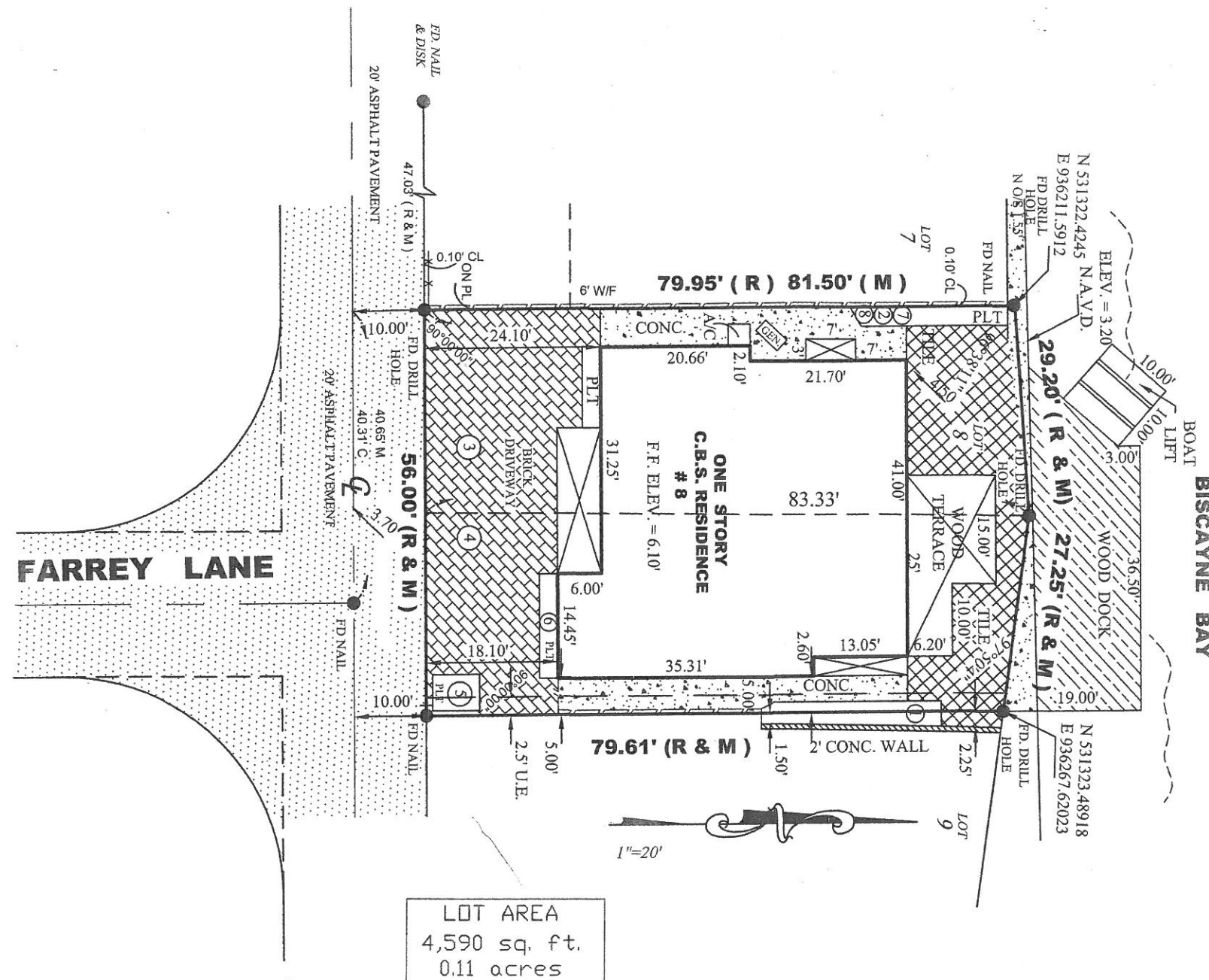
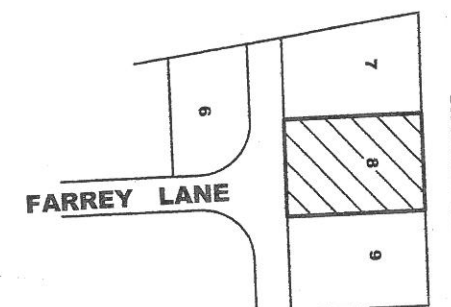


LOCATION SKETCH SCALE: NTS

AS-BUILT SURVEY



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'

ABBREVIATIONS:

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE
 F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR
 UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, O=DIAMETER, TYP=TYPICAL
 M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION
 O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER
 WOOD FENCE=
 MASONRY WALL=
 CONCRETE=
 MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

ELEVATION BASED ON LOC. # 3245 SE

CBM# D-169 ELV. 7.86' TYPE OF SURVEY: BOUNDARY SURVEY

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 NATIONAL GEODETIC VERTICAL DATUM OF 1929. 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.

Additions or deletions to survey maps or reports by other than the signing 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 PAGE 100

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.

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED: 8/10/16
FOR TREES

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.

There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N. Nunez
 ADIS N. NUNEZ
 REGISTERED LAND SURVEYOR
 STATE OF FLORIDA #5924

SINCE 1987

BLANCO SURVEYORS INC.

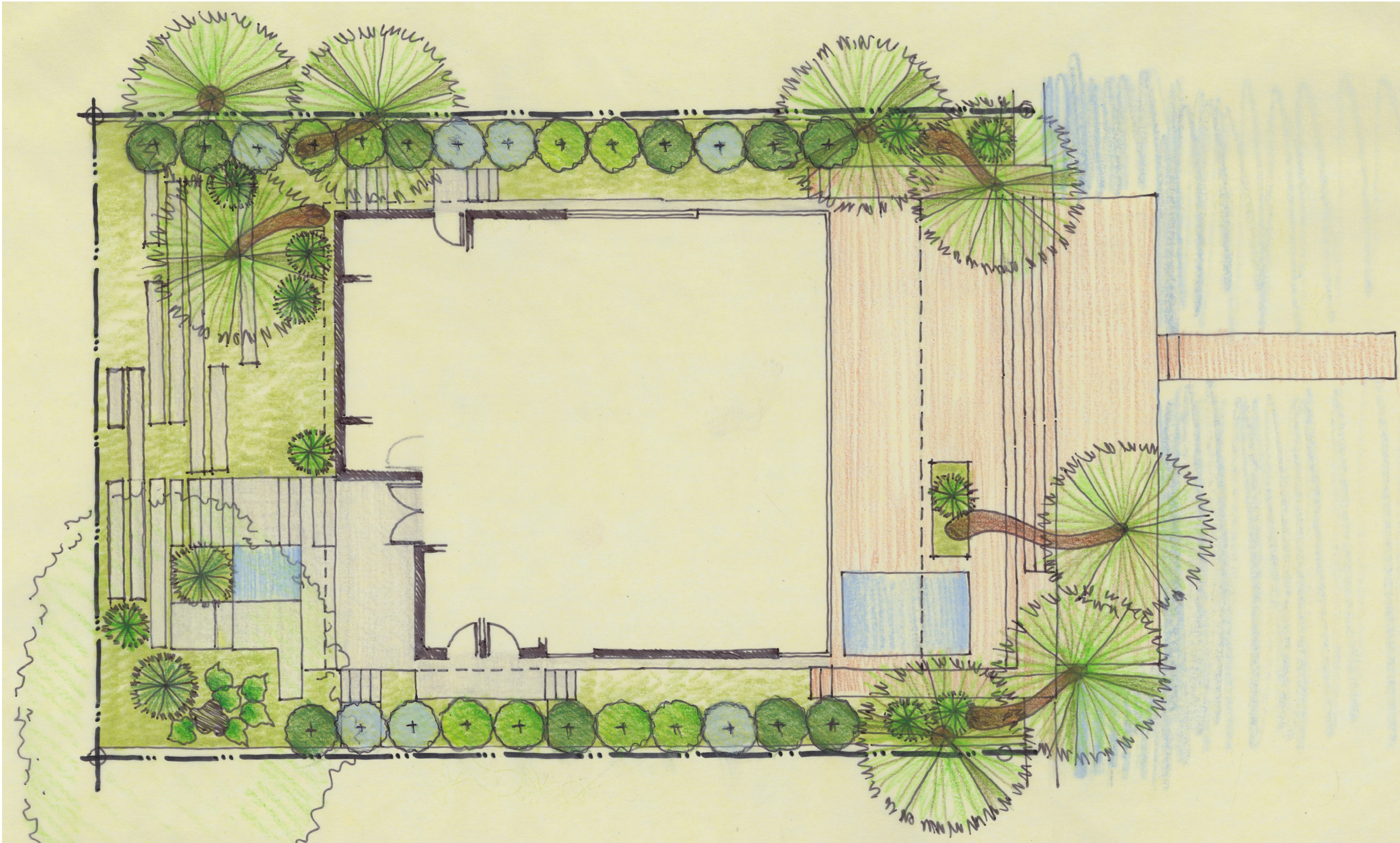
Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 9'
PANEL: 0317	COMMUNITY #	120651	
DATE: 11/20/15	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No 15-983



8 FARREY LANE PRELIMINARY PLANT LIST

- (1) Existing **Specimen Black Olive Tree** (30' T x 40' W) to remain in place.
- (25) New **Medium Trees** (12' T x 4' W) such as salt-tolerant silver buttonwood, pitch apple, jamaican caper, myrtle of the river, crab wood and/or small-leaved clusia.
- Large **Shrubs** (3' T x 3' W) such as fakahatchee grass, coontie, mexican dioon and specimen philodendron.
- Regular **Shrubs** (2' T x 2' W) such as gamagrass, sand cordgrass and coontie.
- Combination of **Groundcovers**, such as salt-tolerant golden creeper, sea purslane, railroad vine, bay bean and/or horsetail.
- (4) Existing **Coconut Palm**; (2) to remain in place; (2) to be relocated on-site.
- (3) New **Coconut Palm** (20'-30' GW) specimen with curved trunks.

DATE: 08.12.16
SCALE: AS NOTED
REVISIONS:

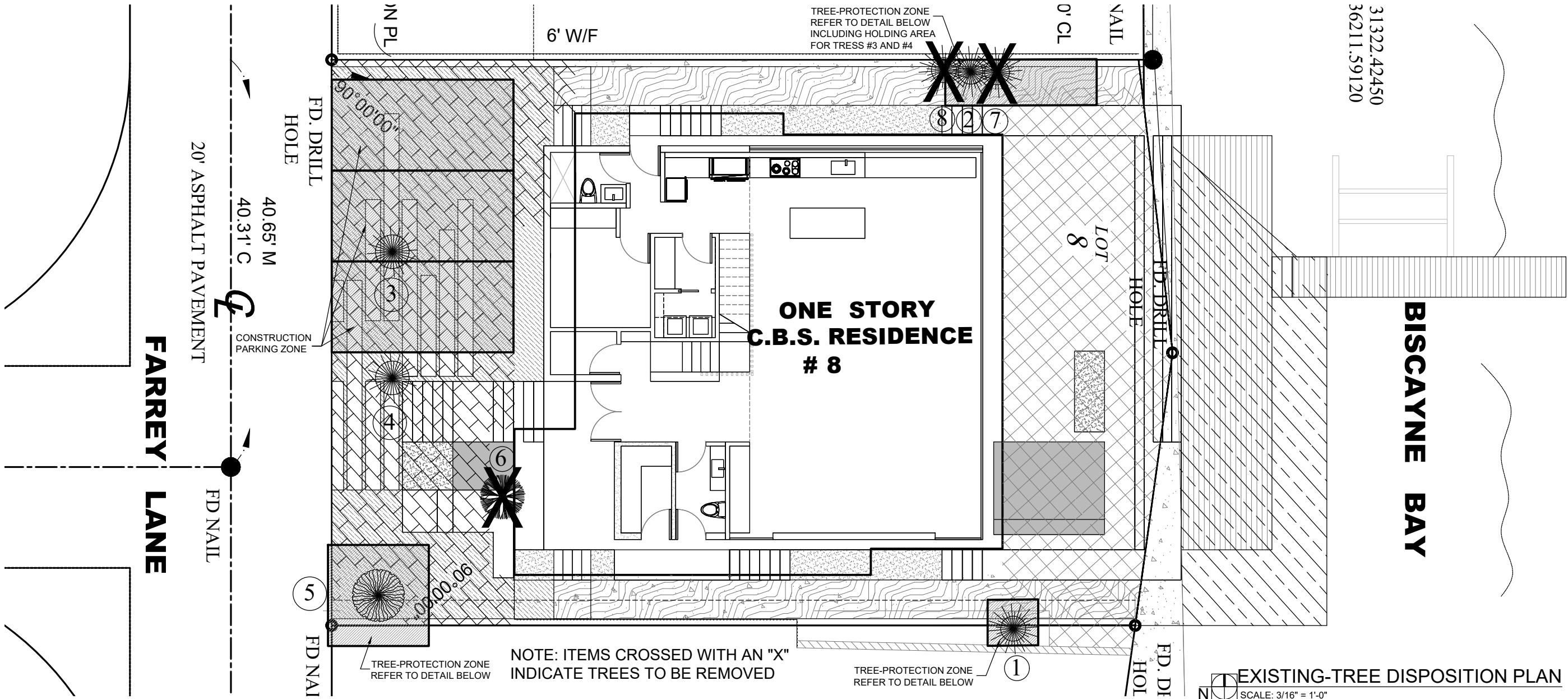
PLANTING PLAN
& PLANT LIST

L-1.0

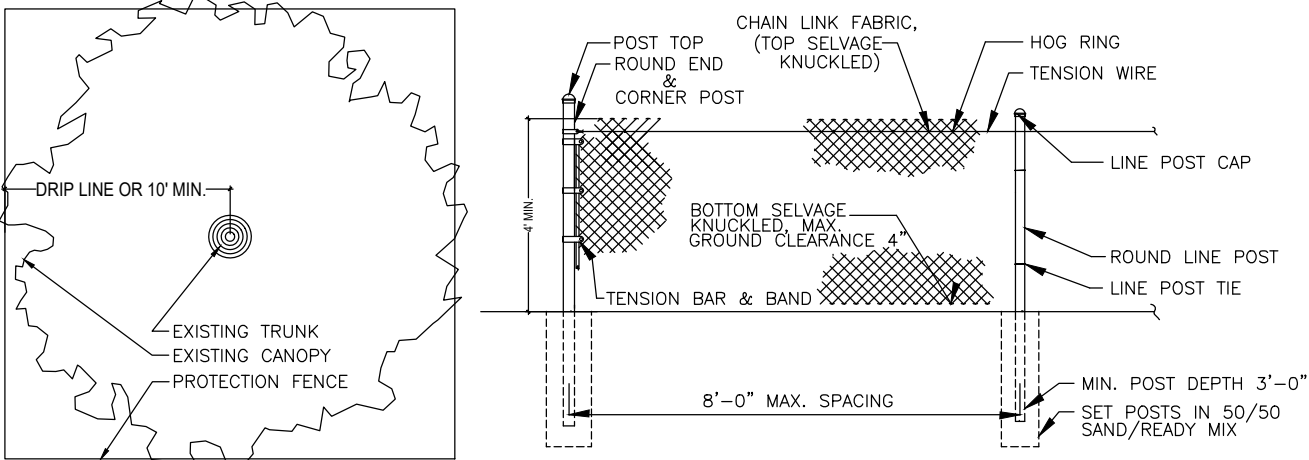
8 FARREY LANE
8 FARREY LANE
MIAMI BEACH FLORIDA 33139

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF RENE GONZALEZ ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF RENE GONZALEZ ARCHITECT IS STRICTLY PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY AND EFFECTS OF ANY PROJECT.



TREE-PROTECTION PLAN, ELEVATION AND NOTES



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.

EXISTING-TREE LEGEND

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	BIRD OF PARADISE	0.9'	10'	12'	REMOVE
7	CHRISTMAS PALM	0.45'	10'	17'	REMOVE
8	CHRISTMAS PALM	0.45'	10'	17'	REMOVE

MITIGATION

Trees #6 (11" DBH), #7 (5" DBH), #8 (5" DBH) are proposed to be removed.
TOTAL NUMBER OF DBH INCHES TO BE REMOVED: 21".
NUMBER OF PROVIDED TREES AT A MINIMUM 12'o.a, 6"sp, 2"dbh = 7, including 7 Conocarpus erectus sericeus.
NUMBER OF PROVIDED NATIVE TREES AT A MINIMUM 10'o.a, 1.5"dbh = 10, including 10 Gymnanthes lucida.
TOTAL AMOUNT OF TREES PROVIDED TOWARDS DBH: 17 trees, equivalent to 51 DBH INCHES .
Then: 51" of DBH provided minus 21" of DBH removed = 30" of surplus DBH being provided.

RENE GONZALEZ ARCHITECT, P.A.
8 FARREY LANE
MIAMI BEACH, FL 33139
TEL: 305.762.5893
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351

RENE GONZALEZ architect

8 FARREY LANE

DATE: 07.15.16
SCALE: 3/16"=1'-0"
REVISIONS:

MITIGATION PLAN

L-1.0

RENE GONZALEZ ARCHITECT
8 FARREY LANE
MIAMI BEACH, FL 33139
TEL: 305.762.5893
WWW.RENEGONZALEZARCHITECT.COM
AA # 0003351

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8 FARREY LANE MIAMI, FLORIDA 33137

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AA # 0003351

8 FARREY LANE

8 FARREY LANE
MIAMI BEACH, FL 33139

DATE:

SCALE:

REVISIONS: 07.15.16
3/16"=1'-0"

PLANTING PLAN

L-2.0

EXISTING COCONUT
PALM ON ADJACENT
PROPERTY

FARREY LANE

DOCK

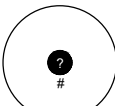
BISCAYNE BAY

POOL

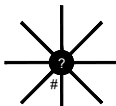
PROPOSED PLANTING PLAN

N SCALE: 3/16"=1'-0"

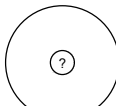
PLANTING LEGEND



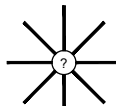
EXISTING TREES & PALMS



PROPOSED TREES & PALMS



PROPOSED SHRUBS



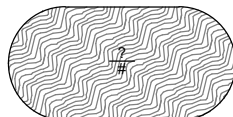
RELOCATED TREES & PALMS



OFFSITE TREES & PALMS



GROUNDCOVER AREAS



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" c = 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 Capparid 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	148sf*		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.