WRITTEN DIMENSIONS ON THIS
DRAWING SHALL HAVE PRECEDENCE
OVER SCALED DIMENSIONS.
CONTRACTOR SHALL VERIFY AND BE
RESPONSIBLE FOR ALL DIMENSIONS AND
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DIMENSIONS.

REVISIONS:

ID	Revision #1	Description
1	12-03-2022	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26502760 B-26507534 LC26500510

H210060

PROJECT NO:

07-13-2021

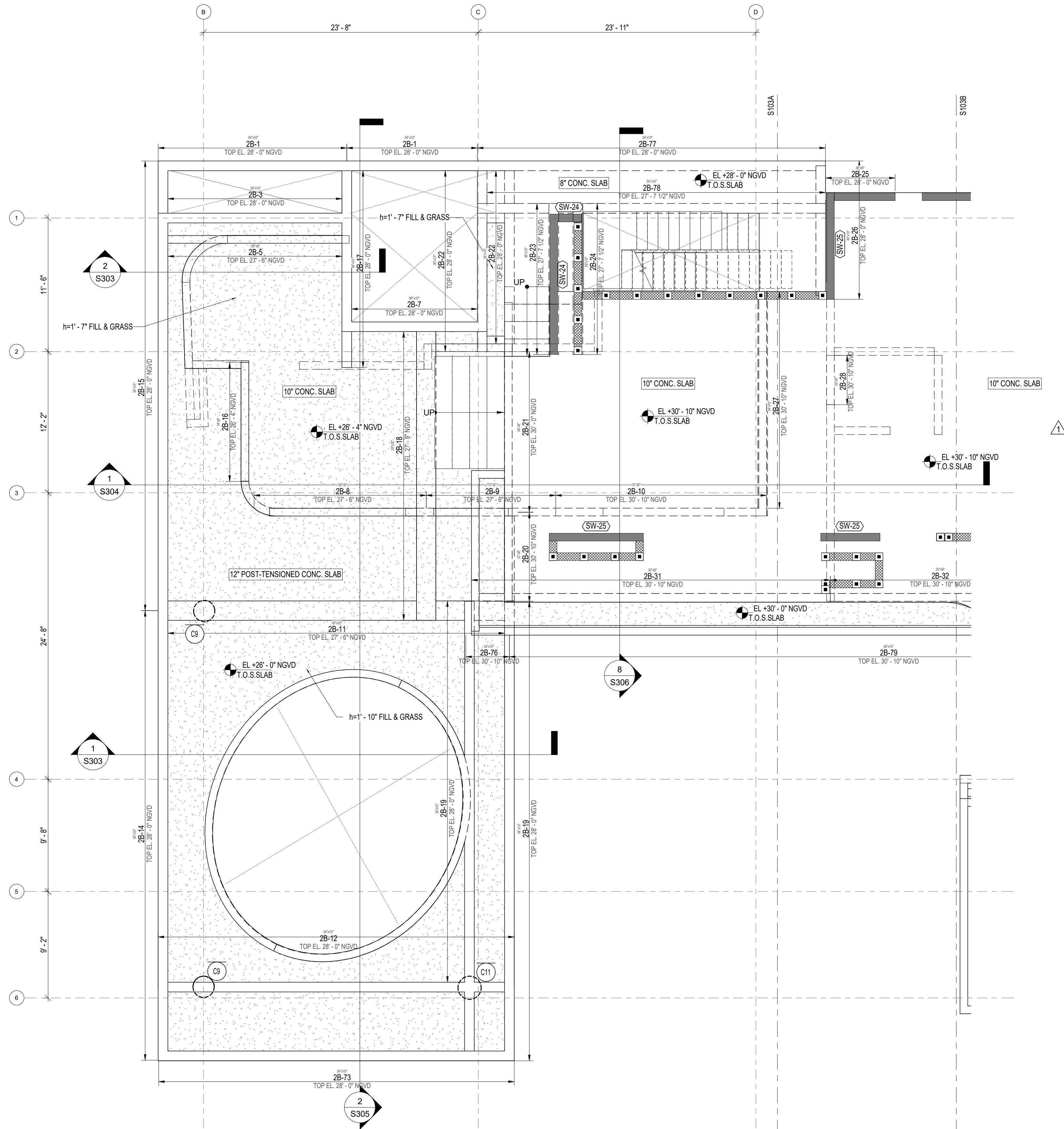
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JJ / SV / CS / EL / AB

DESIGN CHECKED

SECOND ENLARGED FLOOR
FRAMING PLAN-A

S103A



SECOND ENLARGED FLOOR FRAMING PLAN-A

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

CONCRETE SLAB LEGEND:

- SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT.
- SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
- SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND:

- DENOTES A PLANTER
- DENOTES A NEW HSS STEEL COLUMN
- DENOTES A COLUMN STARTING AT THIS LEVEL
- DENOTES A COLUMN ENDING AT THIS LEVEL
- DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- DENOTES A NEW CONCRETE COLUMN
- DENOTES A NEW RETAINING CONCRETE WALL
- DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- DENOTES A NEW CONCRETE WALL

FOR REFERENCE ONLY

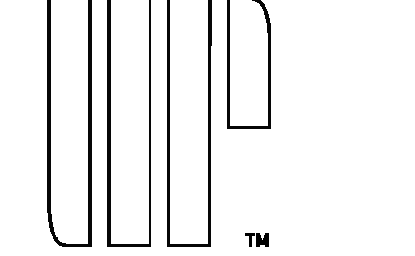
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MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #1	Description
1	12-03-2021	IFD COMMENTS
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SEAL

URBAN ROBOT LLC
A-26002760 B-26001534 LC26000510

H210060

PROJECT NO:

07-13-2021

DATE

JJ / SV / CS / EL / AB

DESIGN CHECKED

SECOND ENLARGED FLOOR FRAMING PLAN-B

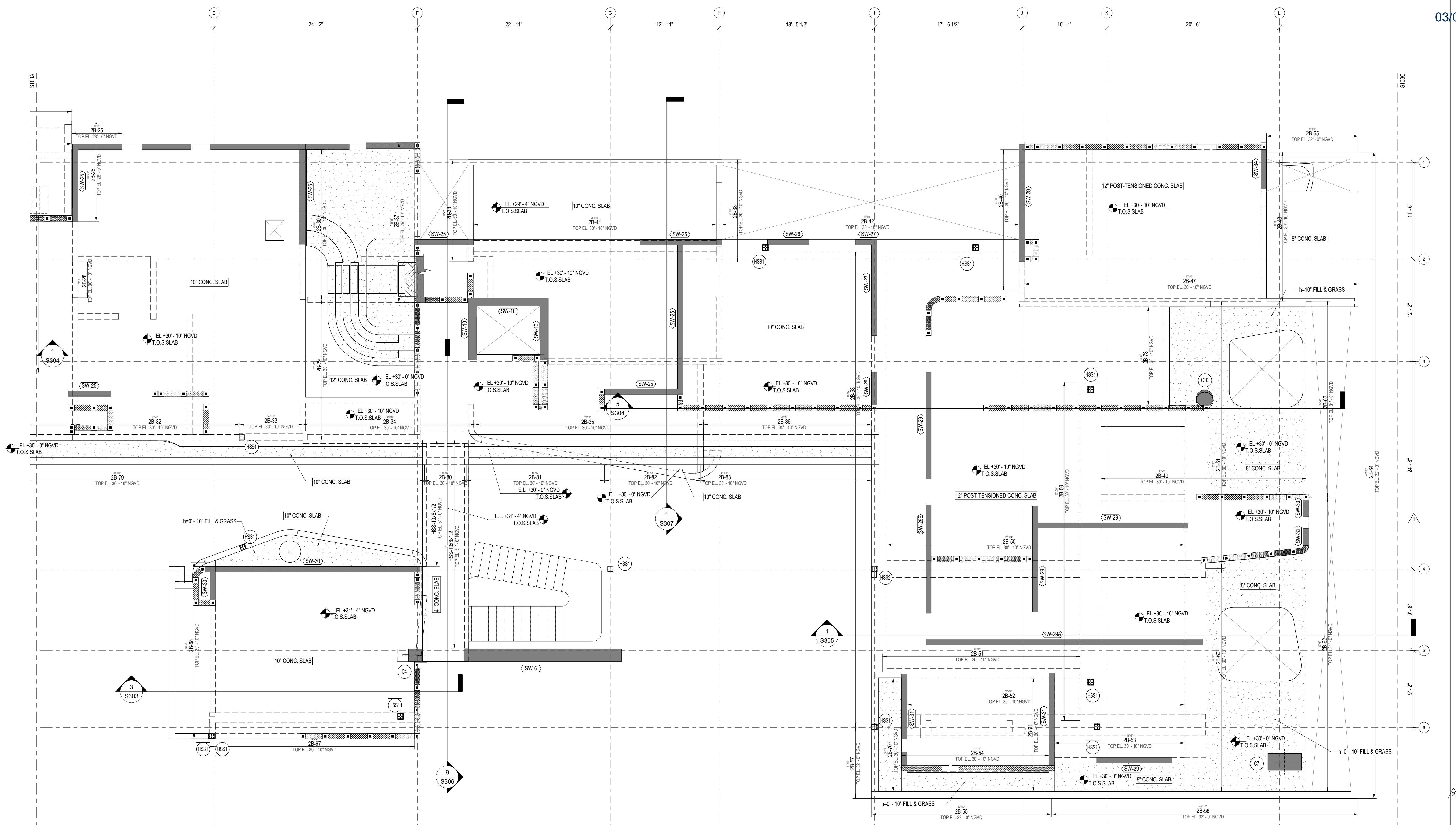
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SECOND ENLARGED FLOOR FRAMING PLAN-B
SCALE: 3/16" = 1'-0"

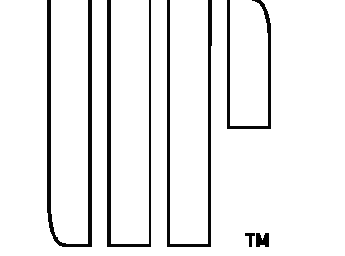
CONCRETE SLAB LEGEND:
 SLAB "A" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.
 SLAB "B" DENOTES AN 8" CONC. SLAB w/ #6 @12" EA. WAY TOP AND BOT.
 SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND:

- [Hatched Box] DENOTES A PLANTER
- [Hatched Box] DENOTES A NEW HSS STEEL COLUMN
- [Hatched Box] DENOTES A COLUMN STARTING AT THIS LEVEL
- [Hatched Box] DENOTES A COLUMN ENDING AT THIS LEVEL
- [Hatched Box] DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- [Hatched Box] DENOTES A NEW CONCRETE COLUMN
- [Hatched Box] DENOTES A NEW RETAINING CONCRETE WALL
- [Hatched Box] DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Hatched Box] DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Hatched Box] DENOTES A NEW CONCRETE WALL

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ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
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OWNER:
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28 STAR ISLAND
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CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 468 4400

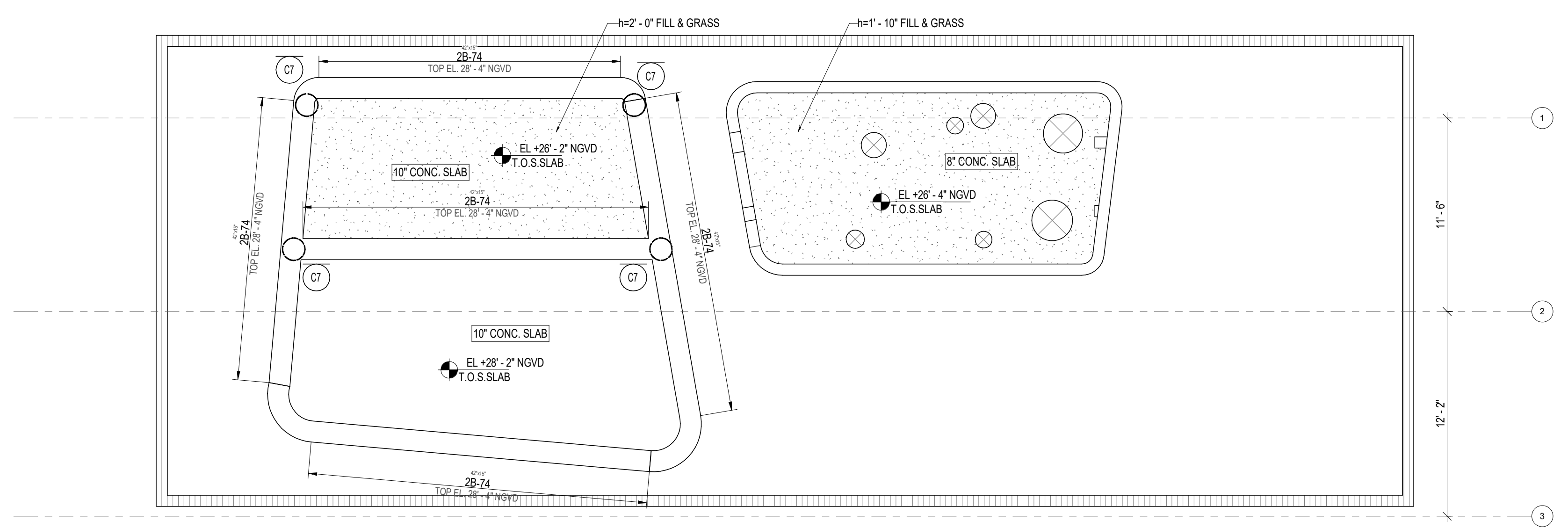
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99 NW 27 AVENUE
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MEP ENGINEER:
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800 EAST BROWARD BLVD., SUITE 601
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CIVIL ENGINEER:
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28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139



SECOND ENLARGED FLOOR FRAMING PLAN-C
SCALE: 3/16" = 1'-0"

CONCRETE SLAB LEGEND:
SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT.
SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT.
SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND:

- [Hatched Box] DENOTES A PLANTER
- [Hatched Box] DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Hatched Box] DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- [Hatched Box] DENOTES A NEW CONCRETE WALL
- [Circle with HSSx] DENOTES A NEW HSS STEEL COLUMN
- [Circle with XX] DENOTES A COLUMN STARTING AT THIS LEVEL
- [Circle with XX] DENOTES A COLUMN ENDING AT THIS LEVEL
- [Circle with XX] DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL
- [Circle with Cx] DENOTES A NEW CONCRETE COLUMN
- [Circle with RCWxx] DENOTES A NEW RETAINING CONCRETE WALL
- [Circle with SWxx] DENOTES A NEW CONCRETE WALL

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

REVISIONS:

ID	Revision #1	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

FOR REFERENCE ONLY

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No. 43302

URBAN ROBOT LLC
A-26502760 B-26507534 LC26500510

H210060
PROJECT NO:

07-13-2021
DATE

JJ / SV / CS / EL / AB
DESIGN TEAM

SECOND ENLARGED FLOOR
FRAMING PLAN-C

S103C

FOR C.O.M.B. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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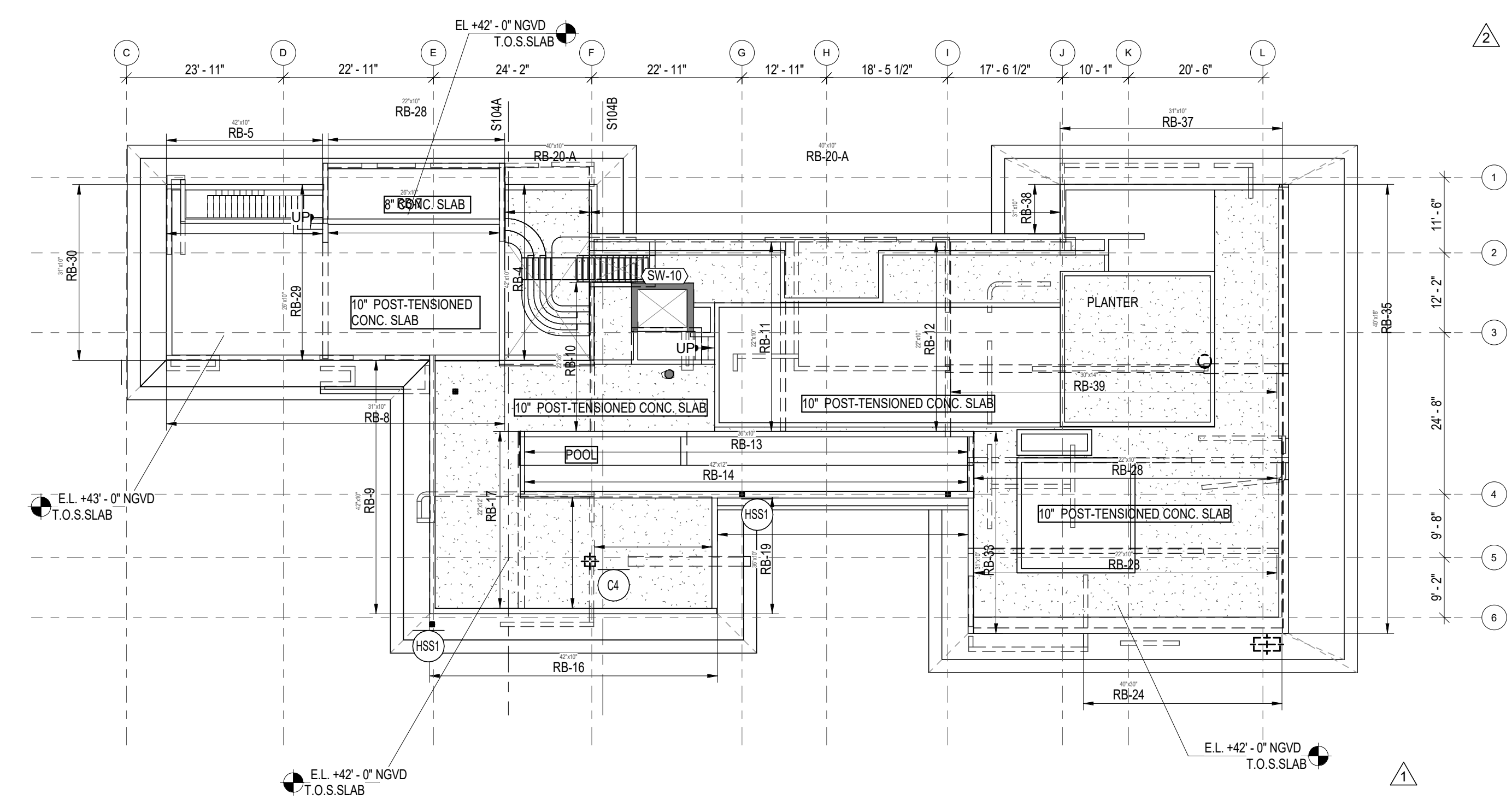
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28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139



ROOF OVERALL FRAMING PLAN
SCALE: 1/16" = 1'-0"

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH STATED LOADS USED FOR STRUCTURAL DESIGN, IF LOADS EXCEED THOSE, VENDOR WILL BE RESPONSIBLE FOR UPDATING THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

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ALL NEW CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C90 STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, WITH A NET AREA COMPRESSIVE STRENGTH OF MASONRY OF 1500 PSI.
ALL MASONRY WALLS THIS LEVEL SHALL BE REINFORCED WITH #5 @32" O.C.

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

SUPERIMPOSED LOADS:

STAIRS	DEAD	10 PSF
	LIVE	100 PSF
POOL	DEAD	62.4 PCF
	LIVE	30 PSF
ENTERTAINMENT AREA	DEAD	25 PSF
	LIVE	100 PSF
MECHANICAL ROOMS	DEAD	10 PSF
	LIVE	150 PSF
ROOF	DEAD	30 PSF
	LIVE	30 PSF
PLANTING AREAS	DEAD	55 PCF
	LIVE	30 PSF

LEGEND:

- DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL (SEE CONC. MASONRY WALL NOTE)
- DENOTES A NEW CONCRETE COLUMN OR WALL
- DENOTES A COLUMN ENDING AT THIS LEVEL
- DENOTES A CONCRETE COLUMN/WALL BELOW

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REVISIONS:

ID	Revision #	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26002760 B-26001534 LC26000510

H210060
PROJECT NO:

07-13-2021
DATE

JJ / SV / CS / EL / AB
DESIGN CHECKED

ROOF OVERALL FRAMING PLAN

S104

FOR REFERENCE ONLY

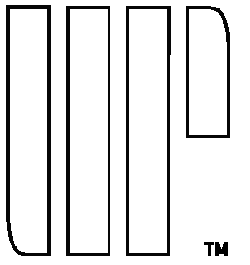
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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



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OWNER:

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28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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REVISIONS:

Table with 3 columns: ID, Revision #, Description. Row 1: 1, 12-03-2021, MTD COMMENTS. Row 2: 2, 12-23-2021, Revision 02.

SEAL

URBAN ROBOT LLC LA26002760 RB26007634 LC26000510

H210060

PROJECT NO.

07-13-2021

DATE

JJ / SV / CS / EL / AB

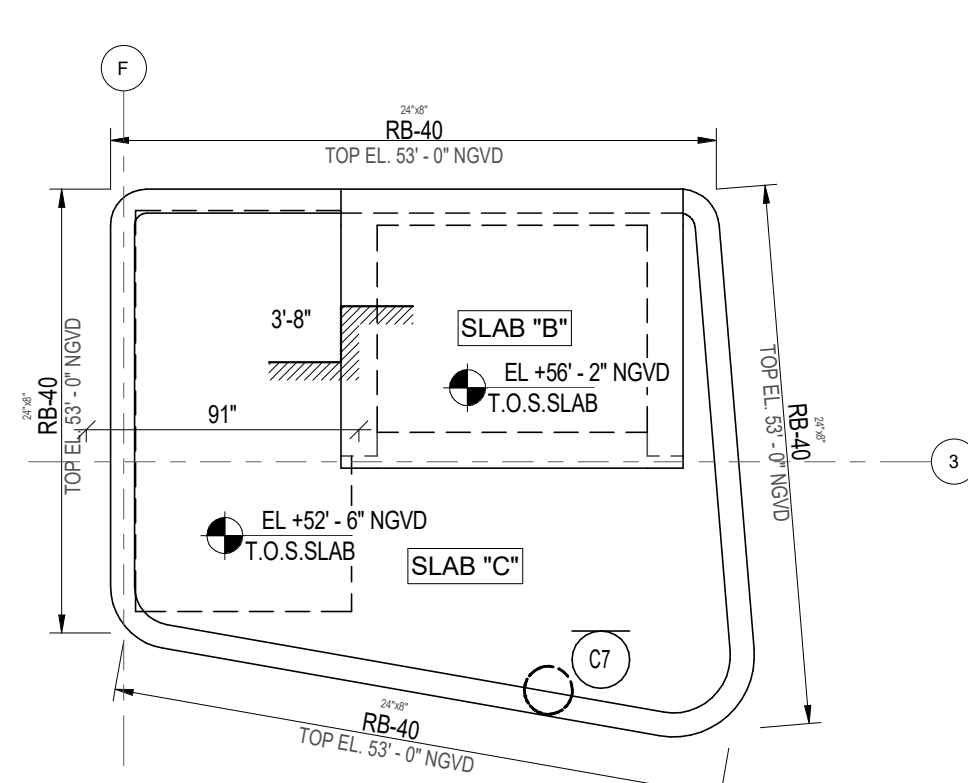
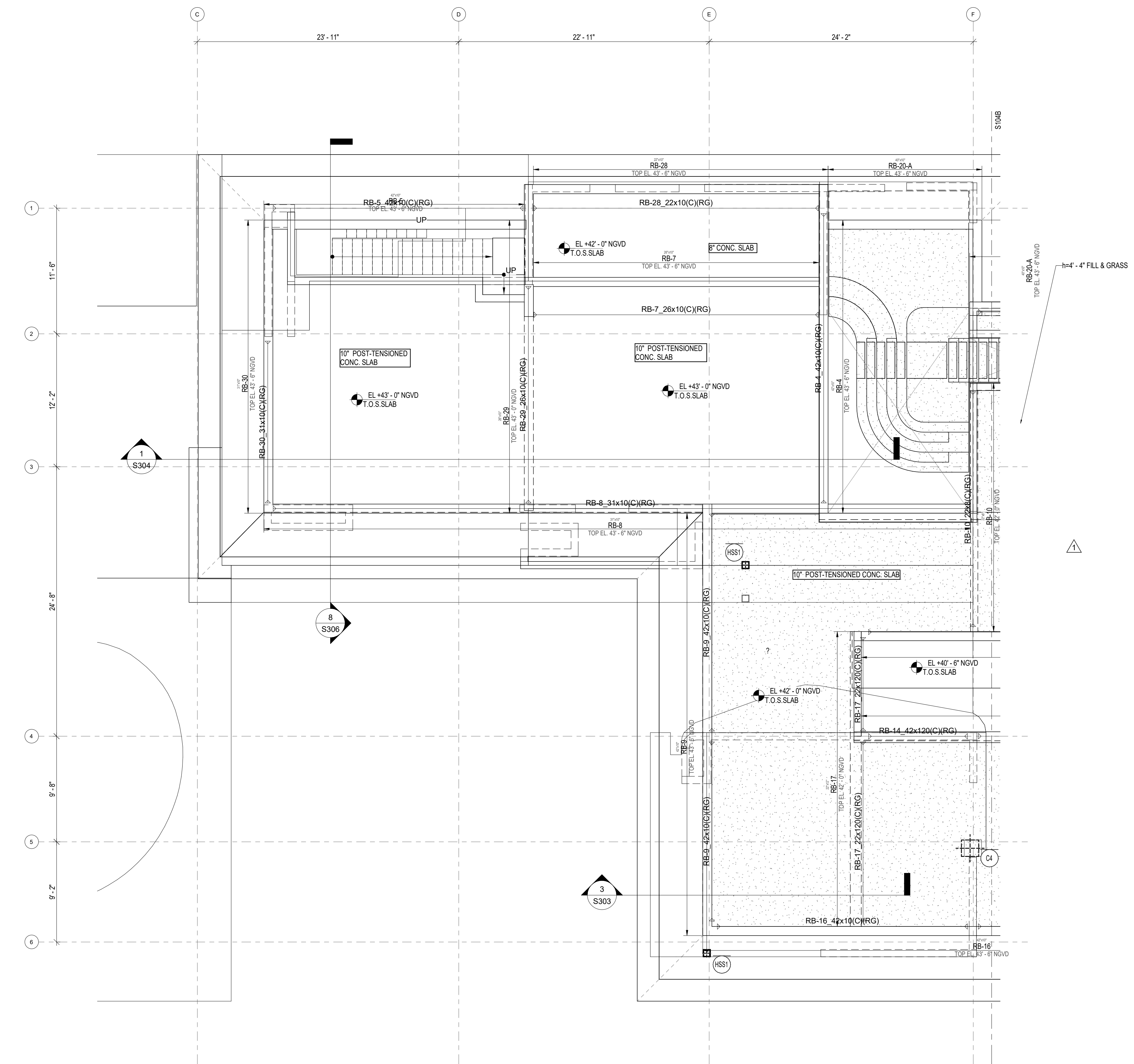
DESIGN TEAM

ROOF ENLARGED FRAMING PLAN-A

S104A

FOR REFERENCE ONLY

Professional Engineer Seal for Youssef H. Hachem, No. 43302, State of Florida. Includes contact info for YHCE Engineering.



UPPER ROOF FRAMING PLAN SCALE: 3/16" = 1'-0"

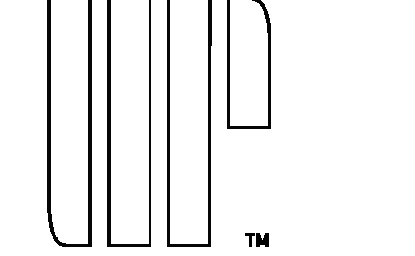
ROOF ENLARGED FRAMING PLAN-A SCALE: 3/16" = 1'-0"

CONCRETE SLAB LEGEND: SLAB "A" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT. SLAB "B" DENOTES AN 8" CONC. SLAB w/ #6 @12" EA. WAY TOP AND BOT. SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND: DENOTES A PLANTER, DENOTES A COLUMN STARTING AT THIS LEVEL, DENOTES A COLUMN ENDING AT THIS LEVEL, DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL, DENOTES A NEW HSS STEEL COLUMN, DENOTES A NEW CONCRETE COLUMN, DENOTES A NEW RETAINING CONCRETE WALL, DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL, DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL, DENOTES A NEW CONCRETE WALL.

FOR COMB USE ONLY

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

OWNER: LUIS FELIPE NEVA SILVERA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HAYFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

MEP ENGINEER: CREDO @ Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (954) 763-2246 F. (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +55 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 2 columns: ID, Description. Revisions 1 and 2.

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URBAN ROBOT LLC A426002760 RB26007534 LC26000510

H210060 PROJECT NO.

07-13-2021 DATE

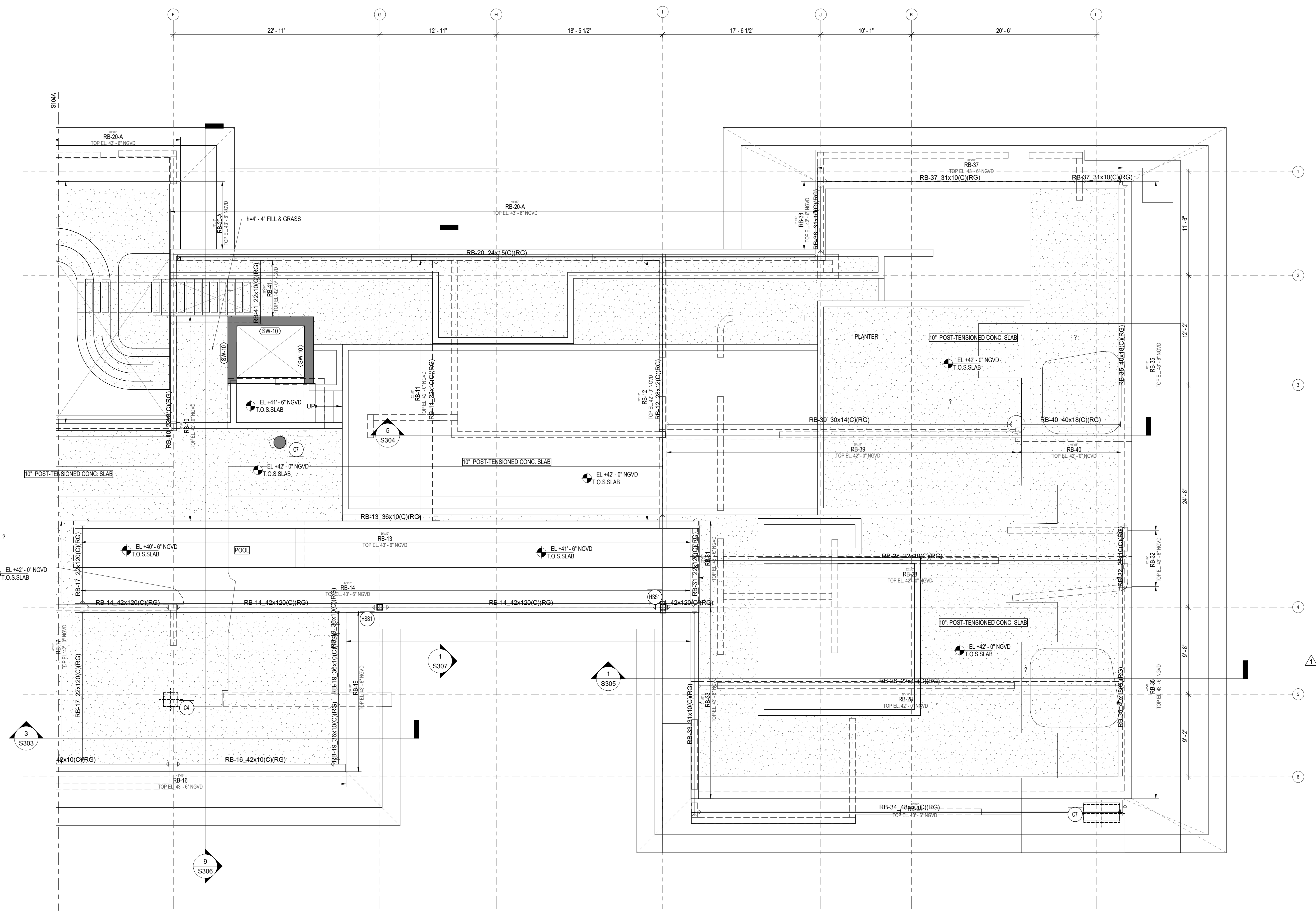
JJ / SV / CS / EL / AB DRAWN / CHECKED

ROOF ENLARGED FRAMING PLAN-B

S104B

FOR REFERENCE ONLY

Professional Engineer seal for YOUSSEF H. HACHEM, No. 43302, State of Florida.



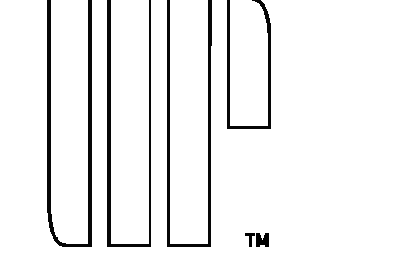
ROOF ENLARGED FRAMING PLAN-B SCALE: 3/16" = 1'-0"

CONCRETE SLAB LEGEND: SLAB "A" DENOTES AN 8" CONC. SLAB w/ #5 @8" EA. WAY TOP AND BOT. SLAB "B" DENOTES AN 8" CONC. SLAB w/ #5 @12" EA. WAY TOP AND BOT. SLAB "C" DENOTES AN 8" CONC. SLAB w/ #6 @8" EA. WAY TOP AND BOT.

LEGEND: DENOTES A PLANTER, DENOTES A COLUMN STARTING AT THIS LEVEL, DENOTES A COLUMN ENDING AT THIS LEVEL, DENOTES A COLUMN CONTINUOUS THRU THIS LEVEL, DENOTES A NEW CONCRETE COLUMN, DENOTES A NEW RETAINING CONCRETE WALL, DENOTES AN 8" LOAD BEARING REINFORCED CMU WALL, DENOTES AN 8" NON LOAD BEARING REINFORCED CMU WALL, DENOTES A NEW CONCRETE WALL.

FOR C.O.M.B. USE ONLY

ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786 246 4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

MEP ENGINEER: CREDO @ Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (954) 763-2246 F. (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +55 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 3 columns: ID, Revision #, Description. Row 1: 1, 12-03-2021, MTD COMMENTS.

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URBAN ROBOT LLC A-26502760 B-26501534 LC26500510

H210060 PROJECT NO.

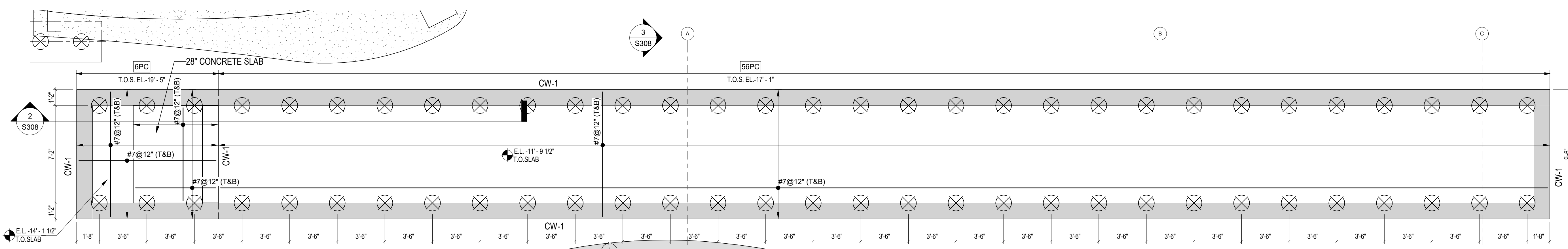
07-13-2021 DATE

JJ / SV / CS / EL / AB DESIGN CHECKED

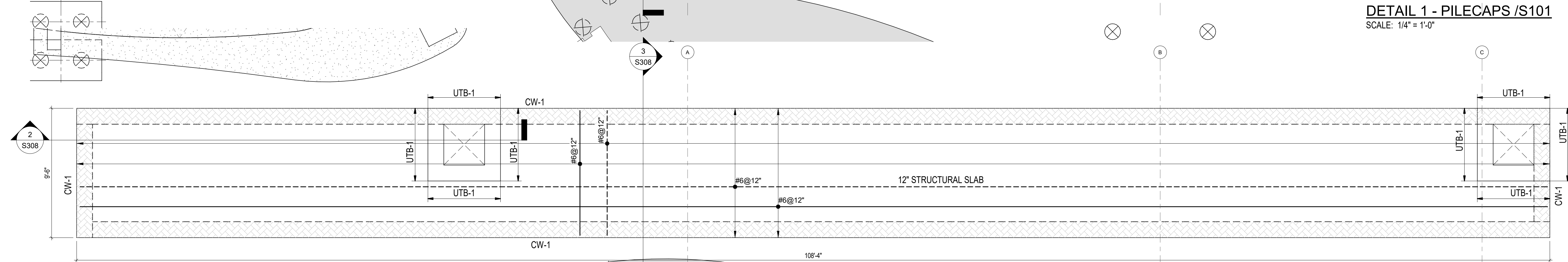
CISTERN FRAMING PLANS AND SECTIONS

S308

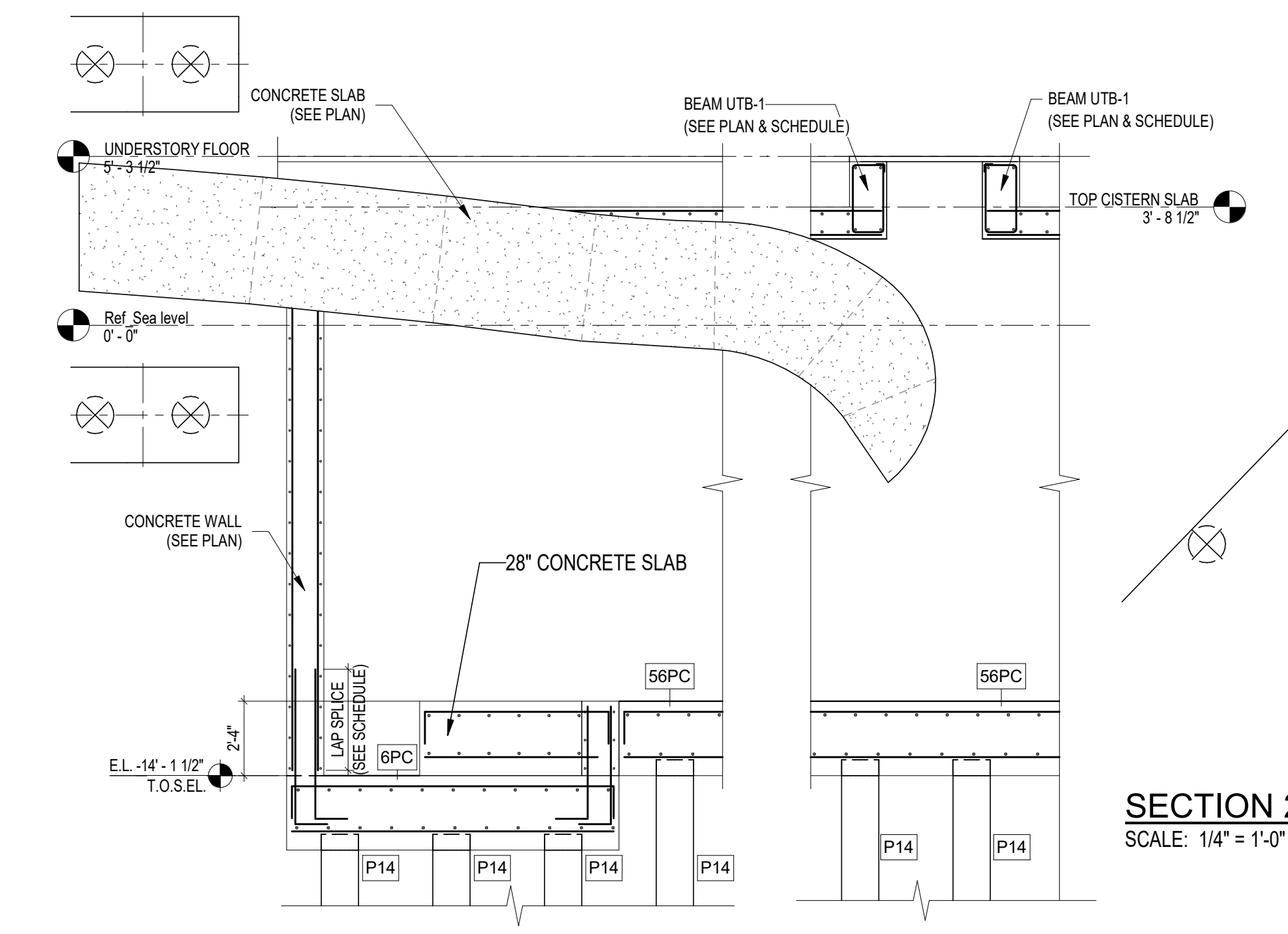
Professional Engineer Seal for YOUSSEF H. HACHEM, License No. 43302, State of Florida. Includes contact information for YHCE ENGINEERING.



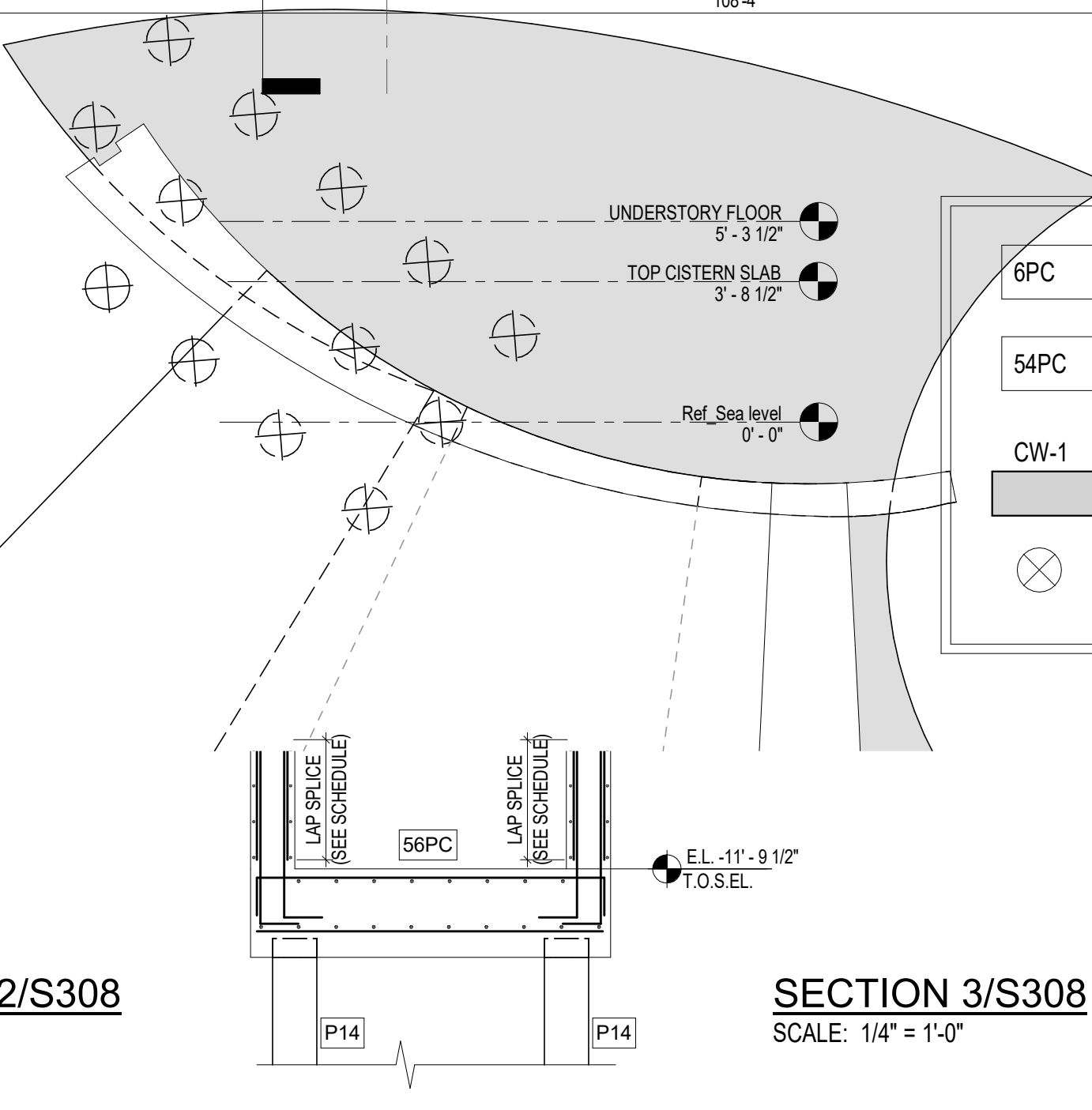
DETAIL 1 - PILECAPS /S101 SCALE: 1/4" = 1'-0"



DETAIL 1 - SLAB /S101 SCALE: 1/4" = 1'-0"



SECTION 2/S308 SCALE: 1/4" = 1'-0"

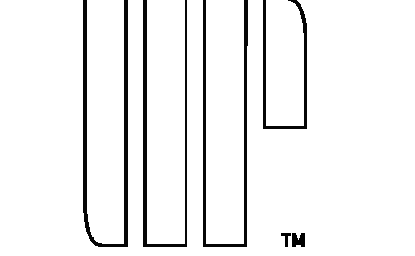


SECTION 3/S308 SCALE: 1/4" = 1'-0"

Legend for symbols and materials: 6PC (28\"/>

FOR COMB. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
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MIAMI, FL 33125
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MIAMI, FL 33138
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Mexico City, CP 01000, Mexico
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28 STAR ISLAND
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REVISIONS:

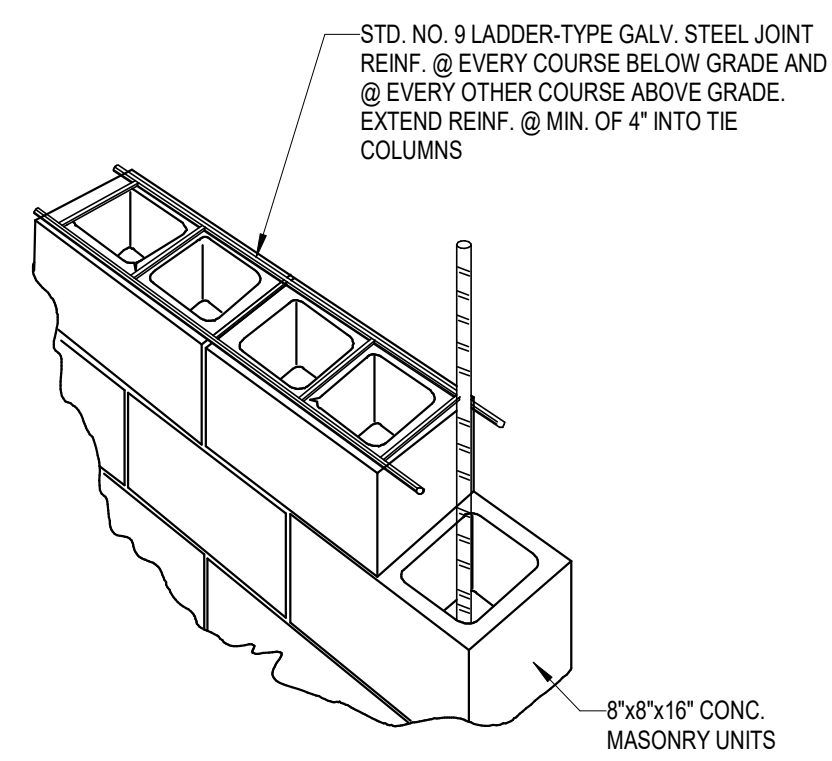
ID	Revision #1	Description
2	12-03-2021	Revision 02

SEAL

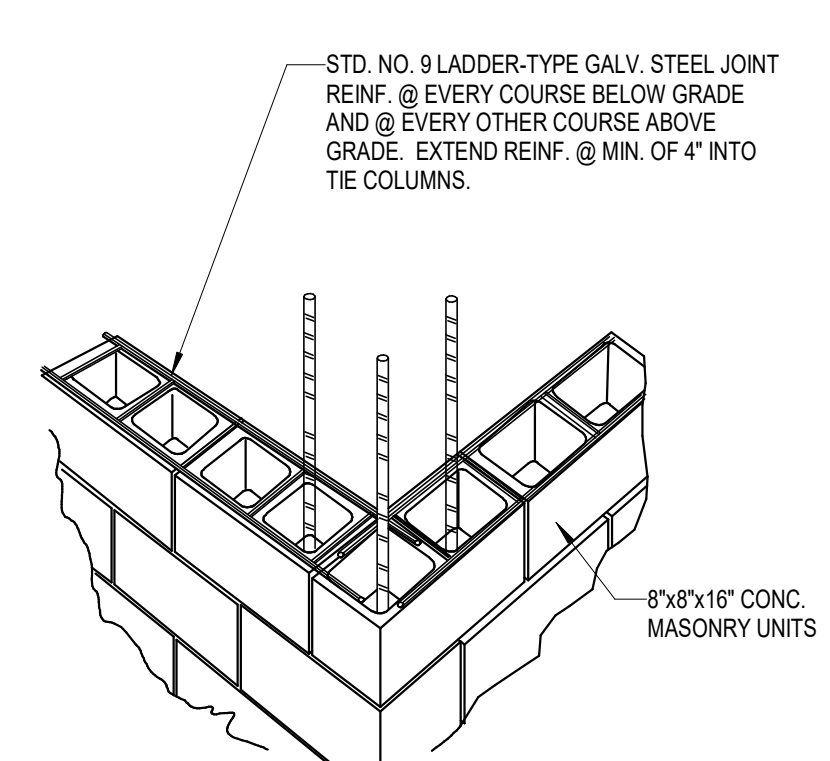
URBAN ROBOT LLC IA26002760 IE26001934 LC26000510
H210060
PROJECT NO:
07-13-2021
DATE:
JJ / SV / CS / EL / AB
DESIGN CHECKED:

TYPICAL DETAILS

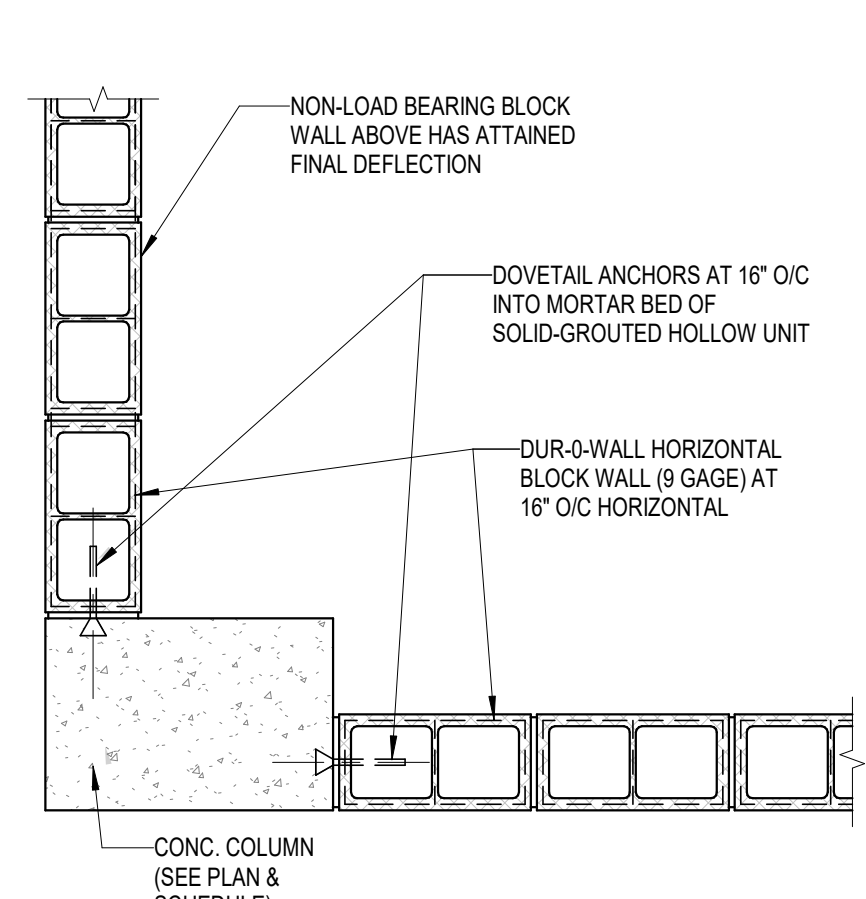
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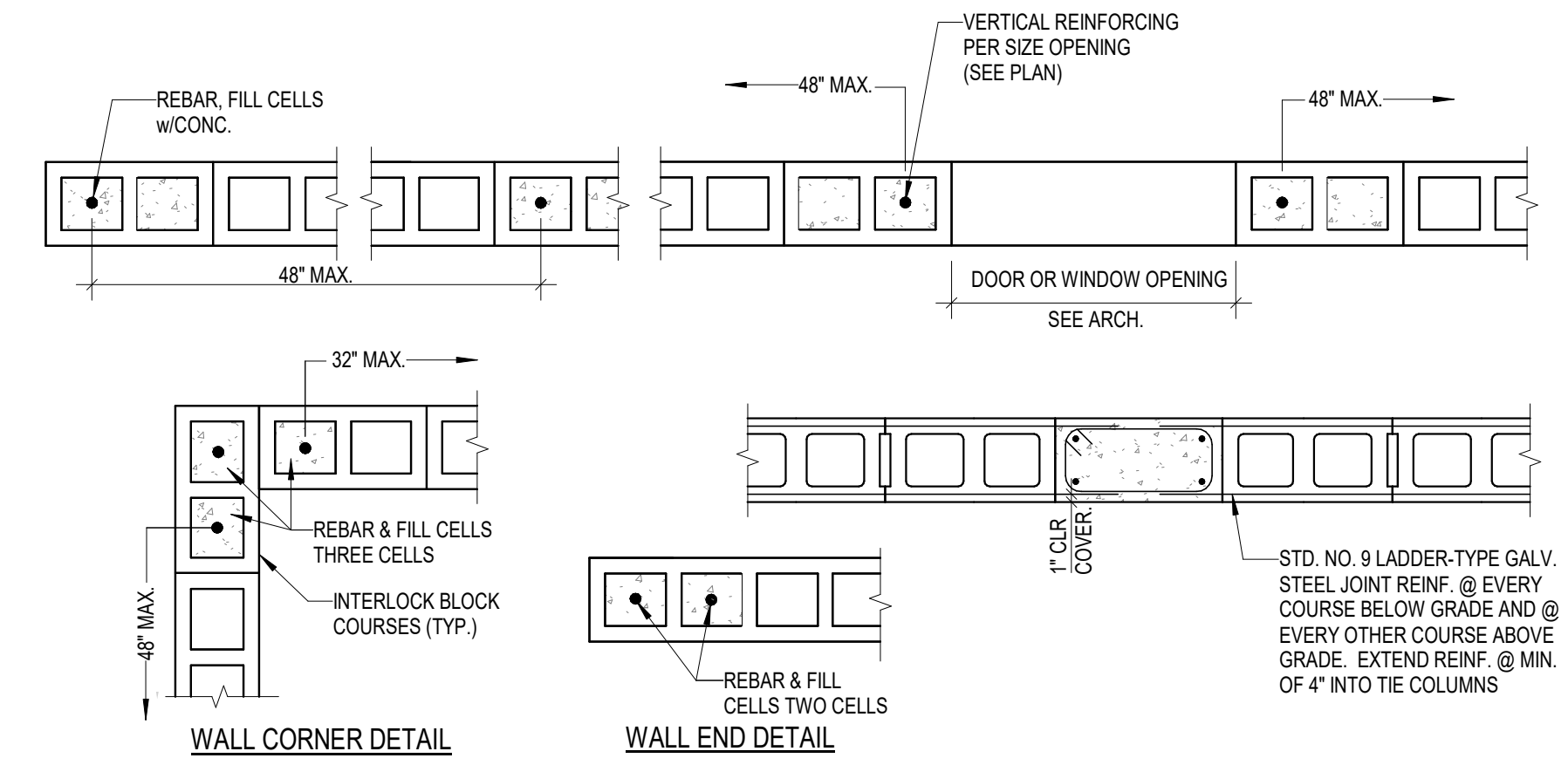
TYPICAL WALL REINFORCING
SCALE: N.T.S.



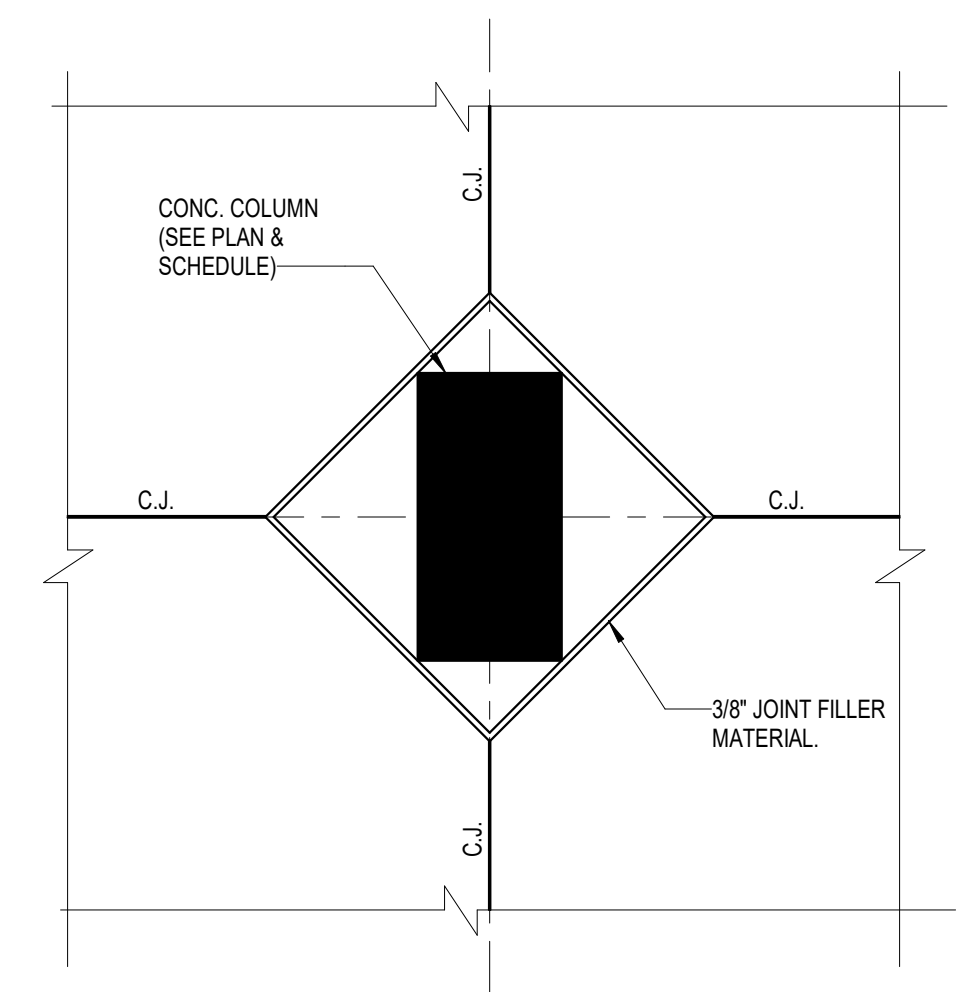
TYPICAL WALL REINFORCING
AT CORNER DETAIL
SCALE: N.T.S.



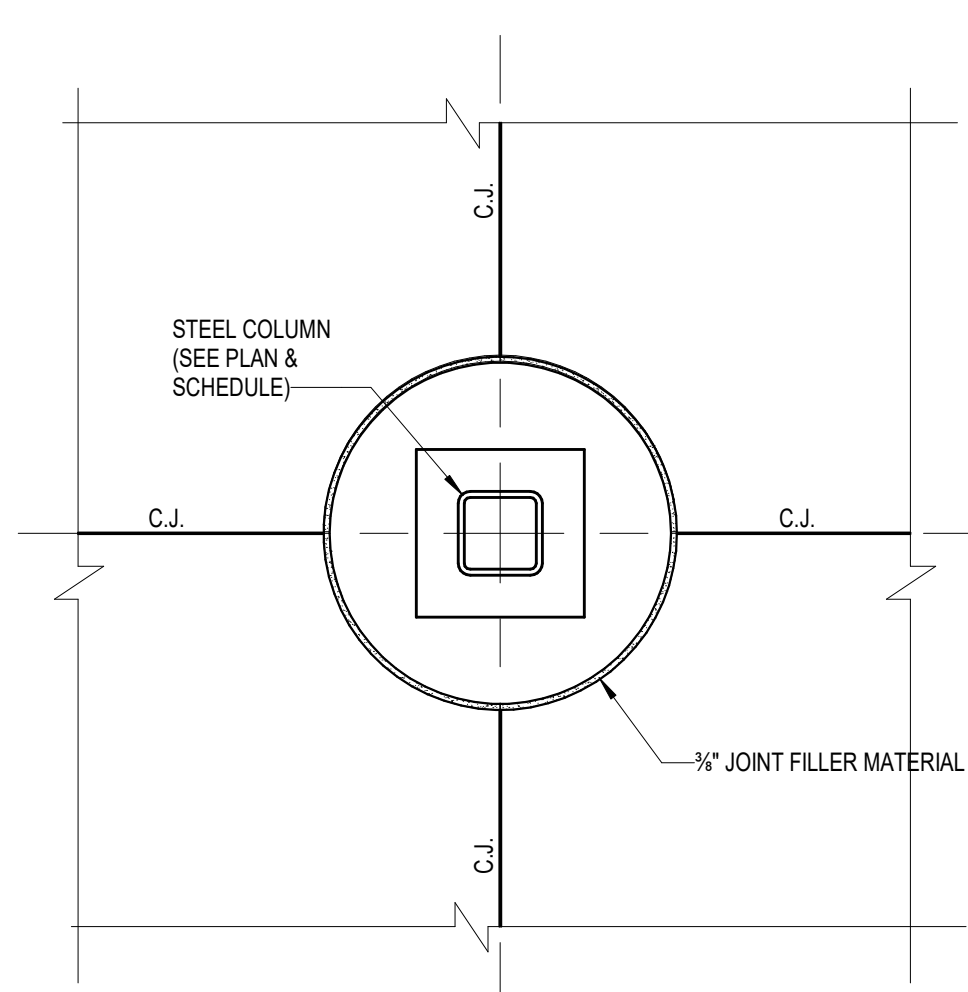
TYPICAL NON-LOAD BEARING
SCALE: N.T.S.



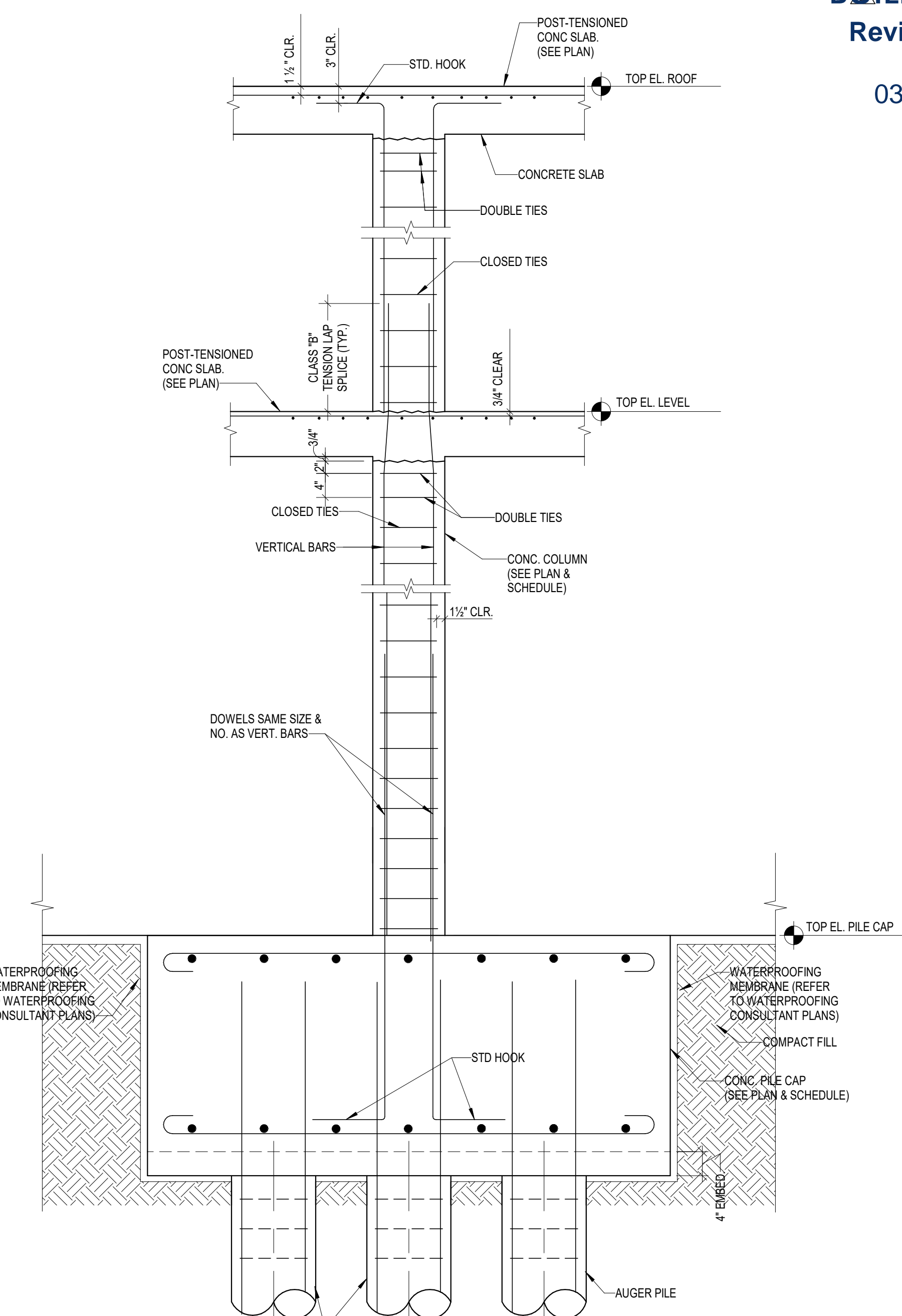
TYPICAL REINFORCING CMU
CONC. BLOCK DETAIL
SCALE: N.T.S.



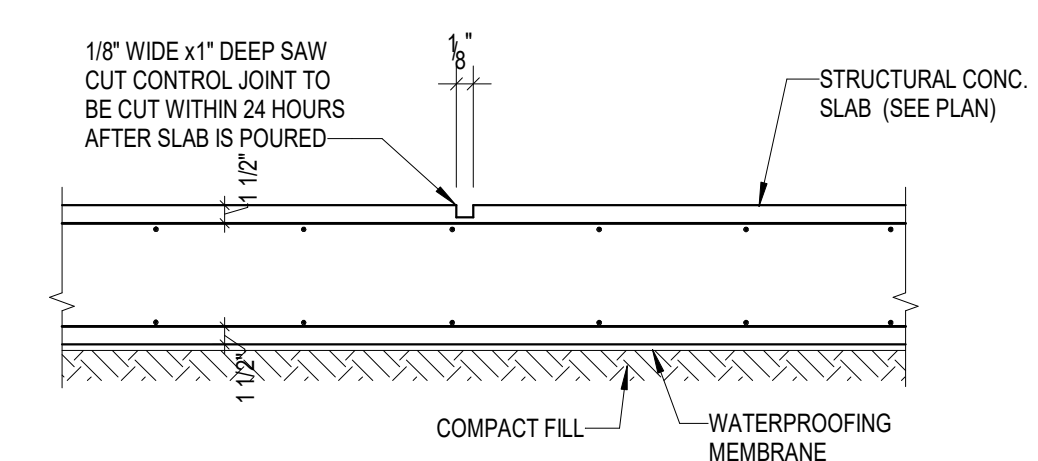
TYPICAL CONTROL JOINT
AROUND CONC. COLUMN
DETAIL
SCALE: N.T.S.



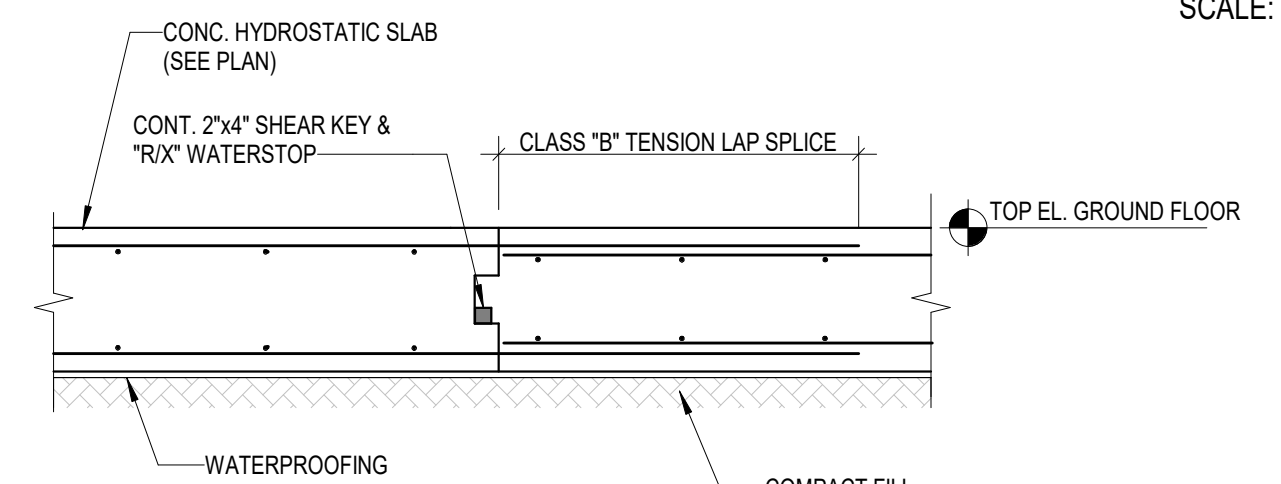
TYPICAL CONTROL JOINT
AROUND STEEL COL. DETAIL
SCALE: N.T.S.



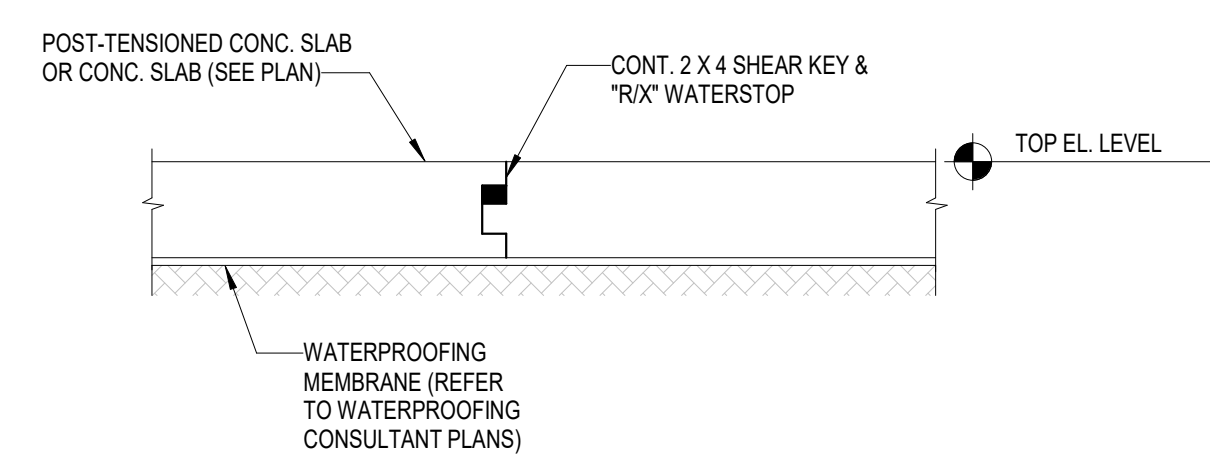
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SCALE: N.T.S.



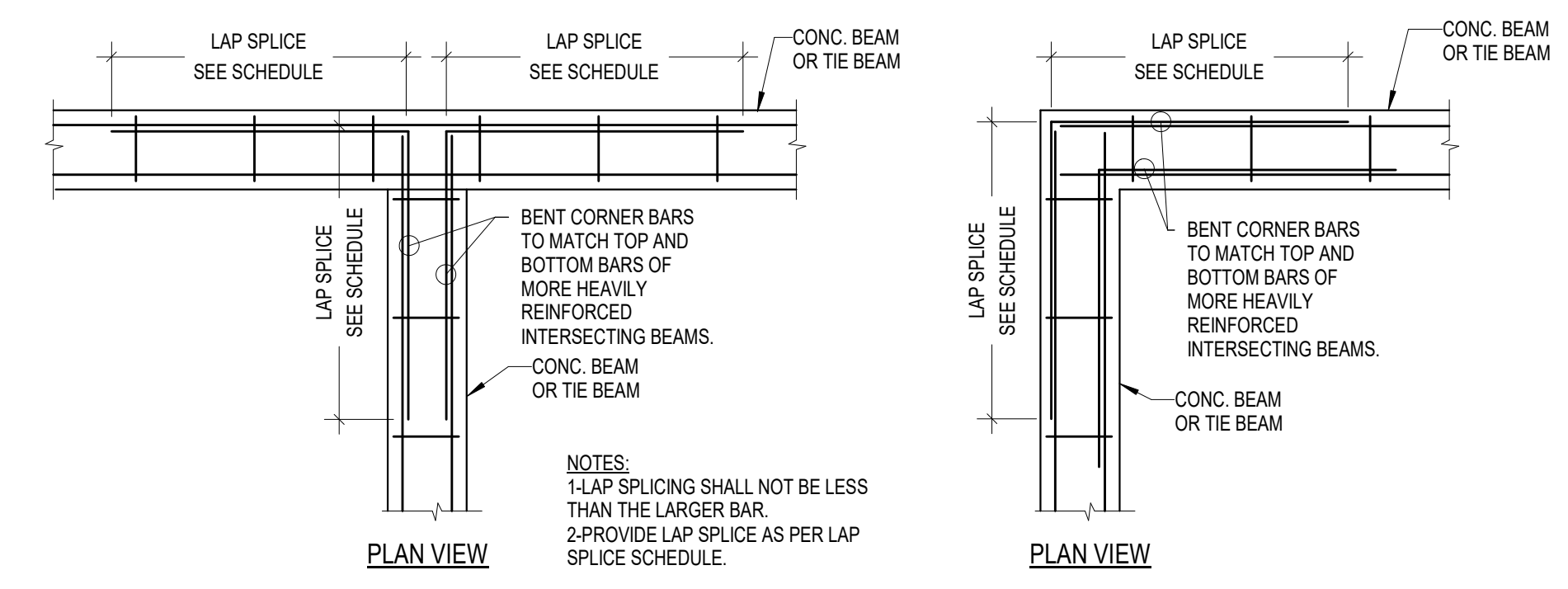
TYP. CONTROL JOINT DETAIL
(C.J.)
SCALE: N.T.S.



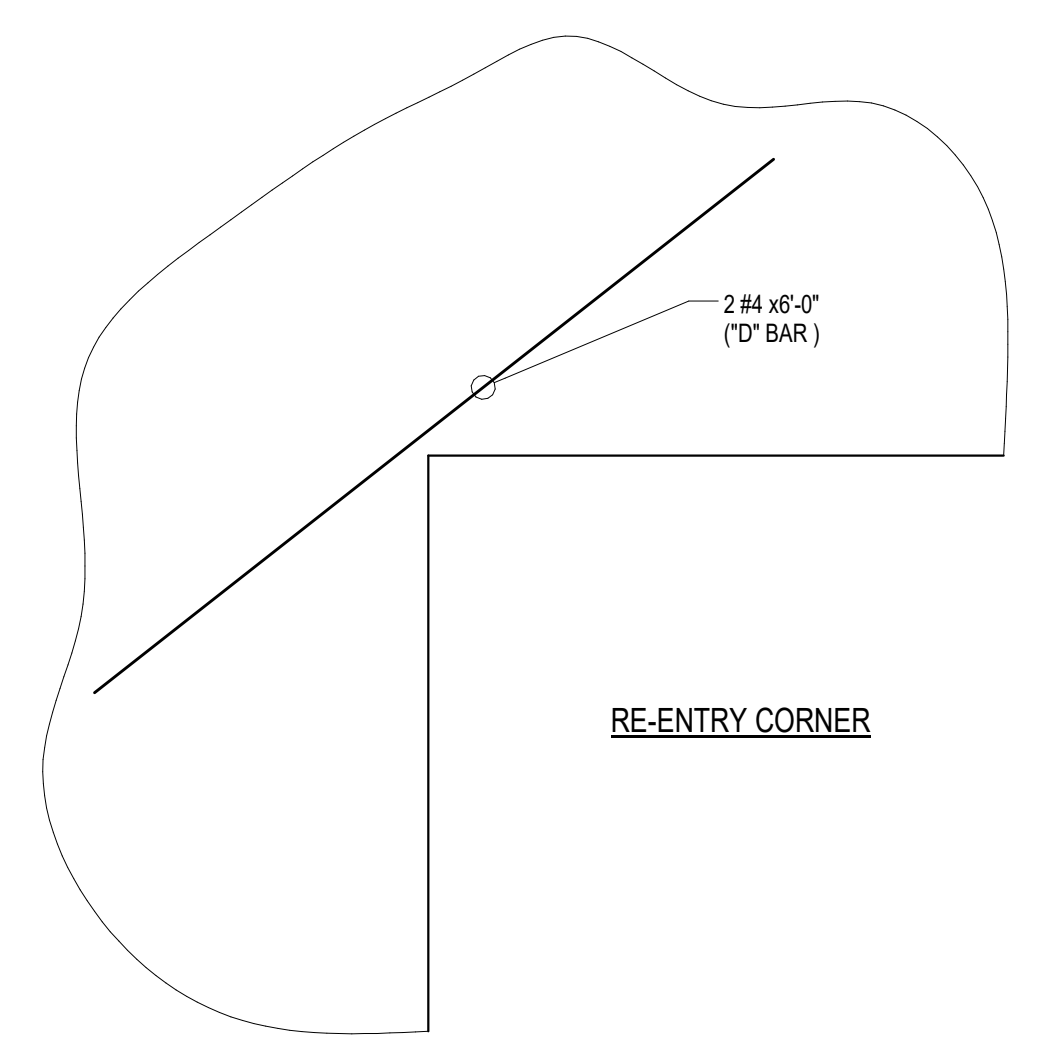
TYPICAL GROUND FLOOR
STRUCTURAL SLAB
CONSTRUCTION JOINT DETAIL
SCALE: N.T.S.



TYPICAL DETAIL OF
CONSTRUCTION JOINT IN
CONCRETE SLAB EXPOSED TO
WATER/MOISTURE
SCALE: N.T.S.



BEAM CORNER BARS AND
INTERSECTION DETAILS
SCALE: N.T.S.



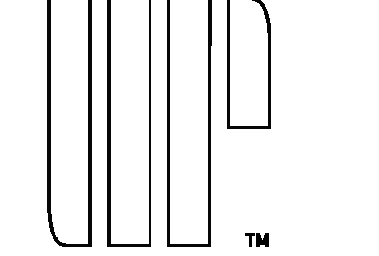
TYPICAL REINFORCEMENT
SLAB @ RE-ENTRY CORNER
DETAIL
SCALE: N.T.S.

FOR REFERENCE ONLY

YOUSSEF HACHEM
CONSULTING ENGINEERING INC.
CA 26553
99 NW 27 AVENUE
MIAMI, FL 33125
(786) 287-9120
(305) 969-9453
www.yhengineering.com
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

FOR COMB. USE ONLY

ARCHITECT
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786 246 4857

OWNER:

LUIS FELIPE NEVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

SAOTA
103 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T. +27 (0)21 468 4400

STRUCTURAL ENGINEER:

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T. (305) 969-YHCE F. (305) 969-9453

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CIVIL ENGINEER:

OCEAN ENGINEERING INC.
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MIAMI, FL 33138
T. (786) 518-2008

LIGHTING CONSULTANT:

LUX POPULI S.A. de C.V.
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Mexico City, CP 01000, Mexico
T. +52 5025 9105

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #	Description

SEAL

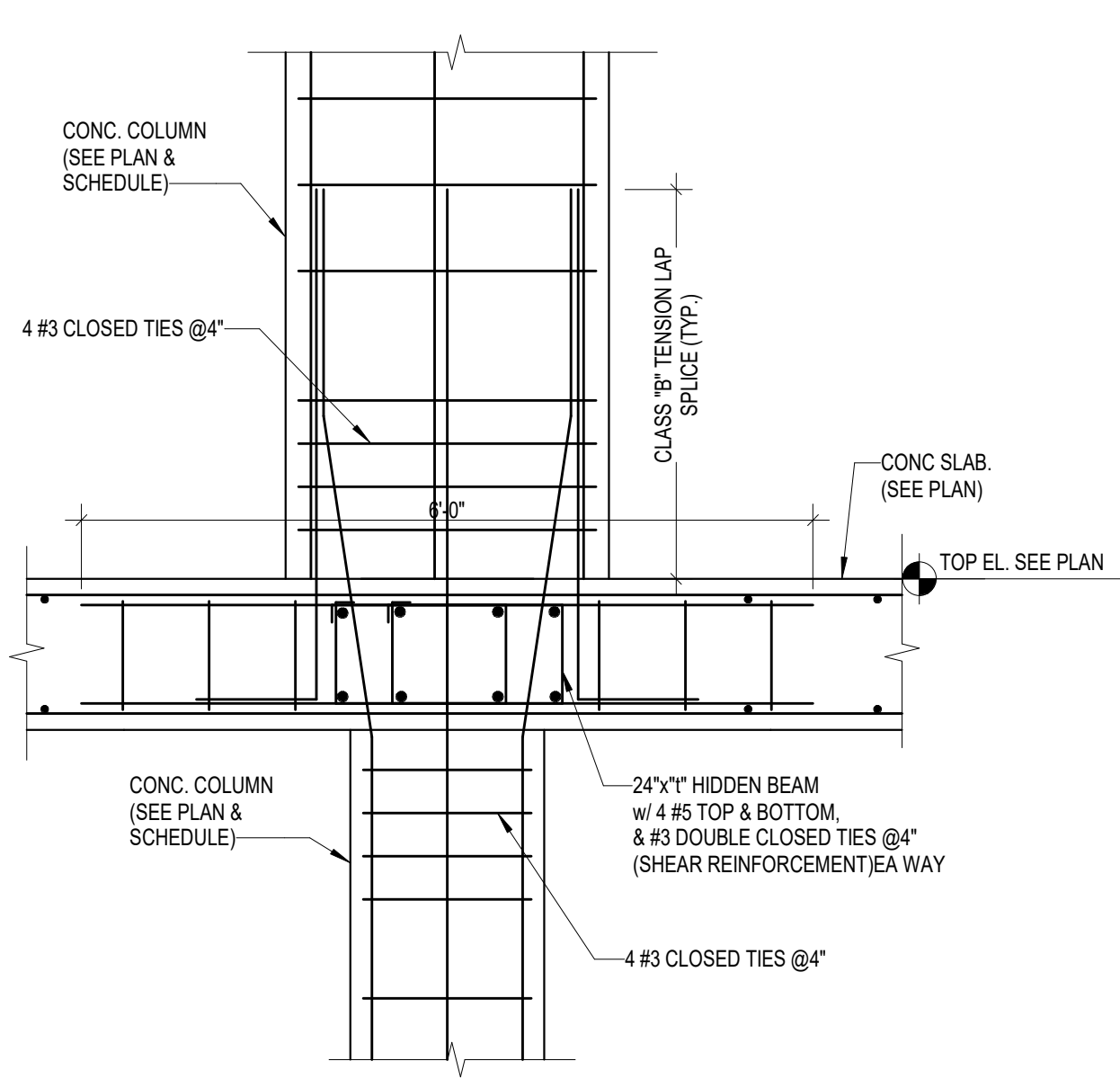
FOR REFERENCE ONLY

URBAN ROBOT LLC
A426002760 B26007434 LC26000510
H210060
PROJECT NO.
07-13-2021
DATE

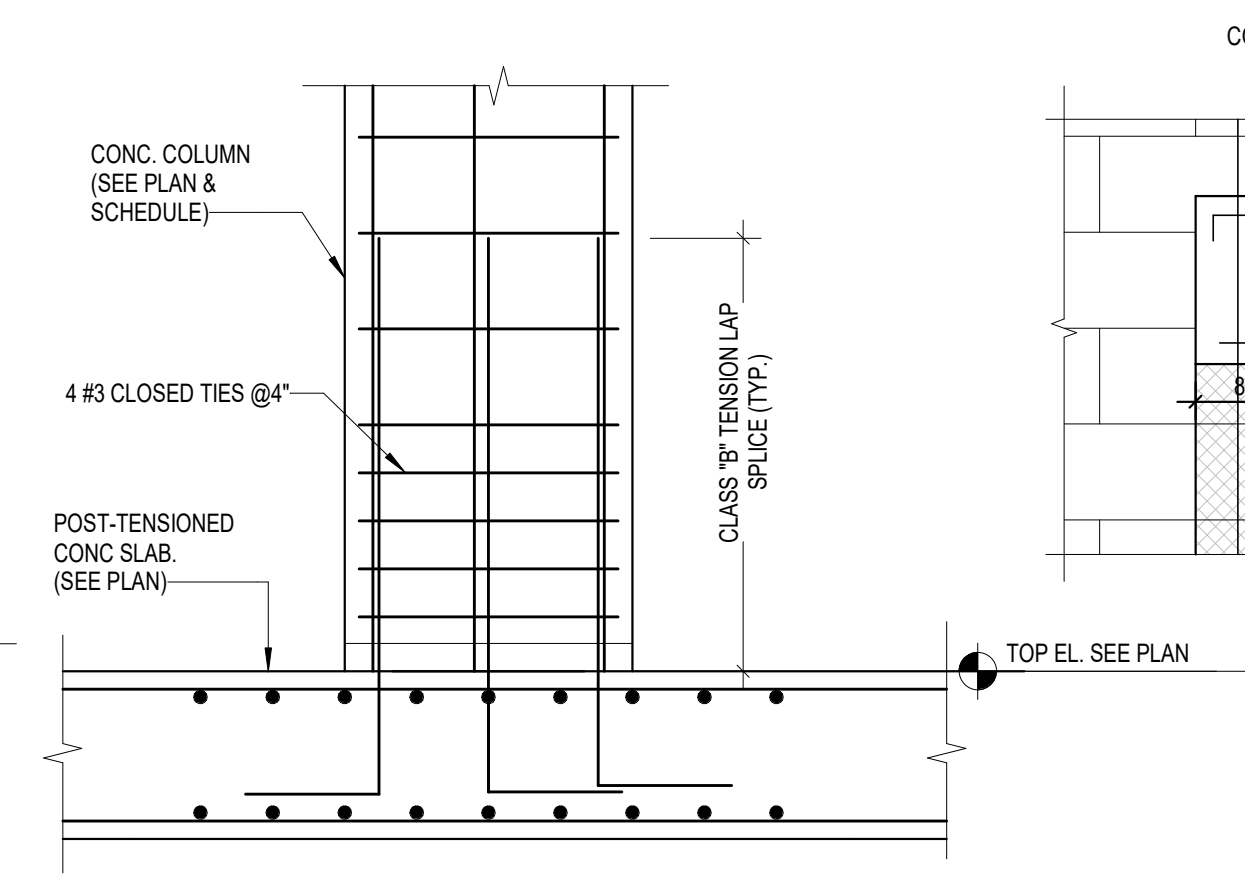
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DRAWN / CHECKED

TYPICAL DETAILS

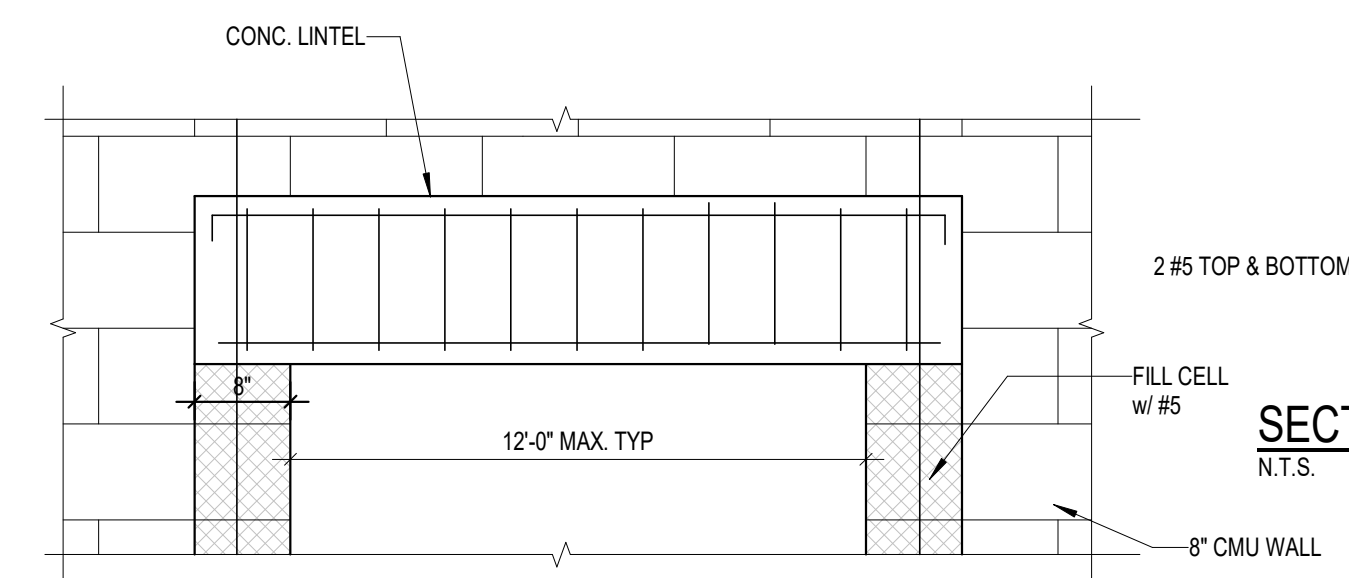
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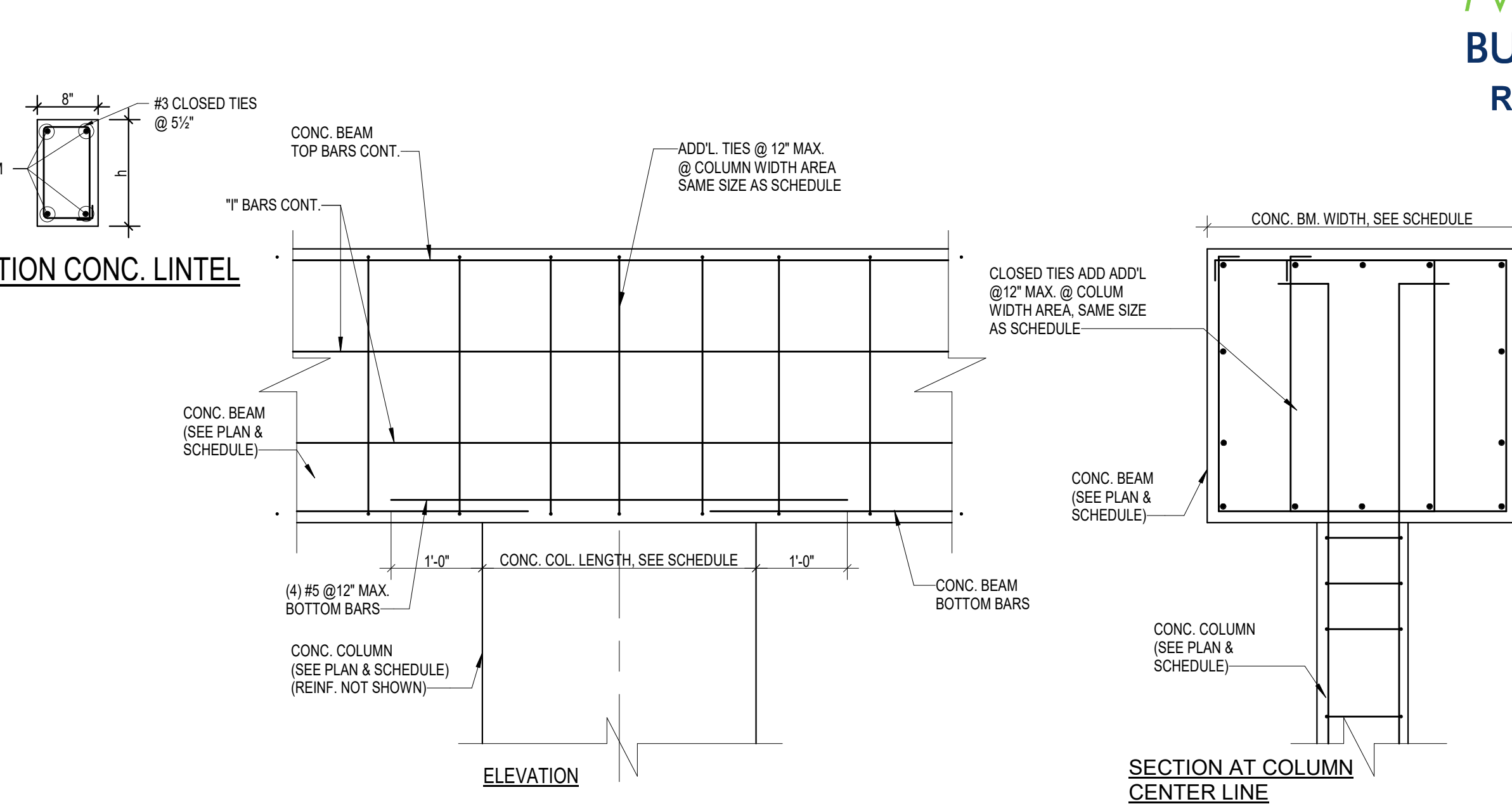
TYPICAL COLUMN-SLAB BEARING DETAIL
SCALE: N.T.S.



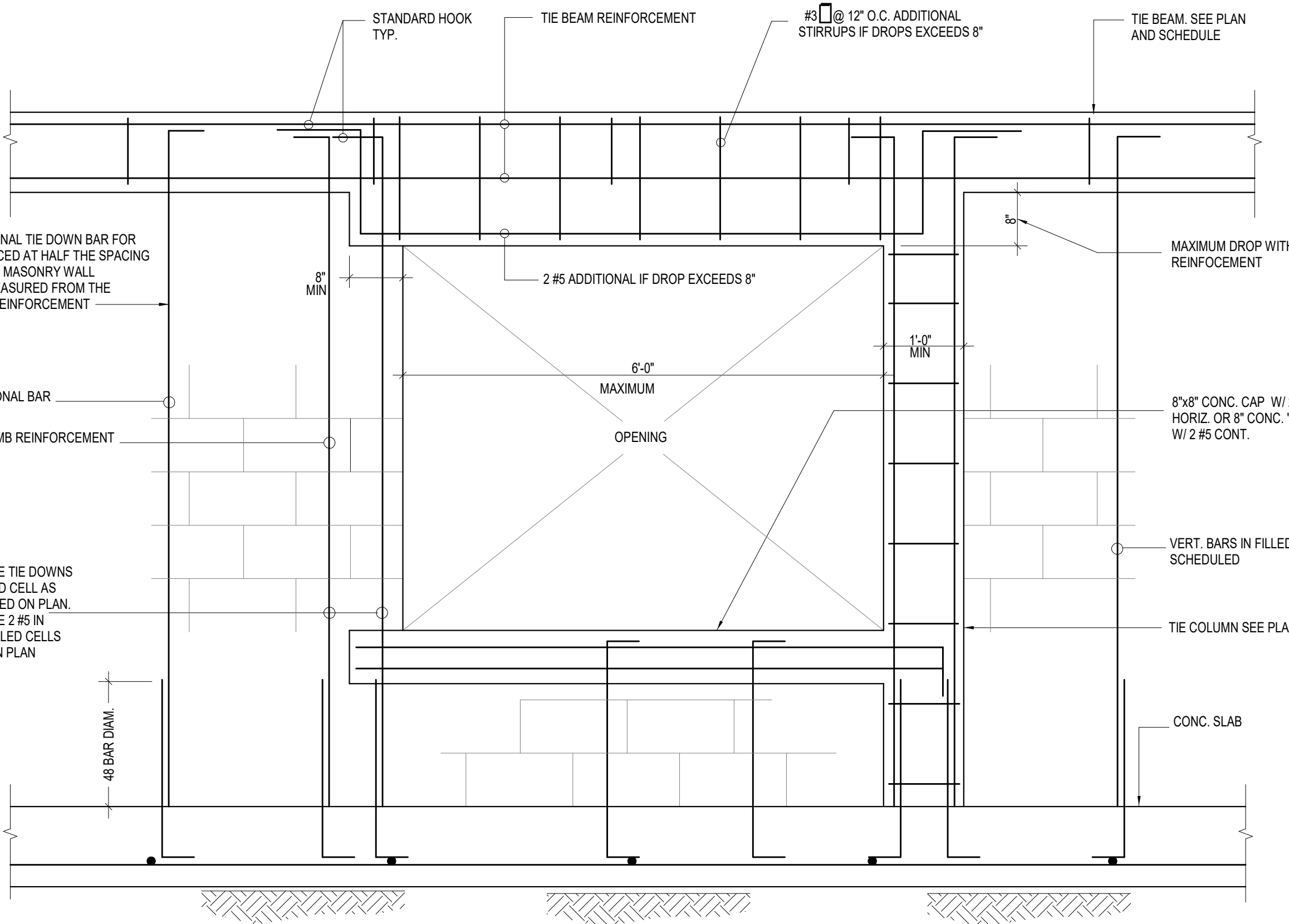
TYPICAL DETAIL OF CONC. COLUMN SUPPORTED BY POST-TENSIONED CONC. SLAB
SCALE: N.T.S.



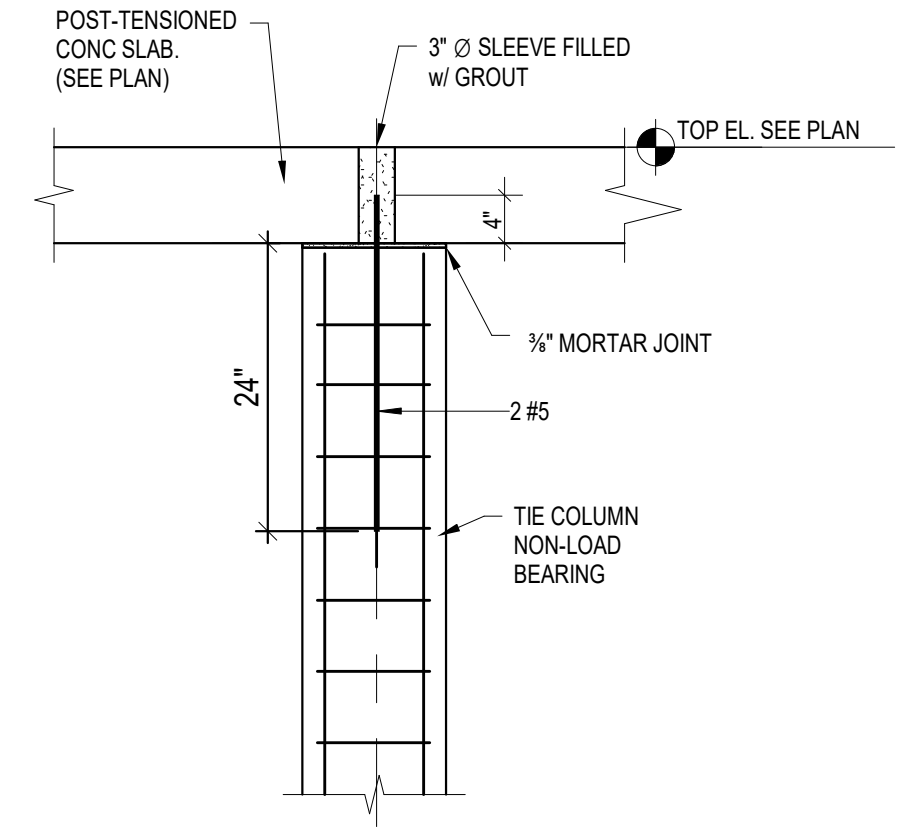
TYPICAL CONC. LINTEL
SCALE: N.T.S.



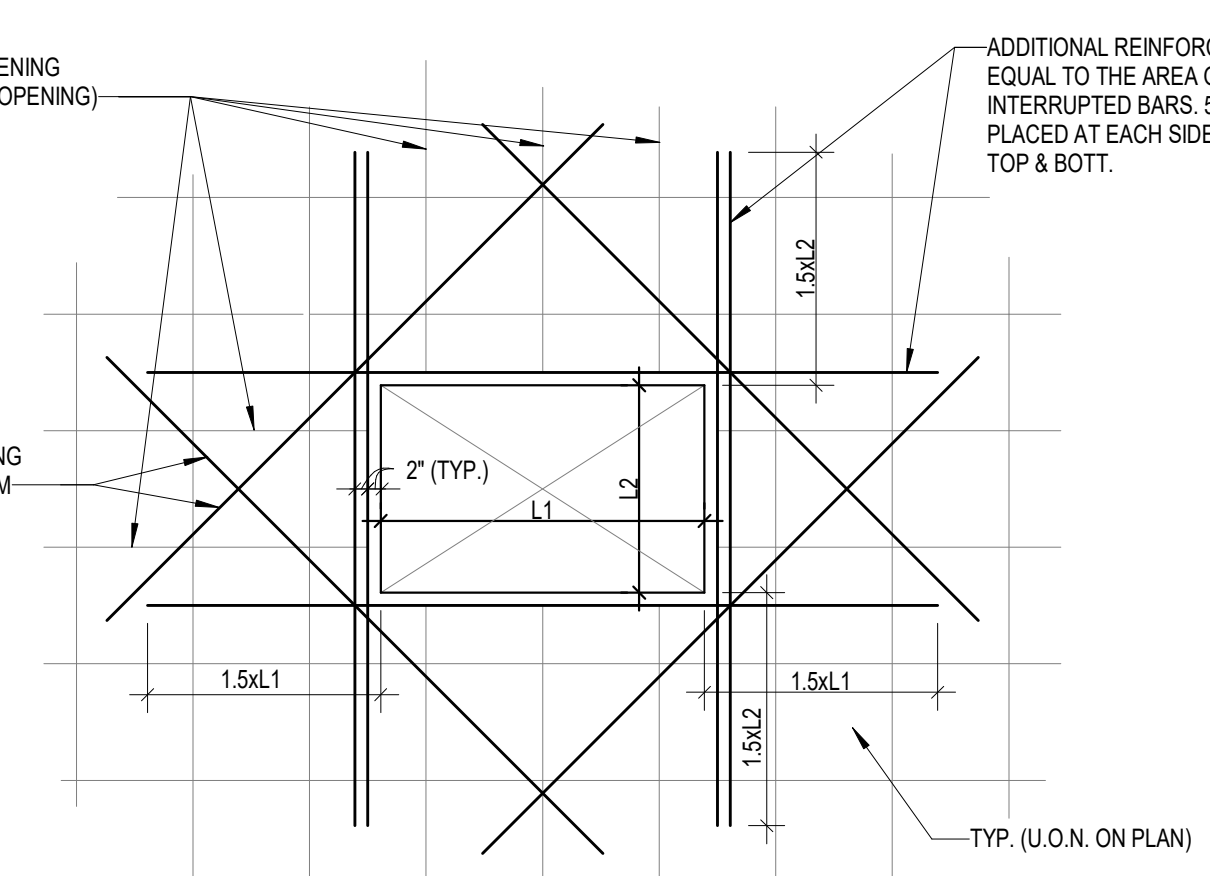
SECTION AT COLUMN CENTER LINE



TYPICAL LINTEL / SILL / JAMB DETAIL
SCALE: N.T.S.



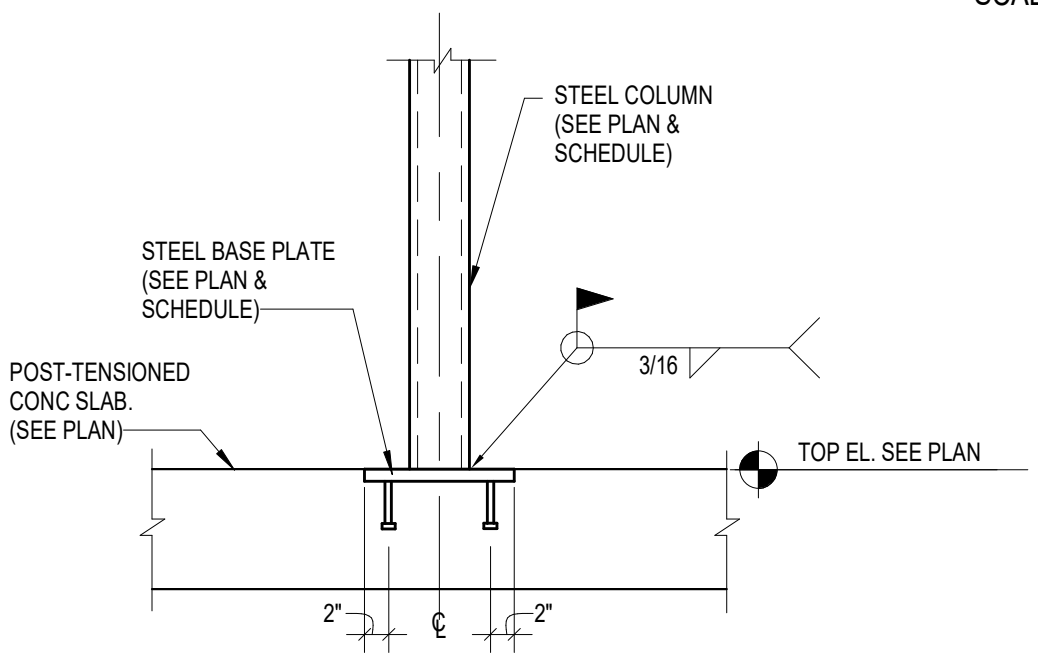
TYPICAL DETAIL OF NON-LOAD BEARING TIE COLUMN BELOW POST-TENSIONED SLAB
SCALE: N.T.S.



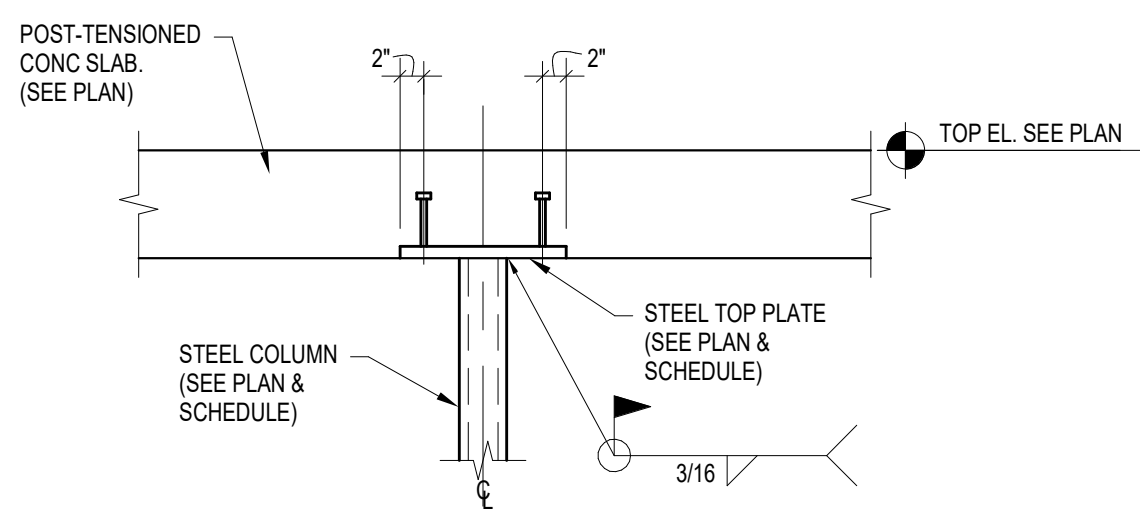
TYPICAL SLAB OPENING DETAIL
SCALE: N.T.S.

NOTE: IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REIN. MAY BE ROUTED AROUND OPNG., UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REIN. WILL BE INTERRUPTED AND REPLACED BY ADDITIONAL REIN. AS SHOWN IN THIS DETAIL, UNLESS OTHERWISE SHOWN ON PLANS.

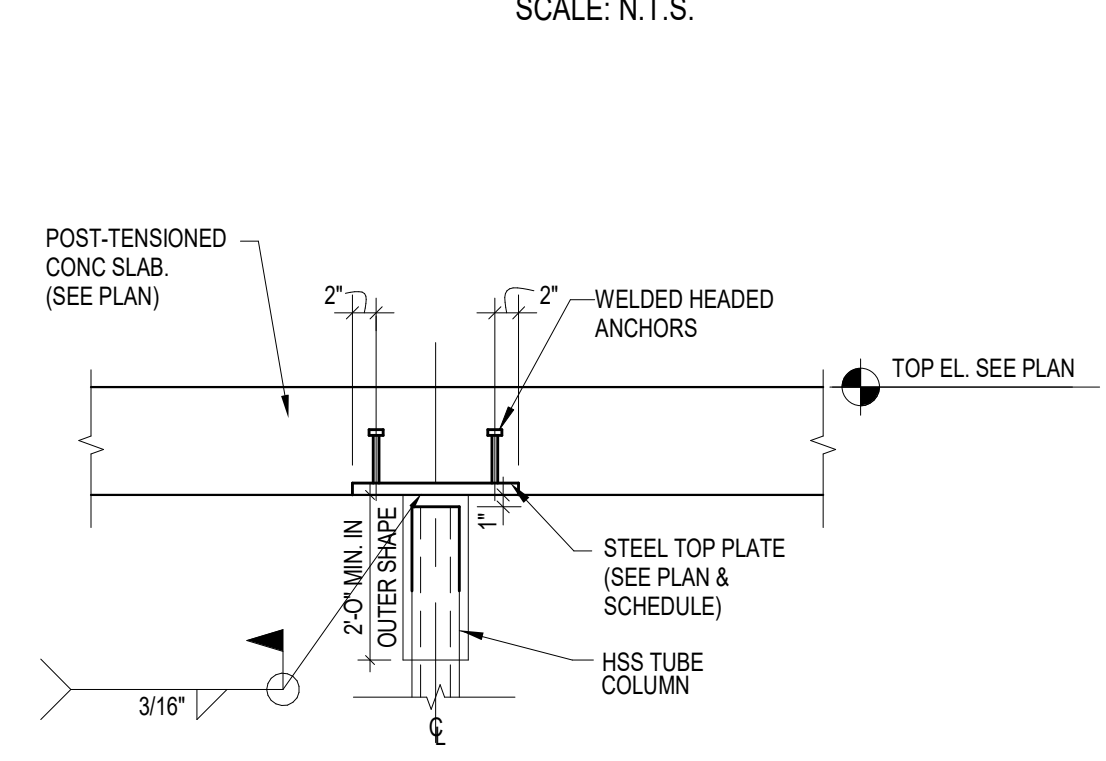
NOTE: THIS IS A TYPICAL DETAIL SHOWING IN THE LEFT SIDE A MASONRY JAMB CONDITION AND IN THE RIGHT SIDE A TIE COLUMN CONDITION. REFER TO FLOOR PLAN TO DETERMINE WHICH OF THE TWO CONDITIONS APPLY TO EACH PARTICULAR OPENING.



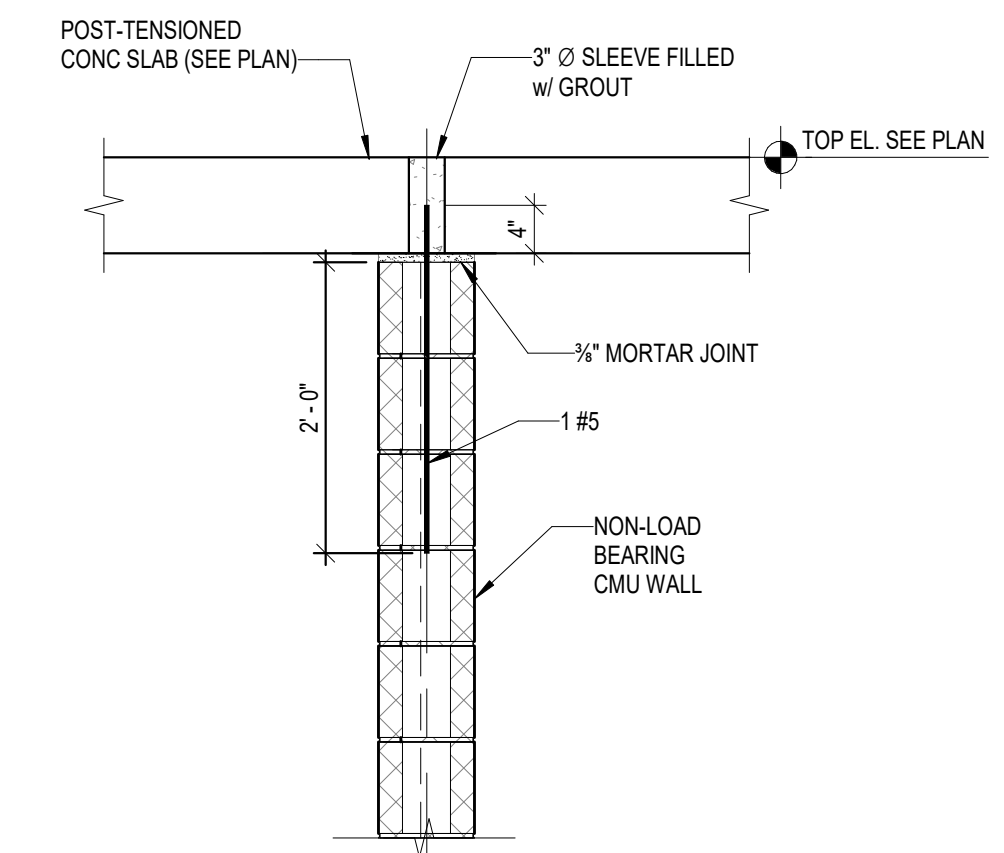
STEEL COL. SUPPORTED BY POST-TENSIONED CONC. SLAB TYP. DETAIL
SCALE: N.T.S.



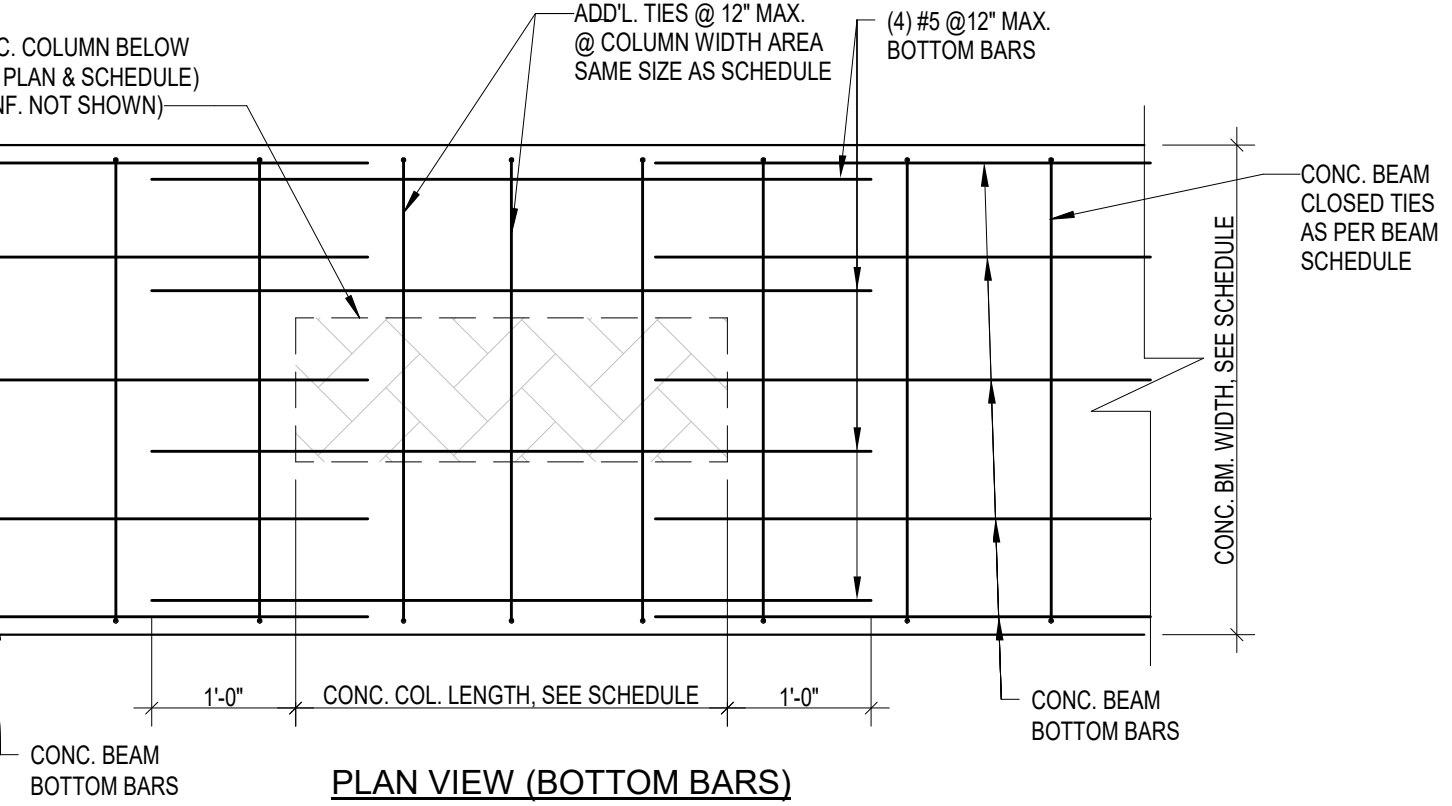
STEEL COLUMN BELOW POST-TENSIONED CONC. SLAB CONNECTION DETAIL
SCALE: N.T.S.



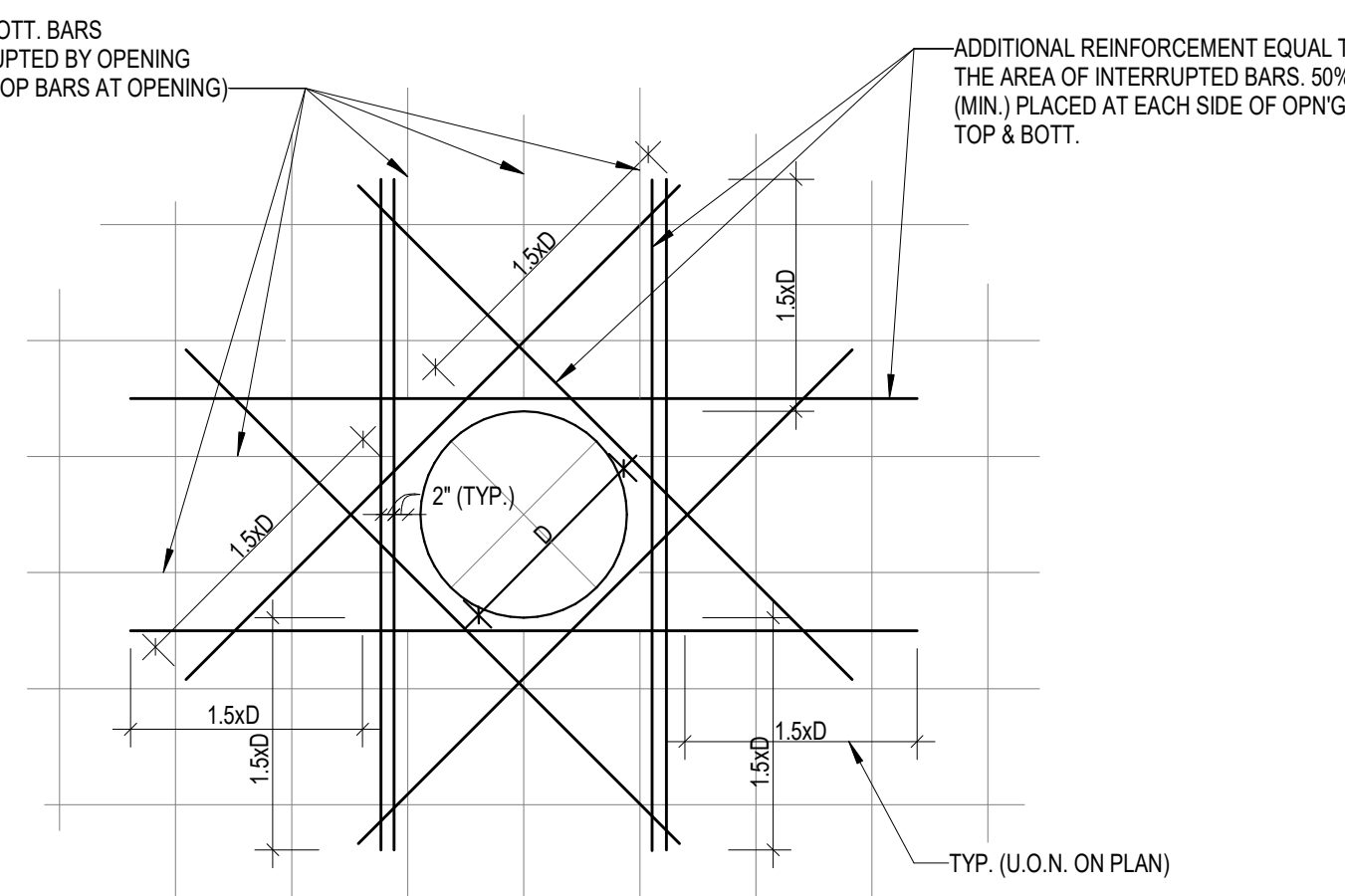
NON-LOAD BEARING STEEL COL. BELOW POST-TENSIONED CONC. SLAB CONNECTION DETAIL
SCALE: N.T.S.



TYPICAL DETAIL OF NON-LOAD BEARING CMU WALL BELOW POST-TENSIONED CONC. SLAB
SCALE: N.T.S.

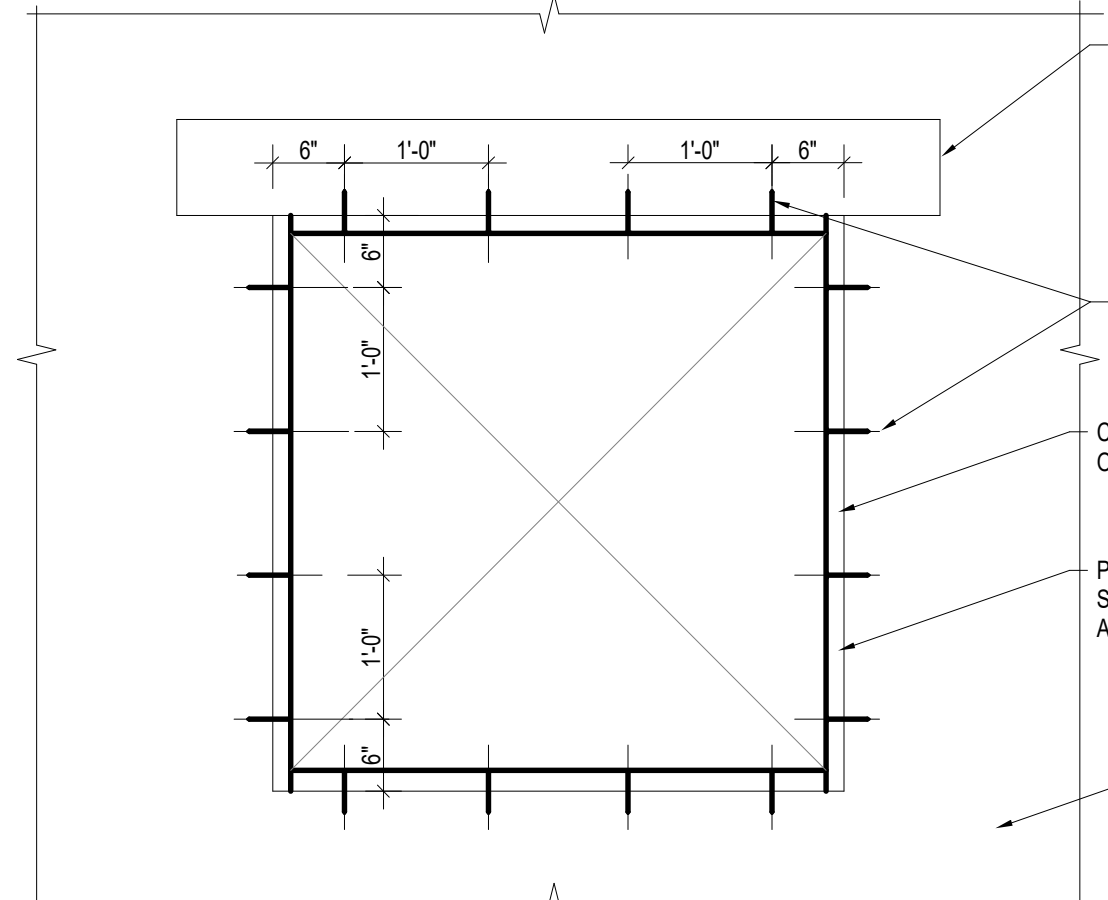


TYPICAL COLUMN BEAM JOINT DETAIL
SCALE: N.T.S.

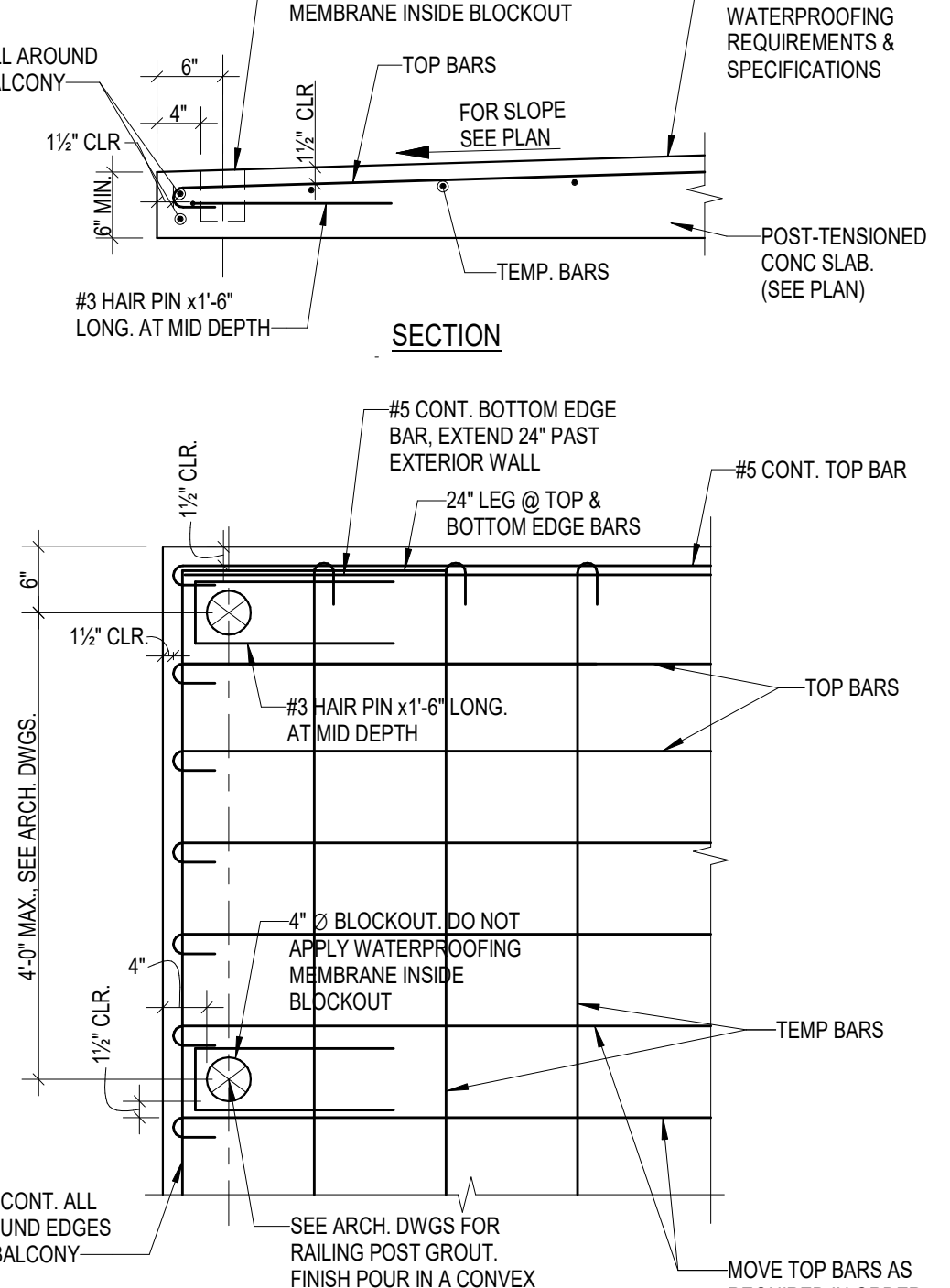
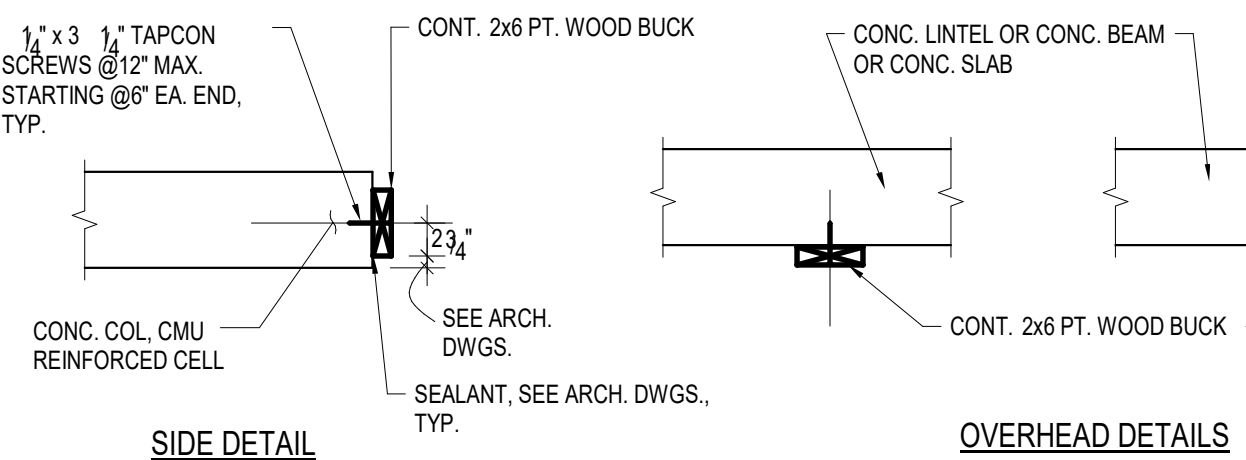


TYPICAL SLAB OPENING DETAIL
SCALE: N.T.S.

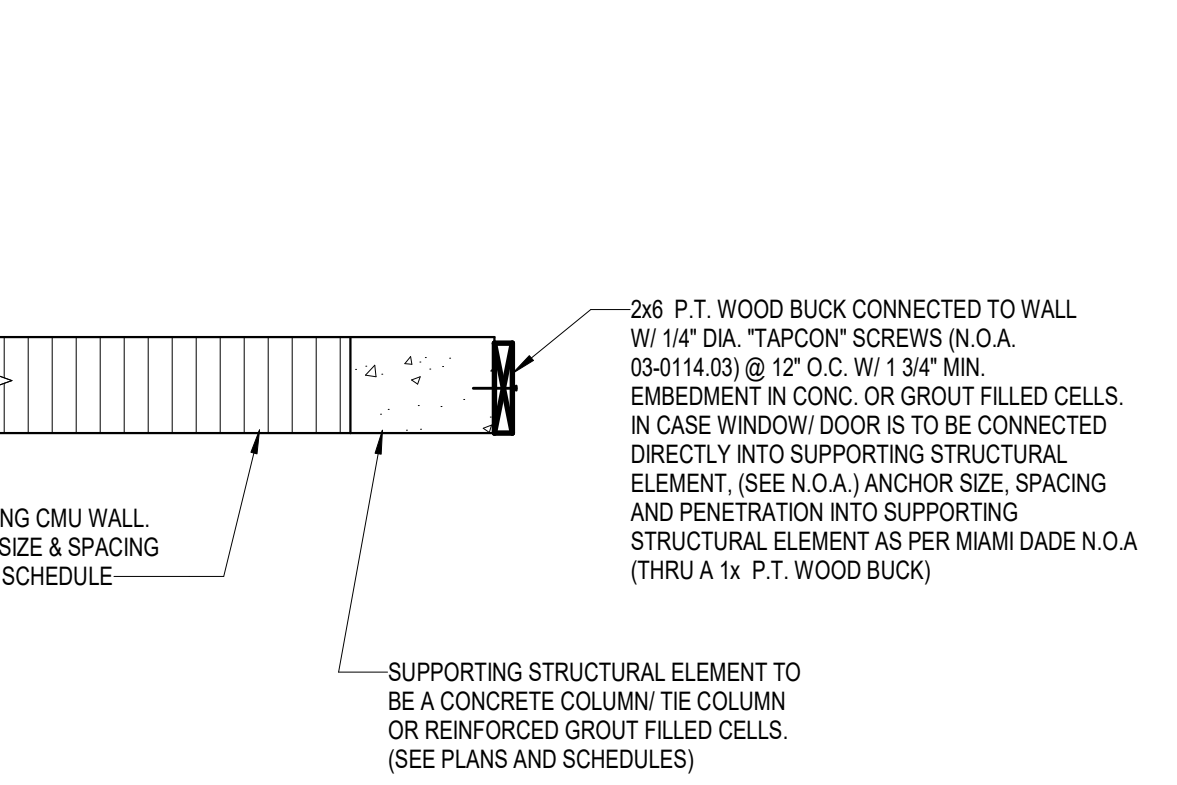
NOTE: IF SIZE OF OPENING IS LESS THAN TWICE THE SLAB THICKNESS, REIN. MAY BE ROUTED AROUND OPNG., UNLESS OTHERWISE SHOWN ON PLANS. IF SIZE OF OPENING IS MORE THAN TWICE THE SLAB THICKNESS, REIN. WILL BE INTERRUPTED AND REPLACED BY ADDITIONAL REIN. AS SHOWN IN THIS DETAIL, UNLESS OTHERWISE SHOWN ON PLANS.



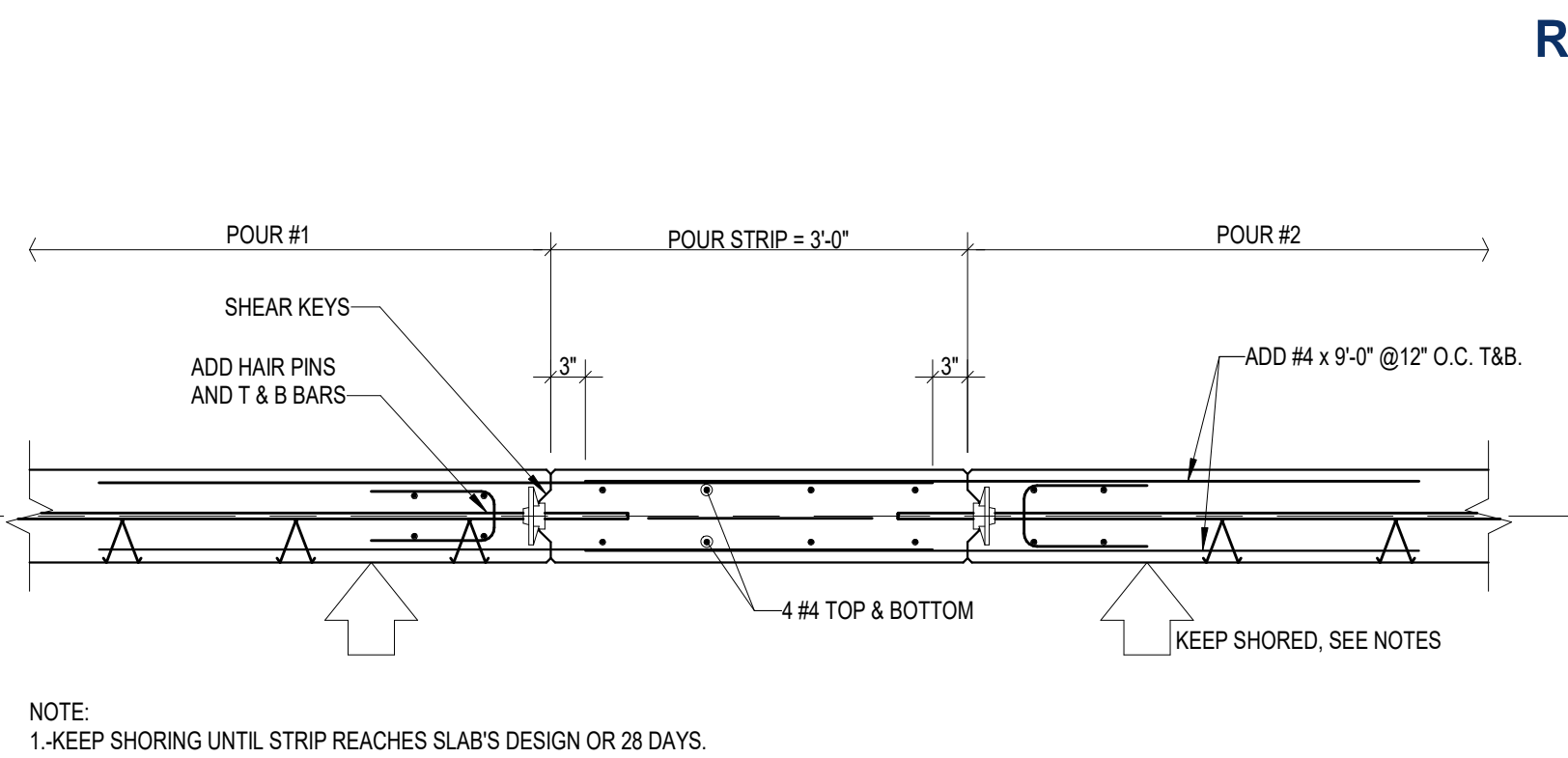
EXTERIOR WINDOW AND DOOR (SIM.) PT WOOD BUCK DETAIL SCALE: N.T.S.



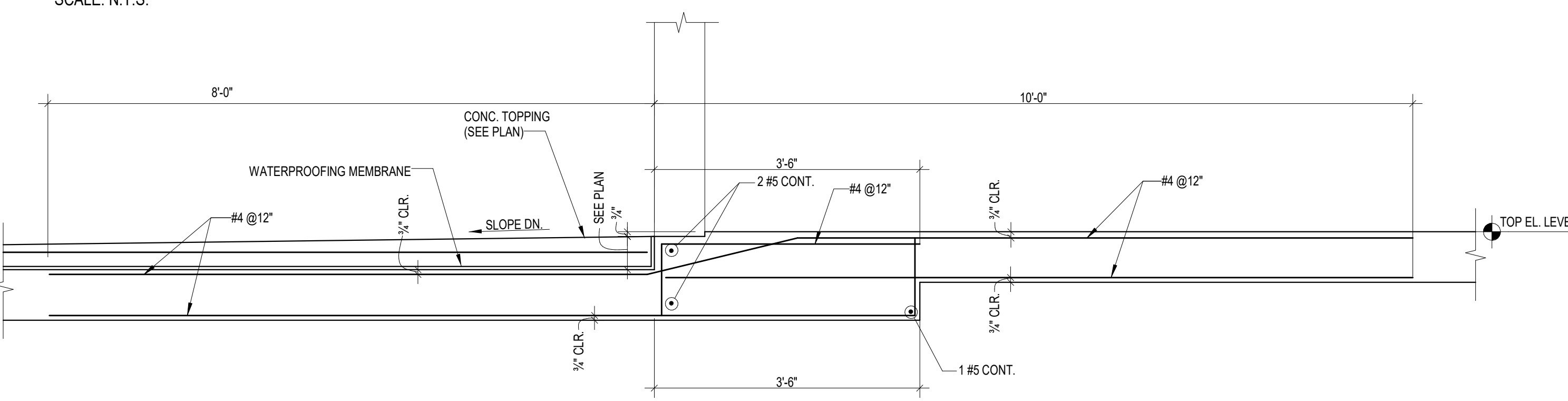
TYPICAL RAILING POST ANCHORING DETAIL SCALE: N.T.S.



TYPICAL WINDOW/ DOOR BUCK DETAIL SCALE: N.T.S.

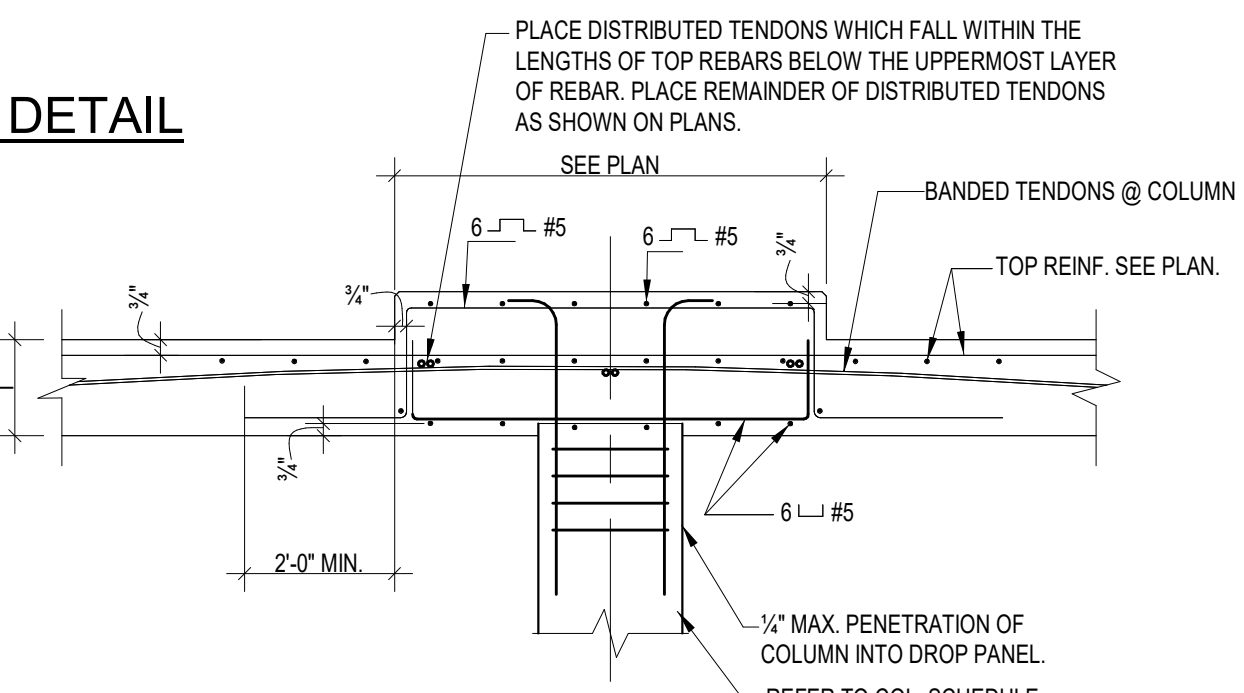


TYPICAL P.T. SLAB POUR STRIP SCALE: N.T.S.

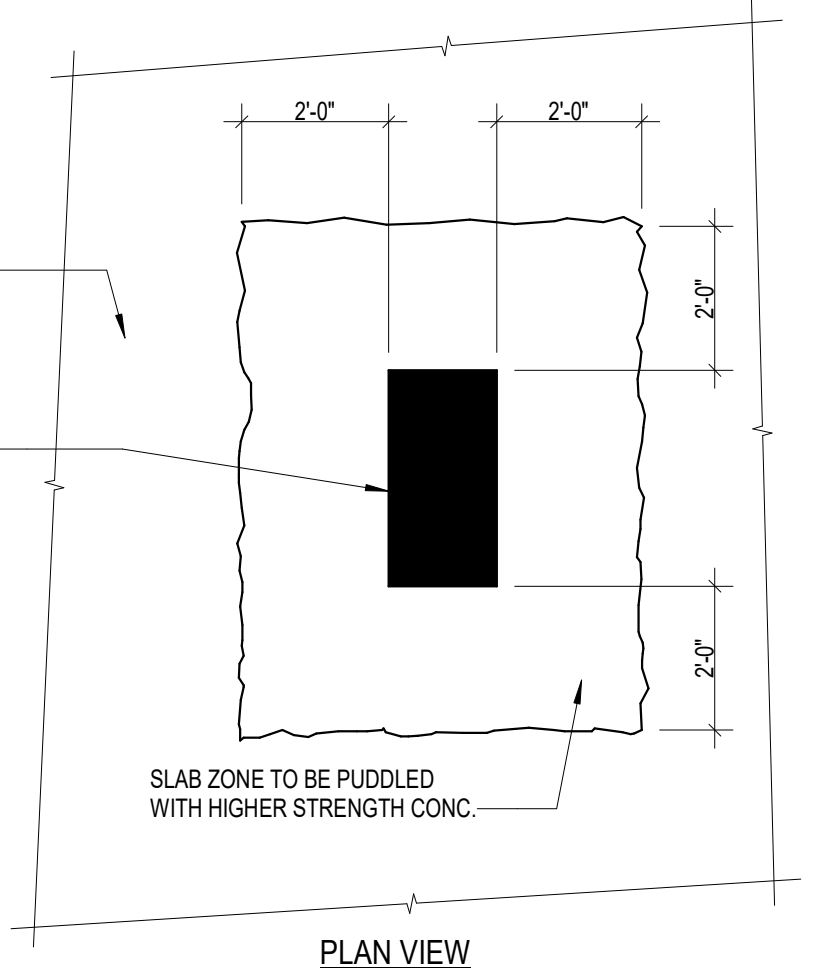


NOTE 1: EXTEND 1 OUT OF 3 BARS 6" INTO THE SUPPORT FOR END SPANS (MIN. 2) WHERE SHOWN. NOTE 2: EXTEND 1 OUT OF 4 BARS 6" INTO THE SUPPORT FOR INTERIOR SPANS (MIN.2) WHERE SHOWN. NOTE 3: REINFORCING TO BE EVENLY DISTRIBUTED WITHIN ITS TRIBUTARY AREA. NOTE 4: PROVIDE 2 #5 BOTTOM BARS EACH WAY ON SLABS WITHOUT DROP PANELS. NOTE 5: SEE GENERAL CONSTRUCTION NOTES FOR ADDITIONAL REINFORCING INFORMATION.

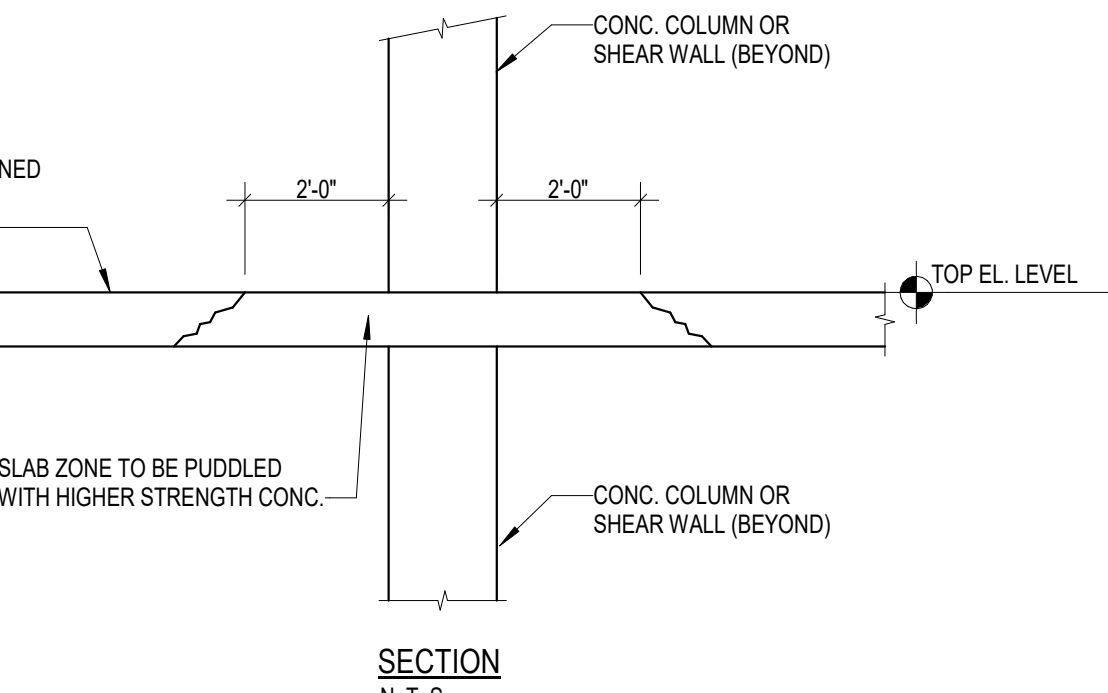
STEP DOWN DETAIL SCALE: N.T.S.



TYPICAL UPTURNED PANEL DETAIL SCALE: N.T.S.



PLAN VIEW N.T.S.

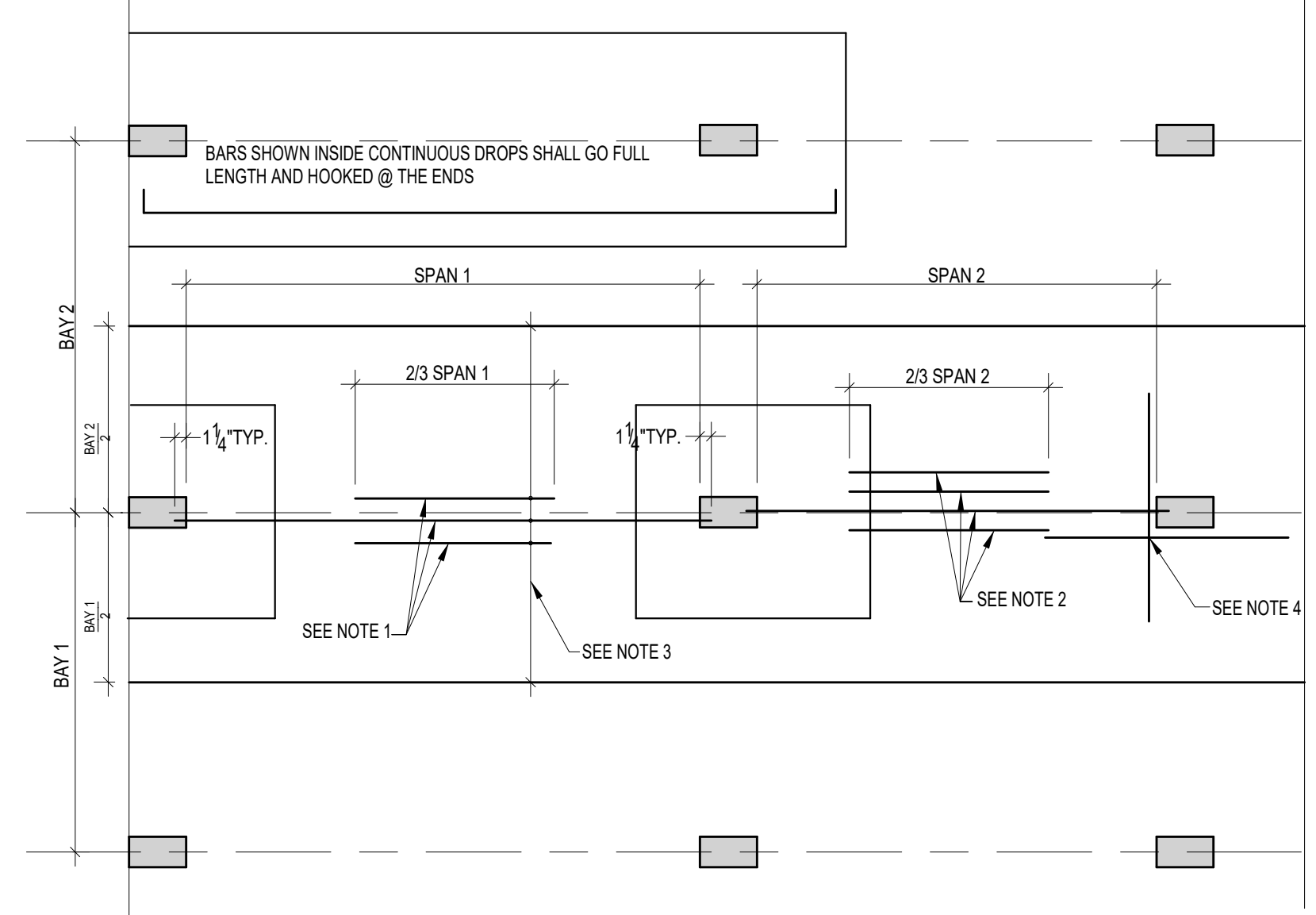


SECTION N.T.S.

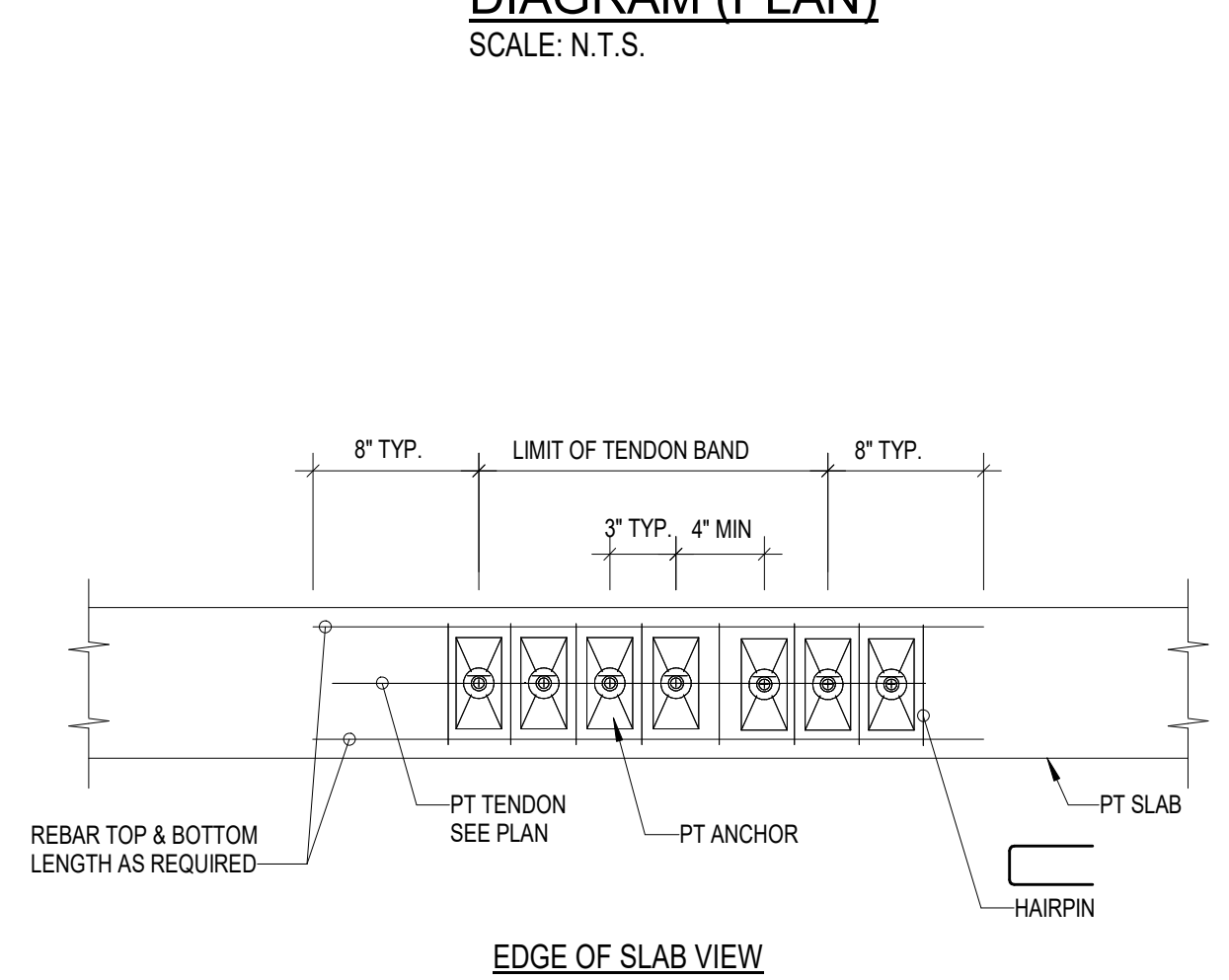
CONCRETE STRENGTH @ 28 DAYS	
COLUMN	SLAB PUDDLE
7,000 psi	5,000 psi

NO PUDDLING REQUIRED FOR COLUMN / SLAB CONCRETE STRENGTH DIFFERENCE LESS THAN 2,000 psi.

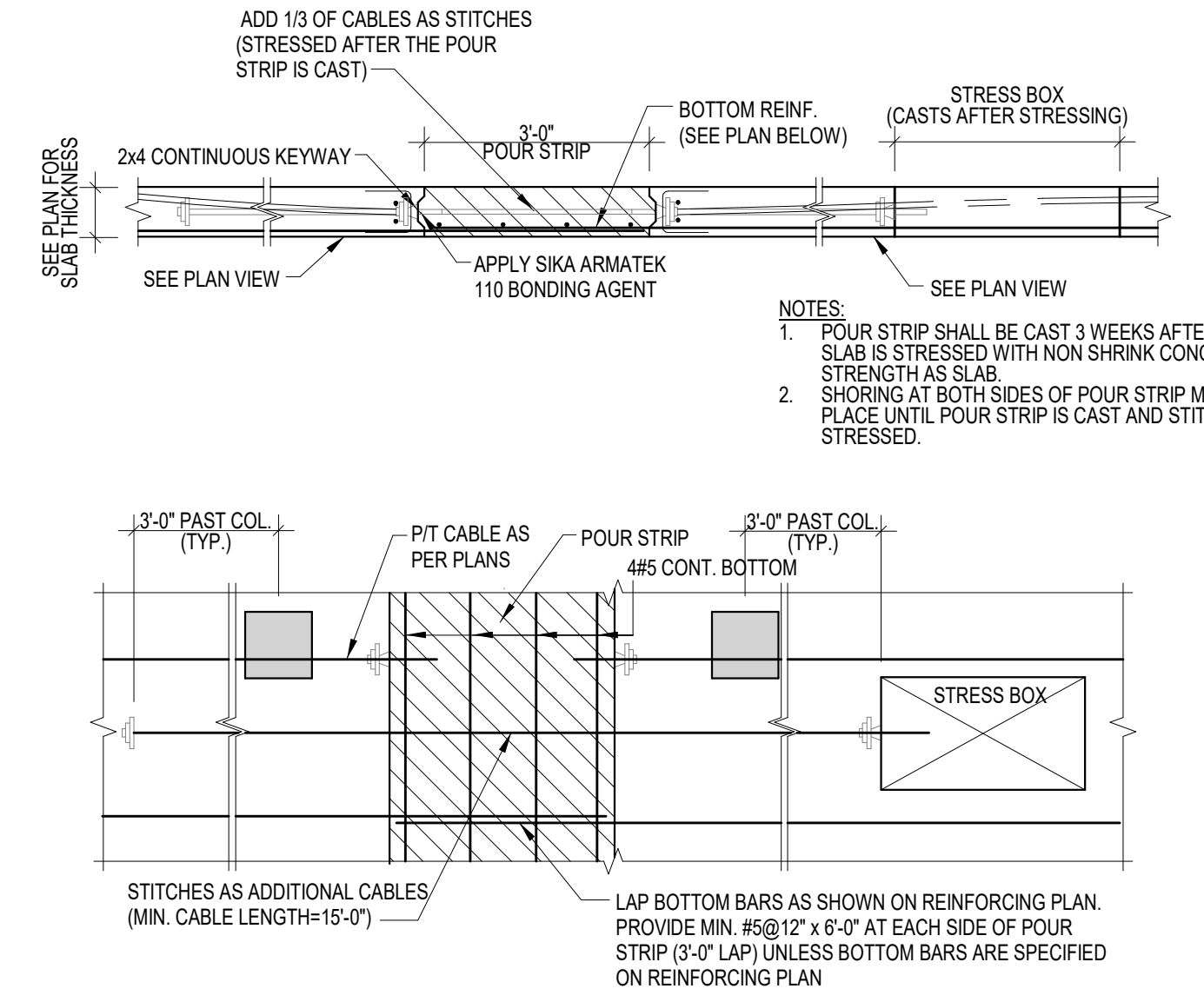
SLAB PUDDLING DETAIL SCALE: N.T.S.



TYPICAL POST-TENSIONED SLAB BOTTOM REINFORCING DIAGRAM (PLAN) SCALE: N.T.S.



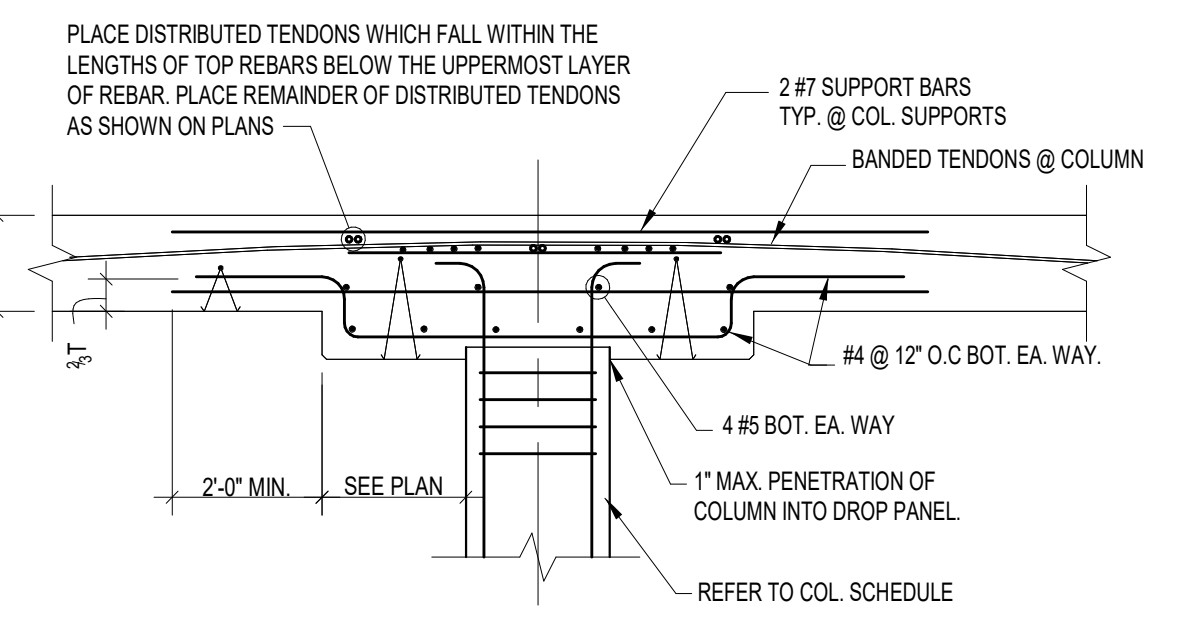
TYPICAL REINFORCEMENT OF TENDON BAND AT SLAB EDGE OR INTERMEDIATE STRESSING SCALE: N.T.S.



PLAN VIEW N.T.S.

POUR STRIP DETAIL SCALE: N.T.S.

NOTES: POUR STRIP SHALL BE CAST 3 WEEKS AFTER ADJACENT SLAB IS STRESSED.



TYPICAL DROP PANEL DETAIL SCALE: N.T.S.

NOTE: A MINIMUM OF TWO TENDONS SHALL BE PLACED IN EACH DIRECTION DIRECTLY OVER COLUMN

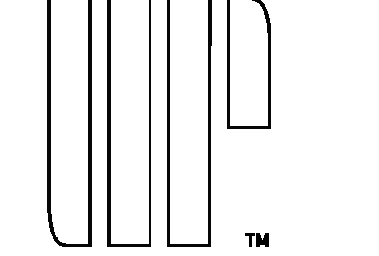
FOR REFERENCE ONLY

YOUSSEF H. HACHEM LICENSE No. 43302 STATE OF FLORIDA PROFESSIONAL ENGINEER

YOUSSEF HACHEM CONSULTING ENGINEERING INC. CA 26553
99 NW 27 AVE MIAMI, FL. 33125 (786) 287-9120 (305) 969-9453 www.yhengineering.com

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LANDSCAPE ARCHITECT



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28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #	Description

SEAL

URBAN ROBOT LLC
A-26002760 B-26001534 LC26000510

H210060

PROJECT NO.

07-13-2021

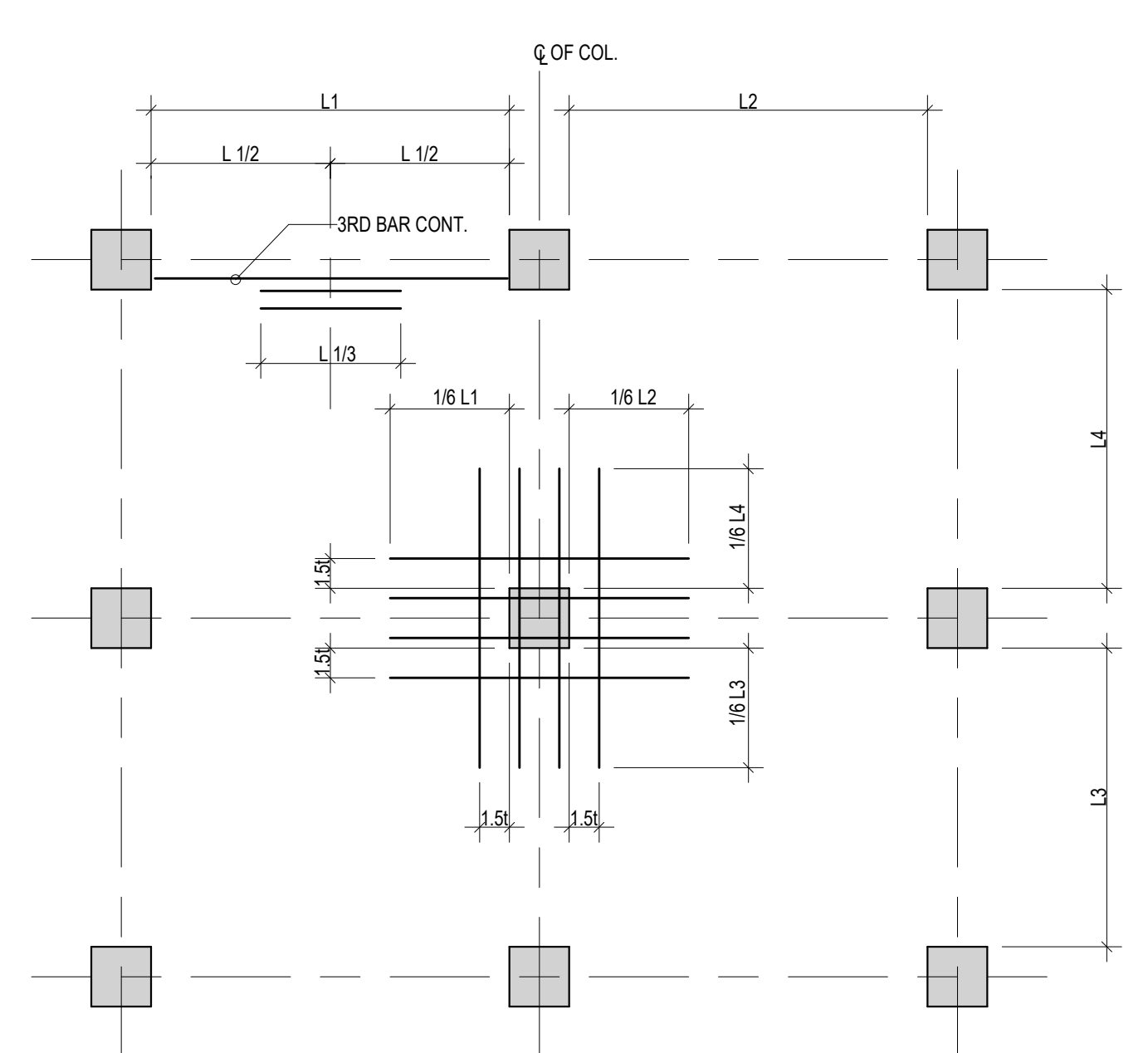
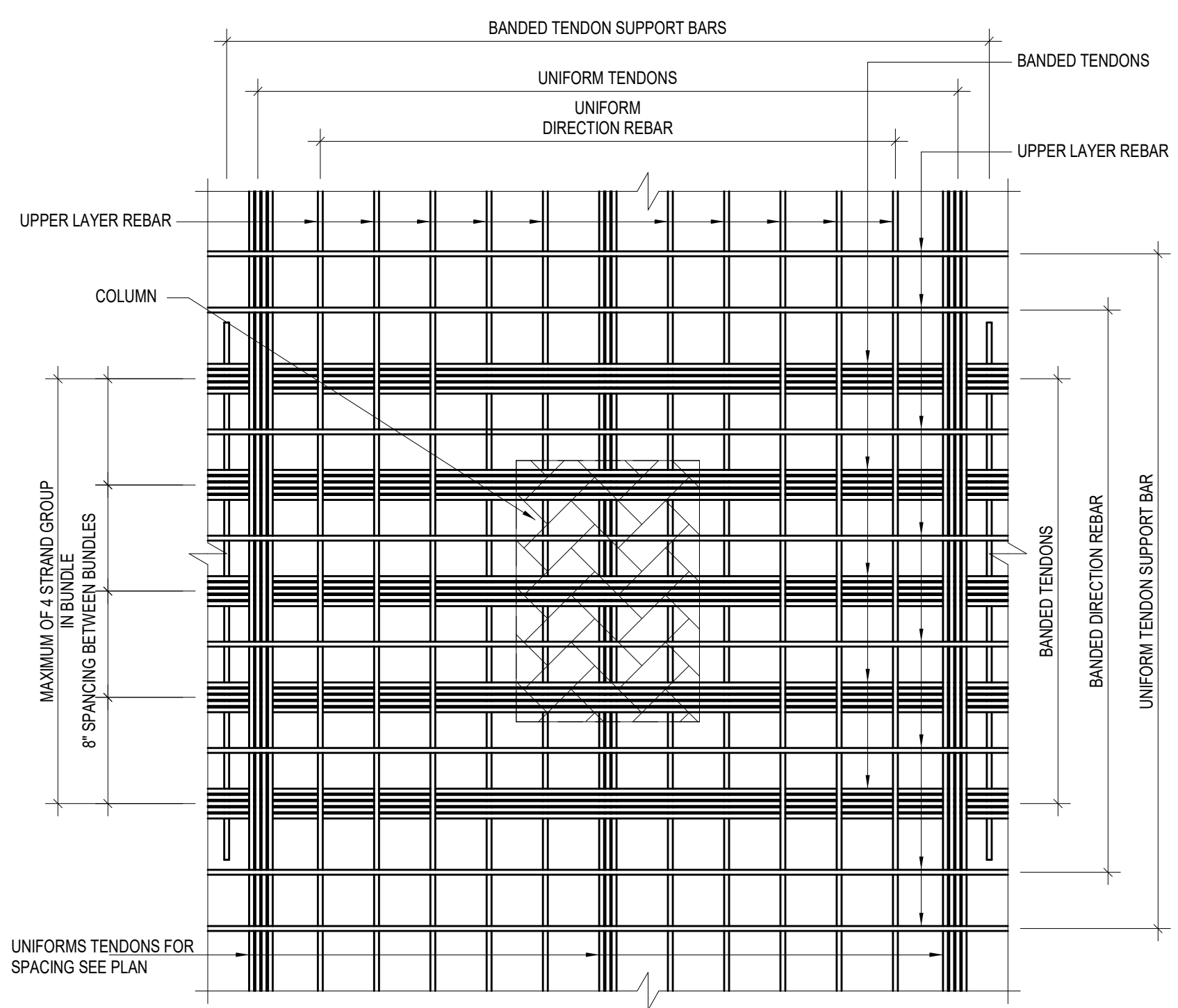
DATE

JJ / SV / CS / EL / AB

DESIGN CHECKED

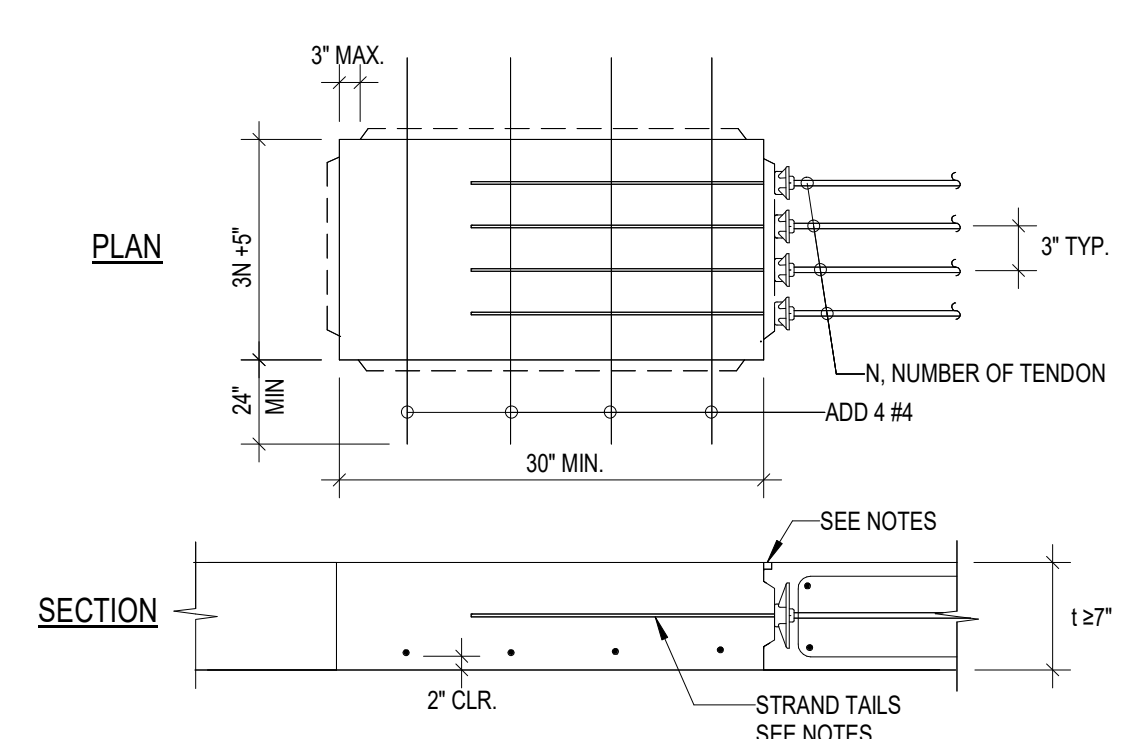
TYPICAL DETAILS

S504



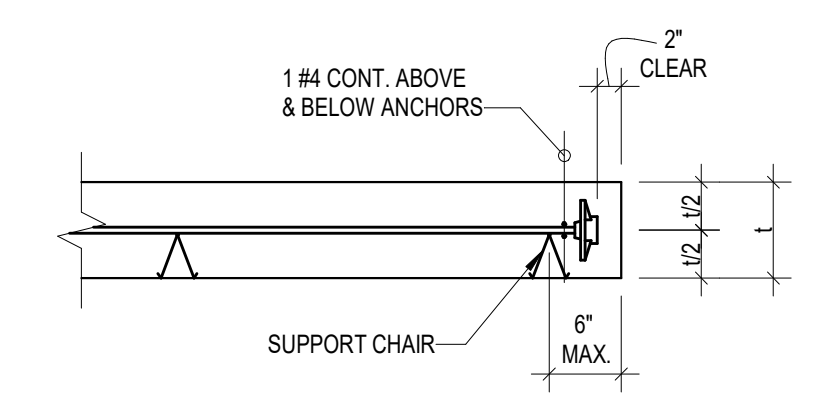
NOTE:
1.-IN ALL CASES, THE LENGTH OF THE TOP BAR SHALL BE 2x(THE GREATER SPAN)/6 + THE WIDTH OF THE COLUMN. 2.-IF NO REBARS ARE INDICATED ON PLAN, NOTIFY ENGINEER OF RECORD FOR REBARS REQ'D.
3.-HOOK TOP BARS AT END COLUMNS.
4.-BOTTOM BARS WHEN USED SHALL BE 1/2.5 THE CLEAR SPAN AND EVERY THIRD BAR TO BE CONTINUOUS AS SHOWN ON DETAIL.
5.-LENGTHS SHOWN ON THE PLAN TAKE PRESEDENCE OVER THE ABOVE LENGTHS.

MILD STEEL PLACING PLAN AT COLUMN
SCALE: N.T.S.

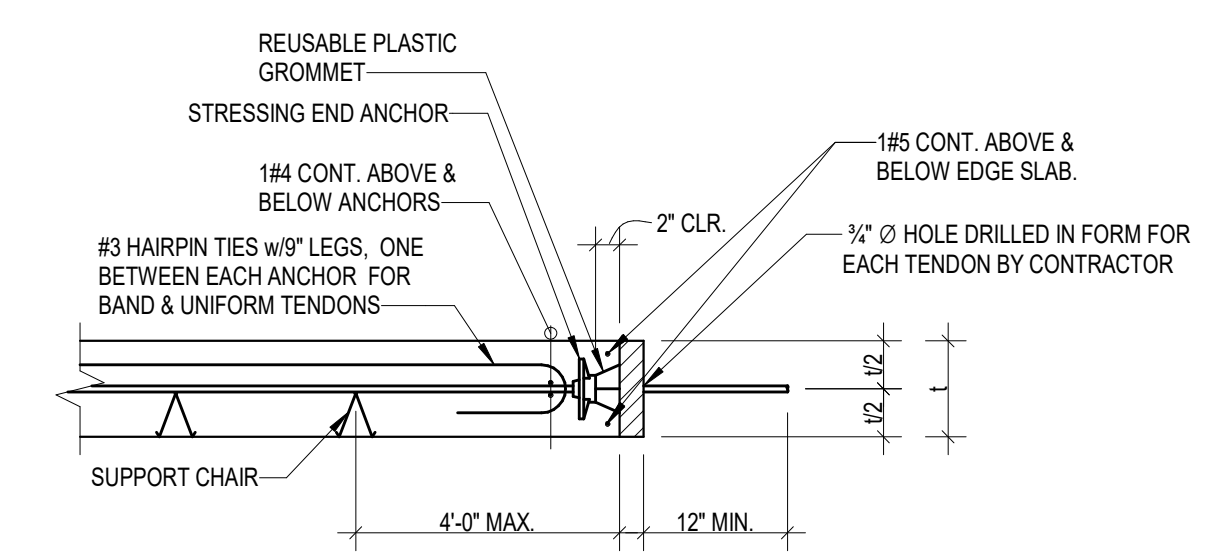


NOTES:
- IF BLOCKOUT IS EXPOSED TO WEATHERING AND OR MOISTURE USE GROMMETS, CUT STRESSED STRAND TAILS, BURN OFF EXCESS STRAND, 1/2" MAX. FROM ANCHOR FACE.
- CONTINUE ALL INTERRUPTED BARS SHOWN IN PLANS THROUGH THE BLOCKOUT
- FILL BLOCKOUT WITH NON-SHRINK CONCRETE OF MIN. SAME STRENGTH AS SLAB

STRESSING BLOCKOUT
SCALE: N.T.S.

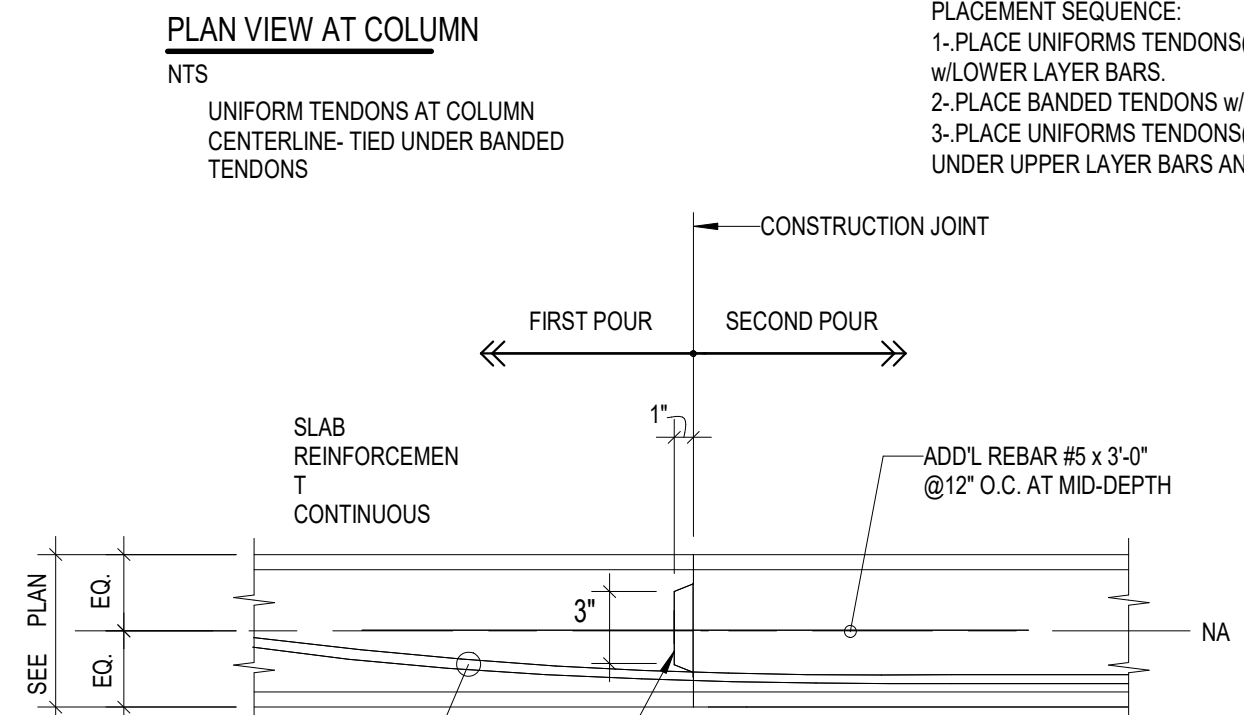


DEAD END ANCHOR DETAIL
SCALE: N.T.S.

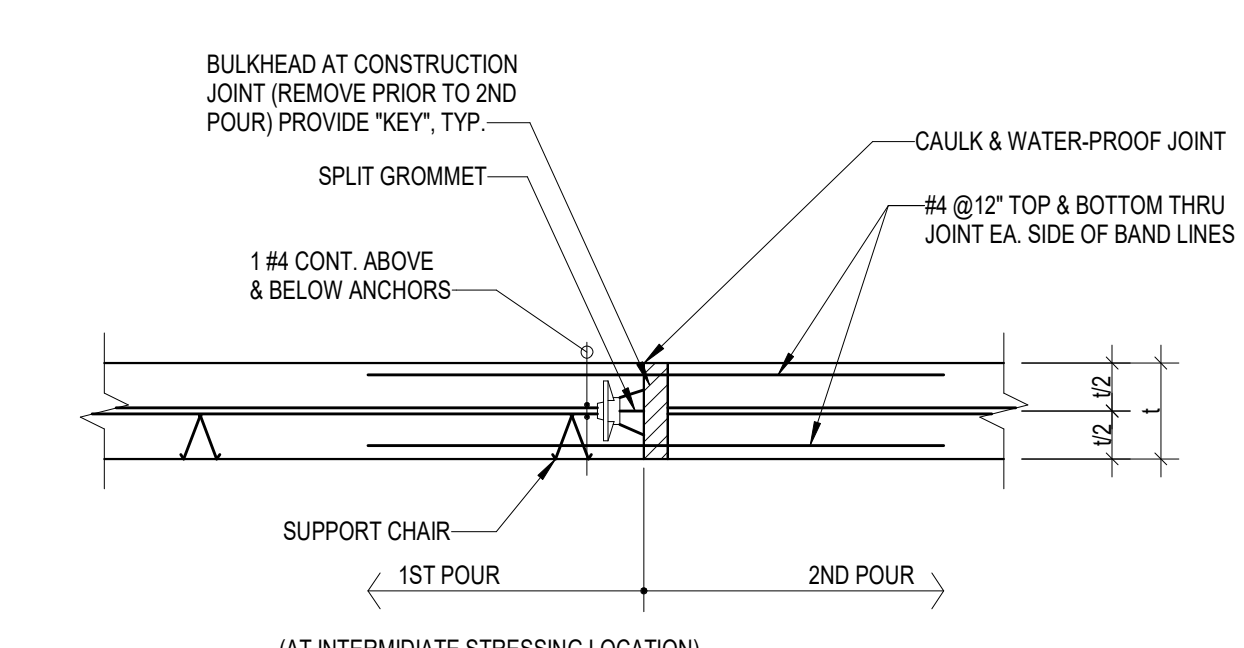


NOTE:
1.-REMOVE PLASTIC GROMMET, WHICH LEAVES A 2" DEEP HOLE.
2.-USING A CUTTING TORCH, BURN OFF EXCESS STRAND, 1/2" MAX. FROM ANCHOR FACE.
3.-INSTALL PLASTIC END CAP PRE-FILLED WITH GREASE TIGHT AGAINST ANCHOR FACE.
4.-USING AN APPROVED NON-SHRINK, NON-METALLIC GROUT PACK ANCHOR BLOCKOUT TO MATCH SLAB EDGE FINISH.
5.-FOLLOW ACH-423.6 FOR REQUIRED TIMELINESS FOR COMPLETING TENDON CUTTING AND STRESSING BLOCKOUT GROUTING.

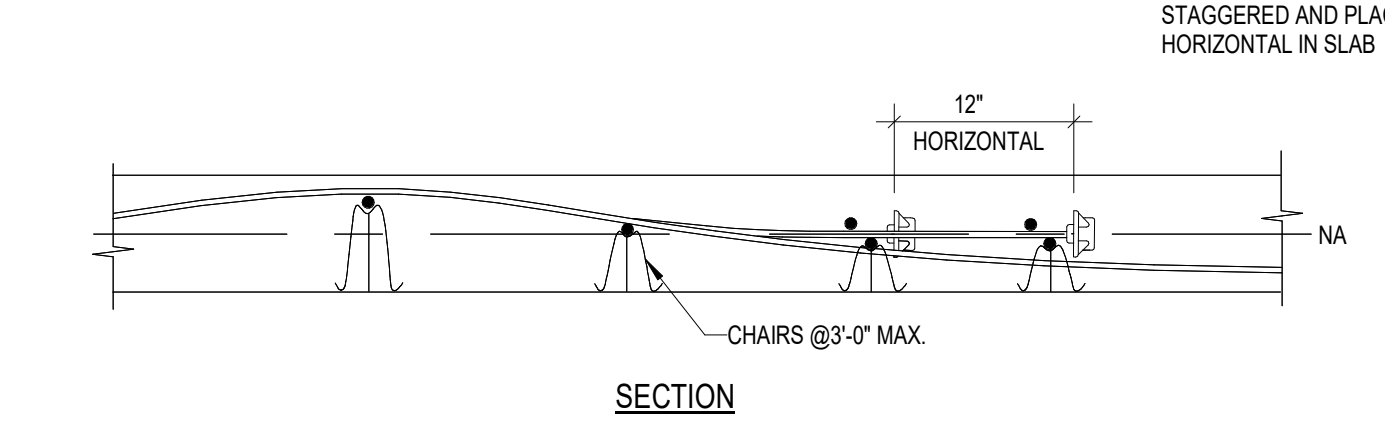
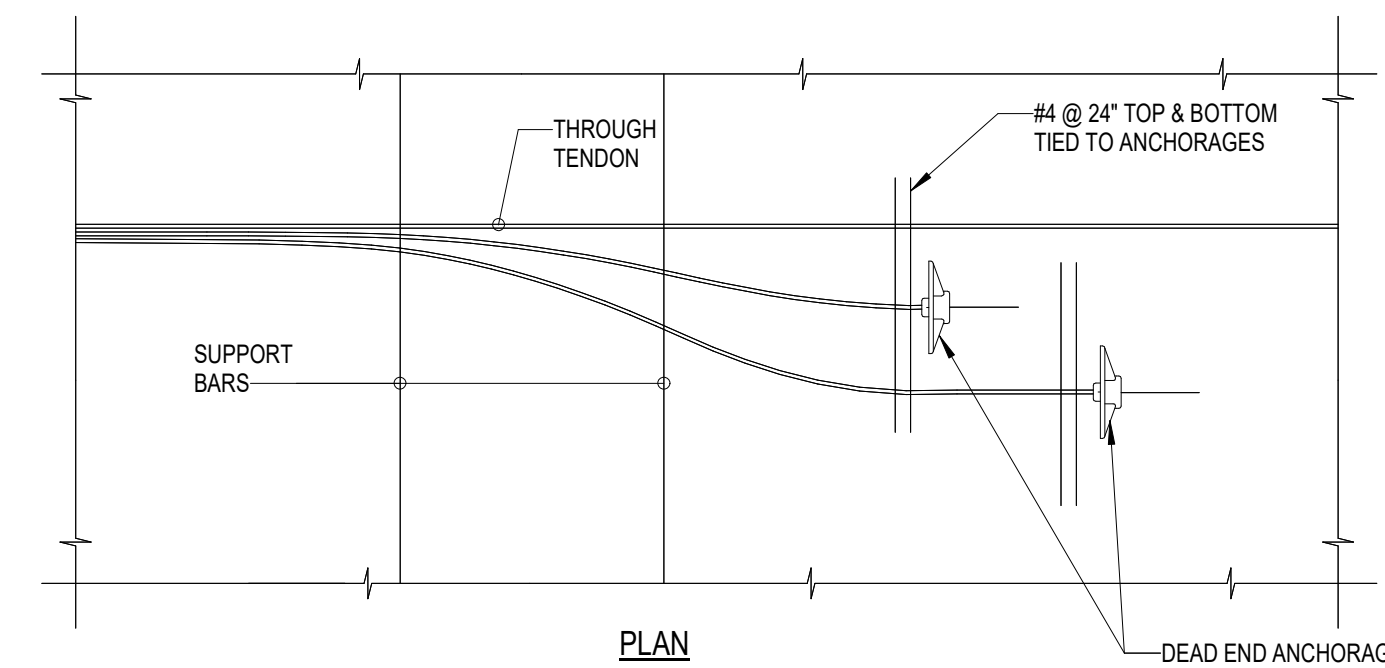
LIVE END ANCHOR DETAIL (L.E.)
SCALE: N.T.S.



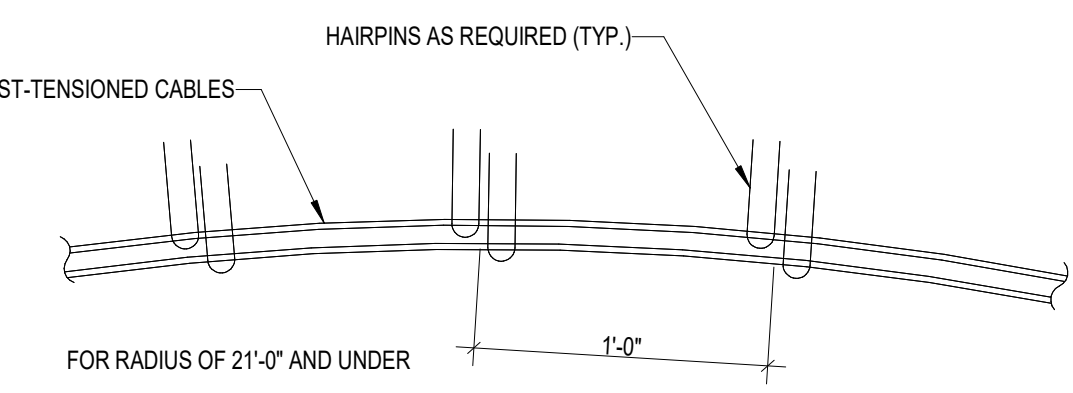
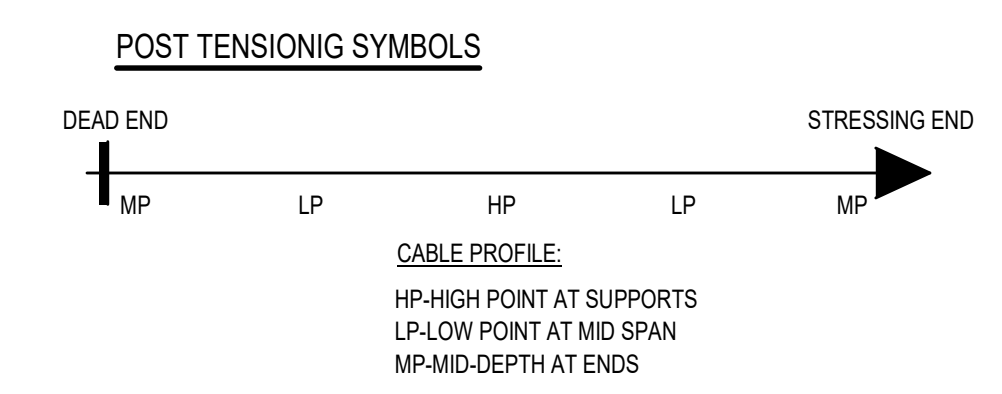
CONSTRUCTION JOINT WITH NO INTERMEDIATE STRESSING
SCALE: N.T.S.



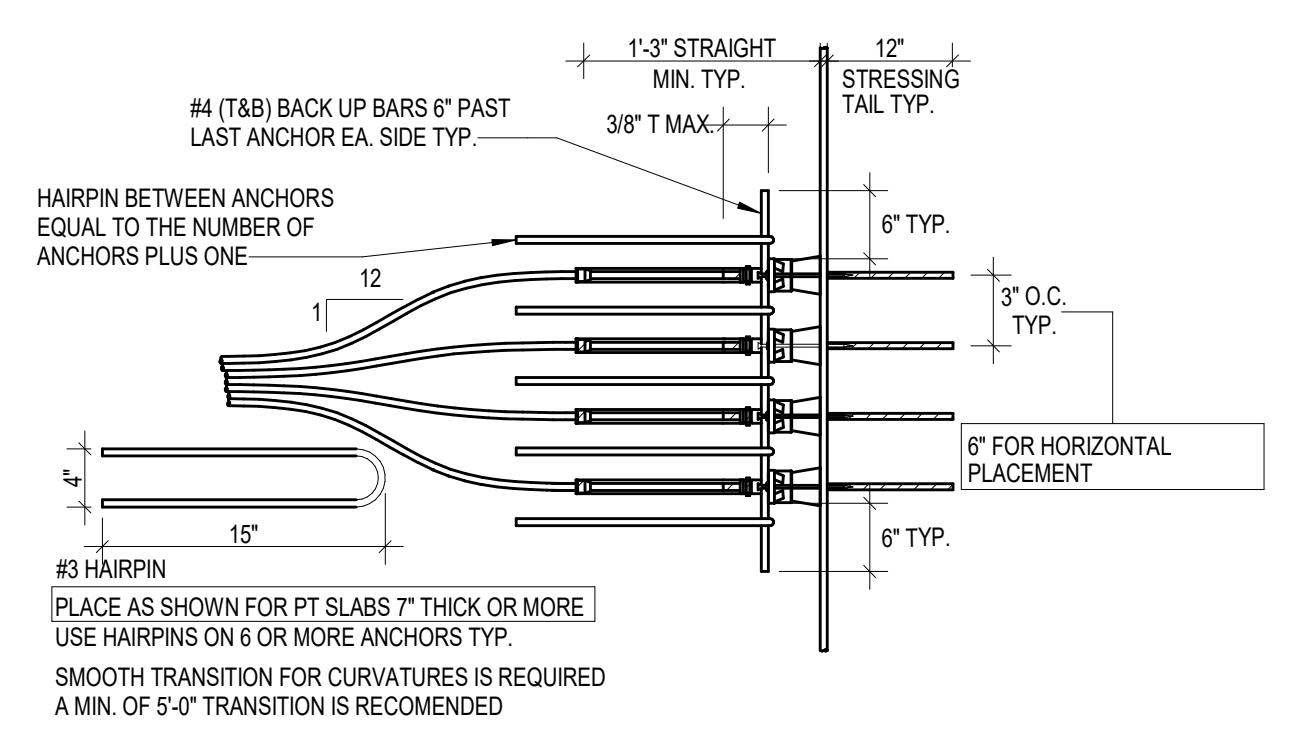
CONSTRUCTION JOINT DETAIL
SCALE: N.T.S.



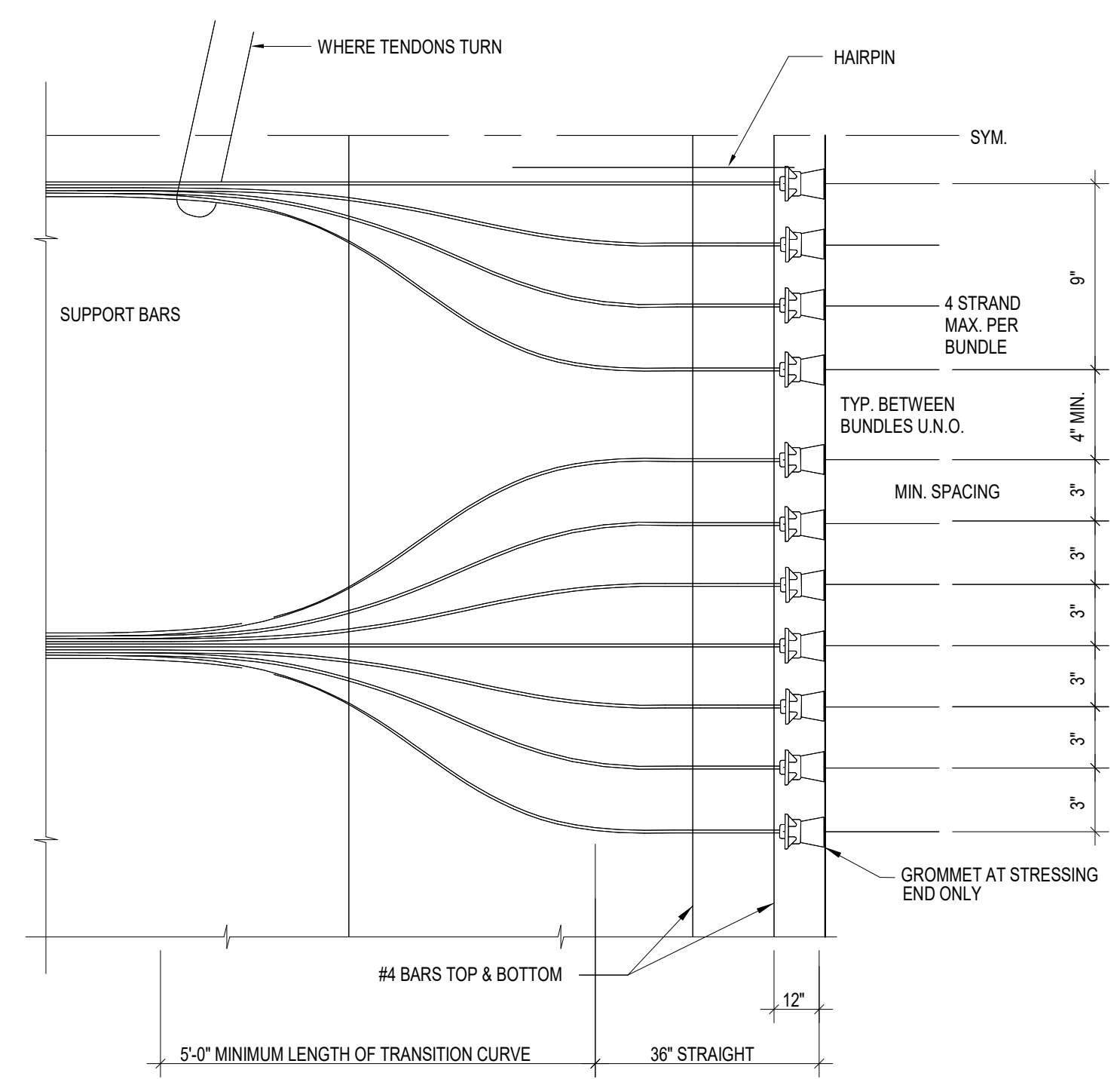
PLACEMENT OF ADDED TENDON
SCALE: N.T.S.



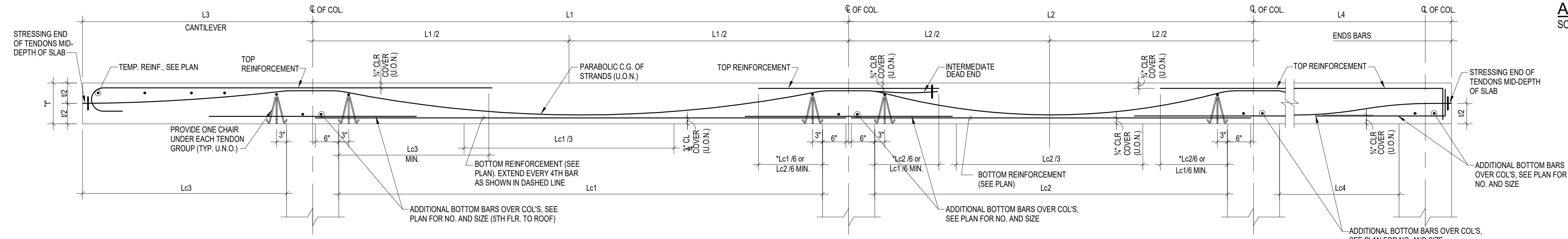
TYPICAL HAIRPIN DETAIL
SCALE: N.T.S.



ANCHORING DETAIL
SCALE: N.T.S.



FLARING OF BANDED TENDONS AT SLAB EDGE
SCALE: N.T.S.



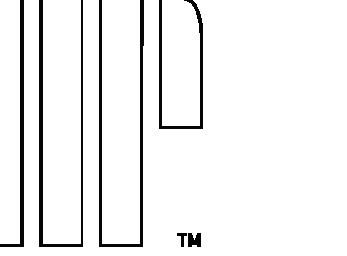
NOTE:
1.-BAR LENGTH SHOWN IN PLAN SUPER CEDE LENGTHS SPECIFIED IN DETAIL ABOVE
2.-TOP COVER TO BE 1 1/2" AT EXTERIOR SLABS AND PARKING SLABS

TYPICAL TENDON PROFILE
SCALE: N.T.S.

FOR REFERENCE ONLY

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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



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28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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REVISIONS:

Table with 2 columns: Revision #, Description

SEAL

URBAN ROBOT LLC

A26502760 02/26/2014 LC26000510

H210060

PROJECT NO:

07-13-2021

DATE

JJ / SV / CS / EL / AB

DESIGN CHECKED

SCHEDULES

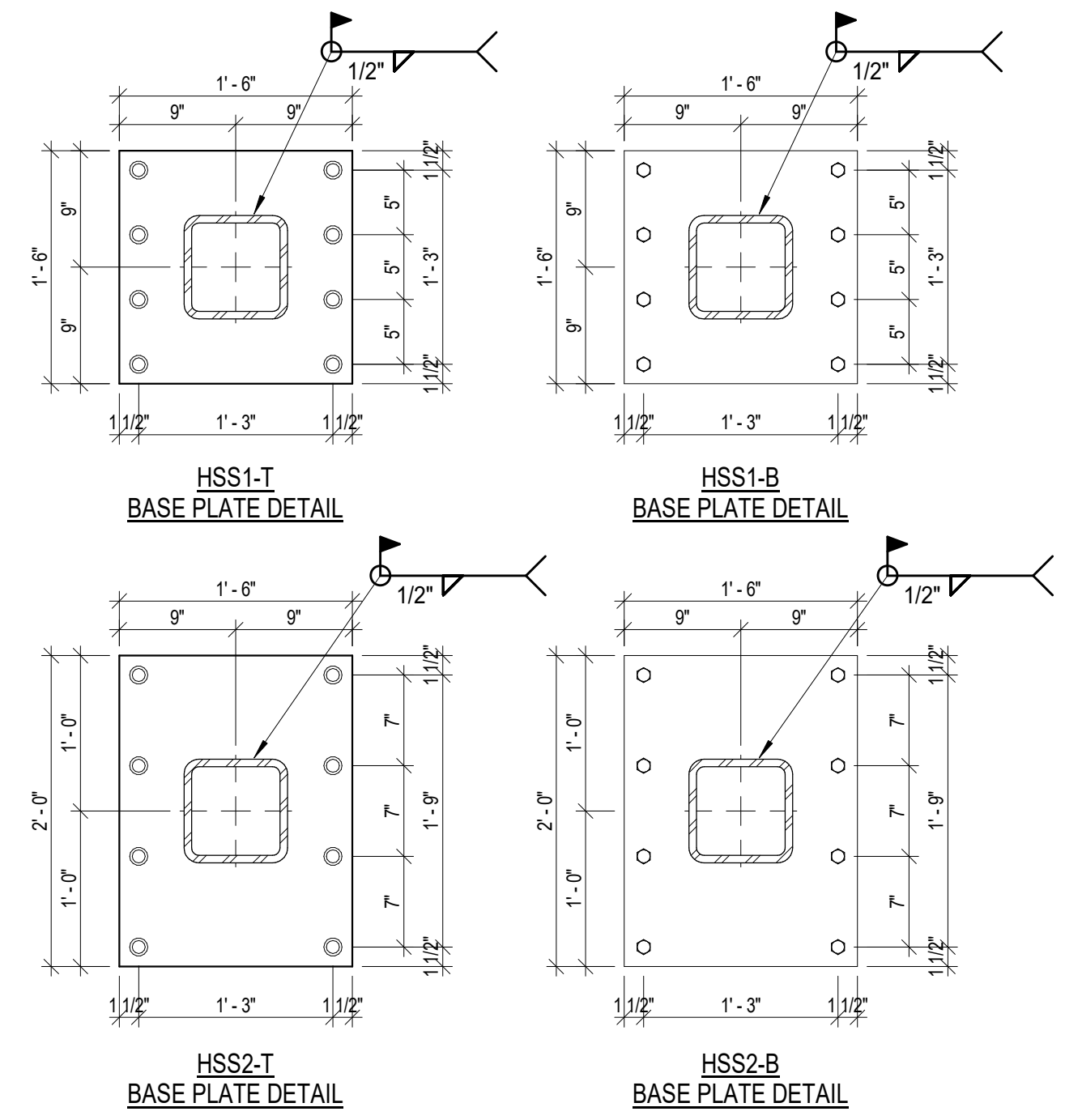
S601

CONCRETE BEAM SCHEDULE - FIRST FLOOR table with columns: MARK, TOP EL., SIZE (W, D), BOTTOM 'B' BARS, TOP REINFORCING (T, C, E BARS), T BARS EA FACE, STIRRUPS (SIZE, TYPE, SPACING), REMARKS

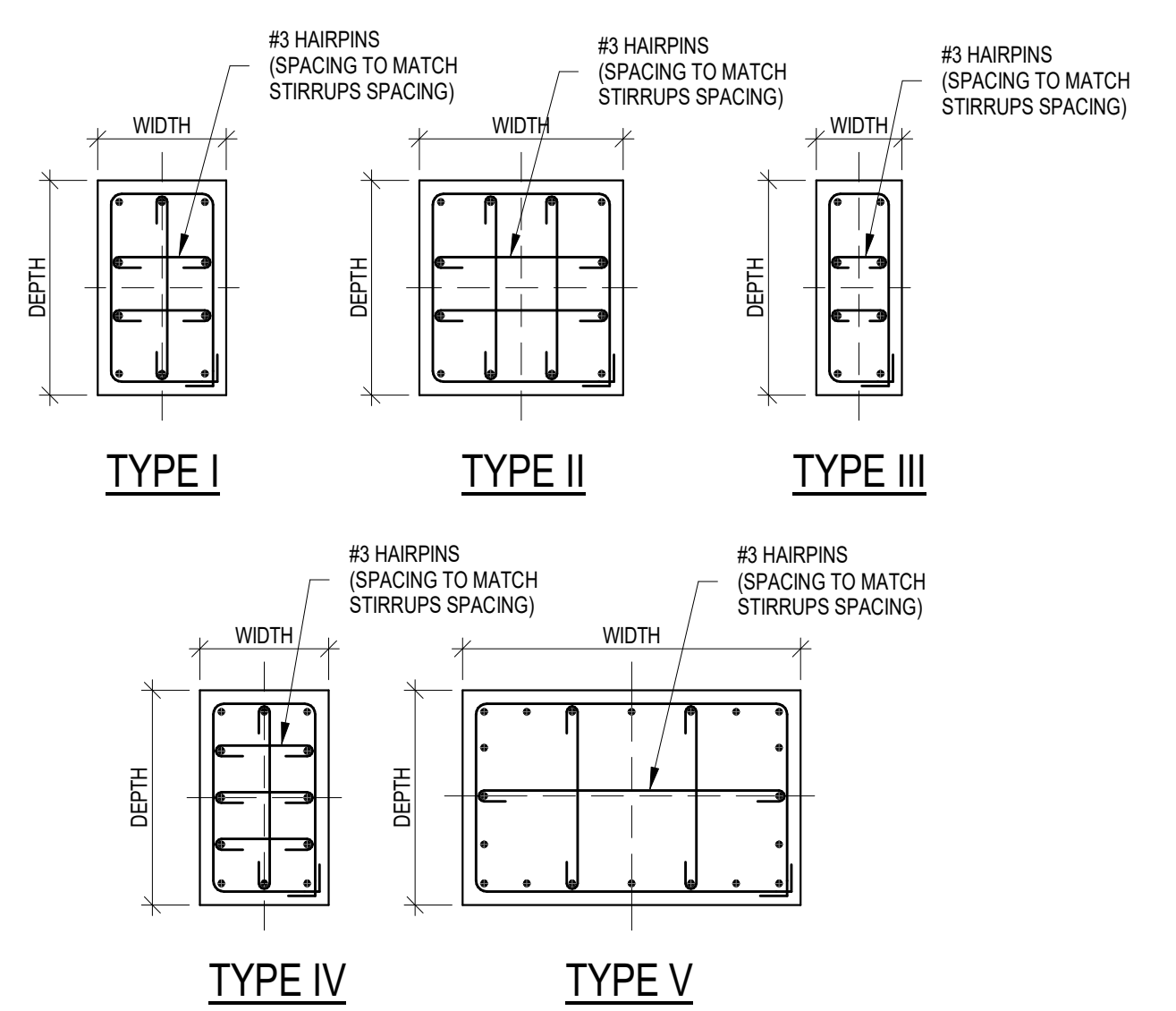
GRADE BEAM SCHEDULE table with columns: Type Mark, TOP. EL., WIDTH, HEIGHT, BOTTOM 'B' BARS, TOP REINFORCING (T, C, E BARS), STIRRUPS (SIZE, TYPE, SPACING), REMARKS

WALL FOOTING SCHEDULE table with columns: MARK, SIZE (WIDTH, DEPTH), BOTTOM REINFORCING (SHORT BAR, LONG BAR), TOP REINFORCING (SHORT BAR, LONG BAR), REMARKS

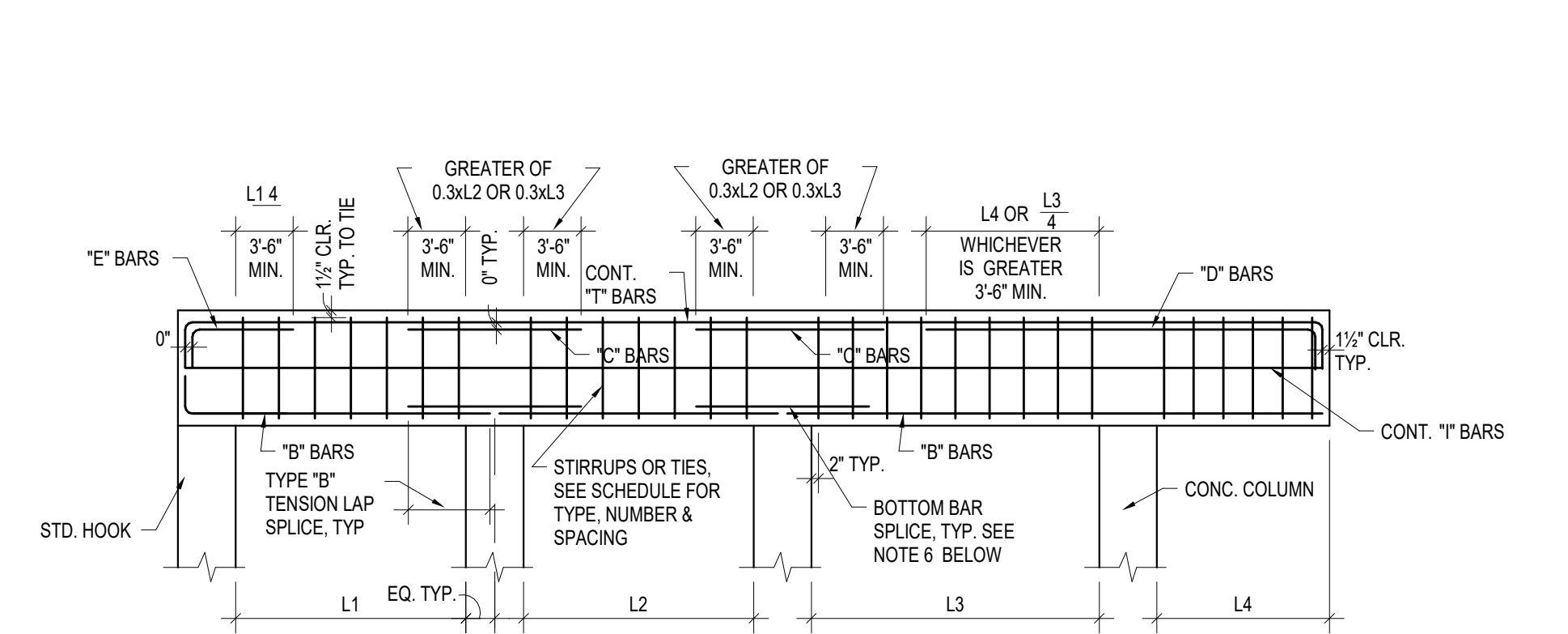
STEEL COLUMN SCHEDULE table with columns: MARK, DESCRIPTION, BASE PLATE, TOP PLATE, ANCHORS AT BASE, ANCHORS AT TOP, REMARKS



CONCRETE COLUMN SCHEDULE table with columns: Mark, DIMENSIONS (WIDTHxDEPTH / DIAMETER/ROUND), REINFORCEMENT (VERTICAL, TIES OR CAP), REMARKS

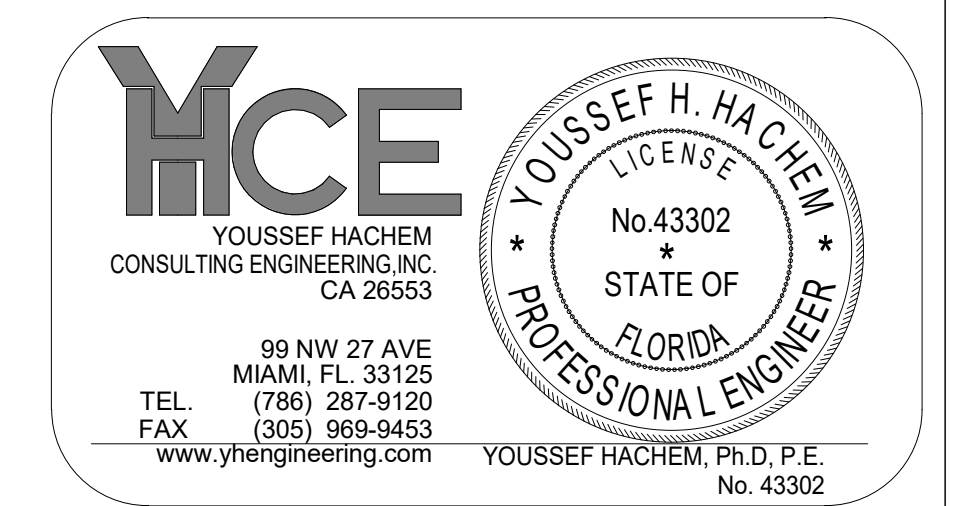


CONCRETE BEAM SCHEDULE - ROOF table with columns: MARK, TOP EL., SIZE (W, D), BOTTOM 'B' BARS, TOP REINFORCING (T, C BARS, E BARS), T BARS EA FACE, STIRRUPS (SIZE, TYPE, SPACING), REMARKS



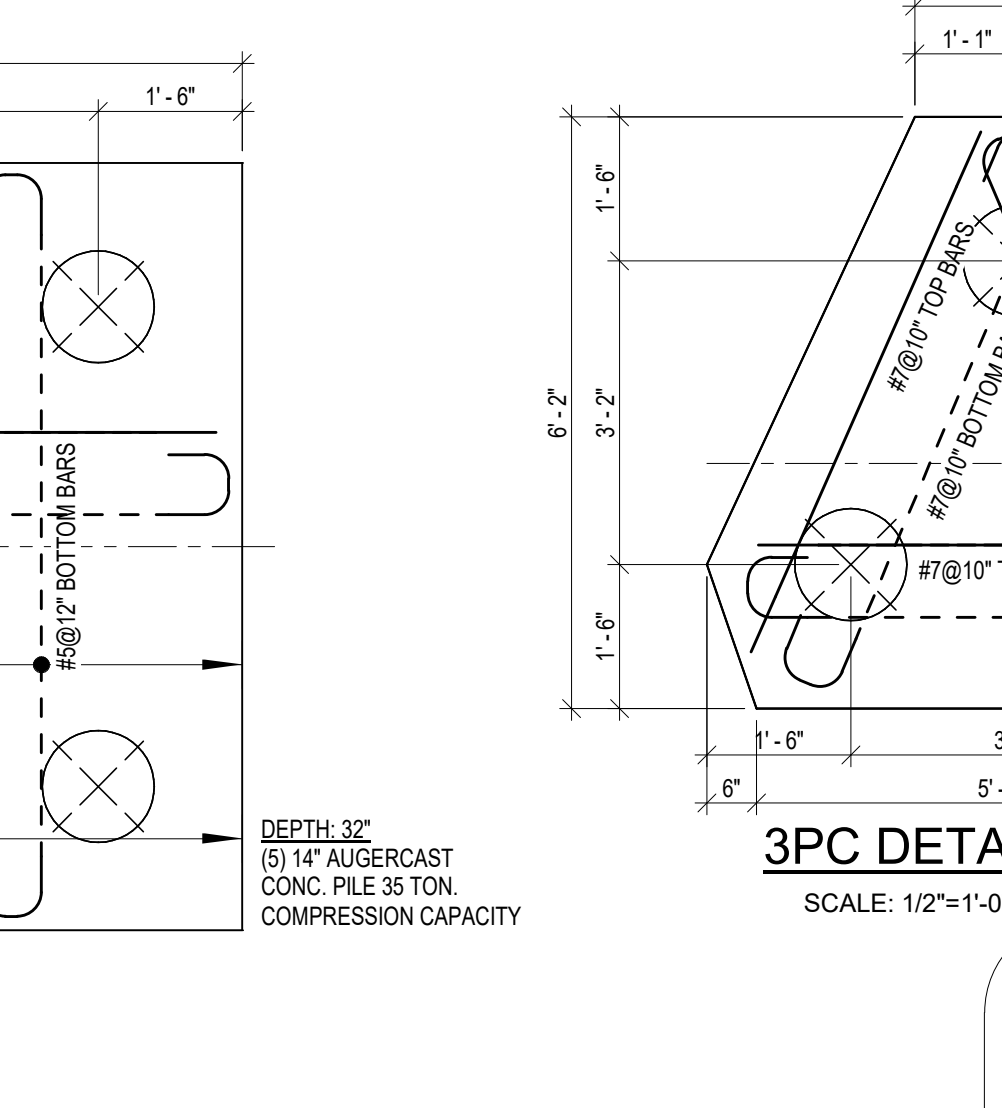
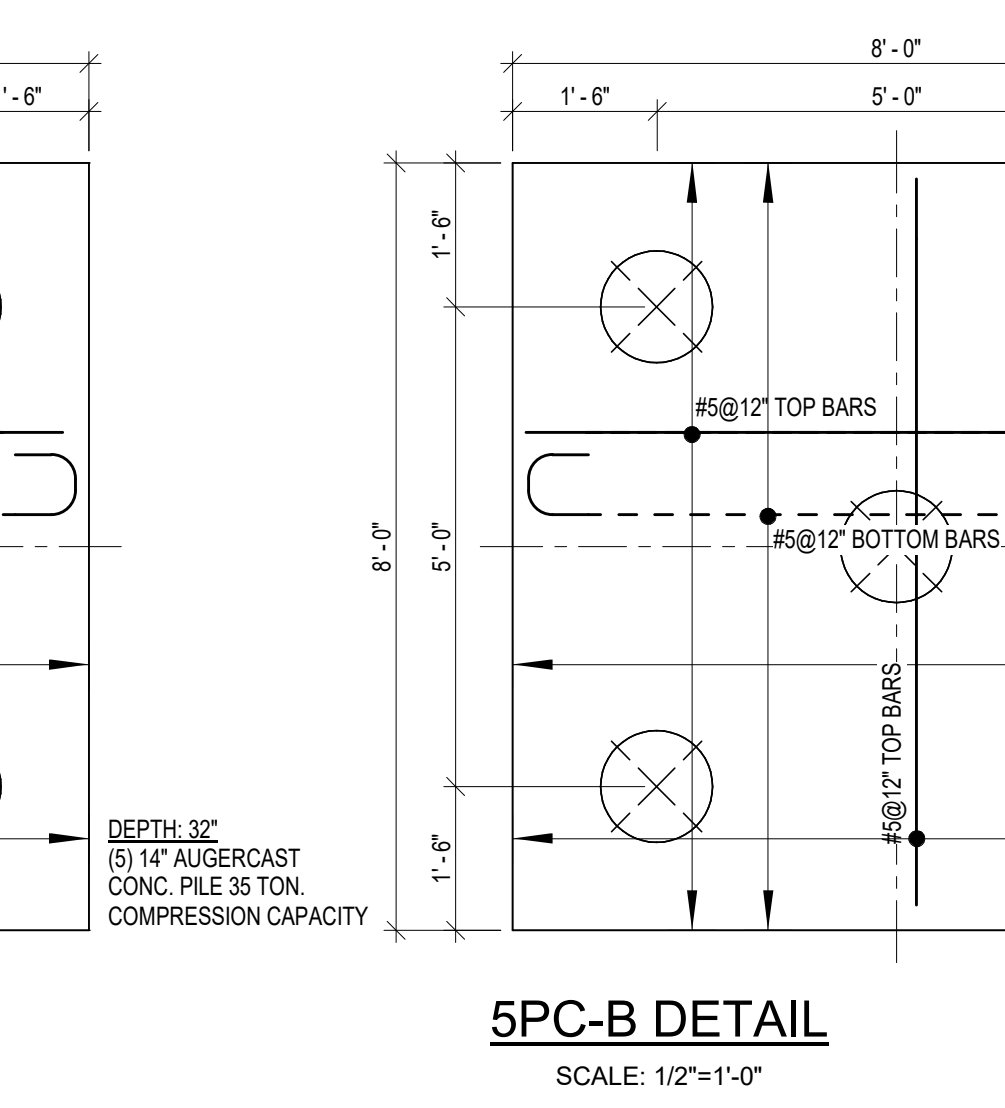
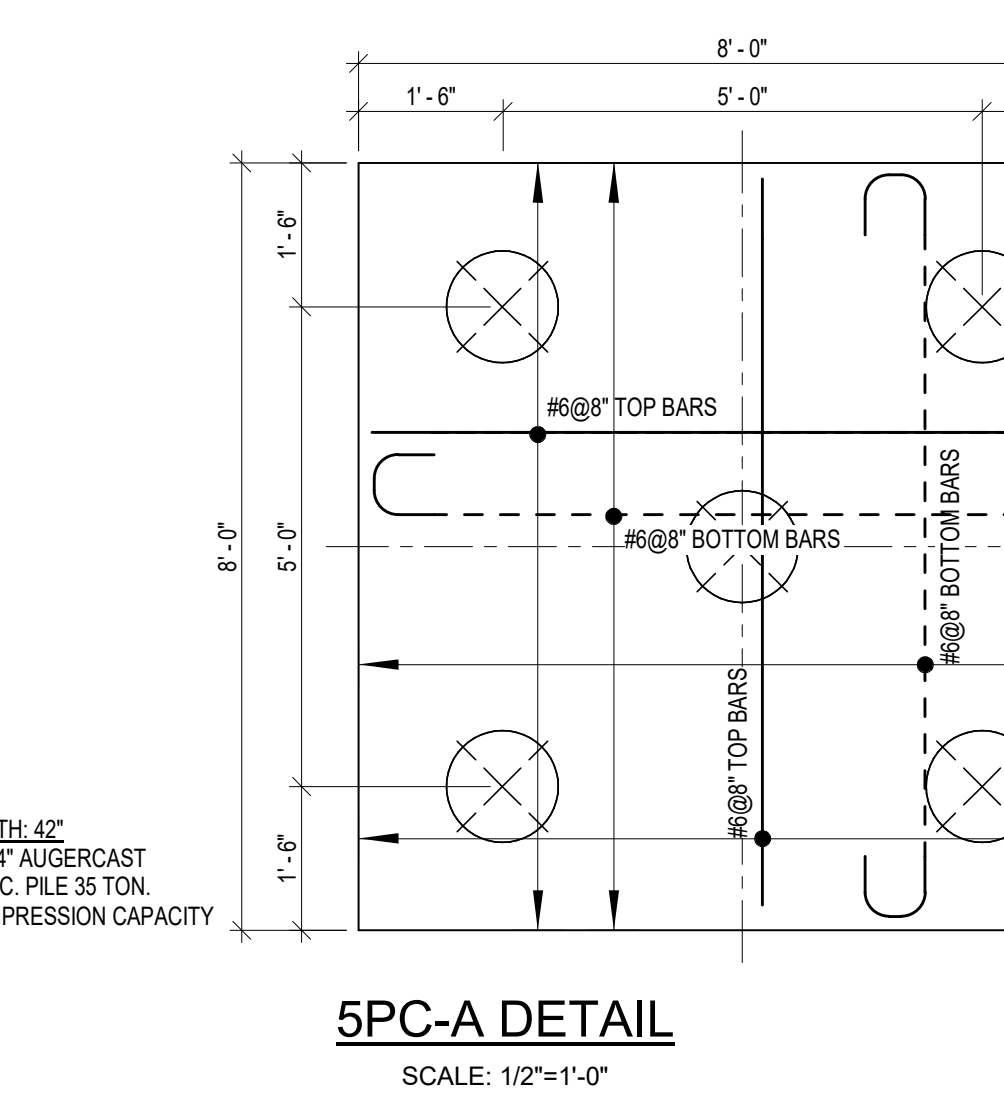
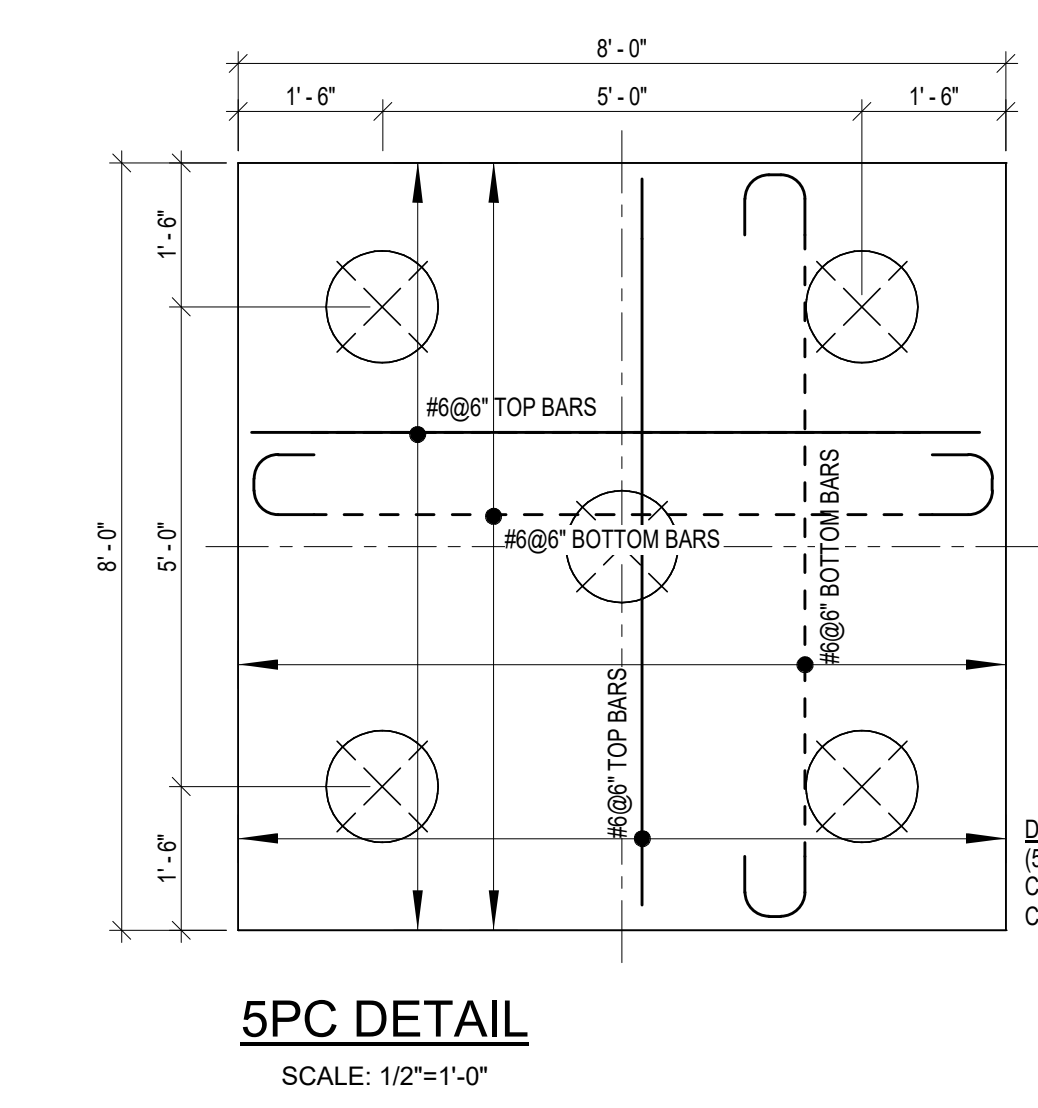
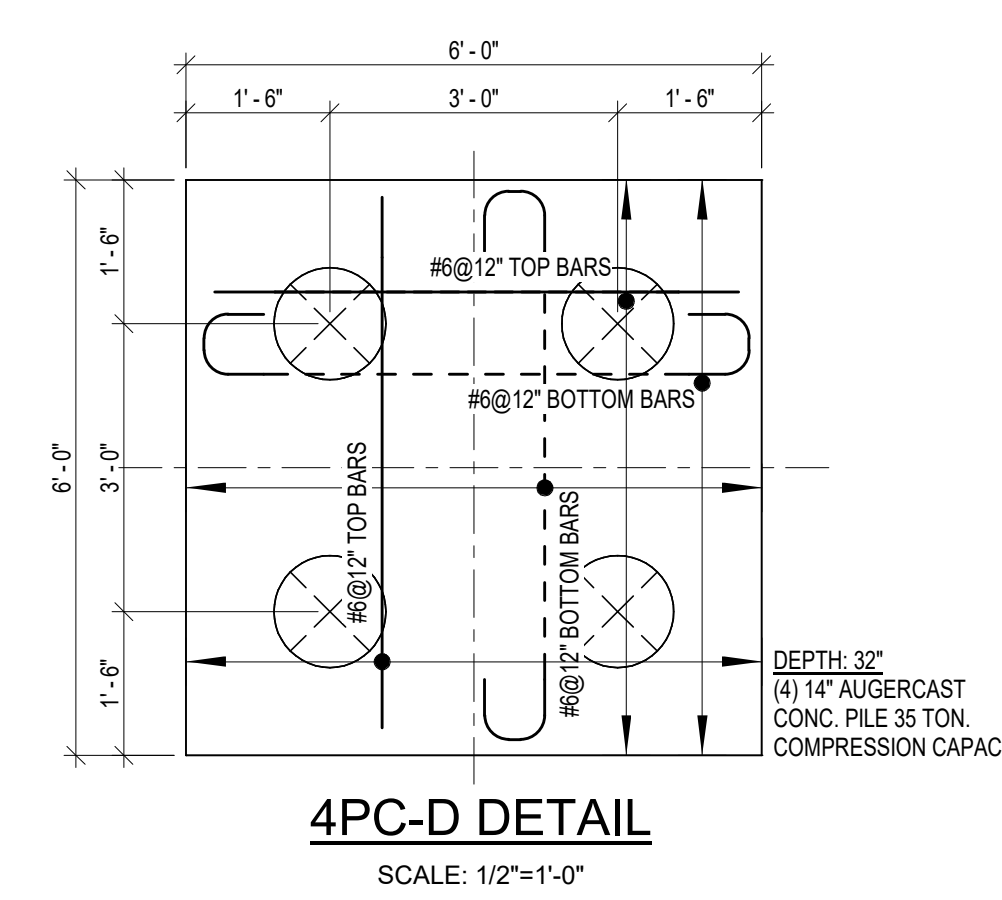
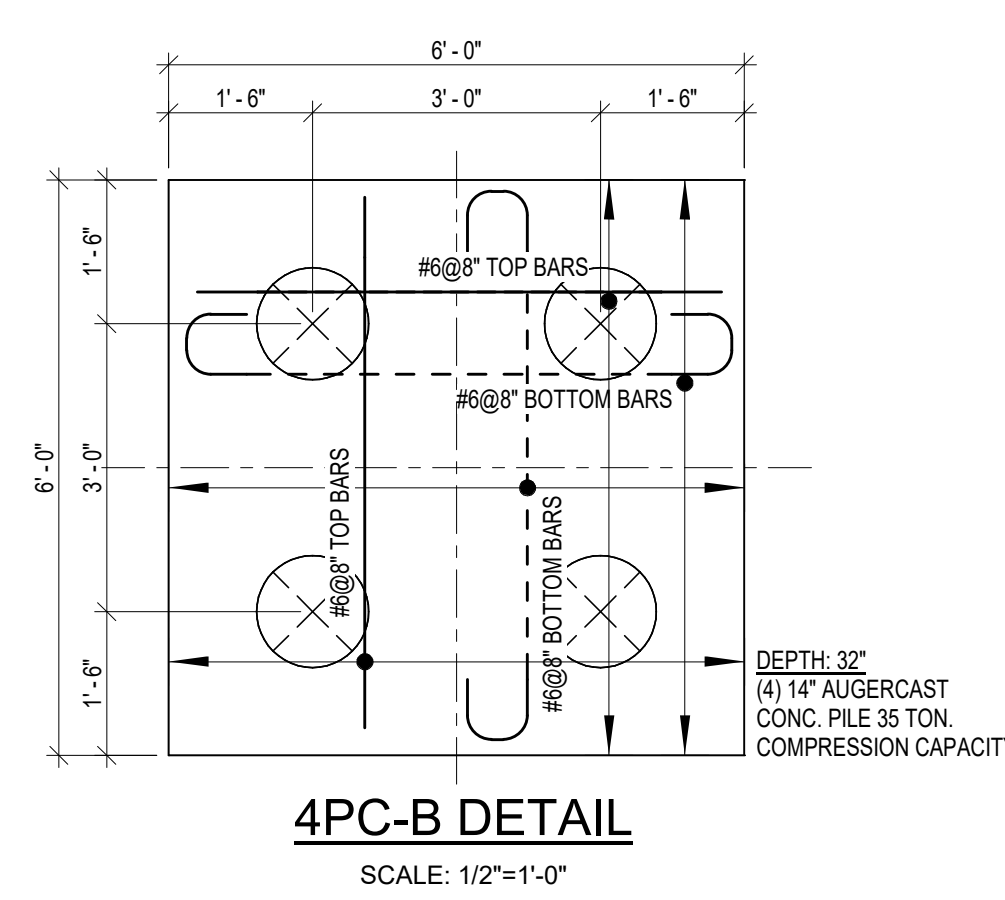
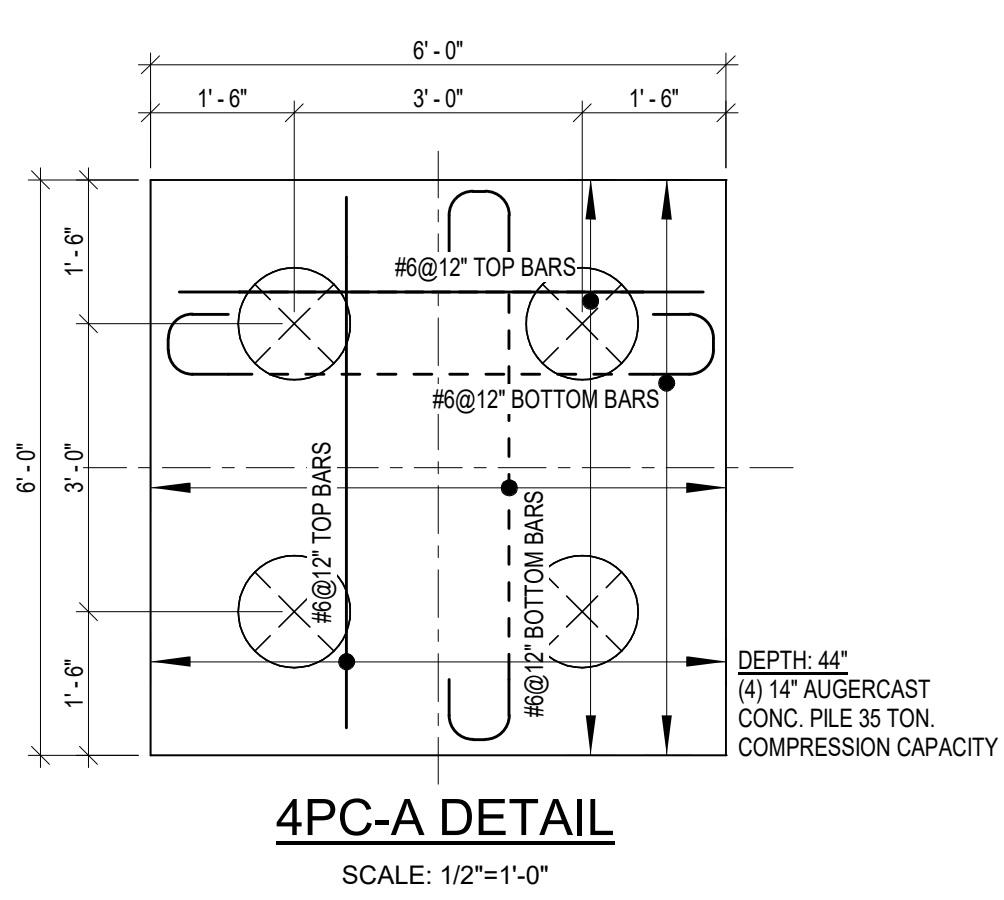
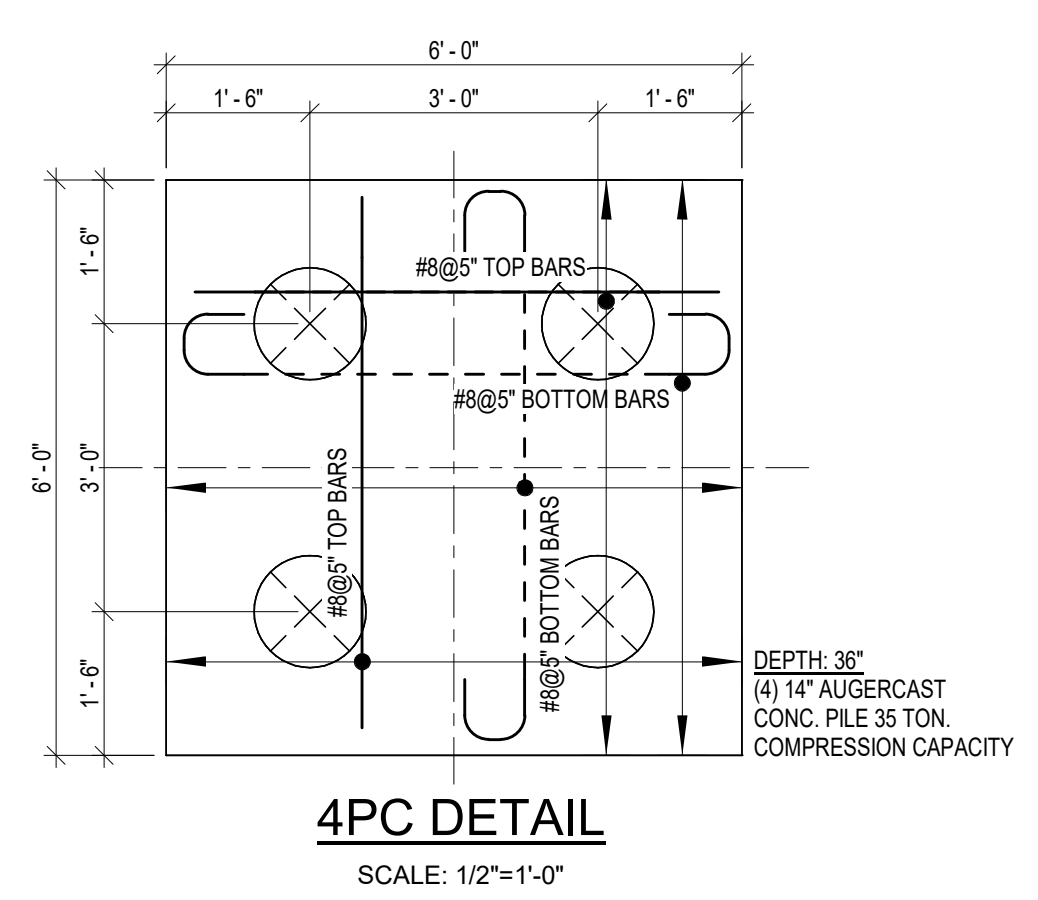
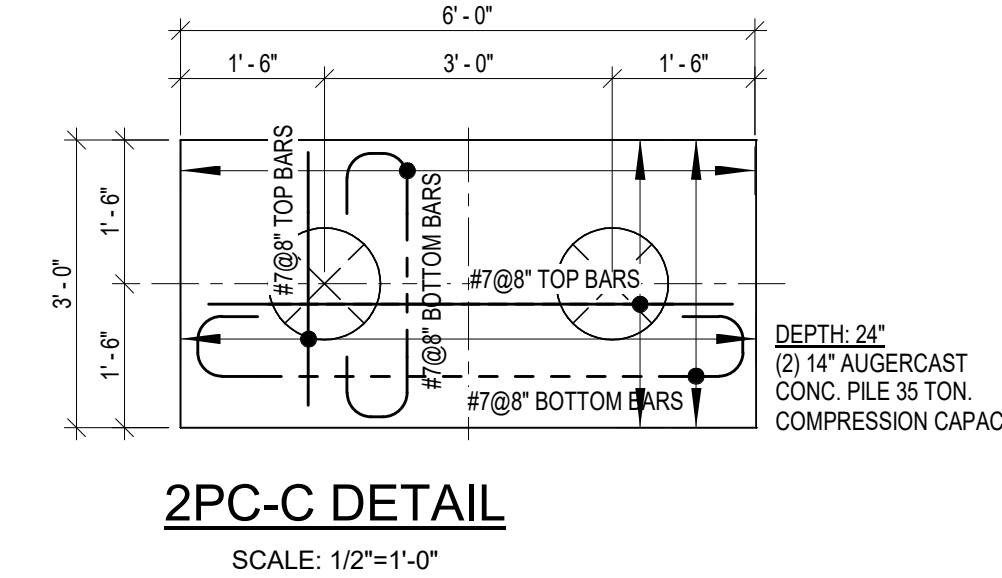
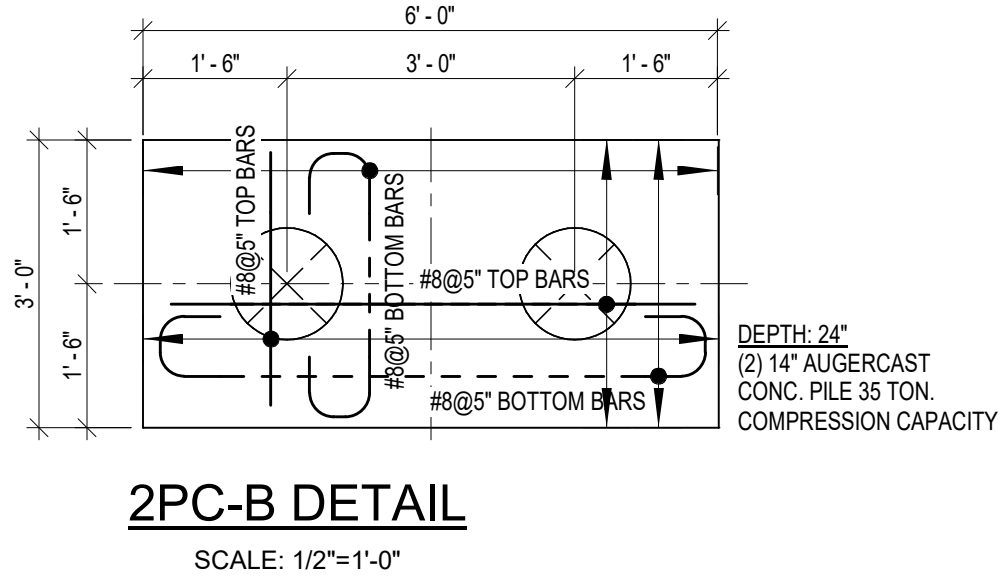
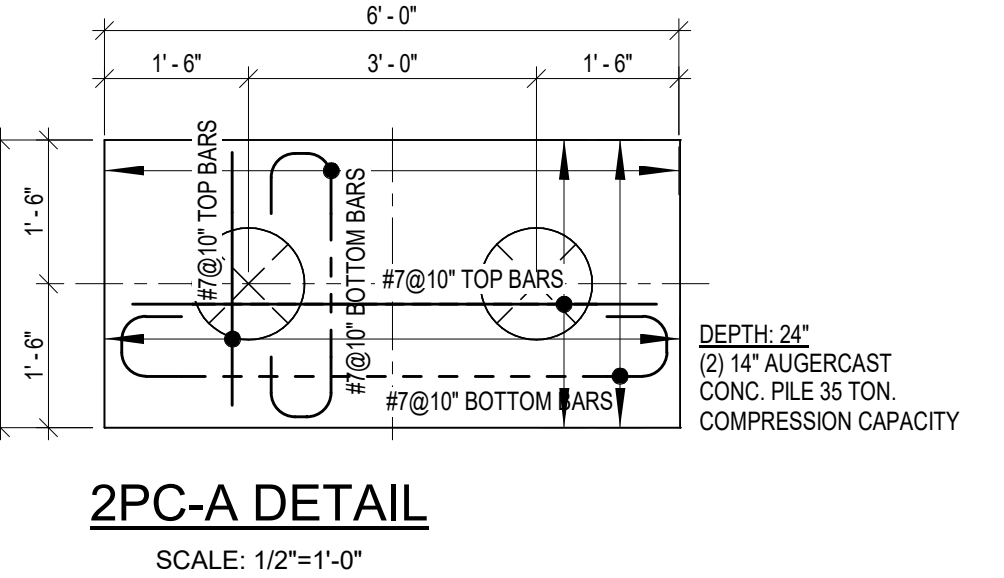
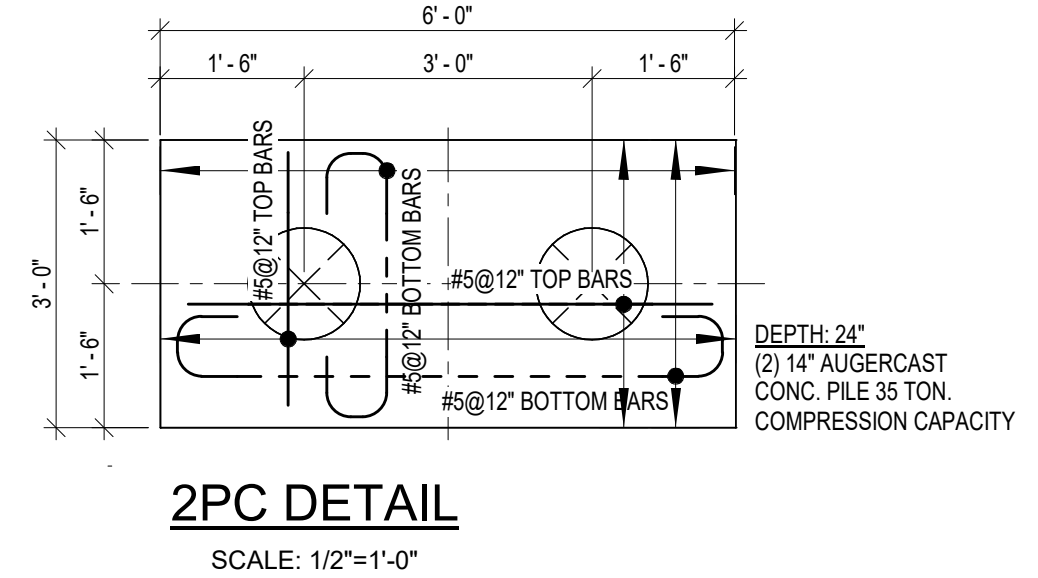
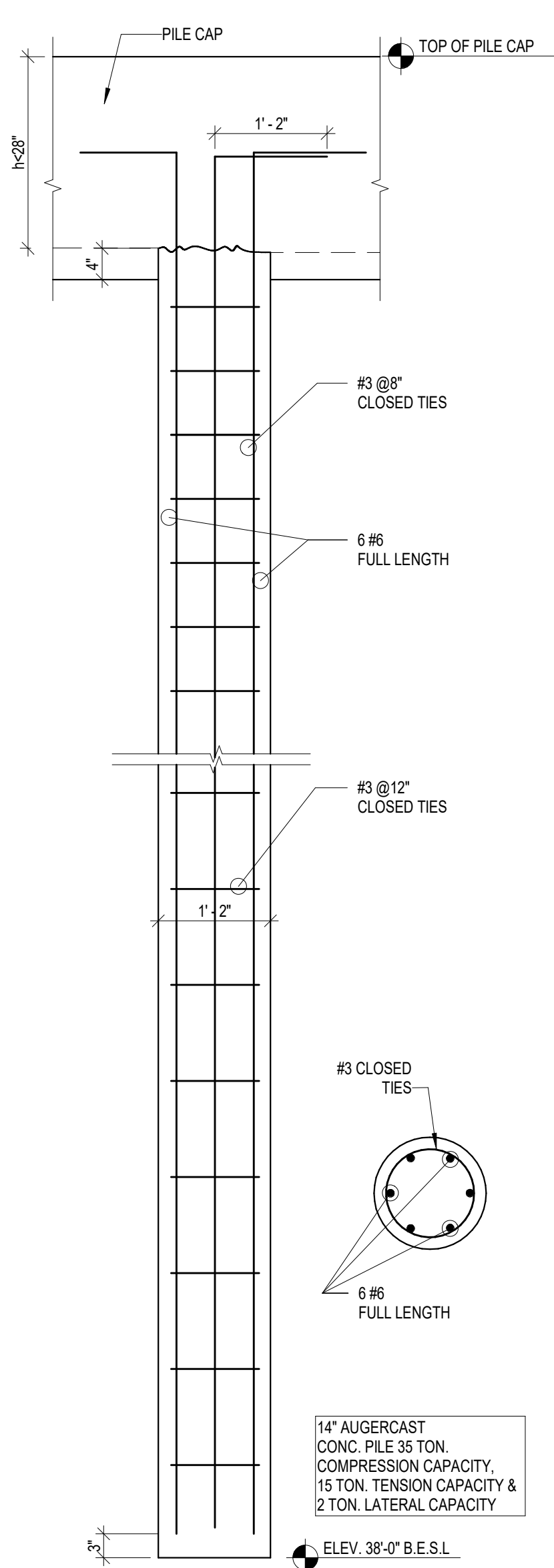
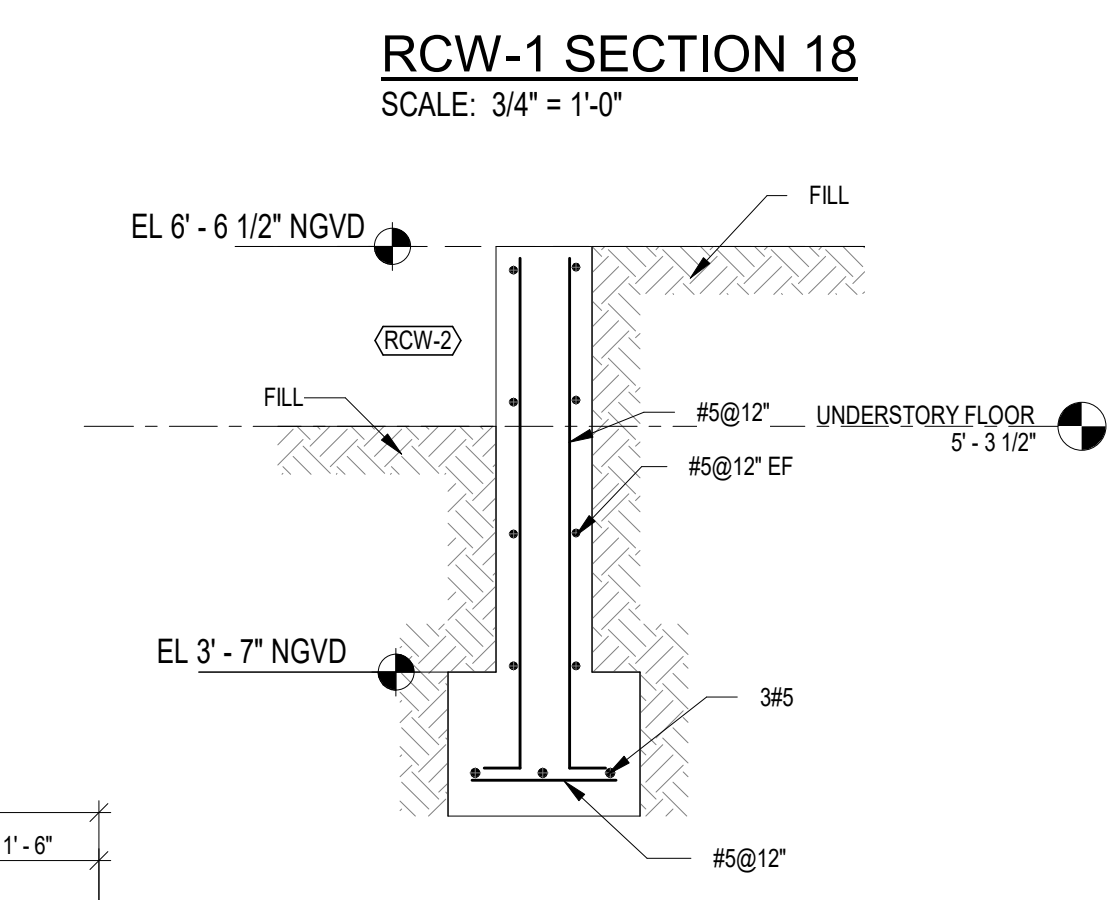
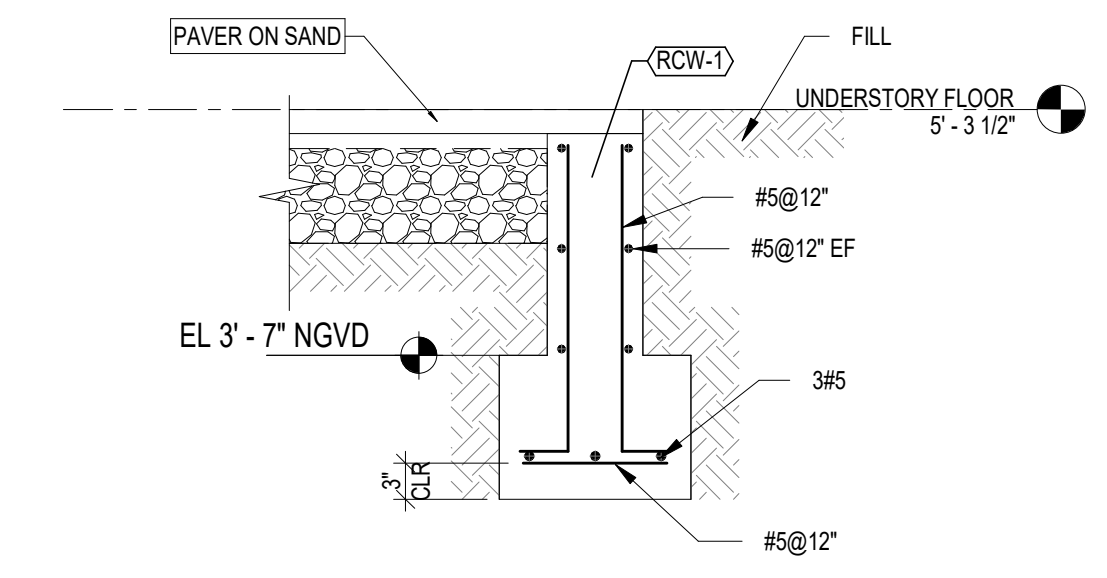
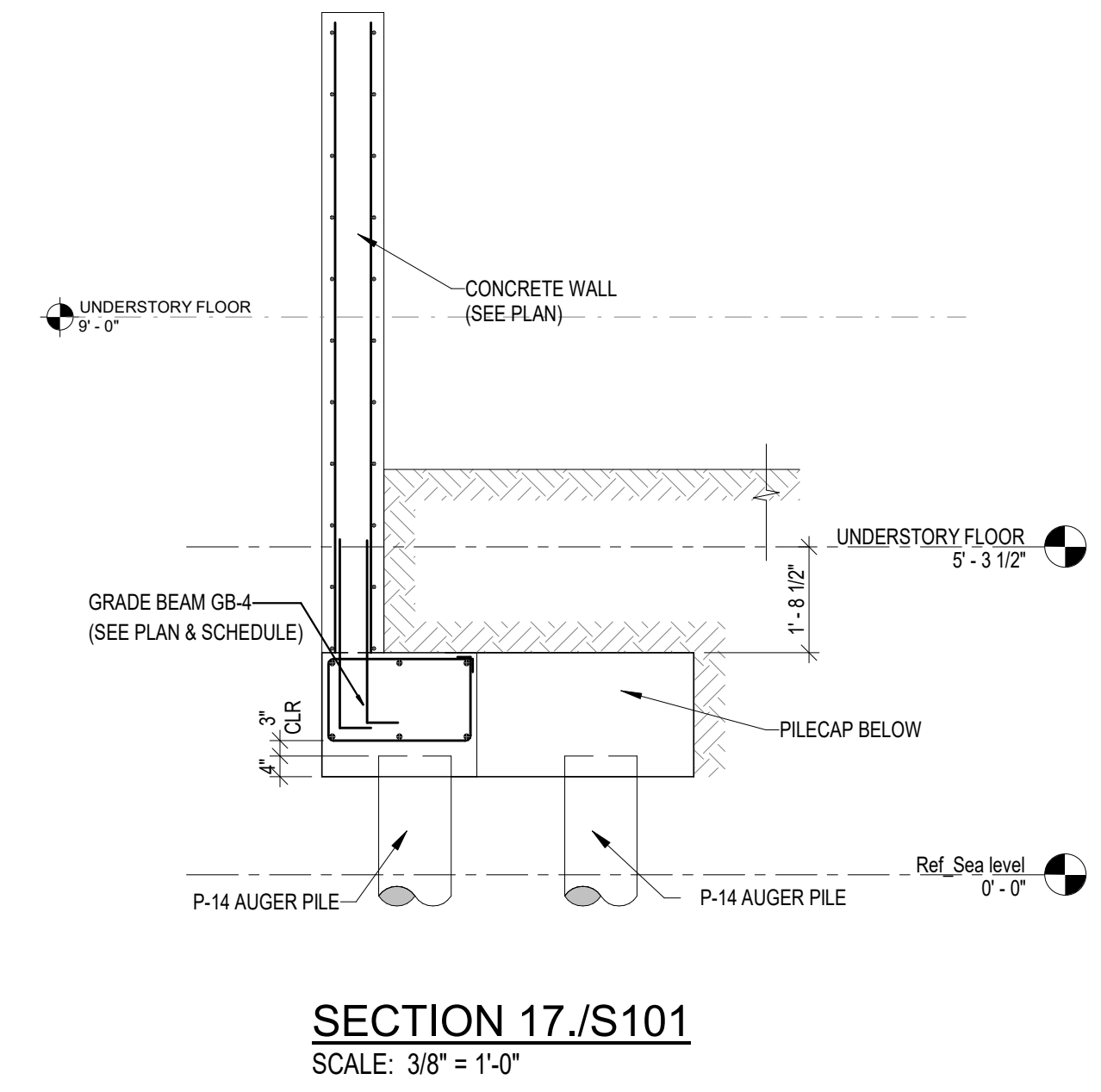
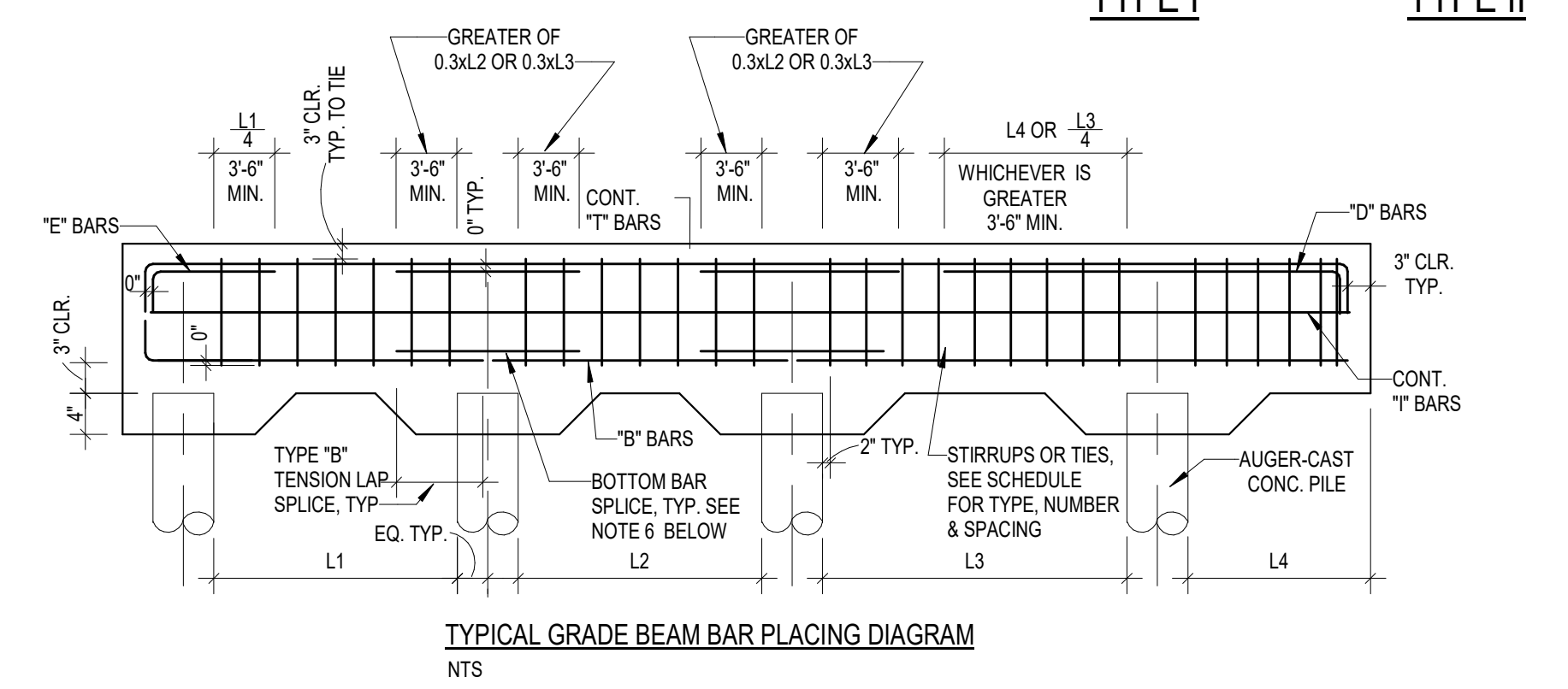
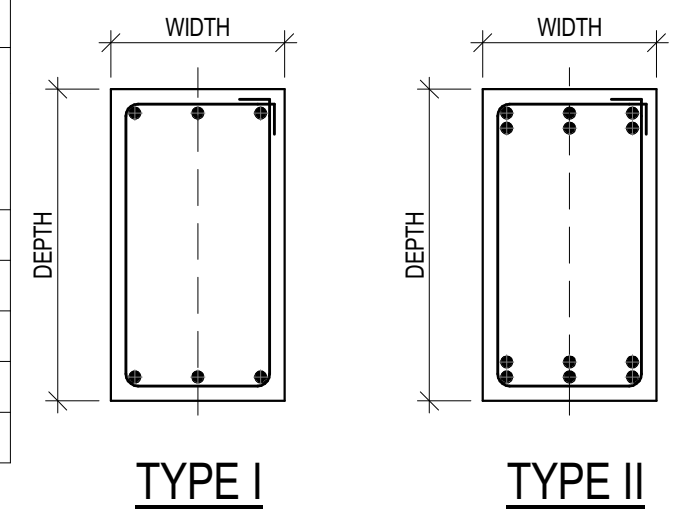
NOTES: 1. PLACE A MAXIMUM OF 2 BARS PER LAYER IN 6" WIDE BEAMS. 2. ALL TOP & BOTTOM BARS SHALL BE CONT. WHERE NECESSARY, LAP SPlice TOP BARS IN MIDDLE 3RD OF SPAN & LAP SPlice BOTTOM BARS AT SUPPORTS. LAP SPlice SHALL BE MIN. 3'-6"...

SHEAR WALL SCHEDULE table with columns: WALL DESIGNATION, Width, VERTICAL REINFORCEMENT, HORIZONTAL REINFORCEMENT, REMARKS



GRADE BEAM SCHEDULE											
Type Mark	TOP. EL.	SIZE			TOP REINFORCING			STIRRUPS			REMARKS
		WIDTH	HEIG. HT	BOTTOM "B" BARS	"T" BARS	"C" BARS	"E" BARS	"I" BARS EA FACE	SIZE	TYPE	
GB-1	SEE PLAN	1' - 2"	1' - 8"	3#9	3#8			#4		6" O.C.	TYPE I
GB-2	SEE PLAN	1' - 8"	1' - 8"	3#9	3#7			#4		8" O.C.	TYPE I
GB-3	SEE PLAN	2' - 0"	2' - 0"	3#8	3#7			#4		8" O.C.	TYPE I
GB-4	+7'-0"	2' - 6"	2' - 0"	6#7	6#8			#4		4" O.C.	TYPE II
GB-5	SEE PLAN	2' - 0"	1' - 8"	3#7	3#8			#4		8" O.C.	TYPE I

- NOTES:
 1. PLACE A MAXIMUM OF 2 BARS PER LAYER IN 8"-WIDE BEAMS.
 2. ALL TOP & BOTTOM BARS SHALL BE CONT. WHERE NECESSARY. LAP SPICE TOP BARS IN MIDDLE 3RD OF SPAN & LAP SPICE BOTTOM BARS @ SUPPORTS. LAP SPICE SHALL BE MIN. 3'-6". SPICE TOP BARS AT MID SPAN W/ CLASS "B" TENSION LAP SPICES.
 3. SPICE "T" BARS AT SUPPORTS W/ CLASS "B" TENSION LAP SPICES.
 4. PLACE "C" BARS OVER RIGHT-HAND SUPPORT, UNLESS NOTED IN REMARKS.
 5. "E" BARS AS SCHEDULED SHALL BE PLACED EACH SIDE OF BEAM.
 6. PROVIDE 1/4 OF THE AREA OF THE BOTTOM REINFORCING OF THE ADJACENT SPAN WITH THE HIGHEST AREA OF BOTTOM REINFORCING, BUT NOT LESS THAN TWO BARS. BAR SIZE NO LESS THAN A #5 BAR. WHERE ADJACENT BEAMS ARE DIFFERENT IN DEPTH PLACE THE SPICE BAR AT THE LEVEL OF THE BOTTOM BARS OF THE SHALLOWEST BEAM.
 7. ALL LAP SPICE SHALL BE CLASS "B" TENSION LAP SPICE, THE LONGER SPICE LENGTH SHALL BE USED FOR BARS OF DIFFERENT SIZE.
 8. "L" INDICATES THE LARGER OF ADJACENT SPANS.
 9. WHERE BOTTOM BARS ARE INDICATED AS CONT. w/ ADJACENT SPANS, SPICES, WHERE NEEDED, SHALL BE MADE AT SUPPORTS.
 10. ALL TOP BARS TO BE HOOKED AT EA END WITH STANDARD HOOK SPECIFIED FOR TENSION. SEE SCHEDULE.



P-14-35 TON-COMPRESSION PILE DETAIL
3/4"=1'-0"

Save Date: 1/28/2022 12:41:41 PM

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ARCHITECT
 INTERIOR DESIGNER
 LANDSCAPE ARCHITECT
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MEP ENGINEER:
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28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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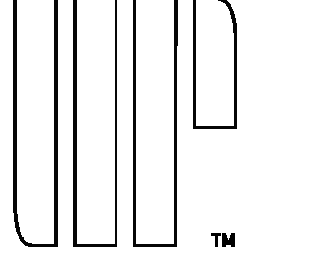
ID	Revision #	Description
1	1	12-03-2021 INFO COMMENTS
2	1	12-23-2021 Revision 02

SEAL
 URBAN ROBOT LLC
 A226007670 B260076334 LC22600510
 PROJECT NO:
 H210060
 07-13-2021
 DATE
 JJ / SV / CS / EL / AB
 DRAWN / CHECKED
PILE CAP DETAILS AND GRADE BEAMS SCHEDULES
S701

YHCE
 YOUSSEF HACHEM
 CONSULTING ENGINEERING INC.
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 TEL
 (305) 969-9453
 FAX
 www.yhengineering.com
 YOUSSEF HACHEM, Ph.D., P.E.
 No. 43302

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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786.246.4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

SAOTA 103 HATHFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

YHCE ENGINEERING 89 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

CREDO Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (954) 763-2246 F. (954) 763-2247

OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T. (786) 518-2008

LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +55 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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Table with 2 columns: ID, Description. Includes revision 1 (12/03/2021) and 2 (12/23/2021).

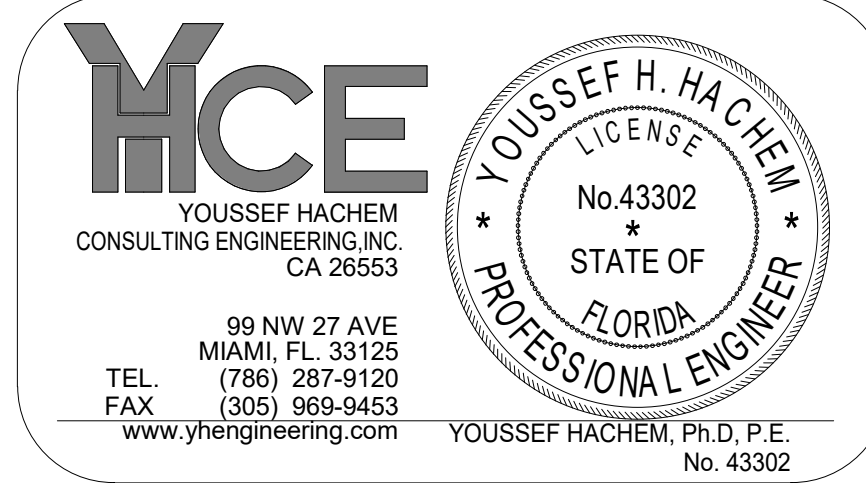
SEAL

URBAN ROBOT LLC PROJECT NO: H210060 DATE: 07-13-2021

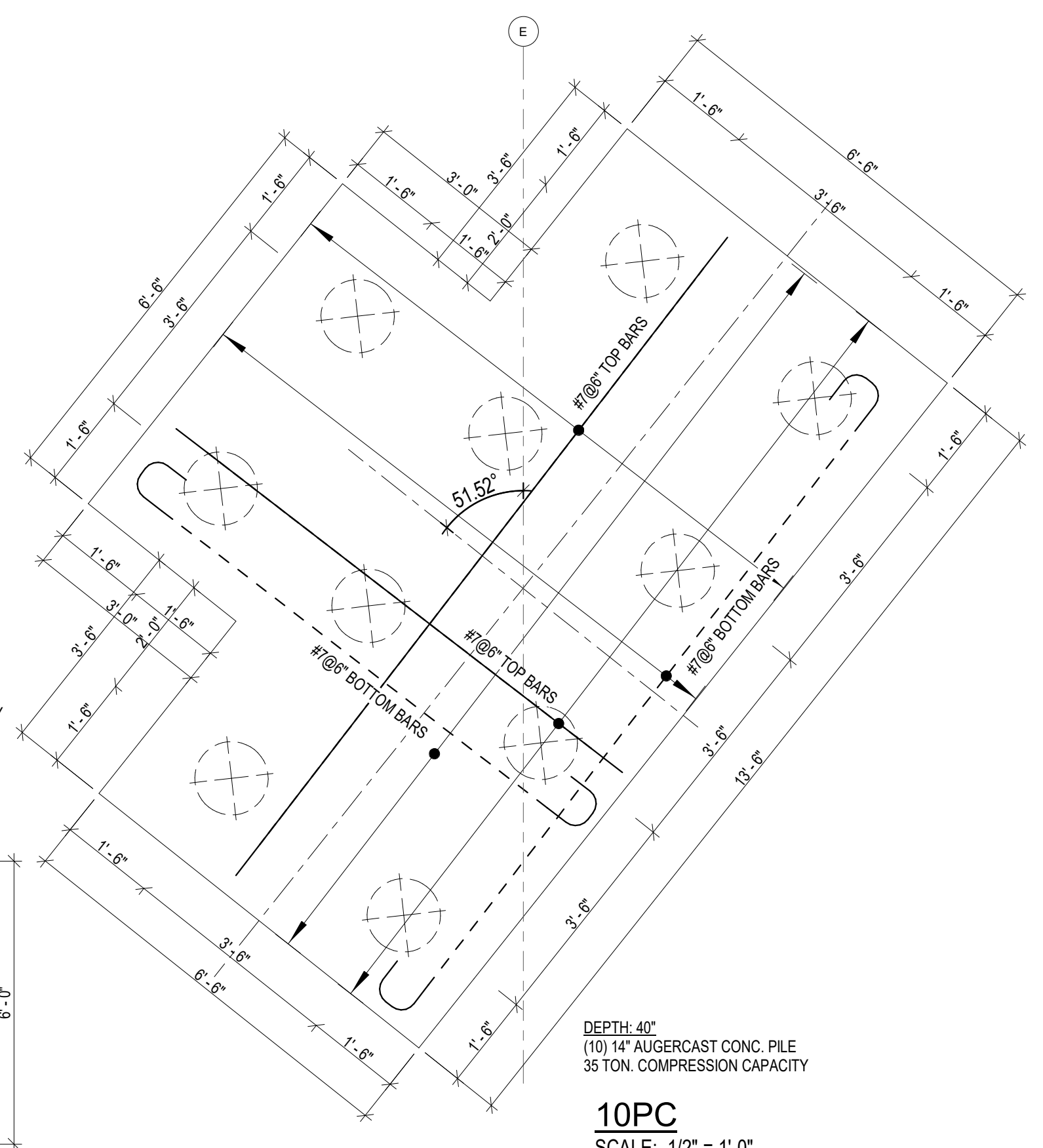
JJ / SV / CS / EL / AB DRAWN / CHECKED

PILE CAP DETAILS

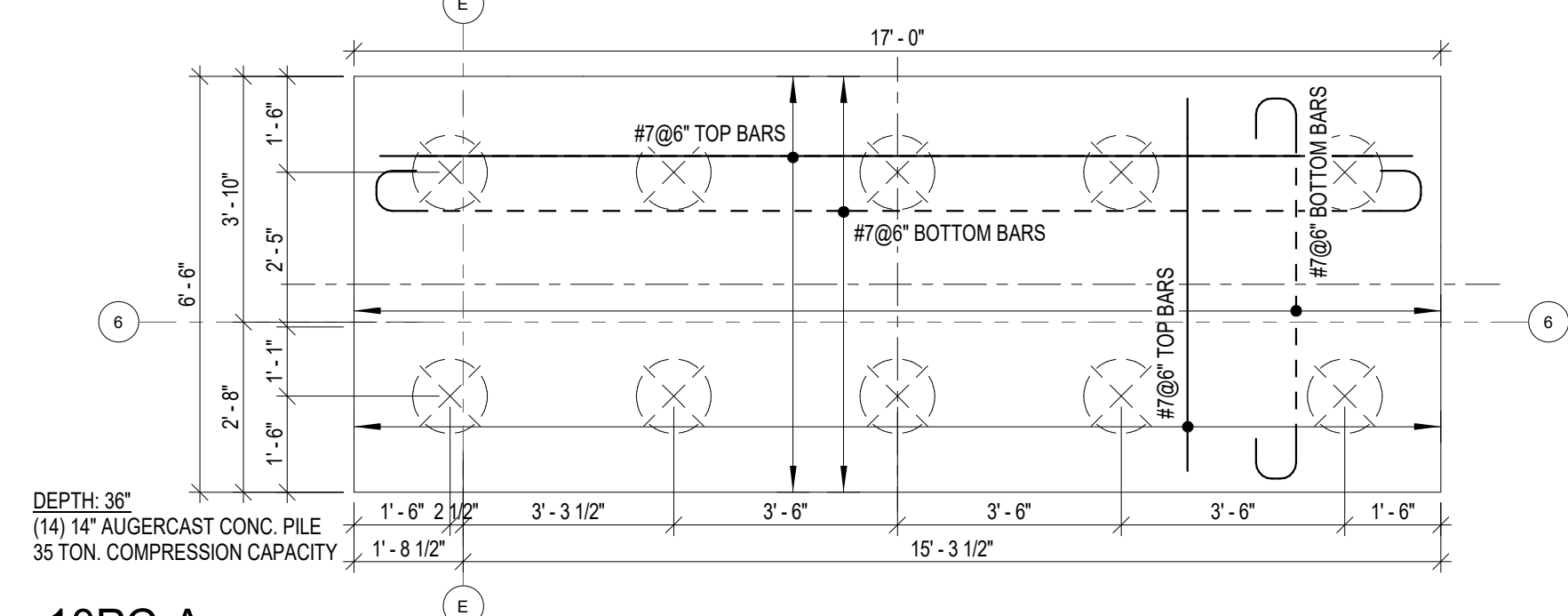
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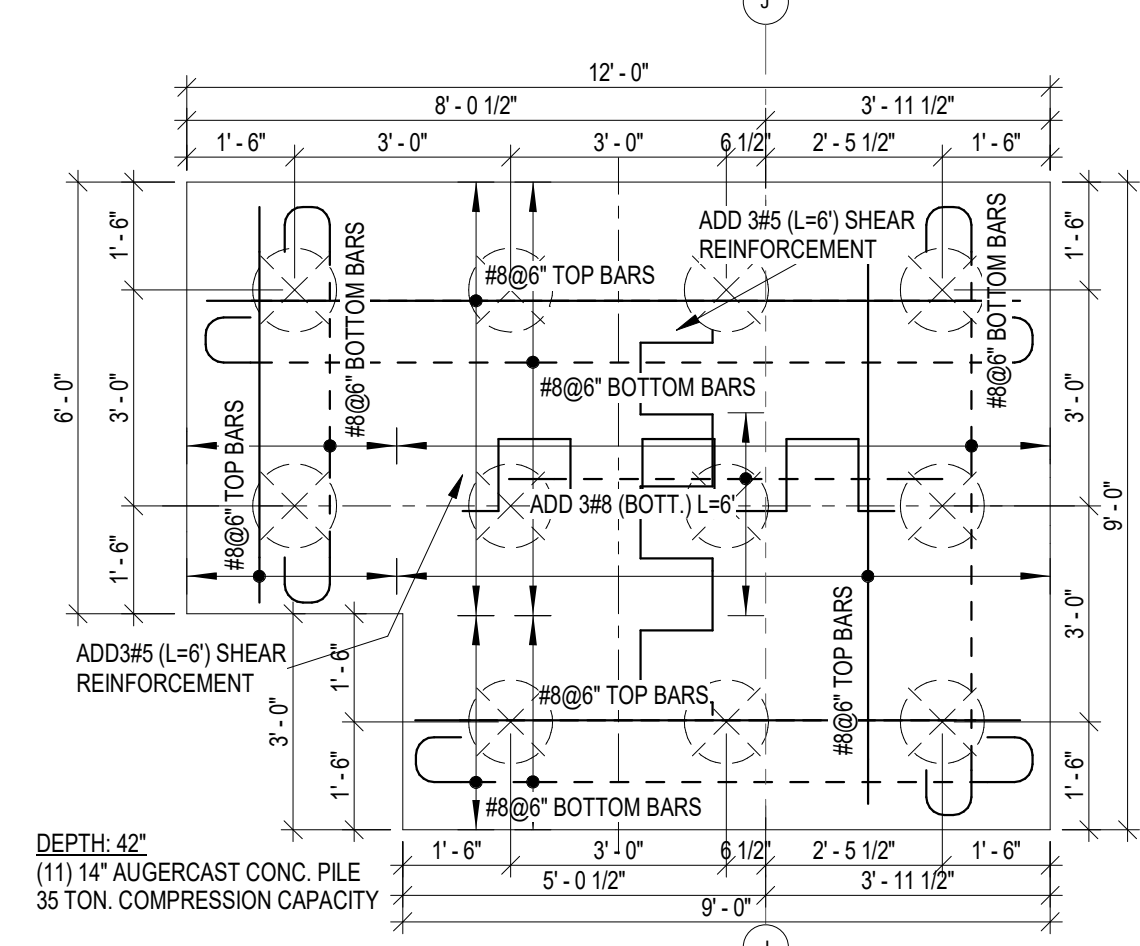
YOUSSEF HACHEM CONSULTING ENGINEERING INC. 99 NW 27 AVENUE MIAMI, FL 33125 TEL. (786) 287-9120 FAX (305) 969-9453 www.yhengineering.com



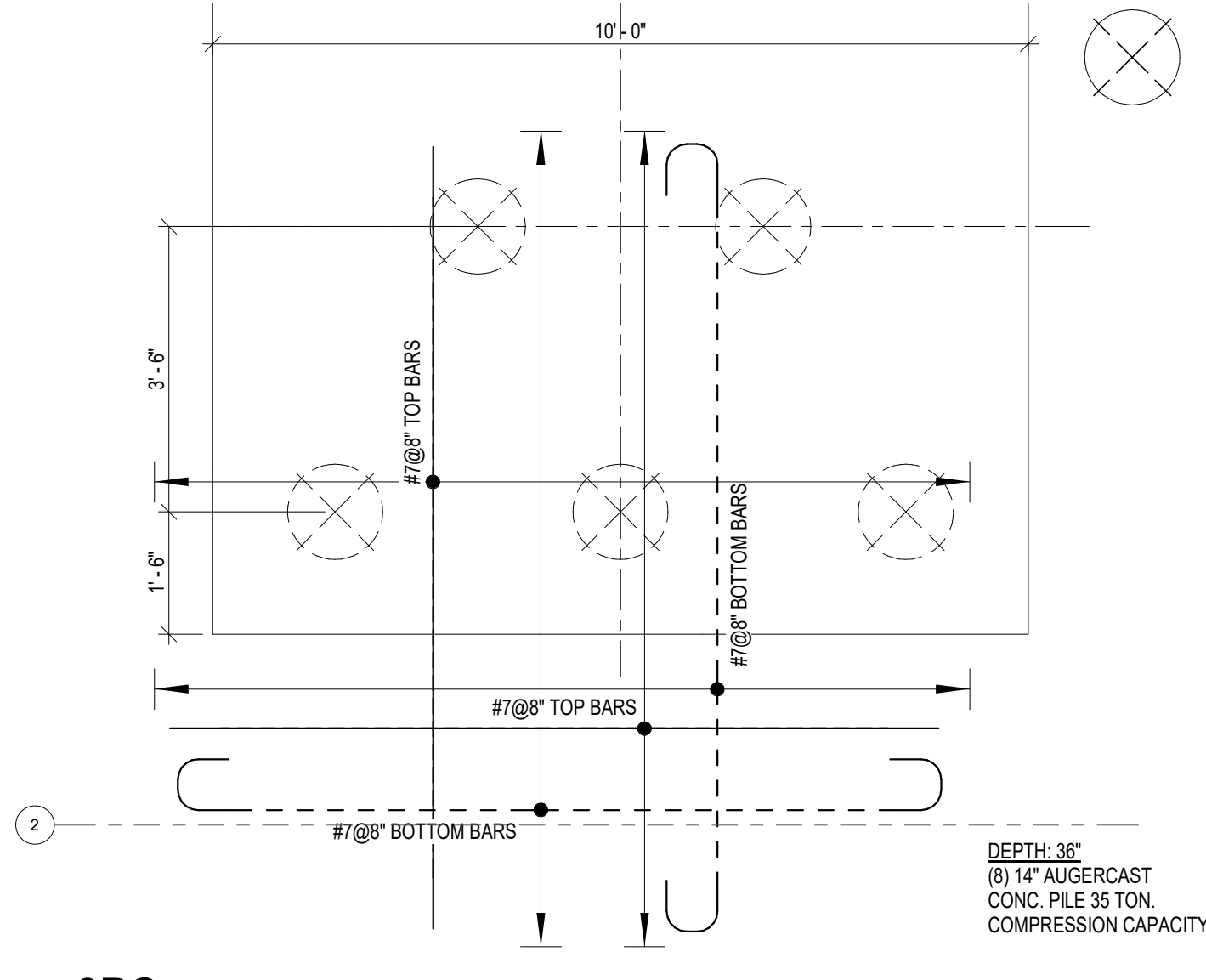
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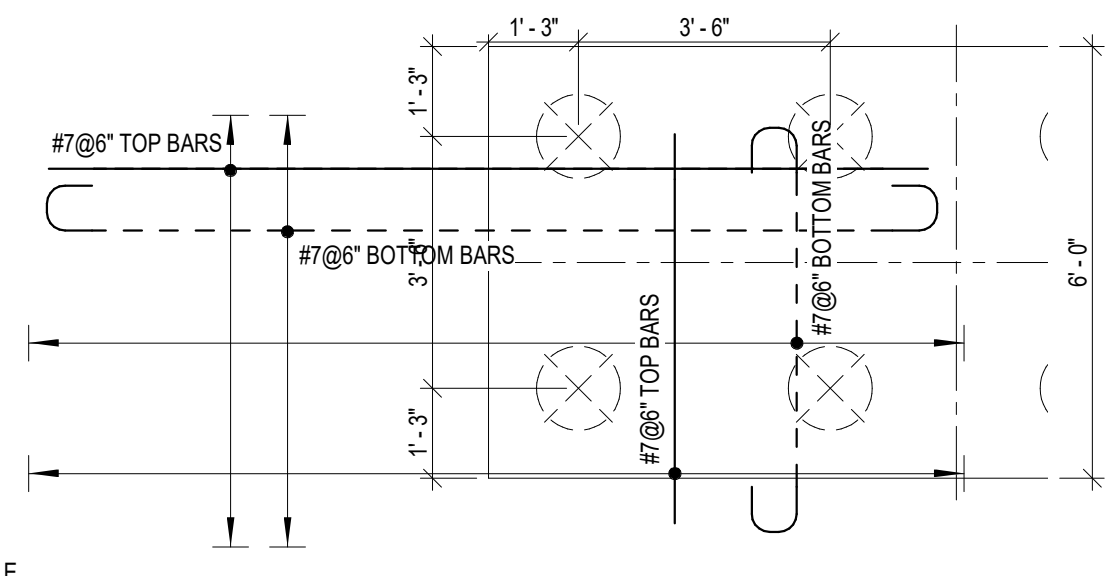
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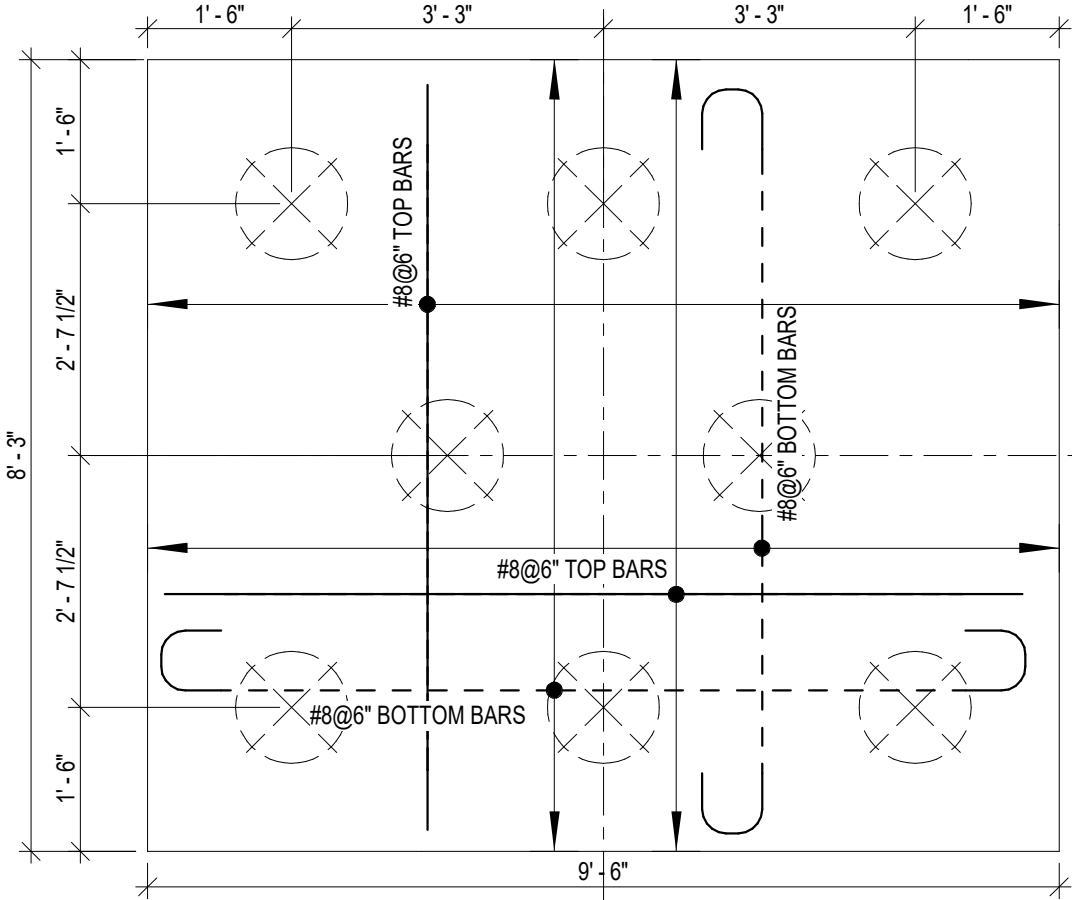
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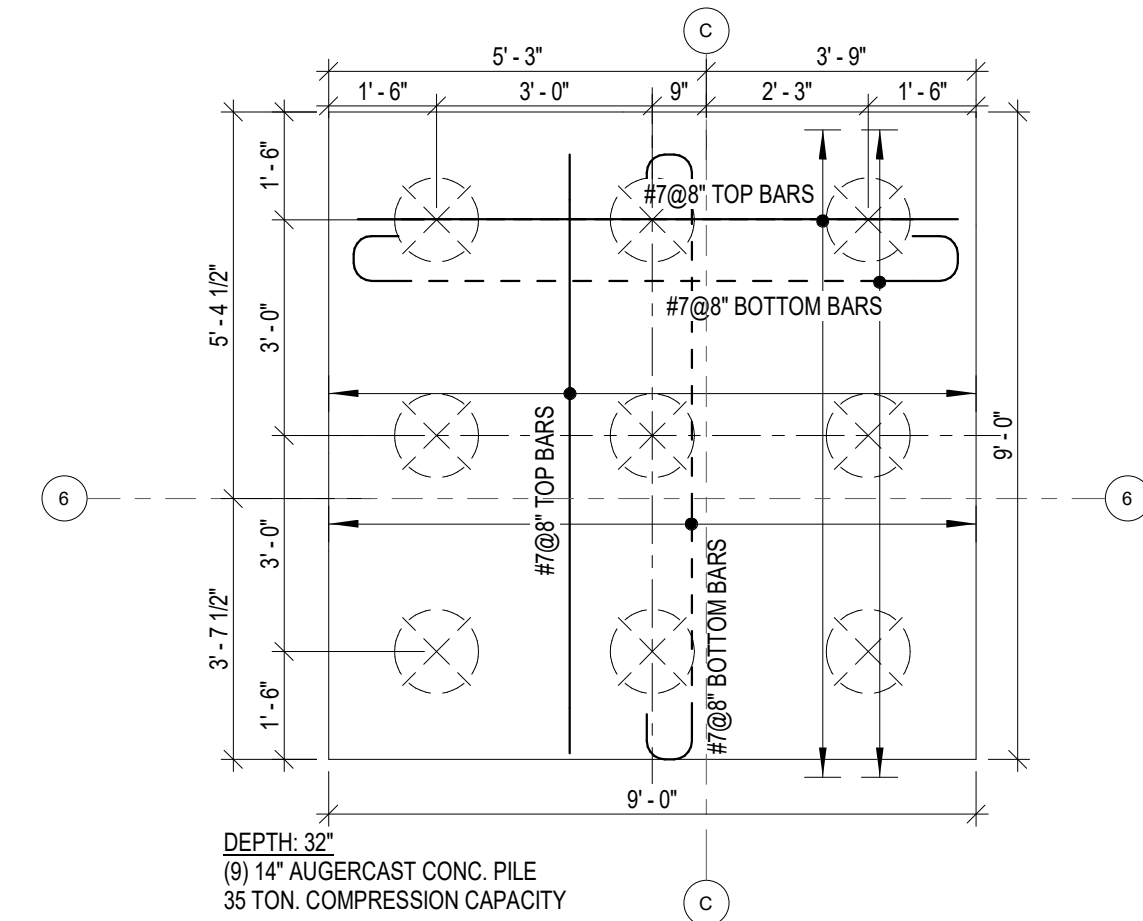
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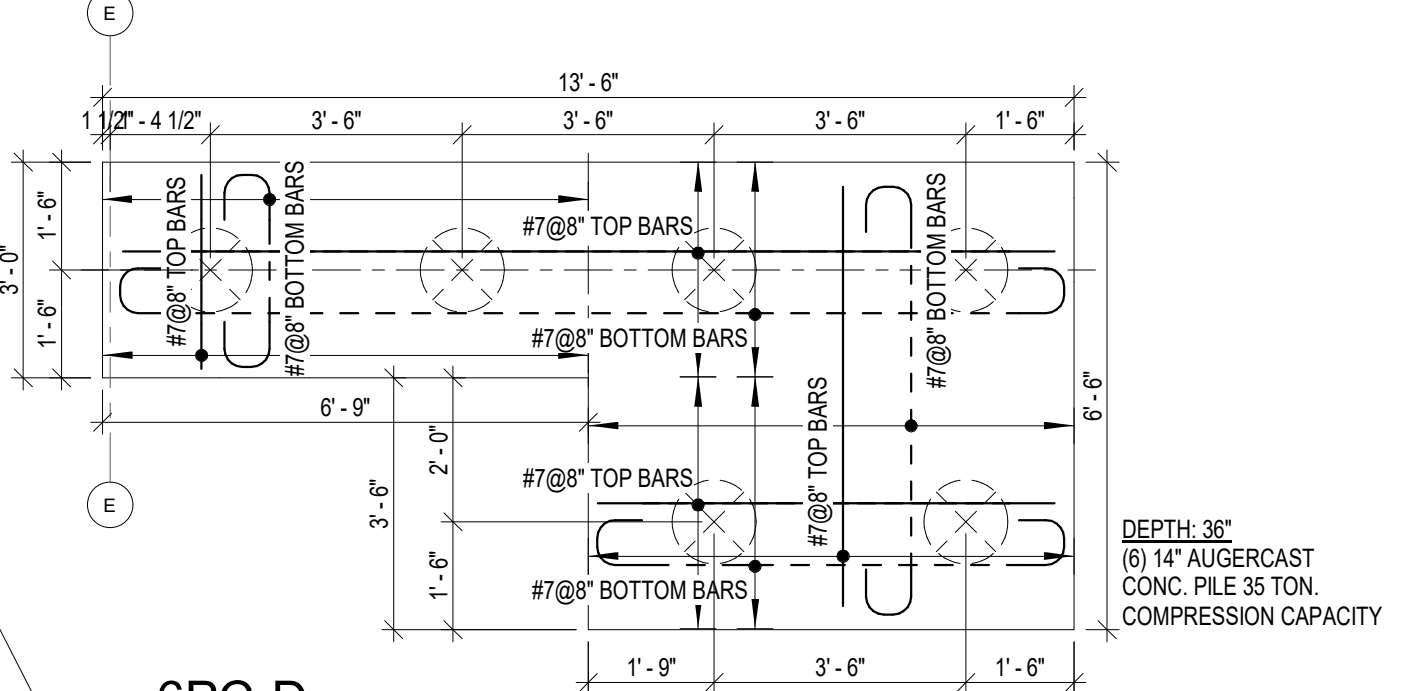
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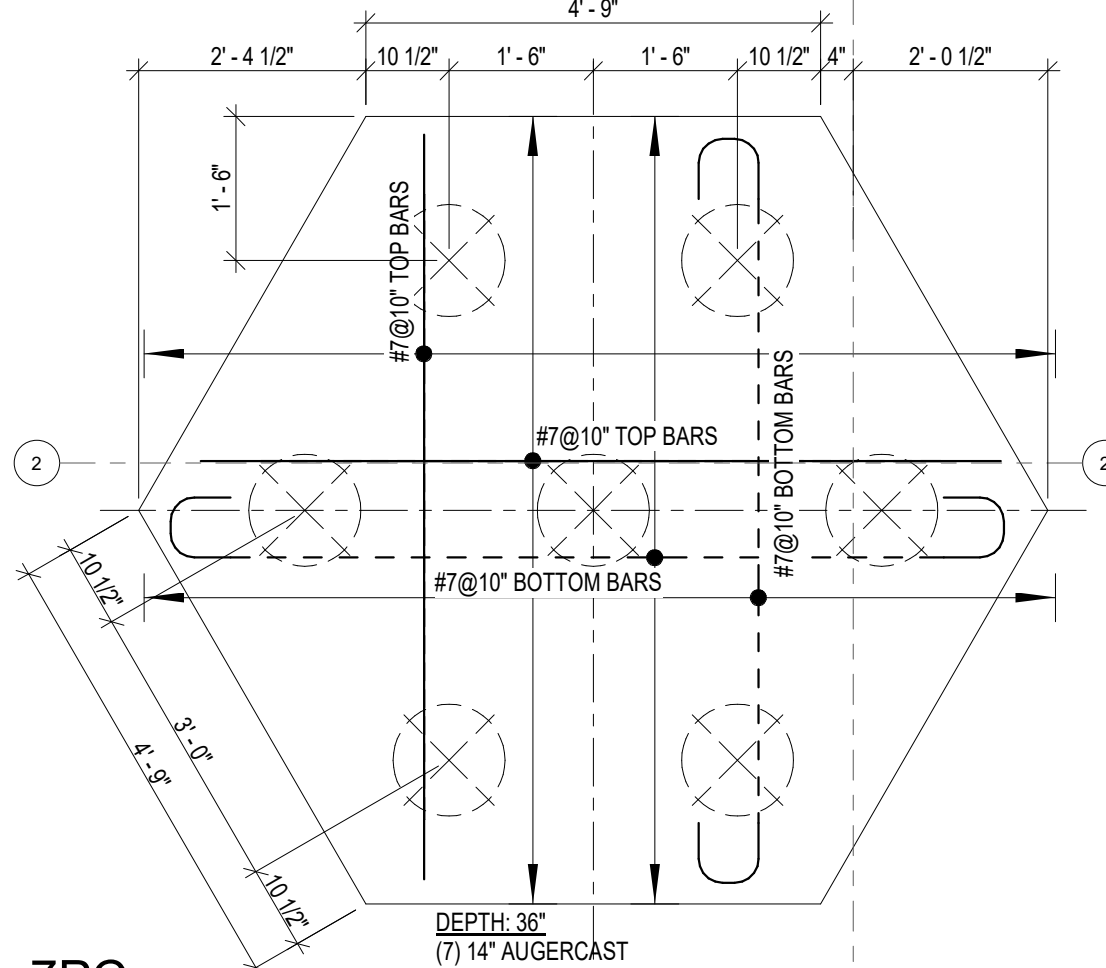
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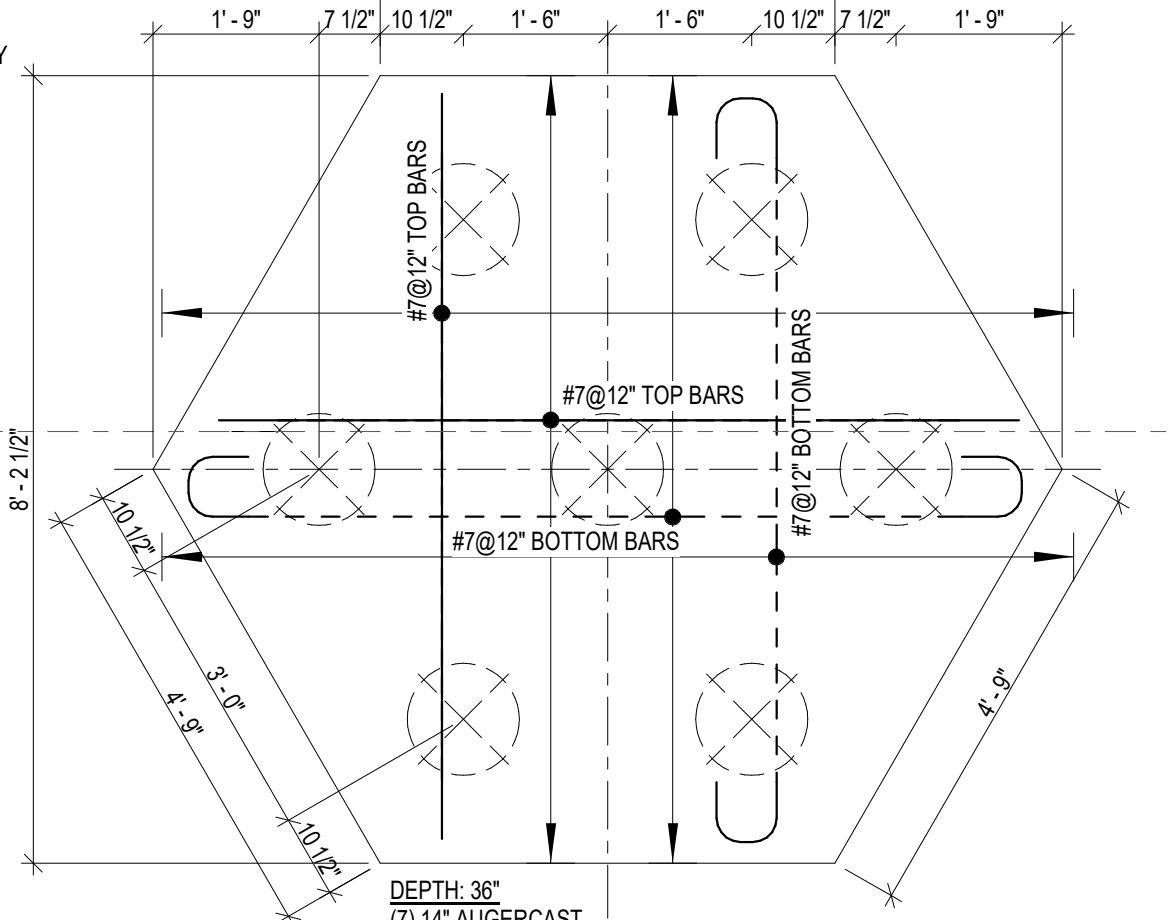
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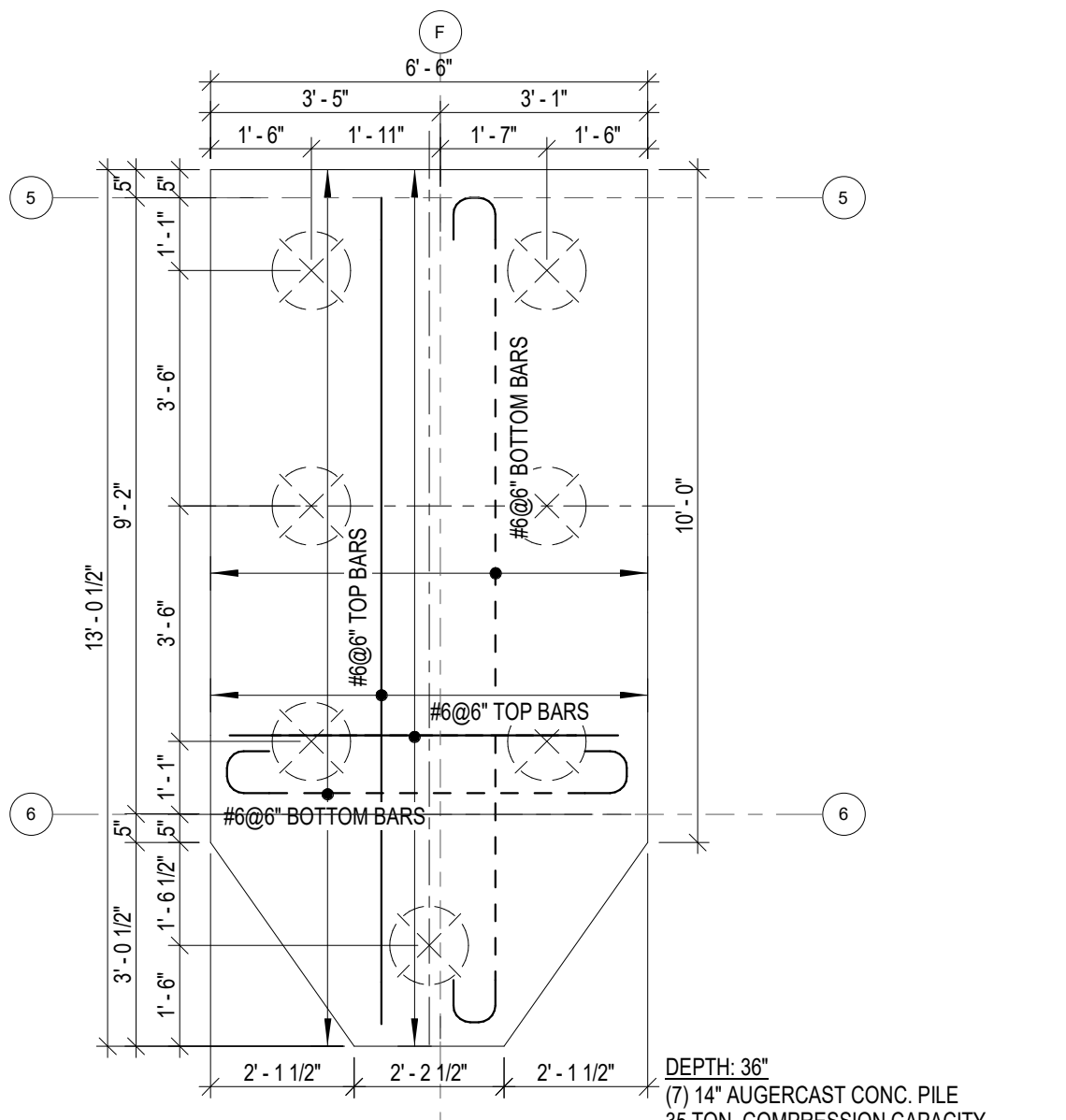
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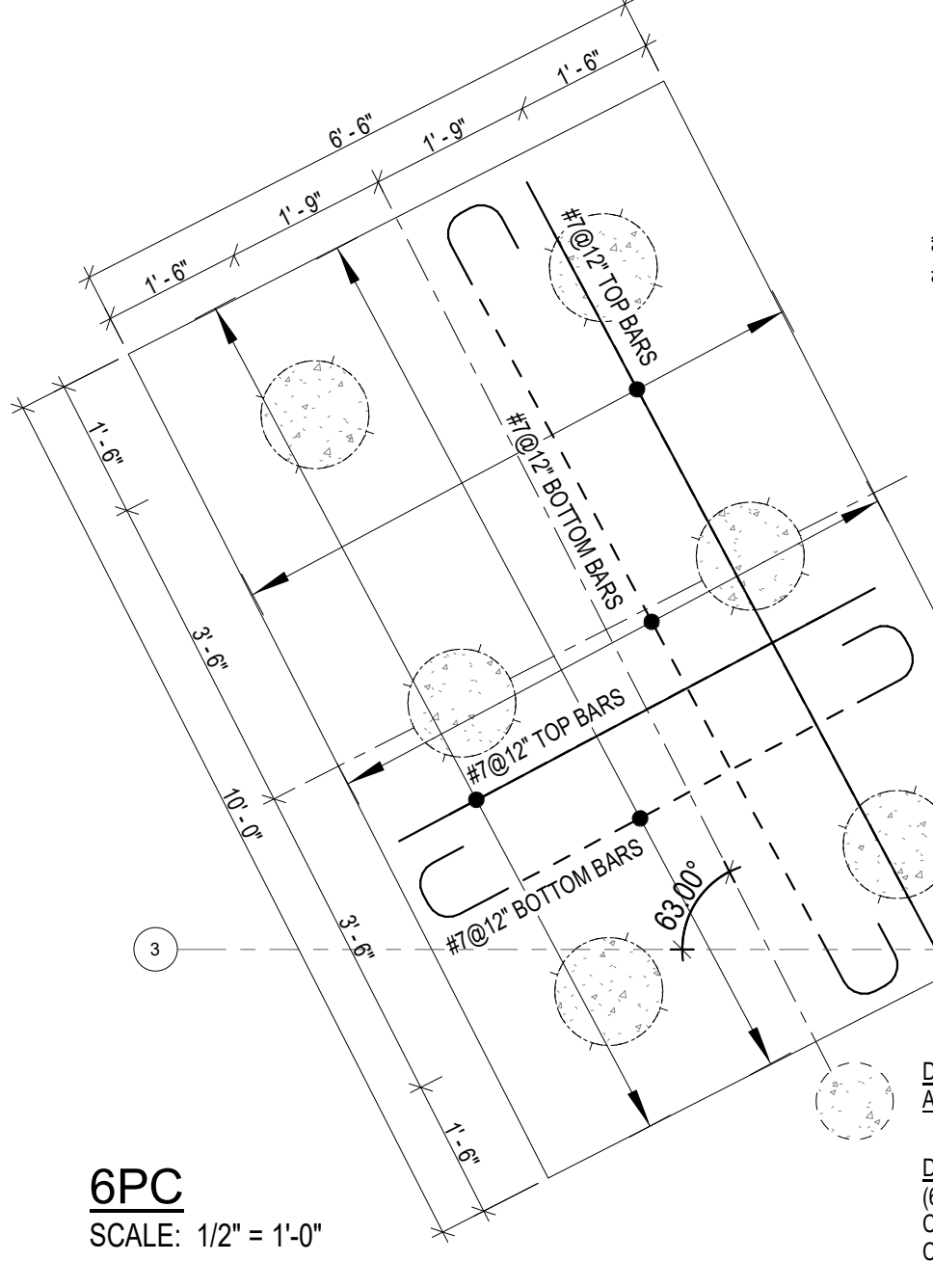
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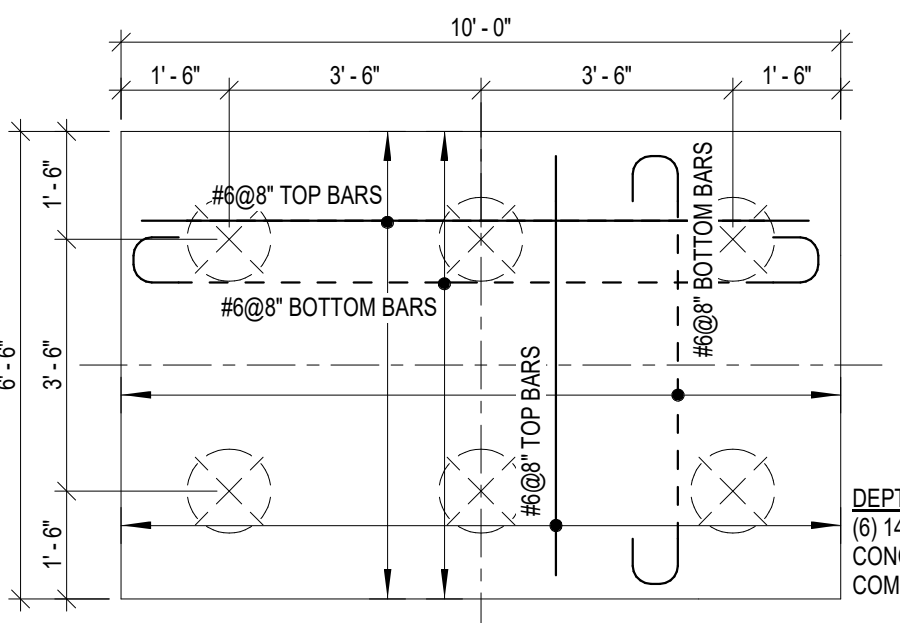
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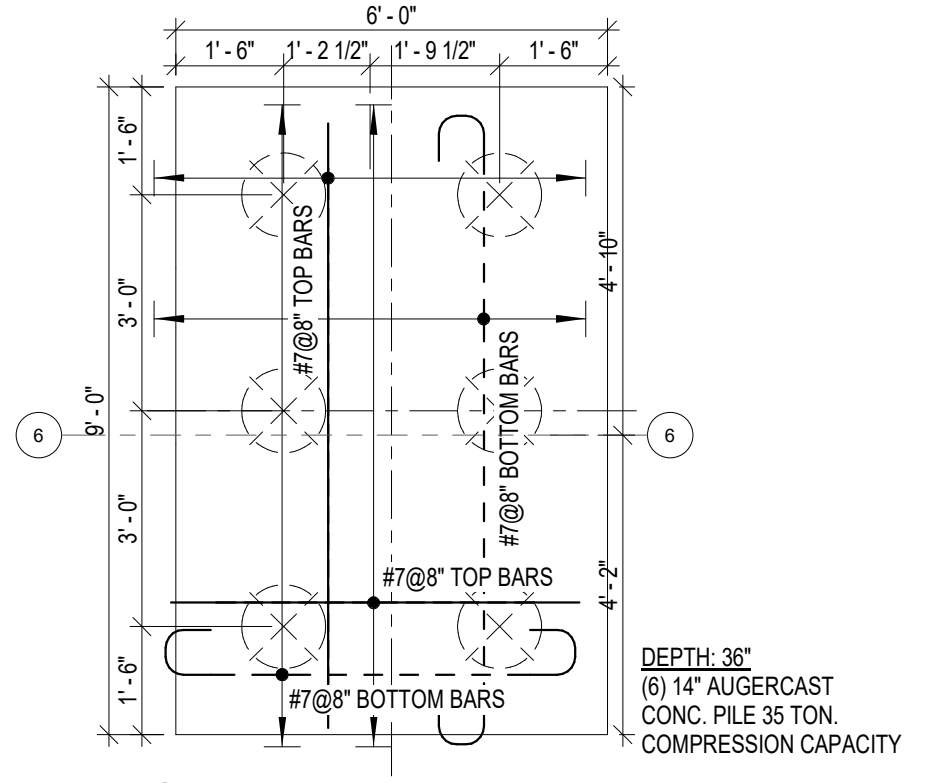
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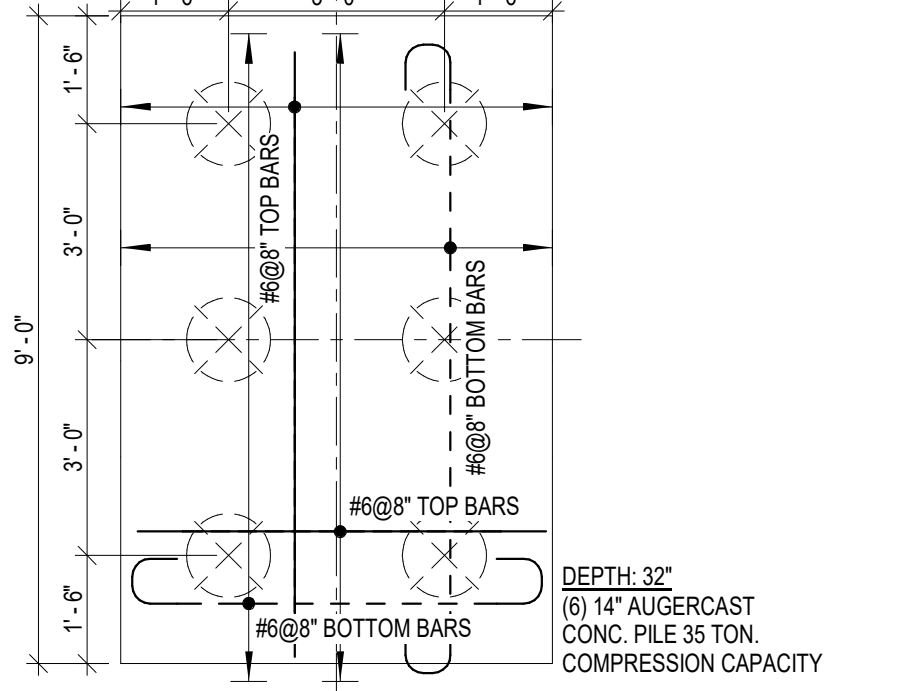
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6PC-A SCALE: 3/8" = 1'-0"



6PC-B SCALE: 3/8" = 1'-0"



6PC-C SCALE: 3/8" = 1'-0"

DENOTES A 14" BATTERED AUGERCAST PILES CAP

DEPTH: 32" (6) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (6) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (6) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 32" (6) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (7) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (8) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 40" (10) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (8) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 36" (8) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

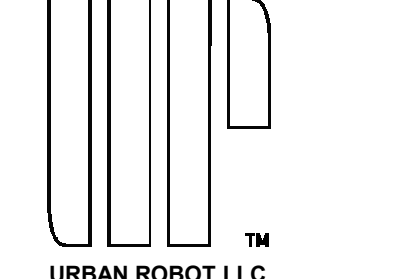
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DEPTH: 42" (11) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

DEPTH: 32" (9) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T. 786-246-4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T. +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

MEP ENGINEER: CREDO @ Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T. (954) 763-2246 F. (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNIT 508 MIAMI, FL 33138 T. (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T. +52 55 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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ID	Revision #	Description
1	12-03-2021	INTD COMMENTS
2	12-23-2021	REVISION 02
3	01-28-2022	INTD COMMENTS

SEAL

URBAN ROBOT LLC A-265002760 B-265001534 LC265000510

H210060 PROJECT NO.

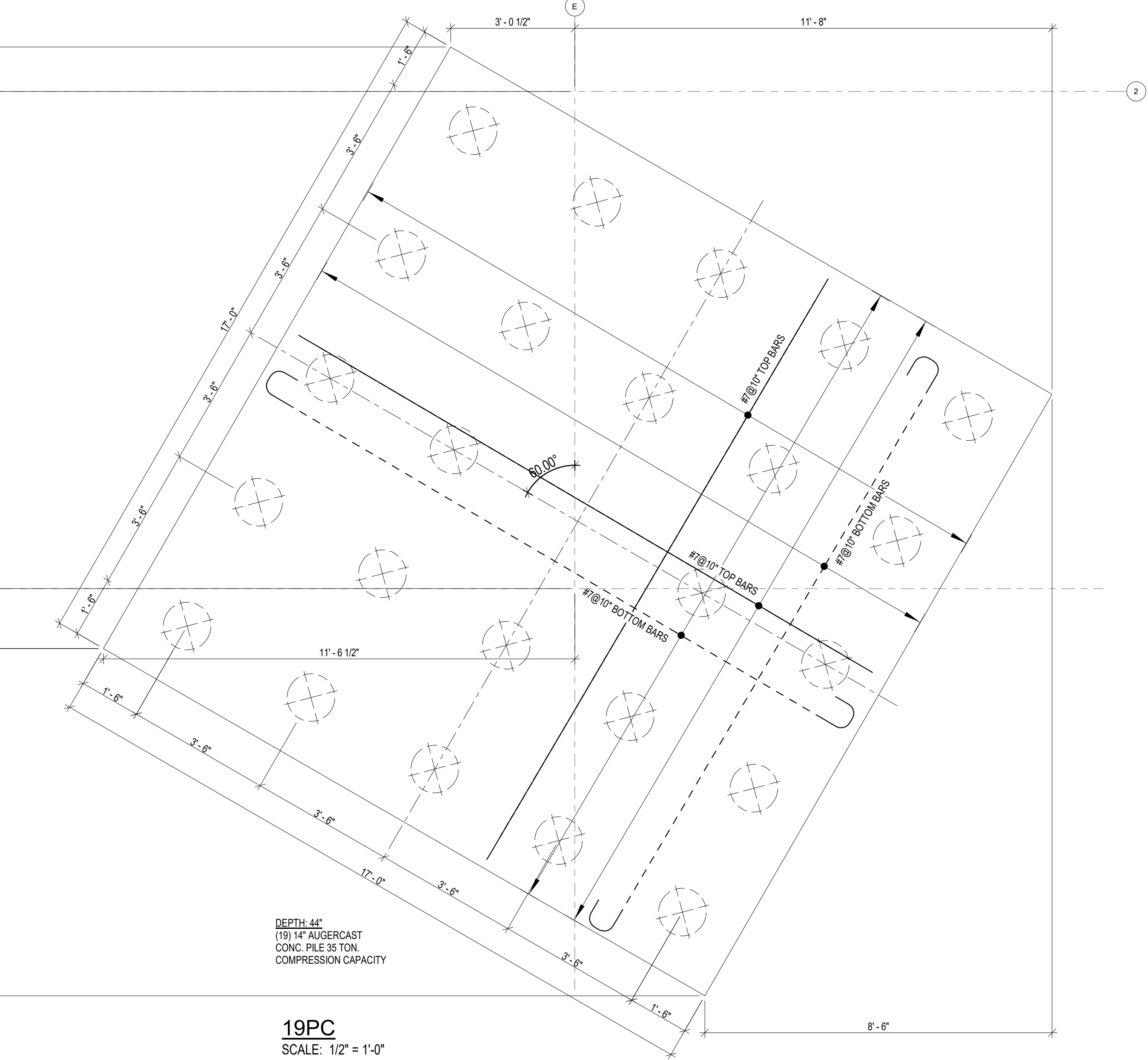
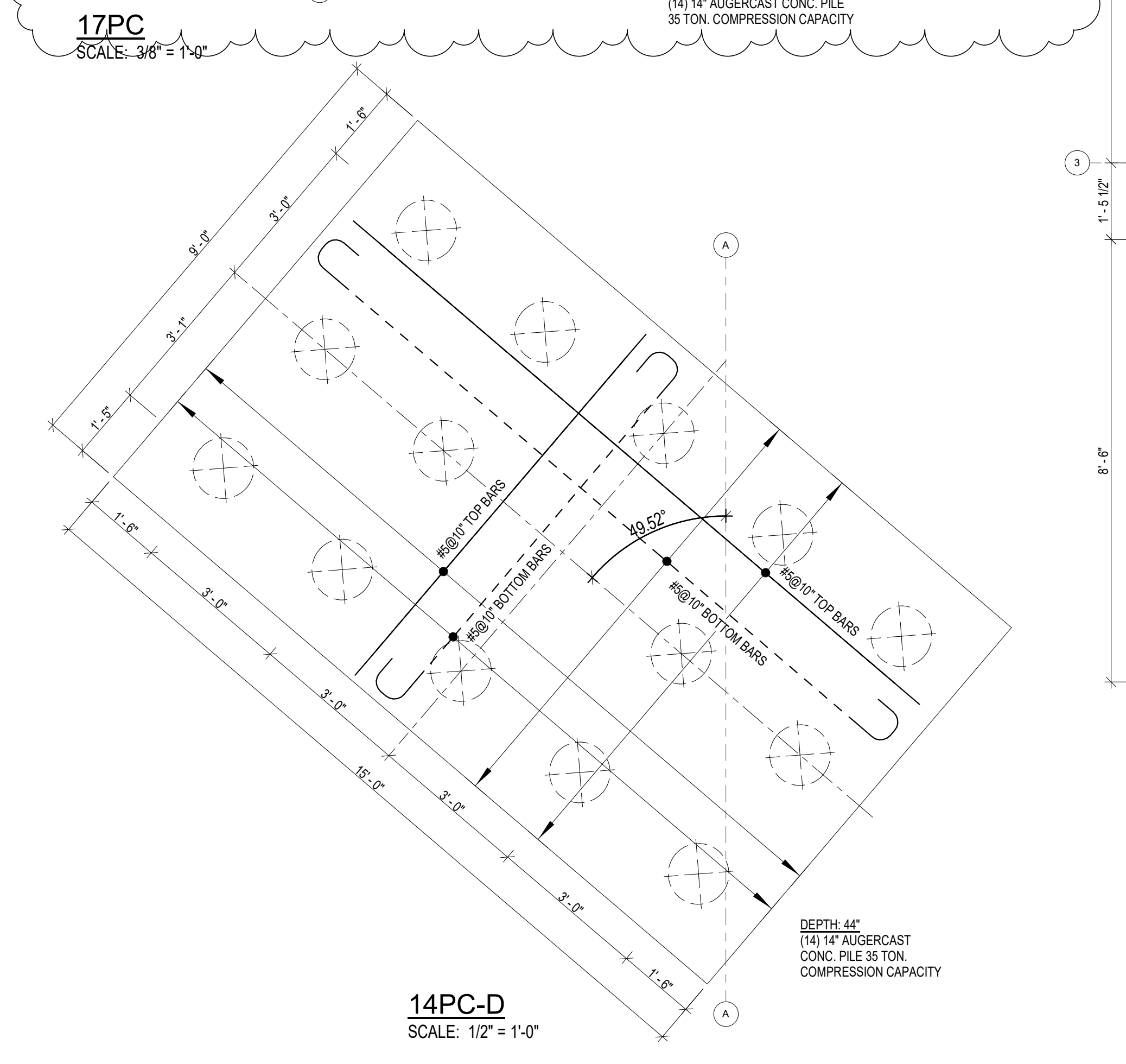
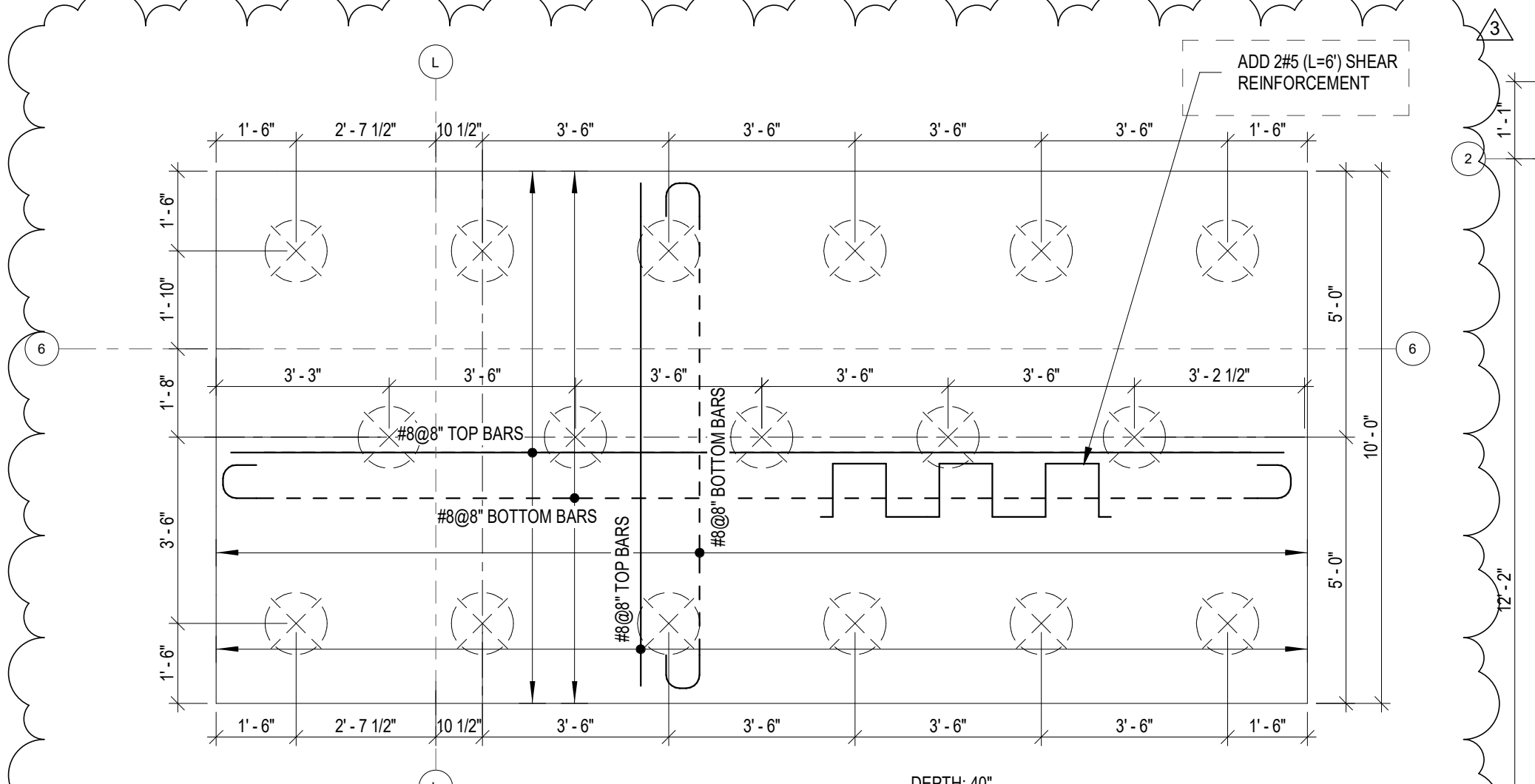
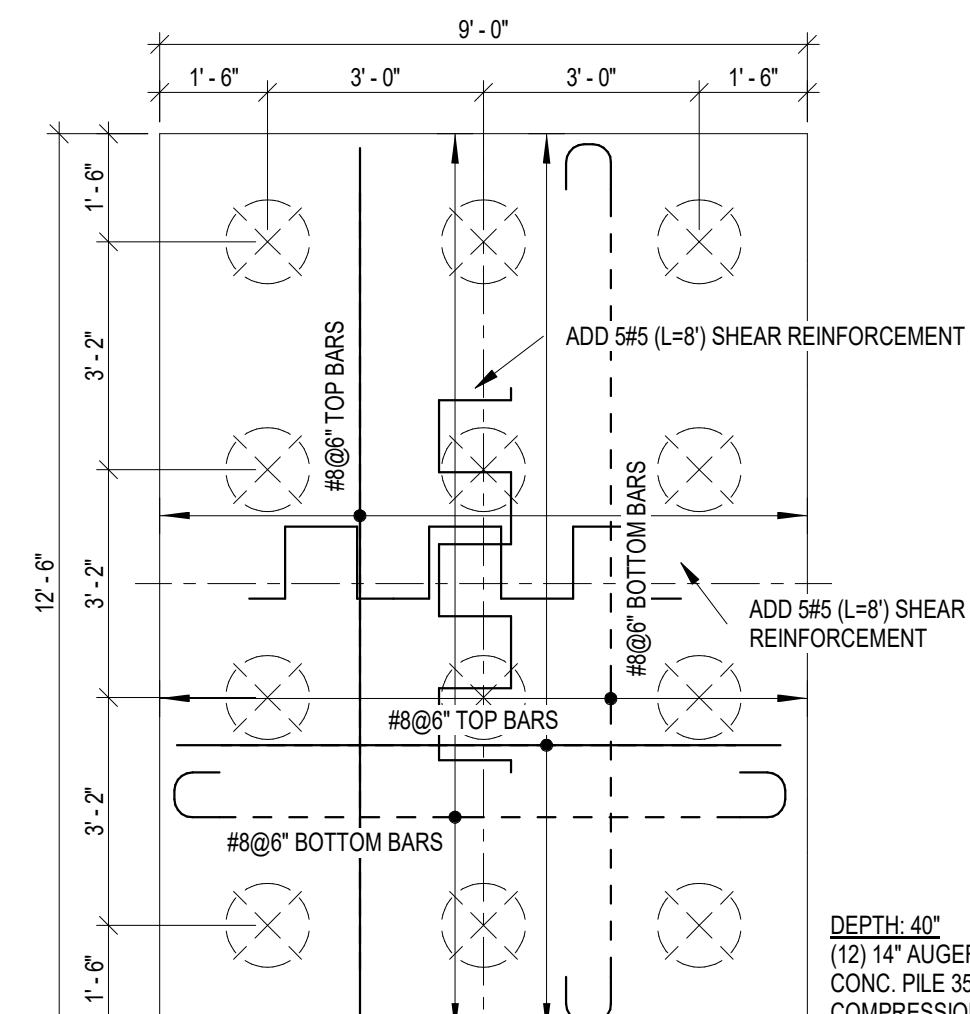
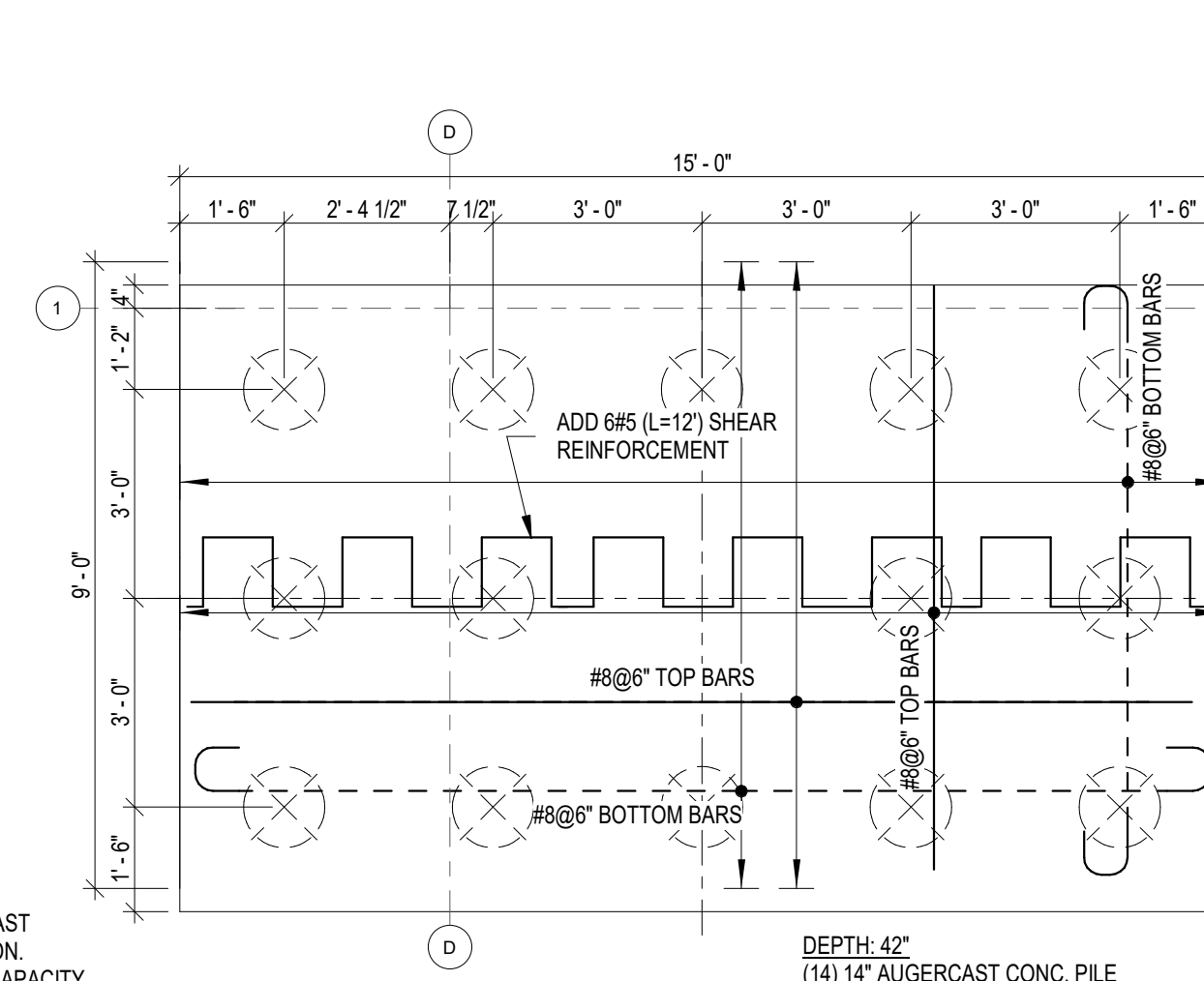
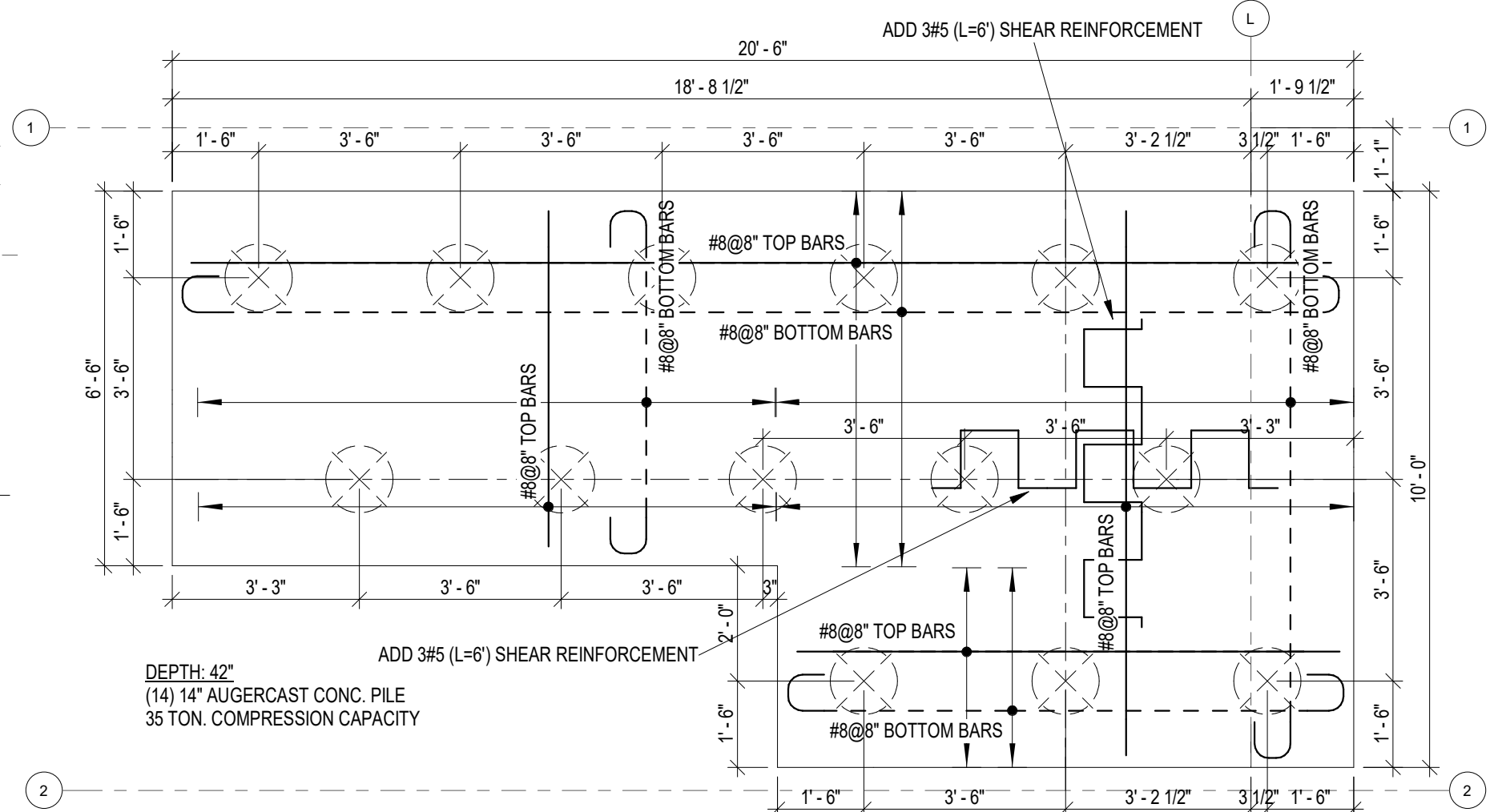
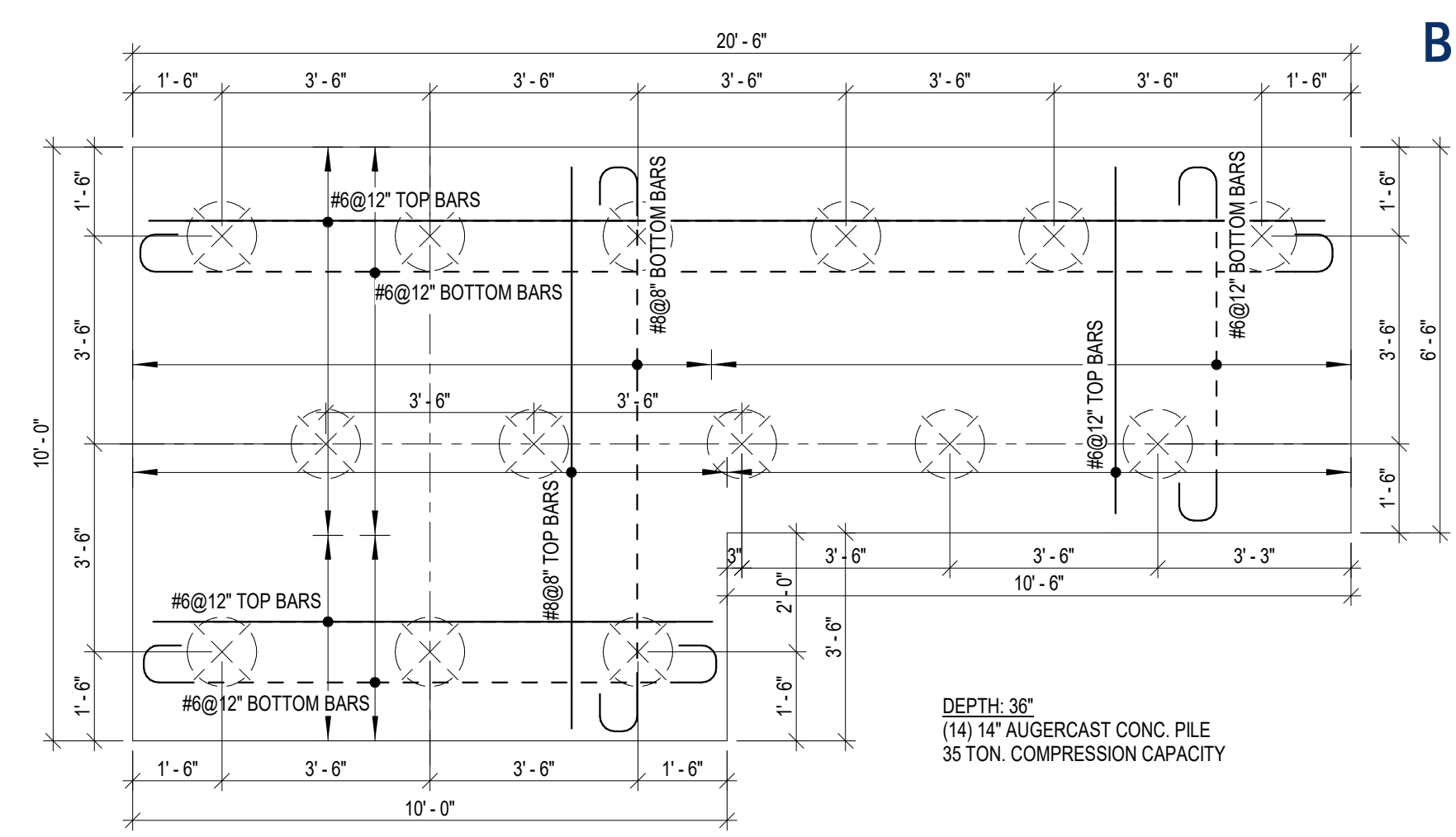
07-13-2021 DATE

JJ / SV / CS / EL / AB DRAWN / CHECKED

PILE CAP DETAILS

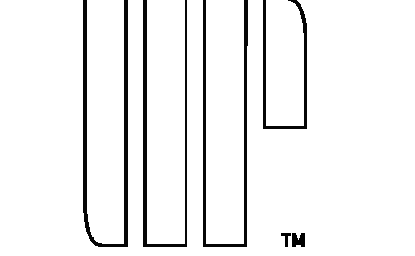
S703

YHCE
YOUSSEF HACHEM
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(786) 287-9120
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www.yhengineering.com
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302



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ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT



URBAN ROBOT LLC 420 LINCOLN ROAD, S. 600 MIAMI BEACH, FL 33139 T: 786 246 4857

OWNER: LUIS FELIPE NEVA SILVEIRA 28 STAR ISLAND MIAMI BEACH, FL 33139

DESIGN ARCHITECT: SAOTA 103 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T: +27 (0)21 468 4400

STRUCTURAL ENGINEER: YHCE ENGINEERING 89 NW 27 AVENUE MIAMI, FL 33125 T: (305) 969-YHCE F: (305) 969-9453

MEP ENGINEER: CREDO Consulting Engineers, LLC 800 EAST BROWARD BLVD., SUITE 601 FORT LAUDERDALE, FL 33301 T: (954) 763-2246 F: (954) 763-2247

CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAYNE BLVD., UNITE 508 MIAMI, FL 33138 T: (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arteaga 27, San Angel Mexico City, CP 01000, Mexico T: +52 5025 9105

28 STAR ISLAND MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #	Description
1	12-03-2021	INTD COMMENTS
2	12-23-2021	REVISION 02
3	01-28-2022	INTD COMMENTS

SEAL

URBAN ROBOT LLC A-26502760 B-265071534 LC26500510

H210060 PROJECT NO:

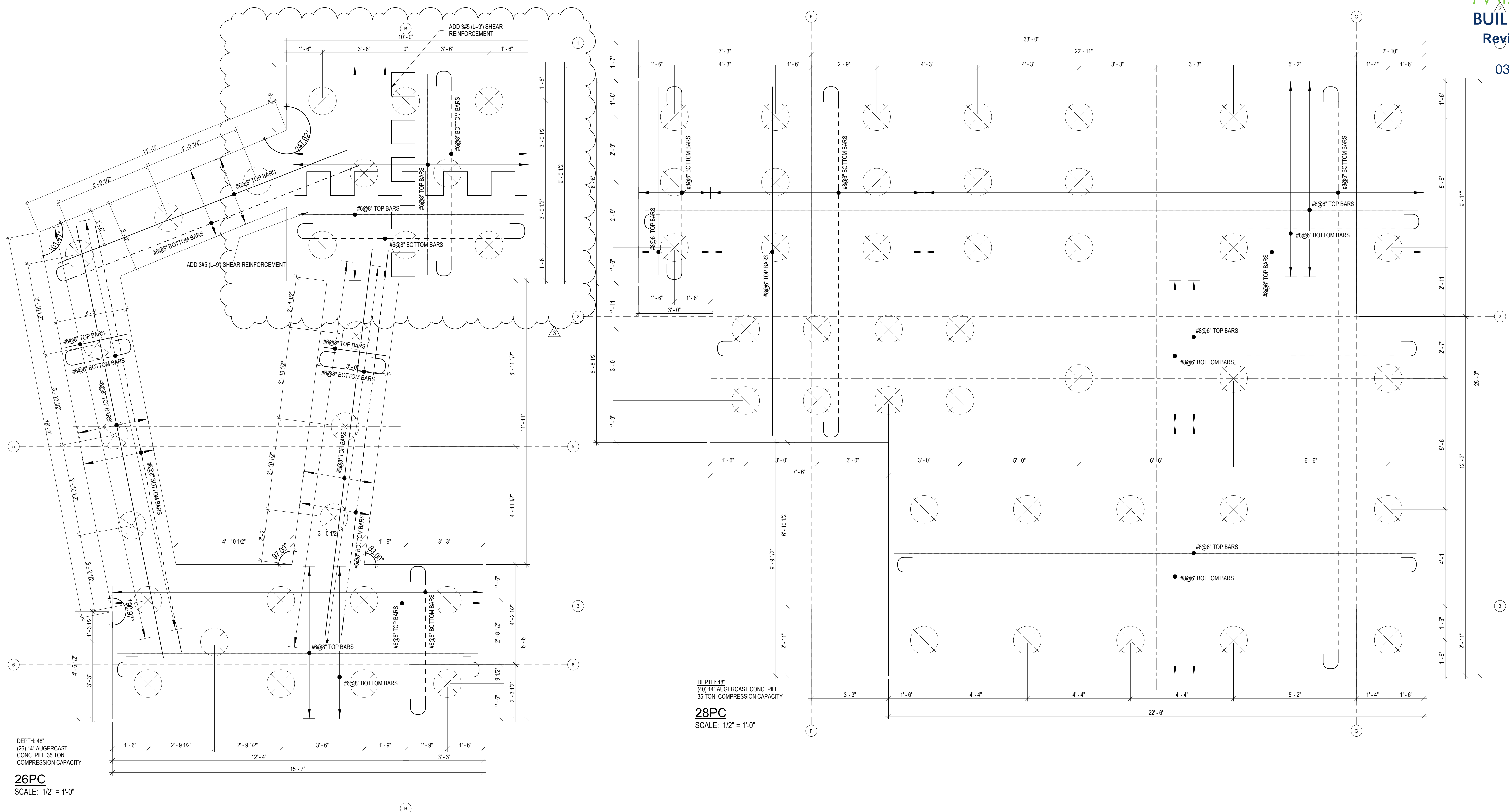
07-13-2021 DATE:

JJ / SV / CS / EL / AB DESIGN CHECKED:

PILE CAP DETAILS

S704

YOUSSEF HACHEM CONSULTING ENGINEERING INC. CA 26553
 99 NW 27 AVENUE MIAMI, FL 33125 (786) 287-9120 www.yhceengineering.com
 YOUSSEF HACHEM, Ph.D., P.E. No. 43302

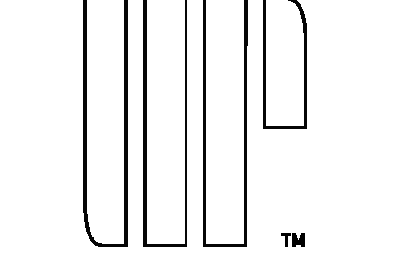


DEPTH: 48" (26) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY
26PC SCALE: 1/2" = 1'-0"

DEPTH: 48" (40) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY
28PC SCALE: 1/2" = 1'-0"

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ARCHITECT
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
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T. 786.246.4857

OWNER:
LUIS FELIPE NEIVA SILVERA
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MIAMI BEACH, FL 33139

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MEP ENGINEER:
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CIVIL ENGINEER:
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MIAMI, FL 33138
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LIGHTING CONSULTANT:
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Artega 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 55 5025 9105

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS:

ID	Revision #1	Description
1	12-03-2021	IFD COMMENTS
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26502760 B-26507534 LC26500510

H210060
PROJECT NO:

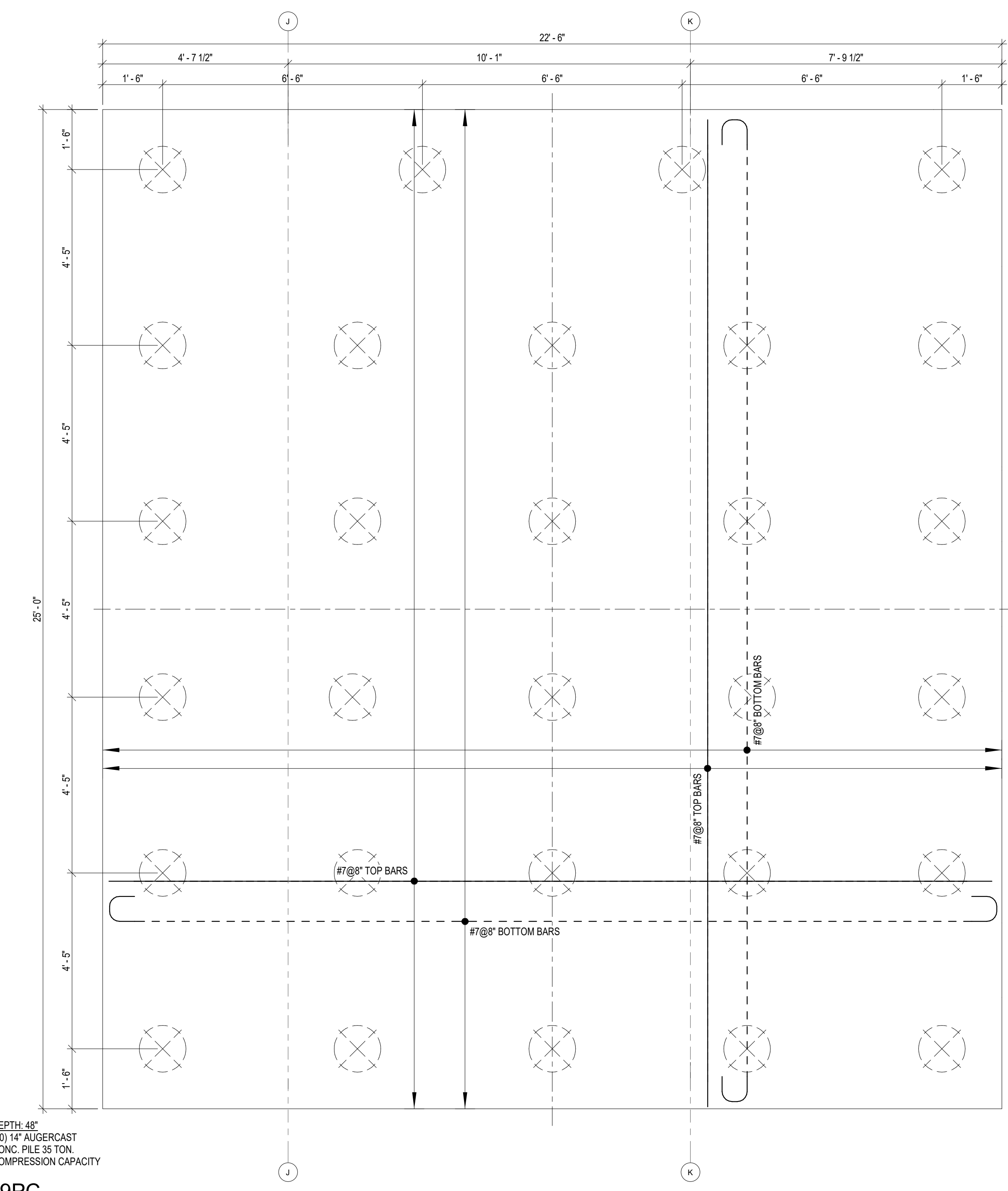
07-13-2021
DATE

JJ / SV / CS / EL / AB
DESIGN / CHECKED

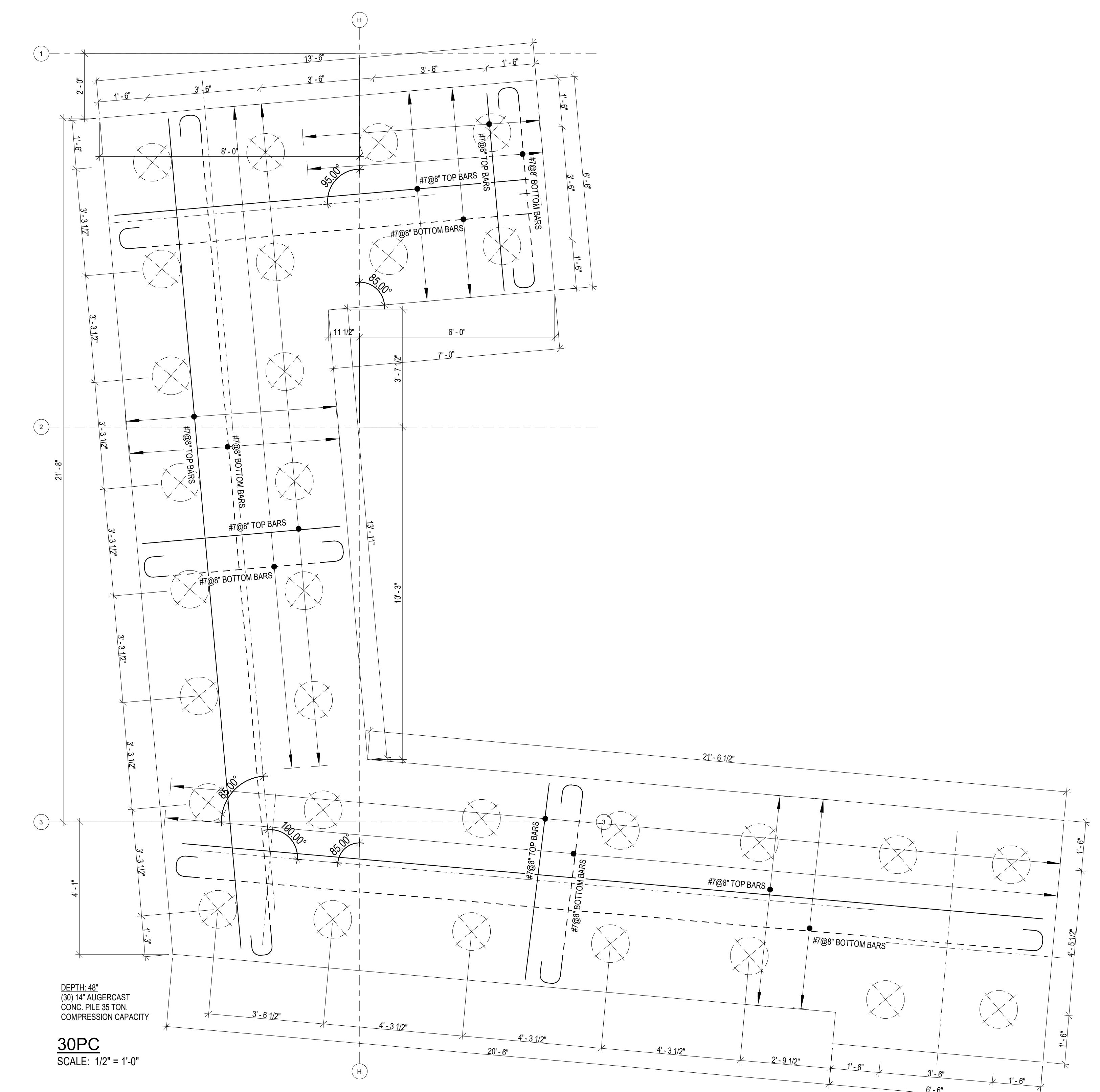
PILE CAP DETAILS

S705

YHCE
YOUSSEF HACHEM
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(786) 287-9120
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www.yhengineering.com
YOUSSEF HACHEM, Ph.D., P.E.
No. 43302



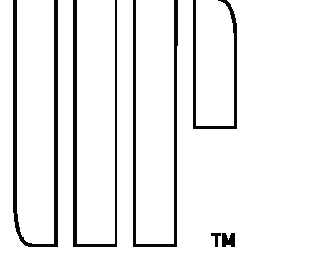
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(40) 14" AUGERCAST
CONC. PILE 35 TON
COMPRESSION CAPACITY
29PC
SCALE: 1/2" = 1'-0"



DEPTH: 48"
(30) 14" AUGERCAST
CONC. PILE 35 TON
COMPRESSION CAPACITY
30PC
SCALE: 1/2" = 1'-0"

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ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786 246 4857

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MIAMI, FL 33125
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LIGHTING CONSULTANT:
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28 STAR ISLAND
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REVISIONS:

ID	Revision #1	Description
2	12-23-2021	Revision 02

SEAL

URBAN ROBOT LLC
A-26002760 B-26007434 LC26000510

H210060

PROJECT NO:

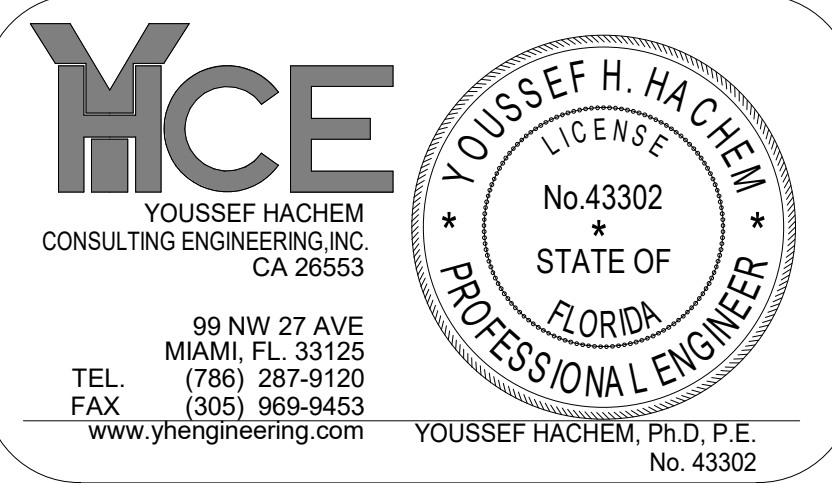
07-13-2021

DATE

JJ / SV / CS / EL / AB
DESIGN / CHECKED

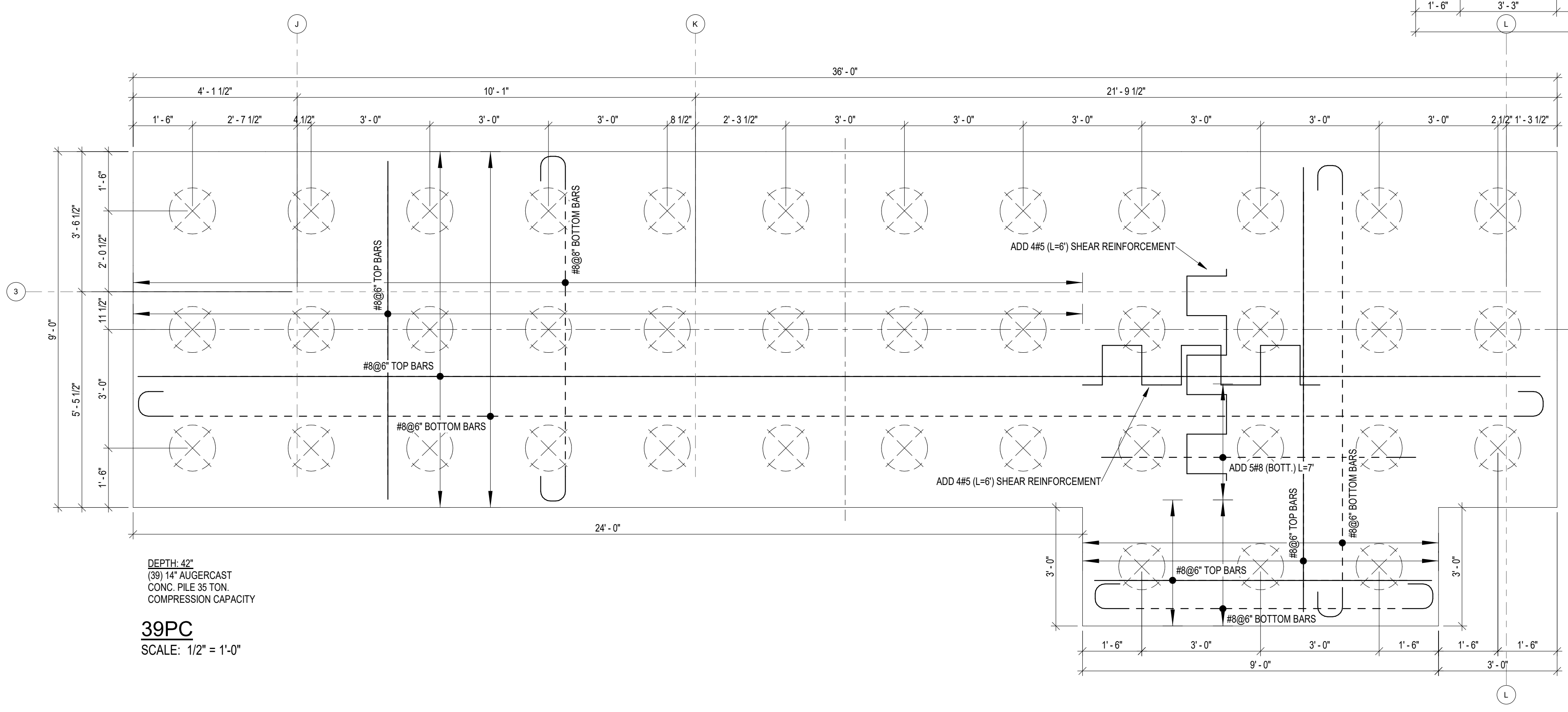
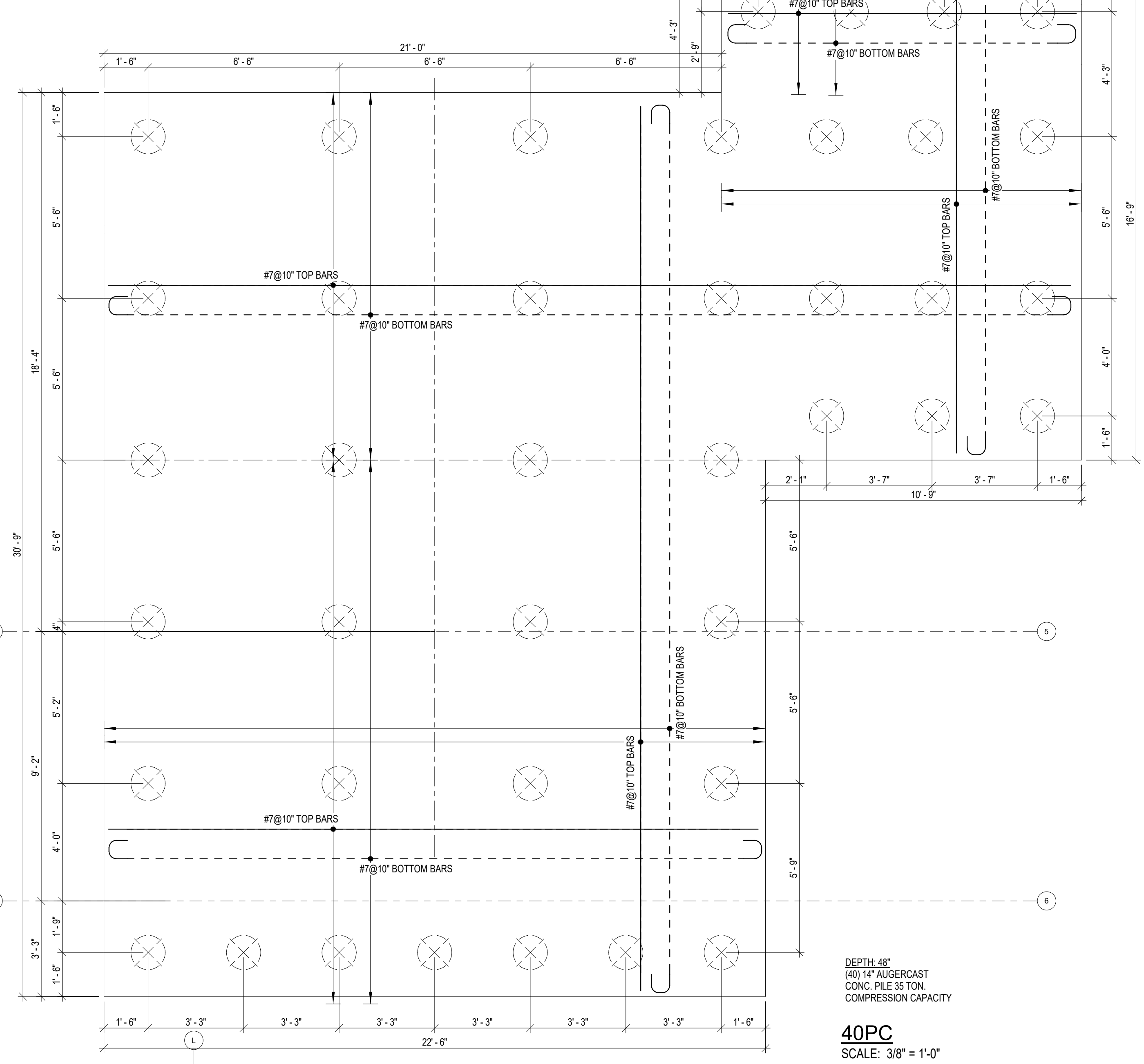
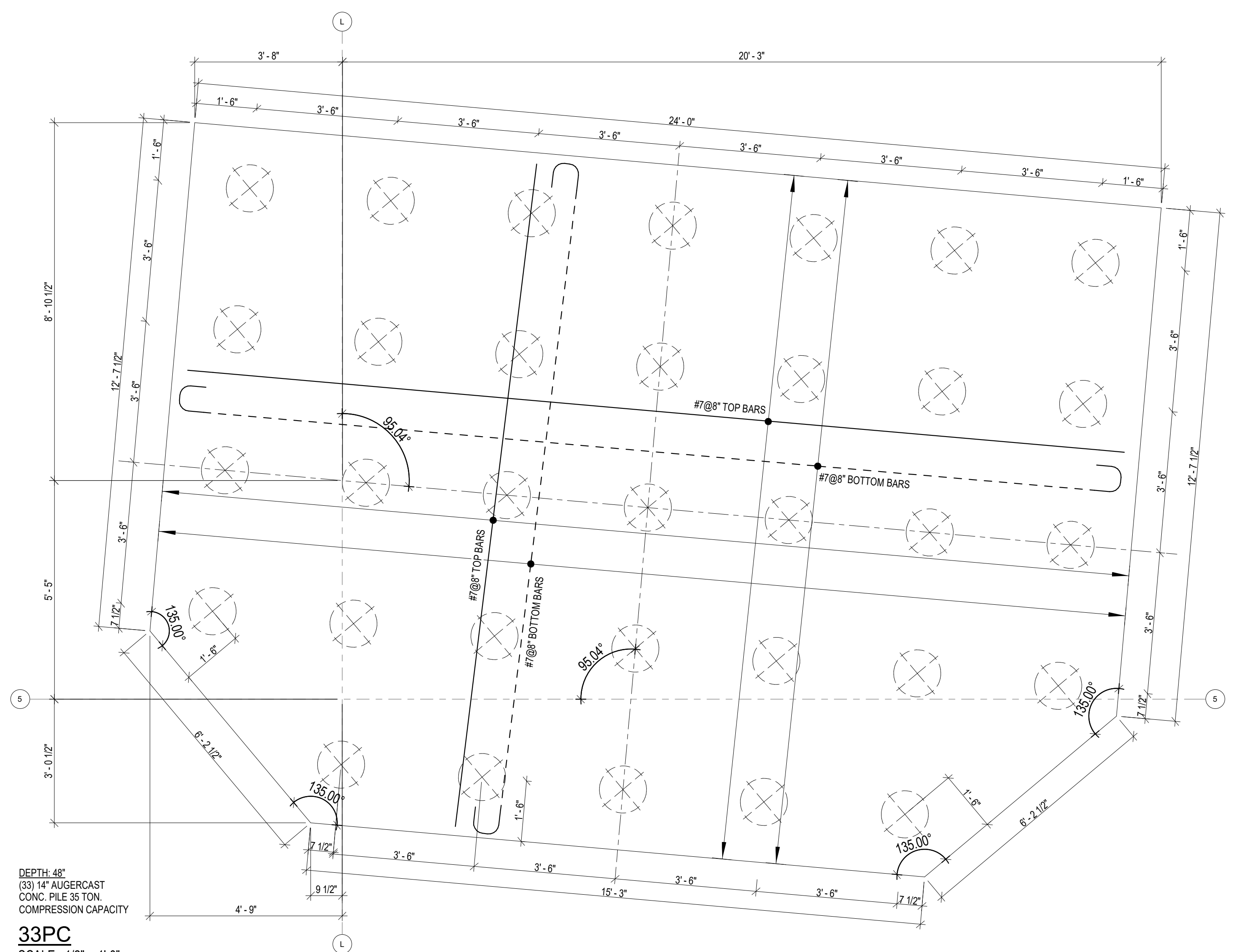
PILE CAPS DETAILS

S706



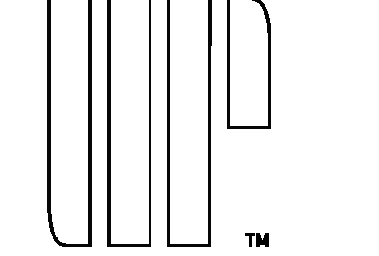
YHCE
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STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T. (305) 969-YHCE F. (305) 969-9453

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REVISIONS:

Table with 2 columns: ID, Description. Row 1: 1, Revision 01, Description. Row 2: 2, 12-23-2021, Revision 02.

SEAL

URBAN ROBOT LLC A-26502760 B-26007434 LC26000510

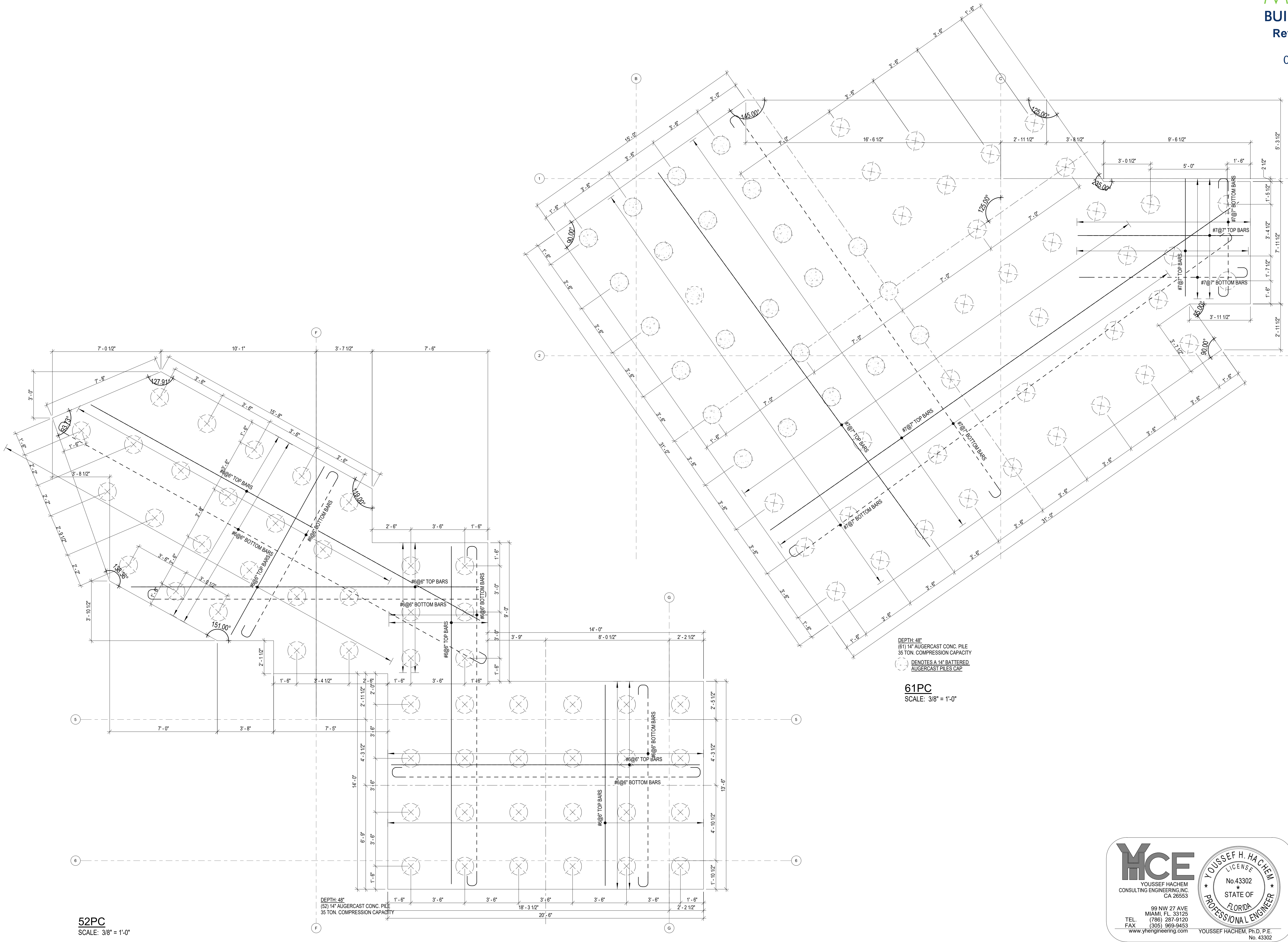
H210060 PROJECT NO:

07-13-2021 DATE

JJ / SV / CS / EL / AB DESIGN CHECKED

PILE CAP DETAILS

S707



DEPTH: 48" (61) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY DENOTES A 14" BATTERED AUGERCAST PILES CAP

61PC SCALE: 3/8" = 1'-0"

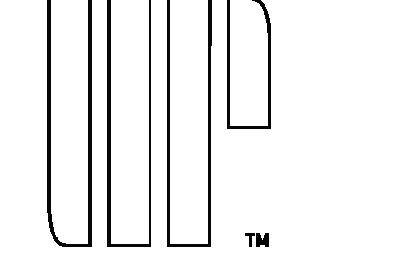
DEPTH: 48" (52) 14" AUGERCAST CONC. PILE 35 TON. COMPRESSION CAPACITY

52PC SCALE: 3/8" = 1'-0"

Professional Engineer seal for Youssef H. Hachem, No. 43302, State of Florida. Includes contact information for YHCE Engineering.

FOR C.O.M.B. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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REVISIONS:

ID	Revision #1	Description

SEAL

URBAN ROBOT LLC
A-26502760 B-26507534 LC26500510

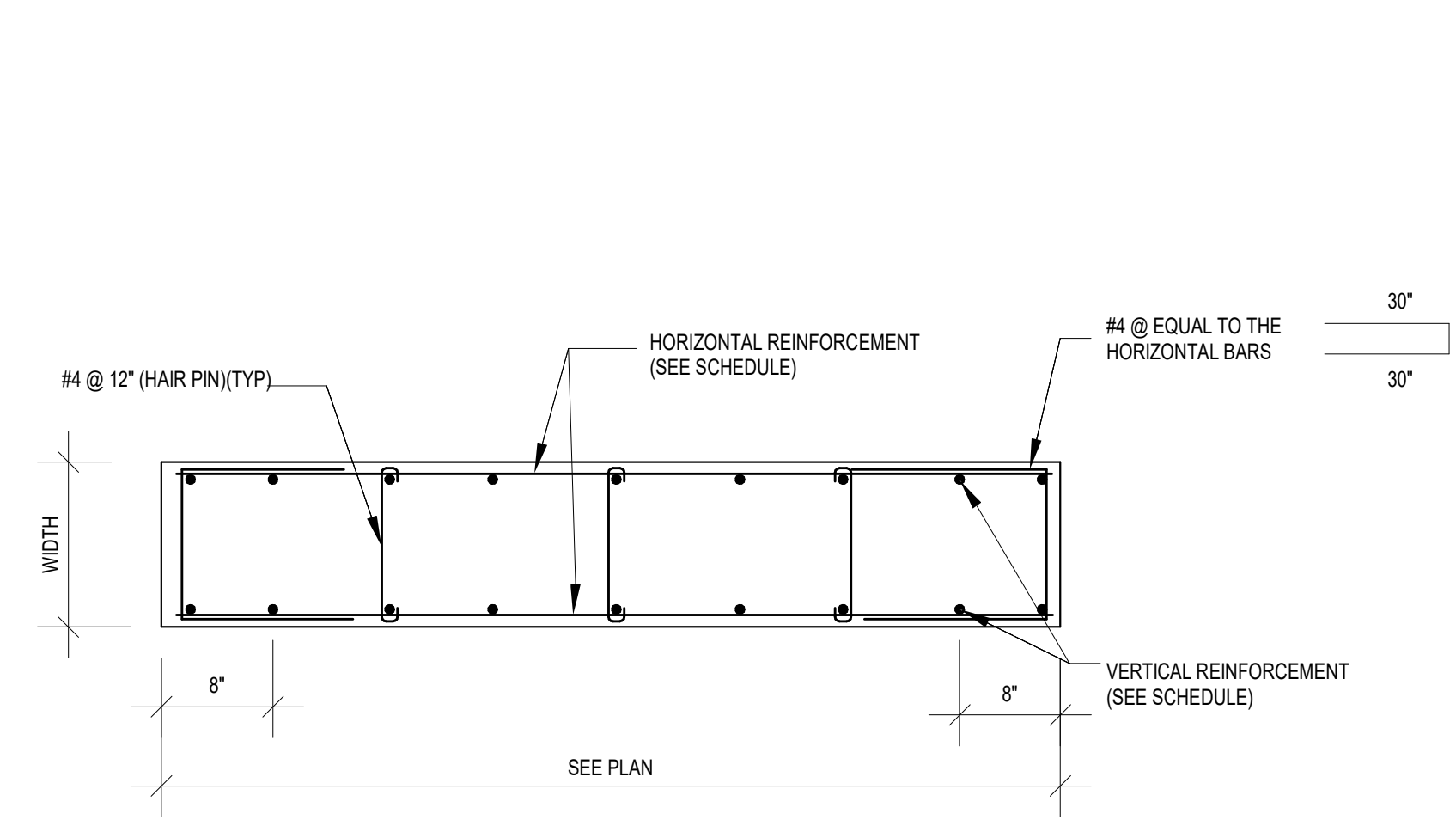
H210060
PROJECT NO:

07-13-2021
DATE

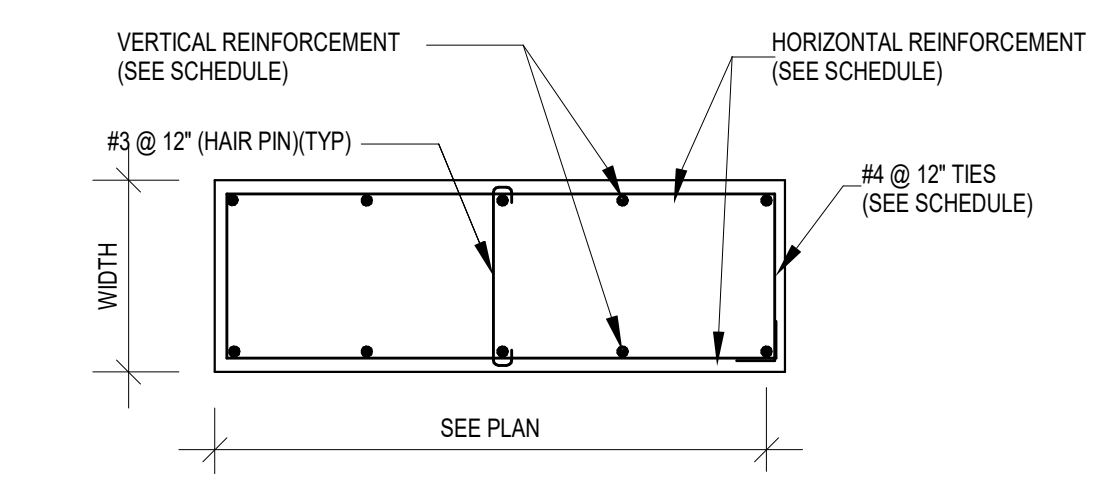
JJ / SV / CS / EL / AB
DESIGN CHECKED

SHEAR WALLS DETAILS

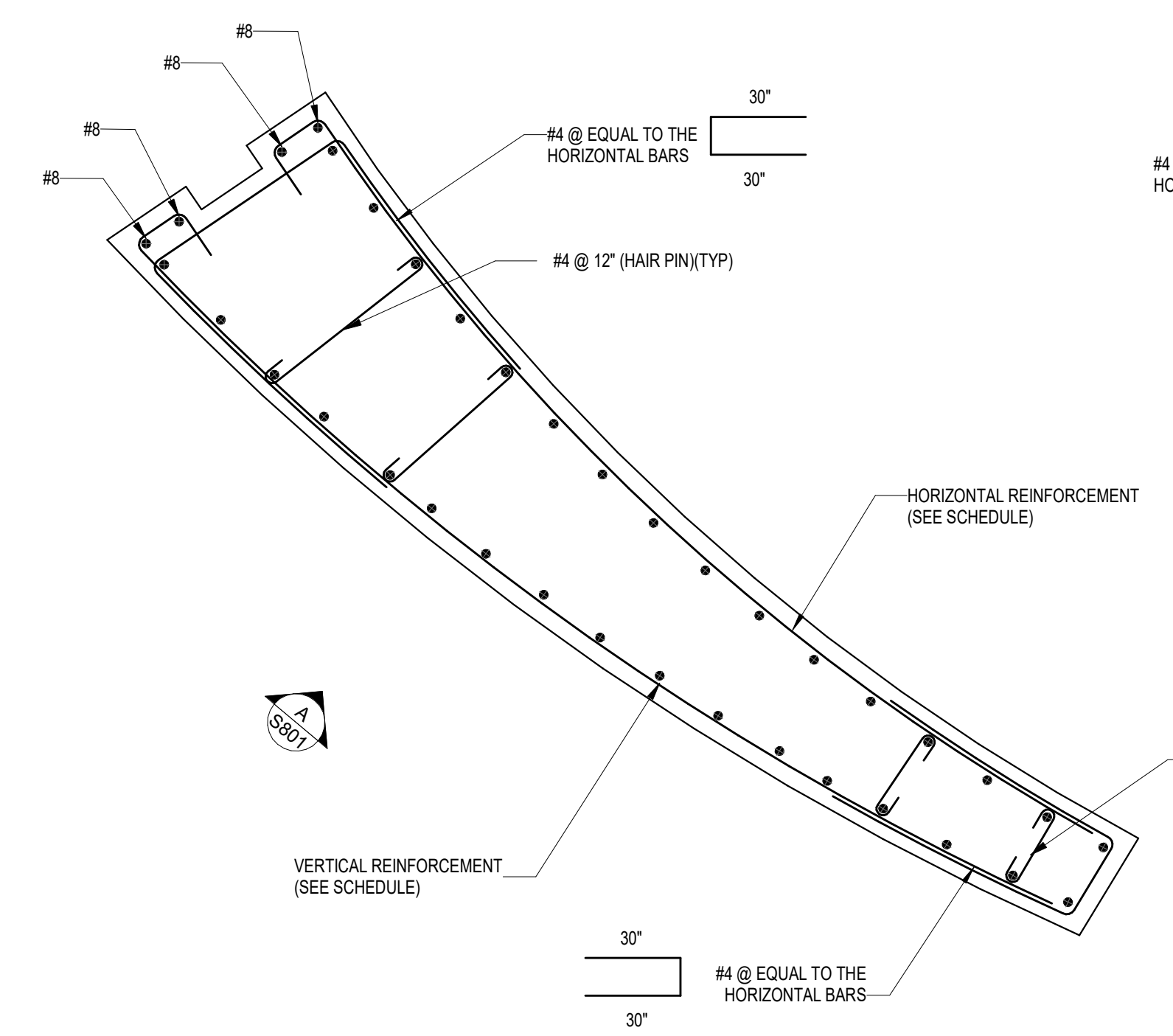
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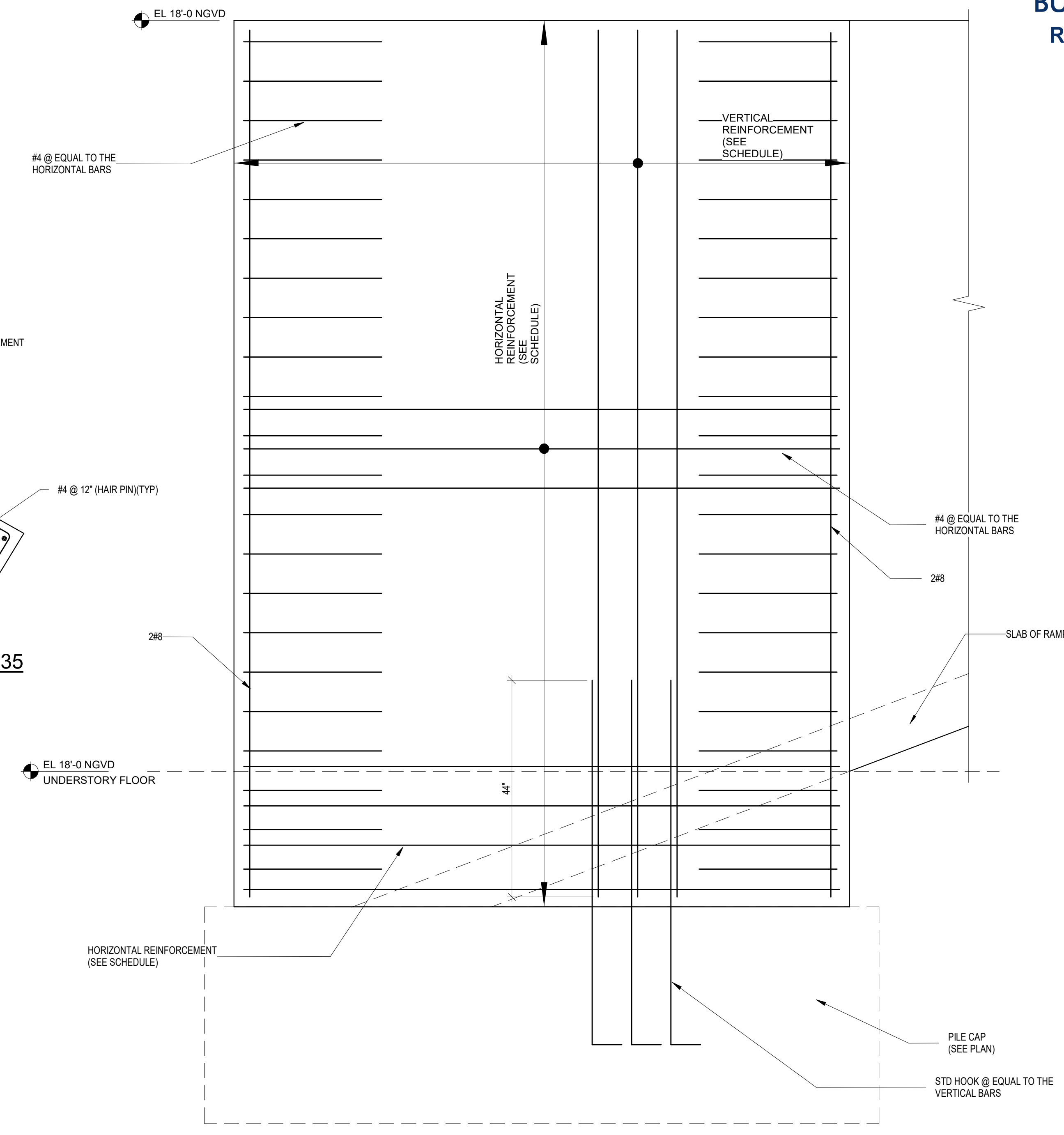
SHEAR WALL TYPICAL DETAILS
SCALE: 3/4" = 1'-0"



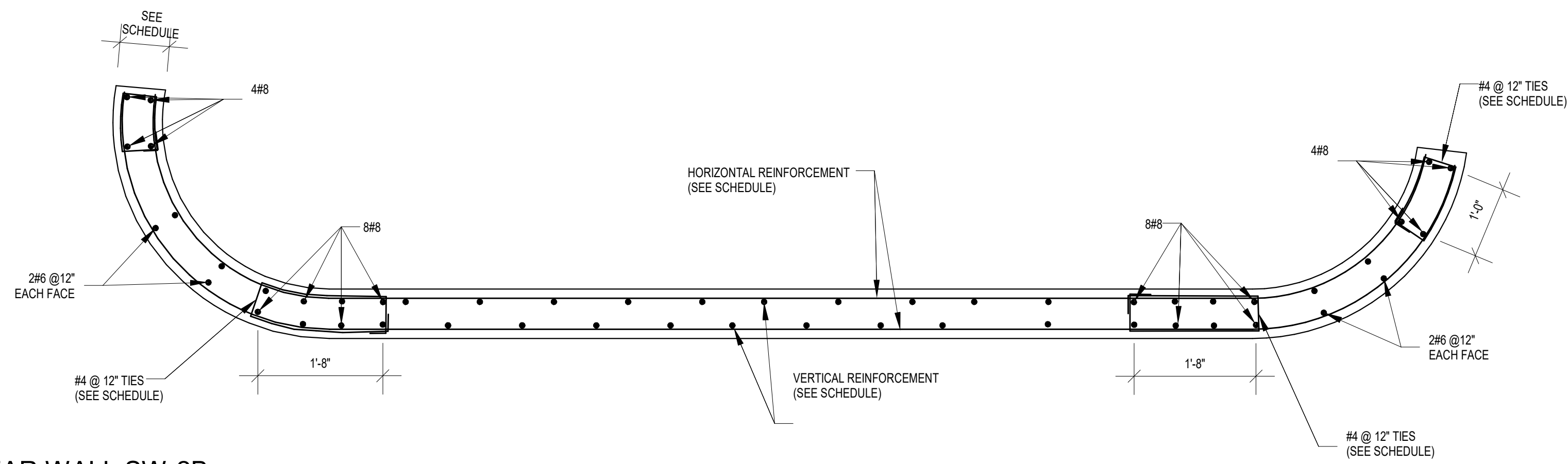
SHEAR WALL SW-22, SW-32 & SW-33
SCALE: 3/4" = 1'-0"



SHEAR WALL SW-35
SCALE: 3/4" = 1'-0"



ELEVATION A
SCALE: 3/4" = 1'-0"



SHEAR WALL SW-2B
SCALE: 3/4" = 1'-0"

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YOUSSEF HACHEM, Ph.D., P.E.
No. 43302

NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

- SLEEVING NOTES:
- VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
 - NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
 - SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ABOVE CHART.
 - MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
 - CONTRACTOR TO DUCT TAPE END OF SLEEVES TO KEEP SLEEVE CLEAN AND CLEAR.
 - CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD 'SLEEVE' AND ITS SIZE.
 - CONTRACTOR TO PROVIDE A 3 FT MINIMUM DEPTH OF COVERAGE OVER ALL SLEEVES.

SLEEVE LABEL:
 12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.

CONTRACTOR IS RESPONSIBLE TO PROVIDE GROUNDING PER THE FOLLOWING MFG DIRECTION:

- THE ESP-LXD 2-WIRE DECODER CONTROLLER AND THE 2-WIRE PATH MUST BE PROPERLY SURGE PROTECTED AND GROUNDED. DOING SO CAN HELP PREVENT DAMAGE TO THE CONTROLLER AND IRRIGATION SYSTEM AND ALSO SIGNIFICANTLY REDUCE TROUBLESHOOTING, REPAIR TIME AND EXPENSE. FAILURE TO DO SO COULD RESULT IN FAILURE OF YOUR CONTROLLER AND VOIDING THE WARRANTY. TO COMPLY WITH PROPER INSTALLATION SPECIFICATIONS, THE FOLLOWING COMPONENTS SHALL BE GROUNDED:
 - ESP-LXD 2-WIRE DECODER CONTROLLER
 - ESPLXD-M50 2-WIRE DECODER MODULE
 - LSP-1 LIGHTNING SURGE PROTECTOR
 - SD-210 SENSOR DECODER
 - FD-101 FIELD DECODER
 - FD-X01 FIELD DECODER (AS REQUIRED)
- THE LSP-1 LINE SURGE PROTECTOR PROVIDES SURGE PROTECTION FOR THE ESP-LXD CONTROLLER AND THE 2-WIRE PATH AND SHOULD BE SPLICED INTO THE 2-WIRE PATH IN THREE DISTINCT AREAS:
 - ESP-LXD 2-WIRE DECODER CONTROLLER - THE LSP-1 LINE SURGE PROTECTOR PROVIDES SURGE PROTECTION FOR THE ESP-LXD CONTROLLER AGAINST ELECTRICAL SURGES ORIGINATING FROM EACH 2-WIRE PATH UTILIZED. THE LSP-1 LINE SURGE PROTECTOR SHALL BE SPLICED INTO EACH 2-WIRE PATH IN CLOSE PROXIMITY TO THE ESP-LXD CONTROLLER.
 - 2-WIRE PATH - THE LSP-1 LINE SURGE PROTECTOR PROVIDES SURGE PROTECTION FOR THE FOLLOWING:
 - FD-SERIES FIELD DECODERS INSTALLED ON THE 2-WIRE PATH: FD-101
 - FD-X0X (AS REQUIRED)
 - NOTE: THE 2-WIRE PATH SHALL BE SURGE PROTECTED AND GROUNDED WITH ONE LSP-1 LINE SURGE PROTECTOR EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER. TERMINATION OF 2-WIRE PATH - AN LSP-1 LINE SURGE PROTECTOR SHALL BE INSTALLED AT THE END OF THE 2-WIRE PATH IN A STAR CONFIGURATION.
- CONTRACTOR IS RESPONSIBLE TO ENSURE THE CONTROL SYSTEM/DECODERS ARE PROPERLY GROUNDED PER RAIN BIRD SPECIFICATIONS.

WATER QUALITY NOTES:

- CONTRACTOR TO CHECK THE WATER QUALITY TO ENSURE IT IS SUITABLE FOR LANDSCAPE PLANTINGS. USE THE SERVICES OF A REPUTABLE, LICENSED AGRICULTURAL LABORATORY ONLY. WATER QUALITY TESTING MUST INCLUDE PH, CONDUCTIVITY, SODIUM, POTASSIUM, CALCIUM, MAGNESIUM, CARBONATE, BICARBONATE, CHLORIDE, PHOSPHOROUS, NITRATE NO3, SULFATE SO4, BORON, IRON, TOTAL DISSOLVED SOLIDS, SODIUM ABSORPTION RATIO, AND HARDNESS. IF THE WATER IS DETERMINED SUITABLE CONTINUE IRRIGATION INSTALLATION. IF THE WATER QUALITY IS UNSUITABLE, DO NOT PROCEED WITHOUT WRITTEN DIRECTION FROM THE OWNER/OWNER'S REPRESENTATIVE.
- IF A HIGH IRON CONTENT (OR OTHER STAIN PRODUCING COMPOUND) IS DETECTED, ADVISE THE OWNER/OWNER'S REPRESENTATIVE. DO NOT PROCEED WITHOUT WRITTEN PERMISSION. IF A CHEMICAL INJECTION SYSTEM IS REQUIRED BY THE OWNER, IT MUST BE DIRECTED BY THE OWNER AND INSTALLED BY THE PUMP SYSTEM MANUFACTURER.
- PRIOR TO INSTALLING ANY IRRIGATION SYSTEM COMPONENTS, THE CONTRACTOR SHALL OBTAIN A WATER SAMPLE FROM THE PROPOSED WATER SUPPLY. CONDUCT A PARTICLE SIZE AND COUNT ANALYSIS ON THE SAMPLE USING THE SERVICES OF A REPUTABLE LAB CERTIFIED IN SUCH ANALYSES. SUBMIT THE TEST RESULTS TO THE OWNER/OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL. DO NOT PROCEED FURTHER WITH SYSTEM INSTALLATION UNTIL GIVEN WRITTEN APPROVAL TO DO SO. IF CONTRACTOR DOES NOT COMPLY WITH THIS REQUIREMENT, ANY COSTS TO MAKE THE IRRIGATION SYSTEM OPERATE AS REQUIRED (WHICH WOULD NOT HAVE BEEN INCURRED HAD THESE REQUIREMENTS BEEN COMPLIED WITH), WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

IRRIGATION LEGEND			
QTY	SYM	DESCRIPTION	DET.
	C1-1	CONTROLLER - STATION NUMBER	
	1	GALLONS PER MINUTE-CATALOG FLOW	
	1	VALVE SIZE	
1	P	PROPOSED 7.5 H.P. SUBMERSIBLE, CLOCK-START PUMP STATION MODEL #SLHV-1-(?) -7.5-240-1-55-65 AND NETAFIM DISC KLEEN AUTOMATIC FLUSH FILTRATION, WITH A RAINWATER HARVESTING/CONDENSATE COLLECTING CISTERN AS WATER SOURCE. PUMP POWER SHALL BE 208V/1PH OR 208V/3PH (FINAL PUMP SPECIFICATIONS ON FUTURE SUBMITTAL)	P1 P2
1	M	LINE SIZE BY 2" TAP, MAXIMUM 10' OF 2" POLYETHYLENE SERVICE LINE AND A PROPOSED 1-1/2" POTABLE WATER IRRIGATION SUB-METER	A
2	W	1-1/2" FEBCO 825Y REDUCED PRESSURE BACKFLOW ASSEMBLY	A
5	⊖	RAIN BIRD PESB SERIES REMOTE CONTROL VALVE (SIZED PER PLAN) WITH A RAIN BIRD FD-101 DECODER, NIBCO T-113 GATE VALVE IN A CARSON 1220 JUMBO VALVE BOX WITH BOLT DOWN LID (QUANTITIES ESTIMATED)	B1
10	⊕	RAIN BIRD PESB SERIES REMOTE CONTROL VALVE (SIZED PER PLAN) WITH A RAIN BIRD FD-101 DECODER, #PRL303F3F OR #PR30-HF PRESSURE REGULATOR (BASED ON FLOW**), NIBCO T-113 GATE VALVE AND NETAFIM MANUAL DISC FILTER MODEL DF100/150/200 (PER MFG DIRECTION)-140, EACH IN A SEPARATE CARSON 1220 JUMBO VALVE BOX WITH BOLT DOWN LID (QUANTITIES ESTIMATED)	B1 B2 B3
1	C1	RAIN BIRD ESP-LXD 2-WIRE (50 STATION) CONTROLLER WITH LXMM METAL CASE, IQ4G-USA CELLULAR MODULE (FOR IQ4 CLOUD SOFTWARE W/GLOBAL WEATHER AND ET), AND GROUNDING GRID	C1
1	R	RAIN BIRD RSD-CEX RAIN SENSOR	C2
3	MS	IRROMETER WATERMARK MODEL #200SS SOIL MOISTURE SENSOR WITH RAIN BIRD SD210 SENSOR DECODER	C3
8	⊖	NIBCO T-113 BRONZE MAINLINE ISOLATION VALVE (LINE SIZE) IN A CARSON 1419 VALVE BOX WITH PURPLE BOLT DOWN LID	D
10	⊖	RAIN BIRD 5-RC QUICK CONNECT VALVE AND PVC BALL VALVE, EACH IN A CARSON 1419 VALVE BOX	E
		CLASS 200 PVC LATERAL LINE W/ SCH 40 SOLVENT WELD PVC FITTINGS (SIZE PER PLAN, MINIMUM PIPE SIZE SHALL BE 3/4", NO 1/2" PIPES PERMITTED)	L
		IRRIGATION MAINLINE: SCHEDULE 40 SOLVENT-WELD PVC WITH SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLANS)	L
		POTABLE WATER LINE: 1-1/2" SCHEDULE 40 SOLVENT-WELD PVC WITH SCH 40 SOLVENT-WELD PVC FITTINGS	L
		QUICK CONNECT VALVE POTABLE WATER LINE: 2" SCHEDULE 40 SOLVENT-WELD PVC WITH SCH 40 SOLVENT-WELD PVC FITTINGS	L
		H.D.P.E. PUMP SUCTION LINE (SIZE T.B.D.)	L
		SCH 40 GRAY PVC ELECTRICAL CONDUIT, WITH SCH 40 PVC FITTINGS (SIZE PER PLAN)	L
		NETAFIM TECHLINE MODEL# TLHCVXR-CS-077-12-NP PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE, ANTI-SIPHON FEATURE AND 0.77 GPH EMITTERS AT 12" O.C. SPACING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR GRID EMITTER PATTERN. DRIP ZONES INSTALLED WITH MANUAL FLUSH VALVES AND DRIP OPERATION INDICATORS. REFER TO PLAN DETAILS	M,N
		CLASS 200 PVC HEADER W/SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLAN)	M,N
		CLASS 200 PVC SLEEVES W/SCH 40 SOLVENT-WELD PVC FITTINGS (SIZE PER PLAN)	O
		NOTE: EVERY MAINLINE SLEEVE/SLEEVE LOCATION SHALL BE ACCOMPANIED BY AN ADDITIONAL 2" SLEEVE FOR IRRIGATION CONTROL WIRES	
QUANTITIES GIVEN ARE FOR CONTRACTOR CONVENIENCE ONLY. THE ACCURACY IS NOT GUARANTEED. ALL QUANTITIES SHALL BE VERIFIED.			
*DET (ON THE LEGEND) - THE LETTER IN THIS COLUMN DENOTES THE CORRESPONDING DETAIL SHOWN ON THE DETAIL SHEET.			
** PRESSURE REGULATORS: PRL30: 0.5-8.0 GPM PR30HF: 10.0-32.0 GPM			

IRRIGATION HEAD LEGEND					
SYMBOL QUANTITY	SYMBOL	DESCRIPTION	DETAIL DESIGN	PSI	SYM.
126	⊖	EACH SYMBOL DENOTES TWO (2) RAIN BIRD 1804-SAM-1401 FLOOD BUBBLERS	Q	30	0.50
29	⊖	RAIN BIRD 1806-SAM-PRS-30 WITH RAIN BIRD HE-VAN-08 NOZZLE ADJ ARC.	R	30	VAR
5	⊖	RAIN BIRD 1806-SAM-PRS-30 WITH RAIN BIRD HE-VAN-10 NOZZLE ADJ ARC.	R	30	VAR
3	⊖	RAIN BIRD 1806-SAM-PRS-30 WITH RAIN BIRD HE-VAN-12 NOZZLE ADJ ARC.	R	30	VAR
26	⊖	RAIN BIRD 1806-SAM-PRS-30 WITH RAIN BIRD HE-VAN-15 NOZZLE ADJ ARC.	R	30	VAR

IRRIGATION HEAD LEGEND (BROMELIADS*)					
SYMBOL QUANTITY	SYMBOL	DESCRIPTION	DETAIL DESIGN	PSI	SYM.
TBD	⊖	RAIN BIRD SQ-QTR NOZZLE (2.5' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.12
TBD	⊖	RAIN BIRD SQ-HALF NOZZLE (2.5' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.20
TBD	⊖	RAIN BIRD SQ-FULL NOZZLE (2.5' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.40
TBD	⊖	RAIN BIRD SQ-QTR NOZZLE (4' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.12
TBD	⊖	RAIN BIRD SQ-HALF NOZZLE (4' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.20
TBD	⊖	RAIN BIRD SQ-FULL NOZZLE (4' THROW) ON POLYFLEX RISER WITH NOZZLE ADAPTER	T	30	0.40

*LAYOUT FOR BROMELIADS TO BE DETERMINED/SHOWN ON NEXT SUBMITTAL

CISTERN EQUIPMENT LEGEND			
QTY	SYM	DESCRIPTION	DET.
1	RV	PROPOSED 1-1/4" FLOMATIC C705 PILOT OPERATED FLOAT VALVE (FOR POTABLE WATER BACK-UP REFILL)	RV

FOR CO.MA USE ONLY

ARCHITECT
 INTERIOR DESIGNER
 LANDSCAPE ARCHITECT

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REVISIONS		
ID	REVISION	DESCRIPTION
1	2022/09/22	Permit Comments

SEAL

URBAN ROBOT LLC
 AA26002760 1828001534 LC26000510

U-2101FL
 PROJECT NO.

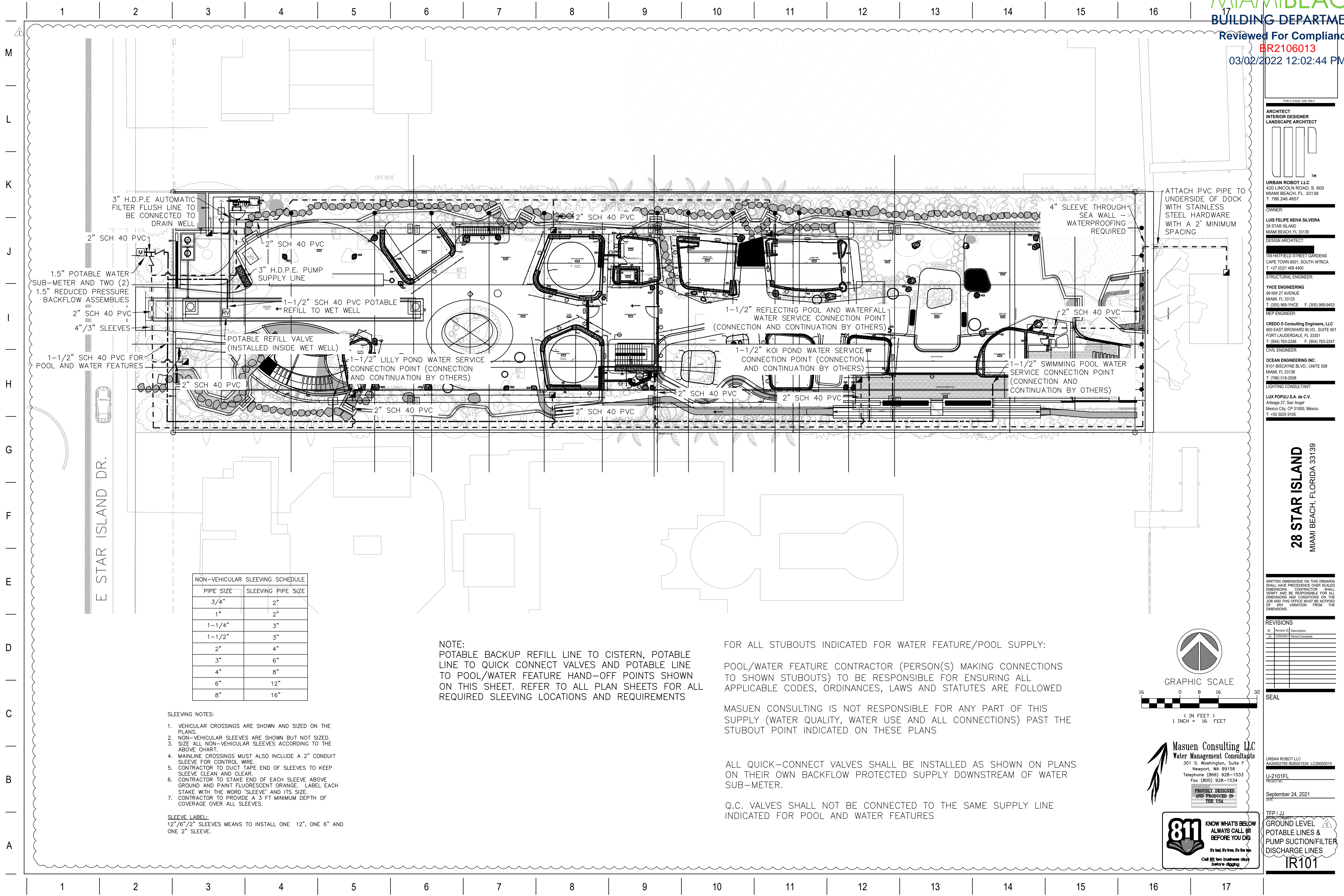
September 24, 2021
 DATE

TFP / JJ
 DRAWN / CHECKED

KEY MAP / LEGENDS



IR100



NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
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SLEEVING NOTES:

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- SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ABOVE CHART.
- MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
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- CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD 'SLEEVE' AND ITS SIZE.
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SLEEVE LABEL:
12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.

NOTE:
POTABLE BACKUP REFILL LINE TO CISTERN, POTABLE LINE TO QUICK CONNECT VALVES AND POTABLE LINE TO POOL/WATER FEATURE HAND-OFF POINTS SHOWN ON THIS SHEET. REFER TO ALL PLAN SHEETS FOR ALL REQUIRED SLEEVING LOCATIONS AND REQUIREMENTS

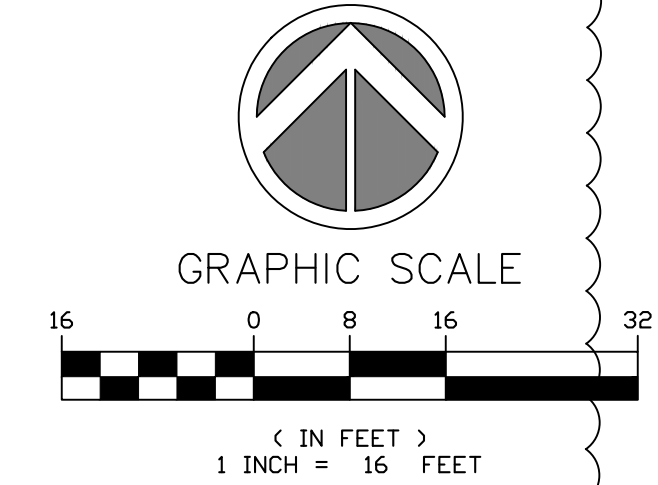
FOR ALL STUBOUTS INDICATED FOR WATER FEATURE/POOL SUPPLY:

POOL/WATER FEATURE CONTRACTOR (PERSON(S) MAKING CONNECTIONS TO SHOWN STUBOUTS) TO BE RESPONSIBLE FOR ENSURING ALL APPLICABLE CODES, ORDINANCES, LAWS AND STATUTES ARE FOLLOWED

MASUEN CONSULTING IS NOT RESPONSIBLE FOR ANY PART OF THIS SUPPLY (WATER QUALITY, WATER USE AND ALL CONNECTIONS) PAST THE STUBOUT POINT INDICATED ON THESE PLANS

ALL QUICK-CONNECT VALVES SHALL BE INSTALLED AS SHOWN ON PLANS ON THEIR OWN BACKFLOW PROTECTED SUPPLY DOWNSTREAM OF WATER SUB-METER.

Q.C. VALVES SHALL NOT BE CONNECTED TO THE SAME SUPPLY LINE INDICATED FOR POOL AND WATER FEATURES



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Fax (800) 928-1534

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REVISIONS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	03/02/2022

SEAL

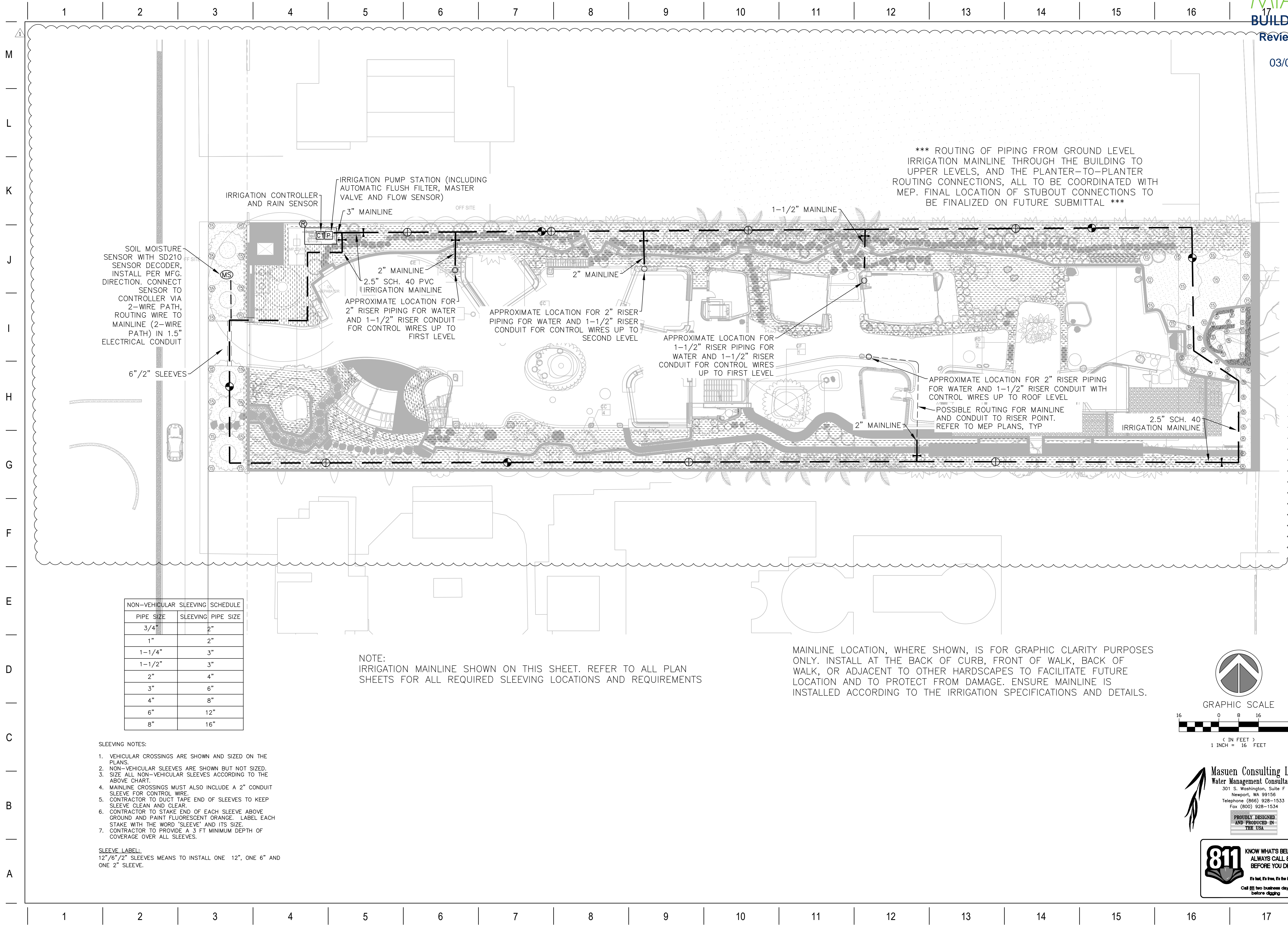
U-2101FL
PROJECT NO.

September 24, 2021

TFP/JJ
PROJECT DESIGNER

GROUND LEVEL POTABLE LINES & PUMP SUCTION/FILTER DISCHARGE LINES

IR101



SOIL MOISTURE SENSOR WITH SD210 SENSOR DECODER, INSTALL PER MFG. DIRECTION. CONNECT SENSOR TO CONTROLLER VIA 2-WIRE PATH, ROUTING WIRE TO MAINLINE (2-WIRE PATH) IN 1.5" ELECTRICAL CONDUIT

IRRIGATION PUMP STATION (INCLUDING AUTOMATIC FLUSH FILTER, MASTER VALVE AND FLOW SENSOR)
 IRRIGATION CONTROLLER AND RAIN SENSOR

2.5" SCH. 40 PVC IRRIGATION MAINLINE
 APPROXIMATE LOCATION FOR 2" RISER PIPING FOR WATER AND 1-1/2" RISER CONDUIT FOR CONTROL WIRES UP TO FIRST LEVEL

APPROXIMATE LOCATION FOR 2" RISER PIPING FOR WATER AND 1-1/2" RISER CONDUIT FOR CONTROL WIRES UP TO SECOND LEVEL

APPROXIMATE LOCATION FOR 1-1/2" RISER PIPING FOR WATER AND 1-1/2" RISER CONDUIT FOR CONTROL WIRES UP TO FIRST LEVEL

APPROXIMATE LOCATION FOR 2" RISER PIPING FOR WATER AND 1-1/2" RISER CONDUIT WITH CONTROL WIRES UP TO ROOF LEVEL
 POSSIBLE ROUTING FOR MAINLINE AND CONDUIT TO RISER POINT. REFER TO MEP PLANS, TYP

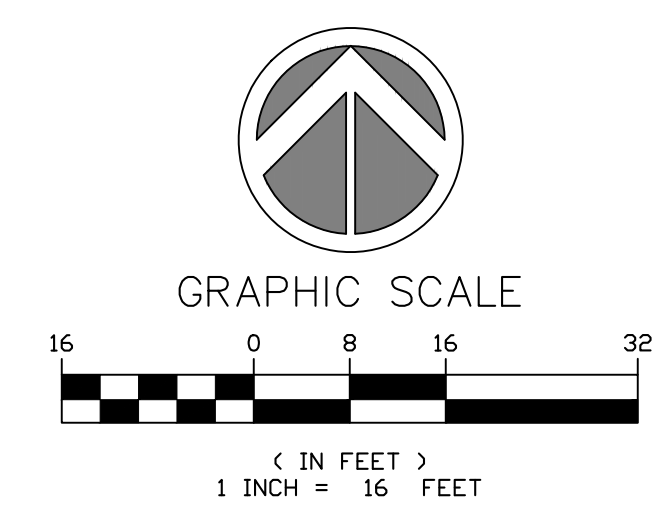
2.5" SCH. 40 IRRIGATION MAINLINE

NON-VEHICULAR SLEEVING SCHEDULE		
PIPE SIZE	SLEEVING	PIPE SIZE
3/4"		2"
1"		2"
1-1/4"		3"
1-1/2"		3"
2"		4"
3"		6"
4"		8"
6"		12"
8"		16"

NOTE:
 IRRIGATION MAINLINE SHOWN ON THIS SHEET. REFER TO ALL PLAN SHEETS FOR ALL REQUIRED SLEEVING LOCATIONS AND REQUIREMENTS

MAINLINE LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING TO THE IRRIGATION SPECIFICATIONS AND DETAILS.

- SLEEVING NOTES:
- VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
 - NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
 - SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ABOVE CHART.
 - MAINLINE CROSSINGS MUST ALSO INCLUDE A 2" CONDUIT SLEEVE FOR CONTROL WIRE.
 - CONTRACTOR TO DUCT TAPE END OF SLEEVES TO KEEP SLEEVE CLEAN AND CLEAR.
 - CONTRACTOR TO STAKE END OF EACH SLEEVE ABOVE GROUND AND PAINT FLUORESCENT ORANGE. LABEL EACH STAKE WITH THE WORD 'SLEEVE' AND ITS SIZE.
 - CONTRACTOR TO PROVIDE A 3 FT MINIMUM DEPTH OF COVERAGE OVER ALL SLEEVES.
- SLEEVE LABEL:
 12"/6"/2" SLEEVES MEANS TO INSTALL ONE 12", ONE 6" AND ONE 2" SLEEVE.



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REVISIONS

ID	REVISION	DESCRIPTION
1	20220212	Permit Comments

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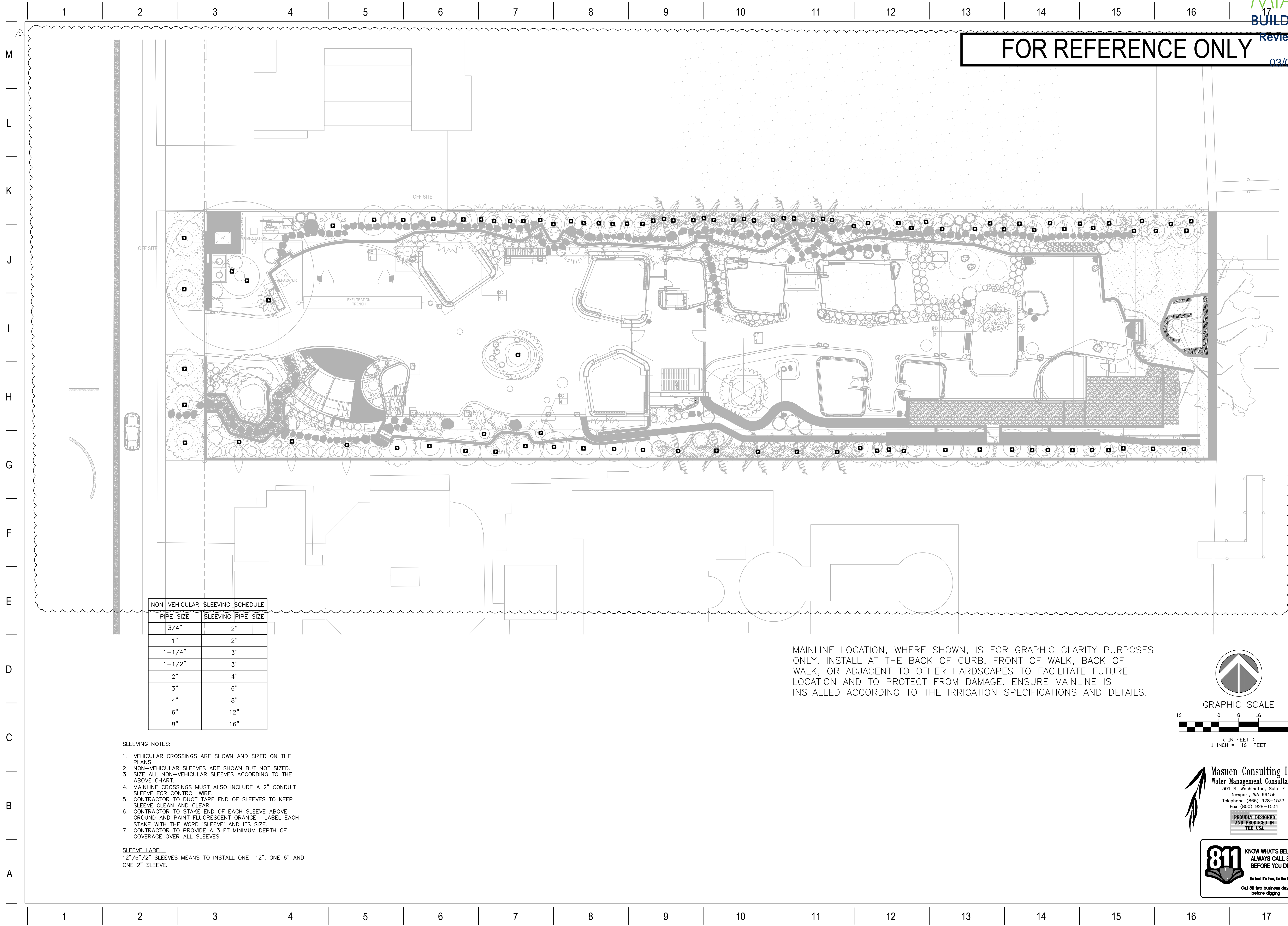
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IRRIGATION PLAN
 - GROUND LEVEL

IR102

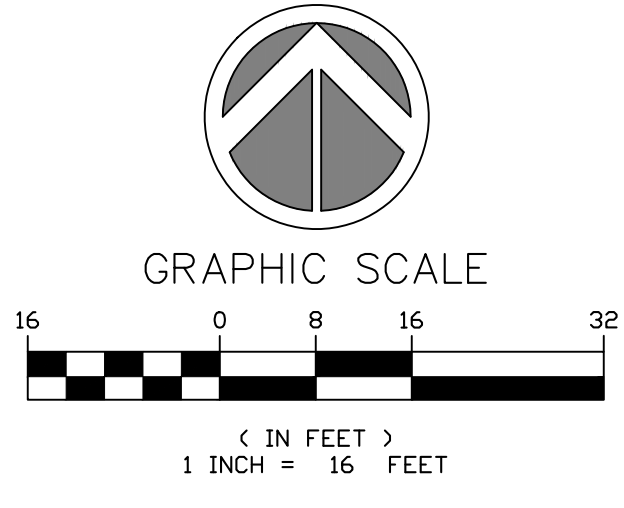
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NON-VEHICULAR SLEEVING SCHEDULE	
PIPE SIZE	SLEEVING PIPE SIZE
3/4"	2"
1"	2"
1-1/4"	3"
1-1/2"	3"
2"	4"
3"	6"
4"	8"
6"	12"
8"	16"

- SLEEVING NOTES:**
1. VEHICULAR CROSSINGS ARE SHOWN AND SIZED ON THE PLANS.
 2. NON-VEHICULAR SLEEVES ARE SHOWN BUT NOT SIZED.
 3. SIZE ALL NON-VEHICULAR SLEEVES ACCORDING TO THE ABOVE CHART.
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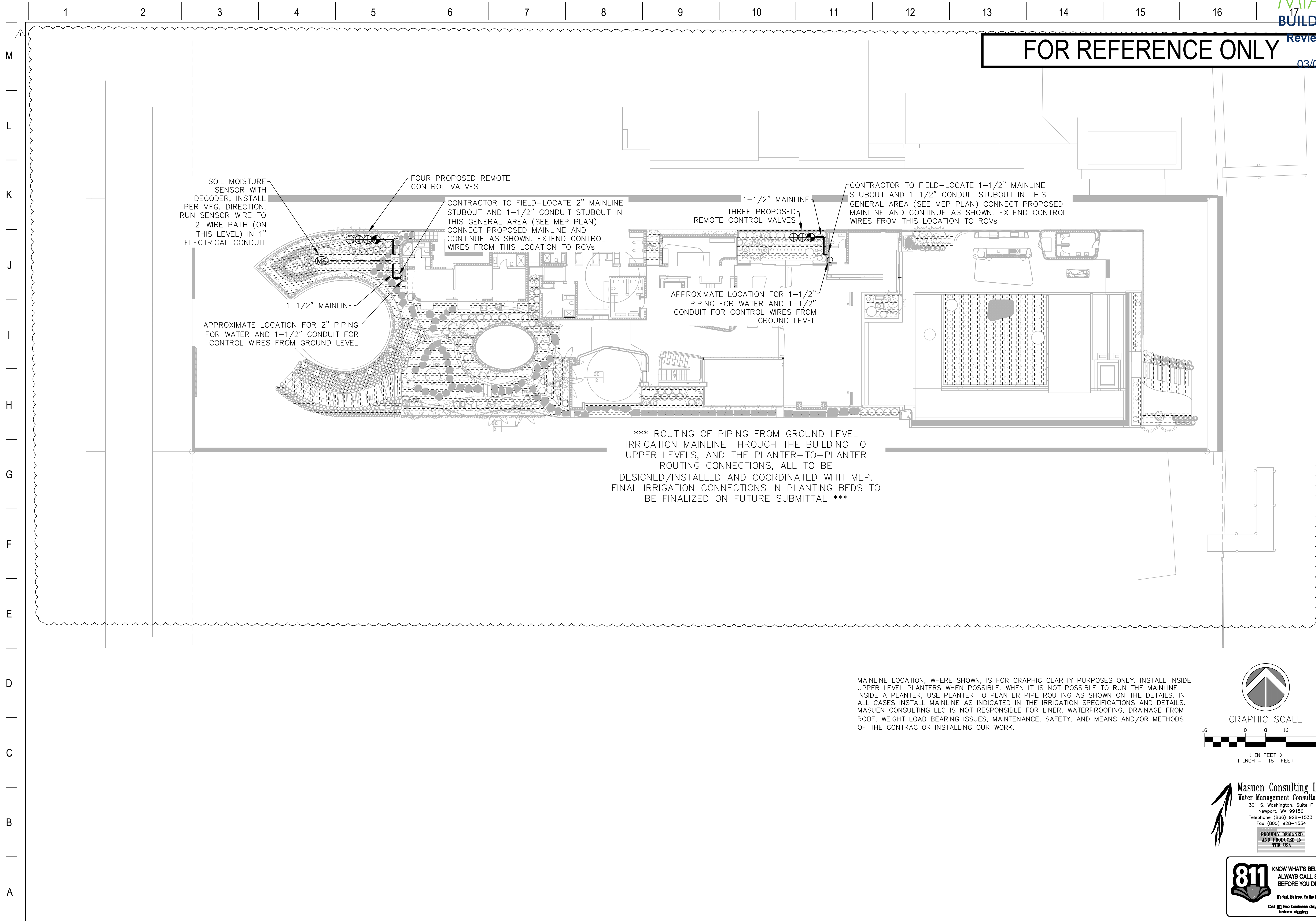
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IRRIGATION PLAN
- GROUND LEVEL TREES

IR103

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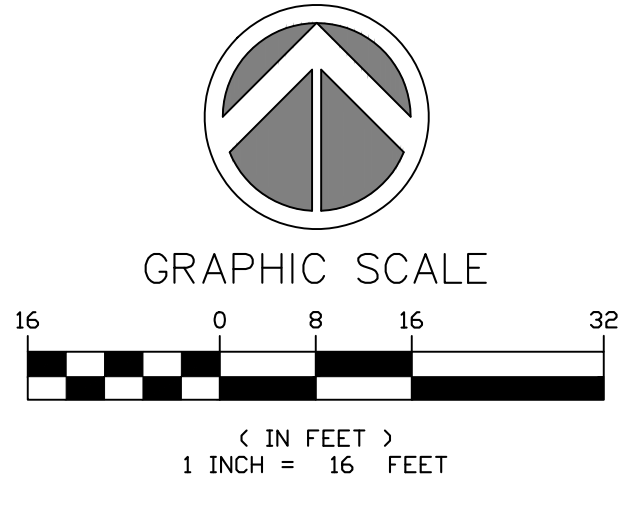
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IRRIGATION PLAN
- FIRST STORY

IR104

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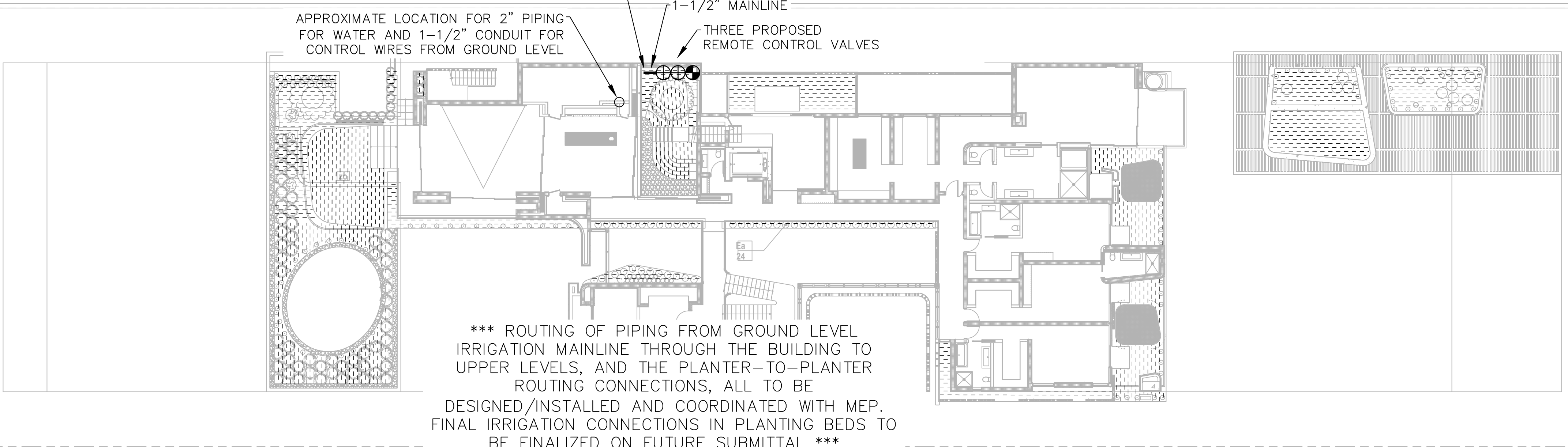
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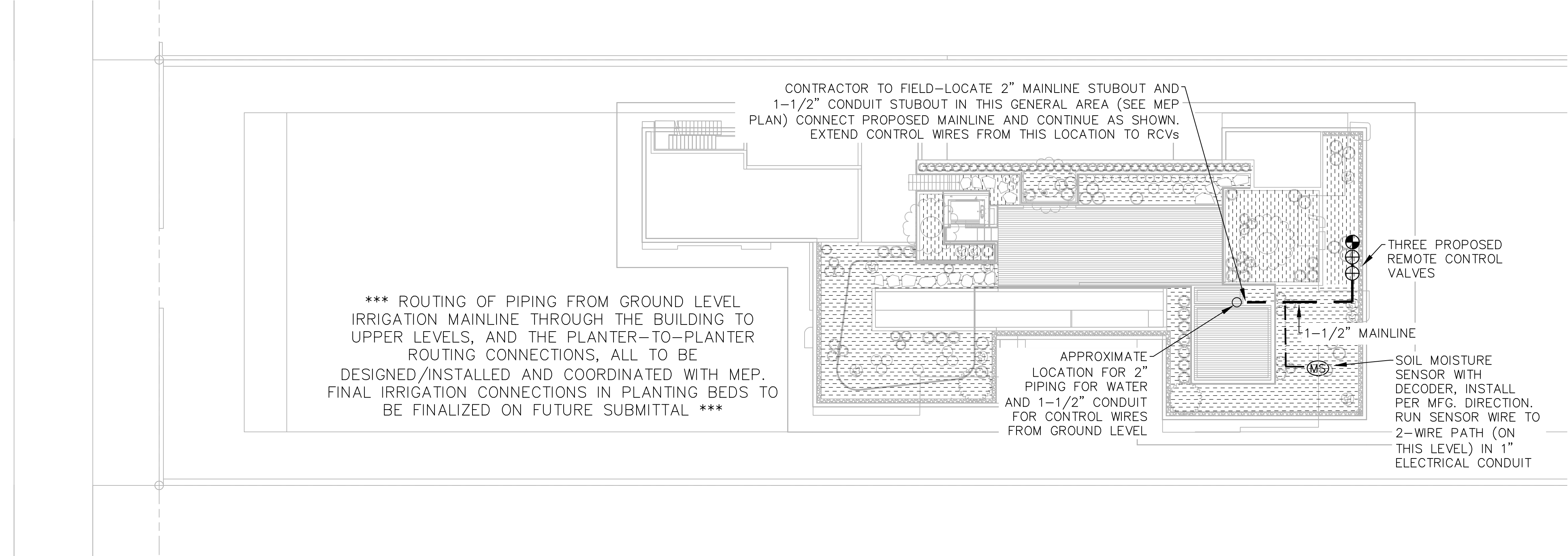
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CONTRACTOR TO FIELD-LOCATE 2" MAINLINE STUBOUT AND 1-1/2" CONDUIT STUBOUT IN THIS GENERAL AREA (SEE MEP PLAN) CONNECT PROPOSED MAINLINE AND CONTINUE AS SHOWN. EXTEND CONTROL WIRES FROM THIS LOCATION TO RCVs



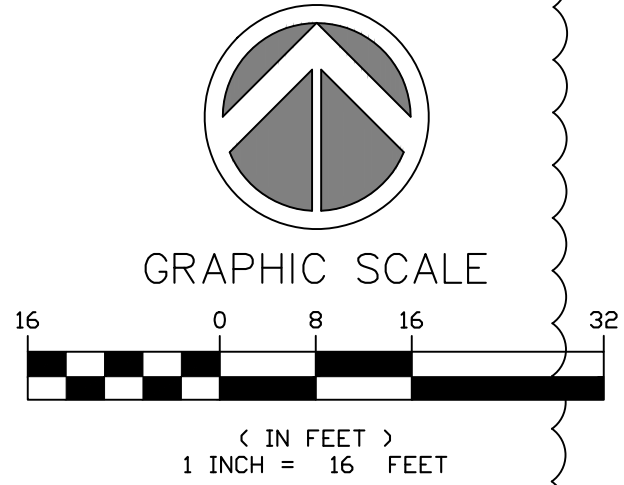
SECOND STORY IRRIGATION PLAN

CONTRACTOR TO FIELD-LOCATE 2" MAINLINE STUBOUT AND 1-1/2" CONDUIT STUBOUT IN THIS GENERAL AREA (SEE MEP PLAN) CONNECT PROPOSED MAINLINE AND CONTINUE AS SHOWN. EXTEND CONTROL WIRES FROM THIS LOCATION TO RCVs



ROOF IRRIGATION PLAN

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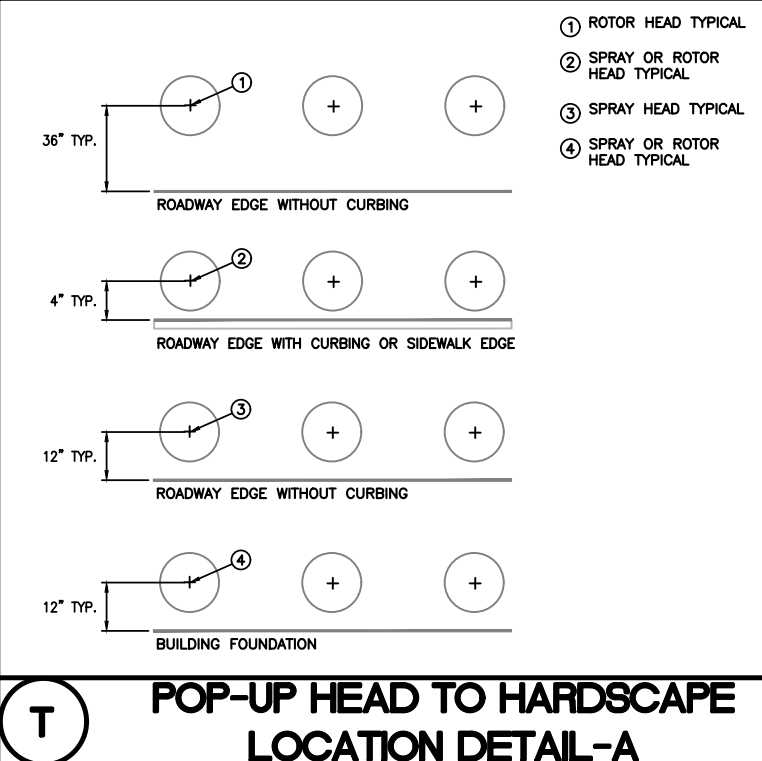
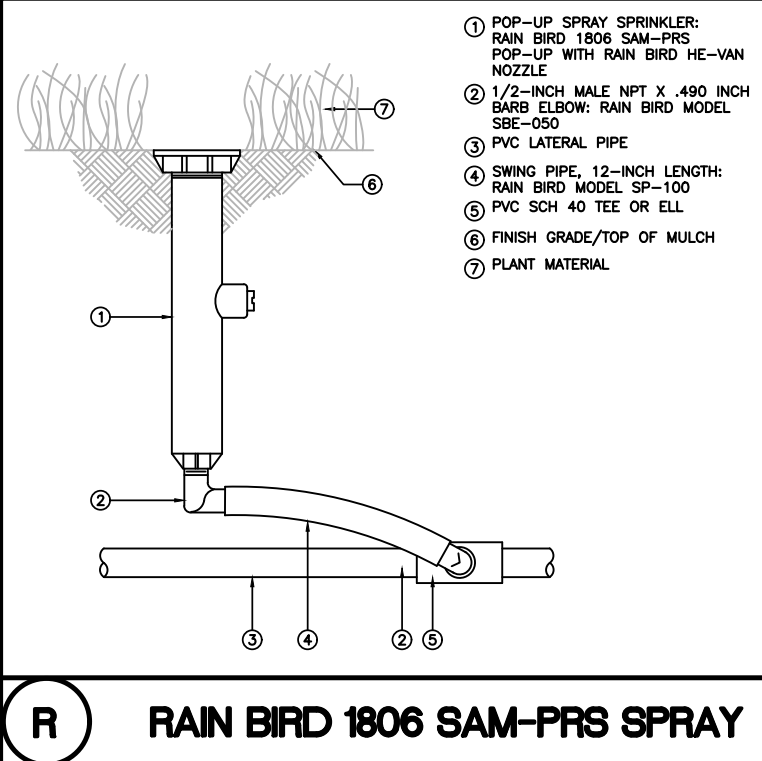
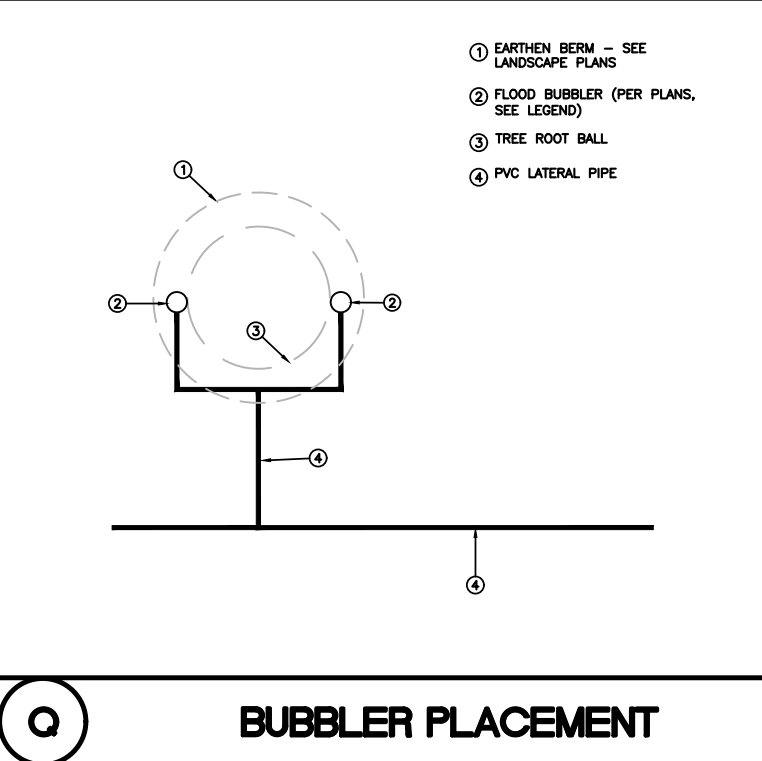
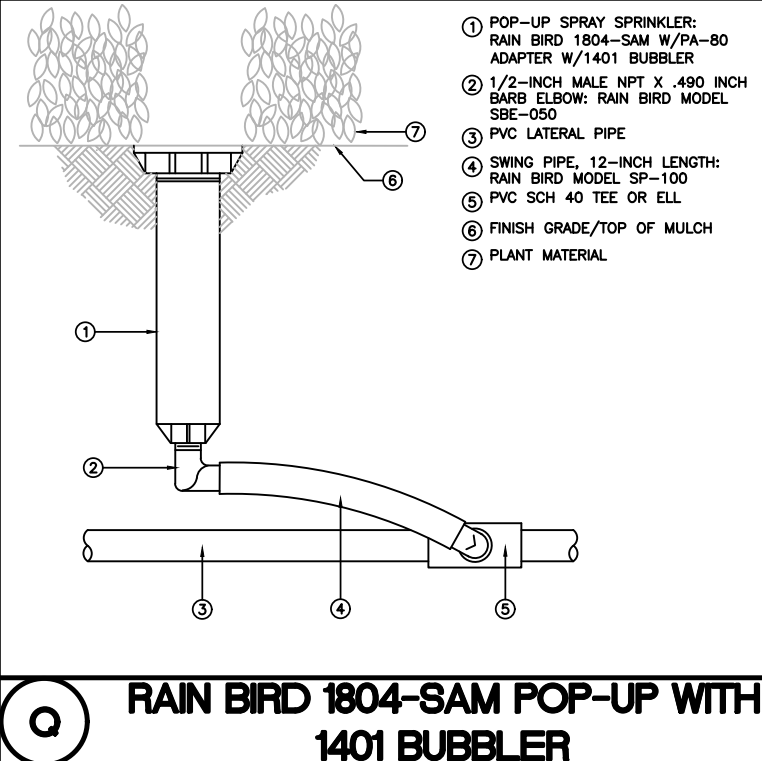
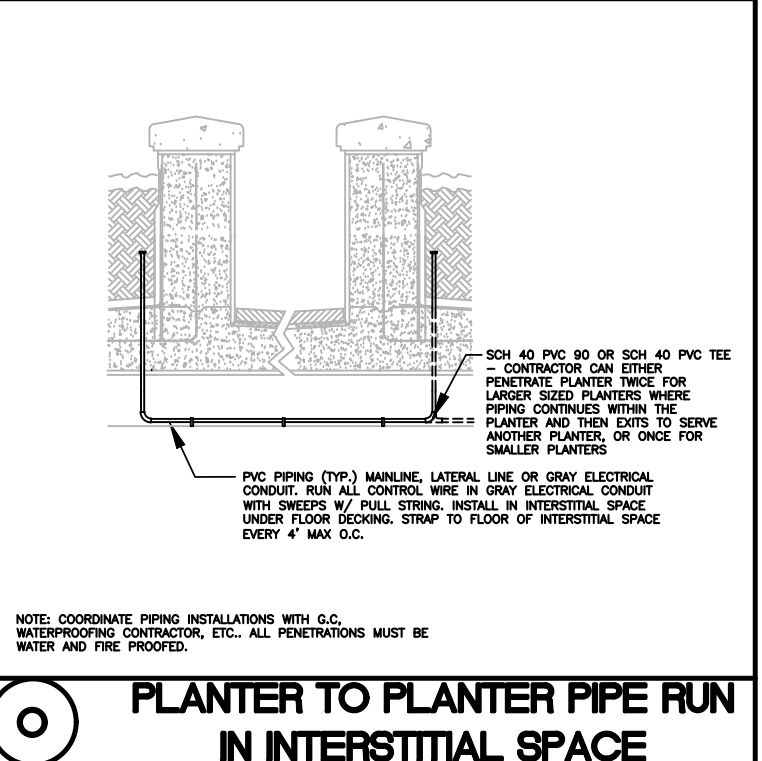
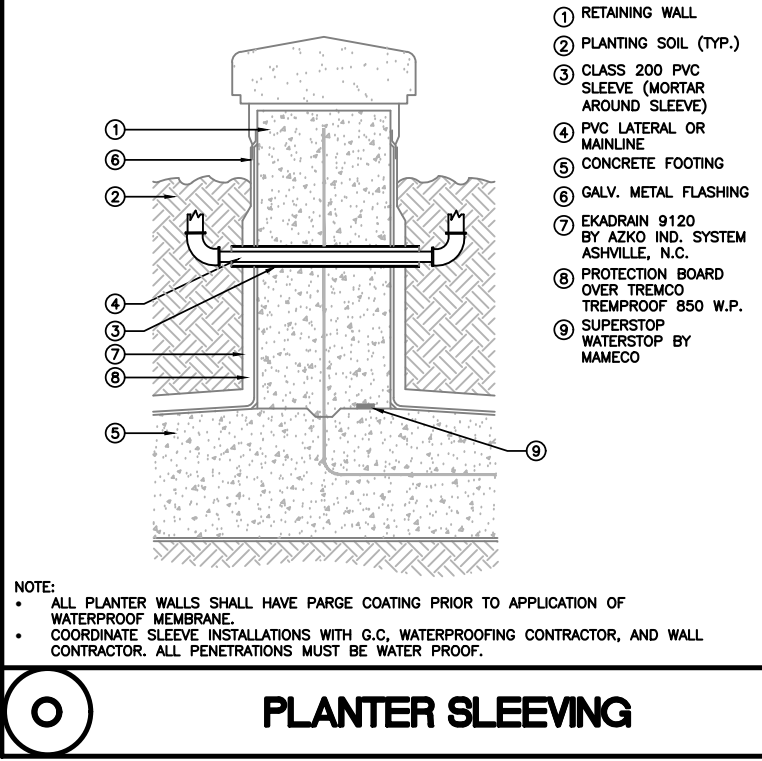
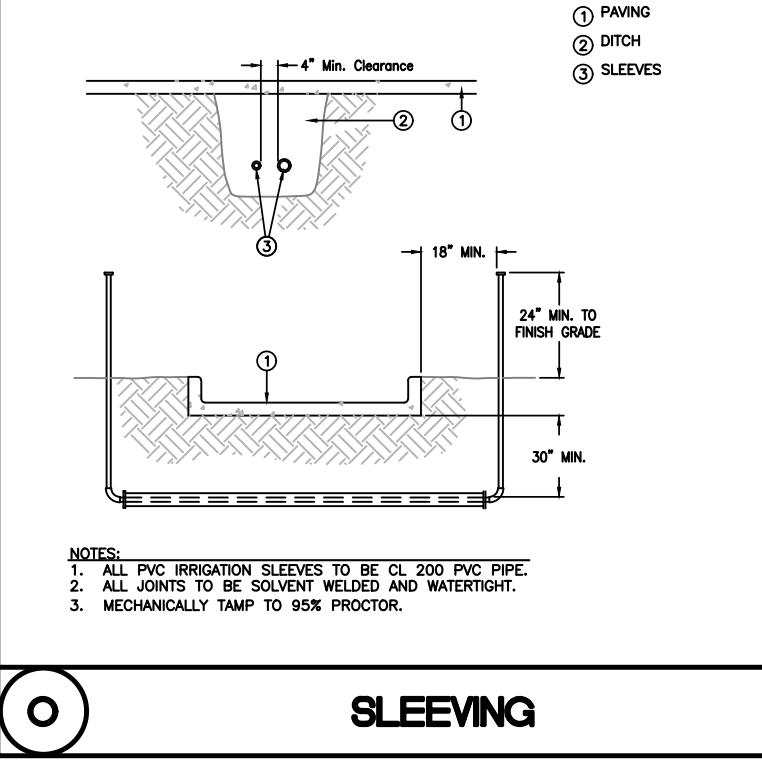
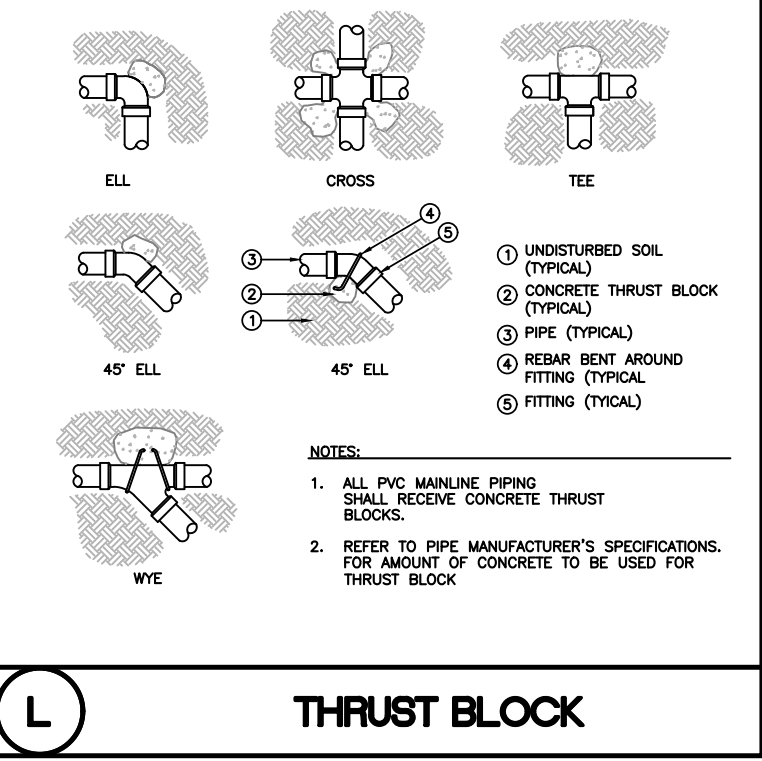
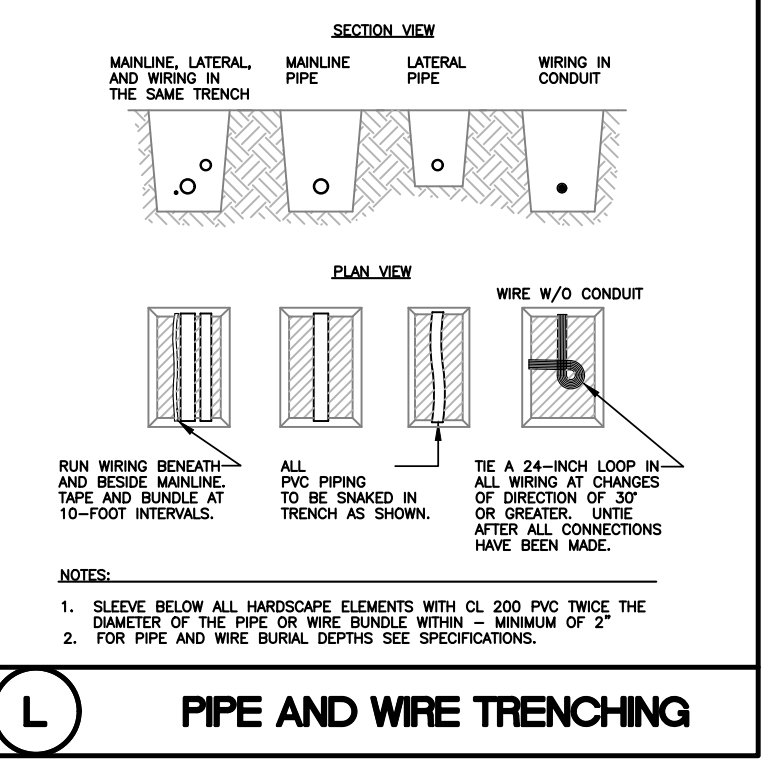
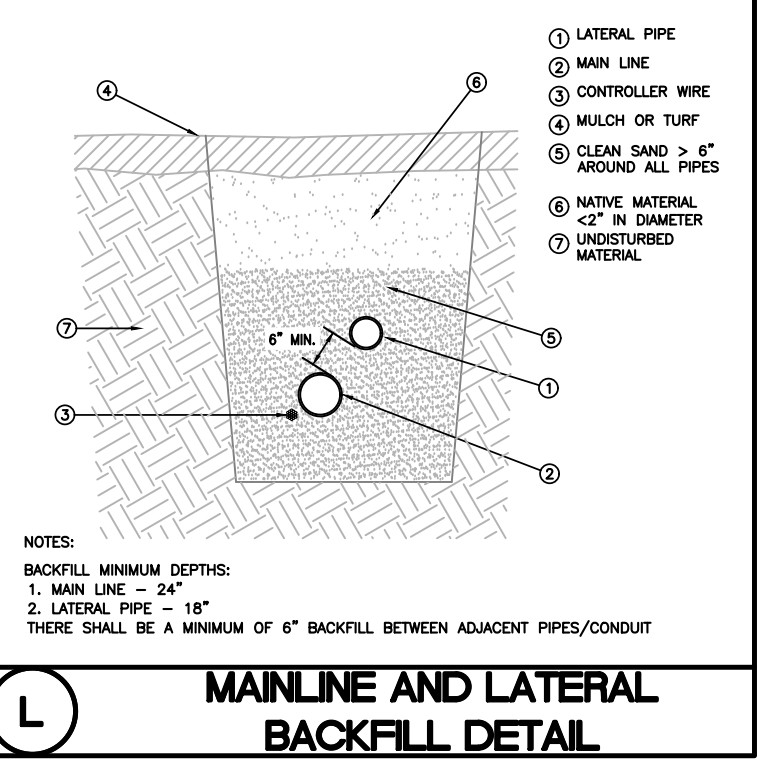
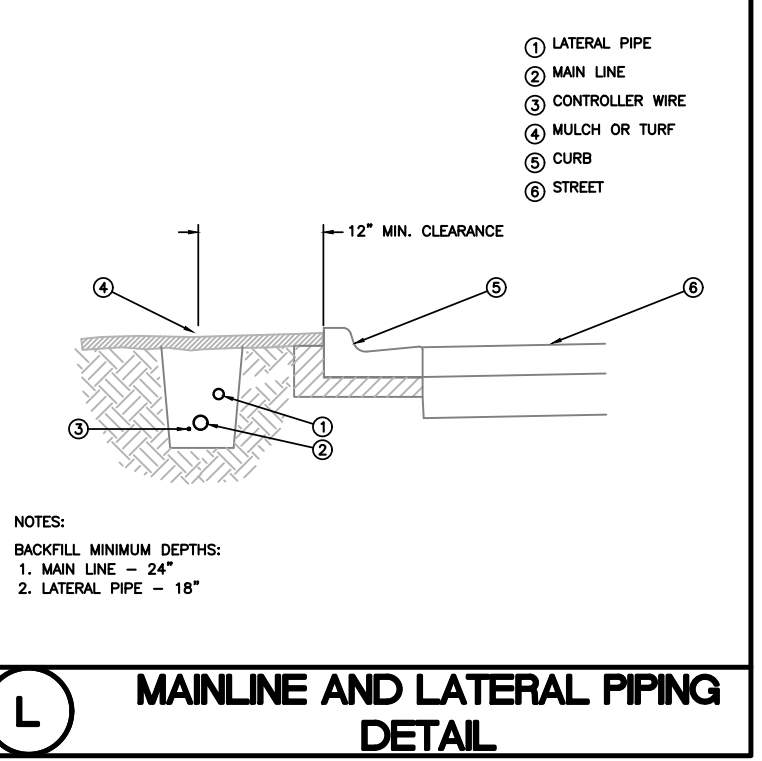
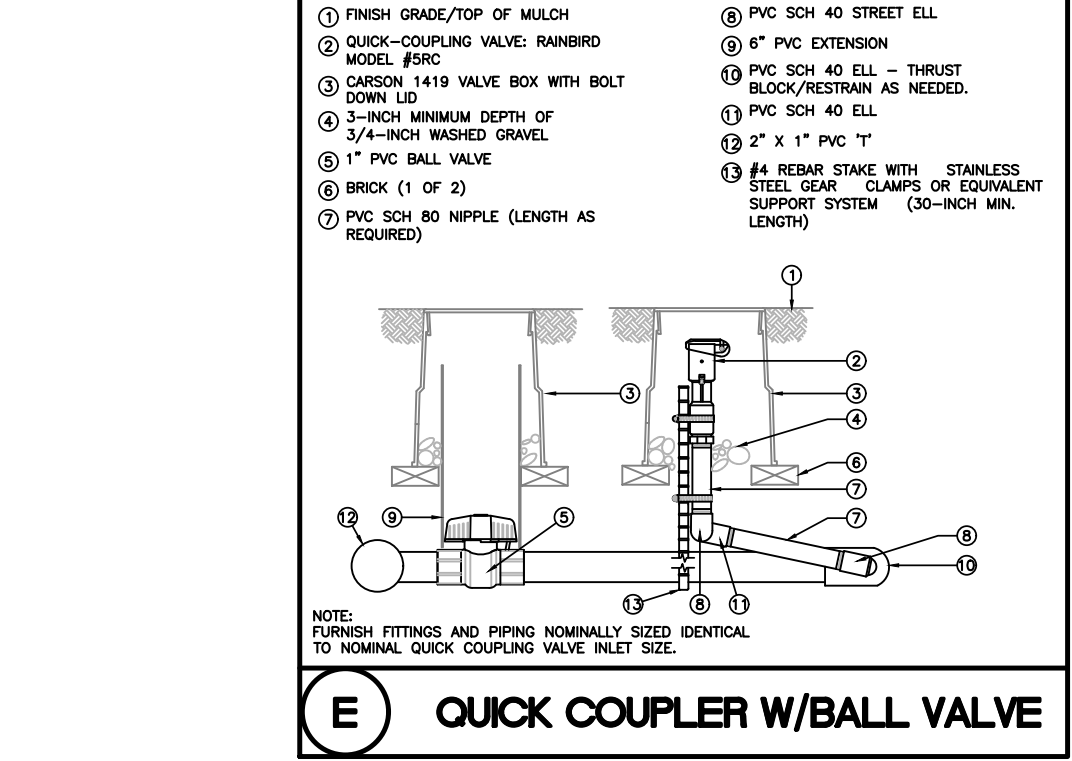
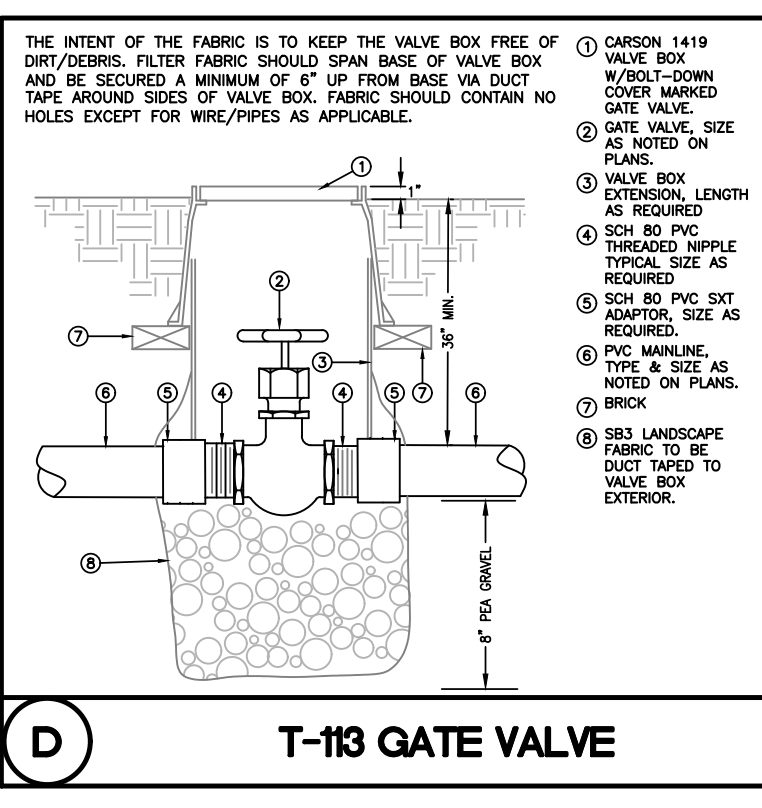
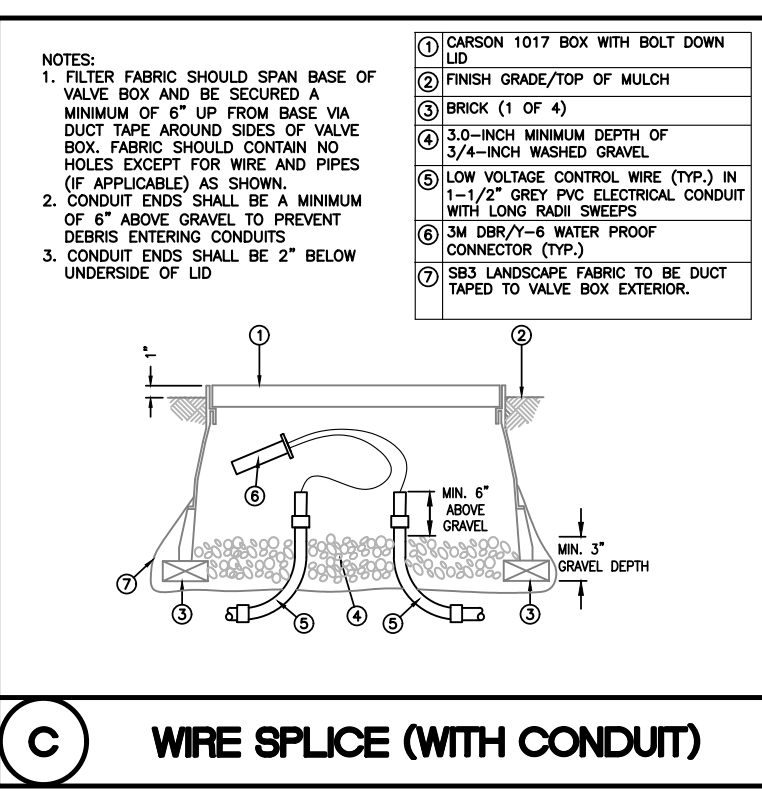
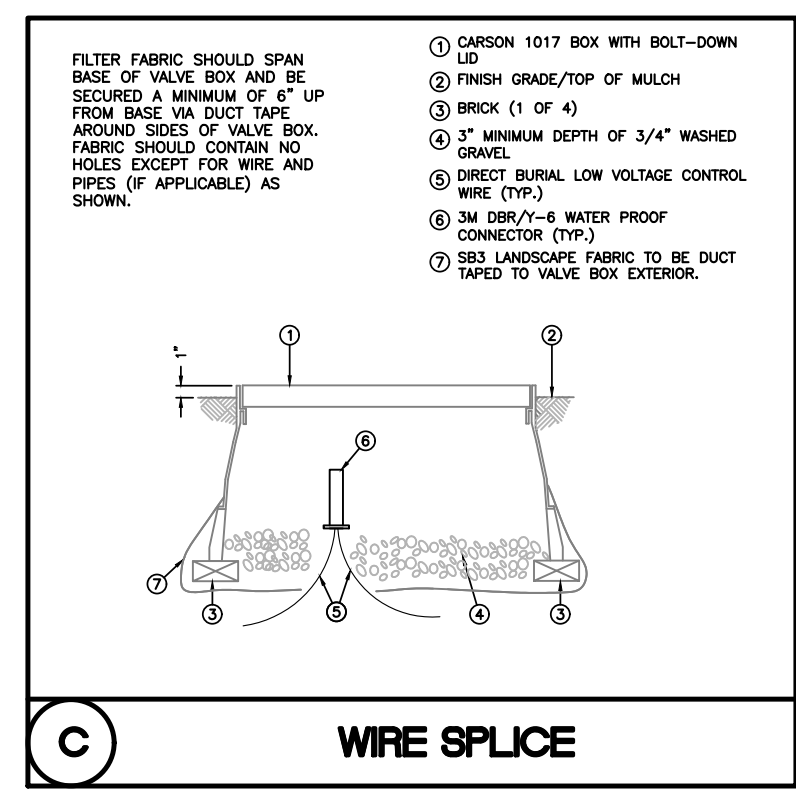
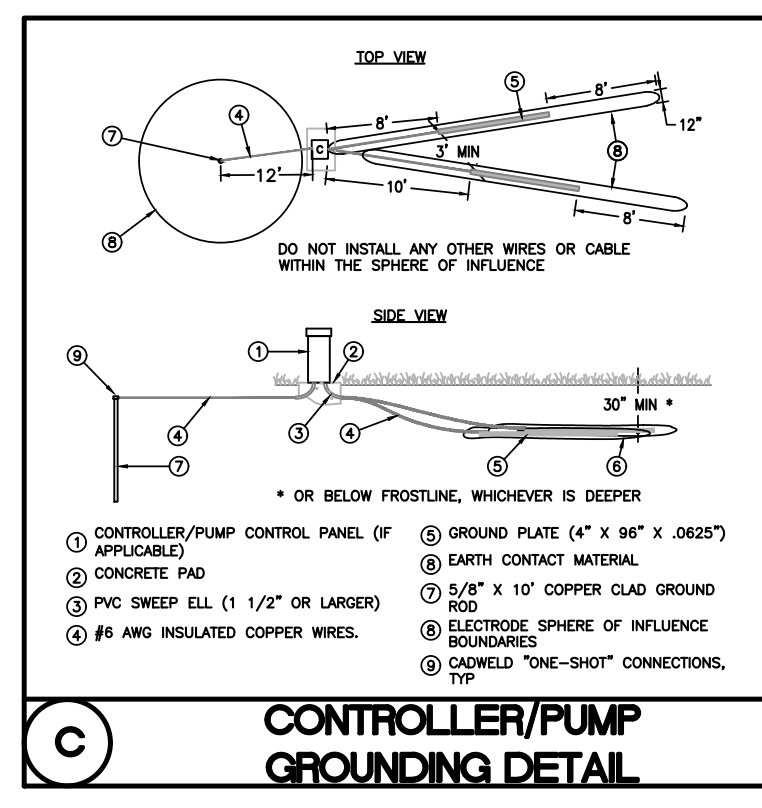
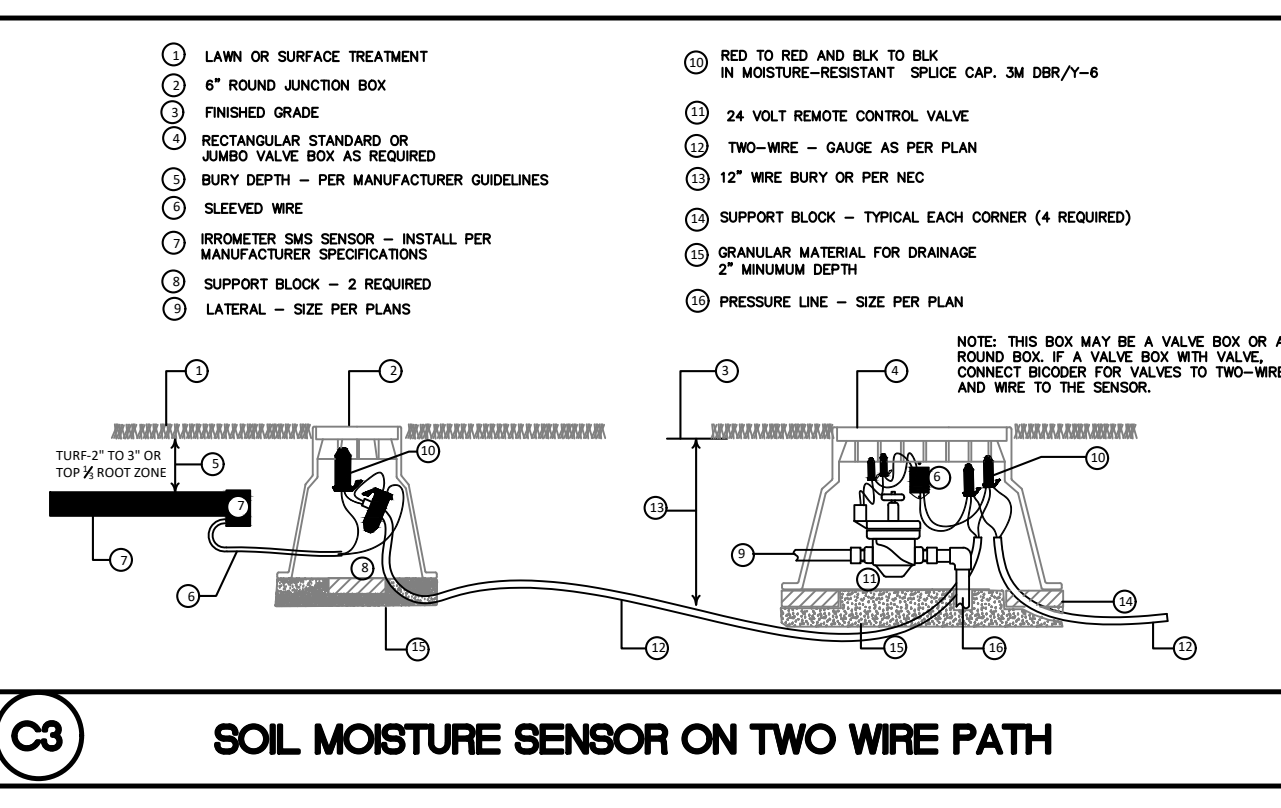
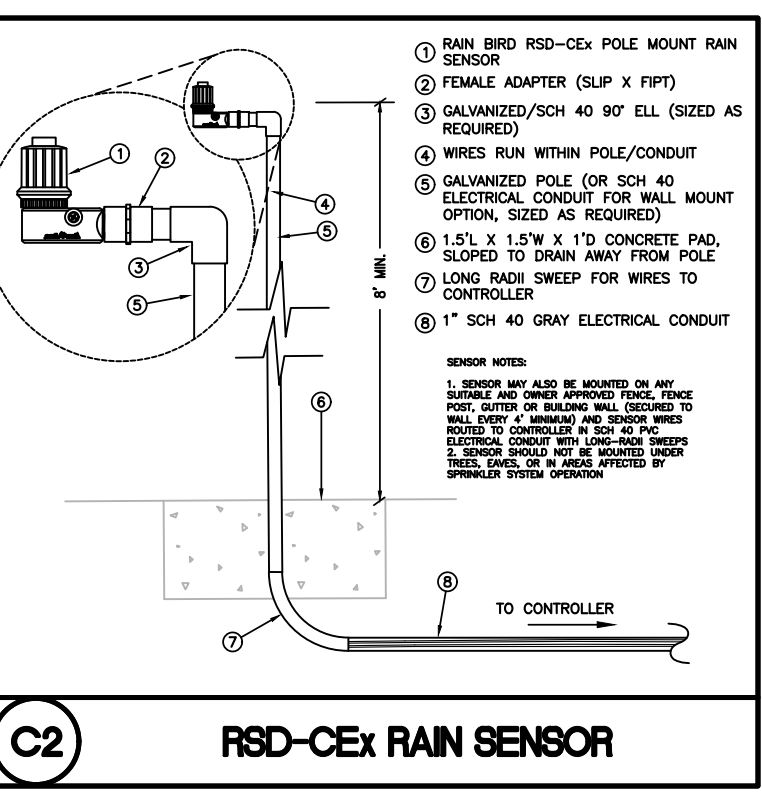
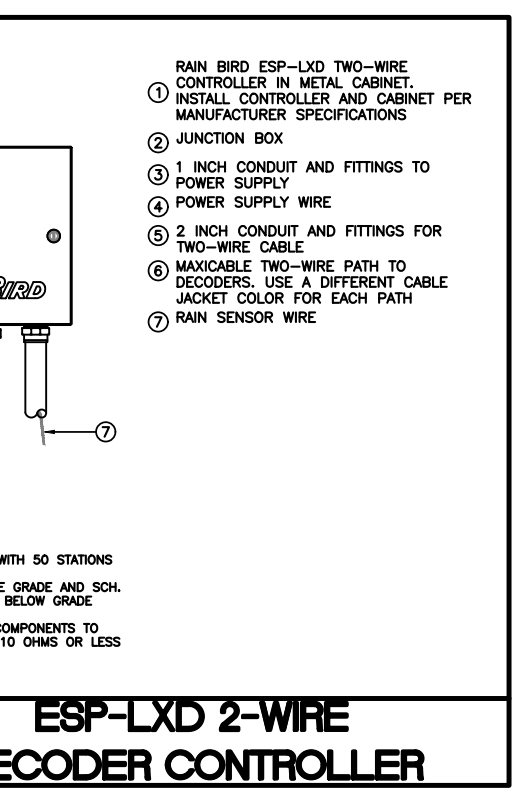
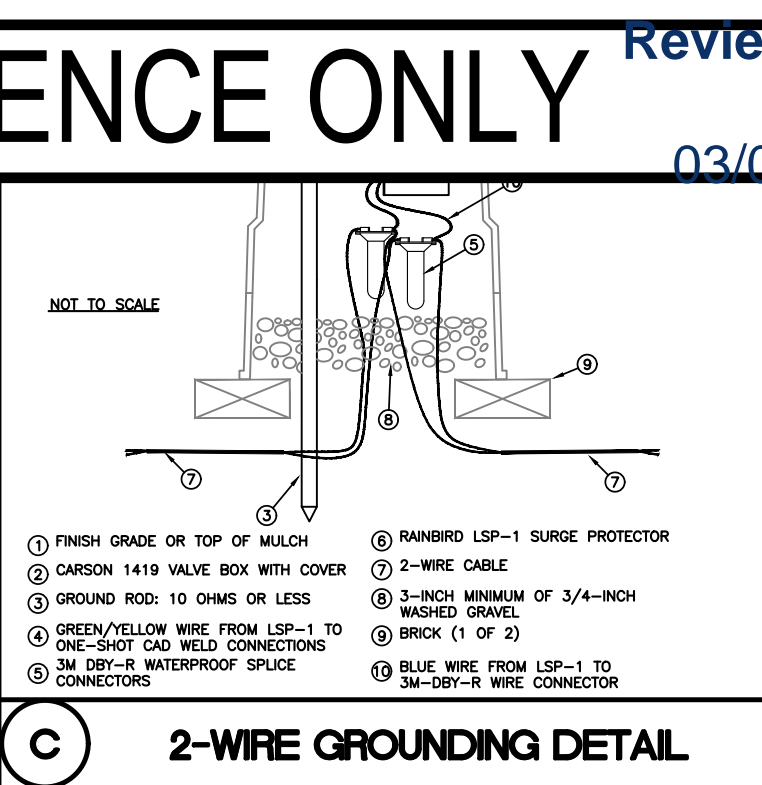
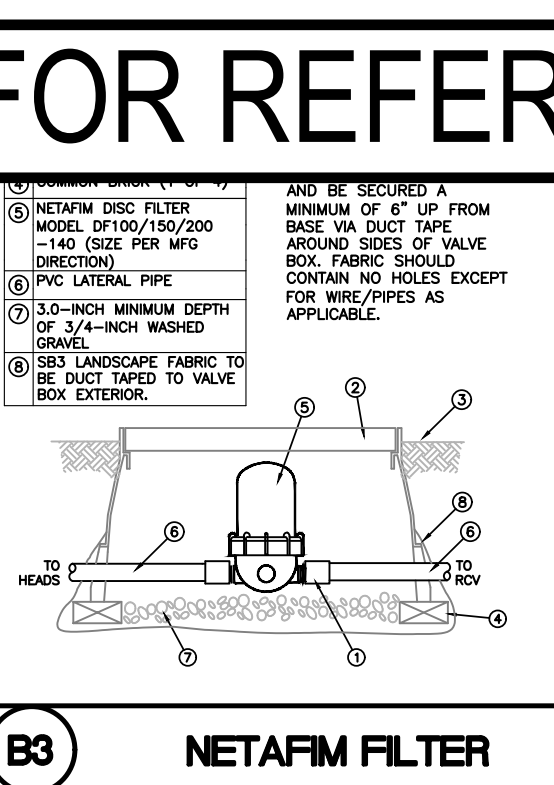
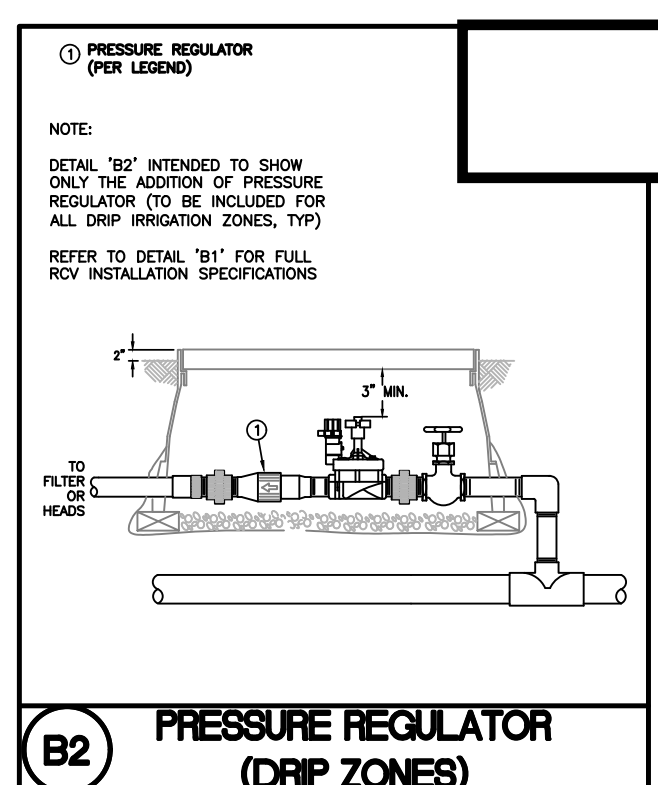
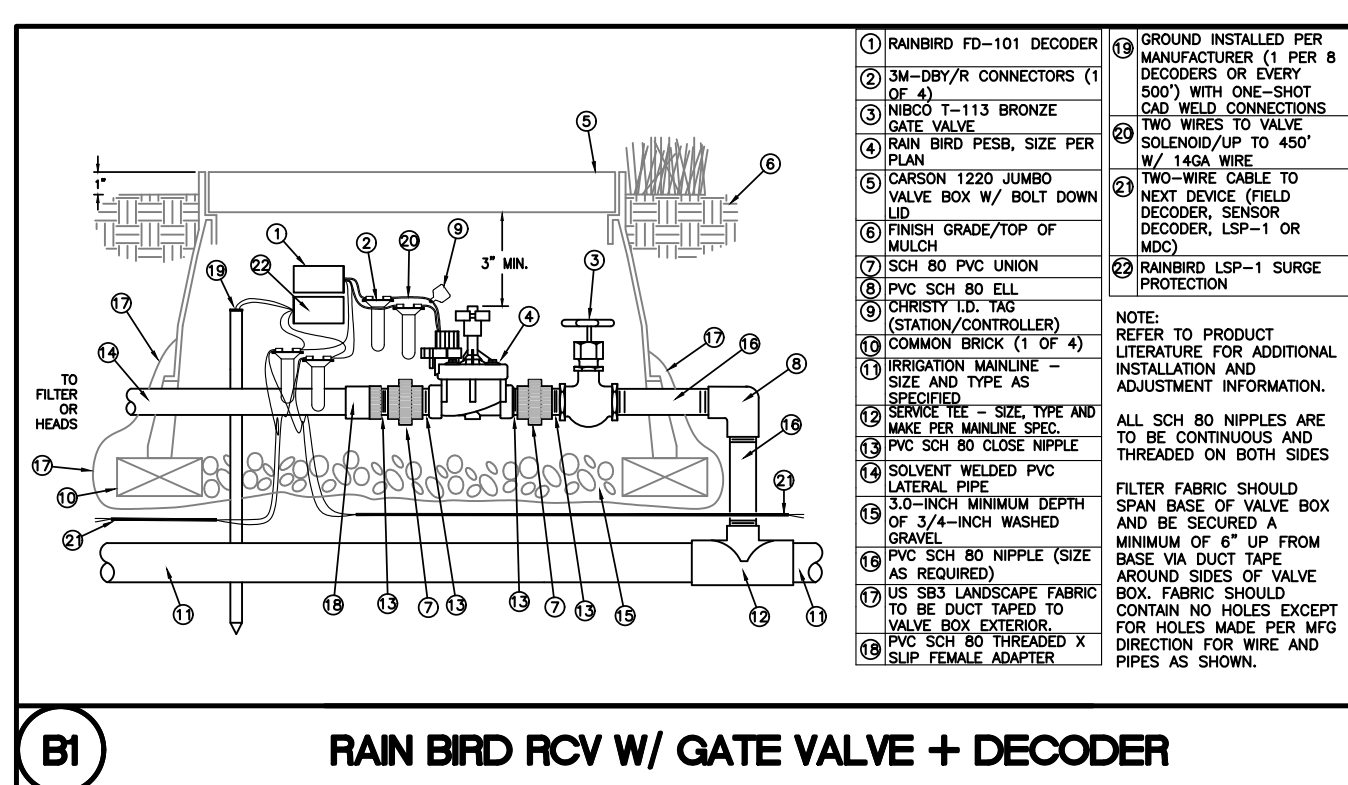
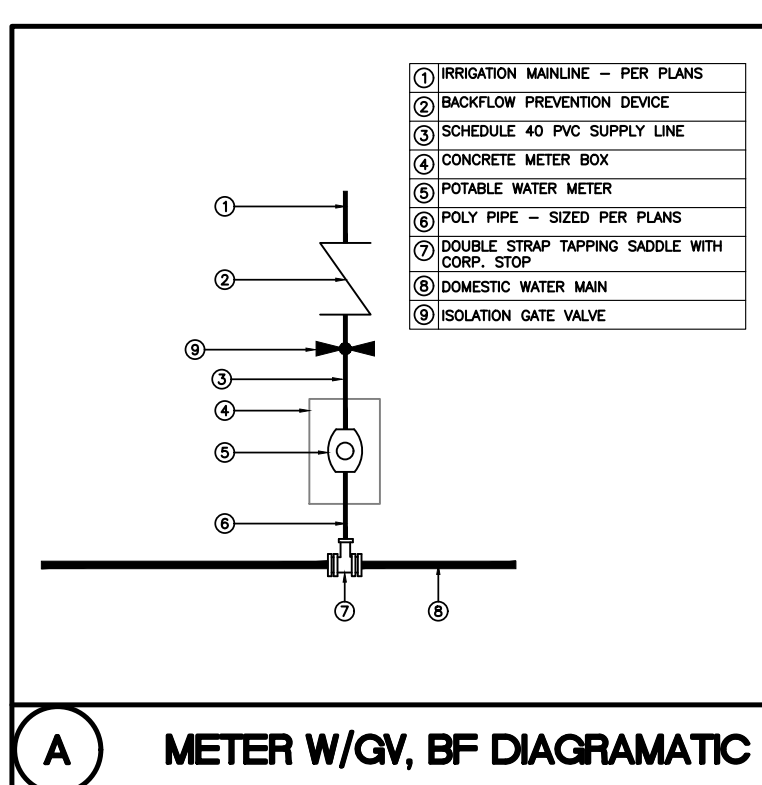
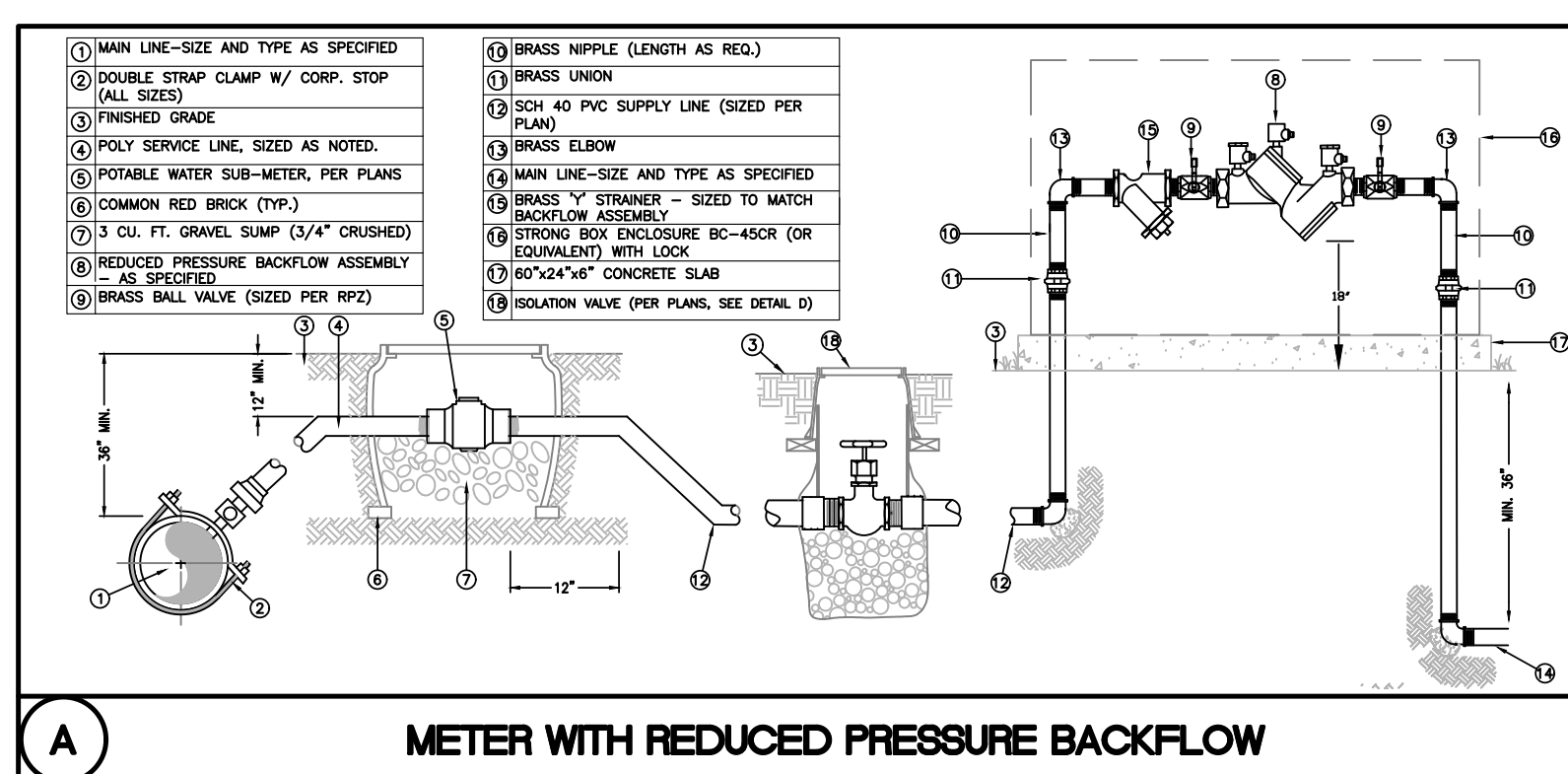
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1	ISSUE FOR PERMIT		

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PROJECT NO.
September 24, 2021

IRRIIGATION PLAN - SECOND STORY AND ROOF
IR105

Grid lines 1-17 and M-A for page reference.



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IR106

NETAFIM™ IRRIGATION NOTES
PART 1 – SUBMITTALS

- 1.01 Submit (5) five copies of manufacturers catalog cut sheets of the following listed items:
1. Netafim dripper tubing specified with pressure compensating emitters
 2. Netafim insert barbed fittings
 3. Netafim in-line disc filter
 4. Netafim pressure regulator
 5. Stainless steel clamps
 6. Metal ground stakes for tubing
 7. PVC threaded and insert fittings

- 1.02 Spare parts – upon completion of the installation, turn over the following spare parts and specialty tool to the owner's authorized representative. Include with the following quantities of items a list of each part with appropriate part number (for ordering replacement products) and local supply store of where these parts can be purchased:

- (10') Of dripper line for each dripper interval and discharge rate used on the project
- (6) Barbed couplings
 - (6) Barbed 90 degree elbow fittings
 - (6) Barbed tee fittings
 - (6) 180 degree 2-way adapter tee fittings
 - (6) Male adapters with 3/4" fpt
 - (1) Spare filter element of the same mesh size used on the project

PART 2 – MATERIALS

2.10 Piping materials – Netafim pressure compensating landscape dripline model TLHCVXR-CS-077-12 with copper stripe, check valve and anti-siphon feature shall be of nominal sized one-half inch low density, ultraviolet resistant, linear polyethylene tubing with internal pressure-compensating, self-cleaning, integral drippers (each with a built in check valve) at a specified interval. The tubing shall be brown in color and shall conform to an outside diameter (O.D.) of .66" and an inside diameter (I.D.) of .56". The low volume tubing shall be capable of discharging .77 gallons per hour (G.P.H.) between operating pressures of 15 to 50 PSI for each dripper. The individual self-cleaning, pressure-compensating drippers shall be co-extruded to the inside of the tubing wall. The emitters are constructed of three individual pieces:

1. A black-colored dripper containing a filtration system on the inlet side, compensation cell, and recessed chamber with a water outlet.
2. A hard plastic diaphragm retainer, colored black (0.77 gph) with chamfered edges and a recessed groove in the center, the full length of the diaphragm.
3. A flexible black rubber diaphragm that allows excessive pressure to build up within the chamber to purge sediment or other debris that may not have been captured by the disc filter.

2.20 Insert barbed fittings – shall be constructed of molded, ultraviolet resistant, brown colored plastic having a nominal inside dimension (I.D.) of .56". Each fitting shall have a minimum of two ridges or barbs per outlet. All fittings shall be of one manufacturer and shall be available in one of the following end configurations:

- Barbed insert fittings
- Male pipe threads (MPT) with barbed insert fittings
- Female pipe threads (FPT) with barbed insert fittings

2.30 Pressure regulation valves –Pressure regulation is required for all drip valves. Refer to legend.

2.40 Disc filter – the disc filter body shall be molded black plastic with male pipe threads (MPT) for both the inlet and the outlet ports. A threaded cap on one end of the body shall be capable of periodic servicing by unscrewing the cap from the main filter body. On the 3/4" model, a manual shutoff valve shall be co-molded to the opposing end of the removable cap as a part of the main body. This device shall be capable of closing off the inlet port so the disc element can be removed when the main line is still pressurized. The filter elements shall be either a disc-type or a canister screen filter. The disc-type shall be color coded in one of four colors denoting filtration of 80,120,140, and 200 mesh. The canister type screen shall be available in three levels of filtration, 80,120, and 140 mesh.

2.50 Stainless steel clamps – tubing clamps shall be constructed to 304 ANSI stainless steel and shall be one 'ear' type. The 'ear' shall be capable of being pinched with a pinching tool to secure the tubing around the insert barbed fitting. The interior clamp wall shall be smooth to prevent crimping or pinching of the tubing. Wall thickness of clamps shall be .0236" with an overall band width of 1/4". Properly secured clamps shall be capable of withstanding a maximum operating pressure of 441 psi.

PART 3 – EXECUTION

3.10 Staking for lateral dripper line layout – verify existing field dimensions of the area to be irrigated using the irrigation plans for reference/accuracy. Begin dripper tubing layout 4" away from both hardscape surfaces; i.e., concrete sidewalks, curbs, asphalt, and/or undefined edges; i.e., shovel-cut headers. Mark tubing intervals on the ground with flags, paint, or some other markings that can be maintained throughout the installation.

3.11 Installation of dripper tubing – tubing can be installed in one of two following methods:

1. Over excavation – In small areas, where it is feasible, over-excavate the entire area to a depth of 4" below finish grade. Plant all specimen trees and shrubs, then place tubing at the row spacing interval indicated on the plans.
2. Trenching – hand or mechanically trench to the pipe depth (4") and back fill flush with finish grade. Avoid mechanically trenching within the drip line of existing trees and shrubs. Hand trench around existing trees and shrubs when root sizes greater than 1" in diameter are encountered. Remove all rock 1-1/2" in diameter and larger when excavating and remove from site. Do not back fill trenches with rock that will come in direct contact with tubing or rigid PVC piping.

3.12 Cover – Install all underground piping horizontally and as level as possible. PVC piping should be installed to the depths and in the manner outlined in the general irrigation notes. Netafim tubing should be installed to a depth of 4" in shrub areas and 6" in turf areas. Netafim tubing should be installed with the water outlets in upward or downward facing position. Offset the outlets in adjacent rows to obtain a triangular pattern throughout the tubing layout. In irregular areas, some water outlets may end up too close to fixed improvements and may have to be capped off with a dripper plug ring.

3.13 Barbed fittings – Connect dripper tubing to barbed fittings by pushing on and over both barbs until the tubing has seated against another piece of tubing or has butted against another portion of the barbed fitting. For water pressures in excess of 40 psi, use stainless steel clamps as outlined in section 3.50 (pipe clamping).

3.14 Pipe clamping – When design operating pressure exceeds 40 psi, stainless steel pipe clamps shall be used. Slip clamps over tubing before slipping tubing over insert barbed fitting. Place clamp between the first and second ridge of the barbed fittings and crimp the 'ear' of the clamp tightly. Crimp the 'ear' a second time to ensure proper seating.

3.15 Pressure regulator – If a pressure regulator is specified, install it below grade, downstream, and in line with the remote control valve. Refer to the detail sheet. If a prv is specified it will be detailed with the remote control valve. Place the regulator with the arrow, that is molded into the side of the body, pointing in the direction of the flow of water. Provide straight piping on the outlet side of the regulator for a dimension not less than three lengths of the overall body dimension.

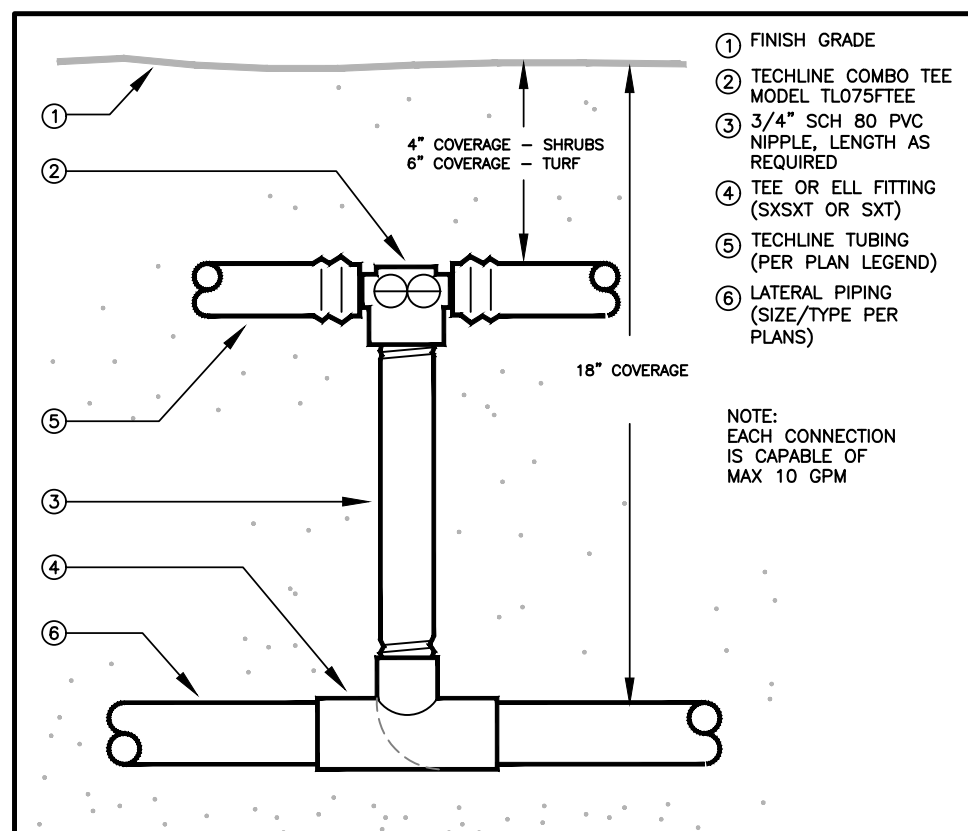
3.16 Remote control valve – Install the remote control valves level and below grade with a minimum of 4" of clearance to the top of the inside of the valve box cover. The arrow cast or molded into the side/bottom of the remote control valve should be pointing in the direction of the flow of water. Place a minimum of one cubic foot of 3/4" gravel in the bottom of the valve box. Support each corner of the valve box with a common red brick. At finish grade, the top of the valve box shall be two inches above surrounding grades.

3.17 Disc filter – Install the disc filter, horizontally level, below grade and after the remote control valve (refer to the detail and note sheets). The position of the disc filter in the valve box shall be off-center to allow for removal of the disc element for periodic servicing. Include a minimum of 3" deep of 3/4" gravel in the bottom of the valve box. Support the valve box using a common red brick under each corner of the valve box.

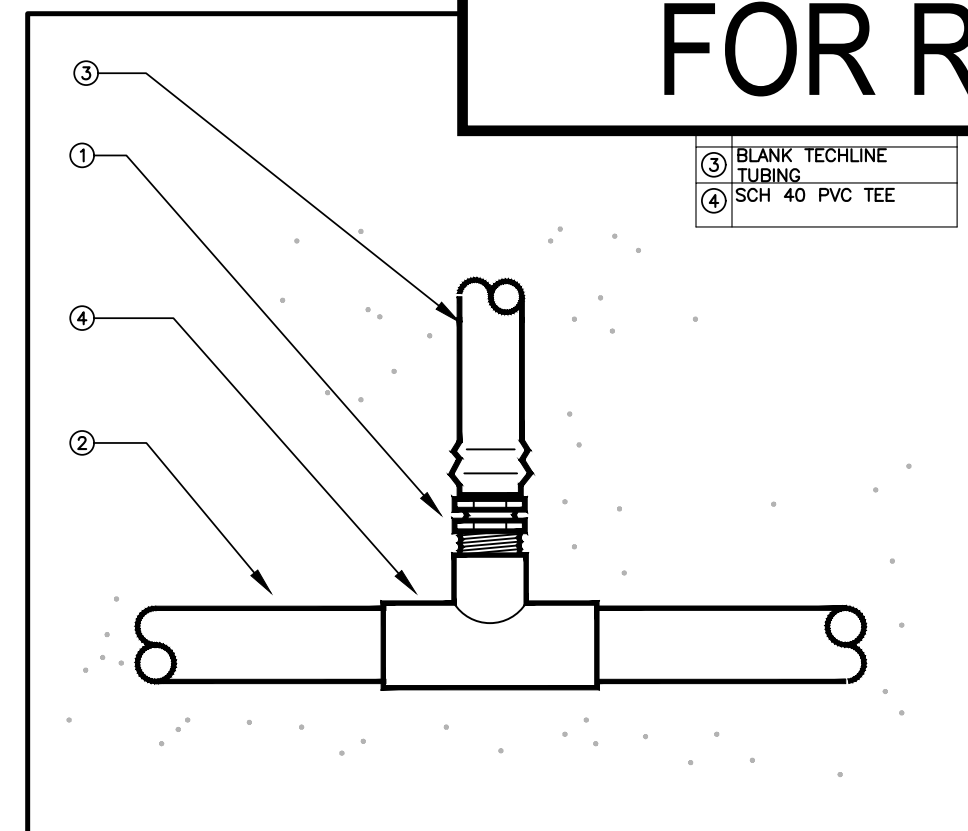
3.18 Flushing – Prior to backfill and before connection of the line flushing valves, flush the entire system to remove any dirt or sediment that may have entered the system during installation.

3.19 Testing – Prior to backfill, open the remote control valve and operate each zone. Check for leakage around barbed and threaded fittings. Make the necessary repairs to stop all leaks. After repairs, re-test to insure all leaks have been repaired. Continue this process until no more leaks are observed.

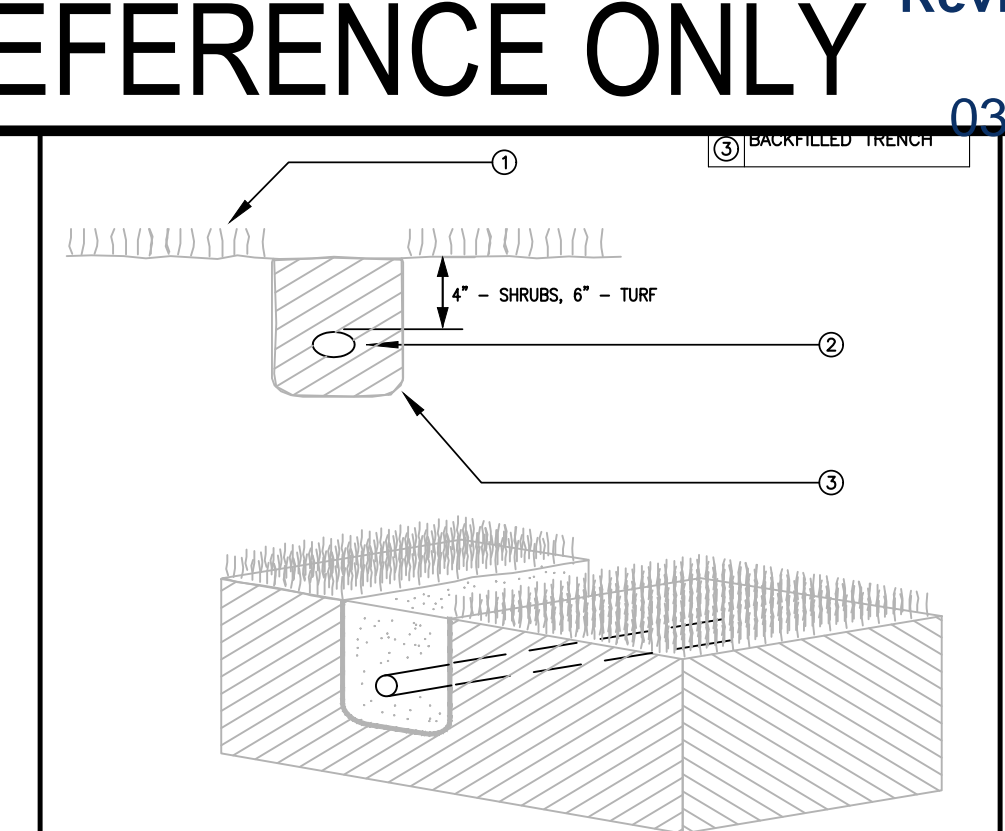
3.20 Backfill – After placement of tubing, connection to rigid PVC supply header, and initial system flushing, and testing, backfill can begin. Fill remainder of trenches, or where over-excavation and grade level installation was used, place shovel fulls of dirt on piping to keep them in place and maintain row spacing intervals as required. Bring soil up to finished grade and remove any rocks larger than 1" during final grading and contouring. Compact backfill by hand to a minimum of 90% relative compaction. Maintain adequate soil levels as needed to achieve the required compaction requirement.



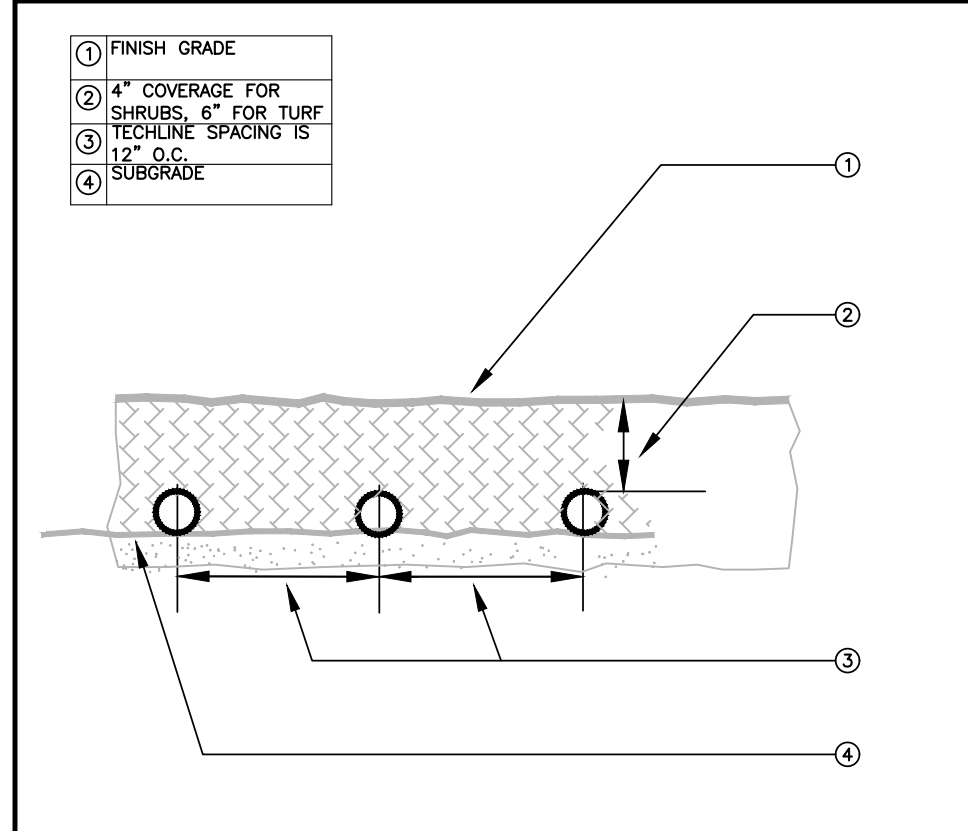
M1 TECHLINE SUPPLY HEADER-DUAL FEED



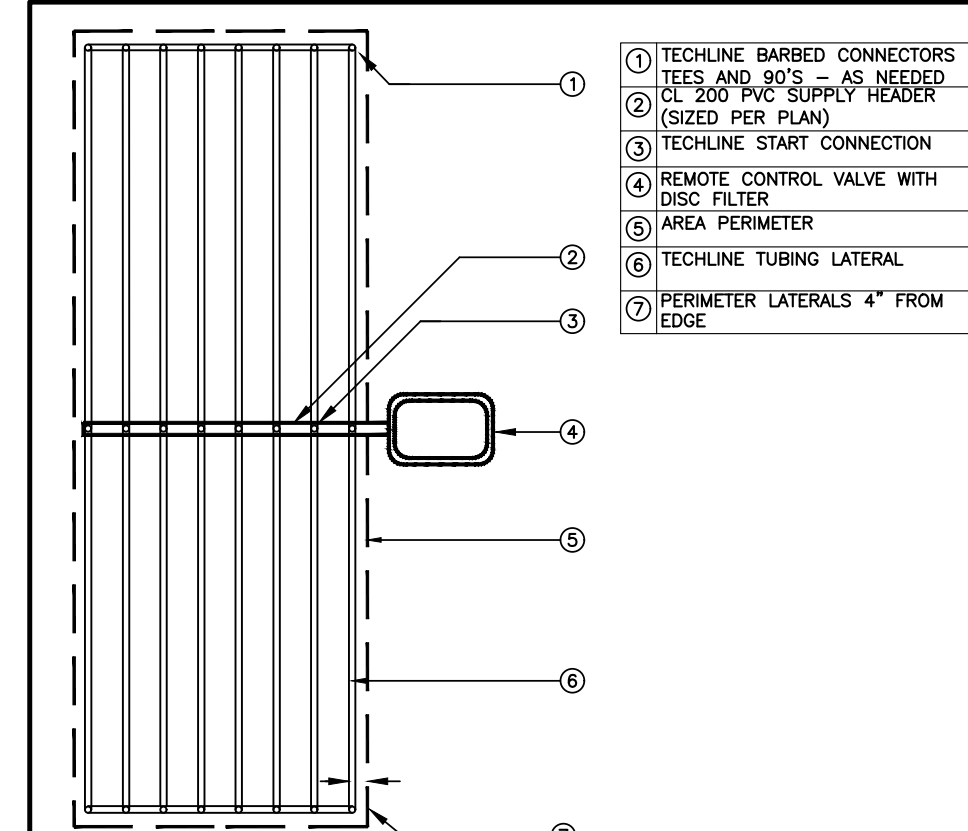
M TECHLINE TO PVC CONNECTION



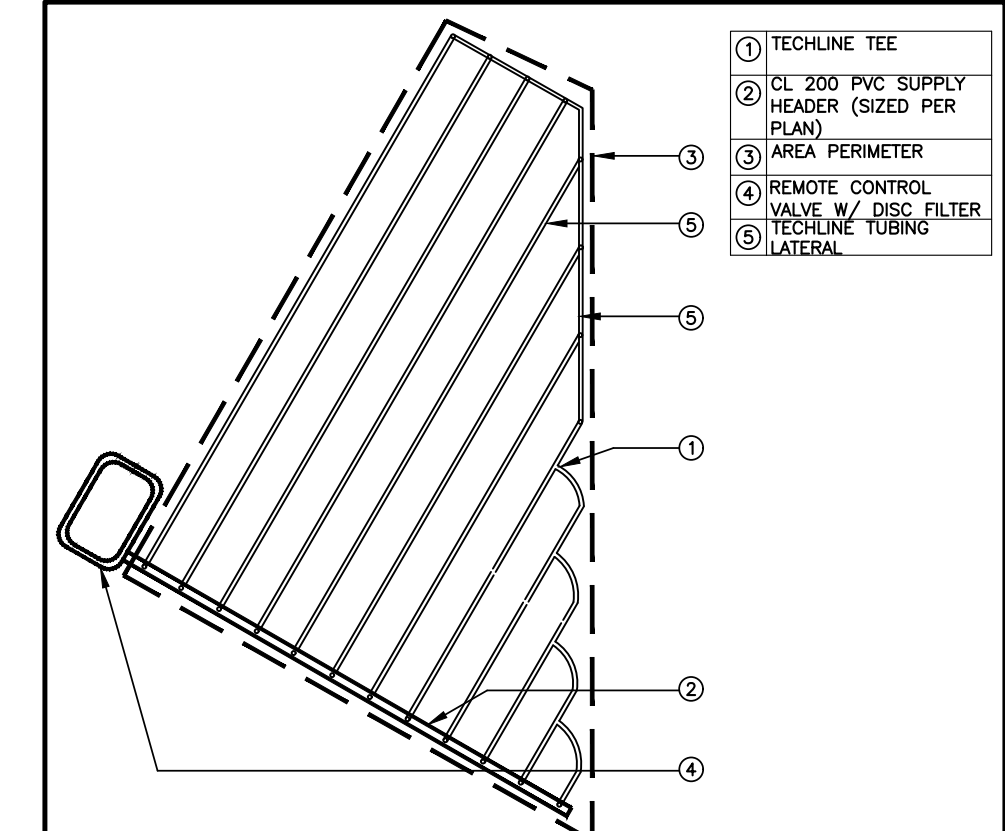
M TECHLINE TRENCHING DETAIL



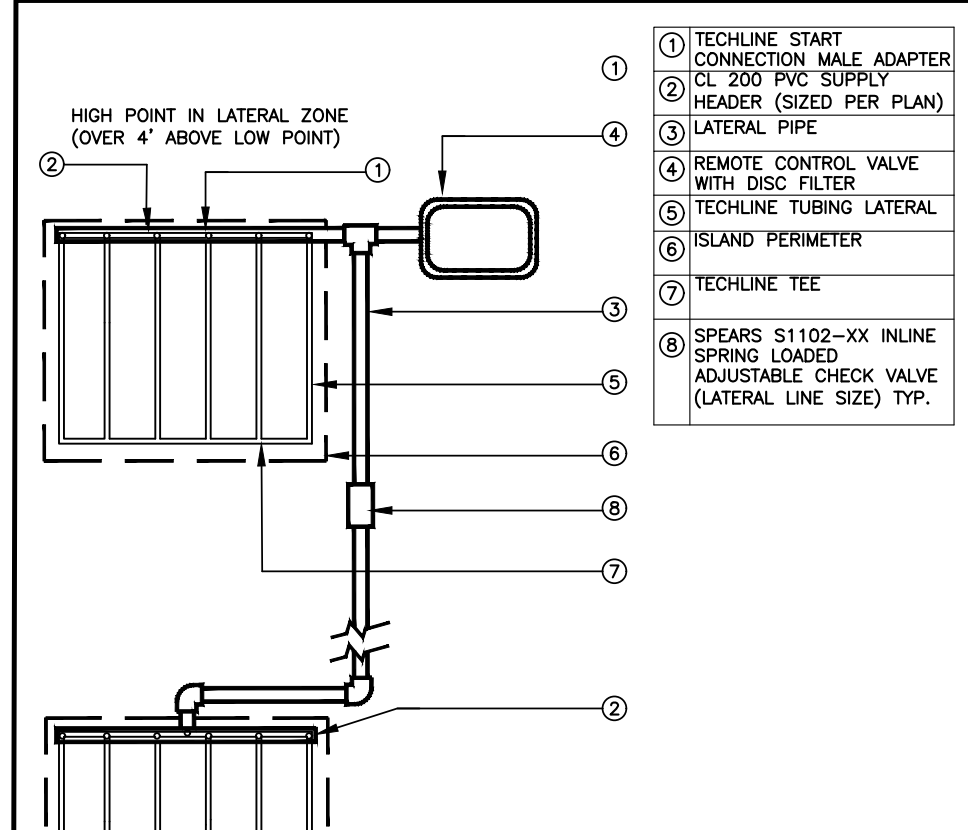
M TECHLINE SUB GRADE LAYOUT



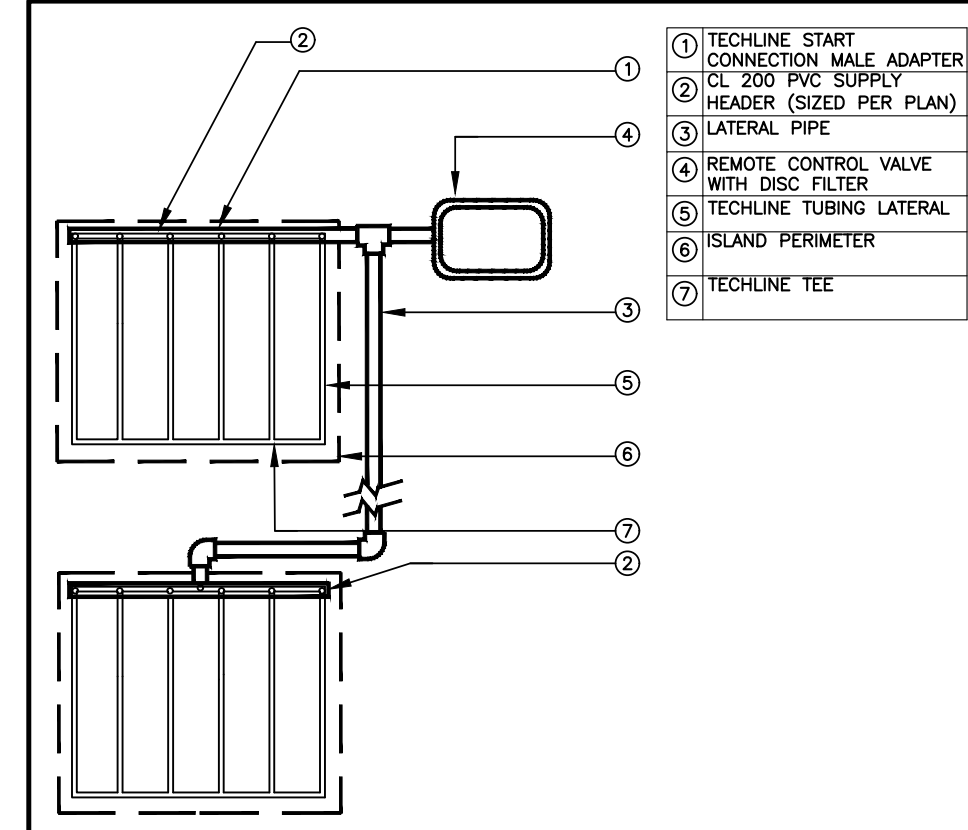
N TECHLINE DUAL FEED LAYOUT



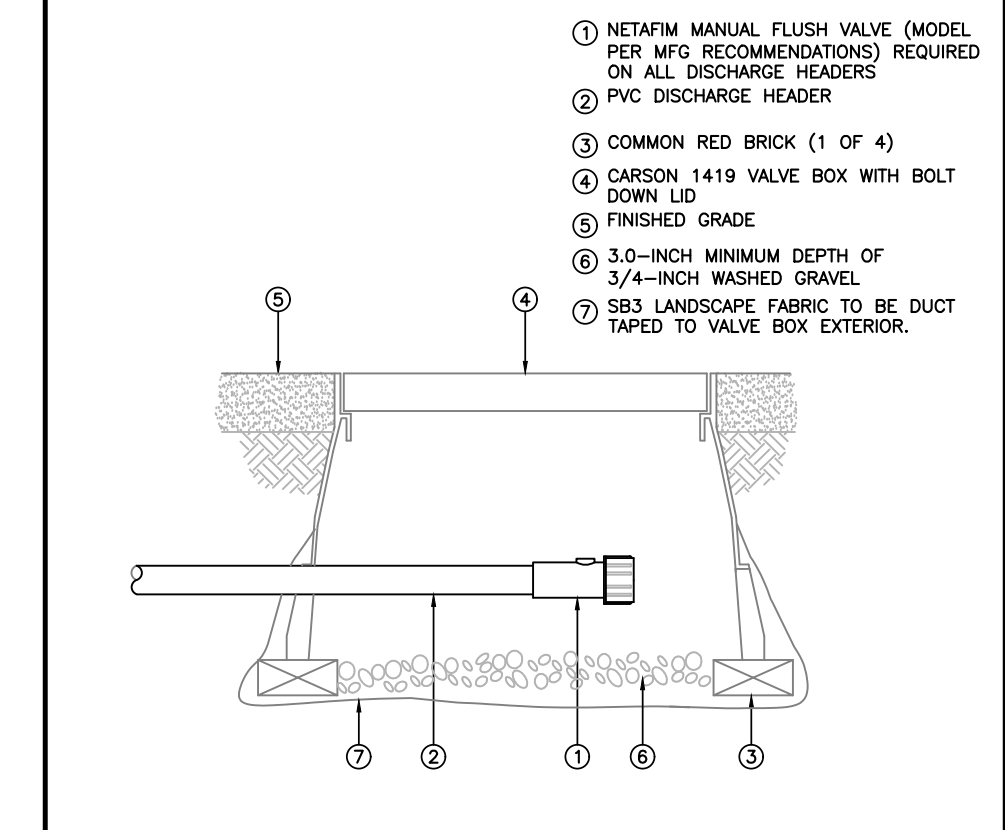
N TECHLINE ODD AREA LAYOUT



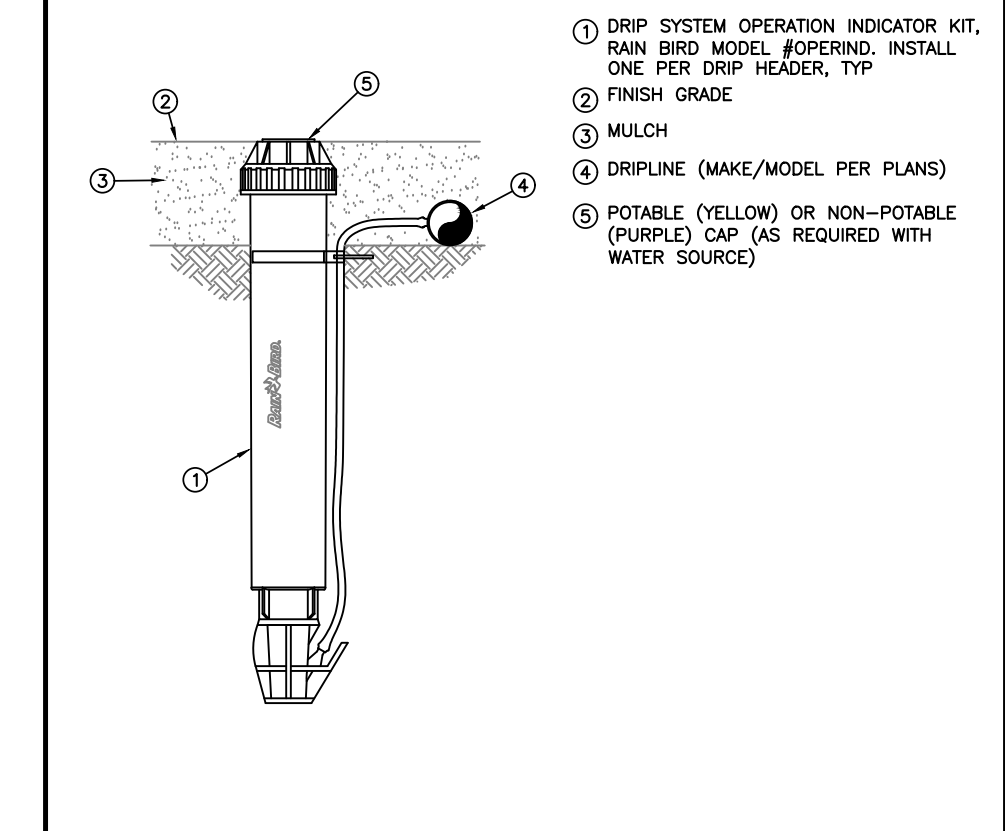
N TECHLINE MULTIPLE PLANTER LAYOUT WITH CHECK VALVE



N TECHLINE MULTIPLE PLANTER LAYOUT



N NETAFIM FLUSH VALVE



N RAIN BIRD OPERATION INDICATOR

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REVISIONS

ID	Revision	Description

SEAL

URBAN ROBOT LLC
AA26002760 1828001534 LC26000510

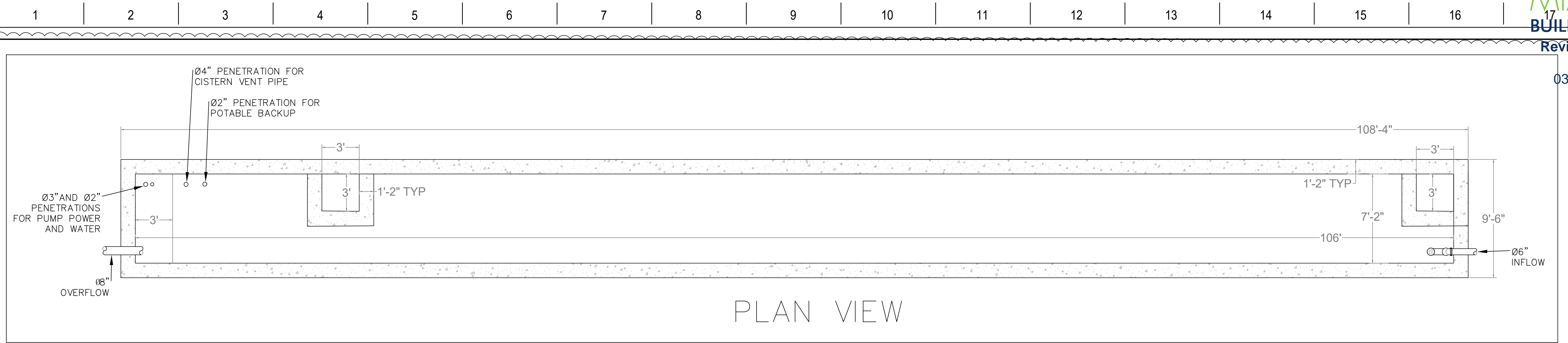
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PROJECT NO:

September 24, 2021
DATE

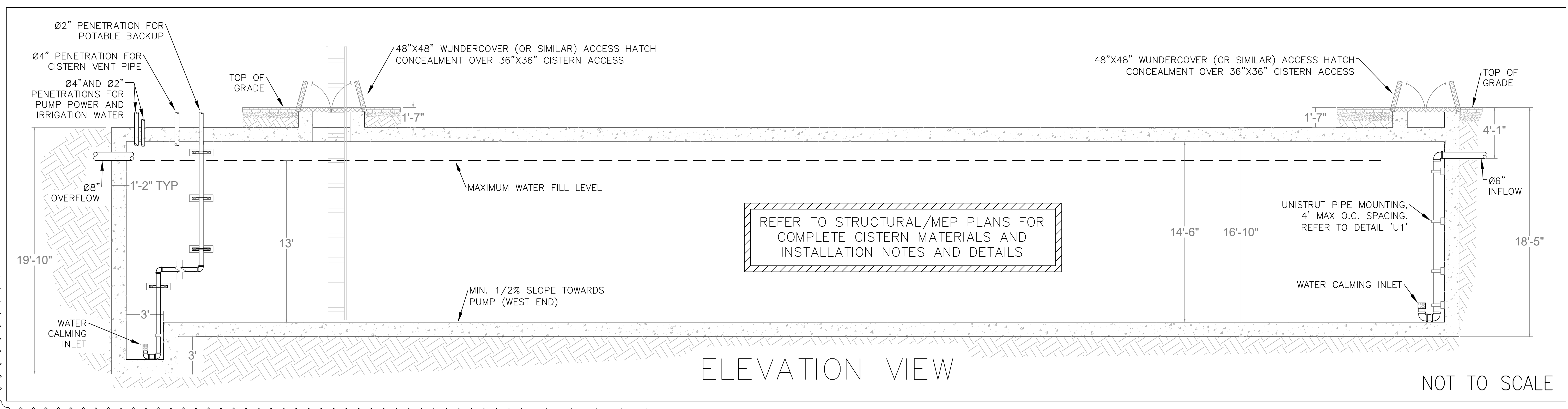
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NETAFIM NOTES & DETAILS

IR107



PLAN VIEW



ELEVATION VIEW

NOT TO SCALE

CISTERN SCHEMATIC

MASUEN CONSULTING NOT RESPONSIBLE FOR CISTERN ENGINEERING (STRUCTURAL INTEGRITY AND BUOYANCY CONSIDERATIONS), MANUFACTURE/MATERIALS, WATERPROOFING, VAPOR BARRIERS, ETC., OR CISTERN INSTALLATION. REFER TO STRUCTURAL/MEP PLANS FOR COMPLETE CISTERN MATERIALS AND INSTALLATION NOTES, SPECIFICATIONS AND DETAILS

Tank Volume & Fill Calculator

Tank Type: **Rectangle**

enter tank inside dimensions using integers, decimals or fractions

Height (h) = 156 in

Width (w) = 86 in

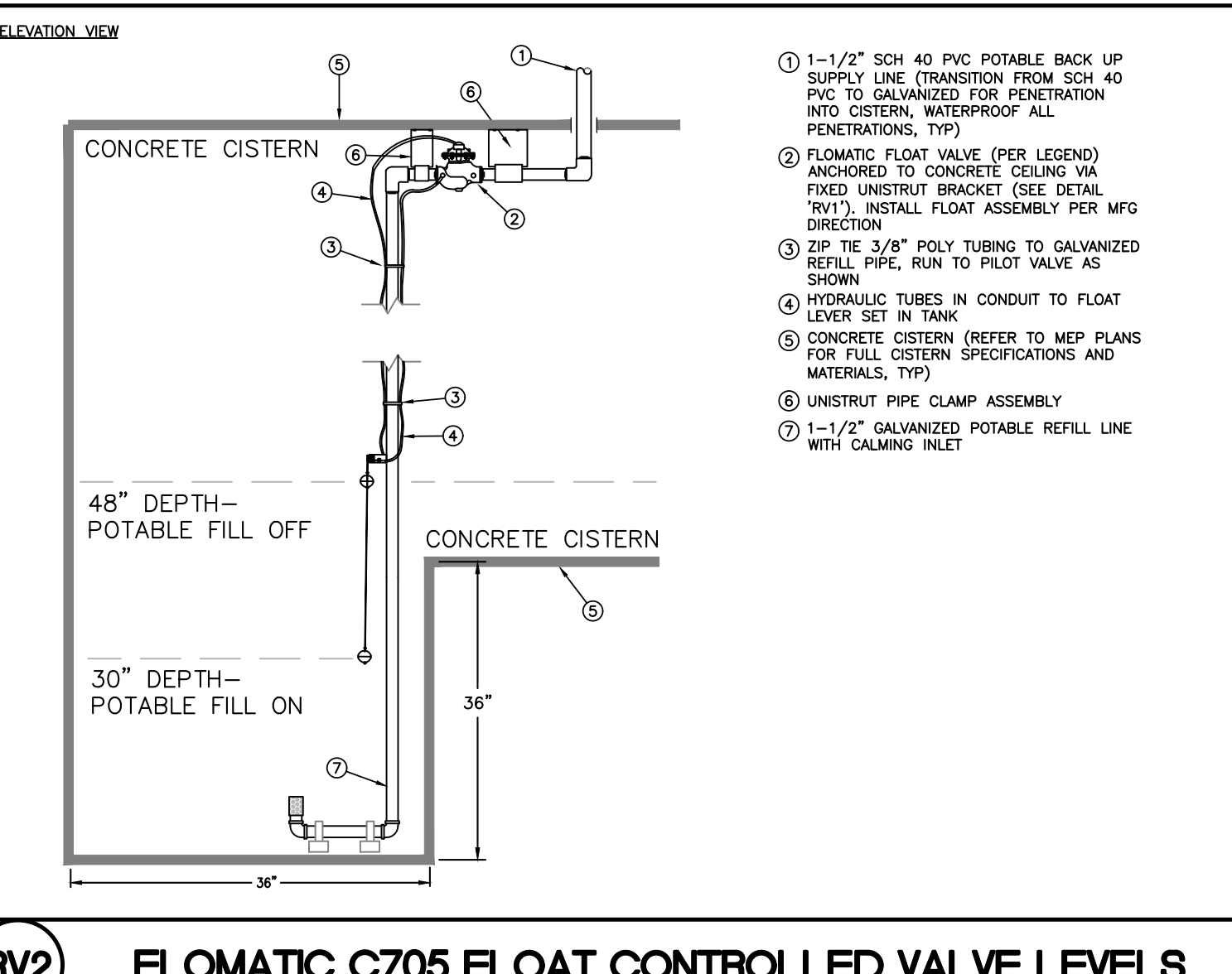
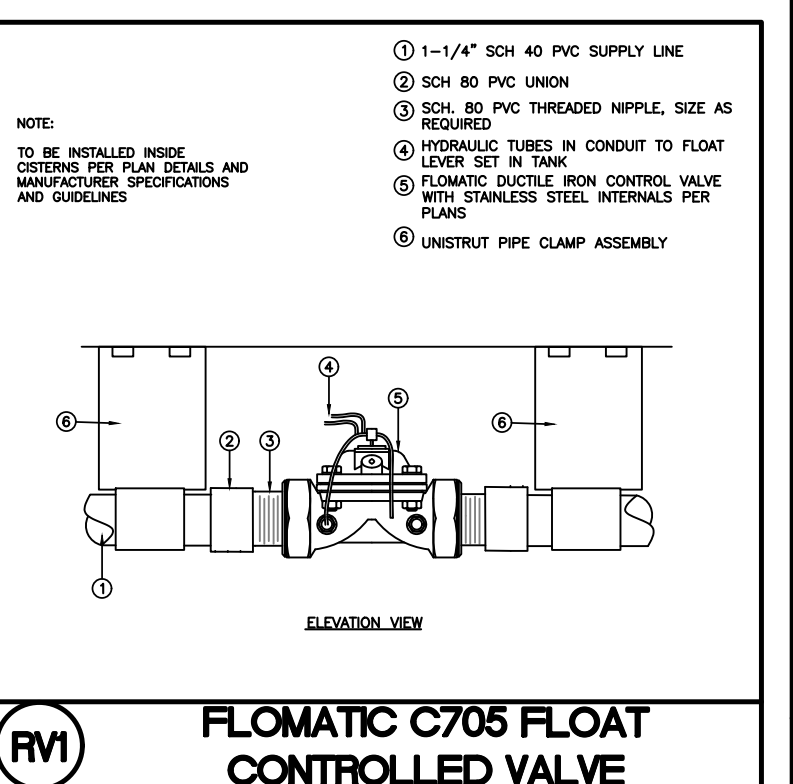
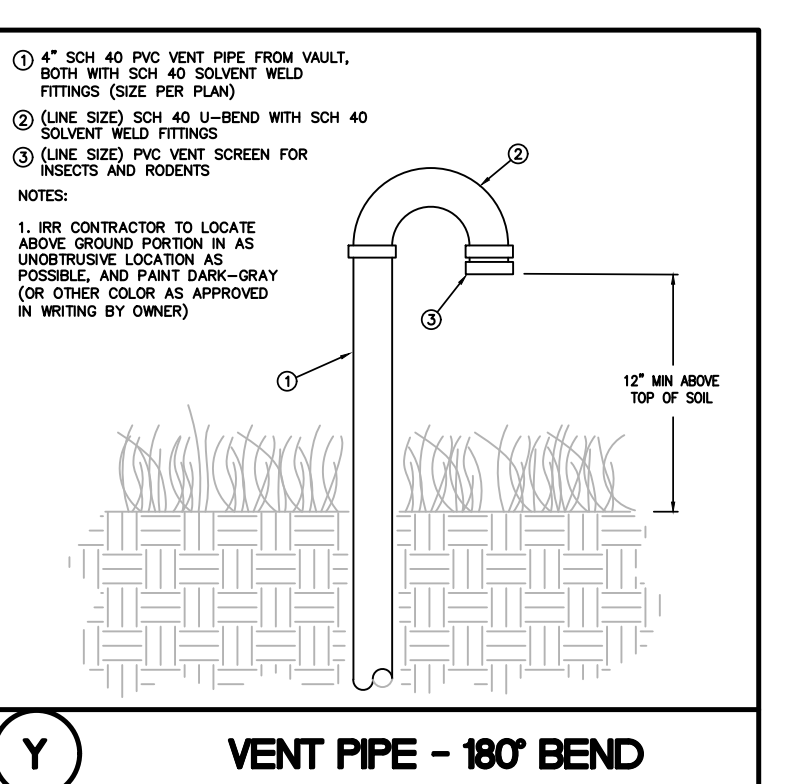
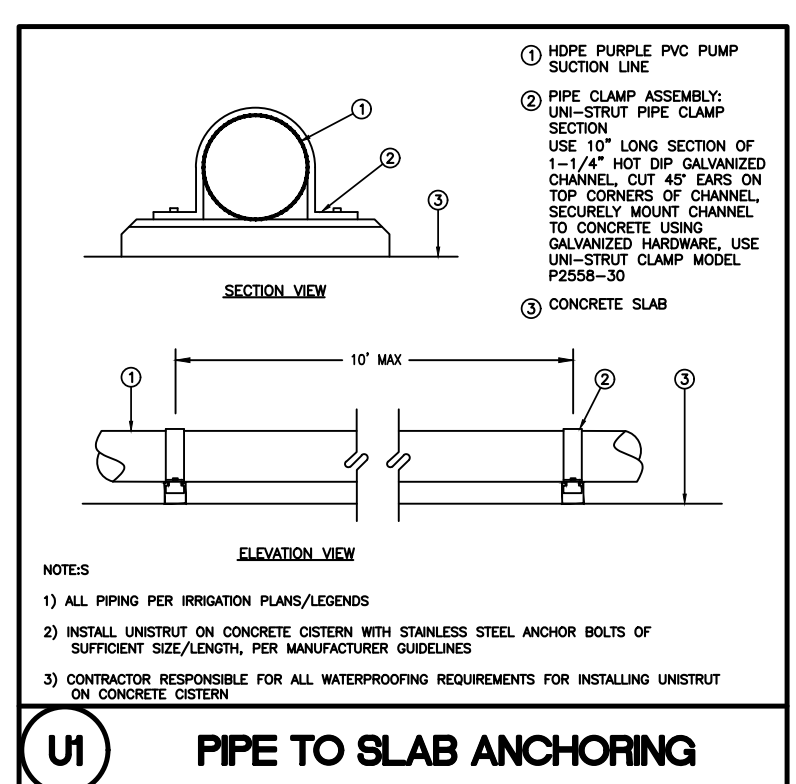
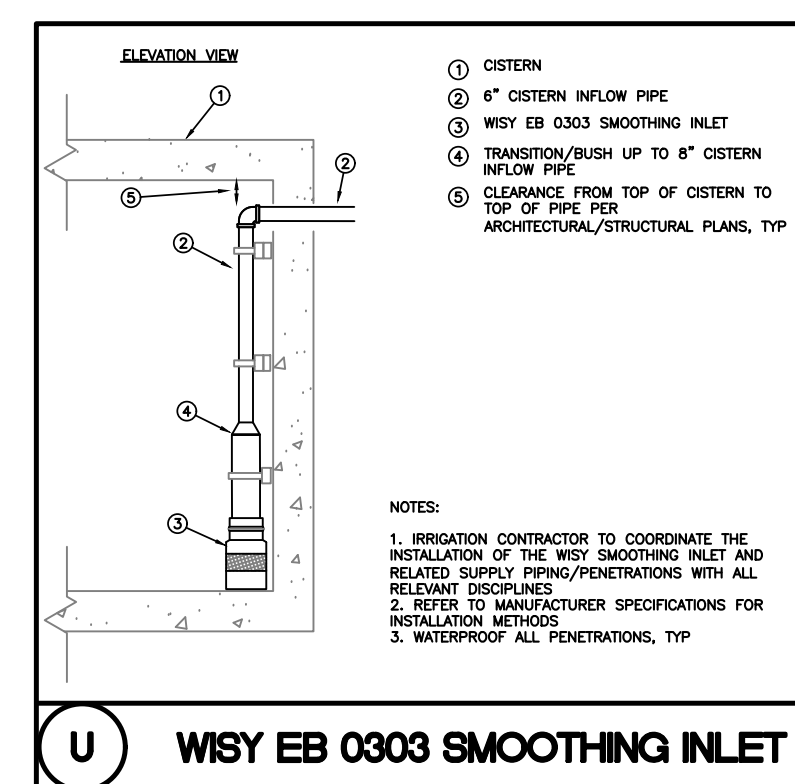
Length (l) = 1272 in

Filled Depth (f) = optional in

Clear Calculate

Answer:

0% Full	Total Capacity	Filled Volume*
U.S. Gallons	73,875.12	0.00



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1	2022/02/13	Permit Comments

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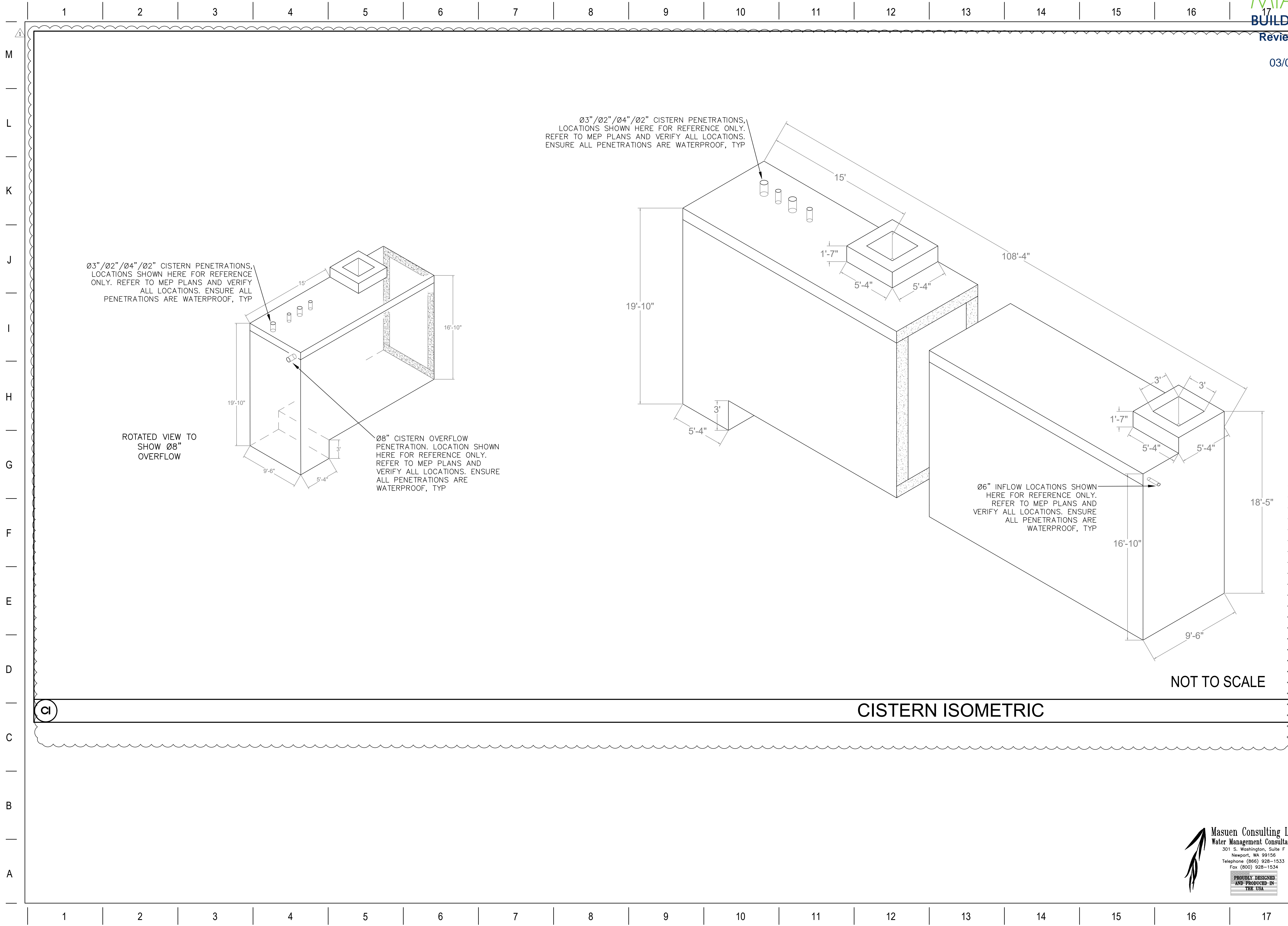
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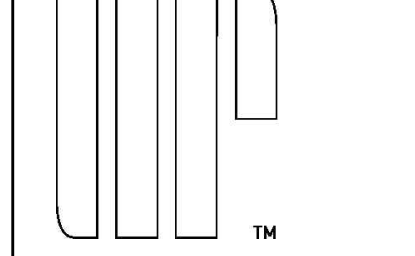
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REVISIONS

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	03/02/2022

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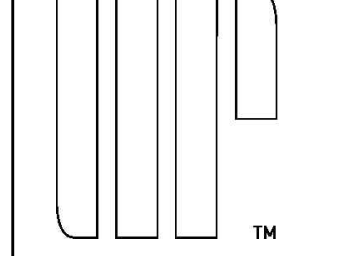
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1	20210924	Permit Comments

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