



11 CENTURY LN.

SINGLE FAMILY RESIDENTIAL



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Diego Vanderbiest

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1. THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL THE DETAILS OF THE WORK AND WORKING CONDITIONS, VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT/ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
2. THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING WORK OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE WORK SITE MAY CONTINUE. THE CONTRACTOR SHALL TAKE ALL POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT/ENGINEER AND OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT/ENGINEER.
5. DISPOSAL OF ALL MATERIAL NOT SPECIFIED, OR SHOWN TO BE SALVAGED AND/OR REUSED RESULTING FROM REMOVAL OPERATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S RISK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY OF EACH CONTRACT LOCATION. THE CONTRACTOR SHALL
7. CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY THE ARCHITECT/ENGINEER.
8. VERIFICATION OF EXISTING CONDITIONS
9. EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSION AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
10. CODE COMPLIANCE:
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE PROJECT. EACH CONTRACTOR SHALL STUDY AND FAMILIARIZE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
11. EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE:
EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS ANY ERRORS OR DISCREPANCIES IN THE ARCHITECTURAL DRAWINGS, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR MAY AFFECT HIS WORK, HE SHALL NOTIFY THE ARCHITECT OF HIS WORK IN A COMPETENT MANNER. HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER PROVISIONS DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING.

11. PERMITS, FEES AND TAXES:
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSE FEES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATIONS TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR COSTS INCURRED.

12. PERFORMANCE OF WORK:
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES UPON WHOM HE IS DEPENDENT, HAVE PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.

13. CLEANUP:

IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.

14. MATERIALS. ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL, METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE QUALITY.

15. FIRE RESISTANCE/UNDERWRITERS LABORATORY RATINGS:
WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATINGS/UNDERWRITERS LABORATORY RATINGS, ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.

16. CUTTING AND PATCHING:
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING, CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTOR.

17. DEMOLITION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND
REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS
SPECIFIED ON THE DRAWINGS.
EXISTING UNUSED ELECTRIC AND PLUMBING SUPPLIES SHALL BE REMOVED
OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

18. IF THE NEW ADDITION BLOCKS THE REQUIRED VENTILATION AREA FOR ANY SPACE, CRAWL SPACE, OR ATTIC, THE VENTILATION AREA SHOULD BE REPLACED ACCORDINGLY.

19. ALL AREAS ATTACHED BY THE NEW ADDITION SHOULD BE CHECKED FOR DISTURBANCES OR DAMAGE OF WATERPROOFING.

1. ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN METRO CODE 36C.
2. SINGLE EXTERIOR SWING DOORS SHALL HAVE A LOCK TO BE KEY OPERATED FROM THE EXTERIOR WITH A MIN. OF 6,000 POSSIBLE KEY CHANGES OR LOOKING AUXILIARY.
3. THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SAME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE POINT LOCKS FROM THE EXTERIOR WITH MIN. THROW BOLTS WITH INSERTS.
4. HINGES ON EXTERIOR OUT-SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS.

5. JAMBS OF ALL EXTERIOR OFFSET TYPE IN-SWINGING DOORS SHALL BE RABBETED, OR OF SIMILAR FABRICATION, TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.

6. SINGLE, SWINGING, EXTERIOR DOORS, IF USED, SHALL BE SOLID CORE OF NO LESS THAN 1 3/4" THICK.

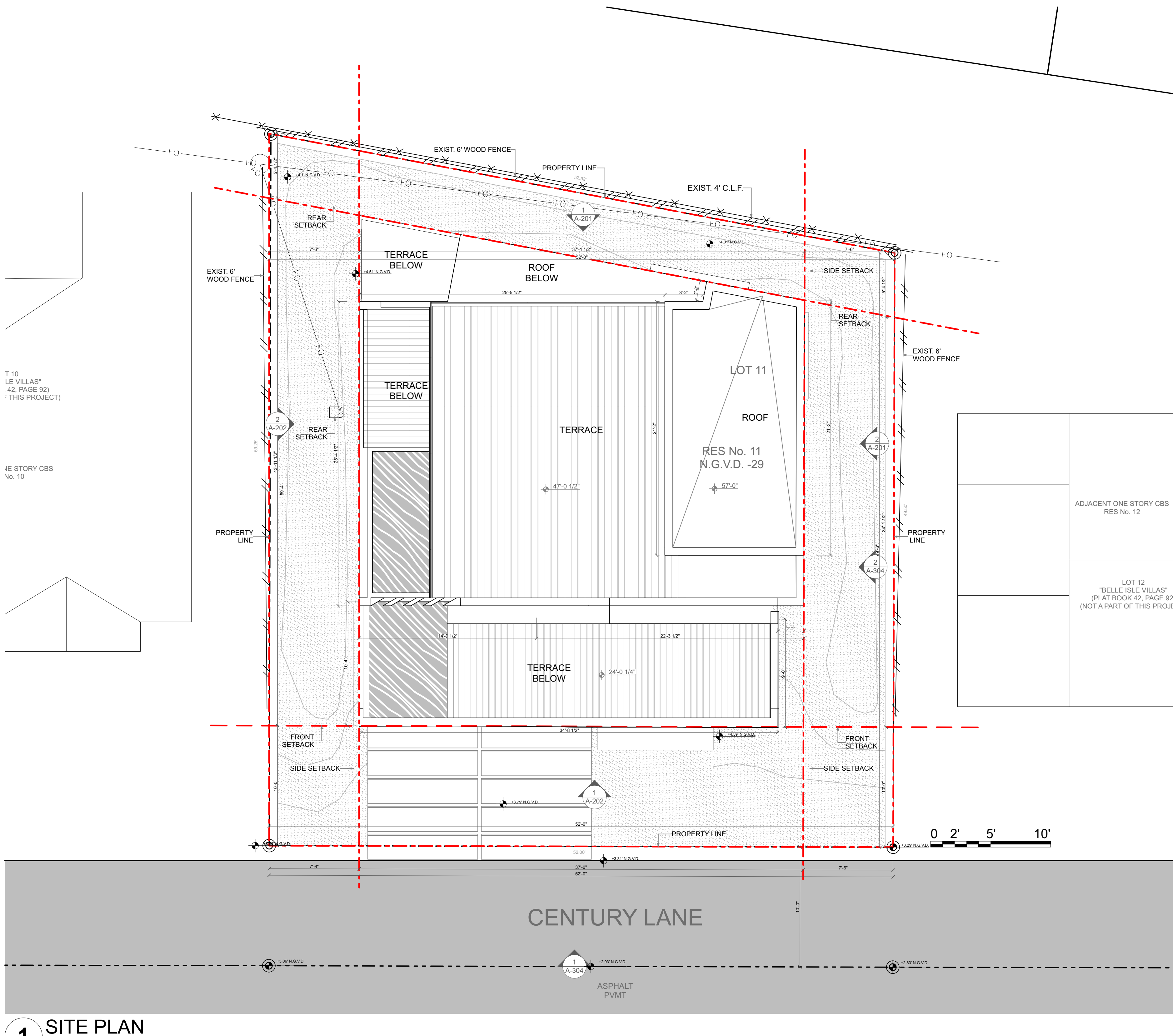
7. ALL EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.

8. VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITH 40" OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOOSE AND SWINGING DOORS SHALL COMPLY WITH AMERICAN NATIONAL STANDARDS INSTITUTE'S STANDARD 297.1.

9. SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT NO PANEL CAN BE LIFTED FROM THE TRACKS WHEN IN THE LOCKED POSITION AND SO AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM MFG'S ASSOCIATION STANDARDS FOR FORCED ENTRY RESISTANCE, AAMA 1303.3.

10. FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE OR VISION PANEL.

NEW TWO STORY HOUSE.


$$1'' = 5'$$

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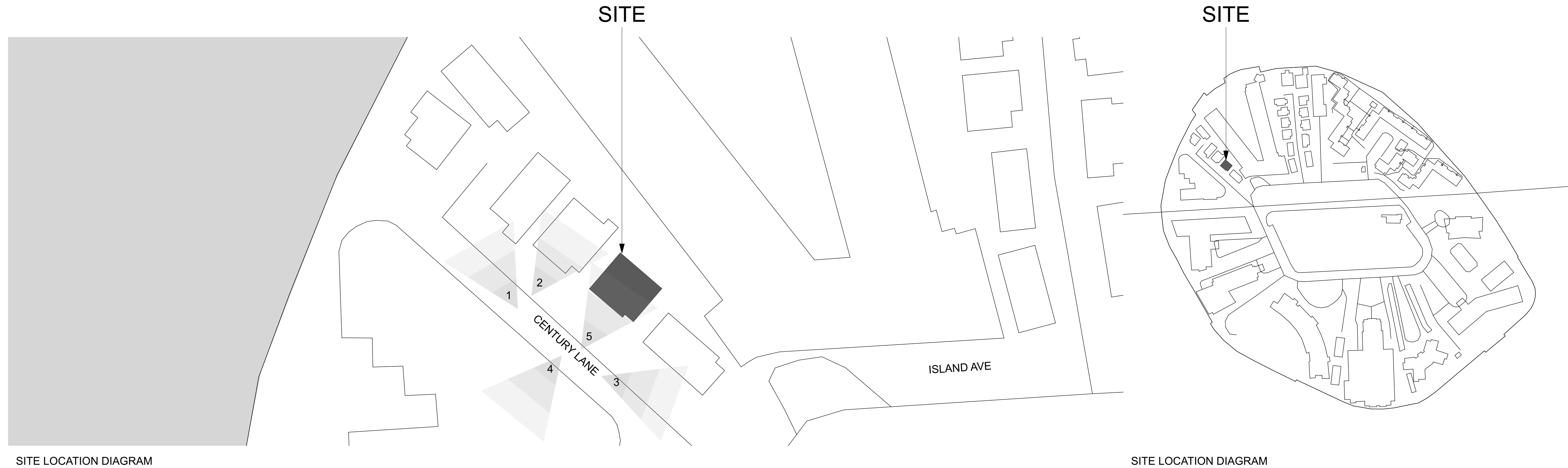
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SITE PLAN

A-102

ARCHITECT:
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AR94243

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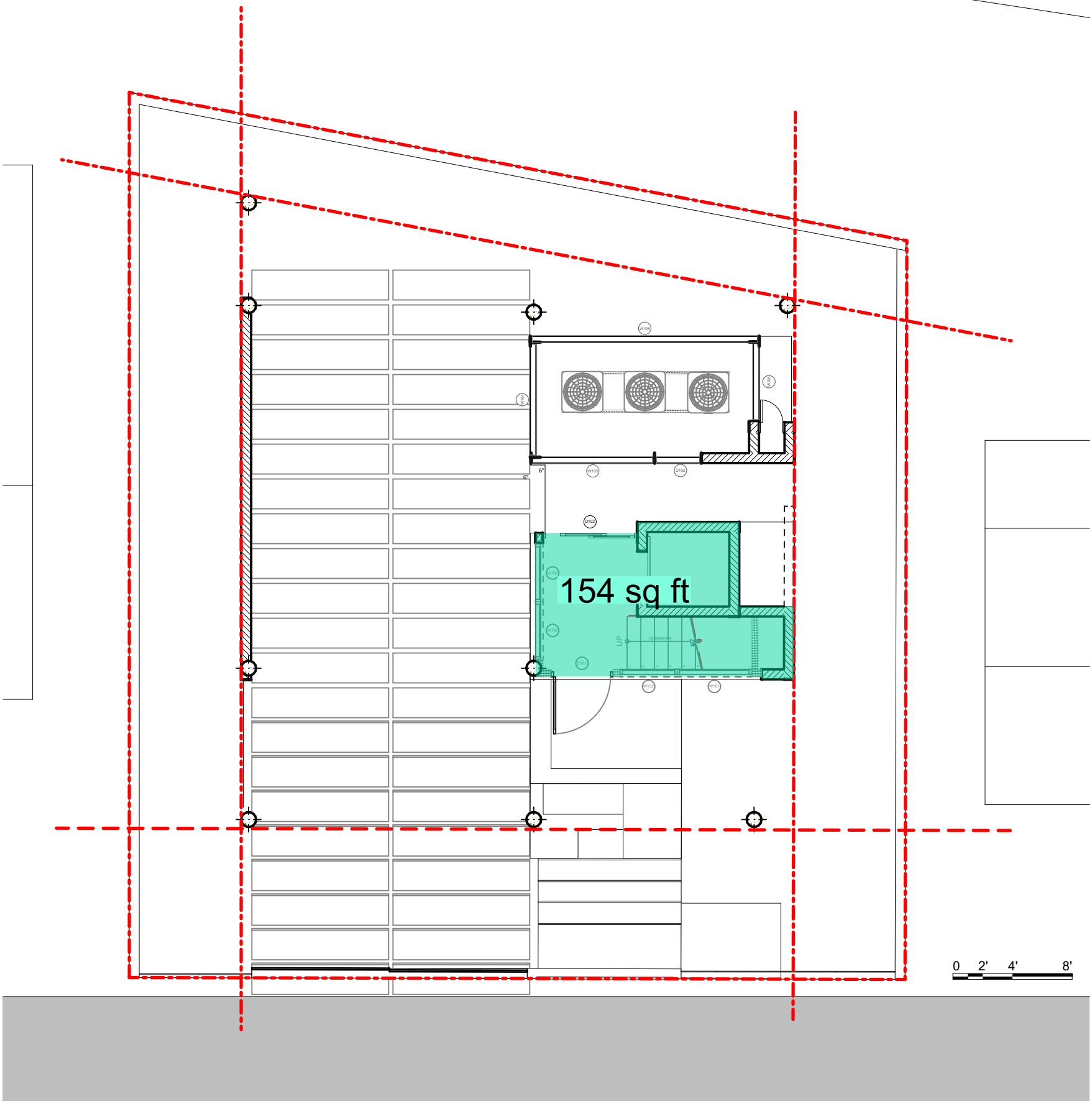
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SITE IMAGES

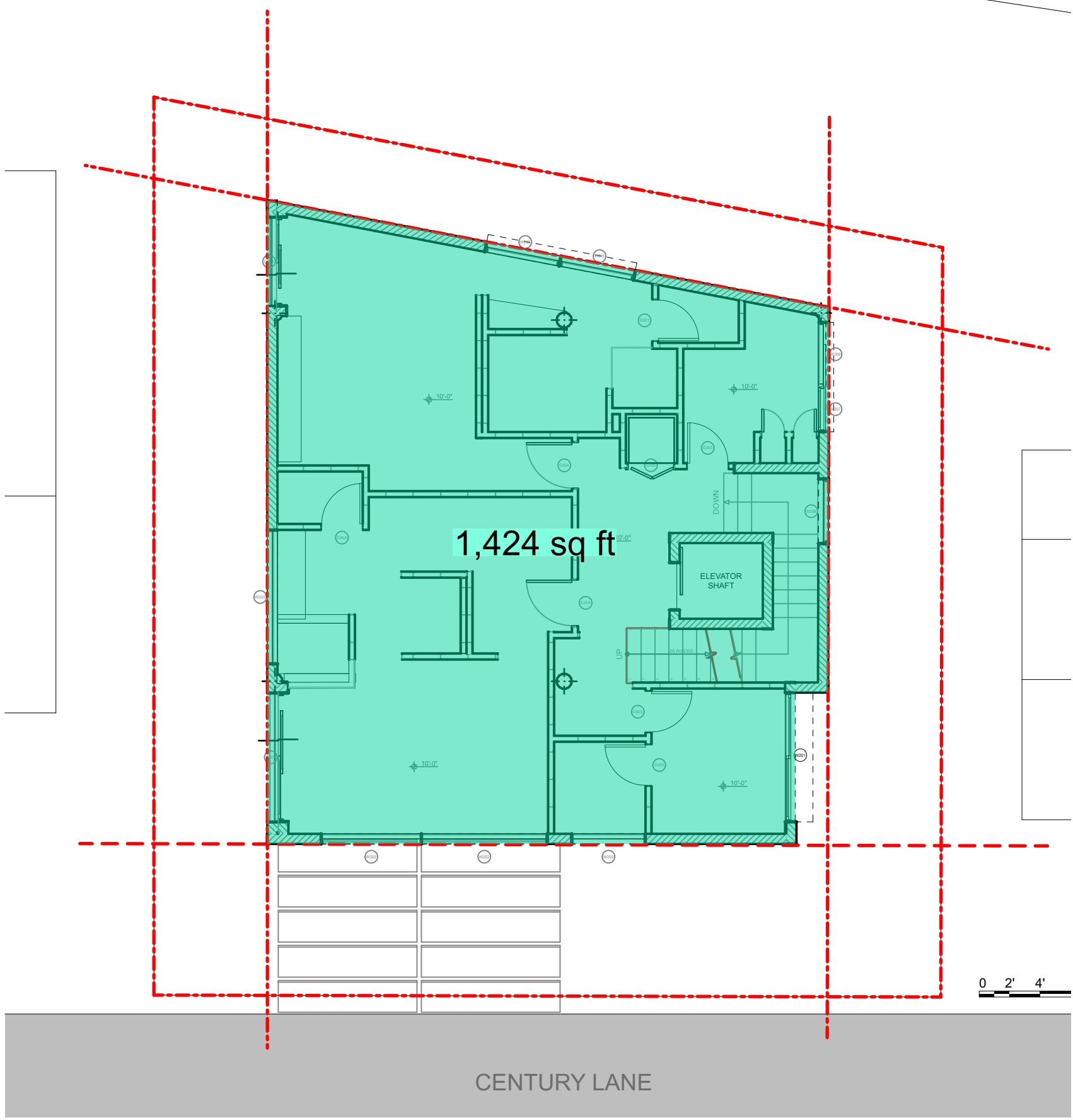
A-103

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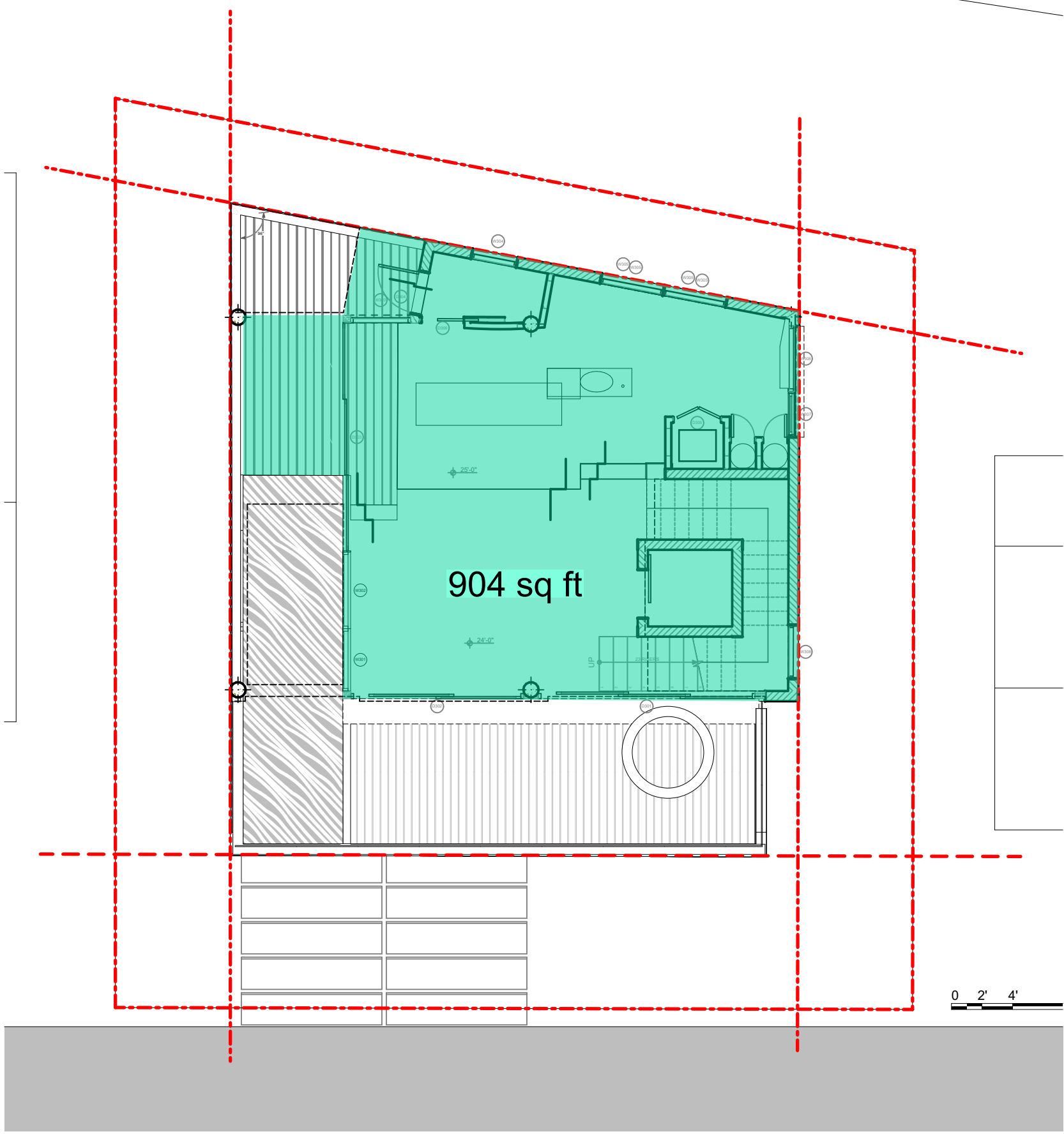
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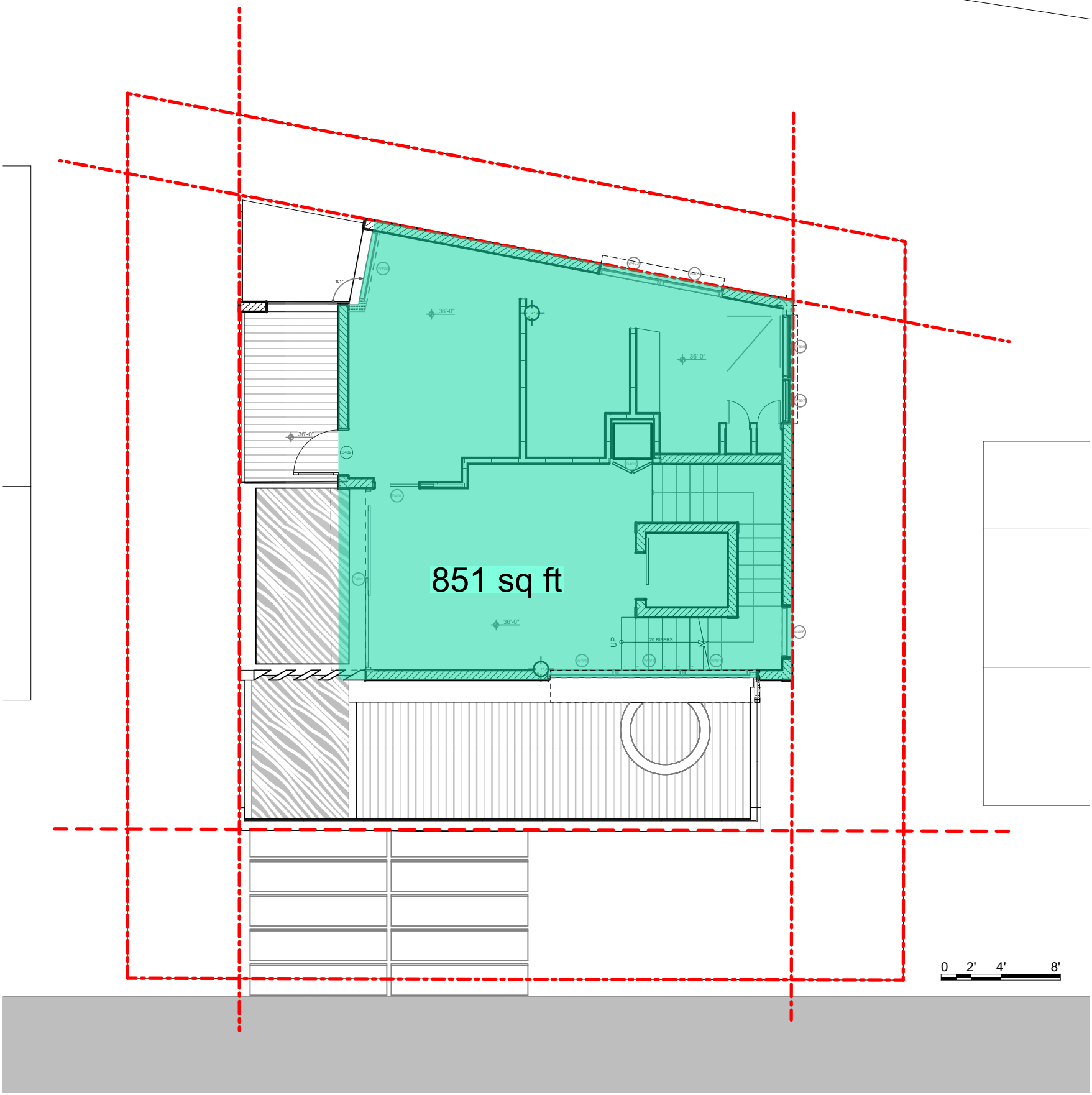
1 First Floor (Area)
1/8" = 1'-0"



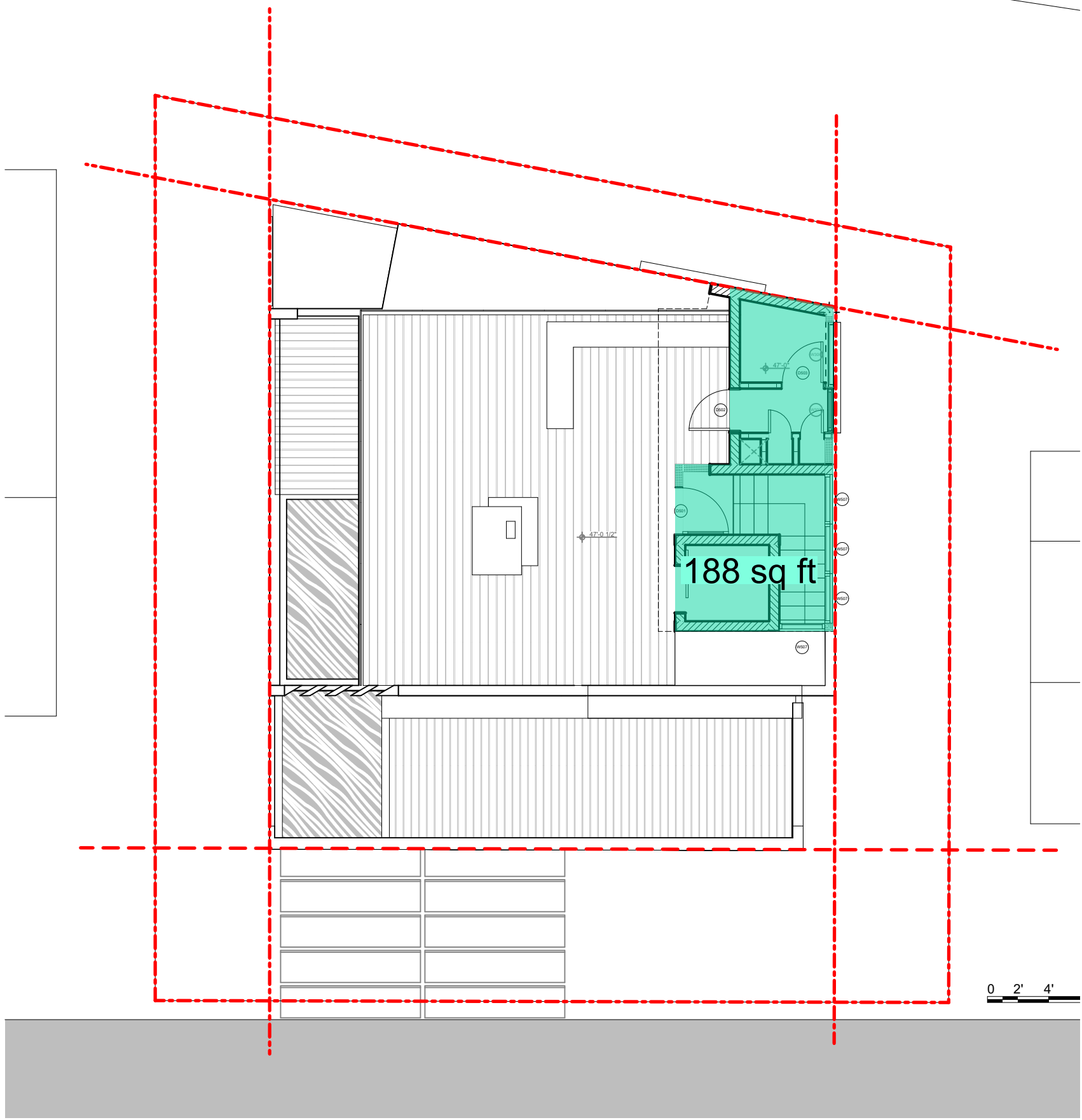
2 Second Floor (Area)
1/8" = 1'-0"



3 Third Floor (Area)
1/8" = 1'-0"



4 Fourth Floor (Area)
1/8" = 1'-0"



5 Terrace (Area)
1/8" = 1'-0"

1. 154 Sq.Ft.
2. 1,424 Sq.Ft.
3. 904 Sq.Ft.
4. 851 Sq.Ft.
5. 188 Sq.Ft.

Total: 3,521 Sq.Ft.

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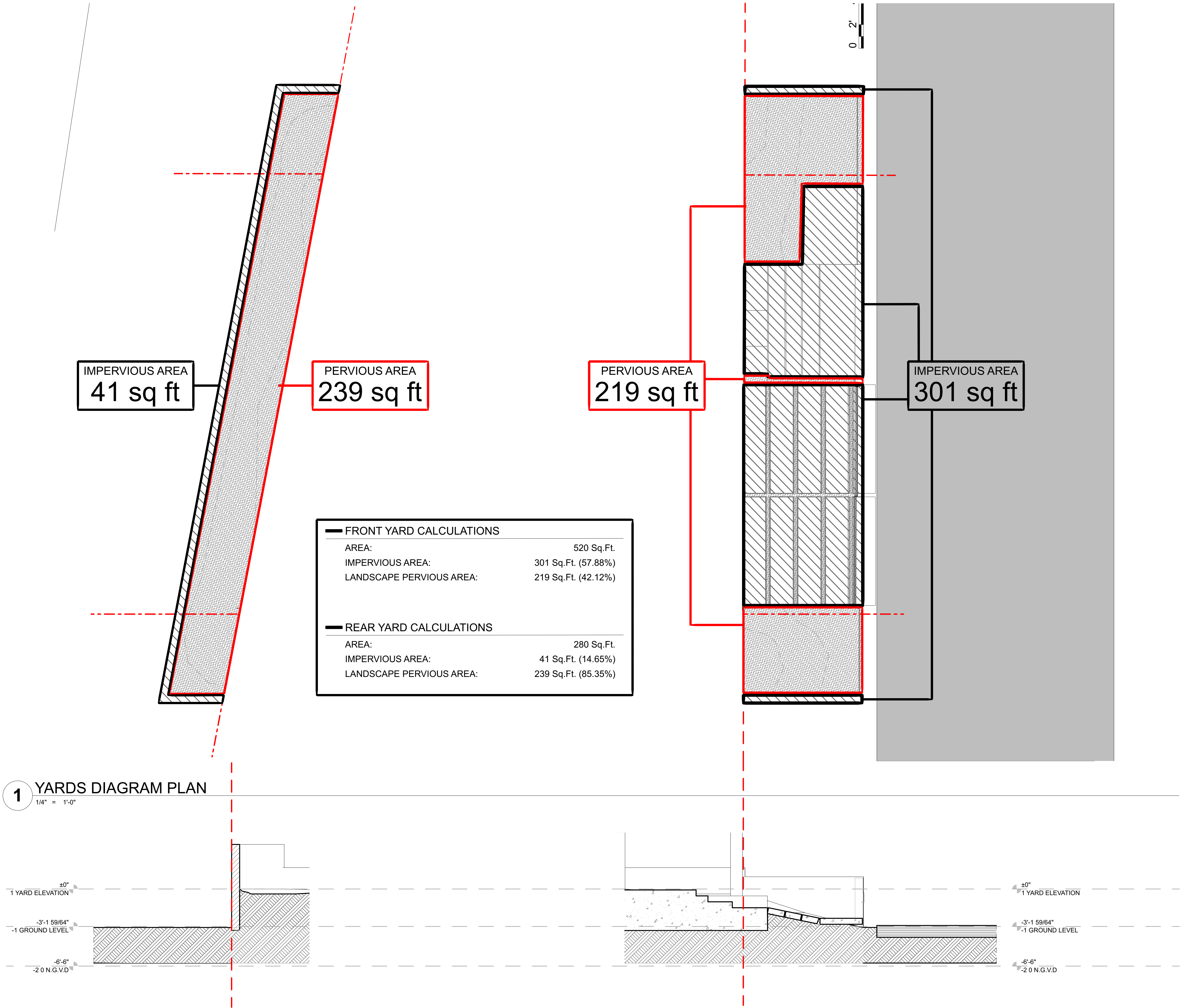
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SCALE :
DATE : 4/5/19
PROJECT NO : 1901.00
PHASE : CONST. DOCS.
CHEKED BY :
CHEKED ON :

FLOOR AREA

A-105

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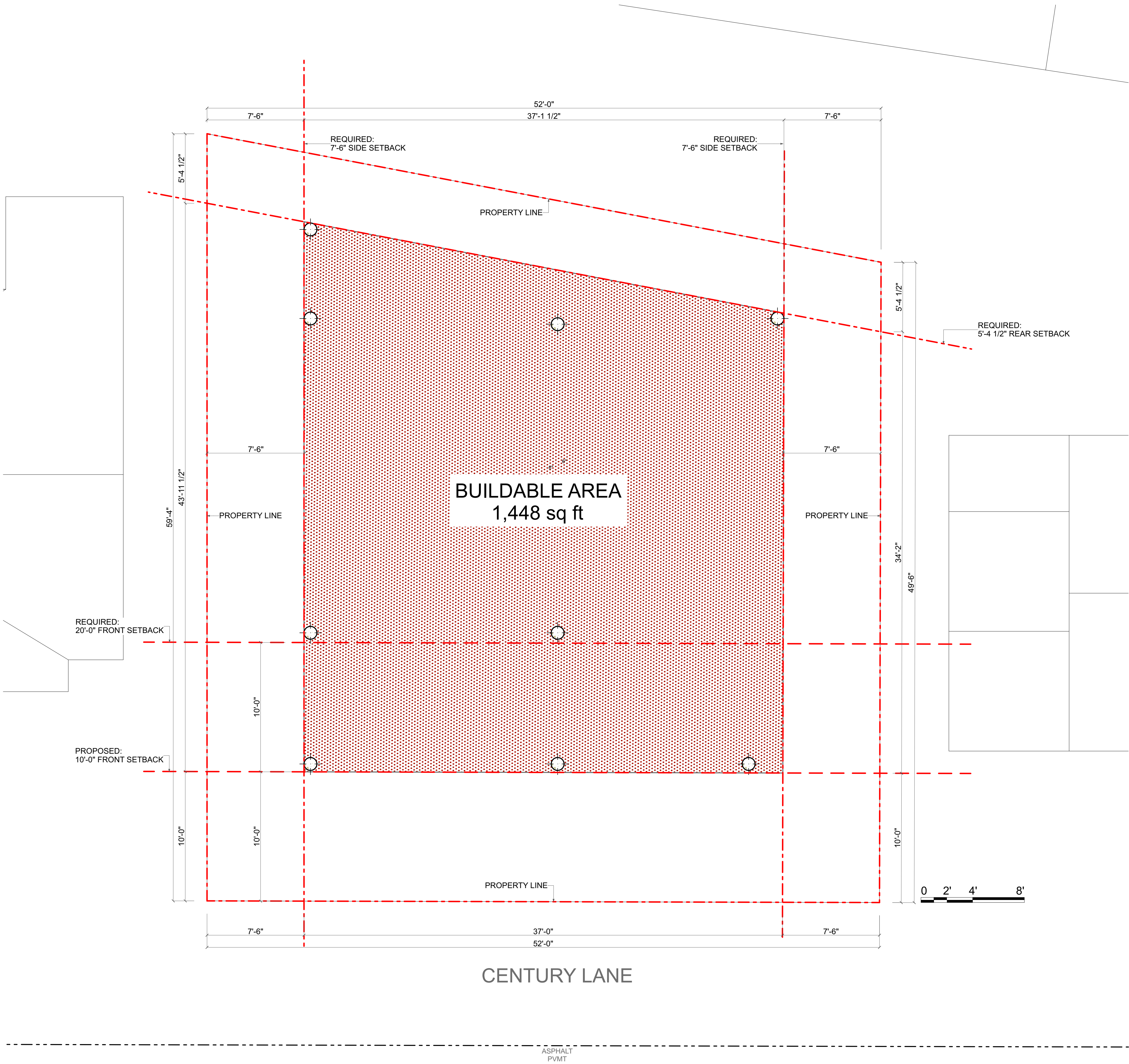
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PROJECT NO : 1901.00
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YARD CALCULATIONS

A-106

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REQUESTED VARIANCE:

1. AS OUR LOT IS BELOW MINIMUM LOT SIZE WE WOULD LIKE TO ASK FOR RELIEF FROM CODE SECTION 142-156 (a) (1) WE ARE REQUESTING TO WAIVE THE 20'-0" FRONT SETBACK TO 10'-0" ON THE SECOND FLOOR ONLY.

2. FOR THE SAME REASON (LOT TO SMALL) AND BECAUSE THE LOCATION OF THE LOT MAKES IT TO OUT OF SCALE WE WOULD LIKE TO ASK FOR THE RELIEF FROM THE CODE SECTION 142-155 (a) (3) (f) 1. A MINIMUM HEIGHT OF 12 FEET ABOVE BFW +1 TO THE UNDER SIDE OF FIRST FLOOR SLAB. (PLEASE SEE A-304 FOR REFERENCE).

MARK	DATE	DESCRIPTION

DRAWING BY	: LUCA DI GAICOMO
SCALE	: 1/4" = 1'-0"
DATE	: 4/5/19
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PHASE	: CONST. DOCS.
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CHECKED ON	:

VARIANCE DIAGRAM

A-107

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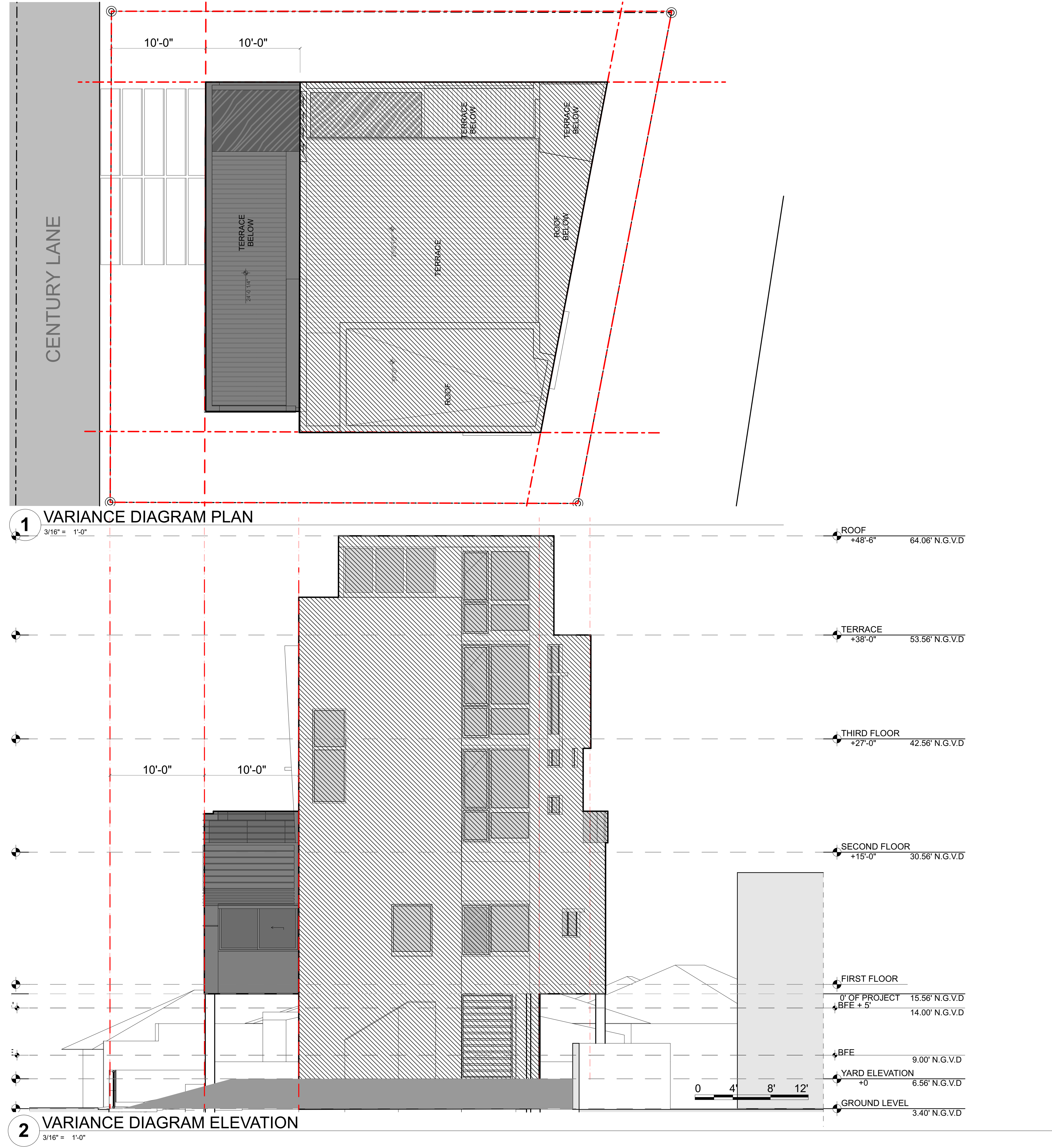
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DATE : 4/5/19
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CHEKED ON :

VARIANCE DIAGRAM

A-108

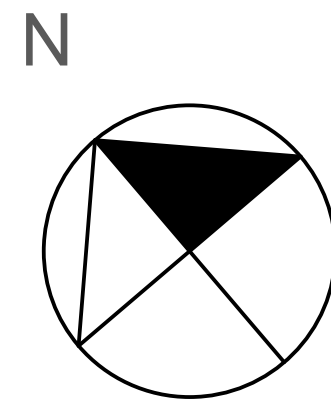
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1/4" = 1'-0"

1/4" = 1'-0"


$$1/4" = 1'-0"$$


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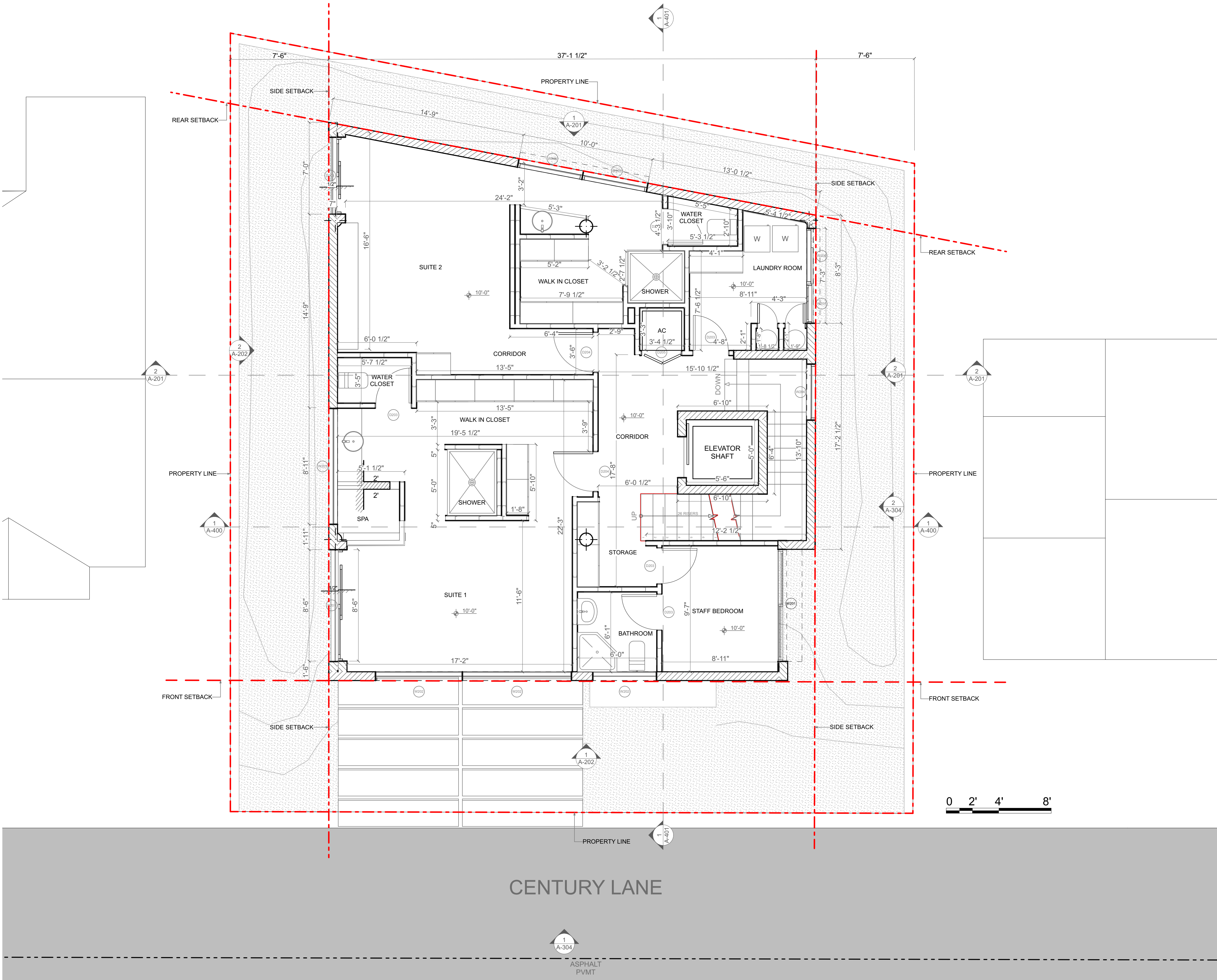
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BASE FLOOD LEVEL

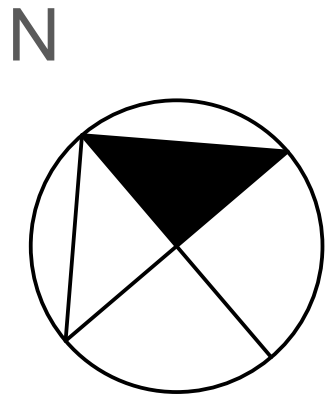
A-201

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1 FIRST FLOOR
1/4" = 1'-0"



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SECOND LEVEL PLAN

A-202

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[illegible]

THIRD LEVEL PLAN

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Architectural floor plan of a residential building, showing setbacks and dimensions. The plan includes a Pool Deck, Pool, Terrace, Family/Living Room, Dining Room, Kitchen, Casbah Bathroom, and an Elevator Shaft. The building is surrounded by setbacks: Side Setback, Rear Setback, and Front Setback. Dimensions are provided for setbacks and room sizes. A scale bar indicates 0, 2', 4', and 8'.

Setbacks and Dimensions:

- Side Setback: 7'-0" (Left), 7'-6" (Right)
- Rear Setback: 13'-0" (Top)
- Front Setback: 35'-0" (Bottom)

Room Dimensions:

- Casbah Bathroom: 1'-6 1/2" x 7'-9 1/2"
- Kitchen: 8'-7" x 5'-6"
- Dining Room: 10'-11" x 9'-6"
- Family/Living Room: 18'-9" x 11'-2"
- Pool Deck: 17'-0" x 6'-6"
- Pool: 24'-1" x 10'-3"
- Terrace: 9'-6" x 35'-0"
- Elevator Shaft: 6'-10" x 5'-6"

Scale: 0, 2', 4', 8'

Century Lane

CENTURY LANE



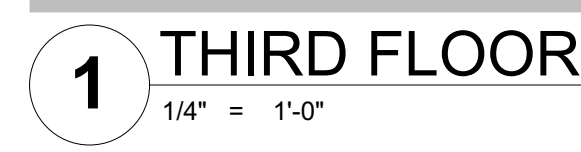
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A-204

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THIRD FLOOR

$$\overline{1/4'' = 1'-0''}$$



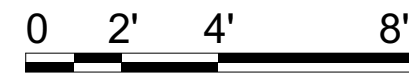
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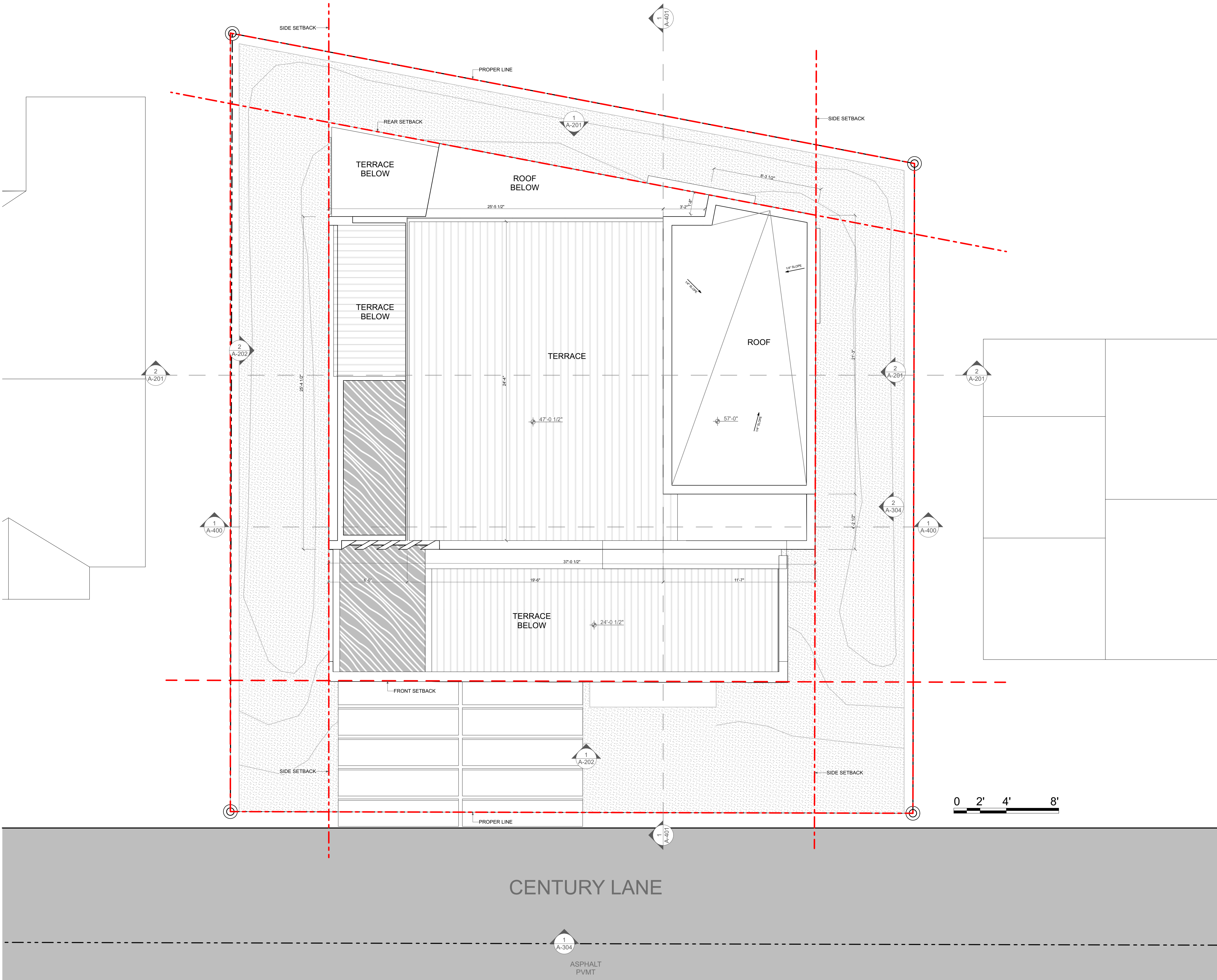
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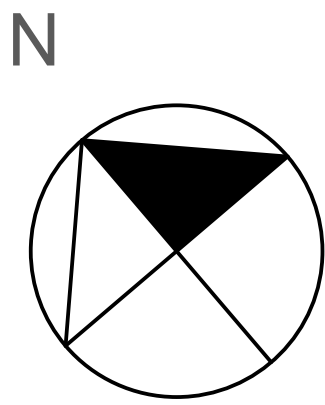
A-205

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$$\overline{1/4'' = 1'-0''}$$



1 ROOF
1/4" = 1'-0"



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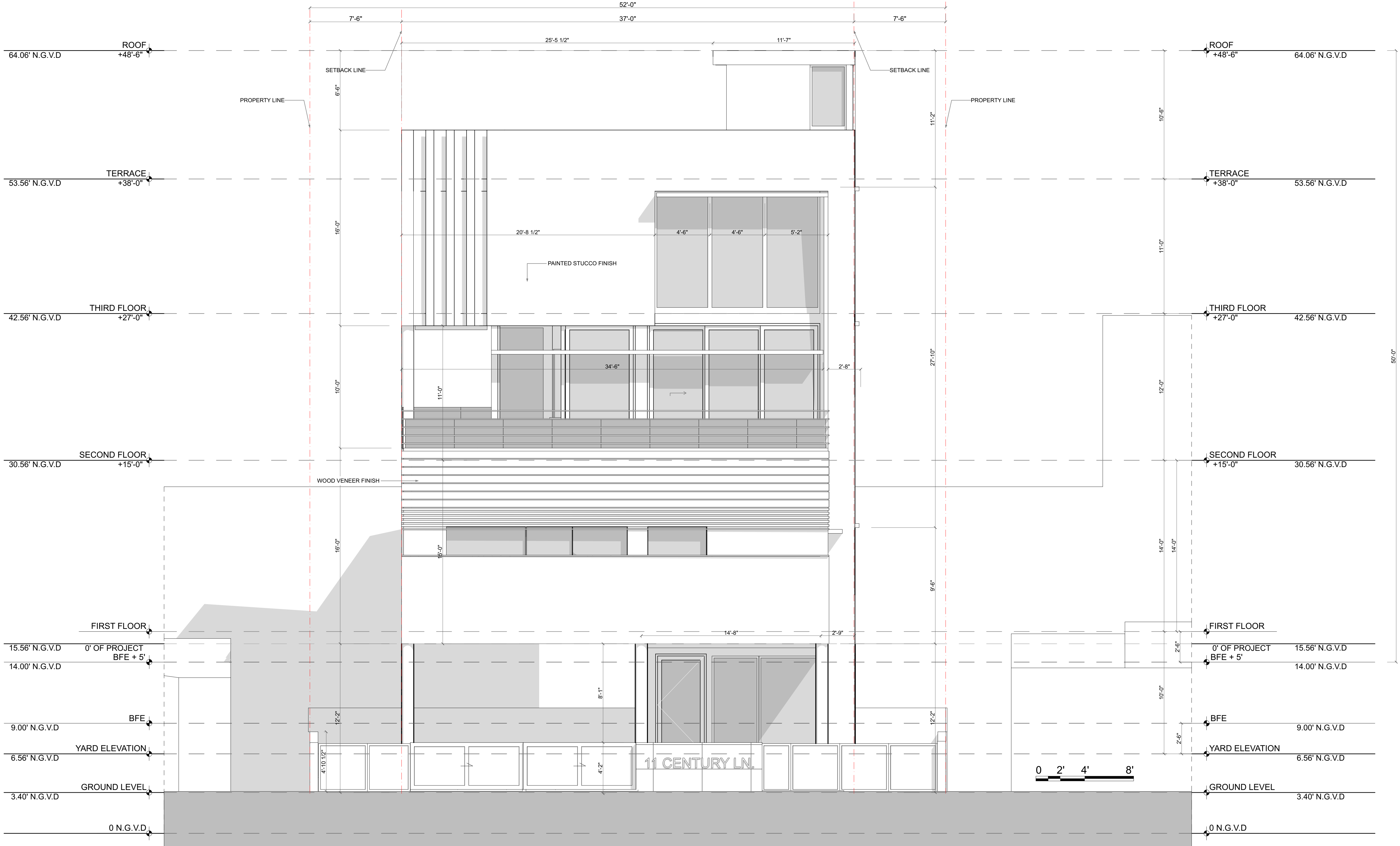
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ROOF LEVEL PLAN

A-206

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

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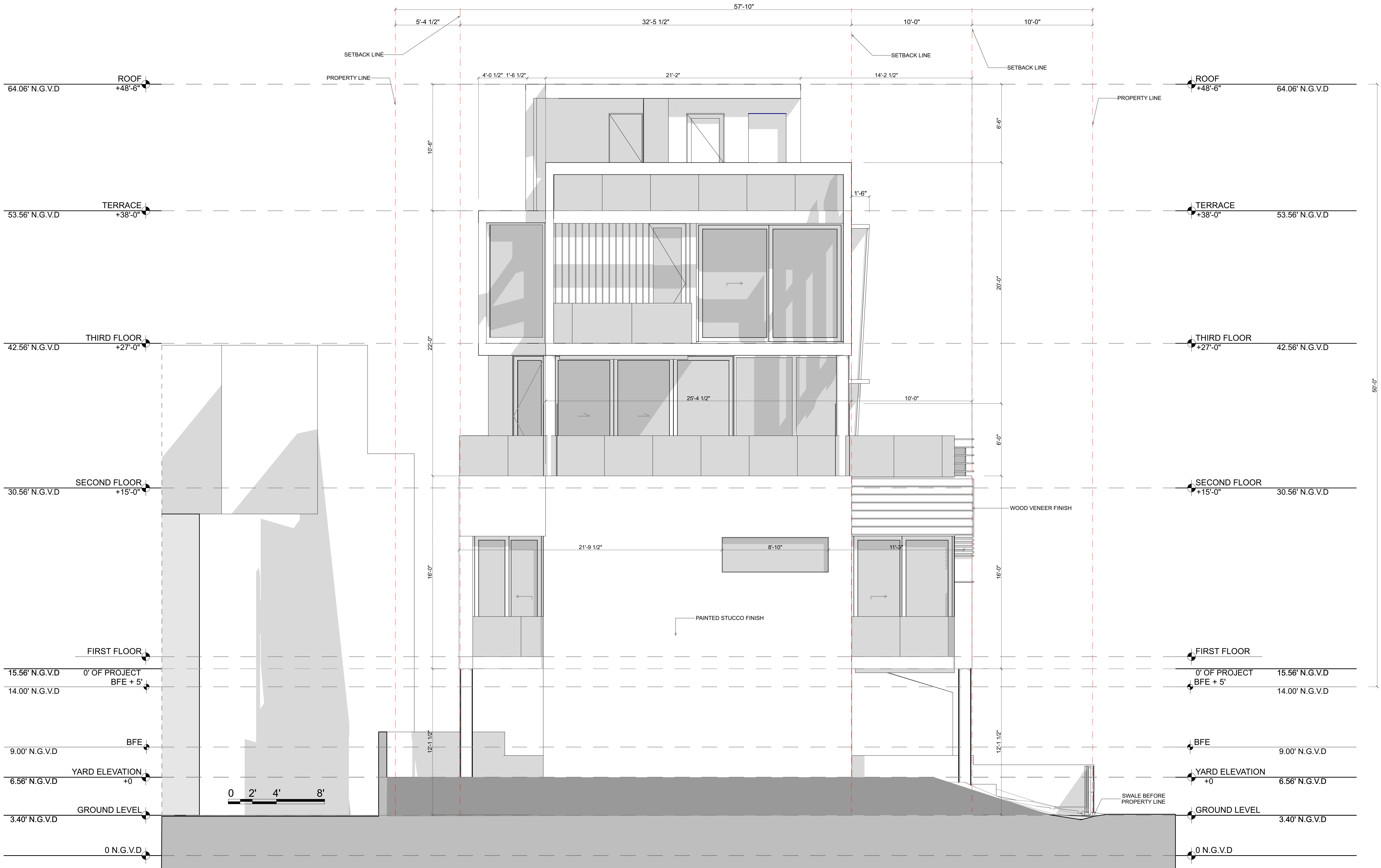
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SCALE :
DATE : 4/5/19
PROJECT NO : 1901.00
PHASE : CONST. DOCS.
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CHECKED ON :

ELEVATIONS

A-300

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1 WEST ELEVATION
1/4" = 1'-0"

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11 CENTURY LN.
SINGLE FAMILY RESIDENTIAL
BRIGITTE EVA ALFRED LLC
11 Century Lane Miami Beach FL US

CONSULTANTS

MARK	DATE	DESCRIPTION

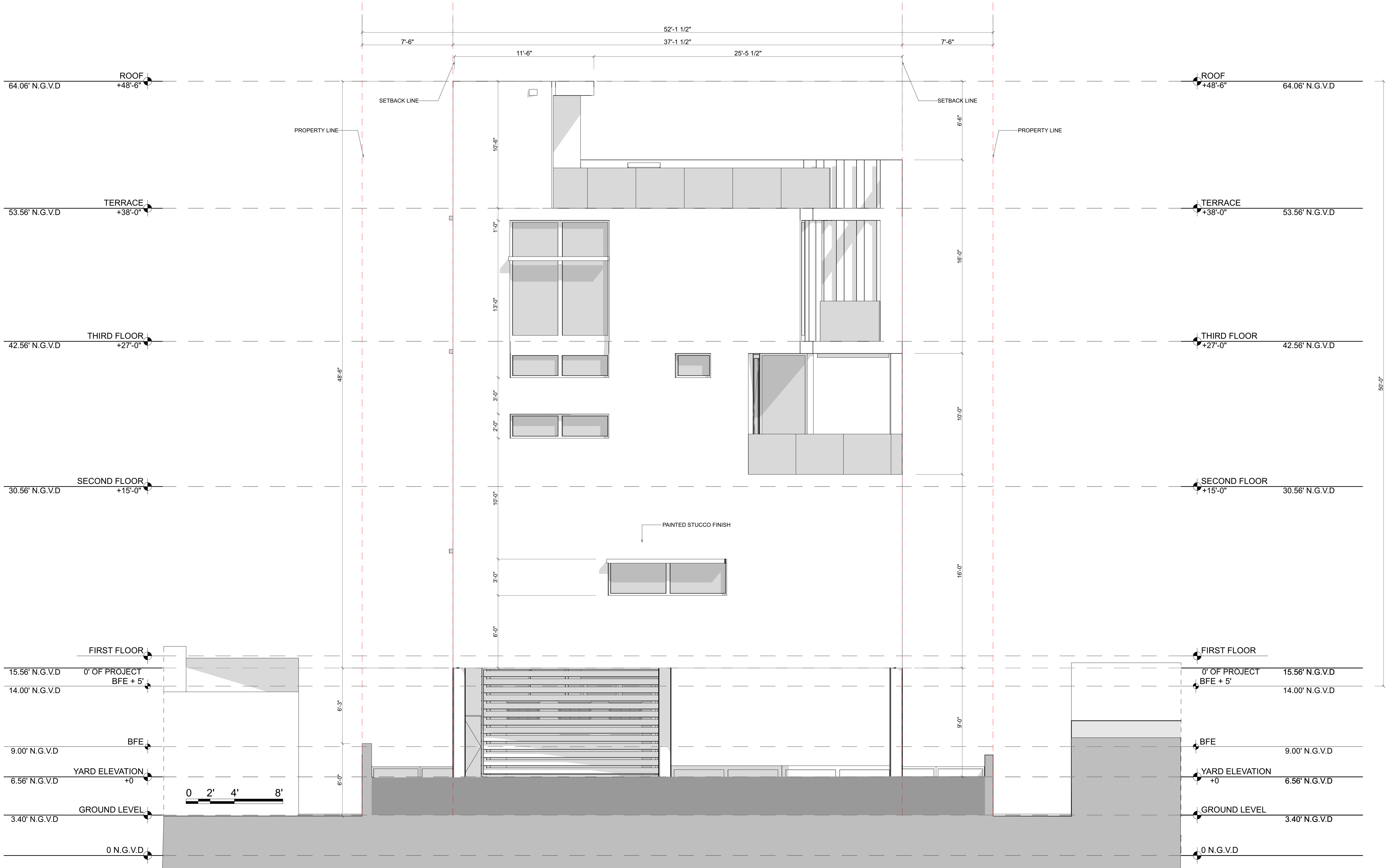
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SCALE	: 1/4" = 1'-0"
DATE	: 4/5/19
PROJECT NO	: 1901.00
PHASE	: CONST. DOCS.
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CHECKED ON	:

ELEVATIONS

A-301

ARCHITECT
GABRIEL LOPEZ
AR94243

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

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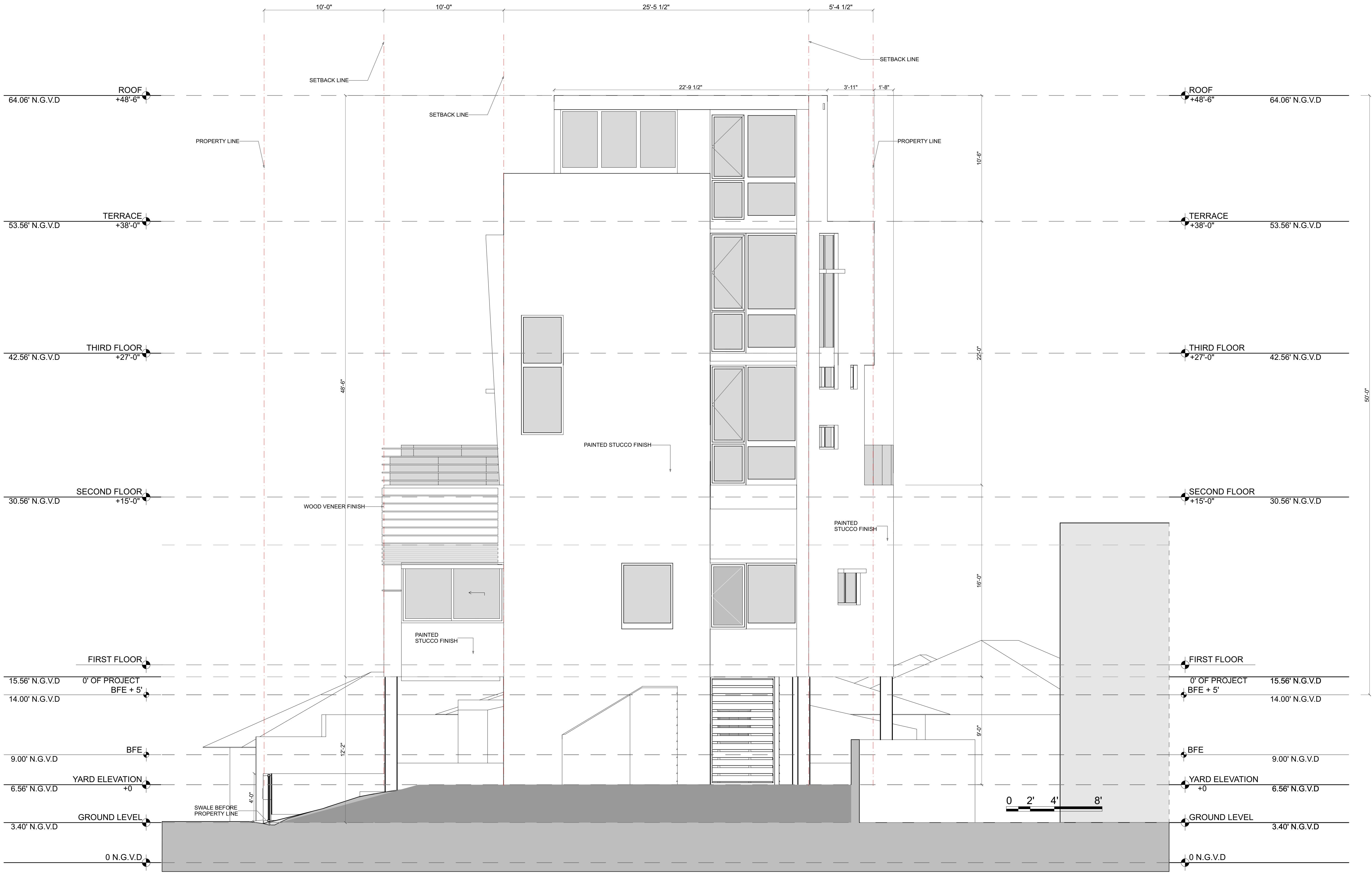
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ELEVATIONS

A-302

ARCHITECT:
GABRIEL LOPEZ
AR94243

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1 EAST ELEVATION
1/4" = 1'-0"

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CONSULTANTS

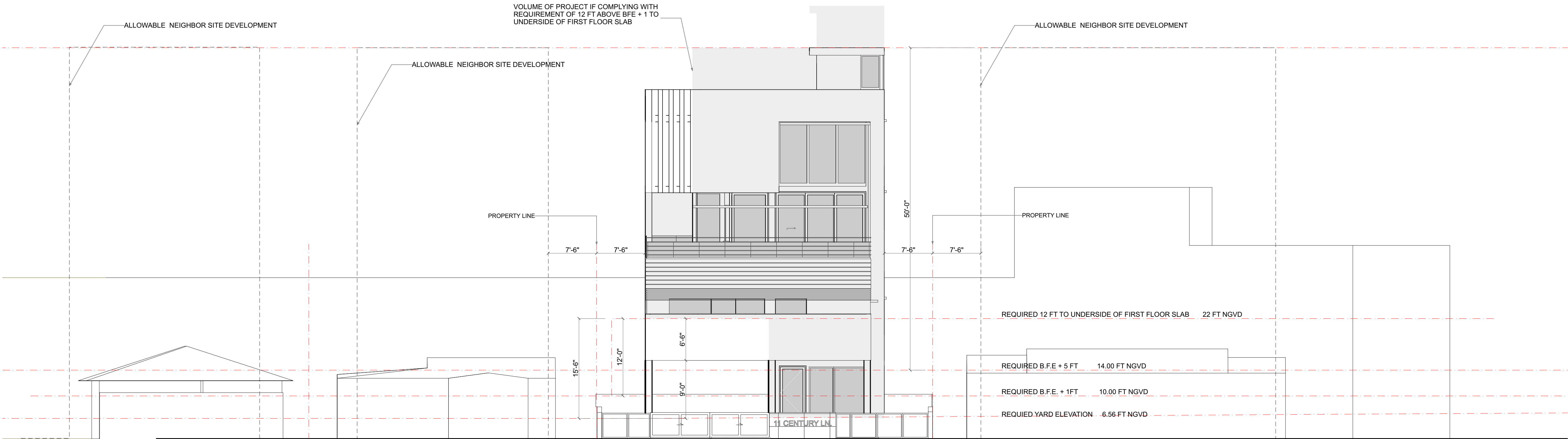
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ELEVATIONS

A-303

ARCHITECT
GABRIEL LOPEZ
AR94243



1 Context Elevation

1/8" = 1'-0"



2 Context Section

1/8" = 1'-0"

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CHEKED ON :

ELEVATIONS

A-304

ARCHITECT
GABRIEL LOPEZ
AR94243

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CONSULTANTS

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DATE : 4/5/19

PROJECT NO : 1901.00
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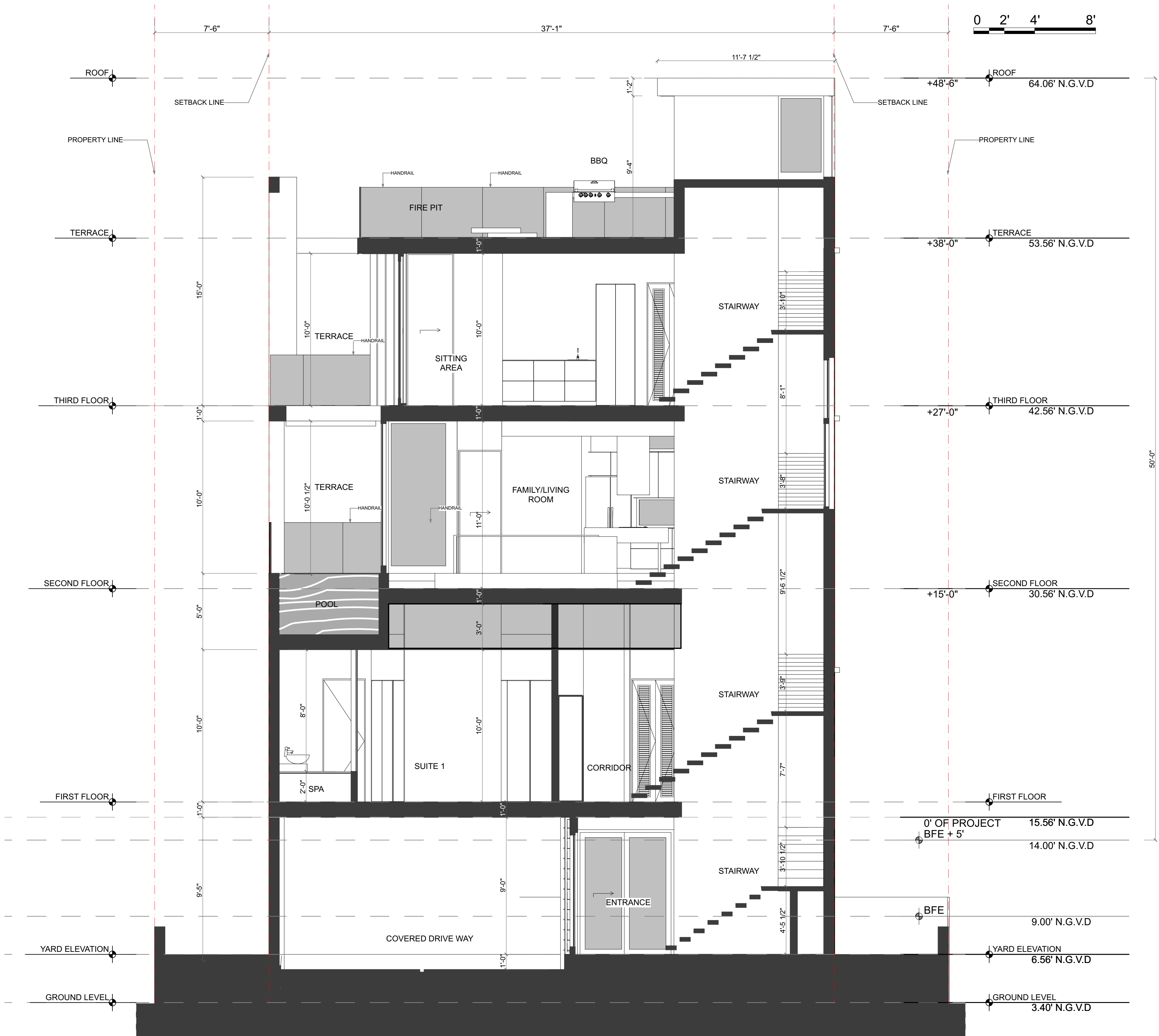
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ACTIONS

A-400

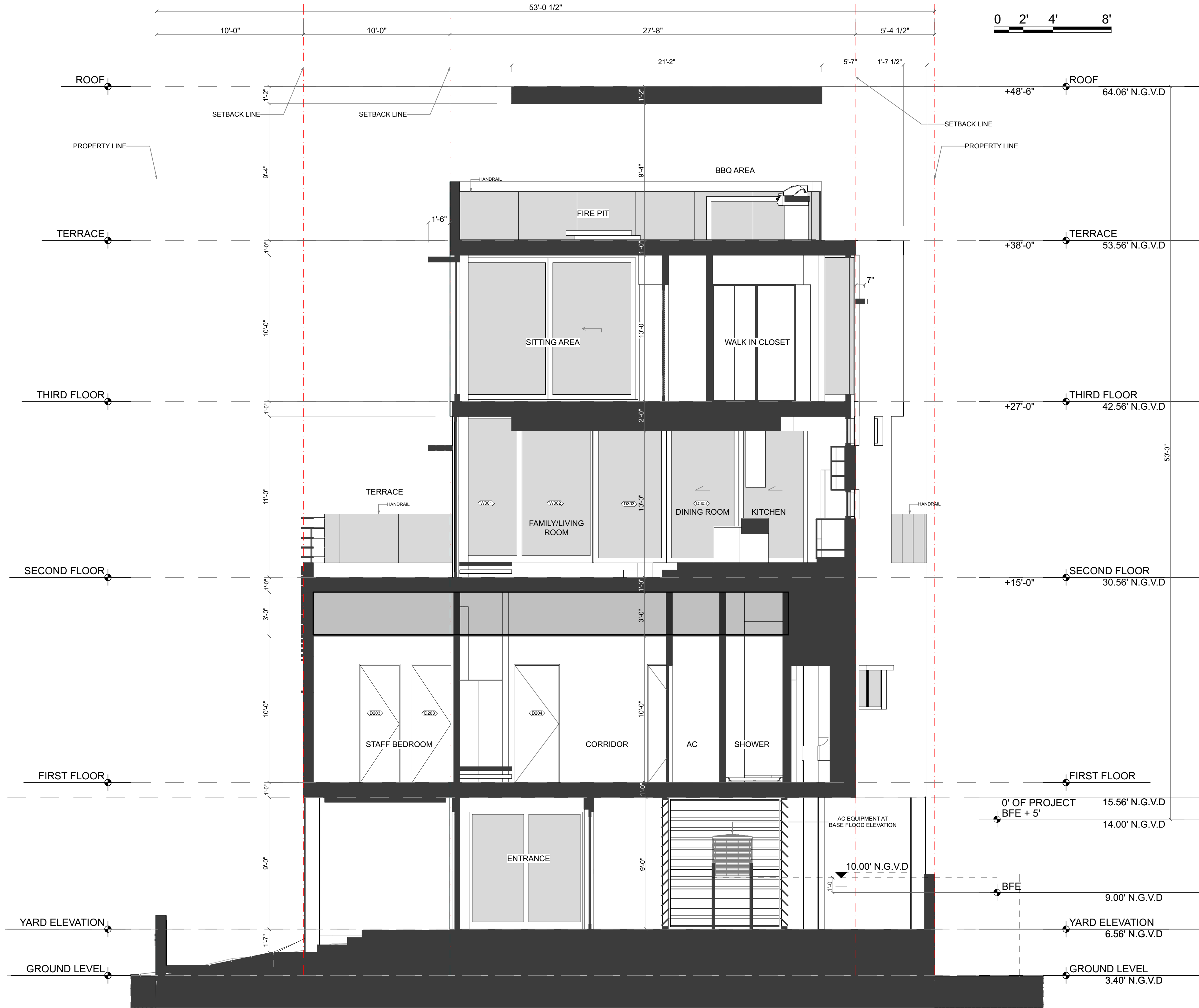
ARCHITECT:
GABRIEL LOPEZ
AR94243

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1 SOUTH SECTION
1/4" = 1'-0"

$$1/4'' = 1'-0''$$



1 EAST SECTION
1/4" = 1'-0"

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SINGLE FAMILY RESIDENTIAL
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11 Century Lane Miami Beach FL US

CONSULTANTS

MARK	DATE	DESCRIPTION

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CHEKED ON	:

SECTIONS

A-401

ARCHITECT
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AR94243

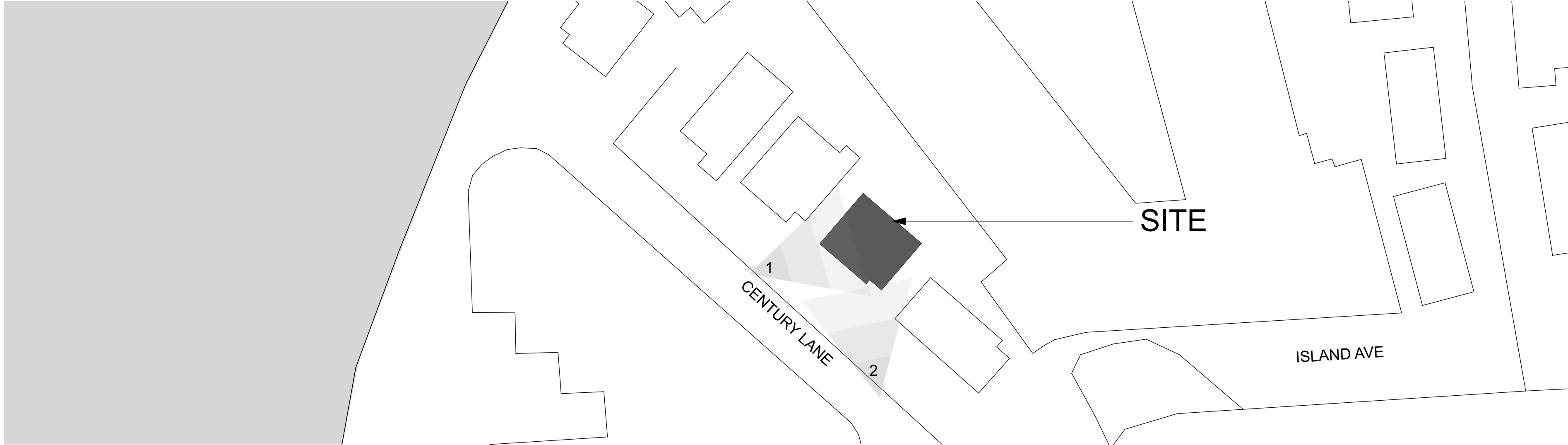
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1



2



SITE LOCATION DIAGRAM

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CONSULTANTS

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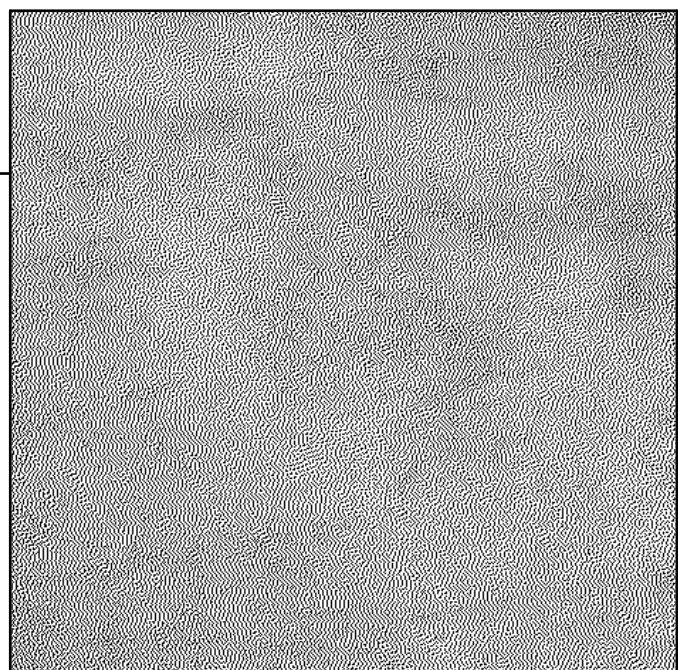
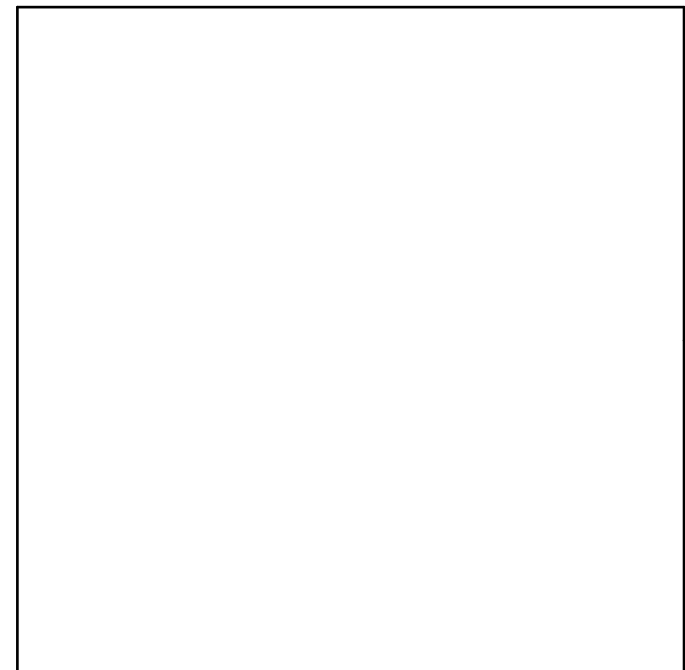
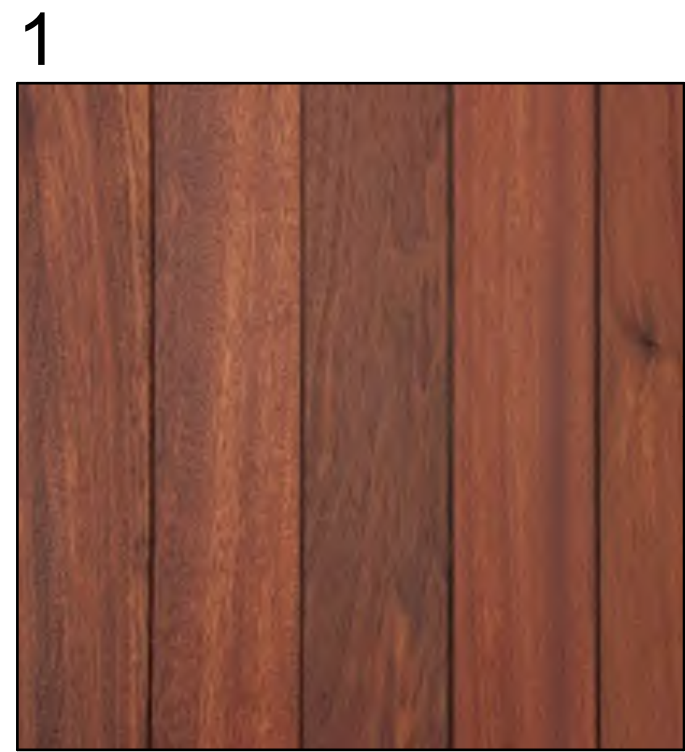
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PHASE	: CONST. DOCS.
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CHEKED ON	:

CONTEXT

A-700

ARCHITECT
GABRIEL LOPEZ
AR94243

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PROPOSED MATERIAL PALETTE

	DESCRIPTION	APPLICATION
1	IPE WOOD FINISH	EXTERIOR CEILING MATERIAL
2	SMOOTH WHITE STUCCO FINISH	EXTERIOR WALL MATERIAL
3	MATE SILVER METAL	WINDOW & DOOR FRAMES
4	EXPOSED CONCRETE FINISH	FRONT FACADE MATERIAL

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CONSULTANTS

MARK	DATE	DESCRIPTION

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PROJECT NO : 1901.00
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CONTEXT

A-702

ARCHITECT
GABRIEL LOPEZ
AR94243

⚠ USE DIMENSIONS SHOWN. DO NOT SCALE DRAWINGS. IF THERE IS ANY DISCREPANCY IN THE DRAWINGS, PLEASE CONTACT THE ARCHITECT

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY AFFIXED TO PLANS
Zoning District: RM-1 Lot Area 2,829 S.F. Acres 0.064

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required Open Space as indicated on site plan: Lot Area = 2,829 s.f. x 50 % = 1,415 s.f.	1,415	1,555
B. Square feet of parking lot open space required as indicated on site Number of parking spaces _____ x 10 s.f. parking space =	N/A	N/A
C. Total square feet of landscaped open space required: A+B=	1,415	1,555

LAWN AREA CALCULATION	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of landscaped open space required	1,415	1,555
B. Maximum lawn area (sod) permitted= 50 % x 1,555 s.f.	778	2,861

TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of trees required per lot or net lot acre, less existing number of trees meeting minimum requirements=		
_____ trees x _____ net lot acres - number of existing trees=	2	2
B. % Natives required: Number of trees provided x 30% =	1	2
C. % Low maintenance / drought and salt tolerant required: Number of trees provided x 50%=	1	2
D. Street Trees (maximum average spacing of 20' o.c.) _____ linear feet along street divided by 20'=	3	3
E. Street tree species allowed directly beneath power lines: (maximum average spacing of 20' o.c.): _____ linear feet along street divided by 20'=	N/A	N/A

SHRUBS	REQUIRED/ ALLOWED	PROVIDED
A. Number of shrubs required: Sum of lot and street trees required x 12=	60	443
B. % Native shrubs required: Number of shrubs provided x 50%=	222	301

LARGE SHRUBS OR SMALL TREES	REQUIRED/ ALLOWED	PROVIDED
A. Number of large shrubs or small trees required: Number of required shrubs x 10%=	6	54
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%=	1	6

PLANTLIST

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
6	CC*	Capparis cynophallophora	Jamaican Caper	25 gal, 8' ht
2	CS*	Conocarpus erectus 'sericeus'	Silver Buttonwood	12' ht, 2" cal
1	QV*	Quercus virginiana 'high rise'	High Rise Live Oak	16' ht, 8" spr, 4" cal
2	CR*	Clusia rosea	Clusia	12' ht, 2" cal

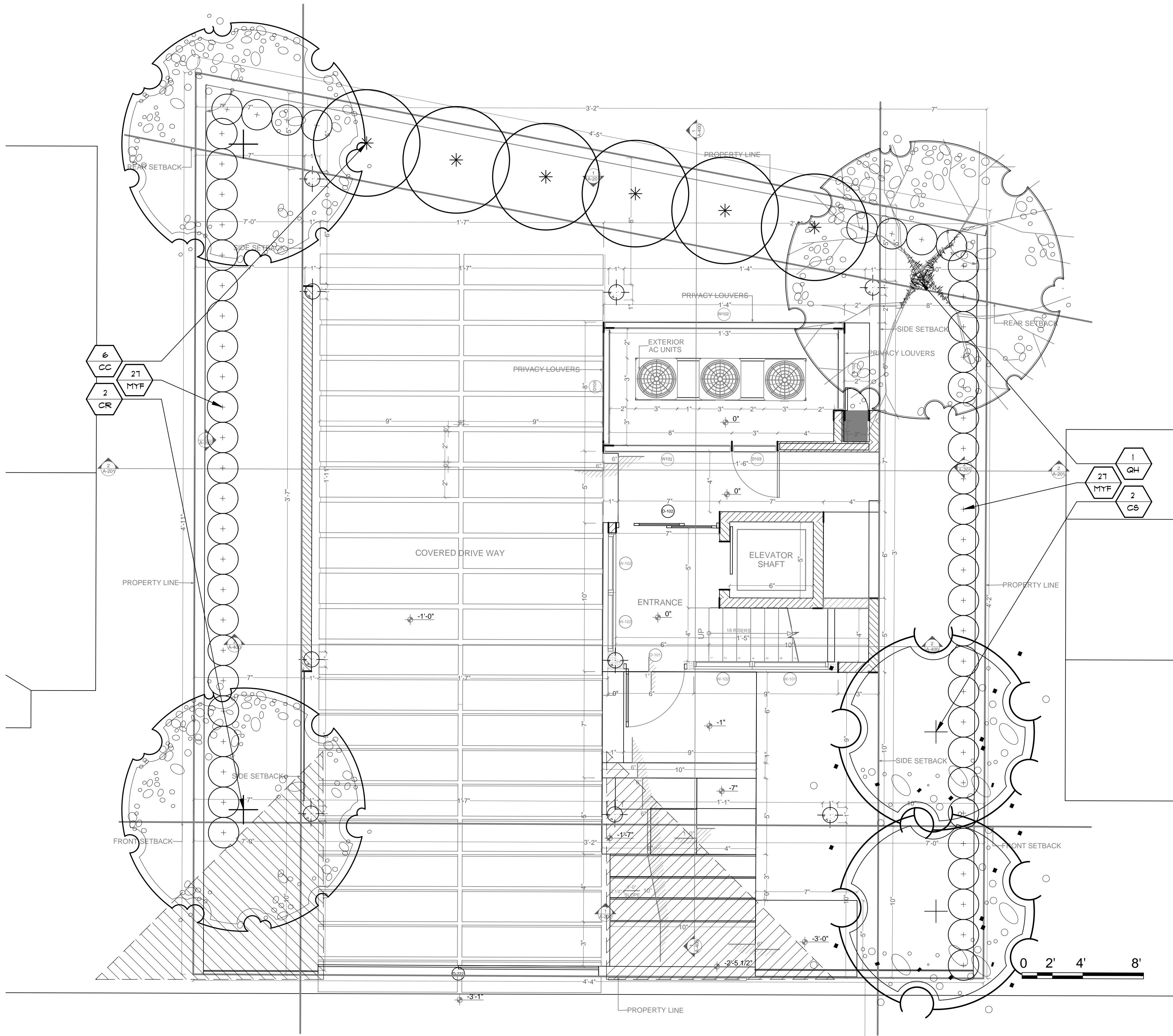
SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
54	MYF*	Myrciathes fragans	Simpson Stopper	3 gal, 24" ht

* Denotes Native Species

NOTE:

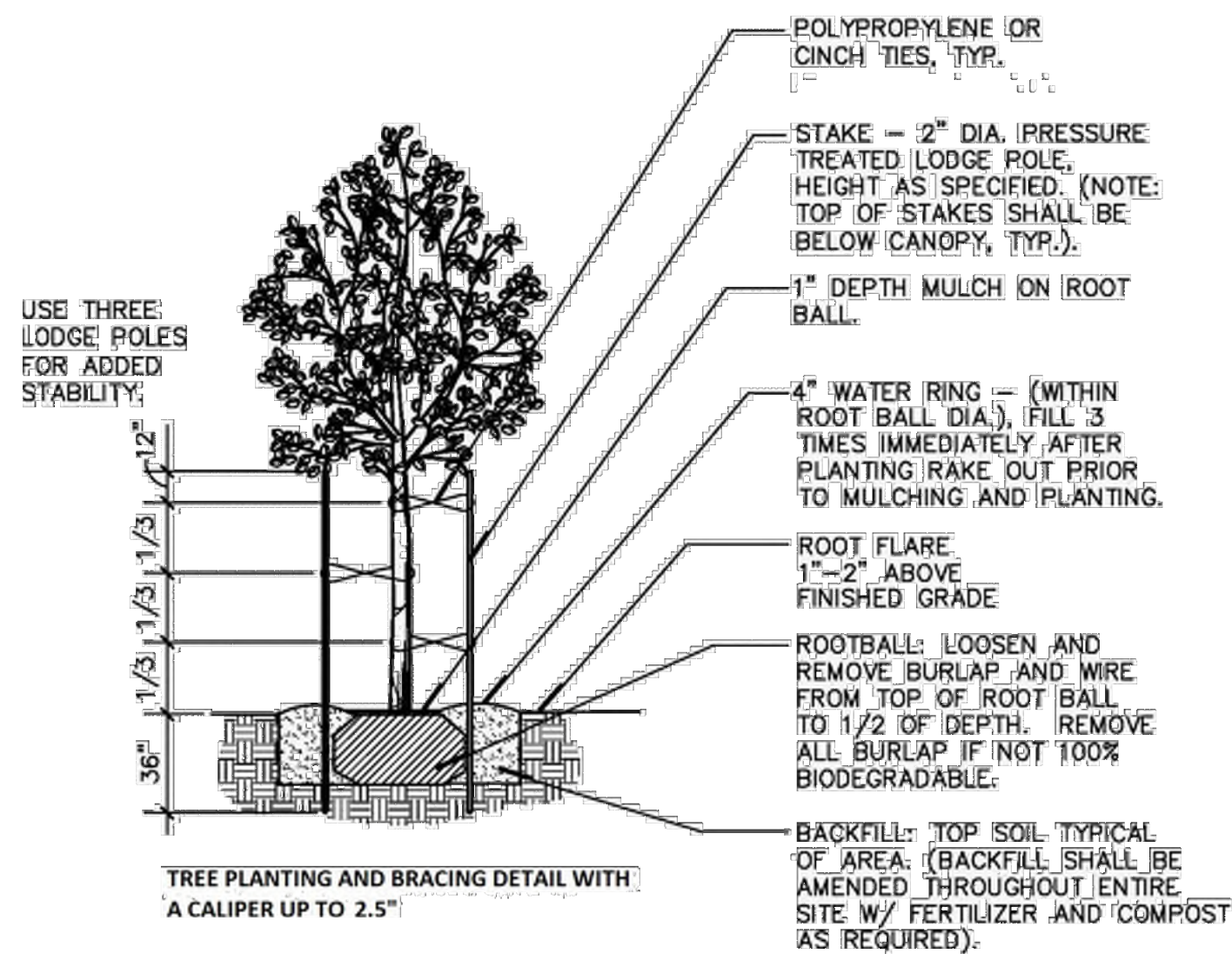
- REFER TO ARCHITECTURAL PLANS FOR PROPOSED UTILITIES. SHOULD LANDSCAPE INTERFERE WITH PROPOSED UTILITIES CONTACT THE LANDSCAPE ARCHITECT TO FIELD ADJUST PROPOSED LANDSCAPE.
- SHOULD PROPOSED UTILITIES INTERFERE WITH EXISTING ROOTS, CONTACT THE LANDSCAPE ARCHITECT. UTILITIES NEED TO BE READJUSTED IN ORDER TO AVOID ANY EXISTING ROOTS.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW TREES AND PALMS FOR A PERIOD OF 1-YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- ALL GUYING AND STAKING SHALL BE REMOVED FROM ALL TREES AND PALMS WITHIN TWELVE MONTHS AFTER PLANTING. EXCEPTIONS REQUIRE WRITTEN AUTHORIZATION FROM THE CITY URBAN FORESTER.
- A FINAL ONSITE INSPECTION SHALL BE REQUIRED WITH URBAN FORESTRY STAFF PRIOR TO ANY OFFICIAL ACCEPTANCE OF ROW PLANT MATERIAL IN ORDER TO VERIFY PROPER PLANTING DEPTH, SPACING AND QUALITY OF MATERIAL. FAILURE TO CONDUCT THE INSPECTION COULD RESULT IN REJECTION OF THE PLANT MATERIAL.



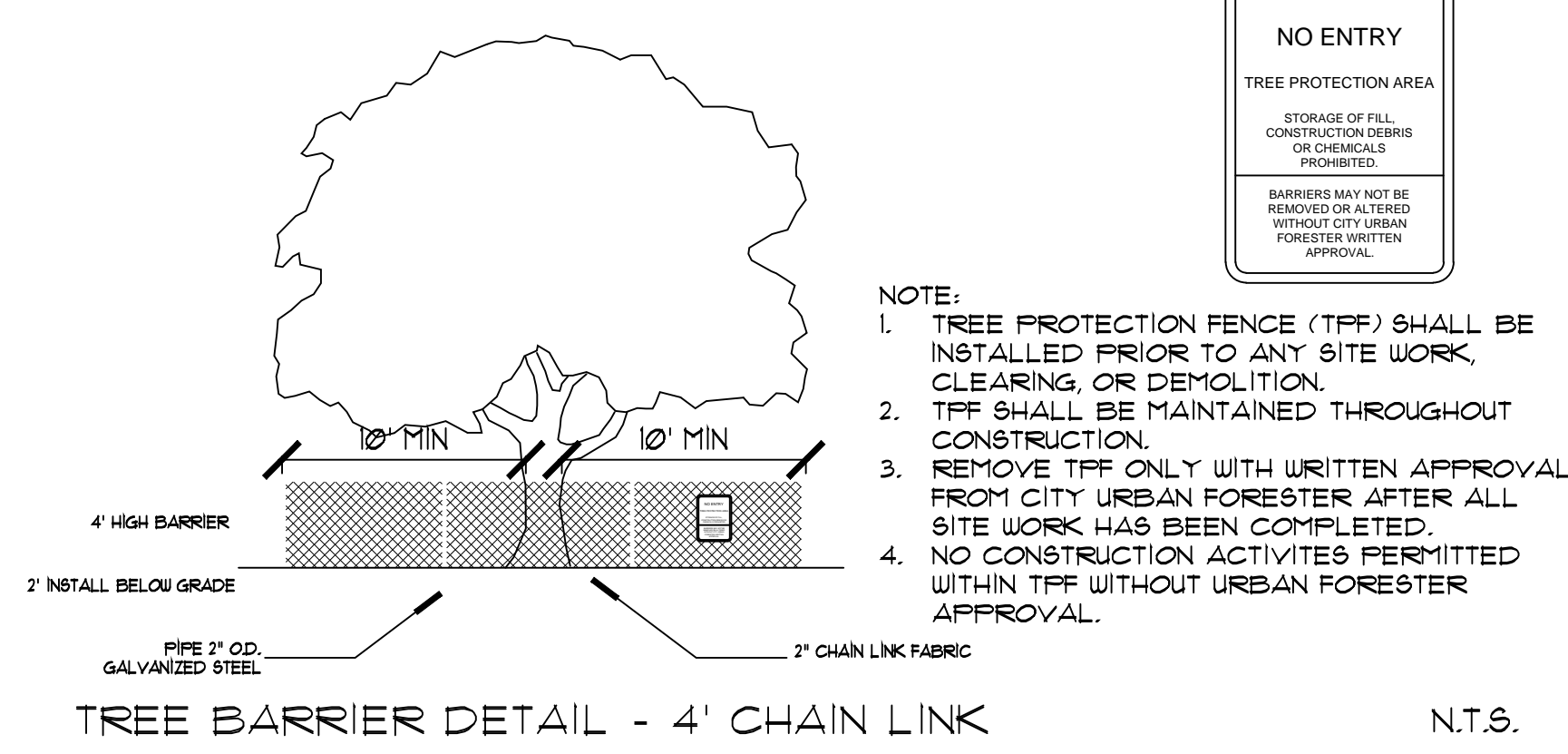
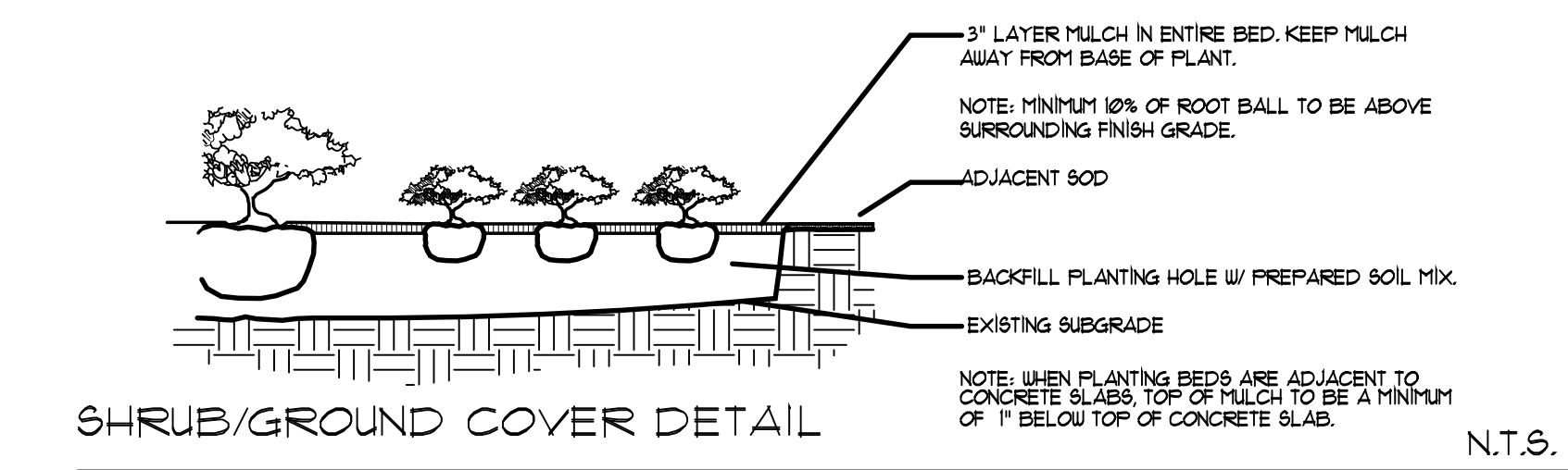
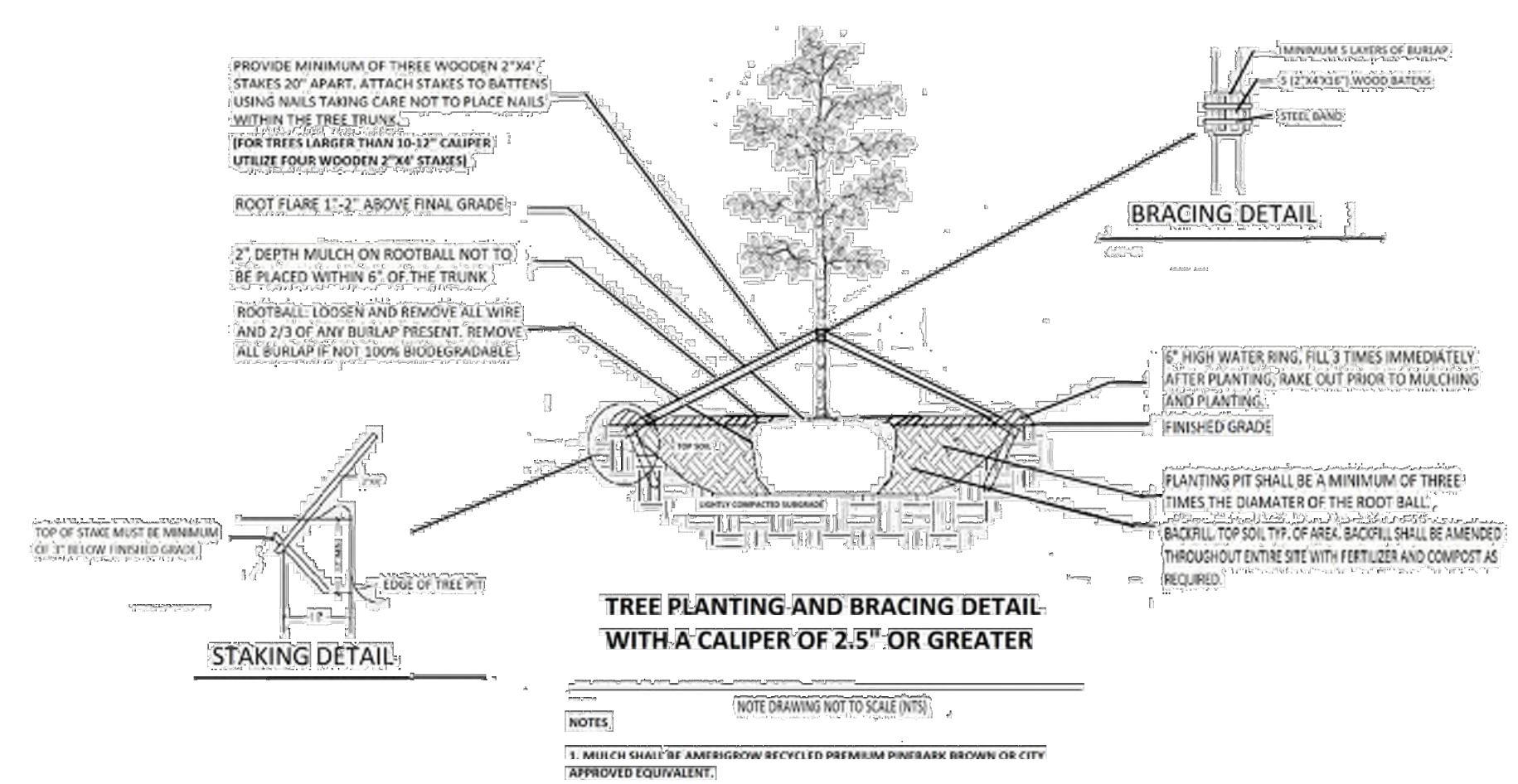
NOTE: THERE ARE NO EXISTING TREES ON THIS PROPERTY.
TREE SURVEY/DISPOSITION PLAN NOT REQUIRED.

CENTURY LANE

ASPHALT
PVMT

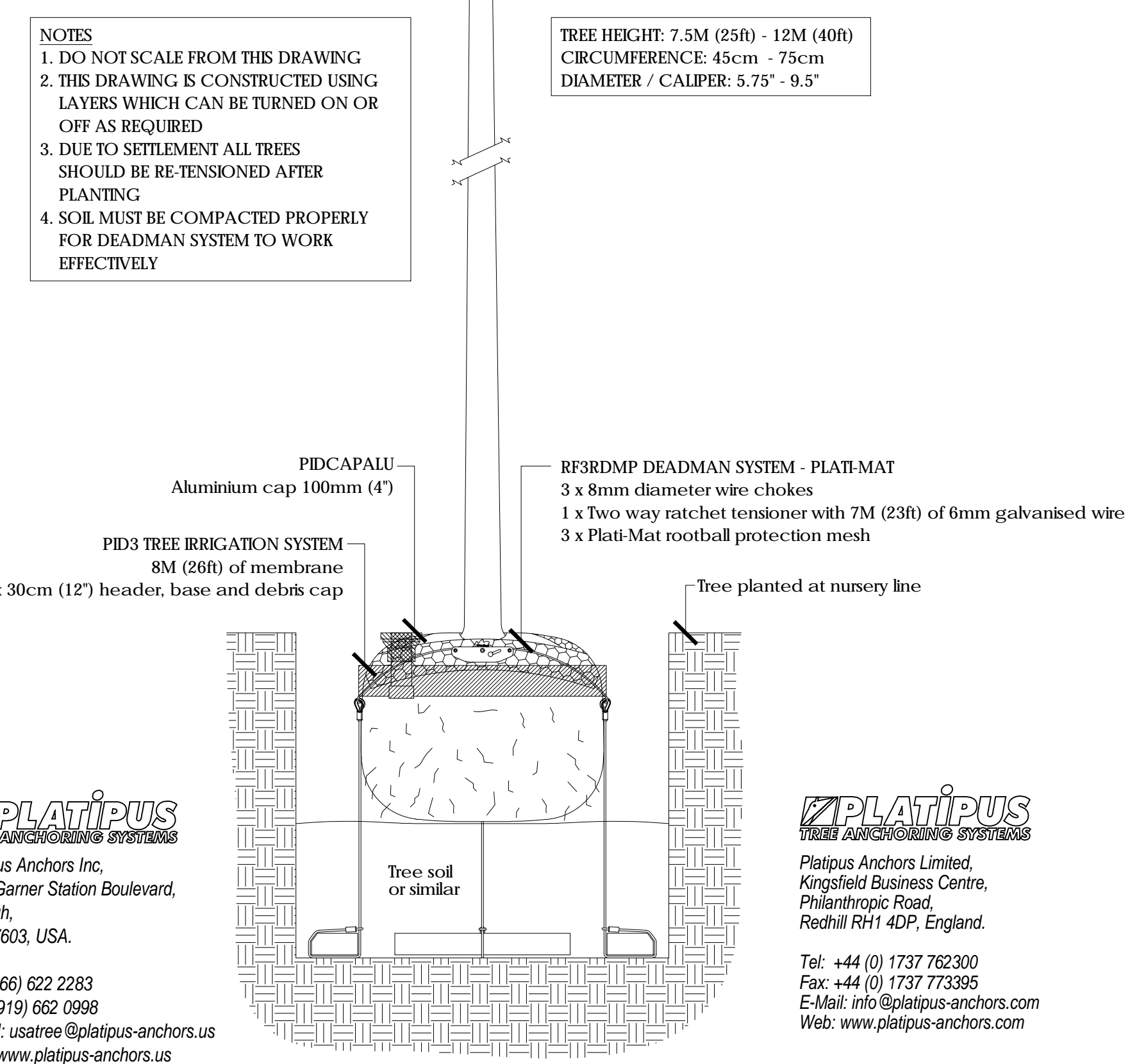
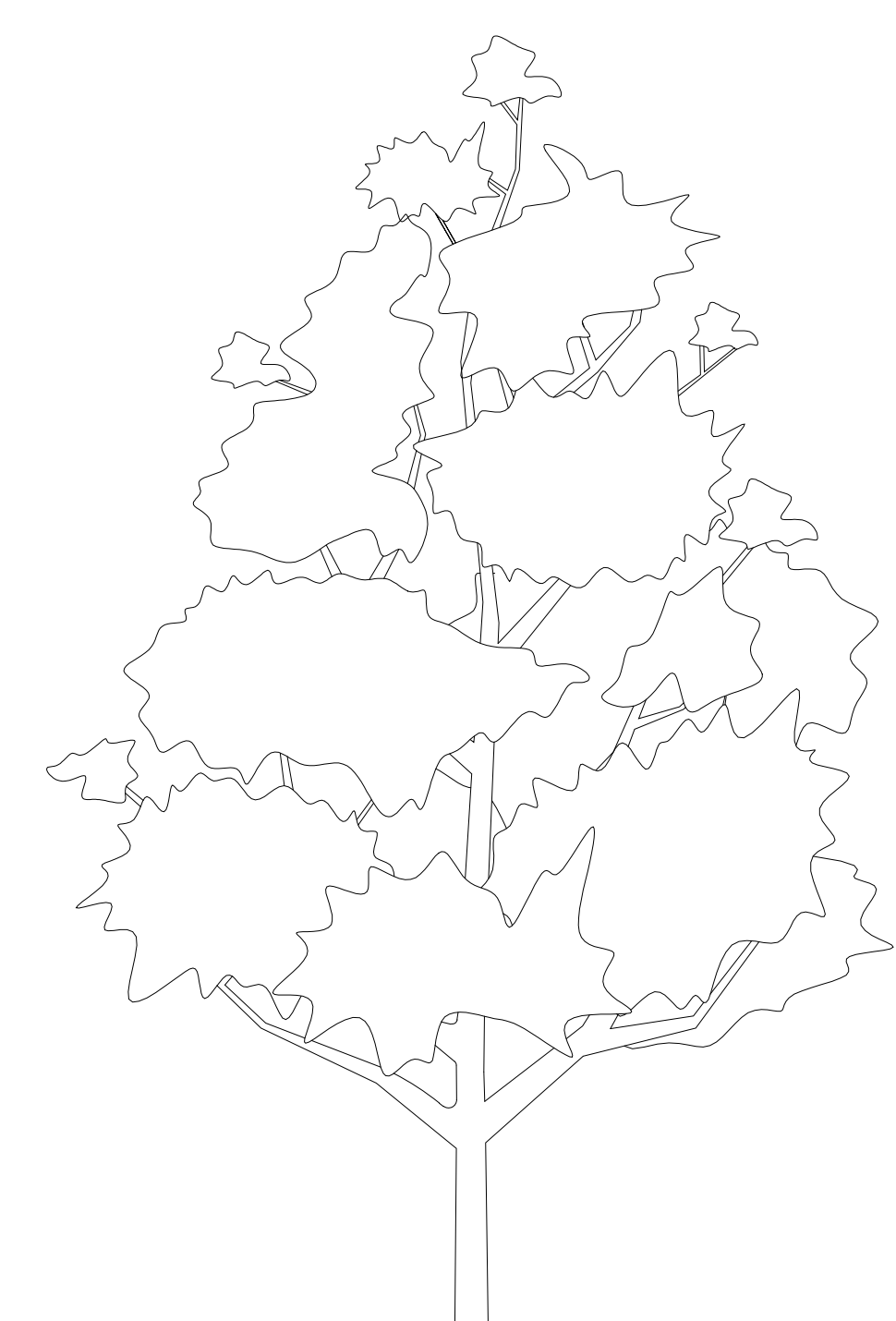


- NOTES
- MULCH SHALL BE AMERIGROW RECYCLED PREMIUM PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
 - DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK



- ### PLANT NOTES
- 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.
 - ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
 - ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
 - LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
 - ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
 - ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
 - LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S 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.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
 - NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
 - ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

- NOTE:
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PLATIPUS
TREE ANCHORING SYSTEMS

Platipus Anchors Inc,
1902 Garner Station Boulevard,
Raleigh,
NC 27603, USA.

Tel: (866) 622 2283
Fax: (919) 662 0998
E-Mail: usatree@platipus-anchors.us
Web: www.platipus-anchors.us

PLATIPUS
TREE ANCHORING SYSTEMS

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E-Mail: info@platipus-anchors.com
Web: www.platipus-anchors.com

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REVISIONS	
4/3/19 CITY COMMENTS	
LANDSCAPE PLAN	
NEW RESIDENCE 11 CENTURY LANE MIAMI BEACH, FLORIDA	
Diego Vanderbiest 6200 SW 80 ST MIAMI, FLORIDA 33143 (305) 528-4001	
SEAL	
DIEGO J. VANDERBIEST PLA 16661395	
DRAWN	DV
DATE	3/17/19
SCALE	N.T.S.
SHEET	
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OF	SHEETS