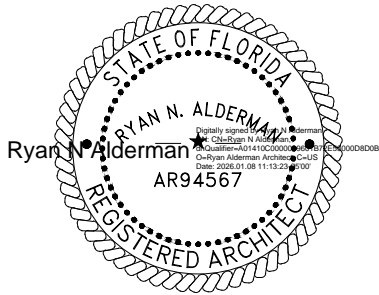


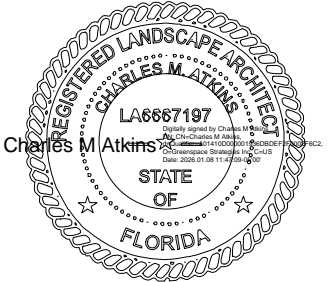
RYAN ALDERMAN
ARCHITECT
14970 E Falcons Lea Dr.
Davie, Florida 33331
P: 305.801.9185



GSLA

Greenspace Strategies
Landscape Architecture

7995 SW 170th Street
Miami, Florida 33157
O: 786.505.8579
M: 561.460.8499
E: ca@greenspacestrategies.com
LA6667197



235-251 Washington Ave, Miami Beach

Request for Conditional Use Permit Modification to PB22-0497, a.k.a PB19-0304

File No. PB26-0821



PB Final Submittal
April 5, 2026

BOUNDARY AND TOPOGRAPHY SURVEY

235 WASHINGTON AVENUE, MIAMI BEACH, FL. 33139



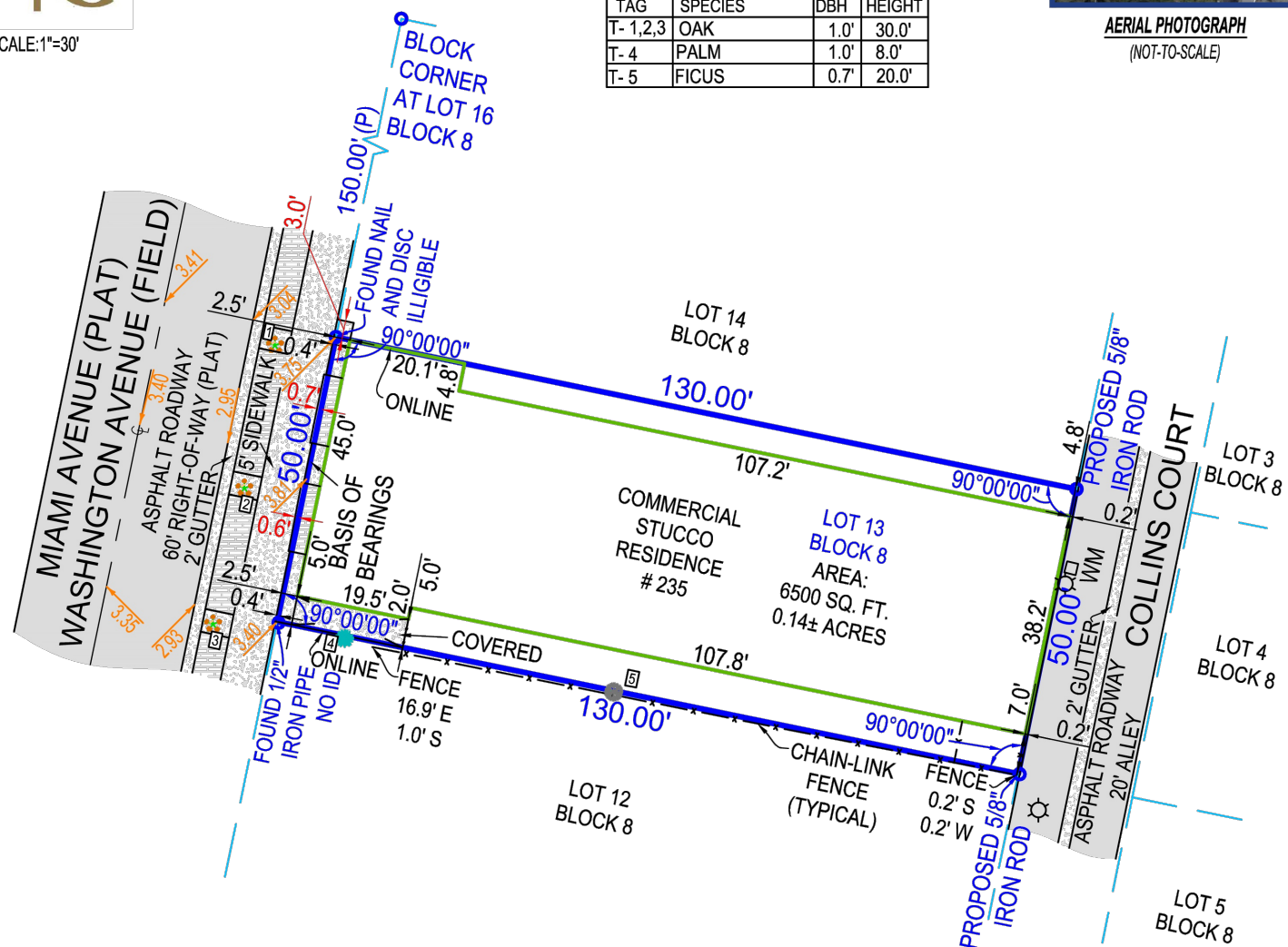
SCALE: 1"=30'

PARENT BENCHMARK
NAME= D-166
ELEV= 7.27' IN N.A.V.D. 88
MIAMI-DADE COUNTY



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

TREE TABLE			
TAG	SPECIES	DBH	HEIGHT
T-1,2,3	OAK	1.0'	30.0'
T-4	PALM	1.0'	8.0'
T-5	FICUS	0.7'	20.0'

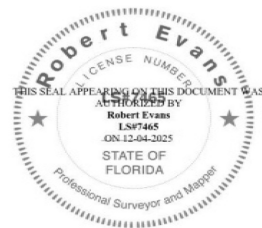


- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-02-2025
 Drawn By: O. G.
 Order #: 275277
 Last Revision Date: 12-04-2025
 Boundary Survey prepared by: LB 8669
 RCE Surveying LLC
 561-508-6272
 1547 Prosperity Farms Rd, Lake Park, FL 33403



File #:

LEGAL DESCRIPTION OF: 235 WASHINGTON AVE, MIAMI BEACH, FLORIDA, 33139

LOT 13, BLOCK 8, OCEAN BEACH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:
RYAN ALDERMAN

FLOOD ZONE:

12086C0319L
 ZONE: AE
 ELEV: 08 FT
 EFF: 09/11/2009

SURVEY NOTES:

- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.
- BRICK SURFACE CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- CONCRETE SURFACE CROSSES THE BOUNDARY LINES ON WESTERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

LEGEND

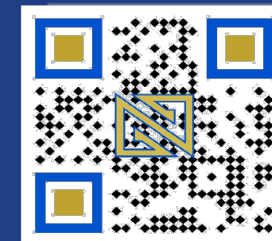
- A/C -AIR CONDITIONER
- WM -WATER MEATER
- AL -ARC LENGTH
- (C) -CALCULATED
- (M) -MEASURED
- P.O.B -POINT OF BEGINNING
- P.O.C -POINT OF COMMENCEMENT
- & -AND
- P.B -PLAT BOOK
- PG -PAGE
- U.E. -UTILITY EASEMENT
- D.E. -DRAINAGE EASEMENT
- P.U.E. -PUBLIC UTILITY EASEMENT
- L.A.E. -LIMITED ACCESS EASEMENT
- L.M.E. -LAKE MAINTENANCE EASEMENT
- O.H.E. -OVERHEAD EASEMENT
- R -RADIUS
- (R) -RECORD
- O.R.B. -OFFICIAL RECORDS BOOK
- Sq.Ft. -SQUARE FEET
- Ac -ACRES
- DB -DEED BOOK
- (D) -DEED
- (P) -PLAT
- EW -EDGE OF WATER
- TOB -TOP OF BANK
- OHL -OVERHEAD LINE
- C/O -CLEAN OUT
- ELEV -ELEVATION
- FF -FINISHED FLOOR
- LS -LICENSED SURVEYOR
- LB -LICENSED BUSINESS
- PSM -PROFESSIONAL SURVEYOR & MAPPER
- x- -FENCE
- # -NUMBER
- + -PLUS OR MINUS
- ASPH -ASPHALT
- CONC -CONCRETE
- PAV/BRICK -PAVER/BRINCK
- WOOD -WOOD
- LP -LIGHT POLE
- WELL -WELL
- WV -WATER VALVE
- CL -CENTER LINE
- CB -CATCH BASIN
- FH -FIRE HYDRANT
- UP -UTILITY POLE
- MH -MANHOLE
- ELEV -ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THE SURVEYOR. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS- DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LB (LICENSED BUSINESS) UNLESS OTHERWISE SHOWN.

Info@Nexgenlogix.com



561-508-6272

1547 Prosperity Farms Lake
 Park FL 33403

BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- THIS SITE LIES IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- LEGAL DESCRIPTION SHOWN HEREON AS PER OFFICIAL RECORD BOOK 25494, PAGE 1959 & OFFICIAL RECORD BOOK 18469, PAGE 4345 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- SURVEY LIMITS WERE DETERMINED BY THE CLIENT.
- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07) OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED TO THE CENTER LINE OF WASHINGTON AVENUE, HAVING A BEARING OF N10°47'50"E.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PROPERTY.
- THE CERTIFICATE OF AUTHORIZATION NUMBER OF BISCAYNE ENGINEERING COMPANY (BEC) IS LB-00129.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED, BUT NOT MEASURED OR IDENTIFIED.
- SYMBOLS ARE NOT SHOWN TO SCALE.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE USED FOR CONSTRUCTION. A QUALITY LEVEL B INVESTIGATION WAS PERFORMED TO IDENTIFY UTILITIES THROUGH NON-INVASIVE METHODS AND NO EXCAVATIONS OR DIRECT OBSERVATIONS WERE MADE. THE ACCURACY OF SUBSURFACE UTILITY TARGETING IS SUBJECT TO CERTAIN FACTORS, LIMITATIONS, AND SITE CONDITIONS. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING FIELD INVESTIGATION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BE AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- THERE IS NO EVIDENCE OF DELINEATING WETLANDS MARKER AT THE TIME OF SURVEY. THE CLIENT SHOULD CONSULT WITH A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE AE (EL 8 FEET), PER FIRM MAP NUMBER 12086C0319, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, REVISED: SEPTEMBER 11, 2009.
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND ARE REFERENCED ON THE FOLLOWING VERTICAL BENCHMARKS:
 - BENCHMARK CMB-W-03: PK NAIL AND WASHER ON CONCRETE CURB, ELEVATION = 3.62' (NAVD88), NE INTERSECTION OF 3rd STREET & WASHINGTON AVENUE.
 - BENCHMARK D-116: PK NAIL AND ALUMINUM WASHER IN CONCRETE CATCH BASIN, ELEVATION = 3.48' (NAVD88), 5 STREET 85' SOUTH OF CENTERLINE, AND WASHINGTON AVENUE 39' EAST OF CENTERLINE.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

ADDITIONAL NOTE:

- LOCATIONS AND GROUND ELEVATIONS OF TEST HOLES WERE MEASURED BY BISCAYNE ENGINEERING. TEST HOLES WERE PERFORMED BY INFRAMAP CORP. AND ALL OTHER TEST HOLE INFORMATION SHOWN HEREON WAS PROVIDED IN A REPORT BY INFRAMAP CORP. (PROJECT NUMBER: PF22339, DATED 1/26/2023).

LEGEND:

	BACK FLOW PREVENTER		LIGHT POLE
	BENCH		POWER POLE
	BOLLARD		SANITARY SEWER MANHOLE
	CATCH BASIN		SIGN
	CLEAN-OUT		TELEPHONE/COMMUNICATION MANHOLE
	CONCRETE POWER POLE		WATER METER
	DRAIN		WATER VALVE
	DRAINAGE MANHOLE		WELL
	ELECTRIC BOX		WIRE PULL BOX
	ELECTRIC METER		WOOD POWER POLE
	ELECTRIC TRANSFORMER		GROUND ELEVATION (TYPICAL)
	FIRE HYDRANT		HARD SURFACE ELEVATION (TYPICAL)
	FLOOD LIGHT		BENCHMARK ELEVATION (TYPICAL)
	GUY WIRE		STRUCTURE IDENTIFIER
	HANDICAP PARKING SPACE		BENCHMARK



LOCATION MAP
SCALE: 1"=100'
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FL



UNDERGROUND UTILITY LINE TYPES:

	COMMUNICATION UNDERGROUND LINE
	ELECTRIC UNDERGROUND LINE
	GAS UNDERGROUND LINE
	UNKNOWN UNDERGROUND LINE
	SANITARY SEWER UNDERGROUND LINE
	WATER UNDERGROUND LINE
	STORM LINE

LINE TYPES:

	CENTER LINE
	RIGHT OF WAY LINE
	LOT LINE
	BUILDING OVERHANG LIMITS
	CHAIN LINK FENCE
	OVERHEAD WIRE
	BUILDING FOOTPRINT
	CONCRETE WALL
	BUILDING LIMITS

ABBREVIATIONS:

BEC	= BISCAYNE ENGINEERING CO.	NW	= NORTHWEST
BM	= BENCHMARK	NW'LY	= NORTHWESTERLY
BOTTOM	= BOTTOM OF STRUCTURE	N&D	= NAIL AND DISC
C&G	= CURB AND GUTTER	N&W	= NAIL AND WASHER
CLF	= CHAIN LINK FENCE	NTT	= NAIL TIN TAB
COM.	= COMMUNICATION	NAVD88	= NORTH AMERICAN VERTICAL DATUM OF 1988
CONC.	= CONCRETE	O.R.B.	= OFFICIAL RECORDS BOOK
CB	= CATCH BASIN	(P)	= PER PLAT
D.B.	= DEED BOOK	P.B.	= PLAT BOOK
ESMT.	= EASEMENT	PG.	= PAGE
E/P	= EDGE OF PAVEMENT	P.C.P.	= PERMANENT CONTROL POINT
EB	= ELECTRIC BOX	PK	= PARKER KALON
ELEV.	= ELEVATION	PROP.	= PROPOSED
FDC	= FIRE DEPARTMENT CONNECTION	PRM	= PERMANENT REFERENCE MONUMENT
FND	= FOUND	PVC	= POLYVINYL CHLORIDE
FPL	= FLORIDA POWER AND LIGHT	R&C	= REBAR AND CAP
HDPE	= HIGH-DENSITY POLYETHYLENE	RD.	= ROAD
I.R.	= IRON ROD	R/W	= RIGHT-OF-WAY
L	= LENGTH (WHEN USED IN CURVE DATA)	SEC.	= SECTION
LB	= LICENSED BUSINESS	S'LY	= SOUTHERLY
LP	= LIGHT POLE	STA.	= STATION
MW	= MONITORING WELL	SW'LY	= SOUTHWESTERLY
MHD	= STORM SEWER MANHOLE	VG	= VALLEY GUTTER
MHS	= SANITARY SEWER MANHOLE	℄	= CENTER LINE
NE	= NORTHEAST		
NE'LY	= NORTHEASTERLY		
N'LY	= NORTHERLY		
NNW	= NORTH NORTHWEST		

LEGAL DESCRIPTION:

LOT 14, BLOCK 8, OF OCEAN BEACH FLA., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LOT 15, IN BLOCK 8 OF OCEAN BEACH, AS RECORDED IN PLAT BOOK 2, AT PAGE 38 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
305-324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 09-01-2023



Digitally signed by
Alberto J Rabionet
Date: 2026.03.10
11:47:39-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

F:\SURVEY\PROJECTS\87000\197563\JOHN MARSHALL-251 WASHINGTON AVENUE-ARQUITECTONICA\2_CAD\2_DWG\03-87563-REVISED 12-05-23.dwg [SHEET 1] Dwg 05, 2023 10:42am PMRANDA

ORDER #	DATE	F.B.#	COMMENTS
87563	1/26/23	N/A	ADDED TEST HOLES
87563	06/27/23	06/27/23	LOCATE AND REBAR AND NAIL DISC
87563	09/01/23	3107/65-69	LOCATE AND REBAR AND NAIL DISC
87563			LOCATE AND REBAR AND NAIL DISC

MIAMI-DADE
529 W. FLAGLER ST., MIAMI, FL 33130
TEL: (305) 324-7671, FAX: (305) 324-0609
449 NW 35TH ST., MIAMI, FL 33142
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS • PLANNERS
SINCE 1988

251 WASHINGTON AVE., MIAMI BEACH, FL 33139
FOR: JOHN MARSHALL
SCALE: AS SHOWN | DESIGNED BY: WH
DATE: 09/01/23 | APPROVED BY: WH/AJR
DRAWN BY: KIT/RB
CHECKED BY: AJR
F.B./P.C.: 3107/65-69

ORDER NO:
03-87563
SHEET No.
1 of 2

BOUNDARY & TOPOGRAPHIC SURVEY

LYING IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



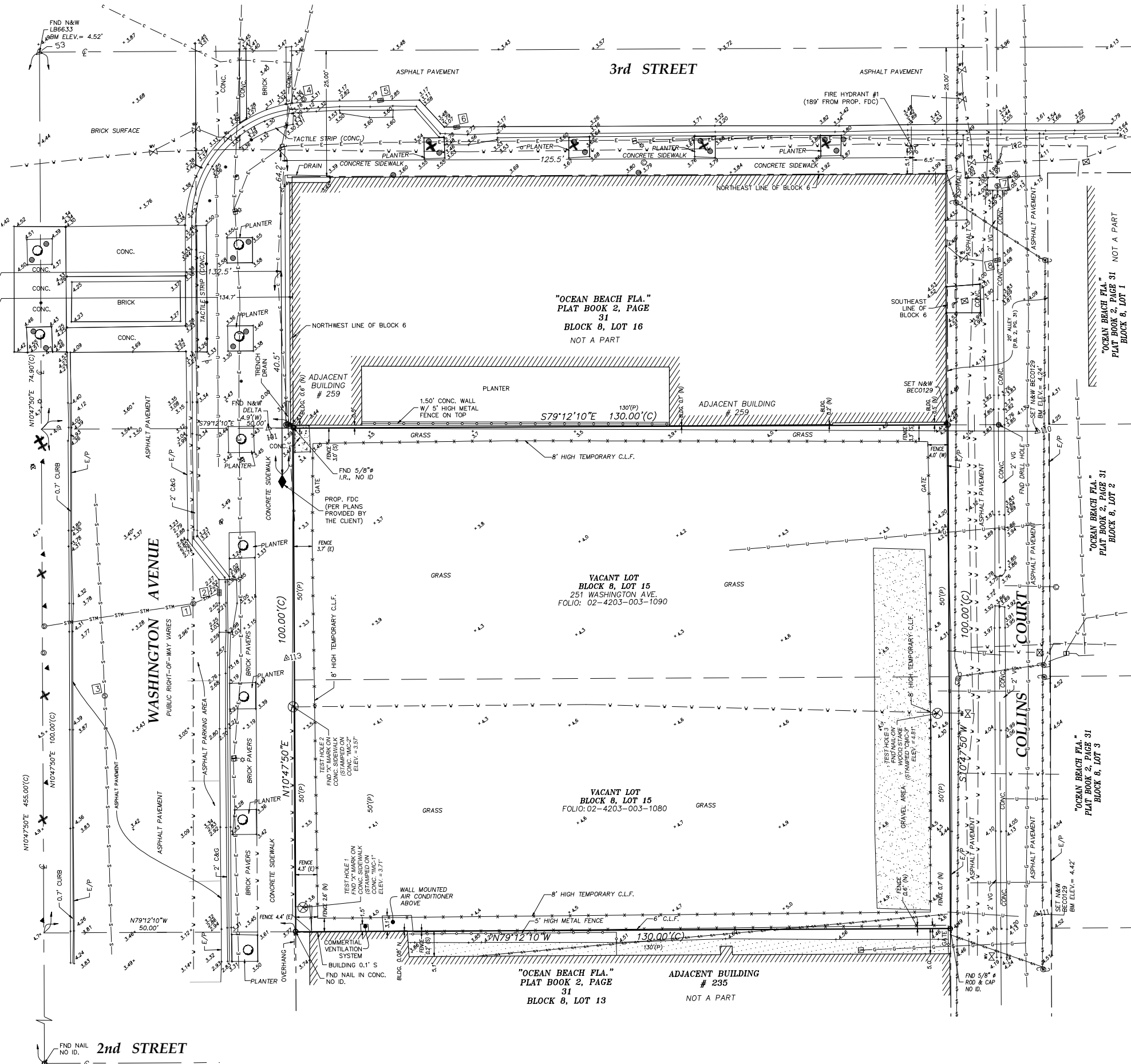
GRAPHIC SCALE
(IN FEET)
1 INCH = 10 FT.

NOTE: FIRE HYDRANT #2
IS 138' ALONG A DIRECT
LINE FROM THE PROP. FDC

FIRE HYDRANT #2
(173' FROM PROP. FDC)

DESCRIPTION	GROUND ELEVATION	DEPTH	INVERT ELEVATION	NOTES
TEST HOLE 1	3.71'	0.55'	3.16'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 2	3.57'	0.43'	3.14'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.
TEST HOLE 3	4.81'	1.33'	3.48'	TEST HOLE REVEALED A CONCRETE SLAB, POSSIBLE PROTECTIVE COVERING, OVER REQUESTED WATER MAIN. DID NOT CONTINUE DIGGING DUE TO POSSIBLE DAMAGE TO UTILITY.

STRUCTURES TABLE NAVD-88							
NUMBER	STRUCTURE	RIM ELEV (FEET)	INVERT ELEV (FEET)	PIPE DIAM (INCH)	MATERIAL	DIRECTION	DESCRIPTIONS
1	MHD	2.84	-0.76	15	HDPE	EAST	
			-0.92	15	HDPE	WEST	
			-2.50			BOTTOM	
2	CB	2.57	-0.55	15	HDPE	WEST	BOTTOM
			-2.28				
3	MHS	3.64	-8.70	24	PVC	WEST	
			-8.56	24	PVC	SOUTH	
			-0.98	12	CLAY	NORTH	
			-2.06	6	CLAY	EAST	
4	MHD	3.39	1.39	6	PVC	SOUTH	
			-2.06	12	CLAY	WEST	
			-2.06			BOTTOM	
			N/A	N/A	N/A	WEST	
5	CB	3.23	-4.22			WEST	WEST PIPE CLOSED, STRUCTURE FULL OF WATER
						BOTTOM	
6	CB	3.12				WEST	STRUCTURE FULL OF WATER
						BOTTOM	
7	MHS	3.86	-0.19	12	PVC	NORTH	
			-0.24	122	PVC	SOUTH	
			2.22	12	CONC	NORTH	
			2.17			BOTTOM	
8	CB	3.67				WEST	
						BOTTOM	



ORDER #	DATE	F.B.#	COMMENTS
87663	1/26/23	N/A	ADDED TEST HOLES
87663	06/27/23	N/A	LOCATED AND RECORDED PER PLAN REVIEW
87663	06/27/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW
87663	09/07/23	3113 / 39-51	LOCATED AND RECORDED PER PLAN REVIEW

MIAMI-DADE
529 W. FLAGLER ST., MIAMI, FL 33130
TEL (305) 324-7871, FAX (305) 324-0869
PALM BEACH
449 NW 35TH ST., BOCA RATON, FL 33431
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

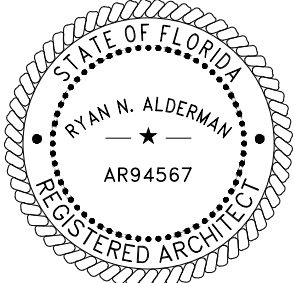


251 WASHINGTON AVE., MIAMI BEACH, FL 33139
FOR: JOHN MARSHALL
SCALE: AS SHOWN
DESIGNED BY: WH
DATE: 09/01/23
APPROVED BY: WH/AJR
DRAWN BY: KIT/RB
CHECKED BY: AJR
F.B./P.C.: 3107/65-69

F:\SURVEY\PROJECTS\87000\872563 - JOHN MARSHALL - 251 WASHINGTON AVENUE - ARCHITECTONICAL_2_CAD\2_DWG\03-872563-REVISED 12-05-23.dwg [SHEET 2] Dec 05, 2023 10:42am PMP/RANDA

G1.01 ZONING DATA AND DRAWING LIST

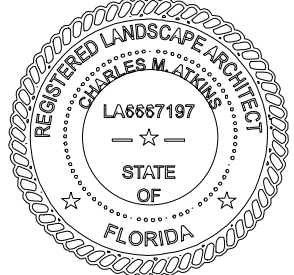
RYAN ALDERMAN
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Ryan N Alderman



7995 SW 170th Street
Miami, Florida 33157
Charles M. Atkins
M: 561.460.8499
E: ca@greenspacestrategies.com
LA6667197



INDEX OF SHEETS

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- G1-03 ZONING AND HISTORIC DISTRICT MAPS
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- G1-05 CONTEXT PHOTOS
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- G1-07 CONTEXT PHOTOS
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- L2-02 HARDSCAPE DETAIL & SCHEDULE

Item #	Zoning Information			
1	Address:	235 Washington Ave		
2	Board and file numbers:	HPB25-0645		
3	Folio number(s):	02-4203-009-1070		
4	Year constructed:	1938	Zoning District:	RPS-3
5	Base Flood Elevation:	8.0' NGVD	Grade value in NGVD:	3.81' NGVD
6	Adjusted grade (Flood+Grade/2):	5.90' NGVD	Lot Area:	6,500 SF
7	Lot width:	50'	Lot Depth:	130'
8	Minimum Unit Size:	N/A	Average Unit Size:	N/A
9	Existing use:	Hotel	Proposed use:	Recreational

	Maximum	Existing	Proposed	Deficiencies
10	Height	N/A	N/A	N/A
11	Number of Stories	N/A	N/A	N/A
12	FAR: 2.0	N/A	N/A	N/A
13	Gross Square Footage	N/A	N/A	N/A
14	Floor Area by use	N/A	N/A	N/A
15	Number of Units Residential	N/A	N/A	N/A

	Required	Existing	Proposed	Deficiencies
Setbacks				
	N/A	N/A	N/A	N/A
29	Front Setback	N/A	N/A	N/A
30	Street Side Setback	N/A	N/A	N/A
31	Interior Side Setback	N/A	N/A	N/A
33	Rear Setback	N/A	N/A	N/A

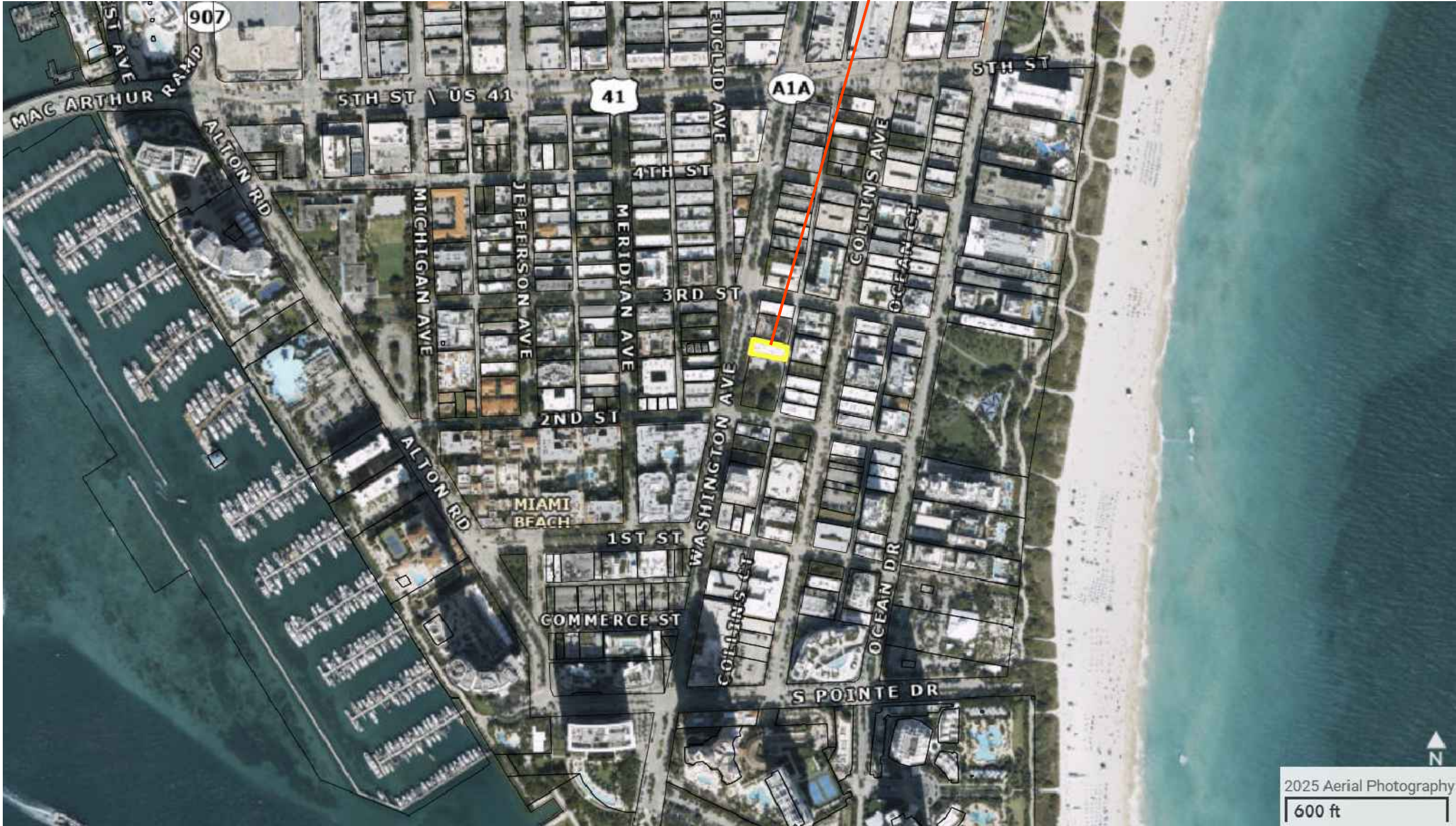
	Required	Existing	Proposed	Deficiencies
Parking				
39	Parking district 1	N/A	N/A	N/A
40	Total # of parking spaces:	N/A	N/A	N/A
49	Off-Street Loading Spaces	N/A	N/A	N/A
50	Bicycle Racks	N/A	N/A	N/A

51	Type of use	Hotel	Recreational	
56	Located within a Local Historic District?	Yes - Ocean Beach Historic District		
57	Is this a contributing building?	Yes		
58	Proposed hours of operation	7:00 AM - 3:00 PM		

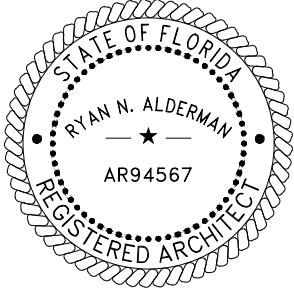
Notes:
If not applicable write N/A
All other data information may be required and presented like the above format

G1.02 LOCATION MAP

235 WASHINGTON AVE

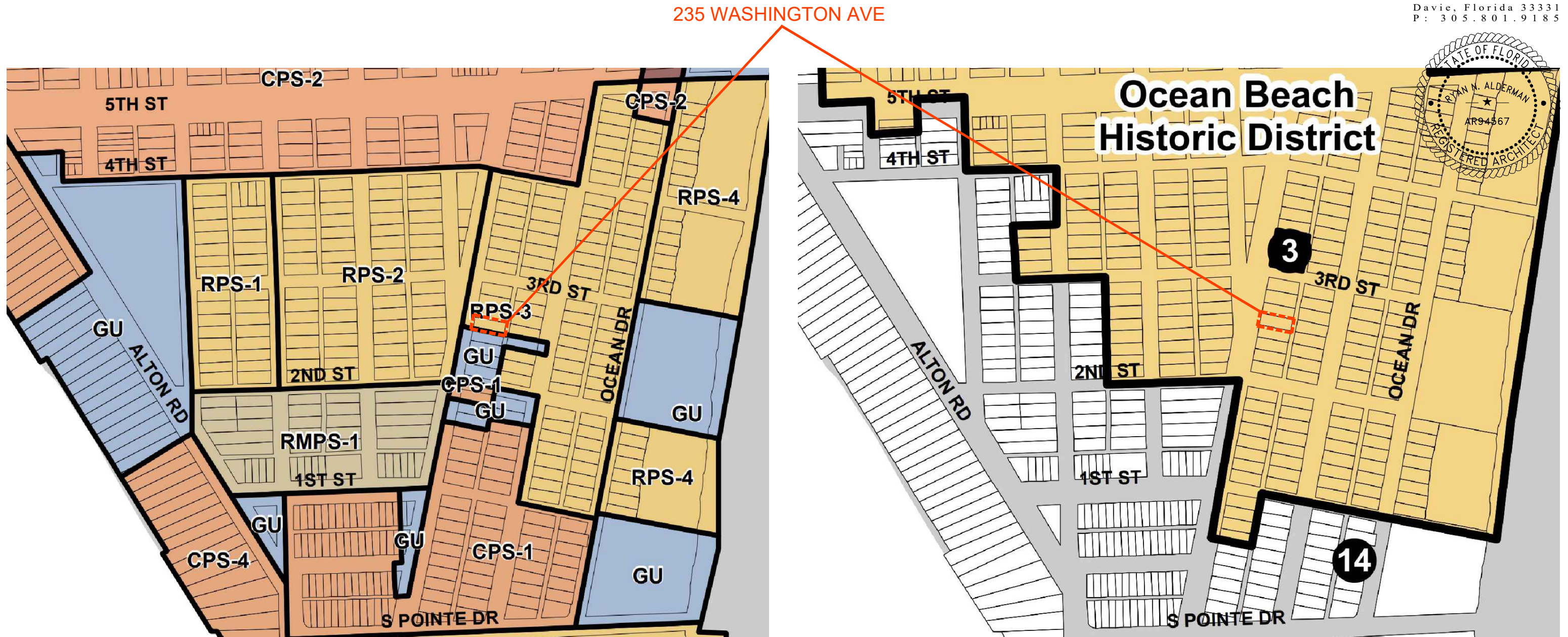


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G1.03 ZONING AND HISTORIC DISTRICT MAP

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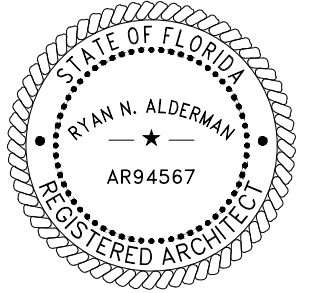


 RPS-3 Residential performance standard, medium-high density

 Ocean Beach Historic District

G1.04 EXISTING CONTEXT IMAGES

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1



2

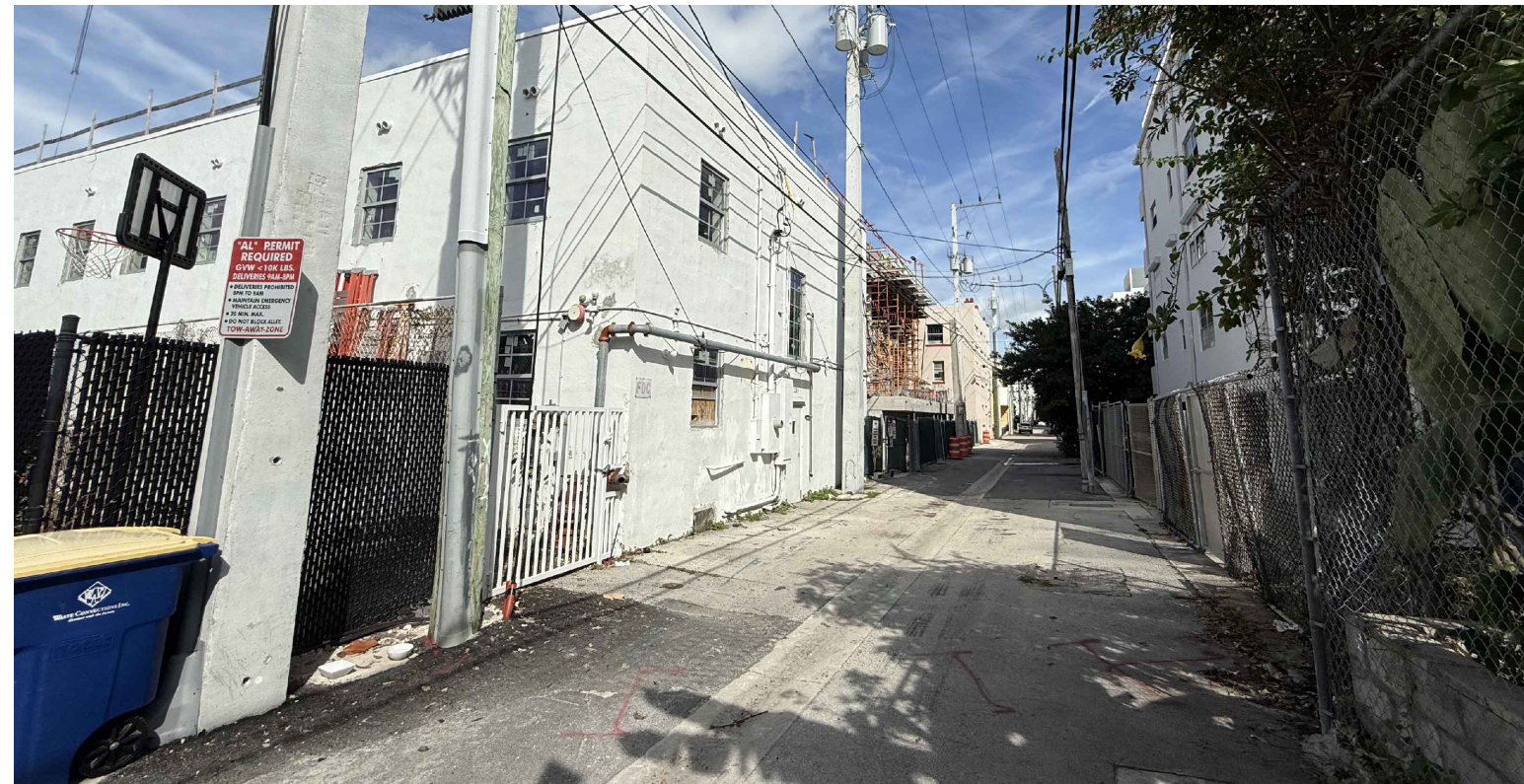
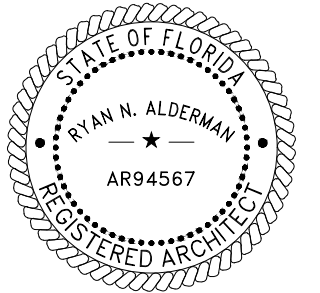
G1.05 EXISTING CONTEXT IMAGES

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G1.06 EXISTING CONTEXT IMAGES

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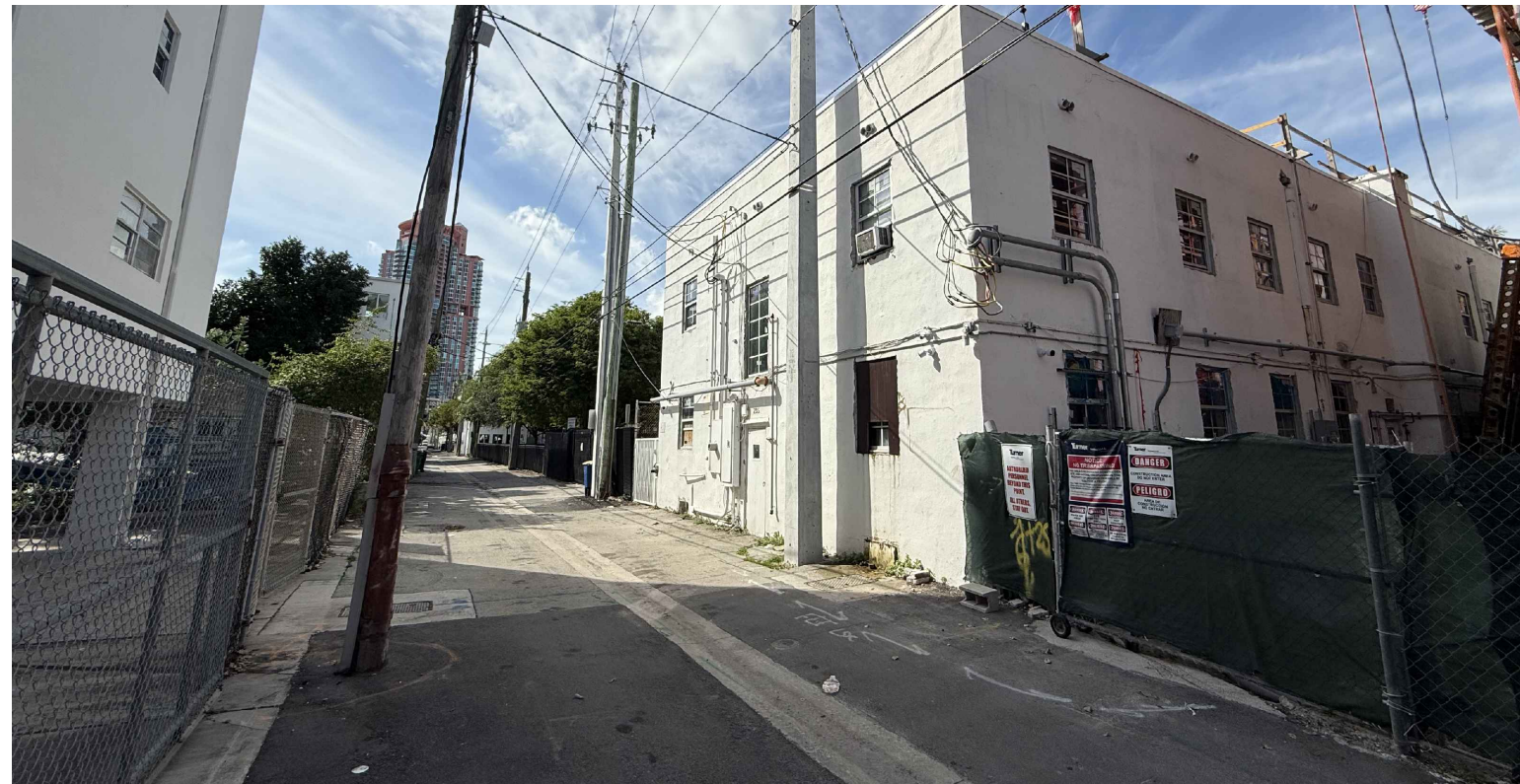
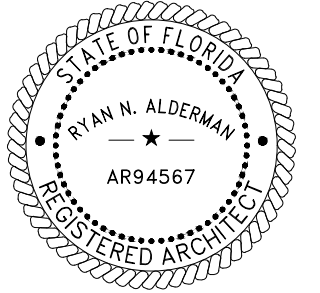
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2

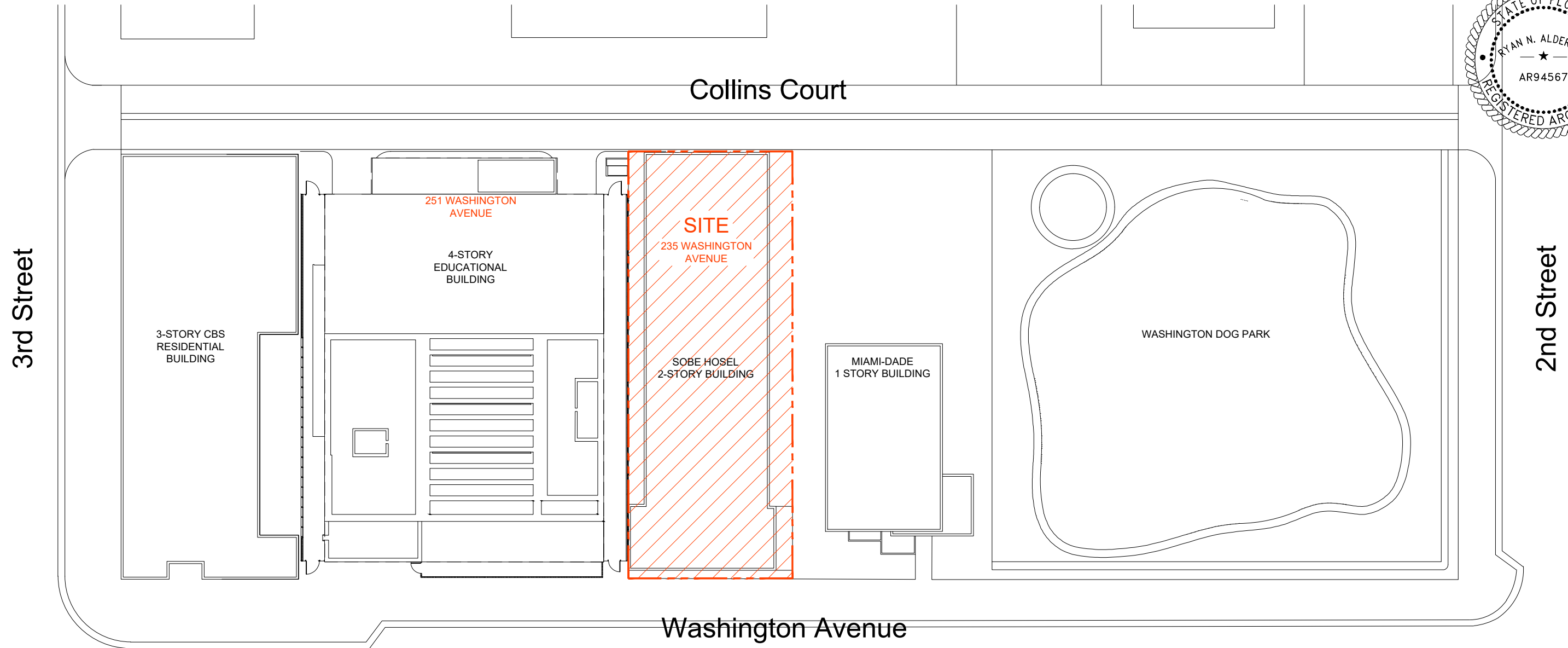
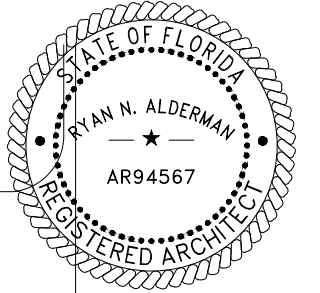
G1.07 EXISTING CONTEXT IMAGES

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G1.08 CONTEXT SITE PLAN

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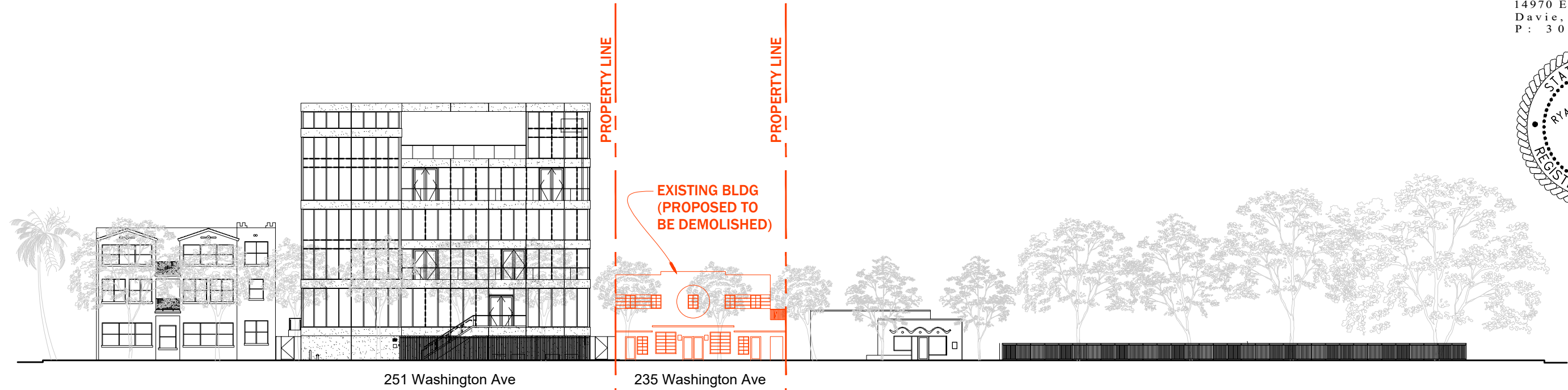
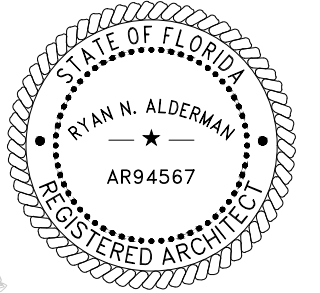
2
G1.08

Context Site Plan

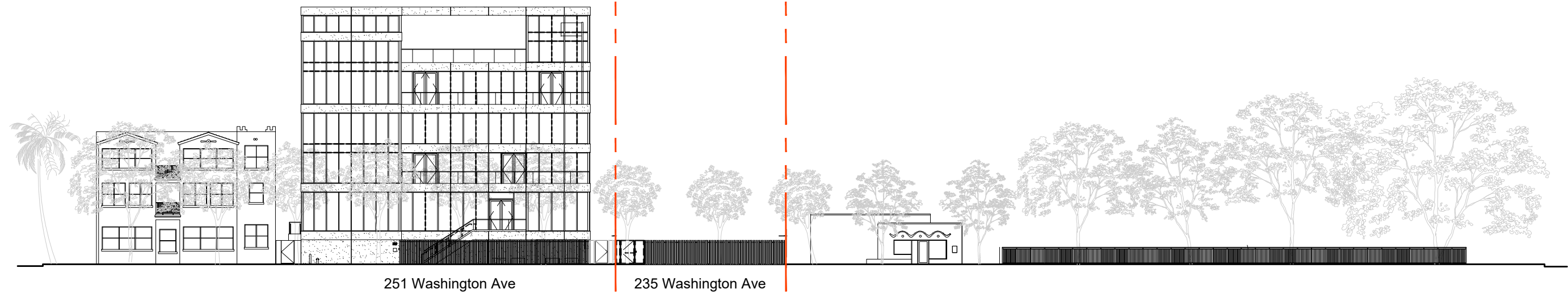
1/32" = 1'-0"

G1.09 SITE ELEVATIONS

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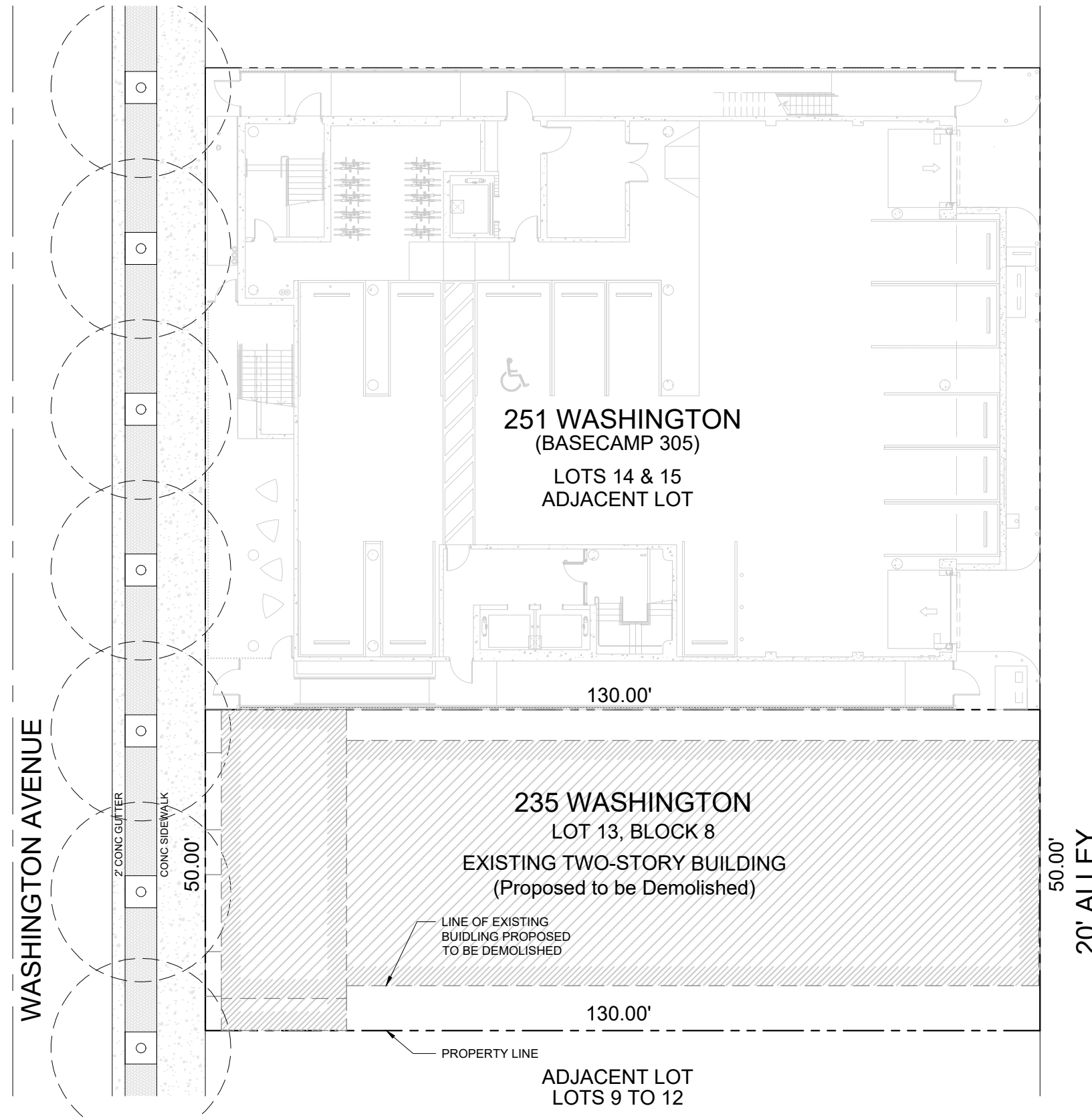
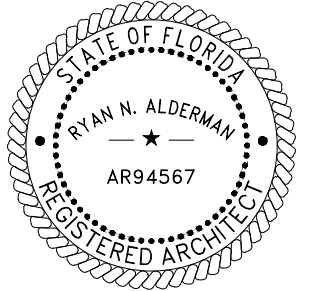
1 Elevation (Washington Ave) 1/32" = 1'-0"
G1.09 Proposed Demolition



2 Elevation (Washington Ave) 1/32" = 1'-0"
G1.09 Proposed Fence / Gate

A1.00 SITE PLAN (DEMOLITION)






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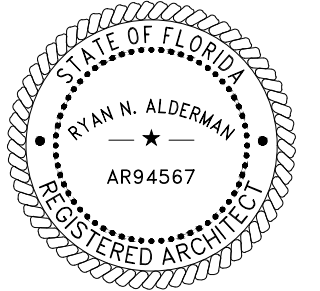
N
SITE PLAN
SCALE: 1" = 20'
DEMOLITION

G1.11 SITE PLAN (PROPOSED)

Legend

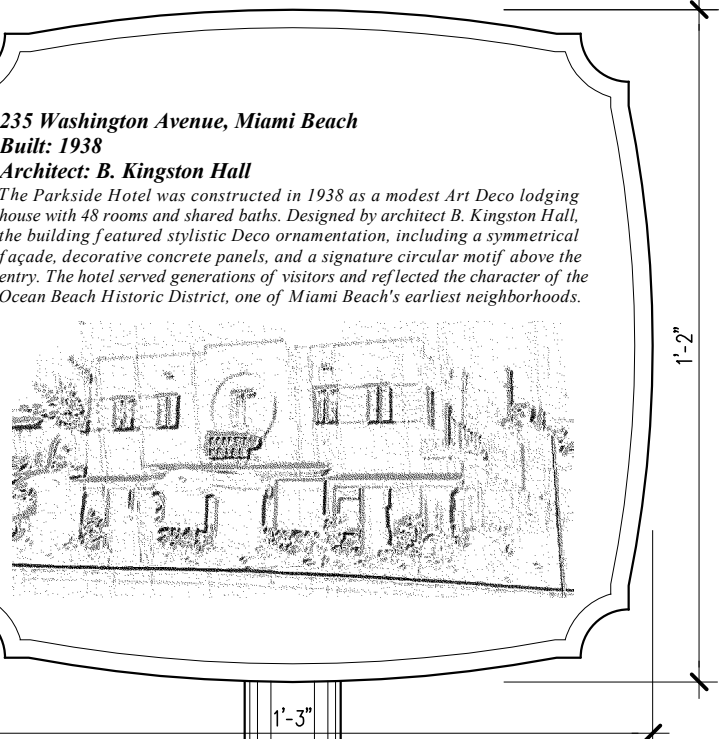
-  PROPERTY LINE
-  PROPOSED ALUMINUM FENCE
-  PROPOSED SOLID ALUMINUM SWING GATES & SIDE PANELS
-  LANDSCAPE AREA
SEE LANDSCAPE PLANS
-  PERVIOUS ARTIFICIAL TURF
SEE LANDSCAPE PLANS

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235 Washington Avenue, Miami Beach
Built: 1938
Architect: B. Kingston Hall

The Parkside Hotel was constructed in 1938 as a modest Art Deco lodging house with 48 rooms and shared baths. Designed by architect B. Kingston Hall, the building featured stylistic Deco ornamentation, including a symmetrical façade, decorative concrete panels, and a signature circular motif above the entry. The hotel served generations of visitors and reflected the character of the Ocean Beach Historic District, one of Miami Beach's earliest neighborhoods.

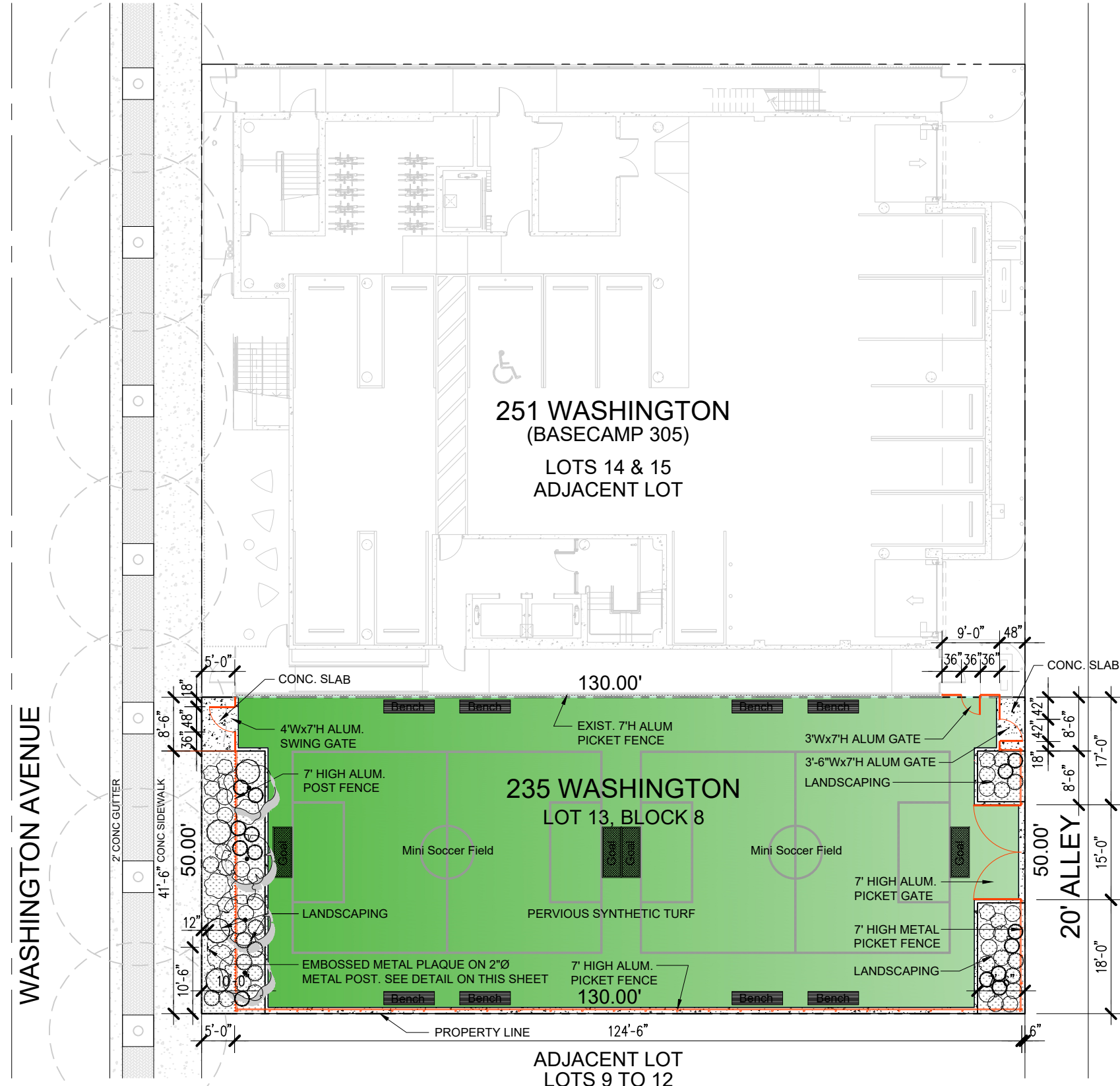


EMBOSSSED METAL PLAQUE
SCALE: 3" = 1'-0"

251 WASHINGTON
(BASECAMP 305)
LOTS 14 & 15
ADJACENT LOT

235 WASHINGTON
LOT 13, BLOCK 8

ADJACENT LOT
LOTS 9 TO 12



WASHINGTON AVENUE

20' ALLEY

PROPERTY LINE 124'-6"

CONC. SLAB

41'-6" CONC SIDEWALK

2" CONC GUTTER

5'-0"

8'-6"

36" 48" 18"

50.00'

12'

10'-6"

5'-0"

130.00'

9'-0" 48"

36" 36" 36"

CONC. SLAB

18" 42" 142"

8'-6"

17'-0"

8'-6"

15'-0"

50.00'

18'-0"

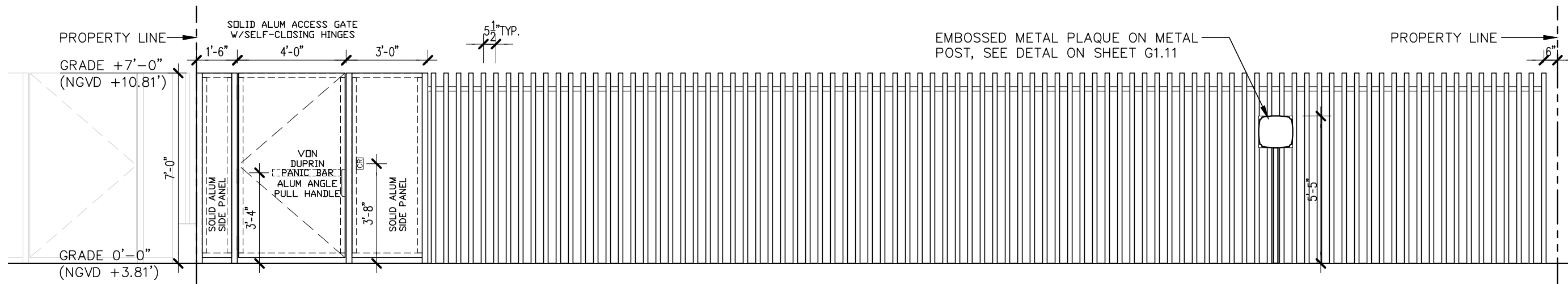
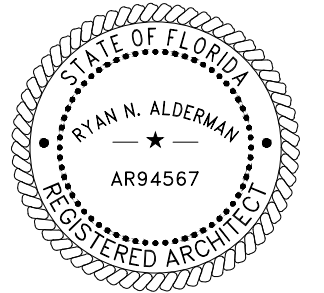
6"

7'-0"

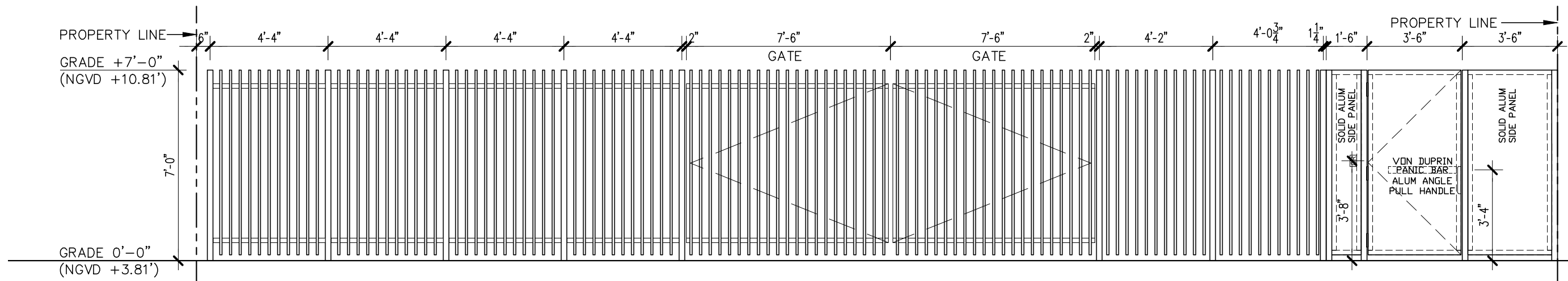
N
SITE PLAN
SCALE: 1" = 20'
PROPOSED

G1.12 ELEVATIONS

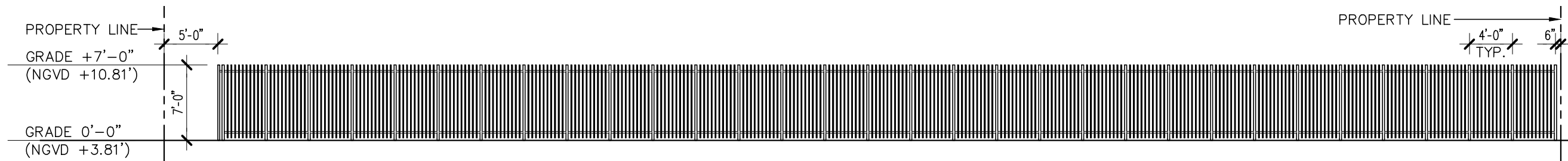
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1 West Elevation (Washington) 1/4" = 1'-0"
G1.12 7' High Aluminum Fence & Gate



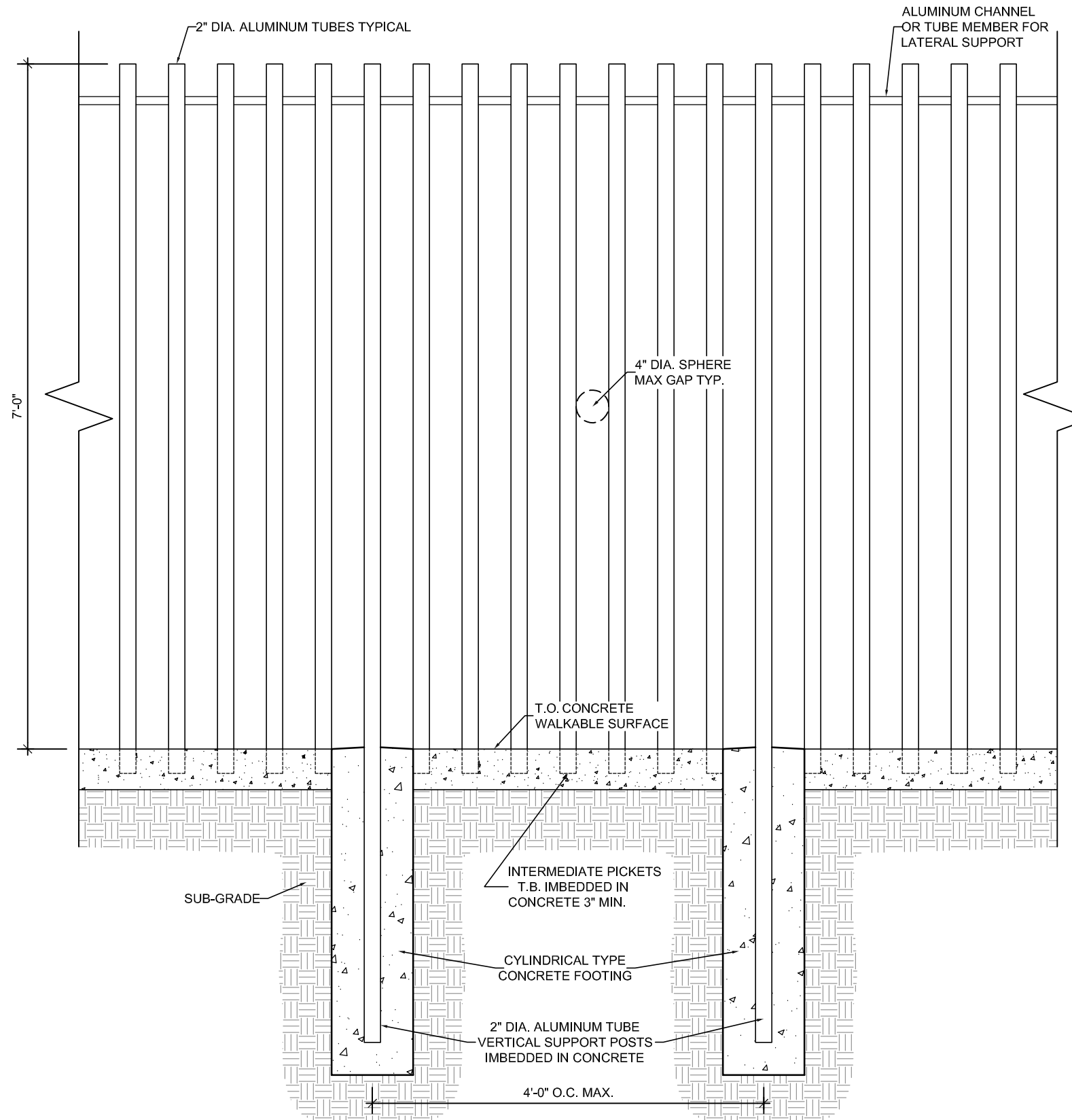
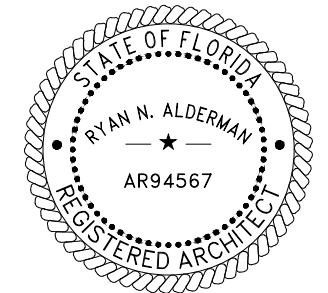
2 East Elevation (Alley) 1/4" = 1'-0"
G1.12 7' High Aluminum Fence & Gates



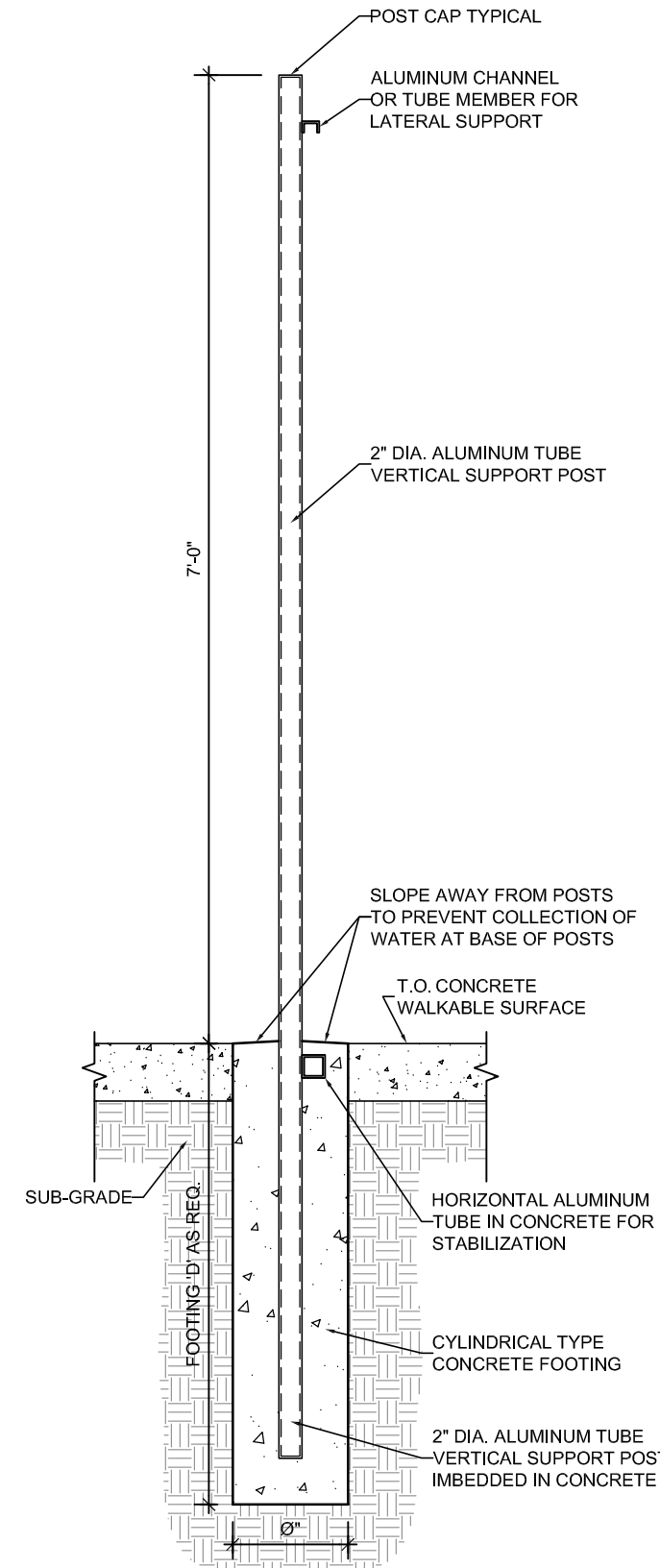
3 South Elev (Adj. Property) 3/32" = 1'-0"
G1.12 7' High Aluminum Fence

G1.13 FENCE DETAILS

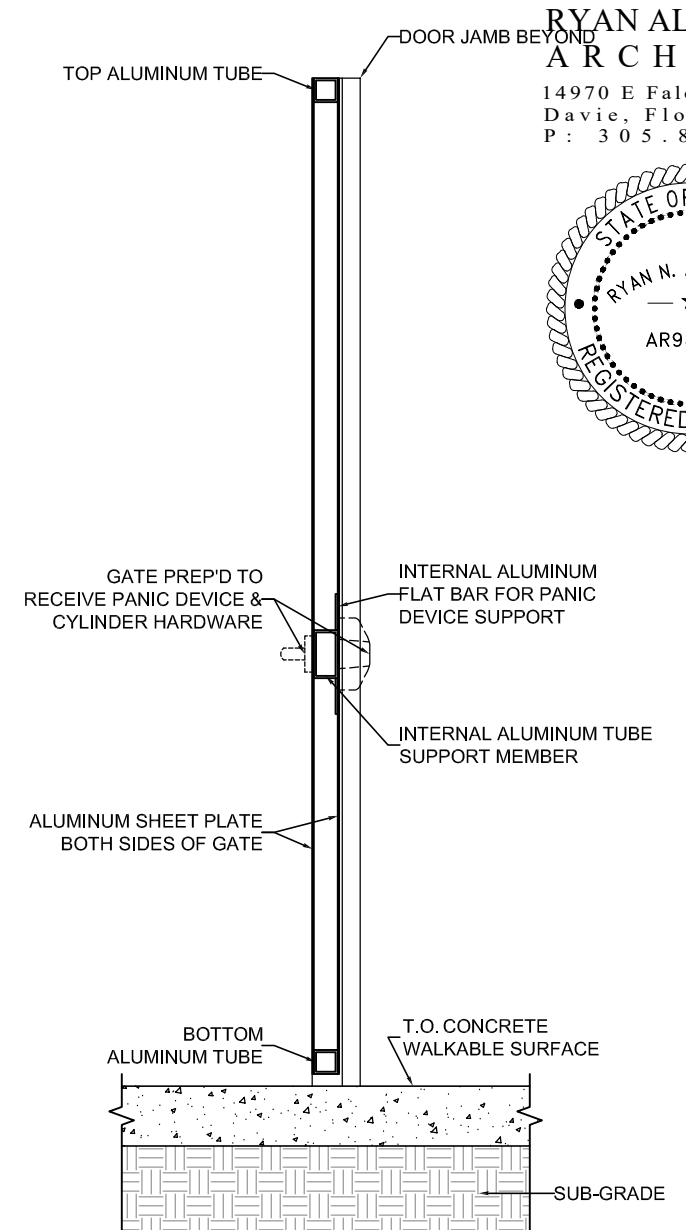
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FENCE ELEVATION/SECTION



FENCE SECTION THRU VERTICAL SUPPORT POSTS

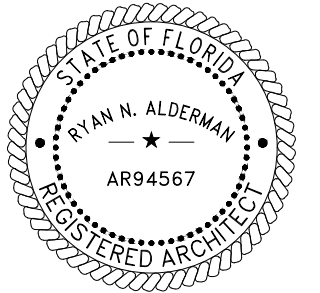


GATE SECTION

NOTE:
 ALL FENCE MEMBERS TO BE ANODIZED ALUMINUM UNLESS OTHERWISE NOTED.

G1.14 REFERENCE IMAGES

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BASECAMP 305 (224 2ND ST)



BASECAMP 305 (251 WASHINGTON AVE)

L0-00 LANDSCAPE LEGEND & NOTES

SHEET INDEX	
SHEET	DESCRIPTION
L0-00	LANDSCAPE LEGEND & NOTES
L0-01	TREE DISPOSITION PLAN
L1-01	LANDSCAPE CANOPY PLAN
L1-02	LANDSCAPE UNDERSTORY PLAN
L1-03	LANDSCAPE DETAILS AND MATERIALS
L2-01	HARDSCAPE PLAN
L2-02	HARDSCAPE DETAIL & SCHEDULE

MIAMI BEACH

Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

LANDSCAPE LEGEND

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY FAIL THE REVIEW
(Refer to the Chapter 4 Landscape Ordinance in the Resiliency Code for additional information)
<https://codehub.gridics.com/us/fl/miami-beach>

ITEM #	Property Address	Zoning District	RPS-3	Lot Area	6,500 SF	Acres	0.15	Required Fields	Minimum Required	Provided
A OPEN SPACE (**The below open space requirements are intended only for RS and RPS zoning districts)										
RS Districts										
1	Square feet of required front yard open space as indicated on site plan: Total front yard area: _____ s.f. x _____ % (50% minimum without an Understory or 70% minimum with an Understory)							X		
2	Square feet of required rear yard open space as indicated on site plan: Total rear yard area: _____ s.f. x 70% minimum =							X		
RPS Districts:										
3	Residential Performance Standard Districts (RPS) open space requirements; the project architect shall provide calculation in accordance with the criteria per section 7.2.15.5. of the Resiliency Code							X	1,300	6,500
B LAWN AREA CALCULATION										
1	Total square feet of landscaped open space required (sum of A.1. and A.2. or per A.3.) =							X	1,300	6,500
2	Maximum lawn area (sod) permitted per Chapter 4.2.3. "Table A" = 20 % x 1,300 s.f. =							X	260	0
3	Total artificial turf area proposed as shown on plans (if applicable) =							X	260	5,722
C TREES										
1	*Number of trees required per lot or net lot acre, meeting minimum zoning district requirements (not including street trees) = 22 trees x 0.15 net lot acres (not applicable to RS districts) - number of existing trees = (100% percent of the required trees shall be low maintenance or drought and salt tolerant species)							X	4	4
2	Street Trees: Number of street trees at a maximum average spacing of 20 feet on center =							X	2	2-existing
3	Total number of trees: Sum of required lot and street trees =							X	6	7
4	% Natives required: Number of trees provided x 50% =							X	3	7
5	Tree Diversity: Based on number of required lot and street trees =							X	2	2
D SHRUBS										
1	Number of shrubs required: Number of lot and street trees required x 12 = (100% of shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)							X	72	59
2	% Native shrubs required: Number of shrubs provided x 50% =							X	36	59
3	Shrub Diversity: Based on number of required shrubs = (No one species of shrub shall constitute more than 20% of the shrubs required)							X	15	14
E LARGE SHRUBS/SMALL TREES										
1	Number of large shrubs or small trees required: 10% of number of required shrubs = (100% of large shrubs or small trees shall be low maintenance, drought tolerant, and salt tolerant)							X	8	8
2	% Native large shrubs or small trees required: 50% of provided large shrubs or small trees =							X	4	4
NOTES:										
* The number of required trees listed in "Table A" for category 1 residential zoning districts (RS) are intended for properties up to 6,000 square feet lot area. Provide one additional tree for each additional 1,000 square feet of lot area. If the total lot area is a fraction over the additional 1,000 square feet then, the number of required trees will be rounded up. The net lot acre multiplier does not apply to RS zoning districts.										
* Tree mitigation credits as provided by the Urban Forestry Division shall only apply to those trees counting towards mitigation, and not used to independently satisfy the Chapter 4 Landscape Ordinance minimum lot and street tree requirements.										
** For all other districts, there are applicable minimum setback requirements. For multi-family residential districts (RM), the minimum setback areas must consist of previous landscape, unless an allowable encroachment / projection is provided (e.g. walkway, driveway, etc.). After considering the allowable encroachments, what remains within the setback must be landscape. This remaining landscape area can have a maximum lawn area of 20% - 30% per "Table A" of Chapter 4.2.3. Place "N/A" if field is not applicable.										
Applicant Signature: <i>Charles M. Atkins, P.L.A.</i>								X		

GENERAL NOTES

- SEE CIVIL ENGINEERING DRAWINGS FOR GENERAL GRADING OF THE SITE, INCLUDING FINISH GRADES FOR PARKING LOTS, ROADWAYS, SIDEWALKS, AND PLANTING AREAS.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PROJECT SITE PRIOR TO BIDDING THE WORK. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND LOCATION OF PROPOSED IMPROVEMENTS PRIOR TO INITIATING ANY CONSTRUCTION.
- LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS PRIOR TO INITIATING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY DAMAGE TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DO NOT MEET WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS.
- ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON-SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO START OF CONSTRUCTION AND/OR FABRICATION. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
- THE CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EROSION AND SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO MINIMIZE ADVERSE IMPACTS IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER'S REPRESENTATIVE. DURING THE COURSE OF THIS WORK, EXCESS WASTE MATERIAL SHALL BE REMOVED DAILY FROM THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HRS MINIMUM PRIOR TO DIGGING FOR FIELD VERIFICATION OF ALL UNDERGROUND UTILITIES.
- ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS, AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.

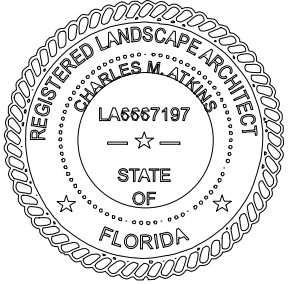
- PALM HEIGHTS, AS INDICATED ON THE PLANS, REFER TO CLEAR TRUNK (C.T.), GRAY WOOD (G.W.), OR OVERALL HEIGHT (O.A.) AS SPECIFIED ON THE PLANT LIST.
- CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- CONTRACTOR SHALL REGRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL THE DATE OF SUBSTANTIAL COMPLETION. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, MULCHING, REPLACEMENTS OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL.
- UPON COMPLETION OF ALL LANDSCAPING, AN INSPECTION FOR SUBSTANTIAL COMPLETION OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.
- CONTRACTOR SHALL SUBMIT WRITTEN GUARANTEE OF SURVIVABILITY OF ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
- CONTRACTOR MUST APPROVE ALL GRADED AREAS PRIOR TO THE COMMENCEMENT OF PLANTING.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL REVIEW ARCHITECTURE/ENGINEERING PLANS TO BECOME THOROUGHLY FAMILIAR WITH SURFACE AND SUBSURFACE UTILITIES.
- THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
- ALL INSTALLATION OF PLANT MATERIAL SHALL COMPLY WITH APPLICABLE JURISDICTIONAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH THIS WORK.
- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. SUBMIT DATED PHOTOGRAPHS OF TREE MATERIAL AND SPECIMEN PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. CONTAINER SIZE SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZE SPECIFIED.
- IF PLANT MATERIAL DOES NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN, THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT SUCH PLANTS AND REQUIRE THE CONTRACTOR TO REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL REINSPECTED AND FOUND TO BE ACCEPTABLE.
- THE CONTRACTOR SHALL PROVIDE AN APPROVED PLANTING SOIL MIXTURE FOR ALL PLANT MATERIAL. SEE SPECIFICATIONS FOR REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS, AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF TREES OR SHRUBS SHALL BE DONE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS AS FOLLOWS:
 - WITH A SHOVEL OR POSTHOLE DIGGER, DIG HOLE 18" TO 24" DEEP. THE DIAMETER OF THE HOLE SHOULD BE UNIFORM FROM TOP TO BOTTOM WITH THE BOTTOM BEING FLAT.
 - FILL HOLE WITH WATER TO THE TOP AND LET STAND FOR AT LEAST AN HOUR TO PRE-WET THE SOIL.
 - REFILL HOLE TO WITHIN A COUPLE INCHES OF THE TOP. DON'T OVERFLOW THE HOLE.
 - ALLOW THE HOLE TO DRAIN FOR A MINIMUM OF ONE HOUR.
 - DETERMINE AVERAGE DROP IN WATER LEVEL PER HOUR. FOR WELL DRAINED SOIL, WATER LEVEL SHOULD DROP MORE THAN ONE (1) INCH PER HOUR. IF INADEQUATE VERTICAL DRAINAGE IS ENCOUNTERED, THE CONTRACTOR SHALL SUBMIT RECOMMENDATIONS FOR PROVIDING ADEQUATE DRAINAGE TO THE LANDSCAPE ARCHITECT.
- PEG SOD ON SLOPES GREATER THAN 3:1.
 - THE CONTRACTOR SHALL ENGAGE A QUALIFIED TREE SURGEON WHO HAS SUCCESSFULLY COMPLETED TREE PROTECTION AND TREE TRIMMING WITH FIVE YEARS OR MORE EXPERIENCE, TO PERFORM THE FOLLOWING WORK:
 - REMOVE BRANCHES FROM TREES THAT ARE TO REMAIN, IF REQUIRED, AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - PERFORM INITIAL PRUNING OF BRANCHES AND STIMULATION OF ROOT GROWTH WHERE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
 - PERFORM TREE REPAIR WORK FOR DAMAGE INCURRED BY NEW CONSTRUCTION.
 - CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION SYSTEM FOR RELOCATED TREES.
 - CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN AS SHOWN ON DRAWINGS OR BY MEANS APPROVED BY THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR TO CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
 - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
 - CONTRACTOR SHALL FIELD-ADJUST LOCATION OF PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
 - ALL PLANTING BEDS SHALL BE TOP-DRESSED WITH A 3" LAYER OF MULCH AS SPECIFIED. ALL TREES SHALL HAVE A 3" THICK, 24" RADIUS (FROM THE TRUNK) MULCH RING PLACED AROUND THE BASE OF THE TRUNK.
 - SHRUB AND GROUND COVER BED QUANTITIES ARE INDICATED ON THE PLANT LIST. PLANT ACCENT SHRUBS AND TREES AS SHOWN ON THE LANDSCAPE PLANTING PLANS WHEN INDIVIDUAL PLANTS ARE DELINEATED.

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1 LANDSCAPE LEGEND

1" = 1"

P-CO-WAS-02

2 LANDSCAPE NOTES

1" = 1"

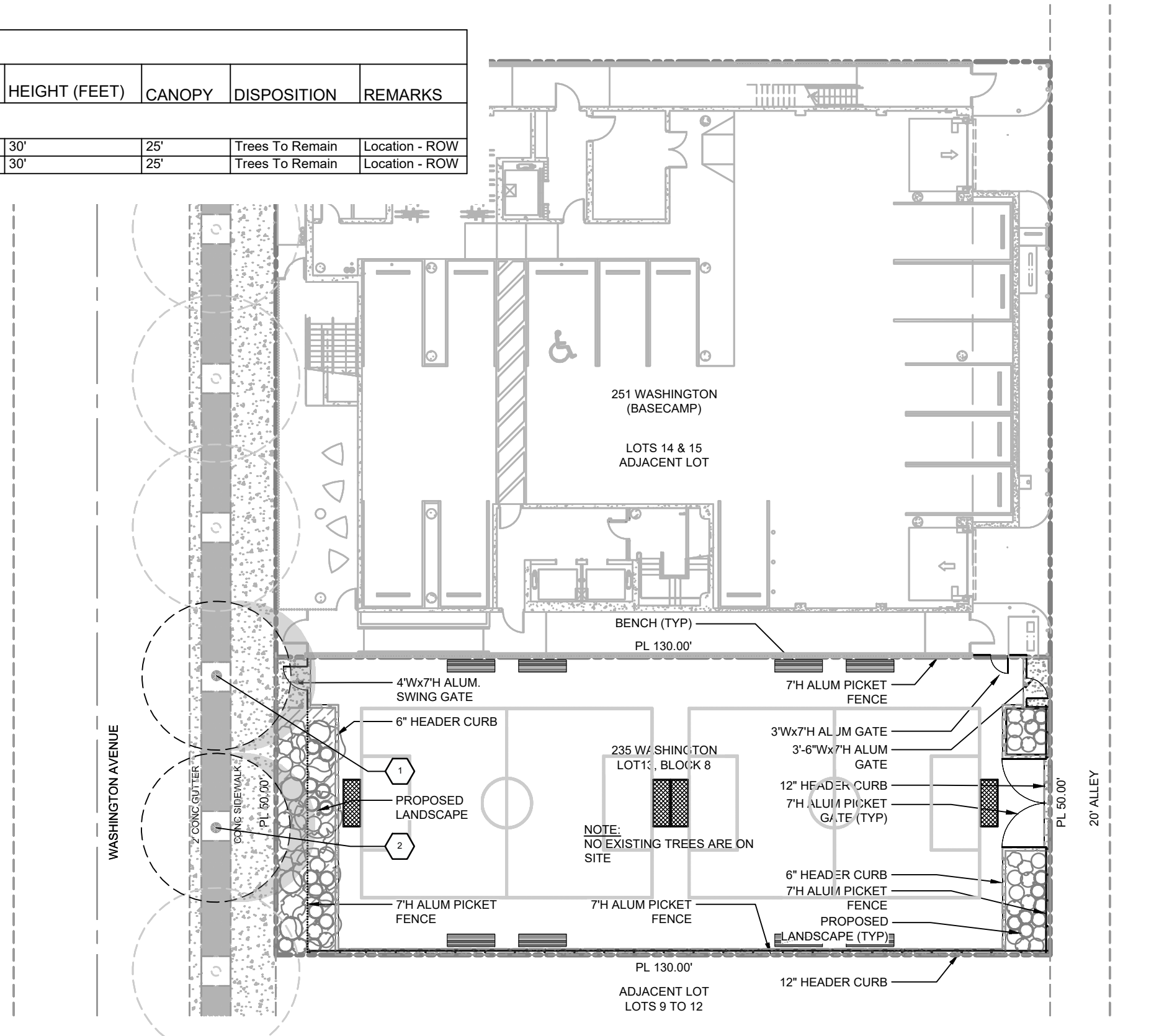
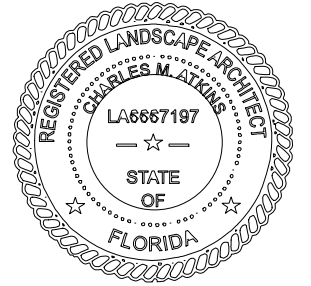
P-CO-WAS-03

L0-01 TREE DISPOSITION PLAN

TREE DISPOSITION SCHEDULE						
CODE	BOTANICAL / COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY	DISPOSITION	REMARKS
TREES TO REMAIN						
1	Quercus virginiana / Southern Live Oak	12"	30'	25'	Trees To Remain	Location - ROW
2	Quercus virginiana / Southern Live Oak	12"	30'	25'	Trees To Remain	Location - ROW

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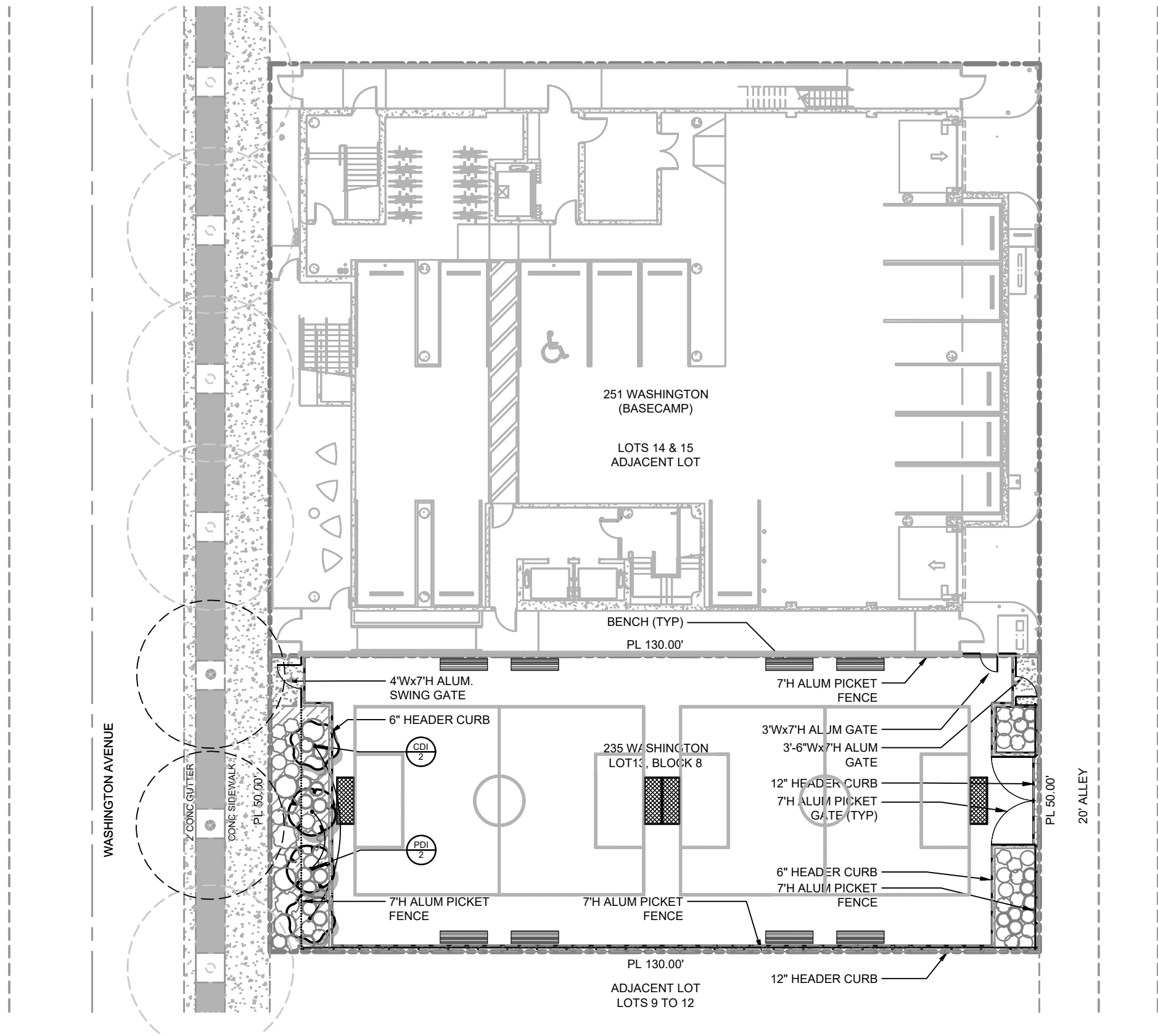
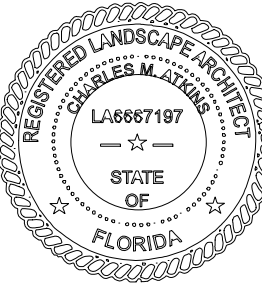
N
DISPOSITION
PLAN
SCALE: 1" = 20'
EXISTING

L1-01 LANDSCAPE CANOPY PLAN

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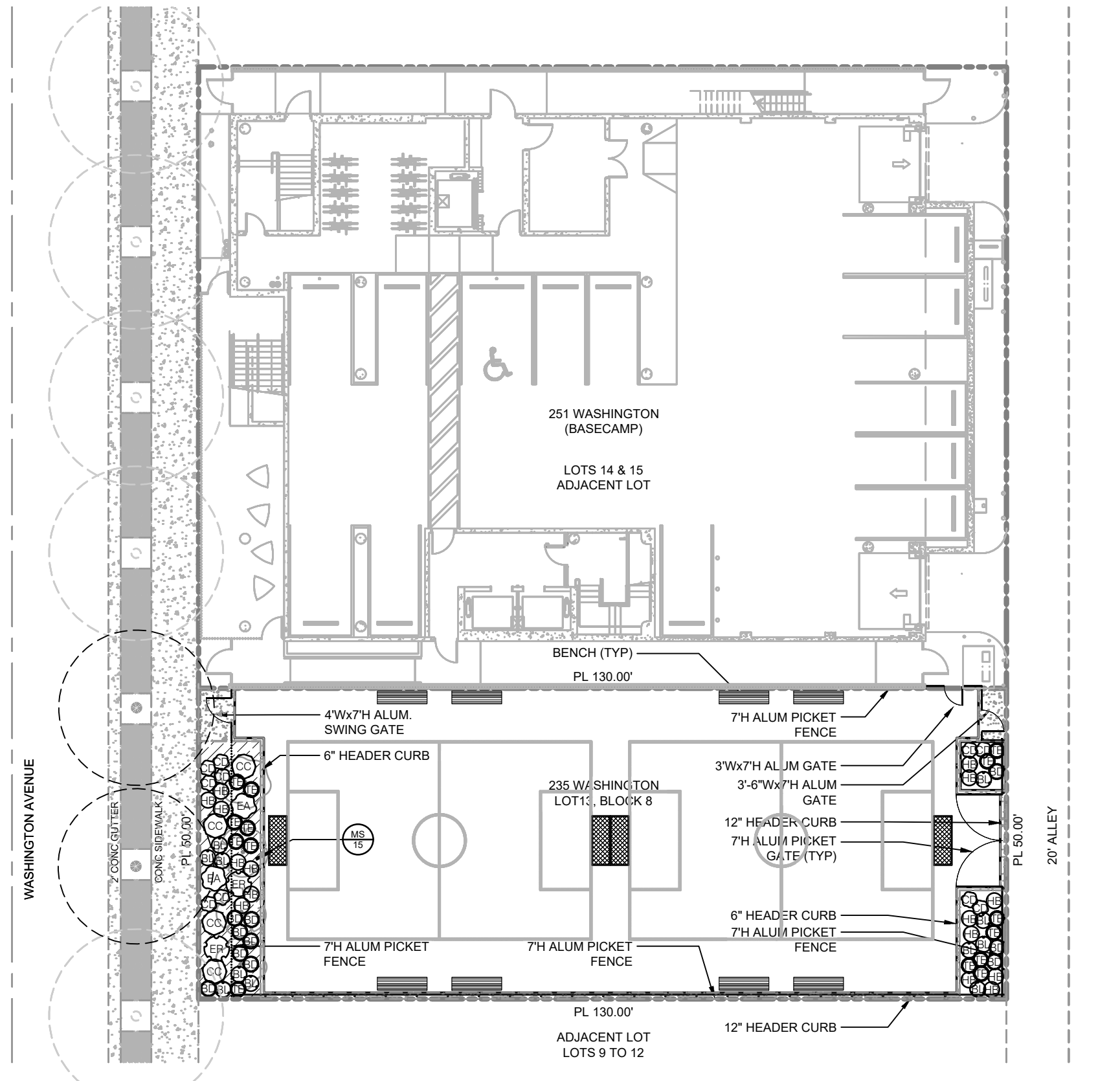
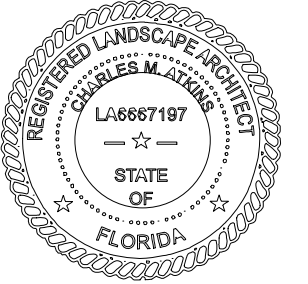
N
CANOPY PLAN
SCALE: 1" = 20'
PROPOSED

235 Washington Ave
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L1-02 LANDSCAPE UNDERSTORY PLAN

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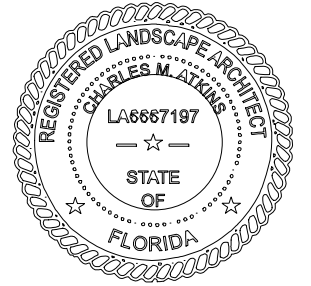


N
UNDERSTORY
PLAN
SCALE: 1" = 20'
PROPOSED

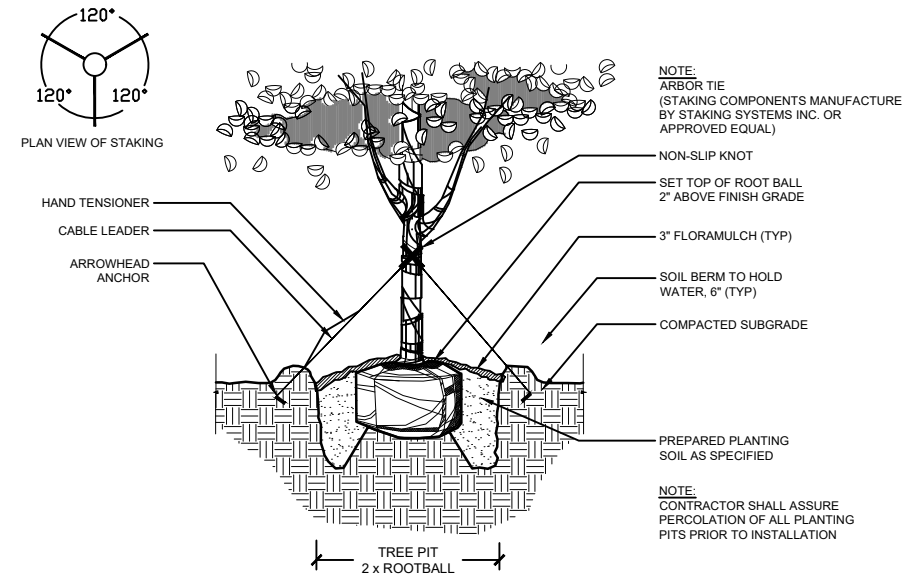
L1-03 MATERIALS LIST & PLANTING DETAILS

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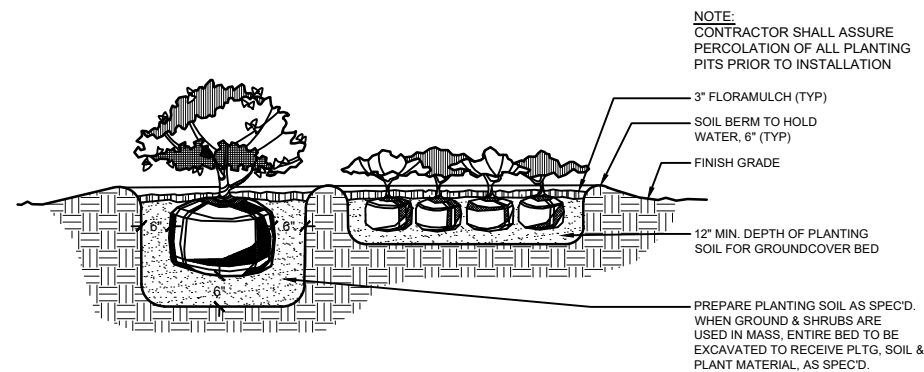
PLANT SCHEDULE							
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	CANOPY	QTY	REMARKS
LOT TREE							
	CDI	Coccoleba diversifolia / Pigeon Plum	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
	PDI	Pimenta dioica / Allspice Tree	2" CAL; 12' HT x 6' SPD.; MIN.	Container	8'	2	
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER		QTY	REMARKS
SHRUBS							
	BD	Baccharis dioica / Broombush	18"-24" HT. MIN.	Pot		11	Native - Lot Shrub
	BL	Byronima lucida / Key Locustberry	18"-24" HT. MIN.	Pot		12	Native - Lot Shrub
	CD	Croton discolor / Croton	18"-24" HT. MIN.	Pot		8	Native - Lot Shrub
	HB	Heterosavia bahamensis / Maidenbush	18"-24" HT. MIN.			14	Native - Lot Shrub
	TE	Tripsacum floridana / Dwarf Fakahatchee Grass	18"-24" HT. MIN.	Pot		14	Native - Lot Shrub
LARGE SHRUBS							
	CC	Capparis cynophallophora / Jamaica Caper	6' HT MIN x 4' SPD MIN.	Pot		4	Native
	EA	Eugenia axillaris / White Stopper	6' HT MIN x 4' SPD MIN.	Pot		2	Native
	ER	Eugenia rhombea / Red Stopper	6' HT MIN x 4' SPD MIN.	Pot		2	Native
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
GROUND COVERS							
	MS	Microsorium scolopendria / Wart Fern	1 gal.	Pot	36" o.c.	15	



3 TREE PLANTING DETAIL (65-100 GAL.)

1" = 1"

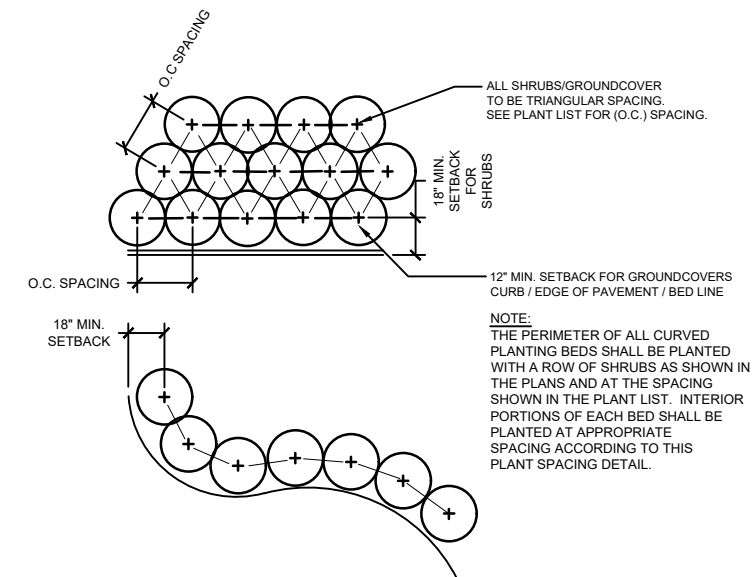
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1 SHRUB AND GROUNDCOVER PLANTING DETAIL

1" = 1"

P-CO-WAS-05



2 PLANT SPACING DETAIL

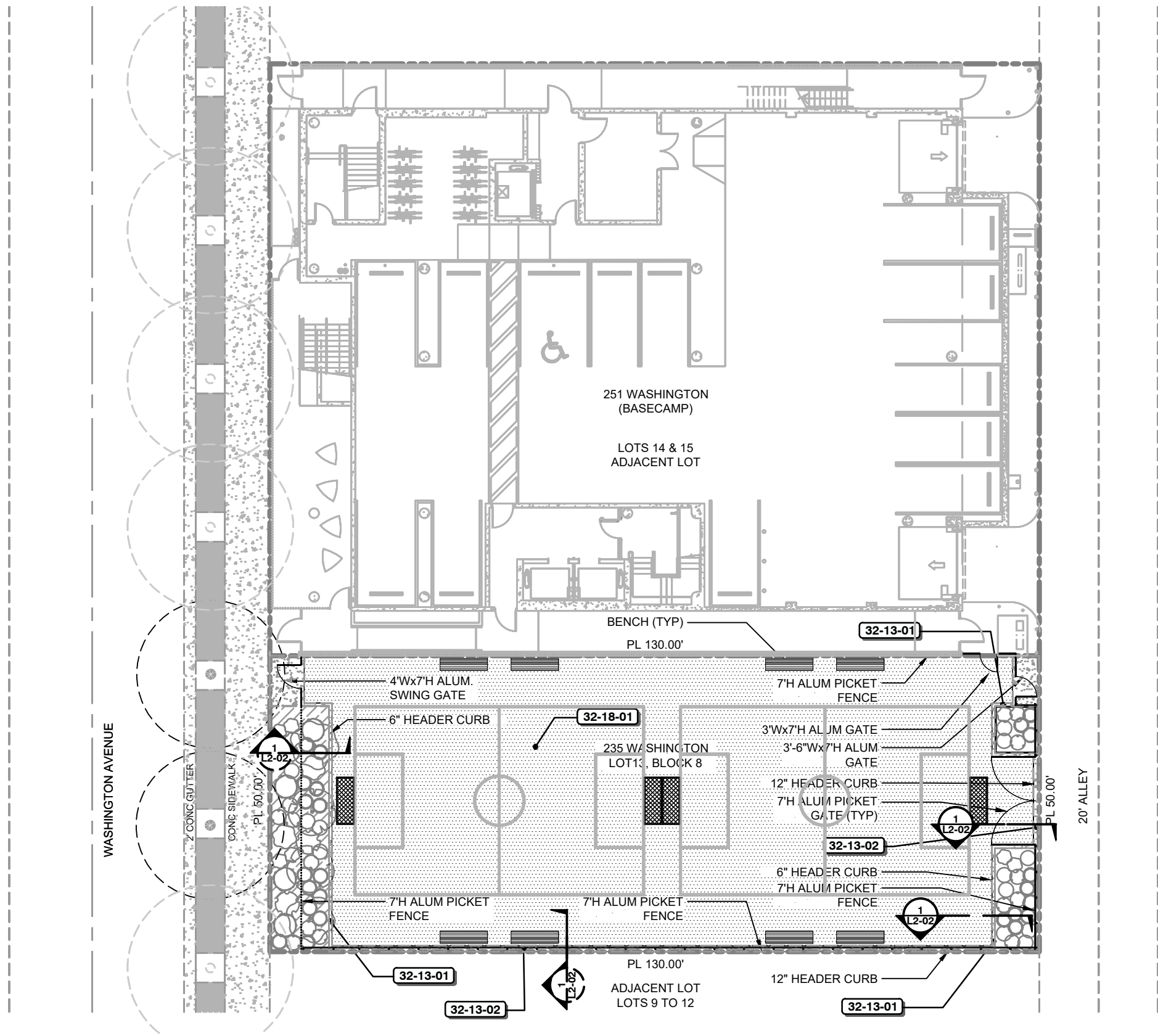
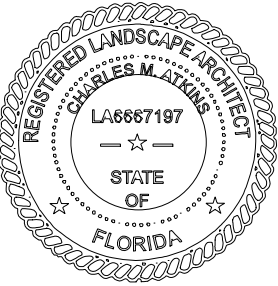
1" = 1"

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L2-01 HARDSCAPE PLAN



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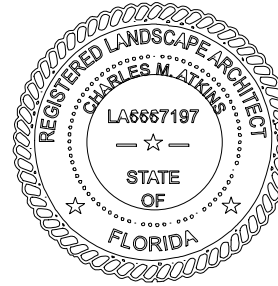
N
 HARDSCAPE PLAN
 SCALE: 1" = 20'
 PROPOSED



L2-02 HARDSCAPE DETAIL AND SCHED.

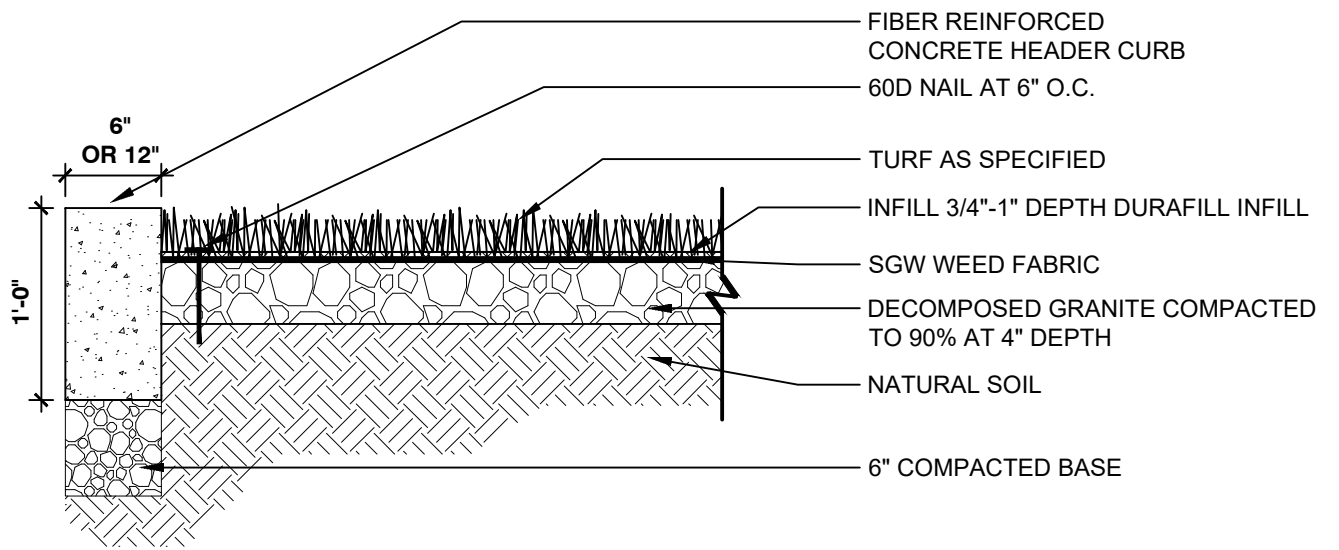


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REFERENCE NOTES SCHEDULE							
PHOTO	CODE	DESCRIPTION	QTY	Specification	Source	Color	FINISH
Concrete Paving							
	32-13-01	6" Fiber Reinforced Concrete Header Curb	83 lf	6"(W) x12"(D)		Gray Concrete	Broom Finish
	32-13-02	12" Fiber Reinforced Concrete Header Curb	256 lf	12"(W) X 12"(D)		Gray Concrete	Broom Finish
Athletic and Recreational Paving							
	32-18-01	TURF	5,648 sf	1.75" Tall	Tiger Turf	Everglade Spring Pro	



1 TURF AND HEADER CURB DETAIL
1" = 1'-0" P-CO-WAS-01



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RYAN ALDERMAN ARCHITECT