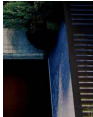


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HISTORIC PRESERVATION BOARD
FINAL SUBMISSION

March 9th, 2025



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2129

PROJECT NUMBER

ARCHITECT OF RECORD

Jennifer McConney
Studio Mc+G Arch
7500 NE 4th CT, ;

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Beach, FL 33139

DRAWING:

COVER SHEET.

PROJECT TEAM

LAND USE ATTORNEY

Michael W. Larkin
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Boulevard, Suite 300
Miami, FL 33131

ARCHITECT OF RECORD

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Studio Mc+G Architecture
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Miami, FL 33138
305.573.2728

LANDSCAPE ARCHITECT

Petar Stracenski
Registered Landscape Architect
1906 Tigerail Ave.
Miami, FL 33133
petar@strala-landarch.com
305.747.9336

Digitally
signed by

Jennifer
McConney

Date:
2025.03.07

179726

-05'00"

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS
SHOWN ON THIS DRAWING ARE THE RESULT OF A
MEASUREMENT OF THE EXISTING CONDITIONS.
THESE DIMENSIONS DO NOT REPRESENT THE
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SCALE

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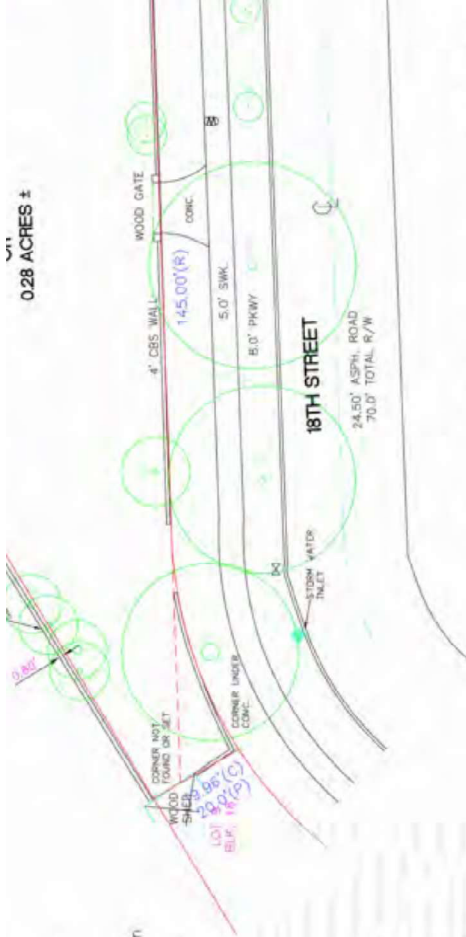
AMC

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- d) the flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof for any damage that results from reliance on said information.
- e) the lands depicted hereon were surveyed per the legal description and no claims as to ownership or matters of title are made or implied.
- f) underground encroachments, if any, not located.
- g) i hereby certify that the survey represented hereon meets the minimum technical standards set forth by the board of land surveyors in chapter 5j-17.050 to 17.052 florida administrative code pursuant to section 472.027 fla. statutes.
- h) if shown, bearings are to an assumed meridian (by plat)
- i) if shown, elevations are referred to NAVD 1988 vertical datum
- j) the tree table, and all data relevant to the trees, was provided by Petar Stracenski ISA Certified Arborist #FL-9367A.
- k) tree were located by surveyor
- l) the project site is located in Section 34-Township 53S-Range 42E



#	BOTANICAL NAME	COMMON NAME	DBH	HT	SP
1	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
2	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
3	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
4	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
5	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
6	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
7	<i>Thespesia populnea</i>	Portia Tree	Multi	16'	12'
8	<i>Thespesia populnea</i>	Portia Tree	38"	29'	36'
9	<i>Sabal palmetto</i>	Sabal Palm	12"	23'	14'
10	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
11	<i>Thrinax radiata</i>	Florida Thatch Palm	4"	21'	8'
12	<i>Sabal palmetto</i>	Sabal Palm	13"	35'	15'
13	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23'	8'
14	<i>Psychosperma elegans</i>	Solitaire Palm	4"	23'	8'
15	<i>Dictyosperma album</i>	Hurricane Palm	8"	25'	16'
16	<i>Psychosperma elegans</i>	Solitaire Palm	4"	19'	8'
17	<i>Lysiloma latissimum</i>	Wid Tamarind	18"	25'	38'
18	<i>Delonix regia</i>	Royal Poinciana	30"	25'	42'
19	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
20	<i>Bulnesia arborea</i>	Verawood	3"	13'	6'
21	<i>Dyopsis lutescens</i>	Areca Palm	Multi	16'	16'
22	<i>Ficus benj</i>				
23	<i>Cocos nuc</i>				
24	<i>Cocos nuc</i>				
25	<i>Lagerstro</i>				
26	<i>Cocos nuc</i>				
27	<i>Lagerstro</i>				
28	<i>Lagerstro</i>				
29	<i>Tabebuia s</i>				
30	<i>Lagerstro</i>				
31	<i>Veitchia m</i>				
32	<i>Veitchia m</i>				
33	<i>Persia am</i>				
34	<i>Morinda cit</i>				
35	<i>Phoenix co</i>				
36	<i>Bulnesia ar</i>				
37	<i>Bulnesia ar</i>				
38	<i>Veitchia m</i>				
39	<i>Lysiloma la</i>				
40	<i>Sabal palm</i>				
41	<i>Schefflera</i>				
42	<i>Schefflera</i>				
43	<i>Veitchia m</i>				
44	<i>Cocos nuc</i>				



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PROPOSED STREET ELEVATIONS ENLARGED SECTION	A3.11-
A4.00-	
LANDSCAPE IRRIGATION PLAN.	IR.01-

22	Side
23	Is thi
24	Loca

LIST OF DR

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LANDSCAPE IRRIGATION

LANDSCAPE COVER SH

LANDSCAPE TREE DISF

MITIGATION PLAN.

LANDSCAPE PLANTING

LANDSCAPE GENERAL

DETAILS.

INDEX AND DATA.

REV. PRELIMINARY (SOUTH, WEST)

back (North), lots 65' w

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PROJECT NUMBER

1800 MICHIGAN ,

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LANDSCAPE IRRIGATION PLAN
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SCALE
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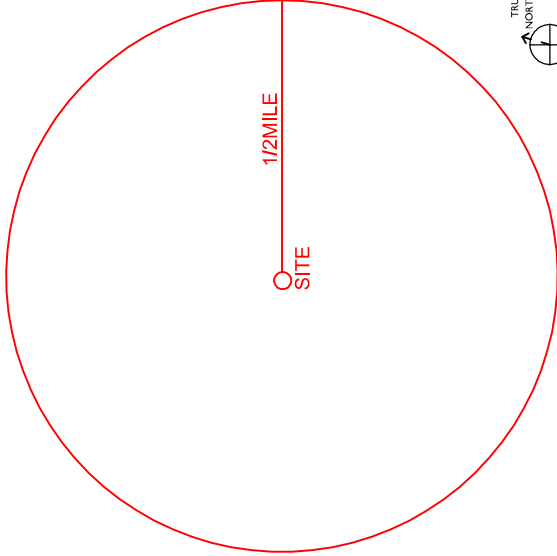


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AERIAL PHOTOS.



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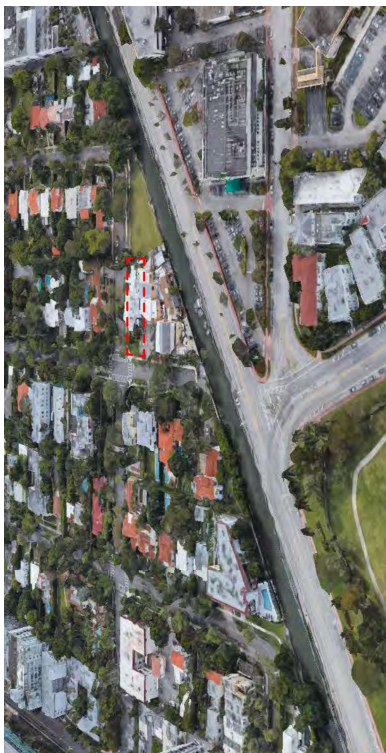
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DRAWING:

AXONOMETRIC
PHOTOS.

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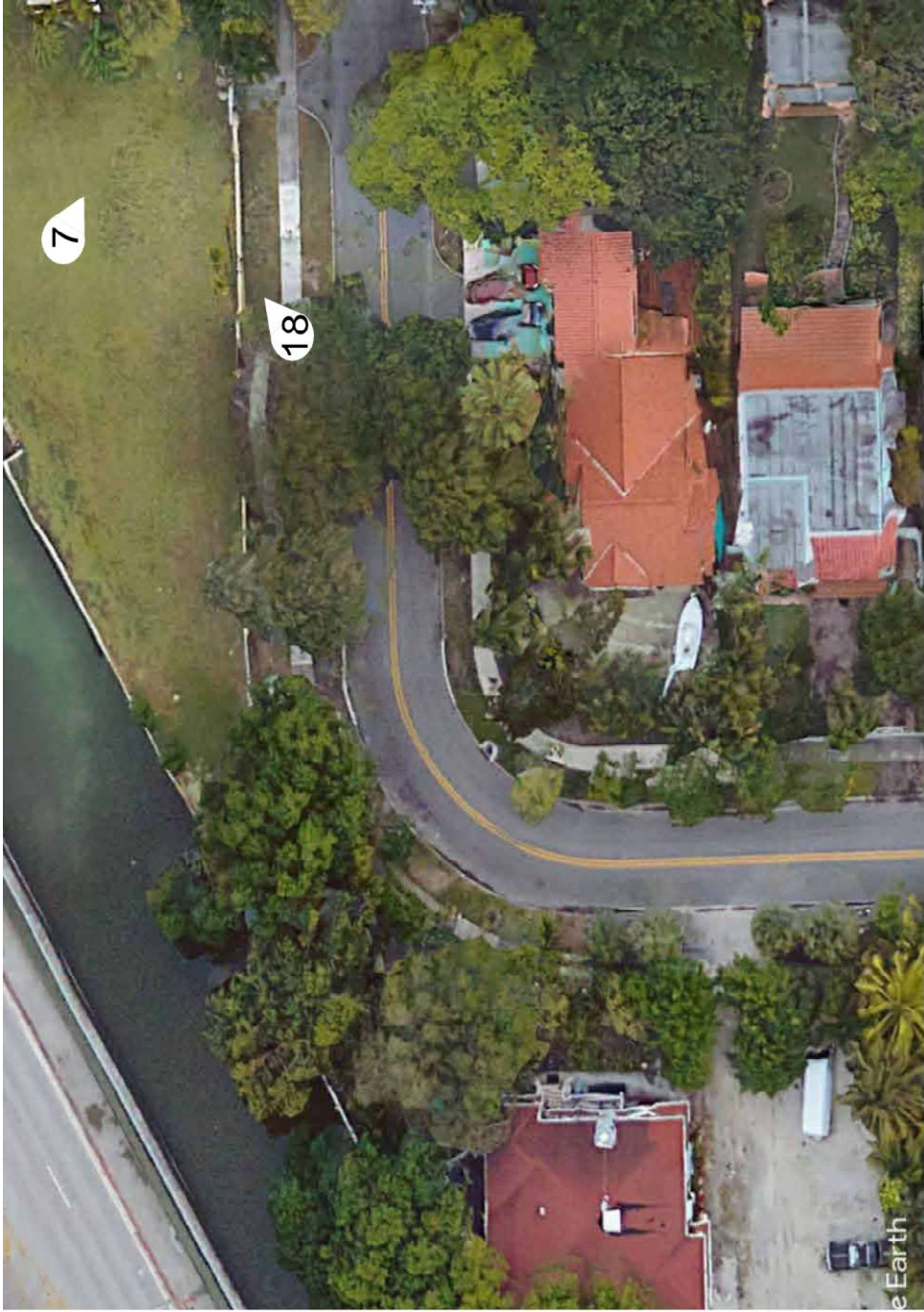
AXI
3

2 AXONOMETRIC EAST

1 AXONOMETRIC NORTH

4 AXONOMETRIC WEST

3 AXONOMETRIC SOUTH



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2129 2129 2129

A0.04-



1 SITE PHOTO LOCATIONS.

1" = 1'-0"



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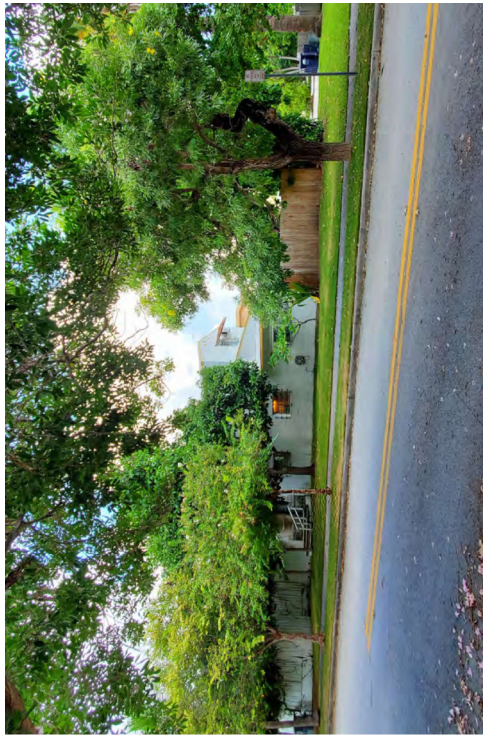
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DRAWING:



2 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING NW
1 1/2" = 1'-0"

1 VIEW OF LOT 1800 FACING WEST
1 1/2" = 1'-0"

SITE
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A0.05-

4 VIEW OF LOT 1800 FRONT FACADE FACING NORTH
1 1/2" = 1'-0"

3 VIEW OF LOT 1800 FACING NE
1 1/2" = 1'-0"



5 VIEW OF LOT 1800 SECONDARY ENTRANCE FACING NORTH
1 1/2" = 1'-0"



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DRAWING:

6 VIEW OF LOT 1800 FRONT FACADE AND DRIVE WAY FACING NORTH
1 1/2" = 1'-0"

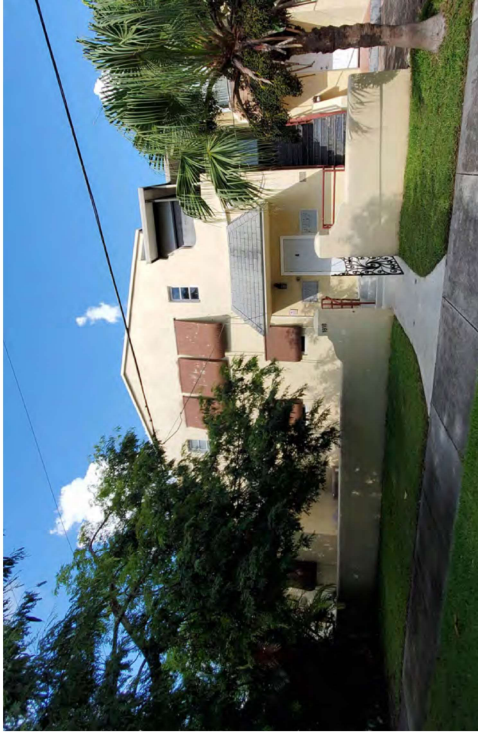
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SHEET NO. 6 OF 6

7 VIEW OF LOT 1800 REAR FACADE FROM LOT 1039 FACING EAST
1 1/2" = 1'-0"

8 VIEW OF LOT 1800 FACING SW
1 1/2" = 1'-0"

A0.06-



10 VIEW OF LOT 1810 FRONT FACADE FROM STREET
1 1/2" = 1'-0"



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A0.07-

12 VIEW OF LOT 1827 FACING EAST
1 1/2" = 1'-0"

11 VIEW OF FRONT FACADE OF LOT 1818
1 1/2" = 1'-0"



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15 VIEW OF FRONT FACADE OF LOT 1815 - FACING EAST
1 1/2" = 1'-0"

14 VIEW OF LOT 1815 - FACING EAST
1 1/2" = 1'-0"

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A0.08-

16 VIEW OF CORNER OF MICHIGAN AVE AND 18TH ST FACING N.E.
1 1/2" = 1'-0"

15 VIEW OF FRONT FACADE OF LOT 1801 FACING EAST
1 1/2" = 1'-0"

13 VIEW OF LOT 1821 FACING EAST
1 1/2" = 1'-0"

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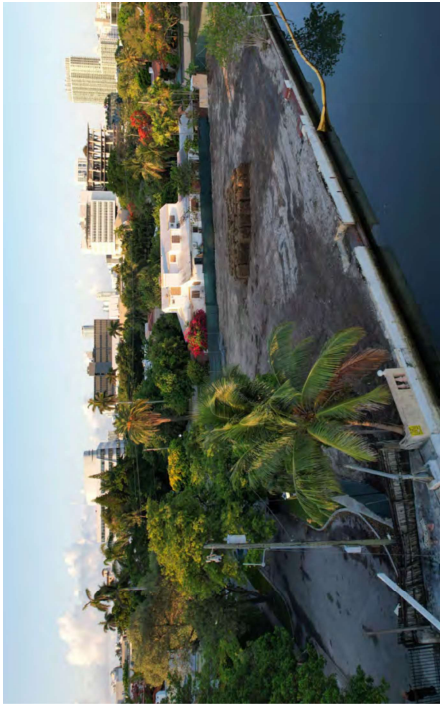
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17 VIEW OF LOT 1780 - FACING SOUTH
1 1/2" = 1'-0"

18 VIEW OF LOT 1039 FACING N.E.
1 1/2" = 1'-0"

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DRAWING:

25 AERIAL 2
1/4" = 1'-0"

25 AERIAL 1
1/4" = 1'-0"

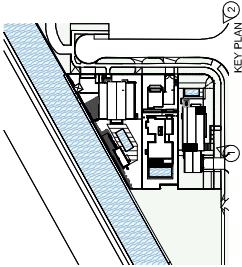
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AFTER
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28 AERIAL 4
1/4" = 1'-0"

27 AERIAL 3
1/4" = 1'-0"

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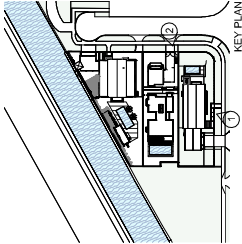
1 ARCHIVE IMAGES LOT 1
12" = 1'-0"

ARCHIVE IMAGES.

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2 ARCHIVE IMAGES LOT 1
12" = 1'-0"

A0.12-



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1 ARCHIVE IMAGES LOT 1
12" = 1'-0"

ARCHIVE IMAGES.

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2 ARCHIVE IMAGES LOT 1
12" = 1'-0"

