

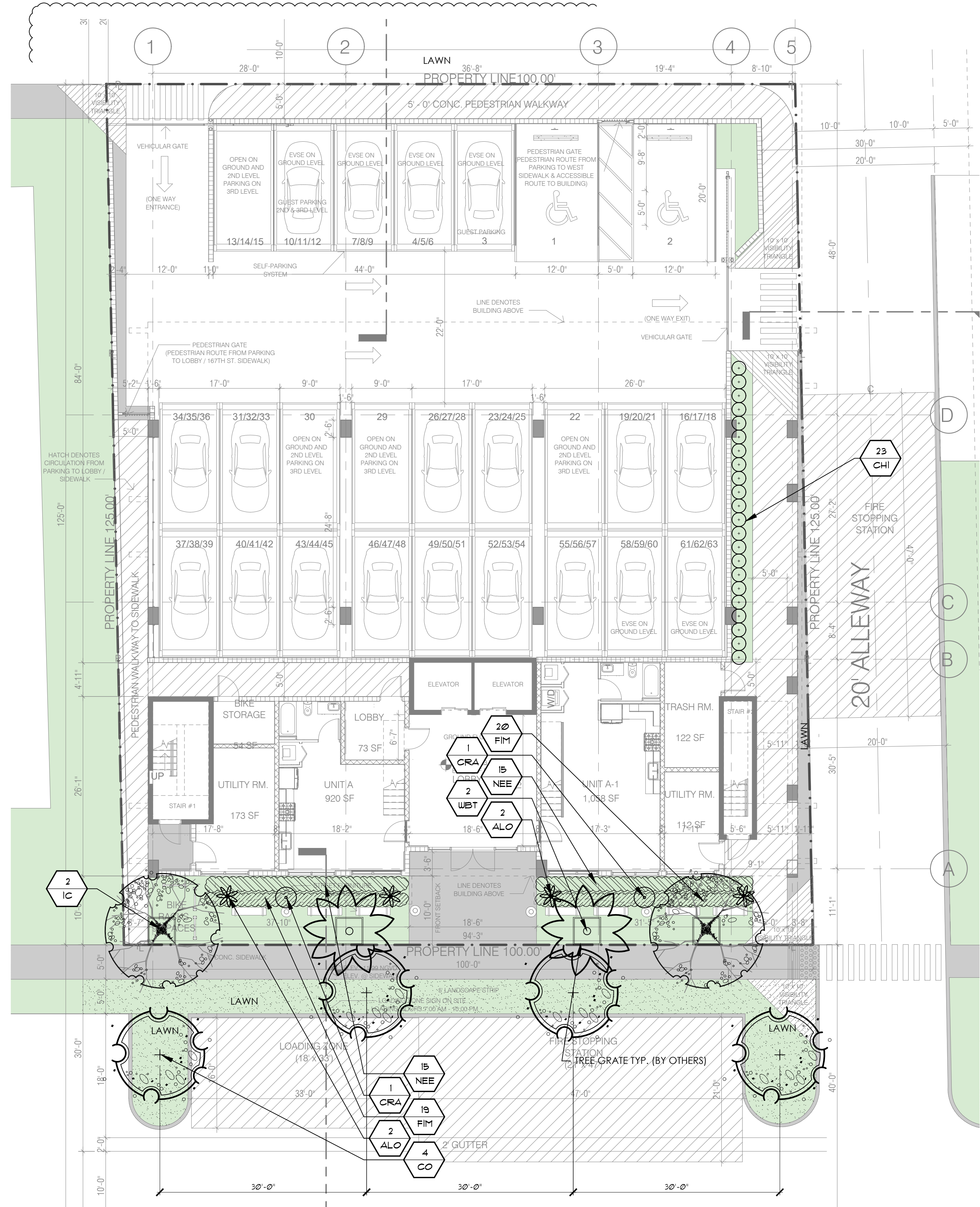
REVISIONS	
4/24/20	CITY COMMENTS
6/9/20	CITY COMMENTS
1/12/21	CITY COMMENTS
8/26/21	REV SITE PLAN
11/15/21	REV SITE PLAN

LANDSCAPE PLAN

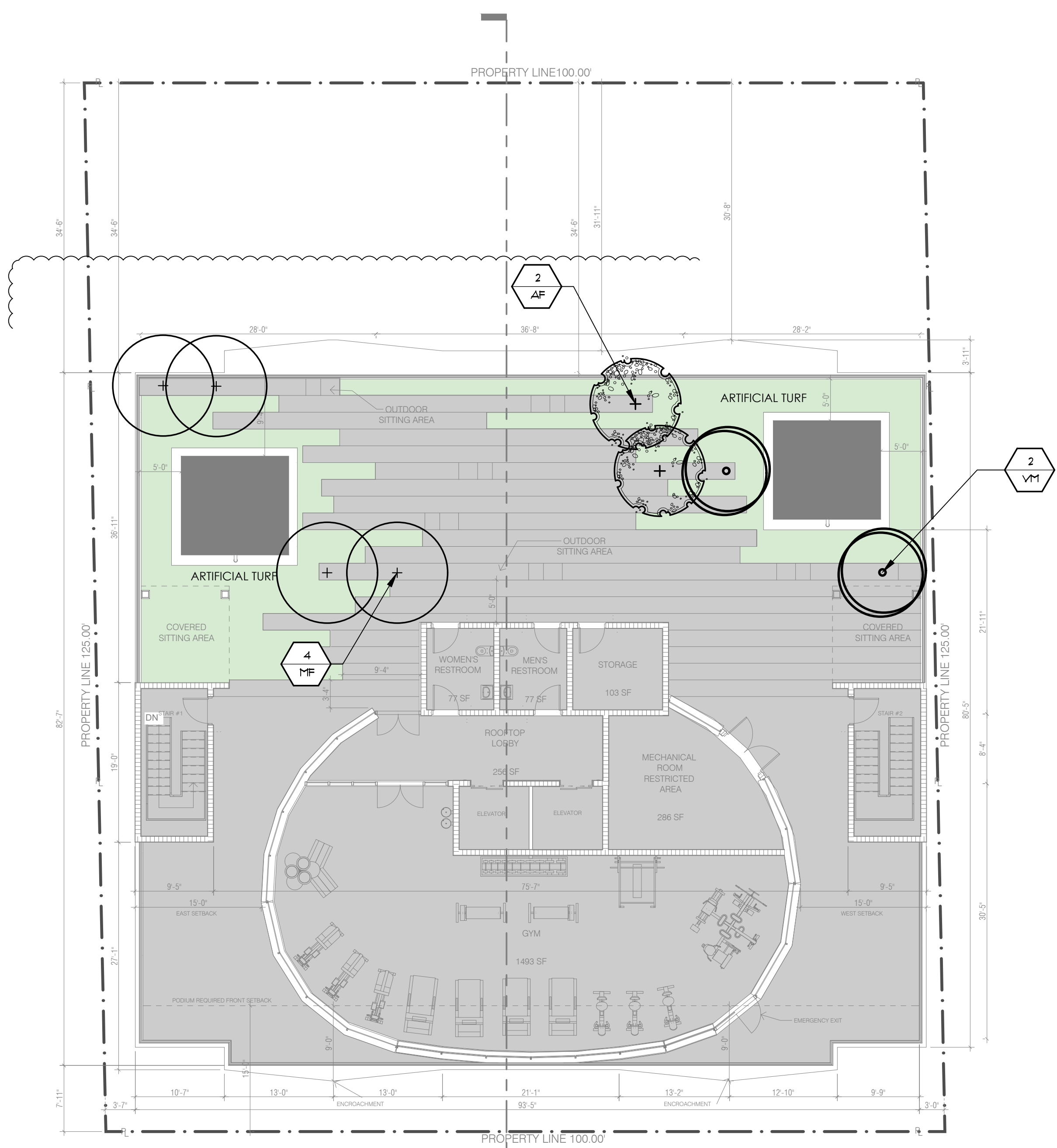
RESIDENTIAL DEVELOPMENT
1904 NE 167 ST
NORTH MIAMI, FLORIDA

Diego Vanderbiest
6200 SW 80 ST
MIAMI, FLORIDA 33143
(305) 528-4001

SEAL
DIEGO J. VANDERBIEST RLA # 6667355
DRAWN DV
DATE 11/29/19
SCALE 1"=10'-0"
SHEET LA1
OF - SHEETS



GROUND FLOOR PLAN



ROOF LEVEL PLAN

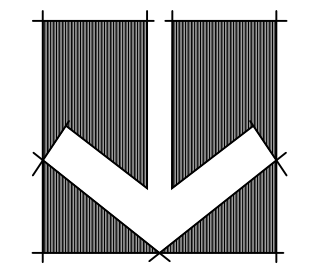
Landscape Requirements
Zoning: MU

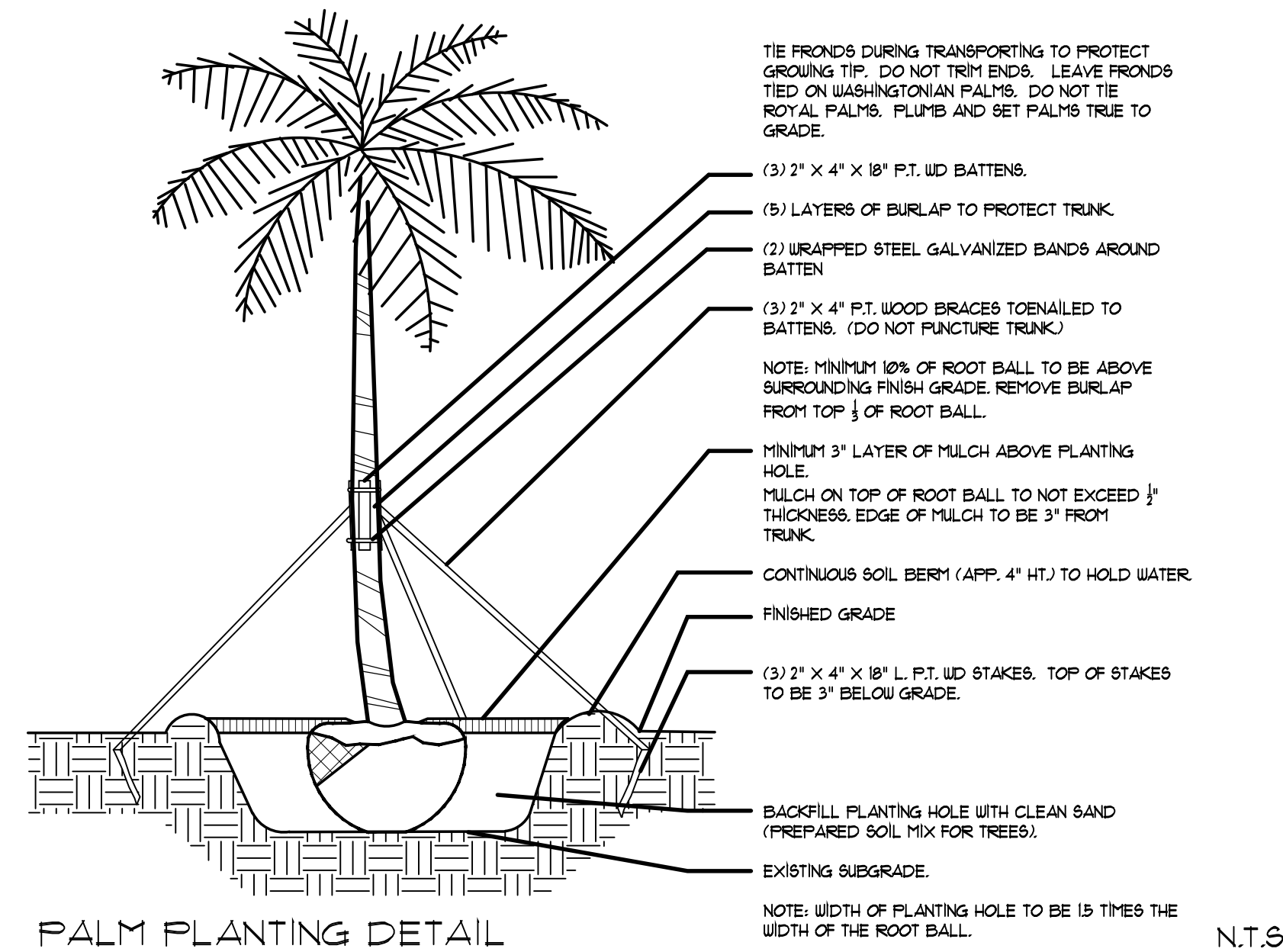
Item	Requirement	Provided
Street Tree	1 tree / 30 LF	4
Rooftop Landscape Area	15% min	1,636 sf = 20%
Maximum of 25% Palms	25% max	5 = 25%
Sod Areas	50% max	0%

Plantlist

TREES & PALMS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	AF	Acacia farnesiana	Sweet Acacia	12 ht, 2" cal
4	CO	Cordia sebestena	Orange Geiger	12 ht, 2" cal
2	IC	Ilex cassine	Dahoon Holly	12 ht, 2" cal
4	MF	Myrcianthes fragrans	Simpson Stopper	12 ht, 2" cal
2	VM	Veitchia montgomeryana	Montgomery Palm	12-16' oa ht
2	WBT	Wodyetia bifurcata	Foxtail Palm	14' oa ht, triple

SHRUBS & GROUNDCOVERS				
QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
4	ALO	Alcantarea odorata	Odorata Bromeliad	17" pot
23	CHI	Chrysobalanus icaco	Cocoplum	3 gal, 24" ht
2	CRA	Crinum 'red leaf'	Red Leaf Crinum	7 gal, 36" ht
39	FIM	Ficus microcarpa 'green island'	Green Island Ficus	3 gal, 18" ht
30	NEE	Nephrolepis exaltata	Sword Fern	3 gal

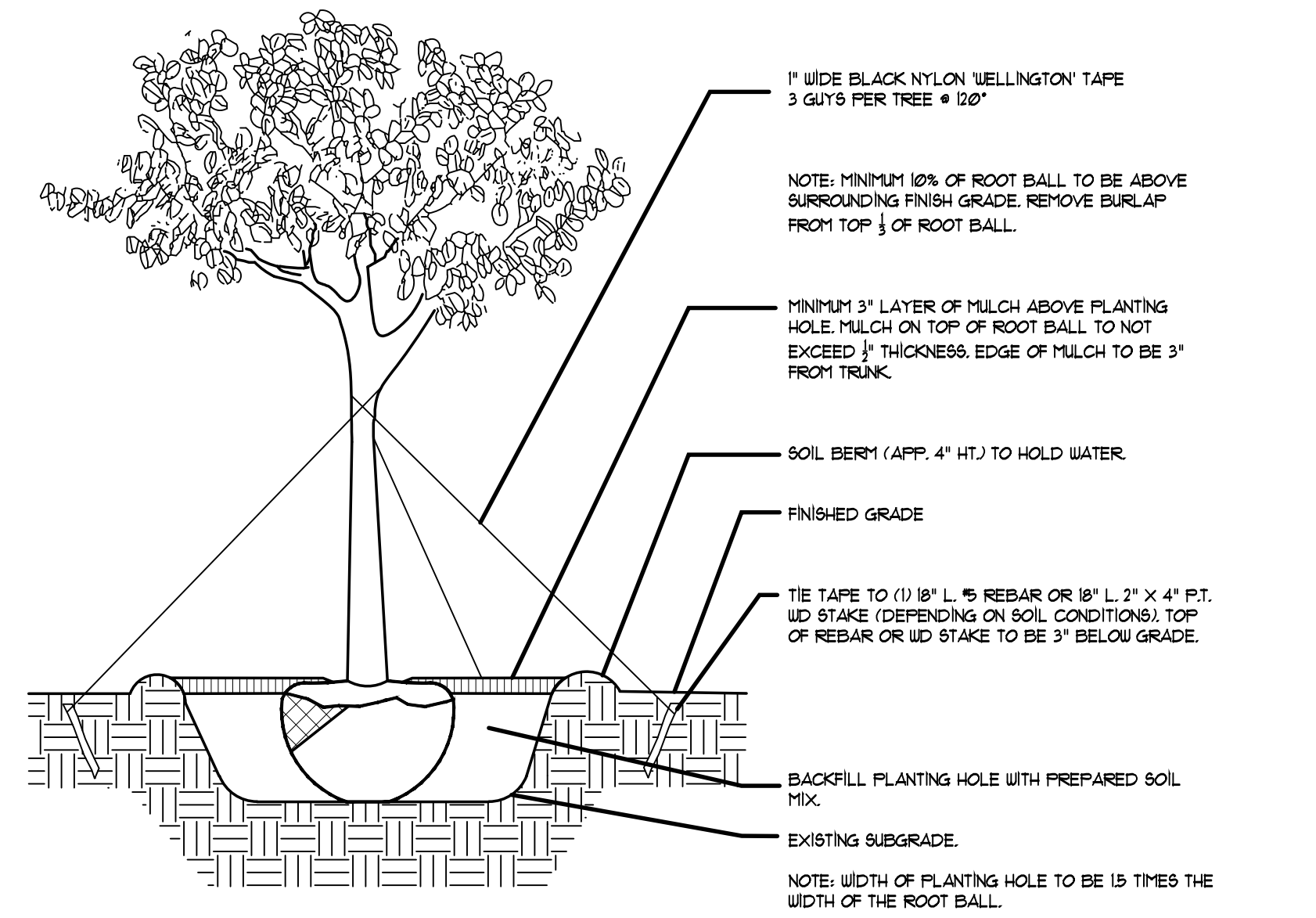




PALM PLANTING DETAIL

N.T.S.

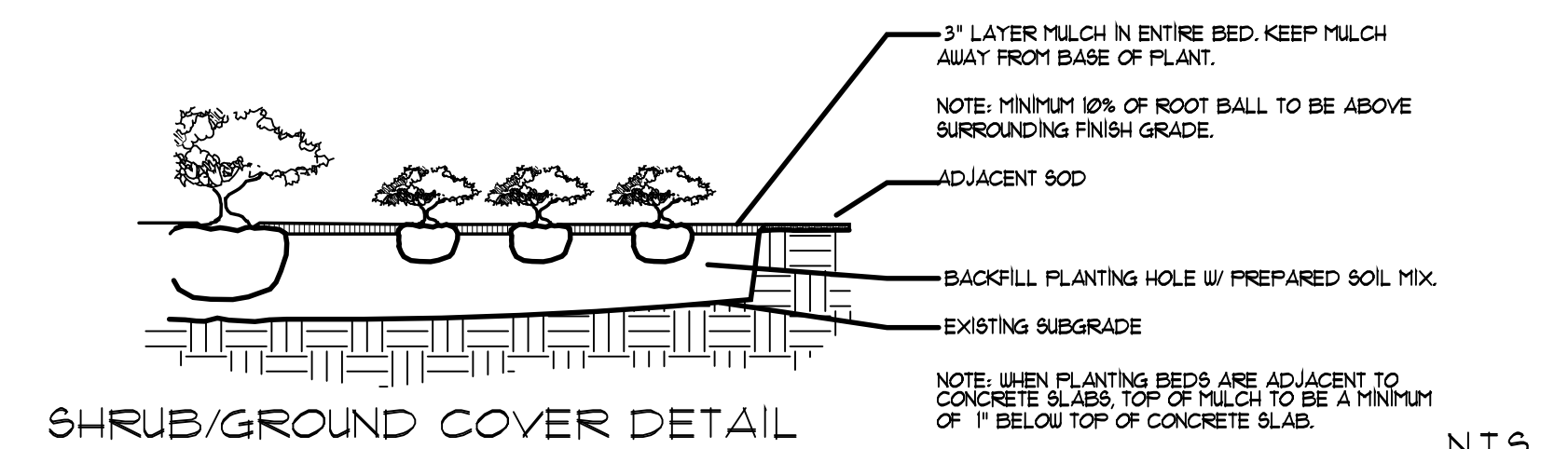
LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL

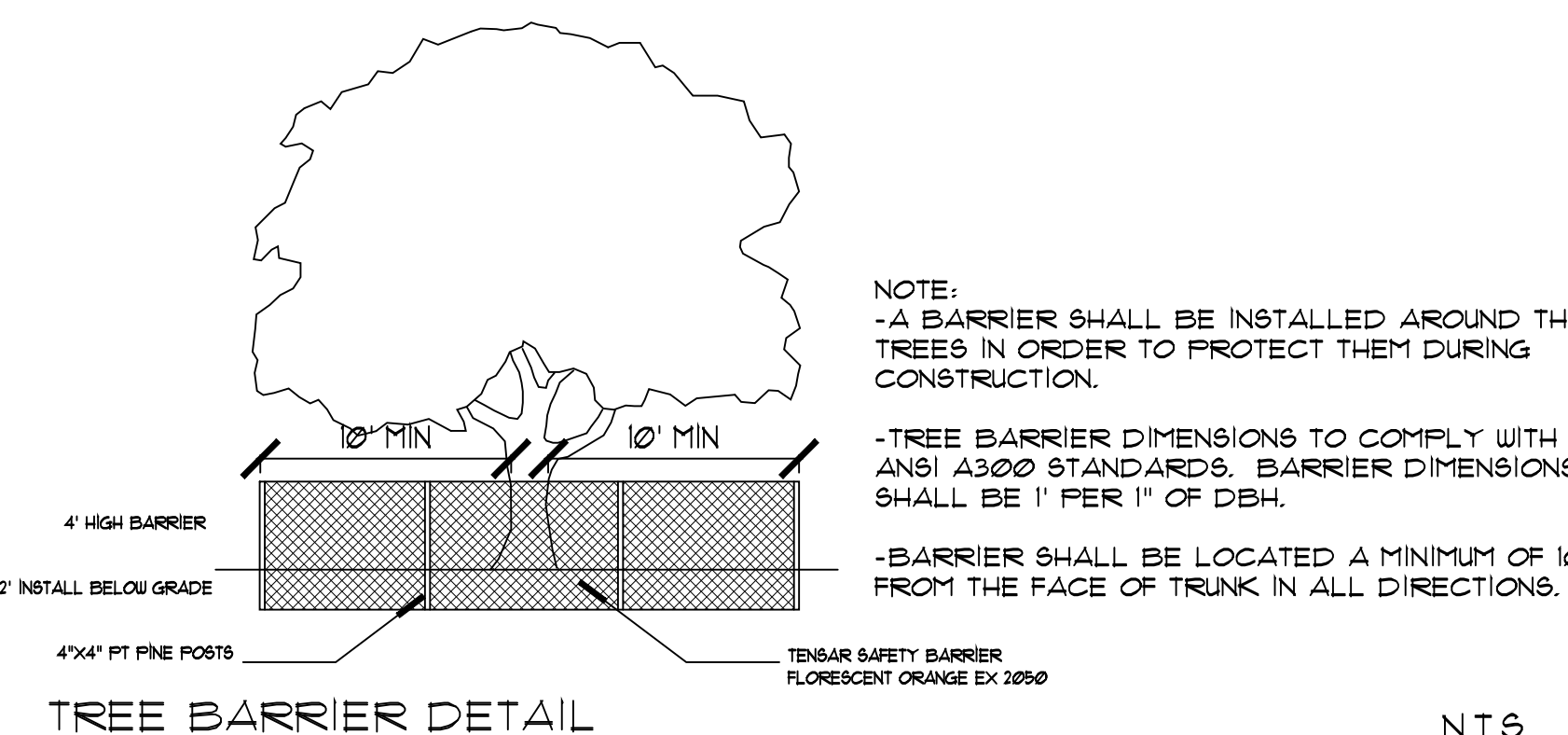
N.T.S.

TREES WITH 3" CALIPER OR LESS



SHRUB/GROUND COVER DETAIL

N.T.S.



TREE BARRIER DETAIL

N.T.S.

PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM TREE PLANTING DETAIL).
3. ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

REVISIONS

4/24/20 CITY COMMENTS

LANDSCAPE PLAN

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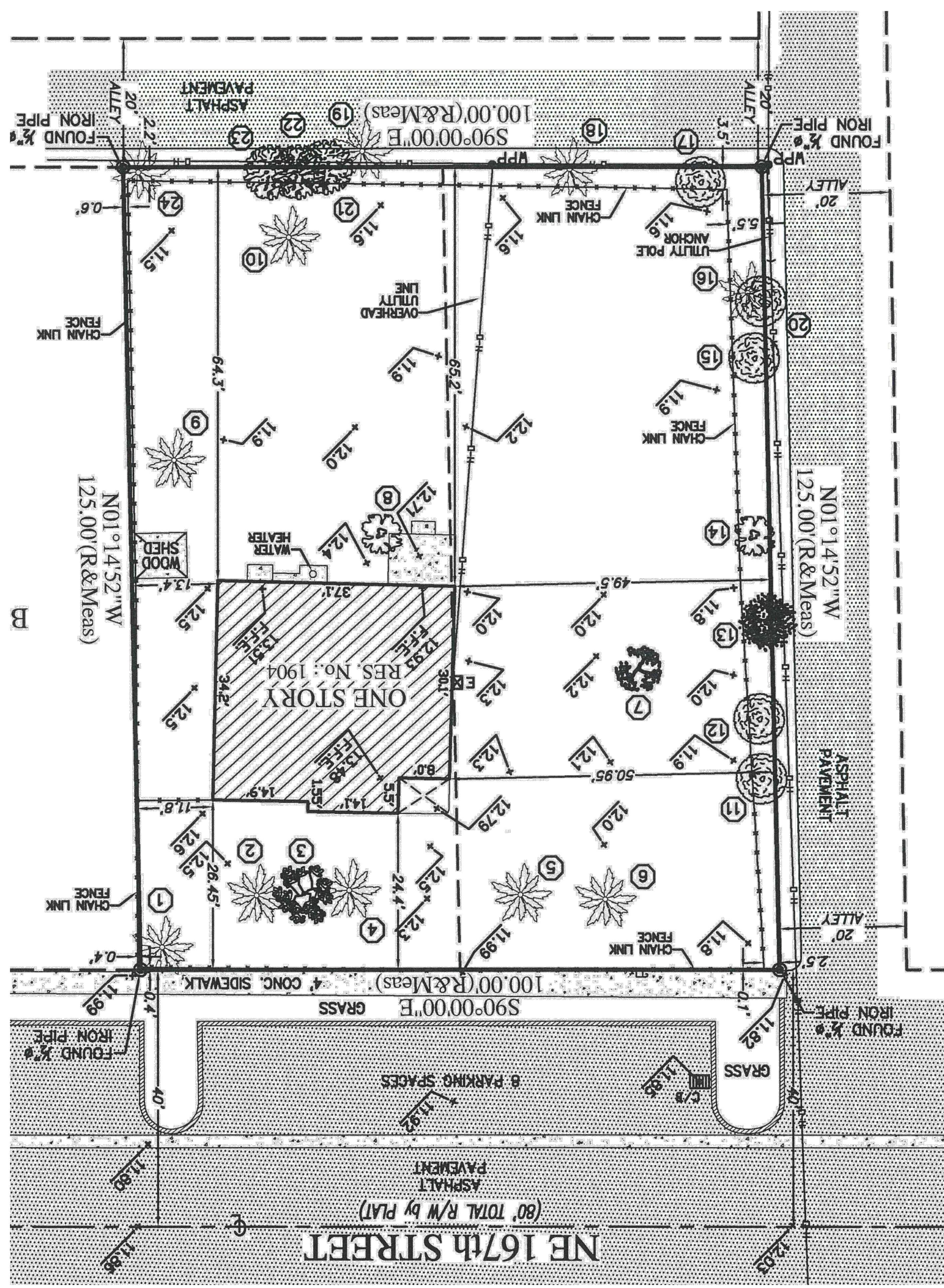
SCALE

1"=10'-0"

SHEET

LA2

OF - SHEETS



GROUND FLOOR PLAN

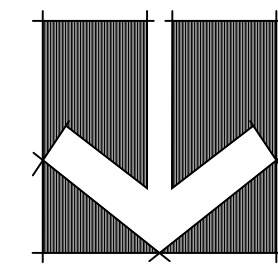
Tree Disposition							
No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition	Remarks
1	Cocos nucifera	Coconut Palm	9	25	16	Remove	
2	Cocos nucifera	Coconut Palm	6	20	16	Remove	
3	Mangifera indica	Mango	8	18	12	Remove	
4	Cocos nucifera	Coconut Palm	7	20	20	Remove	
5	Cocos nucifera	Coconut Palm	9	20	20	Remove	
6	Cocos nucifera	Coconut Palm	9	18	16	Remove	
7	Delonix regia	Royal Poinciana	22	20	50	Remove	
8	Unknown - Dead	Unknown - Dead	24	10	6	Remove	Dead, stump.
9	Sabal palmetto	Sabal Palm	16	20	8	Remove	
10	Sabal palmetto	Sabal Palm	17	15	10	Remove	
11	Schinus terebinthifolia	Brazilian Pepper	26	15	12	Remove	Invasive, overhead powerlines
12	Schinus terebinthifolia	Brazilian Pepper	13	15	12	Remove	Invasive, overhead powerlines
13	Ficus aurea	Strangler Fig	14	25	20	Remove	Overhead powerlines
14	Schinus terebinthifolia	Brazilian Pepper	9	20	15	Remove	Invasive, overhead powerlines
15	Schinus terebinthifolia	Brazilian Pepper	42	20	15	Remove	Overhead powerlines
16	Quercus virginiana	Live Oak	24	30	45	Remove	Overhead powerlines. V-cut
17	Schinus terebinthifolia	Brazilian Pepper	31	25	20	Remove	Invasive, overhead powerlines
18	Sabal palmetto	Sabal Palm	16	20	12	Remove	Overhead powerlines
19	Sabal palmetto	Sabal Palm	17	10	8	Remove	Overhead powerlines
20	Schinus terebinthifolia	Brazilian Pepper	5	15	8	Remove	Invasive, overhead powerlines
21	Quercus virginiana	Live Oak	13	30	20	Remove	Overhead powerlines
22	Quercus virginiana	Live Oak	8	25	20	Remove	Overhead powerlines
23	Quercus virginiana	Live Oak	9	20	20	Remove	Overhead powerlines
24	Sabal palmetto	Sabal Palm	24	30	10	Remove	Overhead powerlines

NOTE:
TREE SIZES BASED ON LAND SURVEYOR MEASUREMENTS.
GUNTER GROUP, INC.
LAND SURVEYING AND LAND PLANNING
9350 SW 22 TERRACE
MIAMI, FLORIDA 33165
305-220-0013

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SHEET TD1



SKETCH OF SURVEY



ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
CONC.	CONCRETE
RES.	RESIDENCE
No.:	NUMBER
F.F.E.	FINISH FLOOR ELEVATION

LEGEND:

	- CATCH BASIN
	- CENTER LINE
	- WOOD POWER POLE
	- CONCRETE LIGHT POLE
	- EXISTING ELEVATION
	- TREE NUMBER
	- ELECTRIC METER

PREPARED BY:

GUNTER GROUP, INC.

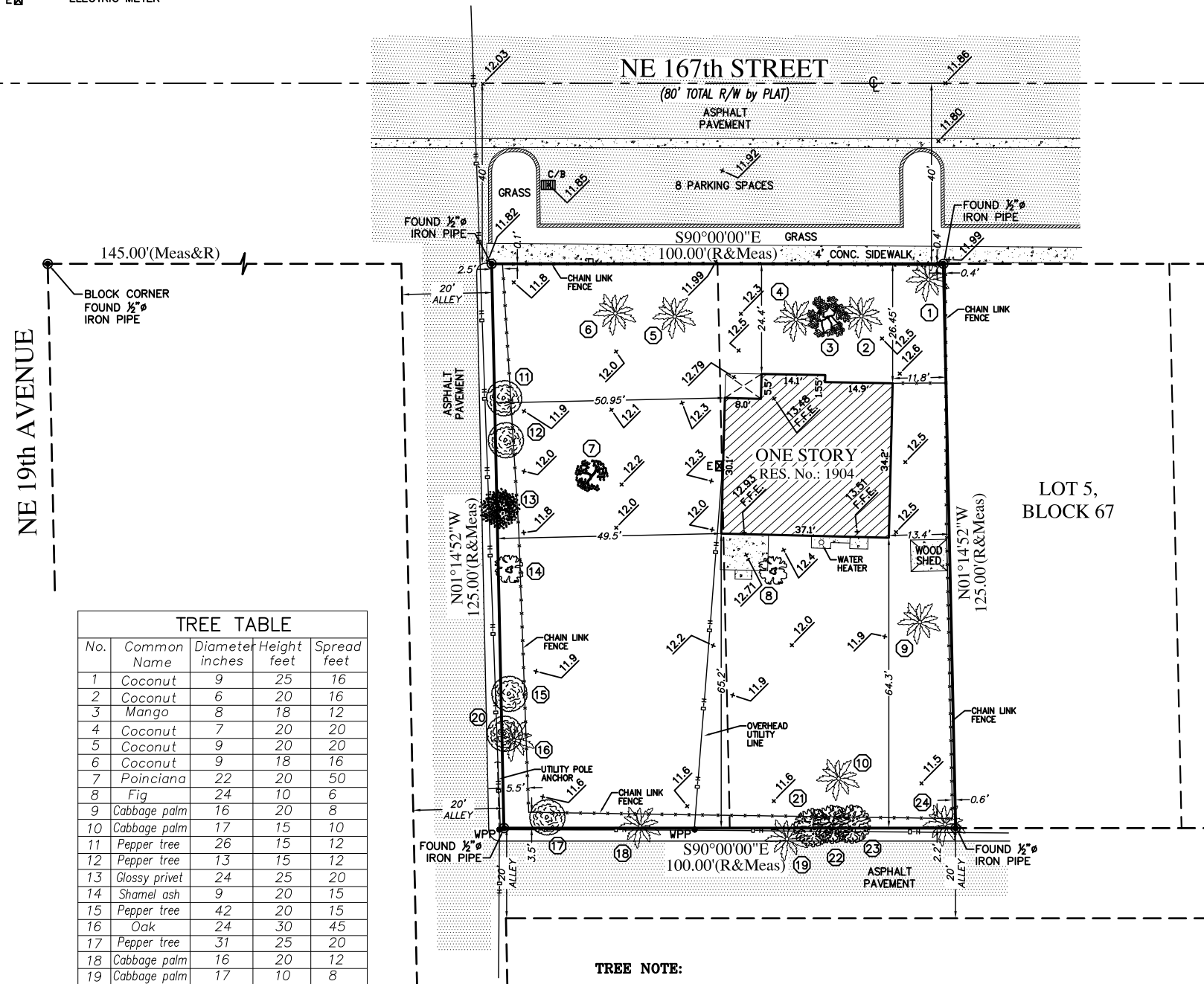
LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

(305) 220-0073



TREE TABLE

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Coconut	9	25	16
2	Coconut	6	20	16
3	Mango	8	18	12
4	Coconut	7	20	20
5	Coconut	9	20	20
6	Coconut	9	18	16
7	Poinciana	22	20	50
8	Fig	24	10	6
9	Cabbage palm	16	20	8
10	Cabbage palm	17	15	10
11	Pepper tree	26	15	12
12	Pepper tree	13	15	12
13	Glossy privet	24	25	20
14	Shamel ash	9	20	15
15	Pepper tree	42	20	15
16	Oak	24	30	45
17	Pepper tree	31	25	20
18	Cabbage palm	16	20	12
19	Cabbage palm	17	10	8
20	Pepper tree	5	15	8
21	Oak	13	30	20
22	Oak	8	25	20
23	Oak	9	20	20
24	Cabbage palm	24	30	10

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

PROPERTY ADDRESS: 1904 N.E. 167th Street, North Miami Beach, Fl. 33132.

LEGAL DESCRIPTION:

Lots 3 and 4, in Block 67, of FULFORD BY THE SEA SECTION "F"; according to the Plat thereof, as recorded in Plat Book 8, at Page 64, of the Public Records of Miami-Dade County, Florida.

FOR: Shagina International Group.

SURVEYOR'S NOTES:

- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of S90°00'00"E along the front boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, Miami-Dade County benchmark No.: N-741, elevation: 11.41 feet; located at NE 170th Street (19 feet South of center line) and NE 19th Avenue (70 feet West of center line); PK nail and brass washer in concrete catch basin.
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120656, Panel No.: 0141, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Shagina International Group; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 12-10-2020
Job No.: 20-32252
Sketch No.: 29811

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.