

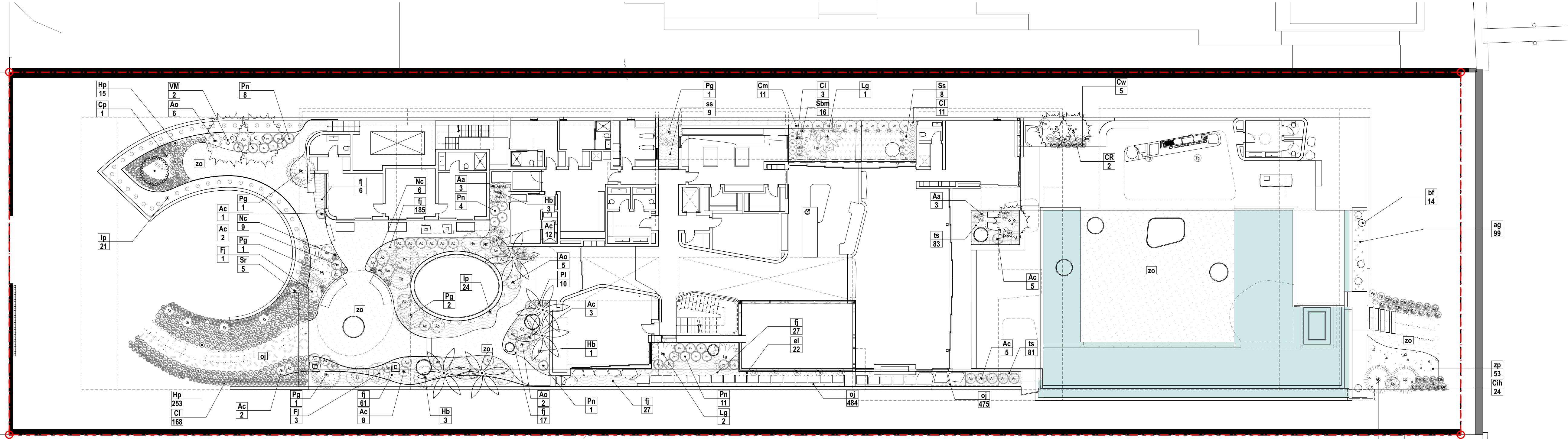
Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
	CR	3	Cyrtostachys renda	Lipstick Palm	-	15'	15'	N	Varied Heights; Triple trunk
	DC	5	Dypsis cabadae	Cabada Palm	10"	12'-17'	15'	N	Collected Specimen. Multi Trunk with min. 6 stems.
	PC	1	Plinia cauliflora	Jaboticaba	-	12'	-	N	Collected Specimen, Multi Stem - Lot Tree
	VM	2	Veitchia montgomeryana	Montgomery Palm	-	16'-18' GW	15'	N	Varied Heights; Triple trunk

Total Number of Lot Trees: 1

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
	ag		Arachis glabrata	Perennial Peanut	1g	6"	5"	24"	N	94.53	
	bf	101	Bulbine frutescens 'Hallmark'	Bulbine frutescens	2g	9"	9"	18"	N	15.75	-
	el	22	Erdonea litoralis	Golden Creeper	3g	18"	18"	24" O.C	Y	43.05	
	fj	128	Farugium japonicum	Leopard Plant	3g	24"	24"	24"	N	893.25	-
	oj		Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	1g	6"	6"	6"	N	197.00	
	pb		Philodendron 'Burlie Marx'	'Burlie Marx'	3g	9"	18"	18"	N	76.14	
	ss	128	Stromanthe sanguinea 'Triostar'	Clenanthe sanguinea 'Tri-color'	3g	24"	24"	24"	N	60.57	-
	su		Selaginella uncinata	Blue Peacock Selaginella moss	3g	6"	10"	10"	N	222.46	
	ts	64	Tradescantia spathacea	Oyster Plant	2g	9"	9"	10"	N	112.96	-
	zo		Zoysia Empire							3,157.35	-
	zp		Zamia pumila	Coontie	7g	24"	24"	18"	Y	221.26	

Shrub Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Aa	18	Alocasia amazonica 'Polly'	Polly or African Mask	3g	12"	12"	-	N	-
	Ac	35	Alocasia odora California	Dwarf Elephant Ear	25g	36"	36"	-	N	-
	Ao	10	Alcantarea 'Odorata'	Bromeliad	25g	36"	4'	-	N	-
	Cg	3	Croton	Gold Dust	25g	4'	4'	-	N	Lot Shrub
	Ci	3	Calathea 'Indri'	Calathea 'Indri'	3g	11"	12"	-	N	-
	Cih	24	Chrysobalanus icaco 'Horizontal'	Horizontal Cocoplum	7 gal	24"	24"	24"	Y	Lot Shrub
	Cl	11	Calathea lancifolia	Rattlesnake Calathea	3g	15"	12"	-	N	-
	Cl	252	Canna lily	Orange Punch	3g	36"	12"	-	N	-
	Cm	6	Colocasia mojito	Taro	3g	24"	24"	-	N	-
	Cm	11	Calathea majestica	Calathea majestica	3g	36"	36"	-	N	-
	Cp	3	Clerodendrum paniculatum	Red Pagoda flower	25g	36"	4'	-	N	Lot Shrub
	Cw	5	Colocasia 'white lava'	Taro	3g	24"	24"	-	N	-
	Fj	3	Fatsia japonica	Paperplant	7g	5'	5'	-	N	Lot Shrub
	Hb	6	Heliconia bihai	Lobster Claw	15g	4'	6'	-	N	-

Shrub Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Hp	278	Heliconia psittocorum	Lady Di	3g	4'	12"	-	N	-
	Ip	69	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	-	Y	-
	Lg	4	Licuala Grandis	Ruffled Fan Palm	25g	6'	6'	-	N	-
	Nc	15	Neoregelia 'casablanca'	Bromeliad	25g	36"	4'	-	N	-
	Pg	6	Philodendron giganteum	Philodendron	25g	8'	8'	-	N	-
	Pl	13	Philodendron gloriosum	Philodendron	7g	14"	2'	-	N	-
	Pn	24	Psychotria nervosa	Wild Coffee	7g	24"	24"	-	Y	Lot Shrub
	Pp	3	Pentas lanceolata	Egyptian Star Cluster	2g	18"	18"	-	N	Lot Shrub
	Pw	1	Philodendron wilsonii	Philodendron	15g	36"	36"	-	N	-
	Sbm	16	Stromanthe 'Burlie Marx'	Stromanthe 'Burlie Marx'	3g	12"	12"	-	N	-
	Sr	5	Serenoa repens	Saw palmetto		4'	4'	-	Y	Lot Shrub
	Ss	8	Stromanthe sanguinea 'Tricolor'	Stromanthe sanguinea 'Tricolor'	3g	12"	12"	-	N	-
	Tg	7	Thunbergia grandiflora	Blue Skyvine	1g	2'	4'	-	N	-



1 FIRST STORY PLANTING PLAN
SCALE: 1/16" = 1'-0"



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) 969-7HCE 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

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
AA26002760 IB26001534 LC26000510

2009
PROJECT NO:
DATE: December 02, 2021

DR / JV
DRAWN / CHECKED:
FIRST STORY
PLANTING PLAN

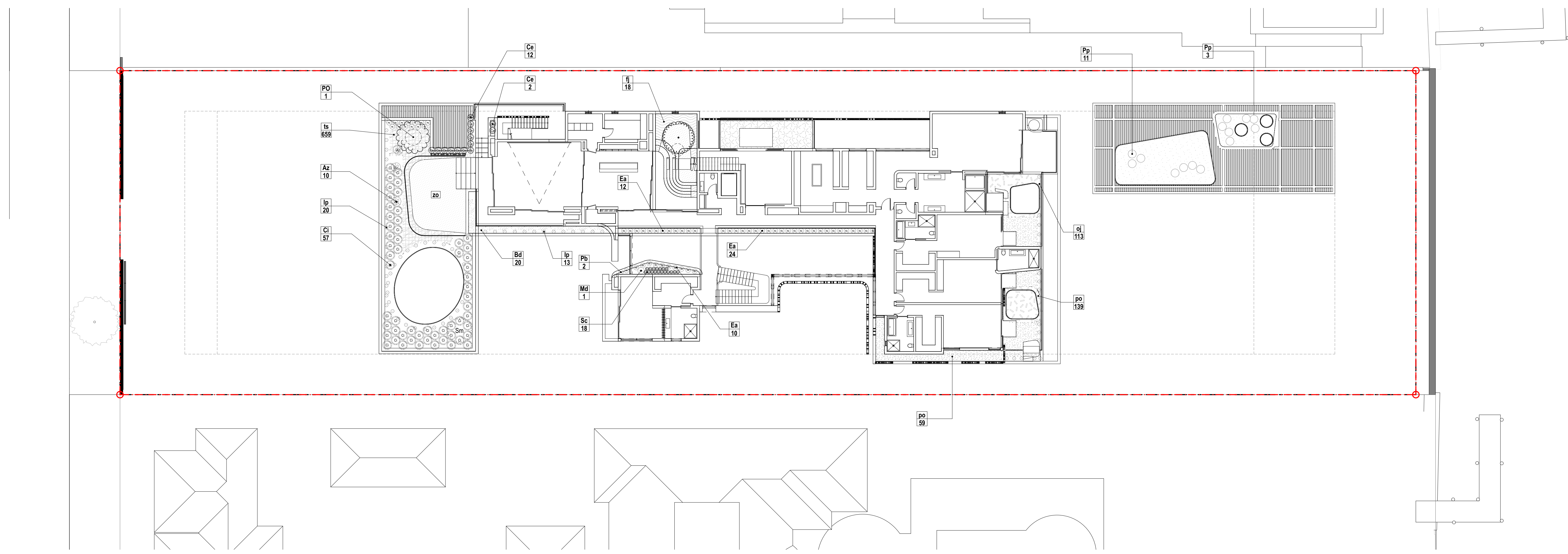
L201

Groundcover Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area	Remarks
Bd	-	-	Bougainvillea - Dwarf	Bougainvillea - Dwarf	3g	18"	18"	18"	Y	63.40	18" O.C. - Lot Shrub
fj	-	-	Farfugium japonicum	Leopard Plant	3g	24"	24"	24"	N	88.21	-
oj	-	-	Ophiopogon japonicus 'Nana'	Dwarf Mondo Grass	1g	6"	6"	6"	N	213.42	-
pb	-	-	Philodendron 'Burle Marx'	Philodendron	3g	9"	18"	18"	N	190.83	-
po	-	-	Peperomia obtusifolia 'Green'	Green Peperomia	3g	12"	12"	18"	Y	299.51	-
ts	64	-	Tradescantia spathacea	Oyster Plant	2g	9"	9"	10"	N	297.13	-
zo	-	-	Zoysia Empire		-	-	-	-	-	1,081.51	-

Shrubs Schedule											
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks	
Az	Az	3	Aechmea 'Zebrina Pink'	Zebrina Pink Bromiliad	3g	24"	24"	-	N	-	
Ce	Ce	14	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	-	Y	Lot Shrub	
Ci	Ci	57	Chrysobalanus icaco 'Horizontal'	Cocoplum	25g	24"	36"	-	Y	Lot Shrub	
Ea	Ea	46	Epipremnum aureum	Golden Pothos Vine	1g	12"	12"	-	Y	-	
Ip	Ip	76	Ipomoea pes-caprae	Railroad Vine	1g	12"	36"	-	Y	-	
Md	Md	1	Monstera deliciosa	Swiss Cheese Vine	1g	12"	12"	-	Y	-	
Pb	Pb	15	Philodendron 'Burle Marx'	Same	3g	24"	24"	-	N	-	
Pp	Pp	14	Pogonatherum panicum	Dwarf Bamboo Grass	7g	24"	24"	-	N	-	
Sc	Sc	18	Sansevieria cylindrica	Snake Plant	3 gal	18"	12"	12"	N	-	
Sm	Sm	1	Suriana maritima	Bay Cedar	25g	6"	8"	-	Y	Large Shrub	

Tree Schedule											
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks		
GO	1	1	Gualiacum sanctum	Lignum Vitae	14"-18"	15'	15'	Y	Collected Specimen, Low branching, Classic Habit		
PO	1	1	Plumeria obtusa	Frangipani	4" min	14'	10'	N	multitrunk; specimen		

Total Number of Lot Trees: 2



1 SECOND STORY PLANTING PLAN
SCALE: 1/16" = 1'-0"

FOR COM. 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: +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
AA26002760 IB26001534 LC26000510

2009
PROJECT NO.

December 02, 2021
DATE

DR / JV
DRAWN / CHECKED

SECOND STORY
PLANTING PLAN

L202

Tree Schedule									
Symbol	ID	Qty	Botanical Name	Common Name	Cal	Height	Spread	Native	Remarks
AS	AS	2	Acacia seyal	Red acacia	9"	15'	15'	N	Collected Specimen, Character Trunk. No thorns - Lot Trees

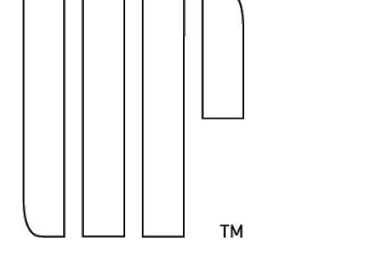
Total Number of Lot Trees: 2

Shrub Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Native	Remarks	
Ab	Ab	6	Aechmea 'Blue Tango'	Bromeliad	7g	30"	24"	N	-	
Al	Al	17	Aechmea 'Little Harv'	Bromeliad	7g	30"	24"	N	-	
Ao	Ao	20	Alcantarea odorata	Same	25g	36"	24"	N	-	
Av	Av	19	Aechmea blanchetiana variegated	Bromeliad	3g	36"	18"	N	-	
Az	Az	10	Aechmea 'Zebrina Pink'	Zebrina Pink Bromeliad	3g	24"	24"	N	-	
Ce	Ce	39	Conocarpus erectus	Green buttonwood	7 gal	5'	24"	Y	-	
Ci	Ci	22	Chrysobalanus icaco 'Horizontal'	Cocoplum	25g	24"	36"	Y	Lot Shrub	
Pp	Pp	10	Pogonatherum panicum	Dwarf Bamboo Grass	7g	24"	24"	N	-	
Sm	Sm	2	Suriana maritima	Bay Cedar	25g	6'	8'	Y	Large Shrub	

Groundcover Schedule										
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Area
ag	ag		Arachis glabrata	Perennial Peanut	1g	6"	5"	24"	N	2,568.05
el	el		Erdonea littoralis	Golden Creeper	3g	18"	18"	24" O.C	Y	712.89
vo	vo		Vriesea ospinae gruberii	Bromeliad	2.5g	9"	9"	9"	N	0.00

FOR OWNER 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)21 468 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

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
AA26002760 IB26001534 LC26000510

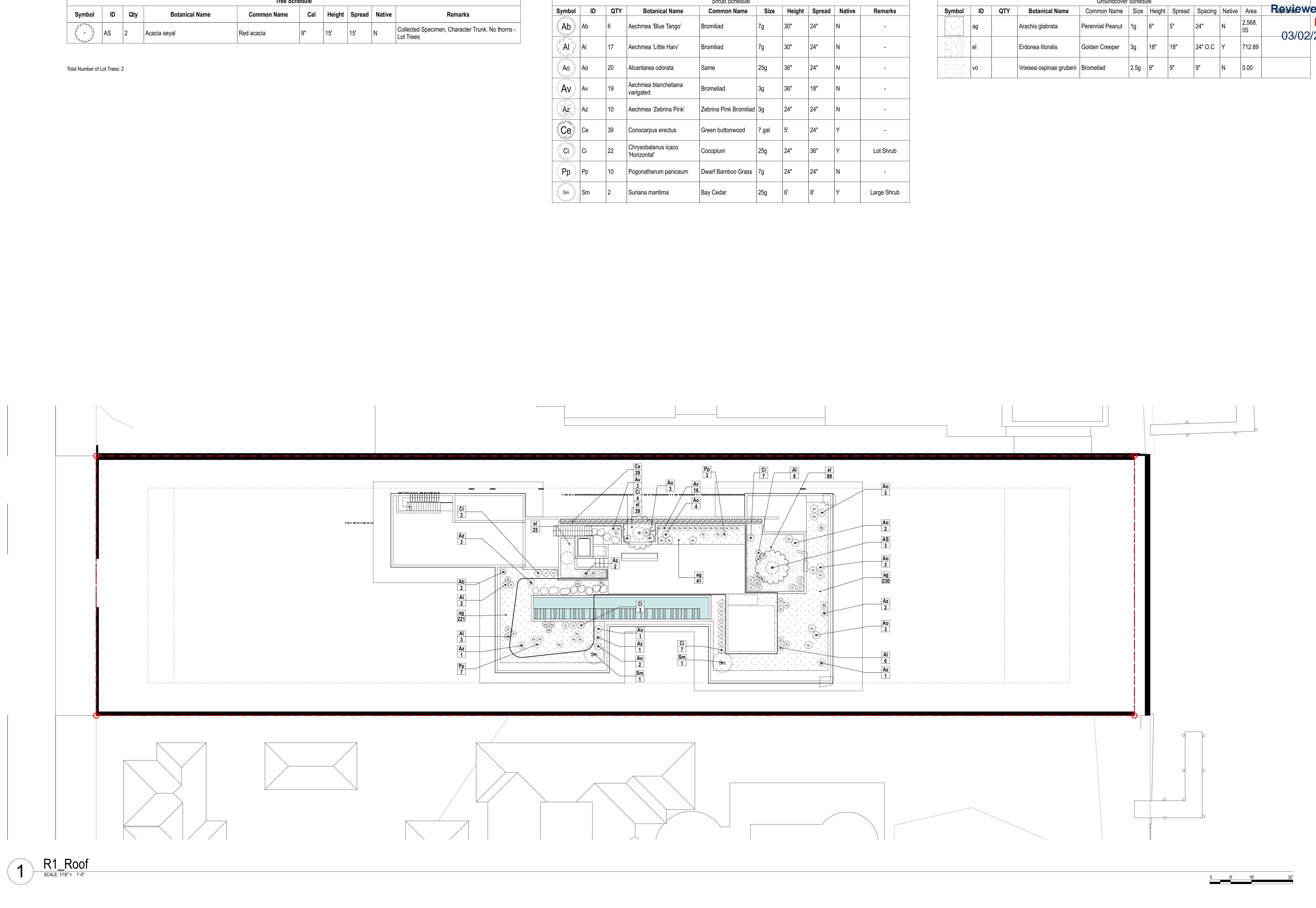
2009 PROJECT NO.

December 02, 2021 DATE

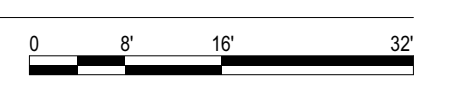
DR / JV DRAWN / CHECKED

ROOF PLANTING PLAN

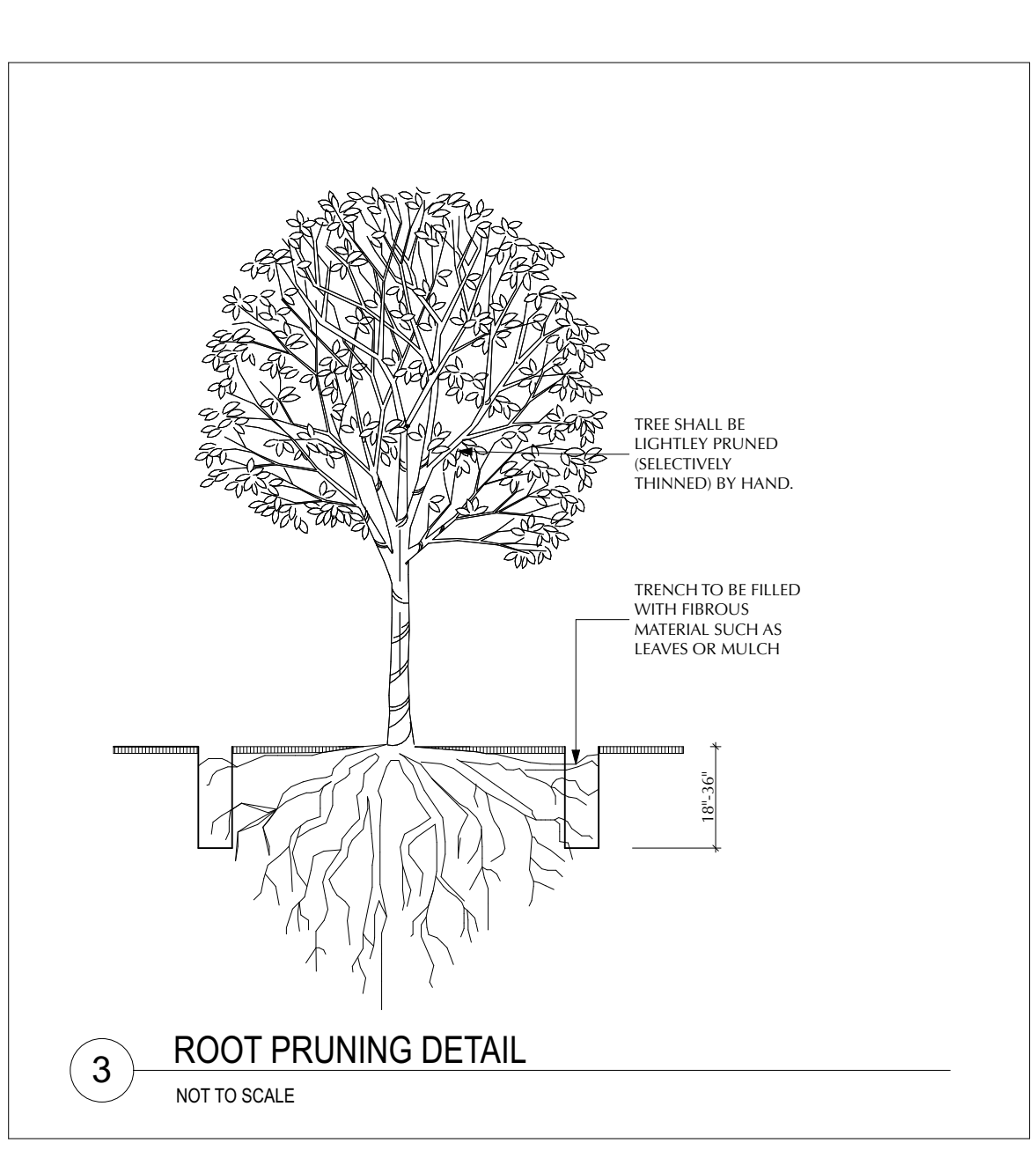
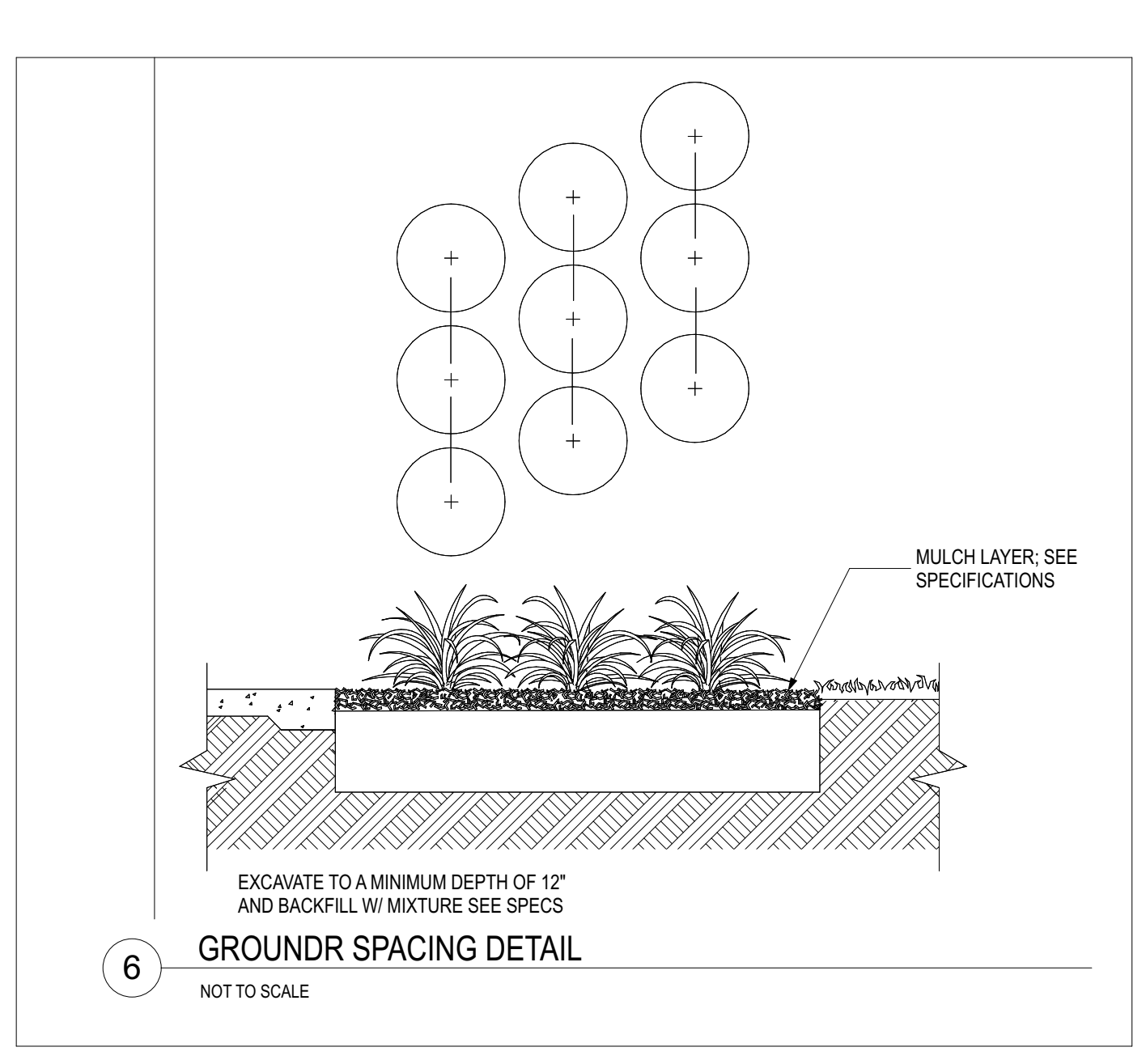
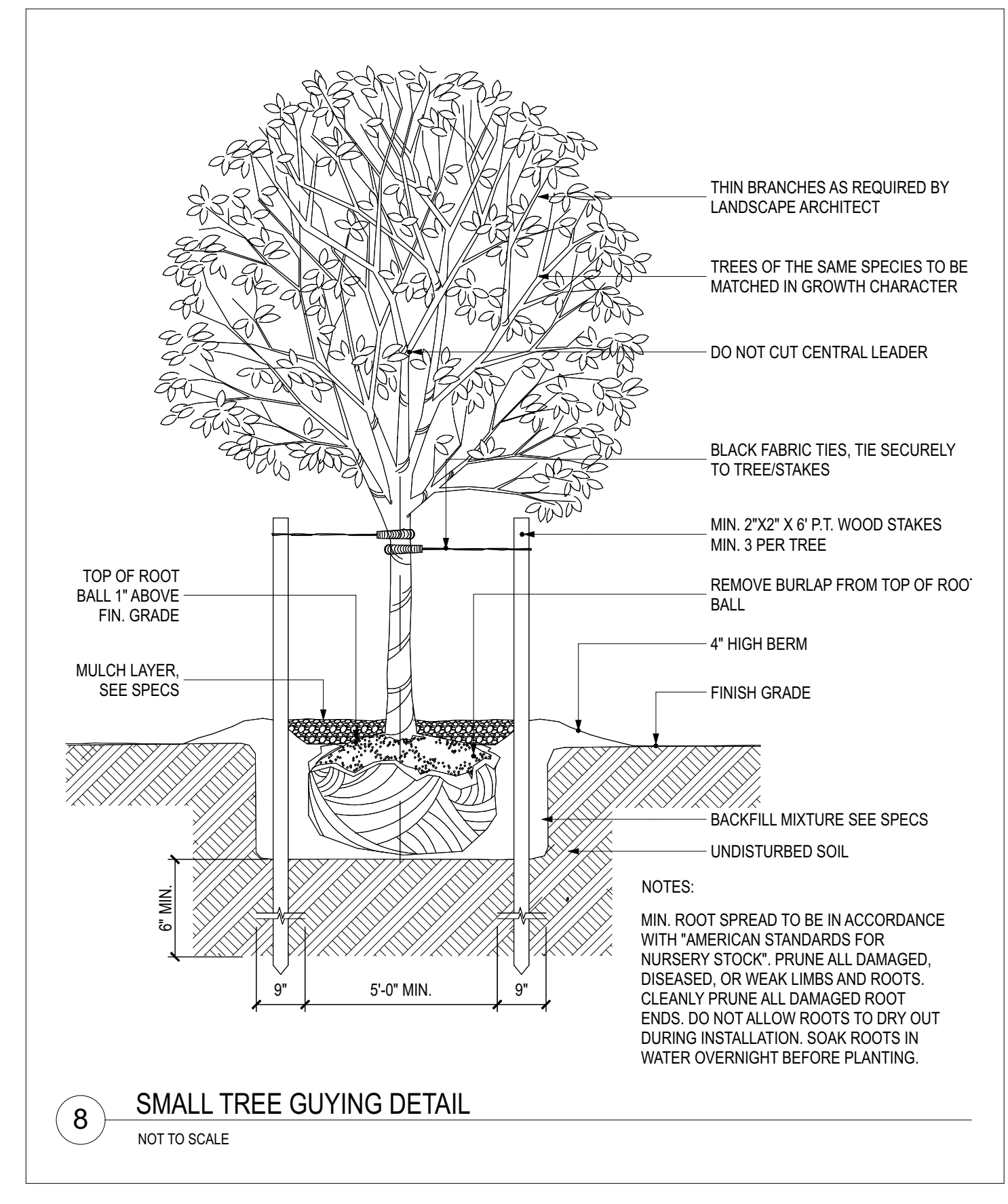
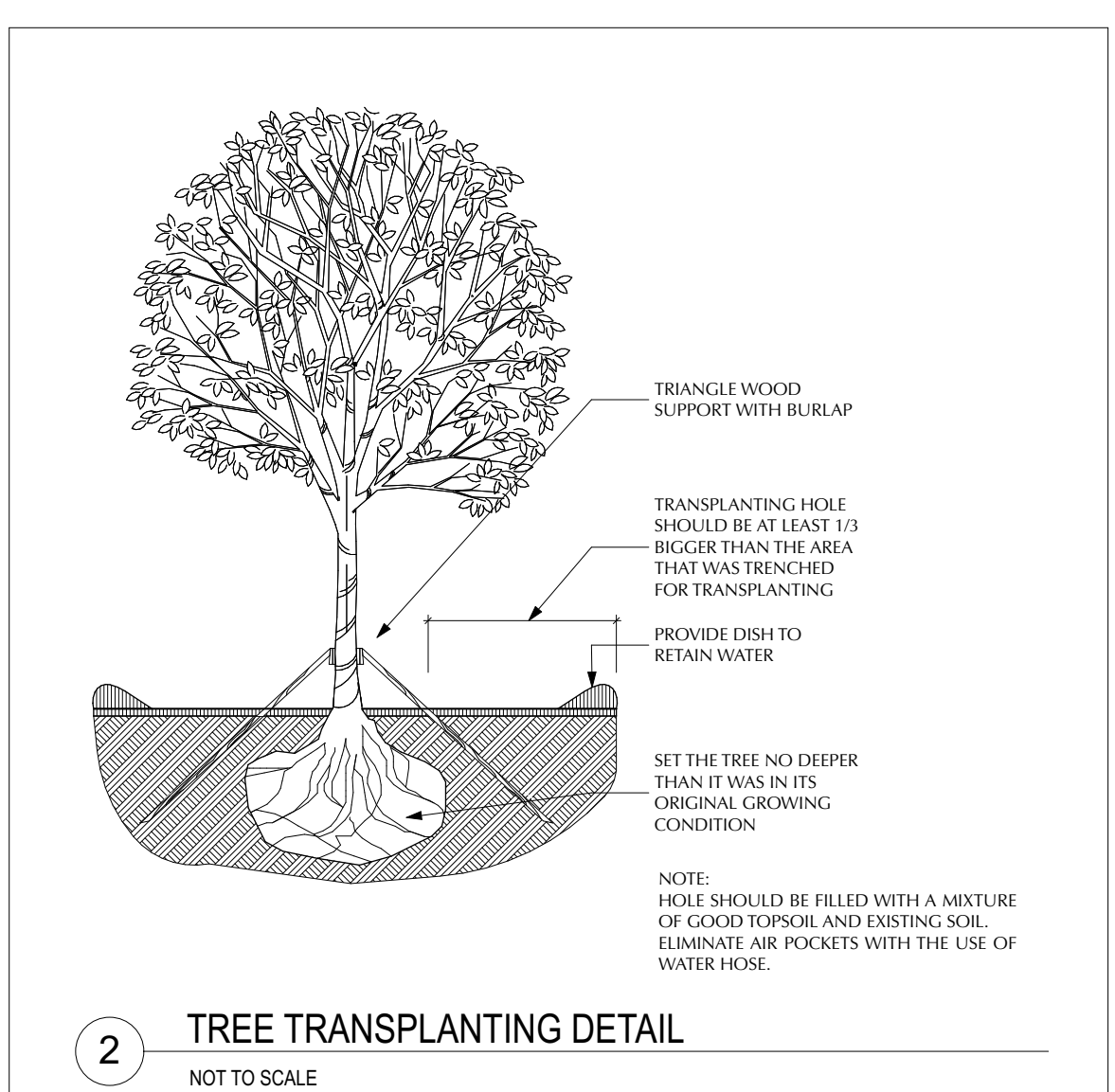
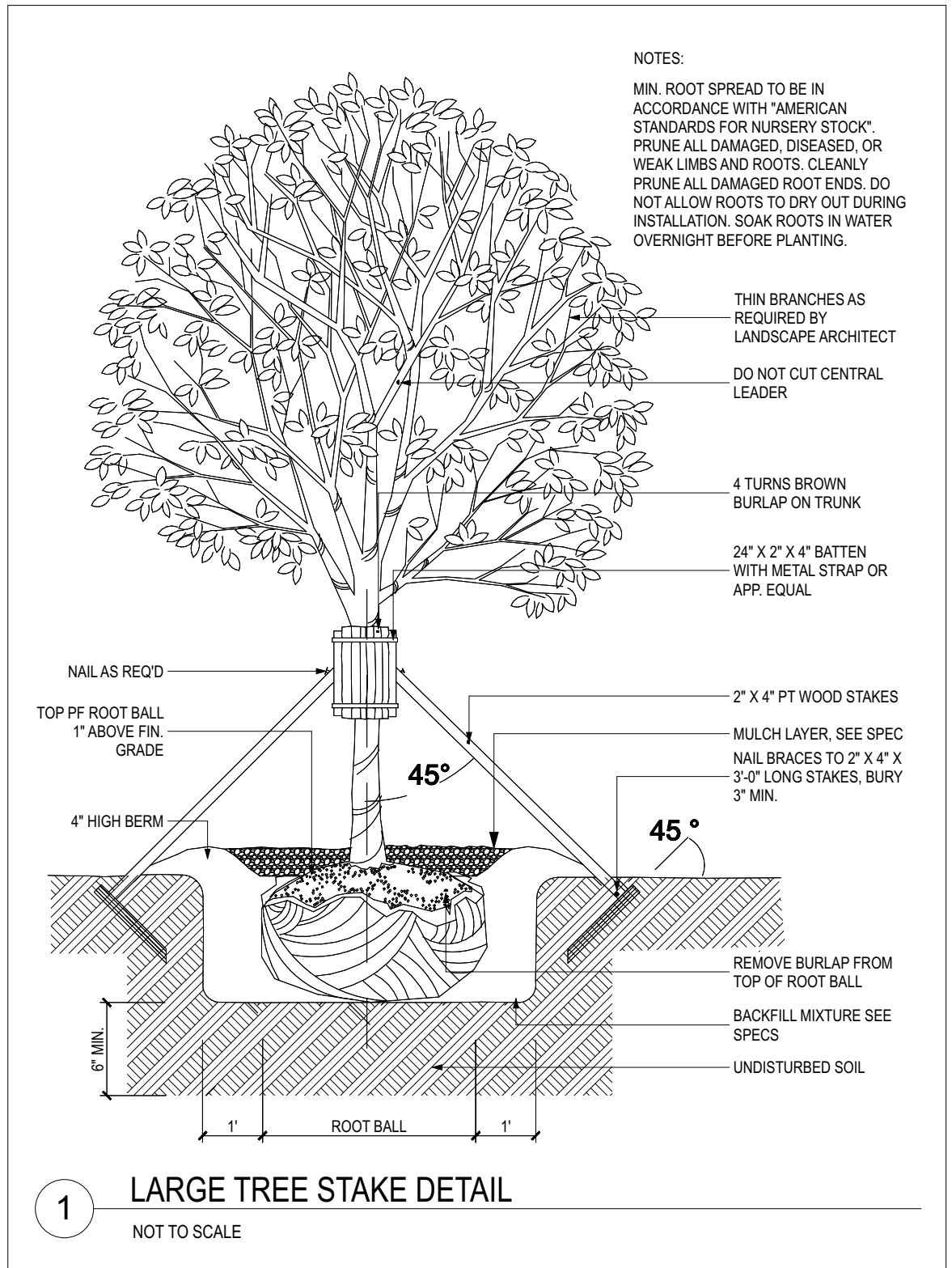
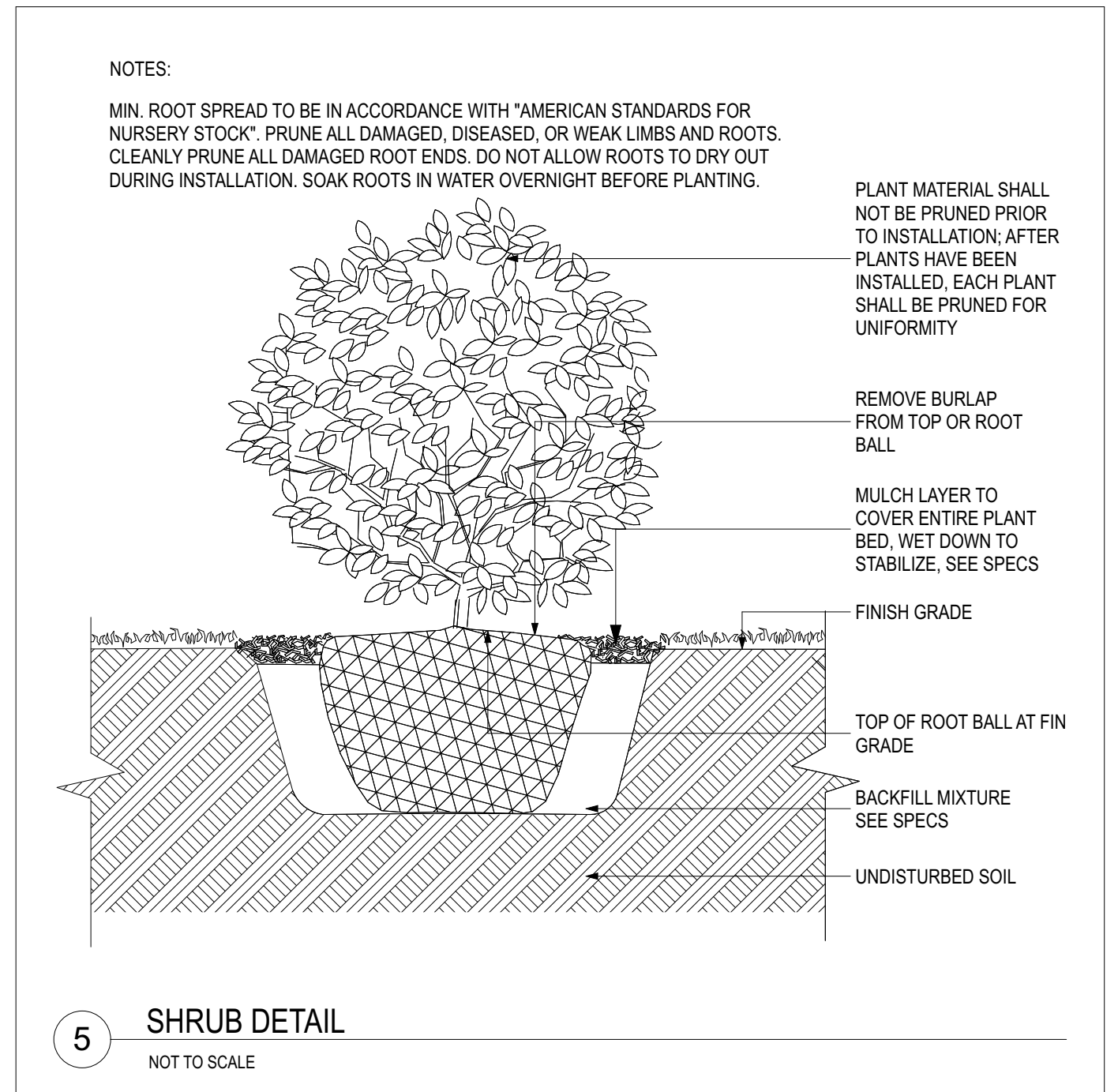
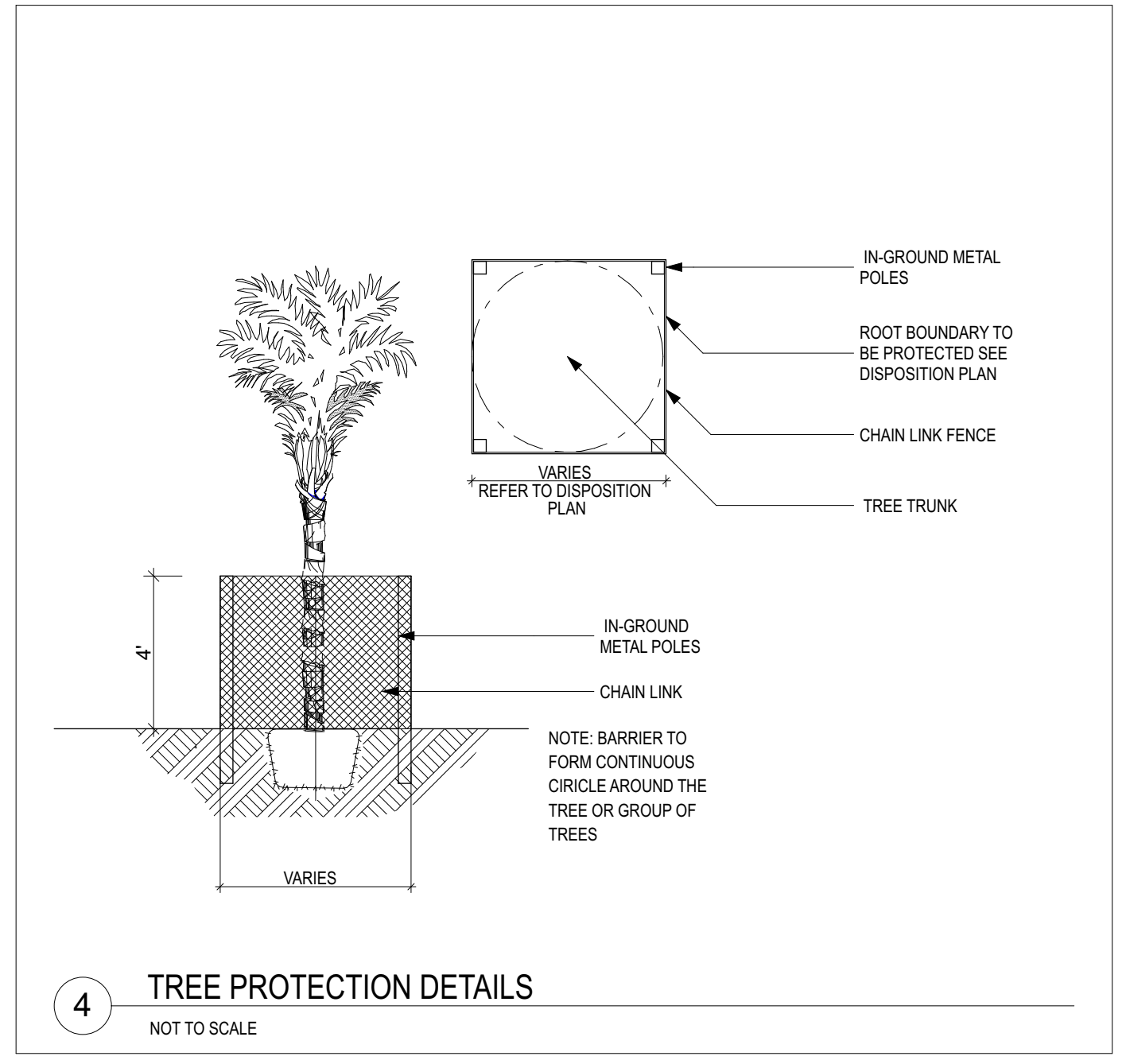
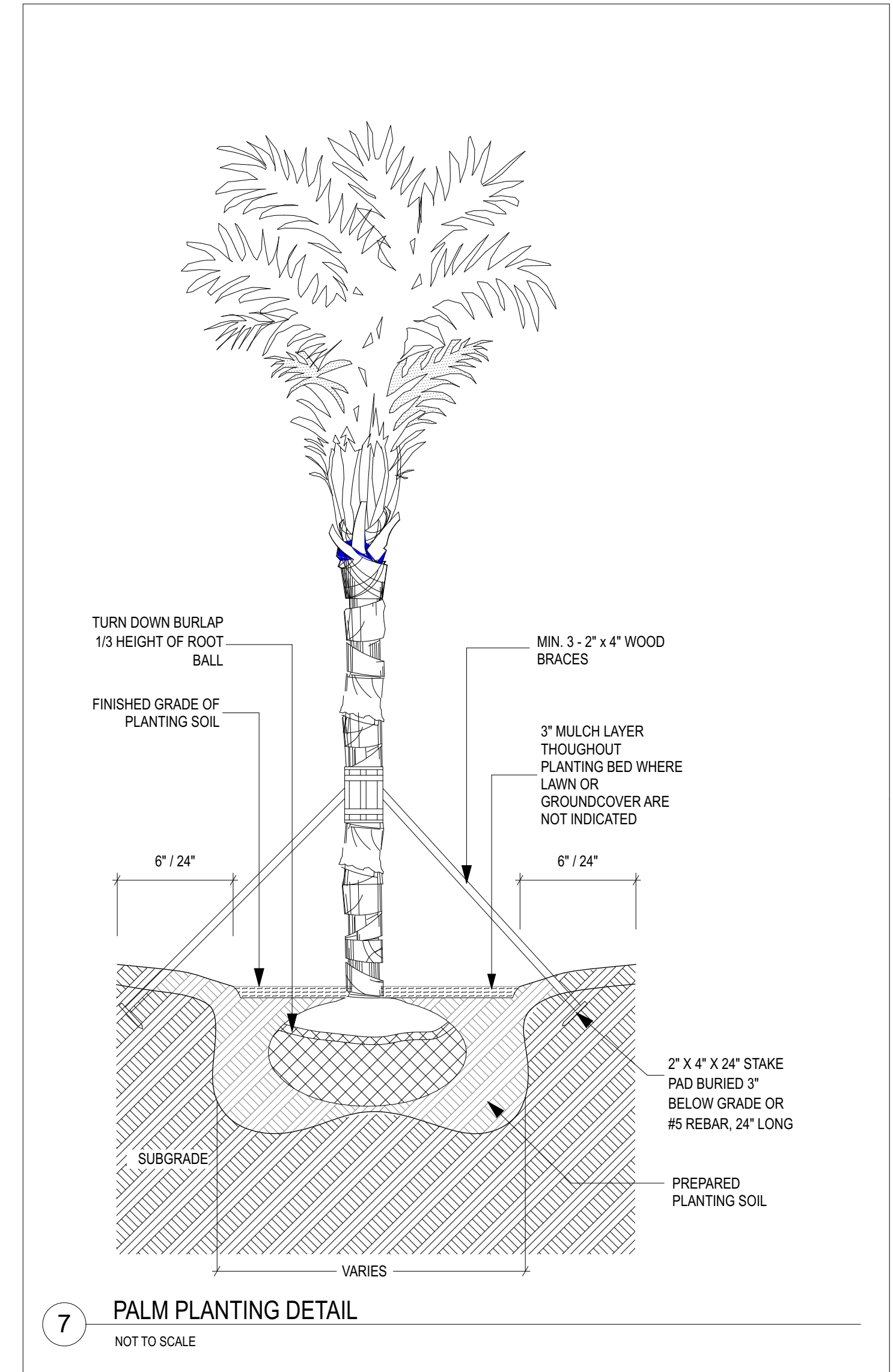
L203



1 R1_Roof
SCALE: 1/16" = 1'-0"



M
L
K
J
I
H
G
F
E
D
C
B
A



PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

3. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

4. All trees must be guyed or staked as shown in the details.

5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.

8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.

9. Contractor to replace rejected plant material within one (1) week of written notice.

10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free, sterilized Melaleuca mulch.

11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.

3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

4. Scarify subsoil to a depth of six inches (6").

5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.

6. Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:
Planting Soil Mixture B:
a.) 80% clean silica sand
b.) 20% everglades muck

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a.) 50% Coarse Stalite, 5/16" Expanded Aggregate
b.) 25% Clean Silica Sand
c.) 10% Pine fines
d.) 15% Approved Compost

7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..

8. Remove all rocks and other objects over one inches (1") in diameter.

9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.

10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to be in a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

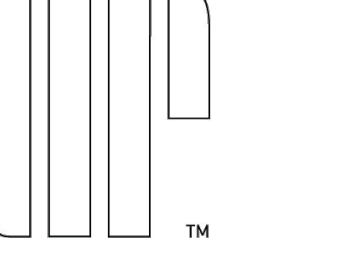
14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Mulch shall be shredded Florimulch (100% Melaleuca mulch). Planting areas not covered by lawn grass/sod shall be mulched to a minimum depth of 3", in order to present a finished appearance.

2. Any other mulch must be submitted to and approved.

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) 969-7HCE 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) 515-2008

LIGHTING CONSULTANT:
LUX POPULI S.A. de C.V.
Arreaga 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
AA26002760 IB26001534 LC26000510

2009
PROJECT NO:
December 02, 2021
DATE

DR / JV
DRAWN / CHECKED

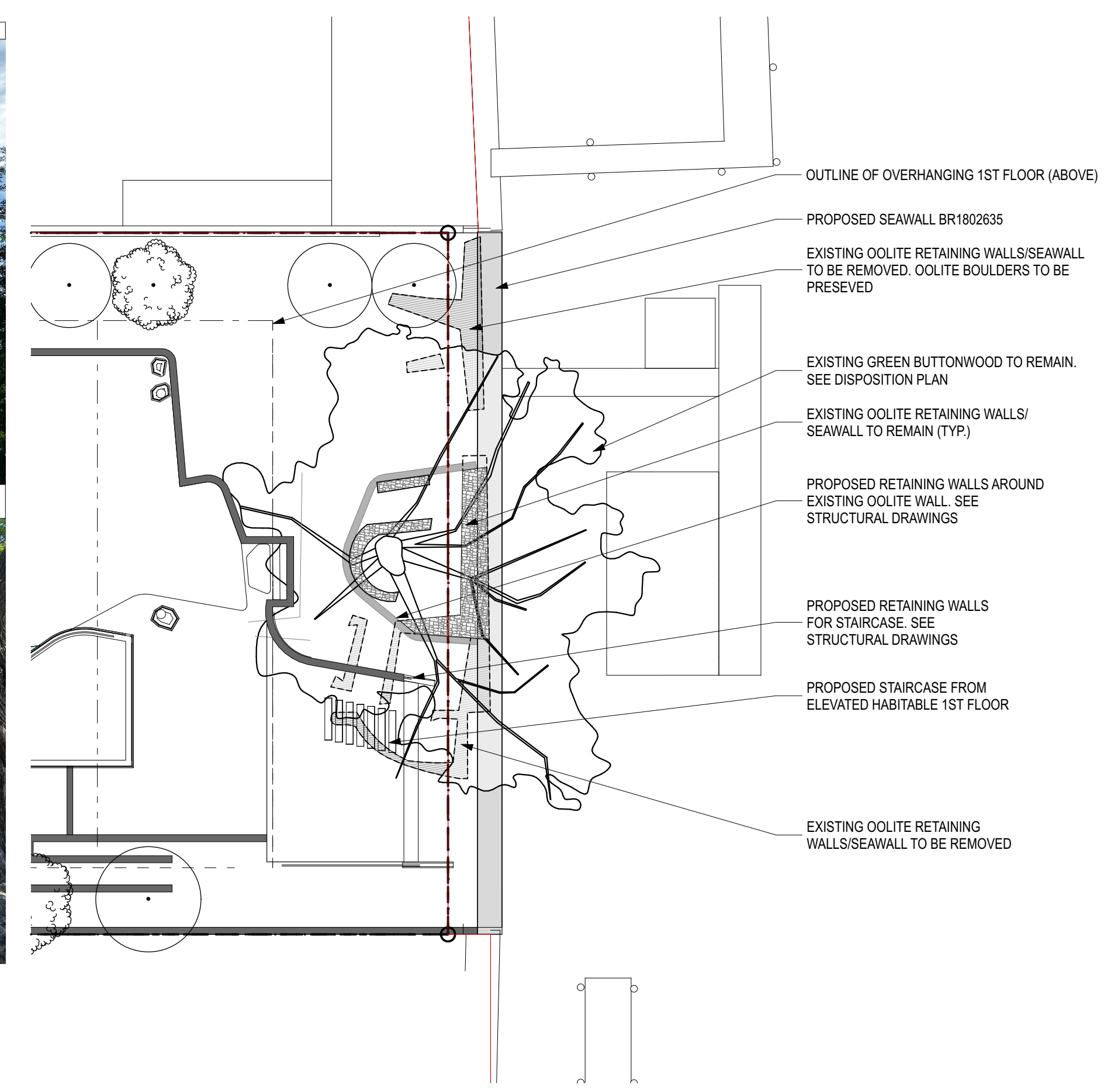
PLANTING DETAILS

M
L
K
J
I
H
G
F
E
D
C
B
A

OVERALL VIEW FROM WEST (01.10.2021)

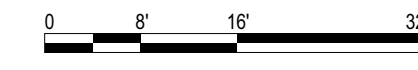


CLOSEUP VIEW OF BRANCHES OVERARCHING EXISTING SEAWALL, TOUCHING BISCAYNE BAY ON LEFT SIDE OF PHOTO (01.10.2021)



1 SEA WALL AND GREEN BUTTONWOOD

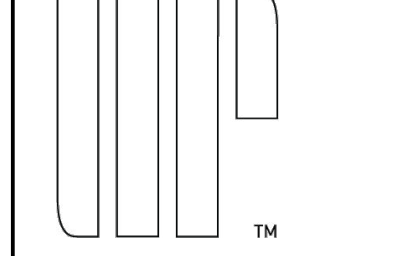
SCALE: 1/16" = 1'-0"



- OUTLINE OF OVERHANGING 1ST FLOOR (ABOVE)
- PROPOSED SEAWALL BR1802635
- EXISTING OOLITE RETAINING WALLS/SEAWALL TO BE REMOVED. OOLITE BOULDERS TO BE PRESEVED
- EXISTING GREEN BUTTWOOD TO REMAIN. SEE DISPOSITION PLAN
- EXISTING OOLITE RETAINING WALLS/ SEAWALL TO REMAIN (TYP.)
- PROPOSED RETAINING WALLS AROUND EXISTING OOLITE WALL. SEE STRUCTURAL DRAWINGS
- PROPOSED RETAINING WALLS FOR STAIRCASE. SEE STRUCTURAL DRAWINGS
- PROPOSED STAIRCASE FROM ELEVATED HABITABLE 1ST FLOOR
- EXISTING OOLITE RETAINING WALLS/SEAWALL TO BE REMOVED

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)21 468 4400

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-3453 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: +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
AA26002760 IB26001534 LC26000510

2009
PROJECT NO.

December 02, 2021
DATE

DR / JV
DRAWN / CHECKED

GREEN
BUTTONWOOD
DETAILS

L300

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17

GENERAL PLUMBING NOTES

1. **CODE:**
 THE ENTIRE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH APPLICABLE BUILDING CODES:

FLORIDA BUILDING CODE (2020 7TH EDITION)
 FLORIDA PLUMBING CODE (2020 7TH EDITION)
 FLORIDA FUEL GAS CODE (2020 7TH EDITION)
 FLORIDA ACCESSIBILITY CODE (2020 7TH EDITION)

AND THE LATEST EDITIONS OF ALL LOCAL CODES, RULES AND ORDINANCES HAVING JURISDICTION:

FLORIDA STATE MIAMI-DADE COUNTY MIAMI BEACH CITY

2. CONTRACTOR SHALL PROVIDE WRITTEN GUARANTEE OF ALL MATERIALS & WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE & SHALL INCLUDE REPLACEMENT OR REPAIR PARTS OR EQUIPMENT.

3. CONTRACTOR SHALL VISIT THE JOB SITE & THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING/BEGINNING ANY WORK & SHALL ADVISE ARCHITECT/ENGINEER OF ANY CONDITIONS WHICH MODIFY THE SCOPE OF WORK AS SHOWN ON THE DOCUMENTS. SUBMISSION OF A BID PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE & LATER CLAIMS FOR MOBILIZATION, LABOR, EQUIPMENT, AND/OR MATERIALS REQ'D BECAUSE OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

4. ALL MATERIALS SHALL BE NEW & BEAR UNDERWRITER'S LABEL (UL) WHERE APPLICABLE.

5. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE & ACCEPTANCE BY THE ARCHITECT/ENGINEER MUST BE A CONDITION OF THIS CONTRACT.

6. ALL EXCAVATION & BACKFILL AS REQ'D FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.

7. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY & PROPERTY DAMAGE FOR THE DURATION OF THE WORK.

8. CONTRACTOR SHALL SECURE & PAY FOR ALL PERMITS, FEES, SERVICE REQUESTS, INSPECTIONS, & TESTS.

9. CONTRACTOR SHALL INCLUDE BID FOR GROUND PENETRATING RADAR (GPR) OR X-RAY TO SLAB IN ORDER TO LOCATE EXISTING UTILITIES IN REINFORCED CONCRETE (POST TENSION CABLES, ELECTRIC CABLES, PLUMBING, FIBER OPTICS), IN CONCRETE REBAR, VOIDS, SLABS THICKNESS, CONDUITS EMBEDDED IN CONCRETE (SLABS, WALLS, BALCONIES, AND COLUMNS).

10. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. ADVISE ARCHITECT OF DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.

11. VERIFY LOCATION, SIZE, & INVERTS OF ALL EXISTING UTILITIES PRIOR TO BIDDING/BEGINNING CONSTRUCTION. ADVISE ARCHITECT/ENGINEER OF ANY DISCREPANCIES.

12. **PIPING MATERIALS:**

WATER: INSIDE HOUSE: TYPE "L" COPPER FOR 2" AND UNDER. TYPE "K" COPPER FOR 2-1/2" AND ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER SLEEVED IN PVC. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. CPVC PIPE IS ACCEPTABLE BY OWNER APPROVAL (ALL LEAD-FREE SOLDER).

OUTSIDE HOUSE ON LANDSCAPE AREA: POLYVINYL CHLORIDE (PVC) PLASTIC PIPE (ASTM D1785; ASTM D 2241; ASTM D 2672; CSA B137.3) [PVC SCHEDULE 80]

DRAIN, WASTE, & VENT: SCHEDULE 40 DWV PVC. CAST IRON IS ACCEPTABLE BY OWNER APPROVAL.

CONDENSATE: TYPE "L" COPPER IN 3/4" ARMAFLEX, USE HEAT WRAP UNDER FREEZING CONDITIONS AND USE SCHEDULE 40 PVC ON REGULAR CONDITIONS.

GAS: UNDERGROUND USE POLYETHYLENE PLASTIC PIPE. ABOVE GROUND USE SCHEDULE 40 METALLIC PIPE.

VALVES: BRONZE RATED AT 125 PSI. SWEAT ENDS

HOSE BIBBS: 3/4" ROUGH BRASS CONSTRUCTION WITH SHUT OFF VALVE AND VACUUM BREAKER.

13. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).

14. INSULATE ALL HOT WATER, HOT WATER RETURN, CONDENSATE LINES, EXHAUST LINES ABOVE GRADE AS FOLLOWS:
 ALL HW SUPPLY AND RETURN PIPES SHALL BE INSULATED USE 3/4" ARMAFLEX PREFORMED OR EQUAL.
 CONDENSATE PIPING: 3/4" ARMAFLEX PREFORMED.

15. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING & EQUIPMENT CONNECTIONS DIELECTRIC UNIONS: JOINTS BETWEEN COPPER OR COPPER-ALLOY TUBING AND GALVANIZED STEEL PIPE SHALL BE MADE WITH A BRASS FITTING OR DIELECTRIC FITTING OR A DIELECTRIC UNION CONFORMING TO ASSE 1079. THE COPPER TUBING SHALL BE SOLDERED TO THE FITTING IN AN APPROVED MANNER, AND THE FITTING SHALL BE SCREWED TO THE THREADED PIPE.

16. ALL METALLIC PIPING, FITTINGS, & HANGERS EXPOSED TO CORROSIVE CONDITIONS SHALL HAVE A PROTECTIVE COATING THAT APPROPRIATELY RESISTS CORROSION.

17. FURNISH & INSTALL APPROVED WATER HAMMER ARRESTORS WHERE QUICK-CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. WATER HAMMER ARRESTORS SHALL CONFORM TO ASSE 1010 & SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

18. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS & APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GC PRIOR TO INSTALLATION.

19. PROVIDE ACCESS PANELS FOR ALL CONCEALED VALVES.

20. ALL PIPING SHALL BE SECURED USING METHODS OF STRAPPING & HANGING APPROVED BY CODE.

21. ALL PIPING THROUGH FOUNDATION WALLS SHALL BE ENCASED IN PROTECTIVE SLEEVES.

22. FURNISH REQUIRED FLASHING TO ROOFING CONTRACTOR FOR PIPES PENETRATING ROOF.

23. ALL OUTDOORS FLOOR CLEAN OUTS SHALL BE TERMINATED UP TO GRADE AND SHALL BE MARKED.

24. PLUMBING CONTRACTOR SHALL REVIEW STRUCTURAL DRAWINGS PRIOR TO BIDDING TO FULLY FAMILIARIZE HIMSELF WITH PROJECT. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.

25. SUBMIT SHOP DRAWINGS/SUBMITALS ON ALL EQUIPMENT & OBTAIN APPROVAL PRIOR TO ORDERING & INSTALLATION OF WORK.

26. CONTRACTOR SHALL KEEP & MAINTAIN AS-BUILT DRAWINGS ON JOB SITE AT ALL TIMES & DELIVER A SET OF UP TO DATE AS-BUILTS TO THE ENGINEER & OWNER AT THE COMPLETION OF THE PROJECT.

27. CONTRACTOR SHALL COORDINATE EXACT LOCATION OF SANITARY, DOMESTIC WATER, CONDENSATE AND STORM DRAINAGE PIPING WITH CIVIL ENGINEERS DWG'S BEFORE STARTING ANY WORK. NOTIFY ARCHITECT/ ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.

PLUMBING LEGEND

	STORM DRAIN
	OVERFLOW STORM DRAIN
	SANITARY
	INDIRECT/SAFEWASTE
	FILTERED COLD WATER SUPPLY
	COLD WATER SUPPLY
	HOT WATER SUPPLY
	HOT WATER RECIRCULATING
	VENT
	NATURAL GAS
	CONDENSATE DRAIN
	STEAM
	CONNECT TO EXISTING. FIELD VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK
	FLOOR CLEAN OUT
	CLEAN OUT
	FLOOR DRAIN
	FLOOR SINK
	FUNNEL DRAIN
	HUB DRAIN
	PLANTER DRAIN
	ROOF DRAIN
	HOSE BIBB W/ SHUT-OFF VALVE AND VACUUM BREAKER
	WALL HYDRANT W/ SHUT-OFF VALVE AND VACUUM BREAKER
	PRESSURE RELIEF VALVE (PRV)
	VENTED PRESSURE RELIEF VALVE (PRV)
	CHECK VALVE
	BACKFLOW PREVENTER
	GATE VALVE
	FLOOR PENETRATION
	WATER HAMMER ARRESTOR
	VENT THRU ROOF
	AIR ADMITTANCE VALVE
	PIPE UP
	PIPE DOWN (DN)
	INSTANT GAS WATER HEATER
	HOT WATER RECIRCULATING PUMP
	WATER HEATER

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	CONNECTIONS			REMARKS
		CW	HW	WASTE	
WC	WATER CLOSET	1/2"	---	3"	BY OWNER/ARCHITECT
LAV	LAVATORY	1/2"	1/2"	1 1/2"	BY OWNER/ARCHITECT
SH	SHOWER	1/2"	1/2"	2"	BY OWNER/ARCHITECT
TB	BATHUB	1/2"	1/2"	2"	BY OWNER/ARCHITECT
DW	DISHWASHER	---	1/2"	1"W	BY OWNER/ARCHITECT
W/D	CLOTHES WASHER	1/2"	1/2"	2"	BY OWNER/ARCHITECT
KSK	KITCHEN SINK	1/2"	1/2"	1 1/2"	BY OWNER/ARCHITECT
LSK	LAUNDRY SINK	1/2"	1/2"	1 1/2"	BY OWNER/ARCHITECT
MSK	MOP SINK	1/2"	1/2"	2"	BY OWNER/ARCHITECT
REF	REFRIGERATOR	1/2"	---	---	BY OWNER/ARCHITECT
IM	ICE MAKER	1/2"	---	---	BY OWNER/ARCHITECT
FR	FREEZER	1/2"	---	---	BY OWNER/ARCHITECT

NOTES:

1. ALL FIXTURES SHALL COMPLY WITH MIAMI DADE WATER CONSERVATION REGULATION:

FIXTURES:
 LAVATORY: 1.5 GPM @ 60 PSI
 SHOWER HEAD: 1.5 GPM @ 80 PSI
 SINK FAUCET: 1.5 GPM @ 60 PSI
 WATER CLOSET: 1.28 GAL PER FLUSH CYCLE
 DISHWASHER: 6.5 GAL PER CYCLE
 WASHING MACHINE: WATER FACTOR: 8

2. ALL SHOWER VALVES SHALL BE BALANCED-PRESSURE, THERMOSTATIC OR COMBINATION BALANCE-PRESSURE / THERMOSTATIC VALVES THAT CONFORM TO THE REQUIREMENTS OF ASSE 1016/ASME A112.1016/CSA B125.16 OR ASME A112.18.1/CSA B125.1

SLOPE OF HORIZONTAL DRAINAGE PIPE

SIZE (INCHES)	MINIMUM SLOPE (INCH PER FOOT)
2-1/2 OR LESS	1/4
3 TO 6	1/8
8 OR LARGER	1/16

TABLE 704.1 OF THE FPC-2020

WATER HAMMER ARRESTOR SCHEDULE

P.D.I DESIGNATION	MANUFACTURER & MODEL	FIXTURE UNITS	CONNECTION
A	SIoux CHIEF 652-A	1-11	1/4
B	SIoux CHIEF 653-B	12-32	1/8
C	SIoux CHIEF 654-C	33-60	1/16

SIoux CHIEF SHOCK ARRESTORS APPROVED FOR INSTALLATION WITH NO ACCESS DOOR REQUIRED. CONFORM TO ANSI/ASSE 1010 STANDARDS.

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A/G	ABOVE GROUND
AD	AREA DRAIN
EWH	ELECTRIC WATER HEATER
GWH	GAS WATER HEATER
HRP	HOT WATER RECIRCULATING PUMP
IGWH	INSTANT GAS WATER HEATER
ODL	OVERFLOW DRAIN WATER LEADER
P	PUMP
PD	PLANTER DRAIN
PKD	PARKING DRAIN
PRWL	PLANTER RAIN WATER LEADER
PSD	PLANTER STORM DRAIN PIPE
RD	ROOF DRAIN
RWL	RAIN WATER LEADER
U/G	UNDERGROUND
VTR	VENT THROUGH ROOF

NOTE: THIS LEGEND IS FOR REFERENCE ONLY. NOT ALL SYMBOLS AND ABBREVIATIONS WILL BE USED. NOT ALL SYMBOLS AND ABBREVIATIONS USED ARE INCLUDED IN LEGEND. IF QUESTIONS ARISE DUE TO THE USE OF ANY SYMBOL OR ABBREVIATION THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER IMMEDIATELY FOR DEFINITION(S) AND/OR CLARIFICATION(S).

PLUMBING DRAWING INDEX

#	DESCRIPTION
P001	PLUMBING NOTES, LEGENDS & SYMBOLS
P100	PLUMBING SITE PLAN
P101	PLUMBING UNDERSTORY - SANITARY PLAN (A)
P102	PLUMBING UNDERSTORY - SANITARY PLAN (B)
P103	PLUMBING UNDERSTORY - SANITARY PLAN (C)
P104	PLUMBING UNDERSTORY - SANITARY PLAN (D)

FOR COM.BURE 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) 783-2246 F: (954) 783-2247

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.
 Arreaga 27, San Angel
 Mexico City, CP 01000, Mexico
 T: +55 5025 9105

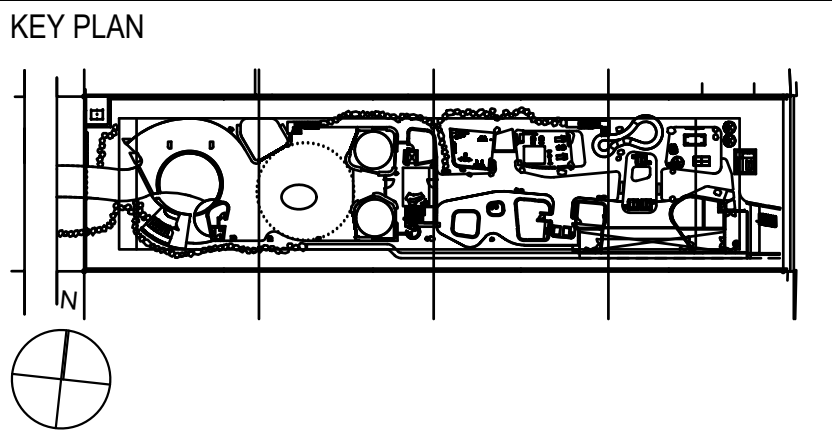
28 STAR ISLAND
 MIAMI BEACH, FLORIDA 33139

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.

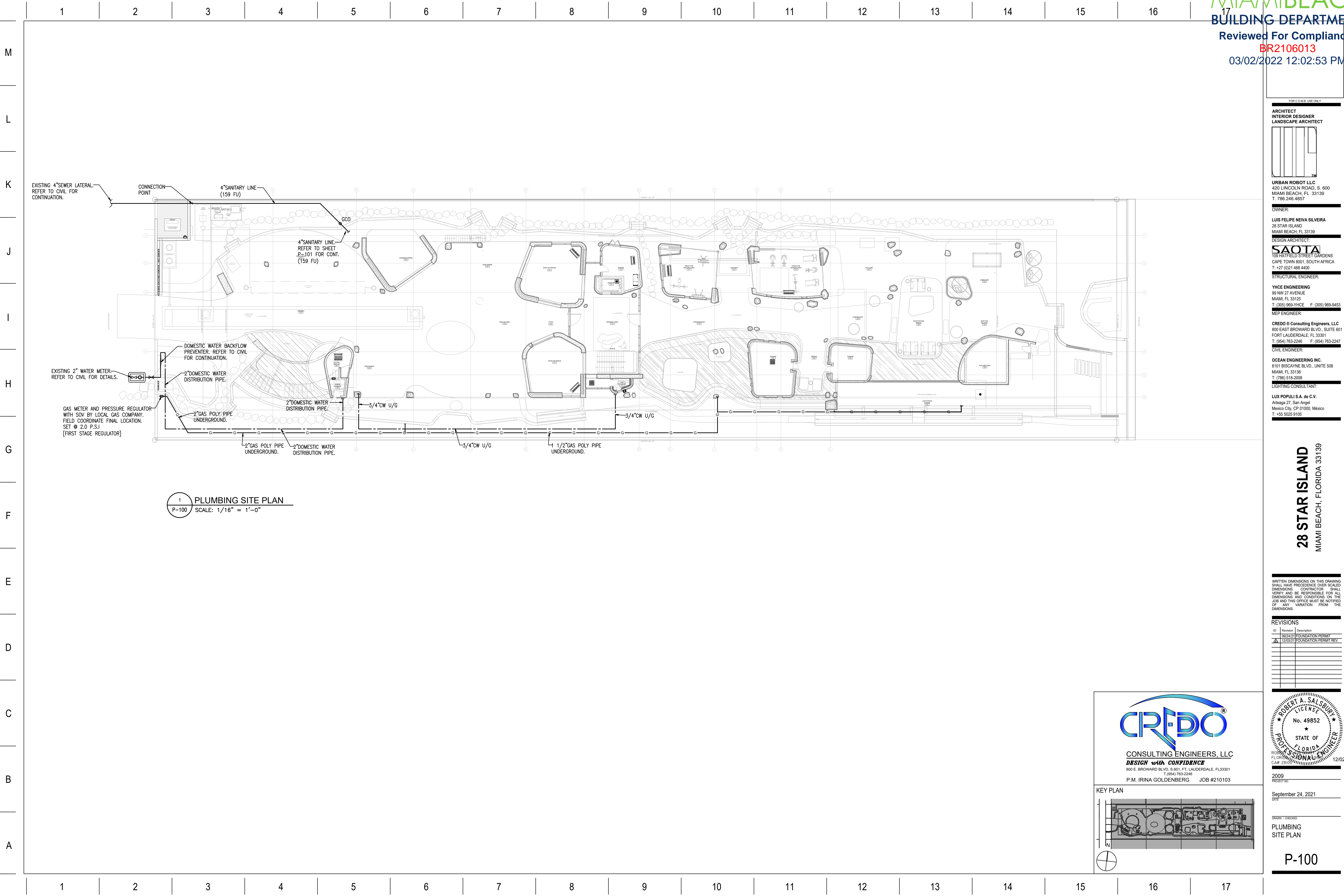
REVISIONS

ID	Revision	Description
1	02/03/21	FOUNDATION PERMIT REV.
2	12/03/21	FOUNDATION PERMIT REV.

CREDO
 CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
 800 E. BROWARD BLVD. S. 601, FT. LAUDERDALE, FL 33301
 T: (954) 783-2246
 P.M. IRINA GOLDENBERG JOB #210103

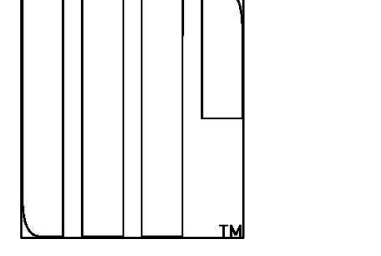


2009 PROJECT NO:
 September 24, 2021 DATE
 DRAWN / CHECKED:
 PLUMBING NOTES, LEGENDS & SYMBOLS
P-001



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 NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

SAOTA
109 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 468 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) 783-2246 F: (954) 783-2247

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

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

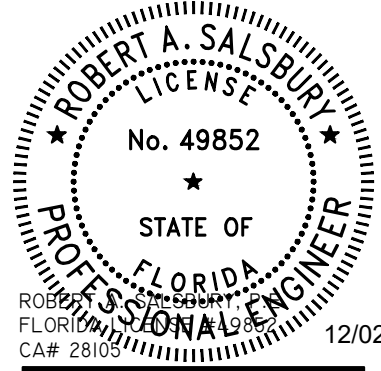
ID	Revision	Description
01	FOUNDATION PERMIT	
02	FOUNDATION PERMIT REV.	

CREDO
CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301
T: (954) 783-2246
P.M. IRINA GOLDENBERG JOB #210103

KEY PLAN

September 24, 2021
DATE

PLUMBING
SITE PLAN

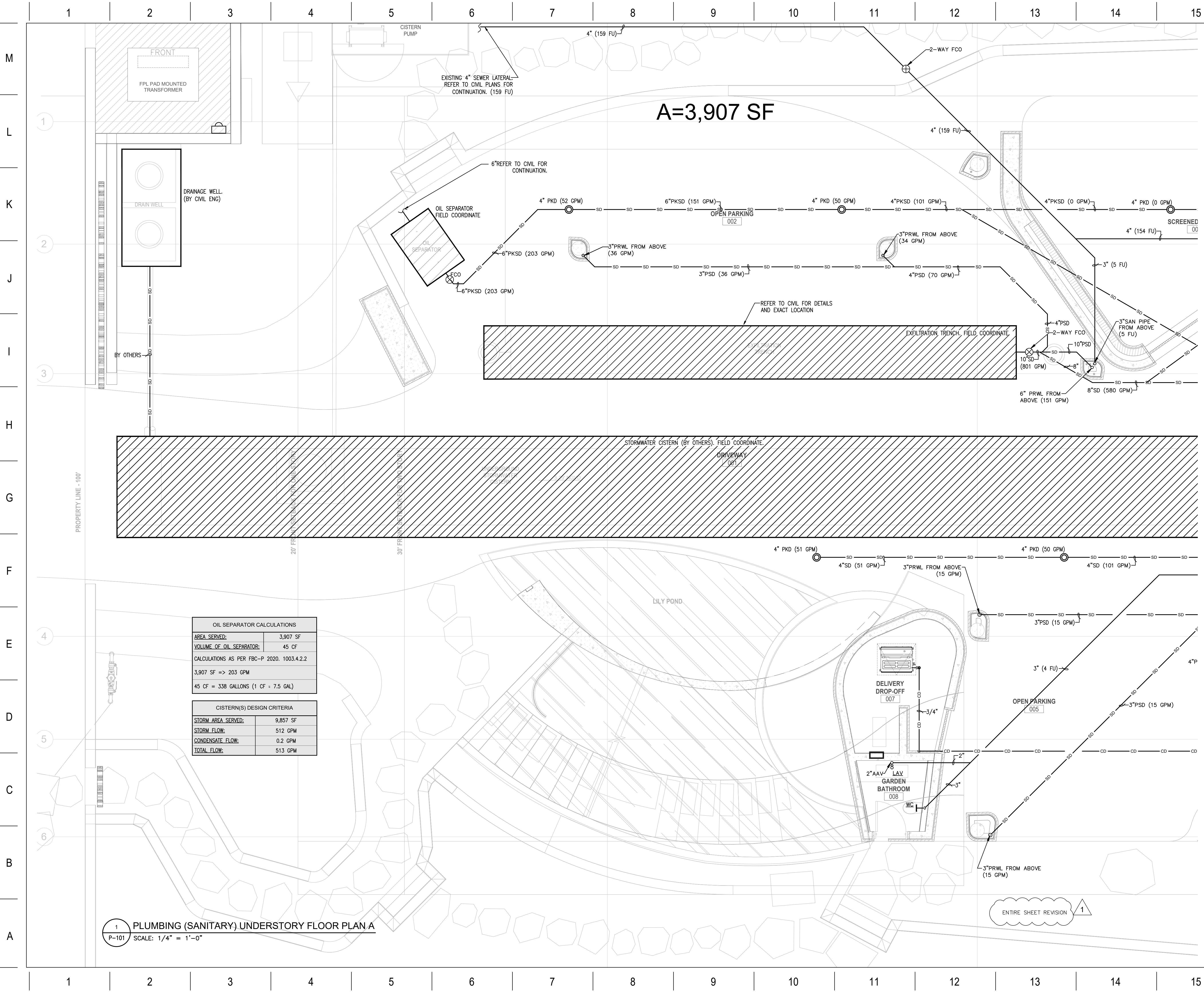


2009
PROJECT NO.

September 24, 2021
DATE

PLUMBING
SITE PLAN

P-100



OIL SEPARATOR CALCULATIONS	
AREA SERVED:	3,907 SF
VOLUME OF OIL SEPARATOR:	45 CF
CALCULATIONS AS PER FBC-P 2020, 1003.4.2.2	
3,907 SF =>	203 GPM
45 CF =	338 GALLONS (1 CF = 7.5 GAL)

CISTERN(S) DESIGN CRITERIA	
STORM AREA SERVED:	9,857 SF
STORM FLOW:	512 GPM
CONDENSATE FLOW:	0.2 GPM
TOTAL FLOW:	513 GPM

1 PLUMBING (SANITARY) UNDERSTORY FLOOR PLAN A
P-101 SCALE: 1/4" = 1'-0"

FOR COMB. USE ONLY

ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT

URBAN ROBOT LLC
4201 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)21 468 4400

STRUCTURAL ENGINEER:
YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-7YHCE F: (305) 969-6453

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

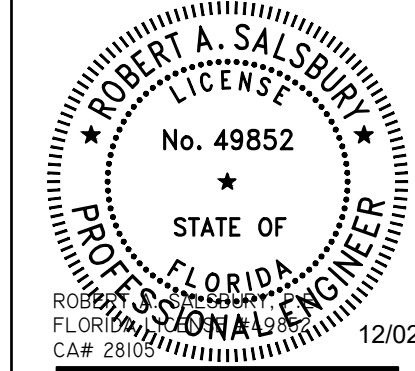
CIVIL ENGINEER:
OCEAN ENGINEERING INC.
8101 BISCAYNE BLVD., UNIT 508
MIAMI, FL 33138
T: (786) 518-2008

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

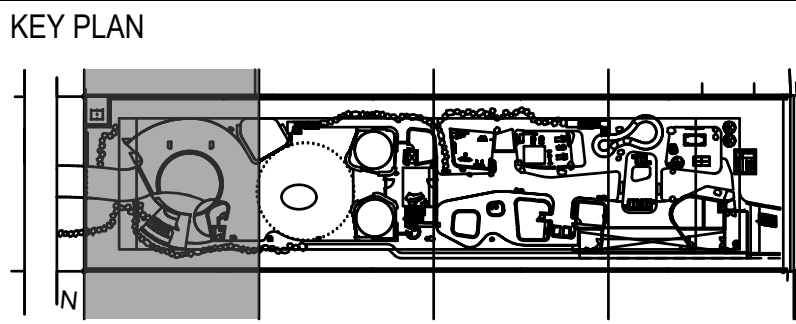
28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

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.

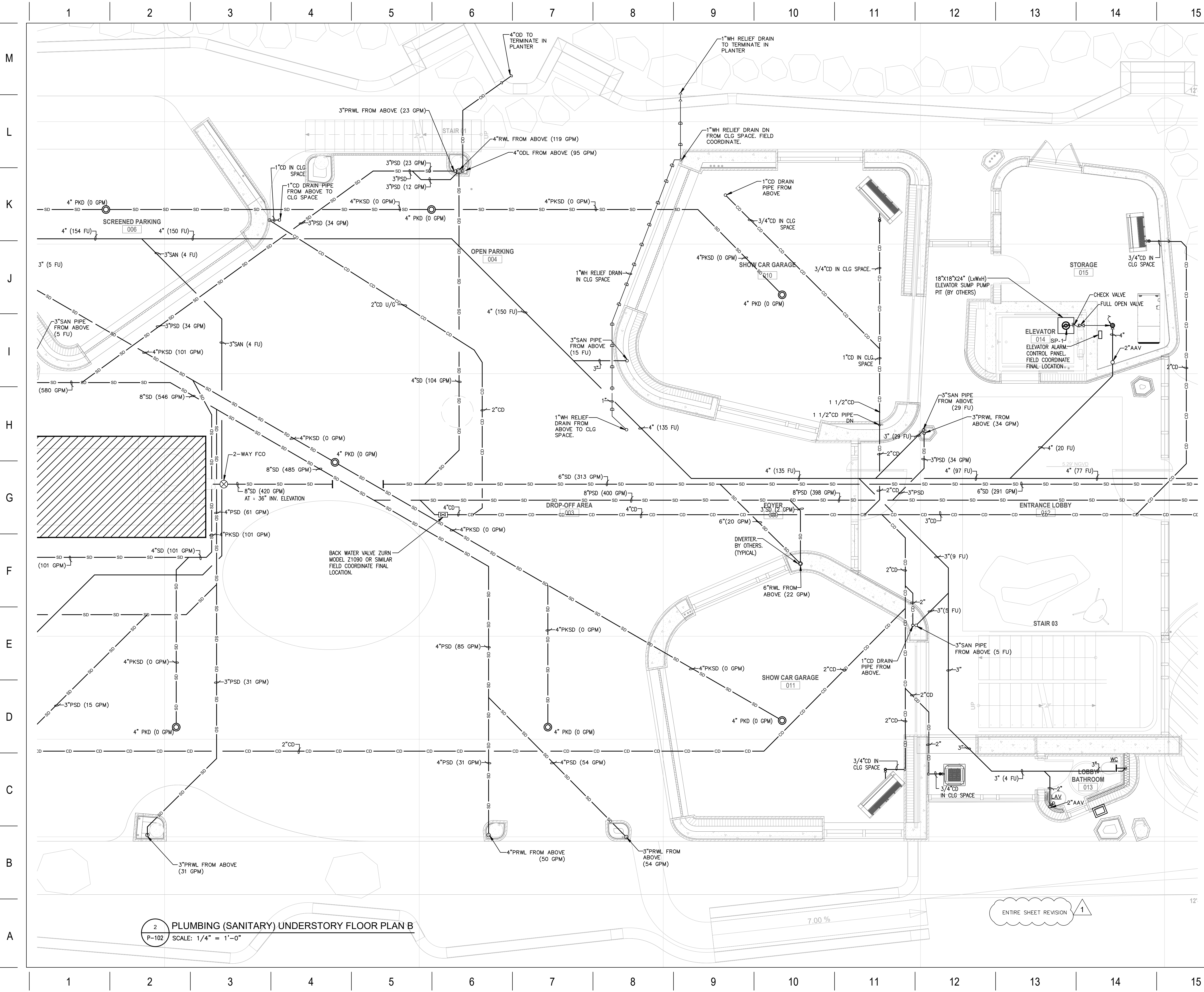
ID	Revision	Description
A	12/03/21	FOUNDATION PERMIT REV.



CREDO
CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301
T: (954) 763-2246
P.M. IRINA GOLDENBERG JOB #210103



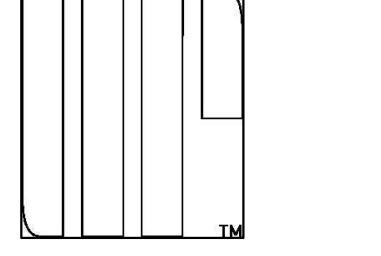
2009 PROJECT NO:
September 24, 2021 DATE
DRAWN / CHECKED:
PLUMBING UNDERSTORY SANITARY PLAN (A)



2 PLUMBING (SANITARY) UNDERSTORY FLOOR PLAN B
P-102 SCALE: 1/4" = 1'-0"

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 NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

DESIGN ARCHITECT:

SAOTA
109 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 468 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.
Artega 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 5025 9105

28 STAR ISLAND
MIAMI BEACH, FLORIDA 33139

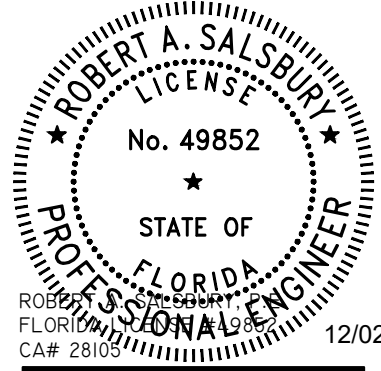
WRITTEN DIMENSIONS ON THIS DRAWING SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

ID	Revision	Description
1	03/02/21	FOUNDATION PERMIT REV.
2	03/02/21	FOUNDATION PERMIT REV.

CREDO CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301
T: (954) 763-2246
P.M. IRINA GOLDENBERG JOB #210103

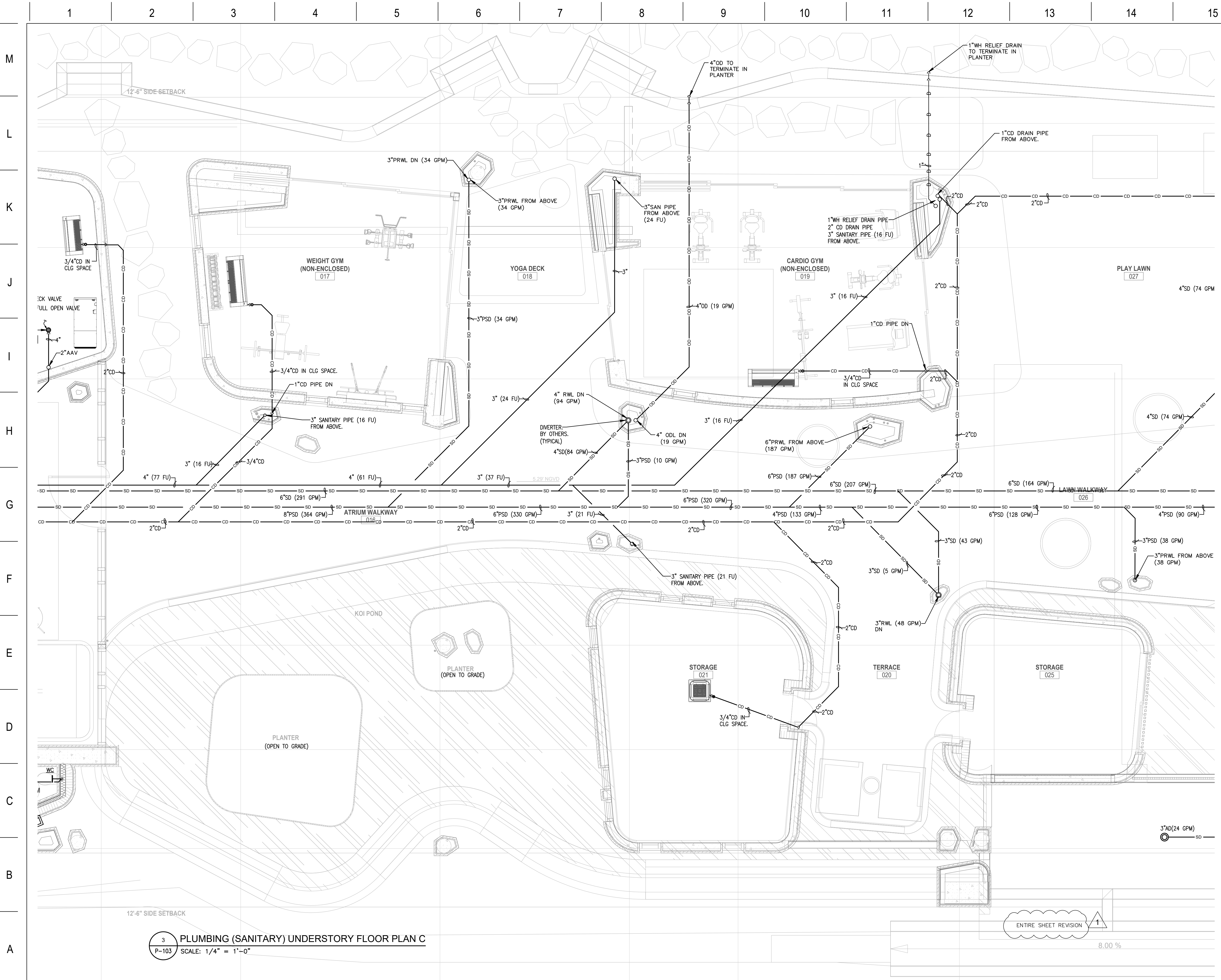
KEY PLAN

ENTIRE SHEET REVISION 1



2009 PROJECT NO:
September 24, 2021 DATE

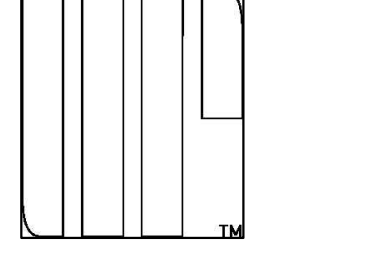
PLUMBING UNDERSTORY SANITARY PLAN (B)



3 PLUMBING (SANITARY) UNDERSTORY FLOOR PLAN C
P-103 SCALE: 1/4" = 1'-0"

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 NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139

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

STRUCTURAL ENGINEER:

YHCE ENGINEERING
99 NW 27 AVENUE
MIAMI, FL 33125
T: (305) 969-7455 F: (305) 969-6453

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:

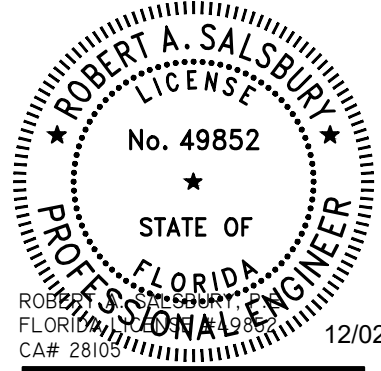
LUX POPULI S.A. de C.V.
Artega 27, San Angel
Mexico City, CP 01000, Mexico
T: +52 55 5025 9105

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.

ID	Revision	Description
1	03/02/21	FOUNDATION PERMIT REV.
2	03/02/21	FOUNDATION PERMIT REV.

CREDO
CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301
T: (954) 763-2246
P.M. IRINA GOLDENBERG JOB #210103

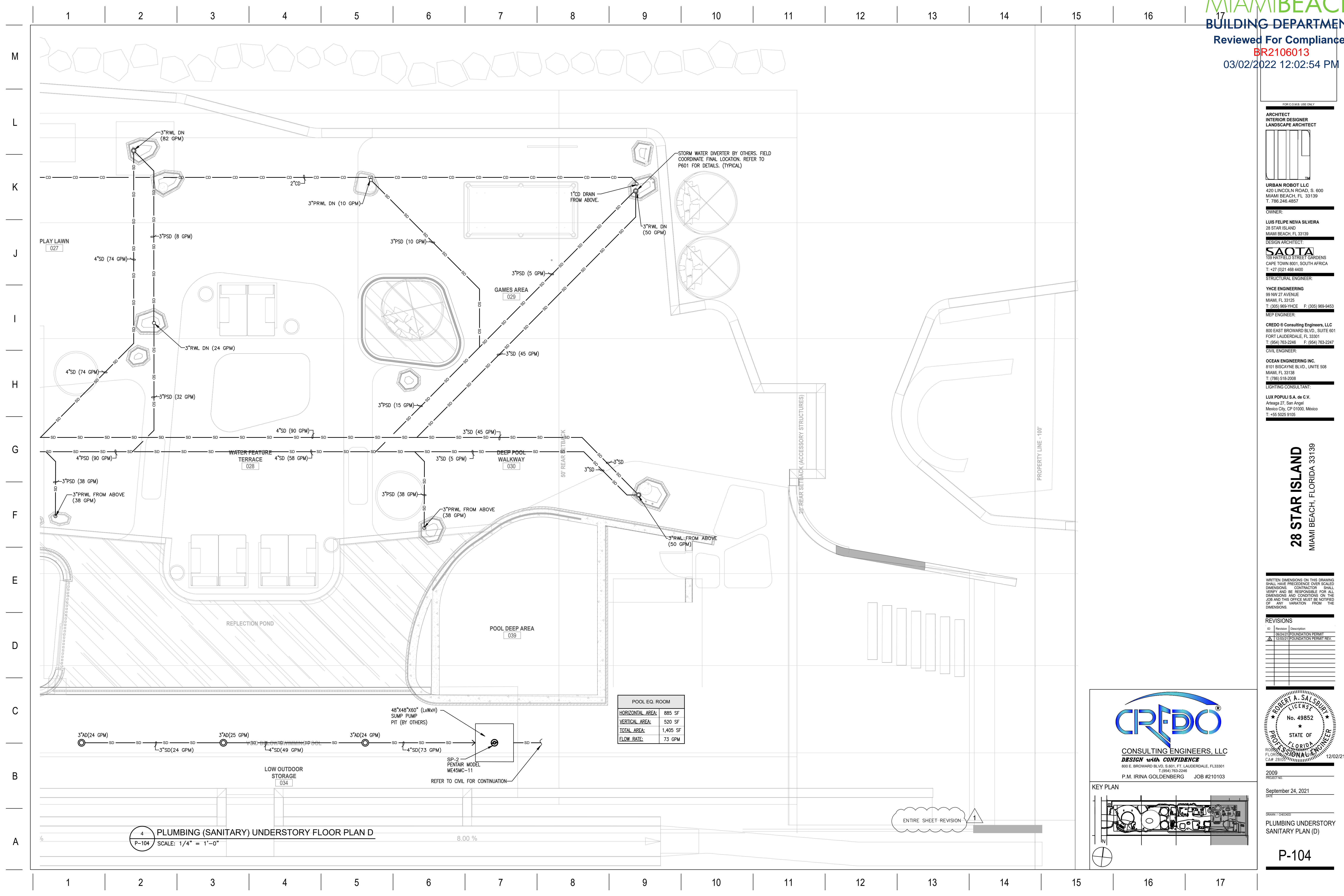


KEY PLAN

ENTIRE SHEET REVISION 1

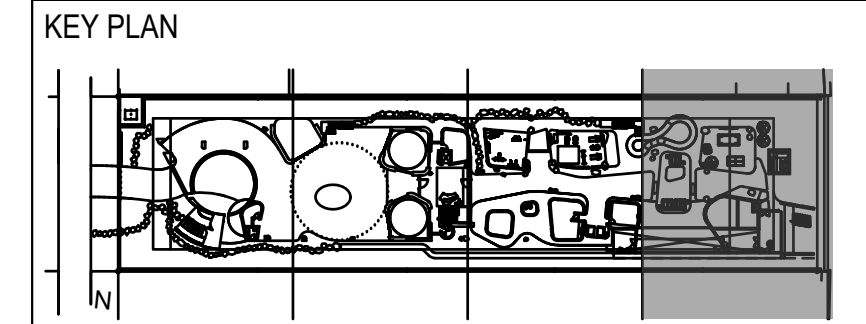
8.00 %

2009 PROJECT NO:
September 24, 2021 DATE
DRAWN / CHECKED:
PLUMBING UNDERSTORY SANITARY PLAN (C)



POOL EQ. ROOM	
HORIZONTAL AREA:	885 SF
VERTICAL AREA:	520 SF
TOTAL AREA:	1,405 SF
FLOW RATE:	73 GPM

CREDO
CONSULTING ENGINEERS, LLC
DESIGN with CONFIDENCE
800 E. BROWARD BLVD., S. 601, FT. LAUDERDALE, FL 33301
T: (954) 783-2246
P.M. IRINA GOLDENBERG JOB #210103

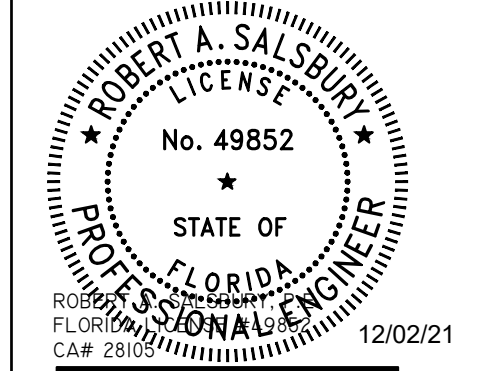


- FOR COM.B. USE ONLY
- ARCHITECT
INTERIOR DESIGNER
LANDSCAPE ARCHITECT
- URBAN ROBOT LLC
420 LINCOLN ROAD, S. 600
MIAMI BEACH, FL 33139
T. 786.246.4857
- OWNER:
LUIS FELIPE NEIVA SILVEIRA
28 STAR ISLAND
MIAMI BEACH, FL 33139
- DESIGN ARCHITECT:
SAOTA
109 HATFIELD STREET GARDENS
CAPE TOWN 8001, SOUTH AFRICA
T: +27 (0)21 468 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) 783-2246 F: (954) 783-2247
- 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.
Artega 27, San Angel
Mexico City, CP 01000, Mexico
T: +55 5025 9105

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	02/03/21	FOUNDATION PERMIT REV.
2	12/03/21	FOUNDATION PERMIT REV.



2009 PROJECT NO:
September 24, 2021 DATE
DRAWN / CHECKED:
PLUMBING UNDERSTORY SANITARY PLAN (D)