



4570 NORTH BAY ROAD Miami Beach

DRB21-0771

SAOTA



US_MIA_NBAY 4570

NORTH BAY ROAD



Neighbor Outreach
MAG NBR LLC
4570 & 4580 N. Bay Road
DRB21-0771



NO.	Property Address	Owner	Status
1.	4622 N. Bay Road	Tibor Hollo & W. Sheila S.	No response.
2.	4600 N. Bay Road	Elmer Figueroa & W. Marina c/o Chaf Enterprises; Elmer Figueroa; Patricia Vega	Discussed with owners. No objections.
3.	4550 N. Bay Road	Craig W. Herman & W. Judith E.	Discussed with owners. No objections.
4.	4540 N. Bay Road	4540 NBR LLC c/o TFMG Associates LLC.	Support
5.	4541 N. Bay Road	4541 NBR LLC c/o TFMG Associates LLC.	Support
6.	4555 N. Bay Road	Alexander P. Heckler Tiffany Z. Heckler	No response.
7.	4565 N. Bay Road	4565 NBR LLC.	No response.
8.	4575 N. Bay Road	David C. Bernard TRS DC Bernard & M N Bernard RES TR Maria N. Bernard TRS David C. Bernard	No response.
9.	4591 N. Bay Road	Jason E. Extein Elizabeth A. Greig	No response.

Additional Support:

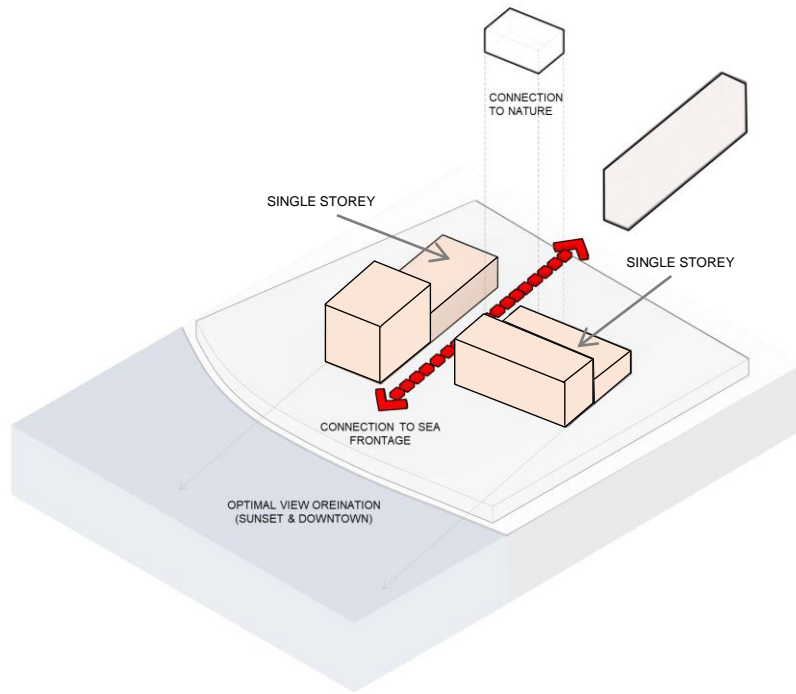
- 4424 N Bay Road Neil Sazant
- 4750 N Bay Road Nancy Karp
- 2053 N Bay Road Brett Chetek

4570 NORTH BAY ROAD, MIAMI BEACH



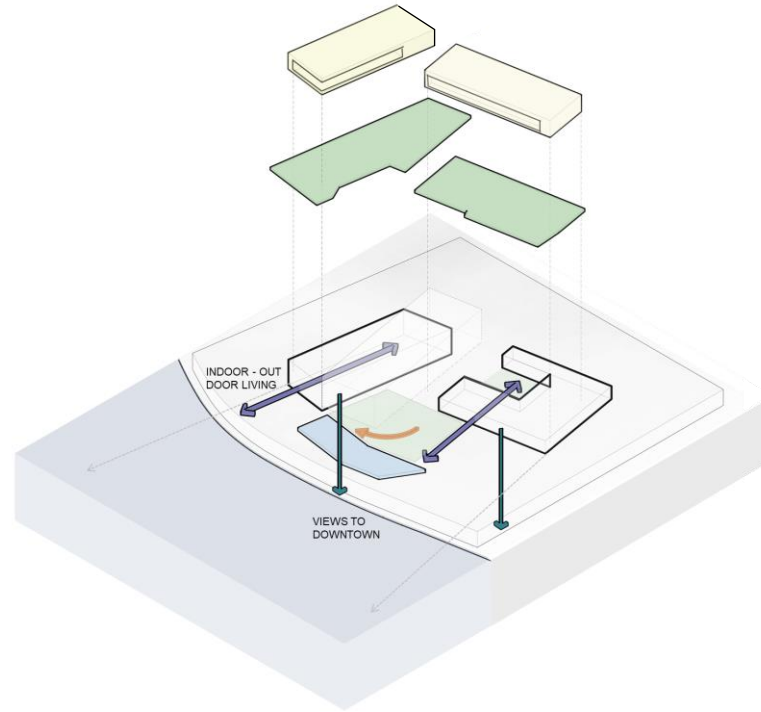
NEIGHBORS OUTREACH

BREAKDOWN OF SCALE



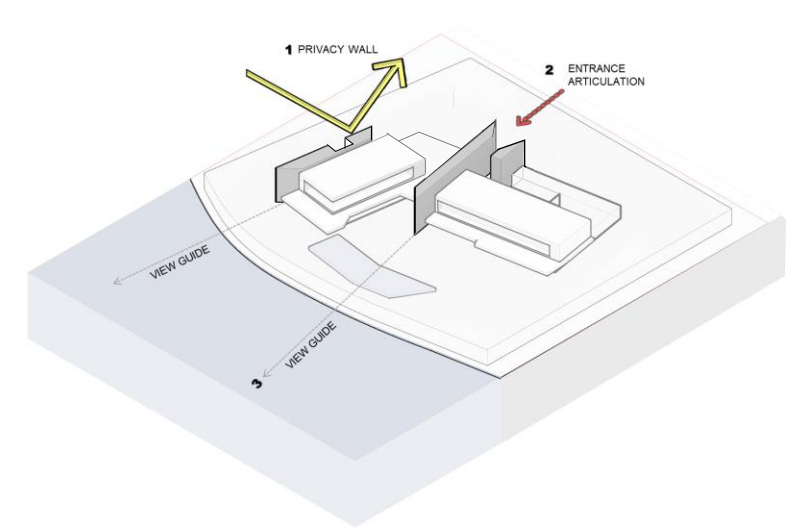
SINGLE STOREY RESPONSE TO STREET
 DOUBLE STOREY STRUCTURE FURTHER OFFSET FROM BOTH STREET & WATER
 OPTIMAL VIEW ORIENTATION TOWARD DOWNTOWN

COLLECTION OF MASS ELEMENTS

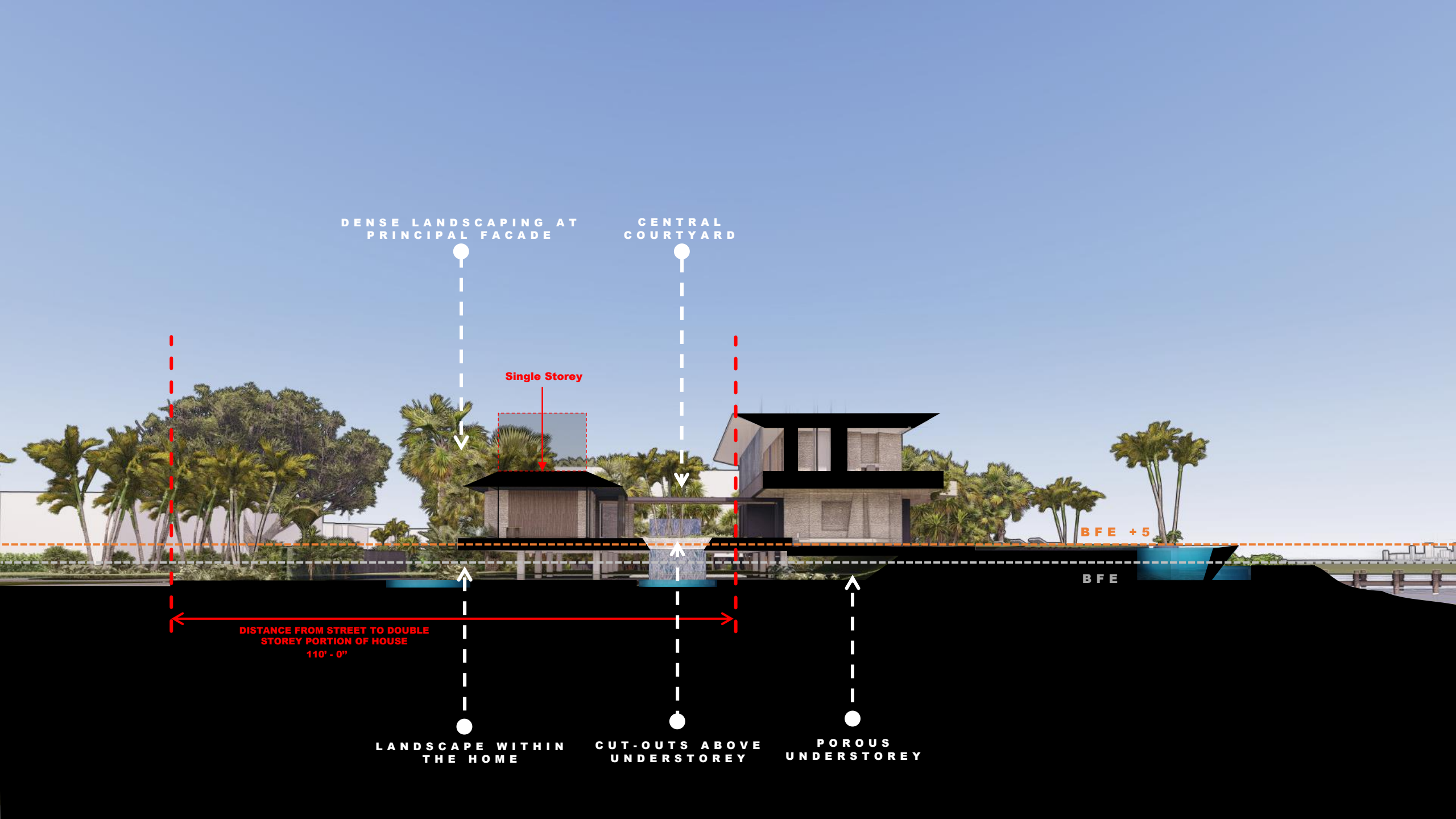


FLOW THROUGH BETWEEN STREET, COURTYARD/GARDEN AND WATERFRONT TERRACE
 DENSE PLANTED 2ND FLOOR GARDENS SOFTENING THE STRUCTURE
 COLLECTION OF ELEMENTS FURTHER BREAKS DOWN SCALE OF BUILDING.

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

Single Storey

BFE + 5

BFE

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

LANDSCAPE WITHIN
THE HOME

CUT-OUTS ABOVE
UNDERSTOREY

POROUS
UNDERSTOREY

WITH FOREGROUND TREES



FRONT (EAST) ELEVATION VIEW

WITHOUT FOREGROUND TREES



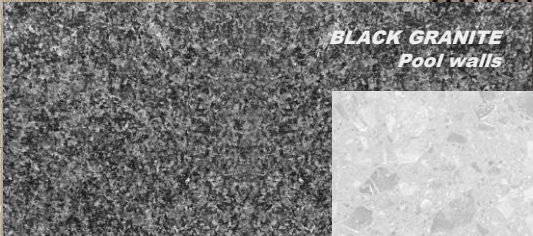
FRONT (EAST) ELEVATION VIEW



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



TIMBER SLATS
Ipe hardwood



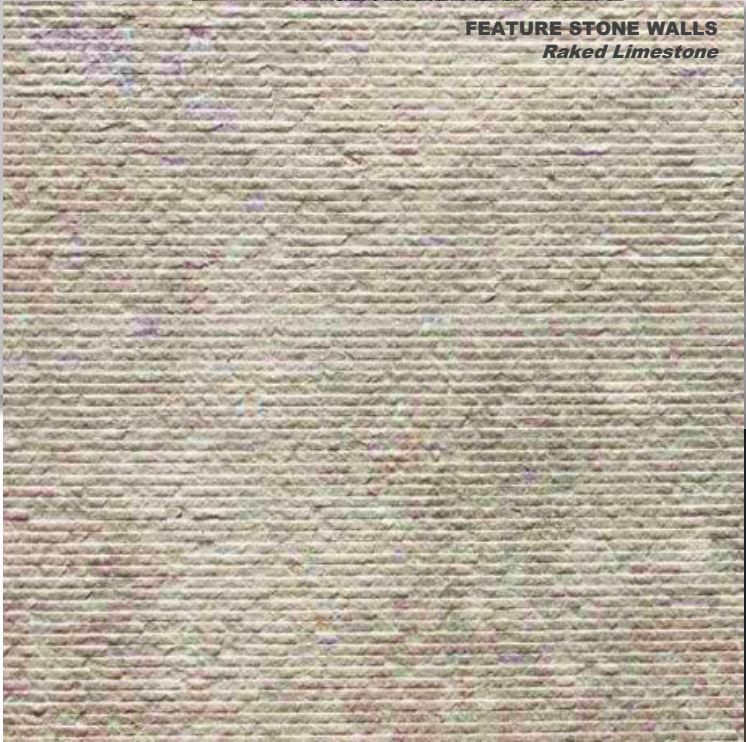
BLACK GRANITE
Pool walls



STONE FLOORS
Terrazzo



INTERNAL FEATURE WALLS
White Venetian Plaster



FEATURE STONE WALLS
Raked Limestone



EXTERNAL TIMBER DECKING
Ipe hardwood – weathered to grey



WINDOW FRAMES
black matte finish



INTERNAL TIMBER
South American Peruvian Walnut



FEATURE ACCENT METAL
Brushed brass



1 A_9000 (Axo)_SITE_SW



3 A_9000 (Axo)_SITE_NW



4 A_9000 (Axo)_SITE_NE



2 A_9000 (Axo)_SITE_SE

jungles + VFD
 OPTIMUS
 JWJ
 GGB Engineering, Inc.
 SAOTA
 D.V.I.C.E.
 DESIGN STUDIO
 410 782 4550 MAIL@DVICESTUDIO.COM
 1/1/2022

REVISED	ISSUED	DATE

SCALE
 1/8"=1'
 ORIGINATOR
 AXONOMETRICS
 A 505



PROPOSED STREET MONTAGE VIEW



EXISTING STREET VIEW

WITH FOREGROUND TREES



WITHOUT FOREGROUND TREES











DESCRIPTION OF WORK

CONSTRUCTION OF A NEW 15,811 SF (5,646) SINGLE FAMILY RES. RESIDENCE (2-STORY WITH UNDERSTORY) INCLUDES UNDERSTORY GARAGE + VESTIBULE, COVERED TERRACES, OPEN-AIR BALCONIES, DRIVEWAY, AND PLANTERS. FLOOD / FEMA UNDER SEPARATE PERMIT. DEMOLITION OF EXISTING 15,811 SQUARE FOOT HOUSE UNDER SEPARATE PERMIT.

LEGAL DESCRIPTION

LOT 19 AND LOT 20, BLOCK 1, NANTULES SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 15, of the Public Records of MANATEE COUNTY, FLORIDA.

ADDRESS

4370 / 4380 NORTH BAY ROAD, MIAMI BEACH, FLORIDA 3354

FOLIO

00-0222-001-000 + 00-0222-001-000

ZONING

RS-2 RESIDENTIAL SINGLE-FAMILY

MUNICIPALITY

CITY OF MIAMI BEACH

FLOOD CRITERIA

ZONE AET
DESIGN FLOOD FOR SITE EQUIPMENT + 8.0' NGVD
HOUSE FFE
EMB MIN 8.0' NGVD + 5' FREEBOARD + 13.0' NGVD

OCCUPANCY

R-1 AS PER FBC 2020 SECTION 301

CONST. TYPE

TYPE V AS PER FBC 2020 SECTION 602

NET LOT AREA

4,849.8 SF

LOT WIDTH

WIDTH @ 30' SETBACK 30'-0"

EST. GRADE

ESTABLISHED GRADE + 3.9'

ADJ. GRADE

ADJUSTED GRADE + 5.0' (NOT USED FOR EST. GRADE AND BFE)
EMB MIN. RECD BFE + 8.0'

LOT DEPTH

220'-0" (average)

LOT COVERAGE

MAXIMUM LOT COVERAGE (2-STORY) 36' x 4,849.8 SF
ALLOWED 16,106.9 SF 100%
PROPOSED 16,102.0 SF 283.3%

UNIT SIZE

MAXIMUM UNIT SIZE FOR 2-STORY BUILDING 58' x 45.00' x 9 SF
ALLOWED 26,364.9 SF 100%
PROPOSED 19,351.5 SF 368.3%

GREENSPACE

YARD GREENSPACE CALCULATIONS REQUIRED PROVIDED
FRONT YARD + 438.9 SF 2827 SF (100%) 2844 SF (100%)
REAR YARD + 890.1 SF 5785 SF (100%) 5754 SF (100%)

SETBACKS

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

SIDE SETBACKS

SIDE SETBACKS + 25% OF 204'-0" + 50' 26'-0" (100%) MIN. 25'-0" (100%) MIN.
SIDE 1 20'-0" (100%) MIN. 20'-0" (100%) MIN.
SIDE 2 20'-0" (100%) MIN. 20'-0" (100%) MIN.
REAR SETBACK + 50% OF 220'-0" 33'-0" 33'-0"

BUILDING HEIGHT

TOP OF ROOF SLAB 20' 20'

BUILDING AREAS

UNDERSTORY LOBBY (A/C) 1,952 SF
UNDERSTORY GARAGE (NON A/C) 1,793 SF
FIRST FLOOR (A/C) 15,364 SF
SECOND FLOOR (A/C) 6,384 SF
TOTAL A/C (5,646) 19,422 SF
TOTAL A/C + NON-A/C 19,915 SF

NOTES

- SWIMMING POOL(S) - WATER FEATURES UNDER SEPARATE PERMIT.
- ALL WORK MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.
- ALL MECHANICAL, ELECTRICAL AND PUMPING EQUIPMENT TO BE ELEVATED AT OR ABOVE D.F.E. + 8.0' BFE.
- ALL NEW CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TD 3-1008.



LOCATION PLAN

DESIGN STUDIO
410 724 4250 MADE IN FLORIDA
COPYRIGHT 2022

4370/4380 NORTH BAY RD. MIAMI BEACH, FL 3354

DATE	REVISION	BY	CHKD
03/07/2022	1	SAOTA	SAOTA

SCALE: 3/32" = 1'-0"
DISCUSSION: SITE PLAN

A 100

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

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

B.% Natives required: Number of trees provided x 30% =
Number of trees provided 35 x 30% = 11

C.% Low maintenance / drought and salt tolerant required:
Number of trees provided $35 \times 50\% = 18$

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

114 linear feet along street divided by 20' = 6

E. Street tree species allowed directly beneath power lines:

(maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20' =

SHRUBS

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

 $54 \times 12 = 648$

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

$$652 \times 50\% = 326$$

LARGE SHRUBS OR SMALL TREES

A. Number of large shrubs or small trees required:

Number of required shrubs 10%=

$$648 \times 10\% = 65$$

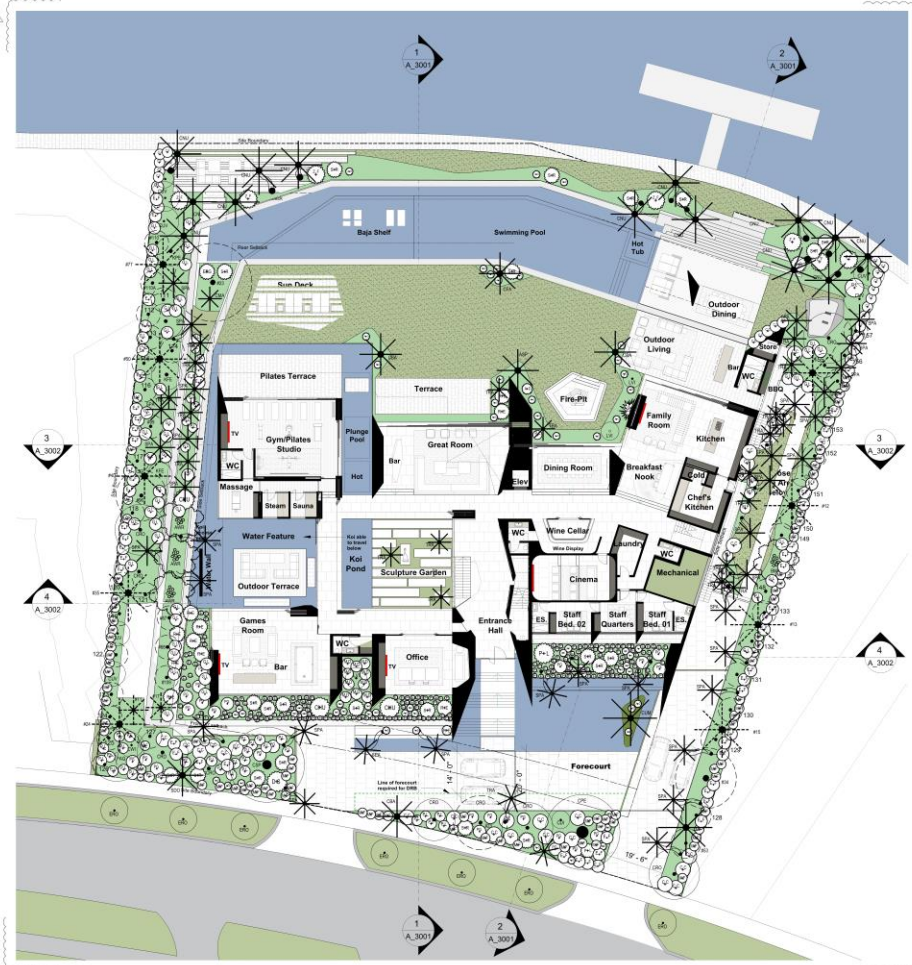
B. % Native large shrubs or small trees required:

Number of large shrubs or small trees provided x 50% =

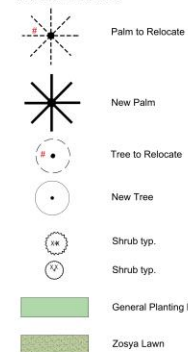
$$65 \times 50\% = 33$$

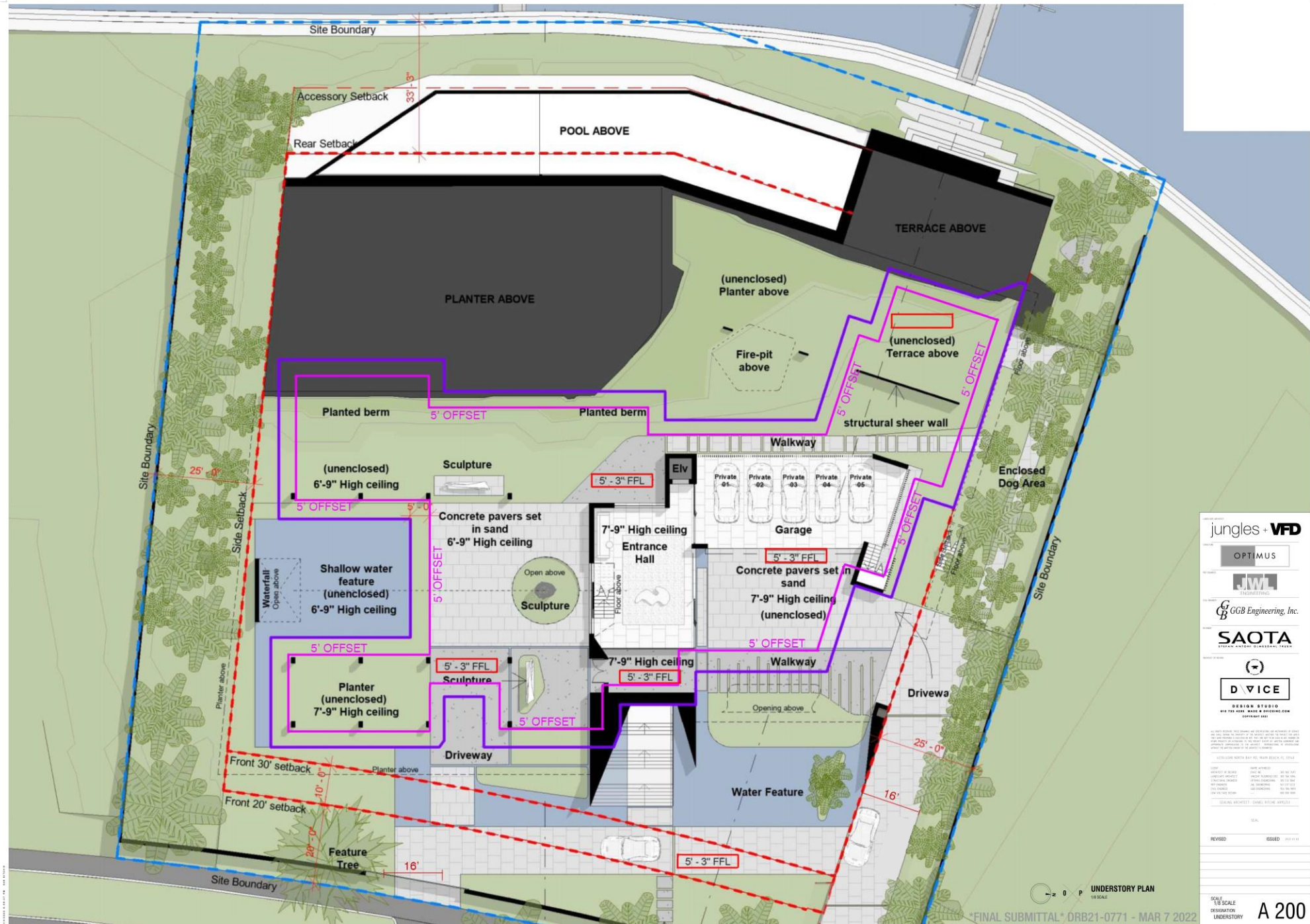
PROPOSED PLANT LIST

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>Acoelorrhaphe wrightii</i>	Paurotis Palm	27' OA 14 MIN TRUNKS	*	*	3
Lvi	<i>Guaiacum 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>Canella winterana</i>	Wild Cinnamon Bark.	65G	*	*	1
Cro	<i>Clusia rosea</i>	Autograph Tree	12' OA HEAVY	*	*	9
Cum	<i>Corypha umbraculifera</i>	Tailpot 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
Evo	<i>Eugenia rhombora</i>	Red Stopper	45 Gal.; 8'-10' HT. x 5'-6" SPR	*	*	7
Cur	<i>Coccoloba uvifera</i>	Seagrape tree	Specimen; 16-18' HT.; Multi-trunk	*	*	6
Cfa	<i>Copernicia fallaisensis</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	28-28' 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 cyphallophora</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>Neomaria caerulea</i>	Regina/Giant Apostle Iris	3 GAL @ 24" OC	*	*	
PA	<i>Pilea glauca</i>	Aquamarine	1 GAL @ 18" OC	*	*	
EL	<i>Eurcea litoralis</i>	Golden Creeper	1 GAL @ 24" OC	*	*	
PF	<i>Pereskia tiasacum</i>	Gigantea/ Giant Leopard	3 GAL @ 24" OC	*	*	
GM	<i>Gladiolus maritima</i>	Beach Verbena	1 GAL @ 18" OC	*	*	
PM	<i>Phyllanthus myrtifolius</i>	Cascade Mousselet	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



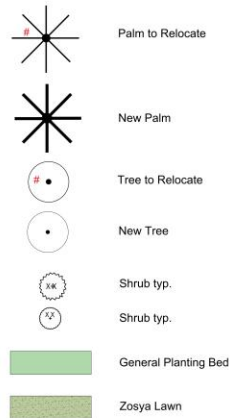




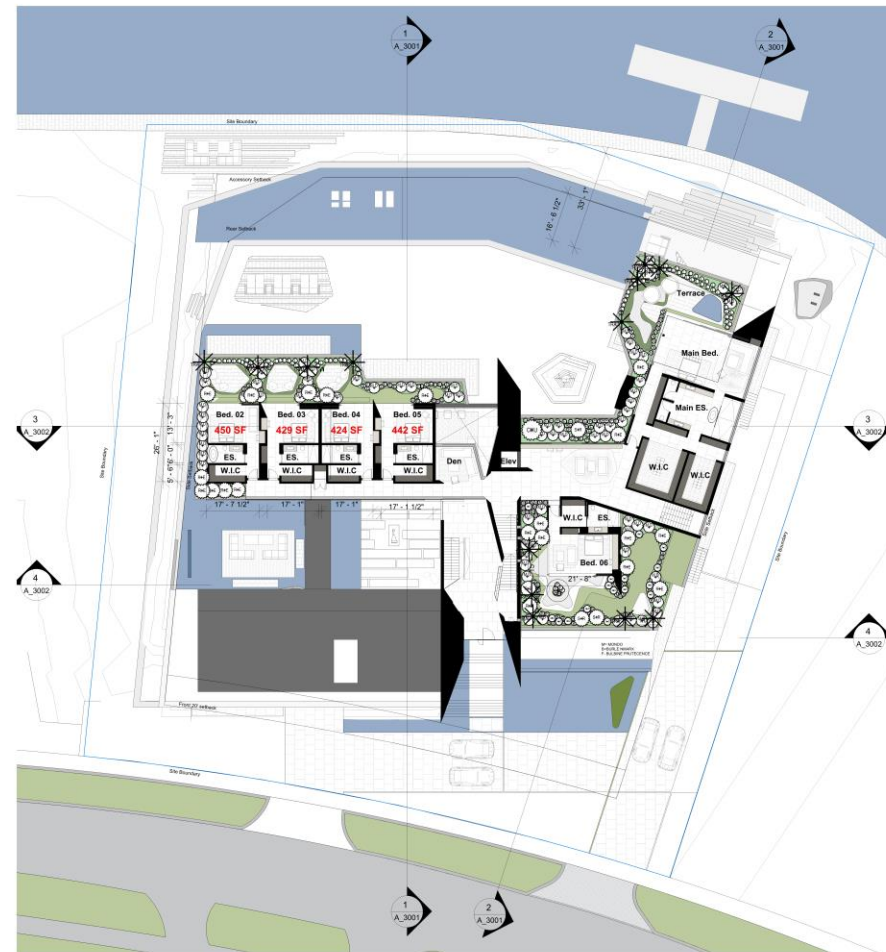






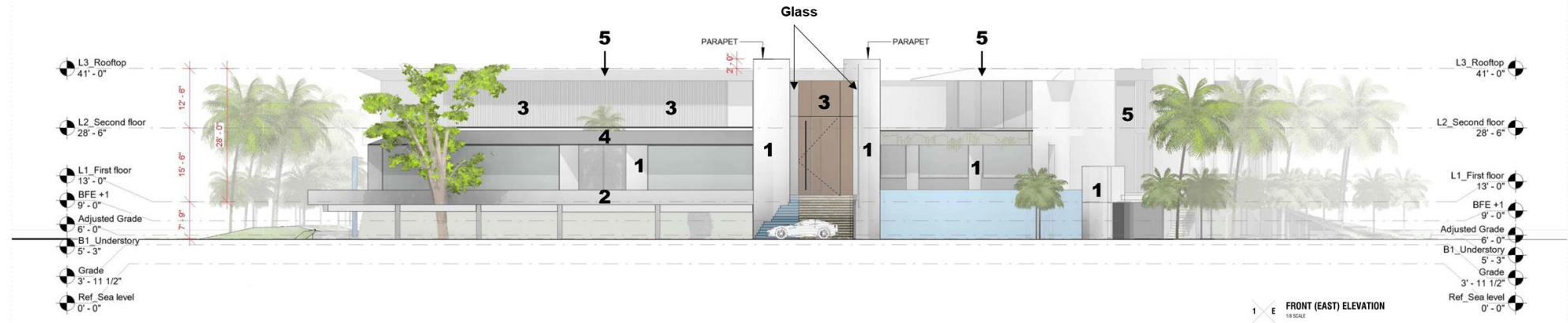


PROPOSED PLANT LIST						
SYM TREES + PALMS	BOTANICAL NAME	COMMON NAME	SPEC	NATIVE	DROUGHT	QTY
Lvl	<i>Guaiacum sanctum</i>	Lignum Vitae	18'-20' HT OA Multi FTB	*	*	1
Tra	<i>Thrinax radiata</i>	Thatch Palm	12'-14' HT		*	14
SHRUBS + ACENTS						
SR	<i>Serenoa Repens</i>	Silver Saw Palmetto	25G @ 4' HT	*	*	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
MC	<i>Monstera Deliciosa</i>	Swiss Cheese Palm	3 GAL @ 24" OC		*	73
EL	<i>Erodione littoralis</i>	Golden Creeper	1 GAL @ 18" OC	*	*	46
M	<i>Mondo</i>	Mondo Grass	1 GAL @ 16" OC		*	18
B	<i>Philodendron imbe</i>	Brick Marx	3 GAL @ 24" OC	*	*	39





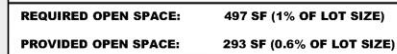






jungles + VFD OPTIMUS JMW ENGINEERING	SAOTA STRATEGIC ARCHITECTURAL DESIGN D.V.I.C.E. DESIGN STUDIO 610 750 0000	REVISIONS NO. DATE DESCRIPTION 1 2022-03-07 INITIAL SUBMITTAL 2 2022-03-07 REVISIONS	SCALE 1/8" = 1'-0" OBSERVATION ELEVATIONS

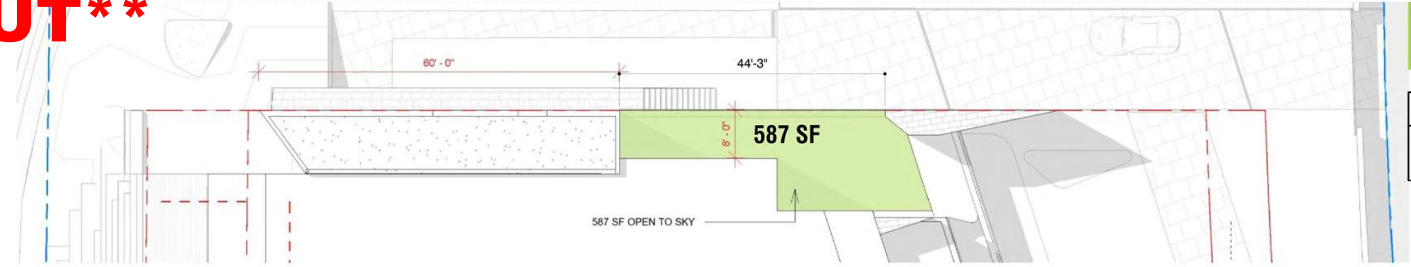
OPEN SPACE

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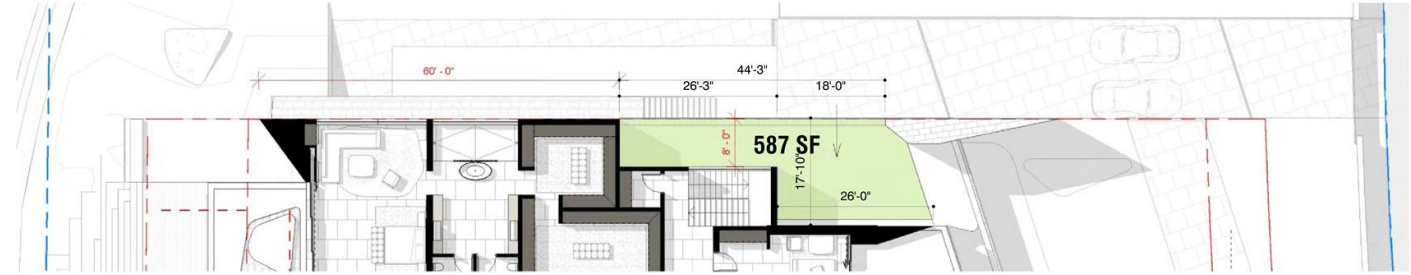
FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

SCALE
1/8" = 1'-0"
DESIGNATION
IMAGED DIAGRAM

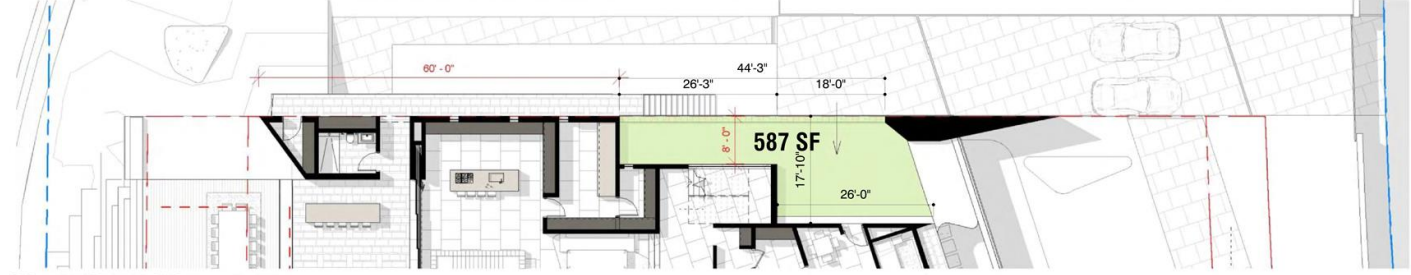
****UPDATED LAYOUT****



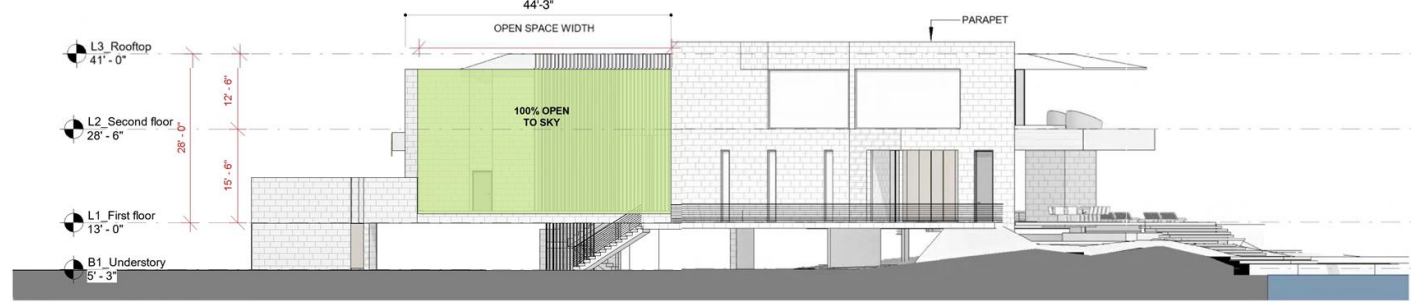
4 ROOF - PLAN
1" = 20'-0"



3 SECOND FLOOR - PLAN
1" = 20'-0"



2 FIRST FLOOR - PLAN
1" = 20'-0"



1 NORTH ELEVATION
1" = 20'-0"

REQUIRED OPEN SPACE:	497 SF (1% OF LOT SIZE)
PROVIDED OPEN SPACE:	587 SF (1.2% OF LOT SIZE)

jungles+VFD
OPTIMUS
JWL
ENGINEERING
GGB Engineering, Inc.
SAOTA
STEFAN ANTONI BILKOWSKI TRON
DVICE
DESIGN STUDIO
410 733 4332 MADE IN CHINA
ALVIN LEE NORTH BAY RD. NORTH BEACH, FL 33584
CLIENT: BAYVIEW APARTMENTS
ARCHITECT: JUNGLES+VFD
LANDSCAPE ARCHITECT: JUNGLES+VFD
STRUCTURAL ENGINEER: JUNGLES+VFD
MECHANICAL ENGINEER: JUNGLES+VFD
ELECTRICAL ENGINEER: JUNGLES+VFD
PLUMBING ENGINEER: JUNGLES+VFD
FIRE ENGINEER: JUNGLES+VFD
ENVIRONMENTAL ENGINEER: JUNGLES+VFD
GEOTECHNICAL ENGINEER: JUNGLES+VFD
TRANSPORTATION ENGINEER: JUNGLES+VFD
WATER RESOURCES ENGINEER: JUNGLES+VFD
HUMANITARIAN ENGINEER: JUNGLES+VFD
REVISIONS: 1. 10/10/2021
ISSUED: 10/10/2021
SCALE: 1/8" SCALE
ORIENTATION: NORTH ARROW
A 107



SIDE (NORTH) ELEVATION VIEW



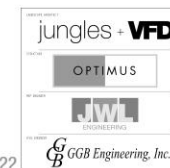




1 S E-W SECTION THRU BEDROOM WING
1/8" SCALE

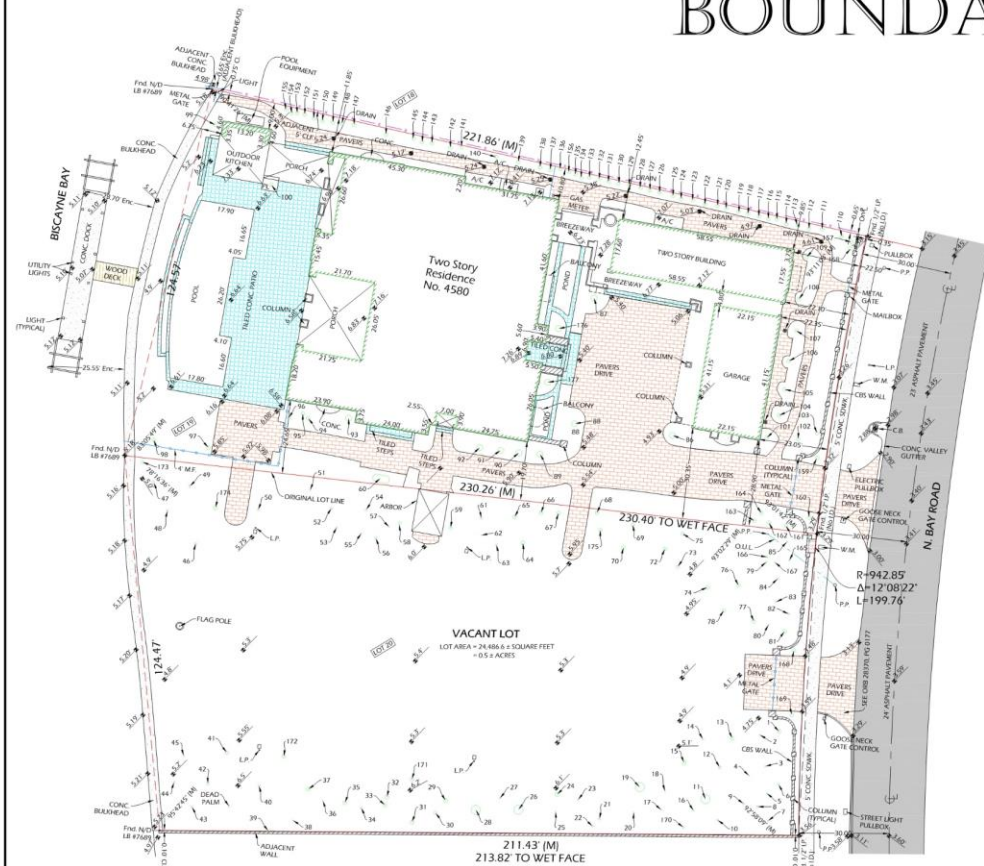


2 S E-W SECTION THRU MASTER BEDROOM
1/8" SCALE



<p>ALL REVISIONS, FIELD CHANGES AND CORRECTIONS ARE AUTHORIZED BY: JESSICA KIMBLE, PROJECT MANAGER, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80233 TELEPHONE: 303.751.1000 FAX: 303.751.1001 E-MAIL: JESSICA.KIMBLE@CITYOFDENVER.CO.GOV ALL REVISIONS TO BE MADE BY THE DESIGNER SHALL BE MADE IN ACCORDANCE WITH THE REVISIONS TO THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2018 EDITION, SECTION 101.01, PART 1, SUBSECTION 1.01.01, AND THE 2018 EDITION OF THE STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, 2018 EDITION, SECTION 101.01, PART 1, SUBSECTION 1.01.01.</p> <p>UTAH/IDAHO NORTH RAIL, RAIL RIGHT-OF-WAY, 2019.01</p> <p>DATE: 03/07/2022</p> <p>DESIGN: JESSICA KIMBLE</p> <p>PROJECT: NORTH RAIL</p> <p>LOCATION: NORTH RAIL</p> <p>SECTION: NORTH RAIL</p> <p>SCALE: 1/8" = 1'-0"</p> <p>ORIGINATOR: JESSICA KIMBLE</p> <p>SECTIONS: NORTH RAIL</p>	<p>REVISION</p> <p>ISSUED 03/07/2022</p> <p>SCALE 1/8" = 1'-0"</p> <p>ORIGINATOR JESSICA KIMBLE</p> <p>SECTIONS NORTH RAIL</p> <p>A 600</p>
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BOUNDARY SURVEY



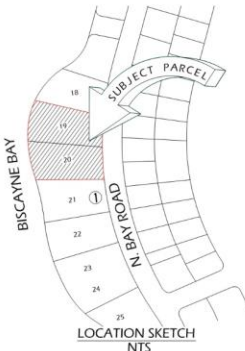
LEGAL DESCRIPTION:
Lot 19, Block 1, NAUTILUS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 8, Page 95, of the Public Records of MIAMI-DADE County, Florida.

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

1. Anybody's Rights
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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	11.5
8	PALMETTO PALM	0.65	19	18
9	PALMETTO PALM	0.70	22.5	16
10	PALMETTO PALM	0.65	18	19
11	ALEXANDER PALM CLUSTER (5)	0.35	22	20
12	ROYAL PALM	1.2	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	16	8
17	ALEXANDER PALM CLUSTER (3)	0.45	18	11
18	CACIA	0.65	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	TABERBIA	0.30	14	11
24	ROYAL PALM	1.30	37	20
25	MIMOSA	0.25	12	16
26	ALEXANDER PALM CLUSTER (3)	0.45	18	16
27	RAPOK	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	1.3	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	0.68	22	18
45	COCONUT PALM	0.60	27	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	TABERBIA	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	RAPOK	1.30	28	22
70	WASHINGTONIAN PALM	1.20	6	14
72	FISHTAIL PALM	0.35	9	9
73	ALEXANDER PALM CLUSTER (3)	0.50	18	15
74	ROYAL PALM	1.20	39	20
75	ALEXANDER PALM CLUSTER (6)	1.40	17	9
76	ROYAL PALM	1.70	35	20
77	ROYAL PALM	1.40	36	20
78	MAGNOLIA	0.40	19	8
79	PALMETTO PALM	0.70	19	13
80	LIGUSTRUM	0.40	11	12
81	SILVER DATE PALM	1.0	28	18
82	PORONCAIPIUS	0.30	10	15
83	LIGUSTRUM	0.35	12	8
84	LIGUSTRUM	0.35	12	9
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'	1.3'
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	TABERBUA	0.45	25'	16'
97	BISMARCK PALM	1.40	12'	20'
98	BISMARCK PALM	1.10	7'	19'
99	TREE	0.35	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'	3'
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	0.20	20'	9'
143	ARECA PALM	0.25	16'	5'
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	TABERBUA	0.40	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	TABERBUA	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 raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.

REVISED:
08-22-21 (Trees Only)

BOUNDARY SURVEY

Helson Hayes

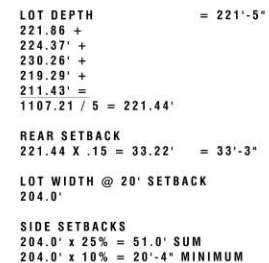
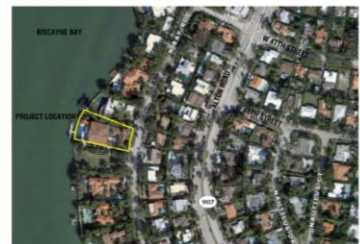
MOJARENA & ASSOCIATES, INC.
 Lined Surveyors & Mappers
 Certificate of Authorization No. 6698
 P.O. Box 56-0126
 Miami, Florida 33256-0126
 Tel. (305) 278-2494

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.

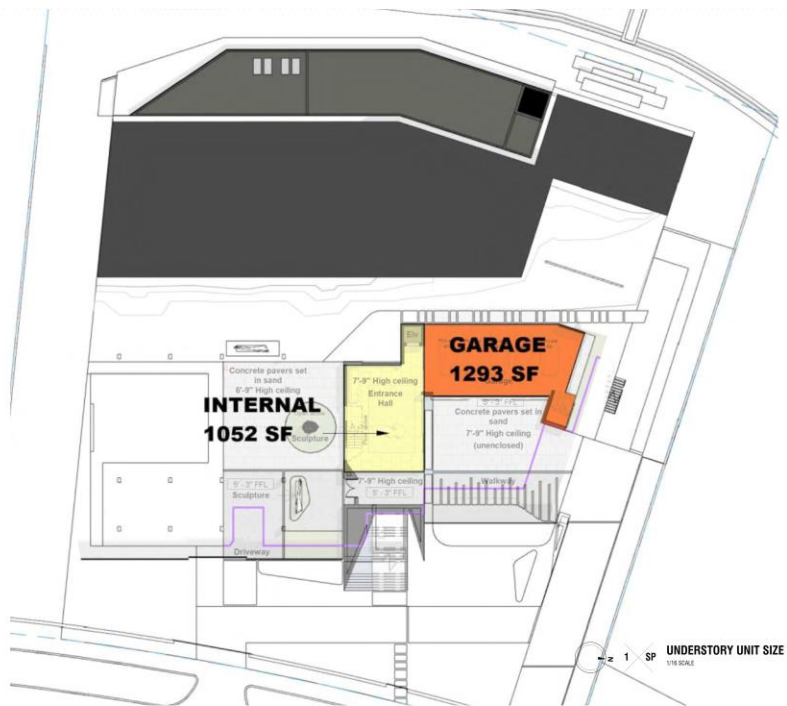
DEMOLITION OF EXISTING 15,861 SQUARE FOOT HOUSE UNDER SEPARATE PERMIT.

WAIVER(S) 1 WAIVER REQUEST
60' 2-STORY LENGTH LIMIT ALONG NORTH PROPERTY LINE ***WAIVER REQUEST***
SEE PAGE A107

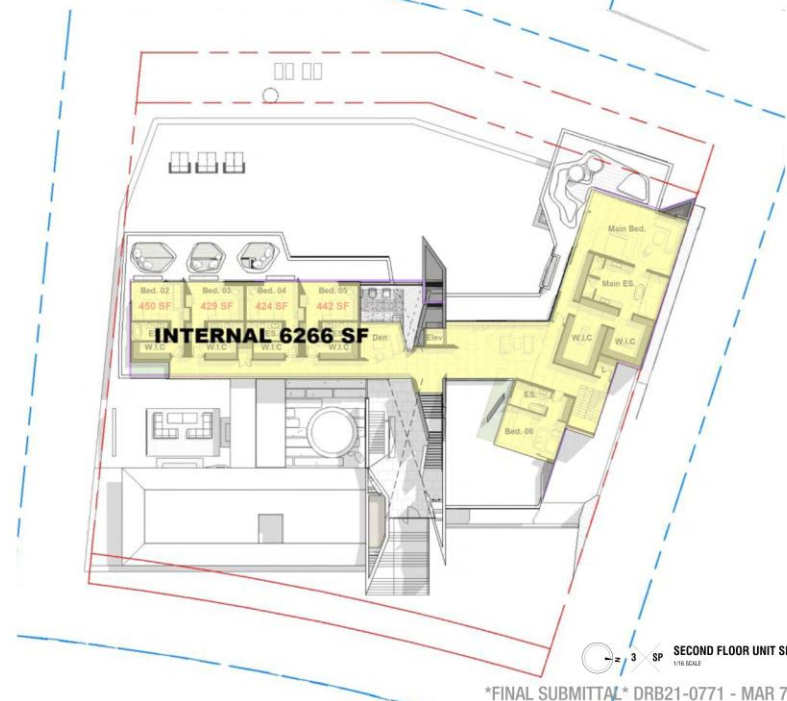
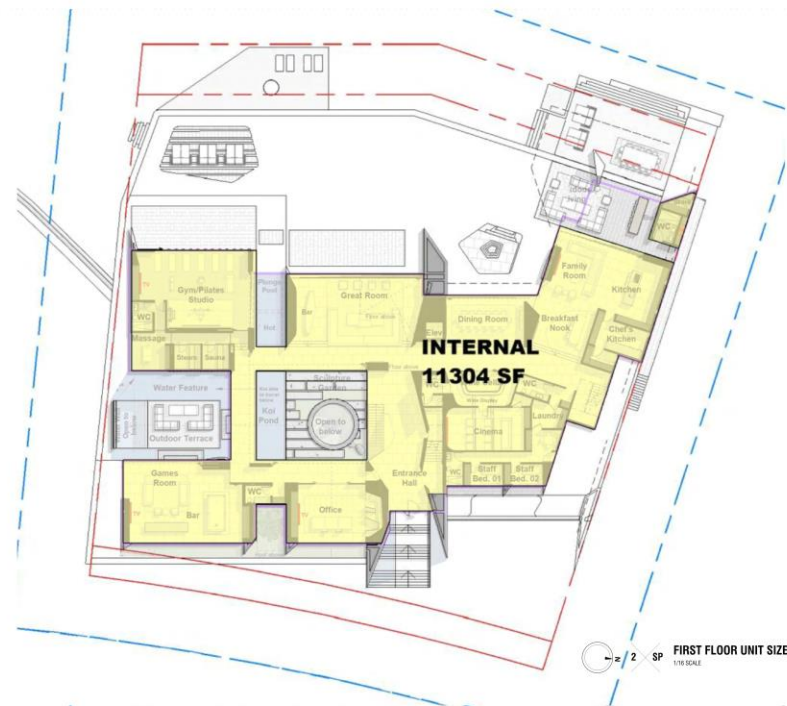


A 102





<h1>UNIT SIZE</h1> <p>TOTAL UNIT SIZE ALLOWED : (50 % of LOT SIZE = 24 850 SF)</p>		
L0	UNDERSTOREY	1052 SF
	Garage	1293 SF
	Garage Exempt: 600 ft	600 SF
L1	FIRST FLOOR	11304 SF
L2	SECOND FLOOR	6266 SF
	TOTAL AREA ACHIEVED 19 315 SF (38.9%)	
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		





~~*FINAL SUBMITTAL* DRB21-0771 MAR 7 2022~~

A103b



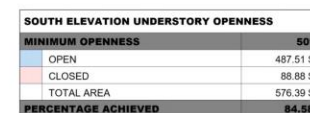


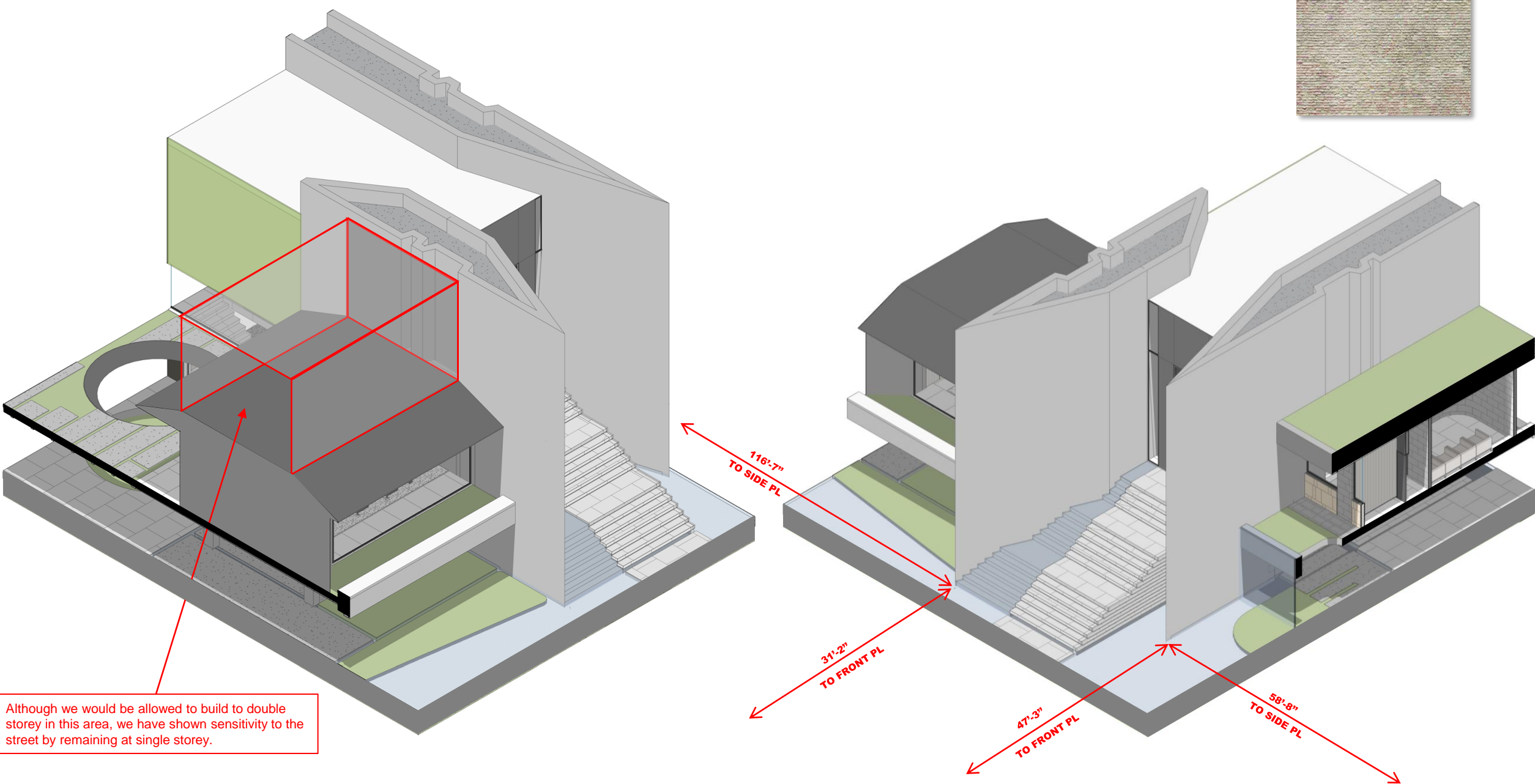
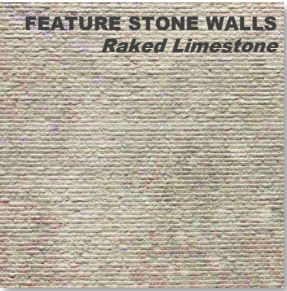
EAST ELEVATION UNDERSTORY OPENNESS	
MINIMUM OPENNESS	50
OPEN	943.50
CLOSED	261.26
TOTAL AREA	1204.76
PERCENTAGE ACHIEVED	78.3

 UNDERSTORY OPENNESS (EAST SIDE)
1/8" SCALE

FINAL SUBMITTAL DRB21-0771 - JAN 3 2022

[illegible]

[illegible]



Although we would be allowed to build to double storey in this area, we have shown sensitivity to the street by remaining at single storey.

116'7"
TO SIDE PL

31'2"
TO FRONT PL

47'3"
TO FRONT PL

58'8"
TO SIDE PL