

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
CL	=DENOTES CENTERLINE
M.L.	=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
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=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
X.XX	=DENOTES ELEVATIONS
[Pattern]	=DENOTES BRICK
[Pattern]	=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.

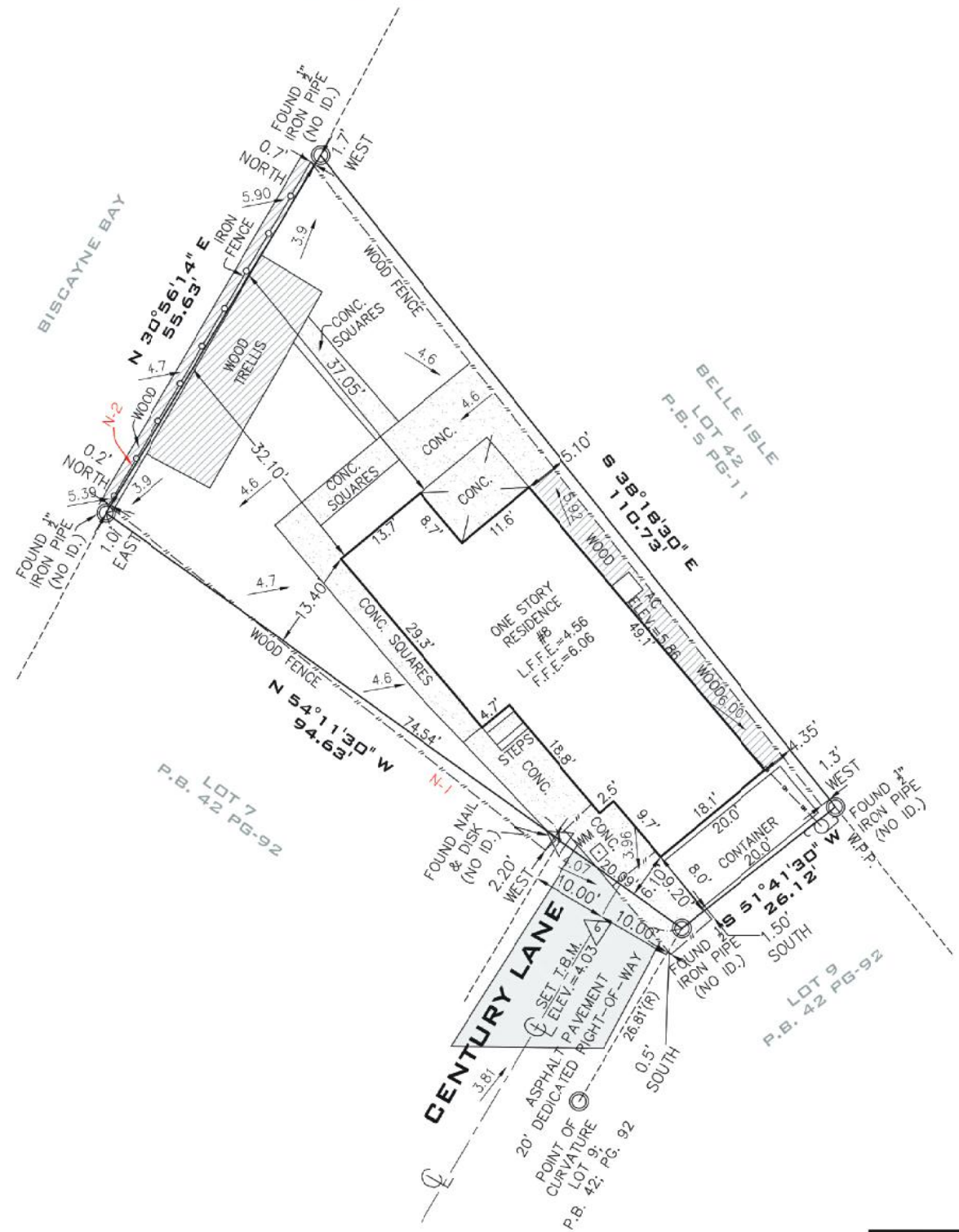
CERTIFIED TO:
THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-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



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	
JOB No.		
2202.0128		



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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

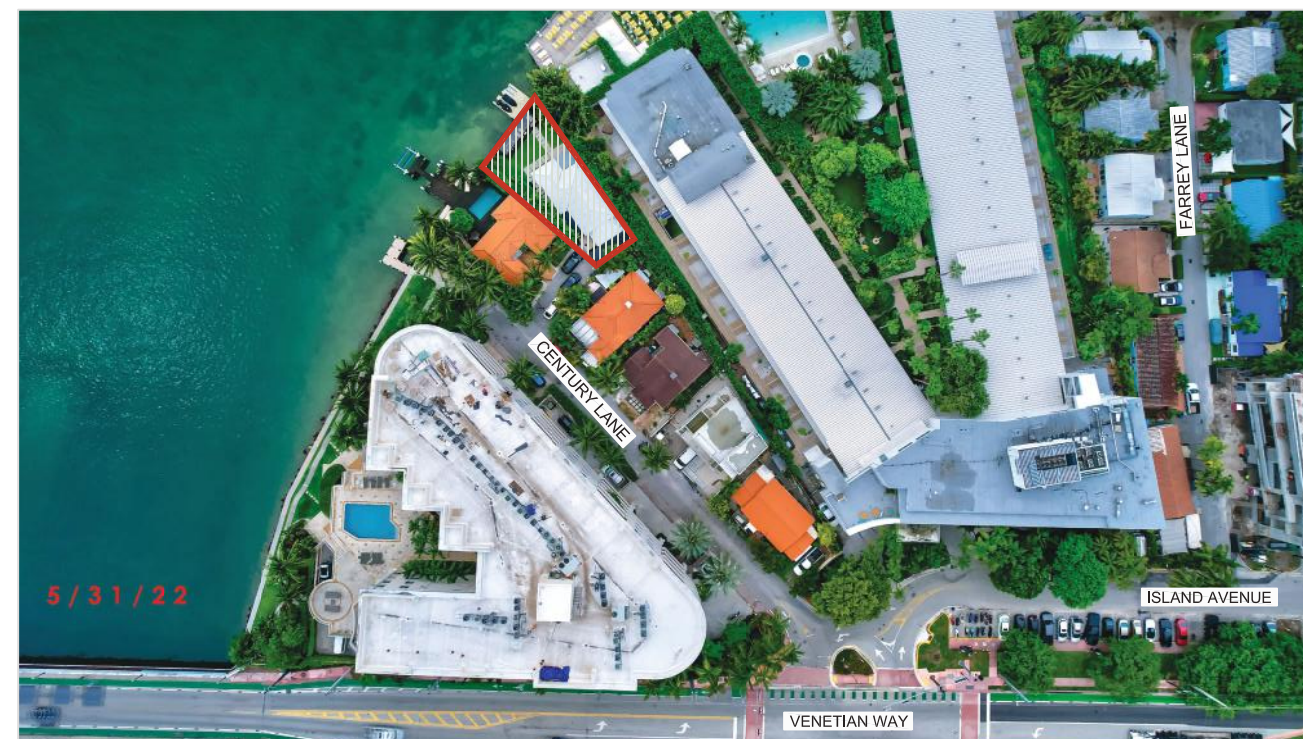
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CONTEXT
AERIAL IMAGES

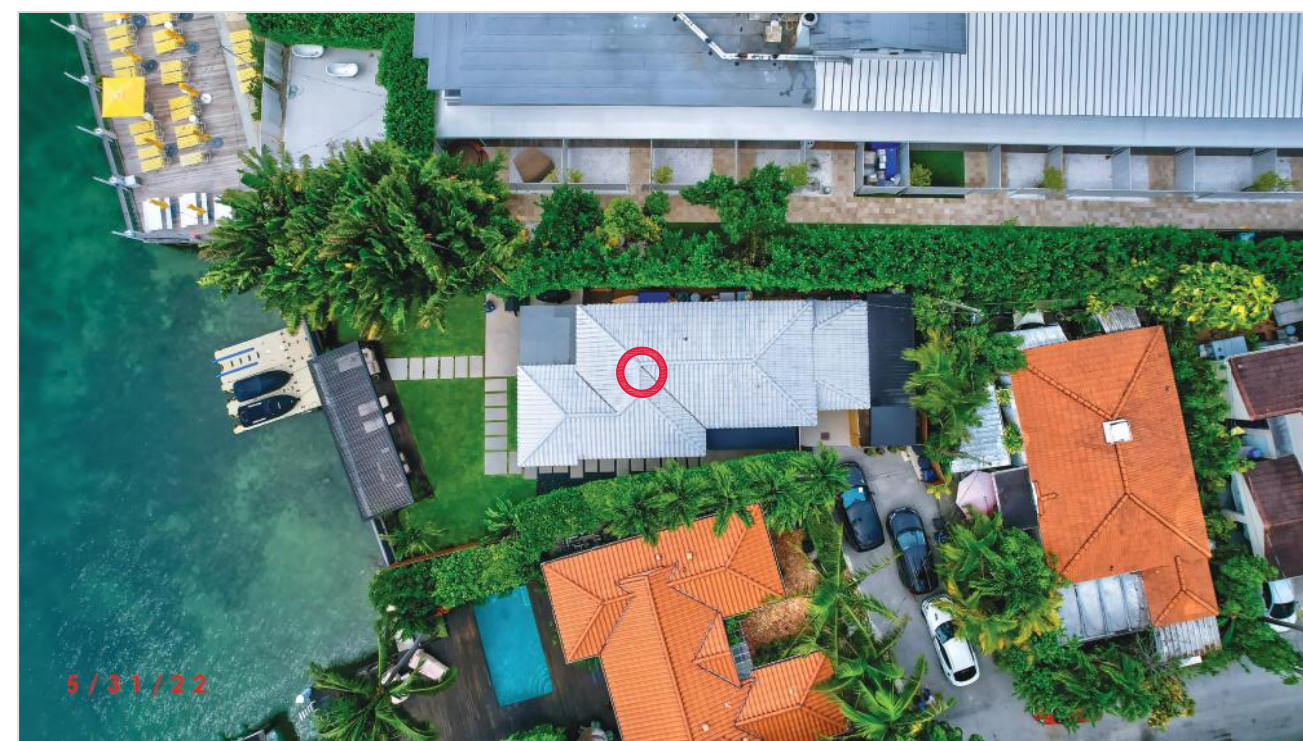
Project No. 2202	Sheet No. A0-3
Date 08/08/2022	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 3 of 29



SOUTHWEST AERIAL VIEW OF BELLE ISLE & VENETIAN CROSSWAY



AERIAL VIEW OF SITE & SURROUNDINGS



AERIAL VIEW OF SITE & SURROUNDING PROPERTIES



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Project No. 2202	Sheet No. A0-4
Date 08/08/2022	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 4 of 29



KEY DIRECTIONAL PLAN



VIEW OF SITE FROM WATERWAY 01



VIEW OF SITE FROM WATERWAY 02



VIEW OF SITE FROM VENETIAN WAY 03

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

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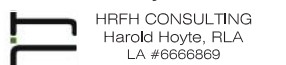
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PROJECT SITE
SURROUNDINGS

Project No.

2202

Date 08/08/2022

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Sheet No.

A0-5

Sheet 5 of 29



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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PROJECT SITE IMAGES

Project No.

2202

Date 08/08/2022

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Sheet No.

A0-6

Sheet 6 of 29



KEY DIRECTIONAL PLAN



EXISTING STRUCTURES 08



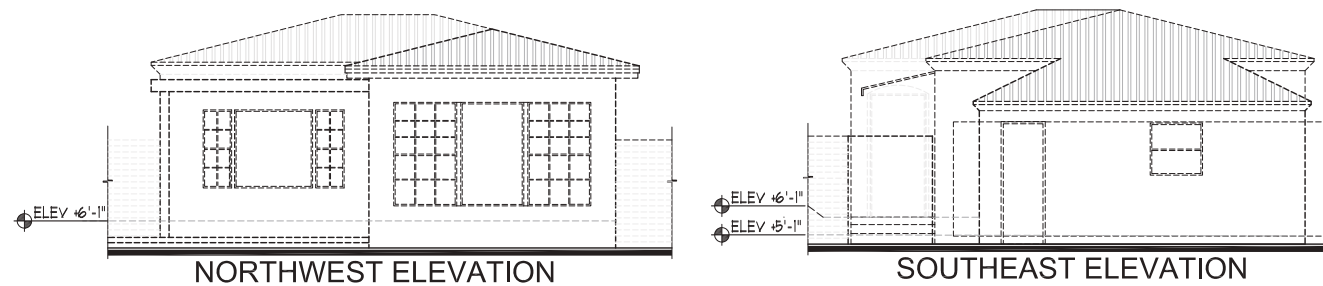
EXISTING STRUCTURES 09



EXISTING STRUCTURES 10

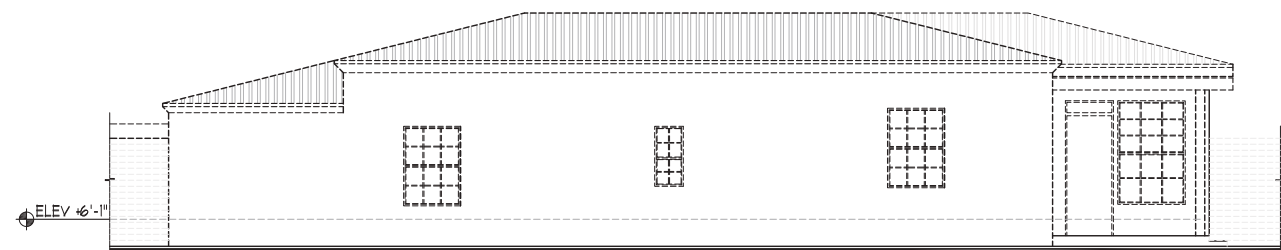
DEMOLITION LEGEND

EXIST'G CONSTRUCTION TO BE REMOVED

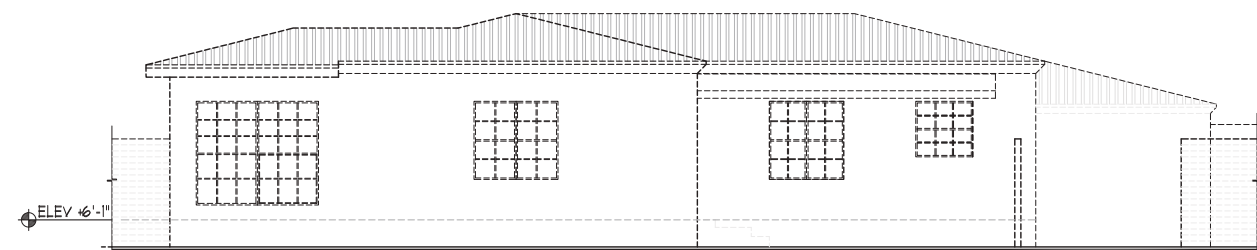


NORTHWEST ELEVATION

SOUTHEAST ELEVATION



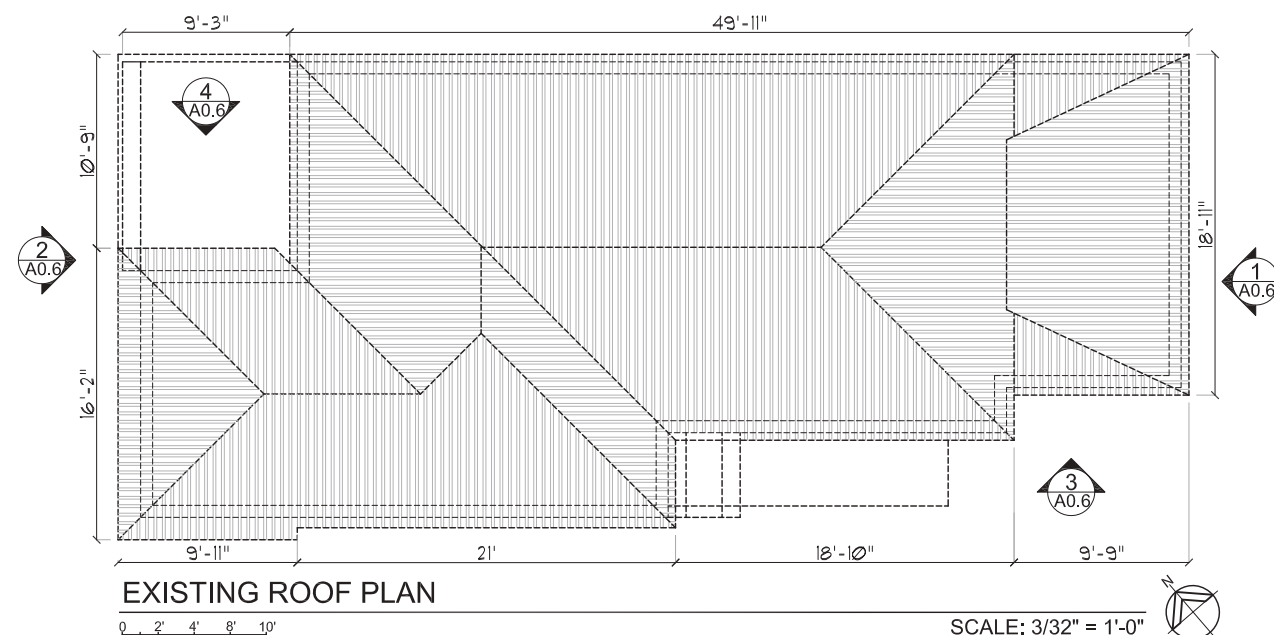
NORTHEAST ELEVATION



SOUTHWEST ELEVATION

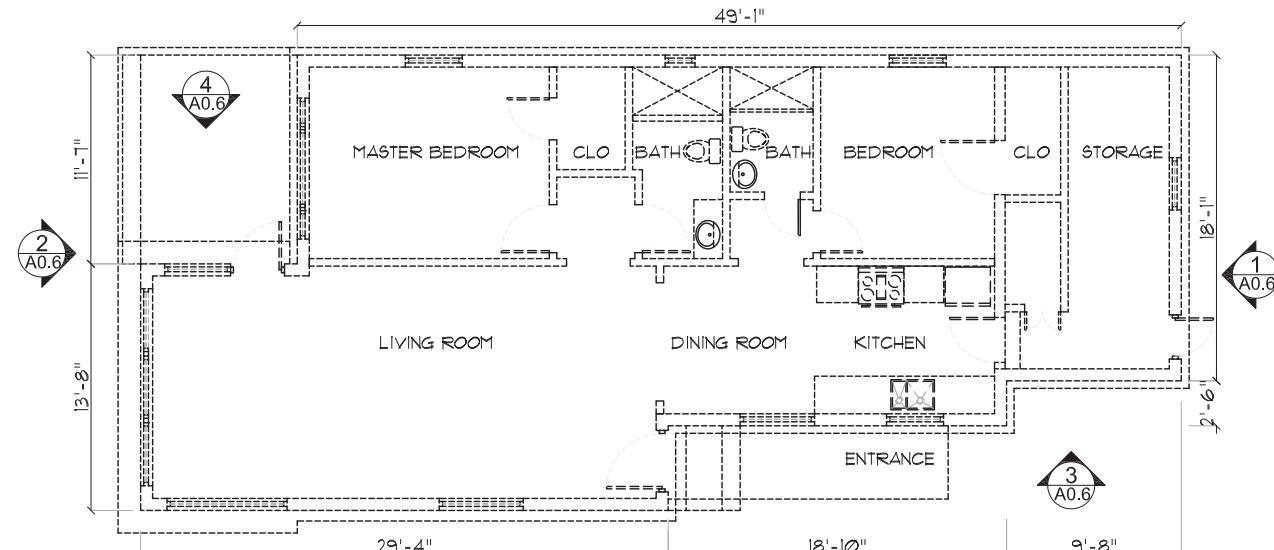
DEMOLITION GENERAL NOTES

- 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.



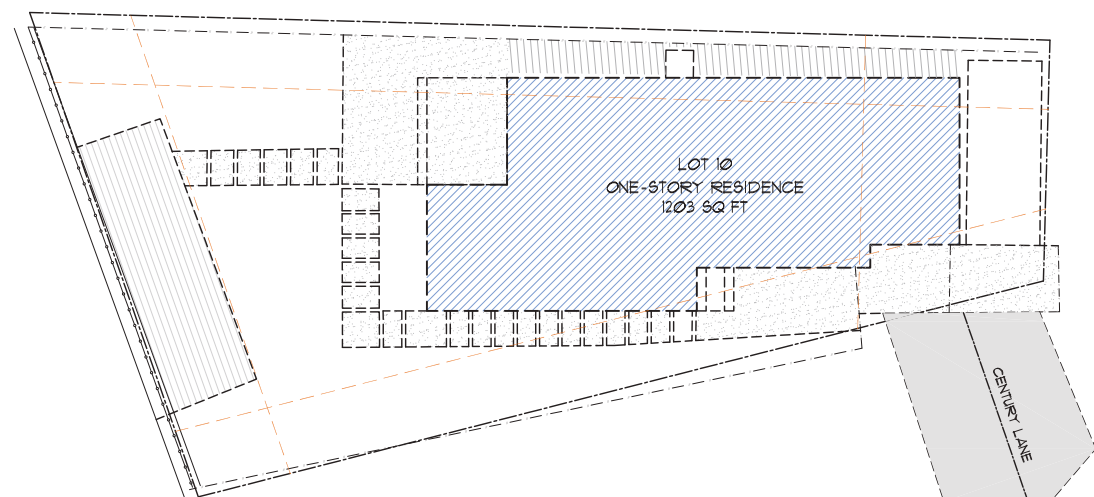
EXISTING ROOF PLAN

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



EXISTING FLOOR PLAN

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



EXISTING FAR DIAGRAM

SCALE: N.T.S.



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Issued for:
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**EXISTING CONDITION
DEMOLITION PLAN**

Project No. 2202

Sheet No.
A0-7

Date 08/08/2022
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Sheet 7 of 29



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CONTEXTUAL
ELEVATION

Project No.

2202

Date 08/08/2022

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Sheet No.

A0-8

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CONTEXTUAL ELEVATION SKETCH - CENTURY LANE



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PROPOSED SITE PLAN

Project No.

2202

Date 08/08/2022

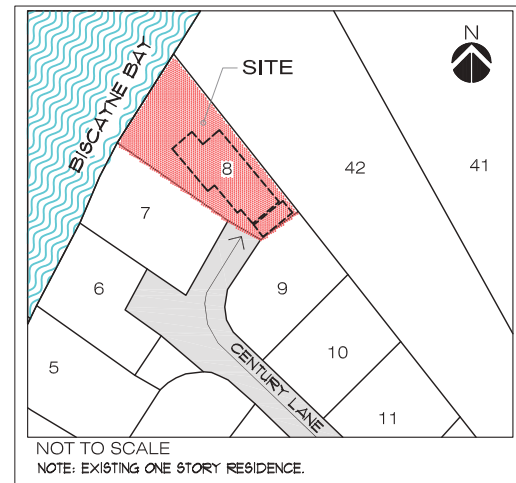
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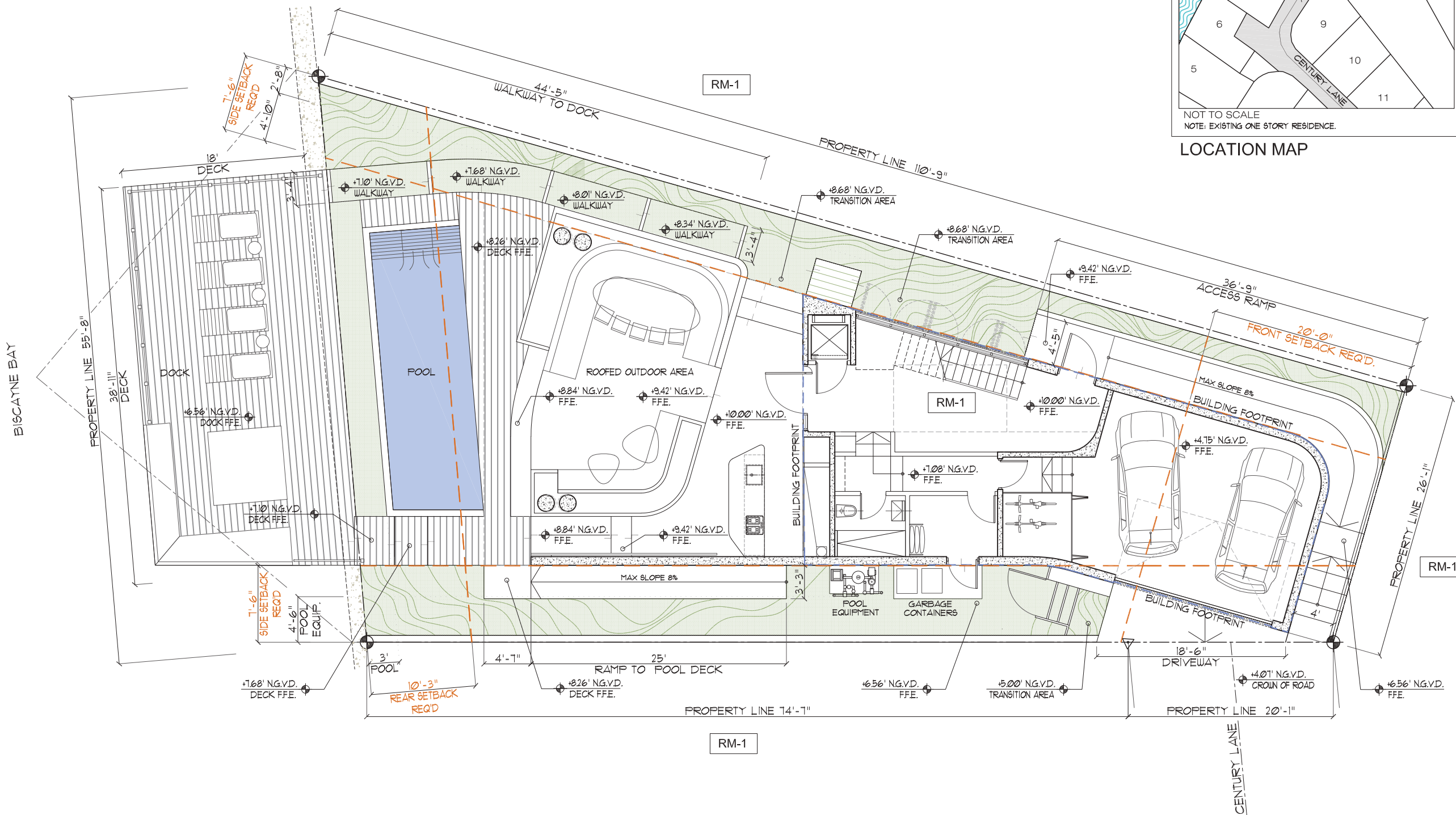
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Sheet 9 of 29

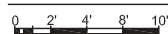


NOT TO SCALE
NOTE: EXISTING ONE STORY RESIDENCE.

LOCATION MAP



PROPOSED SITE PLAN



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





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Project Title

8 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

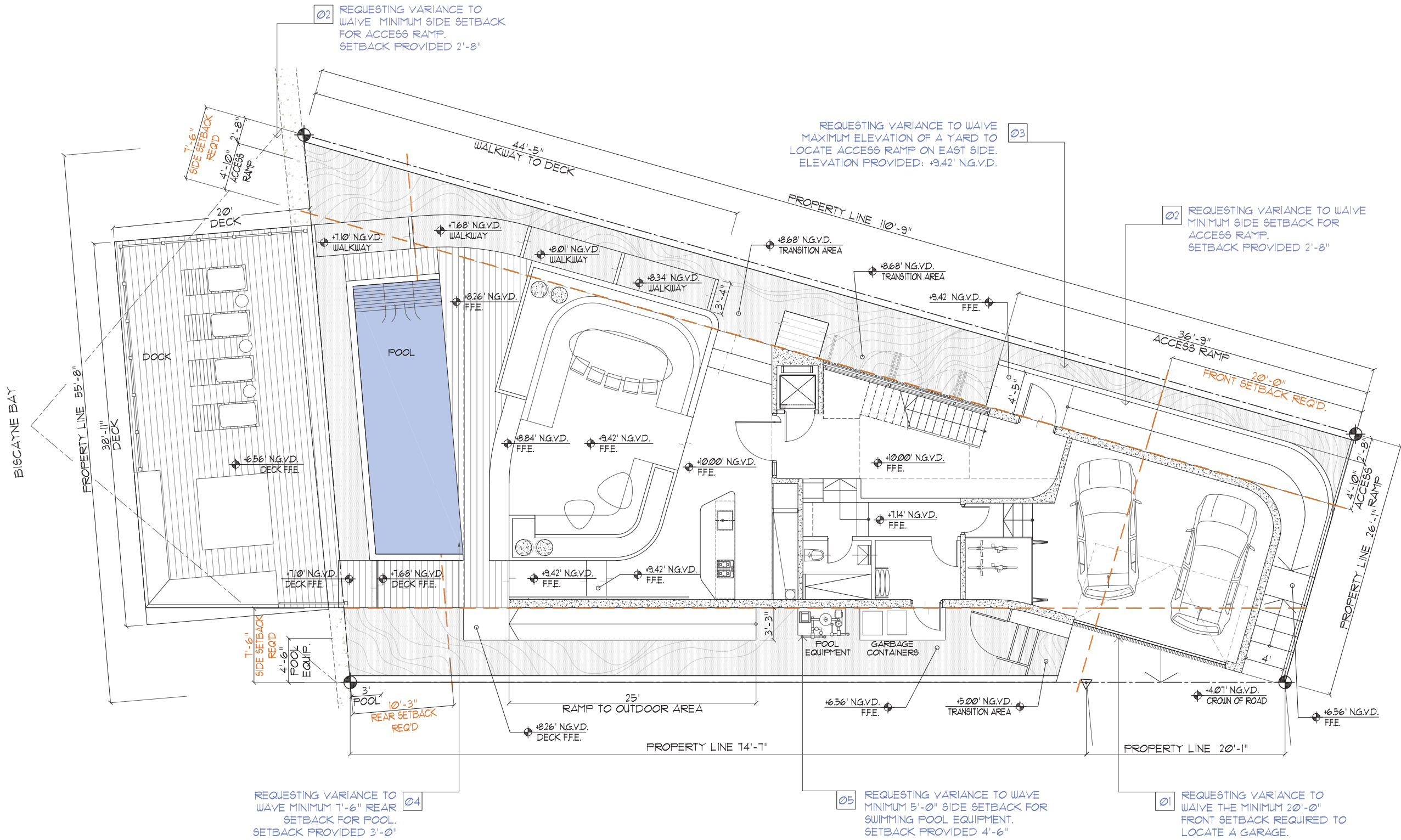
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Sheet Title:
VARIANCES DIAGRAM

Project No. 2202
Date 08/08/2022
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Sheet No. **A1-2**
Sheet 11 of 29



VARIANCES DIAGRAM

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Project Title

8 CENTURY LANE

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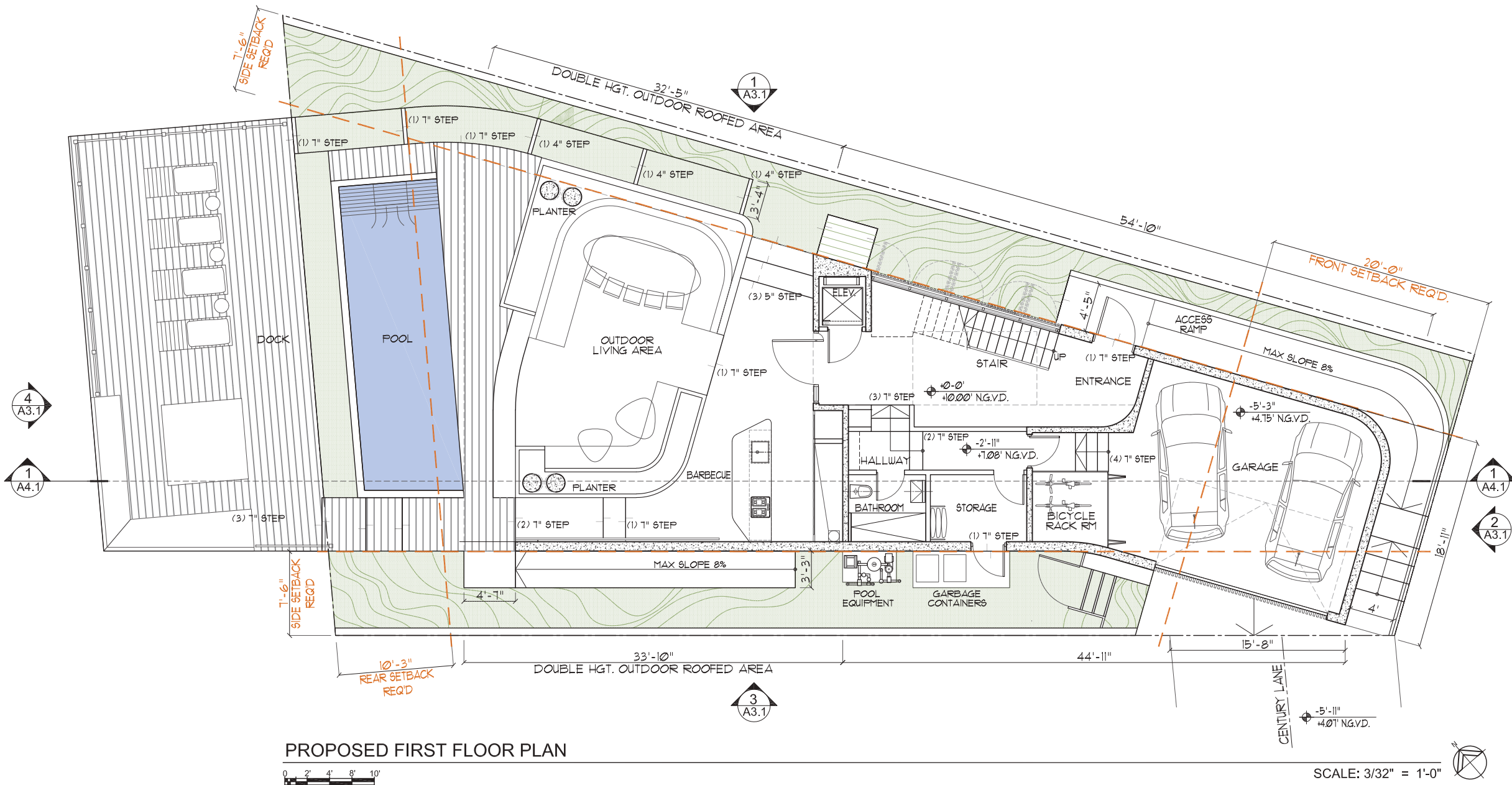
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Sheet Title:
PROPOSED FIRST
FLOOR PLAN

Project No. 2202	Sheet No. A2-1
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Project Title

8 CENTURY LANE

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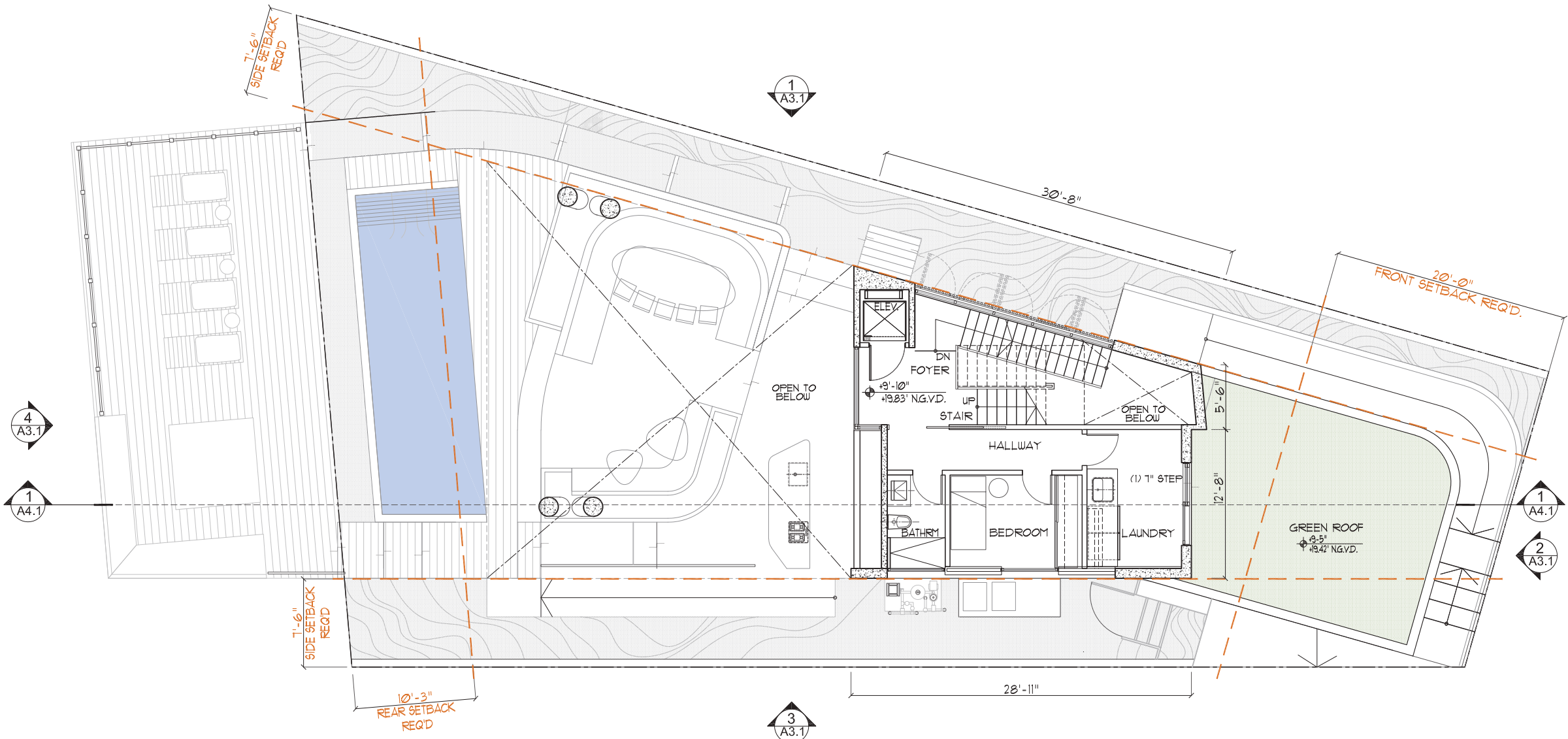
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Sheet Title:
MEZZANINE
FLOOR PLAN

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Reviewed By PGS	Sheet 13 of 29



PROPOSED MEZZANINE FLOOR PLAN



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Project Title

8 CENTURY LANE

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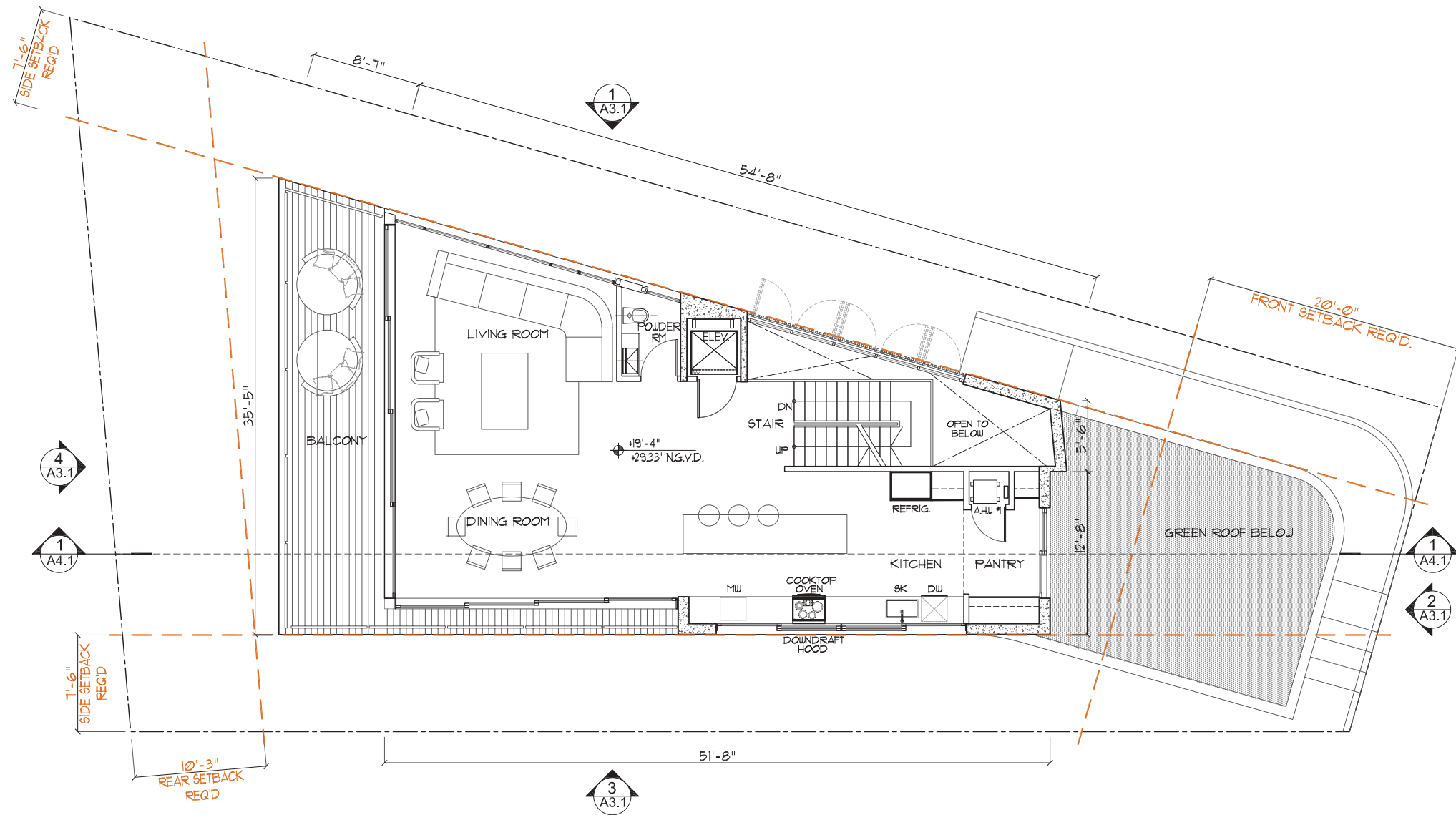
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Sheet Title:
SECOND FLOOR PLAN

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PROPOSED SECOND FLOOR PLAN



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Project Title

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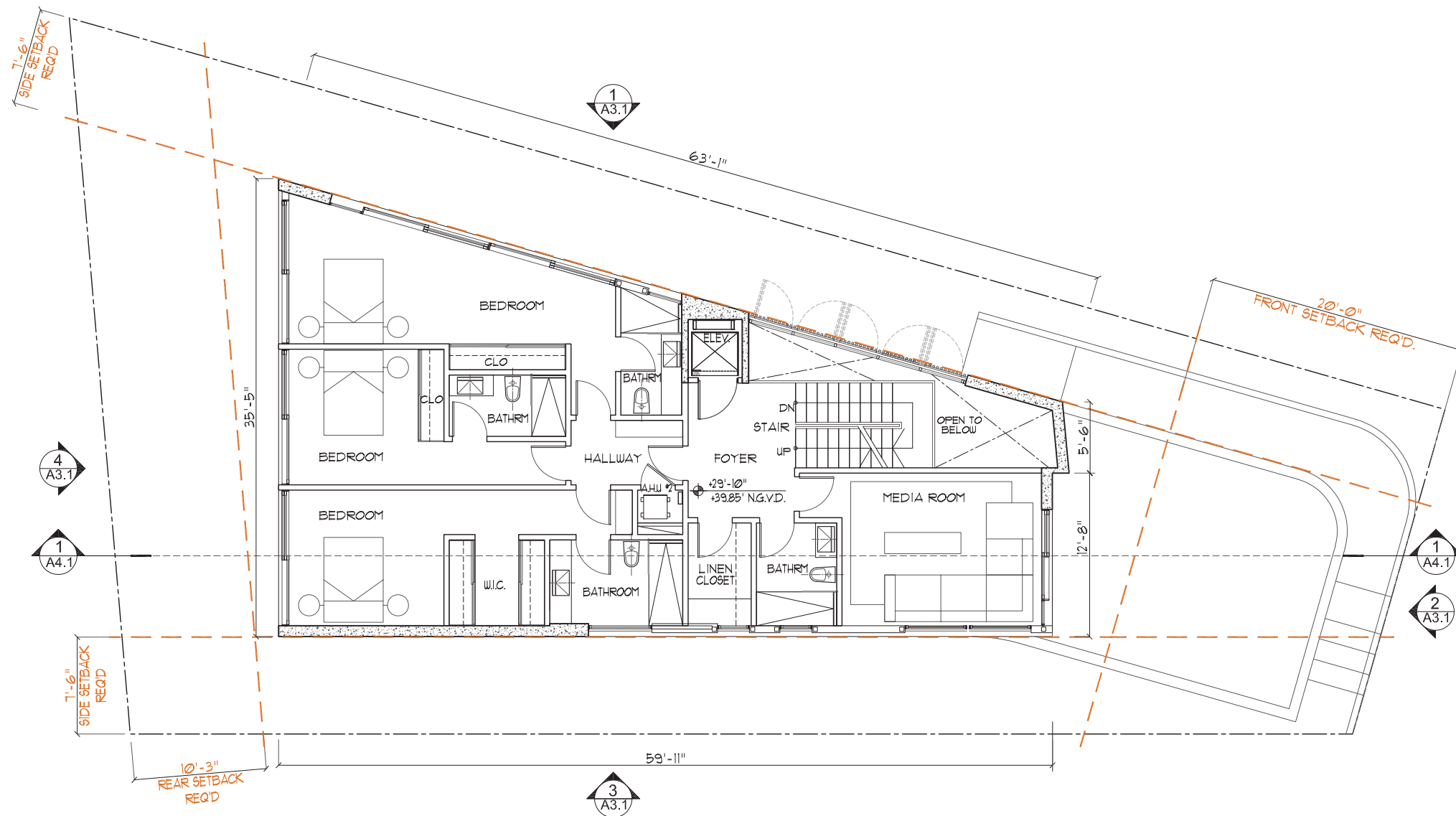
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Sheet Title:
THIRD FLOOR PLAN

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PROPOSED THIRD FLOOR PLAN



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Project Title

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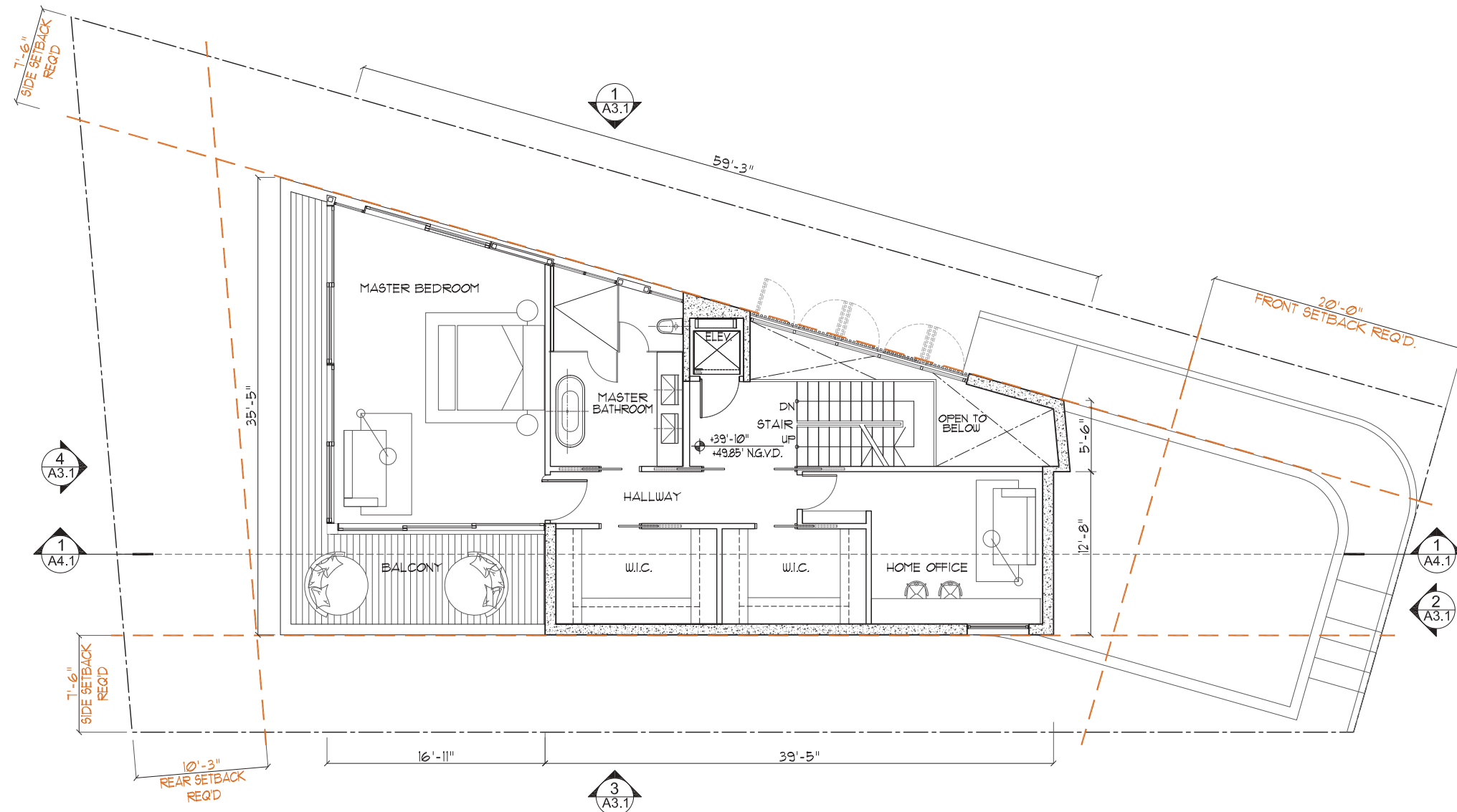
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Sheet Title:
FOURTH FLOOR PLAN

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PROPOSED FOURTH FLOOR PLAN



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Project Title

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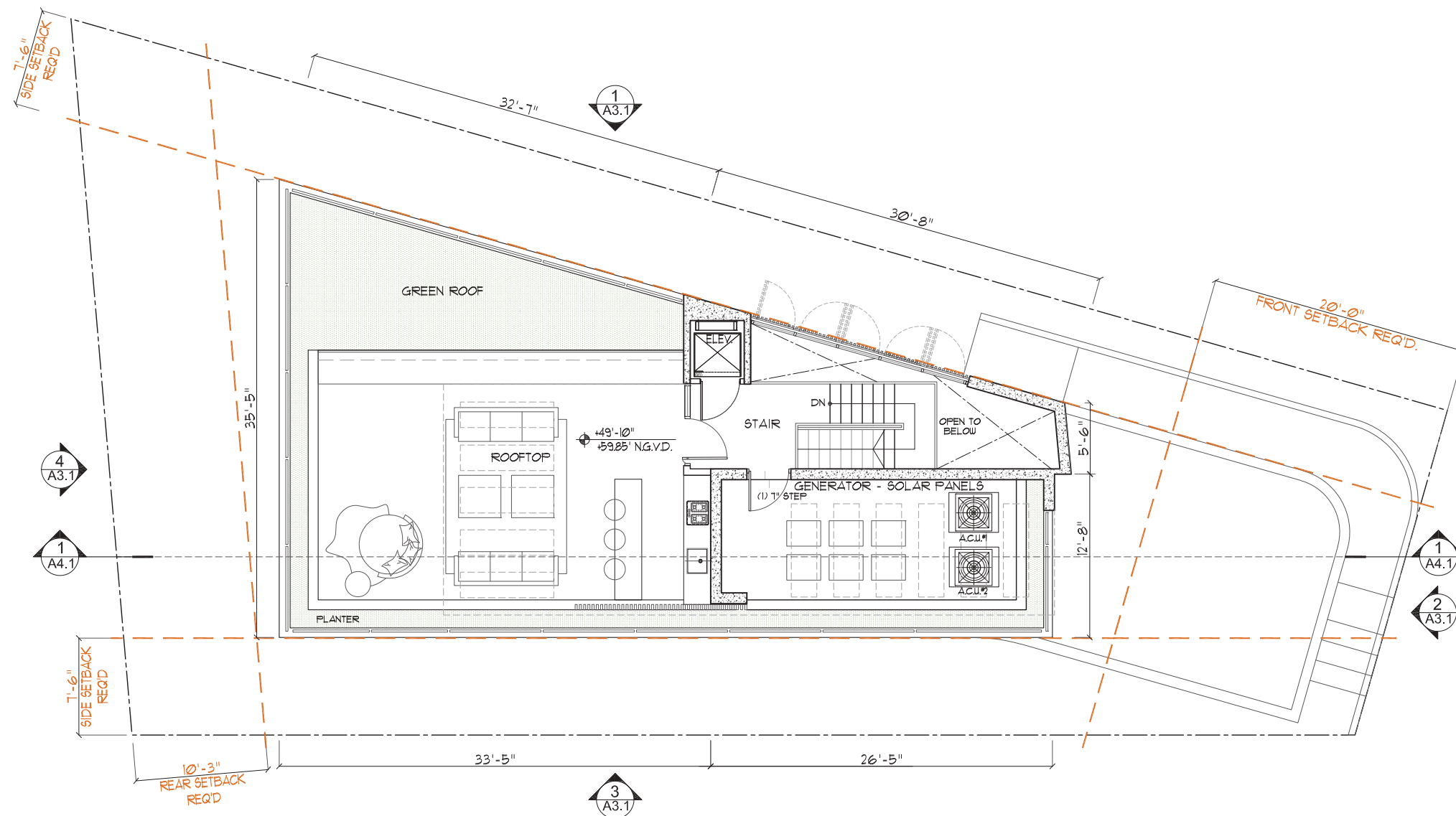
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ROOFTOP FLOOR PLAN

Project No. 2202	Sheet No. A2-6
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PROPOSED ROOFTOP PLAN



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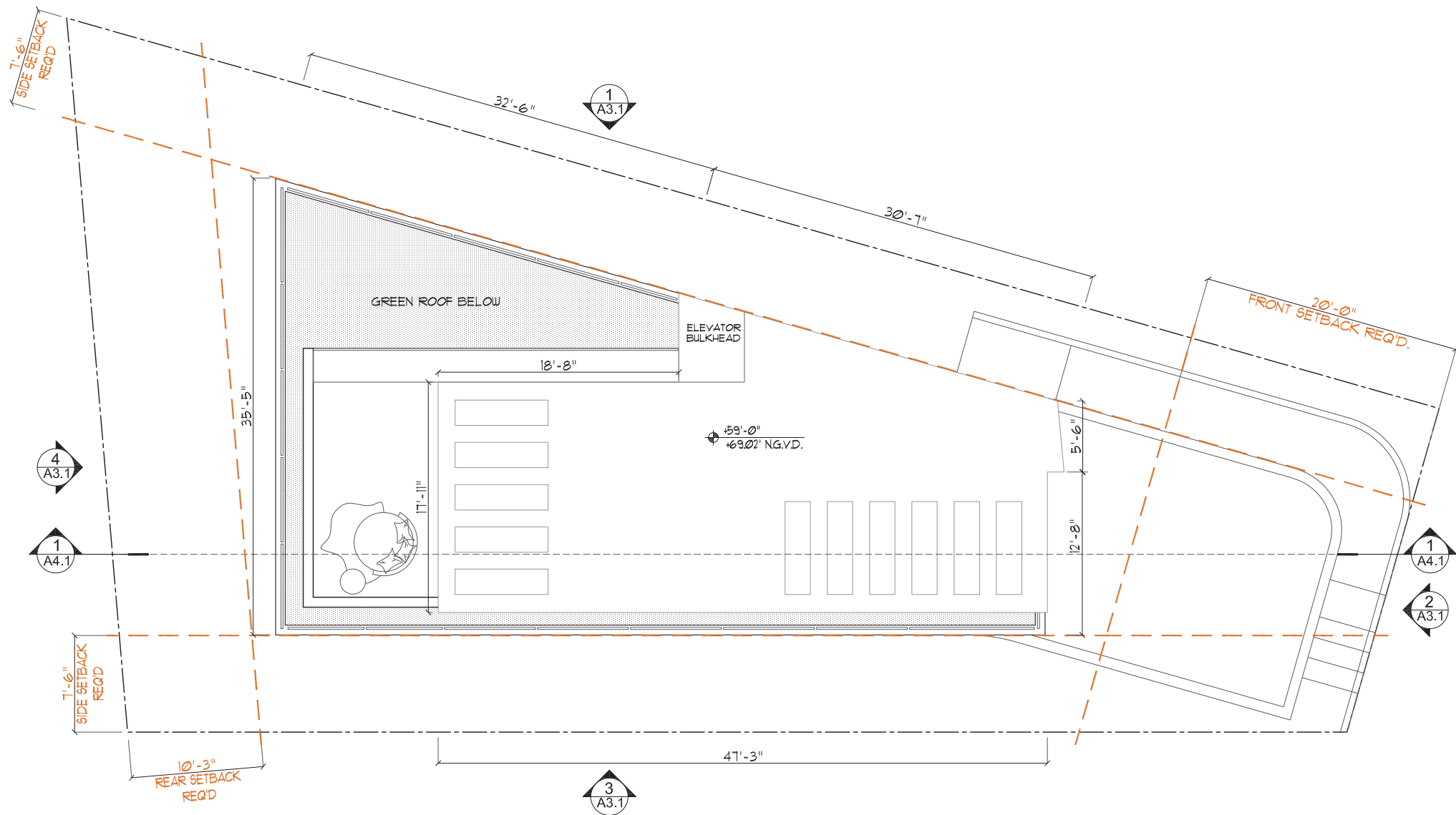
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Sheet Title:
ROOF PLAN

Project No. 2202	Sheet No. A2-7
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PROPOSED ROOF PLAN



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Sheet Title:
SOUTHEAST
ELEVATION

Project No. 2202	Sheet No. A3-2
Date 08/08/2022	
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2 SOUTH EAST ELEVATION
A3.1

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Project Title

8 CENTURY LANE

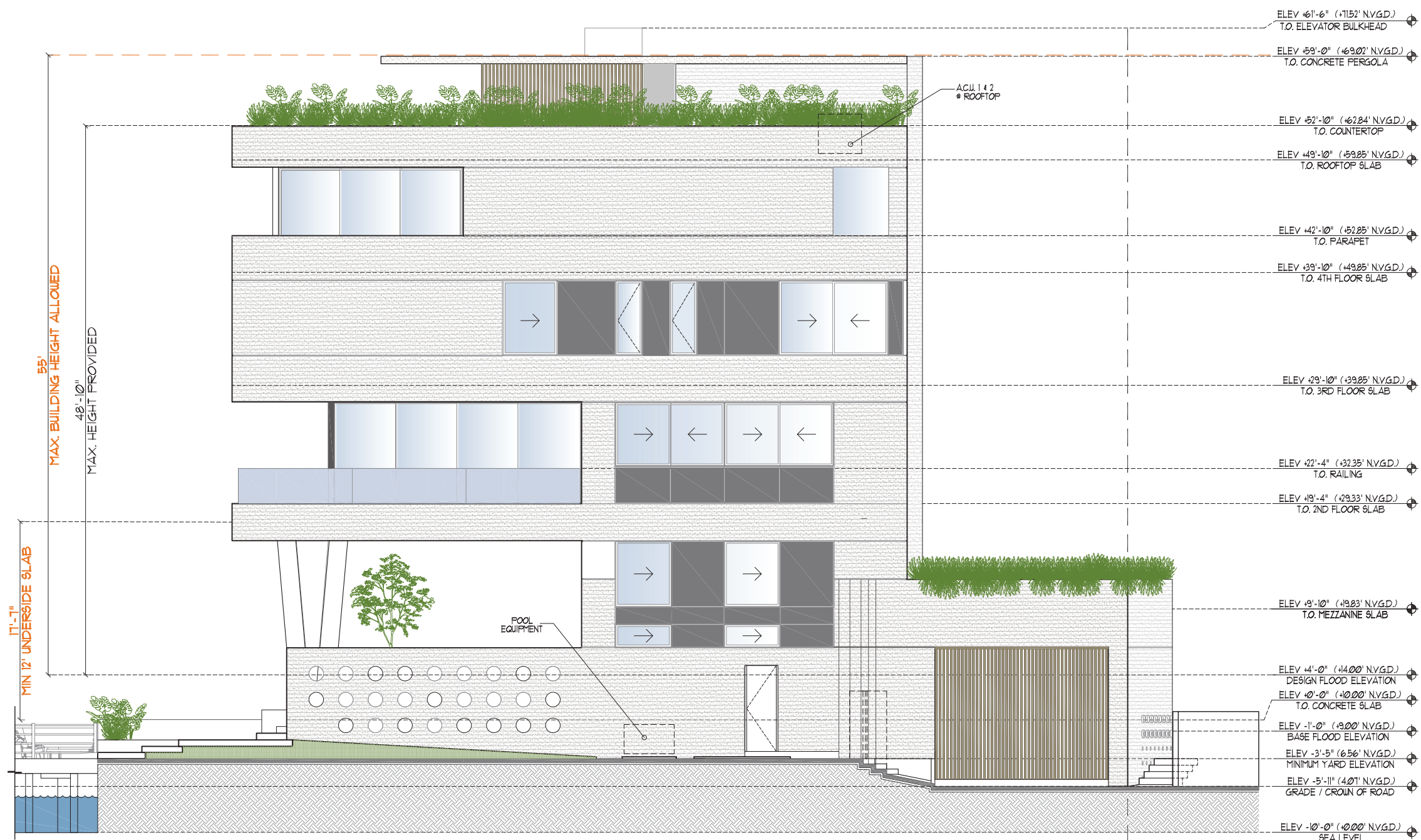
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Sheet Title:
SOUTHWEST
ELEVATION

Project No. 2202	Sheet No. A3-3
Date 08/08/2022	Drawn By D.S./A.S.
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3 SOUTHWEST ELEVATION
A3.1

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Project Title

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Sheet Title:

NORTHWEST
ELEVATION

Project No.

2202

Date

08/08/2022

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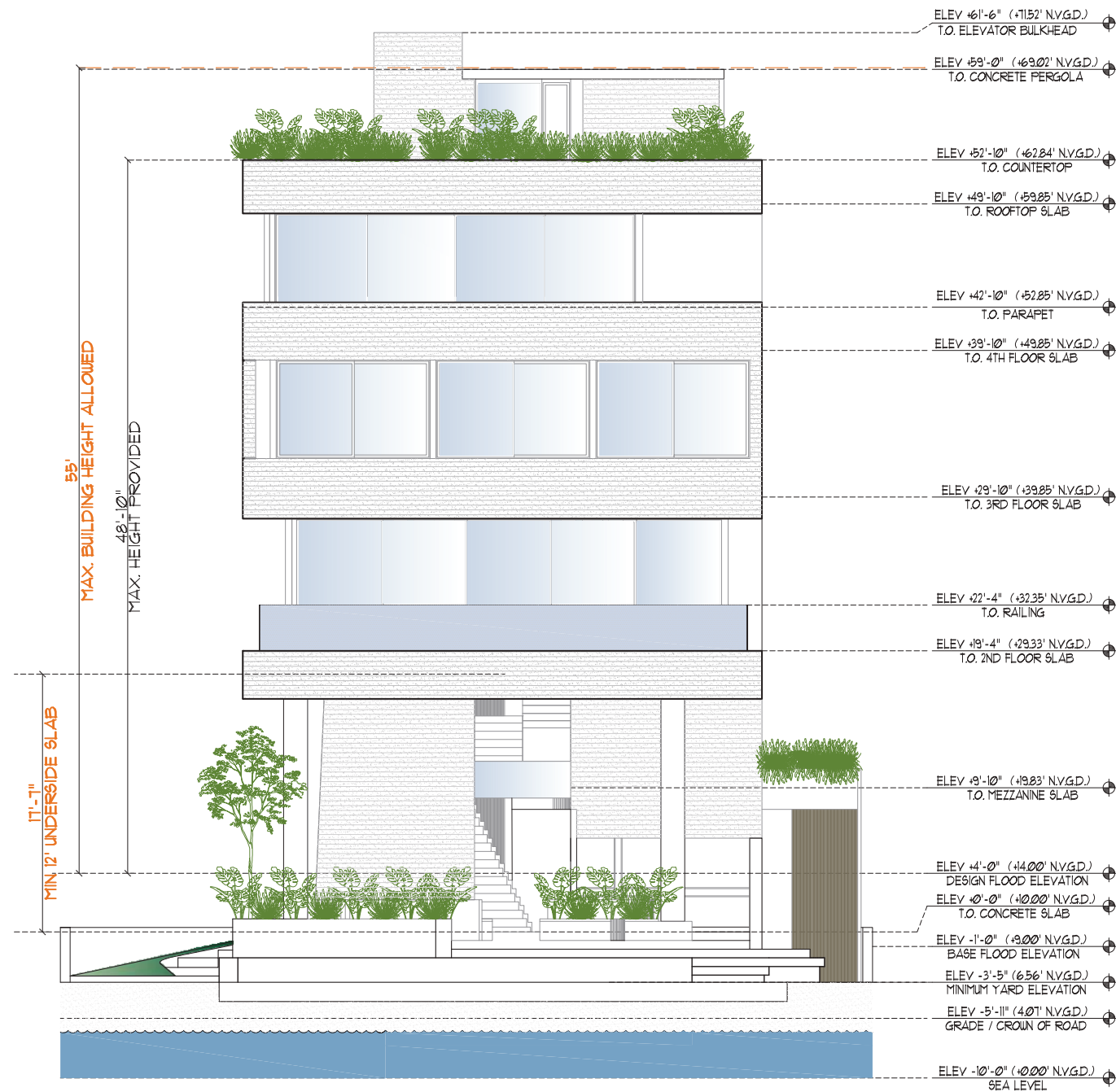
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A3-4

Sheet 22 of 29



4 NORTHWEST ELEVATION
A3.1

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Project Title

8 CENTURY LANE

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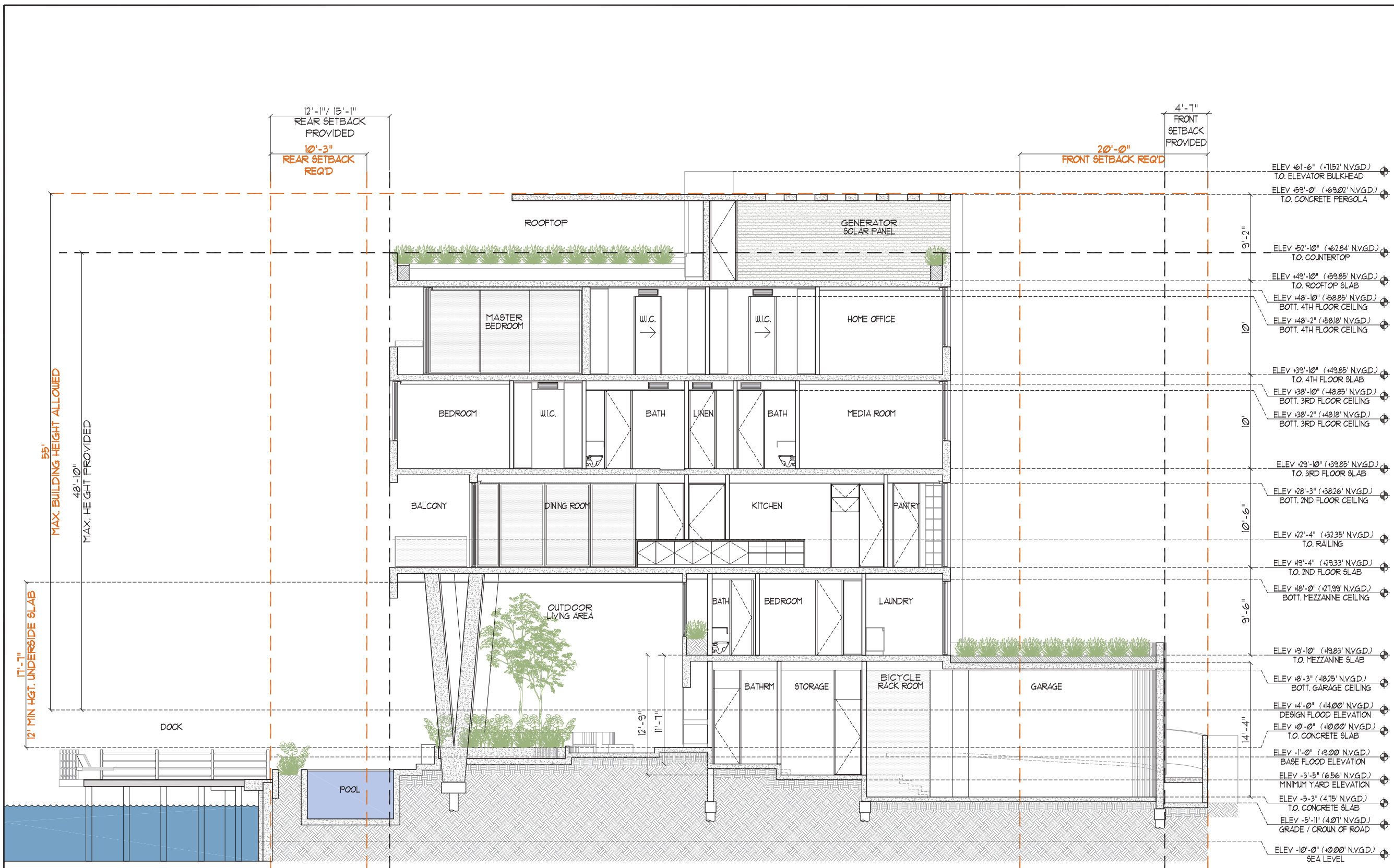
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Sheet Title:
BUILDING SECTION 1

Project No. 2202	Sheet No. A4-1
Date 08/08/2022	Drawn By D.S./A.S.
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BUILDING SECTION 1



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FAMILY RESIDENCE FOR
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8 CENTURY LANE
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Sheet Title:
3D RENDERING

Project No. 2202	Sheet No. A5-1
Date 08/08/2022	
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3D RENDERING FACING NORTHEAST - THE STANDARD HOTEL





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Project Title

8 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

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8 CENTURY LANE
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Sheet Title:

3D RENDERING

Project No.

2202

Date 07/18/2022

Drawn By D.S./A.S.

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Sheet No.

A5-2

Sheet 25 of 29

3D RENDERING FACING SOUTHEAST - 10 CENTURY





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Project Title
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3D RENDERING

Project No. 2202	Sheet No. A5-4
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3D RENDERING NORTHWEST - BISCAYNE BAY





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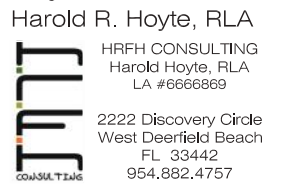
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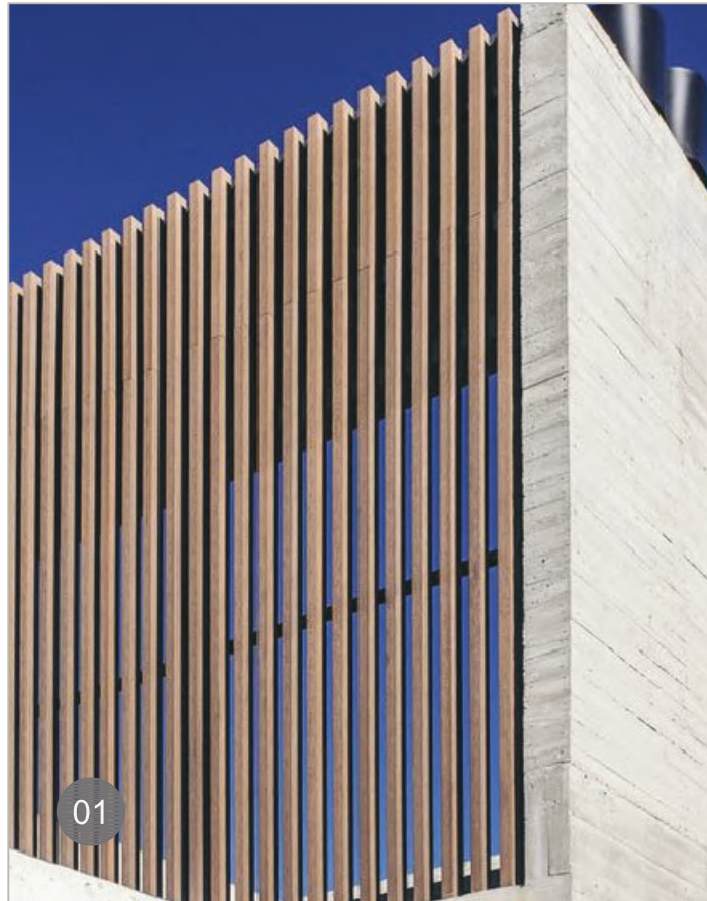
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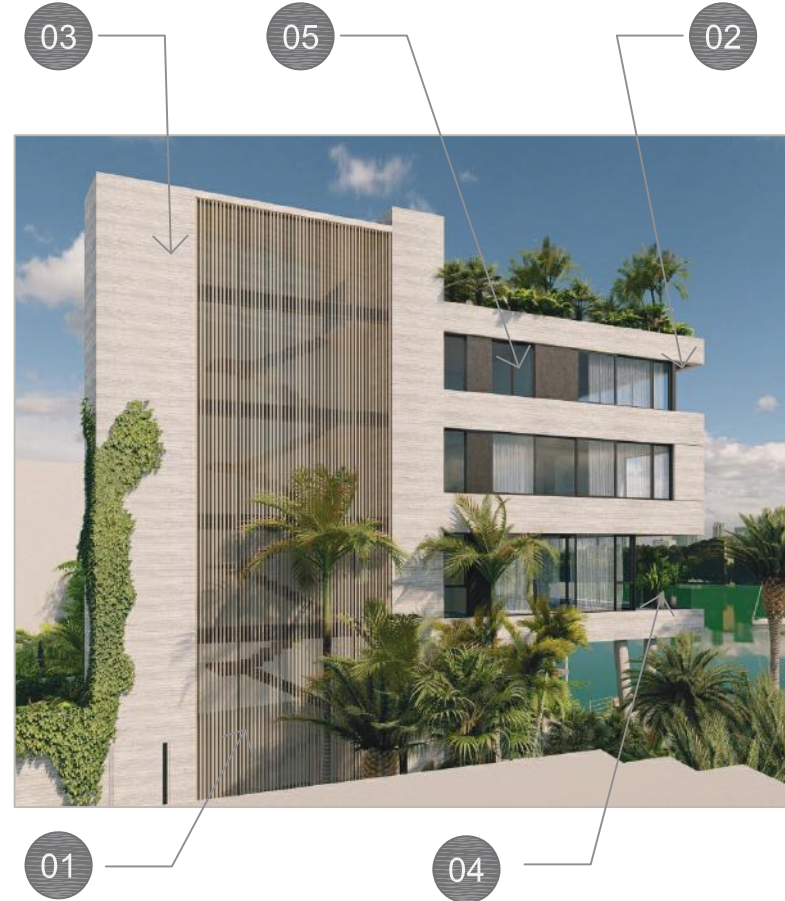
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Date 08/08/2022	
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3D RENDERING AERIAL- BISCAYNE BAY





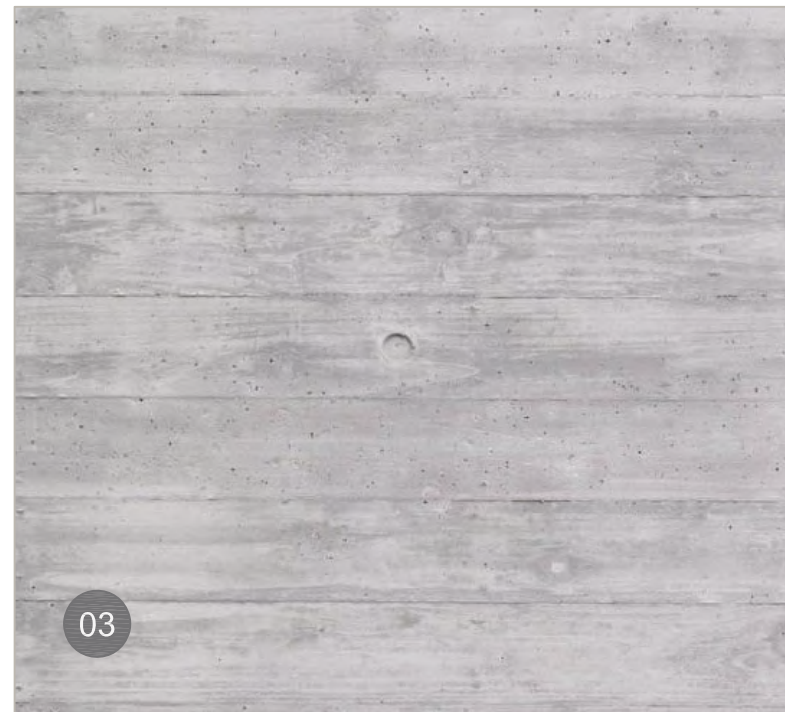
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@ STAIRCASE GLASS WALL



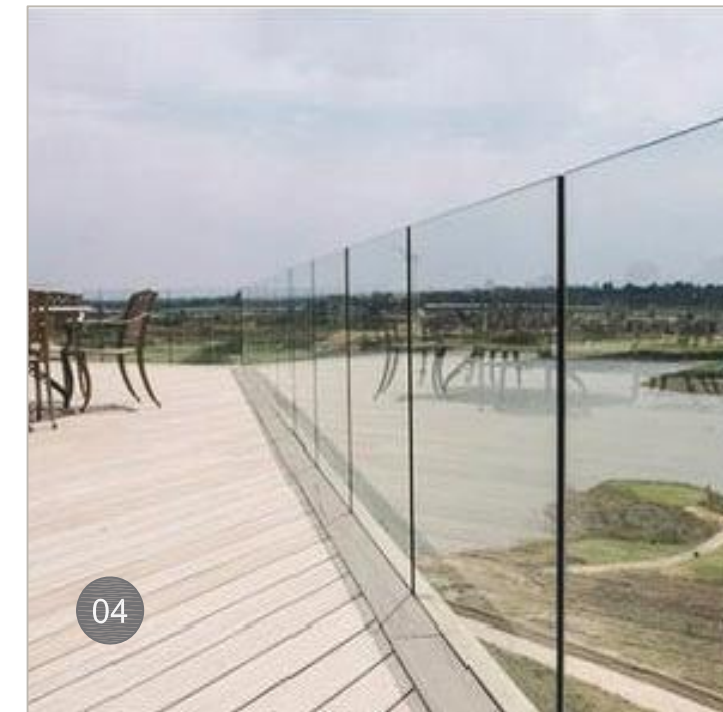
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@ FACADE TREATMENT



02
SOLID WOOD EXTERIOR CEILING SYSTEM
@ BALCONIES & OVERHANGS



05
ANODIZED ALUMINUM & GLASS SYSTEM - BLACK
@ FENESTRATION



04
FRAMELESS GLASS RAILING SYSTEM
@ SECOND FLOOR BALCONY



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Landscape Consultant



Project Management Consultant



Project Title

8 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR
MR. MICHAEL SAIGER

8 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:
DRB FINAL SUBMITTAL

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MATERIAL & FINISHES