



11 CENTURY LN.

SINGLE FAMILY RESIDENTIAL



GABRIEL LOPEZ ARCHITECT, PA
TEL 305 479 4956

2100 CORAL WAY, SUITE 600, MIAMI, FL, 33145

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Diego Vanderbiest

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

- LA-1 LANDSCAPE PLAN
- LA-2 LANDSCAPE PLAN

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BRIGITTE EVA ALFRED LLC
11 Century Lane Miami Beach FL US

CONSULTANTS

[illegible]

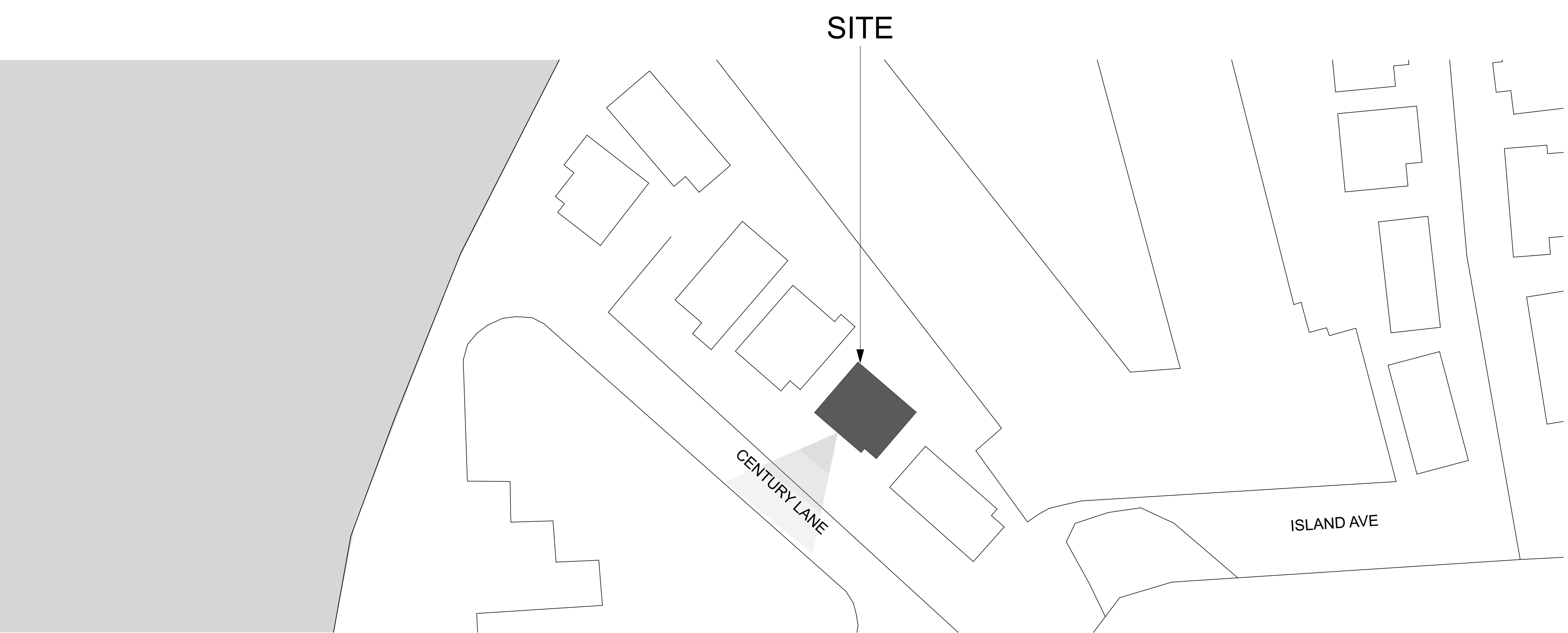
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SCALE	:
DATE	: 6/9/19
PROJECT NO	: 1901.00
PHASE	: CONST. DOCS.
CHEKED BY	:
CHEKED ON	:

SITE IMAGES

A-103

ARCHITECT:
GABRIEL LOPEZ
AR94243

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



SITE LOCATION DIAGRAM



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MARK	DATE	DESCRIPTION

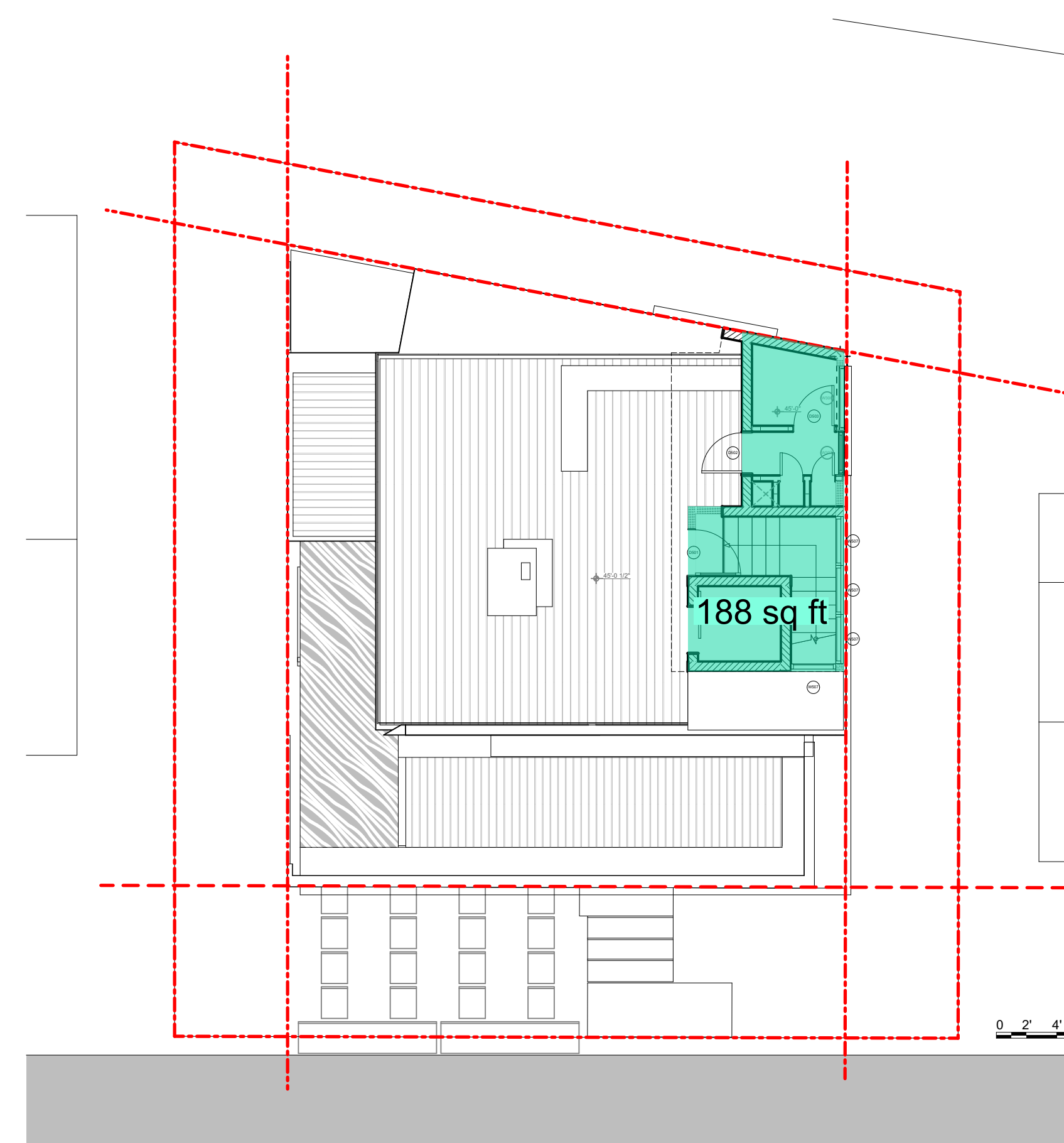
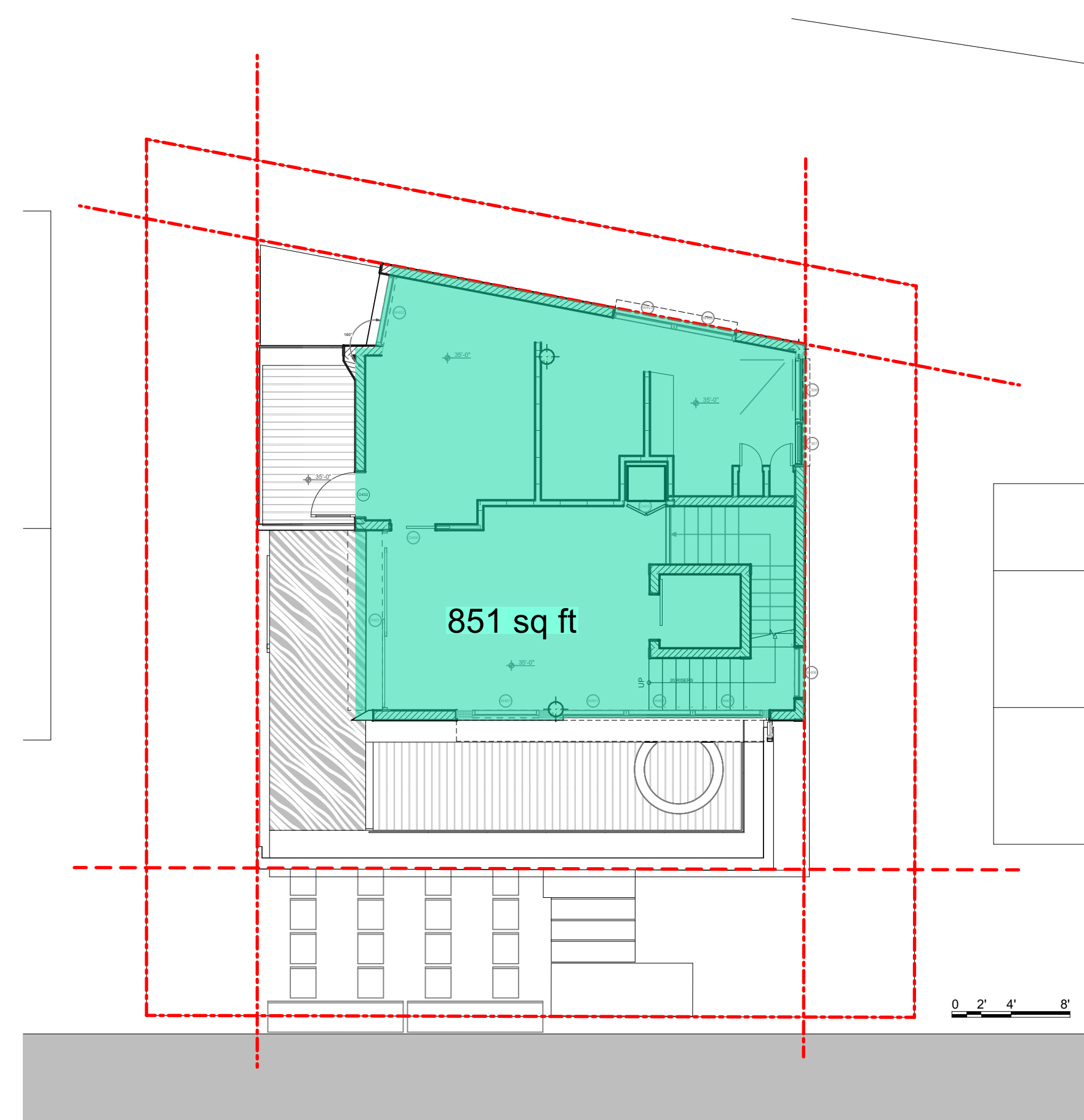
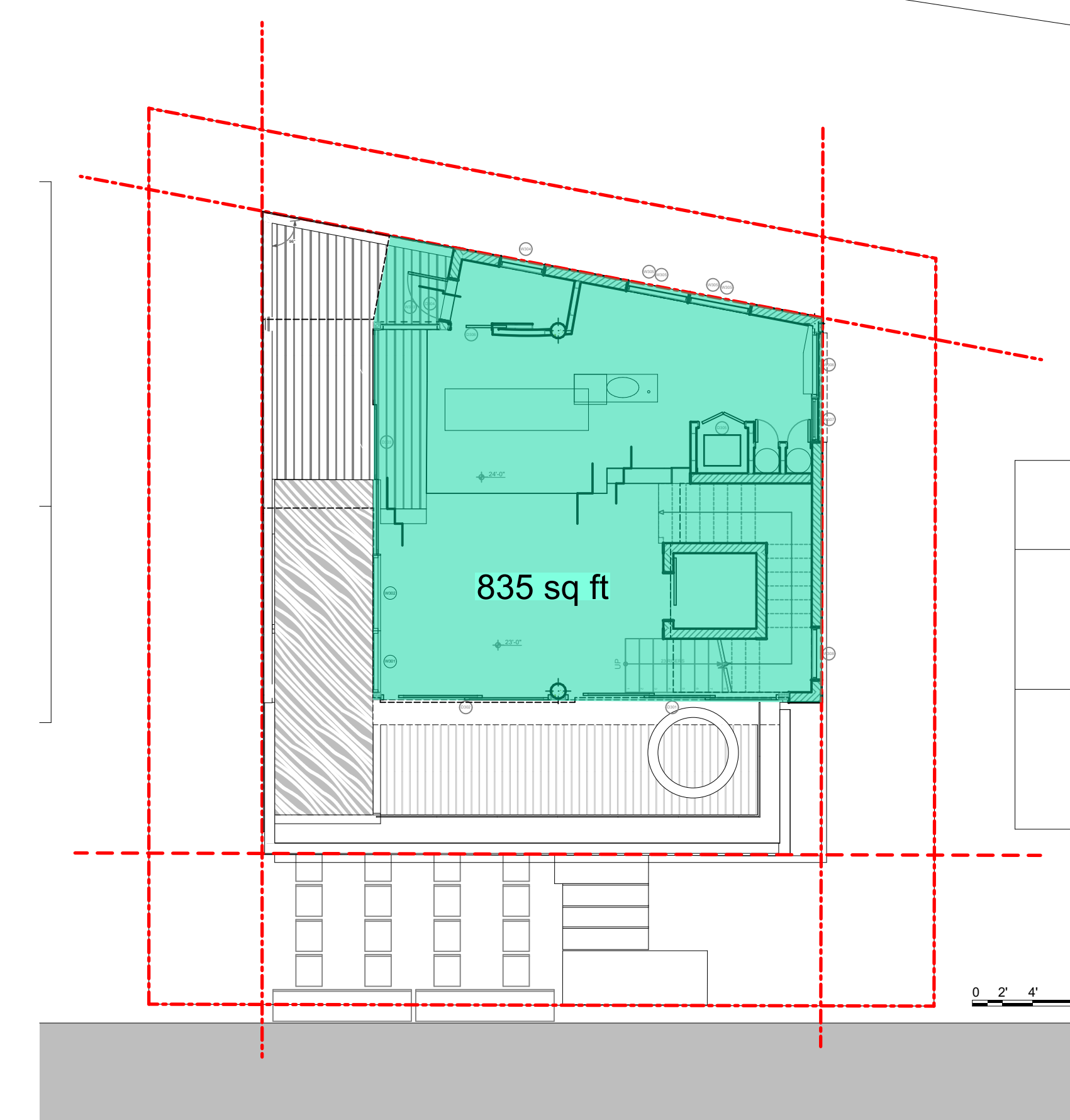
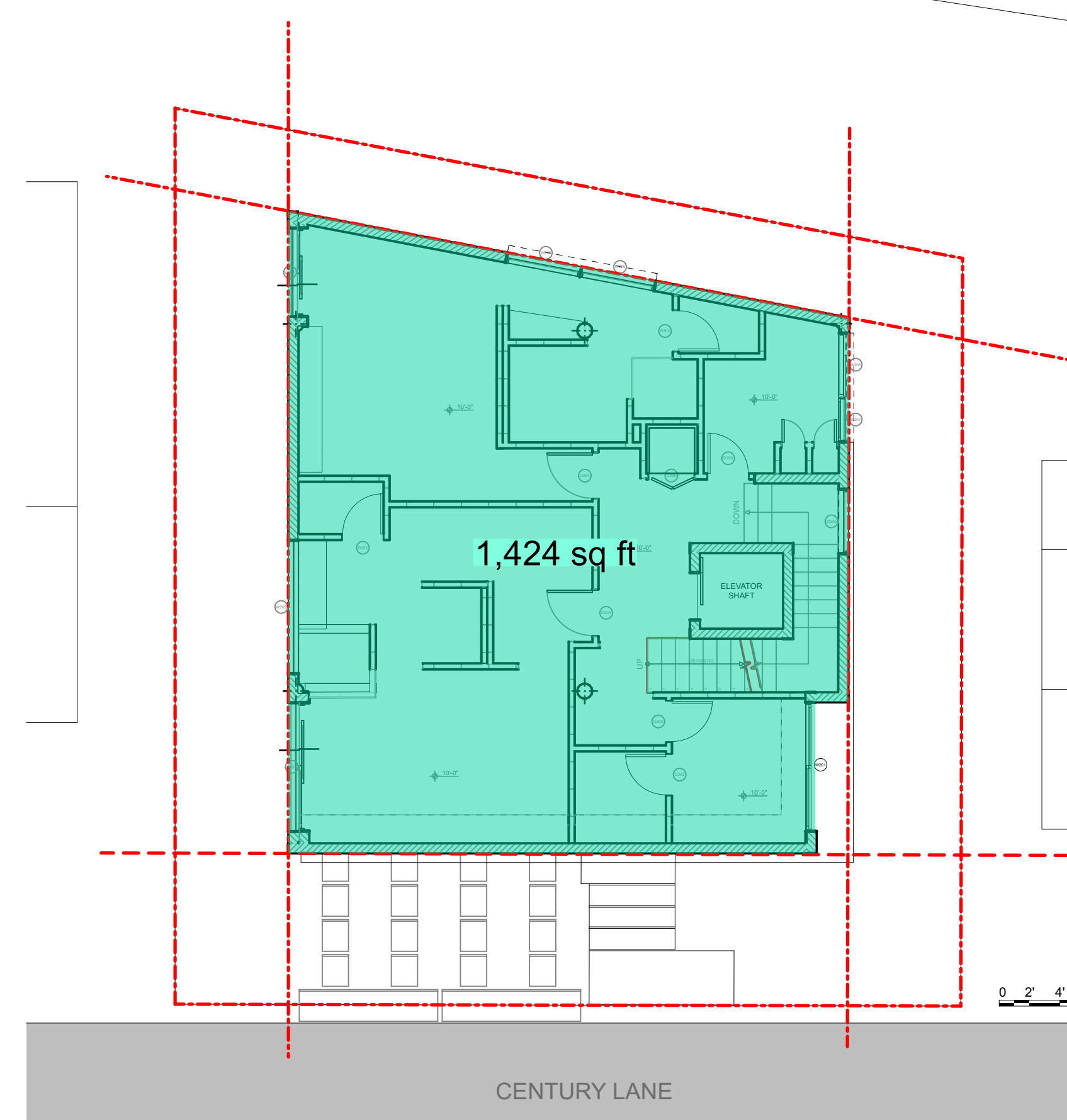
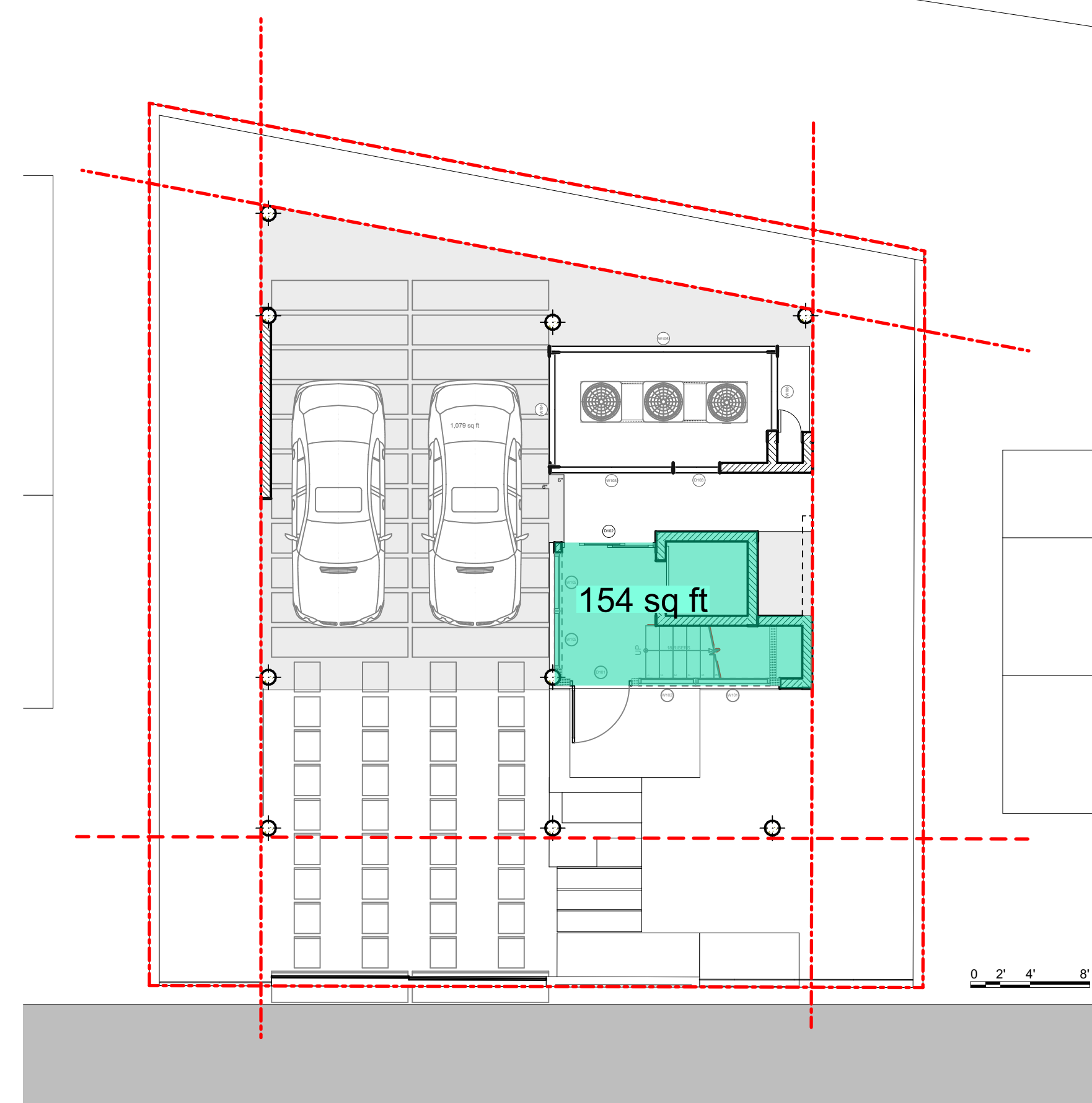
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MAIN VIEW

A-103a

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1. 154 Sq.Ft.
2. 1,424 Sq.Ft.
3. 835 Sq.Ft.
4. 851 Sq.Ft.
5. 188 Sq.Ft.

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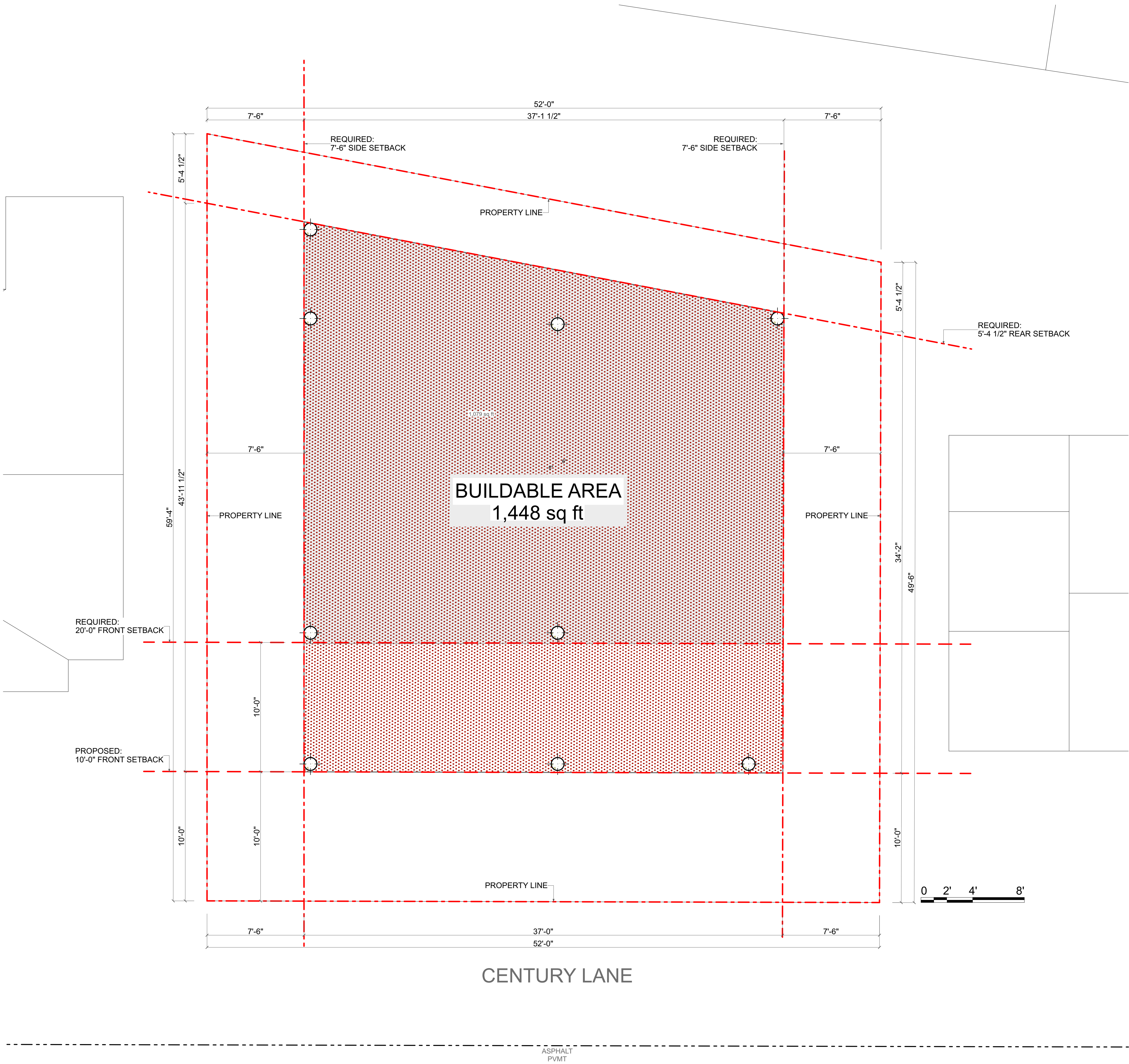
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FLOOR AREA

A-105

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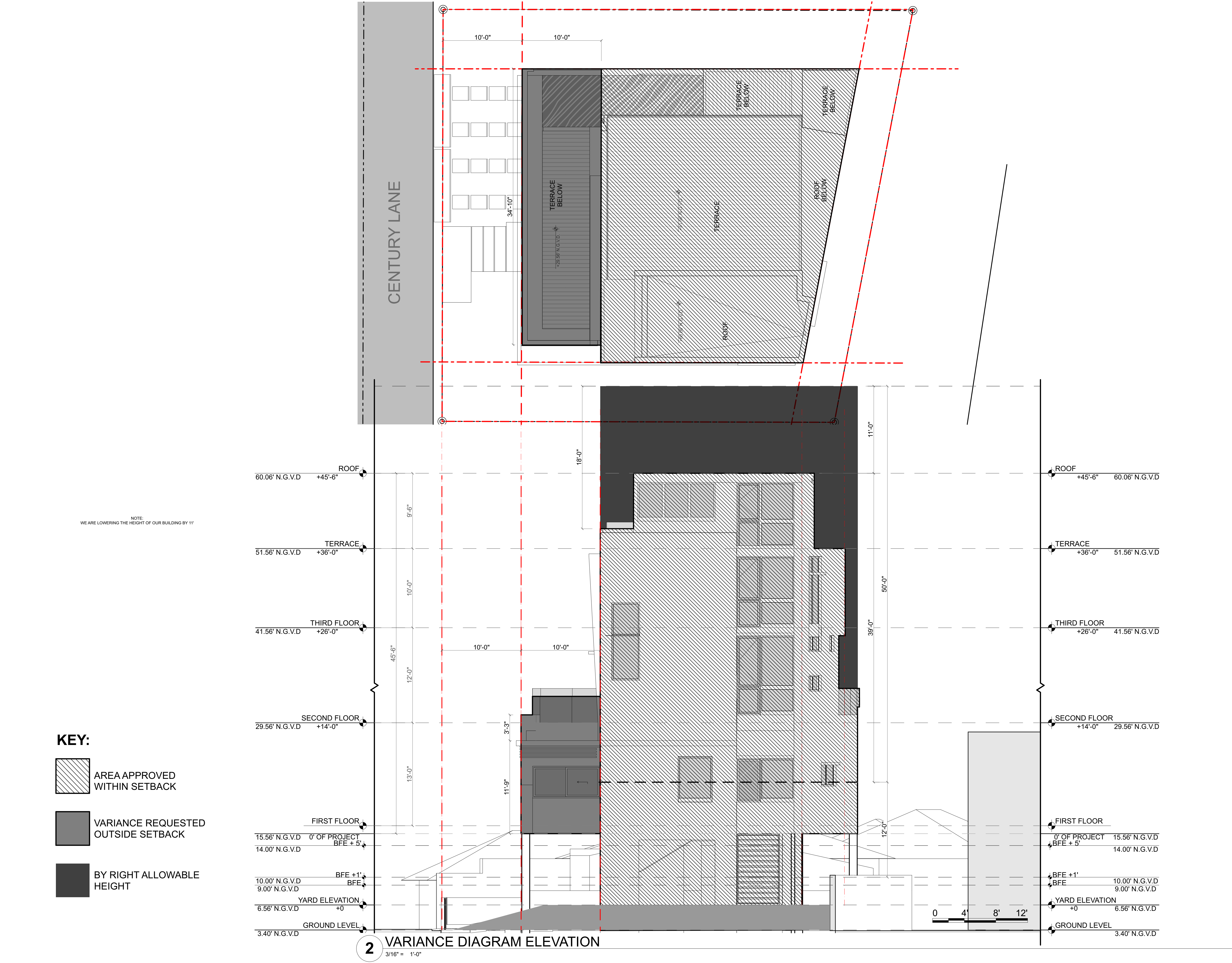
REQUESTED VARIANCE:

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).

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NOTE:
WE ARE LOWERING THE HEIGHT OF OUR BUILDING BY 11'

- KEY:**
- AREA APPROVED WITHIN SETBACK
 - VARIANCE REQUESTED OUTSIDE SETBACK
 - BY RIGHT ALLOWABLE HEIGHT

2 VARIANCE DIAGRAM ELEVATION
3/16" = 1'-0"

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VARIANCE DIAGRAM

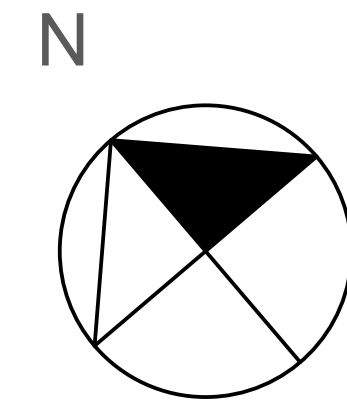
A-108

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1/4" = 1'-0"

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



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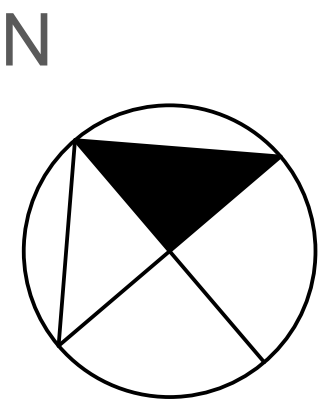
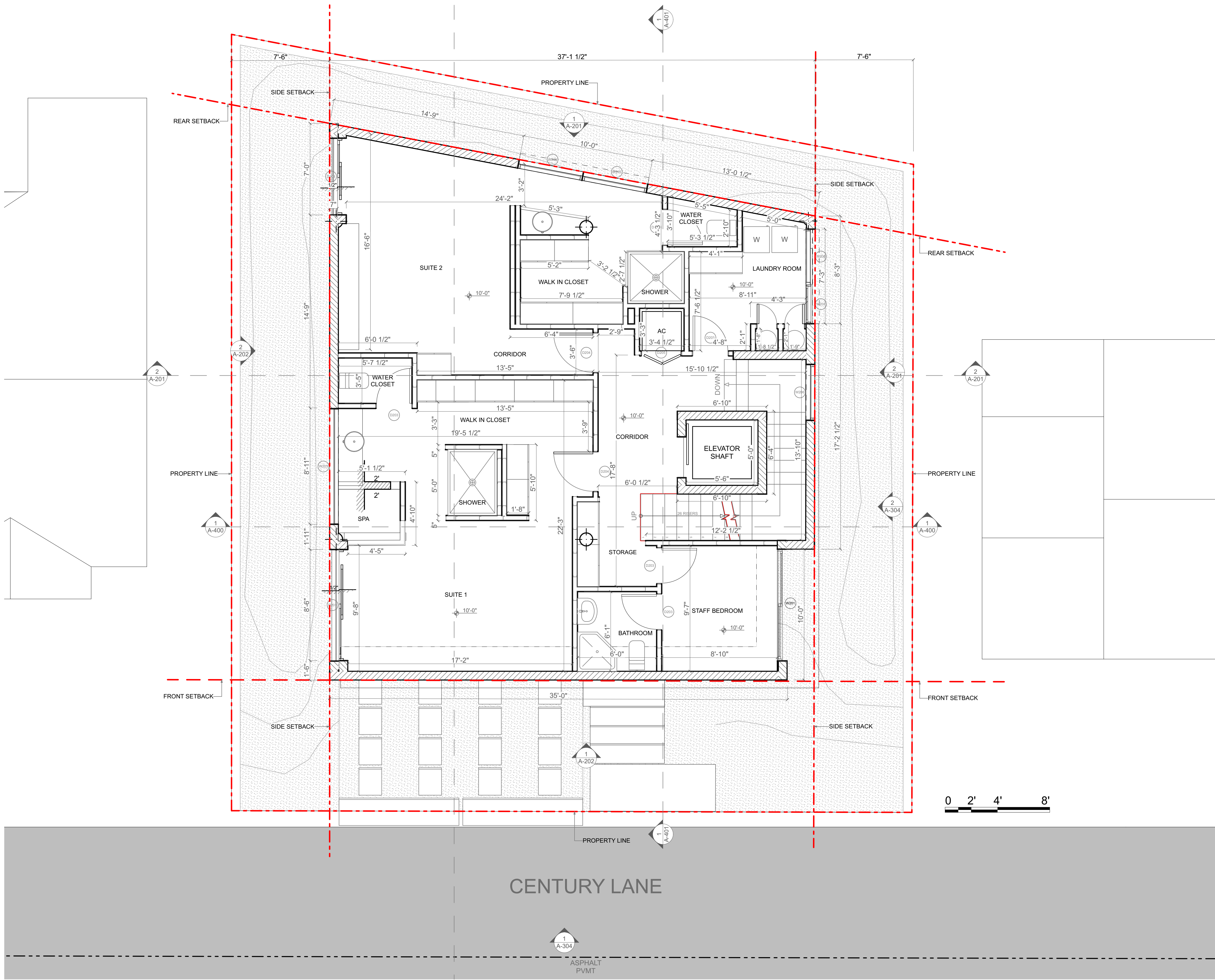
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BASE FLOOD LEVEL

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

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SECOND LEVEL PLAN

A-202

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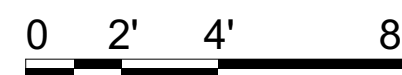
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THIRD LEVEL PLAN

A-203

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1 SECOND FLOOR

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[illegible]

FOURTH LEVEL PLAN

ARCHITECT:
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AR94243

Architectural site plan for a residential development on Century Lane. The plan shows a large rectangular lot with a red dashed line indicating the 'PROPER LINE'. The lot is divided into several areas: a 'TERRACE' on the left, a 'MASTER BEDROOM' and 'MASTER BATHROOM' on the right, a 'SITTING AREA' in the center, and an 'ELEVATOR SHAFT' on the right. The plan includes numerous dimensions for setbacks, lot lines, and building footprints. A scale bar at the bottom right indicates 0, 2, 4, and 8 feet. The street 'CENTURY LANE' is shown at the bottom, with a 'PROPER LINE' and 'ASPHALT PAVEMENT' indicated. The plan also shows 'SIDE SETBACK', 'FRONT SETBACK', and 'REAR SETBACK' lines. A north arrow is located at the top center. The plan is labeled with '1 A-201', '2 A-202', '1 A-400', and '2 A-304'.



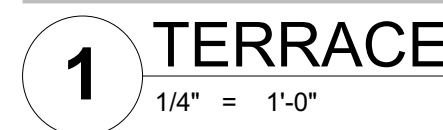
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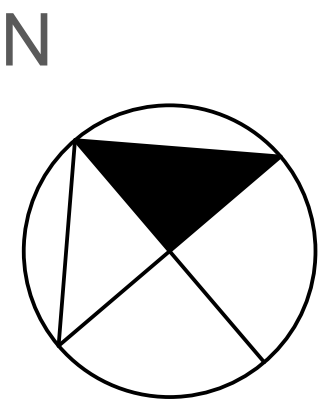
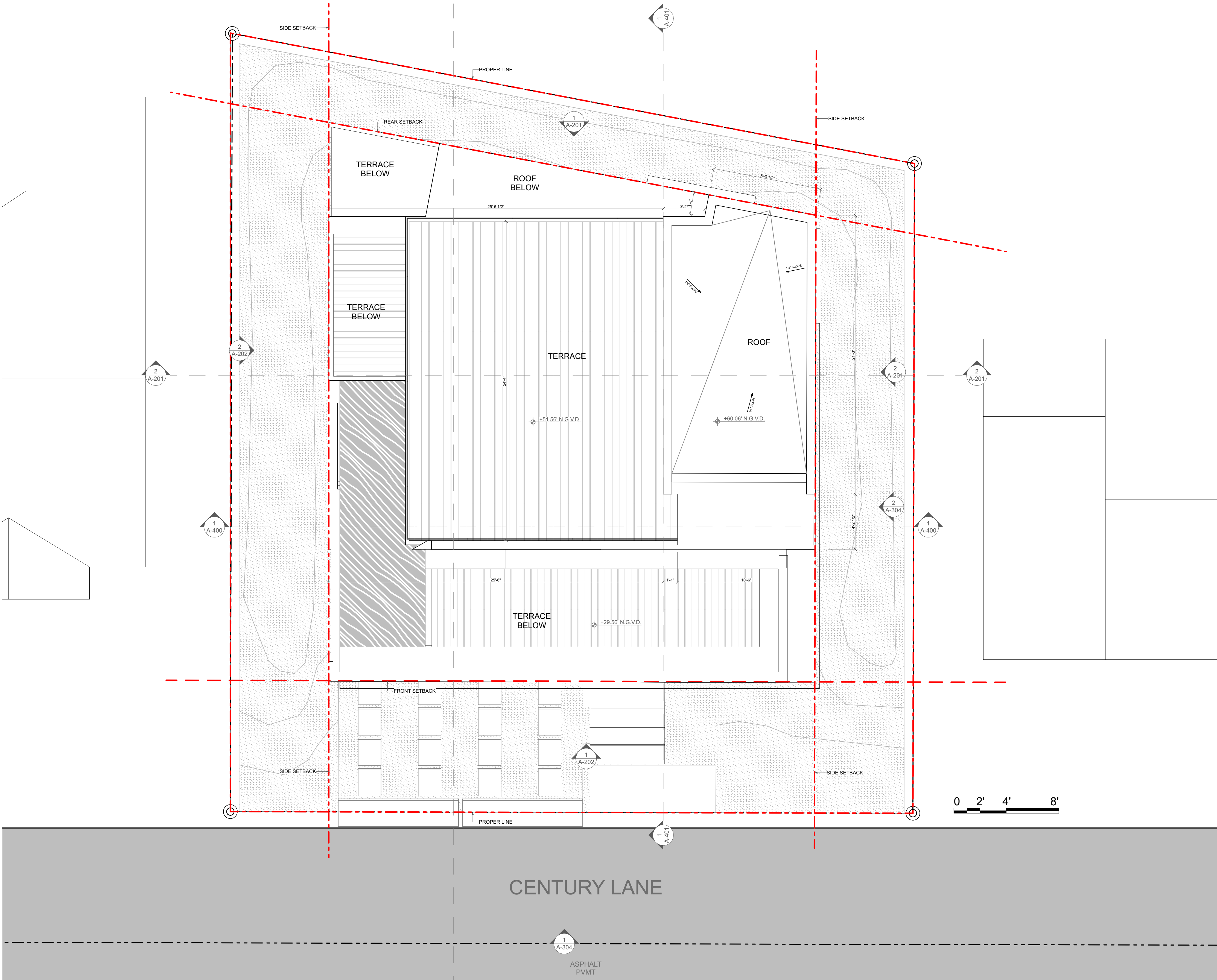
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TERRACE LEVEL PLAN

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

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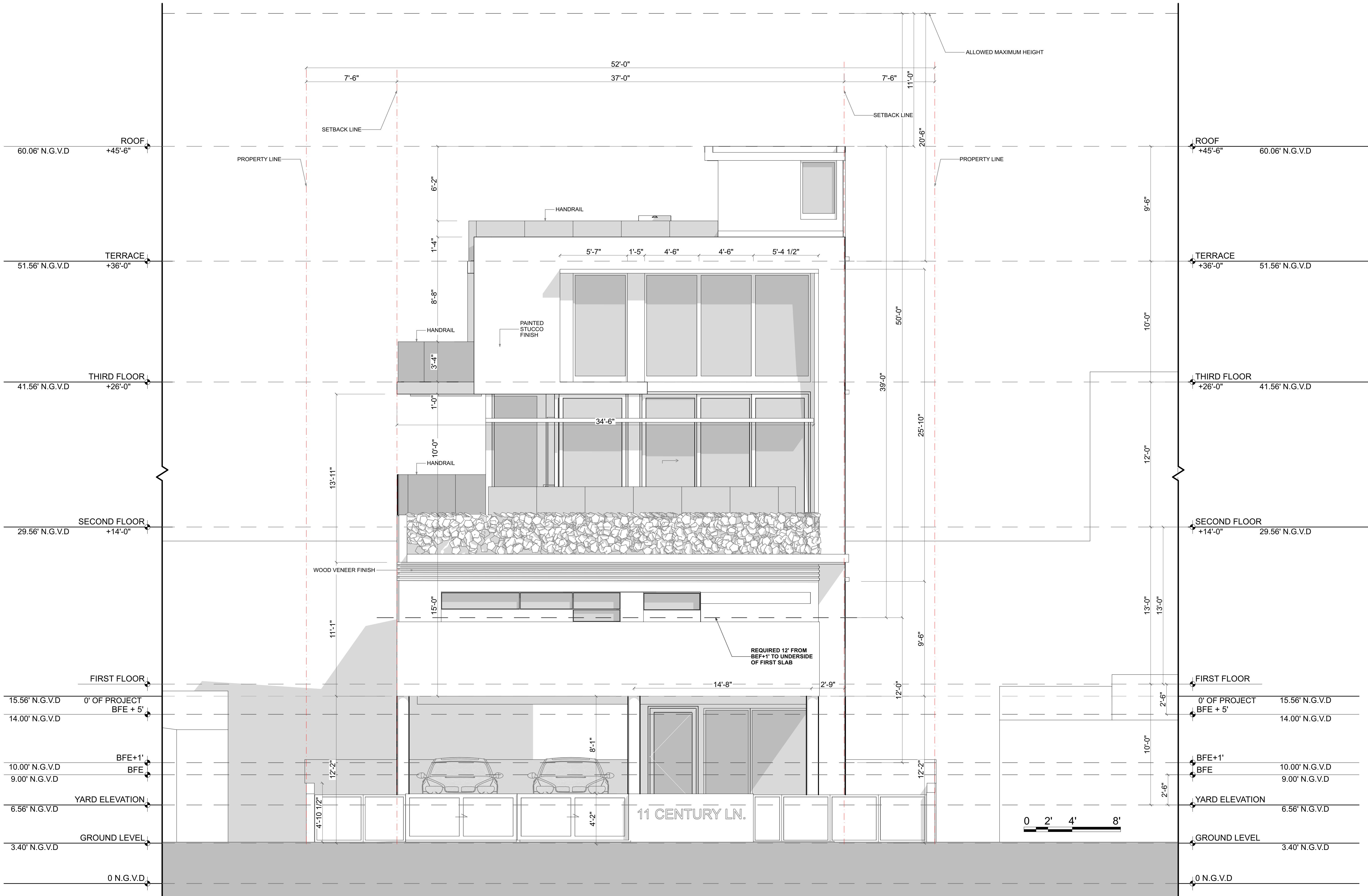
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ROOF LEVEL PLAN

A-206

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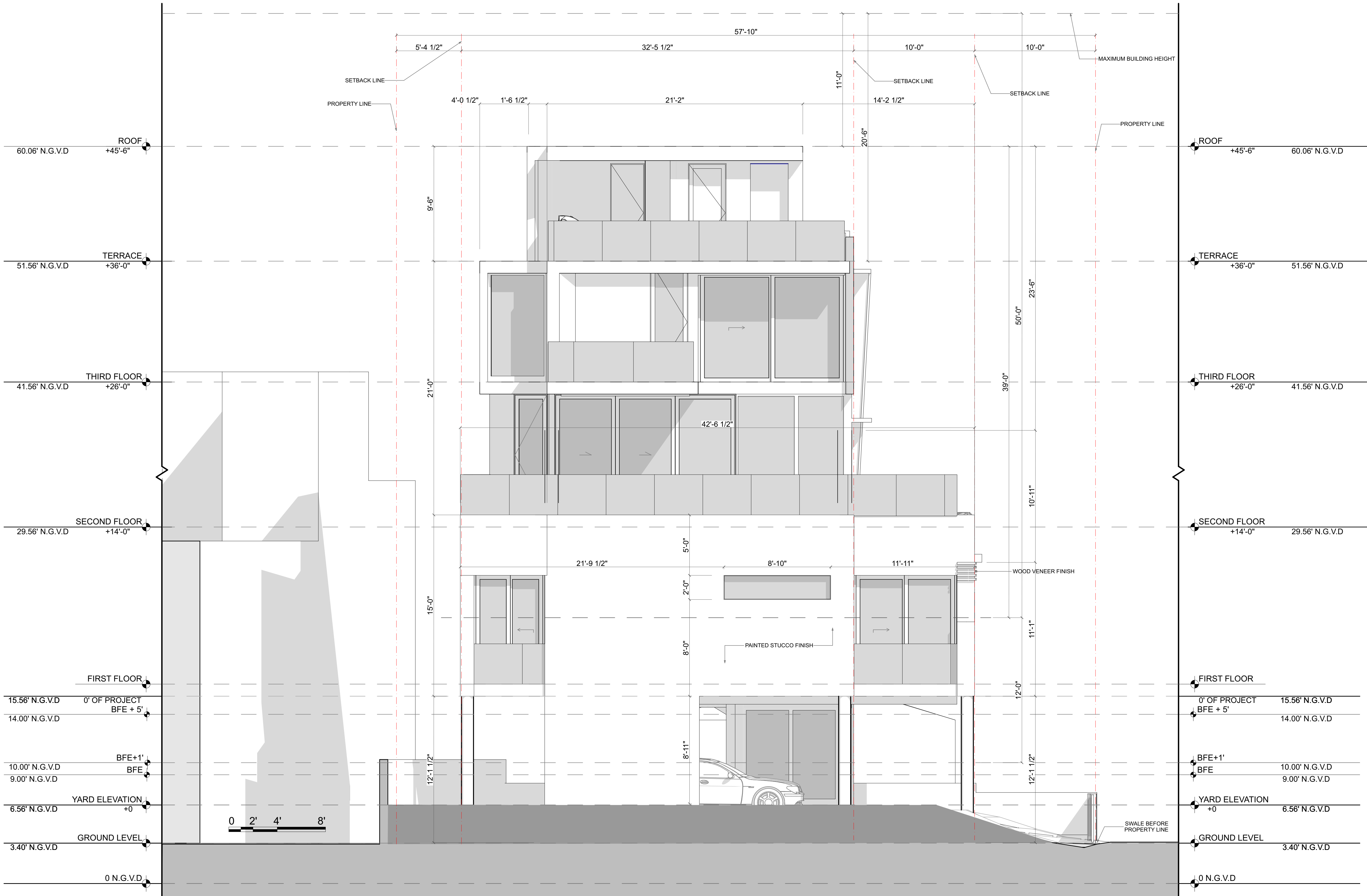
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ELEVATIONS

A-300

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

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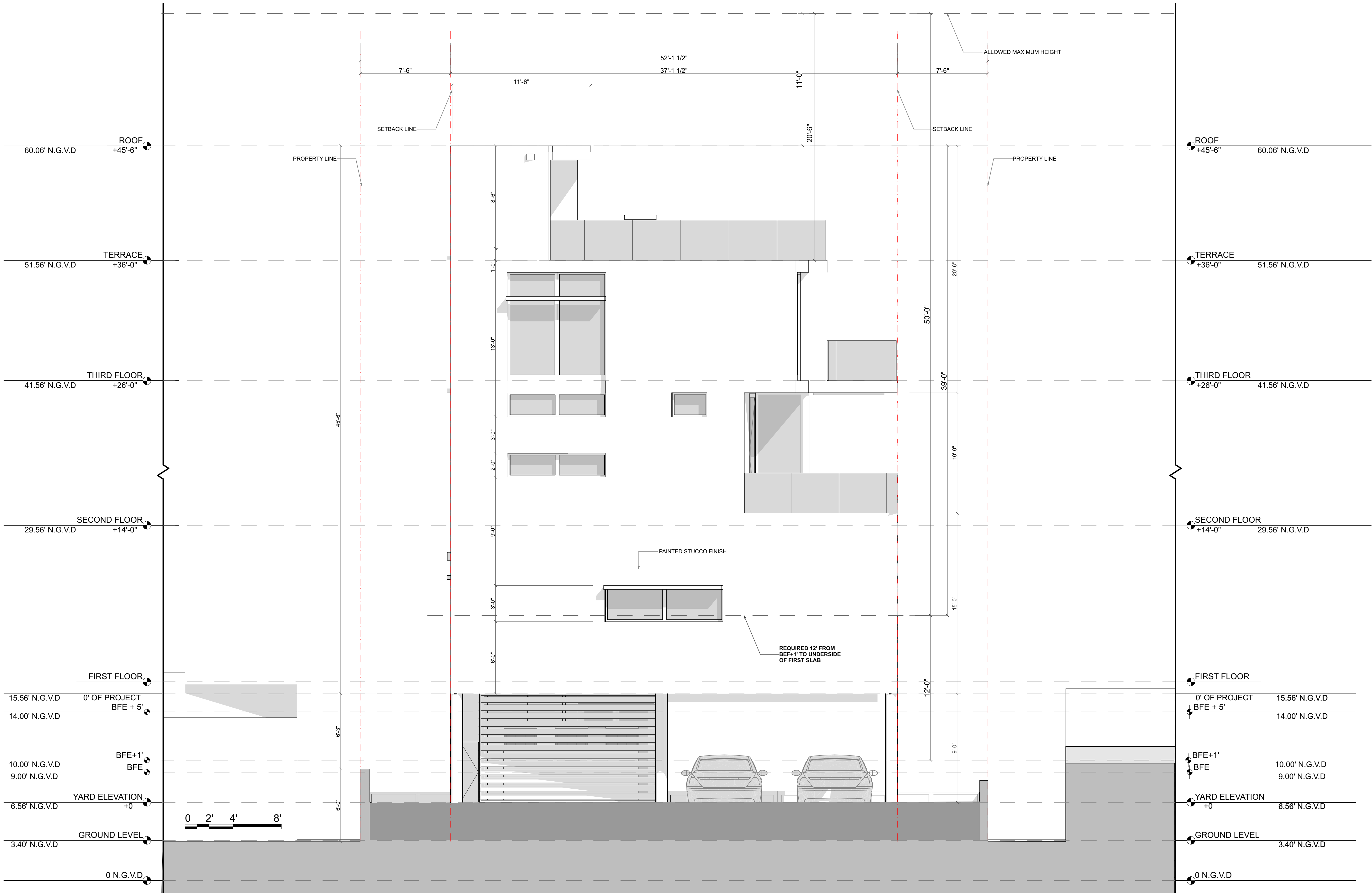
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ELEVATIONS

A-301

ARCHITECT
GABRIEL LOPEZ
AR94243

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

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SCALE	: 6/9/19
DATE	: 1901.00
PROJECT NO	: CONST. DOCS.
PHASE	:
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CHECKED ON	:

ELEVATIONS

A-302

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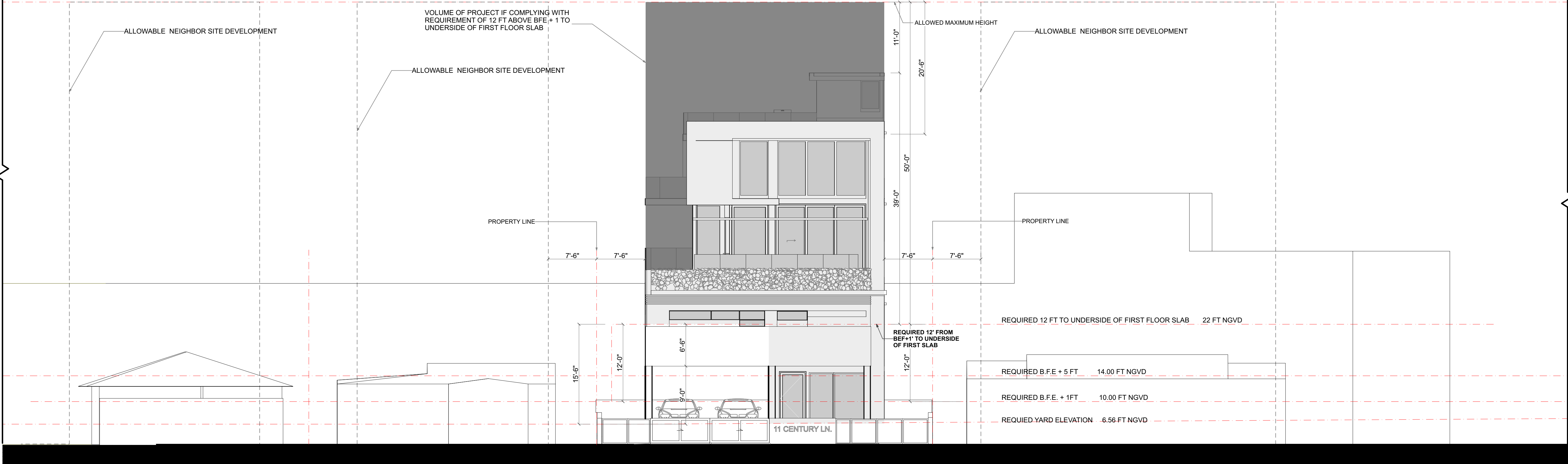
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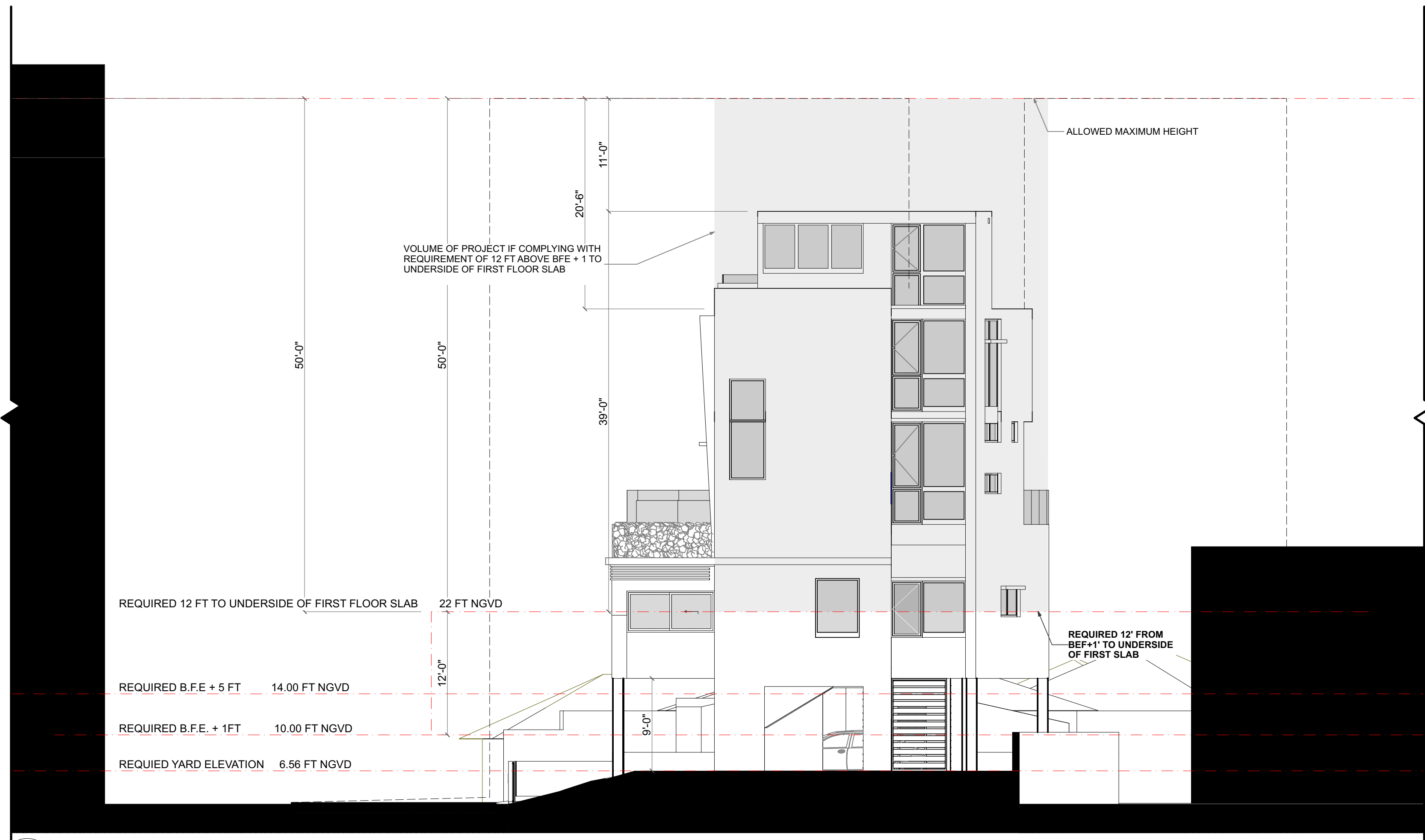
A-303

ARCHITECT:
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1 Context Elevation
1/8" = 1'-0"



2 Context Section
1/8" = 1'-0"

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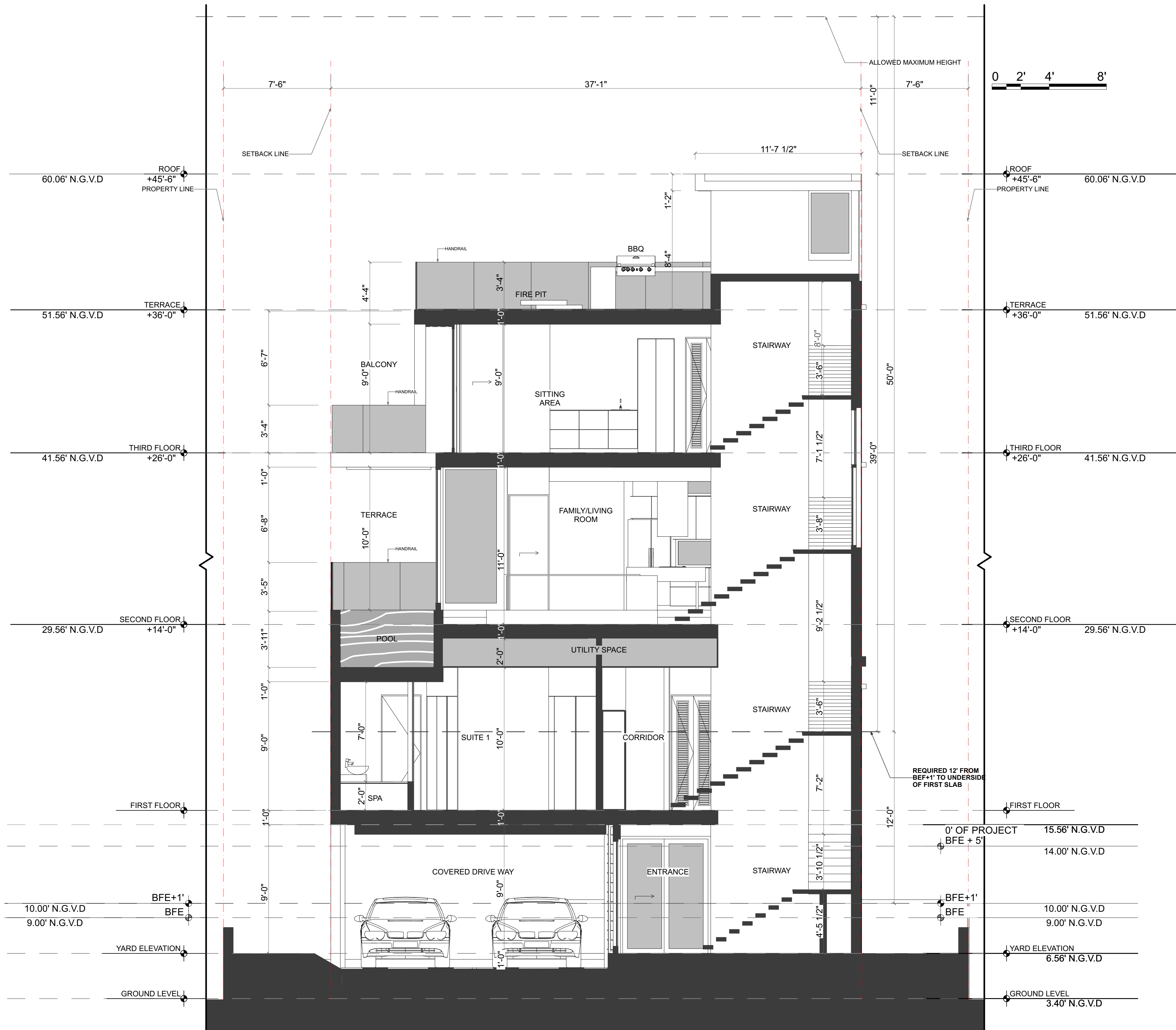
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ELEVATIONS

A-304

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

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DATE	: 6/9/19
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SECTIONS

A-400



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SECTIONS

A-401

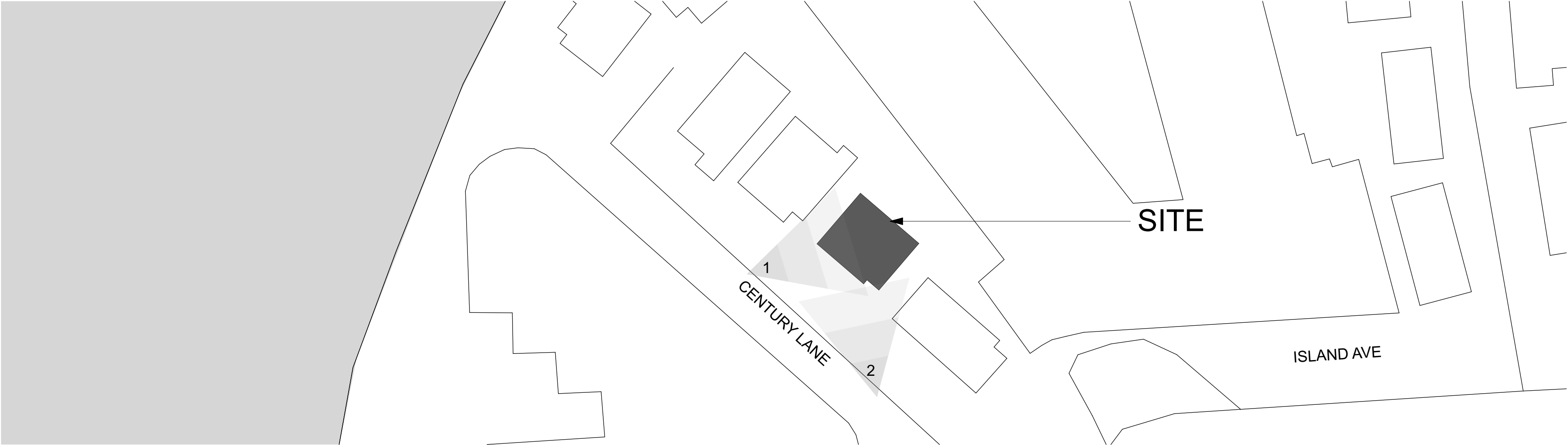
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1



2



SITE LOCATION DIAGRAM

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CONTEXT

A-700

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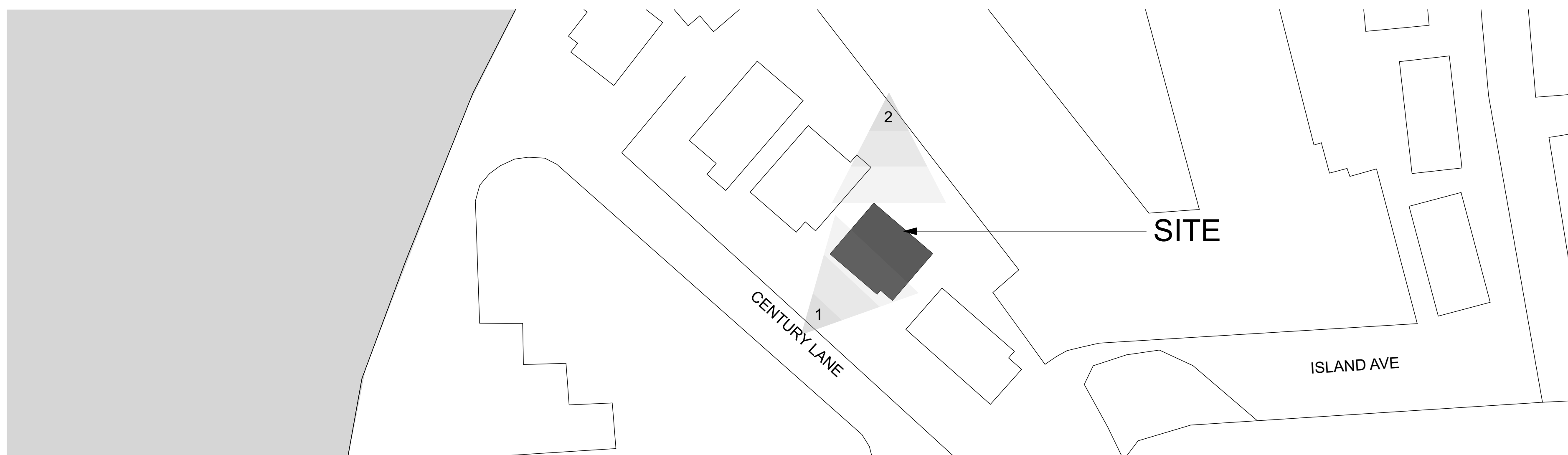
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1



2



SITE LOCATION DIAGRAM

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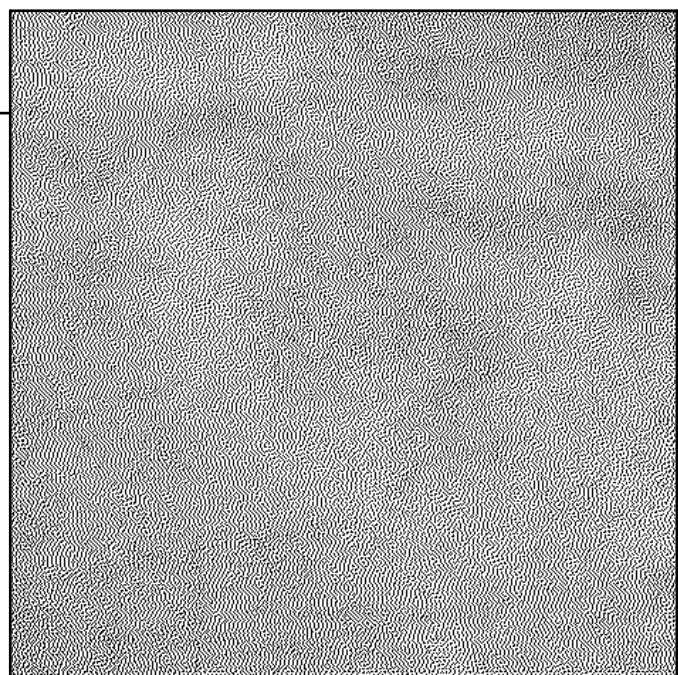
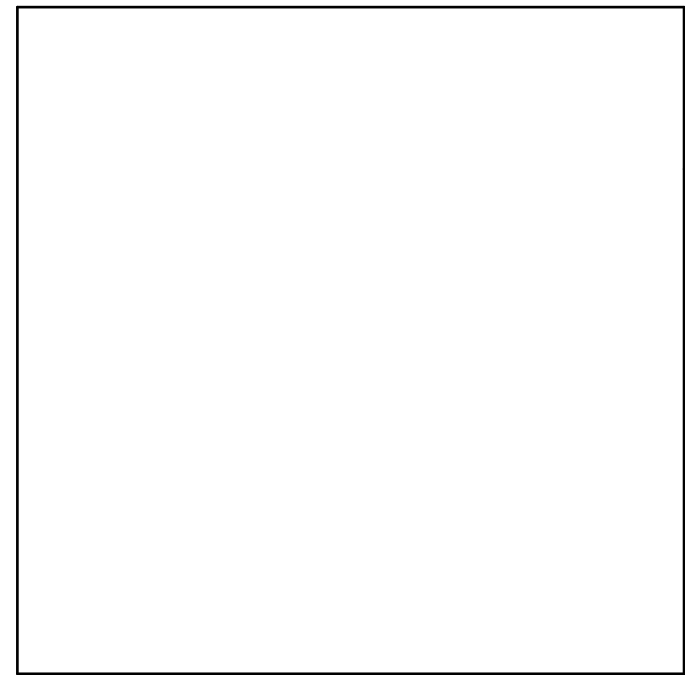
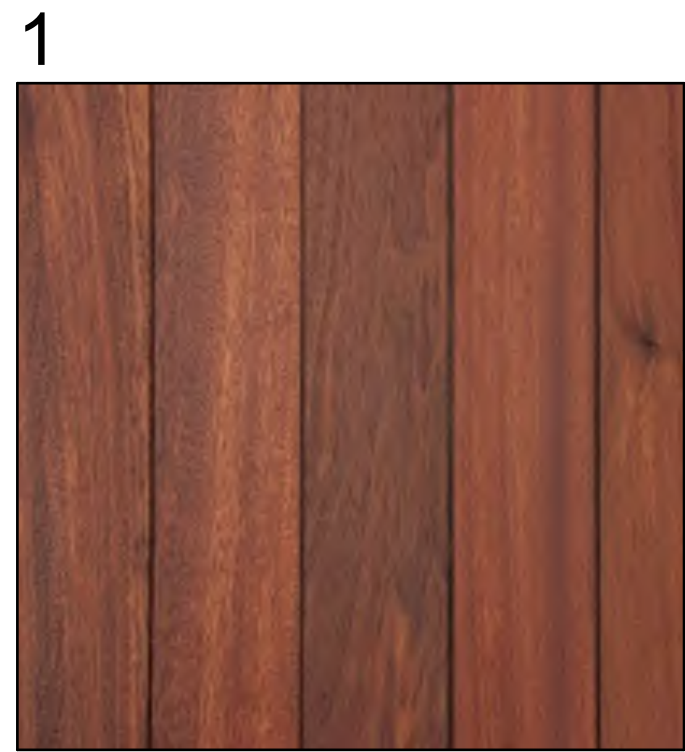
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CONTEXT

A-701

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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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CONTEXT

A-702

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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

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

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

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

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	DC	Dyopsis cabadae	Cabada Palm	14' oa ht, triple
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

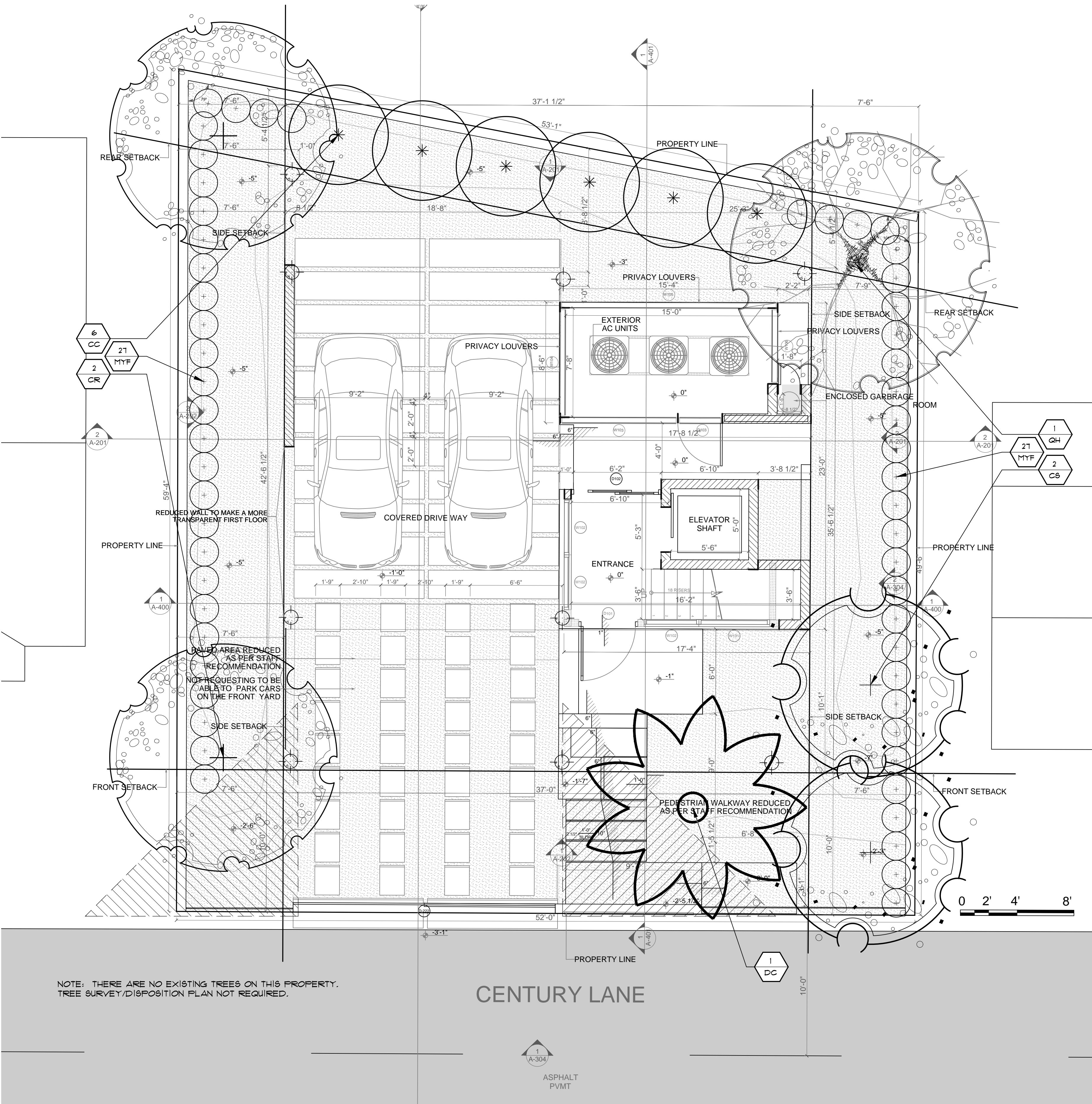
SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
54	MYF*	Myrciathes fragrans	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.



REVISIONS

4/3/19 CITY COMMENTS
6/6/19 SITE PLAN

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
FLA 16661395

DRAWN

DV

DATE

3/17/19

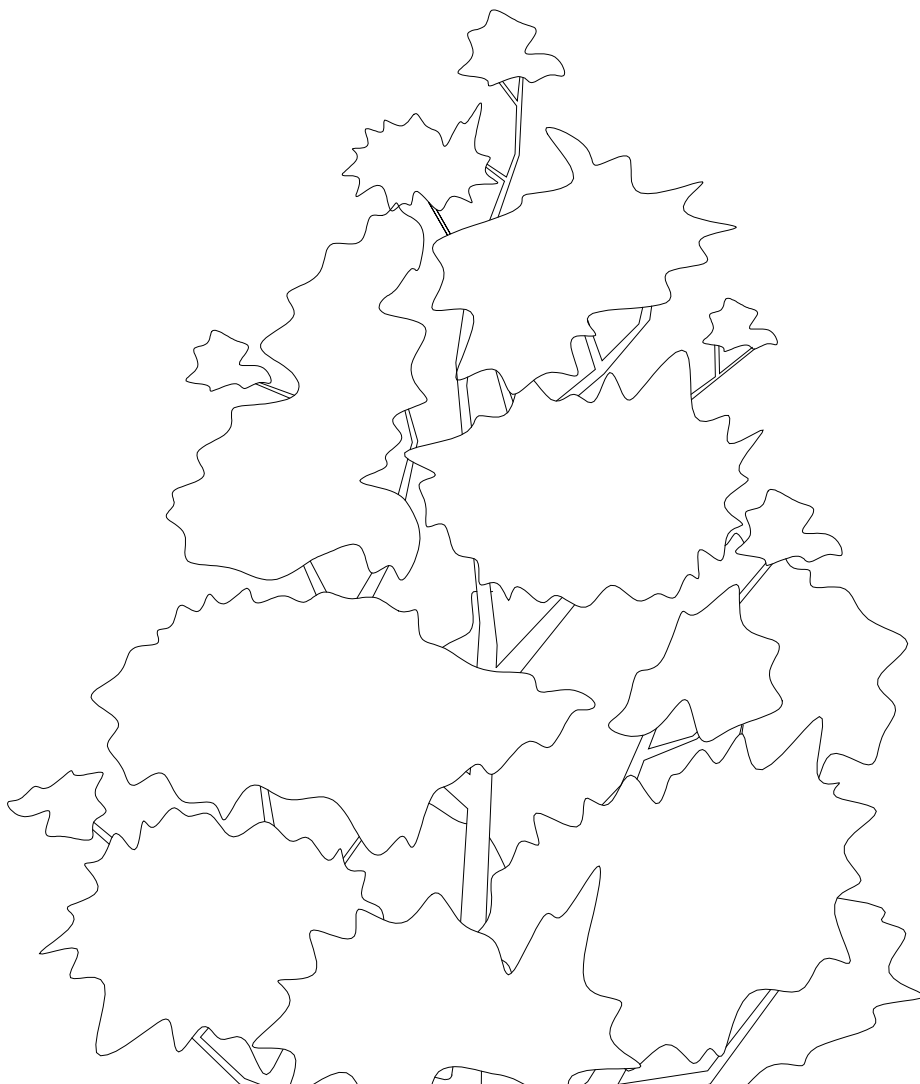
SCALE

1/4" = 1' - 0"

SHEET

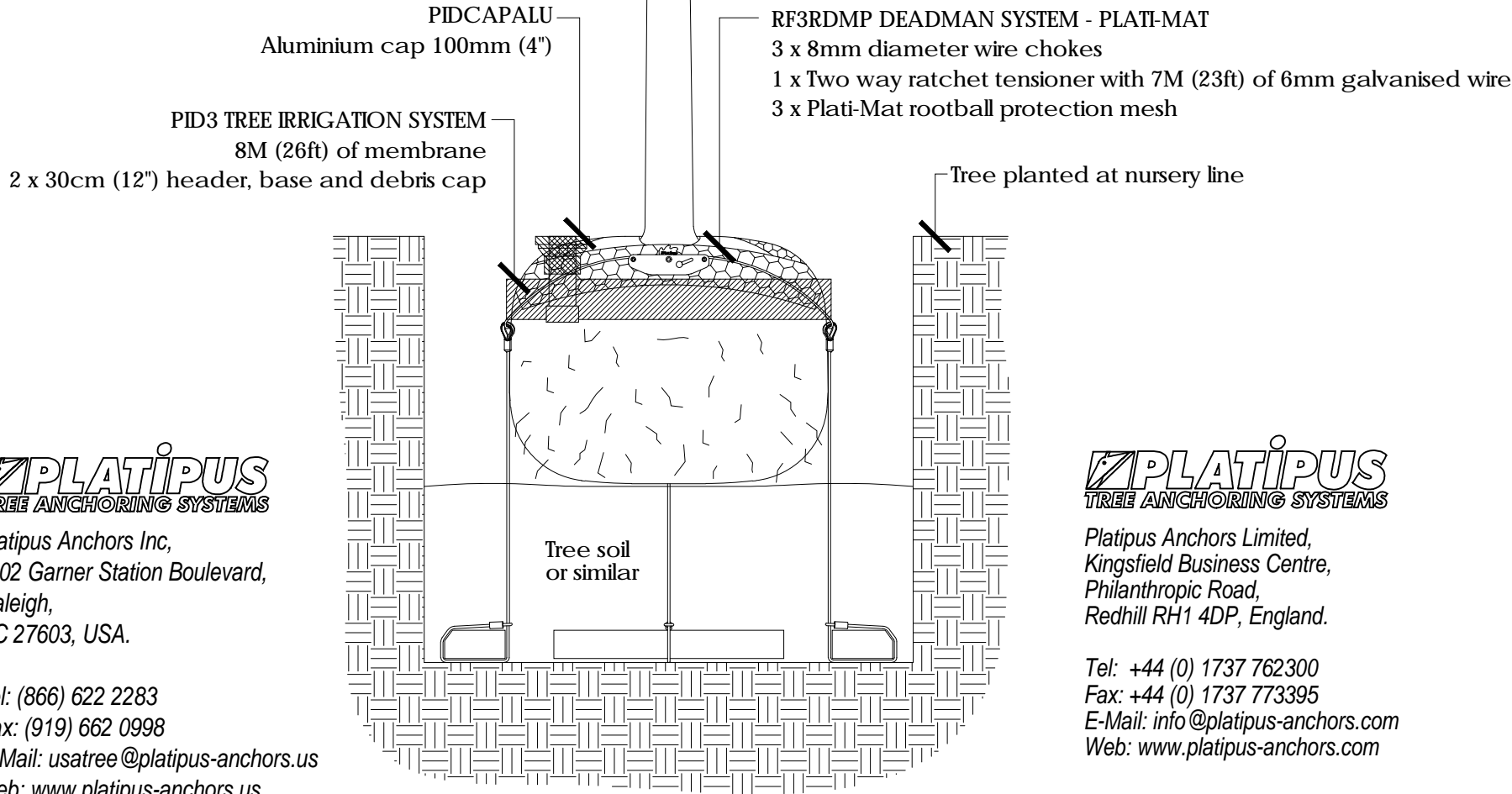
LA = 1

OF - SHEETS



NOTES
1. DO NOT SCALE FROM THIS DRAWING
2. THIS DRAWING IS CONSTRUCTED USING LAYERS WHICH CAN BE TURNED ON OR OFF AS REQUIRED
3. DUE TO SETTLEMENT ALL TREES SHOULD BE RE-TENSIONED AFTER PLANTING
4. SOIL MUST BE COMPACTED PROPERLY FOR DEADMAN SYSTEM TO WORK EFFECTIVELY

TREE HEIGHT: 7.5M (25ft) - 12M (40ft)
CIRCUMFERENCE: 45cm - 75cm
DIAMETER / CALIPER: 5.75" - 9.5"



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 Anchors Limited,
Kingsfield Business Centre,
Philanthropic Road,
Redhill RH1 4DP, England.

Tel: +44 (0) 1737 762300
Fax: +44 (0) 1737 773395
E-Mail: info@platipus-anchors.com
Web: www.platipus-anchors.com

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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. ALL TREES 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.

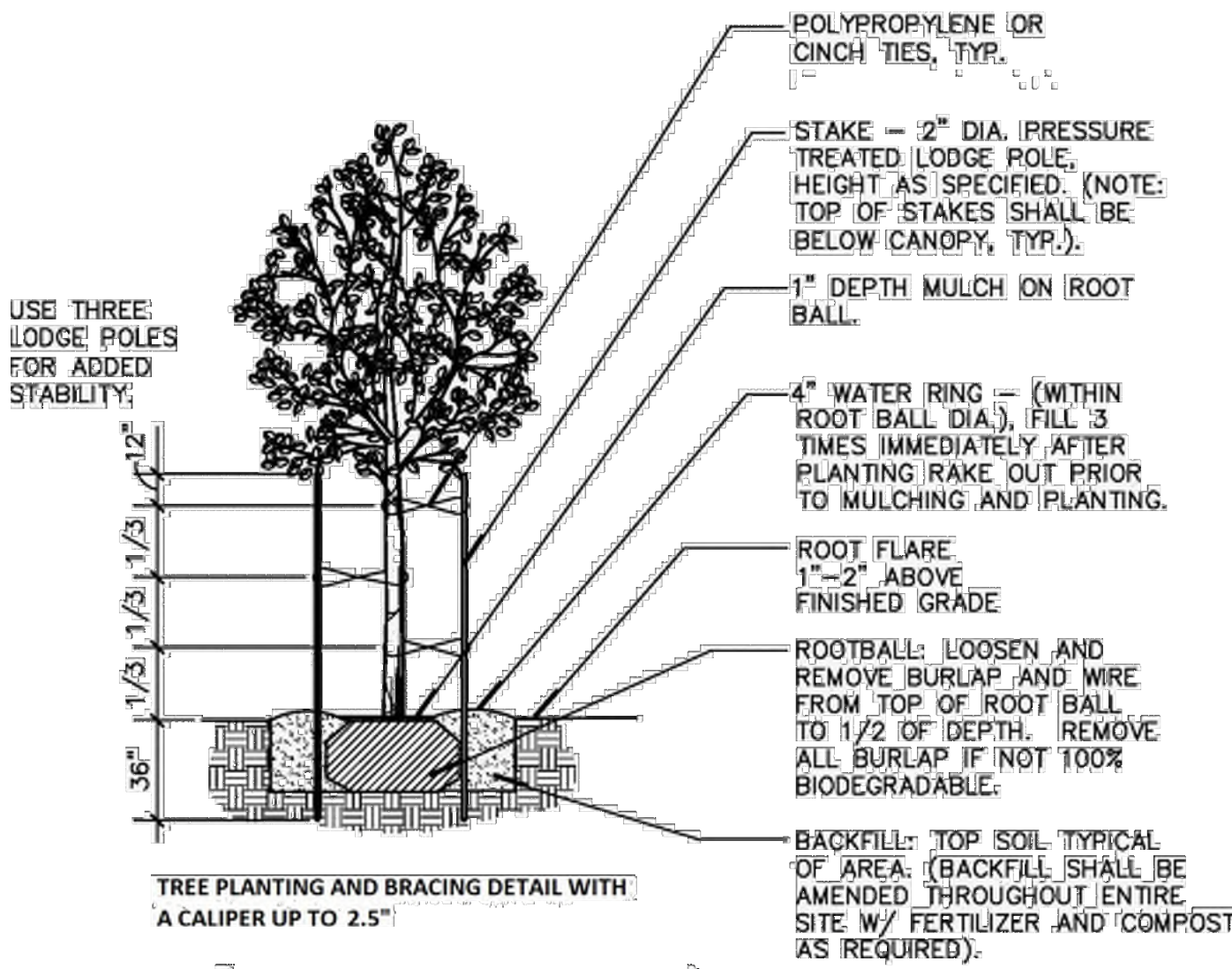
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.

8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND 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.

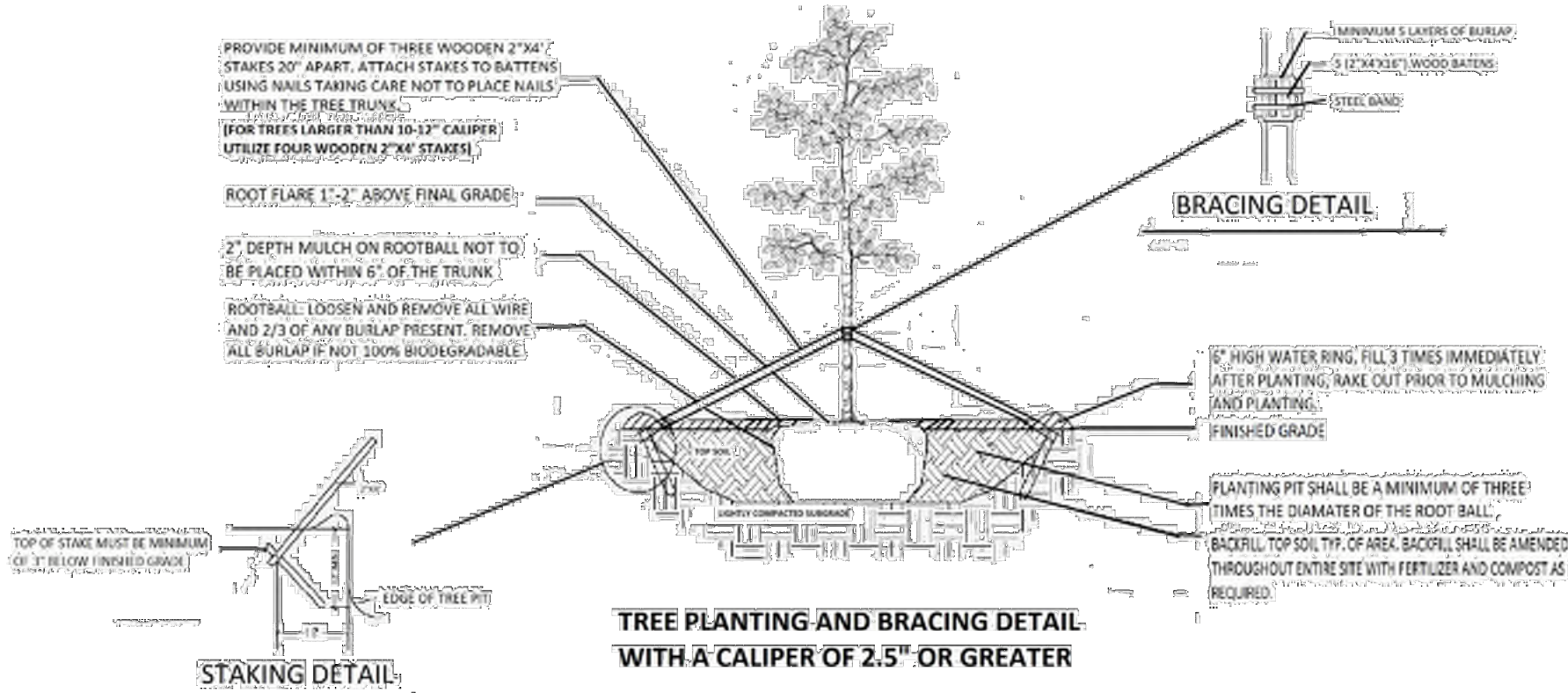
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TREE PLANTING AND BRACING DETAIL WITH A CALIPER UP TO 2.5"

NOTES

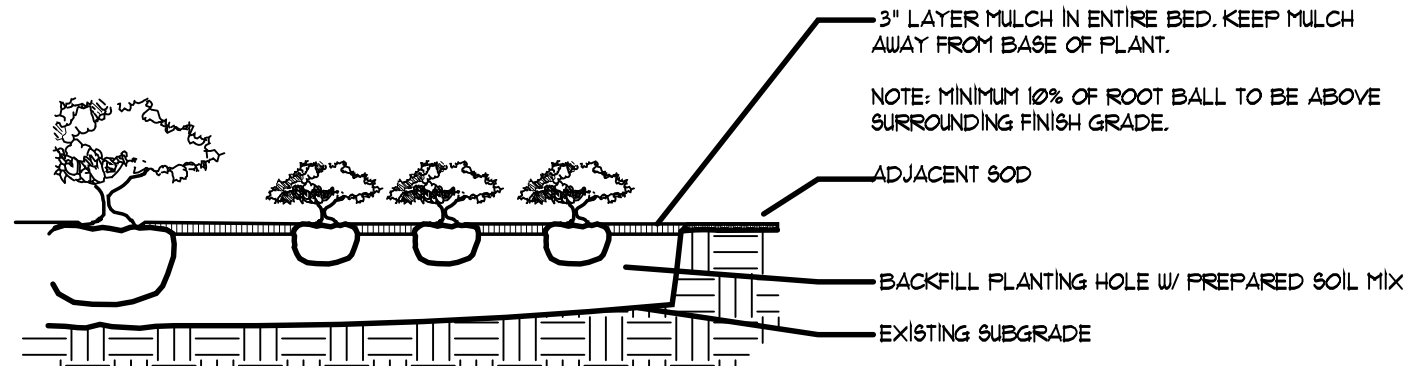
- MULCH SHALL BE AMERIGROW RECYCLED PREMIUM PINEBARK BROWN OR CITY APPROVED EQUIVALENT.
- DO NOT APPLY MULCH WITHIN 6" OF THE TREE TRUNK



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

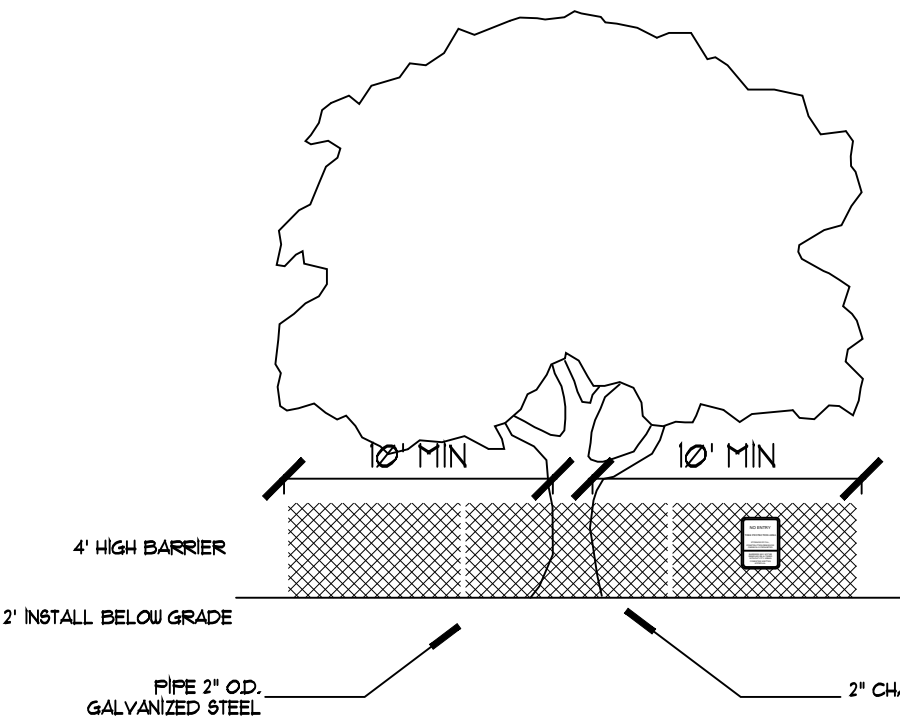
NOTES

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SHRUB/GROUND COVER DETAIL

N.T.S.



TREE BARRIER DETAIL - 4' CHAIN LINK

N.T.S.

NO ENTRY
TREE PROTECTION AREA
STORAGE OF FILL, CONSTRUCTION DEBRIS OR CHEMICALS PROHIBITED
BARRIERS MAY NOT BE REMOVED OR ALTERED WITHOUT CITY URBAN FORESTER WRITTEN APPROVAL

- NOTE:
- TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING, OR DEMOLITION.
 - TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 - NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.