

AXONOMETRIC VIEW - WEST

1015 STILLWATER RESIDENCE
1015 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

A-27



FRONT VIEW

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

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

A-28



BACK VIEW

I015 STILLWATER RESIDENCE
1015 STILLWATER DRIVE, MIAMI BEACH, FLORIDA 33141.
FINAL SUBMITTAL
DATE: 09.08.2024

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

A-29



BACK VIEW

I015 STILLWATER RESIDENCE
1015 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

A-30



01 SOUTH FACADE (FRONT)
SCALE: N/A



02 NORTH FACADE (REAR)
SCALE: N/A





01 EAST FACADE
SCALE: N/A



02 WEST FACADE
SCALE: N/A

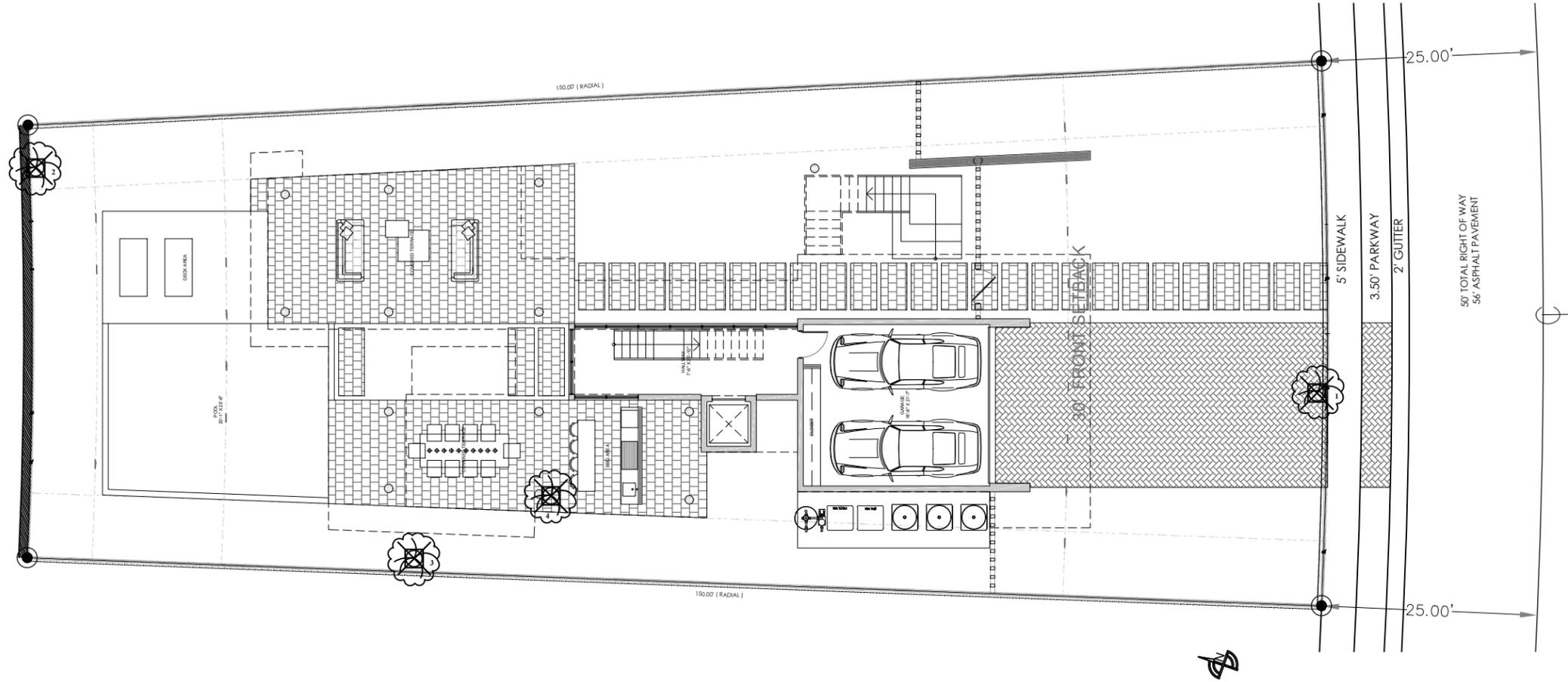
BLACK AND WHITE RENDERINGS

1015 STILLWATER RESIDENCE
1015 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

A-32

OCEAN



STILLWATER DRIVE

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	<i>Tabebuia alba</i>	White tabebuia tree	5	12	14	Moderate Remove
2	<i>Schinus terebintifolia</i>	Brazilian pepper	4	12	14	Moderate Remove
3	<i>Schinus terebintifolia</i>	Brazilian pepper	4	8	16	Moderate Remove
4	<i>Plumeria rubra</i>	Frangipani tree	4	10	14	Moderate Remove

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

PROPOSED MITIGATION LIST							
PALMS AND TREES			QTY	DBH	HEIGHT	SPREAD	CANOPY CREDIT NATIVE
BCS	<i>Amphitecna latifolia</i>	Black calabash tree	3	3"	12'	8'	500 EACH YES
LG	<i>Ligustrum vulgare</i>	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 12HT 3'DBH 8'SP)

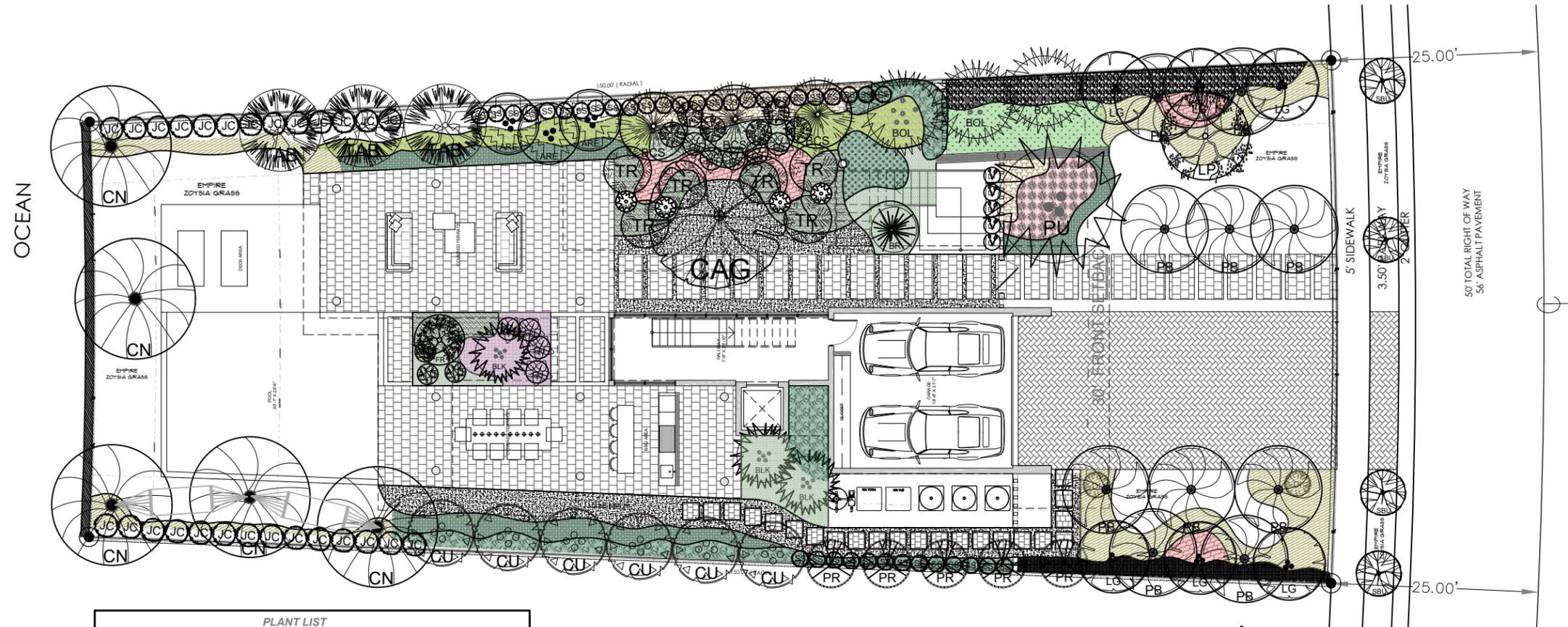
*More than 50% of the total canopy proposed as replacement is met by native tree as required.

**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



STILLWATER DRIVE

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	16HT MULTI
CAG	1		CAESALPINIA GRANADILLO	BRIDALVEIL TREE	16HT x 8' SP 3"DBH
PU	1		PANDANUS UTILIS	PANDANUS	12HT 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	12HT 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 BUTTWOOD	12HT 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	12CT x 12' SP single
BOL	3		BAMBUSA OLDHAMII	OLDHAMI BAMBOO	14HT MULTI

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

**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
LANDSCAPE 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.01

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:
- Installed in compliance with the Landscape requirements;
 - Maintained as to present a healthy, vigorous, and neat appearance free from refuse and debris; and
 - 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:
- 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.
 - Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
 - Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
 - All newly installed planting material will be maintained in a condition that meets or exceeds Florida Grade #01 and has (01) one year replacement guarantee

LANDSCAPE NOTES

- 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.
- 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.
- 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 Raphiolepis Indica to be planted 30" form edge of walkways.
- All trees 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.
- All palms except for species such as Cocos, Acoelorrhapha, Rapis, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
- 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.
- 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 responsibility for the actual plant count necessary for the successful completion of the work.
- Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
- All work shall conform 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, including streets-trees.
- Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
- Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
- Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
- Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior 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 allow for a speedy and orderly completion of all work on the site.
- 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.
- Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
- 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:
- Corner Lot. A Lot located at the intersection of two streets and abutting such streets on two adjacent sides.
 - Artificial Turf. An artificial product manufactured from synthetic materials that simulates the appearance of natural turf, grass, sod or lawn.
- (b) Installation:
- 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.
 - 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:
- No person shall install Artificial Turf without first obtaining a permit from the Village Planning, Building and Zoning Department.
 - All Artificial Turf shall, at a minimum, be installed according to the manufacturer's specifications.
 - All seams shall be nailed and glued, and edges shall be trimmed to fit against all regular and irregular edges to resemble a natural look.
 - 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.
 - Artificial Turf shall be visually level, with the grain pointing in a single direction.
 - An appropriate solid barrier device (e.g., concrete mow strip, bumper board) is required to separate Artificial Turf from soil and live vegetation.
 - 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.
 - 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.
 - 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.
 - Artificial Turf shall be installed on a permeable backing in order to ensure proper drainage.
 - 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

OPEN SPACE

REQUIRED/ALLOWED	PROVIDED
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 landscaped 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=	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)

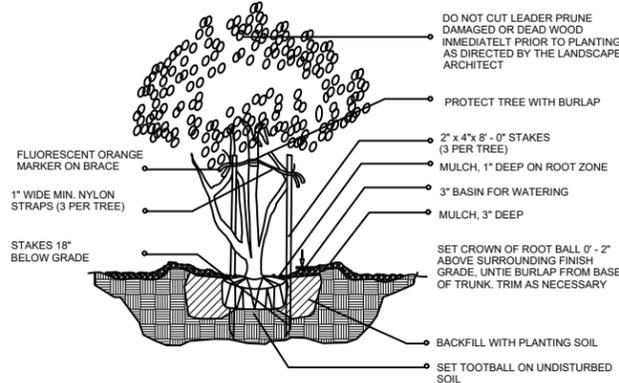
- +4 SILVER BUTTWOOD (NATIVE)



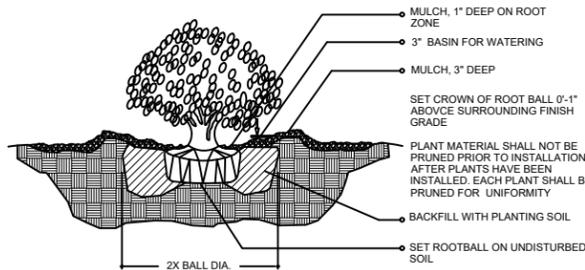
ABBREVIATIONS:

- 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

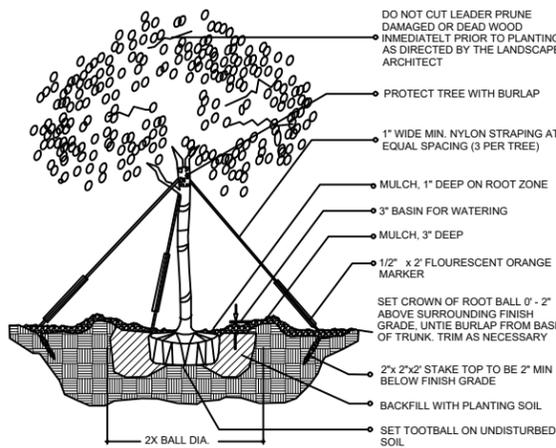
- *SC= Shrubs counted toward shrubs requirement.
- *TC= Tress/Palm counted toward Tree requirement.
- EC= Energy Conservation Zone



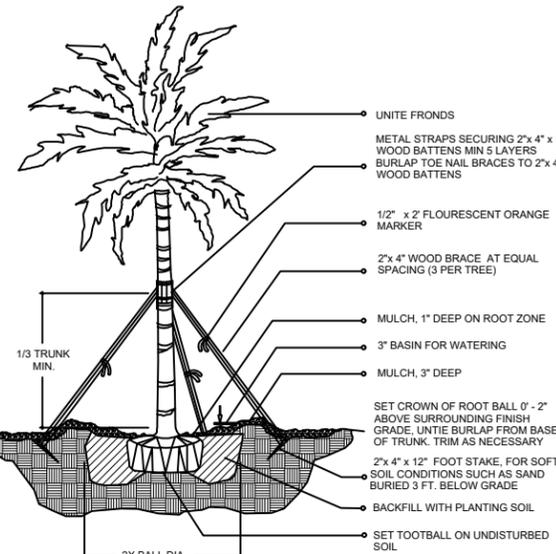
MULTI-TRUNK AND SMALL TREE (2" cal. and under) / PLANTING DETAIL



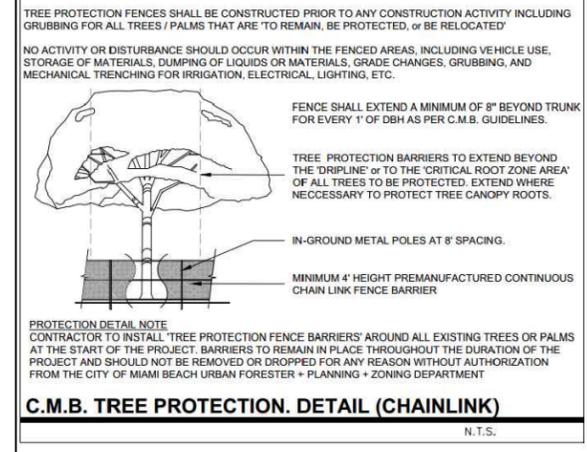
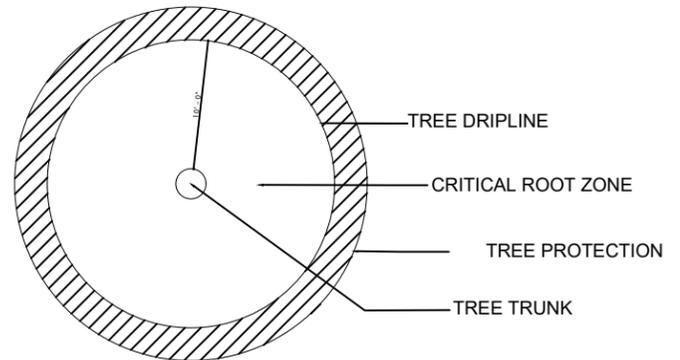
SHRUB / PLANTING DETAIL



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



LARGE PALM / PLANTING DETAIL



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

LANDSCAPE
DETAILS

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN
MERCEDES PORCARI

DRAWN
ROBERTO CR

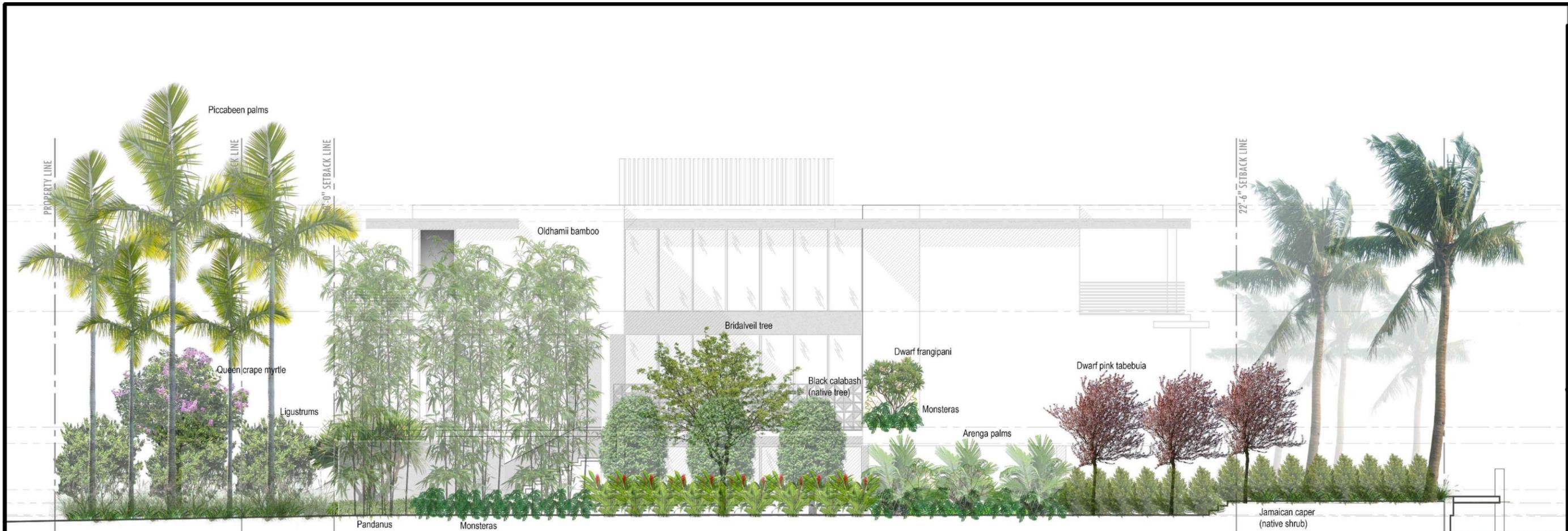
SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

LA.02



**EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE**

181 Harbor Dr. Key Biscayne, FL 33149
(305)785-8256
LA Theresa Wymer LA667363
Mercedes B. Porcari

STILLWATER RESIDENCE
1015 Stillwater Dr
Miami Beach, FL 33141

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**

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

**LANDSCAPE
ELEVATIONS 2**

ISSUE DATE

05/17/2022

REVISION

DATE

DESIGN

MERCEDES PORCARI

DRAWN

ROBERTO CR

SCALE

SEAL

THERESA WYMER
LA6667363

SHEET NUMBER

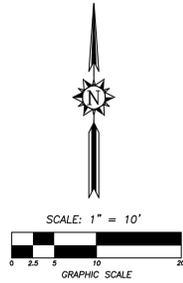
LA.02

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF:

1015 STILLWATER DRIVE, MIAMI BEACH, FL. 33139



LOCATION MAP
NOT TO SCALE



CURVE TABLE (P)

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	728.18'	188.91'	14°51'52"
C2	728.18'	62.97'	04°57'17.4"
C3	578.18'	50.00'	04°57'17.4"
C4	578.18'	50.00'	04°57'17.4"



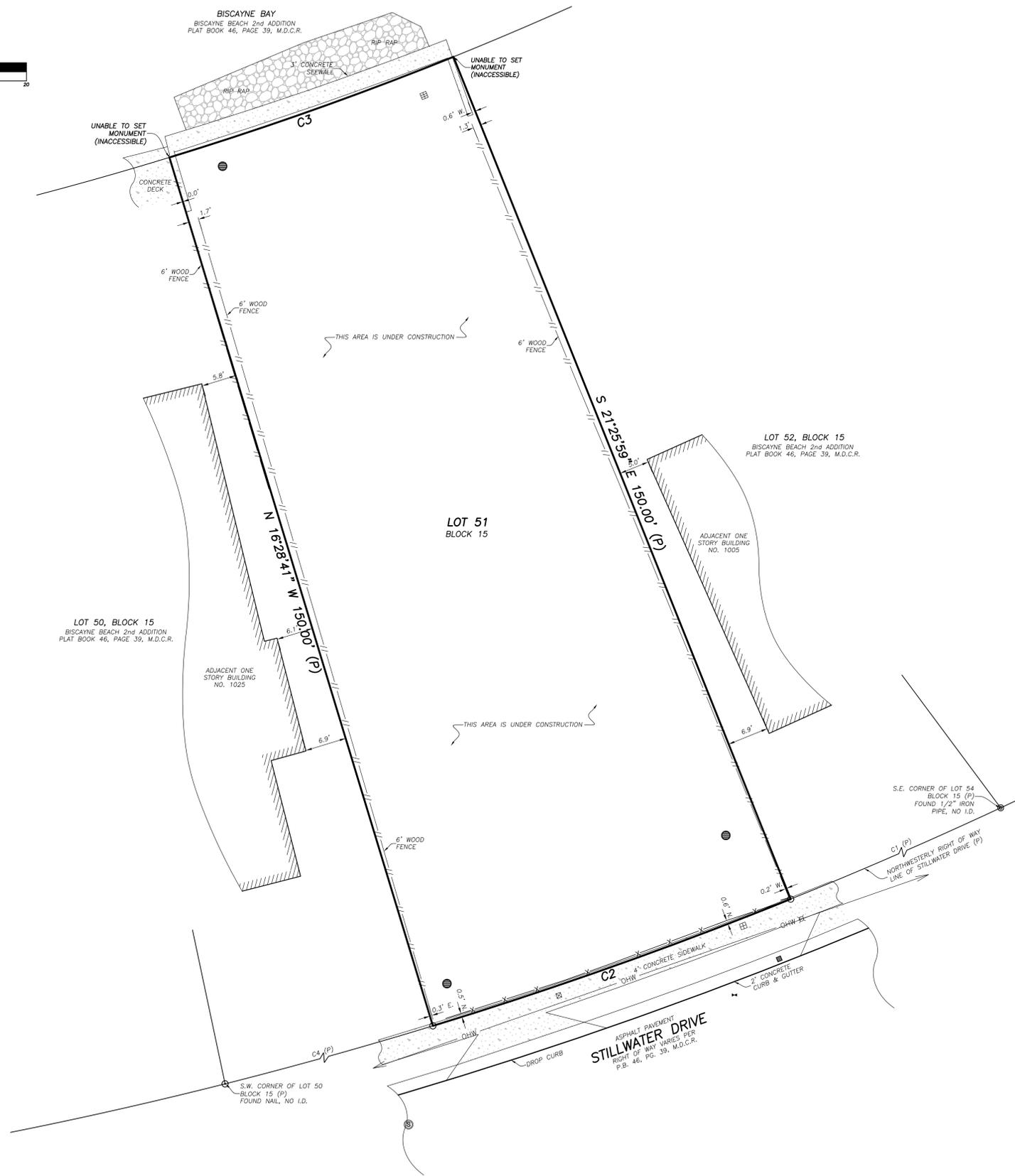
VIEW 1
NOT TO SCALE



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:**
- 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.
 - 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.
 - 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 NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
 - 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.
 - 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.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - 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.
 - 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.
 - THE PROPERTY SHOWN HEREON CONTAINS 0.20 ACRES (8,473 SQUARE FEET), MORE OR LESS.
 - 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.
 - TREES, HEDGES, ORNAMENTAL PLANTS, WELLS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 - 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
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@ecssurveyors.com

TELEPHONE NO. 561-314-0789 FAX NO. 561-314-0770

ECS
LAND SURVEYORS, INC.
L.S. 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

DRAWN BY: CDLR
CHKD BY: JDLR
LAST FIELD DATE: 07/23/24

REVISIONS

JOB NO. ECS3671
SHEET NO. 01 OF 01