PRIVATE RESIDENCE

8 F A R R E Y L A N E

M I A M I B E A C H , F L . 3 3 1 3 9

DESIGN REVIEW BOARD FINAL SUBMITTAL

ZONING DATA

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

1 of 1

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	8 Farrey Lane, Miami Beach, FL 33139		
2	Board and file numbers :	DRB17-0110		
3	Folio number(s):	02-3233-003-0080		
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	AE 9'	Grade value in NGVD:	4.21'
6	Adjusted grade (Flood+Grade/2):	6.61'	Lot Area:	4590
7	Lot width:	56.00'	Lot Depth:	83.33'
8	Existing use:	Single Fam. Residence	Proposed use:	Single Family Residence (No change)

		Maximum	Existing	Proposed	Deficiencies
9	Height	50'	14'-1"	26'-0"	
11	Number of Stories	5	1	2	
12	FAR	1.25 (4590 SF) = 5737 SF	1943 SF	3800 SF	

	Setbacks	Required	Existing	Proposed	Deficiencies
19	Front Setback:	20'	18'-1"	18'-1"	1'-11"
20	Side Setback: East	7'-6"	5'-0"	5'-0"	2'-6"
21	Side Setback: West	7'-6"	5'-4"	5'-4"	2'-2"
23	Rear Setback:	8'-4"	14'-2"	4'-0"	4'-4"

	Parking	Required	Existing	Proposed	Deficiencies
40	Total # of parking spaces	N/A	2	2	

61	Is this a contributing building?	No
62	Located within a Local Historic District?	No

ARCHITECT:
TAI ARCHITECTURE, INC.
278 NW 37th STREET
MIAMI, FL 33127
T: (305)576-7557

DRAWING INDEX

T-1.1	PROJECT INFORMATION / ZONING DATA
T-1.2	FAR CALCULATION FLOOR PLANS
T-1.3	OPEN SPACE FLOOR PLAN
T-1.4	SITE PHOTOS
T-1.5	SITE PHOTOS
T-1.6	SITE PHOTOS
T-1.7	AERIAL LOCATION MAP
T-1.8	REQUESTED VARIANCES FLOOR PLANS
R-1.0	FRONT FACADE RENDERING
R-1.1.	REAR FACADE RENDERING
R-1.2	REAR FACADE CONTEXT RENDERING
S-1.0	PROPOSED SITE PLAN
A-1.0	EXISTING & DEMOLITION FLOOR PLAN
A-1.1	EXISTING & DEMOLITION ROOF PLAN
A-1.2	EXISTING & DEMOLITION ELEVATIONS
A-2.0	PROPOSED GROUND LEVEL FLOOR PLAN
A-2.1	PROPOSED SECOND LEVEL FLOOR PLAN
A-2.2	PROPOSED ROOF PLAN
A-2.3.1	PROPOSED ELEVATIONS
A-2.3.2	PROPOSED ELEVATIONS
A-2.3.3	PROPOSED SECTIONS
TD-1	TREE DISPOSITION PLAN
LA-1	LANDSCAPE PLAN
LA-2	LANDSCAPE DETAILS

VARIANCES

1. A VARIANCE TO WAIVE THE REQUIRED LOT SIZE OF 5,600 S.F. IN ORDER TO RETAIN AND BUILD ON THE EXISTING PLOTTED LOT AT 4,590 S.F.

2. A VARIANCE TO WAIVE 1'-11" OF THE REQUIRED FRONT YARD PEDESTAL SETBACK OF 20'-0" IN ORDER TO RETAIN THE GROUND FLOOR AND BUILD THE 2ND STORY AT 18'-1, FOLLOWING THE EXISTING FOOTPRINT OF THE HOUSE.

3. A VARIANCE TO WAIVE 2'-6" OF THE REQUIRED PEDESTAL SETBACK OF 7'-6" IN ORDER TO RETAIN THE GROUND FLOOR AND BUILD A SECOND STORY AT 5'-0" FROM THE EAST PROPERTY LINE, FOLLOWING THE EXITING FOOTPRINT OF THE HOUSE.

4. A VARIANCE TO WAIVE 2'-2" OF THE REQUIRED PEDESTAL SETBACK OF 7'-6" IN ORDER TO RETAIN THE GROUND FLOOR AND BUILD A SECOND STORY AT 5'-4" FROM THE WEST PROPERTY LINE, FOLLOWING THE EXITING FOOTPRINT OF THE HOUSE.

5. A VARIANCE TO PROJECT A PORCH AND TERRACE FOR A MAXIMUM OF 4'-4" INTO THE REAR YARD SETBACK WHEN THE MAXIMUM ALLOWED IS 2'-1".

6. A VARIANCE TO WAIVE ALL OF THE REQUIRED 5'-0" INTERIOR SIDE SETBACK IN ORDER TO BUILD A DRIVEWAY UP TO THE EAST PROPERTY LINE.

7. A VARIANCE TO WAIVE ALL OF THE REQUIRED 5'-0" INTERIOR SIDE SETBACK IN ORDER TO BUILD A DRIVEWAY UP TO THE WEST PROPERTY LINE.

8. A VARIANCE TO WAIVE ALL OF THE REQUIRED FRONT YARD SETBACK OF 20'-0" IN ORDER TO BUILD A DRIVEWAY UP TO THE FRONT PROPERTY LINE.

9. A VARIANCE TO EXCEED THE PERMITTED ROOF OVERHANG BY 3'-4" ON THE WEST SIDE.

10. A VARIANCE TO EXCEED THE PERMITTED ROOF OVERHANG BY 3'-8" ON THE EAST SIDE.

11. A VARIANCE TO WAIVE ALL OF THE REQUIRED 7'-6" INTERIOR SIDE SETBACK TO RETAIN A DOCK AT 0'-0" FROM THE EAST PROPERTY LINE.

12. A VARIANCE TO WAIVE 1" OF THE REQUIRED SIDE SETBACK TO THE DECK OF 7'-6" IN ORDER TO BUILD THE DECK AT 7'-5" FROM THE WEST PROPERTY LINE, ALIGNED WITH THE EXISTING HOUSE.

SCOPE OF WORK

SELECTIVE INTERIOR ROOF DEMOLITION AND RECONFIGURATION OF THE EXISTING 1ST FLOOR, AND ADDITION OF 2ND FLOOR 1,857 S.F. TO EXISTING 1,943 S.F. HOUSE. SCOPE SHALL ALSO INCLUDE IMPROVEMENTS TO EXISTING LANDSCAPE

LOCATION MAP

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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
BUILDING AND PROJECT INFORMATION

PROJECT #: **16-M-04**

FOR DRB

T-1.1

SHEET

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FAR GROUND FLOOR	1943 S.F. (EXISTING)
FAR SECOND FLOOR	1857 S.F. (NEW ADDITION)
TOTAL FAR	3800 S.F.

1 PROPOSED FIRST FLOOR PLAN (FAR)
SCALE: 3/16"=1'-0"

2 PROPOSED SECOND FLOOR PLAN (FAR)
SCALE: 3/16"=1'-0"

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PROJECT NAME / ADDRESS:
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DRAWING TITLE:
FAR CALCULATION FLOOR PLANS

FOR DRB

PROJECT #: **16-M-04**

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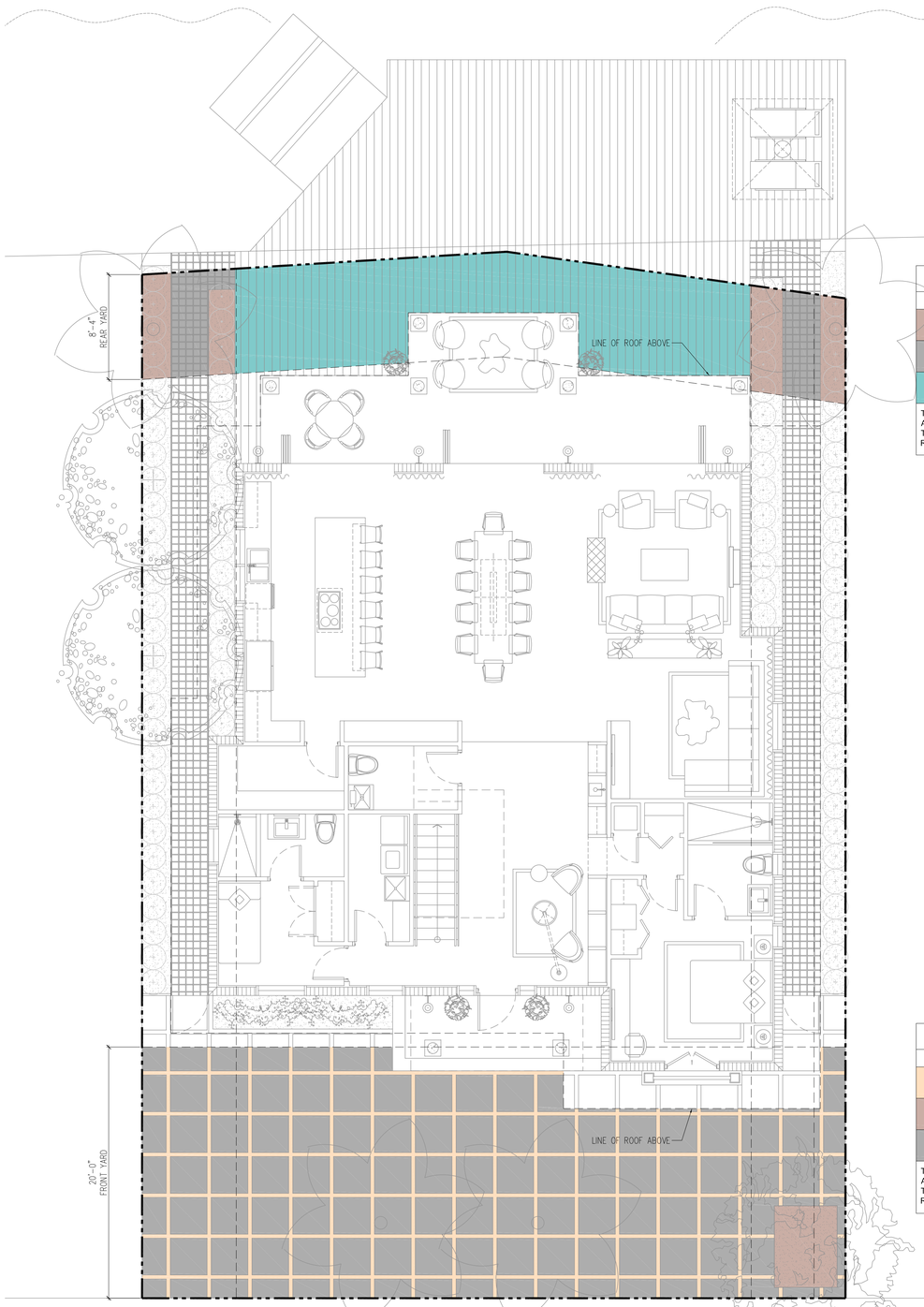

1 PROPOSED FIRST FLOOR PLAN (OPEN SPACE)
SCALE: 3/16"=1'-0"

OPEN SPACE REAR YARD	
COLOR	DESCRIPTION
	PERVIOUS SURFACE: SOIL - 72 S.F.
	IMPERVIOUS SURFACE: CONCRET PAVER - 54 S.F.
	IMPERVIOUS SURFACE: WOOD DECK - 286 S.F.

TOTAL REAR YARD OPEN AREA = 412 S.F.
ALLOWED IMPERVIOUS SURFACE (30%) = 124 S.F.
TOTAL IMPERVIOUS SURFACE = 340 S.F.
REQUESTED VARIANCE REAR AREA = 216 S.F.

OPEN SPACE FRONT YARD	
COLOR	DESCRIPTION
	PERVIOUS SURFACE: GRASS - 183 S.F.
	PERVIOUS SURFACE: SOIL - 33 S.F.
	IMPERVIOUS SURFACE: CONCRETE PAVER - 778 S.F.

TOTAL REAR YARD OPEN AREA = 994 S.F.
ALLOWED IMPERVIOUS SURFACE (30%) = 298 S.F.
TOTAL IMPERVIOUS SURFACE = 778 S.F.
REQUESTED VARIANCE REAR AREA = 480 S.F.

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DRAWING TITLE:
OPEN SPACE FLOOR PLAN

FOR DRB

PROJECT #:
16-M-04

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1 VIEW OF FRONT FACADE (SOUTH)

2 VIEW OF REAR FACADE (NORTH)

3 VIEW OF REAR (NORTH) FACADE FROM BISCAYNE BAY

4 VIEW OF EXISTING WOOD DOCK TOWARDS BISCAYNE BAY

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DRAWING TITLE:
SITE PHOTOGRAPHS

FOR DRB

PROJECT #:
16-M-04

T-1.4

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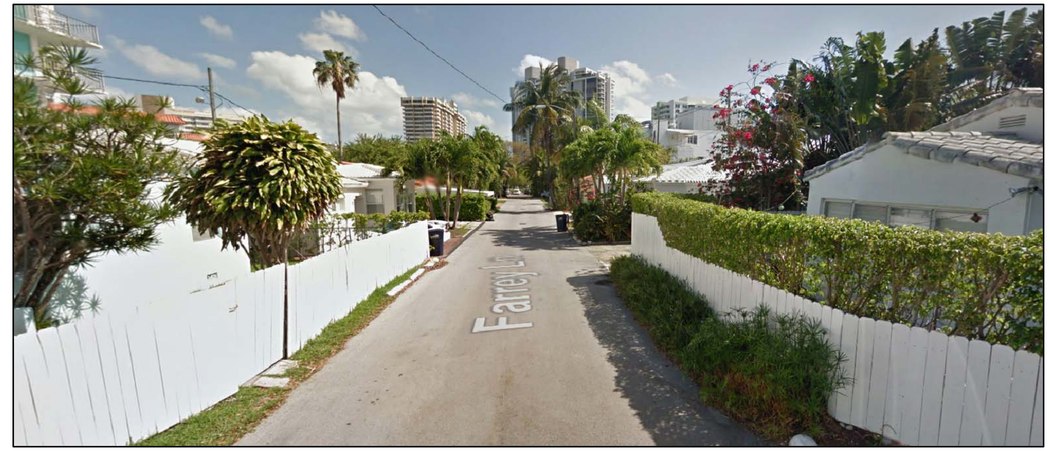
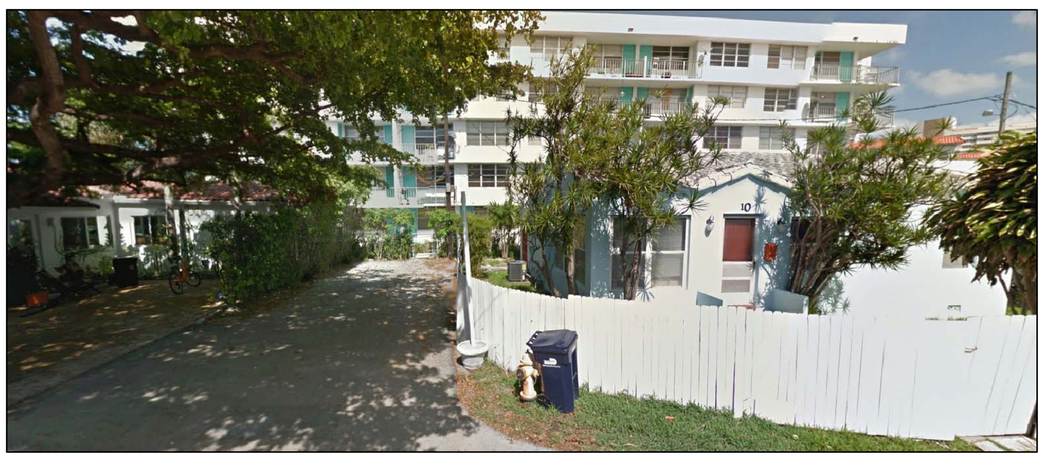
1 VIEW OF FACING NORTH



2 VIEW OF FACING SOUTH



3 VIEW OF FACING EAST

4 VIEW OF FACING WEST

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DRAWING TITLE:
SITE PHOTOGRAPHS

FOR DRB

PROJECT #:
16-M-04

T-1.5

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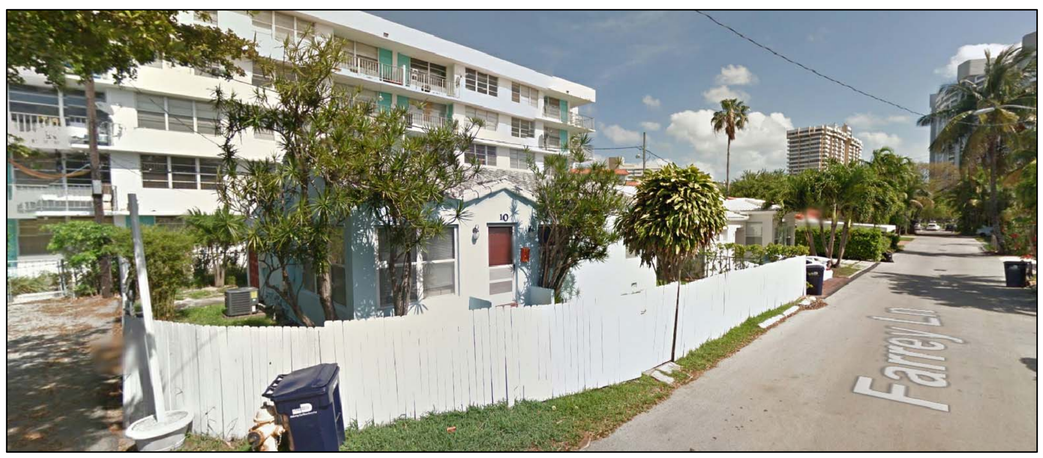
1 VIEW OF FACING NORTH WEST

2 VIEW OF FACING NORTH EAST



3 VIEW OF FACING SOUTH EAST

4 VIEW OF FACING SOUTH WEST

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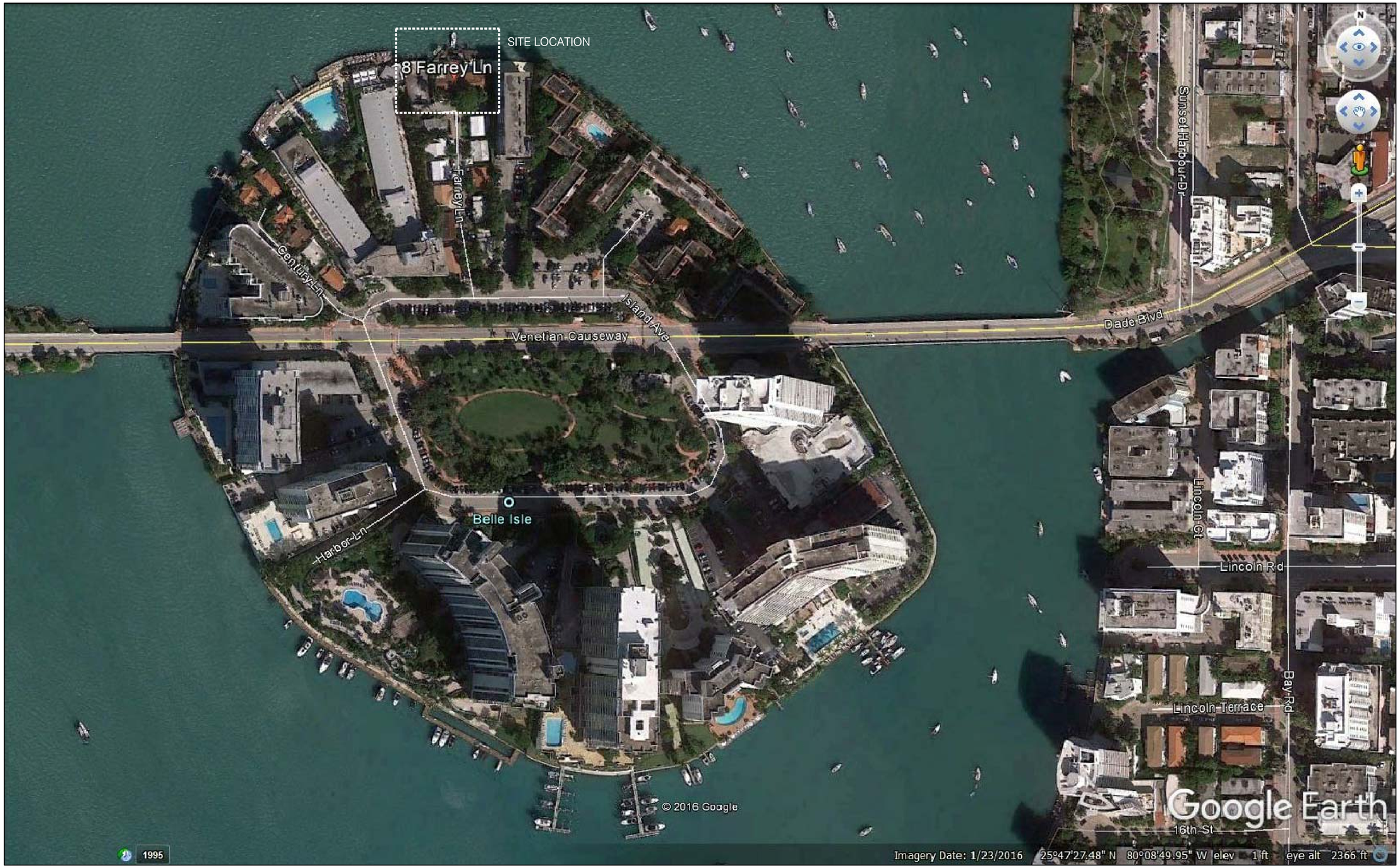

3 AERIAL LOCATION MAP

N

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DRAWING TITLE:
AERIAL LOCATION MAP

FOR DRB

PROJECT #: **16-M-04**

T-1.7
SHEET

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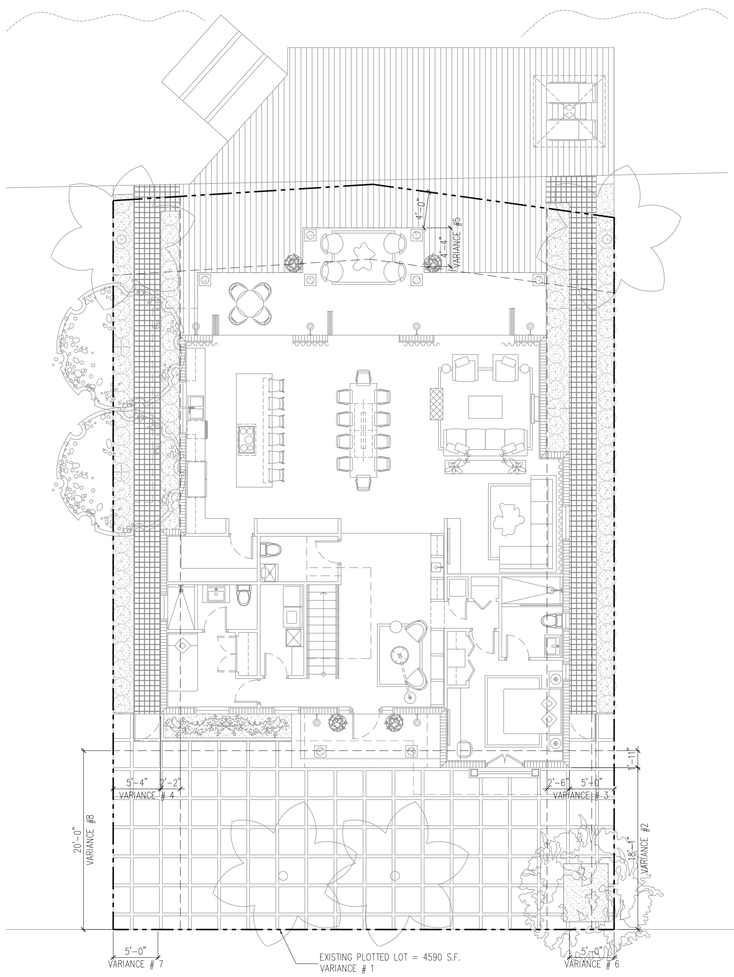
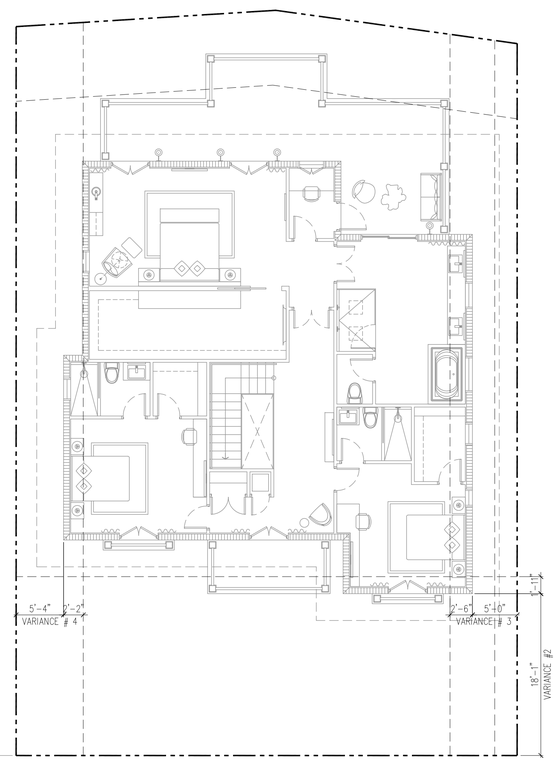
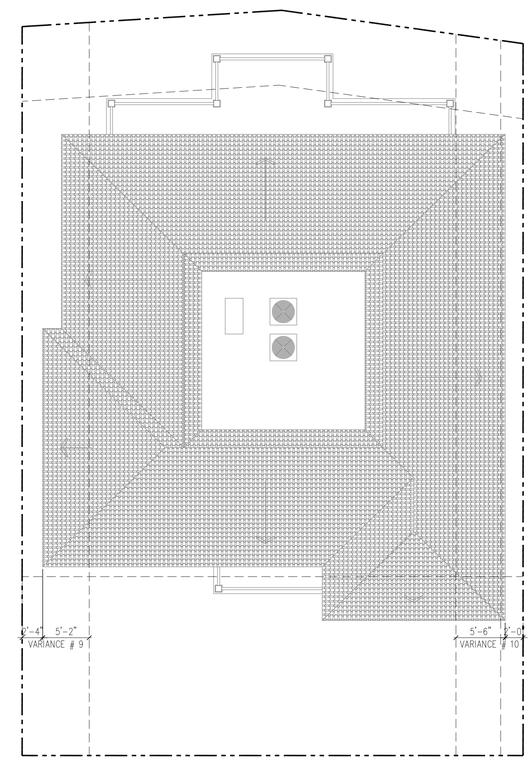


1 PROPOSED FIRST FLOOR PLAN (VARIANCES)
SCALE: 3/16"=1'-0"



2 PROPOSED SECOND FLOOR PLAN (VARIANCES)
SCALE: 3/16"=1'-0"



3 PROPOSED ROOF PLAN (VARIANCES)
SCALE: 3/16"=1'-0"

SEE SHEET T-1.1 FOR LIST OF VARIANCES

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PRIVATE RESIDENCE
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MIAMI BEACH, FL 33139

DRAWING TITLE:
VARIANCES
FLOOR PLANS

FOR DRB

PROJECT #:
16-M-04

T-1.8
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1 PROPOSED SOUTH (FRONT) FACADE RENDERING

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PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED RENDERING

FOR DRB

PROJECT #:
16-M-04

R-1.0

SHEET

1 PROPOSED NORTH (REAR) FACADE RENDERING

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PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED RENDERING

FOR DRB

PROJECT #:
16-M-04

R-1.1
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1 PROPOSED SOUTH (REAR) FACADE RENDERING W/ SITE CONTEXT

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8 FARREY LANE
MIAMI BEACH, FL 33139

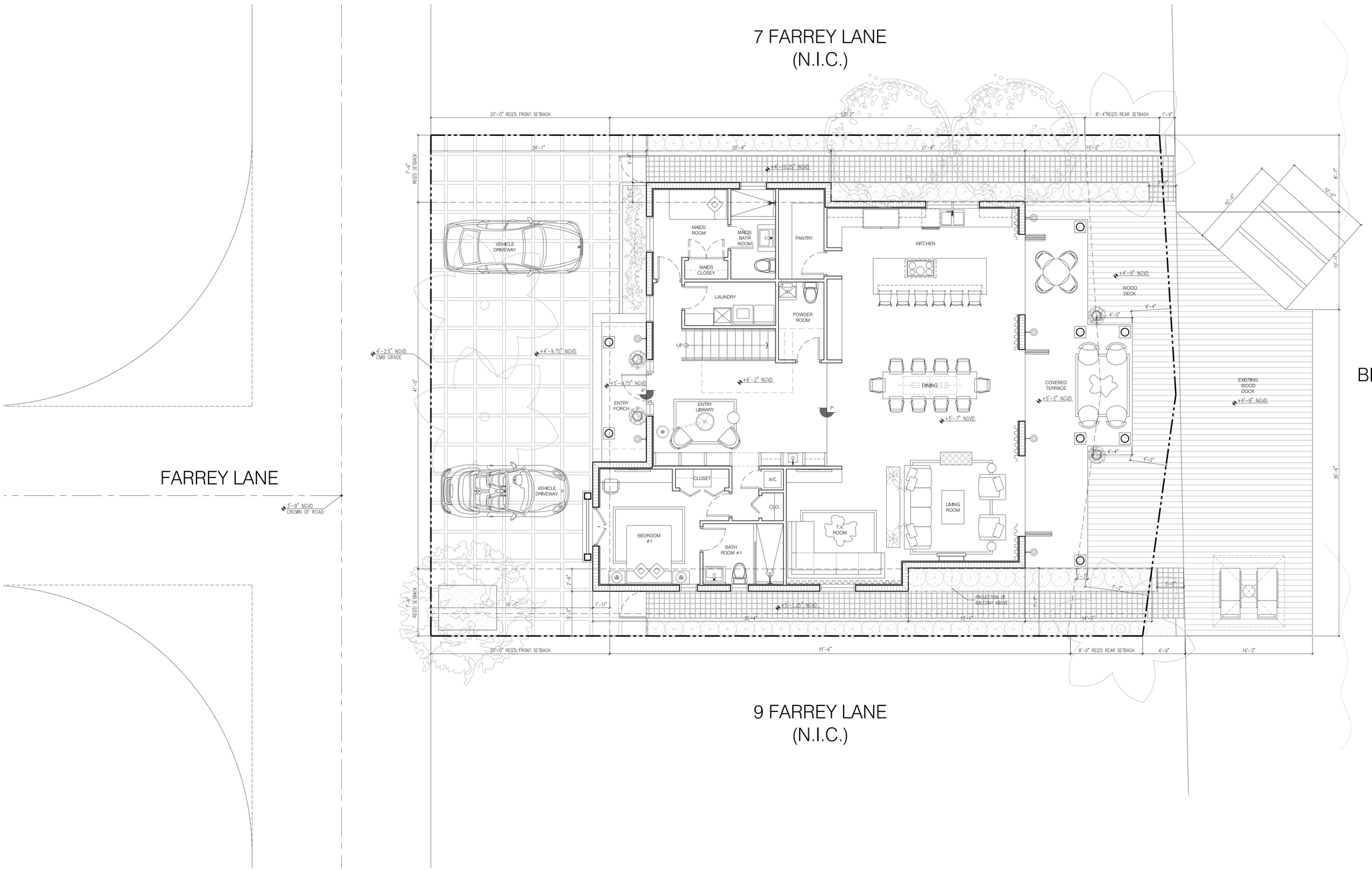
DRAWING TITLE:
PROPOSED RENDERING

FOR DRB

PROJECT #:
16-M-04

R-1.2

SHEET



1 PROPOSED SITE PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:

TAI ARCHITECTURE, INC.
278 NW 37th Street Miami, FL 33127
p: 305.576.7556 f: 305.576.5772
e: michael@tdmiami.com license aa26001343

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no.	REVISIONS/SUBMISSIONS	date
	FINAL DRB SUBMITTAL	02.09.17
	PRELIMINARY DRB SUBMITTAL	01.24.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED SITE PLAN

FOR DRB

PROJECT #:
16-M-04

S-1.0
SHEET

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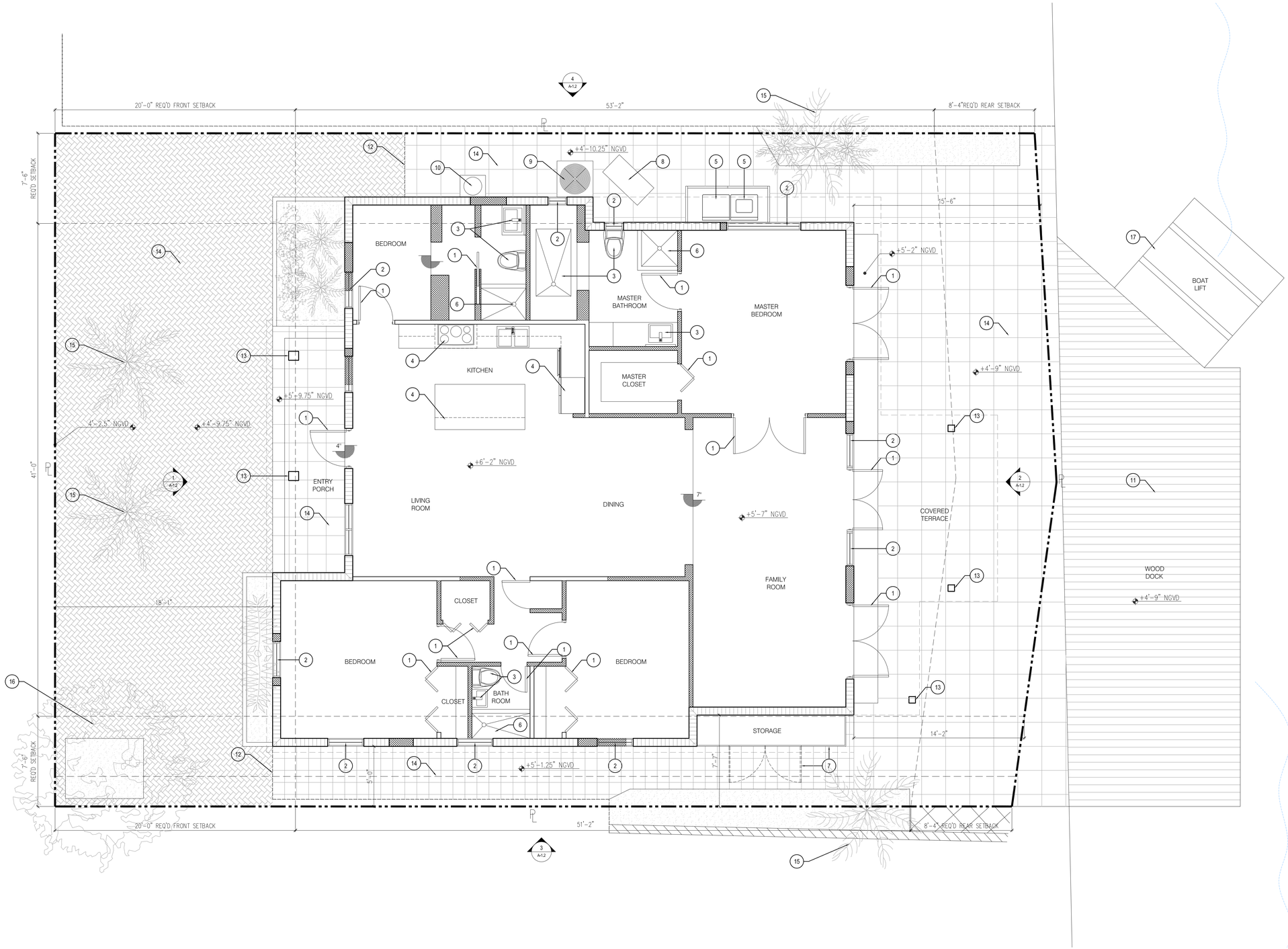
GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY

EXISTING WALL LEGEND	
	EXISTING GYPSUM BOARD WALL TO REMAIN
	EXISTING CONCRETE WALL / COLUMN TO REMAIN
	EXISTING CMU WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED

EXISTING / DEMOLITION NOTES:

1. EXISTING DOOR TO BE REMOVED
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING BATHROOM MILLWORK TO BE DEMOLISHED. PLUMBING FIXTURE TO BE REMOVED & STORED
4. EXISTING KITCHEN MILLWORK TO BE DEMOLISHED. APPLIANCES & FIXTURES TO BE STORED
5. EXISTING APPLIANCES TO BE REMOVED & STORED
6. EXISTING SHOWER TO BE DEMOLISHED
7. EXTERIOR STORAGE TO BE DEMOLISHED
8. EXISTING GENERATOR TO BE REMOVED AND STORED
9. EXISTING A/C CONDENSING UNIT TO BE REMOVED AND STORED
10. EXISTING WATER HEATER TO BE REMOVED AND STORED
11. EXISTING WOOD DOCK TO REMAIN
12. EXISTING GATE TO BE DEMOLISHED
13. EXISTING SUPPORT COLUMN TO BE DEMOLISHED
14. EXISTING TILES / PAVERS TO BE REMOVED
15. EXISTING COCONUT PALM TO REMAIN
16. EXISTING BLACK OLIVE TREE TO REMAIN
17. EXISTING BOAT LIFT TO REMAIN



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:

TAI ARCHITECTURE, INC.
278 NW 37th Street Miami, FL 33127
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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
EXISTING & DEMOLITION FLOOR PLAN

FOR DRB

PROJECT #:
16-M-04

A-1.0
SHEET

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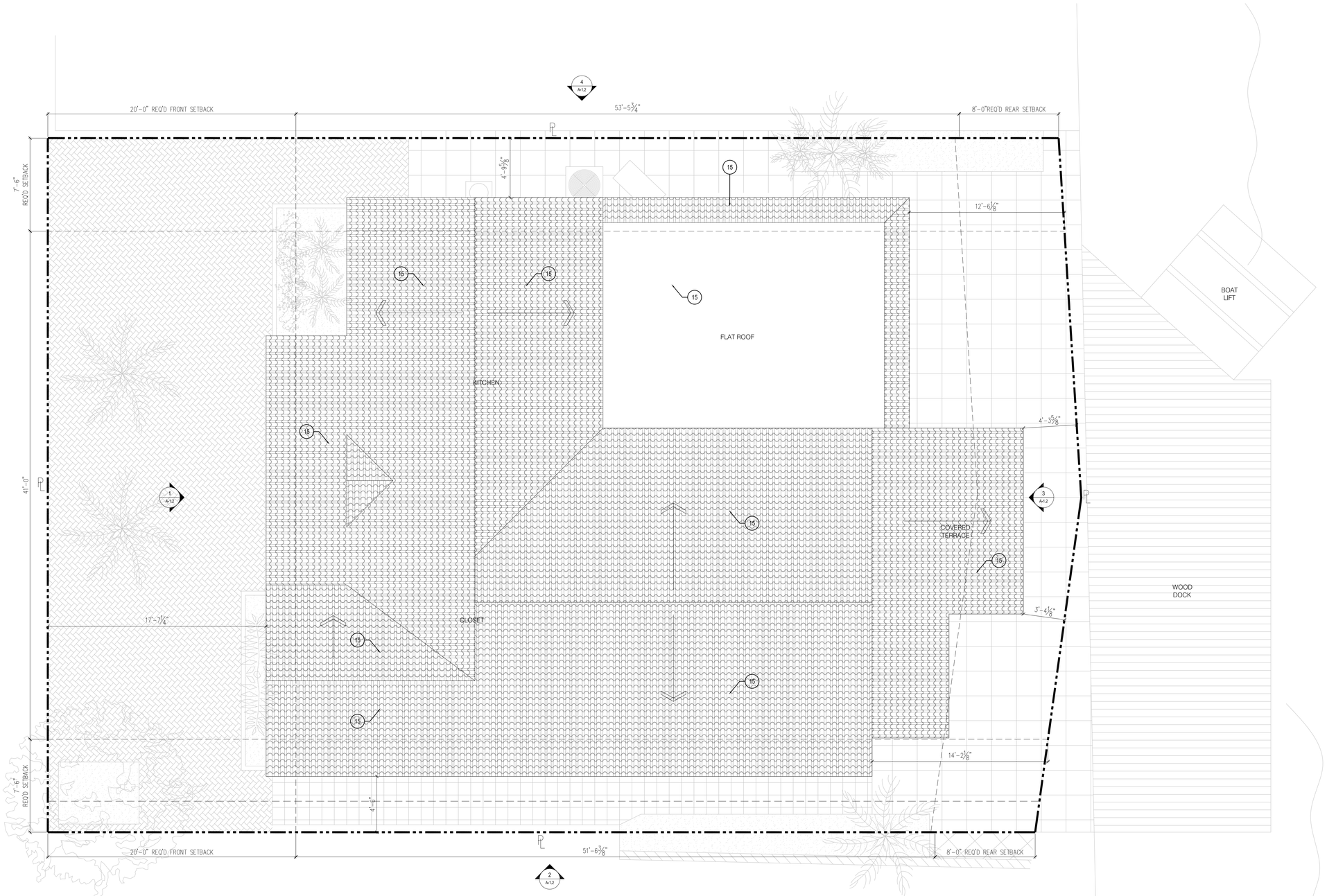
GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY

EXISTING WALL LEGEND
EXISTING GYPSUM BOARD WALL TO REMAIN
EXISTING CONCRETE WALL / COLUMN TO REMAIN
EXISTING CMU WALL TO REMAIN
EXISTING WALL TO BE DEMOLISHED

EXISTING / DEMOLITION NOTES:

1. EXISTING DOOR TO BE REMOVED
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING BATHROOM MILLWORK TO BE DEMOLISHED. PLUMBING FIXTURE TO BE REMOVED & STORED
4. EXISTING KITCHEN MILLWORK TO BE DEMOLISHED. APPLIANCES & FIXTURES TO BE STORED
5. EXISTING APPLIANCES TO BE REMOVED & STORED
6. EXISTING SHOWER TO BE DEMOLISHED
7. EXTERIOR STORAGE TO BE DEMOLISHED
8. EXISTING GENERATOR TO BE REMOVED AND STORED
9. EXISTING A/C CONDENSING UNIT TO BE REMOVED AND STORED
10. EXISTING WATER HEATER TO BE REMOVED AND STORED
11. EXISTING WOOD DOCK TO REMAIN
12. EXISTING GATE TO BE DEMOLISHED
13. EXISTING SUPPORT COLUMN TO BE DEMOLISHED
14. EXISTING TILES / PAVERS TO BE REMOVED
15. EXISTING COCONUT PALM TO REMAIN
16. EXISTING BLACK OLIVE TREE TO REMAIN
17. EXISTING BOAT LIFT TO REMAIN



1 EXISTING & DEMOLITION ROOF PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:

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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
EXISTING & DEMOLITION ROOF PLAN

FOR DRB

PROJECT #:
16-M-04

A-1.1
SHEET

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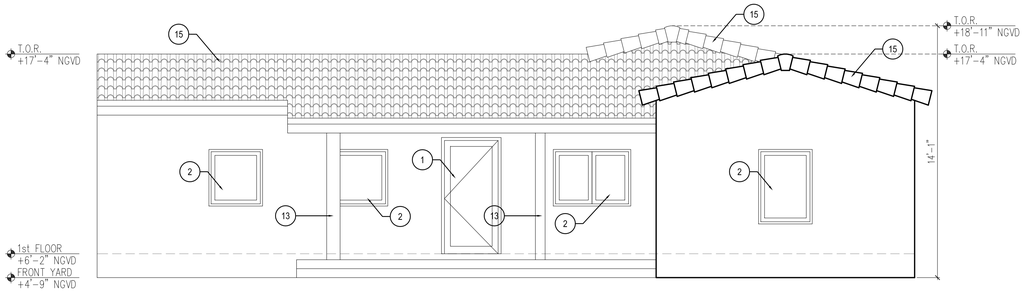
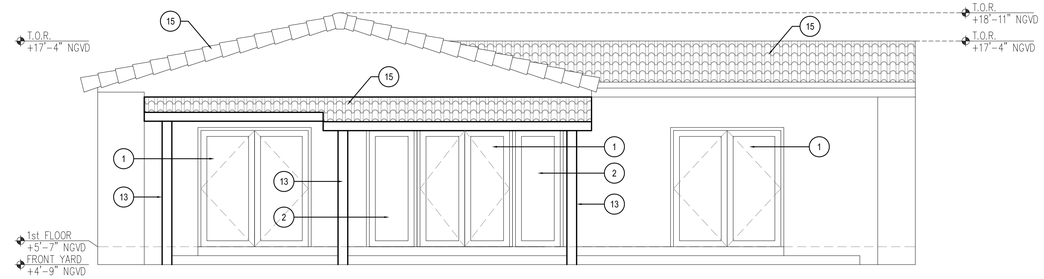


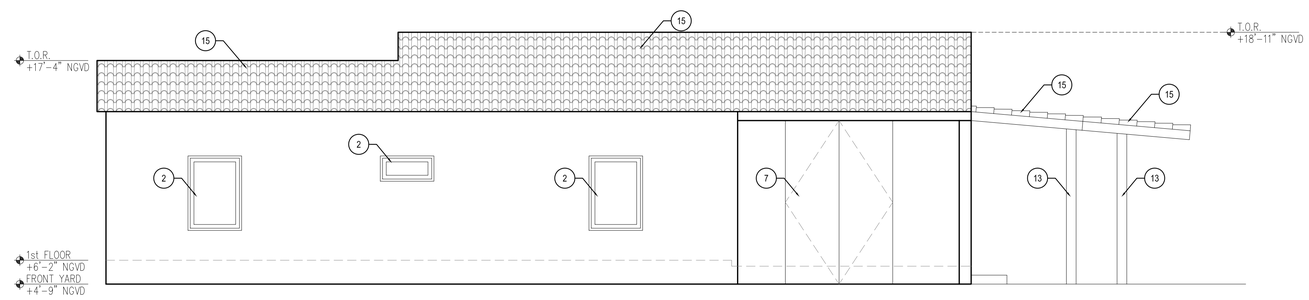
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



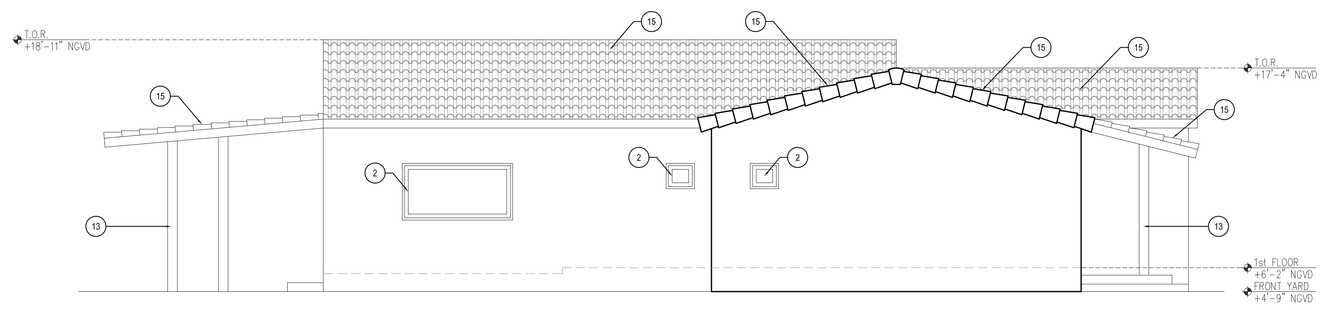
2 REAR ELEVATION
SCALE: 1/4"=1'-0"

EXISTING / DEMOLITION NOTES:

1. EXISTING DOOR TO BE REMOVED
2. EXISTING WINDOW TO BE REMOVED
3. EXISTING BATHROOM MILLWORK TO BE DEMOLISHED. PLUMBING FIXTURE TO BE REMOVED & STORED
4. EXISTING KITCHEN MILLWORK TO BE DEMOLISHED. APPLIANCES & FIXTURES TO BE STORED
5. EXISTING APPLIANCES TO BE REMOVED & STORED
6. EXISTING SHOWER TO BE DEMOLISHED
7. EXTERIOR STORAGE TO BE DEMOLISHED
8. EXISTING GENERATOR TO BE REMOVED AND STORED
9. EXISTING A/C CONDENSING UNIT TO BE REMOVED AND STORED
10. EXISTING WATER HEATER TO BE REMOVED AND STORED
11. EXISTING WOOD DOCK TO REMAIN
12. EXISTING GATE TO BE DEMOLISHED
13. EXISTING SUPPORT COLUMN TO BE DEMOLISHED
14. EXISTING TILES / PAVERS TO BE REMOVED
15. EXISTING COCONUT PALM TO REMAIN
16. EXISTING BLACK OLIVE TREE TO REMAIN
17. EXISTING BOAT LIFT TO REMAIN



3 SIDE ELEVATION
SCALE: 1/4"=1'-0"



4 SIDE ELEVATION
SCALE: 1/4"=1'-0"

ARCHITECT:
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no.	REVISIONS/SUBMISSIONS	date
	FINAL DRB SUBMITTAL	02.09.17
	PRELIMINARY DRB SUBMITTAL	01.24.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
EXISTING & DEMOLITION ELEVATIONS

FOR DRB

PROJECT #:
16-M-04

A-1.2
SHEET

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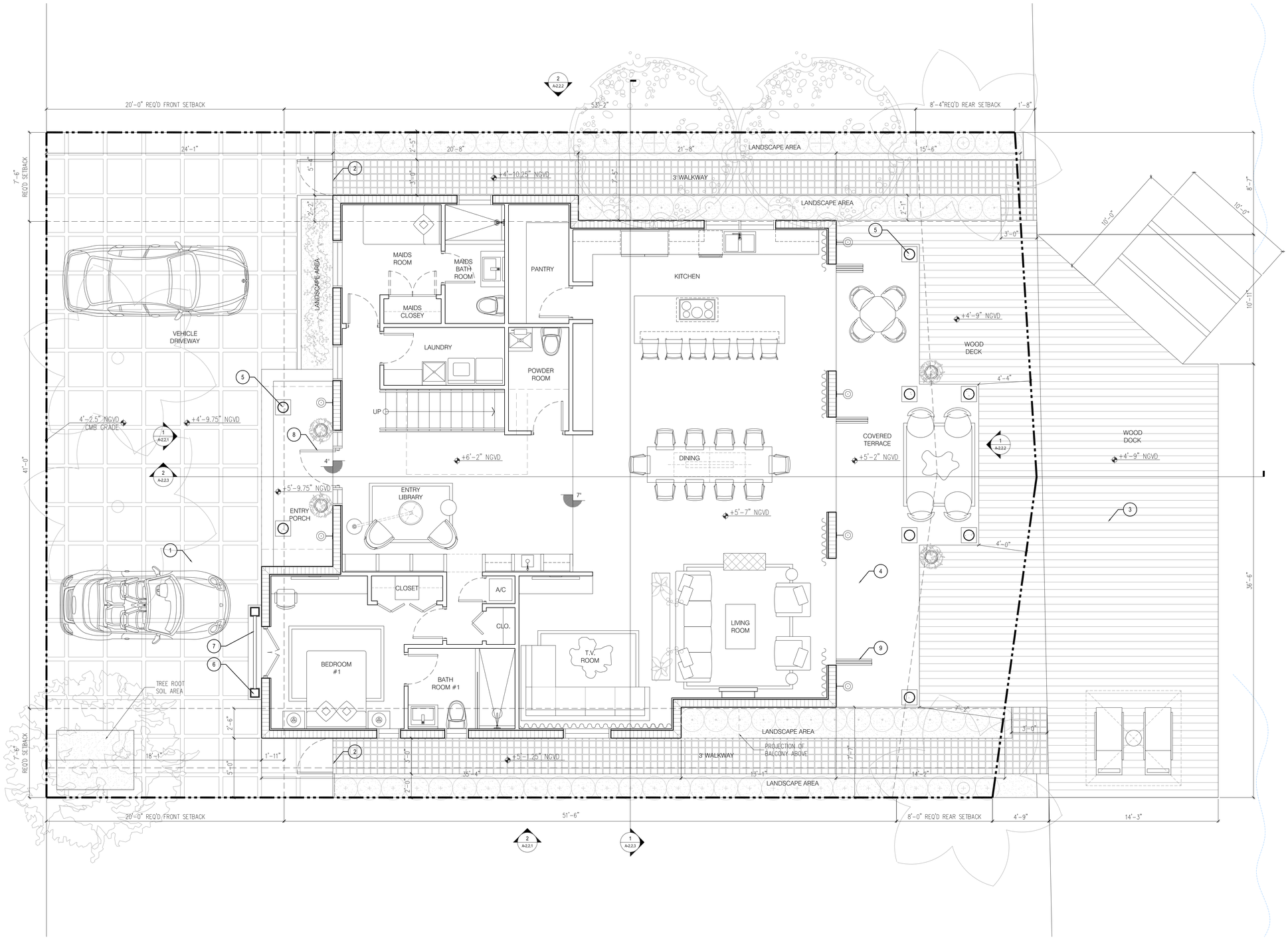
PROPOSED WALL LEGEND
GYPSUM BOARD WALL
CONCRETE WALL / COLUMN
CMU WALL

GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY

PROPOSED CONDITION NOTES:

1. NEW PERMEABLE PAVER DRIVEWAY
2. NEW METAL SIDEGATE
3. EXISTING WOOD DOCK
4. NEW COVERED TERRACE
5. NEW PRECAST COLUMN W/ LIMESTONE FINISH
6. NEW PRECAST GUARDRAIL POST W/ LIMESTONE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL
9. NEW IMPACT RESISTANT COLLAPSIBLE DOOR SYSTEM (NANA WALL)



1 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:
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no.	REVISIONS/SUBMISSIONS	date
	FINAL DRB SUBMITTAL	02.09.17
	PRELIMINARY DRB SUBMITTAL	01.24.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

FOR DRB

PROJECT #: **16-M-04**

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SHEET

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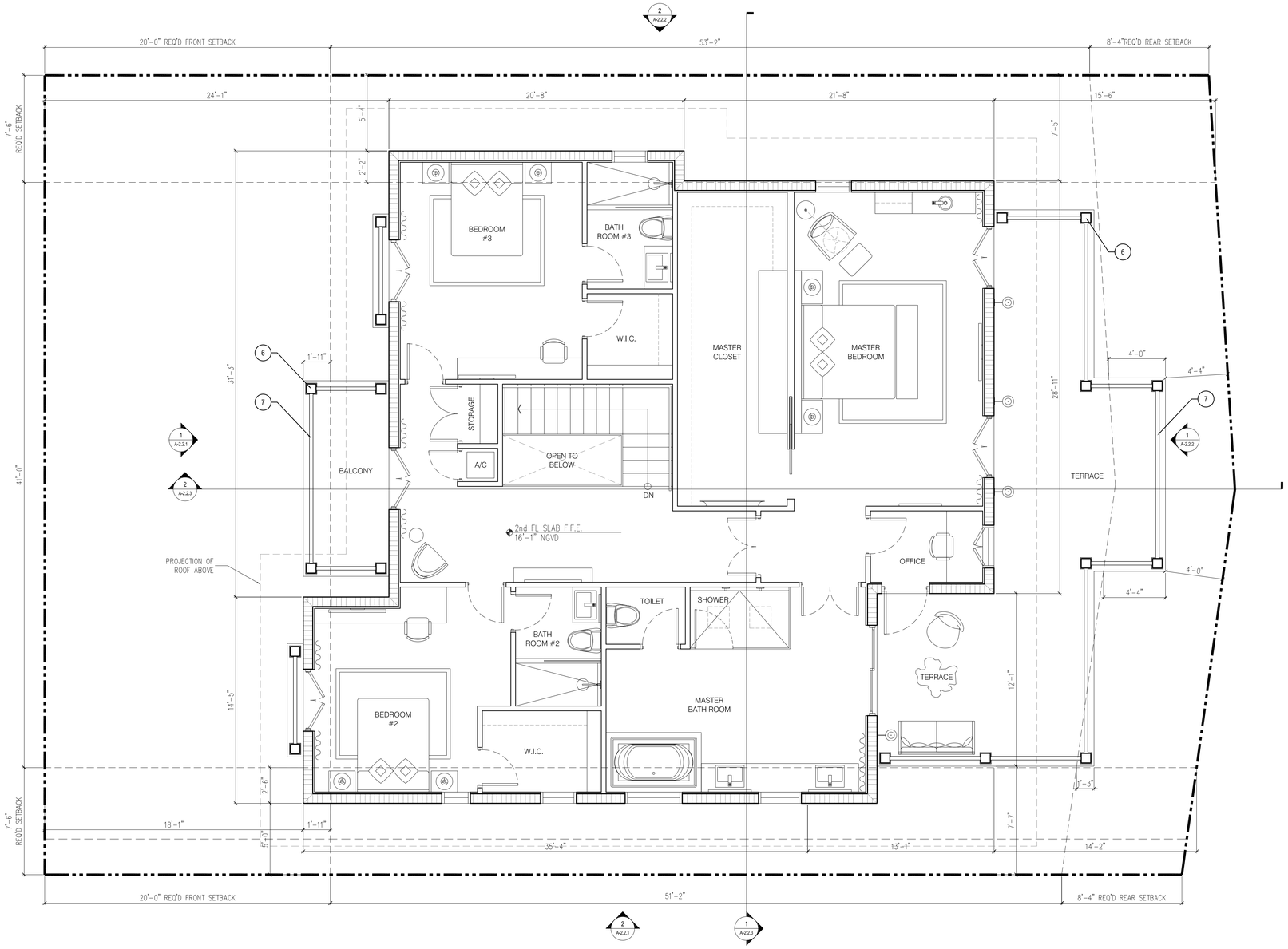
PROPOSED WALL LEGEND
GYPSUM BOARD WALL
CONCRETE WALL / COLUMN
CMU WALL

GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY

PROPOSED CONDITION NOTES:

1. NEW PERMEABLE PAVER DRIVEWAY
2. NEW METAL SIDEGATE
3. EXISTING WOOD DOCK
4. NEW COVERED TERRACE
5. NEW PRECAST COLUMN W/ LIMESTONE FINISH
6. NEW PRECAST GUARDRAIL POST W/ LIMESTONE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL
9. NEW IMPACT RESISTANT COLLAPSIBLE DOOR SYSTEM (NANA WALL)



1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

ARCHITECT:
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p: 305.576.7556 f: 305.576.5772
e: michael@tdmiami.com license aa26001343

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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN

FOR DRB

PROJECT #:
16-M-04

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SHEET

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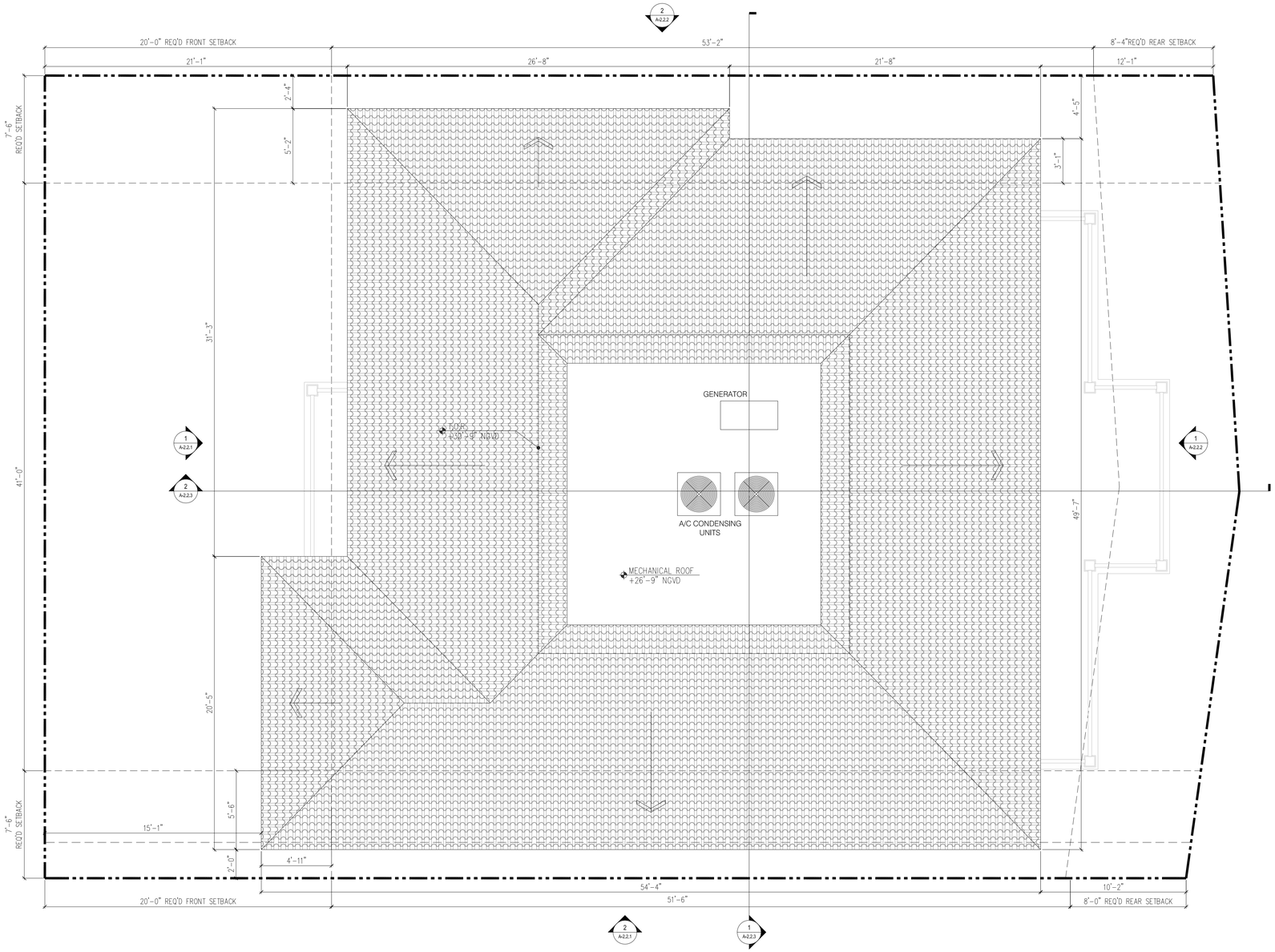
PROPOSED WALL LEGEND
GYPSUM BOARD WALL
CONCRETE WALL / COLUMN
CMU WALL

GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY

PROPOSED CONDITION NOTES:

1. NEW PERMEABLE PAVER DRIVEWAY
2. NEW METAL SIDEGATE
3. EXISTING WOOD DOCK
4. NEW COVERED TERRACE
5. NEW PRECAST COLUMN W/ LIMESTONE FINISH
6. NEW PRECAST GUARDRAIL POST W/ LIMESTONE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL
9. NEW IMPACT RESISTANT COLLAPSIBLE DOOR SYSTEM (NANA WALL)



1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

N

ARCHITECT:
TAI ARCHITECTURE, INC.
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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED ROOF PLAN

FOR DRB

PROJECT #:
16-M-04

A-2.2
SHEET

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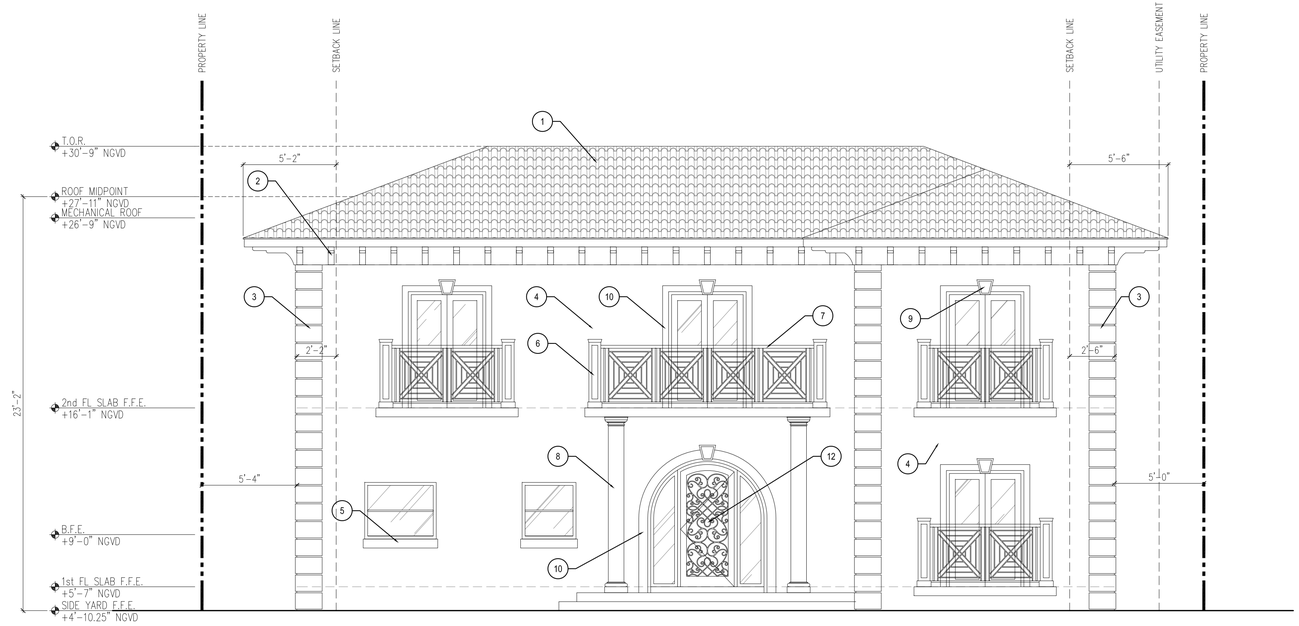
GENERAL NOTES:

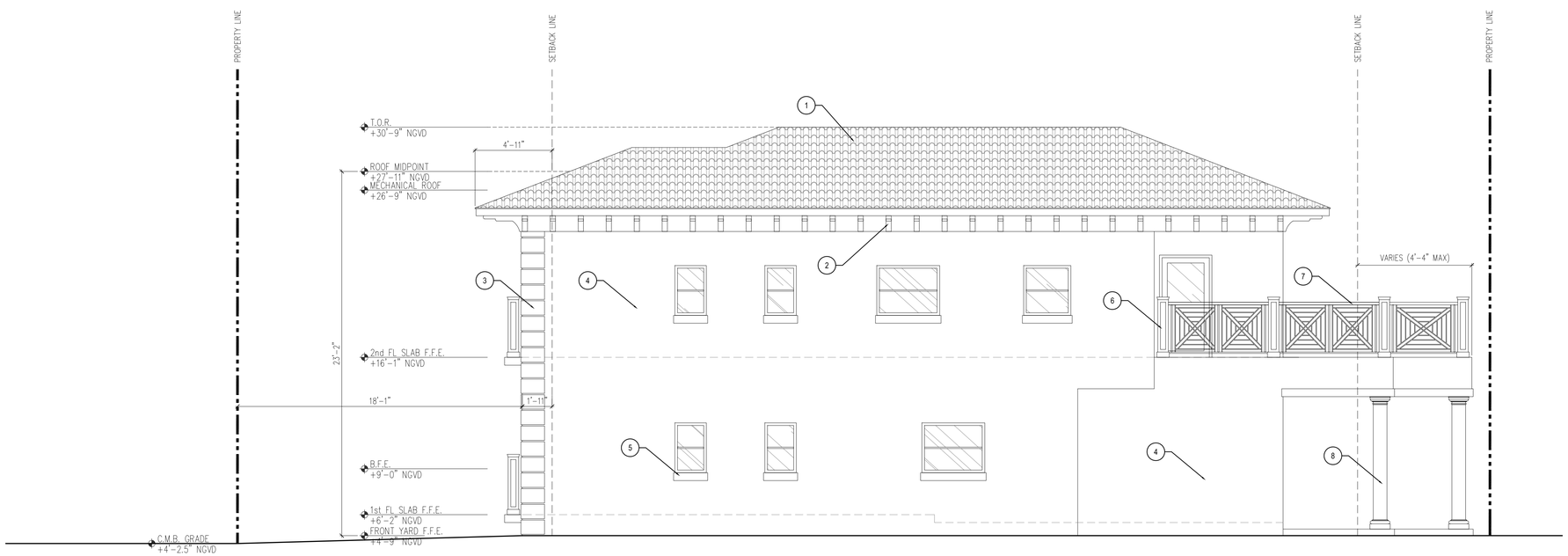
- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY
- INSIDE FINISH FLOOR ELEVATION: +0'-0" = 6.10' NAVD (7.66' NGVD) G.C. TO FIELD VERIFY

PROPOSED CONDITION NOTES:

1. NEW CLAY ROOF TILE
2. NEW PAINTED WOOD CORBELS
3. NEW TRAVERTINE CORNER TILE
4. PAINTED STUCCO FINISH
5. NEW PRECAST WINDOW SILL W/ TRAVERTINE FINISH
6. NEW PRECAST GUARDRAIL POST W/ TRAVERTINE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW PRECAST COLUMN W/ TRAVERTINE FINISH
9. PRECAST KEYSTONE W/ TRAVERTINE FINISH
10. TRAVERTINE FINISH DOOR SILL
11. TRAVERTINE FINISH EDGE TRIM
12. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL



1 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 EAST ELEVATION
SCALE: 1/4"=1'-0"

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no.	REVISIONS/SUBMISSIONS	date
	PRELIMINARY DRB SUBMITTAL	01.24.17
	FINAL DRB SUBMITTAL	02.09.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED ELEVATIONS

FOR DRB

PROJECT #:
16-M-04

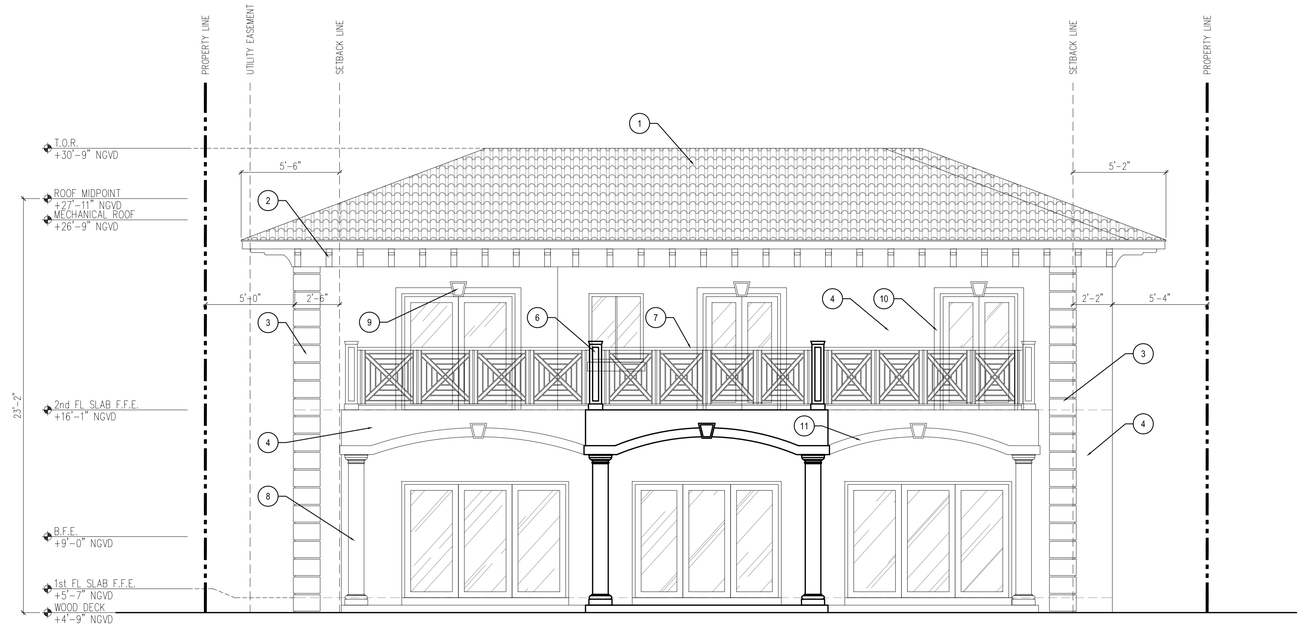
A-2.3.1
SHEET

GENERAL NOTES:

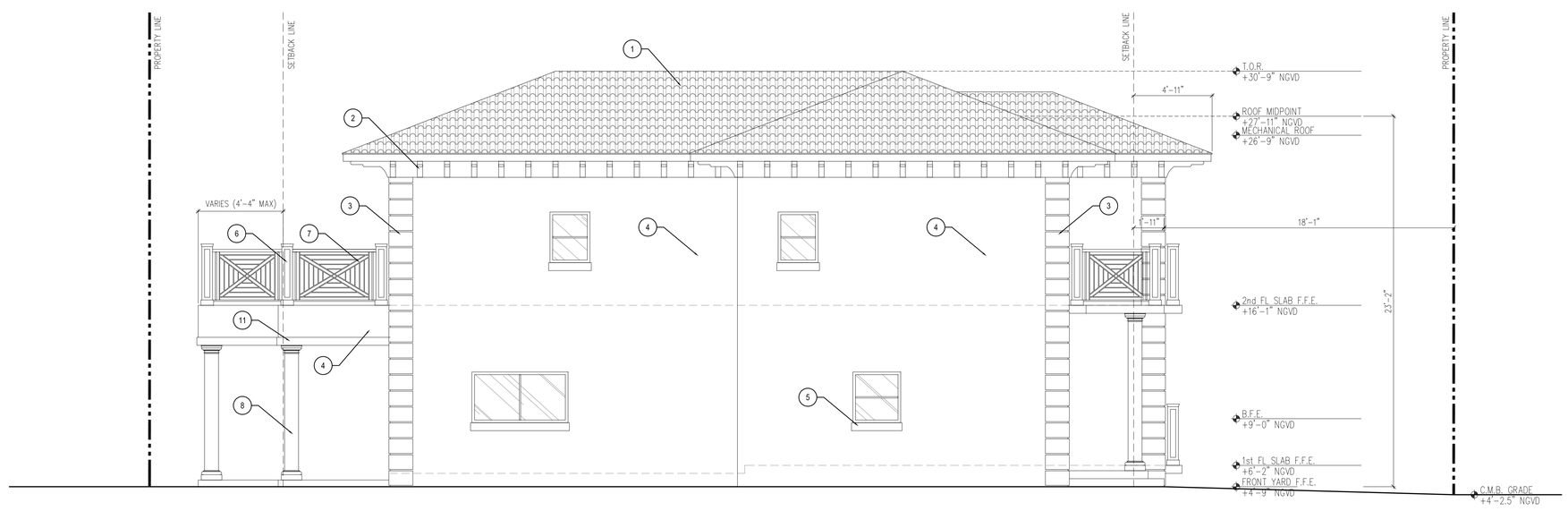
- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY
- INSIDE FINISH FLOOR ELEVATION: +0'-0" = 6.10' NAVD (7.66' NGVD) G.C. TO FIELD VERIFY

PROPOSED CONDITION NOTES:

1. NEW CLAY ROOF TILE
2. NEW PAINTED WOOD CORBELS
3. NEW TRAVERTINE CORNER TILE
4. PAINTED STUCCO FINISH
5. NEW PRECAST WINDOW SILL W/ TRAVERTINE FINISH
6. NEW PRECAST GUARDRAIL POST W/ TRAVERTINE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW PRECAST COLUMN W/ TRAVERTINE FINISH
9. PRECAST KEYSTONE W/ TRAVERTINE FINISH
10. TRAVERTINE FINISH DOOR SILL
11. TRAVERTINE FINISH EDGE TRIM
12. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

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no.	REVISIONS/SUBMISSIONS	date
	FINAL DRB SUBMITTAL	02.09.17
	PRELIMINARY DRB SUBMITTAL	01.24.17

SEAL

PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

DRAWING TITLE:
PROPOSED ELEVATIONS

FOR DRB

PROJECT #:
16-M-04

A-2.3.2
SHEET

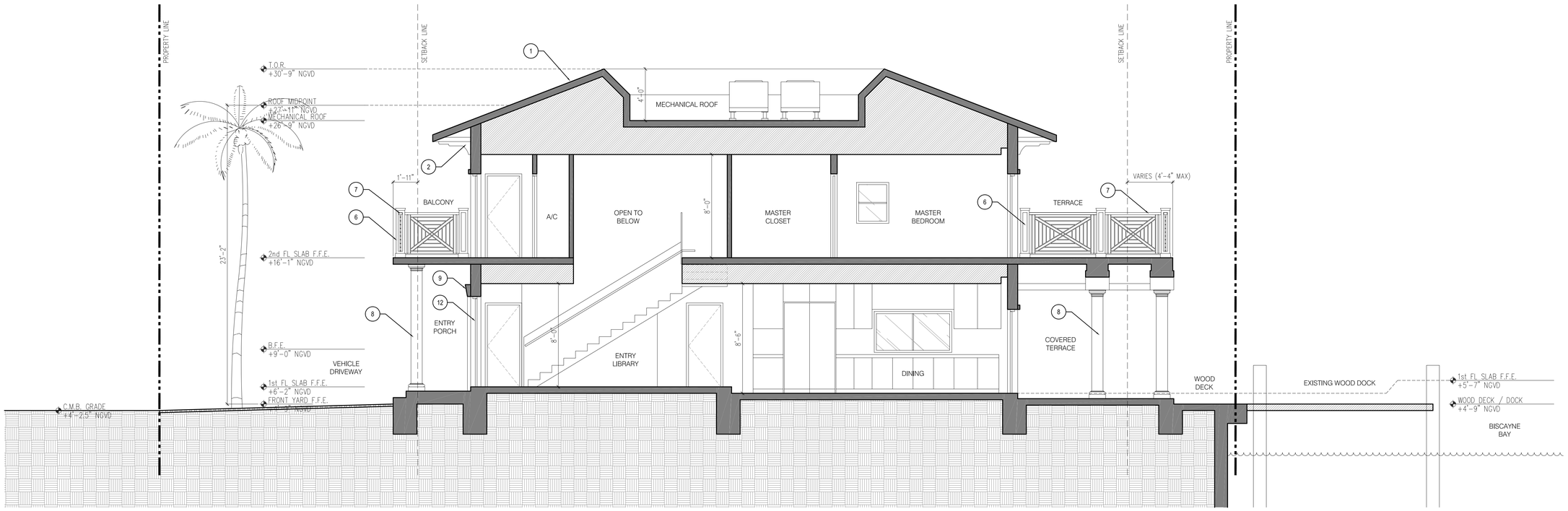
GENERAL NOTES:

- DIMENSIONS SHOWN ARE NOMINAL. ACTUAL DIMENSIONS MAY VARY
- INSIDE FINISH FLOOR ELEVATION: +0'-0" = 6.10' NAVD (7.66' NGVD) G.C. TO FIELD VERIFY

PROPOSED CONDITION NOTES:

1. NEW CLAY ROOF TILE
2. NEW PAINTED WOOD CORBELS
3. NEW TRAVERTINE CORNER TILE
4. PAINTED STUCCO FINISH
5. NEW PRECAST WINDOW SILL W/ TRAVERTINE FINISH
6. NEW PRECAST GUARDRAIL POST W/ TRAVERTINE FINISH
7. NEW CUSTOM ALUMINUM GUARDRAIL W/ POWDER COAT PAINT FINISH
8. NEW PRECAST COLUMN W/ TRAVERTINE FINISH
9. PRECAST KEYSTONE W/ TRAVERTINE FINISH
10. TRAVERTINE FINISH DOOR SILL
11. TRAVERTINE FINISH EDGE TRIM
12. NEW CUSTOM GLASS DOOR W/ FORGED IRON DETAIL

1 CROSS SECTION
SCALE: 1/4"=1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/4"=1'-0"

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no.	REVISIONS/SUBMISSIONS	date
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	FINAL DRB SUBMITTAL	02.09.17

SEAL

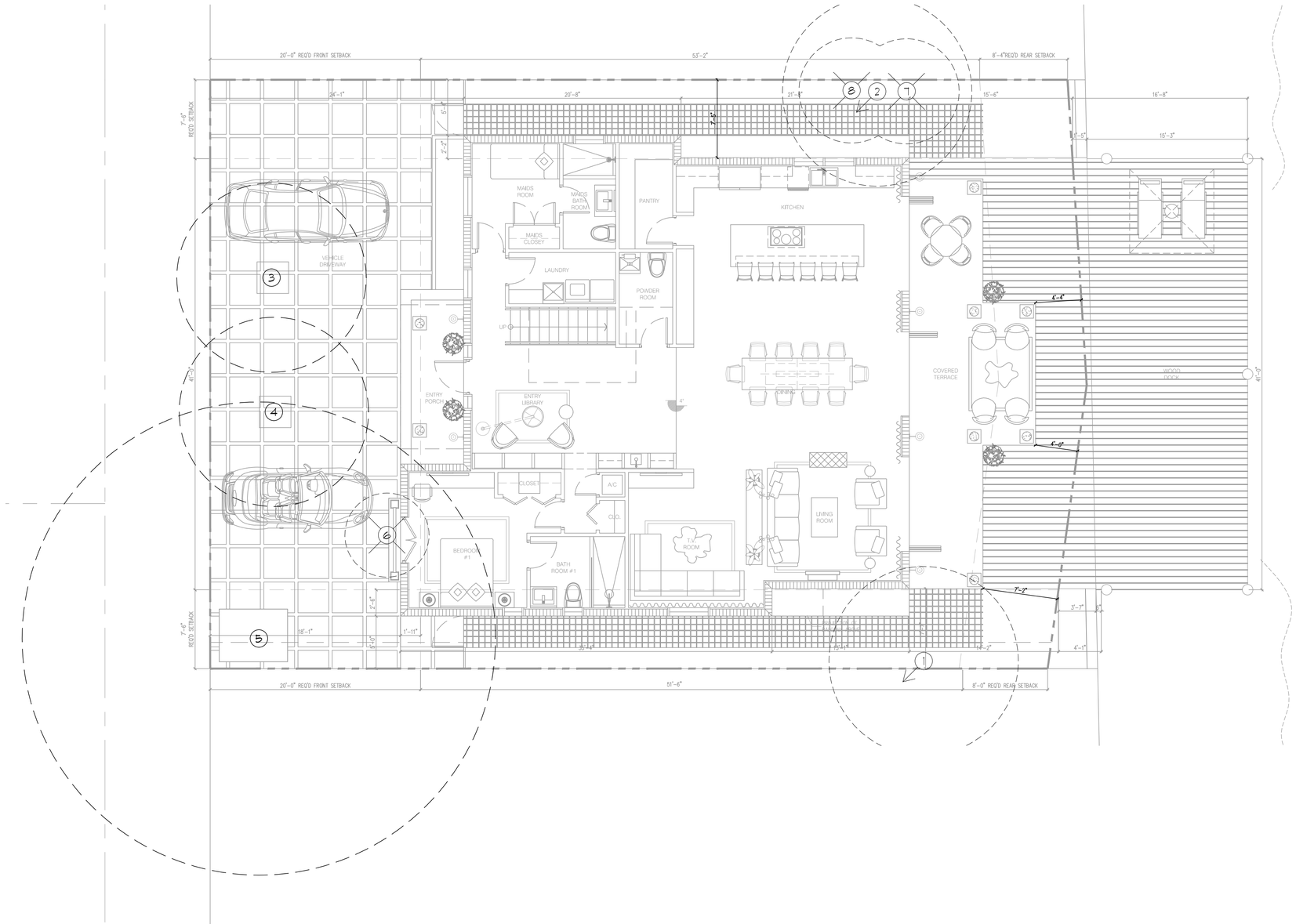
PROJECT NAME / ADDRESS:
PRIVATE RESIDENCE
8 FARREY LANE
MIAMI BEACH, FL 33139

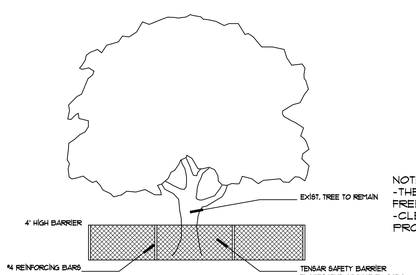
DRAWING TITLE:
PROPOSED SECTIONS

FOR DRB

PROJECT #:
16-M-04

A-2.3.3
SHEET





TREE BARRIER DETAIL

N.T.S.

NOTE:
-THE SOIL WITHIN THE DRIPLINE SHALL BE KEPT FREE OF BUILDING MATERIALS.
-CLEANING OF ANY EQUIPMENT WITHIN THE PROTECTIVE BARRIER IS PROHIBITED.

NOTE:

- REFER TO ARCHITECTURAL PLANS FOR PROPOSED UTILITIES. SHOULD LANDSCAPE INTERFERE WITH PROPOSED UTILTIES CONTACT THE LANDSCAPE ARCHITECT TO FIELD ADJUST PROPOSED LANDSCAPE.
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Tree Disposition

No	Botanical Name	Common Name	DBH (in)	Height (ft)	Spread (ft)	Disposition
1	Cocos nucidera	Coconut Palm	10	28	16	Relocate
2	Cocos nucidera	Coconut Palm	10	27	16	Relocate
3	Cocos nucidera	Coconut Palm	10	27	16	Remain
4	Cocos nucidera	Coconut Palm	10	30	16	Remain
5	Bucidas buceras	Black Olive	36	35	50	Remain
6	Ravenala madagascariensis	Traveler's Palm	11	12	10	Remove
7	Adonidia merrilii	Christmas Palm	17	17	10	Remove
8	Adonidia merrilii	Christmas Palm	17	17	10	Remove

REVISIONS

TREE DISPOSITION

NEW RESIDENCE
8 FARREY LANE
MIAMI BEACH, FLORIDA

Diego Vanderbiest
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MIAMI, FLORIDA 33143
(305) 528-4001

CONSULTANT

JILL B. COHEN
RLA #0001600

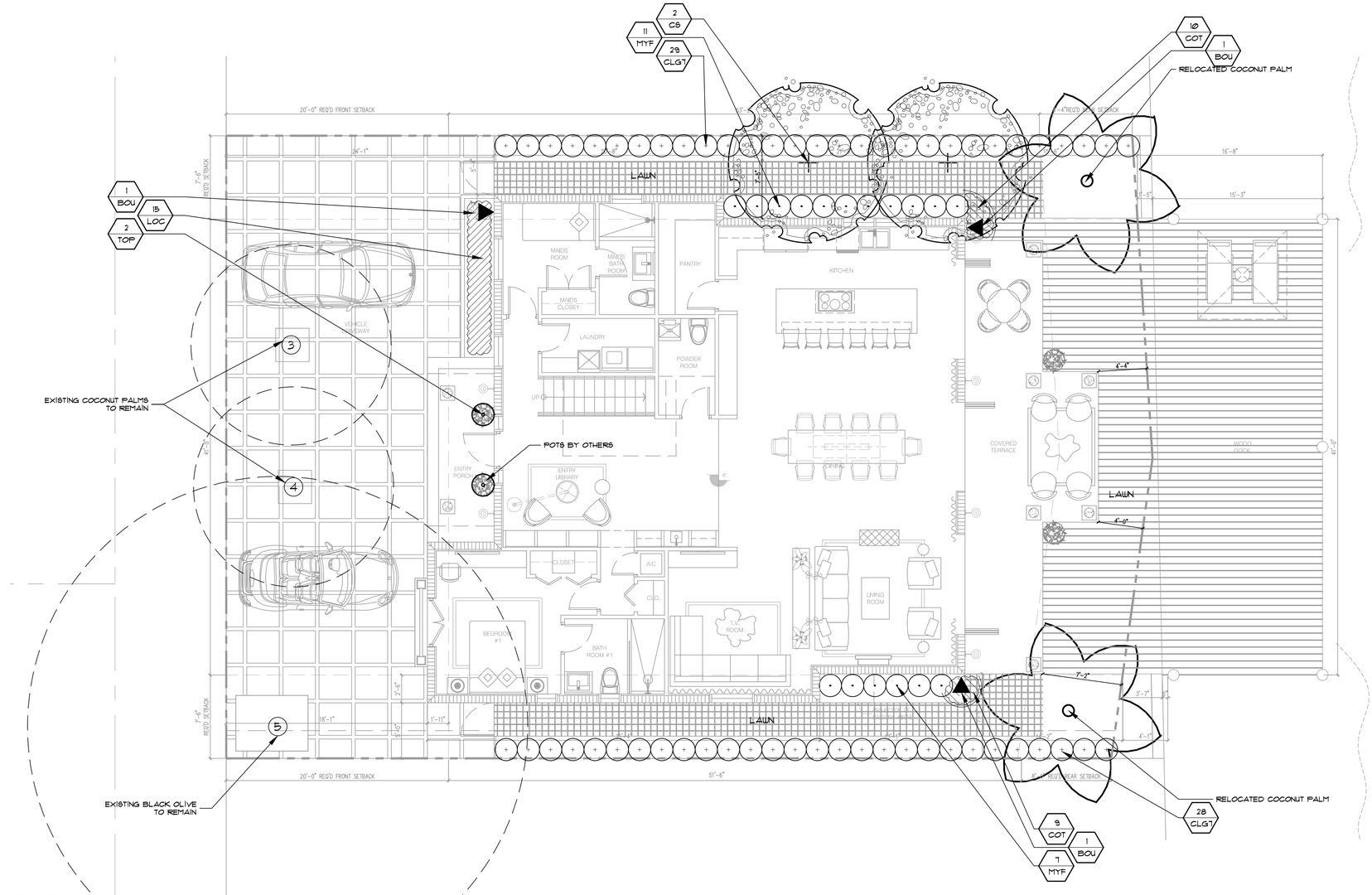
DRAWN
DV

DATE
2/6/17

SCALE
1/4"=1'-0"

SHEET
TD-1

OF - SHEETS



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Plantlist

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	CS*	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' oa ht

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
3	BOU	Bougainvillea 'spp'	Bougainvillea	25 gal, trellis
57	CLG7	Clusia guttifera	Clusia	7 gal, 36" ht
19	COT	Cotoneaster dammeri	Cotoneaster	3 gal, 10" ht, 12" oc
15	LOC	Loropetalum chinensis	Loropetalum	3 gal, 12" ht, 12" oc
18	MYF*	Myrcianthes fragans	Simpson Stopper	3 gal, 24" ht
2	TOP	Syzygium paniculatum	Topiary	5' ht, cone

Note: * Denotes Native Species

Landscape Legend

Zoning District: RM-1 | 0.10 acres | 4,468 square feet

		Required	Provided
A.	Net lot area = 4,468 s.f. x 50 %= 2,234 square feet	2,234	2,525
B.	Square Feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces N/A x 10 s.f. per parking space =	N/A	N/A
C.	Total s.f. of landscaped open space required by Chapter 33: A + B =	2,234	2,525
A.	The number trees required per net lot acre less existing number of trees that meet minimum requirements.	3	4
B.	30% palms allowed (two palms = one tree) Palms provided =	2	2
C.	Percentage of native trees required = the number of trees provided x 30 % =	2	2
D.	Street trees (max. average spacing of 30' o.c.): =	N/A	N/A
E.	Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 56 linear feet along street ÷ 25 =	3	3
F.	Total number of trees provided: (A+D+E) =	6	7
A.	The total number of trees required x 10 = the number of shrubs required	60	113
B.	The number of shrubs required x 30% = the number of native shrubs required	18	18

Required by Chapter 33. Auto irrigation (Yes) or hose bib _____ provided.

REVISIONS

LANDSCAPE PLAN

NEW RESIDENCE
8 FARREY LANE
MIAMI BEACH, FLORIDA

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

CONSULTANT

JILL B. COHEN
RLA #0001600

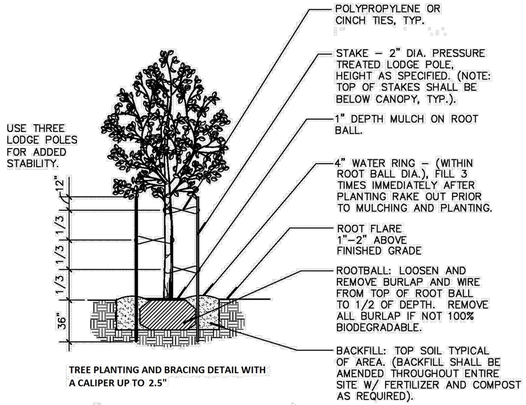
DRAWN: DV

DATE: 2/6/17

SCALE: 1" = 10'-0"

SHEET: LA-1

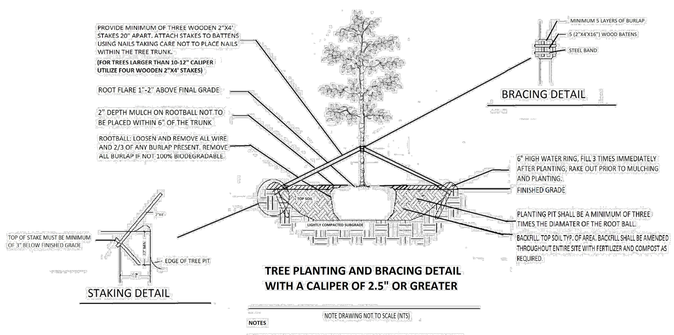
OF - SHEETS



TREE PLANTING AND BRACING DETAIL WITH A CALIPER UP TO 2.5"

NOTES

1. MULCH SHALL BE AMERIGROW RECYCLED PREMIUM PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
2. DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK



TREE PLANTING AND BRACING DETAIL WITH A CALIPER OF 2.5" OR GREATER

NOTE DRAWING NOT TO SCALE (NTS)

NOTES

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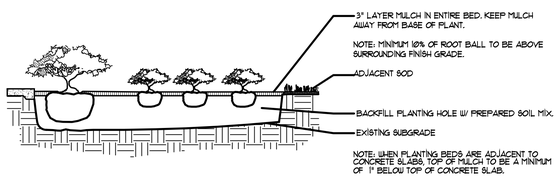
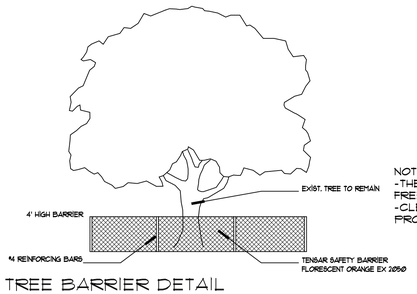


SHRUB/GROUND COVER DETAIL N.T.S.



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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. ALLTREES 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 ONES 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 UNDER-GROUND 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.

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