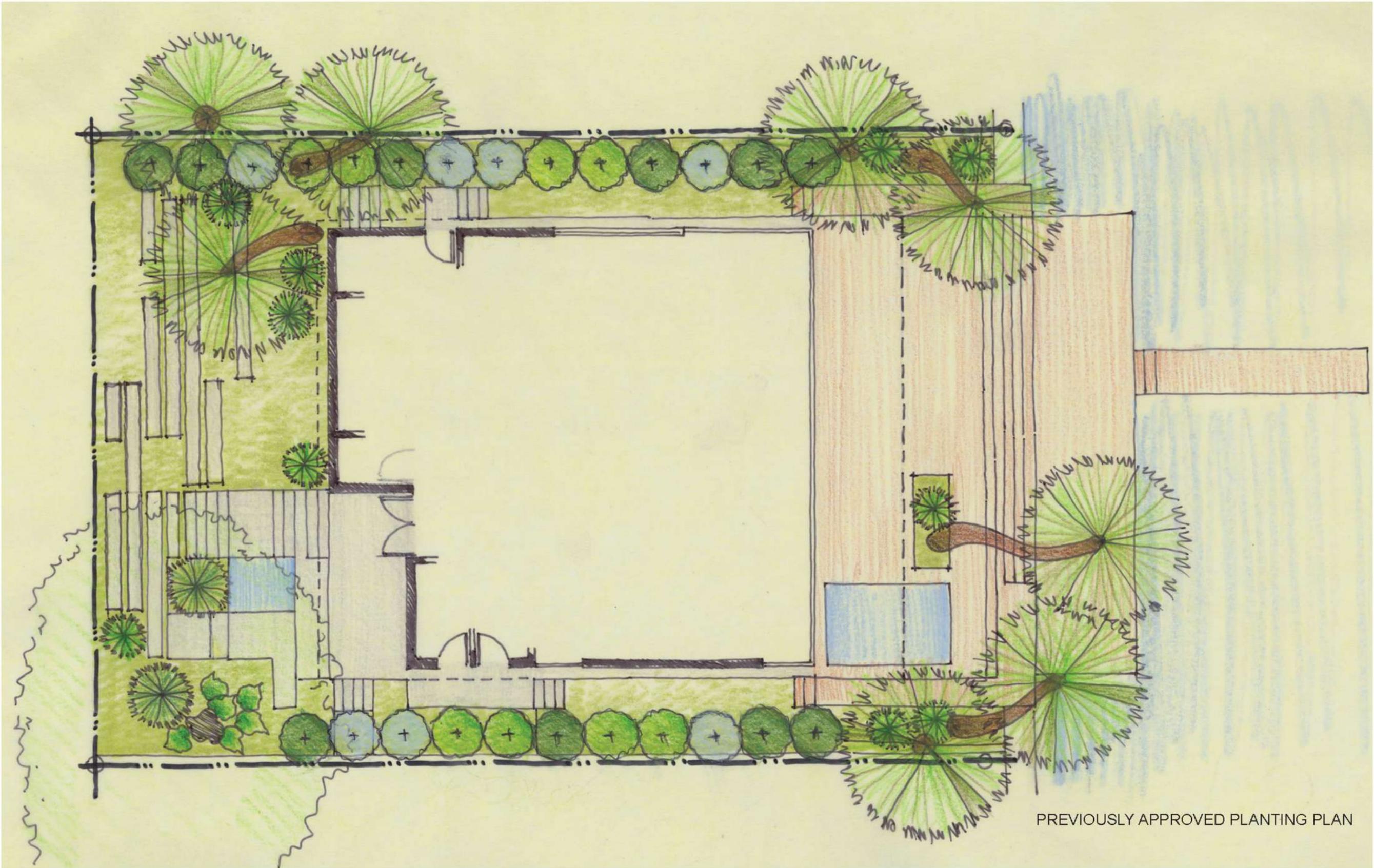


LANDSCAPE LEGEND

MUNICIPALITY: City of Miami Beach
 ZONING CLASS: **RM-1** LOT AREA: 4,590 ACRES: 0.1054
 ORDINANCE/CODE SECTION: CITY OF MIAMI BEACH SECTION 126

CODE REFERENCE	OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
section 142 various	A. Sq. Ft. of required Open Space Lot area: <u>4,590</u> Multiplier: <u>30%</u>	<u>1,377</u>	<u>2,349</u>
	B. Sq. Ft. of parking lot open space Parking Spaces: <u>2</u> Multiplier: <u>200</u> sf/space	<u>400</u>	<u>400</u>
	C. Total Sq. Ft. of landscaped Open Space required	<u>1,777</u>	<u>2,749</u>
LAWN AREA			
Sec. 126-6, c, Table A	A. Total Sq. Ft. of landscaped Open Space	<u>1,777</u>	<u>2,749</u>
	B. Maximum Lawn Area (sod) permitted- Open space required: <u>1,777</u> Multiplier: <u>50%</u>	<u>889</u>	<u>0</u>
TREES			
Sec. 126-6, c, 7	A. Number of trees required per lot, less existing trees Required Trees/Lot: <u>5</u> Net lot acres: <u>0.1054</u> Required Trees: <u>5</u> Existing trees: <u>1</u>	<u>4</u>	<u>8</u>
	B. % Palms allowed Palms allowed 1:1 for mitigation only.	<u>na</u>	<u>na</u>
	C. % Native required Trees provided: <u>8</u> Multiplier: <u>30%</u>	<u>2</u>	<u>7</u>
Sec. 126-6, c, 8	D. % Drought tolerant and low maintenance species required Trees provided: <u>8</u> Multiplier: <u>50%</u>	<u>4</u>	<u>8</u>
STREET TREES			
Sec. 126-6, a, 1	A. Street trees (maximum average spacing of 20' o.c.) Linear ft of street frontage: <u>56</u> Multiplier: <u>20</u> Required: <u>3</u> Existing trees: <u>0</u>	<u>3</u>	<u>3</u>
	B. Street trees directly below power lines Linear ft of street frontage: <u>0</u> Multiplier: <u>20</u>	<u>0</u>	<u>0</u>
SHRUBS			
Sec. 126-6, d	A. Number of shrubs required Lot and street trees required: <u>7</u> Multiplier: <u>12</u>	<u>84</u>	<u>87</u>
Sec. 126-6, d	B. % Native species required Shrubs provided: <u>87</u> Multiplier: <u>50%</u>	<u>44</u>	<u>85</u>
LARGE SHRUBS OR SMALL TREES			
	A. Number of large shrubs or small tree required Shrubs required: <u>84</u> Multiplier: <u>10%</u>	<u>8</u>	<u>18</u>
	B. % Native species required Shrubs provided: <u>18</u> Multiplier: <u>50%</u>	<u>9</u>	<u>18</u>



PREVIOUSLY APPROVED PLANTING PLAN

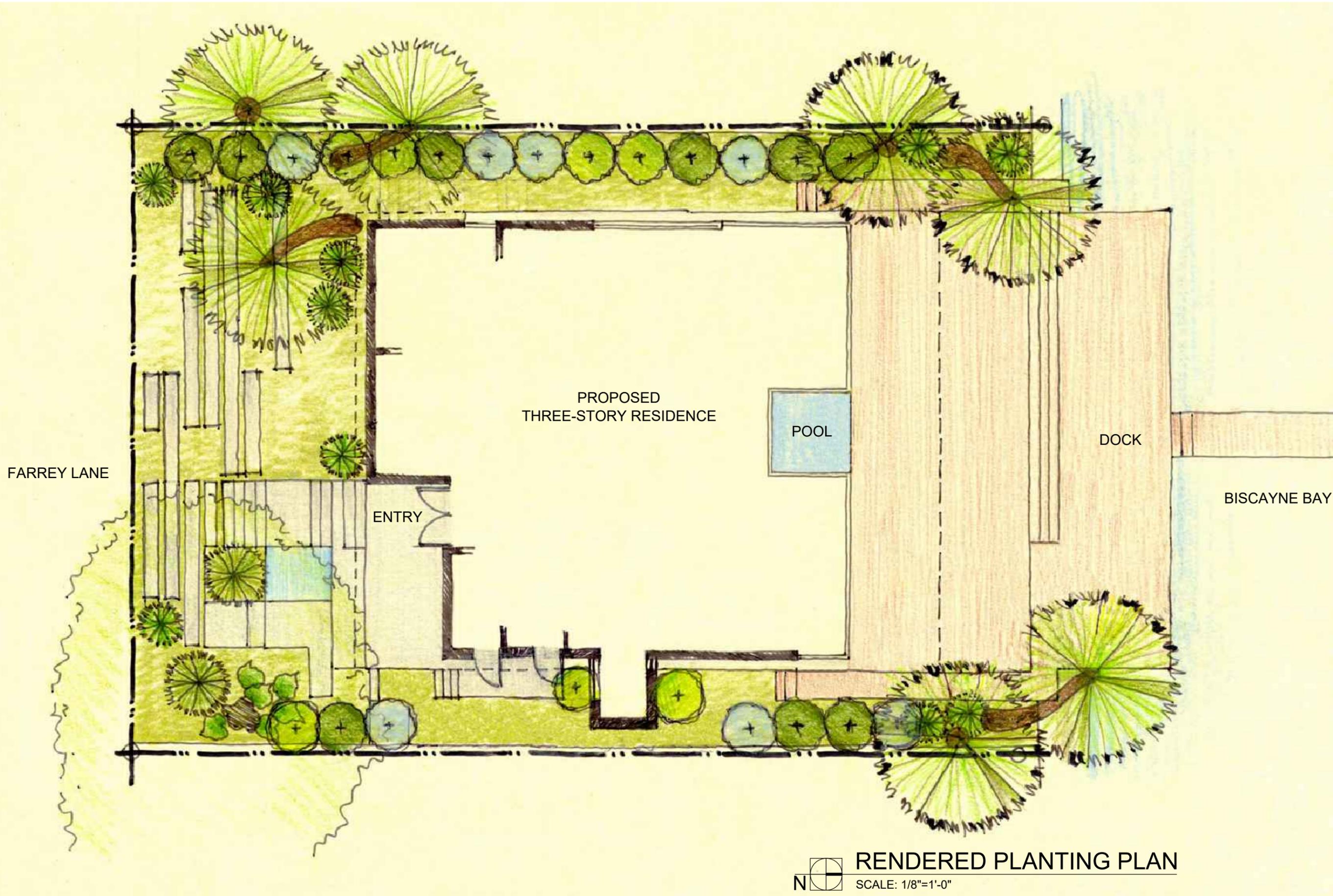
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Date: 08.02.21
 Scale: 1/8" = 1'-0"
 Revisions:

Previously Approved
 Planting Plan

L-0.0



FARREY LANE

PROPOSED
THREE-STORY RESIDENCE

POOL

DOCK

ENTRY

BISCAYNE BAY



RENDERED PLANTING PLAN

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

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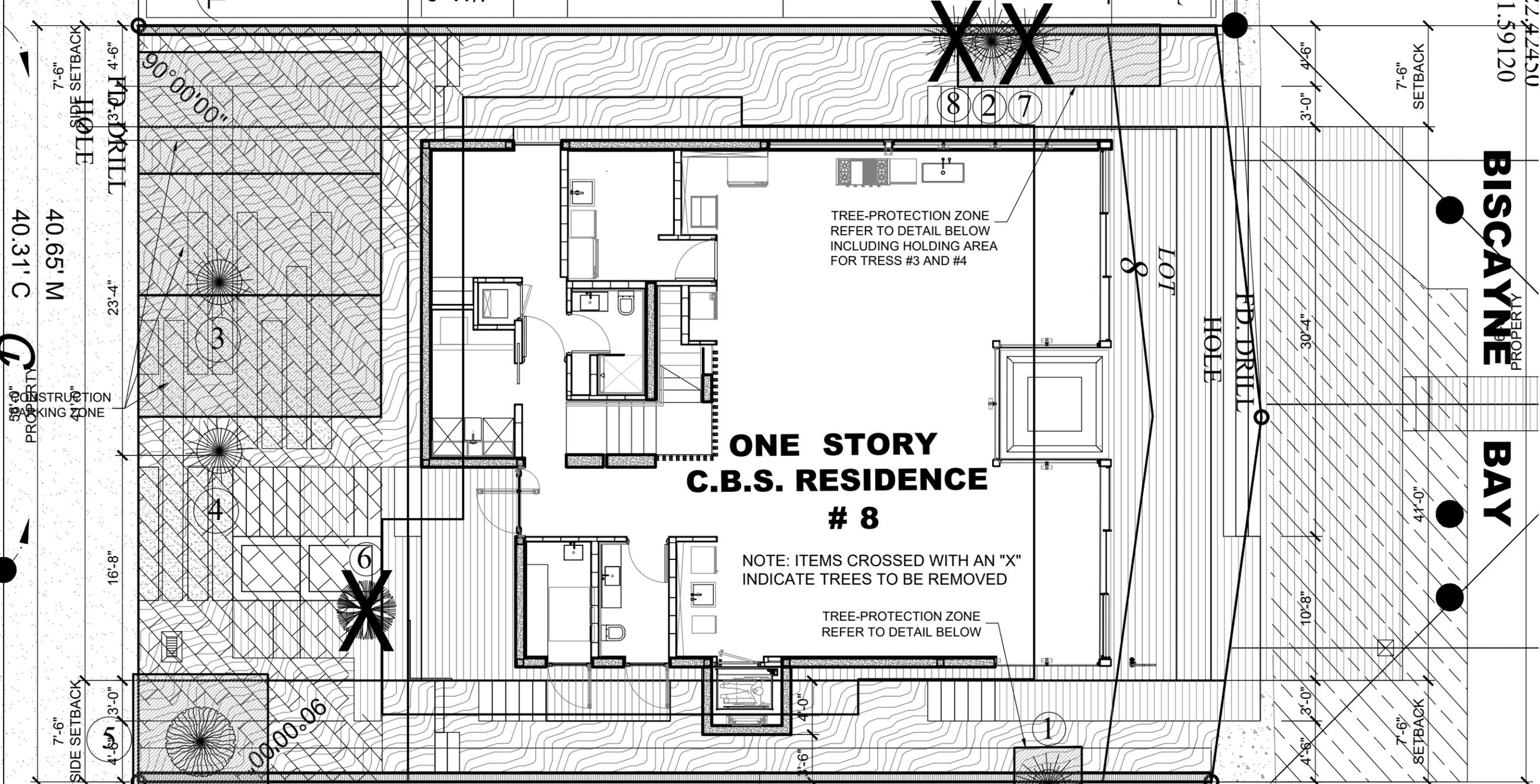
RENDERED
PLANTING PLAN

L-1.0

20' ASPHALT PAVEMENT

FD NAIL

TREE PROTECTION DETAIL



**ONE STORY
C.B.S. RESIDENCE
8**

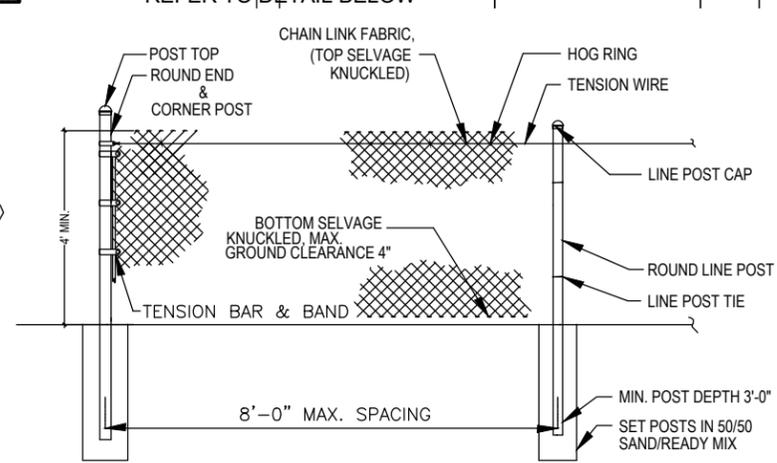
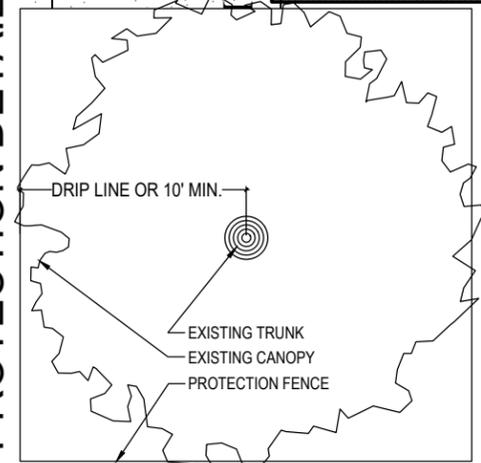
NOTE: ITEMS CROSSED WITH AN "X" INDICATE TREES TO BE REMOVED

TREE DISPOSITION PLAN

EXISTING-TREE LEGEND N SCALE: 1/8"=1'-0"

No.	NAME	DIAMETER	SPAN	HEIGHT	DISPOSITION
1	COCONUT PALM	0.8'	7'	27'	REMAIN IN PLACE
2	COCONUT PALM	0.8'	7'	27'	REMAIN IN PLACE
3	COCONUT PALM	0.8'	7'	27'	RELOCATE ON-SITE
4	COCONUT PALM	0.8'	7'	27'	RELOCATE ON-SITE
5	BLACK OLIVE TREE	3'	50'	35'	REMAIN IN PLACE
6	TRAVELER'S TREE	0.9'	10'	12'	REMOVE
7	CHRISTMAS PALM	0.45'	10'	17'	REMOVE
8	CHRISTMAS PALM	0.45'	10'	17'	REMOVE

MITIGATION: 1. TREE #6 (11" DBH) Traveler's Tree (*Ravenala madagascariensis*) DOES NOT REQUIRE MITIGATION.
 2. TREE #7 (5" DBH) AND TREE #8 (5" DBH) Christmas Palms (*Adonidia merrillii*) WILL BE MITIGATED WITH TWO (2) NEW Coconut Palms (*Cocos nucifera* 'Maypan') AT 20'-25' GRAY WOOD.



1. PROTECTION FENCE SHALL BE GALVANIZED CHAIN LINK STANDARD 2"X2" MESH.
2. PROVIDE HINGED GATE.
3. ALTERNATE: 2X4 WOOD POSTS (6'-0" O.C. MAX) WITH THREE EVENLY SPACED WOODEN RAILS. MIN. HT 4'.
4. POSTS MAY BE SHIFTED TO AVOID ROOTS.
5. NO STORAGE, DEBRIS, VEHICULAR TRAFFIC OR EQUIPMENT CLEANING IS ALLOWED WITHIN THE PROTECTED AREA.
6. REFER TO MUNICIPAL REQUIREMENTS FOR ADDITIONAL INFORMATION.

1.59120
1.742420
BISCAYNE
PROPERTY

BAY

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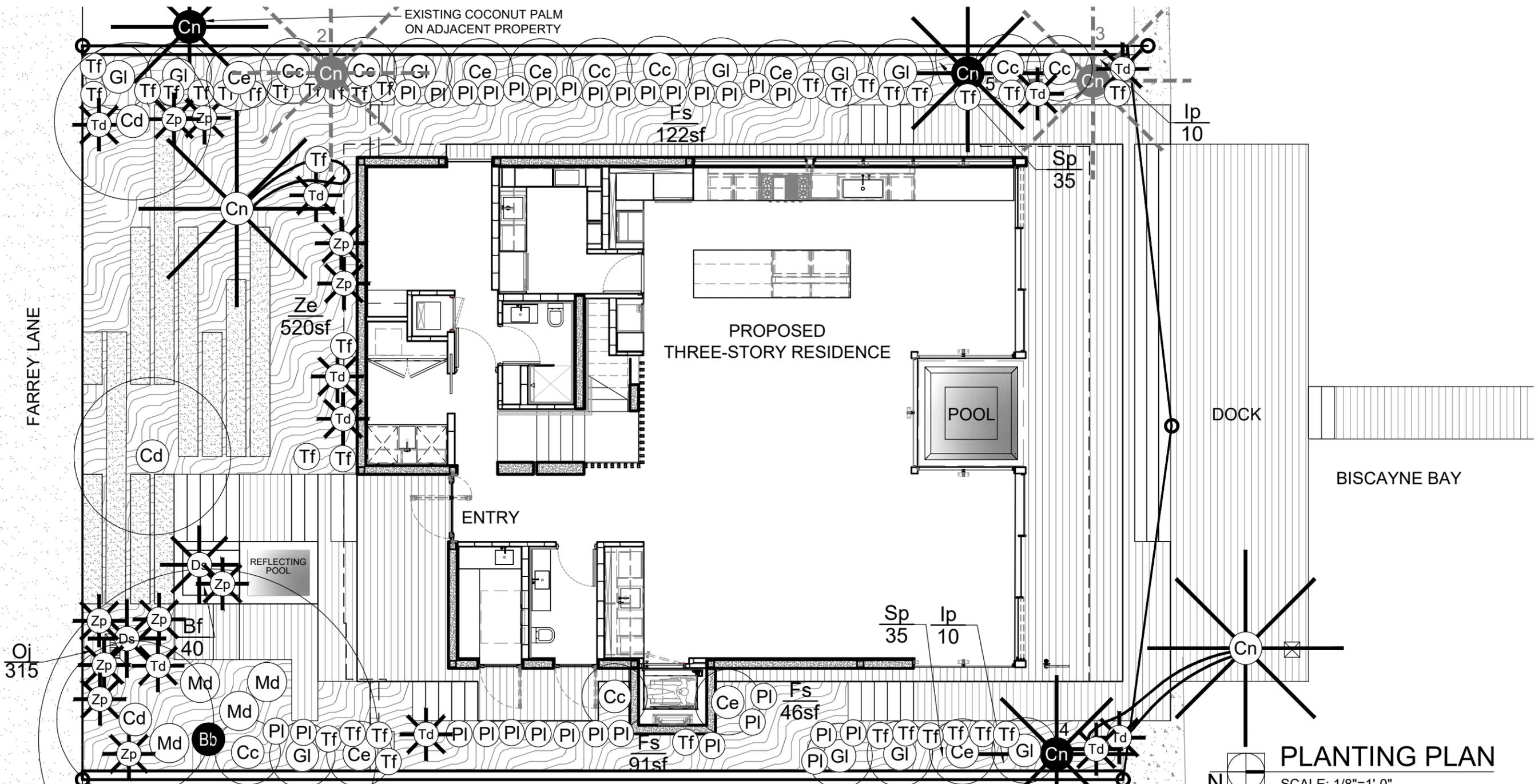


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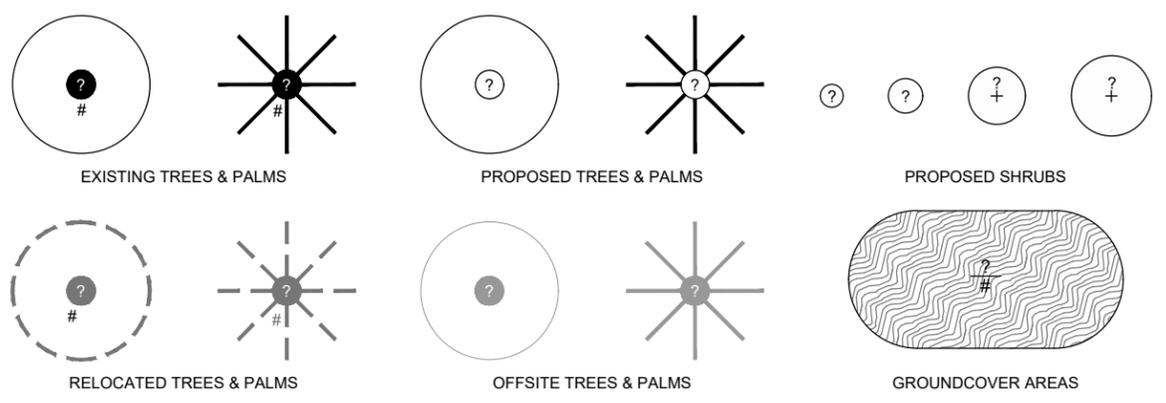
TREE DISPOSITION AND MITIGATION



PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
TREES				
Bb	1	<i>Bucida buceras</i>	Black Olive Tree	Existing to remain.
Cd	3	<i>Coccoloba diversisifolia</i>	Pigeon Plum Tree	14' Ht. 6" Spr. 4" Dbh. 4' Ct. Fu.
Ce	7	<i>Conocarpus erectus sericeus</i>	Sliver Buttonwood Tree	12'-14' Ht. 6' Spr. 4" Dbh. Bu. Fu.
PALMS				
Cn	4	<i>Cocos nucifera</i>	Coconut Palm	Existing. (2) to remain; (2) to relocate on-site.
Cn	2	<i>Cocos nucifera 'Maypan'</i>	Green Maypan Coconut Palm	20'-25' Gw. Super curved.
LARGE SHRUBS				
Cc	8	<i>Capparis cynophallophora</i>	Jamaican Caper Tree	8' Ht. 4' Spr. 2" Dbh. Bu. Fu.
Gl	10	<i>Gymnanthes lucida</i>	Crabwood Tree	8' Ht. 4' Spr. 2" Dbh. Bu. Fu.
SHRUBS				
Ah	3	<i>Anthurium hookeri</i>	Bird's Nest Anthurium	3G. 2'x2'. Fu. Install on existing tree branches.
Ds	2	<i>Dioon spinulosum</i>	Giant Dioon	5'x5'. Fu.
Md	4	<i>Monstera deliciosa</i>	Swiss Cheese Philodendron	7G. 2'x2'. Fu.
Pl	30	<i>Psychotria ligustrifolia</i>	Dwarf Wild Coffee	7G. 2'x2'. Fu.
Td	10	<i>Tripsacum dactyloides</i>	Fakahachee Grass	3G. 3'x3'. Fu.
Tf	35	<i>Tripsacum floridanum</i>	Florida Gamagrass	3G. 2'x2'. Fu.
Zp	10	<i>Zamia pumila</i>	Coontie	10G. 3'x3'. Fu.
GROUNDCOVERS				
Bf	40	<i>Bulbine frutescens</i>	Orange Desert Candle	1G. Fu.
Ip	20	<i>Ipomea pes-caprae</i>	Railroad Vine	1G. Fu.
Oj	315	<i>Ophiopogon Japonicus</i>	Mondo Grass	1G. Fu.
Sp	70	<i>Sesuvium portulacastrum</i>	Sea Purslane	1G. Fu.
Ze	520sf*	<i>Zoysia 'Emerald'</i>	Emerald Zoysia Grass	

PLANTING LEGEND



NOTE: REFER TO ATTACHED LANDSCAPE LEGEND FOR PROVIDED LANDSCAPE REQUIREMENTS

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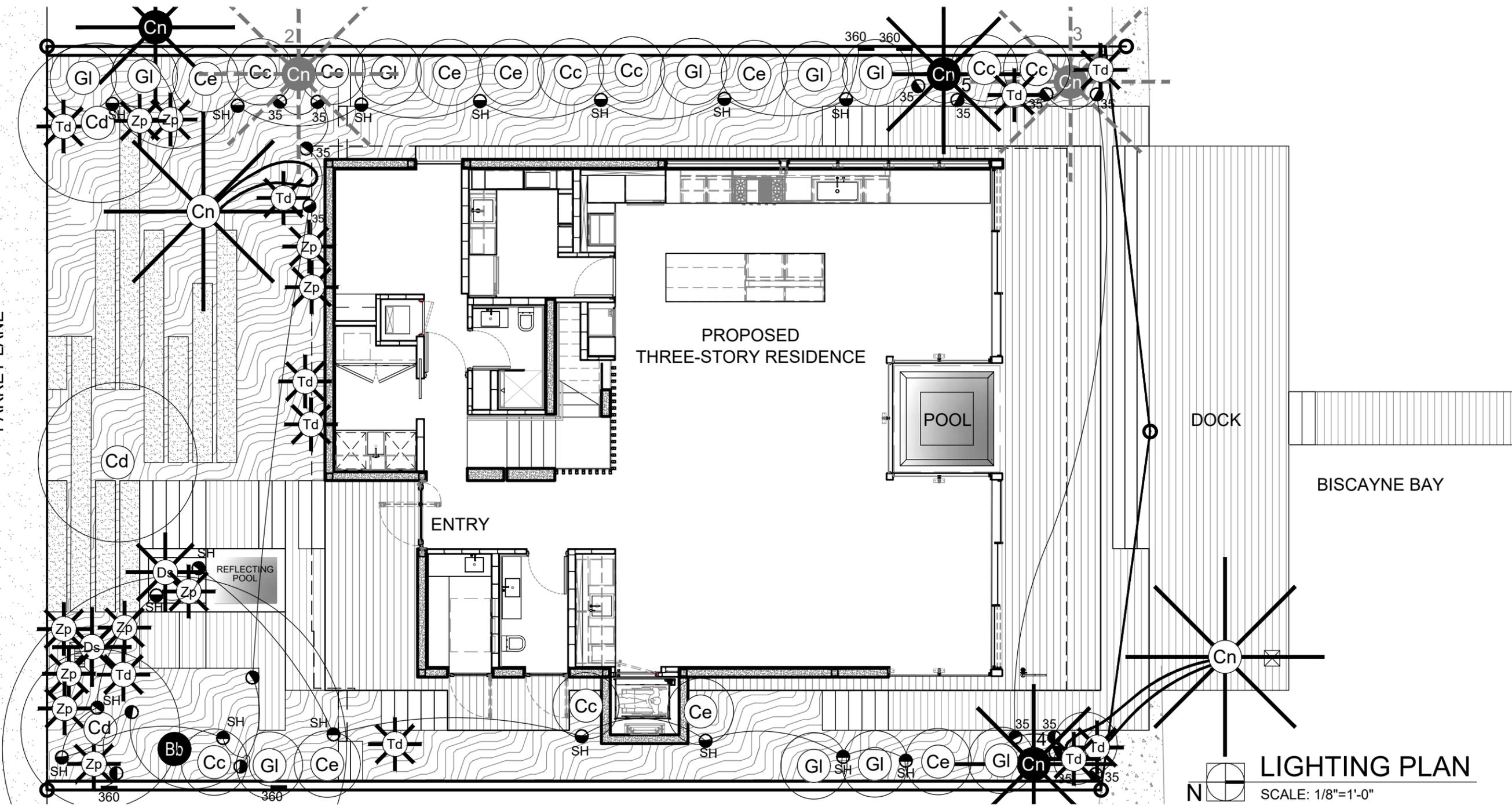
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PLANTING PLAN

L-3.0

FARREY LANE



PROPOSED
THREE-STORY RESIDENCE

POOL

DOCK

BISCAYNE BAY

ENTRY

REFLECTING
POOL

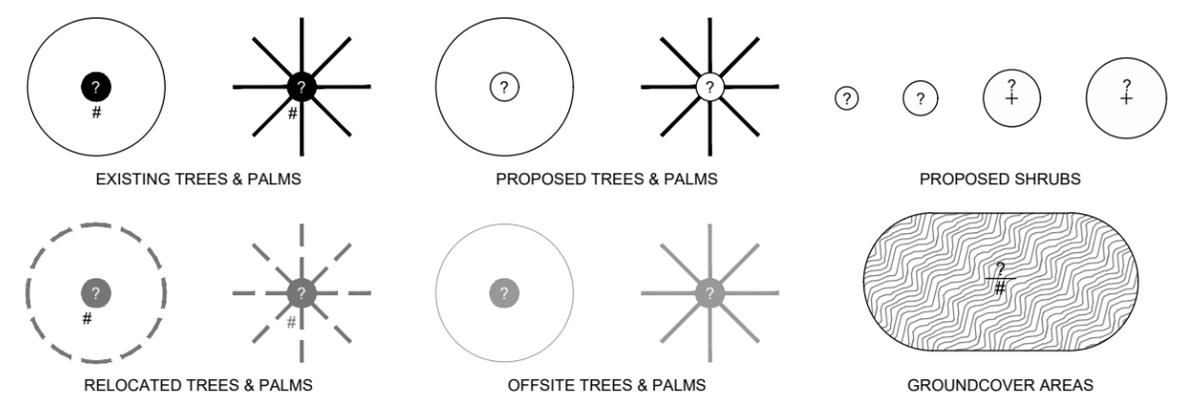
LIGHTING PLAN

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

LIGHTING SCHEDULE

MODEL	SYMBOL	APPLICATION	MANUFACTURER	DESCRIPTION	INSTALLATION	NOTES	LAMP	QUANTITY
16010BKT30		TREES	KICHLER	UP-LIGHT BRASS FIXTURE WITH COWEL	POST MOUNT	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	12V LED 13W 60 DEGREE WIDE FLOOD	4
16010BKT30		PALMS	KICHLER	UP-LIGHT CAST ALUMINUM FIXTURE WITH COWEL	POST MOUNT	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	12V LED 13W 35 DEGREE FLOOD 30K	12
15733BKT		LARGE SHRUBS	KICHLER	UP-LIGHT FIXTURE WITH COWEL	POST MOUNT	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	12V LED 13W 60 DEGREE WIDE FLOOD	17
360-SS			UNIQUE	STAINLESS STEEL TRANSFORMER	CONCEALED IN PLANTING AREA	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	N/A	4
600-SS			UNIQUE	STAINLESS STEEL TRANSFORMER	PLANTING AREAS AND PLANTER WALLS	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	N/A	0
840-SS			UNIQUE	STAINLESS STEEL TRANSFORMER	PLANTING AREAS AND PLANTER WALLS	PRIMARY ELECTRICAL SUPPLY TO BE PROVIDED BY ELECTRICAL CONTRACTOR	N/A	0

PLANTING LEGEND



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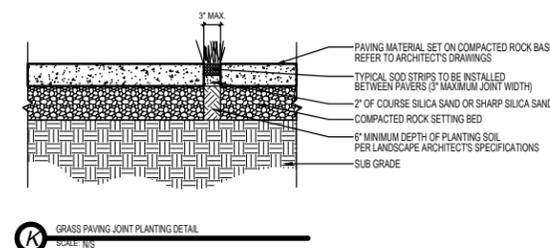
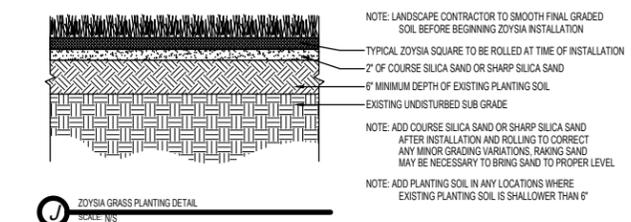
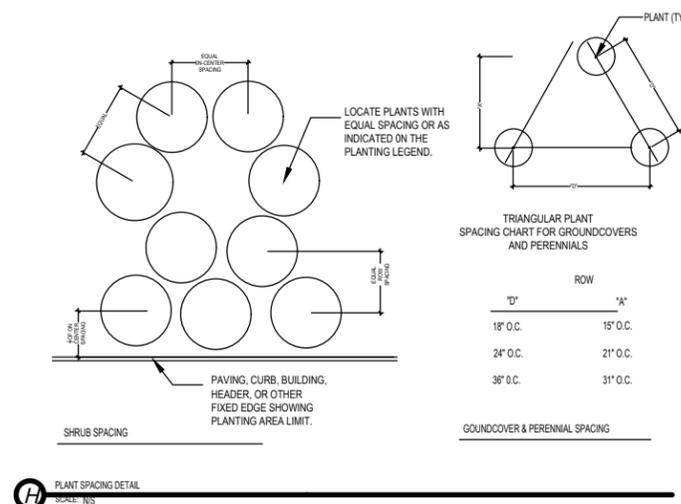
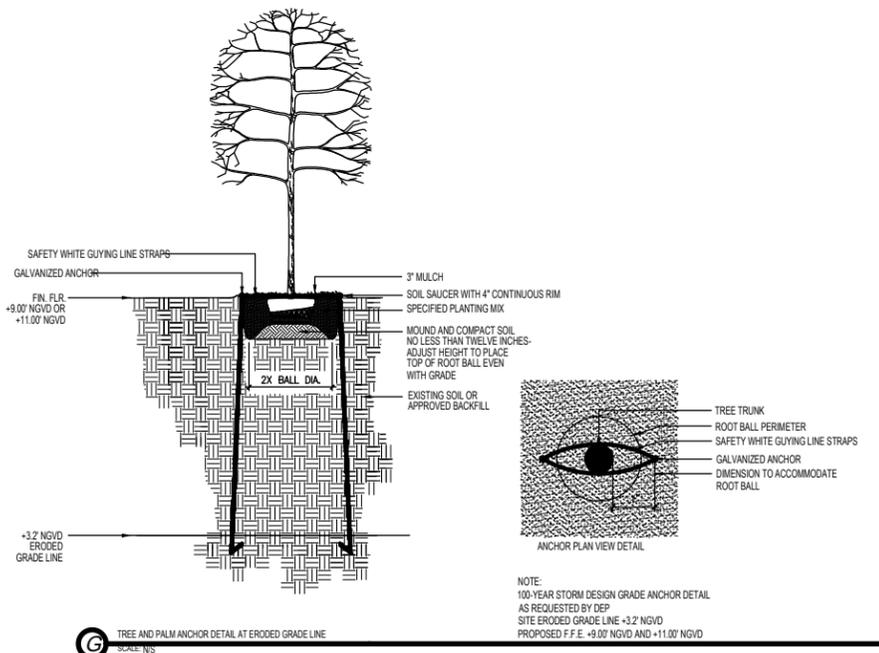
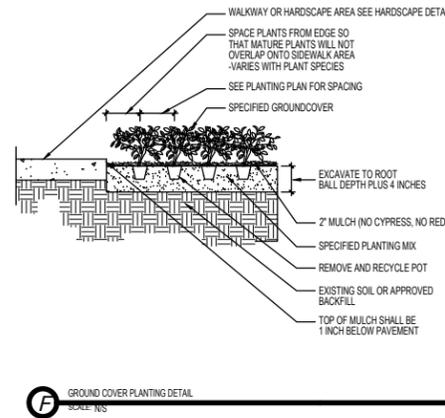
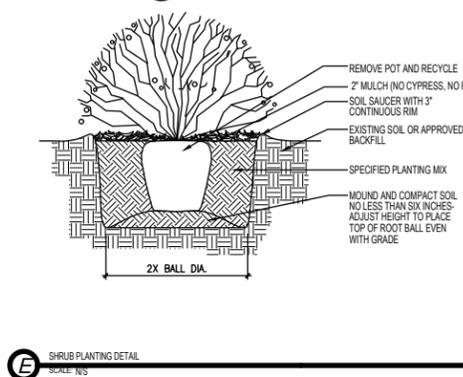
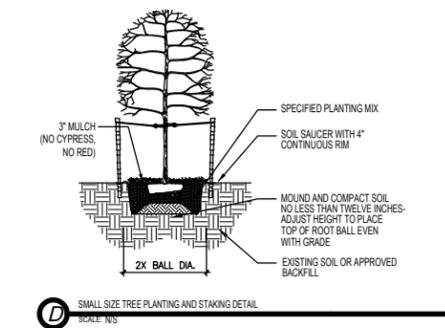
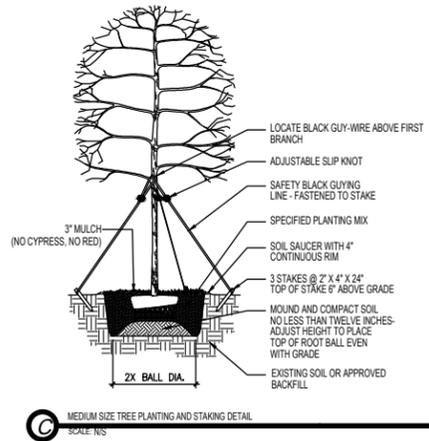
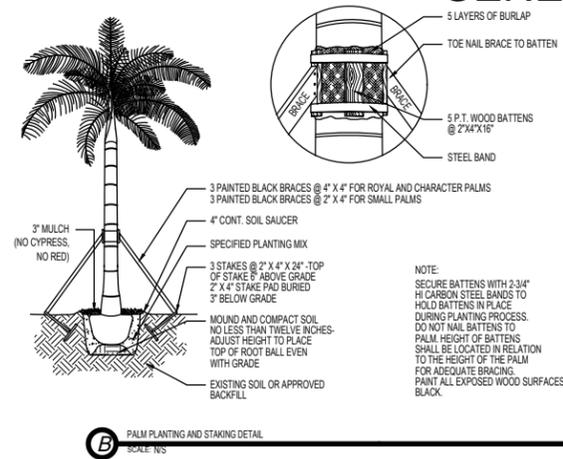
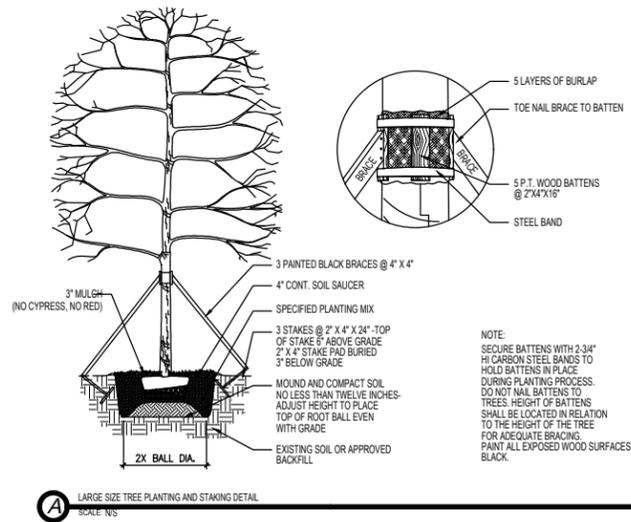
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LIGHTING PLAN

L-4.0

GENERAL PLANTING DETAILS

GENERAL PLANTING NOTES



- Landscape contractor shall become familiar with the scope of work, the site digging conditions, and any obstacles prior to submitting a bid.
- Landscape contractor should verify all estimated quantities of material shown on the Landscape Architect's drawings prior to submitting a bid.
- Planting plan shall take precedence over plant list in case of discrepancies.
- All plant material symbols shown on landscape plans shall be considered diagrammatic and should be adjusted on the field by landscape contractor to avoid all utilities and all other obstructions, after obtaining consent from the Landscape Architect.
- All sizes specified for plant material on the plan and plant list shall be considered minimum.
- All plant material must meet or exceed the specified minimum requirements for both height and spread.
- Any specific requirements such as specific shape, character, number of tree trunks, plant source, transporting, and or special bracing noted on the plan or plant list, will require approval and or coordination with the Landscape Architect.
- No change shall be made without prior consent of the Landscape Architect.
- All material shall be subject to availability at time of installation. Substitutions may be made after consent from the Landscape Architect.
- All trees, palms, shrubs and ground covers shall be guaranteed for a period of 12 months from date of final acceptance.
- Changes may occur during the normal course of implementation. Verbal change orders will not be honored. Any changes must be submitted to the Landscape Architect in writing as a change order to be reviewed and approved in writing by owner/client.
- Landscape contractor shall locate and verify all underground utilities or structures prior to digging.
- Landscape contractor shall repair all damages to underground utilities, and or construction caused by landscape installation, at no cost to the owner.
- Landscape contractor shall coordinate with the general contractor, the removal of all building construction debris and foreign material prior to installation of any plant material.
- Site preparation should include the eradication and removal of any weeds or grass, removal and clean up of any dead material and rough and finish grading per specs and or architectural plans.
- For plant material designated to be removed, the entire root system shall be dug and removed from the site.
- Groundcovers, shrubs, trees and palms should receive an 80/20 mix fill soil, as needed or as per specifications.
- All Plant material shall be Florida No. 1 or better. Florida Department of Agriculture Grades and Standards, Parts I & II, 1975, respectively.
- All trees shall be staked in a good workmanlike manner. No nail staking permitted. (Refer to bracing notes and planting details)
- After removal or relocation of existing trees and palms, all remaining holes shall be back filled around and under root ball with washed beach sand, and sod disturbed area, if required. All shrub beds to be installed with washed beach sand. (See spec)
- All trees, palms, shrubs and ground cover plants shall be fertilized at installation, with long lasting fertilizer, according to manufacturers' recommendations.
- For Palms and Trees use "Palm Special" (6-12-12), for Shrubs use a (12-6-8), and for Sod use a (20-3-3).
- All existing plant material to remain shall be protected during all construction phases. Any plant material scarred or destroyed designated to remain must be replaced at the contractor's expense with similar species size and quality.
- All existing plant material designated to be stored off-site shall be protected and cared for according to industry standard. Any plant material scarred or destroyed designated to remain must be replaced at the contractor's expense with similar species size and quality.
- All trees to be relocated will get root pruned 30 days min. (or more if required by the species), upon relocation, thin out 30% of the relocated trees' canopy under the direction of the Landscape Architect.
- All trees in sod areas shall receive a mulch ring 2' in diameter typical.
- Planting areas shall be mulched with shredded organic mulch to a minimum of 3" if necessary. With the exception of beach planting and mondo grass beds. Do not use cypress, synthetic or colored mulch. Maleatuca mulch or Pine needles are preferred.
- All trees shall have 2" caliper at D.B.H. minimum for a 10' height tree.
- All 1 gallon material shall have 12" spread minimum, all 3 gallon material to have 20-24" spread minimum.
- An automatic irrigation system shall be provided for all planting areas within the limits of work. Such system shall provide a 100% coverage with a 50% overlap with a rain moisture sensor as per Florida Xeriscape law requirements. No over-spray shall fall onto paved surfaces. All guidelines as outlined by the South Florida Water Management District (SFWMD) shall be strictly adhered. Notice that there is no existing irrigation system in this property. Refer to irrigation drawings for further information
- Landscape contractor to coordinate installation of irrigation system with irrigation contractor. Irrigation time clock to be hard wired on completion - responsibility of irrigation contractor. Landscape contractor shall hand water or arrange for watering during planting until irrigation system is 100% operable. This is the responsibility of the landscape contractor.
- Landscape Contractor shall coordinate his work with the General Contractor, Irrigation Contractor, and the Electrical Contractor.
- The landscape contractor shall at all times keep the job site clean and free from accumulation of waste material, debris and rubbish.
- Landscape plan shall be installed in compliance with all local codes.
- On-site layout of plant material shall be coordinated with Landscape Architect at the time of installation.
- Landscape Architect shall be notified of plant installation with a minimum of 3 weeks notice.
- All plants, materials, workmanship, and invoice approval are subject to the approval of the Landscape Architect.
- The landscape contractor shall maintain all planting including watering, mowing, mulching, weeding, and pest controlling until final acceptance by the Landscape Architect and owner. Or he/she should coordinate with the irrigation contractor and landscaping maintenance service.
- The awarded landscape contractor shall submit a unit price proposal with pricing for all plant material including (warranty, labor, transportation, relocation, site maintenance and preparation) as per the Landscape Architect's specifications and or planting plans.
- The landscape contractor's contract shall acknowledge all terms and conditions set forth under these general landscape notes and specifications.

- GENERAL TREE BRACING NOTES AND SPECIFICATIONS:**
Specimen trees and tall palms braced with props:
- Choose the correct size, length, and number of props to be used (pressure treated (PT) 2"x4", 4"x4").
 - All (pressure treated (PT) 2"x4", 4"x4"). Stakes shall be painted with Benjamin Moore exterior ready-mix Black Forest Green (classic colors) matte finish paint.
 - Wrap at least 5 layers of burlap around trunk of the palm at least 4 inches wider than the battens being used. (Black Carpet Padding) Battens should be mounted at a point 1/3 of the distance from ground to the clear trunk of the tree or palm, but not less than 4 feet, whichever is greater.
 - Select the proper length and size of battens (PT 2"x4"x12"-16")
 - Use the same number of battens as props being used.
 - Place the battens vertically and evenly spaced against the burlap.
 - Secure the battens in place with metal or plastic banding straps. Do not nail tree.
 - Wedge lower end of prop into soil and secure with a 2"x4"x30" stake. Props should be installed at a 30 to 40 degree angle from the battens and of sufficient length to reach the ground.
- Note: on straight trees or palms or trees, space props equal distance around tree or palm.
On curved (character) palms or trees, space props against the front of the curve of the palm.
- Cut a smooth angle at the end of the props. Align with and nail into battens.
 - Do not penetrate tree or palm with nails.
 - If it appears that additional construction work will take place near to or in the vicinity of the newly braced trees or palms, then props are to be clearly labeled with the statement "Do Not Remove"

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GENERAL PLANTING
DETAILS & NOTES