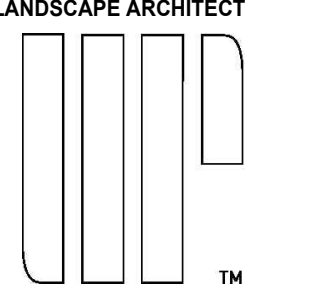


FOR REFERENCE ONLY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
M	IRRIGATION NOTES & SPECIFICATIONS				unless otherwise specified in the plans.				INSTALLATION				<p>Solvent Weld Pipe: Cut all pipe square and deburr. Clean pipe and fittings of foreign material then apply a small amount of primer while ensuring that any excess is wiped off immediately. Primer should not puddle or drip from pipe or fittings. Next apply a thin coat of PVC cement, first apply a thin layer to the pipe, next a thin layer inside the fitting, and finally another very thin layer on the pipe. Insert the pipe into the fitting. Insure that the pipe is inserted to the bottom of the fitting, then turn the pipe a 1/4 turn and hold for 10 seconds. Make sure that the pipe doesn't recede from the fitting. If the pipe isn't at the bottom of the fitting upon completion, the glue joint is unacceptable and must be discarded.</p> <p>Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.</p>			
L	The system has been designed to conform with the requirements of all applicable codes, laws, ordinances, rules, regulations and conventions. Should any conflict exist, the requirements of the codes shall prevail. It is the responsibility of the owner/installation contractor to ensure the entire system is installed as designed. Irrigation contractor responsible for obtaining all required permits according to federal, state and local laws.				WRING				Run wires alongside the mainline. At all turns in direction and at all valve boxes provide 30 linear inches of wire slack. Make electrical connections with 3MDOBY/R connectors.				Pipes must cure a minimum of 30 minutes prior to handling and placing into trenches. A longer curing time may be required; refer to the manufacturer's specifications. The pipe must cure a minimum of 24 hours prior to filling with water.			
K	The certification shall be current and in good standing.				SPARE WIRES				BACKFILL				<p>The Backfill 6" below, 6" above, and around all piping shall be of clean sand and anything beyond that in the trench can be of native material but nothing larger than 2" in diameter. In all planting beds backfill all trenches to 85% Proctor and all trenches under hardscape to be backfilled and compacted to 95% Proctor.</p>			
J	THE WORK				TWO-WIRE PATH GROUNDING				Mainline pipe depth measured to the top of pipe shall be:				<p>INSPECTIONS AND COORDINATION MEETINGS REQUIRED – Contractor is required to schedule, perform, and attend the following, and demonstrate to the owner and/or owner's representative to their satisfaction, as follows:</p>			
I	The work specified in this section consists of furnishing all components necessary for the installation, testing, and delivery of a complete, fully functional automatic landscape irrigation system that complies with the Irrigation plans, specifications, notes, and details. This work shall include, but not be limited to, the providing of all required material if applicable (pump(s), backflows, pipes, valves, fittings, controllers, wire, primer, glue, etc.), layout, protection to the public, excavation, assembly, installation, backfilling, compacting, repair of road surfaces, controller and low voltage feeds to valves, cleanup, maintenance, guarantee and as-built plans.				CONTRACTOR AND PUMP STATION CONTROL PANEL GROUNDING				Lateral line depths measured to top of pipe shall be:				<p>1. Pre-construction meeting – Designer and contractor to review entire install process and schedule with owner/general contractor.</p> <p>2. Mainline installation inspection(s) – All mainline must be inspected for proper pipe, fittings, depth of coverage, backfill, and installation method.</p> <p>3. Mainline pressure test – All mainline shall be pressure tested according to design requirements.</p> <p>4. Flow meter calibration – All flow meters must be calibrated. A certified calibration report shall be provided for all flow meters.</p> <p>5. Backflow assembly testing – All newly installed backflow assemblies must be tested. The test results shall be provided (in writing) to the owner and/or owner's representative verifying that State of Florida requirements have been met.</p> <p>6. USDA soil quality tests for infiltration/texture</p> <p>7. Coverage and operational test</p> <p>8. Punch list inspection</p> <p>9. Final inspection</p>			
H	All irrigated areas shall provide 100% head-to-head coverage from a fully automatic irrigation system with a rain/freeze shut off device. The rain sensor shall be installed to prevent activation by adjacent heads and in a visually un-obtrusive location approved by owner. Zones are prioritized first by public safety and then by hydraulic concerns. This sequencing will be a mandatory punch list item.				SOIL MOISTURE SENSOR				FLUSHING				<p>FINAL ACCEPTANCE</p> <p>Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.</p>			
G	These plans have been designed to satisfy/exceed the Florida Building Code (FBC) Appendix F and the Florida Irrigation Society Standards and Specifications for Turf and Landscape Irrigation Systems, fourth edition. All products should be installed per manufacturer's recommendation. Contractor shall verify all underground utilities 72 hours prior to commencement of work.				LAYOUT				TESTING				<p>GUARANTEE</p> <p>The irrigation system shall be guaranteed for a minimum of one calendar year from the time of <u>final acceptance</u>.</p>			
F	It is the responsibility of the irrigation contractor to familiarize themselves with all grade differences, location of walls, retaining walls, structures and utilities. Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstruction, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions, or differences, should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.				PLACE ALL IRRIGATION SYSTEM MAINLINES AND LATERAL LINES. MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED TO TAKE INTO ACCOUNT ALL SITE OBSTRUCTIONS AND LIMITATIONS PRIOR TO EXCAVATING TRENCHES.				SCHEDULE TESTING WITH OWNER'S REPRESENTATIVE A MINIMUM OF THREE (3) DAYS IN ADVANCE OF TESTING.				<p>MINIMUM RECOMMENDED IRRIGATION MAINTENANCE PROCEDURES</p>			
E	Irrigation contractor shall repair or replace all items damaged by their work. Irrigation contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.				VALVES				OPERATIONAL TESTING				<p>1. Every irrigation zone should be checked monthly and have written reports generated describing the date(s) each zone was inspected, problems identified, date problems repaired, and a list of materials used in the repair. At minimum, these inspections should include the following tasks:</p>			
D	The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.				EQUIPMENT				SUBMITTALS				<p>2. Check controller grounds for resistance (10 ohms or less) once per year. Submit written reports to owner and/or owner's representative.</p> <p>3. Check rain shut off device monthly to ensure proper function.</p> <p>4. Inspect all filters monthly. Clean, repair, or replace as needed.</p> <p>5. Inspect backflow assembly by utilizing a licensed backflow inspector. Inspections should be done annually, at minimum.</p> <p>6. Inspect all valve boxes to ensure they are in good condition, lids are in place and locked.</p> <p>7. Exercise all gate valves per manufacturer guidelines and recommendations to prevent valves from seizing.</p> <p>8. Check pump stations for proper operation, pressures, filtration, settings, etc. Refer to pump station operation manual as needed.</p> <p>9. Check and clean intake screens on all suction lines quarterly, at minimum. Clean and/or repair, as needed.</p> <p>10. Winterize as weather in your area dictates. Follow manufacturer recommendations and blow out all lines and equipment using compressed air. Perform seasonal startup of system as per manufacturer recommendations.</p> <p>11. Conduct additional inspections, maintenance tasks, etc. that are particular for your site.</p>			
C	POINTS OF CONNECTION (P.O.C.)				TRENCING				PRE-CONSTRUCTION				<p>PROBABLY LOCATE ALL MAINLINES, SLEEVES, REMOTE CONTROL VALVES, GATE VALVES, INDEPENDENT WIRE RUNS, WIRE SPICE BOXES, CONTROLLERS, HIGH VOLTAGE SUPPLY SOURCES/CONDUIT PATH, CONTROL MECHANISMS, SENSORS, WELLS AND WATER SOURCE CONNECTIONS, INCLUDING BACKFLOW (IF APPLICABLE). THE COMPLETED AS-BUILT SHALL BE DELIVERED DIGITALLY TO THE OWNER AS A PDF FILE.</p>			
B	The P.O.C. shall be a proposed Skyharvester 7.5HP centrifugal pump station model #SHLV-1-(7K)-7.5-240-1-55-65, drawing water from proposed rainwater harvesting (and condensate collection) storage cisterns. Collected rainwater shall be pre-treated prior to conveyance to the cistern by WISY Vortex (or similar, by others, see MEP/Structural plans) filter. The pump station shall provide 55 GPM @ 65 PSI downstream of the pump discharge.				ELECTRICAL POWER SUPPLY				<p>FOR CONSUMER USE ONLY</p> <p>ARCHITECT INTERIOR DESIGNER LANDSCAPE ARCHITECT</p>  <p>LUIS FELIPE NEIVA SILVERA 28 STAR ISLAND MIAMI BEACH, FL 33139</p> <p>DESIGN ARCHITECT: 109 HATFIELD STREET GARDENS CAPE TOWN 8001, SOUTH AFRICA T: +27 (0)21 488 4400</p> <p>STRUCTURAL ENGINEER: YHCE ENGINEERING 99 NW 27 AVENUE MIAMI, FL 33125 T: (305) 989-YHCE F: (305) 989-8453</p> <p>MEP ENGINEER: CREDO Consulting Engineers, LLC 800 EAST BROWARD BLVD, SUITE 601 FORT LAUDERDALE, FL 33301 T: (854) 783-2246 F: (854) 783-2247</p> <p>CIVIL ENGINEER: OCEAN ENGINEERING INC. 8101 BISCAWAY BLVD., UNITE 508 MIAMI, FL 33138 T: (786) 518-2008</p> <p>LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arreaga 27, San Angel Mexico City, CP 01000, Mexico T: +52 5025 9105</p>							
A	Mainline, cistern potable back-up and potable pool/water feature supply shall be Sch 40 solvent-weld PVC with Sch 40 PVC solvent-weld fittings (size per plans).				<p>Contractor shall coordinate their work with other contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.</p> <p>The contractor shall take immediate steps to repair, replace, or restore all services to any utilities which are disrupted due to their operations. All costs involved in disruption of service and repairs due to negligence on the part of the contractor shall be their responsibility.</p>				<p>Contractor shall backfill all piping, both mainline and laterals, prior to performing any pressure tests. The pipe shall be backfilled with the exception of 2' on each side of every joint (bell fittings, 90's, tees, 45's, etc.). These joints shall not be backfilled until all piping has satisfactorily passed its appropriate pressure test as outlined below.</p> <p>Prior to the placement of valves, flush all mainlines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.</p> <p>Prior to the placement of heads, flush all lateral lines for a minimum of 10 minutes or until lines are completely clean of debris, whichever is longer.</p> <p>Use screens in heads and adjust heads for proper coverage avoiding excess water on walls, walks and paving.</p>				<p>Final acceptance of the irrigation system will be given after the following documents and conditions have been completed and approved. Final payment will not be released until these conditions are satisfied.</p> <p>1. All above inspections are completed, documented, and approved by owner.</p> <p>2. Completion and acceptance of 'as-built' drawings.</p> <p>3. Acceptance of required controller charts and placement inside of controllers.</p> <p>4. All other submittals have been made to the satisfaction of the owner.</p>			



U-2101FL
PROJECT NO:
September 24, 2021
DATE

TPP/JJ
DRAWN / CHECKED

IRRIGATION NOTES

IR111



GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT CITY OF MIAMI BEACH AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.
4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.
5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.
7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.
8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.
9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.
10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.
2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.
3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINEER OF RECORD.)
5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

- THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.
- INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:
- 1.) STORM DRAINAGE
 - 2.) SANITARY SEWER
 - 3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
 - 4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - 5.) ASPHALTIC CONCRETE
 - 6.) FINAL WALK-THROUGH INSPECTION
 - 7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES
 - A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.
 - B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

- A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.
- B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP
 - A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
 - B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.
 - C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.
 - D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
 - E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.
2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
3. PROJECT RECORD DOCUMENTS
 - A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.
 - B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.
4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.
2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

- A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
- B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
- C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.
- D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER CITY OF MIAMI BEACH STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.
- E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.
- F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.
- G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

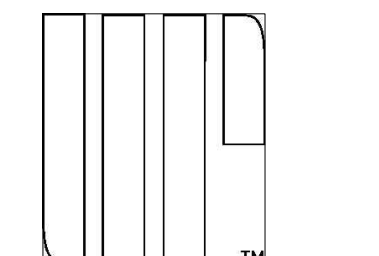
- A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.
- B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

2. TRAFFIC SIGNS

- A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.
- B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

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 NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139
DESIGN ARCHITECT:

109 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 458 4400

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-7HCE 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., UNITE 508
MIAMI, FL 33138
T: (786) 518-2008

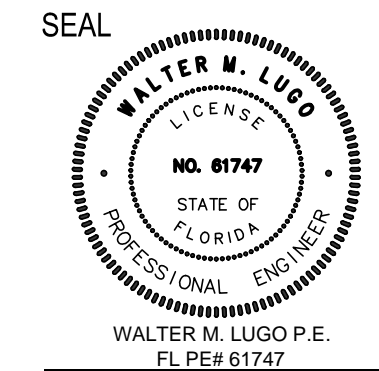
LIGHTING CONSULTANT:

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

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS	
ID	Description

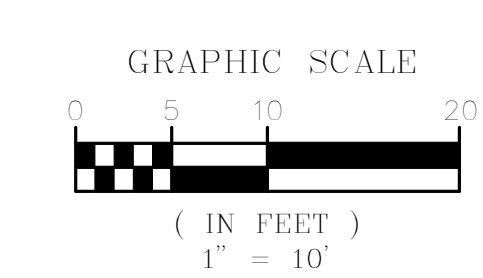
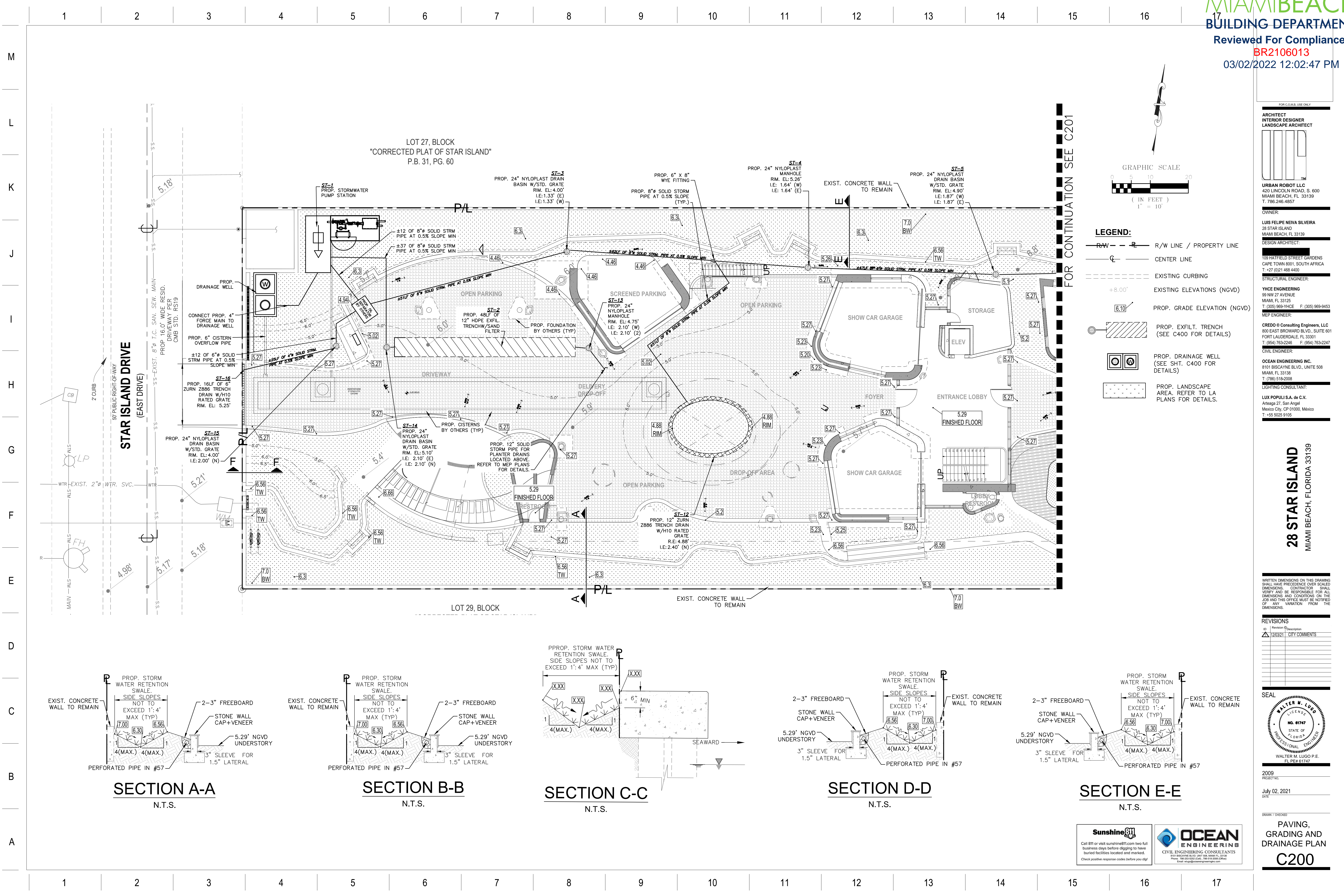


2009
PROJECT NO.
July 02, 2021
DATE

DRAWN / CHECKED

GENERAL NOTES AND SPECIFICATIONS
C100





LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. GRADE ELEVATION (NGVD)
- PROP. EXFIL. TRENCH (SEE C400 FOR DETAILS)
- PROP. DRAINAGE WELL (SEE SHT. C400 FOR DETAILS)
- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.

FOR CONTINUATION SEE C201

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 NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:
[Redacted]

STRUCTURAL ENGINEER:
YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-7152 F: (305) 969-9453
MEP ENGINEER:
CREDO Consulting Engineers, LLC
800 EAST BROWARD BLVD., SUITE 601
FORT LAUDERDALE, FL 33301
T: (954) 783-2246 F: (954) 783-2247
CIVIL ENGINEER:
OCEAN ENGINEERING INC.
8101 BISCAMY BLVD., UNITE 508
MIAMI, FL 33138
T: (786) 518-2008

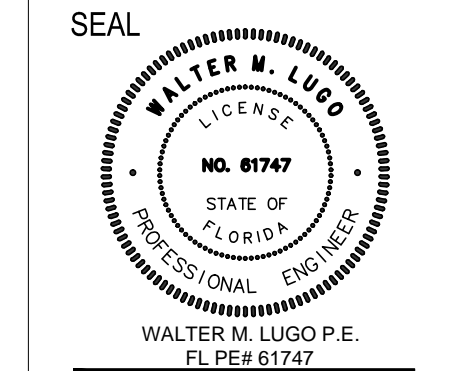
LIGHTING CONSULTANT:
LUX POPULI S.A. de C.V.
Arriaga 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 5025 9105

28 STAR ISLAND
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REVISIONS

No.	Revision Description
1	12/03/21 CITY COMMENTS

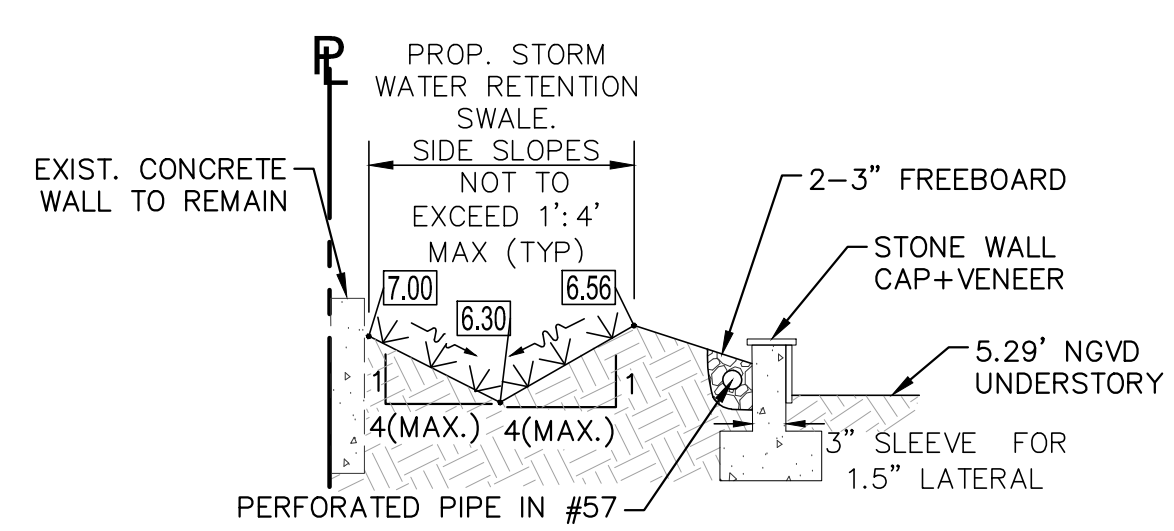


2009 PROJECT NO.
July 02, 2021 DATE

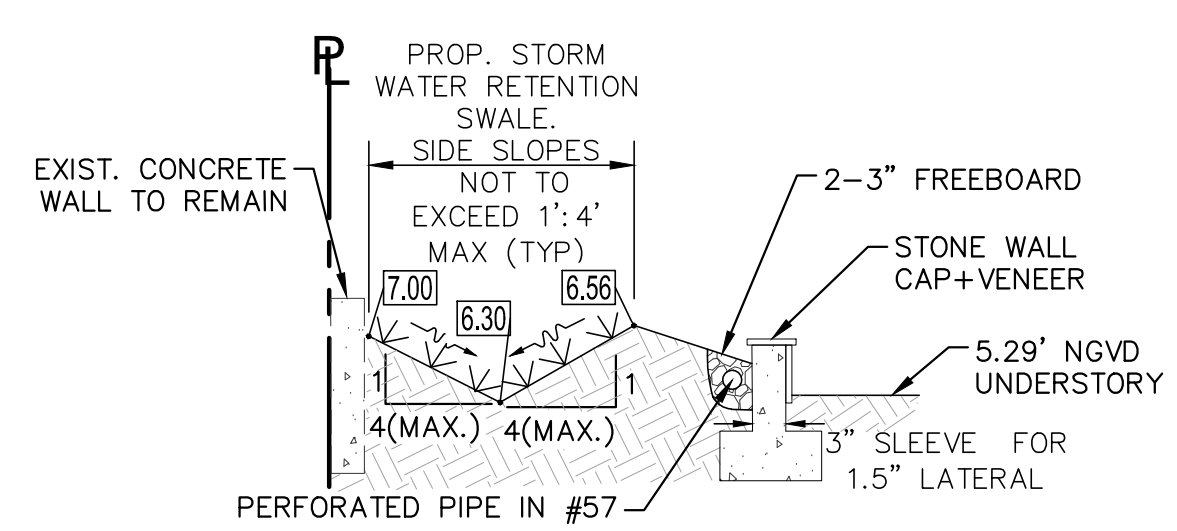
DRAWN / CHECKED:
PAVING, GRADING AND DRAINAGE PLAN
C200

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

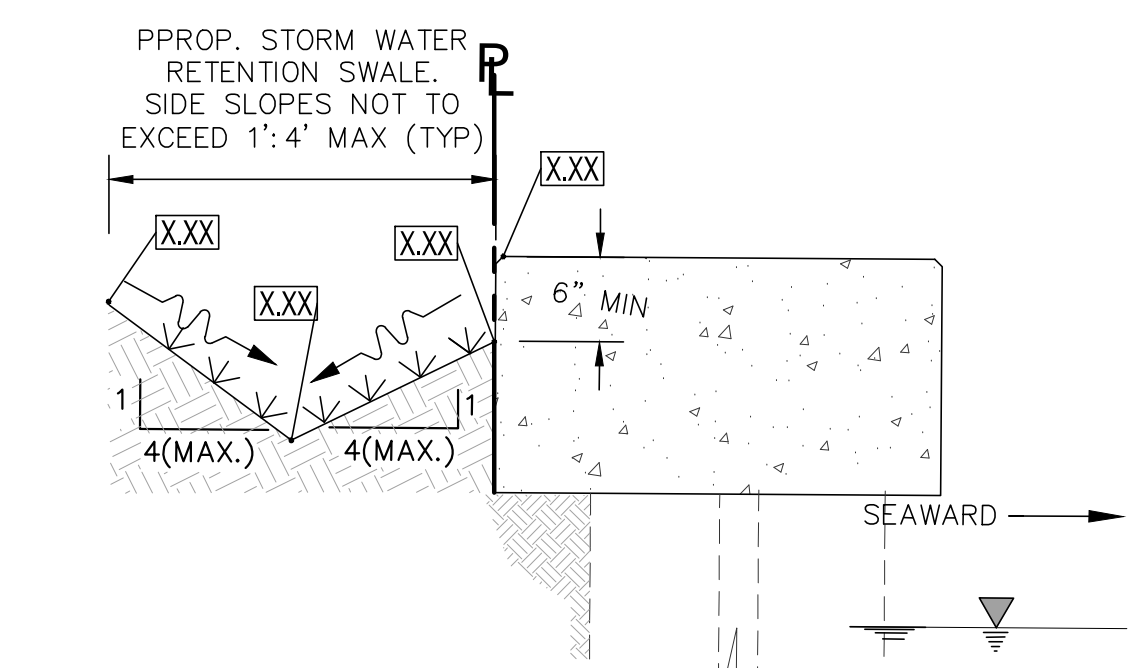
OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
1100 BISCAYNE BLVD., SUITE 1000 MIAMI, FL 33138
Phone: 786-252-0240, 786-518-2008 (Office)
Email: info@oceanengineering.com



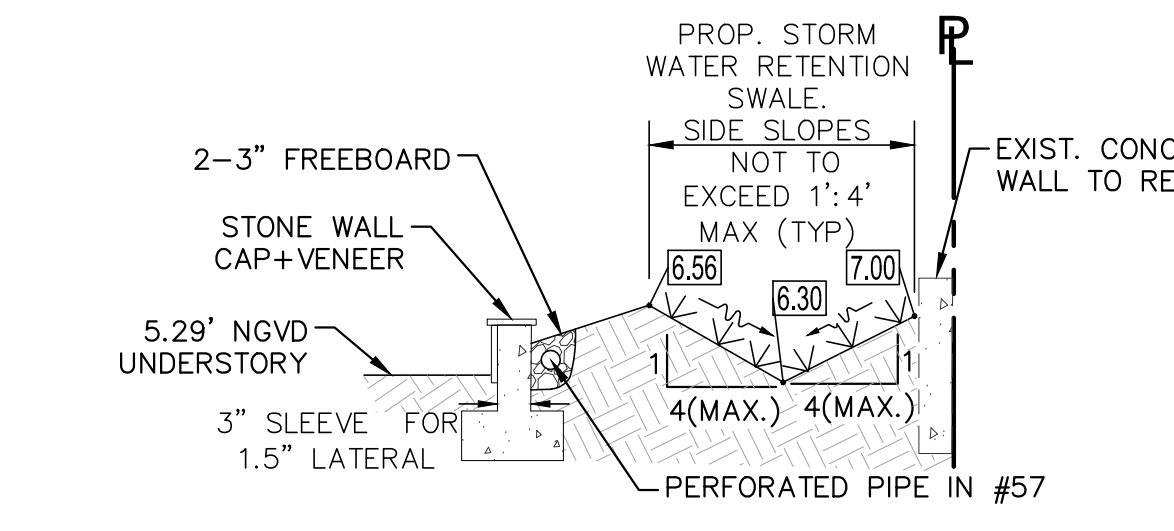
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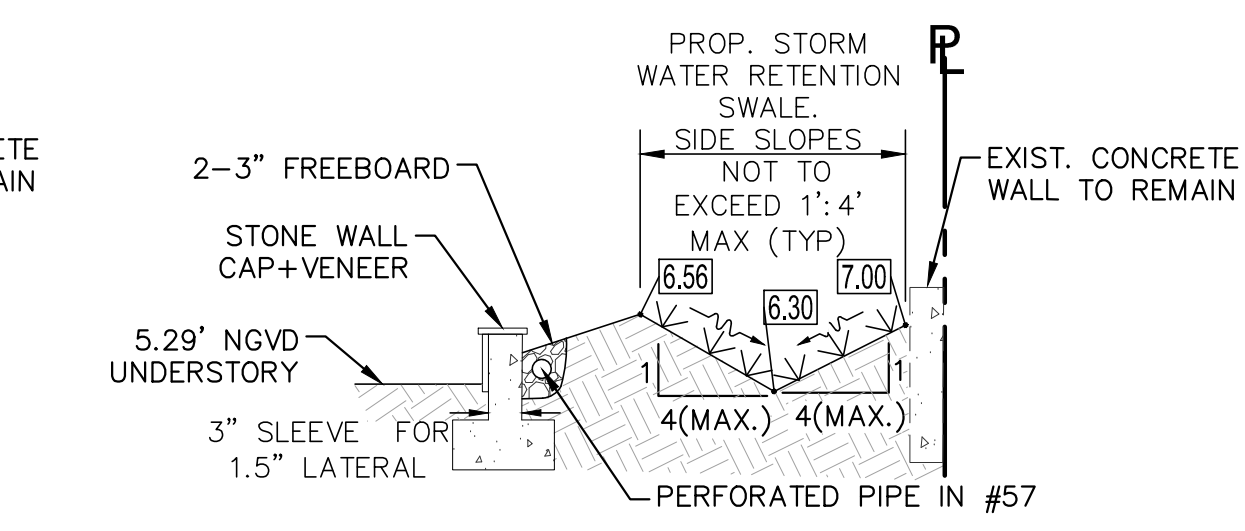
SECTION B-B
N.T.S.



SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



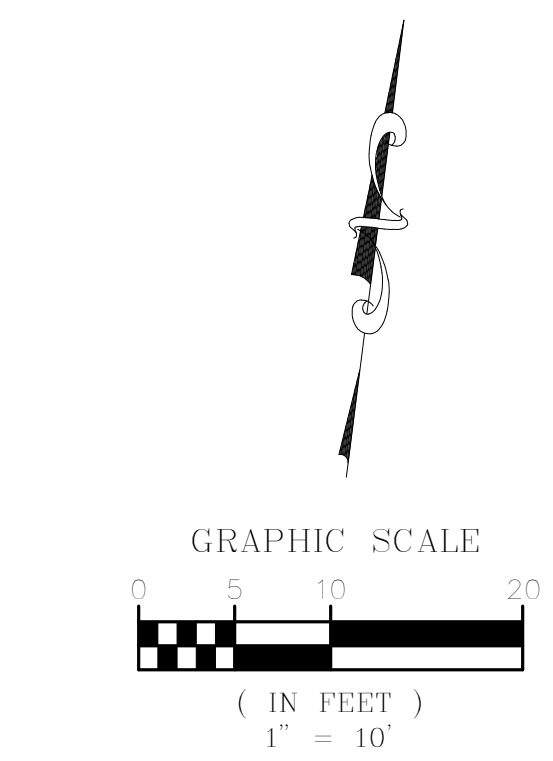
SECTION E-E
N.T.S.



FOR CONTINUATION SEE C200

BISCAYNE BAY

PROP. SEAWALL UNDER SEPARATE PERMIT BR1802635 & CL1 2021-0659



LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
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- PROP. LANDSCAPE AREA. REFER TO LA PLANS FOR DETAILS.

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INTERIOR DESIGNER
LANDSCAPE ARCHITECT

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420 LINCOLN ROAD, S. 600
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28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:
109 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.
Aristaga 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 5025 9105

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REVISIONS

NO.	REVISION	DESCRIPTION
1	12/23/21	DERM COMMENTS

SEAL

WALTER M. LUGO P.E.
FL PE# 61747

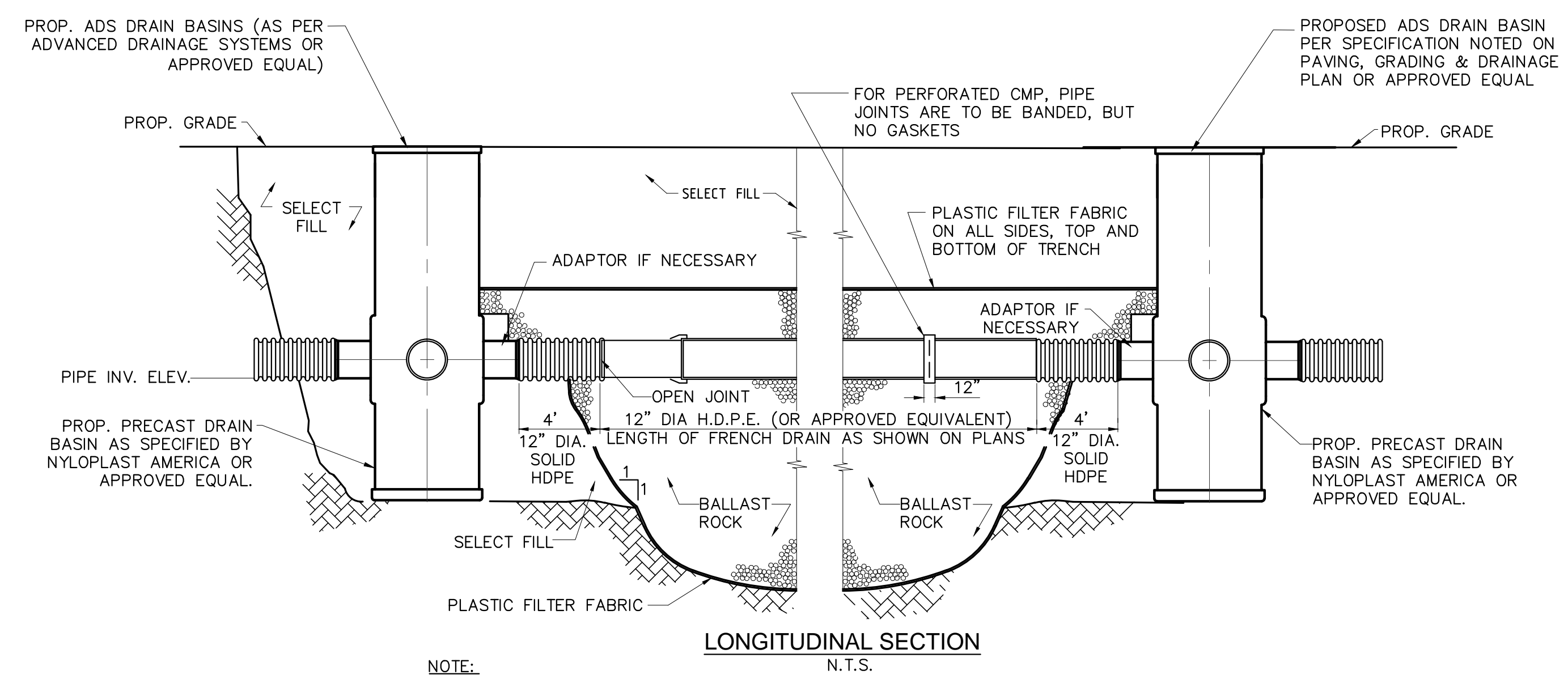
2009 PROJECT NO.
July 02, 2021 DATE

DRAWN / CHECKED:
PAVING, GRADING AND DRAINAGE PLAN
C201

Sunshine811
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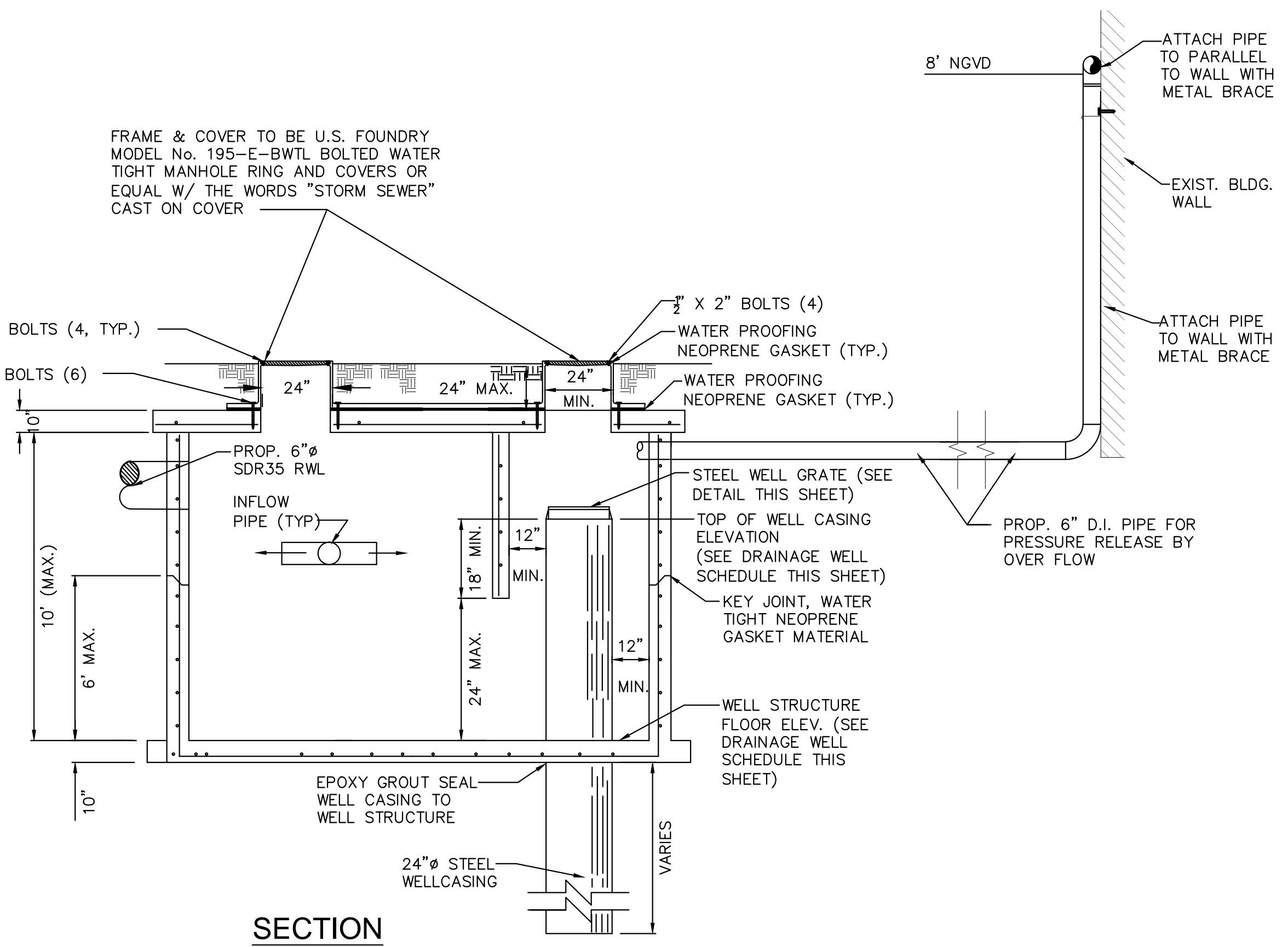
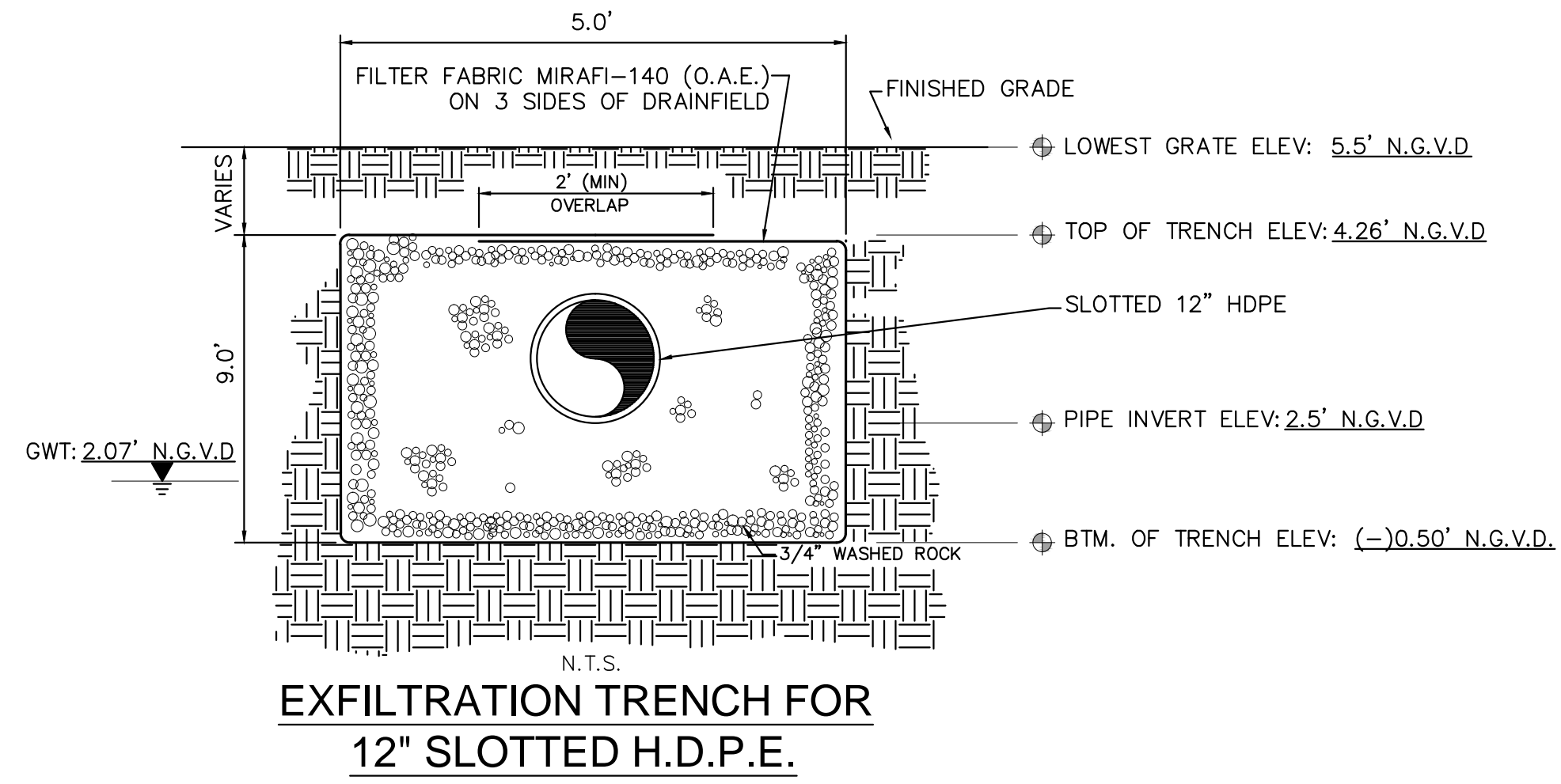
OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
8111 BISCAYNE BLVD., UNIT 508, MIAMI, FL 33138
Phone: 786-255-8222 (Call), 786-518-2008 (Fax)
Email: info@oceanengineering.com

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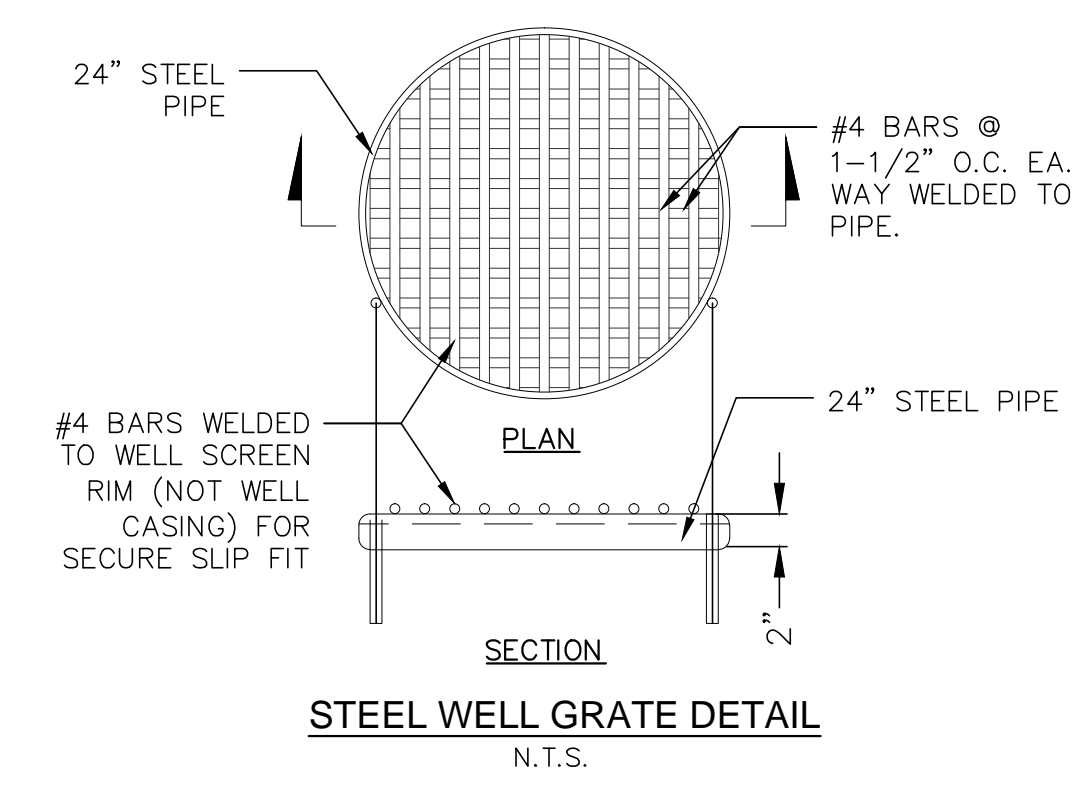
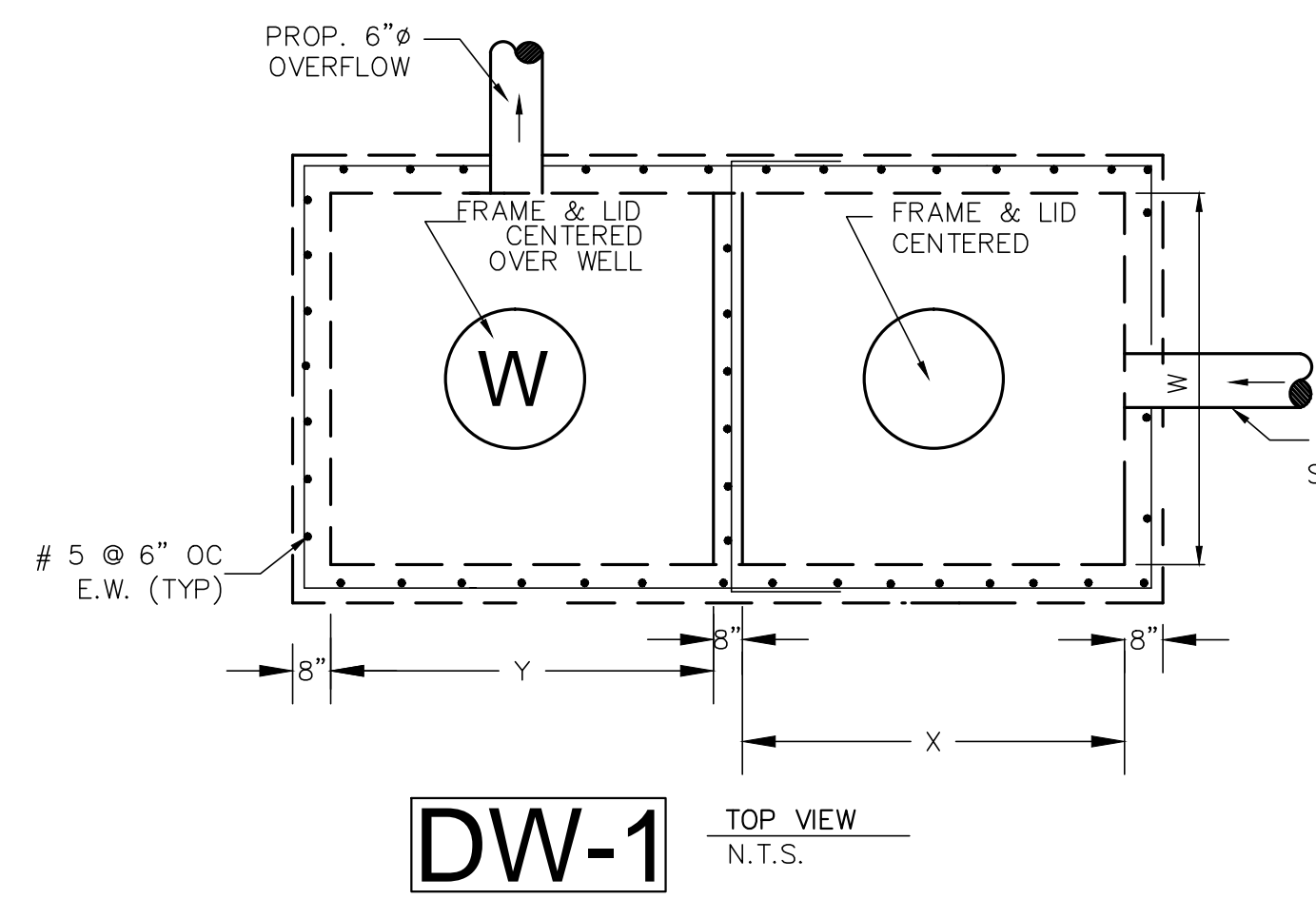
NOTE:
AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



STORM DRAINAGE DISPOSAL WELL
N.T.S.

- NOTES FOR DRAINAGE WELL :**
- INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ...".
 - BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
 - UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED **WELL RECHARGE RATE OF 350 GPM/FT OF HEAD** CANNOT BE ACHIEVED, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
 - STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.



STRUCT. NO.	FRAME & LID	W	X	Y	INVERTS				M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS	
					W	E	S	N					OVERFLOW
DW-1	USF E-BWTL	5.0'	5.0'	5.0'	3.20' (6")					6.00'	3.00'	-0.5'	

FOR C.O.M.A. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT

URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33138
T: 786.246.4857

OWNER:
LUIS FELIPE NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33138
DESIGN ARCHITECT:

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

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FORT LAUDERDALE, FL 33301
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CIVIL ENGINEER:

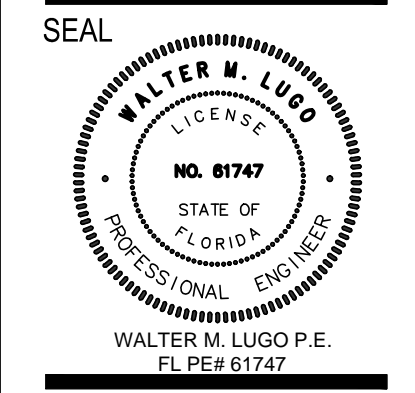
OCEAN ENGINEERING INC.
8101 BISCAYNE BLVD., UNITE 508
MIAMI, FL 33138
T: (786) 518-2008

LIGHTING CONSULTANT:
LUX POPULI S.A. de C.V.
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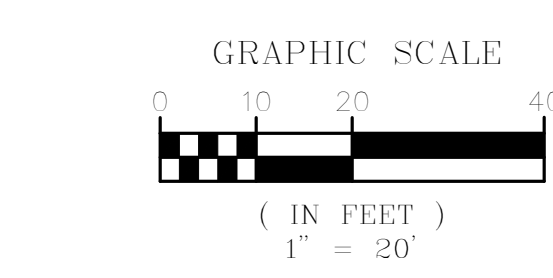
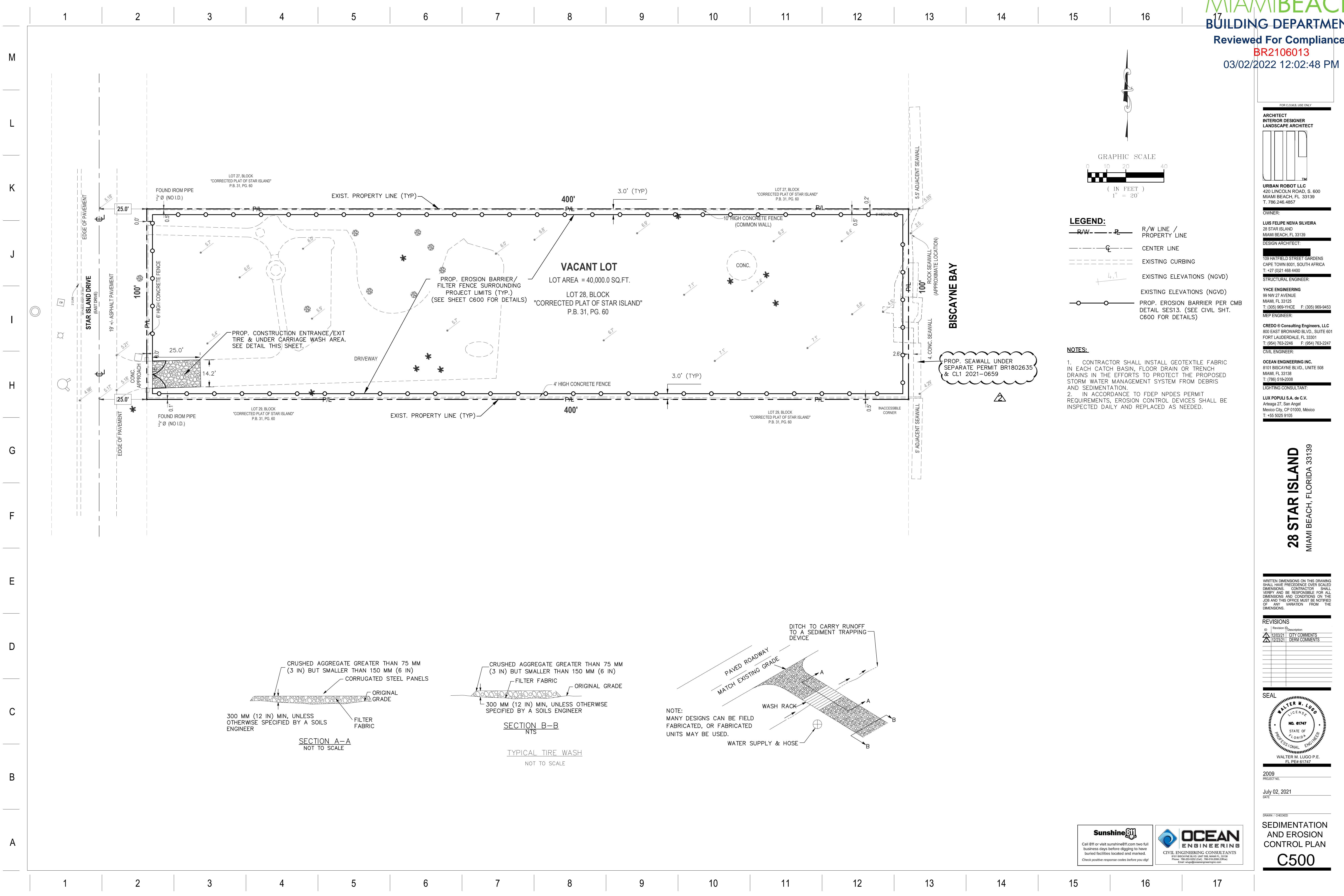
REVISIONS	ID	Revision	Description



2009 PROJECT NO.
July 02, 2021 DATE

DRAWN / CHECKED
DRAINAGE DETAILS
C400



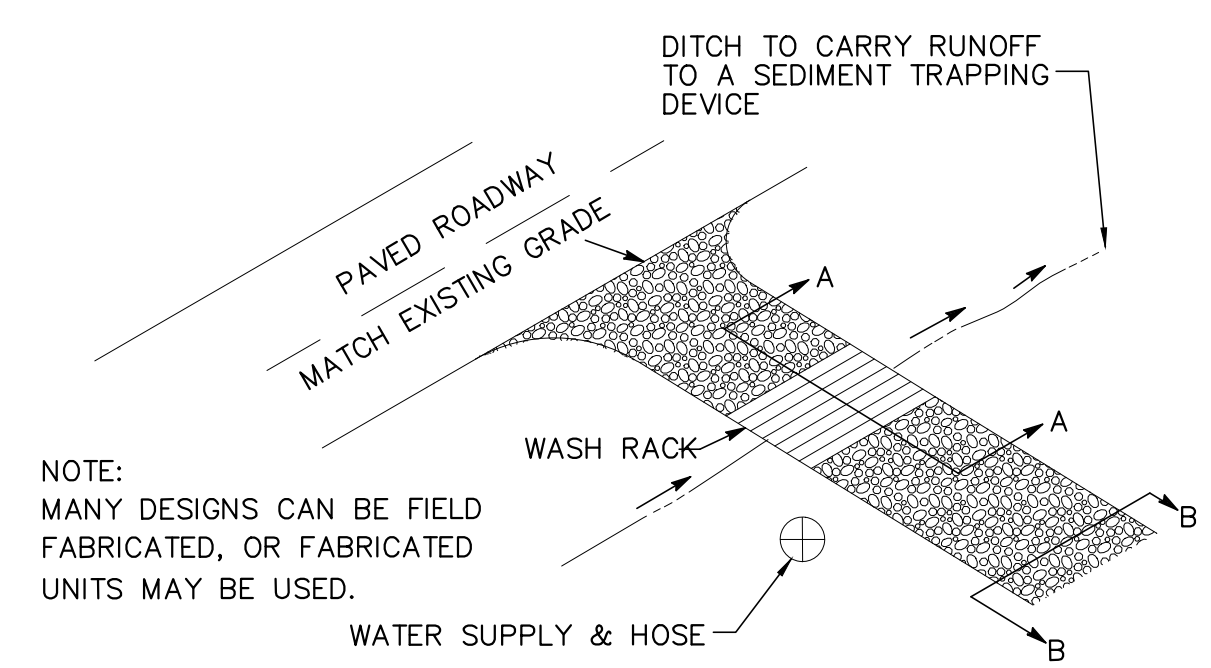
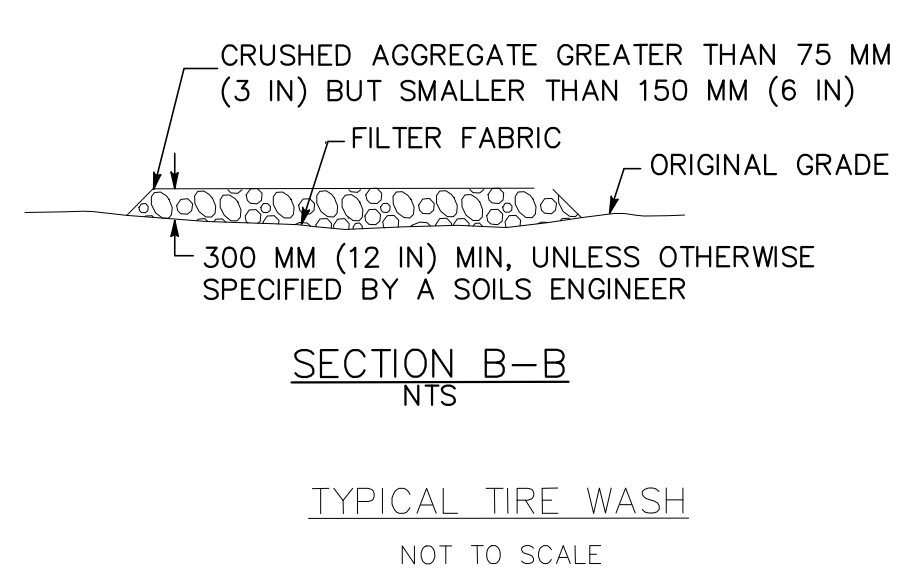
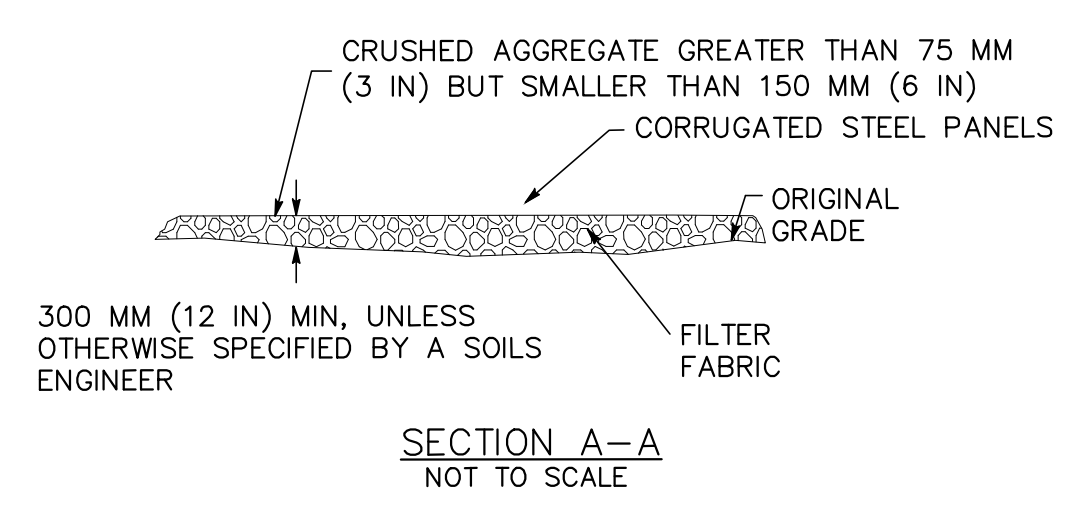


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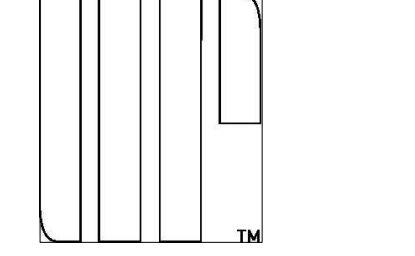
- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NGVD)
- PROP. EROSION BARRIER PER CMB DETAIL SES13. (SEE CIVIL SH. C600 FOR DETAILS)

NOTES:

1. CONTRACTOR SHALL INSTALL GEOTEXTILE FABRIC IN EACH CATCH BASIN, FLOOR DRAIN OR TRENCH DRAINS IN THE EFFORTS TO PROTECT THE PROPOSED STORM WATER MANAGEMENT SYSTEM FROM DEBRIS AND SEDIMENTATION.
2. IN ACCORDANCE TO FDEP NPDES PERMIT REQUIREMENTS, EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY AND REPLACED AS NEEDED.



FOR C.D.M.B. USE ONLY



ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT

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T. 786.246.4857

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MIAMI BEACH, FL 33139
DESIGN ARCHITECT:

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

STRUCTURAL ENGINEER:
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MIAMI, FL 33125
T: (305) 969-YHCE F: (305) 969-9453
MEP ENGINEER:

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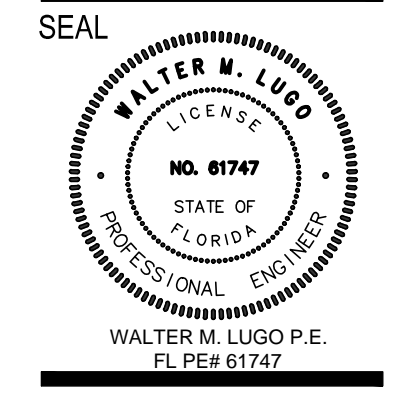
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MIAMI, FL 33138
T: (786) 518-2008

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1	12/03/21	CITY COMMENTS
2	12/23/21	PERM COMMENTS

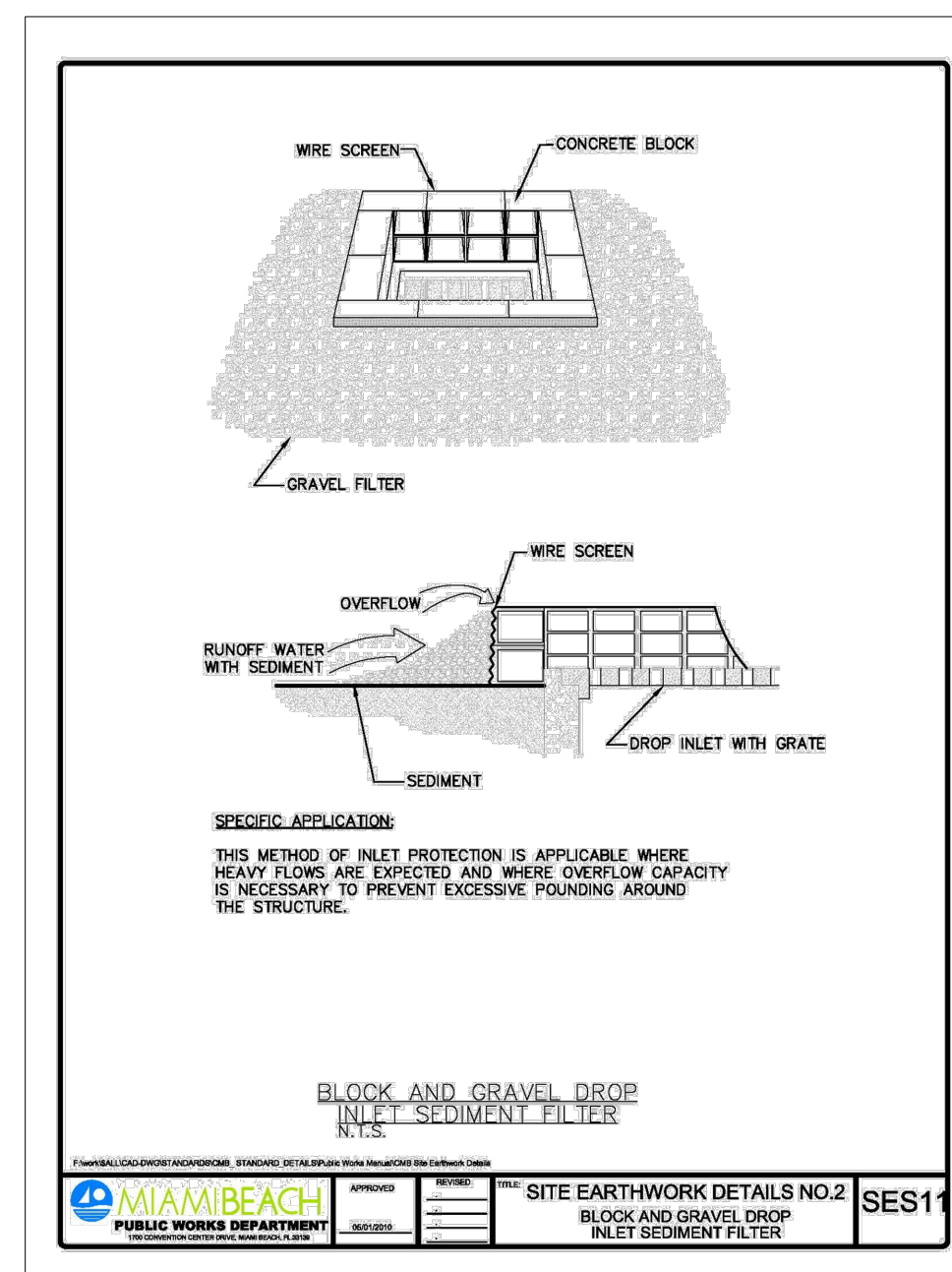
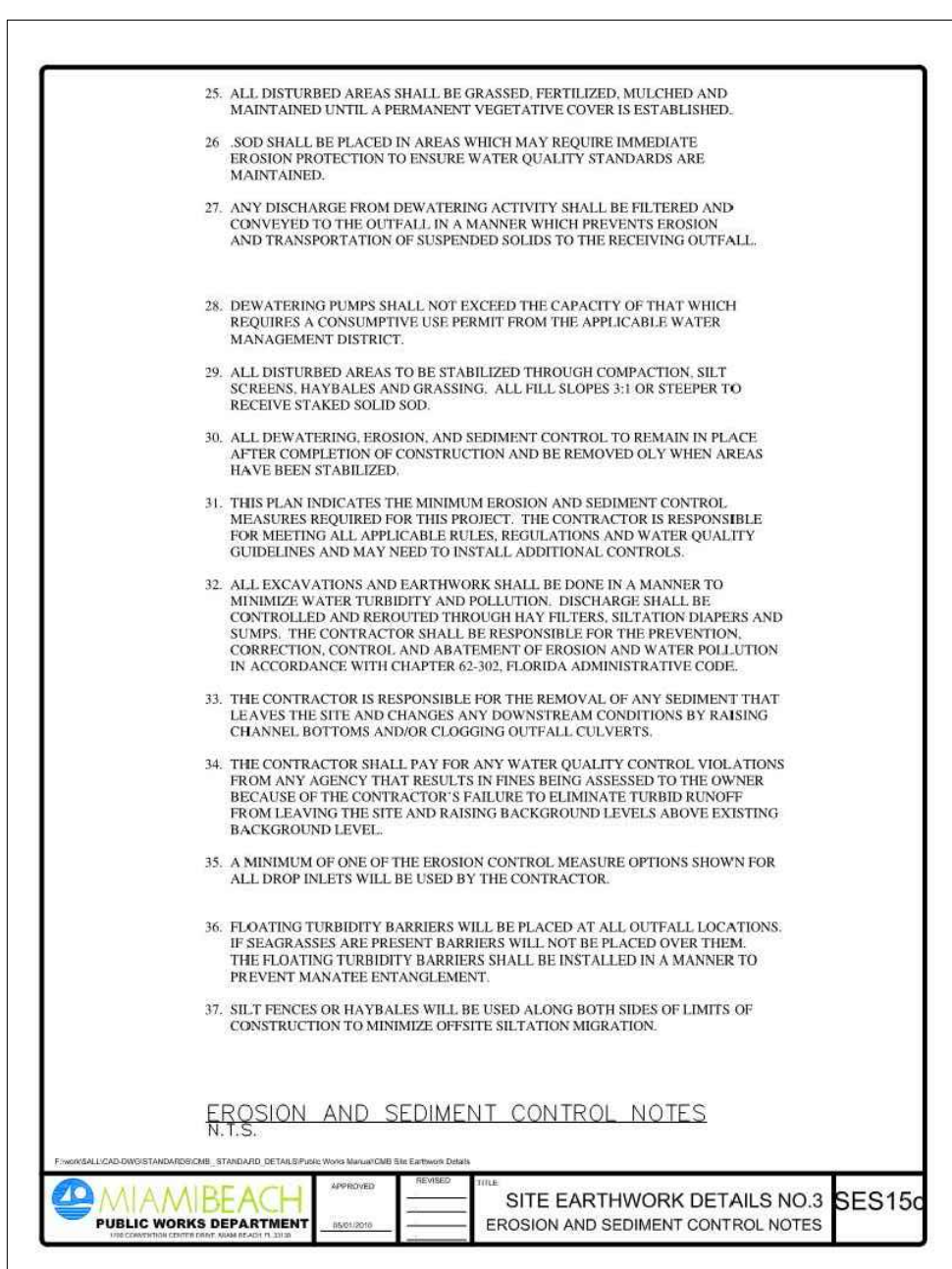
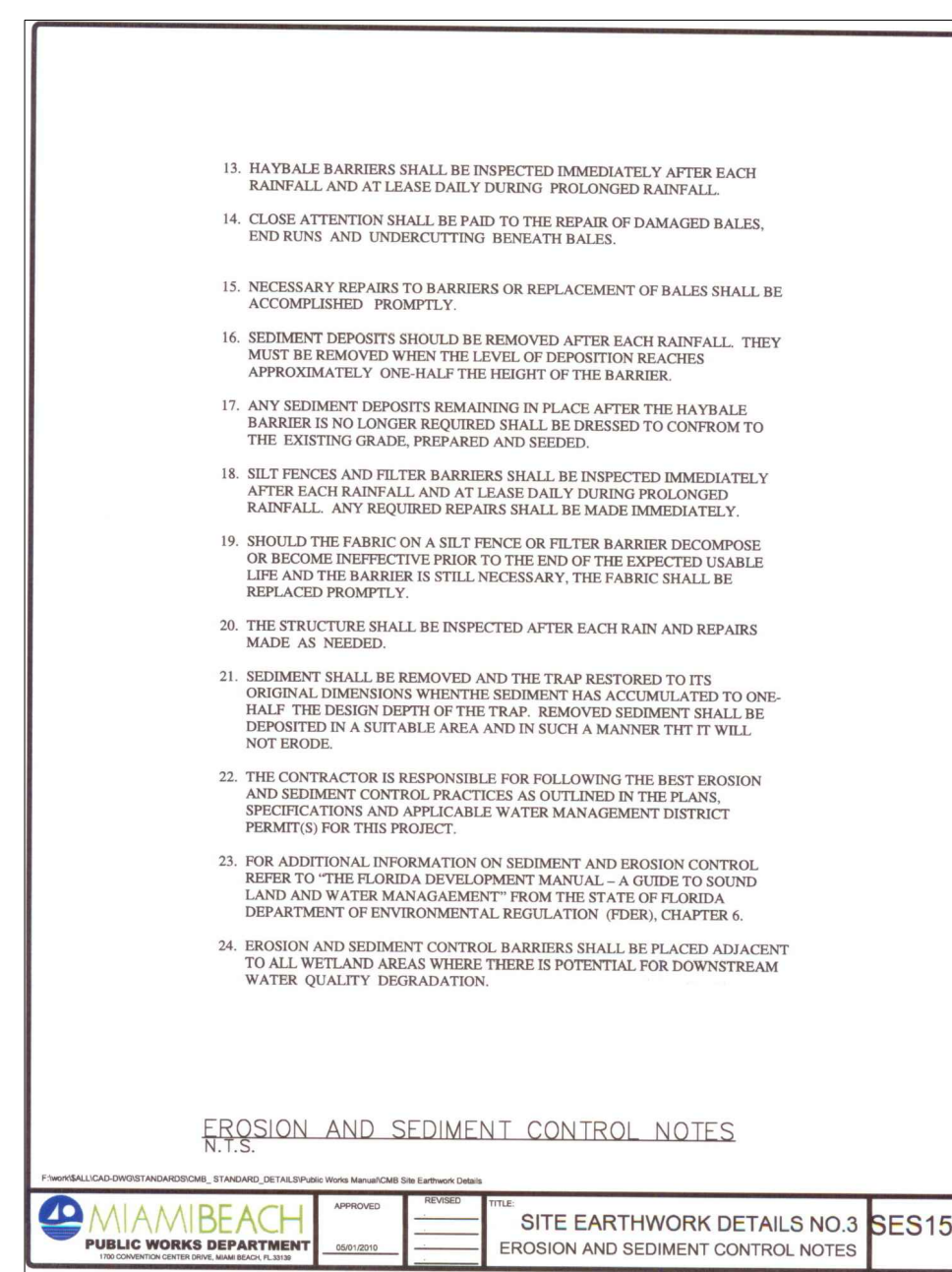
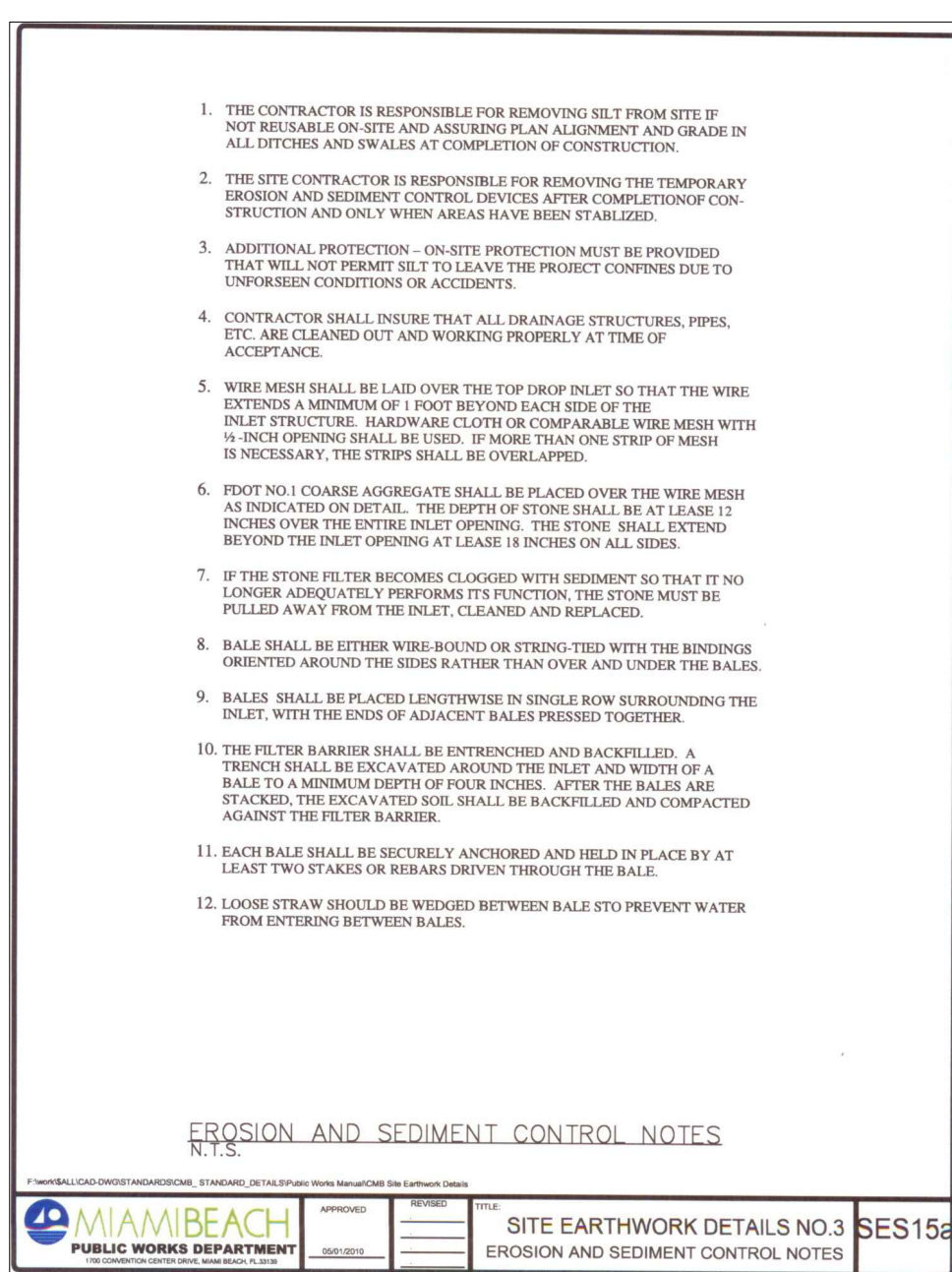
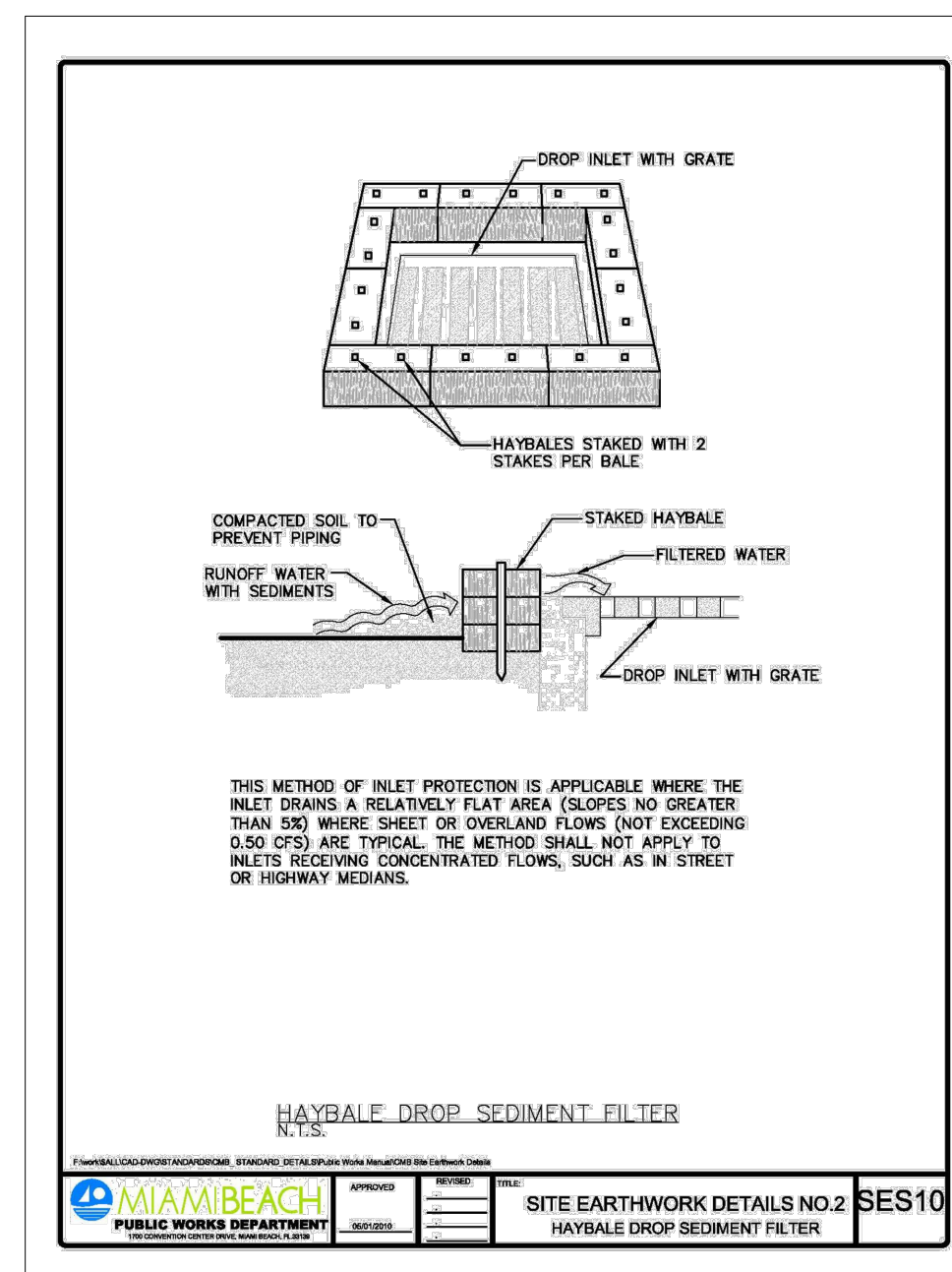
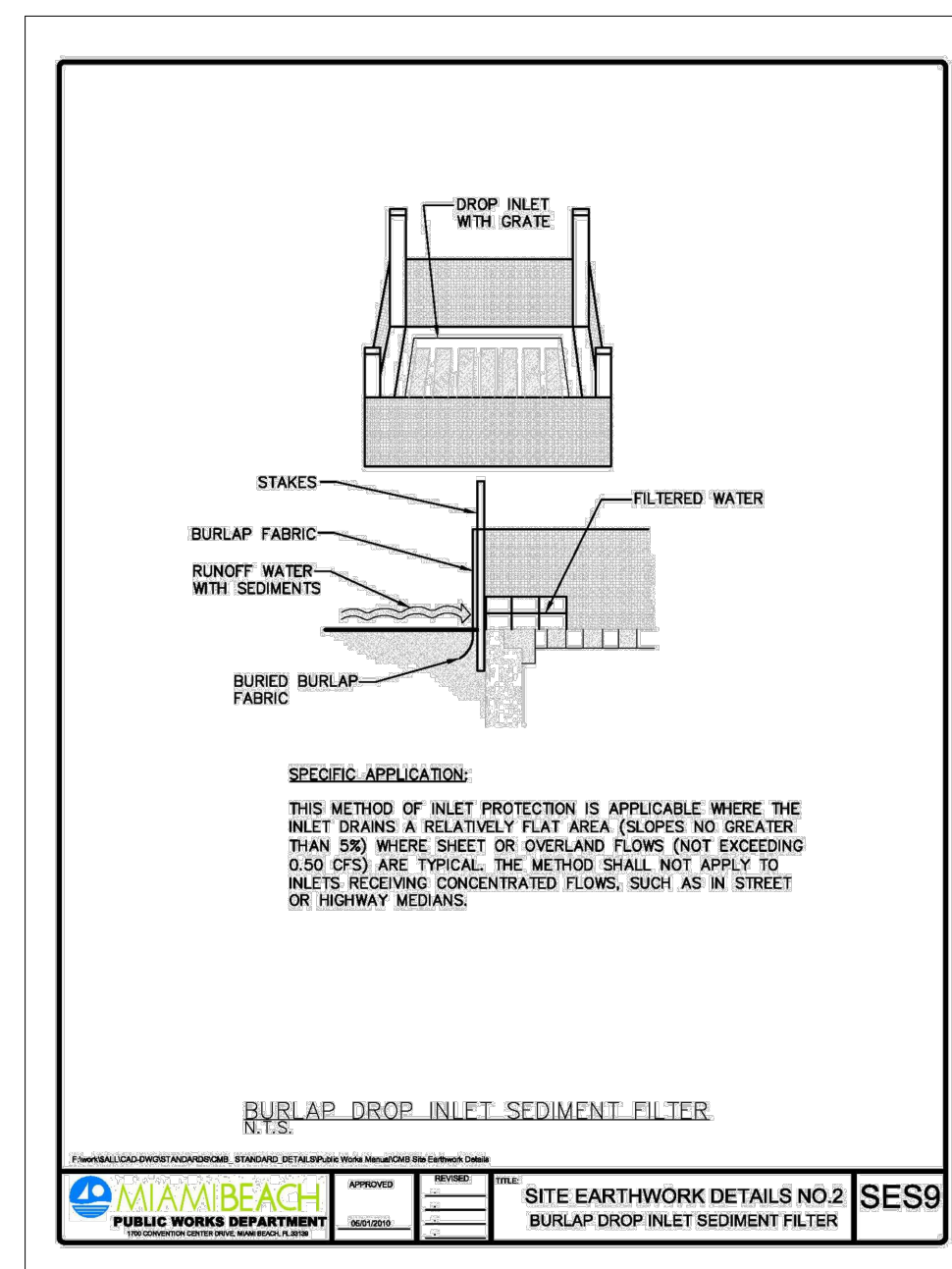
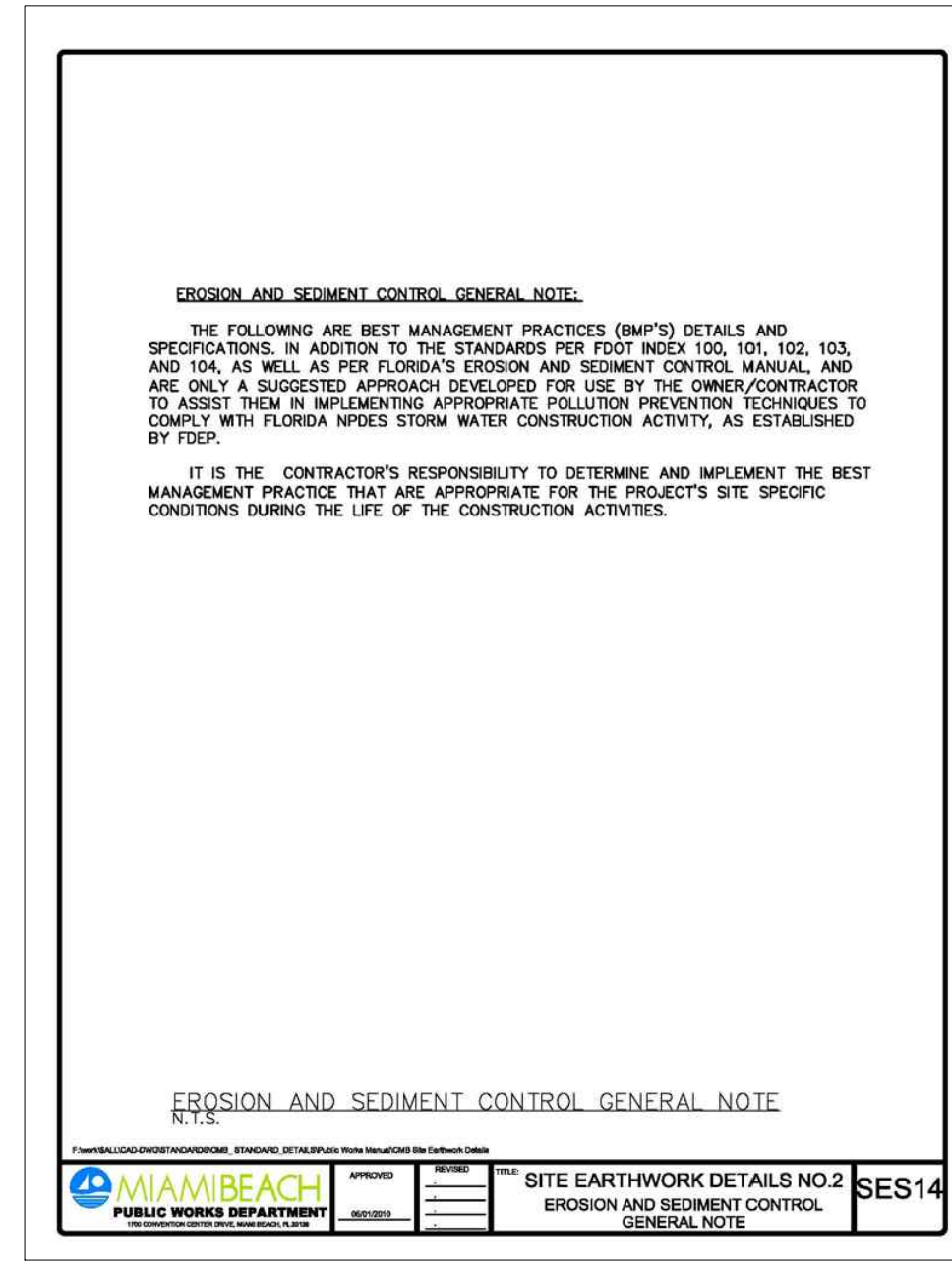
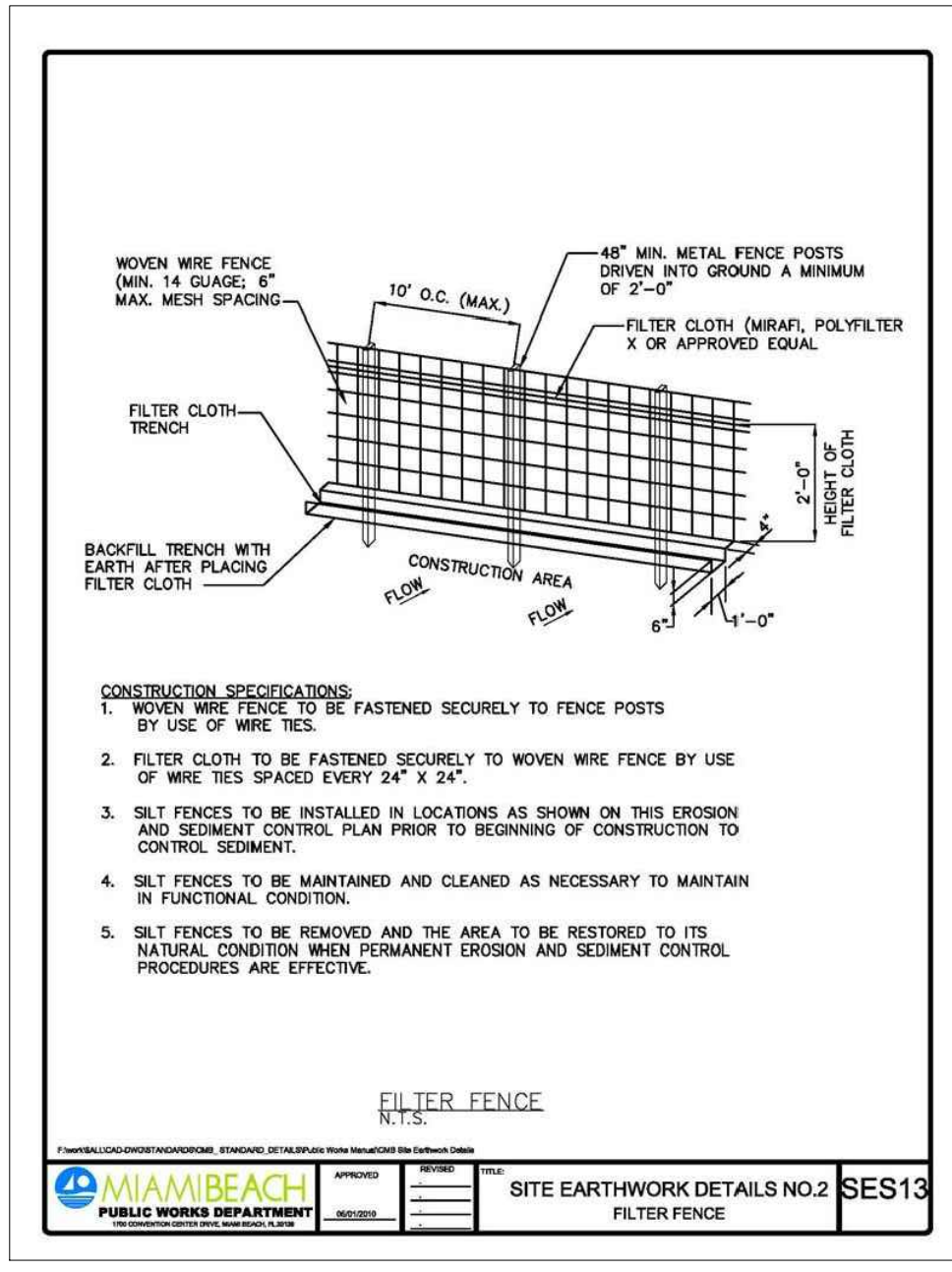


2009 PROJECT NO.
July 02, 2021 DATE

SEDIMENTATION AND EROSION CONTROL PLAN
C500



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A



FOR C.O.M.B. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT

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420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
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CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 468 4800

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

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FORT LAUDERDALE, FL 33301
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REVISIONS

NO.	REVISION DESCRIPTION
1	12/03/21 CITY COMMENTS

SEAL

WALTER M. LUGO P.E.
FL #E 81747

2009
PROJECT NO.
July 02, 2021
DATE

DRAWN / CHECKED:

SEDIMENTATION AND EROSION CONTROL NOTES

C600

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

OCEAN ENGINEERING
CIVIL ENGINEERING CONSULTANTS
4000 N.W. 11th St., Suite 100, Miami, FL 33150
Phone: 786-253-0222 (Fax): 786-416-2038 (Cell): Email: margo@oceanengineering.com

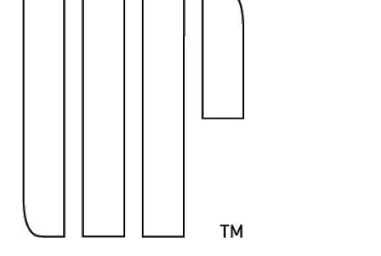


GENERAL LANDSCAPE NOTES

- REFER TO ARCHITECTURE FOR SITE, BUILDING, AND ZONING INFORMATION.
- The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
 - The Contractor is responsible to ensure proper watering and maintenance of new and relocated materials during the warranty period.
 - Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner immediately.
 - All planting materials shall meet or exceed Florida Grade # 1 as specified in Grades and Standards for Nursery Plants and Part II, Palms and Trees, current edition.
 - Contractor shall familiarize himself/herself with existing site conditions prior to initiating planting. All existing site furnishings, paving, landscape and other elements to remain shall be protected from any damage throughout all construction phases unless otherwise noted.
 - Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the Contractor's own work. Landscape contractor shall provide schedule of his/her works two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
 - Contractor shall be responsible to remove existing ground cover for all planting beds as specified prior to planting relocated material. Contractor shall be responsible to replace all portions of existing landscape and hardscape areas damaged while completing planting installation with same grass or materials species to the satisfaction of the Owner.
 - The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for the installation area.
 - All plant material that may need to be replaced shall be in full and strict accordance to Florida No. 1 grade, according to the "Grades and Standards for Nursery Plants", published by the Florida Department of Agriculture and Consumer Services, the project manual and/or specifications. Plant material in some cases may exceed Florida No. 1 grade in order to meet the minimum requirements for the project.
 - Landscape Contractor shall field stake the location of all plant material prior to initiating installation for the review and approval of the Owner and/or Landscape Architect.
 - Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner and the Landscape Architect.
 - Any substitutions in size and/or plant material must be approved by the Landscape Architect or Owner prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner before planting can begin. All plant materials will not include any plants considered to be invasive to South Florida's native plant communities.
 - Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
 - Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner to supplement irrigation watering and rainfall.
 - Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
 - Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner.
 - Landscape Contractor shall regrade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing plant material disturbed or damaged by plant removal, relocation, and/or installation work.
 - Guying / staking practices shall not permit nails, screws, wires etc. to penetrate outer surface of tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
 - Burlap material, wire cages, plastic straps, etc. must be cut and removed from top one (1/3) of root ball.
 - Trees grown in grow bags or grow bag type material are not allowed.
 - Plant size specifications take precedence over container size.
 - Contractor to verify quantities and report any discrepancies to Owner and/or Landscape Architect.
 - Remove and replace sidewalk. Reconstruct swale. Mill and resurface 2in. avg. using type S-III asphalt mix design on the driving lane. Any work and/or improvements to the right of way including landscaping and irrigation require a separate CMB Public Works Department ROW Construction Permit.
 - The locations of hardscape and landscape, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect.
 - Existing grades and existing site information shown on this plan is compiled from base information supplied by the surveyor and architect. The contractor is responsible for confirmation of actual site conditions. Urban robot accepts no responsibility for existing topographic and existing site information.
 - The general contractor shall require landscape installation sub-contractor to provide a detailed report and strategy for the transplanting, staging and reuse of any existing trees or palms within the proposed landscape plans. This shall be verified and approved by the landscape architect.
 - All dimensions and layout information is referenced to coordinates points provided on the survey.
 - The contractor shall verify all existing conditions prior to the commencement of work. Any discrepancies shall be reported to the owner's representative immediately.
 - The contractor shall perform all work in accordance with all local, state and federal regulations and shall obtain all necessary permits for this project.
 - All site work shall be performed in accordance with landscape (l) and, if applicable, civil (c) drawing sets.
 - All notes and dimensions are typical unless otherwise noted.
 - All dimensions are square (parallel or perpendicular) unless otherwise noted. The contractor shall notify the owner/owner's representative immediately in the event of any discrepancies found in the documents and/or field, or of conditions uncovered in the work which are not reflected in the plans.
 - The contractor shall take every precaution to prevent damage to all utilities (both above and below ground) within the project area. Damage to any utilities as a result of actions by the contractor shall be restored by the contractor, at his expense, to conditions equal to or better than before the damage was done.
 - Any areas disturbed by equipment, material storage, demolition and/or installation procedures are to be restored to original (or better) condition by contractor before completion of project and are subject to approval by owner's representative. All existing grassed areas not adequately protected and therefore damaged during construction, shall be replaced by the contractor at no additional cost to the owner.
 - The contractor is responsible for keeping the site clean of miscellaneous debris throughout the construction period. All waste material is to be disposed of immediately to an off-site location, unless otherwise indicated on the plans.
 - Contractor is responsible for general clean-out of all drainage basins (new and existing), manholes and/or other drainage features which have accumulated sediment as a result of construction activities.
 - The contractor shall provide all equipment, labor, materials and related work necessary for the prevention and control of dust resulting from operations in the performance of work of this contract. All cost in connection therewith shall be considered to be included in the various unit and/or lump sum prices bid for the various item as listed in the bid.
 - Contractor shall submit shop drawings and/or samples of all materials to landscape architect as required within the detail drawings and notes.
 - Prior to installation of any plant material, all at-grade planting beds shall be excavated within their entire limits, to 30" minimum below adjacent hardscape finish (elevation) in order to remove all compacted, contaminated and inorganic material.
 - Planting beds shall be checked for adequate percolation then backfilled with approved planting medium as indicated in the planting specifications section of these drawings, and to the extent that the fill level accounts for medium settlement (+/- 25%) during the warranty period.
 - All installation shall comply with CMB ordinances. All discrepancies shall be notified to Landscape Architect immediately.

FOR CMB 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 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) 763-2246 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.
Artesaga 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 5025 9105

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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REVISIONS

Rev	Date	Description

SEAL

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

2009
PROJECT NO:

December 02, 2021
DATE:

DR / JV
DRAWN / CHECKED:

COVER SHEET

L001

**CITY OF MIAMI BEACH
LANDSCAPE LEGEND**

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District RS-1 Lot Area 40,000 SQFT Acres 0.918

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>40,000</u> s.f. x <u>50</u> % = <u>20,000</u> s.f.	<u>20,000</u>	
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =		
C. Total square feet of landscaped open space required: A+B=		

	REQUIRED/ ALLOWED	PROVIDED
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required		
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>40,000</u> s.f.	<u>20,000</u>	

	REQUIRED/ ALLOWED	PROVIDED
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>5</u> trees + <u>1/1K SE</u> net lot acres - number of existing trees=	<u>39-5-34</u>	<u>47</u>
B. % Natives required: Number of trees provided x 30% =	<u>18</u>	<u>40</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	<u>20</u>	<u>40</u>
D. Street Trees (maximum average spacing of 20' o.c.) <u>100</u> linear feet along street divided by 20'=	<u>5</u>	<u>5</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	<u>N/A</u>	<u>N/A</u>

	REQUIRED/ ALLOWED	PROVIDED
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	<u>468</u>	<u>305</u>
B. % Native shrubs required: Number of shrubs provided x 50%=	<u>153</u>	<u>194</u>

	REQUIRED/ ALLOWED	PROVIDED
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	<u>46</u>	<u>40</u>
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	<u>23</u>	<u>40</u>

O.G ON GRADE
O.S ON STRUCTURE

TREE PERMIT SHEET INDEX	
ID	Name
L001	COVER SHEET
L003A	ARBORIST REPORT
L003B	ARBORIST REPORT
L004	TREE PROTECTION & REPLACEMENT PLAN
L200A	UNDERSTORY CANOPY PLANTING PLAN
L200B	UNDERSTORY PLANTING PLAN
L201	FIRST STORY PLANTING PLAN
L202	SECOND STORY PLANTING PLAN
L203	ROOF PLANTING PLAN
L204	PLANTING DETAILS
L300	GREEN BUTTWOOD DETAILS

Table with 17 columns and 6 rows (M, L, K, J, I, H, G, F, E, D, C, B, A). Each cell contains a page number, a Bartlett Tree Experts logo, a title, a date, a prepared by name, and a page number. The pages contain various text, images of trees, and diagrams related to tree disposition at 28 Star Island Dr. Miami Beach, FL.

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 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) 969-7858 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., UNITE 508 MIAMI, FL 33138 T: (786) 518-2008

LIGHTING CONSULTANT: LUX POPULI S.A. de C.V. Arriaga 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: Rev, Date, Description. Contains revision information.

SEAL

URBAN ROBOT LLC UA26002760 IB26001534 LC26000510

2009 PROJECT NO: December 02, 2021 DATE

DR / JV DRAWN / CHECKED ARBORIST REPORT

L003A

Table with 16 columns and 3 rows. Columns are numbered 1-16. Rows are labeled M, L, K, J, I, H, G, F, E, D, C, B, A on the left. Each cell contains a page number (Page 29-36) and a page of text with logos and technical specifications.

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LANDSCAPE ARCHITECT
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FORT LAUDERDALE, FL 33301
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MIAMI, FL 33138
T: (786) 518-2008

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

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SEAL

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

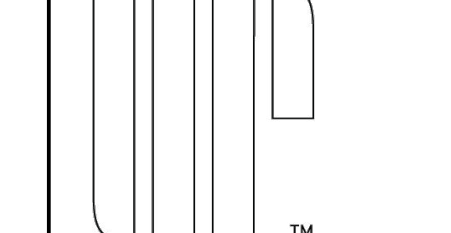
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DRAWN / CHECKED
ARBORIST REPORT

L003B

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REVISIONS

Rev	Date	Description
1	12/31/21	PERMIT COMMENTS

SEAL

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

2009
PROJECT NO.
December 02, 2021
DATE

DR / JV
DRAWN / CHECKED
TREE PROTECTION & REPLACEMENT PLAN

L004

TREE DISPOSITION SCHEDULE												
ID	Symbol	Botanical Name	Common Name	DBH	Height	Canopy Diameter	Native	Condition	Protect	Remove	Relocate	Reason for Removal
01	○	Roystonea regia	Royal palm	18"	60'	15'	Y	Old		X		Stress from royal palm bug
05	○	Mangifera indica	Mango tree	30"	50'	50'	N	Fair		X		Major leaders arising from the trunk
10	○	Roystonea regia	Royal palm	18"	50'	15'	Y	Old		X		Entwined within the canopy of the Live Oak
12	○	Roystonea regia	Royal palm	16"	60'	15'	Y	Bad		X		Nutrient deficiencies
13	○	Roystonea regia	Royal palm	16"	60'	15'	Y	Poor		X		Nutrient deficiencies
21	○	Livistona chinensis	Chinese fan palm	25'			N	Good			X	Conflict with new construction
22	○	Livistona chinensis	Chinese fan palm	25'			N	Good		X		Conflict with new construction
23	○	Livistona chinensis	Chinese fan palm	25'			N	Good		X		Conflict with new construction
26	○	Callistemon viminalis	Bottlebrush tree	18"	40'	60'	N	Poor		X		Showing serious signs of decline
27	○	Adonia merillii	Christmas Palm	20'			N	Fair			X	Intertwined with Brazilian Pepper Tree
28	○	Adonia merillii	Christmas Palm	20'			N	Fair			X	Intertwined with Brazilian Pepper Tree
29	○	Adonia merillii	Christmas Palm	20'			N	Fair		X		Intertwined with Brazilian Pepper Tree
30	○	Adonia merillii	Christmas Palm	20'			N	Fair		X		Intertwined with Brazilian Pepper Tree
31	○	Adonia merillii	Christmas Palm	20'			N	Fair		X		Intertwined with Brazilian Pepper Tree
32	○	Adonia merillii	Christmas Palm	20'			N	Fair		X		Intertwined with Brazilian Pepper Tree
33	○	Livistona chinensis	Chinese Fan Palm	60"			N	Good			X	Conflict with new construction

INVASIVE TREES AND PALMS												
ID	Symbol	Botanical Name	Common Name	DBH	Height	Canopy Diameter	Native	Condition	Protect	Remove	Relocate	Reason for Removal
03	○	Schefflera actinophylla	Umbrella tree	14"	35'	15'	N	Invasive - Prohibited Tree		X		Invasive Species
04	○	Ficus microcarpa	Cuban Laurel	49"			N	Invasive - Prohibited Tree		X		Invasive Species
14	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
15	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
16	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
16a	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
16b	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
16c	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge
20a	○	Mixed Palms					N	Poor		X		Growing as cumpiling hedge

TOTAL TREES AND PALMS TO BE REMOVED

TREES
48" DBH
Umbrella tree (Invasive) + Cuban laurel (Invasive) + Mango tree (30") + Bottle Brush (18")

LARGE TREES: 23
1 Marberry*, 4 Silver buttonwood*, 12 Pigeon plum*, 1 Clusia*, 1 Golden shower, 1 Strangler fig*, 2 Crabwood*, 1 Kapok

16 SMALL TREES OR 8 LARGE TREES OR \$16,000

PALMS
14
4 Royal palms (18" x 16" x 16") + 6 Christmas palms + 4 Chinese fan palm

14 SMALL TREES OR 7 LARGE TREES OR \$14,000

SEC. 46-61. - TREE REPLACEMENT
SMALL TREES: minimum of 2" DBH x 6' spread in canopy x 12' in height
LARGE TREES: minimum of 4" DBH x 8' spread in canopy x 16' in height
PALMS: minimum 12 feet overall height with a two-inch DBH

PROPOSED TREES. SEE PLANTING PLANS

UNDERSTORY
SMALL TREES: 19
2 Cinnecord*, 2 Satin leaf*, 1 Lychee, 11 Simpson's stopper*, 3 Bayrum*

LARGE TREES: 23
1 Marberry*, 4 Silver buttonwood*, 12 Pigeon plum*, 1 Clusia*, 1 Golden shower, 1 Strangler fig*, 2 Crabwood*, 1 Kapok

UPPER STRUCTURE:
SMALL TREES: 1
1 Jaboticaba
LARGE TREES: 4
1 Lignum*, 1 Phumeria, 2 Red acacia

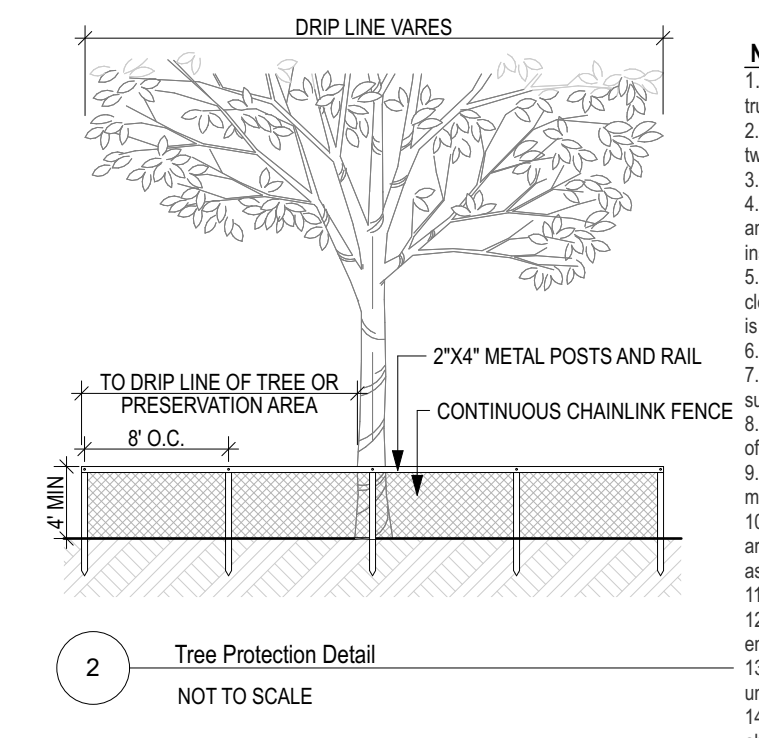
TOTAL PROPOSED
20 SMALL TREES + 27 LARGE TREES
*Native trees

REQUIRED MITIGATION
15 LARGE TREES

TOTAL PROPOSED
20 SMALL TREES + 27 LARGE TREES

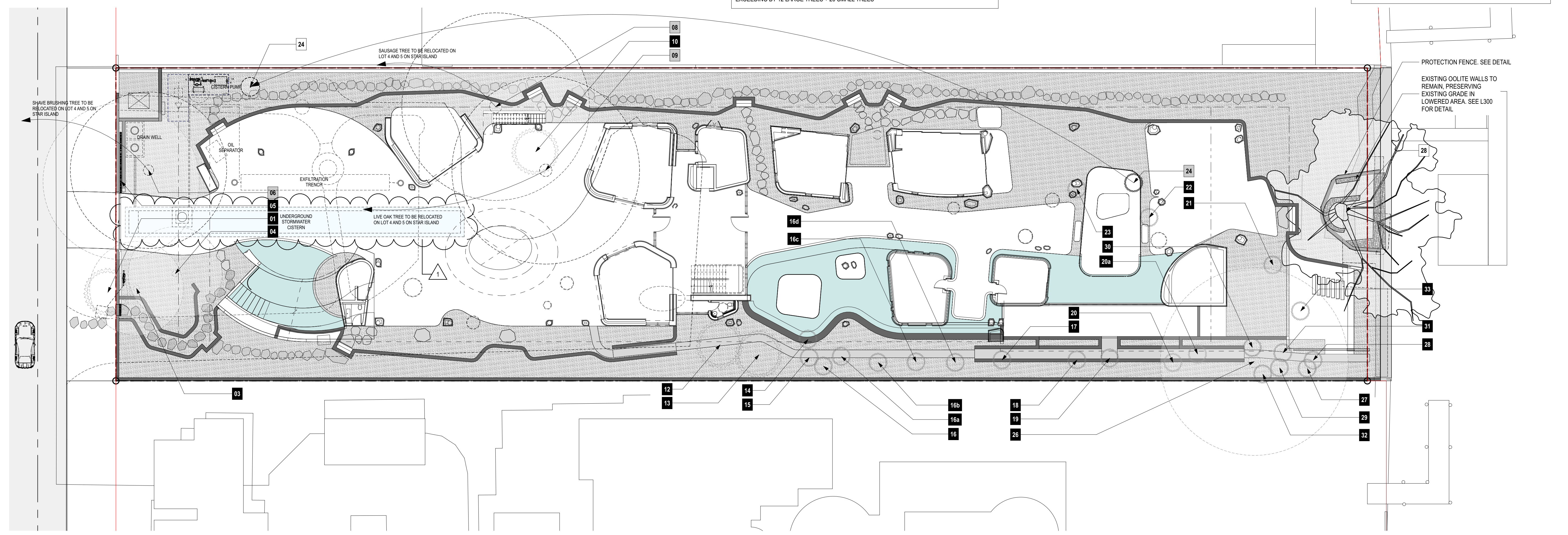
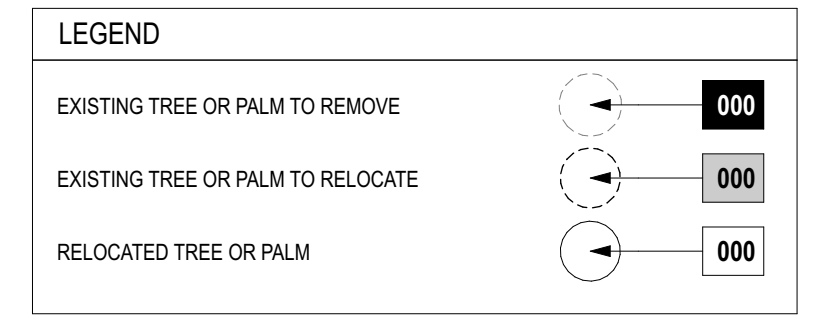
EXCEEDING BY 12 LARGE TREES + 20 SMALL TREES

TREES TO PROTECT AND RELOCATE												
ID	Symbol	Botanical Name	Common Name	DBH	Height	Spread	Native	Condition	Protect	Remove	Relocate	Reason for Removal
06	○	Pseudobombax ellipticum	Shavingbrush tree	24"	40'	50'	N	Good			X	Relocate on Lot 4 and 5 on Star Island
08	○	Kigelia pinnata	Sausage tree	36"	50'	60'	N	Good			X	Relocate on Lot 4 and 5 on Star Island
09	○	Quercus virginiana	Live oak	30"	60'	60'	Y	Good			X	Relocate on Lot 4 and 5 on Star Island
24	○	Latania spp	Latania spp	9"	20'	6'	N	Good			X	
28	○	Conocarpus erectus	Green Buttonwood	42"	35'	50'	Y	Fair			X	



- NOTES:**
- Protective barriers shall be placed at the drip line of each tree, cluster of trees, or preservation area, and in no case less than ten feet from the trunk of any protected tree, tree cluster or preservation area.
 - In situations where trees have been transplanted to the project site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball, or at the drip line, whichever is greater.
 - Fenced tree protection zones shall be extended where necessary to protect tree canopies roots.
 - If trees are to be preserved in place and root pruning is required to accommodate new construction, the root pruning locations shall be identified and approved by the environment and sustainability department, and fencing shall be maintained in place until development is completed and shall not be removed until the environment and sustainability department inspects the site and authorizes their removal.
 - All protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction. Protective barriers shall be maintained in place until development is completed and shall not be removed until the environment and sustainability department inspects the site and authorizes their removal.
 - Understory plants within areas surrounded by protective barriers shall be protected.
 - No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.
 - Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.
 - Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone.
 - Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If such placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines.
 - No vehicles or equipment shall be permitted within areas surrounded by protective barriers.
 - The cutting of roots with a diameter of two inches or larger is prohibited, unless there is no feasible alternative, as determined by the environment and sustainability director.
 - Trees shall be evaluated by the environment and sustainability director to determine whether the root cutting will destabilize the tree or cause unacceptable damage to the tree.
 - Root cuts shall be made, at minimum, a distance from the trunk equivalent to three times the tree's trunk diameter at four and one-half feet above ground unless unavoidable because of sidewalks, pavement, or other infrastructure. Root cuts must be made at a distance from the trunk equivalent to five times the tree's DBH or greater in all other circumstances.

NOTE
REFER TO L003A AND L003B ARBORIST REPORT FOR ADDITIONAL INFORMATION.



1 TREE DISPOSITION PLAN
SCALE: 1/16" = 1'-0"

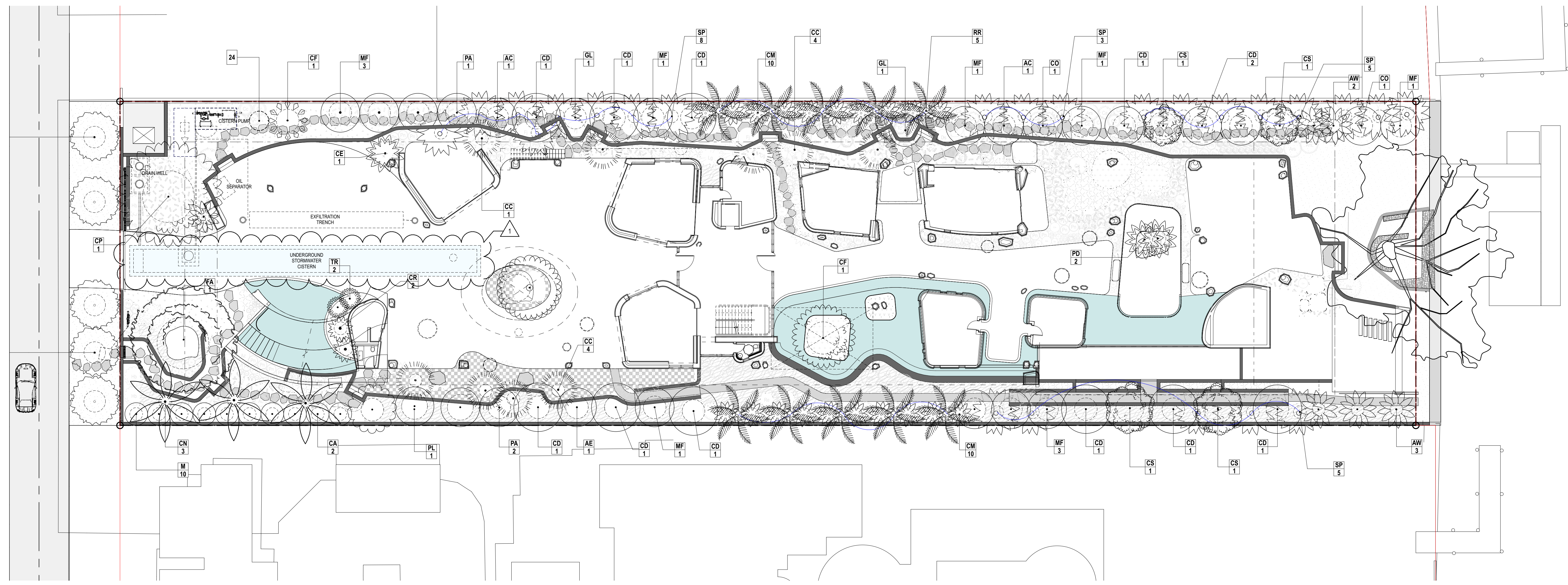


Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
○	AC	2	Acacia choriophylla	Cinnecord	2"	12'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
○	AE	1	Ardisia escallonioides	Marlberry	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
○	BS	5	Bursera simaruba	Gumbo Limbo	14"	25'	15'	Y	Collected specimen Florida fancy grade, red colored trunk variety with heavy peeling, standard trunk with character, matching heights - Street Trees
○	CC	9	Cyathea cooperi	Australian Tree Fern		10'	6'	N	Staggered Heights 5'CT - 15'CT
○	CD	12	Coccoloba diversifolia	Pigeon plum	6"	20'	15'	Y	Standard, Single-leader; 4' CT - Lot Tree
○	CF	1	Cassia fistula	Golden Shower Tree	12" min	25'	18'	N	Collected Specimen - Lot Tree
○	CL	1	Clusia rosea	Pitch Apple	48"	25'	20'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks. 15' minimum CT - Lot Tree
○	CO	2	Chrysophyllum oliviforme	Satin Leaf Tree	2" min	18"	12"	Y	Standard, Single-leader; 4' CT - Lot Tree
○	CP	1	Ceiba pentandra	Kapok	48"	35'	30'	N	Spectacular collected specimen. 15' minimum CT - Lot Tree
○	CS	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	4" min	20'	12'	Y	Collected Specimen with character - Multistem - 18" DBH - Lot Trees
○	FA	1	Ficus aurea	Strangler Fig	48"	25'	30'	Y	Spectacular collected specimen, dramatic trunk with multiple prop roots / trunks - Lot Tree
○	GL	2	Gymnanthes lucida	Crabwood	4"	18'	10'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Tree
○	LC	1	Litchi chinensis 'Mauritus'	Lychee Nut Tree	3" min	15'	12'	N	Litchi chinensis 'Mauritus' - Lot Tree
○	MF	11	Myrcianthes fragrans	Simpson's Stopper	2" min	12'	12'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread - Lot Trees
○	PA	3	Pimenta racemosa	Bay Rum	2"	16'	8'	Y	Specialty grown for client. Single leader. 4" CAL / 18' HT / 10' Spread Lot Tree

Total Number of Lot Trees: 41

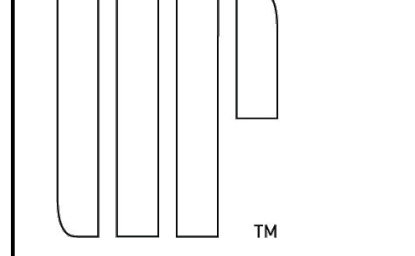
Palm Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
○	AW	5	Acoelorrhaphe wrightii	Paurotis Palm	-	20'	15'	Y	Collected Specimen with 20+ Stems
○	CA	2	Carica papaya	Papaya	2" min	6'	6'	N	Standard, Single-leader; 4' CT
○	CE	1	Cyrtostachys renda	Lipstick Palm		10'	8'	N	-
○	CF	1	Copernicia fallaensis	Copernicia	4"	6' GW	15'	N	Collected Specimen
○	CI	1	Coccothrinax miraguama	Miraguama Palm	4"	7' CT	10'	N	Collected Specimen. Intact burlap on trunk
○	CM	20	Caryota mitis	Fishtail Palm	-	22'	8'	N	Rootball has to be less than 2.5'
○	CN	3	Cocos nucifera 'Green Malayan'	Coconut Palm		12' - 14' GW	25'	N	Collected Specimen
○	CR	2	Coccothrinax crinita	Old Man Palm	4"	5' CT	8'	N	Collected Specimen
○	M	8	Musa	Banana	2" min	10'	6'	N	Field grown
○	PD	2	Phoenix dactylifera x sylvestris	Medjool palm	-	25'	-	N	Specimen, Staggered, 20-25ft HT
○	RR	10	Roystonea regia	Royal palm	12" min	30'	12'	Y	Field grown single trunk
○	SP	24	Sabal palmetto	Cabbage palm		25'-30'	15'	Y	Staggered Heights
○	TR	2	Thrinax radiata	Florida Thatch Palm	4"	6' GW	15'	N	Collected Specimen

Existing Trees				
ID	Symbol	Botanical Name	Common Name	Remarks
06	○	Pseudobombax ellipticum	Shavingbrush tree	LOT 4 and 5 Star Island
08	○	Kigelia pinnata	Sausage tree	LOT 4 and 5 Star Island
09	○	Quercus virginiana	Live oak	LOT 4 and 5 Star Island
24	○	Latania spp	Latania spp	
28	○	Conocarpus erectus	Green Buttonwood	



1 UNDERSTORY CANOPY PLANTING PLAN
SCALE: 1/16" = 1'-0"

FOR C.O.M. USE ONLY



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) 763-2246 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

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
1	12/31/21	PERMIT COMMENTS

SEAL

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

2009
PROJECT NO:
December 02, 2021
DATE:

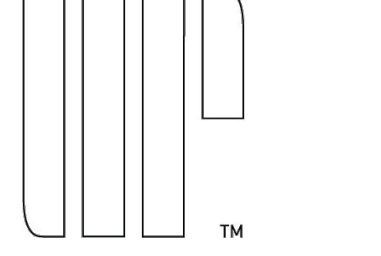
DR / JV
DRAWN / CHECKED:

UNDERSTORY
CANOPY PLANTING
PLAN

L200A

FOR COM. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT



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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) 969-3455 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

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8101 BISCAYNE BLVD., UNITE 508
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2009 PROJECT NO.

December 02, 2021 DATE

DR / JV DRAWN / CHECKED

UNDERSTORY PLANTING PLAN

L200B

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area (sf)	Remarks
Fp			Ficus pumila	Creeping Fig Ivy	1g	6"	6"	6"	N	13.50	
Ms			Moss	Moss	3g	12"	12"	12"	N	837.68	
as	-		Aglaonema 'Siam Pink'	Aglaonema	3g	12"	12"	12"	N	662.60	
cf	-		Cyrtomium falcatum	Japanese Holly Fern	3g	6"	9"	9"	N	37.33	
cz	-		Calathea zebrina	Zebra Plant	3g	9"	9"	9"	N	102.59	
fj			Farugium japonicum	Giant Farugium	3g	12"	18"	18"	N	292.75	
oj			Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	1g	6"	6"	6"	N	1,531.53	
oj	-		Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	1g	6"	6"	6"	N	843.08	
pb			Philodendron 'Burle Marx'	'Burle Marx'	3g	9"	18"	18"	N	431.51	
pb	-		Philodendron 'Burle Marx'	'Burle Marx'	3g	9"	18"	18"	N	60.48	
pm			Pilea microphylla	Artillery Fern	3g	9"	18"	18"	Y	1,986.71	
po	-		Peperomia obtusifolia	Baby rubber plant	3g	12"	12"	12"	N	15.60	
ss	-		Stenotaphrum secundatum 'Palmetto'	St. Augustine Grass	-	-	-	-	-	1,279.47	
su			Selaginella uncinata	Blue Peacock Selaginella moss	3g	6"	10"	10"	N	64.67	

Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
Ab	Ab	11	Aechmea 'Blue Tango'	Bromeliad	7g	30"	24"	-	N	-	
Abs	Abs	4	Alocasia Black Stem	Black Stem	7g	4'	4'	-	N	-	
Ac	Ac	2	Ananas comosus	Edible Pineapple	3g	24"	4'	-	N	-	
Ag	Ag	2	Alocasia 'Borneo Giant'	Elephant Ear	7g	7'	5'	-	N	-	
An	An	11	Asplenium nidus	Bird's Nest Fern	7g	30"	24"	-	N	-	
Ars	Ars	3	Alocasia 'Regal Shields'	Alocasia Regal Shields	7g	4'	4'	-	N	-	
As	As	1	Aechmea silver vase	Bromeliad 'Starlight' aka 'Silver Vase'	7g	30"	24"	-	N	-	
Az	Az	3	Alpinia zerumbet	Shell Ginger	15g	5'	4'	-	N	-	
Ca	Ca	20	Cordyline auntie lou	Cordyline	25g	4'	6'	-	N	Lot Shrub	
Cc	Cc	14	Capparis cynophallophora	Jamaican Caper	45g	5'	4'	-	Y	Lot Shrub	
Cg	Cg	7	Croton	Gold Dust	25g	4'	4'	-	N	Lot Shrub	
Ci	Ci	35	Calathea 'Indri'	Calathea 'Indri'	3g	11"	12"	-	N	-	
Cih	Cih	20	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	7 gal	24"	24"	24"	Y	Lot Shrub	
Cl	Cl	9	Calathea lancifolia	Rattlesnake Calathea	3g	15"	12"	-	N	-	
Co	Co	9	Canna lily	Orange Punch	3g	36"	18"	-	N	-	
Cm	Cm	10	Calathea majestica	Calathea majestica	3g	36"	36"	-	N	-	
Ck	Cm	40	Calathea makoyana	Peacock Calathea	3g	12"	12"	-	N	-	

Shrub Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
Cr	Cr	22	Calathea rufibarba	Fuzzy Feather Calathea	3g	12"	12"	-	N	-	
Cz	Cz	5	Calathea zebrina	Calathea zebrina	3g	12"	24"	-	N	-	
Ds	Ds	15	Dombeya x 'Seminole'	Dombeya	25g	3'	4'	-	N	Lot Shrub	
Fj	Fj	13	Fatsia japonica	Paperplant	7g	6'	6'	-	N	Lot Shrub	
Fp	Fp	56	Ficus pumila	Creeping Fig Ivy	1g	2'	4'	-	N	-	
Hb	Hb	5	Heliconia bihai	Lobster Claw	15g	4'	6'	-	N	-	
Hp	Hp	16	Heliconia psittocorum	Lady Di	3g	24"	12"	-	N	-	
Hr	Hr	1	Heliconia rostrata	Lobster Claw Heliconia	15g	8'	6'	-	N	-	
Lg	Lg	15	Licuala grandis	Ruffled Fan Palm	25g	-	6'	-	N	Slaggered Heights (4' - 12' OA)	
Pg	Pg	3	Philodendron giganteum	Philodendron	25g	8'	8'	-	N	-	
Pn	Pn	106	Psychotria nervosa	Wild Coffee	7 gal	24"	24"	-	Y	Lot Shrub	
Re	Re	8	Rhapis excelsa	Lady Palm	45g	7'	5'	-	N	-	
Sa	Sa	23	Stromanthe amagris	Stromanthe amagris	3g	12"	12"	-	N	-	
Sbm	Sbm	35	Stromanthe 'Burle Marx'	Stromanthe 'Burle Marx'	3g	12"	12"	-	N	-	
Sr	Sr	5	Strelitzia reginae	Orange bird of paradise	25g	4'	4'	-	N	-	
Ss	Ss	30	Stromanthe sanguinea 'Tricolor'	Stromanthe sanguinea 'Tricolor'	3g	12"	12"	-	N	-	
Tc	Tc	6	Tacca chanteri	Black Bat Plant	25g	3'	4'	-	N	-	



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