



7 CENTURY LANE | NEXT DOOR & VIEW OF CENTURY LN FROM SITE 04



11 CENTURY LANE | NEXT DOOR 05



1 CENTURY LANE | ACROSS THE STREET 06



VENETIAN WAY CORNER VIEW FROM SITE 07

NOTE: REFER TO KEY DIRECTIONAL PLAN ON SHEET A0-5

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Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR
MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:
DRB RESUBMITTAL

Sheet Title:
**PROJECT SITE
SURROUNDINGS**

Project No. 2203	Sheet No. A0-5
Date 03/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 5 of 27

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PROJECT SITE IMAGES



KEY DIRECTIONAL PLAN



EXISTING STRUCTURES 08



EXISTING STRUCTURES 09



EXISTING STRUCTURES 10

DEMOLITION GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 1TH EDITION, AND LOCAL ORDINANCES REQUIREMENTS. THE CONTRACTOR IS TO BID THE WORK TO CONFORM WITH THIS CODE.

2. 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.

3. OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS, INCLUDING ADDITIONAL DETAILS, DIRECTLY FROM THE ARCHITECT.

4. DEMOLITION SHALL BE SELECTIVE AS INDICATED ON THESE DRAWINGS. REFER TO DEMOLITION SCOPE OF WORK.

5. DEMOLITION WORK TO INCLUDE REMOVAL OF EXISTING COMPONENTS, NECESSARY AND INCIDENTAL TO COMPLETE SCOPE OF WORK. REFER TO DRAWINGS FOR LOCATION OF WORK.

6. SCOPE OF WORK TO INCLUDE TOTAL DEMOLITION OF EXISTING BUILDING AND SITE CONSTRUCTION OF ANY KIND. REMOVE EXISTING PAVING, LANDSCAPING AND FENCE.

7. 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.

8. COORDINATE WITH APPLICABLE UTILITY COMPANIES FOR UTILITY LINE REMOVAL, IF ANY, AND RELATED CAPPING AND UTILITY SHUTDOWN IF NECESSARY BY SUCH DEMOLITION WORK.

9. 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.
10. REMOVE ALL MECHANICAL, PLUMBING AND WATER PIPING BACK TO THEIR SOURCE AND CAP AS REQUIRED.

11. TRANSPORT DEBRIS MATERIAL IN AN ACCEPTABLE MANNER AS TO PRE- VENT SPILLAGE ON TO STREETS.

12. 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.

13. 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.

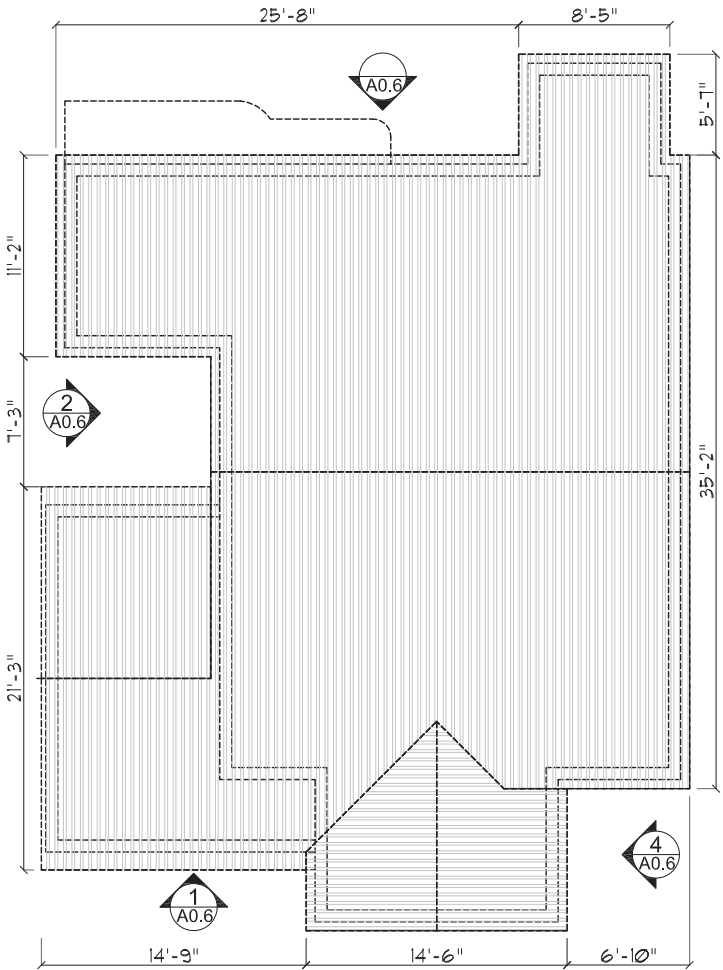
14. CONDUCT REMOVAL OPERATIONS SO THAT TRAFFIC IS MAINTAINED ALONG EXISTING STREETS AND WALKS. KEEP PAVED STREETS AND WALKWAYS FREE OF DEBRIS, REMOVE MATERIAL AND OTHER MATTER TRACKED OR FALLEN ONTO TRAFFIC SURFACES.

15. 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.

16. 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.

DEMOLITION LEGEND

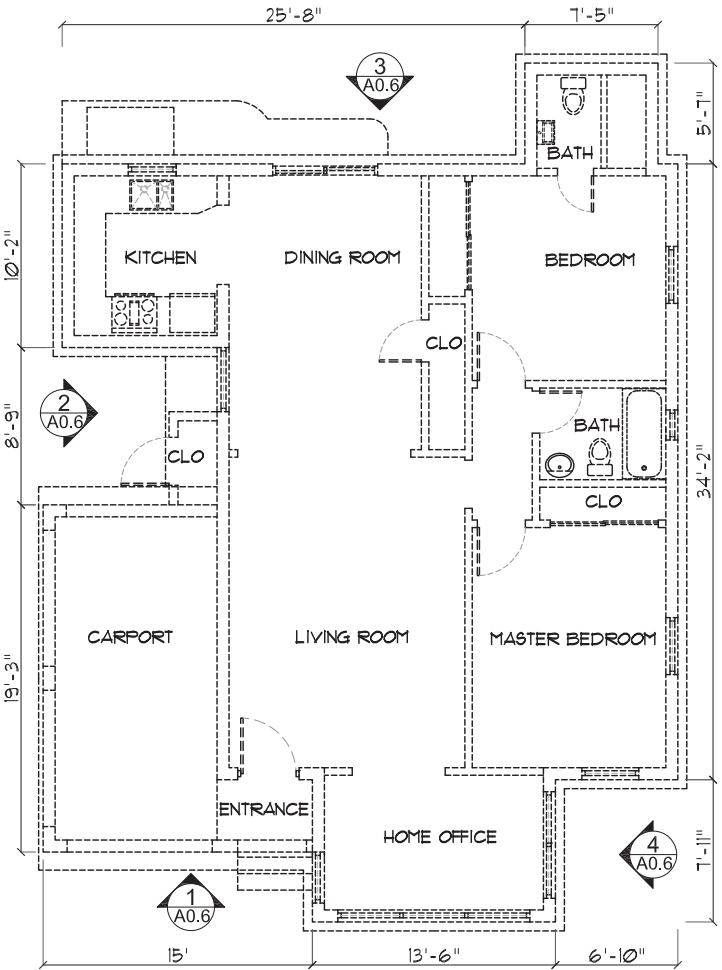
 EXIST'G CONSTRUCTION TO BE REMOVED



EXISTING ROOF PLAN



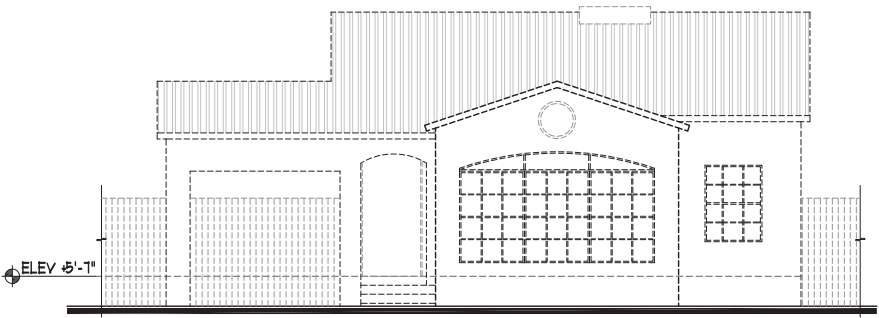
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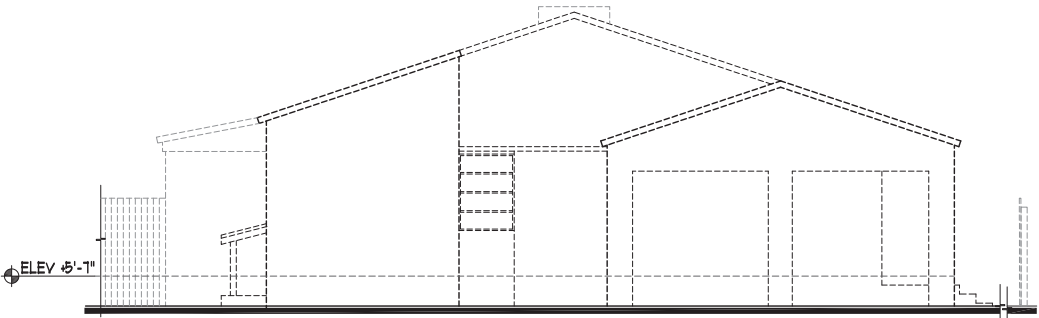
EXISTING FLOOR PLAN



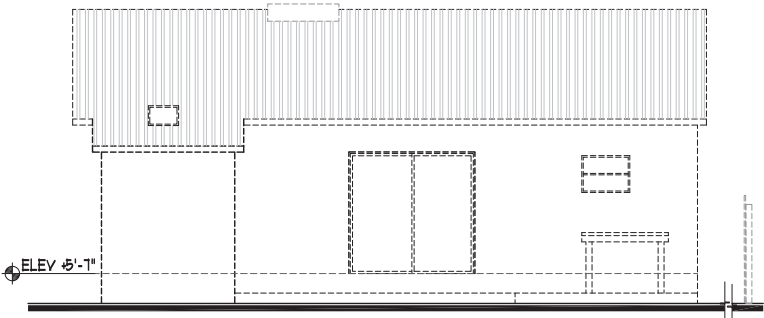
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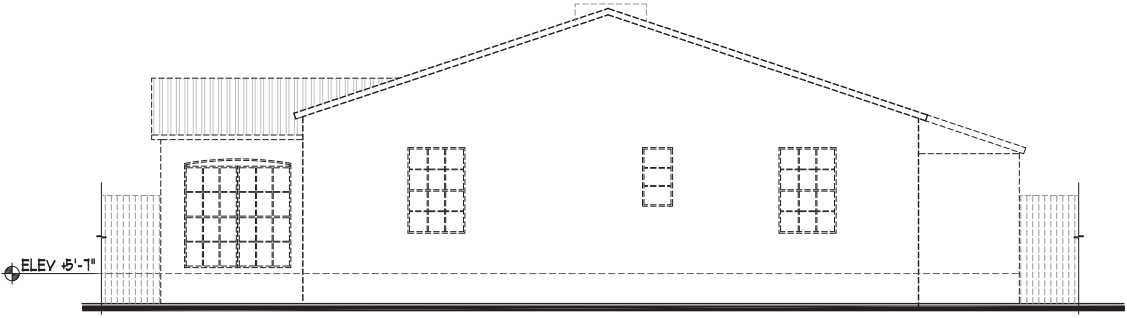
SOUTHWEST ELEVATION



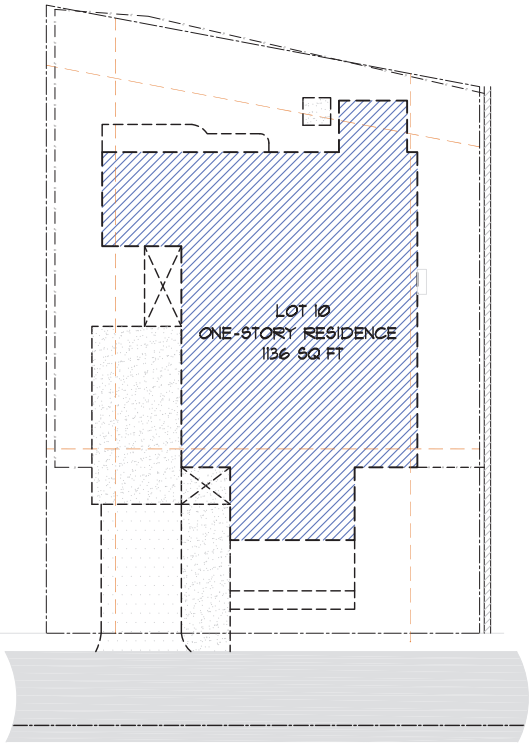
SOUTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION



EXISTING FAR DIAGRAM

SCALE: N.T.S.

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MIAMI BEACH, FL 33139

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Sheet Title:
EXISTING CONDITIONS
DEMOLITION PLAN

Project No.
2203

Date 03/13/2023
Drawn By A.S./M.G.
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Sheet No.

A0-7

Sheet 7 of 27

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Sheet Title:
CONTEXTUAL
ELEVATION

Project No. 2203	Sheet No. A0-8
Date 03/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 8 of 27



CONTEXTUAL ELEVATION SKETCH - CENTURY LANE

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PROPOSED SITE PLAN

Project No.

2203

Date 03/13/2023

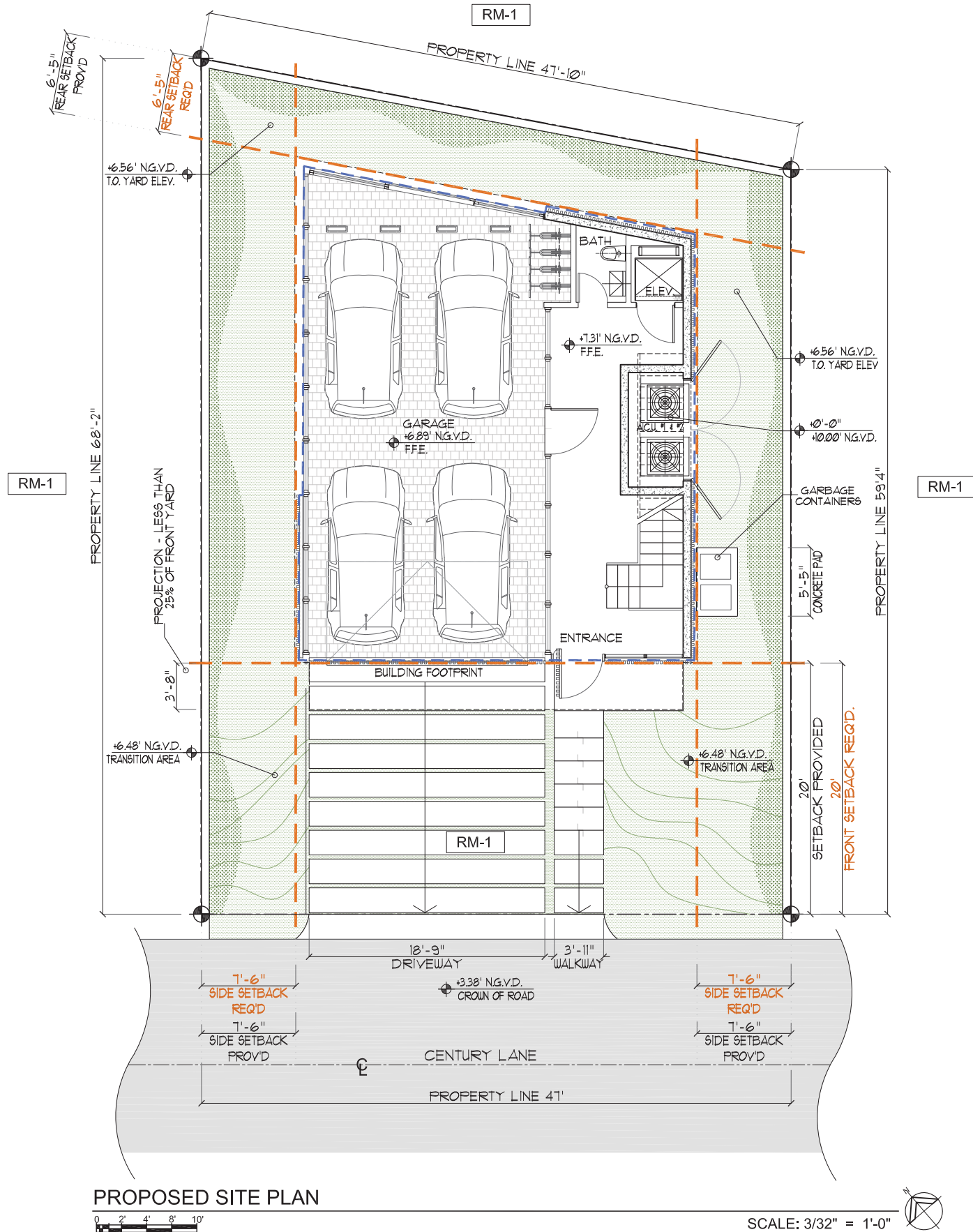
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Sheet No.

A1-0

Sheet 9 of 27



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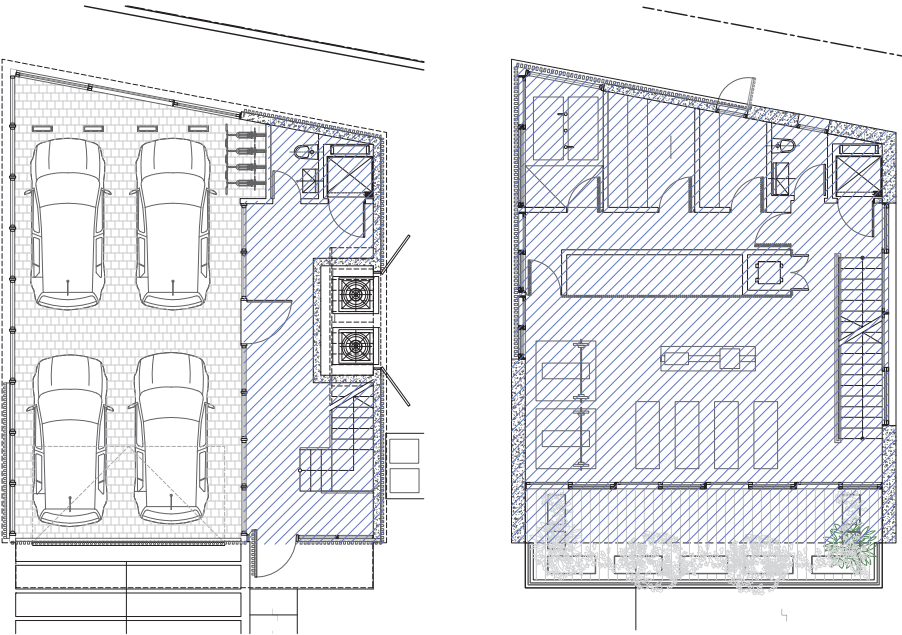
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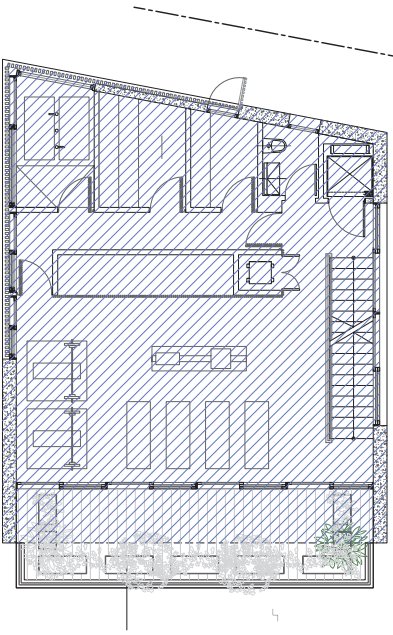
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**ZONING DATA &
FAR DIAGRAMS**

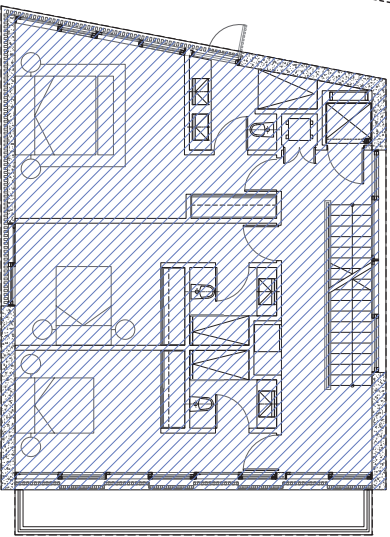
Project No. 2203	Sheet No. A1-1
Date 03/13/2023	
Drawn By A.S./M.G.	
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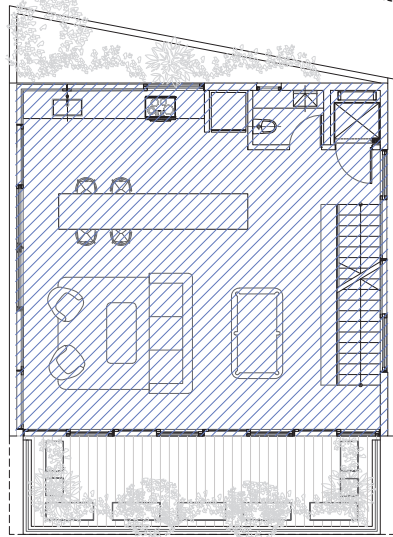
FIRST FLOOR



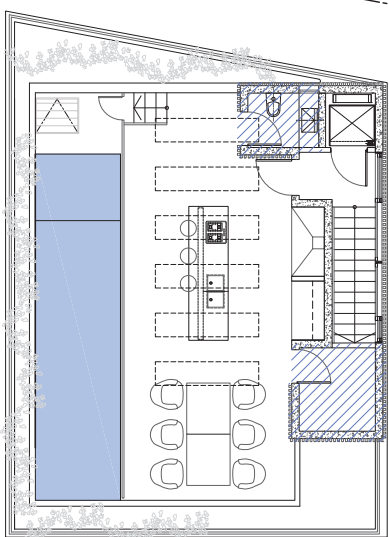
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOFTOP

FAR CALCULATIONS

FAR GROUND FLOOR	339.63 Sq. Ft.
FAR SECOND FLOOR	1171.71 Sq. Ft.
FAR THIRD FLOOR	1171.71 Sq. Ft.
FAR FOURTH FLOOR	911.49 Sq. Ft.
FAR ROOFTOP	108.36 Sq. Ft.
TOTAL FAR PROPOSED	3702.90 Sq. Ft.
TOTAL FAR ALLOWED	3762.50 Sq. Ft.

ZONING DATA SHEET

<div>MIAMIBeach</div> <div>Planning Department, 1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550</div>				
MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET				
ITEM #	Project Information			
1	Address:	10 Century Lane, Miami Beach, FL 33139		
2	Board and file numbers :	DRB22-0847		
3	Folio number(s):	02-3233-002-0100		
4	Year constructed:	1941	Zoning District:	RM-1
5	Based Flood Elevation:	9.00 NGVD - AE ZONE	Grade value in NGVD:	3.39'
6	Adjusted grade (Flood+Grade/2):	6.19' NGVD	Lot Area:	3010 Sq Ft
7	Lot width:	47.00' 47.83'	Lot Depth:	68.16' 59.31'
8	Minimum Unit Size	550 Sq Ft	Average Unit Size	N/A
9	Existing use:	Single Family Residence	Proposed use:	Single Family Residence
Zoning Information / Calculations		Maximum	Existing	Proposed
10	Height	55 Ft		46 Ft 5 In
11	Number of Stories	5		5
12	FAR	3762.50 Sq Ft		3702.90 Sq Ft
13	Gross square footage	N/A		
14	Square Footage by use	N/A		
15	Number of units Residential	N/A		
16	Number of units Hotel	N/A		
17	Number of seats	N/A		
18	Occupancy load	N/A		
Setbacks		Required	Existing	Proposed
Subterranean:				
19	Front Setback:			
20	Side Setback:			
21	Side Setback:			
22	Side Setback facing street:			
23	Rear Setback:			
At Grade Parking:				
24	Front Setback:	20'-0"		20'-0"
25	Side Setback:			
26	Side Setback:			
27	Side Setback facing street:			
28	Rear Setback:			
Pedestal:				
29	Front Setback:	20'-0"		20'-0"
30	Side Setback: West	7'-6"		7'-6"
31	Side Setback: East	7'-6"		7'-6"
32	Side Setback facing street:			N/A
33	Rear Setback:	6'-5"		6'-5"
Tower:				
34	Front Setback:			
35	Side Setback:			

PROPOSED FAR SHADED DIAGRAMS

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



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MIAMI BEACH, FL 33139

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VARIANCES DIAGRAM

Project No.

2203

Date 03/13/2023

Drawn By A.S./D.S.

Reviewed By PGS

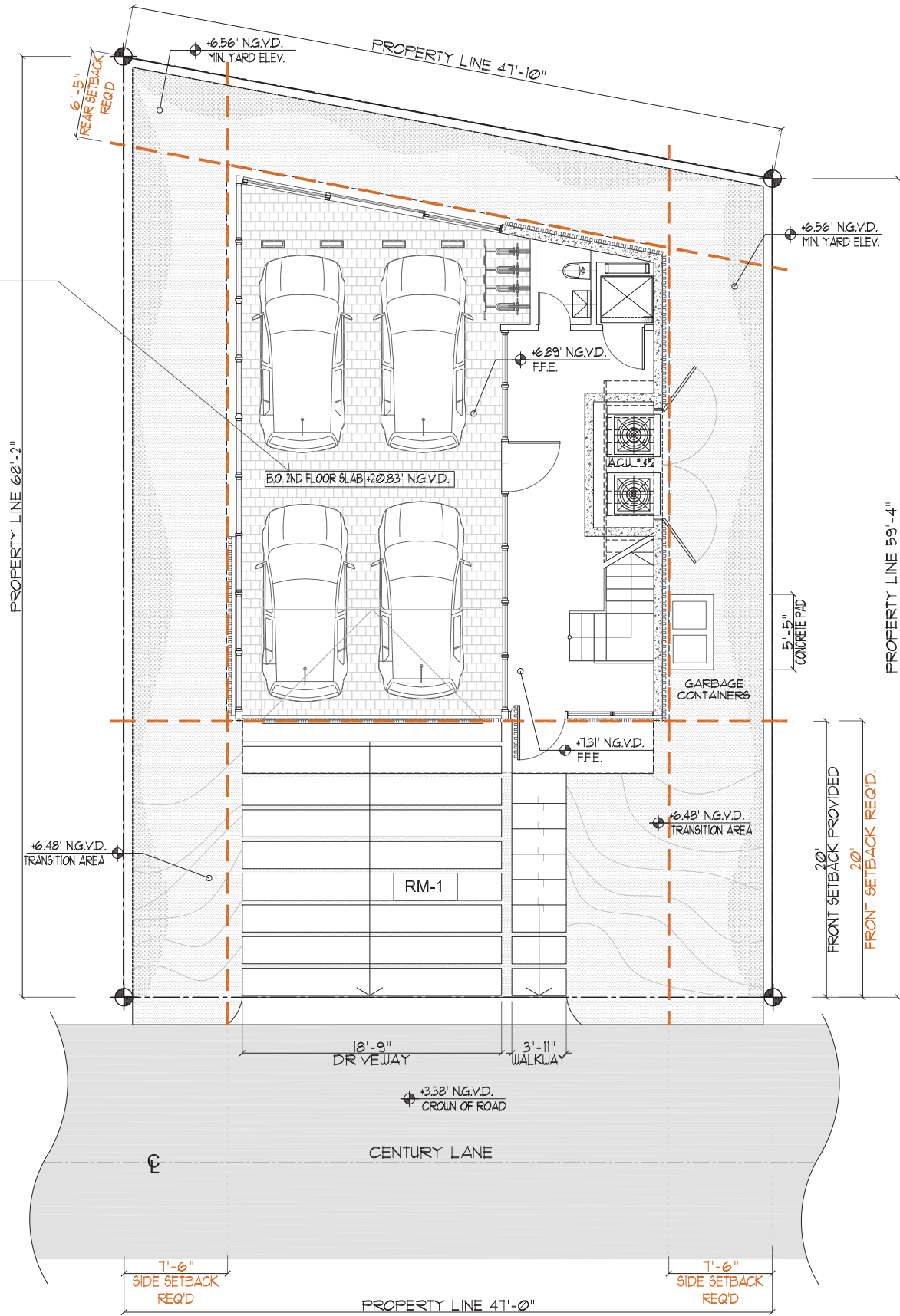
Sheet No.

A1-2

Sheet 11 of 27

REQUESTING WAIVER FOR
MINIMUM 12'-0" HEIGHT TO
THE UNDERSIDE OF
SECOND FLOOR SLAB
HEIGHT PROVIDED 10'-10"

01

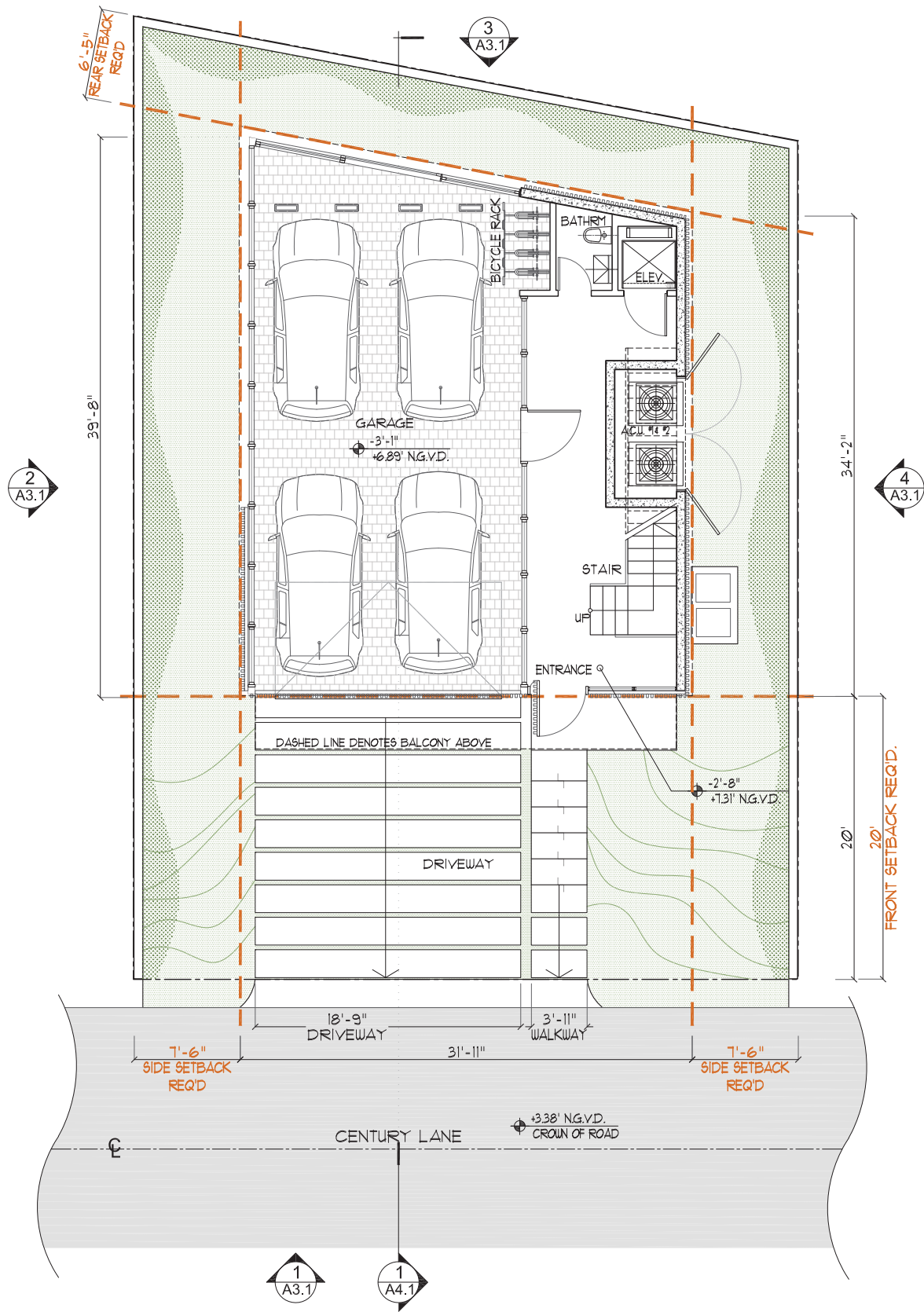


VARIANCES DIAGRAM

0 2 4 8 10'

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





PROPOSED FIRST FLOOR PLAN



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



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O=Florida, C=US
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**PROPOSED FIRST
FLOOR PLAN**

Project No.

2203

Date 03/13/2023

Drawn By A.S./M.G.

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Sheet No.

A2-1

Sheet 12 of 27

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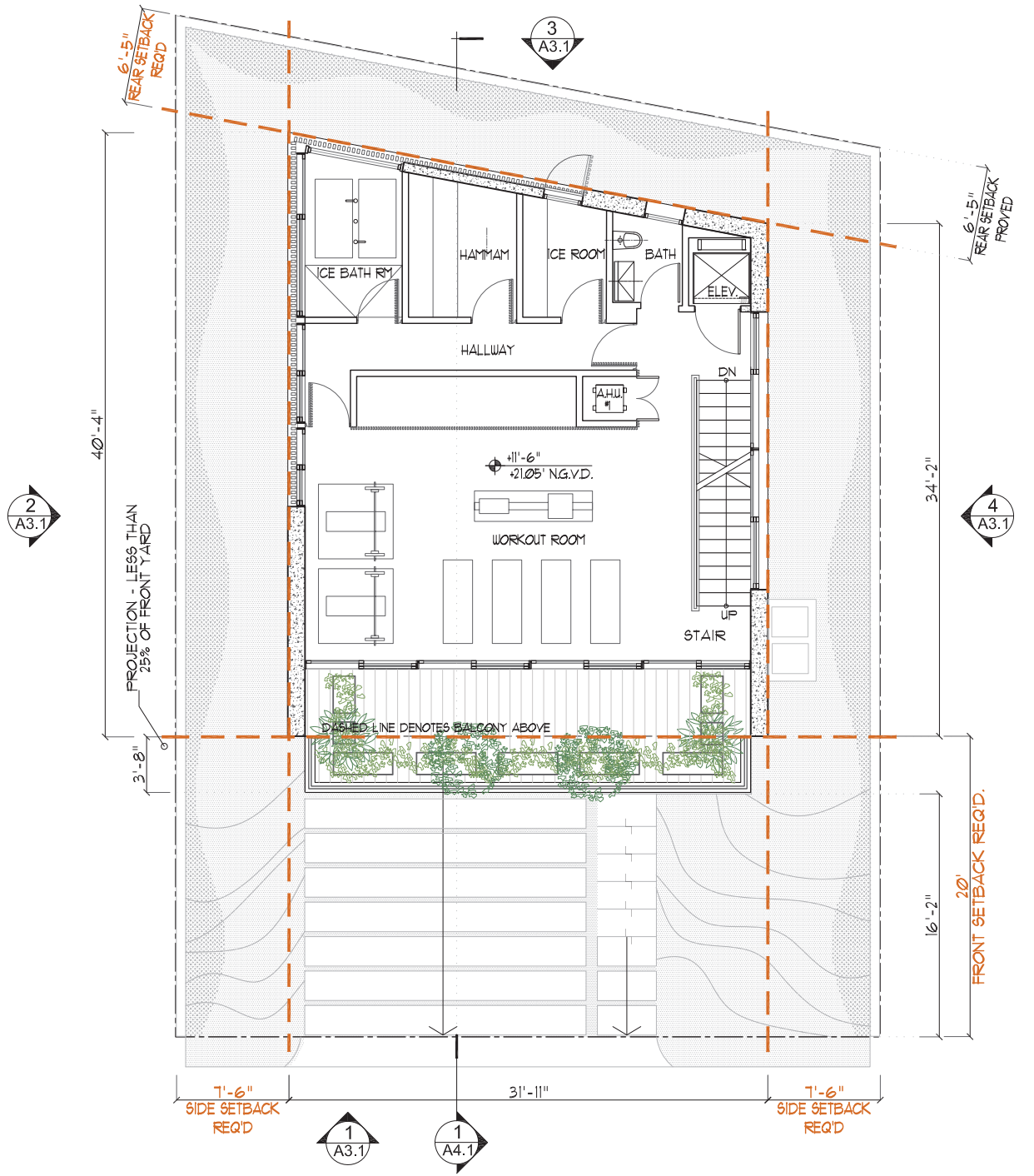
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MIAMI BEACH, FL 33139

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Sheet Title:
PROPOSED SECOND
FLOOR PLAN

Project No. 2203
Date 03/13/2023
Drawn By A.S./M.G.
Reviewed By PGS
Sheet No. A2-2
Sheet 13 of 27



PROPOSED SECOND FLOOR PLAN



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



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PROPOSED THIRD
FLOOR PLAN

Project No.

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Date 03/13/2023

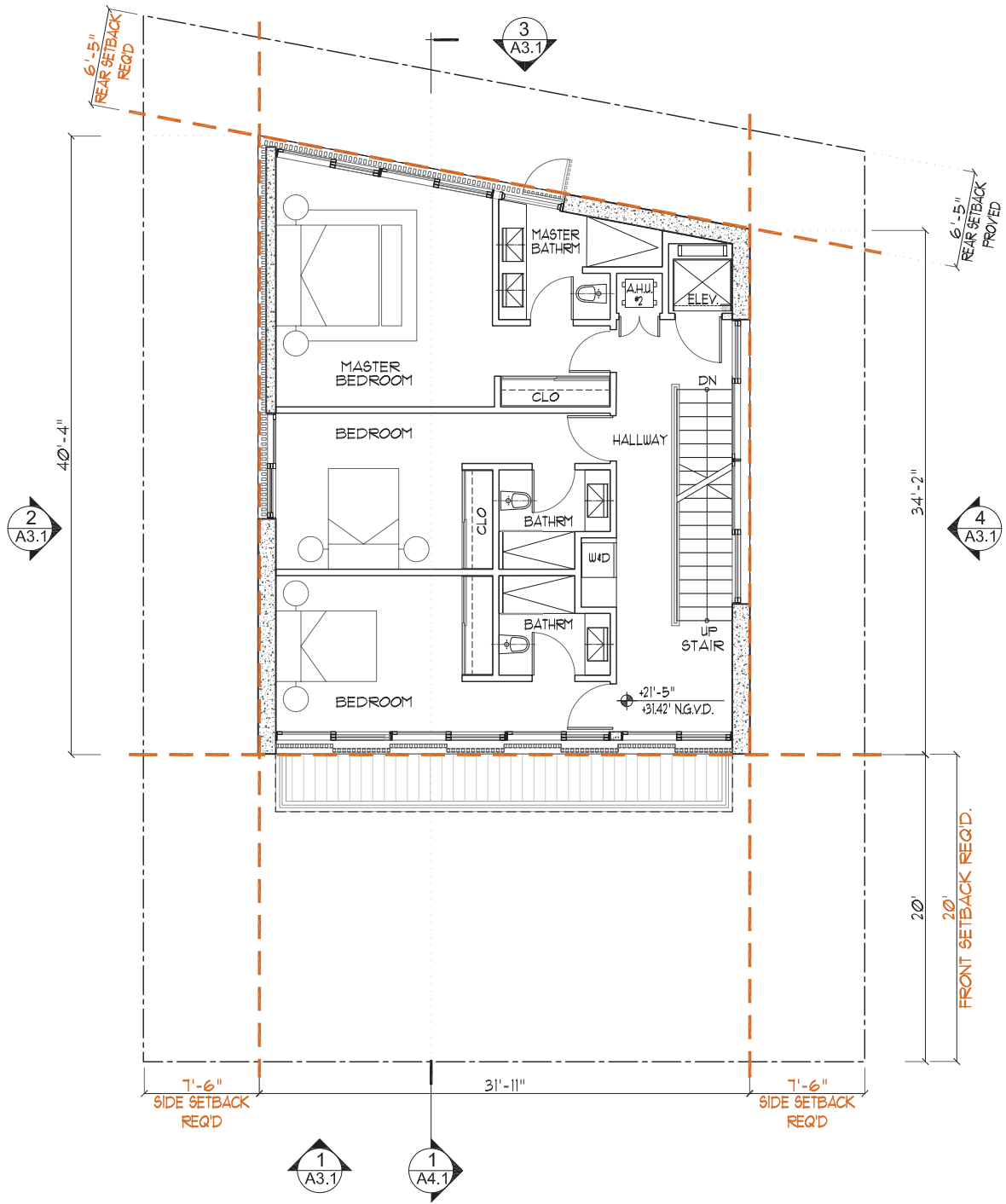
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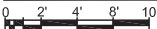
Sheet No.

A2-3

Sheet 14 of 27



PROPOSED THIRD FLOOR PLAN



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

