

OCEAN TERRACE
OCEAN TERRACE, MIAMI BEACH, FL 33141

MISSION:

[illegible]

Date	Description
LANDSCAPE ARCHITECT:	

FLORIDA LICENSE NO.
LA 0000856
valid for construction unless signed in this box.

NET TITLE:

SITE SECTIONS

File: AS NOTED
 Drawn By:

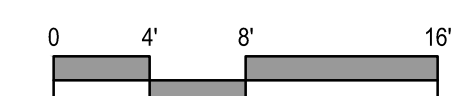
Checked By: .
Date: 06/14/2021

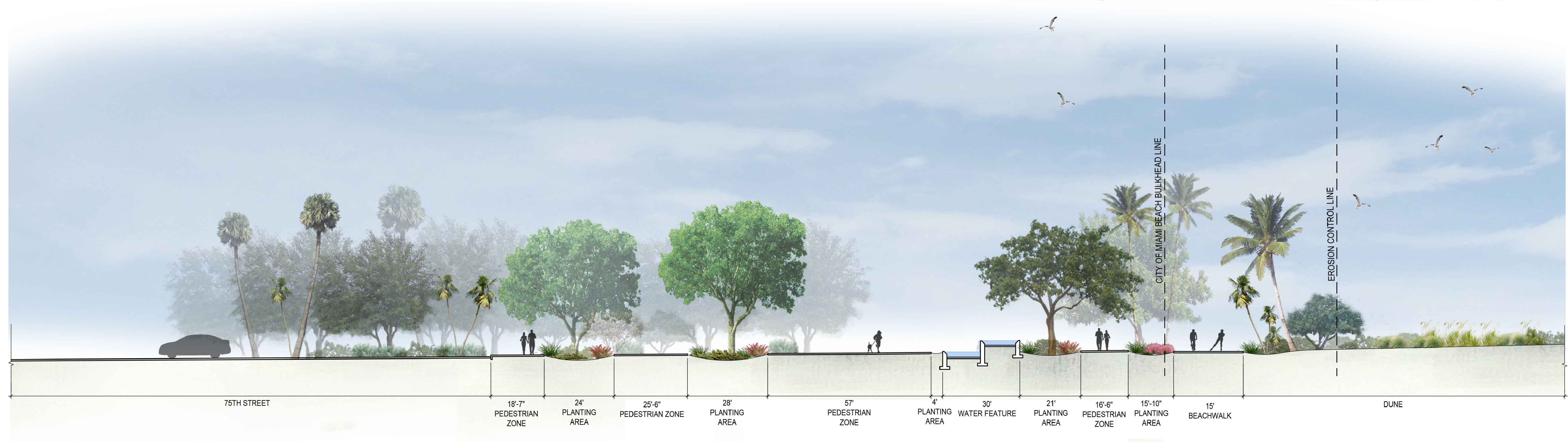
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LH.402

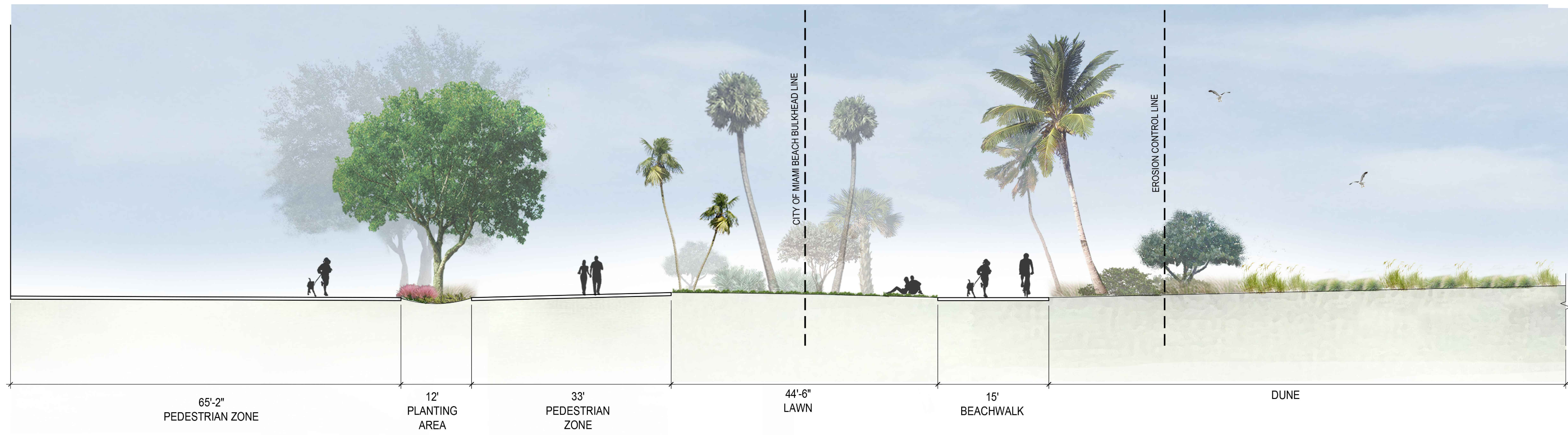
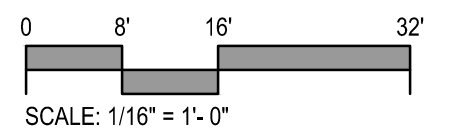
[illegible]

GENERAL NOTES:
ALL TREES 8'-0" CLEAR HEIGHT TO LOWEST BRANCHES TO MAINTAIN VISIBILITY.
ALL SHRUBS 3'-0" MAXIMUM HEIGHT TO MAINTAIN VISIBILITY.
ALL IMPERVIOUS SURFACES SLOPE TOWARDS PLANTING AREAS.



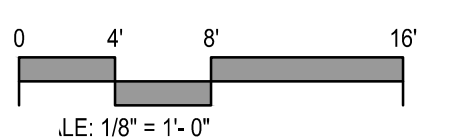


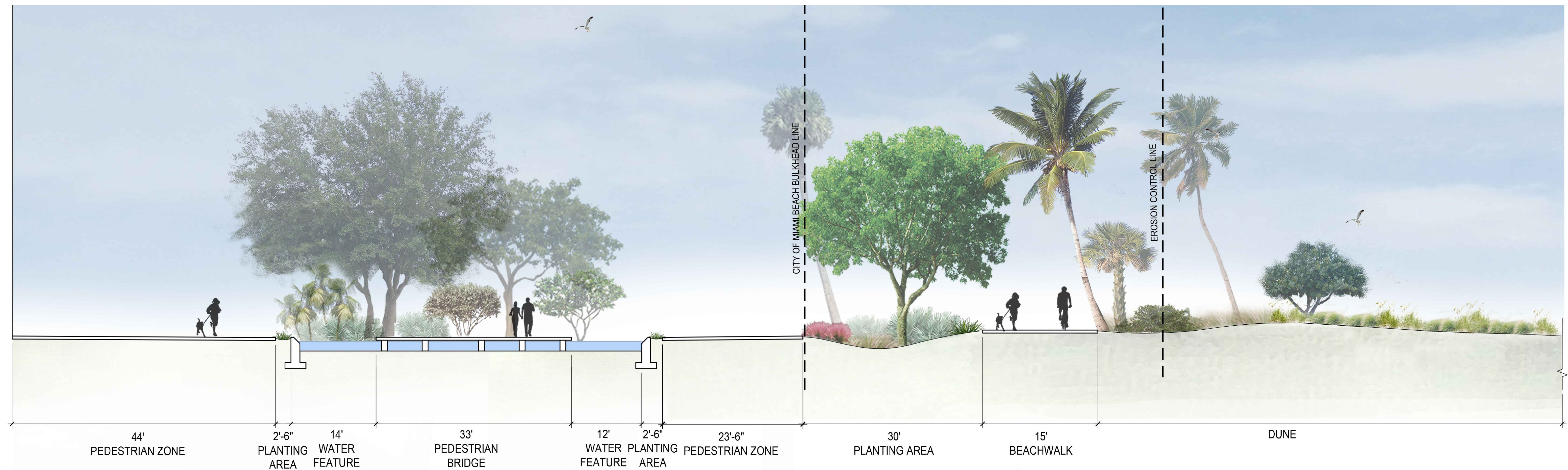
1 SECTION E-W: 75TH STREET
Scale: See Scale Bar



2 SECTION E-W: DUNE TO OCEAN TERRACE
Scale: See Scale Bar

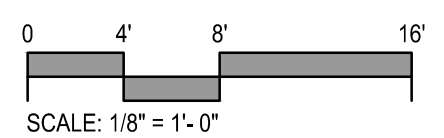
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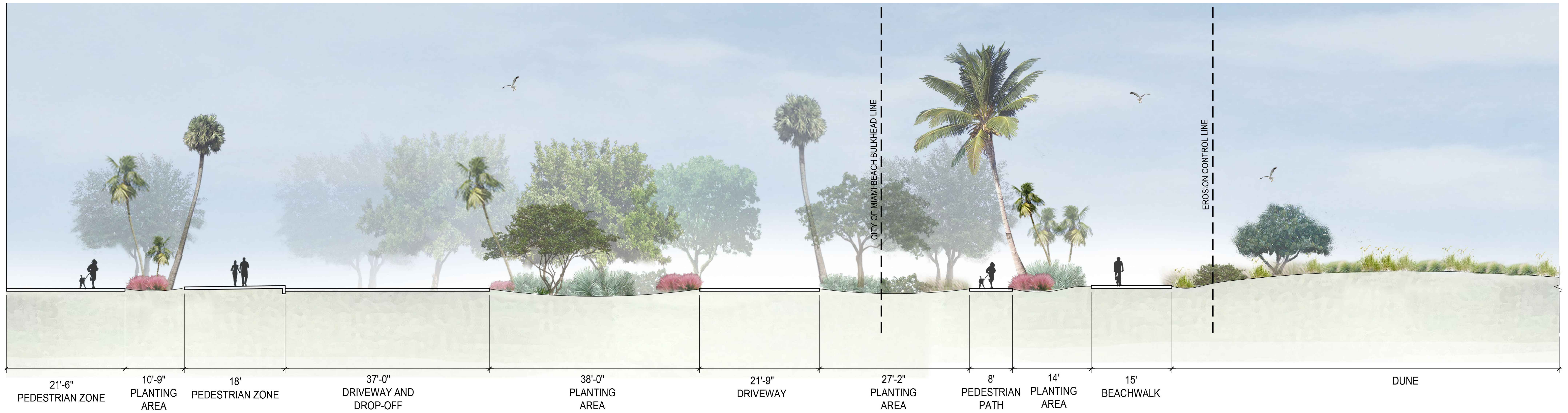




0 4' 8' 16'

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





0 4' 8' 16'

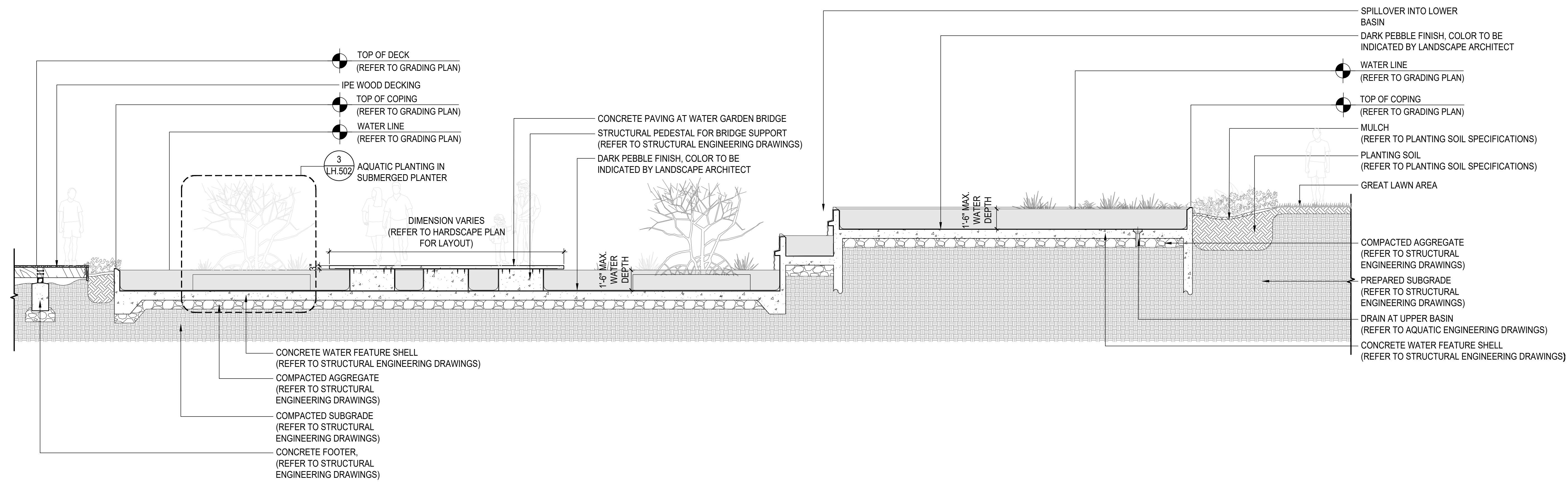
SCALE: $\frac{1}{8}'' = 1'-0''$



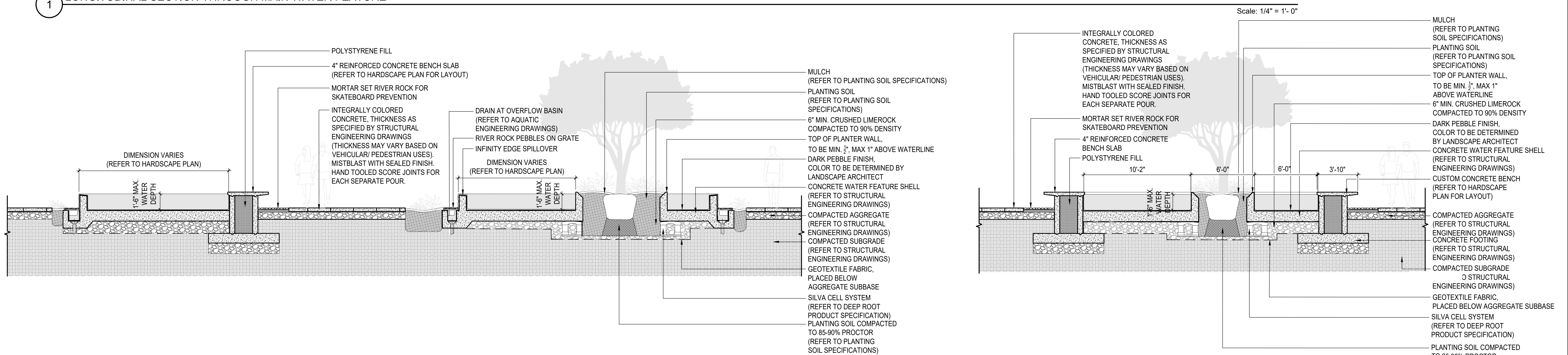
0 8' 16' 32'

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

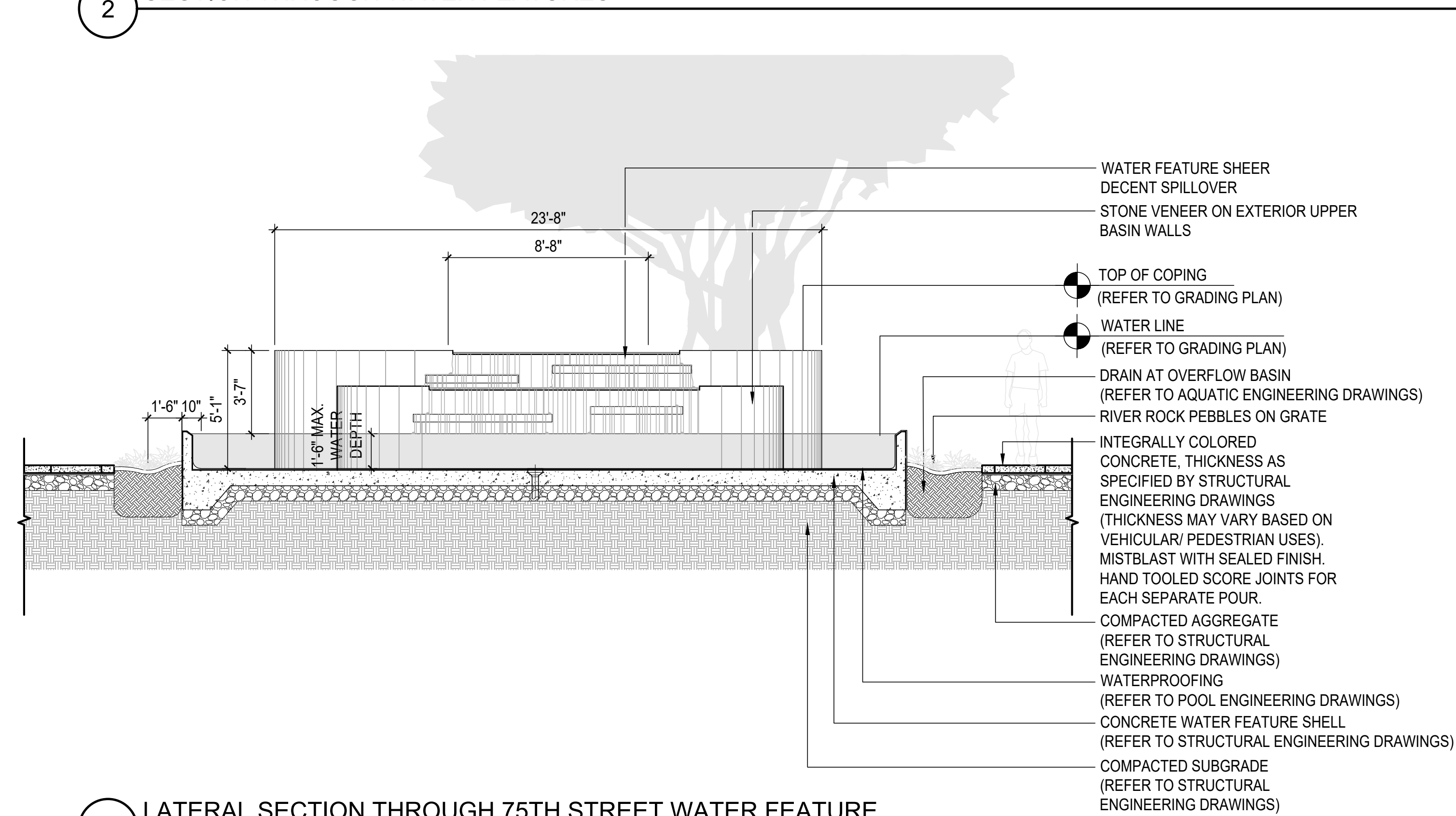
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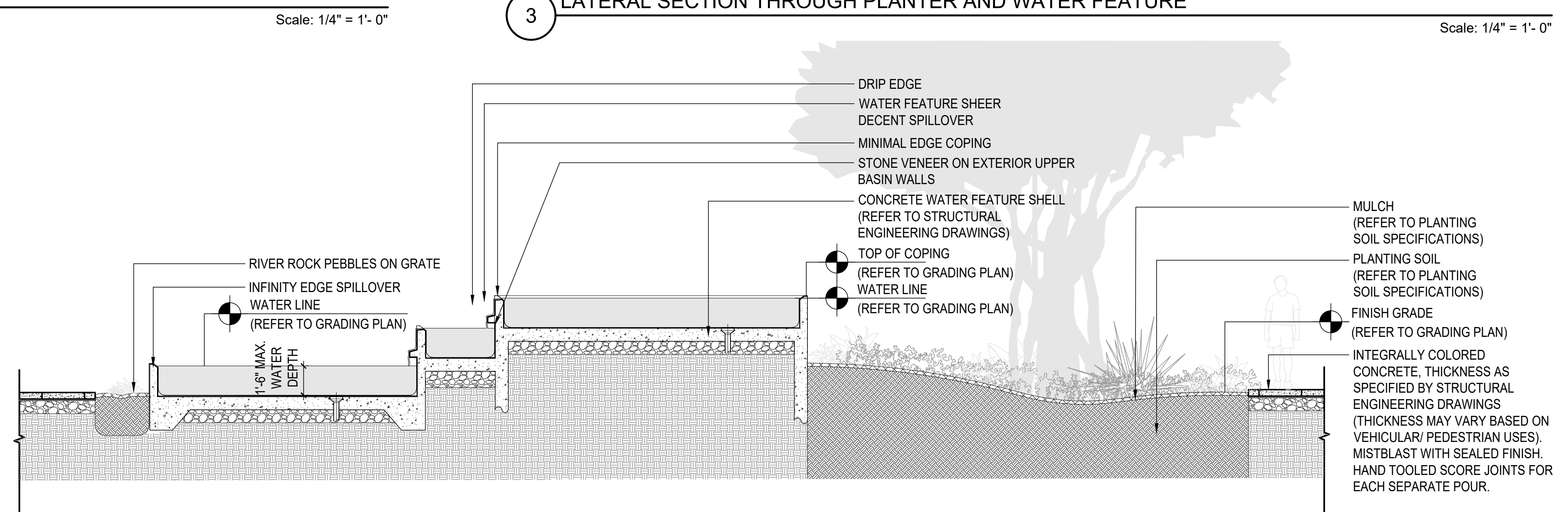
1 LONGITUDINAL SECTION THROUGH MAIN WATER FEATURE



SECTION THROUGH WATER FEATURES

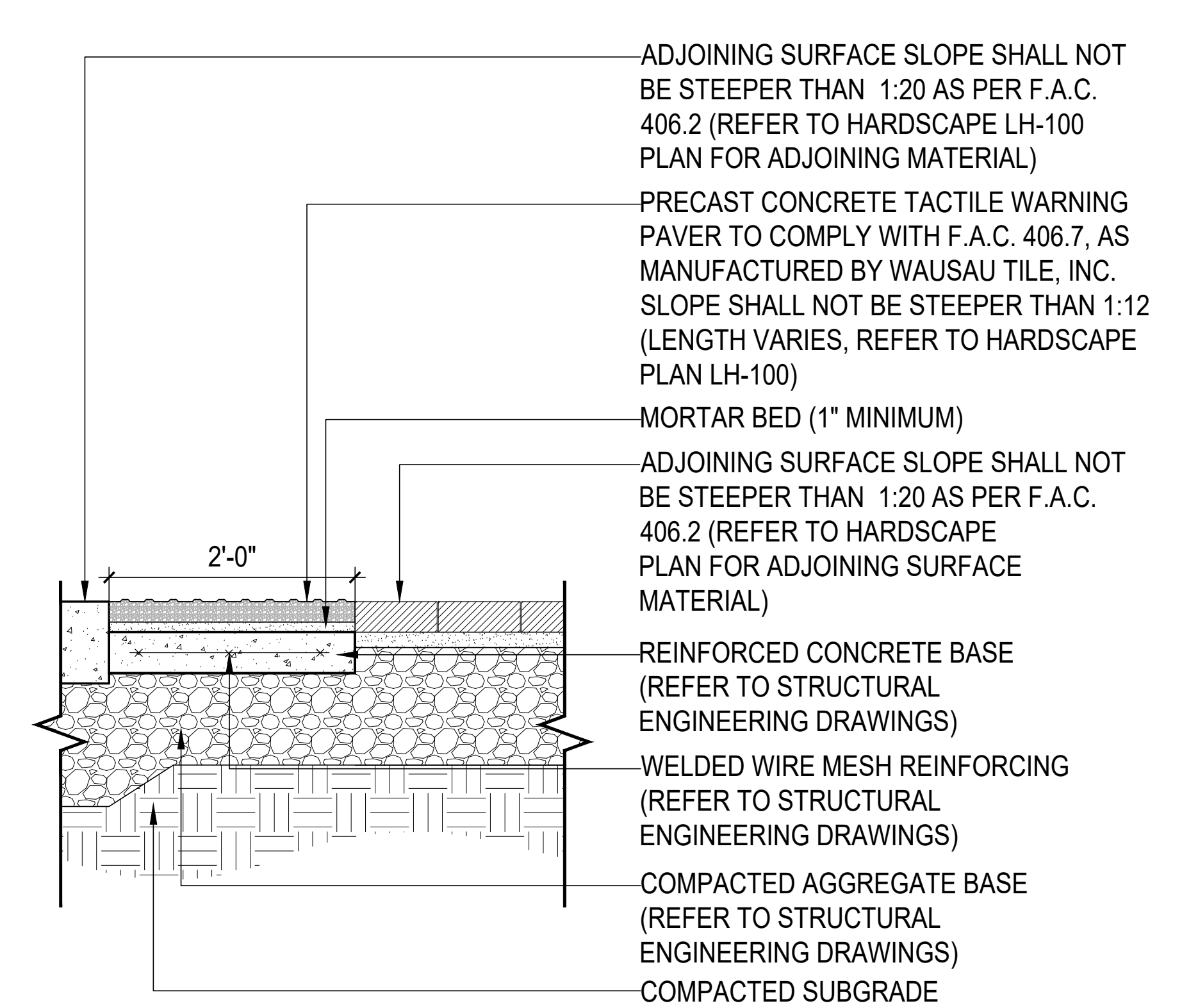


LATERAL SECTION THROUGH 75TH STREET WATER FEATURE



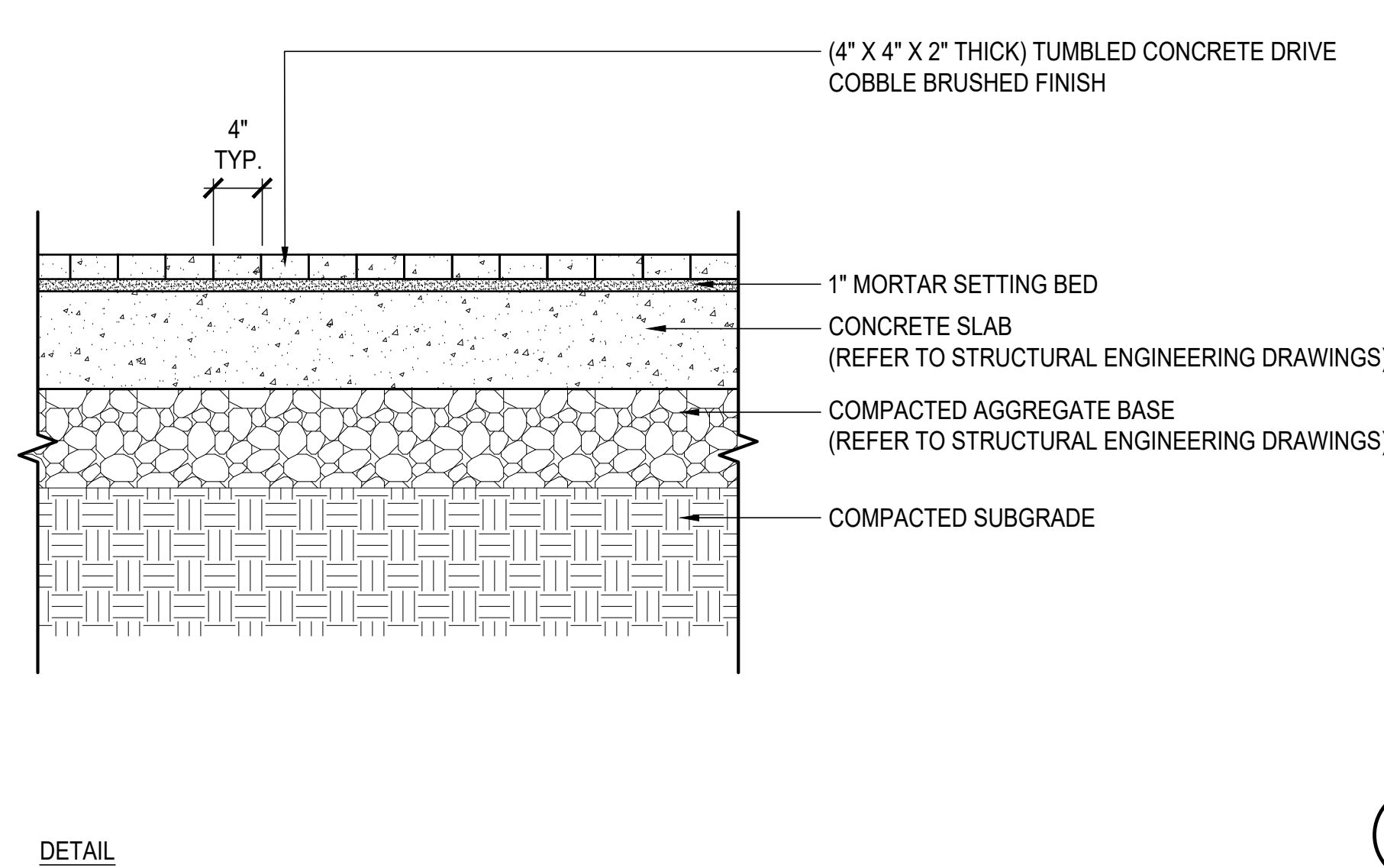
LONGITUDINAL SECTION THROUGH 75TH STREET WATER FEATURE



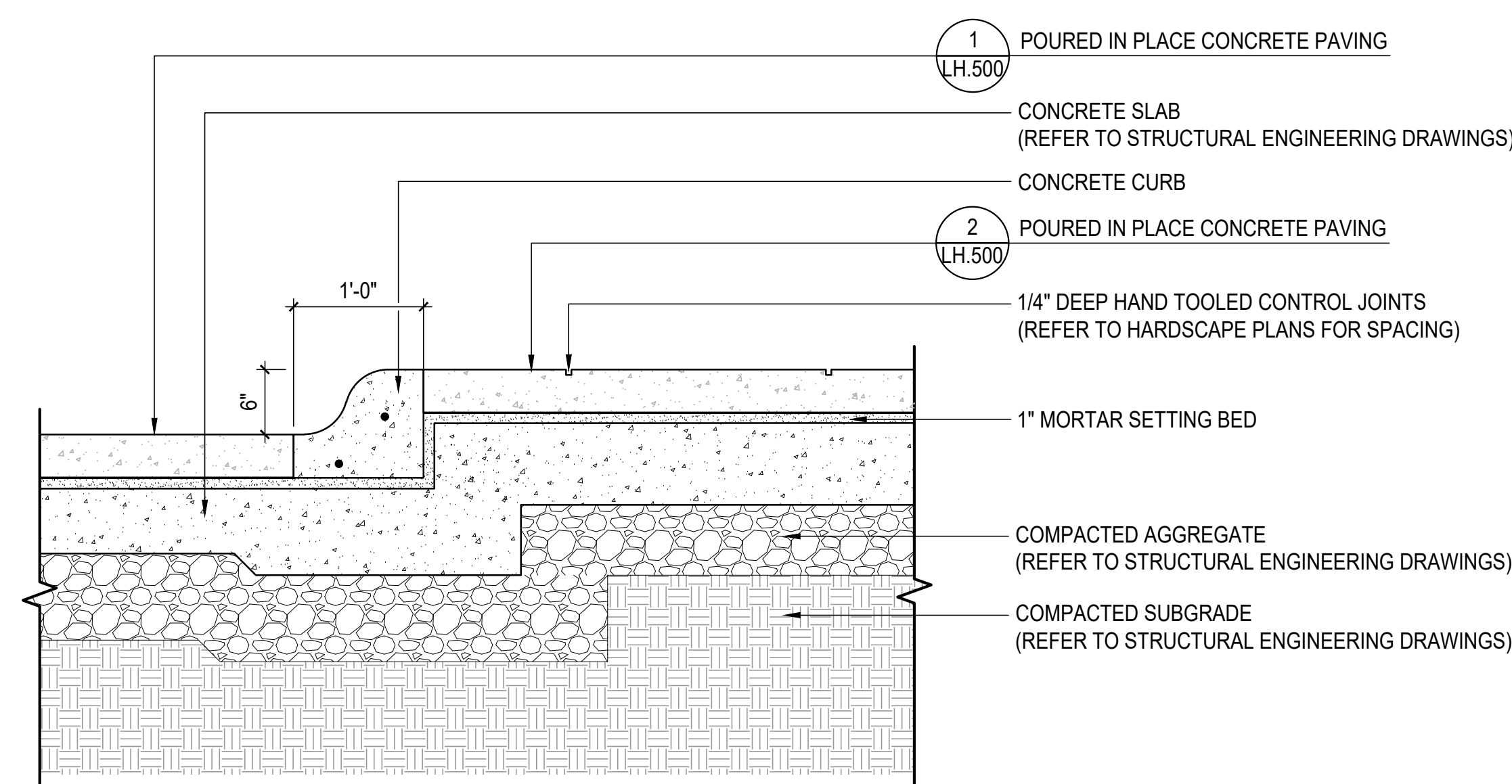


Scale: 1" = 1'- 0"

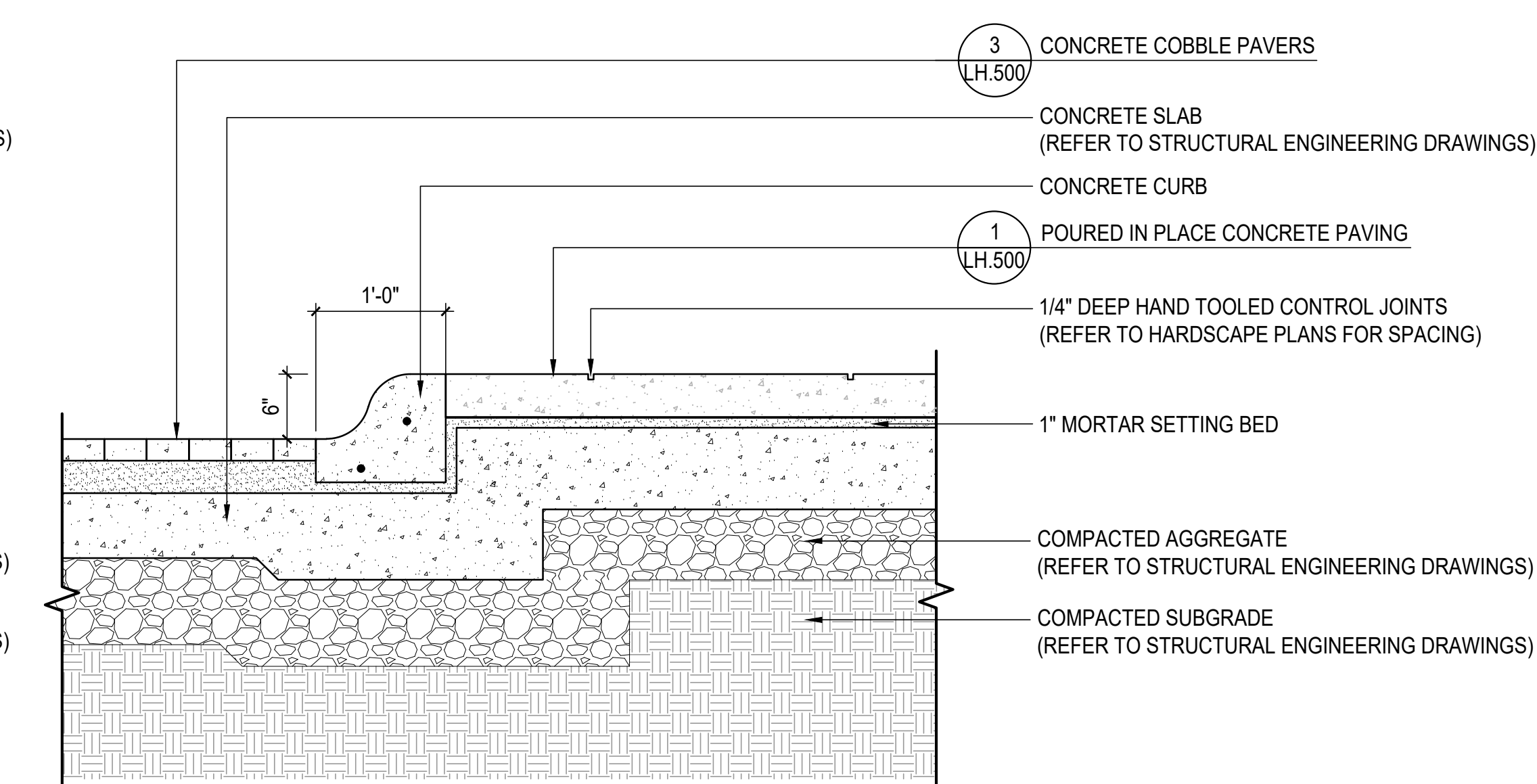
Scale: 1" = 1'- 0"



Scale: 1" = 1'-0"

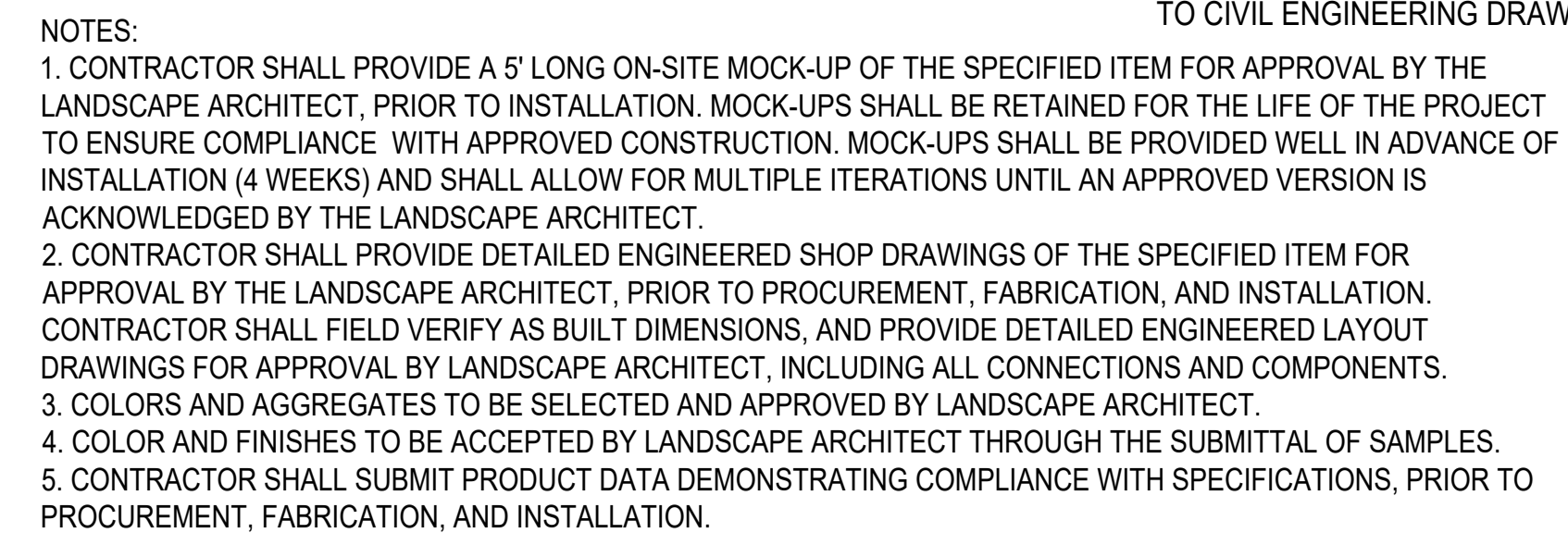
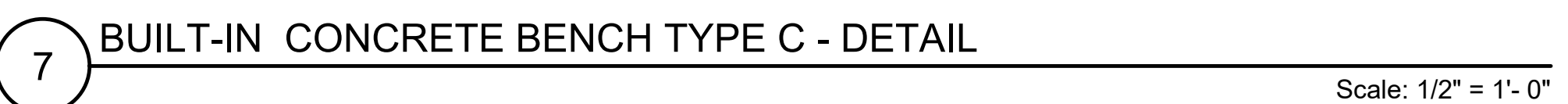


Scale: 1" = 1'- 0"

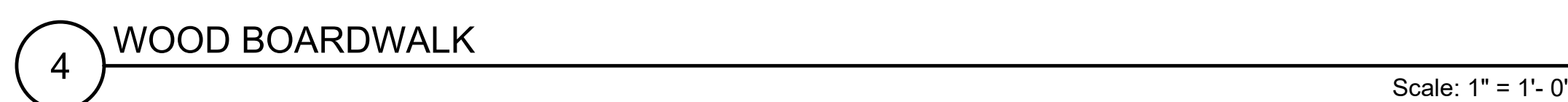
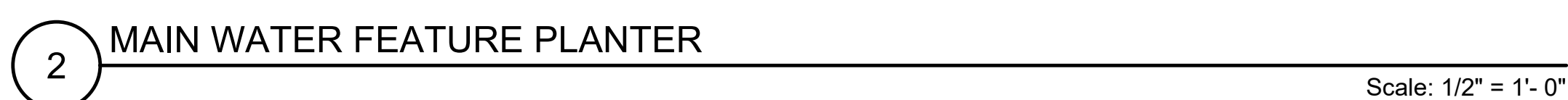


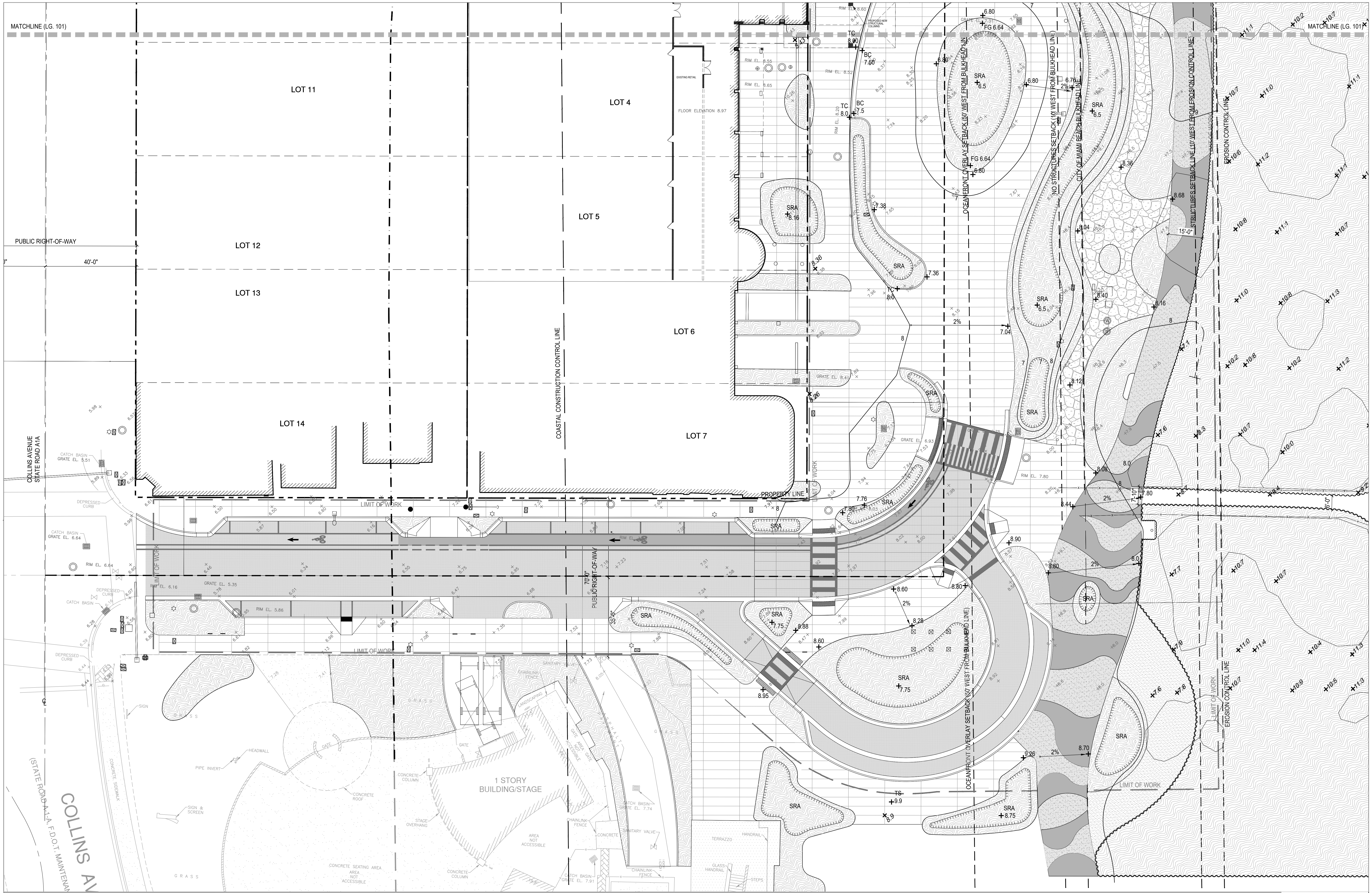
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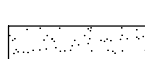
Scale: 1" = 1'-0"



3 BUILT-IN CONCRETE BENCH TYPE B - LATERAL SECTION





LINETYPE LEGEND		GRADING LEGEND		VEGETATION		
	PROPERTY LINE	 +00.00	PROPOSED SPOT ELEVATION IN NGVD	FG	FINISH GRADE	 PLANTING AREA, TYP.
	LIMIT OF WORK		 +0.00 EXISTING SPOT ELEVATION PER SURVEY IN NAVD (SEE NOTE 8)	HP	HIGH POINT	
	SETBACKS	LP		LOW POINT		
	PROPOSED INDEX CONTOUR	BW		BOTTOM OF WALL		
	PROPOSED INTERMEDIATE CONTOUR	TS		TOP OF STAIRS		
	DIRECTION OF SLOPE	BS		BOTTOM OF STAIRS	TC	TOP OF COPING
		FFE	FINISH FLOOR ELEVATION	 SHALLOW RETENTION AREA		
						 EXISTING DUNE VEGETATION

- GENERAL GRADING NOTES:
1. ALL SHALLOW RETENTION AREAS (SRA) SHALL BE GRADED GRADUALLY TO THE LOW POINT SPECIFIED ON THE PLAN. THESE AREAS WILL CATCH ON SITE WATER FOR PLANT MATERIAL, AS WELL AS CREATE THE FIRST BARRIER FOR INFILTRATION BEFORE ENTERING THE STORM WATER SYSTEM.
 2. CONTRACTOR SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
 3. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
 4. ALL SHRUBS AND GROUND COVER AREAS SHALL BE 2" BELOW FINISHED LEVEL OF ALL ADJACENT LANDSCAPE (TYPICAL).
 5. ALL TURF AREAS SHALL BE FLUSH WITH ADJACENT HARDSCAPE AREAS TO ENSURE NO TRIPPING HAZARDS.
 6. CONTRACTOR SHALL TEST PERCOLATION IN ALL SRA'S AND NOTIFY LANDSCAPE ARCHITECT AND CIVIL ENGINEER OF ANY ISSUES. CONTRACTOR SHALL BE RESPONSIBLE FOR PERCOLATION IN ALL AREAS.
 7. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT THE CONSTRUCTION PROCESS. LANDSCAPE ARCHITECT TO APPROVE SITE CONDITIONS PRIOR TO REMOVAL OF THESE METHODS.
 8. SURVEY PROVIDED BY FORTIN, LEAVY, SKILES, INC. DATED 09/11/09. SPOT ELEVATIONS FROM SURVEY ARE IN NGVD.
 9. THIS DRAWING REPRESENTS AESTHETIC GRADING AND LANDSCAPE DRAINAGE ONLY. SEE ENGINEERING DRAWINGS FOR OVERALL SITE DRAINAGE AND GRADING. ALL BELOW GRADE CONNECTIONS AND/OR SYSTEM BY OTHERS.
 10. ALL FINISH GRADING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
 11. CONTRACTOR SHALL MEET ALL EXISTING GRADES SMOOTHLY AND EVENLY.
 12. VERIFY ALL HARDSCAPE SPOT ELEVATIONS IN THE FIELD.
 13. NGVD IS EQUIVALENT TO NAVD + 1.57.
 14. CONTRACTOR SHALL MEET ALL EXISTING GRADES SMOOTHLY AND EVENLY.

