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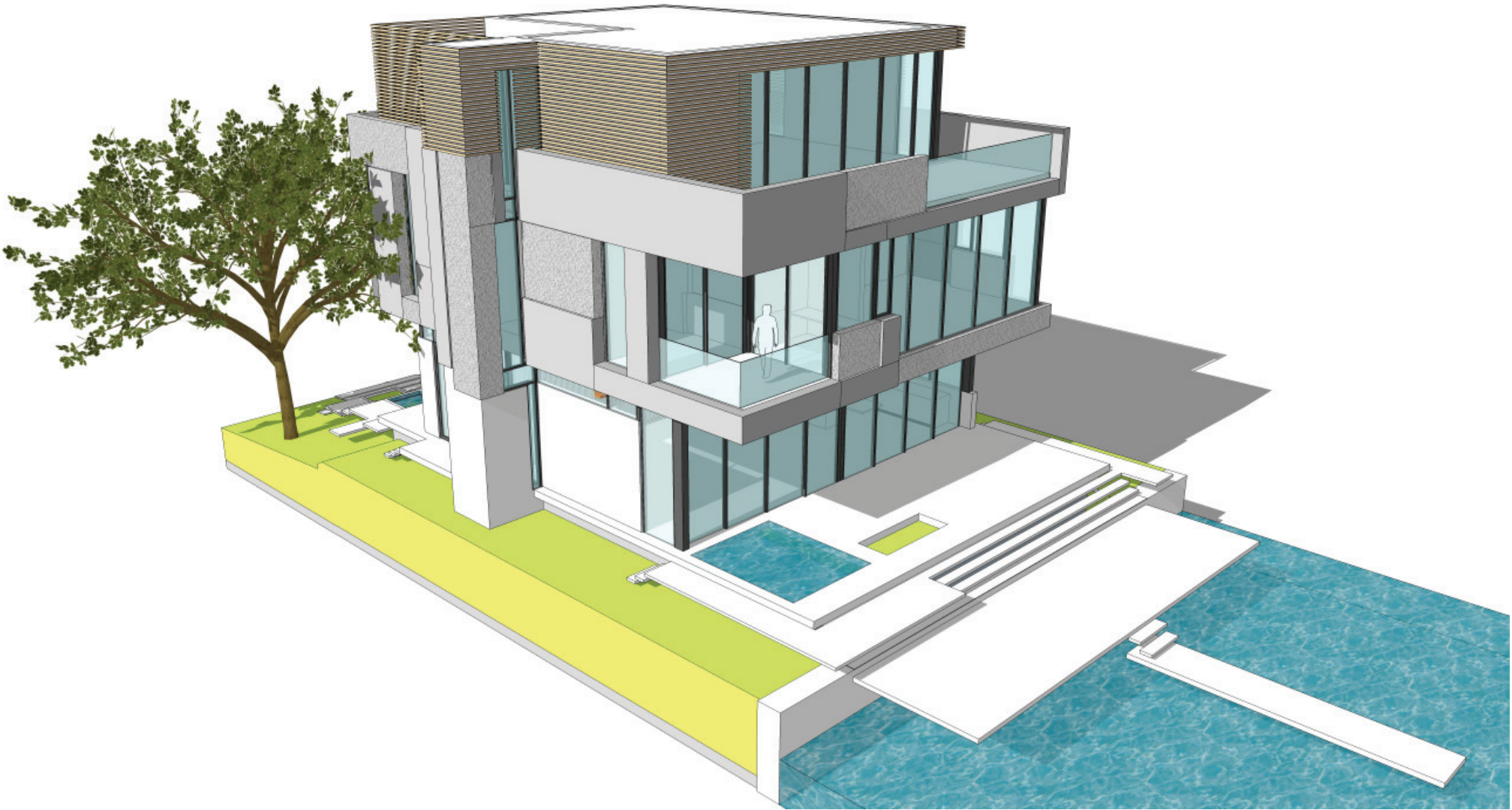
RENE GONZALEZ architect
670 NE 50 TERRACE MIAMI, FLORIDA 33137
T: 305.762.8885 F: 305.762.8883
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351 AR # 0016824

8 FARREY LANE
8 FARREY LANE MIAMI BEACH, FLORIDA 33139

DATE: 12.08.2017
SCALE: AS NOTED
REVISIONS:

SECTIONS

A-4.1



3D PERSPECTIVE OF NORTH EAST CORNER

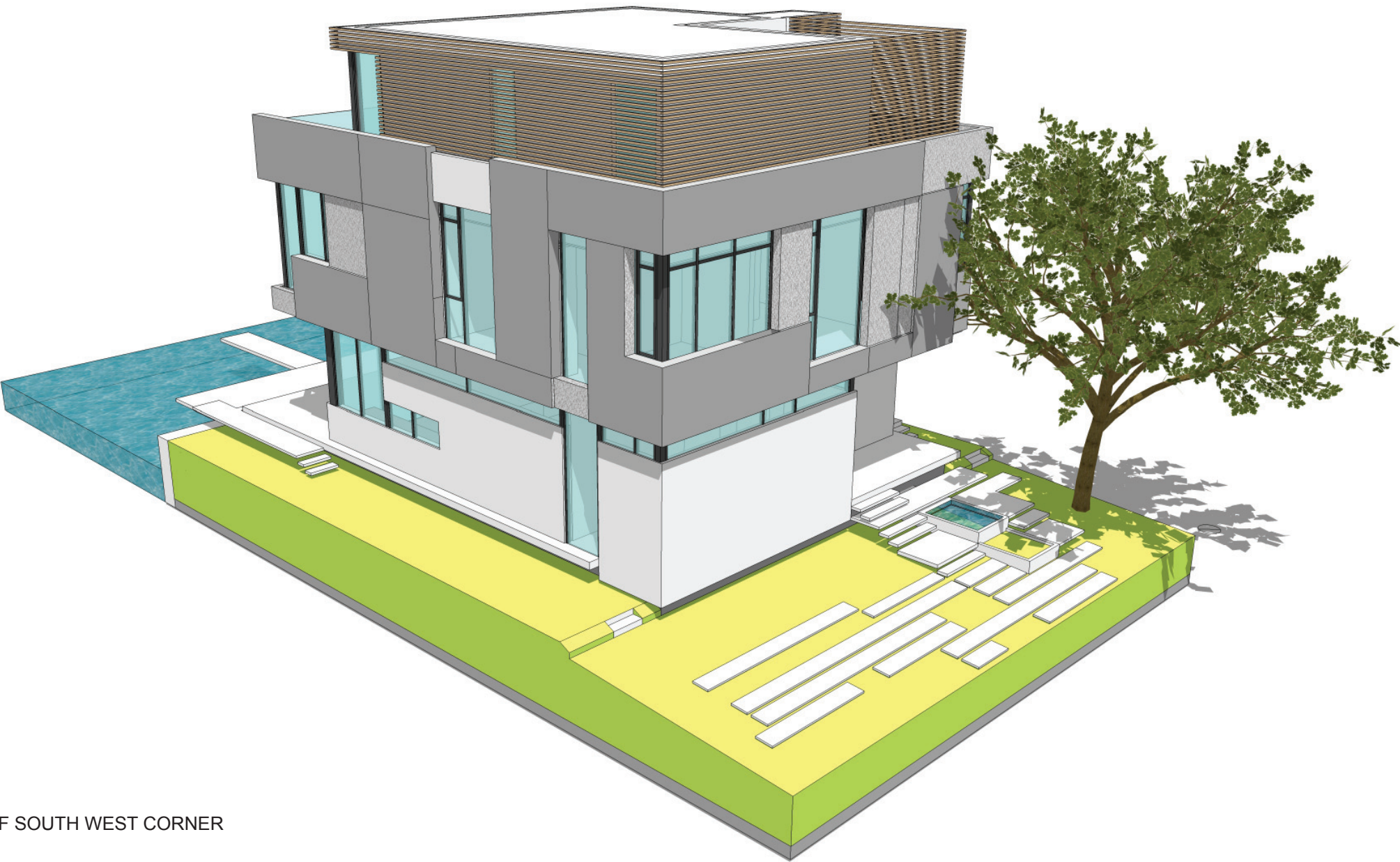
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WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351
AR # 0016824

8 FARREY LANE
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3D PERSPECTIVES



3D PERSPECTIVE OF SOUTH WEST CORNER

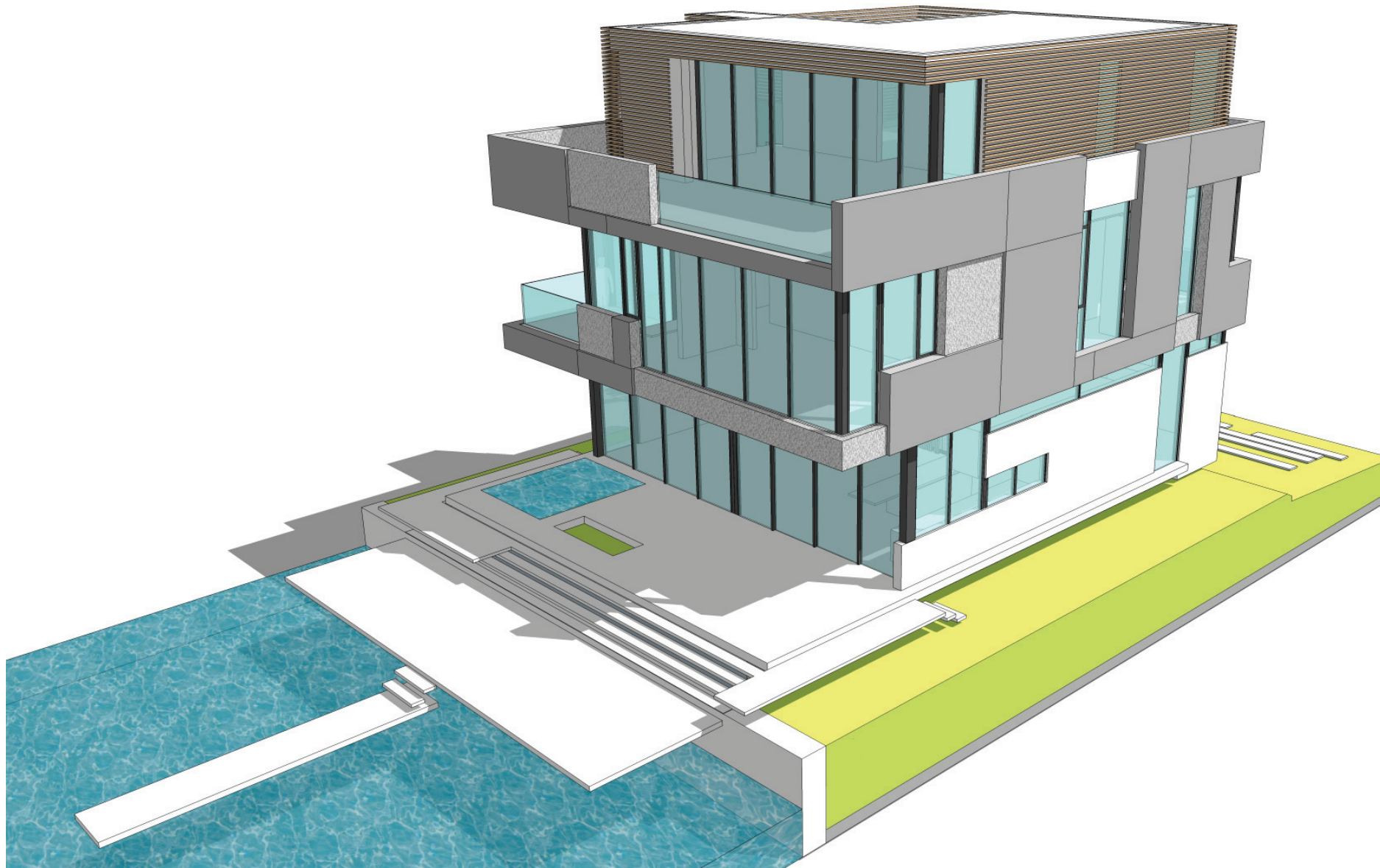
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RENE GONZALEZ architect
670 NE 50 TERRACE, SUITE 305, MIAMI, FLORIDA 33137
TEL: 305.762.8885 FAX: 305.762.8883
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351 AR # 0016524

8 FARREY LANE
8 FARREY LANE
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3D PERSPECTIVES



3D PERSPECTIVE OF NORTH WEST CORNER

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RENE GONZALEZ architect
670 NE 50 TERRACE MIAMI, FLORIDA 33137
305.575.5500

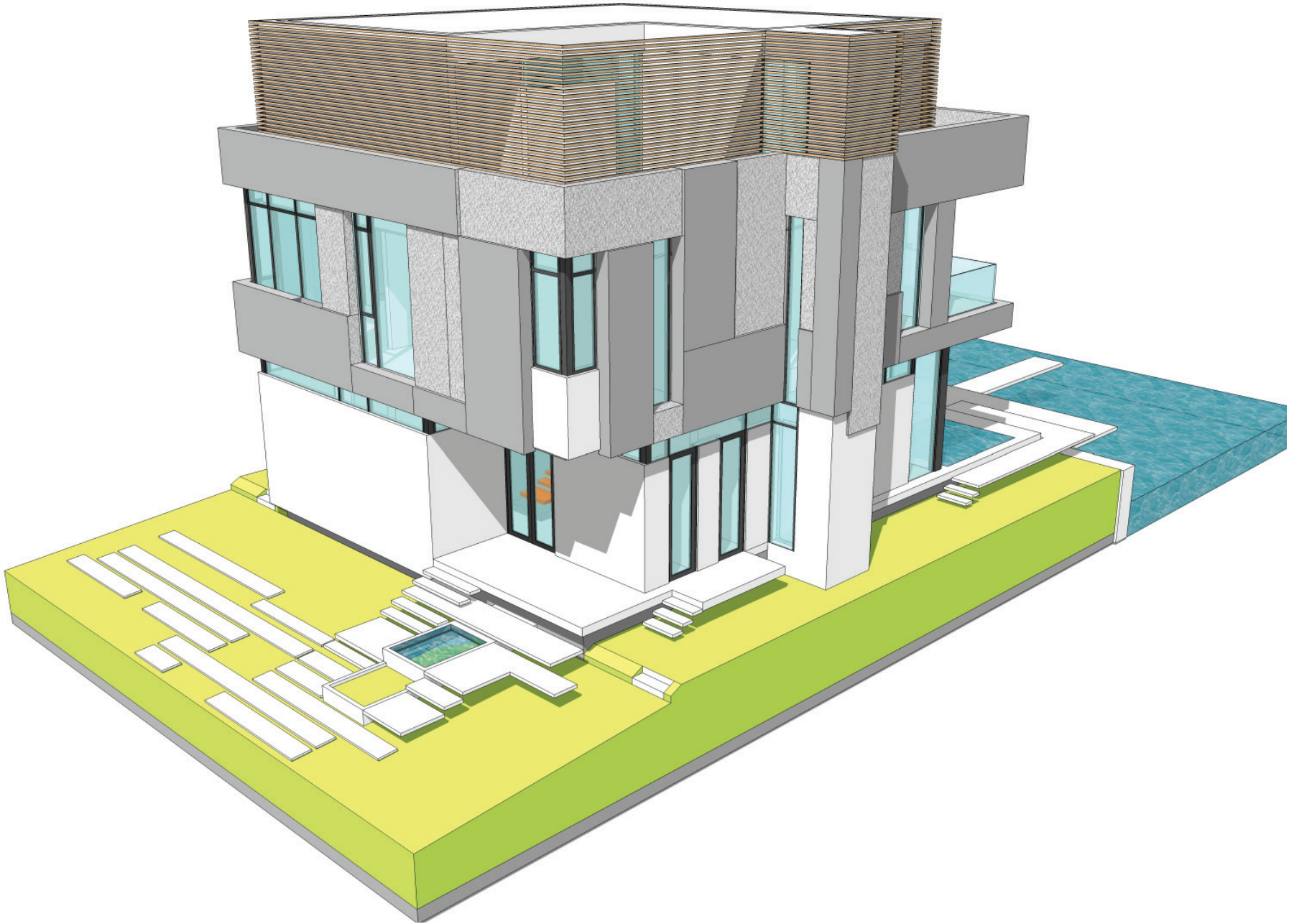
T: 305.762.5895 F: 305.762.5893
WWW.RENEGONZALEZARCHITECT.COM
AA # 000351
AR # 0016824

8 FARREY LANE
8 FARREY LANE
MIAMI BEACH FLORIDA 33139

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D PERSPECTIVES

A-5.2



3D PERSPECTIVE OF SOUTH EAST CORNER

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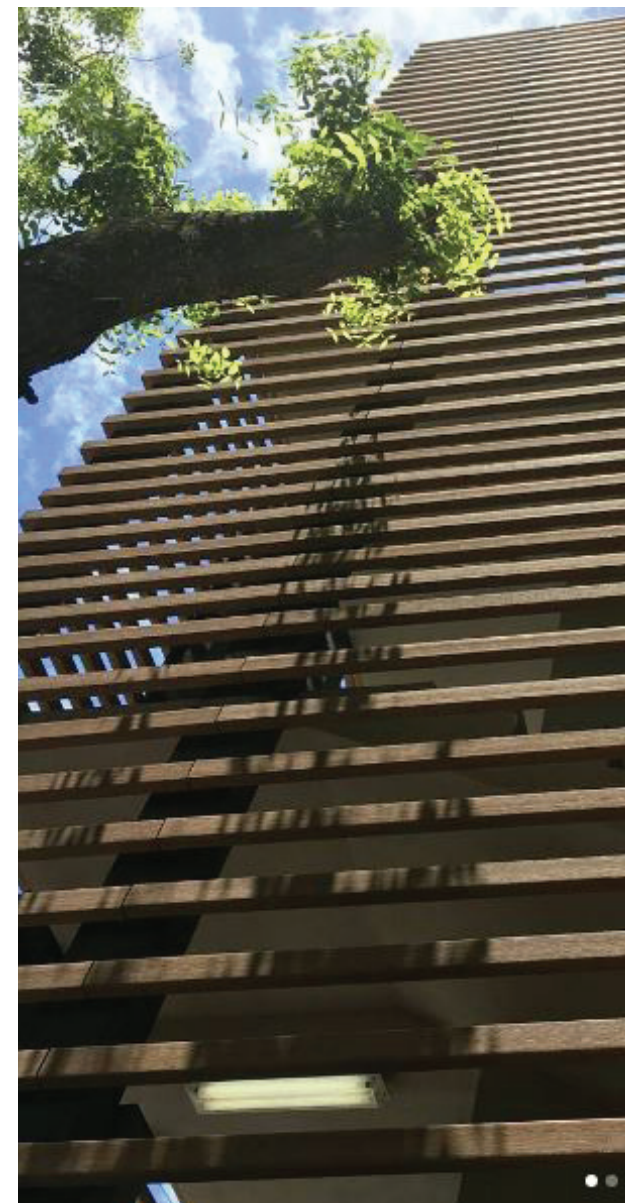
RENE GONZALEZ architect
670 NE 50 TERRACE, MIAMI, FLORIDA 33137
TEL: 305.762.8885 FAX: 305.762.8883
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351 AR # 0016524

8 FARREY LANE
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3D PERSPECTIVES

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RENE GONZALEZ architect
670 NE 50 TERRACE MIAMI, FLORIDA 33137
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WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351
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MATERIAL IMAGES

A-6.0

A-6.0

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RENE GONZALEZ
architect

670 NE 50 TERRACE MIAMI, FLORIDA 33137
T: 305.762.5895 F: 305.762.5893
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351
AR # 0016824

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CONTEXTUAL ELEVATIONS

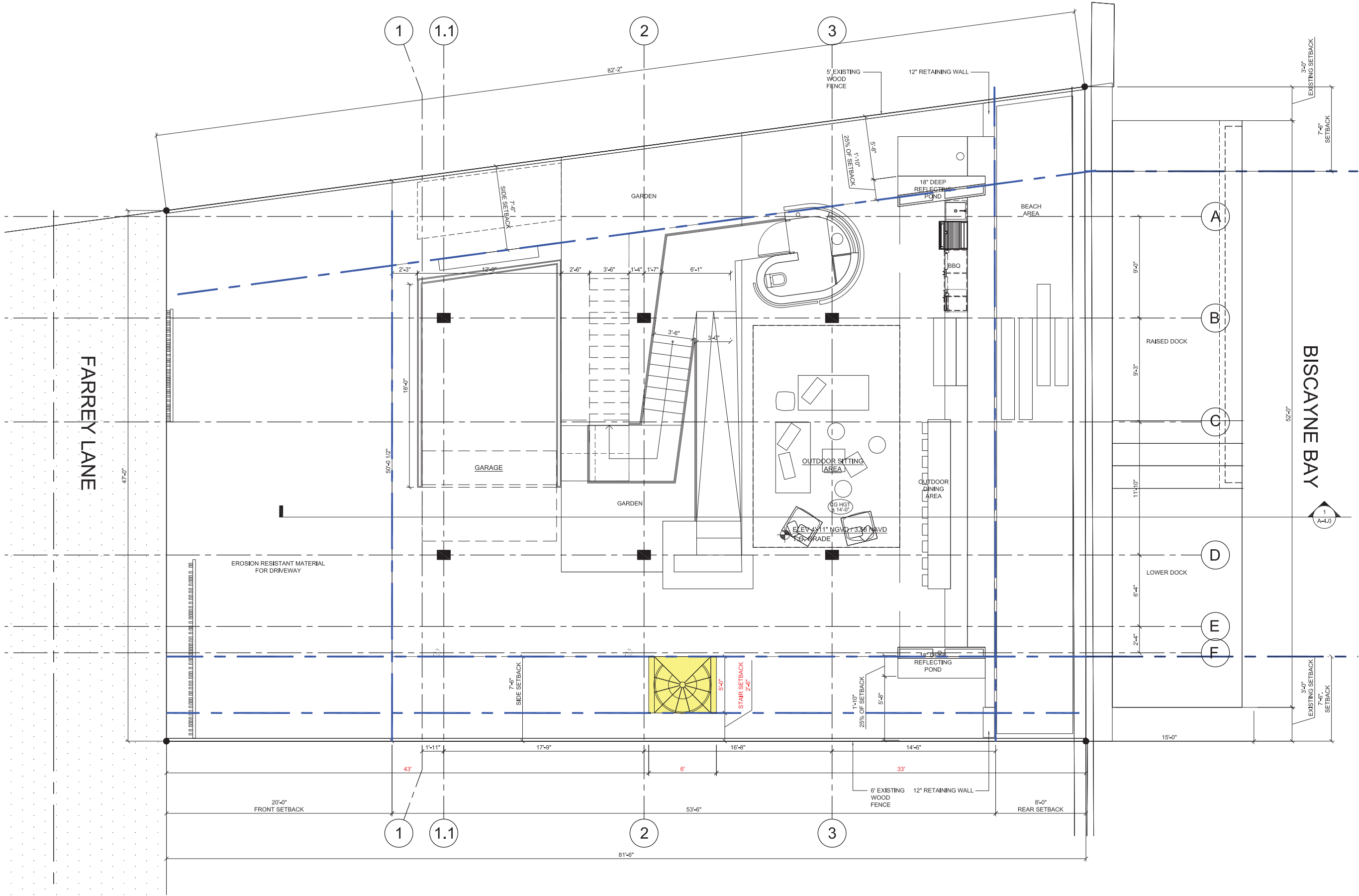
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CONTEXTUAL ELEVATION SKETCH AT SOUTH



A-7.1



APPROVED SITE PLAN FOR ELEVATOR FOR DRB16-0053 (a.k.a. DRB FILE NO. 23155) 7 FARREY LANE

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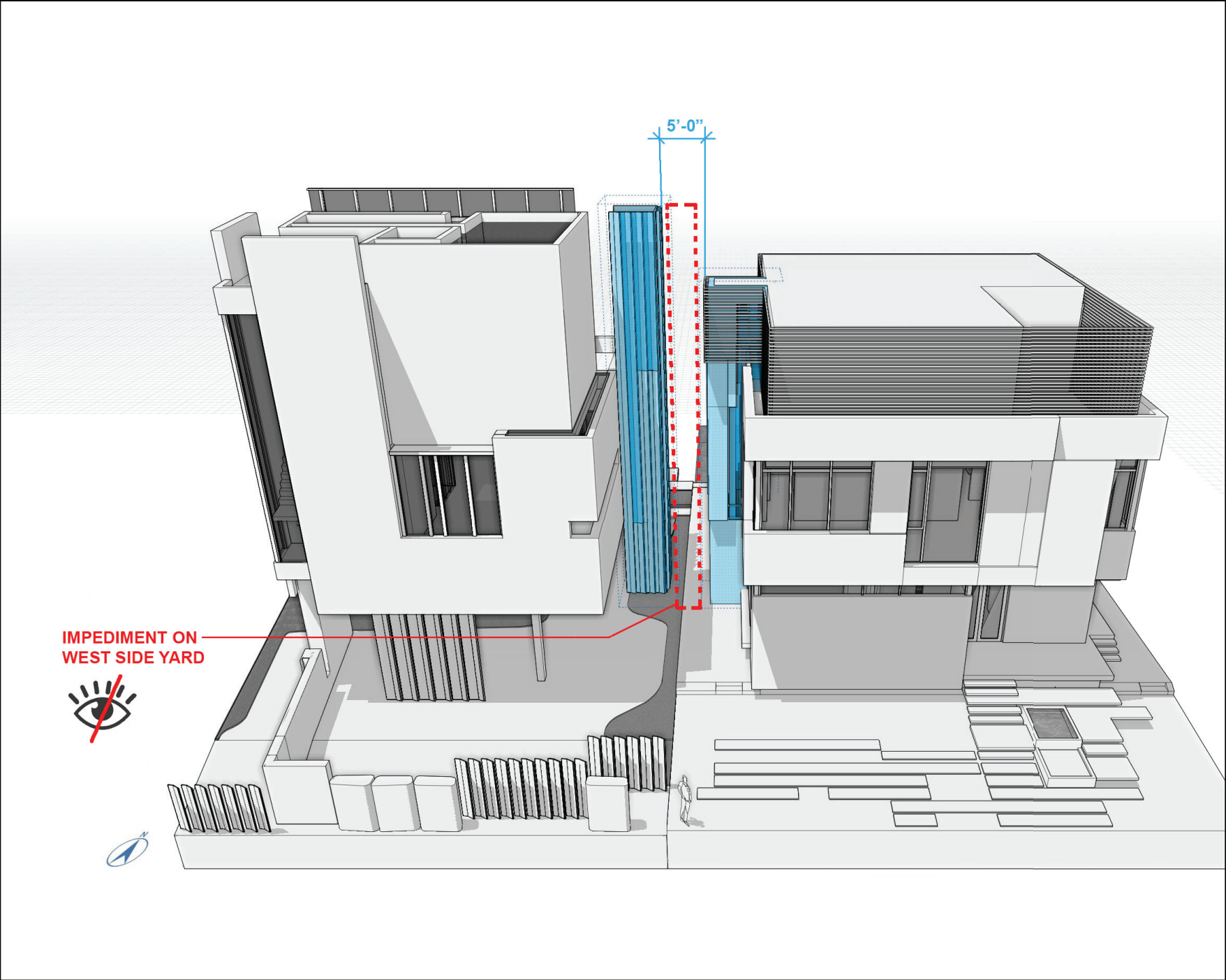
RENE GONZALEZ architect
670 NE 50 TERRACE, SUITE 305, MIAMI, FLORIDA 33137
TEL: 305.762.5883 FAX: 305.762.5883
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351 AR # 0016824

8 FARREY LANE
8 FARREY LANE
MIAMI BEACH, FLORIDA 33139

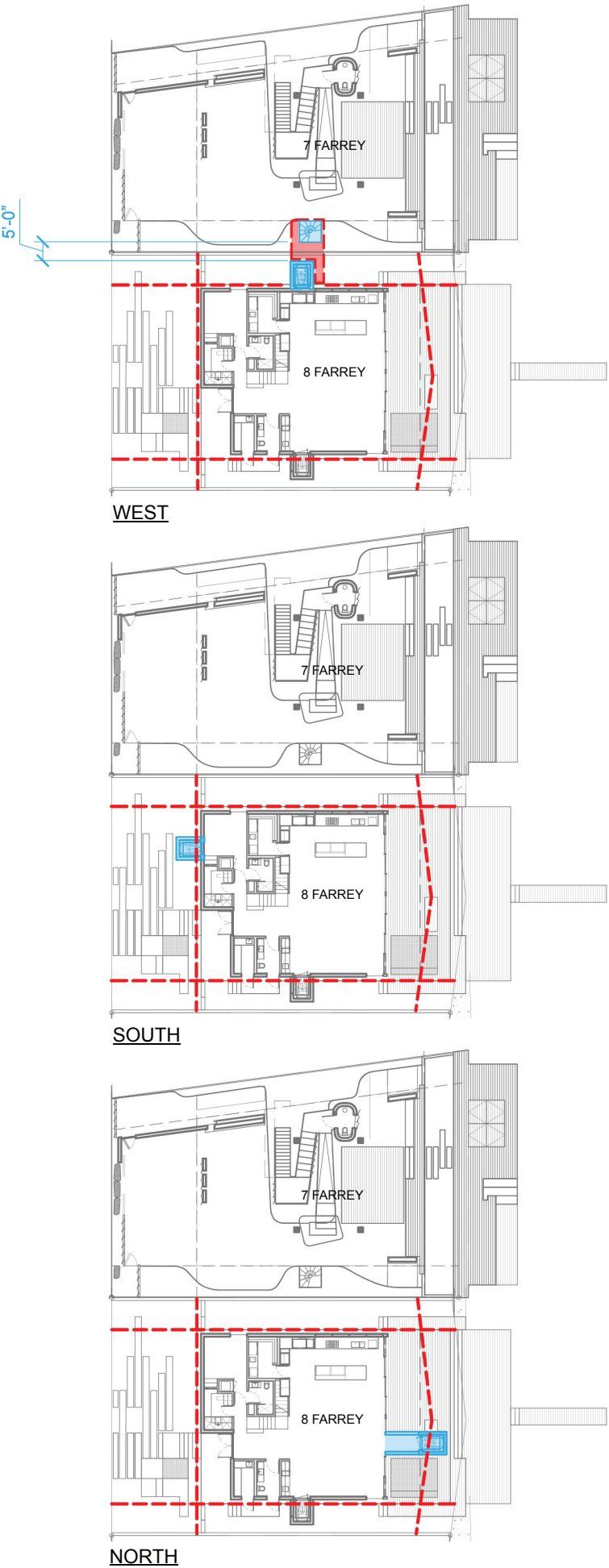
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APPROVED 7 FARREY LANE SITE PLAN

A-8.0



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.



GENERAL IMPEDIMENT DIAGRAMS
CONSIDER THE EFFECTS OF THE PROPOSED
DEVELOPMENT ON THE SURROUNDING
ENVIRONMENT. THE IMPEDIMENT DIAGRAMS
SHOULD BE USED TO IDENTIFY AND
ANALYZE THE IMPEDIMENT AREAS
AND THE EFFECTS OF THE PROPOSED
DEVELOPMENT ON THE SURROUNDING
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IDENTIFY AND ANALYZE THE
IMPEDIMENT AREAS AND THE
EFFECTS OF THE PROPOSED
DEVELOPMENT ON THE
SURROUNDING ENVIRONMENT.
WE, THE ARCHITECT, DO NOT
GUARANTEE THE ACCURACY OF
THE INFORMATION PROVIDED
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RENE GONZALEZ architect
670 NE 50 TERRACE, MIAMI, FLORIDA 33137
T: 305.762.8885 F: 305.762.8883
WWW.RENEGONZALEZARCHITECT.COM
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IMPEDIMENT
DIAGRAMS

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 upon 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 or facilities by demolition operations.

H. Utilities:
- 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.
- Vermin Control: If made necessary by the demolition Contractor's work, employ a certified, licensed exterminator and treat the entire area of building demolition and removal 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 Clearing:
Site Preparation/Top Soil:
- Before starting excavation work, strip all existing soil 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 to approved condition if damaged.

M. 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.

N. Site Clearing:
- 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.

O. 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. Placing:
- 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: 8 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

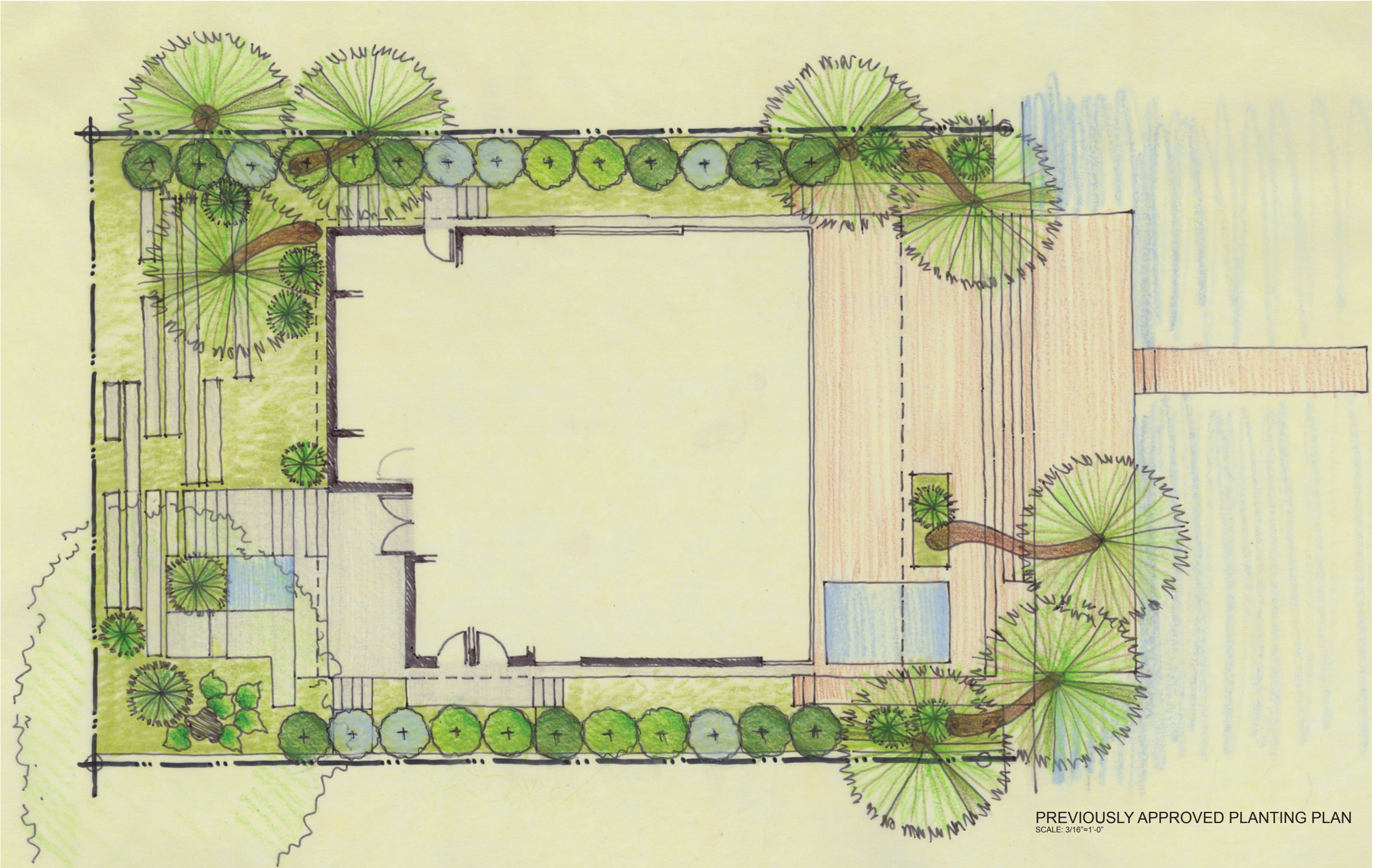
U. Pavements:
Refer to Division 4 for paving

V. Landscaping:
Refer to Architecture and Civil drawings

Z. Disposal of Excess Material and Cleanup:
- Unless otherwise directed, all material gotten from excavations and not required for backfilling, filling, or grading becomes property of Contractor, 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.



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DATE: 12.08.2017
SCALE: AS NOTED
REVISIONS:

PREVIOUSLY
APPROVED REND.
PLANTING PLAN

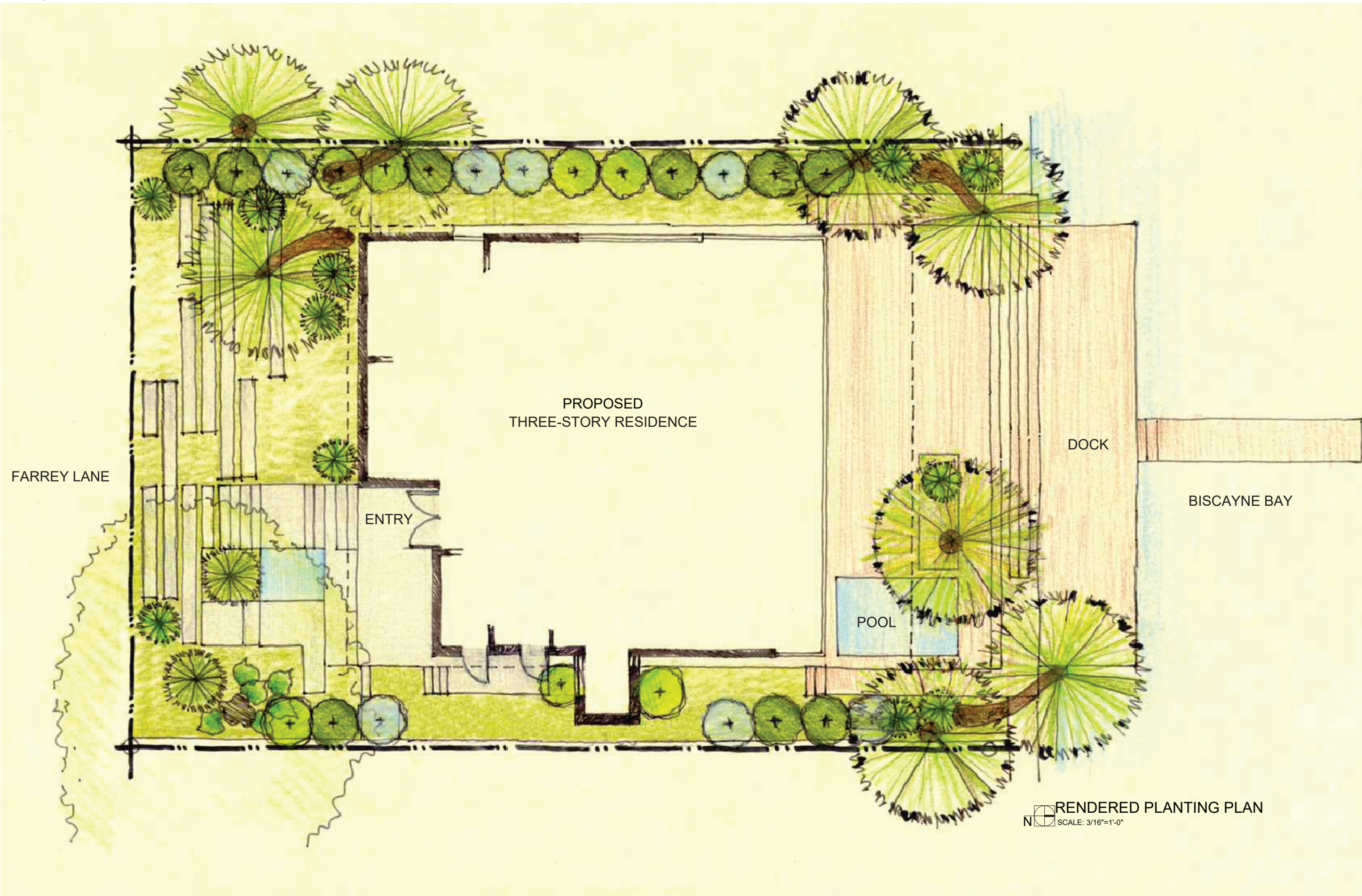
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MIAMI BEACH, FLORIDA 33139

RENE GONZALEZ architect

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FARREY LANE

PROPOSED
THREE-STORY RESIDENCE

ENTRY

POOL

DOCK

BISCAYNE BAY

RENDERED PLANTING PLAN
SCALE: 3/16"=1'-0"

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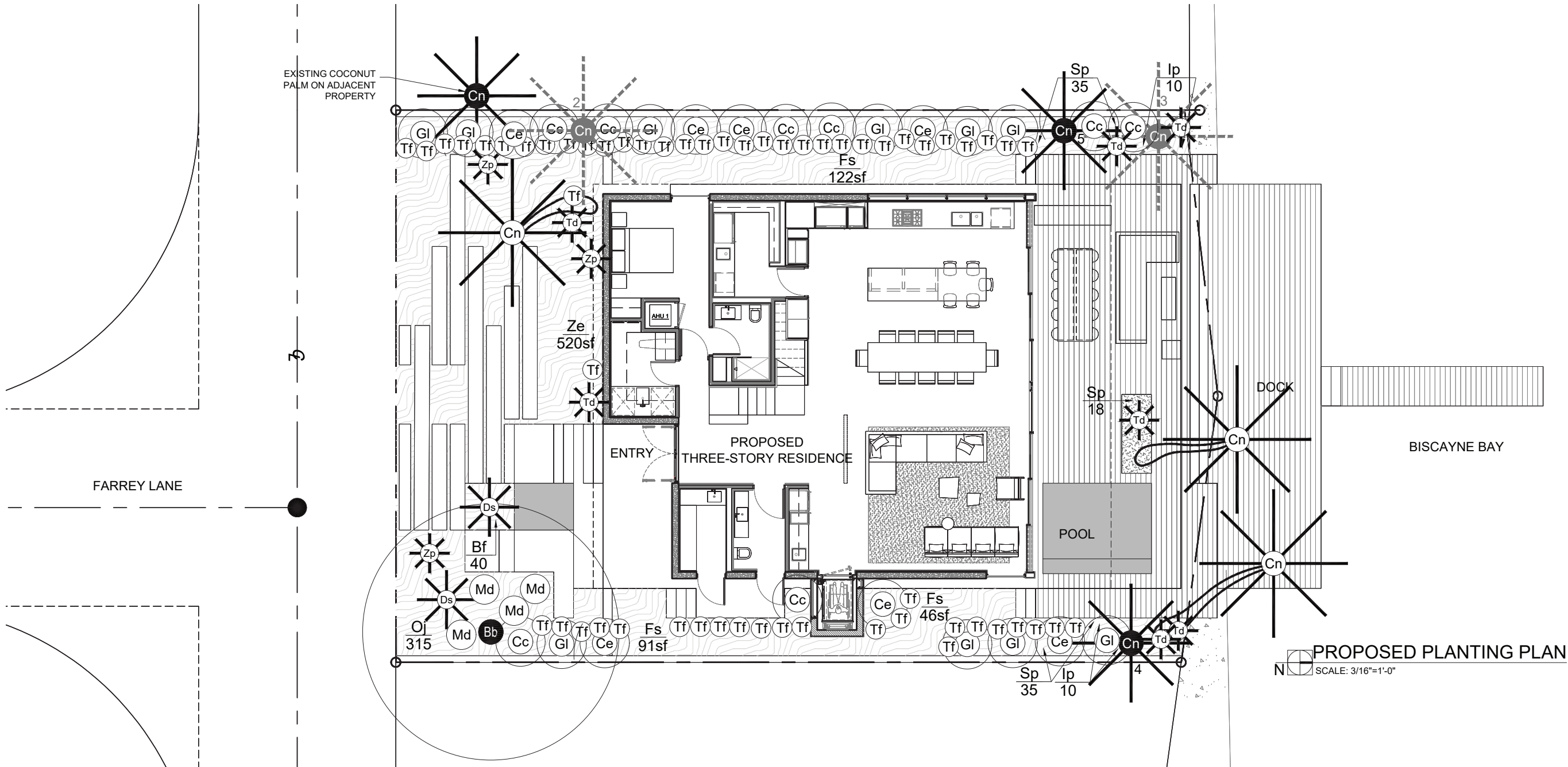
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PLANTING PLAN

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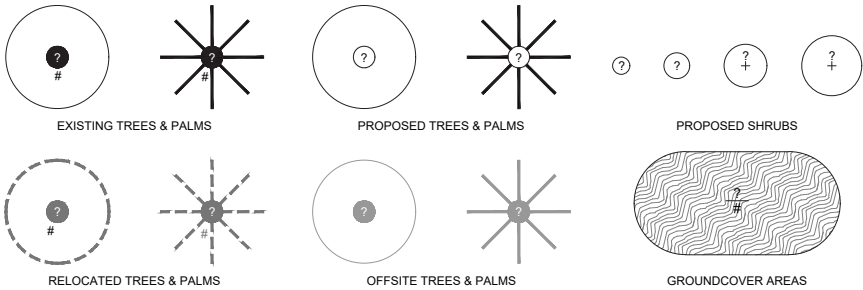
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T: 305.762.8885 F: 305.762.8883
WWW.RENEGONZALEZARCHITECT.COM
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PLANTING LEGEND



PLANTING REQUIREMENTS

ZONING DISTRICT: Single Family Home
LOT SIZE: 4,468s.f.

REQUIRED NUMBER OF TREES INSIDE PROPERTY LINES
5 Trees required for 6,000s.f. of lot, plus 1 tree per every 1,000s.f. thereafter = 5 Trees Required.
NUMBER OF PROVIDED TREES AT A MINIMUM 12'o.a. 6"sp. 2"= 8, including 1 Existing Bucida buceras and 7 Conocarpus erectus sericeus.
PERCENTAGE OF NATIVE TREES REQUIRED 30% = 2 Trees Required.
NUMBER OF NATIVE TREES PROVIDED: 7 Conocarpus erectus sericeus.

REQUIRED NUMBER OF SHRUBS
12 Shrubs for every tree required: 12 x 5 = 60 Shrubs Required.
NUMBER OF PROVIDED SHRUBS AT A MINIMUM 24'o.a. = 76, including 3 Anthurium hookeri, 2 Dioon spinulosum, 4 Monstera deliciosa, 7 Tripsacum dactyloides, 57 Tripsacum floridanum and 3 Zamia pumila.
PERCENTAGE OF NATIVE SHRUBS REQUIRED 30% = 18 Shrubs.
NUMBER OF NATIVE SHRUBS PROVIDED: 67, including 7 Tripsacum dactyloides, 57 Tripsacum floridanum, and 3 Zamia pumila.
PERCENTAGE OF LARGE SHRUBS (6' o.a. x 4' canopy) REQUIRED: 10% = 6 Shrubs Required.
NUMBER OF LARGE SHRUBS PROVIDED = 18, including 8 Capparis cynophallophora and 10 Gymnanthes lucida.

PROPOSED PLANT LIST

Symb.	Quant.	Botanical Name	Common Name	Description
TREES				
Bb	1	Bucida buceras	Black Olive Tree	Existing to remain.
Cc	8	Capparis cynophallophora	Jamaican Caper Tree	6'-8' Ht. 4' Spr. 2" Dbh. Bu. Fu.
Ce	7	Conocarpus erectus sericeus	Sliver Buttonwood Tree	12'-14' Ht. 6' Spr. 4" Dbh. Bu. Fu.
Gl	10	Gymnanthes lucida	Crabwood Tree	25G. 8'-10' Ht. 5' Spr. 2" Dbh. Bu. Fu.
PALMS				
Cn	4	Cocos nucifera	Coconut Palm	Existing.. (2) to remain; (2) to relocate on-site.
Cn	3	Cocos nucifera 'Maypan'	Green Maypan Coconut Palm	20'- 25' Gw. Super curved.
SHRUBS				
Ah	3	Anthurium hookeri	Bird's Nest Anthurium	3G. 2'x2'. Fu. Install on existing tree branches.
Ds	2	Dioon spinulosum	Giant Dioon	5'x5'. Fu.
Md	4	Monstera deliciosa	Swiss Cheese Philodendron	7G. 2'x2'. Fu.
Td	7	Tripsacum dactyloides	Fakahachee Grass	3G. 3'x3'. Fu.
Tf	57	Tripsacum floridanum	Florida Gamagrass	3G. 2'x2'. Fu.
Zp	3	Zamia pumila	Coontie	10G. 3'x3'. Fu.
GROUNDCOVERS				
Bf	40	Bulbine frutescens	Oreange Desert Candle	1G. Fu.
Ip	20	Ipomea pes-caprae	Railroad Vine	1G. Fu.
Oj	315	Ophiopogon Japonicus	Mondo Grass	1G. Fu.
Sp	88	Sesuvium portulacastrum	Sea Purslane	1G. Fu.
Ze	520sf	Zoysia 'Emerald'	Emerald Zoysia Grass	
MISCELLANEOUS				
Fs	259sf		Florida Seashells	3" Deep. Metal edging may be needed.

* Landscape contractor to calculate material amount needed based on provided square footage and depth, and vendor recommendations.