

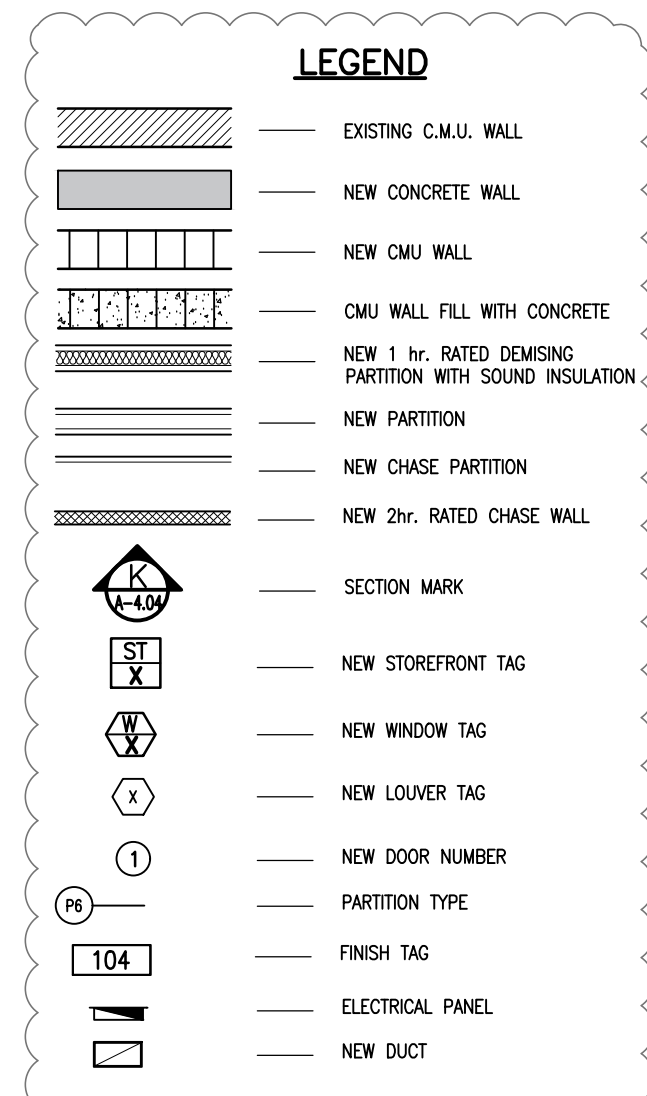
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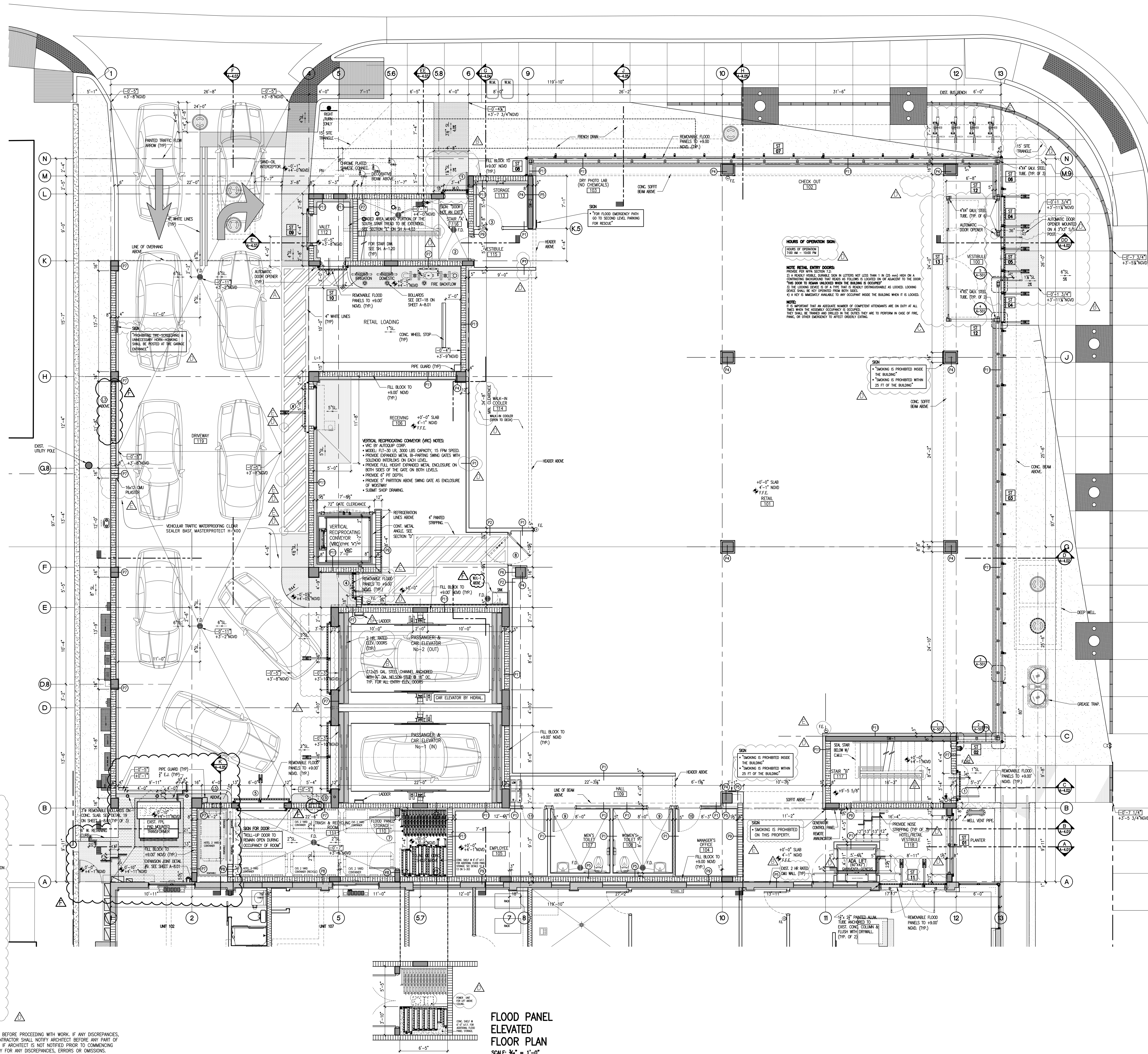
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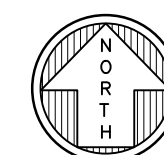
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GROUND LEVEL  
FLOOR PLAN  
SCALE: 3/8" = 1'-0"



ISSUED FOR PERMIT 05/28/2018  
ISSUED FOR BIDDING 03/21/2018  
ISSUED FOR CONSTRUCTION

CLIENT  
**SUKKAH MIAMI BEACH  
ACQUISITIONS LLC**  
7900 GLADES ROAD, SUITE 500  
BOCA RATON, FL 33434  
T 561.961.1862 / F 561.961.1863

LANDSCAPE ARCHITECT  
**J.F.S. DESING Inc.**  
1833 NW 140TH TERR.  
PEMBROKE PINES, FL 33028  
T 954.447.1832 / F 305.856.0742

STRUCTURAL ENGINEERS  
**OKON & COMPANY, INC.**  
910 WINDERMERE WEST  
VENICE, FLORIDA 34285  
T 404.237.3018 / F 404.842.0642

M/E/P ENGINEERS  
**HENDERSON ENGINEERING**  
3550 BUSCHWOOD PARK DRIVE  
TAMPA, FLORIDA 33618, SUITE 190  
T 813.272.2120 / F 813.272.2176

CIVIL ENGINEERS  
**OCEAN ENGINEERING, INC.**  
8101 BISCAYNE BLVD., SUITE 508  
MIAMI, FL 33137  
C 786.253.5252 / F 786.475.8250

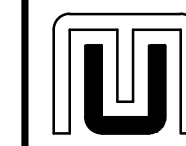
# CONTINENTAL HOTEL ADDITION

4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

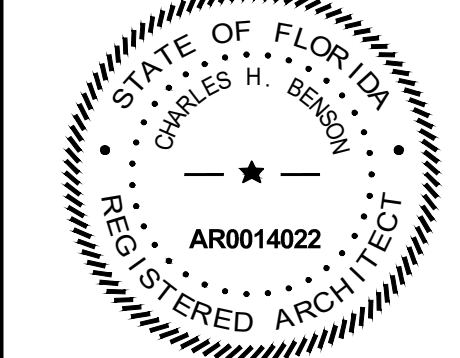
Project:

ARCHITECT OF RECORD

**CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE No. AR14022  
NCARB CERTIFICATE No. 42,136



Seal



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Revised:	
1-1-2018	PRIVATE PROVIDER COMMENTS
2-28-2018	PRIVATE PROVIDER COMMENTS
3-28-2018	PRIVATE PROVIDER COMMENTS
5-25-2018	CITY COMMENTS
7-25-2018	CITY COMMENTS
8-1-2018	CITY COMMENTS
8-1-2018	CITY COMMENTS
8-1-2018	COORDINATION

## GROUND LEVEL FLOOR PLAN

21612 10/10/2017

**A-1.01**



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## West 41st Street

SIGHT TRIANGLE  
NO ENCROACHMENT

50' TOTAL RIGHT-OF-WAY

PROPOSED "DEEPROOT SILVA CELLS"  
INSTALLATION SEE "DEEPROOT SILVA  
CELLS" INSTALLATION FOR LAYOUT,  
DETAILS, ETC., SHEET L-5.

TREE PITS WITH STANDARD "BONDED  
AGGREGATE" (SALT AND PEPPER  
GRAY COLOR).

UPLIGHT-LTY 160, 6" DIA. W/  
ROCKGUARD R660, TWO FIXTURES PER  
TREE (TYP) PROVIDE ELECTRICAL  
DRAWINGS AND DIAGRAM PER ALL  
CODE REQUIREMENTS.

RAINBIRD "ROOT WATERING SYSTEM"  
INTEGRATED INTO EACH PLANTING PIT  
2 PER PIT AT OPPOSITE SIDES TO  
LIGHT FIXTURES. SEE IRRIGATION  
PLANS, RUS-11-B-1402.

CONTRACTOR TO CONFIRM  
COMPATIBILITY TO AVAILABLE DEPTH  
IN RIGHT OF WAY PER CITY OF MIAMI  
BEACH PUBLIC WORKS DEPARTMENT  
(TYPICAL).

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## West 40th Street

RELOCATED BIKE RACK STATION

VALET DROP OFF AREA FOR 3 VEHICLES

EXISTING HOTEL  
(not a part of site  
landscape  
calculations)

Collins Avenue

## CITY OF MIAMI BEACH

LANDSCAPE LEGEND  
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District: MBE Lot Area: 13,914 Acres: 0.32

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 13,914 s.f. x 20% = 2,783 s.f.	2,783	1,815
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces: 100 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B	2,783	1,815

LANDSCAPE CALCULATION  
A. Square feet of landscaped open space required  
B. Maximum lawn area (sod) permitted: 2,783 s.f. x 2% = 55.7 s.f.

TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements: 22 trees x 0.32 net lot acres = number of existing trees =	8	0
B. % Native trees required: Number of trees provided x 50% =	3	0
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50% =	2	0
D. Street Trees (maximum average spacing of 20' o.c.): 250 linear feet along street divided by 20' =	13	9
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 30' o.c.): 250 linear feet along street divided by 20' =	N/A	N/A

SHRUBS	REQUIRED/ ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 12% =	252	531
B. % Native shrubs required: Number of shrubs provided x 50% =	126	31

LARGE SHRUBS OR SMALL TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of large shrubs or small trees required: Number of required shrubs x 10% =	25	31
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% =	13	31

## LANDSCAPE CODE TREE MITIGATION DEFICIT:

12 TREE SHORTFALL (4 STREET TREE + 8 LOT TREES)  
TO BE MITIGATED AS A PAYMENT TO THE CITY OF MIAMI BEACH TREE  
TRUST FUND:  
\$30,000 (AT \$2,500 PER TREE)

## TREE MITIGATION PLANTLIST

SYM. NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
MITIGATION DEFICIT FOR LANDSCAPE CODE DEFICIT: 12 TREES			
STREET TREES: 4 (REQUIRED 13, PROVIDED 9)			\$ 10,000.00
LOT TREES: 8 (REQUIRED 8, PROVIDED 0)			\$ 20,000.00
SUBTOTAL 2: LANDSCAPE CODE MITIGATION DEFICIT: \$30,000 (12 TREES X \$2,500)			\$ 30,000.00
TOTAL:			\$ 30,000.00
PAYMENT TO BE MADE TO THE CITY OF MIAMI BEACH TREE TRUST FUND			

## PLANTLIST

SYM. NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES			
CAL	4 BRAZIL BEAUTYLEAF	Calophyllum brasiliense	16" x 7' apr. 4" cal. 6" cl.
ED	5 JAPANESE BLUEBERRY	Elaeagnus decipiens	5' D, 12" HT, 2" CAL - BECKER TREE FARM
PALMS			
VM2	5 MONTGOMERY PALMS	Veitchia montgomeryana	DBL. TK. FG. 18" o.c., full hd.
SHRUBS			
CR6	YES 31 SMALL-LEAVED CLUSIA	Clusia guttifera	6" HL, 48" OC, FTB.
DUF	460 DWARF PITOSPORY	Pittosporum "Sheela's Dwarf"	3 gal. 10" x 5" 18" o.c. full
ACCENT PLANTS AND GROUNDCOVERS			
ALV	22 AECHMEA "ALVAREZ"	Aechmea spp.	9" pot, 12" o.c., GRANTS FARM
CAT	26 CAT PALMS	Chamaedorea seifrizii	7 gal. 20" x 24" 30" o.c.
BL3	50 BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal. 12" x 18" 18" o.c. full
FUR	5 GIANT FALSE AGAVE	Furcraea foetida	15 gal. 4" x 4" full specimen
RHA	1 LADY PALM	Rhapsodia excelsa	5" o.c., FTB, sun acclimated
SVL	100 SANSEVIERIA "LAURENTII"	Sansevieria trifasciata	3 gal. 18" x 12" 18" o.c. full
THU	12 BLUE SKY THUNBERGIA	Thunbergia grandiflora	3 gal. 24" x 18" full, 2 leaders
AJI	100 ASIATIC JASMINE	Trachelospermum asiaticum	1 gal. 12" o.c.

TOPSOIL:	TOPSOIL: SAND MIX	50:50 TOPSOIL: SAND MIX, SPREAD IN PLACE
30 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS	
MULCHING:		
15 C.Y. W-	"PINE BARK" MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION		
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.		

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED  
FROM THE CITY OF MIAMI BEACH PRIOR TO  
REMOVAL OF ANY TREES OR PALMS FROM THIS  
SITE.

SEE RESPECTIVE LANDSCAPE PLANS, SHEETS  
L-2 TO L-5 FOR PLANTLIST, LANDSCAPE  
DETAILS, NOTES, SPECIFICATIONS, ETC.

north

0' 10' 20'  
SCALE: 1" = 10'

LEVEL 1  
LANDSCAPE PLAN

ISSUED FOR PERMIT: 5-28-19  
ISSUED FOR BIDDING: 3-28-19  
ISSUED FOR CONSTRUCTION: 3-28-19

CLIENT  
SUKKAH MIAMI BEACH  
ACQUISITIONS LLC  
7900 GLADES ROAD, SUITE 500  
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LANDSCAPE ARCHITECT  
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1833 NW 140TH TERR.  
FLEMING PARK, FL 33028

STRUCTURAL ENGINEERS  
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910 WINDERMERE WEST  
VENICE, FLORIDA 34285  
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3550 BUSCHWOOD PARK DRIVE  
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MIAMI, FL 33137  
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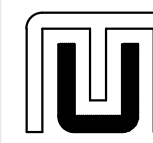
CONTINENTAL  
HOTEL ADDITION4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

Project:

ARCHITECT OF RECORD

P.A.

CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.  
interiors planner architect



Seal

JAMES F. BOGASH  
R.L.A. # 000132

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Revised:  
03/15/19 CITY COMMENTS  
08/14/19 CITY COMMENTS (PG.)

21612 10/10/2017



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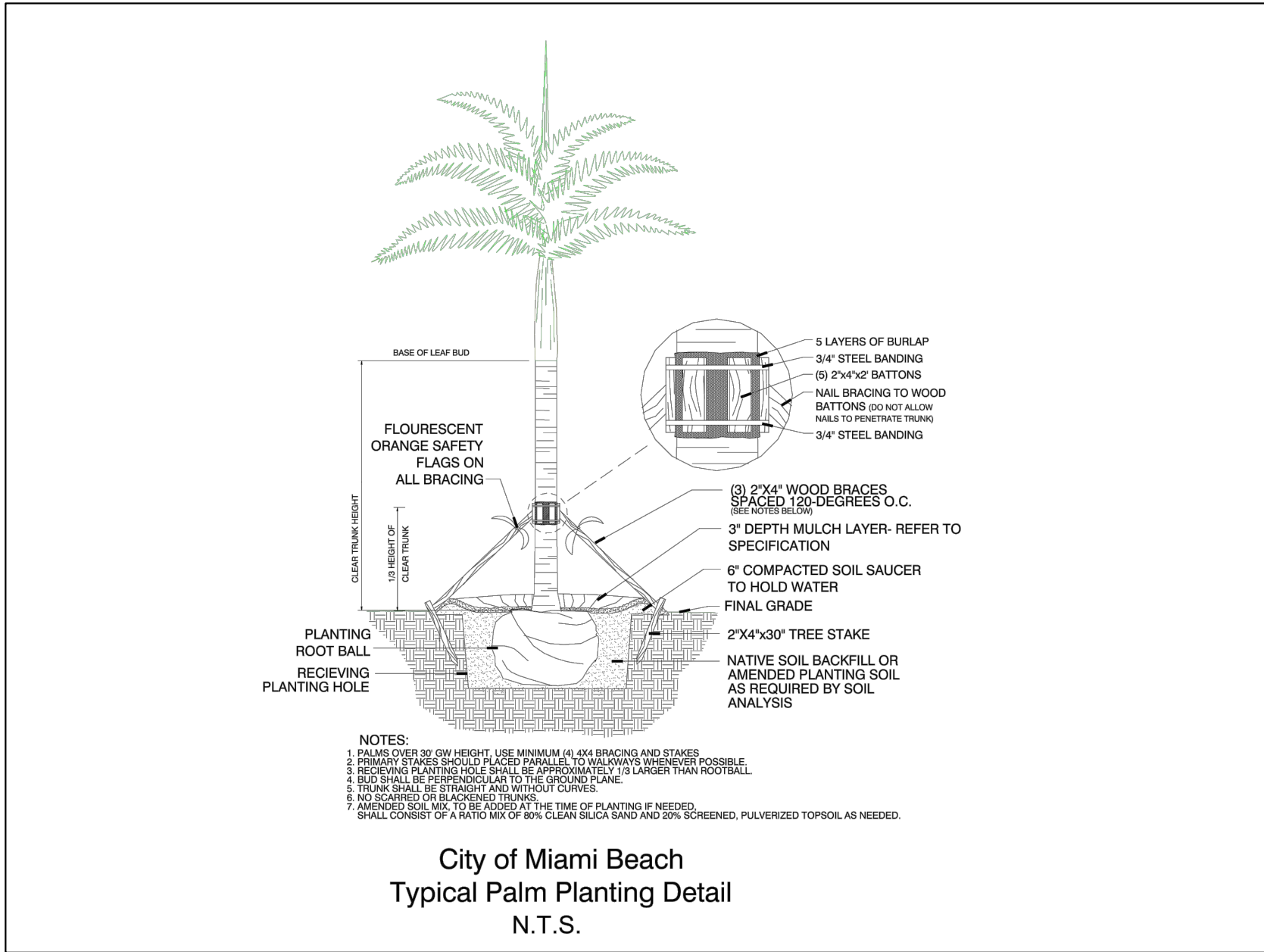
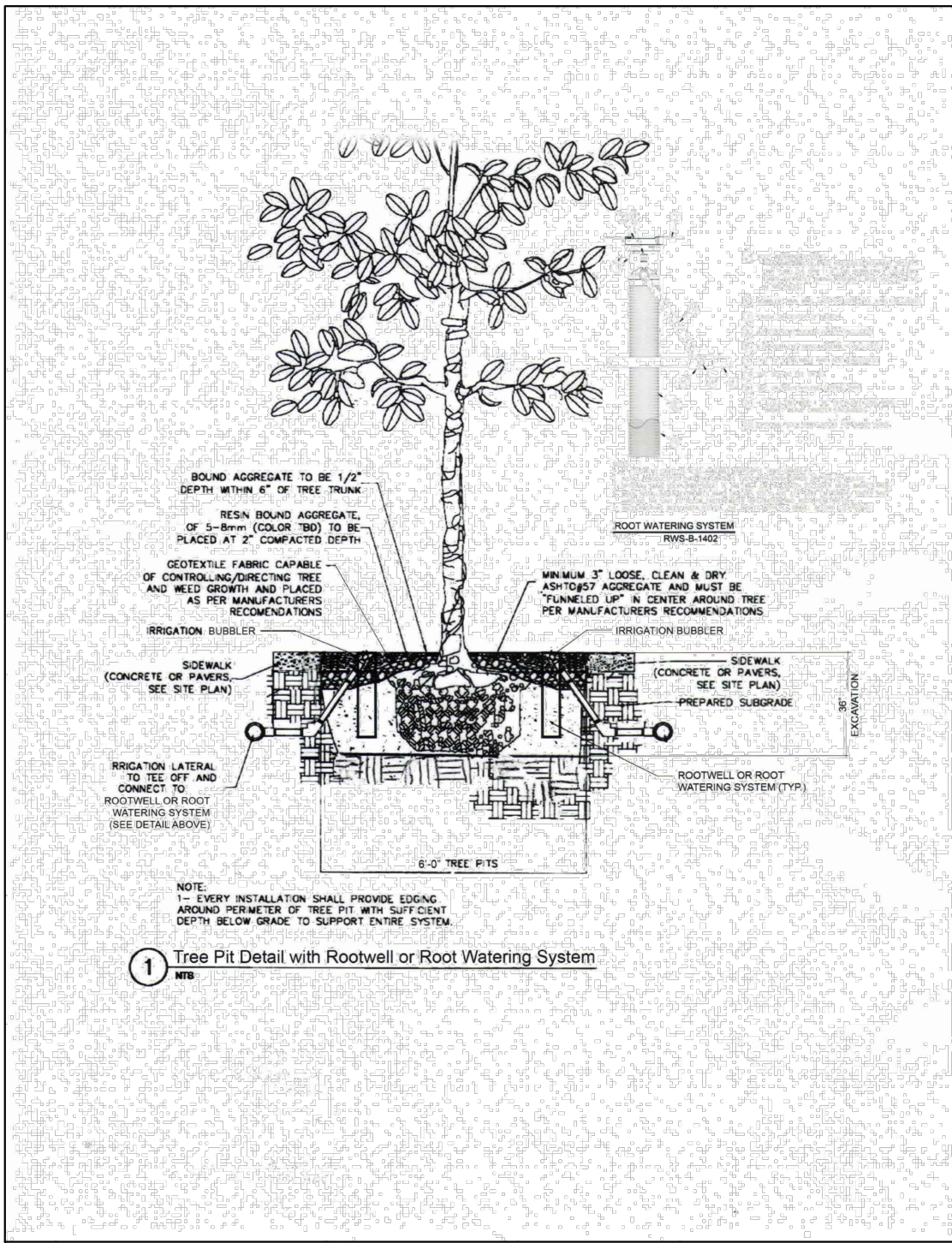
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11-08

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### ADDAPAVE TP Porous Paving System

#### DESCRIPTION:

ADDAPAVE TP is a cold applied, porous paving system designed to bind a selection of decorative aggregates or recycled materials which provides a bonded, attractive and porous surface for tree pit surrounds, sidewalks, walking paths, etc.

ADDAPAVE TP resin bond porous surfacing consists of ADDAPAVE TP aggregate, fully coated with two-part chemically curing, UV stable, flexible, crystal clear resin, bond finished by trowel.

#### ADDAPAVE TP MATERIAL SUPPLIER AND INSTALLER:

ADDAPAVE TP materials must be certified as supplied by Chameleon Ways, Inc. PO Box 387, Center Valley, PA 16814 Phone: 877-436-6667 Fax: 810-707-6644 Installation is to be carried out by an Authorized Chameleon Ways, Inc. Applicator. Authorized applicator certificate must be provided to owner upon request.

#### SURFACE PREPARATION:

Areas to be filled with the ADDAPAVE TP system should be clean and dry with a minimum initial depth available of 4 inches but preferably 6 inches, dependent on application.

For existing trees, excavate the area to receive the system and lightly compact.

For new tree installations, it is recommended that structural soil be used to prevent the possibility of future settlement.

Once the structural soil is installed and compacted, place a geo-textile filter fabric over the soil. This fabric must be water permeable and designed to prevent fine dirt particles from migrating into the #57 drain rock.

Next a minimum of 3 inches of washed #57 aggregate should be applied on top of the geo-textile filter fabric to a depth of 3 inches below the desired finished grade. Aggregates must be compacted to achieve a level and even finish.

#### OPTIONS AVAILABLE FOR BASE OF TREE:

- At the base of the tree trunk place a loose aggregate wedge utilizing the selected decorative ADDAPAVE TP aggregate. Trowel upwards to a depth of 3-8 inch below the final expected finished grade. This will provide a weaker bond to allow the tree to grow.
- Place loose decorative ADDAPAVE aggregate at a 4 inch radius to the tree flush with the desired finished grade.
- Install a protective tree collar at a 4 inch radius to the tree flush with the desired finished grade.

#### NEW TREE PLANTING RECOMMENDATIONS:

In order to realize the full benefit the Addapave TP system, the top of the root-ball of the newly planted tree should be at a minimum of 4 inches to 6 inches below the desired finished grade of the Addapave TP material. Since roots will not grow where no moisture is present, the more drainable aggregate that is placed on top of the root ball the less likely roots will grow towards the surface and cause damage to the surrounding structures. This drainable rock also serves two other important purposes related to the success of the system.

- During construction of Addapave TP (resin bond material) excess resin which drains off the system prior the material setting is allowed to drain into the coarse aggregate below thereby preventing the "sealing off effect". If the resin bond material were placed directly on the root ball the excess resin which drains off would seal the top of the root ball and thereby preventing air and water from permeating.
- During the winter when water enters the system it is able to drain through the resin bound portion and collect in the drainable rock. This is the reason our system is not affected by freeze thaw.

#### APPLICATION TEMPERATURE:

Recommended temperature of application should be between 40°F and 85°F

#### ADDAPAVE TP MIXING AND APPLICATION:

ADDAPAVE TP mixtures consist of two aggregate size choices 6-10mm or 8-15mm and numerous decorative aggregate types to choose from. Each aggregate size and type must meet a specific mix design which is dependent on the application. Mix designs take into

account the final color desired and anticipated traffic / pedestrian usage. Aggregates are double washed, dried, and bagged by weight to the specific weight required to meet the mix design for the specific project. Instructions will accompany each material shipment with specific mixing and laying instructions and the number of bags of each aggregate and quantity of resin to place into mechanical mixer.

The contents of container labeled Part "B" (Hardener) should be added to container labeled Part "A" (Resin) and thoroughly mixed together using a forced action mixer or similar for a minimum of 2 minutes. Refer to the Catalyst Guidance Table to determine the proper amount of catalyst which must be added to the combined mixture of Part A and B. Mix for an additional 1 minute after the addition of the catalyst.

The pre weighed bags of aggregate should be placed in the suitable mechanical mixer just prior to the addition of the ADDAPAVE TP resin. The mixed ADDAPAVE TP resin should be immediately added to the pre-mixed aggregate in a suitable mechanical mixer. Mix for 1 minute then discharge into a suitable wheelbarrow and move immediately to the point of application.

Mixing equipment shall be a portable mortar mixer of ample size to place pre-measured aggregate and resin. Mixer shall have ample power to thoroughly blend aggregates and resin into homogeneous mixture within 1 minute.

The mixture should be spread evenly across the prepared surface at the required depth. The surface should then be hand troweled using sufficient downward pressure to compact and provide for a smooth finish.

Lightly broadcast clear crushed glass grit grade 300 onto the finished surface to provide increased slip resistance.

#### COLOR:

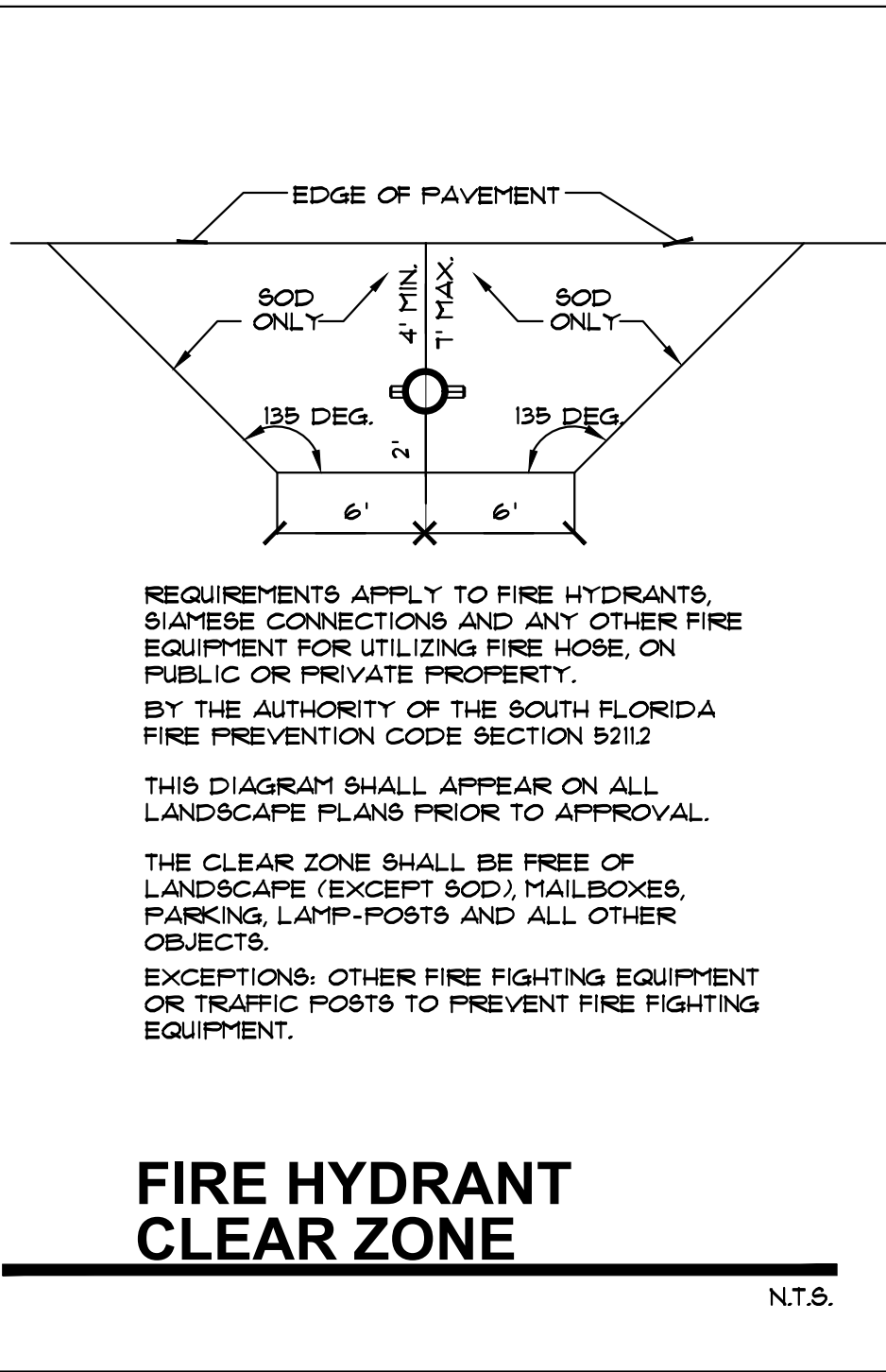
ADDAPAVE TP resin is normally crystal clear in color however; the binder can be dyed to achieve a desired effect.

#### REQUIRED DEPTH:

ADDAPAVE TP 6-10 mm or 8-15mm mix ----- 3" (75mm) depth

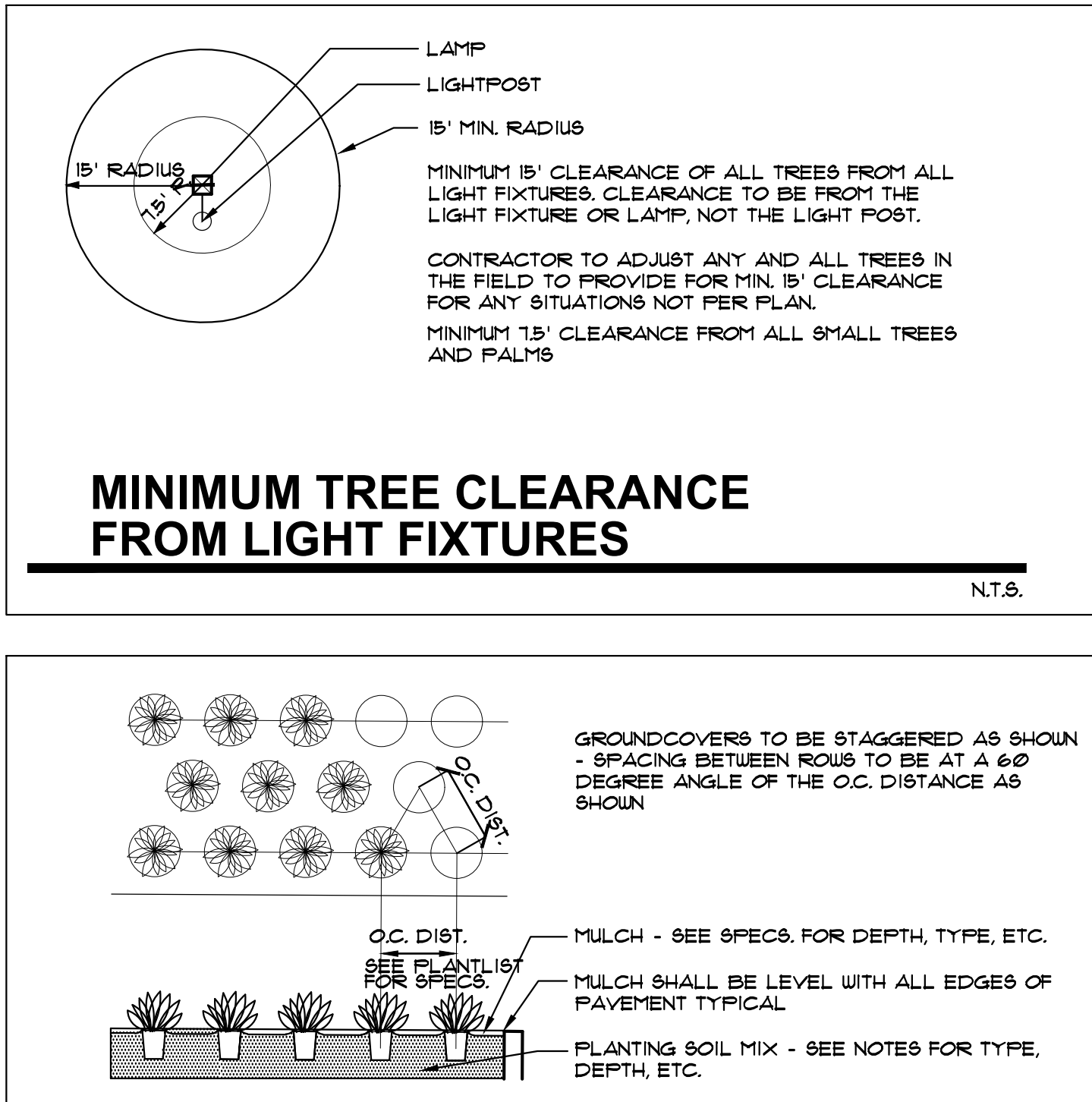
#### SET TIME:

50°F (10°C) ----- 1.5 - 2.5 Hours  
68°F (20°C) ----- 1 - 1.5 Hours  
85°F (30°C) ----- 1 Hour



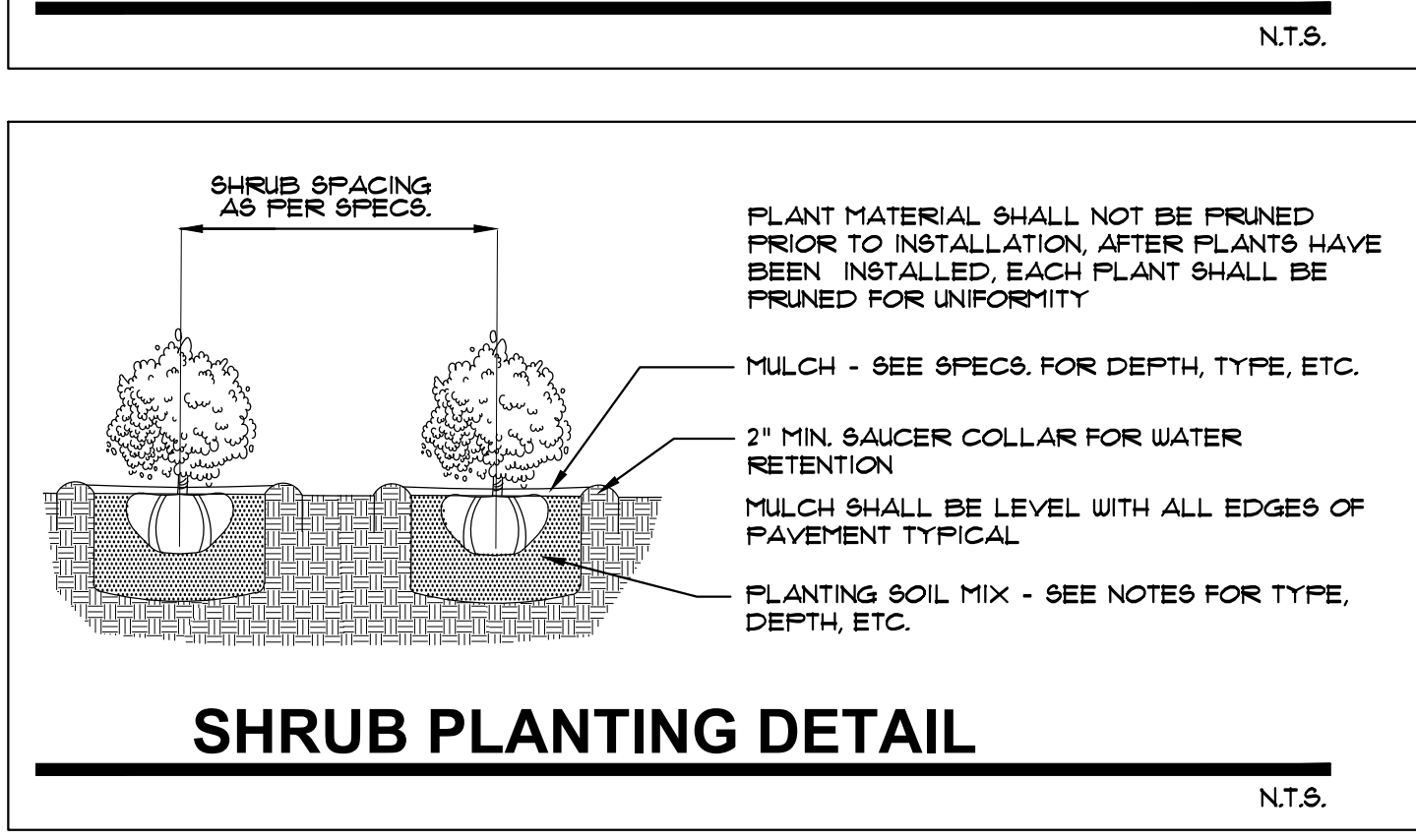
### FIRE HYDRANT CLEAR ZONE

N.T.S.



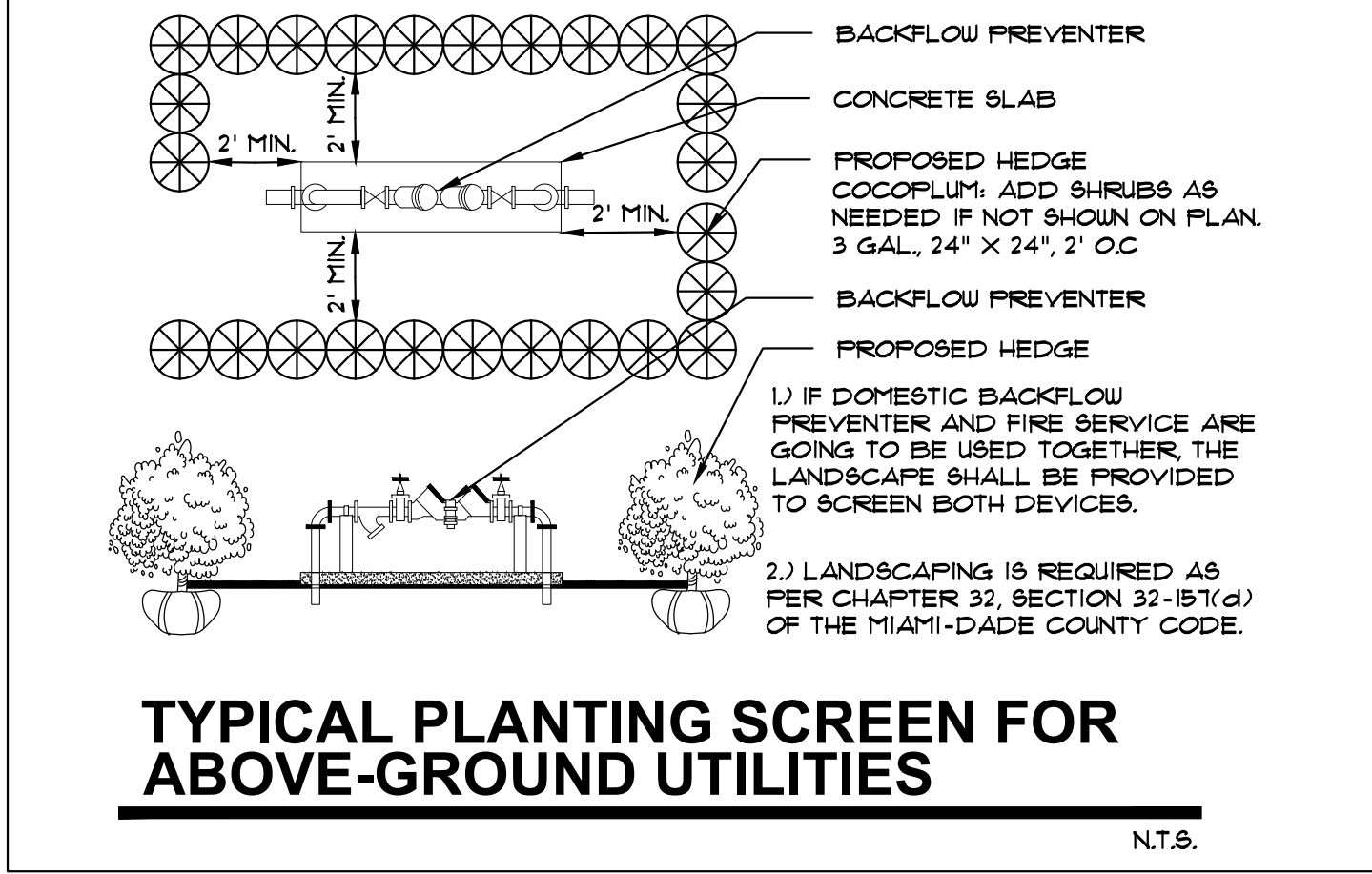
### MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



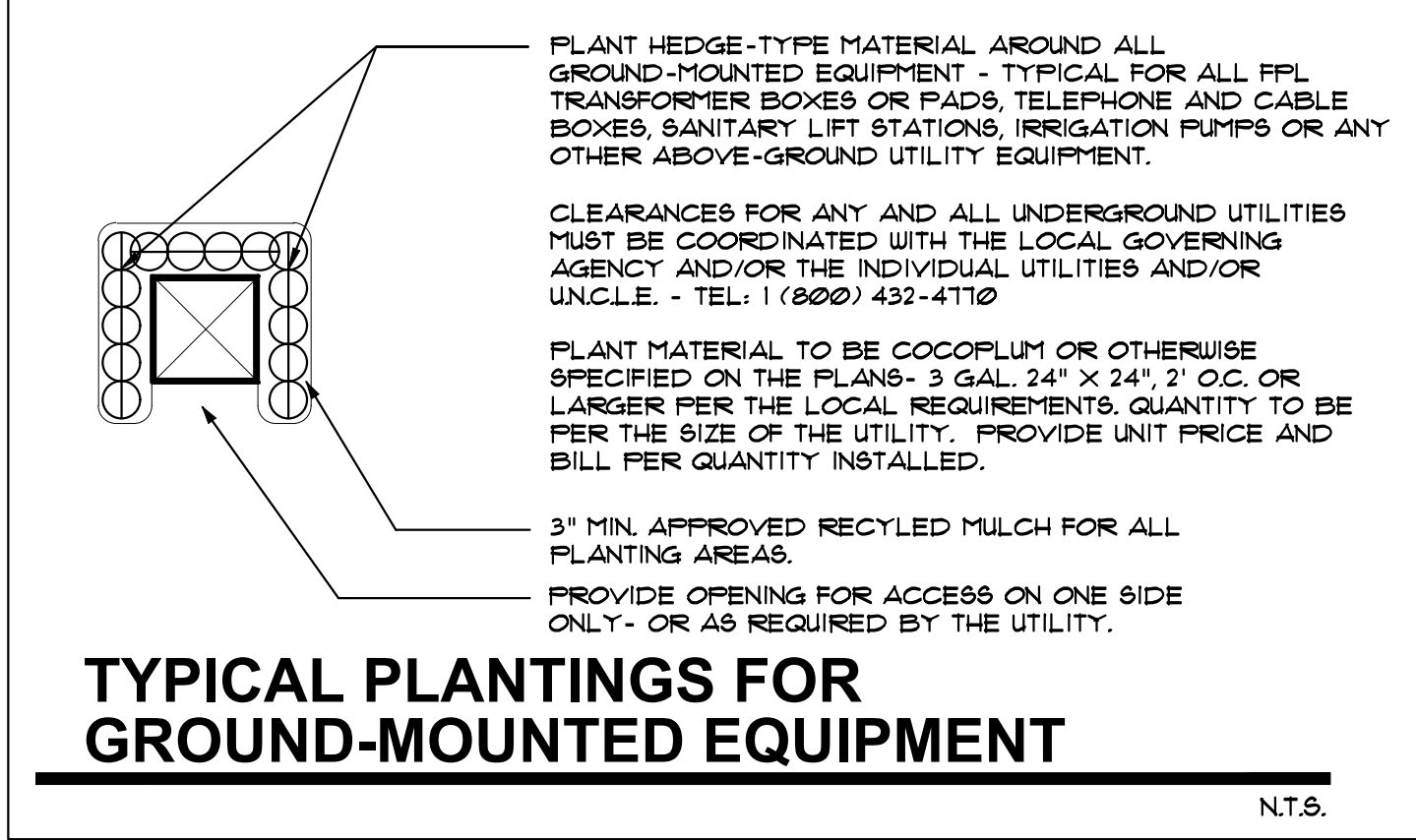
### SHRUB PLANTING DETAIL

N.T.S.



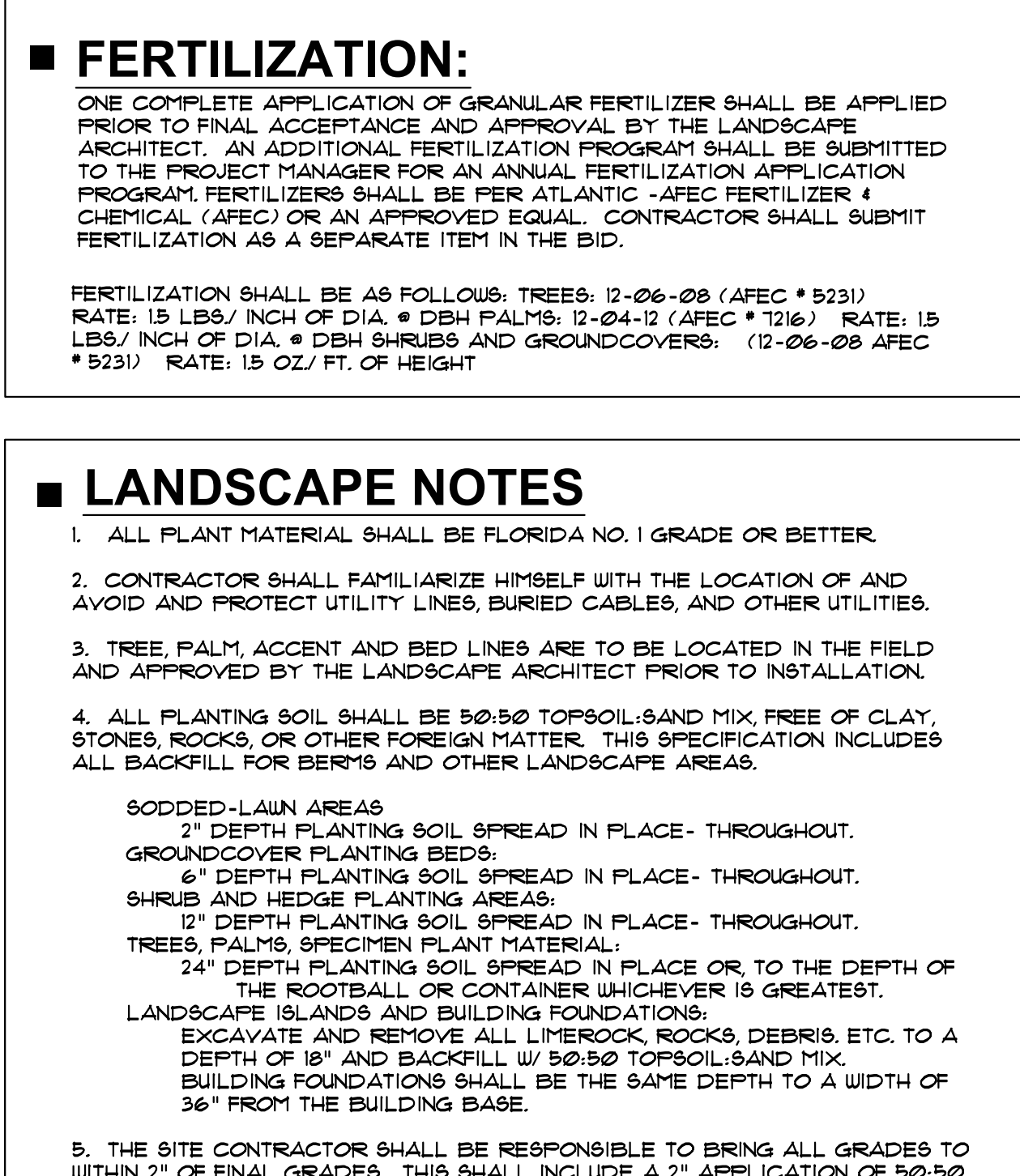
### TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



### TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



### SHRUB PLANTINGS BUILDING DETAIL

N.T.S.

### FERTILIZATION:

ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC -APEC FERTILIZER # CHEMICAL (APEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: (2-06-08 (APEC # 523)) RATE: 15 LBS/ INCH OF DIA. # DBH PALMS: (2-04-12 (APEC # 7016)) RATE: 15 LBS/ INCH OF DIA. # DBH SHRUBS AND GROUNDCOVERS: (2-06-08 APEC # 523)) RATE: 15 OZ/ FT. OF HEIGHT

### LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTING SOIL SHALL BE 50/50 TOPSOIL/SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERRIS AND OTHER LANDSCAPE AREAS.
- SODDED-LAWN AREAS  
2\"/>

- THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2\"/>
- THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2\"/>
- CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL, 811 "NO CUTS" AS REQUIRED BY LAW.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3\"/>
- SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS. STRONGLY ROOTED, PRUNED, FREE FROM DISEASE, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
- SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FOOT. SOD SHALL CARRY A 5-MONTH WARRANTY.
- ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
- ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROUERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND ITEMS HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
- THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVALING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
- EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
- CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRILLING OF THE TREES, PALMS AND PLANT MATERIAL, WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
- EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
- ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8\"/>
- REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
- ALL PLANTINGS IN NON-IRRIGATED AREAS, IE. RIGHTS OF WAYS, BUALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL G.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST G.O. WATERING TO INSURE PLANT ESTABLISHMENT PRIOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

### NOTES, DETAILS, SPECIFICATIONS, ETC.

ISSUED FOR PERMIT 5-28-18  
ISSUED FOR BIDDING 3-28-18  
ISSUED FOR CONSTRUCTION

CLIENT  
SUKKHA MIAMI BEACH  
ACQUISITIONS LLC  
7900 GLADES ROAD, SUITE 500  
BOCA RATON, FL 33434  
T 561.961.1862 / F 561.961.1863

LANDSCAPE ARCHITECT  
J.F.S. DESIGN Inc.  
1833 NW 140TH TERR.  
FLEMING PARK, FL 33008

STRUCTURAL ENGINEERS  
OKON & COMPANY, INC.  
910 WINDERMERE WEST  
VENICE, FLORIDA 34265  
T 404.237.3018 / F 404.842.0642

M/E/P ENGINEERS  
HENDERSON ENGINEERING  
3550 BUSCHWOOD PARK DRIVE  
TAMPA, FLORIDA 33618, SUITE 190  
T 813.272.2120 / F 813.272.2176

CIVIL ENGINEERS  
OCEAN ENGINEERING, INC.  
8101 BISCAYNE BLVD., SUITE 508  
MIAMI, FL 33137  
C 786.253.5252 / F 786.475.8250

CONTINENTAL  
HOTEL ADDITION  
4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

Project :

ARCHITECT OF RECORD

CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.  
interiors planner architect  
1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.552.6161 / F 305.552.6151  
ARCHITECTURAL LICENSE NO. AP 14022  
NCARB CERTIFICATE NO. 42,136

JAMES H. BENSON  
P.A.

Seal  
JAMES H. BENSON  
P.A. # 0001332

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Revised:  
03/15/19 CITY COMMENTS  
08/14/19 CITY COMMENTS (PG.)

21612 10/10/2017

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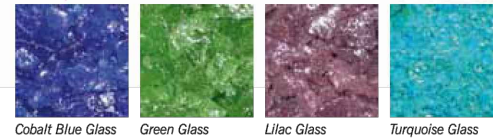
## Addapave

### Tree pit system

The Addapave Tree Pit system is designed to provide an attractive, low maintenance porous paving system using a variety of natural or recycled aggregates. A 1/4" (6.35mm) Polyurethane (PU) resin is used to bind the aggregate with a suitable natural or recycled aggregate with a typical grading of 0-10mm. The open texture achieved provides a highly porous surface allowing for free water access to both air and water penetration.

- Benefits
- Permeable
- Highly durable
- UV Stable
- Low Maintenance-no replacement of much or loose aggregates
- Aesthetically pleasing, using natural and recycled aggregates
- No frost collection, animal waste or cigarette butts
- No liability as a tripping hazard
- More economical than steel grates

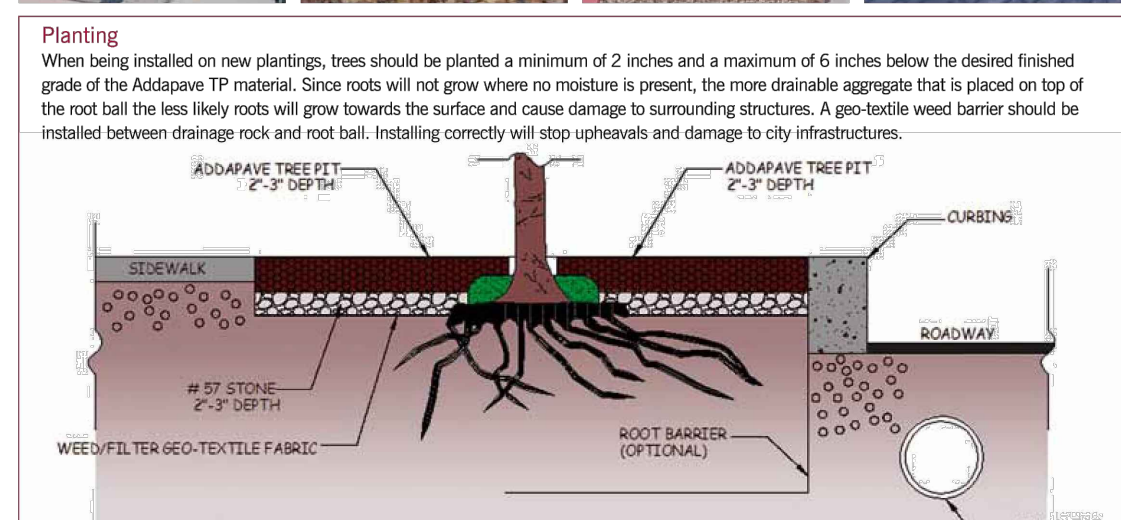
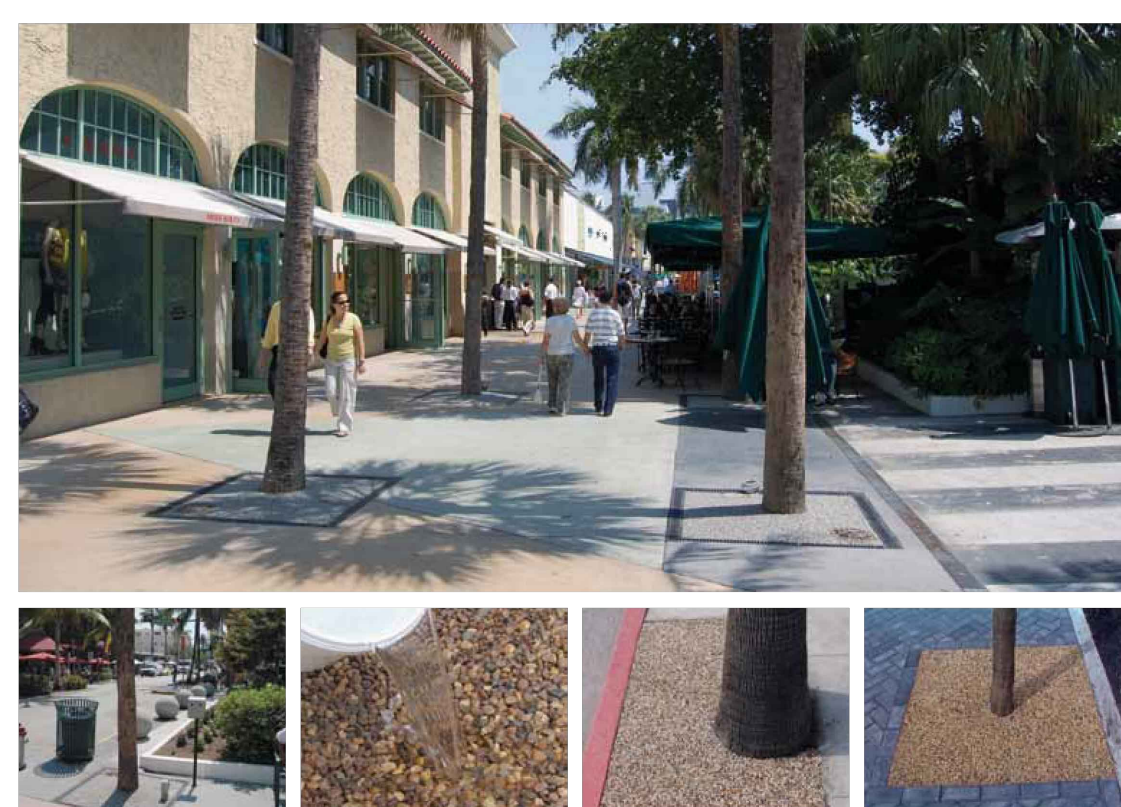
### Addapave Glass Mixes



### Addapave Standard Mixes

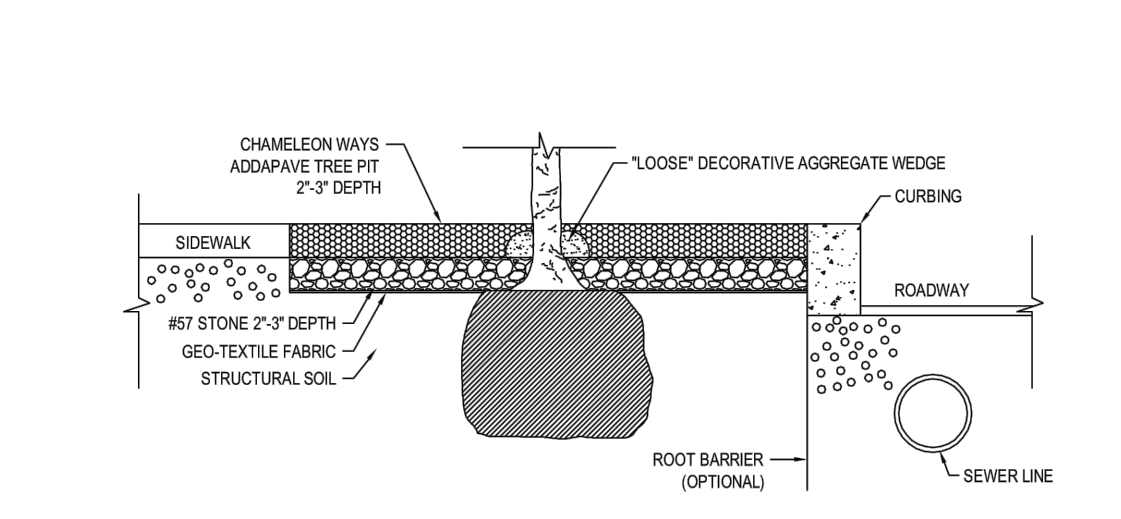


**CHAMELEON WAYS**  
NATURAL AGGREGATE BOUND SURFACES



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**CHAMELEON WAYS**  
P.O. BOX 387  
CENTER VALLEY, PA 18034  
TOLL FREE: 1-877-426-5887  
PHONE: (610) 797-2845  
FAX: (610) 238-0117  
www.chameleonways.com



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**ADDAPAVE TREE PIT SYSTEM**  
ADDAPAVE TREE PIT SYSTEM

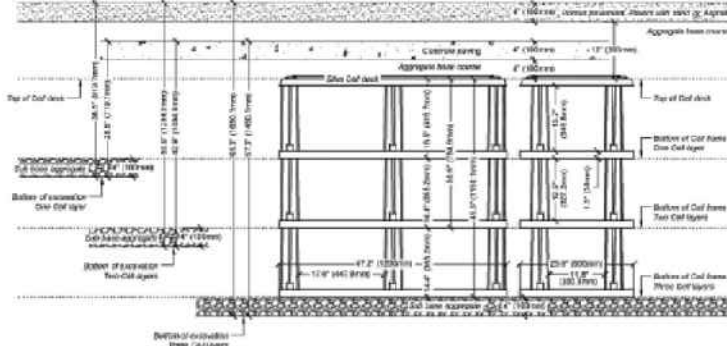
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REVISION DATE: 07/13/2015  
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**BONDED AGGREGATE**

## SILVA CELL SYSTEM LAYOUT INSTRUCTIONS

Deeproot



**CREATING YOUR SILVA CELL PLAN**  
Standard Silva Cell dimensions are approximately 2' (0.61 m) wide x 4' (1.22 m) long.  
1. Frame stack = 30\"/>

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CADetails.com

**BONDED AGGREGATE**



Silva Cell system layout is not complicated, but it does require general product orientation. Accordingly, this document is divided into three sections: General Principles, Design a Silva Cell System, and General Guidelines. An understanding of each of these sections is critical for the successful integration of the Silva Cell into your site plan. Use these guidelines with the **Deeproot Silva Cell Details**.

### GENERAL PRINCIPLES

The Silva Cell system is designed to be installed beneath paved areas such as sidewalks, plazas, and parking lots. Different pavement types (concrete, asphalt, or porous) require different general guidelines in order to meet in-situ loading requirements. The Silva Cell system is not designed to support high speed traffic loads. Consult our standard details for more information.

Understand how utilities, walls, water table and structures might affect your Silva Cell layout. Silva Cells can often accommodate existing and proposed utilities and structures, but planning for this integration is critical to a successful layout and installation. Silva your Silva Cell layout with the support of our Engineer's office to work around site and utility conflicts early in the process.

Silva Cells allow growth of large trees that, with additional soil volume, proper installation and care, will reach the tree mature size. This tree will grow to have a large canopy and a significant trunk face that your design should accommodate.

### DESIGN A SILVA CELL SYSTEM

1. Determine if the Silva Cell system will be used to grow large trees or grow large trees and treat stormwater.

Silva Cells are used to provide soil to grow large trees, but can also be used to treat stormwater. Determine your project goals for using Silva Cells and begin to think about how to best design your system accordingly.

For large trees, consider how the Silva Cell system can use a passive irrigation system, if available. Irrigation is not a possibility, make sure to include irrigation in your plans.

For large trees and stormwater, consider how to distribute the stormwater throughout the Silva Cell system and to the overall site drainage.

Use "Stormwater Schedule" for concepts for managing stormwater in the Silva Cells.

### INSTALLATION

1. Determine the optimal tree size that you would like to achieve on your site.

Use "Tree Width and Depth" to find a target soil volume for your ideal tree size.

A simple rule of thumb for target soil volume is to provide 1,000 cu ft (28 m<sup>3</sup>) of soil for a single tree and 10,000 cu ft (283 m<sup>3</sup>) of soil for an understory tree. You can also use a general 7 cu ft of soil volume. Consult your Silva Cells. These can also check soil volume, or efficient way to provide needed volume is to connect planter together. Standard soil volume targets are typically around 600-1000 cu ft (17-28 m<sup>3</sup>) per tree.

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A simple rule of thumb for target soil volume is to provide 1,000 cu ft (28 m<sup>3</sup>) of soil for a single tree and 10,000 cu ft (283 m<sup>3</sup>) of soil for an understory tree. You can also use a general 7 cu ft of soil volume. Consult your Silva Cells. These can also check soil volume, or efficient way to provide needed volume is to connect planter together. Standard soil volume targets are typically around 600-1000 cu ft (17-28 m<sup>3</sup>) per tree.

Silva Cells are used to provide soil to grow large trees, but can also be used to treat stormwater. Determine your project goals for using Silva Cells and begin to think about how to best design your system accordingly.

For large trees, consider how the Silva Cell system can use a passive irrigation system, if available. Irrigation is not a possibility, make sure to include irrigation in your plans.

For large trees and stormwater, consider how to distribute the stormwater throughout the Silva Cell system and to the overall site drainage.

Use "Stormwater Schedule" for concepts for managing stormwater in the Silva Cells.

### INSTALLATION

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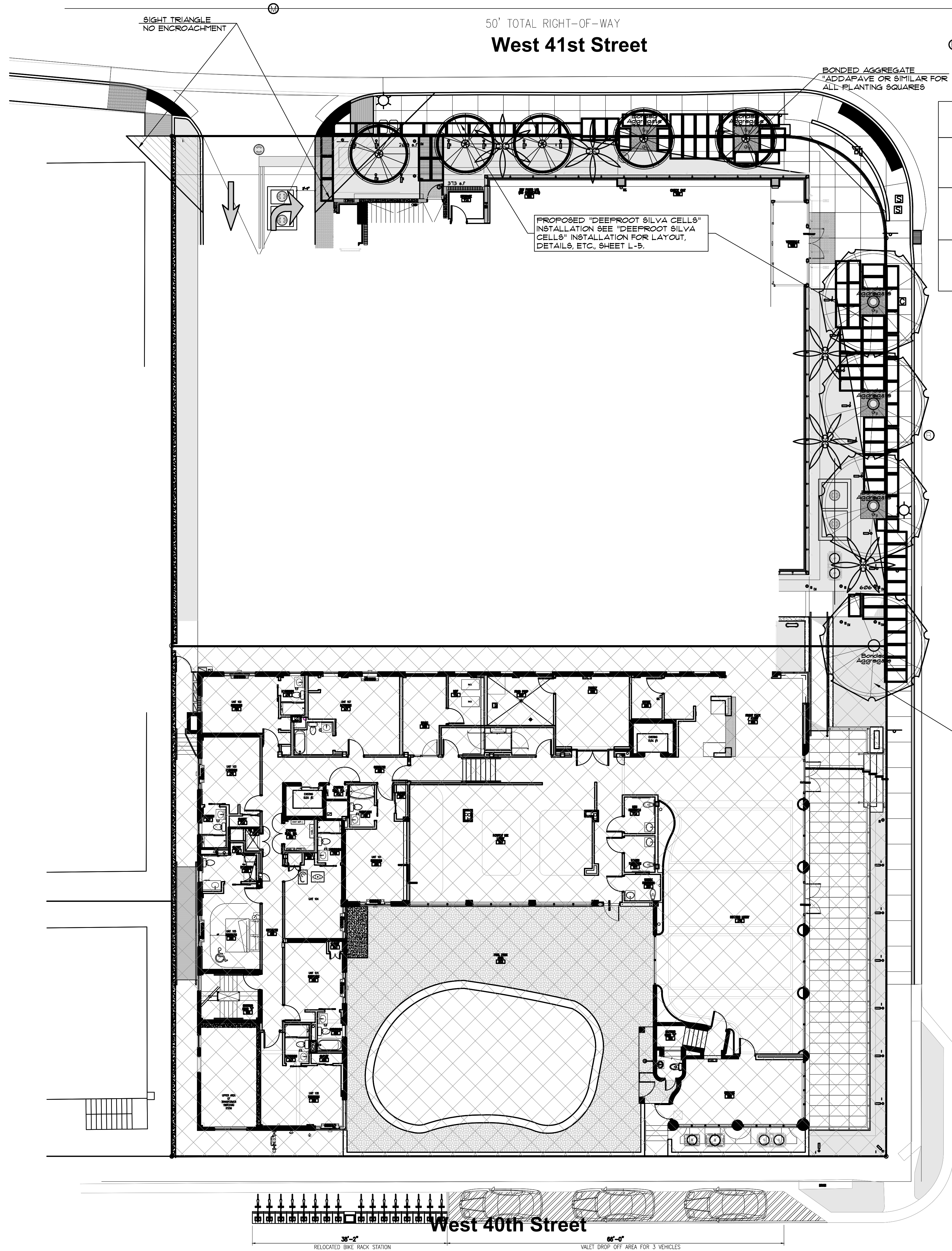
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### INSTALLATION





TREE PITS WITH STANDARD "BONDED AGGREGATE" (SALT AND PEPPER GRAY COLOR).

UPLIGHT-LTY 160, 6" DIA. W/ ROCKGUARD R360, TWO FIXTURES PER TREE (TYP.) PROVIDE ELECTRICAL DRAWINGS AND DIAGRAM PER ALL CODE REQUIREMENTS.

RAINBIRD "ROOT WATERING SYSTEM" INTEGRATED INTO EACH PLANTING PIT 2 PER PIT AT OPPOSITE SIDES TO LIGHT FIXTURES. SEE IRRIGATION PLANS, RUS-11-B-1402.

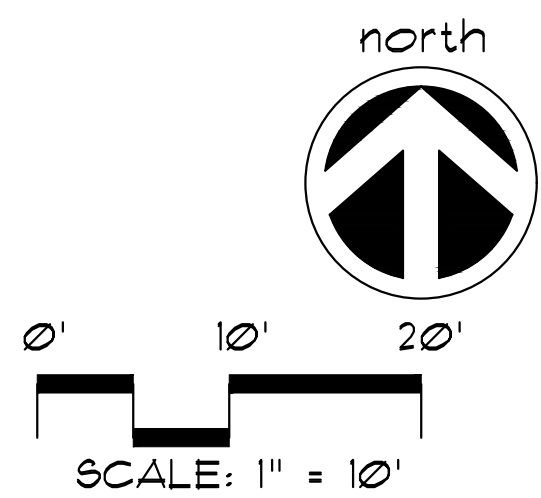
CONTRACTOR TO CONFIRM COMPATIBILITY TO AVAILABLE DEPTH IN RIGHT OF WAY PER CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT (TYPICAL).

PROPOSED "DEEPROOT SILVA CELLS" INSTALLATION SEE "DEEPROOT SILVA CELLS" INSTALLATION FOR LAYOUT, DETAILS, ETC. SHEET L-5.

17-08-CONTINENTAL HOTEL ADDITION			
4000 COLLINS AVE., MIAMI BEACH, FL. 33140			
TREES ROOTING VOLUME CALCULATIONS			
5/28/2019			
WEST 41st ST. - "DEEPROOT" SILVA CELLS	UNITS	SQ.FT.	TOTAL CU.FT.
EXISTING PLANTING AREA		582	
PLANTING AEA SQ.FT. X 3" DEPTH			1,746
PROPOSED SILVA CELLS			
SQ.FT / SILVA CELL = 2'-5" X 4'-5"			
SILVA CELLS PROPOSED	42	11.25	
TOTAL SILVA CELL SQ.FT X 3" DEPTH		472.5	1,418
TOTAL ROOTING VOLUME ON W. 41st ST.			3,164
TOTAL ROOTING VOLUME PER TREE			
PROPOSED TREES	5		
ROOTING VOLUME PER TREE			633
COLLINS AVE. - "DEEPROOT" SILVA CELLS	UNITS	SQ.FT.	TOTAL CU.FT.
EXISTING PLANTING AREA		606	
PLANTING AEA SQ.FT. X 3" DEPTH			1,818
PROPOSED SILVA CELLS			
SQ.FT / SILVA CELL = 2'-5" X 4'-5"			
SILVA CELLS PROPOSED	66	11.25	
TOTAL SILVA CELL SQ.FT X 3" DEPTH		742.5	2,228
TOTAL ROOTING VOLUME ON W. 41st ST.			4,046
TOTAL ROOTING VOLUME PER TREE			
PROPOSED TREES	4		
ROOTING VOLUME PER TREE			1,011
CONTRACTOR SHALL MAKE PROVISIONS FOR ALL EXISTING AND PROPOSED UTILITIES, (ABOVE AND BELOW GROUND) AND SHALL BE RESPONSIBLE TO PROTECT THROUGHOUT THE CONSTRUCTION PROCESS.			

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE RESPECTIVE LANDSCAPE PLANS, SHEETS L-2 TO L-5 FOR PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.



## ROOTING VOLUME CALCULATION LANDSCAPE PLAN

ISSUED FOR PERMIT: 5-28-19  
ISSUED FOR BIDDING: 3-28-19  
ISSUED FOR CONSTRUCTION: \_\_\_\_\_

CLIENT  
**SUKKAH MIAMI BEACH ACQUISITIONS LLC**  
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C 786.253.5252 / F 786.475.8250

# CONTINENTAL HOTEL ADDITION

4000 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140

Project :  
ARCHITECT OF RECORD  
**CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42,136

Seal  
**JAMES F. BOGASH**  
R.L.A. # 0200132

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Revised:  
03/15/19 CITY COMMENTS  
08/14/19 CITY COMMENTS (R2)

21612 10/10/2017

L-6

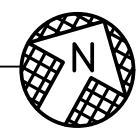


E  
D  
C  
B  
A

A

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

# 1 GROUND LEVEL LIGHTING PLAN SCALE: 3/16"=1'-0"



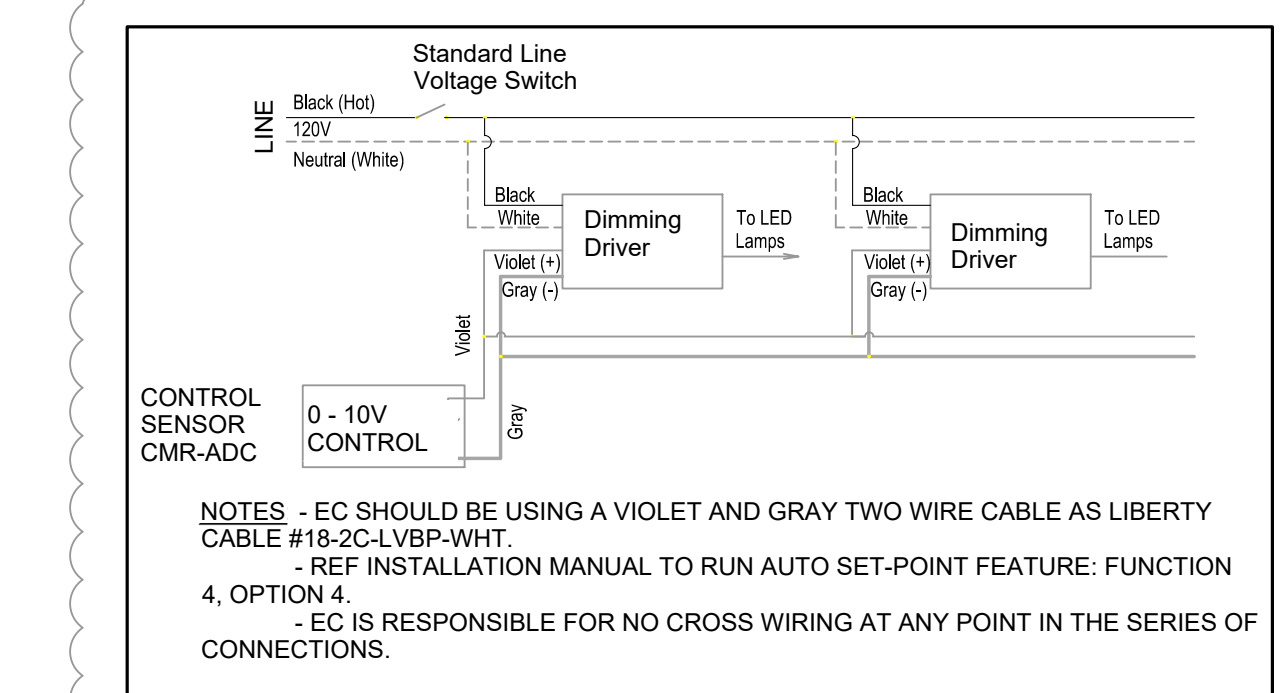
- GENERAL ELECTRICAL NOTES:**
- PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE FACILITY. REVIEW THE GENERAL NOTES AND ALL OTHER TRADE DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER, OR OWNER AS SPECIFIED, OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMITTING BID.
  - ALL NEW DIVISION 26 WORK SHALL BE ROUTED CONCEALED IN WALLS OR CEILING SPACE WHERE POSSIBLE.
  - COORDINATE ALL LIGHT FIXTURES AND CONDUIT WIRING RUNS WITH STRUCTURAL ELEMENTS. COORDINATE CONDUIT INSTALLATIONS WITH ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR.
  - ALL JUNCTION BOXES AND DEVICES SHALL BE RIGIDLY ATTACHED TO STRUCTURE AND ACCESSIBLE.
  - REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS OF LIGHT FIXTURES. COORDINATE EXACT LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECT PRIOR TO ROUGH-IN. REFER TO ARCHITECTURAL DRAWINGS AND CASEWORK DETAILS FOR MOUNTING INFORMATION AND ADDITIONAL REQUIREMENTS.
  - PROVIDE GREEN EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC FOR ALL LIGHTING CIRCUITS.
  - PROVIDE SEPARATE NEUTRAL CONDUCTOR FOR ALL LIGHTING CIRCUITS.
  - REFER TO E8.01 FOR LIGHT FIXTURE SCHEDULE AND LIGHTING DETAILS.
  - REFER TO RELAY PANEL SCHEDULES AND LIGHTING CONTROL DIAGRAMS ON SHEET E8.01 FOR ADDITIONAL REQUIREMENTS.
  - FINAL COVER PLATE FINISHES WILL BE SELECTED BY ARCHITECT. CONFIRM COVER PLATE FINISHES WITH ARCHITECT DURING SHOP DRAWINGS PROCESS AND PRIOR TO ORDERING.
  - GARAGE CANOPY AND STAIRWELL LIGHTS ARE TO REMAIN ON 24 HOURS A DAY, 7 DAYS A WEEK.
  - PROVIDE UNSWITCHED HOT WIRE TO GARAGE PARKING AND STAIRWELL EMERGENCY AND EXIT FIXTURES. CONNECT AHEAD OF ENERGY MANAGEMENT SYSTEM.

- CVS LIGHTING GENERAL NOTES**
- EXIT SIGNS AND EMERGENCY LIGHTING HEADS IN RETAIL AREA SHALL BE CEILING MOUNTED. ALL EXIT SIGNS WIRED AC/DC AND TOGETHER.
  - INSTALL HOLD DOWN CLIPS ON ALL 2x4" LAY-IN LIGHT FIXTURES.
  - CUT AND POP RIVET CEILING GRIDS AS REQUIRED.
  - ROUTE THE FOLLOWING CIRCUITS THROUGH THE ENERGY MANAGEMENT SYSTEM:
    - A. ALL RETAIL AREA LIGHTING CIRCUITS.
    - B. SIGNS AND EXTERNAL LIGHTING CIRCUITS.
    - C. PHOTO LABS AND CHECKOUT AREAS.
  - REFER TO ARCHITECTURAL DRAWING A-2.01 FOR EXACT LIGHTING FIXTURE LOCATIONS, UNLESS NOTED OTHERWISE.
  - PROVIDE CONDUIT AND PULL WIRE FOR ALL LOW VOLTAGE CIRCUITS.
  - WIRE EXIT/EMERGENCY FIXTURES AHEAD OF SWITCHES ON RESPECTIVE CIRCUITS FOR STOCK ROOM, PHARMACY AREA, RESTROOMS, HALL, MANAGERS OFFICE, HALL AND BREAK ROOM. SALES FLOOR TO HAVE DEDICATED LOCKED-ON 120V CIRCUITS.
  - FIXTURE WITH "NL" SHALL BE WIRED TO OPERATE AS NIGHT LIGHT FIXTURE.
  - PROVIDE CONDUIT FOR WIRING AS SPECIFIED IN DRAWINGS AND AS REQUIRED BY LOCAL JURISDICTION. COORDINATE INSTALLATION AND ROUTING REQUIREMENTS WITH APPROPRIATE INSTALLER.

- CVS LIGHTING KEY NOTES**
- L1 PROVIDE UNSWITCHED HOT WIRE TO NIGHT LIGHT, EMERGENCY AND EXIT FIXTURES. CONNECT AHEAD OF ENERGY MANAGEMENT SYSTEM.
  - L2 MOUNT SWITCH 42" AFF TO CENTER OF SWITCH.
  - L3 EXHAUST FAN TO BE CONTROLLED WITH RESTROOM LIGHTS REFERENCE SWITCHING DIAGRAM 7/E-6.00.
  - L4 PROVIDE E.M.S. OVERRIDE SWITCH IN MANAGERS OFFICE TO CONTROL CIRCUITS A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-10, A-15, A-17, A-19, A-21, A-23. PROVIDE LABEL ABOVE SWITCH TO READ "E.M.S. OVERRIDE".
  - L5 CONNECT TO CENTRAL EMERGENCY POWER SYSTEM (CEPS). ROUTE CIRCUIT VIA CEPS. REFER TO 3/E7.00 FOR CEPS DIAGRAM.
  - L6 PROVIDE A DUAL RELAY WALL SWITCH OCCUPANCY SENSOR MOUNTED AT 40" A.F.F. CAPABLE OF CONTROLLING LIGHT AND SWITCHED RECEPTACLES IN THIS ROOM. REFER TO SHEET E-6.00 DETAIL 11 FOR ADDITIONAL INFORMATION.
  - L7 PROVIDE A ROW OF FIXTURE TYPE D MOUNT ON TOP OF VESTIBULE SOFFIT. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING DETAILS.
  - L8 INSTALL VAPOR PROOF LIGHTS CENTERED ON COOLER CEILING EQUALLY SPACED FROM END OF COOLER. PROVIDE A 120 VOLT, 20 AMP CIRCUIT TO JUNCTION BOX ABOVE COOLER FOR COOLER LIGHTS. PROVIDE AND INSTALL WATTS TOPPER #B-100 (OR EQUIVALENT) LOW TEMPERATURE OCCUPANCY SENSOR ON COOLER WALL 6" BELOW CEILING ON ENTRANCE END OF COOLER. PROVIDE AND INSTALL WATTS TOPPER #B-250 UNIVERSAL VOLTAGE POWER PACK (OR EQUIVALENT) ABOVE COOLER FOR OPERATION OF LOW VOLTAGE OCCUPANCY SENSOR. PROVIDE LINE VOLTAGE TOGGLE SWITCH ON OUTSIDE WALL OF COOLER AHEAD OF OCCUPANCY SENSOR POWER PACK FOR MANUAL OVERRIDE OF COOLER LIGHTS. PROVIDE ALL CONDUIT, JUNCTION BOXES, WIRING, AND ALL OTHER NECESSARY PROVISIONS FOR A COMPLETE INSTALLATION. SEAL ALL PENETRATIONS INTO COOLER WITH MANUFACTURER APPROVED SEALANT.
  - L9 PROVIDE CEILING MOUNTED DIMMING CONTROL SENSOR ACUTY BRANDS SENSOR SWITCH MODEL #CMR-ADC IN CENTER OF WINDOW TO CONTROL LIGHTING AT THE WINDOWS. REFER TO 2/E1.01 FOR WIRE DIAGRAM.

CVS HAS DEVELOPED SPECIAL PRICING AND READILY AVAILABLE STOCK WITH THE NAI PREFERRED SUPPLIER.  
- WEDENBACH-BROWN CO. INC.  
PHONE: 888-230-1569  
EMAIL: CVSSUPPORT@WBLIGHT.COM  
- NESCO, INC.  
PHONE: 888-244-6980  
EMAIL: CVSSPLANS@NEEDHAMELECTRIC.COM

**NOTE:**  
- ALL EXIT AND EGRESS FIXTURES SHALL BE PROVIDED WITH BATTERY BACKUP FOR 90 MINUTES OF OPERATION.



## 2 DIMMING CONTROL SENSOR WIRING DIAGRAM SCALE: NTS

**HENDERSON ENGINEERS**  
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TAMPA, FL 33618  
TEL 813.272.2120 FAX 813.272.2176  
WWW.HENDERSONENGINEERS.COM

175003884  
FL CERTIFICATE OF AUTHORIZATION # EB 7606  
02/28/21

ISSUED FOR PERMIT 5-28-18  
ISSUED FOR BIDDING 9-21-18  
ISSUED FOR CONSTRUCTION

**CLIENT**  
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ACQUISITIONS LLC  
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# CONTINENTAL HOTEL ADDITION

4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

Project:

ARCHITECT OF RECORD

**CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE NO. AP 14022  
NCARB CERTIFICATE NO. 42.136



**Seal**  
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IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Revised:  
2018-10-12 FIRE COMMENTS  
2019-03-25 LEED REVISIONS  
2019-09-04 FIRE COM. CYCLE 2  
2019-10-22 FIRE COM. CYCLE 2

## GROUND LVL LIGHTING PLAN

21612 10/10/2017

E-1.01



GARAGE LIGHTING CONTROL DEVICE SCHEDULE									
OCCUPANCY SENSORS									
WALL SWITCH OCCUPANCY SENSORS									
SYMBOL TYPE	MANUFACTURER MODEL/SERIES	EQUIVALENT MANUFACTURER	DEVICE DESCRIPTION	COVERAGE (W X D)	ON MODE	TIME DELAY	VOLTAGE	NOTES	
1	WATSTOPPER DW-100	COOPER HUBBELL LEVITON SENSORSWITCH	WALL MOUNT DUAL TECHNOLOGY OCCUPANCY SENSOR. SINGLE RELAY. INTEGRAL MANUAL OVERRIDE SWITCH. LINE VOLTAGE.	PIR MAJOR 30' x 35' PIR MINOR 15' x 20' ULT MAJOR 20' x 20' ULT MINOR 15' x 15'	MANUAL	15 MIN	120/277V	1	
CEILING MOUNT OCCUPANCY SENSORS									
2	WATSTOPPER LMPG-100		CEILING MOUNTED PASSIVE INFRARED OCCUPANCY SENSOR. 360 DEGREE COVERAGE. OPERATED WITH DLM ROOM CONTROLLER	MAJOR 31' Ø		30 MIN	24V		
DAYLIGHTING DEVICES									
SYMBOL TYPE	MANUFACTURER MODEL/SERIES	EQUIVALENT MANUFACTURER	DEVICE DESCRIPTION	USE	SETPOINT	VOLTAGE	NOTES		
3	LECO 2VVO	WATSTOPPER COOPER	OUTDOOR 2-WIRE PHOTOSENSOR. LOW VOLTAGE. SHALL BE FROM SAME MANUFACTURER AS DAYLIGHT HARVESTING CONTROLLER.	EXTERIOR LIGHTING CONTROL	ON = 5FC OFF = 10FC	24V	2		
AUXILIARY DEVICES									
SYMBOL TYPE	MANUFACTURER MODEL/SERIES	EQUIVALENT MANUFACTURER	DEVICE DESCRIPTION	VOLTAGE	NOTES				
4	WATSTOPPER LMRC-102		ON/OFF ROOM CONTROLLER FOR INTEGRATING WITH OCCUPANCY SENSOR AND SWITCHING.	120V					
WALL SWITCHES									
SYMBOL TYPE	MANUFACTURER MODEL/SERIES	EQUIVALENT MANUFACTURER	DEVICE DESCRIPTION	VOLTAGE	NOTES				
5	LEVITON 1221-SW		20 AMP SINGLE - TOGGLE SINGLE POLE, HEAVY DUTY SPEC GRADE.	120V 277V					
6	WATSTOPPER LMSW-102		TWO (2) BUTTON SWITCH FOR MANUAL ON/OFF. INTEGRAL LED ILLUMINATED WHEN LOAD IS ON.	24V	3				
<b>GENERAL NOTES:</b> A. OCCUPANCY SENSOR LAYOUT BASED ON WATSTOPPER COVERAGE PATTERNS. ADJUST QUANTITIES AND LOCATIONS FOR EQUIVALENT MANUFACTURERS LISTED BELOW PER MANUFACTURER-SPECIFIC SPACING CRITERIA. B. MANUFACTURERS CONSIDERED EQUIVALENT FOR SUBMISSION ARE LISTED IN 'EQUIVALENT MANUFACTURER' COLUMN IN SCHEDULE. DURING SUBMITTALS, PROVIDE PRODUCT CUTSHEETS AND SHOP DRAWINGS (AS FURTHER DEFINED IN GENERAL NOTES OF THIS SCHEDULE) FOR ENGINEER'S REVIEW. C. SHOP DRAWINGS FOR LIGHTING CONTROL DEVICES THAT ARE INTENDED FOR USE AS A LIGHTING CONTROL SYSTEM SHALL INCLUDE PROJECT SPECIFIC LIGHTING CONTROL SCHEMATICS AND SCHEDULES. ALSO, AT ENGINEER'S REQUEST, PROVIDE A SCALED EQUIPMENT PLAN FOR REVIEW OF EQUIPMENT LOCATIONS WITHIN PROJECT SPACE CONSTRAINTS. D. OCCUPANCY SENSOR SHOP DRAWINGS SHALL INCLUDE LIGHTING PLANS SHOWING LOCATION, MOUNTING HEIGHT, ORIENTATION AND COVERAGE AREAS FOR EACH OCCUPANCY SENSOR. ALSO INCLUDE ON PLANS OTHER CEILING MOUNTED SYSTEMS, SHOWING COORDINATION WITH CEILING DEVICES INCLUDING BUT NOT LIMITED TO HVAC SUPPLY AND RETURN GRILLES, SPRINKLERS, AND LIGHT FIXTURES. E. PROVIDE ALL OCCUPANCY SENSORS BY THE SAME MANUFACTURER. F. VERIFY COLOR(S) FOR ALL WALL AND CEILING MOUNTED LIGHTING CONTROL DEVICES WITH THE ARCHITECT. G. PROVIDE COPIES OF OPERATION INSTRUCTIONS FOR ALL DEVICES TO OWNER. H. ALL WALL SWITCH AND CEILING SENSORS SHALL HAVE AN ADJUSTABLE TIME DELAY RANGE OF 0-30 MIN. UNO. I. DO NOT INSTALL LINE VOLTAGE SENSORS ON GFCI PROTECTED CIRCUITS. J. LIGHTING CONTROL PRICING SHALL BE COMPLETELY SEPARATE OF ANY LIGHT FIXTURE PRICING. ANY LIGHTING CONTROLS PRICING THAT IS SUBMITTED WITH LIGHT FIXTURE PRICING (UNIT OR MIN/LFT) WILL BE IMMEDIATELY REJECTED IN ITS ENTIRETY. K. INSTALL WALL BOX DIMMERS TO ACHIEVE FULL RATING SPECIFIED AND INDICATED AFTER DE-RATING FOR GANGING AS INSTRUCTED BY MANUFACTURER. L. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPATIBILITY OF ALL LIGHTING CONTROL DEVICES IN THIS SCHEDULE THAT ARE INTENDED TO OPERATE TOGETHER.  <b>SCHEDULED NOTES:</b> 1. REQUIRES A NEUTRAL CONDUCTOR FOR OPERATION. 2. FOR SELECTED DAYLIGHT SENSOR, CONFIRM FINAL LOCATION AND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. INCLUDE MANUFACTURER'S RECOMMENDED LOCATION WITH SUBMITTALS FOR REVIEW. 3. MOMENTARY SWITCH SHALL BE COMPATIBLE WITH ITS CONNECTED LIGHTING CONTROL DEVICE (I.E. OCCUPANCY SENSOR, RELAY PANEL, ETC.)									

GARAGE CASS: CLOCK AUTOMATION SCENARIOS SCHEDULE				
(GLOBAL CONTROL OF ALL RELAY PANELS)				
ZONE	DESCRIPTION	ASTRONOMIC ON/OFF	SCHEDULE ON/OFF	ASTRONOMIC ON/ SCHEDULE OFF
A	SITE LIGHTS	X		
B	EXTERIOR BUILDING WALL PACK LIGHTS	X		
C	GARAGE PLANTER LIGHTS	X		
D	TRASH ROOM EXHAUST FAN	X		
<b>TYPICAL SCHEDULE:</b> ** CONFIRM FINAL TIME SCHEDULE FROM OWNER PRIOR TO SYSTEM PROGRAMMING OCCUPIED HOURS: MON-FRI: 7:00 AM - 10:00 PM SATURDAY: 7:00 AM - 10:00 PM SUNDAY: 7:00 AM - 10:00 PM FLICK/WARN 5 MINUTES - 2 HOUR OVERRIDE				

RELAY PANEL SCHEDULE			
PANEL NAME	RP1E		
LOCATION	SECOND LEVEL		
CONTRACTOR	CIRCUIT	LOAD CONTROLLED	ZONE
1	GE-6	EXTERIOR WALL PACK	B
2	GE-8	BOLLARD LIGHTS	A
3	GE-4	TENANT ENTRY EXTERIOR LIGHT	C
4		SPARE	
5		SPARE	
6		SPARE	
7		SPARE	
8		SPARE	

- LIGHTING CONTROL DIAGRAM GENERAL NOTES:**
- LIGHTING CONTROL DIAGRAM IS DIAGRAMMATIC AND REPRESENTS THE GENERAL SCOPE OF WORK AND THE LOCATION OF DEVICES IN RELATION TO EACH OTHER ALONG THE POWER CIRCUIT. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH SELECTED MANUFACTURER. PROVIDE ALL PARTS AND PIECES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.
  - LIGHTING CONTROL SYSTEM INCLUDING, BUT NOT LIMITED TO INTEGRAL TIME CLOCK, RELAYS, AND DIGITAL LIGHTING CONTROL SWITCHES. PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO PURCHASE.
  - INTEGRAL TIME CLOCK SHALL BE ASTRONOMIC AND PROGRAMMABLE WITH 365 DAY AND HOLIDAY SCHEDULING AND 24 HOUR BATTERY BACK-UP. RELAYS SHALL BE MECHANICALLY HELED SINGLE POLE, 20A RATED, NORMALLY CLOSED CONTACTS. LIGHTING CONTROL SYSTEM SHALL COMPLY WITH ALL LOCAL AND STATE ENERGY CODES.
  - CIRCUITING SHOWN ON THE PLAN CORRESPONDS TO THE LIGHTING CONTROL SCHEME. IF CIRCUITING IS CHANGED IN THE FIELD, ENSURE THAT SYSTEM PROGRAMMING WITH REVISED CIRCUITING MEETS THE ORIGINAL LIGHTING CONTROL SCHEME. UPDATE RELAY PANEL SCHEDULES IN RECORD DRAWINGS.
  - COORDINATE WITH OWNER AND LANDLORD FOR PROGRAMMABLE TIME CLOCK SCHEDULES. PROVIDE THE GENERAL CONTRACTOR WITH OPERATIONS MANUAL AFTER JOB IS COMPLETE. A COPY OF THE RECORD DRAWINGS AND RELAY SCHEDULE WITH ANY FIELD CONDITION CHANGES IDENTIFIED SHALL BE LEFT IN THE DOOR OF THE PANEL.

- LIGHTING CONTROL DIAGRAM KEYED NOTES:**
- STAND-ALONE LIGHTING CONTROL RELAY PANEL INFORMATION:  
a. MANUFACTURER (BASIS OF DESIGN): WATSTOPPER LP95-8-G-115 SERIES  
b. ENCLOSURE: SURFACE MOUNT, NEMA 1  
c. INTEGRAL TIME CLOCK: REFER TO CASS AND RELAY PANEL SCHEDULES ON THIS SHEET FOR TIME CLOCK AND RELAY PROGRAMMING.
  - PROVIDE PHOTOCELL MOUNTED ON HP-1 ON THE ROOF. REFER TO LIGHTING CONTROL DEVICE SCHEDULE ON THIS SHEET AND TO LIGHTING PLANS FOR ADDITIONAL INFORMATION.

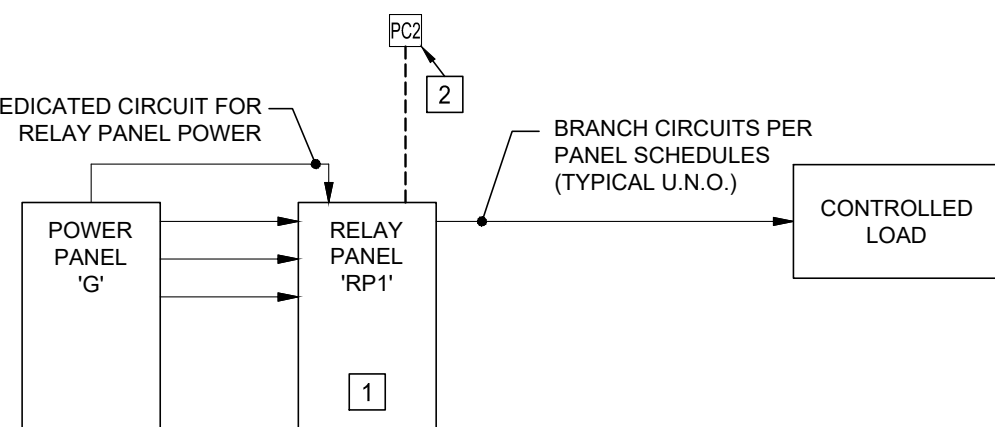
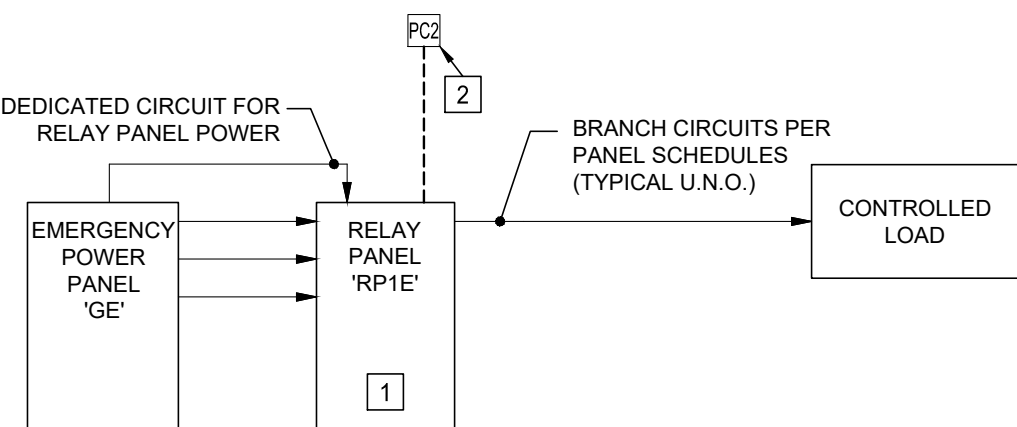
2 LIGHTING CONTROL DIAGRAM  
NO SCALE

1 LIGHTING CONTROL DIAGRAM  
NO SCALE

LIGHTING FIXTURE SCHEDULE												
Type Mark	Description	Mounting	Voltage	Wattage	Lamp	Ballast	Manufacturer	Model	Manufacturer2	Model2	Comments	
A	2'X4' PARABOLIC	RECESSED	120	48 W	LED		LITHONIA	2ESL4 58L LP840 NACV RFD256484			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
AD	2'X4' PARABOLIC DIMMABLE	RECESSED	120	48 W	LED		LITHONIA	2ESL4 58L EZ1 LP840 NACV			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
A1	SAME AS TYPE AD BUT WIRED TO CEPS	RECESSED	120	48 W	LED		LITHONIA	2ESL4 58L EZ1 LP840 NACV RFD256484			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
B	2'X4' PARABOLIC	RECESSED	120	37 W	LED		LITHONIA	2ESL4 48L LP840 NACV RFD256484			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
BD	2'X4' PARABOLIC DIMMABLE	RECESSED	120	37 W	LED		LITHONIA	2ESL4 48L EZ1 LP840 NACV			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
B1	SAME AS TYPE BD BUT WIRED TO CEPS	RECESSED	120	37 W	LED		LITHONIA	2ESL4 48L EZ1 LP840 NACV RFD256484			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS	
C	6" STRIP LIGHT	SUSPENDED	120	48 W	(2) F032/XPS/841/ECO	1-GHE2X32T8/ UNV ISL-SC	LITHONIA	TZ 132 MVOLT OS10ISXL	LITHONIA	TS 132 MVOLT OS10XL	LAMPS INCLUDED WITH UNIT. SUSPENDED MTD AFF 12'-0" MAX IN RECEIVING AREA COORDINATE WITH HVAC.	
C1	4" STRIP FIXTURE NO REFLECTORS	SURFACE	120	48 W	(2) F032/XPS/841/ECO	1-GHE2X32T8/ UNV ISL-SC	LITHONIA	Z-232-MVOLT OS10ISXL			LAMPS INCLUDED WITH UNIT. SURF MTD AFF 12'-0" MAX IN RECEIVING AREA	
C2	2" VAPOR TIGHT STRIP FIXTURE	SURFACE	120	27 W	LED		LITHONIA	DMW2 L24 3000LM ACL MD MVOLT GZ1 30K 60CRI PS1050			LAMPS INCLUDED WITH UNIT. SURFACE MOUNTED IN WALK-IN COOLER. EMERGENCY LED BATTERY PACK 0'-C AND UP (1400 LUMENS)	
D	4" EXTERIOR COVE LED	COVE	120	33 W	LED		ECOSENSE	LS0148 10 40 80 MULT 40x60			SPECIFIED 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS. TWO BRACKETS PER EACH 4' SECTION. REFER TO ARCH VESTIBULE SECTION FOR PLACEMENT	
E	EMERGENCY LIGHT	SURFACE	120		LED		LITHONIA	ELM2 LED			CEILING MOUNTED IN RETAIL AREA ONLY	
E1	SURFACE MOUNT EMERGENCY LIGHT	SURFACE	120		LED		LITHONIA	ELA T QWP L0309			LAMP INCLUDED WITH UNIT. PROVIDE LITHONIA ELM2 W LP06VS LTP R0 6V REMOTE BATTERY PACK (SEE ELM2 CUTSHEET FOR COMPATIBILITY). BATTERY PACK TO BE MTD IN CONCEALED SPACE.	
E2	HIGH POWERED EMERGENCY LIGHT	SURFACE	120		LED		LITHONIA	ELM2T W LP06VS LTP			CEILING MOUNTED IN RETAIL AREA ONLY	
N	LINEAR LIGHT	SUSPENDED	120	60 W	LED		LITECONTROL	BRM9L LLP 4FT MSL4 80CRI TUWV RHRY J20SLMF 70/30 DARK 120 SCT ADC			ENSURE LAMP COLOR IS TUNED TO 2700K FOR INSTALLATION - CONFIRM MOUNTING OPTIONS AND FINISH WITH ARCHITECT	
X	EXIT WITH REMOTE HEADS	SURFACE	120		LED		LITHONIA	LHOM LED R			PROVIDE NUMBER OF FACES AND ARROW AS INDICATED ON PLANS	

GARAGE LIGHTING FIXTURE SCHEDULE									
TYPE	MANUFACTURER	CATALOG No	WATT/ LAMP TYPE	VA	No	DESCRIPTION			
G-A	LITHONIA	DSXSC LED 20C 700 40K T5M 120 DMG PIR	46W / LED	46	1	SURFACE MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION WITH 0-10V DIMMING MOTION / AMBIENT SENSOR.			
G-AE	LITHONIA	DSXSC LED 20C 700 40K T5M 120 DMG PIR	46W / LED	46	1	SURFACE MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION WITH 0-10V DIMMING MOTION / AMBIENT SENSOR. FIXTURE POWERED BY EMERGENCY GENERATOR.			
G-ADE	LITHONIA	DSXSC LED 20C 700 40K T5M 120 DMG PIRHFC3V	46W / LED	46	1	SURFACE MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION WITH DAYLIGHT HARVESTING SENSOR & 0-10V DIMMING MOTION / AMBIENT SENSOR. EMERGENCY FIXTURE POWERED BY EMERGENCY GENERATOR.			
G-B	LITHONIA	DSXW1 LED 20C 700 40K T2M 120	46W / LED	46	1	WALL MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION. FIXTURES FACING EXTERIOR OF BUILDING SHALL BE SPECIFIED WITH 2700K LED LAMPS TO MAINTAIN MIAMI REQUIREMENTS			
G-BD	LITHONIA	DSXW1 LED 20C 700 40K T2M 120 PIRH1FC3V	46W / LED	46	1	WALL MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION WITH DAYLIGHT HARVESTING SENSOR. EMERGENCY SHUNT RELAY FOR ALL EMERGENCY FIXTURES TO BYPASS LIGHT CONTROL IN CASE OF POWER LOSS.			
G-BE	LITHONIA	DSXW1 LED 20C 700 40K T2M 120	46W / LED	46	1	WALL MOUNTED GARAGE LIGHTS TO OPERATE ON A 24/7 OPERATION. FIXTURE POWERED BY EMERGENCY GENERATOR.			
G-CE	LITHONIA	DSXW1 LED 20C 1000 40K T2M 120	46W / LED	73	1	WALL MOUNTED GARAGE AND STAIRWELL EXIT/ENTRY LIGHTS. FIXTURE POWERED BY EMERGENCY GENERATOR.			
G-D	HYDREL	M0420 ROUND SS 12 LED MVOLT MED FLOC20	12W / LED	12	1	MODULAR IN-GRADE OUTDOOR TREE LIGHTS			
G-E	US ARCH	2061 12LED NW 208	14W / LED	14	1	14" ROUND SURFACE MOUNTED OUTDOOR LIGHTS. CONFIRM FINISH WITH ARCHITECT. PROVIDE FIXTURE WITH 2700K COLOR TEMPERATURE			
G-F	COLE LIGHTING	2408R 32W W	32 / CF	38	1	10" ROUND DOWNLIGHT MOUNTED IN CONCRETE PLANTER.			
G-FE	COLE LIGHTING	2408R 32W W	32 / CF	38	1	10" ROUND DOWNLIGHT MOUNTED IN CONCRETE PLANTER. FIXTURE POWERED BY EMERGENCY GENERATOR. PROVIDE EMERGENCY SHUNT RELAY FOR ALL EMERGENCY FIXTURES TO BYPASS LIGHT CONTROL IN CASE OF POWER LOSS.			
G-H	US ARCH	BDAC18-CL-36LED-NW-HS180	42W / LED	42	1	CONCRETE LIT BOLLARDS. 2700K LED LAMPS PER MIAMI REQUIREMENTS			
G-HE	US ARCH	BDAC18-CL-36LED-NW-HS180	42W / LED	42	1	CONCRETE LIT BOLLARDS. 2700K LED LAMPS PER MIAMI REQUIREMENTS. FIXTURE POWERED BY EMERGENCY GENERATOR. PROVIDE EMERGENCY SHUNT RELAY FOR ALL EMERGENCY FIXTURES TO BYPASS LIGHT CONTROL IN CASE OF POWER LOSS.			
G-I	BK LIGHTING	MN-LED-E67	7W / LED	7	1	SITE WALKWAY UPLIGHTS - ARCHITECT TO SPECIFY LIGHT FIXTURE			
G-K	LITHONIA	LA 2 32 MVOLT GEB10P3	32W T8	64	2	4' FLUORESCENT STRIP LIGHT ( 2 LAMPS) PENDENT MOUNTED.			
G-KE	LITHONIA	LA 2 32 MVOLT GEB10P3 EL14	32W T8	64	2	4' FLUORESCENT STRIP LIGHT ( 2 LAMPS) PENDENT MOUNTED WITH 1400 LUMEN OUTPUT BATTERY PACK.			
G-L	LUMINAIRE LED	TSL94-100W-4000K-M7-120/227-CP-XX-DAMP-EMB310	100W/LED	100	1	STAIRWELL 46" LED LIGHT FIXTURE. 0-10V DIMMING DRIVER WITH INTEGRAL OCCUPANCY SENSOR. 1200 LUMEN SELF CONTAINED , 90 MINUTES EMERGENCY BATTERY PACK. UL WET LISTED. ARCHITECT TO SPECIFY FINISH.			
G-P	LITHONIA	CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80 CRI	34.8W / LED	34.8	1	48" LINEAR LIGHT FIXTURE. COORDINATE MOUNTING HEIGHT WITH ARCHITECT			
G-PE	LITHONIA	CLX L48 5000LM SEF RDL MVOLT GZ10 40K 80 CRI SPD PS1050	34.8W / LED	34.8	1	48" LINEAR LIGHT FIXTURE WITH 1400 LUMEN OUTPUT BATTERY PACK. COORDINATE MOUNTING HEIGHT WITH ARCHITECT			
G-Q	LITHONIA	LDN6 30/10 L06 LS MVOLT EZ10 TRW	34.7W / LED	34.7	1	6" DOWN LIGHT			
G-QE	LITHONIA	LDN6 30/10 L06 LS MVOLT EZ10 TRW ELSD	34.7W / LED	34.7	1	6" DOWN LIGHT WITH EMERGENCY BATTERY PACK.			
G-R	LITHONIA	DMW 2 32 MVOLT GEB10PS	F032	64	1	4" ENCLOSED			
G-X	LITHONIA	EXIT LIGHT EDGR X R EL	LED		1	EDGE/LIT EXIT SIGN WITH BATTERY. MOUNTING PER PLANS.			

RELAY PANEL SCHEDULE				
PANEL NAME	RP1			
LOCATION	SECOND LEVEL			
CONTRACTOR	CIRCUIT	LOAD CONTROLLED	ZONE	
1	G-10	SITE LIGHTS	A	
2	G-12	SITE LIGHTS	A	
3	G-8	SITE LIGHTS	A	
4	G-6	SITE LIGHTS	A	
5	G-4	SITE LIGHTS	A	
6	G-2	EXTERIOR DECOR BLDG LTS	C	
7	G-5	TRASH ROOM EXHAUST FAN	D	
8	G-20	EXTERIOR WALL PACK LTS	B	



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Project :  
**CONTINENTAL HOTEL ADDITION**  
4000 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140

ARCHITECT OF RECORD  
**CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
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NCARB CERTIFICATE NO. 42,136

Seal  
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY SUBMITTAL. KENNETH L. MATTHEWSON LICENSE # 76689  
IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

Revised:  
2018-07-20 PERMIT COMMENTS  
2018-10-12 FIRE COMMENTS  
2019-03-25 LEED REVISIONS  
2019-09-04 FIRE COM. CYCLE 2

ELECTRICAL LIGHT FIXTURE SCHEDULES

21612 10/10/2017

E-6.01

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1750003884  
FL. CERTIFICATE OF AUTHORIZATION # EB 7606 02/28/21

ISSUED FOR PERMIT 5-28-18  
ISSUED FOR BIDDING 3-21-19  
ISSUED FOR CONSTRUCTION



50' TOTAL RIGHT-OF-WAY



ISSUED FOR PERMIT \_\_\_\_\_ 5-28-18  
ISSUED FOR BIDDING \_\_\_\_\_ 3-28-18  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

FLORIDA BUILDING CODE- APPENDIX F	
PIPE INSTALLATION-DEPTH OF COVER	
VEHICLE TRAFFIC AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 2 1/2"	18" TO 24"
3" TO 5"	24" TO 30"
6" OR GREATER	30" TO 36"
NON-TRAFFIC AND NON-CULTIVATED AREAS	
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2" TO 1 1/4"	12"
1 1/2" TO 2"	12" TO 18"
2 1/2" TO 3"	18" TO 24"
4" OR LARGER	24" TO 36"

2" IRRIGATION METER BY WATER DEPT.  
FORCES AT OWNER'S EXPENSE

2" REDUCED PRESSURE ZONE (RPZ)  
BACKFLOW PREVENTER

2" MASTER VALVE  
CONNECT TO CONTROLLER

PROPOSED 2" PVC Main Supply  
Line - SCHEDULE 40

IRRIGATION CONTROLLER  
RAINBIRD ESP-LX-ME MODULAR

RAIN SENSOR - RAINBIRD RS SERIES  
ATTACHED TO CONTROLLER

JUNCTION BOX  
W/ WATERPROOF CONNECTORS

EXISTING ELECTRIC VALVE

1 1/2" ELECTRIC VALVES, RAINBIRD PEB  
SERIES OR APPROVED EQUAL  
IN 1/2" VALVE BOX

ZONE
1.
25 GPM
1" VALVE
SPRAY

ZONE DESIGNATION

LATERAL LINE (SCHEDULE 160)

PIPE IN SLEEVE (SEE SIZING CHART)

PIPE CONNECTION

PIPE CROSSING

RAINBIRD 1800 STRIP-TYPE  
1/2" END (END STRIP), 1/2" CST (CENTER STRIP)

RAINBIRD 1800 1/2" SERIES PRS,  
4", 6", 12" POP-UP, QUARTER, HALF FULL  
10", 12", 15" RADIUS AS SHOWN

RAINBIRD -5 SERIES MFR STREAM BUBBLER,  
NOZZLES, 5" RADIUS, 15 GPM

A ROUGH INSPECTION IS REQUIRED BY THE CITY OF MIAMI BEACH PRIOR TO TRENCH BACKFILLING AND A FINAL INSPECTION SHALL BE REQUIRED PRIOR TO COMPLETION OF IRRIGATION WORK.

SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER RESTRICTIONS - PHASE II (MODIFIED) - ARE IN EFFECT. ALL REQUIREMENTS FOR THESE RESTRICTIONS SHALL BE STRICTLY ENFORCED WITH CONTRACTOR AND/OR OWNER TO BE RESPONSIBLE THROUGHOUT THIS PROJECT AND POST CERTIFICATE OF OCCUPANCY.

IRRIGATION / SPRINKLER SYSTEM AND RISERS FOR SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 1' (300MM) OF THE BUILDING SIDEWALK IN COMPLIANCE WITH FLORIDA BUILDING CODE, PLUMBING 318.

ALL REQUIREMENTS PER SOUTH FLORIDA BUILDING CODE APPLICABLE TO ARE TO BE COMPLIED WITH PER CITY OF MIAMI BEACH.

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Subject: **CONTINENTAL  
HOTEL ADDITION**  
4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

Project: **CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.**  
interior planner architect  
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NCARB CERTIFICATE NO. 42,136

  
Seal

JAMES F. SOGASH  
ELA # 00021132

Revised:		
<b>B</b>	03/15/19	CITY COMMENTS.
<b>C</b>	08/14/19	CITY COMMENTS (RG).

21612	10/10/2017
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# IRR-1

### GENERAL IRRIGATION NOTES

- |  |  |
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|  | <p>IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH AND INSTALL A FULLY AUTOMATED IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL, STATE, COUNTY, STATE CODE &amp; FLORIDA WATER MANAGEMENT DISTRICT REQUIREMENTS.</p> <p>THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER &amp; THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.</p> <p>THE CONTRACTOR SHALL INSTALL A POP-UP TYPE HEADS, SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY HEADS AND SPRINKLER HEADS. SPRAY HEADS SHALL BE 1/2" OR 3/4" SPRAY ORDN AND PAVED SURFACES, 1" RDS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TOP" "RABBIT" OR "FLY" TYPE, EQUAL TO OR BETTER THAN THE QUALITY OF A PROFESSIONAL MANAGER AND AS PER THE MANUFACTURER'S SPECIFICATIONS. SPRAY HEADS SHALL BE 4" POP-UPS FOR SLOPED AREAS &amp; 6" FOR GROUNDCOVER PLANTINGS AND 12" POP-UPS FOR ALL PLANTING AND SHRUB BEDS. SPRAY HEADS SHALL BE 1/2" OR 3/4" SPRAY HEADS FOR THE LAWN AND ARCH.</p> <p>ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40. 12" PVC FITTINGS SHALL BE SCHEDULE 40. THE MAIN LINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE OR UNDER PAVEMENT. THE RESPONSIBILITY OF THE CONTRACTOR IS TO DETERMINE WHERE NECESSARY, MAIN LINES SHALL BE IN THE SAME TRENCH WITH LATERAL LINES WHEN POSSIBLE.</p> <p>THE CONTRACTOR SHALL CONTRACT CONCRETE THREATEN BLOCKS, 12" X 12" X 12" AT ALL "T" INTERSECTIONS OR ENDS AS DEGREES OR GREATER ON THE MAIN LINE.</p> <p>MINIMUM PIPE SIZE SHALL BE 3/4" PIPE.</p> <p>THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID A PROTECT ALL UTILITY, DUCTS, BURIED CABLES, AND OTHER UTILITIES IN THE AREA. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO THE DAMAGE OR DESTRUCTION OF SAID UTILITIES, CALL UN.C.I.L.E. 1(800) 425-8776, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.</p> <p>THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, ELECTRICAL AND PROCEDURE.</p> <p>THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AS MAY BE DEMED. THE NECESSARY PERSONNEL TO OBTAIN ANY SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE CODES. THE OWNER IS RESPONSIBLE FOR ALL PERMIT FEES.</p> <p>ALL SLEEVES UNDER PAVEMENT SHALL BE BURIED PER 1. BLDG CODE. APPENDIX "M". ALL LATERAL SLEEVES UNDER SIDEWALKS SHALL BE BURIED BELOW SIDEWALKS AND SHALL BE SCHEDULE 40. ALL SLEEVES UNDER PAVEMENT SHALL BE SCHEDULE 40. PIPE SHALL BE 3 TIMES THE MAIN OR LATERAL PIPE SIZE.</p> <p>THE CONTRACTOR SHALL CONNECT THE MASTER VALVE (WHEN APPLICABLE) &amp; ALL ELECTRIC VALVES TO THE CONTROLLER &amp; PROVIDE PROPER S/N INFORMATION.</p> <p>ALL LOW-VOLTAGE ELECTRIC VALVES SHALL BE #14 DIRECT BURIAL. ALL WIRES UNDER ROADS SHALL BE SEPARATE 1/2" BLDG CODE. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 5' EXPOSED WIRES FOR EMERGENCY POST-INSTALLATION VIEWS.</p> <p>ALL LINE LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL ADJUST TRENDING AND LOCATION AS SPRAY HEADS IN THE FIELD. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 5' EXPOSED PLANTINGS TO PROVIDE AND INSURE 100% COVERAGE AND 100% OVERLAP.</p> <p>THE CONTRACTOR SHALL PROVIDE A ONE-YEAR GUARANTEE ON ALL PARTS AND A 90-DAY GUARANTEE ON LABOR FROM THE DATE OF FINAL ACCEPTANCE.</p> <p>THE IRRIGATION CONTRACTOR SHALL RECORD ALL CHANGES MADE TO THE IRRIGATION SYSTEM DURING INSTALLATION &amp; PROVIDE AS BUILT DRAWING TO THE OWNERS REPRESENTATIVE (OWNER, PROJECT MANAGER AND ARCHITECT).</p> <p>THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER OR THE OWNERS REPRESENTATIVE IN THE COMPLETE OPERATION &amp; MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL PROVIDE A SCOPE OF AN IRRIGATION SYSTEM MANAGEMENT MANUAL, PREPARED BY THE MANUFACTURER &amp; THE SYSTEM INSTALLER.</p> <p>THE IRRIGATION CONTRACTOR SHALL CHECK AND ADJUST THE SYSTEM AT THE END OF THE 90-DAY PERIOD, FROM THE DATE OF FINAL ACCEPTANCE.</p> <p>ANY IRRIGATION PIPING WITHIN THE CONFINES OF ANY BUILDING SHALL BE CLEARLY MARKED "NOT POTABLE WATER".</p> <p>TREE AND PALM PLANTING IN RIGHTS OF WAYS SHALL HAVE ONE FLOOD BUFFER PER TREE OR PALM. COORDINATE WITH THE CITY OF PALM BEACH.</p> |
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### CONTROLLER DETAIL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

POINT OF CONNECTION (APPROX.)

CONNECT TO POTABLE WATER SOURCE AS COORDINATED-INSTALL REDUCED PRESSURE ZONE BACKFLOW DEVICE (1").  
ROUTE 1 1/4" MAIN SUPPLY LINE TO IRRIGATION VALVES THROUGH PLANTERS IF POSSIBLE OR UNDERNEATH FLOOR SLAB. IMPERMEABILIZE ANY PERFORATIONS AS NEEDED. COORDINATE WITH PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.

1" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE  
COORDINATE LOCATION WITH PROJECT SUPERINTENDENT

IRRIGATION CONTROLLER

RAINBIRD ESP-LXME  
MODULAR W/ RAIN SENSOR  
ATTACHED TO CONTROLLER

ZONE  
L2-1  
3 GPM  
XCZ-100-FRB  
drip

ZONE  
L2-2  
3 GPM  
XCZ-100-FRB  
drip

ZONE  
L2-3  
3 GPM  
XCZ-100-FRB  
drip

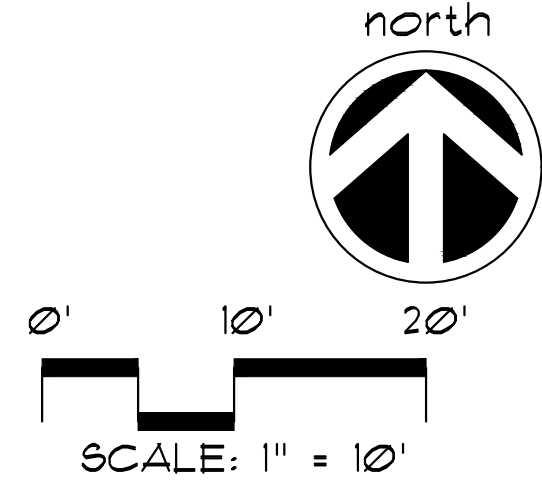
ZONE  
L2-4  
3 GPM  
XCZ-100-FRB  
drip

ZONE  
L2-5  
3 GPM  
XCZ-100-FRB  
drip

ZONE  
L2-6  
3 GPM  
XCZ-100-FRB  
drip

ZONE  
L2-7  
3 GPM  
XCZ-100-FRB  
drip

ADD DRIPLINE IRRIGATION  
TO ANY AND ALL  
PLANTERS  
ON THIS LEVEL (TYP.)

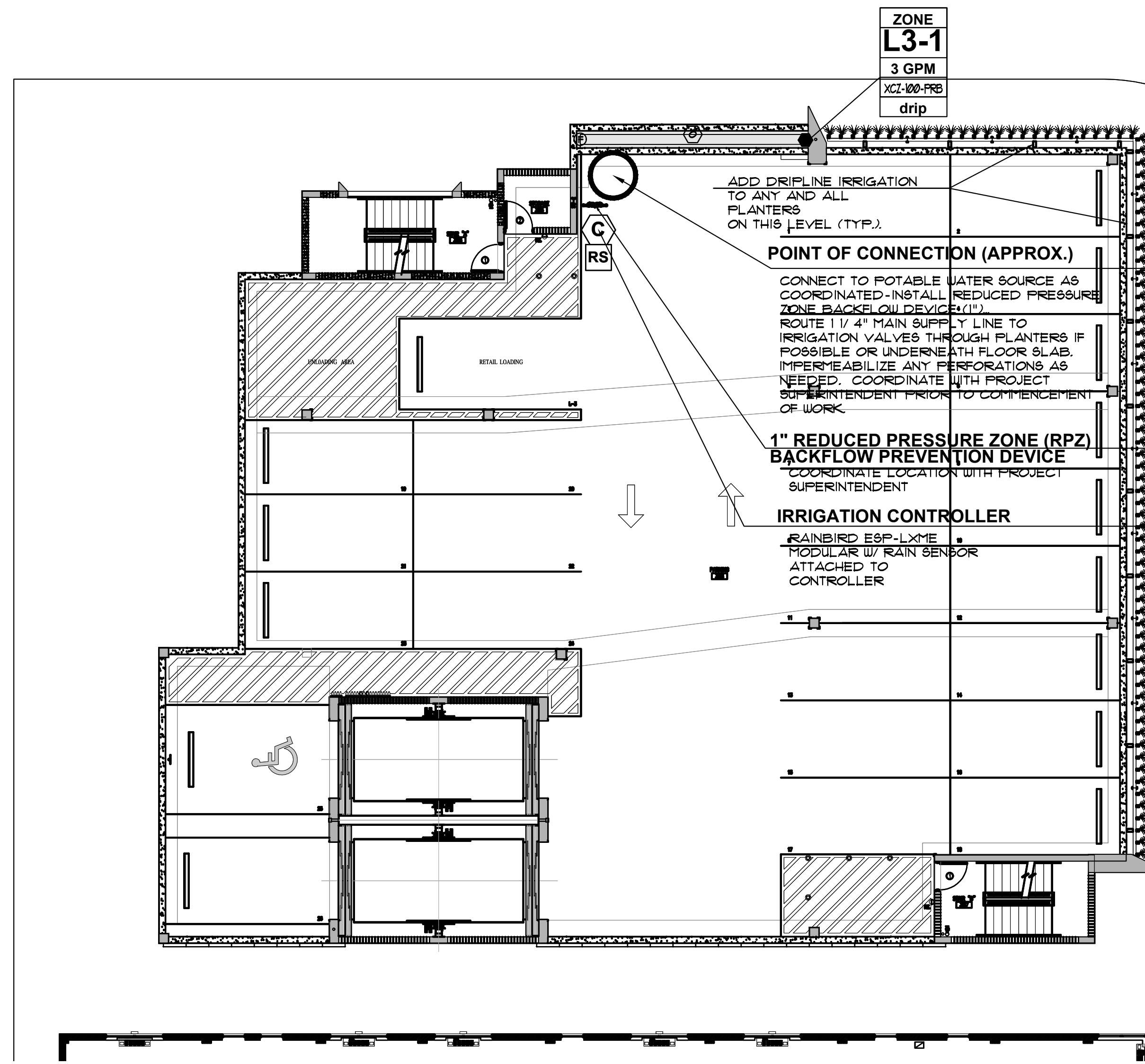


A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE RESPECTIVE IRRIGATION PLANS, SHEETS IRR-1 & IRR-3

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LEVEL-2  
IRRIGATION PLAN



ZONE  
L3-1  
3 GPM  
XCZ-100-FRB  
drip

ADD DRIPLINE IRRIGATION  
TO ANY AND ALL  
PLANTERS  
ON THIS LEVEL (TYP.)

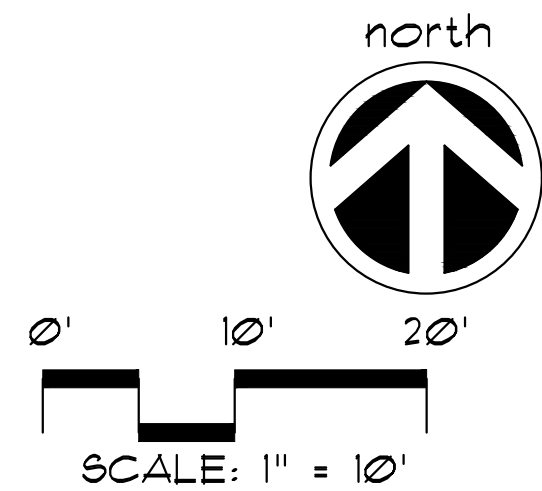
POINT OF CONNECTION (APPROX.)

CONNECT TO POTABLE WATER SOURCE AS COORDINATED-INSTALL REDUCED PRESSURE ZONE BACKFLOW DEVICE (1").  
ROUTE 1 1/4" MAIN SUPPLY LINE TO IRRIGATION VALVES THROUGH PLANTERS IF POSSIBLE OR UNDERNEATH FLOOR SLAB. IMPERMEABILIZE ANY PERFORATIONS AS NEEDED. COORDINATE WITH PROJECT SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORK.

1" REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTION DEVICE  
COORDINATE LOCATION WITH PROJECT SUPERINTENDENT

IRRIGATION CONTROLLER

RAINBIRD ESP-LXME  
MODULAR W/ RAIN SENSOR  
ATTACHED TO CONTROLLER



A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE RESPECTIVE IRRIGATION PLANS, SHEETS IRR-1 & IRR-3

SEE LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LEVEL 3  
IRRIGATION PLAN

ISSUED FOR PERMIT \_\_\_\_\_ 5-28-18  
ISSUED FOR BIDDING \_\_\_\_\_ 3-28-18  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

CLIENT  
**SUKKAH MIAMI BEACH  
ACQUISITIONS LLC**  
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BOCA RATON, FL 33434  
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M/E/P ENGINEERS  
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CIVIL ENGINEERS  
**OCEAN ENGINEERING, INC.**  
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Project :  
**CONTINENTAL  
HOTEL ADDITION**  
4000 COLLINS AVENUE, MIAMI BEACH,  
FLORIDA 33140

ARCHITECT OF RECORD  
**CHARLES H. BENSON  
& ASSOCIATES ARCHITECTS, P.A.**  
interiors planner architect  
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139  
T 305.532.6161 / F 305.532.6151  
ARCHITECTURAL LICENSE No. AR 14022  
NCARB CERTIFICATE No. 42136

Seal  
**JAMES F. BOGASH**  
R.L.A. # 0200132

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Revised:  
**A** 03/15/19 CITY COMMENTS  
**C** 08/14/19 CITY COMMENTS (PG.)

21612 10/10/2017

**IRR-2**



## IRR-3