




1480 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB24-1046 - FINAL SUBMITTAL 

NEW 2 STORY SINGLE FAMILY RESIDENCE WITH UNDERSTORY

 MIAMI BEACH - FINAL SUBMITTAL

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

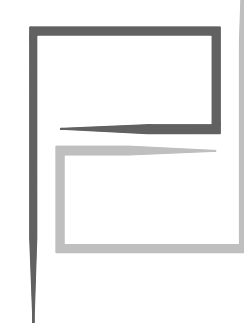
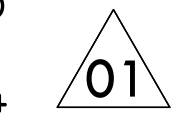
 PRESCHEL + BASSAN
STUDIO

800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

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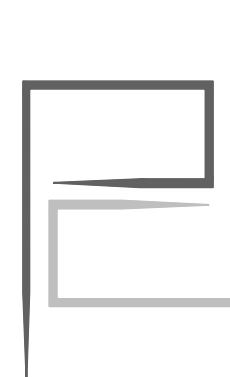
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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1480 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-2090		
3	BOARD AND FILE NUMBERS:	DRB24-1046		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOD ELEVATION:	AE - 8.00 FT NGVD	GRADE VALUE IN NGVD:	5.05 FT
6	ADJUSTED GRADE (FLOOD + GRADE/2):	6.52 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,000 SQ.FT	FUTURE CROWN OF ROAD:	5.96 FT
8	LOT WITH:	50.00 FT	LOT DEPTH:	160.00 FT
9	MAX LOT COVERAGE SF AND %:	30% MAX - 2,400 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	27.96% - 2,237 SQ.FT
10	EXISTING LOT COVERAGE SF AND %:	N/A	LOT COVERAGE DEDUCTED (GARAGE-STORAGE) SF:	N/A
11	FRONT YARD OPEN SPACE SF AND %:	1,052.67 SQ.FT = 70.18%	REAR YARD OPEN SPACE SF AND %:	842.25 SQ.FT = 70.19%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,000 SQ.FT	PROPOSED UNIT SIZE SF AND %:	50% - 4,000 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	255 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,862 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	1,883 SQ.FT
16	MAX. ROOF DECK AREA SF AND %	25% MAX - 515.04 SQ.FT	PROPOSED ROOF DECK AREA SF AND %:	21.55% = 444.10 SQ.FT

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31'-0" FT	N/A	30'-6" FT	
18	SETBACKS:				
19	FRONT:	30'-0"	N/A	30'-0"	
20	EAST SIDE:	7'-6"	N/A	7'-6"	
21	WEST SIDE:	7'-6"	N/A	7'-6"	
22	REAR:	24'-0"	N/A	39'-1"	
23	ACCESSORY STRUCTURE SIDE 1:	N/A	N/A	N/A	
24	ACCESSORY STRUCTURE SIDE 2 OR (FACING STREET):	N/A	N/A	N/A	
25	ACCESSORY STRUCTURE REAR:	N/A	N/A	N/A	
26	SUM OF SIDE YARD:	15'-0"	N/A	15'-0"	
27	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?			NO	
28	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?			NO	
29	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?			NO	
	ADDITIONAL DATA OR INFORMATION MUST BE PRESENTED IN THE FORMAT OUTLINED IN THIS SECTION				

NOTE:
IF NOT APPLICABLE WRITE N/A

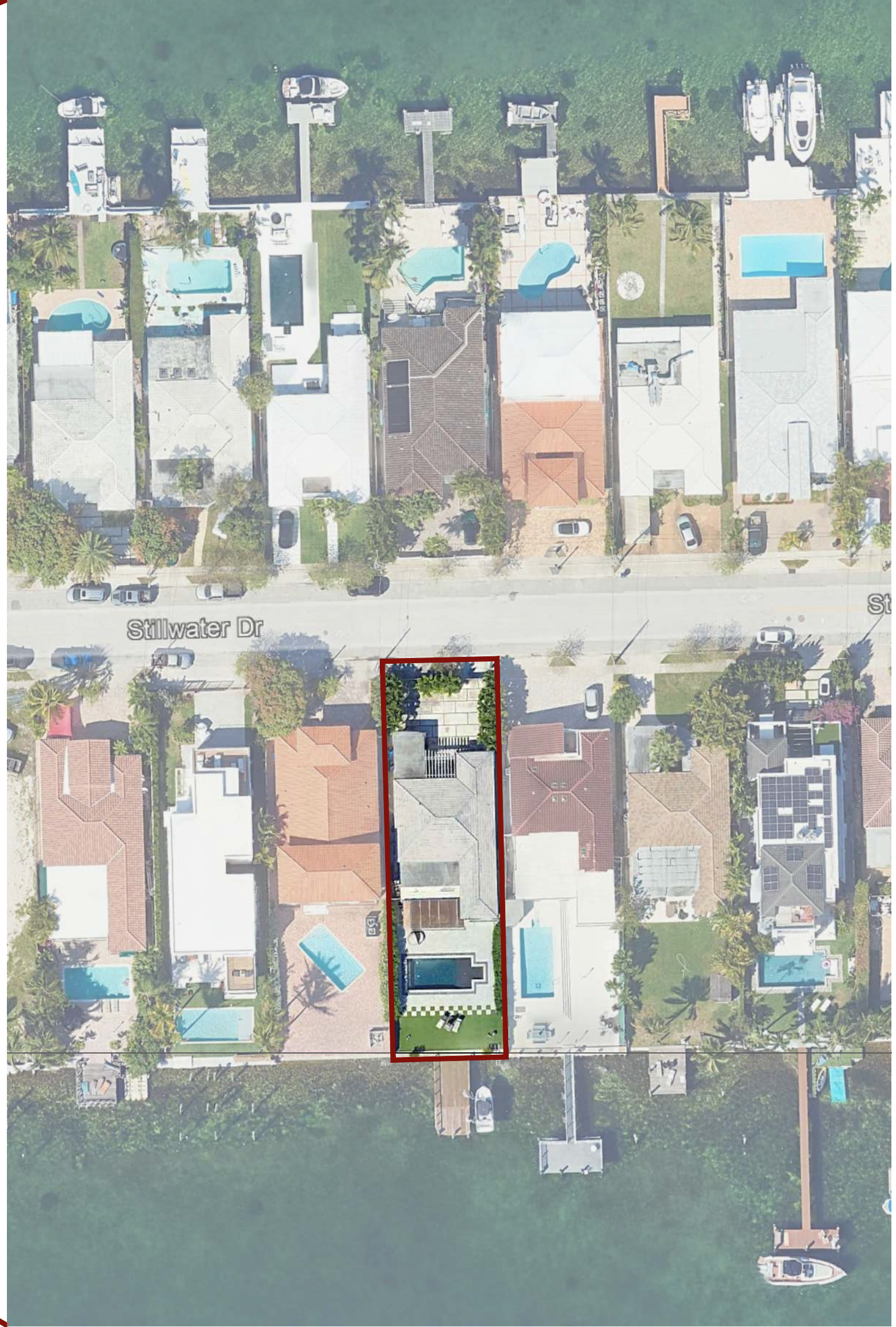
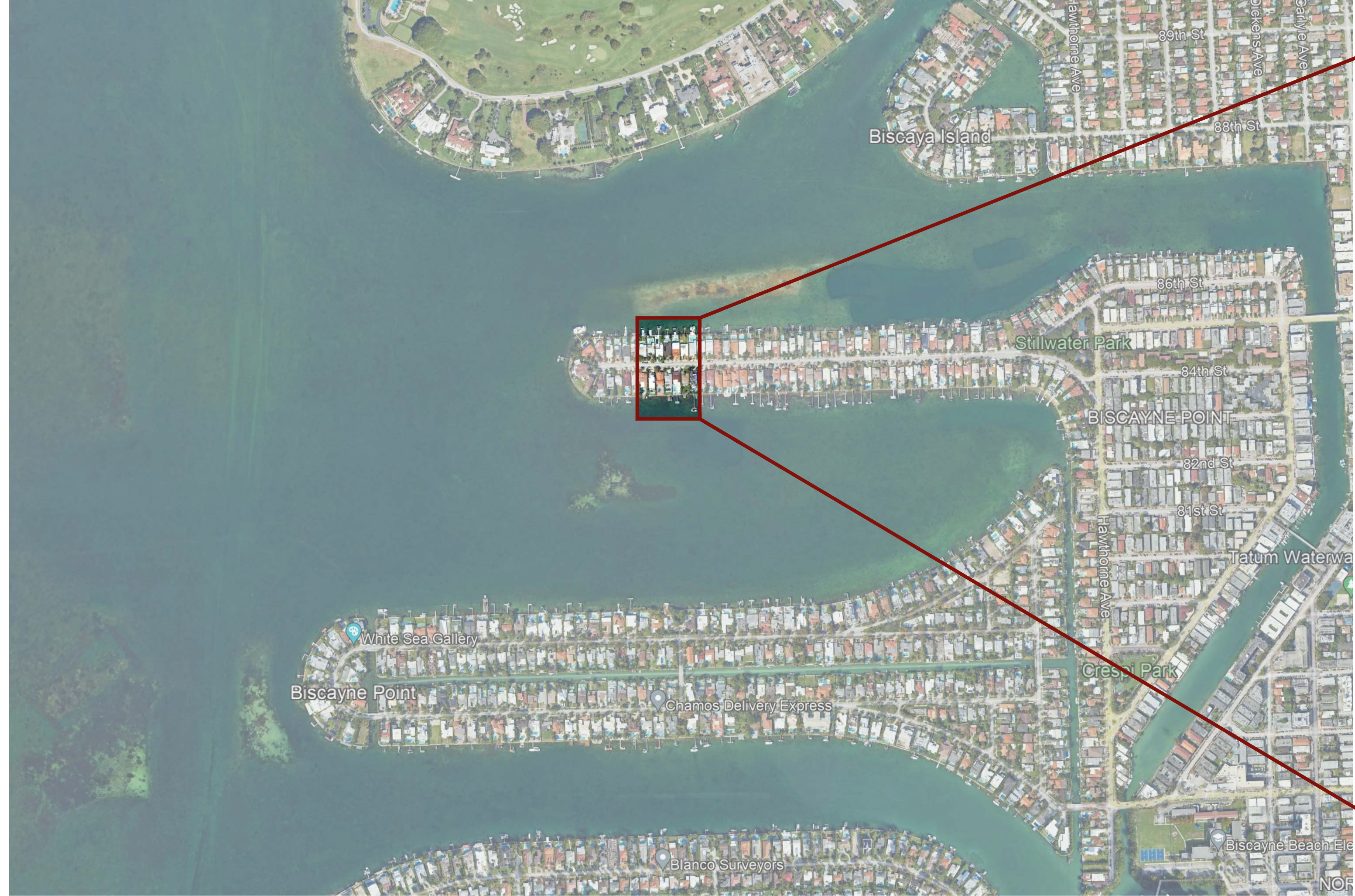


ZONING INFORMATION

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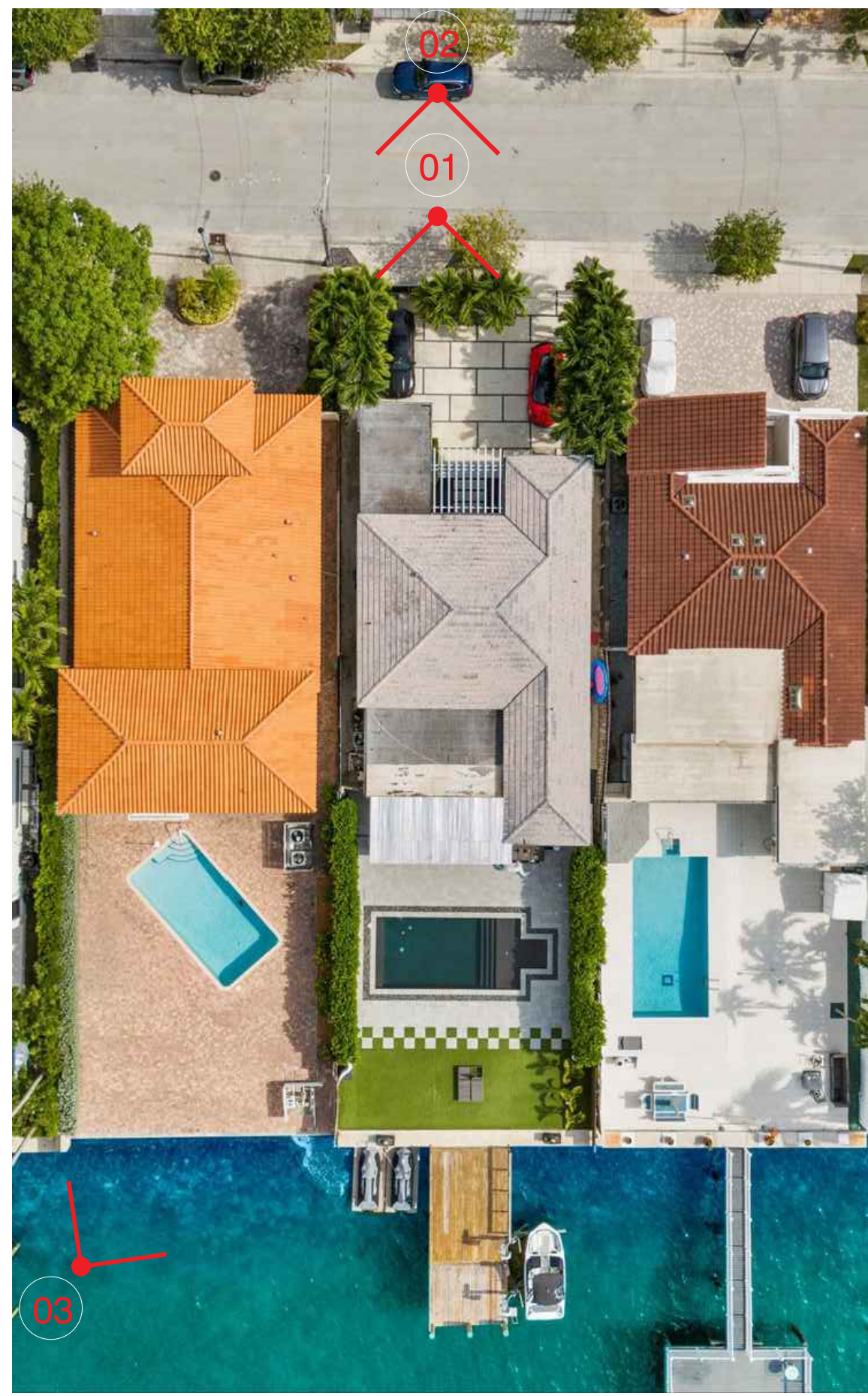


LOCATION MAP

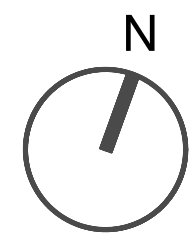
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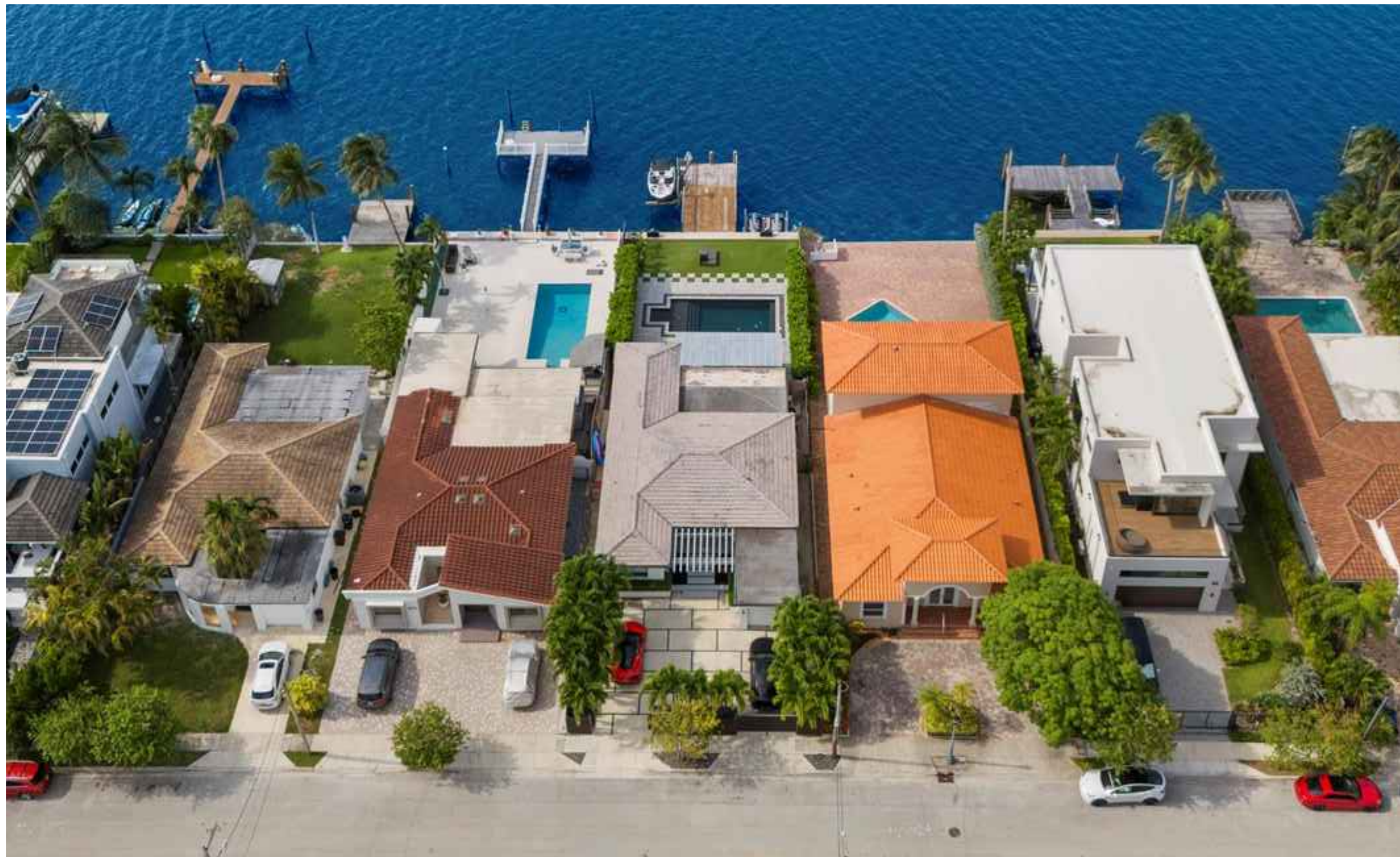
A-02



00 LOCATION MAP
SCALE: N/A



01 NORTH FACADE (STREET VIEW)
SCALE: N/A



02 NORTH FACADE (AERIAL FRONT VIEW)
SCALE: N/A



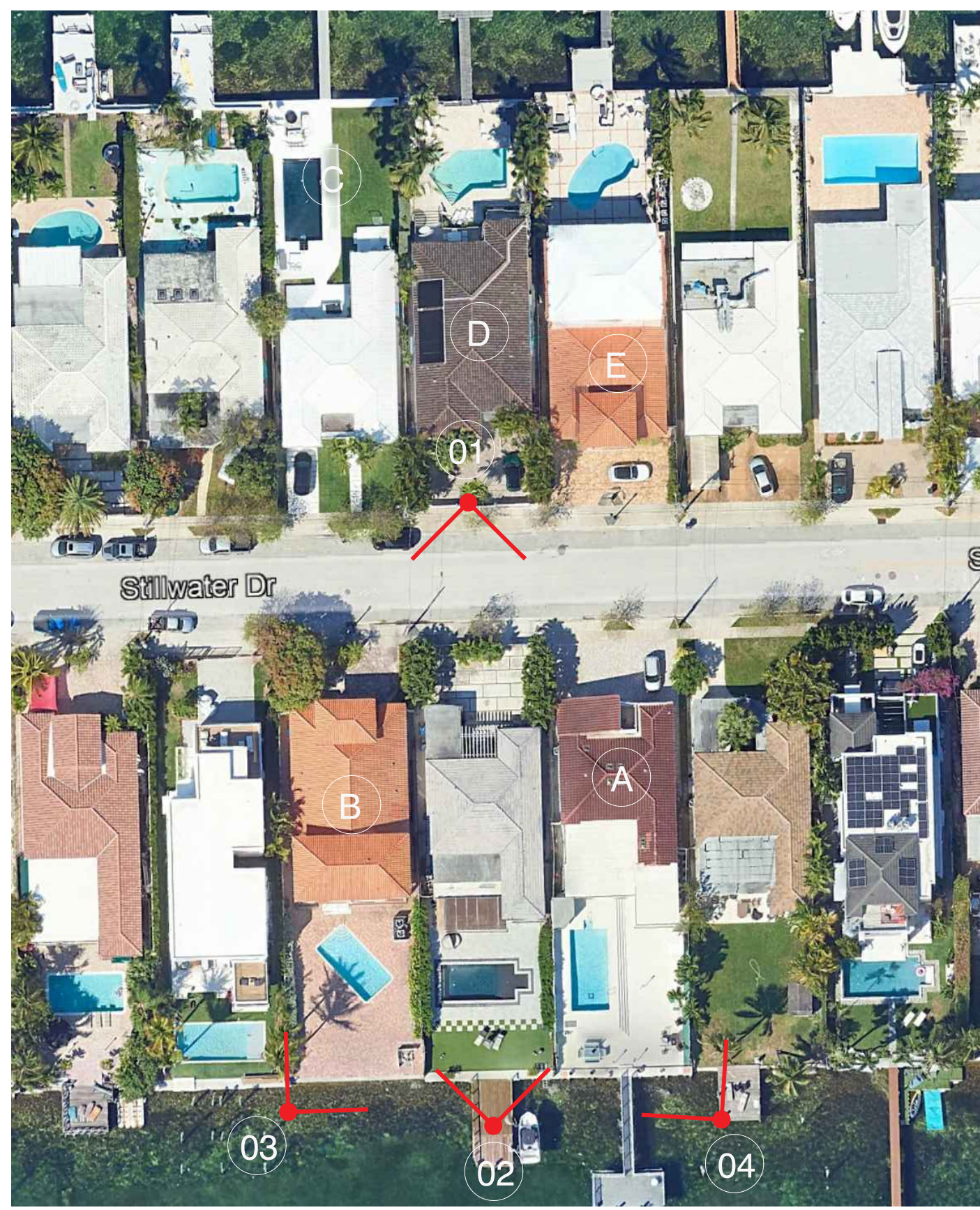
03 AERIAL VIEW (REAR VIEW)
SCALE: N/A

EXISTING CONDITIONS

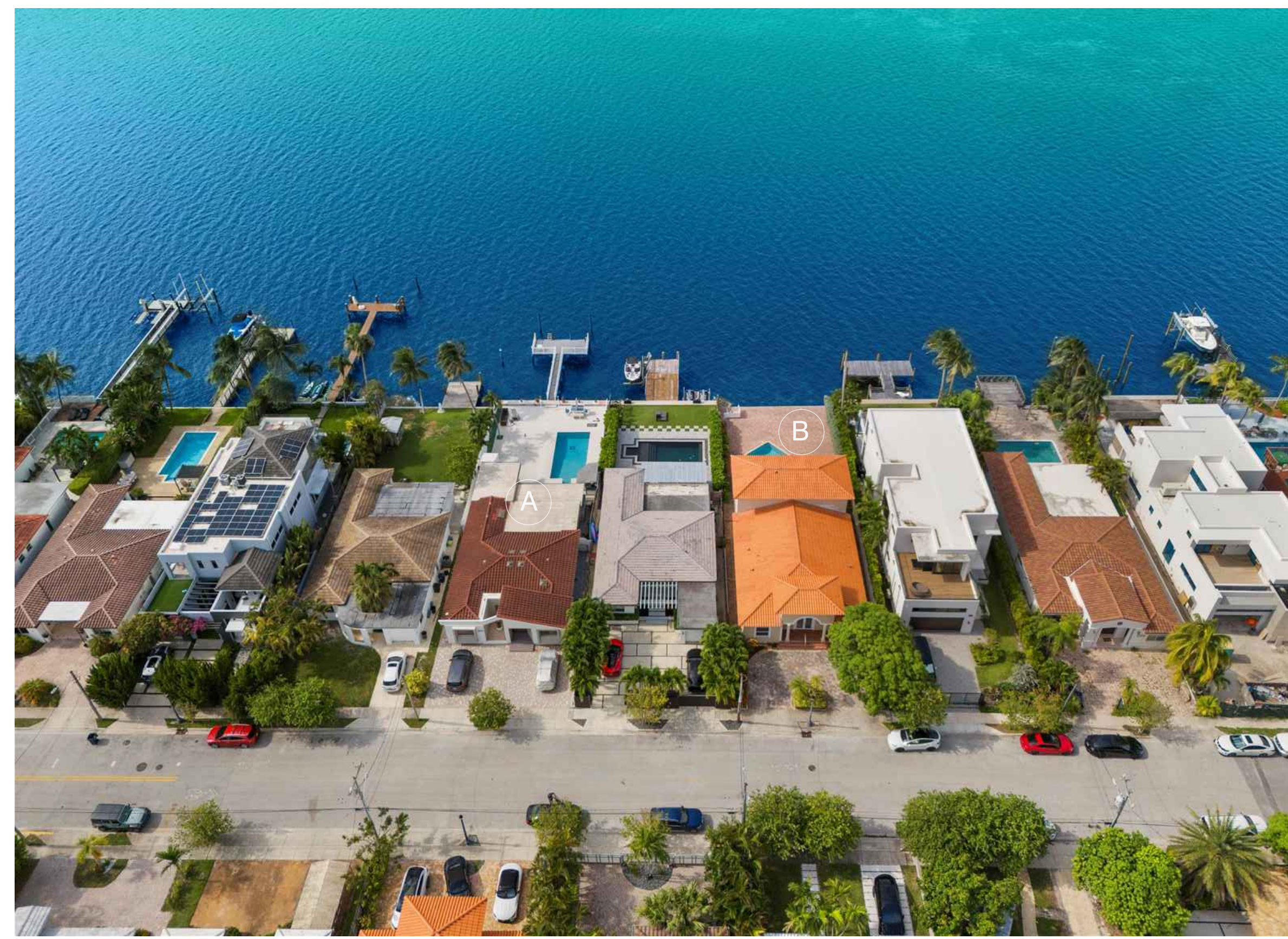
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A-03



00 LOCATION MAP
SCALE: N/A



01 NEIGHBORING PROPERTIES EAST AND WEST (FRONT VIEW)
SCALE: N/A



02 NEIGHBORING PROPERTIES EAST AND WEST (REAR VIEW)
SCALE: N/A



03 NEIGHBORING PROPERTIES (AERIAL VIEW)
SCALE: N/A



04 NEIGHBORING PROPERTIES (AERIAL VIEW)
SCALE: N/A

EXISTING CONDITIONS - NEIGHBORING PROPERTIES

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1. 940 STILLWATER



2. 1015 STILLWATER



3. 1050 STILLWATER



4. 1110 STILLWATER



5. 1120 STILLWATER



6. 1211 STILLWATER



7. 1221 STILLWATER



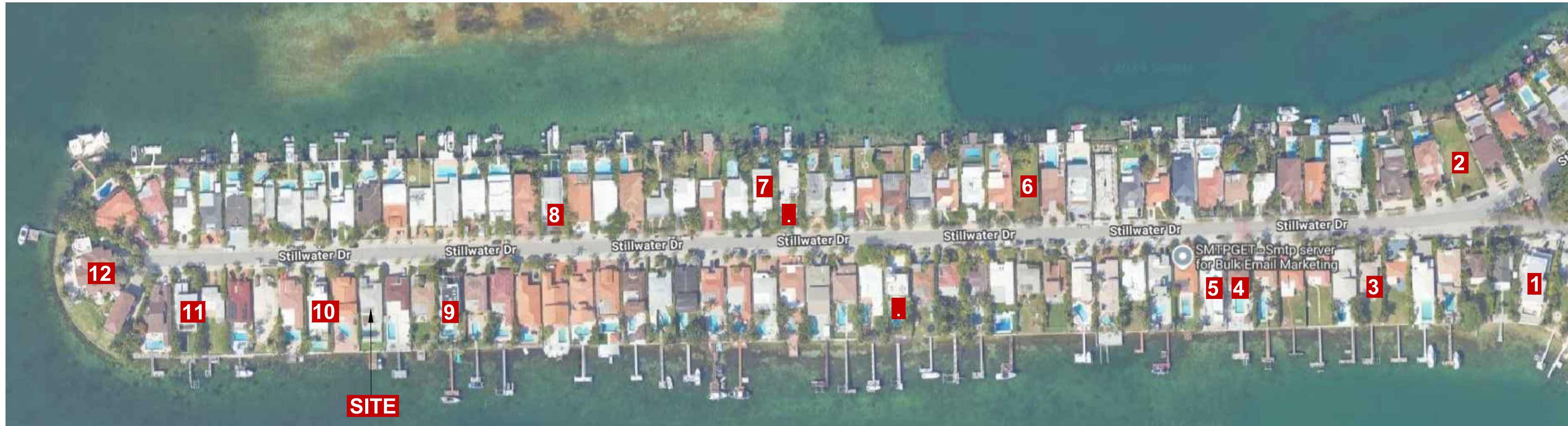
8. 1411 STILLWATER



9. 1450 STILLWATER



10. 1510 STILLWATER



SITE



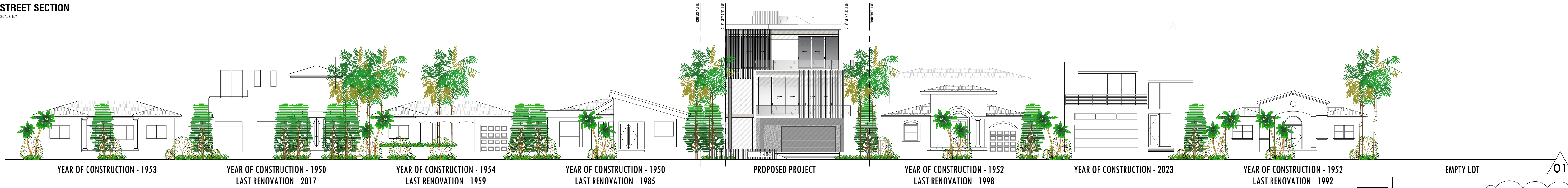
11. 1560 STILLWATER



12. 1580 STILLWATER

NOTE: HOUSES HIGHLIGHTED IN RED INDICATE NEW CONSTRUCTION / DRB APPROVED RESIDENCES SINCE 2014

01 STREET SECTION



YEAR OF CONSTRUCTION - 1953

YEAR OF CONSTRUCTION - 1950
LAST RENOVATION - 2017

YEAR OF CONSTRUCTION - 1954
LAST RENOVATION - 1959

YEAR OF CONSTRUCTION - 1950
LAST RENOVATION - 1985

PROPOSED PROJECT

YEAR OF CONSTRUCTION - 1952
LAST RENOVATION - 1998

YEAR OF CONSTRUCTION - 2023

YEAR OF CONSTRUCTION - 1952
LAST RENOVATION - 1992

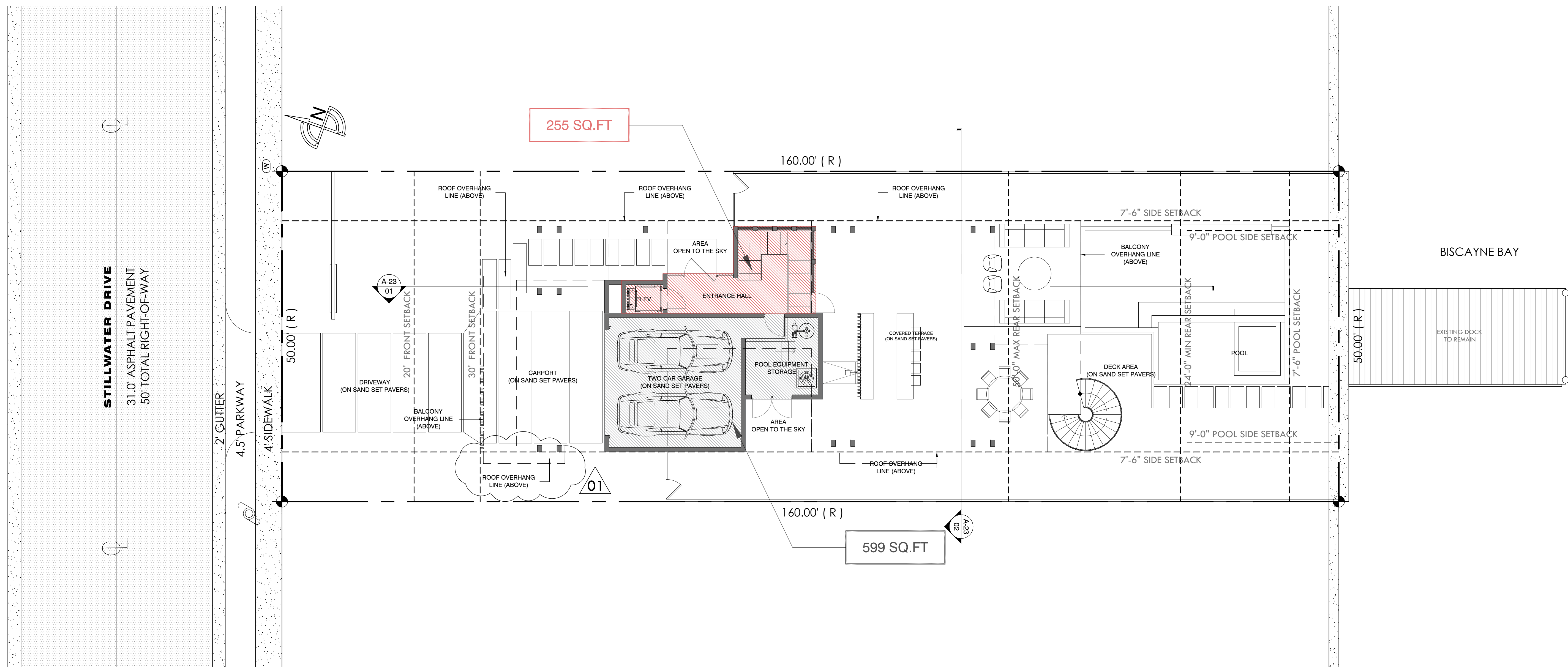
EMPTY LOT

CONTEXTUAL ELEVATION

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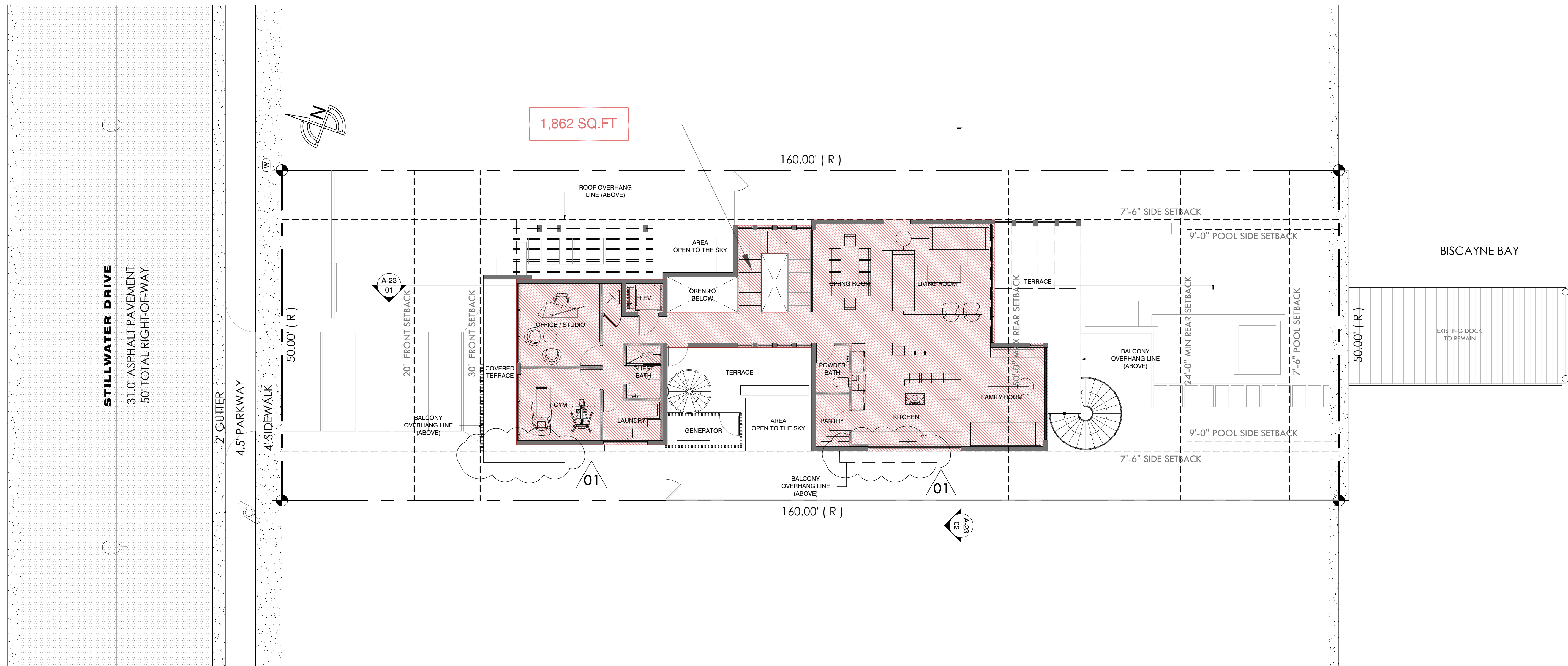
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A-04.1

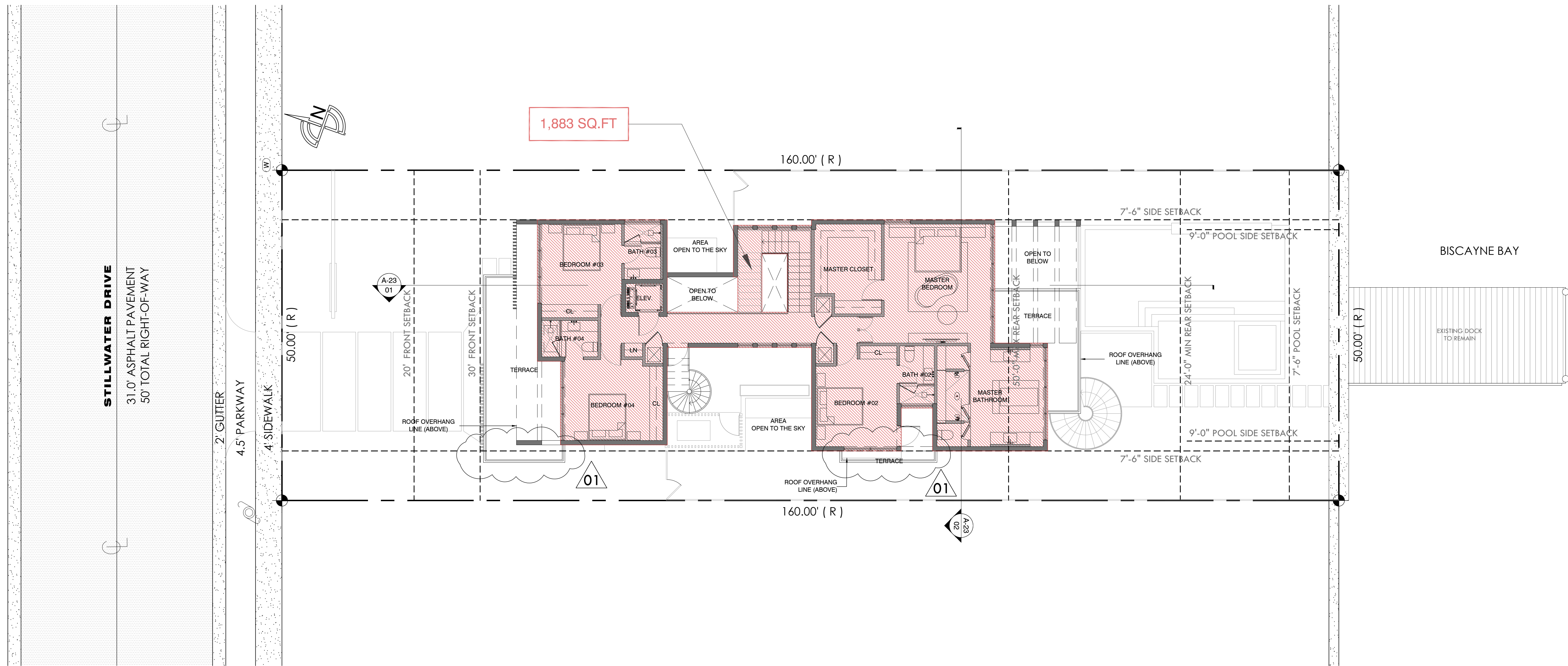


UNDERSTORY UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 5% = 400 SQ.FT
PROVIDED	
- UNDERSTORY	3.19% = 255 SQ.FT

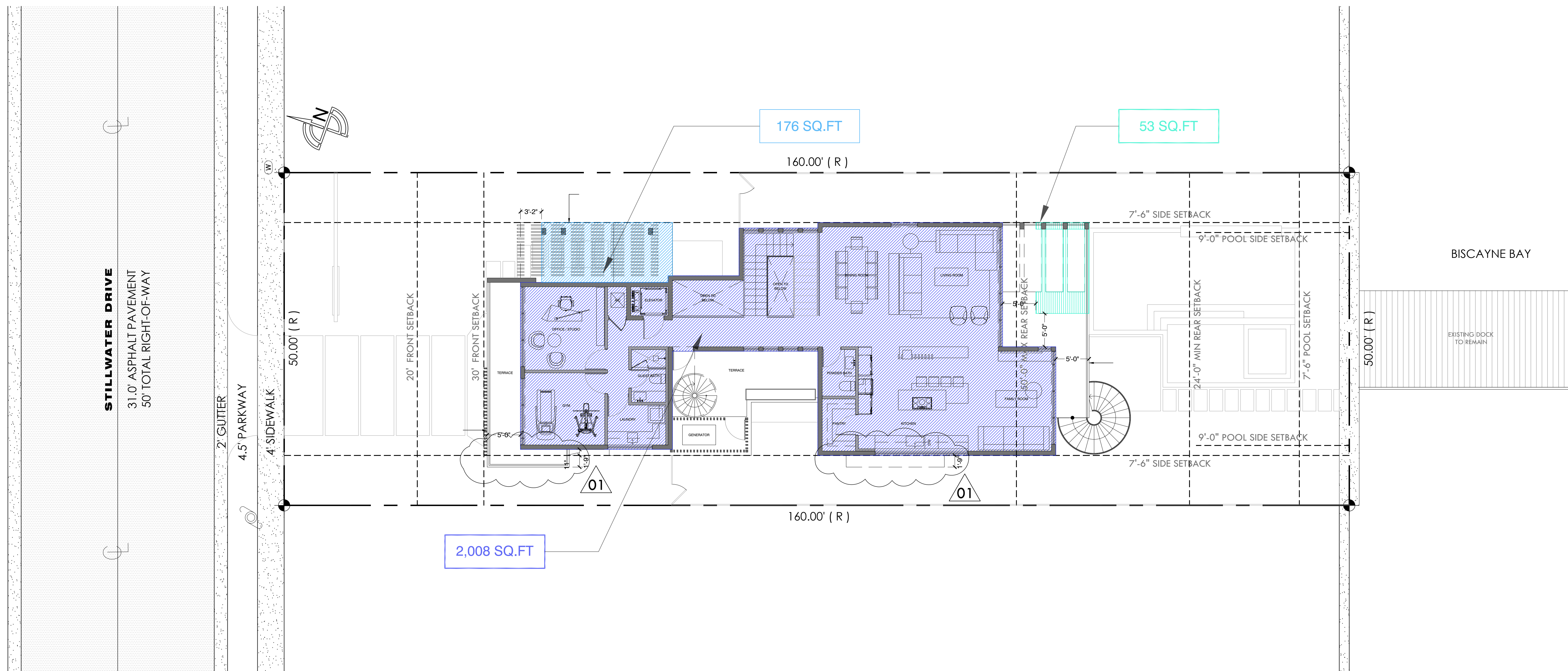
UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 50% = 4,000 SQ.FT
PROVIDED	
- UNDERSTORY	255 SQ.FT
- FIRST FLOOR	1,862 SQ.FT
- SECOND FLOOR	1,883 SQ.FT
TOTAL UNIT SIZE PROVIDED	= 50% = 4,000 SQ.FT



UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 50% = 4,000 SQ.FT
PROVIDED	
- UNDERSTORY	255 SQ.FT
- FIRST FLOOR	1,862 SQ.FT
- SECOND FLOOR	1,883 SQ.FT
TOTAL UNIT SIZE PROVIDED	= 50% = 4,000 SQ.FT

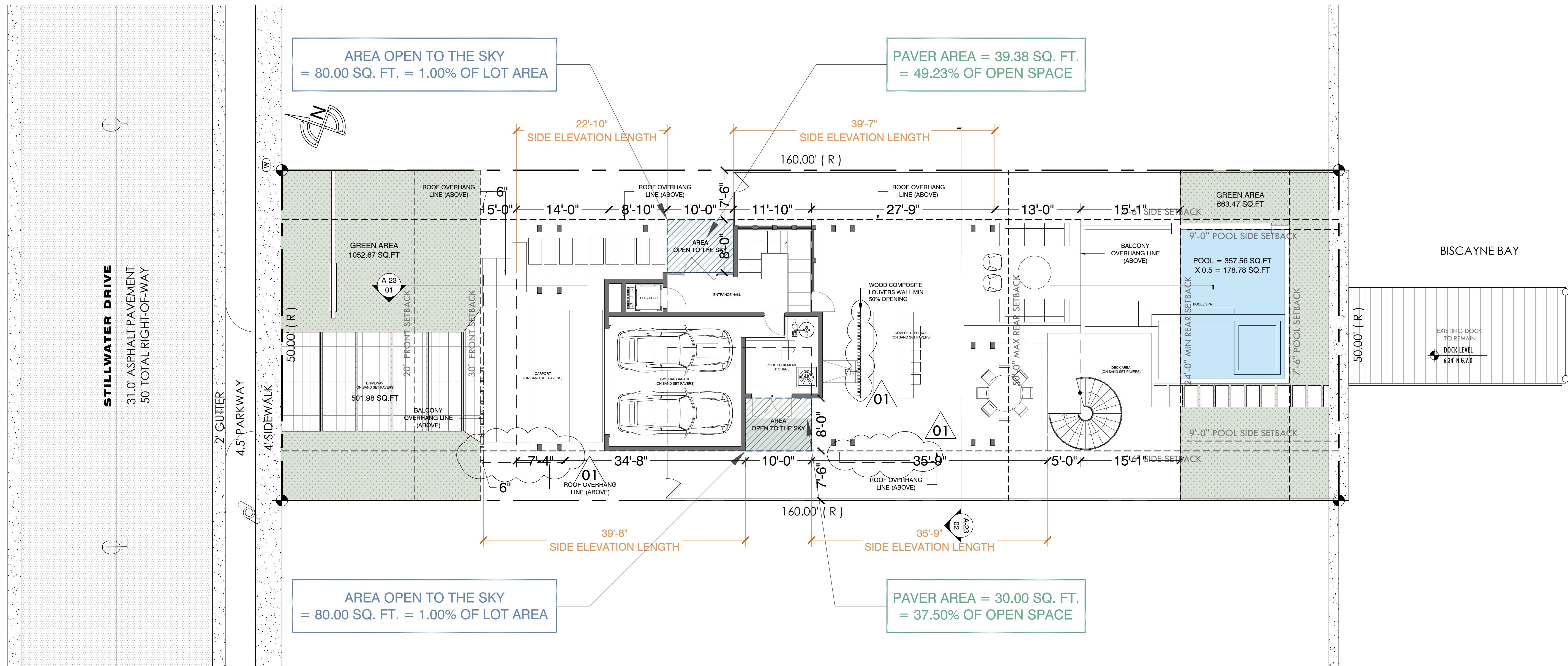


UNIT SIZE CALCULATION	
MAXIMUM PERMITTED	= 50% = 4,000 SQ.FT
PROVIDED	
- UNDERSTORY.....	255 SQ.FT
- FIRST FLOOR	1,862 SQ.FT
- SECOND FLOOR	1,883 SQ.FT
TOTAL UNIT SIZE PROVIDED	= 50% = 4,000 SQ.FT

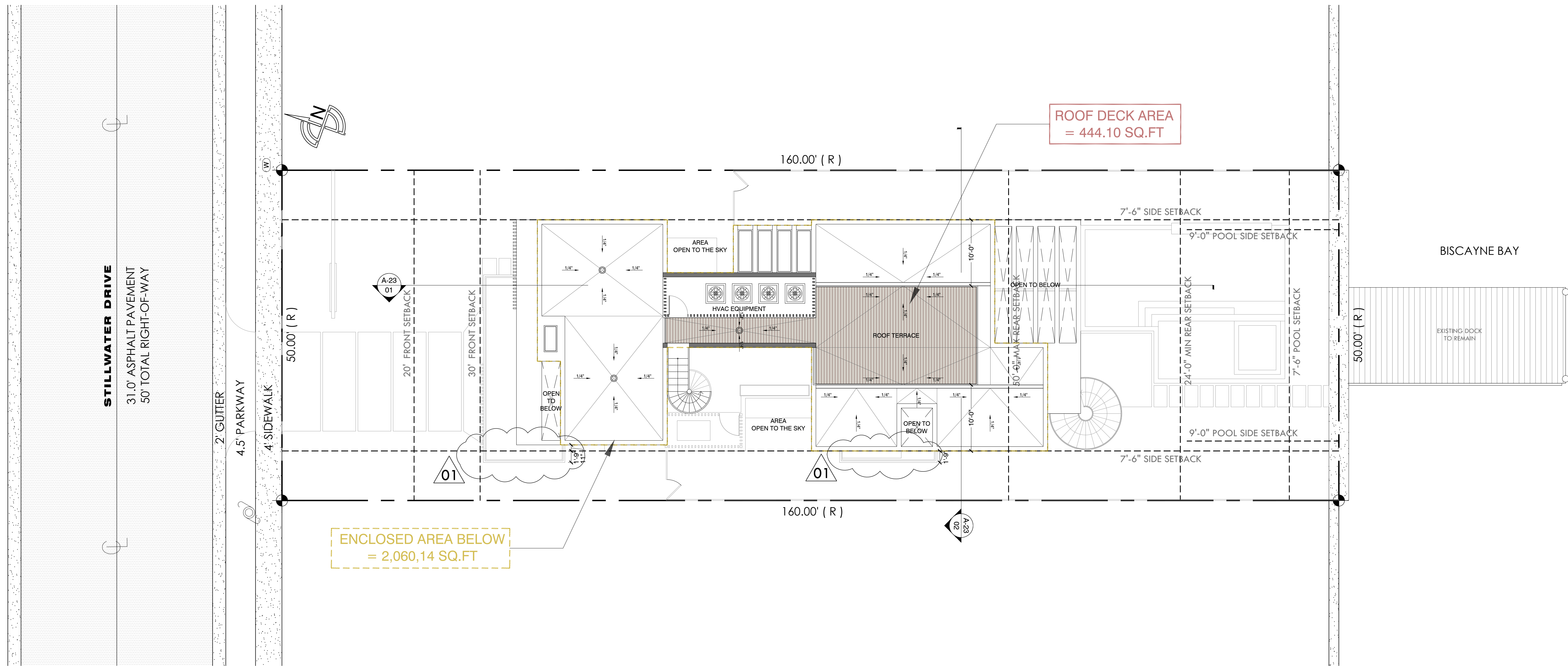


- FIRST FLOOR LIVING AREA
- SECOND FLOOR LIVING AREA OVERLAY
- ROOF OVERHANGS EXCEEDING 5'

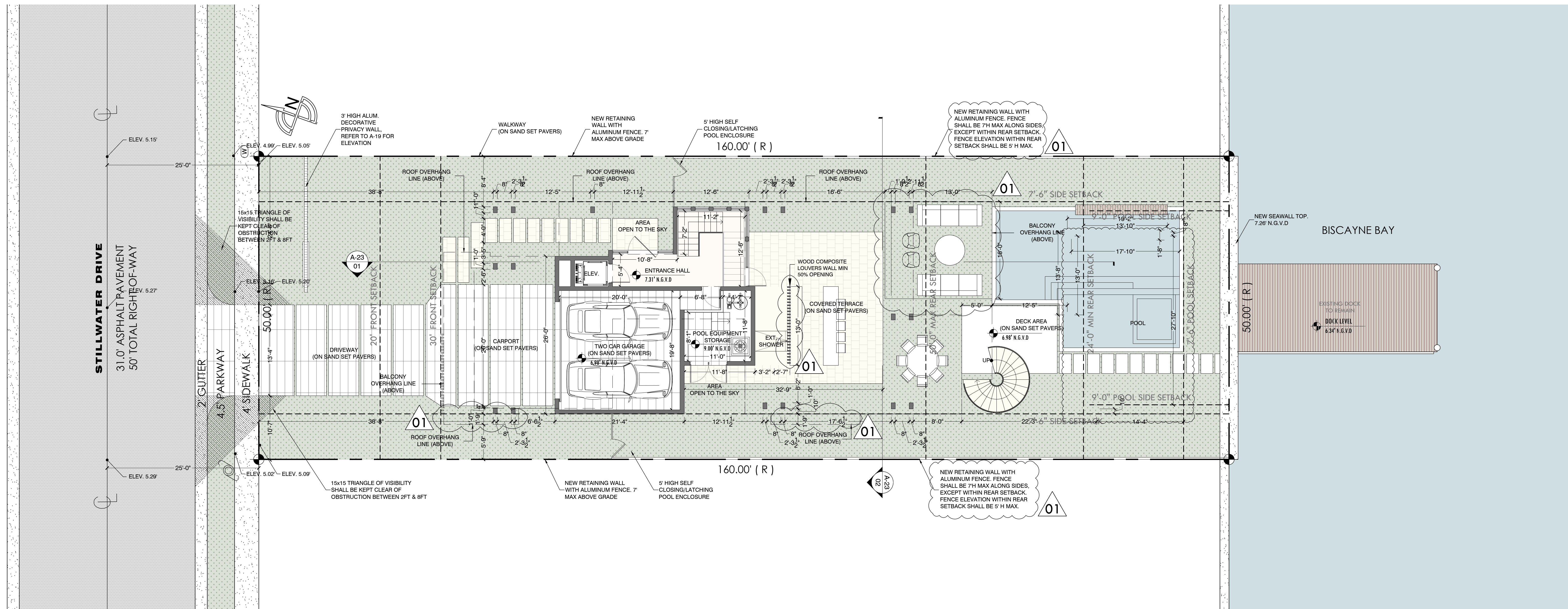
LOT COVERAGE CALCULATION	
MAXIMUM PERMITTED	= 30% = 2,400 SQ.FT
PROVIDED	
- FIRST FLOOR	2,008 SQ.FT
- SECOND FLOOR	176 SQ.FT
- ROOF OVERHANG	53 SQ.FT
TOTAL PROVIDED	= 27.96% = 2,237 SQ.FT



OPEN SPACE CALCULATION	
FRONT YARD	1,500.00 SQ.FT
REQUIRED OPEN SPACE (70%).....	1,050.00 SQ.FT
PROVIDED OPEN SPACE	70.18% = 1,052.67 SQ.FT
REAR YARD.....	1,200.00 SQ.FT
REQUIRED OPEN SPACE (70%).....	840.00 SQ.FT
PROVIDED OPEN SPACE.....	70.19% = 842.25 SQ.FT



ROOF DECK AREA CALCULATION	
MAXIMUM PERMITTED	= 25% = 515.04 SQ.FT
PROVIDED	
- ROOF DECK	21.55% = 444.10 SQ.FT



SITE PLAN

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

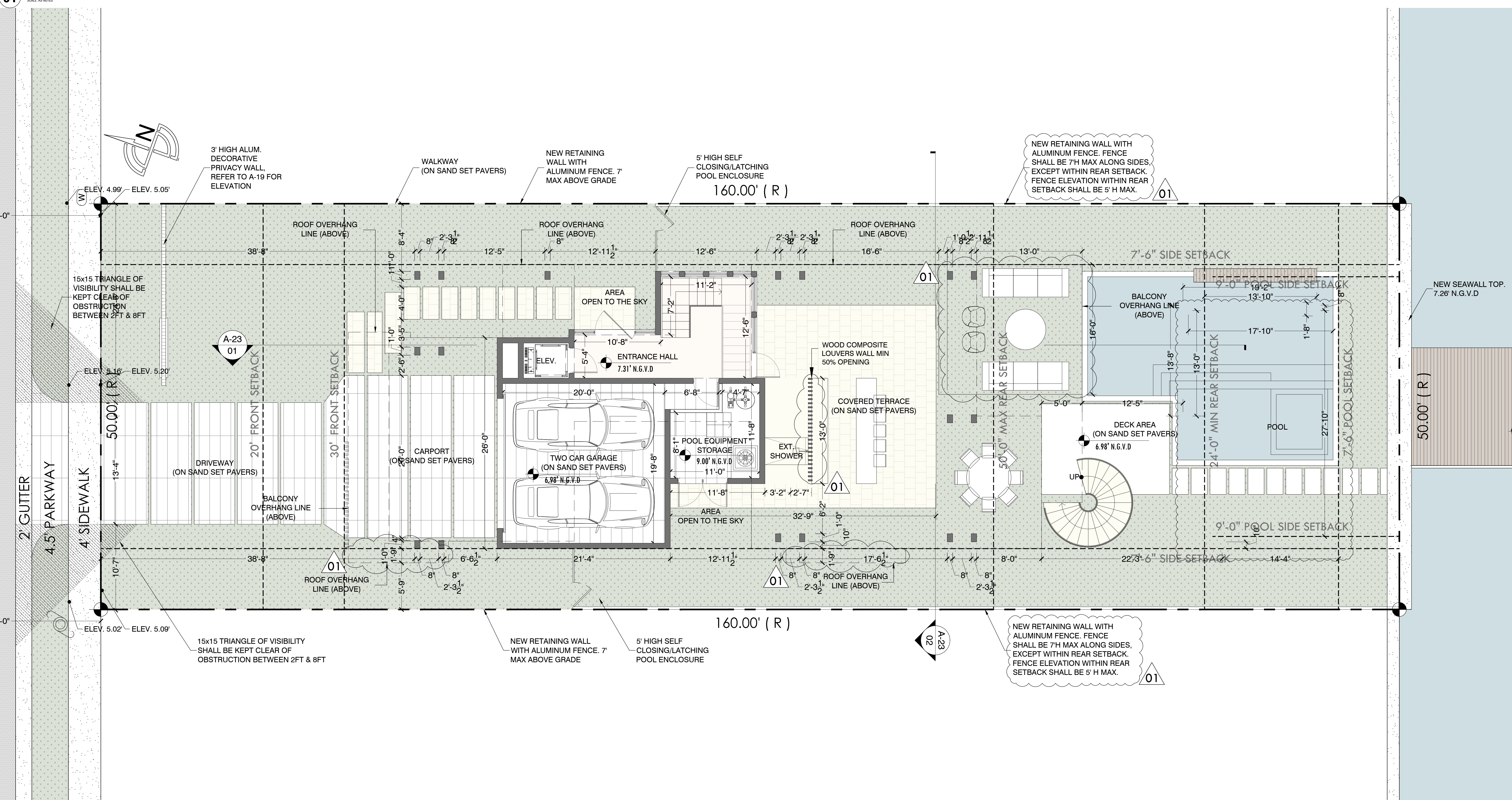
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DATE: 09.08.2024

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

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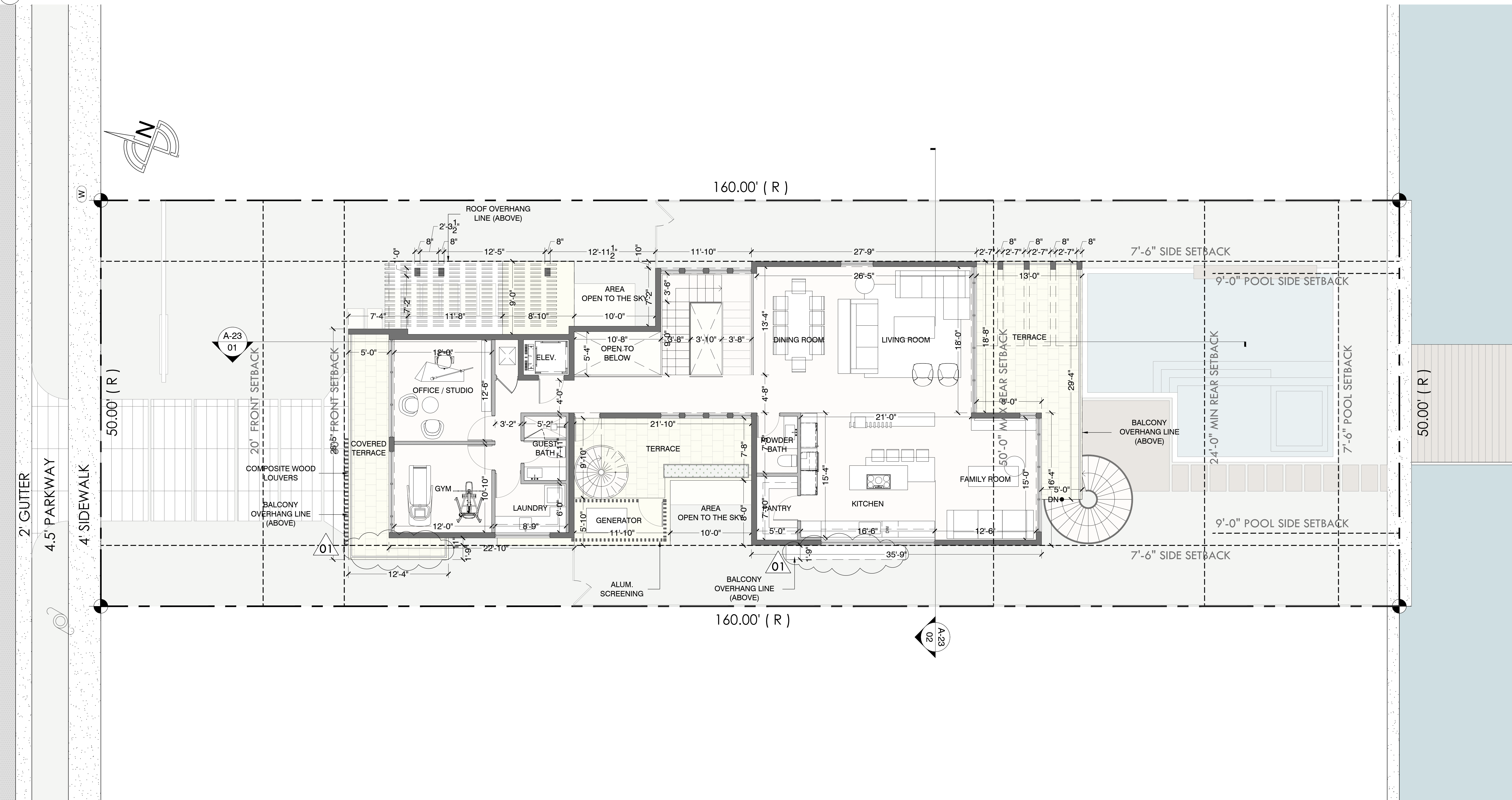
UNDERSTORY FLOOR PLAN

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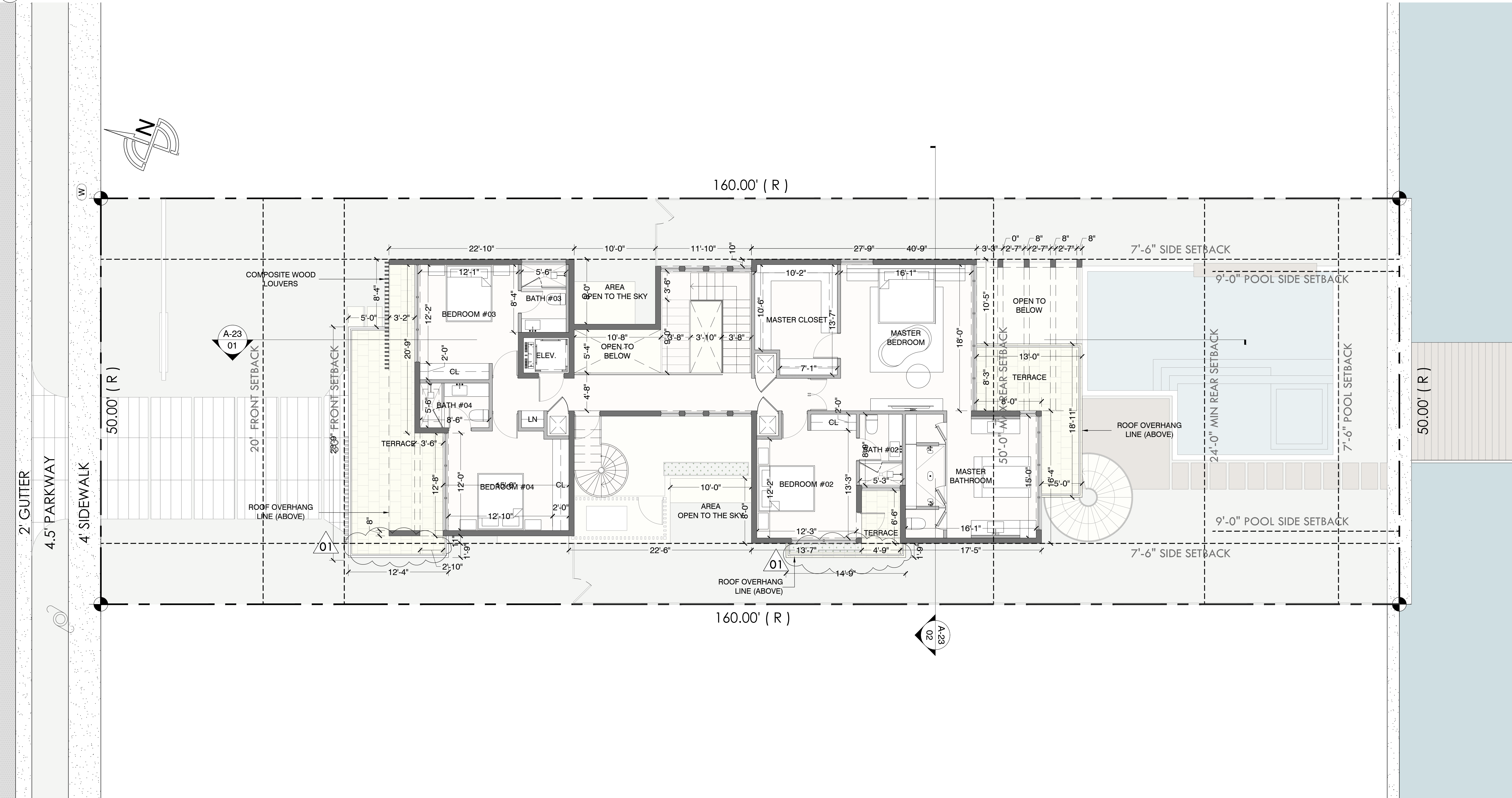


FIRST FLOOR PLAN

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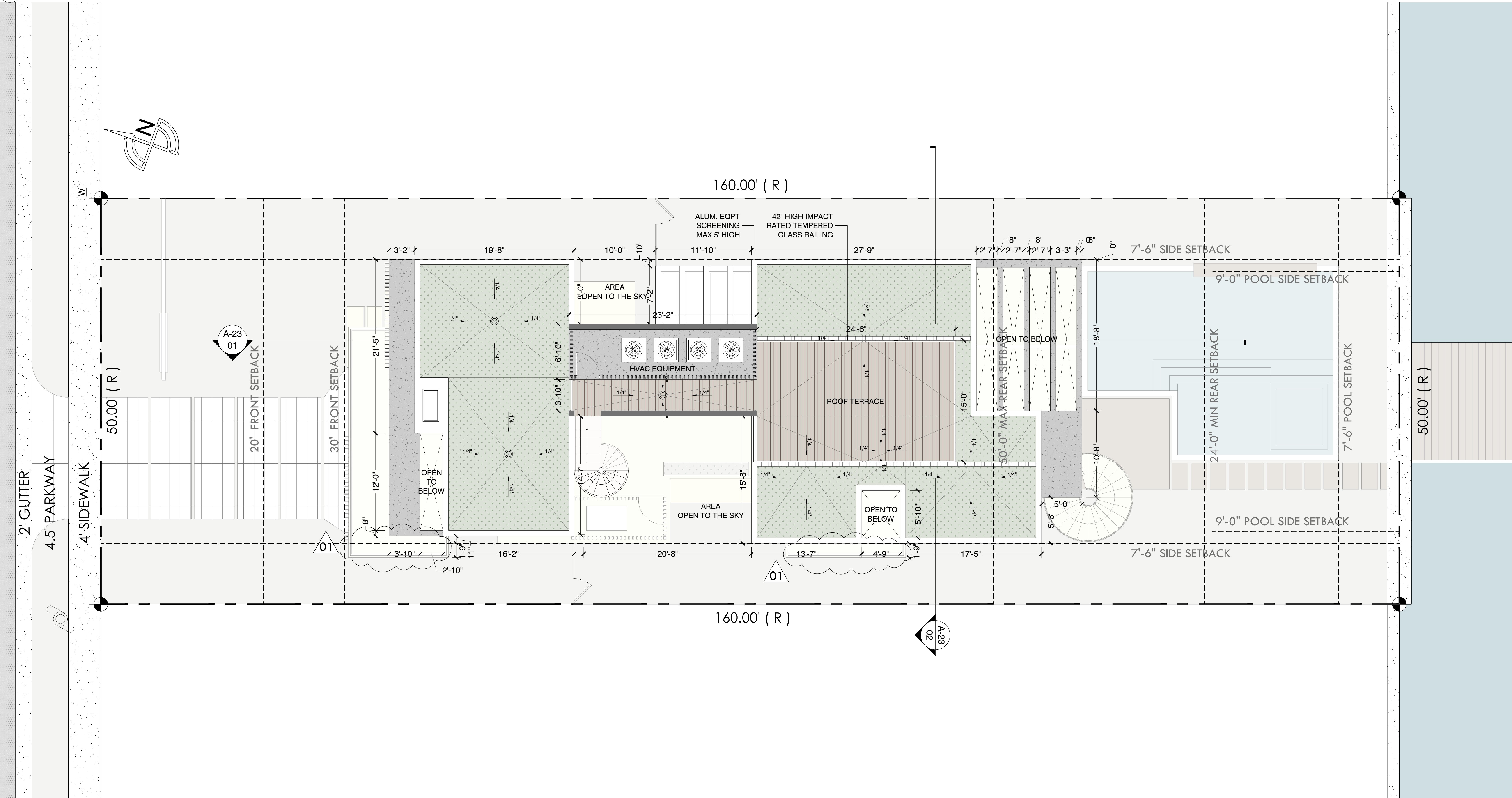
SECOND FLOOR PLAN

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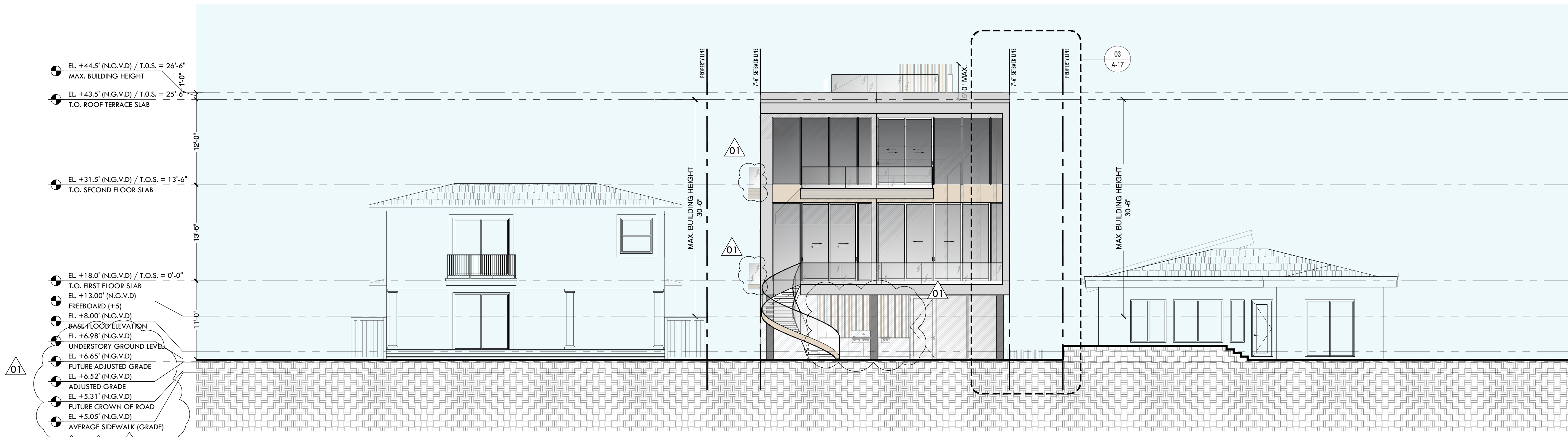
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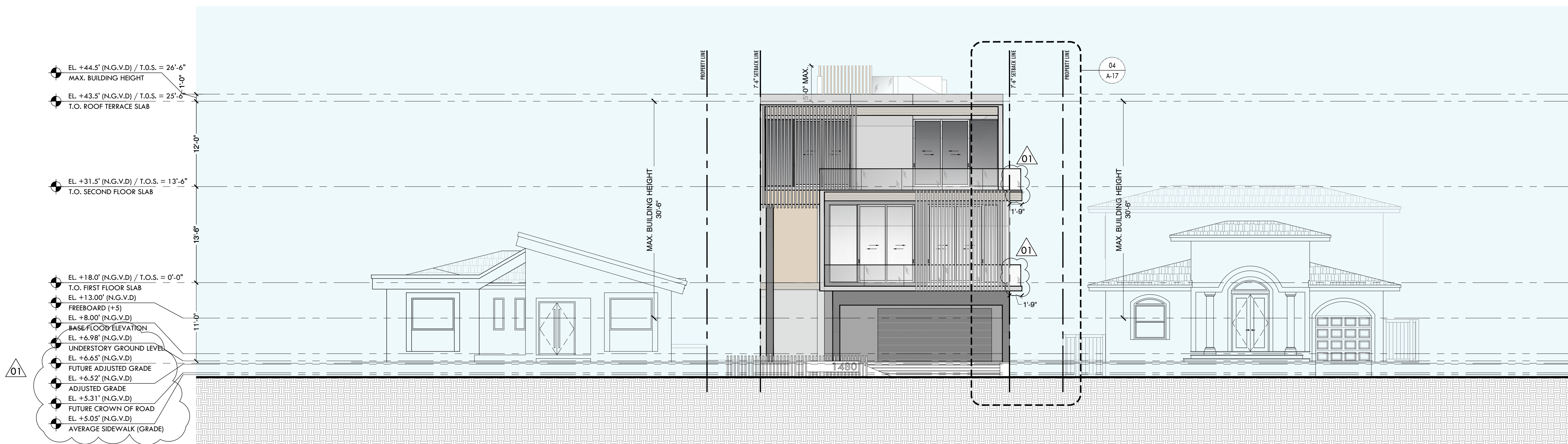
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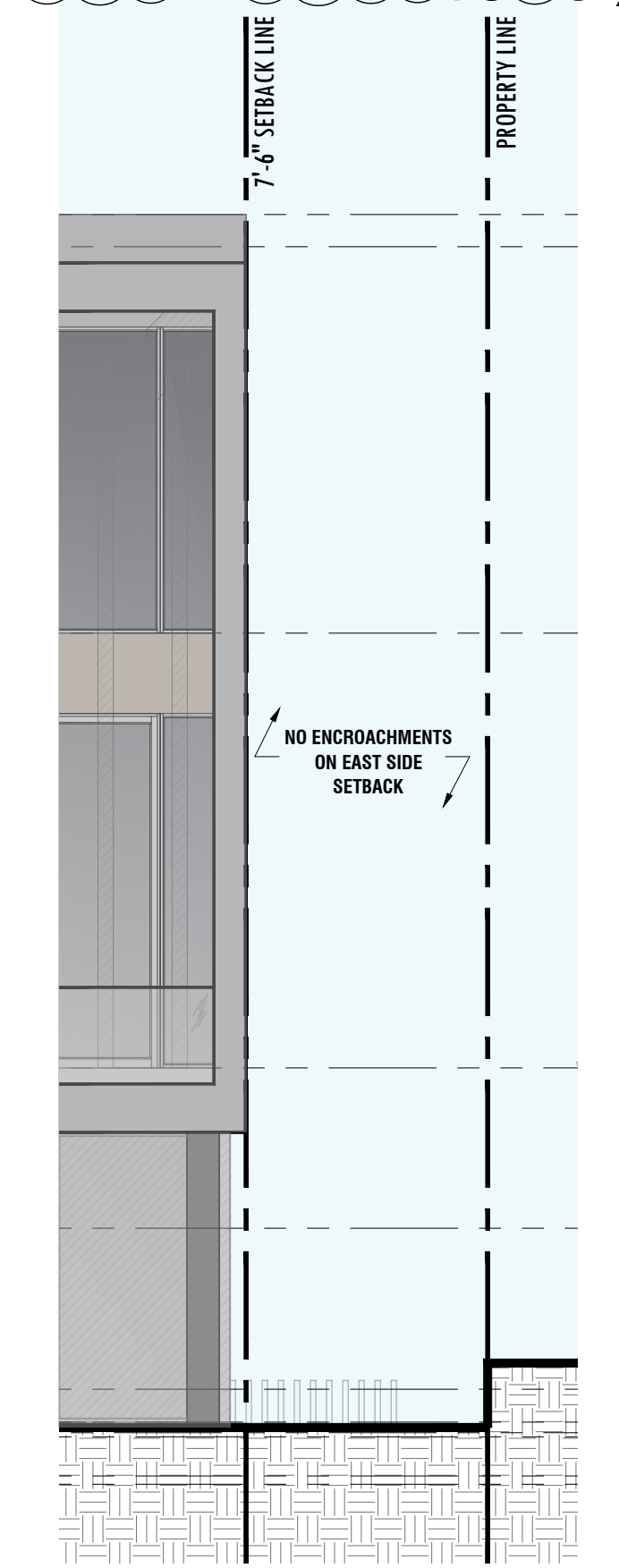
01 SOUTH ELEVATION
SCALE AS NOTED



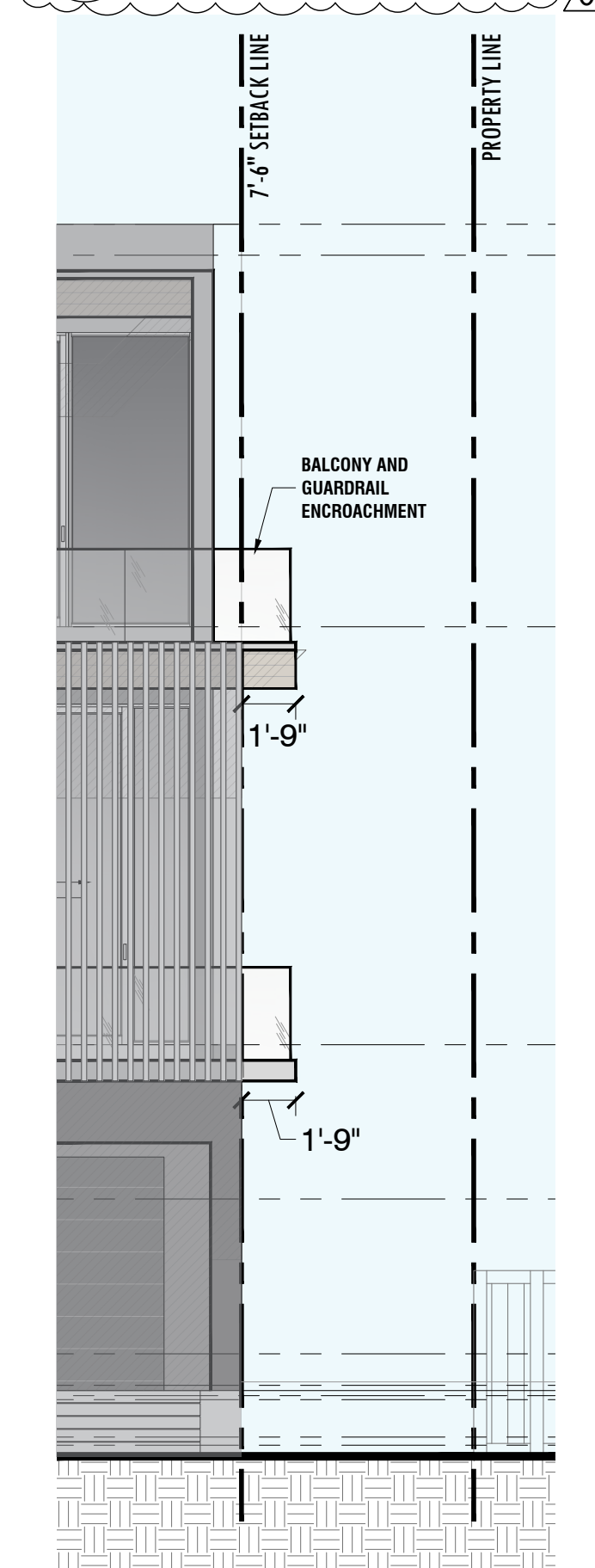
02 NORTH ELEVATION
SCALE AS NOTED



03 EAST SIDE YARD DRAWING
SCALE 3/16" = 1'-0"



04 WEST SIDE YARD DRAWING
SCALE 3/16" = 1'-0"



NORTH / SOUTH ELEVATIONS

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

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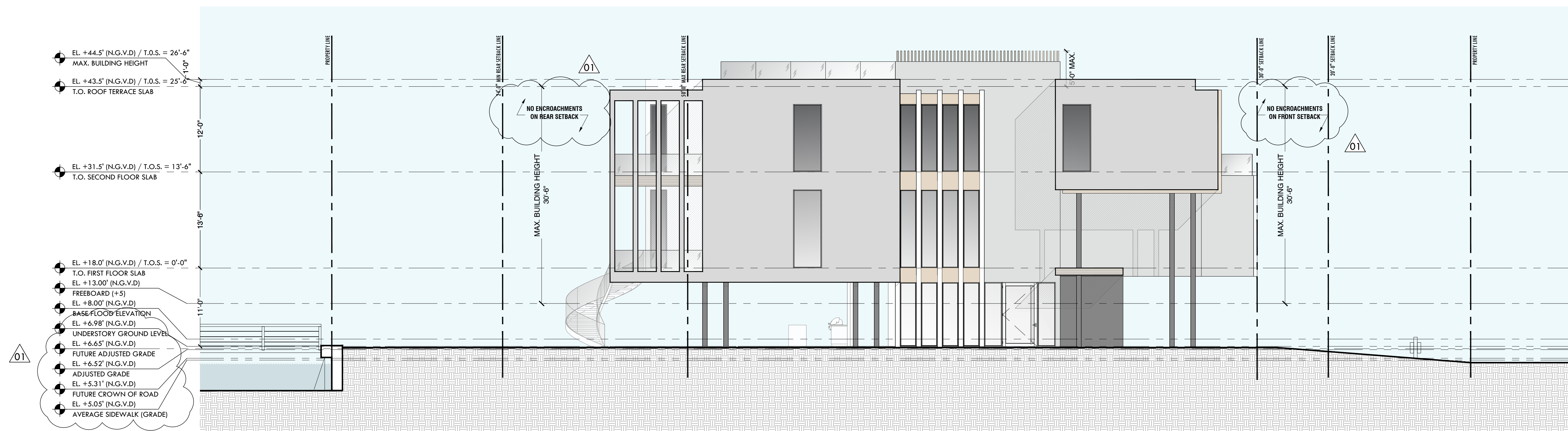
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01 WEST ELEVATION
SCALE: AS NOTED



02 EAST ELEVATION
SCALE: AS NOTED



EAST / WEST ELEVATIONS

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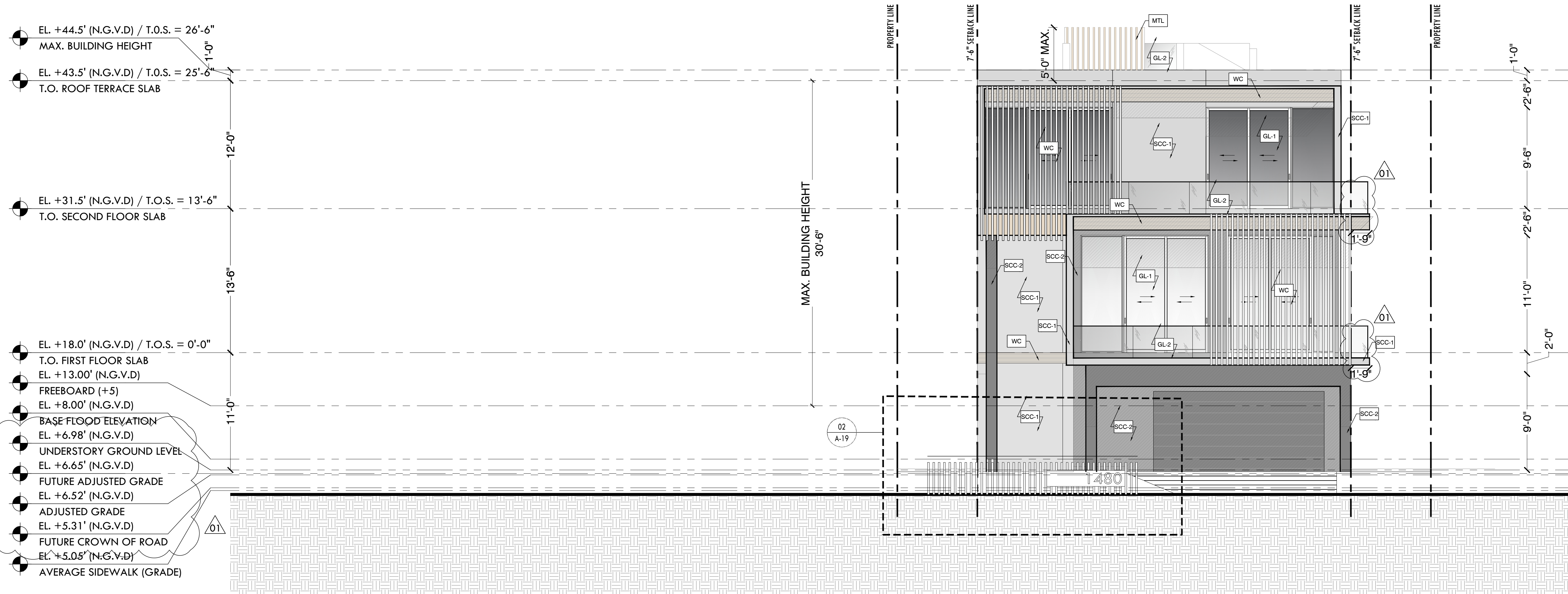
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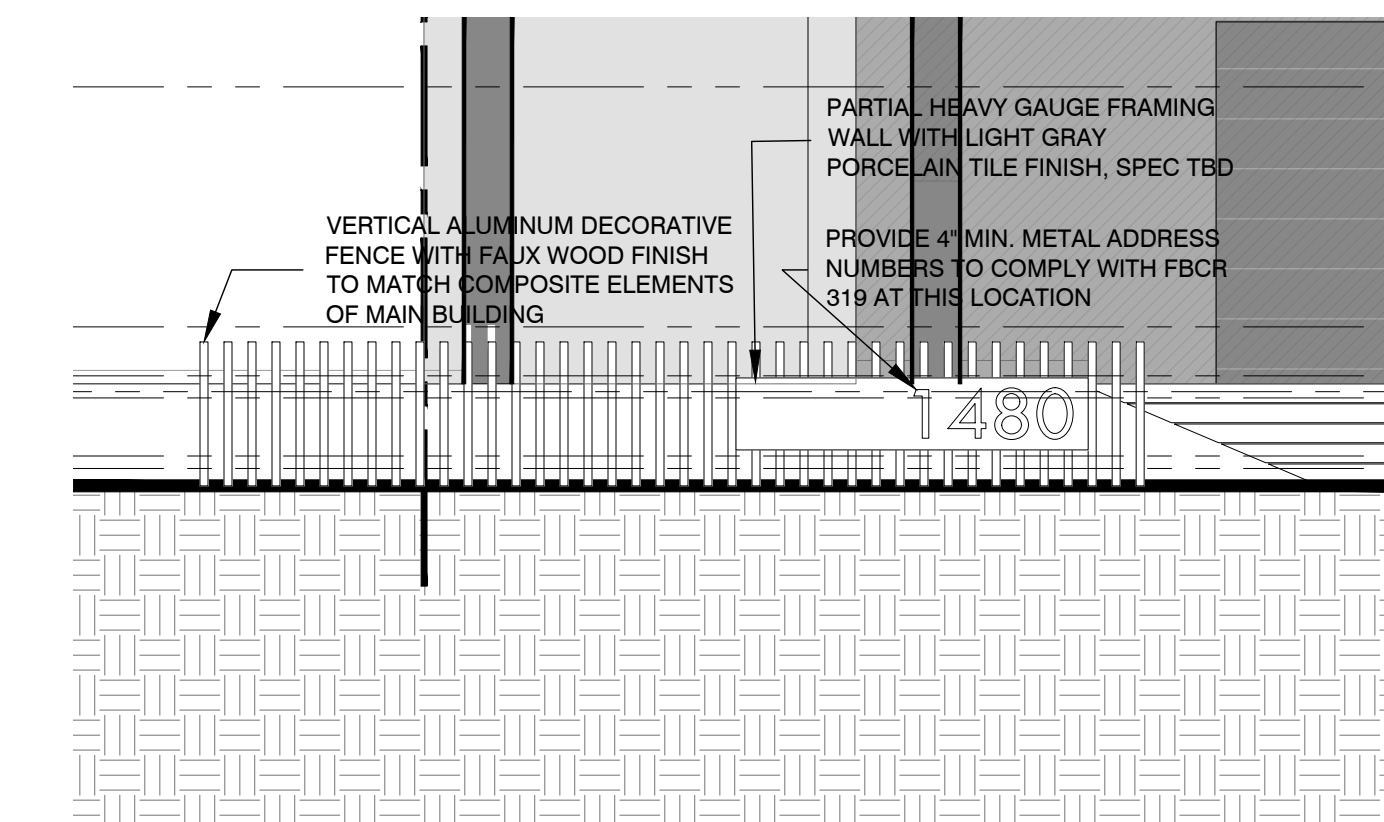
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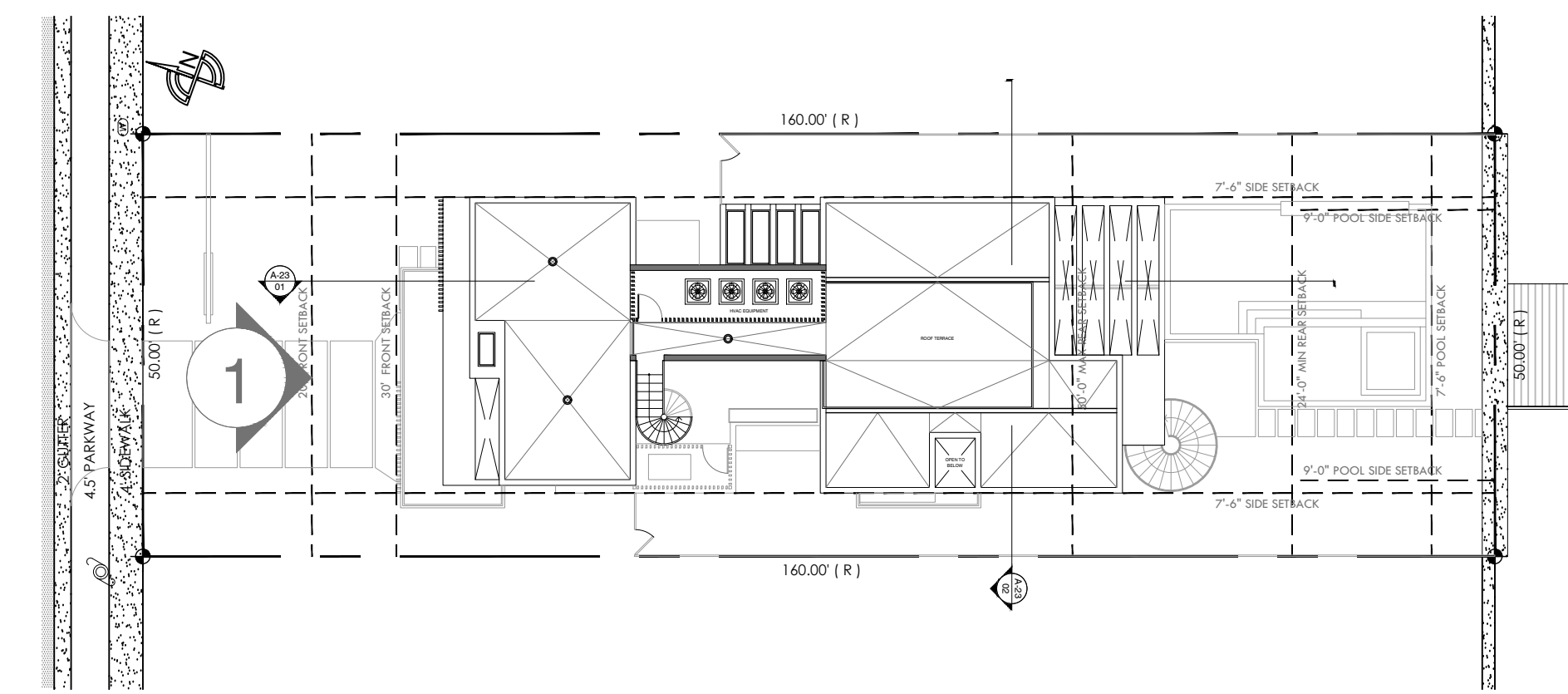
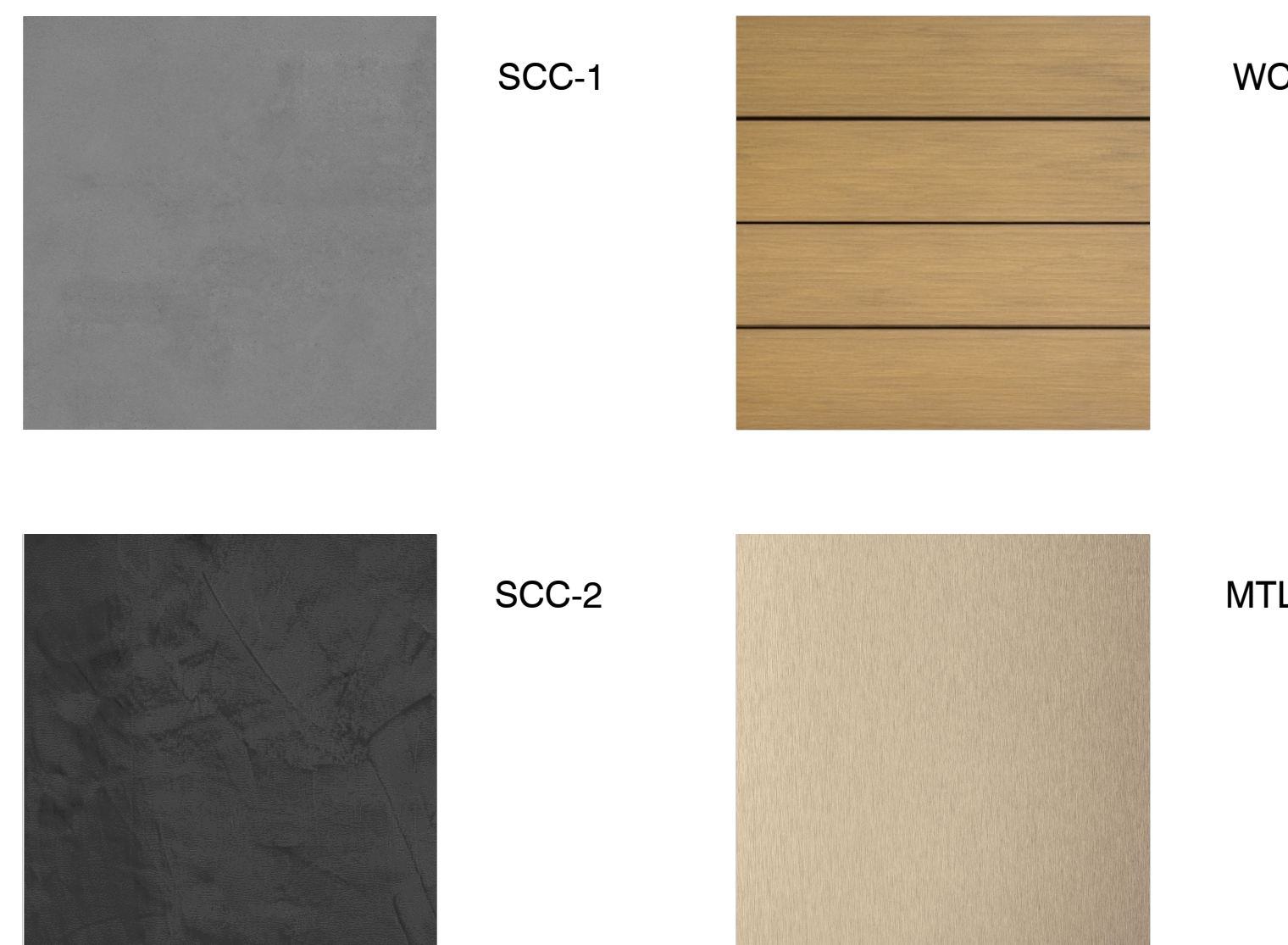
01 NORTH ELEVATION
SCALE: AS NOTED



02 DECORATIVE FENCE ELEVATION
SCALE: AS NOTED



ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.



02 ELEVATION KEY PLAN

NORTH ELEVATION

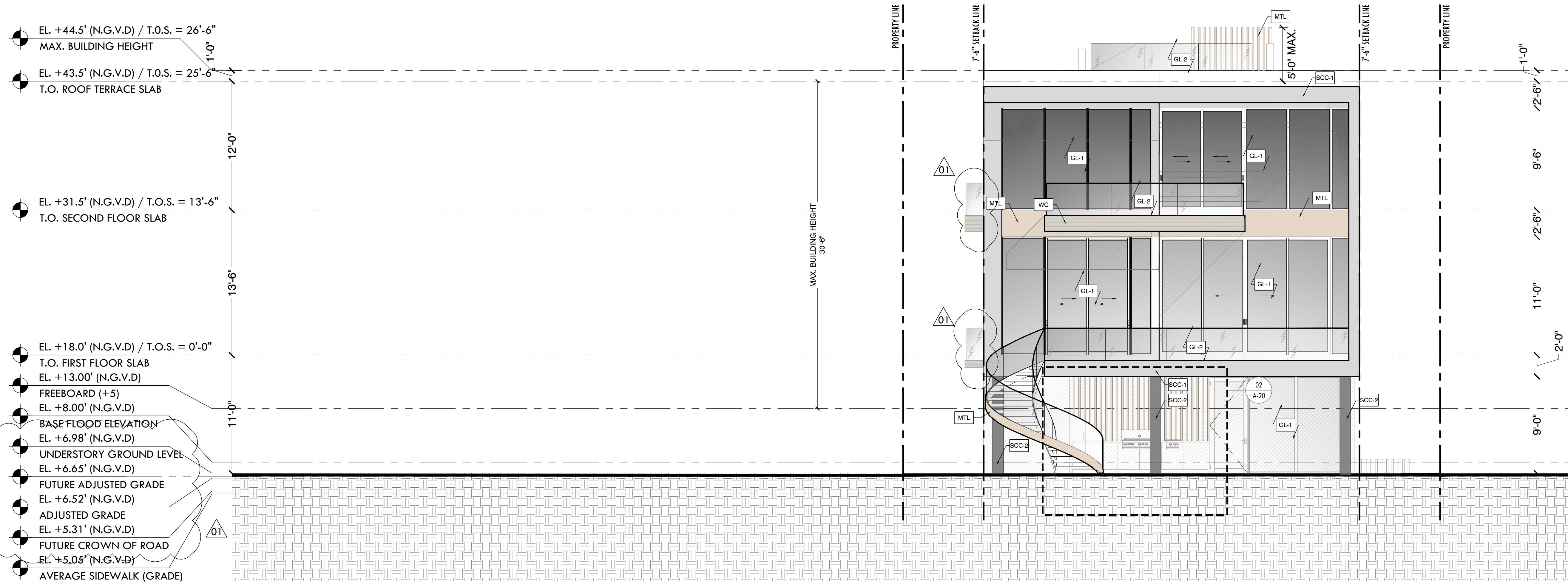
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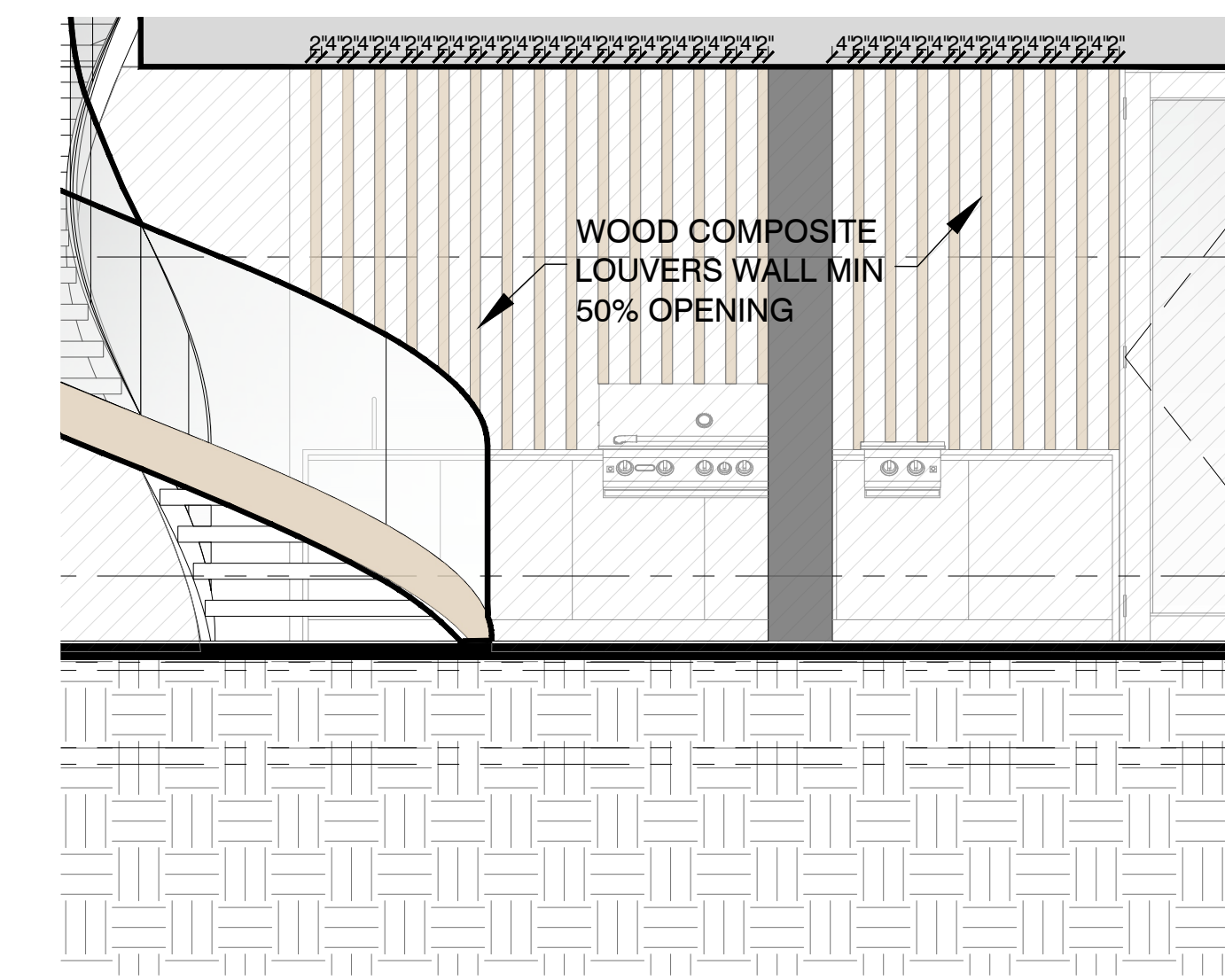
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01 SOUTH ELEVATION
SCALE AS NOTED

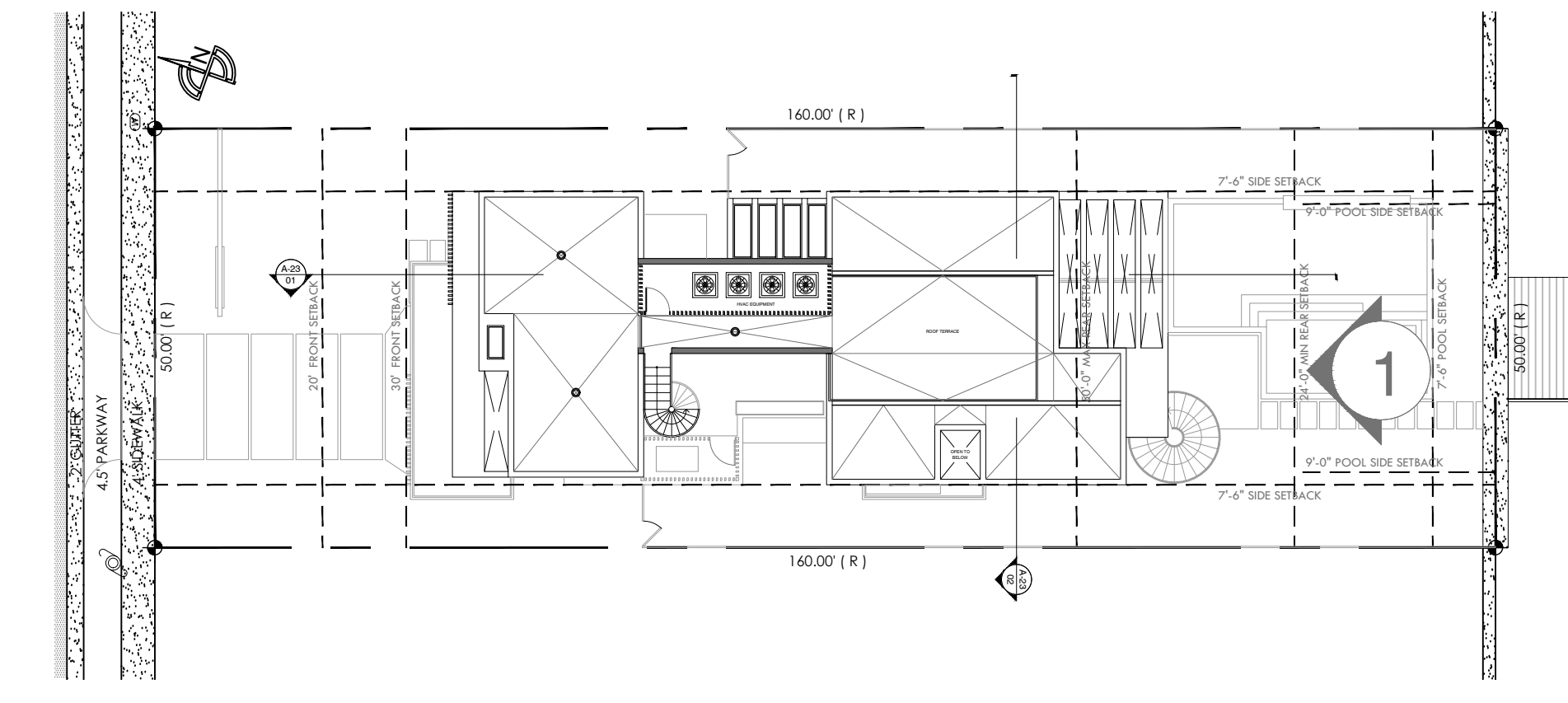
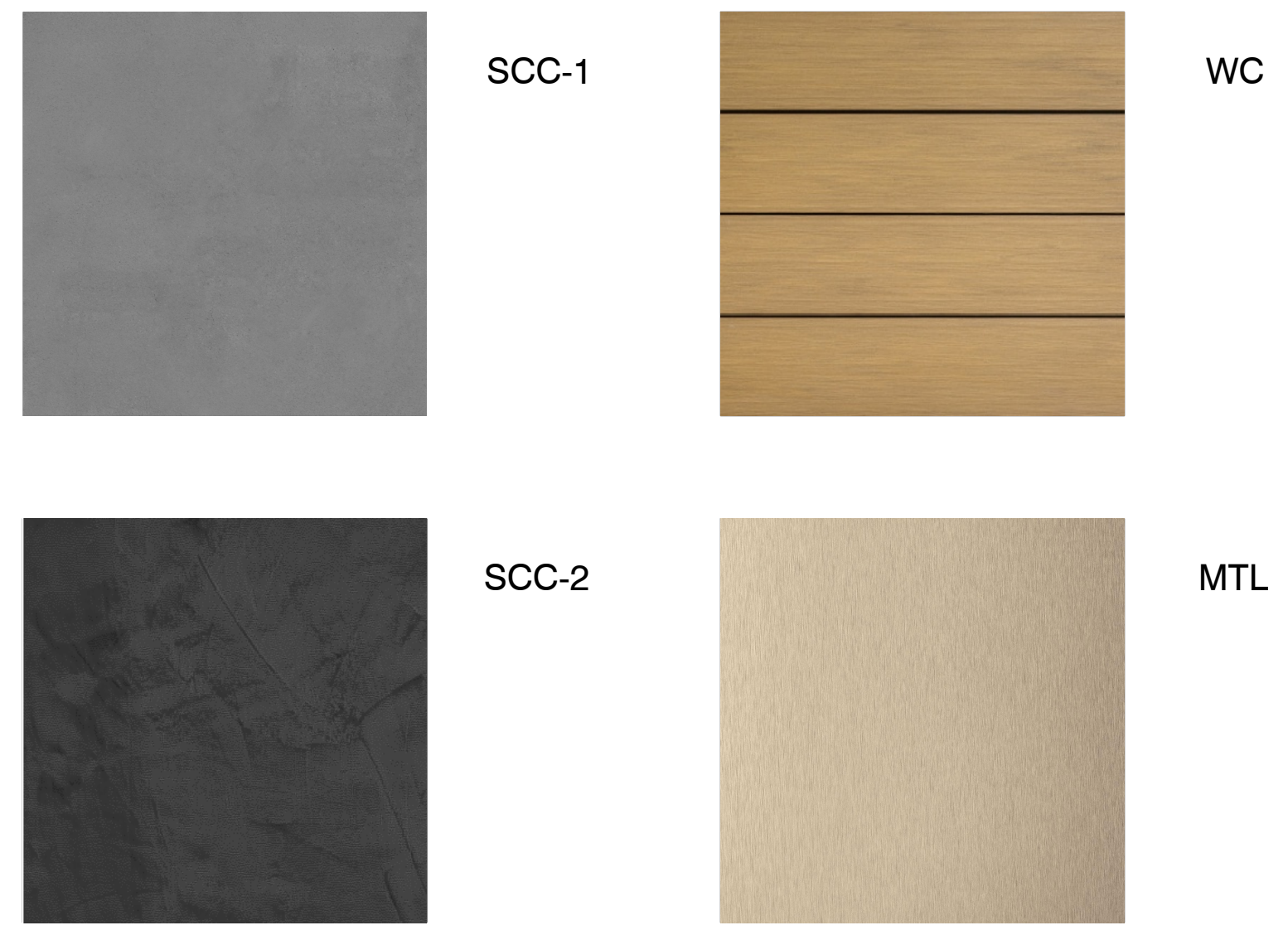


02 DECORATIVE FENCE ELEVATION
SCALE AS NOTED

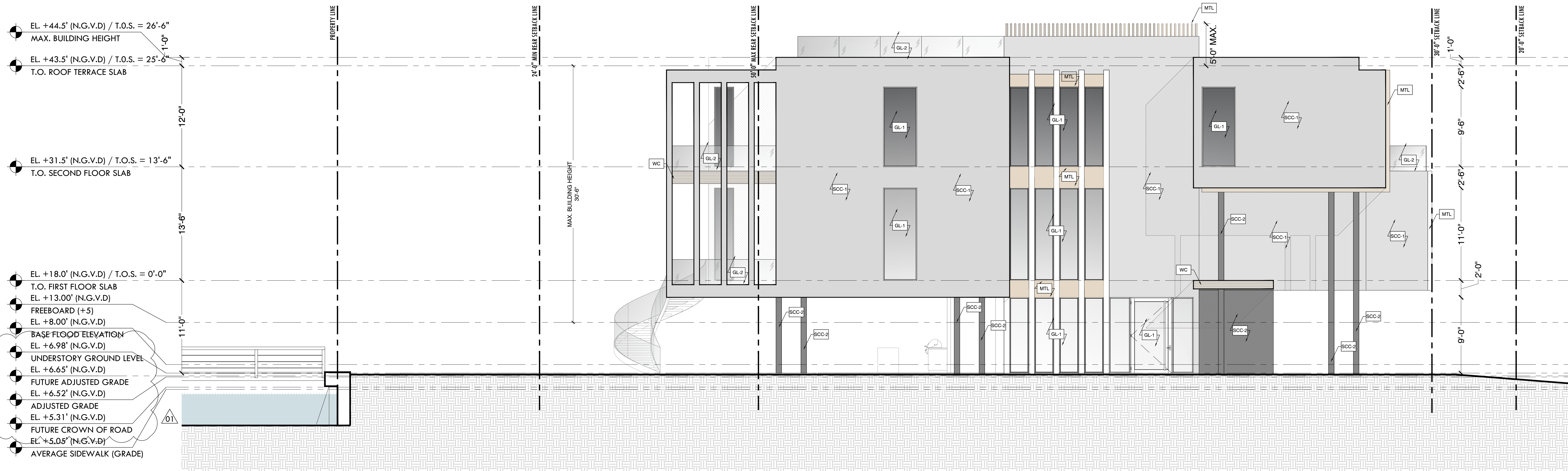


TOTAL AREA OF WALL = 119.21 SQ. FT
TOTAL OPEN AREA = 79.29 SQ. FT = 66.21% OF TOTAL

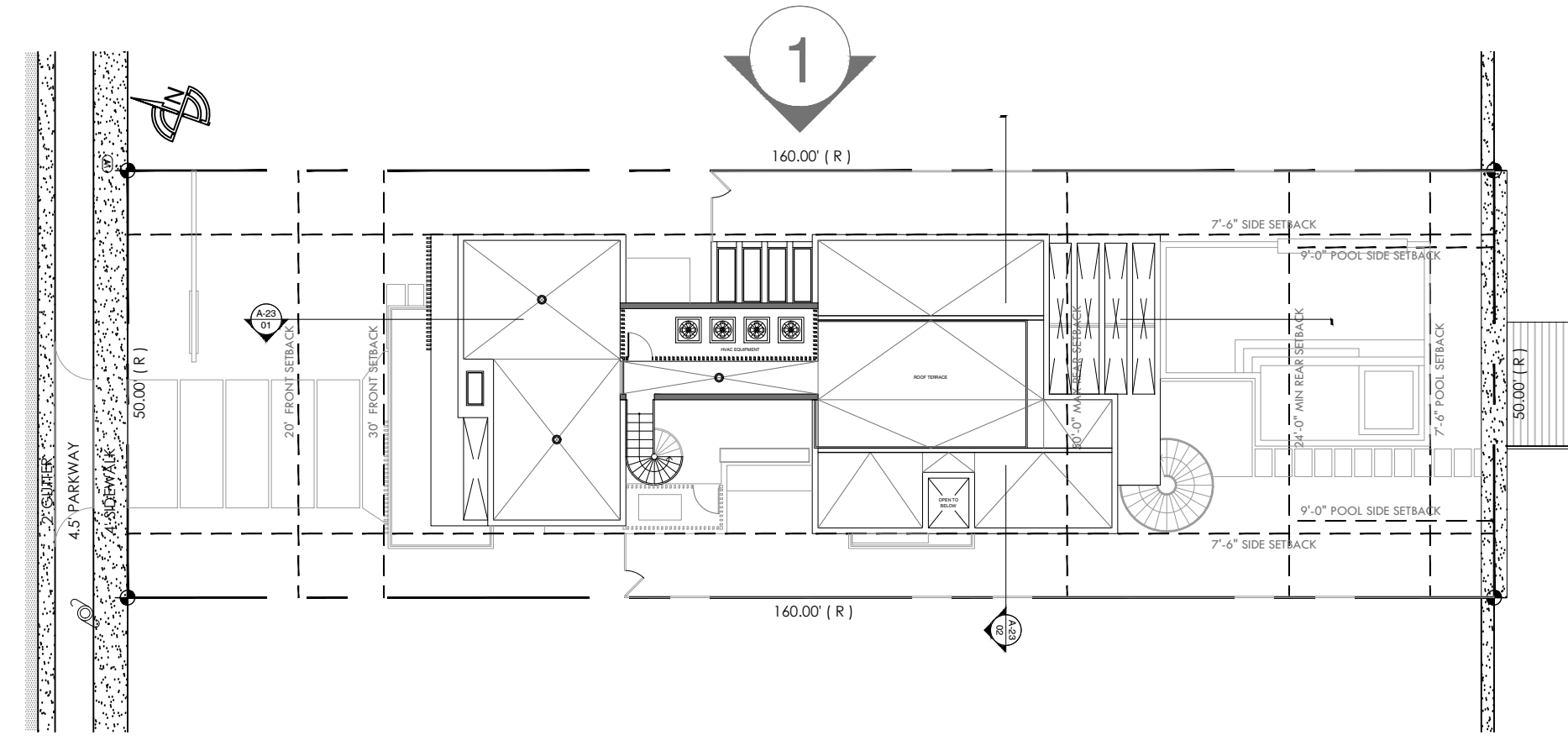
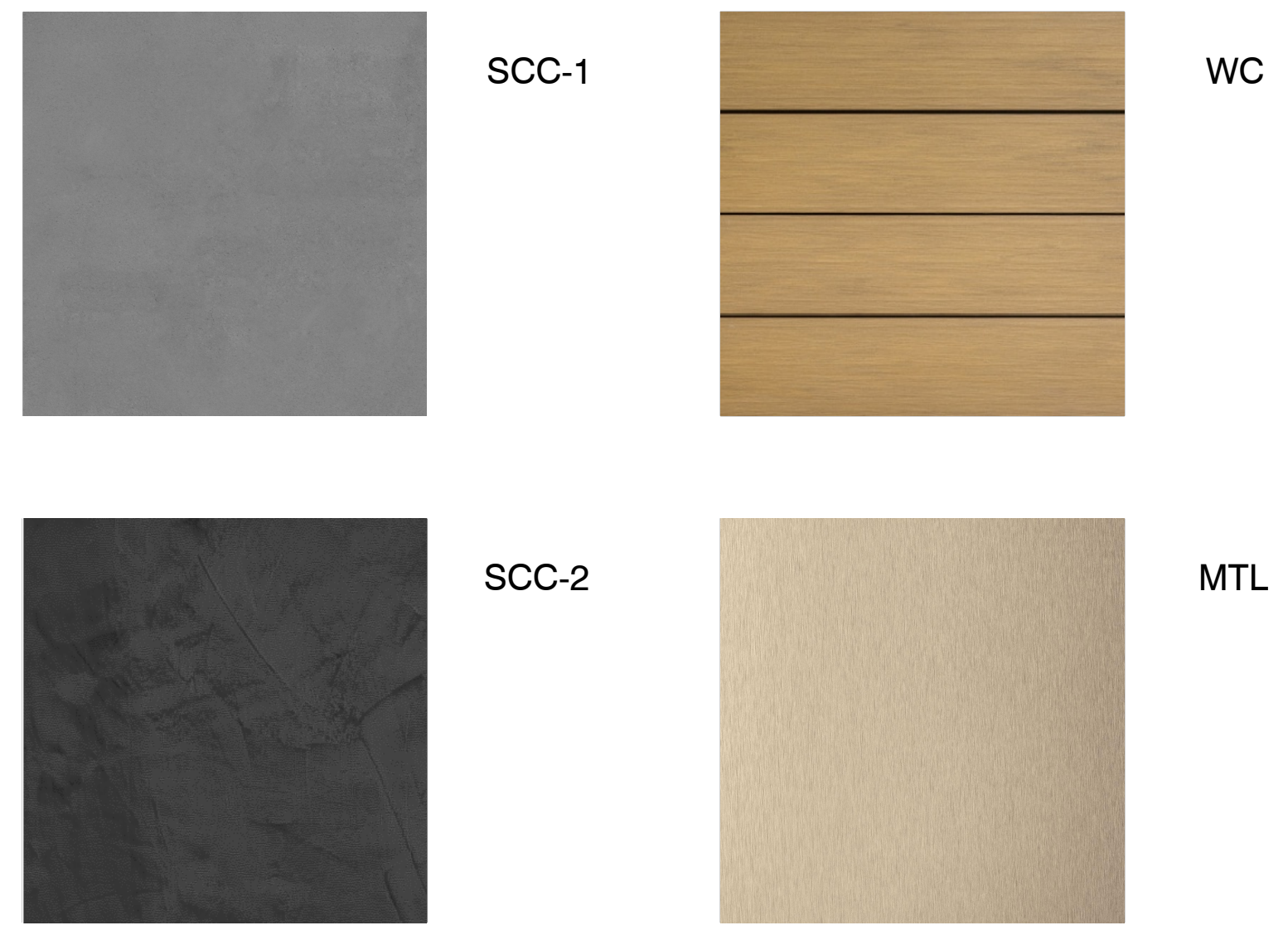
ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.



02 ELEVATION KEY PLAN

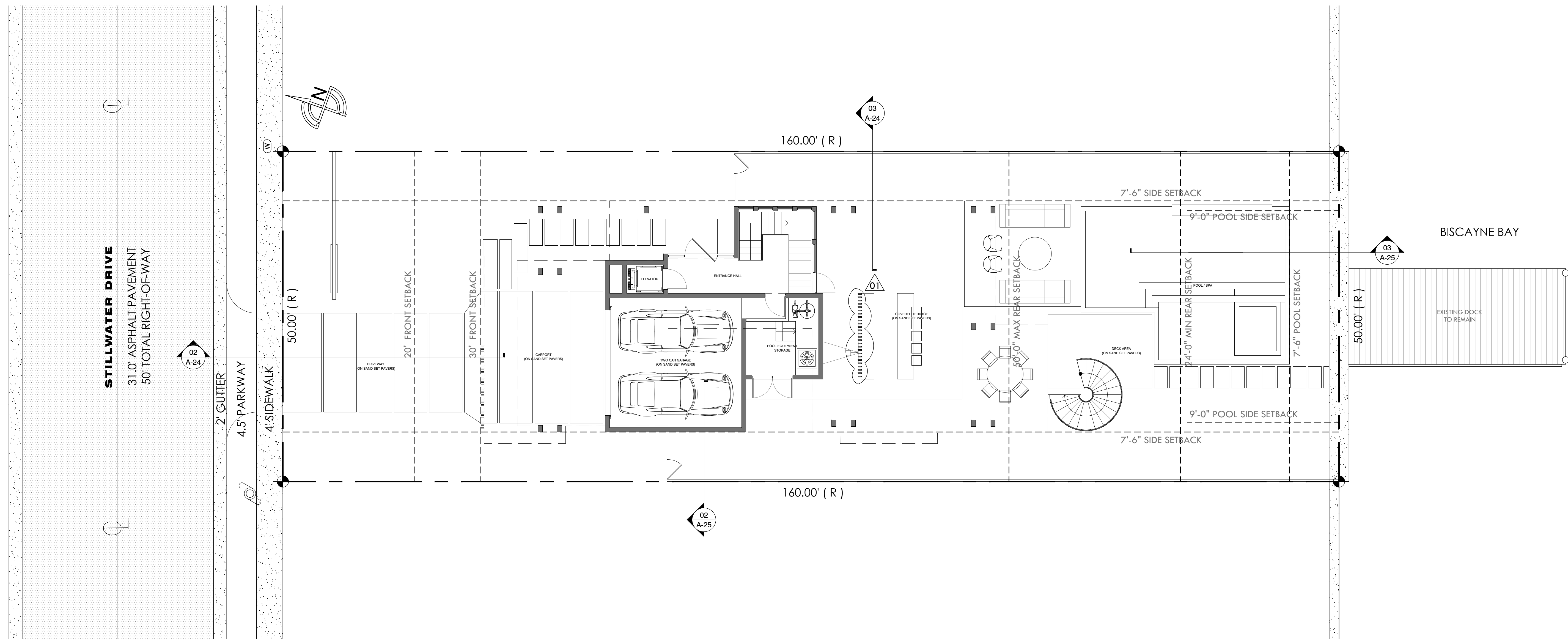


ITEM	SPECIFICATION TYPE
SCC-1	5/8" SMOOTH STUCCO FINISH. PAINTED LIGHT GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED DARK GREY. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
WC	WOOD COMPOSITE T & G SYSTEM / LOUVERS SYSTEM.
MTL	CUSTOM CHAMPAGNE METAL CLADDING. FINISH TO MATCH WINDOW FRAMING COLOR.
GL-1	NOA. APPROVED GLAZING SYSTEM . CUSTOM CHAMPAGNE FRAME FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.
GL-2	GLASS RAILING. CUSTOM CHAMPAGNE FRAME FINISH.

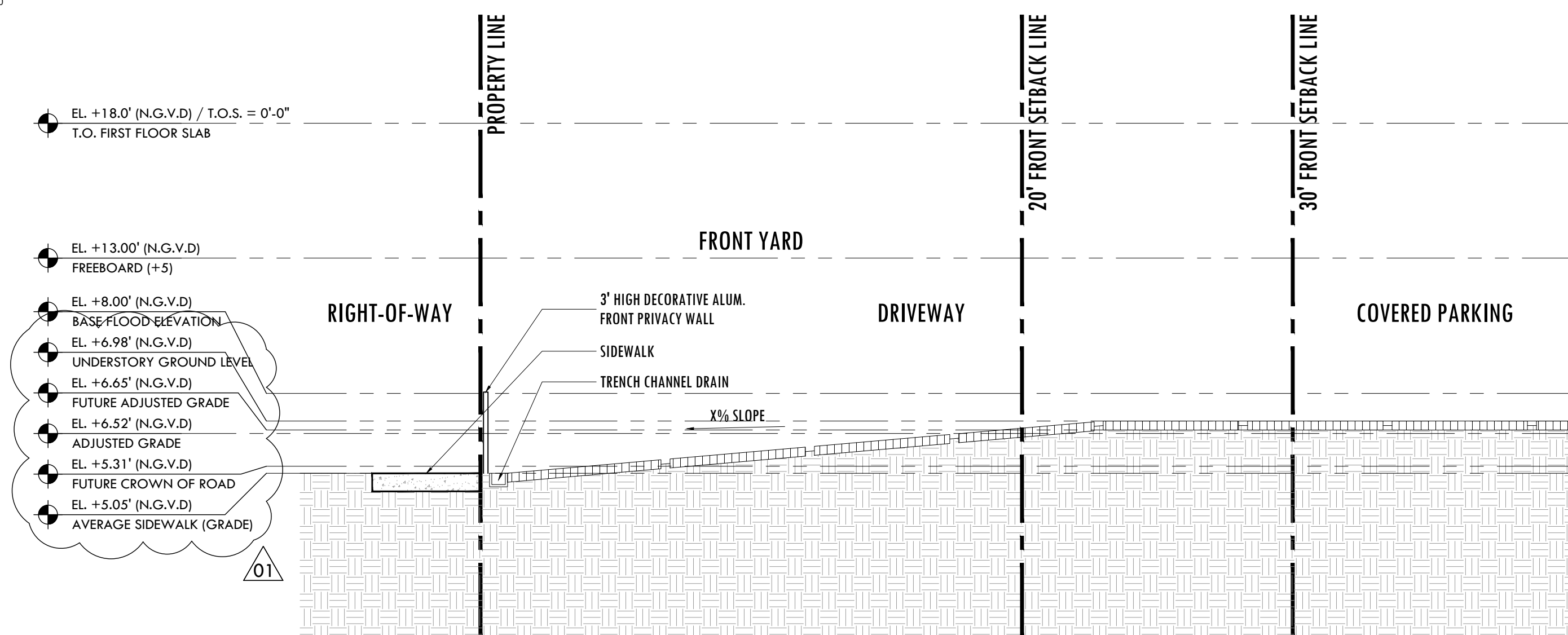


02 ELEVATION KEY PLAN

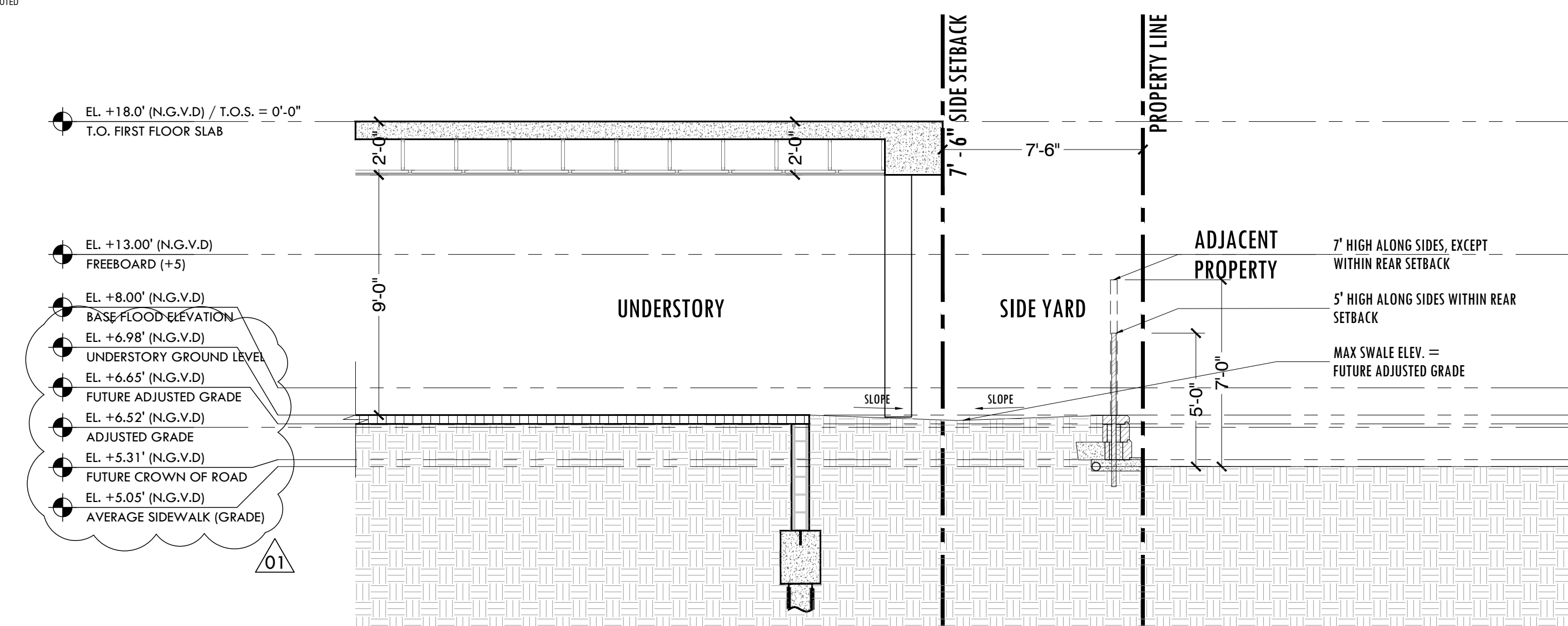
01 KEY PLAN
SCALE: AS NOTED



02 FRONT YARD SECTION
SCALE: AS NOTED



03 SIDE YARD (EAST) SECTION
SCALE: AS NOTED



YARD ELEVATION SECTIONS

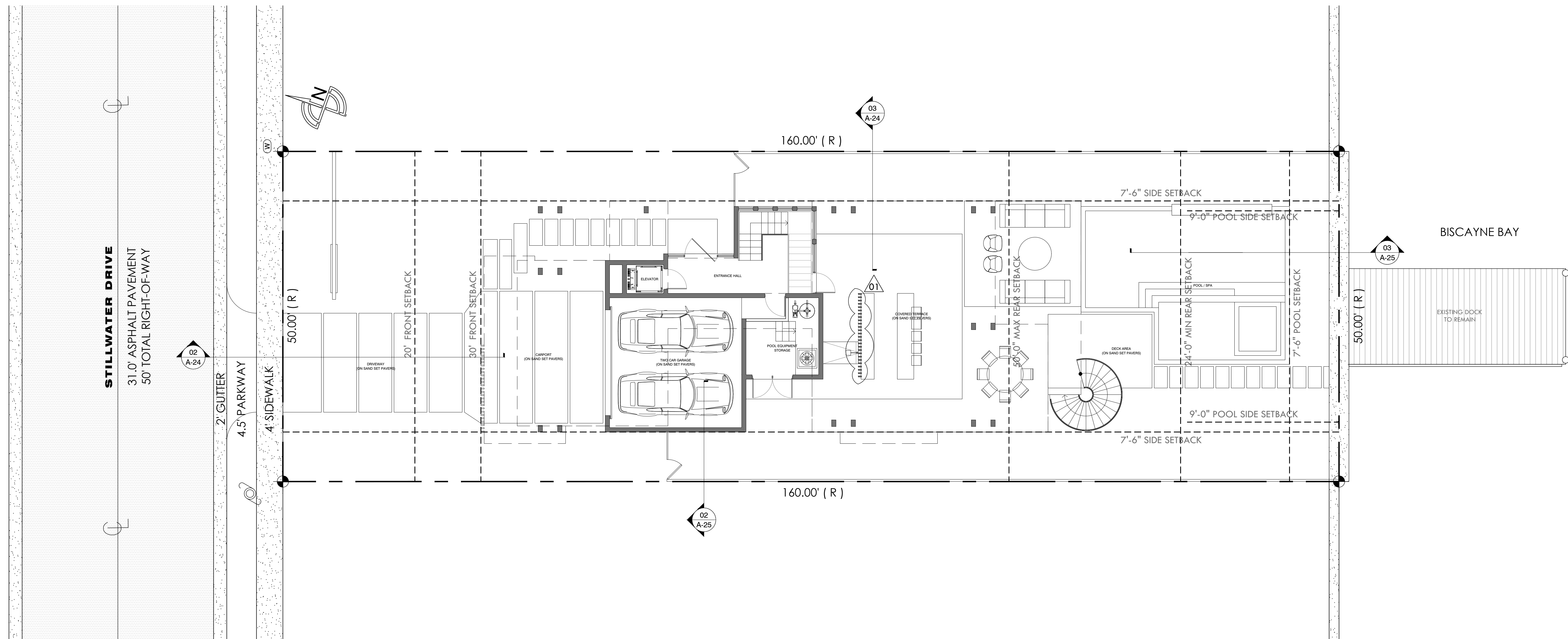
1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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

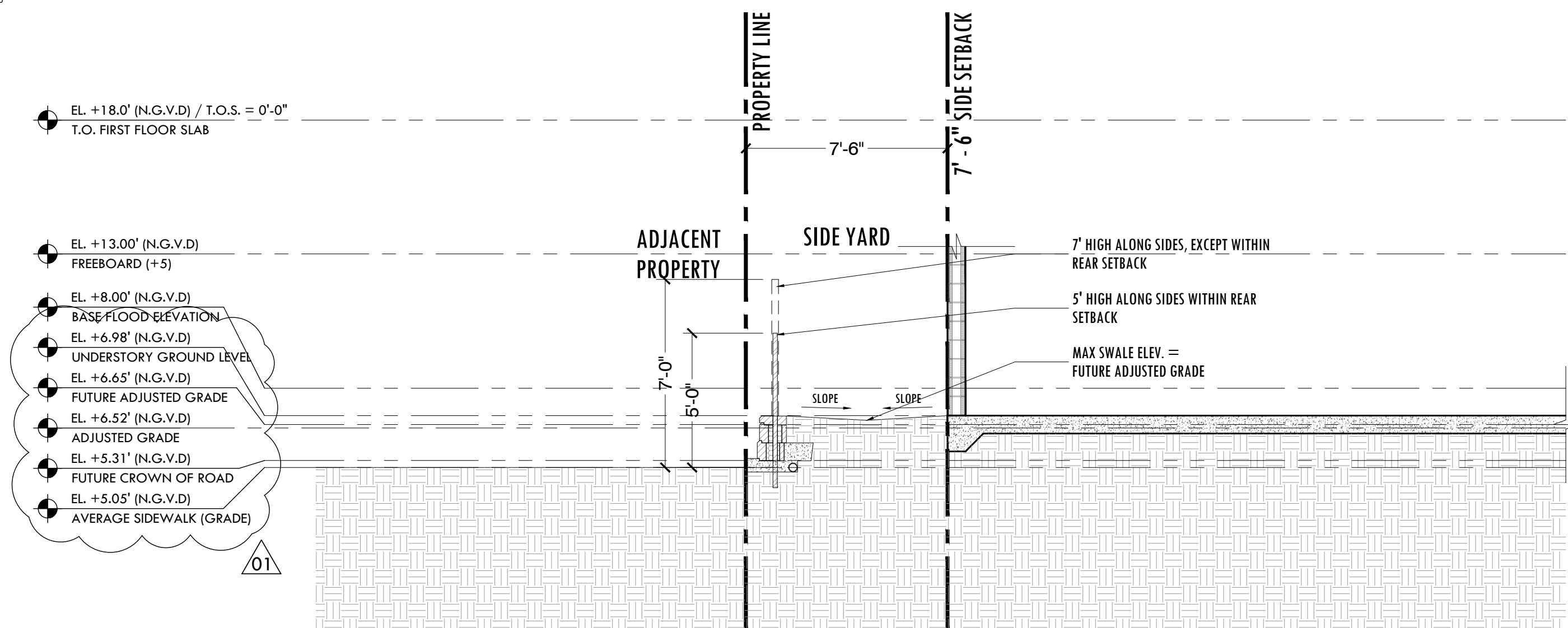
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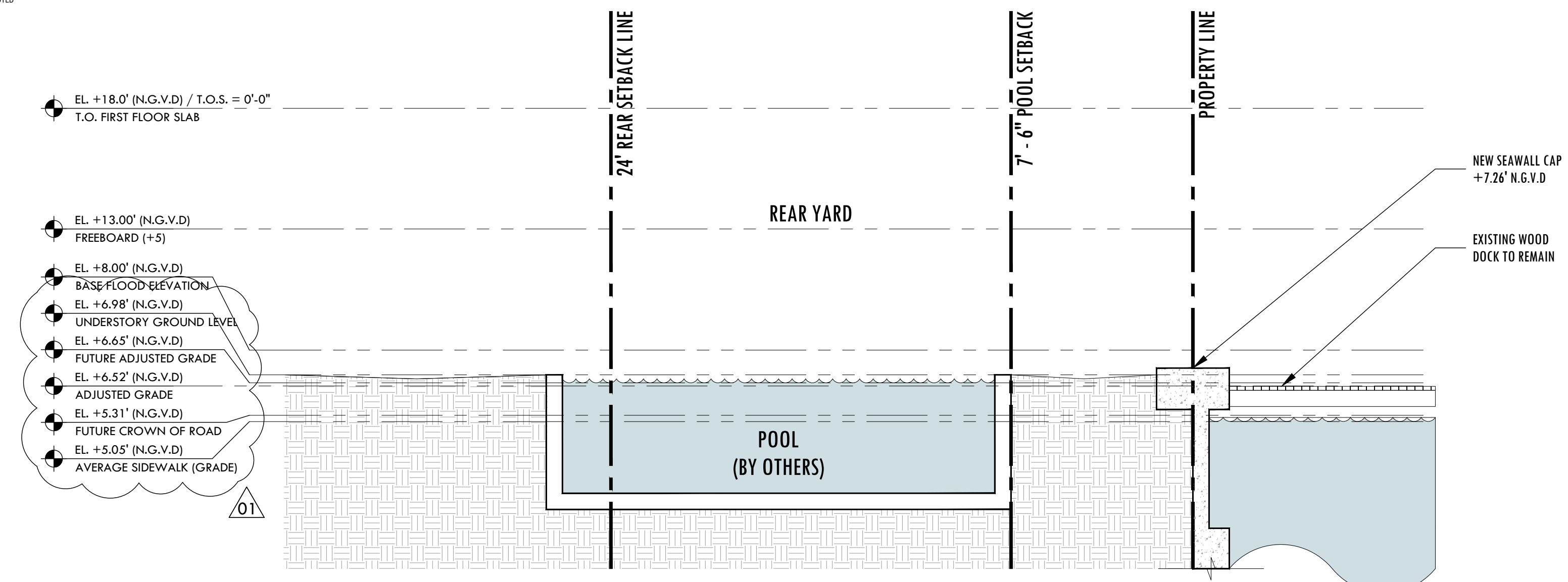
01 KEY PLAN
SCALE: AS NOTED



02 SIDE YARD (WEST) SECTION
SCALE: AS NOTED



03 REAR YARD SECTION
SCALE: AS NOTED



YARD ELEVATION SECTIONS

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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

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AXONOMETRIC VIEW - WEST

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FINAL SUBMITTAL
DATE: 09.08.2024

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AXONOMETRIC VIEW - EAST

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1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
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DATE: 09.08.2024

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FRONT VIEW

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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BACK VIEW

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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BACK VIEW

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A-30



01 NORTH FACADE (FRONT)
SCALE: N/A



02 SOUTH FACADE (REAR)
SCALE: N/A



BLACK AND WHITE RENDERINGS

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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01 EAST FACADE
SCALE: N/A



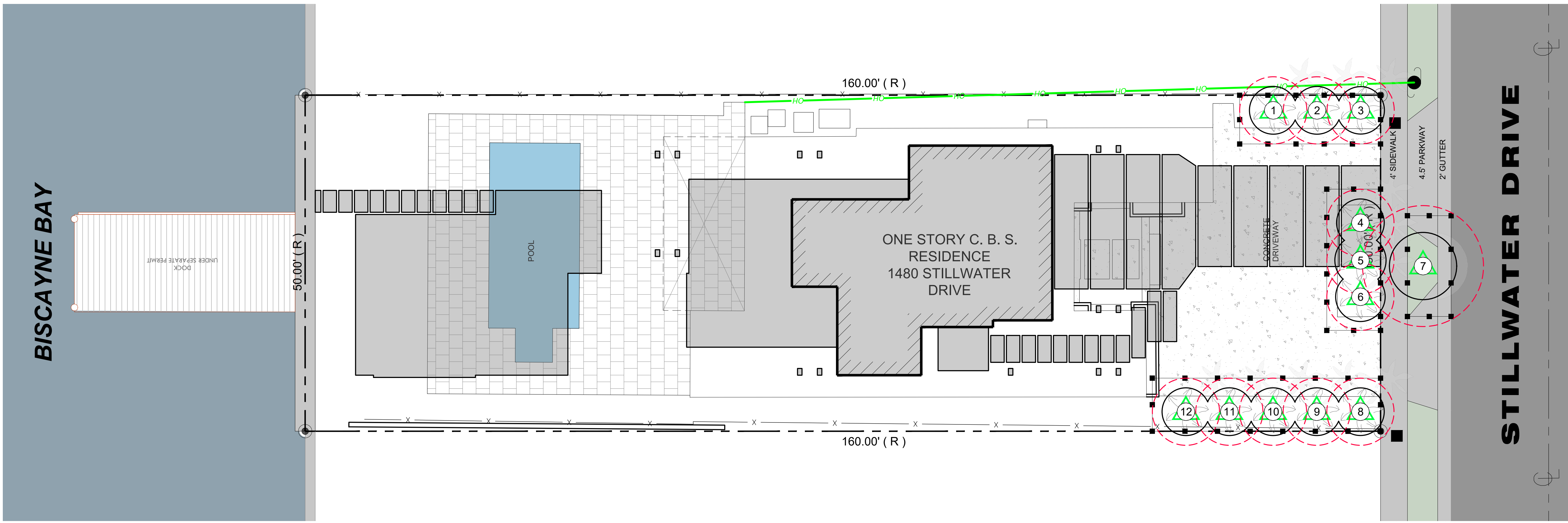
02 WEST FACADE
SCALE: N/A

BLACK AND WHITE RENDERINGS

1480 STILLWATER RESIDENCE
1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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**1480 STILLWATER
RESIDENCE**

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

DENISE PRESCHEL GUNZLER AR991&2

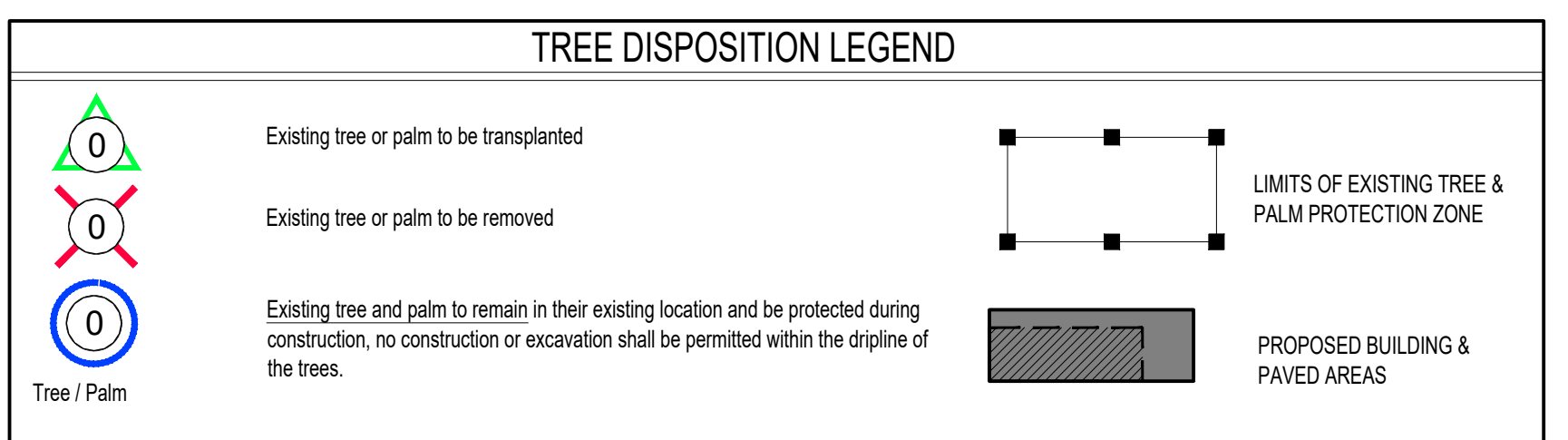
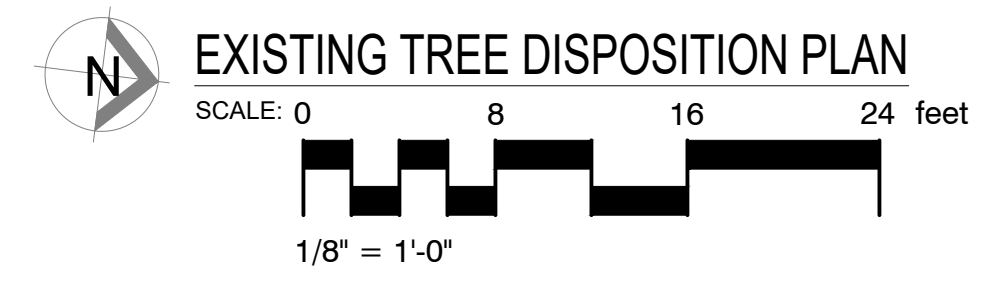
REVISIONS / SUBMISSIONS

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DATE: JUL 2024
DRAWN BY: CR

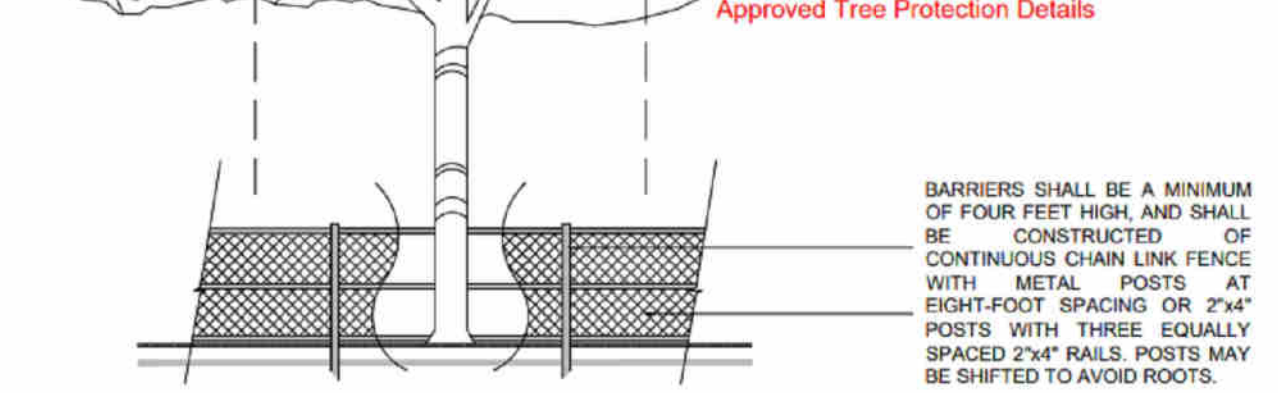
**EXISTING TREE
DISPOSITION PLAN**



TREE/PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES/PALMS THAT ARE TO REMAIN, BE PROTECTED OR BE RELOCATED

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL LIGHTING, ETC.

IN NO CASE SHALL THE FENCE BE INSTALLED LESS THAN TEN FEET FROM THE TRUNK



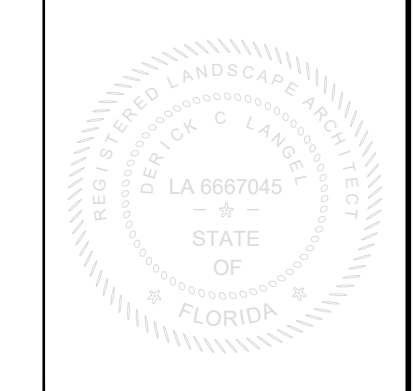
PROTECTION DETAIL NOTE:
CONTRACTOR TO INSTALL 'TREE/PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

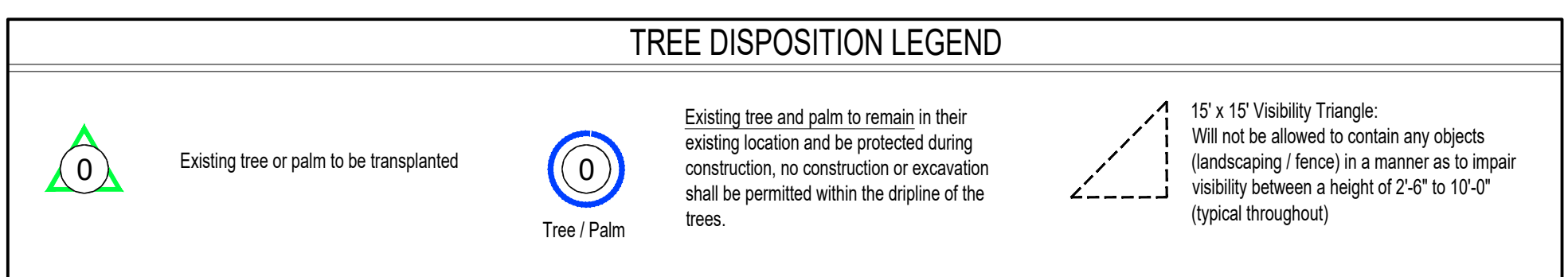
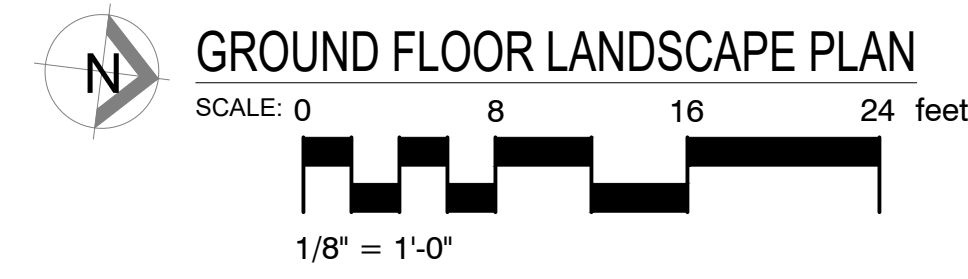
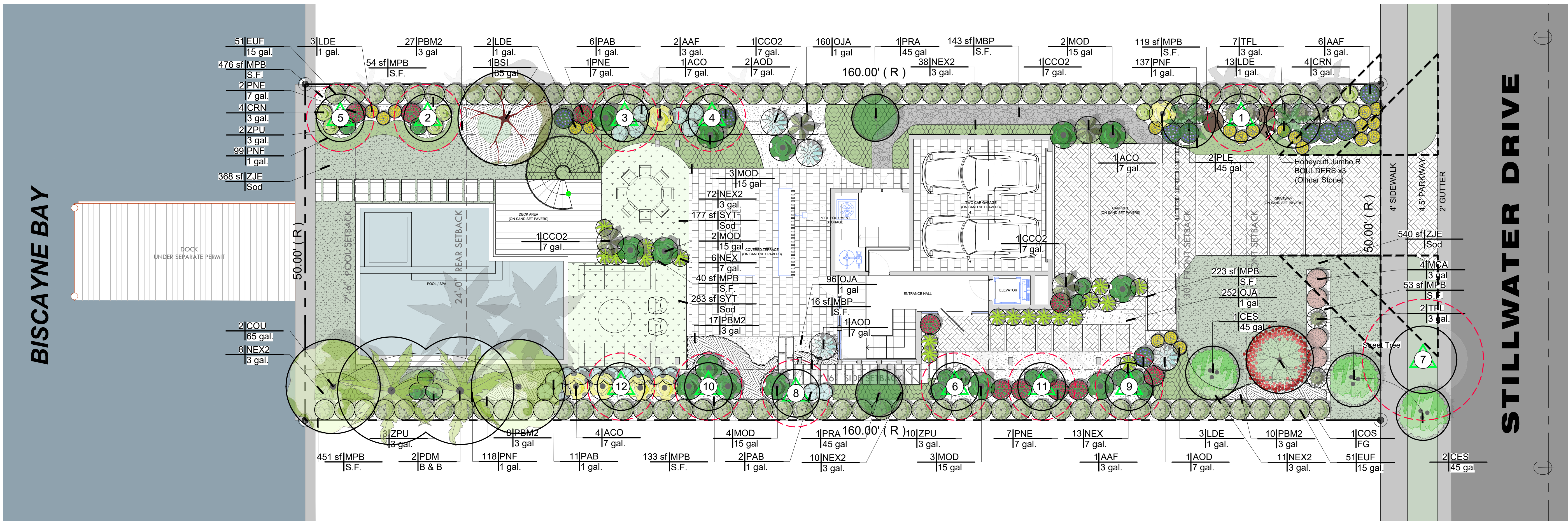
C.M.B. TREE / PALM PROTEC. DETAIL

EXISTING TREE DISPOSITION LIST

New No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)	CRZ Radius (ft)	TPZ Radius (ft)	Condition	Disposition	Mitigation (in)	Comments
1	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
2	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
3	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
4	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
5	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
6	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
7		Tree	14	16	10	9	9	Fair	Transplant		Multi Trunk
8	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
9	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
10	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
11	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
12	<i>Adonia merrillii</i>	Christmas Palm	15	12	7	5	5	Fair	Transplant		Cluster (3)
Total to Mitigate (in)										0	-0Tree

ALL LANDSCAPE DATA, INC.
DERICK LANGEL
Landscape Architect LA666705
www.alllandscapeata.net & .com
4459 NW 97 CT / Doral, FL 33178
Ph: 305.303.7059





EXISTING TREE LIST					
No.	Scientific Name	Common Name	Diameter / DBH (in)	Height (ft)	Spread / Canopy (ft)
1	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
2	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
3	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
4	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
5	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
6	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
7		Tree	14	16	10
8	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
9	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
10	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
11	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7
12	<i>Adonidia merrillii</i>	Christmas Palm	15	12	7

PLANT SCHEDULE GROUND FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD
TREES								
BSI	1	1	<i>Bursera simaruba</i>	Gumbo Limbo	65 gal	4"-6"	14'-16' OA	6'-8'
COU	2	2	<i>Coccoloba uvifera</i>	Sea Grape	65 gal.	3"	14' OA	4'-6"
CES	3	3	<i>Conocarpus erectus</i>	Green Buttonwood	45 gal	2"	12' OA	4'-6"
COS	1	1	<i>Cordia sebestena</i>	Orange Geiger	FG	2"	12' OA	5'
PRA	2	2	<i>Pimenta racemosa</i>	Bay Rum	45 gal	2"-3"	12' - 14' OA	4'-6"
PALM TREES								
PDM	2	2	<i>Phoenix dactylifera 'Medjool'</i>	Date Palm	B & B	18"	14' CT	16'
PLE	2	2	<i>Ptychosperma elegans</i>	Alexander Palm	45 gal	2"-3"	14'-16' OA	8'
SHRUBS								
AAF	9	9	<i>Agapanthus africanus</i>	Lily of the Nile	3 gal.	2' OA	2.5'	
AOD	4	4	<i>Alcantarea odorata</i>	Giant Silver Bromeliad	7 gal.	3"	3'-4'	
ACO	6	6	<i>Alocasia caliodora</i>	Elephant's Ear	7 gal.	4'-5"	3'-4'	
CRN	8	8	<i>Clusia rosea 'Nana'</i>	Dwarf Pitch Apple	3 gal.	2"	2.5'	
CCO2	4	4	<i>Cyathea cooperi</i>	Australian Tree Fern	7 gal.	3"	3' - 4'	
LDE	21	21	<i>Lantana depressa</i>	Depressed Shrubverbena	1 gal.	1.5'	1.5'	
MOD	14	14	<i>Monstera deliciosa</i>	Ceriman	15 gal	4'-5"	4'	
MCA	4	4	<i>Muhlenbergia capillaris</i>	Pink Muhly Grass	3 gal	2'	2'	
NEX	19	19	<i>Nephrolepis exaltata</i>	Boston Fern	7 gal.	3"	2'	
PAB	19	19	<i>Phlebodium aureum 'Blue Star'</i>	Blue Star Fern	1 gal.	2"	2.5'	
PNE	10	10	<i>Psychotria nervosa</i>	Wild Coffee	7 gal.	2.5' OA	3.5'	

TFL	9	9	<i>Tripsacum floridanum</i>	Florida Gamagrass	3 gal.	2'	2'	
ZPU	15	15	<i>Zamia pumila</i>	Coontie	3 gal.	2'	2'	
LARGE SHRUBS								
EUF	102	102	<i>Eugenia foetida</i>	Spanish Stopper	15 gal.	5'-6' OA	3' - 4'	
SHRUB AREAS								
NEX2	139	139	<i>Nephrolepis exaltata</i>	Boston Fern	3 gal.	2'	2'	
PBM2	62	62	<i>Philodendron 'Burle Marx'</i>	Philodendron 'Burle Marx'	3 gal	2'	2'	
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME CONT HGT SRD								
GROUND COVERS								
MBP	159 sf	159 sf	Mexican Black Pebbles	Black Pebbles	S.F.			
OJA	508	508	<i>Ophiopogon japonicus</i>	Mondo Grass	1 gal	6" OA	12"	
PNF	354	354	<i>Phyllanthus nodiflora</i>	Frogfruit	1 gal.			
ZJE	908 sf	908 sf	<i>Zoysia japonica 'Empire'</i>	Korean Grass	Sod			
MULCH & AGGREGATES								
MPB	1,550 sf	1,550 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.			
SOD/SEED								
SYT	460 sf	460 sf	Synthetic turf	Artificial Grass	Sod			

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1480 STILLWATER RESIDENCE
 1480 STILLWATER DRIVE,
 MIAMI BEACH FLORIDA 33138

DENISE PRESCHEL GUNZLER AR991&2

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NO.	DATE	DESCRIPTION

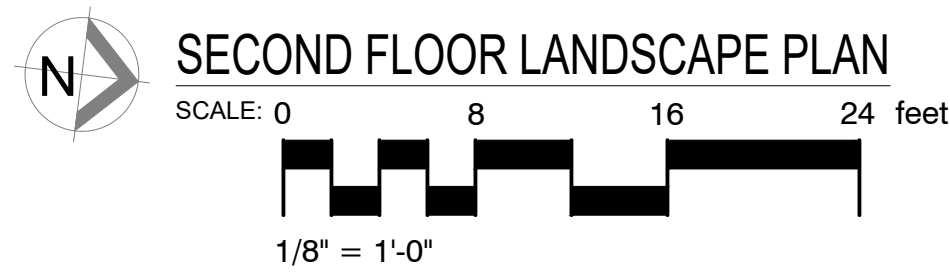
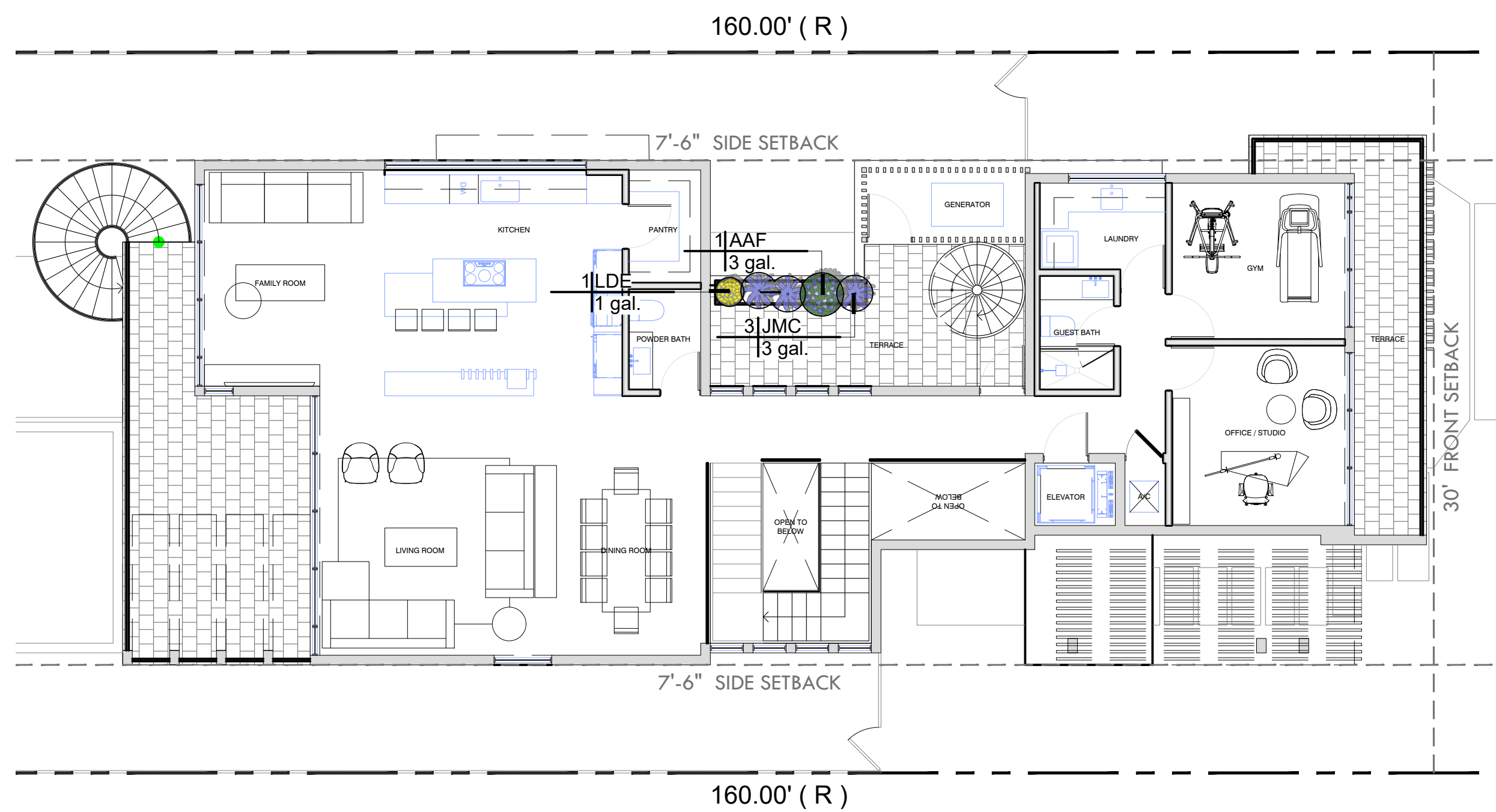
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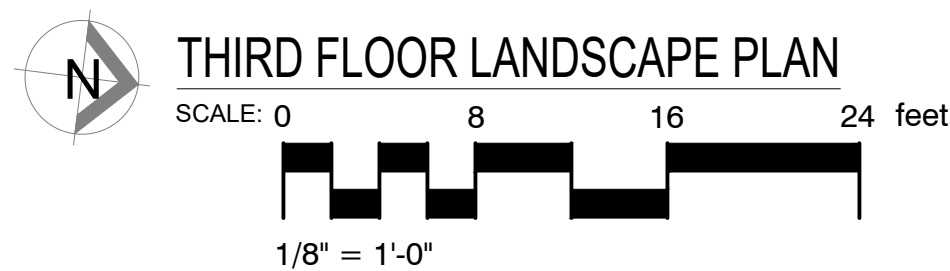
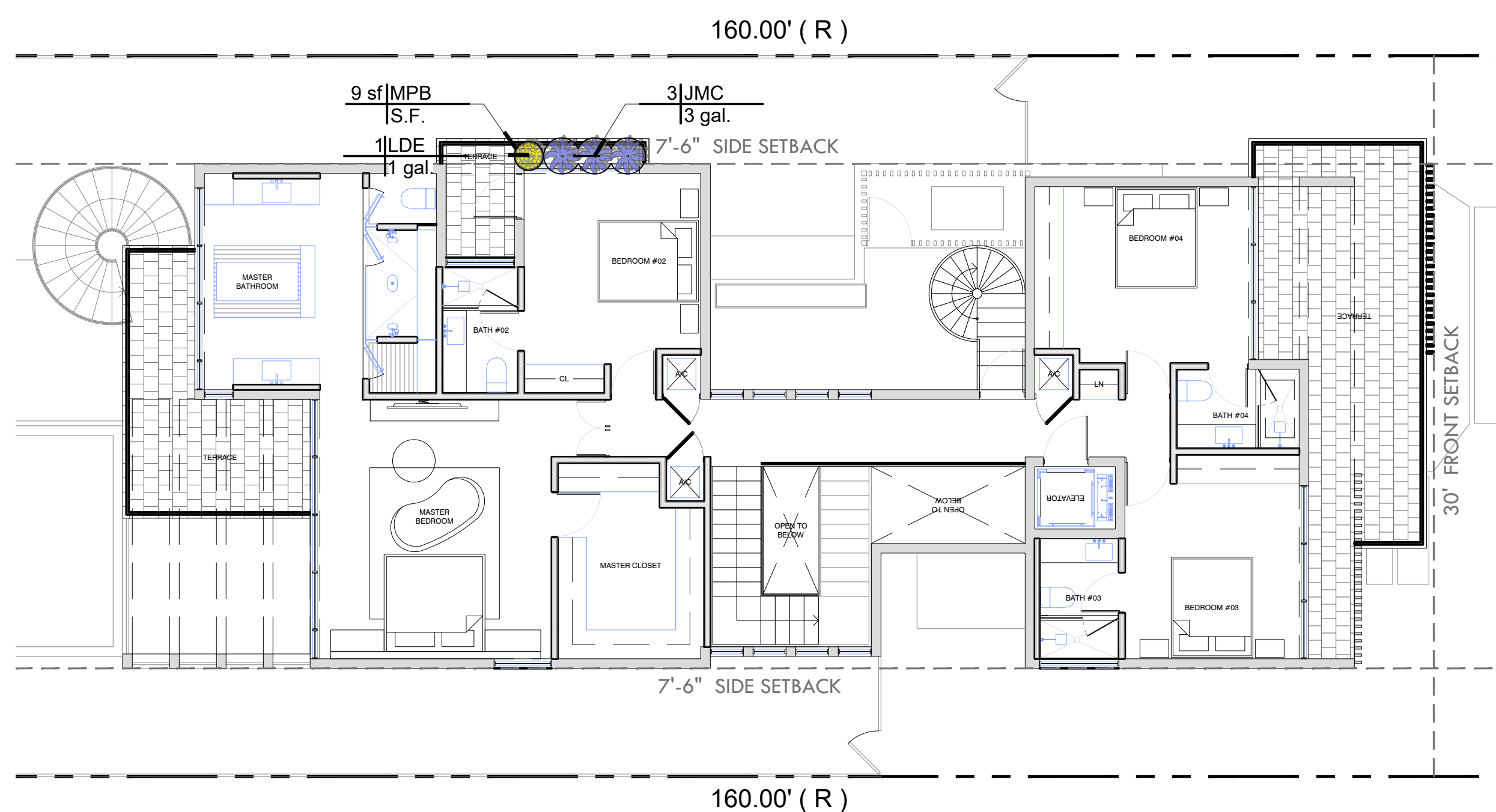
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 DERICK LANGEL
 Landscape Architect LA666705
 www.alllandscape.net & .com
 4459 NW 97 CT / Doral, FL 33178
 Ph: 305.303.7059

GROUND FLOOR LANDSCAPE PLAN



PLANT SCHEDULE SECOND FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
SHRUBS							
	AAAF	1	Agapanthus africanus	Lily of the Nile	3 gal.	2' OA	2.5'
	LDE	1	Lantana depressa	Depressed Shrubverbena	1 gal.	1.5'	1.5'
	JMC	3	Stachytarpheta jamaicensis	Blue Porterweed	3 gal.	2'	2'
MULCH & AGGREGATES							
	MPB	15 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.		



PLANT SCHEDULE THIRD FLOOR

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
SHRUBS							
	LDE	1	Lantana depressa	Depressed Shrubverbena	1 gal.	1.5'	1.5'
	JMC	3	Stachytarpheta jamaicensis	Blue Porterweed	3 gal.	2'	2'
MULCH & AGGREGATES							
	MPB	9 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.		

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS

Zoning District RS-4 Lot Area 8,000 SF Acres 0.18

OPEN SPACE

A. Square feet of required Open Space as indicated on site plan:

Lot Area = 8,000 s.f. x 25 % = 2,000 s.f.

B. Square feet of parking lot open space required as indicated on site plan:

Number of parking spaces N/A x 10 s.f. parking space =

C. Total square feet of landscaped open space required: A+B=

REQUIRED/ALLOWED	PROVIDED
2,000 SF	4,663 SF
N/A	N/A
2,000 SF	4,663 SF

LAWN AREA CALCULATION

A. Square feet of landscaped open space required

B. Maximum lawn area (sod) permitted= 50 % x 4,663 s.f.

REQUIRED/ALLOWED	PROVIDED
2,000 SF	4,663 SF
2,331 SF	1,368 SF

(908 SF + 460 SF)

TREES

A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=

5+2 trees x N/A net lot acres - number of existing trees=

B. % Natives required: Number of trees provided x 30%=

C. % Low maintenance / drought and salt tolerant required:

Number of trees provided x 50%=

D. Street Trees (maximum average spacing of 20' o.c.)

50' linear feet along street divided by 20'= 2.5

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.):

N/A linear feet along street divided by 20'=

REQUIRED/ALLOWED	PROVIDED
7	7
3	5
4	7
3	3
N/A	N/A

(1 existing + 2 provided)

SHRUBS

A. Number of shrubs required: Sum of lot and street trees required x 12=

B. % Native shrubs required: Number of shrubs provided x 50%=

REQUIRED/ALLOWED	PROVIDED
120	352
176	252

LARGE SHRUBS OR SMALL TREES

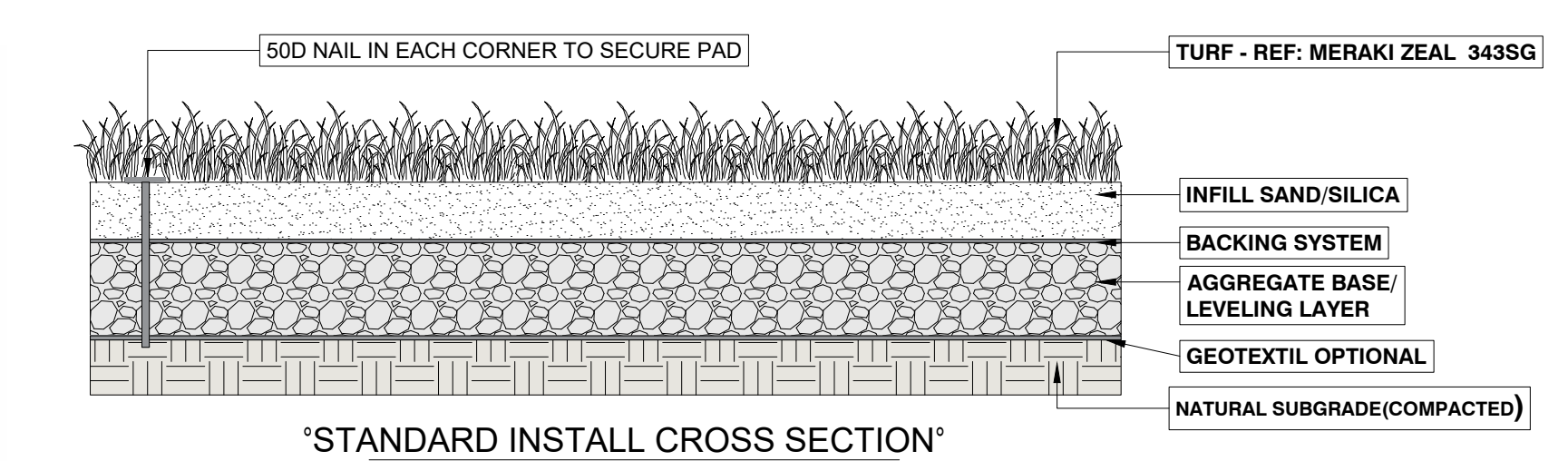
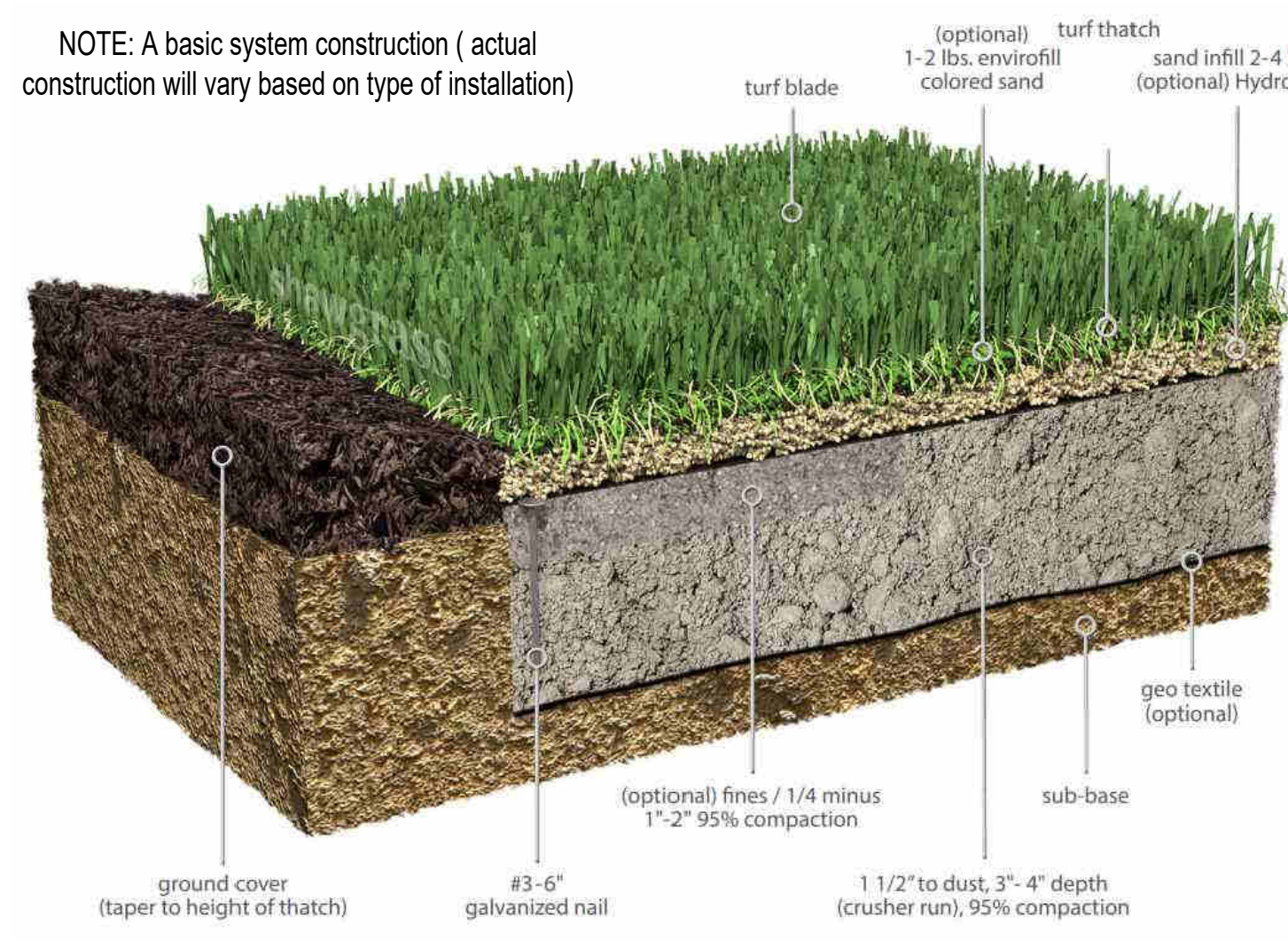
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=

REQUIRED/ALLOWED	PROVIDED
12	102
51	102

NATIVE PLANTS LIST

Type	Total	Required	Provided
Trees	7	30%	2
Palms	4	30%	1
Street Tree	2	30%	1
Total Tree	13	30%	4
Large Shrubs	102	50%	51
Shrubs	352	50%	176
Total Shrubs	454	50%	227



- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 5306-034.

1 Residential- Synthetic turf Detail
SCALE: N.T.S.

TEST SUMMARY:

TEST METHOD	TEST DESCRIPTION	TEST RESULT
BS7044 Method 4	Drainage Capacity	204.0 inches/hour
Time of Test: 20 Minutes	Viscosity Factor: 1.26	Ring Diameter: 17"
Gallons Used: 69.5	Water Temperature: 53.4°F	Total weight: 86 oz/sqyd

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800 SE 4th Ave, Unit #616,
Hallandale Beach, FL 33009

1480 STILLWATER RESIDENCE

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

DESIGN: PRESCHEL GUNZLER AR991&2

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

NOTES/COMMENTS

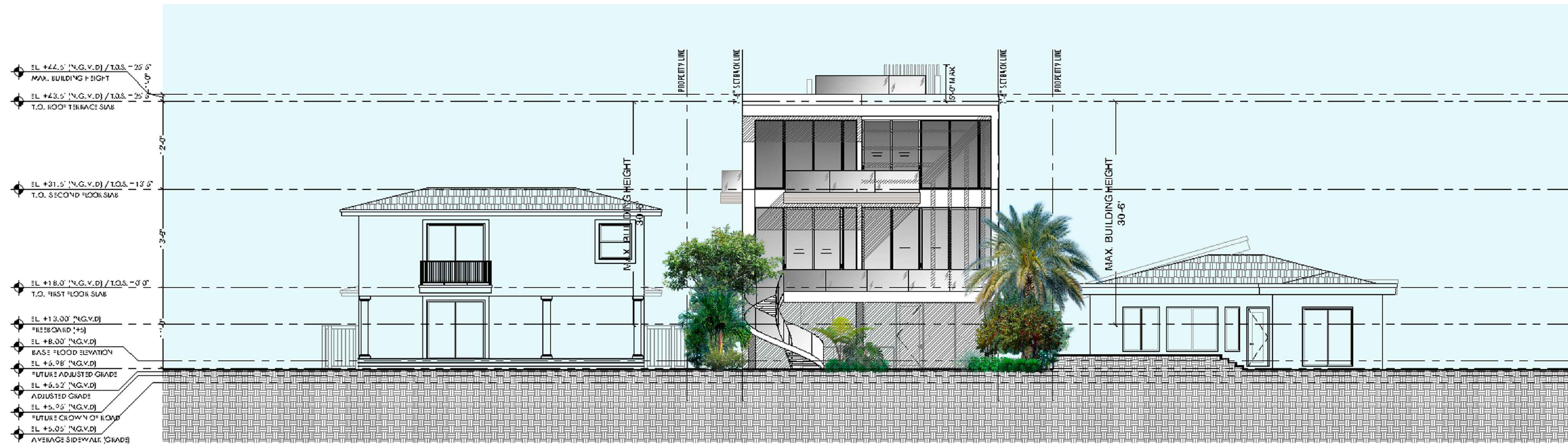
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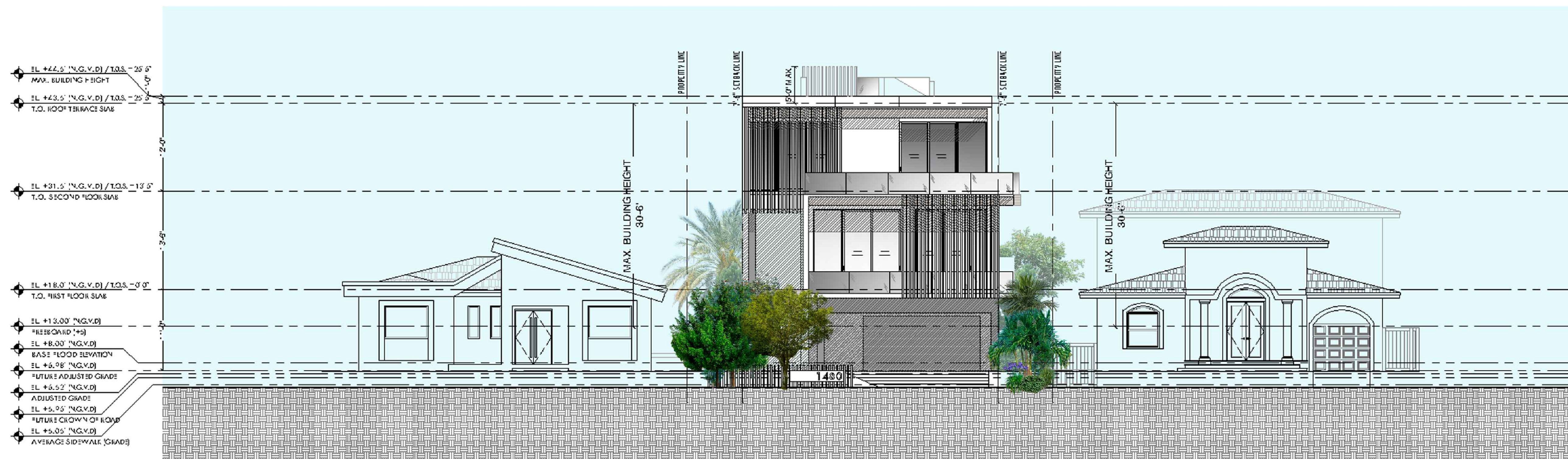
SECOND AND THIRD FLOOR LANDSCAPE PLAN

ALL LANDSCAPE DATA, INC.
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01 SOUTH ELEVATION



02 NORTH ELEVATION



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LANDSCAPE ARCHITECT
 DERICK LANGEL
 LA 666705
 STATE OF FLORIDA

NORTH / SOUTH ELEVATIONS

1480 STILLWATER RESIDENCE
 1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
 FIRST SUBMITTA...
 DATE: 08.01.202...

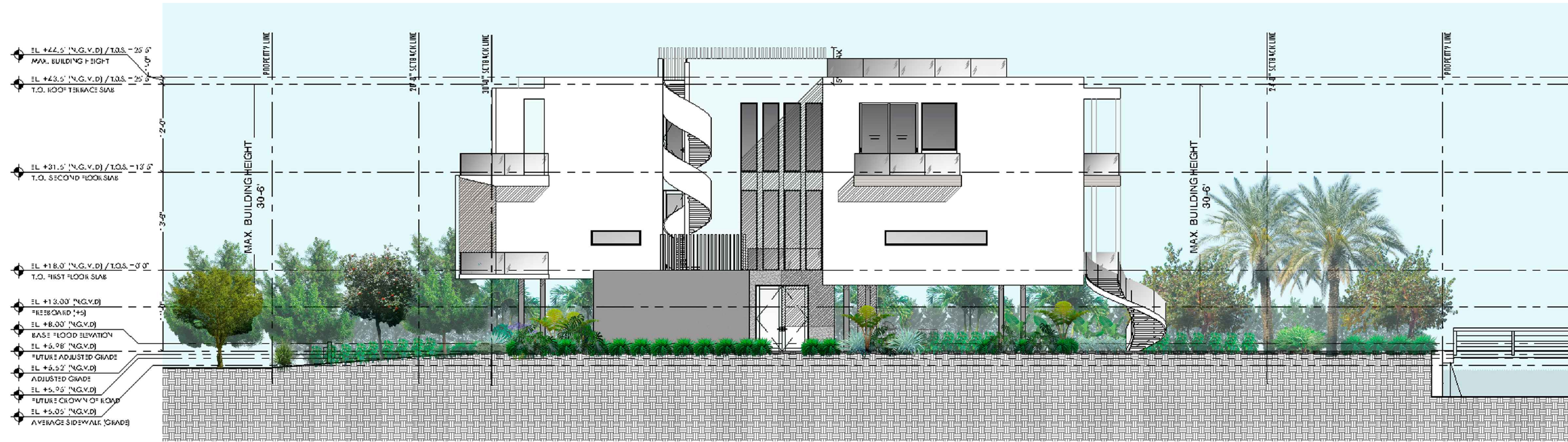
SCALE: 1/16" = 1'-0"

PRESCHER + BASSAN
 STUDIO

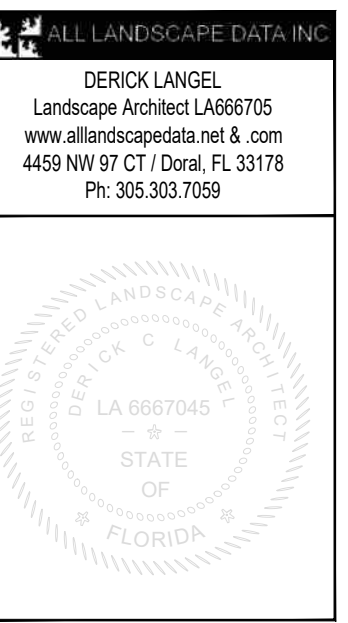
800 SE 4TH AVE. SUITE #616
 HALLANDALE BEACH
 FLORIDA, 33009
 P-1: 954.477.6750
 INFO@PRESCHERBASSAN.COM

L-04

01 WEST ELEVATION
1/16" = 1'-0"



02 EAST ELEVATION
1/16" = 1'-0"





BSI - Gumbo Limbo

COU - Sea Grape

CER - Buttonwood

COS - Orange Geiger



PRA - Bay Rum

PDA - Medjool Date Palm

PLE - Alexander Palm

AAF - Lily of the Nile



AOD - Giant Silver Bromeliad

ACO - Elephant's Ear

CRN - Dwarf Pitch Apple

CCO - Australian Tree Fern



LDE - Depressed Shrubverbena 'White'

MOD - Ceriman

MCA - Pink Muhly Grass

NEX - Boston Fern



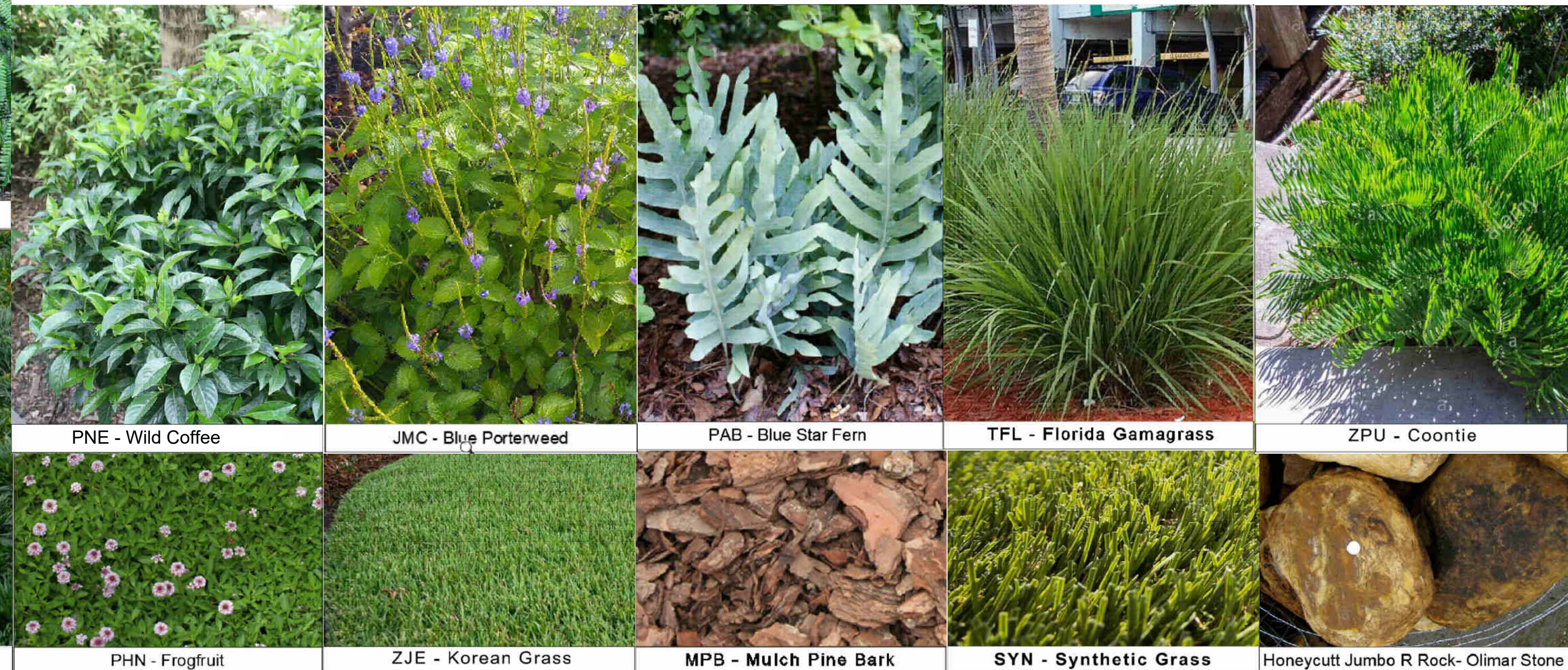
EUF - Spanish Stopper

PBM - Burle Marx

MBP - Mexican Black Pebbles

OJA - Mondo Grass

PLANT SCHEDULE											
CODE	QTY	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
TREES											
BSI	1	1			Bursera simaruba	Gumbo Limbo	65 gal	4"-6"	14'-16' OA	6'-8'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant Florida Native - Drought Tolerant - Miami-Dade Landscape Manual - Florida-Friendly Landscaping Guide Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual - 4' CT Minimum Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Salt Tolerant STD - Miami Beach Replacement Tree Category 1
COU	2	2			Coccoloba uvifera	Sea Grape	65 gal.	3"	14' OA	4'-6'	
CES	3	3			Conocarpus erectus	Green Buttonwood	45 gal	2"	12' OA	4'-6'	
COS	1	1			Cordia sebestena	Orange Geiger	FG	2"	12' OA	5'	
PRA	2	2			Pimenta racemosa	Bay Rum	45 gal	2"-3"	12' - 14' OA	4'-6'	
PALM TREES											
PDM	2	2			Phoenix dactylifera 'Medjool'	Date Palm	B & B	18"	14' CT	16'	Drought Tolerant - Listed in the Miami Dade Landscape Manual - Tree Category 4 Miami-Dade Landscape Manual - Single
PLE	2	2			Ptychosperma elegans	Alexander Palm	45 gal	2"-3"	14'-16' OA	8'	
SHRUBS											
AAF	10		1		Agapanthus africanus	Lily of the Nile	3 gal.	2' OA	2.5'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
AOD	4	4			Alcantarea odorata	Giant Silver Bromeliad	7 gal.	3'	3'-4'		
ACO	6	6			Alocasia caliodora	Elephant's Ear	7 gal.	4'-5'	3'-4'		
CRN	8	8			Clusia rosea 'Nana'	Dwarf Pitch Apple	3 gal.	2'	2.5'		
CCO2	4	4			Cyathea cooperi	Australian Tree Fern	7 gal.	3'	3' - 4'		Florida Native - Drought Tolerant - Whiter blooms Miami-Dade Landscape Manual Florida Native - Drought and Salt Tolerant - Miami-Dade Landscape Manual - Florida-Friendly Landscaping Guide Florida Native - Miami-Dade Landscape Manual Florida Native - Epiphytic and Terrestrial Growth - Shade Grown Florida Native - Miami-Dade Landscape Manual Florida Native - Drought Tolerant Florida Native - Miami-Dade Landscape Manual
LDE	23	21	1	1	Lantana depressa	Depressed Shrubverbena	1 gal.	1.5'	1.5'		
MOD	14	14			Monstera deliciosa	Ceriman	15 gal	4'-5'	4'		
MCA	4	4			Muhlenbergia capillaris	Pink Muhly Grass	3 gal	2'	2'		
NEX	19	19			Nephrolepis exaltata	Boston Fern	7 gal.	3"	2'		Florida Native - Miami-Dade Landscape Manual Florida Native - Drought Tolerant Florida Native - Miami-Dade Landscape Manual Florida Native - Drought Tolerant Florida Native - Miami-Dade Landscape Manual
PAB	19	19			Phlebodium aureum 'Blue Star'	Blue Star Fern	1 gal.	2'	2.5'		
PNE	10	10			Psychotria nervosa	Wild Coffee	7 gal.	2.5' OA	3.5'		
JMC	6		3	3	Stachytarpheta jamaicensis	Blue Porterweed	3 gal.	2'	2'		
TFL	9	9			Tripsacum floridanum	Florida Gamagrass	3 gal.	2'	2'		Florida Native - Miami-Dade Landscape Manual
ZPU	15	15			Zamia pumila	Coontie	3 gal.	2'	2'		
LARGE SHRUBS											
EUF	102	102			Eugenia foetida	Spanish Stopper	15 gal.	5'-6' OA	3' - 4'		Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - Shrub Type
SHRUB AREAS											
NEX2	139				Nephrolepis exaltata	Boston Fern	3 gal.	2'	2'	24" o.c.	Florida Native - Miami-Dade Landscape Manual
PBM2	62	62			Philodendron 'Burle Marx'	Philodendron 'Burle Marx'	3 gal	2'	2'	24" o.c.	
GROUND COVERS											
MBP	159 sf	159 sf			Mexican Black Pebbles	Black Pebbles	S.F.				
OJA	508	508			Ophiopogon japonicus	Mondo Grass	1 gal	6' OA	12"	8" o.c.	
PNF	354	354			Phyla nodiflora	Frogfruit	1 gal.			9" o.c.	Florida Native
ZJE	908 sf	908 sf			Zoysia japonica 'Empire'	Korean Grass	Sod				
MULCH & AGGREGATES											
MPB	1,574 sf	1,550 sf	15 sf	9 sf	Mulch Pine Bark	Pine Bark Mulch	S.F.				3" Layer
SOD/SEED											
SYT	460 sf	460 sf			Synthetic turf	Artificial Grass	Sod				



PNE - Wild Coffee

JMC - Blue Porterweed

PAB - Blue Star Fern

TFL - Florida Gamagrass

ZPU - Coontie

EUF - Spanish Stopper

PBM - Burle Marx

MBP - Mexican Black Pebbles

OJA - Mondo Grass

PHN - Frogfruit

ZJE - Korean Grass

MPB - Mulch Pine Bark

SYN - Synthetic Grass

Honeycutt Jumbo R Rock - Olimar Stone

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SEAL

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REVISIONS / SUBMISSIONS

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PLANT SCHEDULE & LANDSCAPE LEGEND

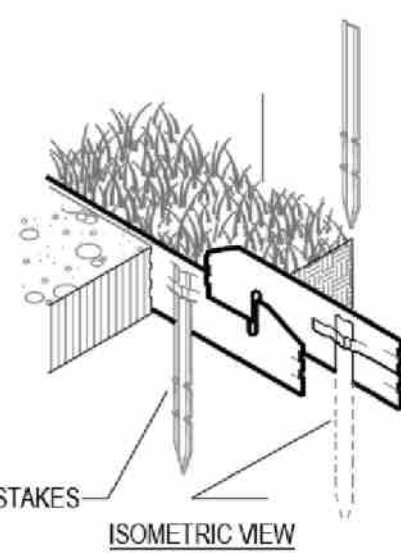
L-06

GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for future extras or complaints.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions shall be made without prior consent of the Landscape Architect, City Urban Forester and or the Planning Department. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape contractor to provide finish grade 3" lower than FFE of all hardscapes, i.e. roads, walks, curbs, pavers, etc....., to accommodate 3" layer of mulch.
- All tree and Palm relocations shall be performed in accordance with ANSI A-300 (Part 6) standards and industry accepted good horticultural practices by an ISA Certified Arborist or ASCA Consulting Arborist.

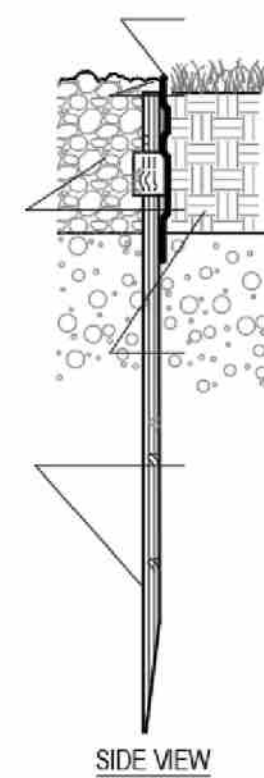
PLANTING NOTES

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, preemergence herbicide, seed, and mulch.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Material not meeting Florida #1 or better will not be accepted, Landscape Architect, City Urban Forester and or the Planning Department staff to approve ROW material before it is planted.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat plant areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after preemergence treatment prior to planting.
- Planting soil shall be a mix of 30% inland muck and 70% freshwater sand. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for groundcovers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil.
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of the burlap shall be removed or tucked into the plant pit before the trees are backfilled.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro mulch immediately after planting. **In no case shall Cypress or red mulch be used.** Mulch shall not be applied within 6" of any tree or palm trunk that are installed or incorporated into the project.
- All Trees/Palms in sod areas are to receive a 36"/48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting. Exceptions require written authorization from the City Urban Forester.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A-300 Guidelines for Tree Pruning to min. 5'-0" height clearance to the base of canopy. All tree and root pruning activities shall be performed by ISA Certified Arborist and or ASCA Consulting Arborist in accordance with ANSI A-300 standards and industry accepted good horticultural practices.
- Landscape Contractor to provide all plants with fertilizer 30 days after installation. Fertilizer shall comply with state fertilizer laws. It shall have a chemical designation as indicated for each type of plant:
Palms: 12-4-12 N-P-K, Slow Release Palm Special with micronutrients.
Shrubs, Groundcover and Trees: 6-6-6 N-P-K, with micronutrients.



PERMALOC CLEANLINE ALUMINUM EDGING
TOP OF EDGING TO BE MAXIMUM OF 1/2" (12.7 MM) ABOVE SURFACE MATERIAL
BED MEDIA OR AGGREGATE

COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
12" (305 MM) ALUMINUM STAKES TO LOCK INTO PERFORMED LOOPS ON THE EDGING

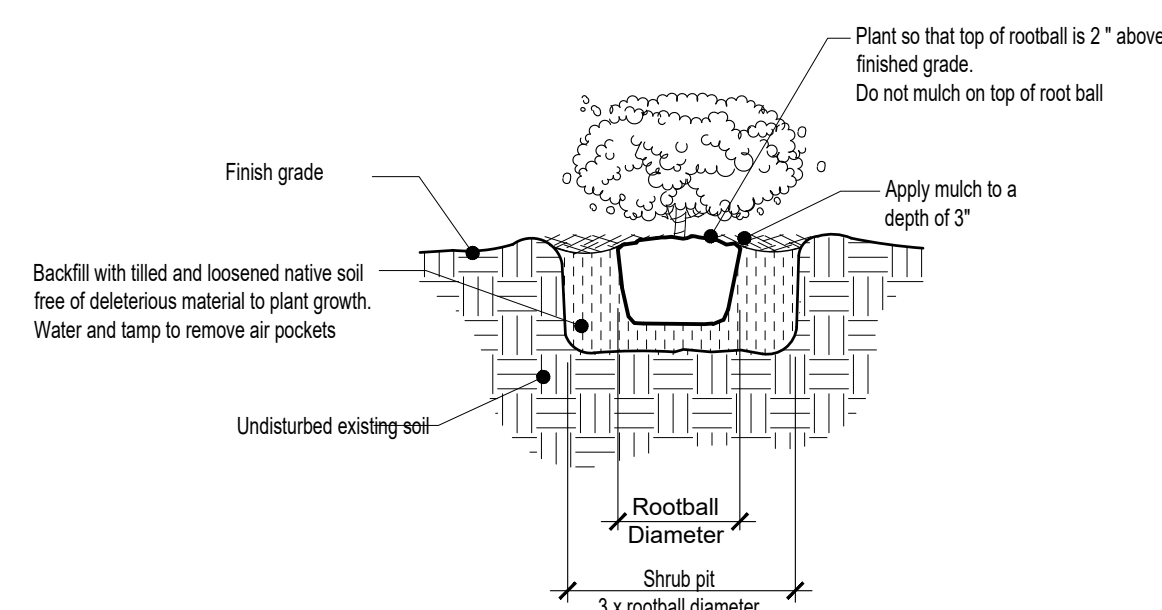
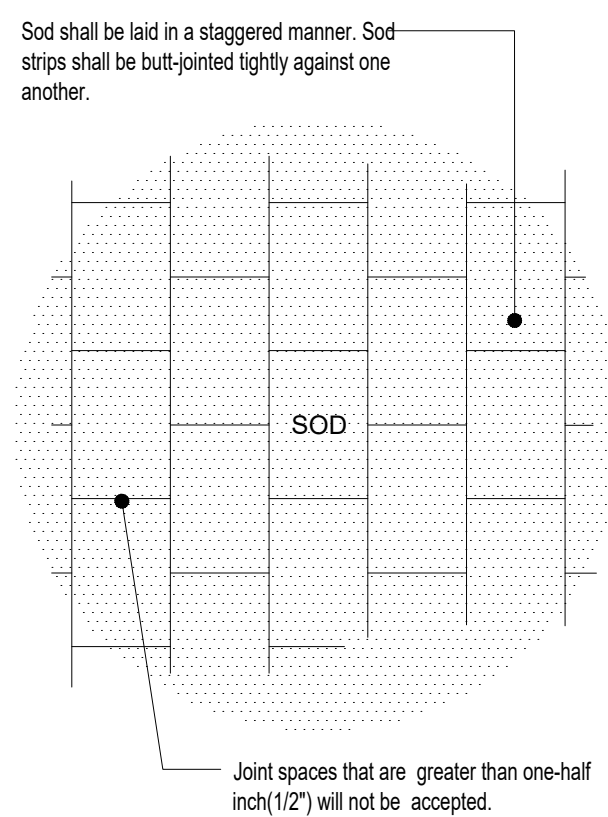


- NOTES:**
- INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
 - 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.
 - 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.
 - CORNERS - CUT BASE EDGING UP HALFWAY AND FOR A CONTINUOUS CORNER.
 - PERMALOC CLEANLINE AS MANUFACTURED BY PERMALOC CORPORATION.
 - DO NOT SCALE DRAWING.
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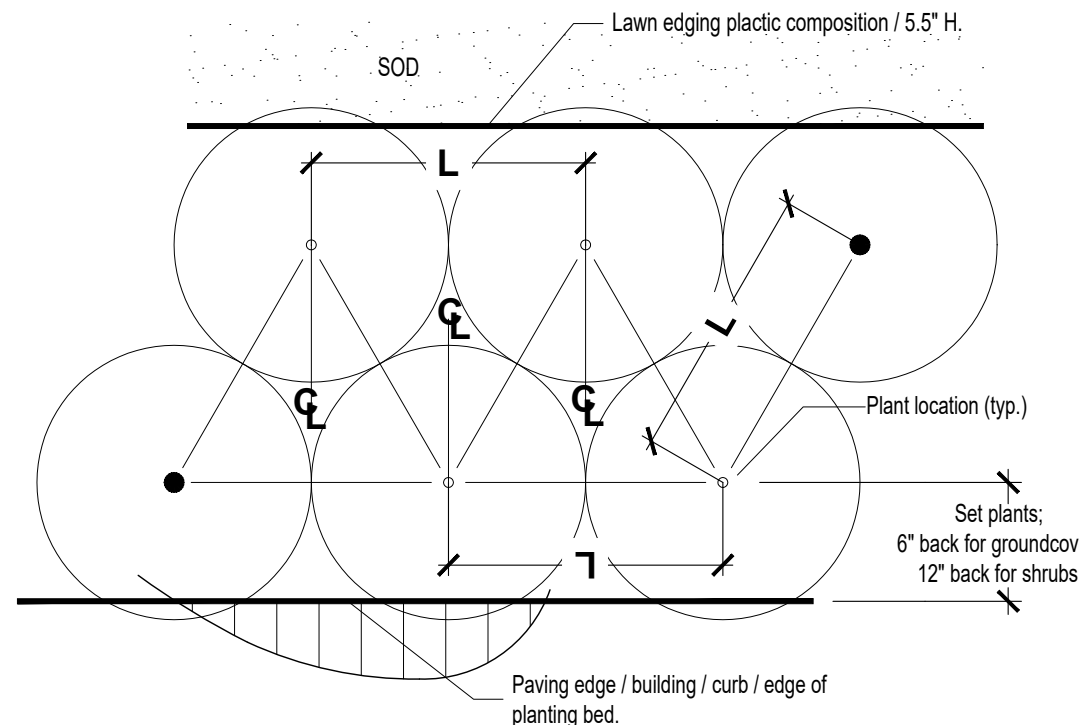
FINISH LEGEND:
1/8" X 4" (3.2 MM X 102 MM), 0.072" (1.83 MM) THICK WITH 0.135" (3.43 MM) EXPOSED TOP LIP
BL - BLACK DURAFLEX-MEETS AAMA 2603

1 SOD PLANTING DETAIL

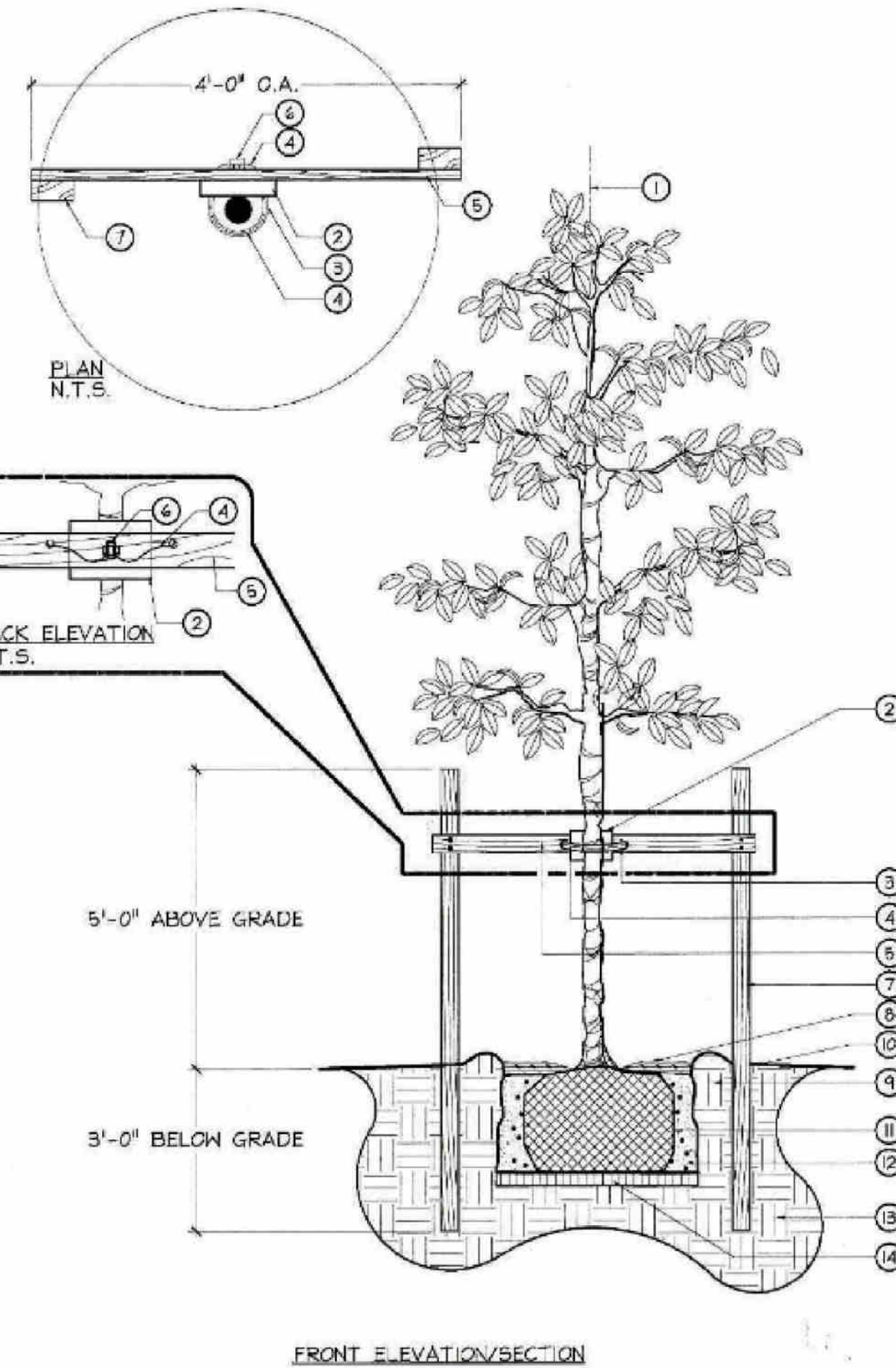
SCALE: N.T.S.



- Notes:**
- Spacing diagram refers to all planting unless noted otherwise
 - L- Spacing as called for in planting plan and plant list



Typical Shrubs / Groundcover Planting Detail
N.T.S.

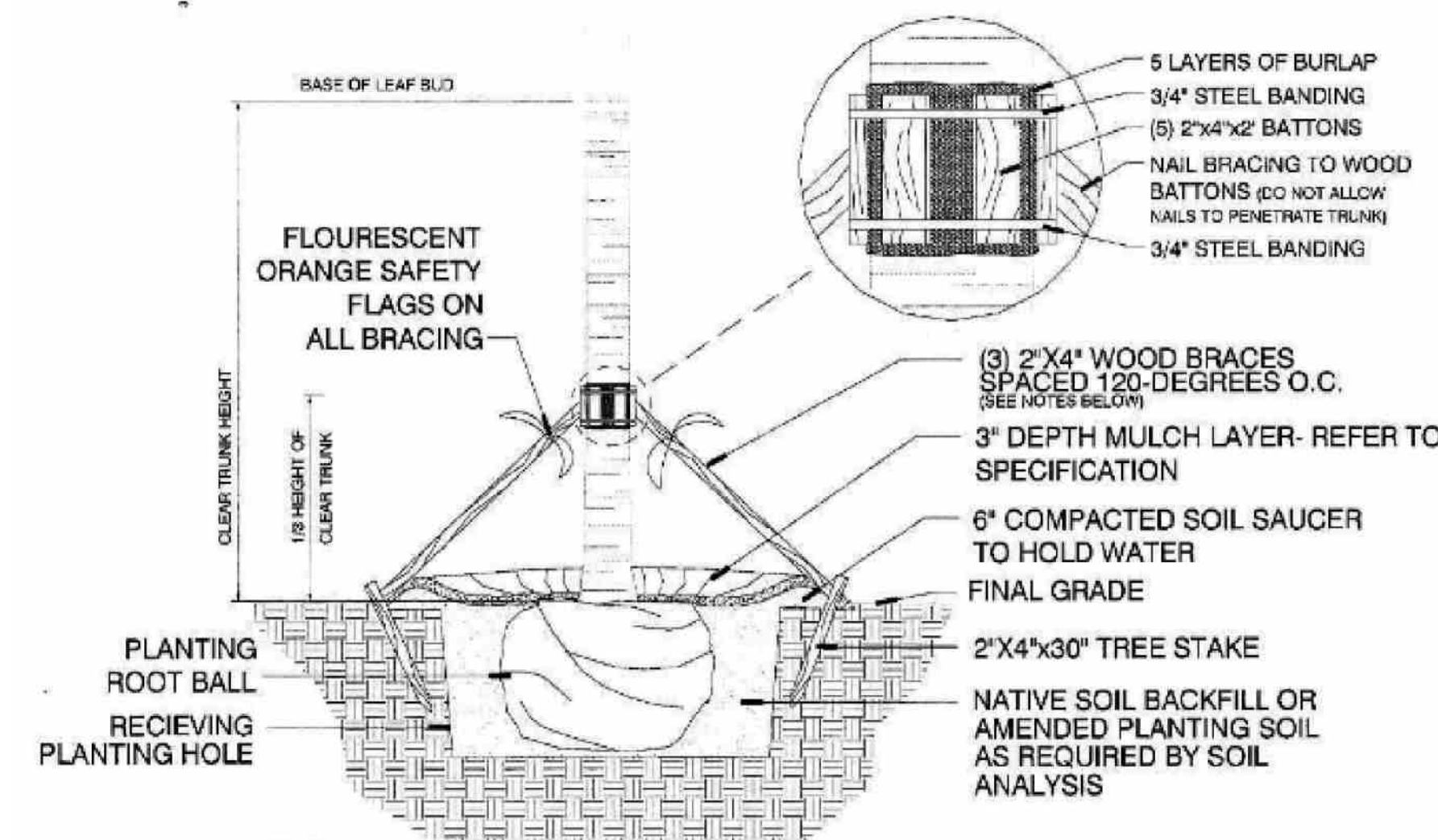


KEY

- SET TREE PLUMB IN PLANTING PIT.
- PROTECT TREE TRUNK WITH 1 NOMACO® STYROFOAM PADDING GUARDS, #6UC4804B, AS SPECIFIED, OR APPROVED EQUAL.
- AMAZON HOUSE AND RUEDER® 1/2" AIR HOSE #41146 OR APPROVED EQUAL, TO COVER 10 GAUGE WIRE.
- 10 GAUGE GALVANIZED WIRE, WIRE PRODUCT®, OR APPROVED EQUAL.
- 2"x4"x4" NON TREATED LANDSCAPE TIMBER AS SPECIFIED, FASTEN WITH 4 3/4" DECK SCREWS TO 2 1/2"x4"x8" P.T. LANDSCAPE TIMBERS.
- 1 1/2" MALLEABLE CLAMP FASTENER FOR WIRE, SUPPLIER: FLORIDA WIRE® OR APPROVED EQUAL.
- 2 2"x4" X 8' P.T. LANDSCAPE TIMBER AS SPECIFIED.
- 1"-2" MULCH DEPTH LAYER ON ROOT BALL.
- 4" WATER RING, (WITHIN ROOTBALL DIA.), FILL 3 TIMES IMMEDIATELY AFTER PLANTING, RAKE OUT PRIOR TO MULCHING AND PLANTING.
- ROOT FLARE 1"-2" ABOVE FINISHED GRADE.
- 8x8 OR CONTAINERIZED ROOTBALL, REMOVE ALL BURLAP IF NOT 100% BIODEGRADABLE. REMOVE CONTAINER FROM ROOTBALL PRIOR TO PLANTING.
- BACKFILL, TOP SOIL TYP. OF AREA, BACKFILL SHALL BE AMENDED THROUGHOUT ENTIRE SITE WITH FERTILIZER AND COMPOST AS REQUIRED.
- UNDISTURBED SUBGRADE.
- COMPACT SOIL IMMEDIATELY BENEATH THE ROOT BALL TO PREVENT SETTLING.

- NOTES:**
- CONTRACTOR TO ASSURE PERCOLATION IN TREE PITS.
 - NO MULCH WITHIN 4" OF TRUNK.

City of Miami Beach Typical Tree Planting Detail
N.T.S.

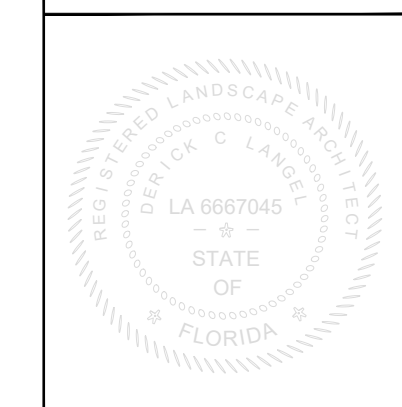


- NOTES:**
- PALMS OVER 32' GH HEIGHT, USE MINIMUM (4) 4x4 BRACING AND STAKES
 - PRIMARY STAKES SHOULD BE PLACED PARALLEL TO WALKWAYS WHENEVER POSSIBLE.
 - RECEIVING PLANTING HOLE SHALL BE APPROXIMATELY 1/3 LARGER THAN ROOTBALL.
 - BURLAP SHALL BE PERPENDICULAR TO THE GROUND PLANE.
 - TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES.
 - NO SQUARES OR BLACKENED TRUNKS
 - AMENDED SOIL MIX, TO BE ADDED AT THE TIME OF PLANTING IF NEEDED, SHALL CONSIST OF A RATIO MIX OF 80% CLEAN SILICA SAND AND 20% SCREENED, PULVERIZED TOPSOIL AS NEEDED.

City of Miami Beach Typical Palm Planting Detail
N.T.S.

NOTE:
THE RIGHT OF WAY'S PERMIT IS REQUIRE PRIOR TO START THE WORK IN THE RIGHT OF WAY

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1480 STILLWATER RESIDENCE

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

DENISE PRESCHEL GUNZLER AR99182

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

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DRAWN BY: CR

LANDSCAPE NOTES & DETAILS

**1480 STILLWATER
RESIDENCE**

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

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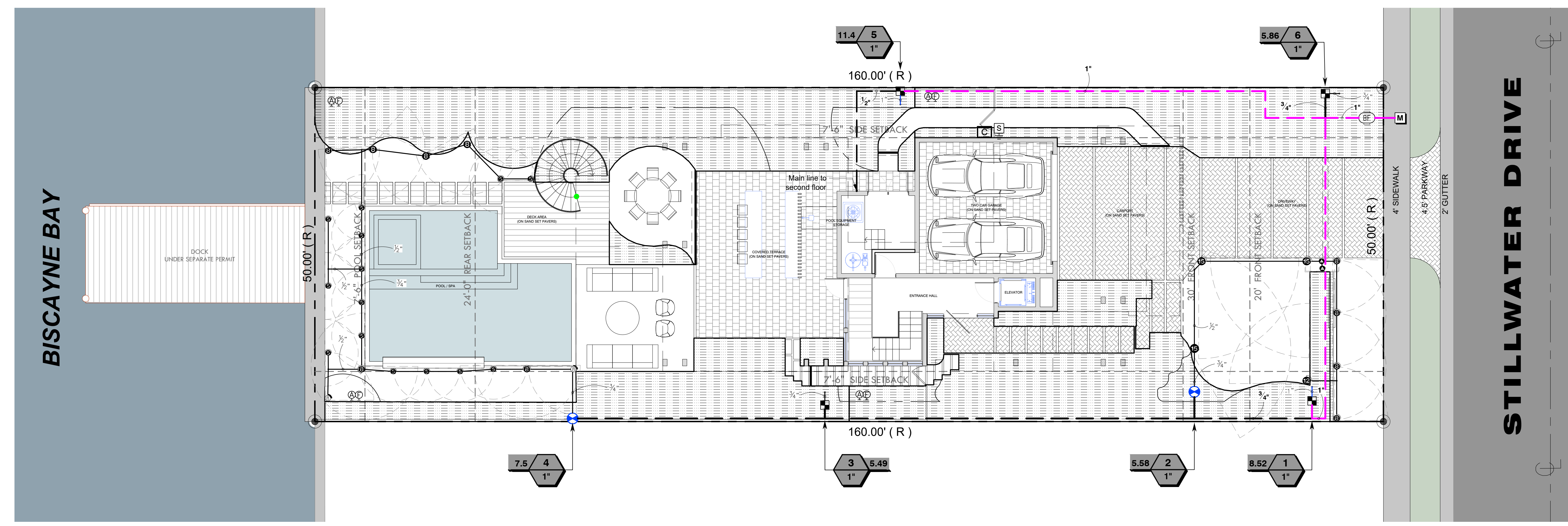
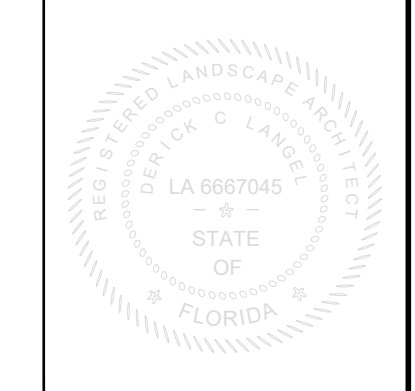
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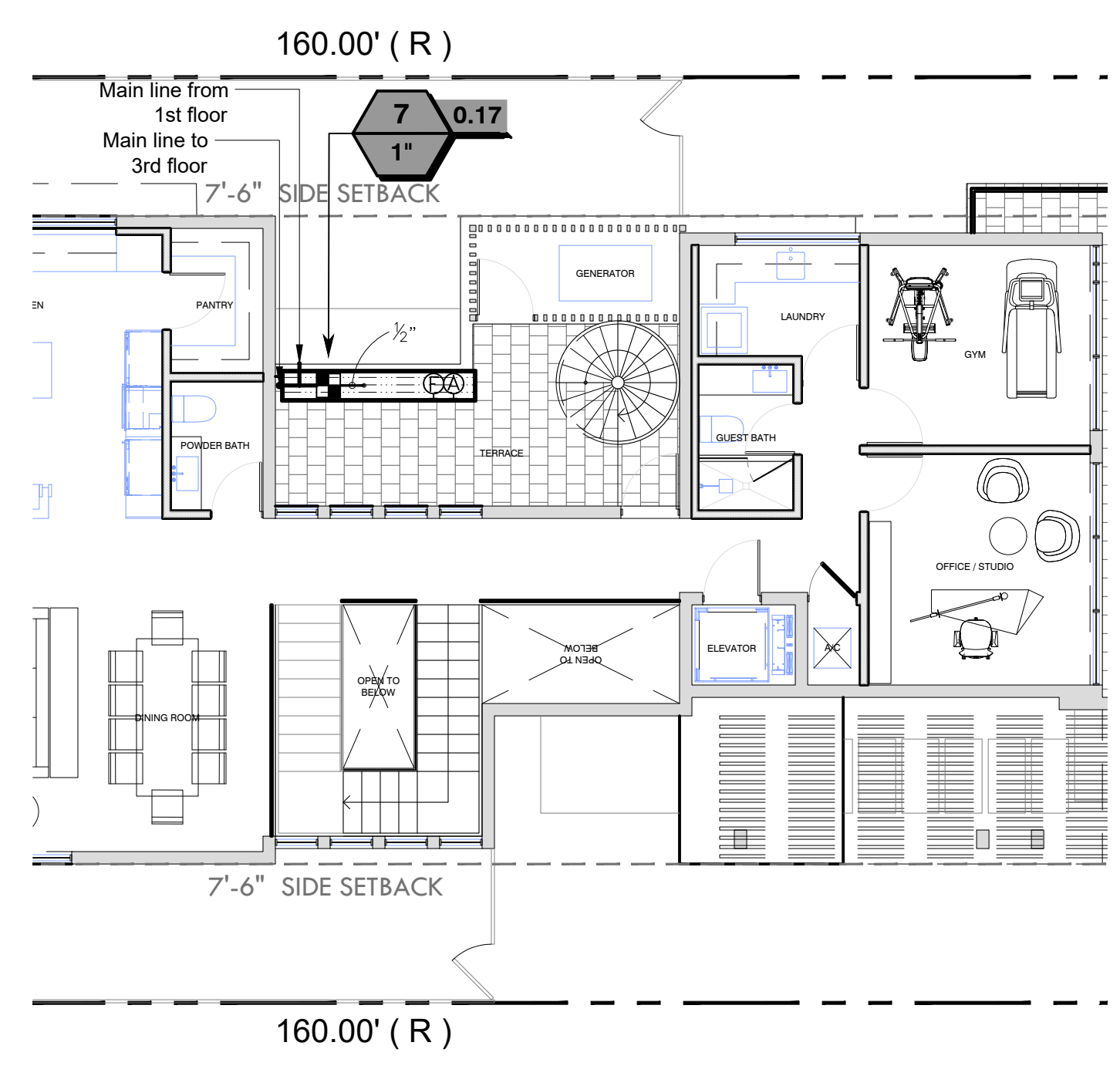
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**GROUND FLOOR
IRRIGATION PLAN**

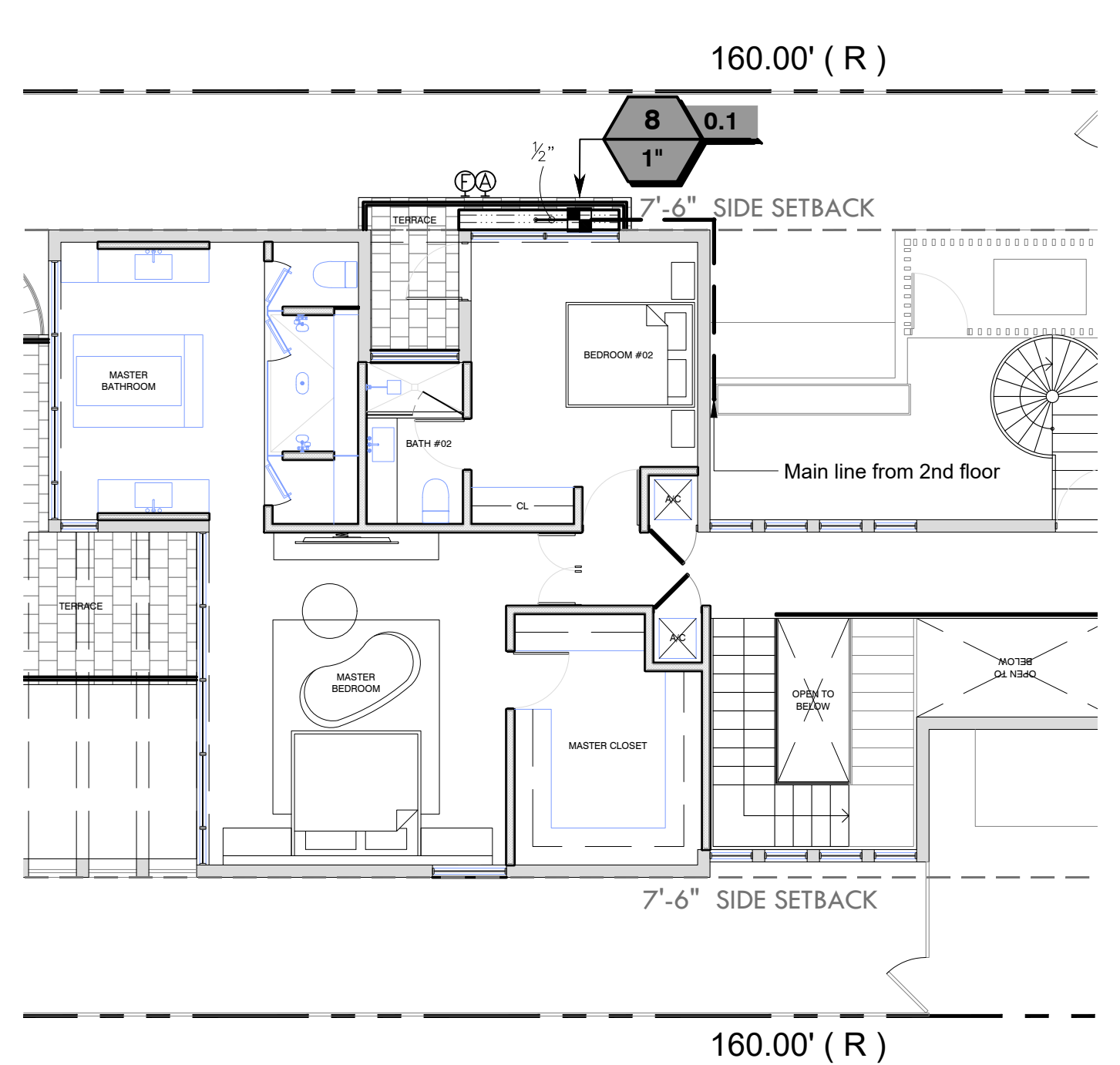
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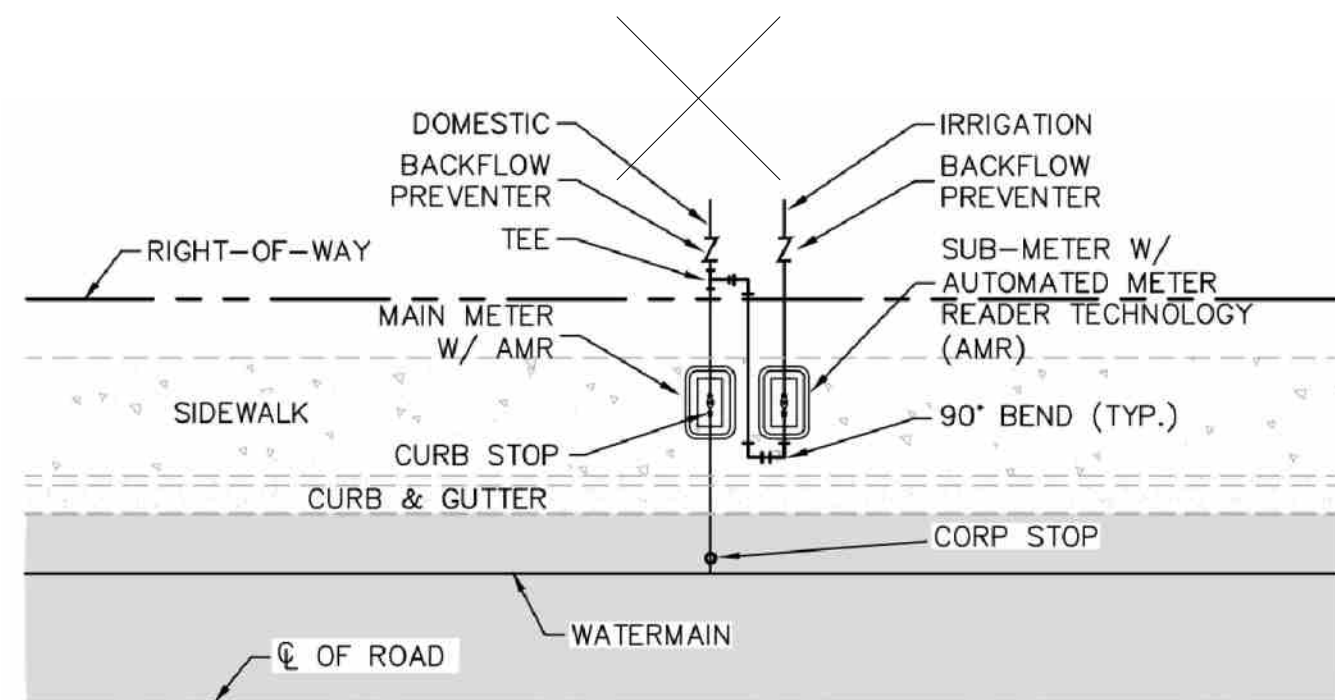
GROUND FLOOR IRRIGATION PLAN
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



SECOND FLOOR IRRIGATION PLAN
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



THIRD FLOOR IRRIGATION PLAN
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



NOTES:

- MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
- MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
- MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
- MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
- SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL
SCALE: N.T.S.

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN" CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24",

(2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4" SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEK.

2 IRRIGATION NOTES
SCALE: N.T.S.

NOTES:

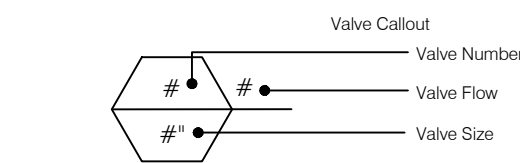
- THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
- GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
- THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
- PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH MISC CONSTRUCTION SPECIFICATIONS FOR DOWNTOWN WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WADJ.
- THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
- SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	14	30
	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
	Toro 570Z-6LP-PC 12' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
	Toro 570Z-6LP-PC 15' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30
	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570Z-06P-COM-PC 8 Series Shrub Spray, 6" Pop-Up, with a Zero Flush Seal, and Check-O-Matic Check Valve. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	6
	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	6
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	6
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	1,887 I.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	2
	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1
	Toro EVO-040D with (01) EMOD-04 8 Station Outdoor Controller. Includes one 4-station Expansion Module. Ideal for residential and light-commercial applications.	1
	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	148.7 I.F.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	64.4 I.F.
	Irrigation Lateral Line: PVC Schedule 40 1"	4.1 I.F.
	Irrigation Mainline: PVC Schedule 40 1/2"	261.3 I.F.
	Irrigation Mainline: PVC Schedule 40 3/4"	120.4 I.F.
	Irrigation Mainline: PVC Schedule 40 1"	128.5 I.F.
	Pipe Sleeve: PVC Class 200 SDR 21	36.6 I.F.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	8.52	130.7	47.6	52.9	1.07 in/h
2	Toro 252-26 Globe	1"	Turf Spray	5.58	149.7	34.8	39.6	0.84 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	5.49	203.0	41.0	47.4	1.07 in/h
4	Toro 252-26 Globe	1"	Shrub Spray	7.5	238.8	37.2	48.1	1.05 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	11.39	68.1	51.0	58.4	1.07 in/h
6	Toro DZK-EZF-1-MF	1"	Area for Dripline	5.86	84.7	41.9	45.7	1.07 in/h
7	Toro DZK-EZF-1-MF	1"	Area for Dripline	0.17	187.4	38.2	41.6	1.04 in/h
8	Toro DZK-EZF-1-MF	1"	Area for Dripline	0.1	327.8	38.2	41.6	1.03 in/h
	Common Wire				510.2			

PRESCHEL + BASSAN STUDIO
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email: info@preschelbassan.com
www.preschelbassanstudio.com
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Hallandale Beach, FL 33009

1480 STILLWATER RESIDENCE

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

DENISE PRESCHEL GUNZLER AR991&Z

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

NOTES/COMMENTS

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CHECKED BY: DP
DATE: JUL 2024
DRAWN BY: CR

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DERICK LANGEL
Landscape Architect LA666705
www.allandscapeadata.net & .com
4459 NW 97 CT / Doral, FL 33178
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IRRIGATION NOTES SCHEDULE & DETAILS

**1480 STILLWATER
RESIDENCE**

1480 STILLWATER DRIVE,
MIAMI BEACH FLORIDA 33138

SEAL

DENISE PRESCHEL GUNZLER AR991&2

REVISIONS / SUBMISSIONS

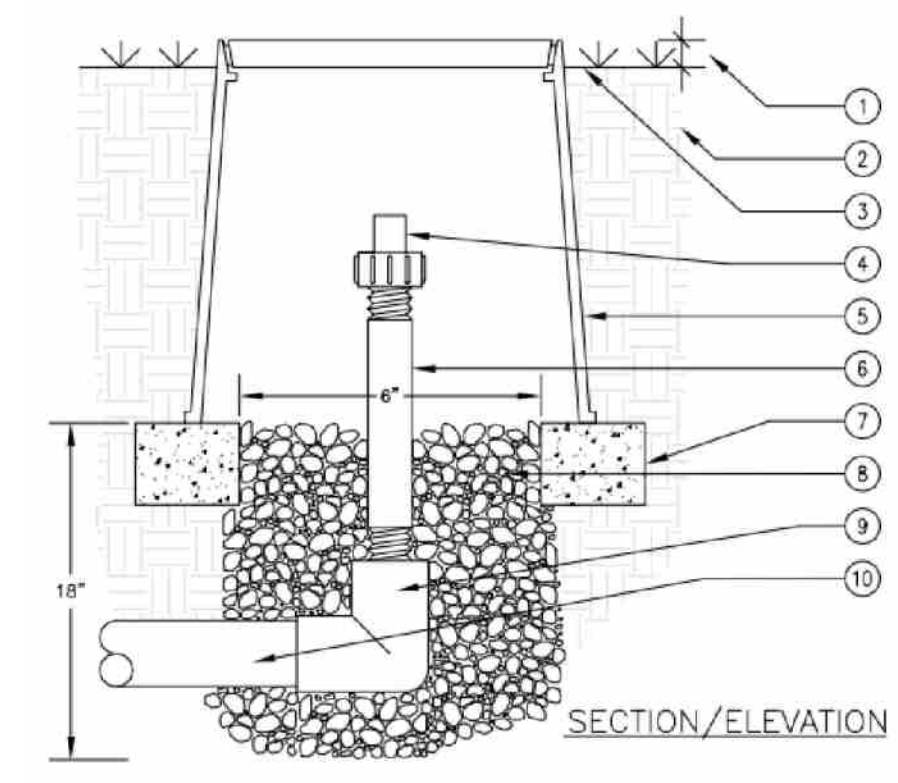
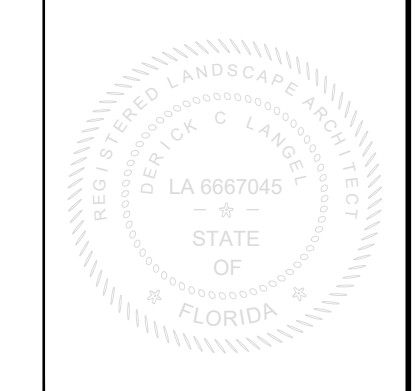
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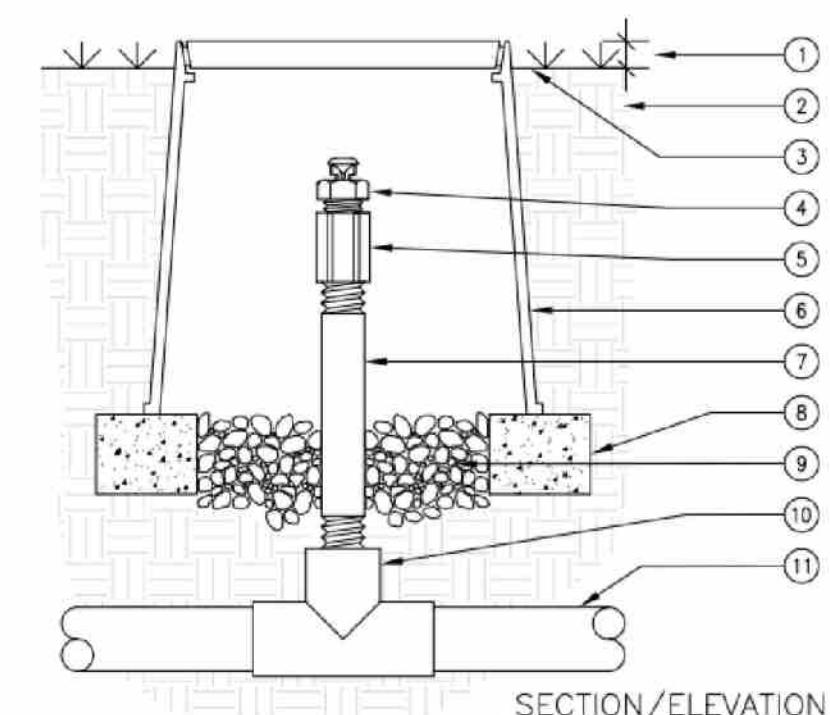
IRRIGATION DETAILS

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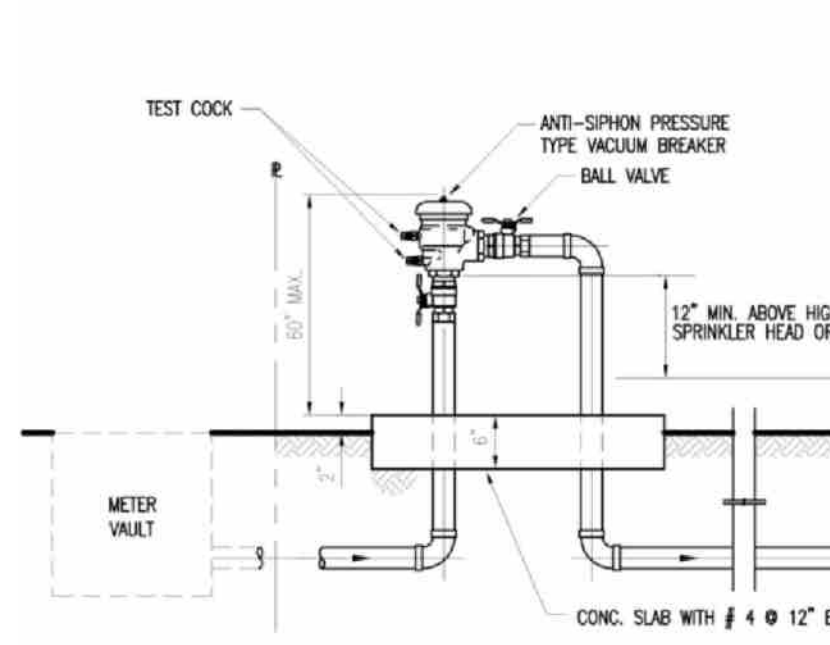
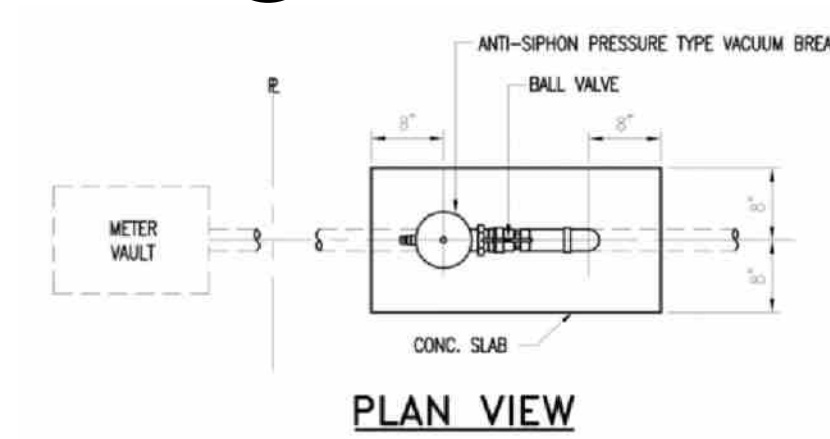
- 1" ABOVE FINISH GRADE.
- NATIVE SOIL PER SPECIFICATIONS.
- FINISH GRADE.
- TORO FLUSH VALVE (14"CH-H-FT).
- 6" ROUND PLASTIC VALVE BOX HEAT BRAND "AP" ON LID IN 1" HIGH CHARACTER.
- 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
- BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- PEA GRAVEL SUMP (6" DEEP).
- PVC ELBOW (6x4) WITH 3/4" THREADED OUTLET.
- PVC PIPING.
- USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

4 AUTOMATIC FLUSH VALVE
N.T.S.

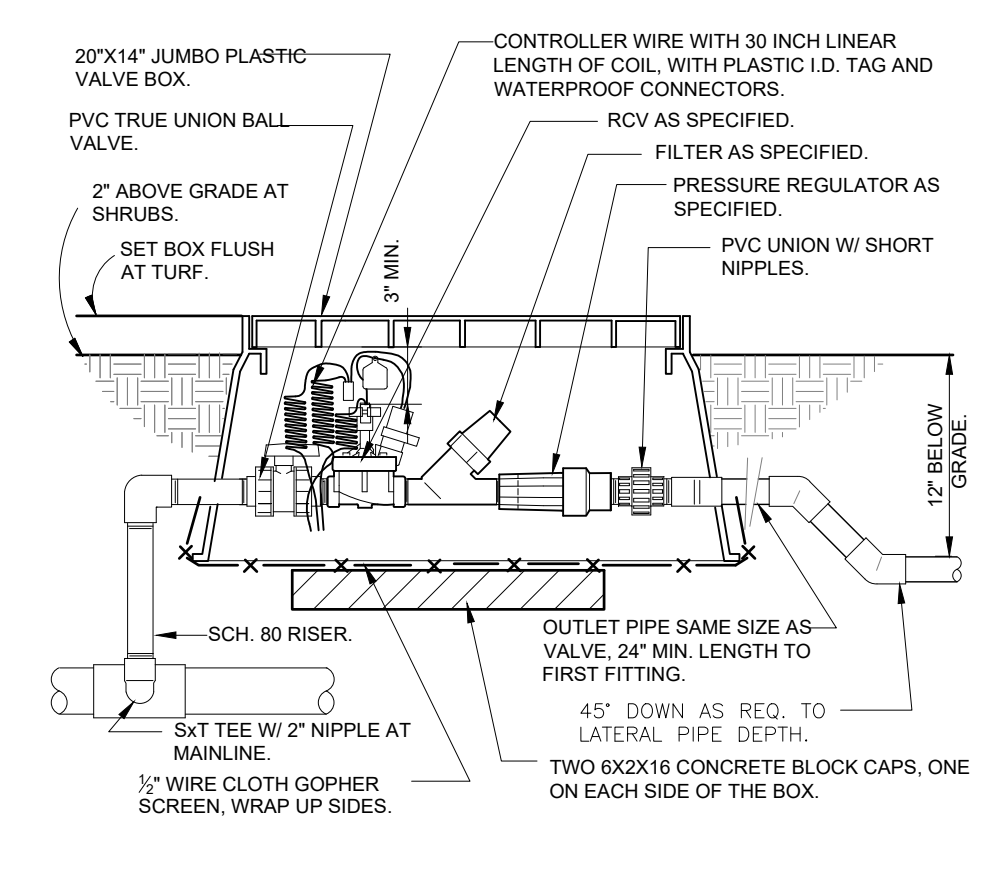


- 1" ABOVE FINISH GRADE.
- NATIVE SOIL PER SPECIFICATIONS.
- FINISH GRADE.
- TORO AIR/VACUUM RELIEF VALVE (FV4500-34).
- 1/2" PVC COUPLING (TV).
- 6" ROUND PLASTIC VALVE BOX HEAT BRAND "AP" ON LID IN 1" HIGH CHARACTER.
- 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
- BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
- PEA GRAVEL SUMP (6" DEEP).
- PVC TEE (5x5x1) WITH 1/2" THREADED OUTLET.
- PVC PIPING.
- USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS.

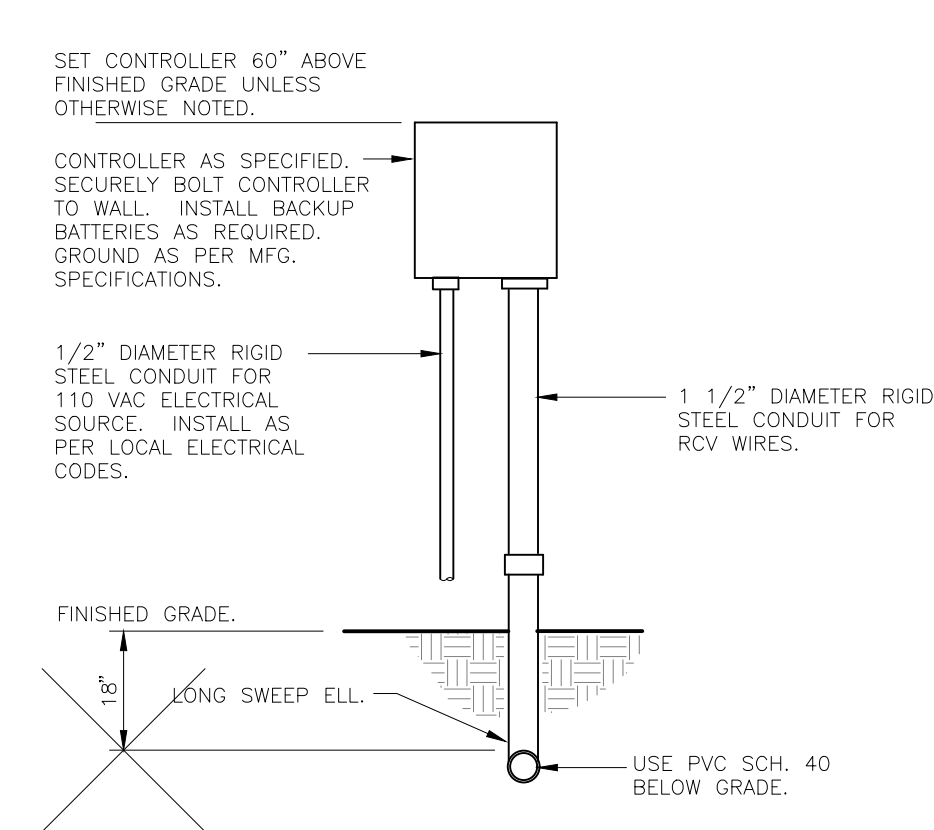
7 1/2" AIR/VACUUM RELIEF VALVE
N.T.S.



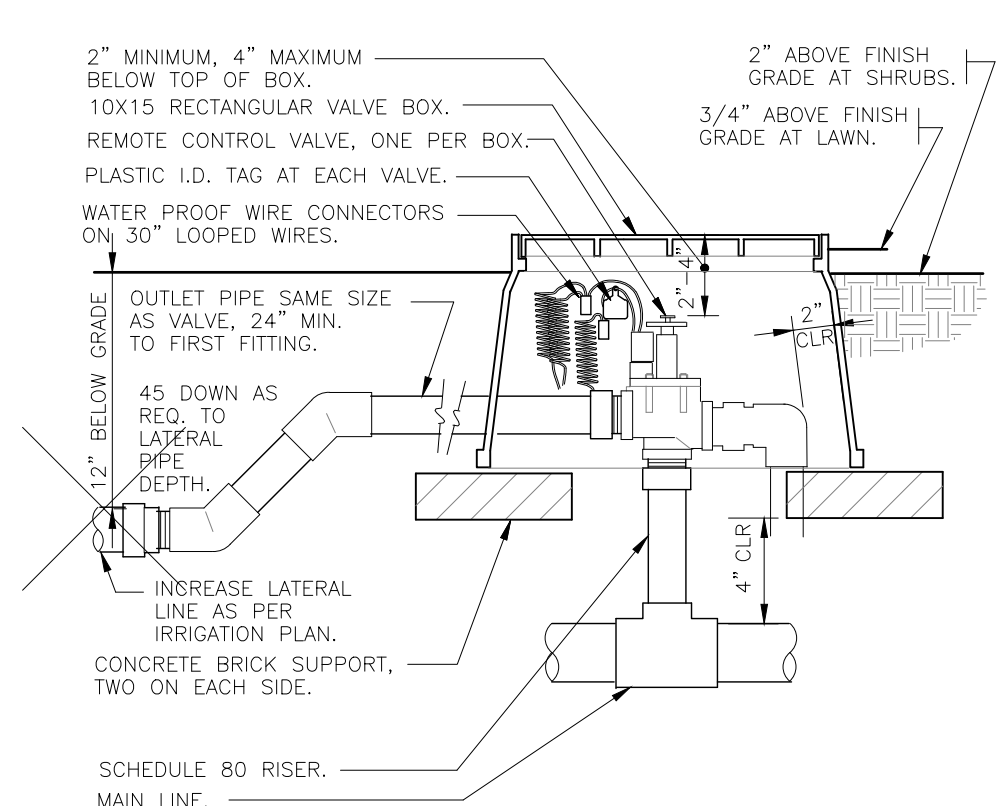
12 VACUUM BREAKER
N.T.S.



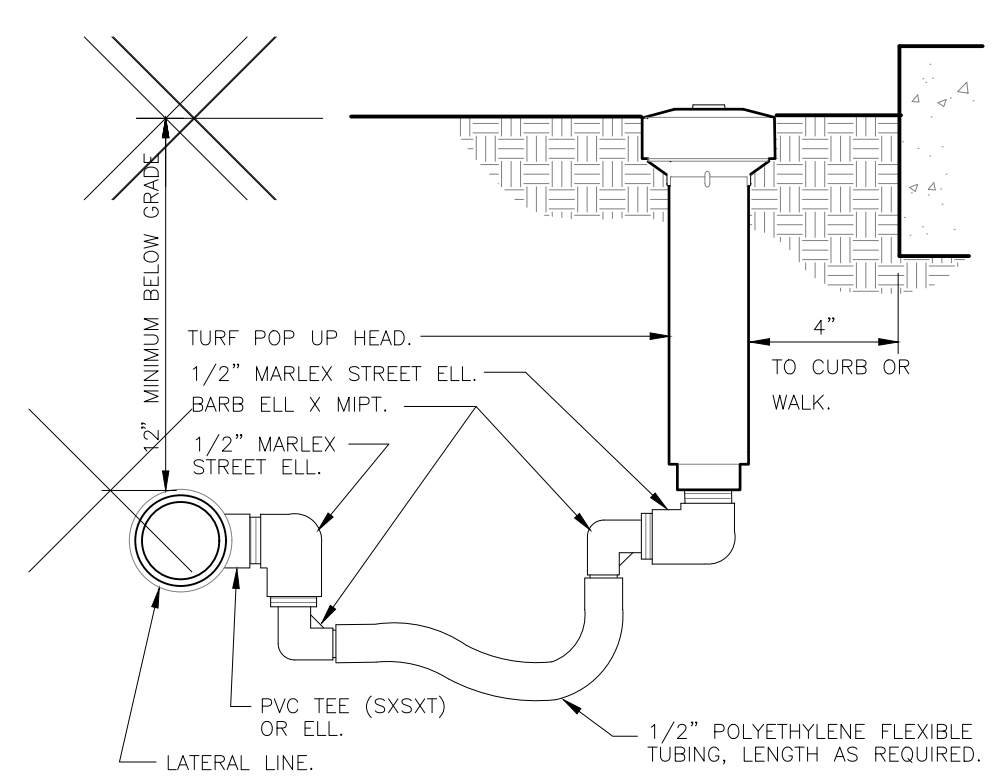
3 1" DRIP VALVE/FILTER/REGULATOR
1 1/2" = 1'-0"



6 WALL MOUNT CONTROLLER
1" = 1'-0"



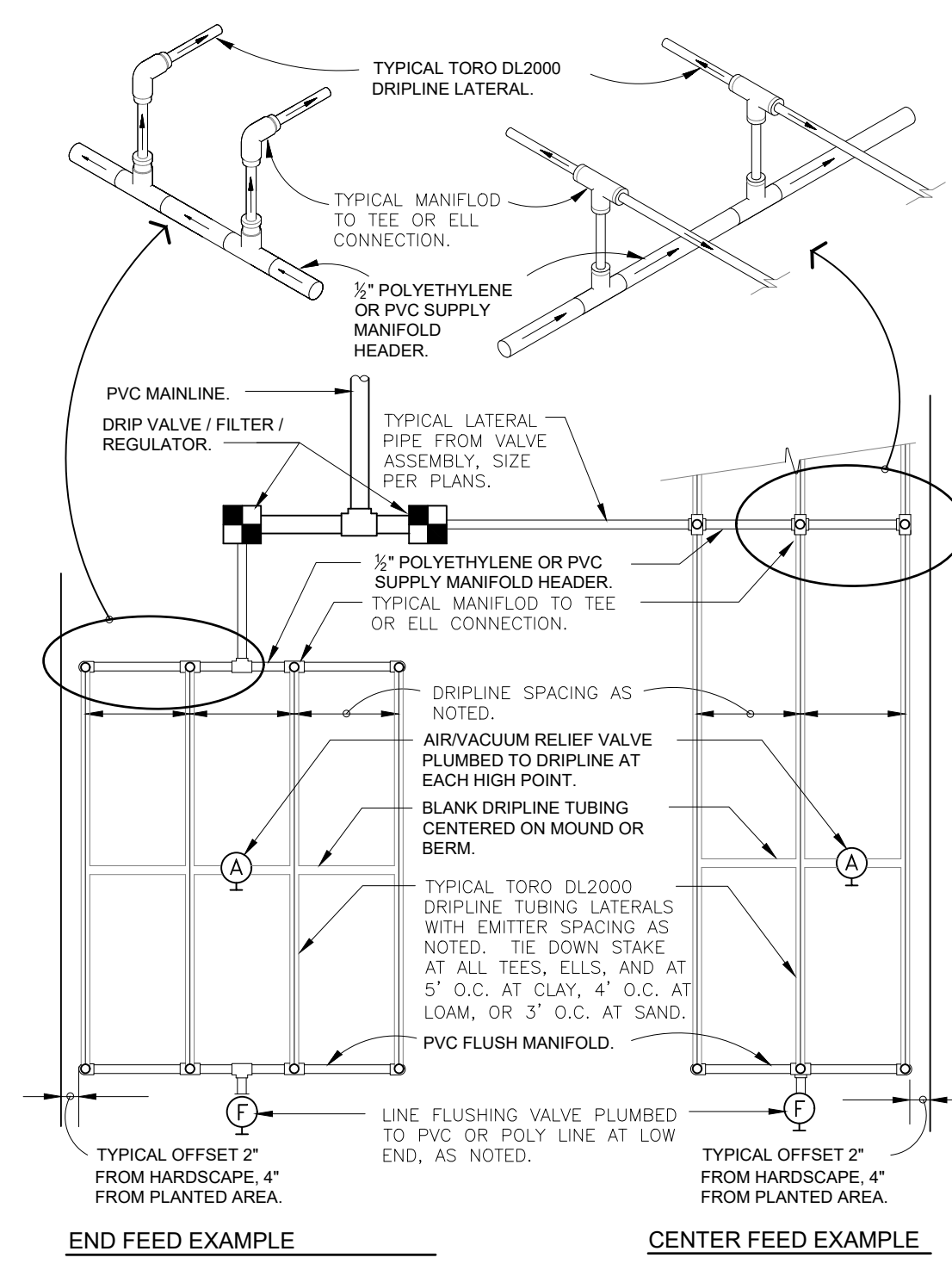
2 ELECTRIC REMOTE CONTROL VALVE
1 1/2" = 1'-0"



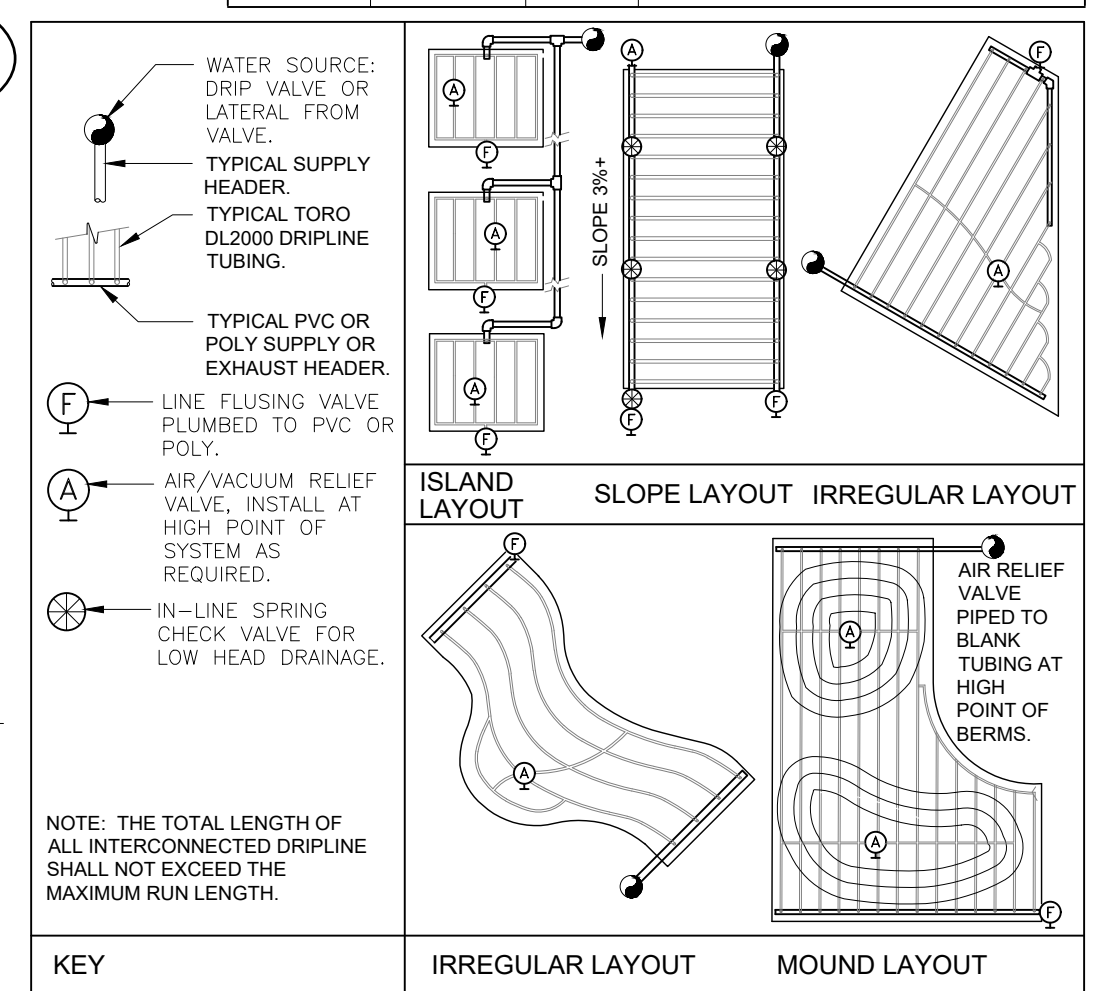
5 TURF SPRAY FLEX ASSEMBLY
3" = 1'-0"

MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPQ212	0.53 GPH	12"	250'	360'	400'	450'
RPQ218	0.53 GPH	18"	350'	515'	565'	650'
RPQ412	1.0 GPH	12"	180'	240'	260'	300'
RPQ418	1.0 GPH	18"	240'	340'	375'	430'

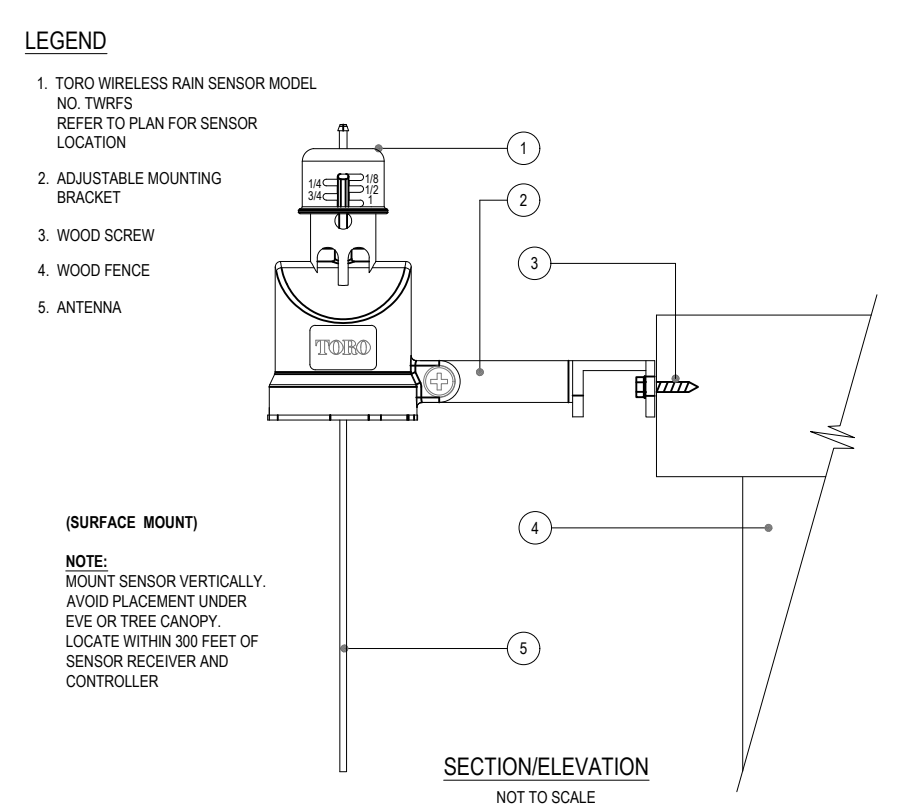
FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM	
RPQ212	0.53 GPH	12"	53.00	0.88
RPQ218	0.53 GPH	18"	35.33	0.59
RPQ412	1.0 GPH	12"	102.00	1.70
RPQ418	1.0 GPH	18"	67.99	1.13



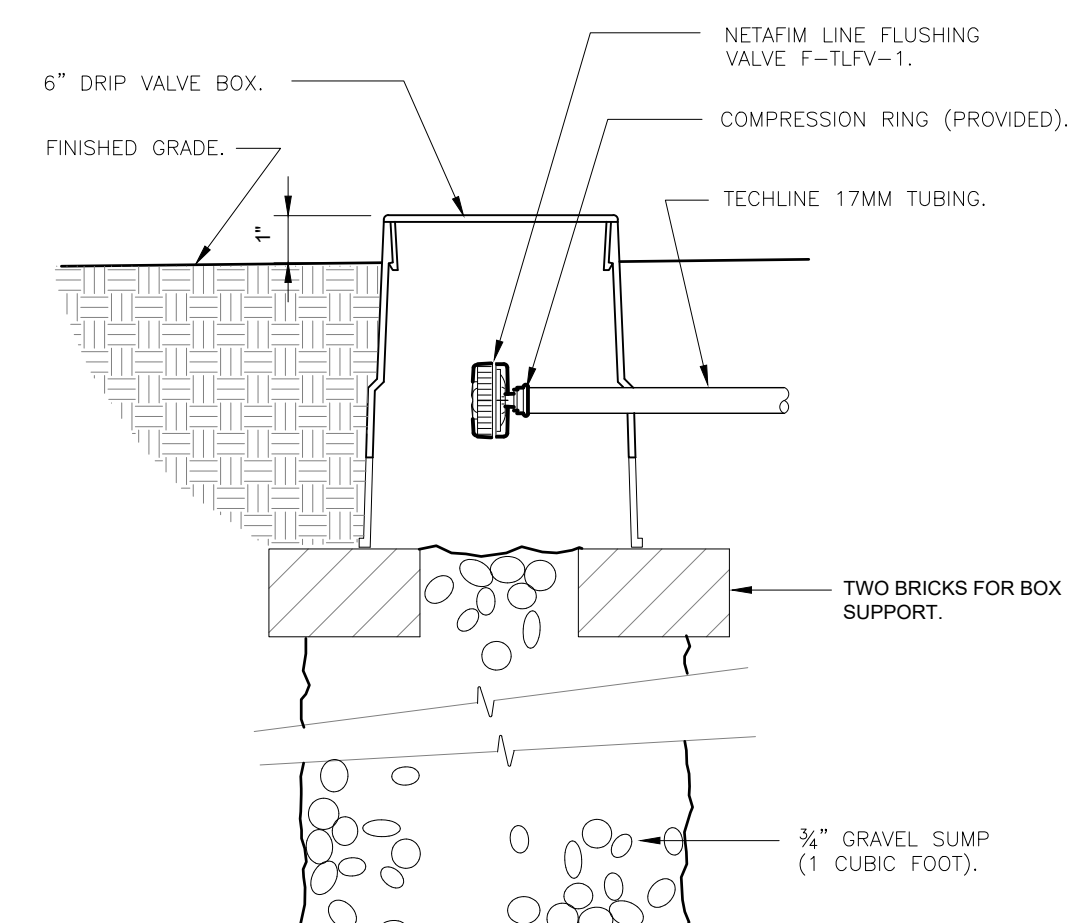
1 TORO DL2000 DRIPLINE
3" = 1'-0"



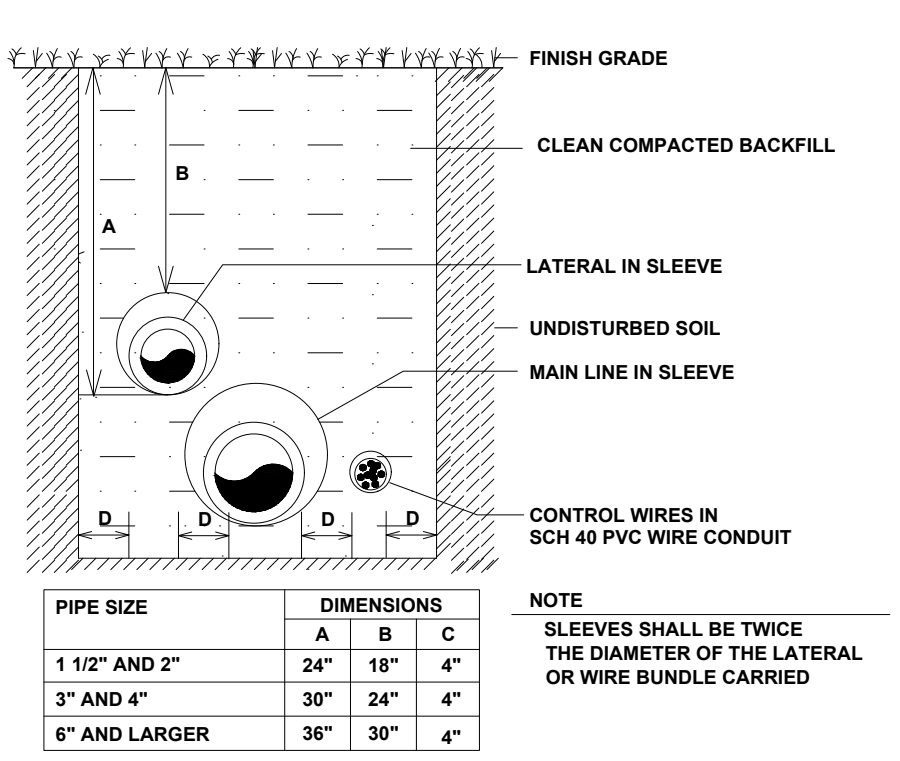
KEY
IRREGULAR LAYOUT MOUND LAYOUT



8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S.



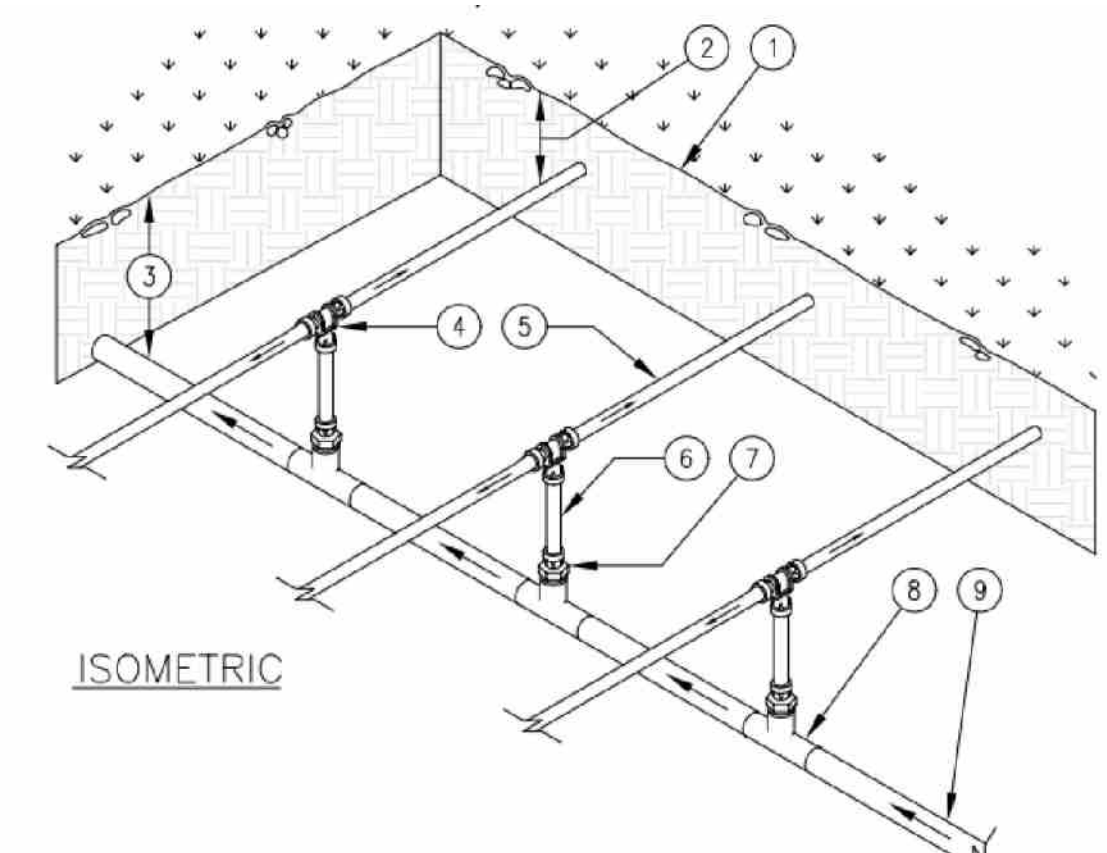
9 NETAFIM TECHLINE FLUSH VALVE
3" = 1'-0"



TRENCHING DETAIL (NTS) VEHICULAR TRAFFIC AREAS

PIPE SIZE	DIMENSIONS		
	A	B	C
1 1/2" AND 2"	24"	18"	4"
3" AND 4"	30"	24"	4"
6" AND LARGER	36"	30"	4"

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS



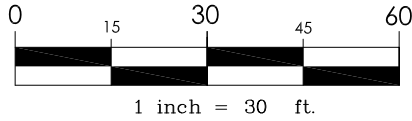
11 CENTER-FEED SUPPLY-MANIFOLD
N.T.S.

8 TORO - TWRS WIRELESS RAIN SENSOR
N.T.S.

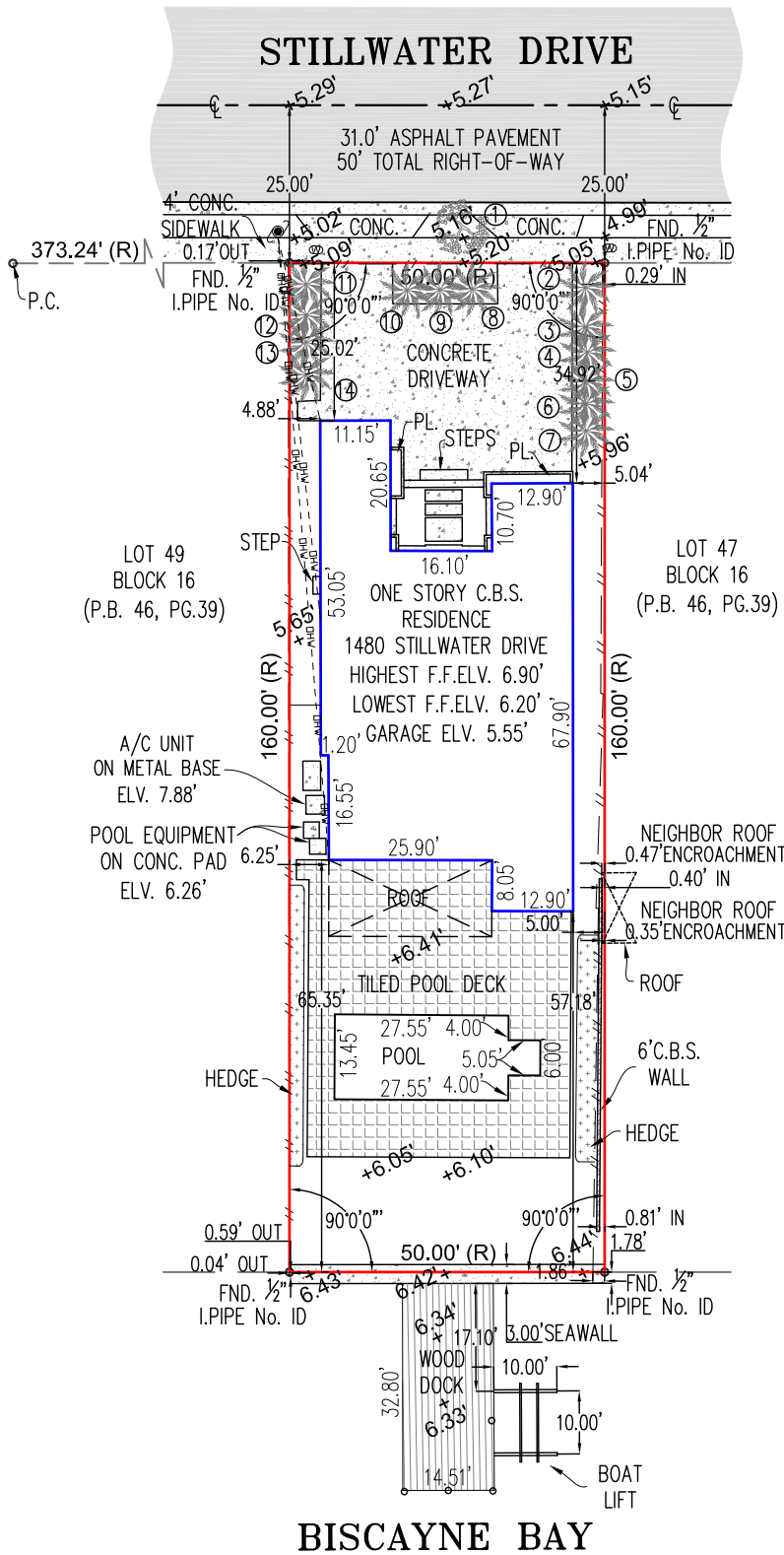
SKETCH OF BOUNDARY SURVEY

SCALE.....1"=30'

GRAPHIC SCALE



PROPERTY ADDRESS: 1480 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.



THIS IS PAGE 1 OF 2, NOT VALID WITHOUT ALL PAGES.

FOLIO No. 02-3203-011-2090

CERTIFY TO:

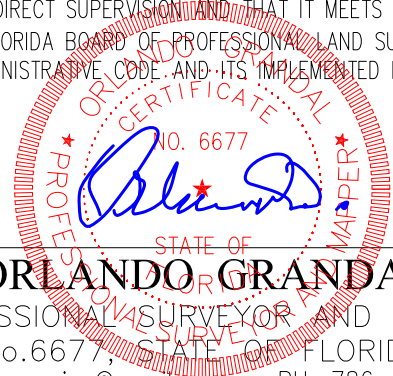
STEELWATER SOUTH LLC.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE "STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

MAPCONS
Group, LLC.
PROFESSIONAL LAND SURVEYORS
LICENSE NO.: LB8332

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Miami, FL. 33134
Ph. (786) 615-3103
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Email: mlsurveying@gmail.com
www.mapconsgroupinc.com

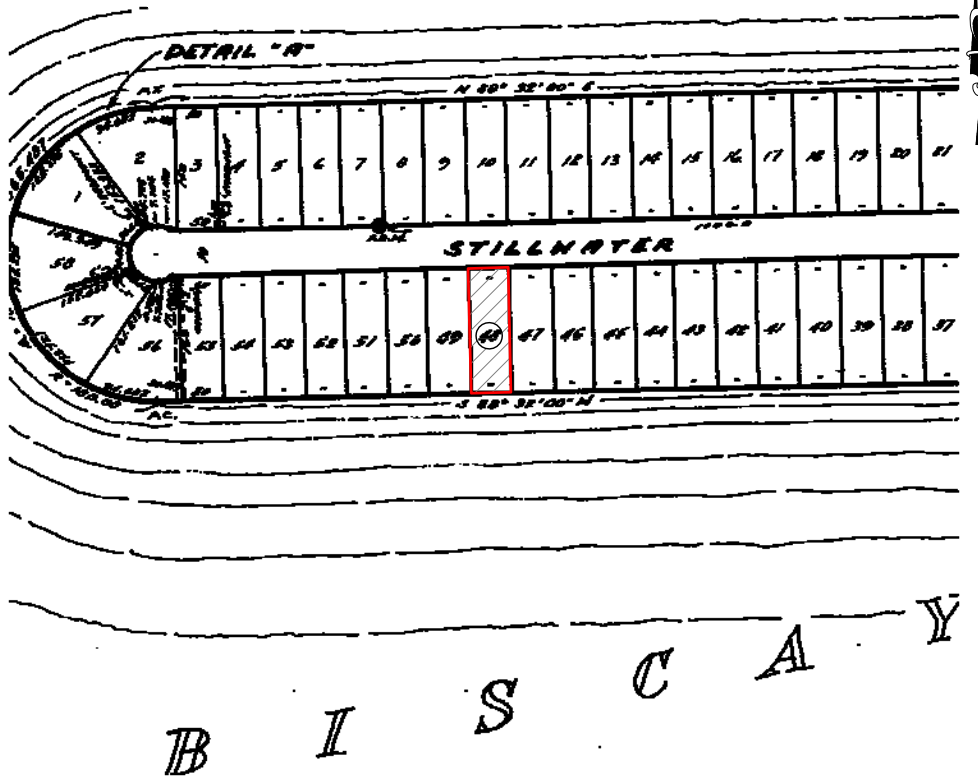


JOB No	24-030	DRAWN BY	D.J.
F.B. No	FILE	CHECKED BY	O.G.
DATE	02/19/2024	UPDATE SURVEY	07/18/2024
TREE SURVEY	06/20/2024		

ORLANDO GRANDAL
PROFESSIONAL LAND SURVEYOR AND MAPPER
PSM No. 6677, STATE OF FLORIDA
Email: mlsurveying@gmail.com - PH. 786-615-3103

LOCATION MAP

SCALE.....N.T.S.



LEGEND:

- P.L.S. PROFESSIONAL LAND SURVEYOR
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- S/F.N.&D. SET OR FOUND NAIL & DISC
- S/F.I.P. SET OR FOUND 1/2" IRON PIPE
- M MONUMENT LINE
- CL CENTER LINE
- (R) RECORDED
- IN INSIDE
- OUT OUTSIDE
- C.B.S. CONCRETE BLOCK & STUCCO
- F.FL.EL. FINISH FLOOR ELEVATION
- (C) CALCULATED
- A/C AIR CONDITIONING UNIT
- PL. PLANTER
- CONC. CONCRETE
- N.T.S. NOT TO SCALE
- CATCH BASIN
- WATER METER
- GAS VALVE
- WATER VALVE
- WOOD POWER POLE
- PB. PLAT BOOK
- PG. PAGE
- C.B.S. WALL
- 6' WOOD FENCE
- OVERHEAD UTILITY WIRES
- EXISTING ELEVATION

LEGAL DESCRIPTION:

LOT 48, BLOCK 16, OF "BISCAYNE BEACH 2ND ADDITION", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE ORIGINAL RECORD BOOK 34158, PAGE 2774, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000.

IF THIS DOCUMENT IS BEING READ IN PAPER FORMAT, IT IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. IF THE DOCUMENT IS IN ELECTRONIC FORMAT, ACCORDING TO CHAPTER 5J-17.062 SECTION 3, IT IS NOT VALID UNLESS ELECTRONICALLY SIGNED. THE FINAL HARD COPY OF THE DOCUMENT MUST HAVE THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE SURVEYOR.

THE ISSUE OF THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THOSE PERSONS, PARTIES OR INSTITUTIONS IN THE CERTIFICATE.

THE LIABILITY OF THIS BOUNDARY SURVEY IS LIMITED TO THE COST OF THE SURVEY.

THE PROPERTY DESCRIBED ON THIS SURVEY, LIES WITHIN A FLOOD ZONE "AE", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION 8.00 FEET.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AS PER MIAMI-DADE COUNTY BENCHMARK NAME D-180, WITH AN ELEVATION OF 3.51 FEET, LOCATED OVER 81 STREET AND BYRON AVENUE, WITH A DESCRIPTION: PK. NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEXT TO FIRE HYDRANT.

UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATION AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

ALL TIES SHOWN ARE FROM BUILDING CORNER TO PROPERTY LINE.

THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.

OWNERSHIP SUBJECTS TO OPINION OF TITLE.

LAND AREA OF SUBJECT PROPERTY: 8000.00 SQ. FT. (+/-).

TREE CHART

No.	BOTANICAL NAME	COMMON NAME	DIAMETER (IN.)	CANOPY (FT.)	HEIGHT (FT.)
1	UNKNOWN	UNKNOWN	4"±	6'±	10'±
2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (2)	4"±	10'±	10'±
3	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	10'±	12'±
4	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	12'±	14'±
6	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
7	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	5"±	12'±	14'±
8	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
9	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
10	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	4"±	10'±	10'±
11	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (4)	5"±	8'±	11'±
12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±
13	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±
14	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM (3)	6"±	12'±	14'±

NOTE:

- TREE TRUNK DIAMETERS WERE MEASURED AT A HEIGHT ±4.5 FEET FROM THE GROUND.
- FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
- THE SURVEYOR IS NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS CHART.

NOTICE:

THIS DRAWING IS THE PROPERTY OF MAPCONS GROUP, LLC.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS IS PAGE 2 OF 2, NOT VALID WITHOUT ALL PAGES.