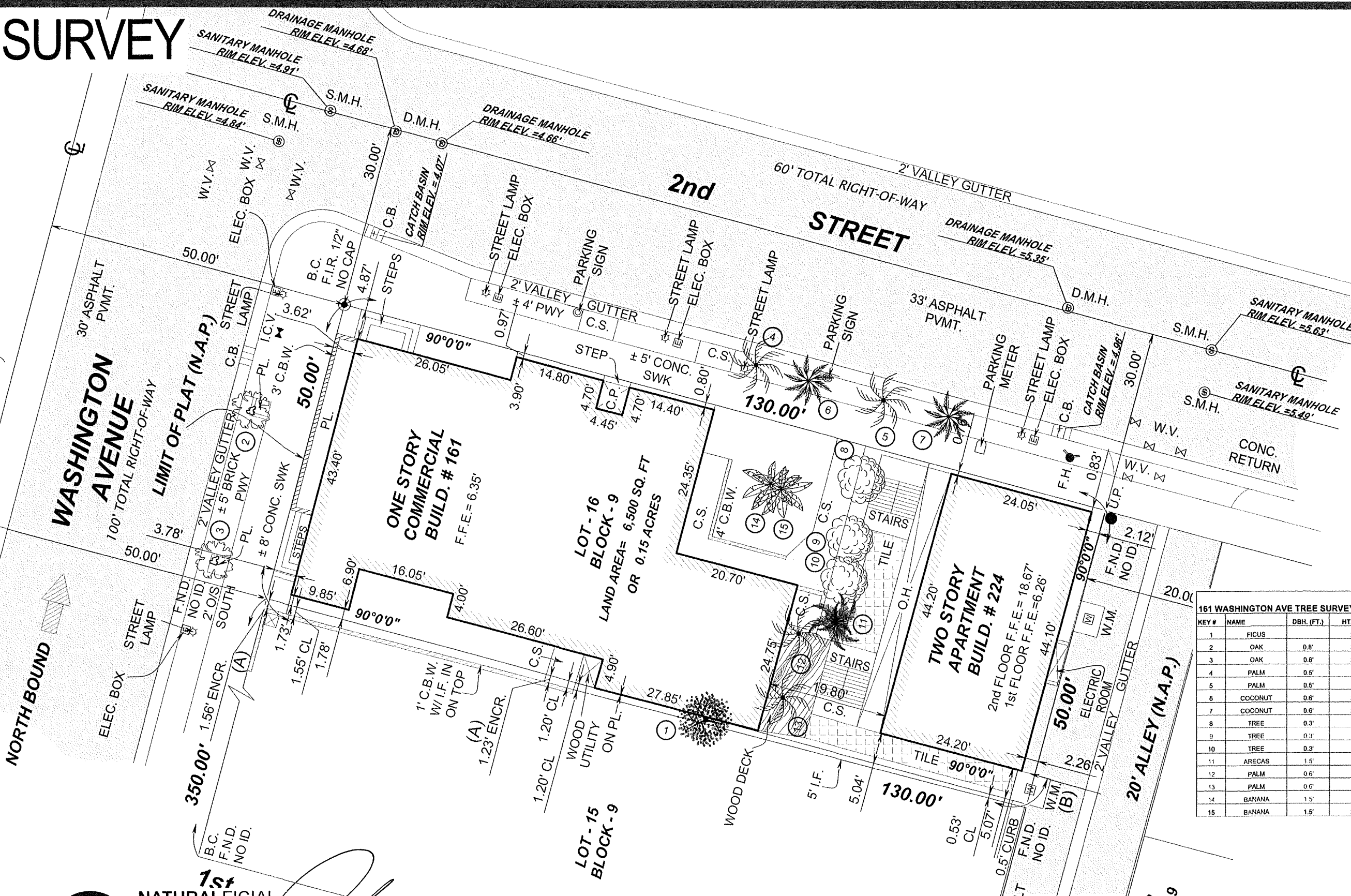


L-0.01 SURVEY

OCEAN BEACH, FLA.
ADDITION NO. 3
N.A.P.
(P.B.2 PG.81)



161 WASHINGTON AVE TREE SURVEY LIST: 2017.05.22

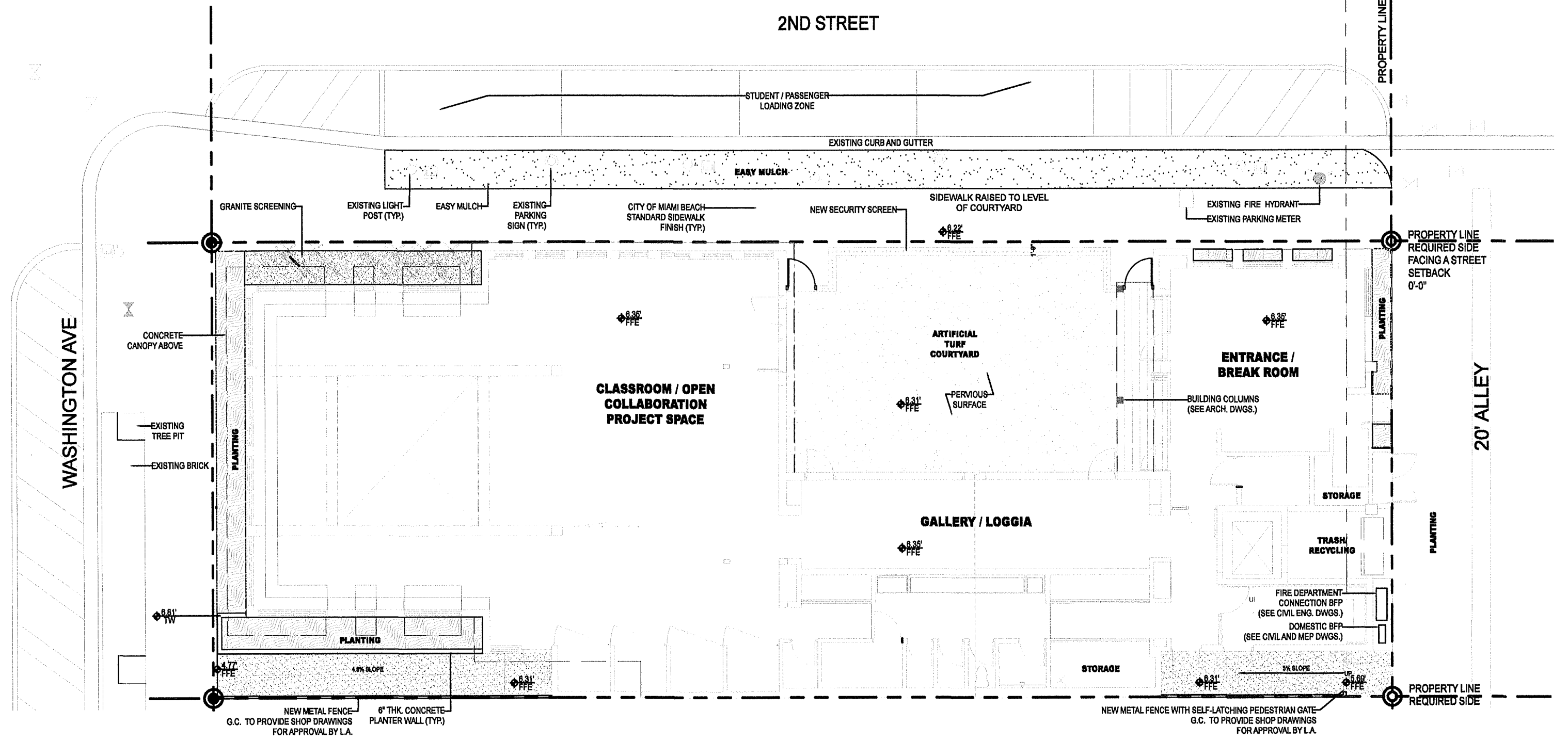
KEY #	NAME	DBH. (FT.)	HT. (FT.)	SPD. (FT.)
1	FICUS		25'	8'
2	OAK	0.8'	20'	15'
3	OAK	0.6'	20'	15'
4	PALM	0.5'	15'	6'
5	PALM	0.5'	15'	6'
6	COCONUT	0.8'	20'	8'
7	COCONUT	0.6'	20'	8'
8	TREE	0.3'	12'	3'
9	TREE	0.3'	12'	3'
10	TREE	0.3'	12'	3'
11	ARECAS	1.5'	13'	6'
12	PALM	0.6'	20'	5'
13	PALM	0.6'	20'	5'
14	BANANA	1.5'	20'	6'
15	BANANA	1.5'	20'	6'

NOTE: THIS SURVEY IS FOR REFERENCE ONLY. TREE SURVEY WAS NOT PERFORMED BY NFI. NFI IS NOT RESPONSIBLE FOR ANY INACCURATE INFORMATION ON THE CORRESPONDING PLANS.

Shulman + Associates

1st
NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.6564 / M: 305.321.2341
www.naturalficial.com
FIRM REG. NO. LC26000548

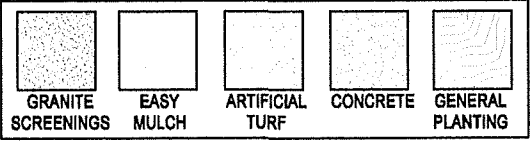
L-1.10 GROUND LEVEL HARDSCAPE PLAN



GENERAL ABBREVIATIONS

TW	TOP OF WALL	OA	OVERALL PLAN
TPW	TOP OF PLANTER WALL	CONC	CONCRETE
TB	TOP OF BENCH	LA	LANDSCAPE ARCHITECT
TC	TOP OF CURB	ARCH	ARCHITECT
FFE	FINISH FLOOR ELEVATION	STRUCT	STRUCTURE / STRUCTURAL
AFF	ABOVE FINISH FLOOR	ENG	ENGINEER
P.L.	PROPERTY LINE	DWGS	DRAWINGS
TG	TOP OF GRADE	TYP	TYPICAL
M	MONUMENT LINE	EXST	EXISTING
CL	CENTER LINE	HSCP	HARDSCAPE
ML	MATCH LINE	LSCP	LANDSCAPE
EL	ENLARGED PLAN	PLNT	PLANTING

GRAPHIC LEGEND

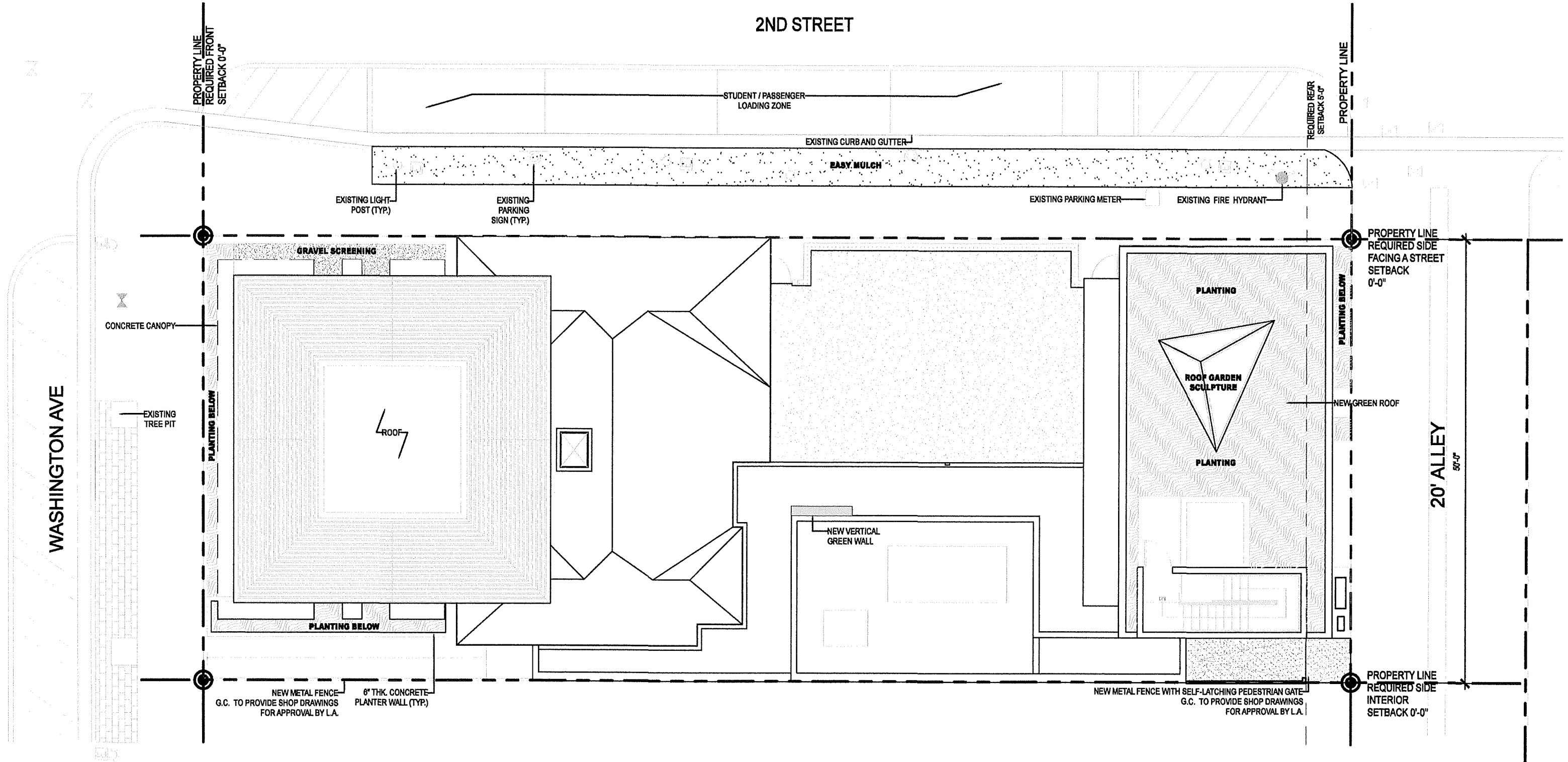


Shulman + Associates

NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 788.717.6564 / M: 305.321.2341
www.naturalficial.com
FIRM REG. NO. LC26000548

2/19.05.06

L-1.11 ROOF LEVEL HARDSCAPE PLAN



L-3.00 TREE DISPOSITION PLAN

2ND STREET

PROPERTY LINE

PROPERTY LINE
REQUIRED SIDE
FACING A STREET
SETBACK 0'-0"

20' ALLEY

PROPERTY LINE
REQUIRED SIDE
INTERIOR
SETBACK 0'-0"

161 WASHINGTON AVE - TREE DISPOSITION LIST: 2019.04.12

KEY #	BOTANICAL NAME	COMMON NAME	SIZE			DISPOSITION			RELOCATE ON SITE	NOTES
			DBH (FT.)	HT. (FT.)	SPD. (FT.)	REMAIN	REMOVE			
1	<i>Schafferia arborescens</i>	Ukaloa Tree	25"	25'	6'		X			
2	<i>Quercus virginiana</i>	Oak	0.8'	20'	15'	X				On (R.O.W.)
3	<i>Quercus virginiana</i>	Oak	0.6'	20'	15'	X				On (R.O.W.)
4	<i>Veitchia merrillii</i>	Christmas Palm	0.5'	15'	6'	X				On (R.O.W.)
5	<i>Veitchia merrillii</i>	Christmas Palm	0.5'	15'	6'	X				On (R.O.W.)
6	<i>Coccothrinax</i>	Coconut Palm	0.4'	20'	8'	X				On (R.O.W.)
7	<i>Coccothrinax</i>	Coconut Palm	0.6'	20'	8'	X				On (R.O.W.)
8	<i>Platanus sp.</i>	Broadleaf	0.3'	12'	3'		X			
9	<i>Platanus sp.</i>	Broadleaf	0.3'	12'	3'		X			
10	<i>Platanus sp.</i>	Broadleaf	0.3'	12'	3'		X			
11	<i>Dysoxylum</i>	Ancient Palm	1.5'	15'	6'		X			
12	<i>Veitchia merrillii</i>	Christmas Palm	0.6'	20'	5'		X			
13	<i>Veitchia merrillii</i>	Christmas Palm	0.6'	20'	5'		X			
14	<i>Alseodaphne</i>	Banana Tree	1.5'	20'	6'		X			
15	<i>Musa sapientum</i>	Banana Tree	1.5'	20'	6'		X			

Total Number of Trees / Palms to Remain: 6 on R.O.W.
Total Number of Trees / Palms to Remove: 9
Total Number of Trees / Palms to Relocate: 0
Total Mitigation Required: 231 square feet (Estimate Provided by Urban Forestry Reviewer)
Canopy provided to area mitigation: (1) Category One Tree, (3) Category Four Palms. Please refer to sheet L-3.10 for plant specifications
Mitigation Calculation: 200 + 150 = 350 Sq. Ft. of Mitigated Canopy

TREE DISPOSITION GRAPHIC LEGEND



TREE #
DISPO

EXISTING TO REMAIN



PALM #
DISPO

EXISTING TO REMOVE



TREE #
DISPO

EXISTING TO REMOVE



PALM #
DISPO

EXISTING TO REMOVE



FOOTPRINT OF EXISTING
STRUCTURES INCLUDING
HARDSCAPE AREAS WITHIN
LANDSCAPE SCOPE OF WORK

WASHINGTON AVE

2
REMAIN

3
REMAIN

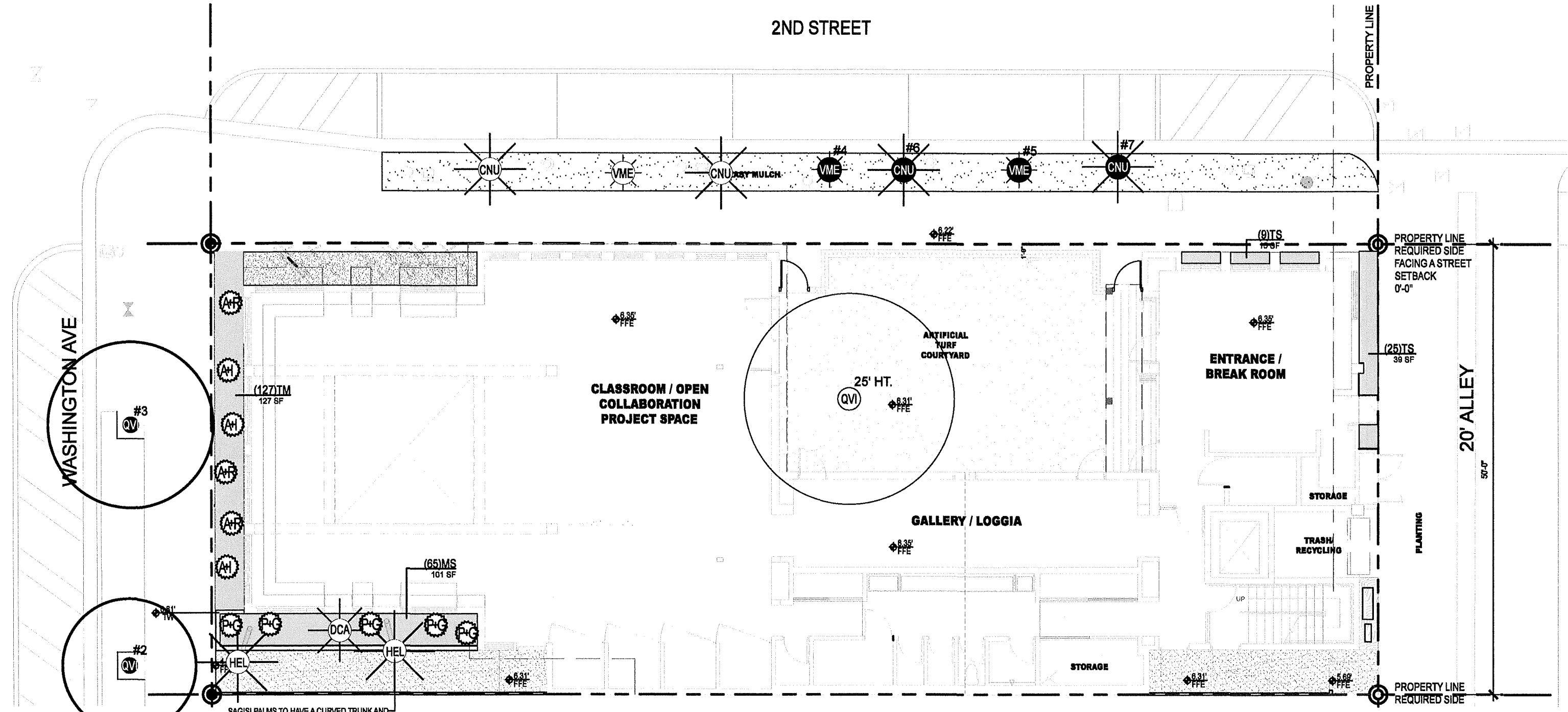
PROPERTY LINE
REQUIRED FRONT
SETBACK 0'-0"

Shulman + Associates

NATURALFICIAL
LANDSCAPE ARCHITECTURE + DESIGN
6915 Red Road, Suite 224
Coral Gables, FL 33143
O: 788.717.6684 / M: 305.321.2341
www.naturalficial.com
FIRM REG. NO. LC28000548

2019.05.06

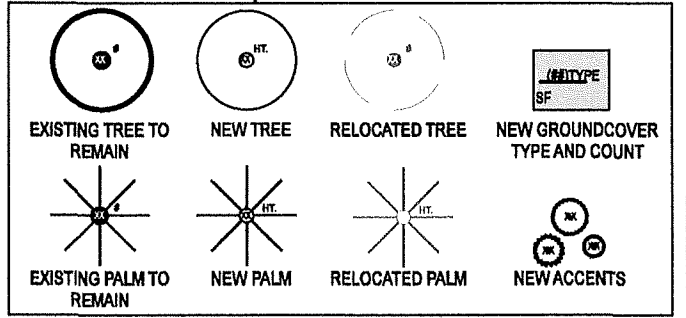
- L-3.10 GROUND LEVEL LANDSCAPE PLAN



LANDSCAPE ARCHITECTURE + DESIGN
6815 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.6584 / M: 305.321.2341
www.naturalficial.com
FIRM REG. NO. LC28000548

NATURALFICIAL, INC. 224 2ND STREET PLANT LIST: 2019.05.03.							
QTY	ABBRV.	BOTANICAL NAME	COMMON NAME	SPCS	FL. NATIVE	DROUGHT TOLERANT	MITIGATION CREDIT (SQ.FT.)
TREES							
1	QVI	Quercus virginiana	Oak Tree	25' Ht. x 15' sp.	YES	NO	300
PALMS							
2	CNU	Cocos nucifera	Coconut Palm (ROV)	20'-22'		X	
2	HEL	Heliconia elata	Sagisi Palm	20' Ht., min 6' CT		X	100
1	VME	Veitchia merrillii	Glutinous Palm (ROV)	18'-20'		X	
1	DCA	Dypsis caribaea	Cabida Palm Cluster	15' Ht., min 6' CT		X	50
ACCENTS							
3	AI	Alcantarea imperialis	Same	7G		X	X
3	AR	Alcantarea reginae	Silver Form Bromeliad	7G		X	X
5	PG	Philodendron giganteum	Same	7G		X	X
GROUNDCOVERS							
127	TM	Tradescantia microloba	Argentina Ivy	1G @ 12" O.C.	X	X	X
14	TS	Tradescantia spathacea	Oyster Plant	3G @ 15" O.C.		X	X
64	MS	Miconium scolopendrium	Wart Fern	3G @ 15" O.C.	X	X	X

LANDSCAPE PLAN | GRAPHIC LEGEND



NOTE:
REFER TO SHEET L-0.00 FOR CITY OF MIAMI BEACH LANDSCAPE LEGEND

Shulman + Associates

L-3.11 ROOF LEVEL LANDSCAPE PLAN

2ND STREET

PROPERTY LINE
REQUIRED FRONT
SETBACK 0'-0"

REQUIRED REAR
SETBACK 5.0'

PROPERTY LINE

**PROPERTY LINE
REQUIRED SIDE
FACING A STREET
SETBACK
0'-0"**

20' ALLEY
50'-0"

PROPERTY LINE
REQUIRED SIDE
INTERIOR
SETBACK 0'-0"

WASHINGTON AVE

2019.05.06

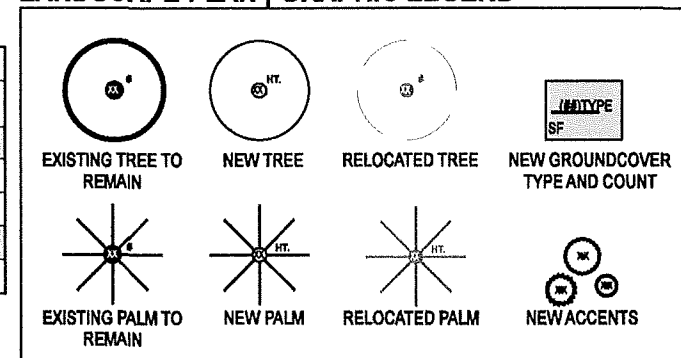


LANDSCAPE ARCHITECTURE + DESIGN
8915 Red Road, Suite 224
Coral Gables, FL 33143
O: 786.717.6564 / M: 305.321.2341
www.naturalaffairs.com
FIRM REG. NO. LC26000548

**Shulman +
Associates**

NATURALFICIAL, INC. IMPACT KITCHEN PLANT LIST								
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECS	FL. NATIVE		DROUGHT TOLERANT	
ACCENTS					YES	NO	YES	NO
10	AI	<i>Alcantarea imperialis</i>	Same	7G		X	X	
4	TD	<i>Tripsacum dactyloides</i>	Fakahatchee Grass	7G		X	X	
GROUNDCOVERS								
429	EL	<i>Ernodea littoralis</i>	Golden Creeper	3G @ 15" O.C.		X	X	

LANDSCAPE PLAN | GRAPHIC LEGEND



NOTE:
REFER TO SHEET L-0.00 FOR CITY OF
MIAMI BEACH LANDSCAPE LEGEND

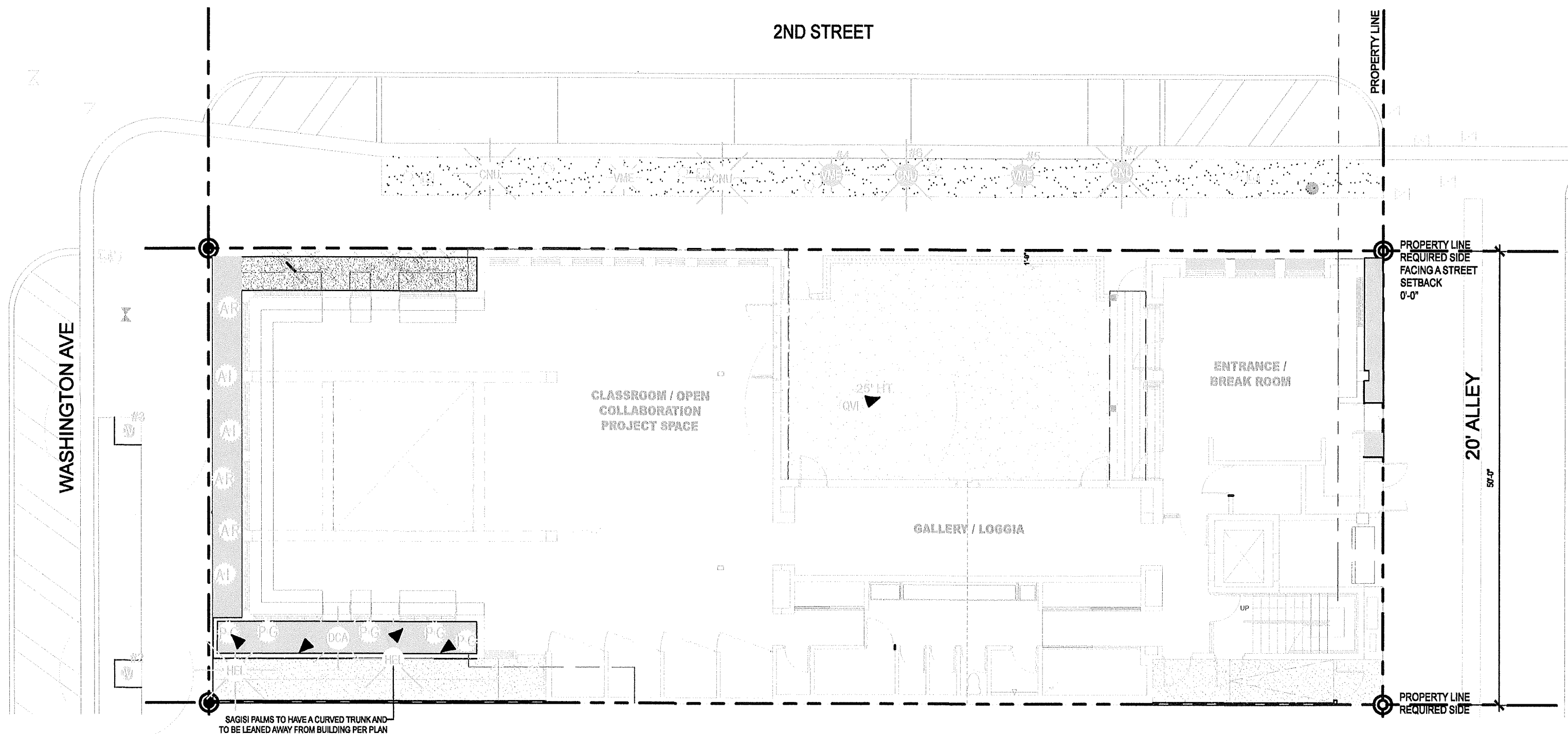
224 2nd St Historic Preservation Board Final Submittal

©2019 Shulman + Associates

05/06/2019

p1

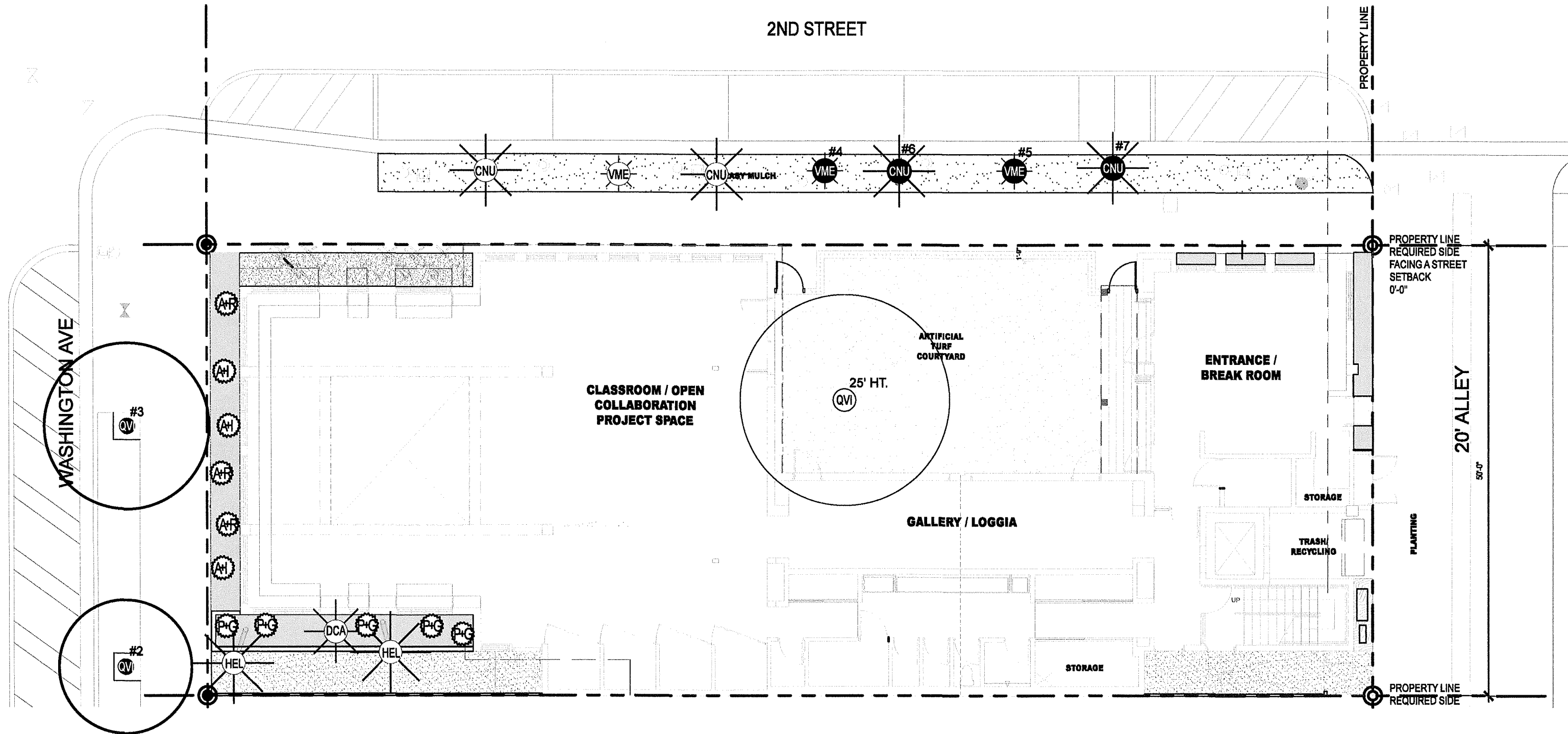
L-4.10 LANDSCAPE LIGHTING PLAN



LANDSCAPE LIGHTING FIXTURE SCHEDULE | GROUND FLOOR

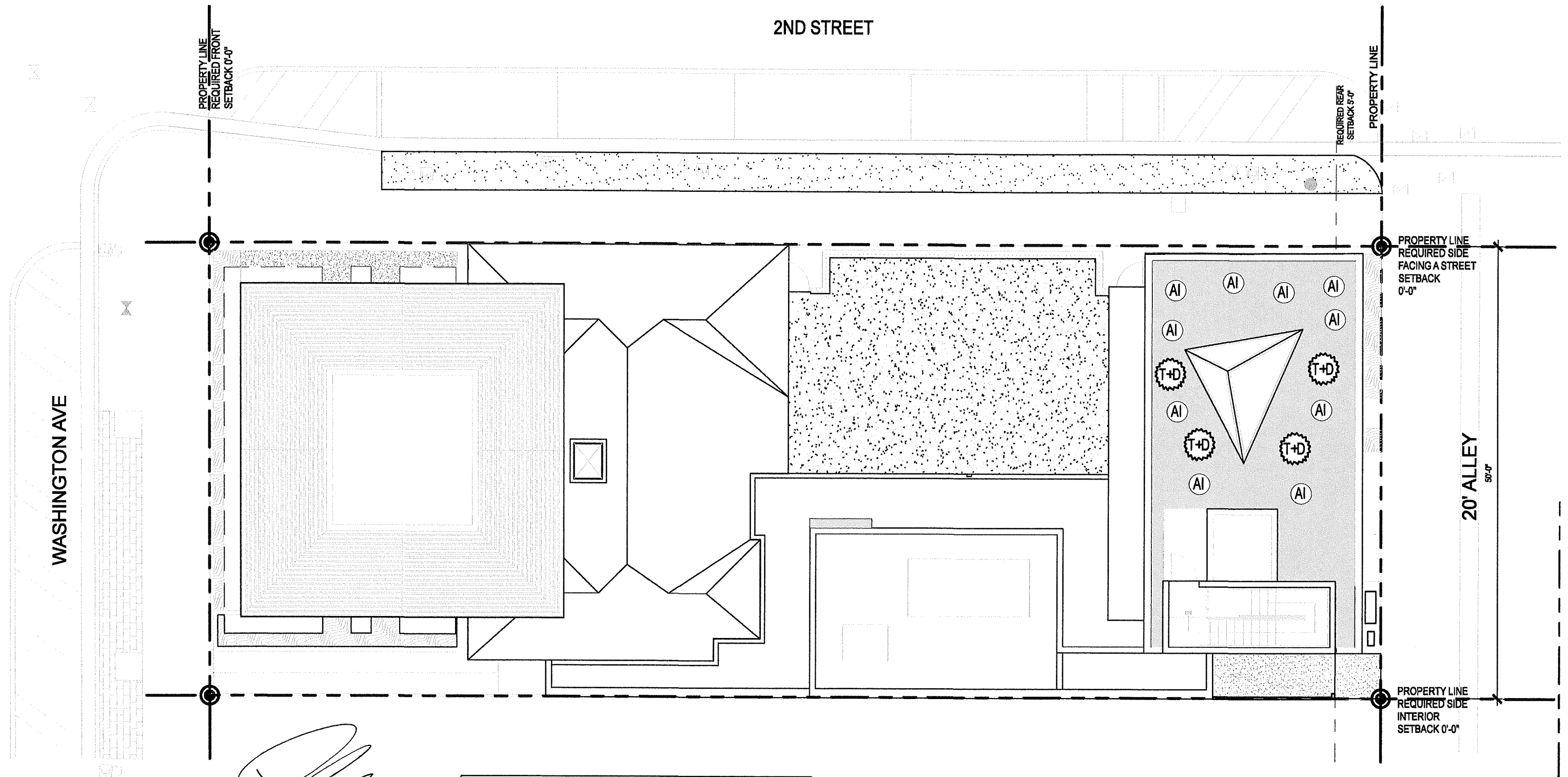
QTY.	SYMBOL	REF	APPLICATION	MANUFACTURER	MODEL NUMBER	DESCRIPTION	NOTES
5		L1	DIRECTIONAL LIGHT	AURORA LIGHT	TELLURIDE HSL18-S	MATERIAL: BRASS; SHROUD: TBD; LIGHT SOURCE: LED; [7] 7.5W; [27D] 2700K; ACCESSORIES: TBD; AMS MOUNT: TBD; FINISH: [BLP] BRONZE LIVING PATINA	U.L. LISTED FOR WET LOCATION

L-5.10 GROUND LEVEL IRRIGATION PLAN



NOTE: IRRIGATION PLANS SHALL PROVIDE ADEQUATE IRRIGATION TO ALL PLANTING AREAS IN COMPLIANCE WITH THE CITY OF MIAMI BEACH CODE. FULL IRRIGATION PLANS TO BE DEVELOPED FOLLWING BOARD APPROVAL

- L-5.11 ROOF LEVEL IRRIGATION PLAN



2019.05.06
NATURALFICIAL
 LANDSCAPE ARCHITECTURE + DESIGN
 6915 Red Road, Suite 224
 Coral Gables, FL 33143
 O: 788.717.8584 / M: 305.321.2341
 www.naturalficial.com
 FIRM REG. NO. LC28000548

NOTE: IRRIGATION PLANS SHALL PROVIDE ADEQUATE IRRIGATION TO ALL PLANTING AREAS IN COMPLIANCE WITH THE CITY OF MIAMI BEACH CODE. FULL IRRIGATION PLANS TO BE DEVELOPED FOLLOWING BOARD APPROVAL

Shulman + Associates