84" MAX.
A.F.F.

12"

ABOVE GRADE.

# HANDICAP SIGNAGE DETAIL

N.T.S.

LEGEND

- STOP SIGN
- LIGHT

RECEIVED
SEP 26 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

MIAMI-DADE CO. FIRE DEPARTMENT
APPLICATION #
05332-00086

APPROVED BY
MIAMI-DADE COUNTY FIRE DEPARTMENT
SPK BLDG. PERMIT ON-SITE
WATER MAIN EXTENSION
DATE BY

SEP 08 2005

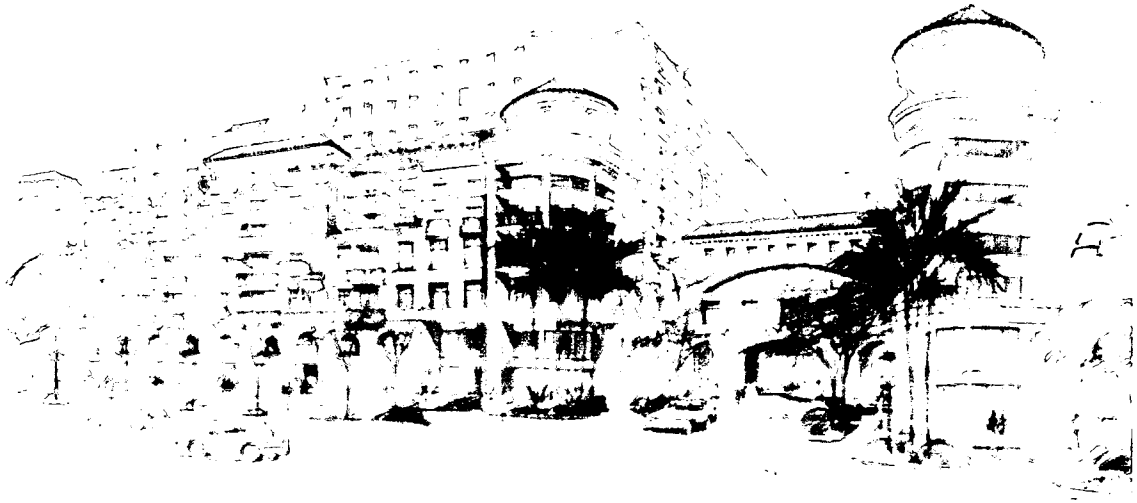
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SALAZAR ARCHITECTU
5200 BLUE LAGOON DRIVE, S
MIAMI, FLORIDA 33126
(305) 262-5760
AR 9297

COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GRO
are the legal property of and all rights are reserve
unless authorized in writing by the architect.

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | AGO 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

# THE RENAISSANCE AT DADELAND



MIAMI DADE COUNTY FLORIDA

FOR API DADELAND LLC.

LOCATED AT :
8100 SW 72 ND. AVE. MIAMI, FL.


SALAZAR
ARCHITECTURAL
GROUP
ARCHITECTS & PLANNERS
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-5760

LANDSCAPE
WARREN E. McCORMICK
AND ASSOCIATES
901 NORTHPOINT PARKWAY
WEST PALM BEACH, FL 33407
(561) 640-9944


INDEX OF DRAWINGS

ARCHITECTURAL


SP0.0 - COVER
SP.0.1 - SURVEY
SP.0.2 - BUILDING DATA
SP.1.1 - PARKING 1 - PEDESTAL 1 (LOFT 1ST LEVEL) - PEDESTAL 1 (LOFT 1ST LEVEL)
SP.1.2 - PARKING 2 - PEDESTAL 1 (LOFT 1ST LEVEL) - PEDESTAL 1 (LOFT 1ST LEVEL)
SP.1.3 - PARKING 3 - PEDESTAL 1 (LOFT 2ND LEVEL) - PEDESTAL 1 (LOFT 2ND LEVEL)
SP.1.4 - PARKING 4 - PEDESTAL 2 - PEDESTAL 2
SP.1.5 - PARKING 5 - PEDESTAL 2 - PEDESTAL 2
SP.1.6 - PARKING 6 - PEDESTAL 3 - PEDESTAL 3
SP.1.7 - POOL DECK - PEDESTAL 4 - PEDESTAL 4
SP.1.8 - PEDESTAL 5 - PEDESTAL 5
SP.1.9 - TOWER 1 - TOWER 1
SP.1.10 - TOWER 2 - TOWER 2
SP.1.11 - TOWER 3 - TOWER 3
SP.1.12 - PENTHOUSES 1 - ROOF
SP.1.13 - PENTHOUSES 2 - ROOF
SP.1.14 - ROOF - ROOF
SP.2.1 - ELEVATIONS
SP.2.1B - ELEVATIONS - BUILDING FRONTAGE
SP.2.2 - ELEVATIONS
SP.2.2B - ELEVATIONS - BUILDING FRONTAGE
SP.3.1 - SECTION A-A, B-B
SP.3.2 - SECTION C-C, D-D
SP.3.1 - UNITS
SP.3.2 - UNITS
SP.3.3 - UNITS
SP.3.4 - UNITS
SP.3.5 - UNITS
SP.3.6 - UNITS
SP.3.7 - UNITS
SP.3.8 - UNITS
SP.3.9 - UNITS
SP.3.10 - UNITS
SP.3.11 - LOFT UNITS
SP.3.12 - LOFT UNITS
SP.3.13 - LOFT UNITS
SP.3.14 - LOFT UNITS


LANDSCAPE


L-1. - GROUND LEVEL HARDSCAPE / LIGHTING PLAN
L-2. - GROUND LEVEL PLANTING PLAN
L-3. - PLANTING DETAIL / TABULAR INFORMATION


Rev 2

RECEIVED
205.14
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY DOS


COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP the architectural design and detail drawings for this building and/or overall project are the legal property of and all rights are reserved by the architects. their use for reproduction, construction, or distribution is prohibited unless authorized in writing by the architect.

## AREAS BY LEVEL
### BLDG #1

| | COMMON AREAS | | SERVICE AREAS | | | RECREATION AREAS | | | | RENTAL UNITS | | GARAGE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | CORRIDOR | STAIRS | STORAGE | T.R. | SERV. | GYM/SPA | AMENITIES | POOL DECK | CLUB HOUSE | UNITS | BALCONIES | | |
| SP-1.1 (P1-PED 1-LOFT 1st LEVEL) | 5,679.66 | 551.14 | 3,476.75 | 985.83 | 4,089.60 | | 2,170.42 | | 1,731.87 | 18,159.13 | 1,424.45 | 34,240.72 | 72,539.76 |
| SP-1.2 (P2-PED 1-LOFT 1st LEVEL) | | 550.14 | 2,940.33 | | | | | | | | | 34,638.44 | 38,128.91 |
| SP-1.3 (P3-PED 1-LOFT 2nd LEVEL) | 346.03 | 551.14 | 2,941.33 | | | | 2,170.42 | | 1,731.87 | 21,283.03 | | 34,639.44 | 63,643.26 |
| SP-1.4 (P4-PED 2) | 5095.03 | 323.00 | 2,865.66 | | | | | | | 28,702.36 | 2,468.78 | 35,125.40 | 69,483.20 |
| SP-1.5 (P5-PED 2) | | 323.00 | 2,865.66 | | | | | | | | | 35,125.40 | 38,314.06 |
| SP-1.6 (P6-PED 3) | 4,245.66 | 323.00 | 3,195.66 | | | | | | | 29,041.18 | 2,494.69 | 26,258.61 | 65,559.09 |
| SP-1.7(POOL DECK-PED 4) | 5,475.39 | 419.34 | | | | 807.11 | | 20,013.21 | | 45,363.60 | 3,562.95 | | 75,661.60 |
| SP-1.8 (PED 5) | 4,134.56 | 419.34 | | | | | | REC. DECK | | 47,207.50 | 3,598.69 | | 55,359.29 |
| SP-1.9 (TWR 1) | 5,612.67 | 419.34 | 194.83 | | 774.95 | | 664.30 | 2,451.23 | | 35,293.29 | 10,191.53 | | 55,622.54 |
| SP-1.10 (TWR 2) | 5,593.42 | 419.34 | 212.69 | | 774.95 | | 664.50 | | | 35,293.29 | 2,318.12 | | 45,494.51 |
| SP-1.11 (TWR 3) | 5,593.42 | 419.34 | 212.69 | | 774.95 | | | | | 35,293.29 | 2,318.12 | | 44,610.01 |
| SP-1.12 (PH1) | 2,456.00 | 419.34 | | | | | | | | 23,374.34 | 1,703.14 | | 27,952.82 |
| SP-1.13 (PH2) | 2,456.00 | 419.34 | | | | | | | | 23,374.34 | 1703.14 | | 27,952.82 |
| TOTAL | 41,583.29 | 5,858.80 | 15,906.00 | 985.83 | 5,414.65 | 807.11 | 6,169.84 | 22,464.44 | 3,463.74 | 342,416.35 | 31,778.81 | 200,028.01 | 680,520.87 |

| BLDG #1 | |
|---|---|
| COMMON AREAS | 47,150.09 s.f. |
| SERVICE AREAS | 26,306.46 s.f. |
| RECREATION AREAS | 32,545.13 s.f. |
| RENTAL UNITS | 374,191.15 s.f. |
| PARKING GARAGE | 200,028.01 s.f. |
| **TOTAL** | **680,520.87 s.f.** |

## AREAS BY LEVEL
### BLDG #2

| | COMMON AREAS | | | SERVICE AREAS | | | RECREATION AREAS | | | | RENTAL UNITS | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | CORRIDOR | STAIRS | ELEV. | STORAGE | T.R. | SERV. | GYM/SPA | AMENITIES | POOL DECK | CLUB HOUSE | UNITS | BALCONIES | |
| SP-1.1 (PED 1-LOFT 1st LEVEL) | 1,712.11 | 296.82 | 255.86 | 392.61 | 344.86 | 1,561.13 | | | | | 12,585.94 | 516.42 | 17,373.93 |
| SP-1.2 (PED 1-LOFT 1st LEVEL) | | | | | | | | | | | | | 0.00 |
| SP-1.3 (PED 1-LOFT 2nd LEVEL) | 1,047.08 | 296.82 | 255.86 | 392.61 | | | | | | | 12,585.94 | | 14,581.31 |
| SP-1.4 (PED 2) | 2,092.13 | 323.00 | 255.86 | 408.56 | | 350.17 | | | | | 15,055.80 | 1,614.61 | 20,099.95 |
| SP-1.5 (PED 2) | | | | | | | | | | | | | 0.00 |
| SP-1.6 (PED 3) | 1,158.66 | 323.00 | 255.86 | | | | | | | | 16,214.36 | 1,689.66 | 19,641.46 |
| SP-1.7 (PED 4) | 2,092.13 | 323.00 | 255.86 | 408.56 | | 350.17 | | | | | 15,055.80 | 1,614.61 | 20,099.95 |
| SP-1.8 (PED 5) | 1,158.66 | 323.00 | 255.86 | | | | | | REC. DECK | | 16,214.36 | 1,689.66 | 19,641.46 |
| SP-1.9 (TWR 1) | 1,082.01 | 323.00 | 255.86 | | | | | 542.78 | 1,908.37 | | 14,311.57 | 1,294.00 | 19,717.58 |
| SP-1.10 (TWR 2) | 1,082.01 | 323.00 | 255.86 | | | | | 542.78 | | | 14,311.57 | 1,294.50 | 17,809.72 |
| SP-1.11 (TWR 3) | 1,082.01 | 323.00 | 255.86 | | | | | | | | 14,311.57 | 1,294.50 | 17,268.94 |
| SP-1.12 | | | | | | | | | | | | | 0.00 |
| SP-1.13 | | | | | | | | | | | | | 0.00 |
| TOTAL | 12,606.64 | 2,667.82 | 2,302.74 | 1,602.38 | 344.86 | 2,261.47 | .00 | 1,085.56 | 1,908.37 | .00 | 130,662.61 | 11,009.96 | 166,232.31 |

| BLDG #2 | |
|---|---|
| COMMON AREAS | 17,367.20 s.f. |
| SERVICE AREAS | 4,208.71 s.f. |
| RECREATION AREAS | 2,993.93 s.f. |
| RENTAL UNITS | 141,662.47 s.f. |
| 0 | .00 s.f. |
| **TOTAL** | **166,232.31 s.f.** |

### Archstone at Dadeland
### unit mix chart

| Areas | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Bldg 1 | A1 | A1.1 | A 1.2 | A 1.3 | A1.3.1 | A2 | LA4 | A2 | B1 | B1.1 | B2 | B3 | B3.1 | B 4.3 | B4.1 | B4 | B 5.1 | B 5.2 | B6 | C1 | C2 | C3 | C 4 | 2bdr left AL | 2bdr left BL | Sub Total | Grand Total |
| SP1 P1-PED1 | | | | | | | | | | | | | | | | | | | | | | | | 17 | 5 | 22 | |
| SP2 P2-HEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP3 P3-HEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP4 P4-PED2 | 0 | 1 | 4 | 4 | 6 | | | | 4 | | 4 | 5 | | | | | | | | 4 | 2 | | | | | 30 | |
| SP5 P5-PED2 | 0 | 1 | 4 | 4 | | | | | 4 | | 4 | 5 | | | | | | | | 4 | 2 | | | | | 30 | |
| SP6 P6-PED3 | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP7 POOL-PED4 | 4 | 3 | 8 | 0 | 2 | | | | 4 | 2 | 4 | 3 | 2 | 3 | 0 | | | | | 4 | 4 | | | | | 43 | |
| SP8 PED5 | 4 | 0 | 8 | 0 | 2 | | | | 4 | 2 | 4 | 4 | 4 | 3 | 1 | | | | | 4 | 4 | | | | | 44 | |
| SP9 TWR1 | 2 | 0 | 4 | 0 | 1 | 0 | | 2 | 2 | 1 | 2 | 2 | 2 | | 1 | 4 | 4 | 0 | | | 2 | 2 | | | | 33 | |
| SP10 TWR2 | 2 | 0 | 4 | 0 | 1 | | | 2 | 2 | 1 | 2 | 2 | 2 | 1 | 1 | 4 | 4 | 0 | | 1 | 2 | 2 | | | | 33 | |
| SP11 TWR3 | 2 | 0 | 4 | 0 | 1 | | | 2 | 2 | 1 | 2 | 2 | 2 | 1 | 1 | 4 | 4 | 0 | | | 2 | 2 | | | | 33 | |
| SP12 PH1 | 1 | | 4 | 3 | 2 | | | | 3 | 1 | 2 | 2 | 2 | 2 | 1 | | | | | 1 | 2 | | | | | 23 | |
| SP13 PH2 | 1 | | 4 | 3 | 2 | | | | 3 | 1 | 2 | 2 | 2 | 2 | 1 | | | | | 1 | 2 | | | | | 23 | |
| Sub Total | 18 | 5 | 44 | 8 | 11 | 0 | 0 | 6 | 38 | 9 | 24 | 23 | 16 | 13 | 6 | 12 | 12 | 0 | 0 | 21 | 22 | 6 | 0 | 17 | 5 | | 308 |

| Bldg 2 North | A1 | A1.1 | A 1.2 | A 1.3 | A1.3.1 | A2 | A4 | A2 | B1 | B1.1 | B2 | B3 | B3.1 | B 4.3 | | B2 | | | B6 | C | C2 | C3 | C4 | AL | BL | Sub Total | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SP1 P1-PED1 | | | | | | | | | | | | | | | | | | | | | | | | 12 | 2 | 14 | |
| SP2 P2-HEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP3 P3-HEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP4 P4-PED2 | 2 | 0 | 4 | | | 1 | 1 | | 2 | | 2 | 0 | | | | | | | 1 | 0 | | 2 | | | | 16 | |
| SP5 P5-PED2 | 2 | 1 | 4 | | | 1 | 1 | | 2 | | 2 | 0 | | | | | | | 1 | 0 | | 2 | | | | 16 | |
| SP6 P6-PED3 | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP7 POOL-PED4 | 2 | 0 | 4 | | | 1 | 1 | | 2 | | 2 | 0 | | | | | | | 1 | 0 | | 2 | | | | 16 | |
| SP8 PED5 | 2 | 0 | 4 | | | 1 | 1 | | 2 | | 2 | 1 | | | | | | | 1 | 0 | | 2 | | | | 16 | |
| SP9 TWR1 | 2 | 0 | 4 | | | 1 | 0 | | 2 | | 2 | 1 | | | | | | | 0 | 0 | | 2 | | | | 14 | |
| SP10 TWR2 | 2 | 0 | 4 | | | 1 | 0 | | 2 | | 2 | 1 | | | | | | | 0 | 0 | | 2 | | | | 14 | |
| SP11 TWR3 | 2 | 0 | 4 | | | 1 | 0 | | 2 | | 2 | 1 | | | | | | | 0 | 0 | | 2 | | | | 14 | |
| SP12 PH1 | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP13 PH2 | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| Sub total | 14 | 1 | 36 | 0 | 0 | 7 | 4 | 0 | 14 | 0 | 14 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 14 | 0 | 12 | 2 | | 116 |
| Grand Total | 50 | 6 | 72 | 8 | 11 | 7 | 4 | 6 | 42 | 9 | 40 | 27 | 16 | 13 | 6 | 12 | 12 | 0 | 4 | 21 | 22 | 14 | 6 | 29 | 7 | | 424 |
| % | 7.1% | 1.4% | 17.0% | 1.9% | 2.6% | 1.7% | 0.9% | 1.4% | 9.9% | 2.1% | 9.4% | 6.4% | 3.8% | 3.1% | 1.4% | 2.8% | 2.8% | 0.0% | 0.9% | 5.0% | 5.2% | 3.3% | 1.4% | 6.8% | 1.7% | | 100.0% |
| Parking Ratio | 1.8 | 1.8 | 1.5 | 1.5 | 1.5 | 1.5 | 2 | 1.5 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 2 | 2 | 2 | 2 | 2 | 1.75 | 2 | | |
| Required Parking | 45 | 9 | 108 | 12 | 16.5 | 10.5 | 8 | 9 | 73.5 | 15.75 | 70 | 47.25 | 28 | 22.75 | 10.5 | 21 | 21 | 0 | 8 | 42 | 44 | 28 | 12 | 50.75 | 14 | | 726.5 |
| | | | 18% + | 54.0% | | | | | | 26.9% + | 49.3% | | | | | | | | | | 33.9% + | 18.5% | | | | | |

| | |
|---|---|
| Parking Ratio | 1.71 |
| Required Ratio @ 1.6 | 678.4 |
| Provided | 672 |
| street | 17 |
| subtotal | 689 |
| Provided Ratio | 1.63 |

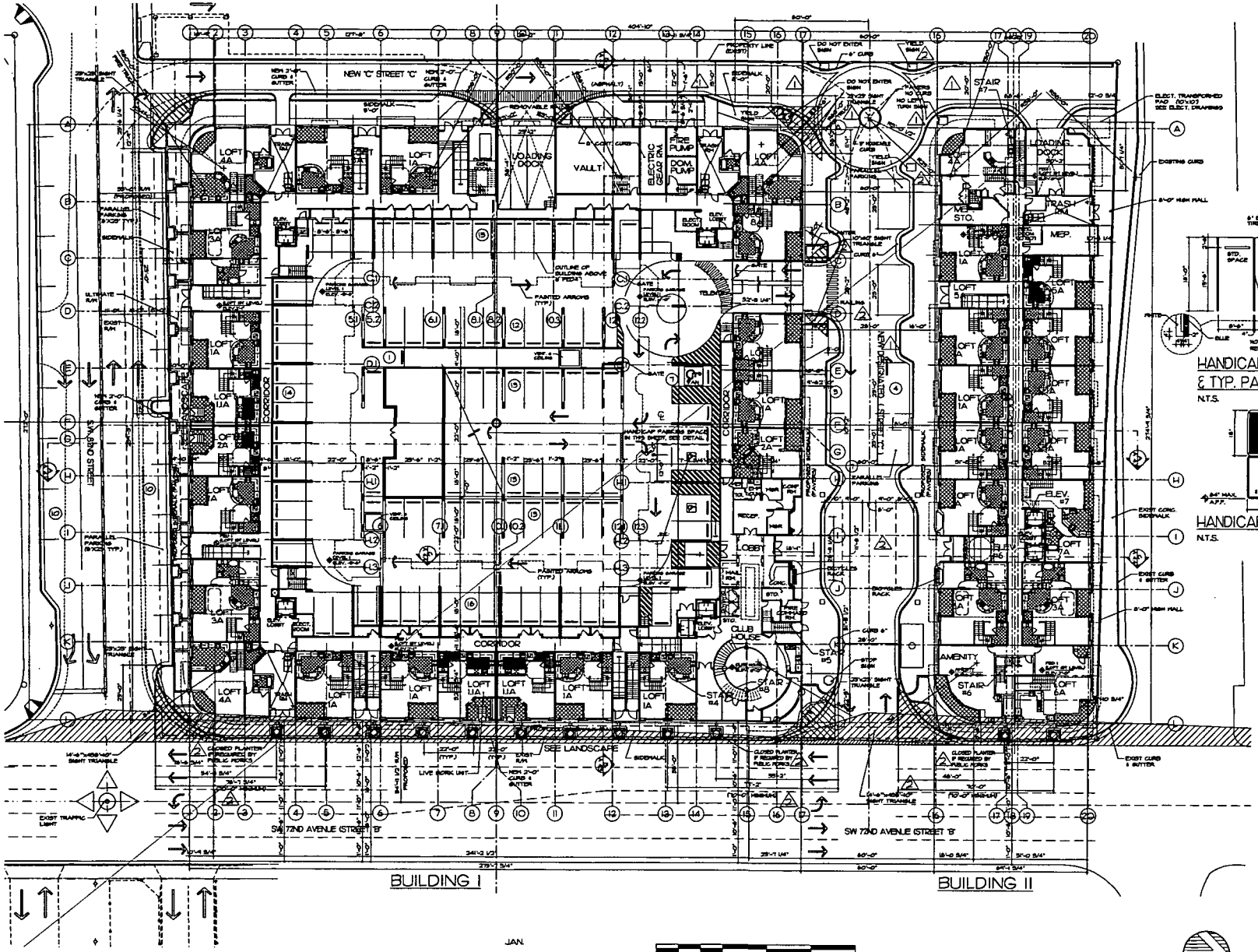
| REVISIONS | BY |
|---|---|
| | |

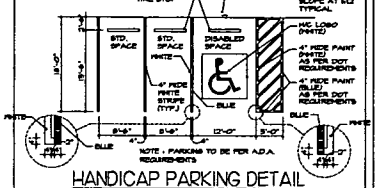
ARCHSTONE AT DADELAND
FOR:
ARCHSTONE SMITH
LOCATED AT:
SW 72 AVE. & SW 82 ND. STREET
DADE COUNTY, FLORIDA


SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS
MOURIZ SALAZAR
PARTNERSHIP

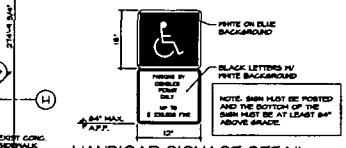

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | APR. 2008 |
| SCALE | AS SHOWN |
| JOB NO. | 159.PRJ |
| SHEET | |

SP-O.I




HANDICAP PARKING DETAIL
& TYP. PARKING
N.T.S.




HANDICAP SIGNAGE DETAIL
N.T.S.

JAN.

GRAPHIC SCALE

PI-PEDI-PEDI
(LOFT 1ST. LEVEL)

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| 08-8-08 REVISION | |
| 10-10-08 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 212-3700
AR 92027

SALAZAR
ARCHITECTURAL
GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2009 |
| SCALE | AS SHOWN |
| JOB NO. | 116 PRJ |
| SHEET | |

SP-1.1

OF SHEETS

Areas

| Bldg I | A1 | A1.1 | A 1.2 | A1.2.1 | A 1.3 | A 1.6 | A3 | A3 | A5 | A6 | A6.1 | A6.2 | B1 | B2 | B2.1 | B2.2 | B6 | B 6.1 | B 6 | B 7.1 | B7.2 | C1 | C2 | C3 | BLDG J 2bdr loft LOFT 1 | BLDG S 2bdr loft LOFT 1 | 2bdr loft LOFT 2 | 3bdr loft LOFT 3 | 3bdr loft LOFT 4 | BLDG J 2bdr loft LOFT 5 | BLDG S 2bdr loft LOFT 6 | 2bdr loft LOFT 6 | 2bdr loft LOFT7 | | Sub Total | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SP1-P1-PED1 | | | | | | | | | | | | | | | | | | | | | | | | | 14 | | 2 | 2 | 3 | | | | | | 21 | |
| SP2 P2-MEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP3 P3-MEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP4 P4-PED2 | | 4 | | 4 | | 1 | | | | | | | | | 10 | 1 | | | | | | 4 | 2 | | | | | | | | | | | | 26 | |
| SP5 P5-PED2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP6 P6-PED3 | | 4 | | 4 | | 1 | | | | | | | | 3 | 7 | 1 | | | | | | 4 | 2 | | | | | | | | | | | | 28 | |
| SP7 POOL-PED4 | 2 | 4 | 2 | 2 | 10 | 1 | | | | 2 | 1 | | 4 | 3 | 6 | 1 | | | | | | 4 | 2 | | | | | | | | | | | | 45 | |
| SP8 PED5 | 2 | 2 | 2 | 2 | 10 | | | | | 2 | 1 | 1 | 6 | 4 | 6 | | | | | | | 4 | 2 | | | | | | | | | | | | 48 | |
| SP9 TWR1 | 2 | | 2 | | 5 | | | | 2 | 1 | | 1 | 3 | 4 | 2 | | 1 | 1 | | 4 | 4 | 1 | 1 | | | | | | | | | | | | 34 | |
| SP10 TWR2 | 2 | | 2 | | 5 | | | | 2 | 1 | | 1 | 3 | 4 | 2 | | 1 | 1 | | 4 | 4 | 1 | 1 | | | | | | | | | | | | 34 | |
| SP11 TWR3 | 2 | | 2 | | 5 | | | | 2 | 1 | | 1 | 3 | 4 | 2 | | 1 | 1 | | 4 | 4 | 1 | 1 | | | | | | | | | | | | 34 | |
| SP12 PH1 | 2 | | 2 | | 6 | | | | | 1 | 1 | 1 | 3 | 4 | 2 | | | | | | | 1 | 1 | | | | | | | | | | | | 24 | |
| SP13 PH2 | 2 | | 2 | | 6 | | | | | 1 | 1 | 1 | 3 | 4 | 2 | | | | | | | 1 | 1 | | | | | | | | | | | | 24 | |
| Sub Total | 14 | 14 | 14 | 12 | 47 | 3 | 0 | 0 | 6 | 9 | 4 | 6 | 25 | 32 | 46 | 3 | 3 | 3 | 0 | 12 | 12 | 21 | 13 | 0 | 14 | 0 | 2 | 2 | 3 | 0 | 0 | 0 | 0 | | 314 | |

| Bldg II North | A1 | A1.1 | A 1.2 | A1.2.1 | A 1.3 | A 1.6 | A3 | A3 | A5 | A6 | A6.1 | A6.2 | B1 | B2 | B2.1 | B2.2 | B6 | B 6.1 | B 6 | B 7.1 | B7.2 | C1 | C2 | C3 | LOFT 1 | LOFT 1 | LOFT 2 | LOFT 3 | LOFT 4 | LOFT 5 | LOFT 6 | LOFT 6 | LOFT7 | | Sub Total | Grand Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SP1-P1-PED1 | | | | | | | | | | | | | | | | | | | | | | | | | | 6 | | 2 | 1 | | 1 | 1 | 1 | | 14 | |
| SP2 P2-MEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP3 P3-MEZZ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 0 | |
| SP4 P4-PED2 | | 1 | | 4 | | 1 | 1 | 1 | | | | | | | 3 | 1 | | | 2 | | | | | 2 | | | | | | | | | | | 16 | |
| SP5 P5-PED2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP6 P6-PED3 | | 1 | | 4 | | 1 | 1 | 1 | | | | | | | 3 | 1 | | | 2 | | | | | 2 | | | | | | | | | | | 16 | |
| SP7 POOL-PED4 | | 1 | | 4 | | 1 | 1 | 1 | | | | | | | 3 | 1 | | | 2 | | | | | 2 | | | | | | | | | | | 16 | |
| SP8 PED5 | | 1 | | 4 | | | 1 | 1 | | | | | | | 5 | | | | 2 | | | | | 2 | | | | | | | | | | | 16 | |
| SP9 TWR1 | 1 | | 4 | | | | 1 | 1 | | | | | | | 5 | | | | | | | | | 2 | | | | | | | | | | | 14 | |
| SP10 TWR2 | 1 | | 4 | | | | 1 | 1 | | | | | | | 5 | | | | | | | | | 2 | | | | | | | | | | | 14 | |
| SP11 TWR3 | 1 | | 4 | | | | 1 | 1 | | | | | | | 5 | | | | | | | | | 2 | | | | | | | | | | | 14 | |
| SP12 PH1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SP13 PH2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sub total | 3 | 4 | 12 | 16 | 0 | 3 | 7 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 3 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 14 | 0 | 6 | 0 | 2 | 1 | 0 | 1 | 1 | 1 | | | 120 |
| Grand Total | 17 | 18 | 26 | 28 | 47 | 6 | 7 | 7 | 6 | 9 | 4 | 6 | 25 | 32 | 69 | 6 | 3 | 3 | 6 | 12 | 12 | 21 | 13 | 14 | 14 | 6 | 2 | 4 | 4 | 0 | 1 | 1 | 1 | | | 434 |
| % | 3.9% | 4.1% | 6.0% | 6.5% | 10.8% | 1.4% | 1.6% | 1.6% | 1.4% | 2.1% | 0.9% | 1.4% | 5.8% | 7.4% | 15.9% | 1.4% | 0.7% | 0.7% | 1.6% | 2.8% | 2.8% | 4.8% | 3.0% | 3.2% | 3.2% | 1.6% | 0.5% | 0.9% | 0.9% | 0.0% | 0.2% | 0.2% | 0.2% | | | 100.0% |
| Parking Ratio | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 1.75 | 2 | 2 | 2 | 1.75 | 1.75 | 1.75 | 2 | 2 | 1.75 | 1.75 | 1.75 | 1.75 | | | |
| Required Parking | 25.5 | 27 | 39 | 42 | 70.5 | 6 | 10.5 | 10.5 | 9 | 13.5 | 6 | 9 | 43.75 | 56 | 120.75 | 10.5 | 5.25 | 5.25 | 14 | 21 | 21 | 42 | 26 | 28 | 24.5 | 14 | 3.5 | 8 | 4 | 0 | 1.75 | 1.75 | 1.75 | | | 729.25 |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Parking Ratio | | 1.67 |

THE DOWNTOWN KENDALL URBAN CENTER D.K.U.C.D. TRACT SIZE 3.03 ACRES GROSS 2.91 ACRES NET(EXCLUDES R/W DEDICATIONS)

| CENTER SUB-DISTRICT | REQUIRED | PROVIDED |
|---|---|---|
| PEDESTAL SETBACK AT "B" & "C" STREET (FROM EDGE OF SIDEWALK) | 0' | 0' |
| TOWER SETBACK AT "C" STREET (FROM EDGE OF SIDEWALK) | 20' | 20' |
| PENTHOUSE SETBACK AT "C" STREET | 0' | 0' |
| BUILDING SEPARATION | 60' | 60' |
| BUILDING HEIGHT ("B"&"C" STREET) | | |
| PEDESTAL | 5 STORIES | 5 STORIES |
| TOWER | 3 STORIES | 5 STORIES |
| PENTHOUSE | 2 STORIES | 5 STORIES |
| PENTHOUSE AREA - MAX 50% OF TOWER'S PLATE OR NO GREATER THAN 20,000 SQ.FT. PER BUILDING | 28374.85 SQ.FT. | 6REF1 SQ.FT. |
| AGGREGATE TOWER FRONTAGE | 225' PER BACK OF 70% STREET FRONTAGE | |
| BUILDING FRONTAGE SW 72 ND AVE. | 75% MIN. | 82% |
| SW 62 ND STREET | 75% MIN. | 82% |

BUILDING No. 1

| | AREA | units |
|---|---|---|
| COMMON AREAS | 47,150.00 | sq.ft. |
| SERVICE AREAS | 39,308.50 | sq.ft. |
| RECREATION AREAS | 32,645.20 | sq.ft. |
| RENTAL UNITS | 382,699.30 | sq.ft. |
| PARKING GARAGE | 200,026.00 | sq.ft. |
| TOTAL | 699,929.00 | sq.ft. |

BUILDING No. 2

| | AREA | units |
|---|---|---|
| COMMON AREAS | 17,367.20 | sq.ft. |
| SERVICE AREAS | 4,208.80 | sq.ft. |
| RECREATION AREAS | 2,983.80 | sq.ft. |
| RENTAL UNITS | 144,729.00 | sq.ft. |
| PARKING GARAGE | N/A | sq.ft. |
| TOTAL | 169,298.93 | sq.ft. |

PARKING ANALYSIS

| PARKING SPACES PER RATIOS | PARKING REDUCTION BONUS ULF Live work | PROVIDED PARKING - MIX |
|---|---|---|
| | | 14 |
| | | 17 |
| | | 630 |
| 729.25 | 10% 663 | 641 |
| | REQUIRED | PROVIDED |

UNIT MIX DISTIBUTION

| | | 2B-TH Lofts | 3B-TH Lofts | Totals |
|---|---|---|---|---|
| A | 41.7% | | | 41.7% |
| B | 33.4% | 6.2% | | 39.6% |
| C | 11.1% | | 1.9% | 12.9% |

PENTHOUSE AREAS

PTA = LEVEL TOWER 3(BLDG1) + LEVEL TOWER 3(BLDG2) =

PTA = 49,326.80 / 2 + 19,422.80 / 2 = 29,374.85 SQ.FT MAX ALLOWED

29,981.70 SQ.FT PROVIDED

1,383.15 SQ.FT DIFFERENCE

OPEN SPACE PROVIDED

| | | |
|---|---|---|
| STREET LEVEL SIDEWALKS | 37,000 S.F. | 29.19% |
| STREET AREA W/ PAVERS | 16,826 S.F. | 13.28% |
| POOL DECK | 18,386 S.F. | 14.49% |
| TOTAL PROVIDED(NET ACRES) | 72,322 S.F. | 56.96% |

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

REVISIONS
09-11-05 REVISION
10-10-05 PLANNING

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.

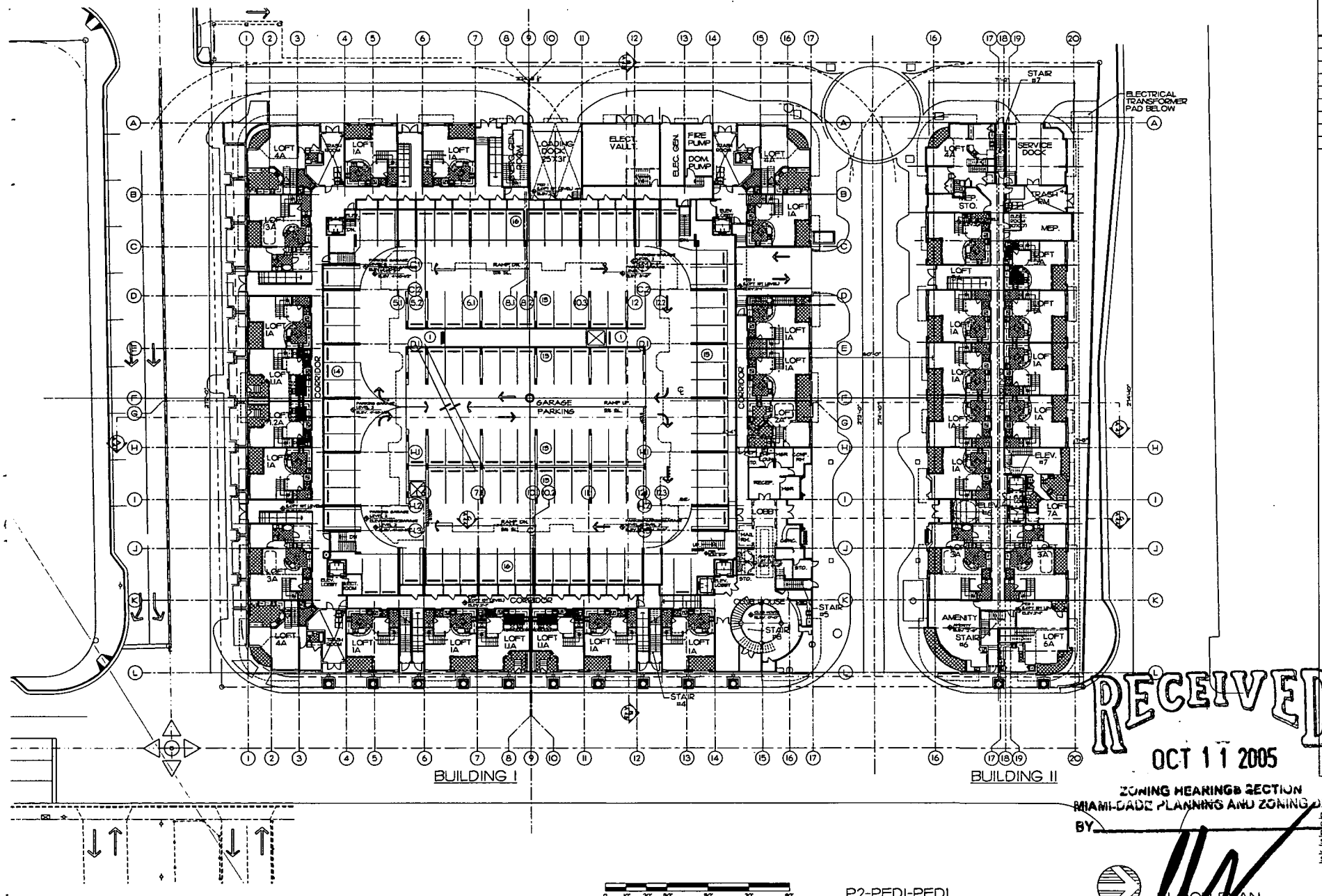
SALAZAR ARCHITECTURAL GROUP

SALAZAR ARCHITECTURAL GROUP INC.
8200 BLUE LAGOON DRIVE, SUITE 125
MIAMI, FLORIDA 33139
TEL 305-261-8180
FAX 261-8207

DRAWN
CHECKED
DATE SEPT/01/05
SCALE
JOB NO.
SHEET

SP-I.2

OF SHI




GRAPHIC SCALE

P2-PEDI-PEDI
(LOFT 1ST. LEVEL)

FLOOR PLAN

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 06-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

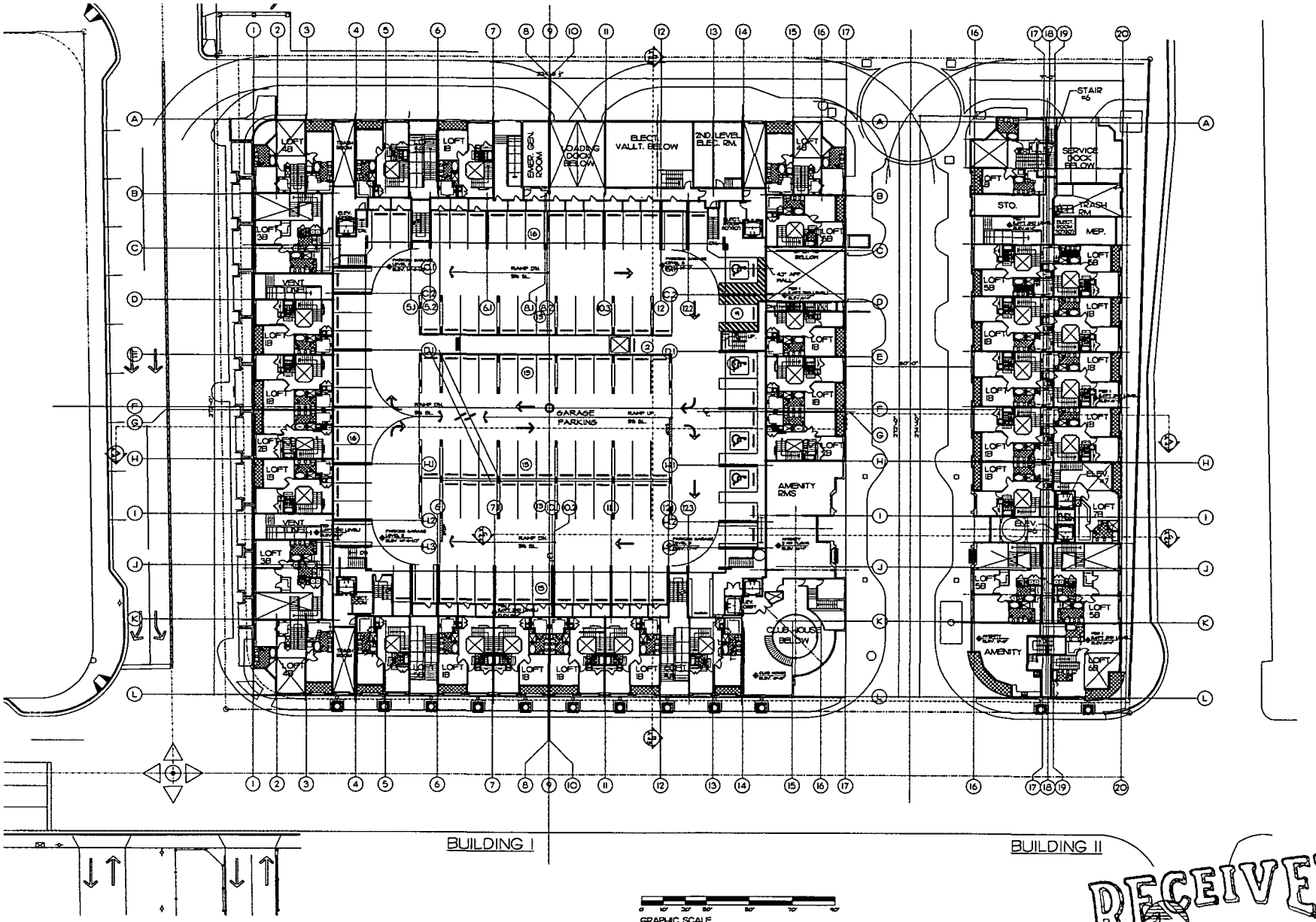
SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-3750
AR 9297

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-1.2

OF SHEETS




GRAPHIC SCALE

P3-PEDI-PEDI
(LOFT 2ND. LEVEL)

FLOOR PLAN
SCALE 1"=20'

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-8-05 REVISION | |
| A 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

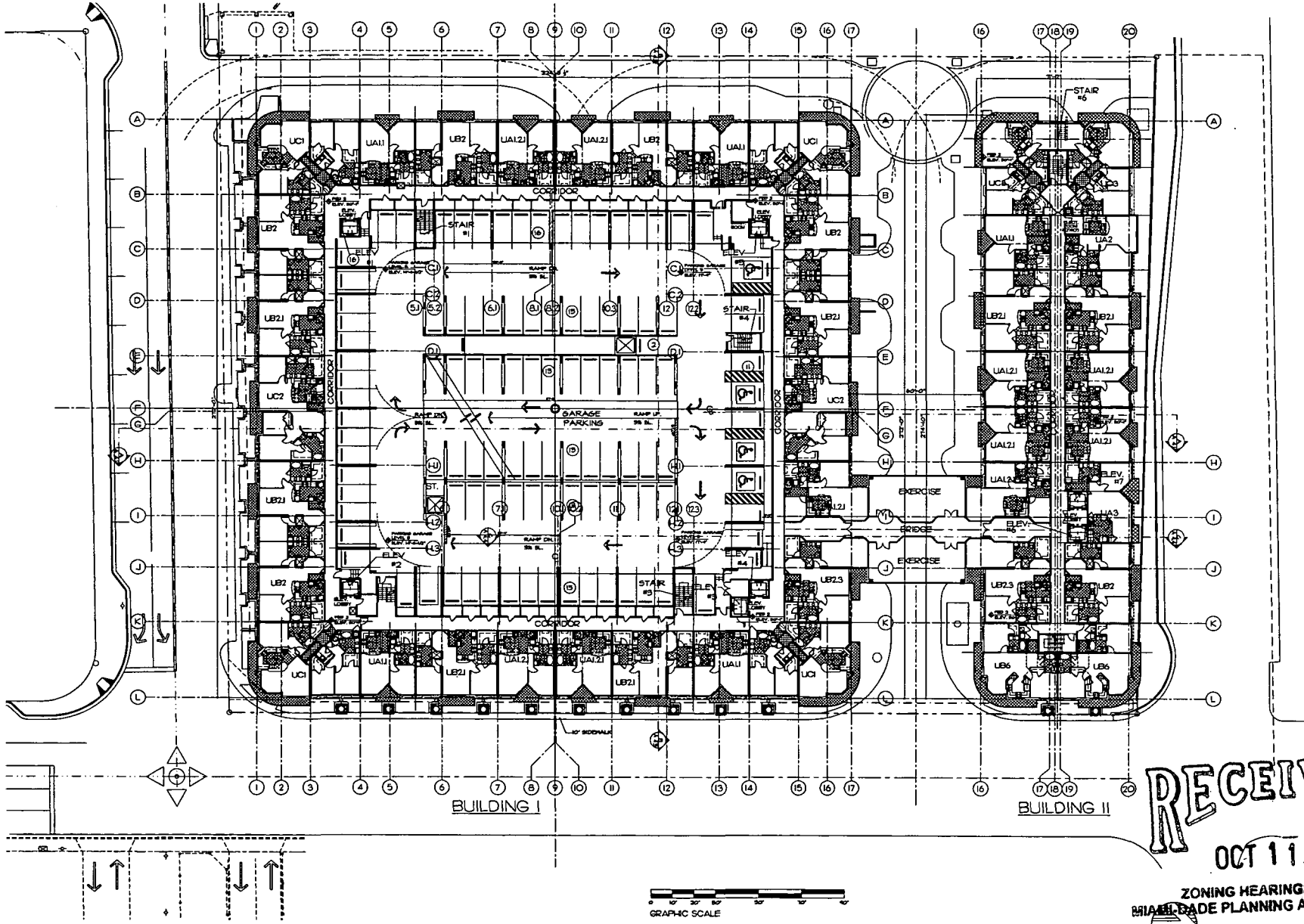
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-4700
AR 92027

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 16.PRJ |
| SHEET | |

SP-1.3

OF SHEETS




P4-PED2-PED2

| REVISIONS | BY |
|---|---|
| 09-6-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
5500 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-8700
AR 92877

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

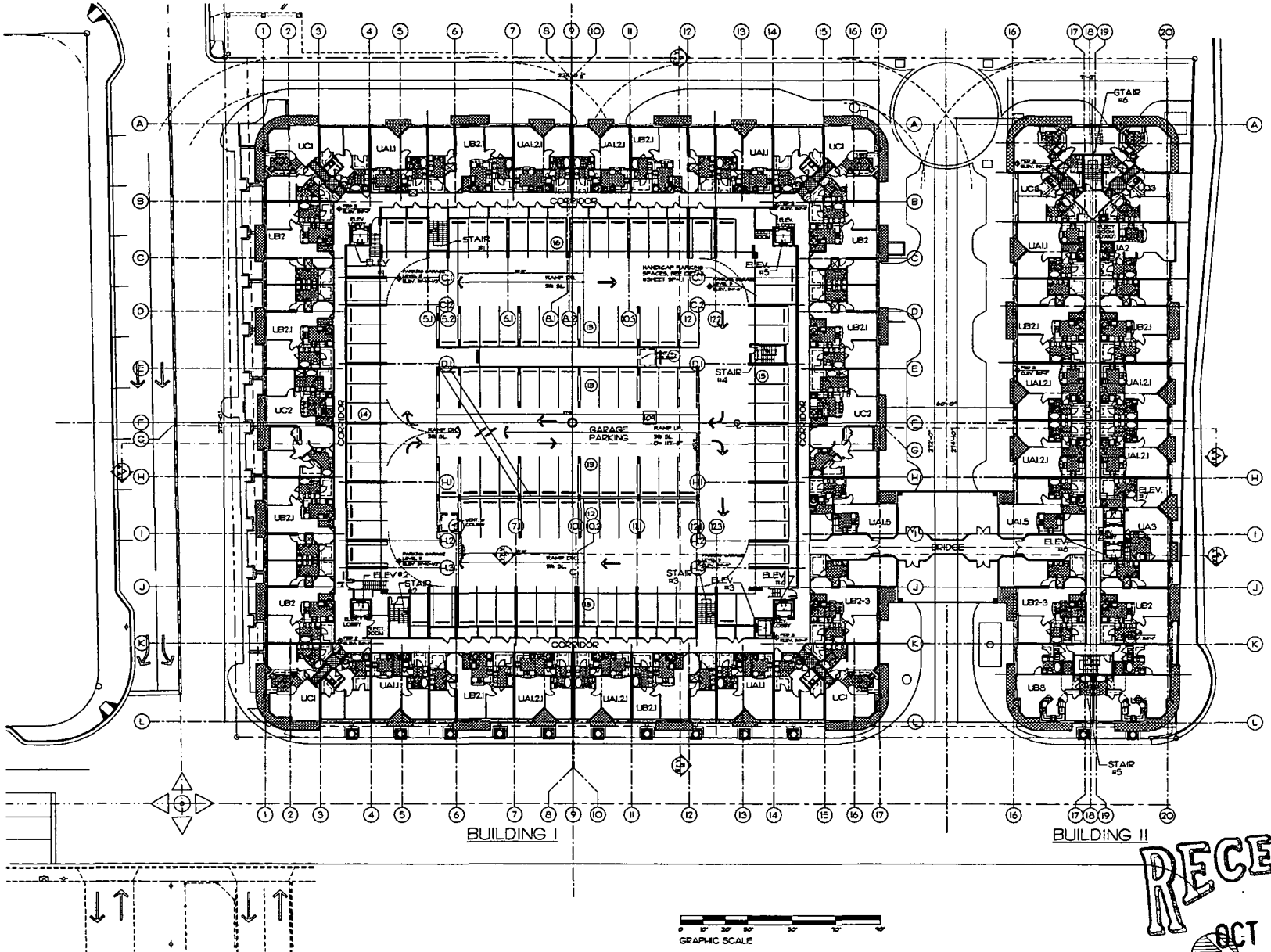
RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLAN
SCALE 1"=20'

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 118 PRJ |
| SHEET | |

SP-1.4

OF SHEETS




P5-PED2-PED2

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| CB-8-CB REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

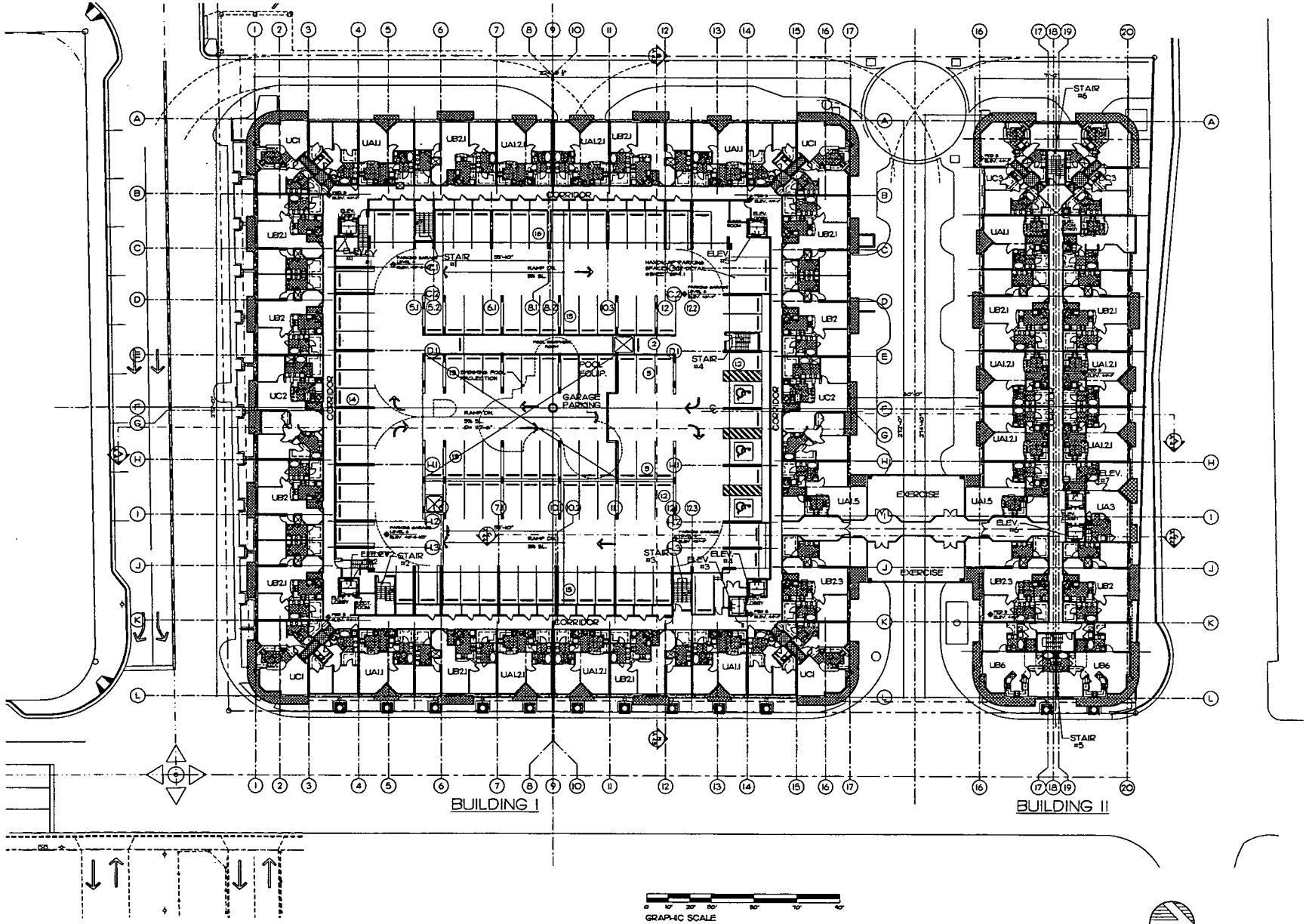
SALAZAR ARCHITECTURAL GROUP INC.
8100 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-2700
AR 92577

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 10.PRJ |
| SHEET | |

SP-1.5

OF SHEETS




P6-PED3-PED3

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| CB-II-CB REVISION | |
| 10-10-09 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

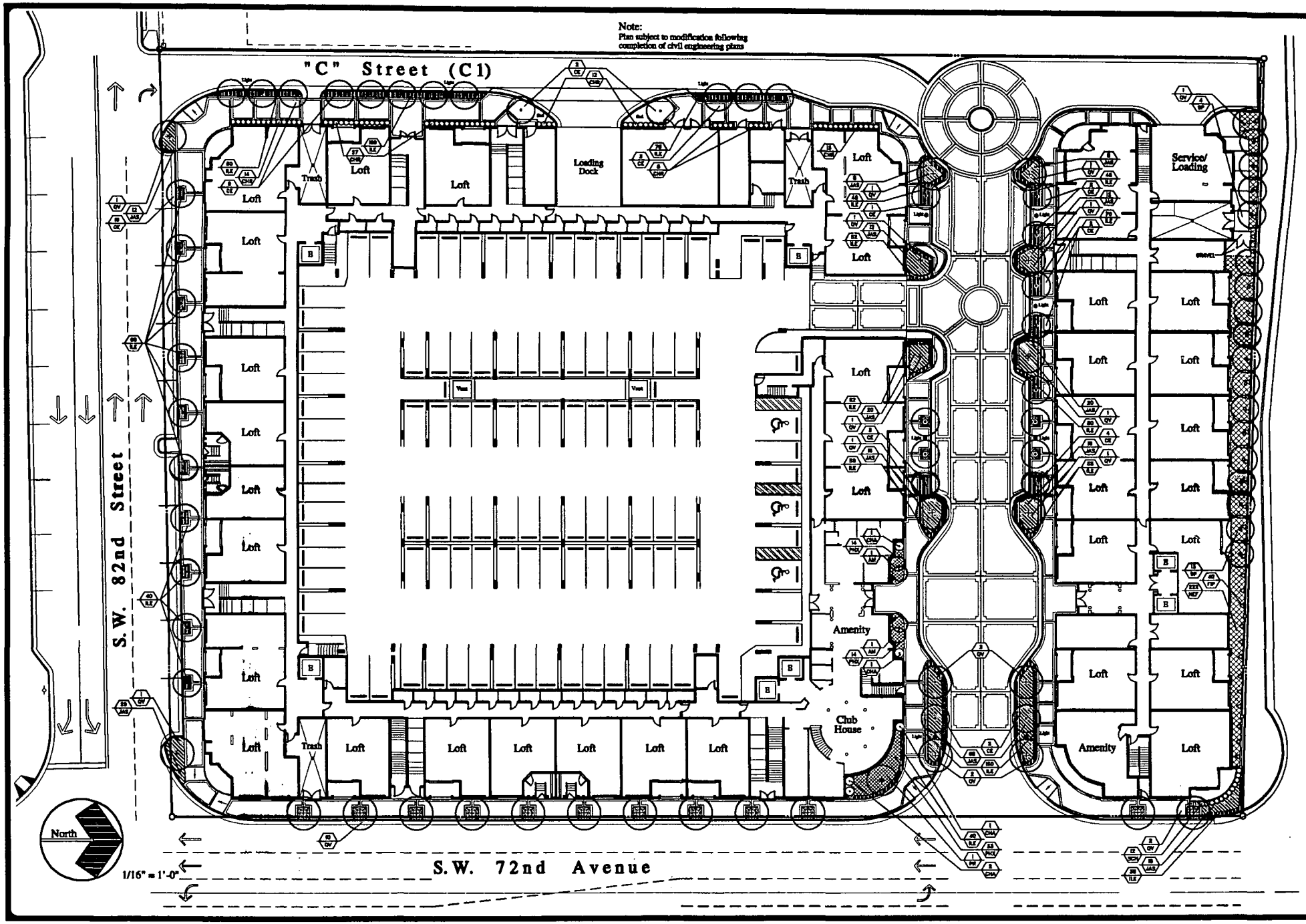
SALAZAR ARCHITECTURAL GROUP INC.
8100 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-3750
AR 92577

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2009 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PR.1 |
| SHEET | |

SP-1.6

OF SHEETS




Date: April 24, 2005
July 8, 2005
August 9, 2005
October 11, 2005

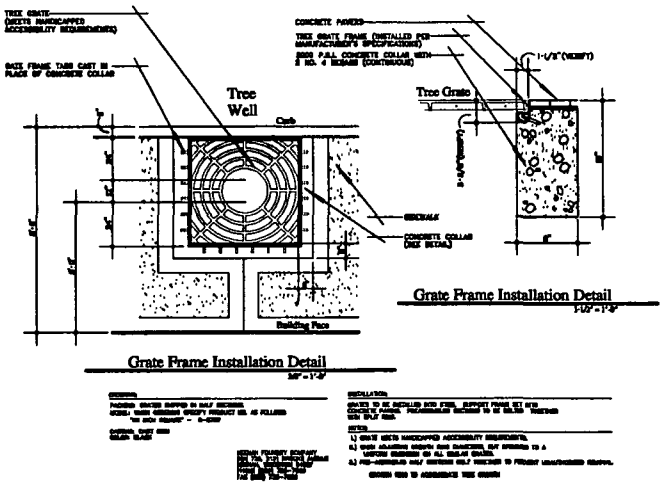
Ground Level Planting Plan

# The Renaissance at Dadeland

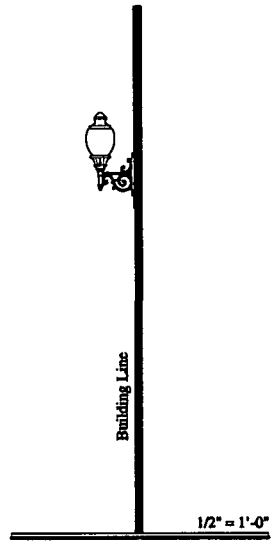
Dade County, Florida

Warren E. McCormick and Associates
Landscape Architecture and Site Planning
Suite 100 - 901 Northpoint Parkway
West Palm Beach, Florida 33407 (561) 640-9944

Sheet:
L-1
Of: Two

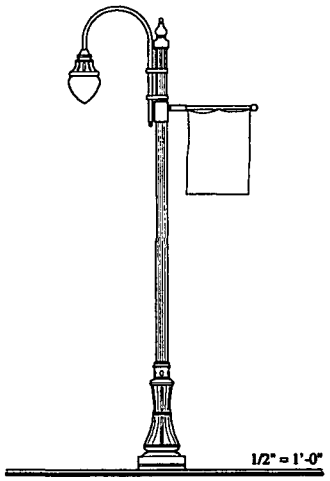



## 72 nd Avenue · Tree Grate Detail




## Typical Street Light

(For 72 Avenue and 82 Street)




## Typical Street Light

(For "C" Streets)

## Landscape Data

Trees Required ..... 48
(16 trees per 2.386 net acres)

Trees Provided

| Street Name | Requirements | Provided |
|---|---|---|
| "C" Street - C1 | 345 L.F. @ 20' O.C. | 14 |
| "C" Street - C2 South C-3 (north and south sides) | 540 L.F. @ 20' O.C. | 26 |
| SW 82nd Street | 263 L.F. @ 20' O.C. | 13 |
| SW 72nd Avenue | 345 L.F. @ 20' O.C. | 13 |

Total Trees Provided ..... 64

## Plant List

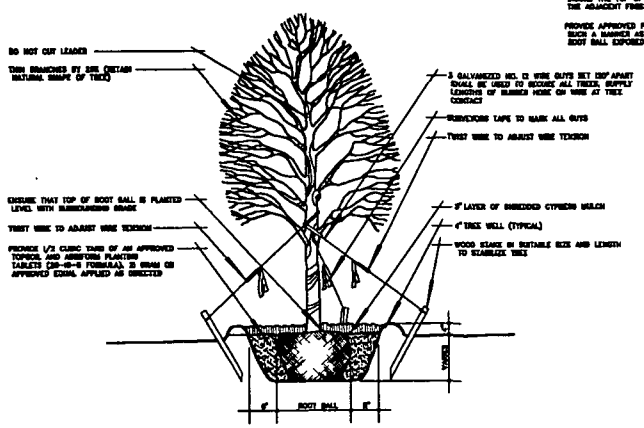
| | Key | Qty. | Scientific/Common Name | Ht. | Spr. | Remarks | Native |
|---|---|---|---|---|---|---|---|
| Trees/Palms | AM | 5 | ADONIDIA MERRILLI ADONIDA PALM | 10'-12' OVERALL | | DOUBLE TRUNK SPECIMEN WITH STAGGERED TRUNK HEIGHTS | N |
| | CE | 57 | CONOCARPUS ERECTUS GREEN BUTTONWOOD | 16-18' | 8-9' | 8" CALIPER MATCHED SPECIMEN 7' 8" CLEAR TRUNK - MATCHED | Y |
| | PR | 1 | PHOENIX RECLINATA SENEGAL DATE PALM | 14-16' | 10-12' | 5 CANE, NON-SYMETRICAL FORM FULL TO BASE - FLORIDA FANCY | N |
| | QV | 27 | QUERCUS VIRGINIA "VIRGINIA" LIVE OAK | 16-18' | 7-8' | 8" CALIPER MATCHED SPECIMEN 7' CLEAR TRUNK | Y |
| | SP | 17 | SABAL PALMETTO CABBAGE PALM | 12-14' BOOTED TRUNK | | HEIGHTS NOTE FULL BOOTED TRUNK - MATCHED | Y |
| | Key | Qty. | Scientific/Common Name | Ht. | Spr. | Remarks | Native |
| Shrubs/Groundcovers | CMA | 5 | CHAMAEDOREA CATARACTARUM CAT PALM | 4' | 3' | MULTI-CANE FULL TO BASE SPECIMEN | N |
| | CND | 74 | CHRYSOBALANUS ICACO "RED TIP" COCOPLUM | 18" | 16" | FULL TO BASE 3 GALLON | Y |
| | FP | 40 | FICUS PUMILA CREEPING FIG | | | FULL 3 GALLON | N |
| | LZ | 6666 | LIRIOPE MUSCARI "EMERALD BELT" EMERALD BELT LILYTURF | 12" | 16" | FULL 1 GALLON | Y |
| | MJ3 | 2,310 | JASMINUM VOLUBILE WAX JASMINE | 16" | 18" | FULL 3 GALLON | N |
| | NEF | 222 | NEPHROLEPIS CALDATA MACHO FERN | 14" | 14" | FULL 1 GALLON | N |
| | PHC | 69 | PHILODENDRON "XANADU" DWARF PHILODENDRON | 15" | 15" | FULL 3 GALLON | N |
| | SCH | 13 | SCHEFFLERA ARBORICOLA DWARF SCHEFFLERA | 24" | 24" | FULL 3 GALLON | N |
| | | | | | | | |
| | | | | | | | |

General Planting Requirements:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM STANDARDS FOR FLORIDA NUMBER 1 OR BETTER, AS ESTABLISHED BY "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. TABULETTES FERTILIZER, EQUAL TO AGRIFORM PLANTING TABLETS (20-10-5) 21 GRAM, SHALL BE PROVIDED FOR ALL TREES, PALMS, SHRUBS, VINES, AND MISCELLANEOUS PLANTING MATERIALS. APPLICATION RATES AND INSTALLATION PROCEDURES SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S MINIMUM RECOMMENDED REQUIREMENTS.
3. ALL GROUNDCOVER AREAS, PLANTING BEDS, TREE RINGS, AND PALM CLUSTERS SHALL RECEIVE A MINIMUM 3" LAYER OF AN APPROVED GRADE OF SHREDDED CYPRESS MULCH
4. THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE AN APPROVED MIX OF SUPPLEMENTAL PLANTING SOIL FOR ALL NEW PLANTINGS. THE MINIMUM APPLICATION RATE SHALL BE 1/4 CUBIC YARD PER TREE, 1/4 CUBIC YARD PER FREE STANDING SHRUB, AND/OR 1 CUBIC YARD PER 50 BEDDING OR GROUNDCOVER PLANTS.
5. ALL TREES, PALMS, SHRUBS, VINES, GROUNDCOVERS, AND MISCELLANEOUS PLANTING MATERIALS AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE SUBCONTRACTOR FOR A MINIMUM PERIOD OF 60 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER. ALL LAWN AREAS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 30 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER, AND ALL "SPECIMEN" PALMS AND PLANT MATERIALS SHALL BE WARRANTED FOR A MINIMUM OF 12 MONTHS AFTER FINAL ACCEPTANCE BY THE OWNER.
6. IT SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE SUBCONTRACTOR TO ENSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS IS MANDATORY, AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION, TO ENSURE PROPER PLANT DEVELOPMENT, SHALL BE PROVIDED AS A PART OF THIS CONTRACT.
7. ALL PLANT MATERIAL AND LAWN AREAS AS INCLUDED HEREIN SHALL RECEIVE 100% AUTOMATIC IRRIGATION COVERAGE (WITH A MINIMUM OVERLAP OF 50%) INSTALLED BY AN OWNER SELECTED CONTRACTOR. THIS SYSTEM SHALL BE INSTALLED AND OPERATIONAL WITH TEN (10) DAYS OF THE INITIAL LANDSCAPE INSTALLATION.
8. IN THE EVENT OF A DISCREPANCY WITHIN THE LANDSCAPE DOCUMENTS, THE PLANTING PLAN TAKES PRECEDENCE OVER THE PLANT LIST.
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO THE FINAL PLANTING AND DECORATIVE GRADING LAYOUT CONFIGURATIONS (PRIOR TO INSTALLATION) AND SHALL PROVIDE DIRECTION IN THE EVENT OF FIELD CONDITIONS THAT MAY BE IN CONFLICT WITH THE PLAN.

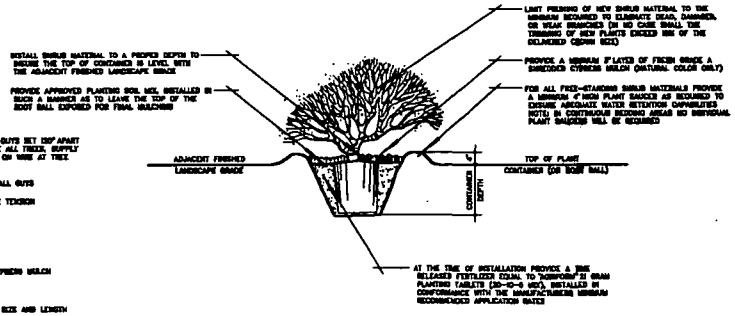
Special Instructions:

1. GENERAL SITE GRADING (WITHIN 1/10TH OF A FOOT) WILL BE PROVIDED BY THE GENERAL CONTRACTOR, WHILE ALL FINISHED SITE GRADING AND DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE SUBCONTRACTOR.
2. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREE PLANTINGS
3. TREE GRATES OR OTHER APPROVED DEVICES SHALL BE PROVIDED AROUND ALL TREES IN HARD SURFACED AREAS TO ENSURE ADEQUATE WATER AND AIR PENETRATION




## Typical Tree Planting Detail

Not To Scale




## Typical Shrub Planting Detail

Not To Scale

Date: May 26, 2005
July 8, 2005
August 9, 2005
October 11, 2005

Planting Details/Tabular Information

# The Renaissance at Dadeland

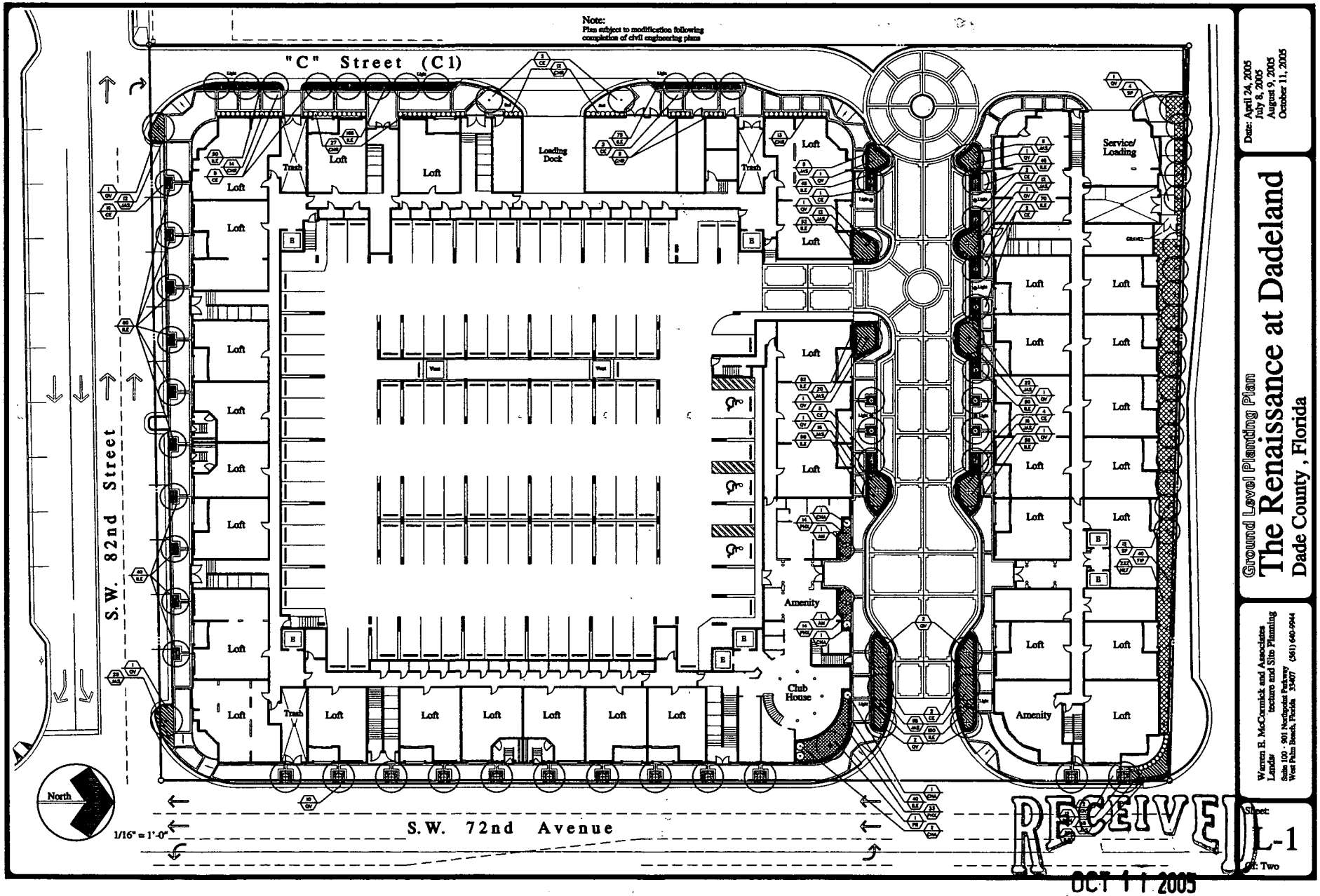
Dade County, Florida

Warren E. McCormick and Associates
Landscape Architecture and Site Planning
Suite 100 · 901 Northpoint Parkway
West Palm Beach, Florida 33407 (561) 640-9944

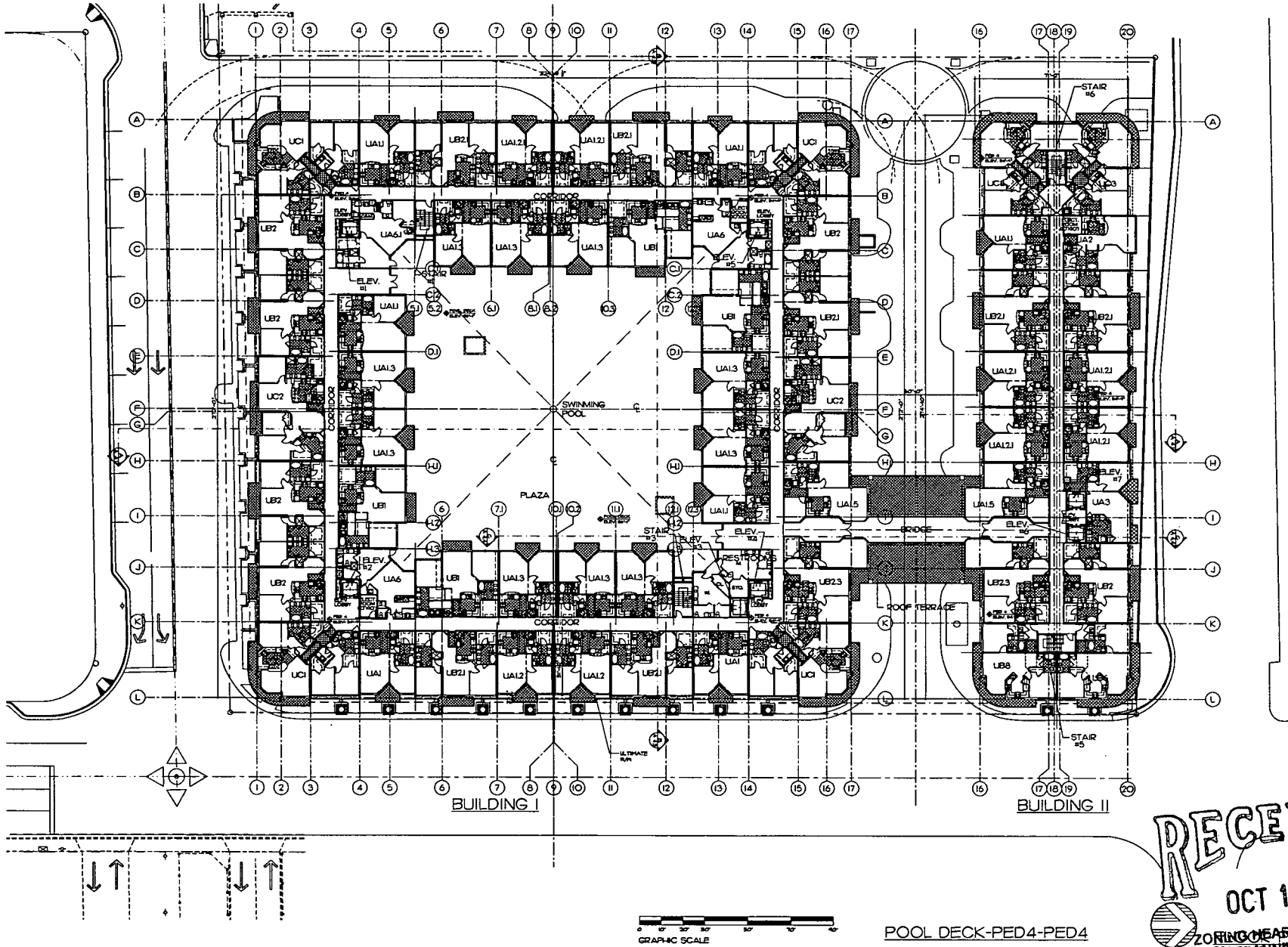
Sheet:

L-2

Of: TW8




RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____




POOL DECK-PED4-PED4

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

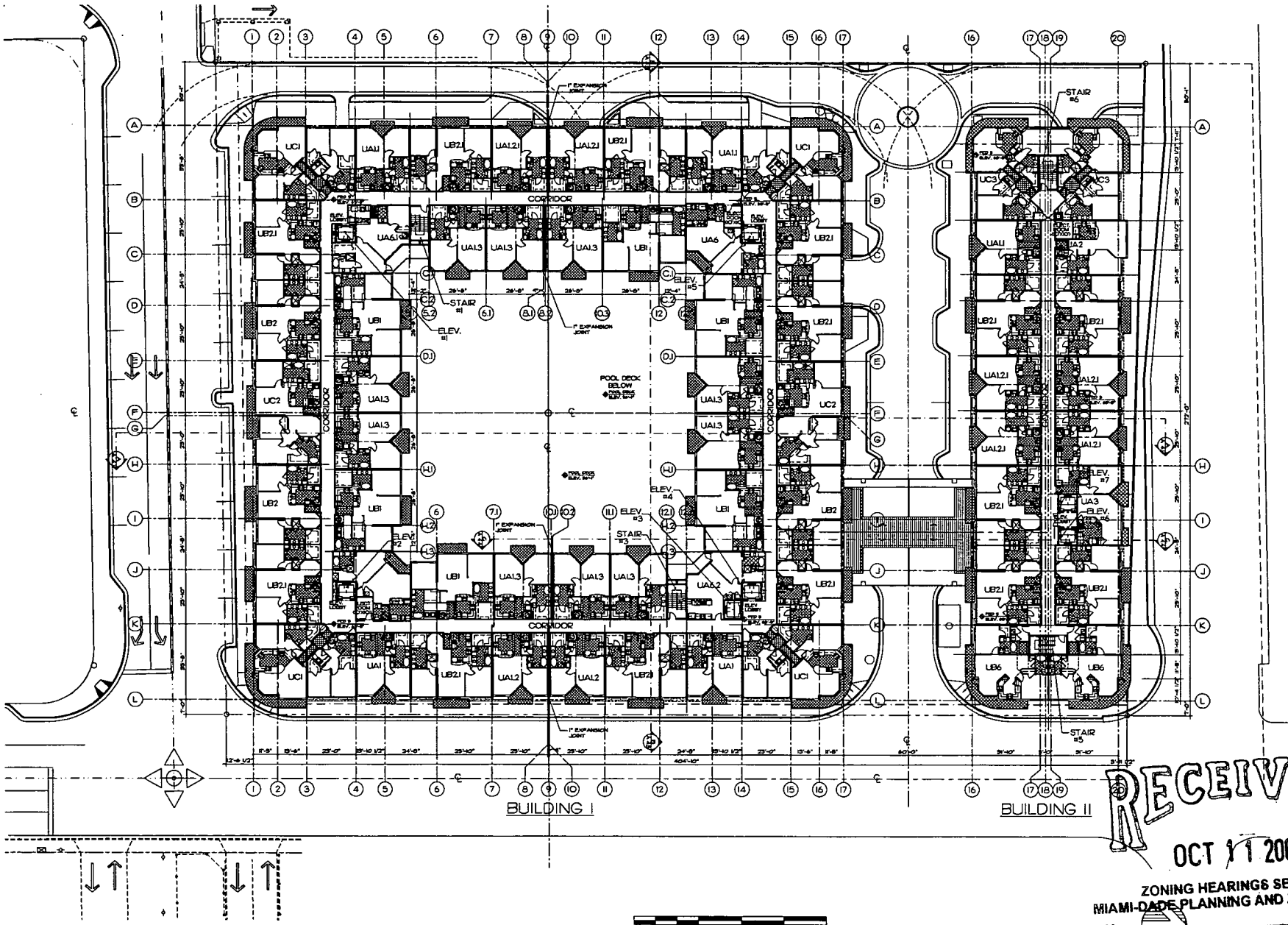
SALAZAR ARCHITECTURAL GROUP INC.
8100 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-3790
AR 92577

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |
| OF | SHEETS |

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

SEP 1.7




PED5-PED5

FLOOR PLAN
SCALE 1"=20'

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

REVISIONS

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.

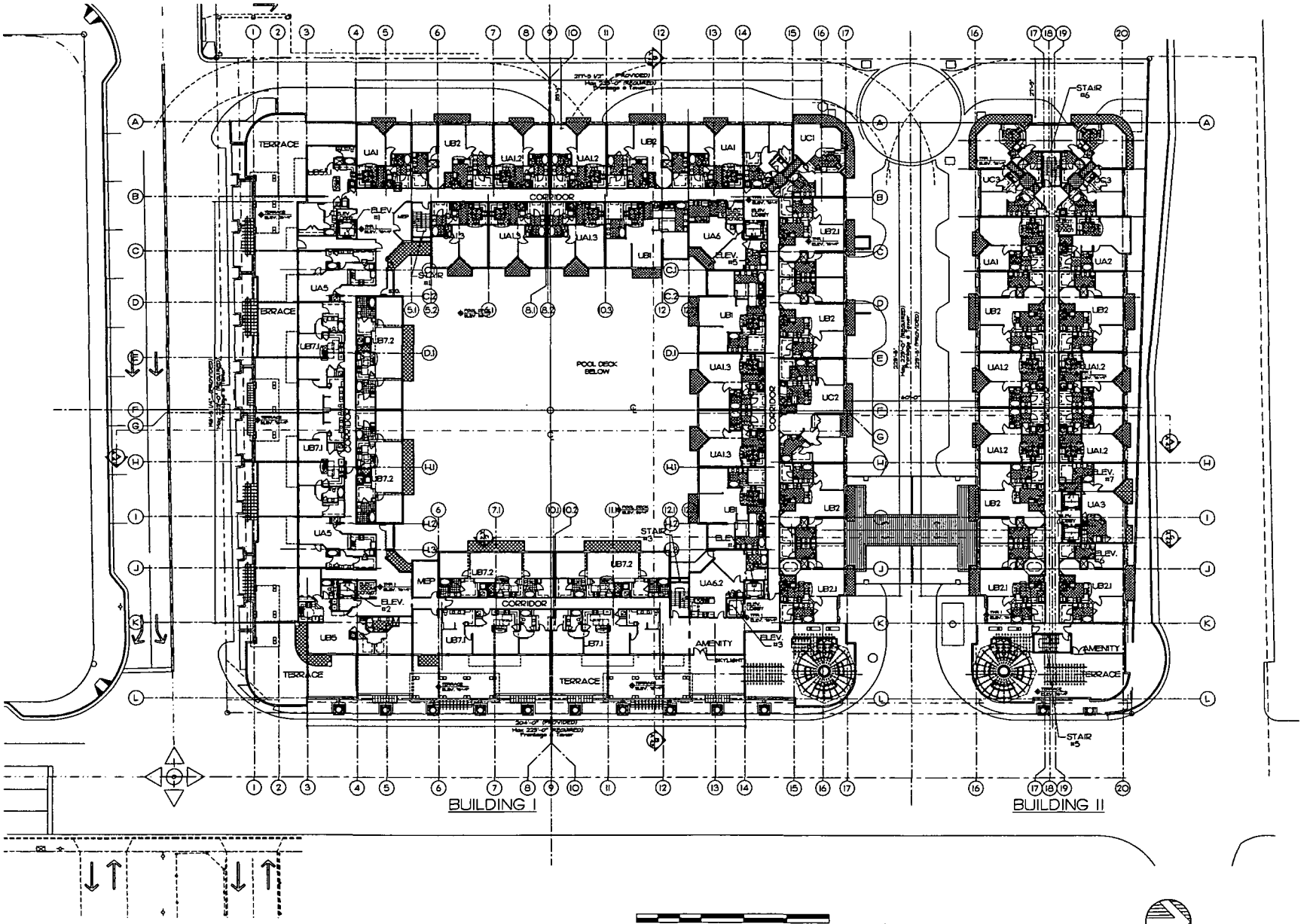
SALAZAR ARCHITECTURAL GROUP INC.

SALAZAR ARCHITECTURAL GROUP

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

SP-1.8

OF




GRAPHIC SCALE

TWRI-TWRI

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| 08-11-08 REVISION | |
| 10-10-09 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

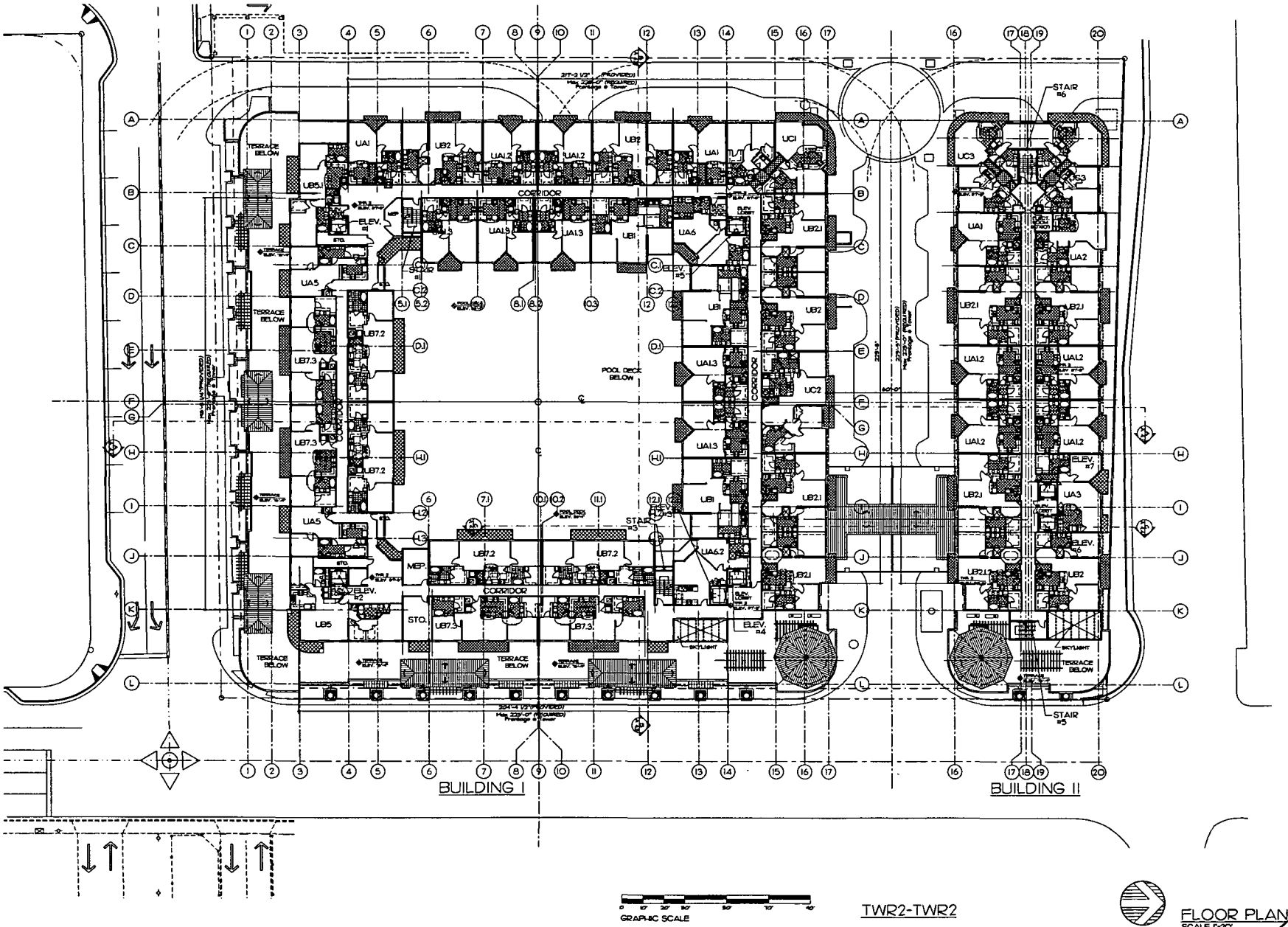
SALAZAR ARCHITECTURAL GROUP INC.
8100 BLUE LAGOON DRIVE, SUITE 423
MIAMI, FLORIDA 33126
(305) 262-3700
AR 92527

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2008 |
| SCALE | AS SHOWN |
| JOB NO. | 116.FRJ |
| SHEET | |

SP-1.9

OF SHEETS




GRAPHIC SCALE

TWR2-TWR2

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| CB-II-CB REVISION | |
| 10-10-08 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

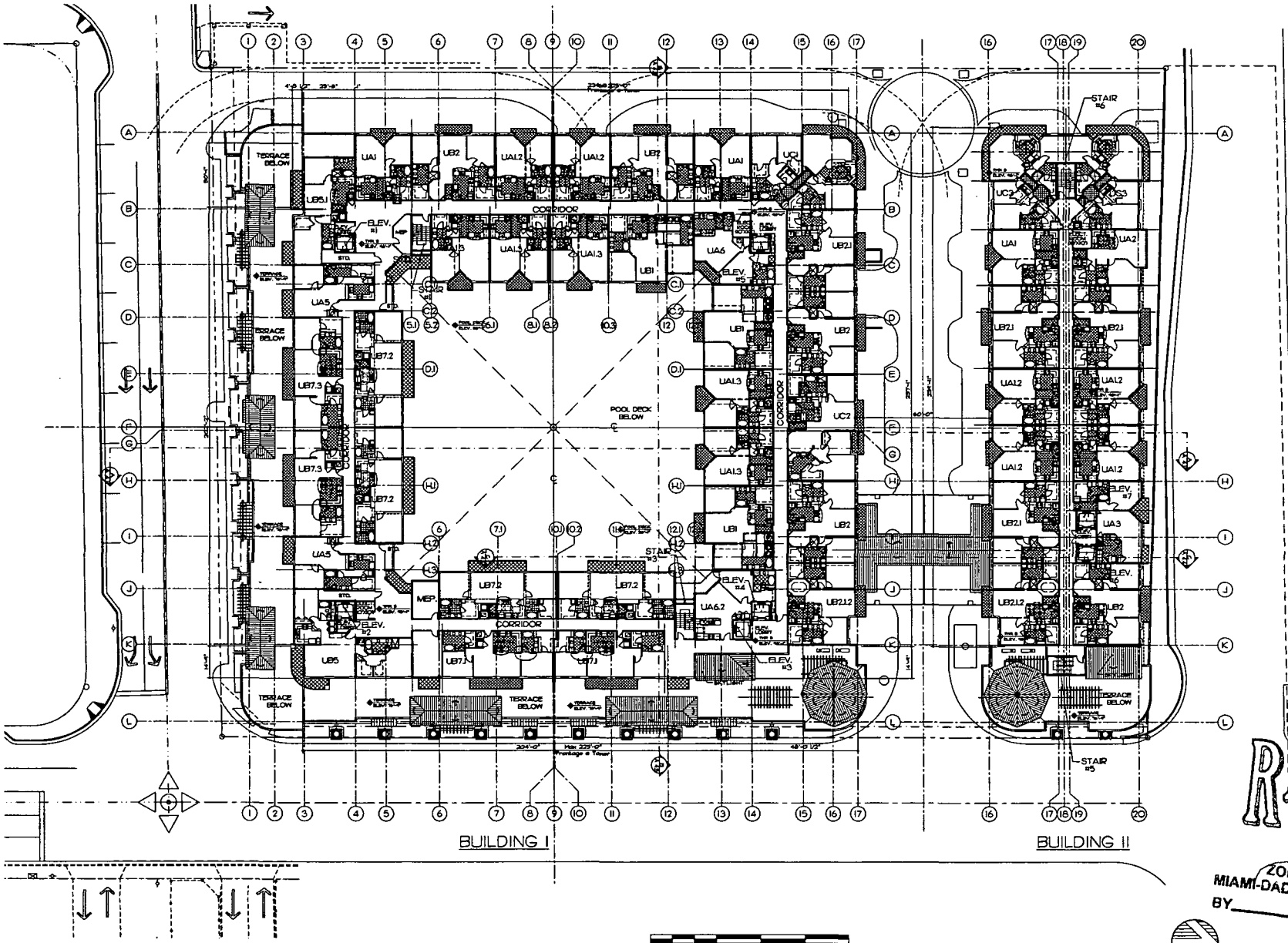
SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-9700
AR 92057

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2008 |
| SCALE | AS SHOWN |
| JOB NO. | 116.FRL1 |
| SHEET | |

SP-1.10

OF SHEETS




GRAPHIC SCALE

TWR3-TWR3

FLOOR PLAN
SCALE 1"=20'

SP-1.11

OF SHEETS

| REVISIONS | BY |
|---|---|
| 08-4-08 REVISION | |
| 10-10-08 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

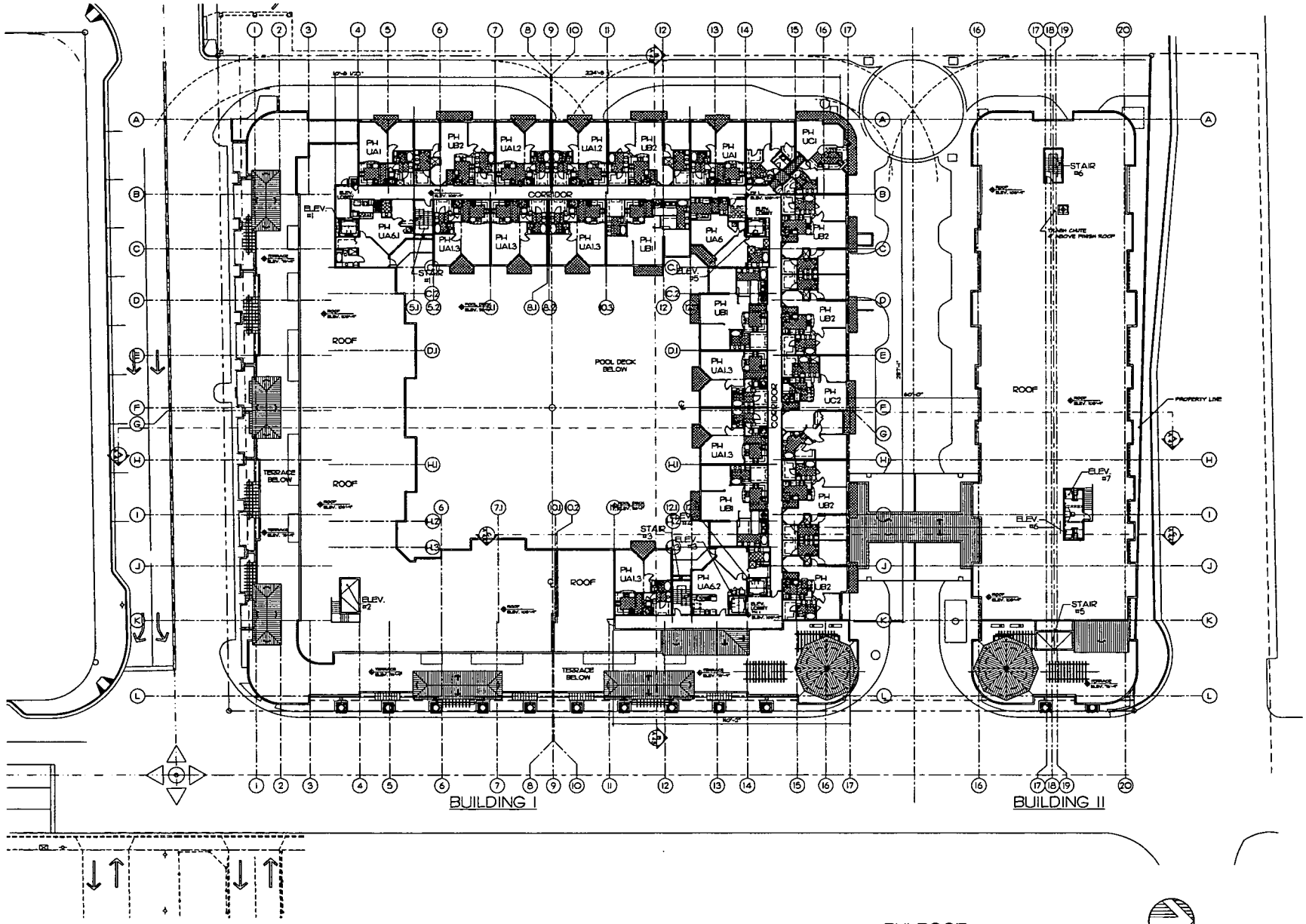
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SALAZAR ARCHITECTURAL GROUP INC.
5500 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-9700
AR 92297

COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural design and drawing shown on this drawing, and/or copied, shall not be reproduced, transmitted, or distributed, in any form or by any means, without written permission of the architect.

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DRAWN P. LIZANO
CHECKED
DATE SEPTEMBER 2005
SCALE AS SHOWN
SHEET




PHI-ROOF

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| 08-9-09 REVISION | |
| 10-10-09 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

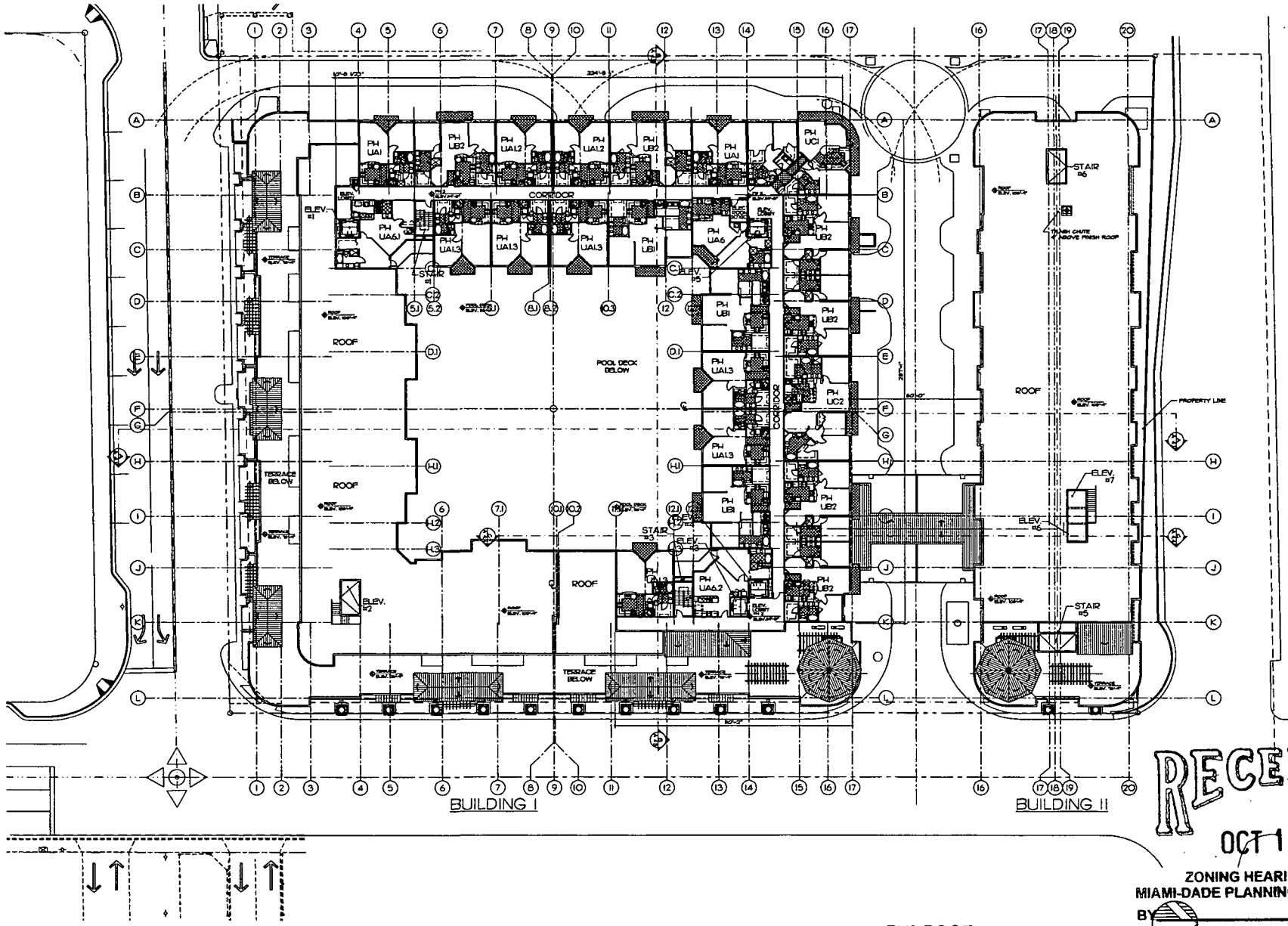
SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 423
MIAMI, FLORIDA 33126
(305) 262-5798
AR 82827

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2009 |
| SCALE | AS SHOWN |
| JOB NO. | 118.PRJ |
| SHEET | |

SP-1.12

OF SHEETS




PH2-ROOF

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-2700
AR 6257

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

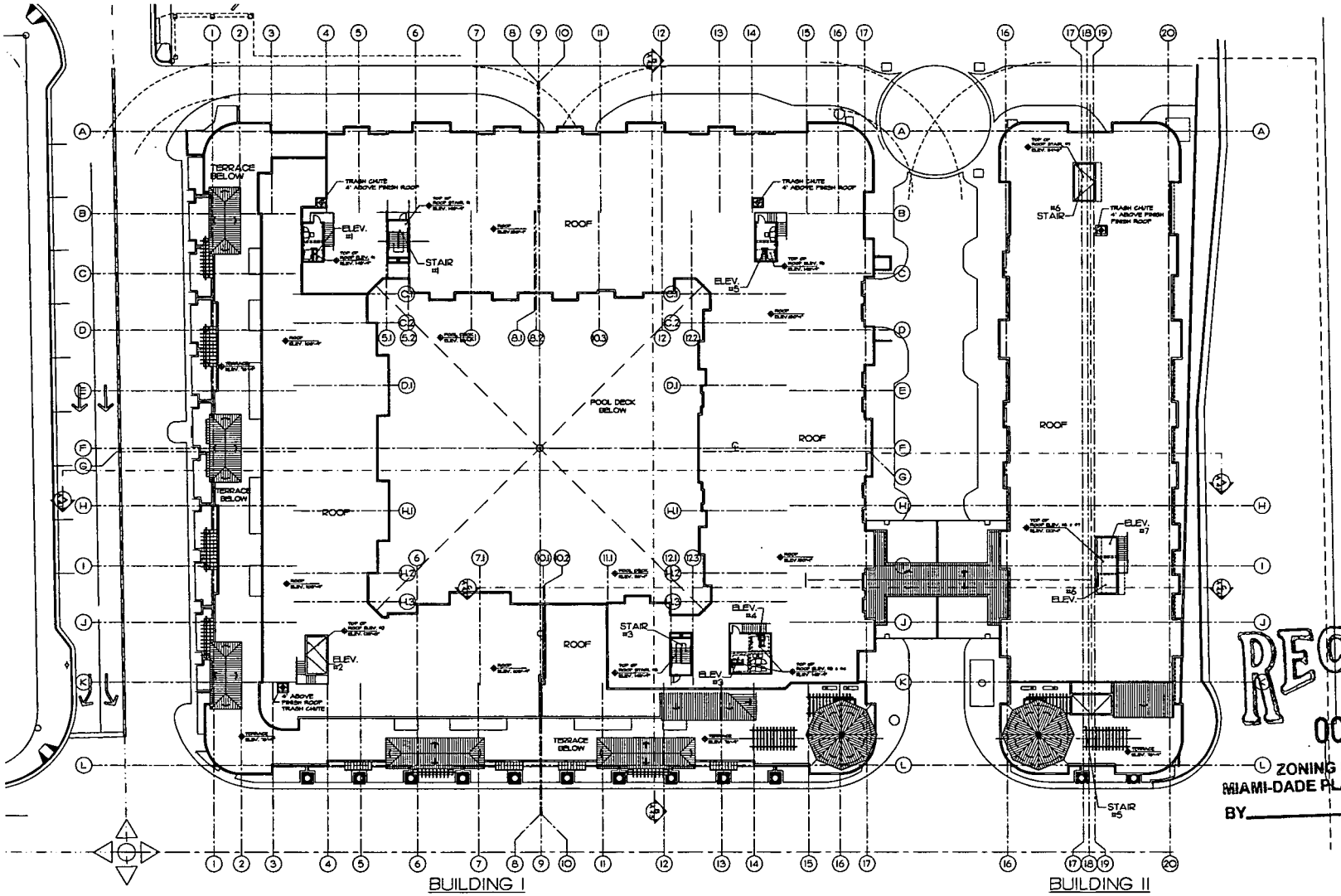
RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

FLOOR PLAN
SCALE 1"=20'

SP-1.13

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 169.PRJ |
| SHEET | |

OF SHEETS




GRAPHIC SCALE

ROOF-ROOF

FLOOR PLAN
SCALE 1"=20'

| REVISIONS | BY |
|---|---|
| 09-8-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-5790
AIR RESET

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

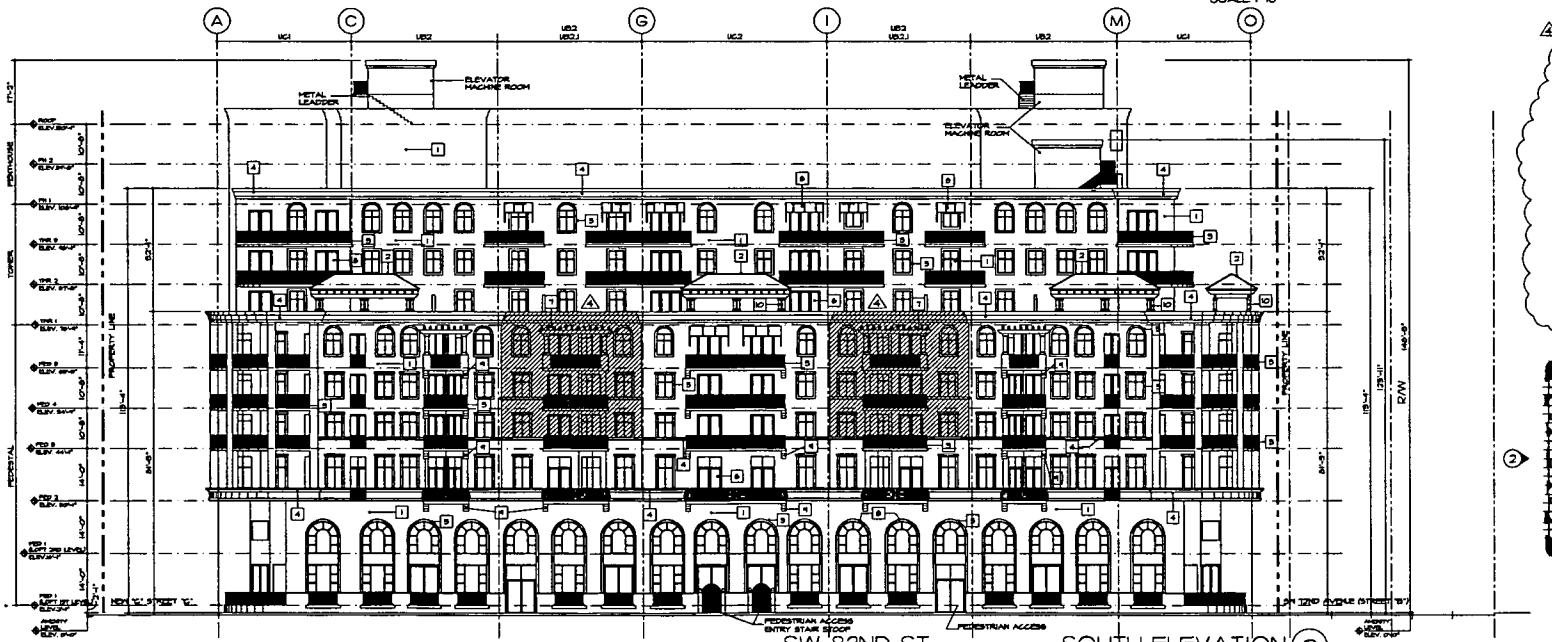
| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-1.14

OF SHEETS

BUILDING FRONTAGE 76.2% a) TOTAL BUILDING FRONTAGE= 14284.10 S.F. 100% b) 0' SETBACK BUILDING FRONTAGE= 10884.00 S.F. 76.2%

EAST ELEVATION (1)
SCALE 1"=16'

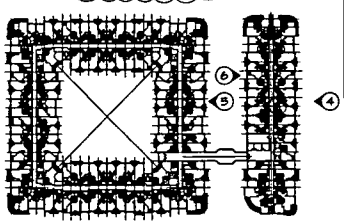



BUILDING FRONTAGE 82.5% a) TOTAL BUILDING FRONTAGE= 13250.18 S.F. 100% b) 0' SETBACK BUILDING FRONTAGE= 11428.00 S.F. 82.3%

SOUTH ELEVATION (2)
SCALE 1"=16'

## ELEVATION LEGEND

1. PAINTED STUCCO
2. SPANISH TILES
3. BALCONY METAL RAILING
4. PRECAST MOLDING
5. ALUMINUM WINDOW
6. ALUMINUM SLIDING DOOR
7. METAL TRELLIS
8. CANVAS CANOPY
9. CORBEL PROJECTION (OUTLOOKER)
10. PRECAST COLUMNS



KEY PLAN
N.T.S.

| REVISIONS | BY |
|---|---|
| 08-8-08 REVISION | |
| 1 01-11-08 PLANNING | |
| 2 01-13-08 PLANNING ZONING | |
| 3 10-10-08 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE LAGOON DRIVE, SUITE 123
MIAMI, FL 33126
(305) 263-3790
AR 16007

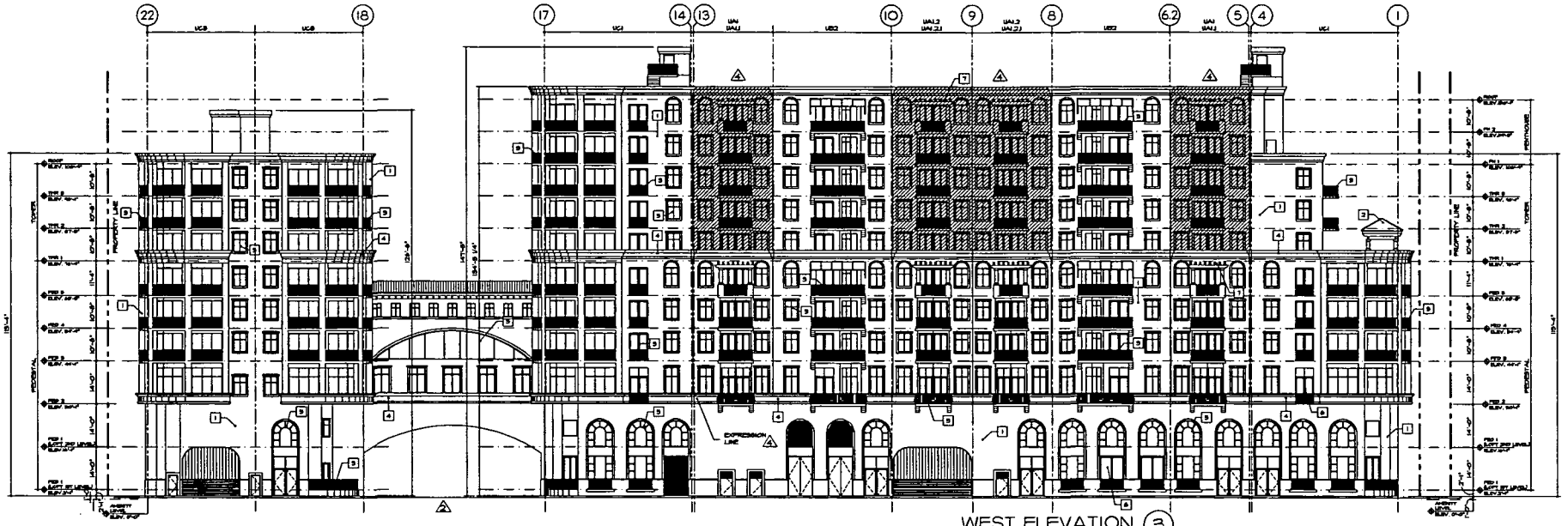
COPYRIGHT © 2008 SALAZAR ARCHITECTURAL GROUP INC. The architectural work and plans prepared by the Salazar Architectural Group Inc. for this project are the property of the Salazar Architectural Group Inc. and may not be used, reproduced or transferred to other parties without the written permission of the Salazar Architectural Group Inc.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

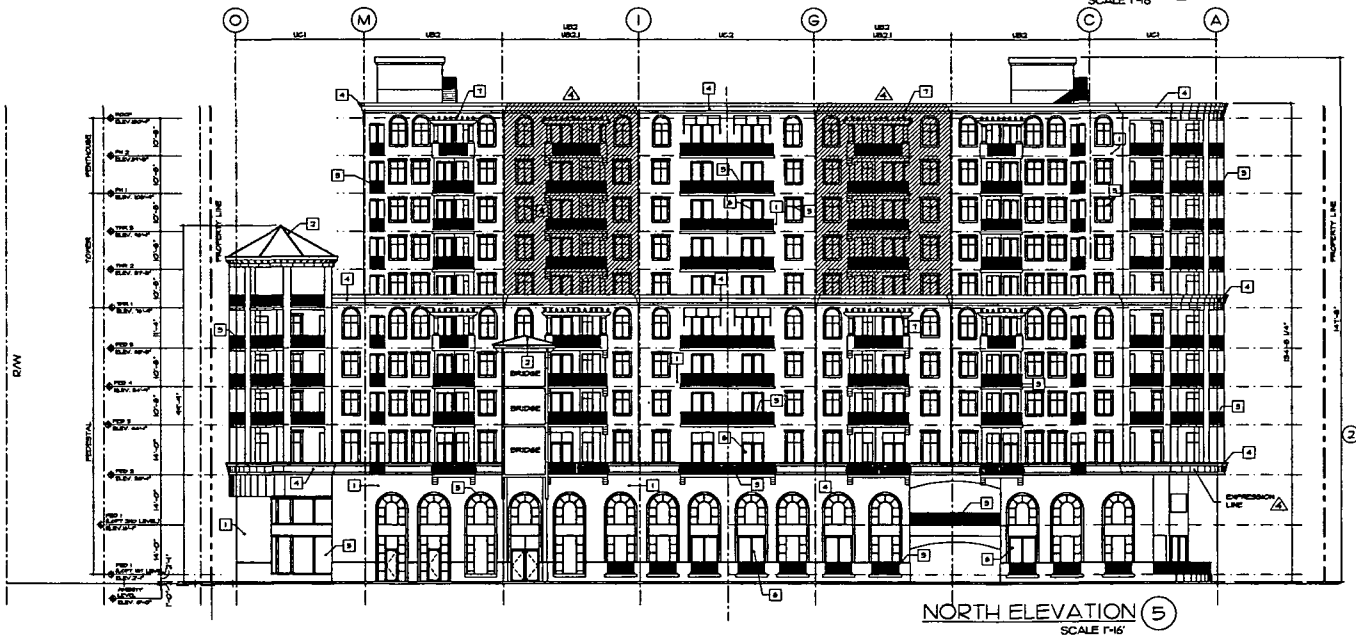
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | AUG 2008 |
| SCALE | AS SHOWN |
| JOB NO. | 06.FRJ |
| SHEET | |

SP-2.1

OF SHEETS



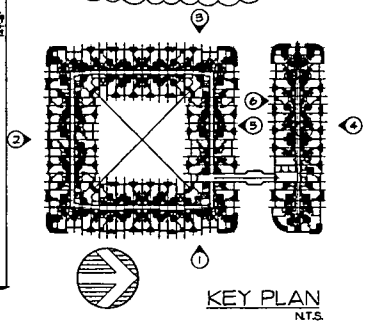

WEST ELEVATION (3)
SCALE 1"=16'




NORTH ELEVATION (5)
SCALE 1"=16'

## ELEVATION LEGEND

| | |
|---|---|
| 1 | PAINTED STUCCO |
| 2 | SPANISH TILES |
| 3 | BALCONY METAL RAILING |
| 4 | PRECAST MOLDING |
| 5 | ALUMINUM WINDOW |
| 6 | ALUMINUM SLIDING DOOR |
| 7 | METAL TRELLIS |
| 8 | CANVAS CANOPY |
| 9 | CORBEL PROJECTION (OUTLOOKER) |
| 10 | PRECAST COLUMNS |



KEY PLAN
N.T.S.

REVISIONS

| | |
|---|---|
| 08-11-09 | REVISION |
| 4 | 04-11-09 PLANNING |
| 2 | 04-15-09 PLANNING ZONING |
| 3 | 10-10-09 PLANNING ZONING |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

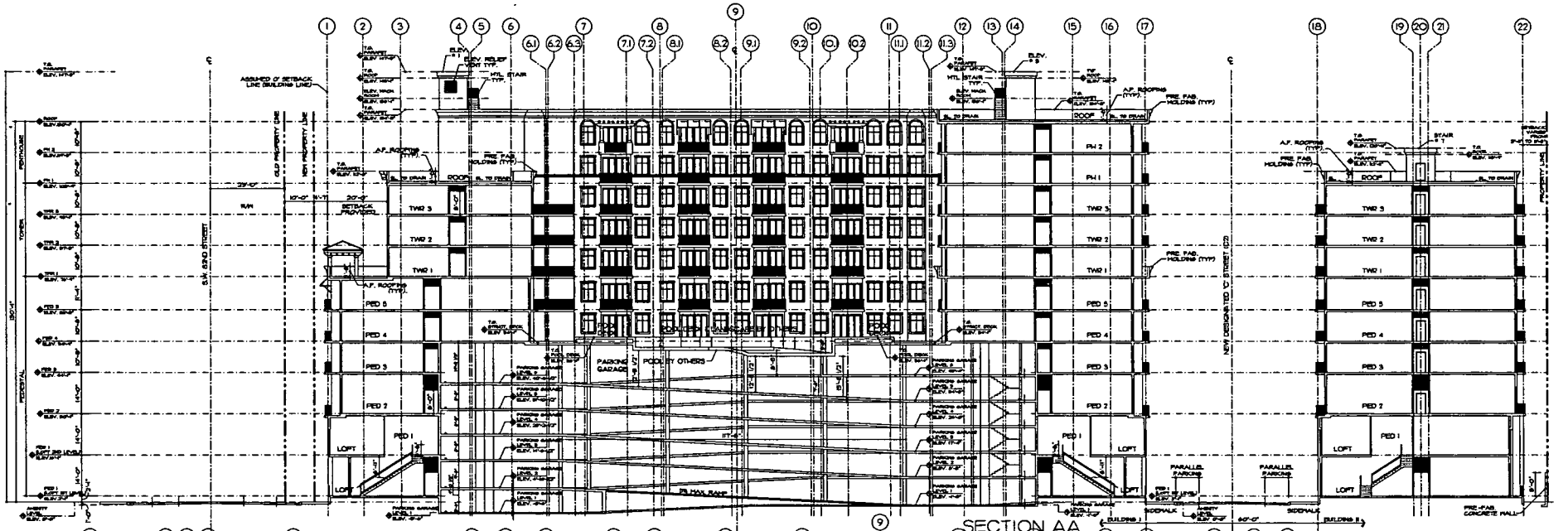
SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE LAGOON DRIVE, SUITE 423
MIAMI, FLORIDA 33126
(305) 262-5760
AR 92897

SALAZAR ARCHITECTURAL GROUP

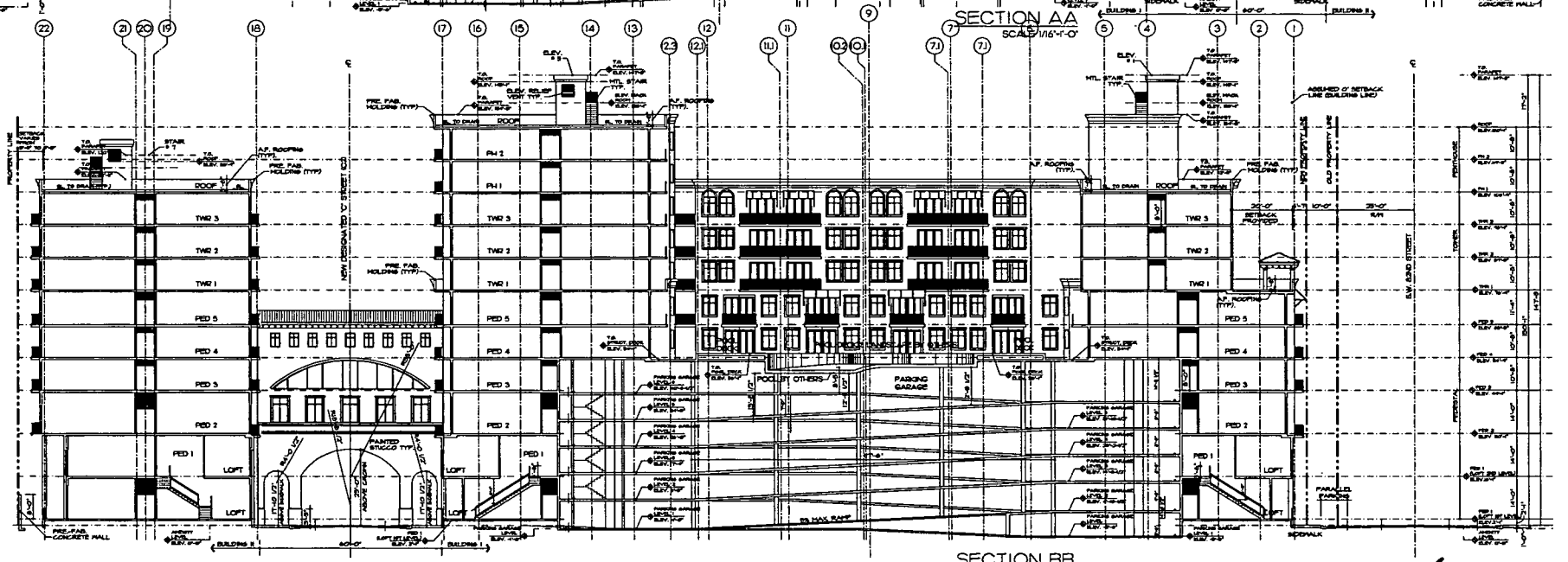
| | |
|---|---|
| DRAWN | P. LIZ |
| CHECKED | |
| DATE | AGO 2 |
| SCALE | AS SH |
| JOB NO. | 116 |
| SHEET | |

SP-2.2

OF SHEET




SECTION AA
SCALE 1/16"=1'-0"




SECTION BB
SCALE 1/16"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PC/MASTER ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
2320 BLUE LAGOON DRIVE, SUITE 123
MIAMI, FLORIDA 33126
(305) 715-0470
AR 15007

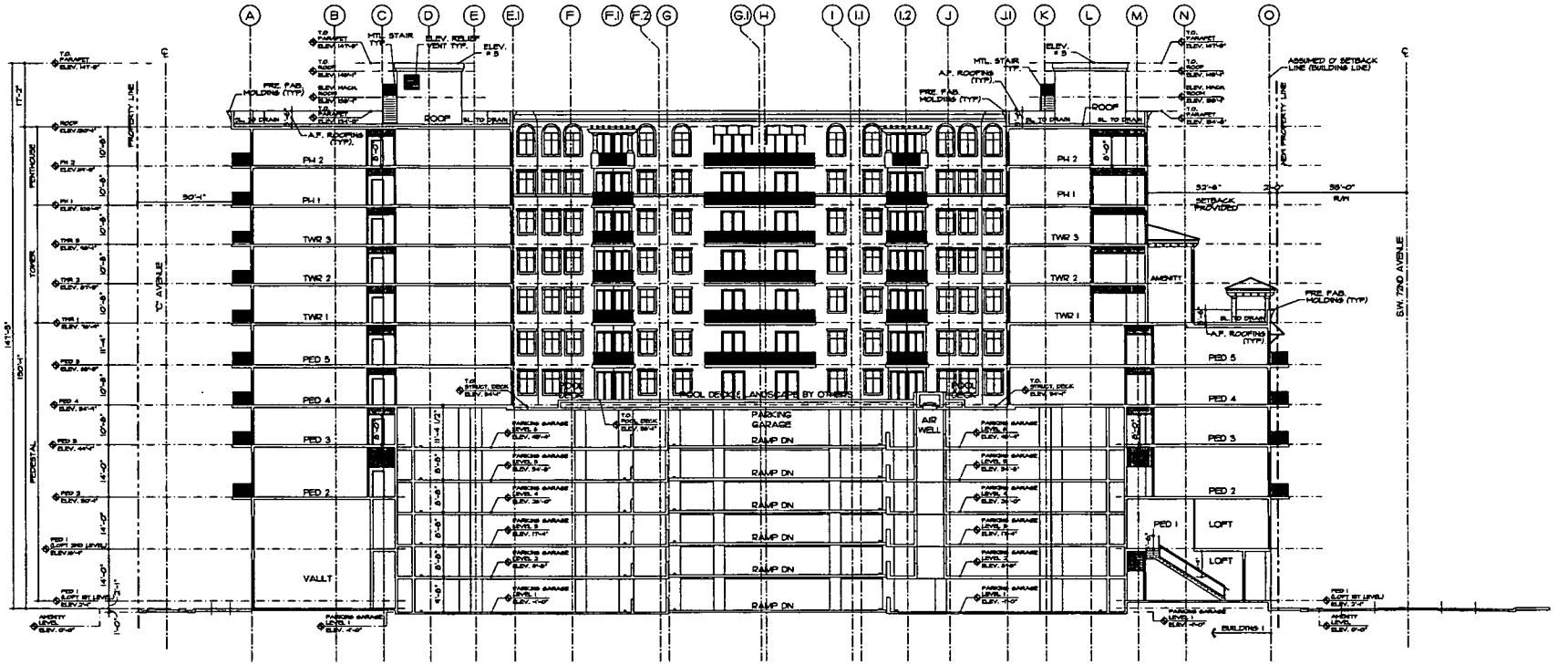
THE IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED, INDICATED AND DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS, WHETHER OR NOT PATENTABLE, ARE THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MUST NOT BE USED, REPRODUCED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | F. LIZAN |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116-PR |
| SHEET | |

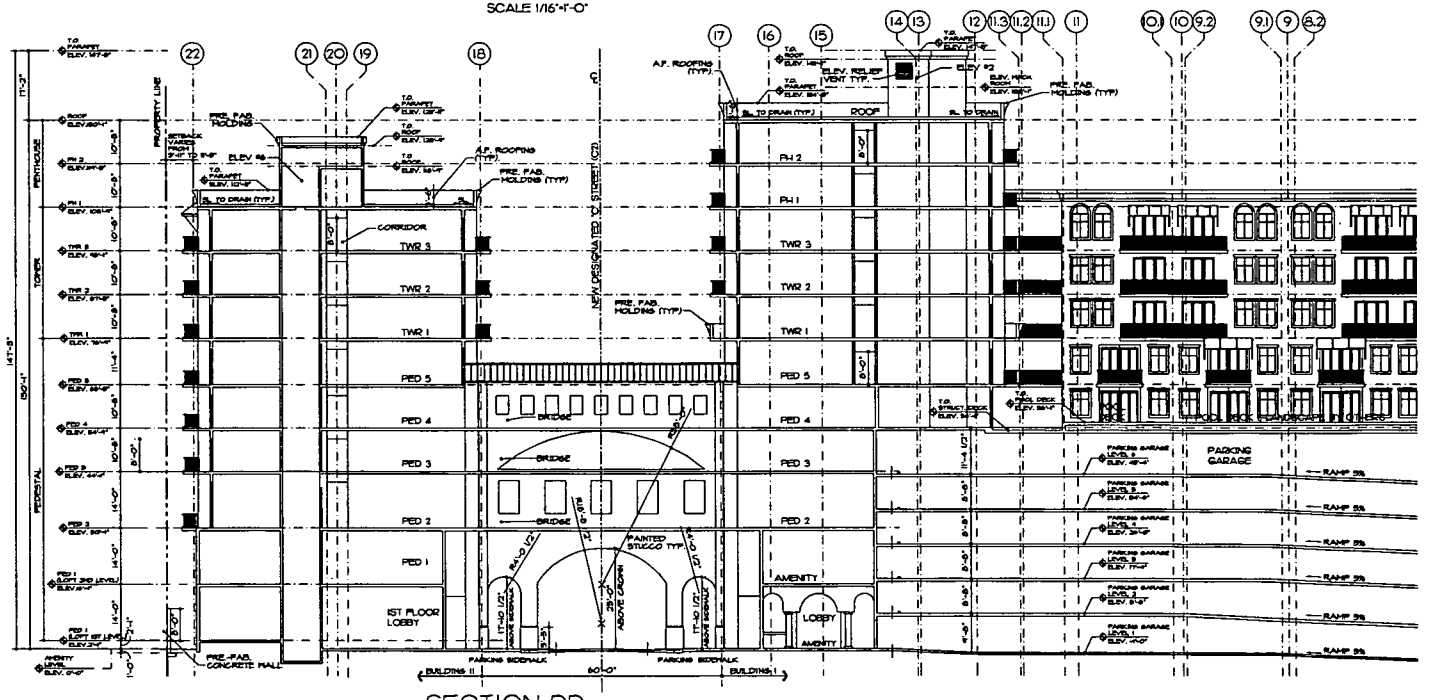
SP-3.1

OF SHEETS




SECTION CC

SCALE 1/16"=1'-0"




SECTION DD

SCALE 1/16"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND

FOR:

API DADELAND LLC

LOCATED AT:

8100 SW 72ND AVE, MIAMI, FL.

MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
5000 FLORIDA BLVD, SUITE 433
MIAMI, FLORIDA 33137
(305) 282-5780
AA 8287

SALAZAR ARCHITECTURAL GROUP

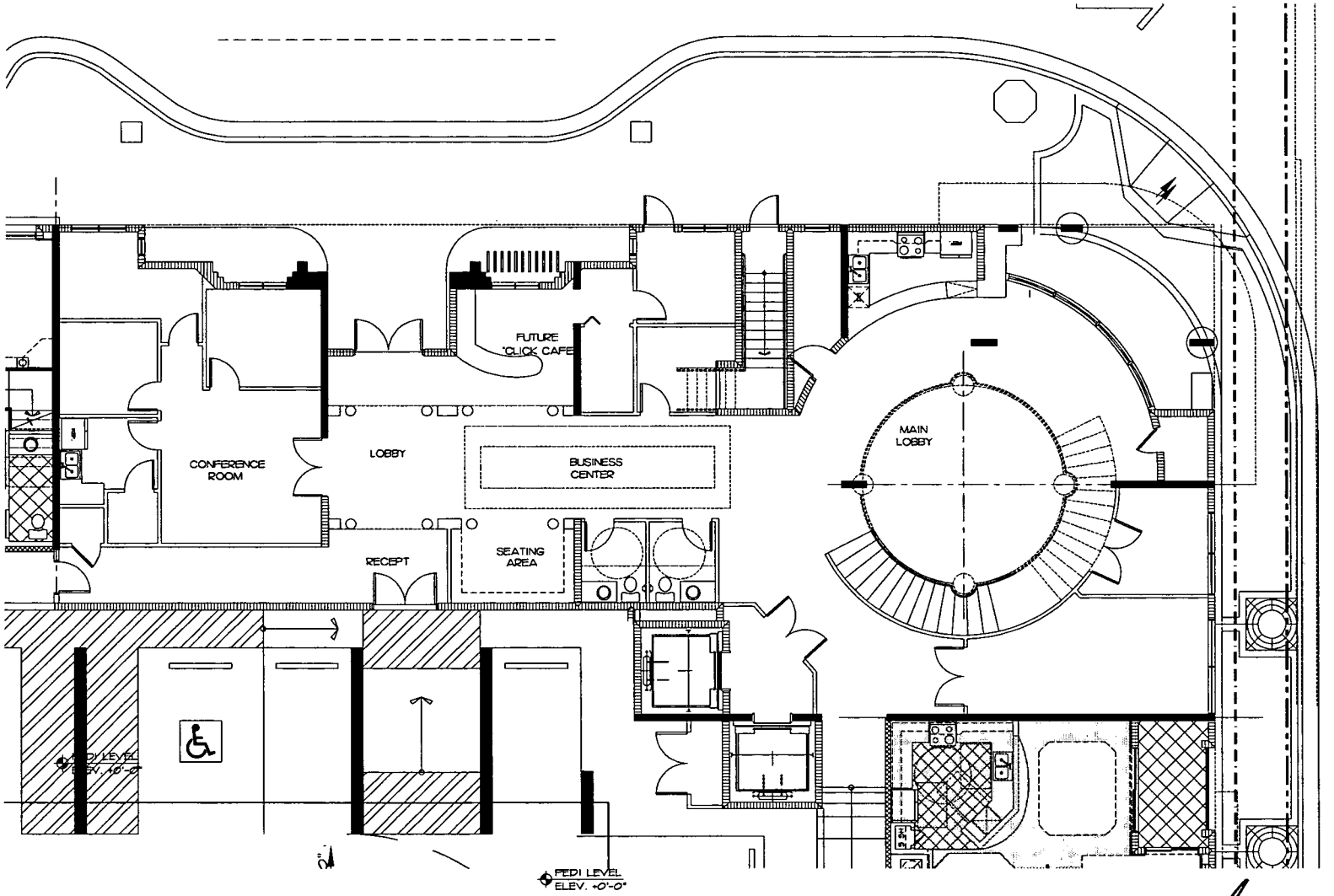
ARCHITECTS & PLANNERS

COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural design and plans, in all its forms, are the property of SALAZAR ARCHITECTURAL GROUP INC. and may not be reproduced, copied, or used for any purpose unless authorized in writing by the architect.

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116-PRJ |
| SHEET | |

SP-3.2

OF SHEETS




CLUB HOUSE FLOOR PLAN

AC AREA: 271,2.87 SQ. FT. SCALE: 3/16"=1'-0"
ARCADE AREA: 492,8[illegible] SQ. FT.

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 3 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

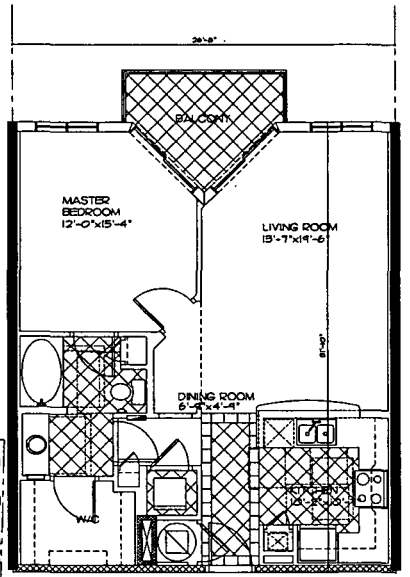
SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-8760
AR 92587

COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. the architectural design and detail drawings for this building and/or several project are the legal property of and all rights are reserved by the architect. Their use for reproduction, construction, or distribution is prohibited unless authorized in writing by the architect.

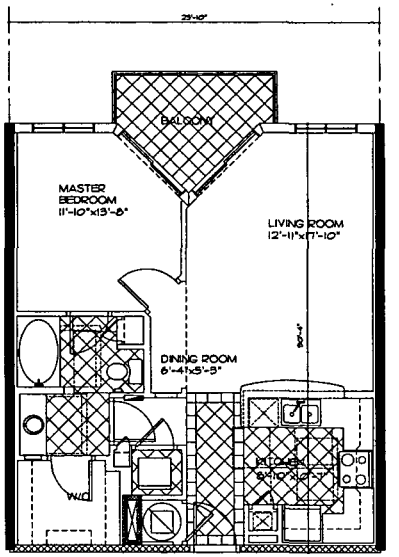
| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-4.1

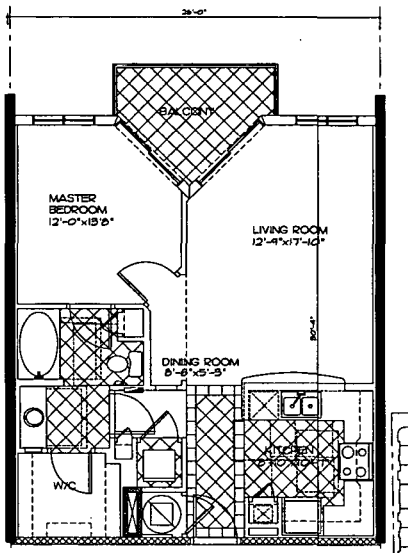
OF SHEETS



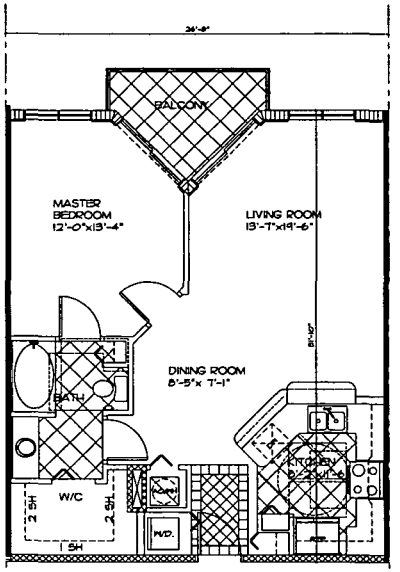

UNIT - UA1.3
A / C AREA 829.64 s.f.
BALCONY AREA 54.41 s.f.



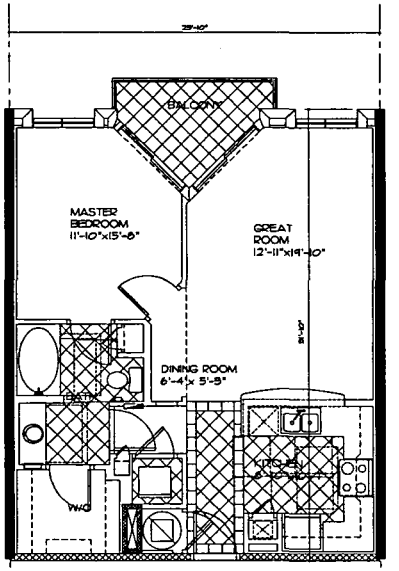

UNIT - UA1.2
A / C AREA 759.73 s.f.
BALCONY AREA 54.41 s.f.



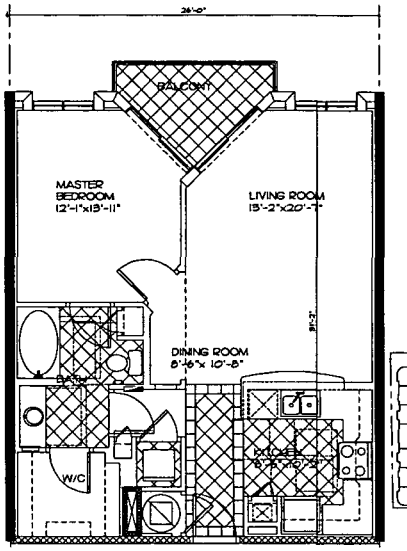

UNIT - UA1
A / C AREA 758.75 s.f.
BALCONY AREA 54.41 s.f.




UNIT - UA1.4
A / C AREA 823.51 s.f.
BALCONY AREA 54.41 s.f.




UNIT - UA1.2.1
A / C AREA 811.78 s.f.
BALCONY AREA 58.58 s.f.




UNIT - UA1.1
A / C AREA 820.23 s.f.
BALCONY AREA 58.58 s.f.

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 05-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

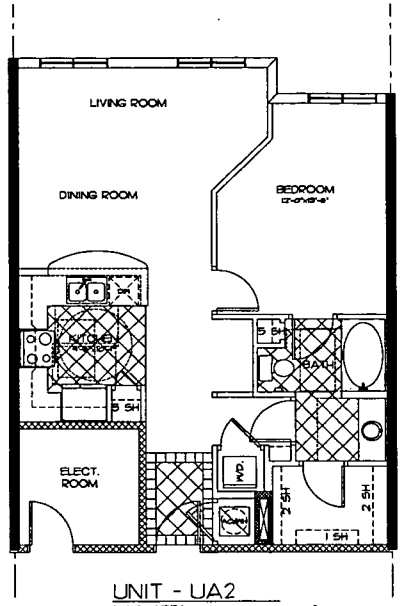
SALAZAR ARCHITECTURAL GROUP INC.
5205 BLUE LAGOON DRIVE, SUITE 133
MIAMI, FL 33126
(305) 715-9700
(305) 715-9701
AR 15017

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

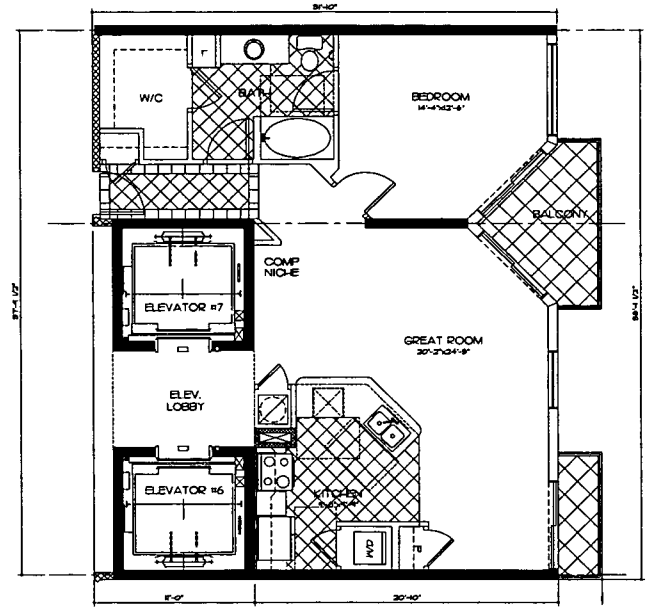
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 98-FRLJ |
| SHEET | |

SP-5.1

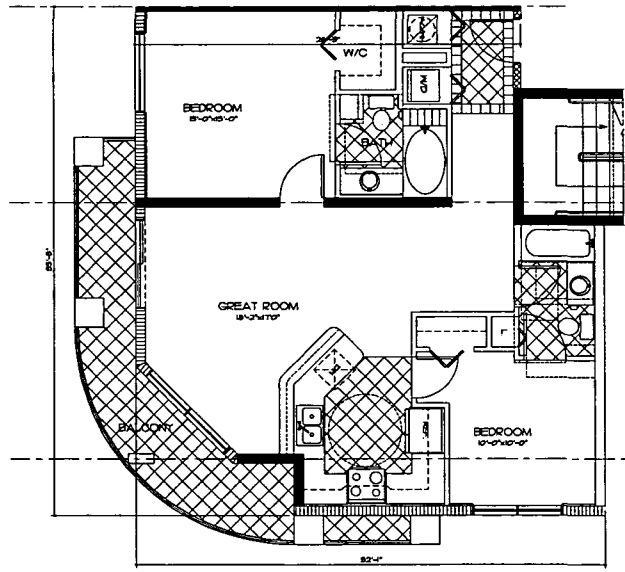
OF SHEETS



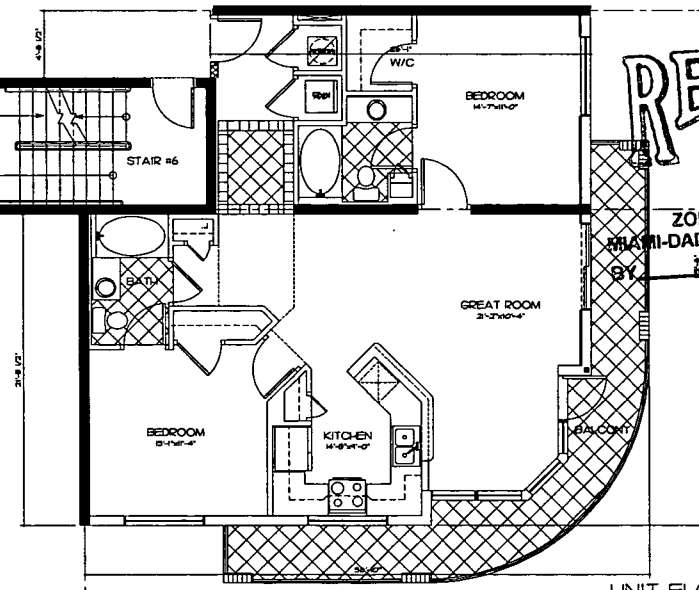

UNIT - UA2
A / C AREA --- s.f.
BALCONY AREA --- s.f.




UNIT - UA3
A / C AREA 906.93 s.f.
BALCONY AREA 90.00 s.f.




UNIT - UA4
A / C AREA 979.56 s.f.
BALCONY AREA 162.20 s.f.




UNIT - UB6
A / C AREA 1107.44 s.f.
BALCONY AREA 196.82 s.f.

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE LAGOON DRIVE, SUITE 113
MIAMI, FLORIDA 33173
(305) 262-5790
AR 16017

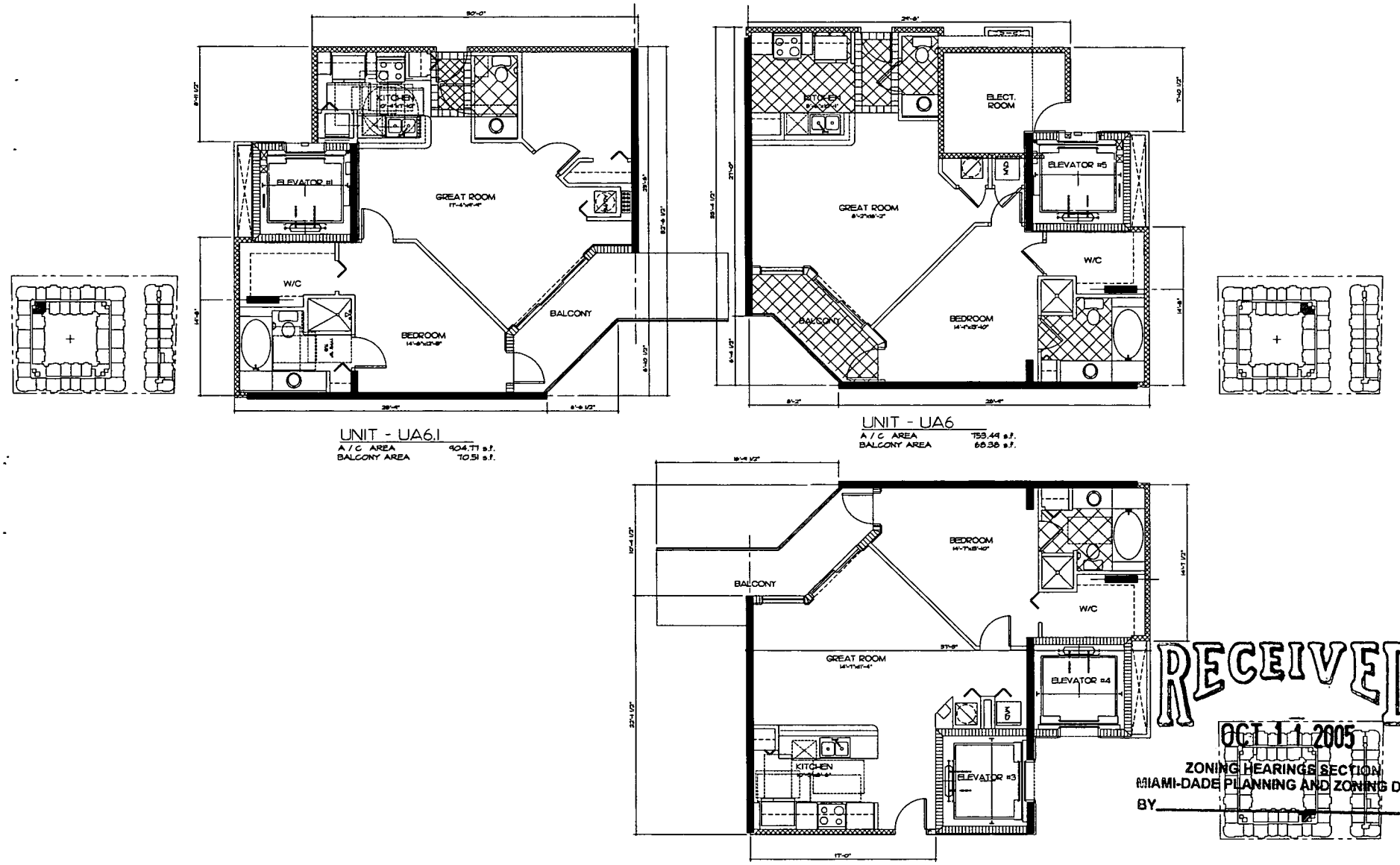
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural drawings and plans, including all ideas, designs, and arrangements indicated by the drawings, are and shall remain the property of the undersigned architect and shall not be reproduced, distributed, or used for any purpose without the written consent of the undersigned architect.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | AUG 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 118 PRJ |
| SHEET | |

SP-5.2

OF SHEETS




UNIT - UA6.1
A / C AREA 904.77 s.f.
BALCONY AREA 70.51 s.f.

UNIT - UA6
A / C AREA 753.49 s.f.
BALCONY AREA 68.38 s.f.

UNIT - UA6.2
A / C AREA 716.79 s.f.
BALCONY AREA 155.40 s.f.

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

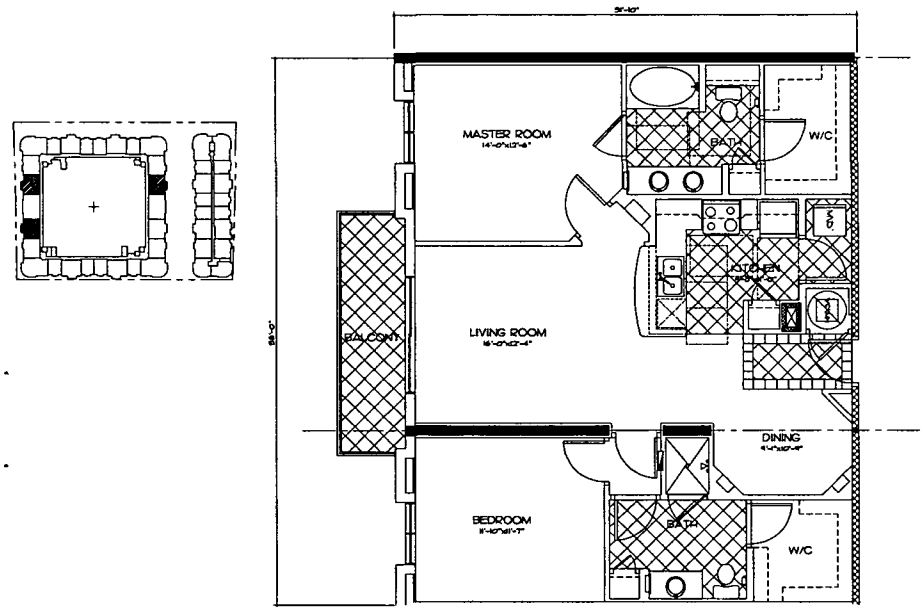
SALAZAR ARCHITECTURAL GROUP INC.
5300 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-4780
AR 93897

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.7FR.1 |
| SHEET | |

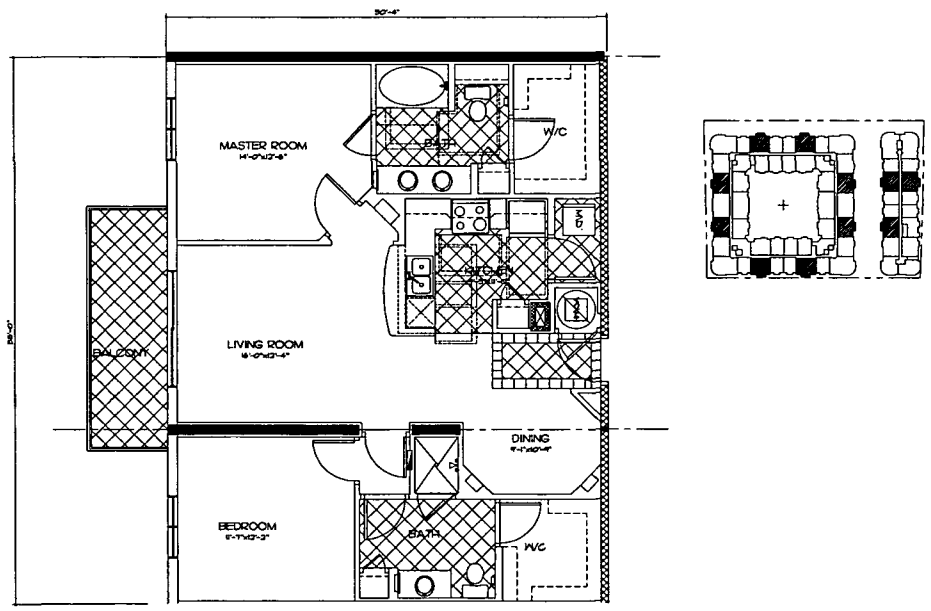
SP-5.3

OF SHEETS




UNIT - UB2.1

A / C AREA 1198.00 s.f.
BALCONY AREA 90.61 s.f.




UNIT - UB2

A / C AREA 1187.35 s.f.
BALCONY AREA 92.29 s.f.

UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-2730
AR 92877

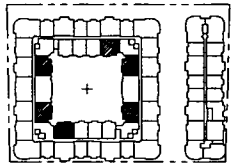
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural design and detail drawings for this building and/or interior project are the property of and all rights are reserved by the architect. Not for reproduction, reproduction or distribution in whole or in part without written permission by the architect.

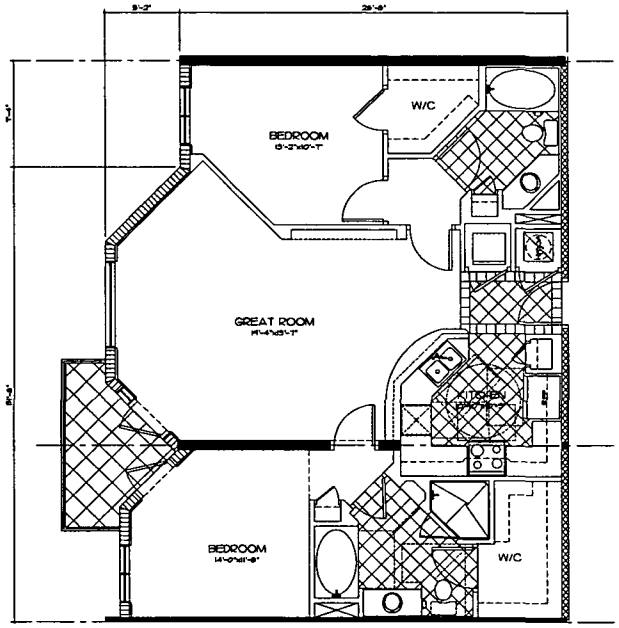
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 156 PRJ |
| SHEET | |

SP-5.4

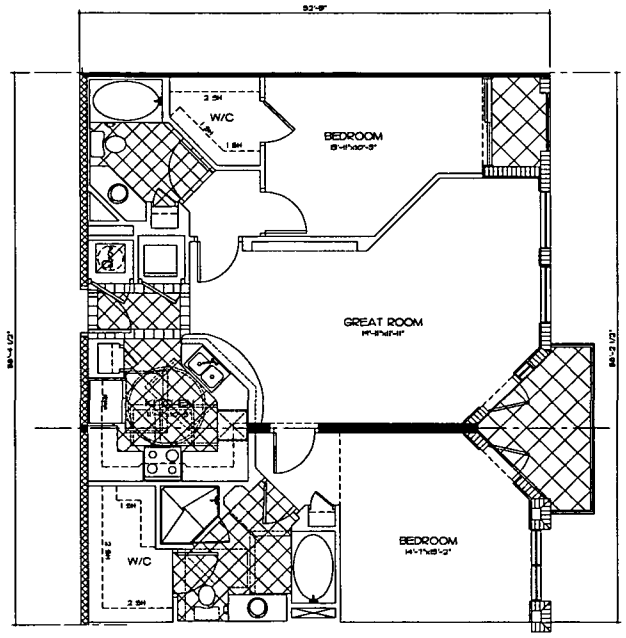
OF SHEETS





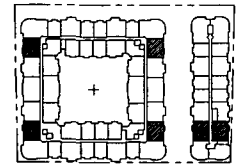

UNIT - UB3.1

| | |
|---|---|
| A / C AREA | 1156.31 s.f. |
| BALCONY AREA | 63.46 s.f. |




UNIT - UB3

| | |
|---|---|
| A / C AREA | 1178.61 s.f. |
| BALCONY AREA | 63.46 s.f. |




EIVED

T 1 1 2005

HEARINGS SECTION
NNING AND ZONING DEPT.


UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

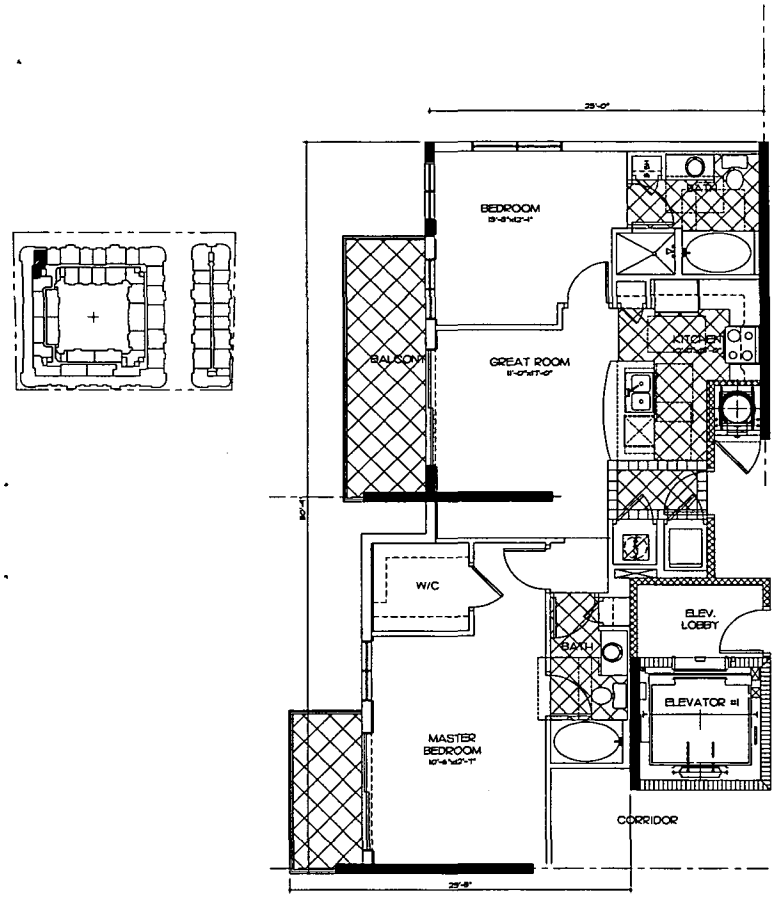
SALAZAR ARCHITECTURAL GROUP INC.
8200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-4790
AR 92877


COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural design and sheet drawings for this building and/or service project are the property of and all rights are reserved by the architect. Ownership and reproduction of these drawings are not authorized in writing by the architect.


| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 86 PRJ |
| SHEET | |

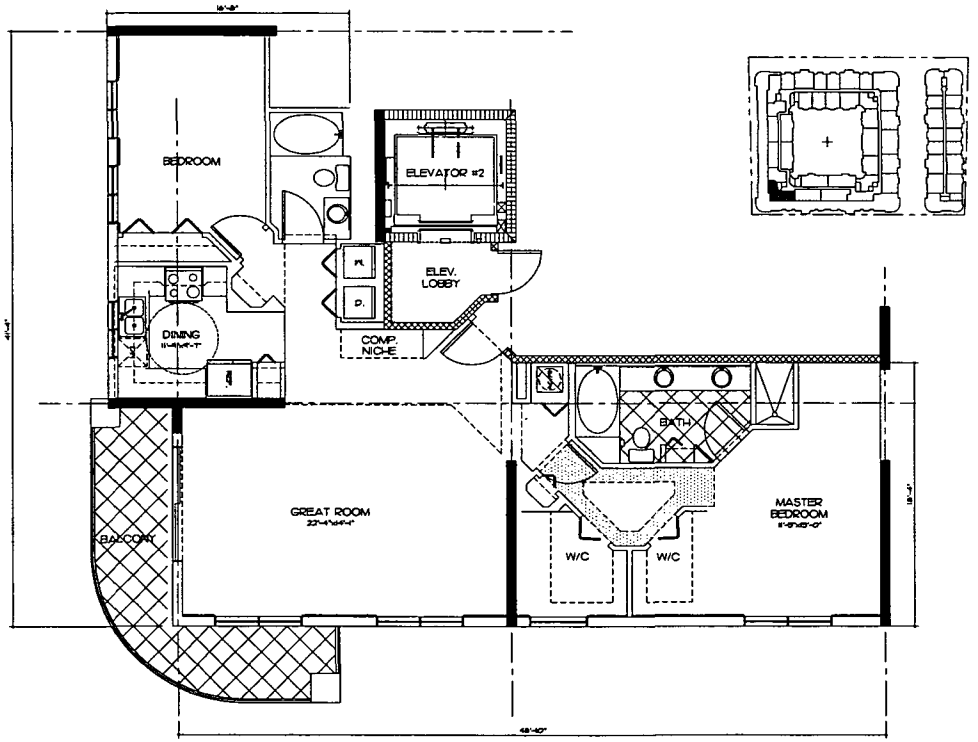
SP-5.5

OF SHEETS




UNIT - UB5.1

A / C AREA 1059.75 s.f.
BALCONY AREA 101.50 s.f.




UNIT - UB5

A / C AREA 1548.10 s.f.
BALCONY AREA 144.11 s.f.

UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-8780
AR 92827

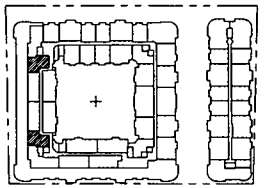
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. the architectural design and detail drawings for this building and/or project are the sole property of the Salazar Architectural Group Inc. and are not to be reproduced, copied or used for any other purpose without the prior written consent of the Salazar Architectural Group Inc.

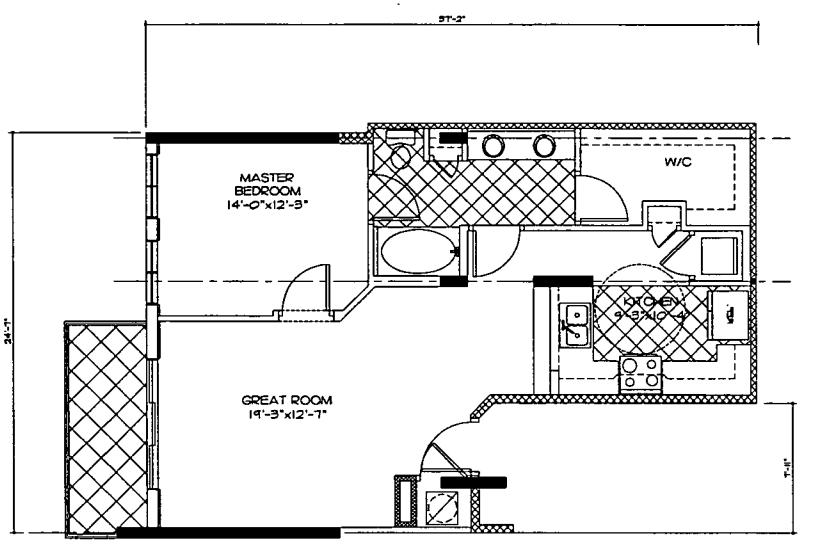
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-5.6

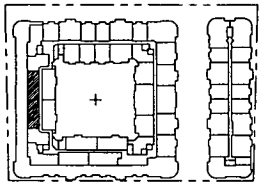
OF SHEETS

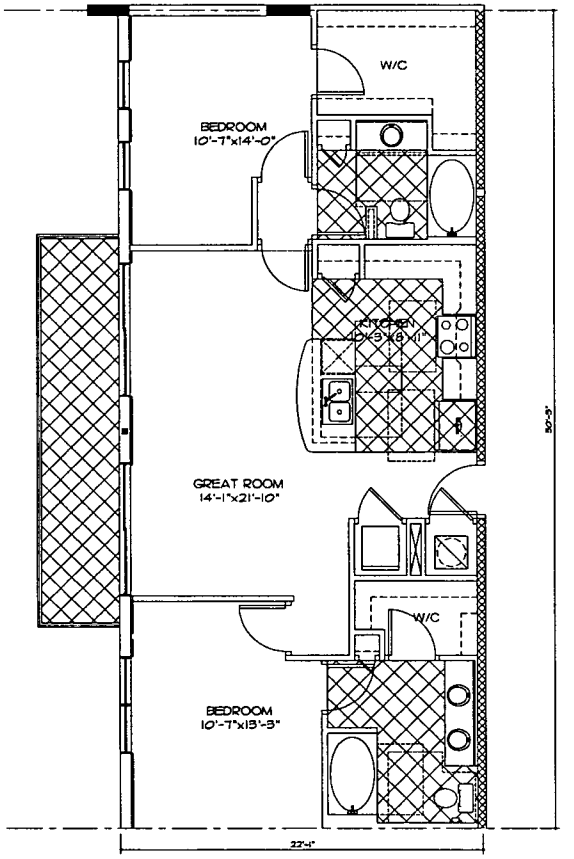





UNIT - UA5

| | |
|---|---|
| A / C AREA | 919.07 s.f. |
| BALCONY AREA | 62.91 s.f. |






UNIT - UB7.3

| | |
|---|---|
| A / C AREA | 1058.81 s.f. |
| BALCONY AREA | 66.59 s.f. |

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA
(305) 262-3748
AR 12897

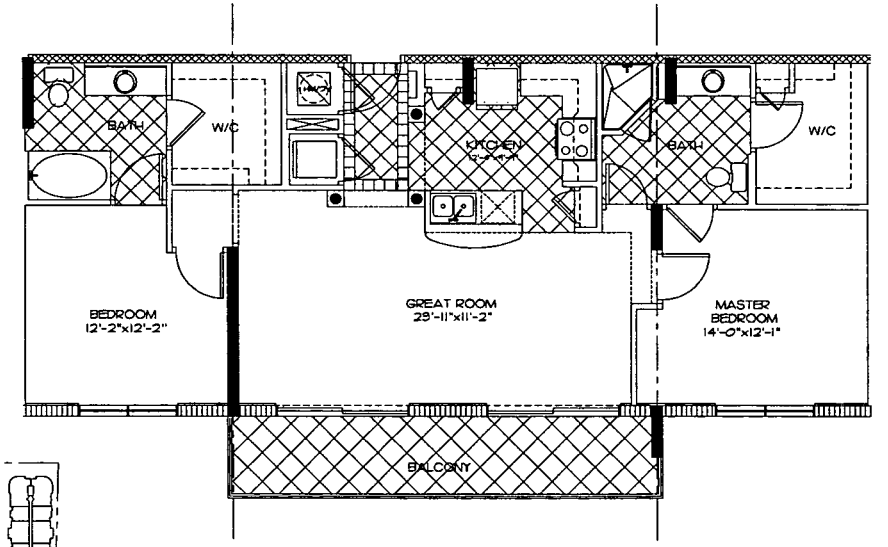
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. the architectural design and other drawings, text and other information recorded by this document, form and for representation, construction, or distribution to produced other publication in whole or in part, by this document.

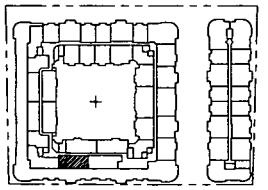
SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-5.7

OF SHEETS



UNIT - UB7.1

| | |
|---|---|
| A / C AREA | 1165.44s.f. |
| BALCONY AREA | 132.50 s.f. |

UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND

FOR:

API DADELAND LLC

LOCATED AT:

8100 SW 72ND AVE, MIAMI, FL.

MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.

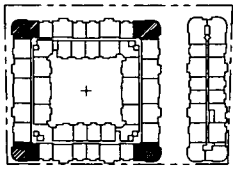
SALAZAR ARCHITECTURAL GROUP

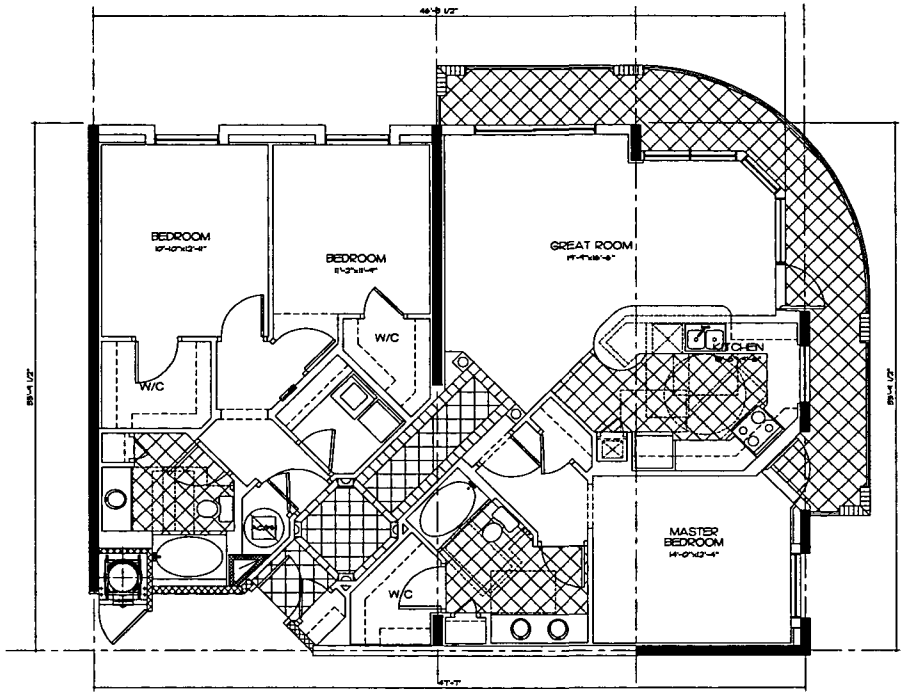
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | P. LIZANO |
| ~~CHECKED~~ | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

SP-5.8

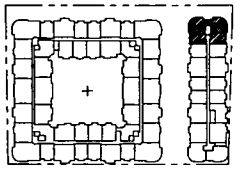
OF SHEETS

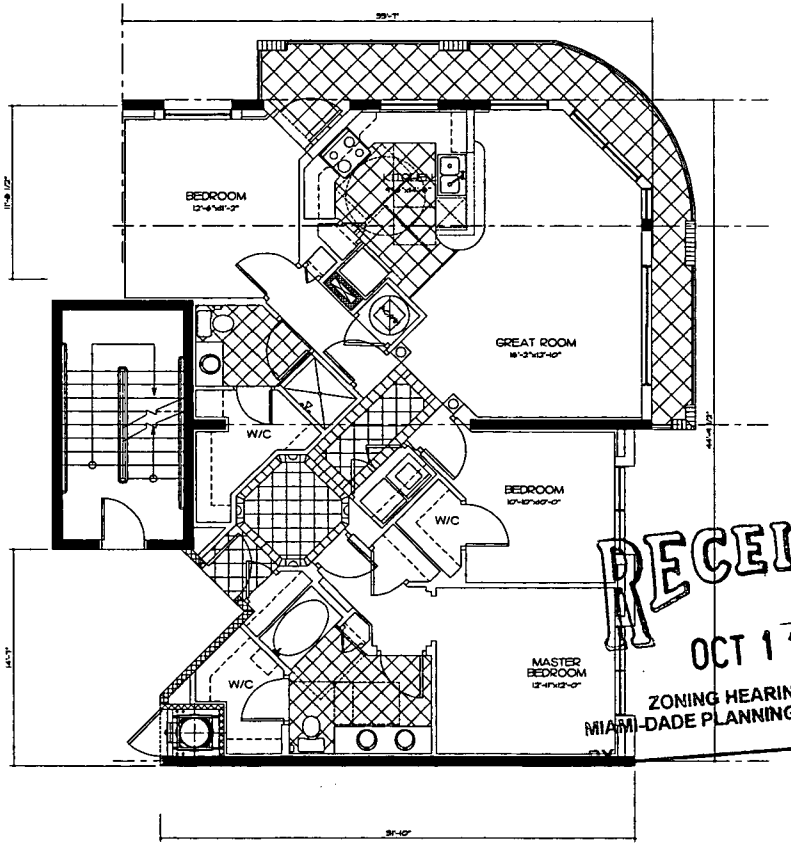





UNIT - UC1

| | |
|---|---|
| A / C AREA | 1498.42 s.f. |
| BALCONY AREA | 257.56 s.f. |






UNIT - UC3

| | |
|---|---|
| A / C AREA | 1404.02 s.f. |
| BALCONY AREA | 202.69 s.f. |

UNIT FLOOR PLANS

SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE, MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

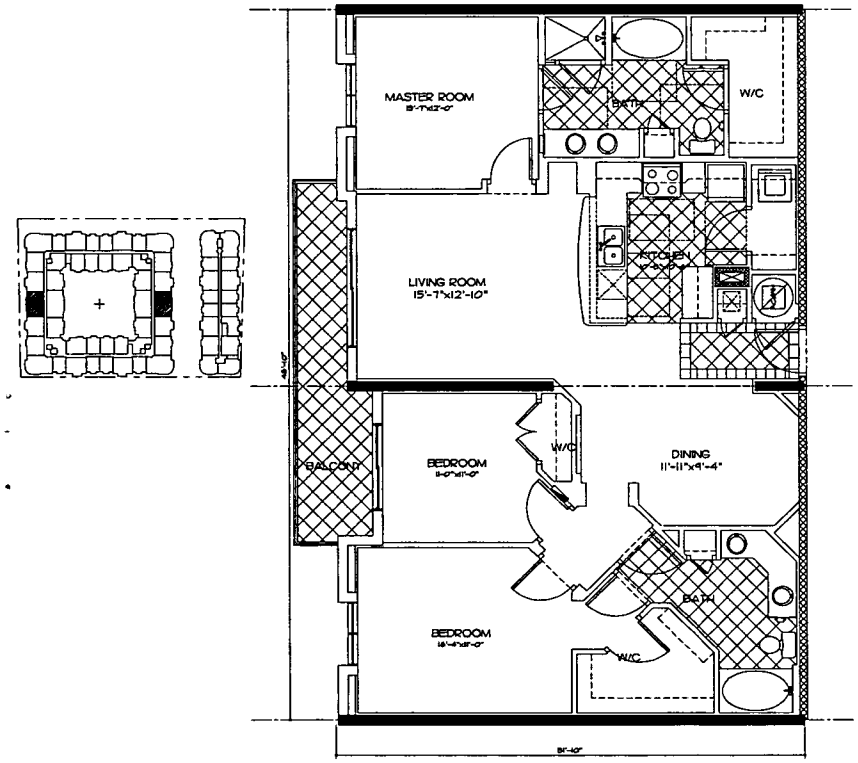
SALAZAR ARCHITECTURAL GROUP INC.
6200 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-0760
AR 92877

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

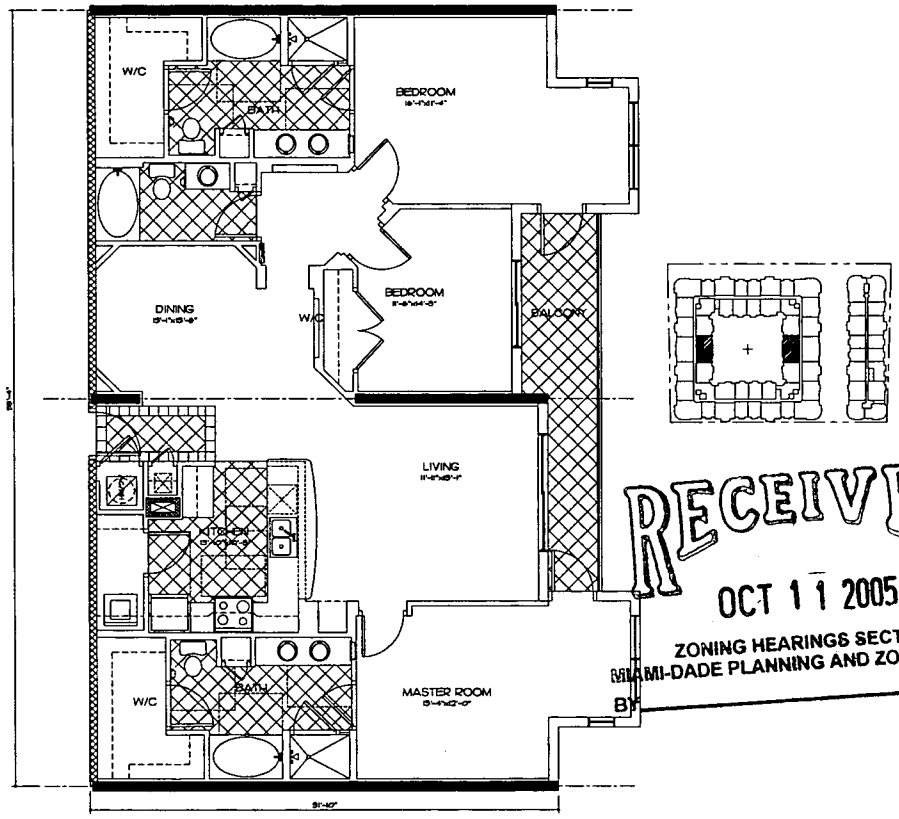
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 05.PRJ |
| SHEET | |

SP-5.9

OF SHEETS




UNIT - UC2
A / C AREA 1513.86 s.f.
BALCONY AREA 92.50 s.f.




UNIT - UC2.1
A / C AREA 1653.86 sf
BALCONY AREA 96.58 s.f.

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE LAGOON DRIVE, SUITE 425
MIAMI, FLORIDA 33126
(305) 262-9766
AR 92297

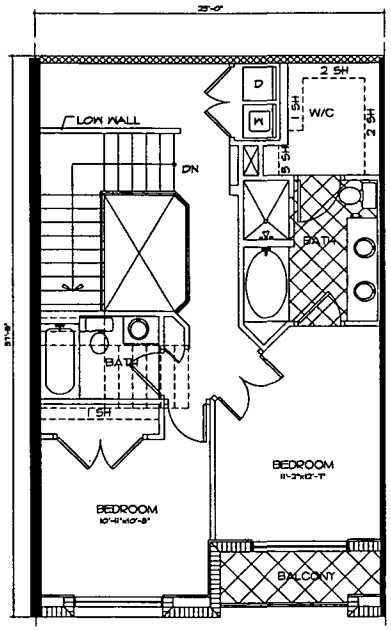
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. the architectural design and ideas attached to this drawing and/or project project are the sole property of and all rights are reserved by the architect. Ideas and the reproduction, distribution or distribution of this drawing, unless authorized in writing by the architect.

| | |
|---|---|
| DRAWN | P. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 116.PRJ |
| SHEET | |

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

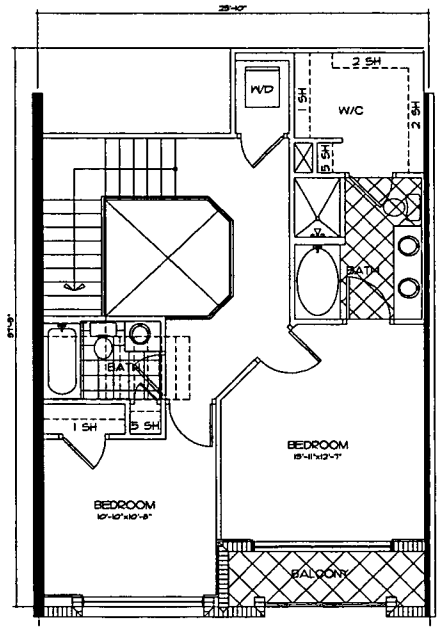
SP-5.10

OF SHEETS



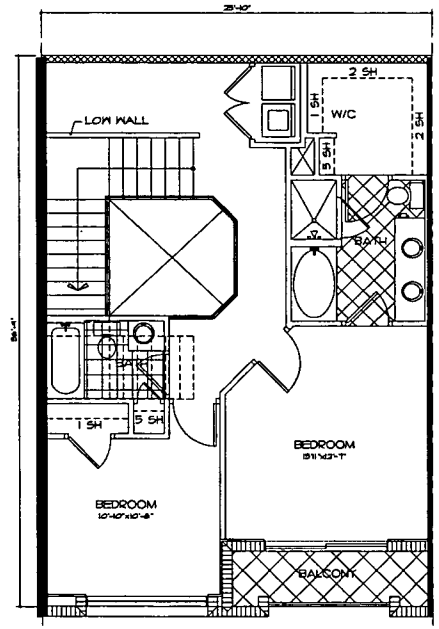

LOFT-2 2ND. FLOOR

A / C AREA 812.63 s.f.
BALCONY AREA 40.55 s.f.



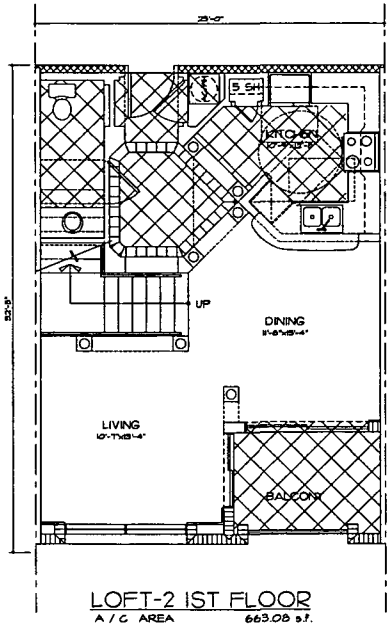

LOFT-1 2ND. FLOOR
(OPTION 1C)

A / C AREA 849.58 s.f.
BALCONY AREA 54.94 s.f.



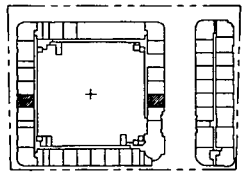

LOFT-1 2ND. FLOOR
(OPTION 1B)

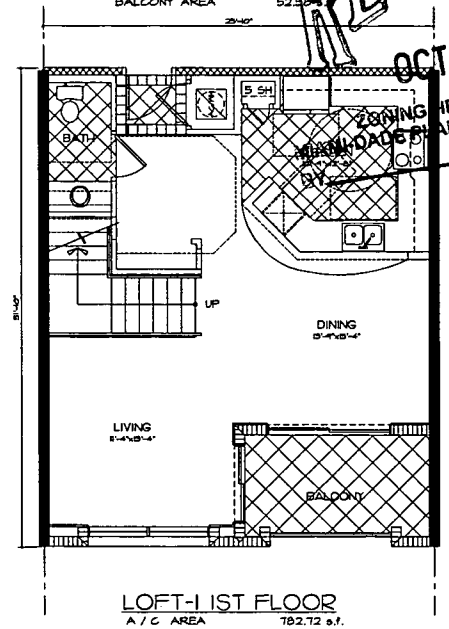
A / C AREA 782.72 s.f.
BALCONY AREA 52.50 s.f.




LOFT-2 1ST FLOOR

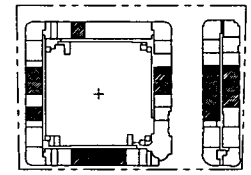
A / C AREA 663.08 s.f.
BALCONY AREA 72.48 s.f.






LOFT-1 1ST FLOOR

A / C AREA 782.72 s.f.
BALCONY AREA 88.77 s.f.



UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-12-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR:
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8300 BLUE ARCH DRIVE, SUITE 123
MIAMI, FL. 33131
(305) 372-3782
FAX: 372-3783

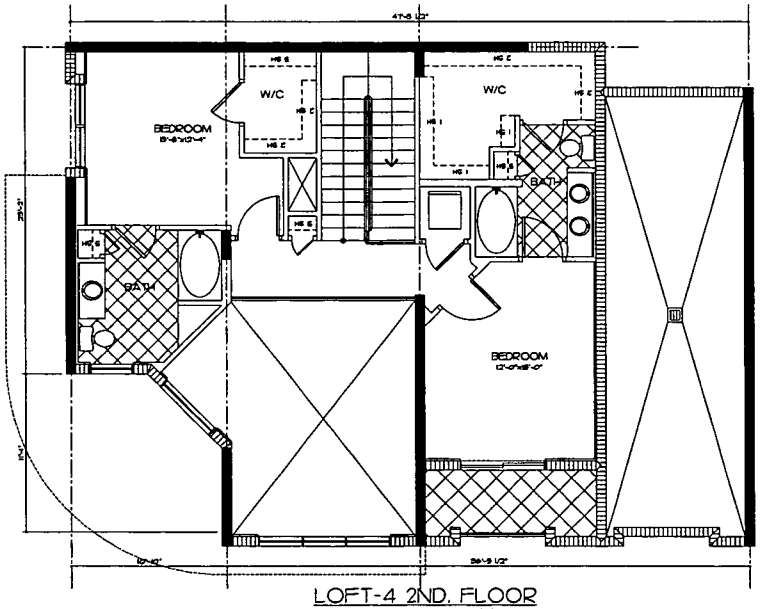
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. the architectural design and plans shown, as an instrument of service, remain the property of the architect, salazar architectural group inc. and may not be reproduced, distributed, or published without the written consent of the architect.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

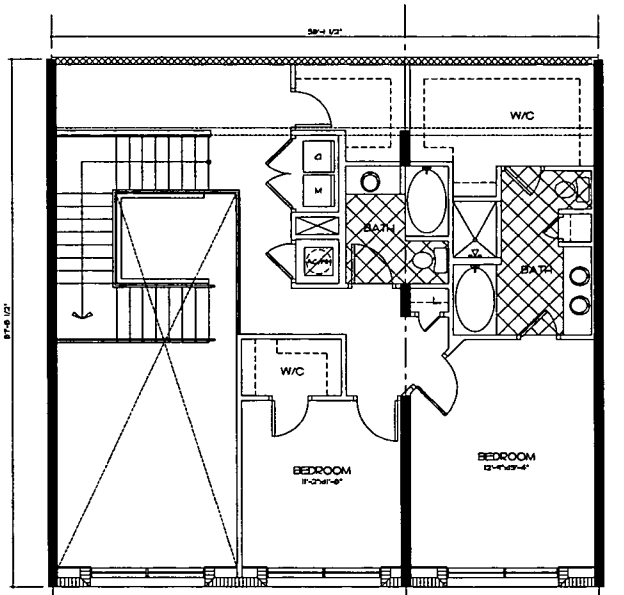
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 1181.FRJ |
| SHEET | |

SP-5.11

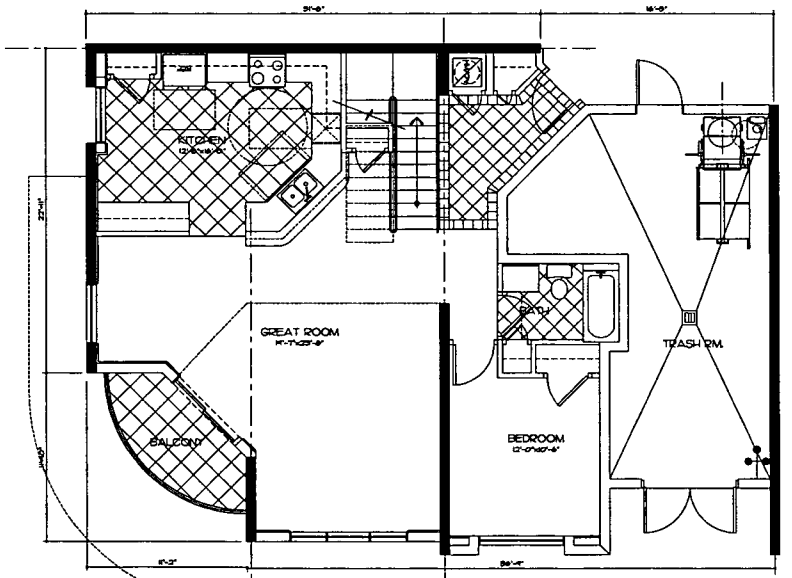
OF SHEETS



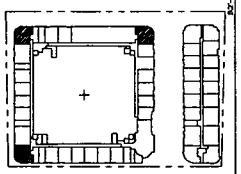

LOFT-4 2ND. FLOOR
A / C AREA 1188.89 s.f.

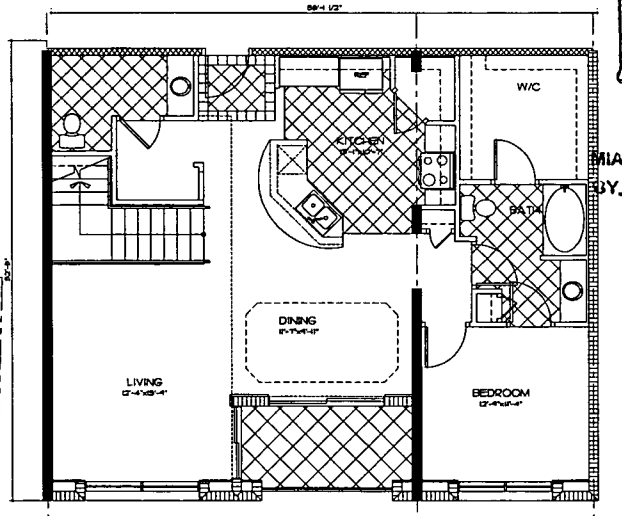



LOFT-3 2ND. FLOOR
A / C AREA 1065.79 s.f.

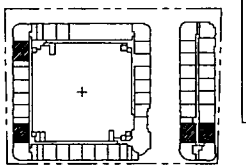



LOFT-4 IST FLOOR
A / C AREA 1186.22 s.f.
BALCONY AREA 54.92 s.f.






LOFT-3 IST FLOOR
A / C AREA 1157.85 s.f.
BALCONY AREA 66.88 s.f.



UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING COMMENTS | |

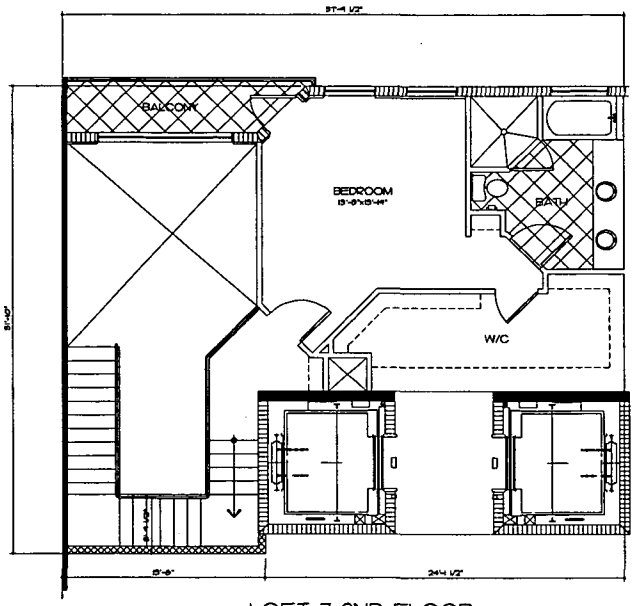
THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW. 72ND. AVE. MIAMI, FL.
MIAMI-DADE COUNTY, FLORIDA.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

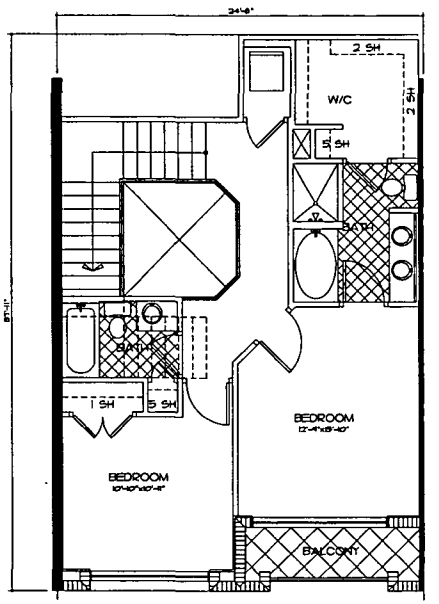
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 166 PRJ |
| SHEET | |

SP-5.12

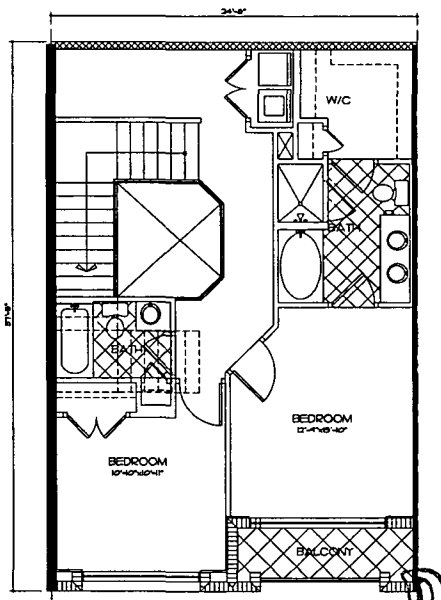
OF SHEETS



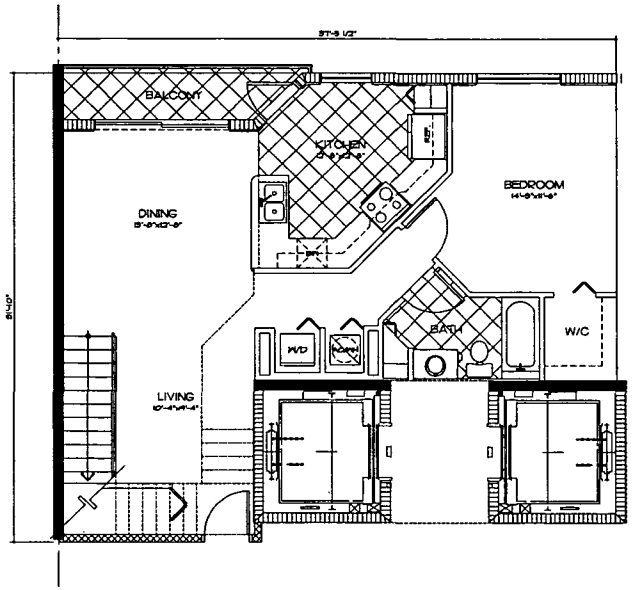

LOFT-7 2ND FLOOR
A / C AREA 526.26 s.f.
BALCONY AREA 55.70 s.f.



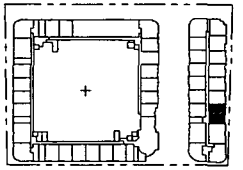

LOFT-5 2ND. FLOOR
BLDG 2
A / C AREA 524.42 s.f.
BALCONY AREA 46.66 s.f.

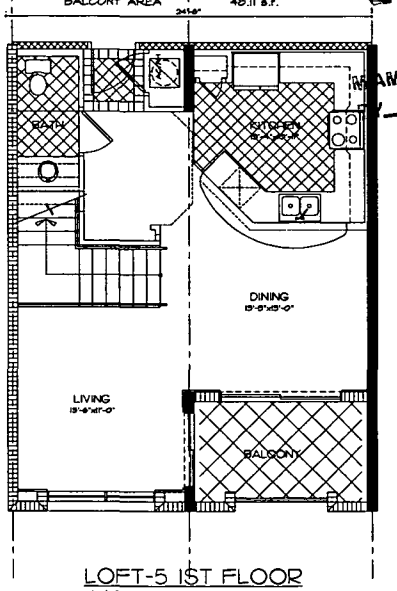



LOFT-5 2ND. FLOOR
(OPTION 5B)
A / C AREA 567.74 s.f.
BALCONY AREA 48.11 s.f.

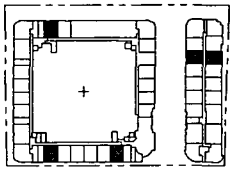



LOFT-7 1ST FLOOR
A / C AREA 840.54 s.f.
BALCONY AREA 56.98 s.f.






LOFT-5 1ST FLOOR
A / C AREA 645.44 s.f.
BALCONY AREA 92.00 s.f.



UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

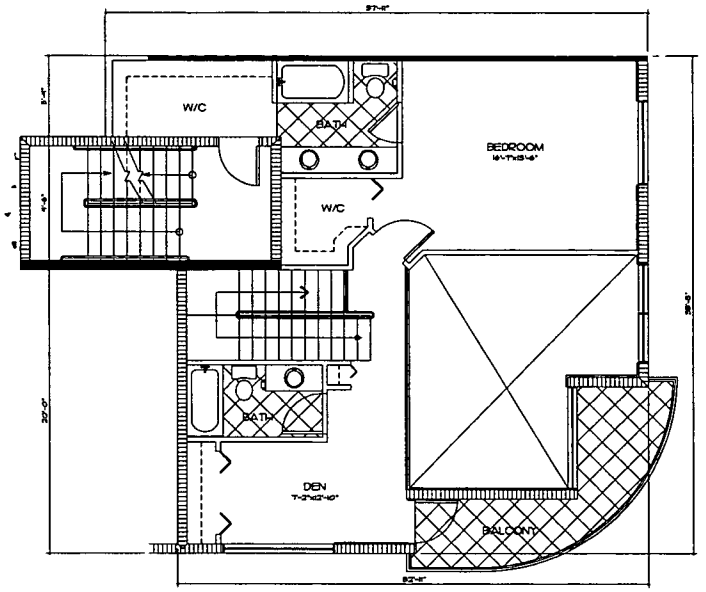
THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT:
8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | (16.PRJ) |
| SHEET | |

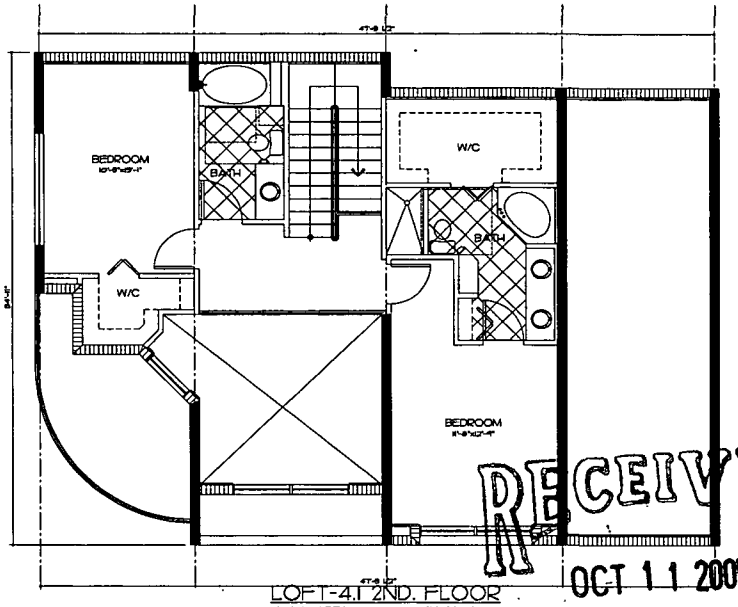
SP-5.13

OF SHEETS




LOFT-6 2ND FLOOR

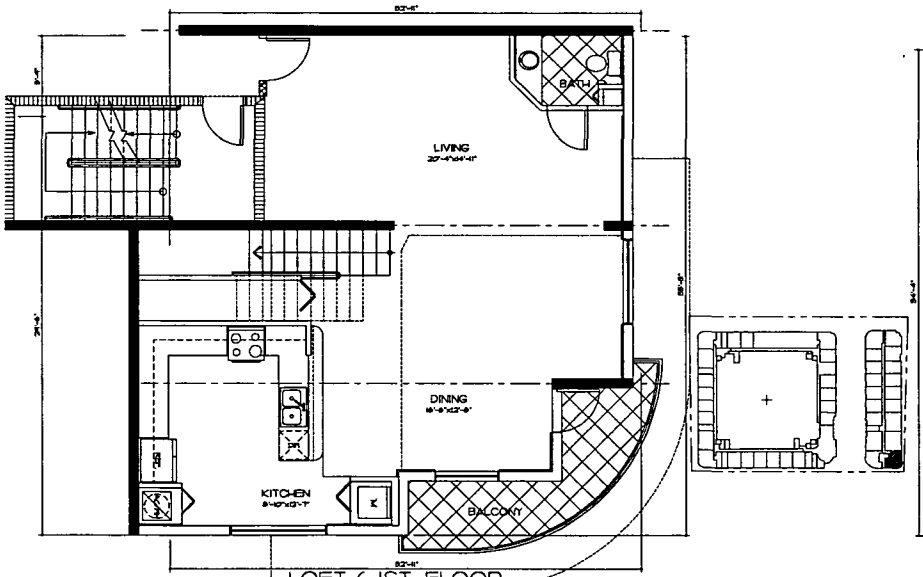
| | |
|---|---|
| A / C AREA | 716.79 s.f. |
| BALCONY AREA | 135.40 s.f. |




LOFT-4.1 2ND. FLOOR

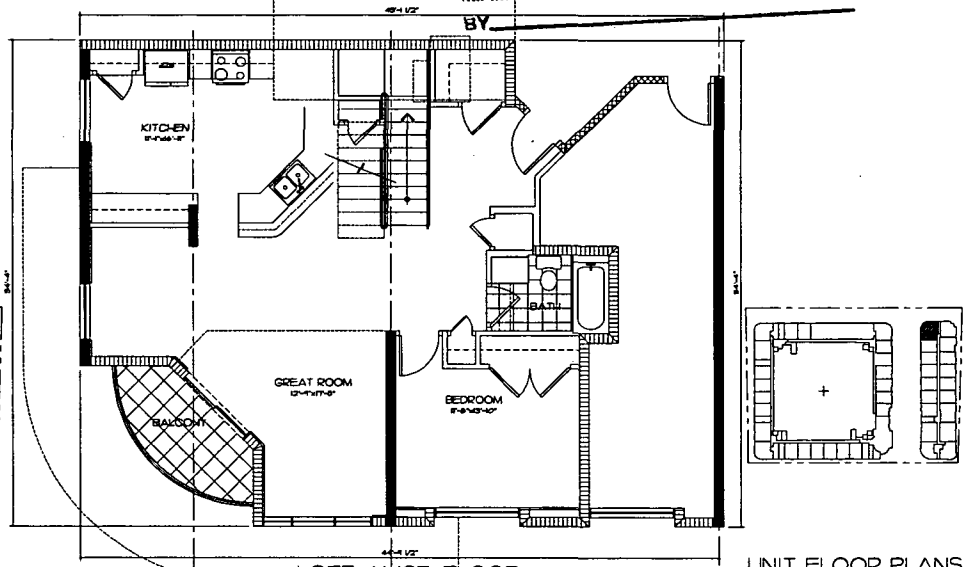
| | |
|---|---|
| A / C AREA | 716.79 s.f. |
| BALCONY AREA | 135.40 s.f. |

RECEIVED
OCT 11 2005
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY




LOFT-6 IST. FLOOR

| | |
|---|---|
| A / C AREA | 716.79 s.f. |
| BALCONY AREA | 135.40 s.f. |




LOFT-4.1 IST. FLOOR

| | |
|---|---|
| A / C AREA | 716.79 s.f. |
| BALCONY AREA | 135.40 s.f. |

UNIT FLOOR PLANS
SCALE: 1/4"=1'-0"

| REVISIONS | BY |
|---|---|
| 08-11-05 REVISION | |
| 10-10-05 PLANNING ZONING | |

THE RENAISSANCE AT DADELAND
FOR
API DADELAND LLC
LOCATED AT: 8100 SW 72ND AVE. MIAMI, FL.
MIAMI DADE COUNTY, FLORIDA

SALAZAR ARCHITECTURAL GROUP INC.
8205 BLUE LAGOON DRIVE, SUITE 123
MIAMI, FLORIDA 33138
(305) 262-9750
AR 16857

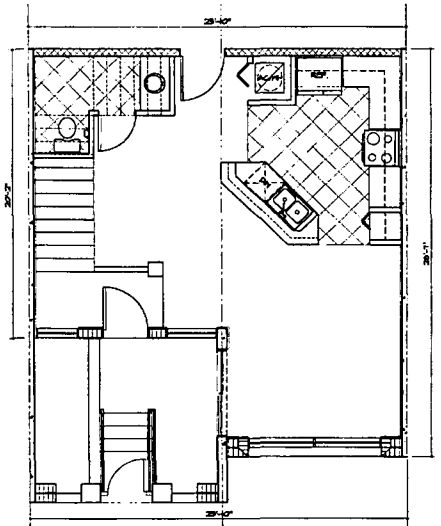
COPYRIGHT © 2005 SALAZAR ARCHITECTURAL GROUP INC. The architectural design and plans, drawings, in the electronic form, and other documents, instruments of service, or electronic media or "Projects" prepared by SALAZAR ARCHITECTURAL GROUP INC. are the property of the SALAZAR ARCHITECTURAL GROUP INC. and may not be used without the express written consent of SALAZAR ARCHITECTURAL GROUP INC.

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

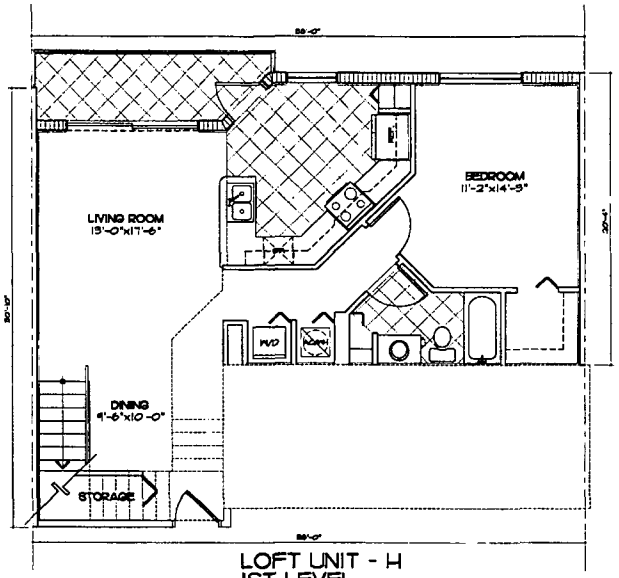
| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | SEPTEMBER 2005 |
| SCALE | AS SHOWN |
| JOB NO. | 99 PRJ |
| SHEET | |

SP-5.14

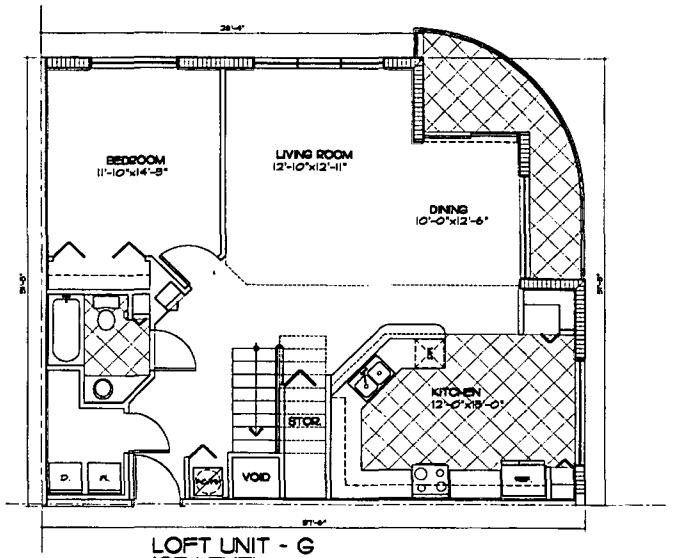
OF SHEETS



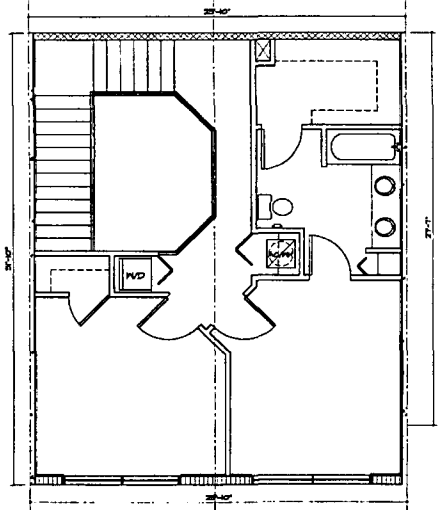
LOFT UNIT - I
1ST LEVEL
UNIT AREA 630.38 s.f.
BALCONY AREA - s.f.



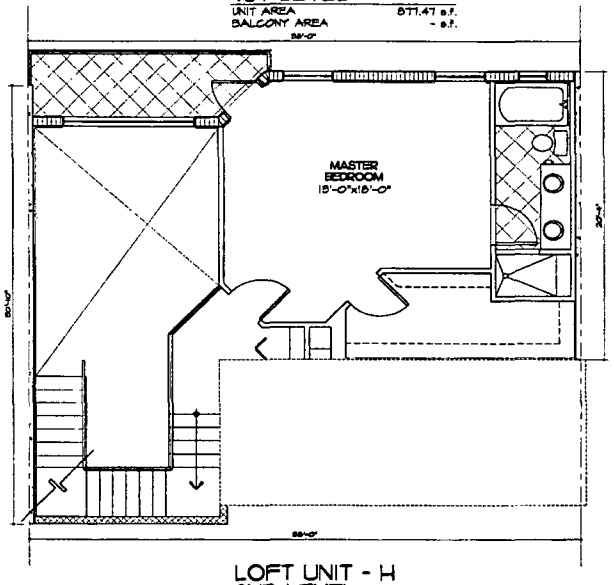

LOFT UNIT - H
1ST LEVEL
UNIT AREA 877.47 s.f.
BALCONY AREA - s.f.



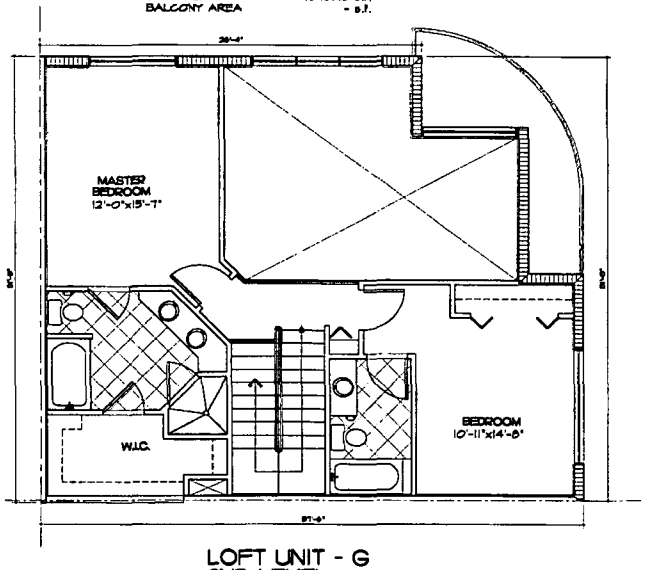

LOFT UNIT - G
1ST LEVEL
UNIT AREA 1076.49 s.f.
BALCONY AREA - s.f.



LOFT UNIT - I
2ND LEVEL
UNIT AREA 652.51 s.f.
BALCONY AREA - s.f.




LOFT UNIT - H
2ND LEVEL
UNIT AREA 526.26 s.f.
BALCONY AREA - s.f.




LOFT UNIT - G
2ND LEVEL
UNIT AREA 783.84 s.f.
BALCONY AREA - s.f.

| REVISIONS | BY |
|---|---|
| | |

RENAISSANCE AT DADELAND
FOR:
AMERITON
LOCATED AT:
SW 72 AVE & SW 82 ND. STREET
DADE COUNTY FLORIDA

SALAZAR ARCHITECTURAL GROUP
ARCHITECTS & PLANNERS

SALAZAR ARCHITECTURAL GROUP INC.
5200 BLUE LAGOON DRIVE, SUITE 103
MIAMI, FLORIDA 33126
(305) 262-9000
AR 16857

| | |
|---|---|
| DRAWN | F. LIZANO |
| CHECKED | |
| DATE | MAY 2008 |
| SCALE | AS SHOWN |
| JOB NO. | 118.PRJ |
| SHEET | |

LOFT UNIT FLOOR PLANS
SCALE 1/4"=1'-0"

SP-5.15

OF SHEETS