

**GENERAL NOTES**

- HISTORIC DISTRICT BOUNDARY:**  
The Ocean Terrace / Harding Historic Townsite Area is generally located between Harding Avenue to the west and Ocean Terrace to the east, between 73rd and 75th Streets. (City of Miami Beach Municipality: Sec. 142-870.10.b)
- 4 Dune beach crossings are allowed for 600 linear feet of beach frontage.
- Any improvements south of the center line of 73rd street are not within the jurisdiction of the HPB.

**LINE TYPE LEGEND**

PROPERTY LINE	---
SETBACKS	- - - -
LIMIT OF WORK	---

**HARDSCAPE LEGEND**

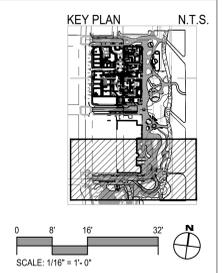
CONCRETE PAVERS	CONCRETE COBBLES	WOOD DECKING	CONCRETE BEACHWALK
VEGETATION	EXISTING TO REMAIN	PLANTING AREA, TYP.	TREE
LAWN AREA, TYP.	PALM	EXISTING DUNE VEGETATION	

**GENERAL NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
- GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
- PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL LOCATE ALL ABOVE AND UNDERGROUND UTILITIES. UTILITIES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- ALL MATERIALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT.
- ALL ELEMENTS CALLED OUT ON THE HARDSCAPE PLAN SHALL BE MOCKED-UP FOR CLIENT AND LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL. CONTRACTOR TO REWORK MOCK-UP AS NECESSARY FOR APPROVAL. MAINTAIN APPROVED MOCK-UP FOR COMPARISON OF FINISHED WORK.
- ALL MATERIALS AND ELEMENTS LOCATION / LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- OVERALL PLAN IS FOR REFERENCE ONLY. ENLARGED PLAN GOVERN IN REGARDS TO LAYOUT AND DIMENSIONING.

**NOTE 1:**  
THE CONTRACTOR IS RESPONSIBLE FOR THE STAKING AND LAYOUT OF ALL SITE IMPROVEMENTS INCLUDED ON THIS DRAWING. DIMENSIONS ON THIS PLAN ARE PROVIDED AS A GUIDELINE TO CLEARLY CONVEY DESIGN INTENT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WITH CONSTRUCTION. THE CONTRACTOR IS ALSO SOLELY RESPONSIBLE FOR STAKING AND LAYOUT. THE LANDSCAPE ARCHITECT SHALL PROVIDE AN AUTOCAD DWG FILE OF THE HARDSCAPE PLAN TO FACILITATE ITS USE BY THE CONTRACTOR OR THE CONTRACTOR'S PROFESSIONAL SURVEYOR AND MAPPER. FOR THE PURPOSES OF STAKING AND LAYOUT OF THE SITE IMPROVEMENTS.

**NOTE 2:**  
SWIMMING POOLS, SPAS, FOUNTAINS, FOUNTAIN POOLS, POOL DECKING, FENCING, ACCESS GATES, DEPTHS OF POOLS, STEPS, LADDERS, HANDRAILS, SUBMERGED POOL LIGHTING, POOL DECK AREA LIGHTING, ETC. AS INDICATED HEREIN THE DRAWINGS ARE DELINEATED FOR USE AS A CONCEPTUAL DESIGN GUIDELINE AND FOR REFERENCE. ALL IMPROVEMENTS INCLUDING REQUIRED ENGINEERING DESIGN DOCUMENTS SHALL BE PROVIDED, CONSTRUCTED AND/OR INSTALLED BY THE GENERAL CONTRACTOR AND POOL SUBCONTRACTOR AS REQUIRED TO ENSURE COMPLIANCE WITH FLORIDA BUILDING CODE, CHAPTER 45: PRIVATE SWIMMING POOLS, LATEST EDITION.



HISTORIC PRESERVATION BOARD - FIRST SUBMISSION  
**OCEAN TERRACE**  
OCEAN TERRACE, MIAMI BEACH, FL 33141

**SUBMISSION:**

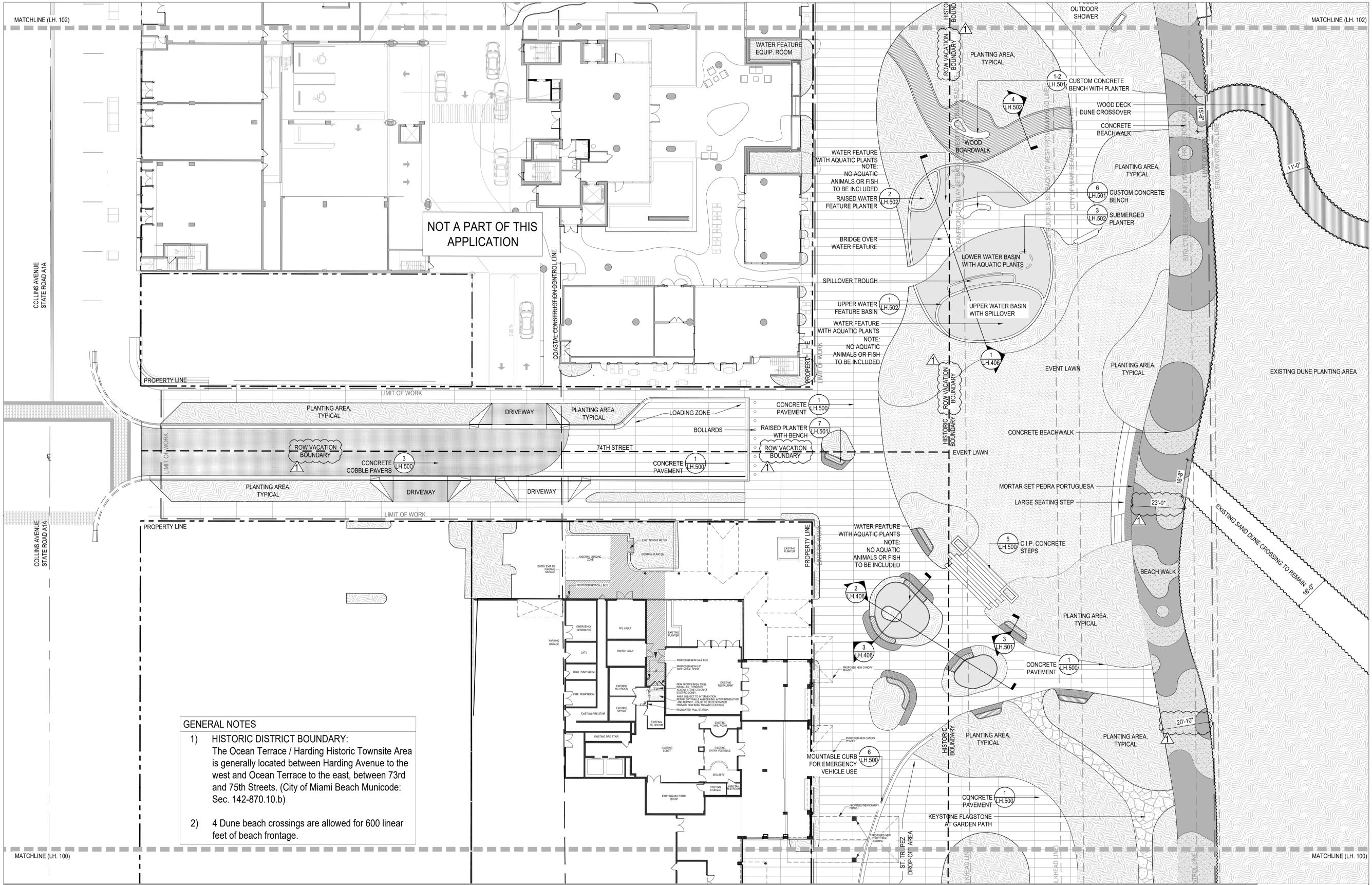
DATE	DESCRIPTION
06/14/2021	TYPE SUBMITTAL - REVISION 1

FLORIDA LICENSE NO. LA 0000856  
Not valid for construction unless signed in this box.

**SHEET TITLE:**  
HARDSCAPE PLAN

Scale: 1/16" = 1'-0"  
Drawn By:  
Checked By:  
Date: 06/14/2021  
SHEET NUMBER:  
**LH.100**

2021/07/02  
 Ranaul, Rafael  
 S:\PROJECTS\19000\_Ocean\_Terrace\201903\DESIGN\44\WORKING\CAD\Sheet\19000\_LH\_100\_Hardscape\_Plan.dwg



**GENERAL NOTES**

1) HISTORIC DISTRICT BOUNDARY:  
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2) 4 Dune beach crossings are allowed for 600 linear feet of beach frontage.

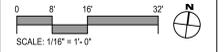
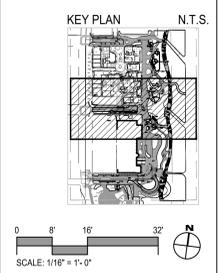
LINETYPE LEGEND	HARDSCAPE LEGEND	VEGETATION	EXISTING TO REMAIN
PROPERTY LINE	CONCRETE PAVERS	PLANTING AREA, TYP.	TREE
SETBACKS	CONCRETE COBBLES	LAWN AREA, TYP.	PALM
LIMIT OF WORK	WOOD DECKING	EXISTING DUNE VEGETATION	
	WATER		
	CONCRETE BEACHWALK		
	STEP NOSING		

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**NOTE 2:**  
SWIMMING POOLS, SPAS, FOUNTAINS, FOUNTAIN POOLS, POOL DECKING, FENCING, ACCESS GATES, DEPTHS OF POOLS, STEPS, LADDERS, HANDRAILS, SUBMERGED POOL LIGHTING, POOL DECK AREA LIGHTING, ETC. AS INDICATED HEREIN THE DRAWINGS ARE DELINEATED FOR USE AS A CONCEPTUAL DESIGN GUIDELINE AND FOR REFERENCE. ALL IMPROVEMENTS INCLUDING REQUIRED ENGINEERING DESIGN DOCUMENTS SHALL BE PROVIDED, CONSTRUCTED AND/OR INSTALLED BY THE GENERAL CONTRACTOR AND POOL SUBCONTRACTOR AS REQUIRED TO ENSURE COMPLIANCE WITH FLORIDA BUILDING CODE, CHAPTER 45: PRIVATE SWIMMING POOLS, LATEST EDITION.



HISTORIC PRESERVATION BOARD - FIRST SUBMISSION  
**OCEAN TERRACE**  
OCEAN TERRACE, MIAMI BEACH, FL 33141

SUBMISSION:

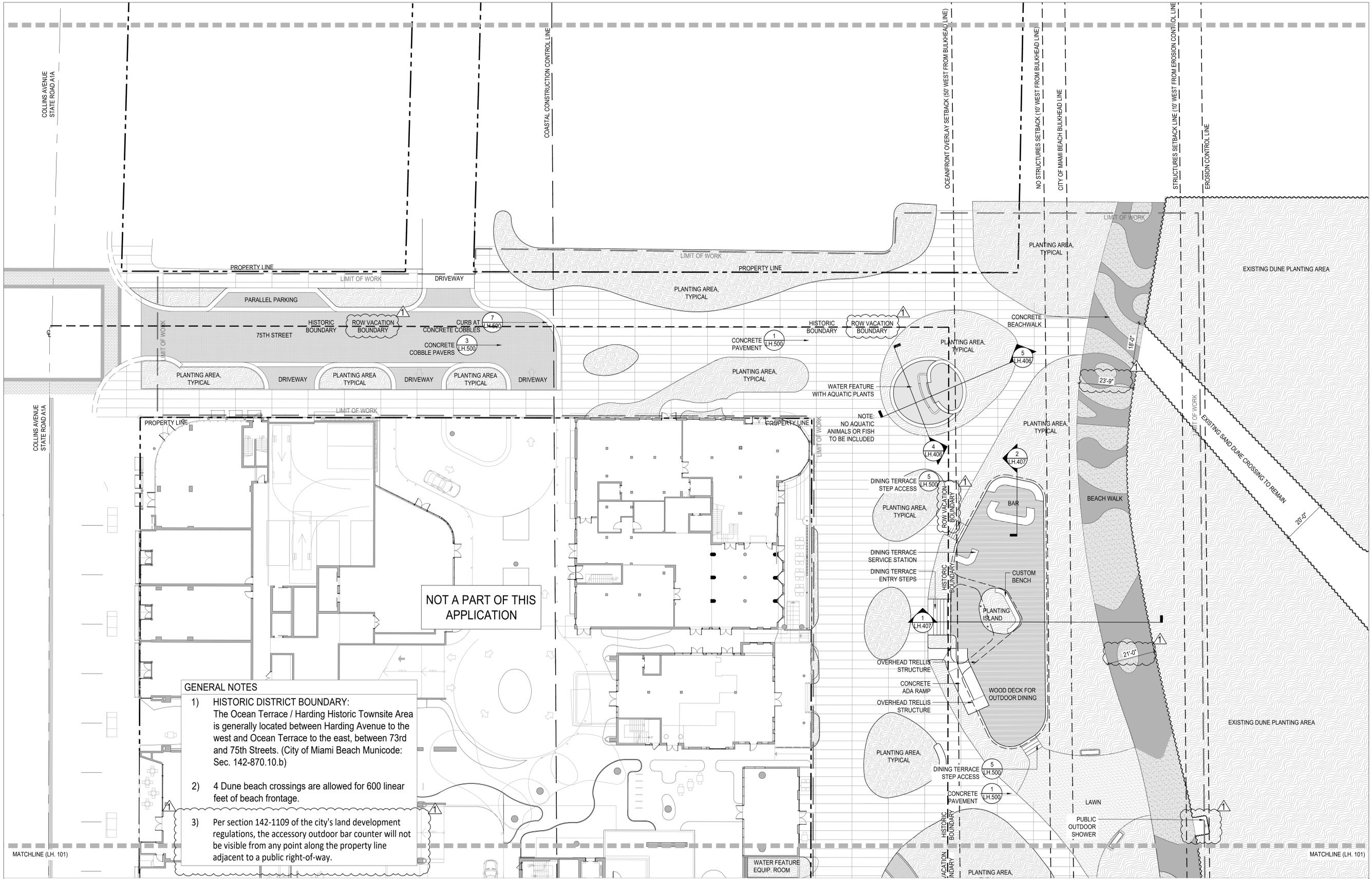
DATE	DESCRIPTION
06/23/2021	TYPE SUBMITTAL - REVISION 1

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

FLORIDA LICENSE NO. LA 0000856  
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SHEET TITLE:  
**HARDSCAPE PLAN**

Scale: 1/16"=1'-0"  
Drawn By:  
Checked By:  
Date: 06/14/2021  
SHEET NUMBER:  
**LH.101**



NOT A PART OF THIS APPLICATION

**GENERAL NOTES**

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- 4 Dune beach crossings are allowed for 600 linear feet of beach frontage.
- Per section 142-1109 of the city's land development regulations, the accessory outdoor bar counter will not be visible from any point along the property line adjacent to a public right-of-way.

LINETYPE LEGEND		HARDSCAPE LEGEND		VEGETATION		EXISTING TO REMAIN	
PROPERTY LINE	---	CONCRETE PAVERS	[Grid Pattern]	PLANTING AREA, TYP.	[Wavy Pattern]	TREE	[Circle with Dot]
SETBACKS	- - - -	WOOD DECKING	[Horizontal Lines]	LAWN AREA, TYP.	[Stippled Pattern]	PALM	[Sunburst]
LIMIT OF WORK	--- ---	CONCRETE BEACHWALK	[Diagonal Lines]	EXISTING DUNE VEGETATION	[Wavy Pattern]		
		CONCRETE COBBLES	[Grid Pattern]				
		WATER	[Blue Fill]				
		STEP NOSING	[Dotted Pattern]				

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**KEY PLAN** N.T.S.

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

HISTORIC PRESERVATION BOARD - FIRST SUBMISSION  
**OCEAN TERRACE**  
OCEAN TERRACE, MIAMI BEACH, FL 33141

NO.	DATE	DESCRIPTION

FLORIDA LICENSE NO. LA 0000856  
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SHEET TITLE:  
**HARDSCAPE PLAN**

Scale: 1/16"=1'-0"  
Drawn By:  
Checked By:  
Date: 06/14/2021  
SHEET NUMBER:  
**LH.102**