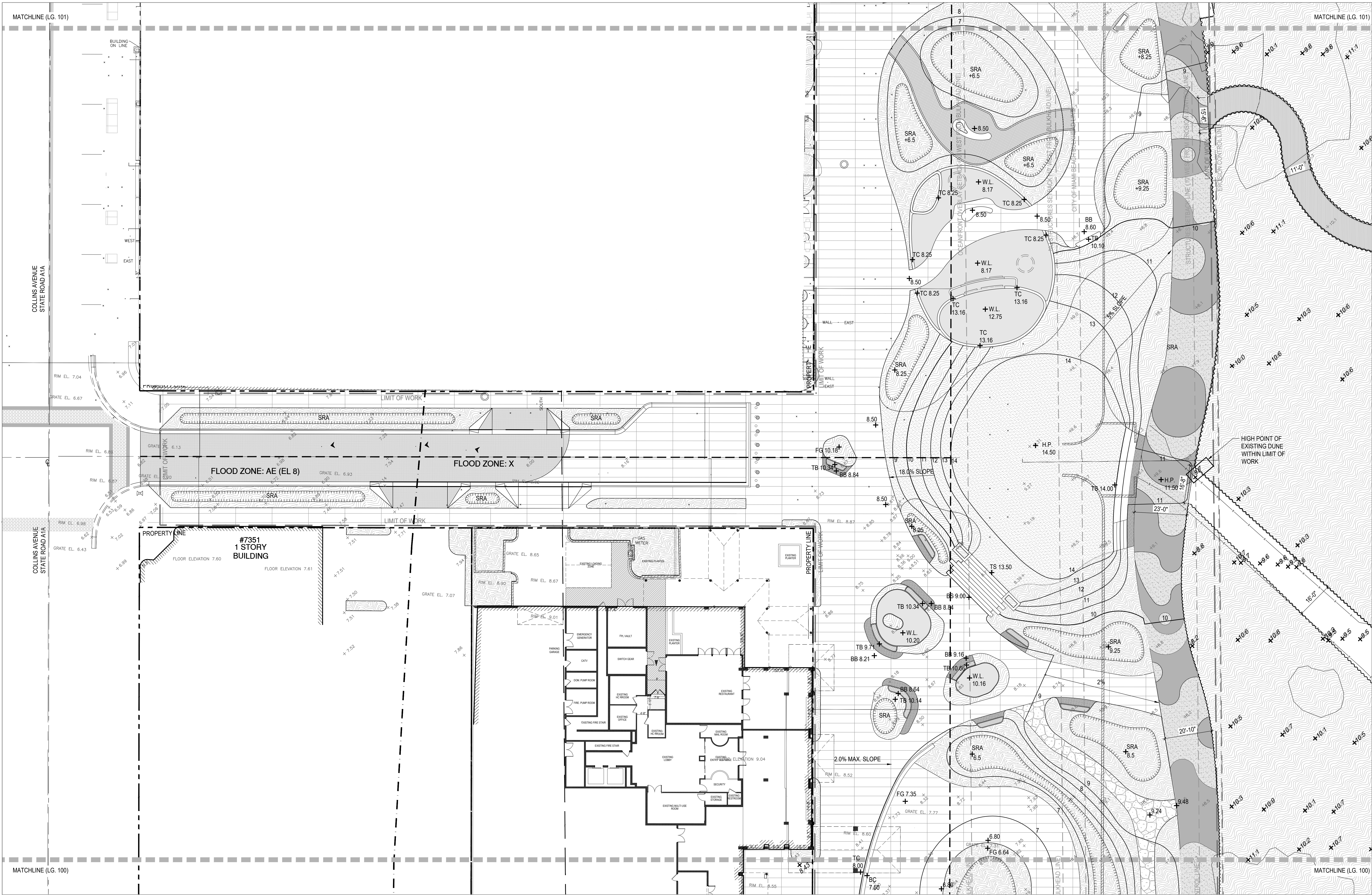


S:\PROJECTS\19000_Ocean Terrace\20190302 DESIGN\4 WORKING\CAD\Sheets\19000_1.LG.01_Grading Plan.dwg
Rural: Rural
2021/07/02



LINE TYPE LEGEND

PROPERTY LINE

LIMIT OF WORK

SETBACKS

PROPOSED INDEX CONTOUR

PROPOSED INTERMEDIATE CONTOUR

DIRECTION OF SLOPE

GRADING LEGEND

PROPOSED SPOT ELEVATION IN NGVD

EXISTING SPOT ELEVATION PER SURVEY IN NAVD (SEE NOTE 8)

FG FINISH GRADE

HP HIGH POINT

LP LOW POINT

BW BOTTOM OF WALL

TS TOP OF STAIRS

BS BOTTOM OF STAIRS

TC TOP OF COPING

FFE FINISH FLOOR ELEVATION

SRA SHALLOW RETENTION AREA

PLANTING AREA, TYP.

LAWN AREA, TYP.

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 HARDSCAPE (TYPICAL).

5. ALL TURF AREAS SHALL BE FLUSH WITH ADJACENT HARDSCAPE AREAS TO ENSURE NO TRIPPING HAZARDS.

6. CONTRACTOR SHALL TEST PERCOLATION IN ALL SRAs 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.

KEY PLAN

N.T.S.

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

jungles

Landscape Architect FASLA
2964 Aviation Avenue
Coconut Grove, FL 33133
PH 305.858.6777 FAX 786.703.4382
www.raymondjungles.com

PROJECT NO.: 19000

HISTORIC PRESERVATION BOARD - FIRST SUBMISSION

OCEAN TERRACE

OCEAN TERRACE, MIAMI BEACH, FL 33141

SUBMISSION:

W.20.2021 SPE SUBMITTAL - SECTION 1

No.	Date	Description
1	06/14/2021	Grading Plan

SEAL:

LANDSCAPE ARCHITECT

SHEET TITLE:

GRADING PLAN

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

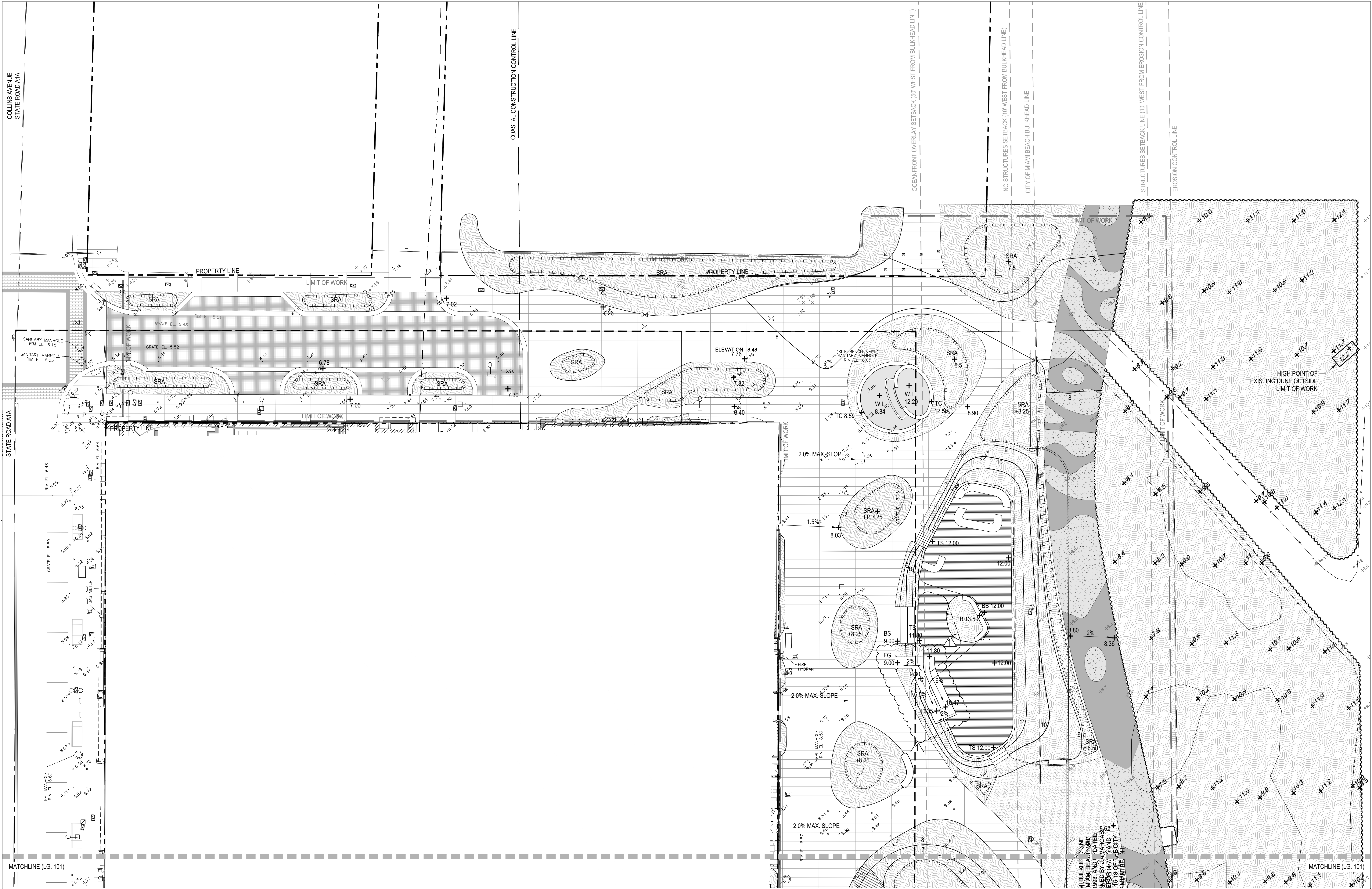
Drawn By:

Checked By:

Date: 06/14/2021

SHEET NUMBER:

LG.101



LINE TYPE LEGEND

PROPERTY LINE

LIMIT OF WORK

SETBACKS

PROPOSED INDEX CONTOUR

PROPOSED INTERMEDIATE CONTOUR

DIRECTION OF SLOPE

GRADING LEGEND

+0.00

PROPOSED SPOT ELEVATION IN NGVD

+X.00

EXISTING SPOT ELEVATION PER SURVEY IN NAVD (SEE NOTE 8)

FG

FINISH GRADE

HP

HIGH POINT

LP

LOW POINT

BW

BOTTOM OF WALL

TS

TOP OF STAIRS

BS

BOTTOM OF STAIRS

TC

TOP OF COPING

FFE

FINISH FLOOR ELEVATION

SRA

00.00

SHALLOW RETENTION AREA

VEGETATION

PLANTING AREA, TYP.

LAWN AREA, TYP.

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KEY PLAN

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

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PROJECT NO.: 19000

HISTORIC PRESERVATION BOARD - FIRST SUBMISSION

OCEAN TERRACE

OCEAN TERRACE, MIAMI BEACH, FL 33141

SUBMISSION:

LA 0000856

Not valid for construction unless signed in this box

No

Yes

Description

SEAL:

LANDSCAPE ARCHITECT

SHEET TITLE:

GRADING PLAN

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

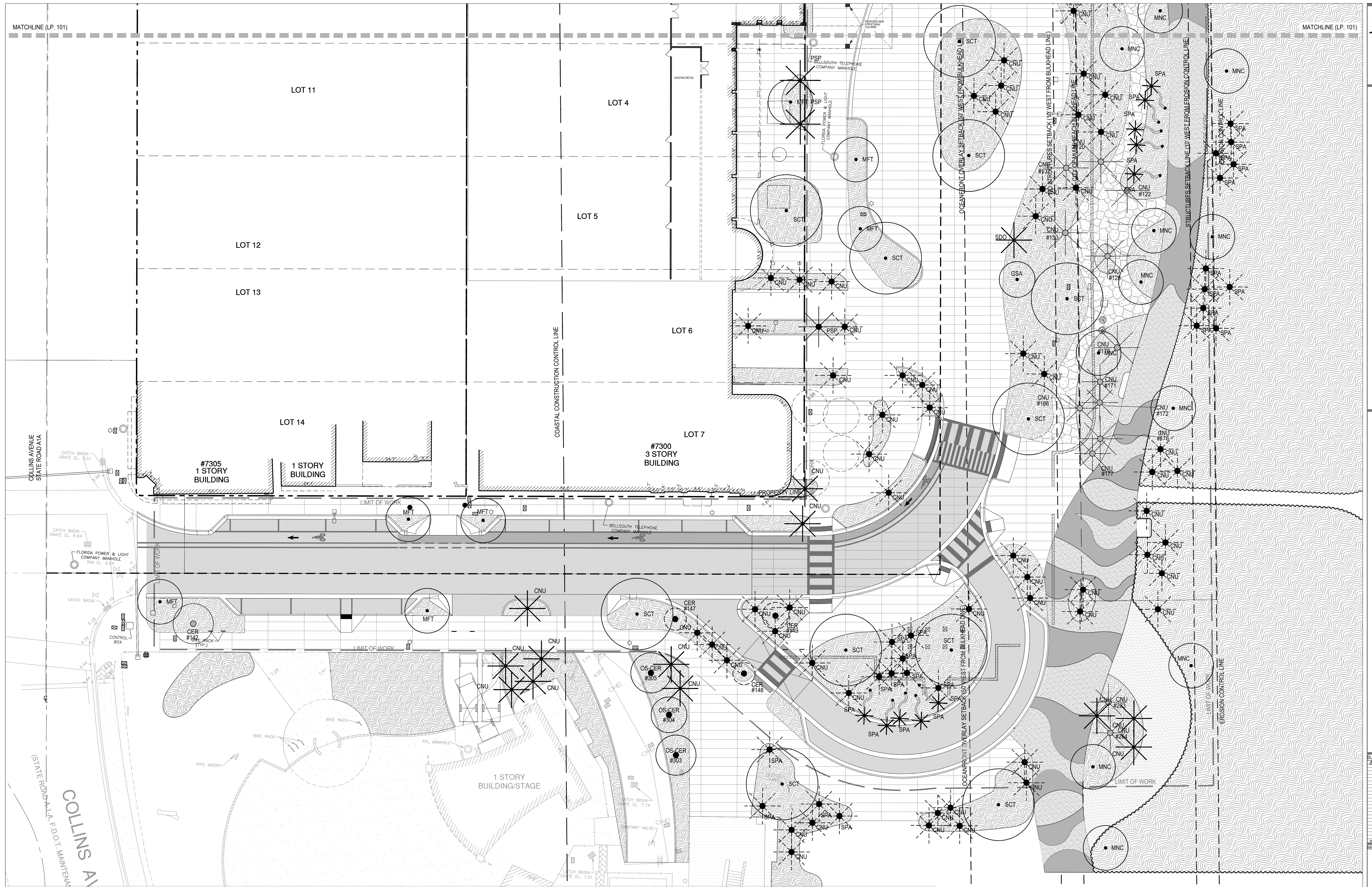
Drawn By:

Checked By:

Date: 06/14/2021

SHEET NUMBER:

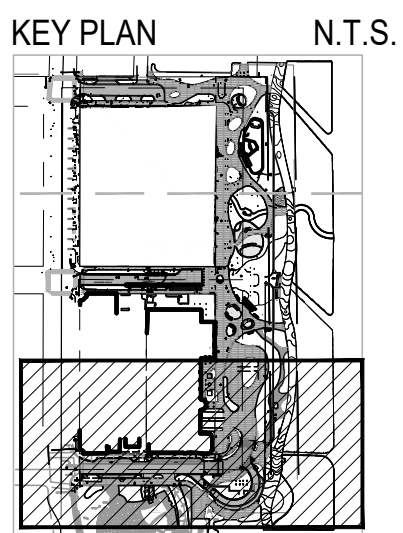
LG.102



LINE/TYPE LEGEND		VEGETATION LEGEND		
PROPERTY LINE	---	EXISTING TO REMAIN	RELOCATED FROM ON-SITE	PROPOSED
SETBACKS	---			
LIMIT OF WORK	---			
		TREE  SP #	TREE  SP #	TREE  SP #
				CHARACTER PALM  SP #
		PALM  SP #	PALM  SP #	PALM  SP #

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR CALCULATING / VERIFYING ALL QUANTITIES.
2. GENERAL CONTRACTOR SHALL SUBMIT, OBTAIN AND KEEP RECORDS OF ALL PERMITTING REQUIRED BY LOCAL CODES.
3. ALL PLANT MATERIAL ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT.
4. ALL PLANT MATERIALS AND ELEMENTS LOCATION / LAYOUT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT SHALL BE PROVIDED 3 WEEKS NOTIFICATION IN ADVANCE OF LAYOUT WORK, TO APPROVE ON-SITE FORM WORK, PRIOR TO FABRICATION.
5. REFER TO ARCHITECTURE DRAWINGS FOR PAVING PATTERNS.
6. REFER TO SHEET LP-300 FOR PLANTING SCHEDULE.
7. ALL UNDERGROUND UTILITIES SHALL BE VERIFIED IN FILED BY GENERAL CONTRACTOR PRIOR TO TREE AND PALM INSTALLATION.
8. ALL NEW UNDERGROUND UTILITIES SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



0 8' 16' 32'

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

N