

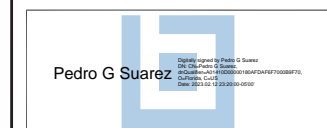
# 8 CENTURY LANE RESIDENCE

## 8 CENTURY LANE MIAMI BEACH, FL 33139

ARCHITECT  
**PGS**

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Pembroke Pines, FL 33028  
Phone: 786.671.3132

Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:

DRB RESUBMITTAL

Sheet Title:

COVER PAGE  
INDEX OF DRAWINGS

Project No.

2202

Date 02/13/23

Drawn By D.S./A.S.

Reviewed By PGS

Sheet No.

**A0-1**

Sheet 1 of 30



DRB22-0841 - RESUBMITTAL  
FEBRUARY 13TH, 2023

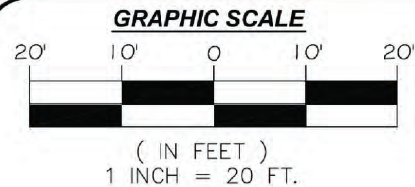
SCOPE OF WORK

NEW FIVE - STORY SINGLE FAMILY HOME

INDEX OF DRAWING

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- SURVEY
- A0-2 CONTEXT LOCATION PLAN
- A0-3 CONTEXT AERIAL IMAGES
- A0-4 CONTEXT AERIAL IMAGES
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- A0-6 PROJECT SITE IMAGES
- A0-7 EXISTING CONDITIONS - DEMOLITION PLAN
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- A1-0 PROPOSED SITE PLAN
- A1-1 ZONING DATA & FAR DIAGRAMS
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- A2-1 FIRST FLOOR PLAN
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- A3-1 NORTHEAST ELEVATION
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- A4-1 BUILDING SECTION 1
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- A5-3 RENDERING - SW - CENTURY LANE
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- A5-5 RENDERING - OUTDOOR SEATING AREA
- A5-6 RENDERING - ENTRANCE AT CENTURY LANE
- A6-1 MATERIALS & FINISHES

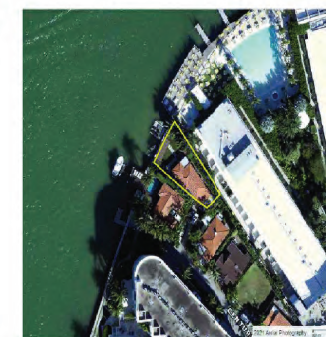




# MAP OF BOUNDARY SURVEY

## LOCATION MAP

SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA  
(NOT TO SCALE)



**LB No. 7633**

PROFESSIONAL SURVEYORS AND MAPPERS  
1435 S.W. 87th AVENUE, SUITE "20"  
MIAMI, FL 33174  
PHONE: (305) 556-4002 FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
EMAIL-REQUEST@LMSURVEYING.COM

### ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
CB	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
W.P.P.	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
P.G.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
—/—	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
— —	=DENOTES IRON FENCE
○	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
■	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
■	=DENOTES BRICK
■	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN  
HEREON ARE RECORD AND MEASURED  
UNLESS OTHERWISE NOTED.

### LEGAL DESCRIPTION:

LOT 8, OF "BELLE ISLE VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

### PROPERTY ADDRESS:

FOLIO NO. 02-3233-002-0080

8 CENTURY LANE,  
MIAMI BEACH, FLORIDA 33139-8803

AREA OF PROPERTY: 4,599 SQUARE FEET AND/OR  
0.106 ACRES MORE OR LESS.

### CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

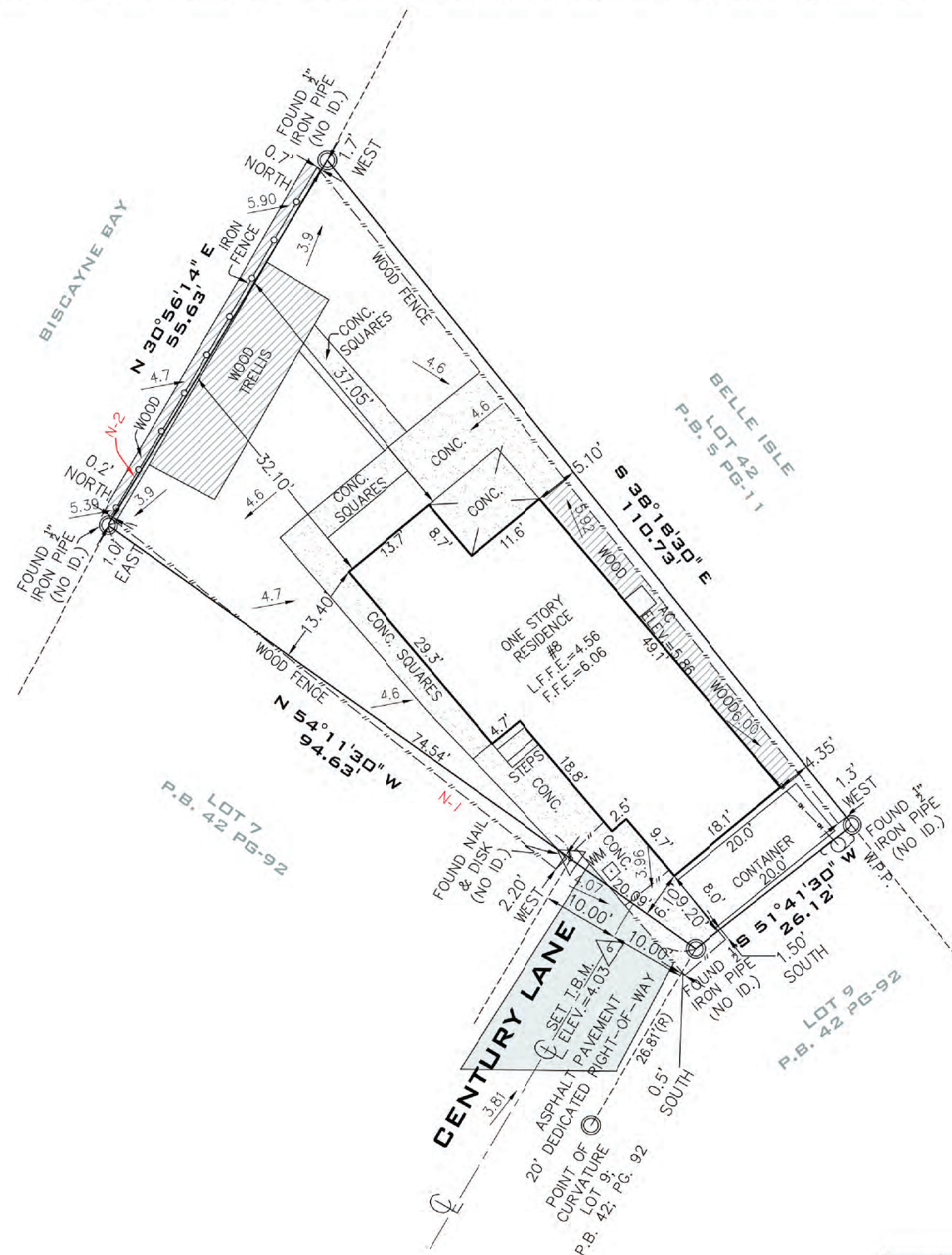
-MICHAEL A SAIGER

### SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BELLE ISLE VILLAS" RECORDED IN PLAT BOOK 42, AT PAGE 92.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.

### NOTES:

- N-1 = A PORTION OF THE WOOD FENCE ALONG THE WEST BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.
- N-2 = A PORTION OF THE IRON FENCE ALONG THE NORTH BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY LINE.
- N-3= THERE ARE NOT TREES IN THIS PROPERTY



PROVIDED FOR REFERENCE ONLY

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42.02, FLORIDA STATUTE.

Digitally signed by Arturo Mendigutia  
Date: 2022.06.01 10:57:18 -04'00'

SIGNED \_\_\_\_\_ FOR THE FIRM  
ARTURO MENDIGUTIA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 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 AND/OR NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	9.0 FEET	
COMMUNITY:	120651	
PANEL:	12086C0317	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
ORIGINAL FIELD WORK SURVEY DATE	02-16-2022	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
02-16-2022	J.FEE	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DESCRIPTION	
N/A	N/A	
<b>JOB No.</b>		
<b>2202.0128</b>		





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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:  
**DRB RESUBMITTAL**

Sheet Title:  
**CONTEXT  
LOCATION PLAN**

Project No. 2202	Sheet No. <b>A0-2</b>
Date 02/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 2 of 30



AERIAL VIEW OF BELLE ISLE & VENETIAN CROSSWAY





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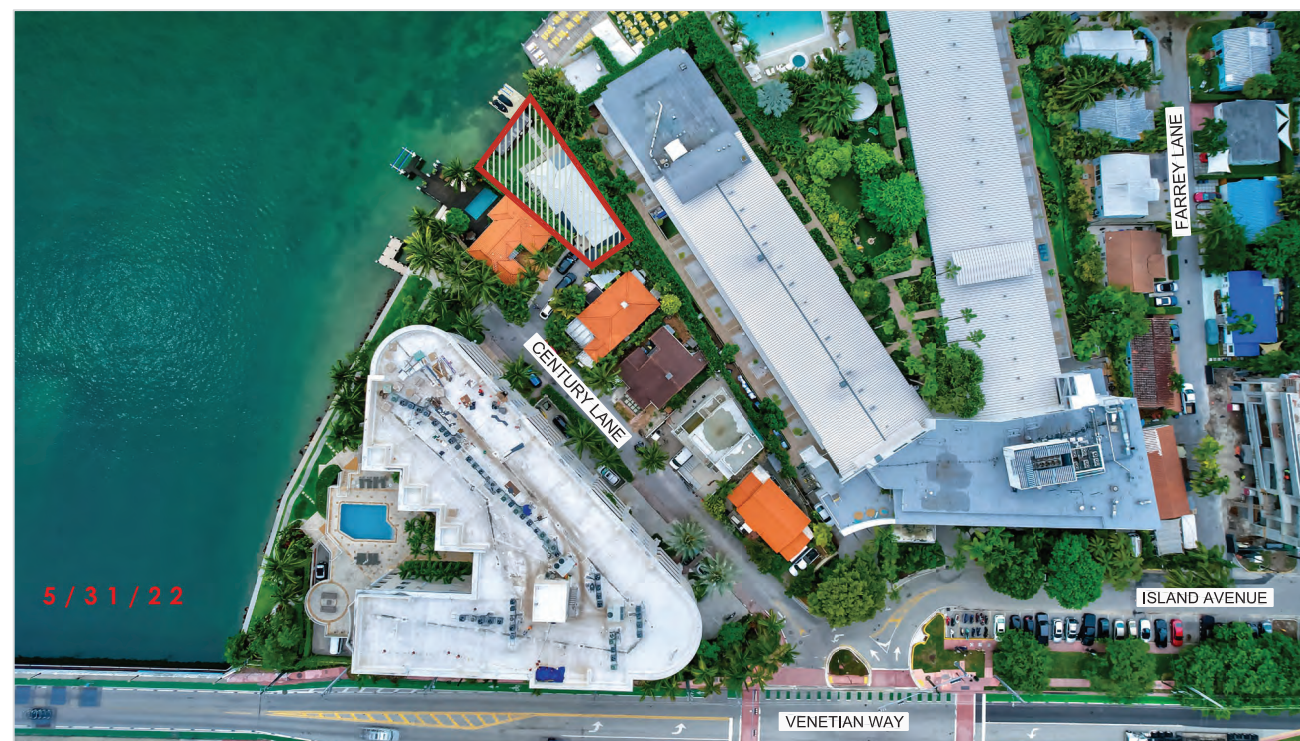
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DRB RESUBMITTAL

Sheet Title:  
CONTEXT  
AERIAL IMAGES

Project No. 2202	Sheet No. <b>A0-3</b>
Date 02/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 3 of 30



SOUTHWEST AERIAL VIEW OF BELLE ISLE & VENETIAN CROSSWAY



AERIAL VIEW OF SITE & SURROUNDINGS



AERIAL VIEW OF SITE & SURROUNDING PROPERTIES





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MIAMI BEACH, FL 33139

Issued for:

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Sheet Title:

CONTEXT  
AERIAL IMAGES

Project No.  
2202

Date 02/13/2023  
Drawn By A.S./M.G.  
Reviewed By PGS

Sheet No.

**A0-4**

Sheet 4 of 30



KEY DIRECTIONAL PLAN



VIEW OF SITE FROM WATERWAY 01



VIEW OF SITE FROM WATERWAY 02



VIEW OF SITE FROM VENETIAN WAY 03





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Issued for:

DRB RESUBMITTAL

Sheet Title:

PROJECT SITE  
SURROUNDINGS

Project No.

2202

Date 02/13/2023

Drawn By A.S./M.G.

Reviewed By PGS

Sheet No.

**A0-5**

Sheet 5 of 30

NOTE: REFER TO KEY DIRECTIONAL PLAN ON SHEET A0-6



PROPERTY FRONT @ CENTURY LANE 04



7 CENTURY LANE | NEXT DOOR 05



9 CENTURY LANE | NEXT DOOR 06



1 CENTURY LN | ACROSS THE STREET 07





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Issued for:

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Sheet Title:

PROJECT SITE IMAGES

Project No.

2202

Date 02/13/2023

Drawn By A.S./M.G.

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Sheet No.

**A0-6**

Sheet 6 of 30



KEY DIRECTIONAL PLAN



EXISTING STRUCTURES 08



EXISTING STRUCTURES 09

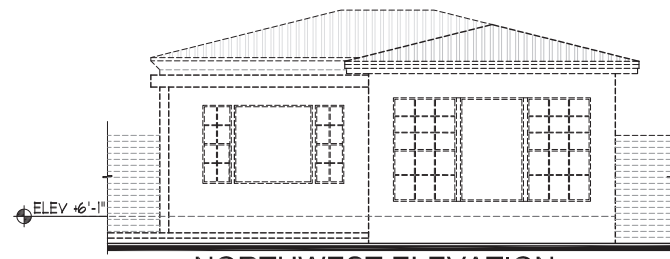


EXISTING STRUCTURES 10

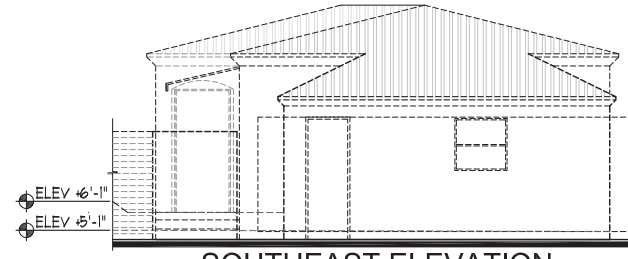


**DEMOLITION LEGEND**

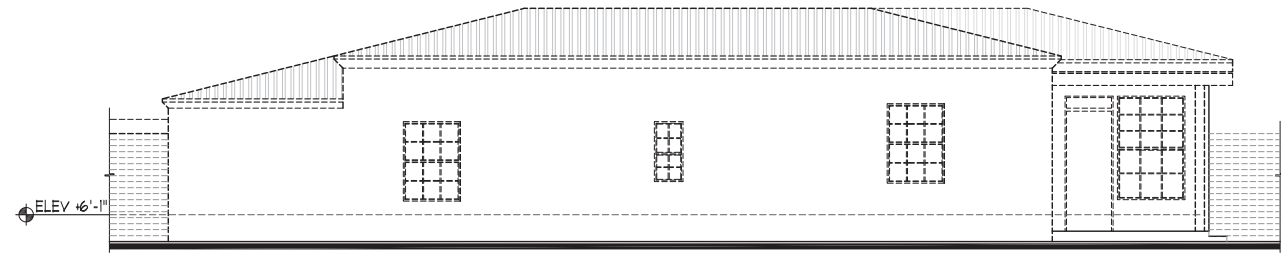
EXIST'G CONSTRUCTION TO BE REMOVED



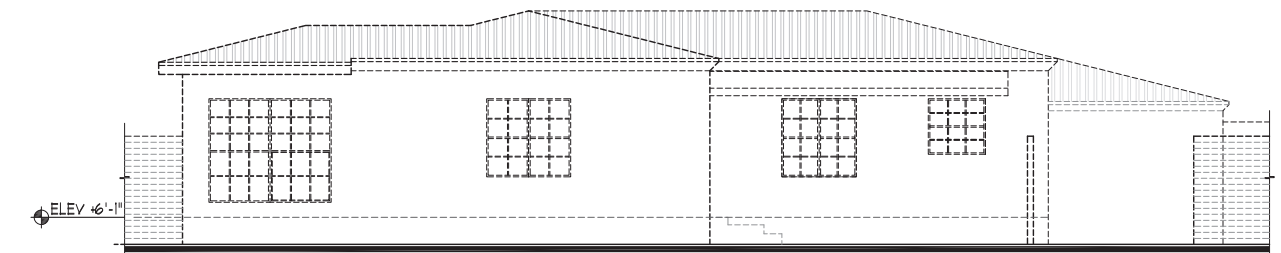
NORTHWEST ELEVATION



SOUTHEAST ELEVATION



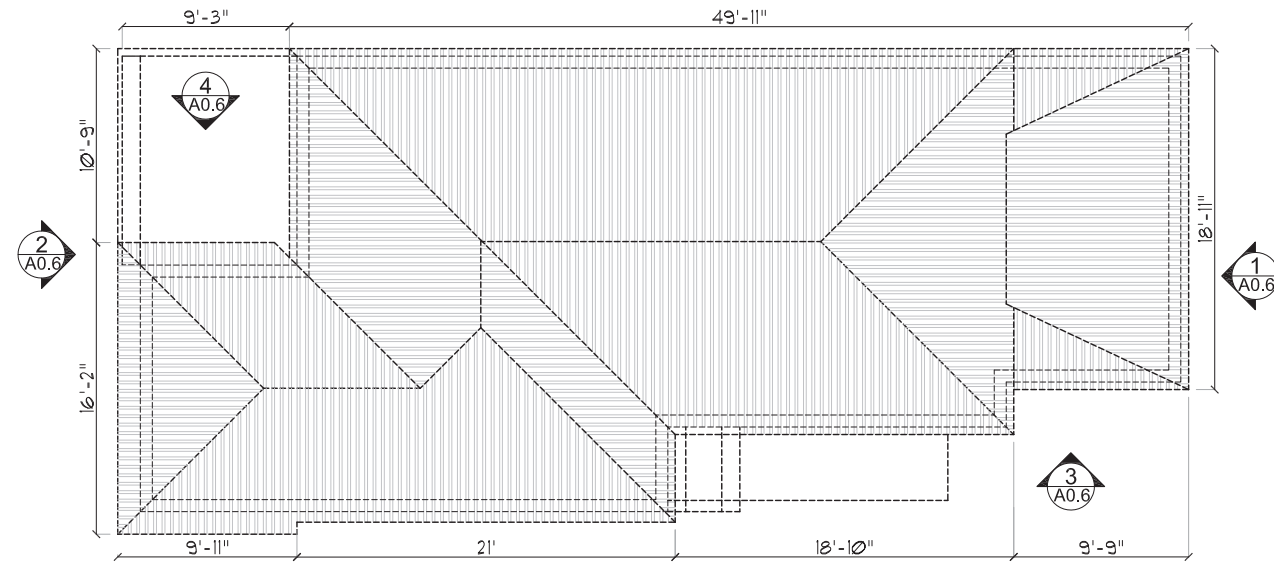
NORTHEAST ELEVATION



SOUTHWEST ELEVATION

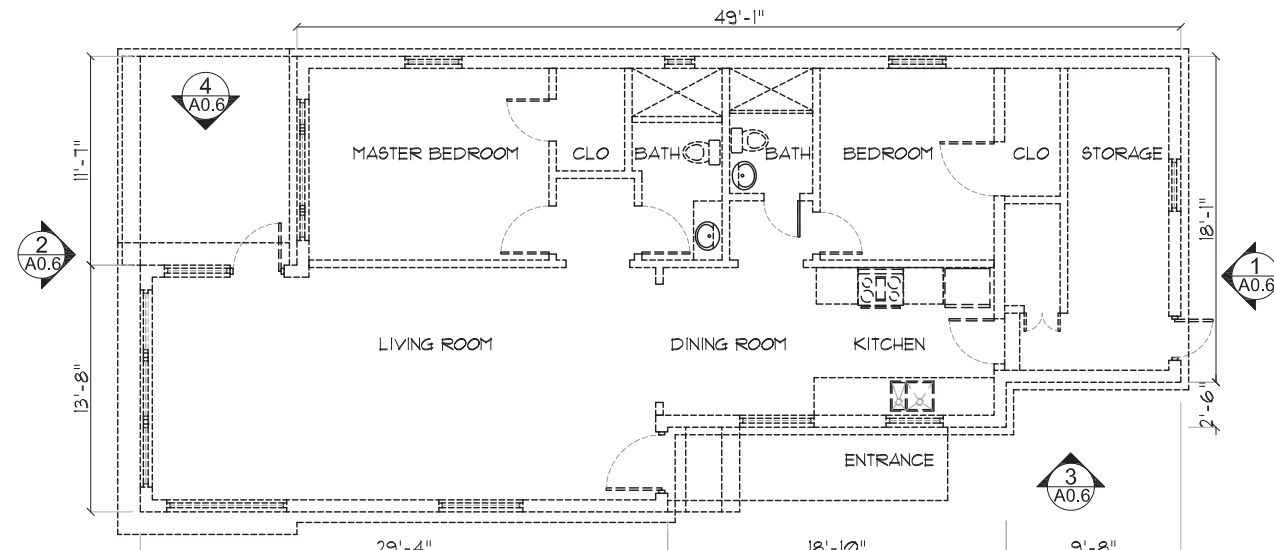
**DEMOLITION GENERAL NOTES**

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 11TH EDITION, AND LOCAL ORDINANCES REQUIREMENTS. THE CONTRACTOR IS TO BID THE WORK TO CONFORM WITH THIS CODE.
- INTENT OF THESE DRAWINGS IS THAT THE CONTRACTOR'S WORK WILL CONSIST OF FURNISHING ALL DEMOLITION, LABOR, MATERIALS, EQUIPMENT AND DEBRIS REMOVAL NECESSARY TO COMPLETE THE SCOPE OF WORK INDICATED ON THESE DRAWINGS.
- OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS, INCLUDING ADDITIONAL DETAILS, DIRECTLY FROM THE ARCHITECT.
- DEMOLITION SHALL BE SELECTIVE AS INDICATED ON THESE DRAWINGS. REFER TO DEMOLITION SCOPE OF WORK.
- DEMOLITION WORK TO INCLUDE REMOVAL OF EXISTING COMPONENTS, NECESSARY AND INCIDENTAL TO COMPLETE SCOPE OF WORK. REFER TO DRAWINGS FOR LOCATION OF WORK.
- SCOPE OF WORK TO INCLUDE TOTAL DEMOLITION OF EXISTING BUILDING AND SITE CONSTRUCTION OF ANY KIND. REMOVE EXISTING PAVING, LANDSCAPING AND FENCE.
- EXECUTION OF DEMOLITION AND ALTERATION WORK SHALL PROGRESS IN SUCH A MANNER AS NOT TO INTERFERE WITH SAFETY AND CONVENIENCE OF THOSE OCCUPYING AND/OR EMPLOYED IN AND ABOUT PREMISES. SAFETY FEATURES FOR PROTECTION OF EMPLOYEES AND THE PUBLIC SHALL COMPLY WITH MINIMUM STANDARDS OF THE FLORIDA INDUSTRIAL COMMISSION.
- COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, IF ANY, AND RELATED CAPPING AND UTILITY SHUTDOWN IF NECESSARY BY SUCH DEMOLITION WORK.
- DEMOLITION AND REMOVAL OPERATIONS SHALL BE CONDUCTED IN AN EXPEDIENT MANNER WITH PRECAUTIONS TAKEN TO PREVENT DEMOLITION SITE FROM DISRUPTING NORMAL SITE AND ADJACENT SITES ACTIVITIES.
- REMOVE ALL MECHANICAL, PLUMBING AND WATER PIPING BACK TO THEIR SOURCE AND CAP AS REQUIRED.
- TRANSPORT DEBRIS MATERIAL IN AN ACCEPTABLE MANNER AS TO PREVENT SPILLAGE ON TO STREETS.
- DEMOLITION AND TRANSPORTATION OR DEBRIS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS GOVERNING THESE OPERATIONS. THE DEMOLITION CONTRACTOR SHALL PAY ALL FEES FOR RUBBISH DISPOSAL.
- WASTE MATERIAL AND RUBBISH FROM DEMOLITION AND ALTERATION OPERATION SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIAL WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPEN FIRES WILL NOT BE PERMITTED FOR DISPOSING OF WASTE. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED MATERIAL NOT TO BE REUSED. THIS AREA SHALL BE SAFE AND UNOBSTRUCTING TO BUILDING FUNCTIONS.
- CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS. REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.
- CONTROL THE AMOUNT OF DUST RESULTING FROM CONSTRUCTION OR DEMOLITION TO PREVENT SPREAD OF DUST TO OTHER BUILDINGS AND TO AVOID CREATING A NUISANCE IN SURROUNDING AREAS. AVOID THE USE OF WATER TO CONTROL DUST WHEN IT WILL CREATE OBJECTIONABLE CONDITIONS SUCH AS FLOODING.
- EXISTING PAVING, LANDSCAPING OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED OR IN ANY WAY DISTURBED OR ALTERED BY REMOVAL WORK SHALL BE REPAIRED, PATCHED OR REPLACED WITH NO ADDITIONAL COST TO OWNER.



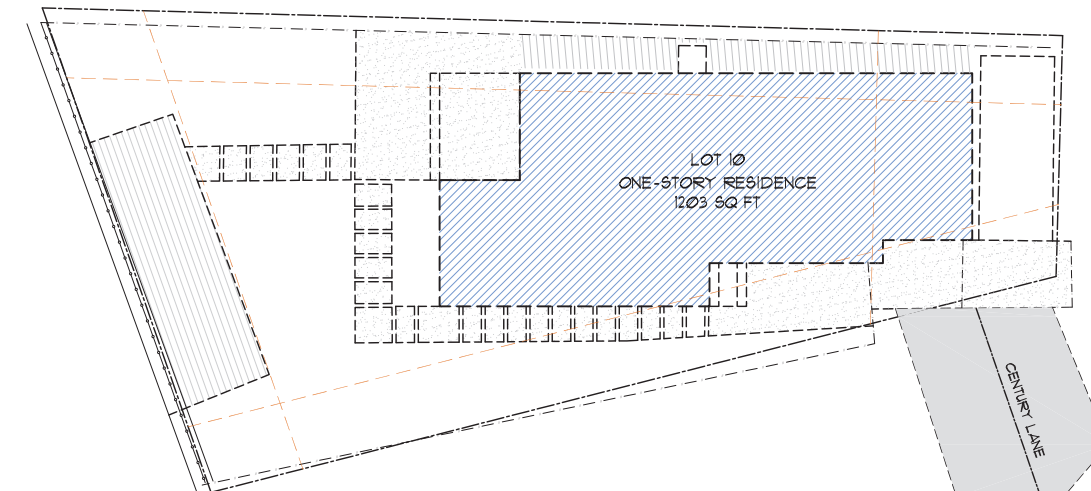
EXISTING ROOF PLAN

SCALE: 3/32" = 1'-0"



EXISTING FLOOR PLAN

SCALE: 3/32" = 1'-0"



EXISTING FAR DIAGRAM

SCALE: N.T.S.



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Project Title

**8 CENTURY LANE**

PROPOSED NEW SINGLE  
FAMILY RESIDENCE FOR  
MR. MICHAEL SAIGER

8 CENTURY LANE  
MIAMI BEACH, FL 33139

Issued for:

DRB RESUBMITTAL

Sheet Title:

EXISTING CONDITION  
DEMOLITION PLAN

Project No.  
2202

Sheet No.

**A0-7**

Date 02/13/2023

Drawn By A.S./M.G.

Reviewed By PGS

Sheet 7 of 30





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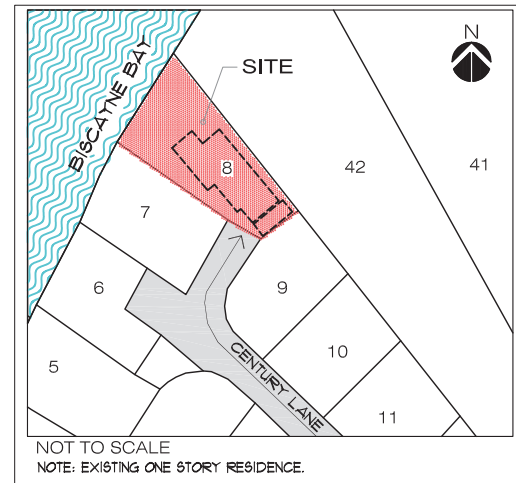
Sheet Title:  
CONTEXTUAL  
ELEVATION

Project No. 2202  
Date 02/13/2023  
Drawn By A.S./M.G.  
Reviewed By PGS  
Sheet No. **A0-8**  
Sheet 8 of 30



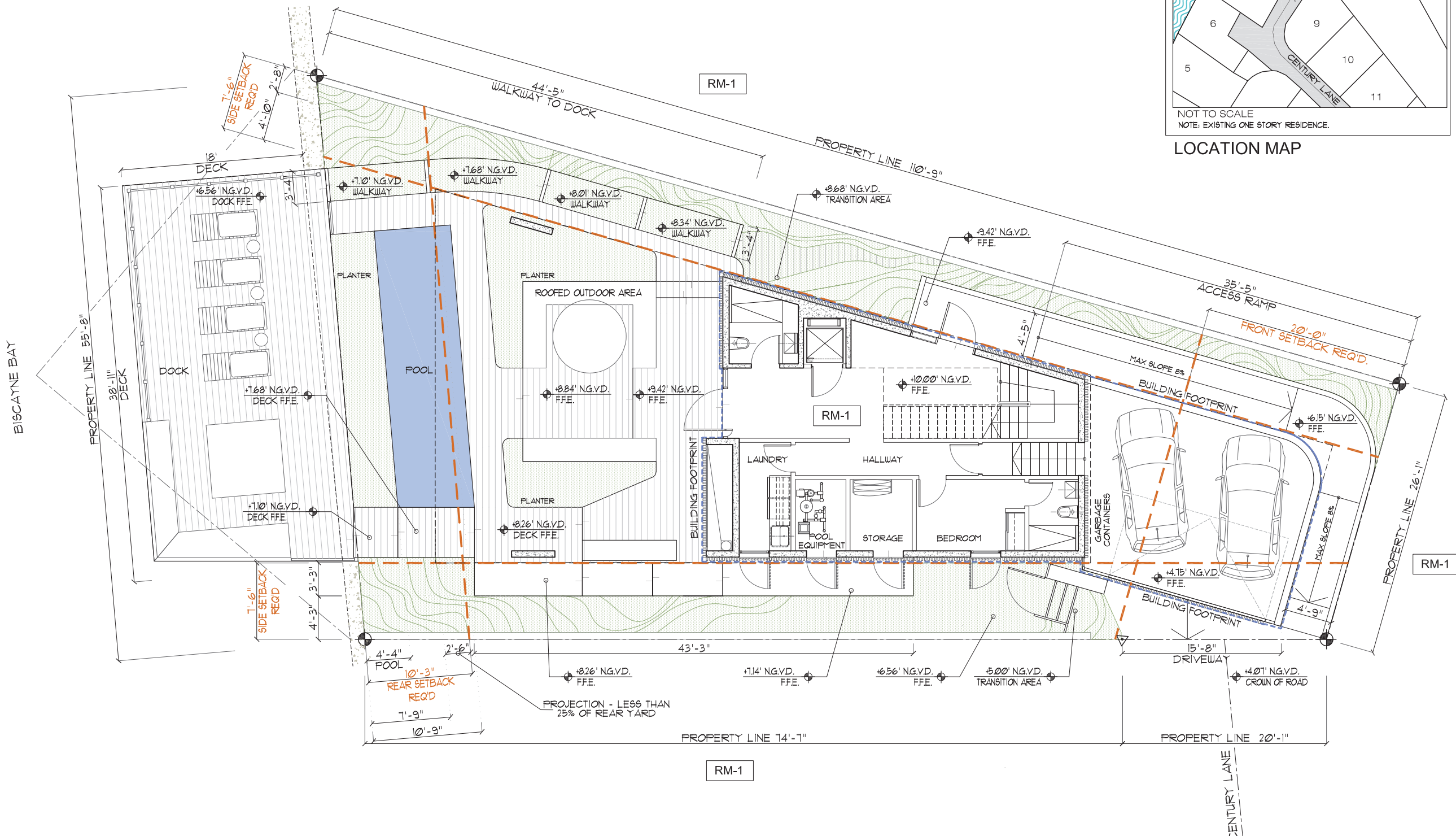
CONTEXTUAL ELEVATION SKETCH - BISCAYNE BAY



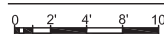


NOT TO SCALE  
NOTE: EXISTING ONE STORY RESIDENCE.

LOCATION MAP



PROPOSED SITE PLAN



SCALE: 3/32" = 1'-0"

