

**OCEAN TERRACE**  
7400 Ocean Terrace  
Miami Beach, FL 33141

A mixed used project by  
**Ocean Terrace Holdings**  
1035 North Miami Av.  
Miami, FL 33136  
305.324.4700

**enea**  
garden design  
Enea Garden Design Inc.  
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REG No. LC26000339

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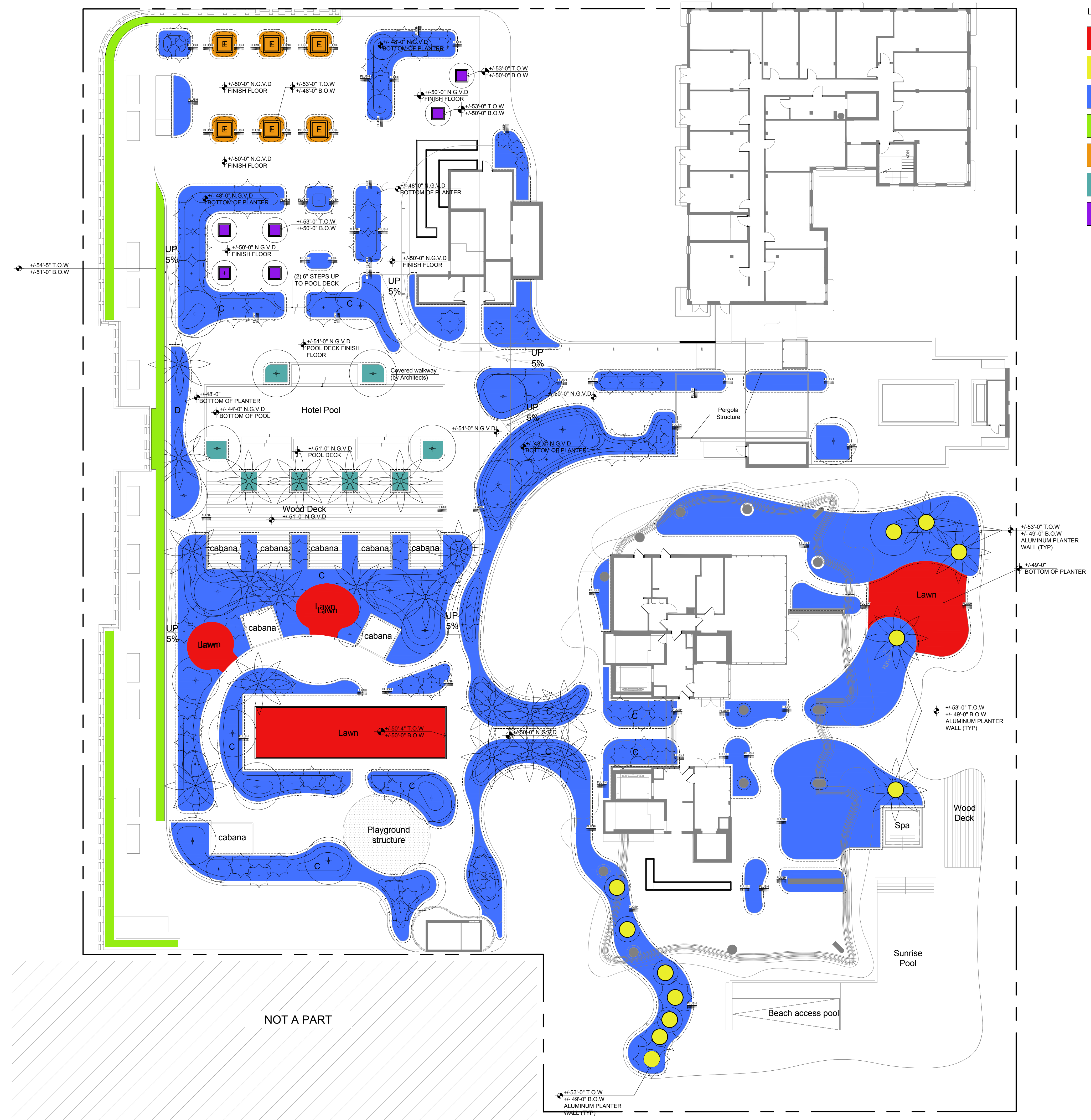
FOR THE FIRM: ENEA GARDEN DESIGN  
GERARDO JAVIER DELGADO  
R.L.A. 0001574  
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Date  
**11/10/2017**  
Scale  
**1/16"=1'-0"**  
Sheet Name

**LEVEL 4  
PLANTER TYPES  
DIAGRAM**

**L4-202**

- LEGEND
- PLANTER TYPE (A)
  - PLANTER TYPE (B)
  - PLANTER TYPE (C)
  - PLANTER TYPE (D)
  - PLANTER TYPE (E)
  - PLANTER TYPE (F)
  - PLANTER TYPE (G)

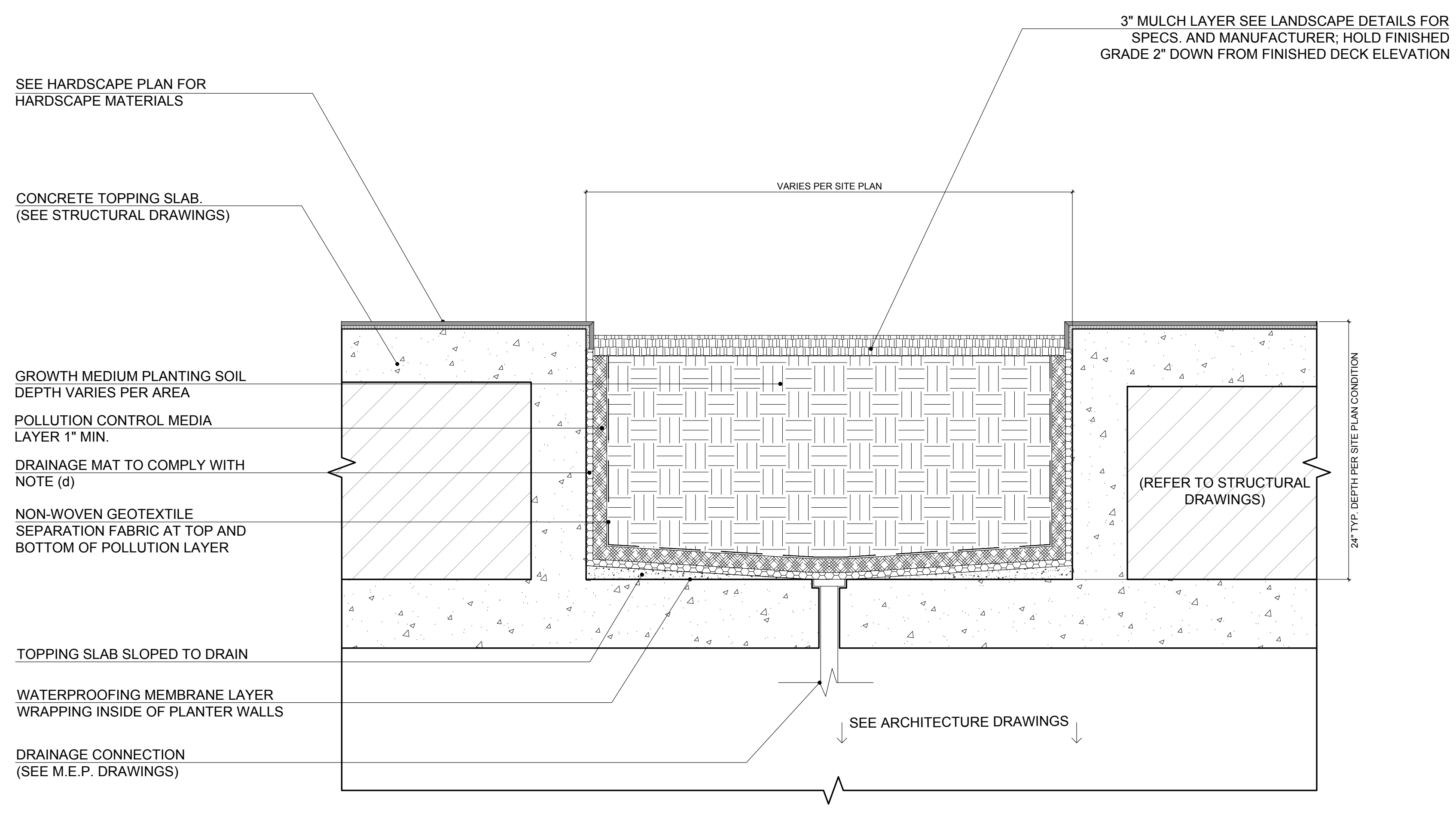


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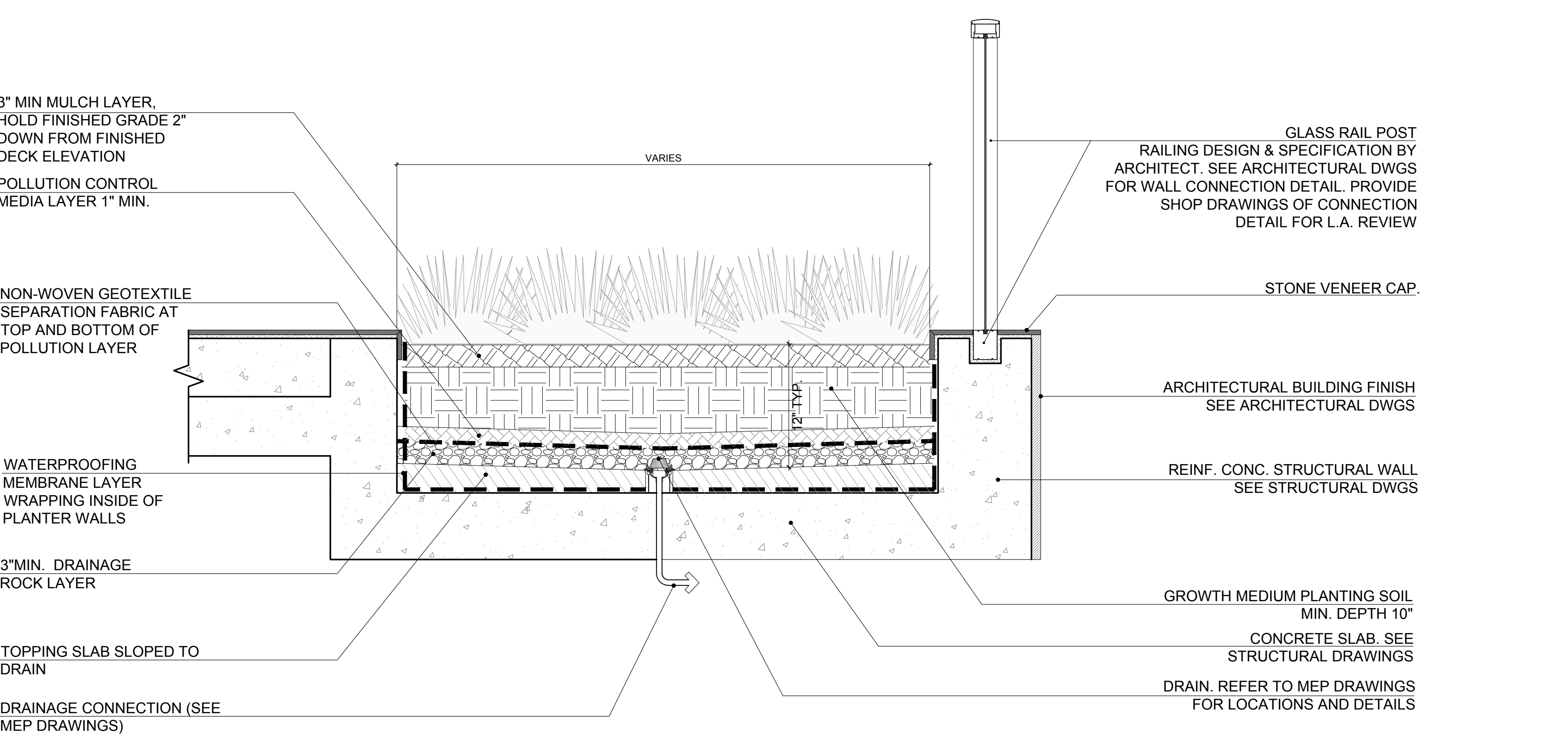


**ADDITIONAL NOTES PROVIDED BELOW FOR LABEL AND LAYER DEFINITIONS:**

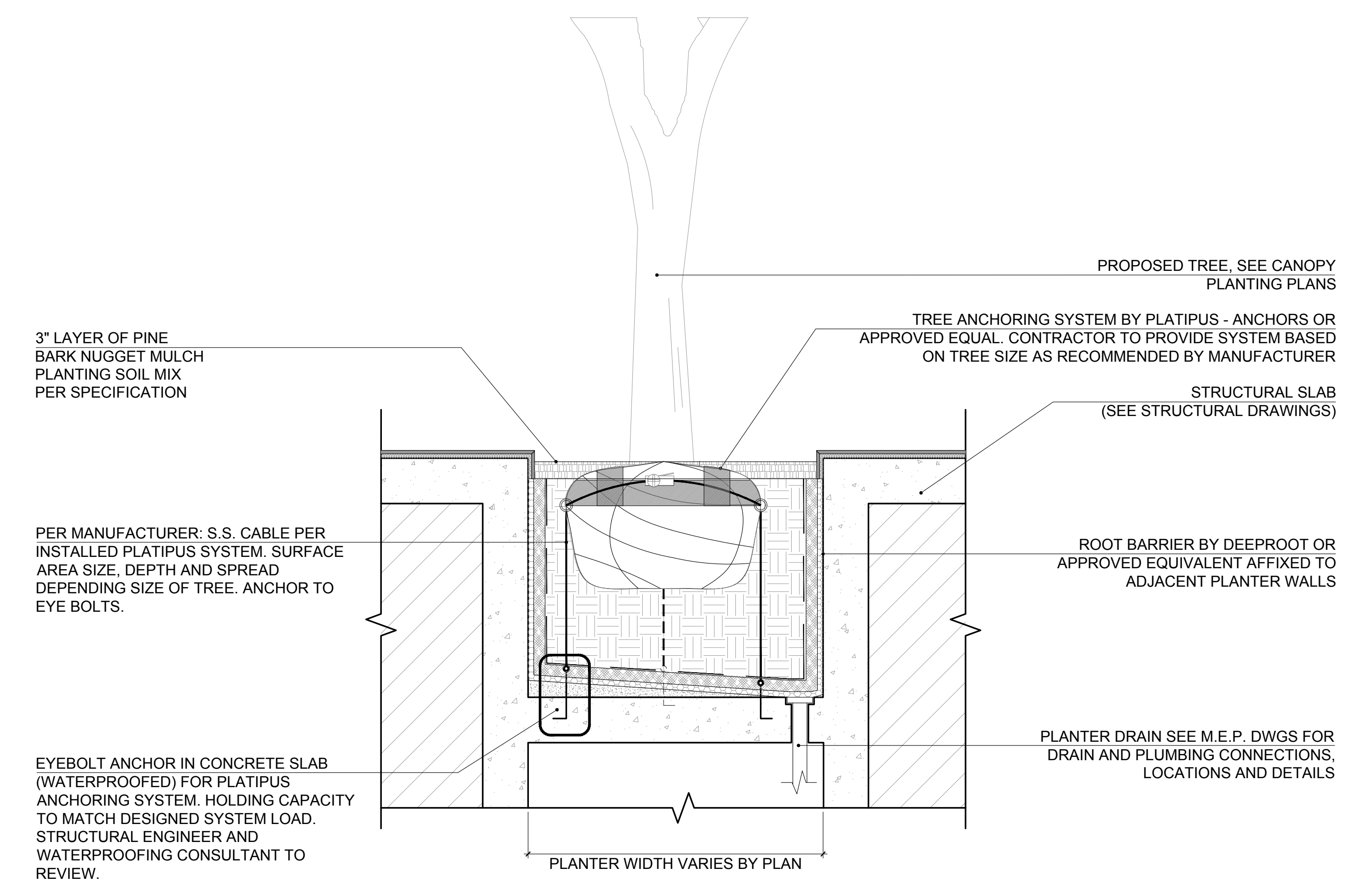
- (d) **Drainage Layer** - The major function of the drainage layer is to facilitate lateral movement of the filtrate to the point of drainage, to ensure no standing water is present. The drainage layer can consist of several different materials such as gravel, recycled products, or geo-synthetic drainage mats. It is important to note that whatever material used shall not depress or elevate the pH of the filtrate more than 1.5 pH units from neutral. When using aggregate as drainage layer materials, it must contain no more than 7% "fines" (particles passing sieve number 200) by mass. The drainage material must be able to structurally support the intended greenroof overburden, as well as maintenance activities, without deflection such that drainage is blocked or restricted. A non-woven geotextile separation fabric must be installed on top of the drainage layer to prevent clogging of the drainage layer. This fabric shall have a thickness to pass the drainage water and void spaces such that the pollution control media does not fill the surface void area of the drainage layer and cause clogging. The hydraulic conductivity of the fabric must exceed 1.5 inches per hour.
- (e) **Pollution Control Media** - Greenroofs used for stormwater treatment credit must use a pollution control media layer. The pollution control layer is at least 1 inch in depth. This layer is to include materials known to adsorb pollutants such as phosphorus, nitrogen, metals or other pollutants of concern for the installation site. Pollution control media shall meet all of the following specifications.
- > All soil media mixes must display no acute toxicity at the applied media mix.
  - > Unit Weight is no more than 45 pounds per cubic foot when dry.
  - > No more than 5% of the particles passing the #200 sieve.
  - > Over 50% mineral by volume and contains no shale.
  - > At least 1 inch in thickness.
  - > Water holding capacity is at least 30%, and as measured by porosity.
  - > Permeability is at least 1.5 inches per hour. Permeability is vertical hydraulic conductivity at the specified unit weight noted above.
  - > Organic content is no more than 10% by volume.
  - > pH is between 6.5 and 8.0.
  - > Soluble salts are less than 3.5 g (KCL)/L.
  - > Sorption capacity exceeds 0.005 mg OP/mg media.
- (f) **Growth Media** - The growth media is intended to be the main support coarse for the vegetation. The growth media is installed on top of the separation fabric. Growth media shall meet all of the following specifications.
- > Unit Weight is no more than 45 pounds per cubic foot when dry.
  - > No more than 10% of the particles passing the #200 sieve.
  - > Contains no shale.
  - > At least 3 inches in thickness.
  - > Water holding capacity is at least 30%, and as measured by porosity.
  - > Permeability is at least 1.5 inches per hour. Permeability is vertical hydraulic conductivity at the specified unit weight noted above.
  - > Organic content is no more than 10% by volume.
  - > pH is between 6.5 and 8.0.
  - > Soluble salts are less than 3.5 g (KCL)/L.



**1 AMENITY DECK PLANTER W/ POLLUTION CONTROL (TYP)**  
1"=1'-0"



**2 AMENITY DECK PLANTER W/ POLLUTION CONTROL (EAST) (TYP)**  
1"=1'-0"



**3 TREE ANCHORING SYSTEM AT PLANTER (TYP)**  
Scale: 3/4" = 1'-0"

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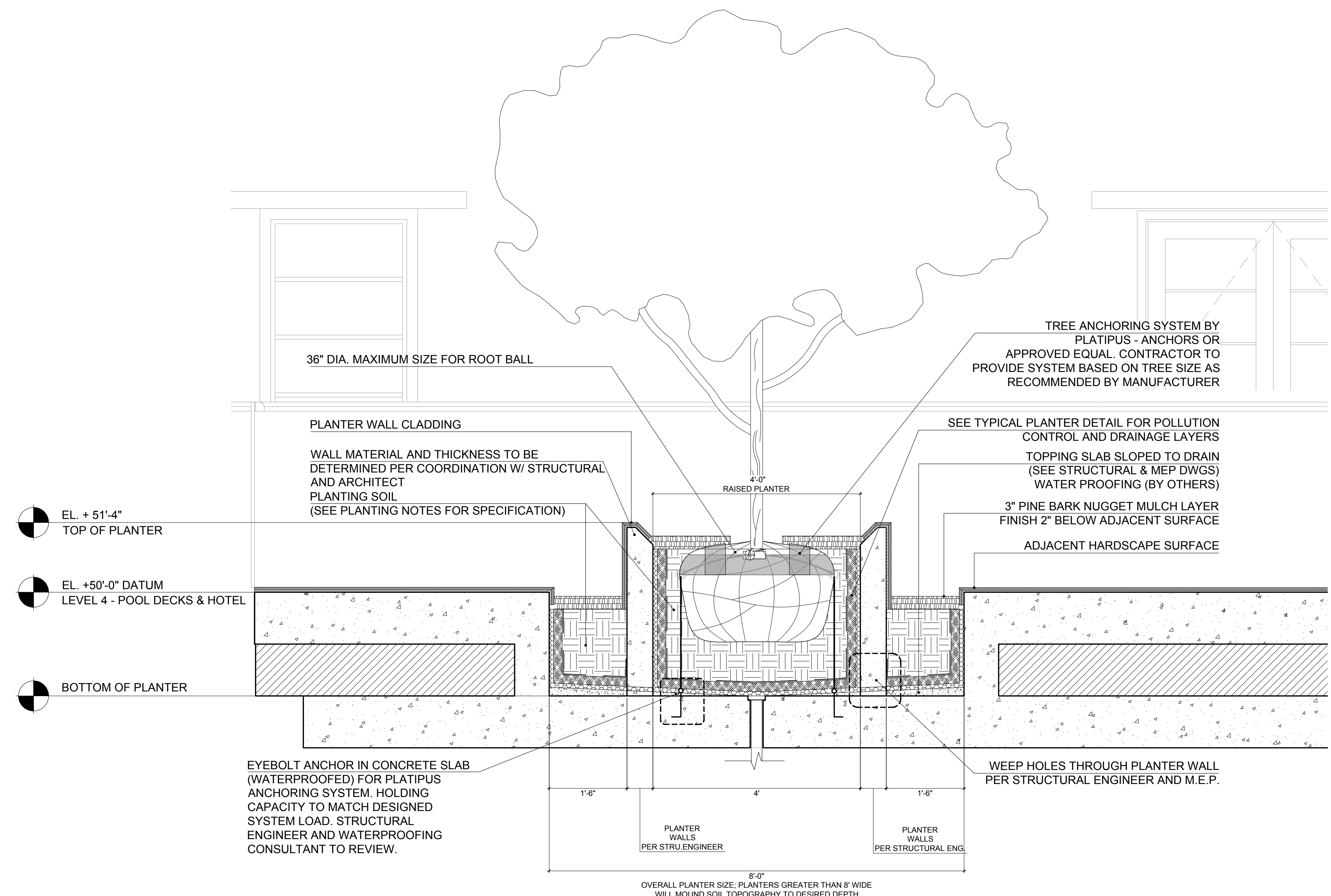
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AS SHOWN

Sheet Name

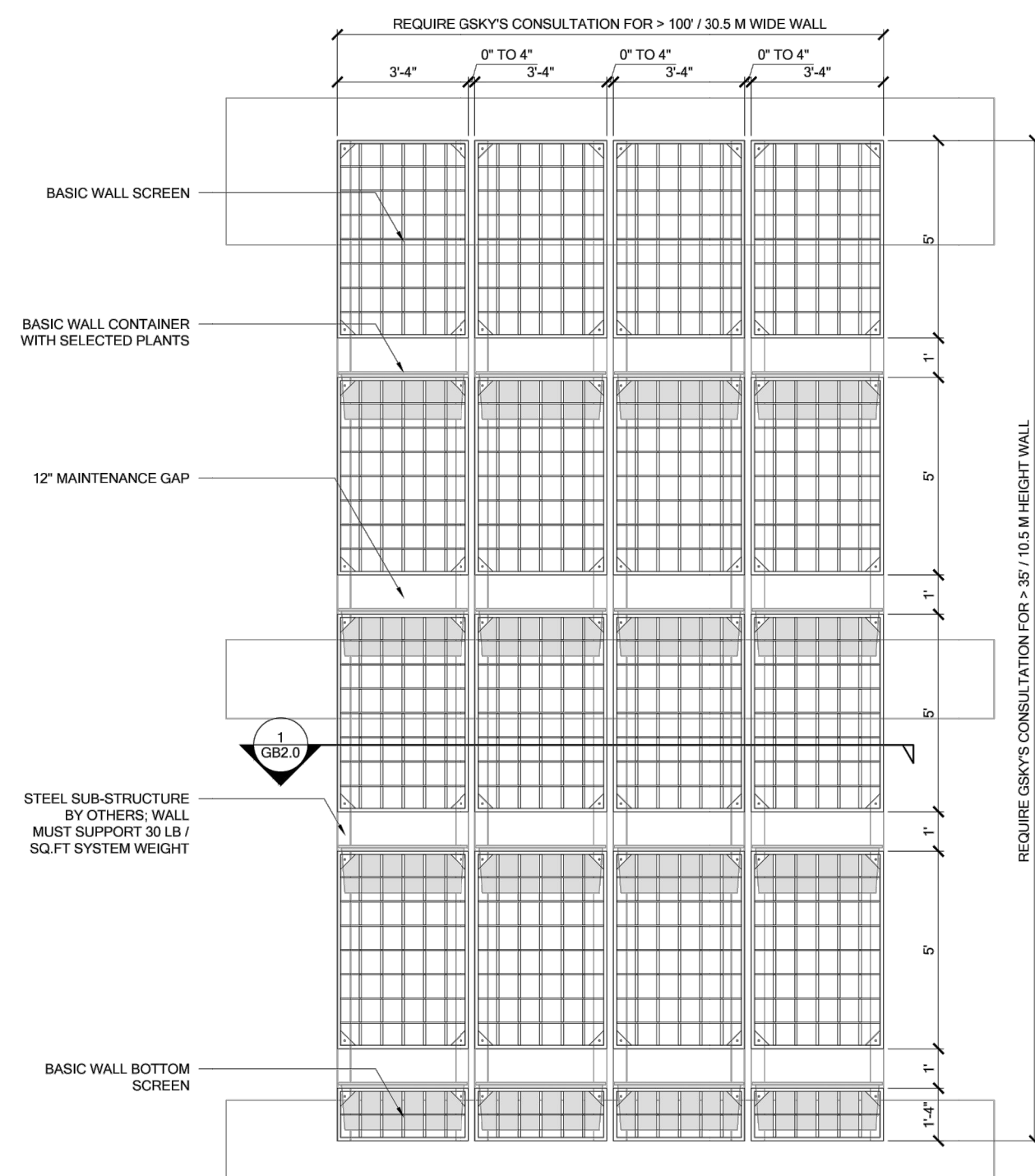
LEVEL 4  
DETAILS

**L4- 401**

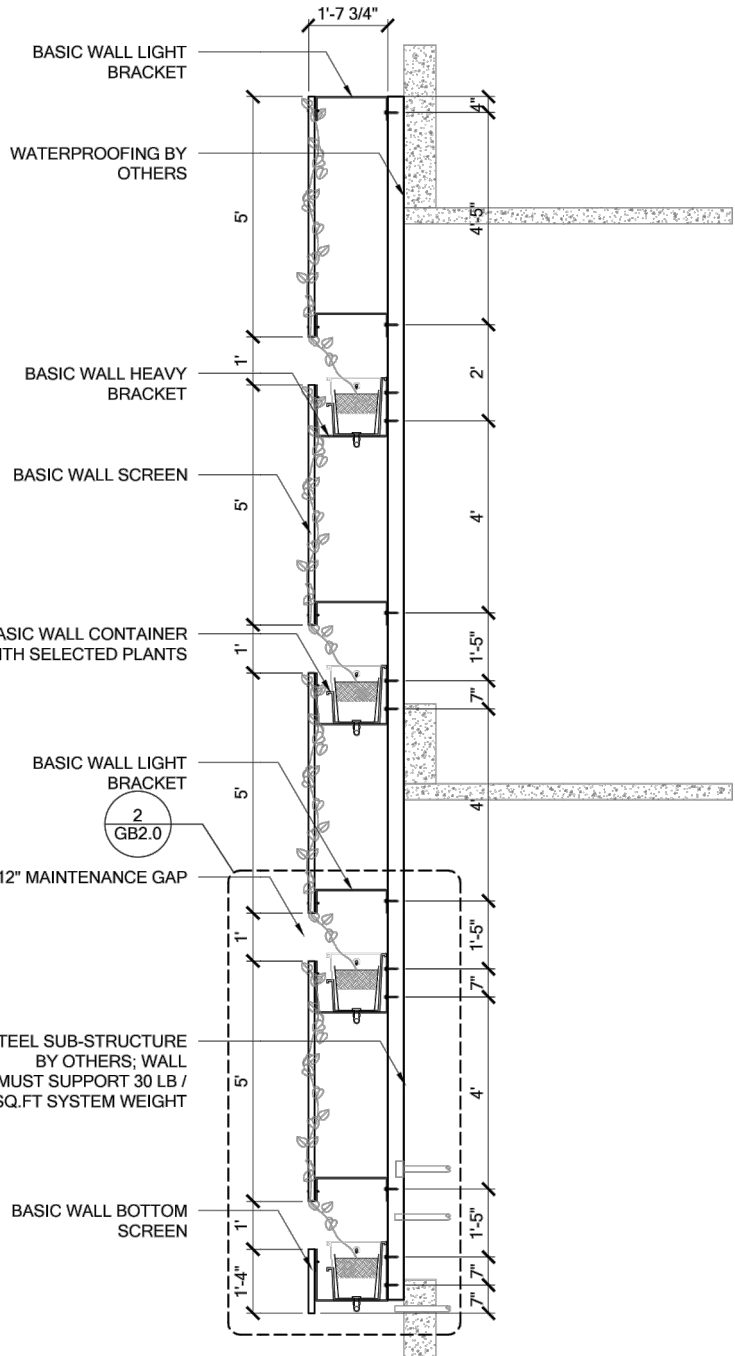


**1 PLANTER TYPE (E)**

Scale: 3/4" = 1'-0"

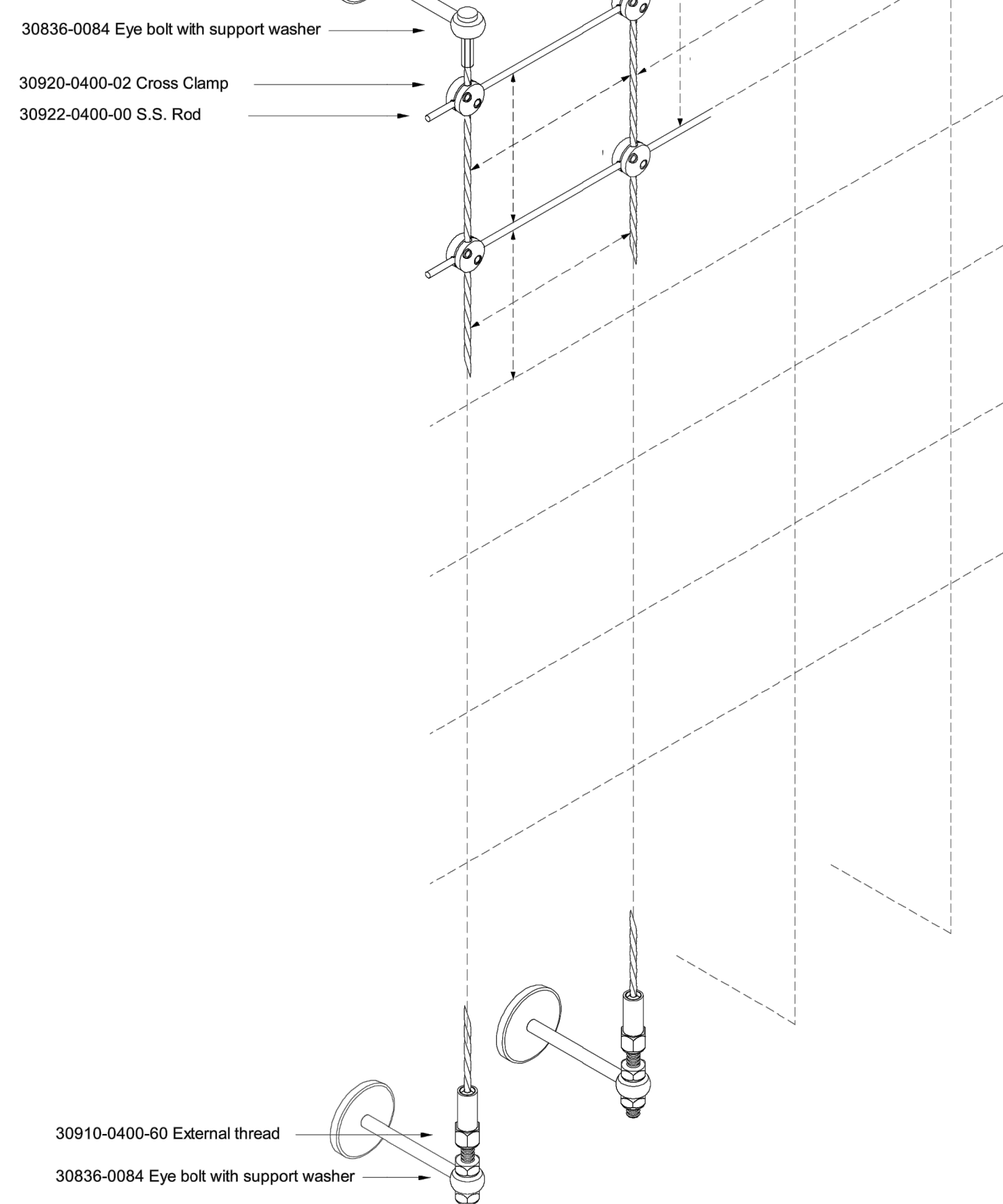


**1 ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 SECTION**  
SCALE: 1/4" = 1'-0"

**JAKOB, Inc.**  
365 NW 17th Avenue  
Suite B  
Sunny Beach, FL 33440  
Telephone: 561-330-6592



**GB1.0**

CASCADING VINE SYSTEM (FOR DESIGN INTENT ONLY)



**BASIC WALL®**  
BAS-05 GENERAL OVERVIEW  
MAY 9, 2016 11x17" (A3)

**SYSTEM WEIGHT**  
Steel wall system weight  
= 30 kg/m² / 1.3 kg/sq.ft.

**REMOTE ICU**

**IRRIGATION**  
Requires GSKY's consultation for > 30' / 9.3 m height wall or > 100' / 30.5 m wide wall.

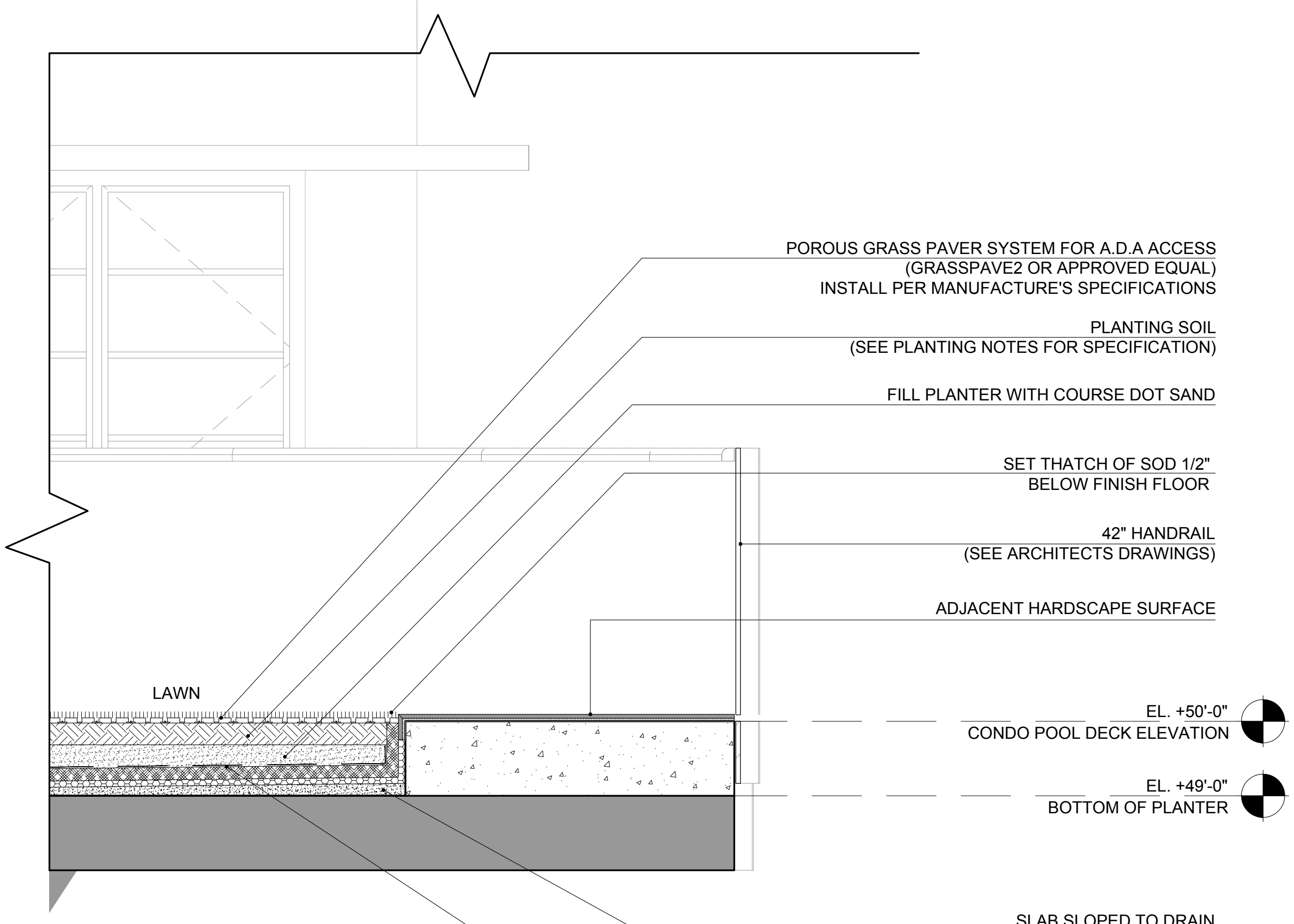
**MAINT. ACCESS**  
Walls over 6' / 1.8 m need optional considerations. See GSKY maintenance manual.

CLIMBING VINE GREEN WALL SYSTEM (FOR DESIGN INTENT ONLY)

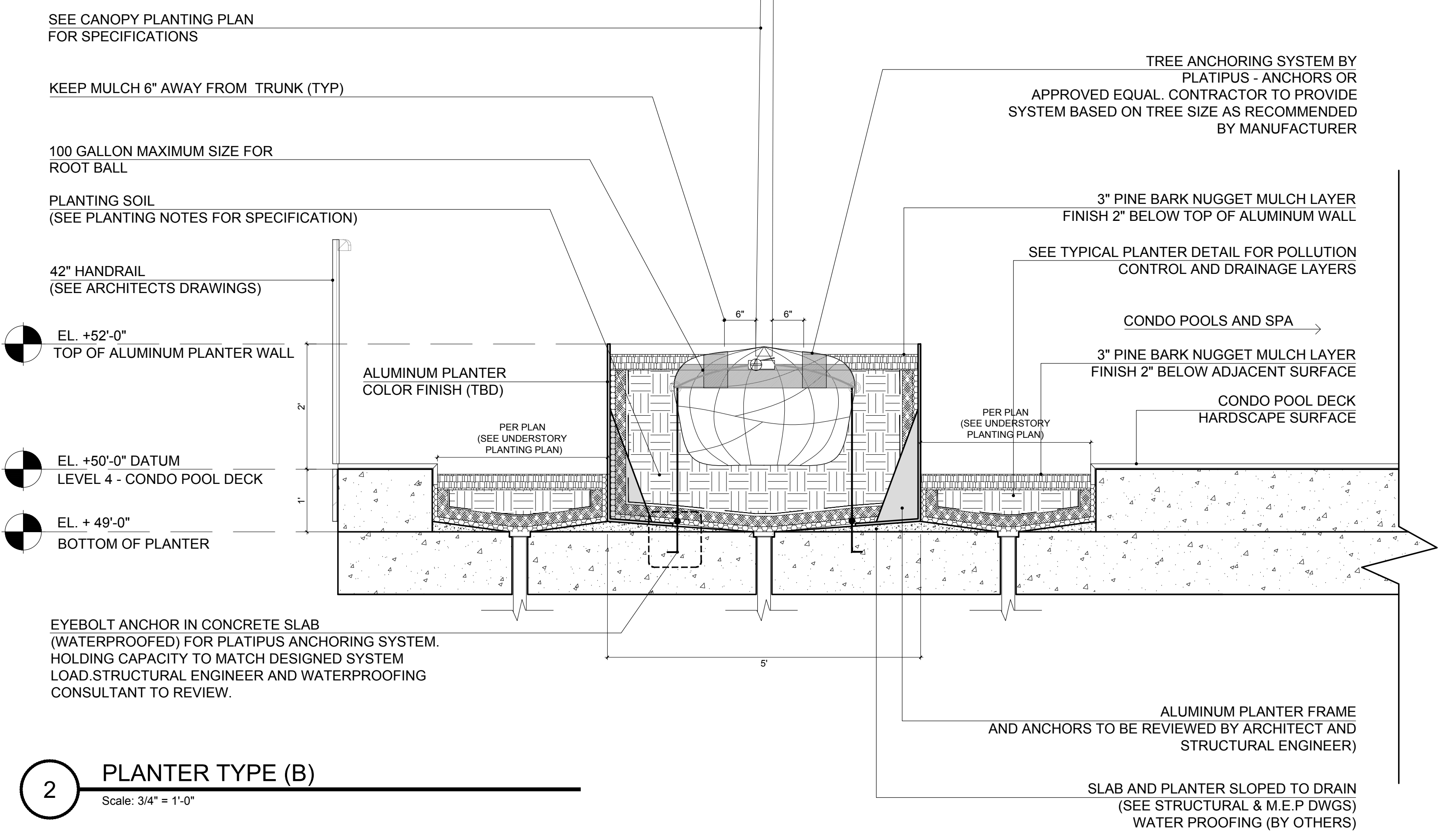
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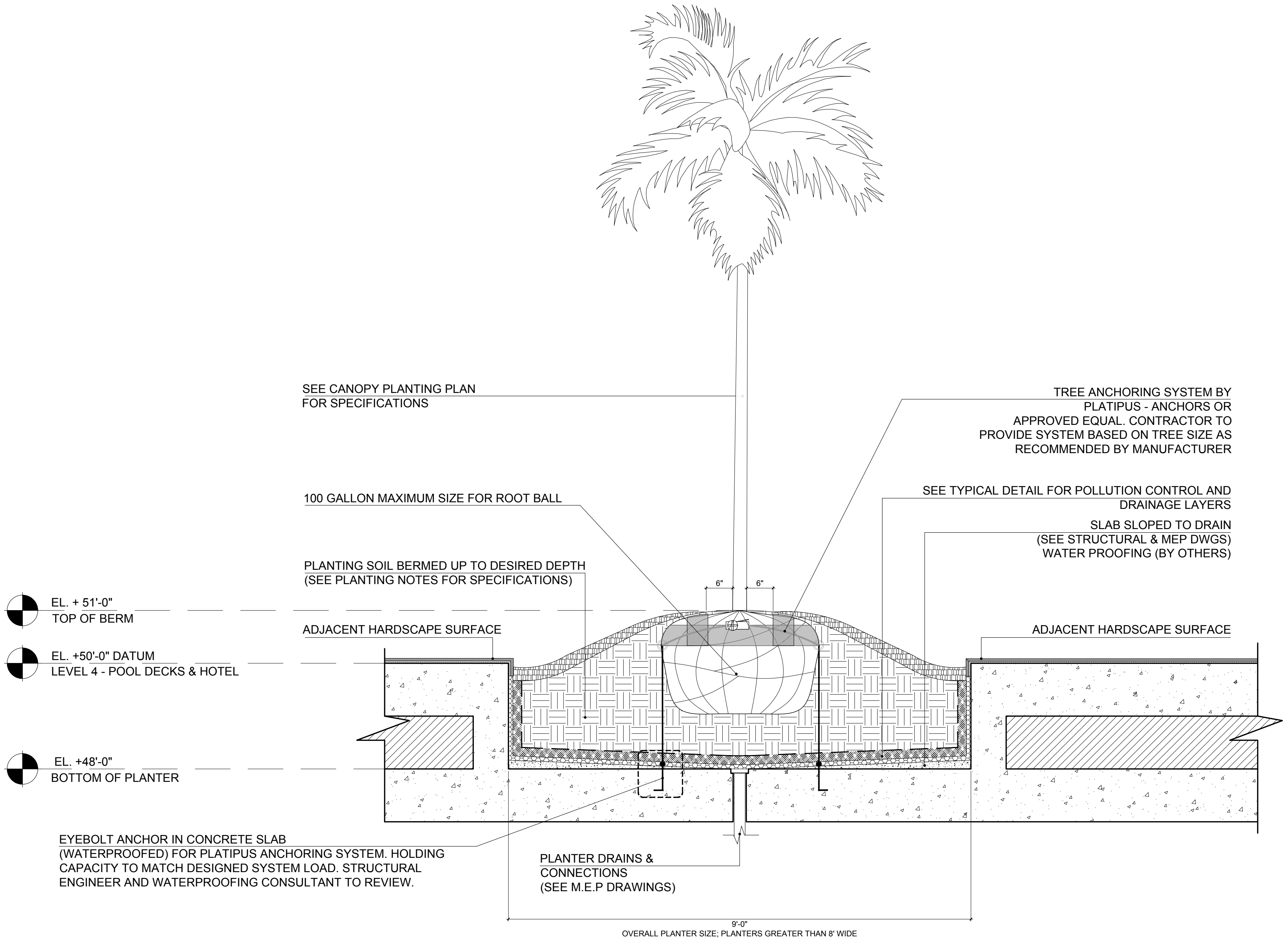
ALUMINUM PLANTER REFERENCE IMAGES BELOW FOR DESIGN INTENT ONLY



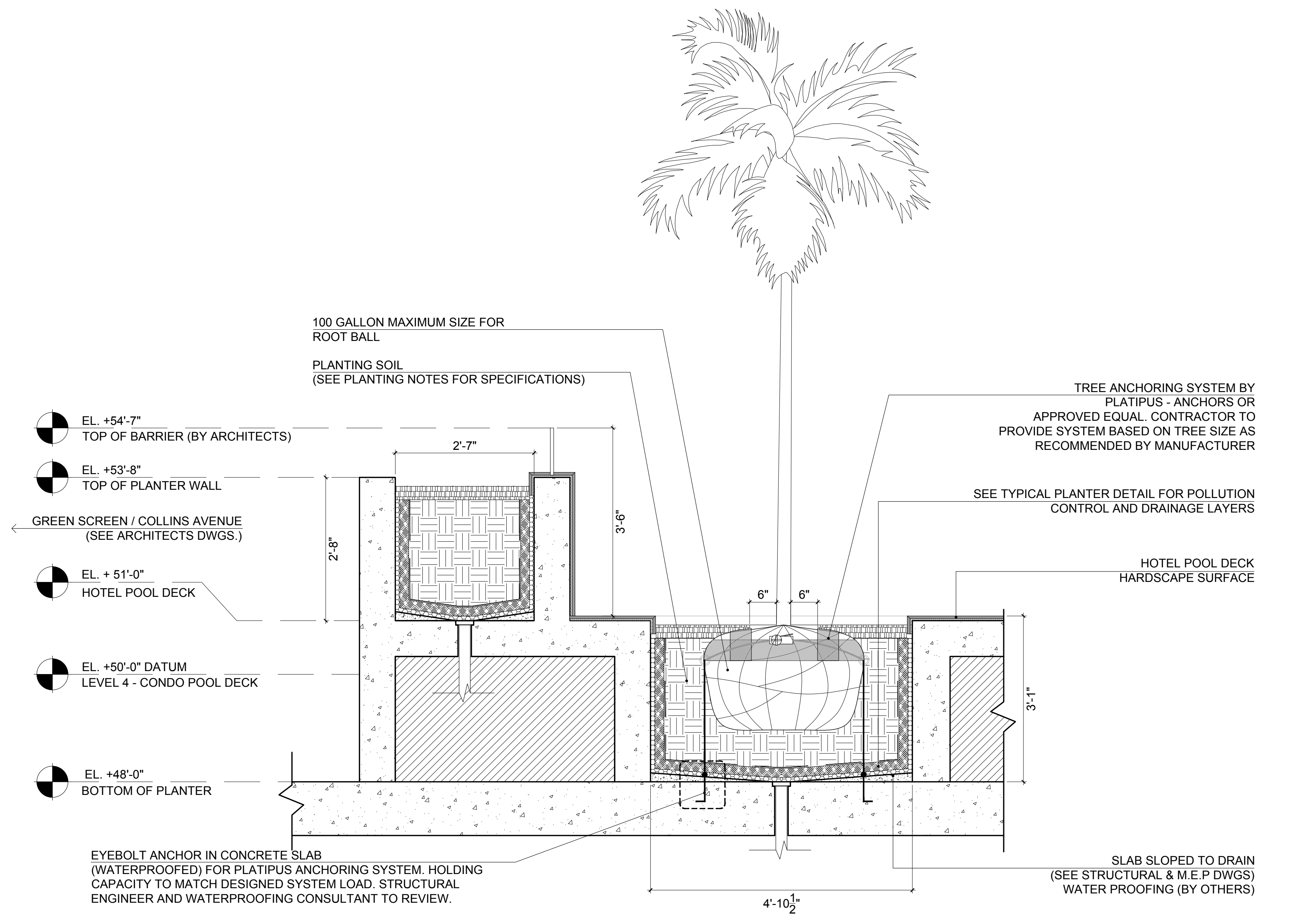
**1** PLANTER TYPE (A)  
Scale: 3/4" = 1'-0"



**2** PLANTER TYPE (B)  
Scale: 3/4" = 1'-0"



**3** PLANTER TYPE (C)  
Scale: 3/4" = 1'-0"



**4** PLANTER TYPE (D)  
Scale: 3/4" = 1'-0"

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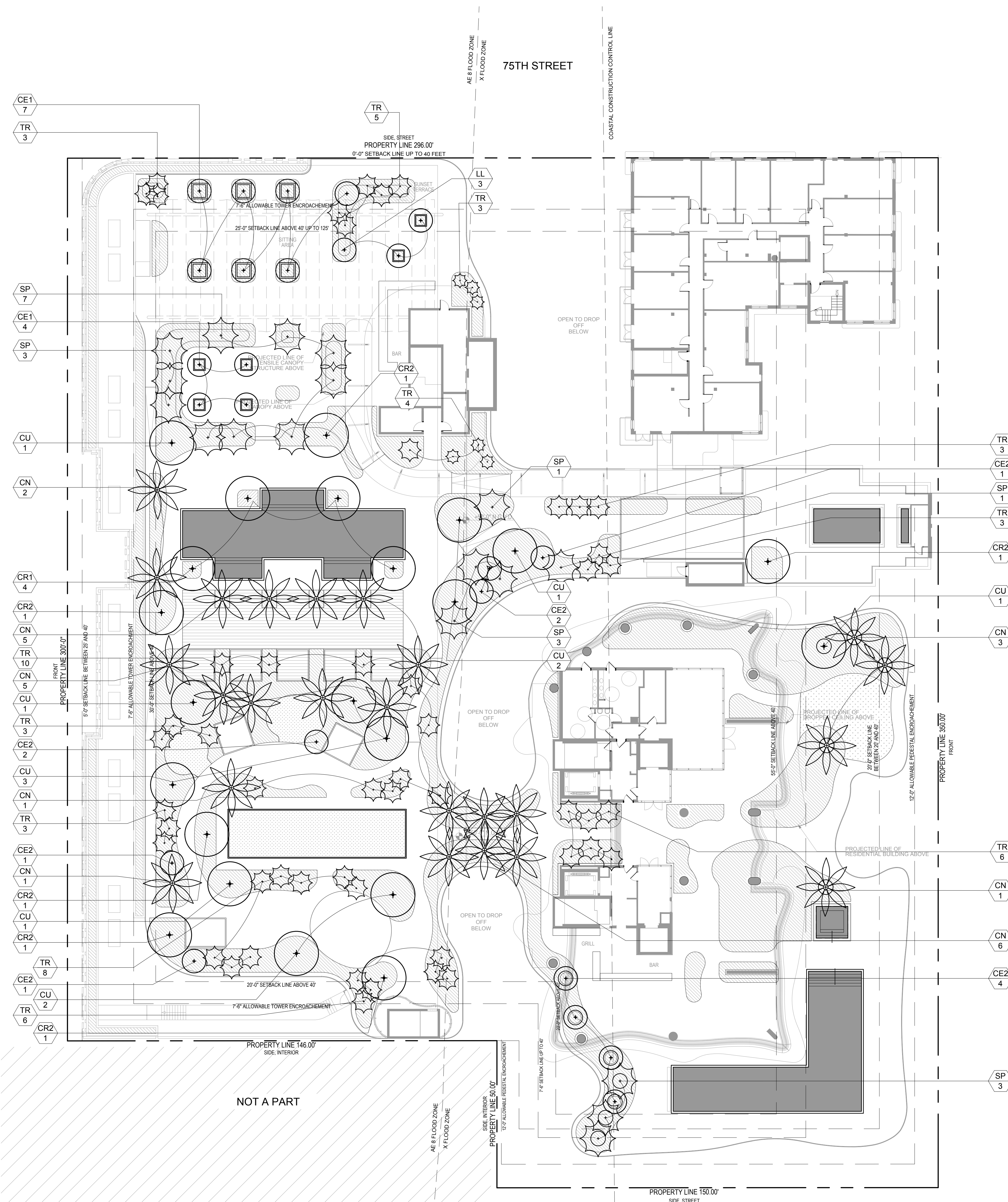
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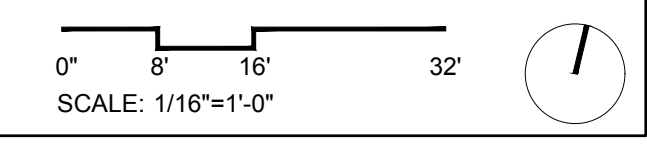
Date  
**11/10/2017**  
Scale  
**1/16"=1'-0"**  
Sheet Name

**LEVEL 4  
CANOPY PLAN**

**L4-500**



Canopy Plant Schedule								
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE	MITIGATION	POINTS
<b>PALMS</b>								
CN	24	<i>Cocos nucifera</i>	Coconut Palm	12' CT, 20' OA	Single, Gentle curved trunk	No	No	0
SP	18	<i>Sabal palmetto</i>	Sabal Palm	FG ; 12' CT ; 20' OA		Yes	No	0
TR	57	<i>Thrinax radiata</i>	Thatch Palm	FG ; 4-12' CT ; 8'-20' OA	50% @ 8' HT, 25% @ 12' HT, 15% @	Yes	No	0
<b>TREES</b>								
CU	12	<i>Coccoloba uvifera</i>	Seagrape	15-20' HT ; 16' SP ; 7' CT	Character, Multitrunk	Yes	Yes	3600
LL	3	<i>Lysiloma latisiqua</i>	Wild Tamarind	10'-12' HT ; 8' SP		Yes	Yes	900
CE1	11	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	10'-15' HT ; 10' SP ; 7' Clear when planted		Yes	Yes	1650
CE2	11	<i>Conocarpus erectus var. sericeus</i>	Silver Buttonwood	10'-15' HT ; 10' SP	Character Tree	Yes	Yes	1650
CR1	4	<i>Clusea rosea</i>	Pitch Apple	15'-20' HT ; 16' SP ; 7' CT		Yes	Yes	1200
CR2	6	<i>Clusea rosea</i>	Pitch Apple	12'-15' HT ; 10' SP ; 7' CT	Character Tree	Yes	Yes	1800
								<b>10800</b>





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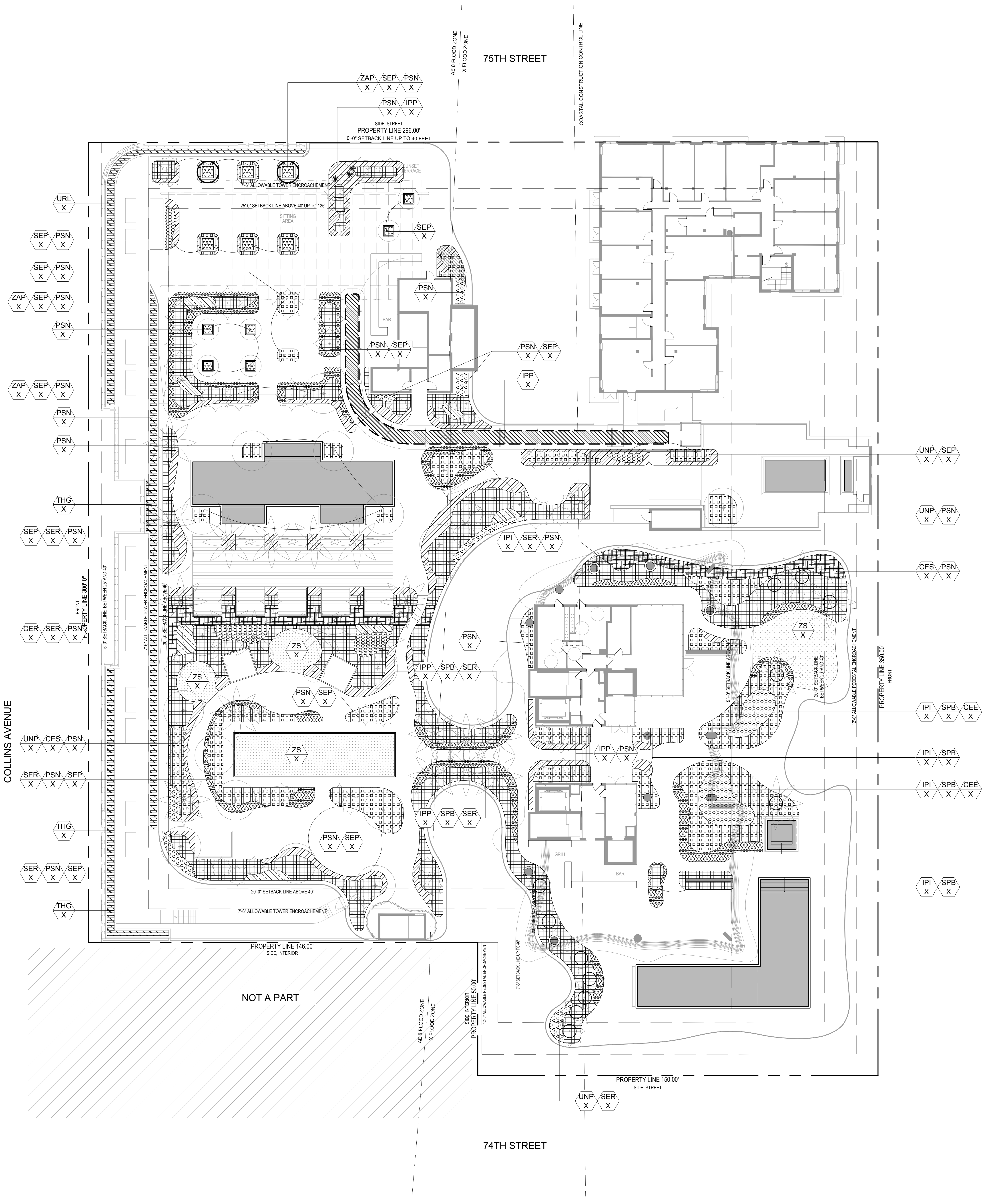
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1/16"=1'-0"

Sheet Name

**LEVEL 4  
UNDERSTORY  
PLAN**

**L4-501**



Understory Plant Schedule						
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
<b>SHRUBS</b>						
CES		<i>Conocarpus erectus</i> 'sericeus'	Silver Buttonwood	30G ; 5' - 6' HT ; 36" O.C	Full to base	Yes
COE		<i>Conocarpus erectus</i>	Green Buttonwood	30G ; 5' - 6' HT ; 36" O.C	Full to base	Yes
SER		<i>Serenoa repens</i>	Saw Palmetto	25G ; 4' HT ; 42" O.C	Staggered spacing	Yes
PSN		<i>Psychotria nervosa</i>	Wild Coffee	7G ; 24" HT ; 24" O.C	Staggered spacing	Yes
<b>GROUND COVERS</b>						
IPI		<i>Ipomoea imperati</i>	Beach Morning Glory	1G ; 6" HT ; 12" O.C	Staggered spacing	
POG		<i>Portulaca grandiflora</i>	Moss Rose	1G ; 6" HT ; 12" O.C ; White flower	Staggered spacing	Yes
SEP		<i>Sesuvium portulacastrum</i>	Sea Purslane	1G ; 6" HT ; 12" O.C	Staggered spacing	Yes
ZAP		<i>Zamia pumila</i>	Coontie	15G ; 18" HT ; 30" O.C	Full to base / Low branched	Yes
<b>GRASSES AND VINES</b>						
IPP		<i>Ipomoea pes-caprae</i>	Railroad Vine	1G ; 4" HT ; 12" O.C	Staggered spacing	Yes
SPB		<i>Spartina bakeri</i>	Sand Cordgrass	3G ; 24" HT ; 30" O.C	Staggered spacing	Yes
UNP		<i>Uniola paniculata</i>	Sea Oats	3G ; 24" HT ; 30" O.C	Staggered spacing	Yes
URL		<i>Urechites lutea</i>	Wild Allamanda	3G ; 36" HT TRELLIS ; 30" O.C	Wire to cable trellis	Yes
ZS		<i>Zoysia spp.</i>	Zoysia Grass	SF Sod	Bocce Court Lawn	No

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

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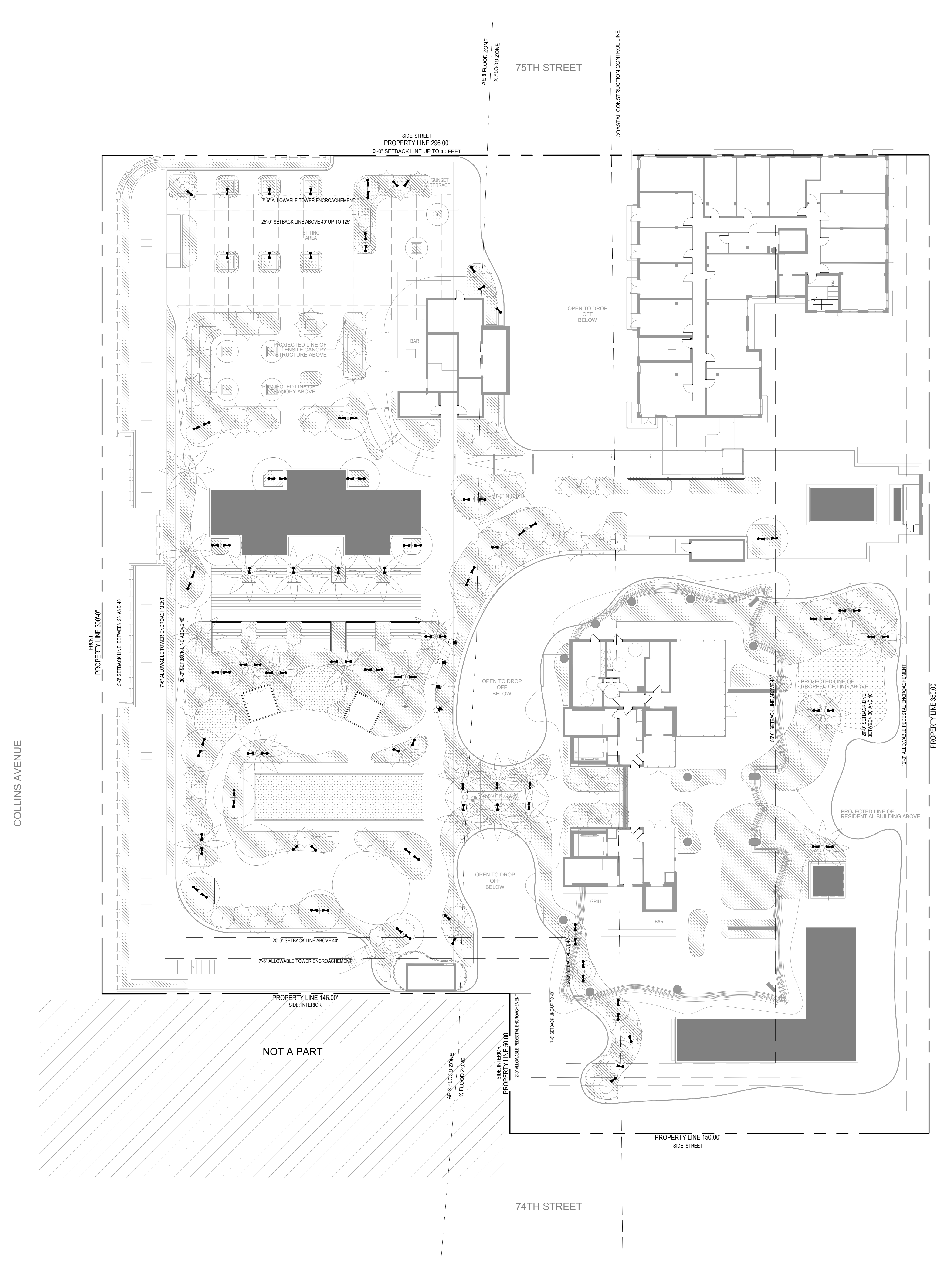
**LEVEL 4  
LANDSCAPE  
LIGHTING PLAN  
L4-700**

- 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
●	104	UPLIGHT; GARDEN LIGHT LED	17 VOLTS	V3 VISIONARY SERIES	SPOT LIGHT	STAINLESS ALUMINUM	OR APPROVED EQUAL.
■	4	PATH LIGHT; GARDEN LIGHT LED	18 VOLTS	P4 PATH LIGHT SERIES	IN GROUND	STAINLESS ALUMINUM	OR APPROVED EQUAL.

0' 8' 16' 32'  
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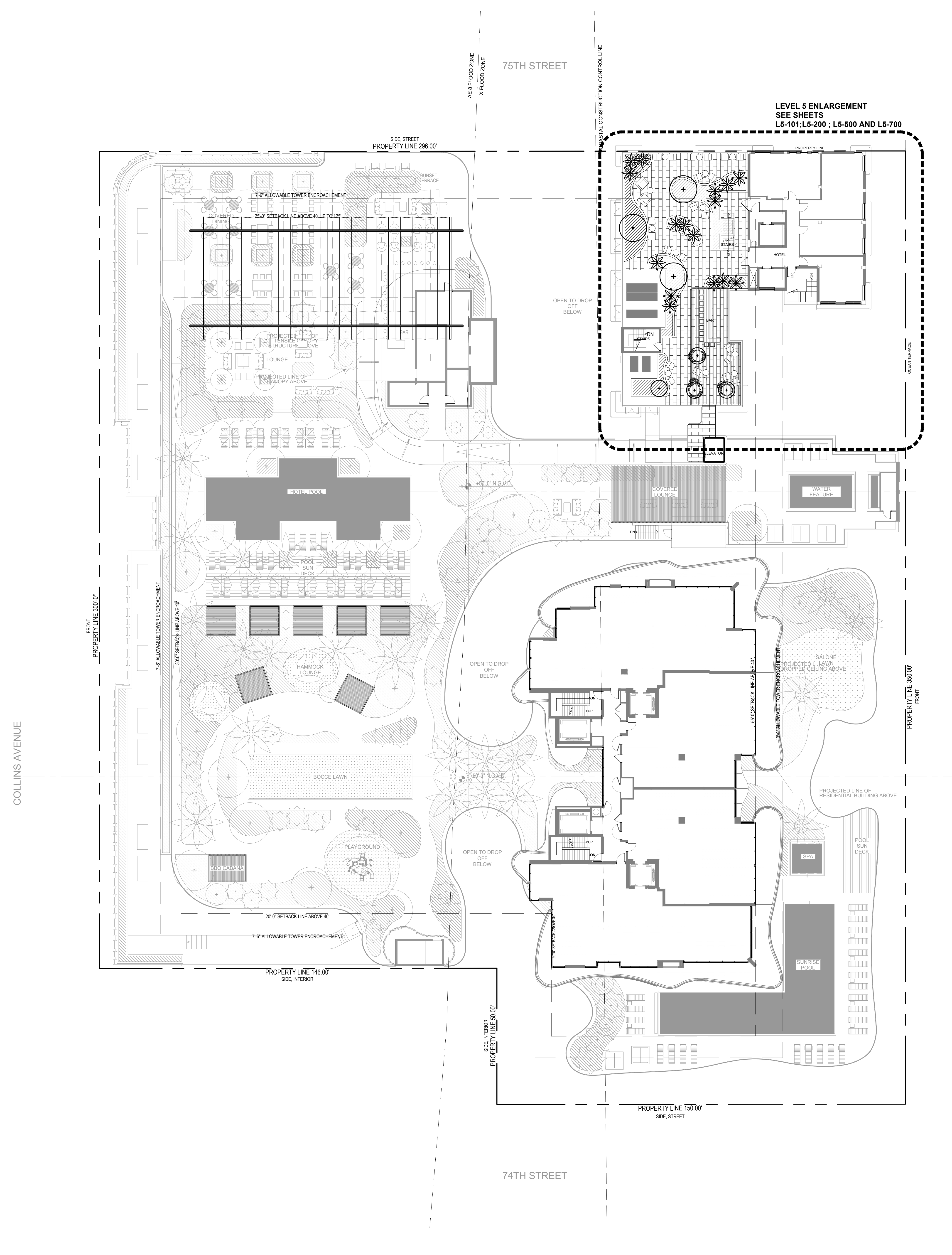
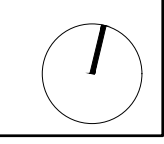
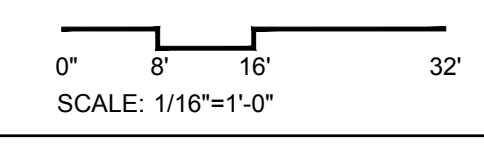
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**LEVEL 5**  
**SITE PLAN**

**L5-100**



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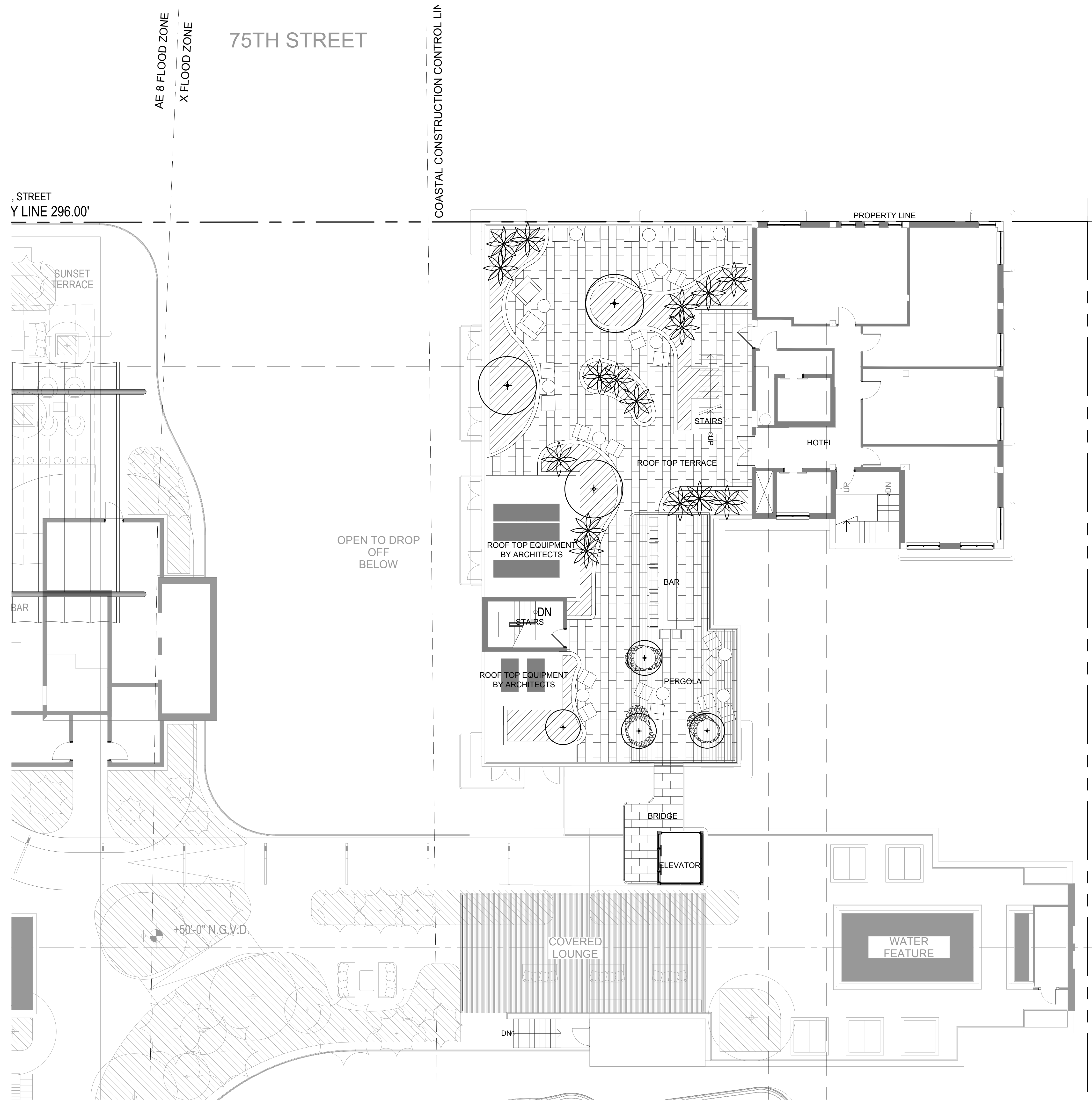
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GERARDO JAVIER DELGADO  
R.L.A. 0001574  
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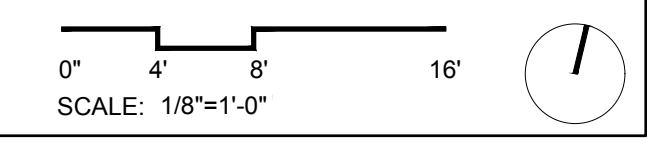
Date  
**11/10/2017**  
Scale  
**1/8"=1'-0"**  
Sheet Name

**LEVEL 5  
SITE PLAN**

**L5-101**



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 Plot Size: 11x17  
 Plot Orientation: Landscape  
 Plot Color: Black  
 Plot Lineweight: 0.5  
 Plot Linetype: Solid  
 Plot Font: Arial, 10  
 Plot Title: L5-101





**OCEAN TERRACE**  
7400 Ocean Terrace  
Miami Beach, FL 33141

A mixed used project by  
**Ocean Terrace Holdings**  
1035 North Miami Av.  
Miami, FL 33136  
305.324.4700

**enea**  
garden design

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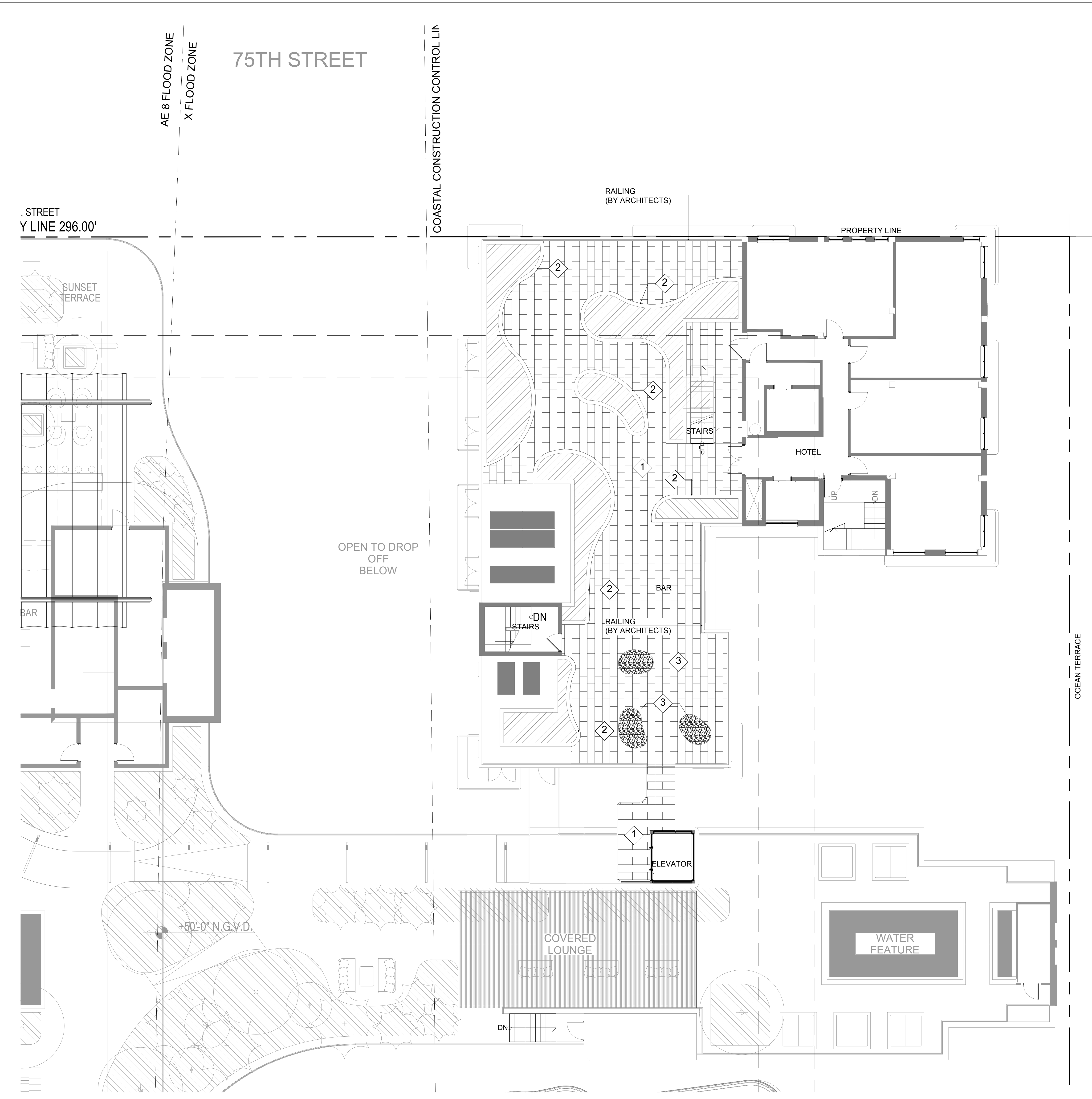
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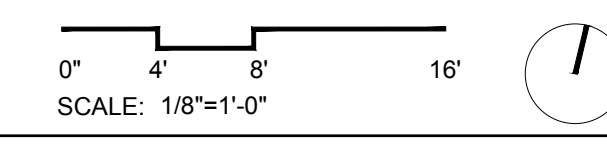
**LEVEL 5  
HARDSCAPE PLAN**

**L5-200**



HARDSCAPE MATERIAL SCHEDULE

SYM	MATERIAL	DESCRIPTION	LOCATION	NOTES
1	STONE PAVER	MATERIAL: STONE SIZE: TBD FINISH: TBD COLOR: TBD	HOTEL TERRACE	
2	STUCCO WALL	MATERIAL: STUCCO FINISH: TBD COLOR: MATCH ARCHITECTURE	HOTEL TERRACE	
3	GRAVEL	MATERIAL: GRAVEL SIZE: 3/8" COLOR: GREY " ZEN BLACK"	HOTEL TERRACE	



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**OCEAN TERRACE  
THE BROADMOOR**  
7450 Ocean Terrace  
Miami Beach, FL 33141

A mixed used project by  
**Ocean Terrace  
Holdings**  
1035 North Miami Av.  
Miami, FL 33136  
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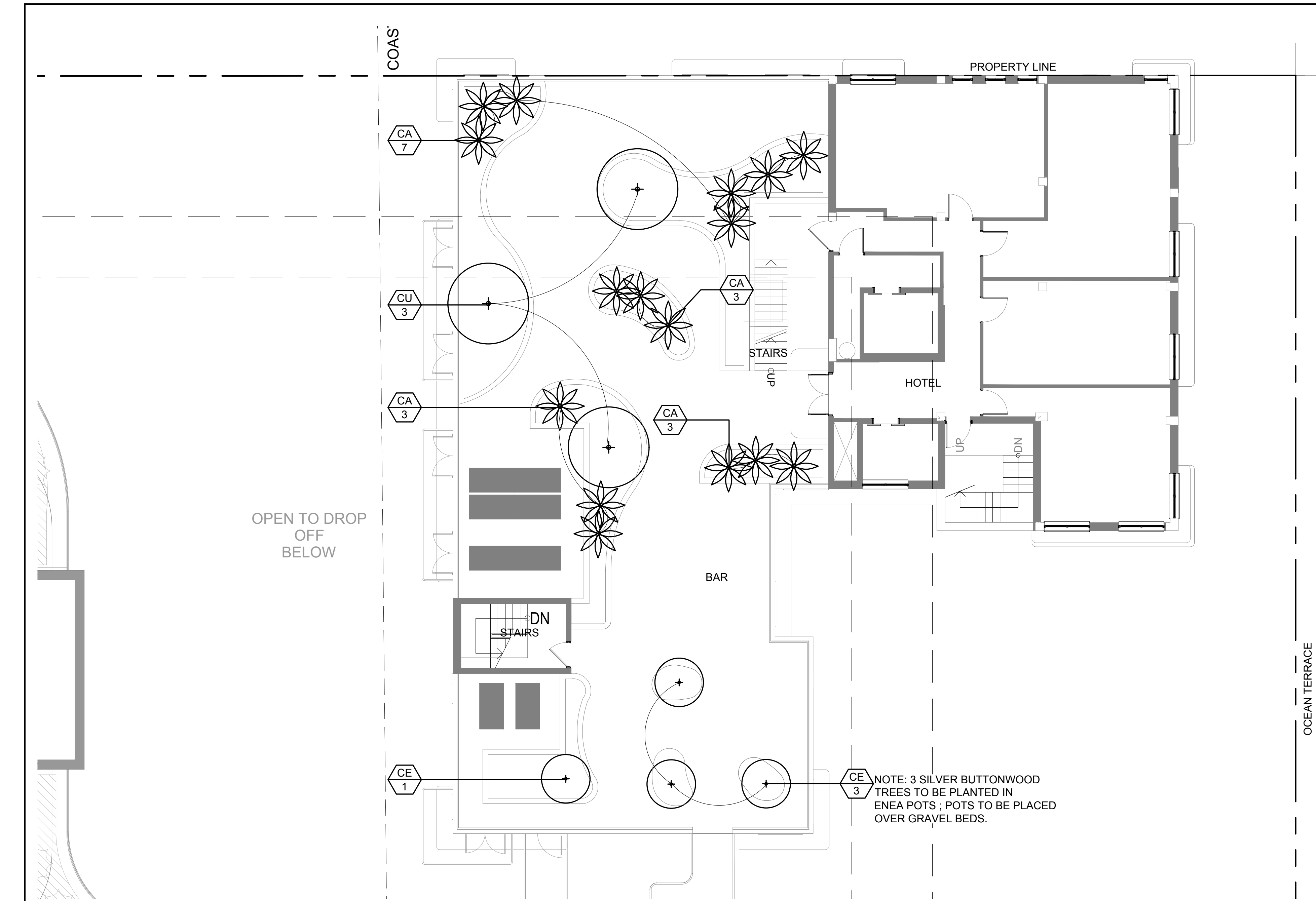
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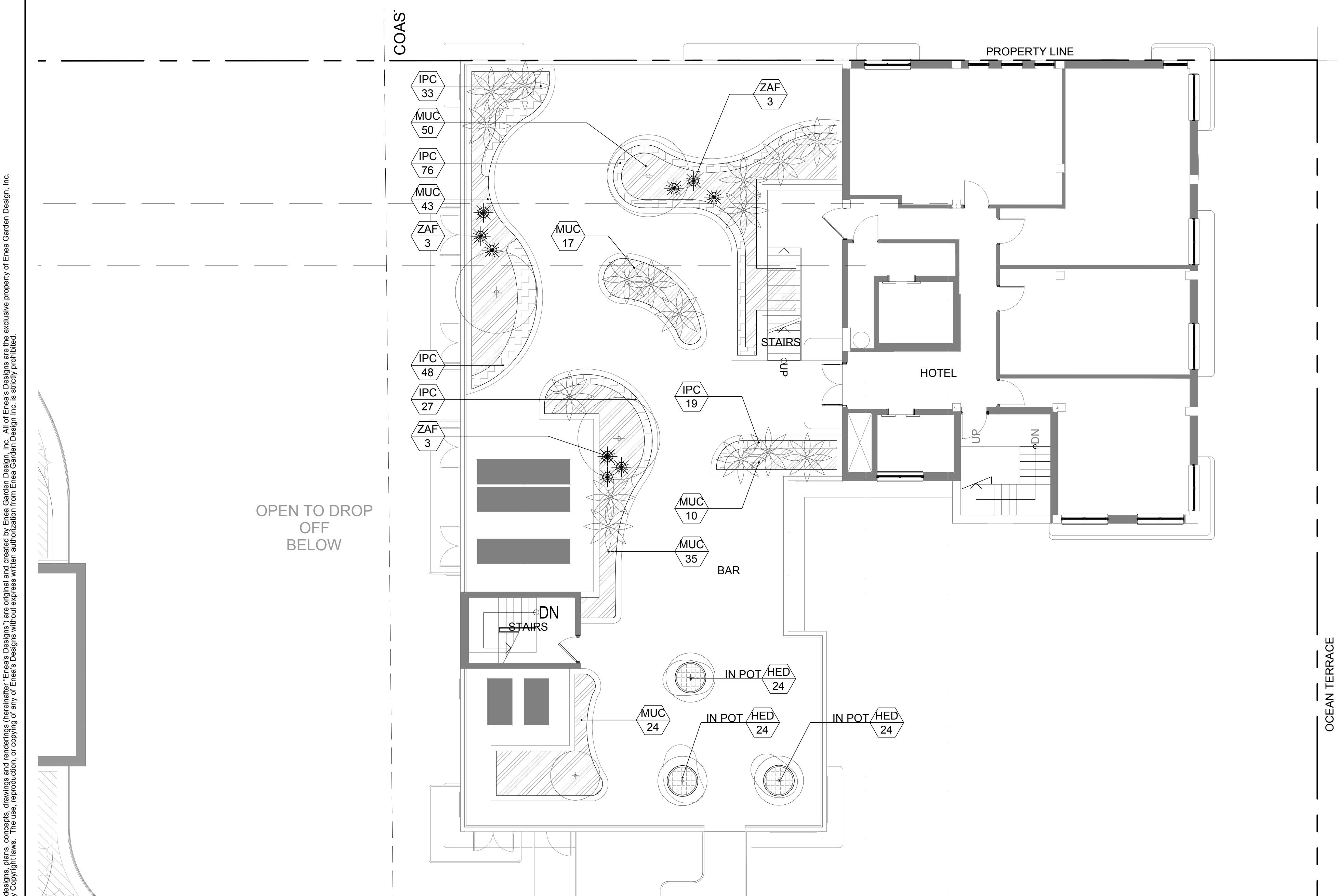
Date  
**9/26/2017**

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**1/8"=1'-0"**

Sheet Name  
**LEVEL 5  
CANOPY AND  
UNDERSTORY  
PLAN  
L5-500**



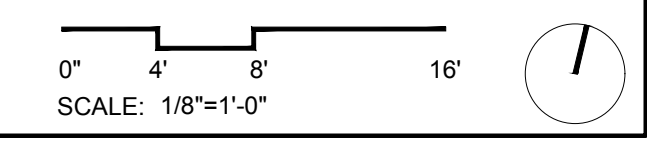
CANOPY PLAN



UNDERSTORY PLAN

Canopy Plant Schedule						
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
<b>PALMS</b>						
CA	16	<i>Coccothrinax argentata</i>	Silverpalm	8'CT, 12' OA		Yes
<b>TREES</b>						
CU	3	<i>Coccoloba uvifera</i>	Seagrape	45G	Character , Multitrunk	Yes
CE	4	<i>Conocarpus erectus</i> 'Sericeus'	Silver Buttonwood	45G	Character , Multitrunk	Yes

Understory Plant Schedule						
SYM	QTY	SCIENTIFIC NAME	COMMON NAME	MINIMUM SPECIFICATIONS	NOTES	NATIVE
<b>SHRUBS</b>						
ZAF	9	<i>Zamia floridana</i>	Coontie	7G ;16" HT	See plan for locations	Yes
<b>GRASSES AND VINES</b>						
IPC	203	<i>Ipomoea pes-caprae</i>	Railroad Vine	1G ; 4" HT ; 12" O.C	Staggered spacing	Yes
MUC	179	<i>Muhlenbergia capillaris</i>	Muhly Grass	3G ; 24" HT ; 24" O.C	Staggered spacing	Yes
HED	72	<i>Helianthus debilis</i>	Dune Sunflower	1G ; 6" HT ; 8" O.C	Staggered spacing, planted in pots	Yes



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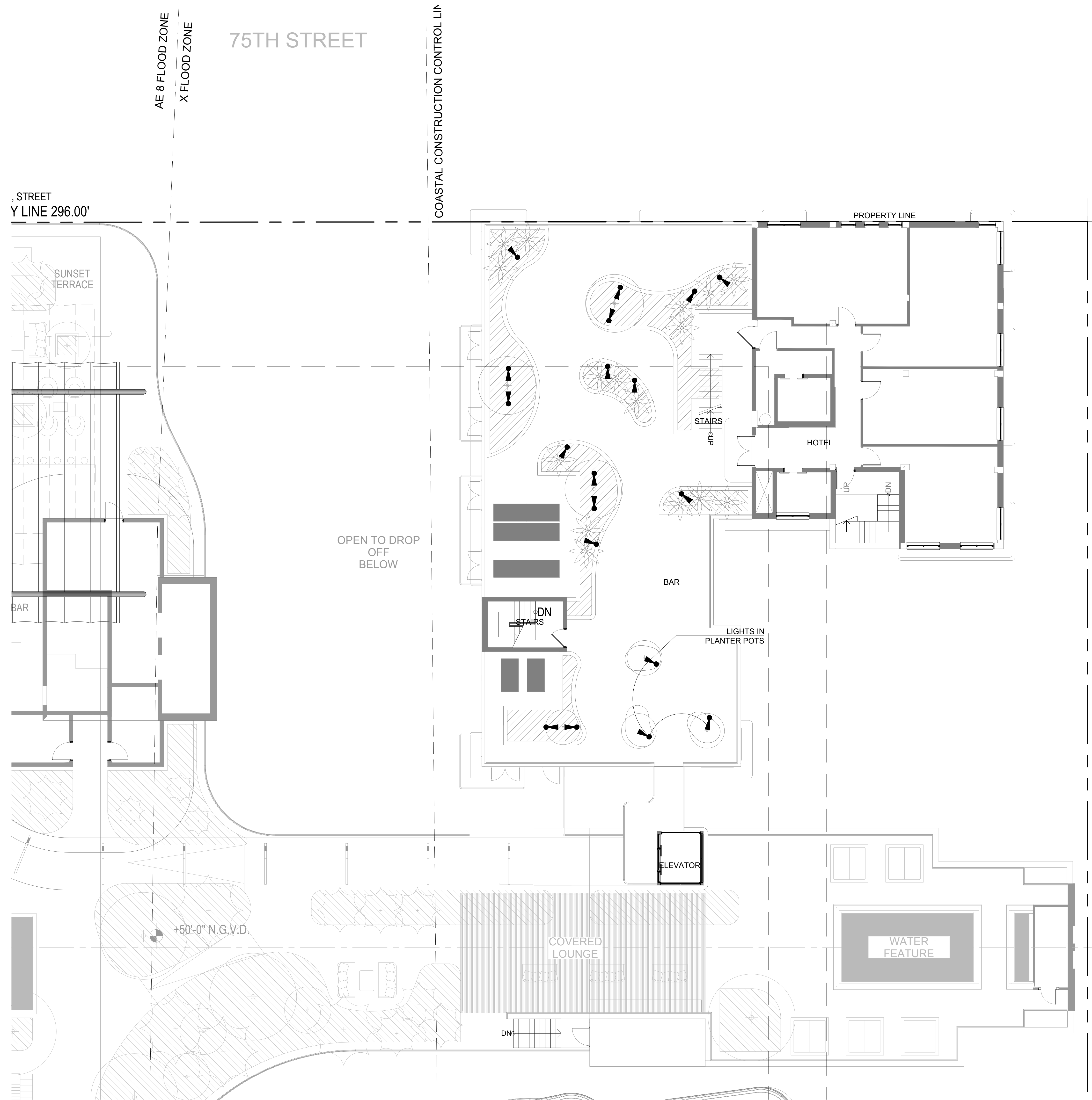
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Sheet Name

**LEVEL 5  
LANDSCAPE  
LIGHTING PLAN**

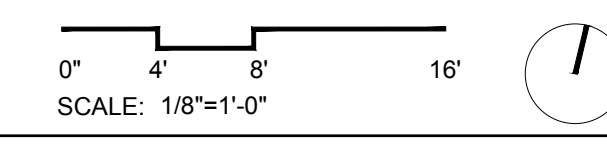
**L5-700**

- 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
●	19	UPLIGHT; GARDEN LIGHT LED	17 VOLTS	V3 VISIONARY SERIES	SPOT LIGHT	STAINLESS ALUMINUM	OR APPROVED EQUAL.



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