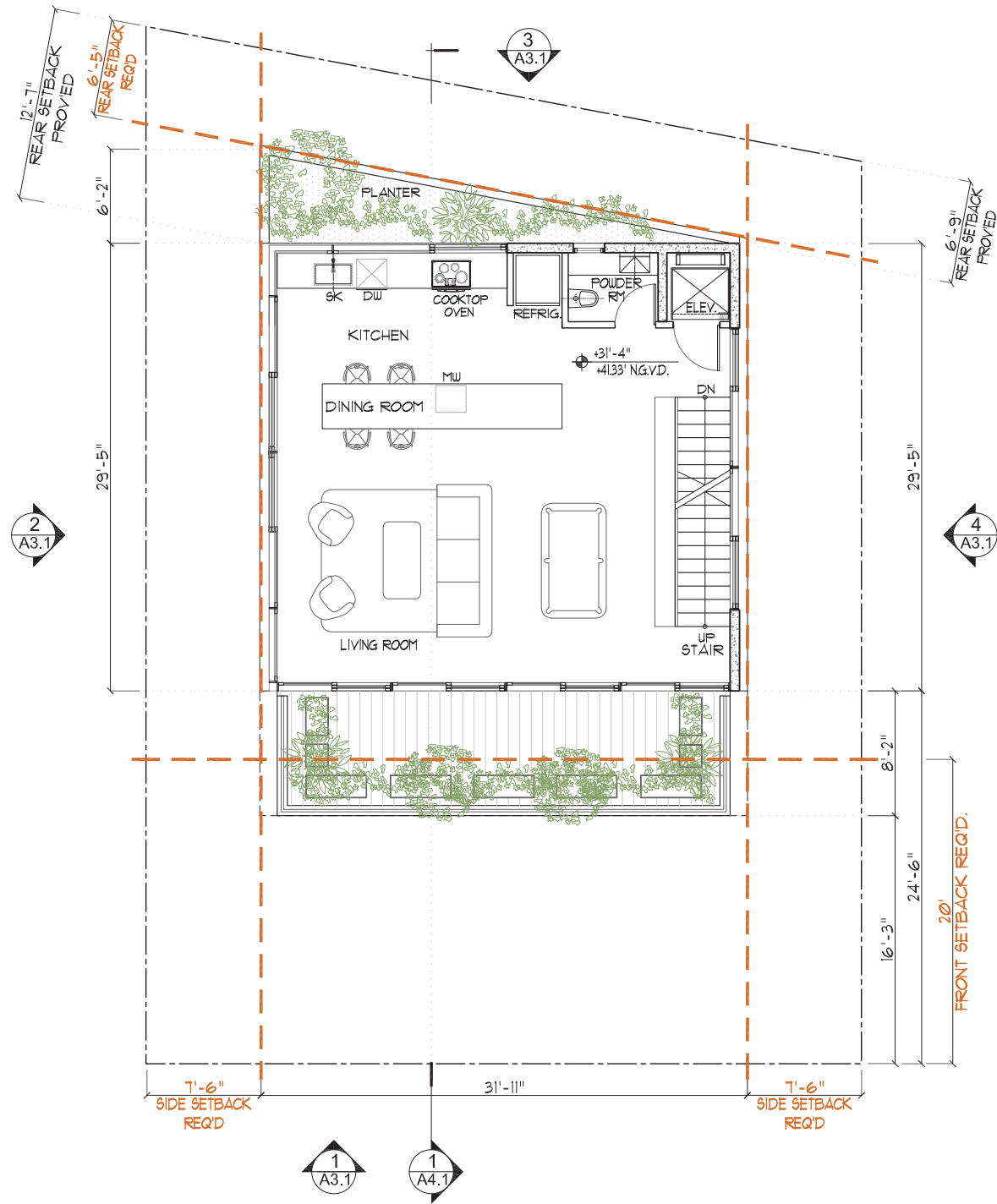




PROPOSED FOURTH FLOOR PLAN



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



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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:

PROPOSED FOURTH
FLOOR PLAN

Project No.

2203

Date 03/13/2023

Drawn By A.S./M.G.

Reviewed By PGS

Sheet No.

A2-4

Sheet 15 of 27

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10 CENTURY LANE
MIAMI BEACH, FL 33139

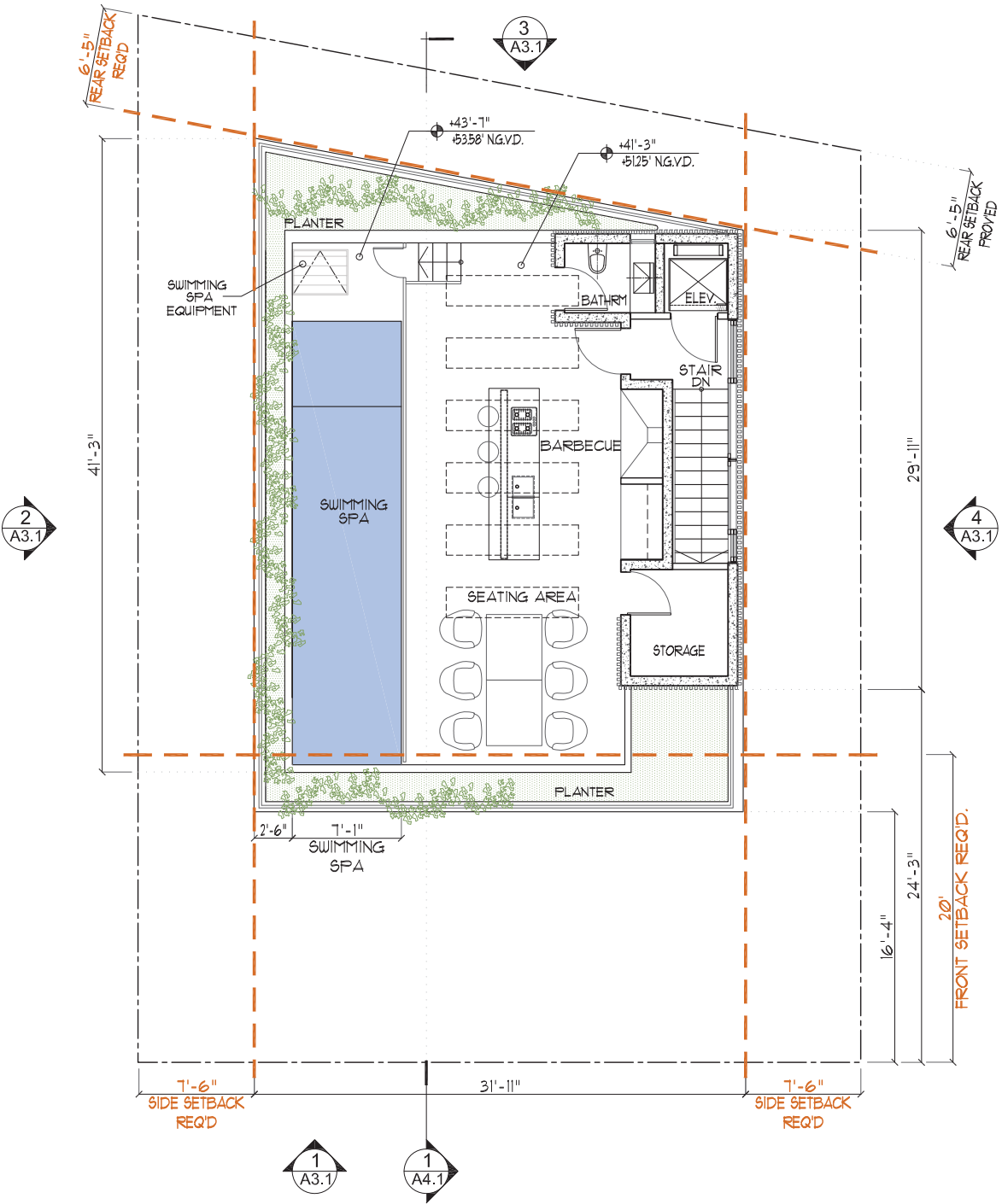
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Sheet Title:

**PROPOSED ROOFTOP
FLOOR PLAN**

Project No. 2203	Sheet No. A2-5
Date 03/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 16 of 27



PROPOSED ROOFTOP FLOOR PLAN



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



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Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

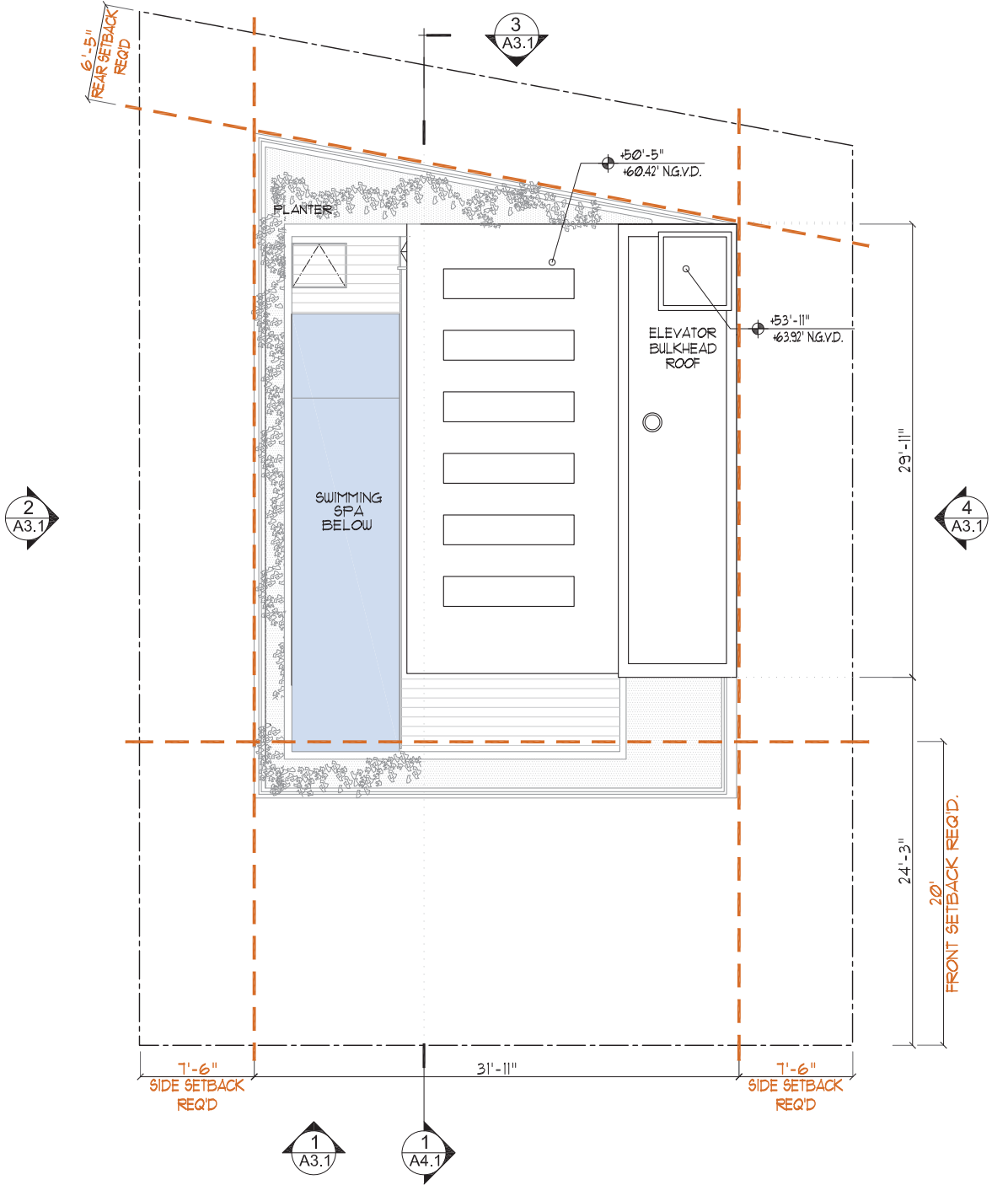
MR. MICHAEL SAIGER

10 CENTURY LANE
MIAMI BEACH, FL 33139

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Sheet Title:
PROPOSED ROOF
FLOOR PLAN

Project No. 2203	Sheet No. A2-6
Date 03/13/2023	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 17 of 27



PROPOSED ROOF FLOOR PLAN



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



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Project Title
10 CENTURY LANE

PROPOSED NEW SINGLE
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10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:
DRB RESUBMITTAL

Sheet Title:
**SOUTHWEST
ELEVATION**

Project No. 2203	Sheet No. A3-1
Date 03/13/23	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 18 of 27



1
A3.1
SOUTHWEST ELEVATION

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

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10 CENTURY LANE

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10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB RESUBMITTAL

Sheet Title:

**NORTHWEST
ELEVATION**

Project No. 2203	Sheet No. A3-2
Date 03/13/23	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 19 of 27



2 NORTHWEST ELEVATION
A3.2

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

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Project Title

10 CENTURY LANE

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FAMILY RESIDENCE FOR

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MIAMI BEACH, FL 33139

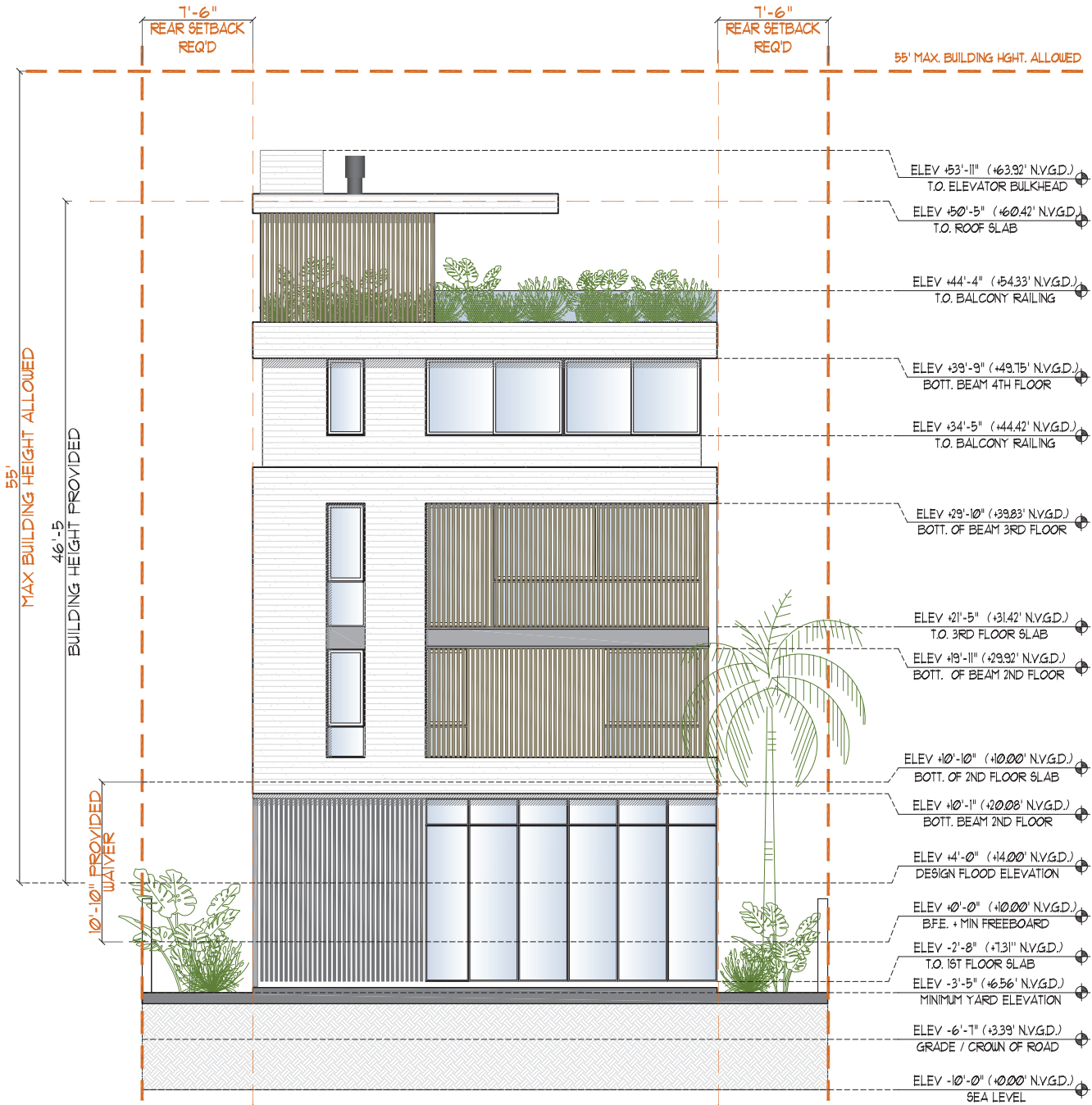
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Sheet Title:

**NORTHEAST
ELEVATION**

Project No. 2203	Sheet No. A3-3
Date 03/13/23	
Drawn By A.S./M.G.	
Reviewed By PGS	Sheet 20 of 27



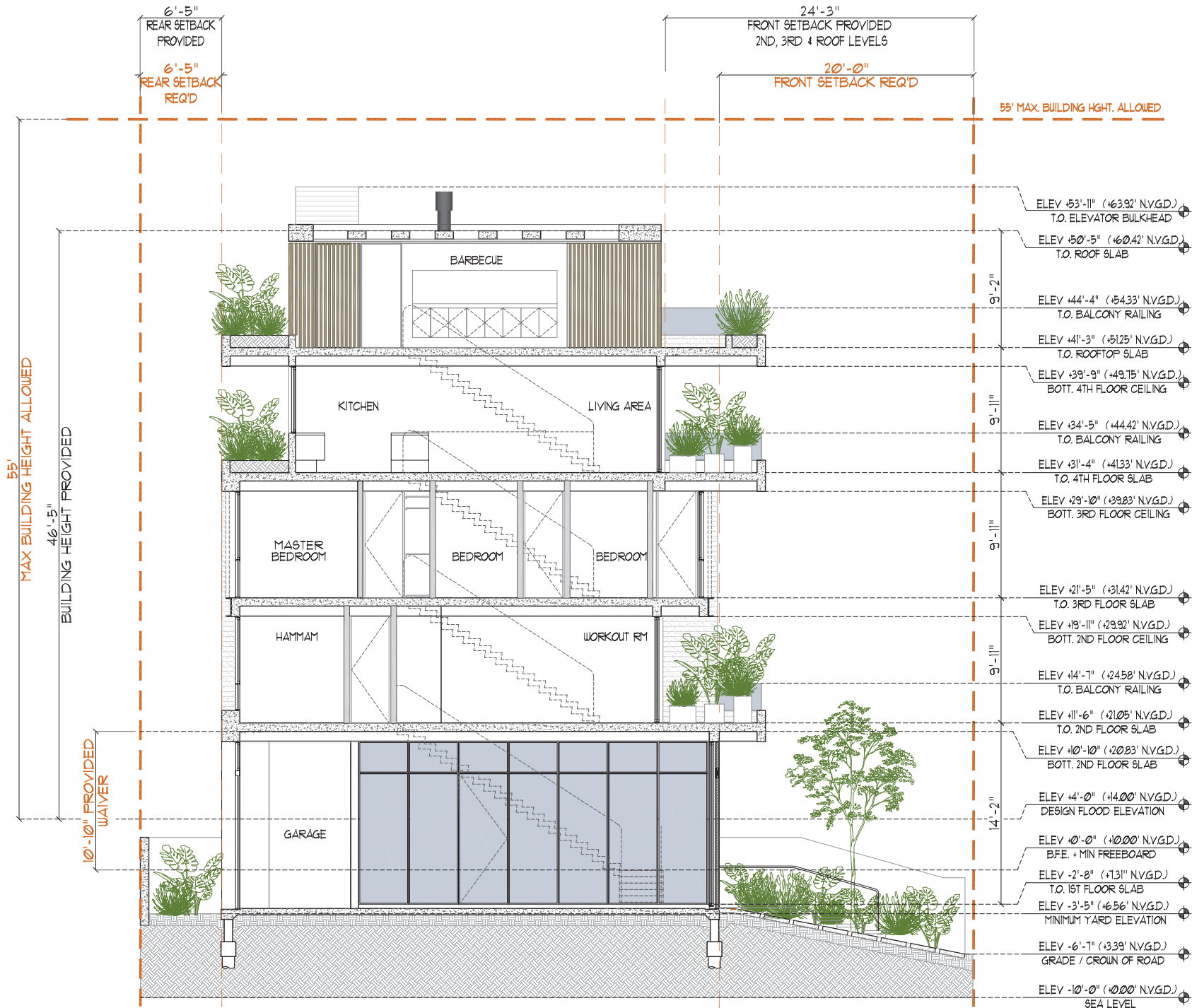
3
A3.3 NORTHEAST ELEVATION

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



4 SOUTHEAST ELEVATION
A3.4

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



BUILDING SECTION 1

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

3D RENDERING FACING WEST - CENTURY LANE



PGS
A R C H I T E C T

Pedro G. Suarez, RA

10342 S.W. 113th Street
Miami, FL 33176-4028
Telephone: (305) 443-2713
email: Psuarez@pgsarchitects.com

Digitally signed by Pedro G Suarez
DN: CN=Pedro G Suarez,
dnQualifier=A01410D00000180AFDAF6F7000B9F70,
O=Florida, C=US
Date: 2023.03.12 16:20:54-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
PEDRO G. SUAREZ, RA. - AR 0013718 - ID 04763

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MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

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10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

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Sheet Title:

3D RENDERING

Project No.

2203

Date 03/13/2023

Drawn By A.S./M.G.

Reviewed By PGS

Sheet No.

A5-1

Sheet 23 of 27

3D RENDERING FACING NORTHEAST - THE STANDARD HOTEL



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PROPOSED NEW SINGLE
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10 CENTURY LANE
MIAMI BEACH, FL 33139

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Sheet Title:

3D RENDERING

Project No.

2203

Date

03/13/2023

Drawn By

A.S./M.G.

Reviewed By

PGS

Sheet No.

A5-2

Sheet 24 of 27

3D RENDERING FACING SOUTHEAST - VENETIAN WAY



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10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

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Sheet Title:

3D RENDERING

Project No.

2203

Date

03/13/2023

Drawn By

A.S./M.G.

Reviewed By

PGS

Sheet No.

A5-3

Sheet 25 of 27

3D RENDERING FACING NORTHWEST - 8 CENTURY



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Project Title

10 CENTURY LANE

PROPOSED NEW SINGLE
FAMILY RESIDENCE FOR

MR. MICHAEL SAIGER

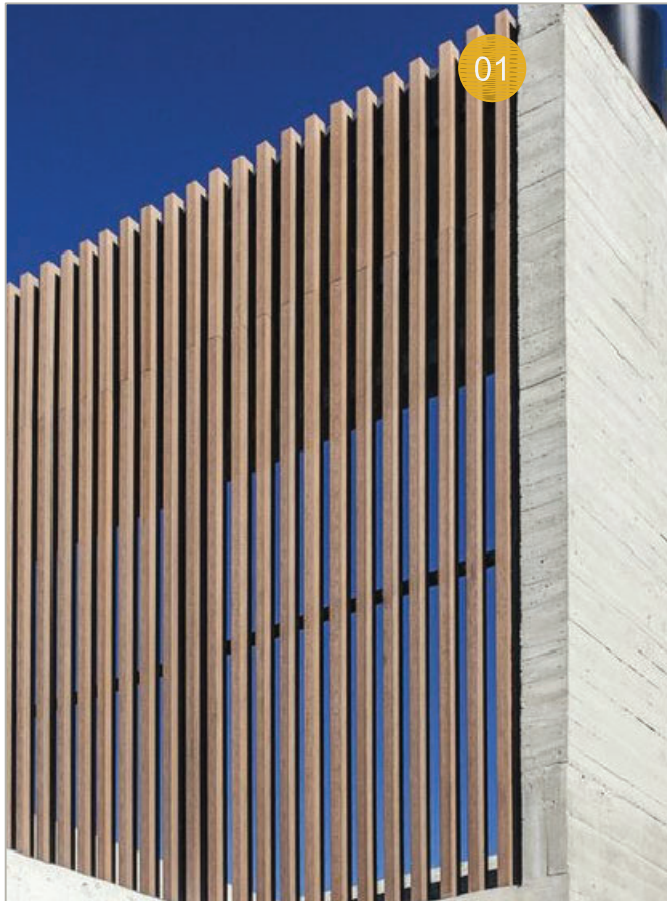
10 CENTURY LANE
MIAMI BEACH, FL 33139

Issued for:

DRB RESUBMITTAL

Sheet Title:

3D RENDERING



VERTICAL THERMALLY MODIFIED WOOD LOUVER
@ FACADE TREATMENT



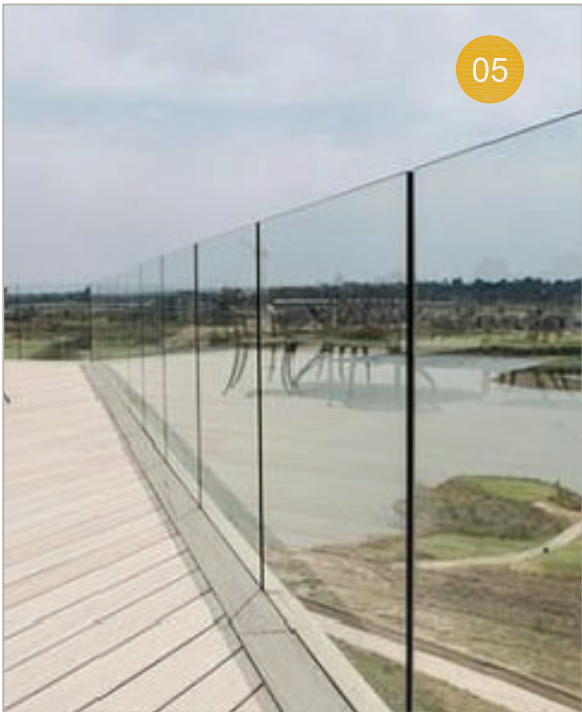
ARCHITECTURAL CONCRETE - BOARD FORMED
@ FACADE TREATMENT



WOOD PLANK CEILING SYSTEM
@ BALCONIES & OVERHANGS



ANODIZED ALUMINUM & GLASS SYSTEM
@ FENESTRATION



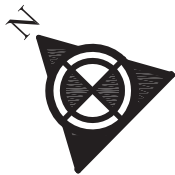
FRAMELESS GLASS RAILING SYSTEM
@ BALCONIES



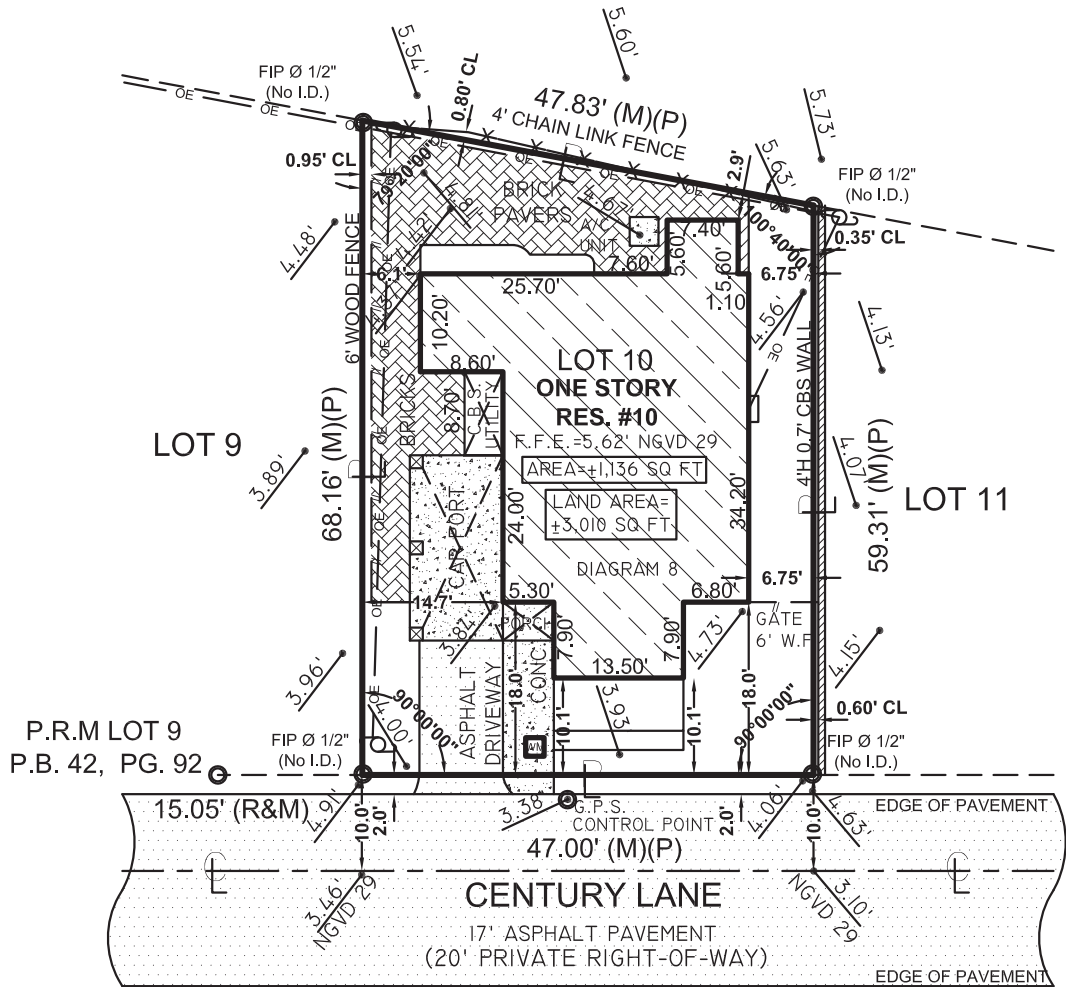
BLACK ALUMINUM BATTENS SCREEN
@ FIRST FLOOR



S K E T C H O F S U R V E Y



Scale 1"=20'



PROPERTY ADDRESS:
10 CENTURY LANE,
Miami Beach, FL 33139
(FOLIO No. 02-3233-002-0100)

DESCRIPTION
Lot 10, 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.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements. Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

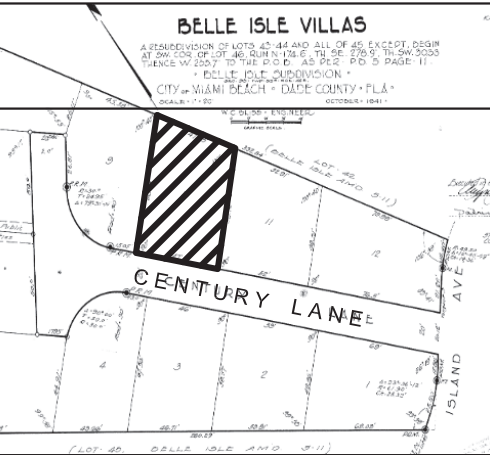
LIST OF POSSIBLE ENCROACHMENT: N/A



AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0317
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE=9.00'

BENCH MARK USED
BM # D-168
Elevation = 7.75' converted to NGVD 1929.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
10 CENTURY LN LLC.

SURVEYOR'S CERTIFICATION:
I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

Armando Garcia, P.L.S.
Registered Surveyor and Mapper No. 3109
State of Florida.

CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
8765 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

LEGEND OF SURVEY ABBREVIATIONS
CLP = CONC. LIGHT POLE
A/C = AIR CONDITIONING PAD
BLDG = BUILDING
B/C = BLOCK CORNER
C.B.S. = CONCRETE BLOCK STRUCTURE
CH. = CHORD DISTANCE
CL. = CLEAR
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
CENTRAL ANGLE
E = ELECTRIC SERVICE BOX
EM = ELECTRIC METER (CAN)
F.D.H. = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.N. = FOUND NAIL
G = GAS METER
L.P. = LIGHT POLE
MAN HOLE
MH = MEASURED
ML = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
OE = OVERHEAD ELECTRIC LINES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
PG. = PAGE
PRKW. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
PIL = PROPERTY LINE
PIL (R) = RECORDED
RAD. = RADIAL
RES. = RESIDENCE
R.W. = RIGHT OF WAY
S = SEWER MANHOLE
SEC. = SECTION
S.I.P. = SET IRON PIPE No
SIL = SET BACK LINE
STY. = STORY
SWK. = SIDEWALK
T = TELEPHONE SERVICE BOX
TV = TV CABLE SERVICE BOX
U.D.E. = UTILITY & DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
U.M.E. = UTILITY & MAINTENANCE EASEMENT
U.P. = UTILITY POLE
W = WATER WELL
WM = WATER METER

Survey is not covered by
Professional Liability
Insurance.

ORIGINAL
FIELD DATE 03-30-2021
REVISIONS: 10-12-2021
06-16-2022

DRAWN J.V.
SHEET No. 1/1

JOB No.:

03-190-21-B