- OCEAN TERRACE -
MIAMI BEACH

MODIFICATION TO 2017 HPB APPROVAL (HPB17-0150)
REVISION TO 2019 APPLICATION (HPB19-0363)

HISTORIC PRESERVATION BOARD PERMIT SET
LANDSCAPE SHEET INDEX

Ocean Terrace - 7400 Ocean Terrace, Miami Beach, Fl 33141

Legend X = Sheet Submitted • = Sheet Revised

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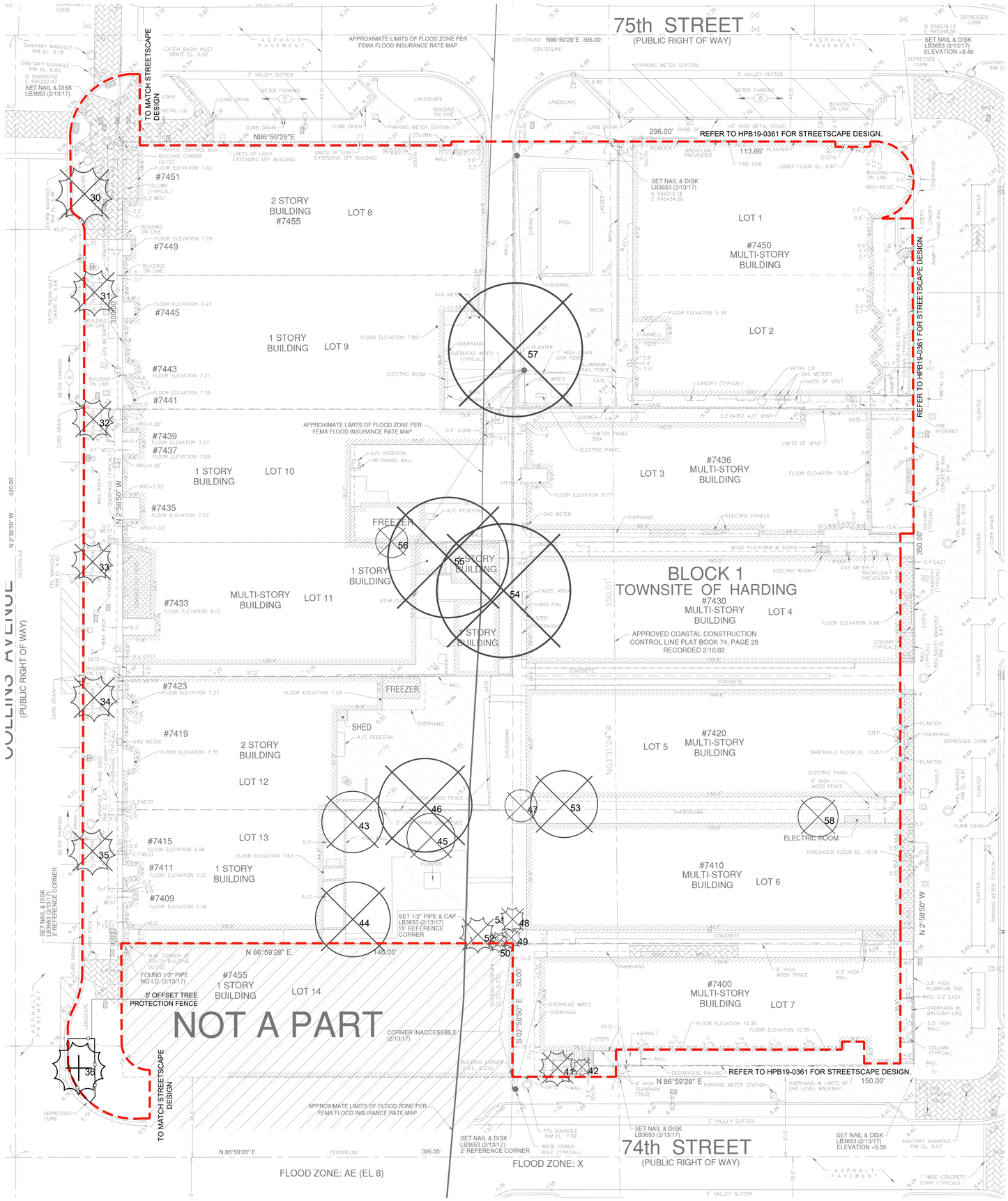
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Date
07/05/2021
Scale

Sheet Name

COVER - SHEET INDEX

L-000



LEGEND

	PALM TO REMAIN
	TREE TO BE REMOVED
	PALM TO BE REMOVED

TREE DISPOSITION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	SPECIMEN TREE	SPECIMEN PALM	DBH (in)	HEIGHT /CT (ft)	SPREAD (ft)	CONDITION	TPZ (ft)	DISPOSITION	DBH (IN) TO MITIGATE PER TREE	# OF REPLACEMENT TREES REQUIRED PER PALM
30	Phoenix dactylifera	Date palm		YES	19	30	22	Good	4	REMOVE		1
31	Roystonea regia	Royal palm		YES	13	13	18	Moderate	3	REMOVE		1
32	Roystonea regia	Royal palm		YES	17	30	16	Moderate	4	REMOVE		1
33	Roystonea regia	Royal palm		YES	13	12	18	Good	3	REMOVE		1
34	Roystonea regia	Royal palm		YES	14	12	18	Moderate	3	REMOVE		1
35	Roystonea regia	Royal palm		YES	17	11	18	Moderate	3	REMOVE		1
36	Phoenix dactylifera	Date palm		YES	22	26	20	Good	4	REMAIN		
41	Veitchia montgomeryana	Montgomery palm			5	7	14	Good	2	REMOVE		1
42	Veitchia montgomeryana	Montgomery palm			4	6	7	Poor		REMOVE		1
43	Schefflera actinophylla	Umbrella tree			21	22	25	**Invasive**		REMOVE		
44	Schefflera actinophylla	Umbrella tree			38	30	28	**Invasive**		REMOVE		
45	Mangifera indica	Mango			6	18	18	Moderate	3	REMOVE	6	
46	Ficus altissima	Banyan tree			18	20	35	**Invasive**		REMOVE		
47	Schefflera actinophylla	Umbrella tree			12	15	12	**Invasive**		REMOVE		
48	Adonidia merrillii	Christmas palm			6	18	10	Good	3	REMOVE		1
49	Adonidia merrillii	Christmas palm			5	16	8	Good	3	REMOVE		1
50	Adonidia merrillii	Christmas palm			5	8	8	Good	3	REMOVE		1
51	Adonidia merrillii	Christmas palm			5	12	5	Good	3	REMOVE		1
52	Adonidia merrillii	Christmas palm			4	11	14	Good	3	REMOVE		1
53	Schinus terebinthifolius	Brazilian pepper			16	25	25	**Invasive**		REMOVE		
54	Ficus aurea	Strangler fig	YES		36	30	50	Moderate	10	REMOVE	36	
55	Ficus aurea	Strangler fig	YES		18	30	45	Good	8	REMOVE	18	
56	Schefflera actinophylla	Umbrella tree			8	26	12	**Invasive**		REMOVE		
57	Schinus terebinthifolius	Brazilian pepper			28	25	50	**Invasive**		REMOVE		
58	Ficus aurea	Strangler fig			4	18	15	Poor		REMOVE	4	
								TOTAL SUM OF DBH TO BE REMOVED (SEC.46-61-1):			**64**	
								TOTAL NUMBER OF REPLACMENT (2" DBH, 12' HT) CANOPY TREES REQUIRED PER PALM REMOVAL (SEC. 46-61-C):				**13**

SUMMARY OF DISPOSITION

	EXISTING	TO REMAIN	TO RELOCATE	TO REMOVE
Specimen Trees	2	0	0	2
Non-Specimen Trees	2	0	0	2
Specimen Palms	7	1	0	6
Non-Specimen Palms	7	0	0	7
Total	**18**	**1**	**0**	**17**

Sec. 46-56. - Definitions.
Specimen tree: A tree with an individual trunk that has a DBH of 12 inches or greater, or any multiple-trunk tree in which the sum of the diameters of all the trunks at DBH is 12 inches or greater. Includes palm trees with an overall height of ten feet or greater with multiple-trunks in which the sum of those trunks is 12 inches or greater.

REQUIRED REPLACEMENT TREE CALCULATIONS (PER SEC. 46-61)

	INCHES	QUANTITY	EQUALS IN REPLACEMENT TREES
DBH Removed*	64		22
Palms Removed**		13	13
Total Required Replacement Trees***			**35**

Notes per City of Miami Beach Code Section 46
* Total diameter of tree(s) to be removed (sum of inches at DBH).
** The removal of a palm shall be replaced w th one canopy tree at 12 feet overall height w th a tw o-inch DBH.
*** Total number of replacement trees required (w here each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height).
***** Mitigation calculations are estimates only. Final mitigation requirements pending discussion w ith city of Miami Beach Urban Forester

PROPOSED REPLACEMENT TREES PER CITY OF MIAMI BEACH CODE OF ORDINANCE, CHAPTER 46

	REQUIRED FOR MITIGATION	DBH	PROVIDED	DIFFERENCE
(2") Replacement Trees***	35	2" min	50	
or (4") Replacement Trees****	18	4" min		
Total 2" Value Replacement Trees	**35**		**50**	**-15**
Estimated Contribution to Tree Trust Fund				**$0.00**
Notes per City of Miami Beach Code Section 46-61				
*** Total number of replacement trees required (w here each replacement tree is a minimum of 2" DBH x 6' spread in canopy x 12' in height) = $1000				
**** Total number of replacement trees required (w here each replacement tree is a minimum of 4" DBH x 8' spread in canopy x 16' in height) = $2000				
***** Per Sec. 46-61 (4") min DBH trees count as double (2") min DBH trees.				
***** Mitigation calculations are estimates only. Final mitigation requirements pending discussion w ith city of Miami Beach Urban Forester				

NOTES:

- REFER TO HPB19-0361 (STREETSCAPE DESIGN) FOR EXISTING TREES OUTSIDE PROJECT 'LIMIT OF WORK' BOUNDARY.

- TREE TABLE AND CONDITION PROVIDED BY JEFF SHIMONSKI OF TROPICAL DESIGNS OF FLORIDA, ISA CERTIFIED ARBORIST MUNICIPAL SPECIALIST FL-1052AM

- TREE SURVEY PROVIDED BY FORTIN, LEAVY, SKILES, INC. DATED 1/26/2017; UPDATED 8/06/2017

- REFER TO PLANTING SCHEDULES ON SHEETS L1-500 and L4-500 FOR PROPOSED SPECIES

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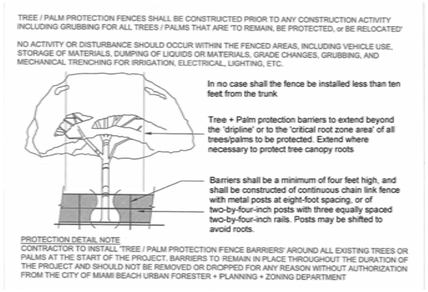
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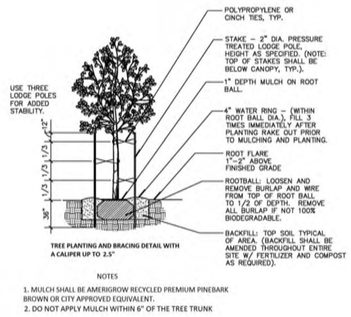
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1/16"=1'-0"

Sheet Name
TREE DISPOSITION PLAN

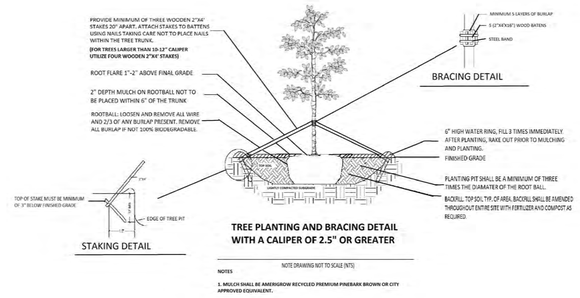
L- 001



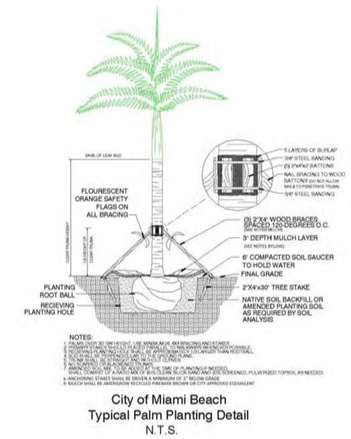
1 C.M.B. TREE/PALM PROTECTION DETAIL
SCALE: N.T.S.
(CITY OF MIAMI BEACH DETAIL)
NOTE: SEE CONSULTING ARBORIST'S NOTES FOR REQUIRED TREE PROTECTION ZONE (TPZ) RADIUS FOR EACH TREE TO REMAIN



2 C.M.B. TREE STAKING SMALL
SCALE: N.T.S.
(CITY OF MIAMI BEACH DETAIL)

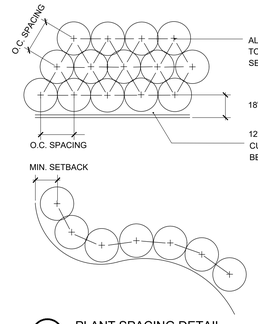


3 C.M.B. TREE STAKING MEDIUM TO LARGE
SCALE: N.T.S.
(CITY OF MIAMI BEACH DETAIL)



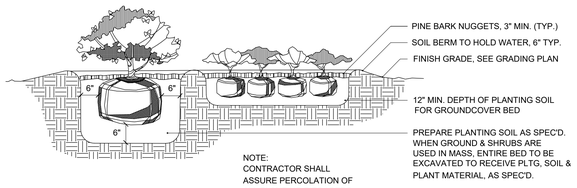
City of Miami Beach
Typical Palm Planting Detail
N.T.S.

4 C.M.B. TYPICAL PALM PLANTING DETAIL
SCALE: N.T.S.
(CITY OF MIAMI BEACH DETAIL)



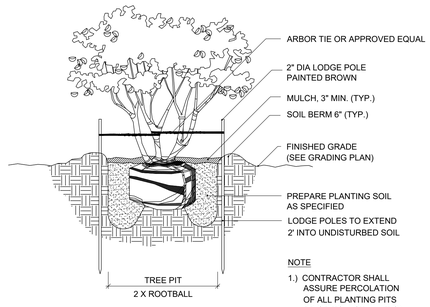
NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

5 PLANT SPACING DETAIL
SCALE: N.T.S.



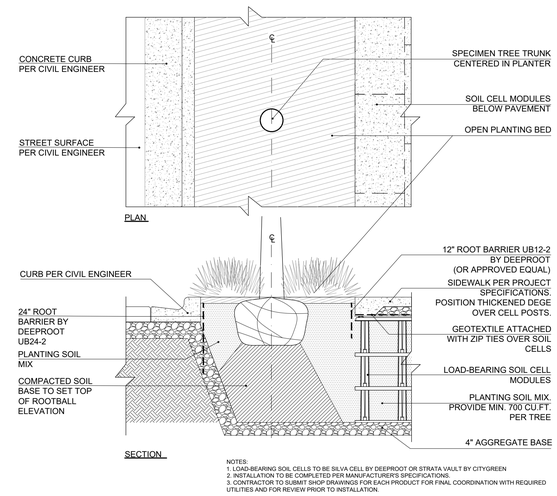
NOTE:
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS / BEDS PRIOR TO INSTALLATION

6 SHRUB AND GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.



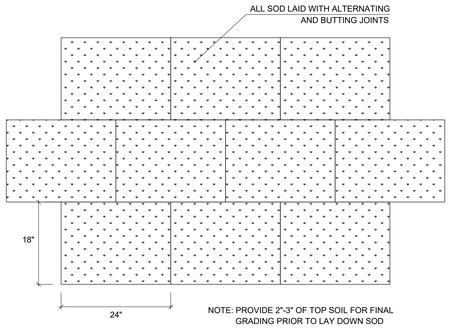
NOTE
1.) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION
2.) SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE.

7 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: N.T.S.



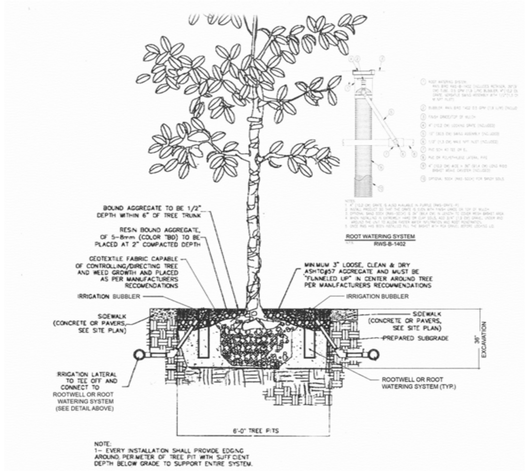
NOTES:
1. LOAD-BEARING SOIL CELLS TO BE SILVA CELL BY DEEPROOT OR STRATA VAULT BY CITYGREEN
2. INSTALLATION TO BE COMPLETED PER MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR EACH PRODUCT FOR FINAL COORDINATION WITH REQUIRED UTILITIES AND FOR REVIEW PRIOR TO INSTALLATION.

8 SOIL CELL SYSTEM DETAIL (TYPICAL)
Scale: NTS



NOTE: PROVIDE 2"-3" OF TOP SOIL FOR FINAL GRADING PRIOR TO LAY DOWN SOD

9 SOD PLANTING DETAIL
SCALE: N.T.S.



10 C.M.B. TREE PIT DETAIL WITH ROOTWELL OR ROOT WATERING SYSTEM
SCALE: N.T.S.
(CITY OF MIAMI BEACH DETAIL)

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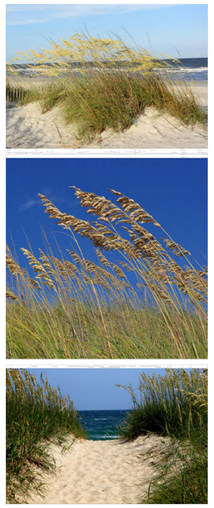
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Date
07/05/2021
Scale

Sheet Name
PLANTING DETAILS

L- 002

Seaoats
(*Uniola paniculata*)



Sand Cordgrass
(*Spartina bakeri*)



Beach Morning Glory
(*Ipomoea imperati*)



Railroad Vine
(*Ipomoea per-caprae*)



Seapurslane
(*Sesuvium portulacastrum*)



Inkberry
(*Scaevola plumieri*)



Giant leather fern
(*Acrostichum danaeifolium*)



Wild Coffee
(*Psycotria nervosa*)



Coontie
(*Zamia floridana*)



Saw Palmetto
(*Serenoa repens*)



Spanish Bayonet
(*Yucca aloifolia*)



Green Buttonwood
(*Conocarpus erectus*)



Sabal Palm
(*Sabal palmetto*)



Florida Thatch Palm
(Thrinax radiata)



Coconut Palm
(*Cocos nucifera*)



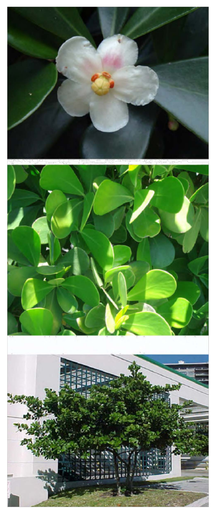
Seagrape Tree
(*Cocoloba uvifera*)



Silver Buttonwood
(*Conocarpus erectus var. sericeus*)



Pitch Apple
(*Clusia rosea*)



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Scale
N/A

Sheet Name

PLANT BOARD

L- 101



BEIGE STONE PAVER



GREY STONE PAVER



CONCRETE UNIT PAVER



PAVER PORTUGUESE



IPE WOOD DECKING



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Ocean Terrace Holdings

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FOR THE FIRM: ENEA GARDEN DESIGN
GERARDO JAVIER DELGADO
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HARDSCAPE MATERIAL BOARD

L- 102



*REFER TO HPB19-0361 FOR STREETSCAPE DESIGN

0' 8' 16' 32'

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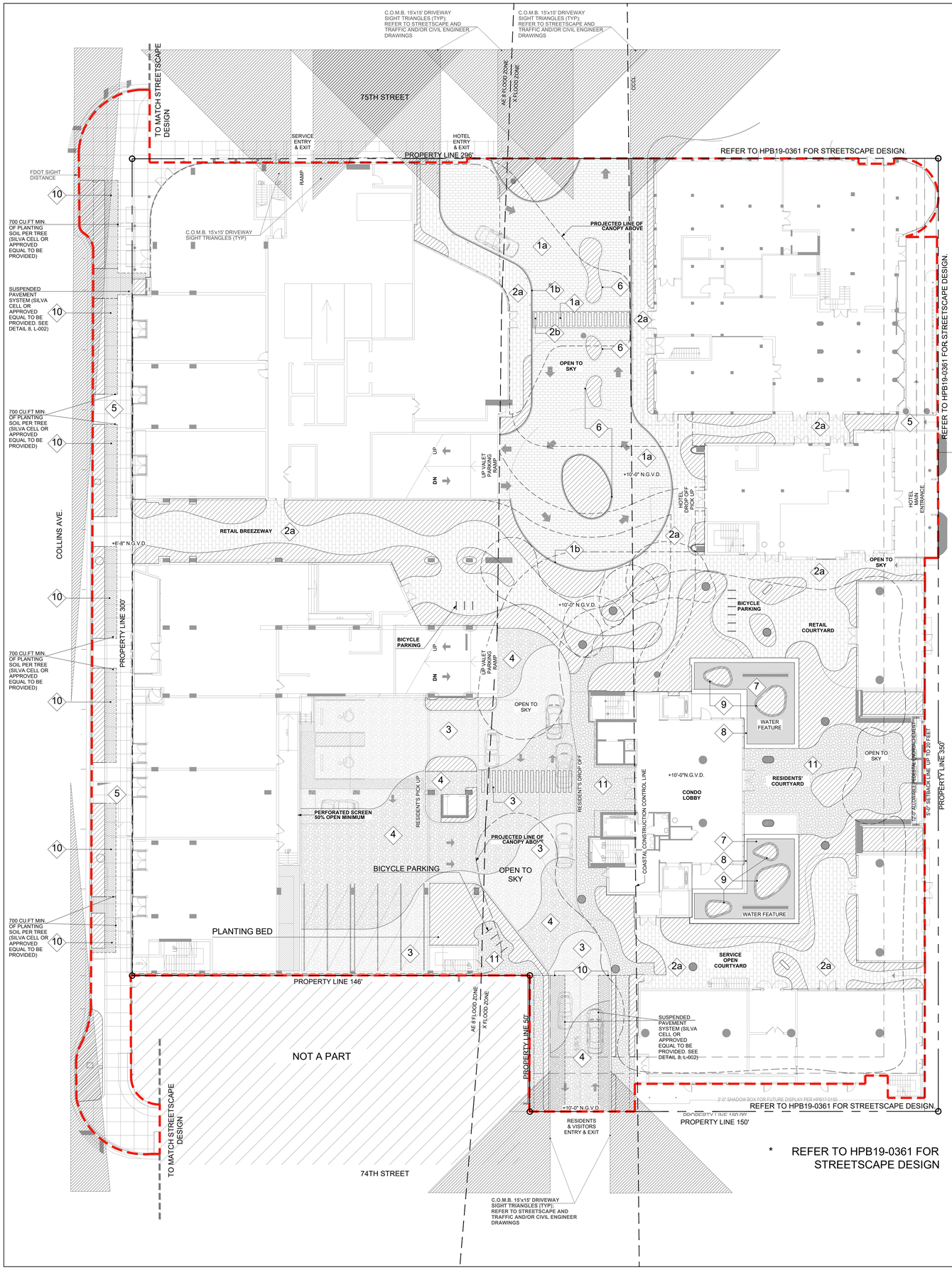
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LEVEL 1 RENDERED SITE PLAN

L1-100



* REFER TO HPB19-0361 FOR STREETSCAPE DESIGN

MATERIALS SCHEDULE - LEVEL 1 GROUND FLOOR

SYM	MATERIAL	DESCRIPTION	LOCATION	DETAIL REFERENCE	SUBMITAL REQUIREMENT	SOURCE (OR APPROVED EQUAL)
1a	CONCRETE PAVER	MATERIAL: PLANK PAVER FINISH: SMOOTH SIZE: 24" X 4" COLOR: GRAY PATTERN: RUNNING BOND	HOTEL DRIVEWAY		SAMPLE FOR APPROVAL; GROUTED AND SEALED 10'X10' MOCK UP PRIOR TO INSTALL FOR APPROVAL	
1b	CURB/BANDING	MATERIAL: CAST IN PLACE CONCRETE FINISH: SMOOTH COLOR: SCOFIELD GRAY TO MATCH 1A	HOTEL DRIVEWAY		MOCK UP PRIOR TO INSTALL FOR APPROVAL	
2a	STONE PAVER	MATERIAL: MARBLE FINISH: FLAMED SIZE: 20" X 12" COLOR: GRAY PATTERN: RUNNING BOND	HOTEL PEDESTRIAN WALKWAYS/ RETAIL		SAMPLE FOR APPROVAL; GROUTED AND SEALED 10'X10' MOCK UP PRIOR TO INSTALL FOR	
2b	STONE PAVER	MATERIAL: MARBLE FINISH: FLAMED SIZE: 20" X 12" X2" COLOR: GRAY PATTERN: RUNNING BOND	PEDESTRIAN CROSSWALK		SAMPLE FOR APPROVAL; GROUTED AND SEALED MOCK UP PRIOR TO INSTALL FOR APPROVAL	
3	IRREGULAR PAVER (PEDRA PORTUGUESA) TYPE 1	MATERIAL: STONE FINISH: SPLIT FACE ONE SIDE SMOOTH SIZE: VARIES COLOR: WHITE	CONDO PEDESTRIAN WALKWAYS/ CROSSWALK		SAMPLE FOR APPROVAL; GROUTED AND SEALED 20'X20' MOCK UP PRIOR TO INSTALL FOR	
4	IRREGULAR PAVER (PEDRA PORTUGUESA) TYPE 2	MATERIAL: STONE FINISH: SPLIT FACE ONE SIDE SMOOTH SIZE: VARIES COLOR: BLACK PATTERN: HAND-LAID, RANDOM	CONDO DRIVEWAY		SAMPLE FOR APPROVAL; GROUTED AND SEALED 20'X20' MOCK UP PRIOR TO INSTALL FOR APPROVAL	
5	CONCRETE SIDE WALK	MATERIAL: CONCRETE FINISH: LIGHT BROOMED SIZE: SEE CIVIL DWGS. COLOR: MIAMI BEACH RED	PUBLIC SIDEWALK		TO MATCH CONCRETE SIDEWALK FINISH SPEC. ON STREETSCAPE DESIGN HPB19-0361	
6	PLANTER WALL	MATERIAL: MARBLE FINISH: SAND BLASTED SIZE: 20" X 12" COLOR: GRAY PATTERN: RUNNING BOND	HOTEL DROP OFF		SAMPLE FOR APPROVAL; GROUTED AND SEALED MOCK UP PRIOR TO INSTALL FOR APPROVAL	
7	WATER FEATURE	MATERIAL: TBD.	WATER FEATURE		SAMPLE FOR APPROVAL, PRODUCT INFORMATION, SHOP DRAWINGS; 10' SECTION MOCK UP	
8	WATER FEATURE COPING	MATERIAL: STONE	WATER FEATURE		SAMPLE FOR APPROVAL, PRODUCT INFORMATION, SHOP DRAWINGS; 10' SECTION MOCK UP	
9	WATER FEATURE PLANTERS	MATERIAL: STONE CLADDING TOP AND SIDES	WATER FEATURE		SAMPLE FOR APPROVAL, PRODUCT INFORMATION, SHOP DRAWINGS	
10	SUSPENDED PAVEMENT SYSTEM	MATERIAL: SILVA CELL OR STRATA VAULT	SIDEWALKS AND PAVED AREAS ADJACENT TO PLANTERS		SHOP DRAWINGS AND PRODUCT INFORMATION	
11	MOSAIC STONE TILE	MATERIAL: STONE MOSAIC COLOR: LIGHT GRAY FINISH: TBD	PEDESTRIAN WALKWAYS AT RESIDENT'S DROP OFF AND COURTYARD		SAMPLE FOR APPROVAL; GROUTED AND SEALED 10'X10' MOCK UP PRIOR TO INSTALL FOR APPROVAL	

0" 8' 16' 32'
SCALE: 1/16"=1'-0"

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LEVEL 1 HARDSCAPE MATERIALS PLAN

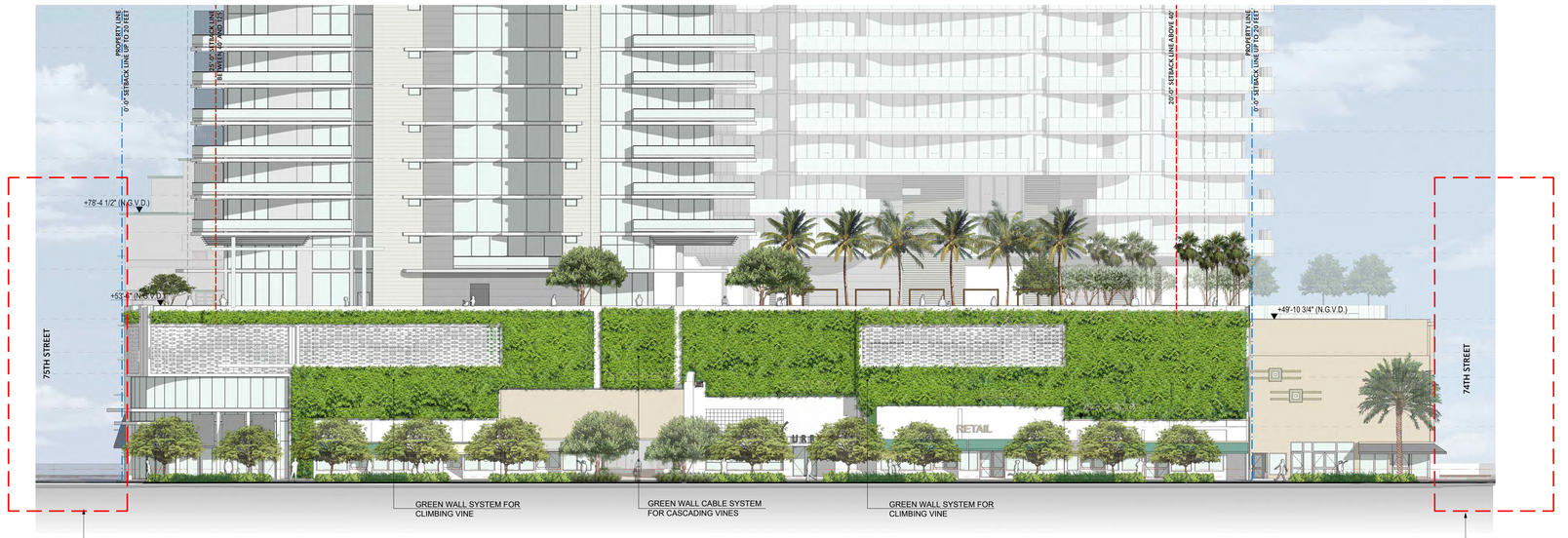
L1-200



REFER TO SUBMITTAL HPB19-0361 FOR STREETSCAPE DESIGN OUTSIDE OF DEVELOPMENT SCOPE

1 EAST ELEVATION RENDERING (OCEAN TERRACE)

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



REFER TO SUBMITTAL HPB19-0361 FOR STREETSCAPE DESIGN OUTSIDE OF DEVELOPMENT SCOPE

REFER TO SUBMITTAL HPB19-0361 FOR STREETSCAPE DESIGN OUTSIDE OF DEVELOPMENT SCOPE

2 WEST ELEVATION RENDERING (COLLINS AVENUE)

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

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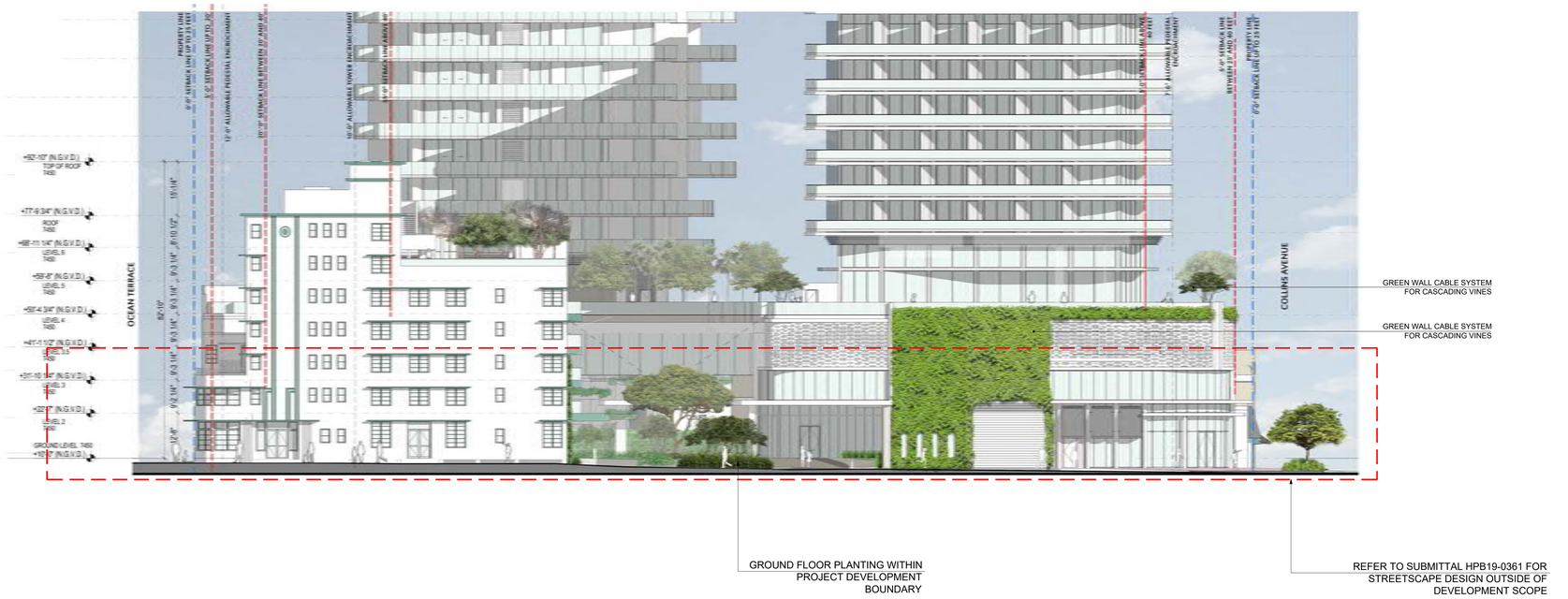
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RENDERED SITE ELEVATIONS

L1- 300



1 NORTH ELEVATION RENDERING (75TH STREET)

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



2 SOUTH ELEVATION RENDERING (74TH STREET)

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

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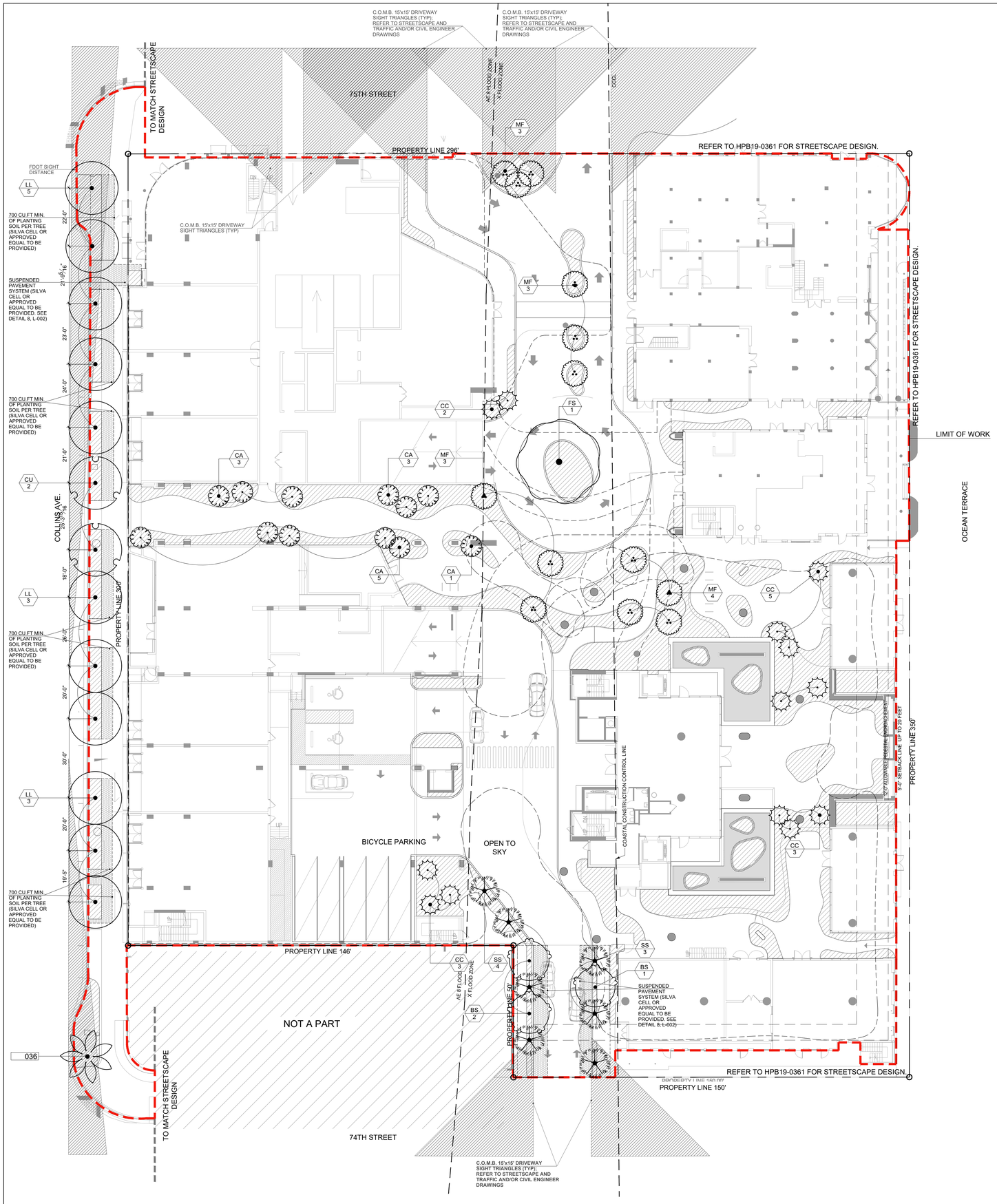
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RENDERED SITE ELEVATIONS

L1- 301



CITY OF MIAMI BEACH
LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District MXE & CD2 Lot Area 78,300 Acres 1.80

		REQUIRED/ ALLOWED	PROVIDED	PROVIDED AMENITY
	TREES			
A.	Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements 22 trees x 1.80 net lot acres - 0 existing trees=	40	17	33
B.	% Natives required: Number of trees provided x 30% =	15	16	30
C.	% Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	25	16	30
D.	Street Trees (maximum average spacing of 20' o.c.) 350 linear feet along street divided by 20'=	18	13	N/A
E.	Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.):	N/A	N/A	N/A
	linear feet along street divided by 20'=	N/A	N/A	N/A
F.	Diversity of required tree species (31 or more required trees: 7 tree species) =	7	5	3 ADDITIONAL SPECIES
	SHRUBS			
A.	Number of shrubs required: Sum of lot & street trees required x 12=	696	1509	285
B.	% Native shrubs required: Number of shrubs provided x 50%=	897	105	285
	LARGE SHRUBS OR SMALL TREES			
A.	Number of large shrubs or small trees required: Number of required shrubs x 10%=	70	70	51
B.	% Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	61	9	51

NOTE: LANDSCAPE PROVIDED REPRESENTS ONLY GROUND FLOOR MATERIAL WITHIN THE SITE PROPERTY LINE.
ADDITIONAL TREES AND PLANTING MATERIAL ARE PROVIDED ABOVE STREET LEVEL.
STREET TREE CALCULATION INCLUDES TREES OUTSIDE OF 7450 OCEAN TERRACE PARCEL.

LEGEND

011	EXISTING PALM SYMBOL	
XX 01	PROPOSED PALMS	
XX 01	PROPOSED TREES	

CANOPY PLANTING SCHEDULE - GROUND FLOOR

EXISTING PALM TO REMAIN	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	HEIGHT	SPREAD	NATIVE	REMARKS
	PDA	1	Date Palm	Phoenix dactylifera	---				#36
PROPOSED ACCENT PALM	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**HEIGHT**	**SPREAD**	**NATIVE**	**REMARKS**
	CA	12	Coccothrinax argentata	Florida Silver Palm	25G	FG; 4-12` CT; 8`-20` OA	8`	YES	50% @ 8'HT; 25% @ 12'HT; 25% @ 15'HT
	CC	13	Cyathea cooperi	Australian Tree Fern	25G	5` - 5.5` HT	8`	NO	
PROPOSED PALMS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**HEIGHT**	**SPREAD**	**NATIVE**	**REMARKS**
	SS	7	Sabal palmetto	Cabbage Palmetto	FG, B&B	12` CT, 20` OA	12`	YES	
PROPOSED STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**HEIGHT**	**SPREAD**	**NATIVE**	**REMARKS**
	CU	2	Coccoloba uvifera	Sea Grape	FG, B&B	25` HT, 7` CT	20`	YES	Character Tree
	LL	11	Lysiloma latisiliquum	False Tamarind	200G	16`-18` HT, 7` CT	20`	YES	Florida Fancy Grade
PROPOSED TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATIONS**	**HEIGHT**	**SPREAD**	**NATIVE**	**REMARKS**
	BS	3	Bursera simaruba	Gumbo Limbo	FG, B&B	14` HT, 7` CT	16`	YES	
	FS	1	Ficus aurea	Strangler Fig	FG, B&B	25`	30`	YES	Collected Specimen Tree
	MF	13	Myrcianthes fragrans	Simpson`s Stopper	100G	12` - 14`	10`	YES	

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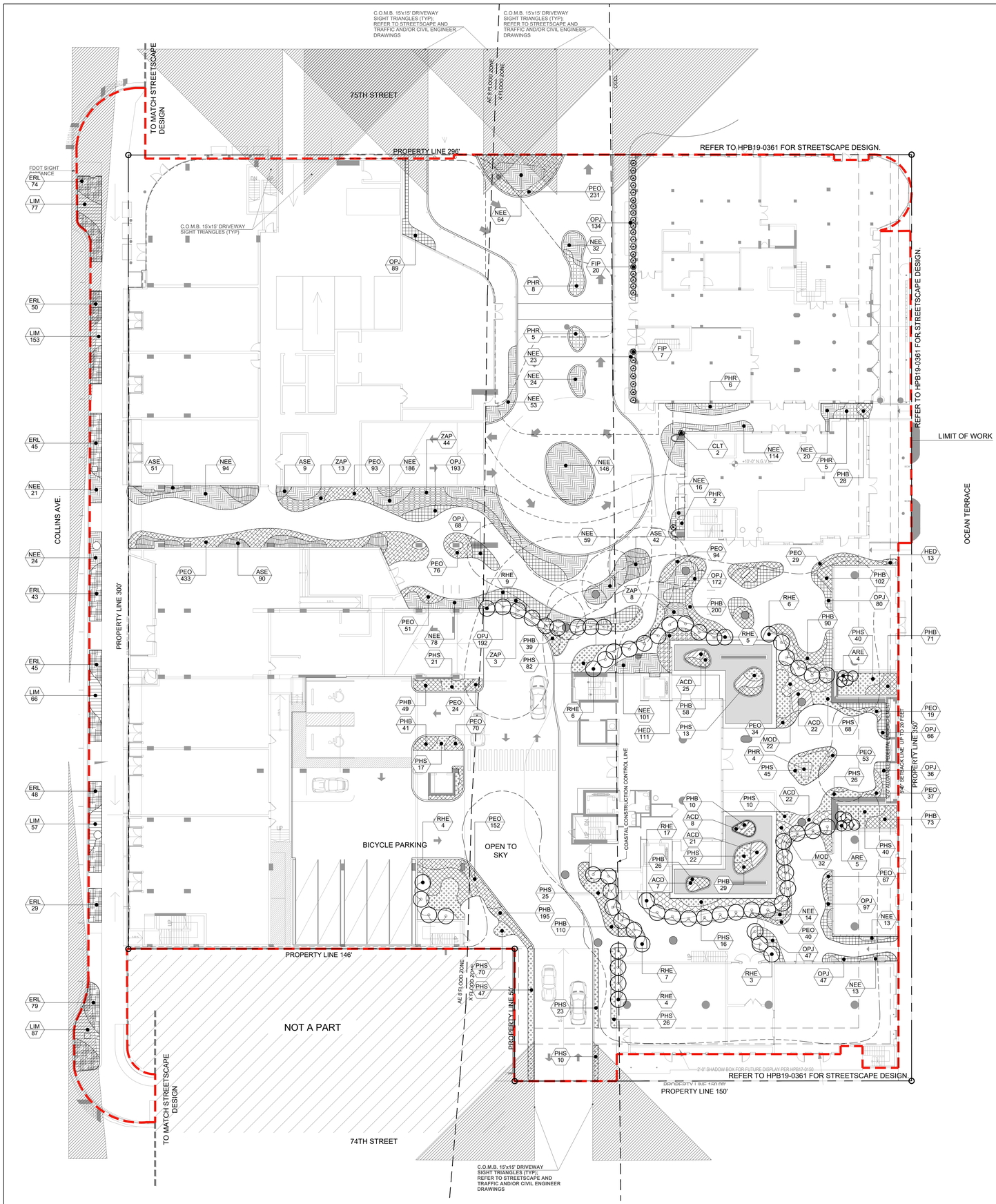
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LEVEL 1 CANOPY PLAN

L1- 500

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UNDERSTORY SCHEDULE - GROUND FLOOR								
PROPOSED LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE
ARE	9	Ardisia escallonioides	Marlberry	15 Gal	36" O.C.	4`		YES
RHE	61	Rhapis excelsa	Lady Palm	45GAL	6` O.C.	6`-8` HT	6`	NO
PROPOSED VINES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE
CLT	2	Clerodendrum thomsoniae	Bleeding Heart Vine	7 Gal		5`	2`	NO
FIP	27	Ficus pumila	Creeping Fig	1 Gal	12" O.C.			YES
PROPOSED GROUNDCOVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE
ERL	413	Ernodea littoralis	Golden Creeper	3 gal.	18" O.C.	18"		YES
HED	124	Helianthus debilis	Dune Sunflower	1 gal.	12" O.C.	6"		YES
LIM	440	Liriope muscari	Lilyturf	1 gal.	12" O.C.	4"		NO
NEE	1,095	Nephrolepis exaltata	Boston Fern	3 gal.	18" O.C.	18" - 24"	24"	YES
OPJ	1,221	Ophiopogon japonicus	Mondo Grass	1 gal.	12" O.C.	8"	8"	NO
PEO	1,503	Peperomia obtusifolia	Baby Rubber Plant	1 gal.	12" O.C.	8"	8"	YES
PHS	601	Phymatosorus scolopendria	Wart Fern	3 gal.	18" O.C.	14"		NO
ZAP	68	Zamia floridana	Coontie Plam	7 gal.	30" O.C.	16"		YES
PROPOSED SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD	NATIVE
ACD	105	Acrostichum danaeifolium	Leather Fern	3 gal.	18" O.C.	18" - 24"	24"	YES
ASE	192	Aspidistra elatior	Cast Iron Plant	7 gal.	18" O.C.	24"		NO
MOD	54	Monstera deliciosa	Split-Leaf Philodendron	7 gal.	Pot	3`	36"	NO
PHB	1,121	Philodendron x `Burle Marx`	Philodendron	1 gal.	12" O.C.			NO
PHR	30	Philodendron x `Rojo Congo`	Rojo Congo Philodendron	15 GAL	36" O.C.	36"	36"	NO

0" 8' 16' 32'
SCALE: 1/16"=1'-0"

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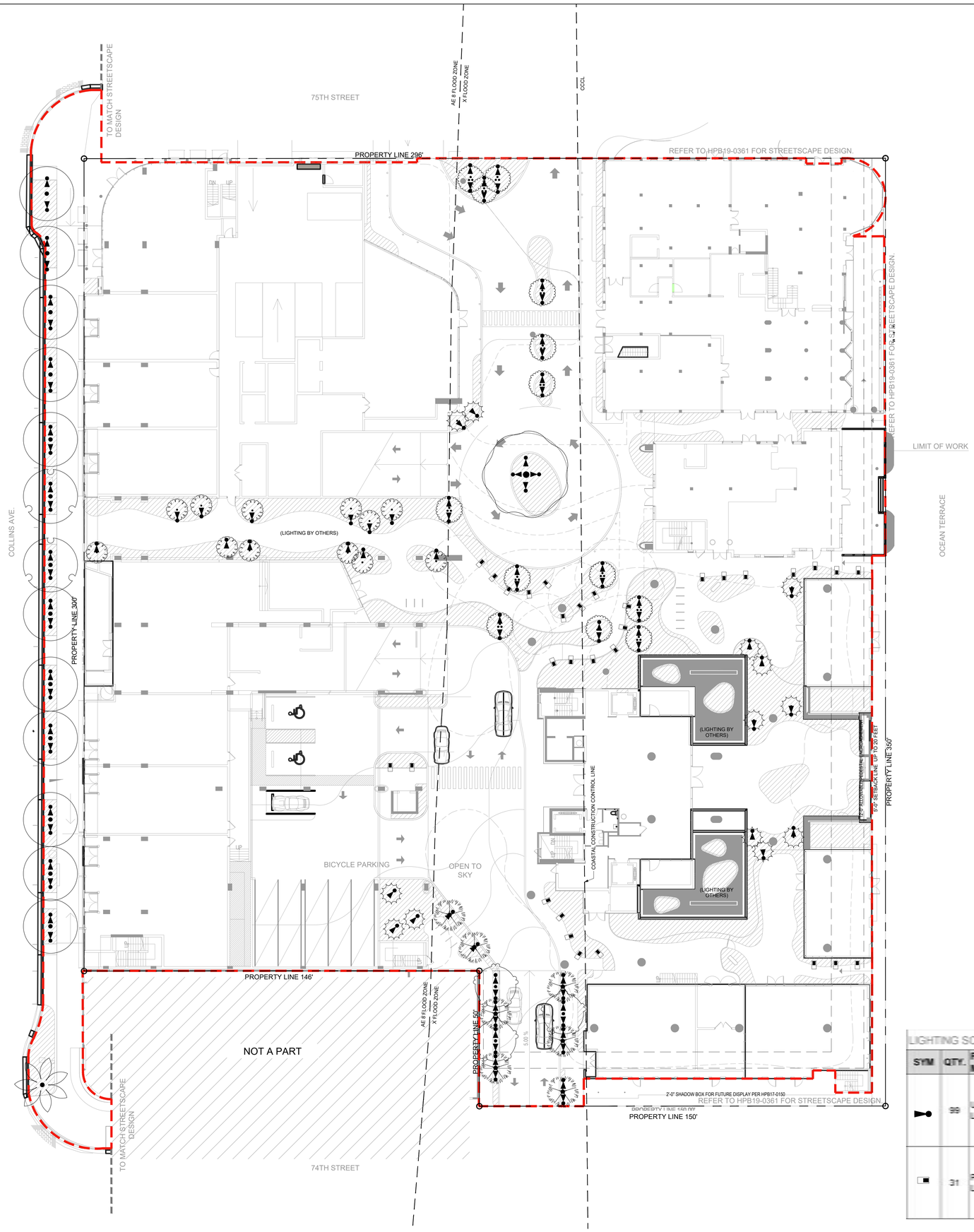
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Scale
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Sheet Name
LEVEL 1 UNDERSTORY PLAN

L1- 501



GENERAL NOTES:

1. THE OWNER'S ELECTRICAL ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN, SPECIFICATION AND DOCUMENTATION OF ALL LINE VOLTAGE, SWITCHING, WIRING, AS WELL AS TRANSFORMERS, GFI AND JUNCTION BOXES FOR ELECTRICAL CONNECTIONS, AND TO ENSURE COMPLIANCE WITH ALL LOCAL CODES. FINAL ENGINEERING DRAWINGS FOR THE LANDSCAPE LIGHTING ARE TO BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR CONFORMANCE WITH DESIGN INTENT.

2. LANDSCAPE LIGHTING IS INTENDED FOR AESTHETIC ILLUMINATION OF PLANT MATERIAL AND SHALL NOT BE USED AS SECURITY LIGHTING IF NOT CONNECTED TO A LIGHTING CONTROL SYSTEM. THEN ALL LIGHTING FIXTURES ARE TO BE CONNECTED INDEPENDENTLY TO A MAIN TIMER OR LIGHTING CONTACTOR WITH A PHOTOCELL.

3. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE ELECTRICAL INSTALLATION WITH THE PROPOSED GARDEN DESIGN. ALL ELECTRICAL CONDUITS THAT FALL WITHIN PLANTERS OR LANDSCAPE AREAS SHALL BE INSTALLED AT THE PERIMETERS OF THESE AREAS TO ALLOW FOR THE SPECIFIED PLANTINGS.

4. CONDUIT INSTALLATION SHALL ONLY COMMENCE AFTER THE INSTALLATION OF ALL LARGE TREES AND PALMS.

5. ALL GFI AND JUNCTION BOXES, TRANSFORMERS, CONDUITS / WIRING, AND ELECTRICAL SUPPLY SHALL BE BY THE GENERAL CONTRACTOR. JUNCTION BOXES SHALL NOT FALL WITHIN SODDED AREAS. JUNCTION BOXES THAT FALL WITHIN LANDSCAPE AREAS ARE TO BE BELOW GRADE DIRECT BURIAL TYPE AS PER CODE. ABOVE GROUND OR VISIBLE JUNCTION BOXES SHALL NOT BE ALLOWED UNLESS MOUNTED ON A WALL OR PAINTED BLACK WHEN IN LANDSCAPE BEDS.

6. ALL FIXTURES INSTALLED SHALL BE AS SPECIFIED. NO FIXTURE SUBSTITUTION SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.

7. CROSS REFERENCE WITH ELECTRICAL PLANS.

LIGHTING SCHEDULE

SYM	QTY.	FIXTURE TYPE AND MANUFACTURER	VOLTAGE	MODEL #	MOUNTING TYPE AND HEIGHT	FINISH	NOTES
	99	UPLIGHT; GARDEN LIGHT LED	17 VOLTS	V3 VISIONARY SERIES	SPOT LIGHT	STAINLESS ALUMINUM	OR APPROVED EQUAL. FIXTURES EAST OF THE CCCL TO BE 'TURTLE SAFE' AMBER LED
	31	PATH LIGHT; GARDEN LIGHT LED	18 VOLTS	P4 PATH LIGHT SERIES	IN GROUND	STAINLESS ALUMINUM	OR APPROVED EQUAL. FIXTURES EAST OF THE CCCL TO BE 'TURTLE SAFE' AMBER LED

0" 8' 16' 32'

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The Contractor Shall Verify And Be Responsible For All Dimensions And Conditions On The Job. Any Discrepancies Must Be Reported To The Architects Before Commencing work. Drawings Not to be Scaled.
File: BIM Server: RAL Server 2 - BIM Server 19/19/12 OCEAN TERRACE 1912_OCEAN TERRACE_ - By: Eduardo Date: 1/22/2021

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OCEAN TERRACE

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Date
07/05/2021
Scale
1/16"=1'-0"
Sheet Name
LEVEL 1
LANDSCAPE
LIGHTING PLAN

L1- 700