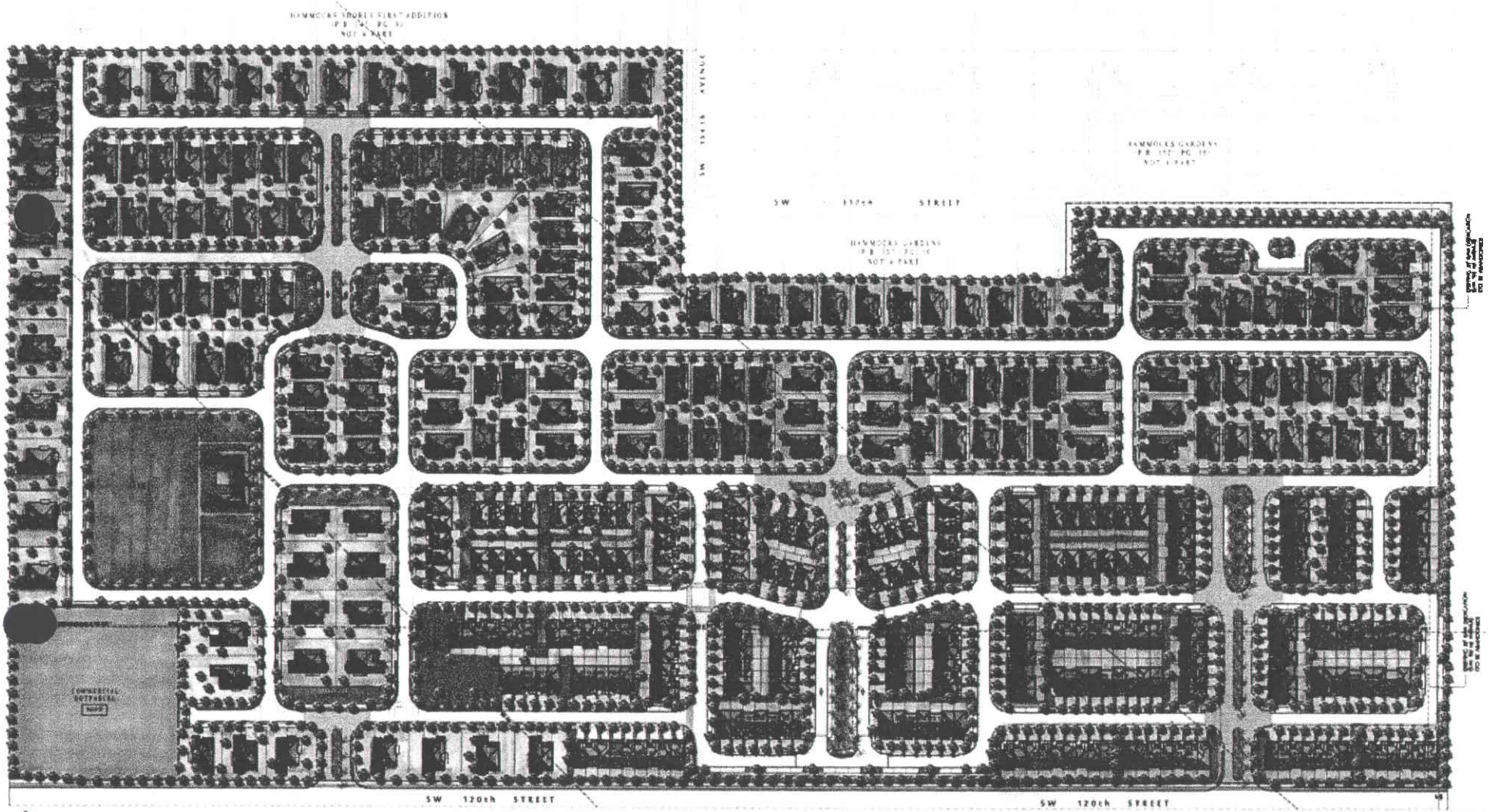
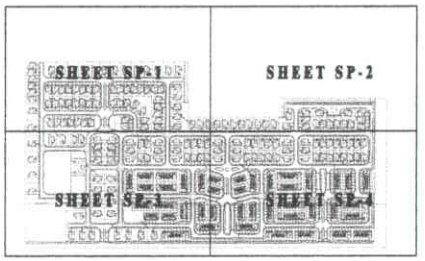
C E N T U R Y G A R D E N S

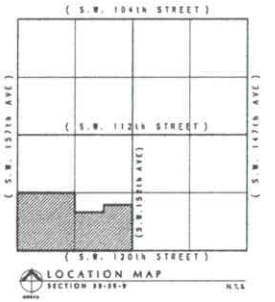


SITE PLAN

PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES
Architects - Planners

RECEIVED
OCT 06 2006
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION





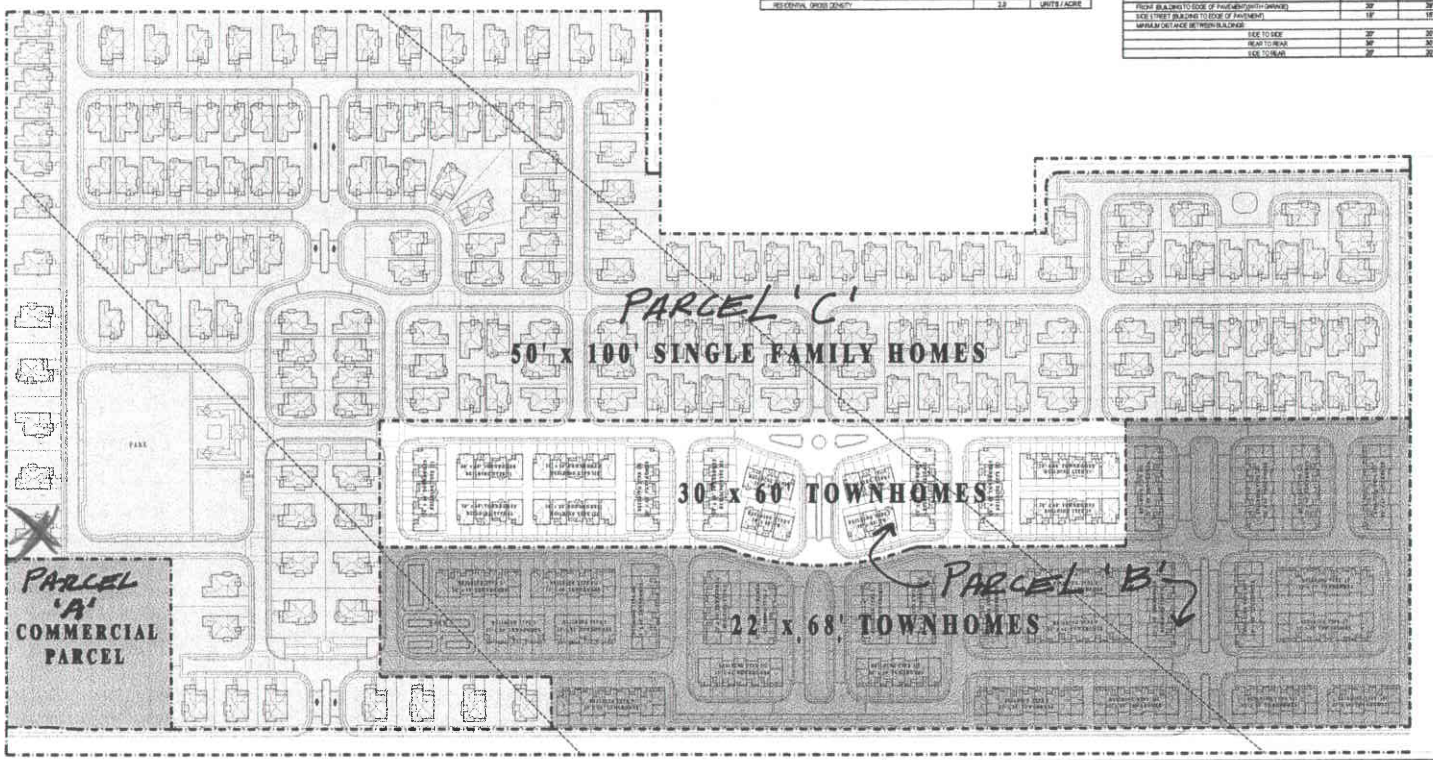
GENERAL DATA			
		S.F.	ACRES
GROSS AREA		3,044,793	69.899
COMMERCIAL PARCEL	(GROSS AREA)	109,083	2.504
RESIDENTIAL PARCEL	(GROSS AREA)	2,826,889	67.394
PROPOSED R/W DEDICATION COMMERCIAL PARCEL		14,474	0.332
PROPOSED R/W DEDICATION RESIDENTIAL PARCEL		131,809	3.026
COMMERCIAL PARCEL	(NET AREA)	94,619	2.172
RESIDENTIAL PARCEL	(NET AREA)	2,803,881	64.369
- SINGLE FAMILY HOMES	(NET AREA)	1,788,730	40.500
- TOWNHOMES	(NET AREA)	1,057,150	23.810
UNITS (BY PRODUCT TYPE)			
SINGLE FAMILY HOMES		181	UNITS
	UNIT 'A'	3	BEDROOMS
	UNIT 'B'	4	BEDROOMS
	UNIT 'C'	4	BEDROOMS
TOWNHOMES		255	UNITS
22'x67' TOWNHOMES		188	UNITS
	UNIT 'A'	3	BEDROOMS
	UNIT 'B'	3	BEDROOMS
	UNIT 'C'	3	BEDROOMS
	UNIT 'D'	4	BEDROOMS
30'x60' TOWNHOMES		67	UNITS
	UNIT 'A'	3	BEDROOMS
	UNIT 'B'	3	BEDROOMS
	UNIT 'C'	4	BEDROOMS
TOTAL NUMBER OF UNITS		448	UNITS
RESIDENTIAL GROSS DENSITY		6.8	UNITS / ACRE
(GROSS AREA UNDER OLZ LINE		568,178	13.044
TOTAL NUMBER OF UNITS UNDER OLZ LINE		28	UNITS
RESIDENTIAL GROSS DENSITY		2.0	UNITS / ACRE

TOWNHOMES DATA		
	S.F.	% OF NET AREA
RESIDENTIAL BUILDING AREA	387,713	36.68%
UNIT DRIVEWAYS	109,880	8.74%
PRIVATE ROADS	311,884	19.49%
PARKING AREAS	15,640	1.81%
SIDEWALKS	100,843	9.73%
GREEN OPEN AREAS	230,219	21.36%
TOTAL (NET AREA TOWNHOMES)	1,057,180	100.00%

OPEN SPACE DATA		
	S.F.	% OF NET AREA
SIDEWALKS	100,843	9.72%
GREEN OPEN AREAS	220,319	21.24%
TOTAL	321,162	30.96%

PARKING DATA		
	REQUIRED	PROVIDED
RESIDENTIAL PARKING SPACES		
22'x67' TOWNHOMES	376	376
22'x67' TOWNHOMES	134	134
SINGLE FAMILY HOMES	362	362
VISITOR PARKING	84	115
TOTAL RESIDENTIAL PARKING SPACES	956	1007
AMENITIES PARKING SPACES		
REGULAR PARKING SPACES	4	4
HANDICAP PARKING SPACES	1	1
TOTAL	961	1012

SETBACK REQUIREMENTS		
	REQUIRED	PROVIDED
FRONT (BUILDING TO EDGE OF PAVEMENT(WITH SWINGE)	20'	20'
SIDE STREET (BUILDING TO EDGE OF PAVEMENT)	15'	15'
MINIMUM DISTANCE BETWEEN BUILDINGS		
SIDE TO SIDE	20'	20'
REAR TO REAR	30'	30'
SIDE TO REAR	20'	20'



Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS, PLANNERS
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MIAMI, FLORIDA 33126
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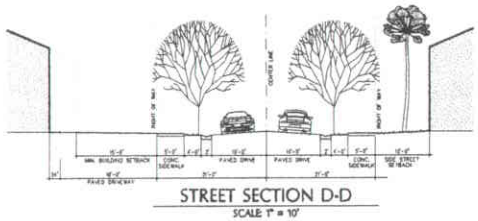
FACSIMILE : (305) 592-6865
www.pascualperezkilidjian.com

REVISIONS:
1: 10. 05. 06

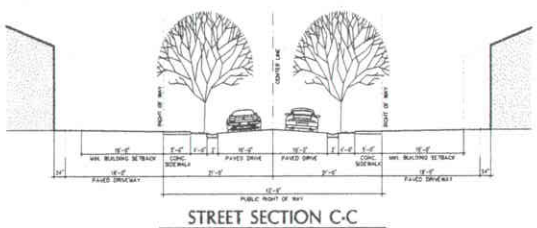
CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

COVERSHEET
DATE : 05. 08. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

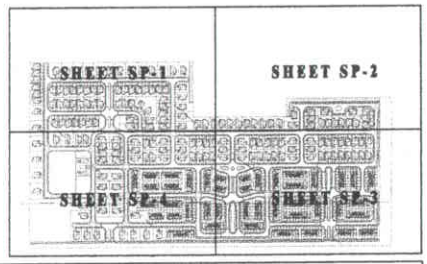
C-1
SHEET NO. :

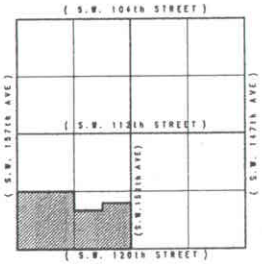


STREET SECTION D-D
SCALE 1" = 10'



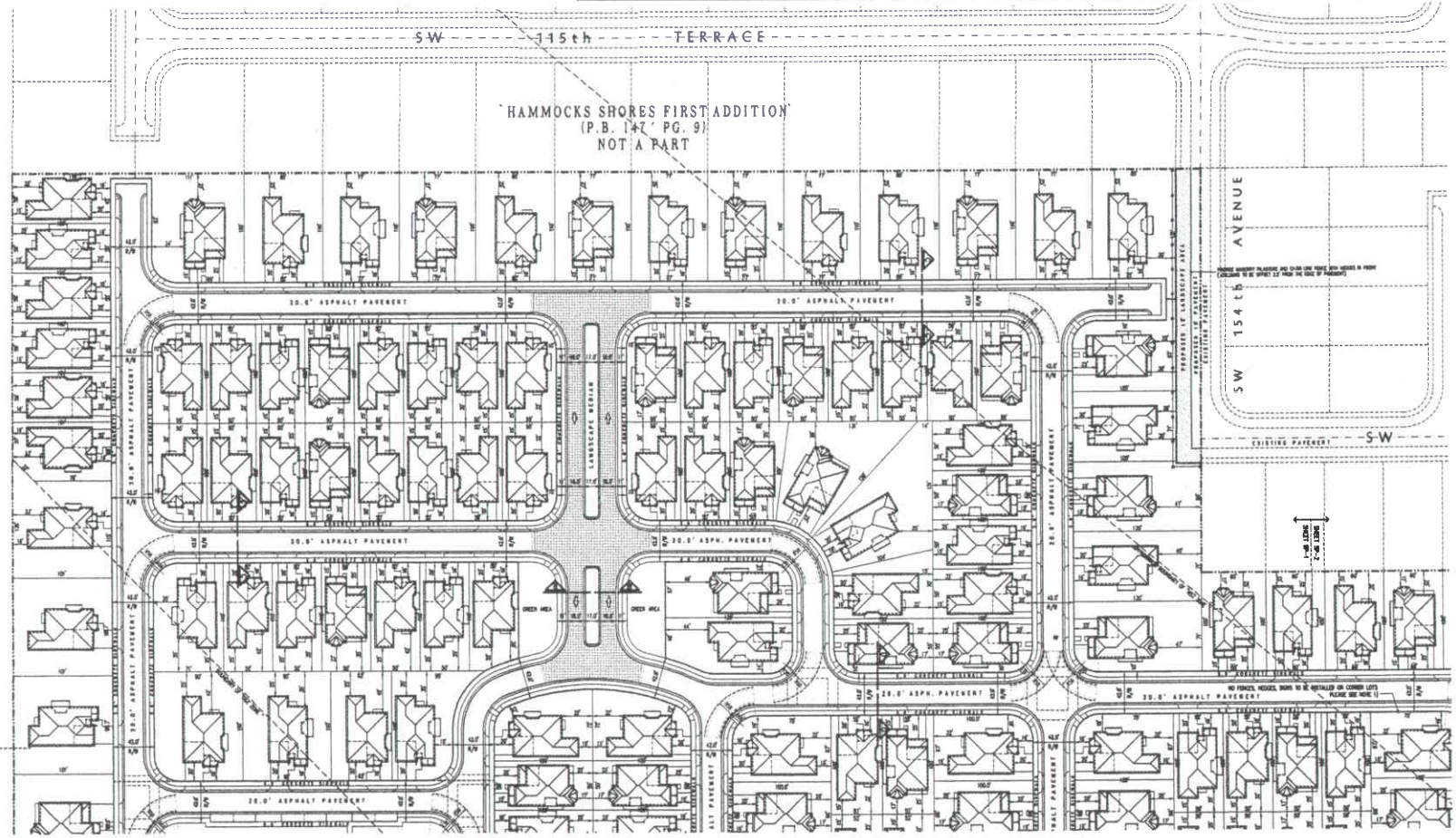
STREET SECTION C-C
SCALE 1" = 10'





LOCATION MAP
SECTION 28-39-9 N.T.S.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS, PLANNERS
CERTIFICATE No.: AA 0002781

RICARDO PEREZ, AIA
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MARIO P. PASCUAL, AIA
LICENSE No.: AR 0006234

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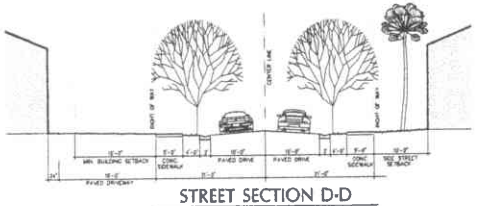
REVISIONS:
1: 10. 05. 06

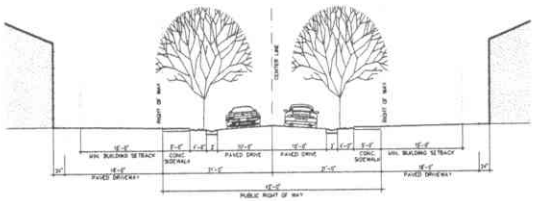
CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

SITE PLAN
DATE: 09. 06. 06
SCALE: AS SHOWN
DRAWN: ID
JOB NO.: NA

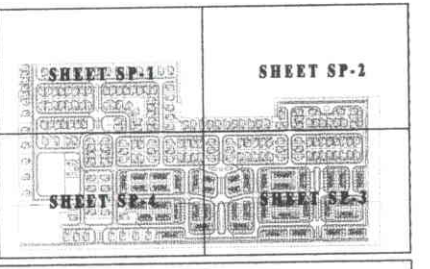
SP-1
SHEET NO.:

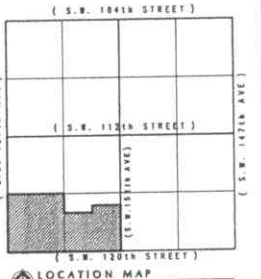


STREET SECTION D-D
SCALE 1" = 10'



STREET SECTION C-C
SCALE 1" = 10'



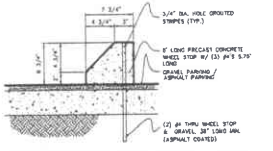


LOCATION MAP
SECTION 55-39-9 N.T.S.

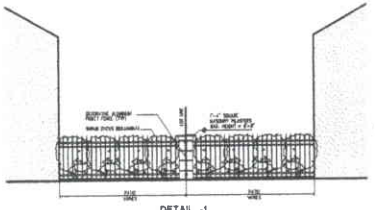
NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE. ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY

NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OSZ DISTRICT.

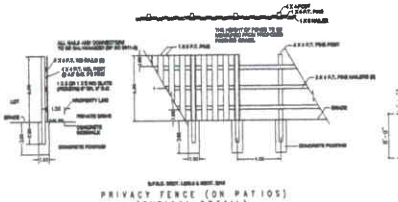
Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



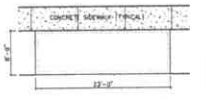
CONCRETE WHEEL STOP DETAIL NTS



DETAIL -1
NTS



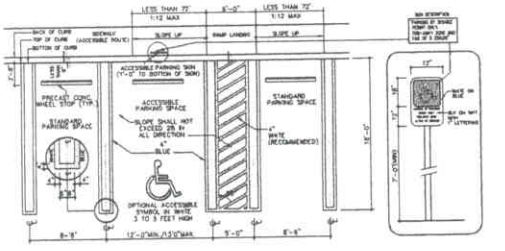
PRIVACY FENCE (ON PATIOS)
(TYPICAL DETAIL)



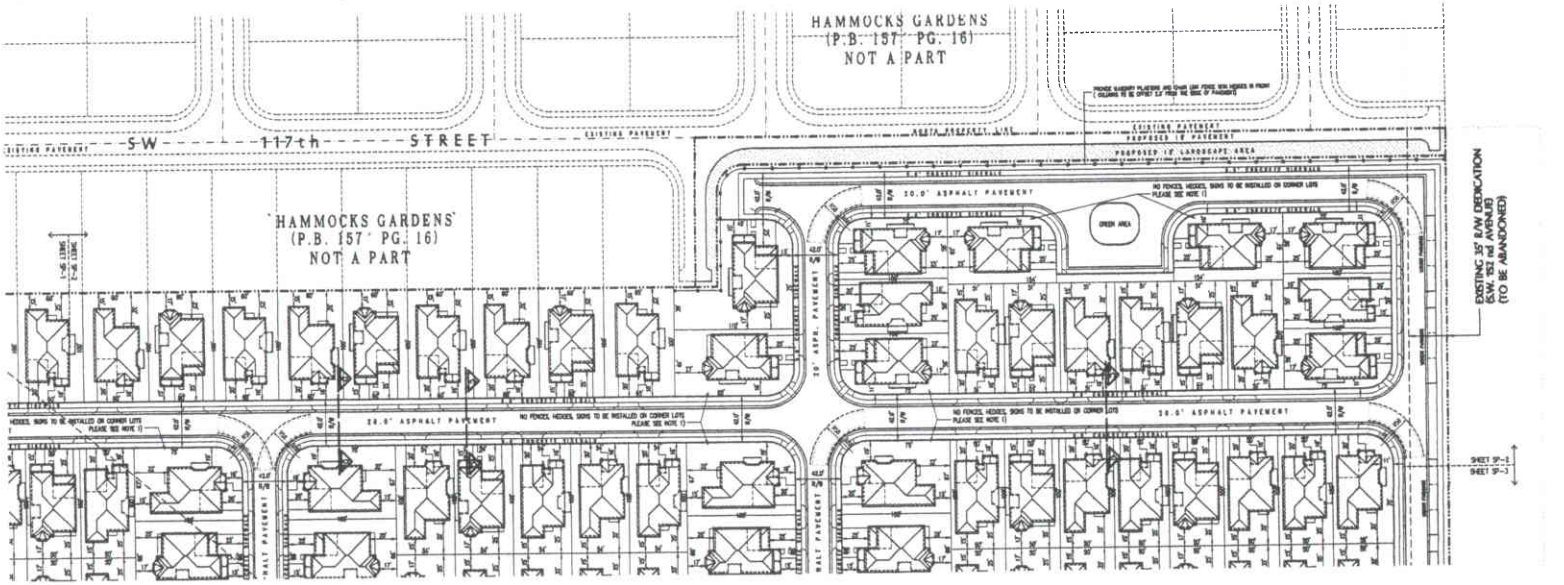
PARALLEL PARKING DETAIL
NOT TO SCALE

HANDICAP PAVEMENT SYMBOL
N.T.S.

HANDICAPPED PARKING SIGN
N.T.S.



ACCESSIBLE PARKING SPACE FOR DADE COUNTY
SCALE :1/4" :1'-0" TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG



NORTH
SITE PLAN
1" = 60'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
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CERTIFICATE No.: AA 0002795

EDGARDO PEREZ, AIA
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MARIO P. PASCUAL, AIA
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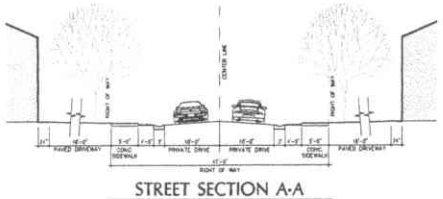
REVISIONS:
1: 10. 06. 06

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

SITE PLAN
DATE: 09. 06. 06
SCALE: AS SHOWN
DRAWN: ID
JOB NO.: NA

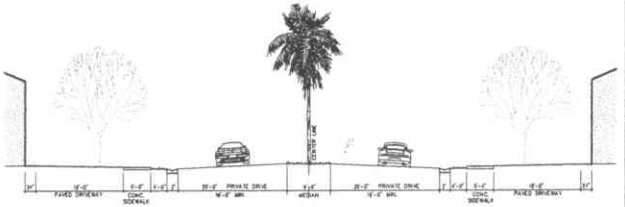
SP-2
SHEET NO.:

89

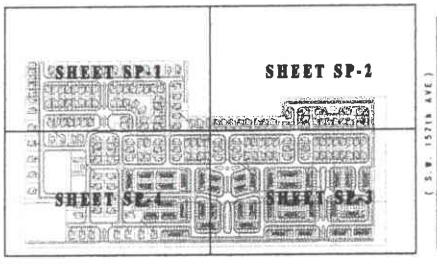


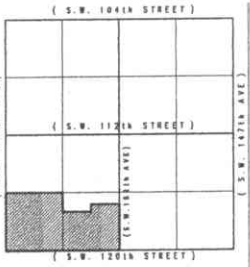
STREET SECTION A-A

SCALE: 1" = 10'



STREET SECTION B-B





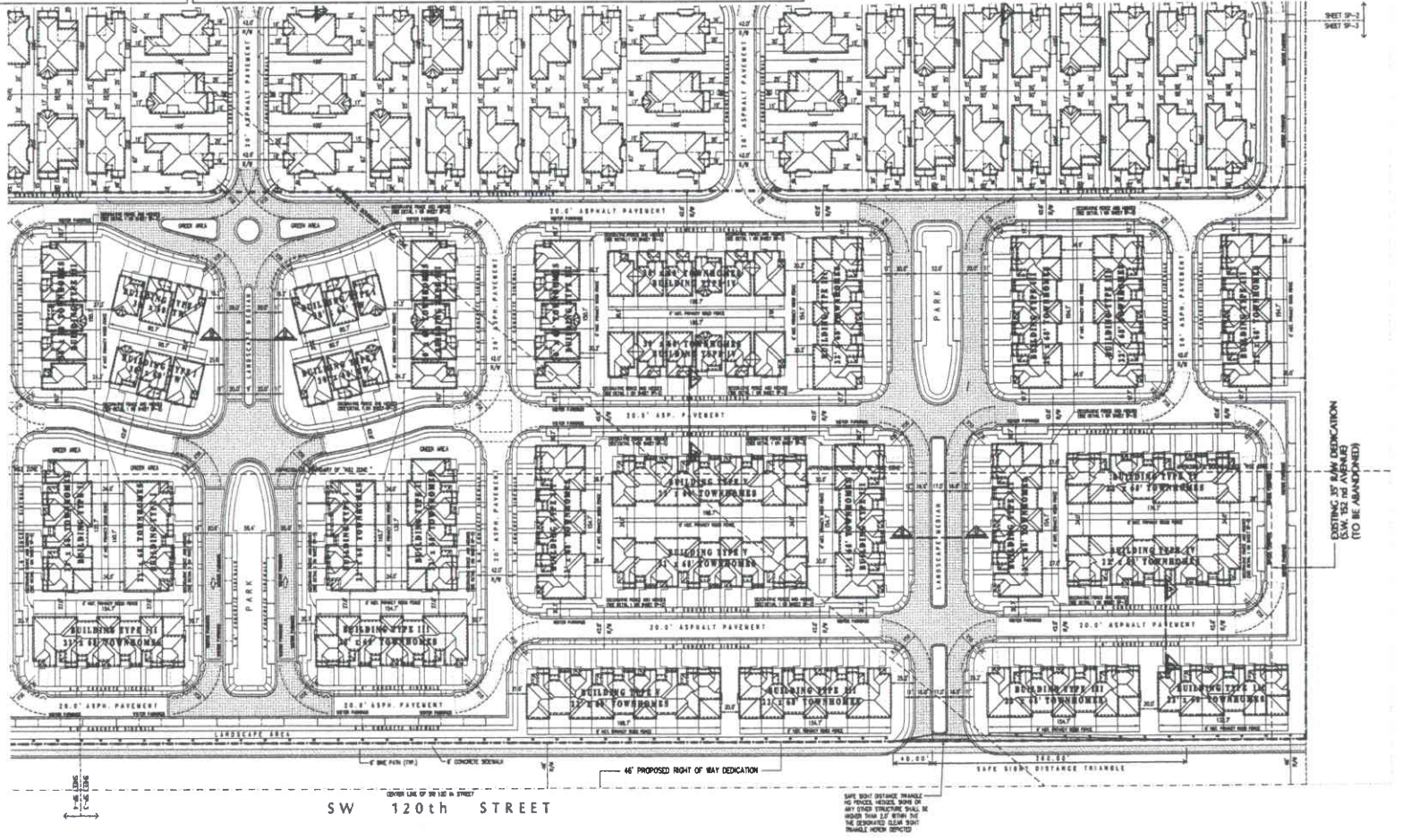
LOCATION MAP

SECTION 33-39-9 N.T.S.

NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT. WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE.
ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY

NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OLZ DISTRICT.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



NORTH

SITE PLAN

1" = 50'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
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REVISIONS
1) 10. 05. 06

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

SITE PLAN

DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

SP-3

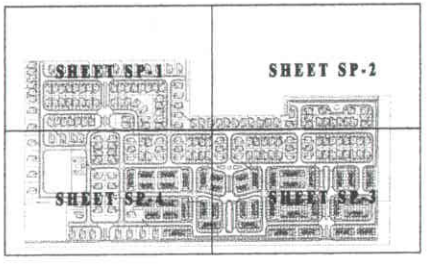
SHEET NO. :

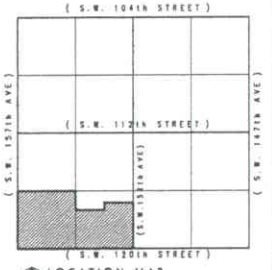
69

NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE. ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY.

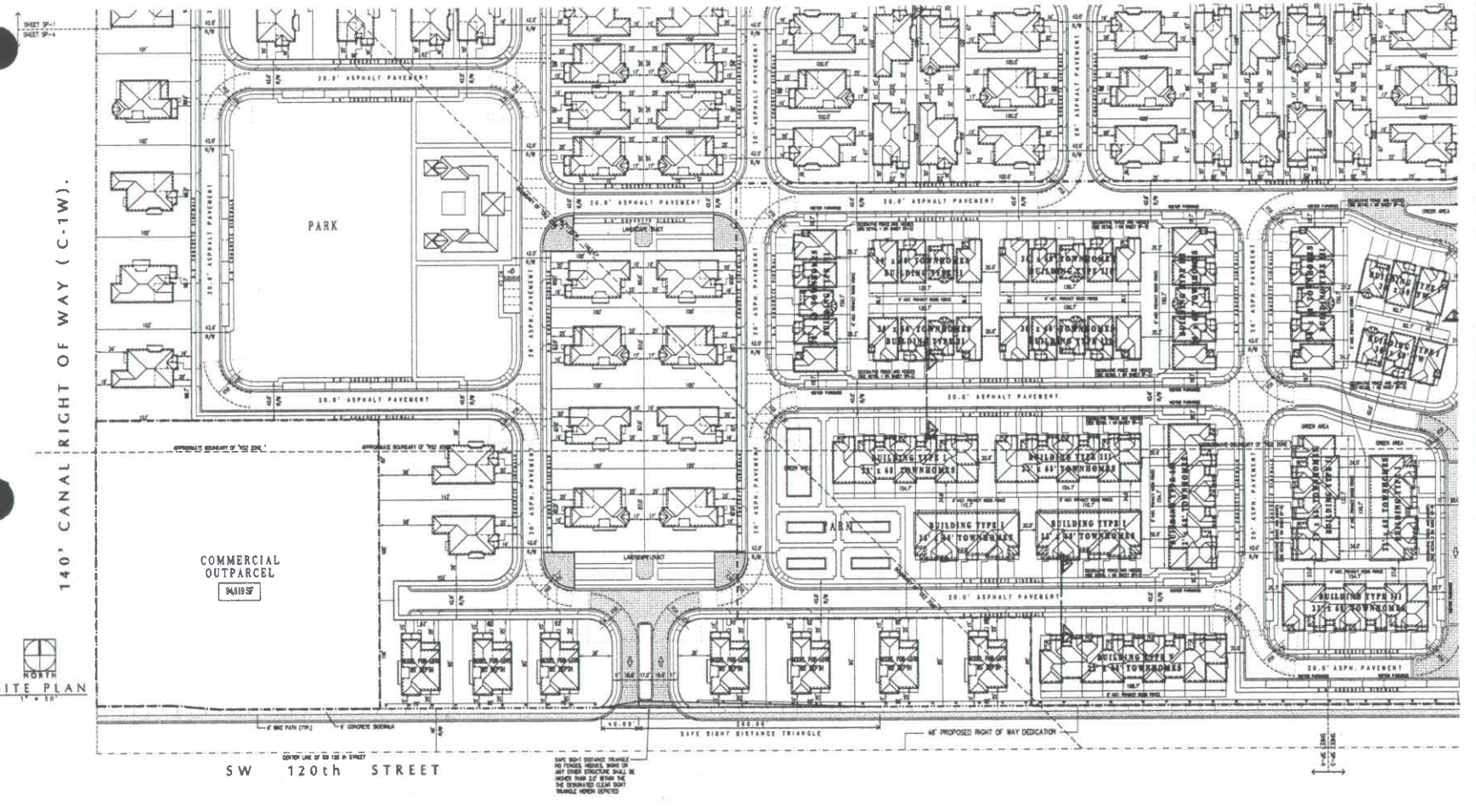
NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OLZ DISTRICT.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.





LOCATION MAP
SECTION 29-39-8 N.T.S.



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS . PLANNERS
CERTIFICATE No : AA 0002958

EDGARDO PEREZ , AIA
LICENSE No. : AR 0010694
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254

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FACSIMILE : (305) 592-6865
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REVISIONS:
1: 10. 05. 06

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

SITE PLAN

DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

SP - 4
SHEET NO. :

TREE SCHEDULE

SYMBOL ON PLANS	QTY	PLANT NAME Botanical	Common	NATIVE Yes	No	CALIPER Installed	HEIGHT Installed	Maturity	CANOPY Maturity
	X	Swietenia Mahagoni	Mahogany	X		8"	12' Min.	35'-60'	15'-25'
	X	Bursera Simaruba	Gumbo Limbo	X		4"	12' Min.	40'-60'	25'-35'
	X	Delonix regia	Royal Poinciana		X	4"	10' Min.	25'-40'	40'-50'
	X	Quercus Virginiana	Live Oak	X		4"	10' Min.	60'-80'	15'-25'

PALM SCHEDULE

SYMBOL ON PLANS	QTY	PLANT NAME Botanical	Common	NATIVE Yes	No	CALIPER Installed	HEIGHT Installed	Maturity	CANOPY Maturity
	X	Washingtonia robusta	Washington Palm	X			12' Min.	70'-100'	
	X	Syagrus romanzoffiana	Queen Palm	X		-	12' Min.	40'-60'	
	X	Phoenix dactylifera	Date Palm	X		-	12' Min.	60'-70'	
	X	Coccothrinax Argentata	Silver Palm	X		-	8' Min.	30'-50'	
	X	Chrysalidocarpus Cabadae	Areca Palm	X			12' Min.	15'-30'	

SHRUB SCHEDULE

SYMBOL ON PLANS Symb.	QTY New	Exist.	PLANT NAME Botanical	Common	NATIVE Yes	No	SIZE Installed	HEIGHT Installed	Maturity	SPACING Installed
	X		Ligstrum Muscari	Ligstrum	X		1 Gal	12"	18"	18" O.C.
	X		Ixora	Ixora SP.	X		1 Gal	24"	3'-8'	24" O.C.
	X		Conocarpus Erectus	Silver Buttonwood	X		1 Gal	18"	3'-8'	18" O.C.

LANDSCAPE LEGEND

		s.f.	acres
GROSS AREA		3,264,760	74.949
COMMERCIAL PARCEL	GROSS AREA	109,065	2.504
RESIDENTIAL PARCEL	GROSS AREA	2,805,695	64.394
PROPOSED R/W DEDICATION NON-RESIDENTIAL PARCEL		54,616	0.542
PROPOSED R/W DEDICATION RESIDENTIAL PARCEL		151,809	3.028
COMMERCIAL PARCEL	(NET AREA)	94,619	2.172
RESIDENTIAL PARCEL	(NET AREA)	2,805,691	64.394
SINGLE FAMILY HOMES	(NET AREA)	1,788,701	40.859
TOWNHOMES	(NET AREA)	1,001,190	23.010

NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY

NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OSZ DISTRICT.

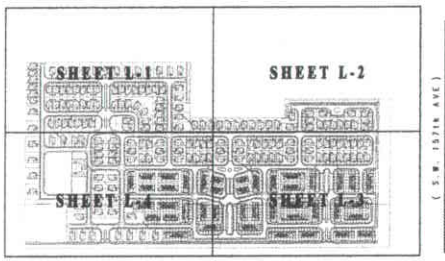
TOWNHOMES

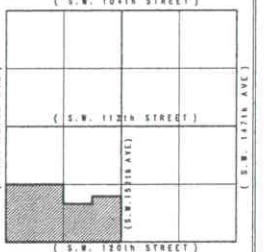
	PROVIDED
TOTAL OPEN SPACE PROVIDED	201,362
LAWN AREA CALCULATION	
LANDSCAPE OPEN SPACE (GREEN OPEN AREAS)	200,216
MISCELLANEOUS AREA (ROCK / PERMITTED USES OF LANDSCAPE OPEN SPACE)	112,151

	REQUIRED	PROVIDED
TREES		
A. TREES REQUIRED (25 TREES PER NET DRY ACRE)	997	997
B. STREET TREES (ONE TREE EVERY 30' ON AVERAGE)		
0' WEST TREES ALONG 616.13' SW 115TH STREET (LAKE LENGHT FEET / 30 = 40.42 TREES)	66	66
C. TOTAL TREES (A + B)	756	756
D. PERCENTAGE OF NATIVE TREES REQUIRED (30 % OF TOTAL TREES)	226	226
SHRUBS		
A. SHRUBS REQUIRED (10 EA. TREES X 10)	7,547	7,547
B. PERCENTAGE OF NATIVE SHRUBS REQUIRED (30 % OF TOTAL SHRUBS)	2,264	3,264

SINGLE FAMILY HOMES

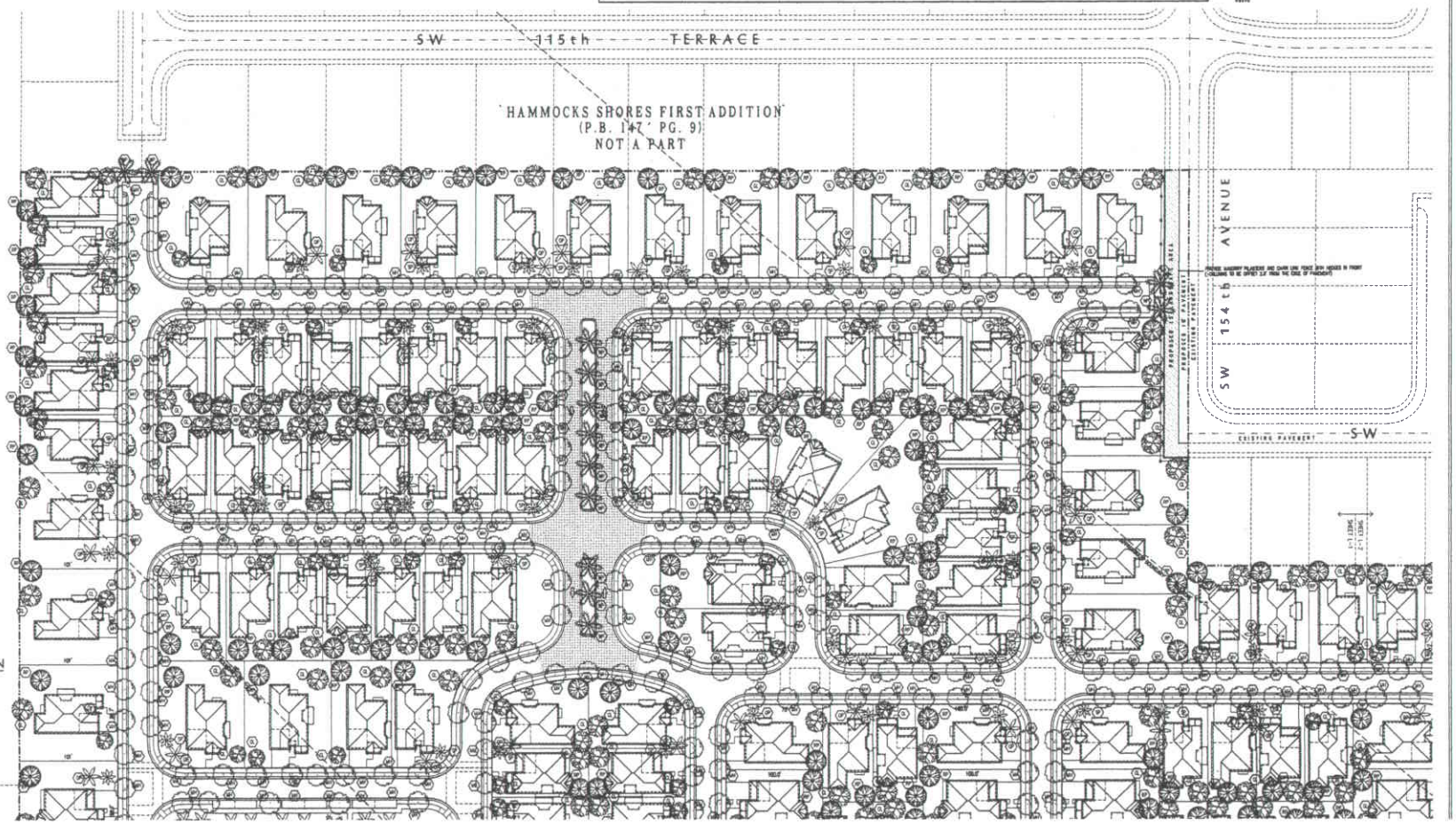
	REQUIRED	PROVIDED
TREES		
A. TREES REQUIRED (15 PER LOT) = 39 LOTS	575	575
B. STREET TREES (ONE TREE EVERY 30' ON AVERAGE)		
0' WEST TREES ALONG THE (16,582 LINEAR FEET / 30 = 553 TREES)	958	958
C. TOTAL TREES (A + B)	1,142	1,142
D. PERCENTAGE OF NATIVE TREES REQUIRED (50 % OF TOTAL TREES)	543	543
SHRUBS		
A. SHRUBS REQUIRED (TOTAL TREES X 10)	11,420	11,420
B. PERCENTAGE OF NATIVE SHRUBS REQUIRED (30 % OF TOTAL SHRUBS)	3,426	3,426





LOCATION MAP
SECTION 28-39-9 N.T.S.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS , PLANNERS
CERTIFICATE No. : AA 0002923
EDGARDO PEREZ , AIA
LICENSE No. : AR 0010394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
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8323 NORTHWEST 12 STREET
SUITE NO. : 104
MIAMI, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
www.pascualperezarchitects.com

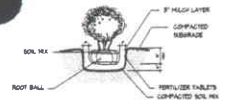
REVISIONS
1: 10. 08. 06

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

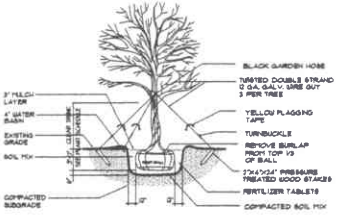
LANDSCAPE PLAN
DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

L-1
SHEET NO. :

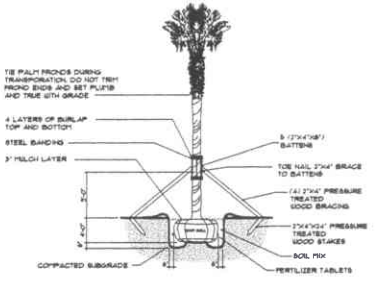
71



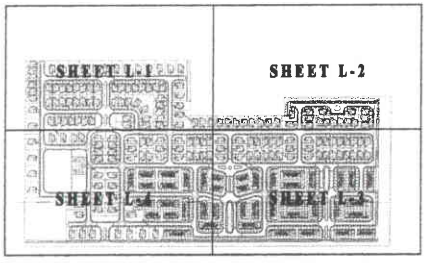
SHRUB PLANTING DETAIL
N.T.S.



CANOPY TREE PLANTING DETAIL
N.T.S.

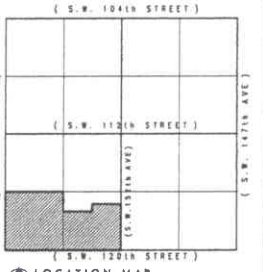


PALM PLANTING DETAIL
N.T.S.



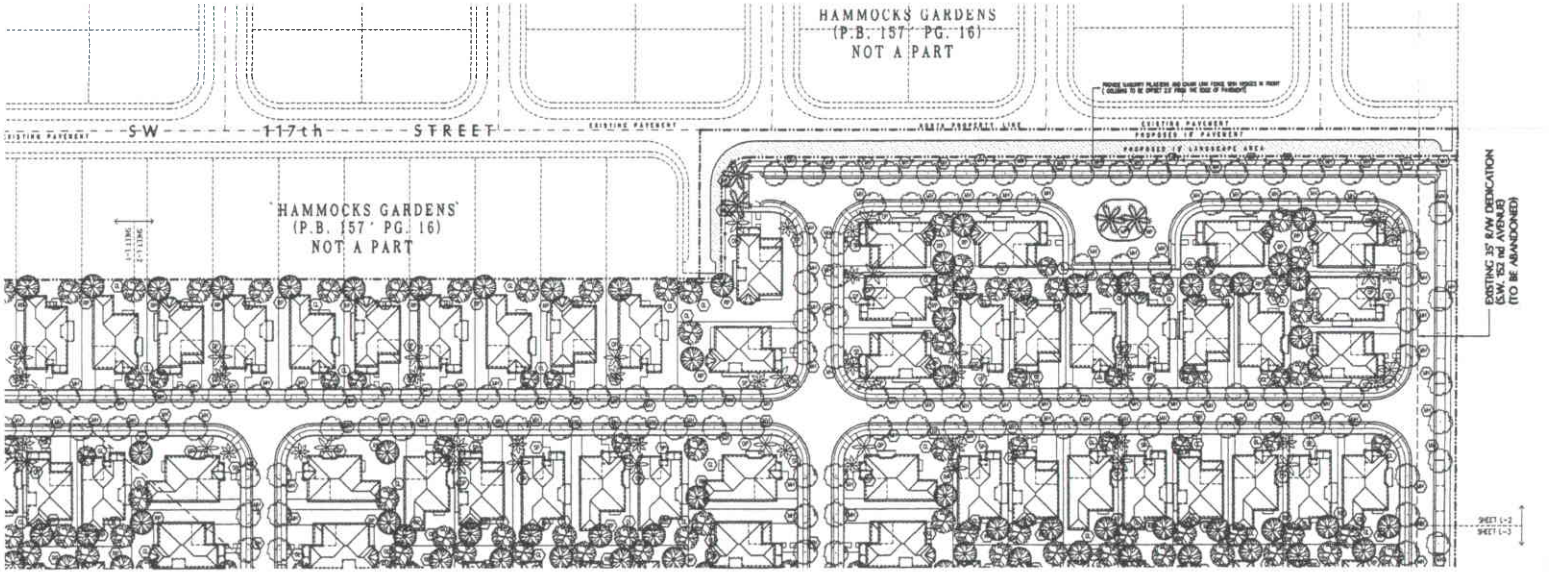
NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE. ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY

NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OSZ DISTRICT.



LOCATION MAP
SECTION 38-39-9
N.T.S.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



NORTH
LANDSCAPE PLAN
1" = 50'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS, PLANNERS
CERTIFICATE No. : AA 0003293

EDGARDO PEREZ, AIA
LICENSE No. : AR 0015394
MARIO P. PASCUAL, AIA
LICENSE No. : AR 0008234

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8325 NORTHWEST 12 STREET
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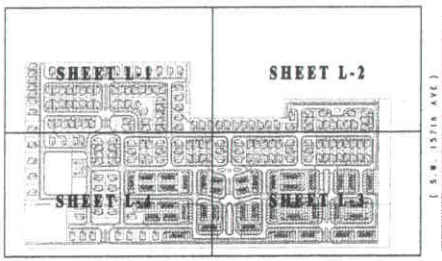
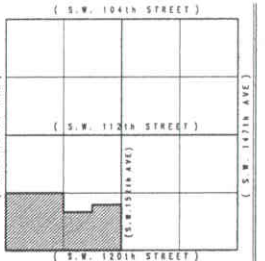
CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

LANDSCAPE PLAN

DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

L - 2
SHEET NO. :

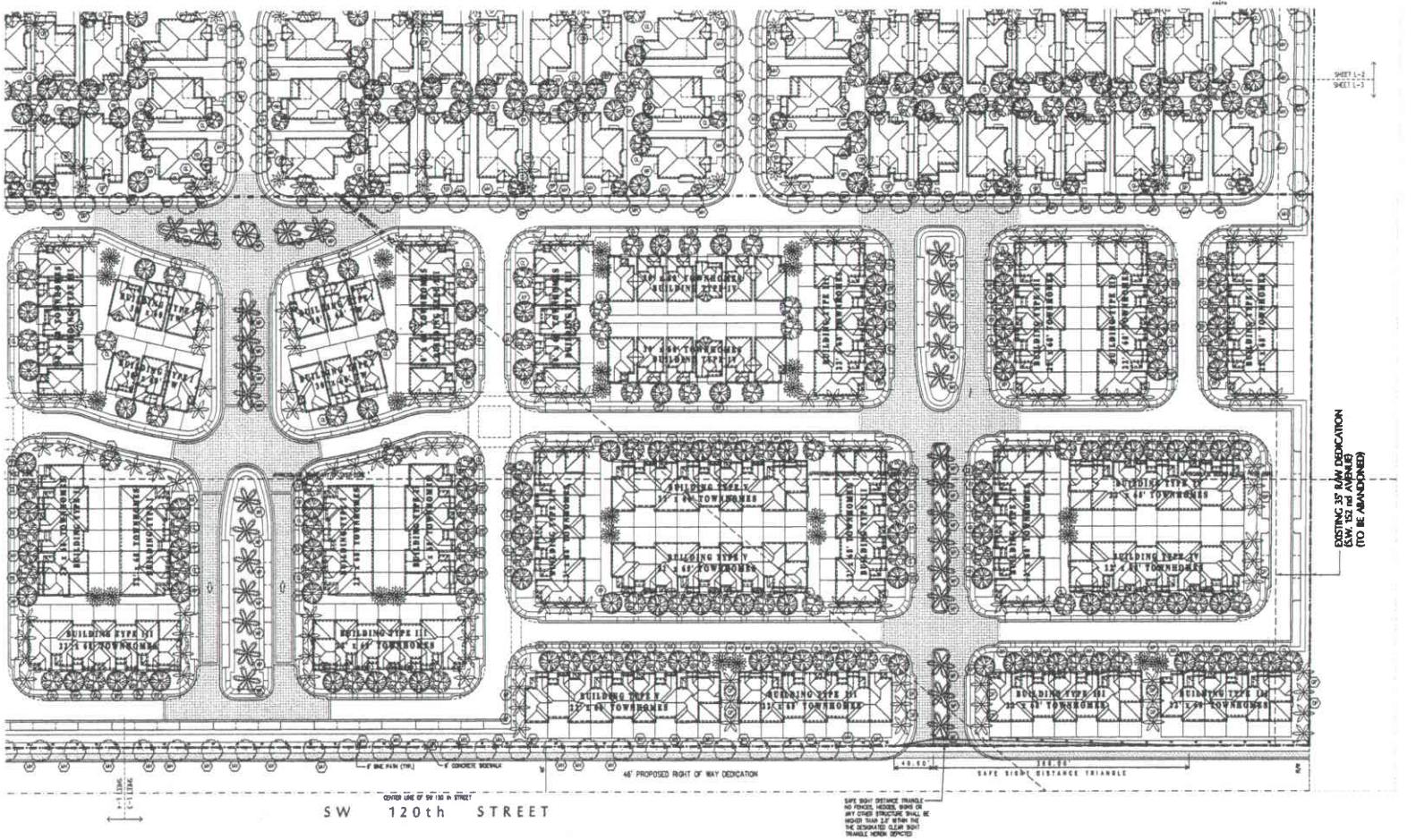




LOCATION MAP
SECTION 30-38-8 N.T.S.

NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE
ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY
NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OLZ DISTRICT.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.



NORTH
LANDSCAPE PLAN
1" = 50'

SW 120th STREET

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS . PLANNERS
CERTIFICATE No : AA 0002751
EDUARDO PEREZ , AIA
LICENSE No : AR 0015164
MARIO P. PASCUAL , AIA
LICENSE No : AR 0008254
VILLAGE AT BEACON CENTER
8323 NORTHWEST 12 STREET
SUITE NO. : 104
MIAMI, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865
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CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

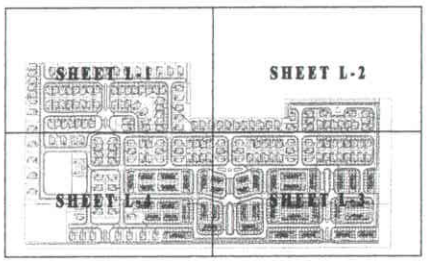
LANDSCAPE PLAN
DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

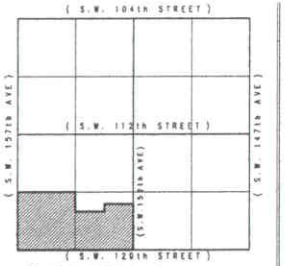
L - 3
SHEET NO. :

73

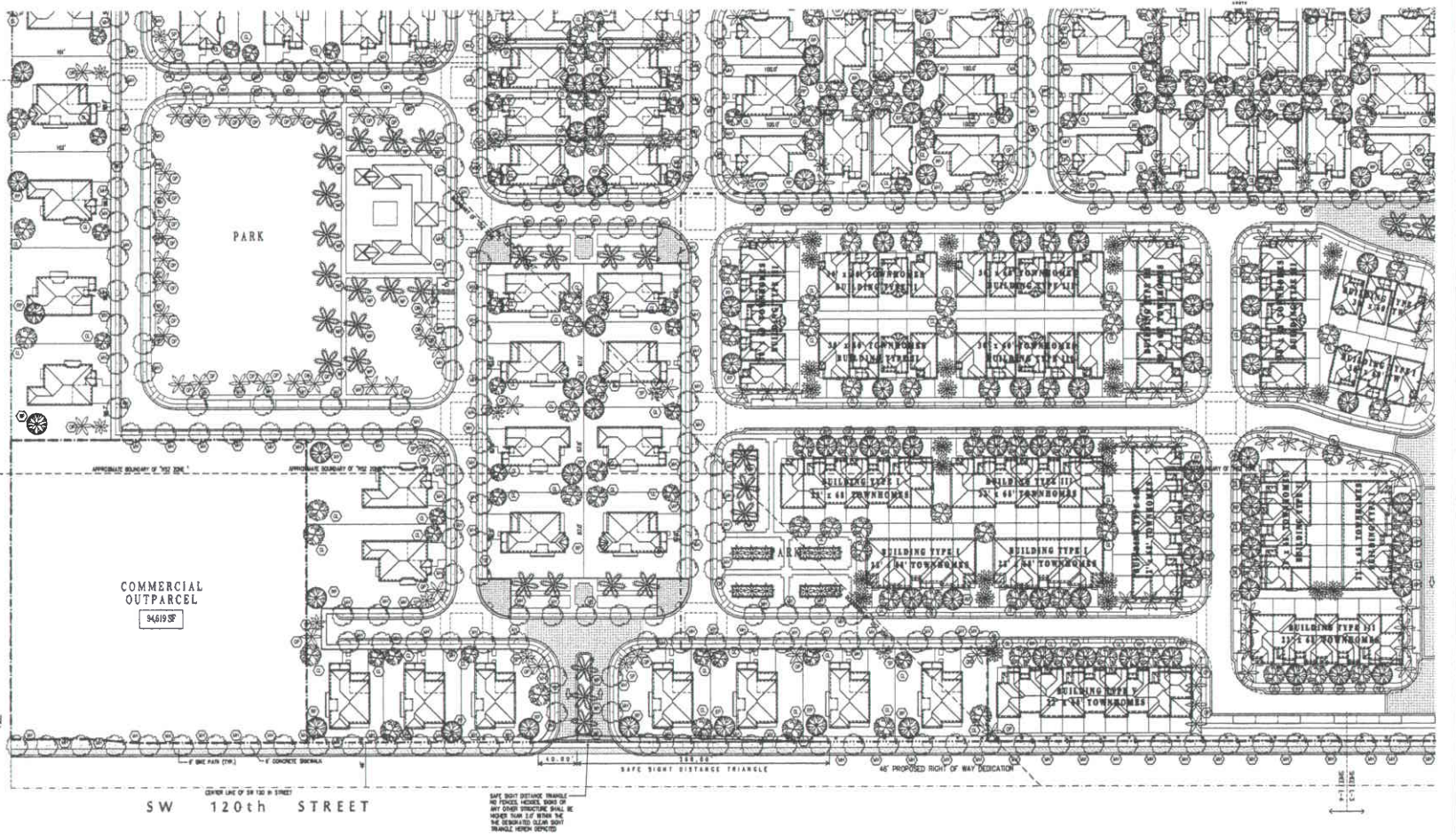
NOTE No. 1 : ALL FENCES AT INTERSECTIONS TO BE PLACED 1' INSIDE THE LOT, WITH HEDGES AT 2.5' HEIGHT MAX. FOR SAFE SIGHT DISTANCE TRIANGLE
ANY FENCE OR PRIVACY ELEMENT IN CORNER LOTS INSTALLED BY FUTURE RESIDENTS MUST BE ONE FOOT INSIDE THE LOT FOR VISIBILITY
NOTE No. 2 : THE ENTIRE SITE FALLS WITHIN THE OSZ DISTRICT.

Note : Residences lying within the OLZ district must provide at least 25db noise level reduction in the design of the structures.





LOCATION MAP
SECTION 33-39-9 N.T.S.



NORTH
LANDSCAPE PLAN
1" = 30'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS , PLANNERS
CERTIFICATE No. : AA 0002783
EDGARDO PEREZ , AIA
LICENSE No. : AR 0018394
MARIO P. PASCUAL , AIA
LICENSE No. : AR 0008254
VILLAGE AT BEACON CENTER
8323 NORTHWEST 12 STREET
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LANDSCAPE PLAN
DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO. : NA

L - 4
SHEET NO. :

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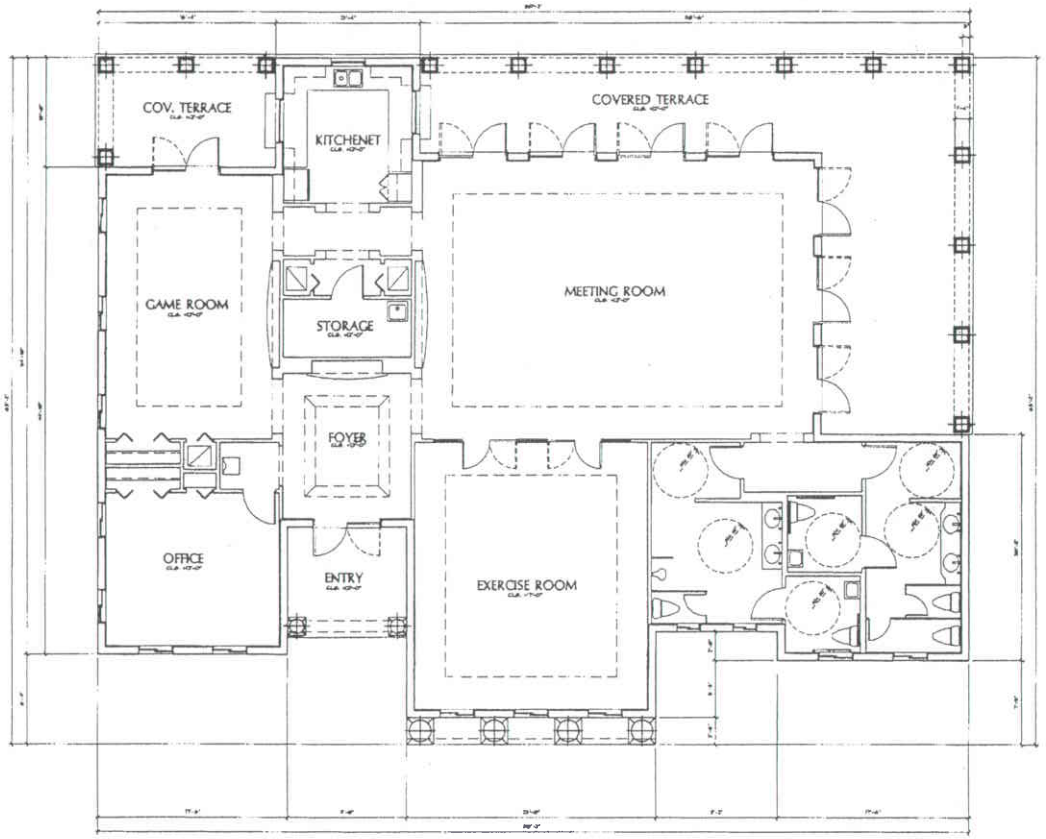
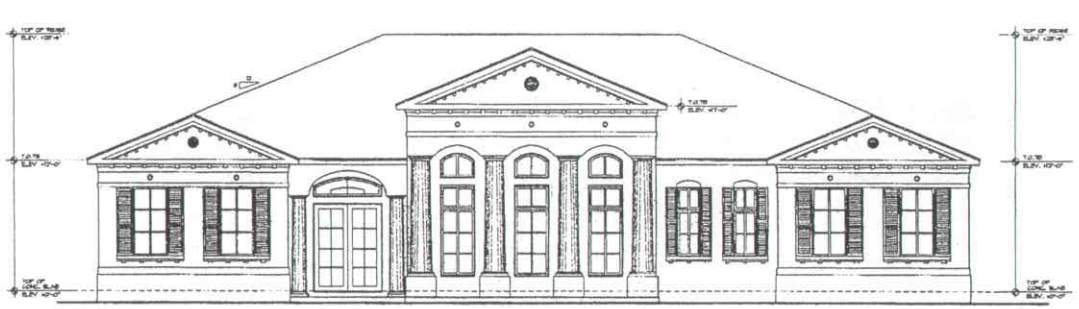
74



CLUBHOUSE - FLOOR PLAN



CLUBHOUSE - FRONT ELEVATION

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
EDGARDO PEREZ, AIA
LICENSE NO.: AR 0010014
MARIO P. PASCUAL, AIA
LICENSE NO.: AR 0010054
VILLAGE AT BEACON CENTER
1620 NORTHWEST 12 STREET
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BY
CENTURY BUSINESS PARK
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CLUBHOUSE

DATE:	09. 06. 06
SCALE:	1" = 50'
DRAWN:	AR
JOB NO.:	

SA-1

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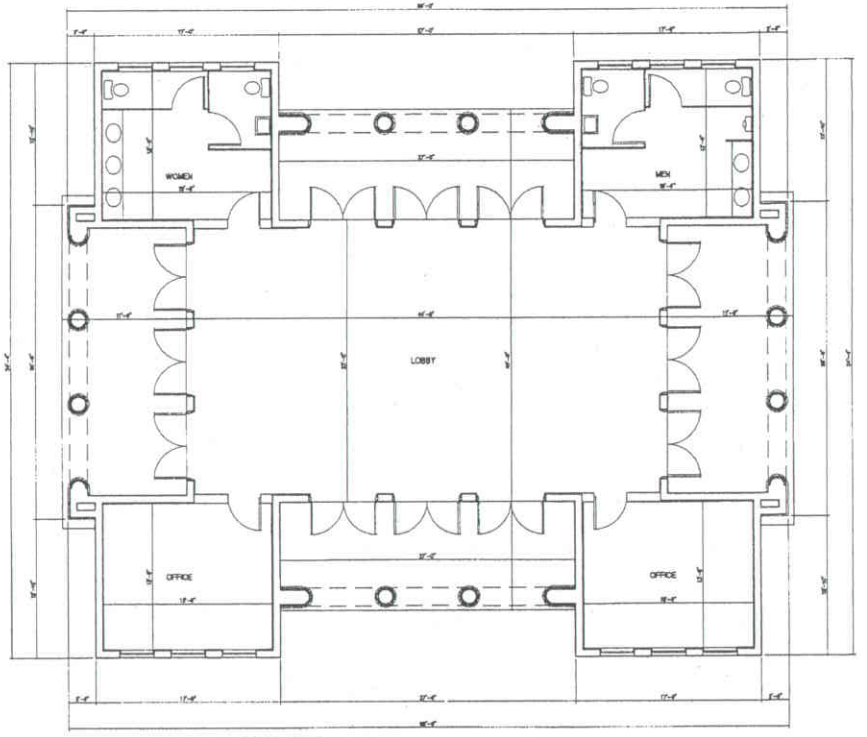

FLOOR PLAN
SCALE 1/4" = 1'-0"

FRONT ELEVATION

SIDE ELEVATION

PASCUAL PEREZ KILUDJIAN & ASSOCIATES, INC.
ARCHITECTS · PLANNERS
REGISTRATION NO.: AR 0010694
VILLAGE AT BEACON CENTER
8300 NORTHWEST 12 STREET
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FACSIMILE: (305) 592-6865

REVISIONS :

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

POOL BUILDING NORTH

FLOOR PLAN
SITE PLAN
ELEVATIONS

DATE : 09. 06. 06
SCALE : AS SHOWN
DRAWN : ID
JOB NO.:

SA - 2

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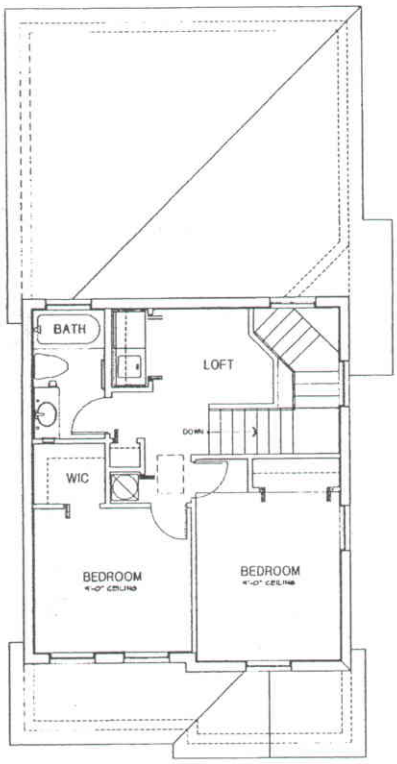
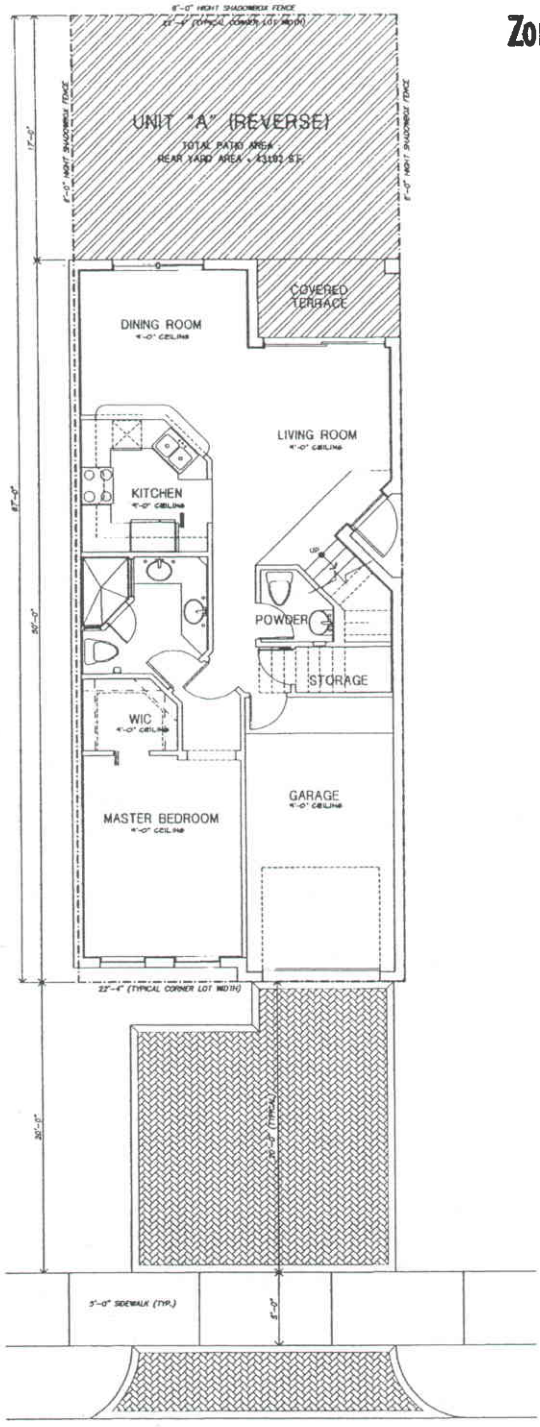
Area Calculations

1ST FLOOR A/C SPACE	646.9 SQUARE FEET
2ND FLOOR A/C SPACE	905.4 SQUARE FEET
TOTAL A/C SPACE	1552.4 SQUARE FEET
GARAGE	210 SQUARE FEET
COVERED ENTRY	18 SQUARE FEET
COVERED TERRACE	55 SQUARE FEET
TOTAL	635 SQUARE FEET



UNIT "A" - CORNER CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "A" - CORNER CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
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FACSIMILE: (305) 592-0466
REVISIONS:
TUNNIDGES

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

27 TOWNHOMES
UNIT A CORN. COND
FLOOR PLAN
DATE: 09.06.2003
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

A-1

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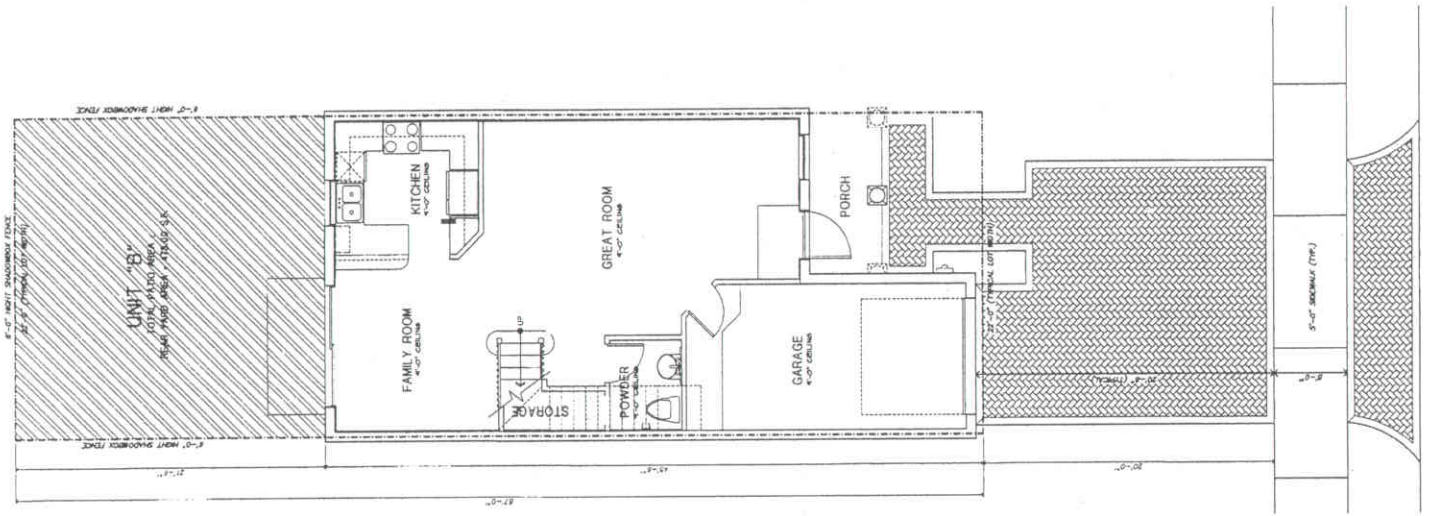
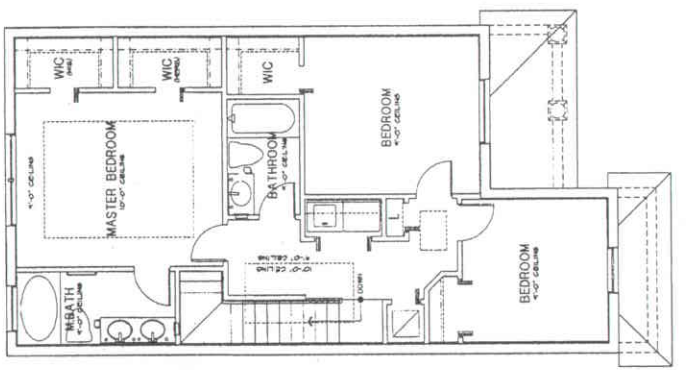


UNIT "B" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "B" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

PASCUAL
PEREZ
KILIDDJIAN
& ASSOCIATES
ARCHITECTS · PLANNERS

REGISTRATION NO. : AR 0015394

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SUITE NO. : 104
MIAMI, FLORIDA 33126
TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6865

REVISIONS:
11.09.2005

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC
MIAMI - DADE COUNTY, FLORIDA

22' TOWNHOMES
UNIT B INT. COND.

FLOOR PLANS

DATE :	09.06.200
SCALE :	AS SHOWN
DRAWN :	JM
JOB NO. :	N

A-2

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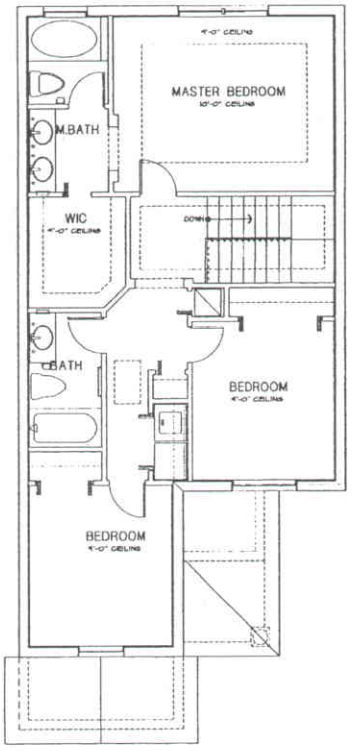
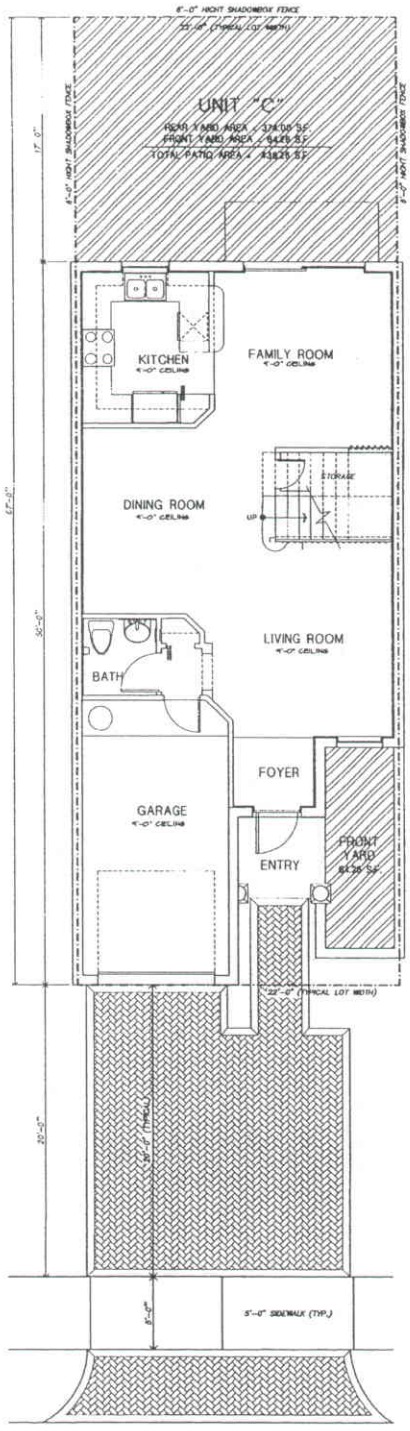
Area Calculations

1ST. FLOOR A/C SPACE	794.9 SQUARE FEET
2ND. FLOOR A/C SPACE	805.1 SQUARE FEET
TOTAL A/C SPACE	1542.4 SQUARE FEET
GARAGE	216.8 SQUARE FEET
COVERED ENTRY	88.9 SQUARE FEET
TOTAL	1848 SQUARE FEET



UNIT "C" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "C" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

PASCUAL PEREZ KILDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
REGISTRATION NO.: AR 0010294
VILLAGE AT BEACON CENTER
6100 NORTHWEST 12 STREET
SUITE NO.: 104
MIAMI, FLORIDA 33126
TELEPHONE: (305) 592-0363
FACSIMILE: (305) 592-6865
REVISIONS:
TOTAL 2005

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

ZZ TOWNHOMES
UNIT C INT. COND.

FLOOR PLANS
DATE: 09.06.2005
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

A-3

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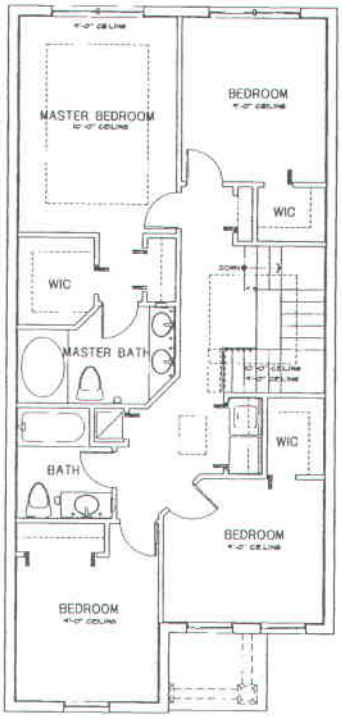
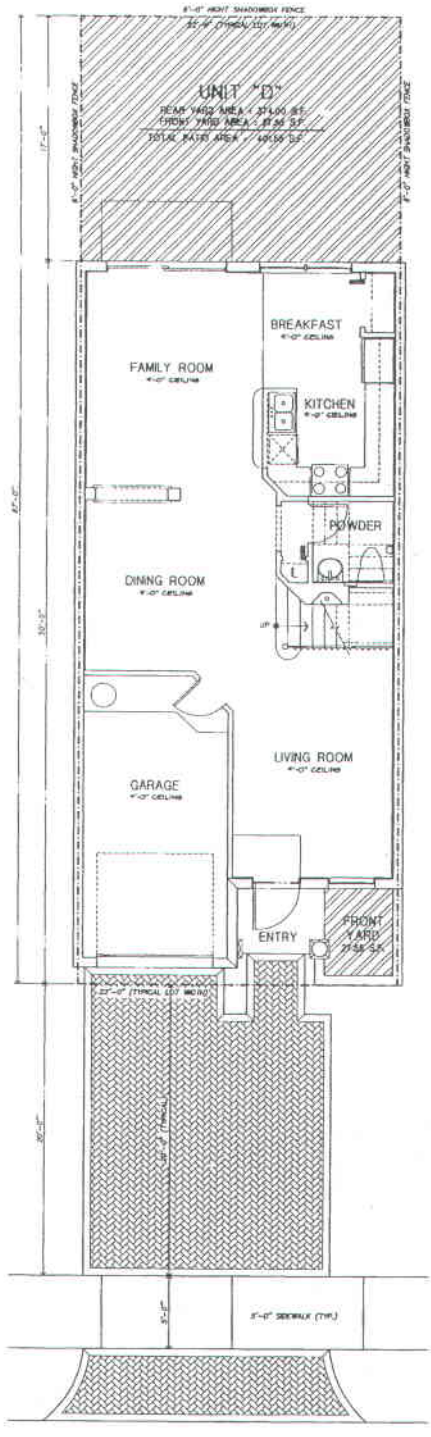
Area Calculations

1ST FLOOR A/C SPACE	628.5 SQUARE FEET
2ND. FLOOR A/C SPACE	487.2 SQUARE FEET
TOTAL A/C SPACE	1516 SQUARE FEET
GARAGE	219.7 SQUARE FEET
COVERED ENTRY	88 SQUARE FEET
TOTAL	2064.7 SQUARE FEET



UNIT "D" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "D" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

PASCUAL PEREZ KILIDJIAN & ASSOCIATES
ARCHITECTS - PLANNERS

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

A-4

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22' TOWNHOMES - BUILDING TYPE VI (TYP. BLDG) - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

WALL LEGEND:

= INDICATES 8"x8"x16" MASONRY UNITS

= INDICATES 6-5/8" METAL STUDS PARTITION 24" O.C. WITH 1/2" DRYWALL FINISH EACH SIDE.

NOTE:
REFER TO 1/4" SCALE UNIT PLANS FOR INTERIOR DIMENSIONS AND DETAILS

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
REGISTRATION NO. : AR 0015594

VILLAGE AT BEACON CENTER
8323 NORTHWEST 12 STREET
SUITE NO. : 104
MIAMI, FLORIDA 33126
TELEPHONE : (305) 592-1263
FACSIMILE : (305) 592-6865

REVISIONS:
1- 09.09.2005
2- 04.27.2006

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC
MIAMI - DADE COUNTY, FLORIDA

22' TOWNHOMES
BUILDING TYPE VI
(TYP. BLDG)

BUILDING PLANS

DATE : 09.09.2005
SCALE : AS SHOWN
DRAWN : JM/A
JOB NO. : 14

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PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS

REGISTRATION NO. : AR 0010394

VILLAGE AT BEACON CENTER
8323 NORTHWEST 72 STREET
SUITE NO. : 104
MIAMI, FLORIDA 33126
TELEPHONE : (305) 592-1263
FACSIMILE : (305) 592-6865

REVISIONS:
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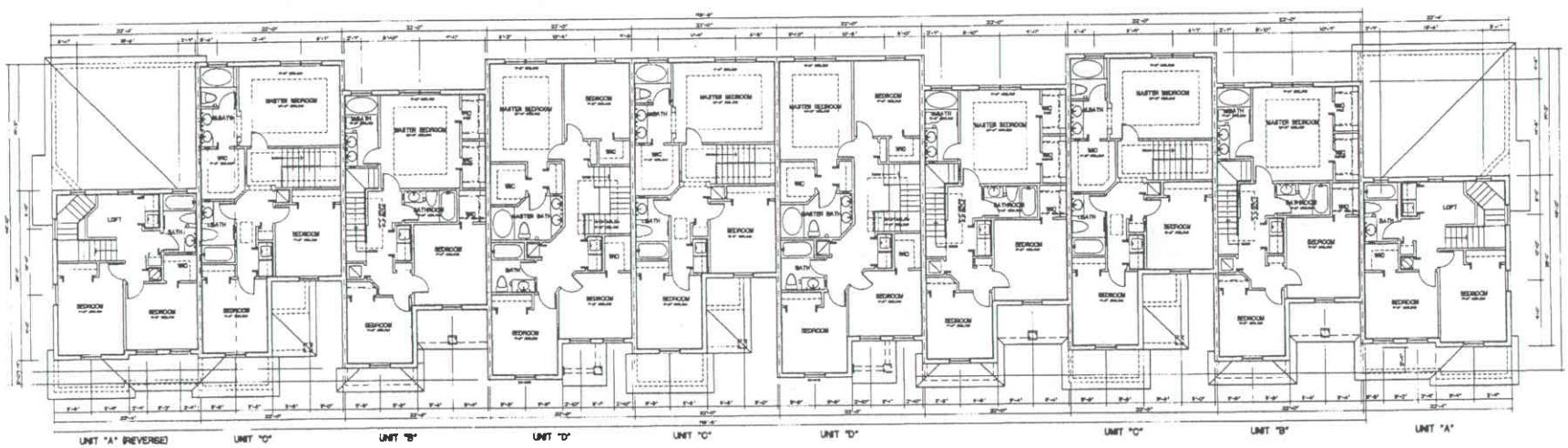
CENTURY GARDENS
CENTURY BUSINESS PARK, LLC
MIAMI - DADE COUNTY, FLORIDA



22' TOWNHOMES - BUILDING TYPE VI (TYP. BLDG) - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

WALL LEGEND:
||| INDICATES 8"x8"x16" MASONRY UNITS
||| INDICATES 3-5/8" METAL STUD PARTITION 24" O.C. W/ 1/2" DRYWALL FINISH EACH SIDE.

NOTE:
REFER TO 1/4" SCALE UNIT PLANS FOR INTERIOR DIMENSIONS AND DETAILS

22' TOWNHOMES
BUILDING TYPE VI
(TYP. BLDG)

BUILDING PLANS

DATE : 09.06.2005
SCALE : AS SHOWN
DRAWN : JMM
JOB NO. : NA

A-21

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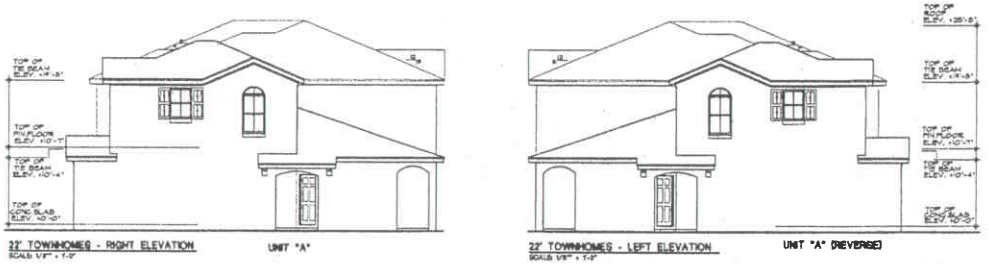
OCT 20 2006

82



PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
LICENSURE NO.: AR 0015394
VILLAGE AT BEACON CENTER
8323 NORTHWEST 12 STREET
SUITE NO.: 164
MIAMI, FLORIDA 33126
TELEPHONE: (305) 592-0963
FACSIMILE: (305) 592-6865

REVISIONS:
1) 09.06.2006
2) 04.27.2006

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

22' TOWNHOMES
BUILDING TYPE VI
(TYP. BLDG)

ELEVATIONS

DATE: 09.06.2006
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

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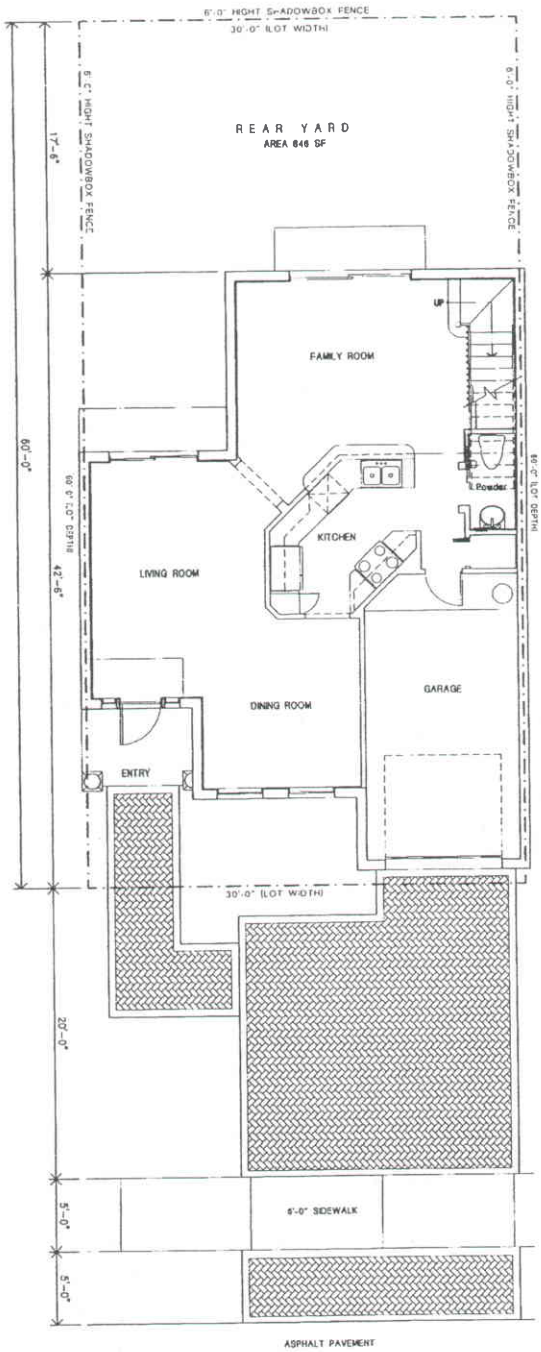
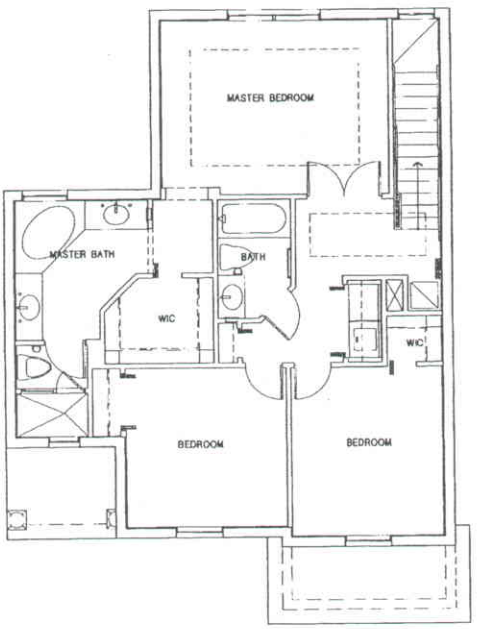


UNIT "A" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

Area Calculations

1st FLOOR A/C SPACE	478 SQUARE FEET
2nd FLOOR A/C SPACE	1078 SQUARE FEET
TOTAL A/C SPACE	2080 SQUARE FEET
GARAGE	228 SQUARE FEET
COVERED ENTRY	43 SQUARE FEET
TOTAL	2320 SQUARE FEET



UNIT "A" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

83

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS, PLANNERS
CERTIFICATE No. : AA 0002818
EDUARDO PEREZ, AIA
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LICENSE No. : AR 0010394
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REVISIONS:
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CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

TOWNHOMES 30'
UNIT A INT.COND.
FLOOR PLAN
DATE : 09.06.2005
SCALE : AS SHOWN
DRAWN : ID
JOB NO. :

A-23

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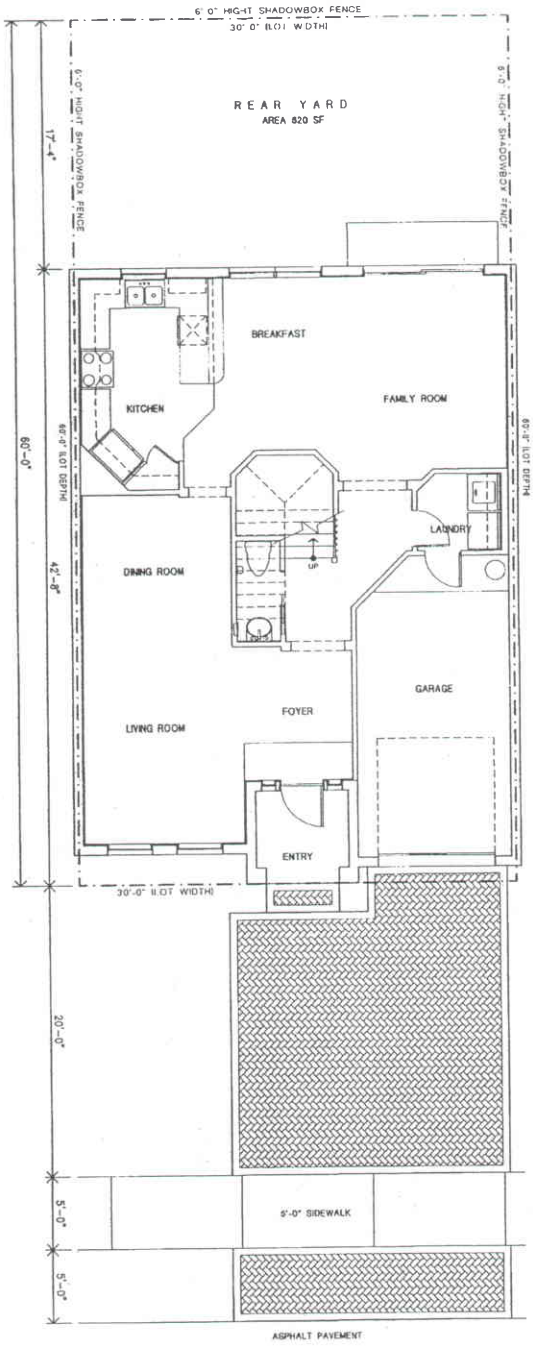
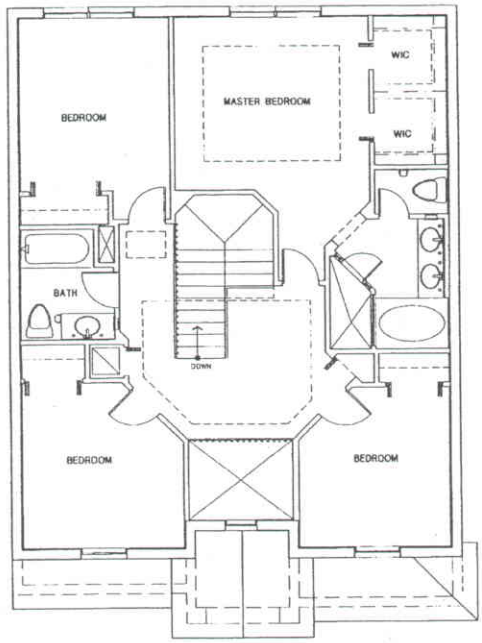


UNIT "C" - INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

Area Calculations

1ST. FLOOR A/C SPACE	764 SQUARE FEET
2ND. FLOOR A/C SPACE	606 SQUARE FEET
TOTAL A/C SPACE	1644 SQUARE FEET
GARAGE	371 SQUARE FEET
COVERED ENTRY	34 SQUARE FEET
TOTAL	2051 SQUARE FEET



UNIT "C" - INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

A-25

UNIT C INT.COND. FLOOR PLAN
DATE : 09/26/2006
SCALE : AS SHOWN
DRAWN :
JOB NO. :

TOWNHOUSES 29'

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

PASCUAL PEREZ KUDDMAN & ASSOCIATES
ARCHITECTS PLANNERS
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LICENSE No.: AR 0009424
REGISTERED ARCHITECT
LICENSE No.: AR 0009424
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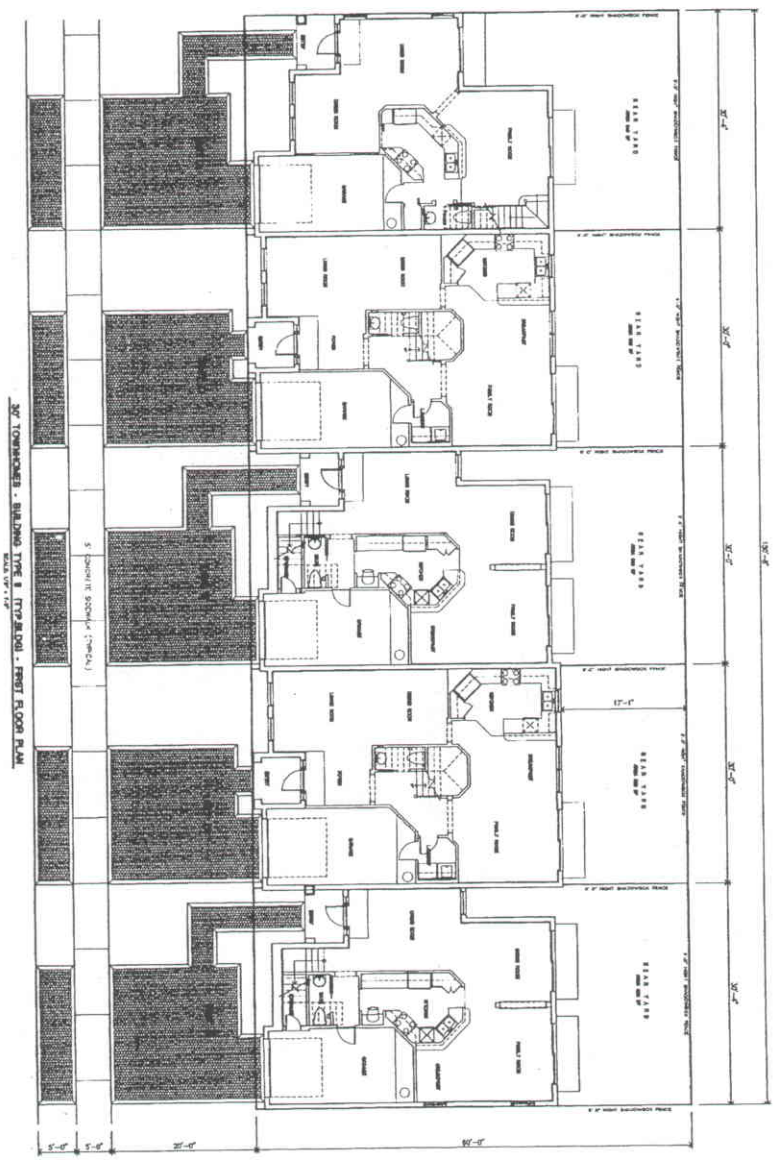
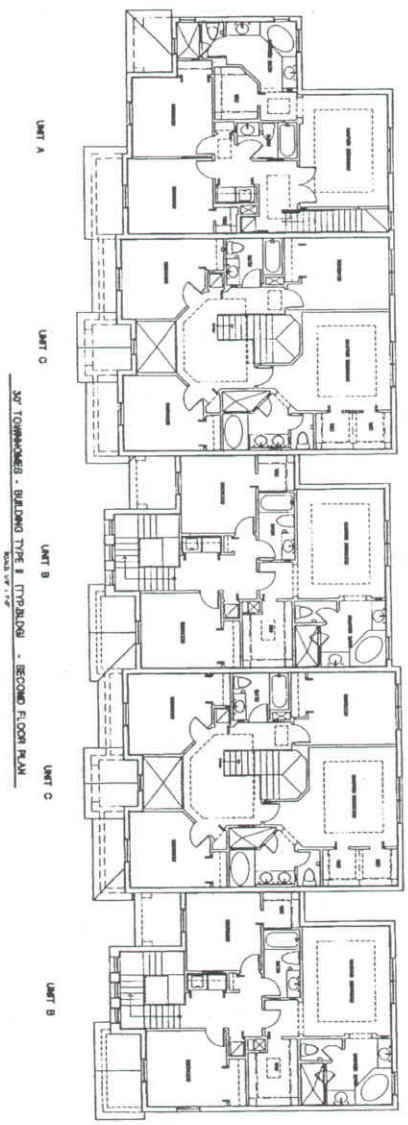


30' TOWNHOMES - BUILDING TYPE B (TYP.BLDG) - FIRST FLOOR PLAN



30' TOWNHOMES - BUILDING TYPE B (TYP.BLDG) - SECOND FLOOR PLAN

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

30' TOWNHOMES
BUILDING TYPE B
(TYP. BLDG)

BUILDING PLANS
DATE: 09/06/2006
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

A-28

PASCUAL PEREZ KILDDJIAN & ASSOCIATES
ARCHITECTS PLANNERS

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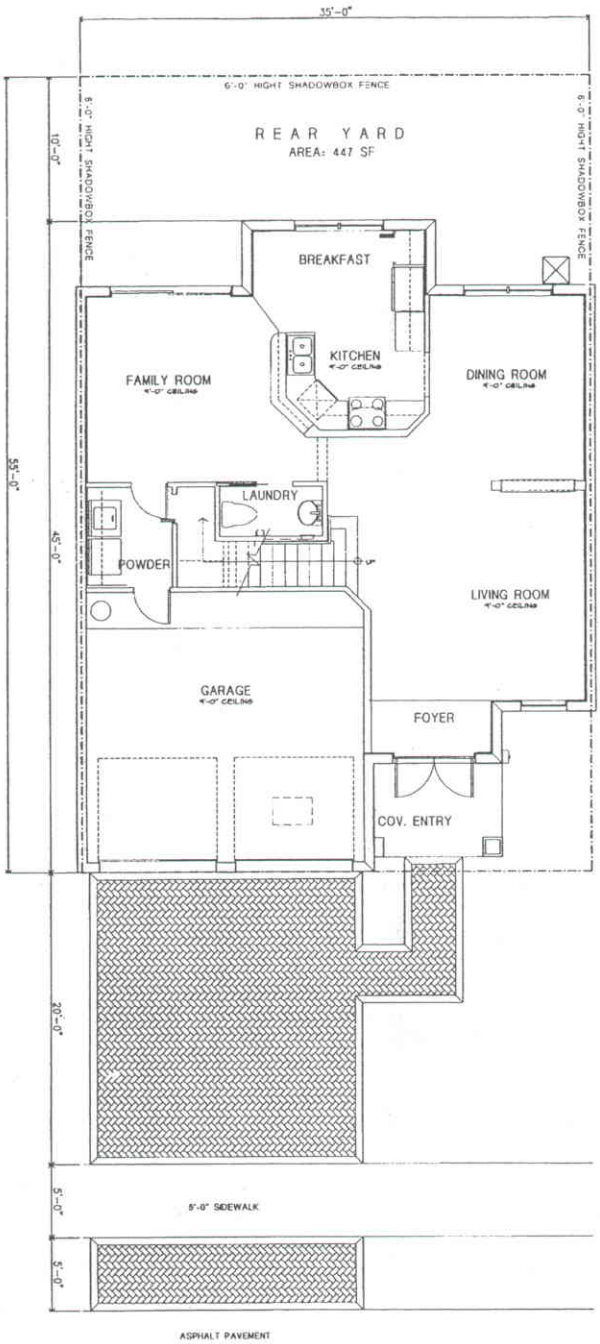
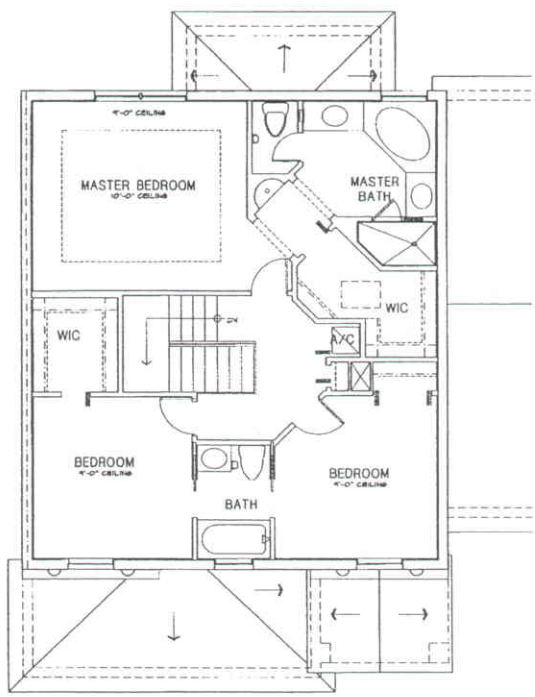


UNIT "A" INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'

Area Calculations

1ST. FLOOR A/C SPACE	1441 SQUARE FEET
2ND. FLOOR A/C SPACE	844.9 SQUARE FEET
TOTAL A/C SPACE	1866 SQUARE FEET
GARAGE	573 SQUARE FEET
COVERED ENTRY	94 SQUARE FEET
	SQUARE FEET
TOTAL	2288 SQUARE FEET



UNIT "A" INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

A-30

UNIT A INT.COND.
FLOOR PLAN

DATE : 09/26/2006

SCALE : AS SHOWN

DRAWN :

JOB NO. :

TOWNHOUSES 35'

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

PASCUAL PEREZ KILDDEHAN & ASSOCIATES
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TELEVISION: 765-0303

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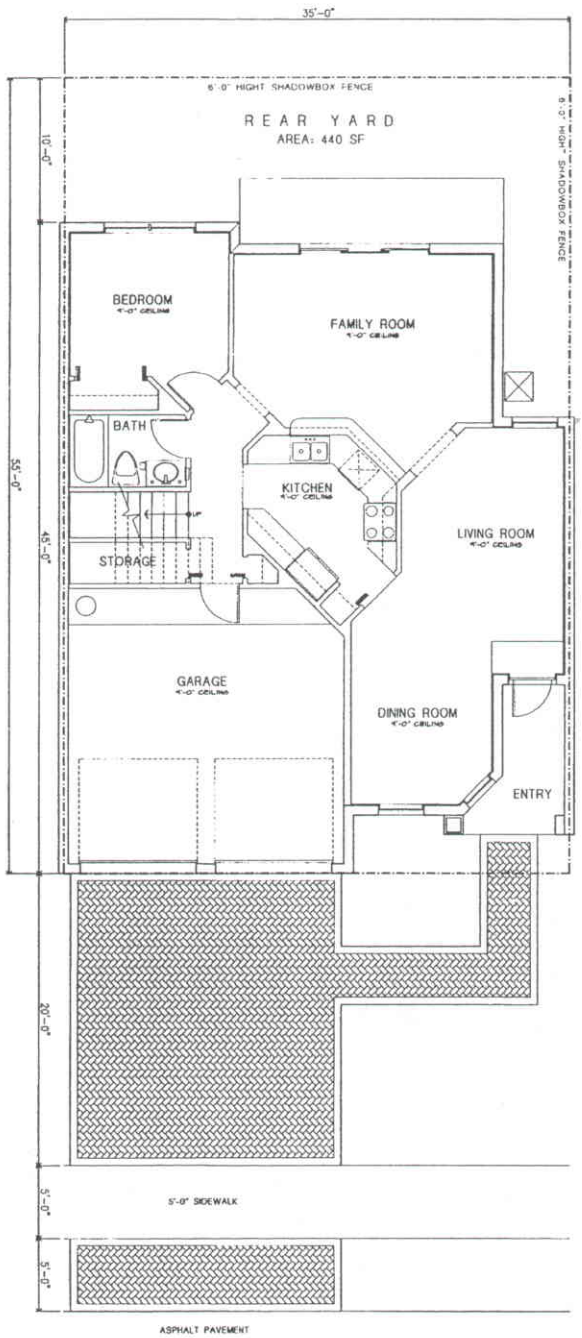
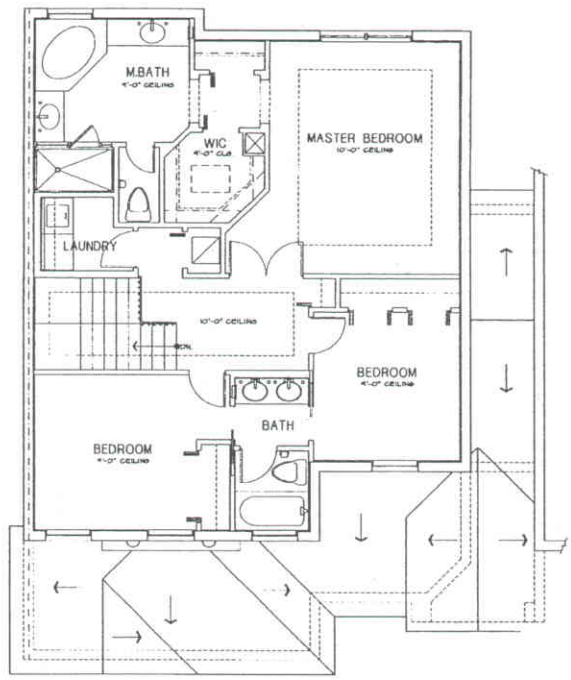
Area Calculations

1ST. FLOOR A/C SPACE	958.6 SQUARE FEET
2ND. FLOOR A/C SPACE	484.88 SQUARE FEET
TOTAL A/C SPACE	1488.13 SQUARE FEET
GARAGE	575 SQUARE FEET
COVERED ENTRY	60.8 SQUARE FEET
TOTAL	2411 SQUARE FEET



UNIT "B" INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "B" INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

A-31

UNIT B INT.COND.
FLOOR PLAN

TOWNHOUSES 3F

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

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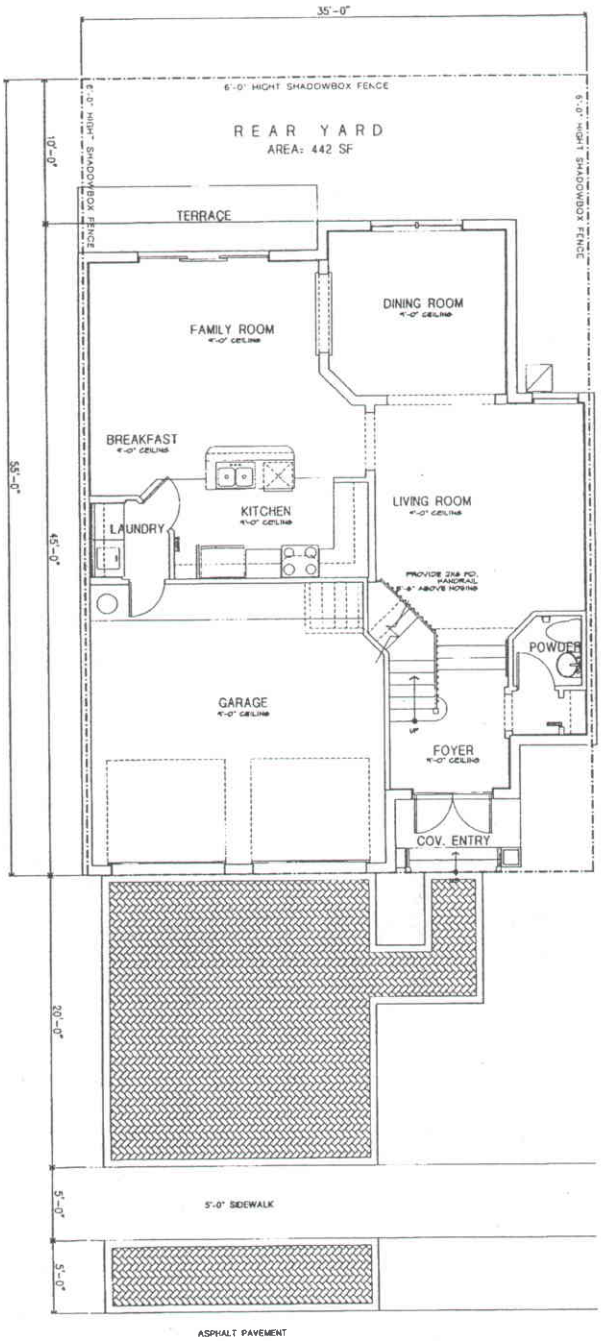
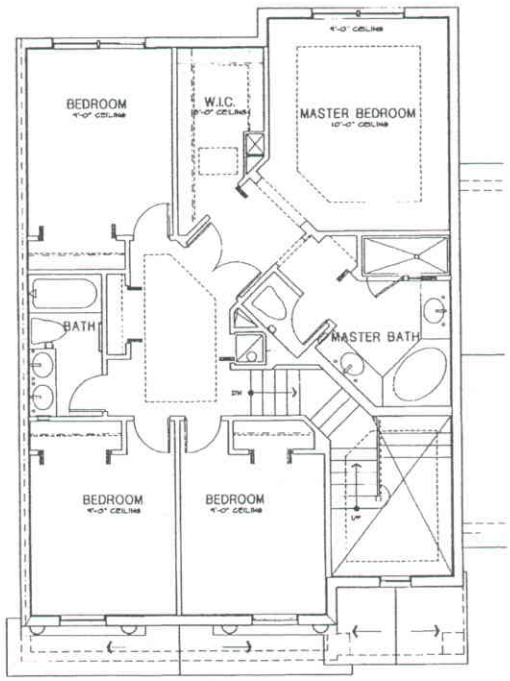
Area Calculations

1ST FLOOR A/C SPACE	1160.8 SQUARE FEET
2ND FLOOR A/C SPACE	1046.8 SQUARE FEET
TOTAL A/C SPACE	2077.3 SQUARE FEET
GARAGE	416.3 SQUARE FEET
COVERED ENTRY	37.3 SQUARE FEET
TOTAL	2866 SQUARE FEET



UNIT "C" INTERIOR CONDITION
FIRST FLOOR PLAN
SCALE : 1/4" = 1'



UNIT "C" INTERIOR CONDITION
SECOND FLOOR PLAN
SCALE : 1/4" = 1'

A-32

UNIT C INT/COND. FLOOR PLAN

TOWNHOMES 3S

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MIAMI - DADE COUNTY, FLORIDA

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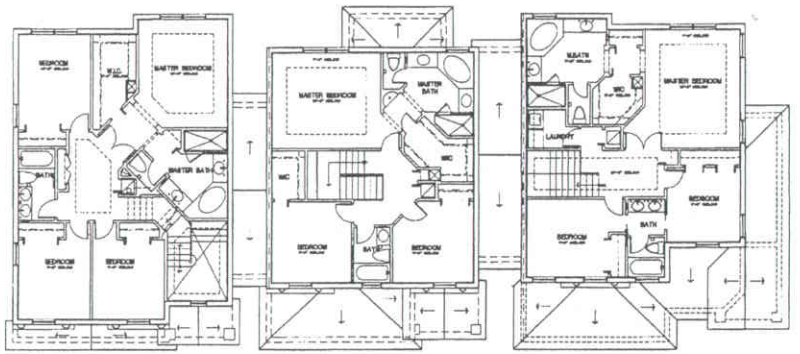
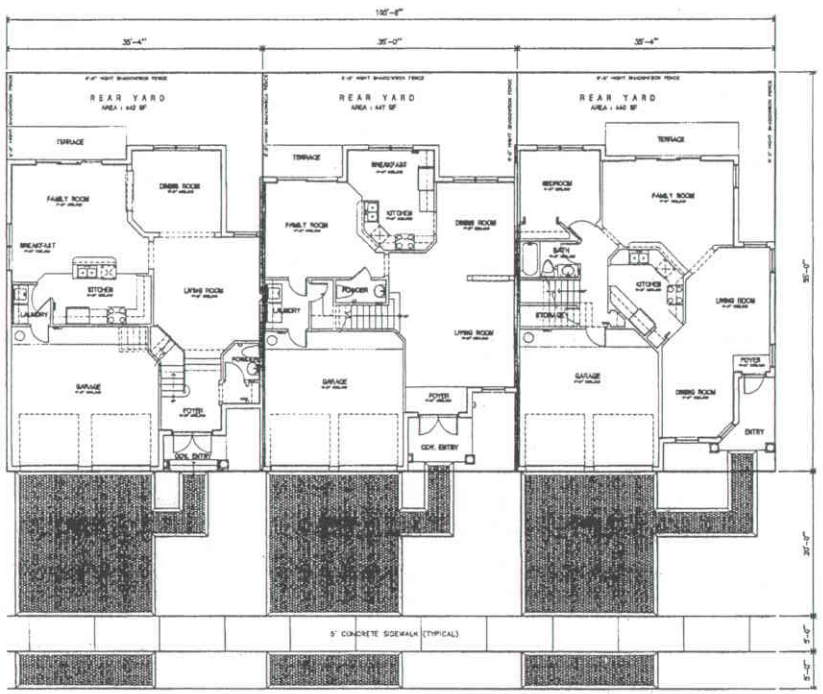


UNIT C UNIT A UNIT B

35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - SECOND FLOOR PLAN



35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - FIRST FLOOR PLAN

PASCUAL PEREZ KILPODJIAN & ASSOCIATES
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FACSIMILE: (305) 592-6865

REVISIONS:
11.09.2005

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

35' TOWNHOMES
BUILDING TYPE II
(TYP. BLDG)

BUILDING PLANS

DATE: 09.06.2005
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

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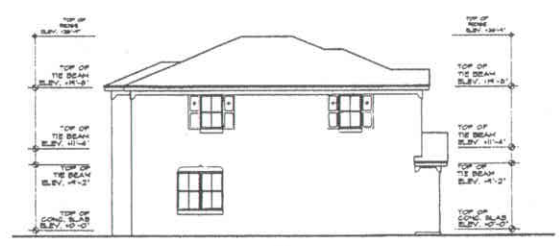
35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - REAR ELEVATION

35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - RIGHT ELEVATION

35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - FRONT ELEVATION



35' TOWNHOMES - BUILDING TYPE I (TYP.BLDG) - RIGHT ELEVATION

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS
REGISTRATION NO.: AR 0025154
VILLAGE AT BEACON CENTER
8323 NORTHWEST 12 STREET
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FACSIMILE: (305) 592-6165

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

35' TOWNHOMES
BUILDING TYPE I
(TYP. BLDG)

ELEVATIONS

DATE:	09.06.2005
SCALE:	AS SHOWN
DRAWN:	JMM
JOB NO.:	NA

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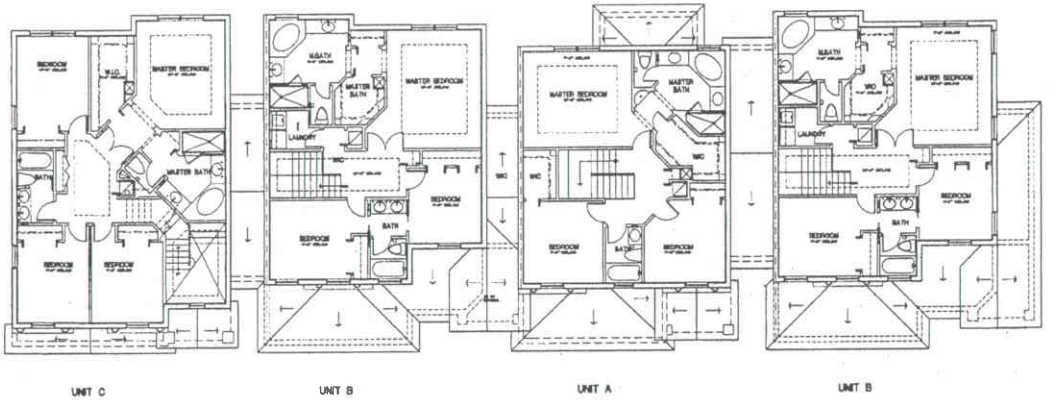
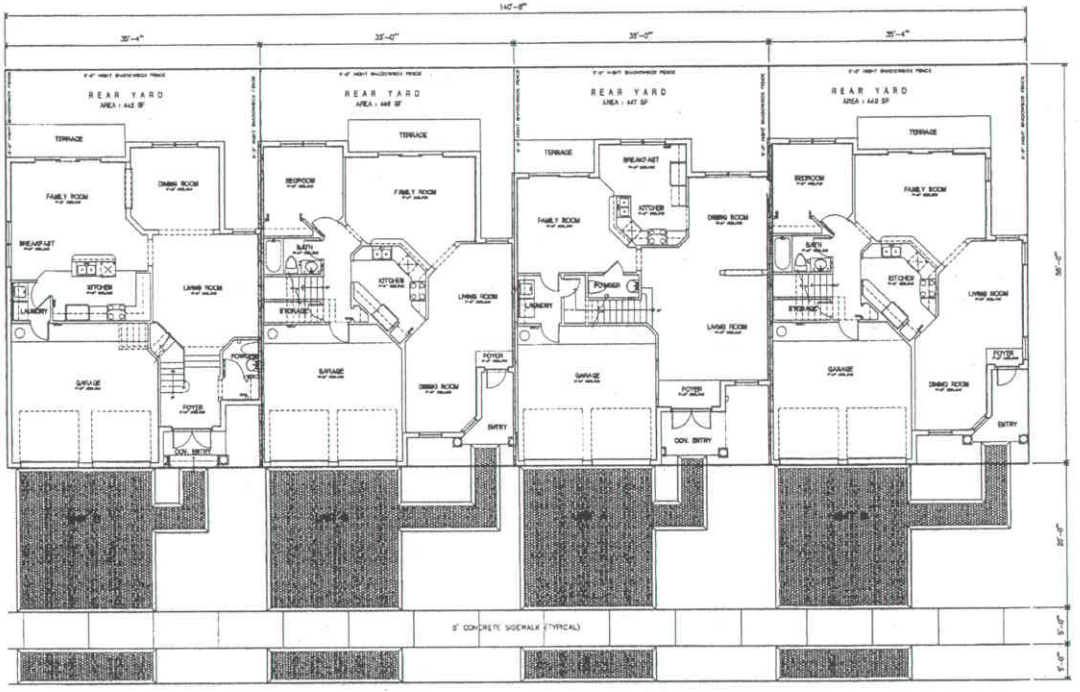


35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - SECOND FLOOR PLAN



35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - FIRST FLOOR PLAN

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
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CENTURY GARDENS
CENTURY BUSINESS PARK, LLC
MIAMI - DADE COUNTY, FLORIDA

35' TOWNHOMES
BUILDING TYPE I
(TYP. BLDG)

BUILDING PLANS

DATE: 09.06.2005
SCALE: AS SHOWN
DRAWN: JMM
JOB NO.: NA

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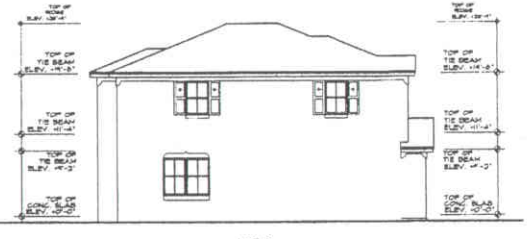
35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - REAR ELEVATION

UNIT B
35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - RIGHT ELEVATION

35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - FRONT ELEVATION



UNIT C
35' TOWNHOMES - BUILDING TYPE II (TYP.BLDG) - RIGHT ELEVATION

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
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CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

35' TOWNHOMES
BUILDING TYPE II
(TYP. BLDG)

ELEVATIONS

DATE: 09.06.2005
SCALE: AS SHOWN
DRAWN: JM/AA
JOB NO.: NA

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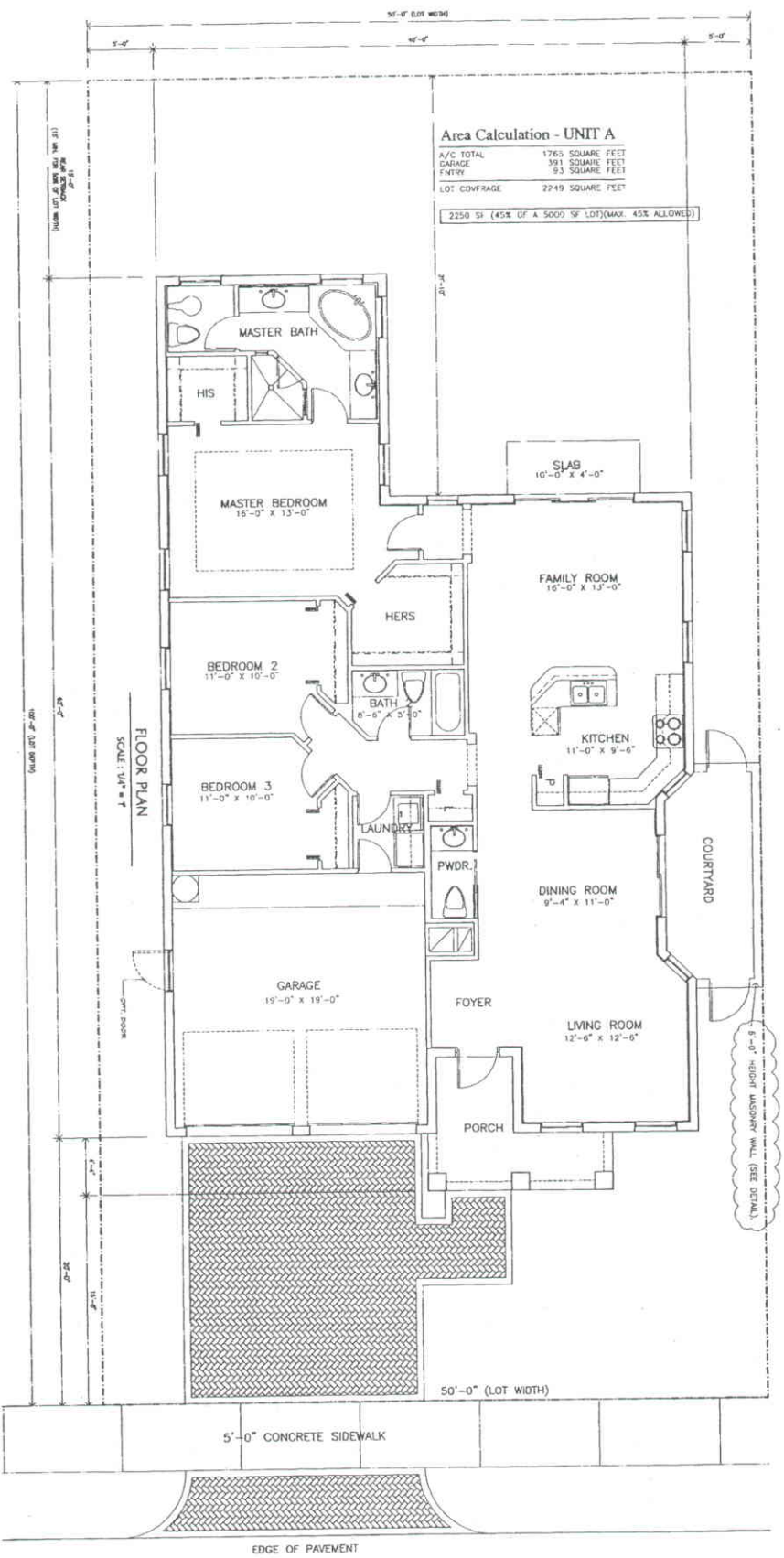

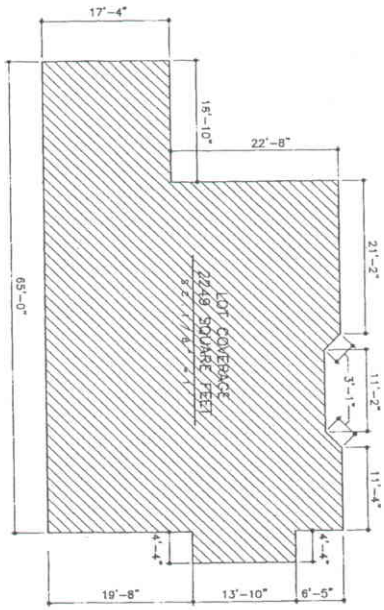

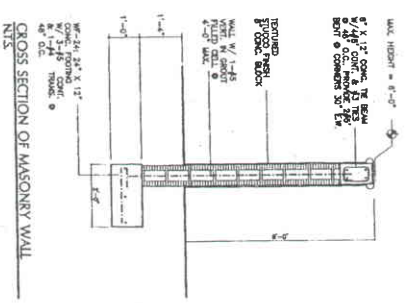

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SINGLE FAMILY HOMES
UNIT A

FLOOR PLAN

DATE: 09/26/06
SCALE: 1/4"=1'
DRAWN:
JOB NO.:

CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

PASCUAL PEREZ KILDDIAN & ASSOCIATES
ARCHITECTS - PLANNERS
RICARDO PEREZ, AIA
PASCUAL A. KILDDIAN, AIA
LICENSE NO.: AR 0008854
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FRONT ELEVATION

SCALE : 1/4" = 1'

REAR ELEVATION

SCALE : 1/4" = 1'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS

EDGARDO PEREZ, AIA
LICENSE NO.: AR 98004
MARIO F. PASCUAL, AIA
LICENSE NO.: AR 98004

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TELEPHONE: (305) 592-1363
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CENTURY GARDENS
CENTURY BUSINESS PARK, LLC
MIAMI - DADE COUNTY, FLORIDA

SINGLE FAMILY HOMES
UNIT A

FRONT & REAR ELEVATION

DATE: 09.06.2005
SCALE: 1/4"=1'
DRAWN: SP
JOB NO.:

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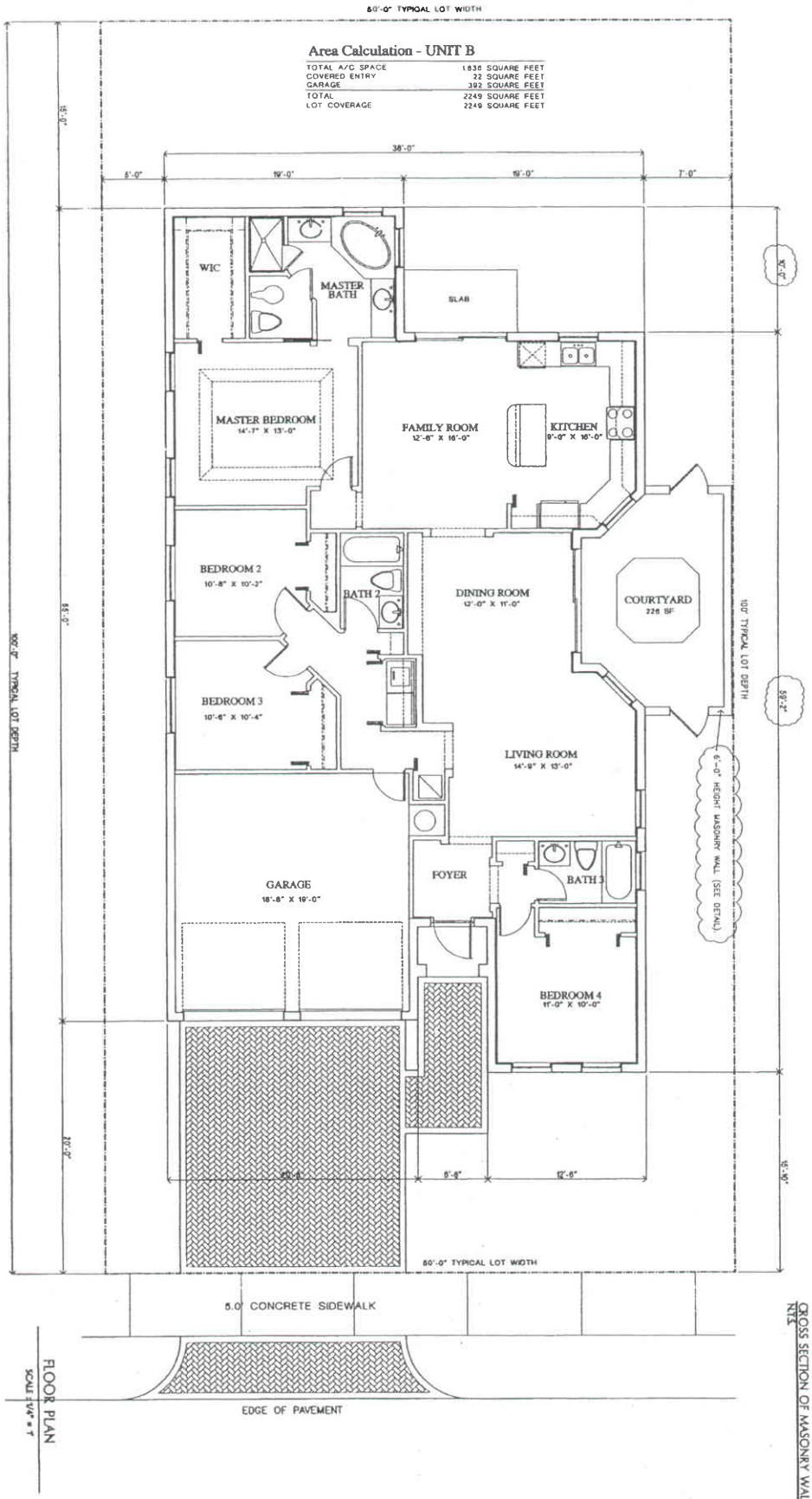
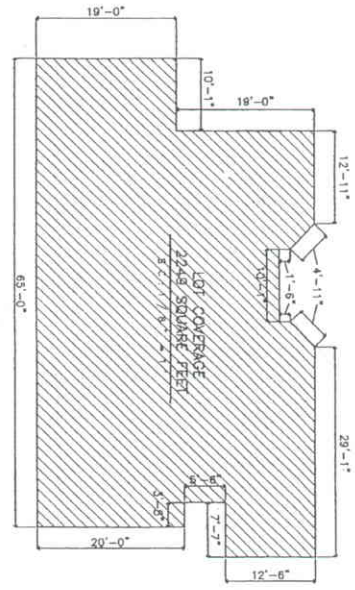
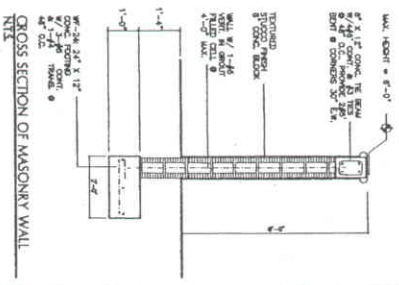


FLOOR PLAN
SCALE: 1/4" = 1'





CROSS SECTION OF MASONRY WALL
NTS

95

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS - PLANNERS

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

SINGLE FAMILY HOMES
UNIT B

FLOOR PLAN

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FRONT ELEVATION

SCALE : 1/4" = 1'

REAR ELEVATION

SCALE : 1/4" = 1'

PASCUAL PEREZ KILIDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS

VILLAGE AT BEACON CENTER
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TELEPHONE : (305) 592-1363
FACSIMILE : (305) 592-6868

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CENTURY GARDENS
CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

SINGLE FAMILY HOMES
UNIT B

FRONT & REAR ELEVATION

DATE : 09.06.2005
SCALE : 1/4"=1'
DRAWN : SP
JOB NO. :

A-41

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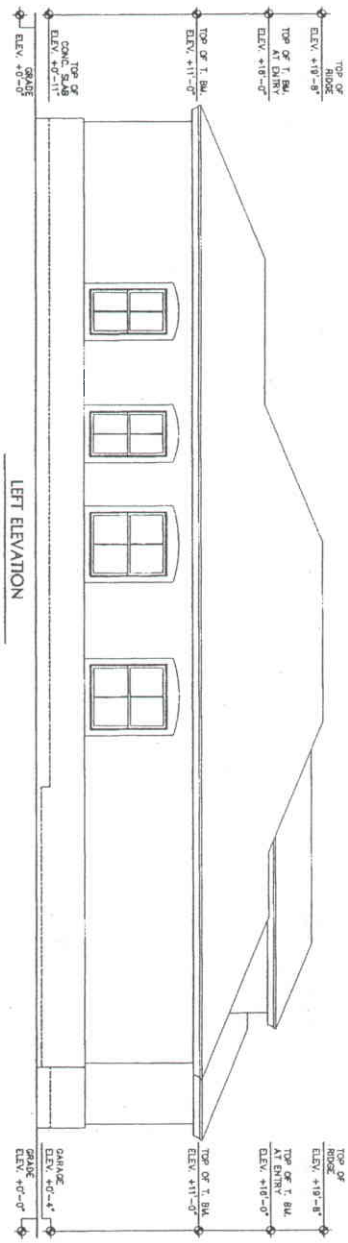
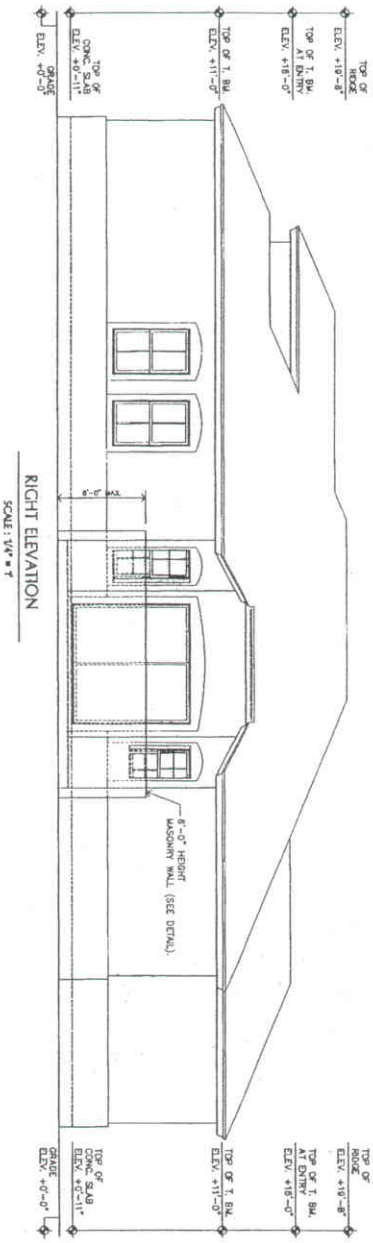


LEFT ELEVATION
SCALE: 1/4" = 1'



RIGHT ELEVATION
SCALE: 1/4" = 1'

PASCUAL PEREZ KELDDJIAN & ASSOCIATES
ARCHITECTS · PLANNERS

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CENTURY BUSINESS PARK, LLC.
MIAMI - DADE COUNTY, FLORIDA

SINGLE FAMILY HOMES
UNIT B

LEFT & RIGHT ELEVATION

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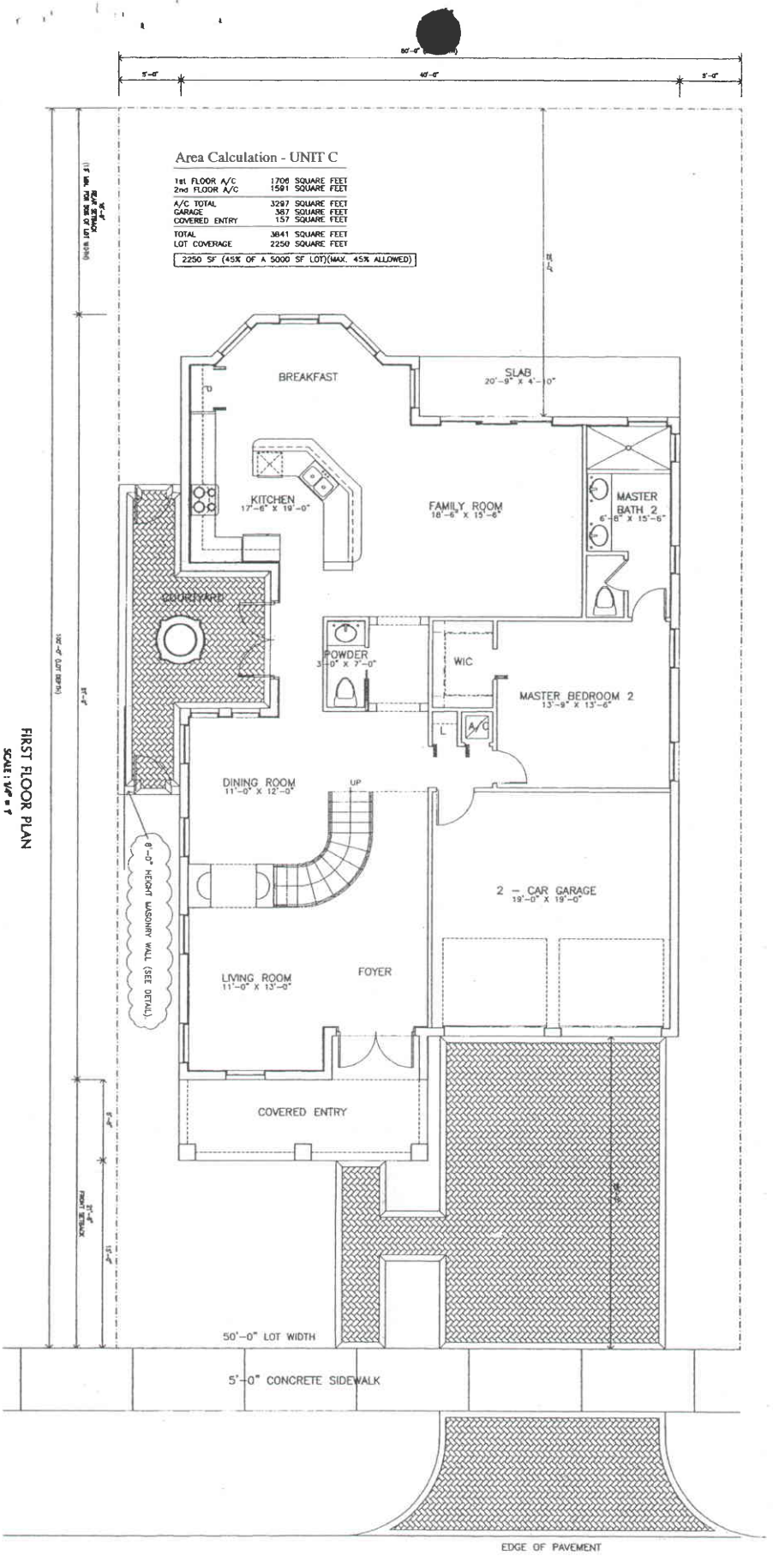
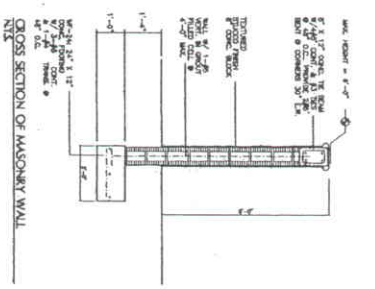


FIRST FLOOR PLAN
SCALE: 1/4" = 1'



98

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CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

SINGLE FAMILY HOMES
UNIT C

FIRST FLOOR PLAN

PASCUAL PEREZ KUBIDAT & ASSOCIATI
ARCHITECTS PLANNERS

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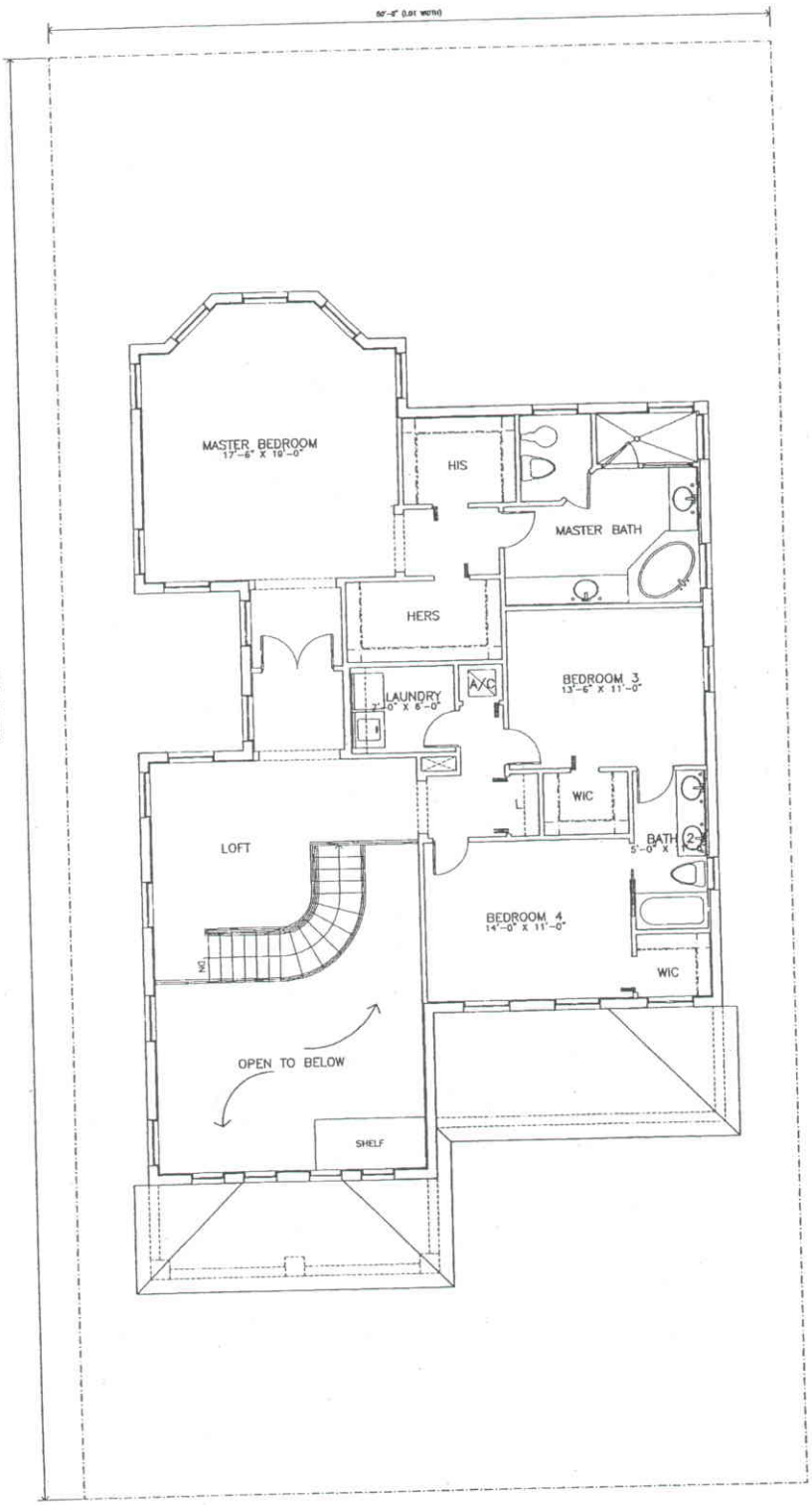

SECOND FLOOR PLAN

SCALE: 1/4" = 1'

A-44

SECOND FLOOR PLAN

SINGLE FAMILY HOMES
UNIT C

CENTURY GARDENS
BY
CENTURY BUSINESS PARK
MIAMI, FLORIDA

PASCUAL PEREZ KUEHNHAN & ASSOCIATES
ARCHITECTS / PLANNERS

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100

FRONT ELEVATION

SCALE : 1/4" = 1'

REAR ELEVATION

SCALE : 1/4" = 1'

PASCUAL PEREZ KILUDDHAI & ASSOCIATI
ARCHITECTS · PLANNE
VILLAGE AT BEACON CEN
8323 NORTHWEST 12 STR
SUITE NO. :
MIAMI, FLORIDA
TELEPHONE :
FACSIMILE :

REVISIONS:
11. 06. 05

CENTURY GARDENS
BY
CENTURY BUSINESS PARK

SINGLE FAMILY HOMES
UNIT C

FRONT & REAR ELEVAT
DATE : 08. 06
SCALE : 1/
DRAWN :
JOB NO. :

A-45