

# 8 FARREY LANE RESIDENCE

8 FARREY LN, MIAMI BEACH, FL 33139

## DRB - FINAL SUBMITTAL

AUGUST 2, 2021

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SCOPE OF WORK:  
NEW ELEVATED TWO STORY SINGLE FAMILY RESIDENCE

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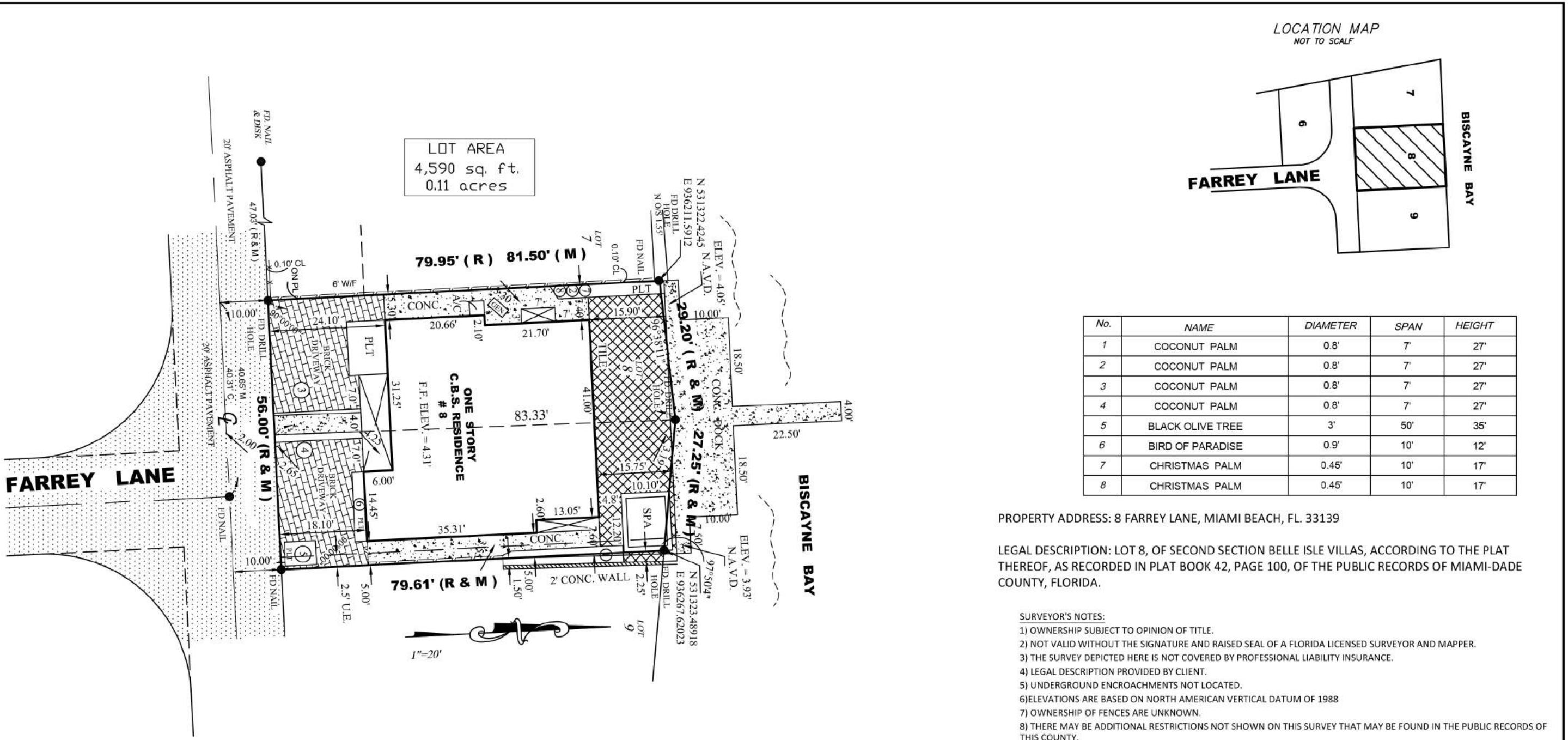
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Cover Page

A-0.0



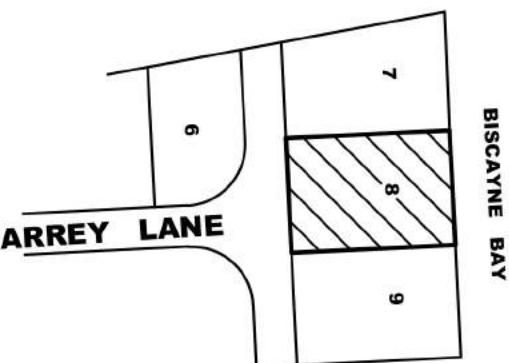
NOTE: GPS COORDINATES OBTAINED USING A GARMIN DEVICE.

## AS-BUILT SURVEY

### LEGEND & ABBREVIATIONS:

CONCRETE	B.C. = BLOCK CORNER	U.E. = UTILITY EASEMENT	P.R.C. = POINT OF REVERSE CURVE	ELEV. = ELEVATION	I HEREBY CERTIFY THAT THE SURVEY
CONC. BLOCK WALL	P.L. = PROPERTY LINE	C. = CENTER LINE	A.E. = ANCHOR EASEMENT	SEC. = SECTION	REPRESENTED THEREON MEETS THE MINIMUM
WOOD DECK	G. = MONUMENT LINE	M. = MONUMENT LINE	D.E. = DRAINAGE EASEMENT	TWS. = TOWNSHIP	TECHNICAL REQUIREMENTS ADOPTED BY THE
COVERED AREA	CALC. = CALCULATED	ENCR. = ENCROACHMENT	F.F. ELEV. = FINISHED	R.G. = RANGE	STATE OF FLORIDA BOARD OF LAND SURVEYORS
ASPHALT	M. = FIELD MEASURED	F.P.M. = PERMANENT	F.TYP. = TYPICAL	SWK. = SIDEWALK	PURSUANT TO SECTION 472.027 FLORIDA
X-X = CHAIN LINK FENCE (CLF)	P. = PER PLAT	REF. MONUMENT	N.T.S. = NOT TO SCALE		STATUTES. THERE ARE NO ENCROACHMENTS,
/-/ = WOOD FENCE (WF)	I.P. = IRON FENCE (IF)	PERMANENT	P.B. = PLAT BOOK		OVERLAPS, EASEMENTS APPEARING ON THE PLAT
-O-O = IRON FENCE (IF)	A. = ARC DISTANCE	REFERENCE MONUMENT	O.R.B. = OFFICIAL RECORD		OR VISIBLE EASEMENTS OTHER THAN AS SHOWN
L= LENGTH	R = RADIUS	PERMANENT	BOOK		HEREON.
Δ = CENTRAL ANGLE / DELTA	T = TANGENT	MONUMENT	M.H. = MAN HOLE	FD. I.R. = FOUND IRON REBAR	
P.C. = POINT OF CURVATURE	P.C. = POINT OF CURVATURE	POINT	C.B.S. = CONCRETE BLOCK	FD. P.K.NAIL = FOUND PARKER-KALON NAIL	
P.C.C. = POINT OF COMPOUND	C.M. = CONCRETE MONUMENT	POINT	STRUCTURE	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER	
C.B. = CATCH BASIN	W.M. = WATER METER	LINE	LDG. = BUILDING	A/C = AIR CONDITIONER PAD	
CATV = CABLE UTILITY BOX	R/W = RIGHT OF WAY	+	O.H.L. = OVERHEAD UTILITY	TX = TRANSFORMER	
			LINE	P.P. = POWER POLE	
			TEL = TELEPHONE FACILITIES	D.M.E. = DRAINAGE & MAINTENANCE EASEMENT	
				+ 0.0' = EXISTING ELEVATION	

LOCATION MAP  
NOT TO SCALE



No.	NAME	DIAMETER	SPAN	HEIGHT
1	COCONUT PALM	0.8'	7'	27'
2	COCONUT PALM	0.8'	7'	27'
3	COCONUT PALM	0.8'	7'	27'
4	COCONUT PALM	0.8'	7'	27'
5	BLACK OLIVE TREE	3'	50'	35'
6	BIRD OF PARADISE	0.9'	10'	12'
7	CHRISTMAS PALM	0.45'	10'	17'
8	CHRISTMAS PALM	0.45'	10'	17'

PROPERTY ADDRESS: 8 FARREY LANE, MIAMI BEACH, FL. 33139

LEGAL DESCRIPTION: LOT 8, OF SECOND SECTION BELLE ISLE VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 100, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.
- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
- 11) ELEVATIONS BASED OFF OF BM# D-169 LOC# 3245 SE ELEV.7.86' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNNG PARTY OR PARTIES  
IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES  
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 42 PG: 100

SINCE 1987  
**BLANCO SURVEYORS INC.**  
Engineers • Land Surveyors • Planners • LB #0007059  
555 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141  
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810  
ADIS N. NUNEZ  
REGISTERED LAND SURVEYOR  
STATE OF FLORIDA #5924

FLOOD ZONE: AE SUFFIX: L FEMA DATE: 09/11/09 BASE: 9'  
PANEL: 0317 COMMUNITY #  
DATE: 7/8/21 SCALE: 1" = 20' JOB No. 21-436



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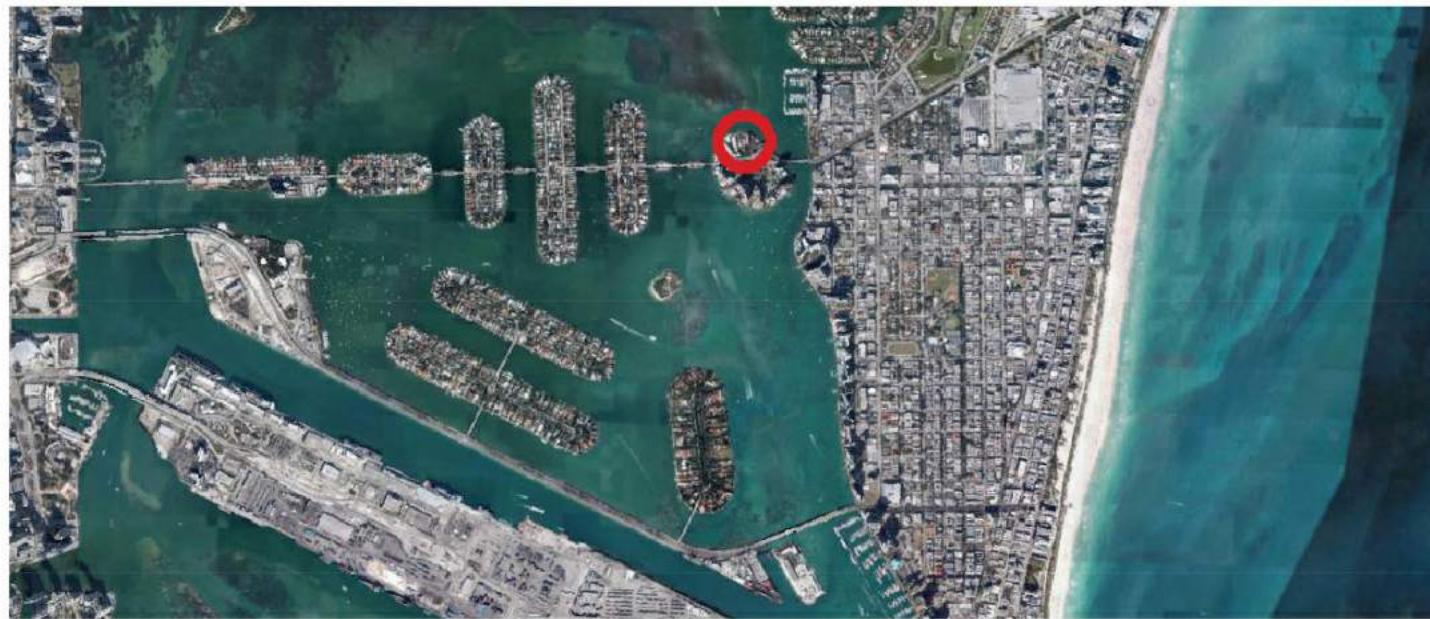
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8 Farrey Lane Residence

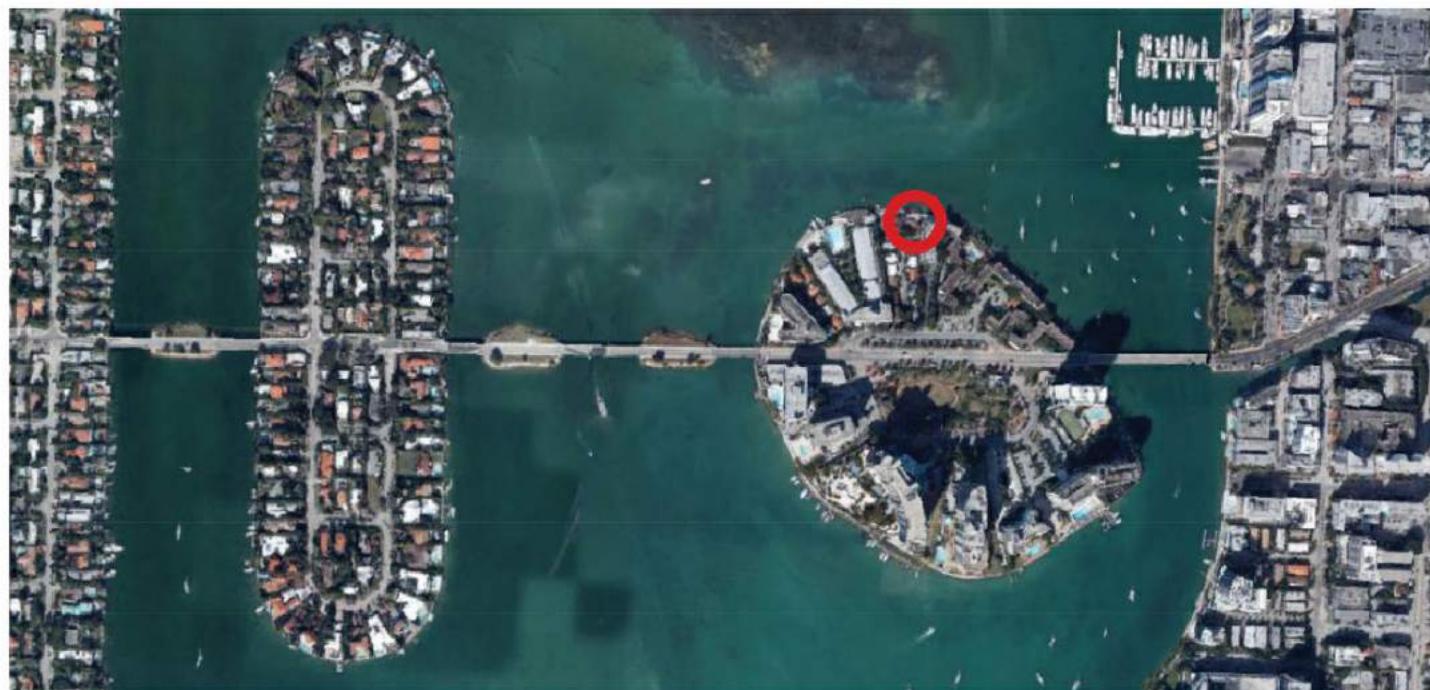
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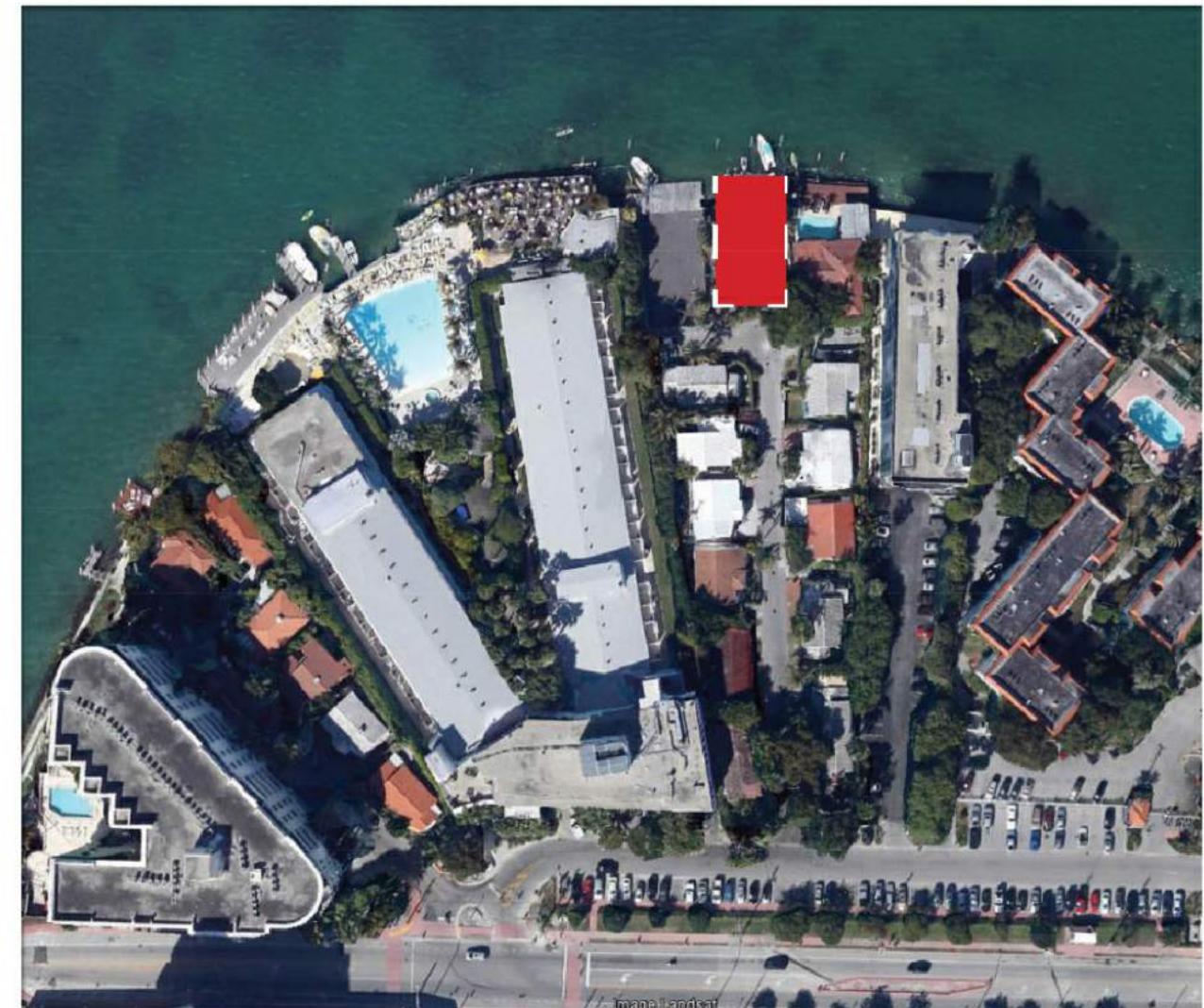
Survey



AERIAL VIEW OF VENETIAN ISLANDS



AERIAL VIEW OF BELLE ISLE



AERIAL VIEW OF SITE

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8 Farley Lane Residence

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Site  
Documentation

A-0.1



6 FARREY LANE - ACROSS THE STREET



7 FARREY LANE - NEXT DOOR



9 / 10 FARREY LANE



10 FARREY LANE

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Site Documentation



VIEW OF SITE ALONG FARREY STREET



VIEW OF SITE FROM ENTRY

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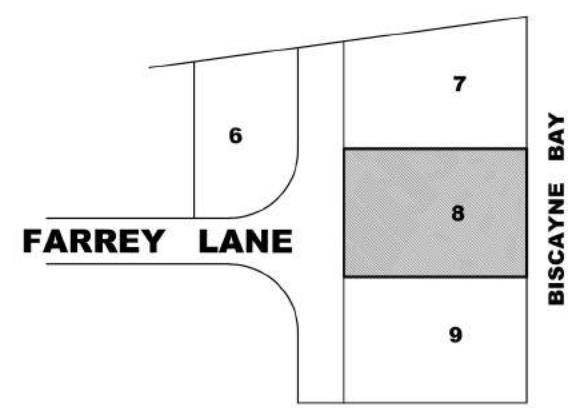
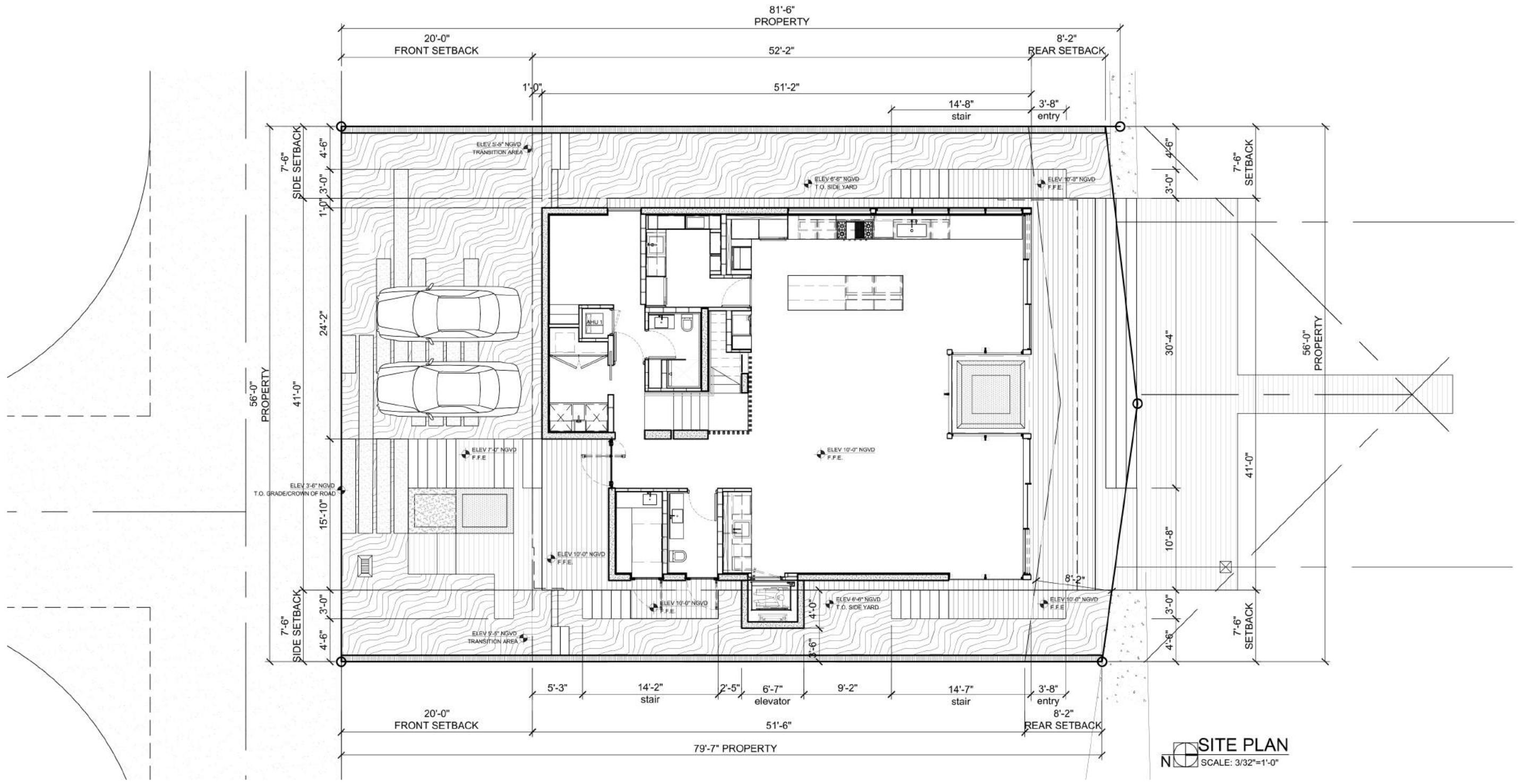
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Site  
Documentation



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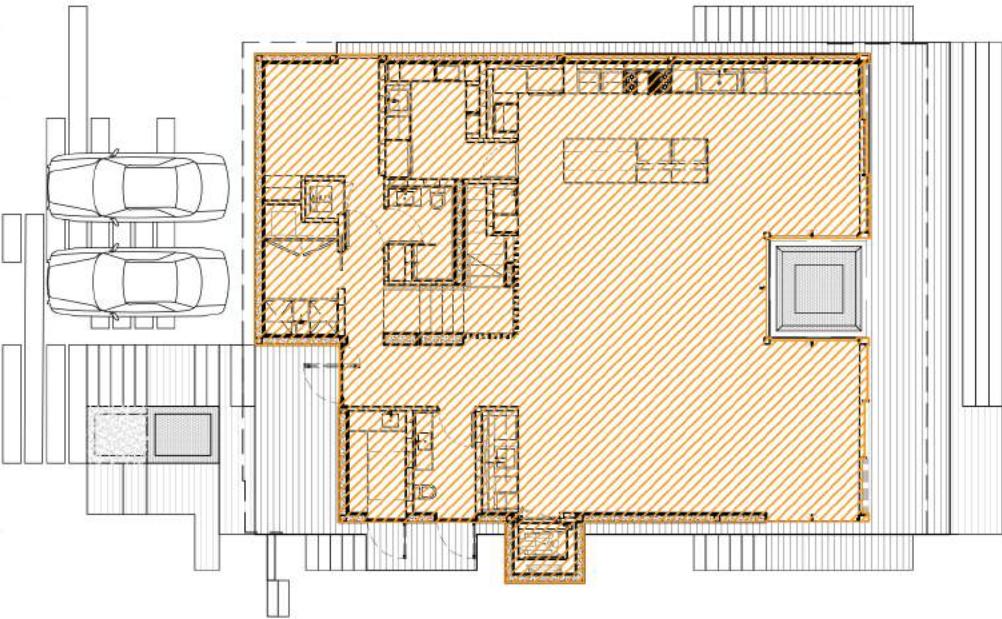
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Revisions:

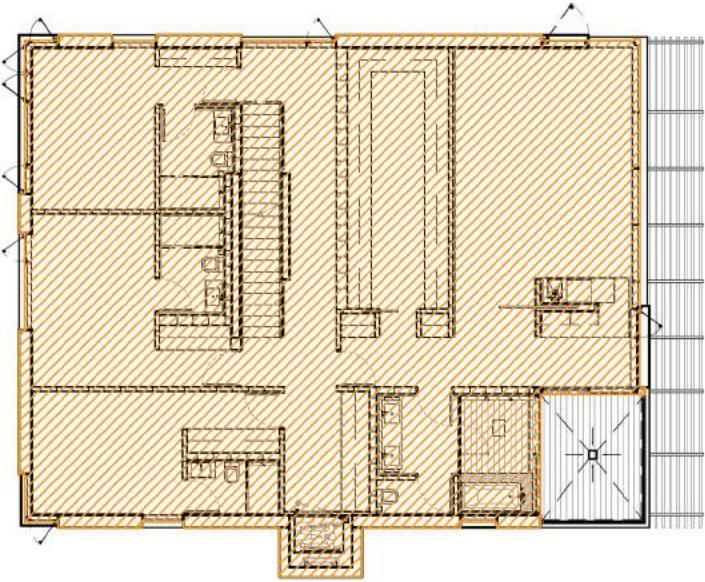
08.02.21  
3/32" = 1'-0"  
3/32" = 1'-0"

Site Plan

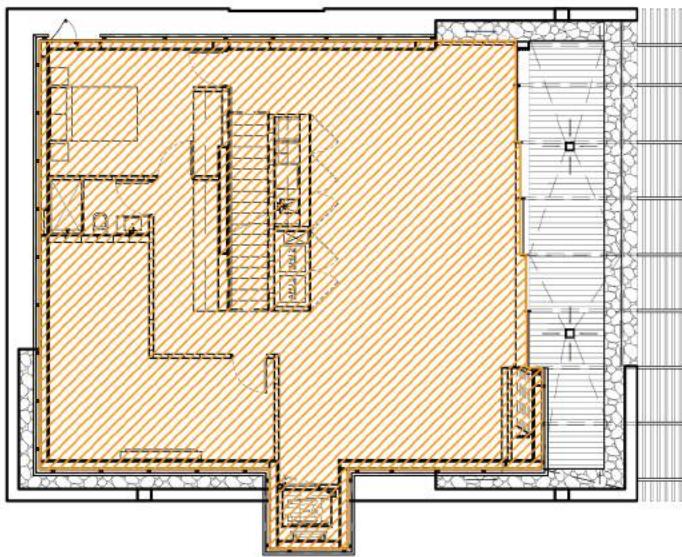
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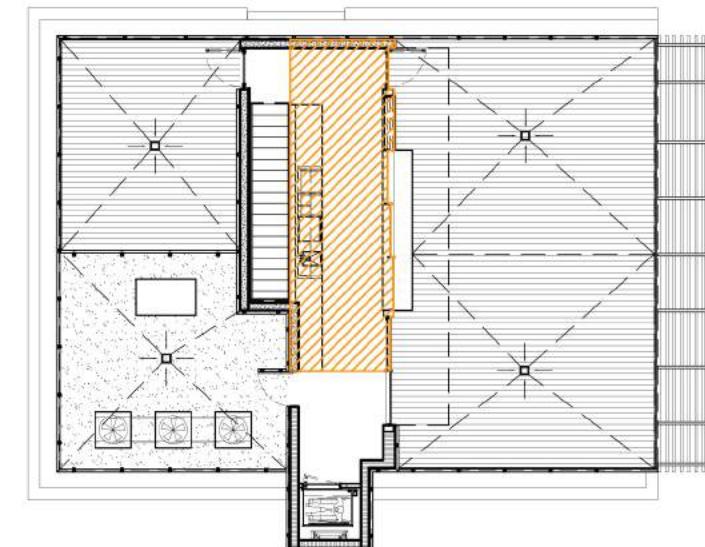
**1ST FLOOR**



**2ND FLOOR**



**3RD FLOOR**



**4TH FLOOR**

**PROPOSED FAR SHADED DIAGRAMS**  
N SCALE: 1/16"=1'-0"

### FAR CALCULATIONS:

FAR GROUND FLOOR: 1,841 SQ.FT.  
 FAR SECOND FLOOR: 2,032 SQ.FT.  
 FAR THIRD FLOOR: 1,481 SQ.FT.  
 FAR FOURTH FLOOR: 231 SQ.FT.  
 FAR TOTAL: 5,585 SQ.FT. (1.25)

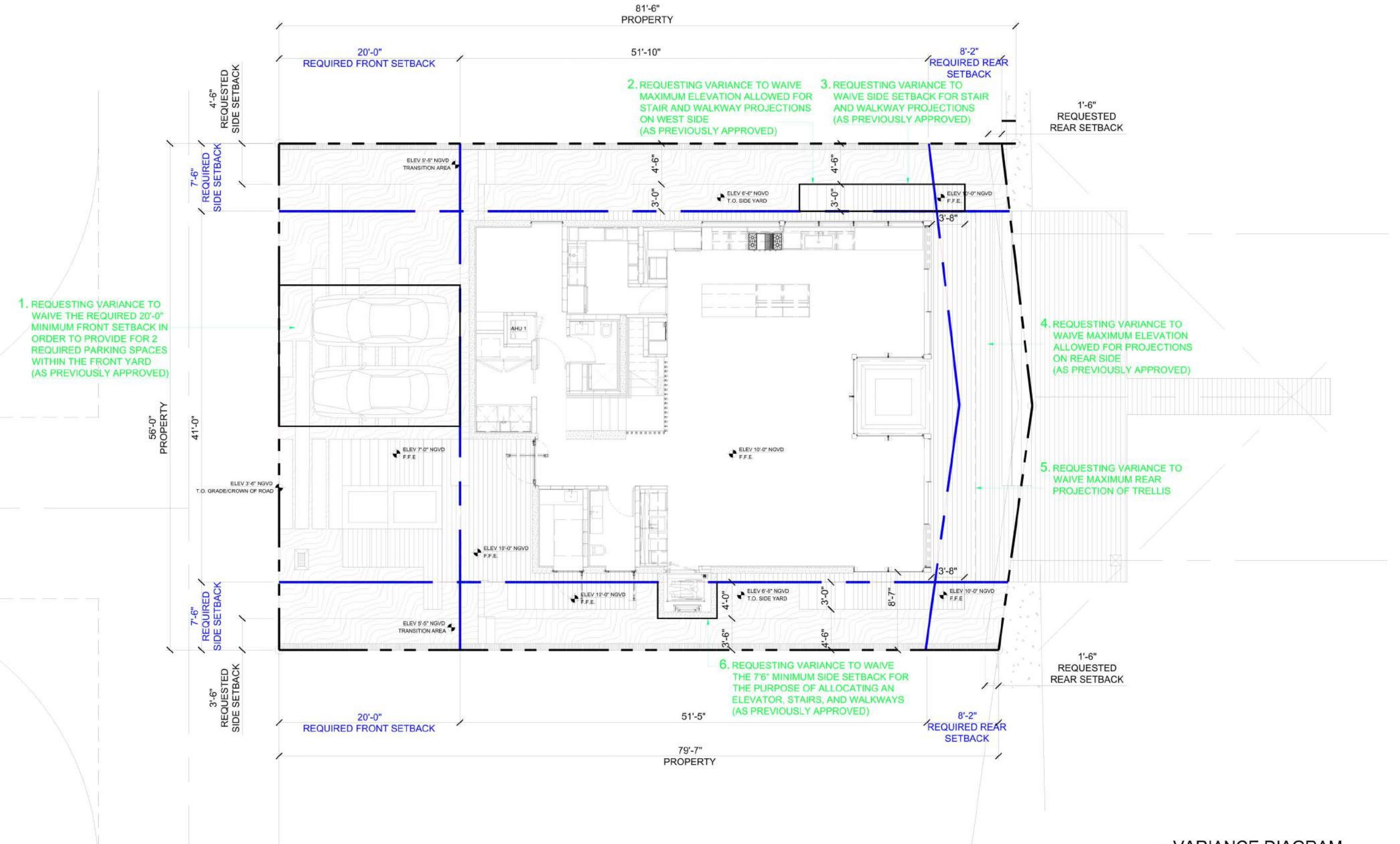
### ZONING DATA:

#### MIAMIBEACH

Planning Department, 1700 Convention Center Drive  
 Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)  
 305.673.7550

#### MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information	Maximum	Existing	Proposed	Deficiencies
1 Address:	8 Farrey Lane Miami Beach, Florida 33139				
2 Board and file numbers :	DRB21-0718				
3 Folio number(s):	02-3233-003-0080				
4 Year constructed:	1941	Zoning District:	RM-1		
5 Based Flood Elevation:	9.00 NGVD (AE Zone)	Grade value in NGVD:	2.00 NGVD (crown of road)		
6 Adjusted grade (Flood+Grade/2):	6.25 NGVD	Lot Area:	4,590 SF		
7 Lot width:	56 FT	Lot Depth:	79.61' / 79.95'		
8 Minimum Unit Size	550 SF	Average Unit Size	800 SF		
9 Existing use:	Single Family Residence	Proposed use:	Single Family Residence		
	Subterranean:	Required	Existing	Proposed	Deficiencies
10 Height	50 FT		49 FT		
11 Number of Stories	5		4		
12 FAR	5585 SF		5,585 SF		
13 Gross square footage	N/A		N/A		
14 Square Footage by use	N/A		N/A		
15 Number of units Residential	N/A		N/A		
16 Number of units Hotel	N/A		N/A		
17 Number of seats	N/A		N/A		
18 Occupancy load	N/A		N/A		
	Setbacks	Required	Existing	Proposed	Deficiencies
19 Front Setback:					
20 Side Setback:					
21 Side Setback:					
22 Side Setback facing street:					
23 Rear Setback:					
At Grade Parking:					
24 Front Setback:	20 FT			0 FT	
25 Side Setback:					
26 Side Setback:					
27 Side Setback facing street:					
28 Rear Setback:					
Pedestal:					
29 Front Setback:	20 FT		Parking: 0 FT   Bldg: 20 FT		
30 Side Setback: EAST	7'-6" FT		GF projections: 3'-6"   Bldg: 7'-6"		
31 Side Setback: WEST	7'-6" FT		GF projections: 4'-6"   Bldg: 7'-6"		
32 Side Setback facing street:	NA		NA		
33 Rear Setback:	8'-2"		8'-2"		
Tower:					
34 Front Setback:					
35 Side Setback:					



N VARIANCE DIAGRAM  
SCALE: 3/32"=1'-0"

Variance  
Diagram

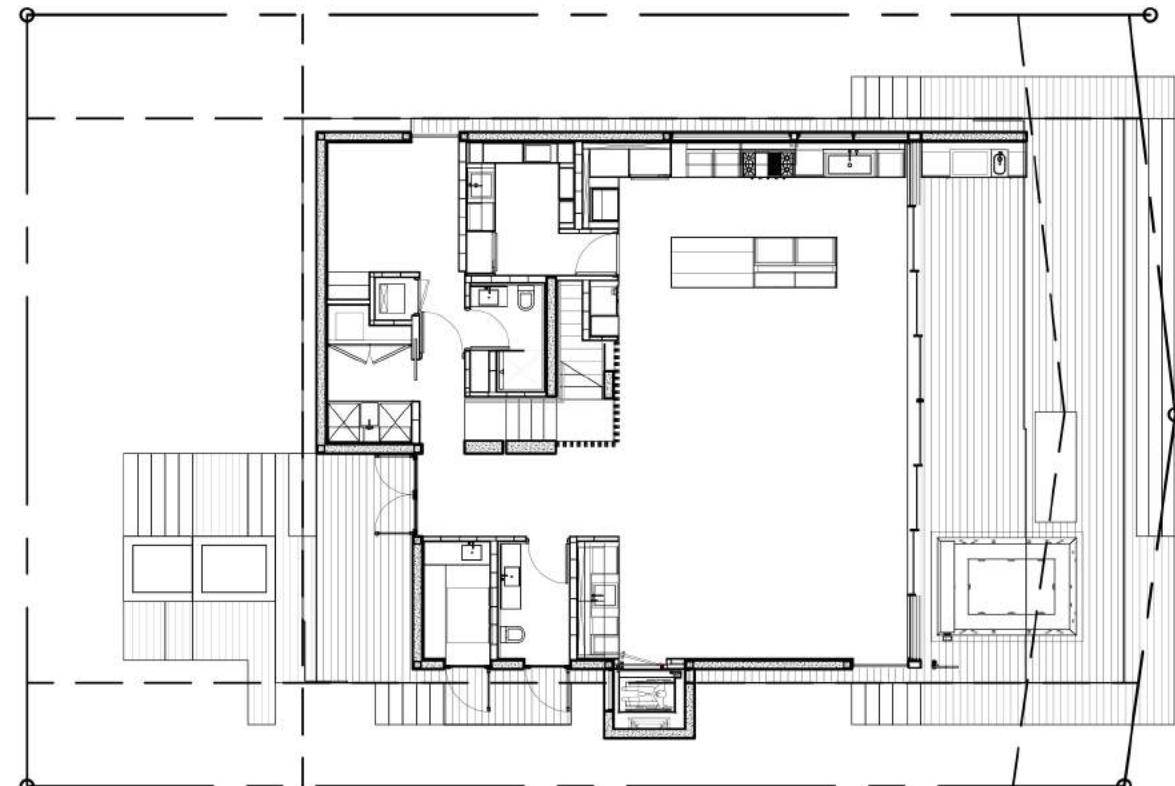
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8 Farley Lane Residence  
8 Farley Lane  
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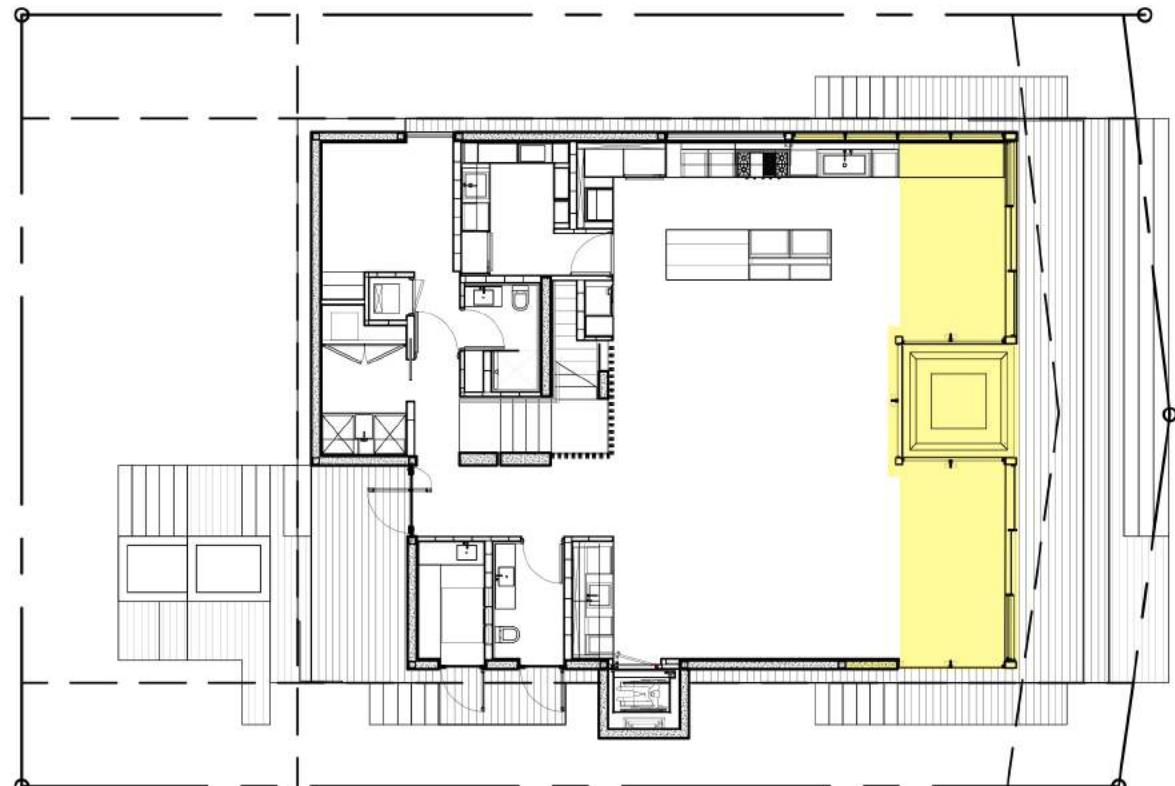
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Scale: 3/32"=1'-0"  
Revisions:

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A-1.1a



FIRST FLOOR PLAN  
APPROVED BY DRB - 2018



FIRST FLOOR PLAN  
PROPOSED - 2021

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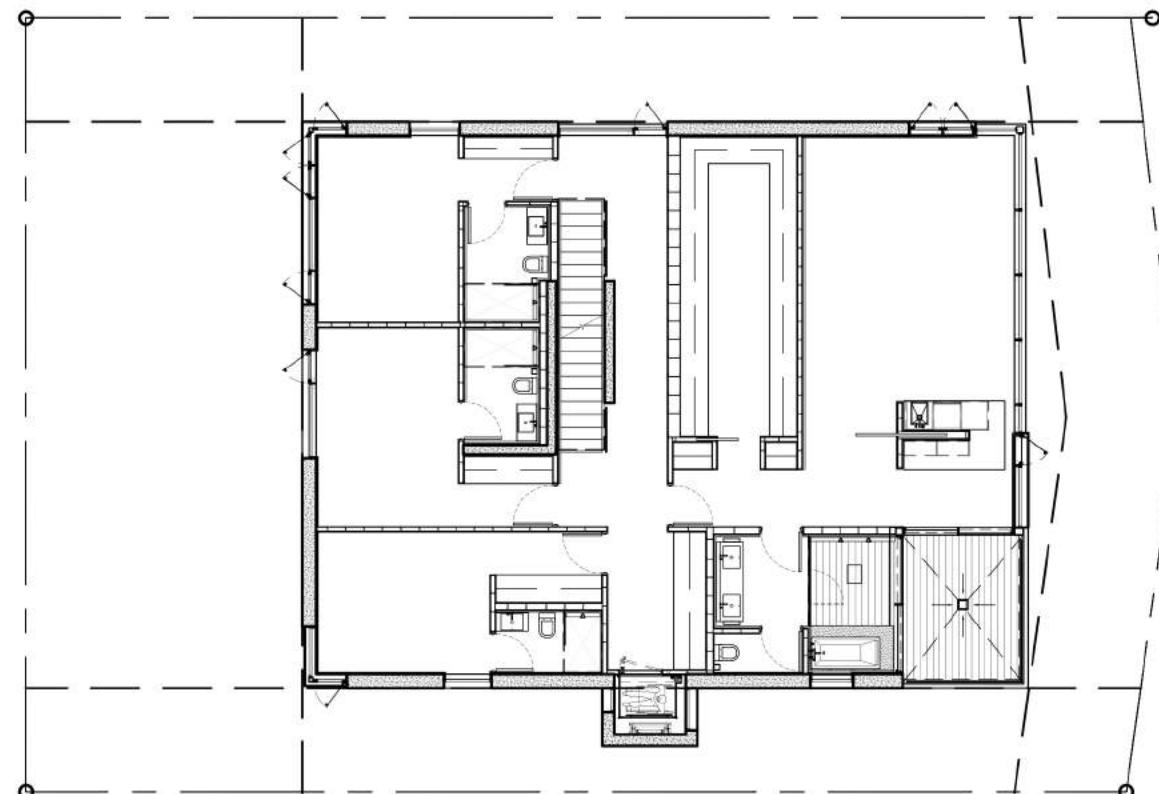
8 Farrey Lane Residence

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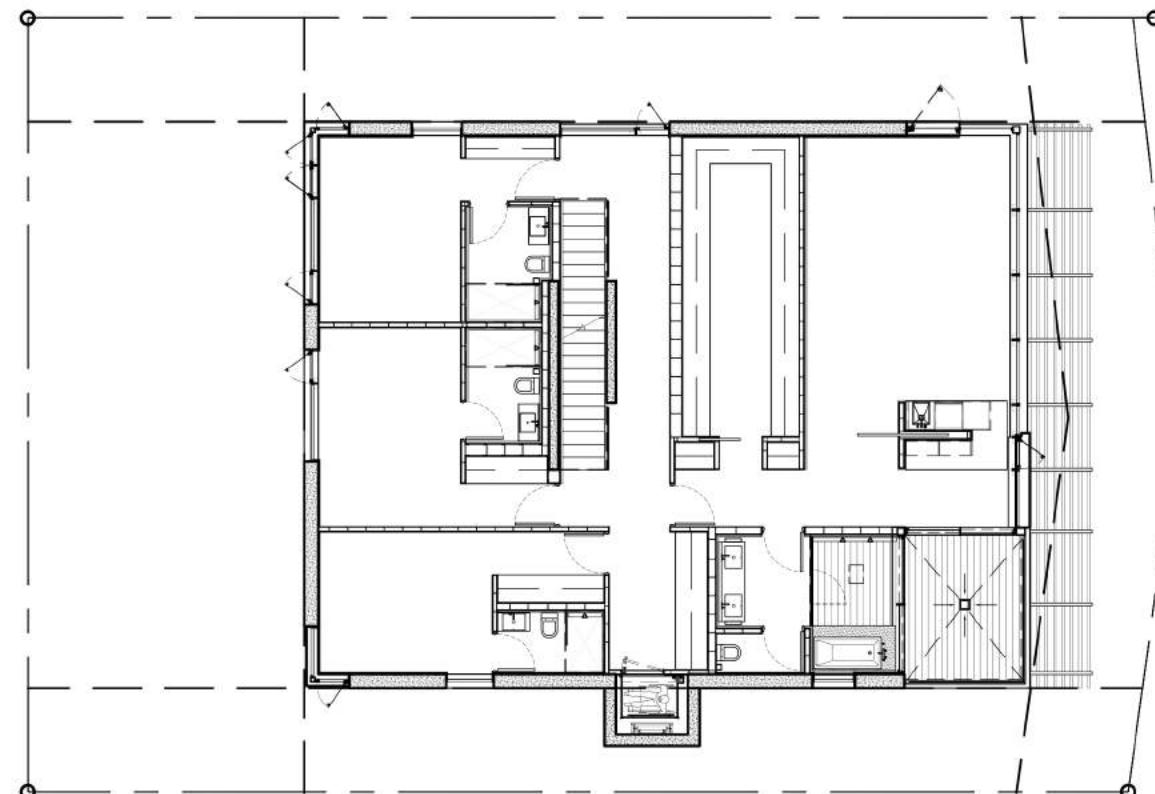
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First Floor  
Plan Comparison

A-2.0



SECOND FLOOR PLAN  
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NO CHANGES



SECOND FLOOR PLAN  
PROPOSED - 2021  
NO CHANGES

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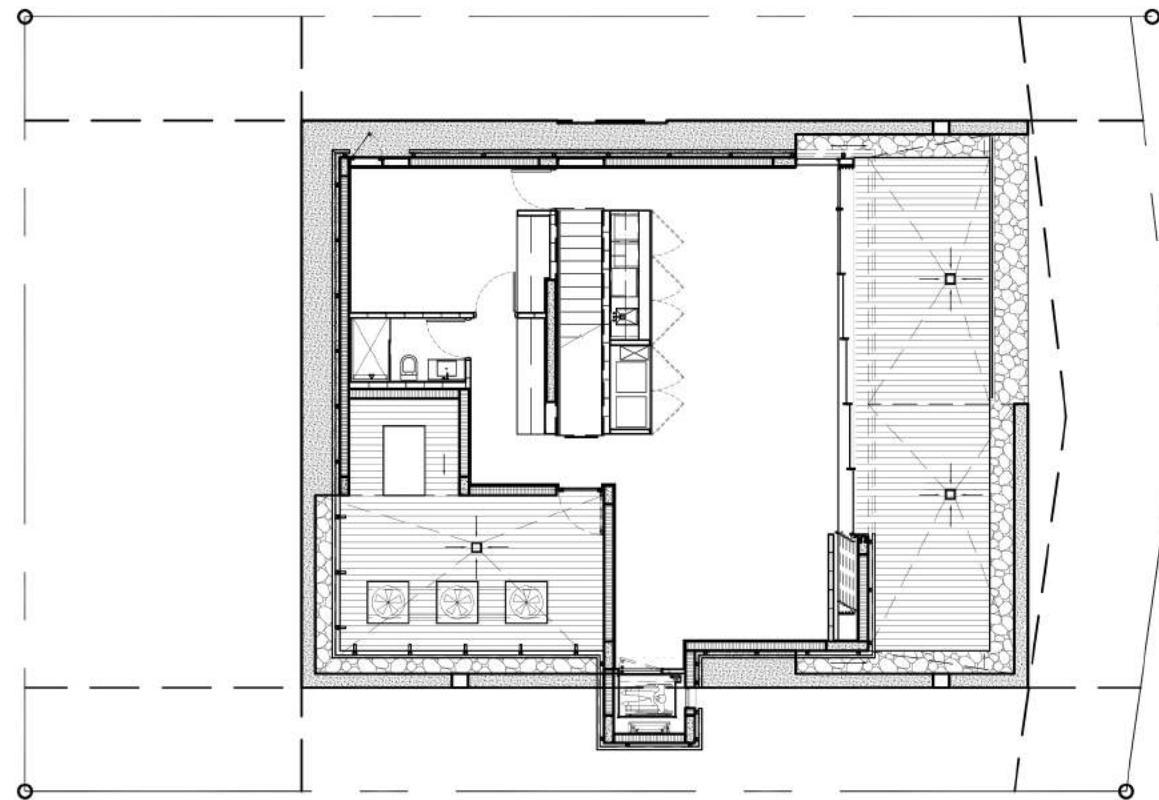
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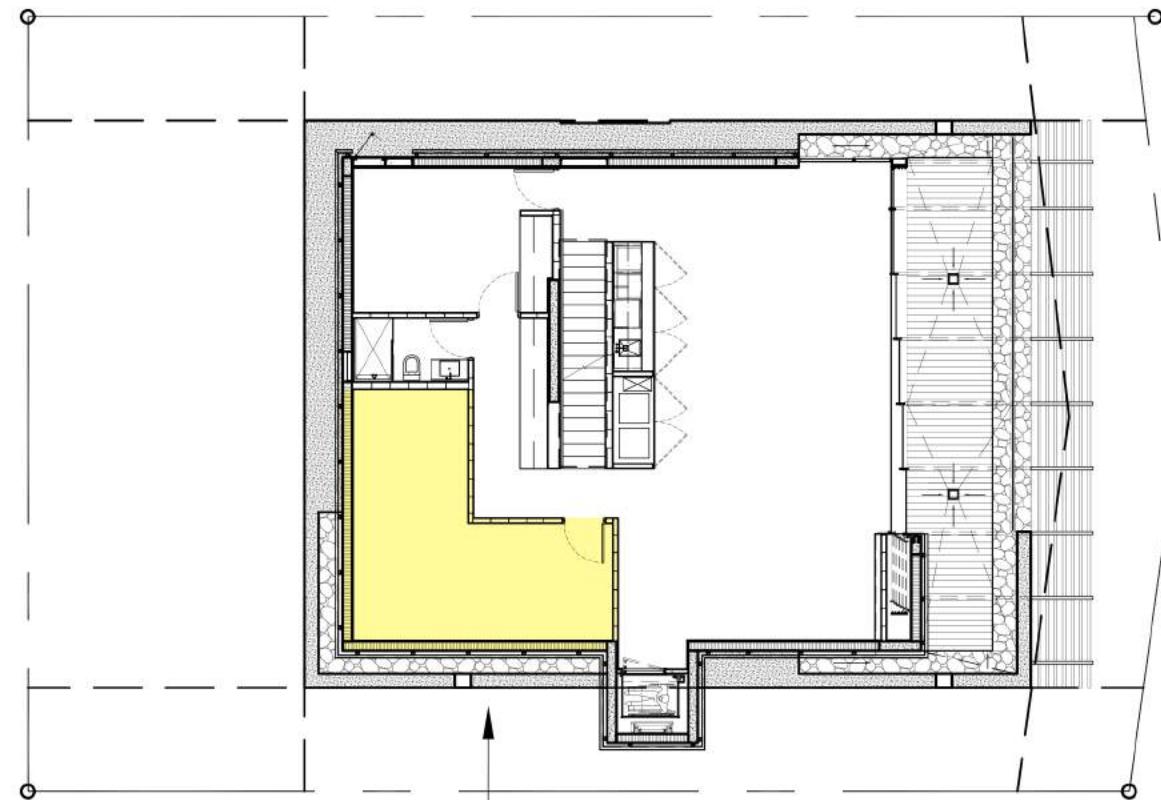
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Second Floor  
Plan Comparison

A-2.1



**THIRD FLOOR PLAN**  
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**THIRD FLOOR PLAN**  
PROPOSED - 2021

NEW MEDIA ROOM

Third Floor  
Plan Comparison

A-2.2

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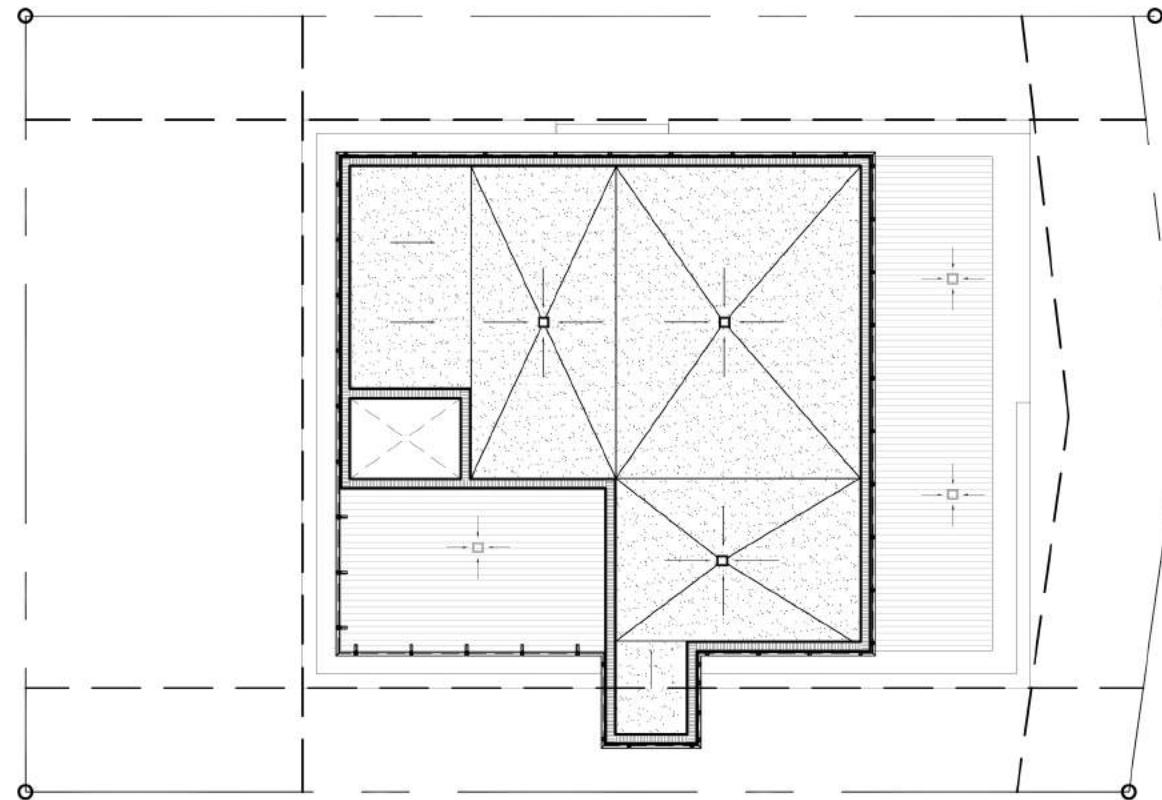
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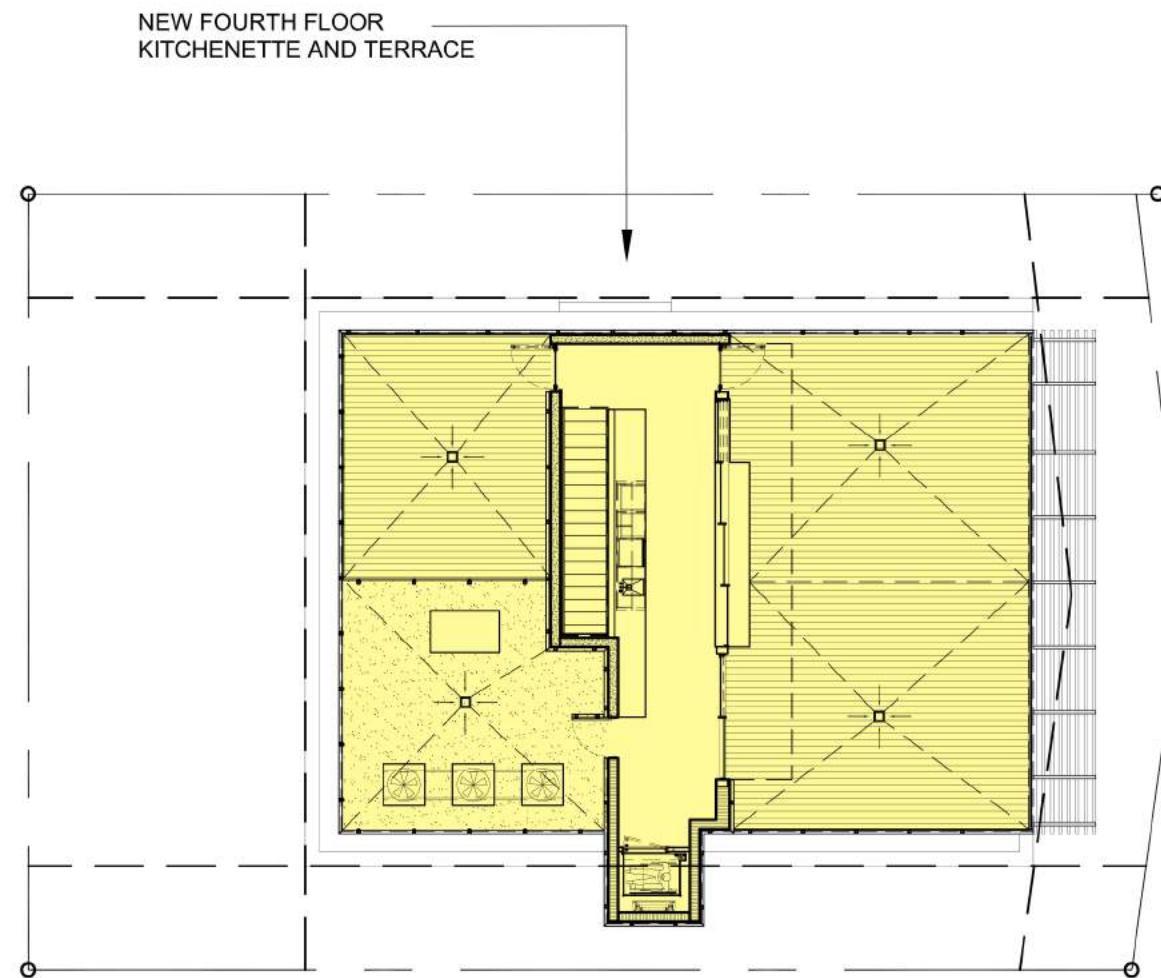
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FOURTH FLOOR PLAN  
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FOURTH FLOOR PLAN  
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Fourth Floor  
Plan Comparison

A-2.3



FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

First Floor  
Plan

A-2.4

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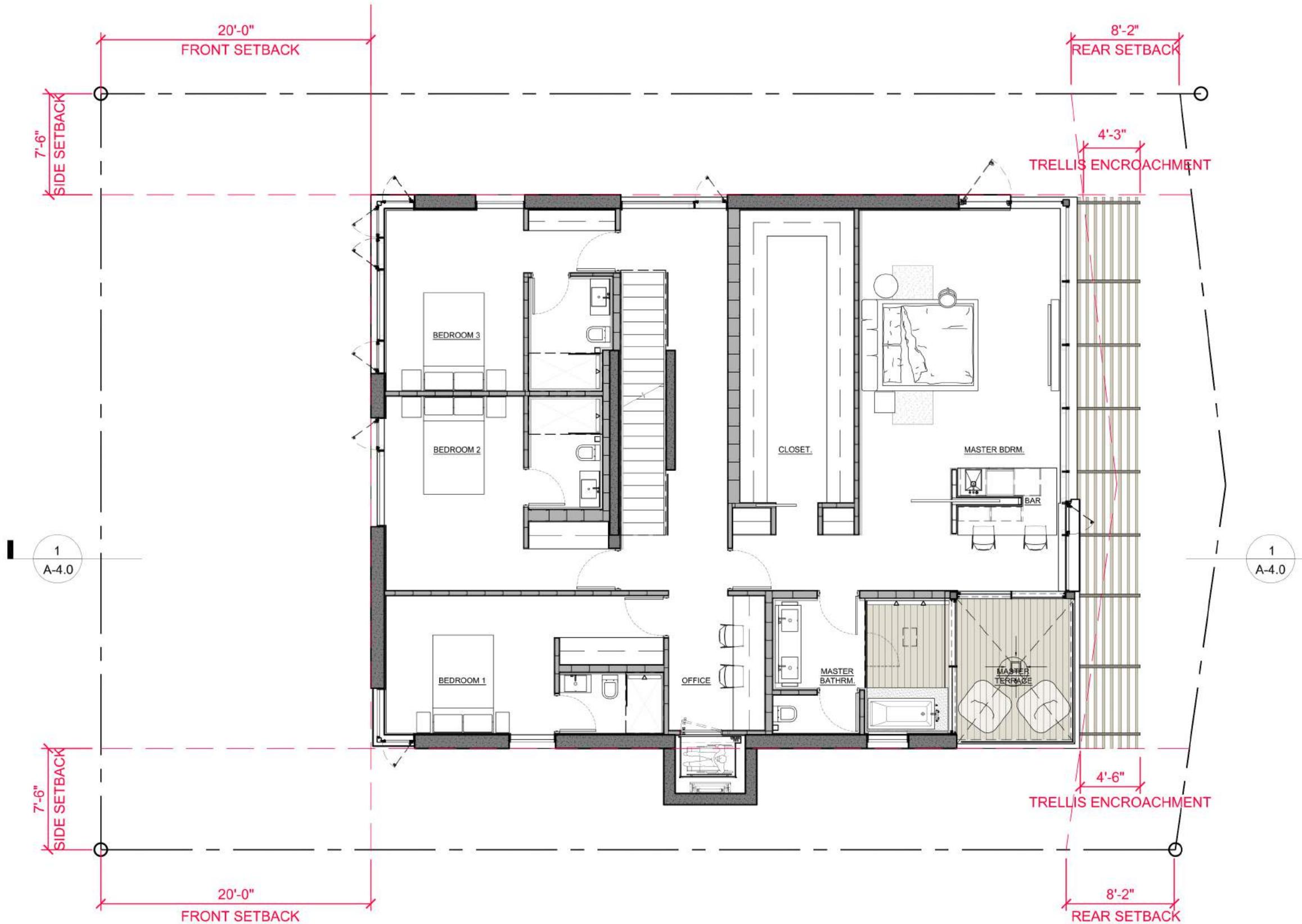
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Date:  
Scale:  
Revisions:

08.02.21  
1/8"=1'-0"

Architectural drawing showing the First Floor Plan of the 8 Farrey Lane Residence. The plan includes a garage for two cars, a nanny bedroom, laundry room, utility room, powder room, porch, dining room, living room, kitchen, and an outdoor living area with a pool/spa. The layout is bounded by front, side, and rear setbacks. Callouts labeled '1 A-4.0' are present on the left and right sides. A central staircase leads to the upper floor.



SECOND FLOOR PLAN  
N SCALE: 1/8"=1'-0"

Second Floor  
Plan

A-2.5

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8 Farrey Lane Residence



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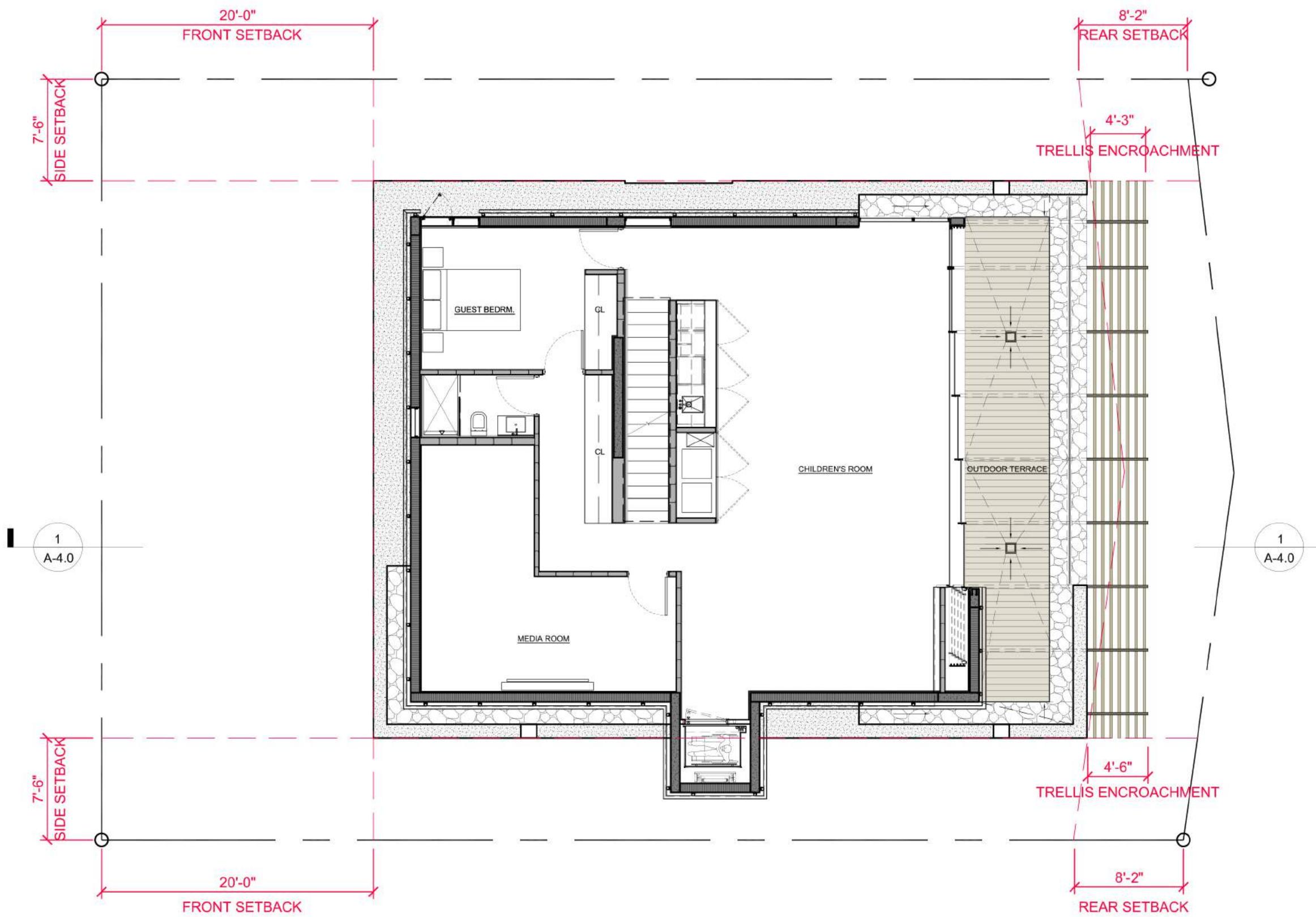
08.02.21

Scale:

1/8"=1'-0"

Revisions:

AA 10020353



THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

Third Floor  
Plan

A-2.6

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8 Farrey Lane Residence



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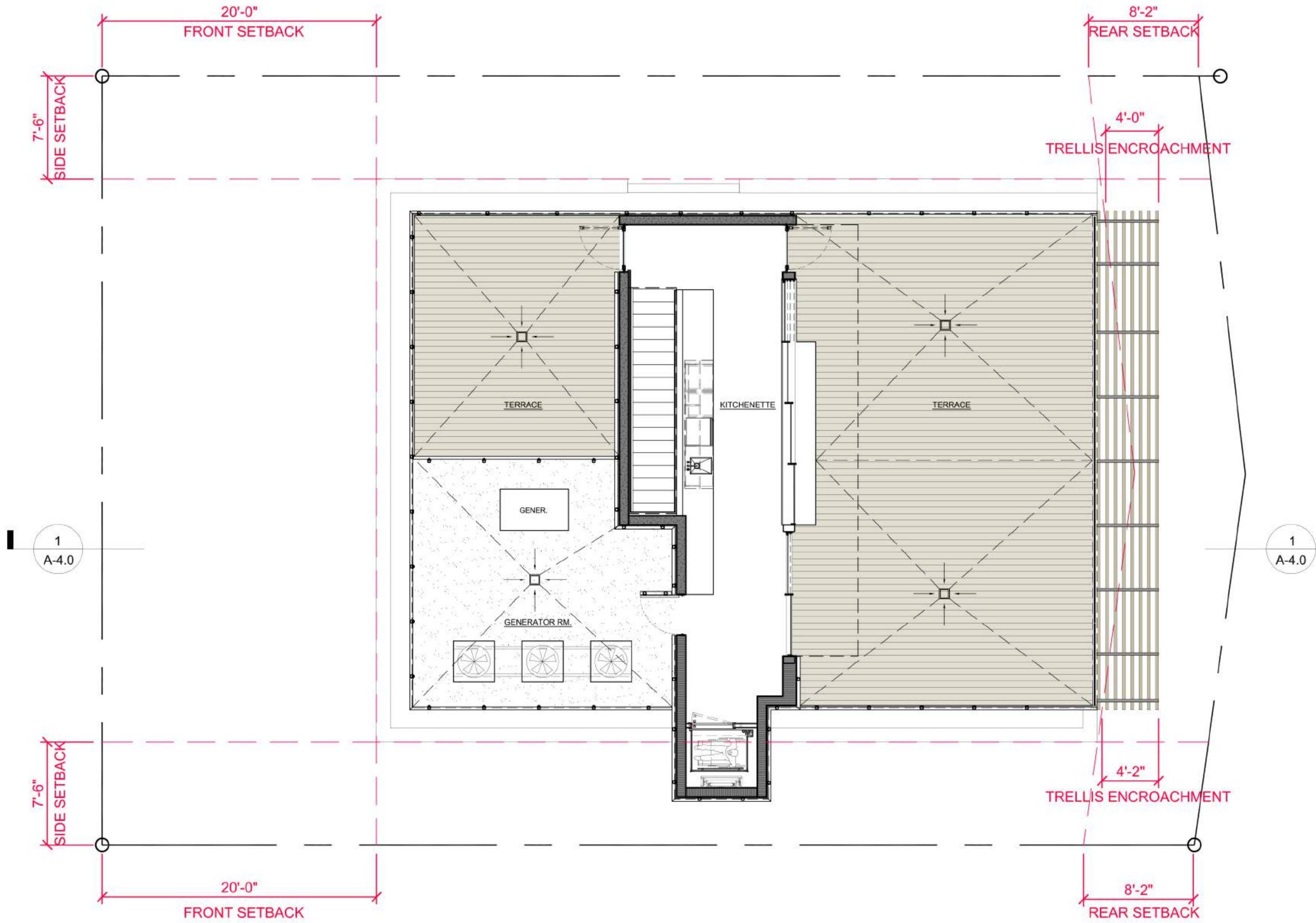
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Scale:

1/8"=1'-0"

Revisions:

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FOURTH FLOOR PLAN  
SCALE: 1/8"=1'-0"

Fourth Floor  
Plan

A-2.7

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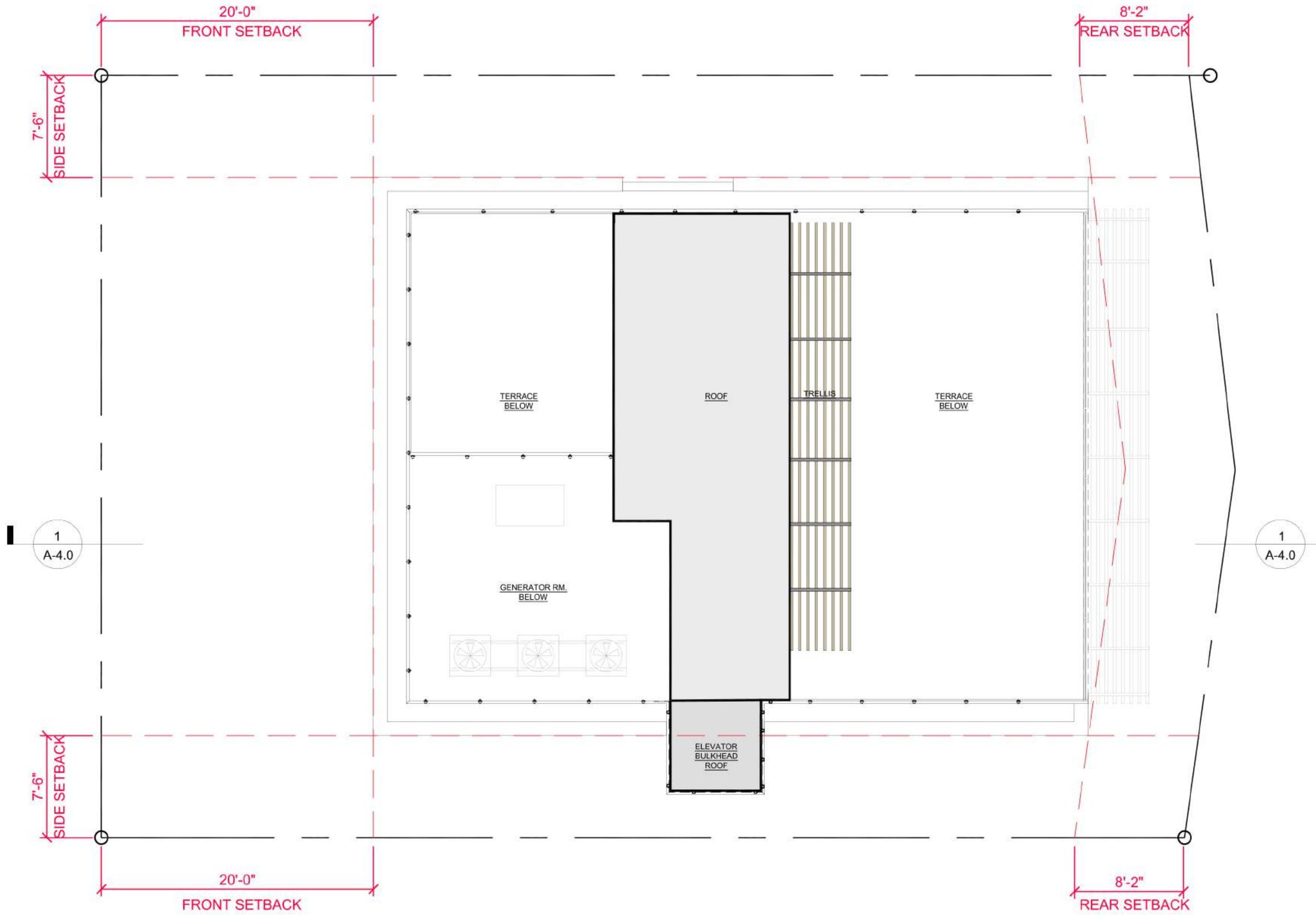
Date:

Scale:

Revisions:

08.02.21  
1/8"=1'-0"

Architectural drawing showing the fourth floor plan of the 8 Farrey Lane Residence. The plan includes a central staircase, a kitchenette, and two terraces. Red annotations indicate trellis encroachment at the rear of the building. The plan is bounded by front, side, and rear setbacks. A north arrow is present. The drawing is dated 08.02.21 and scaled 1/8"=1'-0".



ROOF PLAN  
SCALE: 1/8"=1'-0"

Roof Plan

A-2.8

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8 Farrey Lane Residence

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Date:

08.02.21

Scale:

1/8"=1'-0"

Revisions:

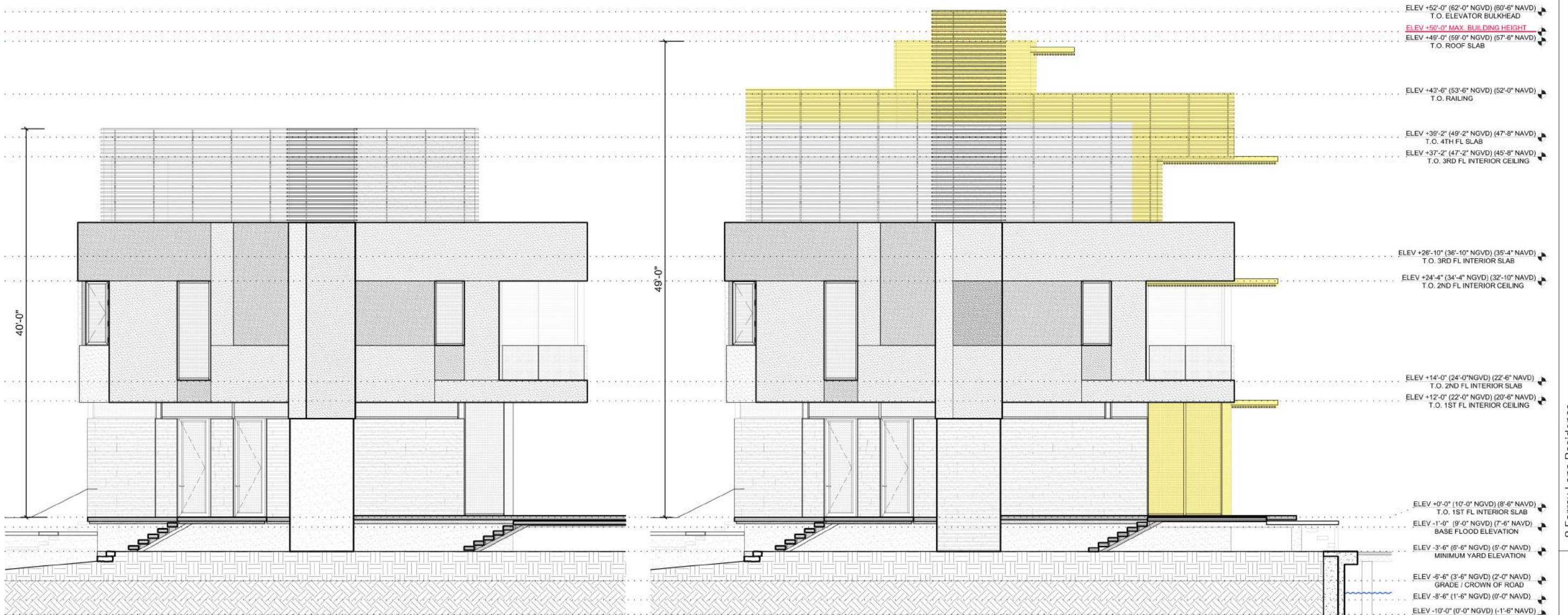


1  
A-3.1  
NORTH ELEVATION  
APPROVED BY DRB - 2018  
SCALE: 3/32"=1'-0"

1  
A-3.1  
NORTH ELEVATION  
PROPOSED- 2021  
SCALE: 3/32"=1'-0"

North Elevation  
Comparison

A-3.0



1  
A-3.1  
**EAST ELEVATION  
APPROVED BY DRB - 2018**  
SCALE: 3/32"=1'-0"

1  
A-3.1  
**EAST ELEVATION  
PROPOSED- 2021**  
SCALE: 3/32"=1'-0"

East Elevation  
Comparison

A-3.1

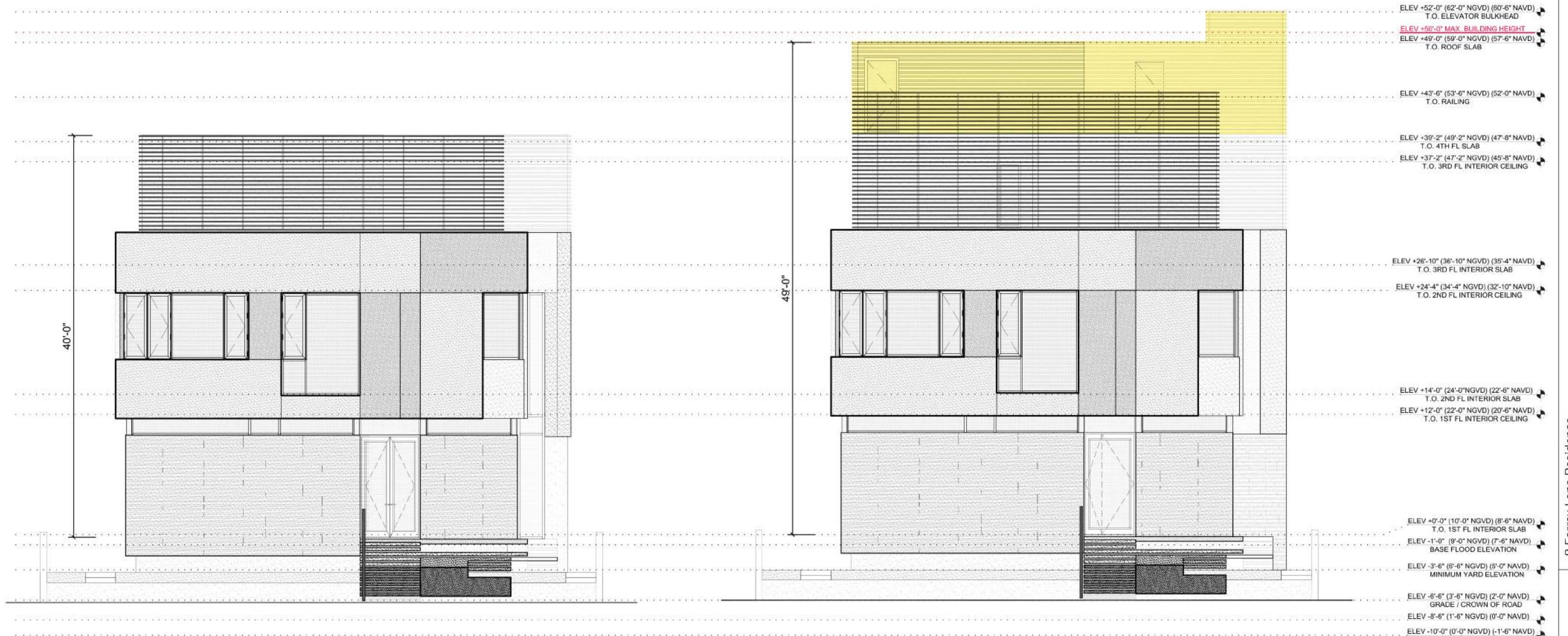


1  
A-3.2  
**WEST ELEVATION  
APPROVED BY DRB - 2018**  
SCALE: 3/32"=1'-0"

1  
A-3.2  
**WEST ELEVATION  
PROPOSED- 2021**  
SCALE: 3/32"=1'-0"

West Elevation  
Comparison

A-3.2



**SOUTH ELEVATION  
APPROVED BY DRB - 2018**

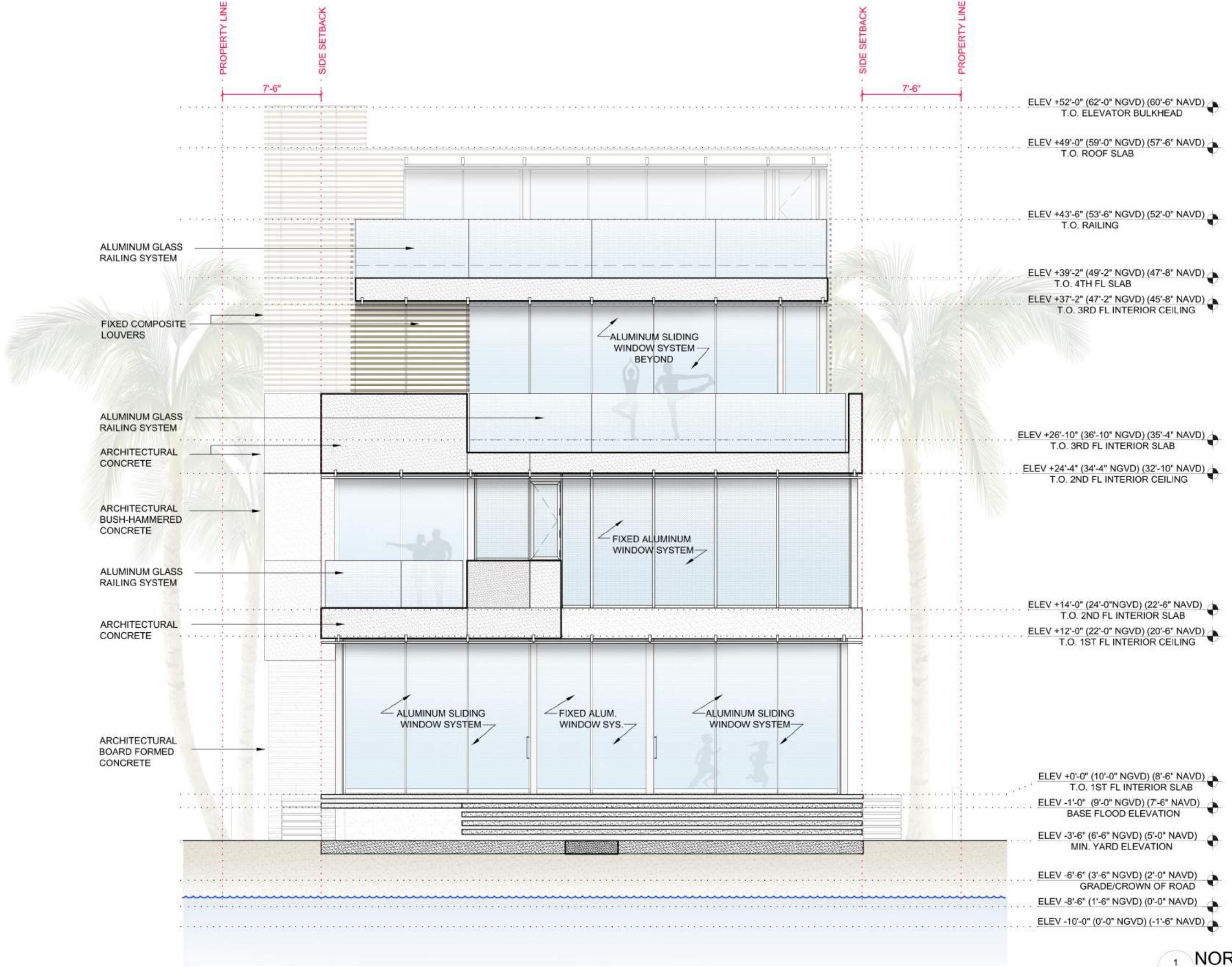
SCALE: 3/32"=1'-0"

**SOUTH ELEVATION  
PROPOSED- 2021**

SCALE: 3/32"=1'-0"

South Elevation  
Comparison

A-3.3



1  
A-3.4 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

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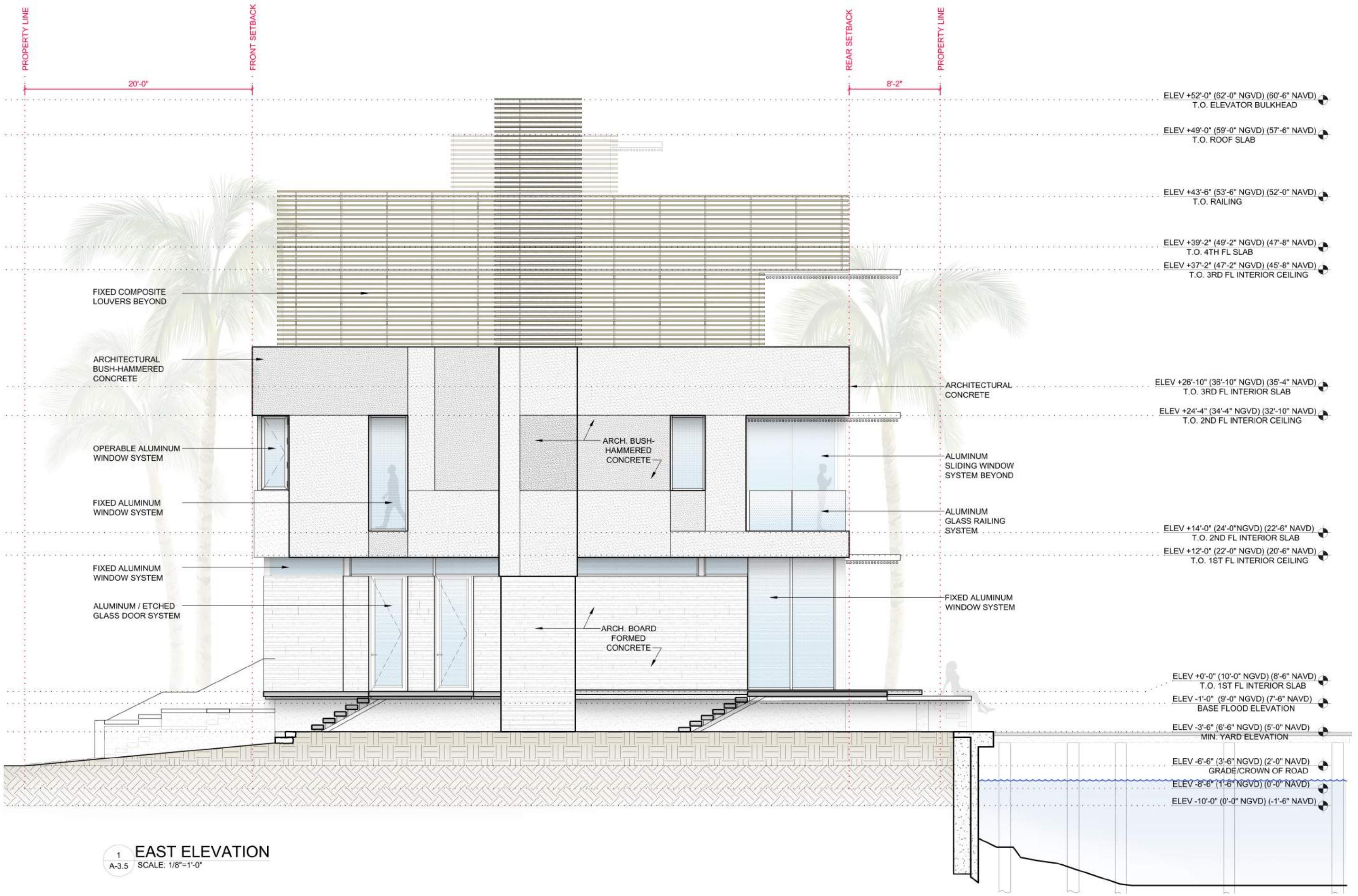
Date:

08.02.21  
Scale:  
Revisions:

1/8"=1'-0"

North  
Elevation

A-3.4



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8 Farley Lane Residence

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East  
Elevation

A-3.5

Date: 08.02.21  
Scale: 1/8"=1'-0"  
Revisions:



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Architectural Drawing  
8 Farrey Lane Residence  
8 Farrey Lane  
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AA 400GDS35

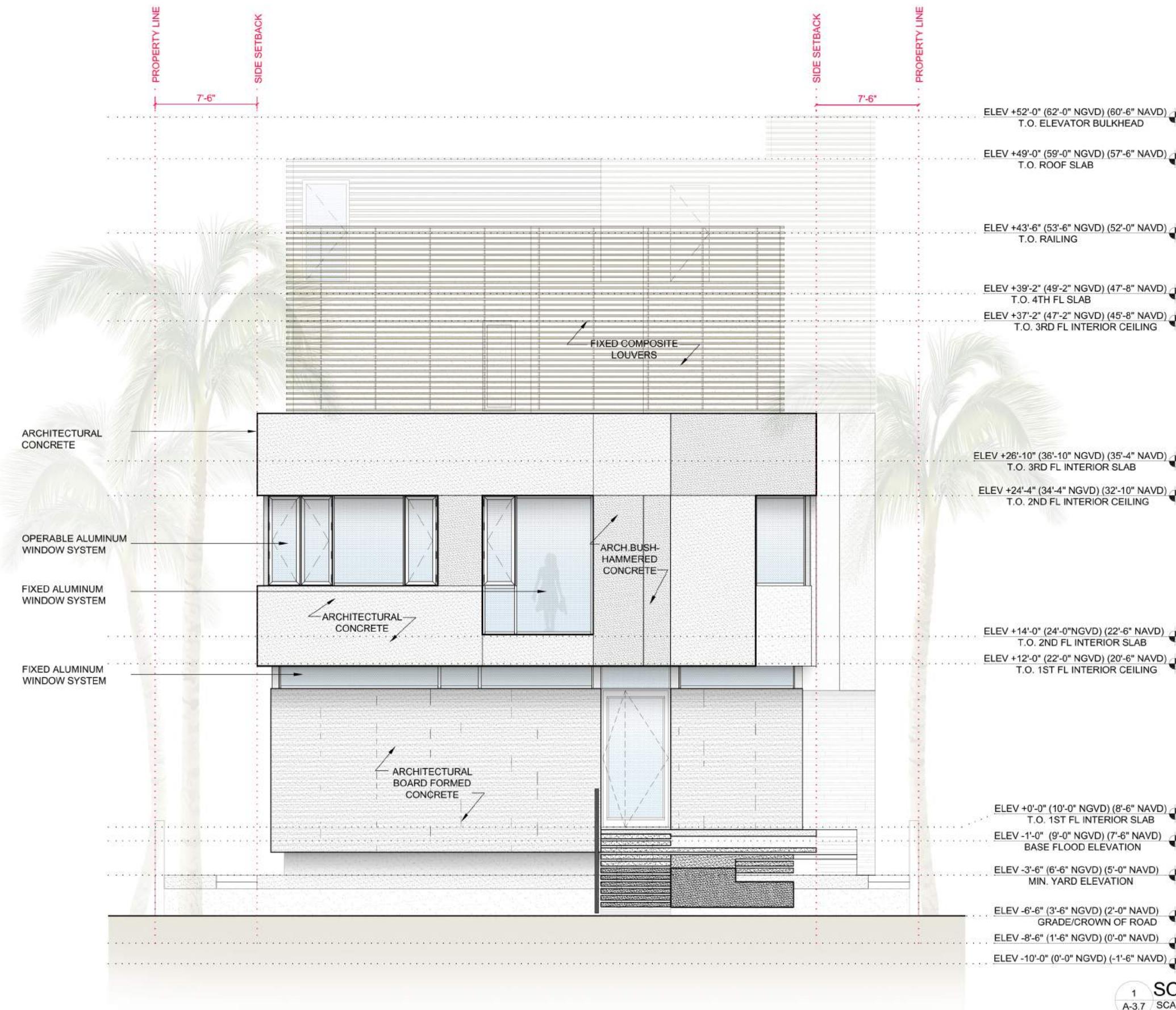
8 Farrey Lane Residence

Date: 08.02.21  
Scale: 1/8"=1'-0"  
Revisions:

08.02.21  
1/8"=1'-0"

West  
Elevation

A-3.6



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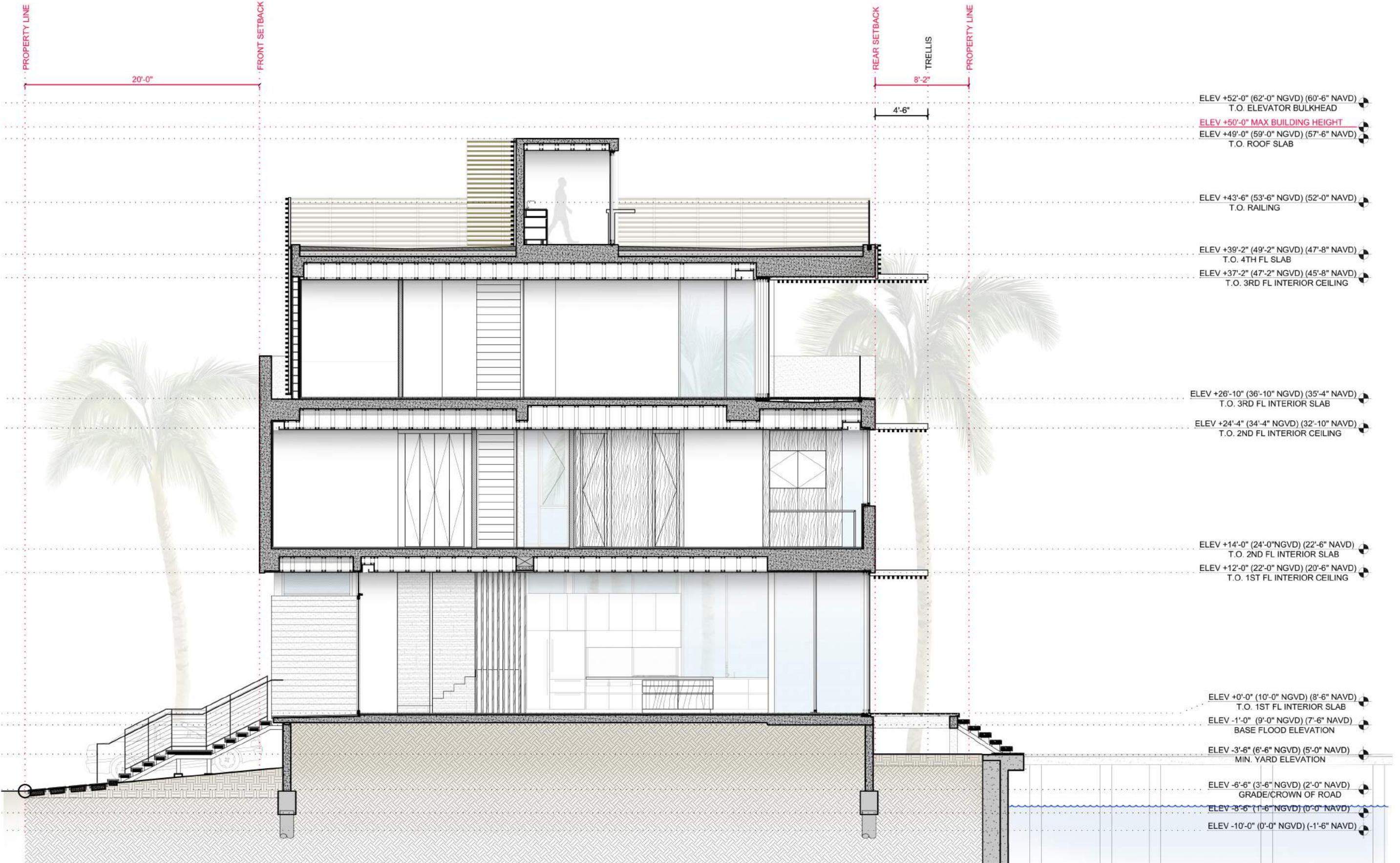
Date:

08.02.21  
Scale:  
Revisions:

1/8"=1'-0"

South  
Elevation

A-3.7



SECTION  
A-4.0  
SCALE: 1/8"=1'-0"

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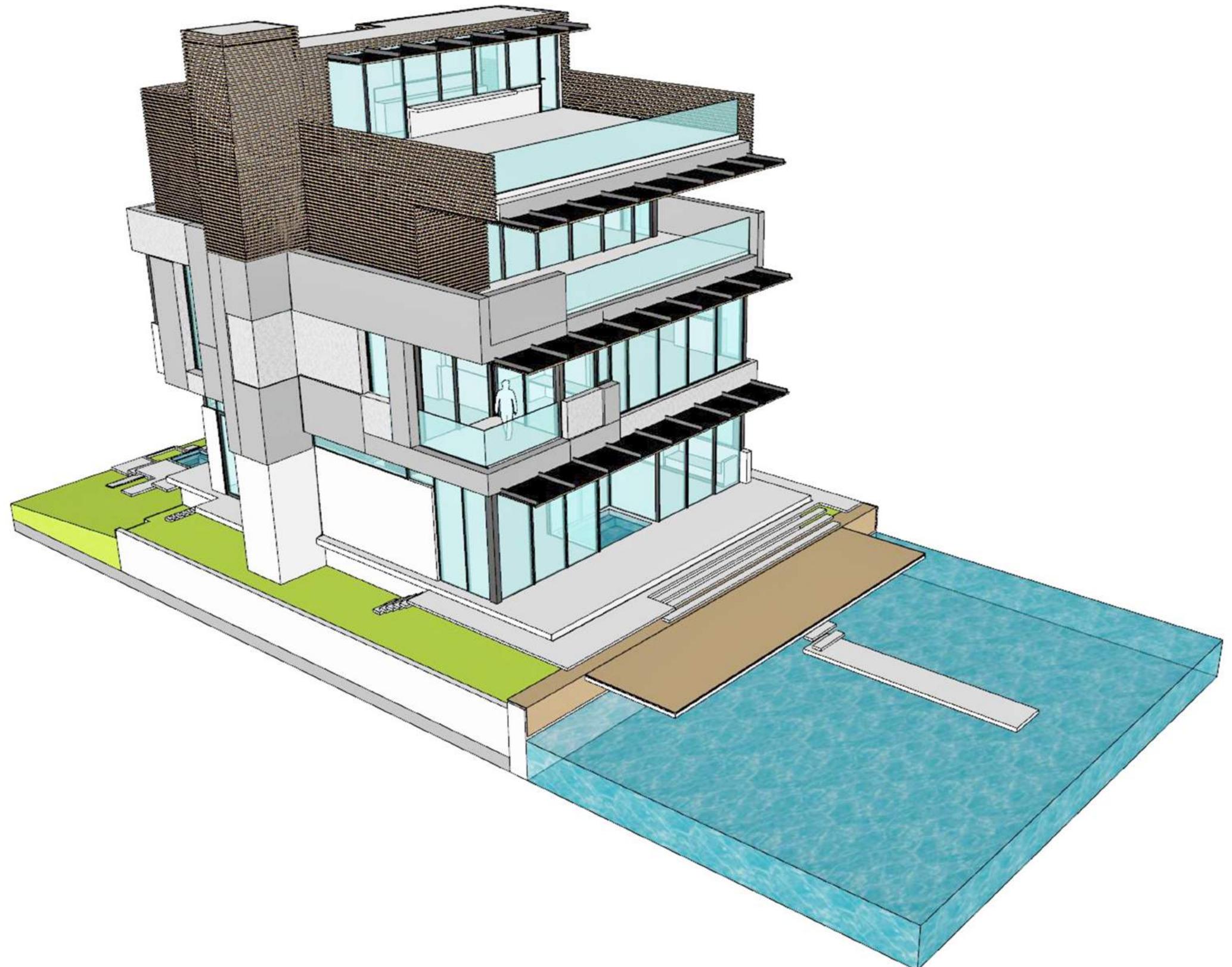
8 Farrey Lane Residence

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Date: 08.02.21  
Scale: 1/8"=1'-0"  
Revision:

Building and  
Yard Section

A-4.0



3D PERSPECTIVE OF NORTH EAST CORNER

3D  
Perspective

A-5.0

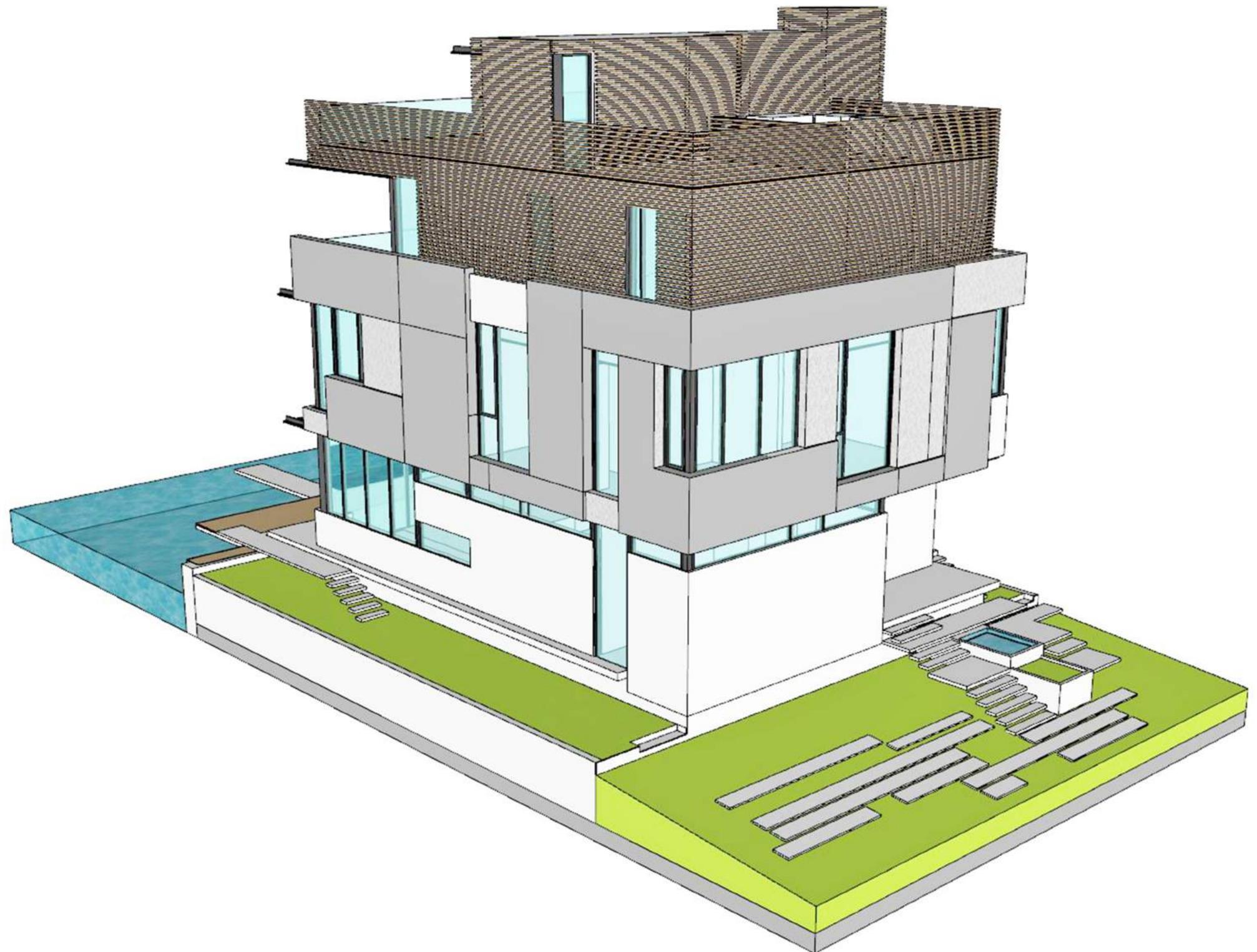
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Scale:  
Revisions:



3D PERSPECTIVE OF SOUTH WEST CORNER

3D  
Perspective

A-5.1

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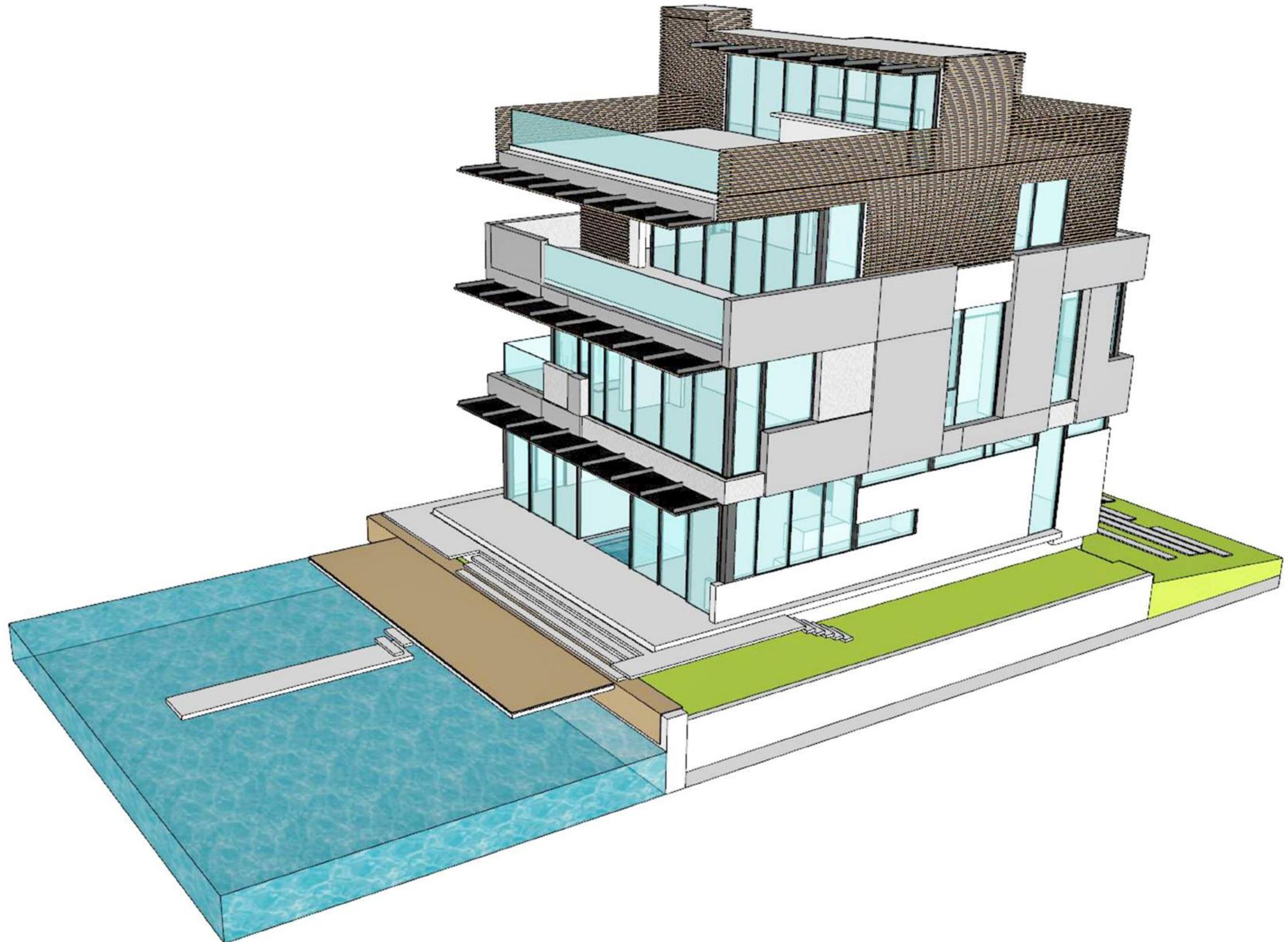
Date:

08.02.21

Scale:

Revisions:

Architectural rendering showing the 3D perspective of the southwest corner of the 8 Farrey Lane Residence. The building features a two-story facade with large glass windows and doors, a textured upper section with a flat roof, and a lower section with a green roof. A blue pool is visible on the left, and a green lawn with grey paths is in the foreground.



3D PERSPECTIVE OF NORTH WEST CORNER

3D  
Perspective

A-5.2

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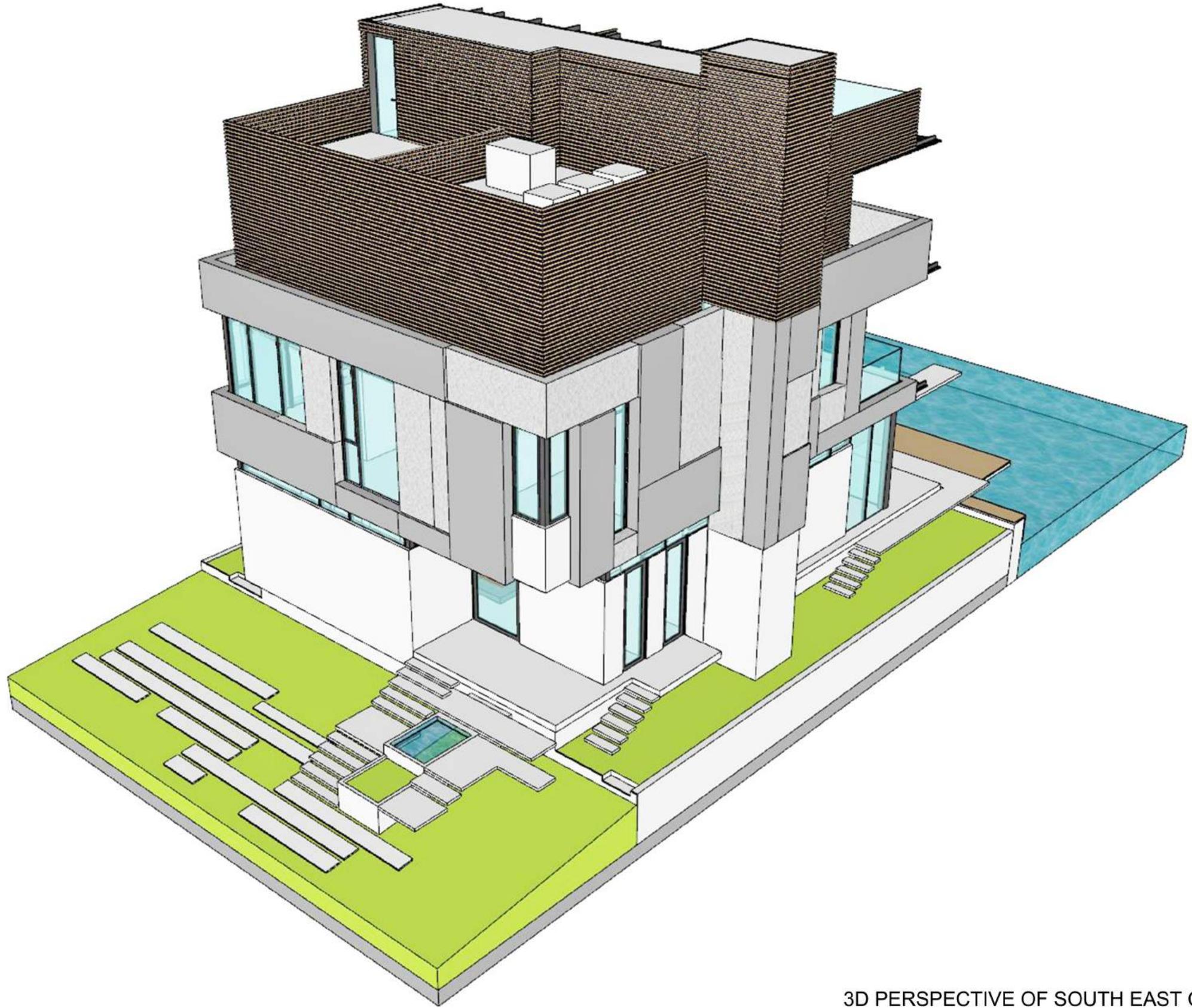
8 Farrey Lane Residence

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Date:

08.02.21  
Scale:  
Revisions:

Architectural rendering of the 8 Farrey Lane Residence, showing a 3D perspective view of the northwest corner. The building is a modern, multi-story structure with a textured brown roof and large glass windows. It is situated on a raised platform next to a swimming pool. The foreground shows a green lawn and a paved walkway. The rendering includes architectural details such as overhanging eaves and cantilevered balconies. The overall style is contemporary and minimalist.



3D PERSPECTIVE OF SOUTH EAST CORNER

3D  
Perspective

A-5.3

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8 Farrey Lane Residence

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Date:

08.02.21

Scale:

Revisions:

Architectural rendering of the 8 Farrey Lane Residence. This document contains confidential information and is the sole property of the architect. It is to be treated with care and returned to the architect upon completion of the project. Any unauthorized copying or distribution of this document is illegal and will result in legal action. The architect reserves the right to make changes to the design without notice or obligation.



3D PERSPECTIVE OF ENTRANCE FROM STREET

3D  
Perspective

A-5.4

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AA #00000351  
Architectural rendering of the proposed building. It is the responsibility of the architect to ensure that the building is constructed in accordance with all applicable laws, codes, and regulations. The architect does not warrant the accuracy or completeness of the information contained in this rendering. The rendering is for informational purposes only and is not a substitute for a formal architectural drawing or permit application. The architect reserves the right to make changes to the design without notice or obligation.

8 Farrey Lane Residence

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Date:  
Scale:  
Revisions:

08.02.21

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AA



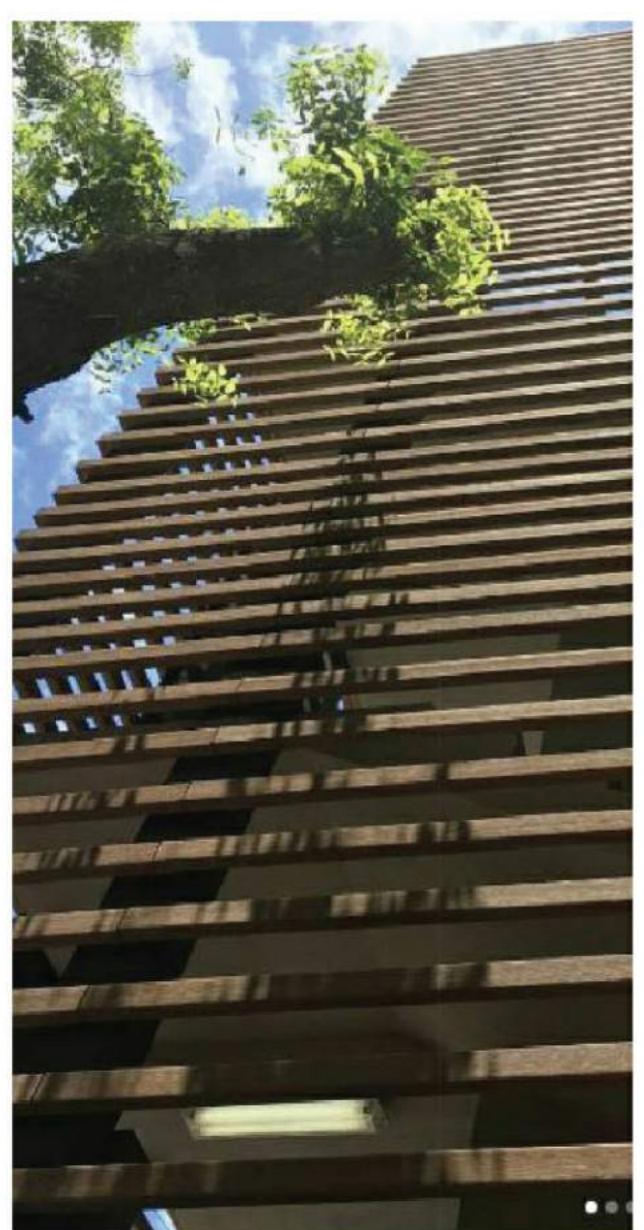
ALUMINUM FIXED AND SLIDING GLASS SYSTEM +



HORIZONTAL - BOARD FORMED CONCRETE  
GROUND FLOOR FAÇADE TREATMENT



ARCHITECTURAL SMOOTH CONCRETE | BUSH HAMMERED CONCRETE  
SECOND FLOOR FAÇADE TREATMENT



HORIZONTAL COMPOSITE LOUVERS  
THIRD AND FOURTH FLOOR FAÇADE TREATMENT

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Date: 08.02.21  
Scale:  
Revisions:

Material  
Images



CONTEXTUAL ELEVATION SKETCH AT SOUTH

Contextual  
Elevation South

A-7.0

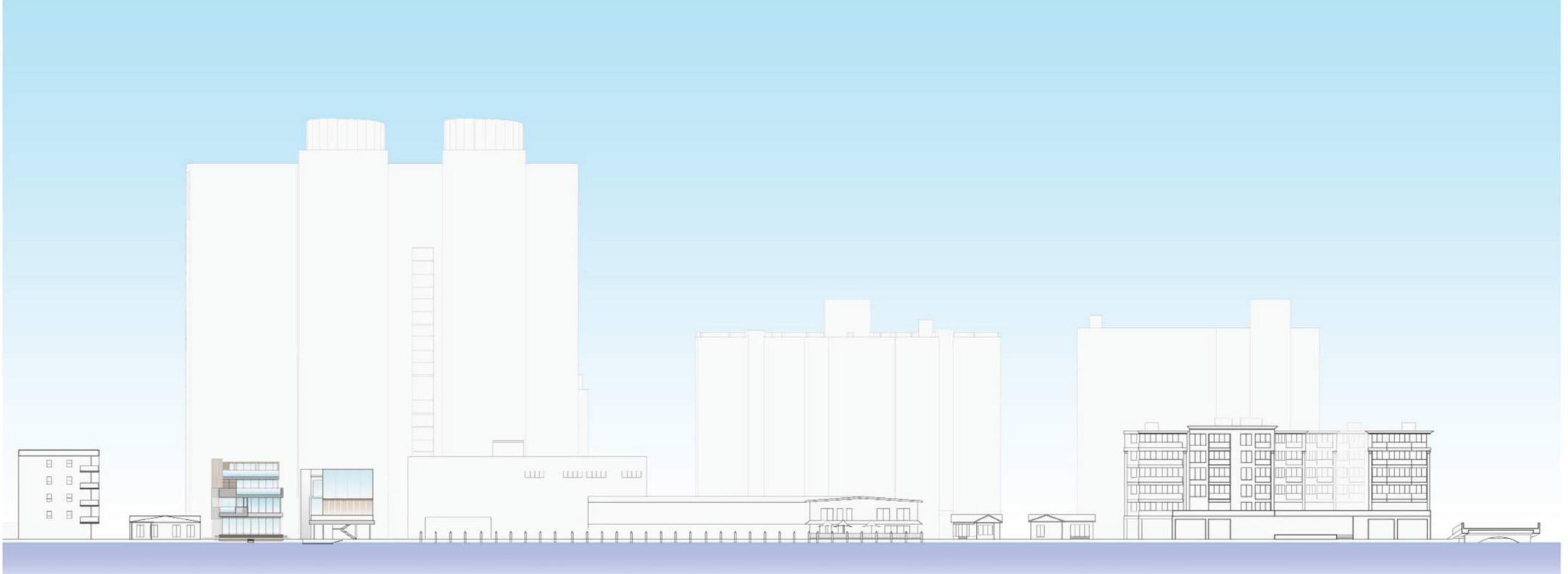
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8 Farney Lane Residence

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Date: 08.02.21  
Scale: NTS  
Revisions:



CONTEXTUAL ELEVATION SKETCH AT NORTH

Contextual  
Elevation North

A-7.1

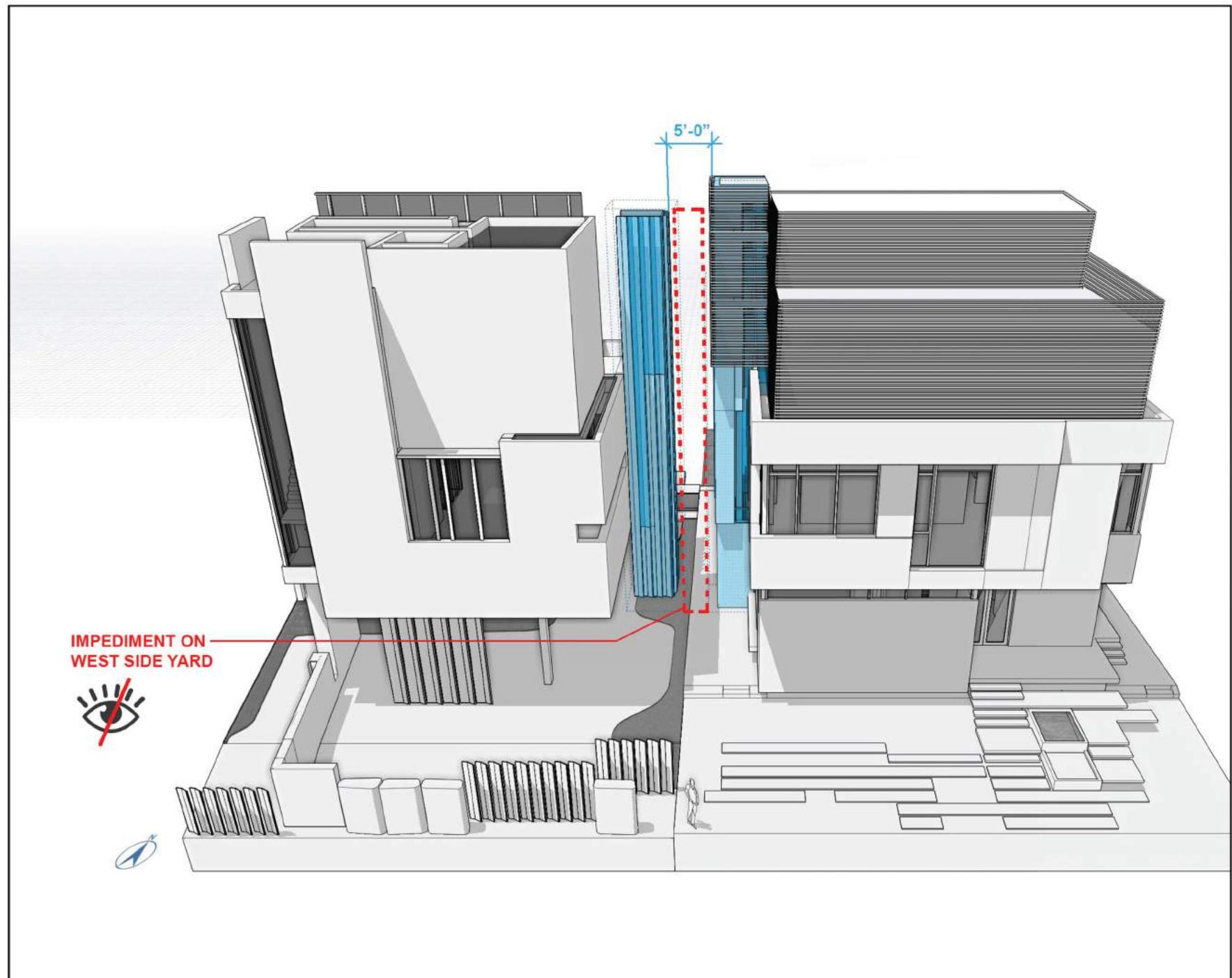
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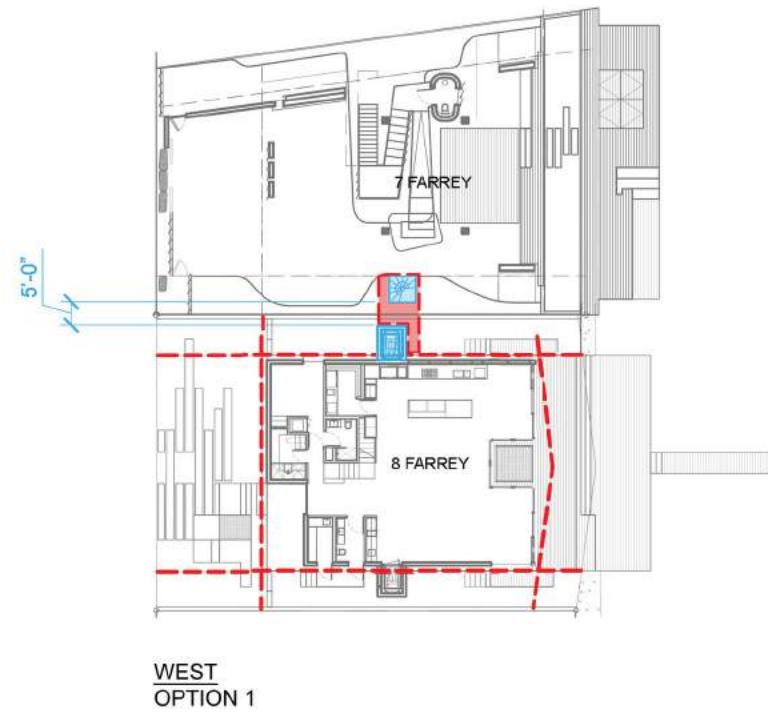
8 Farney Lane Residence

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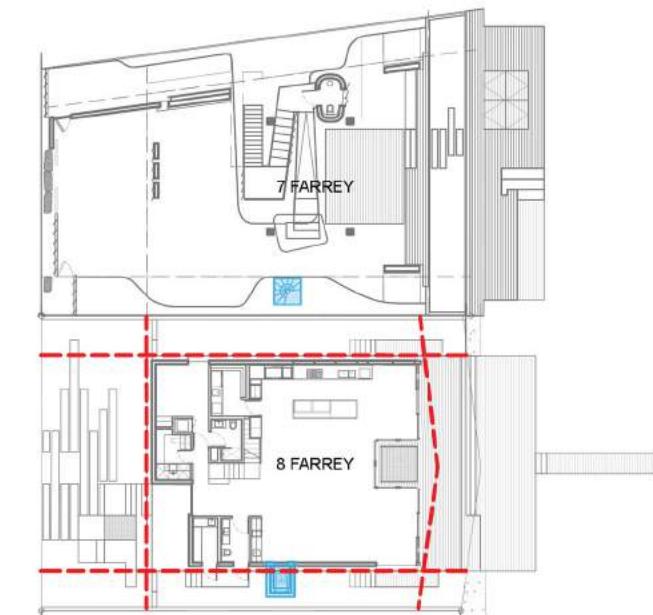
Date: 08.02.21  
Scale: NTS  
Revision:



**3D IMAGE FROM THE SOUTH\_ ELEVATOR PLACEMENT ON WEST SIDE IS INCOMPATIBLE W/ 7 FARREY LANE APPROVED STAIR AND  
WOULD CREATE A TIGHT PHYSICAL AND VISUAL AREA IN-BETWEEN THE SIDE YARDS.**



**WEST  
OPTION 1**



**EAST  
OPTION 2 – PROPOSED**

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Date:  
Scale:  
Revisions:

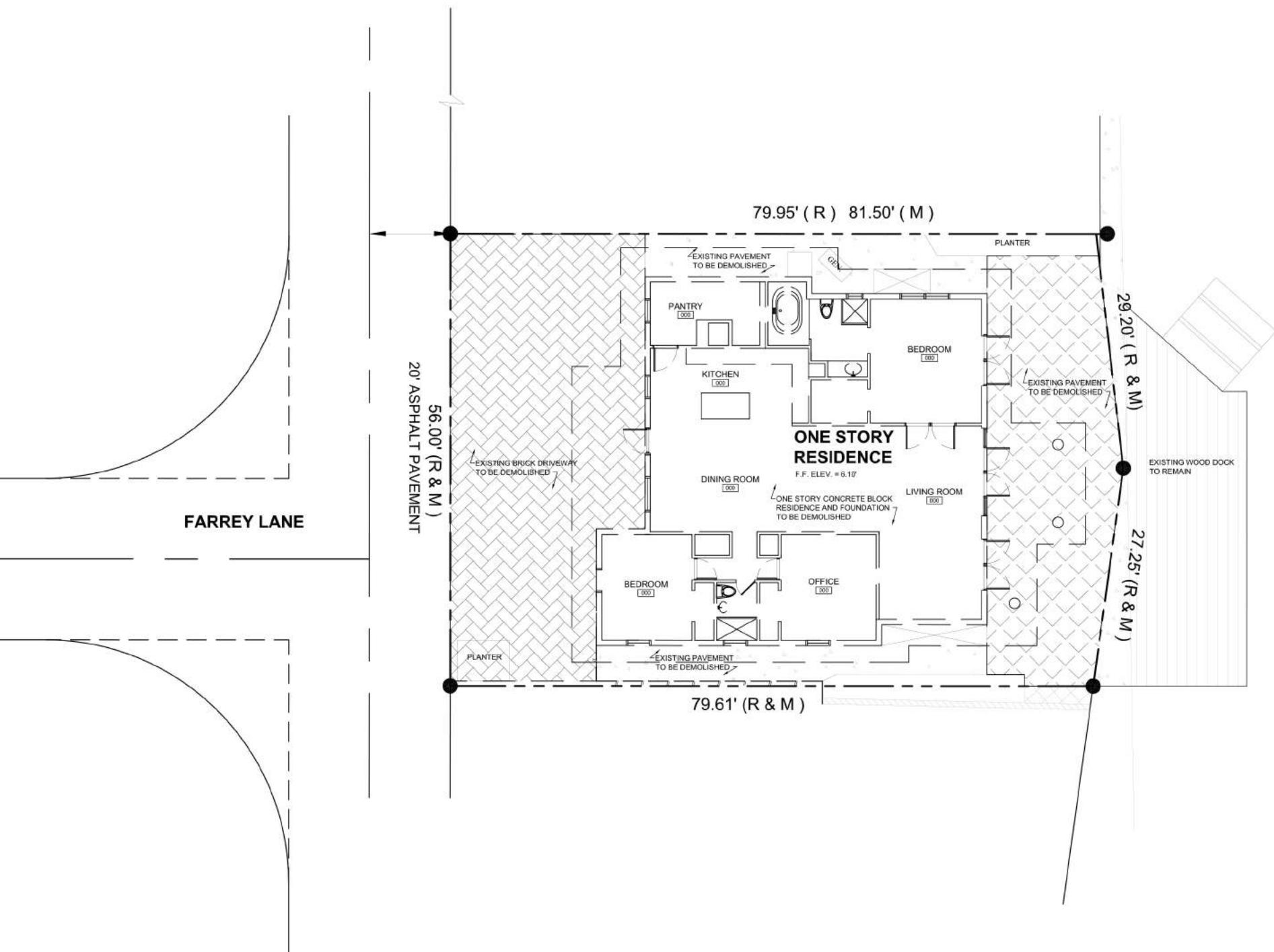
08.02.21

Impediment  
Diagram

A-8.0

## GENERAL DEMOLITION NOTES

- A. General Demolition Notes:
  - Demolition requires FULL removal of existing building, structural system including piles, terraces, etc.
  - Provide a detailed sequence of demolition and removal work to ensure uninterrupted progress of client's on-site operation.
- B. Qualifications:
  - Provide staff responsible for demolition work fully experienced in this type of work.
  - Provide equipment of suitable type, in good working condition, and operated by skilled mechanics.
  - Perform work in a safe and cautious manner to avoid accidents or property damage.
- C. Reference Standards: comply with all codes and regulations regarding demolition work.
- D. Performance:
  - Prevent damage to adjoining structure during demolition.
  - Prevent damage to electrical wires, underground cables, telephone, water, and sewer lines during demolition.
- E. Adjust and Clean:
  - Remove any demolition materials, debris, and rubbish from the site immediately on completion of demolition work.
  - Do not permit any accumulation of debris and disposed materials on site.
  - Transport all demolition materials without spillage on streets.
  - Leave site neat and orderly on completion of demolition work.
- F. Job Conditions:
  - Adjacent structures to the demolition areas will be in use.
  - Client assumes no responsibility for actual condition of structures to be demolished.
  - Use of explosives will not be permitted.
- G. Traffic:
  - Conduct demolition operations and removal of debris to ensure minimum interference with roads, streets, walks, and other adjacent occupied and used facilities.
  - Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction.
  - Provide alternate routes around closed or obstructed traffic ways if required by governing regulations.
  - Ensure safe passage of persons around area of demolition. Conduct operations to prevent damage to adjacent buildings, structures, and other facilities and injury to persons.
  - Promptly repair damage caused to adjacent finishes, structures to remain facilities by demolition operations.
- H. Utility services:
  - Utilities should be provided to stay in service and protect against damage during demolition operations.
  - Do not interrupt existing or temporary utilities serving occupied or used facilities, except when authorized in writing by authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to governing authorities.
  - Do not start demolition work until utility disconnections have been completed and verified in writing.
- I. Execution:
  - Pollution controls: limit dust and dirt rising and scattering in the air. Comply with governing regulations pertaining to environmental protection.
  - Do not use water when it may create hazardous or objectionable conditions such as flooding and pollution.
  - Clean adjacent structures and improvements of dust, dirt, and debris caused by demolition operations. Return adjacent areas to condition existing prior to start of work.
  - Locate demolition equipment throughout structure and remove materials, so as to not impose excessive loads.
- J. Salvaged Materials:
  - Materials for reuse (if any) are to be removed carefully, stored and protected as directed by the client to avoid damage.
  - Except for items indicated to be retained as client's property, other removed and salvaged materials not indicated for reuse shall become Contractor's property and removed from the site with further disposition at Contractor's option.
  - Storage or sale of removed items will not be permitted on site.
  - Vertebrate Control: If made necessary by the demolition Contractor's work, employ a certified, licensed exterminator and treat the entire areas of infestation and removal of rodent and insect control in accordance with governing health regulations for rodent and insect control.
- K. Disposal of demolished and excess materials:
  - Remove daily from site accumulated debris, rubbish, and other material resulting from demolition operations.
  - Burning of combustible materials from demolished structures will not be permitted on site.
  - Transport materials removed from demolished structures at a legal disposal area off site without spillage.
  - Do not permit any accumulation of debris and disposed materials on site.
  - Leave site neat and orderly on completion of demolition work.
- L. Site Cleaning:
  - Site Preparation/Top Soil:
    - Before starting excavation work, strip all existing sod and organically-rich soil within excavation area suitable for topsoil.
    - Adequately protect from damage all existing trees and site improvements indicated to remain and as directed by Architect and Landscape Architect; restore or replace as approved condition if damaged.
  - Planting:
    - Relocate all existing plants indicated to be saved to new locations approved by Architect and Landscape Architect.
    - Replant using best methods possible to guarantee survival of plant specimens. See Landscape Architecture Drawings.
    - Assume full responsibility and warn operators of heavy equipment and other workers not to harm plantings which are designated to be saved.
  - Site Cleaning:
    - Clean and remove by cutting and hauling all remaining trees and foliage as designated.
    - Level all dirt and earth piles and backfill holes resulting from excavations for clearing and grubbing work.
    - Leave site level with natural existing grades or as noted on drawings and elevations after removal of topsoil and organic materials. See Civil Drawings.
    - Leave site hand-raked and free of stones, sticks, trash, and other debris.
  - Excavation:
    - General: Refer to Structural Drawings for additional soils criteria and requirements.
    - Excavate to lines and elevations as required.
    - Make excavations sufficiently large to permit placing and removal of forms, installation of waterproofing, damp proofing, and utilities; and to allow inspection.
    - For all areas under proposed building, thoroughly compact exposed surfaces of existing soils as indicated in Structural Drawings.
    - Notify Architect when excavations have reached proper levels to receive work to be installed.
    - Install work only after excavations and soil conditions have been inspected and approved.
  - Classification of Excavation:
    - Only one class of excavation is recognized for this Project, 'Unclassified', and includes all kinds of materials encountered during work.
    - All costs of excavating all materials encountered are considered part of this Project and no extras are acceptable.
  - Excavation for Footing:
    - Found bottoms of footing on rock or firm understructure at elevations indicated or as shown.
    - Sub grade of footing shall be leveled and free of loose rock, dirt, debris, and standing water before acceptance for placing concrete.
    - Use vibratory plate compactor at all footing excavations to achieve minimum soil density as indicated on Structural Drawings.
  - Excess Excavation:
    - Do not perform excavation below bottom face of footings or below graded indicated on Drawings, unless directed by both Architect and Structural Engineer in writing.
    - If Contractor, without authorization, excavates more than shown on Drawings, refill such excess excavation with 2500 psi concrete or with approved compacted material as directed by both Architect and Structural Engineer.
  - P. Filling:
    - Employ geotechnical engineer to monitor all compaction and filling operations and obtain Statement of Compliance from engineer at completion of soil preparation.
    - Fill materials: Provide general fill, obtained from excavation on site, if acceptable, or from borrow sources.
    - Porous Fill/Vapor Barriers: Provide continuous 6 mil polyethylene vapor barrier under all slabs on grade.
  - Q. Pacing:
    - Place fill materials in horizontal loose layers to produce uniform thickness of material.
    - Start placement in deepest area and progress approximately parallel to finished grade.
    - Thickness of layers before compaction: 6 in. for cohesion less soils; do not use cohesive soils.
    - Do not place fill material on areas where free water is standing or on surfaces which have not been approved.
    - Compact to min. 100 percent proctor density.
  - R. Adjacent Existing Structures:
    - Monitor adjacent existing structures for any signs of settlement distress throughout filling and compaction operations.
    - Stop all operations if any distress is visible and report to Architect for resolution.
  - S. Auger cast Piling:
    - Refer to structural drawings.
    - Contractor to employ a geotechnical engineer to certify piling.
    - Contractor to employ a surveyor to certify location of piles and provide pile log.
  - T. Soil Treatment:
    - Refer to structural drawings.
    - Contractor to employ geotechnical engineer for certification of soil compaction.
  - U. Pavements:
    - Refer to Division 4 for paving.
  - V. Landscaping:
    - Refer to Architecture and Civil drawings.
  - Z. Disposal of Excess Material and Clean-up:
    - Unless otherwise directed, all material gotten from excavations and not required for backfilling, filling, or grading becomes property of Contractor, t to be removed from site and legally disposed of by Contractor.
    - Remove all debris and other undesirable material from property.
    - When work is complete, remove all surplus materials and other items of equipment from premises.



**DEMOLITION PLAN**  
N SCALE: 1/8"=1'-0"

Demolition Plan

D-1.0

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Scale:  
Revisions: