1015 STILLWATER , MIAMI BEACH

MIAMI BEACH DRB24-1043 - FINAL SUBMITTAL

NEW 2 STORY SINGLE
FAMILY RESIDENCE WITH UNDERSTORY

REVISION TO UNDERSTORY HEIGHT

MIAMI BEACH - FINAL SUBMITTAL

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

PRESCHEL + BASSAN
STUDIO

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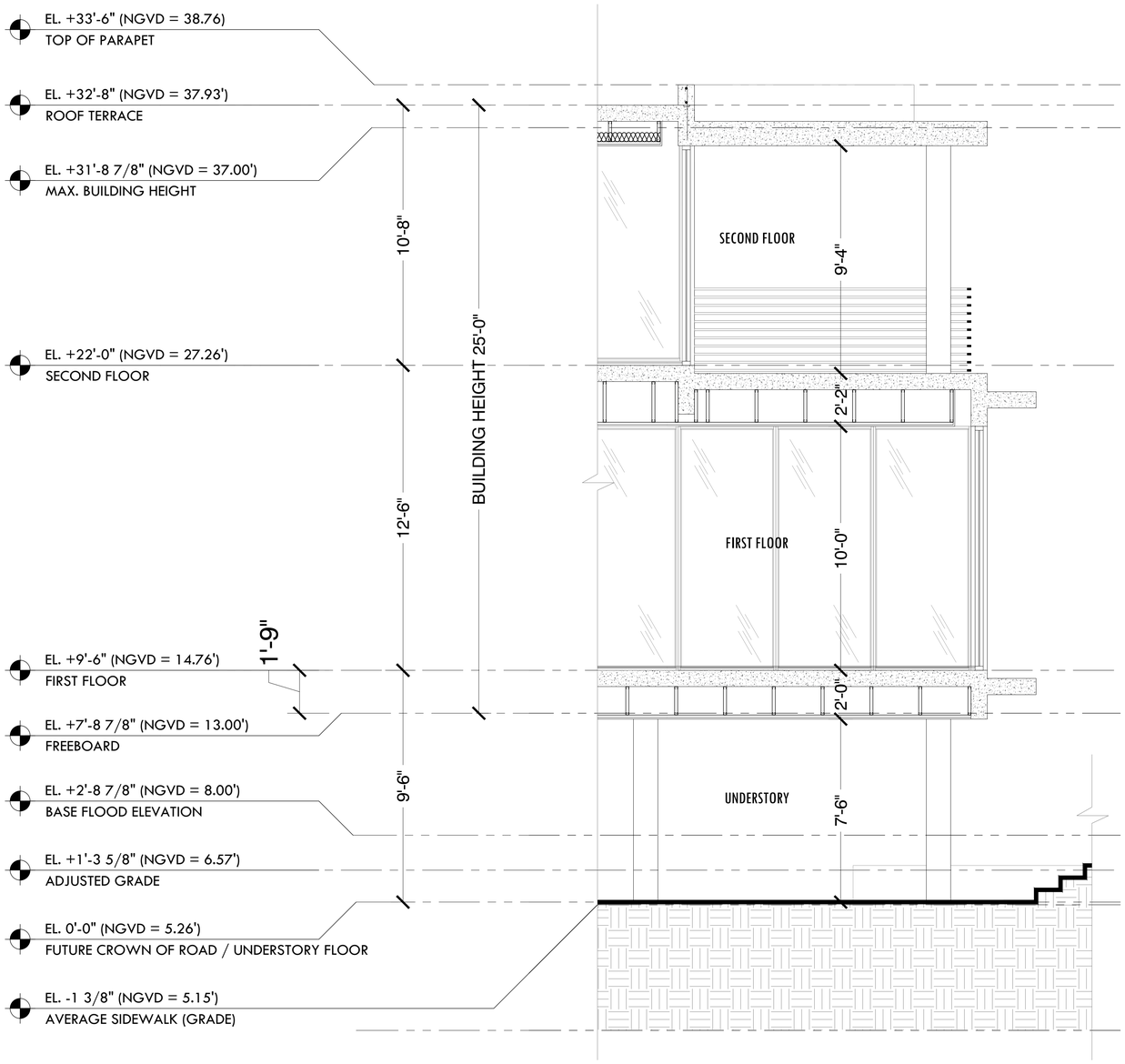
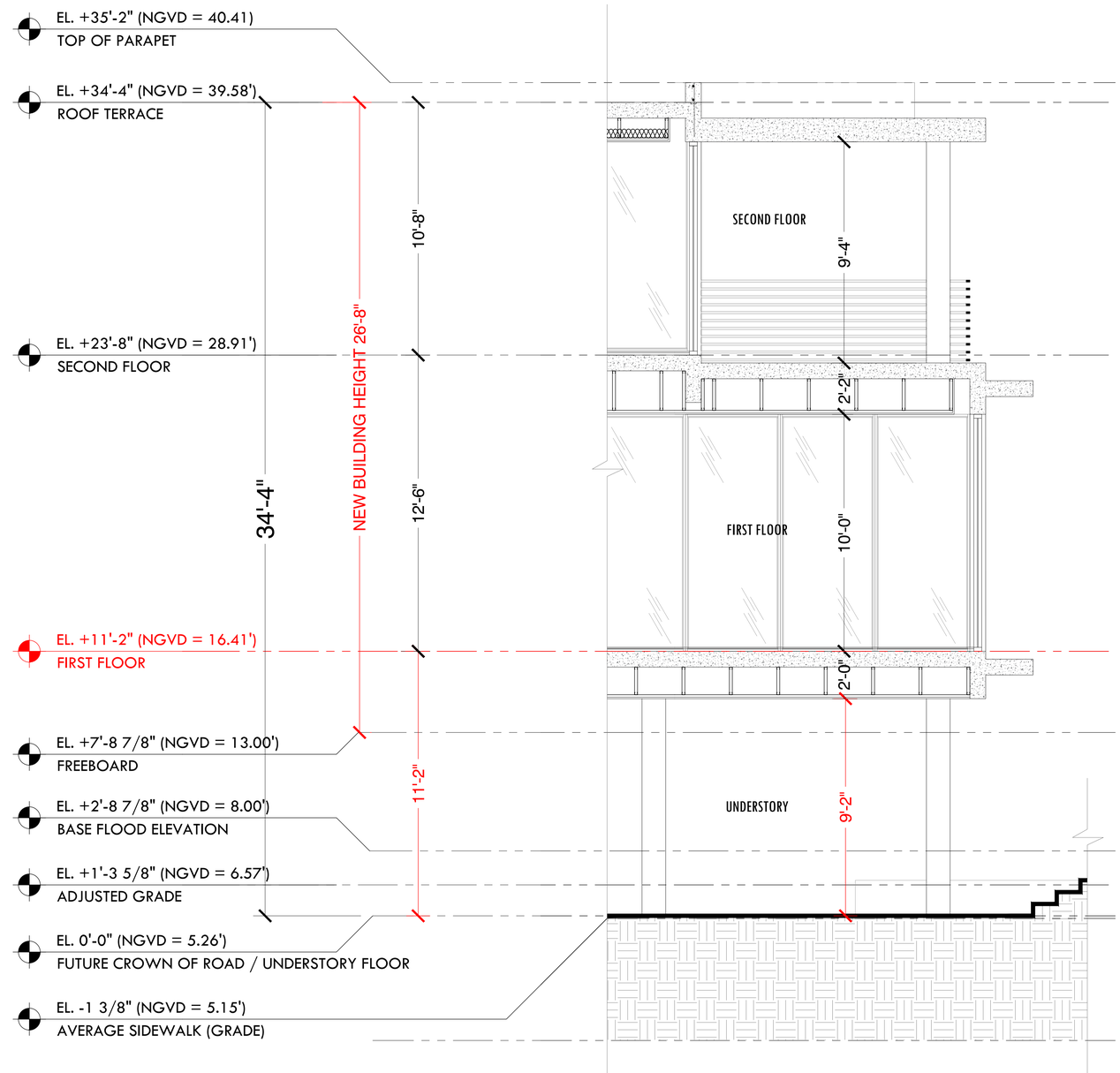
A-0

01 PREVIOUSLY APPROVED BY DRB
24'-0" BUILDING HEIGHT + 1' VARIANCE



02 PROPOSED
26'-7" BUILDING HEIGHT



SCOPE OF REVISION

SCALE: 3/8" = 1'-0"

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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SURVEY

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ITEM #	PROJECT INFORMATION			
1	ADDRESS:	1015 STILLWATER DR, MIAMI BEACH, FLORIDA 33141.		
2	FOLIO NUMBER(S):	02-3203-011-1510		
3	BOARD AND FILE NUMBERS:	DRB24-1043		
4	YEAR BUILT:	N/A	ZONING DISTRICT:	RS-4
5	BASE FLOOR ELEVATION:	8.00 FT	GRADE VALUE IN NGVD:	5.15 FT
6	ADJUSTED GRADE (FLOOD+GRADE/2):	6.57 FT	FREE BOARD:	13.00 FT
7	LOT AREA:	8,473 SQ.FT	FUTURE CROWN OF ROAD:	5.26 FT
8	LOT WITH:	60.33 FT	LOT DEPTH:	150.00 FT
9	MAX LOT COVERAGE SF AND%:	30% MAX - 2,542 SQ.FT	PROPOSED LOT COVERAGE SF AND %:	28.31% - 2,399 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 %:	1,310.38 SQ.FT = 70.98%	REAR YARD OPEN SPACE SF AND %:	808.84 SQ.FT = 70.53%
12	MAX UNIT SIZE SF AND %:	50% MAX - 4,236 SQ.FT	PROPOSED UNIT SIZE SF AND %:	49.90% - 4,228 SQ.FT
13	EXISTING FIRST FLOOR UNIT SIZE:	N/A	PROPOSED UNDERSTORY UNIT SIZE SF AND %:	252 SQ.FT
14	EXISTING SECOND FLOOR UNIT SIZE:	N/A	PROPOSED FIRST FLOOR UNIT SIZE SF AND %:	1,952 SQ.FT
15			PROPOSED SECOND FLOOR UNIT SIZE SF AND %:	2,024 SQ.FT
16			PROPOSED ROOF DECK AREA SF AND %:	N/A

ITEM #	ZONING INFORMATION / CALCULATIONS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
17	HEIGHT:	31.00 FT	N/A	26.67 FT	
18	SETBACKS:				
19	FRONT:	30'-0" FT	N/A	30'-0" FT	
20	EAST SIDE:	7'-7" FT	N/A	7'-7" FT	
21	WEST SIDE:	7'-7" FT	N/A	7'-7" FT	
22	REAR:	22'-6" FT	N/A	27'-3" FT	
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'-2" FT	N/A	15'-2" FT	
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

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LOCATION MAP

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

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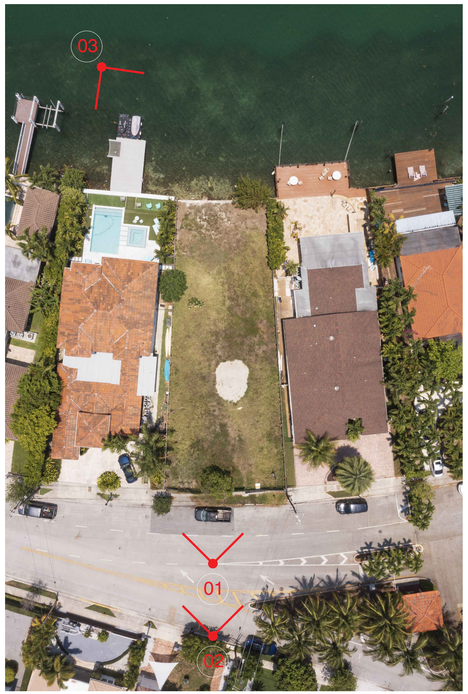
A-02



00 LOCATION MAP
SCALE: N/A

N

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

02 SOUTH FACADE (AEREAL FRONT VIEW)
SCALE: N/A

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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

EXISTING CONDITIONS

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

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A-03

00 LOCATION MAP
SCALE: N/A

N

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 (AEREAL VIEW)
SCALE: N/A

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

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

EXISTING CONDITIONS - NEIGHBORING PROPERTIES

1015 STILLWATER RESIDENCE

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A-04

1. 940 STILLWATER

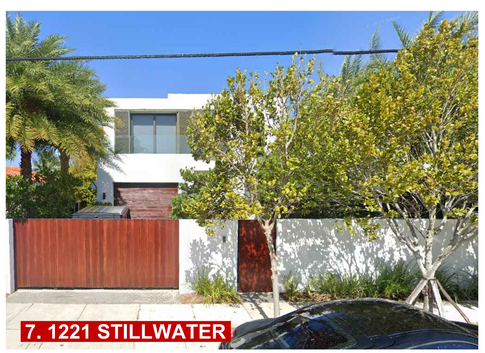
12. 1580 STILLWATER

3. 1050 STILLWATER

4. 1110 STILLWATER

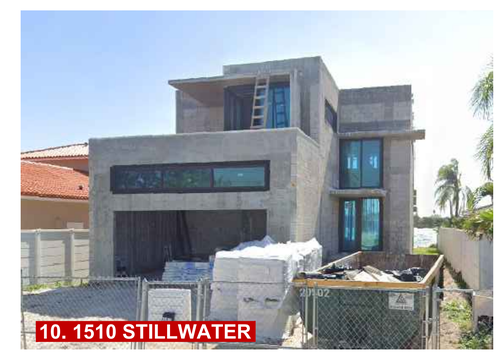
5. 1120 STILLWATER

6. 1211 STILLWATER


7. 1221 STILLWATER

8. 1411 STILWATER

9. 1450 STILLWATER


10. 1510 STILLWATER

11. 1560 STILLWATER

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

01 STREET SECTION
SCALE: N/A

CONTEXTUAL ELEVATION

1015 STILLWATER RESIDENCE

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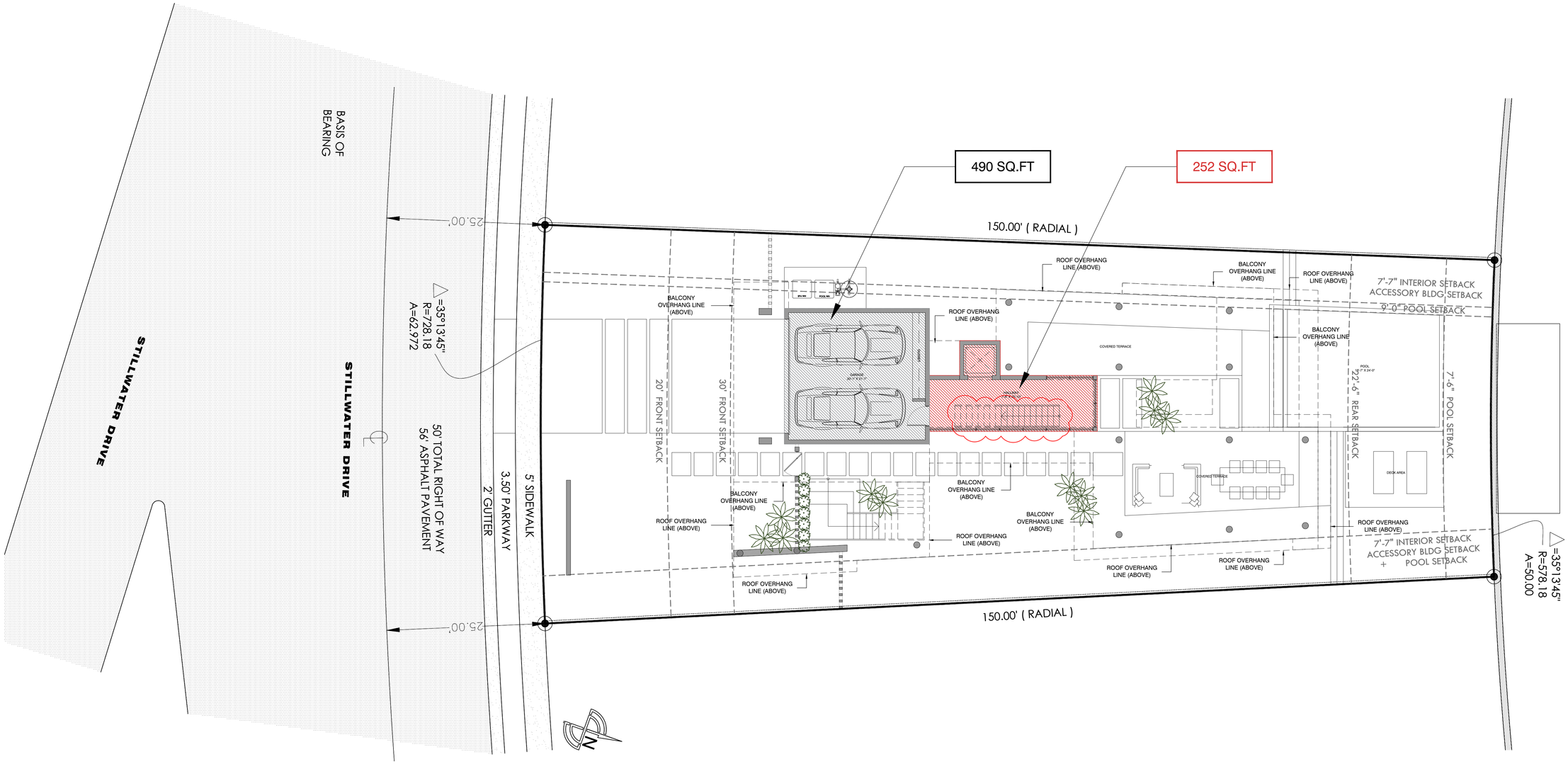
A-04.1

01 UNIT SIZE - UNDERSTORY

SCALE: AS NOTED



UNDERSTORY UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	5% = 423.6 SQ.FT
PROVIDED		
- UNDERSTORY	2.97%	= 252 SQ.FT

UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	50% = 4,236 SQ.FT
PROVIDED		
- UNDERSTORY.....		252 SQ.FT
- FIRST FLOOR		1,952 SQ.FT
- SECOND FLOOR		2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% = 4,228 SQ.FT

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - UNDERSTORY

1015 STILLWATER RESIDENCE

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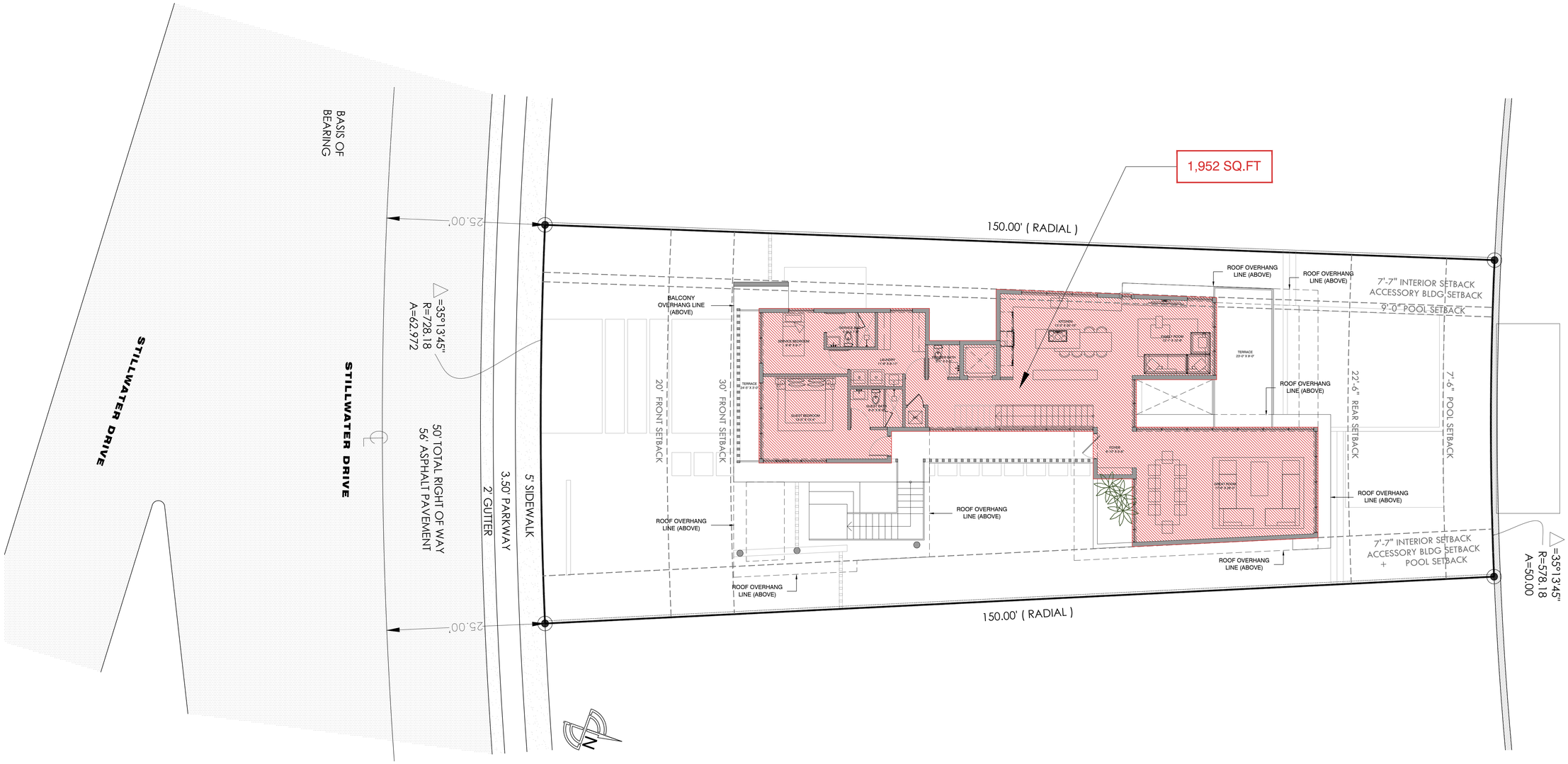
A-05

01 UNIT SIZE - FIRST FLOOR

SCALE: AS NOTED



UNIT SIZE CALCULATION	
MAXIMUM PERMITTED =	50% = 4,236 SQ.FT
PROVIDED	
- UNDERSTORY	252 SQ.FT
- FIRST FLOOR	1,952 SQ.FT
- SECOND FLOOR	2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED =	49.90% = 4,228 SQ.FT

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - FIRST FLOOR

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

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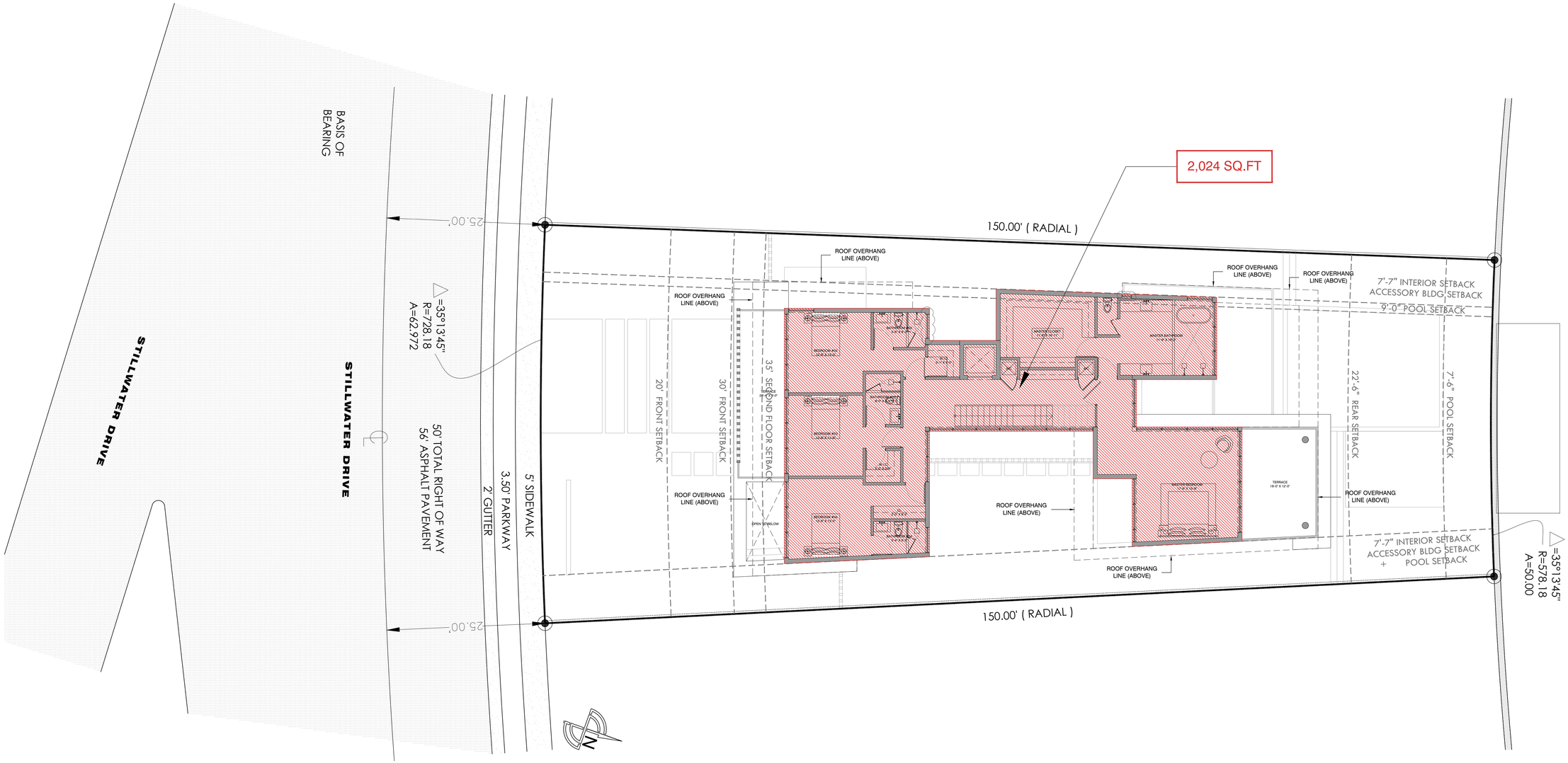
A-06

01 UNIT SIZE - SECOND FLOOR

SCALE: AS NOTED



UNIT SIZE CALCULATION		
MAXIMUM PERMITTED	=	50% = 4,236 SQ.FT
PROVIDED		
- UNDERSTORY		252 SQ.FT
- FIRST FLOOR		1,952 SQ.FT
- SECOND FLOOR		2,024 SQ.FT
TOTAL UNIT SIZE PROVIDED	=	49.90% = 4,228 SQ.FT

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNIT SIZE DIAGRAM - SECOND FLOOR

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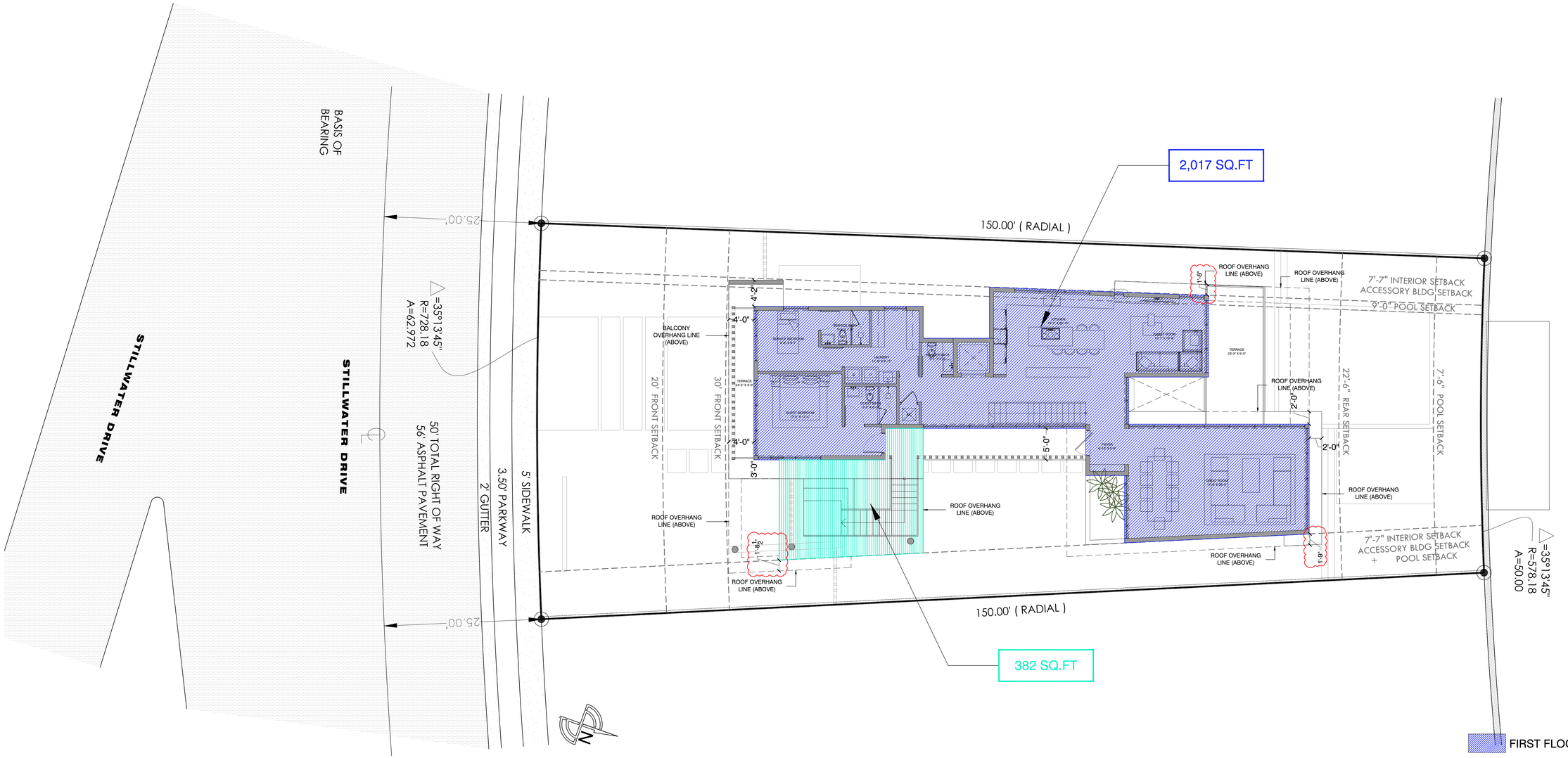
A-07

01 LOT COVERAGE DIAGRAM

SCALE: AS NOTED



FIRST FLOOR LOT COVERAGE

SECOND FLOOR LOT COVERAGE

LOT COVERAGE CALCULATION		
MAXIMUM PERMITTED	=	30% = 2,542 SQ.FT
PROVIDED		
- FIRST FLOOR		2,017 SQ.FT
- SECOND FLOOR		382 SQ.FT
TOTAL PROVIDED	=	28.31% = 2,399 SQ.FT

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

ZONING DATA - LOT COVERAGE DIAGRAM

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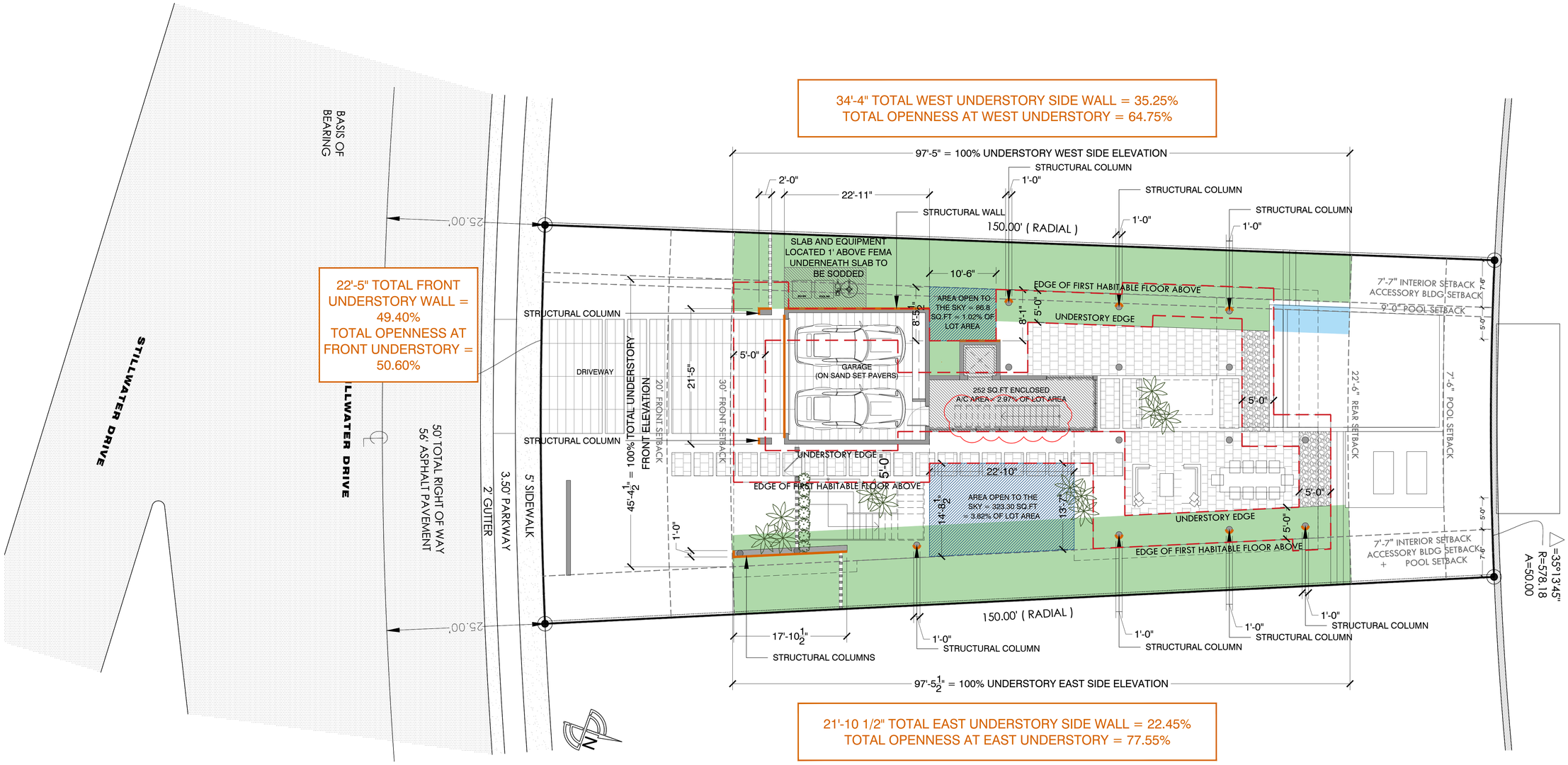
A-08

01 UNDERSTORY DIAGRAM

SCALE: AS NOTED



PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

UNDERSTORY DIAGRAM

1015 STILLWATER RESIDENCE

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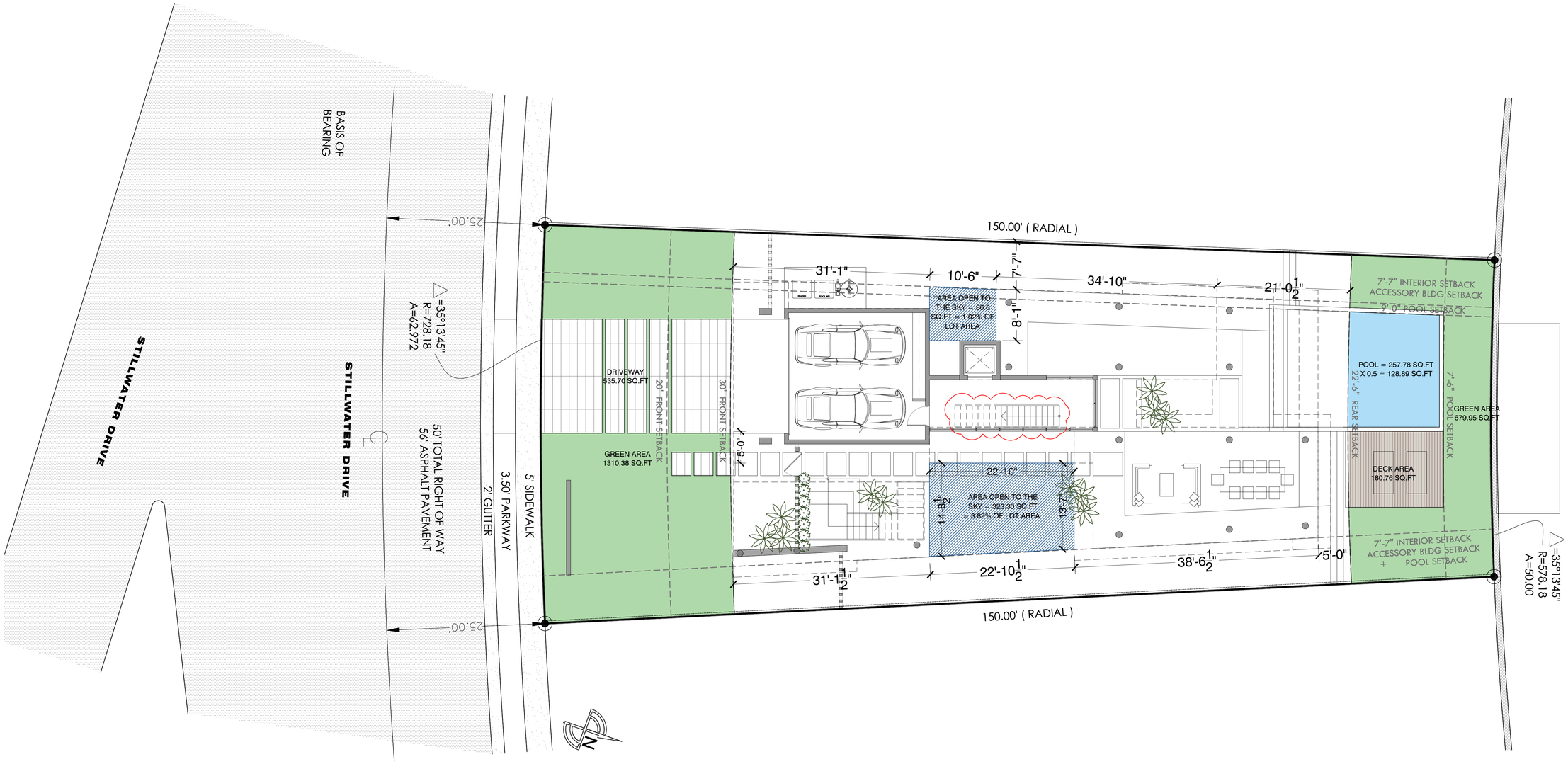
A-09

01 OPEN SPACE DIAGRAM

SCALE: AS NOTED



OPEN SPACE CALCULATION	
FRONT YARD	1,846.11 SQ.FT
REQUIRED OPEN SPACE (70%)	1292.27 SQ.FT
PROVIDED OPEN SPACE	70.98% = 1310.38 SQ.FT
REAR YARD	1,146.87 SQ.FT
REQUIRED OPEN SPACE (70%)	802.81 SQ.FT
PROVIDED OPEN SPACE.....	70.53% = 808.84 SQ.FT

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

OPEN SPACE DIAGRAM

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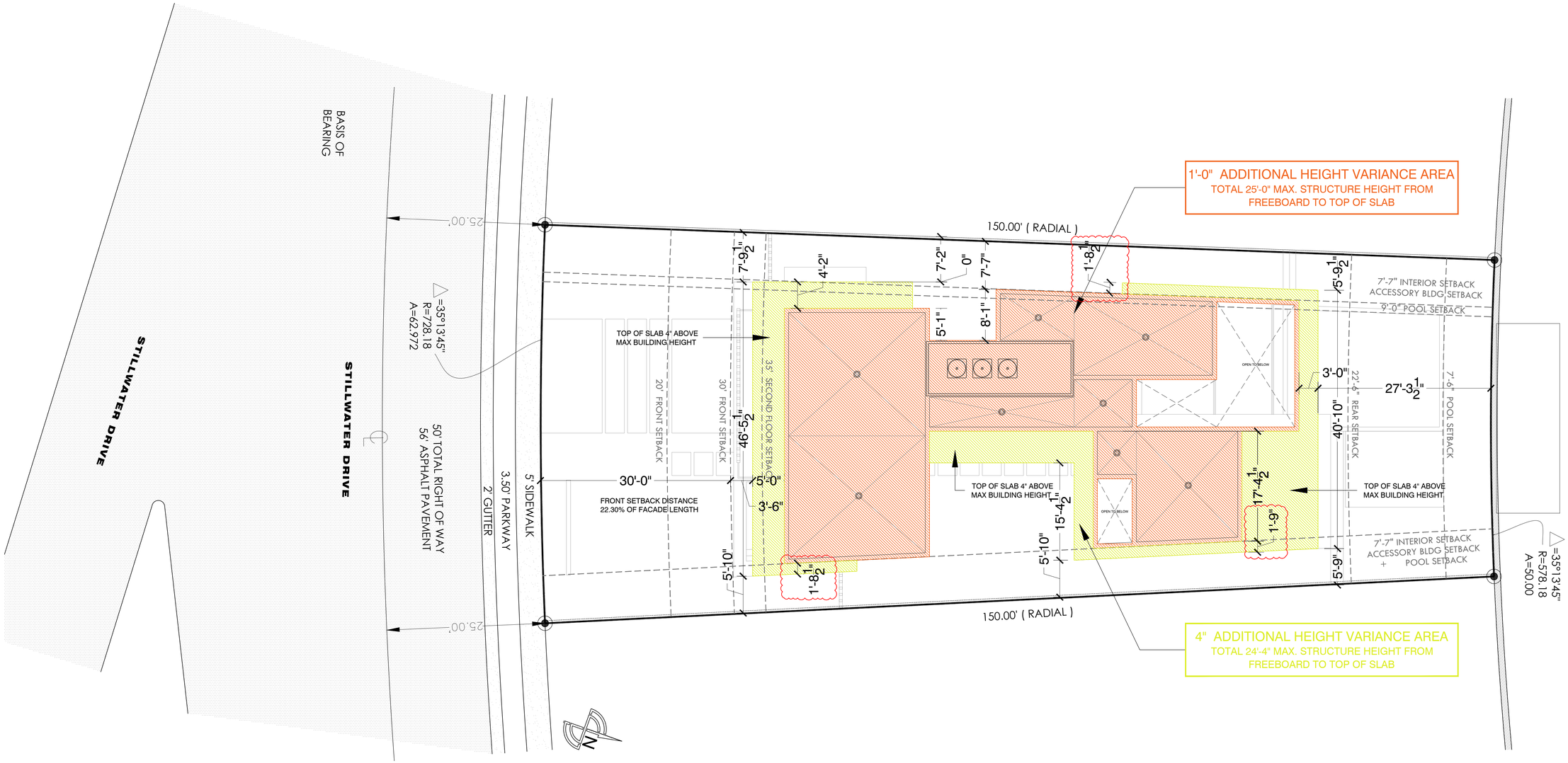
A-10

01 HEIGHT WAIVER DIAGRAM

SCALE: AS NOTED



PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

HEIGHT WAIVER DIAGRAM

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

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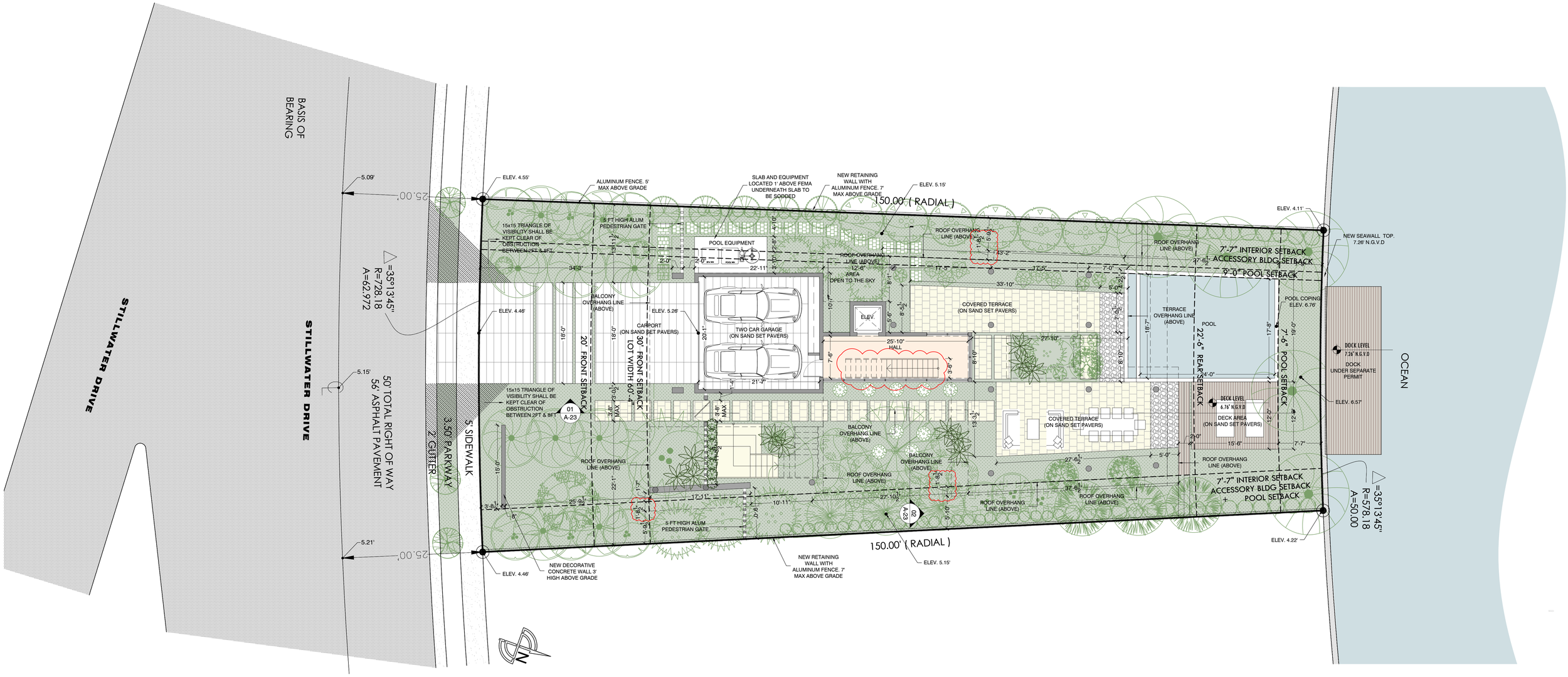
A-11

01 SITE PLAN

SCALE: AS NOTED



SITE PLAN

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

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

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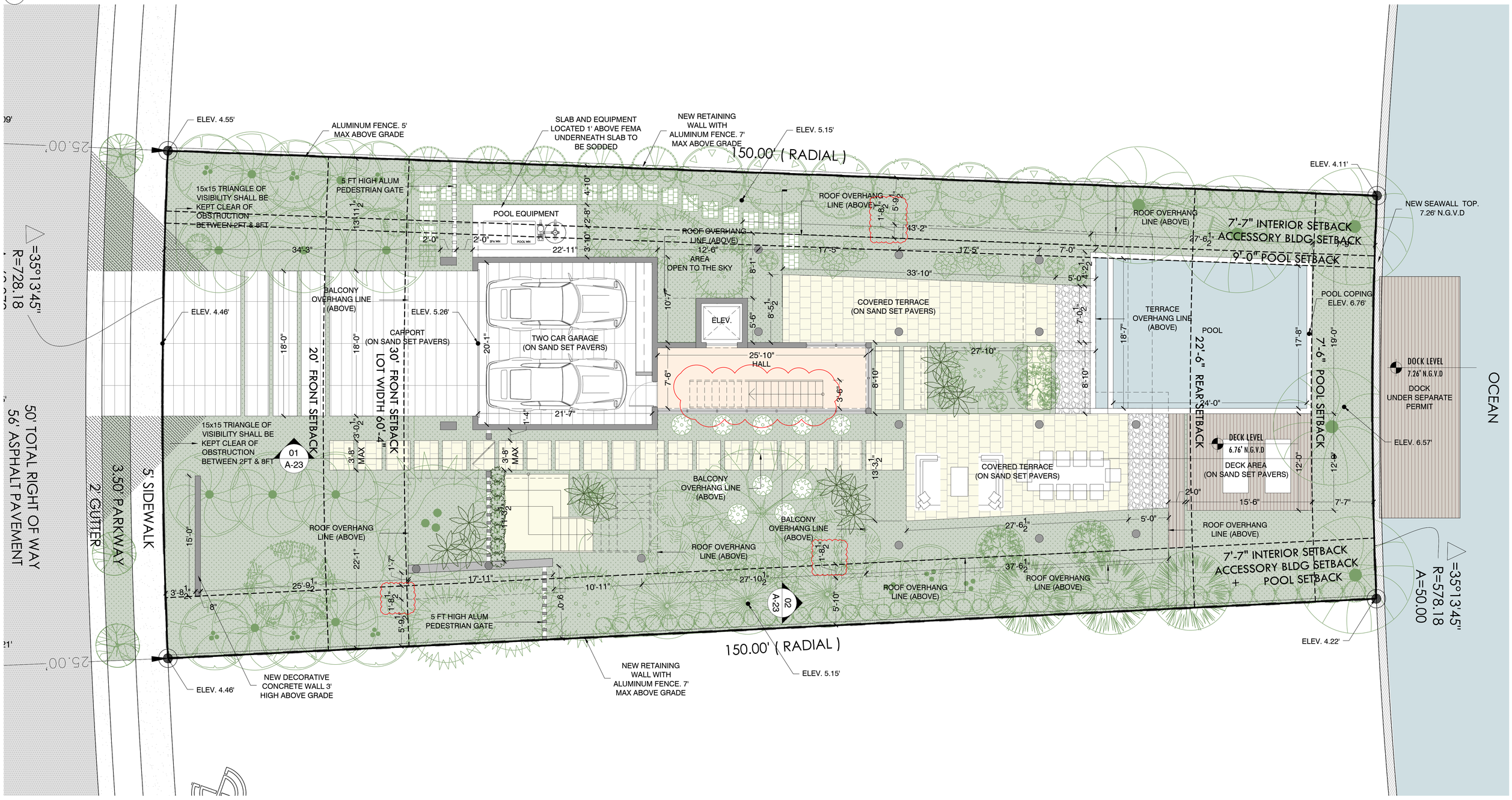
A-12

01 UNDERSTORY FLOOR PLAN

SCALE: AS NOTED



UNDERSTORY FLOOR PLAN

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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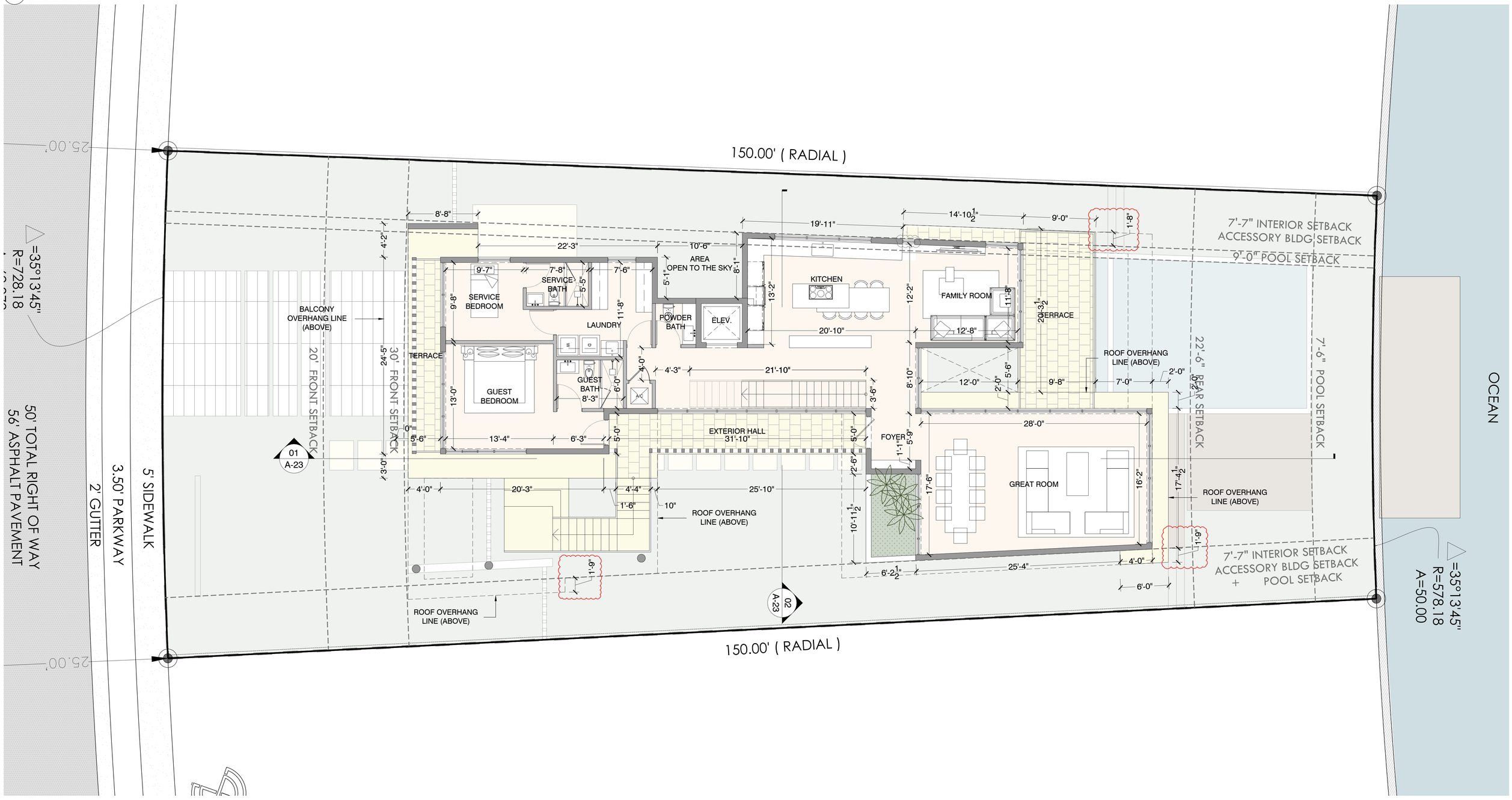
A-13

01 FIRST FLOOR PLAN
SCALE: AS NOTED



FIRST FLOOR PLAN

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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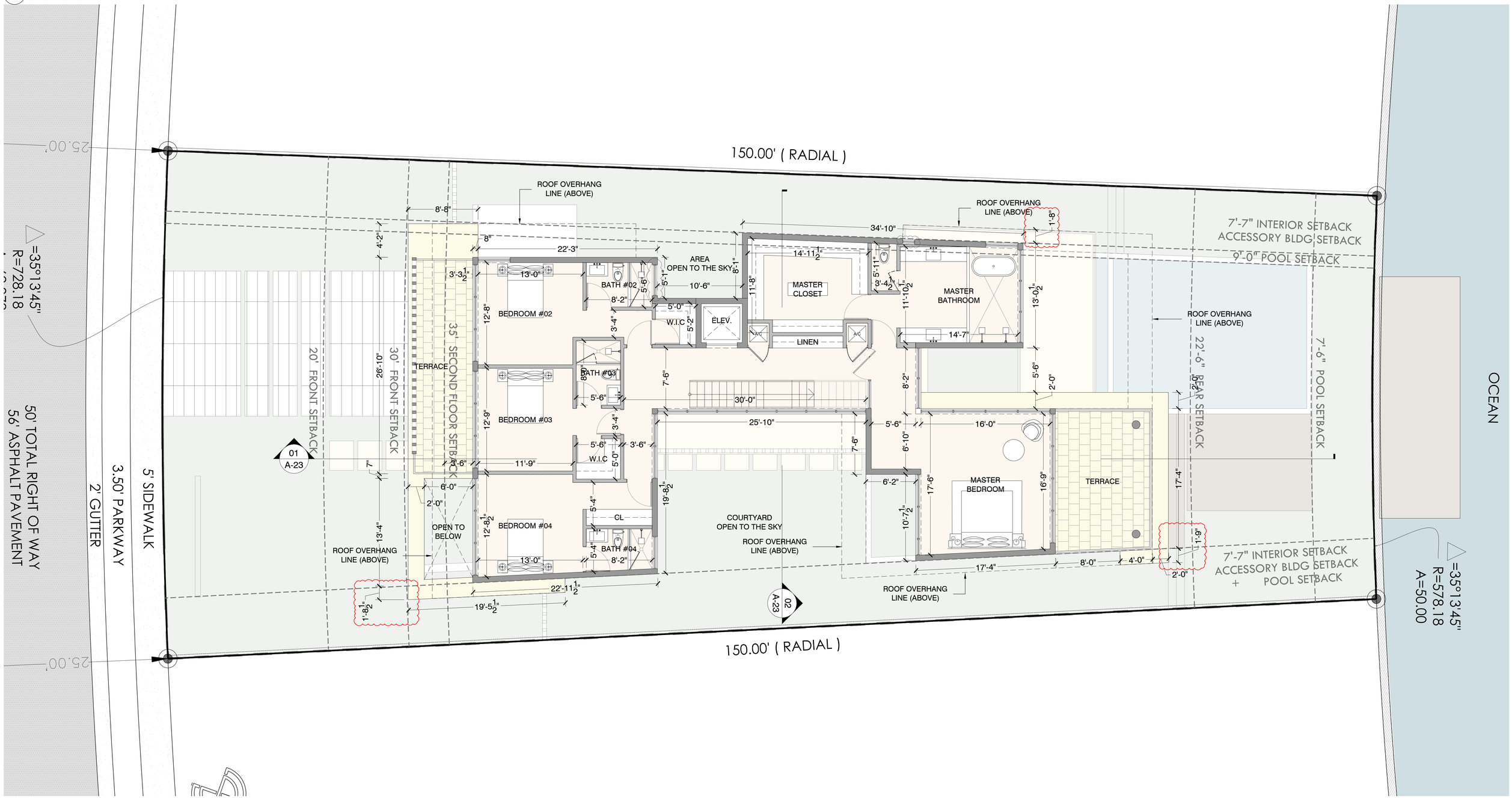
A-14

01 SECOND FLOOR PLAN
SCALE: AS NOTED



SECOND FLOOR PLAN

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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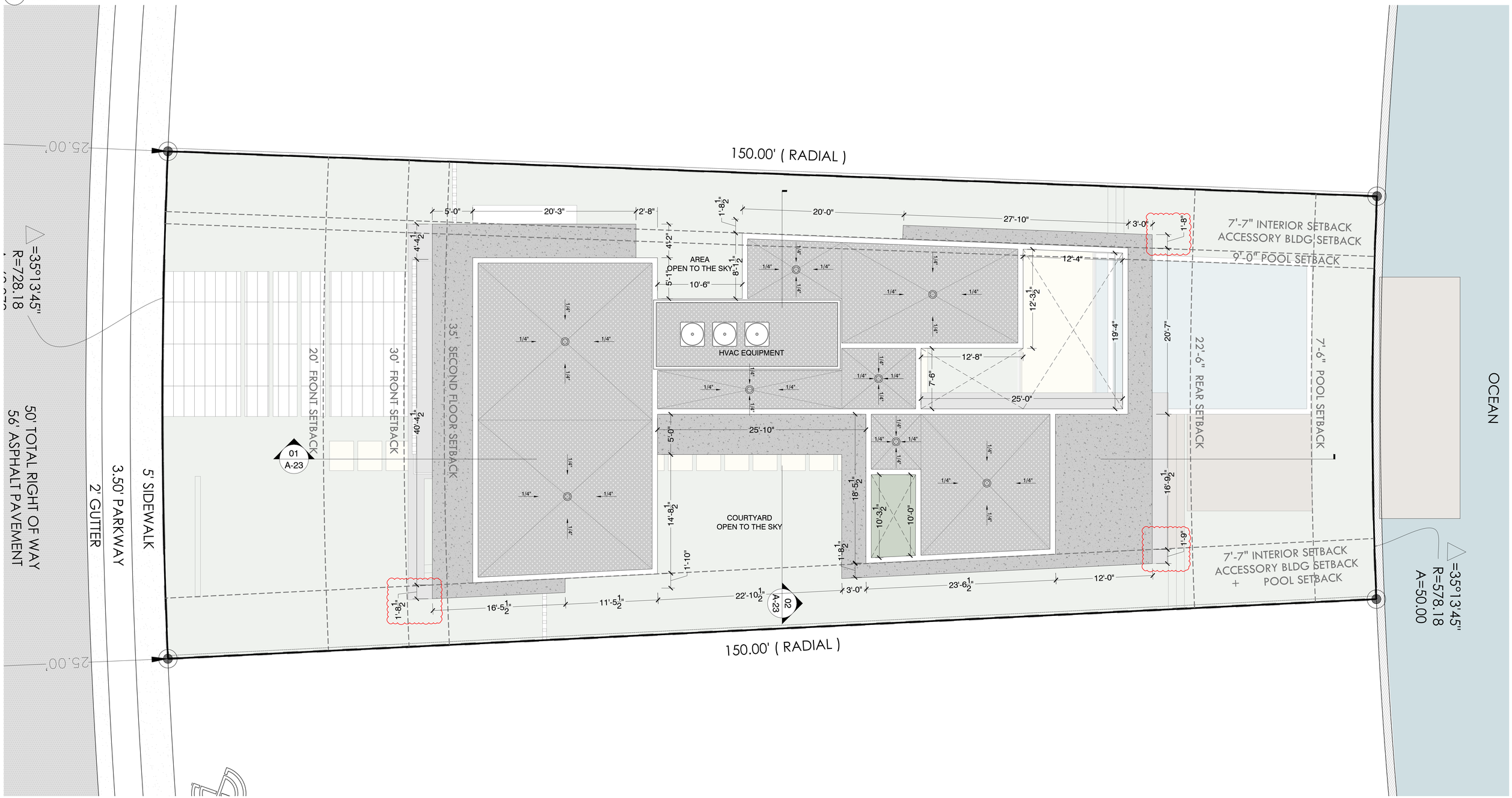
A-15

01 ROOF PLAN
SCALE: AS NOTED



ROOF PLAN

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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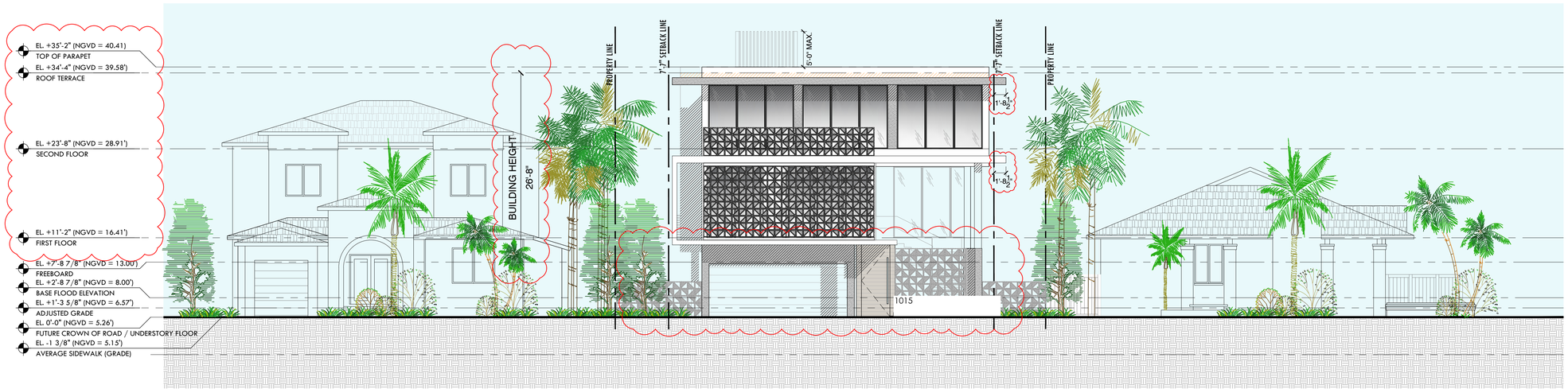
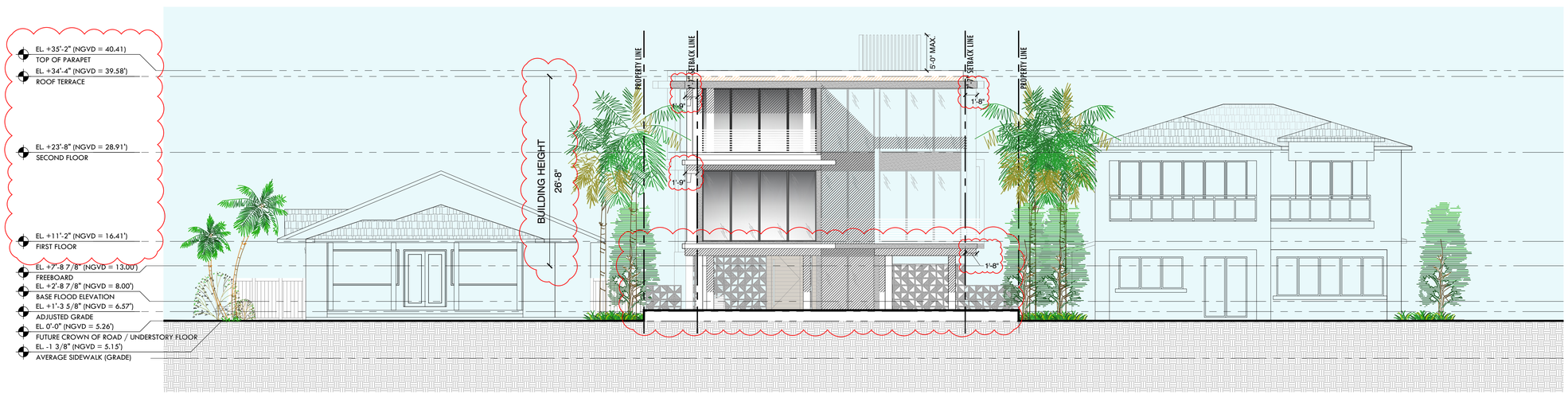
A-16

01 SOUTH ELEVATION
SCALE: AS NOTED



02 NORTH ELEVATION
SCALE: AS NOTED



NORTH / SOUTH ELEVATIONS

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

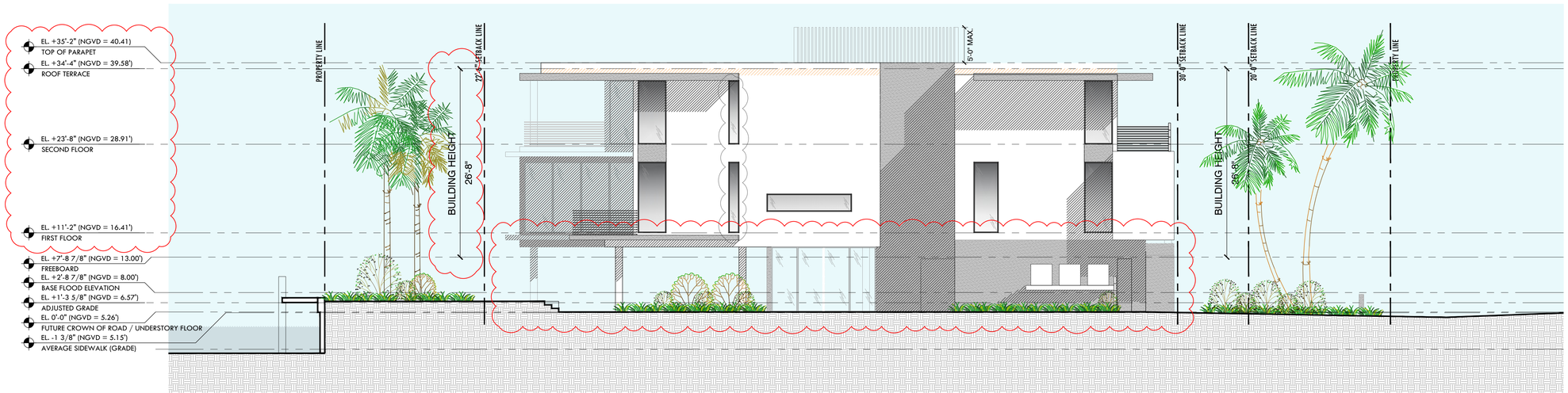
FINAL SUBMITTAL
DATE: 09.08.2024

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

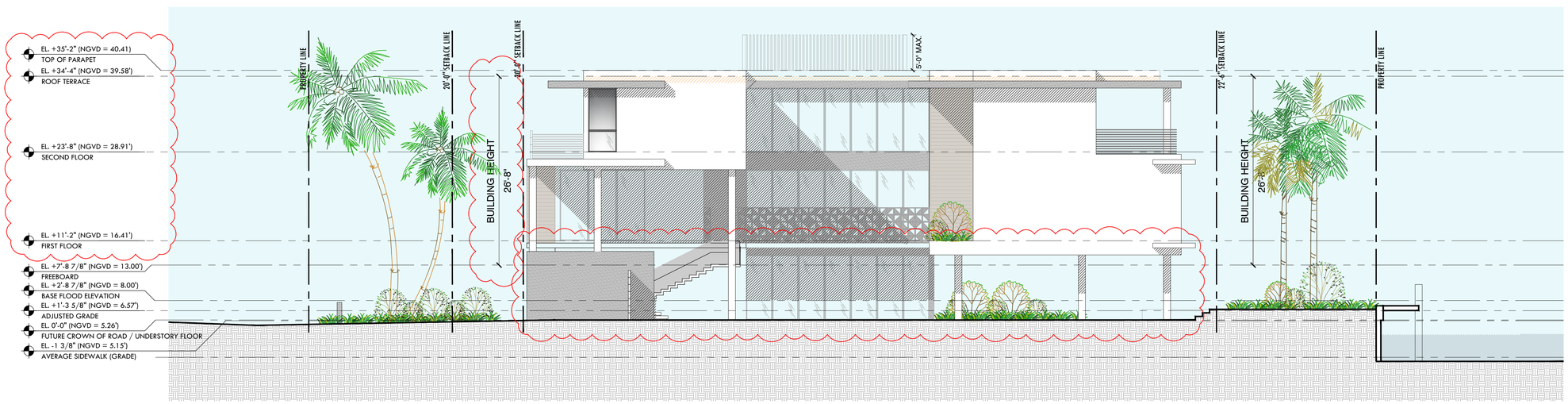
PRESCHEL + BASSAN STUDIO
800 SE 4TH AVE. SUITE #616
HALLANDALE BEACH
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

A-17

01 WEST ELEVATION
SCALE: AS NOTED



02 EAST ELEVATION
SCALE: AS NOTED



EAST / WEST ELEVATIONS

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

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

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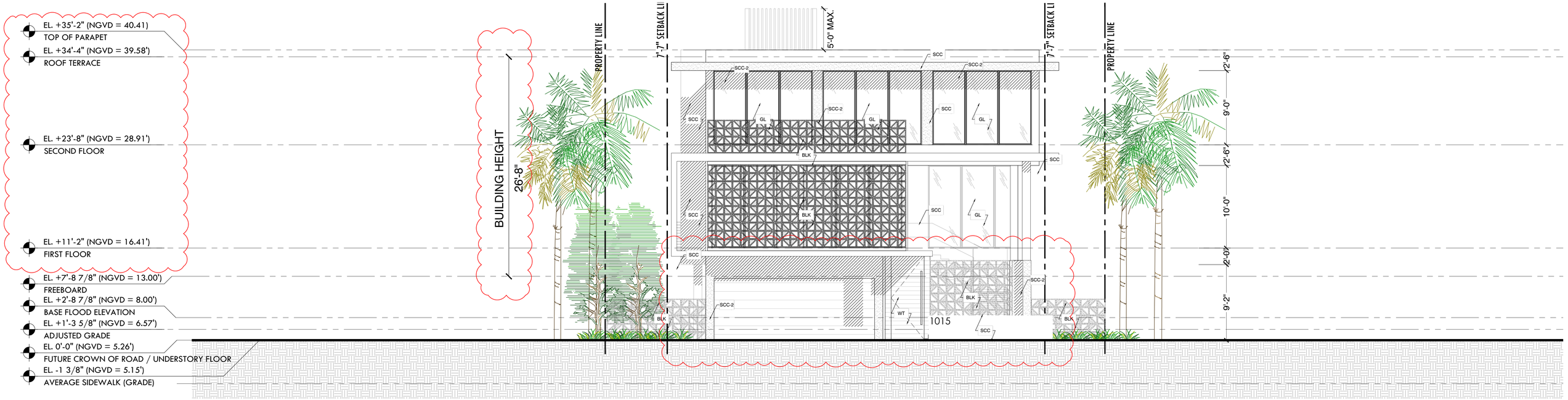
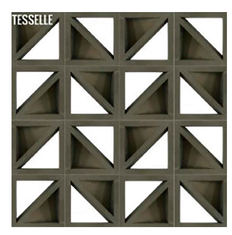
A-18

01 SOUTH ELEVATION
SCALE: AS NOTED

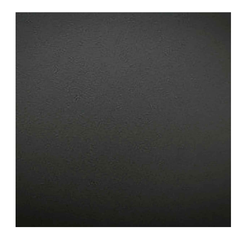


ITEM	SPECIFICATION TYPE
SCC	5/8" SMOOTH STUCCO FINISH. PAINTED WHITE OR SELECTED. PROVIDE MOCK-UP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
SCC-2	5/8" TEXTURE STUCCO FINISH. PAINTED GRAY TO MARCH DECORATIVE CEMENT BREEZE BLOCK. PROVIDE MOCK-OP PANEL FOR APPROVAL. PROVIDE VINYL 1" DRIP EDGE AT ALL TRANSITIONS FROM VERTICAL TO HORIZONTAL.
BLK	INCLINE GREY 11.4" CEMENT BREEZE BLOCK. OPENING SHOULD REJECT A 4" SPHERE.
WT	WOOD COMPOSITE TILE.
MTL	ALUMINUM RAILING. SPACING BETWEEN RAILING SHOULD REJECT A 4" SPHERE FINISH TO MATCH WINDOW FRAMING COLOR.
GL	NOA. APPROVED GLAZING SYSTEM. DARK GREY KYNAR FINISH. REFER TO ENERGY CALCULATIONS FOR SHADING.

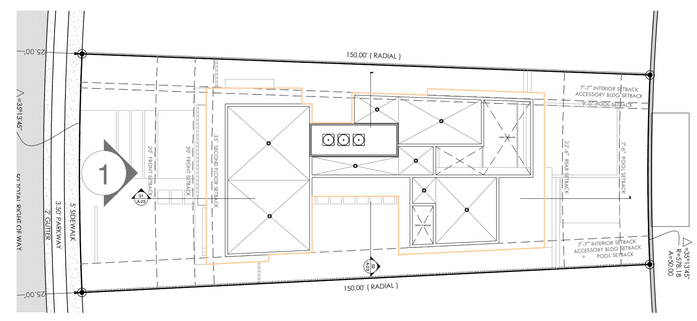


BLK

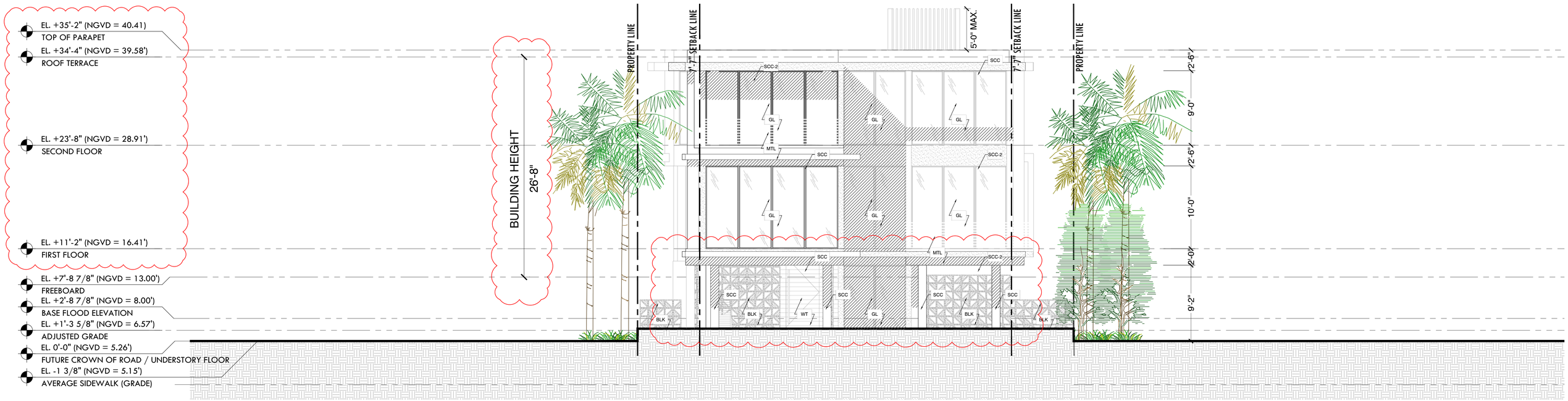
WT



MTL/GL



01 NORTH ELEVATION
SCALE: AS NOTED



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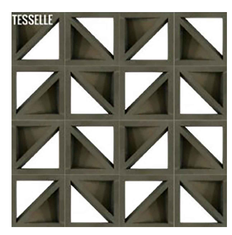
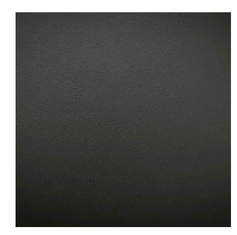
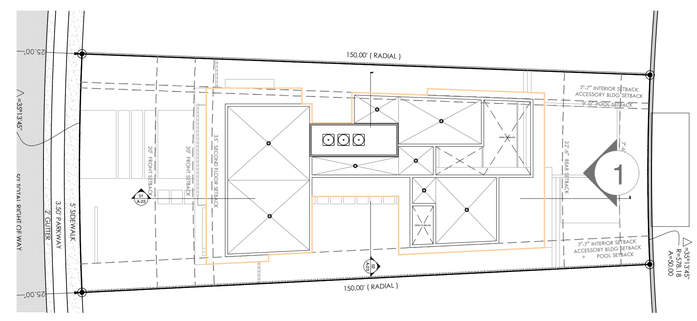


BLK

WT



MTL/GL



02 ELEVATION KEY PLAN

NORTH ELEVATION

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL

DATE: 09.08.2024

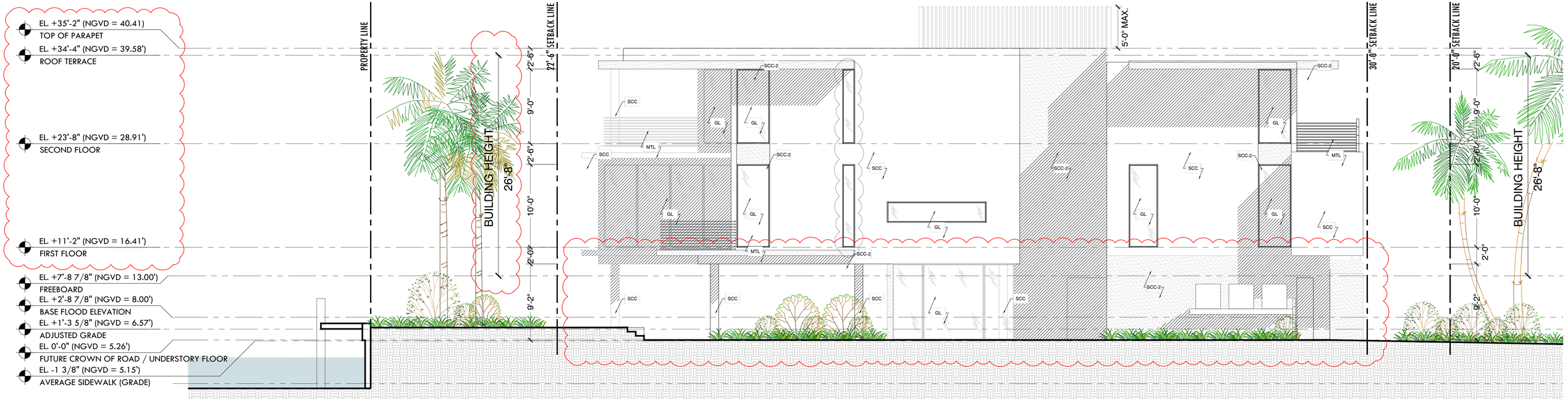
SCALE: 3/32" = 1'-0"

PRESCHEL + BASSAN STUDIO

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

A-20

01 WEST ELEVATION
SCALE: AS NOTED



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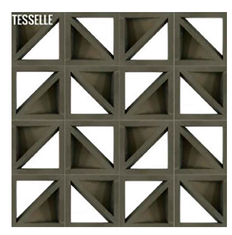

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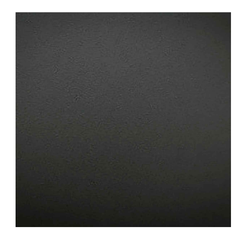
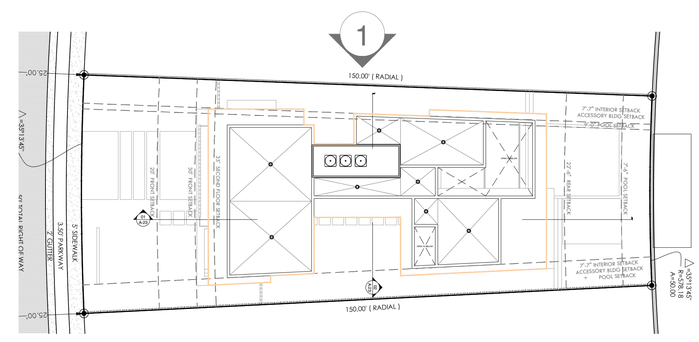
WT



MTL/GL



02 ELEVATION KEY PLAN

WEST ELEVATION

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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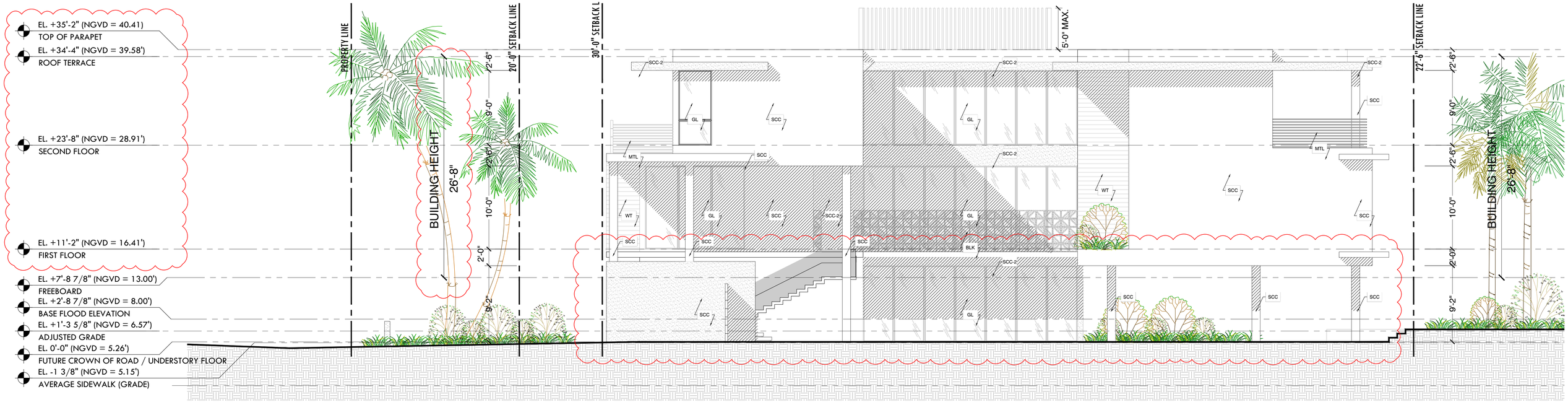
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

A-21

01 EAST ELEVATION
SCALE: AS NOTED



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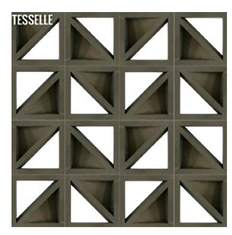
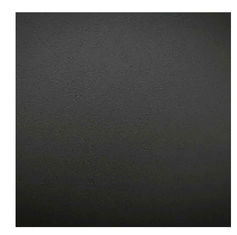
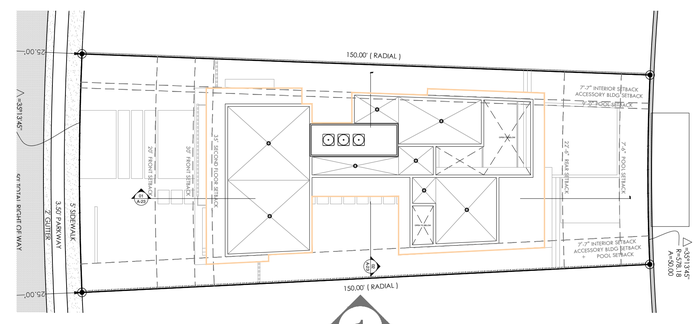


BLK

WT



MTL/GL



02 ELEVATION KEY PLAN

EAST ELEVATIONS

1015 STILLWATER RESIDENCE

1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.

FINAL SUBMITTAL
DATE: 09.08.2024

SCALE: 3/32" = 1'-0"

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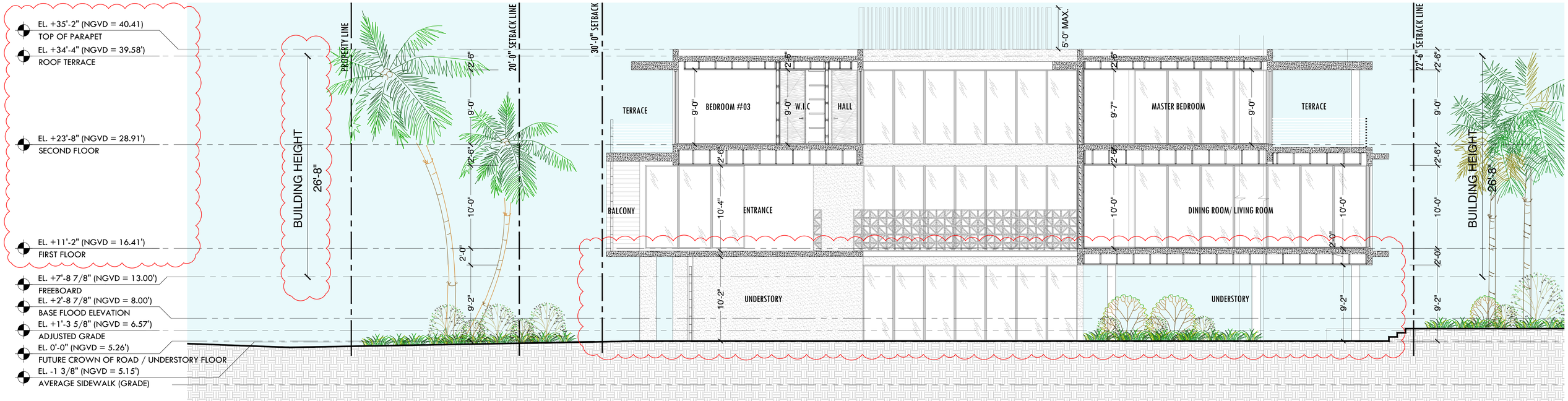
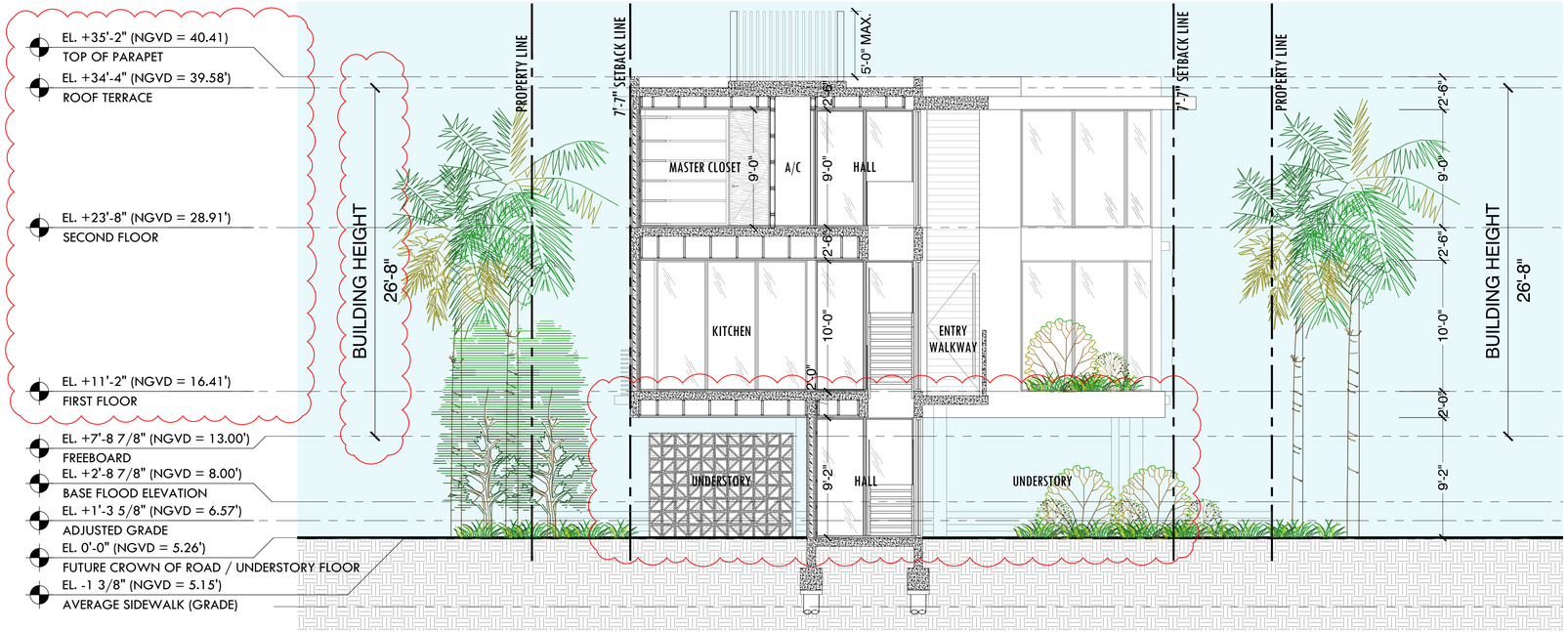
FLORIDA, 33009
PH: 954.477.6750
INFO@PRESCHELBASSAN.COM

A-22

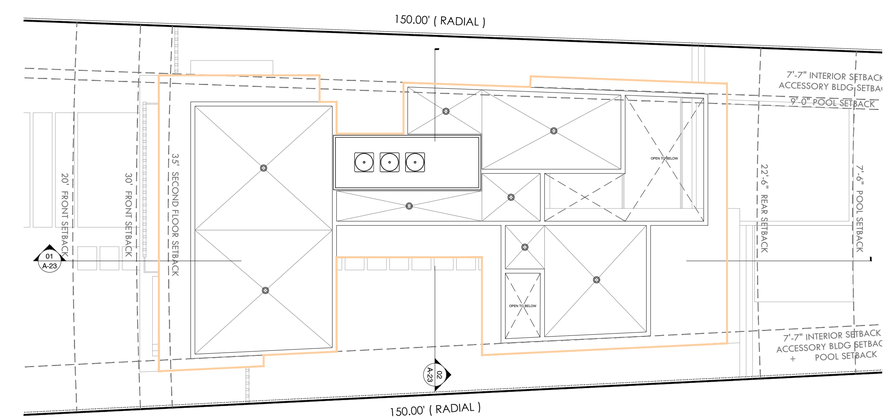
01 LONGITUDINAL SECTION
SCALE: AS NOTED



02 TRANSVERSE SECTION
SCALE: AS NOTED



03 SECTIONS KEY PLAN



DIAGRAMATIC SETIONS

1015 STILLWATER RESIDENCE

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DATE: 09.08.2024

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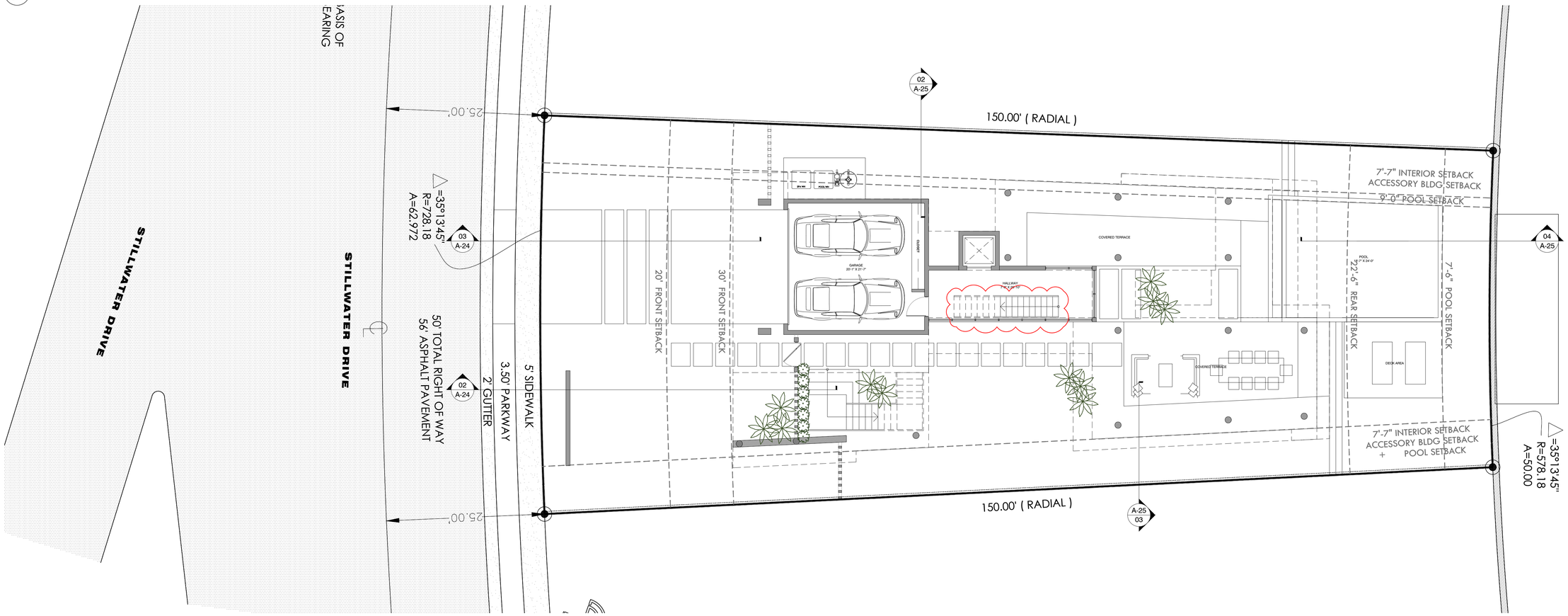
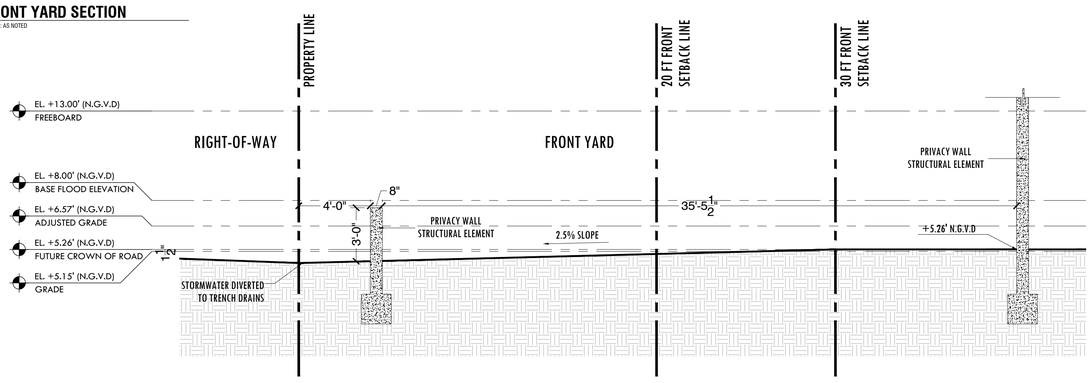
A-23

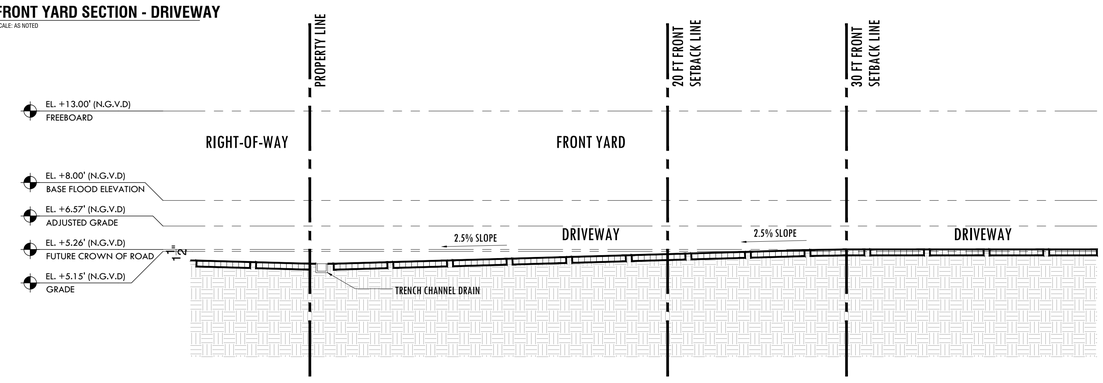
01 KEY PLAN
SCALE: AS NOTED



02 FRONT YARD SECTION
SCALE: AS NOTED



03 FRONT YARD SECTION - DRIVEWAY
SCALE: AS NOTED



YARD ELEVATION SECTIONS

PREVIOUSLY APPROVED PLANS FOR REFERENCE ONLY.

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

1015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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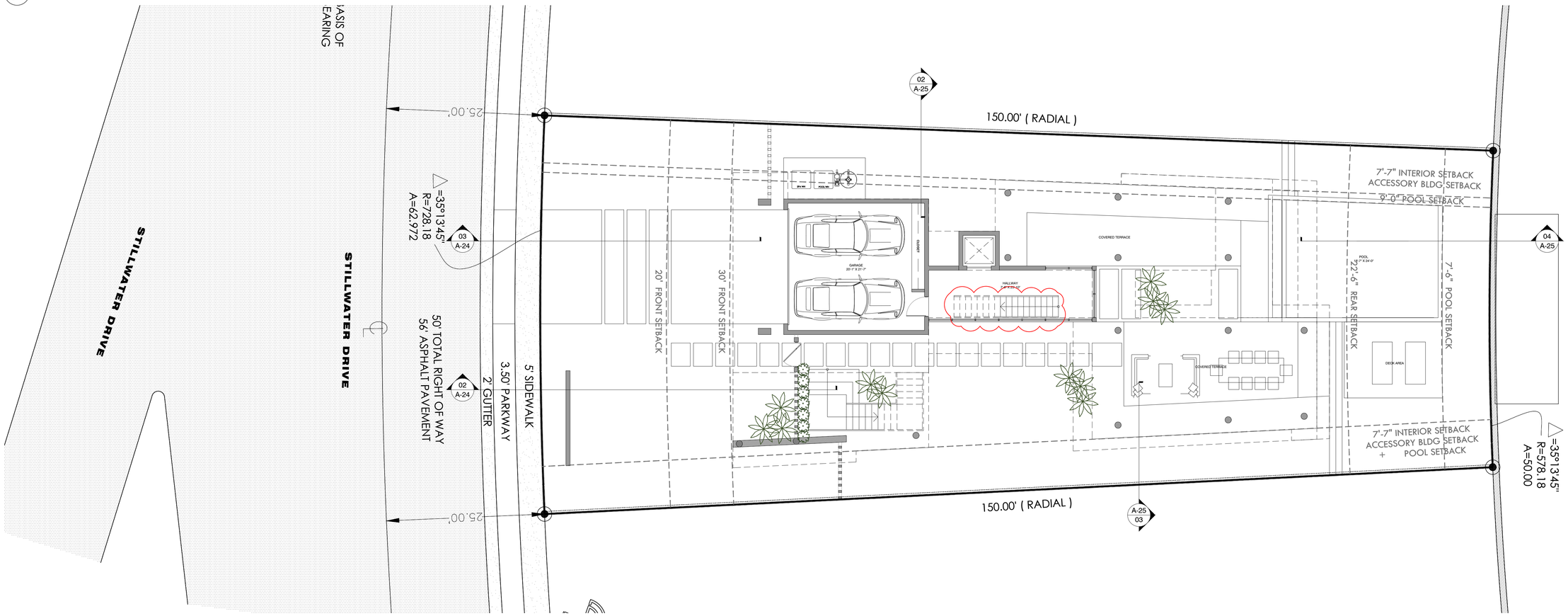
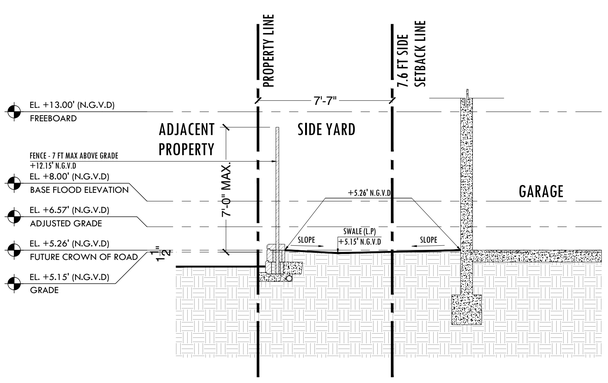
A-24

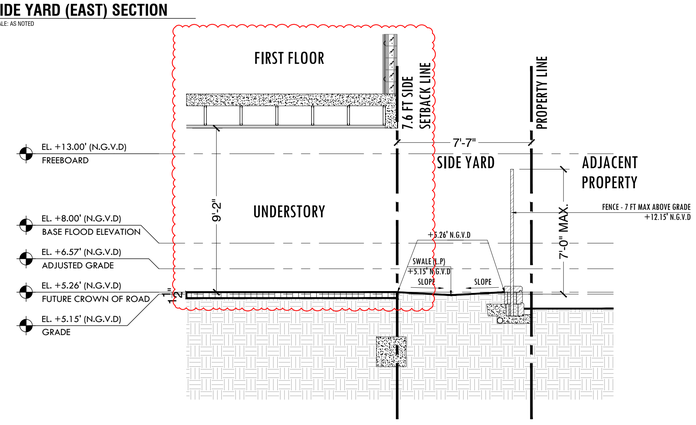
01 KEY PLAN
SCALE: AS NOTED



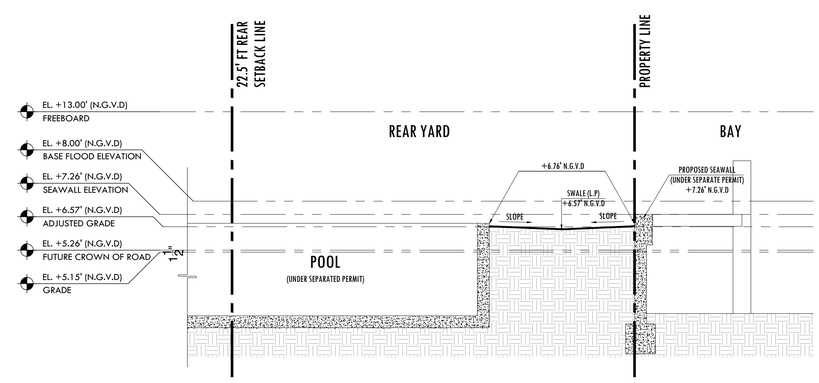
02 SIDE YARD (WEST) SECTION
SCALE: AS NOTED



03 SIDE YARD (EAST) SECTION
SCALE: AS NOTED



04 REAR YARD SECTION
SCALE: AS NOTED



YARD ELEVATION SECTIONS

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

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AXONOMETRIC VIEW - EAST

1015 STILLWATER RESIDENCE

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FINAL SUBMITTAL

DATE: 09.08.2024

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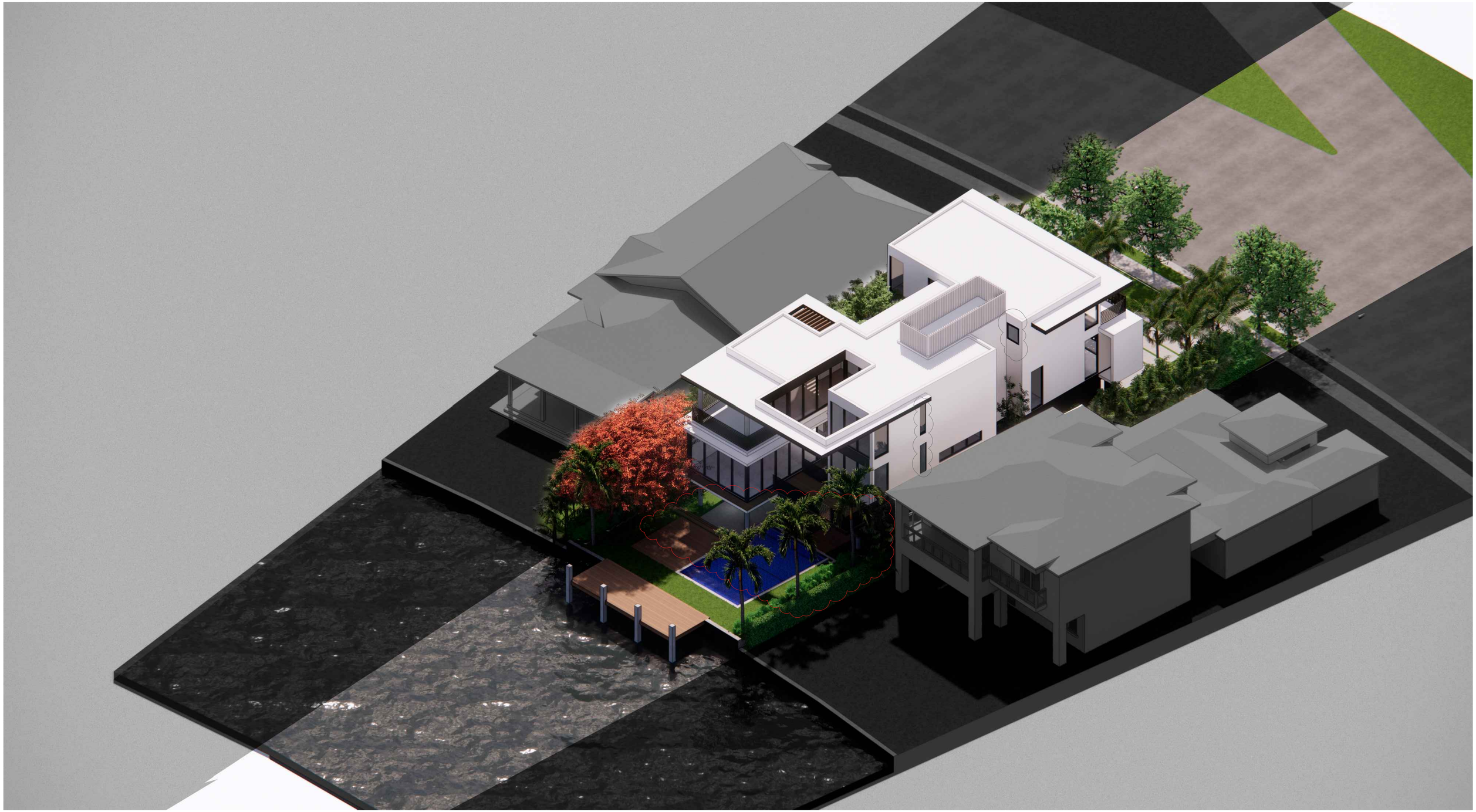
A-26



AXONOMETRIC VIEW - WEST

1015 STILLWATER RESIDENCE

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A-27

FRONT VIEW

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A-28

BACK VIEW

1015 STILLWATER RESIDENCE

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A-29

BACK VIEW

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A-30

01 **SOUTH FACADE (FRONT)**
SCALE: N/A

02 **NORTH FACADE (REAR)**
SCALE: N/A

BLACK AND WHITE RENDERINGS

1015 STILLWATER RESIDENCE

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A-31

01 **EAST FACADE**
SCALE: N/A

02 **WEST FACADE**
SCALE: N/A

BLACK AND WHITE RENDERINGS

1015 STILLWATER RESIDENCE

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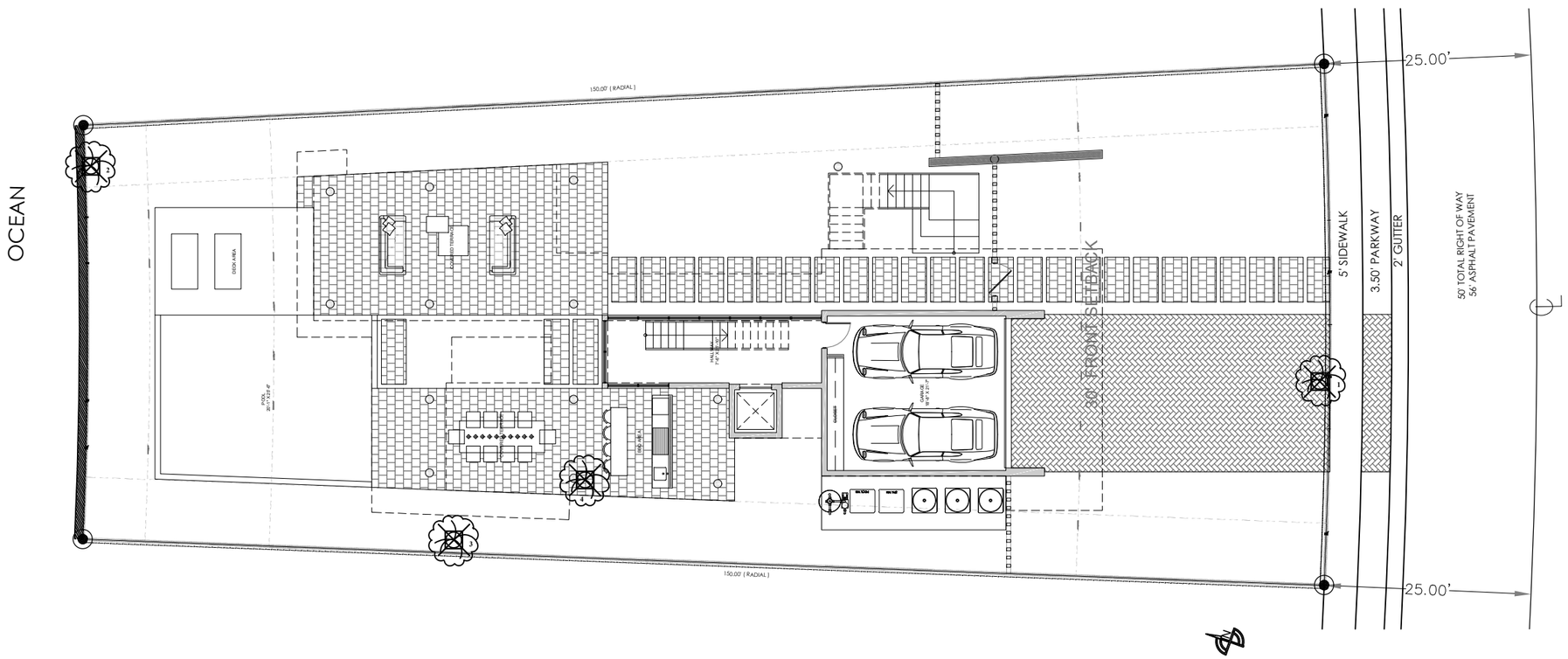
A-32



LEGEND

- EXISTING TO REMAIN
- EXISTING TO RELOCATE
- EXISTING TO REMOVE
- RELOCATED LOCATION

PLANT LIST

TREES & PALMS EXISTING

ID #.	Scientific Names	Common Names	DBH (IN)	SPREAD (FT)	HEIGHT (FT)	CURRENT CONDITION	ACTION
1	*Tabebuia alba*	*White tabebuia tree*	5	12	14	*Moderate*	*Remove*
2	*Schinus terebintifolia*	*Brazilian pepper*	4	12	14	*Moderate*	*Remove*
3	*Schinus terebintifolia*	*Brazilian pepper*	4	8	16	*Moderate*	*Remove*
4	*Plumeria rubra*	*Frangipani tree*	4	10	14	*Moderate*	*Remove*

*Tree # 2 and #3 are a Schinus terebintifolia, a listen invasive that does not require mitigation..

PROPOSED MITIGATION LIST

	PALMS AND TREES		QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT	NATIVE
BCS	Amphitecna latifolia	Black calabash tree	3	3"	12'	8'	500 EACH	YES
LG	Ligustrum vulgare	Ligustrum tree	1	3"	12'	8'	300 EACH	

Mitigation of 9" DBH in total

MITIGATION for 2 trees #1 #4 : Proposed: 3 Black calabash trees (native) + 1 Ligustrum tree (all 12'HT 3"DBH 8'SP)

*More than 50% of the total canopy proposed as replacement is met by native tree as required.

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
181 Harbor Dr. Key Biscayne, Fl, 33149
(305)785-8256
LA Theresa Wymer LA6667363
Mercedes B.Porcari

STILLWATER RESIDENCE

1015 Stillwater Dr
Miami Beach, FL 33141

SHEET TITLE
TREE DISPOSITION PLAN

ISSUE DATE
5/17/2022

REVISION
DATE

DESIGN
MERCEDES PORCARI

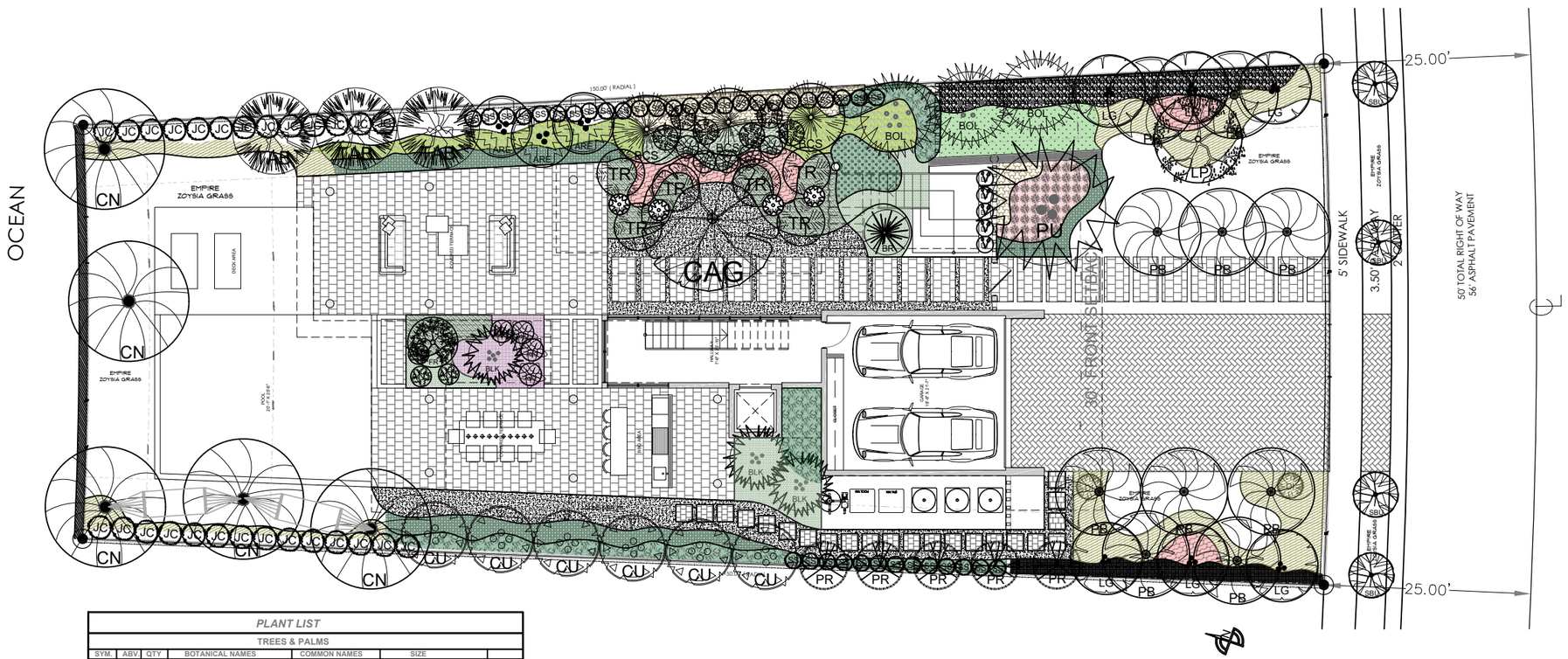
DRAWN
ROBERTO CR

SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.00



PLANT LIST

TREES & PALMS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	BR	1	BEAUCARNEA RECURVATA	PONYTAIL PALM	8' HT SINGLE	
	PB	6	ARCHONTOPHOENIX CUNNINGHAMIANA	PECABEEN PALM	12'-16CT x 10' SP SINGLE	
	LG	8	LIGUSTRUM VULGARE	LIGUSTRUM	12' HT 3"DBH MULTITRUNK	
	BTX	17	BAMBUSA TEXTILIS	BAMBOO	16'HT MULTI	
	CAG	1	CAESALPINIA GRANADILLO	BRIDALVEIL TREE	16'HT x 8' SP 3"DBH	
	PU	1	PANDANUS UTILIS	PANDANUS	12'HT x 12' SP MULTITRUNK	
	BCS	3	AMPHITECNA LATIFOLIA	BLACK CALABASH	12' HT x 8' SP 3"DBH	NATIVE
	CU	6	CARYOTA MITIS	FISHTAIL PALMS	14' HT 8'SP MULTI	
	TAB	3	TABEBUIA BAHAMENSIS	DWARF PINK TABEBUIA	12'HT x 8' SP x 2"DBH	
	ARE	8	ARENGA PINNATTA	DWARF SUGAR PALM	10'HT x 8' SP x MULTI	
	SBU	4	CONOCARPUS SERICEUM	SILVER BUTTONWOOD	12'HT x 8' SP x 2.5"DBH	NATIVE
	FR	4	PLUMERIA EMERGINATA	DWARF FRANGIPANI	8'HT x 6' SP x 2"DBH	
	BLK	2	BAMBUSA LAKO	BLACK BAMBOO	18'HT x 8' SP MULTI	
	CN	5	COCOS NUCIFERA	Coconut palm	12'CT x 12' SP single	
	BOL	3	BAMBUSA OLDHAMII	OLDHAMI BAMBOO	14'HT MULTI	

PLANT LIST

SHRUBS

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
SS	SS	40	EUGENIA FOETIDA	SPANISH STOPPER	7 GAL 4'HT X 2'W	NATIVE
PET	PET	2	PETREA VOLUBIS	PURPLE PETREA	25 GAL 10' HT	
CAT	CAT	5	CHAMADORREA CATARACTUM	CAT PALM	4'HT X 4'W MULTI	
PR	PR	5	PIMENTA RACEMOSA	BAYRUM TREE BUSH	10'HT 2"DBH 8'W	NATIVE
TR	TR	5	CIANTHEA COOPERII	TREE FERN	4'HT 4'W	
ALO	ALO	10	ALOCASIA MACRORRHIZOS	ALOCASIA BLACK STEM	7 GAL 3'HT	
RE	RE	6	PAHIS EXCELSA	PAHIS PALM	15 GAL 4'HT X 2'W	
JC	JC	40	CAPPARIS CYNOPHALOPHORA	JAMAICAN CAPER	7 GAL 4'HT X 2'W	NATIVE

PLANT LIST

SHRUB & GROUND COVER

SYM.	ABV.	QTY	BOTANICAL NAMES	COMMON NAMES	SIZE	
	ZCH	30	SANCHEZIA SPECIOSA	SANCHEZIA PLANT	7 GAL 24"HT FULL	
	PHX	70	PHILLODENDRON XANADU	XANADU	3 GAL FULL	
	ANP	60	ANTHURIUM ANDREANUM PINK	PINK ANTHURIUM	3 GAL FULL	
	MD	50	MONSTERA DELICIOSA	MONSTERA	7 GAL FULL	
	PHR	40	PHILLODENDRON RED CONGO	RED CONGO	3 GAL 18"	
	FGR	100	PENNISETUM SETACEUM	WHITE FOUNTAIN GRASS	3 GAL 12"	
	WFR	100	PHYMATOSOURUS SCOLOPENDRIA	WART FERN	3 GAL 12"	
	ALO	100	ALOCASIA ODORA	ALOCASIA CALIFORNIA	3 GAL 12"	
	SHL	35	ALPINIA ZERUMBET	SHELL GINGER	15 GAL 30"	
	KFR	150	NEPHROLEPIS OBLITERATA	KIMBERLY FERN	3 GAL 12"	
	LIR	200	LIRIOPE MUSCARI	LIRIOPE	1 GAL FULL	
	AGL	30	AGLAONEMA SSP	ZAMIA ZZ	3 GAL FULL	
	CAL	20	CALATHEA LANCEOLATA	CALATHEA	3 GAL FULL	

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MERCEDES PORCARI

DRAWN
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SCALE
1 / 16" = 1" - 0

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.01

§ 18A-11

Landscape maintenance.

(A) An owner is responsible to ensure that landscaping required to be planted pursuant to this chapter, or the ordinances which were in effect prior to the effective date of this chapter, is:
(1) Installed in compliance with the Landscape requirements;
(2) Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
(3) Sufficiently fertilized and watered to maintain the plant material in a healthy condition.
(B) If any tree or plant dies which is being used to satisfy current landscape code requirements, such tree or plant shall be replaced with the same landscape material or an approved substitute.
(C) Trees shall be pruned in the following manner:
(1) All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
(2) Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
(3) Cutting of lateral branches that results in the removal of more than one-third () of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
(4) Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds () of the tree.
(5) No more than one-third () of a tree's living canopy shall be removed within a one (1) year period.
(6) Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
(7) All newly installen planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

01. Non Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3'' depth.
02. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
03. All shrubs to be planted a minimum of 24'', and ground covers a minimum of 12'' from the edge of walks, building walls, pond's edge, etc... Ixora Nora Grant and Raphiolepsisi Indica to be planted 30'' form edge of walkways.
04. All tees and palms over 8'' in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
05. All palms except for species sush as Cocos, Acoelorraphe. Raphis, and other multitrunk palms, shall have straight trunks, free of scars, decay or anu damage caused by digging, transport or planting handling of the same.
06. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
07. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsabillity for the actual plant count necessary for the sucessfull completion of the work.
08. Landscape Contractor and his subcontractors shall be licensed and insured as requierd by the municipality, country, state or any toher governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
09. All work shall comform to Miami-Dade County's landscape ordinance Chapter 18-A. ordinance
98-13, and any other municipal landscape ordinance in effect at the projects location, includins streets-tres.
10. Landscape Contractor is requierd to procure and obtain any necessary permits aplicable for the sucesful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighboors, so as to materially impede vission between a height of 3
feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspectinh the site and phisically observing all the site conditions proir to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allowed for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work requierd in recolacting and removal of trees in sheet L-1 (Existing Trees).
16. One year guarantee on plan material

Sec. 30-242. - Artificial turf.

(a)Definitions . The following words, terms and phrases when used in this section, shall have the meanings ascribed to them in this section:
(1)Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
(2)Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.

(b)Installation.
(1)Single Family and Two-Family Districts. Within the VR, VE, IR and PS Districts, Artificial Turf shall not be permitted to be installed within a Front Yard of any Lot, or within a Street Side Yard of a Corner Lot.
(2)Other Districts. Within all other zoning districts with the exception of the PROS Public Recreation and Open Space Use District and the GU Government Use District, Artificial Turf shall not be permitted to be installed within a Front Yard, or within a Side Yard facing a Street.

(c)Installation, Maintenance and Repair .
(1)No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
(2)All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
(4)All seams shall be nailed and glued, not sewn, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
(5)If Artificial Turf is planned to be installed immediately adjacent to a seawall, the Artificial Turf shall be pinned or staked behind the seawall. No Artificial Turf or installation mechanism shall be attached directly to or placed on a seawall or seawall cap.
(6)Artificial Turf shall be visually level, with the grain pointing in a single direction.
(7)An appropriate solid barrier device (e.g., concrete mow strip, bender board) is required to separate Artificial Turf from soil and live vegetation.
(8)Precautions for installation around existing trees, including a proper radius, shall be provided to ensure that tree roots are not damaged with the installation of the base material and that the overall health of the tree will not be compromised.
(9)All Artificial Turf shall be maintained in a green fadeless condition and shall be maintained free of dirt, animal waste, mud, stains, weeds, debris, tears, holes, and impressions. Maintenance shall include, but not be limited to cleaning, brushing, debris removal; repairing of depressions and ruts to maintain a visually-level surface; elimination of any odors, flat or matted areas, weeds, and evasive roots; and all edges of the Artificial Turf shall not be loose and must be maintained with appropriate edging or stakes.
(10)All Artificial Turf must be replaced if it falls into disrepair with fading or holes or loose areas. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing Artificial Turf, without any matting.
(11)All Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.(12)All Artificial Turf shall be of the highest quality available from a list of Village-approved manufacturers, and shall be a natural green color selected from a palette of colors approved by the Village.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District____RS-3 Residential____ Lot Area ___8 472 sqft__ Acres_____0.192_____

	REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE		
A. Square feet of required Open Space as indicated on site plan: Lot Area = ___8472___ s.f.x ____30___ % = ____2520___ s.f.	2520	2498
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landsaped open space required: A+B=	2520	2498
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	2520	2498
B. Maximum lawn area (sod) permitted= ____50____ % x __2520__ s.f.	1260	850
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= _____ trees x _____ net lot acres - number of existing trees=	8 trees	9 trees
B. % Natives required: Number of trees provided x 30% =	3 trees	3 trees
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	4 trees	4 trees
D. Street Trees (maximum average spacing of 20' o.c.) _____63_____ linear feet along street divided by 20'=	4 trees	4 trees
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A
SHRUBS		
A. Number of shrubs required: Sum of lot and street trees required x 12=	96	100
B. % Native shrubs required: Number of shrubs provided x 50%=	48	48
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	10	10
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	5	5

*PROPOSED LOT TREES (12)

+3 BLACK CALABASH (NATIVE)
+3 TABEBUIA BAHAMENSIS
+6 LIGUSTRUMS TREE

**PROPOSED SHRUBS (100)

+40 JAMAICAN CAPER (NATIVE)
+40 SIMPSON STOPPER (NATIVE)
+5 BAYRUMS (NATIVE)
+5 PLUMERIA EMERGINATA

***PROPOSED LARGE SHRUBS/SMALL TREES (11)

+5 BAYRUM TREES (BUSH FORM) (NATIVE)
+6 LIGUSTRUMS (BUSH FORM)

***PROPOSED STREET TREES (4)

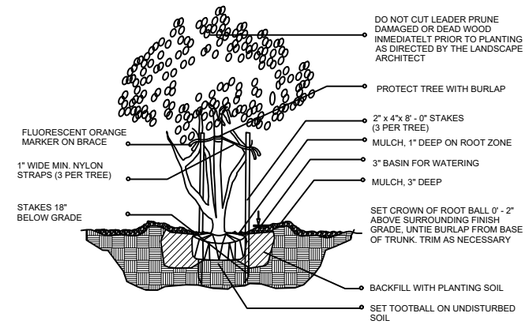
+4 SILVER BUTTONWOOD (NATIVE)

811 Know what's below. Call before you dig. It's the Law!

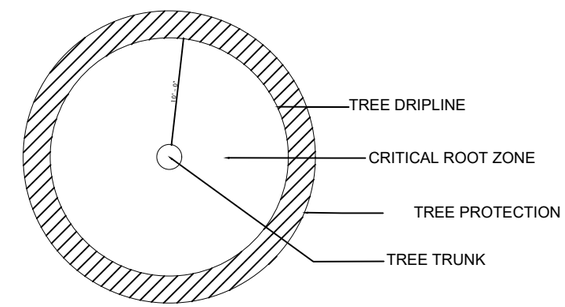
ABBREVIATIONS:

g.t.=Gray Trunk.
c.t.=Clear Trunk.
o.c.=On Center.
B&B=Balled and Burlaped.
o.a.=Overall Height.
SPD=Spread.
NAT.=Native specie.
g.w.=Gray Wood
min.=minimum

*SC= Shrubs counted toward shrubs requirement.
*TC= Tress/Palm counted toward Tree requirement.
EC= Energy Conservation Zone

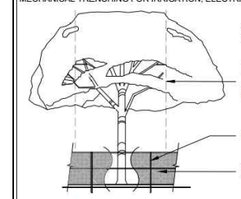


MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL



TREE 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'

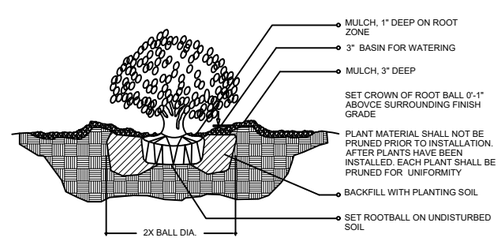
NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



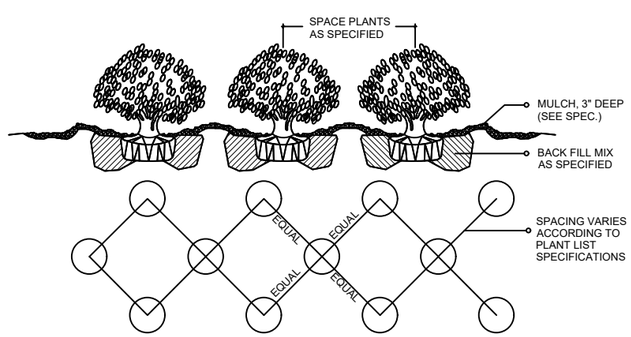
PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI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

C.M.B. TREE PROTECTION. DETAIL (CHAINLIK)

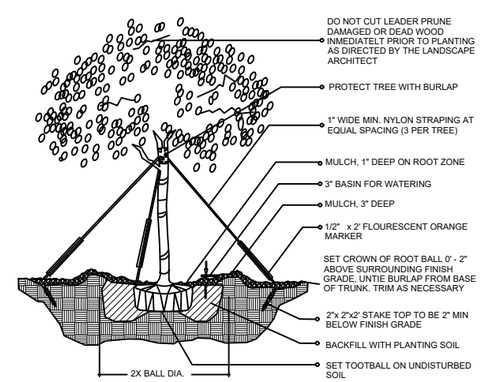
N.T.S.



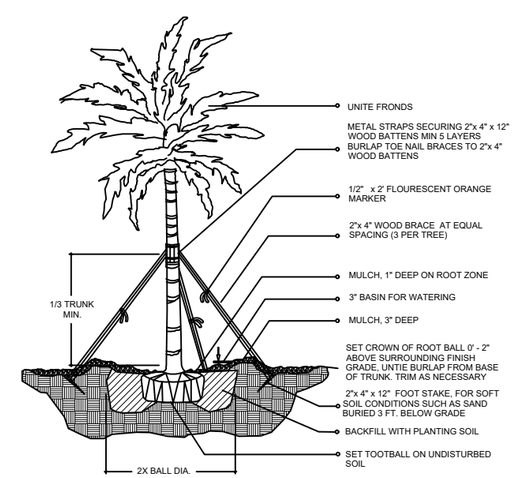
SHRUB / PLANTING DETAIL



SHRUB / GROUNDCOVER SPACING PLANTING DETAIL



(2" cal. and over)
LARGE TREE / PLANTING DETAIL



LARGE PALM / PLANTING DETAIL

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SHEET TITLE
LANDSCAPE DETAILS

ISSUE DATE
05/17/2022

REVISION
DATE

DESIGN
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DRAWN
ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
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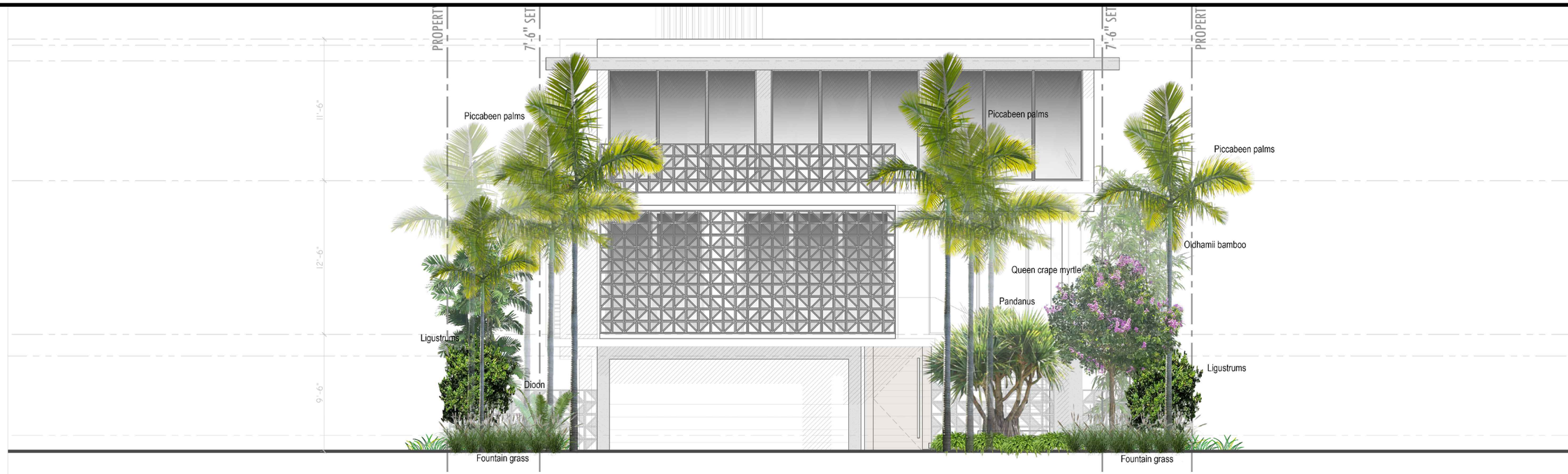
SHEET TITLE	LANDSCAPE ELEVATIONS 1
ISSUE DATE	05/17/2022
REVISION	DATE
DESIGN	MERCEDES PORCARI
DRAWN	ROBERTO CR
SCALE	
SEAL	THERESA WYMER LA6667363
SHEET NUMBER	LA.02



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE

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SHEET TITLE
LANDSCAPE ELEVATIONS 2

ISSUE DATE
05/17/2022

REVISION
DATE

DESIGN
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DRAWN
ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER
LA.02

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:
1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139

LOCATION MAP
NOT TO SCALE

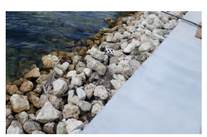
SCALE: 1" = 10'
0 2.5 5 10 20
GRAPHIC SCALE

CURVE TABLE (P)

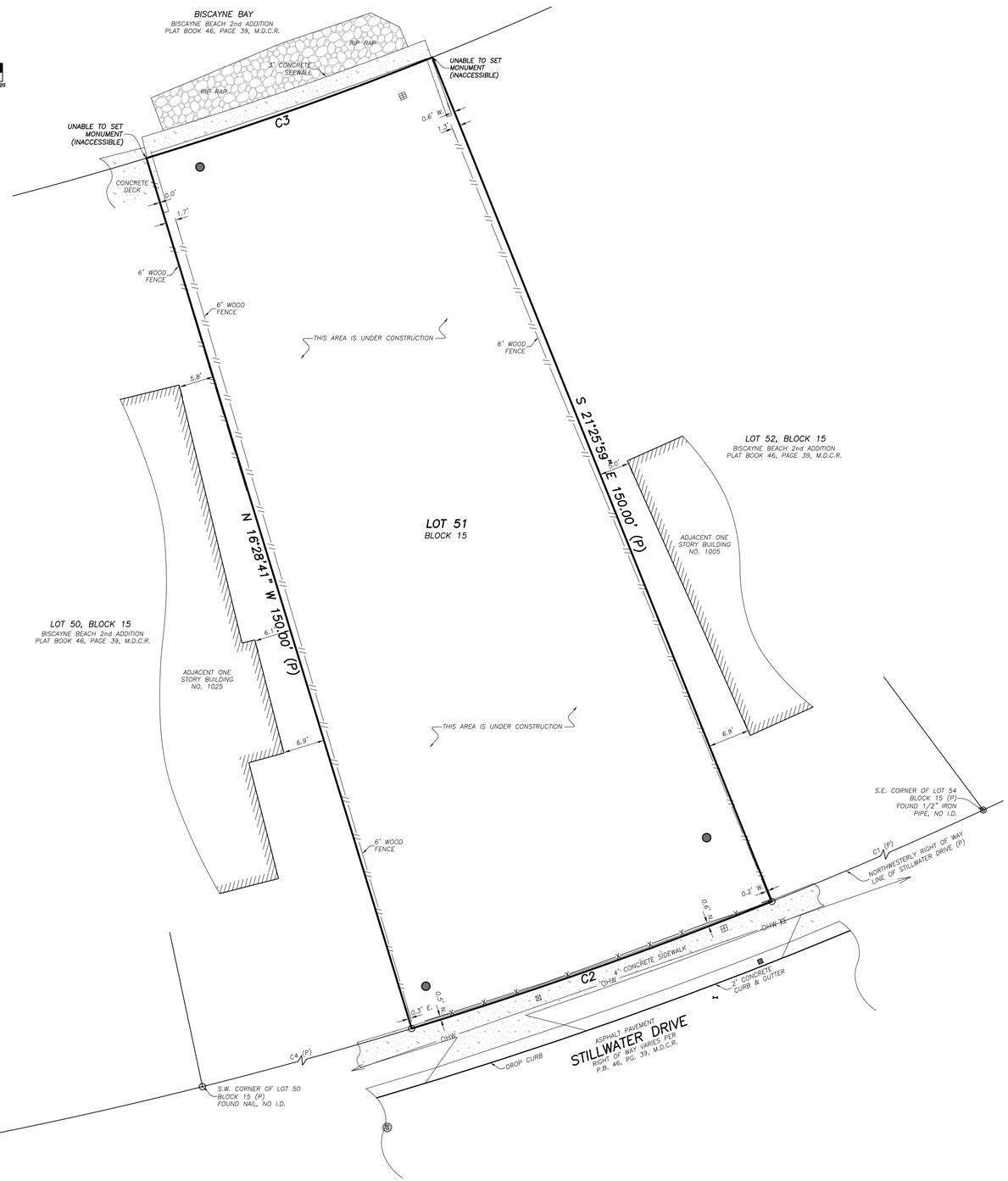
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'52"
C2	728.18'	62.972'	04°57'17.4"
C3	578.18'	50.00'	04°57'17.4"
C4	578.18'	50.00'	04°57'17.4"

VIEW 1
NOT TO SCALE

VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



LEGEND:

M.D.C.R. ..... MIAMI–DADE COUNTY RECORDS
L.B. ..... LICENSED BUSINESS
P.B. ..... PLAT BOOK
PG. ..... PAGE
ID. ..... IDENTIFICATION
A/C ..... AIR CONDITIONING UNIT
–OHW– ..... OVERHEAD WIRES
(P) ..... DENOTES BEARING AND/OR DISTANCE BASED ON PLATS OF RECORDS
C1 ..... CURVE NO. 1 (SEE CURVE TABLE)
NAVD 88 ..... NORTH AMERICAN VERTICAL DATUM OF 1988
..... WATER METER
..... SANITARY SEWER MANHOLE
..... WOOD POWER POLE
..... CATCH BASIN
..... STORM DRAIN MANHOLE
..... YARD DRAIN
..... SEWER BOX
..... SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
..... BREAK IN SCALE
..... VIEW 1

LEGAL DESCRIPTION:

LOT 51, BLOCK 15, BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF S.66°05'22"W., ALONG A CALCULATED LINE FROM A FOUND 1/2" IRON PIPE, NO I.D. AT THE S.E. CORNER OF LOT 54, BLOCK 15 TO A FOUND NAIL, NO I.D. AT THE SOUTHWEST CORNER OF LOT 50, BLOCK 15 OF BISCAYNE BEACH, SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 39, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0307 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI–DADE COUNTY, FLORIDA. MAP EFFECTIVE DATE: SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NGVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

8. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1–800–432–4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. THE PROPERTY SHOWN HEREON CONTAINS 0.20 ACRES (8,473 SQUARE FEET), MORE OR LESS.

12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

13. TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

14. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

EMUNA CONSTRUCTION.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
LICENSE NUMBER
6080
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Javier De La Rocha
Date: 2024.07.29
09:39:24 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

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ECS LAND SURVEYORS, INC.
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SKETCH OF BOUNDARY SURVEY
LOT 15, BLOCK 15
BISCAYNE BEACH 2ND ADDITION
PLAT BOOK 46, PAGE 39
MIAMI-DADE COUNTY PUBLIC RECORDS
1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139

CLIENT: EMUNA CONSTRUCTION
DATE: 07/25/24
DRWN BY: CDLR
CHK'D BY: JDLR
LAST FIELD DATE: 07/23/24
REVISIONS

JOB NO.
ECS3671

SHEET NO.
01
OF
01