

COVER SHEET

DRB FILE NO.: DRB24-1030

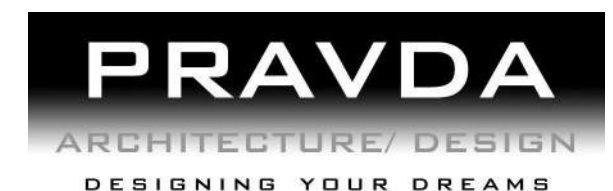
FINAL DRB SUBMITTAL: 02/02/2025

SCOPE OF WORK: ONE NEW 5-STORY SINGLE-FAMILY HOME IN RM-1 DISTRICT, AT 8, 9, & 10 CENTURY LN.



THE LUSH THEORY, LLC
MARTIN GOMEZ OFICINA DE ARQUITECTURA
© PRAVDA ARCHITECTURE/ DESIGN, PLLC

AR95842
FOR INTERIM REVIEW & CMB DRB ONLY.
NOT FOR PERMITTING, NOR CONSTRUCTION.



GENERAL NOTES

1. ABBREVIATIONS ARE REFERENCED FROM VERSION 3.1 OF THE U.S. NATIONAL CAD STANDARD AND AS GENERALLY ACCEPTED AND UNDERSTOOD. ANY & ALL QUESTIONS REGARDING ABBREVIATIONS AND/ OR MEANING OF TEXT SHALL BE DIRECTED TO THE ARCHITECT, TO ENSURE COMPLETE UNDERSTANDING.

2. DO NOT SCALE THE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

3. LANDSCAPING SHOWN IN ARCHITECTURE DRAWINGS & RENDERINGS DISPLAYS THE GENERAL CONCEPT OF PLANTING AREAS THAT INTERACT WITH THE NEW BUILDING. REFER TO THE LANDSCAPE ARCHITECTURE DRAWINGS FOR ALL ITEMS REGARDING EXISTING AND NEW LANDSCAPING.

4. DEMOLITION DRAWINGS ARE CREATED TO CONVEY THE COMPLETE DEMOLITION OF THE EXISTING STRUCTURES IN THE AREA OF WORK, AS NECESSARY FOR NEW CONSTRUCTION. THE DRAWINGS DO NOT INTEND TO SHOW ALL OBJECTS EXISTING AND TO BE DEMOLISHED AT THE SITE. A DEMOLITION PERMIT MUST BE SECURED BY THE CONTRACTOR PRIOR TO ANY DEMOLITION WORK ON SITE.

5. EXISTING SITE UTILITIES AND SERVICES, WHICH MAY INCLUDE BUT NOT BE LIMITED TO WATER SUPPLY AND DISTRIBUTION, SEWAGE CAPACITY AND SANITARY COLLECTION, STORM WATER DRAINAGE, ELECTRICAL POWER, & SERVICES FOR FIRE PROTECTION, AND THOSE NECESSARY FOR THE NEW CONSTRUCTION PROJECT ARE TO BE CONFIRMED, MODIFIED, PROVIDED, AND ACCOMMODATED AS NEEDED, WHETHER OR NOT REPRESENTED IN THE DRAWINGS HEREIN. IT IS THE DESIGN INTENT FOR ALL INCOMING AND OUTGOING SITE UTILITIES, INCLUDING ELECTRICAL POWER, TO BE BURIED UNDERGROUND AND CONCEALED FROM VIEW TO THE MAXIMUM EXTENT REASONABLY POSSIBLE.

6. RENDERINGS ARE AN ARTISTIC IMAGE REPRESENTATION OF THE CURRENT DESIGN CONCEPT, BASED ON THE CURRENT ARCHITECTURE AND DESIGN DRAWINGS AND THE CURRENTLY KNOWN INFORMATION, ONLY. THE ILLUSTRATIONS ARE NOT INTENDED TO REPRESENT A LITERAL, FINAL AS-BUILT PROJECT.

7. REASONABLE LIBERTIES HAVE BEEN TAKEN IN CREATING THE DRAWINGS AND IMAGES THAT COMPRISE THE DRB SUBMITTAL PACKAGE, SO TO CONVEY THE DESIGN INTENT AND TO COMMUNICATE THE MOST RELEVANT INFORMATION.

8. DRB SUBMITTAL PACKAGE IS PREPARED TO CONVEY THE DESIGN INTENT, COMPLIANCE WITH CITY GUIDELINES, AND COMPATIBILITY WITH THE SURROUNDING AREA.

9. DRB SUBMITTAL PACKAGE IS PREPARED TO BE CONSISTENT WITH THE STANDARD OF CARE AS FOR A SIMILAR PROJECT IN A SIMILAR LOCATION AND CREATED UNDER A SIMILAR CIRCUMSTANCE.

10. THIS PROJECT CONSISTS OF A VERY UNIQUE CONFIGURATION OF UNDERSIZED PARCELS, VERY UNIQUE BUILDING CONFIGURATION AND MASSING REQUIREMENTS FROM THE CITY'S PLANNING AND ZONING DEPARTMENT, AND A VERY UNIQUE PROJECT TYPE.

11. DRB SUBMITTAL PACKAGE IS PREPARED TO A SCHEMATIC DESIGN PHASE LEVEL OF DEVELOPMENT.

12. THE PROJECT IS TO BE FURTHER DEVELOPED AND REFINED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES.

13. REASONABLE ALLOWANCES AND DEVIATIONS FROM THE INFORMATION PROVIDED IN THE DESIGN REVIEW BOARD SUBMITTAL PACKAGE IS EXPECTED, NECESSARY, AND SHALL BE PROVIDED.

14. DIMENSIONS AND CALCULATIONS ARE PER AVAILABLE INFORMATION AND ARE TO BE VERIFIED AS THE PROJECT IS DEVELOPED AND FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

15. INFORMATION IN THE SUBMITTAL PACKAGE IS BASED ON CURRENTLY AVAILABLE INFORMATION, INCLUDING INFORMATION AND DIRECTIONS PROVIDED TO THE ARCHITECT BY THE OWNER, THE OWNER'S DESIGNER, & THE OWNER'S CONSULTANTS.

16. CONSISTENT WITH THE STANDARD OF CARE, THE ARCHITECT DOES NOT CERTIFY, GUARANTEE, NOR WARRANTY EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, NOR ANY INFORMATION THAT THE ARCHITECT CANNOT ASCERTAIN WITH CERTAINTY.

17. THE DESIGN IS INTENDED TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS, INCLUDING BUT MAY NOT BE LIMITED TO MIAMI-DADE REGULATIONS, CMB PLANNING AND ZONING REQUIREMENTS, CMB PUBLIC WORKS REQUIREMENTS, CMB ORDINANCES, FLORIDA BUILDING CODE, & FLORIDA FIRE PREVENTION CODE. IT IS UNDERSTOOD AND ACCEPTED THAT REGULATIONS ARE SUBJECT TO INTERPRETATION AND CHANGE, REASONABLE DEVIATIONS AND ALLOWANCES SHALL BE PROVIDED AS NECESSARY TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS, AND THE ARCHITECT IS NOT LIABLE WHATSOEVER FOR DEVIATIONS AND/ OR CHANGES DETERMINED TO BE NECESSARY BY AUTHORITIES HAVING JURISDICTION, NOR THE WORK OR PROCESS ASSOCIATED WITH THIS AND REQUIRED THEREOF, TO ENSURE COMPLIANCE AND ACCEPTANCE BY AUTHORITIES HAVING JURISDICTION.

ARCHITECTURE SHEET INDEX

COVER SHEET

A-000 GENERAL NOTES & INFORMATION

A-001 8 CENTURY LN SURVEY (COPY)

A-002 9 CENTURY LN SURVEY (COPY)

A-003 10 CENTURY LN SURVEY (COPY)

A-004 COMBINED SURVEY

A-005 SETBACKS ON SURVEY DIAGRAM

A-006 ZONING DATA

A-007 CONTEXT LOCATION 01

A-008 CONTEXT LOCATION 02

A-009 CONTEXT LOCATION 03

A-010 EXISTING/ CONTEXT PHOTOS KEY

A-011 EXISTING/ CONTEXT PHOTOS 01

A-012 EXISTING/ CONTEXT PHOTOS 02

A-013 EXISTING/ CONTEXT PHOTOS 03

A-014 EXISTING/ CONTEXT PHOTOS 04

A-015 EXISTING/ CONTEXT PHOTOS 05

A-016 EXISTING/ CONTEXT PHOTOS 06

A-017 EXISTING STRUCTURES PHOTOS KEY

A-018 EXISTING STRUCTURES PHOTOS 01

A-019 EXISTING STRUCTURES PHOTOS 02

A-020 EXISTING STRUCTURES PHOTOS 03

A-021 FLOOR AREA RATION DIAGRAM - EXISTING

A-022 FLOOR AREA RATION DIAGRAMS - LEVELS 01-04

A-023 FLOOR AREA RATION DIAGRAMS - LEVEL 05, ROOF & TOTAL

A-024 WAIVER - LOT COVERAGE

A-025 VARIANCE DIAGRAM - POOL SETBACK

A-026 VARIANCE DIAGRAM - STREET SIDE SETBACK

A-027 VARIANCE DIAGRAM - COMBINING PARCELS

A-028 WAIVER - HEIGHT TO FLOOR SLAB UNDERSIDE

A-101 DEMOLITION PLAN & ELEVATIONS - 8 CENTURY LN

A-102 DEMOLITION PLAN & ELEVATIONS - 9 CENTURY LN

A-103 DEMOLITION PLAN & ELEVATIONS - 10 CENTURY LN

A-104 SITE PLAN/ LEVEL 01 FLOOR PLAN

A-105 LEVEL 02 FLOOR PLAN

A-106 LEVEL 03 FLOOR PLAN

A-107 LEVEL 04 FLOOR PLAN

A-108 LEVEL 05 FLOOR PLAN

A-109 ROOF PLAN

A-201 EXTERIOR ELEVATION - SOUTH

A-202 EXTERIOR ELEVATION - NORTH

A-203 EXTERIOR ELEVATION - EAST

A-204 EXTERIOR ELEVATION - WEST

A-205 CONTEXT ELEVATIONS

A-301 SECTION

A-601 MATERIALS

A-901 RENDERING - WATER VIEW, SOUTHWEST

A-902 RENDERING - WATER VIEW, NORTHWEST

A-903 RENDERING - STREET VIEW

A-904 RENDERING - NORTH ELEVATION

A-905 RENDERING - AERIAL

PROJECT DIRECTORY

PROPERTY OWNERS/ CLIENTS
MICHAEL A. SAIGER
RACHAEL SAIGER
9 CENTURY LN, LLC
10 CENTURY LN, LLC

LANDSCAPE ARCHITECT
THE LUSH THEORY, LLC

DESIGNER/ DESIGN COLLABORATOR
MARTIN GOMEZ OFICINA DE ARQUITECTURA

STRUCTURAL ENGINEER
BLISS & NYITRAY, INC.

MEP ENGINEER
RCI ENGINEERING, INC.

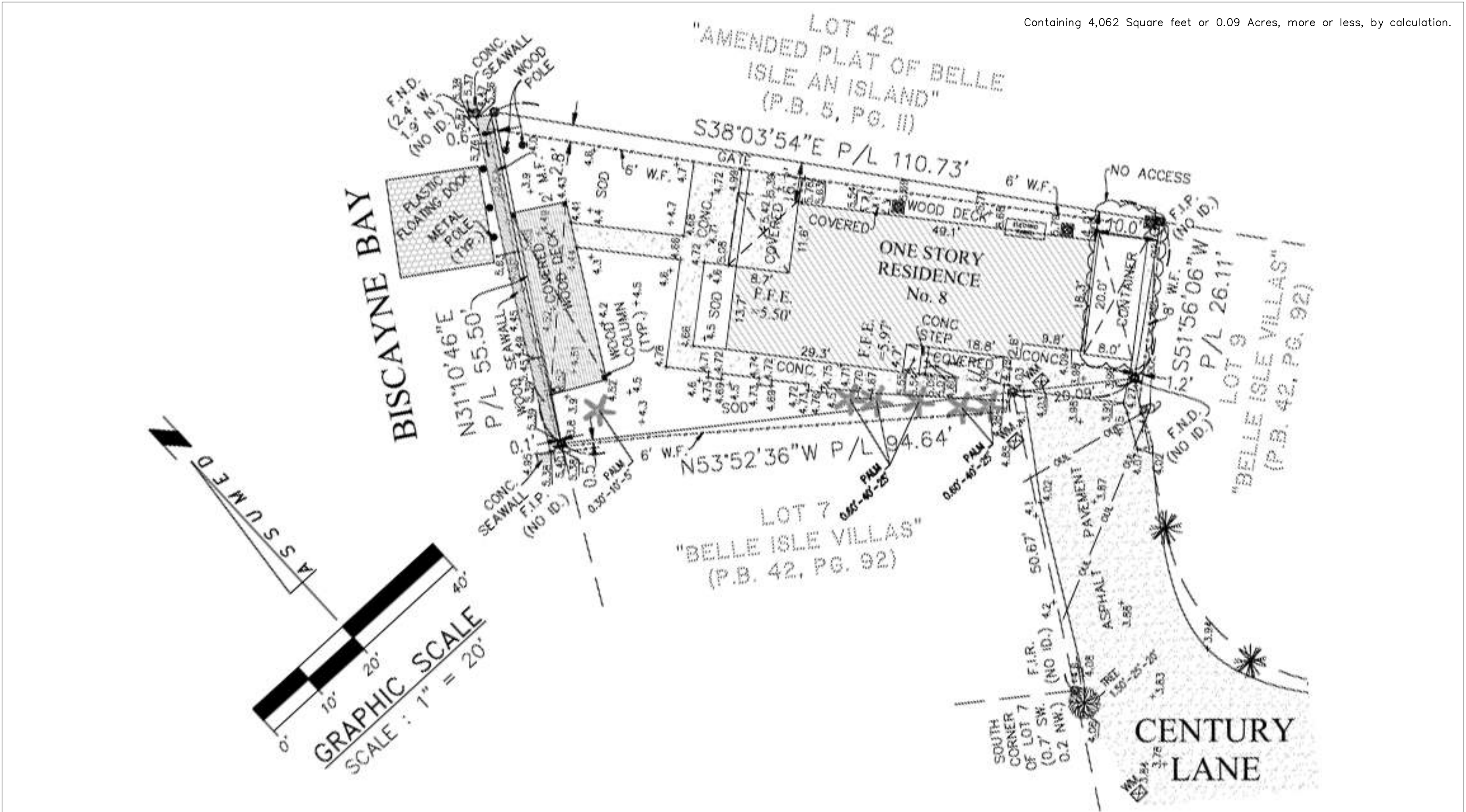
ARCHITECT
PRAVDA ARCHITECTURE/ DESIGN, PLLC

GENERAL NOTES & INFORMATION

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-000
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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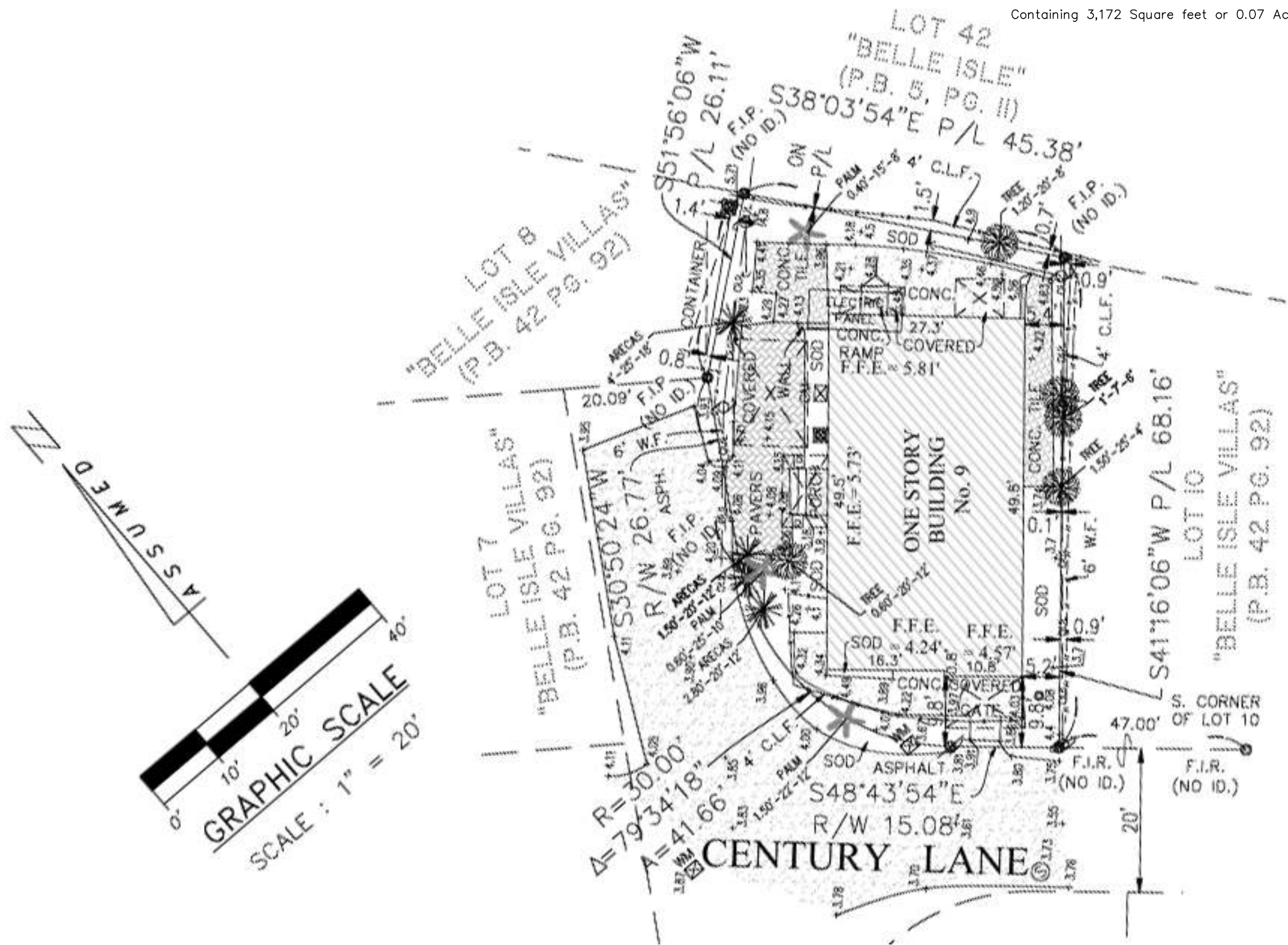
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Containing 4,062 Square feet or 0.09 Acres, more or less, by calculation.

8 CENTURY LN SURVEY (COPY FOR REFERENCE)						1" = 20'-0"	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025		
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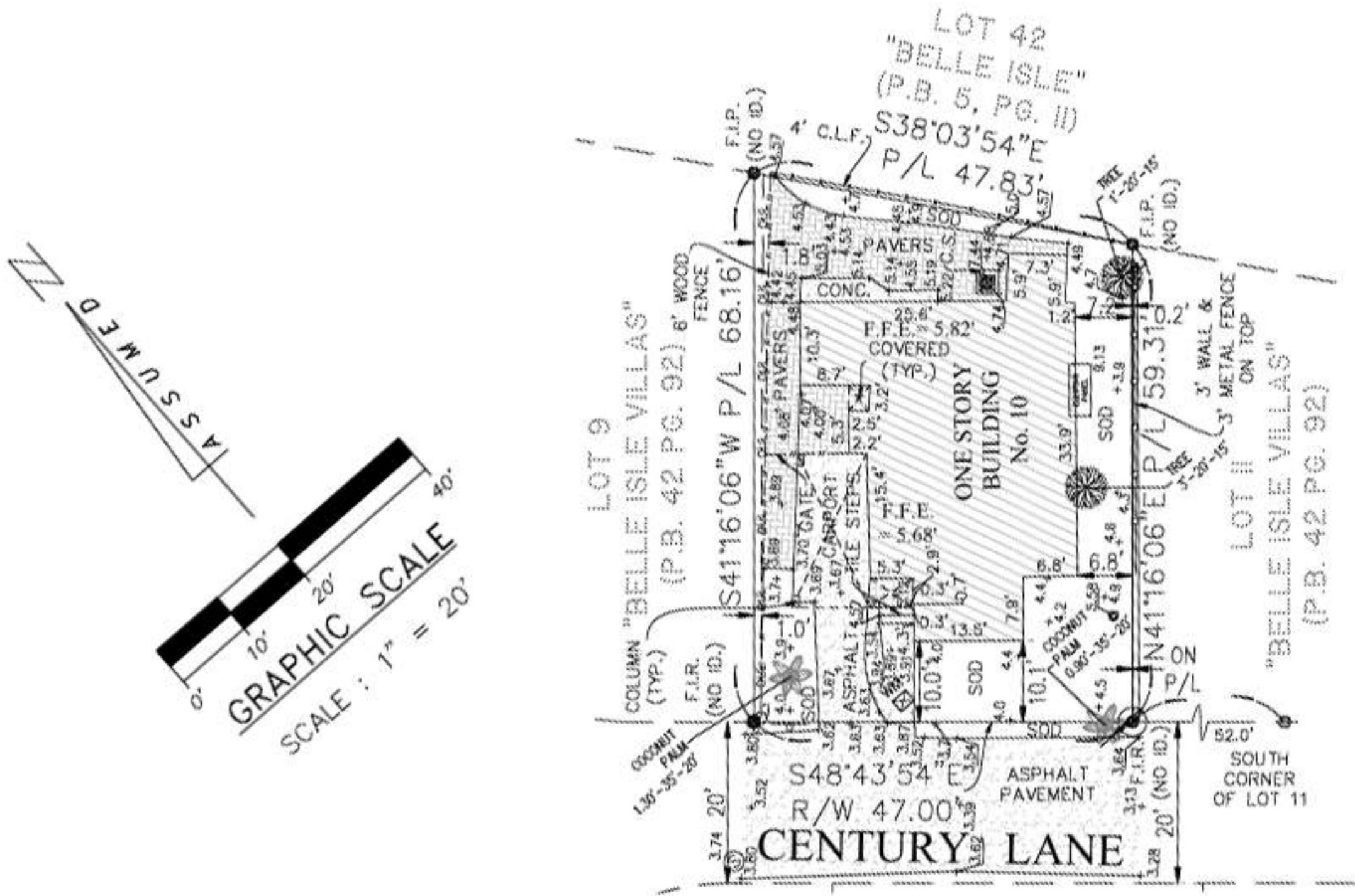
Containing 3,172 Square feet or 0.07 Acres, more or less, by calculation.



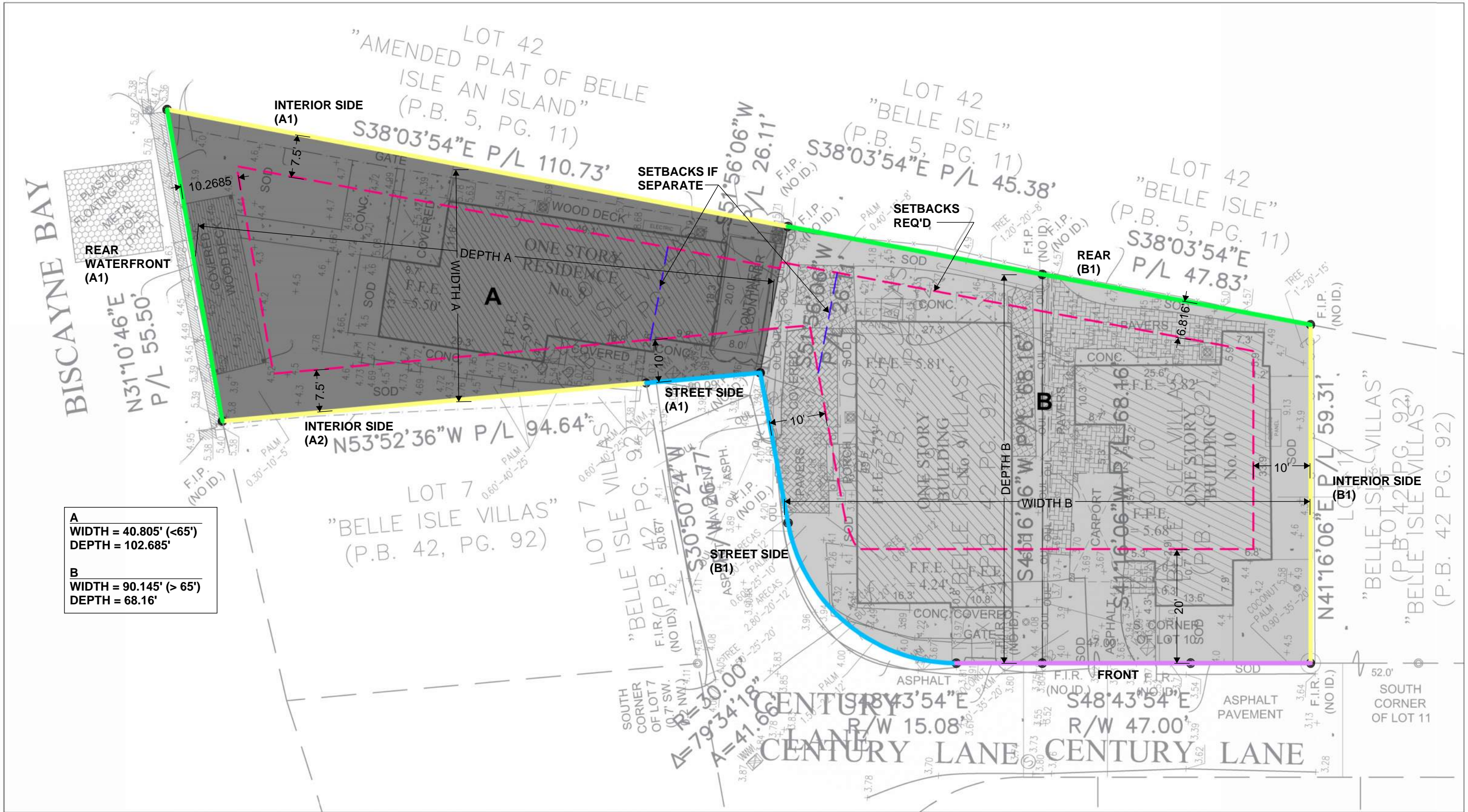
9 CENTURY LN SURVEY (COPY FOR REFERENCE)

1" = 20'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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10 CENTURY LN SURVEY (COPY FOR REFERENCE)						1" = 20'-0"	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025		
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SETBACKS ON SURVEY DIAGRAM						1" = 1'-0"
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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Planning Department
1700 Convention Center Drive, 2nd Floor Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 8 CENTURY LN	Folio number(s):	02-3233-002-0080	Year built:	1941
	9 CENTURY LN		02-3233-002-0090		1941
	10 CENTURY LN		02-3233-002-0100		1941
2	Board file number(s), Determination of Architectural Significance:	DRB24-1030		Lot Area:	10,229.63 SF
3	Located within a Local Historic District (Yes or No):NO	Zoning District:	RM-1	Lot width (A):	40.805'
4	Individual Historic Site (Yes or No):	No		Lot Depth (A):	102.685'
				Lot width (B):	90.145'
				Lot Depth (B):	68.16'
5	Base Flood Elevation:	9' NGVD	Grade value in NGVD:	3.8' NGVD	
6	Adjusted grade (BFE+Grade / 2):	6.40' NGVD	Free board:	10' NGVD	
	Design Flood Elevation (DFE)	14' NGVD			
7	Proposed Use:	SINGLE FAMILY RESIDENCE			
8	Proposed Accesory Use:	N/A			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	DRB LANDSCAPE ARCHITECTURE PLANS INCLUDED			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	1.25; 12,787.0375 SF	0.378; 3,863.60 SF	1.25; 12,787.00 SF	
14	Building Height	55' ABOVE DFE	6'-8" A. DFE	54'-11" A.DFE	
15	At grade parking lot on the same lot				
a	Front setbacks	20'-0"	9.8'	20'-0"	
b	Side interior setback A1	7'-6"	4.9'	8'-0"	
	Side interior setback A2	7'-6"	1'-7.5"	8'-0"	
	Side interior setback B1	10'-0"	6.8'	10'-0"	
c	Side facing street setback A1	10'-0"	3'-0"	6'-8"	
	Side facing street setback B1	10'-0"	2'- 0.1875"	10'-6"	
d	Rear setback A1	10'-3.22"	32'-7.1875"	10'-3.22"	
	Rear setback B1	6'-9.79"	2'-9.6875"	6'-9.79"	
16	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	
b	Side interior setback	N/A	N/A	N/A	
c	Side facing street setback	N/A	N/A	N/A	
d	Rear setback	N/A	N/A	N/A	
17	Subterrenean, Pedestal & Tower (Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	24'-11"	N/A	39'-10"	
b	Side interior setback A1	7'-11.9"	N/A	8'-0"	
	Side interior setback A2	7'-11.9"	N/A	8'-0"	
	Side interior setback B1	10'-5.9"	N/A	37'-1"	
c	Side facing street setback A1	10'-0"	N/A	7'-0"	
	Side facing street setback B1	10'-0"	N/A	15'-0"	
d	Rear setback A1	15'-4.83"	N/A	31'-6"	
	Rear setback B1	10'-2.68"	N/A	10'-2.68"	
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	
b	Rehabilitated Buildings	N/A	N/A	N/A	
c	Hotel Unit	N/A	N/A	N/A	
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	
21	Parking	2	2	5	
22	Loading	N/A	N/A	N/A	

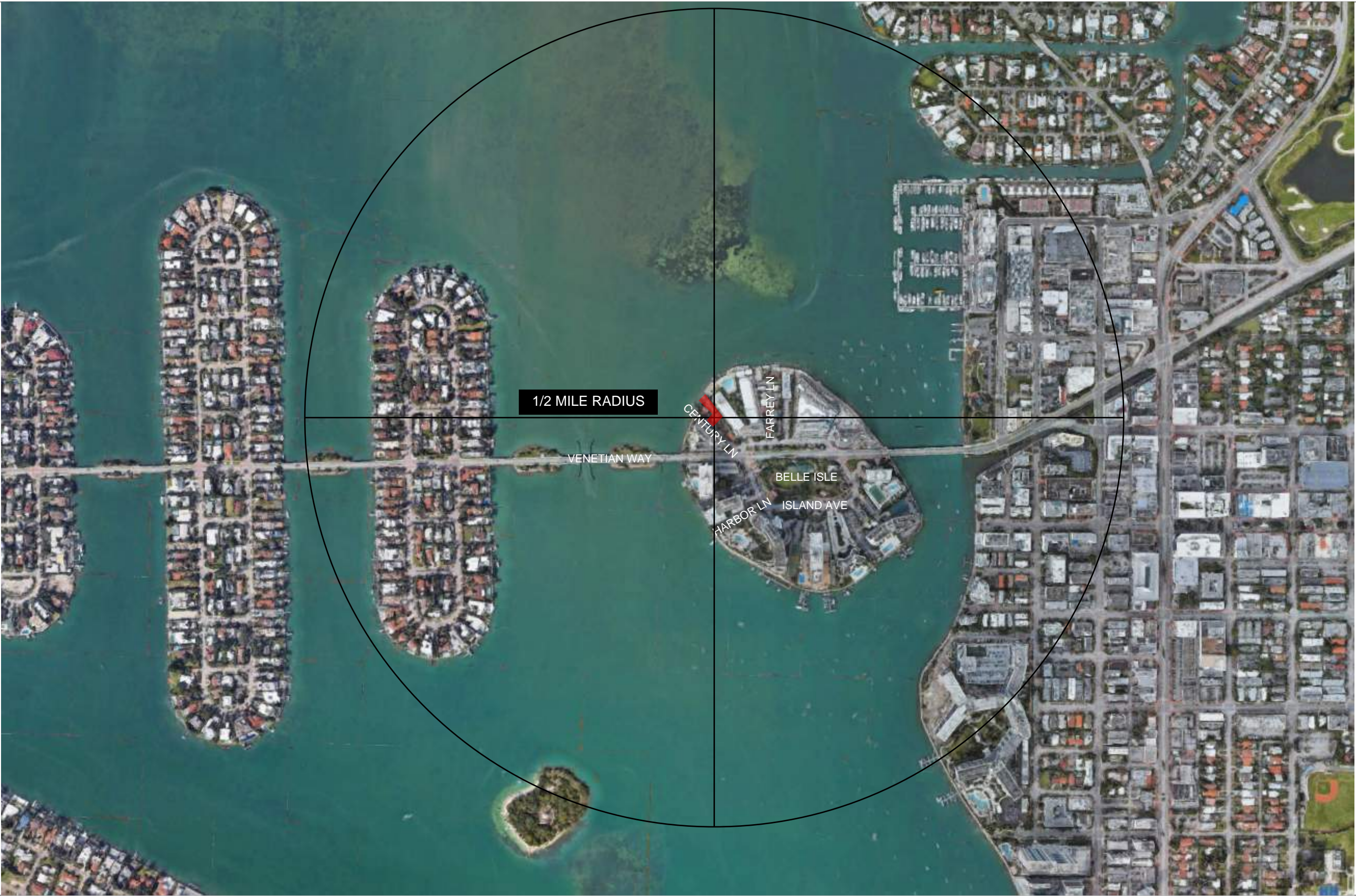
	Additional Information	
	Future Crown of Road	5.96' NGVD
	Future Adjusted Grade (Minimum Yard Elevation)	7.98' NGVD
	Maximum Yard Elevation (Front, Interior Side, Street Side, Rear B1) Allowed	9.0' NGVD
	Maximum Waterfront Yard Elevation Allowed	10.0' NGVD

ZONING DATA

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-006
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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CONTEXT LOCATION 01

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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CONTEXT LOCATION 02

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-008
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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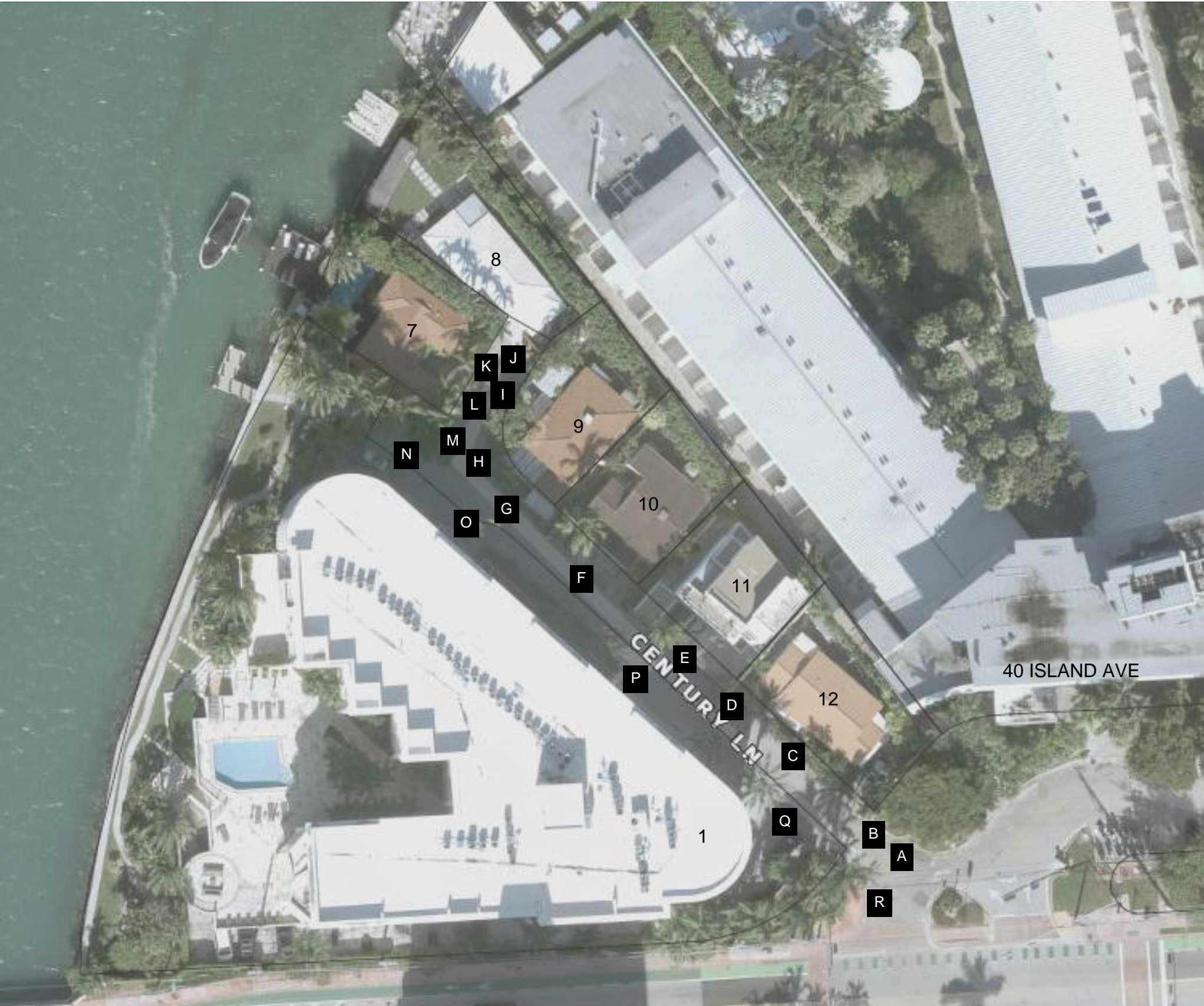


CONTEXT LOCATION 03

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-009
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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EXISTING/ CONTEXT PHOTOS KEY

© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-010
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C

12 CENTURY LN



B

A

40 ISLAND AVE (THE STANDARD HOTEL)

EXISTING/ CONTEXT PHOTOS 01					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-011
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F

10 CENTURY LN



E

D

11 CENTURY LN

EXISTING/ CONTEXT PHOTOS 02					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-012
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I



H



G

9 CENTURY LN

EXISTING/ CONTEXT PHOTOS 03					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-013
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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L



K

7 CENTURY LN



J

8 CENTURY LN

EXISTING/ CONTEXT PHOTOS 04						PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-014	
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025		
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O



N



M

1 CENTURY LN (THE VISTAS CONDOMINIUM)

EXISTING/ CONTEXT PHOTOS 05					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-015
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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R



Q



P

1 CENTURY LN (THE VISTAS CONDOMINIUM), CONT.

EXISTING/ CONTEXT PHOTOS 06					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-016
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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EXISTING STRUCTURES PHOTOS KEY

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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T

10 CENTURY LN



S

10 CENTURY LN

EXISTING STRUCTURES PHOTOS 01					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-018
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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V
9 CENTURY LN



U
9 CENTURY LN



W
9 CENTURY LN



X
9 CENTURY LN



EXISTING STRUCTURES PHOTOS 02					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-019
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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AA
8 CENTURY LN



Z
8 CENTURY LN



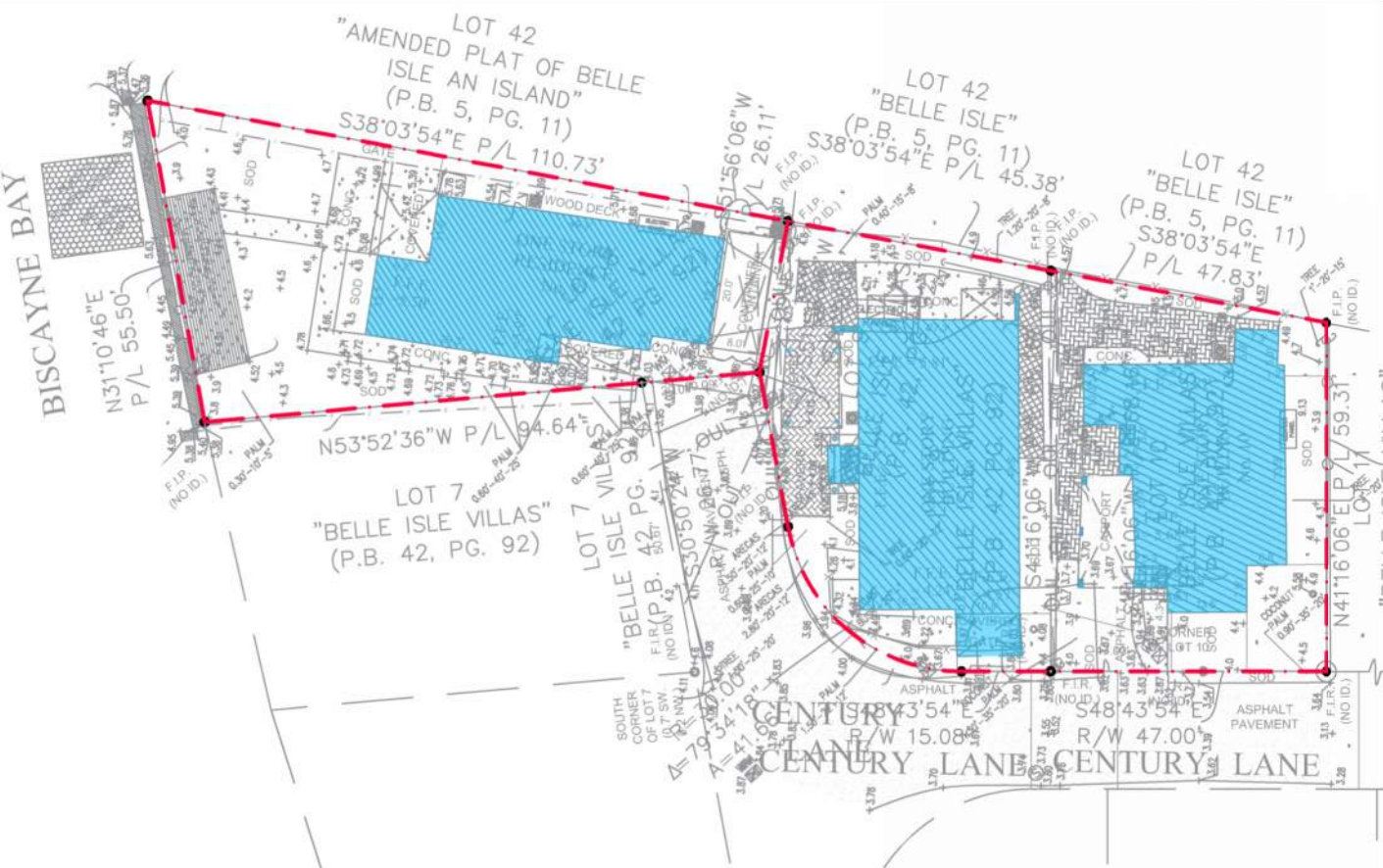
Y
8 CENTURY LN

EXISTING STRUCTURES PHOTOS 03					PHOTOS TAKEN 12/ 17/ 2024	
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-020
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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EXISTING FLOOR AREA: CALCULATION

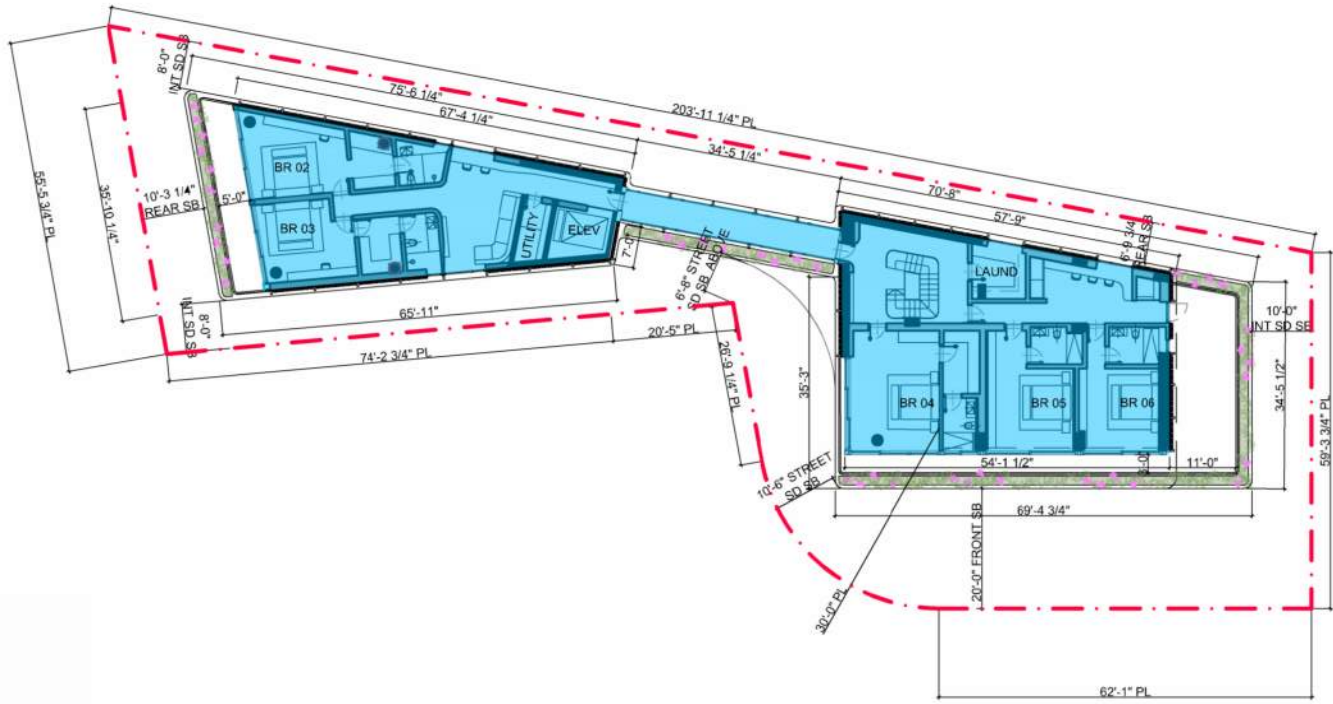
8 CENTURY LN: 1,227.03 SF
9 CENTURY LN: 1,471.17 SF
10 CENTURY LN: 1,165.4 SF

EXISTING FLOOR AREA TOTAL: 3,863.60 SF, 0.38 FAR (3,863.60/ 10,229.63 SF)



FLOOR AREA RATIO DIAGRAM - EXISTING						1/32" = 1'-0"	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025		
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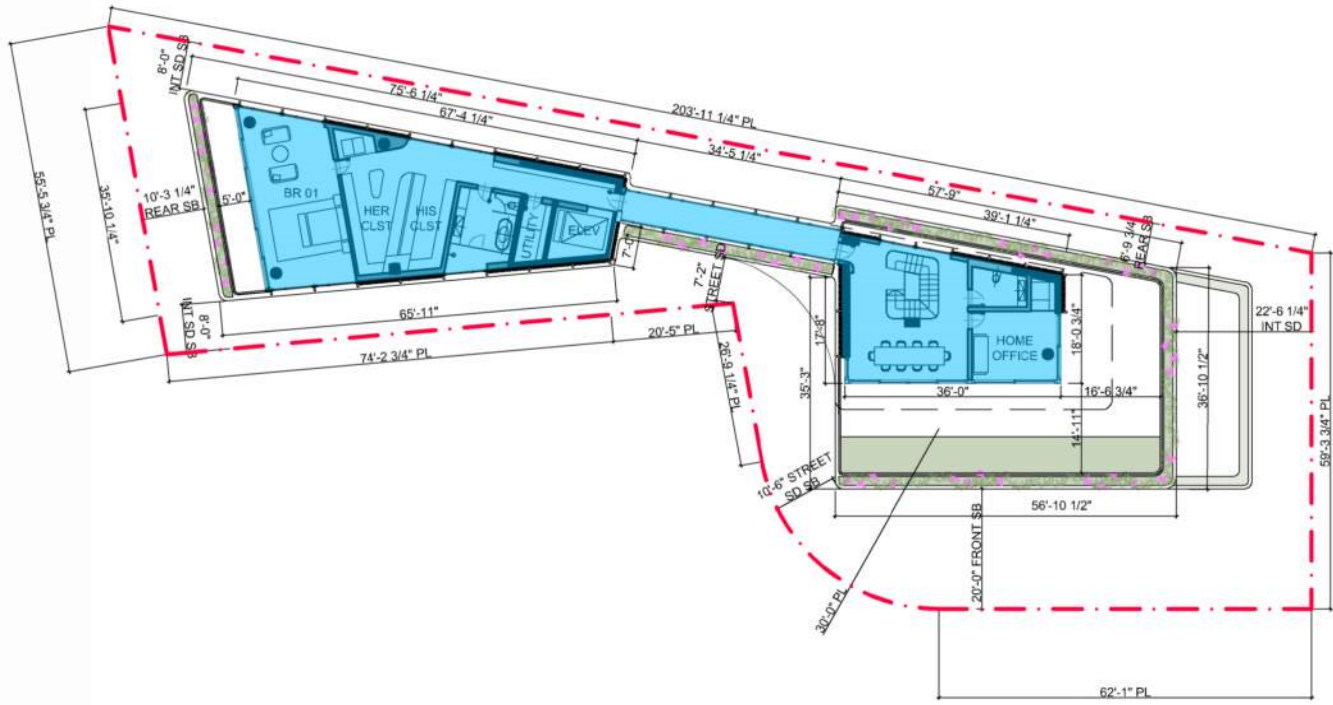
LEVEL 03 FLOOR AREA: 3,415.3 SF



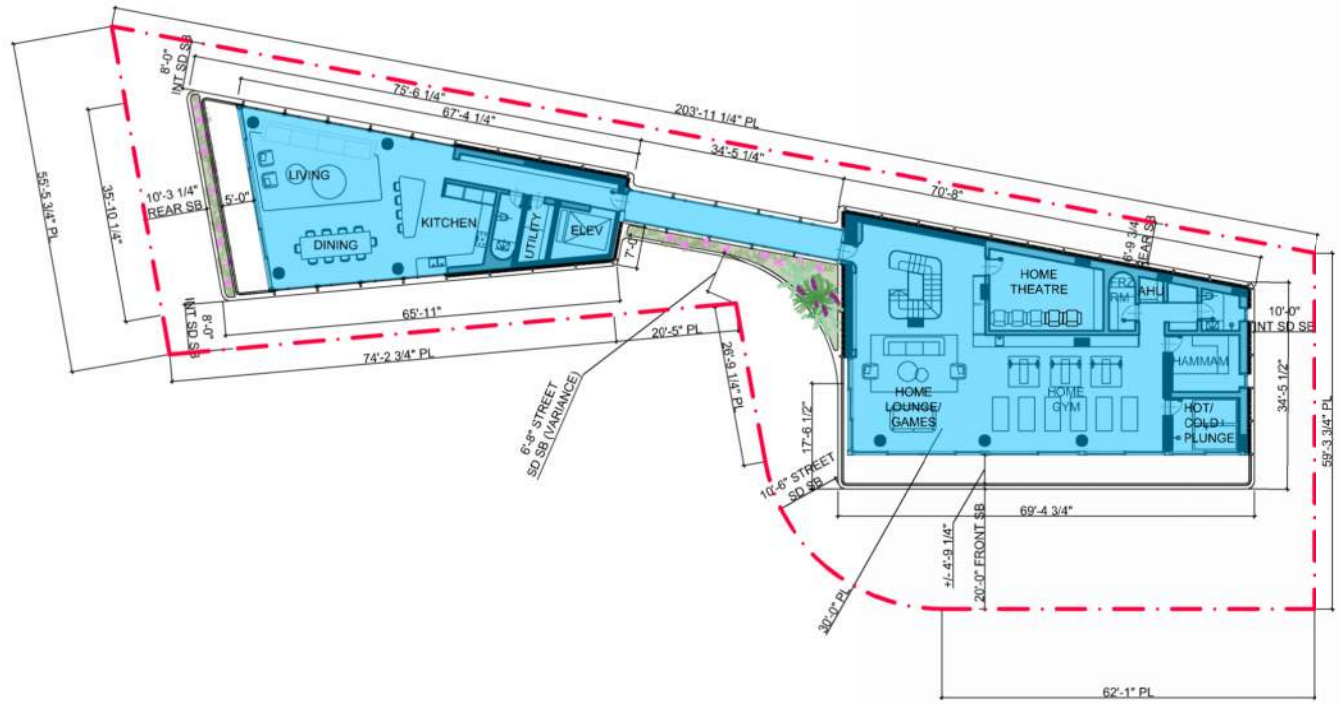
LEVEL 01 FLOOR AREA: 2,027.81 SF



LEVEL 04 FLOOR AREA: 2,287.15 SF



LEVEL 02 FLOOR AREA: 3,771.77 SF



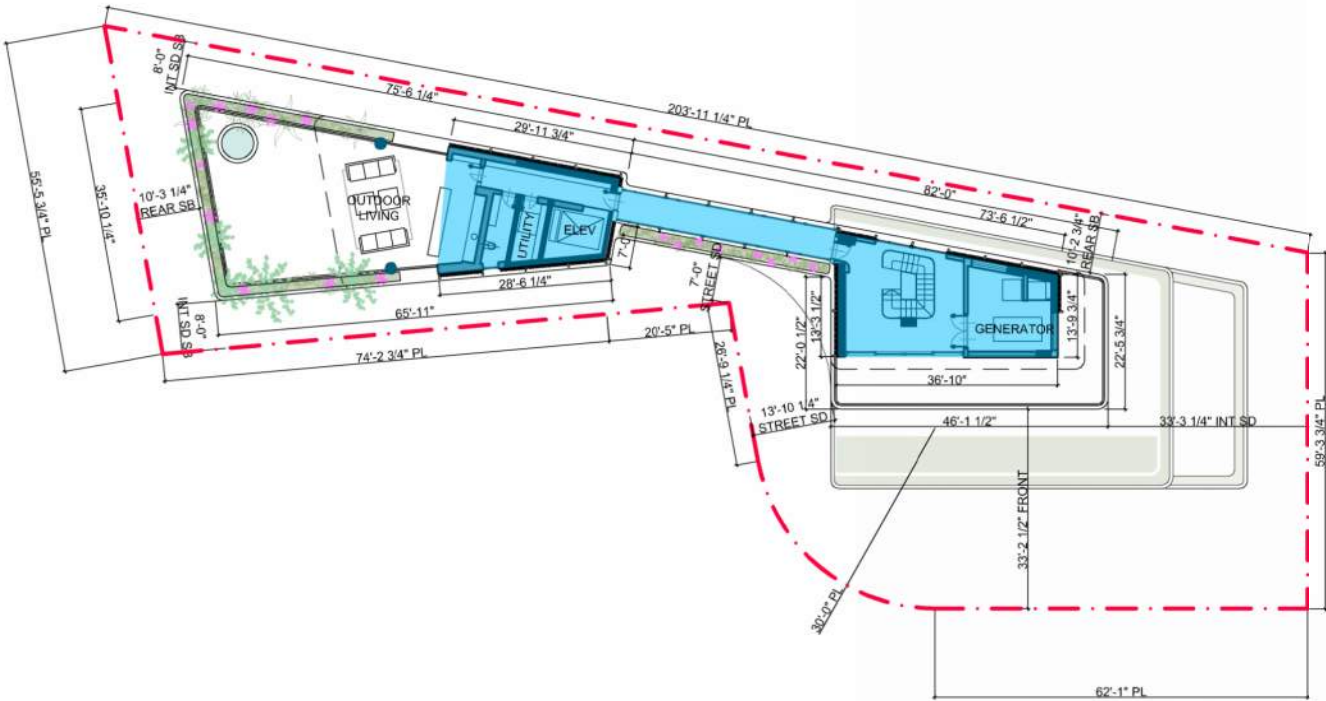
FLOOR AREA RATIO DIAGRAMS - LEVELS 01 - 04

1/32" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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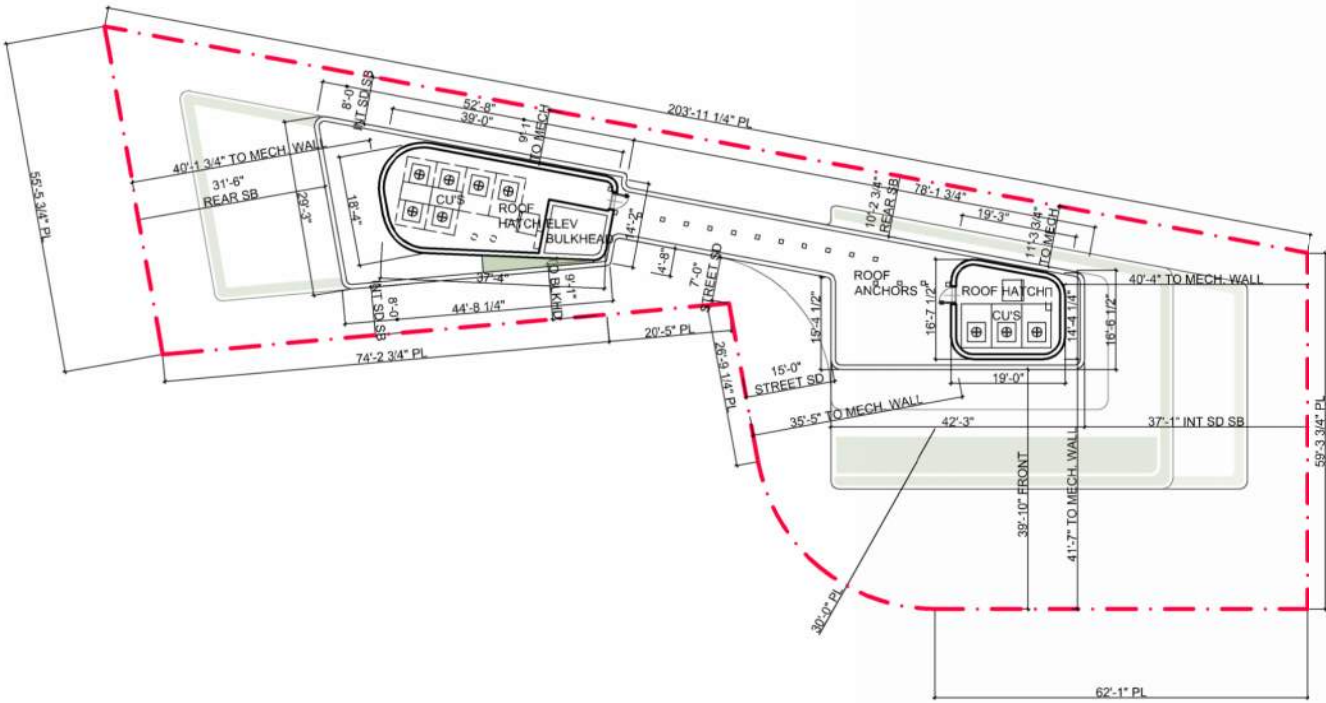
LEVEL 01 FLOOR AREA: 2,027.81 SF
LEVEL 02 FLOOR AREA: 3,771.77 SF
LEVEL 03 FLOOR AREA: 3,415.3 SF
LEVEL 04 FLOOR AREA: 2,287.15 SF
LEVEL 05 FLOOR AREA: 1,284.97 SF
ROOF FLOOR AREA: 0 SF



NEW FLOOR AREA TOTAL PROVIDED: 12,787.00 SF = 1.25

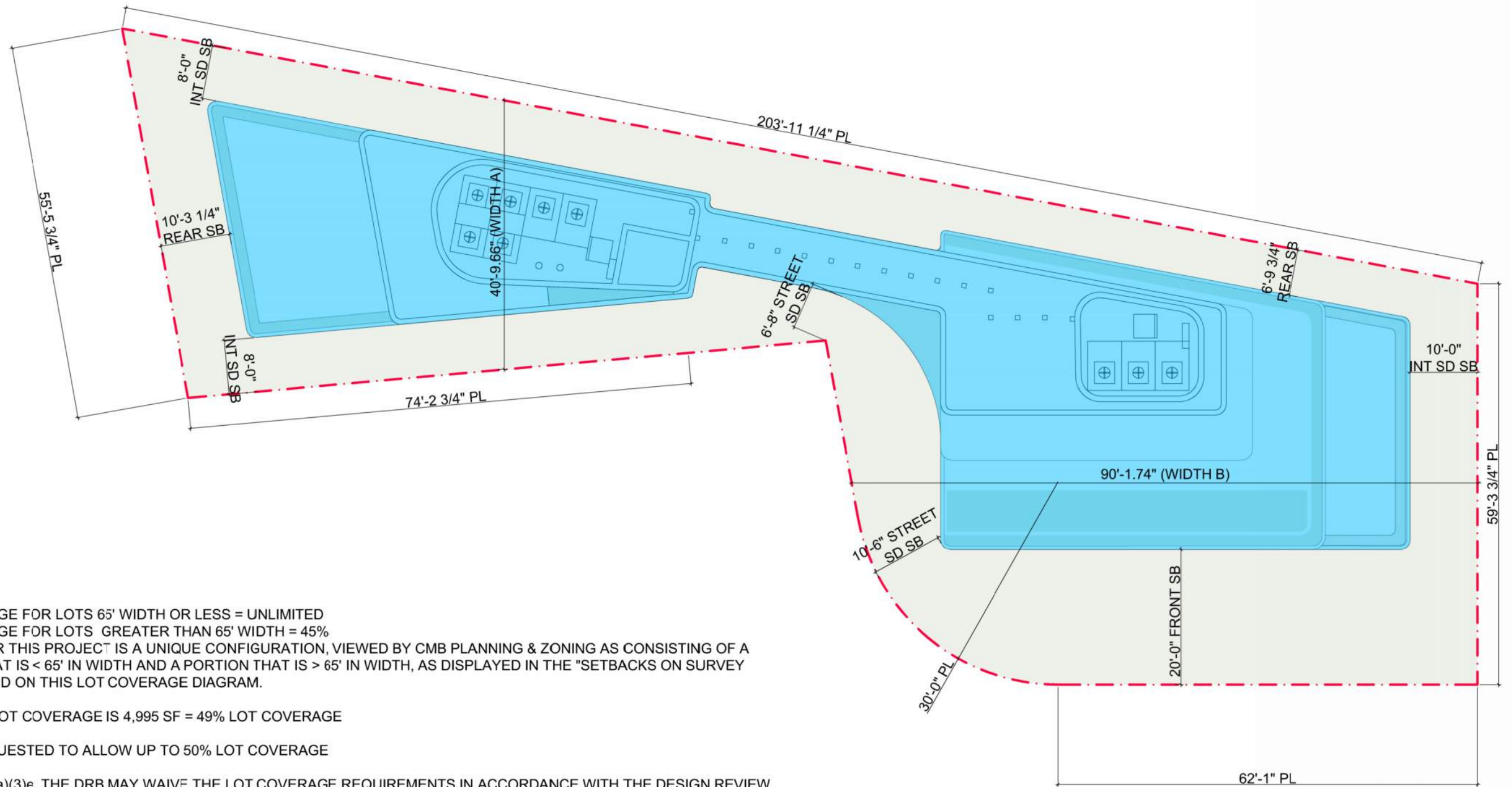
ROOF FLOOR AREA: 0 SF

NOTE: FAR ALLOWED = 12,0787.0375 SF, 1.25 (1.25 X 10,229.63 SF TOTAL LOT AREA)



FLOOR AREA RATIO DIAGRAMS - LEVEL 05, ROOF, & TOTAL

1/32" = 1'-0"



LOT COVERAGE FOR LOTS 65' WIDTH OR LESS = UNLIMITED
LOT COVERAGE FOR LOTS GREATER THAN 65' WIDTH = 45%
NEW LOT FOR THIS PROJECT IS A UNIQUE CONFIGURATION, VIEWED BY CMB PLANNING & ZONING AS CONSISTING OF A PORTION THAT IS < 65' IN WIDTH AND A PORTION THAT IS > 65' IN WIDTH, AS DISPLAYED IN THE "SETBACKS ON SURVEY DIAGRAM" AND ON THIS LOT COVERAGE DIAGRAM.

PROPOSED LOT COVERAGE IS 4,995 SF = 49% LOT COVERAGE

WAIVER REQUESTED TO ALLOW UP TO 50% LOT COVERAGE

PER 142-155(a)(3)e. THE DRB MAY WAIVE THE LOT COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE DESIGN REVIEW.

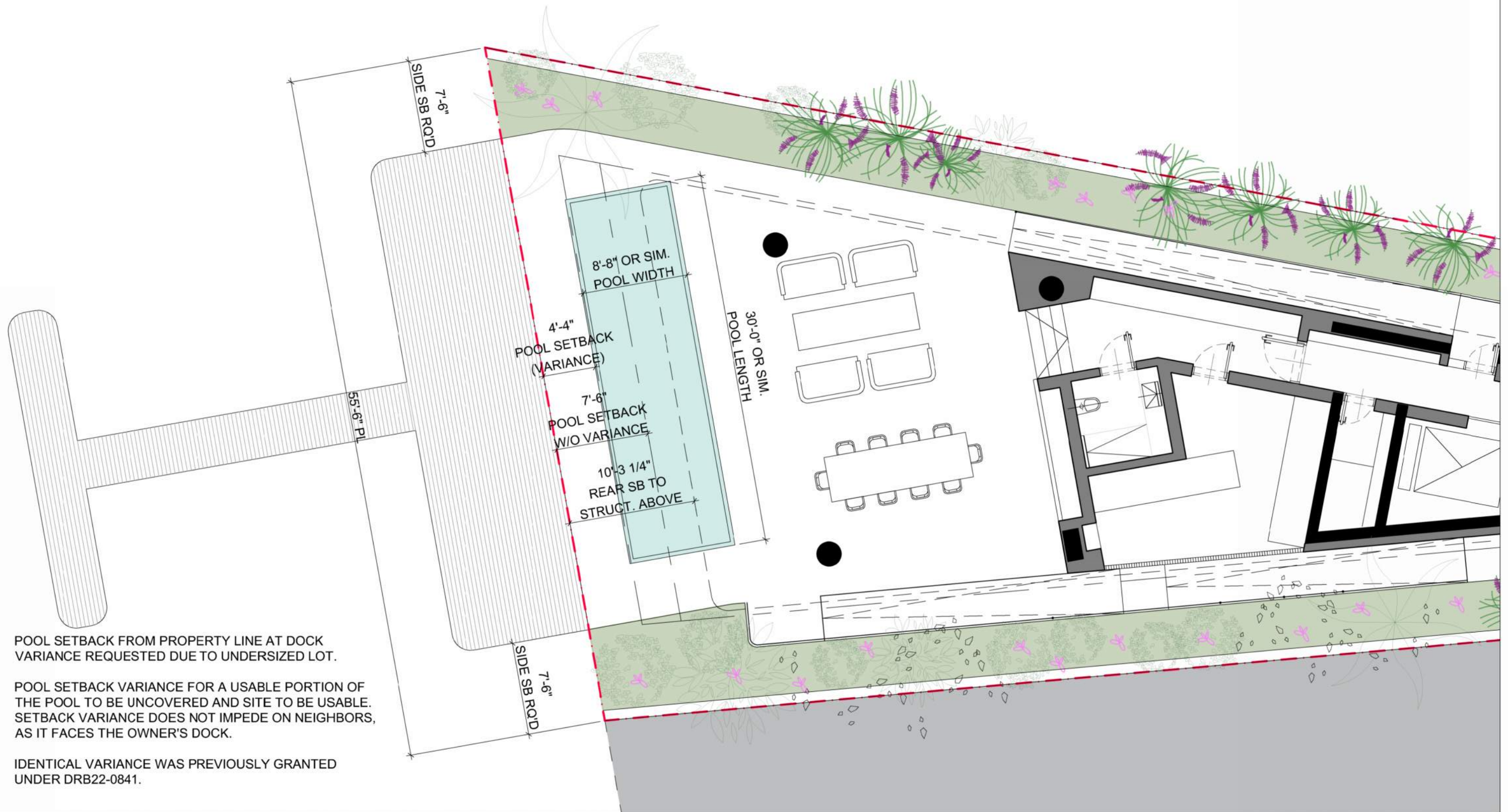
PER MICHAEL BELUSH VIA EMAIL, "I DON'T SEE AN ISSUE WITH SOME WAIVING OF THE LOT COVERAGE REQUIREMENTS HERE BASED UPON THE UNIQUE NATURE OF THESE PARCELS."

WAIVER - LOT COVERAGE

1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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POOL SETBACK FROM PROPERTY LINE AT DOCK
VARIANCE REQUESTED DUE TO UNDERSIZED LOT.

POOL SETBACK VARIANCE FOR A USABLE PORTION OF
THE POOL TO BE UNCOVERED AND SITE TO BE USABLE.
SETBACK VARIANCE DOES NOT IMPEDE ON NEIGHBORS,
AS IT FACES THE OWNER'S DOCK.

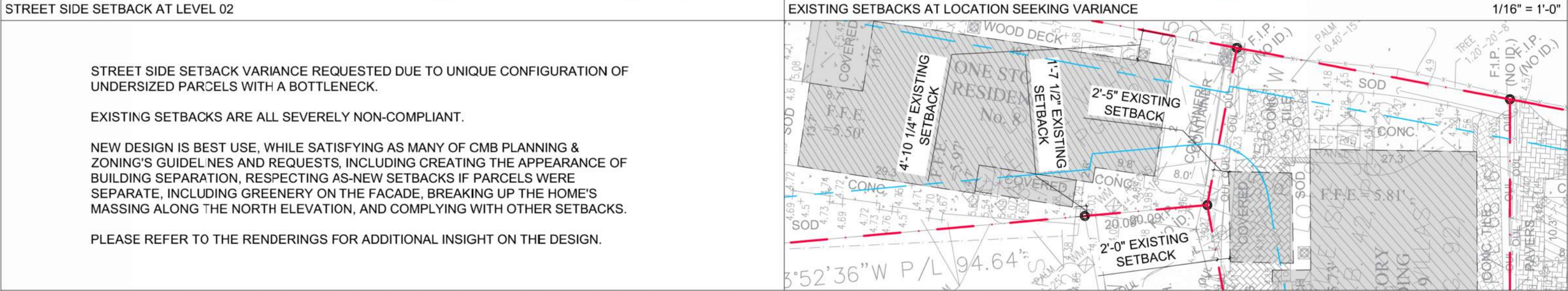
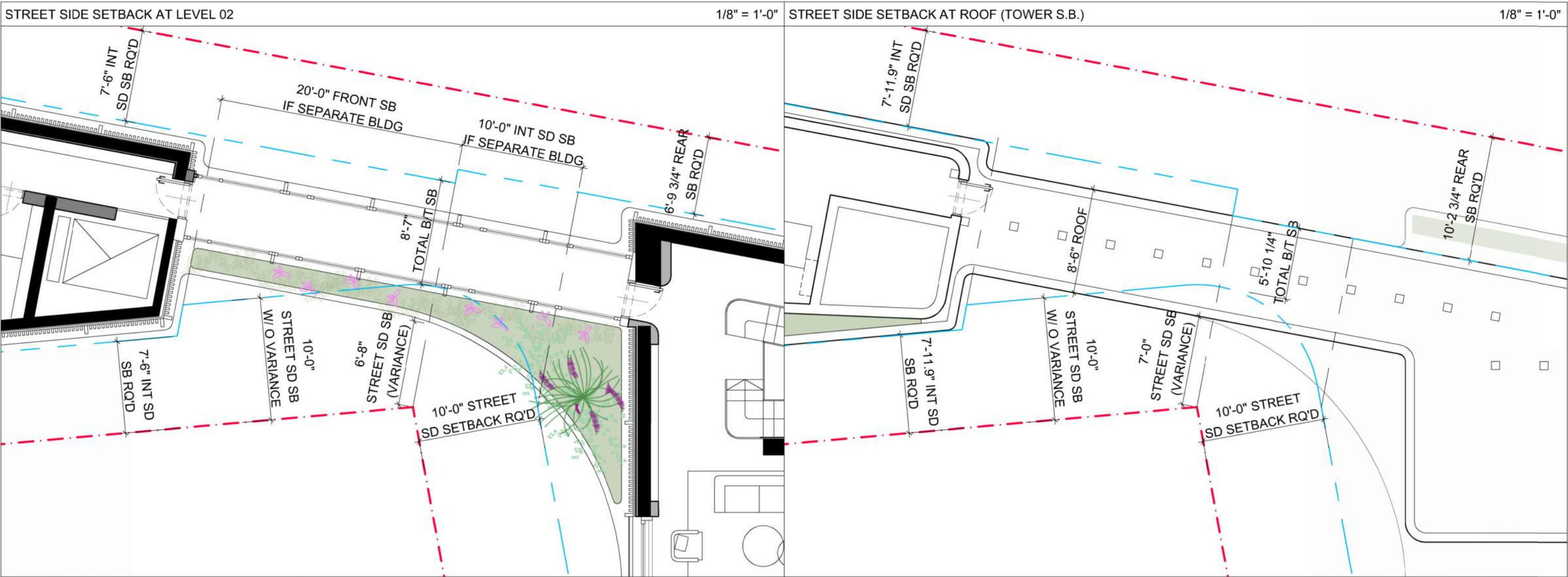
IDENTICAL VARIANCE WAS PREVIOUSLY GRANTED
UNDER DRB22-0841.

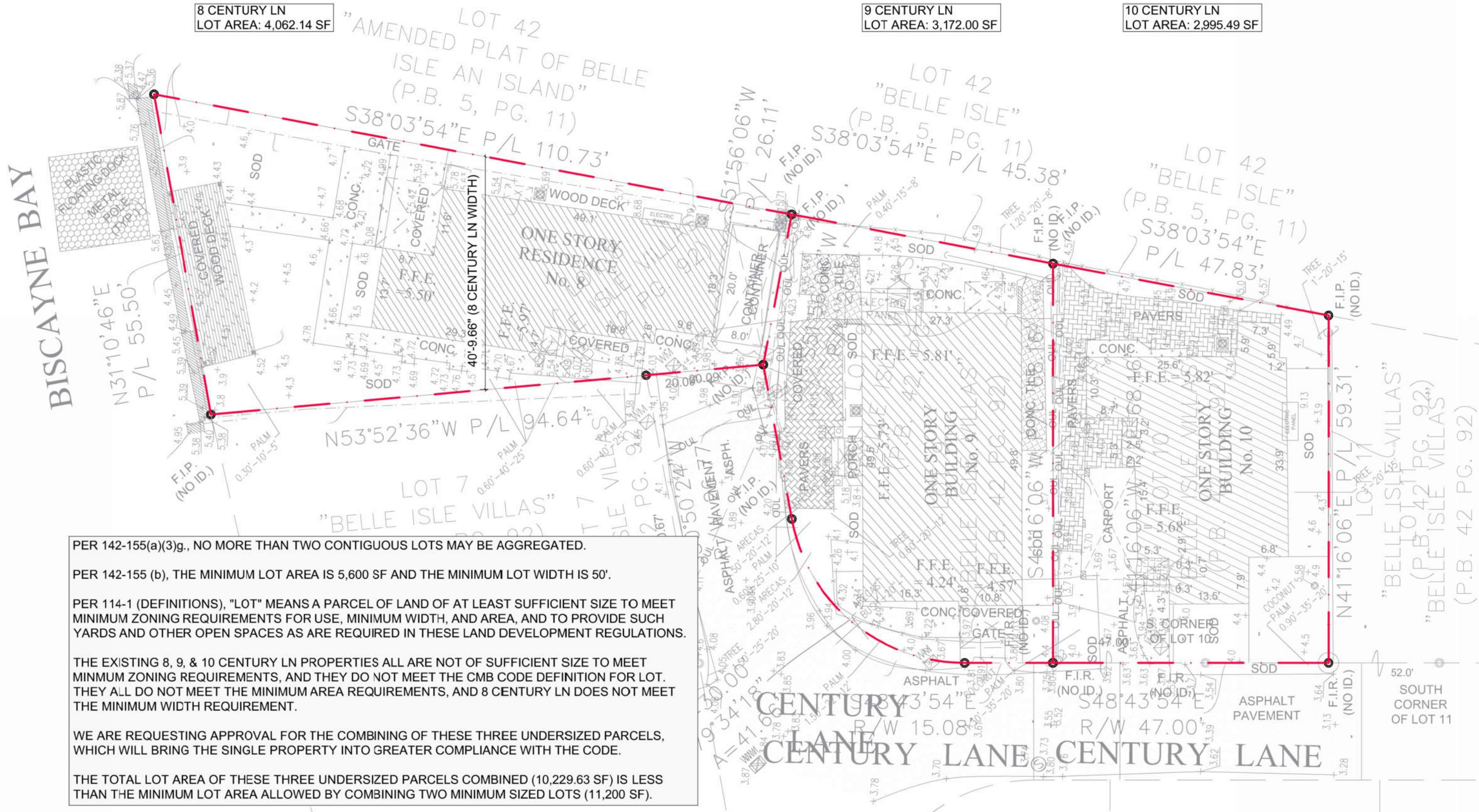
VARIANCE DIAGRAM - POOL SETBACK AT REAR WATERFRONT

1/8" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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PER 142-155(a)(3)g., NO MORE THAN TWO CONTIGUOUS LOTS MAY BE AGGREGATED.

PER 142-155 (b), THE MINIMUM LOT AREA IS 5,600 SF AND THE MINIMUM LOT WIDTH IS 50'.

PER 114-1 (DEFINITIONS), "LOT" MEANS A PARCEL OF LAND OF AT LEAST SUFFICIENT SIZE TO MEET MINIMUM ZONING REQUIREMENTS FOR USE, MINIMUM WIDTH, AND AREA, AND TO PROVIDE SUCH YARDS AND OTHER OPEN SPACES AS ARE REQUIRED IN THESE LAND DEVELOPMENT REGULATIONS.

THE EXISTING 8, 9, & 10 CENTURY LN PROPERTIES ALL ARE NOT OF SUFFICIENT SIZE TO MEET MINIMUM ZONING REQUIREMENTS, AND THEY DO NOT MEET THE CMB CODE DEFINITION FOR LOT. THEY ALL DO NOT MEET THE MINIMUM AREA REQUIREMENTS, AND 8 CENTURY LN DOES NOT MEET THE MINIMUM WIDTH REQUIREMENT.

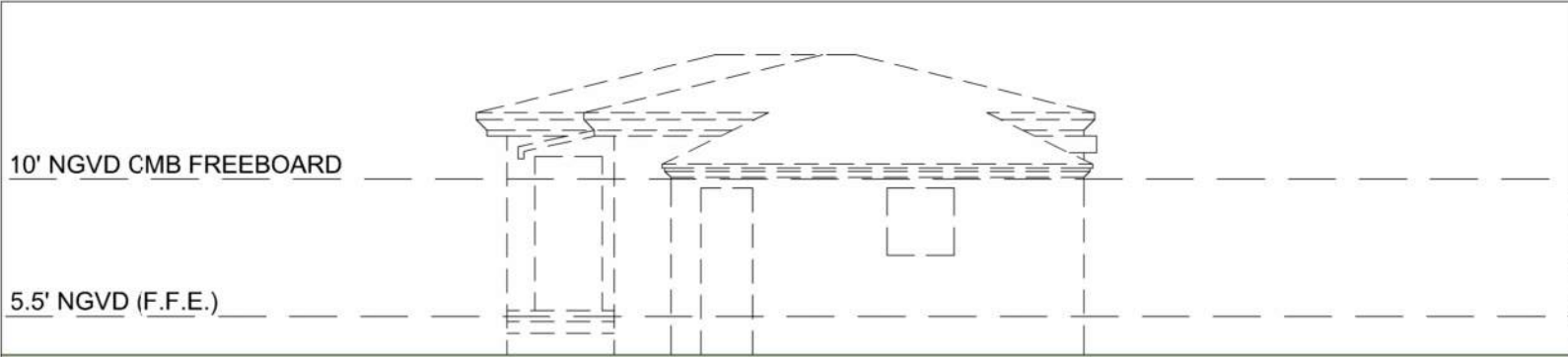
WE ARE REQUESTING APPROVAL FOR THE COMBINING OF THESE THREE UNDERSIZED PARCELS, WHICH WILL BRING THE SINGLE PROPERTY INTO GREATER COMPLIANCE WITH THE CODE.

THE TOTAL LOT AREA OF THESE THREE UNDERSIZED PARCELS COMBINED (10,229.63 SF) IS LESS THAN THE MINIMUM LOT AREA ALLOWED BY COMBINING TWO MINIMUM SIZED LOTS (11,200 SF).

VARIANCE DIAGRAM - COMBINING PARCELS

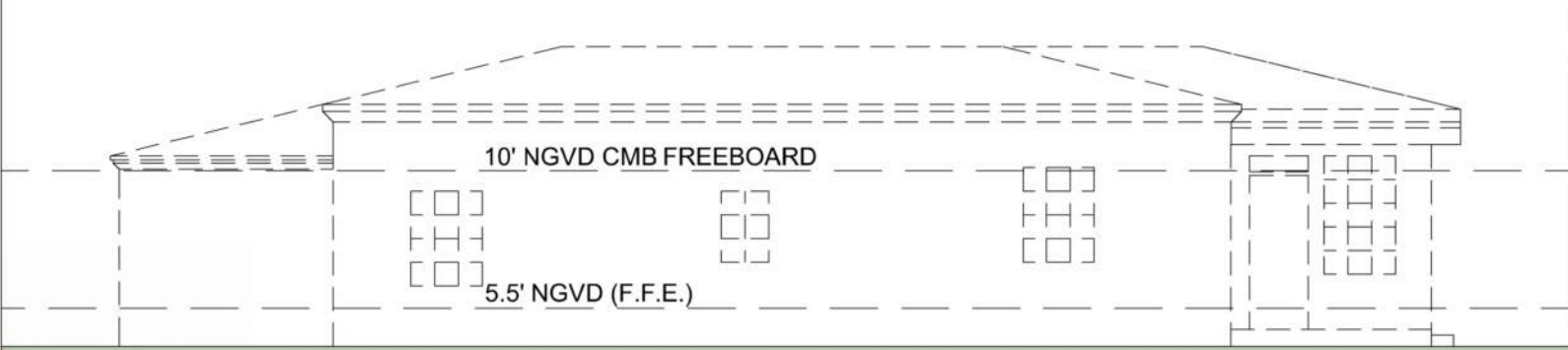
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-027
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DEMO ELEVATION A

1/8" = 1'-0"



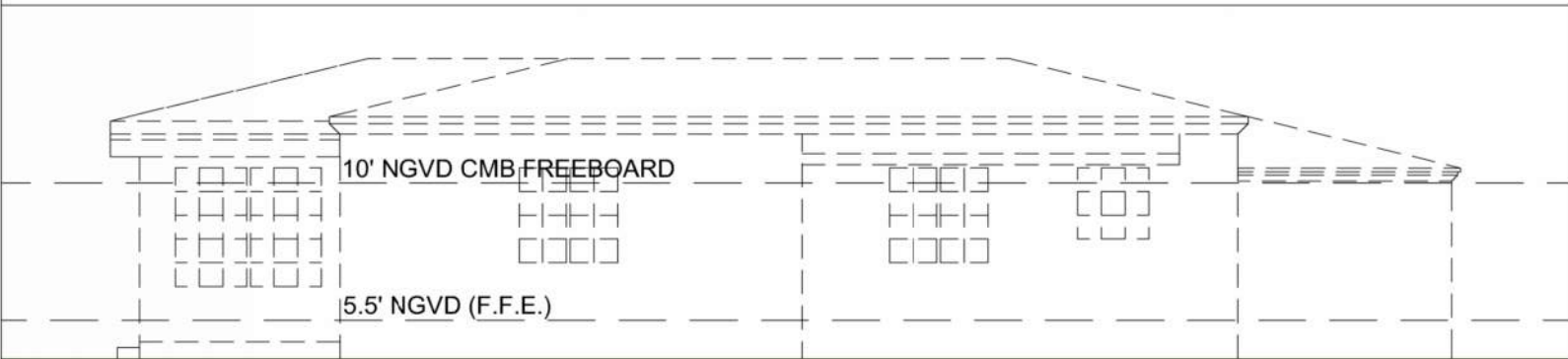
DEMO ELEVATION B

1/8" = 1'-0"



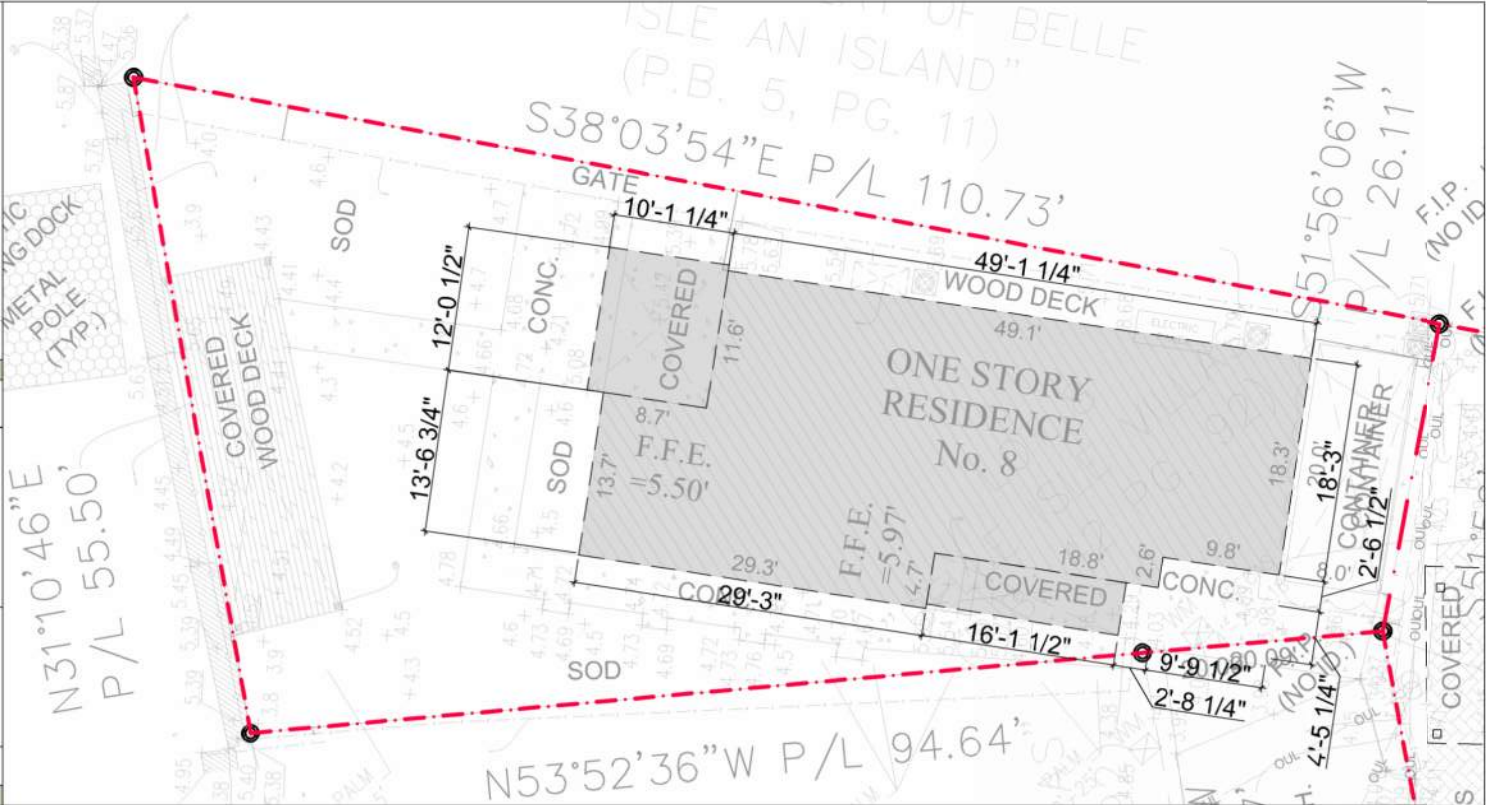
DEMO ELEVATION C

1/8" = 1'-0"



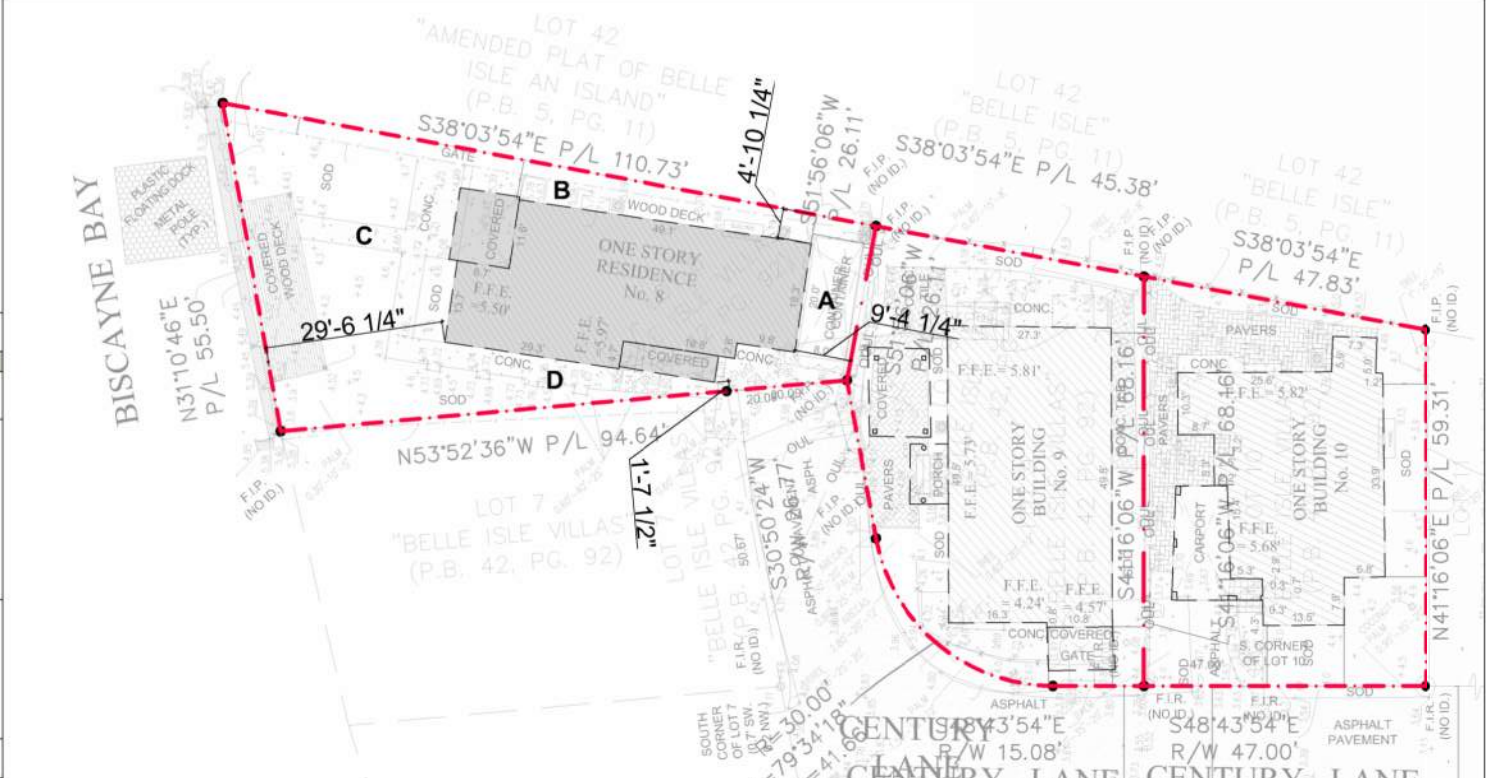
DEMO ELEVATION D

1/8" = 1'-0"



DEMO FLOOR PLAN

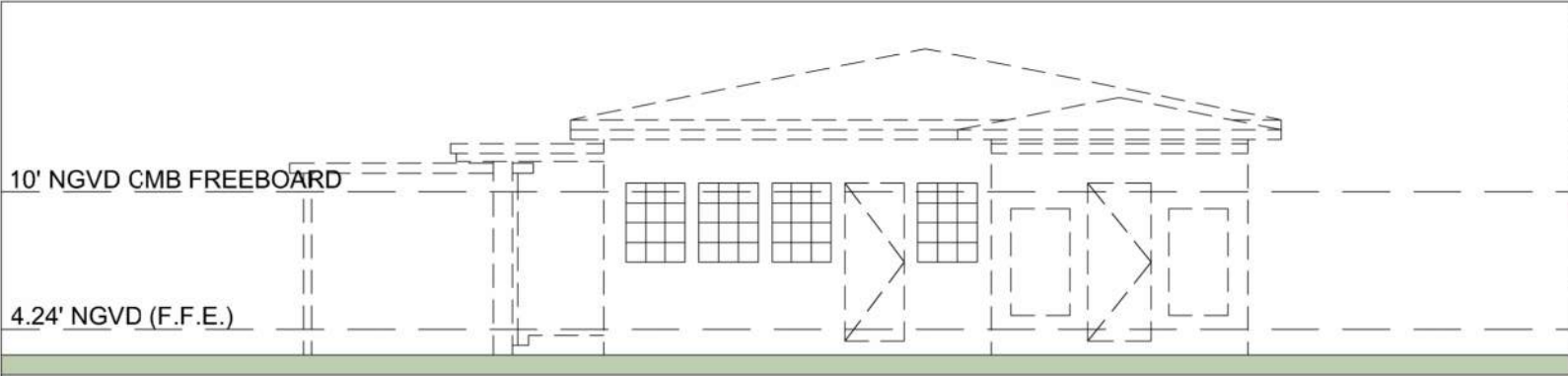
1/16" = 1'-0"



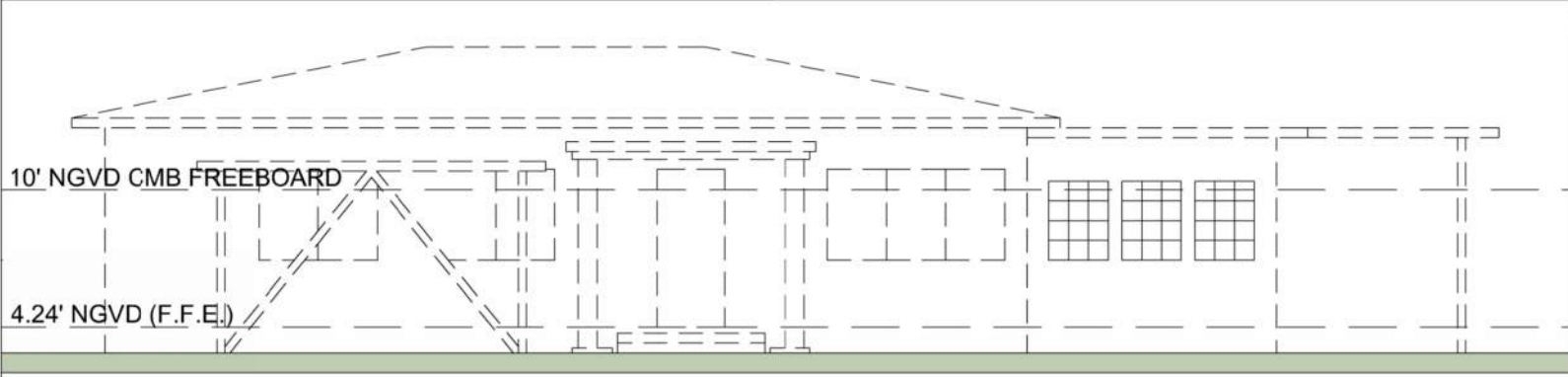
DEMO SITE PLAN WITH EXISTING SETBACKS & ELEVATIONS KEY

1/32" = 1'-0"

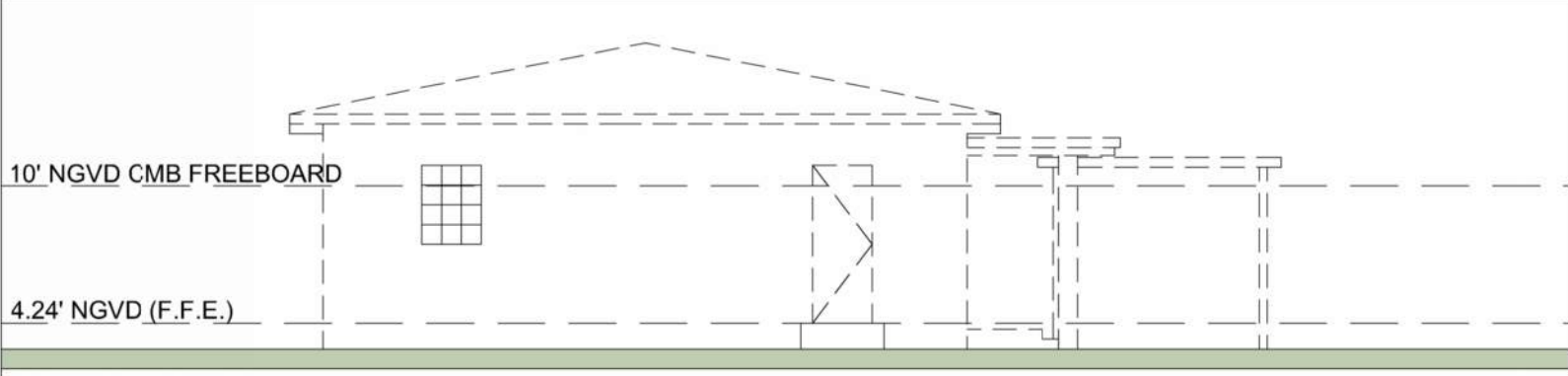
DEMOLITION PLAN & ELEVATIONS - 8 CENTURY LN						
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-101
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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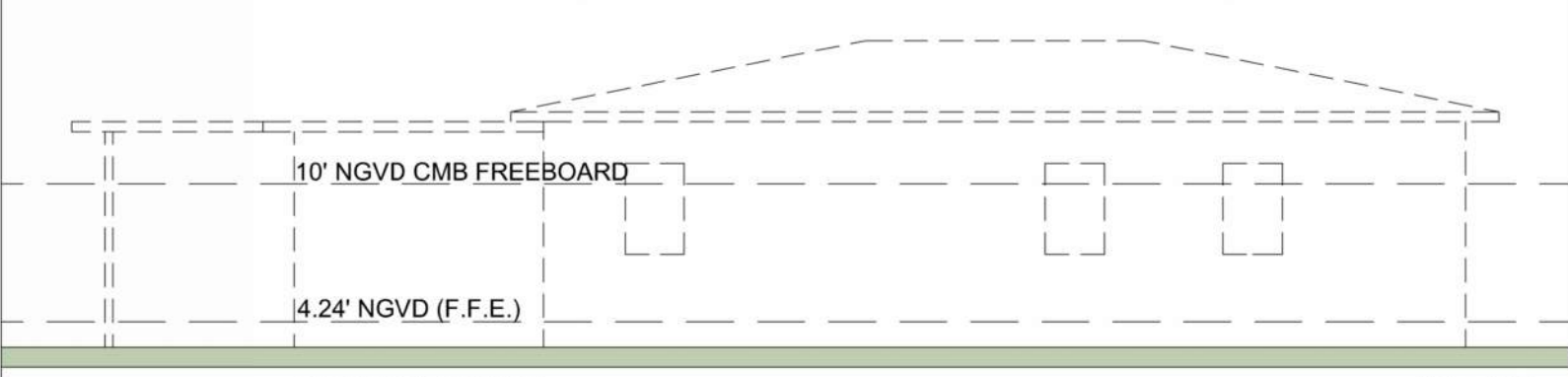
DEMO ELEVATION A 1/8" = 1'-0"



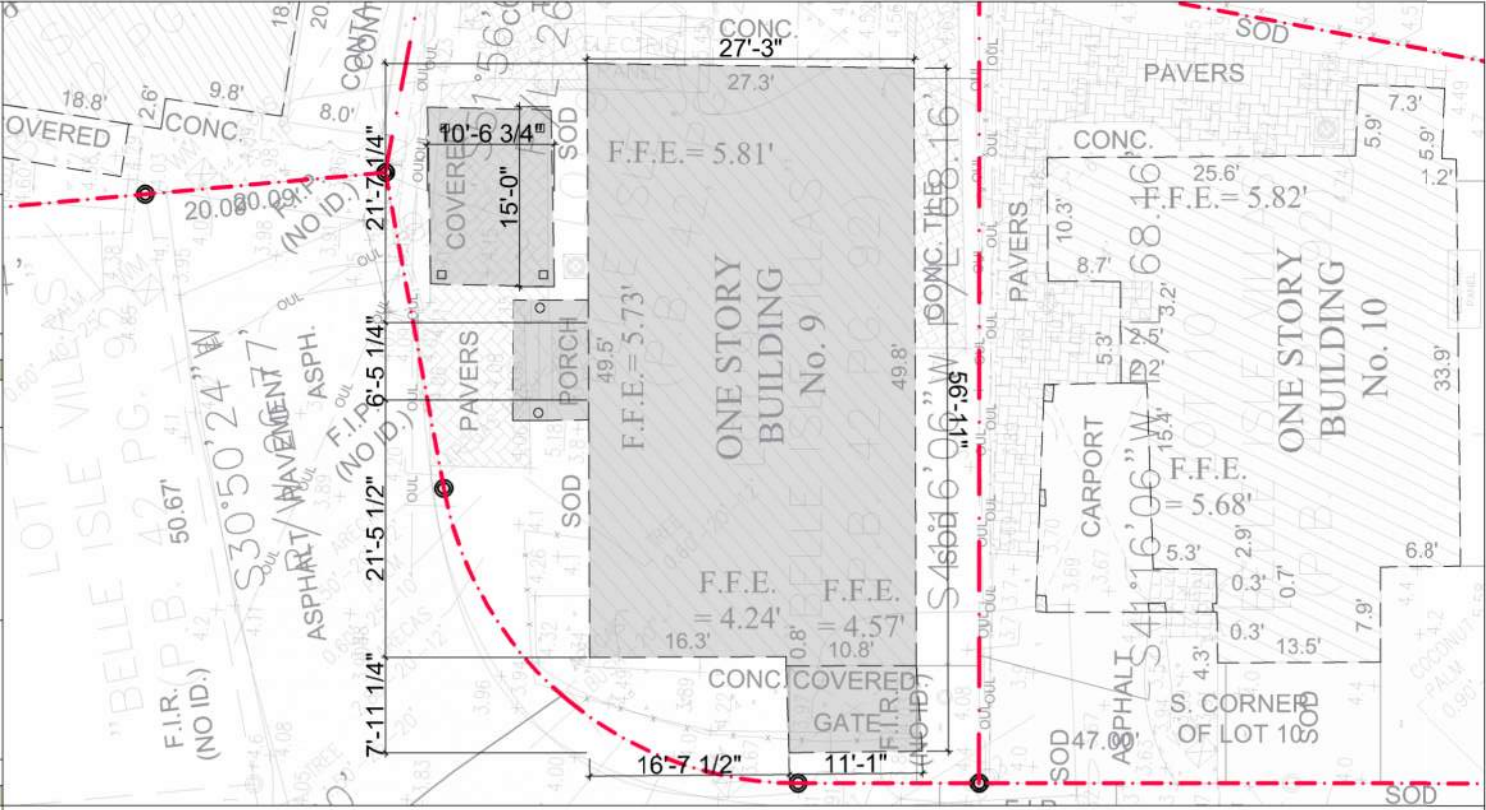
DEMO ELEVATION B 1/8" = 1'-0"



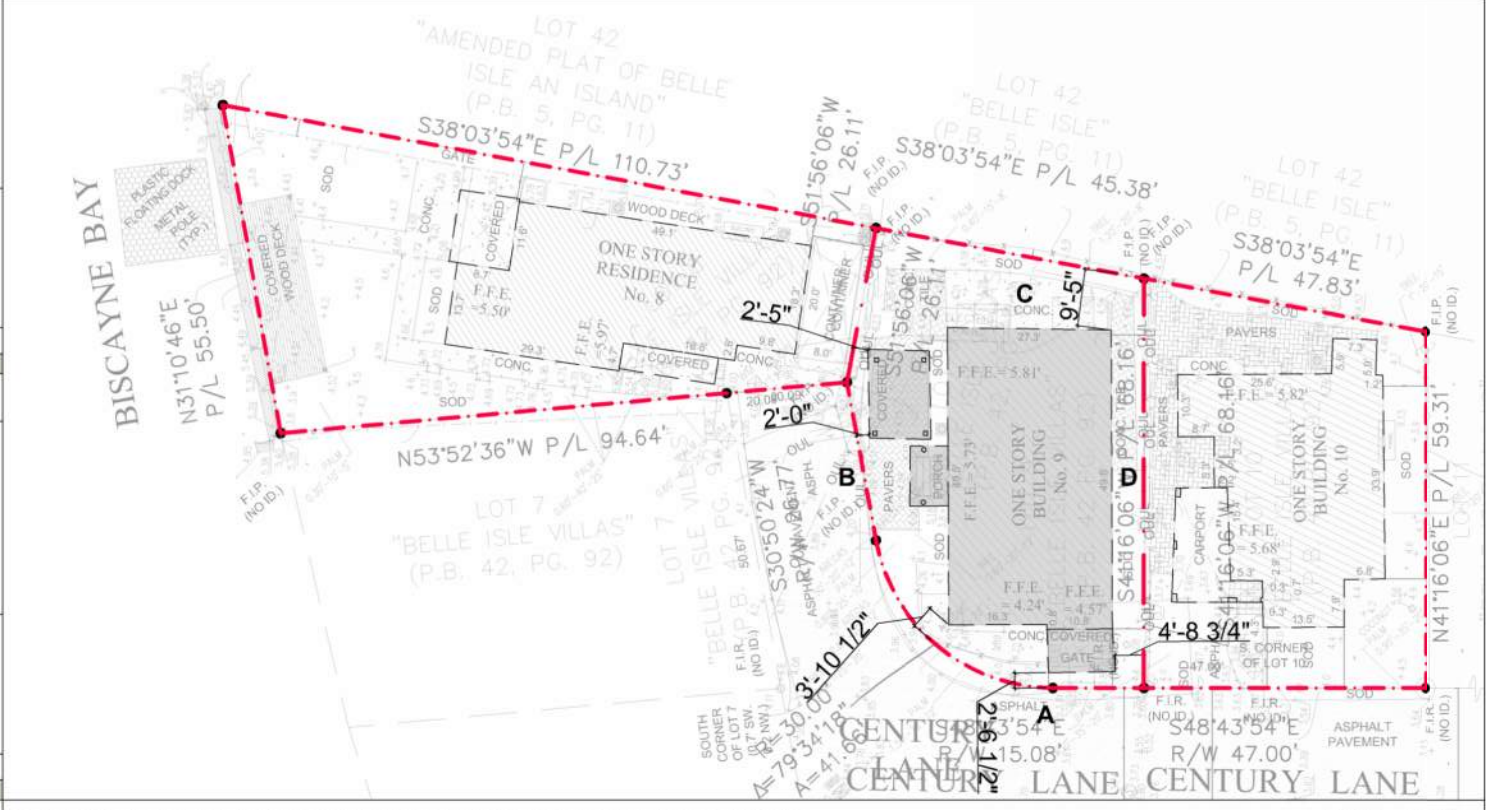
DEMO ELEVATION C 1/8" = 1'-0"



DEMO ELEVATION D 1/8" = 1'-0"

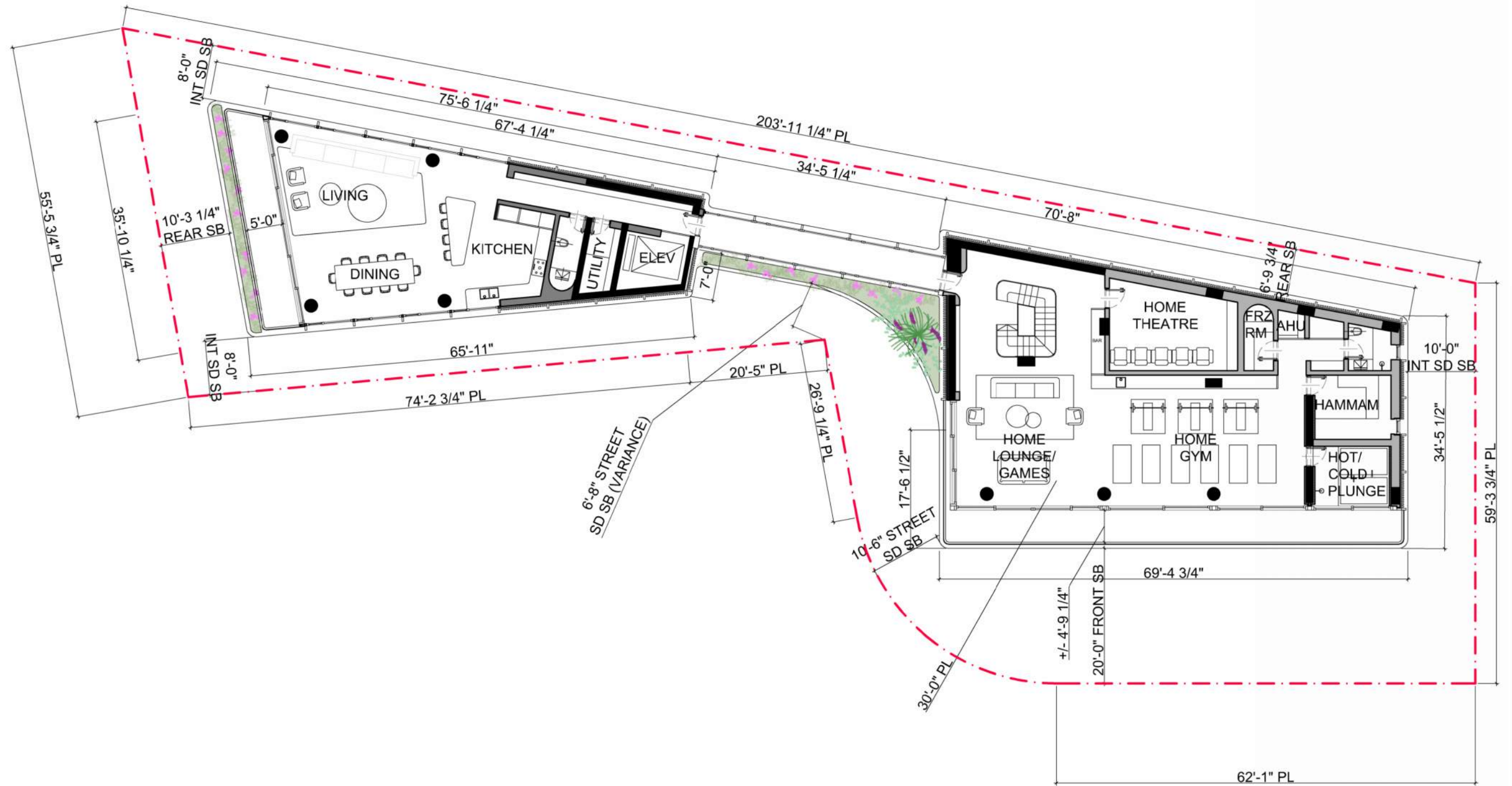


DEMO FLOOR PLAN 1/16" = 1'-0"



DEMO SITE PLAN WITH EXISTING SETBACKS & ELEVATIONS KEY 1/32" = 1'-0"

DEMOLITION PLAN & ELEVATIONS - 9 CENTURY LN						
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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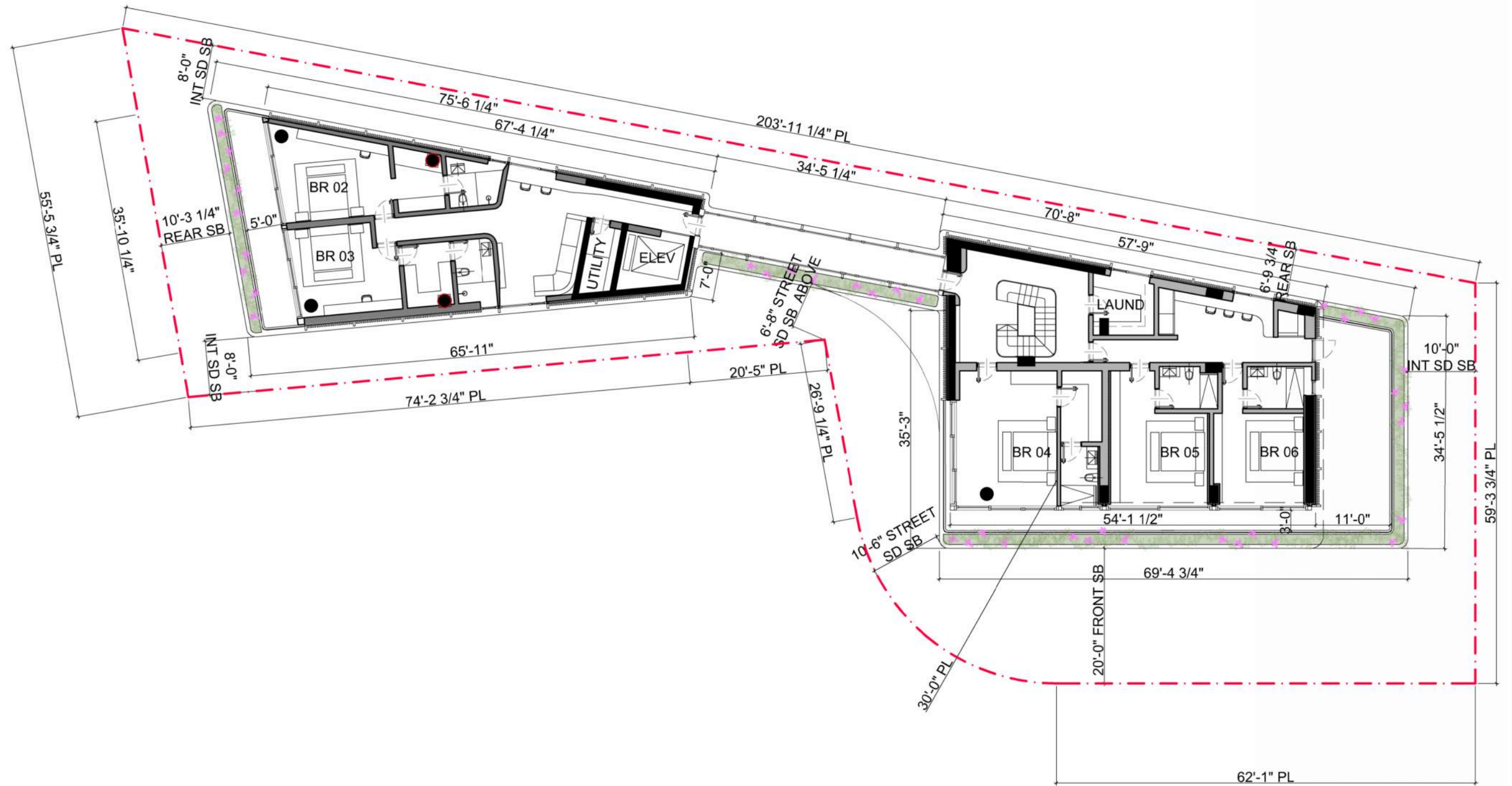


LEVEL 02 FLOOR PLAN

1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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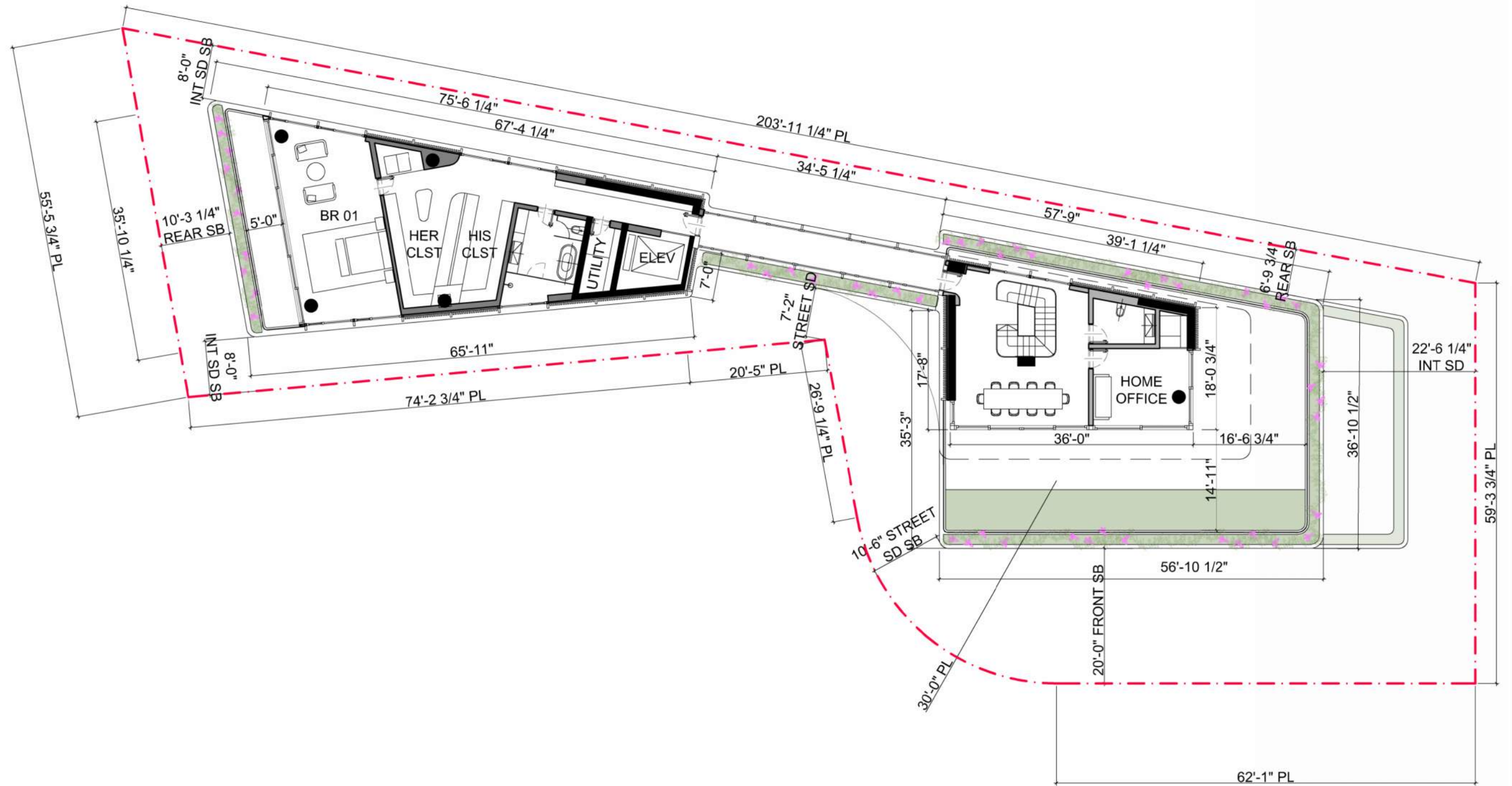


LEVEL 03 FLOOR PLAN

1/16" = 1'-0"

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					02/ 02/ 2025	

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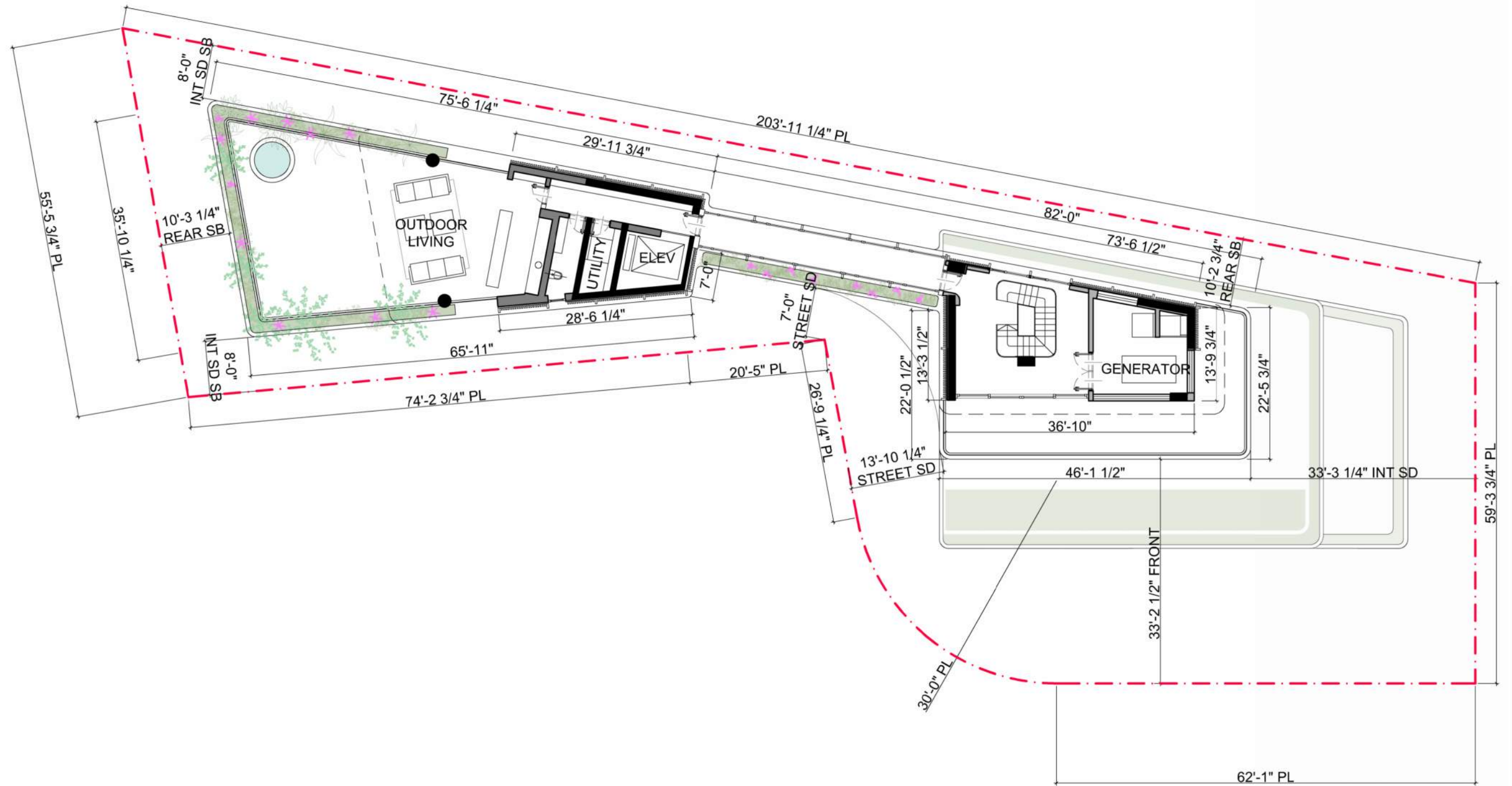


LEVEL 04 FLOOR PLAN

1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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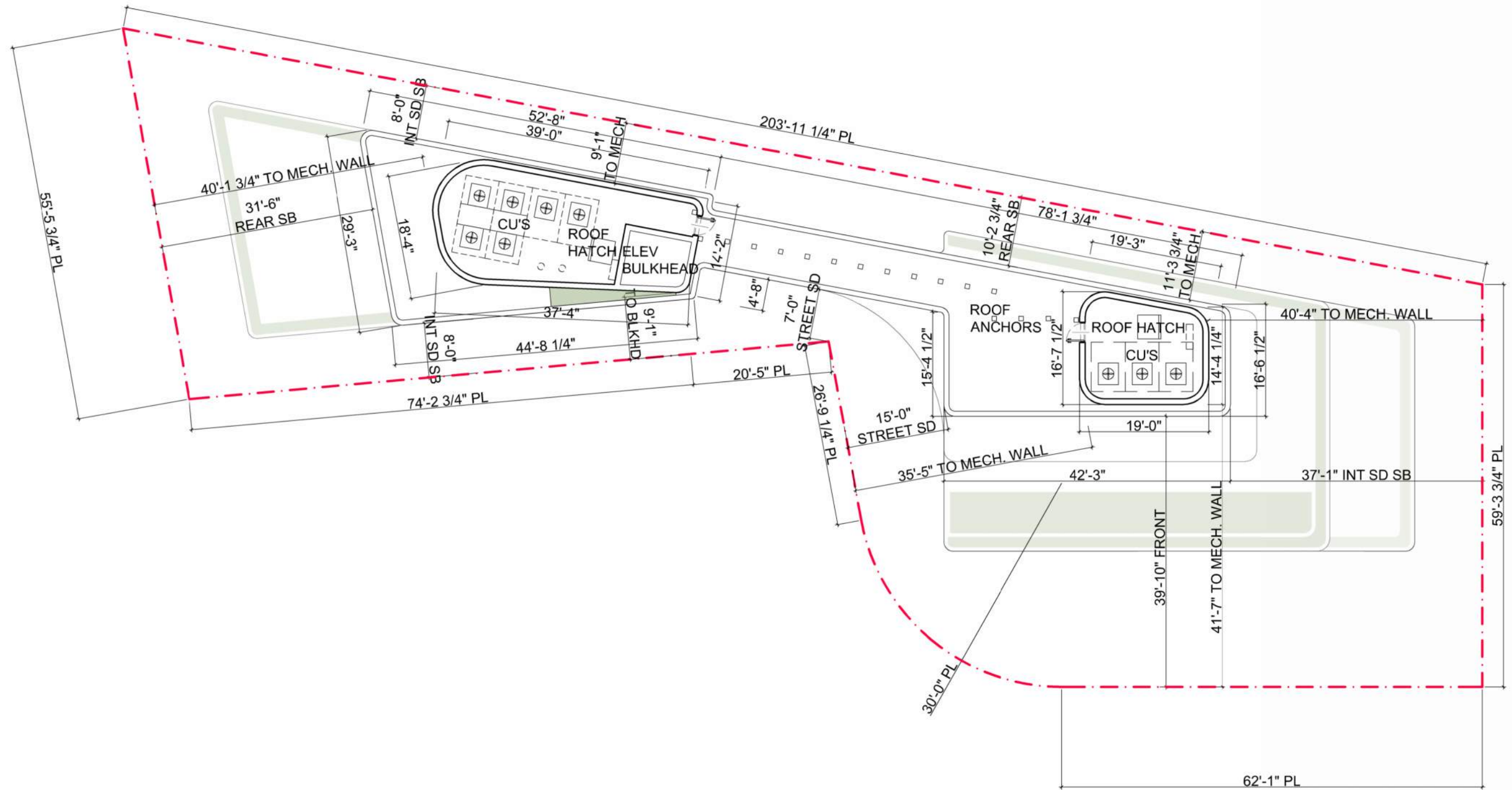


LEVEL 05 FLOOR PLAN

1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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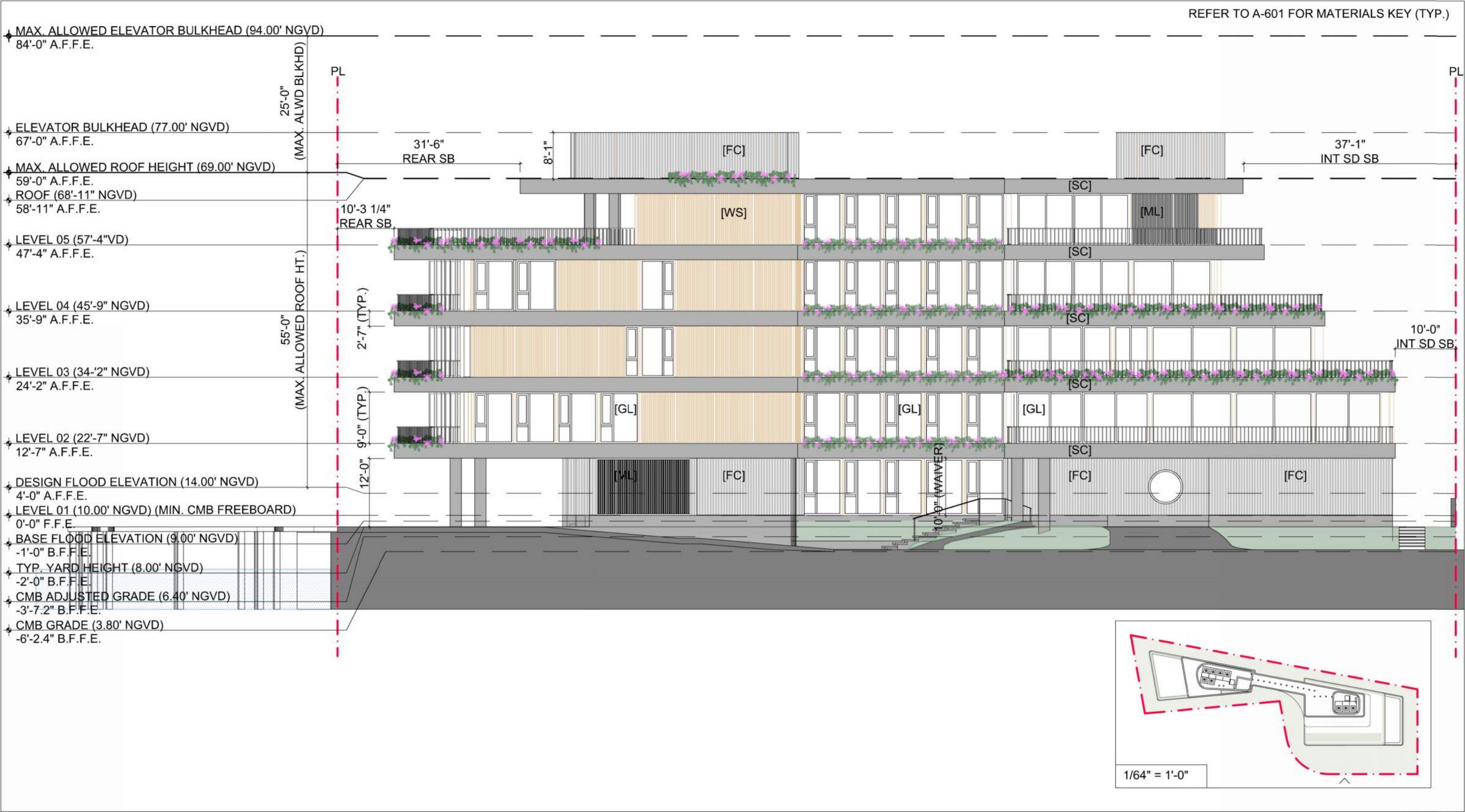
ROOF PLAN

1/16" = 1'-0"

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					02/ 02/ 2025	

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EXTERIOR ELEVATION - SOUTH						1/16" = 1'-0"	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025		
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MAX. ALLOWED ELEVATOR BULKHEAD (94.00' NGVD)
84'-0" A.F.F.E.

ELEVATOR BULKHEAD (77.00' NGVD)
67'-0" A.F.F.E.

MAX. ALLOWED ROOF HEIGHT (69.00' NGVD)
59'-0" A.F.F.E.
ROOF (68'-11" NGVD)
58'-11" A.F.F.E.

LEVEL 05 (57'-4"VD)
47'-4" A.F.F.E.

LEVEL 04 (45'-9" NGVD)
35'-9" A.F.F.E.

LEVEL 03 (34'-2" NGVD)
24'-2" A.F.F.E.

LEVEL 02 (22'-7" NGVD)
12'-7" A.F.F.E.

DESIGN FLOOD ELEVATION (14.00' NGVD)
4'-0" A.F.F.E.

LEVEL 01 (10.00' NGVD) (MIN. CMB FREEBOARD)
0'-0" F.F.E.

BASE FLOOD ELEVATION (9.00' NGVD)
-1'-0" B.F.F.E.

TYP. YARD HEIGHT (8.00' NGVD)
-2'-0" B.F.F.E.

CMB ADJUSTED GRADE (6.40' NGVD)
-3'-7.2" B.F.F.E.

CMB GRADE (3.80' NGVD)
-6'-2.4" B.F.F.E.

25'-0"
(MAX. ALLOWED BULKHEAD)

55'-0"
(MAX. ALLOWED ROOF HT.)

PL

39'-10"
FRONT SB

[FC]

[SC]

[WS]

[SC]

20'-0"
FRONT SB

[SC]

[SC]

[WS]

[SC]

10'-0" (WAIVER)

PL

10'-2 3/4"
REAR SB

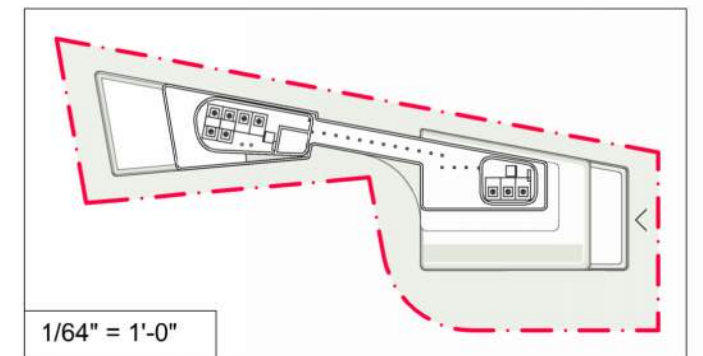
6'-9 3/4"
REAR SB

2'-7" (TYP.)

9'-0" (TYP.)

12'-0"

OPERABLE/ DOORS TO TRASH,
RECYCLING, & ELECTRICAL



1/64" = 1'-0"

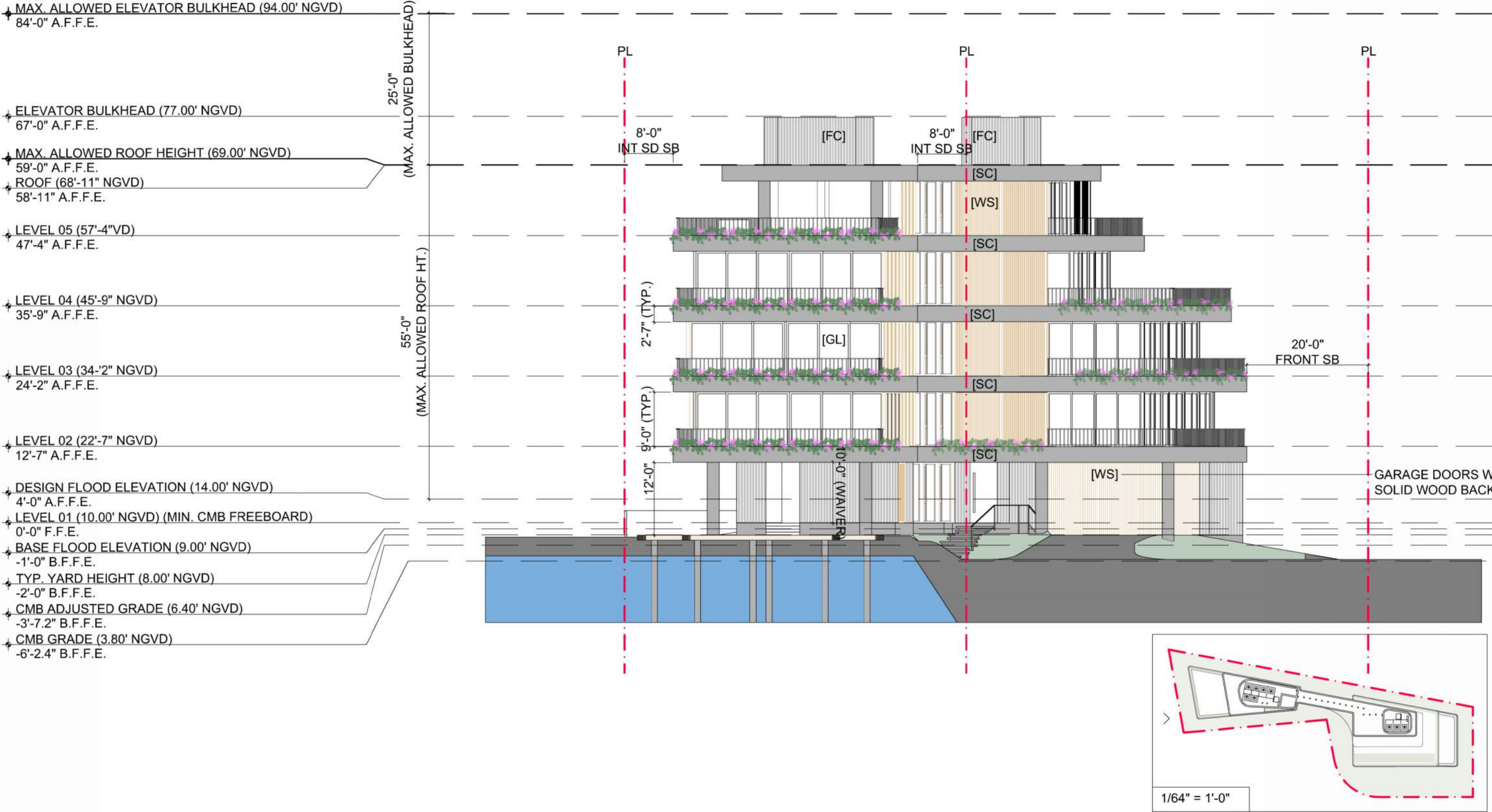
EXTERIOR ELEVATION - EAST

1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

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EXTERIOR ELEVATION - WEST

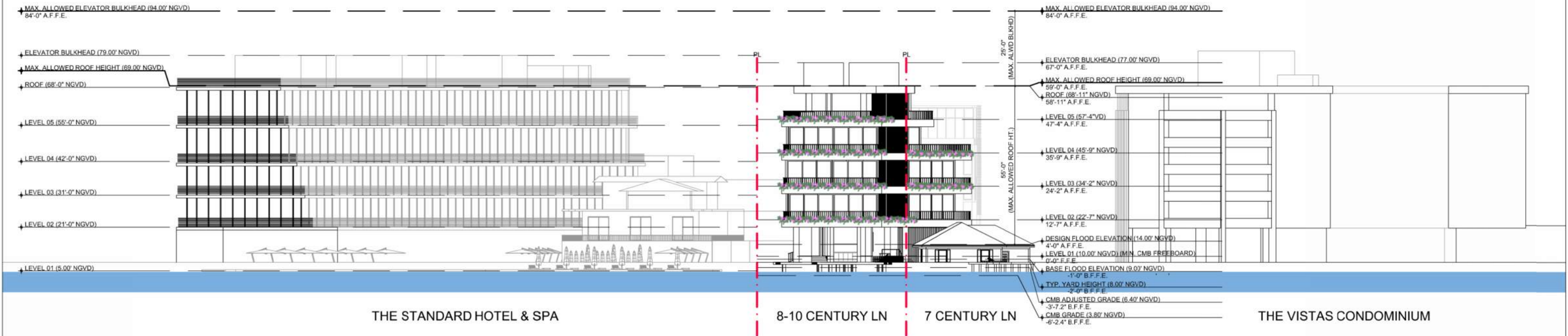
1/16" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	

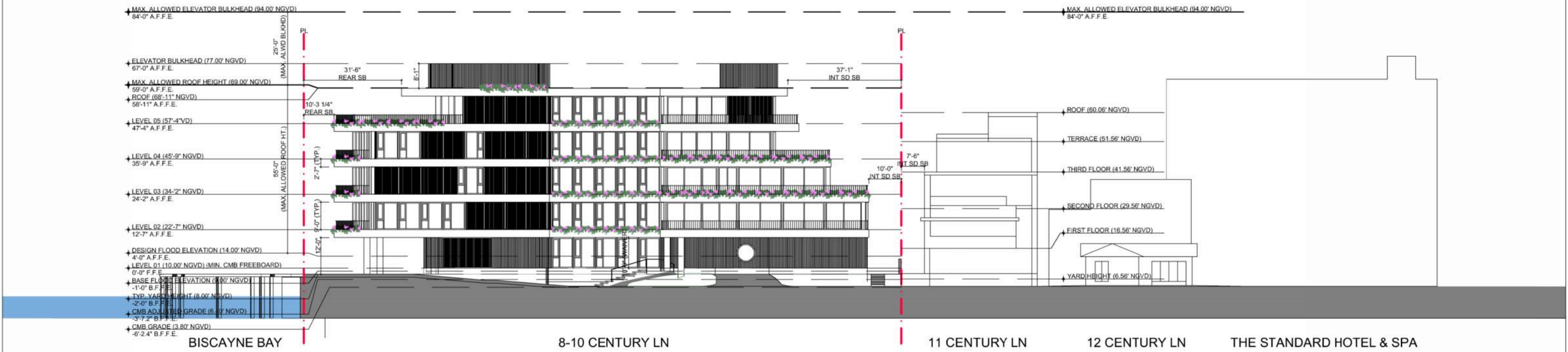
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WATERFRONT/ BISCAINE BAY CONTEXT ELEVATION



STREET/ CENTURY LN CONTEXT ELEVATION



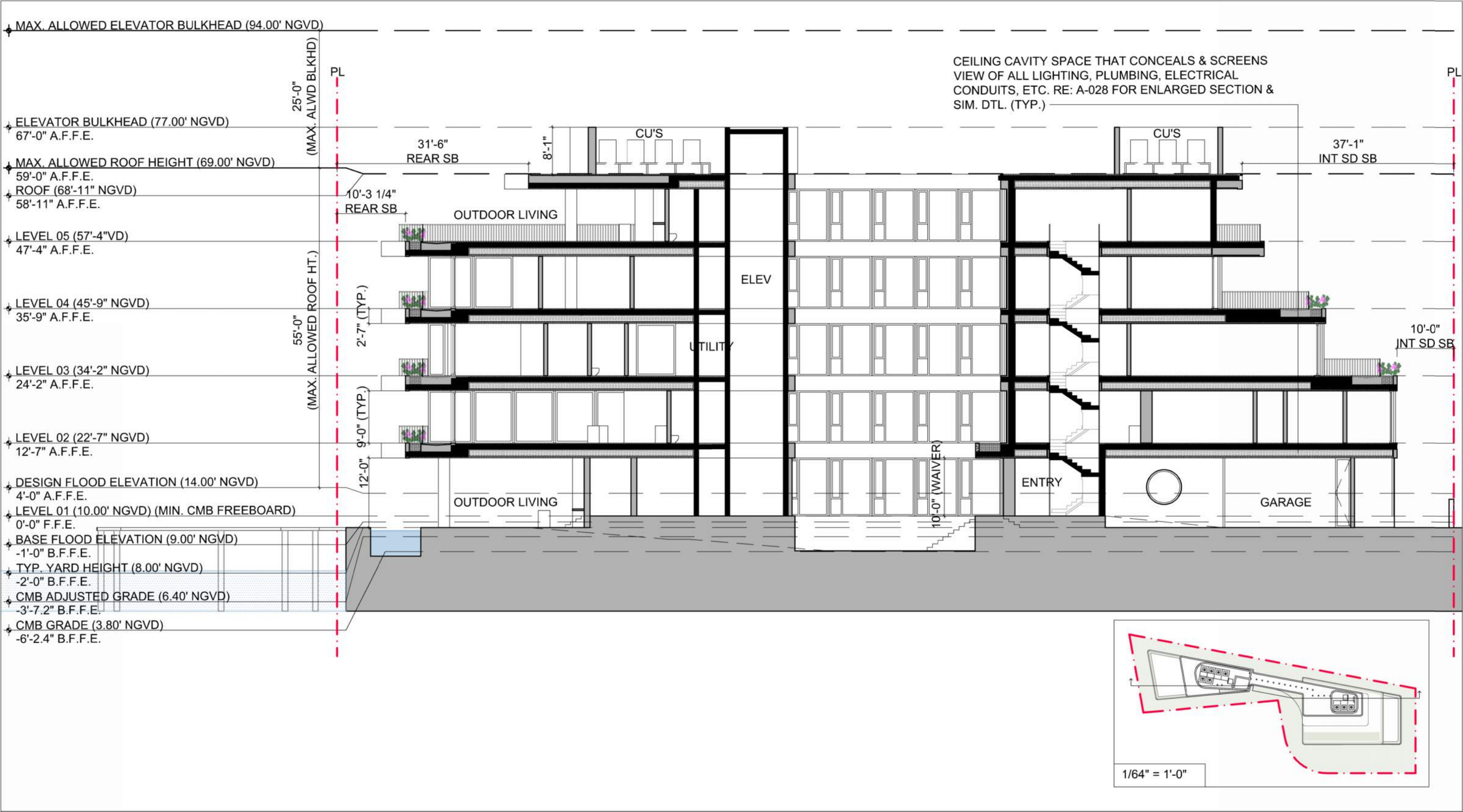
CONTEXT ELEVATIONS

1/32" = 1'-0"

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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	


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SECTION					1/16" = 1'-0"	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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[GL] MINIMALIST FENESTRATION FRAMES




HOME FACADE

[WS] ACCOYA WOOD SLAT SCREENS (FIXED U.O.N.)




HOME FACADE

[WC] ACCOYA WOOD CEILINGS




CEILINGS/ UNDERSIDE OF SOFFITS

[SC] SMOOTH CONCRETE



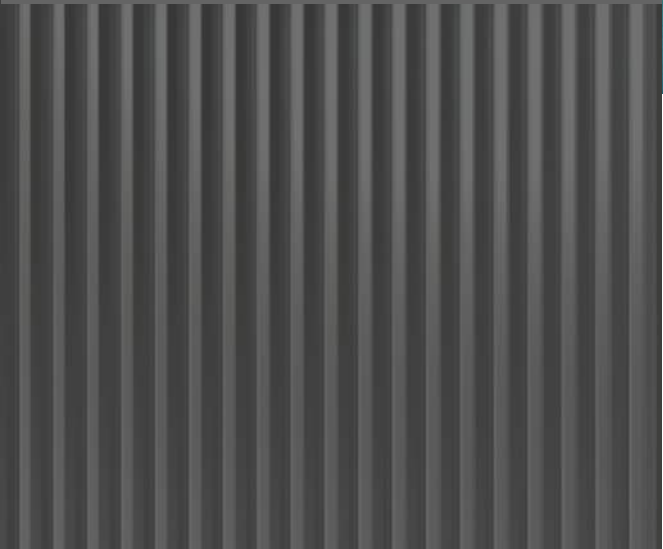
FASCIA/ BANDS AT EACH LEVEL & COLUMNS

[RL] MINIMALIST ALUMINUM RAILINGS




EXTERIOR RAILINGS

[ML] MINIMALIST ALUMINUM LOUVERS/ SCREEN




WHERE NEEDED AT EQUIPMENT & GENERATOR

[FC] FLUTED/ RIBBED CONCRETE




GROUND LEVEL FACADE, SITE WALLS, & A/C WALLS ON ROOF

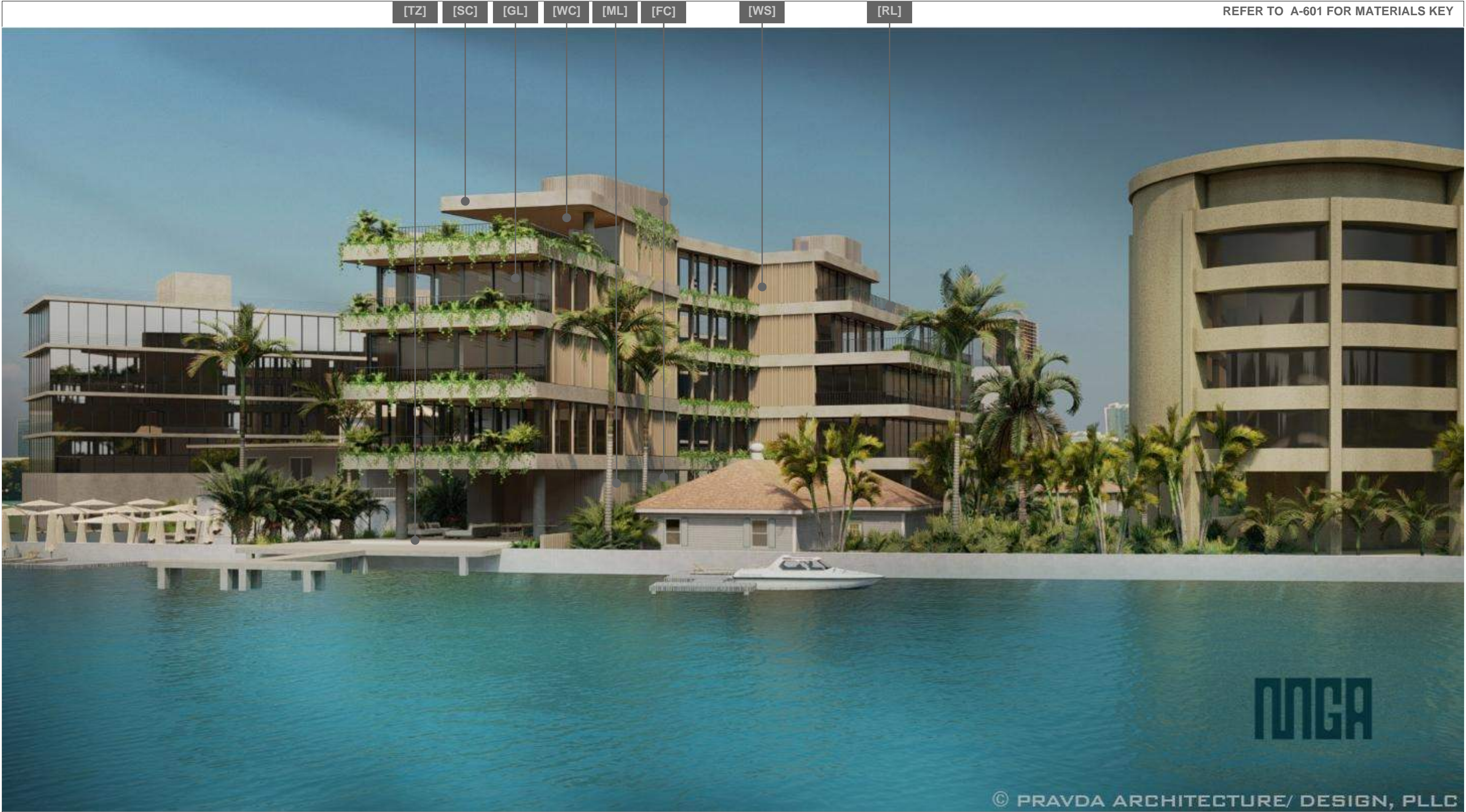
[TZ] WHITE TERRAZZO



POOL DECK, RAMPS, & BALCONY FLOORS



MATERIALS						
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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RENDERING - WATER VIEW, SOUTHWEST						
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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RENDERING - WATER VIEW, NORTHWEST						
© PRAVDA ARCHITECTURE/ DESIGN, PLLC	AR95842	MARTIN GOMEZ OFICINA DE ARQUITECTURA	PROJECT: 8-10 CENTURY LN	STATUS: DRB FINAL SUBMITTAL	DATE:	A-902
12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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RENDERING - STREET VIEW						
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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RENDERING - NORTH ELEVATION						
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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12906 154TH RD N. JUPITER, FL 33478	305/ 707/ 7663	THE LUSH THEORY	8, 9, 10 CENTURY LN MIAMI BEACH, FL 33139	PROJECT NUMBER: 2023_P09	02/ 02/ 2025	
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