

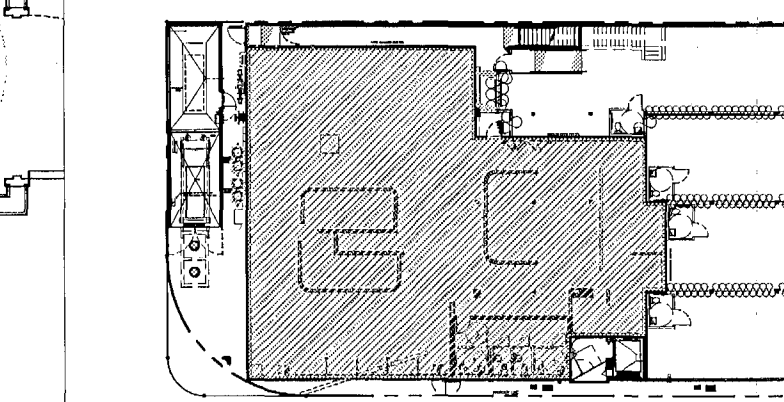
1

RV1806000
Kiddo Lenox Ave
BC1704556

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: [Signature]
ZONING: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
FLOOD: [Signature]
PUBLIC WORKS: [Signature]
STRUCTURAL: [Signature]
ELEVATOR: [Signature]
ROOFING: [Signature]

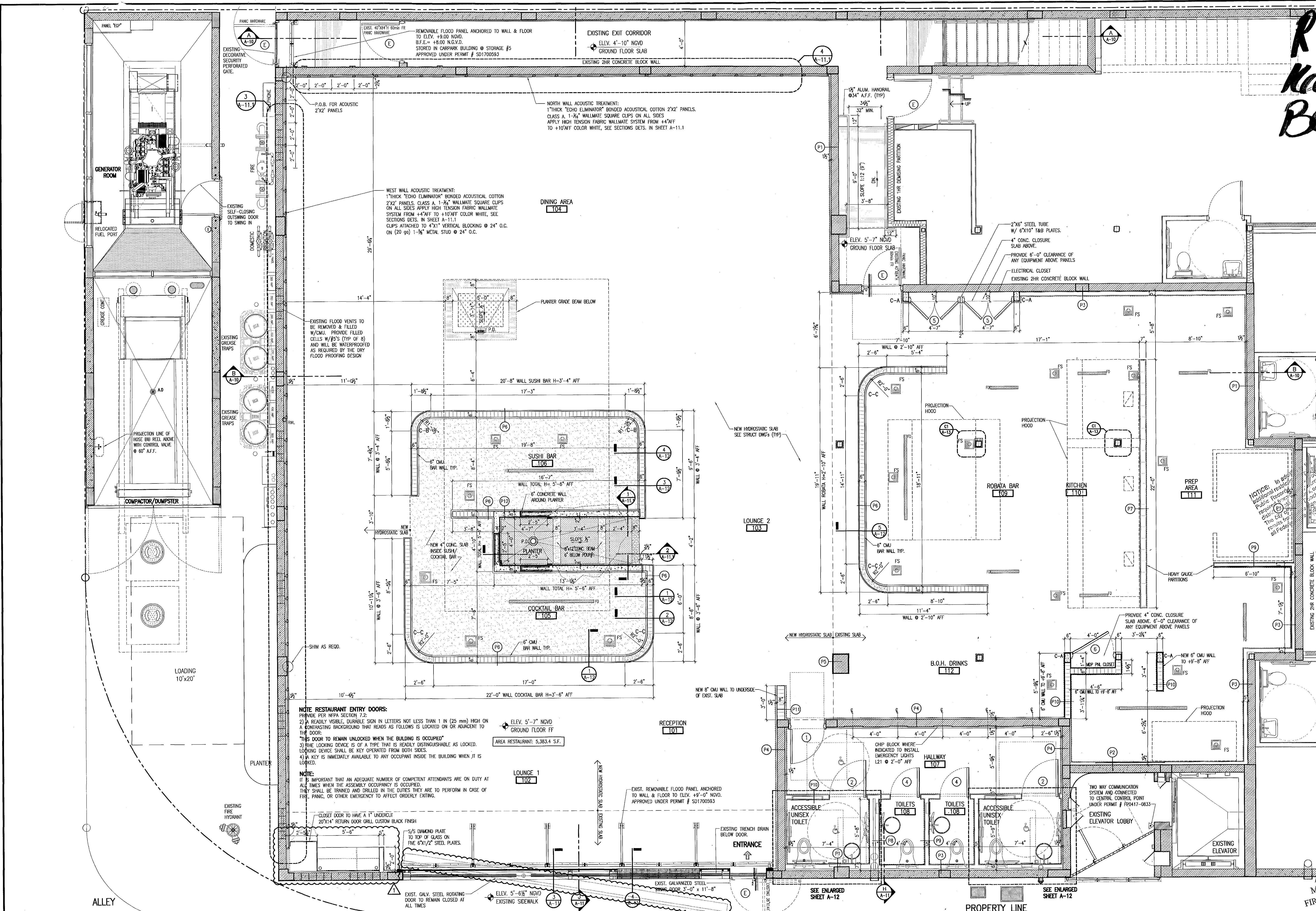
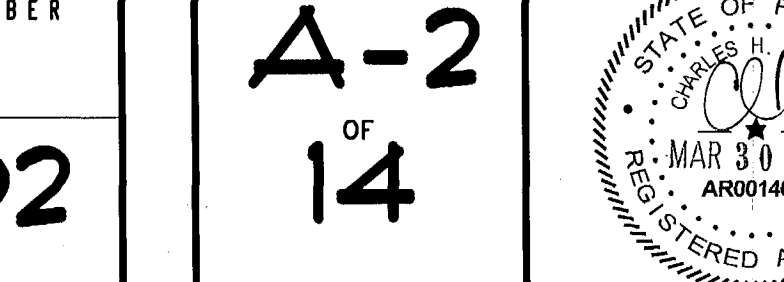
LEGEND
EXISTING MASONRY WALL
EXISTING PARTITION
NEW 6" x 8" BLOCK WALL
NON RATED PARTITION
NON RATED PARTITION
W/SOUND INSULATION
PARTITION TO BE REMOVED
EXIST. CONCRETE COOL.
DOOR NUMBER
ROOM NUMBER
PARTITION TYPE
SECTION MARK
ELECTRICAL PANEL
FIRE EXTINGUISHER
FLOOR SINK
FLOOR DRAIN
POINT OF BEGINNING

NOTE: THE BUILDING WILL BE DESIGNED DRY FLOOD PROOFED IN ACCORDANCE WITH ASCE 24-05, SECT. 6.2 (IBC 2014, BUILDING SECTION 1612.5.)
NOTE: WOOD STORAGE WILL BE OFF-SITE AND ONLY DELIVERIES WILL BE MADE FOR FUEL TO BE USED EVERY DAY - FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED BY FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION.



GROUND FLOOR KEY PLAN
"REVIEWED and APPROVED FOR CODE COMPLIANCE"
MAR 30 2018
NOVA ENGINEERING and ENVIRONMENTAL LLC
MIAMI BEACH FIRE DEPARTMENT
3-30-2018 OWNER CHANGES: REVISED DOOR SWING, REVISED ANY CLOSET

ISSUED FOR PERMIT 2-1-2017
ISSUED FOR BIDDING 2-1-2017
ISSUED FOR CONSTRUCTION 8-10-2017



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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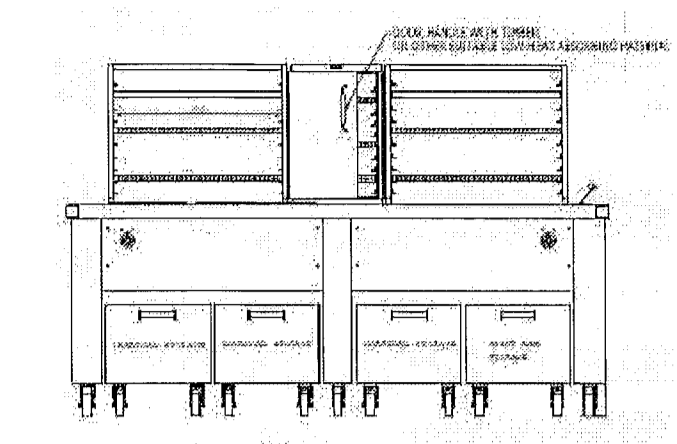
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 • Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
Lillian R. Paez C.
SCALE AS SHOWN
DATE 2-1-2017

PROJECT NUMBER
21602

A-2
OF
14

PROPERTY LINE



ELEVATION ROBATA CHARCOAL STORAGE



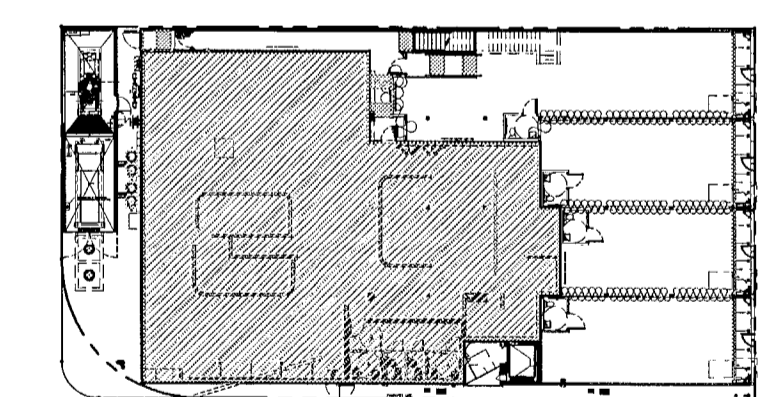
GALVANIZED STEEL WASTE RECEPTACLE

- REMOVAL OF SOLID FUEL PROCEDURE**
- 1-24:00 AM RESTAURANT KITCHEN CLOSES. ROBATA FIRE PIT COOL DOWN COMMENCES
 - 2-02:00 AM RESTAURANT STOPS TRADING
 - 3-03:00 AM RESTAURANT CLOSES
 - 4-04:00 AM CLEANING CONTRACTOR COMMENCES FULL CLEAN OF RESTAURANT
 - 5-06:00 AM ASHES REMOVED FROM FIRE PIT AND TRANSFERRED TO DEDICATED ASH RECEPTACLE AND WET DOWN
 - 6-08:30 AM WET ASH DISPOSED OF INTO EXTERNALLY LOCATED GENERAL WASTE AREA

LEGEND

- EXISTING MASONRY WALL
- EXISTING PARTITION
- NEW 6" & 8" BLOCK WALL
- NON RATED PARTITION
- NON RATED PARTITION W/SOUND INSULATION
- PARTITION TO BE REMOVED
- EXIST. CONCRETE COL.
- DOOR NUMBER
- ROOM NUMBER
- PARTITION TYPE
- SECTION MARK
- ELECTRICAL PANEL
- FIRE EXTINGUISHER
- FLOOR SINK
- FLOOR DRAIN
- POINT OF BEGINNING

NOTE
WOOD STORAGE WILL BE OFF SITE AND DAILY DELIVERIES WILL BE MADE FOR FUEL TO BE USED EVERY DAY
FIRE EXTINGUISHER LOCATIONS TO BE DETERMINED BY FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION



GROUND FLOOR KEY PLAN

"REVIEWED and APPROVED FOR CODE COMPLIANCE"

MAR 30 2018

NOVA ENGINEERING and ENVIRONMENTAL LLC

APPROVED 3-30-2018 OWNER CHANGES: REVISED EQUIPMENT AT BEVERAGE AREA, REVISED FURNITURE LAYOUT, REEL MODEL NUMBER ADDED

MIAMI BEACH FIRE DEPARTMENT

ISSUED FOR PERMIT 2-1-2017
ISSUED FOR BIDDING 2-1-2017
ISSUED FOR CONSTRUCTION 8-10-2017

PROPOSED EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

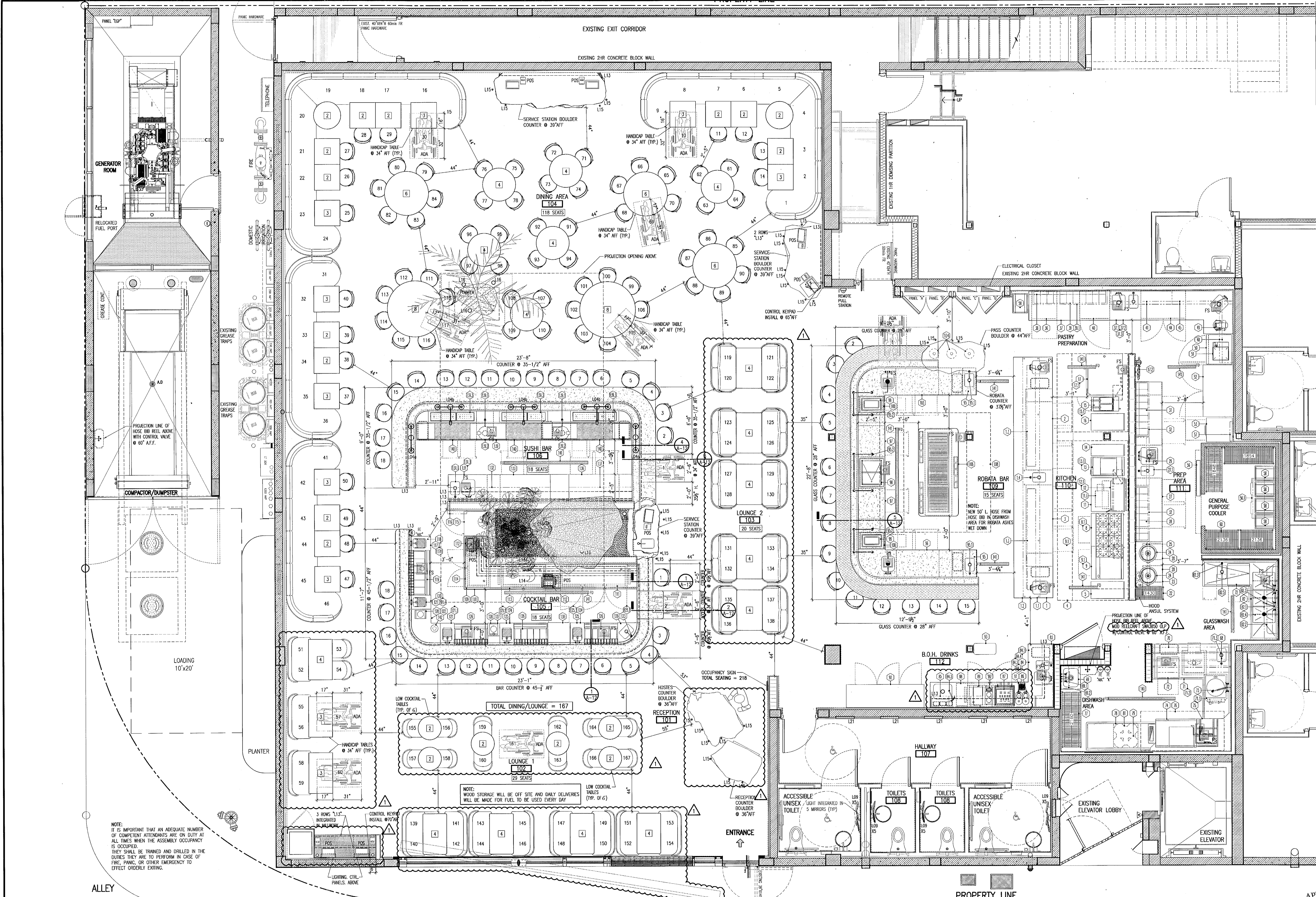
DRAWN BY
Lillian R. Paez C.

PROJECT NUMBER
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SCALE
AS SHOWN

DATE
2-1-2017

A-3
OF
14



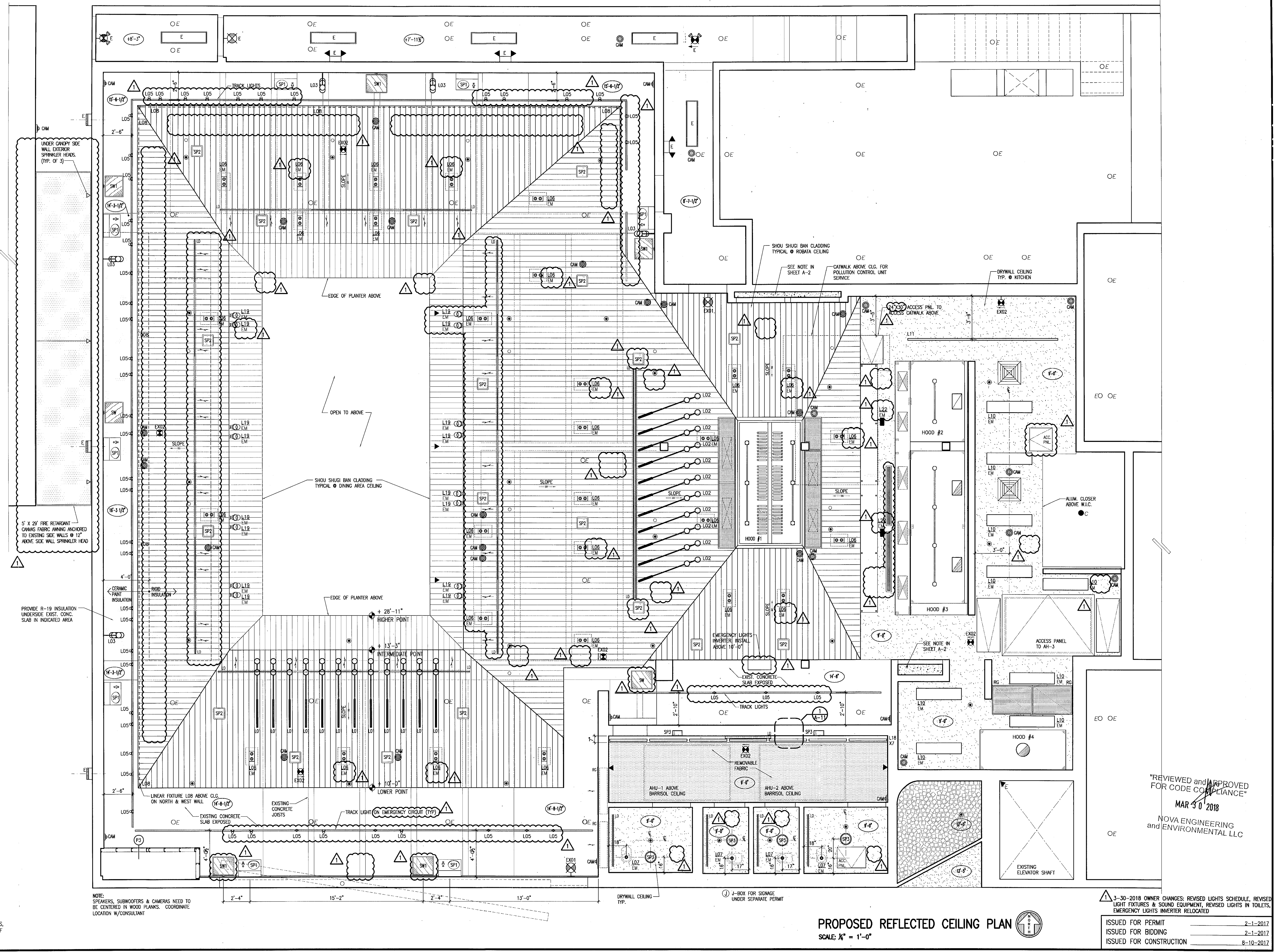
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LIGHTING FIXTURE SCHEDULE			
FIXT. TYPE	SYMBOL	AREA	FIXTURE DESCRIPTION/LAMP TYPE
E		ALL AREAS	EXISTING FIXTURES
L06		ALL AREAS	CUSTOM LED 2-LAMP RECESSED COMBO FIXTURE (CONNECTED TO INVERTER)
L07		RESTROOMS	GRAFFITI FLANGELESS ROUND 1000LM WARM DIM LED DOWNLIGHT MODEL #GR-RM-1014-A-40-FL-11-RO-ZT-WHT-91A BY SPECIALTY LIGHTING INDUSTRIES (CONNECTED TO INVERTER)
L10		KITCHEN	WOOD LED 2-LAMP RECESSED COMBO FIXTURE (CONNECTED TO INVERTER)
L19		WOOD CLG. BARS	BEGA LED SURFACE MOUNT FLOODLIGHT WITH 360 DEGREE GLASS SHIELD BLACK FINISH (CONNECTED TO INVERTER)
EX01		ENTRANCE/BACK DOOR	ISOLITE EXIT SIGN ELT-EM-R(FACE)-WH-SC-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
EX02		ALL AREAS	ISOLITE EXIT SIGN ELT-EM-R(FACE)-WH-SC-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
EX02		ALL AREAS	ISOLITE EXIT SIGN ELT-EM-R(FACE)-WH-SC-NA-AR/AL SD 120V LED W/90 min. BATTERY BACK-UP
L01		COCKTAIL BAR	CUSTOM MADE GLASS BALL PENDANT FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L02		ROBATA BAR	CUSTOM MADE GLASS BALL PENDANT FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L03		DINING AREA	CUSTOM MADE GLASS BALL SPOONCE FIXTURES W/6 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L04A		SUSHI BAR	CUSTOM MADE TOP COUNTER GLASS BALL FIXTURES W/2 CRYSTAL GLASS GLOBES, METAL TUBULAR FRAME
L04B		SUSHI BAR	CUSTOM MADE TOP COUNTER GLASS BALL FIXTURES W/2 CRYSTAL GLASS GLOBES, ADDITIONAL ACCENT LIGHT, METAL TUBULAR FRAME
L05		RESTAURANT PERIMETER	LED TRACK FIXTURE FOR USE OF SORAMA PAR20 55CRI LAMP MODEL RING-SP20-4000-1000-BLK by A-LINE/DI (CONNECTED TO INVERTER)
L07		RESTROOMS	GRAFFITI FLANGELESS ROUND 1000LM WARM DIM LED DOWNLIGHT MODEL #GR-RM-1014-A-40-FL-11-RO-ZT-WHT-91A BY SPECIALTY LIGHTING INDUSTRIES
L08		PERIMETER DINING	MODULIGHT MINI COVE 48" MODEL #MODA-MINI-COVE-INTERIOR-SO-S1-S-2700K-HCR-4FT
L09		TOILET MIRRORS	CUSTOM CORE LIGHTING SURFACE MOUNT FLEXIBLE LINEAR LED REMOTE MAGNETIC LOW VOLTAGE CLASS 2 TRANSFORMER.
L10		KITCHEN	RECESSED OR T-BAR MOUNTED 1X4 HIGH POWERED LED PANEL MODEL #LEP-14WH BY LITELINE (CONNECTED TO INVERTER)
L11		KITCHEN	RECESSED TRACKLESS LINEAR LED FIXTURE, MODEL # VWZR-HLO-LED-90-500-30-12-120-05-1-DIL-W BY LUMENWERX
L13		BARS/SS SHELVES & COUNTERTOPS	FLEXIBLE LED STRIP LIGHTING MODEL # NEON-1-FLI-24-WH-W-10-10 BY FEELUX
L13b		BARS/SS SHELVES & COUNTERTOPS	SYMMETRICAL LED INSIDE COVERED LENSED EXTRUSION MODEL # 4.8-1200-27K BY LUMENTRUS
L13c		BARS/SS SHELVES & COUNTERTOPS	ASYMMETRICAL LED INSIDE COVERED EXTRUSION MODEL # 4.8-2000R BY LUMENTRUS
L14a		BACK BAR SHELVES	WET LOCATION LED TAPE LIGHT WATERPROOF FOR BOTTLE RISER DISPLAY MODEL # LED-1224 BY WAC LIGHTING
L15		BOULDER/DINING AREA	INTERLUX RECESSED IN GRADE ROUND PAPER LIGHT FIXTURE IS TRIMMED WITH 1.77" DIAMETER AND 4" RECESS DEPTH.
L16a		PLANTER	RECESSED IN GROUND PLANTER FOR UPLIGHTING TREES. MODEL # 5031-2788R BY WAC
L16b		PLANTER	PLANTER MOUNTED ADA TREE ACCENT LIGHT FOR UPLIGHTING TREES. MODEL # 5111-2788R C/W LSHR C/W 9000-SP9-B2BY WAC
L18		RESTROOMS HALLWAY CEILING	LINEAR "BLACK LIGHT" UV LED STRIP W/DIMY CONTROLLED DIMMING (48") MODEL # ECO UV BAR DIM BY AMERICAN DJ
L20		UPPER PLANTER	LINEAR LED GROW LIGHT 48" MODEL # ESN14808F3UD BY ILLUMITEX
L21		RESTROOMS HALLWAY WALL	RECESSED TRACKLESS EMERGENCY STEPLIGHT MODEL # WL-LED100TR BY WAC (CONNECTED TO INVERTER)
L22		ROBATA	CUSTOM LED LAMP (CONNECTED TO INVERTER)



- LEGEND CEILING**
- CENTER LINE
 - FIRE ALARM
 - CEILING HEIGHT
 - POINT OF BEGINNING FOR CLG TILE LAYOUT
 - PENDANT SPRINKLER HEAD
 - SPECIAL SPRINKLER HEAD INSIDE COOLER
 - HORIZONTAL SIDE WALL SPRINKLER HEAD
 - UPRIGHT SPRINKLER HEAD
 - SMOKE DETECTOR
 - J-BOX
 - RETURN AIR GRILL
 - SUPPLY AIR DIFFUSER
 - LINEAR DIFFUSER
 - DRYWALL CEILING
 - SHOU SHUGI BAN CLG. CLADDING
- LEGEND AV EQUIPMENT**
- FUNCTION-ONE SPEAKER F1201
 - FUNCTION-ONE SPEAKER F101
 - BOSE SPEAKER DS 16/40/100 FLUSH MOUNT
 - FUNCTION-ONE SUBWOOFER BR1155UB
 - VIDEO CAMERA
 - LIGHT CONTROL
 - P.O.S. SYSTEM
- NOTE: FOR FIXTURE LOCATIONS AND HEIGHTS REFER TO ID DRAWINGS
- NOTE: SPEAKERS, SUBWOOFERS & CAMERAS NEED TO BE CENTERED IN WOOD PLANKS. COORDINATE LOCATION W/CONSULTANT

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PROPOSED REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

ISSUED FOR PERMIT 2-1-2017
ISSUED FOR BIDDING 2-1-2017
ISSUED FOR CONSTRUCTION 8-10-2017

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

DRAWN BY
Lillian R. Paez C.

SCALE
AS SHOWN

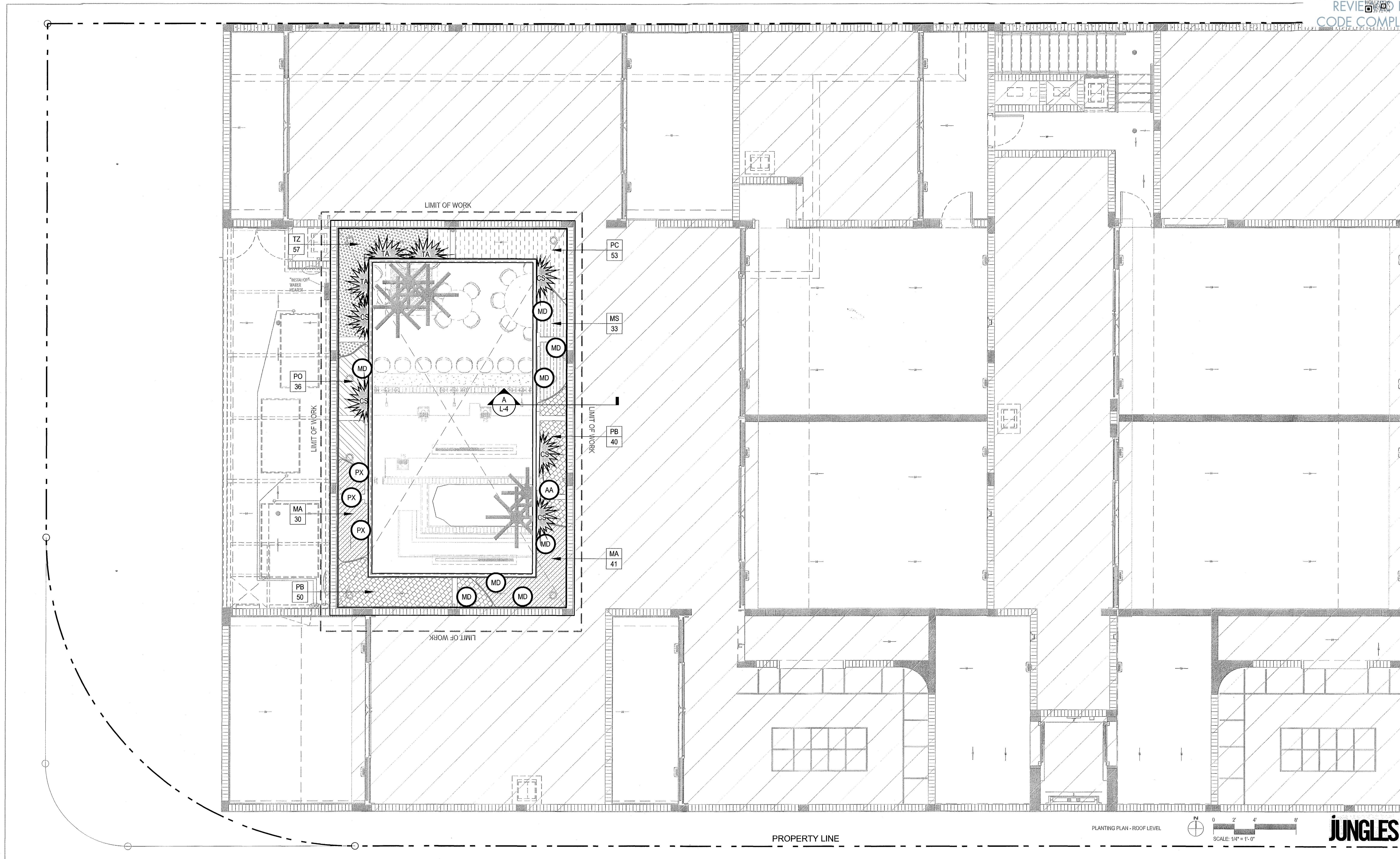
PROJECT NUMBER
21602

DATE
2-1-2017

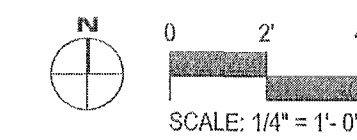
A-6
OF
14

STATE OF FLORIDA
REGISTERED ARCHITECT
MAR 30 2018
AR0014022

"REVIEWED and APPROVED FOR CODE COMPLIANCE"
MAR 30 2018
NOVA ENGINEERING and ENVIRONMENTAL LLC



PLANTING PLAN - ROOF LEVEL



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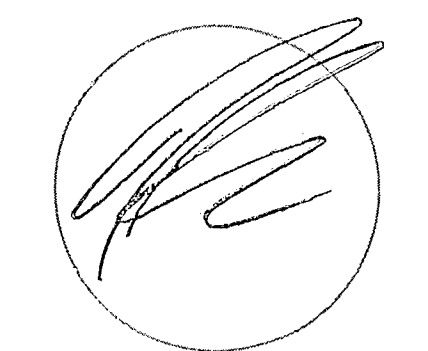
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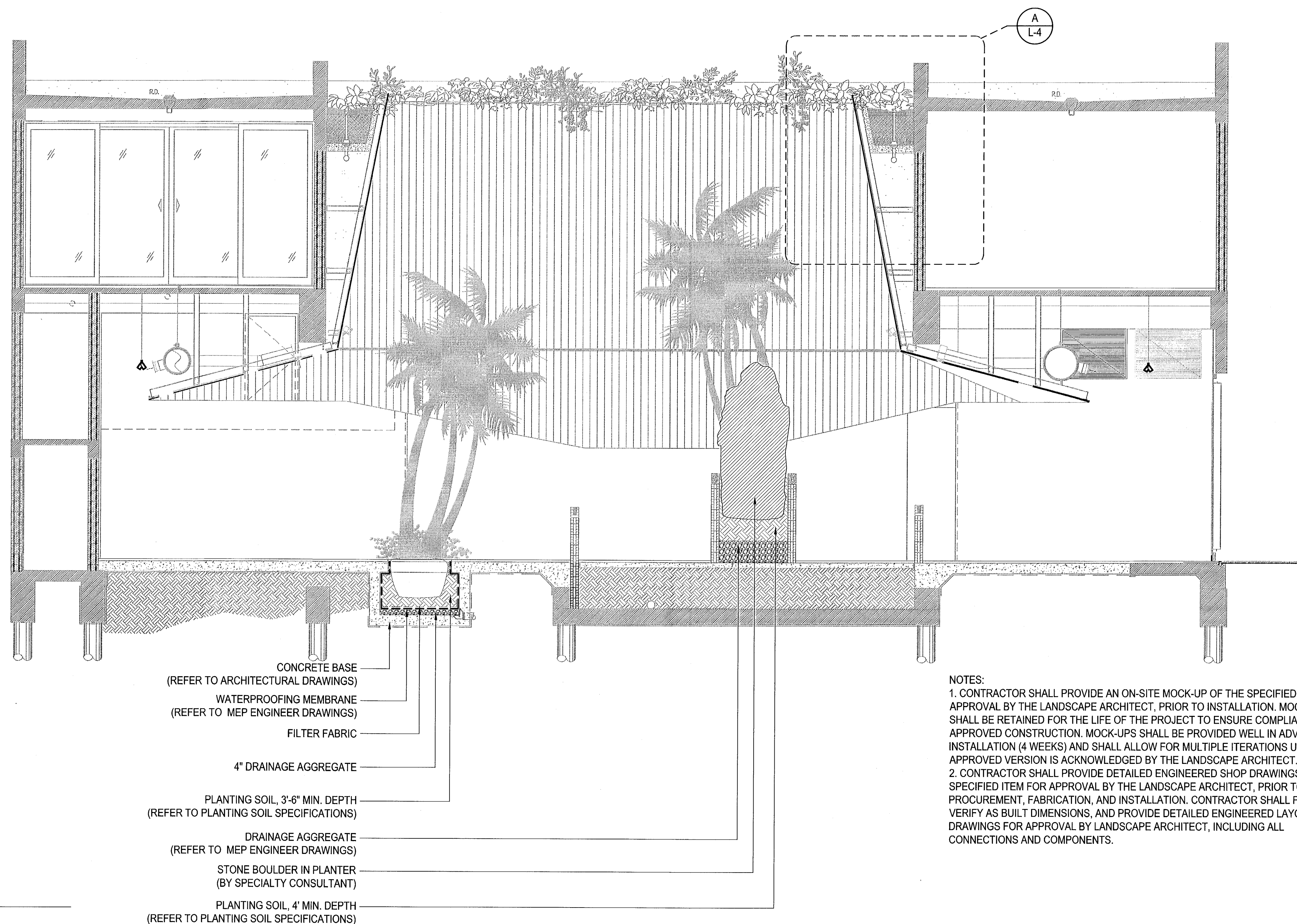
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SCALE
1/4" = 1'-0"

PROJECT NUMBER
21602
DATE
01/23/17

L-2

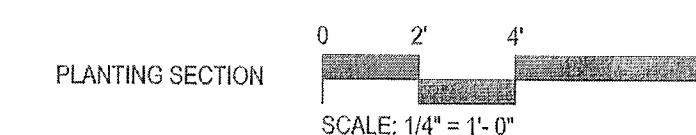




A SECTION AT RESTAURANT
 Scale: 1/4" = 1'-0"

- CONCRETE BASE
(REFER TO ARCHITECTURAL DRAWINGS)
- WATERPROOFING MEMBRANE
(REFER TO MEP ENGINEER DRAWINGS)
- FILTER FABRIC
- 4" DRAINAGE AGGREGATE
- PLANTING SOIL, 3'-6" MIN. DEPTH
(REFER TO PLANTING SOIL SPECIFICATIONS)
- DRAINAGE AGGREGATE
(REFER TO MEP ENGINEER DRAWINGS)
- STONE BOULDER IN PLANTER
(BY SPECIALTY CONSULTANT)
- PLANTING SOIL, 4" MIN. DEPTH
(REFER TO PLANTING SOIL SPECIFICATIONS)

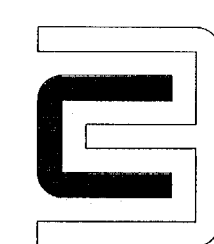
NOTES:
 1. CONTRACTOR SHALL PROVIDE AN ON-SITE MOCK-UP OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION. MOCK-UPS SHALL BE RETAINED FOR THE LIFE OF THE PROJECT TO ENSURE COMPLIANCE WITH APPROVED CONSTRUCTION. MOCK-UPS SHALL BE PROVIDED WELL IN ADVANCE OF INSTALLATION (4 WEEKS) AND SHALL ALLOW FOR MULTIPLE ITERATIONS UNTIL AN APPROVED VERSION IS ACKNOWLEDGED BY THE LANDSCAPE ARCHITECT.
 2. CONTRACTOR SHALL PROVIDE DETAILED ENGINEERED SHOP DRAWINGS OF THE SPECIFIED ITEM FOR APPROVAL BY THE LANDSCAPE ARCHITECT, PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. CONTRACTOR SHALL FIELD VERIFY AS BUILT DIMENSIONS, AND PROVIDE DETAILED ENGINEERED LAYOUT DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT, INCLUDING ALL CONNECTIONS AND COMPONENTS.



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 RAYMOND JUNGLES, INC.

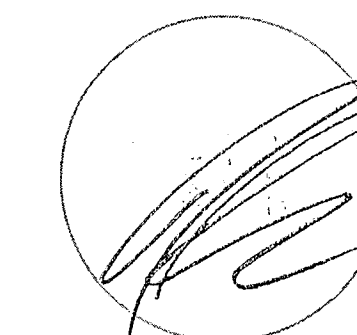
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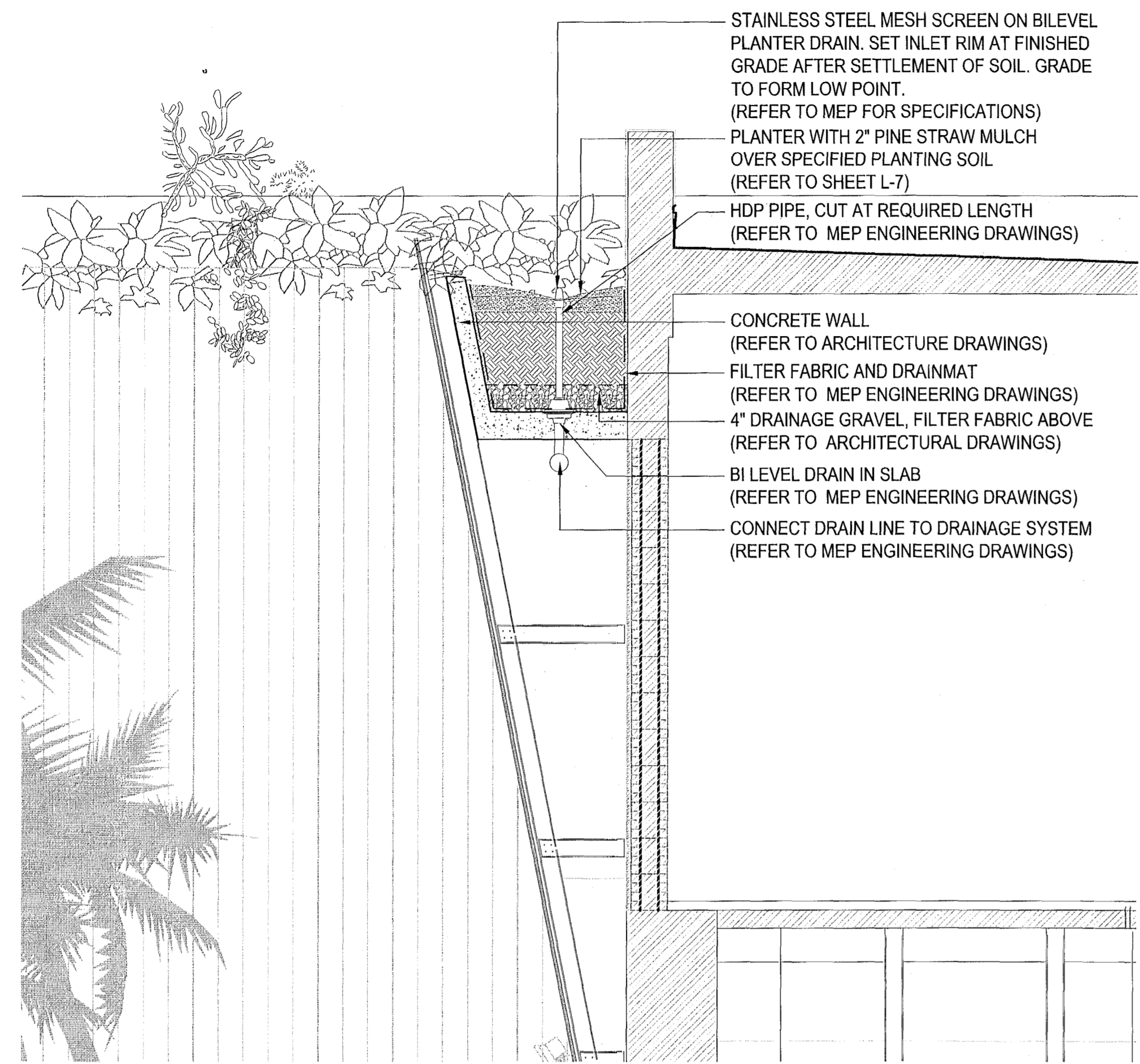
21602

L-3

SCALE
 1/4" = 1'-0"

DATE
 01/23/17





STAINLESS STEEL MESH SCREEN ON BIVEL
 PLANTER DRAIN. SET INLET RIM AT FINISHED
 GRADE AFTER SETTLEMENT OF SOIL. GRADE
 TO FORM LOW POINT.
 (REFER TO MEP FOR SPECIFICATIONS)

PLANTER WITH 2" PINE STRAW MULCH
 OVER SPECIFIED PLANTING SOIL
 (REFER TO SHEET L-7)

HDP PIPE, CUT AT REQUIRED LENGTH
 (REFER TO MEP ENGINEERING DRAWINGS)

CONCRETE WALL
 (REFER TO ARCHITECTURE DRAWINGS)

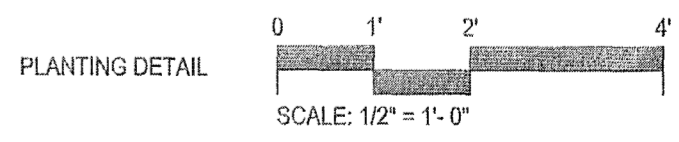
FILTER FABRIC AND DRAINMAT
 (REFER TO MEP ENGINEERING DRAWINGS)

4" DRAINAGE GRAVEL, FILTER FABRIC ABOVE
 (REFER TO ARCHITECTURAL DRAWINGS)

BI LEVEL DRAIN IN SLAB
 (REFER TO MEP ENGINEERING DRAWINGS)

CONNECT DRAIN LINE TO DRAINAGE SYSTEM
 (REFER TO MEP ENGINEERING DRAWINGS)

A PLANTER AT ATRIUM
 Scale: 1/2" = 1'-0"



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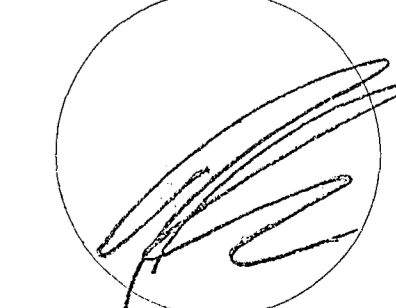
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 RAYMOND JUNGLES, INC.

PROJECT NUMBER
 21602

L-4



SCALE
 1/4" = 1'-0"

DATE
 01/23/17

JUNGLES
LANDSCAPE ARCHITECT

Chotto Matte - Proposed Plant List
Miami Beach, FL
23-Jan-17

PALMS (Planter on Ground)				
QTY	SYM	Botanical Name	Common Name	Specification
2	PS	<i>Ptychosperma schefferi</i>	Schefferi Palm	Triple Trunk, 15'-20' O.A., Shade Grown
ACCENTS (Planting Pockets on Boulder)				
QTY	SYM	Botanical Name	Common Name	Specification
30		<i>Adiantum 'Austral Gem'</i>	Maiden hair Fern	1 Gal., 6"-12"
30		<i>Arthropteris orientalis</i>	Flora of Zambia	3 Gal., 12"
30		<i>Davallia fejeensis</i>	Rabbit's Foot Fern	3 Gal., 8"x12"
20		<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	1 Gal.
10		<i>Platyserium sp.</i>	Staghorn ferns	5 Gal., 12"
25		<i>Sansevieria cylindrica</i>	Cylindrical Snake Plant	3 Gal., Full
100		<i>Viola hederacea</i>	Australian Violet	1 Gal., 6"-12"
5		<i>Vriesea imperialis</i>	Imperial Bromeliad	7 Gal., 24" x 24"
GROUND COVERS (Ground Floor Planter)				
QTY	SYM	Botanical Name	Common Name	Specification
28	PB	<i>Philodendron 'Burlie Marx'</i>	Same	3 Gal. @ 12" O.C., Full
GROUND COVERS (Cascading from Hanging Planter)				
QTY	SYM	Botanical Name	Common Name	Specification
33	MS	<i>Microsorium Scolopendria</i>	Wart Fern	3 Gal. @ 12" O.C., Full
71	MA	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	3 Gal. @ 12" O.C., Full
90	PB	<i>Philodendron 'Burlie Marx'</i>	Same	3 Gal. @ 12" O.C., Full
53	PC	<i>Philodendron coradatum</i>	Same	3 Gal. @ 12" O.C., Full
36	PO	<i>Philodendron oxycardium</i>	Same	3 Gal. @ 12" O.C., Full
57	TZ	<i>Tradescantia zebrina</i>	Wandering Jew	3 Gal. @ 12" O.C., Full
ACCENTS (Hanging Planter)				
QTY	SYM	Botanical Name	Common Name	Specification
8	MD	<i>Monstera deliciosa</i>	Swiss Cheese Plant	15 Gal., 4'x4'
3	PX	<i>Philodendron xanadu</i>	Same	3 Gal.
VINES (Hanging Planter)				
QTY	SYM	Botanical Name	Common Name	Specification
5	CS	<i>Clerodendrum splendens</i>	Flaming Glorybower	7 Gal.
3	TA	<i>Thunbergia grandiflora 'Alba'</i>	White Sky Vine	7 Gal.

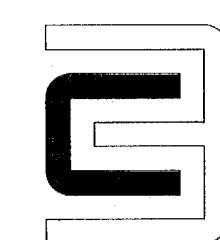
In addition to the above plant list and specifications there is to be an additional \$5,000.00 miscellaneous accent plant allowance, wholesale purchase allowance. Landscape Architect to select accent specimens during nursery visits. Landscape Architect to layout accent plants in the field.

PLANT LIST

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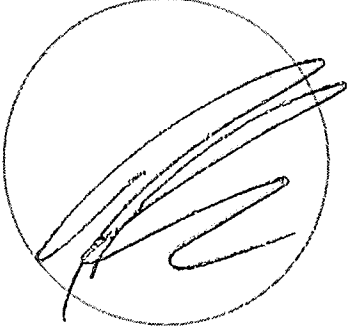
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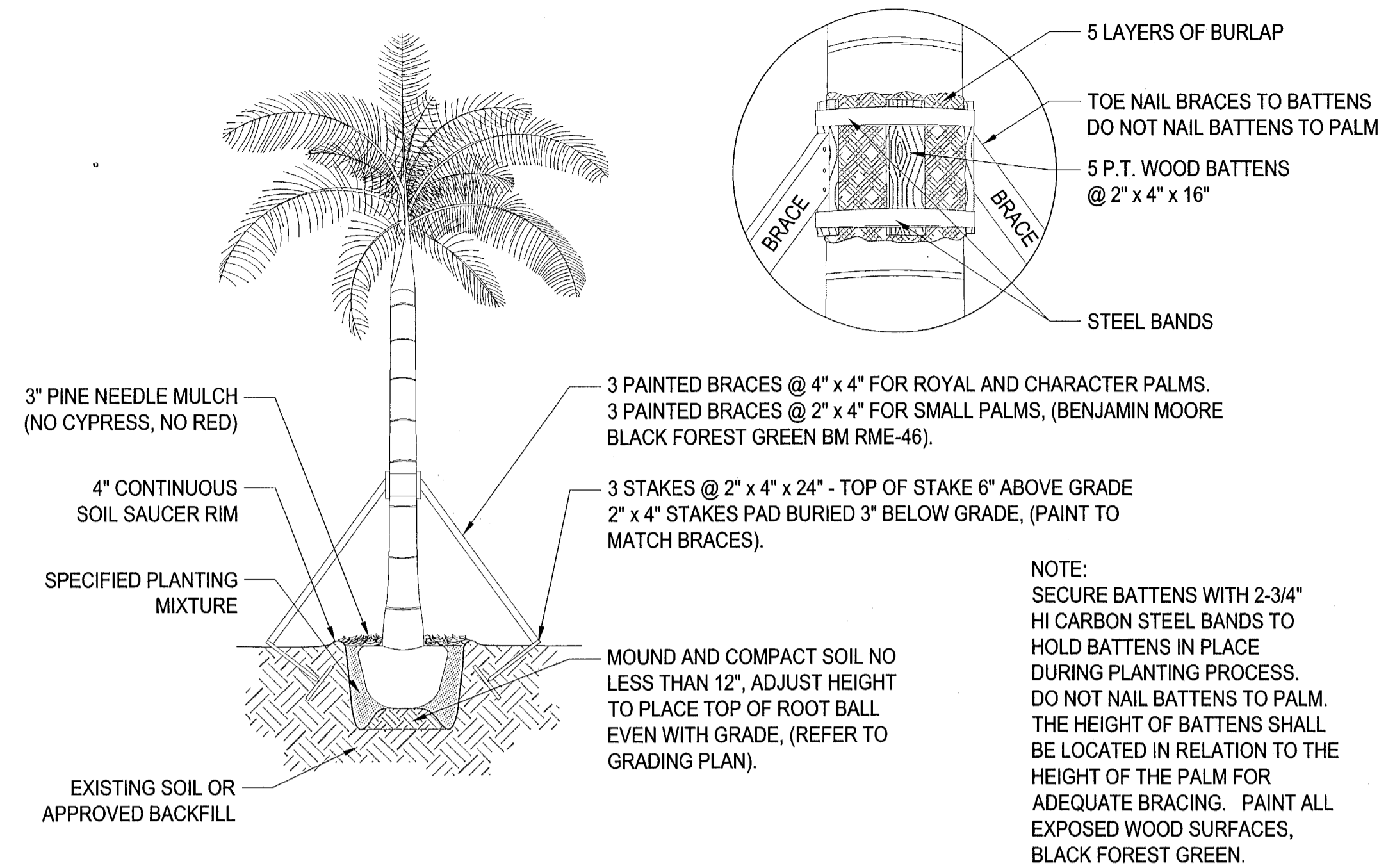
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DATE
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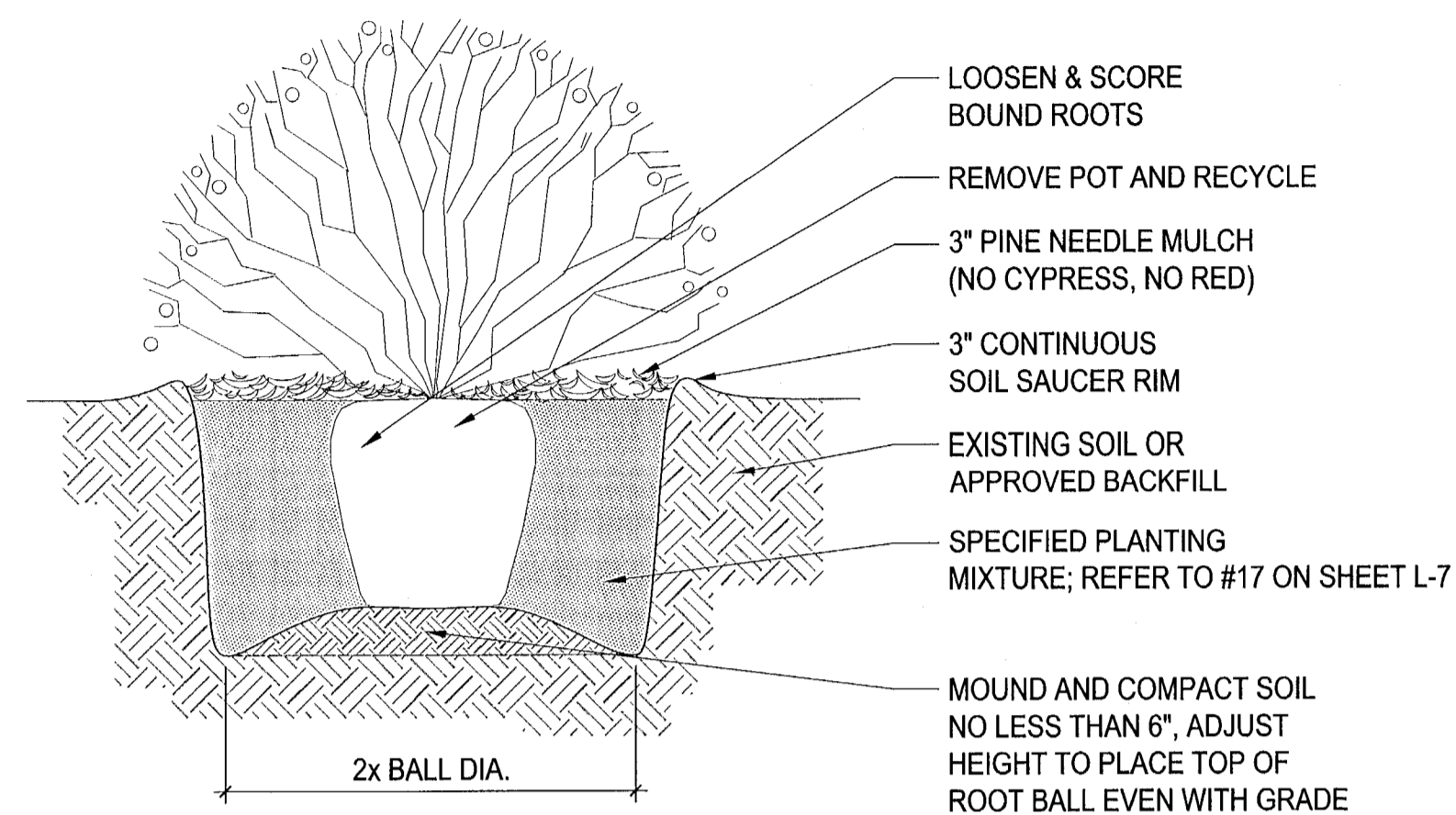
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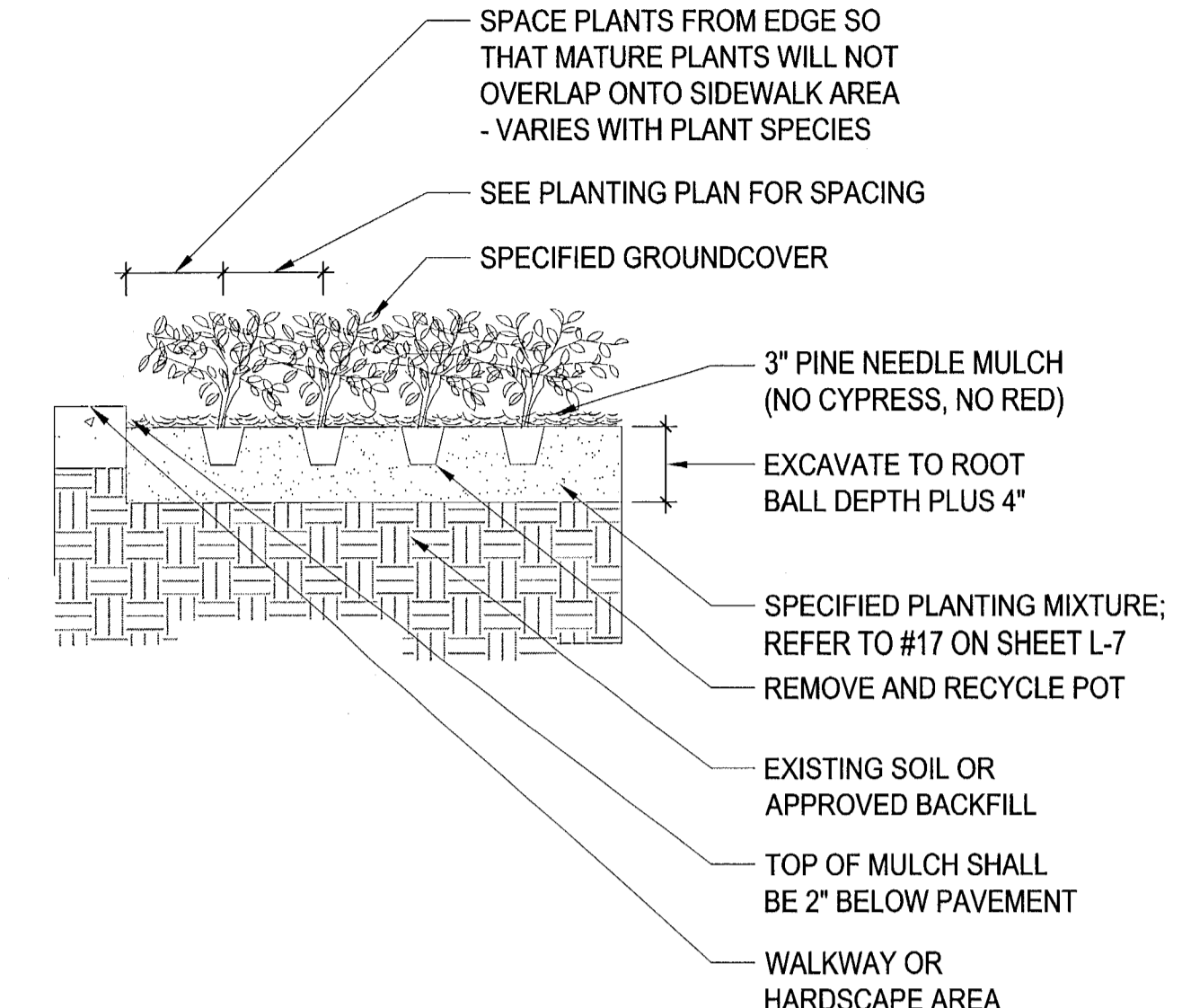




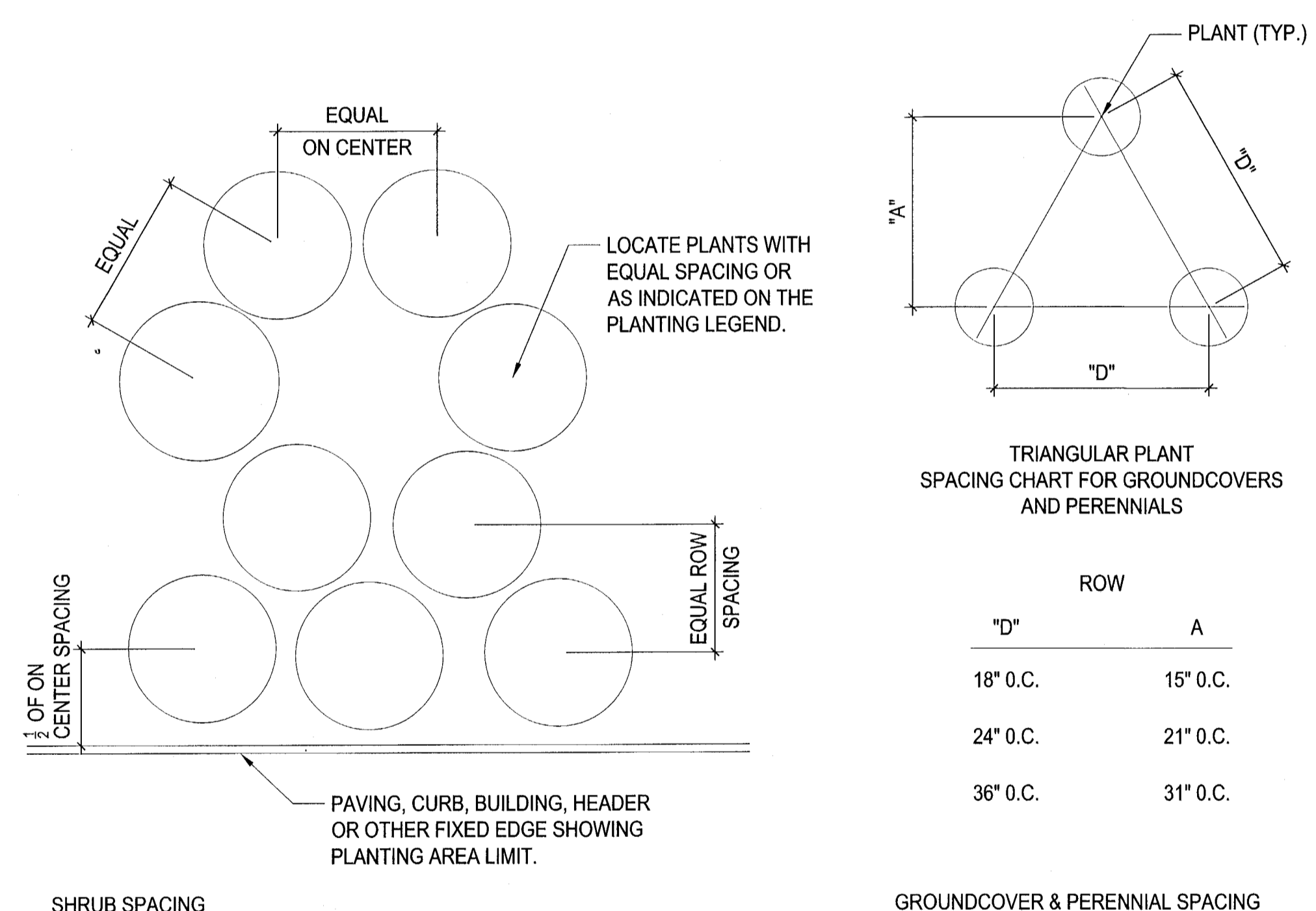
1 PALM PLANTING AND STAKING DETAIL
SCALE: 3/32" = 1'-0"



2 SHRUB PLANTING DETAIL
SCALE: 3/32" = 1'-0"



3 GROUND COVER PLANTING DETAIL
SCALE: 3/32" = 1'-0"



4 PLANT & SHRUB SPACING DETAIL
SCALE: 3/32" = 1'-0"

PLANTING DETAILS



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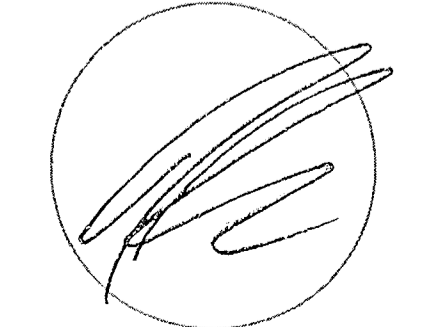
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L-6



GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

1. LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF WORK AS WELL AS THE SITE, DIGGING CONDITIONS, AND ANY OBSTACLES PRIOR TO SUBMITTING A BID.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE AN INSTALLATION SCHEDULE TO THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
3. LANDSCAPE CONTRACTOR SHOULD VERIFY ALL ESTIMATED QUANTITIES OF MATERIAL SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS PRIOR TO SUBMITTING A BID.
4. PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES.
5. ALL PLANT MATERIAL SYMBOLS SHOWN ON LANDSCAPE PLANS SHALL BE CONSIDERED DIAGRAMMATIC AND SHOULD BE ADJUSTED IN THE FIELD BY LANDSCAPE CONTRACTOR TO AVOID ALL UTILITIES AND ALL OTHER OBSTRUCTIONS, AFTER CONSULTING THE LANDSCAPE ARCHITECT.
6. ALL SIZES SPECIFIED FOR PLANT MATERIAL ON THE PLAN AND PLANT LIST SHALL BE CONSIDERED MINIMUM.
7. ALL PLANT MATERIAL MUST MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD.
8. ANY SPECIFIC REQUIREMENTS SUCH AS SPECIFIC SHAPE, CHARACTER, NUMBER OF TREE TRUNKS, PLANT SOURCE, TRANSPORTING, AND OR SPECIAL BRACING NOTED ON THE PLAN OR PLANT LIST, WILL REQUIRE APPROVAL AND OR COORDINATION WITH THE LANDSCAPE ARCHITECT.
9. NO CHANGE OR SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ANY REVISION OR MODIFICATIONS TO THE LANDSCAPE PLAN MUST HAVE PRIOR APPROVAL BY THE THE LANDSCAPE ARCHITECT & OWNER.
10. ALL MATERIAL SHALL BE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.
11. ALL PALMS, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF FINAL ACCEPTANCE.
12. CHANGES MAY OCCUR DURING THE NORMAL COURSE OF IMPLEMENTATION. VERBAL CHANGE ORDERS WILL NOT BE HONORED. ANY CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING AS A CHANGE ORDER TO BE REVIEWED AND APPROVED IN WRITING BY OWNER/CLIENT.
13. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES OR STRUCTURES PRIOR TO DIGGING. LANDSCAPE CONTRACTOR SHALL REPAIR ALL DAMAGES TO UNDERGROUND UTILITIES, AND OR CONSTRUCTION CAUSED BY LANDSCAPE INSTALLATION, AT NO COST TO THE OWNER.
14. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, THE REMOVAL OF ALL BUILDING CONSTRUCTION DEBRIS AND FOREIGN MATERIAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
15. SITE PREPARATION SHOULD INCLUDE THE ERADICATION AND REMOVAL OF ANY WEEDS OR GRASS, REMOVAL AND CLEAN UP OF ANY DEAD MATERIAL AND ROUGH AND FINISH GRADING PER SPECS AND OR LANDSCAPE PLANS.
16. FOR PLANT MATERIAL DESIGNATED TO BE REMOVED, THE ENTIRE ROOT SYSTEM SHALL BE DUG AND REMOVED FROM THE SITE.
17. ALL PLANTING AREAS SHALL BE EXCAVATED TO A MINIMUM OF 3' FOR GROUNDCOVERS AND MORE THAN 3' FOR SHRUBS, TREES, AND PALMS, AND SHOULD RECEIVE A SPECIFIED PLANTING SOIL MIXTURE. PLANTING SOIL SHALL BE 70% COARSE SAND, 20% FLORIDA PEAT, AND 10% PINE BARK AS MANUFACTURED BY ATLAS PEAT & SOIL OR APPROVED EQUAL. CONTRACTOR TO SUBMIT PLANTING SOIL SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL.
18. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER AS SET FORTH IN THE FLORIDA DEPARTMENT OF AGRICULTURE 'GRADES AND STANDARDS FOR NURSERY PLANTS' SECOND EDITION FEB. 1998 INCLUDING REVISIONS AND WHICH MEET OR EXCEED THE SIZES INDICATED IN THE PLANTING SCHEDULE AND DETAILS.
19. ALL TREES SHALL BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO BRACING NOTES AND PLANTING DETAILS)
20. ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION, WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURERS' RECOMMENDATIONS AND BASED ON SOIL TESTS OF EXISTING ON-SITE SOILS.
21. ALL PLANTING AREAS SHALL BE MULCHED WITH SHREDDED ORGANIC MULCH TO A MINIMUM OF 3"; WITH THE EXCEPTION OF BEACH PLANTING. DO NOT USE CYPRESS OR RED MULCH.
22. ALL TREES SHALL HAVE 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE, UNLESS NOTED OTHERWISE.
23. ALL 1 GALLON MATERIAL SHALL HAVE 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE 20-24" SPREAD MINIMUM.
24. ALL PLANTING AREAS WITHIN THE LIMITS OF WORK SHALL RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM (DRIP PREFERRED) UNLESS OTHERWISE DIRECTED BY OWNER. SEE IRRIGATION PLANS FOR ADDITIONAL SPECIFICATIONS.
25. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH IRRIGATION CONTRACTOR. IRRIGATION TIME CLOCK TO BE HARD WIRED ON COMPLETION - RESPONSIBILITY OF IRRIGATION CONTRACTOR. LANDSCAPE CONTRACTOR SHALL HAND WATER OR ARRANGE FOR WATERING DURING PLANTING UNTIL IRRIGATION SYSTEM IS 100% OPERABLE. THIS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
26. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER APPROPRIATE CONTRACTORS.

27. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE JOB SITE CLEAN AND FREE FROM ACCUMULATION OF WASTE MATERIAL, DEBRIS, AND RUBBISH.
28. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
29. ON-SITE LAYOUT OF PLANT MATERIAL SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
30. ALL PLANTS, MATERIALS, WORKMANSHIP, AND INVOICE APPROVAL ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
31. CONTRACTOR TO FLAG ALL PROPOSED TREE AND PALM LOCATIONS FOR OWNER AND LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO EXCAVATION OR INSTALLATION. PLAN LOCATIONS ARE SUBJECT TO FIELD ADJUSTMENTS BY THE LANDSCAPE ARCHITECT.
32. LANDSCAPE ARCHITECT TO APPROVE ALL SHRUB AND GROUNDCOVER PLANTING LOCATION AND LAYOUT PRIOR TO INSTALLATION.
33. CONTRACTOR SHALL PROVIDE DIGITAL PHOTOGRAPHIC DOCUMENTATION DURING INSTALLATION FOR LANDSCAPE ARCHITECT'S REVIEW, DAILEY.
34. LANDSCAPE CONTRACTOR TO INSURE ALL PLANT MATERIAL IS INSTALLED AT THE CORRECT ELEVATION, REFER TO GRADING PLAN.
35. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN OR COORDINATE WITH THE IRRIGATION CONTRACTOR AND LANDSCAPING MAINTENANCE SERVICES ALL PLANTING INCLUDING WATERING, MOWING, MULCHING, WEED, AND PEST CONTROL UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND OWNER.
36. THE AWARDED LANDSCAPE CONTRACTOR SHALL SUBMIT A PROPOSED BID / CONTRACT WITH PRICING FOR ALL PLANT MATERIAL INCLUDING (WARRANTY, LABOR, TRANSPORTATION, RELOCATION, SITE MAINTENANCE AND PREPARATION) AS PER THE LANDSCAPE ARCHITECT'S SPECIFICATIONS AND OR PLANTING PLANS.
37. THE LANDSCAPE CONTRACTOR'S CONTRACT SHALL ACKNOWLEDGE ALL TERMS AND CONDITIONS SET FORTH UNDER THESE GENERAL LANDSCAPE NOTES AND SPECIFICATIONS.
38. THESE DRAWINGS, DOCUMENTS, AND ALL CONTENTS ARE THE PROPERTY OF RAYMOND JUNGLES, INC. ALL RIGHTS ARE RESERVED. UNAUTHORIZED USE OR PRODUCTION, IN PART OR WHOLE, FOR ANY PURPOSE IS UNLAWFUL AND PROHIBITED EXCEPT BY EXPRESS WRITTEN CONSENT.
39. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY PERMITS OR APPROVALS FROM THE FEDERAL, STATE OR LOCAL GOVERNMENT REQUIRED FOR THE WORK INCLUDED IN THIS CONTRACT AND ON THESE DRAWINGS.
40. PLANT SHRUBS IN CIRCULAR PITS WITH A DIAMETER 16" GREATER THAN ROOTBALL OR CONTAINER. PLANT TREES IN CIRCULAR PITS WITH A DIAMETER 36" GREATER THAN ROOTBALL OR CONTAINER., PLACE PLANTS WITH BEST "FACE" FORWARD.
41. BACKFILL ALL PLANTING PITS WITH THE FOLLOWING MIXTURE : $\frac{1}{3}$ ONSITE SOIL, $\frac{1}{3}$ CLEAN FRIABLE TOPSOIL. SUBMIT TOPSOIL SAMPLE AND SOIL TEST ANALYSIS FOR APPROVAL BY LANDSCAPE ARCHITECT, (SEE PLANTING DETAILS). REMOVE EXCESS SOIL EXCAVATED FROM PLANT PIT FROM THE SITE OR DISTRIBUTE ON-SITE AS DIRECTED BY L.A.
42. VERIFY ALL QUANTITIES IN THE PLANTING SCHEDULE AND INSTALL ALL PLANTS AND MATERIALS AS INDICATED IN THE PLAN. PROVIDE COMPOSITE UNIT PRICES FOR EACH PLANT, WHICH INCLUDE ALL OTHER INCIDENTAL MATERIALS, (I.E. MULCH, FERTILIZER, TOPSOIL, LABOR, ETC.)
43. NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF ANY UNFORESEEN CONDITIONS, I.E., COMPACTED SOIL / SUBGRADE, POOR DRAINAGE, UNCONSOLIDATED SOIL, EROSION, UTILITY CONFLICTS, EXCESSIVE SUN OR SHADE, ETC., PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
44. ALL PLANTS, MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER.

GENERAL TREE BRACING NOTES AND SPECIFICATIONS:

TREES AND PALMS GREATER THAN 6" DBH TO BE BRACED WITH PROPS:

1. CHOOSE THE CORRECT SIZE, LENGTH, AND NUMBER OF PROPS TO BE USED (PRESSURE TREATED (PT), TIMBER BAMBOO (GUADUA ANGUSTIFOLIA) 3" DIA.).
2. ALL (PRESSURE TREATED (PT) 2"x4", 4"x4"). STAKES SHALL BE PAINTED AS SPECIFIED BY THE LANDSCAPE ARCHITECT. WRAP AT LEAST 5 LAYERS OF BURLAP AROUND TRUNK OF THE PALM AT LEAST 4 INCHES WIDER THAN THE BATTENS BEING USED. BATTENS SHOULD BE MOUNTED AT A POINT 1/3 OF THE DISTANCE FROM GROUND TO THE CLEAR TRUNK OF THE TREE OR PALM, BUT NOT LESS THAN 4 FEET, WHICHEVER IS GREATER.
3. SELECT THE PROPER LENGTH AND SIZE OF BATTENS (PT 2"x4"x12"-16")
4. USE THE SAME NUMBER OF BATTENS AS PROPS BEING USED.
5. PLACE THE BATTENS VERTICALLY AND EVENLY SPACED AGAINST THE BURLAP.
6. SECURE THE BATTENS IN PLACE WITH METAL OR PLASTIC BANDING STRAPS. DO NOT NAIL TREE.
7. WEDGE LOWER END OF PROP INTO SOIL AND SECURE WITH A 2"x4"x30" STAKE. PROPS SHOULD BE INSTALLED AT A 30 TO 40 DEGREE ANGLE FROM THE BATTENS AND OF SUFFICIENT LENGTH TO REACH THE GROUND. NOTE: ON STRAIGHT TREES OR PALMS OR TREES, SPACE PROPS EQUAL DISTANCE AROUND TREE OR PALM ON CURVED (CHARACTER) PALMS OR TREES, SPACE PROPS AGAINST THE FRONT OF THE CURVE OF THE PALM.
8. CUT A SMOOTH ANGLE AT THE END OF THE PROPS. ALIGN WITH AND NAIL INTO BATTENS. DO NOT PENETRATE TREE OR PALM WITH NAILS.
9. IF IT APPEARS THAT ADDITIONAL CONSTRUCTION WORK WILL TAKE PLACE NEAR TO OR IN THE VICINITY OF THE NEWLY BRACED TREES OR PALMS, THEN PROPS ARE TO BE CLEARLY LABELED WITH THE STATEMENT, "DO NOT REMOVE."
10. PROPS ARE NOT TO BE REMOVED UNTIL APPROVED BY THE LANDSCAPE CONTRACTOR.

TREES AND PALMS LESS THAN 6" DBH TO BE BRACED BY GUYING:

1. CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF SLEEVE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
2. CUT LENGTHS OF STAKING SLEEVE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
3. SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVEN AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
4. PLACE THE SLEEVE AROUND THE TRUNK JUST ABOVE THE LOWEST BRANCH.
5. THREAD THE WIRE THROUGH THE SLEEVE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
6. TWIST WIRE AT RUBBER SLEEVE TO KEEP IT IN PLACE
7. PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
8. THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES.
9. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
10. FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
11. ANY WIRES ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE ARCHITECT.

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