



4570 NORTH BAY ROAD Miami Beach
DRB21-0771

SAOTA



VINCENT FILIGENZI DESIGN
LANDSCAPE ARCHITECTURE | PLANNING | IMPLEMENTATION



NORTH BAY ROAD



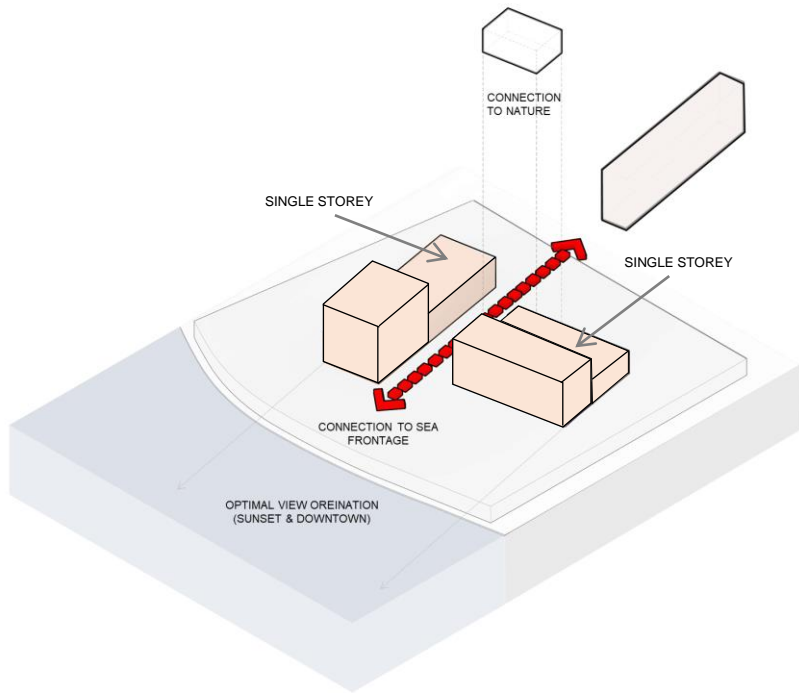
NEIGHBORS OUTREACH

US_MIA_NBAY 4570

4570 NORTH BAY ROAD, MIAMI BEACH

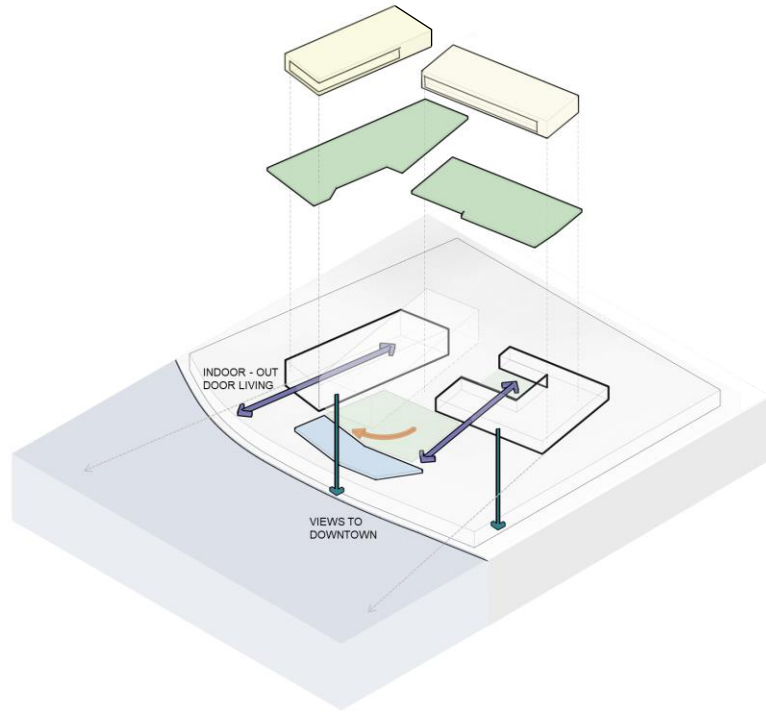


BREAKDOWN OF SCALE



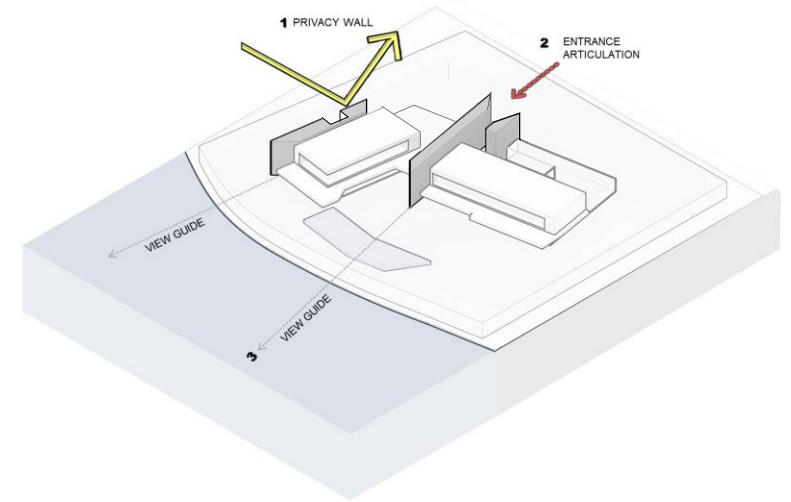
SINGLE STOREY RESPONSE TO STREET
 DOUBLE STOREY STRUCTURE FURTHER OFFSET FROM BOTH STREET & WATER
 OPTIMAL VIEW ORIENTATION TOWARD DOWNTOWN

COLLECTION OF MASS ELEMENTS

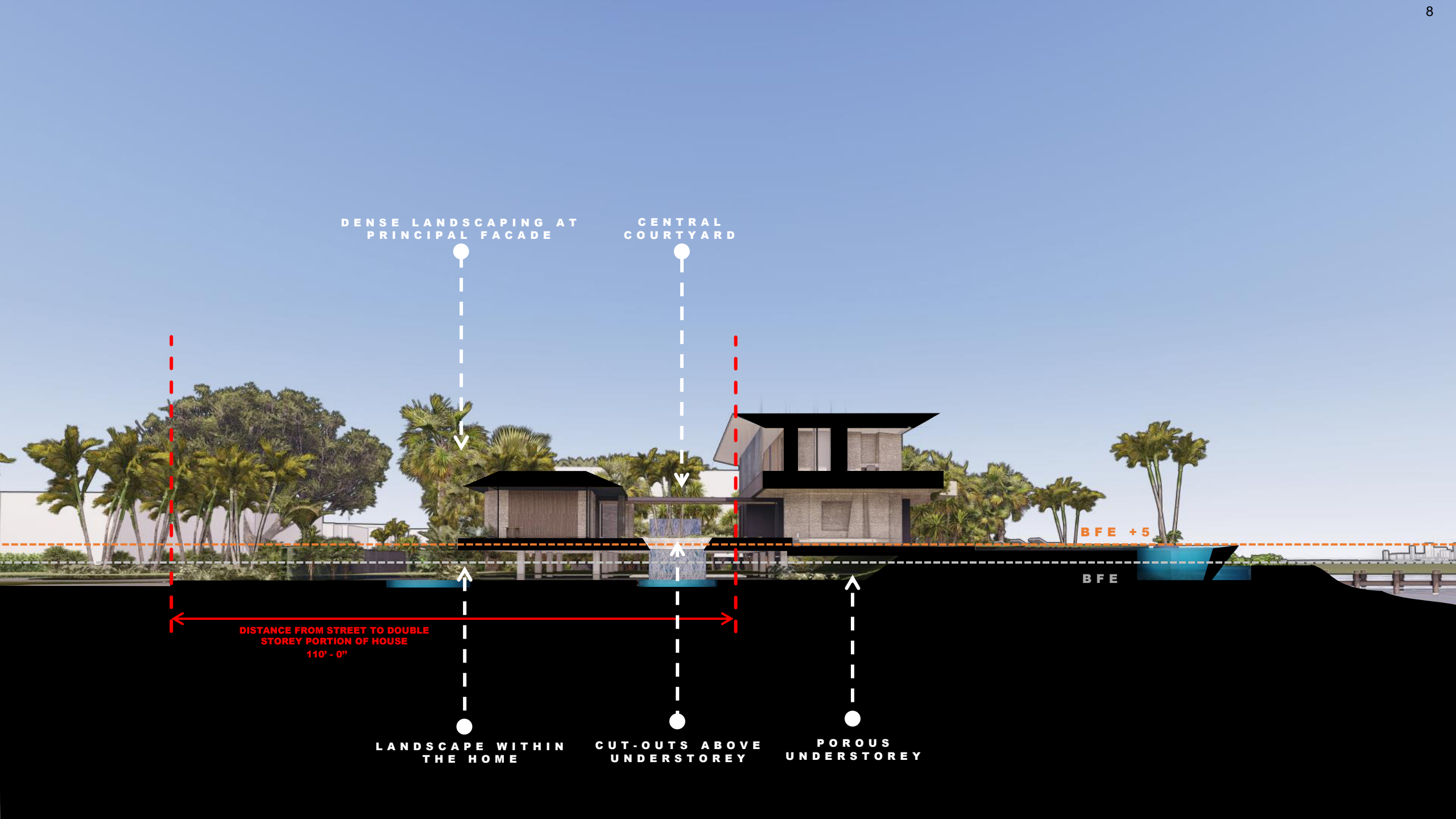


FLOW THROUGH BETWEEN STREET, COURTYARD/GARDEN AND WATERFRONT TERRACE
 DENSE PLANTED 2ND FLOOR GARDENS SOFTENING THE STRUCTURE
 COLLECTION OF ELEMENTS FURTHER BREAKS DOWN SCALE OF BUILDING.

DEFINITION OF FORMS



ARCHITECTURAL FEATURE WALLS AS VIEW GUIDES AND FOR NEIGHBOUR PRIVACY
 BUILDING ELEVATED ABOVE BFE + 5
 POROUS UNDERSTORY



DENSE LANDSCAPING AT
PRINCIPAL FACADE

CENTRAL
COURTYARD

BFE + 5

BFE

DISTANCE FROM STREET TO DOUBLE
STOREY PORTION OF HOUSE
110' - 0"

LANDSCAPE WITHIN
THE HOME

CUT-OUTS ABOVE
UNDERSTOREY

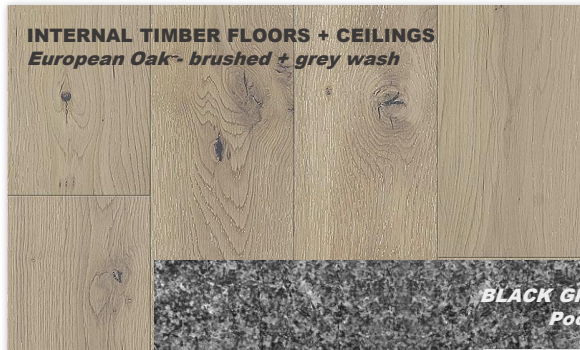
POROUS
UNDERSTOREY



Single storey at front elevation

Pedestrian entry

FRONT (EAST) ELEVATION VIEW



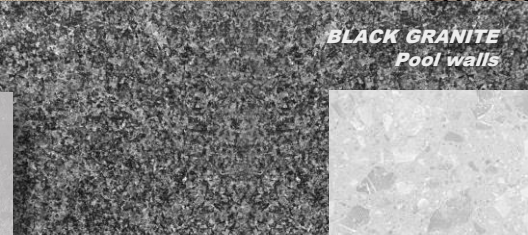
INTERNAL TIMBER FLOORS + CEILINGS
European Oak- brushed + grey wash



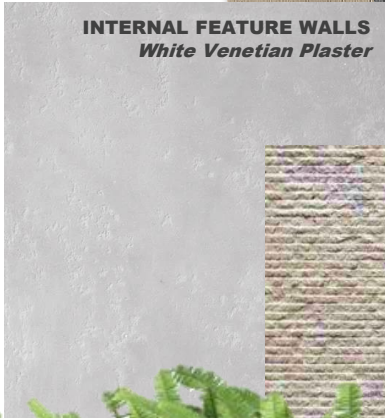
TIMBER SLATS
Ipe hardwood



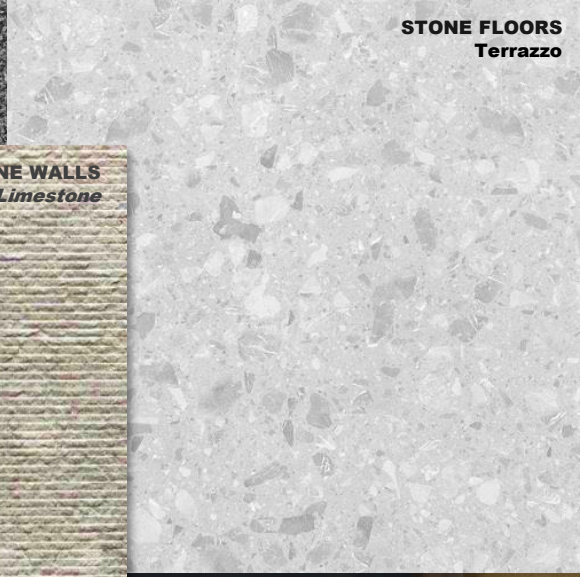
EXTERNAL TIMBER DECKING
Ipe hardwood - weathered to grey



BLACK GRANITE
Pool walls



INTERNAL FEATURE WALLS
White Venetian Plaster



STONE FLOORS
Terrazzo



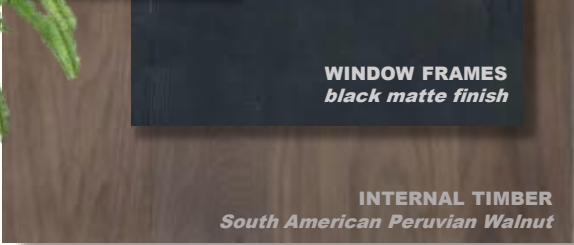
FEATURE STONE WALLS
Raked Limestone



WINDOW FRAMES
black matte finish



FEATURE ACCENT METAL
Brushed brass



INTERNAL TIMBER
South American Peruvian Walnut



1 A_9000 (Axo)_SITE_SW



3 A_9000 (Axo)_SITE_NW



4 A_9000 (Axo)_SITE_NE



2 A_9000 (Axo)_SITE_SE

DESIGNED BY jungles + VFD

ARCHITECT OPTIMUS

LANDSCAPE ARCHITECTURE JWL

ENGINEER GGB Engineering, Inc.

GENERAL CONTRACTOR SAOTA

DESIGN STUDIO D.V.I.C.E.

DESIGN STUDIO
410 TEL AVE. SUITE 2000
HOUSTON, TX 77002

DATE: 01/03/2022

SCALE: 1/8"=1'

COORDINATION: AXONOMETRICS

A 505



PROPOSED STREET MONTAGE VIEW



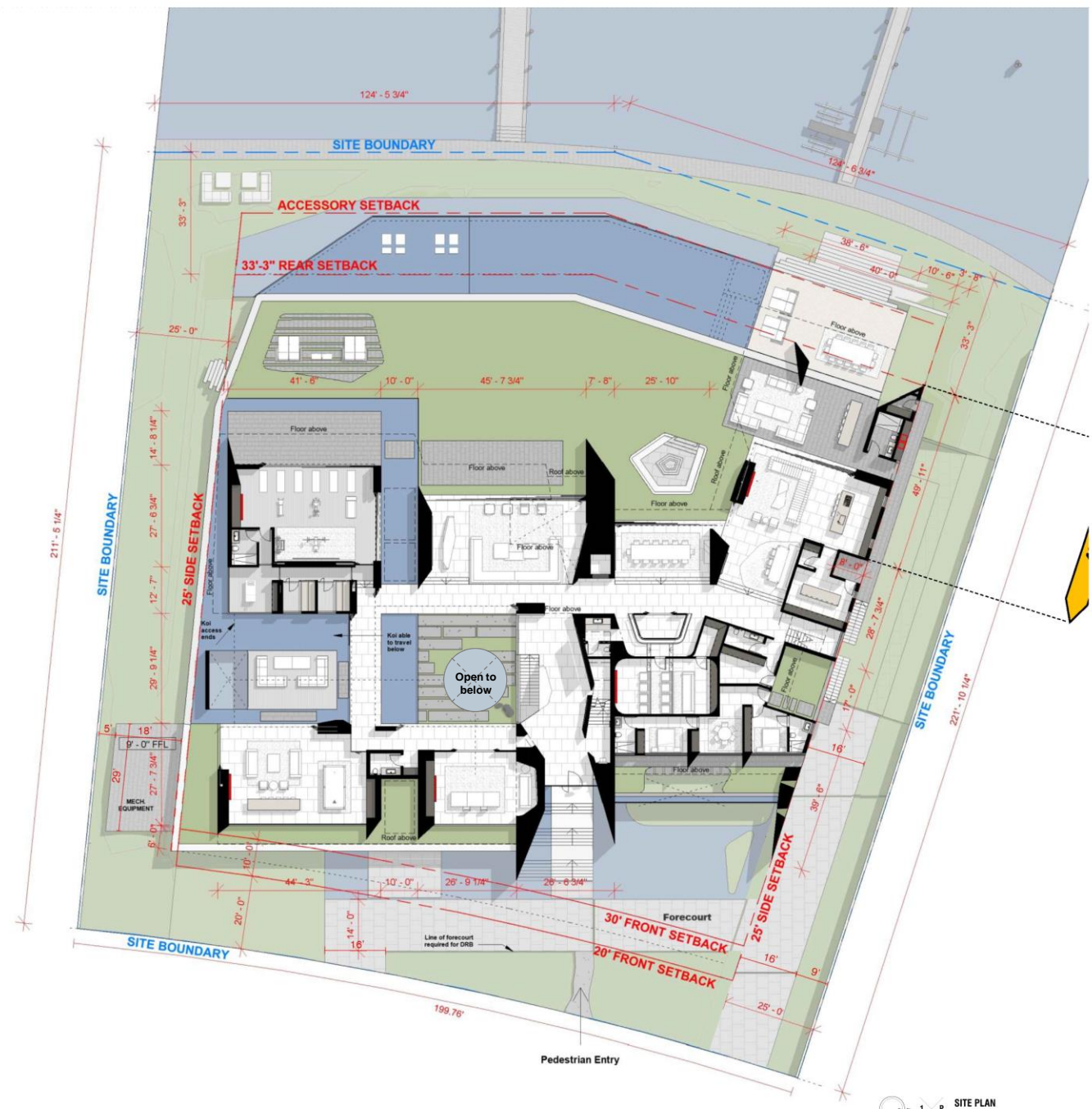
EXISTING STREET VIEW











DESCRIPTION OF WORK
 CONSTRUCTION OF A NEW 1250 SF 2-STORY SINGLE-FAMILY RESIDENCE (2-STORY WITH UNDERSTORY) INCLUDING UNDERSTORY GARAGE, VESTIBULE, COVERED TERRACES, OPEN-AIR BALCONIES, DRIVEWAY, AND PLANTERS.
 FLOOR / SPA UNDER SEPARATE PERMIT.
 EXHIBITION OF EXISTING 15,841 SQUARE FOOT HOUSE UNDER SEPARATE PERMIT.

LEGAL DESCRIPTION
 LOT 19 AND LOT 20, Block 3, NANTULUS SUBDIVISION, according to the Plat Hereof, as recorded in Plat Book B, Page 95, of the Public Records of MAHARAJA COUNTY, Florida.

ADDRESS
 4370 / 4380 NORTH BAY ROAD, MAIN BEACH, FLORIDA 33414

FOUO
 02-1222-011-2760 + 02-1222-011-8170

ZONING
 RS-2 RESIDENTIAL SINGLE-FAMILY

MUNICIPALITY
 CITY OF MAIN BEACH

FLOOD CRITERIA
 ZONE ACT BFE DESIGN FLOOD FOR SITE EQUIPMENT = 4'-00" NAVD HOUSE FFE (EMB MIN 8'-00" NAVD + 5' FREEBOARD + 1.5' BEI MEED)

OCCUPANCY CONST. TYPE
 R-3 AS PER FBC 2020 SECTION 301.1 TYPE V AS PER FBC 2020 SECTION 602.5

NET LOT AREA
 45,889 SF

LOT WIDTH
 WIDTH @ 20' SETBACK 294'-0"

EST. GRADE ADJ. GRADE
 ESTABLISHED GRADE = 3.30' AVERAGE SIDEWALK ELEVATION ADJUSTED GRADE = 5.44' (10' DIST. @ 4" EST. GRADE AND BFE) (EMB MIN. HEIGHT BFE = 8.00')

LOT DEPTH
 221'-5" (average)

LOT COVERAGE
 MAXIMUM LOT COVERAGE (2-STORY) 38 + 4,948 SF 16,106 SF 100% ALLOWED 16,106 SF 100% PROPOSED 16,106 SF 100%

UNIT SIZE
 MAXIMUM UNIT SIZE FOR 2-STORY BUILDING 58 + 4,948 SF 24,844 SF 100% ALLOWED 19,340 SF 100% PROPOSED 19,340 SF 100%

GREENSPACE
 YARD GREENSPACE CALCULATIONS REQUIRED PROVIDED FRONT YARD = 4300 SF 2827 SF (170%) 2944 SF (176.4%) REAR YARD = 9015 SF 5793 SF (170%) 5754 SF (170.5%)

SETBACKS
 PRINCIPAL FRONT SETBACK (2-STORY) REQUIRED 30'-0" PROVIDED 30'-0"

SIDE SETBACKS
 SIDE SETBACKS = 25% OF 204'1" = 51'0" SIDE 1 20'-4" MIN 25'0" SIDE 2 20'-4" MIN 27'-0" SIDE 3 30M + 52'4" (25.75%) REAR SETBACK = 50% OF 221'-5" 33'-3" 33'-3"

BUILDING HEIGHT
 TOP OF ROOF SLAB 28' 28'

BUILDING AREAS
 UNDERSTORY LOBBY (A/C) 1353 SF UNDERSTORY GARAGE (NON A/C) 1374 SF FIRST FLOOR (A/C) 11,751 SF SECOND FLOOR (A/C) 6,432 SF TOTAL A/C (ELIMINABLE) 19,511 SF TOTAL A/C + NON-A/C 29,420 SF

NOTES
 SWIMMING POOLS - WATER FEATURES UNDER SEPARATE PERMIT.
 ALL WORK MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.
 ALL MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE 3'-0" F.F.E. + 4'-0" BFE.
 ALL NEW CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008.

WAIVERS
 1 WAIVER REQUEST AS 2-STORY LENGTH LIMIT ALONG NORTH PROPERTY LINE. *WAIVER REQUEST* SEE PAGE A071



LOCATION PLAN

DESIGNED BY

jungles + VFD

ARCHITECT

OPTIMUS

ENGINEERING

DESIGNED BY

JWJ

ENGINEERING

DESIGNED BY

GGB Engineering, Inc.

DESIGNED BY

SAOTA

STEVEN ANTHONY ANTONIOVALLE P.E.

DESIGNED BY

D VICE

DESIGN STUDIO

410 722 4228 MAIL R DRIVING.COM

DESIGNED BY

DATE

REVISIONS

NO. DATE

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2 01/20/2022

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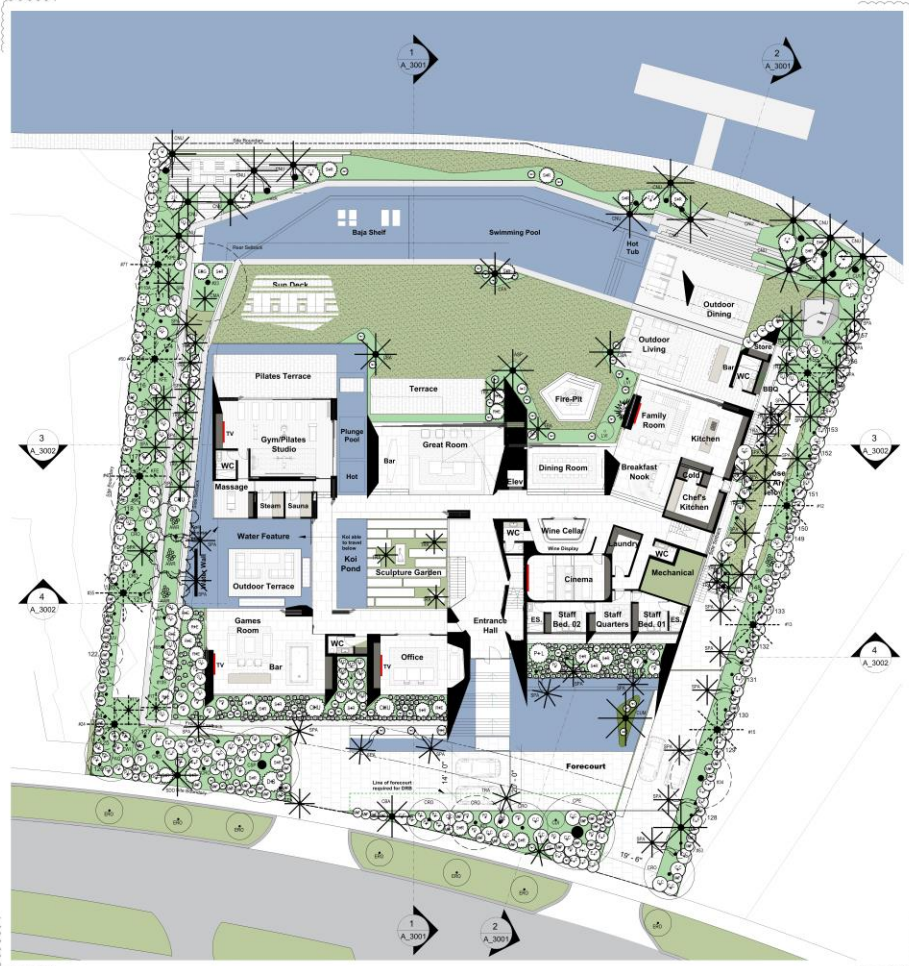
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CITY OF MIAMI BEACH LANDSCAPE LEGEND

Zoning District RS-2 Lot Area 49,689 S.F. Acres 1.14

	Required/ Allowed	Provided
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= 49 trees - number of existing trees 42 = 7	7	35
B. % Natives required: Number of trees provided x 30% = Number of trees provided 35 x 30% = 11	11	24
C. % Low maintenance / drought and salt tolerant required: Number of trees provided 35 x 50% = 18	18	35
D. Street Trees (maximum average spacing of 20' o.c.) 114 linear feet along street divided by 20' = 6	6	7
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= 54 x 12 = 648	648	652
B. % Native shrubs required: Number of shrubs provided x 50% = 652 x 50% = 326	326	495
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs 10% = 648 x 10% = 65	65	377
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 65 x 50% = 33	33	377

PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
TREES + PALMS						
Tra	<i>Thrinax radiata</i>	Thatch Palm	12'-14' HT	*	*	21
Cnu	<i>Cocos nucifera</i>	Coconut Palm	26'-30' CT	*	*	14
Awr	<i>Acroclorhaphis wrightii</i>	Paurotis Palm	27' OA 14 MIN TRUNKS	*	*	3
Lvi	<i>Lignacium sanctum</i>	Lignum Vitae	18'-20' HT OA Multi FTB	*	*	3
Asp	<i>Attaleia sp.</i>	American Oil Palm	25' OA	*	*	1
Cba	<i>Copernicia baileyana</i>	Bailey Palm	18-25' OA	*	*	2
Cwi	<i>Canelia winterana</i>	Wild Cinnamon Bark	65G	*	*	1
Cro	<i>Clusia rosea</i>	Autograph Tree	12' OA HEAVY	*	*	9
Cum	<i>Corypha umbraculifera</i>	Talipot Palm	Specimen: 16-18' HT.; Multi-trunk	*	*	1
Cdi	<i>Coccoloba diversifolia</i>	Pigeon Plum	100 Gal., 15' HT.; 4" C.T.; 3" DBH	*	*	4
Kfe	<i>Krugiodendron ferreum</i>	Black Ironwood	65 Gal.; 3" D.B.H.; 12' HT.	*	*	3
Ero	<i>Eugenia rhombra</i>	Red Stoper	45 Gal.; 8'-10 HT. x 5'-6' SPR	*	*	7
Cuv	<i>Coccoloba uvifera</i>	Seagrape tree	Specimen: 16-18' HT.; Multi-trunk	*	*	6
Cfa	<i>Copernicia fallaxiensis</i>	Giant Yarey palm	18'-20' HT OA	*	*	1
Cma	<i>Copernicia macroglossa</i>	Petticoat palm	5' HT	*	*	1
Cpe	<i>Ceiba pentandra</i>	Kapok Tree	Specimen: 21-23' HT.; Multi-trunk	*	*	1
Paq	<i>Pachira aquatica</i>	Water Chestnut Tree	8" D.B.H.; 8' SPR. x 26'-28' HT.	*	*	1
Spa	<i>Sabal Palmetto</i>	Sabal Palm	26'-28' CT LEANING DBL CURVE W/ CHARACTER	*	*	36
SHRUBS + ACENTS						
CHU	<i>Chamaerops humilis</i>	Silver European fan palm	5' OA HT	*	*	3
PL	<i>Psychotria ligustrifolia</i>	Bahama Coffee	15G	*	*	103
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	45G	*	*	24
GL	<i>Carapa guianensis</i>	Crabwood	45G	*	*	78
AD	<i>Aechmea dean</i>	Bromeliad	7G	*	*	6
AI	<i>Aechmea imperialis</i>	Imperial Bromeliad	7G	*	*	36
AO	<i>Aechmea orodata</i>	Silver Bromeliad	30"	*	*	19
PG	<i>Philodendron giganteum</i>	Philodendron giganteum	25G	*	*	24
RE	<i>Rhapis excelsa</i>	Lady Palm	6' HT	*	*	8
CF	<i>Clusia fluminensis</i>	Clusia	25G	*	*	15
BG	<i>Bougainvillea</i>	Bougainvillea	16' TRELLIS	*	*	1
EF	<i>Eugenia foetida</i>	Spanish Stopper	45G 10' HT BUSH	*	*	86
MF	<i>Myrcianthes fragrans</i>	Simpson Stopper	45G 10' HT BUSH	*	*	115
CC	<i>Capparis cynophallophora</i>	Jamaican Caper	65G 12' HT BUSH	*	*	98
GROUNDCOVERS						
BL	<i>Bulbine frutescens</i>	Peach Dessert	1 GAL @ 18" OC	*	*	
BR	<i>Barleria repens</i>	Coral creeper	1 GAL @ 24" OC	*	*	
SL	<i>Hymenocallis palmeri</i>	Spider Lily	1 GAL @ 24" OC	*	*	
MS	<i>Microsorium scolopendrium</i>	Wart Fern	1 GAL @ 24" OC	*	*	
NC	<i>Neomarica cserulea</i>	Regina/Giant Apostle Iris	3 GAL @ 24" OC	*	*	
PA	<i>Pilea glauca</i>	Aquamarine	1 GAL @ 18" OC	*	*	
EL	<i>Erondea littoralis</i>	Golden Creeper	1 GAL @ 24" OC	*	*	
FG	<i>Fartugium japonicum</i>	Gigantea' Giant Leopard	3 GAL @ 24" OC	*	*	
GM	<i>Glandularia maritima</i>	Beach Verbena	1 GAL @ 18" OC	*	*	
PM	<i>Phyllanthus myrsinifolius</i>	Cascade Mouselail	1 GAL	*	*	
TS	<i>Turnera subulata</i>	White Buttercup	1 GAL @ 24" OC	*	*	
BM	<i>Philodendron imbe</i>	Burle Marx	3 GAL @ 24" OC	*	*	



SYMBOL LEGEND

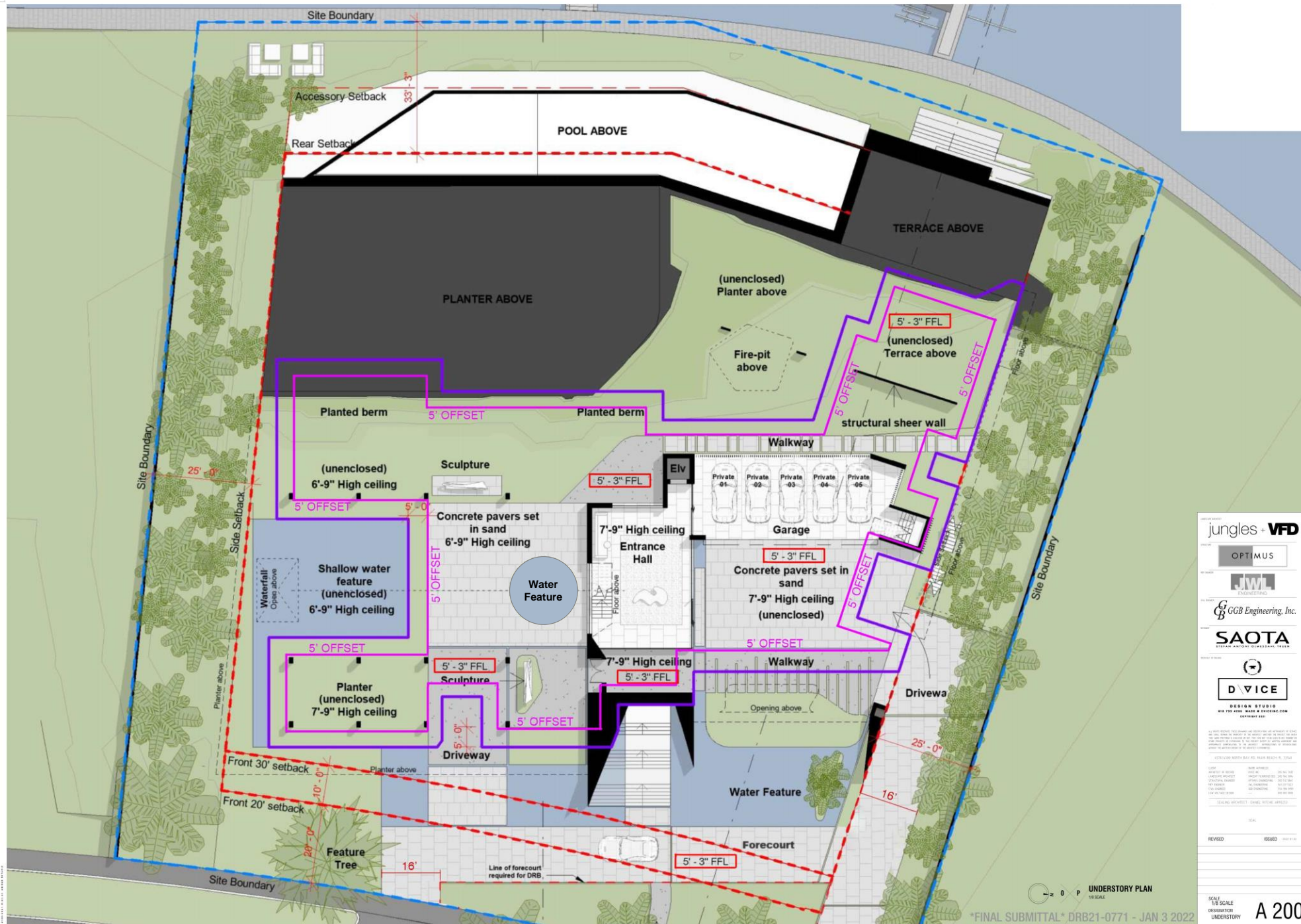
- Palm to Relocate
- New Palm
- Tree to Relocate
- New Tree
- Shrub typ.
- Shrub typ.
- General Planting Bed
- Zosya Lawn

SAOTA
SOUTH FLORIDA ARCHITECTS AND PLANNERS, INC.
1000 BAYVIEW BLVD., SUITE 1000
MIAMI BEACH, FL 33139
TEL: 305.555.5555
WWW.SAOTA.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	08/12/2011	ISSUED FOR PERMIT

SCALE: 1/8" = 1'-0"
DESIGNATION: LP-1.0 MAIN LEVEL PLANTING PLAN



jungles + VFD
OPTIMUS

JWJ
ENGINEERING

GGB Engineering, Inc.
GEORGE ANTHONY GUNDELSON ARCHITECTS

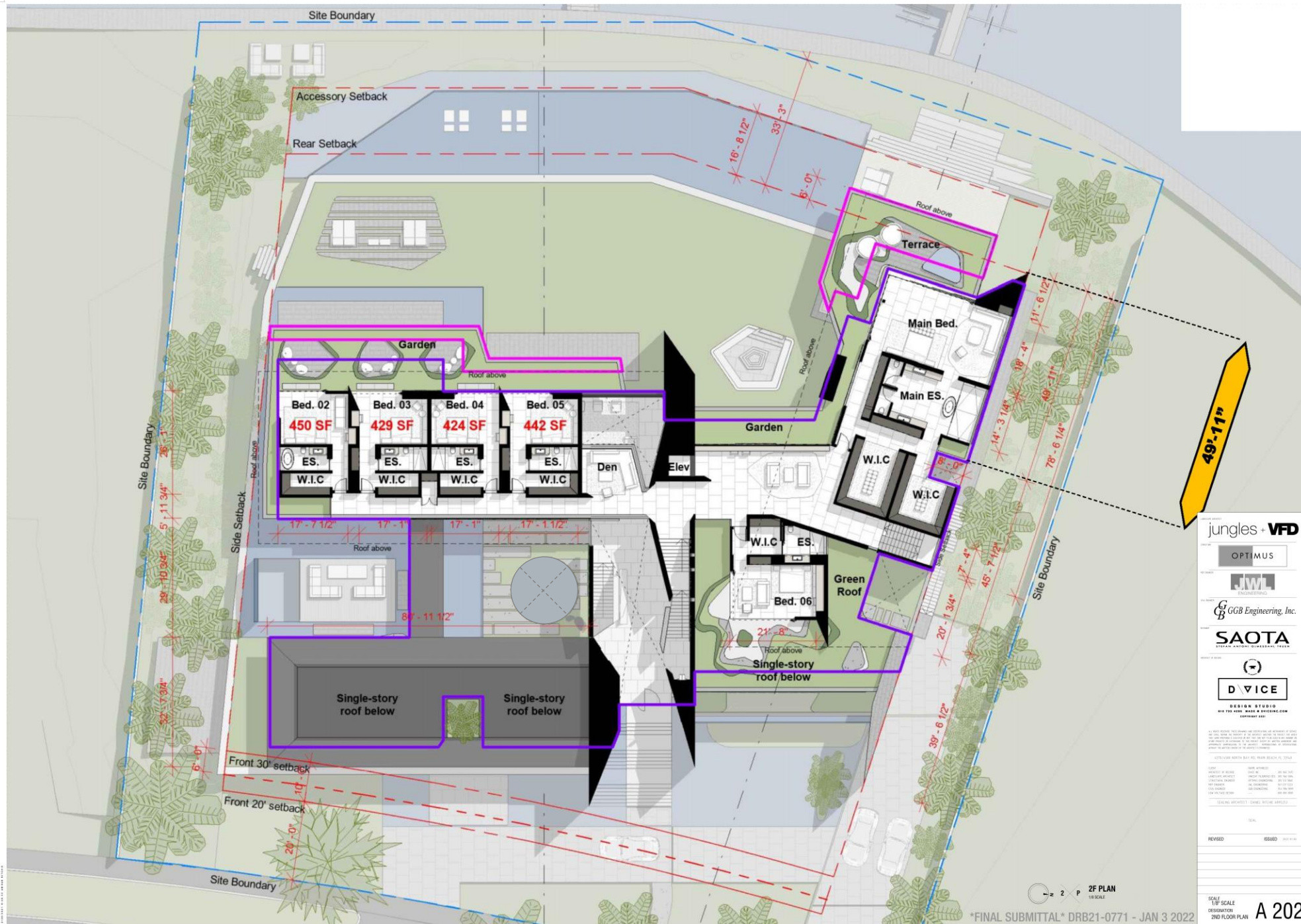
SAOTA
STEVEN ANTHONY ANTHONY ARCHITECTS

D V I C E
DESIGN STUDIO
410 742 4252, WWW.DVICESTUDIO.COM

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

A 200

UNDERSTORY PLAN
1/8" SCALE
FINAL SUBMITTAL DRB21-0771 - JAN 3 2022



jungles + VFD
OPTIMUS

JWJ
ENGINEERING

GGB Engineering, Inc.

SAOTA
STEPHEN ANTHONI ANTONIOU ARCHITECTS

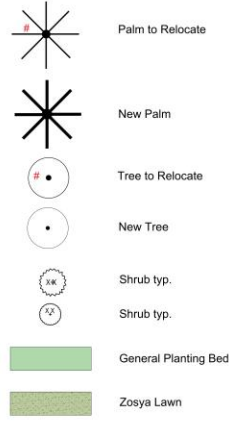
D V I C E
DESIGN STUDIO
810 741 4551, 848 8 810000.COM
LIVESTOCK BLDG

DATE: 2022.01.03
DRAWN BY: [Name]
CHECKED BY: [Name]
DESIGNED BY: [Name]
SCALE: AS SHOWN
PROJECT: [Name]
SHEET: 2 OF 2

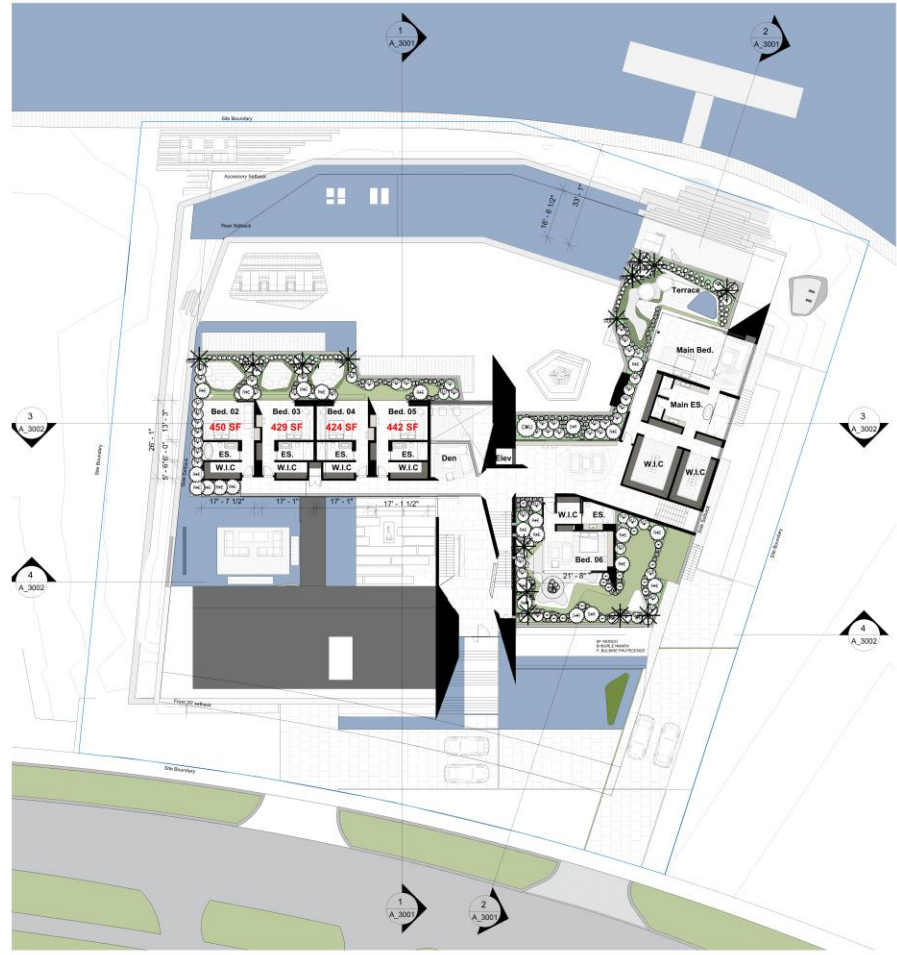
REVISIONS:

NO.	DESCRIPTION	DATE

ISSUED: 2022.01.03



PROPOSED PLANT LIST						
SYM	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
TREES + PALMS						
Lvi	<i>Guaiacum sanctum</i>	Lignum Vitae	18'-20' HT OA Multi FTB	*	*	1
Tra	<i>Thrinax radiata</i>	Thatch Palm	12' -14' HT	*	*	14
SHRUBS + ACENTS						
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	4
AD	<i>Aechmea dean</i>	Bromeliad	7G	*	*	16
RE	<i>Rhapis excelsa</i>	Lady Palm	15G	*	*	18
GROUNDCOVERS						
F	<i>Bulbine Frutescens</i>	Bulbine	1 GAL @ 12" OC	*	*	6
MD	<i>Monstera Deliciosa</i>	Swis Cheese Palm	3 GAL @ 24" OC	*	*	73
EL	<i>Erodia littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	46
M	<i>Mondo</i>	Mondo Grass	1 GAL @ 18" OC	*	*	18
B	<i>Philodendron imbe</i>	Burle Marx	3 GAL @ 24" OC	*	*	39



SAOTA

D VICE

SAOTA ENGINEERING, INC.

11. NORTH STREET, SUITE 2000, WEST PALM BEACH, FL 33411
 561.833.8888
 WWW.SAOTA.COM

11. NORTH STREET, SUITE 2000, WEST PALM BEACH, FL 33411
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REVISED: 2017-12-21
 ISSUED: 2017-12-21

SCALE: 1/8" = 1'-0"
 DESIGNATION: LP-2.0 2ND LEVEL PLANTING PLAN



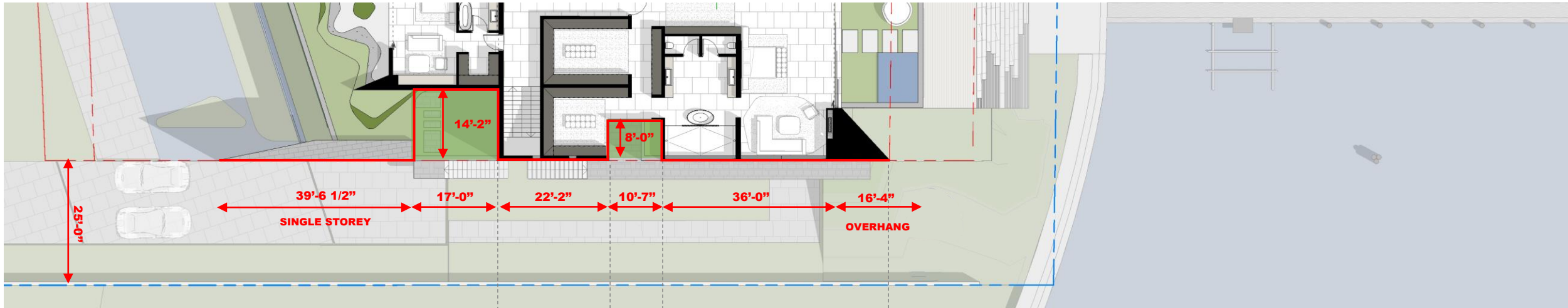
 	 	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION															
NO.	DATE	DESCRIPTION																		
<p>SCALE: 1/8" = 1'</p> <p>DATE: 01/03/2022</p> <p>PROJECT: OPTIMUS</p>		<p>SCALE: 1/8" = 1'</p> <p>DATE: 01/03/2022</p> <p>PROJECT: OPTIMUS</p>																		



		<small> ALL DRAWINGS SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER. ANY CHANGES TO THE DRAWINGS SHALL BE MADE BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAWINGS. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. THE ARCHITECT AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. </small>	REVISION ISSUED
			SCALE 1/8" = 1' OBSERVATION ELEVATIONS

WAIVER

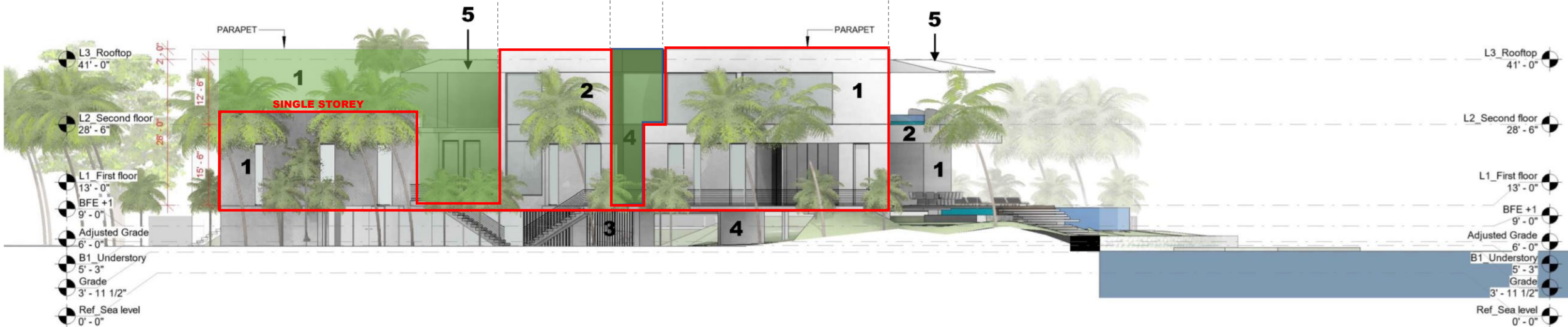
WAIVER #1 – NORTH ELEVATION



SECOND FLOOR PLAN

REQUIRED OPEN SPACE:	497 SF (1% OF LOT SIZE)
PROVIDED OPEN SPACE:	293 SF (0.6% OF LOT SIZE)

STONE	CONCRETE	WOOD	METAL	STUCCO
1	2	3	4	5



NORTH ELEVATION



Single storey at side setback

Open space

Open space

SIDE (NORTH) ELEVATION VIEW







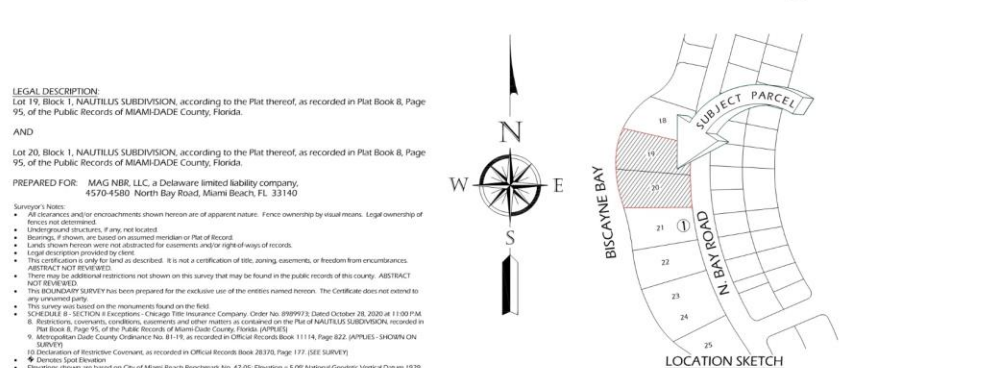
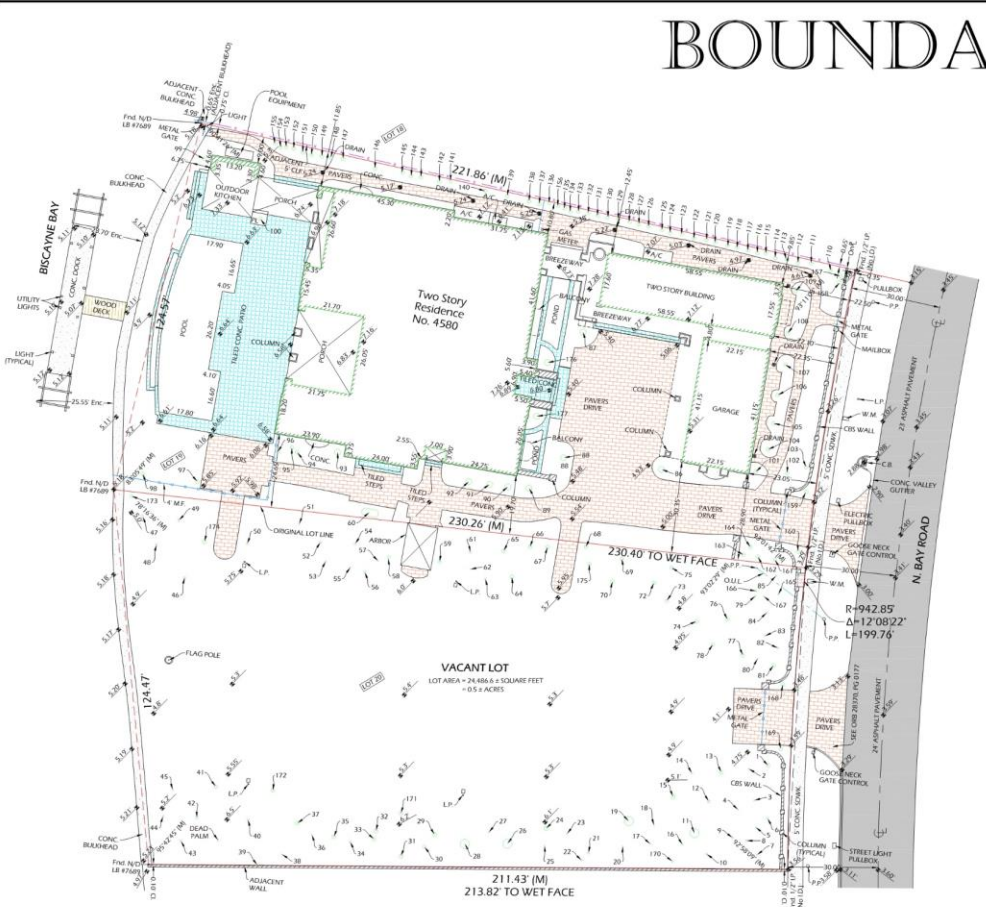
1 S E-W SECTION THRU BEDROOM WING
1/8" SCALE



2 S E-W SECTION THRU MASTER BEDROOM
1/8" SCALE

<p>jungles + VFD</p> <p>OPTIMUS</p> <p>JVM</p> <p>ENGINEERING</p> <p>GGB Engineering, Inc.</p>	<p>SAOTA</p> <p>STRATEGIC ARCHITECTURE CONSULTANTS</p> <p>DEVICE</p> <p>DESIGN STUDIO</p> <p>414 752 6846 WWW.DEVICE.COM</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION													<p>ISSUED</p> <p>2022-03-01</p>
		NO.	DATE	DESCRIPTION														
<p>SCALE: 1/8" = 1'-0"</p> <p>SECTION</p> <p>A 600</p>		<p>SCALE</p>																

BOUNDARY SURVEY



LEGAL DESCRIPTION:
 Lot 19, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE COUNTY, Florida.

AND
 Lot 20, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE COUNTY, Florida.

PREPARED FOR: **MAG NBR, LLC**, a Delaware limited liability company,
 4570-4580 North Bay Road, Miami Beach, FL 33140

Surveyor's Note:
 All encumbrances and/or encroachments shown herein are of apparent nature. Fence ownership by visual means. Legal ownership of trees not determined.
 Underground structures, if any, not located.
 Bearings, if shown, are based on assumed meridian on Plat of Record.
 Lands shown herein were not abstracted for assessments and/or right of ways of records.
 Legal description provided by client.
 This certification is only for land as surveyed. It is not a certification of title, zoning, assessments, or freedom from encumbrances.
 THIS CERTIFICATE NOT BE REVIEWED.
 There may be additional restrictions not shown on this survey that may be found in the public records of this county. ABSTRACT NOT REVIEWED.
 This SURVEY AND SURVEYOR'S SEAL HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITLED NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY OTHER PARTY.
 This Survey was based on the measurements found on the file:
 1. **SECTION 16**, SECTION 15, TOWNSHIP 18N, RANGE 17W, COUNTY OF MIAMI-DADE, FLORIDA, PLAT BOOK 8, PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, (MAMBE).
 2. **RECORDS**, COUNTY OF MIAMI-DADE, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 20370, PAGE 1191 (2013-08-10) SURVEY.
 3. **DEVIATION** FROM BOUNDARY CONVENTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 20370, PAGE 1191 (2013-08-10) SURVEY.
 4. **DEVIATION** FROM BOUNDARY CONVENTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 20370, PAGE 1191 (2013-08-10) SURVEY.
 5. **DEVIATION** FROM BOUNDARY CONVENTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 20370, PAGE 1191 (2013-08-10) SURVEY.
 6. **DEVIATION** FROM BOUNDARY CONVENTIONS, AS RECORDED IN OFFICIAL RECORDS BOOK 20370, PAGE 1191 (2013-08-10) SURVEY.

LEGEND:

∠	Center Line	FAL	Fire Hydrant	M	Misused	PL	Plat	R/L	Registered Land Surveyor	T	Tangent
∠	Central Angle	CLP	Chain Link Fence	MAN	Maintenance	PLS	Professional Land Surveyor	R/S	Range	TR	Traverse
A	Arc	C	Case	ME	Maintenance Easement	R/R	Right of Right	R/O	Right of Way	TWP	Township
AC	As-Corridor	CC	Concrete	MH	Manhole	FOB	Point of Beginning	RSM	Registered Surveyor & Mapper	Typ	Typical
ADH	Asphalt	D	Drill	ML	Measurement Line	PP	Point of Possession	R/W	Right of Way	UL	Utility Easement
C	Calculated	D	Diameter	MN	Manure	PPC	Point of Commencement	SE	Setback	UTL	Utility
CB	Chain Block	DRH	Drill Hole	MV	Maintenance	PPR	Point of Reference	SW	Setback	WF	Wood Fence
CB	Chain Block Structure	DME	Drill Hole Maintenance Easement	N/A	Not Applicable	PT	Point of Reference	SD	Station	WM	Wall Maintenance Easement
CH	Chad	EAS	Easement	N/D	Not Disc	PI	Point of Intersection	S.M.H.	Sanitary Manhole	WME	Wall Maintenance Easement
ChM	Chattahoochee	ENC	Encroachment	N	North	P/WY	Parkway	SMB	Sanitary Sewer Manhole	WV	Water Valve

TREE TABLE				
TREE NO.	TREE NAME	DIAMETER (±)	HEIGHT (±)	SPREAD (±)
1	SILVER DATE PALM	1.2	23	17
2	LIGUSTRUM	0.3	12	10.6
3	LIGUSTRUM	0.35	13.5	10
4	TREE	0.15	14	7
5	LIGUSTRUM	0.25	14	7
6	PALMETTO PALM	0.70	16.5	18
7	LIGUSTRUM	0.35	11.5	11
8	PALMETTO PALM	0.65	19	18
9	PALMETTO PALM	0.70	22.5	16
10	ROYAL PALM	0.65	18	19
11	ALEXANDER PALM CLUSTER (5)	0.35	22	20
12	ROYAL PALM	1.0	29	20
13	ROYAL PALM	1.2	31	20
14	MAGNOLIA	0.5	17	10
15	ROYAL PALM	1.35	38	20
16	MANGO	0.3	26	8
17	ALEXANDER PALM CLUSTER (3)	0.45	18	11
18	CACIA	0.25	16	9
19	ALEXANDER PALM CLUSTER (5)	0.45	13	17
20	MIMOSA	0.20	14	12
21	PALMETTO PALM	0.70	15	16
22	PALMETTO PALM	0.60	13	16
23	TABEBUIA	0.30	14	11
24	ROYAL PALM	1.30	37	20
25	MIMOSA	0.25	12	12
26	ALEXANDER PALM CLUSTER (3)	0.45	18	16
27	KAPOK	0.40	14	16
28	ALEXANDER PALM CLUSTER (3)	0.40	16	15
29	WASHINGTONIAN PALM	1.25	4	12
30	WASHINGTONIAN PALM	1.10	2.5	12
31	FLORIDA PINE	0.25	14	6
32	WASHINGTONIAN PALM	1.1	5	16
33	WASHINGTONIAN PALM	1.1	5	14
34	TREE	0.6	22	20
35	ROYAL PALM	1.3	33	20
36	TREE	0.20	16	7
37	ROYAL PALM	1.30	33	20
38	FLORIDA PINE	0.25	11	9
39	COCONUT PALM	0.75	33	20
40	ROYAL PALM	1.30	28	7
41	COCONUT PALM	0.70	20	24
42	COCONUT PALM	0.80	30	22
43	COCONUT PALM	0.70	27	20
44	COCONUT PALM	0.65	22	18
45	COCONUT PALM	0.60	22	20
46	NORFOLK PINE	0.70	40	13
47	COCONUT PALM	0.70	19	18
48	COCONUT PALM	0.70	20	22
49	COCONUT PALM	0.70	21	20
50	ROYAL PALM	1.30	37	22
51	NORFOLK PINE	0.35	16	11
52	FOXTAIL PALM	0.75	19	11
53	TABEBUIA	0.45	22	10
54	FOXTAIL PALM	0.70	24	16
55	BOUGAINVILLEA	0.40	10	10
56	FOXTAIL PALM	0.85	18	14
57	BOUGAINVILLEA	0.30	11	8
58	SILVER DATE PALM	1.0	28	18
59	SILVER DATE PALM	1.0	33	18
60	TRAVELERS PALM CLUSTER	2.5 x 5.5	20	22
61	FOXTAIL PALM	0.70	24	18
62	BOUGAINVILLEA	0.30	9	10
63	FOXTAIL PALM	0.60	22	19
64	BOUGAINVILLEA	0.30	10	11
65	FOXTAIL PALM	0.60	20	15
66	BOTTLE BRUSH	0.50	17	13
67	WILLOW	0.40	33	4
68	WILLOW	0.40	32	4
69	KAPOK	1.30	28	22
70	WASHINGTONIAN PALM	1.20	6	14
71	FISHTAIL PALM	0.35	6	9
72	ALEXANDER PALM CLUSTER (3)	0.50	18	15
73	ROYAL PALM	1.20	39	20
74	ALEXANDER PALM CLUSTER (6)	0.45	17	9
75	ROYAL PALM	1.70	35	20
76	ROYAL PALM	1.40	36	20
77	MAGNOLIA	0.40	19	8
78	PALMETTO PALM	0.70	19	13
79	LIGUSTRUM	0.40	11	12
80	SILVER DATE PALM	1.0	28	18
81	PONOCARPUS	0.30	10	9
82	LIGUSTRUM	0.35	12	8
83	LIGUSTRUM	0.35	12	8
84	LIGUSTRUM	0.35	12	8
85	LIGUSTRUM	0.35	12	8
86	DATE PALM	1.90	32	18
87	DATE PALM	1.40	27	18
88	DATE PALM	1.60	34	18
89	PIGMY DATE PALM CLUSTER (3)	0.30	13	16

TREE TABLE				
TREE NO.	TREE NAME	DIAMETER (±)	HEIGHT (±)	SPREAD (±)
90	PONOCARPUS	0.35	10.5	6
91	WASHINGTONIAN PALM	1.10	8	13
92	WASHINGTONIAN PALM	1.0	9	13
93	PONOCARPUS	0.30	16	7
94	PIGMY DATE PALM	0.30	8	8
95	PIGMY DATE PALM	0.30	8	7
96	TABEBUIA	0.45	25	16
97	BISMARK PALM	1.40	12	20
98	BISMARK PALM	1.10	7	19
99	TREE	0.25	18	20
100	TREE	0.40	16	16
101	PIGMY DATE PALM	0.35	11.5	14
102	TREE	1.0	30	25
103	TREE	0.30	12	13
104	TREE	0.25	14	11
105	TREE	0.30	15	10
106	TREE	0.25	12	10
107	TREE	0.25	15	12
108	WILLOW	0.35	24	3
109	WILLOW	0.35	23	5
110	TREE	0.25	18	5
111	TREE	0.20	16	5
112	TREE	0.25	19	4
113	TREE	0.20	14	3
114	TREE	0.20	14	2
115	TREE	0.25	17	3
116	TREE	0.20	16	3
117	TREE	0.25	18	3
118	TREE	0.20	15	3
119	TREE	0.15	15	3
120	TREE	0.15	12	3
121	TREE	0.15	16	3
122	TREE	0.15	14	4
123	TREE	0.20	14	3
124	TREE	0.20	18	4
125	TREE	0.15	15	4
126	TREE	0.15	14	3
127	TREE	0.15	12	2
128	TREE	0.15	14	3
129	TREE	0.15	16	4
130	TREE	0.20	18	3
131	TREE	0.20	18	4
132	TREE	0.20	14	3
133	TREE	0.20	16	3
134	TRIANGLE PALM	0.90	11	12
135	TREE	0.15	12	2
136	TREE	0.15	15	3
137	ARECA PALM CLUSTER	0.30	18	8
138	ARECA PALM CLUSTER	0.30	20	8
139	ARECA PALM CLUSTER (3)	0.25	16	8
140	ARECA PALM CLUSTER (2)	0.25	13	8
141	ARECA PALM CLUSTER	0.20	12	6
142	ARECA PALM CLUSTER	0.30	20	9
143	ARECA PALM	0.25	16	6
144	ARECA PALM	0.30	20	10
145	ARECA PALM	0.25	16	7
146	ARECA PALM	0.20	9	6
147	TREE	0.20	15	4
148	TREE	0.20	16	4
149	TREE	0.20	16	4
150	TREE	0.20	15	4
151	TREE	0.20	16	4
152	TREE	0.20	15	4
153	TREE	0.20	15	4
154	TREE	0.20	14	4
155	TREE	0.20	14	4
156	TREE	0.15	12	2
157	TREE	0.20	15	4
158	TREE	0.15	14	3
159	TREE	0.30	10	3.5
160	TREE	0.25	10	3.6
161	TREE	0.20	12	5
162	TREE	0.25	11.5	5
163	TREE	0.20	12	5
164	TREE	0.20	12	5
165	PONOCARPUS	0.30	10	5
166	PALMETTO PALM	0.60	19	12
167	PALMETTO PALM	0.60	18	14
168	TREE	0.25	10	4
169	TREE	0.25	10	3.5
170	PALMETTO PALM	0.70	17	16
171	WASHINGTONIAN PALM	1.30	6	16
172	TREE	0.15	15	6
173	COCONUT PALM	1.10	29	20
174	ROYAL PALM	1.35	30	26
175	TABEBUIA	0.25	7	12
176	PONOCARPUS	0.15	12	4
177	PONOCARPUS	0.15	13	4

SURVEYOR'S SEAL:
 Unless it bears the signature and the original colored seal of a Florida licensed surveyor and mapper, this map/report is not valid.

REVISIONS:
 08-22-21 (Trees Only)

BOUNDARY SURVEY

MOJARENA & ASSOCIATES, INC.
 Licensed Surveyors & Mappers
 Certified of Accredited State
 P.O. Box 540726
 Miami, Florida 33154-0726
 Tel: (305) 278-2949

FLOOD ZONE: AE **BASE:** 7
DATE: 12-08-20 **SCALE:** 1"=20' **OWN:** N.M. **JOB NO.:** 20-0282

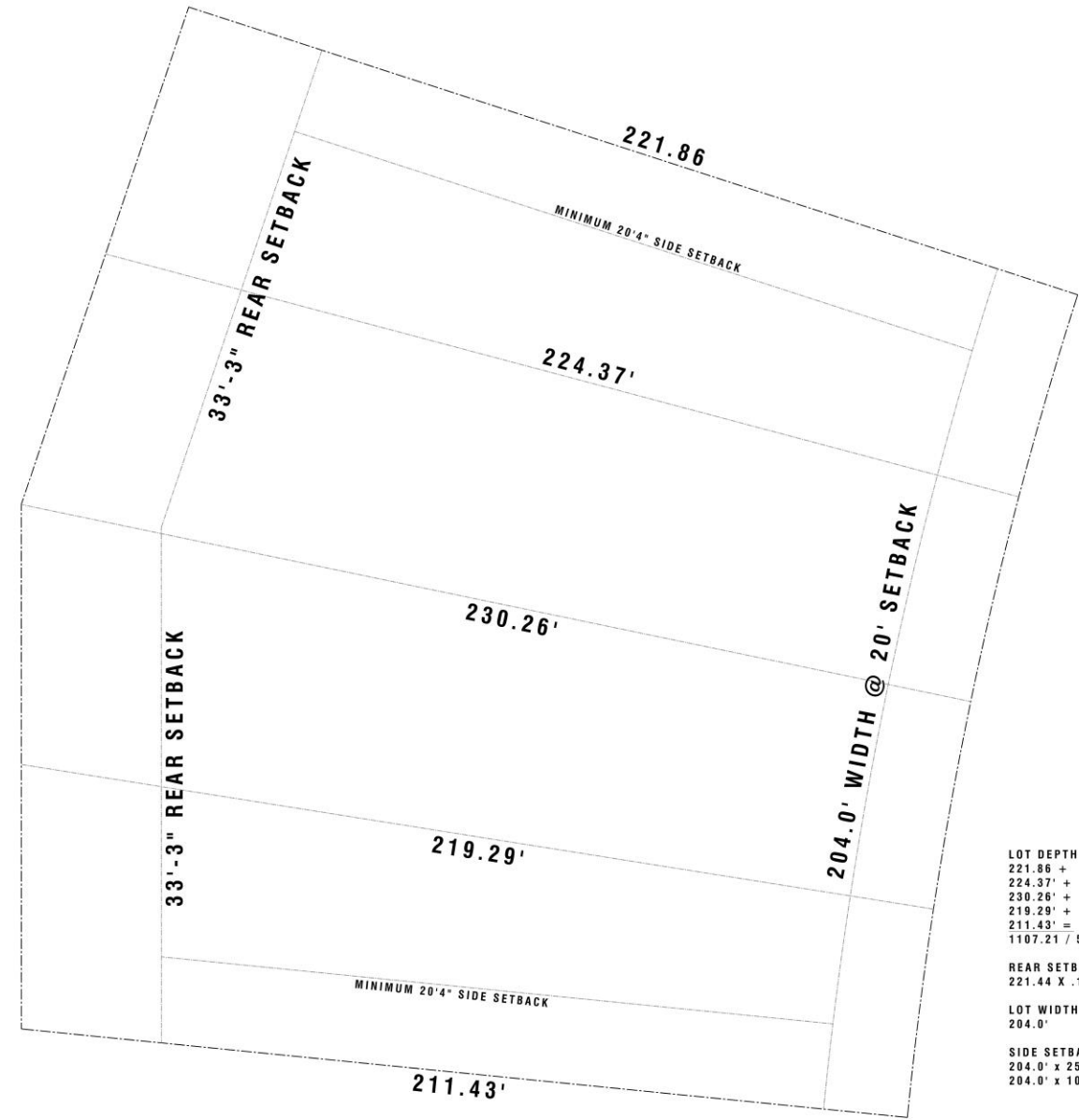
DESCRIPTION OF WORK
 CONSTRUCTION OF A NEW 19,531 SF (LIVABLE) SINGLE FAMILY CBS RESIDENCE (2-STORY WITH UNDERSTORY).
 INCLUDES UNDERSTORY GARAGE + VESTIBULE, COVERED TERRACES, OPEN-AIR BALCONIES, DRIVEWAY, AND
 PLANTERS.
 POOL / SPA UNDER SEPARATE PERMIT.
 DEMOLITION OF EXISTING 15,861 SQUARE FOOT HOUSE UNDER SEPARATE PERMIT.

LEGAL DESCRIPTION	Lot 19 AND Lot 20, Block 1, NAUTILIUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE COUNTY, Florida.	
ADDRESS	4570 / 4580 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 33540	
FOLIO	82-3222-011-0760 + 82-3222-011-0770	
ZONING	RS-2 RESIDENTIAL SINGLE-FAMILY	
MUNICIPALITY	CITY OF MIAMI BEACH	
FLOOD CRITERIA	ZONE AE7 DFE DESIGN FLOOD FOR SITE EQUIPMENT + 8.00' NGVD HOUSE FFE CHB MIN. 8.00' NGVD + 5' FREEBOARD + 13.00' NGVD	
OCCUPANCY CONST. TYPE	R-3 AS PER FBC 2020 SECTION 210.1 TYPE V AS PER FBC 2020 SECTION 402.5	
NET LOT AREA	49,889 SF	
LOT WIDTH	WIDTH @ 20' SETBACK 204'-0"	
EST. GRADE ADJ. GRADE	ESTABLISHED GRADE + 3.30' (AVERAGE SIDEWALK ELEVATION) ADJUSTED GRADE + 5.65' (1/2 DIST b/w EST. GRADE AND BFE) CHB MIN. REQ'D BFE + 8.00'	
LOT DEPTH	221'-5" (average)	
LOT COVERAGE	MAXIMUM LOT COVERAGE (2-STORY) 30 + 49,889 SF ALLOWED 14,906 SF 30% PROPOSED 14,351 SF 28.9 %	
UNIT SIZE	MAXIMUM UNIT SIZE FOR 2-STORY BUILDING 30 + 49,889 SF ALLOWED 14,906 SF 50% PROPOSED 14,351 SF 34.4 %	
GREENSPACE	YARD GREENSPACE CALCULATIONS FRONT YARD = 4,028 SF REAR YARD = 891 SF REQUIRED 2827 SF (70%) 5710 SF (70%) PROVIDED 2845 SF (70.4%) 5750 SF (70.5%)	
SETBACKS	PRINCIPAL FRONT SETBACK (2-STORY) REQUIRED 30'-0" PROVIDED 30'-0" SIDE SETBACKS + 25% OF 204'-0" + 510' SIDE 1 29'-4" MIN 25'-0" SIDE 2 20'-4" MIN 27'-4" SUM + 52'-4" (55.7%) REAR SETBACK + 15% OF 221'-5" 33'-3" 33'-3"	
BUILDING HEIGHT	TOP OF ROOF SLAB 28' 28'	
BUILDING AREAS	UNDERSTORY LOBBY (A/C) 1,952 SF UNDERSTORY GARAGE (NON A/C) 1,179 SF FIRST FLOOR (A/C) 11,757 SF SECOND FLOOR (A/C) 6,432 SF TOTAL A/C (LIVABLE) 19,531 SF TOTAL A/C + NON-A/C 20,420 SF	
NOTES	SWIMMING POOL(S) + WATER FEATURE(S) UNDER SEPARATE PERMIT. ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY. ALL MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE DFE +8'-00" BFE ALL NEW CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2006.	

WAIVER(S)
 1 WAIVER REQUEST
 80' 2-STORY LENGTH LIMIT ALONG NORTH PROPERTY LINE *WAIVER REQUEST*
 SEE PAGE A107



LOCATION PLAN



LOT DEPTH = 221'-5"
 221.86' +
 224.37' +
 230.26' +
 219.29' +
 211.43' =
 1107.21 / 5 = 221.44'

REAR SETBACK = 33'-3"
 221.44 x .15 = 33.22'

LOT WIDTH @ 20' SETBACK
 204.0'

SIDE SETBACKS
 204.0' x 25% = 51.0' SUM
 204.0' x 10% = 20'-4" MINIMUM

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DESIGN BY

OPTIMUS

DESIGN BY

JWJ ENGINEERING

DESIGN BY

GGB Engineering, Inc.

DESIGN BY

SAOTA
 STEPHEN ANTHONY ANTONIO TAYLOR

DESIGN BY

D V I C E
 DESIGN STUDIO
 187 724 4521, 3050 N SHORE DR
 MIAMI BEACH, FL 33584

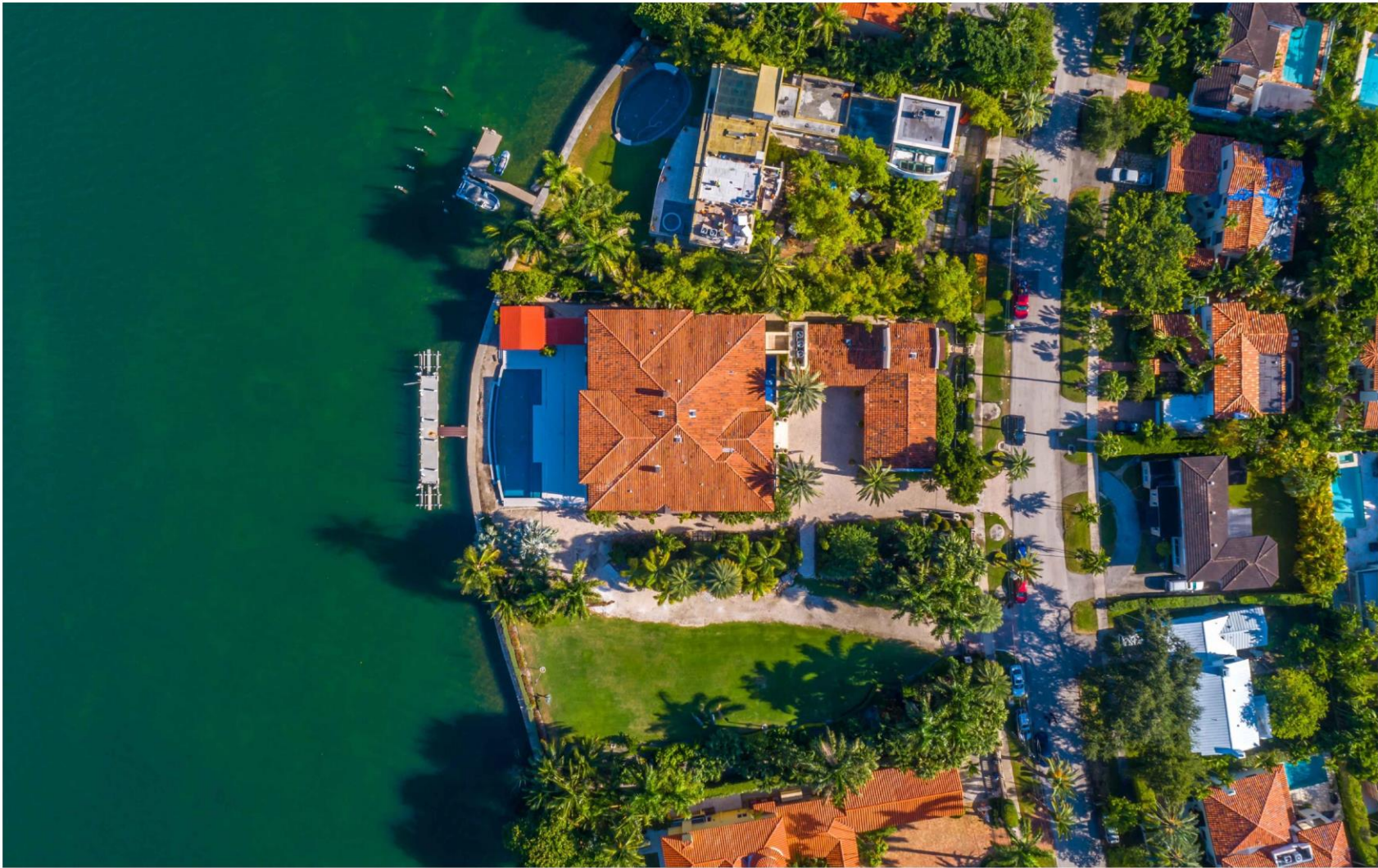
DATE: 03/01/2022

SCALE: AS SHOWN

REVISIONS:

NO.	DATE	DESCRIPTION

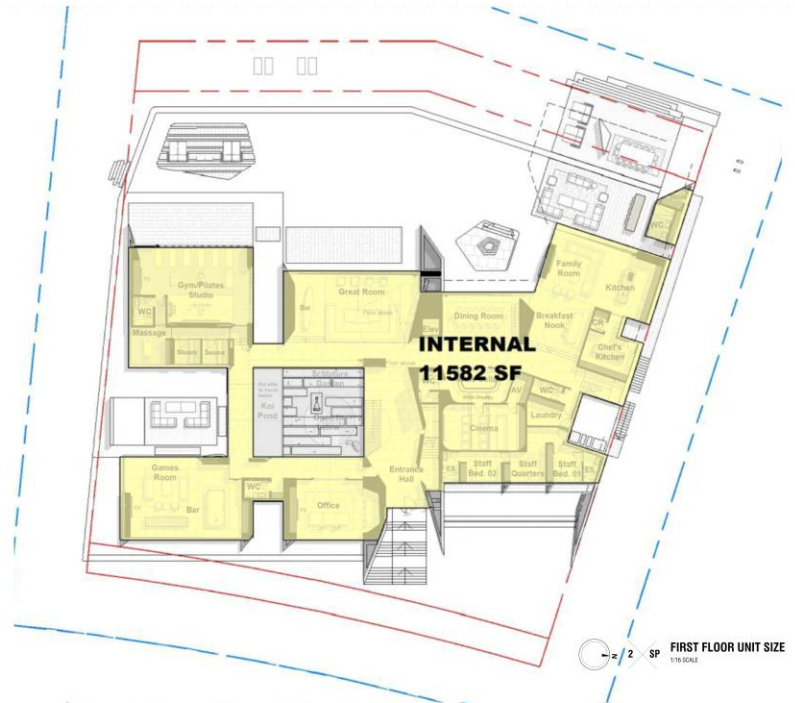
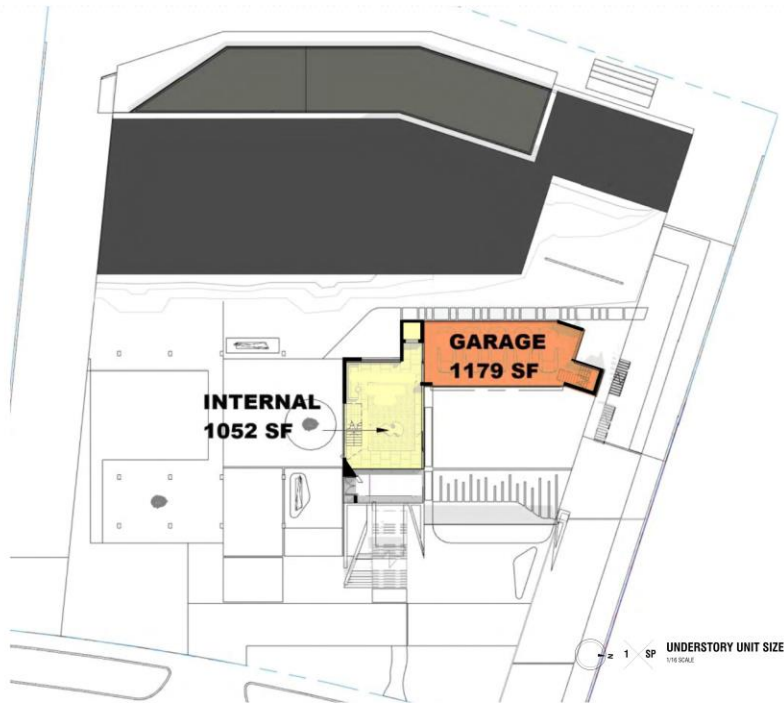
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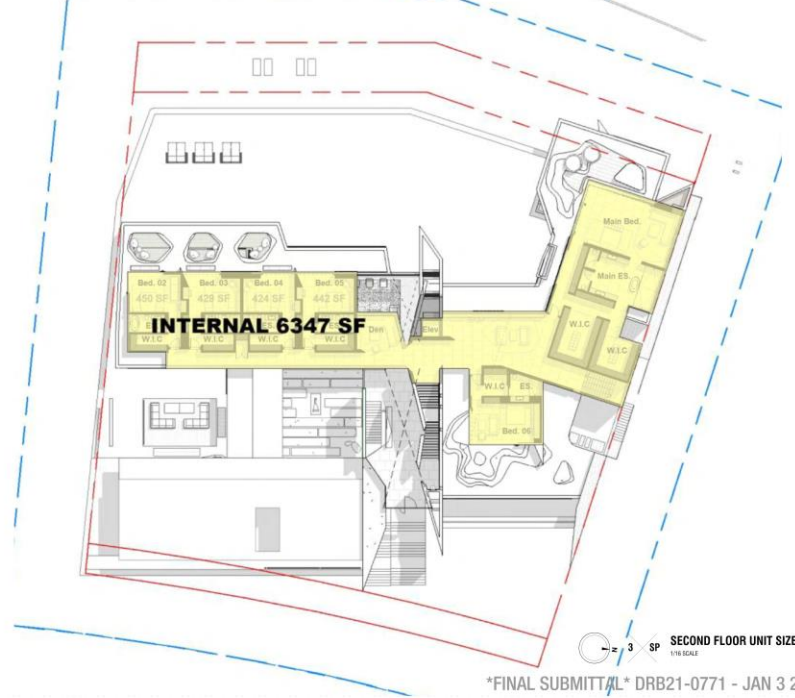
12/20/2021 8:45:40 AM SAN INTERIM

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

<p>jungles + VFD</p> <p>OPTIMUS</p> <p>JWJ ENGINEERING</p> <p>GGB Engineering, Inc.</p>	<p>SAOTA STRATEGIC ARCHITECTURAL DESIGN</p> <p>D V I C E DESIGN STUDIO 414 752 5461 MAIL@DDEVICE.COM WWW.DDEVICE.COM</p>	<p>ALL DRAWINGS, SPECIFICATIONS AND NOTIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> <p>UTILIZED QUOTE BY: DR. HELEN BEACH, D. 2014</p> <p>DATE: 01/03/2022 PROJECT NO: 2022-0103 DRAWING NO: 01-01-01 SHEET NO: 01-01-01 DATE: 01/03/2022 TIME: 10:00 AM USER: JAW CHECKED: JAW APPROVED: JAW</p> <p>SCALE: AS SHOWN</p>	<table border="1"> <thead> <tr> <th>REVISED</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table> <p>SCALE: NO SCALE OBSERVATION: PROPERTY PHOTOS</p> <p>IM03</p>	REVISED	ISSUED										
REVISED	ISSUED														



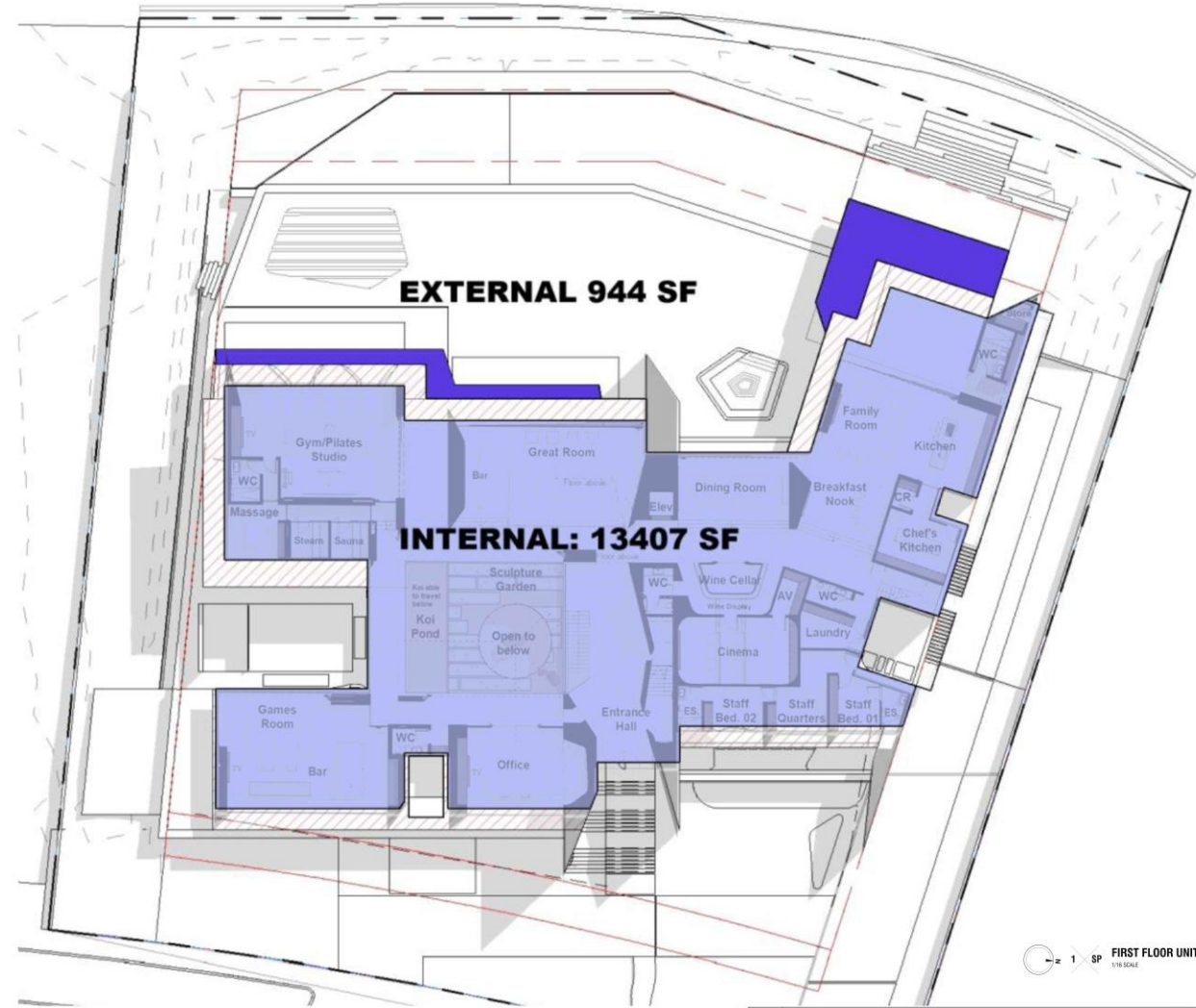
UNIT SIZE		
TOTAL UNIT SIZE ALLOWED : (50 % of LOT SIZE = 24 850 SF)		
L0	UNDERSTOREY	1052 SF
	Garage	1179 SF
	Garage Exempt: 600 ft	600 SF
L1	FIRST FLOOR	11582 SF
L2	SECOND FLOOR	6347 SF
TOTAL AREA ACHIEVED		19 560 SF (39.4%)
EXEMPTIONS		
1. GARAGE EXEMPT: 600SF		
2. UNDERSTOREY INT AC ALLOWLANCE : 5% OF 49 700 SF (LOT AREA)= 2 485 SF		
3. COVERED (OPEN) TERRACES , 5 FT EAVES NOT INCLUDED		



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JWJ
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GGB Engineering, Inc.
 CIVIL ENGINEERING
SAOTA
 STRUCTURAL ENGINEERING
D VICE
 DESIGN STUDIO
 410 721 4221, WADE@DVICED.COM
 410 721 4221

SCALE: 1/16" SCALE
 OBSERVATION: UNIT SIZE
 UNIT SIZE

A103a



EXTERNAL 944 SF

INTERNAL: 13407 SF

1" = 1/16" SP FIRST FLOOR UNIT SIZE
1/16" SCALE

COVERAGE	
TOTAL COVERAGE ALLOWED: 30 % of LOT SIZE = 14910 SF	
INTERNAL AC	13407 SF
EXTERNAL COVERED	944 SF
TOTAL AREA ACHIEVED	14 351 SF (28.9%)
TOTAL COVERAGE ALLOWED REMAINING: 559 SF	
EXEMPTIONS	
1. UNDERSTOREY NOT INCLUDED	
2. 5 FT EAVES PROJECTIONS NOT INCLUDED	

FINAL SUBMITTAL DRB21-0771 JAN 3 2022

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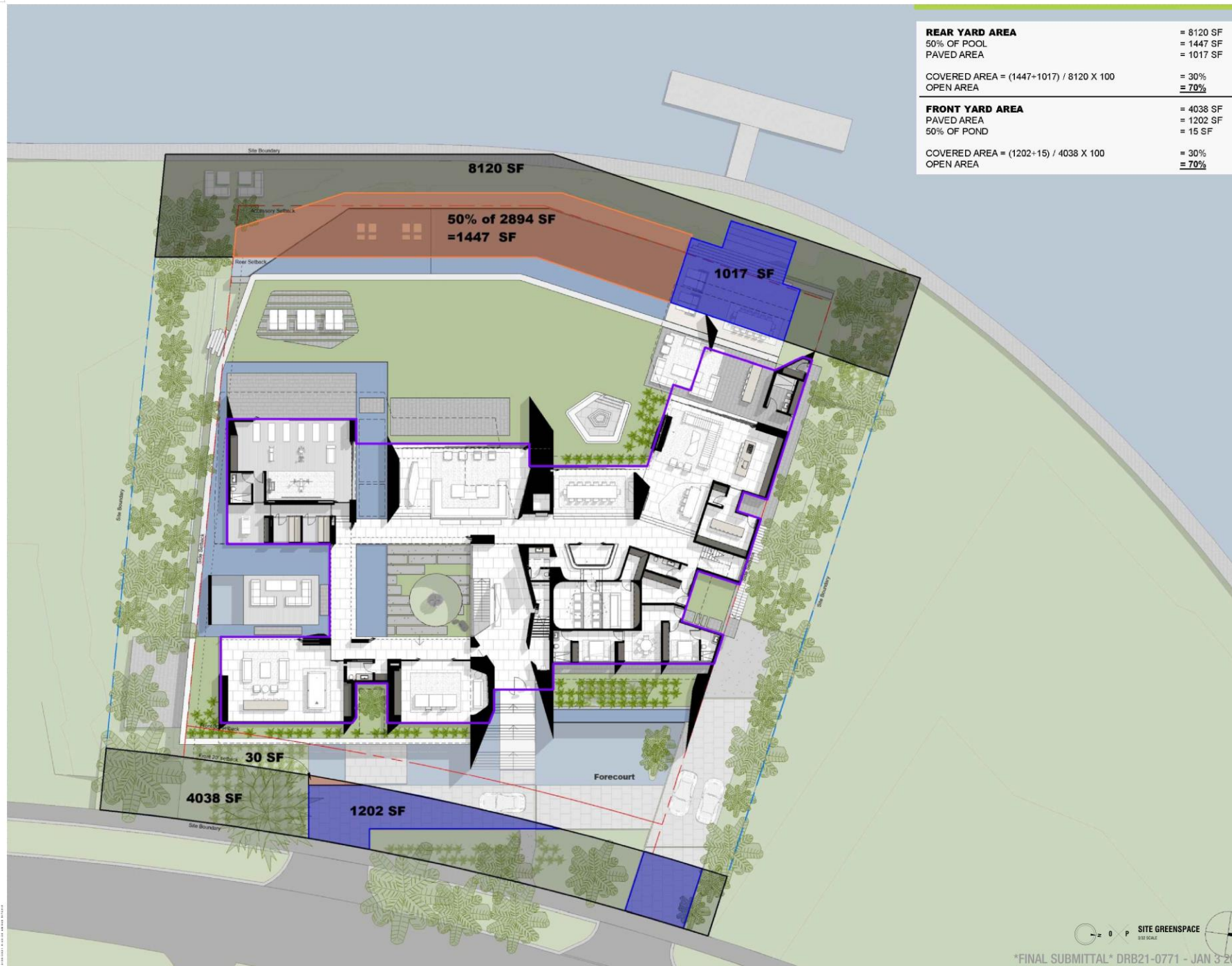
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NAME: [Redacted] DATE: [Redacted]
 PROJECT: [Redacted] DATE: [Redacted]
 DRAWING NO.: [Redacted] DATE: [Redacted]
 SCALE: [Redacted] DATE: [Redacted]

REVISION: [Redacted] ISSUED: [Redacted]

SCALE: 1/16" SCALE
 OBSERVATION: LOT COVERAGE

A103b



REAR YARD AREA	= 8120 SF
50% OF POOL PAVED AREA	= 1447 SF
PAVED AREA	= 1017 SF
COVERED AREA = (1447+1017) / 8120 X 100	= 30%
OPEN AREA	= 70%
FRONT YARD AREA	= 4038 SF
PAVED AREA	= 1202 SF
50% OF POND	= 15 SF
COVERED AREA = (1202+15) / 4038 X 100	= 30%
OPEN AREA	= 70%

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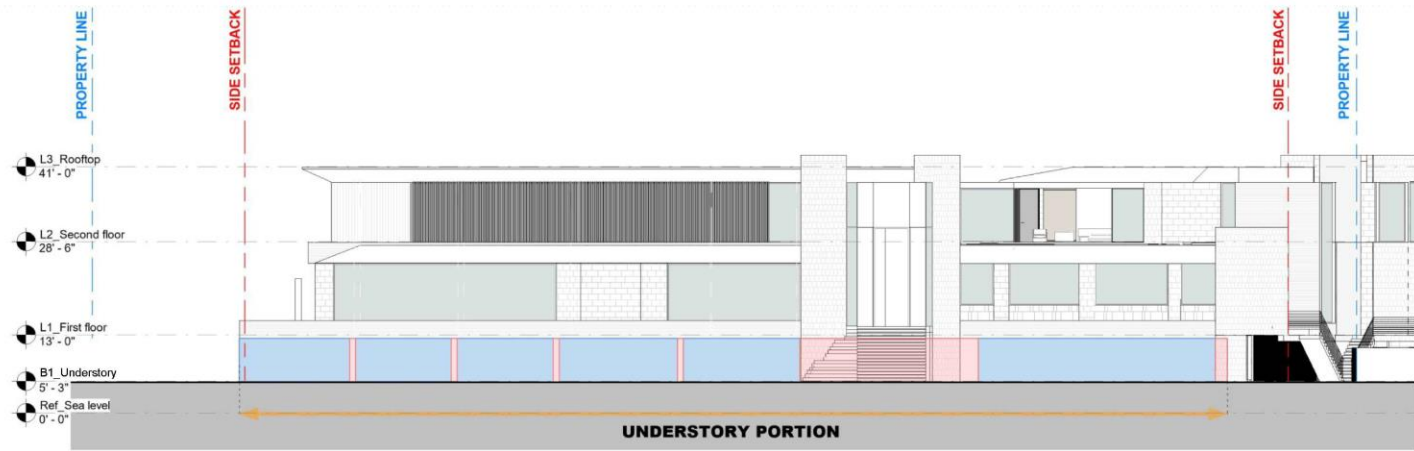
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SCALE: 3/32" SCALE
DESIGNATED: GREENSPACE CALC.

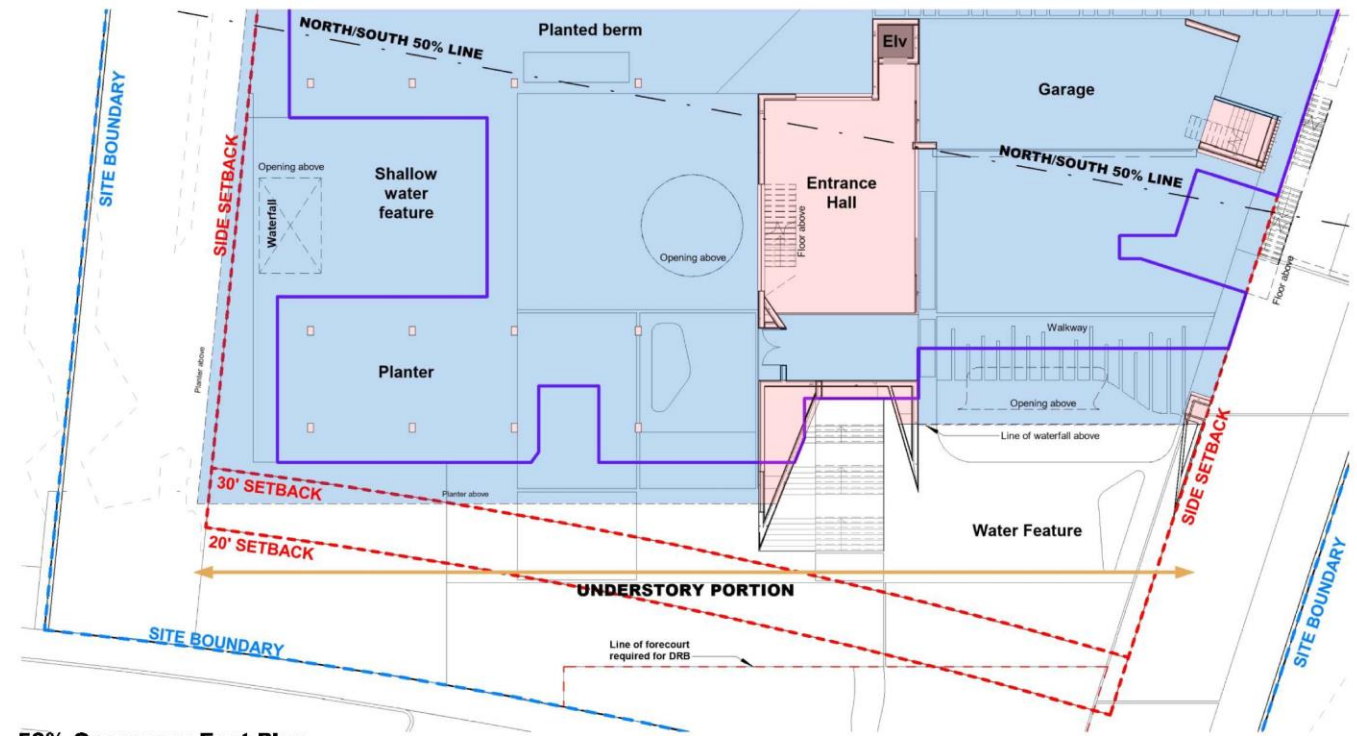
A 108

SCALE: 3/32" SCALE
DESIGNATED: GREENSPACE CALC.

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022



50% Openness: East Elevation
1" = 20'-0"



50% Openness: East Plan

EAST ELEVATION UNDERSTORY OPENNESS	
MINIMUM OPENNESS	50%
OPEN	943.50 SF
CLOSED	261.26 SF
TOTAL AREA	1204.76 SF
PERCENTAGE ACHIEVED	78.31%

1" = 20'-0" UNDERSTORY OPENNESS (EAST SIDE)
1/8" SCALE

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

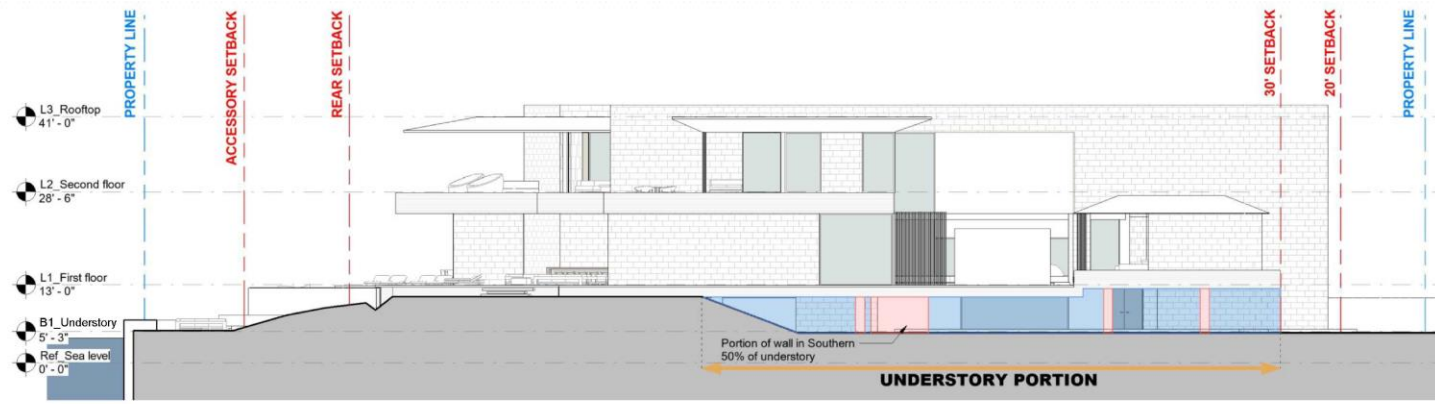
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GGB Engineering, Inc.
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 01/20/2022

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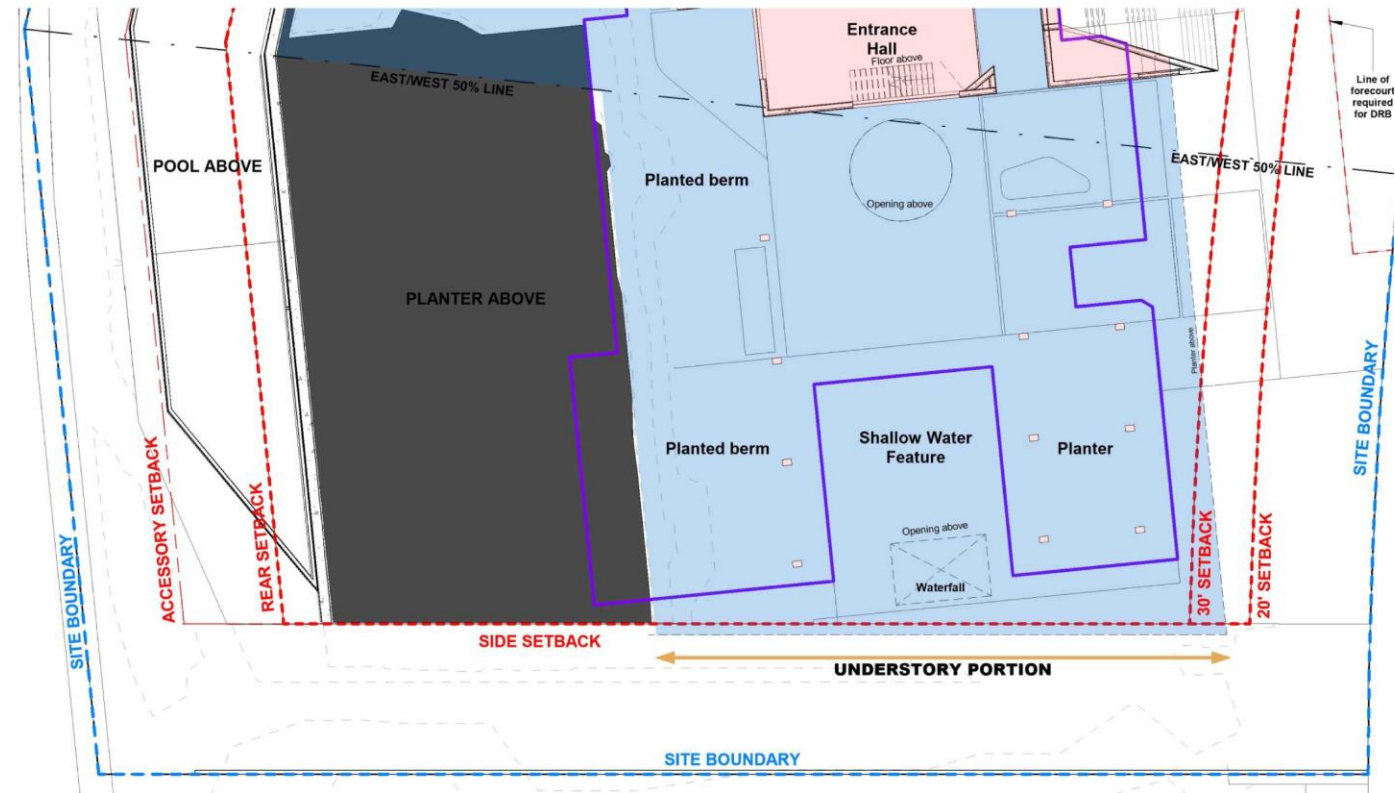
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 DATE: 01/20/2022
 DRAWN BY: 2022-00000000-0000
 CHECKED BY: 2022-00000000-0000
 DESIGNED BY: 2022-00000000-0000
 PROJECT MANAGER: 2022-00000000-0000
 PROJECT ENGINEER: 2022-00000000-0000
 PROJECT ARCHITECT: 2022-00000000-0000
 PROJECT ENGINEER: 2022-00000000-0000
 PROJECT ARCHITECT: 2022-00000000-0000

REVISIONS: _____ ISSUED: 01/20/22

SCALE: 1/8" SCALE
 OBSERVATION: UNDERSTORY
A 104c



50% Openness: South Elevation
 1" = 20'-0"



SOUTH ELEVATION UNDERSTORY OPENNESS	
MINIMUM OPENNESS	50%
OPEN	487.51 SF
CLOSED	88.88 SF
TOTAL AREA	576.39 SF
PERCENTAGE ACHIEVED	84.58%



FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

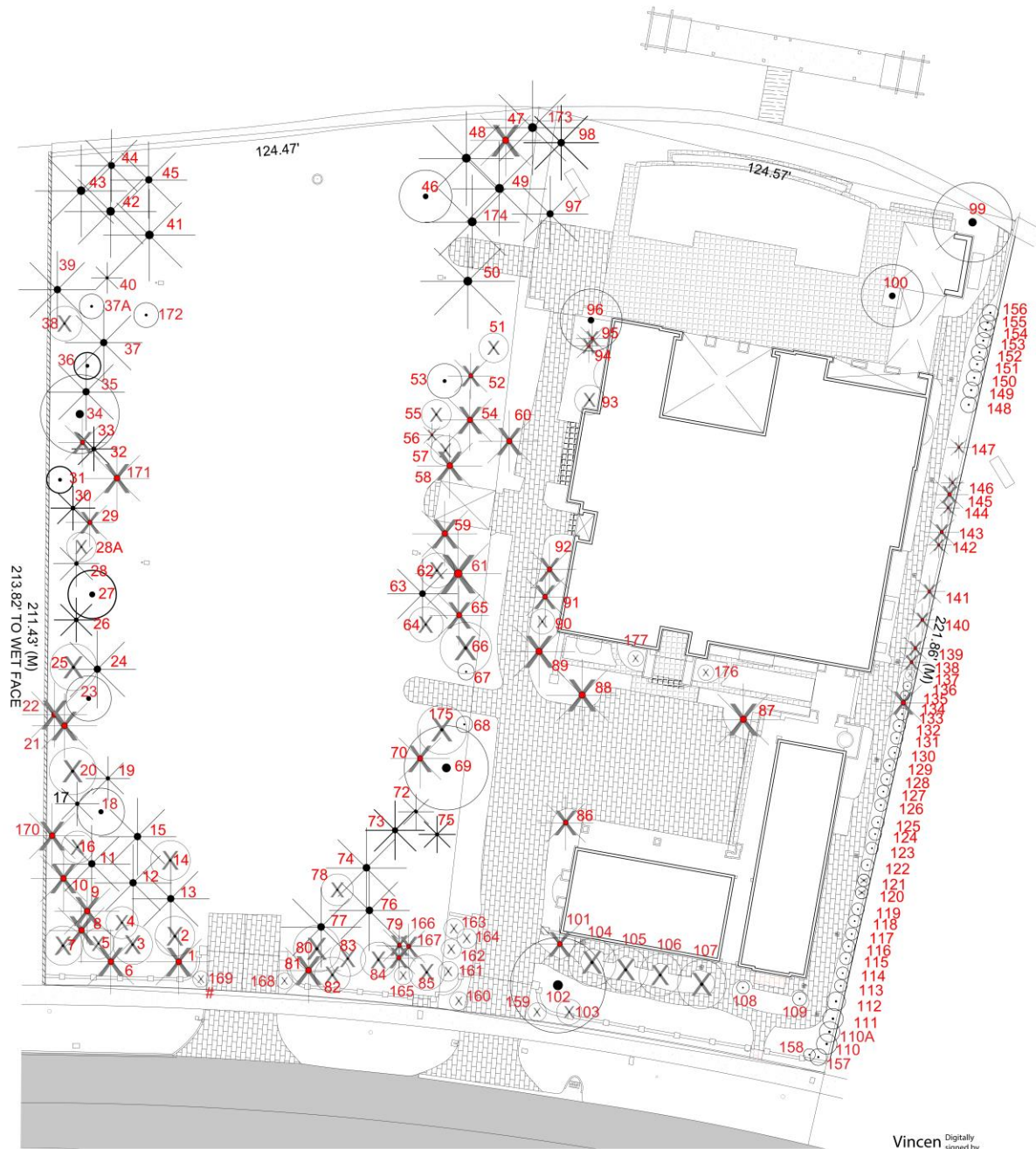
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 JMW ENGINEERING
 GGB Engineering, Inc.
 SAOTA
 DESIGN STUDIO
 410 721 4521, MADE IN BRUNNEN.COM
 SUPPORT 4101

I have prepared this drawing in accordance with the requirements of the applicable codes and regulations. I warrant that the information provided is true and correct to the best of my knowledge and belief. I warrant that the information provided is true and correct to the best of my knowledge and belief. I warrant that the information provided is true and correct to the best of my knowledge and belief.

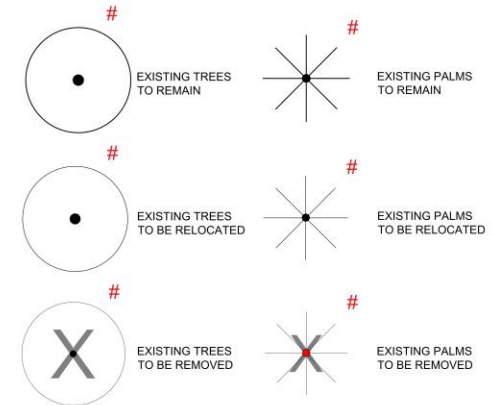
I, the undersigned, hereby certify that I am a duly licensed professional engineer in the State of Florida. I warrant that the information provided is true and correct to the best of my knowledge and belief. I warrant that the information provided is true and correct to the best of my knowledge and belief. I warrant that the information provided is true and correct to the best of my knowledge and belief.

REVISIONS: NONE
 ISSUED: 2022-01-03

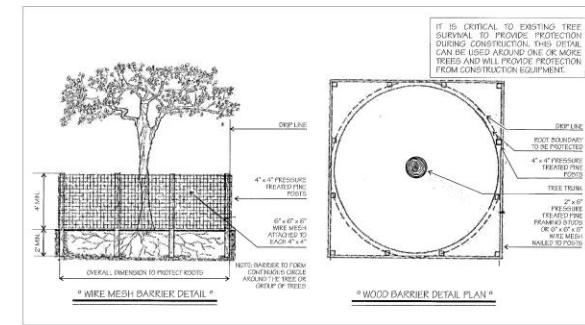
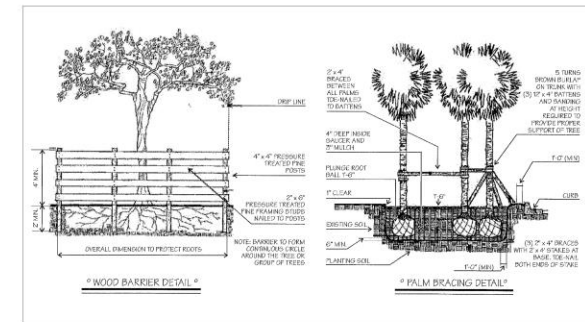
SCALE: 1/8" = 1'-0"
 OBSERVATION: UNDERSTORY
A 104b



EX. TREE SYMBOLS



TREE PROTECTION DETAILS



Vincen
t A.
Filigen
zi

Digitally signed by Vincen t A. Filigenzi Date: 2022.01.03 14:17:38 -0500

SAOTA

DESIGNATION: LD-1.0 DISPOSAL PLAN

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/03/22	ISSUED FOR PERMIT

SAOTA ENGINEERING, INC.