

PRINCE MICHAEL

HISTORIC RENOVATION

2618 COLLINS AVENUE, MIAMI BEACH, FLORIDA

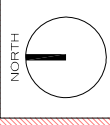
HISTORIC PRESERVATION BOARD MODIFICATION TO FILE # HPB17-039



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EX-1.0	EXISTING - LOWER LEVEL FLOOR PLAN (APPROVED)	A-1.1M	PROPOSED - LEVEL 1 & 2 FLOOR PLAN	LP-1.0	PROPOSED - OVERALL PLANTING PLAN GROUND LEVEL (APPROVED)		
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EX-1.2	EXISTING - THIRD FLOOR PLAN (APPROVED)	A-1.3	PROPOSED - LEVEL 4 FLOOR PLAN (APPROVED)	LP-1.1	PROPOSED - CANOPY PLANTING PLAN GROUND LEVEL (APPROVED)		
EX-1.3	EXISTING - ROOF PLAN (APPROVED)	A-1.4	PROPOSED - LEVEL 5 FLOOR PLAN (APPROVED)	LP-1.1M	PROPOSED - CANOPY PLANTING PLAN GROUND LEVEL		
EX-1.4	EXISTING - ROOF PLAN (APPROVED)	A-1.4M	PROPOSED - LEVEL 5 FLOOR PLAN	LP-1.2	PROPOSED - UNDERSTORY PLANTING PLAN GROUND LEVEL (APPROVED)		
EX-2.0	EXISTING - ELEVATIONS (APPROVED)	A-1.5M	PROPOSED - ROOF POOL DECK	LP-1.2M	PROPOSED - UNDERSTORY PLANTING PLAN GROUND LEVEL		
				LP-2.0	PROPOSED - OVERALL PLANTING PLAN ROOF LEVEL (APPROVED)		

REVISION	DATE



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 2618 COLLINS AVENUE, MIAMI BEACH, FL

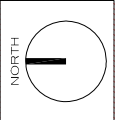
COREY J. LAFFERTY
 LIC. # A R 9 7 9 8 2

PRECISIONART
 PRESERVATION
 BOARD
 17013
 08.01.2018
 AS NOTED

SHEET TITLE
 SHEET
 INDEX

SHEET NUMBER
G-1.0
 MODIFIED

DATE	
REVISION	



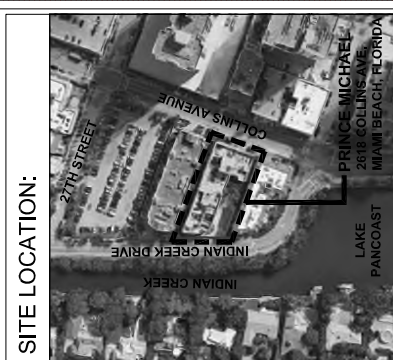
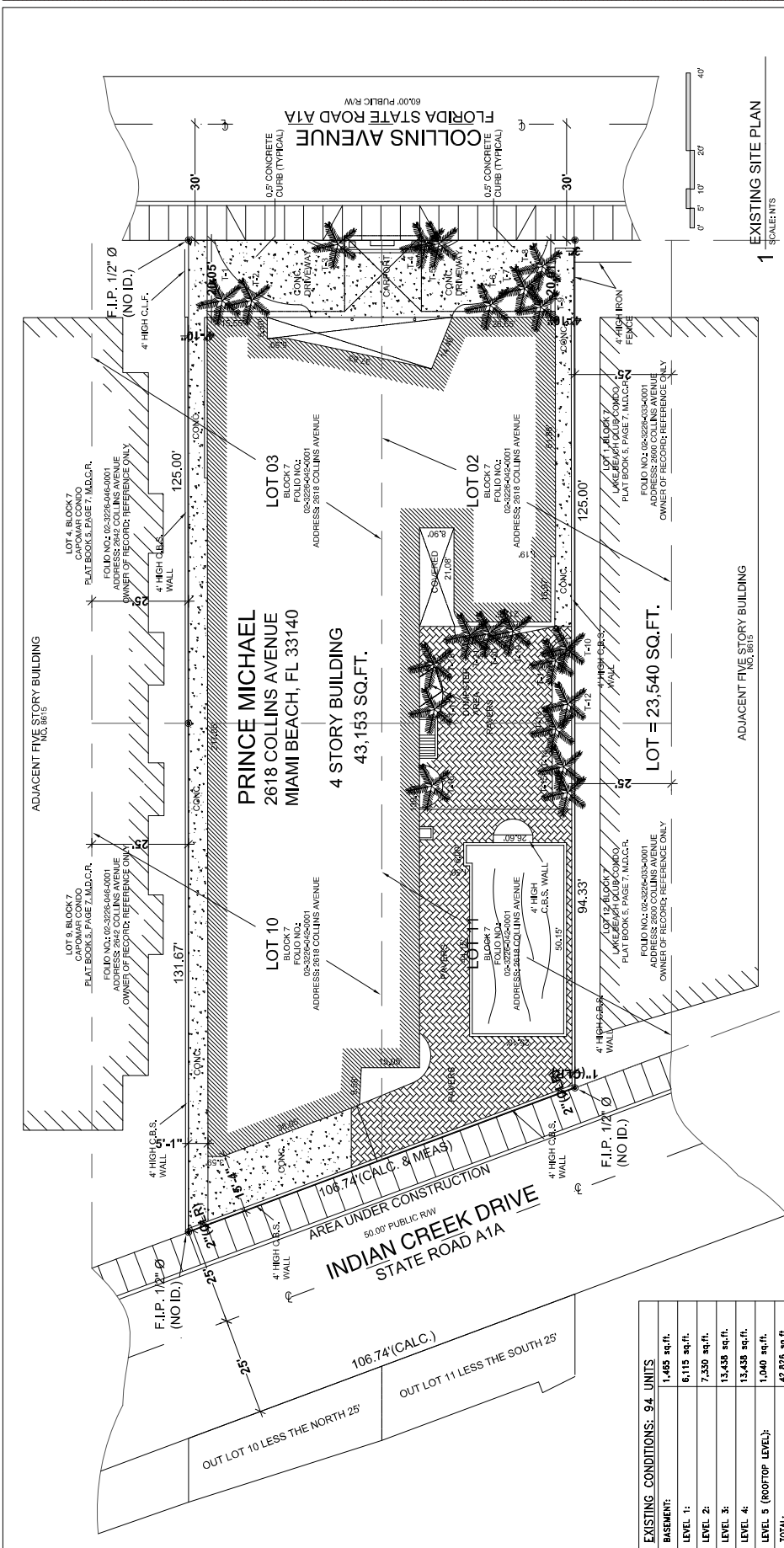
PRINCE MICHAEL
HISTORIC RENOVATION
2618 COLLINS AVENUE, MIAMI BEACH, FL

COREY LAFFERTY

PROJECT NO. 17013
DATE: 05.01.2018
SHEET TITLE AS NOTED

EXISTING
SITE PLAN &
ZONING DATA

SHEET NUMBER
G-1.1
MODIFIED



EXISTING SITE PLAN

SCALE: 1" = 20'

EXISTING UNIT COUNT	PROPOSED UNIT COUNT	TOTAL UNITS
94	4	107
MINIMUM PARKING:		
REQUIRED	PROVIDED	
HISTORIC BUILDING NO PARKING REQUIRED	0 PARKING SPACES EXISTING, 12 PARKING SPACES PROVIDED	
BIKE PARKING	12 BIKE PARKING SPACES PROVIDED	
SETBACK REQUIREMENTS AS PER SECTION 142-307 (g)		
PEDISTAL	REQUIRED	PROVIDED
FRONT (COLLINS AVE.)	20'-0"	20'-0" EXISTING BUILDING SETBACK
FRONT (INDIAN CREEK)	20'-0"	15'-4" EXISTING BUILDING SETBACK 23'-9" NEW ADDITION FLOOR SETBACK
SIDE INTERIOR:	REQUIRED	4'-10" EXISTING SIDE INTERIOR SETBACK 10'-4" NEW ADDITION FLOOR SIDE INTERIOR SETBACK
SUM OF THE SIDE YARDS SHALL EQUAL 18% OF LOT AREA. SETBACKS OF GREATER EXISTING YARD WIDTH 100' X 85' = 8' MINIMUM SETBACK.		

PROPOSED FLOOR AREA:	EXISTING TO REMAIN	PROPOSED NEW	TOTAL
BASEMENT:	1,485 sq. ft.	148 sq. ft.	1,613 sq. ft.
LEVEL 1:	5,908 sq. ft.	0	5,908 sq. ft.
LEVEL 2:	7,330 sq. ft.	0	7,330 sq. ft.
LEVEL 3:	13,438 sq. ft.	0	13,438 sq. ft.
LEVEL 4:	13,438 sq. ft.	0	13,438 sq. ft.
LEVEL 5 & POOL DECK:	509	5,349 sq. ft.	5,858 sq. ft.
TOTAL:	42,088 sq. ft.	5,497 sq. ft.	47,585 sq. ft.
BUILDING HEIGHT:	REQUIRED	PROVIDED	
MAXIMUM BUILDING HEIGHT:	75'-0"	45'-3"	
MAXIMUM NUMBER OF STORIES:	8	5	
OPEN SPACE RATIO:	REQUIRED	PROVIDED	
OPEN SPACE RATIO:	NOT APPLICABLE	NOT APPLICABLE	
MINIMUM FLOOR AREA:	REQUIRED	PROVIDED	
MINIMUM FLOOR AREA PER UNIT:	129-500-335; 85% 335+	EXISTING HISTORIC UNIT SIZES TO BE MAINTAINED. NEW UNIT SIZES TO BE APPROVED BY PREVIOUS VARIANCE.	
ALLOWABLE BUILDING AREA:	LOCAL/HISTORIC SITE		

PRINCE MICHAEL ZONING DATA

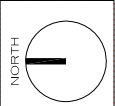
GENERAL	2618 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33140
BUILDING LOCATION:	1951
YEAR BUILT:	02 3228 042 0001
FOLIO NUMBER:	PRINCE MICHAEL CONDO
LEGAL DESCRIPTION:	MIAMI BEACH IMP CO SUB PB 5-7 NSPT LOT 2 & SPT OF LOT 3 & 4 (PART OF LOT 1 & 2) 18' TR OPP SAMP PARKING OR BLK 7 LOT SIZE 25570 SQ. FT. FAU 02-3228-001-0760
MIAMI BEACH ZONING:	RH-2 RESIDENTIAL MULTIFAMILY, MEDIUM DENSITY
BUILDING TYPE:	TYPE 1A
USE GROUP AS PER FCC:	RESIDENTIAL GROUP R-2
LOT AREA:	23,800 SQ. FT.
FLOOR AREA RATIO:	2.0 [AS PER SECTION 142-218 (1)]
ALLOWABLE BUILDING AREA:	23,800 SF X 2.0=47,600 SQUARE FEET

EXISTING CONDITIONS: 94 UNITS

BASEMENT:	1,485 sq. ft.
LEVEL 1:	6,115 sq. ft.
LEVEL 2:	7,330 sq. ft.
LEVEL 3:	13,438 sq. ft.
LEVEL 4:	13,438 sq. ft.
LEVEL 5 (ROOFTOP LEVEL):	1,040 sq. ft.
TOTAL:	42,826 sq. ft.

LOT = 23,540 SQ. FT.

NO.	REVISION



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COREY J. LAFFERTY

LIC.# AR 97,982

FLORIDA
PRESERVATION
BOARD

JOB NUMBER: 17013

ISSUE DATE: 05.01.2018

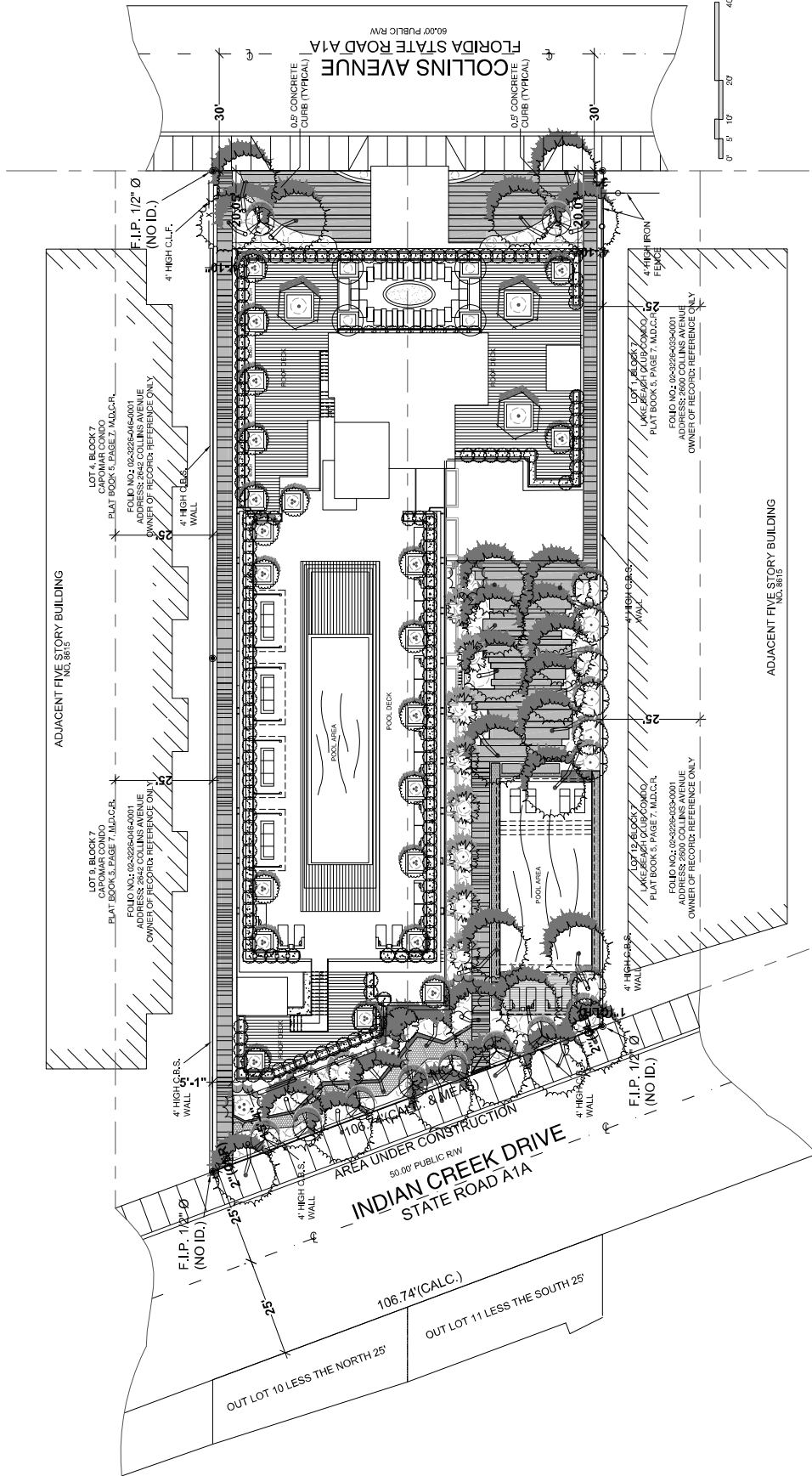
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SHEET TITLE

**PROPOSED
SITE PLAN**

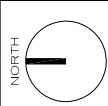
SHEET NUMBER

G-1.2
MODIFIED



1 PROPOSED SITE PLAN
SCALE: AS NOTED

NO.	REVISION	DATE



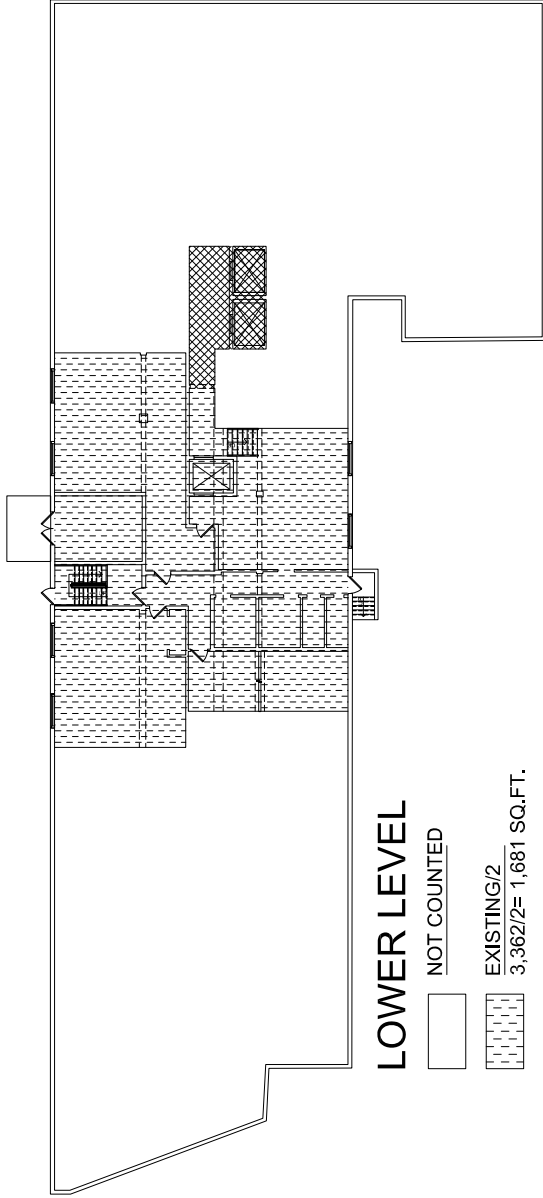
PRINCE MICHAEL
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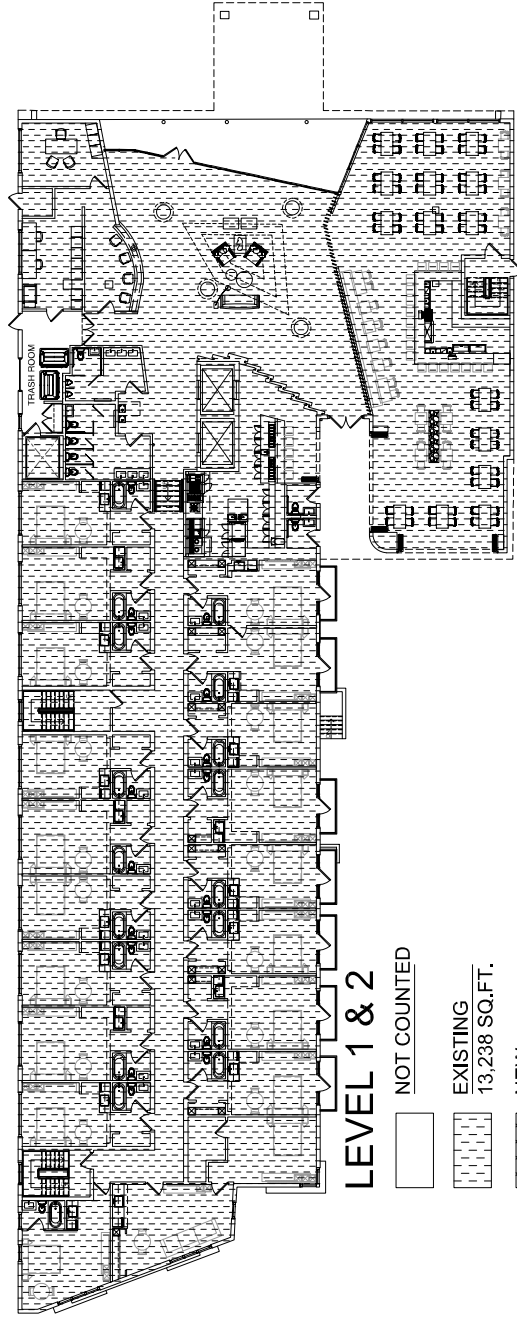
SHEET TITLE
 FLOOR AREA
 CALCULATIONS

SHEET NUMBER
G-1.4
 MODIFIED



LOWER LEVEL

- NOT COUNTED
- EXISTING/2
3,362/2= 1,681 SQ.FT.
- NEW/2
168/2= 84 SQ.FT.

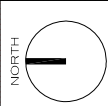


LEVEL 1 & 2

- NOT COUNTED
- EXISTING
13,238 SQ.FT.
- NEW
0 SQ.FT.

1 FLOOR AREA CALCULATIONS
 SCALE: 3/32"=1'-0"

NO.	DESCRIPTION	DATE



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SHEET TITLE
**FLOOR AREA
 CALCULATIONS**

SHEET NUMBER
G-1.5
 MODIFIED



LEVEL 3

- NOT COUNTED
- EXISTING
13,438 SQ.FT.
- NEW
0 SQ.FT.

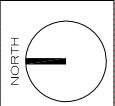


LEVEL 4

- NOT COUNTED
- EXISTING
13,438 SQ.FT.
- NEW
0 SQ.FT.

1 FLOOR AREA CALCULATIONS
 SCALE: 3/32"=1'-0"

NO.	DESCRIPTION	DATE



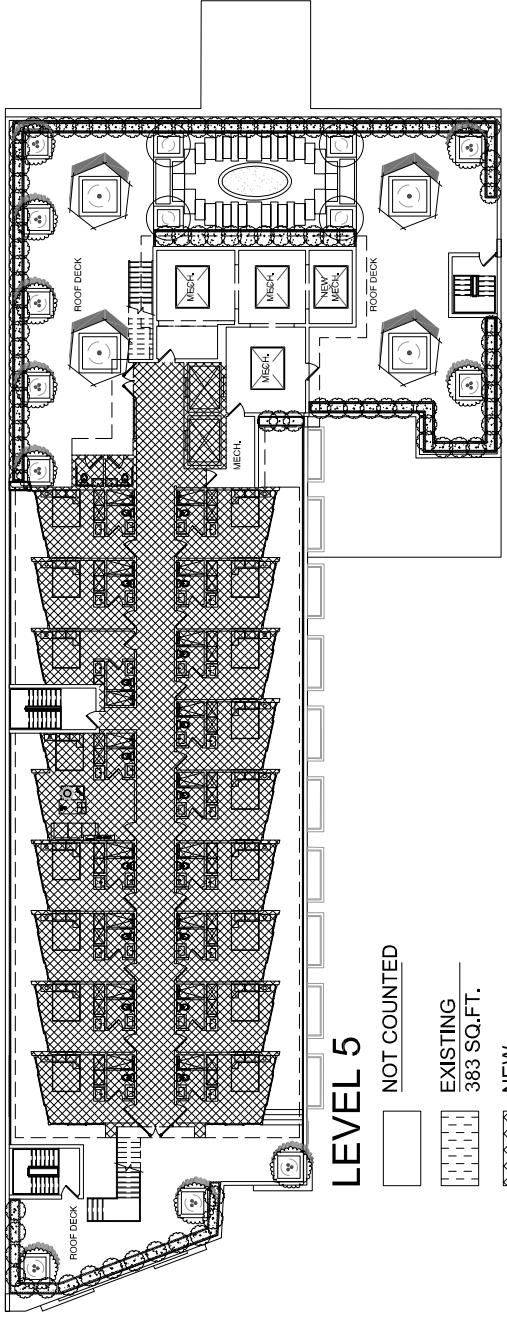
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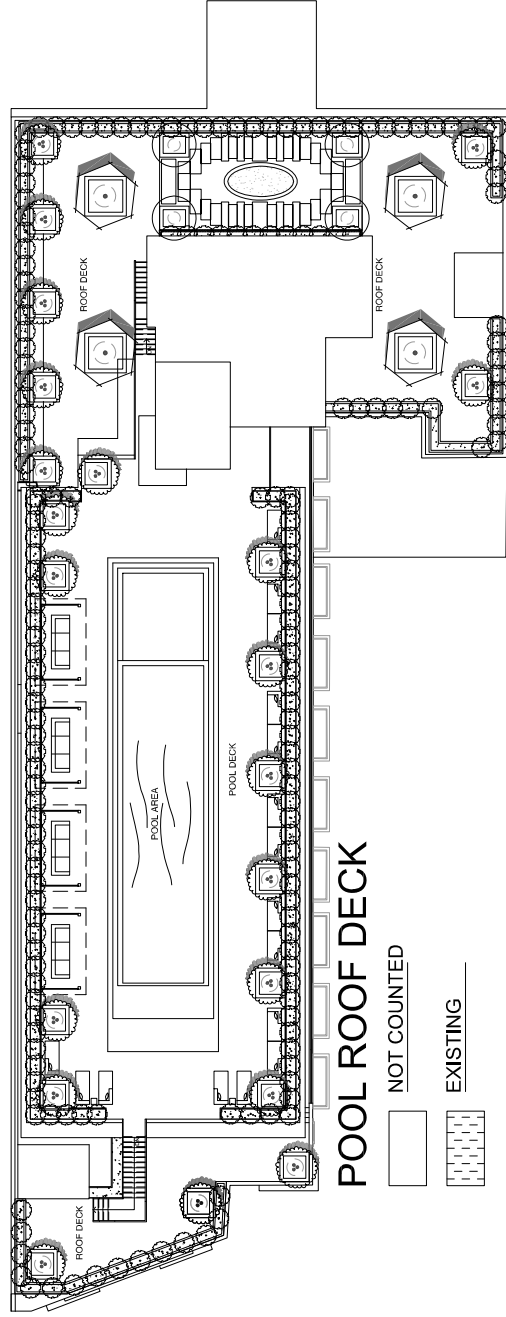
SHEET TITLE
**FLOOR AREA
 CALCULATIONS**

SHEET NUMBER
G-1.6
 MODIFIED



LEVEL 5

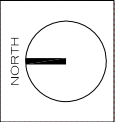
- NOT COUNTED
- EXISTING
383 SQ.FT.
- NEW
5,209 SQ.FT.



POOL ROOF DECK

- NOT COUNTED
- EXISTING
- NEW
0 SQ.FT.

NO.	DESCRIPTION	DATE



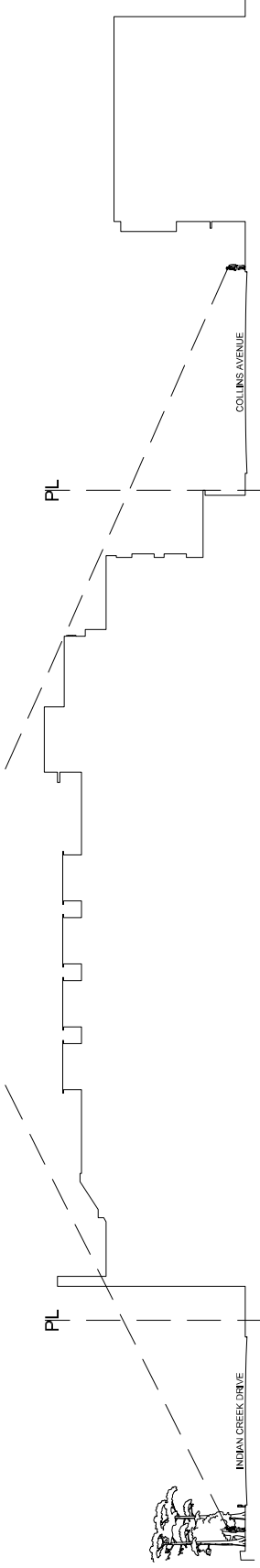
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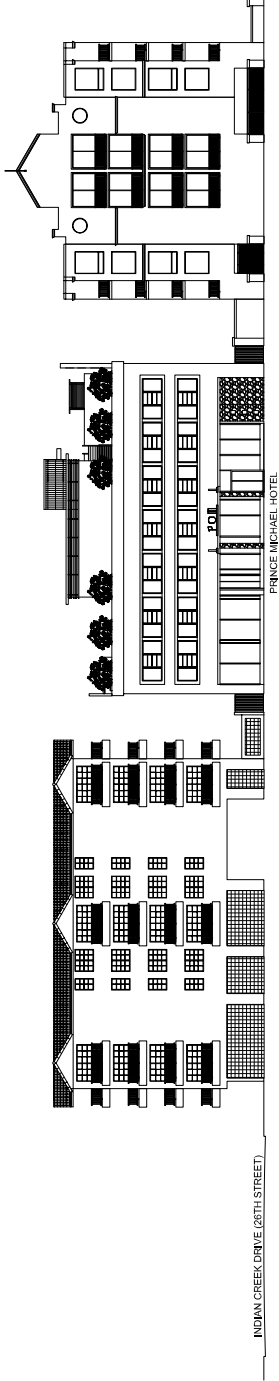
LIC.# AB97982
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 JOB NUMBER: 17013
 ISSUE DATE: 06.01.2018
 SCALE: AS NOTED

SHEET TITLE
 CONTEXTUAL
 ELEVATION &
 SIGHTLINE
 DIAGRAMS

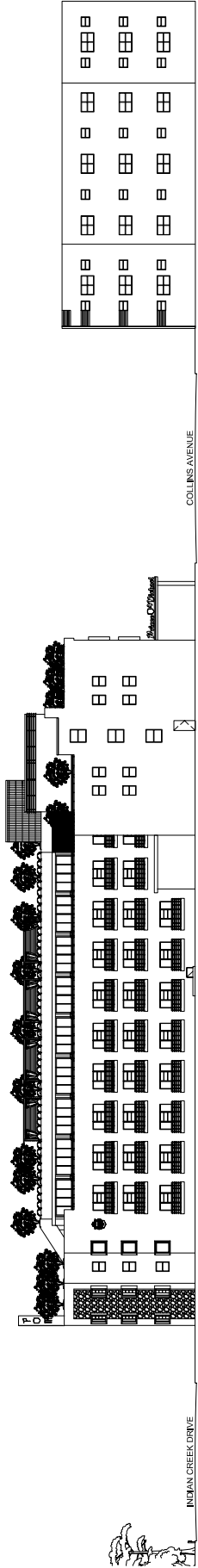
SHEET NUMBER
G-1.7
 MODIFIED



1 SIGHTLINE DIAGRAMS
 SCALE: NTS

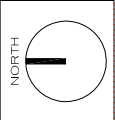


2 CONTEXTUAL ELEVATION - EAST
 SCALE: NTS



3 CONTEXTUAL ELEVATION - NORTH
 SCALE: NTS

NO.	REVISION	DATE



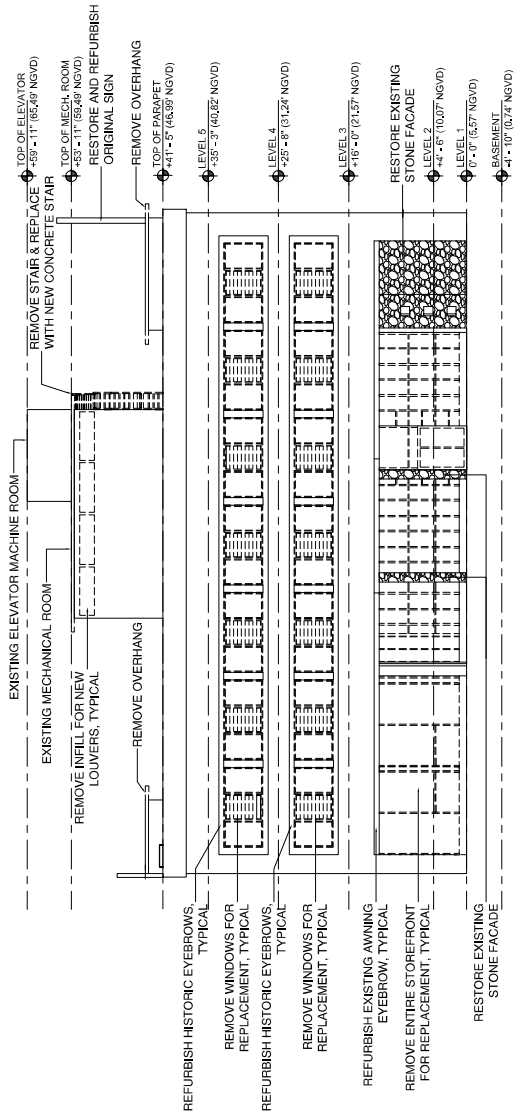
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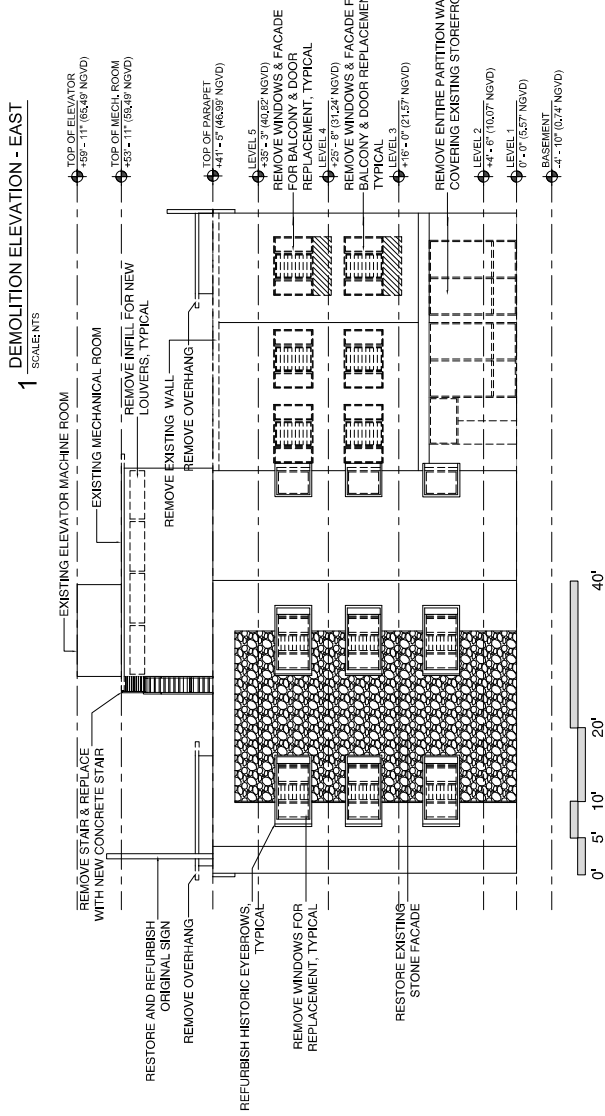
JOB NUMBER: 17013
 DATE: 06.01.2018
 SCALE: AS NOTED

SHEET TITLE
 DEMOLITION
 ELEVATION

SHEET NUMBER
D-2.0
 MODIFIED

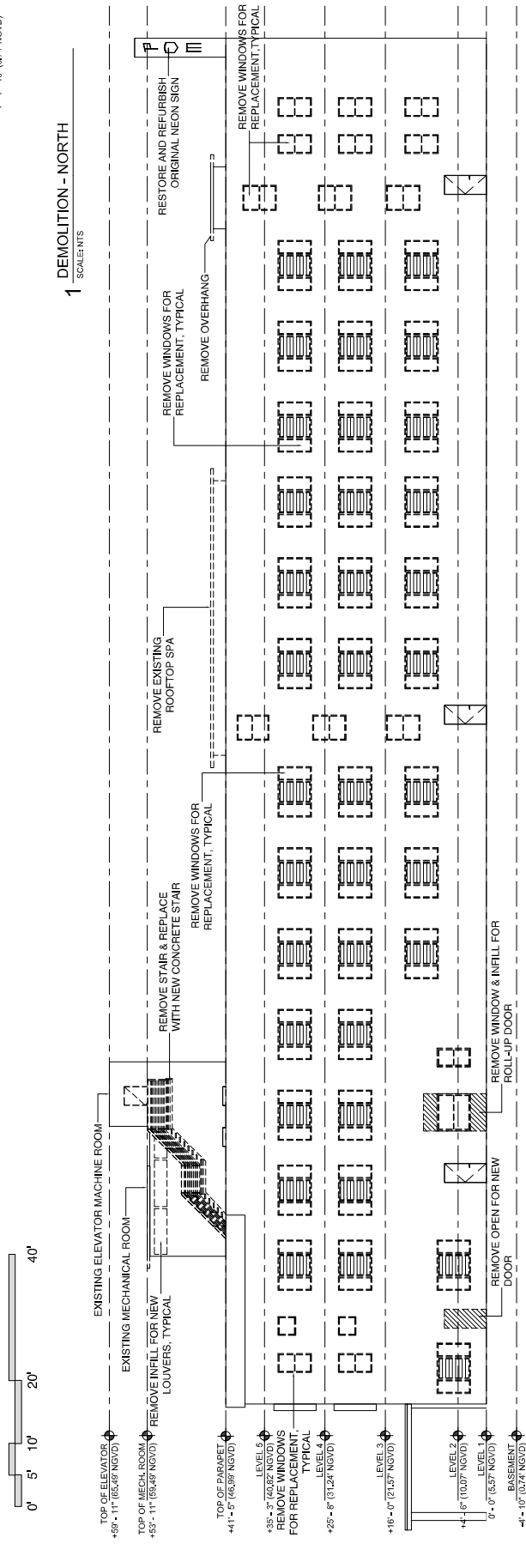
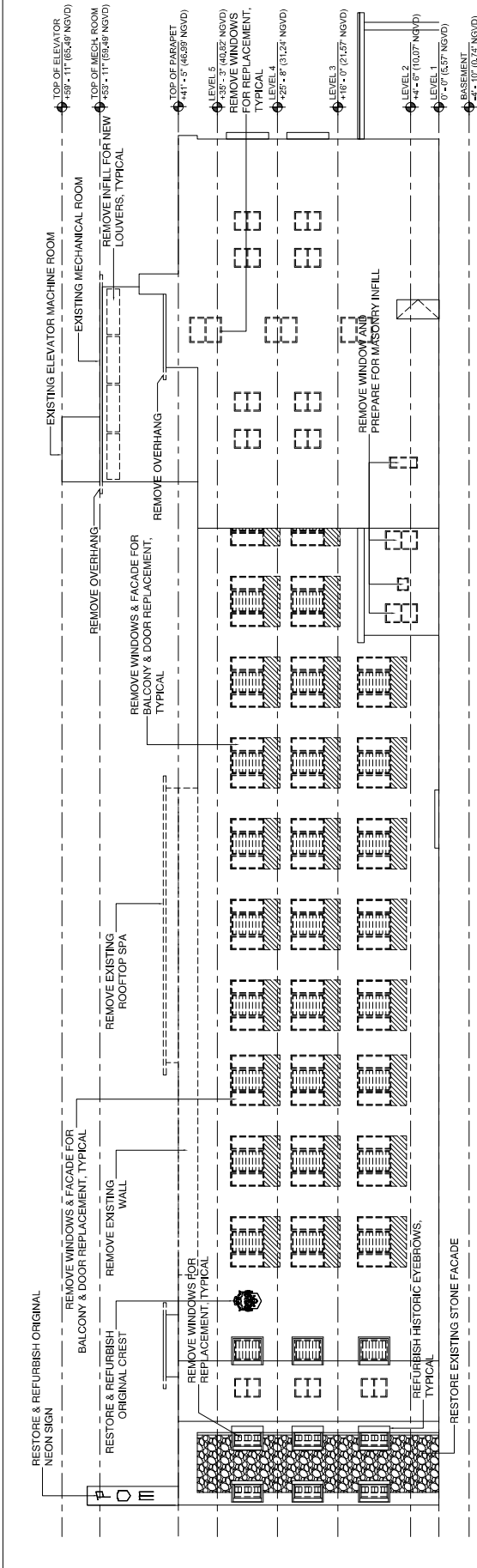
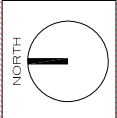


1 DEMOLITION ELEVATION - EAST
 SCALE: 1/8" = 1'-0"

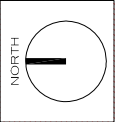


2 DEMOLITION ELEVATION - WEST
 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE



NO.	DESCRIPTION	DATE



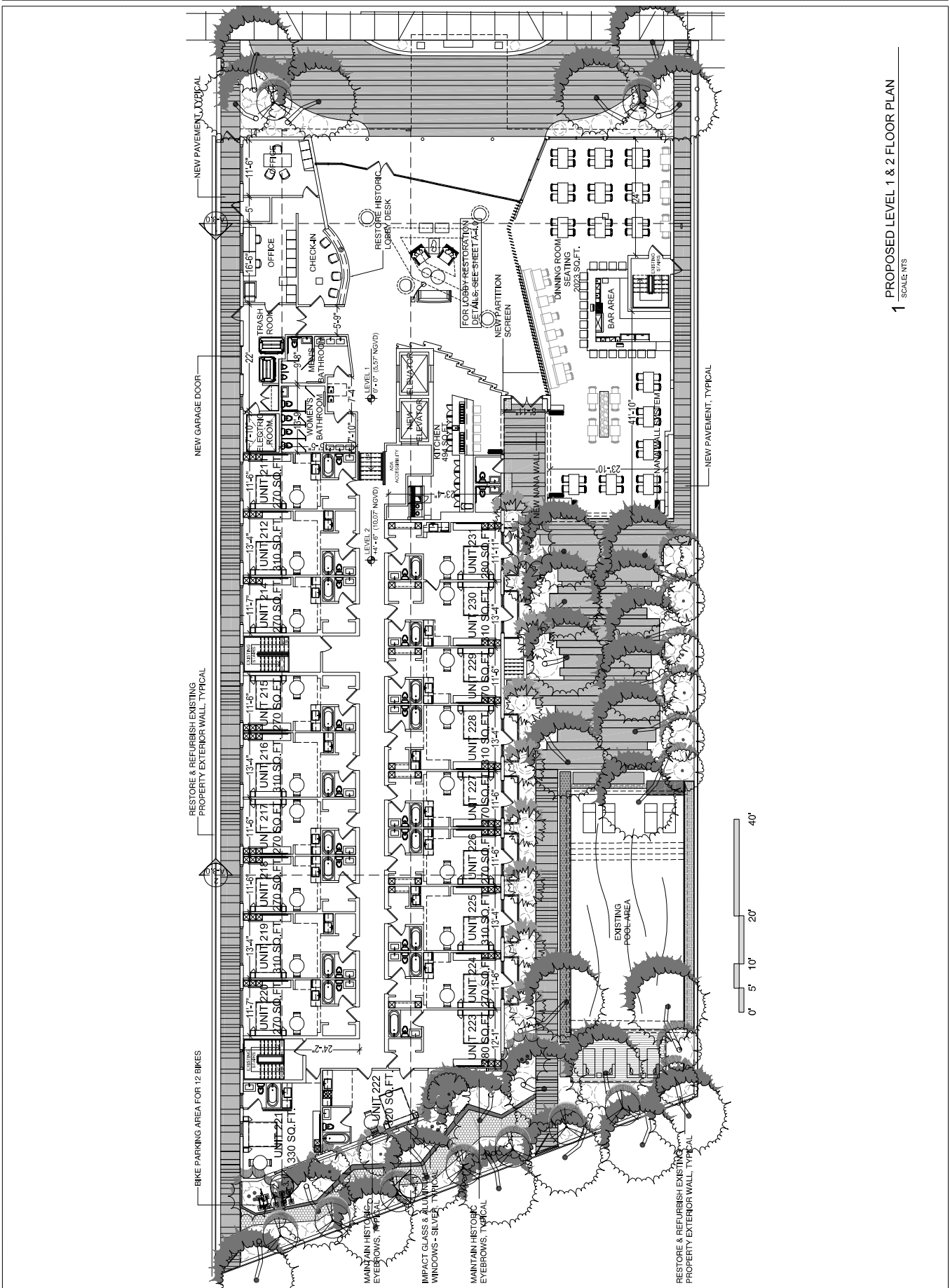
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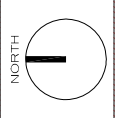
SHEET TITLE
 PROPOSED
 LEVEL 1 & 2
 FLOOR PLAN

SHEET NUMBER
A-1.1
 MODIFIED



1 PROPOSED LEVEL 1 & 2 FLOOR PLAN
 SCALE NTS

NO.	DESCRIPTION	DATE

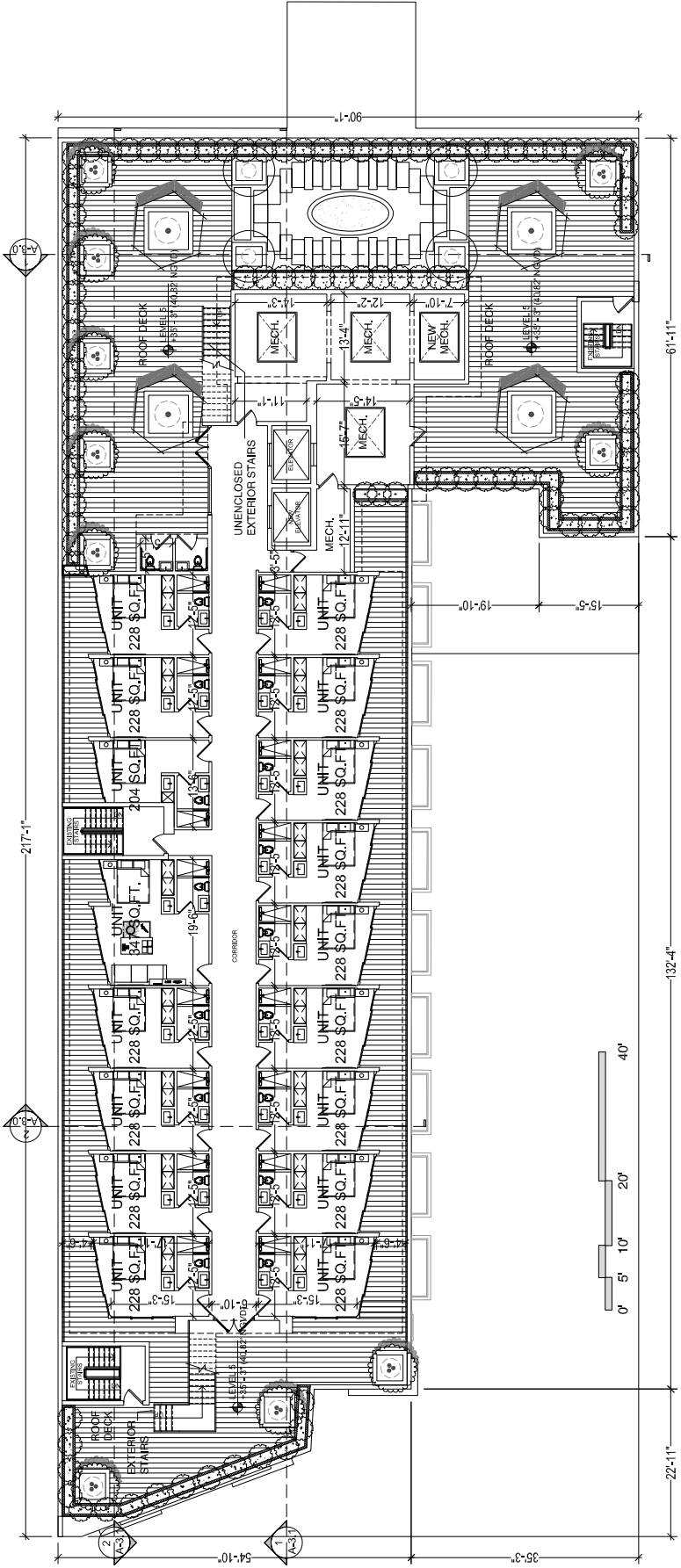


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 SCALE

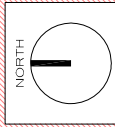
SHEET TITLE
**PROPOSED
 LEVEL 5
 FLOOR PLAN**

SHEET NUMBER
A-1.4
 MODIFIED



1 PROPOSED LEVEL 5 FLOOR PLAN
 SCALES

NO.	DESCRIPTION	DATE



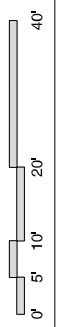
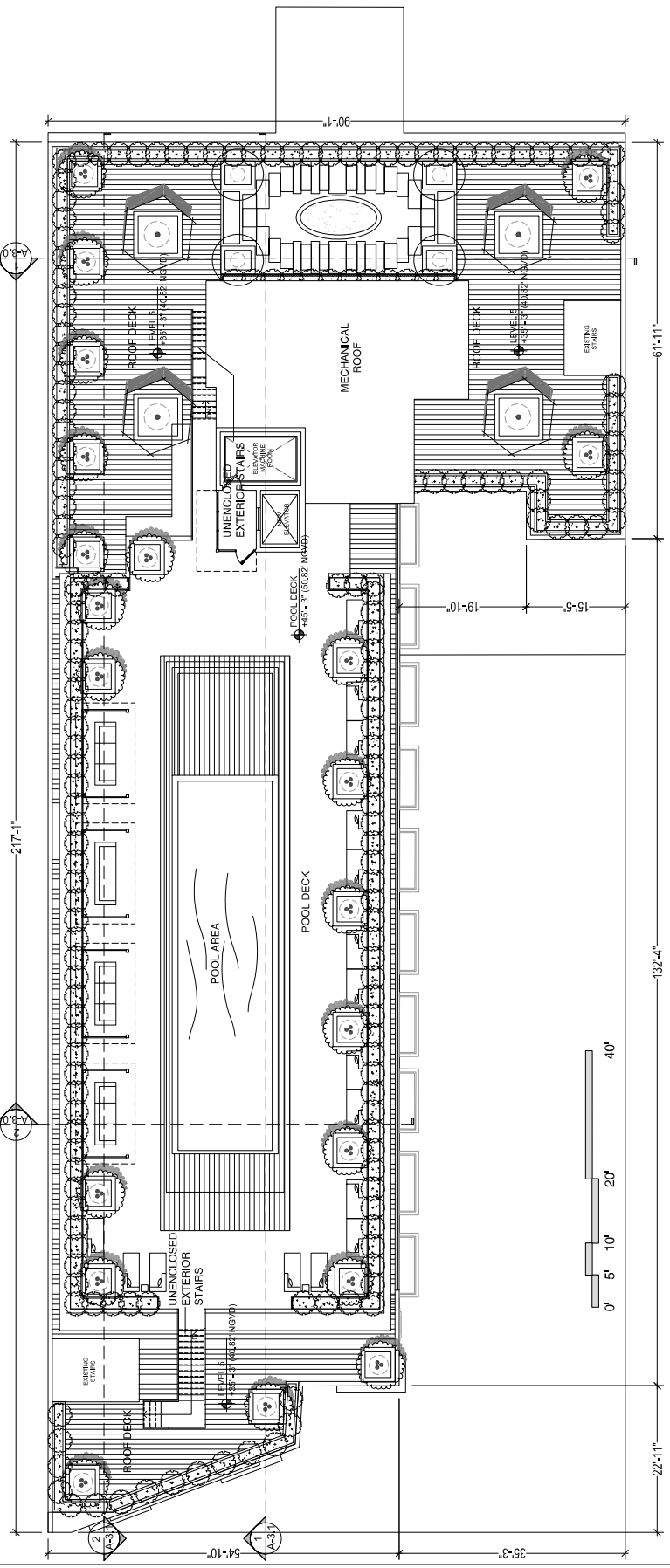
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PROPOSED
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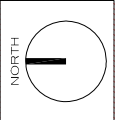
SHEET TITLE
 PROPOSED
 ROOF POOL
 DECK

SHEET NUMBER
A-1.5
 MODIFIED



1 PROPOSED ROOF POOL DECK
 SCALES

NO.	REVISION	DATE



PRINCE MICHAEL
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COREY J. LAFFERTY
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 ARCHITECT
 PRELIMINARY
 PRESERVATION
 BOARD
 JOB NUMBER: 17013
 DATE DED: 05.01.2018
 SCALE: AS NOTED

PROPOSED
 ELEVATIONS

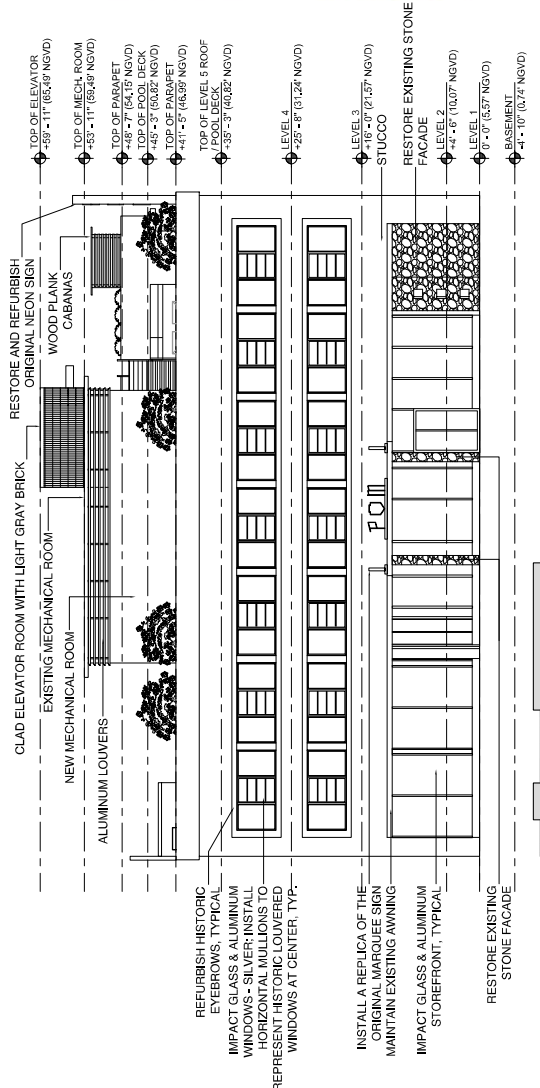
SHEET NUMBER
A-2.0
 MODIFIED



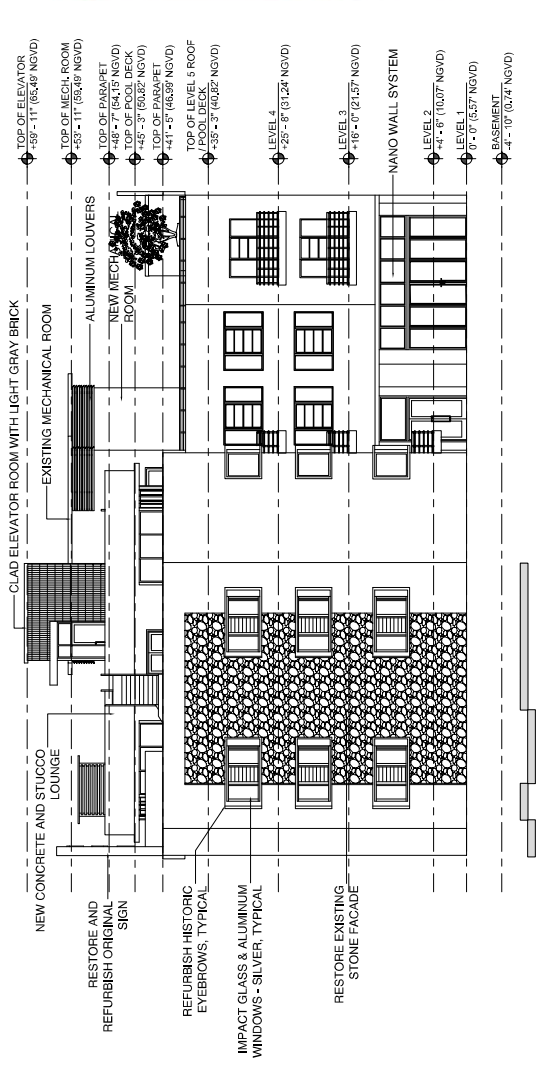
3 EAST ELEVATION RENDERING
 SCALE: NTS



4 WEST ELEVATION RENDERING
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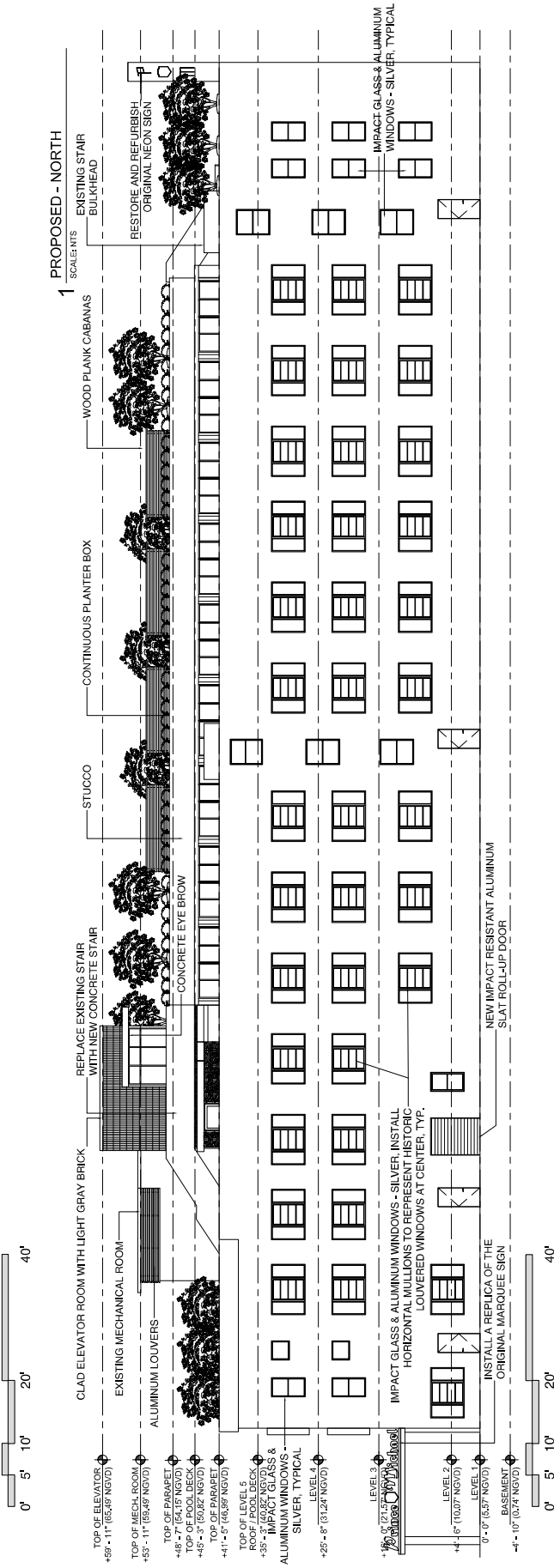
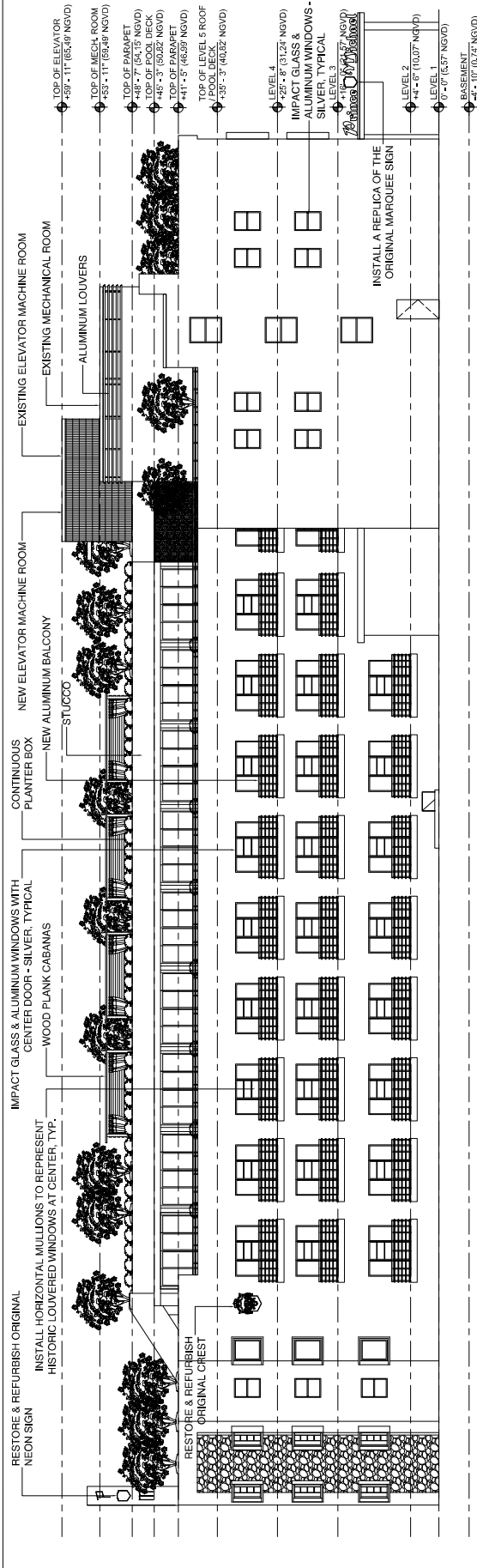
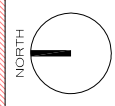


1 PROPOSED ELEVATION - EAST
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2 PROPOSED ELEVATION - WEST
 SCALE: NTS

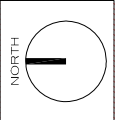
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1 PROPOSED - NORTH
 SCALE: 1/8" = 1'-0"

2 PROPOSED - SOUTH
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

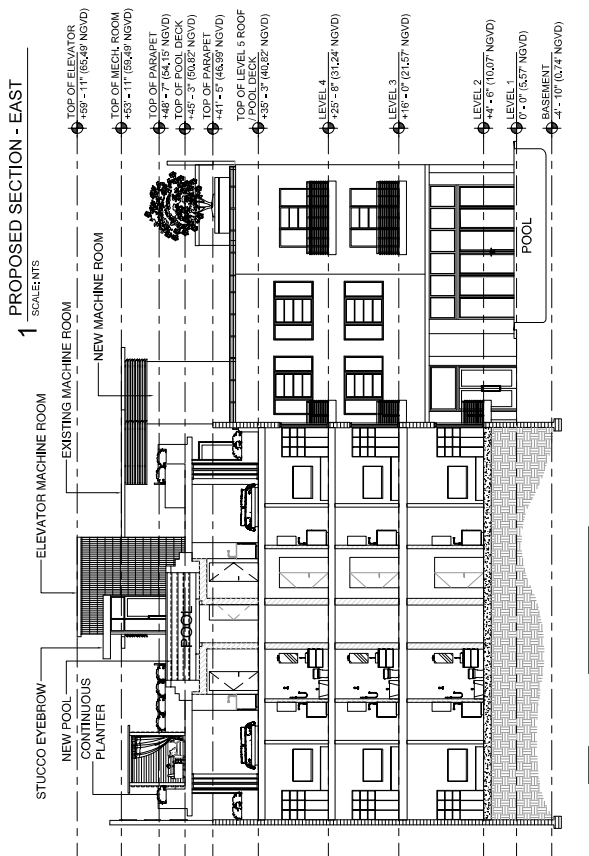
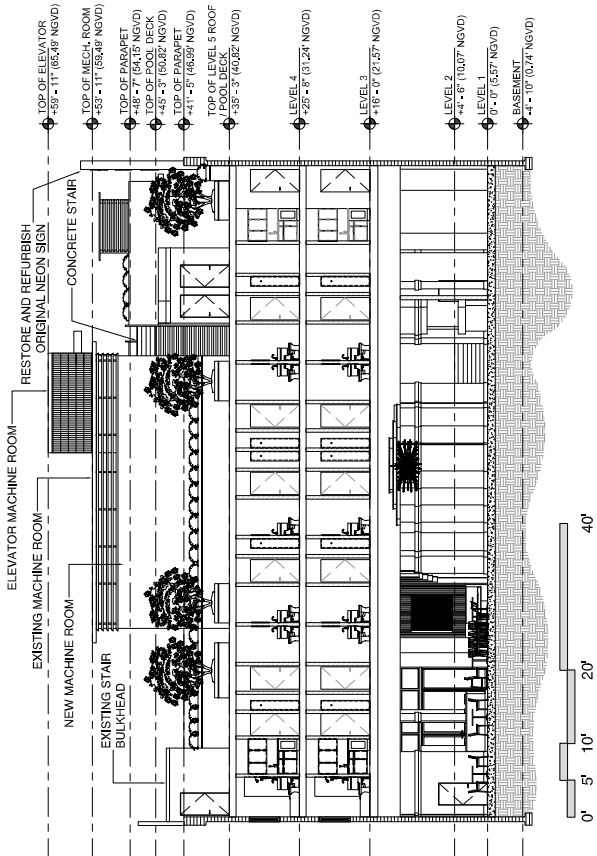


PRINCE MICHAEL
 HISTORIC RENOVATION
 2618 COLLINS AVENUE, MIAMI BEACH, FL

COREY J. LAFFERTY
 LIC.# AB97982
 ARCHITECT
 FLORIDA BOARD
 OF ARCHITECTURE
 17013
 JOB NUMBER
 06.01.2018
 DATE DUE
 AS NOTED
 SCALE

SHEET TITLE
 PROPOSED
 EXISTING
 ELEVATION
 SECTION

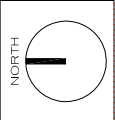
SHEET NUMBER
A-3.0
 MODIFIED



1 PROPOSED SECTION - EAST
 SCALE: 1/8" = 1'-0"

2 PROPOSED SECTION - WEST
 SCALE: 1/8" = 1'-0"

DATE	
REVISION	



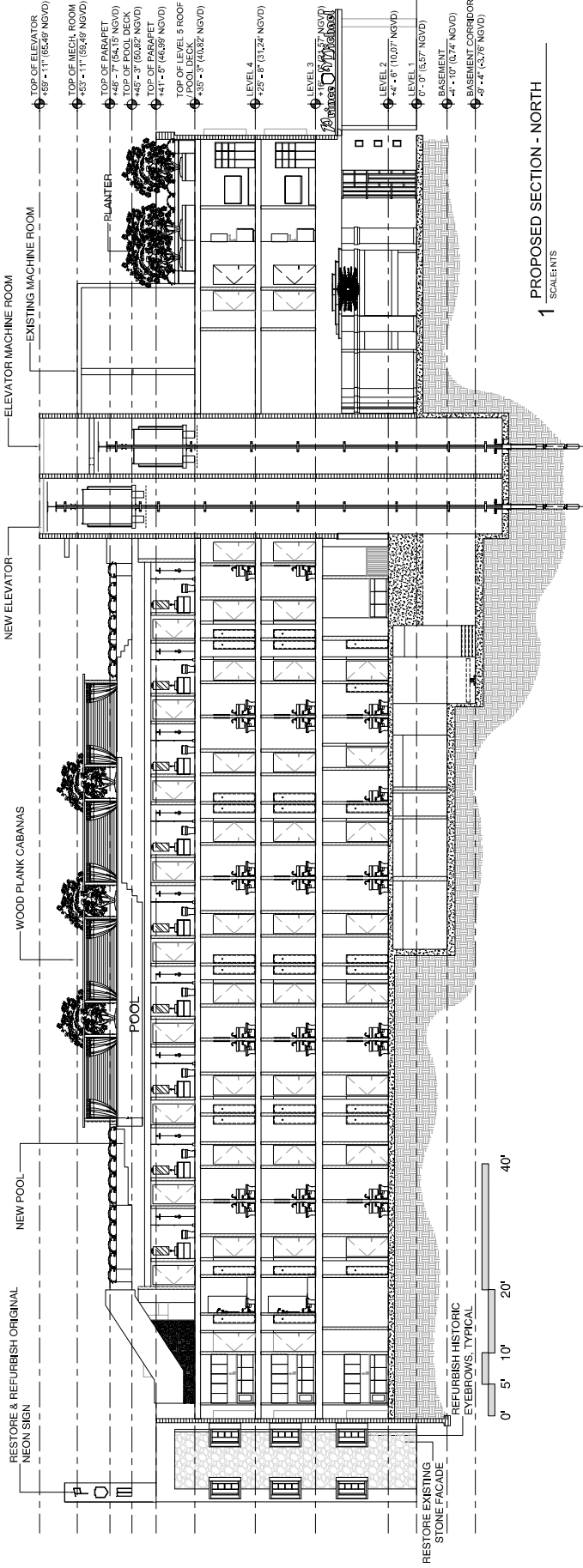
2618 COLLINS AVENUE, MIAMI BEACH, FL
 PRINCE MICHAEL
 HISTORIC RENOVATION

COREY J. LAFFERTY
 U.C. #A897982
 ARCHITECT
 PRELIMINARY
 BOARD

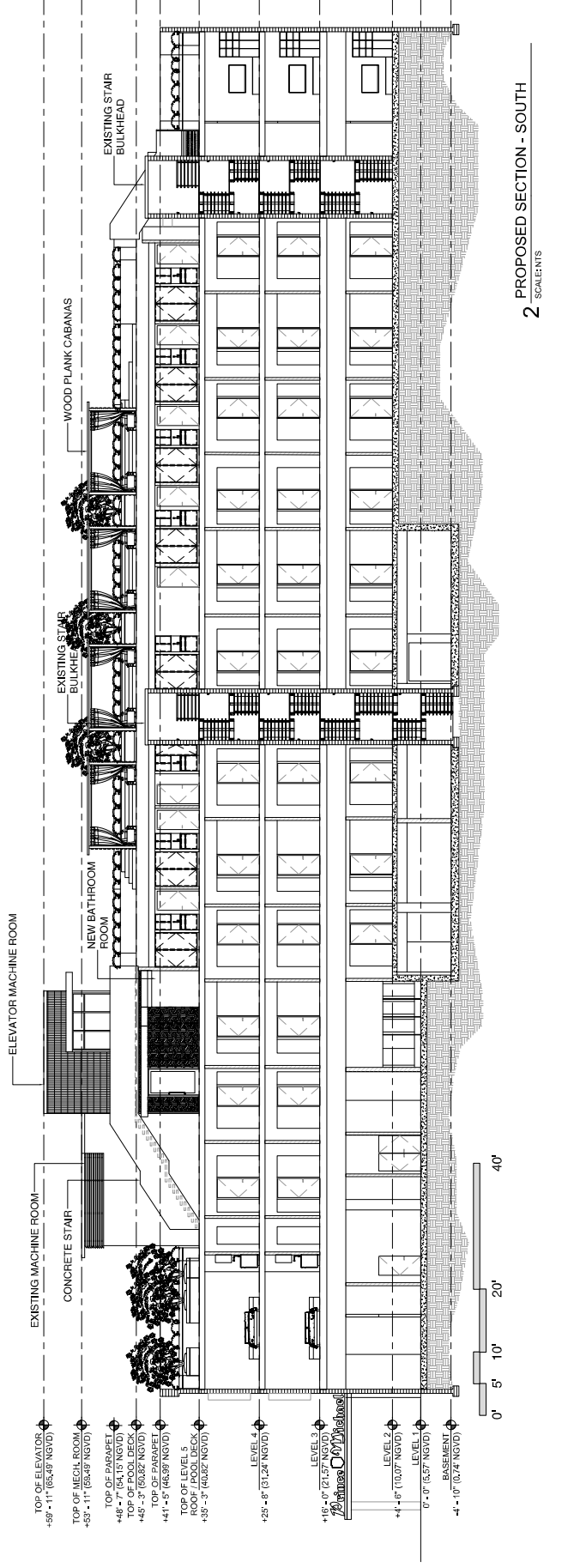
JOB NUMBER: 17013
 DATE DWT: 05.01.2018
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED
 EXISTING
 ELEVATION
 SECTION

SHEET NUMBER
A-3.1
 MODIFIED

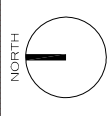


1 PROPOSED SECTION - NORTH
 SCALE: 1/8" = 1'-0"



2 PROPOSED SECTION - SOUTH
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE

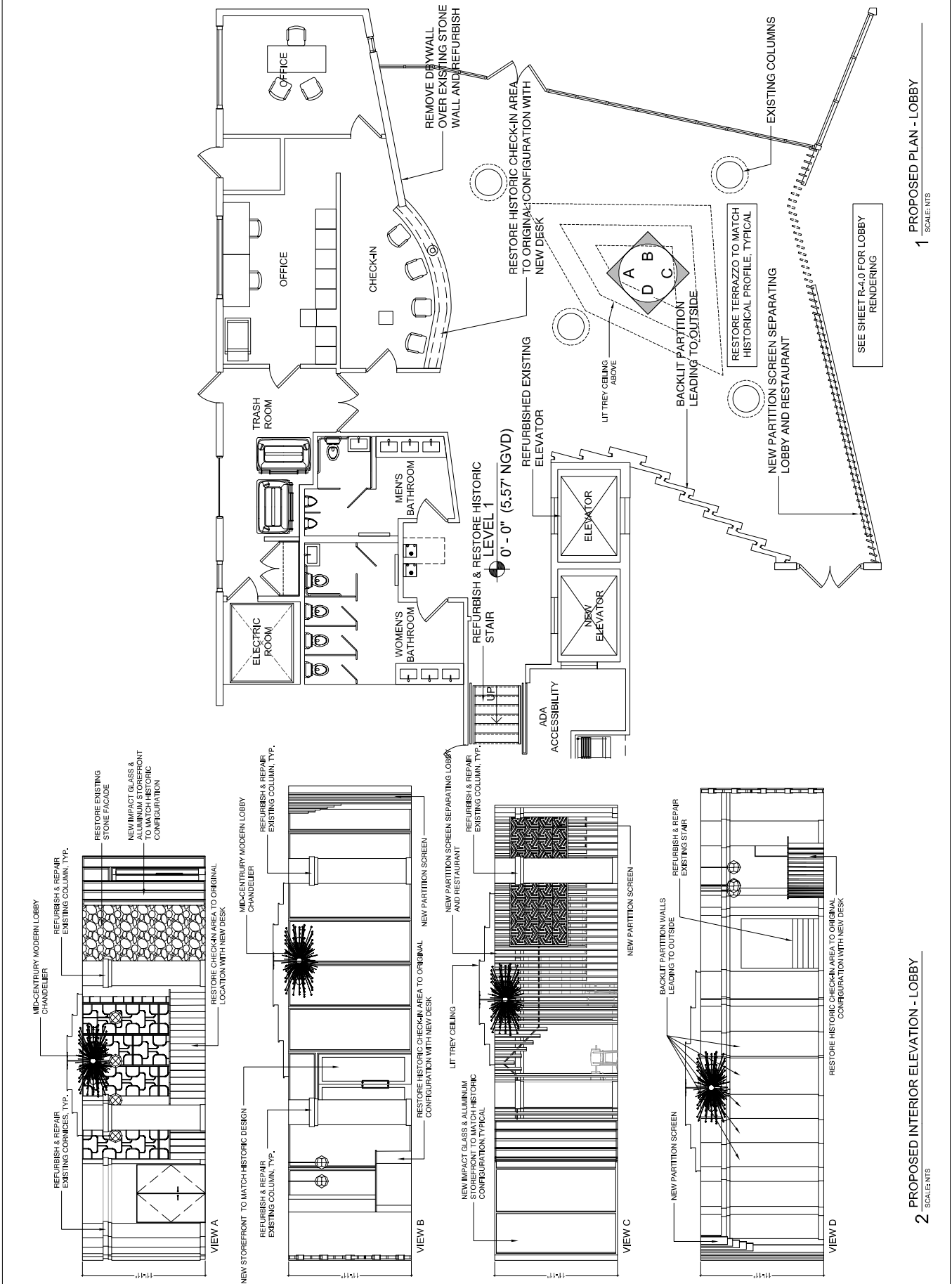


PRINCE MICHAEL
HISTORIC RENOVATION
2618 COLLINS AVENUE, MIAMI BEACH, FL

COREY J. LAFFERTY
LIC.# A937982
ARCHITECT
PROFESSIONAL
BOARD
JOB NUMBER: 17013
ISSUE DATE: 09.01.2018
SCALE: AS NOTED
SHEET TITLE

PROPOSED
LOBBY PLAN
& ELEVATION

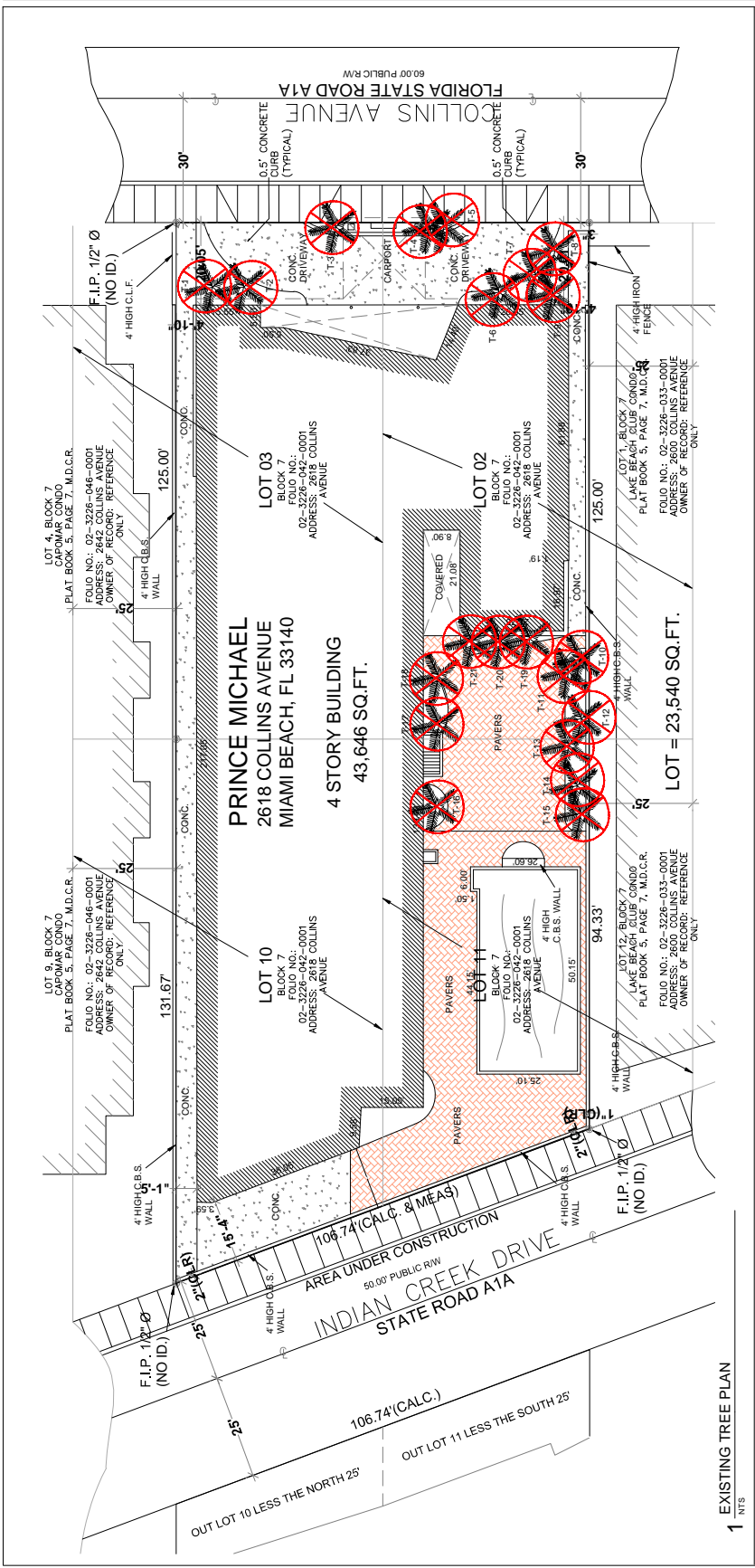
SHEET NUMBER
A-4.1
MODIFIED



PROPOSED PLAN - LOBBY
1
SCALE: NTS

PROPOSED INTERIOR ELEVATION - LOBBY
2
SCALE: NTS

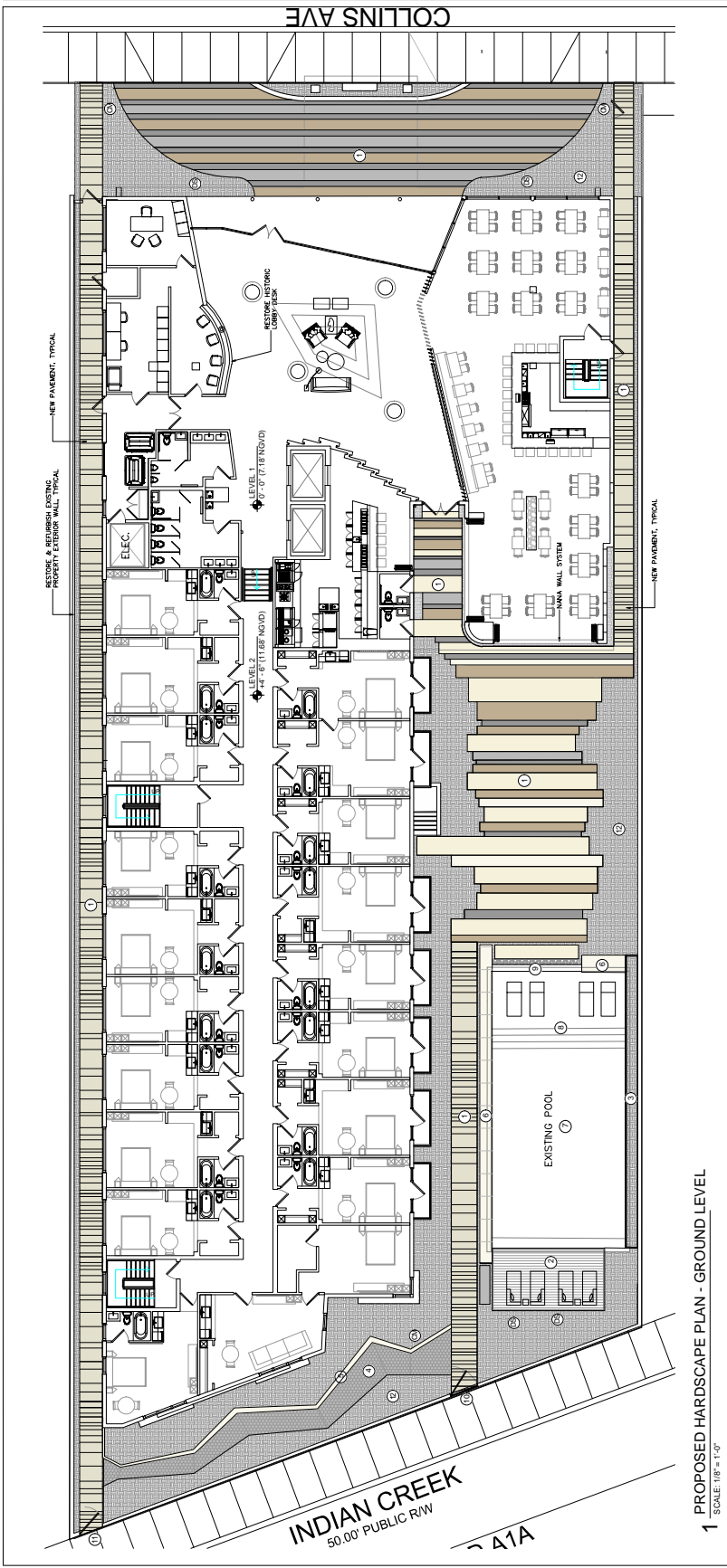
SEE SHEET R-4.0 FOR LOBBY RENDERING



EXISTING TREE TABLE

TREE #	NAME	TRUNK Ø	HIGH	CANOPY	STATUS
T-1	ALEXANDRIA PALM	6"	20'	10'	REMOVE
T-2	ALEXANDRIA PALM	6"	20'	10'	REMOVE
T-3	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-4	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-5	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-6	BOTTLE PALM	12"	30'	10'	REMOVE
T-7	ALEXANDRIA PALM	8"	30'	10'	REMOVE
T-8	BOTTLE PALM	12"	30'	10'	REMOVE
T-9	BOTTLE PALM	12"	30'	10'	REMOVE
T-10	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-11	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-12	MELALEUCA	24"	40'	30'	REMOVE
T-13	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-14	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-15	BOTTLE PALM	15"	30'	10'	REMOVE
T-16	SABAL PALM	12"	20'	15'	REMOVE
T-17	ALEXANDRIA PALM	6"	20'	10'	REMOVE
T-18	UNKNOWN	6"	20'	10'	REMOVE
T-19	ALEXANDRIA PALM	6"	20'	10'	REMOVE
T-20	ALEXANDRIA PALM	6"	20'	10'	REMOVE
T-21	ALEXANDRIA PALM	4"	20'	10'	REMOVE
T-22	ALEXANDRIA PALM	4"	20'	10'	REMOVE

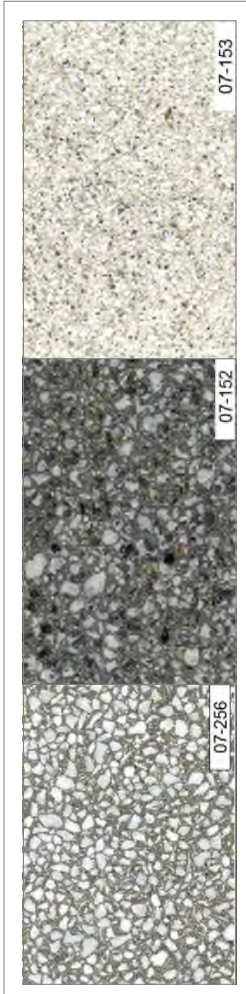
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1 PROPOSED HARDSCAPE PLAN - GROUND LEVEL
 SCALE: 1/8" = 1'-0"

- SYMBOL KEY**
- ① CONCRETE W/ INTEGRAL COLOR AND EXPOSED AGGREGATE FINISH
 - ② IPE WOOD DECK ON GRADE
 - ③ ALUMINUM PLANTER BOX W/ POWER COAT FINISH
 - ④ PAVER ON SAND WALK
 - ⑤ CONCRETE BENCH W/ TILE FINISH
 - ⑥ CONCRETE POOL COPING WITH TILE FINISH
 - ⑦ EXISTING SWIMMING POOL
 - ⑧ W/ NEW DECORATIVE RESURFACING PATTERN
 - ⑨ EXISTING SWIMMING POOL W/ NEW STEP ENTRY AND SHALLOW LOUNGE AREA
 - ⑩ EXISTING POOL W/ MODIFIED OVERFLOW THIS SECTION ONLY
 - ⑪ MAIN REAR PEDESTRIAN GATE ENTRY
 - ⑫ REAR SERVICE & TRASH GATE
 - ⑬ PLANTING AREA TYP.

EXPOSED AGGREGATE BANDING



PEDRO PORTUGUESE COBBLE



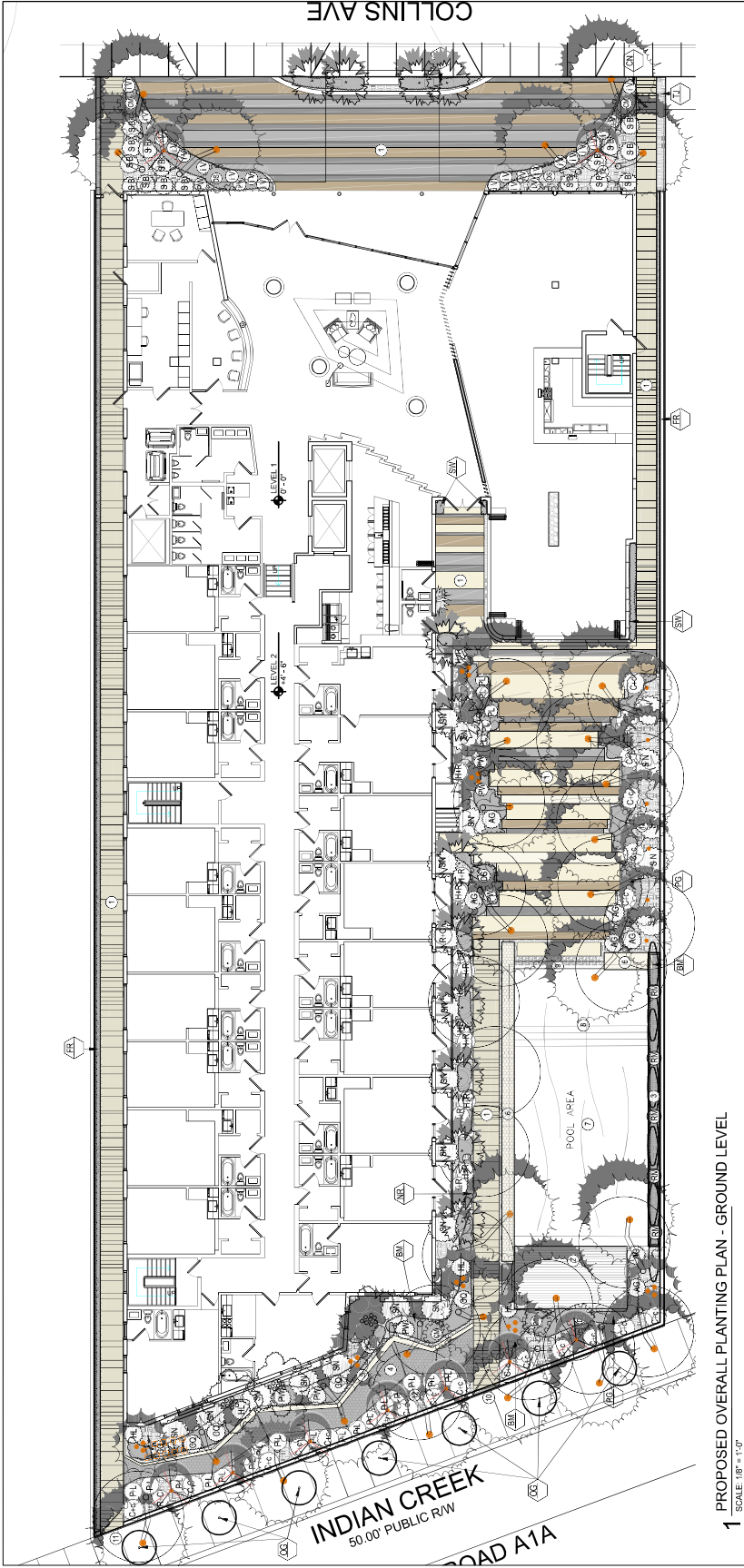
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PRINCE MICHAEL HISTORIC RENOVATION
2618 COLLINS AVENUE, MIAMI BEACH, FL

PROPOSED OVERALL PLANTING PLAN - GROUND LEVEL
SHEET NUMBER: LP-1.0
MODIFIED

VINCENT FALGOUTZ DESIGN
2125 COLLINS AVENUE, SUITE 200
MIAMI BEACH, FL 33139
TEL: 305.673.1111
WWW.VINCENTFALGOUTZDESIGN.COM

NORTH



1 PROPOSED OVERALL PLANTING PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

SYMBOL LEGEND

CITY OF MIAMI BEACH LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RM-2 lot Area: 23,800 SF Area: 0.55 AC

TABLE 1: PLANTING REQUIREMENTS

Item	Quantity
1. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	54
2. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	10
3. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	17
4. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	5
5. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	7
6. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	438
7. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	138
8. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	276
9. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	215

TABLE 2: PLANTING REQUIREMENTS

Item	Quantity
1. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	438
2. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	138
3. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	276
4. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	215

TABLE 3: PLANTING REQUIREMENTS

Item	Quantity
1. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	438
2. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	138
3. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	276
4. Number of trees required per lot for each lot size, less existing number of trees meeting minimum requirements	215

SYMBOL LEGEND

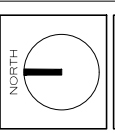
- UNDERSTORY ACCENT PLANT
- AMERICAN OAKER TG
- UNDERSTORY PLANT TYP.
- UNDERSTORY PLANT TYP.
- VINE
- GROUND COVER
- GENERAL PLANTING AREA
- ZONING CASHARE LAWN
- COCONUT PALM LEAVING W/ CHAIR
- CHINESE FAN PALM
- EVERGLADES PALM
- GREEN THATCH PALM
- PIRITAL PALM
- PRINCE PALM TREE
- TRAVELERS TREE
- DOVING OIKER

NOTE: ALL PLANTING AREAS TO RECEIVE AUTO IRRIGATION SYSTEM WITH 100% PERCENT COVERAGE, CONTROLLER AND RAIN SENSOR

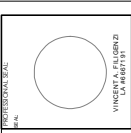
VINCENT FALGENZI DESIGN

LANDSCAPE ARCHITECTURE
 1300 S.W. 87th Ave.
 Suite 200
 Miami, FL 33155
 Phone: 305.274.1111
 Fax: 305.274.1112
 www.vfalgenzi.com

NO.	DESCRIPTION	DATE



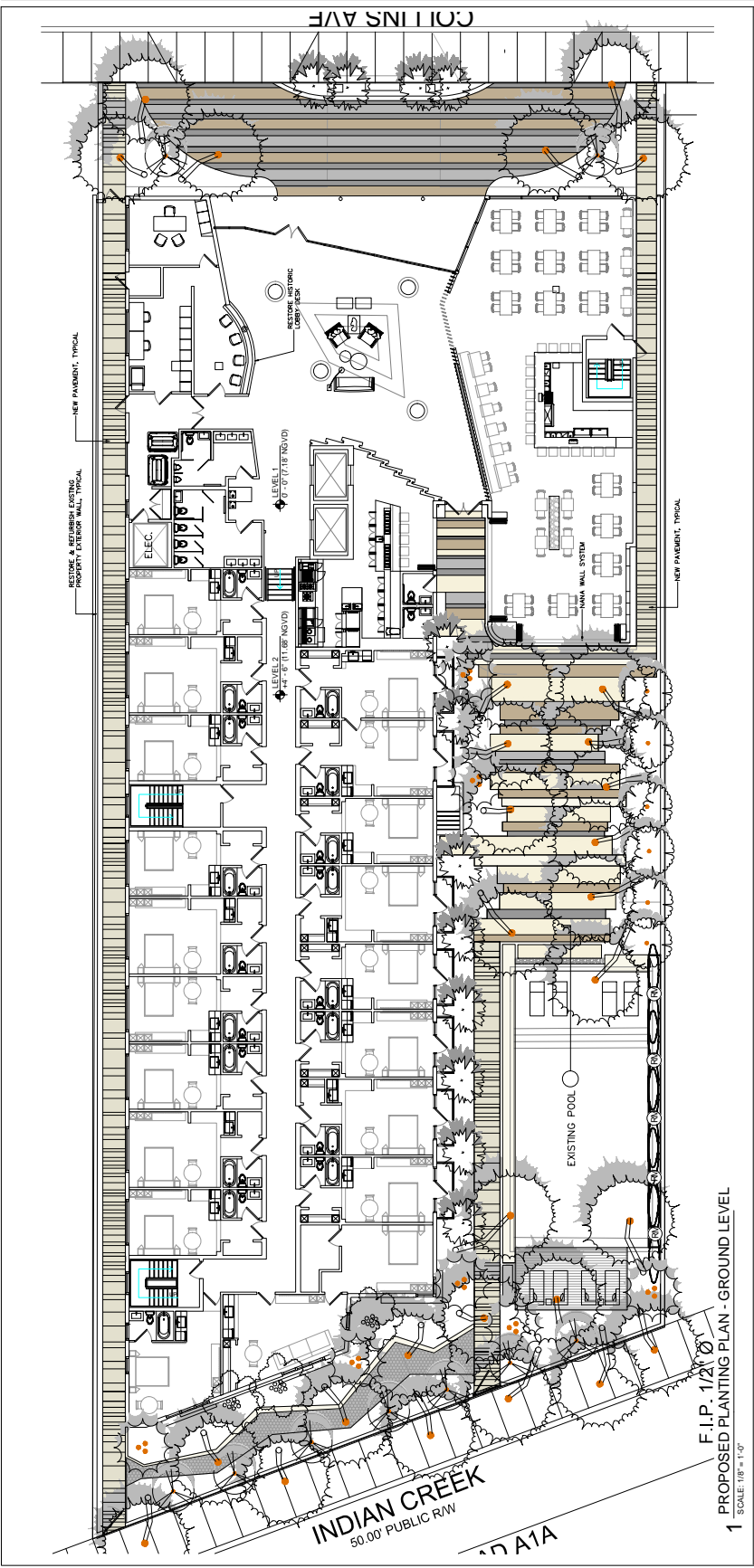
PRINCE MICHAEL
 HISTORIC RENOVATION
 2618 COLLINS AVENUE, MIAMI BEACH, FL



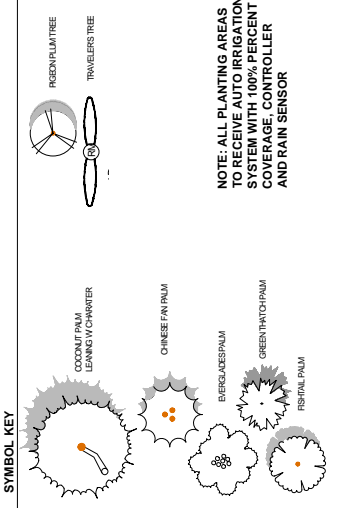
HISTORIC PRESERVATION BOARD
 FILE NO. 06.15.2017
 SCALE: AS NOTED

SHEET TITLE
 PROPOSED CANOPY
 PLANTING PLAN
 GROUND LEVEL

SHEET NUMBER
LP-1.1



1 F.I.P. 1/2" = 1'-0"
 SCALE: 1/8" = 1'-0"
 PROPOSED PLANTING PLAN - GROUND LEVEL

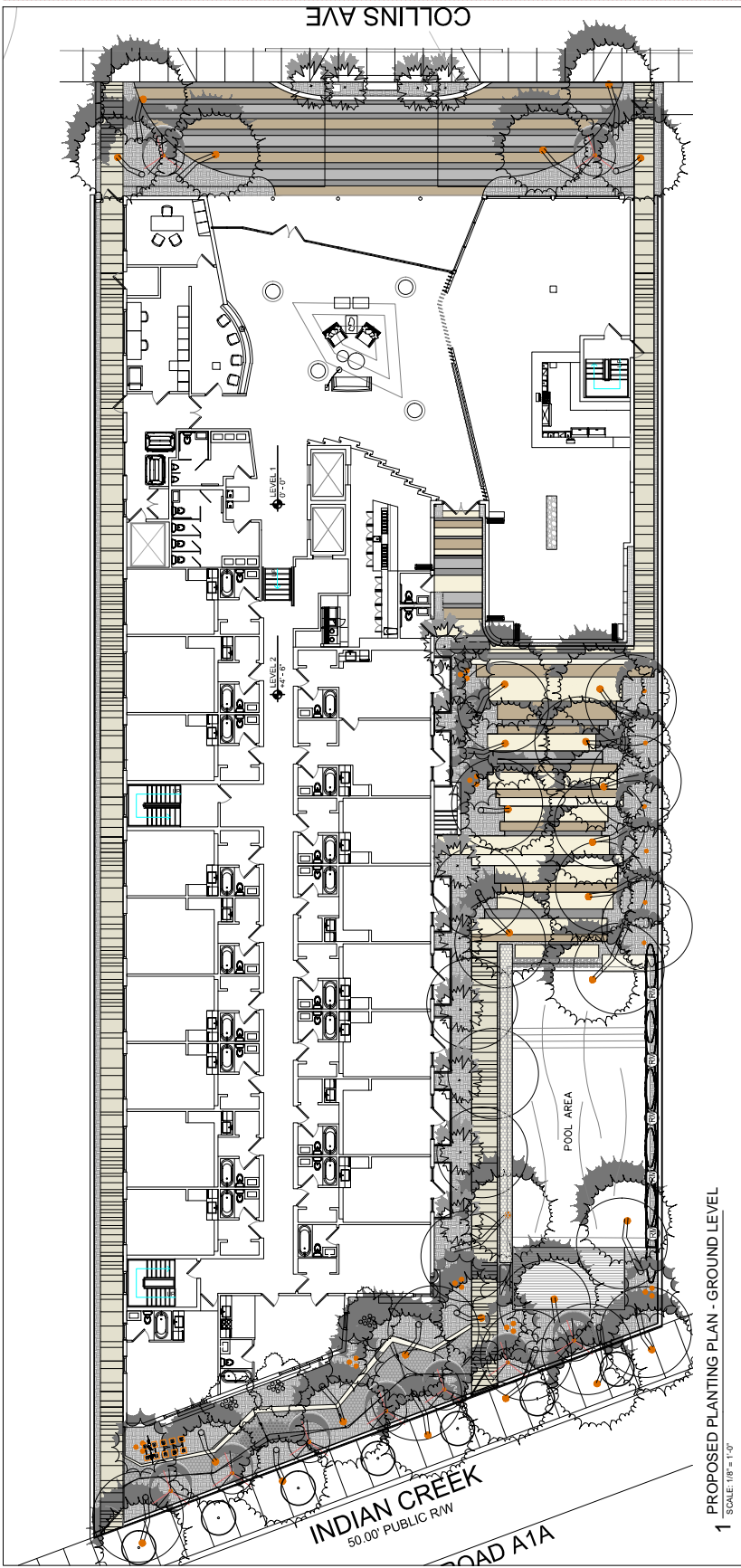


NOTE: ALL PLANTING AREAS TO RECEIVE AUTO IRRIGATION SYSTEM WITH 100% PERCENT COVERAGE, CONTROLLER AND RAIN SENSOR

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY	NATIVE/ DROUGHT
3	ACEDERHAPNE WIGHTII	PALMOTIS EVERGLADES PALM	20' 02" DIA @ 7' Heavy Clump	3	*
6	CARTOTIS METS	GIANT FIBRILLAL PALM	22' 06" DIA @ 7' Heavy Clump	6	*
7	COCOCOLBA DIVERSIFOLIA	PIGSON PLUM TREE	15' 10" DIA @ 7' 3" DBH	7	*
3	COCOCOLBA LAVFERA	SEA GRAMP TREE	15' 10" DIA @ 7' 3" DBH	3	*
30	COCO NACIFERA	COCONUT PALM	15' 10" DIA @ 7' 3" DBH	30	*
6	LIVISTONA CHINENSIS	CHINESE FAN PALM	12' DIA @ 7' 3" DBH	6	*
25	MITROSA PLAGIANS	BIRDCOAST STOPPED TREE	10' DIA @ 7' 3" DBH	25	*
12	THORNSA RADIXATA	THATCH PALM	14' 06" DIA @ 7' 3" DBH	12	*

* IF SHEET IS LESS THAN 60"x90" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.



1 PROPOSED PLANTING PLAN - GROUND LEVEL
 SCALE: 1/8" = 1'-0"

SYMBOL LEGEND

COCONUT PALM LEANING W/ CHAMBER
 CHINESE FAN PALM
 EVERGLADES PALM
 GREEN HATCH PALM
 PRITCHARD PALM
 PIGEON PALM TREE
 TRAVELLERS TREE
 ORANGE GINGER

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY	NATIVE DROUGHT
3	ACELORRHAPHIE VIRENTI	PALEOTIS EVERGLADES PALM	20-22' DIA HT Heavy Chemp	3	*
6	CARYOTIS METS	GIANT FISHTAIL PALM	22'-24' DIA HT Heavy Chemp	6	*
7	DODONAEA VIRENS/POLIA	PRIDEON PALM TREE	10' DIA HT 2.5" DBH	7	*
4	DODONAEA VIRENS/POLIA	SEA GRAPPE TREE	12'-14' HT 4" DBH W/ BULTI	4	*
30	COCCO NUCIFERA	COCONUT PALM	10' DIA HT 2.5" DBH	30	*
6	LIVISTONA CHINENSIS	CHINESE FAN PALM	10' DIA HT 2.5" DBH	6	*
25	HYDRANGEA LINDLAYERI	SHIRAZ ELEGANT TREE	10' HT 8" DIA BULTI TRUNK	25	*
4	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	4	*
1	ORANGE GINGER	ORANGE GINGER	4' SP 20" DIA 1/2" DB	1	*
7	ELEPHANT EAR	ELEPHANT EAR	15' DIA @ 8' FT	7	*
198	JAMAICAN CARBER	JAMAICAN CARBER	15' DIA @ 2" OC (ROOF)	198	*
11	COPERNICUS MACRODORISIA	COPERNICUS MACRODORISIA	25' DIA @ 4" OC (GROUND)	11	*
3	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	3	*
18	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	18	*
24	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	24	*
7	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	7	*
5	TRAVELLERS TREE	TRAVELLERS TREE	14'-16' DIA HT BUL	5	*

GROUNDCOVERS & VINES

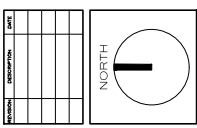
35	SWAMP PITCH APPLE	3' DIA @ 12" OC
105	PALM GRASS	3' DIA @ 12" OC
105	AFRICAN IRIS	3' DIA @ 12" OC
90	GOLDEN ORCHID	3' DIA @ 12" OC
155	EVERGREEN GIANT	3' DIA @ 12" OC
53	SWISS CHEESE PLANT	3' DIA @ 12" OC
75	GIANT JASSTLE IRIS	3' DIA @ 12" OC
501	ROSE MOSS FURSLANE	1' DIA @ 12" OC
15	SAND CORN GRASS	3' DIA @ 24" OC
3	BLUE SKY YNE	3' DIA TRILLIS

LAWN, MULCH & MISC ITEMS

1	4" SHIMMER ZOSTER GRASS	4" DIA PALLET
4	3" DIA POLISHED	3" DIA PALLET
3	PALLETS	PALLETS

NOTE: ALL PLANTING AREAS TO RECEIVE AUTO IRRIGATION SYSTEM WITH 100% PERCENT COVERAGE, CONTROLLER AND RAIN SENSOR

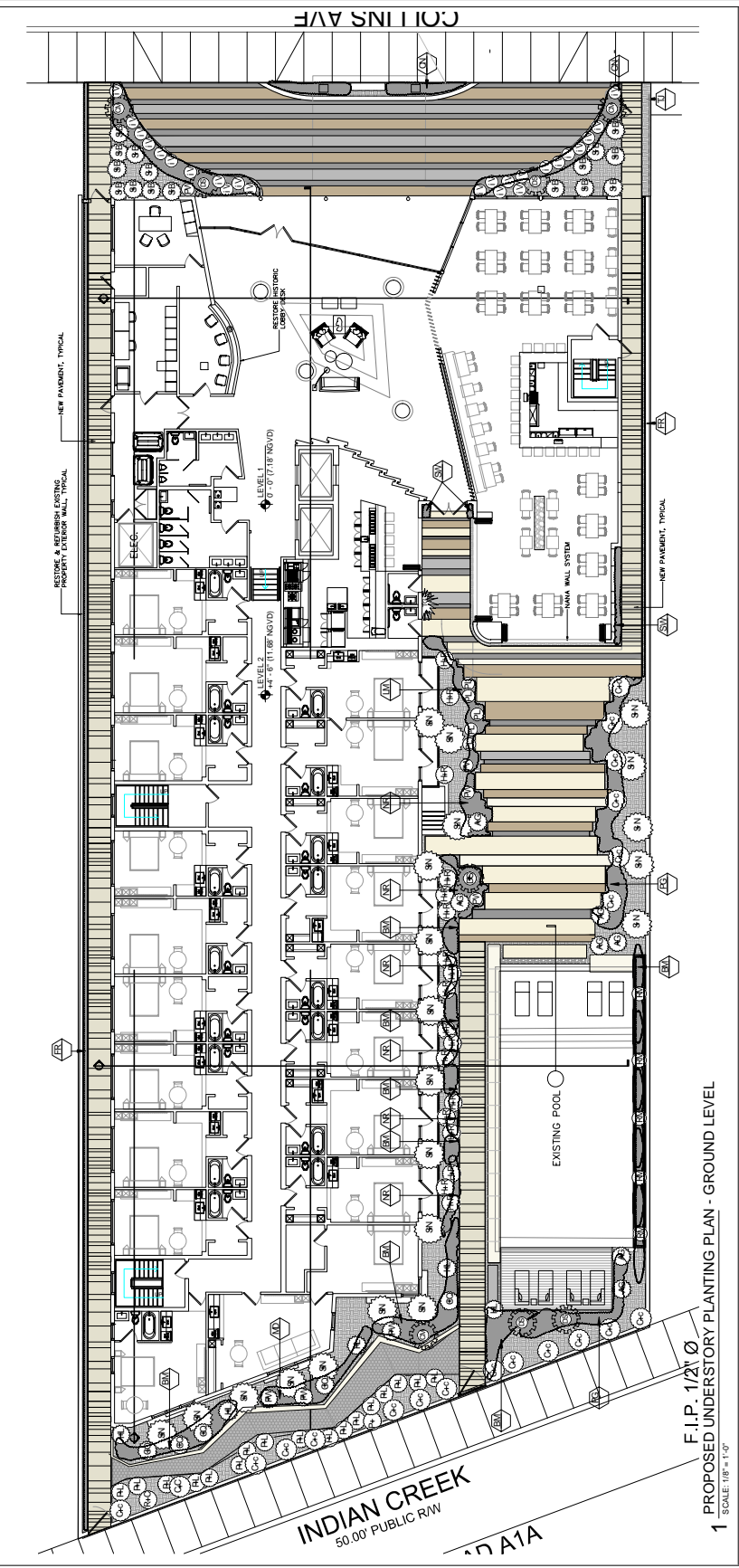
GENERAL PLANTING AREA



HISTORIC PRESERVATION BOARD
 JOB NUMBER: 17013
 DATE: 06.15.2017
 SCALE: AS NOTED

SHEET TITLE
 UNDERSTORY PLANTING PLAN
 GROUND LEVEL

SHEET NUMBER
LP-1.2



1 F.I.P. 1/2" = 1'-0"
 PROPOSED UNDERSTORY PLANTING PLAN - GROUND LEVEL

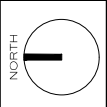
PLANT LIST

SHRUBS & ACCENTS	TRAVELERS TREE	GROUNDCOVERS & VINES	SYMBOL KEY
CE ALCOXIA MAGNOLICOLORA BOVARDI	3 # @ 17' OC	CL CLIVIA MANA	○ TRAVELERS TREE
DMT DWYER PITCH APPLE	3 # @ 17' OC	PG CUCURBITO CAPULATA	⊗ UNDERSTORY ACCENT PLANT
SWD GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	PS PALM GRASS	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	FR FICUS REPENS	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	LM LERKOPF MUGELIARI	○ TRAVELERS TREE
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS MONSTERA DELICIDA	⊗ UNDERSTORY ACCENT PLANT
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	PH PHLOEDENDRON BUBBLE BARK	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	PO PORTULACA GRANDIFLORA	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	SP SPARTINA SPARGANI	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	TO TRIPLODENDRON GRANDIFLORA	○ TRAVELERS TREE
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	LAWN, MULCH & MISC ITEMS	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	LAWN ZOTSA JAPONICA	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS MILK CAN BEACH PRESLE	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MULCH	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS MICHIGAN BEACH PRESLE	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PINE BARK BARK	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS ZOSIA CASABIELLANA	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.
CC GAPPARIS CYNOPHALLIOPHORA	3 # @ 17' OC	MS PALLET	⊗ UNDERSTORY PLANT TYP.

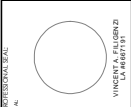
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NO.	DESCRIPTION	DATE



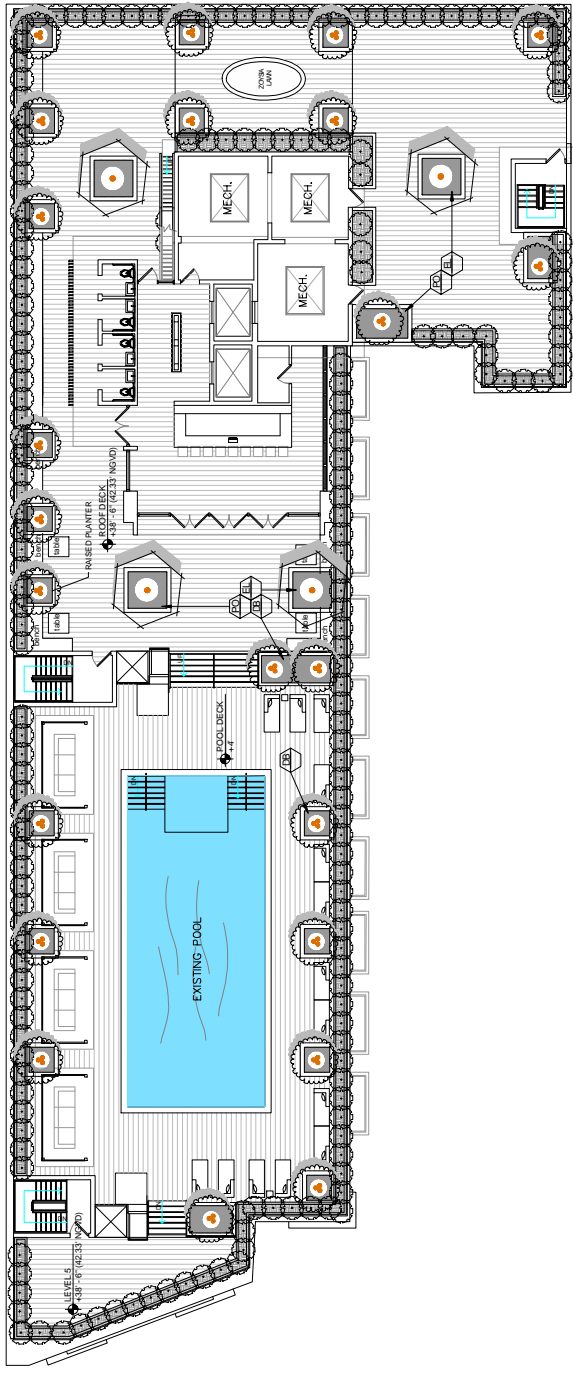
PRINCE MICHAEL
 HISTORIC RENOVATION
 2618 COLLINS AVENUE, MIAMI BEACH, FL



HISTORIC PRESERVATION BOARD
 JOB NO. 06.15.2017
 DATE: AS NOTED

PROPOSED OVERALL PLANTING PLAN
 ROOF LEVEL

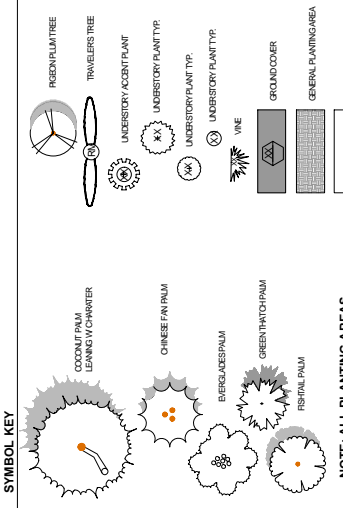
SHEET NUMBER
LP-2.0



1 PROPOSED OVERALL PLANTING PLAN - ROOF LEVEL
 SCALE: 1/8" = 1'-0"

PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	PLANT TYPE	PLANT SIZE
	GROUNDCOVERS & VINES			
	CL COLUMBANA	30	CLIMBING	3' WIDE @ 12' OC
	PG CUCURBITACANTALUATA	30	CLIMBING	3' WIDE @ 12' OC
	PG PALM GRASS	90	CLIMBING	3' WIDE @ 12' OC
	EL GOLDEN CREEPER	30	CLIMBING	3' WIDE @ 12' OC
	EL GOLDEN CREEPER	221	CLIMBING	3' WIDE @ 12' OC
	FR FOCUS REFINIS	155	CLIMBING	3' WIDE @ 12' OC
	LM LERKOPF MUSCARI	50	CLIMBING	3' WIDE @ 12' OC
	MS MONSTERA DELICIOSA	50	CLIMBING	3' WIDE @ 12' OC
	MS MONSTERA DELICIOSA	50	CLIMBING	3' WIDE @ 12' OC
	PN PHLOENODONDA BUNALE MARX	84	CLIMBING	3' WIDE @ 12' OC
	PO PORTULACA GRANDIFLORA	501	CLIMBING	3' WIDE @ 12' OC
	SP SPARTINA BURGERS	18	CLIMBING	3' WIDE @ 12' OC
	SW SWARTZIA BURGERS	18	CLIMBING	3' WIDE @ 12' OC
	TD THUNDERBOLT GRANDIFLORA	18	CLIMBING	3' WIDE @ 12' OC
	TD THUNDERBOLT GRANDIFLORA	9	CLIMBING	3' WIDE @ 12' OC
	LAWN, MULCH & MISC ITEMS			
	LAWN ZOYSIA JAPONICA	1	LAWN	SOB PALLET
	MS MEXICAN BEACH PEBBLE	4	MULCH	2-3' DIA POLISHED
	MULCH	3	MULCH	PALLETS



NOTE: ALL PLANTING AREAS TO RECEIVE AUTO IRRIGATION SYSTEM WITH 100% PERCENT COVERAGE. CONTROLLER AND RAIN SENSOR

IF SHEET IS LESS THAN 64"x36" IT IS A REDUCED PRINT. SCALE ACCORDINGLY.

PRINCE MICHAEL HISTORIC RENOVATION
2618 COLLINS AVENUE, MIAMI BEACH, FL

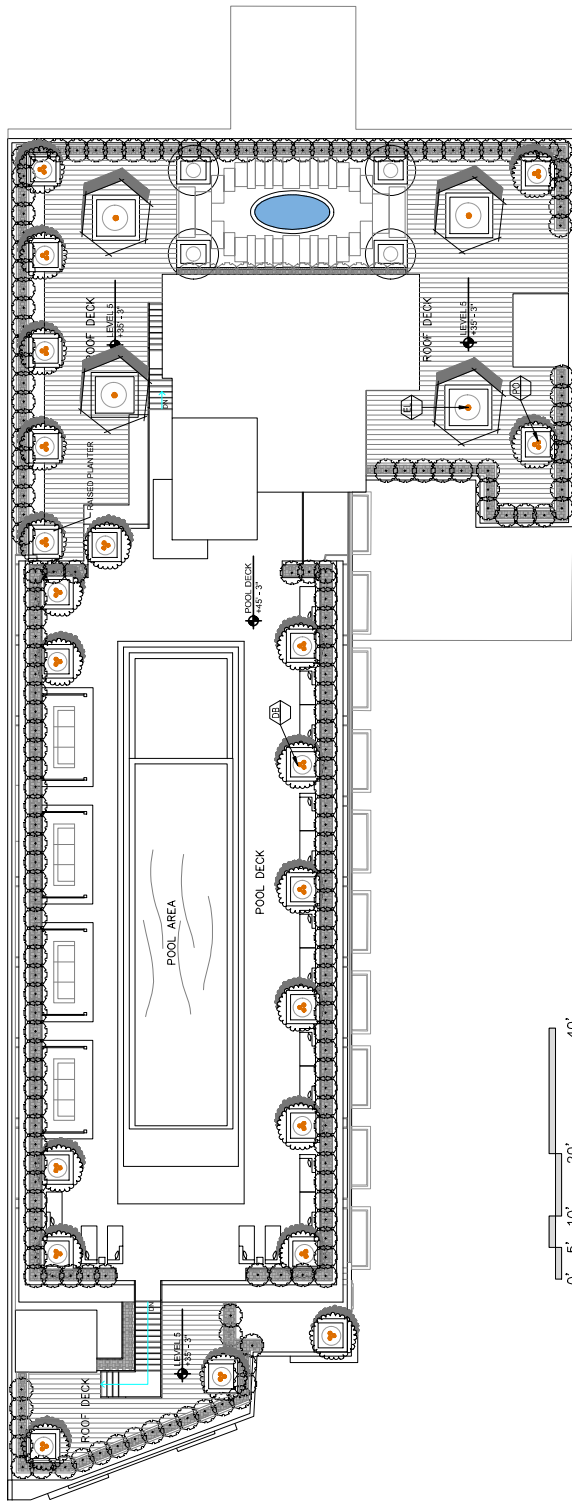
INCCENT FALGENZI DESIGN
2125 SW 24th Ave
Miami, FL 33135
Phone: 305.442.1111
www.inccentdesign.com

PROJECT NO. 18-0001
DATE: 07.10.2018
SCALE: AS NOTED

PROPOSED OVERALL PLANTING PLAN
ROOF POOL LEVEL

SHEET NUMBER
LP-2.0
MODIFIED

NORTH

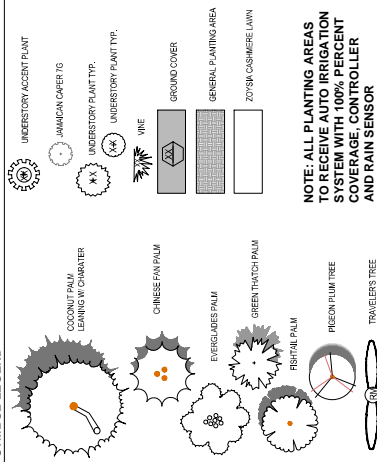


1 PROPOSED OVERALL PLANTING PLAN - ROOF POOL LEVEL
SCALE: 1/8" = 1'-0"

PLANT LIST

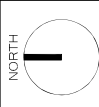
QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	QTY	NATIVE DROUGHT
35	CL. COQUILA NANA	DWARF FITCH APPLE	3 1/2" @ 12" OC	35	*
105	PD. CAROLINA CARTILAGATA	PALM GRASS	3 1/2" @ 12" OC	105	*
105	DB. DRETSB BICOLOR	AFRICAN GRASS	3 1/2" @ 12" OC	105	*
35	E. ERINODIA LIDORILLIS	GOLDEN CREPERS	3 1/2" @ 12" OC	35	*
155	LR. LUDOTE MUSCARI	EVERGREEN GIANT	3 1/2" @ 12" OC	155	*
53	MS. MONSTERA DELICATULA	SWISS CHEESE PLANT	3 1/2" @ 12" OC	53	*
75	NS. INDOMISCA CHERULEA 'REDINA'	GIANT JASSTLEERS IRIS	3 1/2" @ 12" OC	75	*
801	PO. PORTULACA GRANDIFLORA	ROSE MOSS PORTULANE	1 GAL @ 12" OC	801	*
18	SP. SPARTINA BAKERI	WHALES TAIL	7 1/2" @ 24" OC	18	*
15	TO. THUNBERGIA GRANDIFLORA	BLUET SKY YINE	3 1/2" @ 24" OC	15	*
3	TO. THUNBERGIA GRANDIFLORA	BLUET SKY YINE	3 1/2" @ 24" OC	3	*
1	LAWN, MULCH & MISC ITEMS	2-CASHERE ZOYSIA GRASS	500 PALLET	1	
4	MS. MEXICAN BEACH PEBBLE	SAME	3-3" DIA POLISHED	4	
3	MULCH	PINE BARK BINI	PALLETS	3	
7	CE. ELUCALIA MACROCARPA 'TEARING' (BUNT)	ELEPHANT EAR	15 GAL @ 12" OC	7	
198	CC. CAPPARIS CYNOPHALLOPHORA	JAMAICAN CARPER	25 GAL @ 24" OC (ROOF)	198	*
11	CC. CAPPARIS CYNOPHALLOPHORA	JAMAICAN CARPER	25 GAL @ 48" OC (GROUND)	11	*
3	CM. COPERNICIA MACROCARPA	COPIER	4" @ 12" OC	3	*
18	HL. HELICONIA LONICERATA	HELICONIA	7 GAL	18	*
24	PV. PHELODENDRON WEEKS HYBRID RED	STONES DWARF	15 GAL @ 24" OC	24	*
7	PV. PHELODENDRON WEEKS HYBRID RED	PHILODENDRON WEEKS HYBRID	7 FT T GAL	7	*
5	ED. HAVENALIA MADAGASCARENENSIS	TRAVELLERS TREE	10 1/2 FT @ 12" DIA	5	*

SYMBOL LEGEND



NOTE: ALL PLANTING AREAS TO RECEIVE AUTO IRRIGATION SYSTEM WITH 100% PERCENT COVERAGE. CONTROLLER AND RAIN SENSOR

NO.	DATE	DESCRIPTION



PRINCE MICHAEL
 HISTORIC RENOVATION
 2618 COLLINS AVENUE, MIAMI BEACH, FL



HISTORIC
 PRESERVATION
 BOUNDARY
 AS SHOWN 11/2013
 DATE OF 08/15/2017
 SCALE AS NOTED

SHEET TITLE
 PROPOSED
 PLANT MATERIAL
 IMAGES

SHEET NUMBER
LP-3.0



SEA GRAPE SPECIMEN



PIGEON PLUM TREE



SIMPSON STOPPER
 TREE



THRINAX RADIATA



TRAVELER'S TREE



CHINESE FAN PALM
 DOUBLE



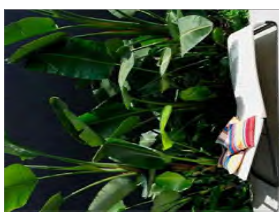
COCONUT PALM
 LEANING CHARACTER



POOL PATTERN



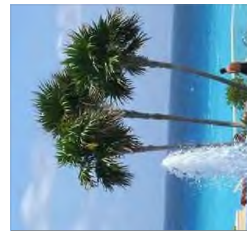
ELEPHANT EAR



WHITE BIRD OF PARADISE



COPERNICIA MACROGLOSSA



GREEN THATCH PALM



EVERGLADES PALM



DWARF ILEX VOMITORIA



BAHAMA COFFEE



HELICONIA
 ROSTRATA



BLUE SKY VINE



GIANT APOSTLES
 IRIS



PHILODENDRON
 WEEKS HYBRID



JAMAICAN CAPER



SPARTINA BAKERI



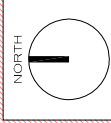
1 RENDERING - COLLINS AVENUE VIEW
SCALE: NTS



2 RENDERING - INDIAN CREEK DRIVE VIEW
SCALE: NTS

PrecisionArt
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NO.	DESCRIPTION	DATE



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COREY J. LAFFERTY

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LICENSED ARCHITECT
FLORIDA
BOARD
JOB NUMBER: 17013
ISSUE DATE: 06.01.2018
SCALE: AS NOTED

SHEET TITLE
RENDERING
FRONT & REAR
BUILDING

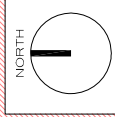
SHEET NUMBER
R-1.0
MODIFIED



1 RENDERING - INDIAN CREEK VIEW
SCALE: NTS

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777 NINEONG STREET, SUITE 1100, MIAMI, FL 33136
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NO.	DESCRIPTION	DATE



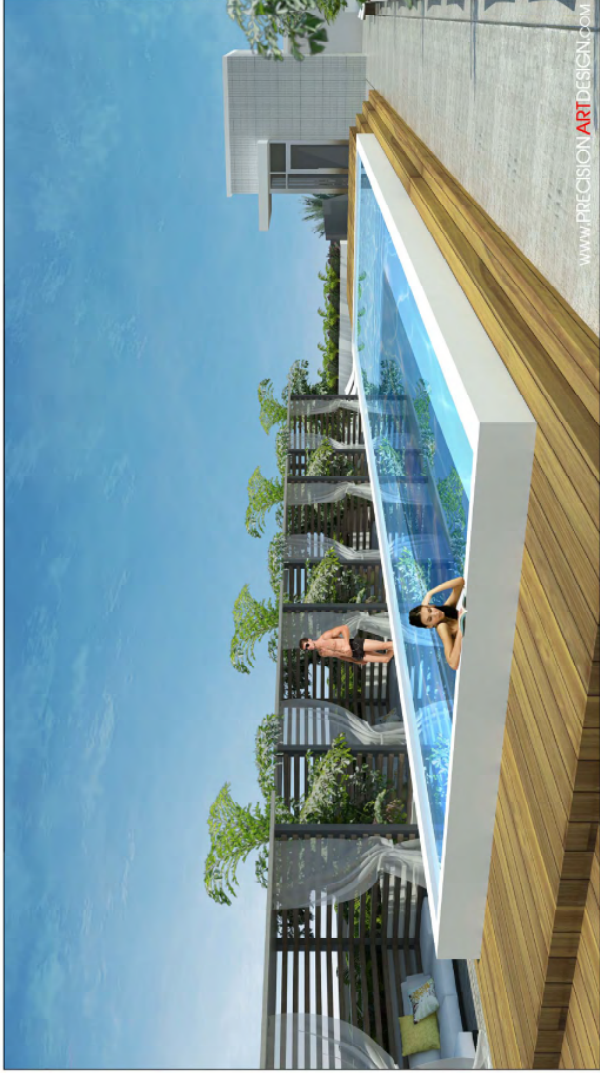
PRINCE MICHAEL
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HISTORIC RENOVATION

COREY J. LAFFERTY
LIC.# AB97982

ARCHITECT
PRESERVATION
BOARD
JOB NUMBER: 17013
ISSUE DATE: 06.01.2018
SCALE: AS NOTED

SHEET TITLE
RENDERING
INDIAN CREEK
DRIVE VIEW

SHEET NUMBER
R-2.0
MODIFIED

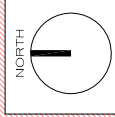


1 RENDERING - ROOF TOP VIEWS

SCALE: NTS

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NO.	DESCRIPTION	DATE



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 COREY J. LAFFERTY

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 ARCHITECT
 PRESERVATION
 BOARD

JOB NUMBER: 17013
 ISSUE DATE: 06.01.2018
 SCALE: AS NOTED

SHEET TITLE
 RENDERING
 ROOF TOP

SHEET NUMBER
R-3.0
 MODIFIED