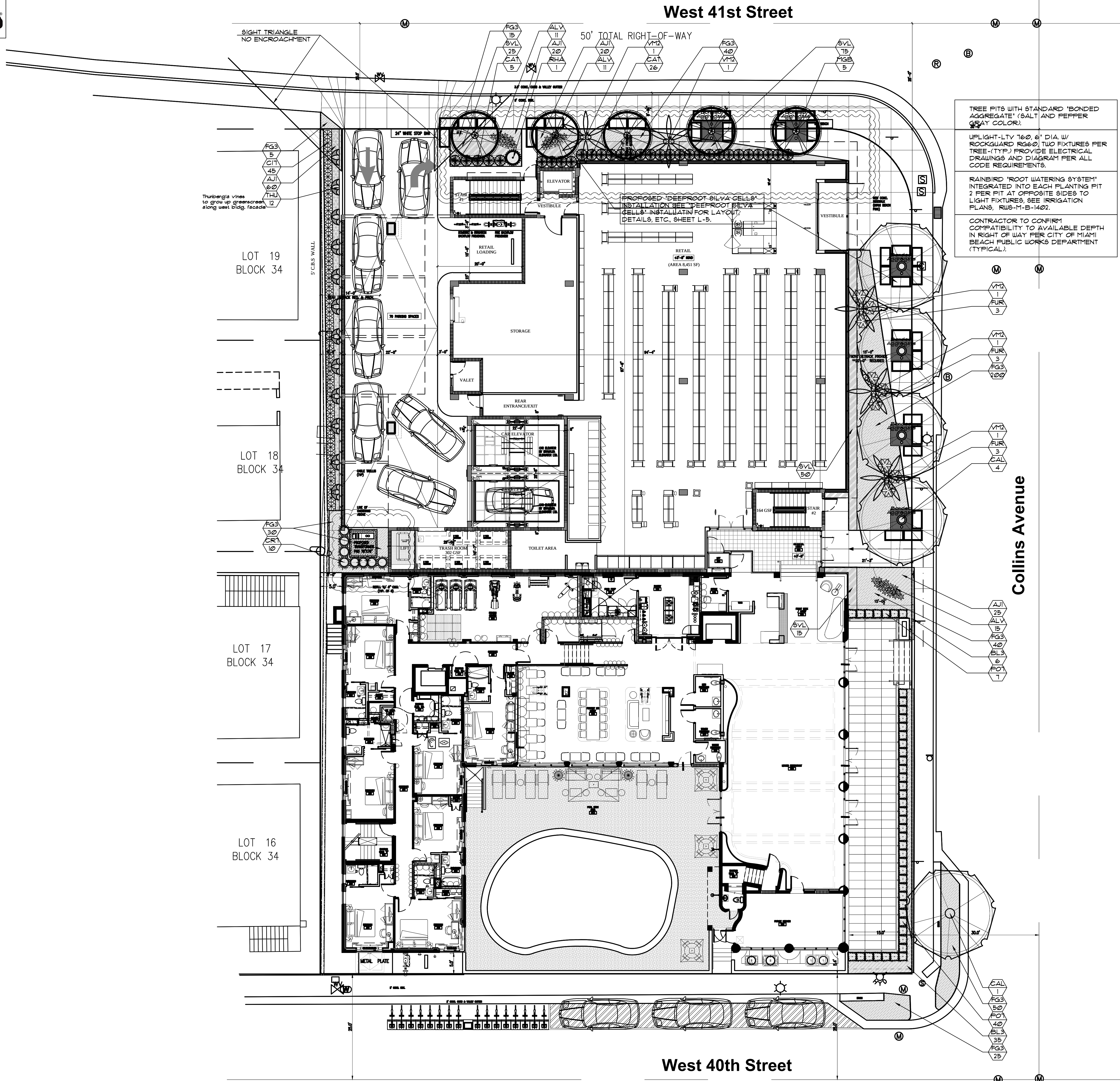




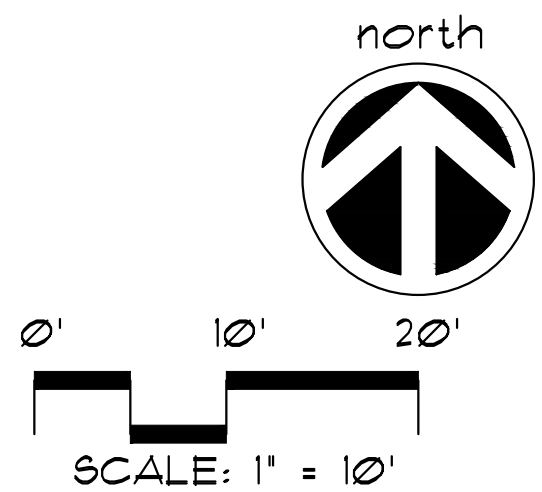
TREE PITS WITH STANDARD 'BONDED AGGREGATE' (SALT AND PEPPER GRAY COLOR).

UPLIGHT-LTY 160, 6" DIA. W/ ROCKGUARD R660. TWO FIXTURES PER TREE-TYPE. PROVIDE ELECTRICAL DRAWINGS AND DIAGRAM FOR 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-M-B-1402.

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

PLANTLIST			
SYM.	NATIVE *	NAME	SPECIFICATION
PROPOSED TREES			
CAL	5	BRAZIL BEAUTYLEAF	Calophyllum brasiliense 16' x 1" spr., 4" cal, 6' c.t.
MGB	YES	'BLANCHARD' MAGNOLIA	Magnolia grandiflora 'Blanchard' 20 gal, 16'-18', x 6', 6', 8' C.T.
PALMS			
VM2	5	MONTGOMERY PALMS	Veitchia montgomeryana DBL. TK, FG, 18' o.c., full hd.
SHRUBS			
CR1	YES	SMALL-LEAVED CLUSIA	Clusia guttifera 1 GAL, 36" H., 30" O.C., FTB.
CIT	YES	COCOPLUM	Chrysobalanus icaco 1 GAL, 30" x 24" full, 24' o.c.
PO1	41	PODOCARPUS HEDGE	Podocarpus spp. 1 gal, 30" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS			
ALV	31	AECHMEA 'ALVAREZ'	Aechmea spp. 8" pot, 12" o.c., GRANTS FARM
CAT	31	CAT PALMS	Chamaedorea cataractarum 1 gal, 30" x 24", 30" o.c.
BL3	41	BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal, 12" x 18", 18" o.c., full
FG3	405	'GREEN ISLAND' FICUS	Ficus 'Green Island' 3 gal, 18" x 18", 18" o.c., full
FUR	9	GIANT FALSE AGAVE	Furcraea foetida 15 gal, 4' x 4', full specimen
RHA	1	LADY PALM	Rhapis excelsa 5'o.a., FTG, sun acclimated
SVL	165	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	125	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./- 'FINE 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.

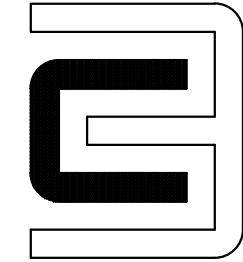


A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

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

LEVEL-1 LANDSCAPE PLAN

NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
4000 COLLINS AVE. MIAMI BEACH, FL. 33140

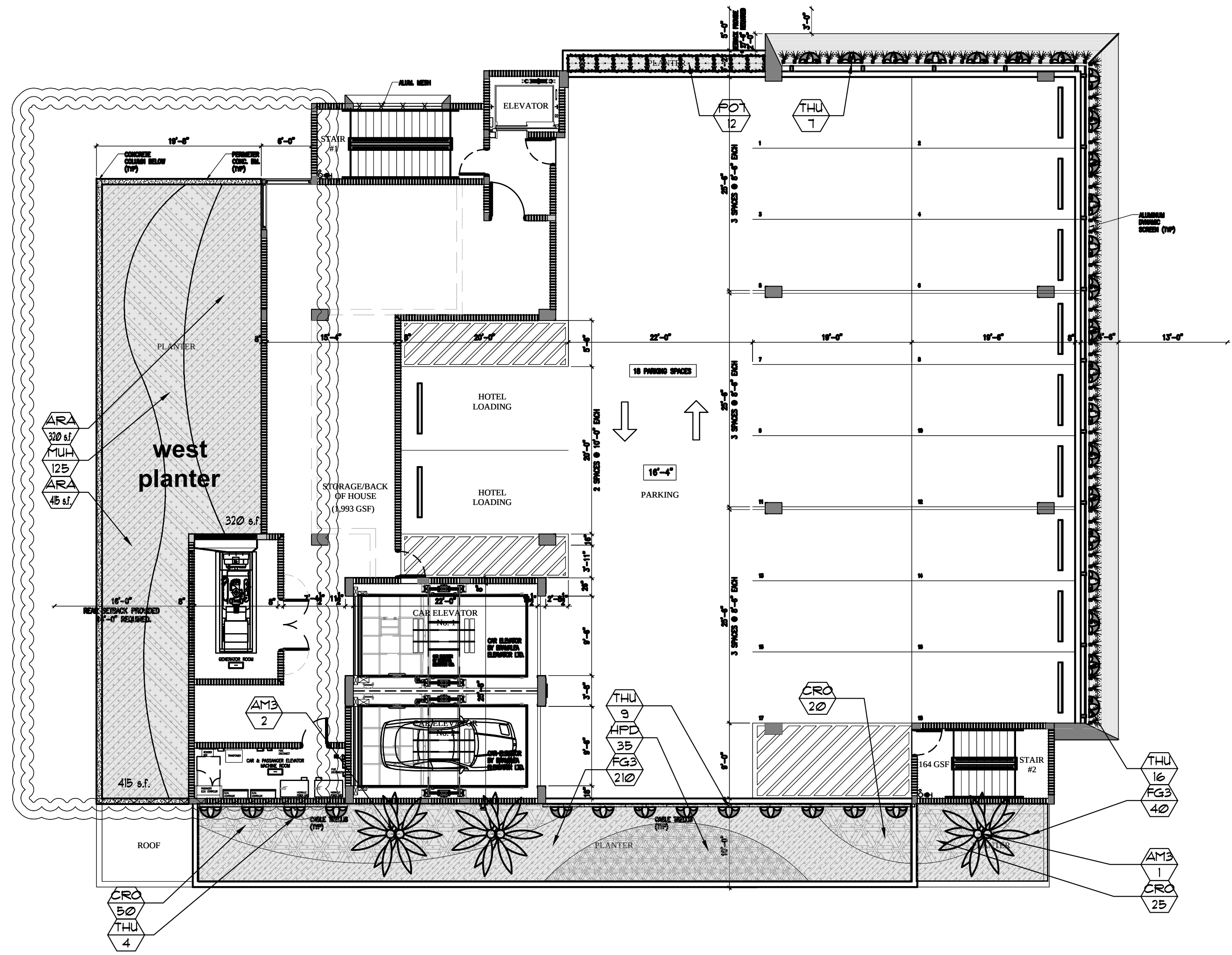


CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

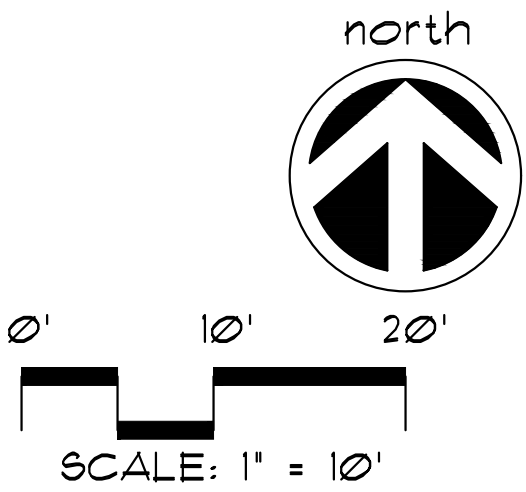
DRAWN BY
CHARLES BENSON
SCALE AS SHOWN
DATE 03-03-16

PROJECT NUMBER
21612

L-1 OF



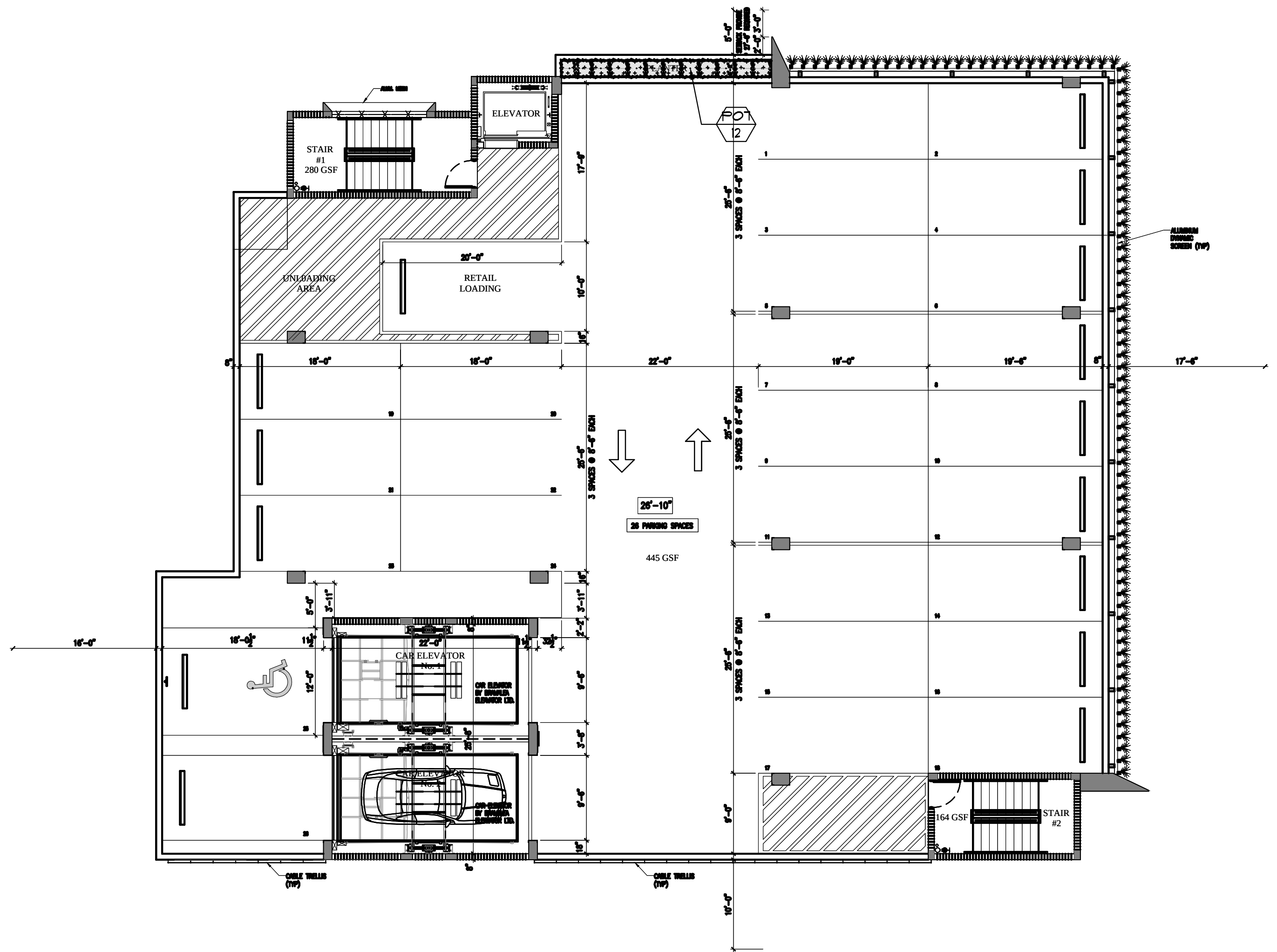
PLANTLIST			
SYM. NATIVE	*	NAME	BOTANICAL NAME SPECIFICATION
PALMS			
AM3	3	CHRISTMAS PALM	Adonidia merrillii FG, 10' o.c., TPL., full head
SHRUBS			
CRO	35	CROTON 'PETRA'	Codiaeum variegatum 3 gal, 18" x 18", 18" o.c., full
HPD	YES	35 DWARF FIREBUSH	Hamelia nodosa 3 gal, 18" x 18", 18" o.c.
FO1	12	PODOCARPUS HEDGE	Podocarpus spp. 1 gal, 30" x 24", full heavy
GROUNDCOVERS			
FG3	250	'GREEN ISLAND' FICUS	Ficus 'Green Island' 3 gal, 18" x 18", 18" o.c., full
ORNAMENTAL GRASSES (FOR WEST PLANTER)			
ARA	135 s.f.	PERENNIAL PEANUT	Arachis glabrata 'EcoTurf' SOLID SOD, price per s.f.
MUH	YES	125 MUHLY GRASS	Muhlenbergia capillaris 12" x 12", 18" o.c., full, 1 gal.
VINES			
THU	36	BLUE SKY THUNBERGIA	Thunbergia grandiflora 3 gal, 24" x 18", full, 2 leaders
	13 c.y.	'2100 MIX' FOR PLANTING-PER ATLAS FEAT AND SOIL FOR PLANTER BOXES	
BASED UPON 115 L.F. X 24" DEPTH, X 18" WIDTH / 21 = 13 C.Y.			
TOPSOIL: 148 c.y. '2100 MIX' FOR PLANTING-PER ATLAS FEAT AND SOIL FOR PLANTER BOXES			
BASED UPON 36" DEPTH, X 975 S.F. / 21 = 108 C.Y.			
WEST PLANTER: 12' DEPTH, X 1,100 S.F. / 21 = 40 C.Y.			



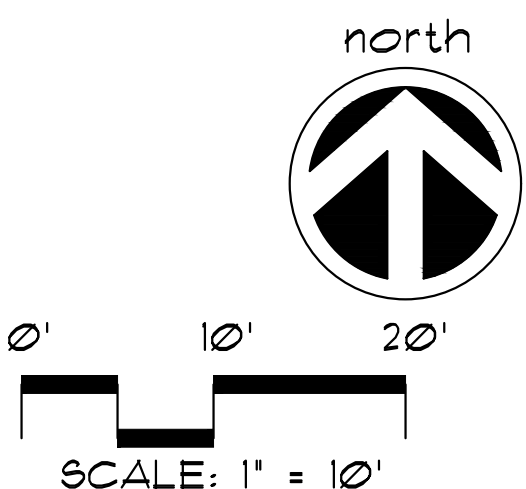
A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

SEE RESPECTIVE LANDSCAPE PLANS, SHEETS L-1, L-2, L-4, L-5 FOR PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LEVEL-2 LANDSCAPE PLAN



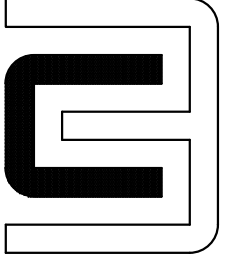
PLANTLIST			
SYM. NATIVE	*	NAME	BOTANICAL NAME SPECIFICATION
SHRUBS			
FO1	12	PODOCARPUS HEDGE	Podocarpus spp. 1 gal, 30" x 24", full heavy
TOPSOIL:			
	5 c.y.	'2100 MIX' FOR PLANTING-PER ATLAS FEAT AND SOIL FOR PLANTER BOXES	
BASED UPON 36" DEPTH, X 43 S.F. / 21 = 5 C.Y.			

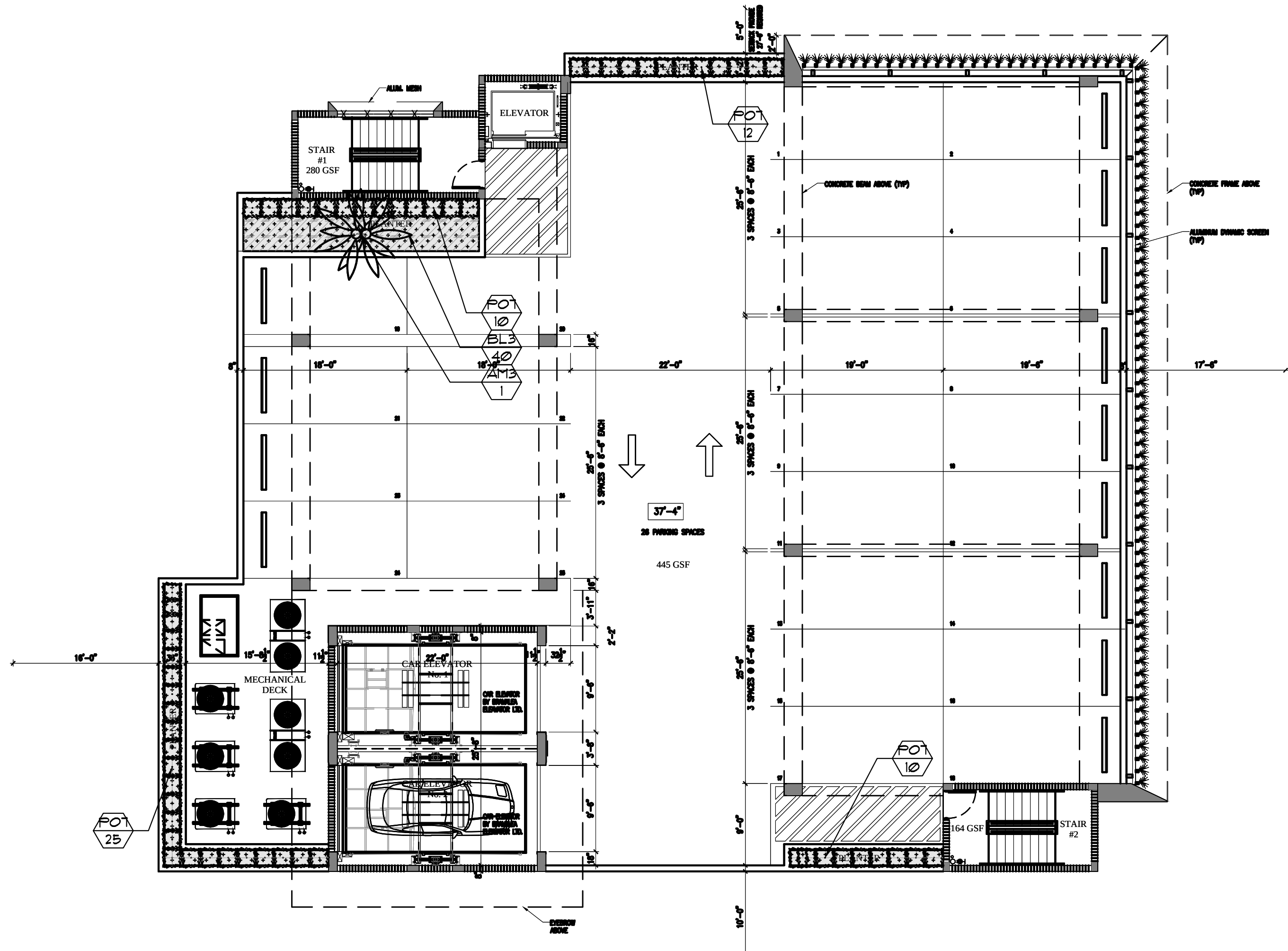


A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF MIAMI BEACH PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THIS SITE.

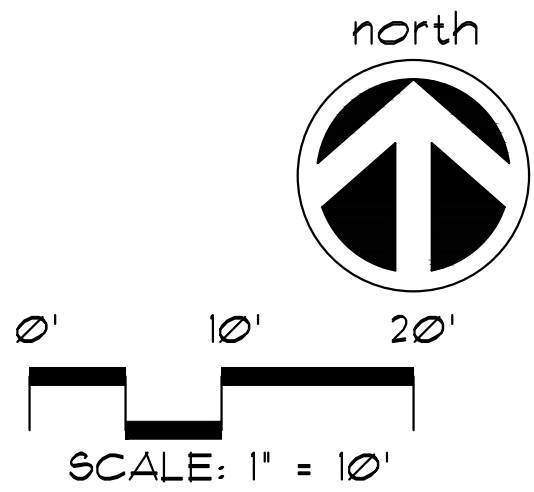
SEE RESPECTIVE LANDSCAPE PLANS, SHEETS L-1, L-2, L-4, L-5 FOR PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

LEVEL-3 LANDSCAPE PLAN





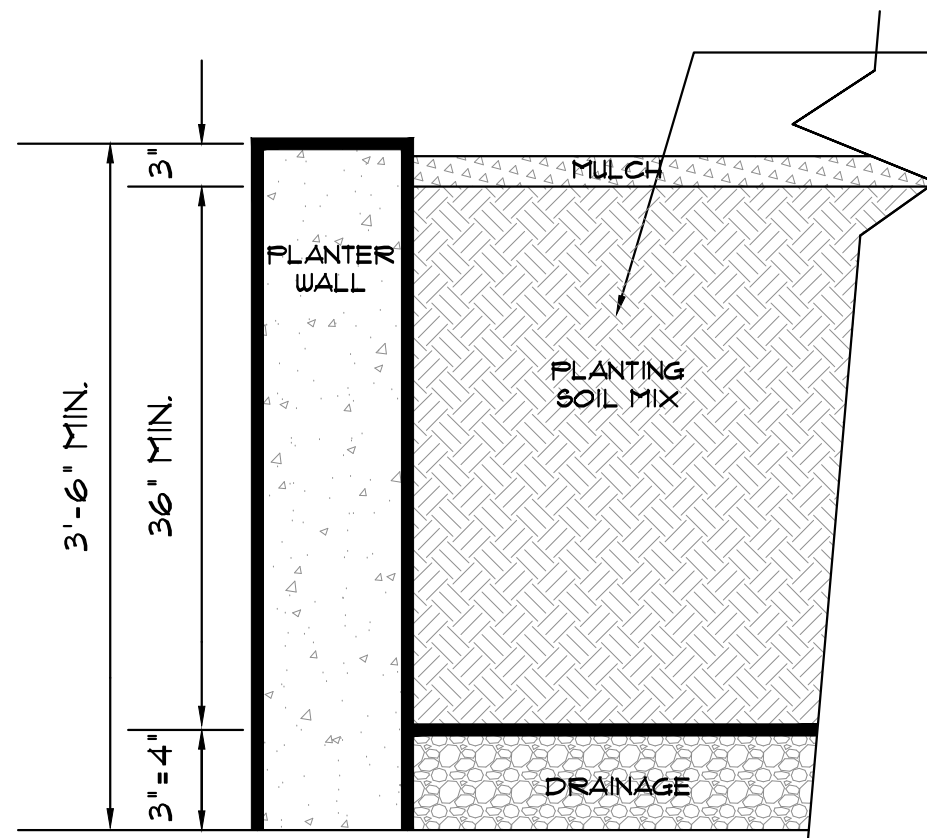
PLANTLIST			
SYM. NATIVE	*	NAME	BOTANICAL NAME SPECIFICATION
PALMS			
AM3	1	CHRISTMAS PALM	Adonidia merrillii FG, 10' o.s., TPL., full head
SHRUBS			
FO1	60	PODOCARPUS HEDGE	Podocarpus spp. 1 gal, 30" x 24", full heavy
GROUNDCOVERS			
BL3	40	BLUEBERRY FLAX LILY	Dianella tasmanica 3 gal, 12" x 18", 18" o.c., full
TOPSOIL:			
35 cy. 2100 MIX FOR PLANTING-PER ATLAS FEAT AND SOIL FOR PLANTER BOXES			
BASED UPON 36" DEPTH, X 265 S.F. / 21 = 30 C.Y.			



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-1, L-2, L-4, L-5 FOR PLANTLIST, LANDSCAPE DETAILS, NOTES, SPECIFICATIONS, ETC.

ROOF LEVEL LANDSCAPE PLAN



PLANTING SOIL:
SEE NOTE BELOW: PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLES INC., CINCINNATI, OH, OR APPROVED EQUAL.

3'-4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY CENERAL CONTRACTOR

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCKS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

N.T.S.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE, POROSITY FOR DRAINAGE, AND CONTAIN AMENDMENTS (PERLITE OR SIMILAR) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS FEAT AND SOIL OR TOM WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. & WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

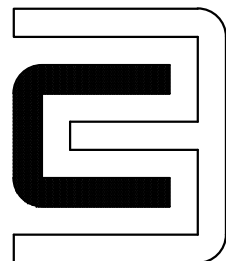
WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

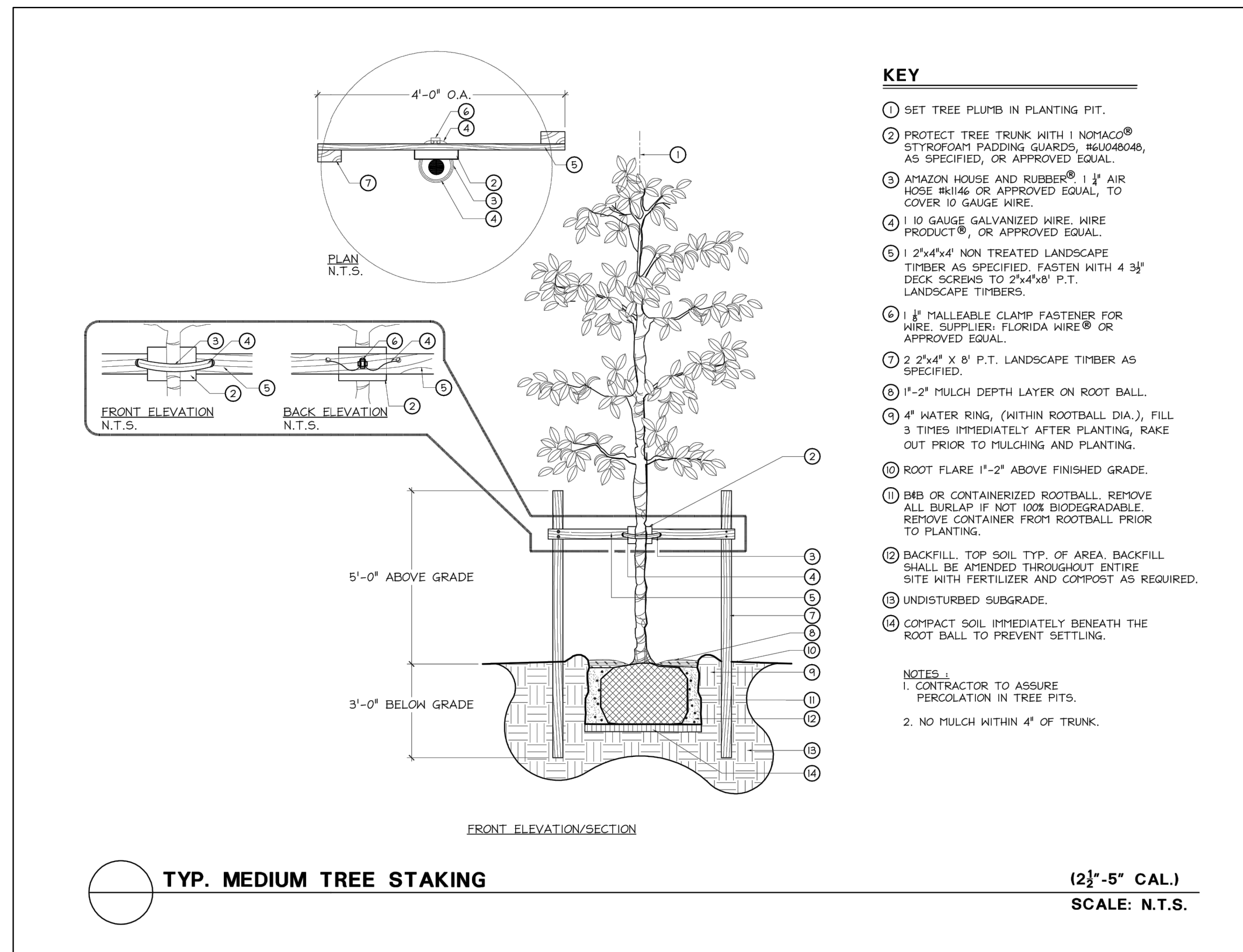
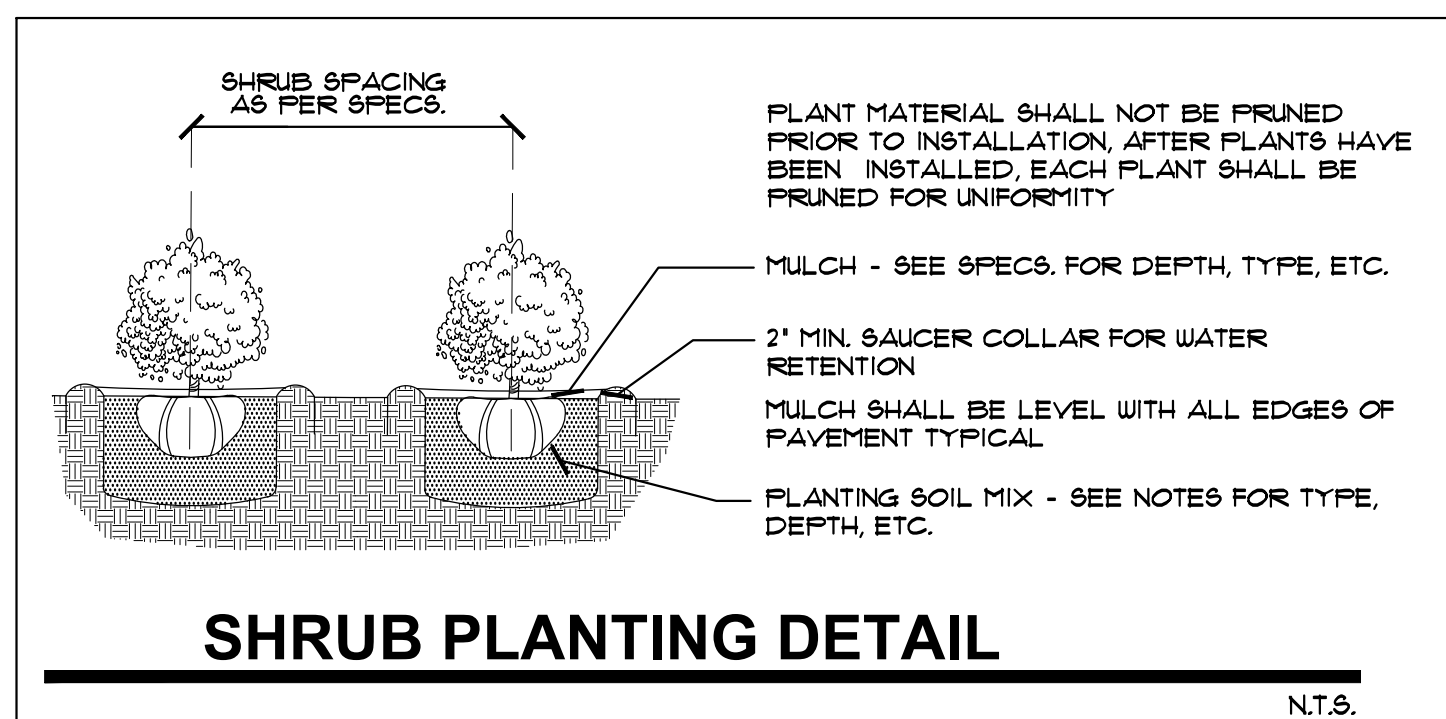
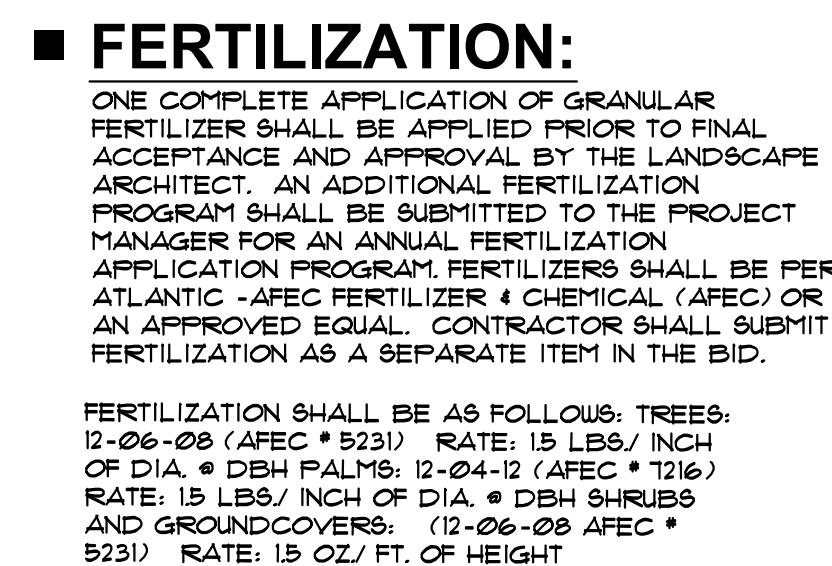
THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUBCONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIMEN PLANT MATERIAL (ALL PALMS AND TREES) TO THE L.A. FOR APPROVAL PRIOR TO PLANTING.

ROOF LEVEL, PLANTER SECTION





11. 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 DRAWINGS. PROTECTIVE BARRIERS SHALL BE LOCATED TO INCLUDE THE DRILLPIE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA PRECAUTIONS TO PROTECT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
18. 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.
19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE A 10' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS, AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
21. ALL PLANTINGS IN NON-IRRIGATED AREAS, (IE. RIGHTS OF WAYS, SWALES, ETC.) USE WATERED. CONTRACTOR SHALL CONTINUE TO BE NEEDED THROUGHOUT THE C.O. ACCEPTANCE. COORDINATE WITH THE PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT THROUGHOUT THE ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

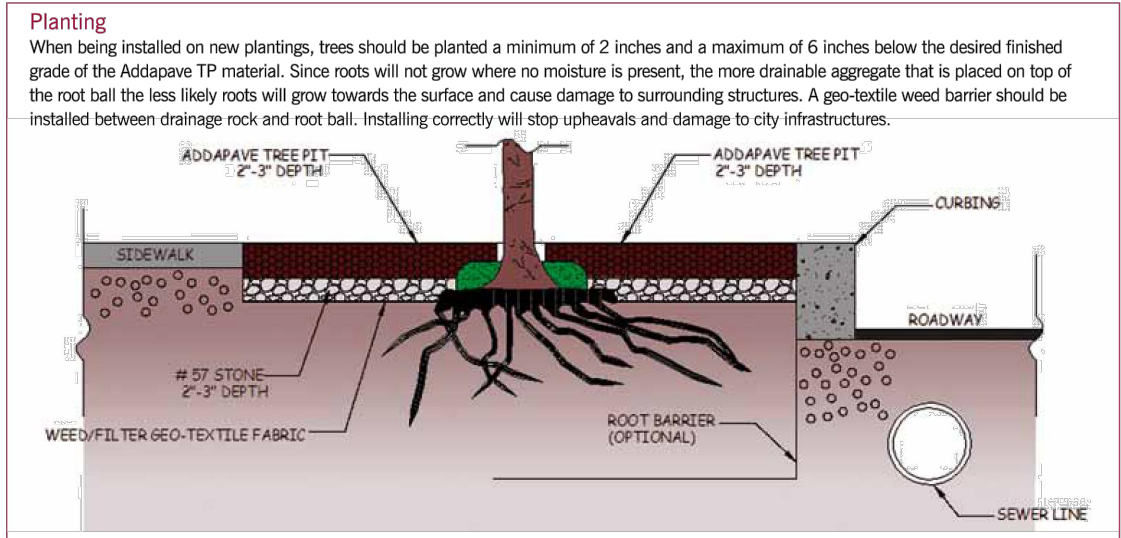
JAMES F. SOCAR
RLA • 0000132

Addapave Tree pit system

The Addapave TP (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" coarse Polyethylene (PE) non-leader is mixed with a suitable natural or recycled aggregate with a typical grading of 5-10mm. The open texture achieves provide a highly porous surface allowing the tree roots access to both air and water penetration.

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

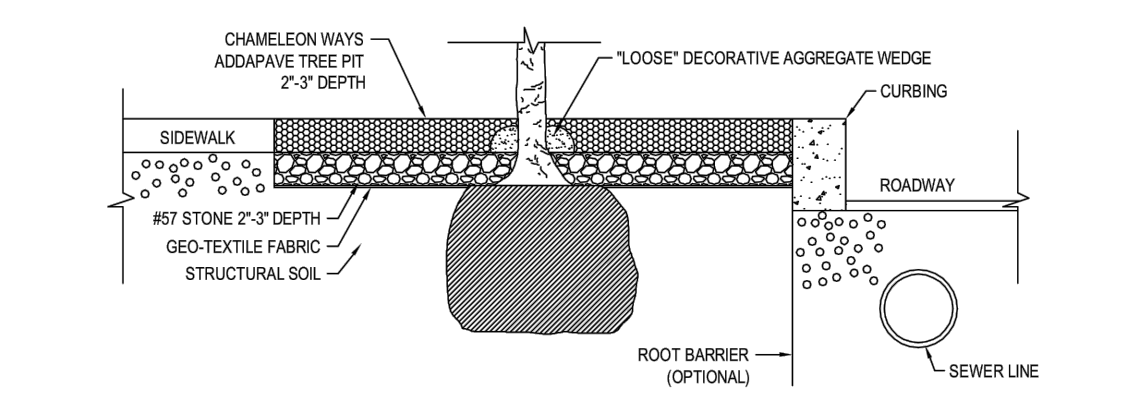
Addapave Standard Mixes



CHAMELEON WAYS
NATURAL AGGREGATE BOUND SURFACES
P.O. BOX 387
CENTER VALLEY, PA 18034
TOLL FREE: 1-877-426-5687
PHONE: (610) 797-2645
FAX: (610) 336-0177
www.chameleonways.com



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www.chameleonways.com



- NOTES:
1. A SUSTAINABLE STEEL, WOOD, BRICK, STONE OR ALUMINUM EDGING SHOULD BE PROVIDED TO ENSURE A NEAT EDGE DETAIL.
 2. ANY ADVICE, RECOMMENDATION OR INFORMATION GIVEN BY CHAMELEON WAYS, INC. IS BASED ON PRACTICAL EXPERIENCE AND IS SUBJECT TO BE ACCURATE AT THE TIME OF PUBLICATION. NO LIABILITY OR RESPONSIBILITY OF ANY KIND INCLUDING LIABILITY FOR NEGLIGENCE IS ACCEPTED IN THE RESPECT OF THE COMPANY, ITS EMPLOYEES, OR APPLICATORS.
 3. IT IS RECOMMENDED THAT A CERTIFIED PROFESSIONAL ENGINEER DESIGN AND DEVELOP THE PROPER BASE STRUCTURE REQUIREMENTS TO SUPPORT THE EXPECTED LOADS AND TAKING INTO ACCOUNT THE CLIMATE AND SITE SPECIFIC CONDITIONS WHICH MAY EXIST.
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 5. DO NOT SCALE DRAWING.
 6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 8. CONTRACTOR NOTE FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/usa AND ENTER REFERENCE NUMBER 1137-009.



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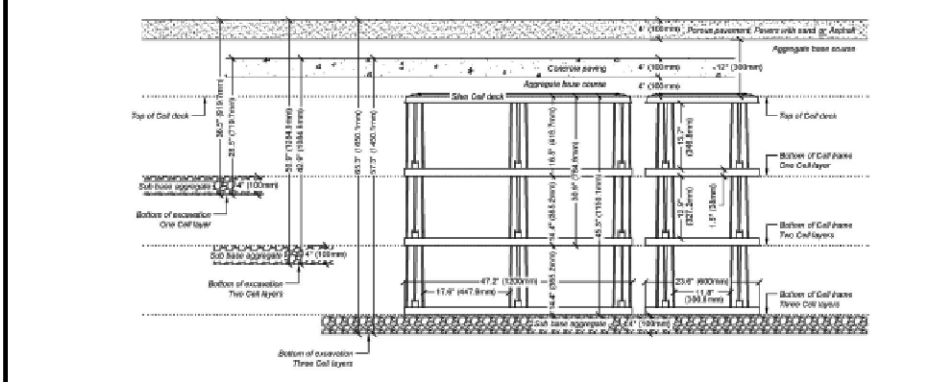
REVISION DATE 07/13/2015
CADdetails.com

BONDED AGGREGATE

SILVA CELL SYSTEM LAYOUT INSTRUCTIONS

DeepRoot

03



- CHANGING YOUR SILVA CELL PLAN
- Standard Silva Cell dimensions are approximately 2' (0.6 m) wide x 4' (1.2 m) long.
- The depth of the Silva Cell system is determined by the depth of the tree roots. The Silva Cell system is designed to provide a minimum of 2' (0.6 m) of depth.
 - There are many ways to determine the depth of the Silva Cell system. The Silva Cell system is designed to provide a minimum of 2' (0.6 m) of depth.
 - The Silva Cell system is designed to provide a minimum of 2' (0.6 m) of depth.

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SILVA CELLS FOR PLAZA APPLICATIONS

Numbers in detail title (1, 2, 3, 4, etc.) denote the number of layers of Silva Cell Frames. Basic paving details are all available in one, two, and three layers.

- These are a generic representation of a plaza and should be modified to depict actual project conditions.

- Concrete 1.0
- Concrete 2.0
- Concrete 3.0

- Pavers, Asphalt & Porous Pavements 1.0
- Pavers, Asphalt & Porous Pavements 2.0
- Pavers, Asphalt & Porous Pavements 3.0

SILVA CELL SYSTEM COMPONENTS



DeepRoot
DeepRoot Green Infrastructure, LLC
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San Francisco, CA 94131
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Fax: 415 331 0181
www.deeprootgreen.com

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Fax: 604 421 4200
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DeepRoot French Polynesia
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Papeete
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Avarua
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Fax: 684 331 0181
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DeepRoot Tonga
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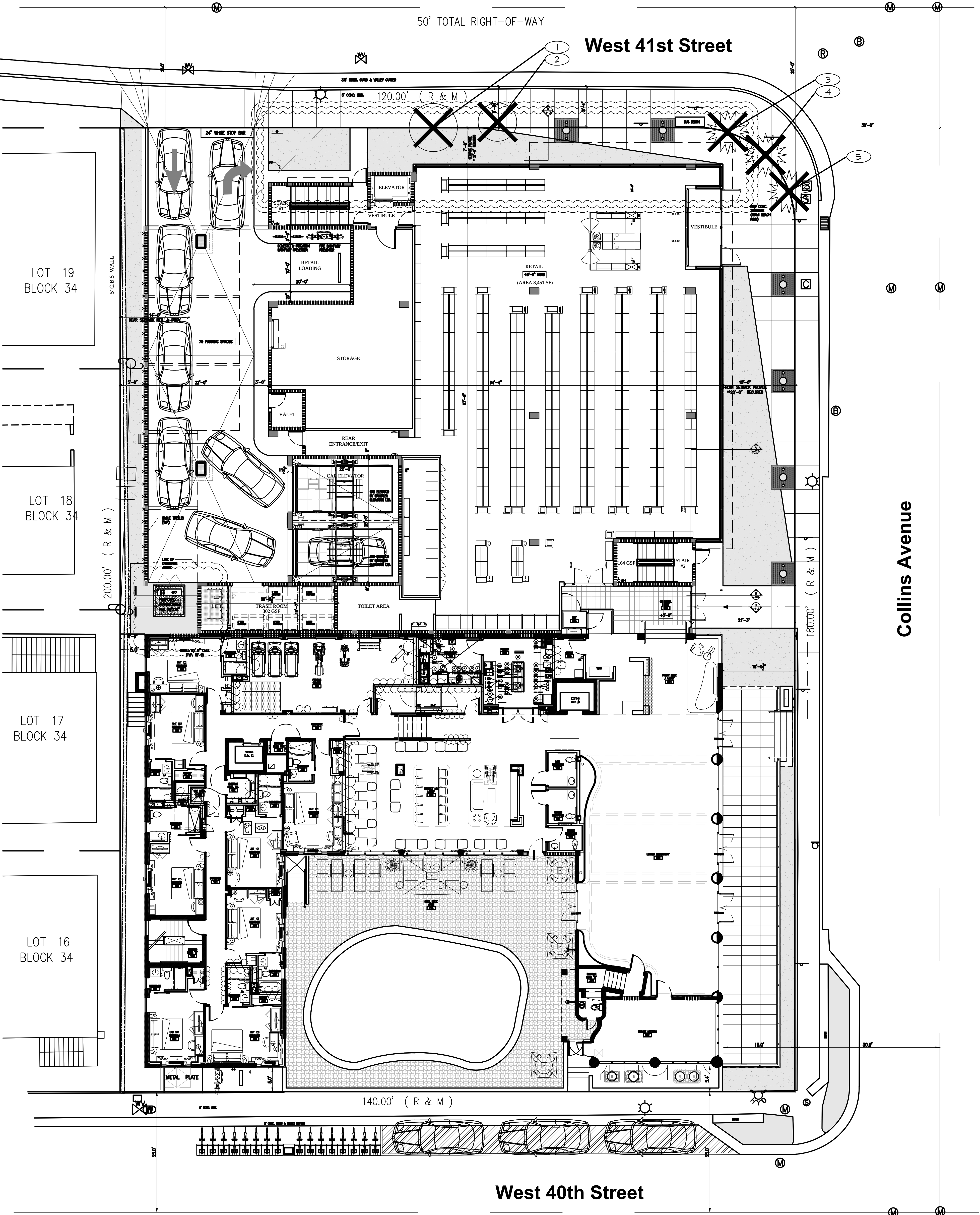
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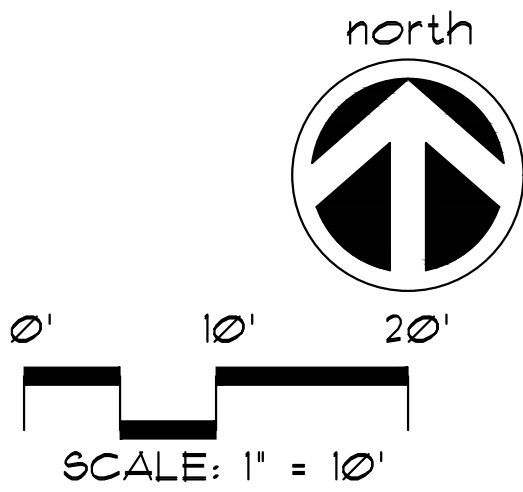
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- NOTES:
- A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL OF ANY TREES OR PALMS FROM THE SITE.
 - SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.
 - THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (THE CITY OF MIAMI BEACH). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS, AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
 - LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (R.L.S.) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
 - ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY 1, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.

CONTINENTAL, 4000 COLLINS AVE., MIAMI BEACH, FL. 33140										
12/22/2017										
TREE NUM	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT	SPREAD	DBH	STATUS	CANOPY	CANOPY LOSS	REMARKS
1	TH	PINK TABEBUA	Tabebuia heterophylla	15	10	6	REMOVE	79	79	
2	TH	PINK TABEBUA	Tabebuia heterophylla	10	8	5	REMOVE	50	50	
3	WR	WASHINGTON PALM	Washingtonia robusta	24	12	9	REMOVE	113	113	
4	WR	WASHINGTON PALM	Washingtonia robusta	32	12	9	REMOVE	113	113	
5	WR	WASHINGTON PALM	Washingtonia robusta	25	12	9	REMOVE	113	113	
TOTALS								468	468	
FIELD SURVEY BY JFS DESIGN INC. DONE ON JANUARY 21, 2017										



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 LANDSCAPE PLANS FOR LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, PLANTLIST, SPECIFICATIONS, DETAILS, ETC.

TREE DISPOSITION PLAN

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NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
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CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
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