

# PRIVATE RESIDENCE

CITY OF MIAMI BEACH - FINAL SUBMITTAL  
LANDSCAPE ARCHITECTURE DRAWINGS  
JANUARY 06, 2020

DRAWING INDEX	
SHEET #	SHEET NAME
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LP-400	PLANTING SCHEDULE, DETAILS & GENERAL NOTES
LR-100	TREE DISPOSITION PLAN, SCHEDULE & DETAIL
SURVEY	SITE SURVEY (BY OTHERS)



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CONSULTANT:

PROJECT NAME:  
**PRIVATE RESIDENCE**  
PROJECT ADDRESS:  
1485 CLEVELAND ROAD,  
MIAMI BEACH, FL - 33141

Revisions:

SEAL:

PROJECT NO: 19021  
SCALE: 1/8" = 1'-0"  
DATE: 01/06/2020  
DRAWN: LJ & RR  
CHECKED: D.O.  
CADD FILE:

DRAWING TITLE:  
COVER PAGE &  
DRAWING INDEX

SHEET NO.  
GI-100



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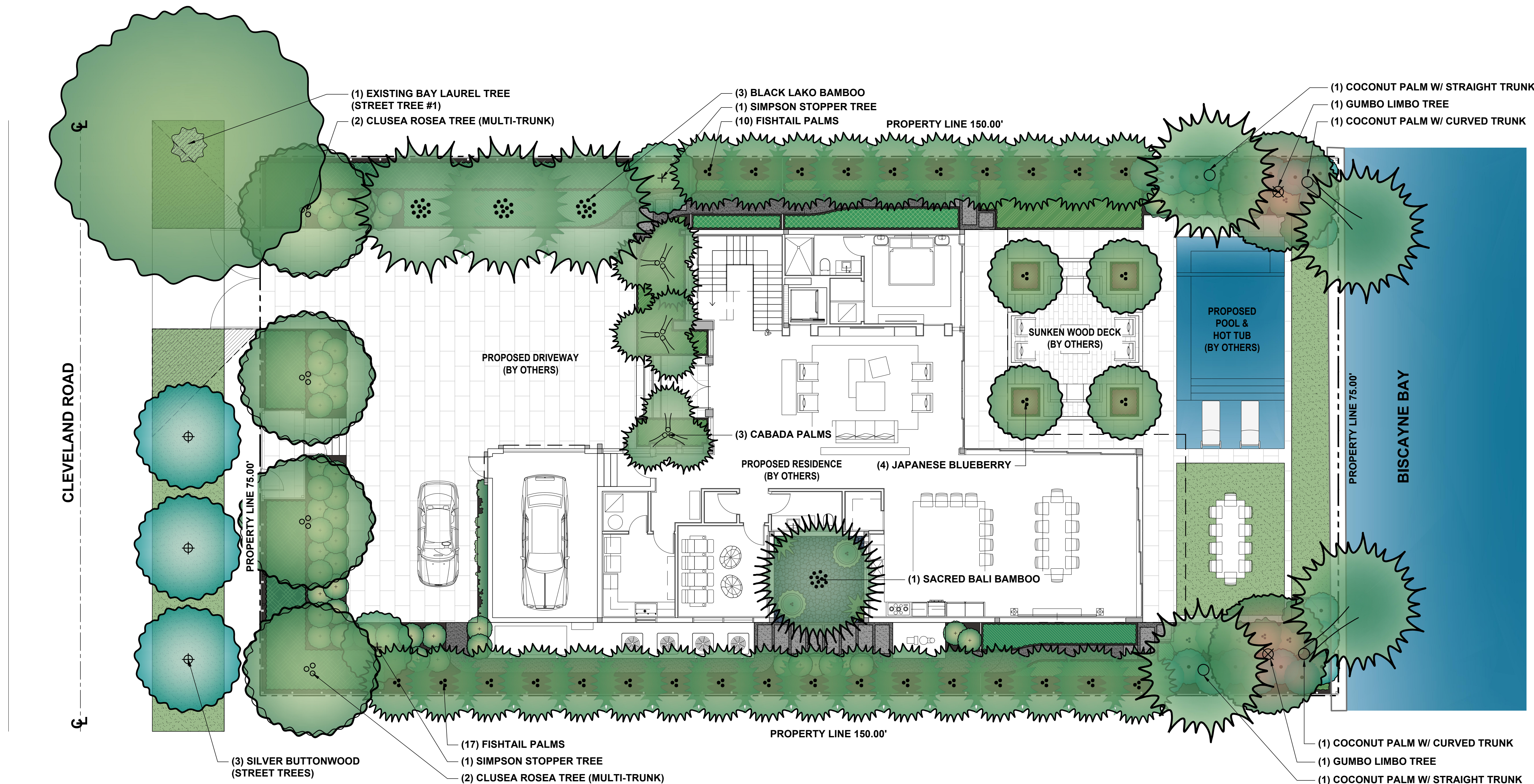
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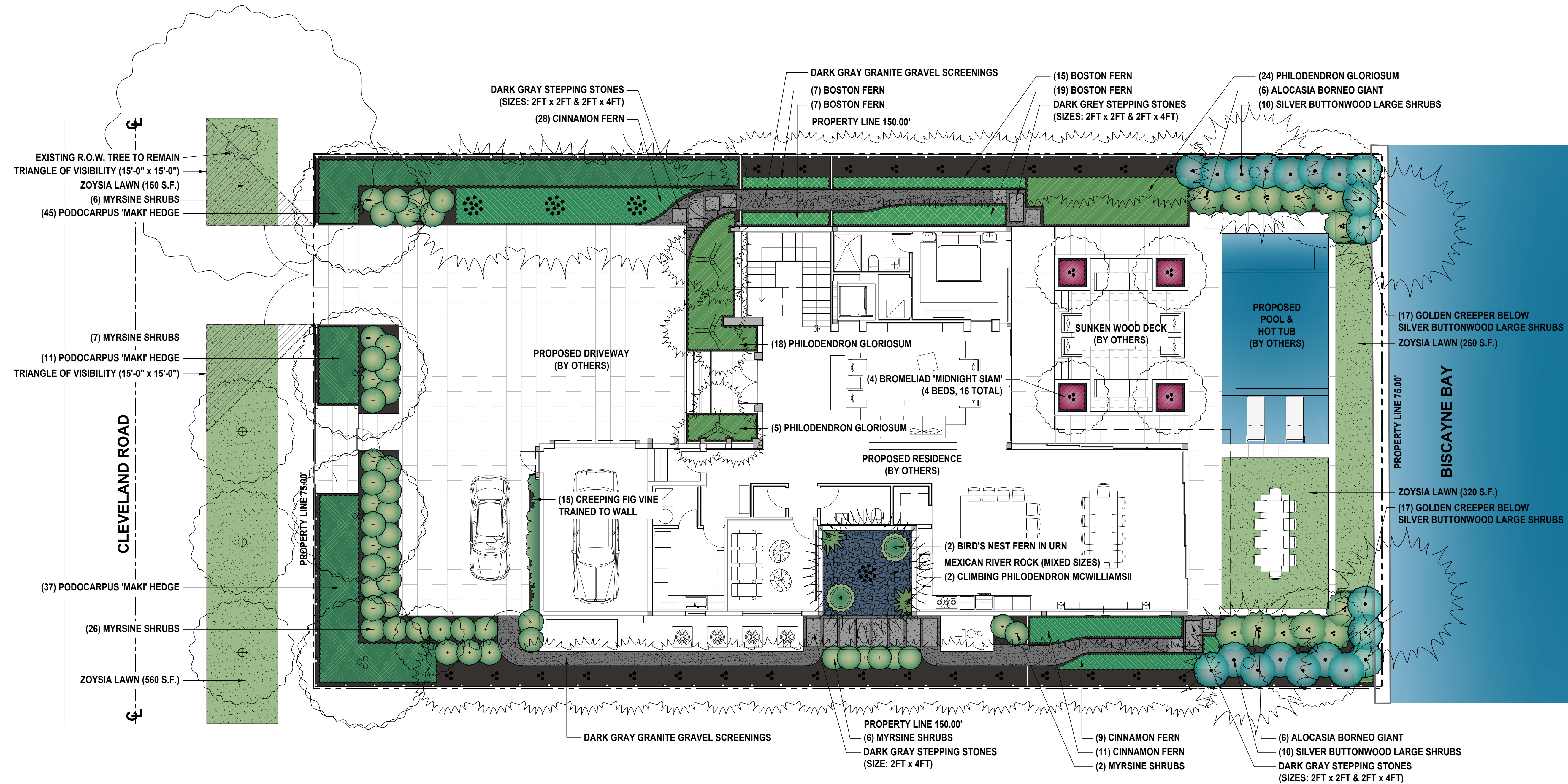
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CANOPY  
PLANTING PLAN

SHEET NO.

LP-100



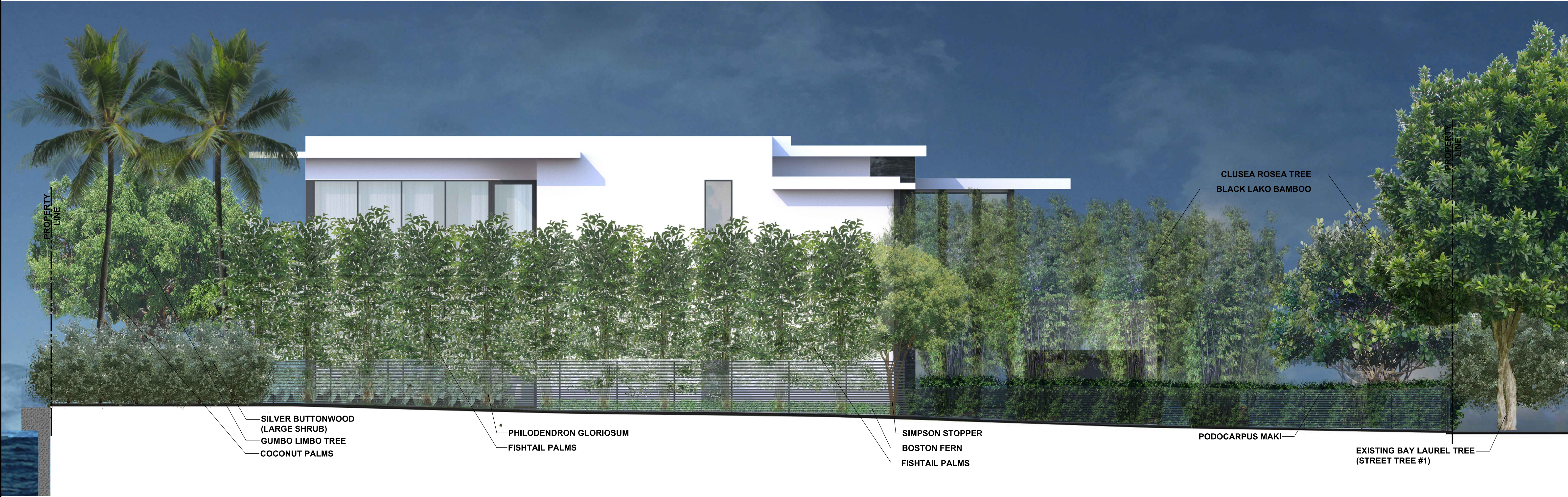








1 EAST ELEVATION  
Scale: 3/16" = 1'-0"



2 WEST ELEVATION  
Scale: 3/16" = 1'-0"

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DRAWING TITLE:  
ELEVATIONS

SHEET NO.  
LP-300





**1 NORTH ELEVATION**  
Scale: 3/16" = 1'-0"



**2 SOUTH ELEVATION**  
Scale: 3/16" = 1'-0"

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AS NOTED

01/06/2020

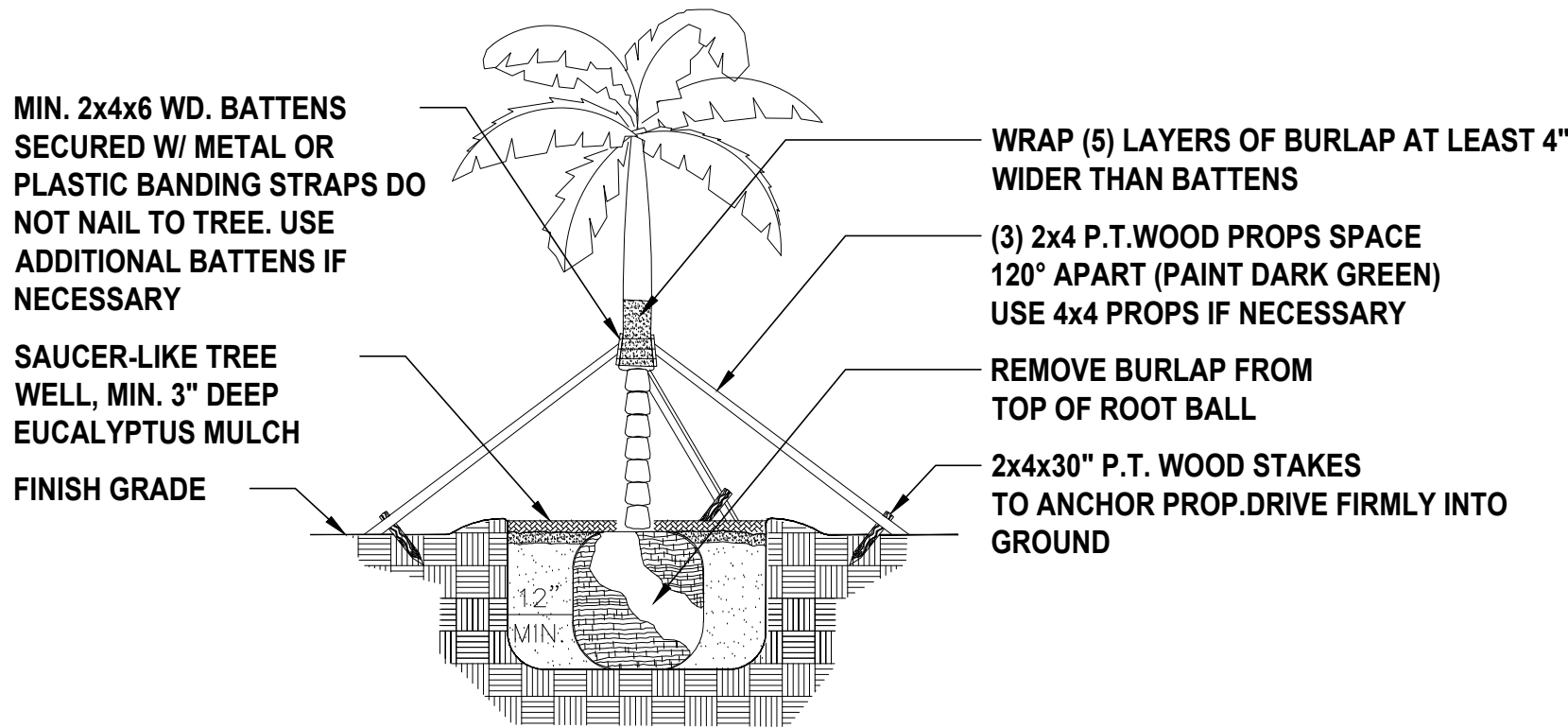
LJ & RR

D.O.

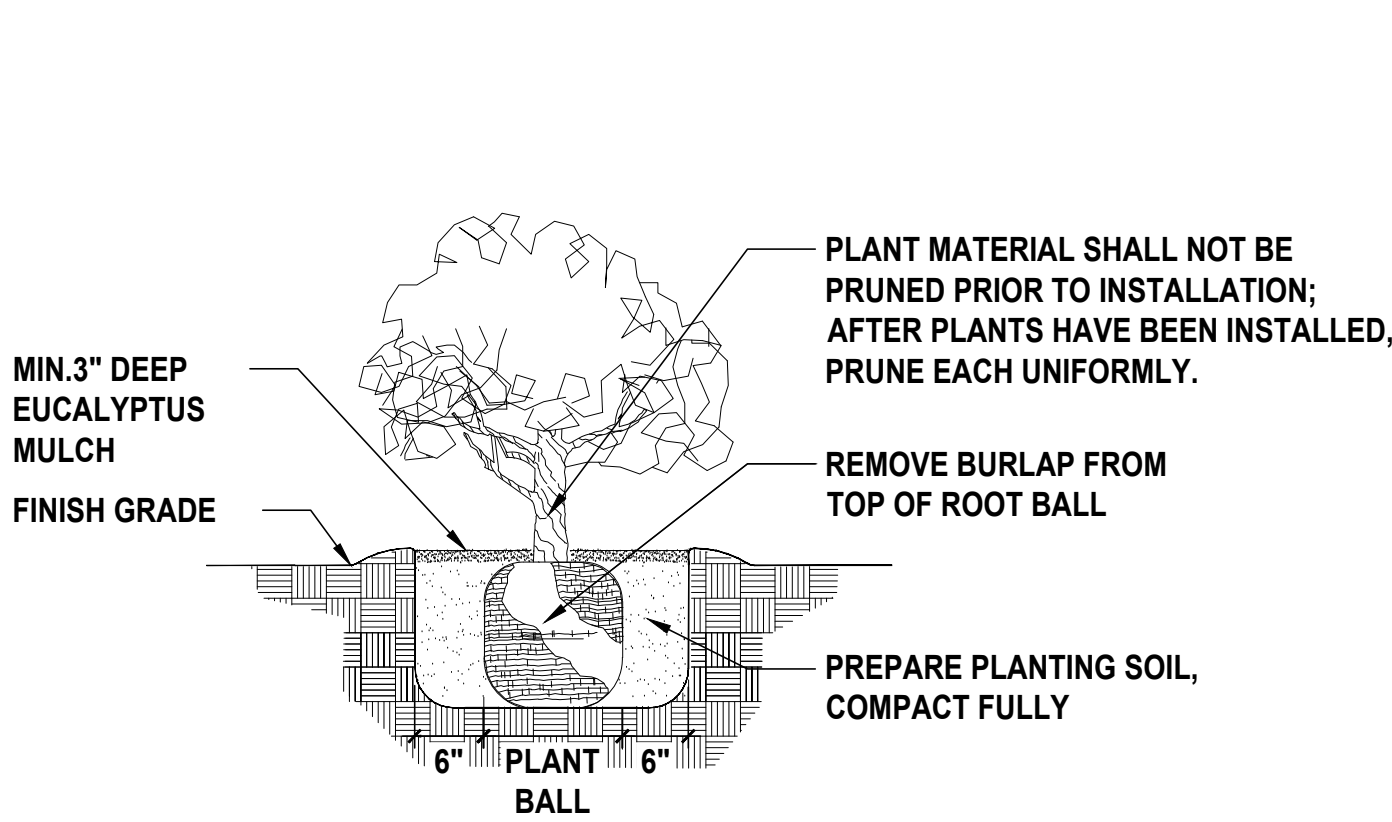
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ELEVATIONS

SHEET NO.  
LP-301



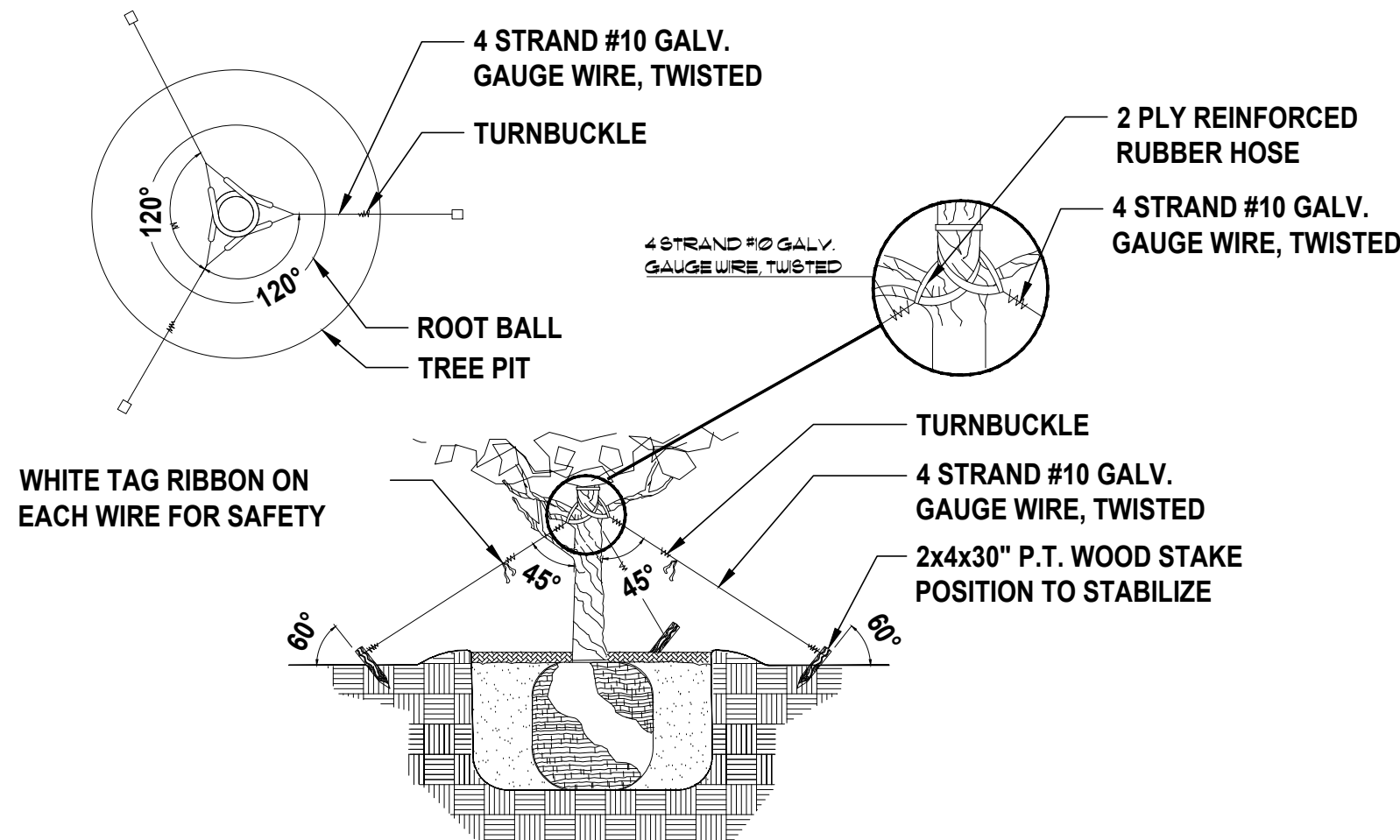
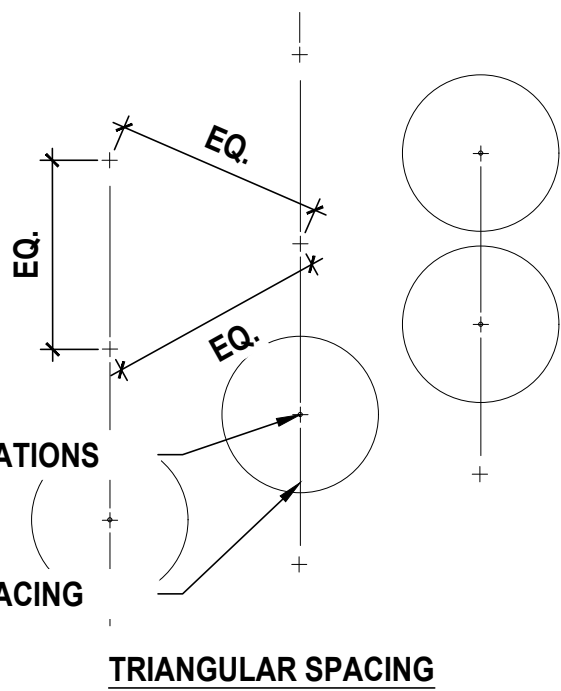
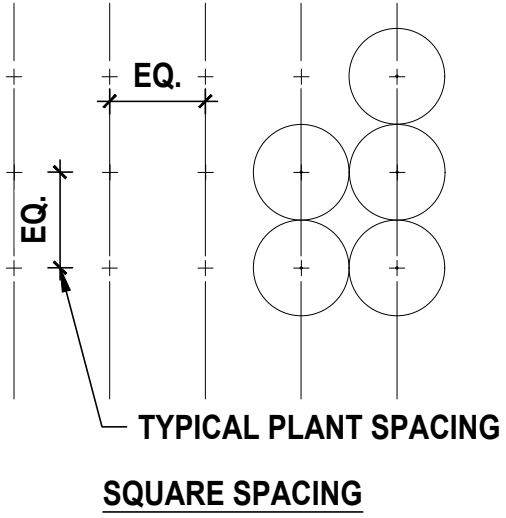


SPECIMEN TREE AND TALL PALMS SUPPORT DETAIL

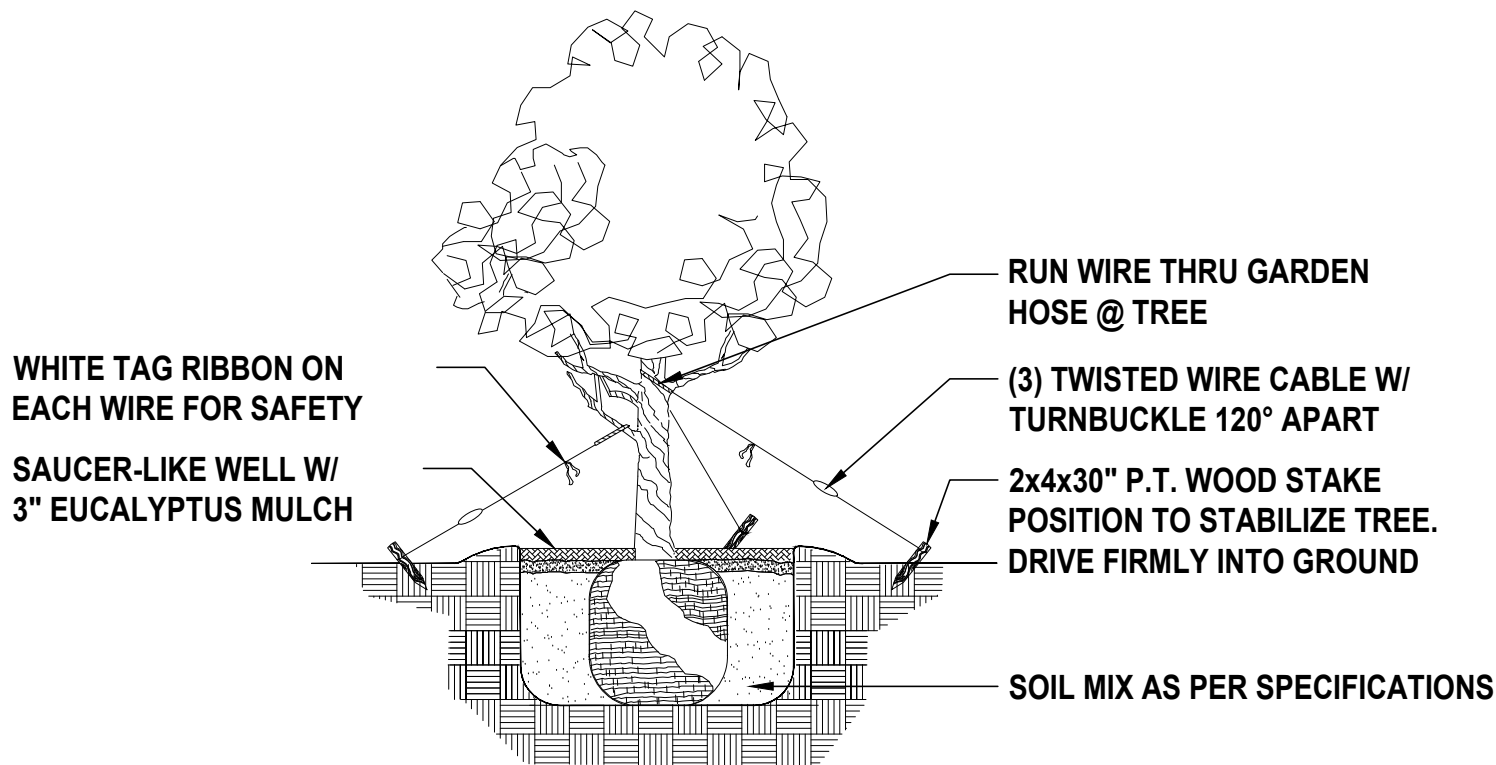


TYPICAL SHRUB PLANTING DETAIL

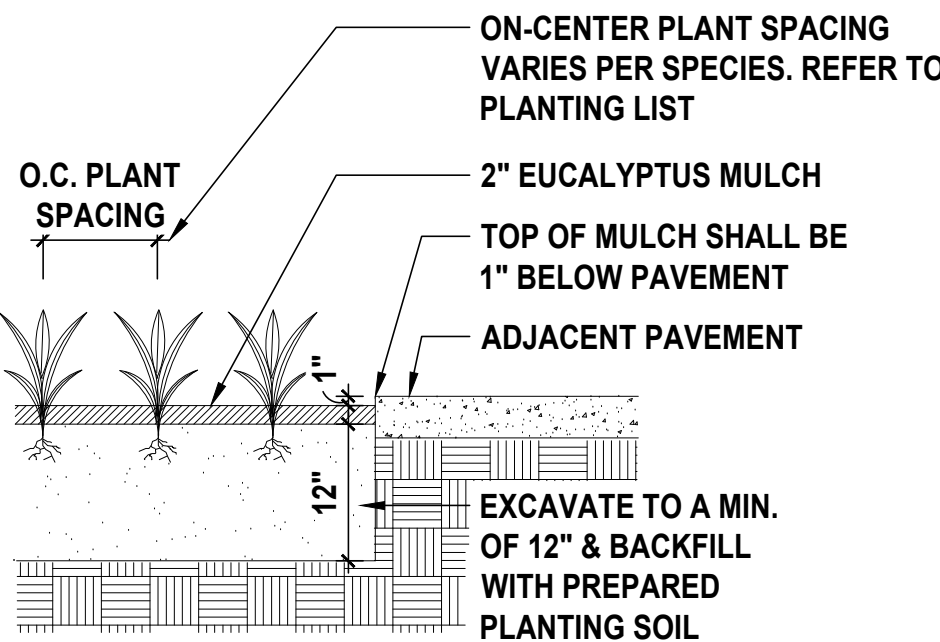
NOTE  
IN MOST CASES TRIANGULAR SPACING IS PREFERRED, USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.



TREE PLANTING AND GUYING DETAIL



SMALL TREE SUPPORT DETAIL



PLANTING DETAIL

PLANT LIST			
TREES & PALMS			
Native	Qty	Botanical/Common Name	Specifications
N	3	<i>Bambusa 'Lako'</i> Lako/Timor Black Bamboo	15'-0" to 20'-0" Ht., 45 Gal. (Matching Hts.) (See General Note #1 Below)
Y	2	<i>Bursera simaruba</i> Gumbo Limbo Tree	16'-0" Ht. x 12'-0" Sp. (Specimens) 12" Caliper Min. (See General Note #1 Below)
N	28	<i>Caryota mitis</i> Fishtail Palm	18'-0" Ht., Field Grown, Balled & Burlapped, Clumps, Full to Base (See General Note #1 Below)
N	4	<i>Cocos nucifera</i> Coconut Palm	18'-0" to 20'-0" Clear Wood Ht. x 15'-0" Sp. (2 Curved Trunks & 2 Straight Trunks) (See General Note #1 Below)
Y	3	<i>Conocarpus erectus 'Sericeus'</i> Silver Buttonwood Trees	14'-0" Ht. x 8'-0" Sp., 3" Min. Caliper, 4'-0" Min Clear Trunk (C.T.), (See General Note #1 Below)
Y	4	<i>Clusea rosea</i> Autograph/Pitch Apple Tree	20'-0" Ht. x 12'-0" Sp. (Specimen-Multi Trunk) (See General Note #1 Below)
N	3	<i>Dyopsis cabadae</i> Cabada Palm	14'-0" Ht. (Multi-trunk) x 10'-0" Sp. (See General Note #1 Below)
N	4	<i>Elaeocarpus decipiens</i> Japanese Blueberry Tree	16'-0" Ht. x 8'-0" Sp. (Max Rootball 3'-6" x 3'-6"), 6-8 FT C.T. Min., Multi-Trunk (See General Note #1 Below)
Y	2	<i>Myrcianthes fragrans</i> Simpson Stopper Tree	10'-0" Ht. x 6'-0" Sp. (Specimens); 3-4" Caliper Min. (See General Note #1 Below)
N	1	<i>Schizostachyum brachycladum</i> Sacred Bali Bamboo	20'-0" Ht. Min., Field Grown, Balled & Burlapped (See General Note #1 Below)

SHRUBS & GROUNDCOVERS			
N	12	<i>Alocasia macrorrhiza</i> 'Borneo Giant' Elephant Ear	17" Pot.
N	2	<i>Asplenium nidus</i> Bird's Nest Fern	15 Gal.
Y	20	<i>Conocarpus erectus</i> 'Sericeus' Silver Buttonwood Shrubs	65 Gal. Full to Base (8'-10" Ht x 4'-6" Crown Spread) Shrub/Bush Form - Multi Stem
Y	32	<i>Ermodea littoralis</i> Golden Creeper	3 Gal. @ 24" On-Center (O.C.) Planted at 18" Ht. Min.
N	15	<i>Ficus pumila</i> Creeping Fig Vine	Gal. Full - Trained to Architecture Façade
Y	48	<i>Myrsine guianensis</i> Colicwood	7 Gal. - Full to Base Shrub/Bush Form
N	16	<i>Neoregelia</i> 'Midnight Siam' Bromeliad 'Midnight Siam'	8" Pot.
Y	48	<i>Nephrolepis exaltata</i> Boston Fern	3 Gal. @ 24" On-Center (O.C.) Planted at 18" Ht. Min.
Y	48	<i>Osmunda cinnamomea</i> Cinnamon Fern	3 Gal. @ 30" On-Center (O.C.) Planted at 18" Ht. Min.
N	47	<i>Philodendron Gloriosum</i> Same	10 Gal. @ 30" On-Center (O.C.)
N	2	<i>Philodendron</i> 'McWilliamsii' Same	10 Gal. - Trained to Climb Architecture Façade
N	93	<i>Podocarpus macrophyllus</i> 'Maki' Podocarpus Hedge / Japanese Yew	25 Gal. (5'-0" Min. Planted Ht) @ 30" On-Center (O.C.) Shrub/Bush Form - Full to Base

MISCELLANEOUS		
580 S.F.	Empire Zoysia Sod	Alt: Cashmere
710 S.F.	Empire Zoysia Sod in Right-of-Way	Alt: Cashmere

GENERAL NOTES	
1	Landscape Contractor shall provide photographic submittal with person for scale reference to Landscape Architect for review and approval prior to purchasing plants.

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS TO BE FLORIDA NO. 1 OR BETTER. FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, PARTS I & II 1973, 1975 RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 2" MIN. "GRADE A" CYPRESS OR EUCALYPTUS MULCH, UNLESS OTHERWISE NOTED.
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER. NO NAIL STAKING PERMITTED. (REFER TO PLANTING DETAILS.)
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL TREE HOLDS TO BE BACK FILLED AROUND AND UNDER ROOT BALL WITH PLANTING SOIL. ALL SHRUB BEDS TO BE INSTALLED WITH PLANTING SOIL. (SEE SPECS)
- SOD SHALL BE "FLORATAM" ST. AUGUSTINE (UNLESS OTHERWISE NOTED) SOLID SOD LAID WITH ALTERNATIVE AND ABUTTING JOINTS, WITH 2" TOP SOIL MINIMUM IF REQUIRED. (SEE SPECS)
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE GUARANTEED FOR TWELVE MONTHS FROM DATE OF FINAL ACCEPTANCE. ALL PALMS ARE TO BE GUARANTEED FOR ONE YEAR.
- ALL PLANTING BEDS SHALL BE WEED AND GRASS FREE.
- ALL TREES, PALMS, SHRUBS AND GROUND COVER PLANTS SHALL BE FERTILIZED AT INSTALLATION WITH LONG LASTING FERTILIZER, ACCORDING TO MANUFACTURES RECOMMENDATIONS. (SUBMIT SAMPLE FOR APPROVAL.) (SEE SPEC)
- PLANTING PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST IN CASE OF DISCREPANCIES. (NOTIFY LANDSCAPE ARCHITECT FOR DIRECTION.)
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGE SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL MATERIAL IS SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. SUBSTITUTIONS MAY BE MADE AFTER CONSULTATION WITH LANDSCAPE ARCHITECT.
- ALL NEWLY PLANTED AREAS TO RECEIVE 100% COVERAGE BY AUTOMATIC IRRIGATION SYSTEM. (REFER TO IRRIGATION PLAN.)
- ALL PLANTING BEDS TO RECEIVE NEW PLANTING SOIL (1/3 EVERGLADES PEAT, 1/3 SAND, 1/3 CYPRESS SAWDUST & CHOPS) MINIMUM 6" DEEP. (REFER TO PLANTING DETAILS.)
- CONTRACTOR WILL VISIT SITE TO FAMILIARIZED HIMSELF WITH THE SCOPE OF WORK PRIOR TO SUBMITTING A BID.
- LANDSCAPE CONTRACTOR TO COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR, THE IRRIGATION CONTRACTOR, AND THE ELECTRICAL CONTRACTOR.

- ALL EXISTING PLANT MATERIAL TO REMAIN SHALL BE PROTECTED. (REFER TO DEMOLITION PLAN.)
- ALL TREES TO BE RELOCATED WILL GET ROOT PRUNED 30 DAYS MIN. (OR MORE IF REQUIRED BY THE SPECIES). UPON RELOCATION, THIN OUT (UNDER LANDSCAPE ARCHITECT'S DIRECTION) 30% OF THE TREE CANOPY TO BE RELOCATED.
- AFTER REMOVAL OR RELOCATION OF EXISTING TREES AND PALMS, BACKFILL TREE PIT WITH PLANTING SOIL AND SOD DISTURBED AREA, AS REQUIRED.
- ALL TREES ON SOD AREAS SHALL RECEIVE A MULCH RING 2" IN DIAMETER TYPICAL.
- ALL TREES SHALL HAVE A 2" CALIPER AT D.B.H. MINIMUM FOR A 10' HEIGHT TREE.
- ALL 1 GALLON MATERIAL TO HAVE A 12" SPREAD MINIMUM, ALL 3 GALLON MATERIAL TO HAVE A 20-24" SPREAD MINIMUM.

TREE BRACING NOTES:

- 2" AND LARGER CALIPER TREES BRACED BY GUYING -
- CHOOSE THE CORRECT SIZE AND NUMBER OF STAKES AND SIZE OF HOSE AND WIRE. GUYING SHALL BE COMPLETED WITHIN 48 HOURS OF PLANTING THE TREE.
  - CUT LENGTHS OF STAKING HOSE TO EXTEND 2 INCHES PAST TREE TRUNK WHEN WRAPPING AROUND.
  - SPACE STAKES EVENLY ON OUTSIDE OF WATER RING AND DRIVE EACH FIRMLY INTO THE GROUND. STAKES SHOULD BE DRIVING AT A 30 DEGREE ANGLE WITH THE POINT OF THE STAKE TOWARD THE TREE UNTIL 4 TO 5 INCHES ARE LEFT SHOWING.
  - PLACE THE HOSE AROUND THE TREE TRUCK JUST ABOVE THE LOWEST BRANCH.
  - THREAD THE WIRE THROUGH THE HOSE AND PAST THE STAKE, ALLOWING APPROXIMATELY 2 FEET OF EACH OF THE TWO ENDS BEYOND THE STAKE BEFORE CUTTING THE WIRE.
  - TWIST WIRE AT RUBBER HOSE TO KEEP IT IN PLACE.
  - PULL WIRE DOWN AND WIND BOTH ENDS AROUND STAKE TWICE. TWIST WIRE BACK ONTO ITSELF TO SECURE IT BEFORE CUTTING OFF THE EXCESS.
  - THE ABOVE PROCEDURES ARE TO BE FOLLOWED FOR EACH STAKE, KEEPING THE TREE STRAIGHT AT ALL TIMES. THERE SHOULD BE A 1 TO 3 INCH SWAY IN THE TREE (THE WIRES SHOULD NOT BE PULLED TIGHT) FOR BEST ESTABLISHMENT.
  - FLAG THE GUY WIRES WITH SURVEYOR'S FLAGGING OR APPROVED EQUAL FOR SAFETY.
  - GUYS ARE NOT TO BE REMOVED UNTIL APPROVED BY LANDSCAPE CONTRACTOR.

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS  
Zoning District RS-3 Lot Area 11,250 sq.ft Acres 0.25 acres

OPEN SPACE		REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = <u>11,250</u> s.f. x <u>50</u> % = <u>5,625</u> s.f.		<u>5,625 s.f.</u>	<u>7,975 s.f.</u>
B. Square feet of parking lot open space required as indicated on site plan: Number of parking spaces <u>N/A</u> x 10 s.f. parking space =		<u>N/A</u>	<u>N/A</u>
C. Total square feet of landscaped open space required: A+B=		<u>5,625 s.f.</u>	<u>7,975 s.f.</u>

LAWN AREA CALCULATION		5,625 s.f.	7,975 s.f.
A. Square feet of landscaped open space required			
B. Maximum lawn area (sod) permitted= <u>50</u> % x <u>5,526</u> s.f.		<u>2,736 s.f.</u>	<u>508 s.f.</u>

TREES		12	12
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements= <u>N/A</u> trees x <u>N/A</u> net lot acres - number of existing trees=			
B. % Natives required: Number of trees provided x 30% =		<u>4</u>	<u>12</u>
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=		<u>6</u>	<u>12</u>
D. Street Trees (maximum average spacing of 20' o.c.)= <u>75</u> linear feet along street divided by 20'=		<u>4</u>	<u>4</u>
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): <u>75</u> linear feet along street divided by 20'=		<u>4</u>	<u>4</u> (1 existing) (3 proposed)

SHRUBS		192	332
A. Number of shrubs required: Sum of lot and street trees required x 12=			
B. % Native shrubs required: Number of shrubs provided x 50%=		<u>166</u>	<u>176</u>

LARGE SHRUBS OR SMALL TREES		20	20
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=			
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=		<u>10</u>	<u>20</u>

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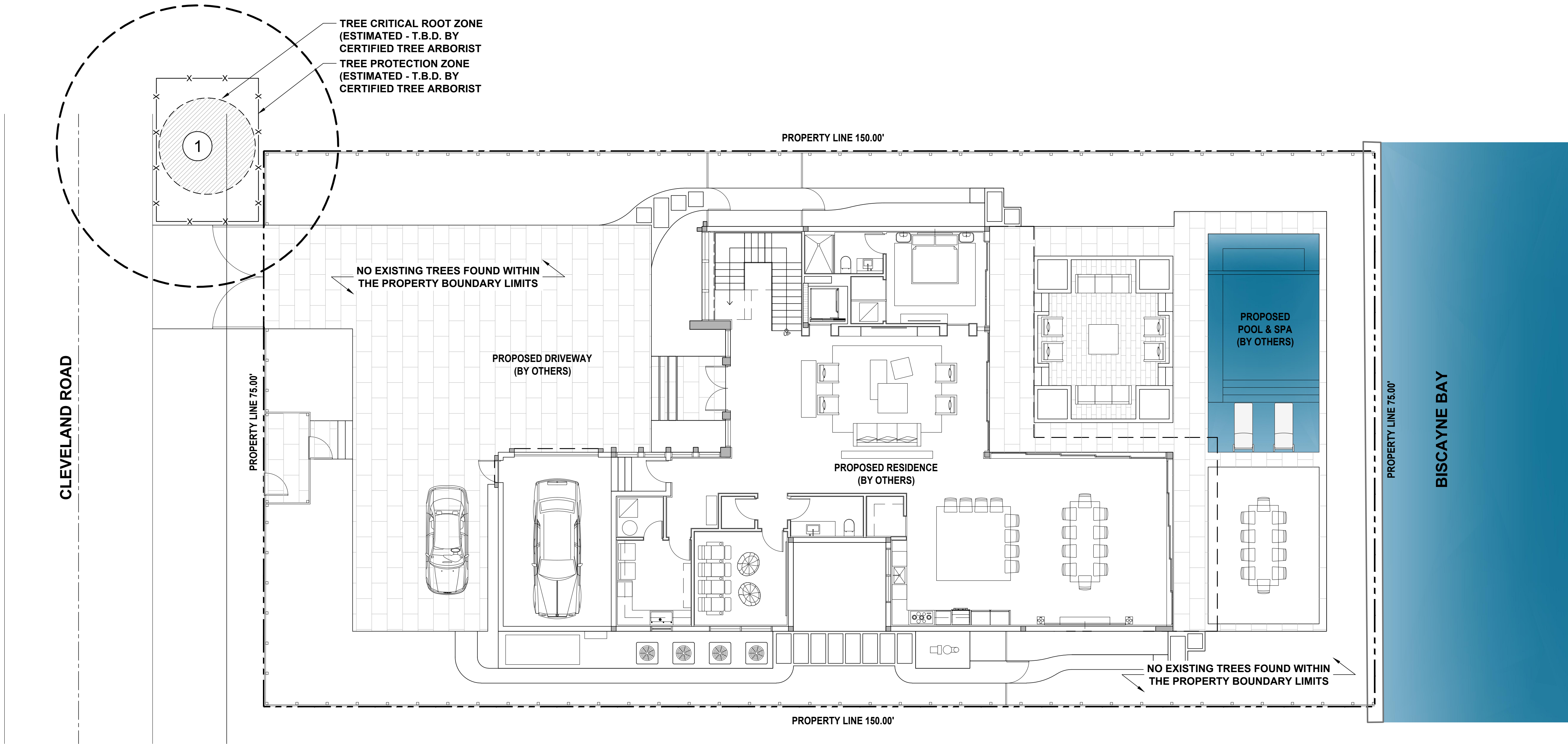
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PLANTING  
SCHEDULE, DETAILS  
& GENERAL NOTES

SHEET NO.

LP-400





EXISTING TREE & PALM LEGEND			
#	=	TREE OR PALM TO REMAIN	
	=	TREE PROTECTION ZONE (TPZ)	
	=	CRITICAL ROOT ZONE (CRZ)	

EXISTING TREE LIST					
SURVEY No	COMMON NAME	SCIENTIFIC NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
1	Bay Laurel	Laurus nobilis	20	40	38

PROVIDE A ADDITIONAL 8"-12" PROTECTION AREA PER INCH OF DBH ON TREES LARGER THAN 10" DBH

10'-0" PROTECTION MIN.

NOTES:

1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

8.5" X 11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG THE FENCE

TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR- ORANGE. STEEL POSTS INSTALLED AT 8' O.C.

2" X 6'-0" STEEL POSTS OR APPROVED EQUAL

5" THICK MUGH LAYER

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON PLANS

1 TREE PROTECTION ZONE DETAIL

TREE DISPOSITION PLAN, SCHEDULE & DETAIL



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TREE DISPOSITION PLAN, SCHEDULE & DETAIL

SHEET NO.

LR-100

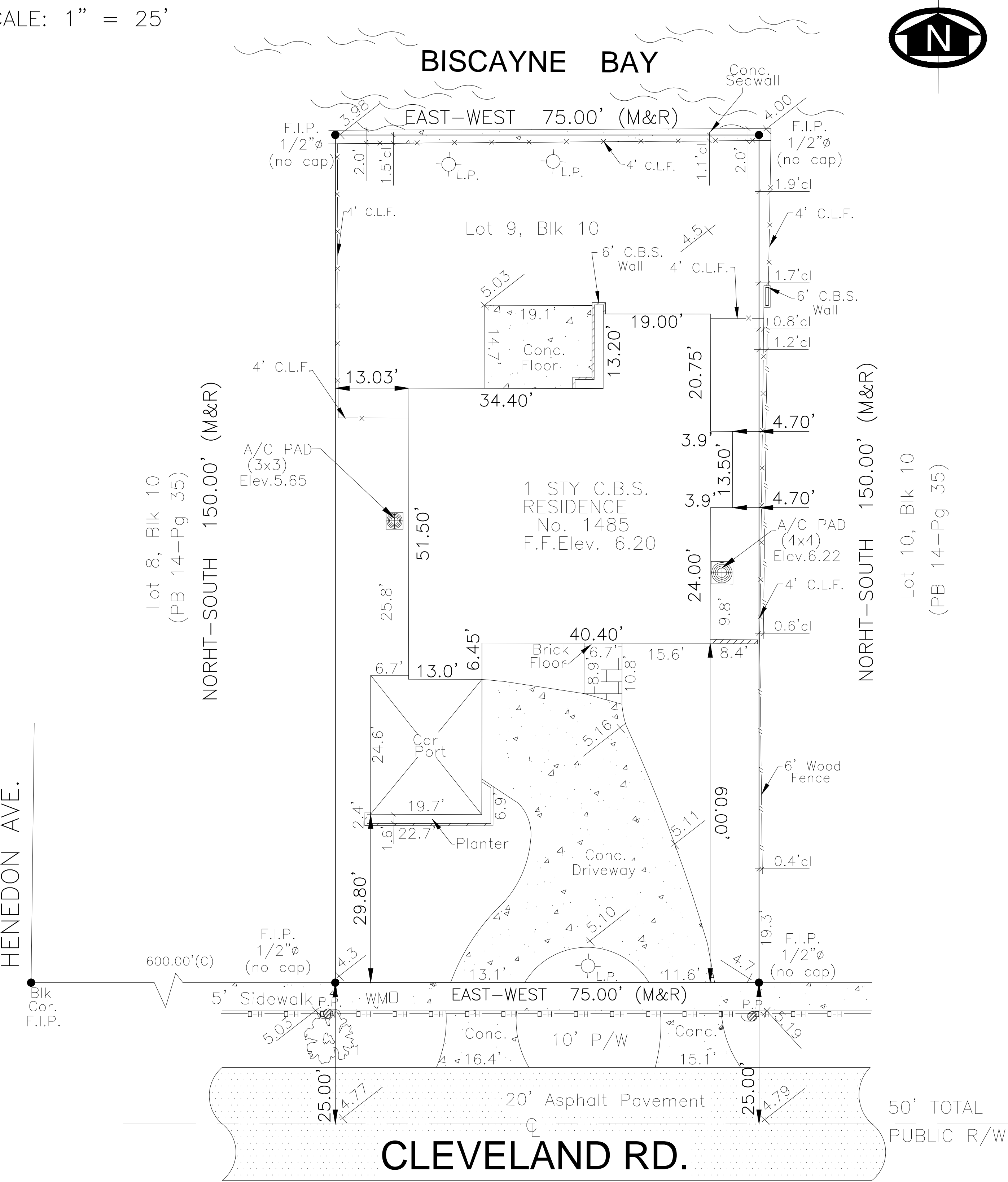
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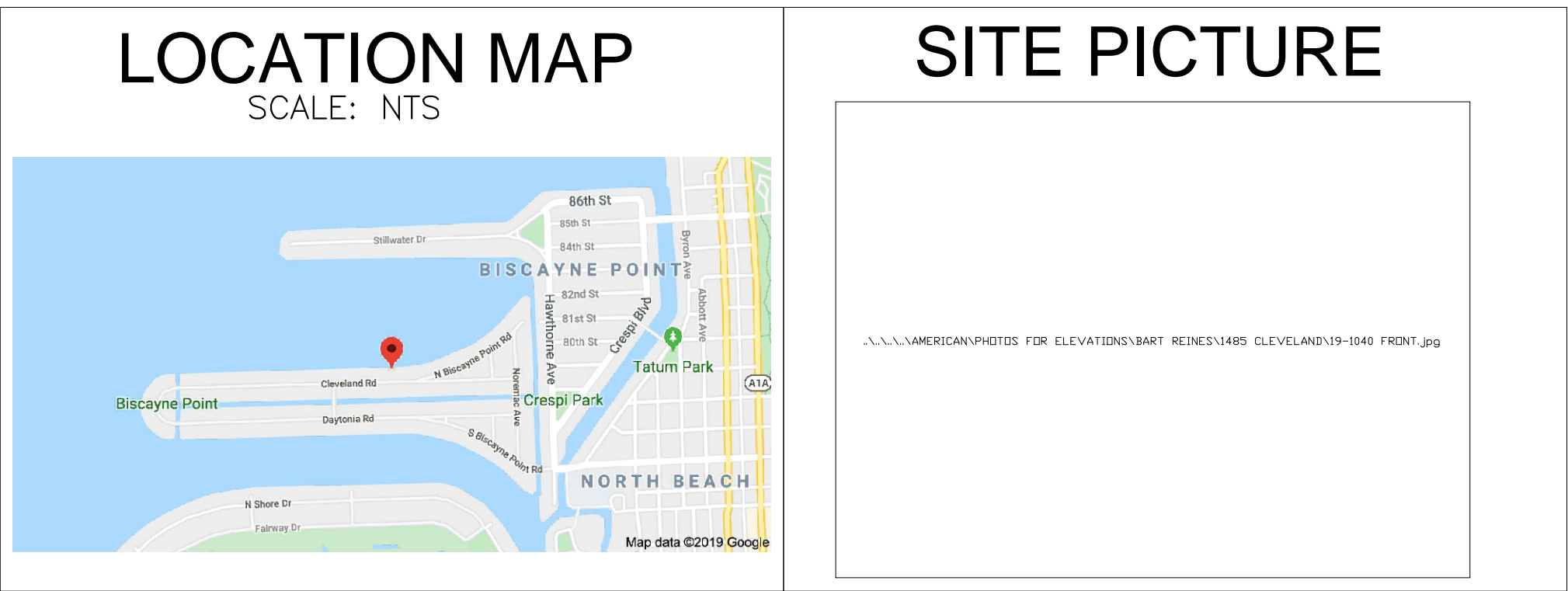


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	BAY LAUREL	LAURUS NOBILIS	1.6'	40'	38'



CERTIFIED TO :  
ANKONINA INVESTMENTS GROUP,LLC  
BART REINES LUXURY HOMEBUILDER, INC

SITE ADDRESS: 1485 CLEVELAND DR, MIAMI BEACH, FL. 33141  
JOB NUMBER: 19-1040  
DATE OF SURVEY: OCTOBER 27, 2019  
FOLIO NUMBER: 02-3203-001-2230

- JOB SPECIFIC SURVEYOR NOTES:
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0307L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)
  - LAND AREA OF SUBJECT PROPERTY: 11,250 SF (+/-)
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. KAY, WITH AN ELEVATION OF 10.80 FEET.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF NORTH-SOUTH, BEING THE RECORDED BEARING FOR THE CENTERLINE OF HENEDON AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 35 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

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

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- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
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WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

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