269

MIAMI-DADE COUNTY, FLORIDA

MIAMI-DADE

STEPHEN P. CLARK CENTER

DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1ST STREET
SUITE 1210
MIAMI, FLORIDA 33128-1972
(305) 375-2800

April 29, 2002

Gilberto Pastoriza, Esq.
Weiss-Serota-Helfman
Pastoriza & Guedes, P.A.
2665 South Bayshore Drive
Suite 420
Miami, Florida 33133

Re: Administrative Site Plan Review of: ASPR #2001000033 (Revised)

Name/Date of Plan: Architectural plans entitled "Fairfield Dadeland"; prepared by Nichols-Brosch-Sandoval & Associates, Inc., and dated last stamped received April 24, 2002, consisting of twenty-three (23) pages; Landscaping plans are also on file entitled "Fairfield Dadeland" prepared by Fuster Design Associates, P.A., and dated last stamped received April 24, 2002, consisting of two (2) pages, for a total of twenty-five (25) pages.

Section-Township-Range: 2-55-40

Legal Description: See attached exhibit "A"

Dear Mr. Pastoriza:

The staff of the Department of Planning and Zoning has reviewed and approved your request for site plan approval of the aforementioned development plan, of a proposed Mixed-Use Development, consisting of 403 residential units and 39,086 square feet of retail area, subject to the following conditions:

1 That a site plan be submitted to and meet with the approval of the Director upon the submittal of an application for a building permit and/or Certificate of Use and Occupancy; said plan shall include among other things but not be limited to the location of buildings and structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping and irrigation, etc.

RECEIVED
215-135
DEC 22 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND
ECONOMIC RESOURCES
DEVELOPMENT SERVICES
FOR DAH

2. That in the approval of the plan, the same be substantially in accordance with that submitted; Architectural plans entitled "Fairfield Dadeland"; prepared by Nichols-Brosch-Sandoval & Associates, Inc., and dated last stamped received April 24, 2002, consisting of twenty-three (23) pages, and landscaping plans entitled "Fairfield Dadeland" prepared by Fuster Design Associates, P.A., and dated last stamped received April 24, 2002, consisting of two (2) pages, for a total of twenty-five (25) pages.

3. That the applicant submit to the Department for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use and Occupancy.

4. That the use be established and maintained in accordance with the approved plan.

5. That a recordable agreement be submitted to and meet with the approval of the Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or access ways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Director and the Director of the Public Works Department. Such agreement shall be executed by the property owner and any and all parties having an interest in the land, such as mortgages, etc., and its improvements. 21091 pg 0614

6. That in the event of multiple ownership, a homeowners' association be established in accordance with applicable regulations to assure that all common areas and facilities for use of all residents shall be maintained in a continuous and satisfactory manner, and without expense to the general taxpayer of Miami-Dade County. The instrument incorporating such provisions shall be approved by the County Attorney as to form and legal sufficiency and shall be recorded in the public records of Miami-Dade County at the time of the recording of the subdivision plat.

7. That the applicant comply with all applicable conditions and requirements of the Department of Environmental Resources Management.

8. That the applicant obtain a Certificate of Use and Occupancy from the Department, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.

9. That the approval of this application is predicated upon the approval by the Board of County Commissioners of zoning hearing application Z2002000061. (Reso. Z-9-02)

10. Curb radii, turn (edgeline) radii, parking, sidewalk widths and landscaping to meet Downtown Kendall standards – to be agreed between the Public Works Department (PWD) and the Department of Planning and Zoning at time of permit. These details will not affect the footprint of the building as depicted on the plans.

11. The land may be required to be platted.

12. The dedication to Miami-Dade County of the 48' x 203' access easement located on the northwest corner of the property.

13. The dedication of public access easements for ingress and egress over other streets, sidewalks, and plazas identified in the Downtown Kendall Urban Center Regulatory Plans. BK 24126 Pg. 0927

14. Sheets A1.00 and A1.01 are acceptable, except that said sheets are not approved as part of this ASPR as they pertain to the surrounding properties.

This letter serves as formal notification that you may proceed with the permitting process so long as you remain in substantial compliance with said plan. Substantial deviation from approved plans will require review by the Department.

Sincerely,

Diane O'Quinn Williams
Director

This item has been reviewed and approved for consistency with the standards of Ordinance #89-66, adopted on July 11, 1989, which established Miami-Dade County's Concurrency Management Program.

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

DO'QW:AJT:MTF:REM:TA

cc: Ruth Ellis Myers, Zoning Evaluation Section
Damon Holness, Zoning Information Section
Claudio Fuente, Graphics & Zoning Drafting Section
Raul Pino, Public Works Department
Greg Adkins, Planning Division

EXHIBIT "A"

LEGAL DESCRIPTION:

TRACT A OF OFFICE DEPOT COMPLEX ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 146, PAGE 91, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

A PORTION OF TRACT "A", OF "OFFICE DEPOT COMPLEX", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 146 AT PAGE 91 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "C" OF "PALMETTO-KENDALL HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 04°11'23" EAST, ALONG THE EAST LINE OF SAID TRACT "C", FOR 3.00 FEET; THENCE RUN SOUTH 85°27'47" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE, FOR 1579.11 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE RUN SOUTH 04°32'13" EAST, ALONG THE WEST LINE OF SAID TRACT "A" FOR 600.00 FEET TO THE POINT OF BEGINNING OF HEREINAFTER DESCRIBED PARCEL OF LAND:

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 04°32'13" EAST ALONG THE WEST LINE OF SAID TRACT "A", FOR 320.99 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE RUN NORTH 85°27'47" EAST, ALONG A LINE 920.99 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE AND ALSO BEING THE SOUTH LINE OF SAID TRACT "A", FOR 169.33 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY LINE OF SOUTH DADELAND BOULEVARD, AS SHOWN ON SAID PLAT OF OFFICE DEPOT COMPLEX; THENCE RUN NORTH 45°46'37" EAST, ALONG SAID NORTHWEST RIGHT-OF-WAY LINE, FOR 314.91 FEET TO THE POINT OF CURVATURE; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 50°18'50", A RADIUS OF 135.00 FEET, FOR AN ARC DISTANCE OF 118.55 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 04°32'13" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, FOR 16.00 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT A; THENCE RUN SOUTH 85°27'47" WEST, ALONG THE BOUNDARY LINE OF SAID TRACT A, FOR 184.62 FEET TO THE BOUNDARY CORNER OF SAID TRACT "A"; THENCE CONTINUE SOUTH 85°27'47" WEST, THROUGH SAID TRACT "A" FOR 275.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE WAS FORMERLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "C" OF "PALMETTO-KENDALL HEIGHTS", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 70 AT PAGE 47 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 04°11'23" EAST, ALONG THE EAST LINE OF SAID TRACT "C", FOR A DISTANCE OF 3.00 FEET TO THE POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTH KENDALL DRIVE; THENCE SOUTH 85°27'47" WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDALL DRIVE, FOR A DISTANCE OF 1303.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°27'47" WEST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 275.84 FEET TO A POINT; THENCE SOUTH 04°32'13" EAST FOR A DISTANCE OF 600.00 FEET TO A POINT; THENCE NORTH 85°27'47" EAST ALONG THE LINE 600.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF NORTH KENDAL DRIVE FOR A DISTANCE OF 275.84 FEET TO A POINT; THENCE NORTH 04°32'13" WEST FOR A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS DESCRIBED IN SCHEDULE B, SECTION II, EXCEPTIONS OF THE COMMITMENT FOR TITLE INSURANCE NO.:FA-C-4298, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE AUGUST 01, 2001 AT 02:30 P. M. : EXCEPTIONS NUMBER 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 21.

RECEIVED
DEC 07 2001
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY_____

Zoning Analysis

Gross Lot Area		165,504
Allowable F.A.R.	5.0	
Allowable Building Area		827,520
Actual Building Area		555,119
Actual F.A.R.	3.990	
Parking Requirement		
Residential Apartments:		
1 Space per dwelling unit		
398 Apartments x 1		398
Parking Requirement		
Retail:		
E		
40,147 s.f / 250		161
Total Parking Required		
Total Parking Provided		754
On-Street Parking Along Kendall Dr.)		
Handicap Van Parking		8
Regular Spaces (8'-6" x 18'-0")		727
Smaller Pkg. Spaces (8'-0" x 18'-0")		
Handicapped Pkg. Spaces (12'-0" x 18'-0")		14
Open Space:		
Required- 15%		24,825 s.f.
Provided- 17%		28,496 s.f.

Fairfield Dadeland Building Analysis

Fairfield

FLOOR (South site)	(North site) Basement	AREA IN S.F.
Basement		9,355
1		63,157
UPPER BI-LEVEL		15,140
2		17,287
3	2	52,375
4	4	35,684
5	3	71,341
6	5	16,030
7	6	32,801
8	7	16,430
9		15,126
10		15,126
11		15,126
12		15,126
13		15,126
14		15,126
15		15,126
16		15,126
17		15,126
18		15,126
19		15,126
20		15,126
21		8,340
22		8,340
23		8,340
24		8,340
25		8,340
TOTAL FAIRFIELD DADELAND		555,119
BUILDING AREA		
TOTAL DWELLING UNITS		398

Land Use Analysis

Land Use		AREA IN S.F.	PERCENTAGE
Lot Area Gross		165,504	100.00%
Building Lot Coverage (not including Colonnades)			
North Site		38,470	23.24%
South Site		32,180	19.44%
Parking Garage		27,340	16.68%
Colonnade	✓	3,152	1.90%
Walkways (within Property)	✓	8,250	4.98%
Streets (within Property)		35,288	21.31%
Landscaped Open Space (within Property)	✓	8,574	5.18%
Plaza (within Property)	✓	11,672	7.05%
Area Total		165,904	100.00%

Zoning Legend

Zoning Classification:	Rapid Transit Development Zone- RTZ (BU-2, BU-3)
Site is designated a Core Sub-District as per Ordinance No. 99-168, Downtown Kendall Urban Center District	
	Fairfield Dadeland
Max. Building Height	300'-0"
Height (to Ridge of Roof)	70'-0"

Setbacks	Required	Provided
A-STREET	0'-0"	0'-0"
B-STREET	0'-0"	0'-0"
C-STREET	0'-0"	0'-0"

U1 Shared Parking Analysis

1. Project Program Disaggregation (A-D)

		Downtown Kendall Regulated Parking	Gross Requirement
Retail	40,147	4 spaces per 1000 s.f. A	167
Residential Condominiums (per sec. 33 – 124)	398 units		
	164 1BR x 0.50 parking spaces =	246	
	113 2BR x 0.75 parking spaces =	282.75	
	19 3BR x 2.00 parking spaces =	138	
		Sub Tt =	667
			629

2. Hourly Accumulation by Percentage of Peak Hour

Hour of Day	Retail %	Retail Weekday	Retail %	Retail Saturday	Residential (NET) %	Residential Weekday	Residential %	Residential Saturday	Total Accumulation Weekday	Total Accumulation Saturday
6:00 AM	0	0	0	0	95	447	100	447	447	447
7:00 AM	8	13	2	2	87	410	91	410	423	412
8:00 AM	18	29	10	16	77	362	85	401	391	417
9:00 AM	42	68	20	32	62	292	75	353	360	385
10:00 AM	68	110	45	73	55	259	74	348	369	421
11:00 AM	87	140	73	118	50	235	74	348	375	466
12:00 Noon	97	157	83	133	50	235	73	343	392	476
1:00 PM	100	161	95	153	50	235	73	343	396	496
2:00 PM	97	157	100	161	50	235	73	343	392	504
3:00 PM	95	153	100	161	53	247	73	343	400	504
4:00 PM	87	140	98	157	58	272	73	343	412	499
5:00 PM	79	128	75	121	70	329	81	381	457	502
6:00 PM	87	140	65	105	85	399	85	399	539	504
7:00 PM	89	144	50	81	98	461	85	399	605	480
8:00 PM	97	157	35	56	98	461	85	399	618	455
9:00 PM	83	134	40	64	98	461	85	399	595	463
10:00 PM	52	84	45	73	98	461	85	399	545	472
11:00 PM	23	37	15	24	100	470	90	422	507	446
12:00 Midnight	0	0	0	0	100	470	100	469	470	469

3. Residual Adjustment

Peak month will be assumed to be December for the given mix of uses, applied to the peak hour of 8:00pm.

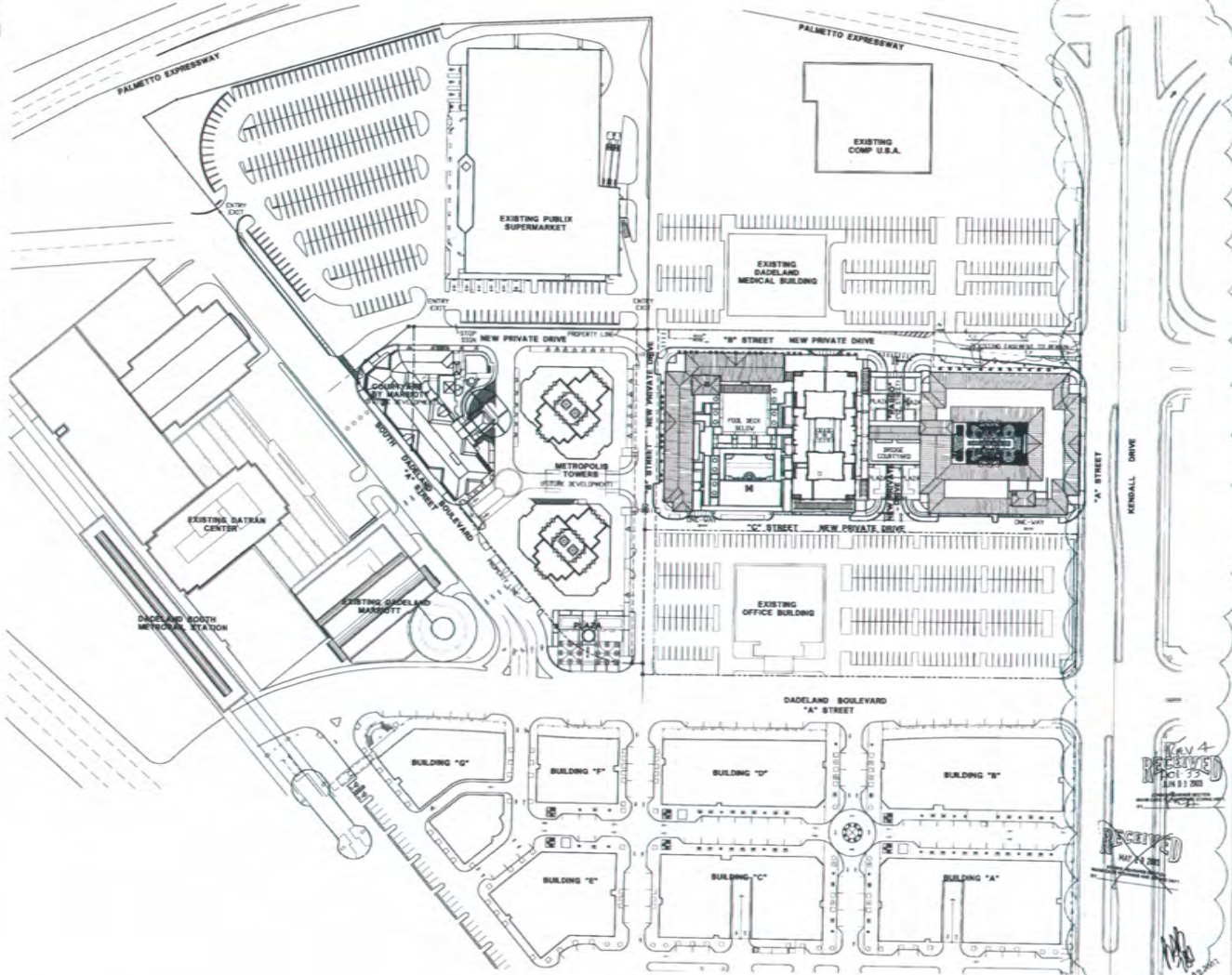
Peak Hour	Retail 100%		Residential 100%		Total Demand	
8:00 PM	140	97	470	618	762	715

4. Retail Site adjustment

a. Total Peak Demand of 140 Retail/Commercial spaces.
b. Total Peak Demand of 642 Residential spaces.
c. Total Demand of 782 spaces

5. Summary

Fairfield Dadeland's Urban Land Institute (ULI) Shared Parking methodology requirement is fulfilled since the required parking must be between 90% and 100% of the calculated requirement. With a total demand of 782 spaces, the required range is between 704 and 864 spaces. As submitted 754 spaces are provided, which fulfills the



NEIGHBORHOOD PLAN
SCALE: 1" = 50'-0"

Rev 4
RECEIVED
Oct 23
JUN 03 2003

RECEIVED
MAY 24 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architects & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MIAMI-DADE BUILDING CODE AND THE APPLICABLE FIRE-SAFETY STANDARDS ADOPTED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.1.1.4) AND 553 FLORIDA STATUTES.

FAIRFIELD DADELAND

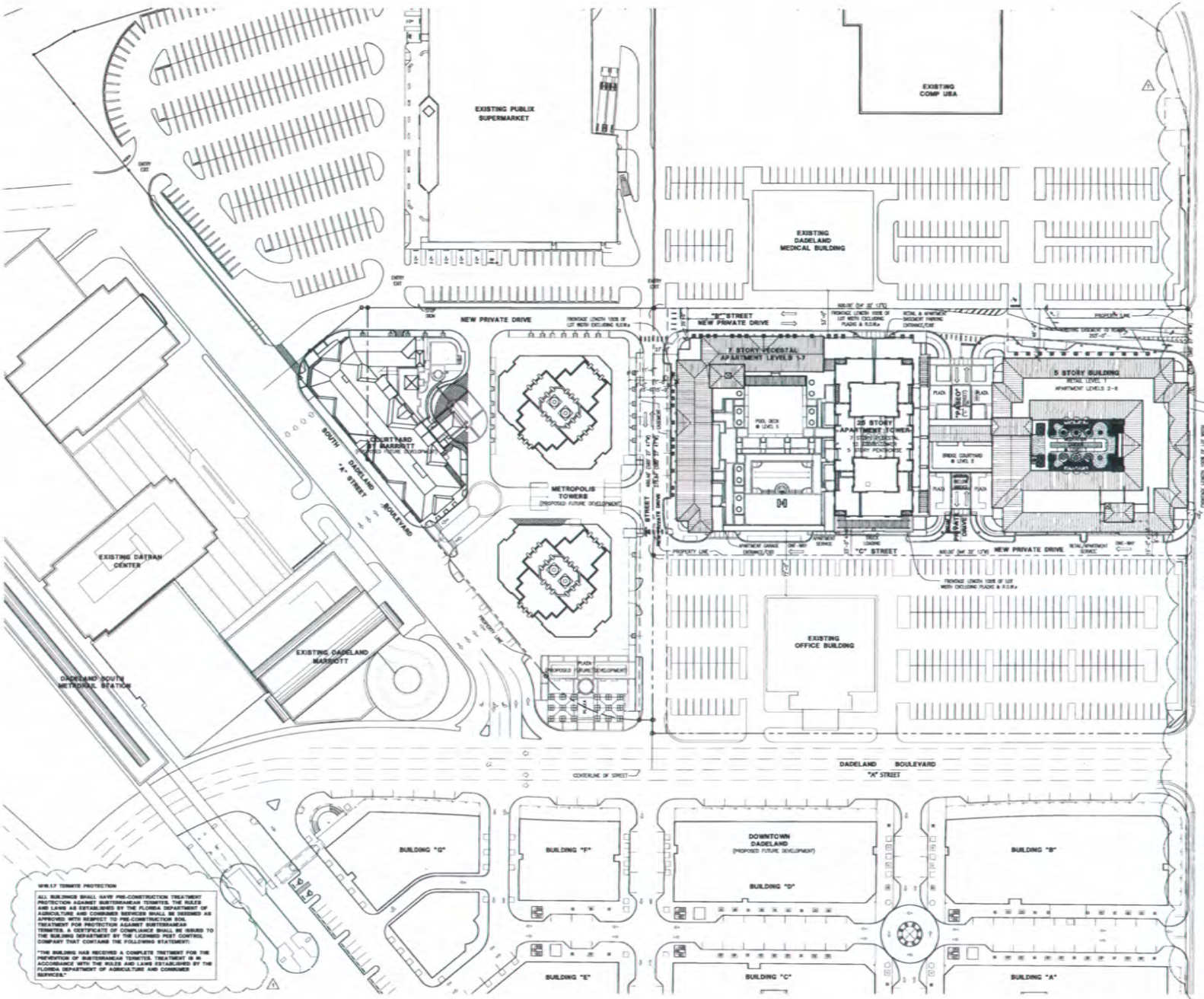
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

PERMIT ISSUE	
OCTOBER 21, 2002	
1/1/2003 REVISION	
05/07/03 REVISION	
06/02/03 REVISION	

2153

A1.00



NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND
MIAMI, FLORIDA

A.L. ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002
DEVELOPER PERMIT
NOVEMBER 25, 2002
12/16/02 REVISION
06/02/03 REVISION

2153

A1.01

RECEIVED
JUN 03 2003

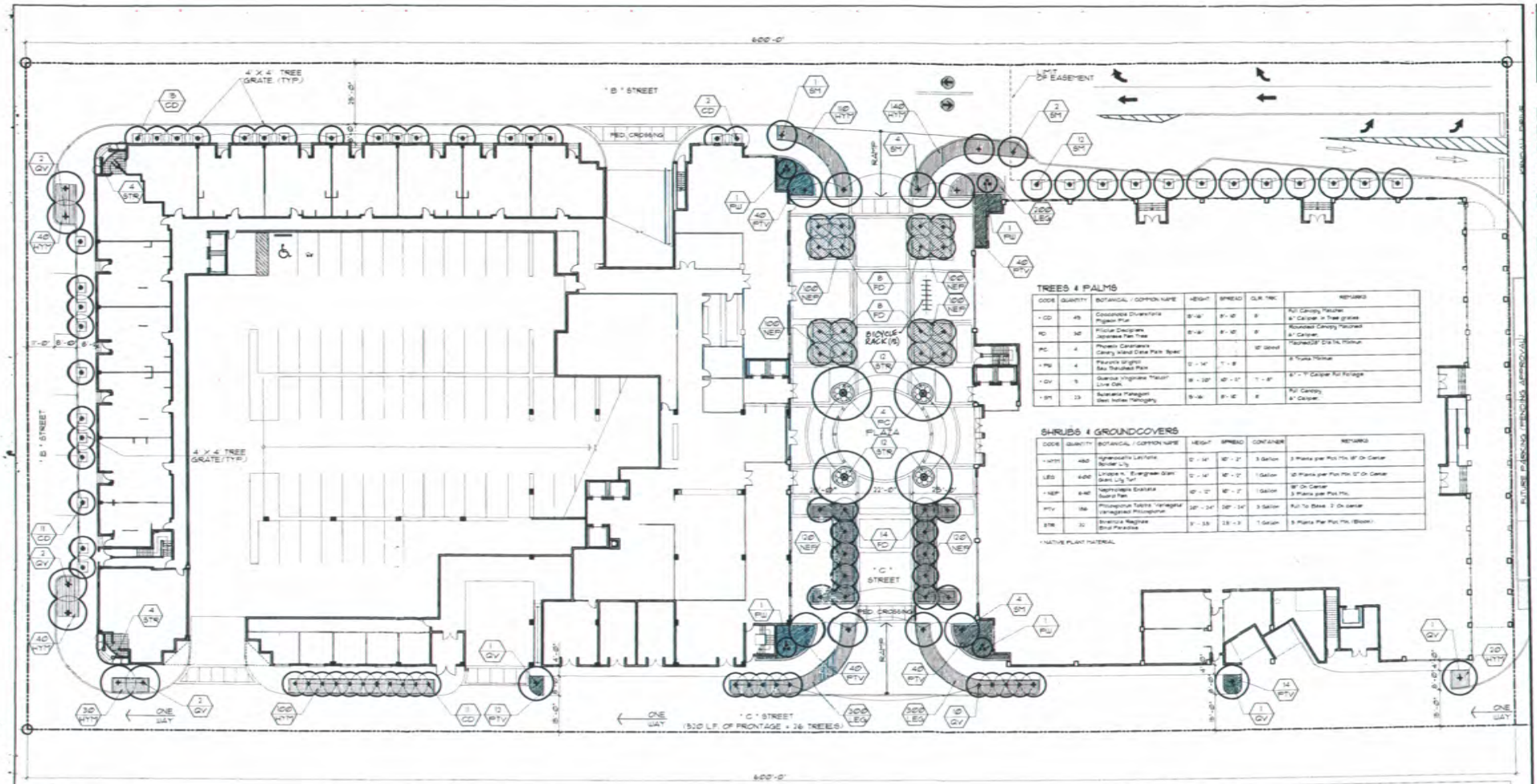
RECEIVED
MAY 23 2003

JUN 02 2003

WW.1.7 TERMITE PROTECTION

ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DESIGNED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



TREES & PALMS

CODE	QUANTITY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLR. TRK.	REMARKS
* CD	49	Coccoloba Diversifolia Pigeon Plum	8'-14'	8'-10'	8'	Full Canopy, Feathered 4" Caliper in Tree grates
FC	142	Ficus Decipiens Japanese Fiki Tree	8'-14'	8'-10'	8'	Rounded Canopy, Feathered 4" Caliper
PC	4	Phoenix Canariensis Canary Island Date Palm Specimen			10' Clear	"Feathered 25" Dia.Trk. Minimum
* PU	4	Pseudophoenix Sargentii Sao Palm/Red Palm	12' - 14'	7' - 8'		8' Trunk Minimum
* QV	5	Quercus Virginiana "Naturi" Live Oak	16' - 20'	10' - 12'	7' - 8'	6" - 7" Caliper Full Foliage
* SM	23	Swietenia Mahagoni West Indies Mahogany	8'-14'	8'-10'	8'	Full Canopy, 4" Caliper

SHRUBS & GROUNDCOVERS

CODE	QUANTITY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
* HYH	480	Hymenocallis Latifolia Spider Lily	12' - 14"	10" - 12"	3 Gallon	3 Plants per Pot Min. 18" On Center
LEG	600	Liriope m. Evergreen Giant Green Lily Turf	12' - 14"	10" - 12"	1 Gallon	10 Plants per Pot Min. 12" On Center
* NEF	640	Nephrolepis Exaltata Sword Fern	10" - 12"	10" - 12"	1 Gallon	18" On Center 3 Plants per Pot Min.
PTV	156	Philodendron Teloitis "Variegated Variegated Philodendron	18" - 24"	24" - 34"	3 Gallon	Full To Base 3' On center
STR	30	Strelitzia Reginae Bird Paradise	9' - 15'	18' - 3'	1 Gallon	5 Plants Per Pot Min. (Bloom)

* NATIVE PLANT MATERIAL

NORTH

TYPICAL PALM PLANTING DETAIL

TYPICAL TREE PLANTING DETAIL

SHRUBS & GROUND COVER DETAIL

TREE GRATE DETAIL. SCALE: 1/2"=1'-0"

(FOR NORTH SOUTH "B" STREET, PIGEON PLUMS ONLY)

NOTE:
ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AN AUTOMATIC SYSTEM WITH RAIN SENSOR.

NOTE:
-ALL CODE REQUIREMENTS SATISFIED AT GROUND LEVEL.
-UPPER LEVELS PLANTING (L-2) IS EXTRA, NOT INCLUDED IN LEGEND NUMBERS

LANDSCAPE CODE LEGEND: ZONING RT2 LOT SIZE 165,504 SQ.FT.

"RURAL TRANSIT DEVELOPMENT" ZONE

	REQUIRED	PROVIDED
OPEN SPACE		
A. SQUARE FEET OF OPEN SPACE REQUIRED BY CHAPTER 33, AS INDICATED ON SITE PLAN. NET TO LOT AREA = 165,504 sf x .15 % = 24,825 sf	24,825	
B. SQUARE FEET OF PARKING LOT OPEN SPACE REQUIRED BY CHAPTER 94, AS INDICATED ON SITE PLAN. * PARKING SPACES 0 x 10 sf PER PARKING SPACE = 0	0	0
C. TOTAL sf OF LANDSCAPED OPEN SPACE REQUIRED CHAPTER 33, A+B=	24,825	
LAWN AREA CALCULATION		
A. 24,825 TOTAL sf LANDSCAPED OPEN SPACE REQUIRE BY CHAPTER 33		
B. MAXIMUM LAWN AREA (50%) PERMITTED = .40 x 24,825 sf =	9,930	0
TREES		
A. NO TREES REQUIRED PER NET LOT ACRE = 24 TREES/ACRE X 6.75 ACRES	162	115
B. % PALMS ALLOWED: NO TREES PROVIDED X 30% B 2 FOR 1 = 16	16	6
0% % PALMS PERMITTED TO COUNT AS STREET TREES ON U BUILD X 30%	16	0
C. NATIVES REQUIRED: 1 TREES PROVIDED X 30% = 33	33	81
D. STREET TREES (MAXIMUM AVERAGE SPACING OF 20' O.C.) 640 LINEAR FEET ALONG STREET /20' = 32	32	101
E. STREET TREES LOCATED DIRECTLY BENEATH POWER LINES (MAXIMUM AVERAGE SPACING OF 25' O.C.) 0 LINEAR FEET ALONG STREET / 25=	0	0
SHRUBS		
A. * TREES REQUIRED X 10 = * OF SHRUBS REQUIRED	1060	114
B. * SHRUBS REQUIRED X 30% = * OF NATIVE SHRUBS REQUIRED	318	122
IRRIGATION PLAN = REQUIRED BY CHAPTER 33		

FUSTER DESIGN ASSOCIATES, P.A.
Landscape Architecture (LA#1) & Site Planning
Telephone: (305) 666-8111 Fax (305) 666-8119

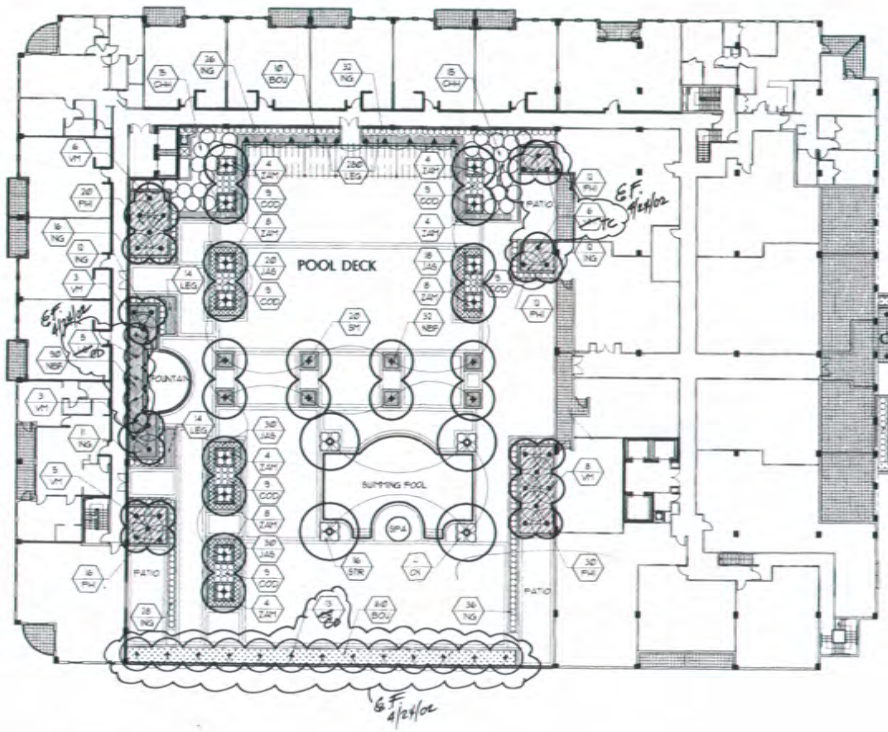
FAIRFIELD DADELAND
LANDSCAPE PLANTING PLAN (GROUND LEVEL)

Rev 2
RECEIVED
APR 24 2002
Zoning Hearings

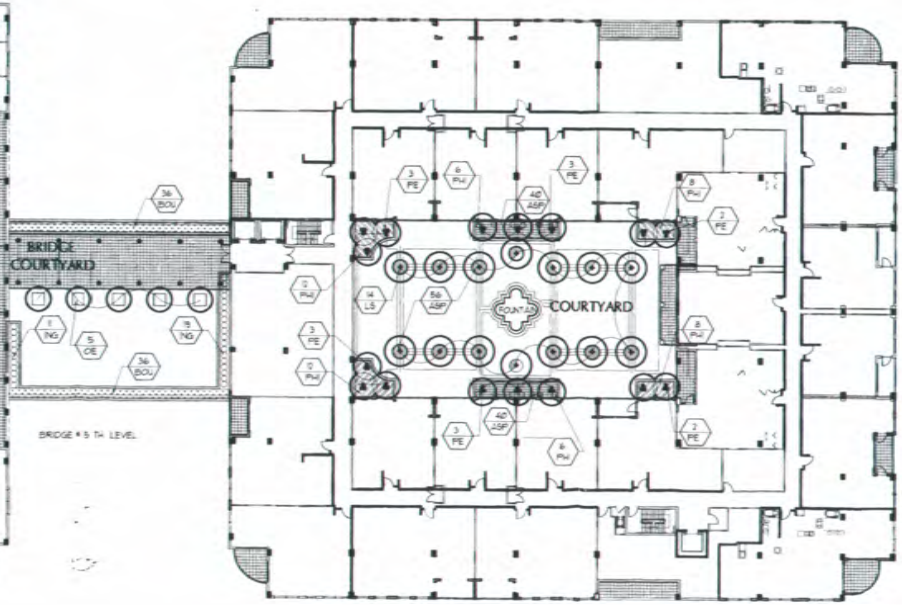
APR-24-02
REVISED
MAR-01-2001
DATE
U. PEREZ
DRAWN BY
E. FUSTER
APPROVED BY

This drawing is the property of Fuster Design Associates P.A. It is an instrument of service that cannot be reproduced in any way without written consent.

SHEET
L1
OF TWO



SOUTH COURTYARD @ 5 TH LEVEL
SCALE: 1/16"=1'-0"



NORTH COURTYARD @ 2 ND LEVEL
SCALE: 1/16"=1'-0"

E.F. 4/24/02 E. Fuster

TREES & PALMS

CODE	QUAN. PG 1	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CLR. TRK.	REMARKS
CN	4	Cocos Nucifera 'Malay' Dwarf Green Coconut Palm			10 FT. Matched	Feet Of Wood Trunk As Indicated
~~CD~~ OD	~~16~~ 18	~~Bucida Buceras Shirleyana~~ ~~Pigeon Plum~~	~~15'-16'~~	~~8'-10'~~	~~8'~~	Full Canopy 6" Caliper
LS	~~14~~ 14	Ligustrum Lucidum 'Standard' Glossy Privet Tree	10' - 12'	8' - 10'	5' - 6' (Plus 3' Height Of Pot.)	Tree Standard Pruned 14 In Large Conc. Pots. 6" Caliper
OE	5	Odnosia Elliptica Odnosia	7' - 8'	5' - 6'	5' (Plus 3' Height Of Pot.)	Get As Tall & Full Canopy As Possible In Large Concrete Pots. Matched
PE	12	Ptychosperma elegans triple Triple Alexander Palm	12' - 18'		8' - 14' Of Wood	Staggered Trunk Heights
SM	20	Swietenia Mahagoni West Indies Mahogany	14' - 16'	8' - 9'	8'	Full Canopy Matched 6" Caliper
VM	~~3~~ 2	Veitchia Winin Winin	14 - 22	-	Staggered 8' - 16' Of Wood	Multi Trunk. - Clusters 2 # 22', 3 # 18', 10 # 14'
TC	6	TABEBOIA CARIBAEA YELLOW TABEBOIA	16'-18'	6'-8'	8 FT.	6" CALIPER - CLUSTERED

TREES REQUIRED : 61 PROVIDED : 62

SHRUBS & GROUNDCOVERS

CODE	QUAN. PG 1	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	CONTAINER	REMARKS
ASP	96	Asparagus Densiflorus Sprenger Fern	12" - 14"	12" - 14"	1 Gallon	18" On center
BOU	142	Bougainvillea Spectabilis Bougainvillea	2.5' - 3'	2.5' - 3'	3 Gallon	Full to Base
CHM	30	Chamaerops Humilis European Fan Palm	4' - 4.5'	3.5' - 4'	15 Gallon	Double or Triple
COD	54	Codiaeum Variegatum Croton	3' - 3.5'	2' - 2.5'	3 Gallon	Large Leaf Orange. Reds Full to base
ING	248	Ixora " Nora Grant " Hybrid Ixora	20" - 24"	20" - 24"	3 Gallon	Full to Base 2' On Center
JAS	98	Jasminum Simplicifolium / Wax Jasmin	16' - 18'	16' - 18'	3 Gallon	2' On Center
LEG	308	Liriope m. 'Evergreen Giant Giant Lilyturf	12" - 14"	10" - 12"	1 Gallon	10 Plants Per Pot. 12" On Center
NEF	172	Nephrolepis Biserrata 'Fucans Fan Tale	16" - 18"	12" - 14"	Full to Base	Full To Base, 3 Plants Per Pot, 18" On Center
PHI	144	Philodendron Selloum Split Leaf Philodendron	3' - 3.5'	3' - 3.5'	7 Gallon	Full To Base
STR	16	Strelitzia Reginae Bird Paradise	2' - 3.5'	2.5' - 3'	10 Gallon	5 Plants Per Pot Min. (Bloom)

NOTE:
ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE BY AUTOMATIC SYSTEM WITH RAIN SENSOR

E. Fuster

FUSTER
DESIGN ASSOCIATES, P.A.
Landscape Architecture (AR) & Site Planning
Professional Associations, Emilio Fuster, A.S.L.A.
10612 N.W. 2nd PLACE, Miami, FL 33150
Telephone (305) 688-4116 Fax (305) 688-8110

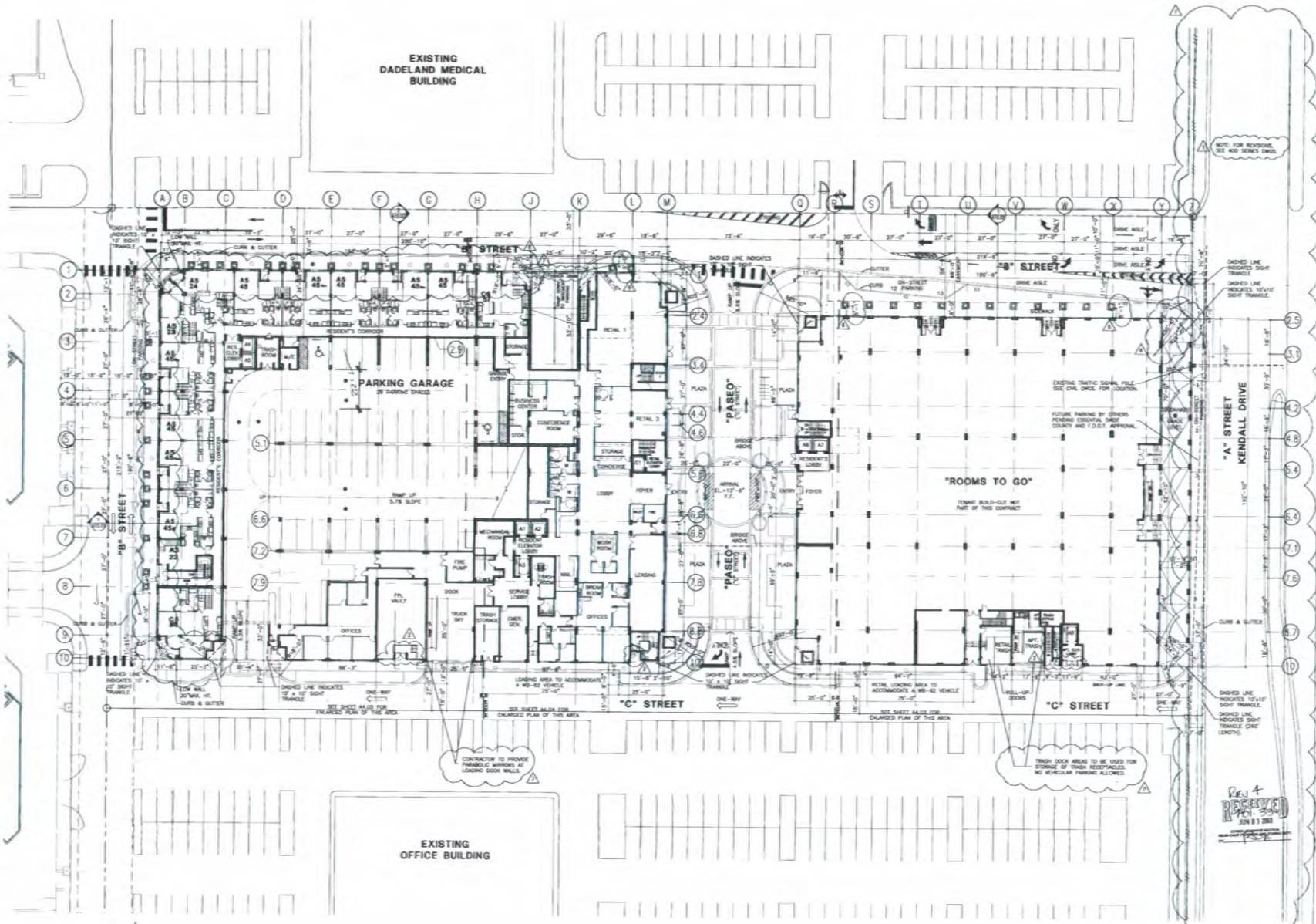
FAIRFIELD DADELAND
PLANTING PLAN (UPPER COURTYARDS)

Page 2
RECEIVED
APR 1 - 2002

APRIL 24-01
REVISED
MAR-12-01
DATE
G. PEREZ
DRAWN BY
E. FUSTER
APPROVED BY

This drawing is the property of Fuster Design Associates P.A. It is an instrument of service that cannot be reproduced in any way without written consent.

SHEET
L2
OF TWO



1ST FLOOR PLAN
SCALE: 1" = 20'-0" EL.+12'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

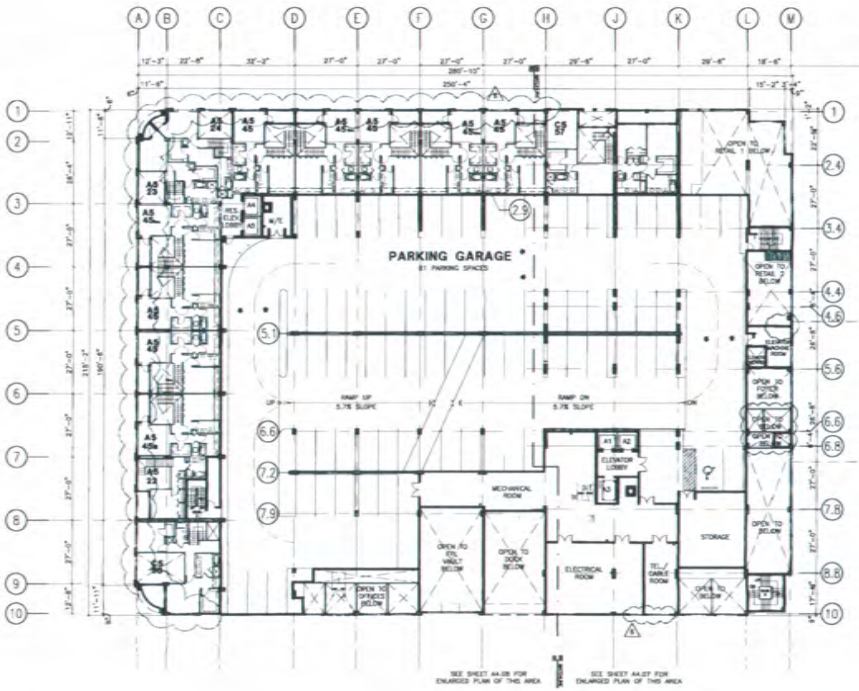
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

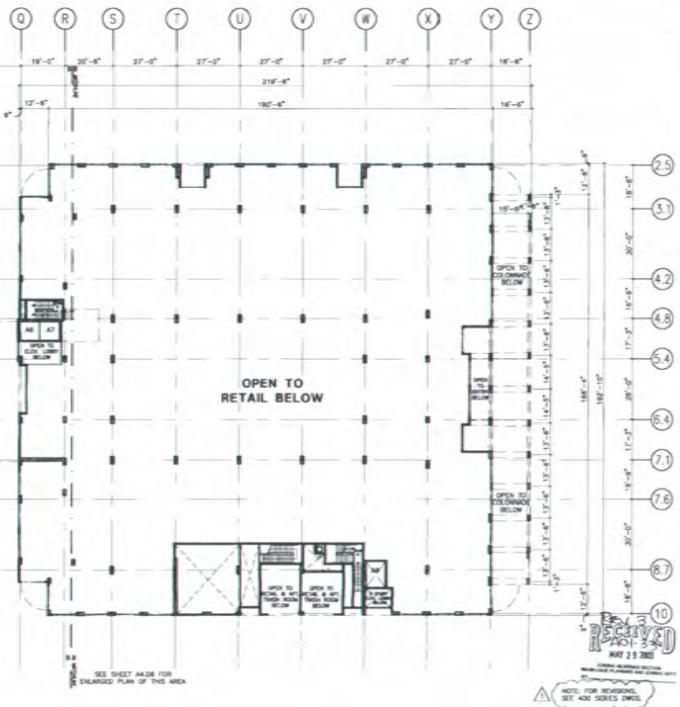
PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.01



UPPER BI-LEVEL FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL+22'-8"



OPEN TO 1ST FLOOR PLAN-NORTH SITE
SCALE: 1" = 20'-0"

N

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 633 FLORIDA STATUTES.

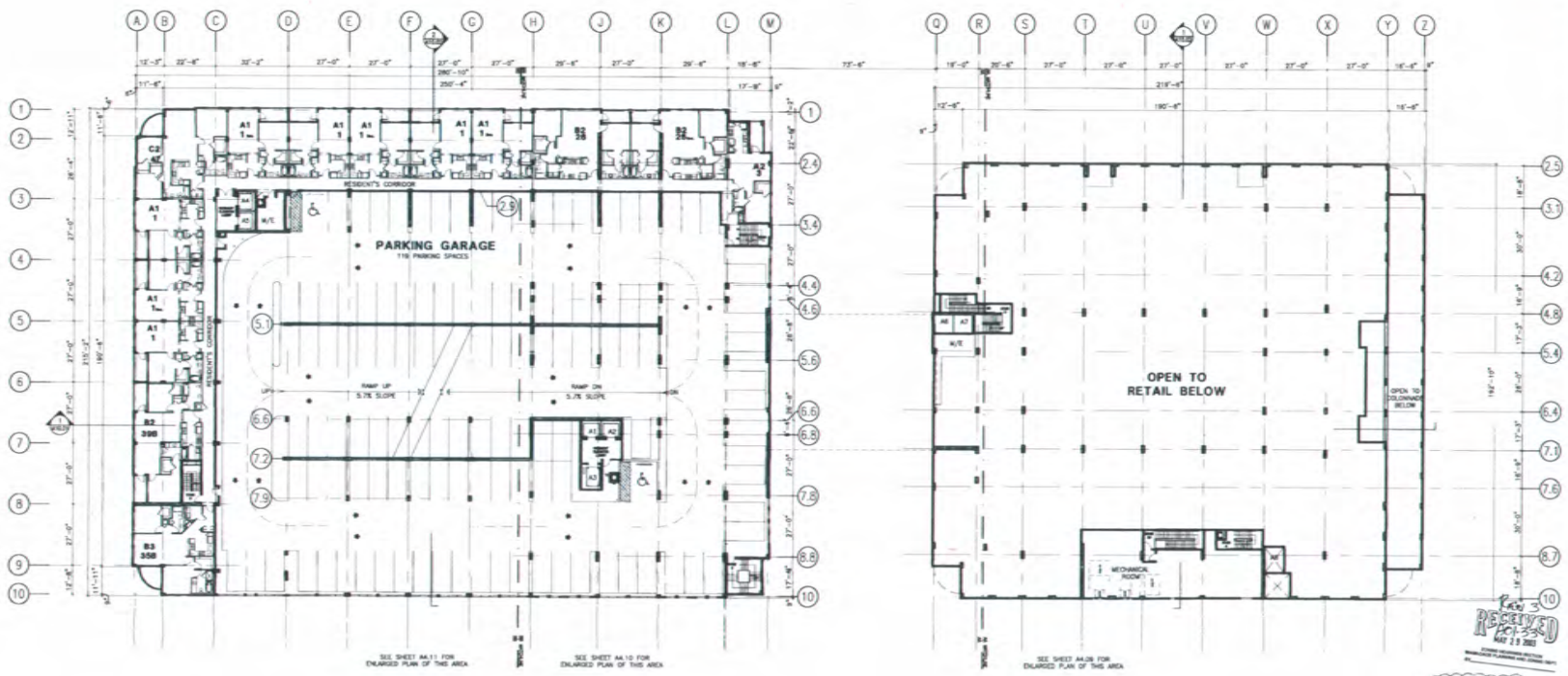
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.02



2ND FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL+32'-8"

OPEN TO 1ST FLOOR PLAN-NORTH SITE
SCALE: 1" = 20'-0"

N

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

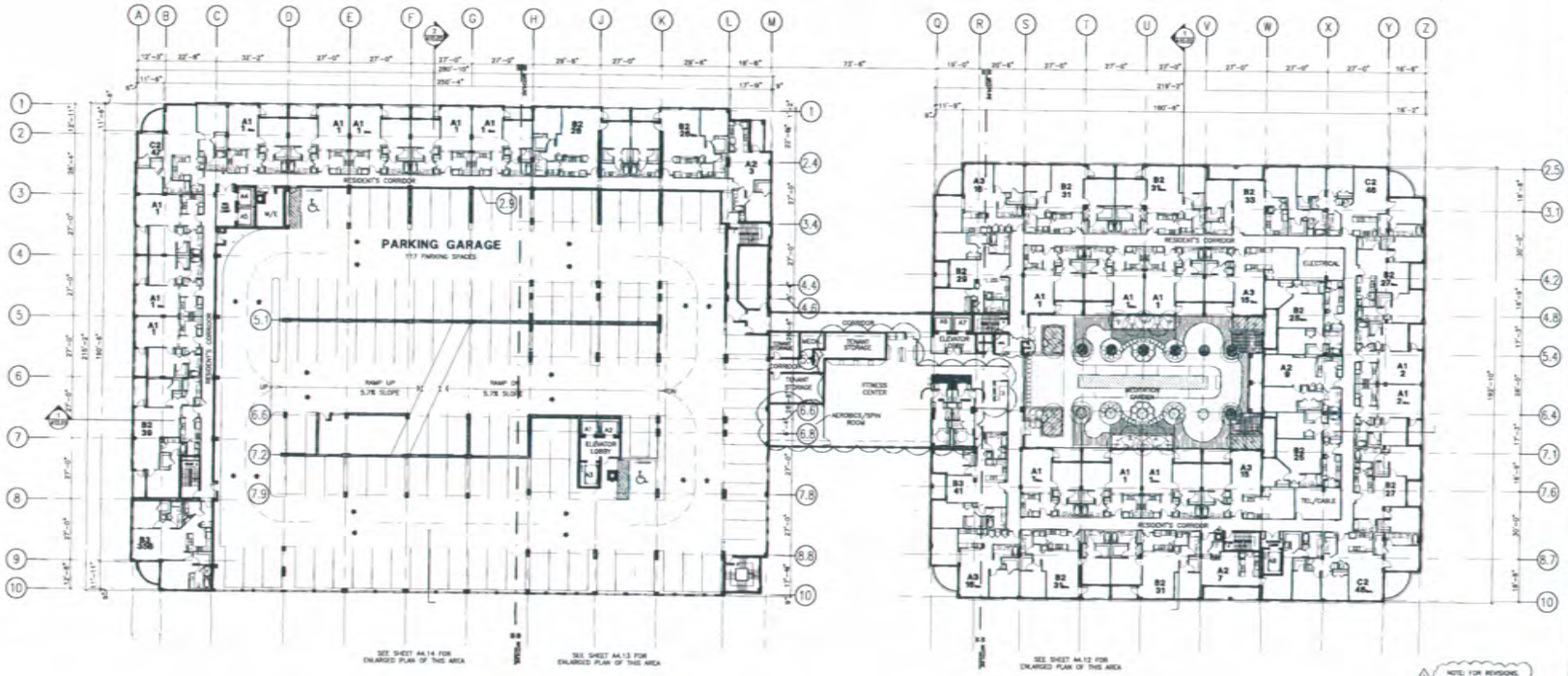
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.03



3RD FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL.+42'-8"

3RD FLOOR PLAN-NORTH SITE
SCALE: 1" = 20'-0" EL.+42'-8"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

RECEIVED MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

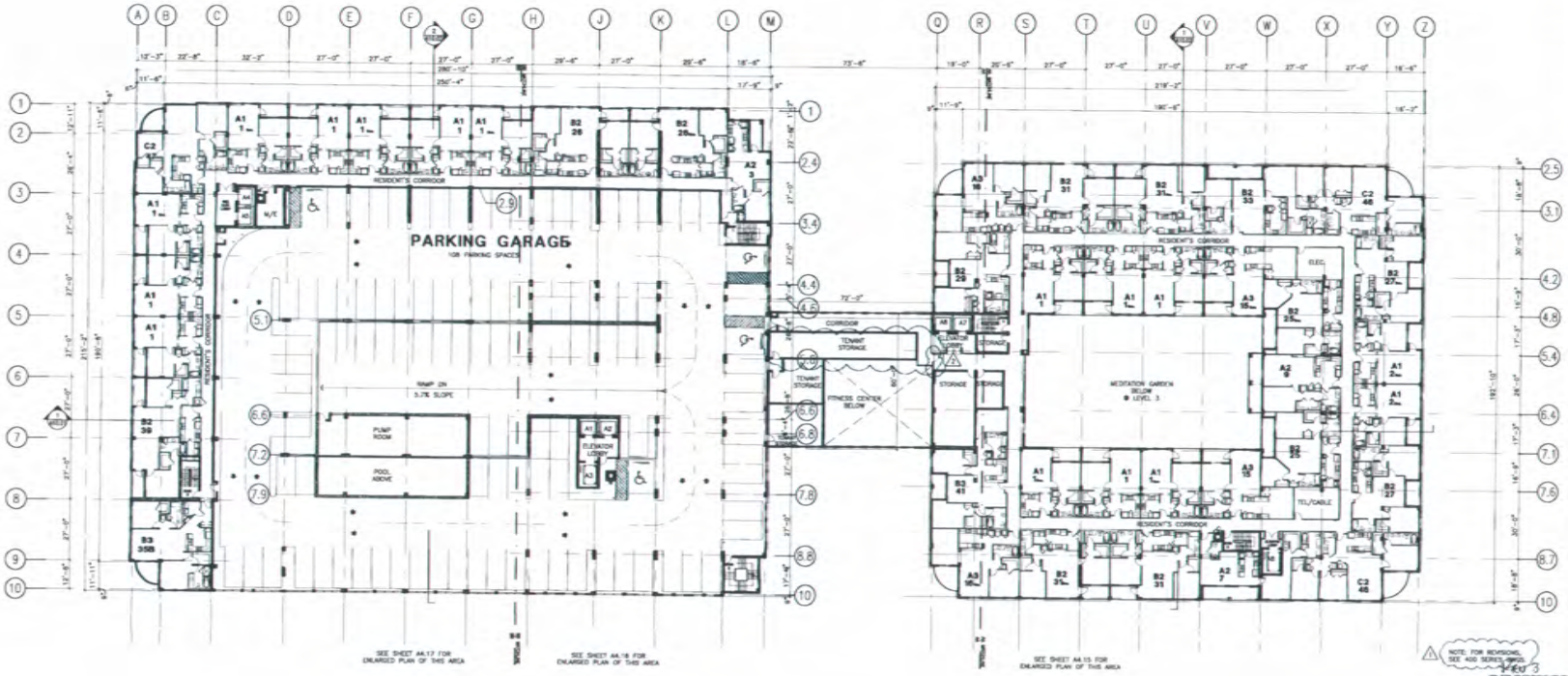
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

FORMAT ISSUE
OCTOBER 31, 2002

2153

A3.04



4TH FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL.=52'-8"

4TH FLOOR PLAN-NORTH SITE
SCALE: 1" = 20'-0" EL.=52'-8"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

RECEIVED
A01-33
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

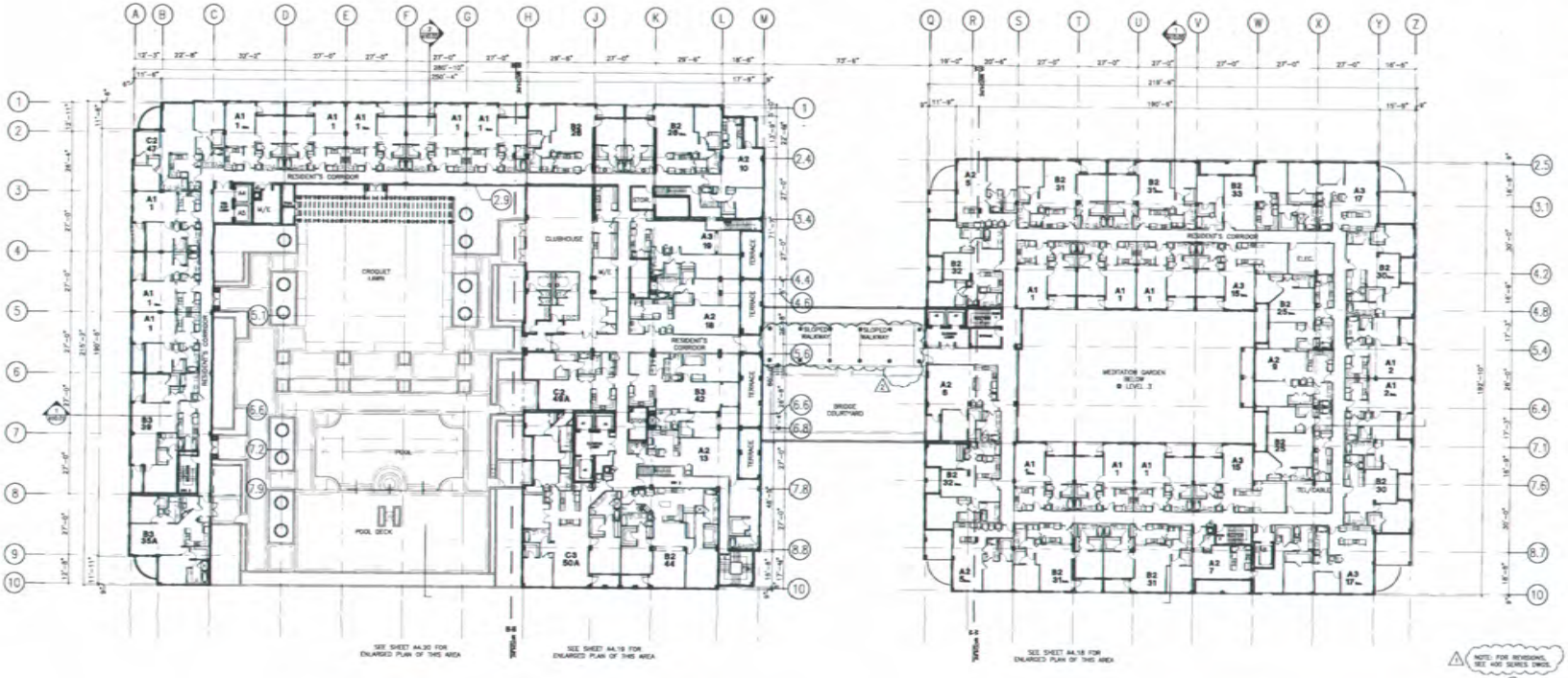
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.05



5TH FLOOR PLAN-SOUTH SITE

SCALE: 1" = 20'-0" EL.=64'-8"

5TH FLOOR PLAN-NORTH SITE

SCALE: 1" = 20'-0" EL.=62'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

RAN 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE SWFR-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

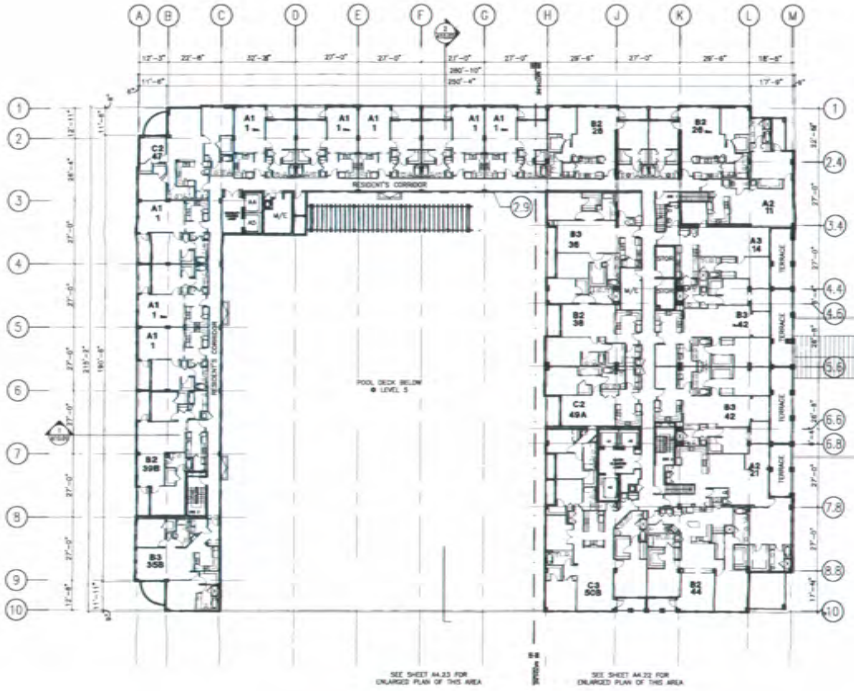
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

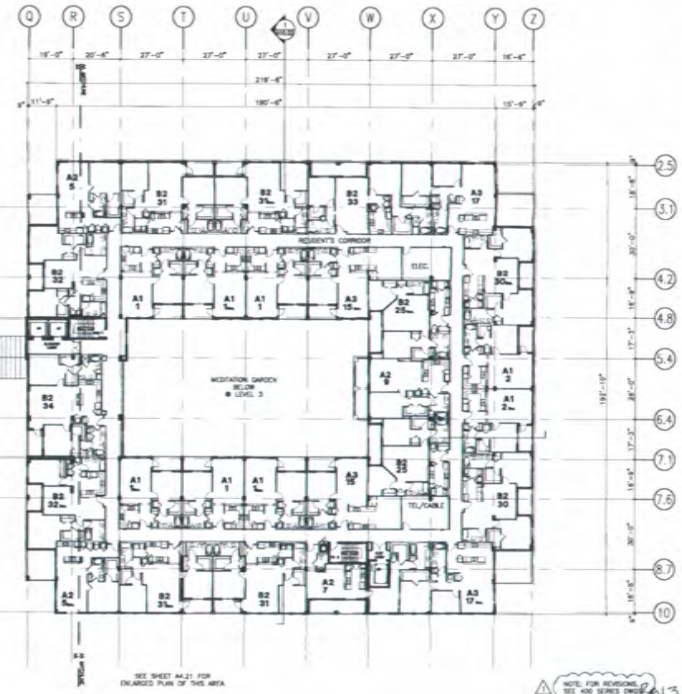
2153

A3.06



6TH FLOOR PLAN-SOUTH SITE

SCALE: 1" = 20'-0" EL=74'-8"



6TH FLOOR PLAN-NORTH SITE

SCALE: 1" = 20'-0" EL=77'-4"

N

NOTE: FOR REVISIONS SEE 400 SERIES DWGS

RECEIVED MAY 27 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE PREVENTION CODE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

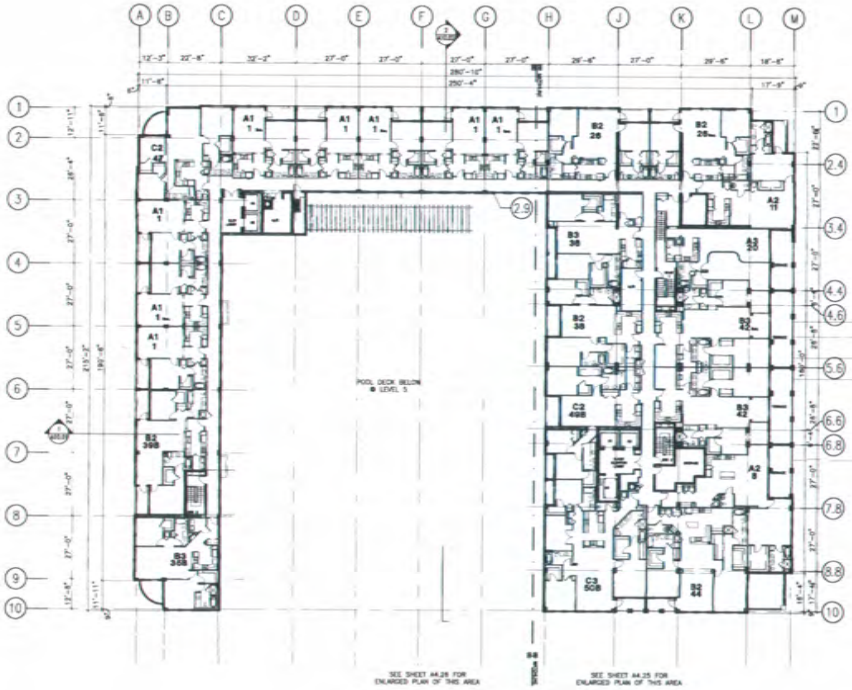
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

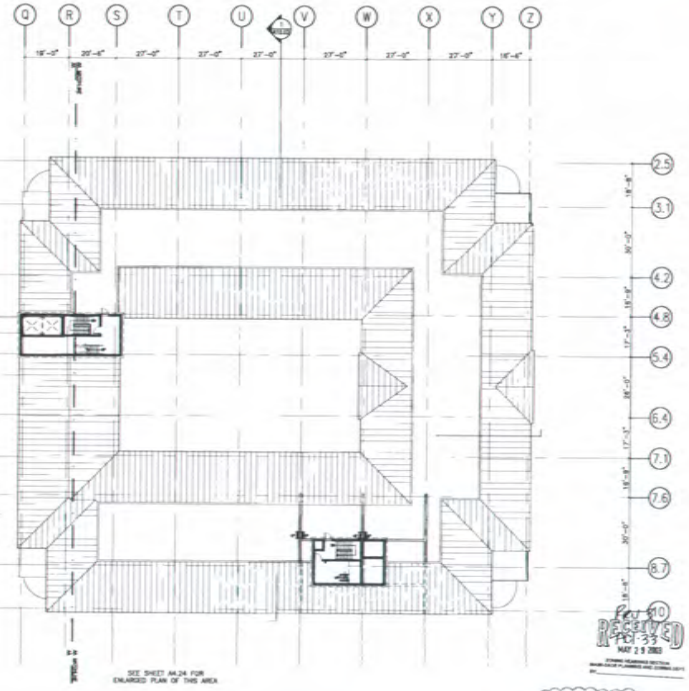
PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.07



7TH FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL.=83'-4"



MECH. PENTHOUSE PLAN-NORTH SITE
SCALE: 1" = 20'-0" EL.=80'-8"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(125.13.4) AND 633 FLORIDA STATUTES.

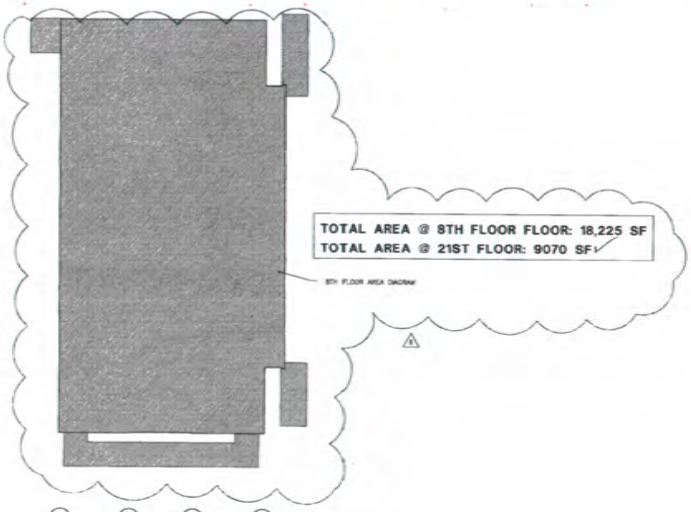
FAIRFIELD DADELAND
MIAMI, FLORIDA

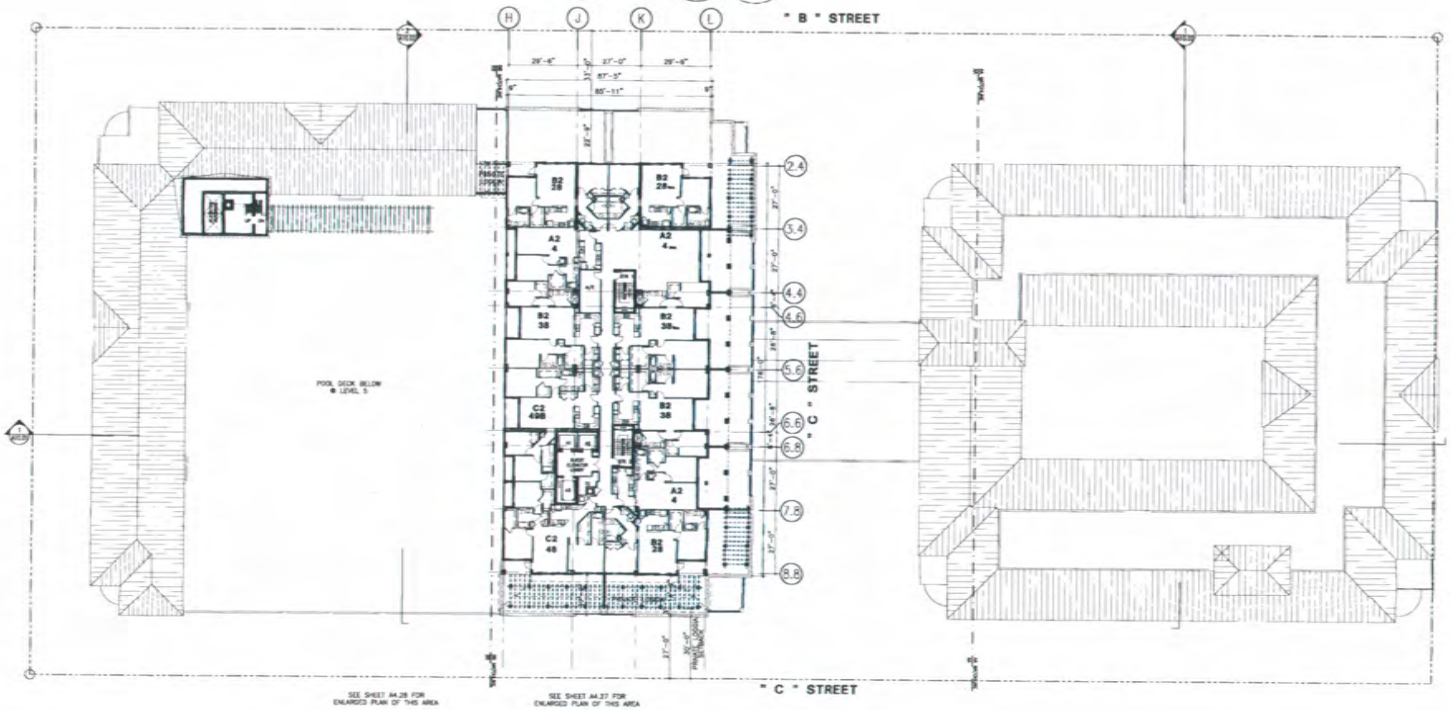
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

PERMIT ISSUE
OCTOBER 21, 2002

2153

A3.08





8TH FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0"
EL=93'-0"
N

ROOF PLAN-NORTH SITE
SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS ESTABLISHED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

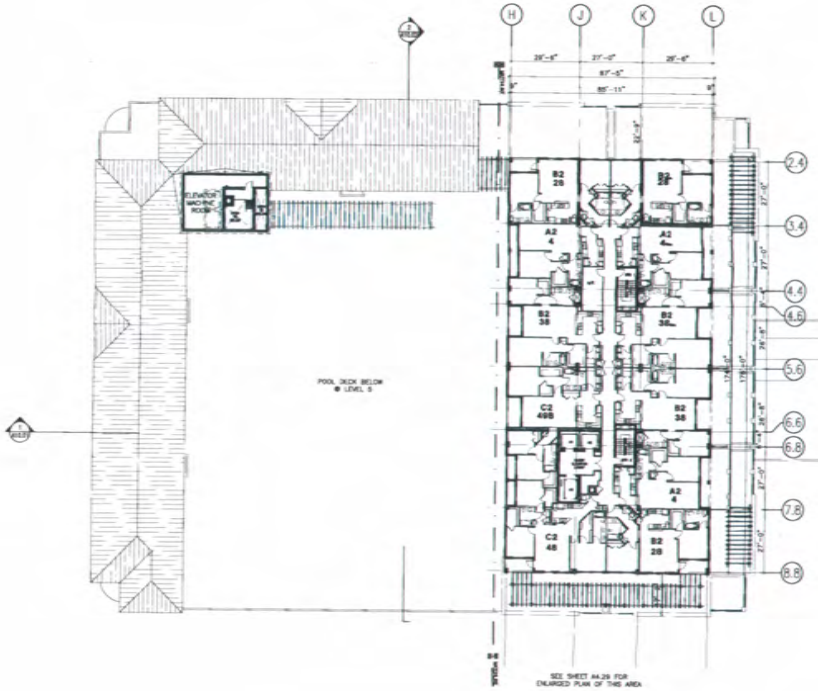
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

PERMIT ISSUE
OCTOBER 31, 2002

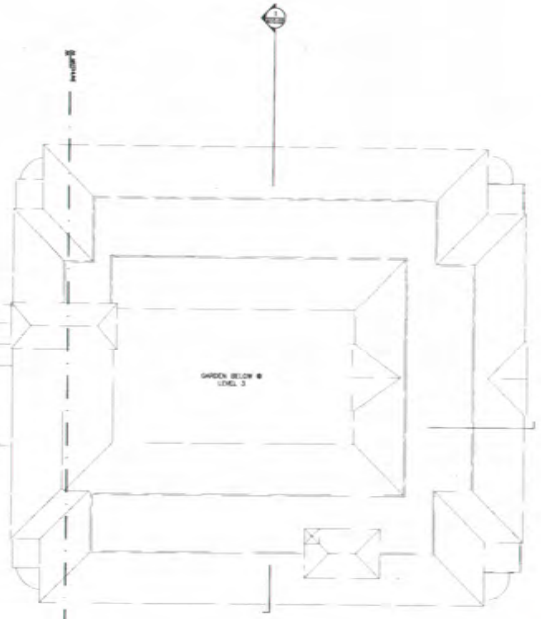
2153

A3.09



9TH FLOOR PLAN-SOUTH SITE

SCALE: 1" = 20'-0" EL.+102'-4"



ROOF PLAN-NORTH SITE

SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

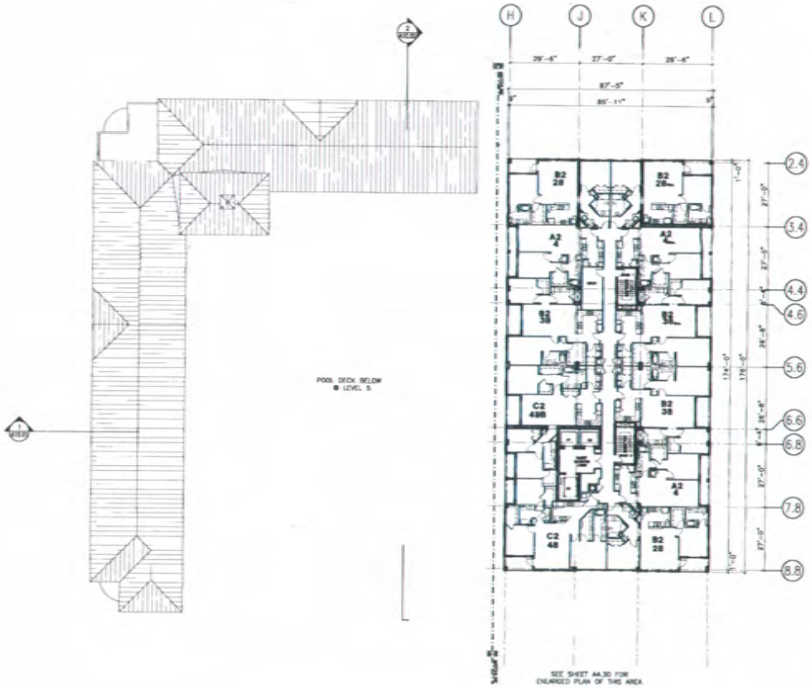
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

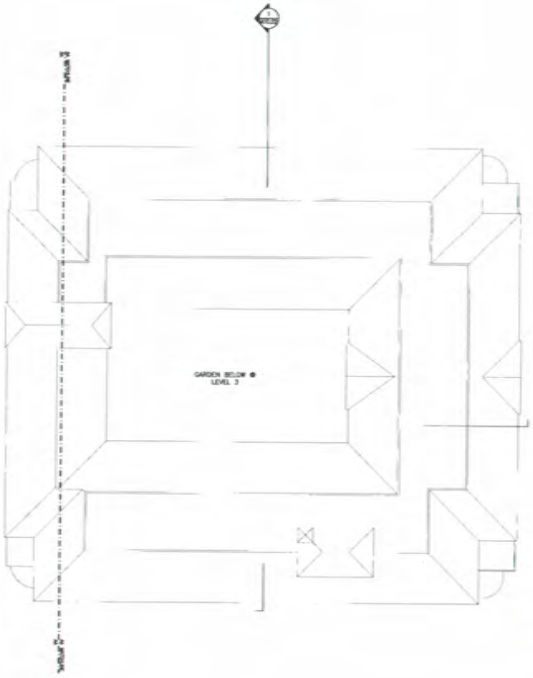
PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.10



10TH,12TH,14TH,16TH, & 18TH FLOOR PLANS-SOUTH SITE
SCALE: 1" = 20'-0"
EL.+111'-8" - EL.+186'-4"



ROOF PLAN-NORTH SITE
SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

REV 3 RECEIVED NOV-35 MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

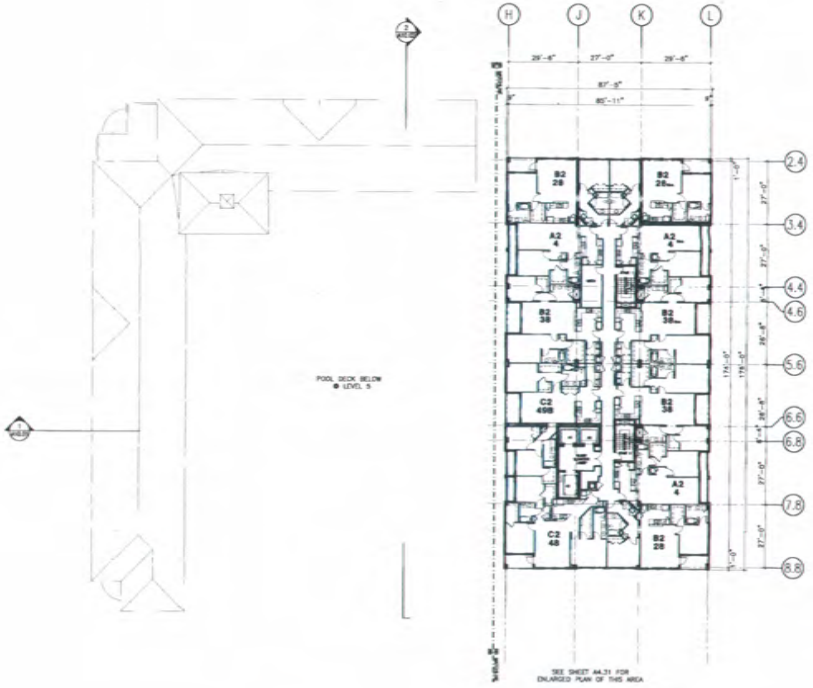
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

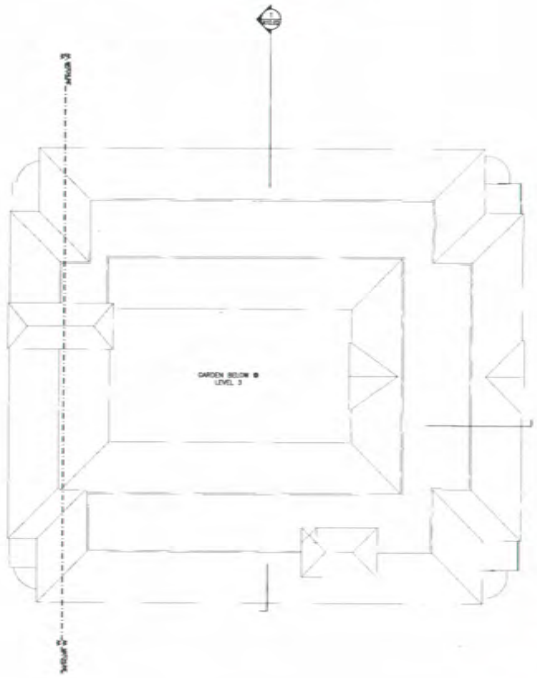
PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.11



11TH,13TH,15TH,17TH & 19TH FLOOR PLANS-SOUTH SITE
SCALE: 1" = 20'-0"
EL.+121'-0" - EL.+195'-6"



ROOF PLAN-NORTH SITE
SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

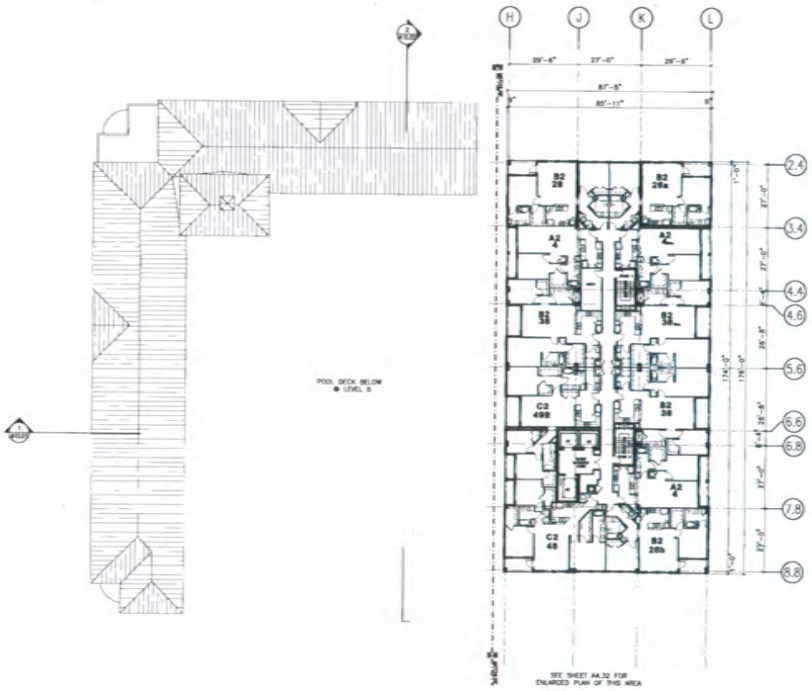
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

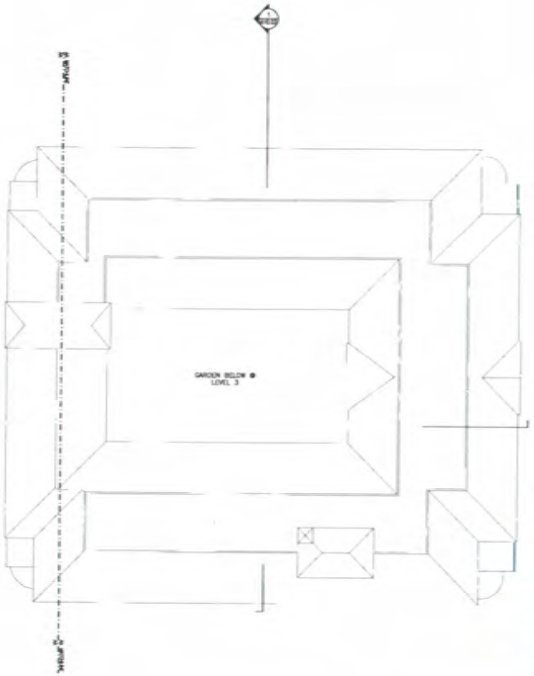
2153

A3.12



20TH FLOOR PLAN-SOUTH SITE

SCALE: 1" = 20'-0" EL.=205'-0" N



ROOF PLAN-NORTH SITE

SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 2 9 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (05.11.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

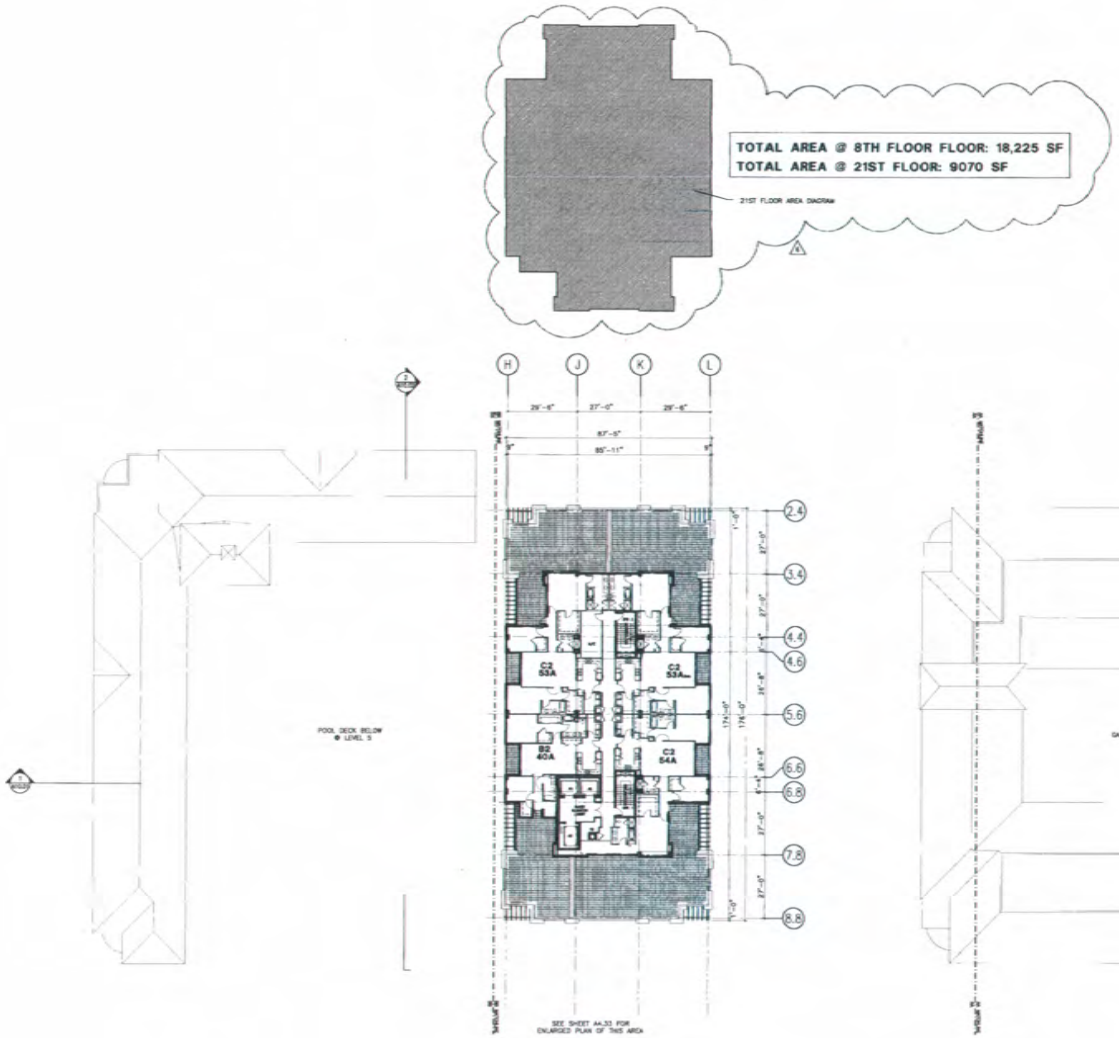
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.13



21ST FLOOR PLAN-SOUTH SITE
SCALE: 1" = 20'-0"
EL.+215'-8"

ROOF PLAN-NORTH SITE
SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 29 2003

9118

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

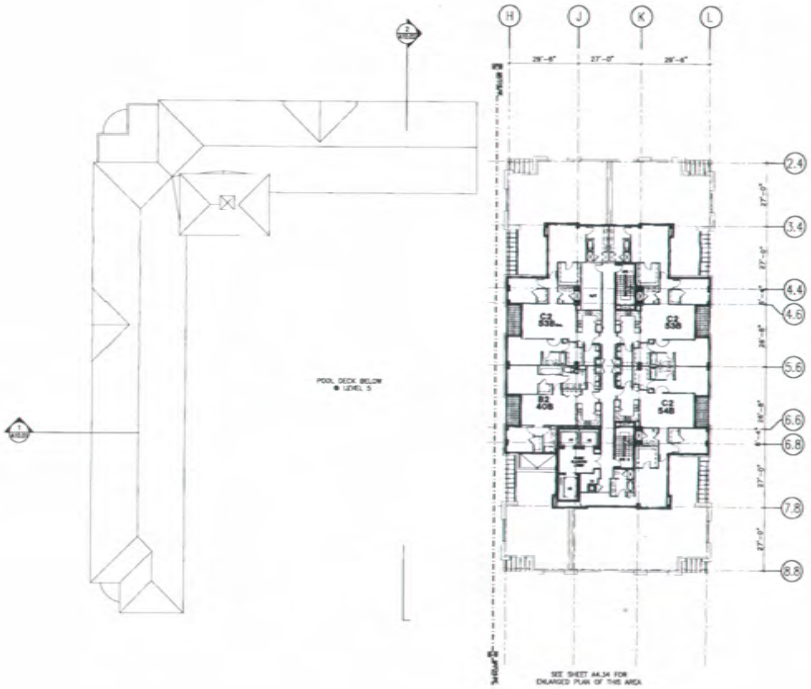
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.14

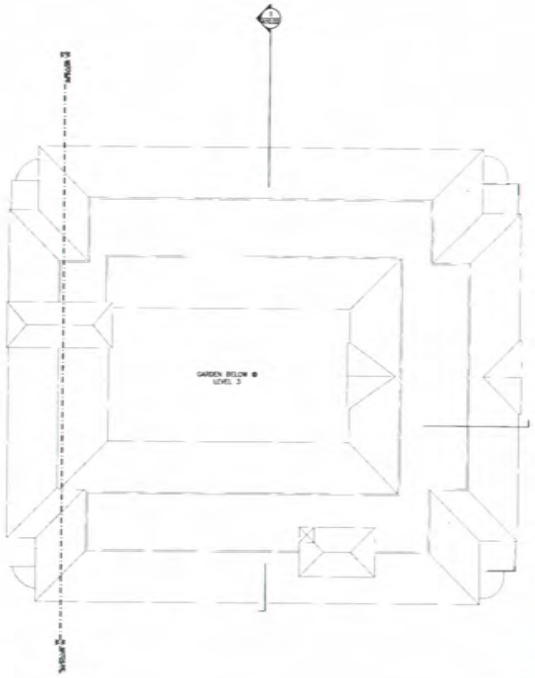


22ND-25TH FLOOR PLAN-SOUTH SITE

SCALE: 1" = 20'-0"

EL.+226'-4" - EL.+258'-4"

N



ROOF PLAN-NORTH SITE

SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (10.1.3.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

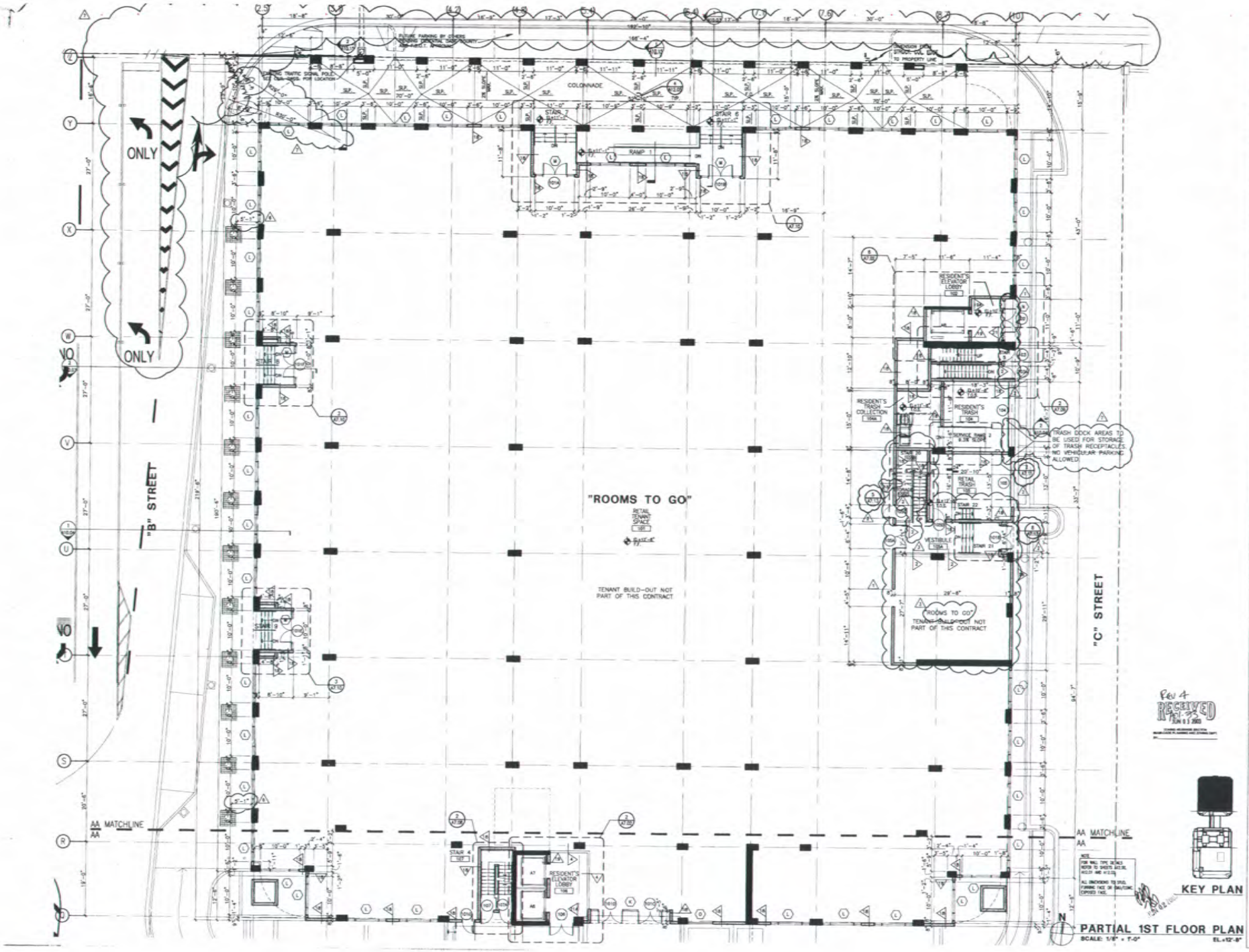
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

FORMAT ISSUE
OCTOBER 31, 2002

12/16/02 REVISION
03/31/03 REVISION

2153

A3.15



PARTIAL 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
EL.=12'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

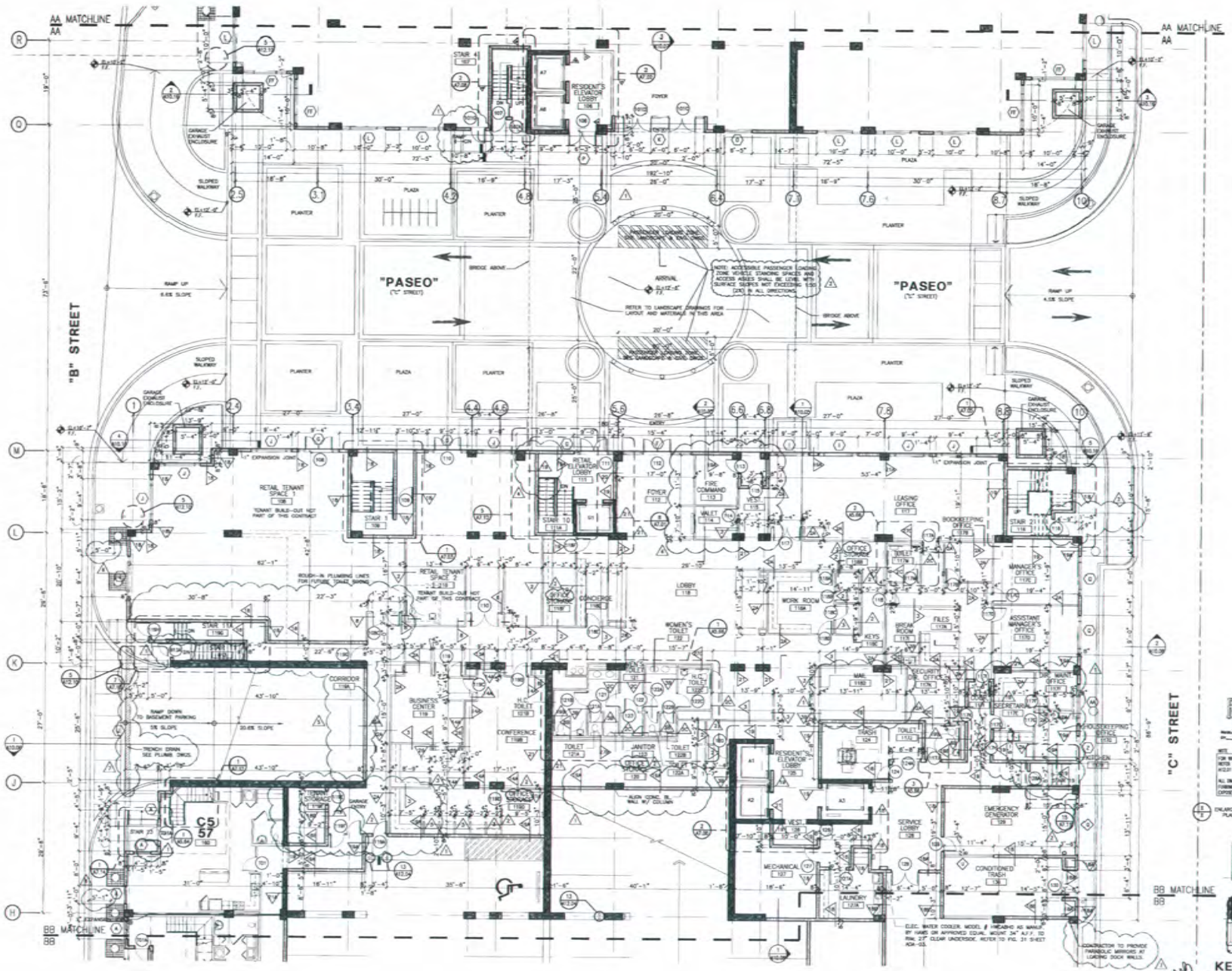
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A4.03



PARTIAL 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"
EL.=12'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

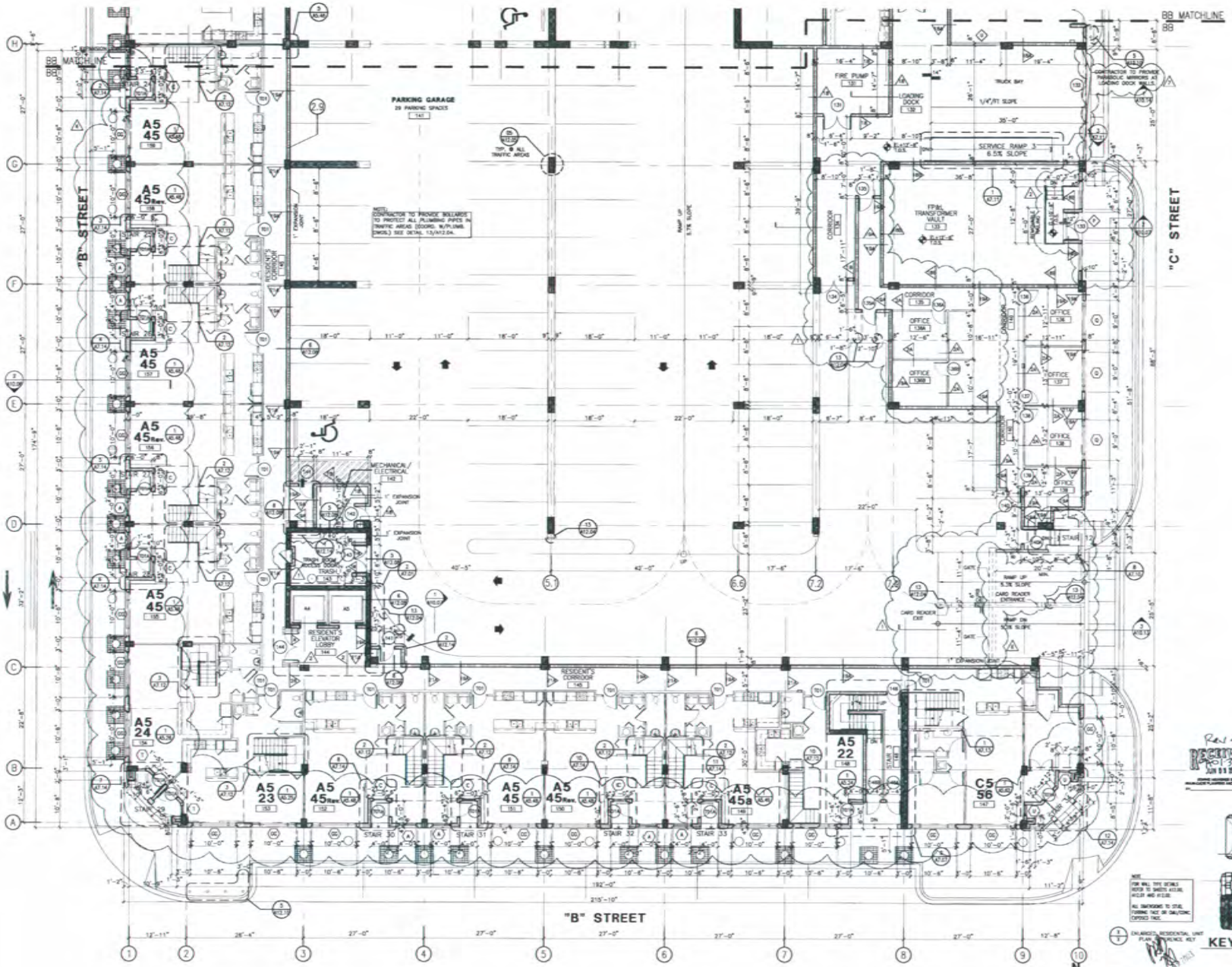
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A4.04



KEY PLAN

PARTIAL 1ST FLOOR PLAN

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

EL.+12'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.1.3.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

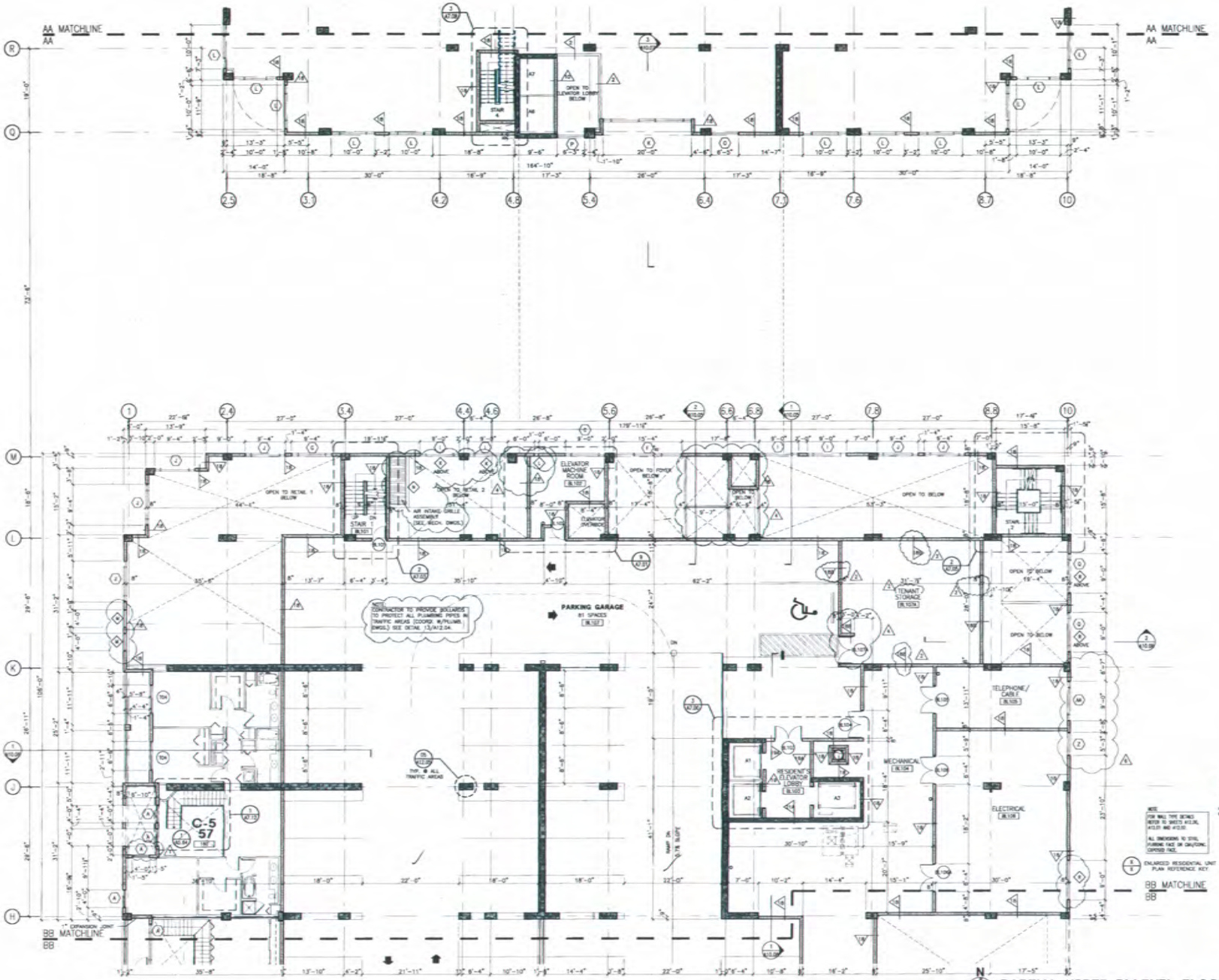
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE

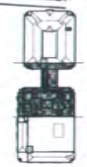
OCTOBER 31, 2002

2153

A4.05



PARTIAL UPPER BI-LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
EL.+22'-8"



KEY PLAN

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, FIRE PROTECTION STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 (FLORIDA STATUTES).

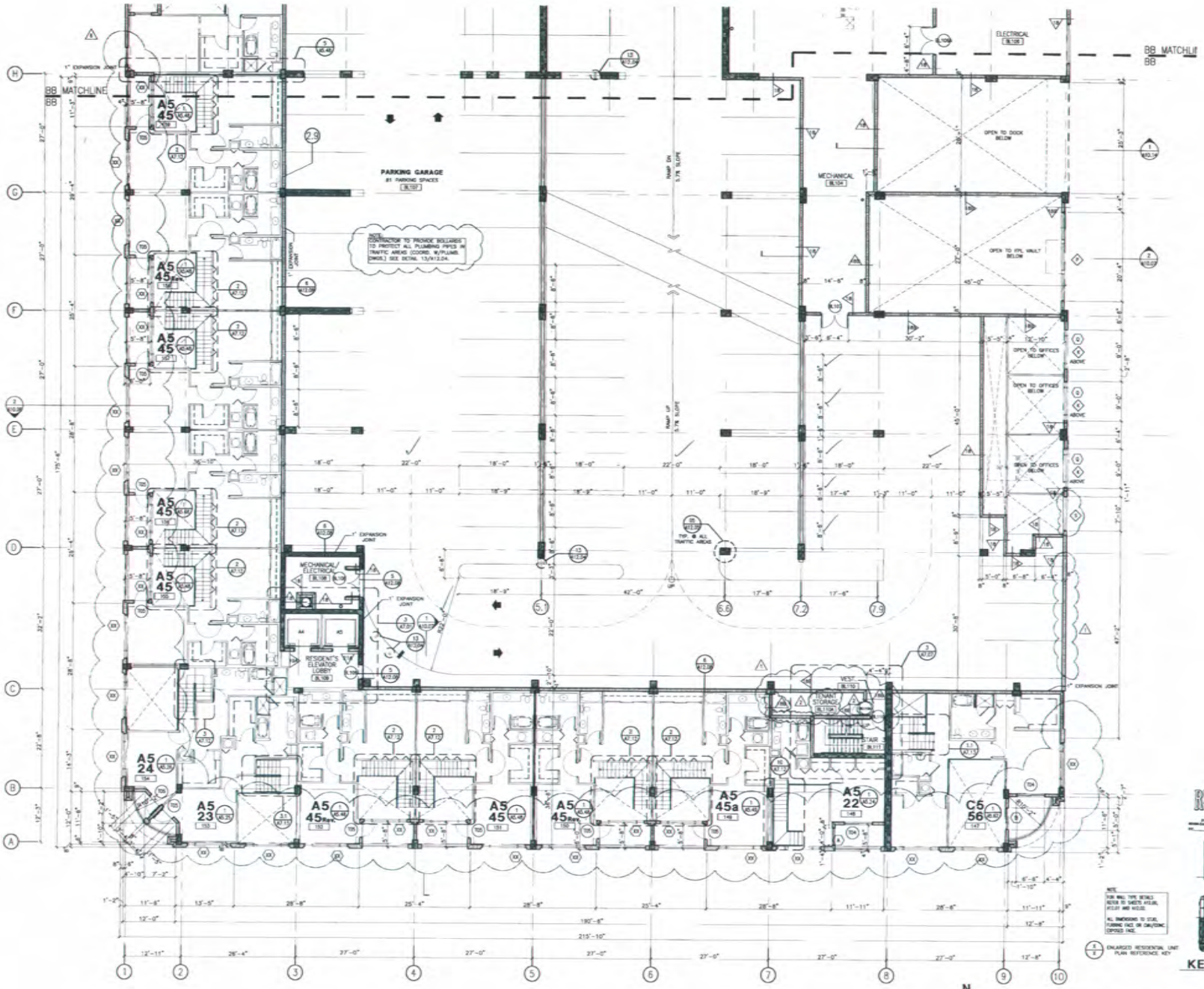
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A4.07



KEY PLAN

PARTIAL UPPER BI-LEVEL FLOOR PLAN

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

EL.+22'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

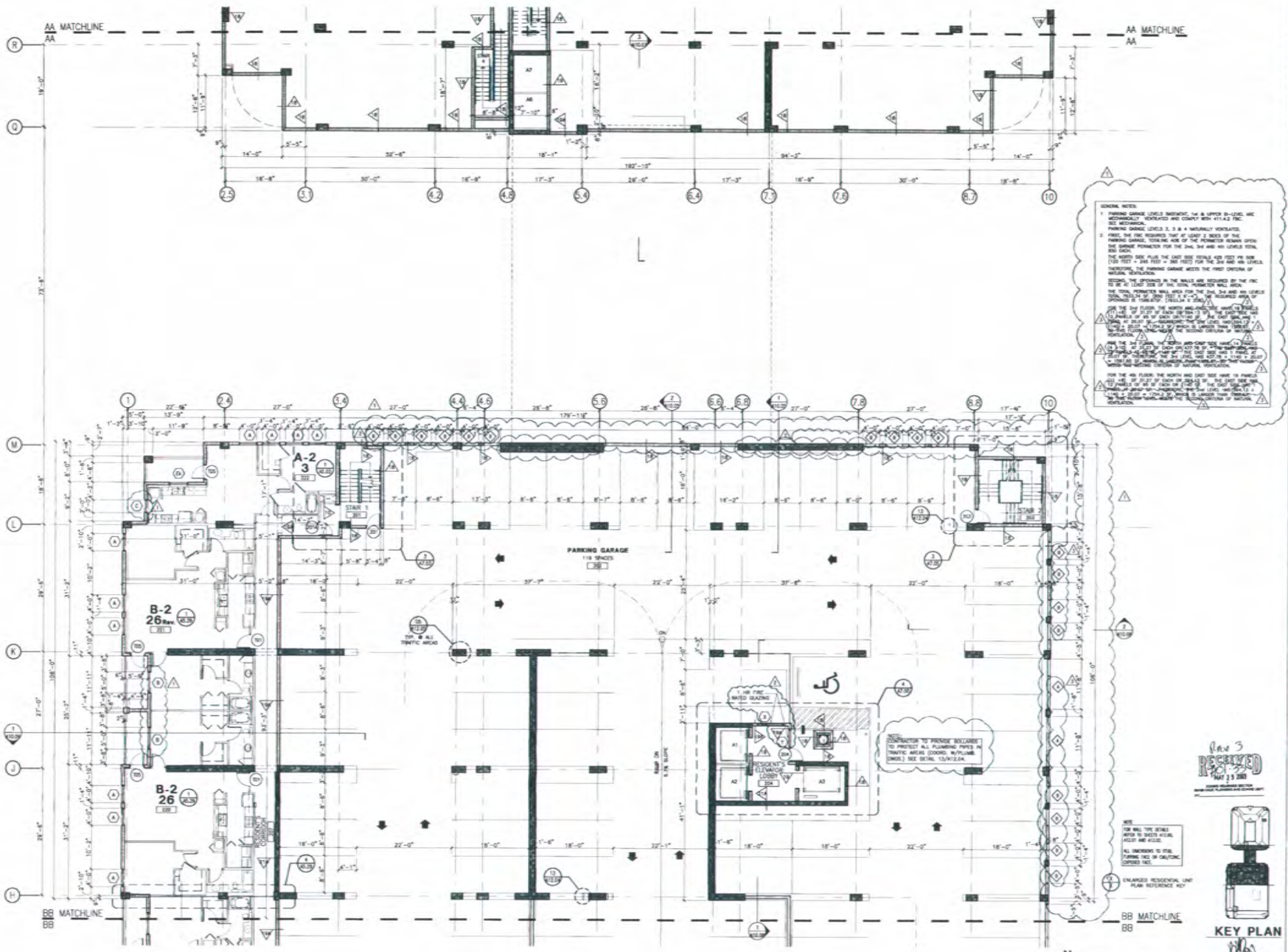
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE

OCTOBER 31, 2002

2153

A4.08



GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER BI-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING AGE OF THE PERIMETER REMAIN OPEN: THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 850 EACH.
   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 425 FEET PR SIDE (120 FEET + 245 FEET = 365 FEET) FOR THE 2nd AND 4th LEVELS.
   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7633.34 SF (850 FEET X 8'-4"). THE REQUIRED AREA OF OPENINGS IS 1526.67SF. (7633.34 X 20%).
   FOR THE 2nd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 +8) OF 20.27 SF EACH OR 384.13 SF. THE EAST SIDE HAS 12 PANELS OF 95 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. (NOTE: THE 2nd LEVEL HAS 384.13 + 1140 + 20.07 = 1724.2 SF WHICH IS LARGER THAN 1526.67 SF THIS FLOOR HAS MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 3rd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 +8) OF 20.27 SF EACH OR 384.13 SF. THE EAST SIDE HAS 12 PANELS OF 95 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. (NOTE: THE 3rd LEVEL HAS 384.13 + 1140 + 20.07 = 1724.2 SF WHICH IS LARGER THAN 1526.67 SF THIS FLOOR HAS MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 4th FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 +8) OF 20.27 SF EACH OR 384.13 SF. THE EAST SIDE HAS 12 PANELS OF 95 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. (NOTE: THE 4th LEVEL HAS 384.13 + 1140 + 20.07 = 1724.2 SF WHICH IS LARGER THAN 1526.67 SF THIS FLOOR HAS MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

NOTE:
FOR WALL TYPE DETAILS REFER TO SHEETS A12.01, A12.01 AND A12.02.
ALL DIMENSIONS TO STUD, FURRING FACE OF CMU/CONC. EXPOSED FACE.

Rev 3
RECEIVED
MAY 23 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

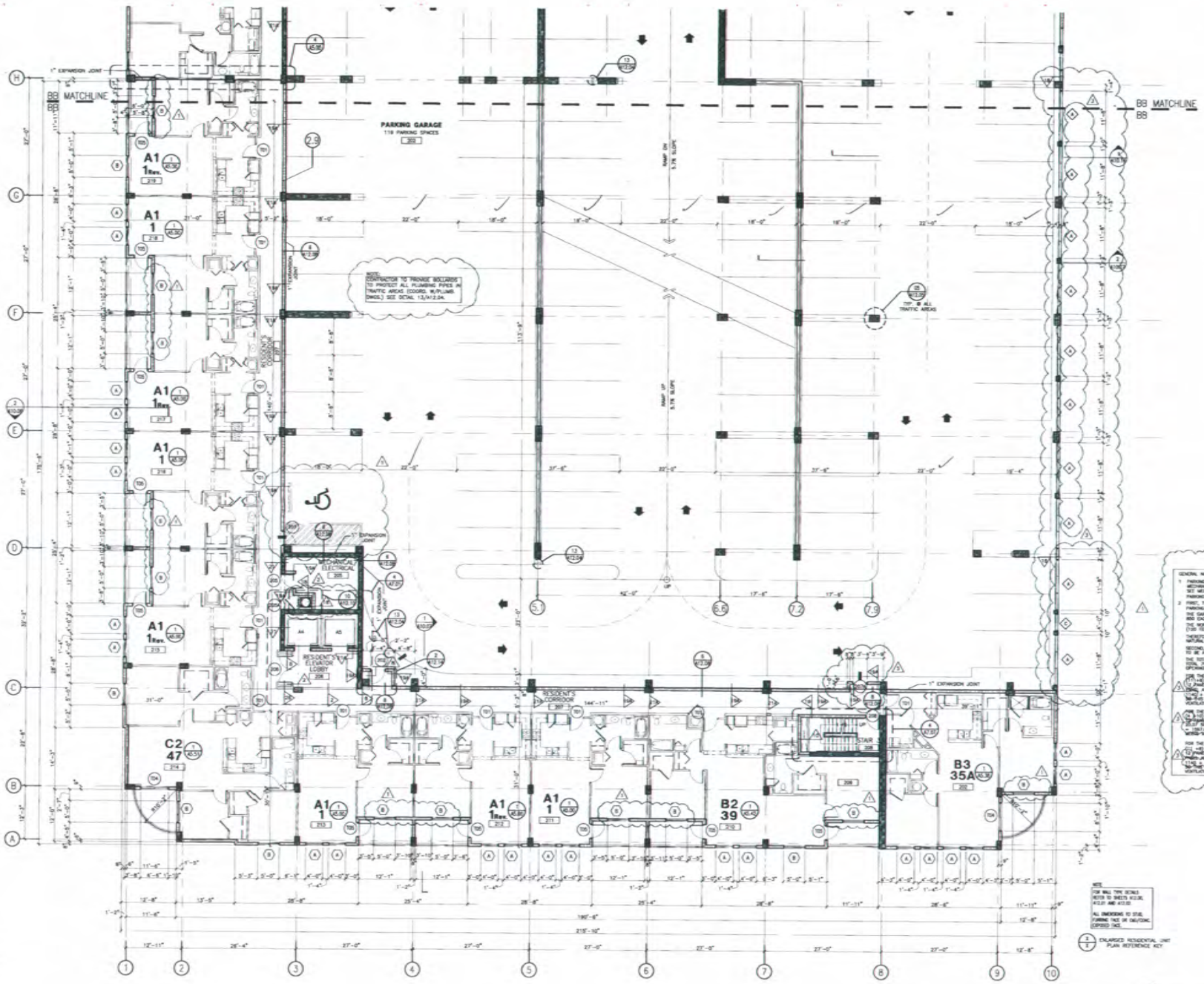
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A4.10



GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER (B-LEVEL) ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING 40% OF THE PERIMETER REMAIN OPEN. ONE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 800 EACH.
   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 425 FEET FR SOR (100 FEET + 245 FEET = 345 FEET) FOR THE 2nd AND 4th LEVELS.
   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 78,512.34 SF. (800 FEET X 8'-0"=). 20% REQUIRED AREA OF OPENINGS IS 15,702.47 SF. (78,512.34 X 20%).
   FOR THE 2nd FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (19 PANELS OF 90 SF EACH OR 1,140 SF.) THE EAST SIDE HAS 10 PANELS OF 90 SF EACH OR 1,140 SF. THE EAST SIDE HAS 10 PANELS OF 90 SF EACH OR 1,140 SF. THE 2nd LEVEL HAS 2,280 SF. TOTAL AT 20.07 SF. EMPHASIZING THAT THE 2nd LEVEL HAS 2,280 SF. TOTAL X 20.07 = 47,724.2 SF WHICH IS LARGER THAN 15,702.47 SF. THE 2nd FLOOR SHALL MEET THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 3rd FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (19 PANELS OF 90 SF EACH OR 1,140 SF.) THE EAST SIDE HAS 10 PANELS OF 90 SF EACH OR 1,140 SF. THE 3rd LEVEL HAS 2,280 SF. TOTAL AT 20.07 SF. EMPHASIZING THAT THE 3rd LEVEL HAS 2,280 SF. TOTAL X 20.07 = 47,724.2 SF WHICH IS LARGER THAN 15,702.47 SF. THE 3rd FLOOR SHALL MEET THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 4th FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (19 PANELS OF 90 SF EACH OR 1,140 SF.) THE EAST SIDE HAS 10 PANELS OF 90 SF EACH OR 1,140 SF. THE 4th LEVEL HAS 2,280 SF. TOTAL AT 20.07 SF. EMPHASIZING THAT THE 4th LEVEL HAS 2,280 SF. TOTAL X 20.07 = 47,724.2 SF WHICH IS LARGER THAN 15,702.47 SF. THE 4th FLOOR SHALL MEET THE SECOND CRITERIA OF NATURAL VENTILATION.

NOTE:
FOR WALL TYPE DETAILS REFER TO SHEETS A12.01, A12.02 AND A12.03
ALL DIMENSIONS TO STUD, FURRING FACE OR CMU/CONC EXPOSED FACE.

CHAUFFERED RESIDENTIAL UNIT PLAN REFERENCE KEY

Rev 3
RECEIVED
MAY 29 2003
CONSTRUCTION SECTION
MECHANICAL/PLUMBING/FIRE SUPPRESSION

KEY PLAN

N

PARTIAL 2ND FLOOR PLAN

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

EL.+32'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, FIRE PROTECTION AND ACCESSIBILITY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

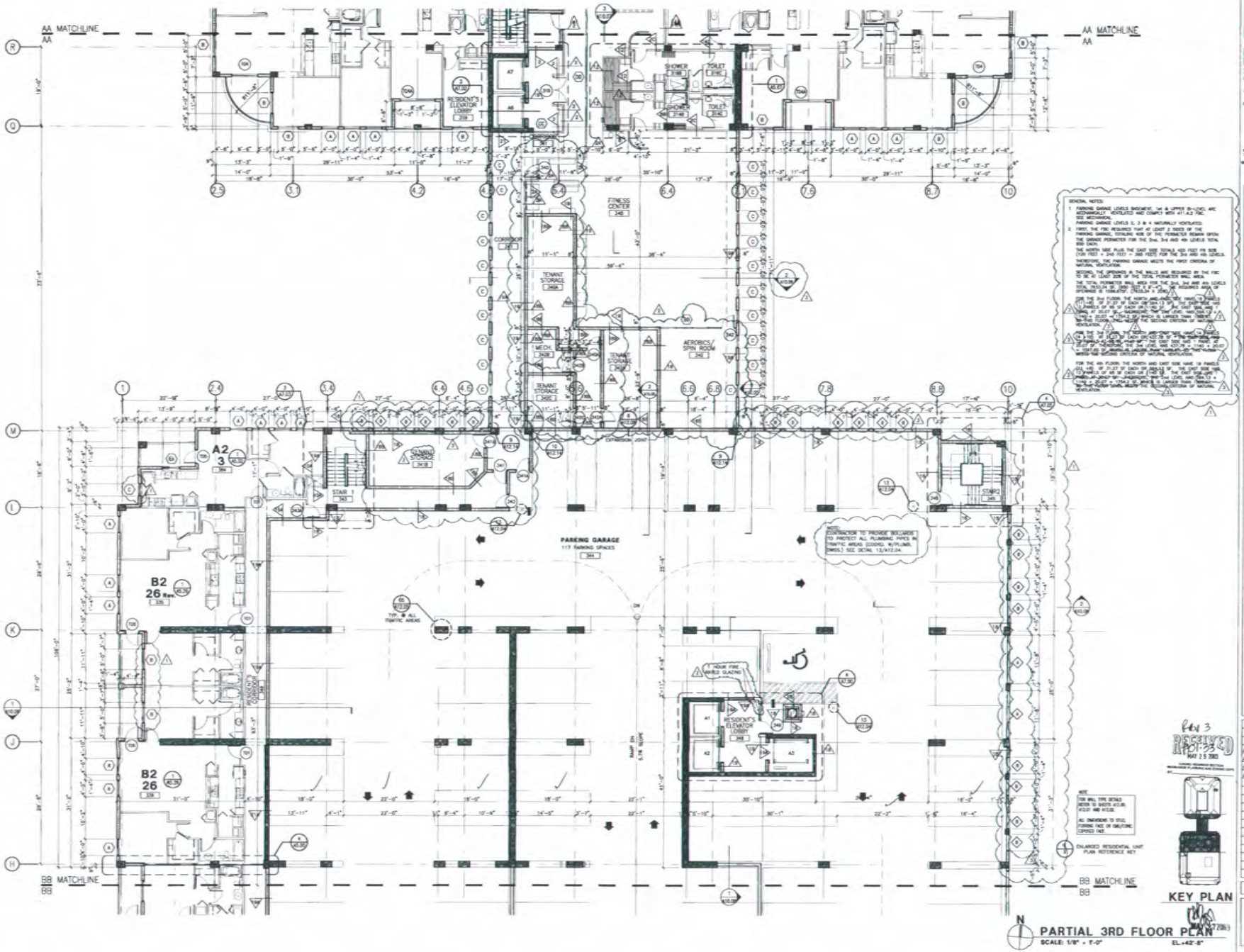
MIAMI, FLORIDA

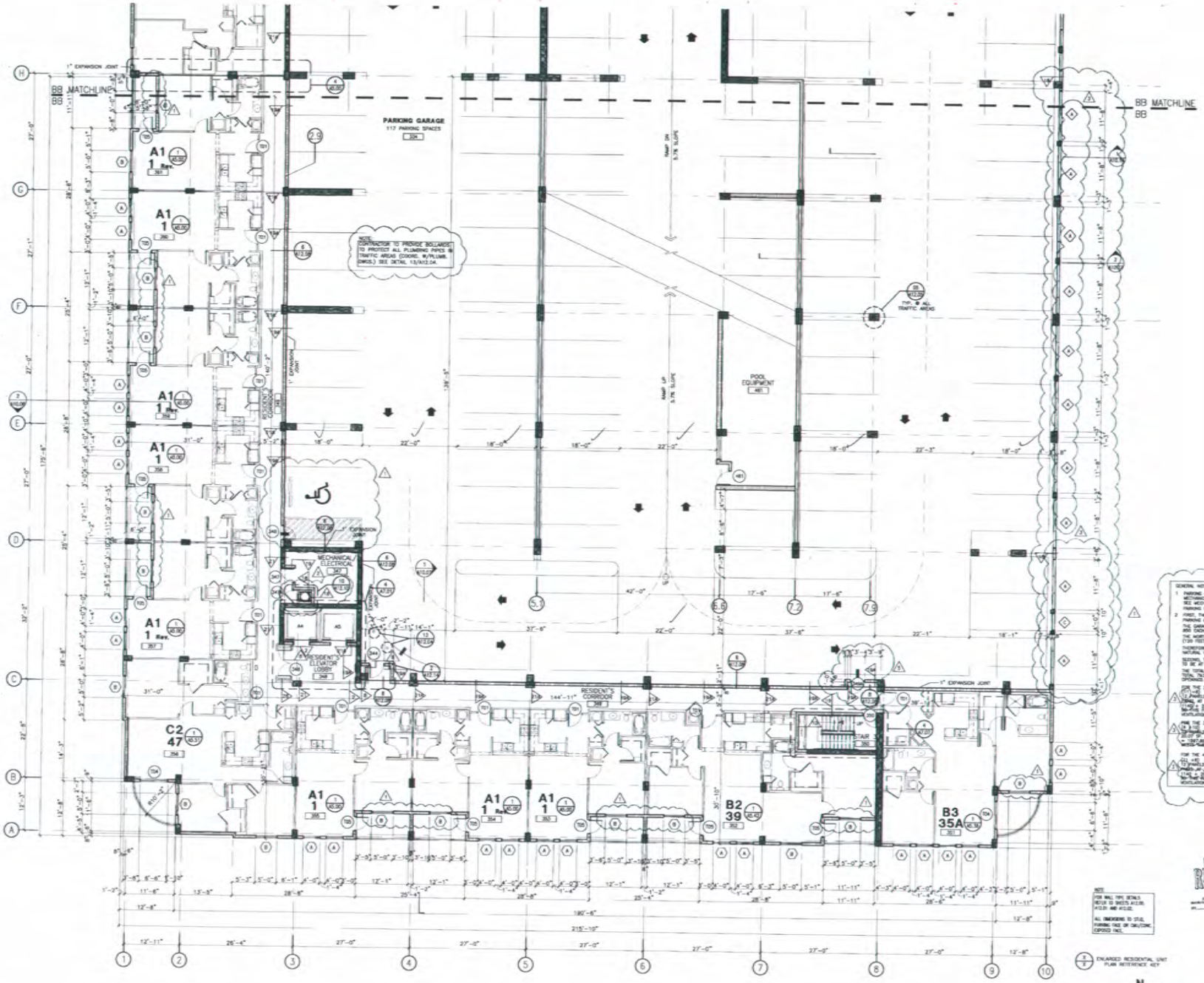
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

FORMAT ISSUE	OCTOBER 31, 2002
1	12/16/02 REVISION
2	01/29/03 REVISION
3	02/14/03 REVISION
4	04/16/03 REVISION
5	05/23/03 REVISION

2153

A4.11


AA MATCHLINE
BB MATCHLINE
RESIDENT'S ELEVATOR LOBBY
SHOWER
TOILET
FITNESS CENTER
CORRIDOR
TENANT STORAGE
MECH.
AEROBICS/ SPIN ROOM
STAIR 1
STAIR 2
PARKING GARAGE
117 PARKING SPACES
A2
3
B2
26
RESIDENT'S CORRIDOR
RESIDENT'S ELEVATOR LOBBY
KEY PLAN
PARTIAL 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"
EL.=42'-8"
NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning
FAIRFIELD DADELAND
MIAMI, FLORIDA
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).
PERMIT ISSUE
OCTOBER 21, 2002
2153
A4.13



GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER 5th-(1)(2) ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING 40% OF THE PERIMETER REMAIN OPEN. THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 800 EACH.
   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 425 FEET PER SIDE. (1200 FEET × 3425 FEET = 2850 FEET) FOR THE 2nd AND 4th LEVELS.
   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7833.24 SF. (2850 FEET × 8'-4"=) ... OPENINGS IS 1566.8 FT. (7833.24 × 0.20=)
   FOR THE 2nd FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (PANELS OF 60 SF EACH OR 1140 SF) ... = 1140 × 20.00 = 22800 SF. ... VENTILATION.
   FOR THE 3rd FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (PANELS OF 60 SF EACH OR 1140 SF) ... = 1140 × 20.00 = 22800 SF. ... VENTILATION.
   FOR THE 4th FLOOR THE NORTH AND EAST SIDE HAVE 19 PANELS (PANELS OF 60 SF EACH OR 1140 SF) ... = 1140 × 20.00 = 22800 SF. ... VENTILATION.

NOTE
FOR WALL TYPE DETAILS REFER TO SHEETS A12.00, A12.01 AND A12.02.
ALL DIMENSIONS TO STUD FURRING FACE OR CMU/CONC EXPOSED FACE.

ENLARGED RESIDENTIAL UNIT PLAN REFERENCE KEY

KEY PLAN

N

PARTIAL 3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"
EL.=42'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM STANDARDS, CODES AND THE APPLICABLE FIRE-SAFETY REQUIREMENTS OF THE FLORIDA BUILDING CODE PROPERTIES IN ACCORDANCE WITH THIS SECTION(105.13.A) AND 633 FLORIDA STATUTES.

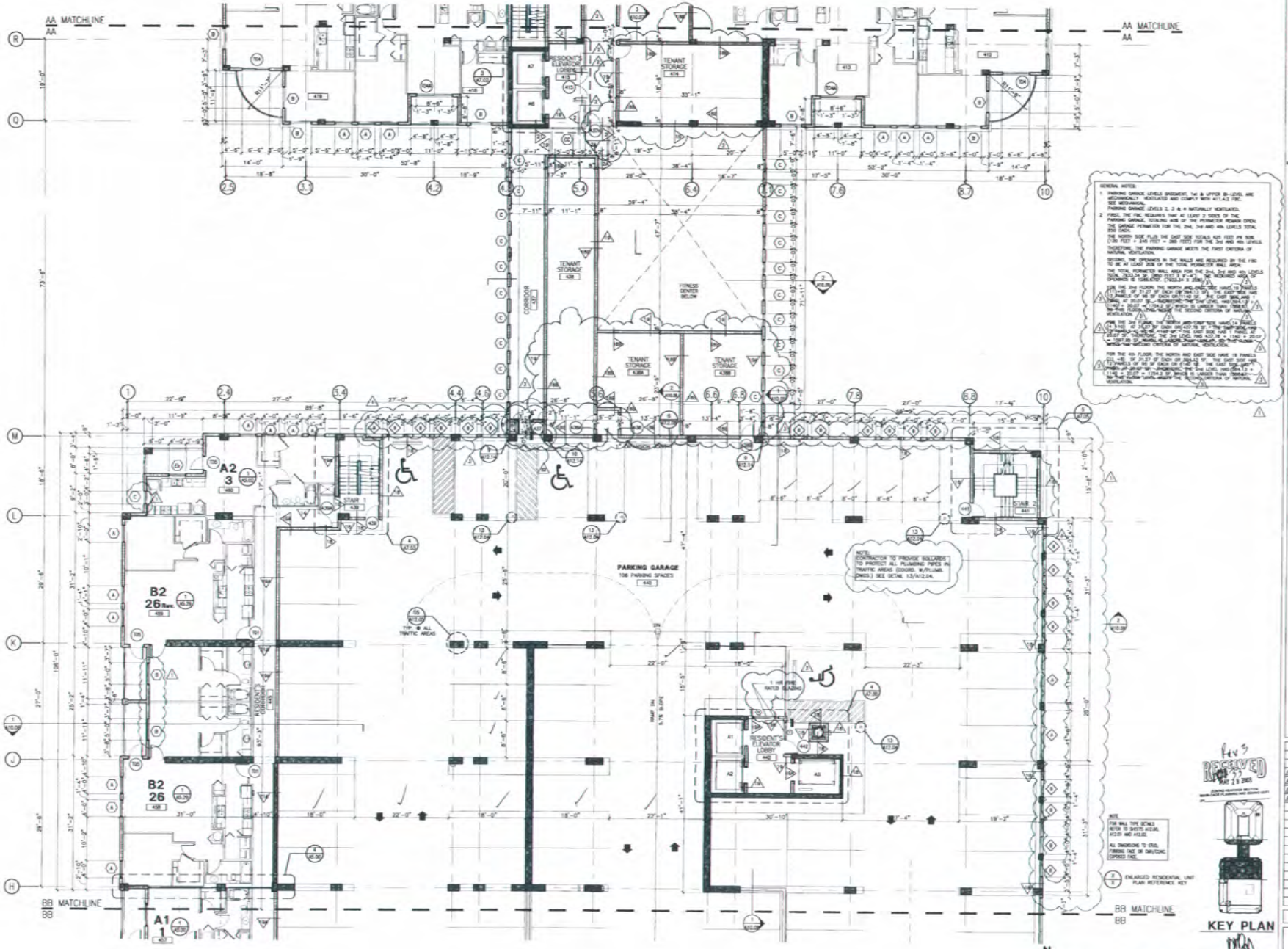
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE	OCTOBER 31, 2002
1	12/18/02 REVISION
2	01/24/03 REVISION
3	02/14/03 REVISION
4	04/14/03 REVISION
5	05/07/03 REVISION

2153

A4.14



GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER 5th-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.

   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.

2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING HALF OF THE PERIMETER REMAIN OPEN.

   THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 600 EACH.

   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 420 FEET PER SIDE (300 FEET + 240 FEET = 540 FEET) FOR THE 3rd AND 4th LEVELS.

   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.

   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AN EQUAL 20% OF THE TOTAL PERIMETER WALL AREA.

   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7632 L.F. @ 2800 FEET X (4-1) = 21,392 SF. THE REQUIRED AREA OF OPENINGS TO COMPLY WITH THE 20% CRITERIA IS 4,278 SF.

   FOR THE 2nd FLOOR, THE NORTH AND EAST SIDE HAVE 13 PANELS (13 X 6) = 78 SF. 78 SF EACH OR 1,014 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE NORTH SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE 2nd LEVEL HAS 4,07 SF + 1,014 + 20.07 = 1,034.2 SF WHICH IS LARGER THAN 1,069.6 SF. THE 2nd LEVEL HAS MORE THAN 20% OPENINGS AND THEREFORE MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

   FOR THE 3rd FLOOR, THE NORTH AND EAST SIDE HAVE 13 PANELS (13 X 6) = 78 SF. 78 SF EACH OR 1,014 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE NORTH SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE 3rd LEVEL HAS 4,07 SF + 1,014 + 20.07 = 1,034.2 SF WHICH IS LARGER THAN 1,069.6 SF. THE 3rd LEVEL HAS MORE THAN 20% OPENINGS AND THEREFORE MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

   FOR THE 4th FLOOR, THE NORTH AND EAST SIDE HAVE 13 PANELS (13 X 6) = 78 SF. 78 SF EACH OR 1,014 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE NORTH SIDE HAS 1 PANEL AT 20.07 SF = 20.07 SF. THE 4th LEVEL HAS 4,07 SF + 1,014 + 20.07 = 1,034.2 SF WHICH IS LARGER THAN 1,069.6 SF. THE 4th LEVEL HAS MORE THAN 20% OPENINGS AND THEREFORE MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

NOTE:
CONTRACTOR TO PROVIDE BOLLARDS TO PROTECT ALL PLUMBING PIPES IN TRAFFIC AREAS (COORD. W/PLUMB. ENGS.) SEE DETAIL 13/A/2.04.

NOTE:
FOR WALL TYPE DETAILS REFER TO SHEETS A12.01, A12.02 AND A12.02.

ALL DIMENSIONS TO STUD, FURRING FACE OR CMU/CONC. EXPOSED FACE.

ENLARGED RESIDENTIAL UNIT PLAN REFERENCE KEY

N

PARTIAL 4TH FLOOR PLAN

SCALE: 1/8" = 1'-0" EL.=52'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning
80 Alhambra Avenue
Coral Gables, Florida 33134
Tel. (305) 443-8000
Fax (305) 443-3070
AAC 0000800

BRUCE BROSCH
AIA, NCARB
R.A. REG. 8080

OWNER:
FAIRFIELD RESIDENTIAL LLC
2500 NORTH WATERFRONT DR.
SUITE 300
GRAND PRAIRIE, TEXAS 75050
TEL.: (817) 608-6700
FAX: (817) 416-6000

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THE SECTION(S) 553.73 AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

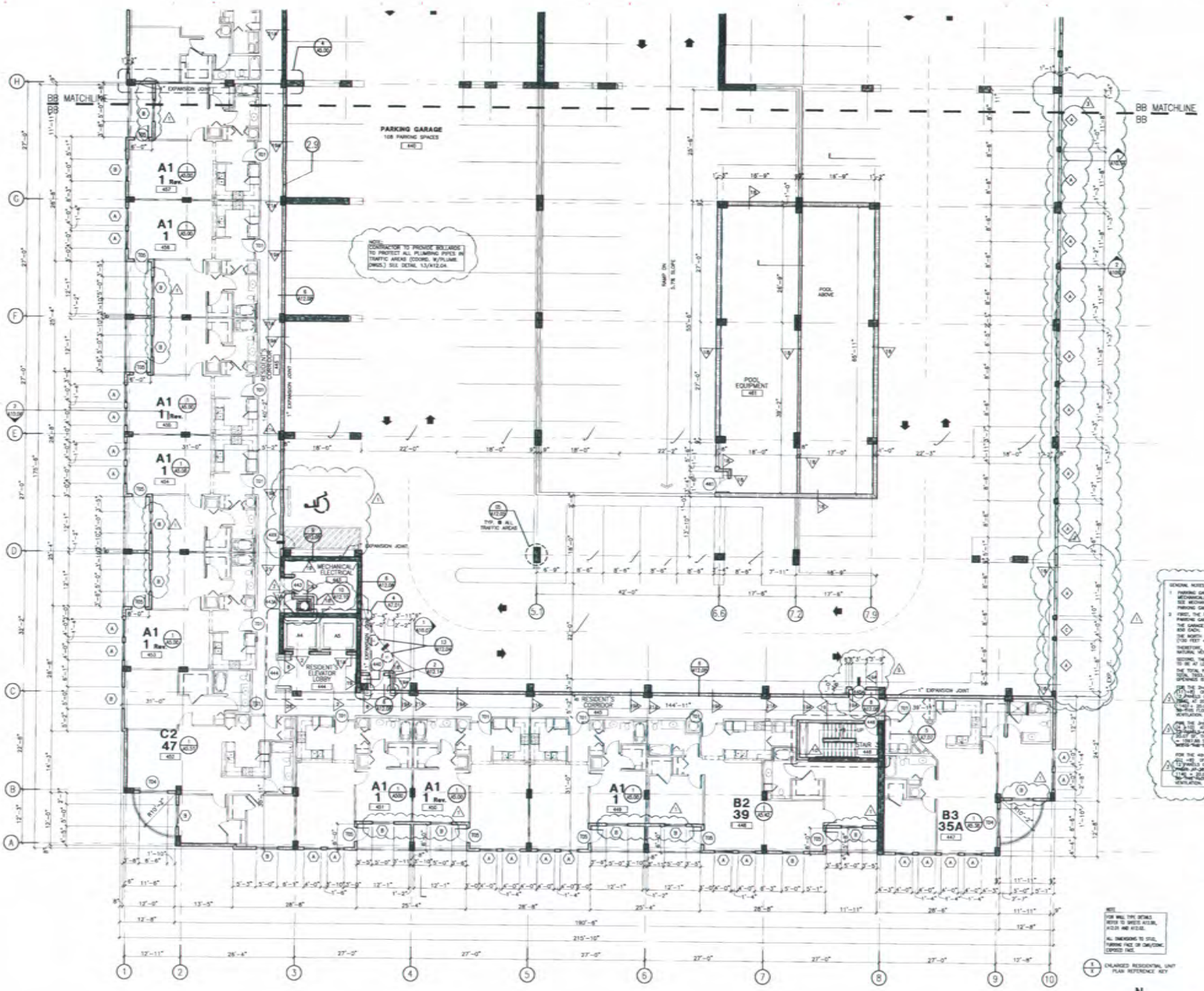
PERMIT ISSUE
OCTOBER 31, 2002

1	12/18/02 REVISION
2	01/24/03 REVISION
3	02/14/03 REVISION
4	03/27/03 REVISION

RECEIVED
MAR 19 2003
ZONING DIVISION SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

2153

A4.16



GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER B-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC SEE MECHANICAL.
   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING HALF OF THE PERIMETER REMAIN OPEN. THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 828 EACH.
   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 425 FEET (96 NOR. (100 FEET + 240 FEET = 396 FEET) FOR THE 3rd AND 4th LEVELS.
   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7653.34 SF (2800 FEET X 2.73 FT HIGH). REQUIRED AREA OF OPENINGS IS 1530.67SF (7653.34 X 20%).
   FOR THE 2nd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (TOTALING 47.5 FEET OF EACH OF THE 2 SIDES) OF THE EAST SIDE AND 12 PANELS OF 30 SF EACH (361 SF) OF THE NORTH SIDE. THE EAST SIDE HAS 47.5 FEET X 8 = 380SF (380 SF EXCEEDS THE 20% CRITERIA) AND THE NORTH SIDE HAS 12 PANELS X 30 SF = 360SF (360 SF EXCEEDS THE 20% CRITERIA) BOTH SIDES EXCEED THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 3rd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (TOTALING 47.5 FEET OF EACH OF THE 2 SIDES) OF THE EAST SIDE AND 12 PANELS OF 30 SF EACH (361 SF) OF THE NORTH SIDE. THE EAST SIDE HAS 47.5 FEET X 8 = 380SF (380 SF EXCEEDS THE 20% CRITERIA) AND THE NORTH SIDE HAS 12 PANELS X 30 SF = 360SF (360 SF EXCEEDS THE 20% CRITERIA) BOTH SIDES EXCEED THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 4th FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (TOTALING 47.5 FEET OF EACH OF THE 2 SIDES) OF THE EAST SIDE AND 12 PANELS OF 30 SF EACH (361 SF) OF THE NORTH SIDE. THE EAST SIDE HAS 47.5 FEET X 8 = 380SF (380 SF EXCEEDS THE 20% CRITERIA) AND THE NORTH SIDE HAS 12 PANELS X 30 SF = 360SF (360 SF EXCEEDS THE 20% CRITERIA) BOTH SIDES EXCEED THE SECOND CRITERIA OF NATURAL VENTILATION.

NOTE:
FOR WALL TYPE DETAILS REFER TO SHEETS A12.00, A12.01 AND A12.02.
ALL DIMENSIONS TO STUD, TURNING FACE OF CMU/CONC. EXPOSED FACE.

1/A1 ENLARGED RESIDENTIAL UNIT PLAN REFERENCE KEY

KEY PLAN

N

PARTIAL 4TH FLOOR PLAN

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

EL.=52'-8"

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE FLORIDA BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS MEASURED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(1103.1.5.4) AND 553 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

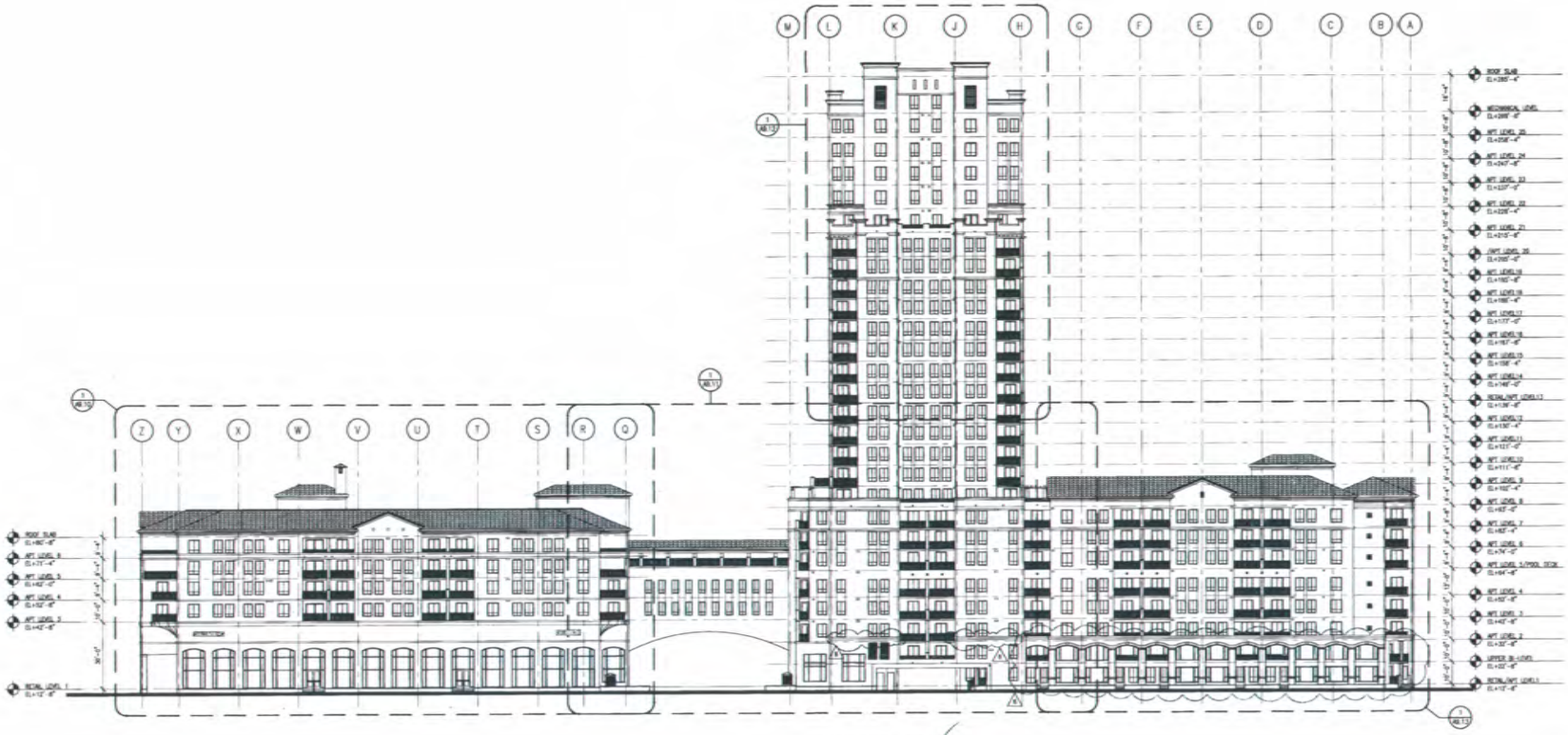
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

1	12/16/02 REVISION
2	01/29/03 REVISION
3	02/14/03 REVISION
4	03/27/03 REVISION

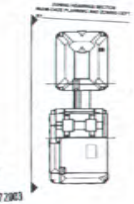
2153

A4.17



WEST ELEVATION

NOTE: FOR REVISIONS, SEE 900 SERIES DWGS.



MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

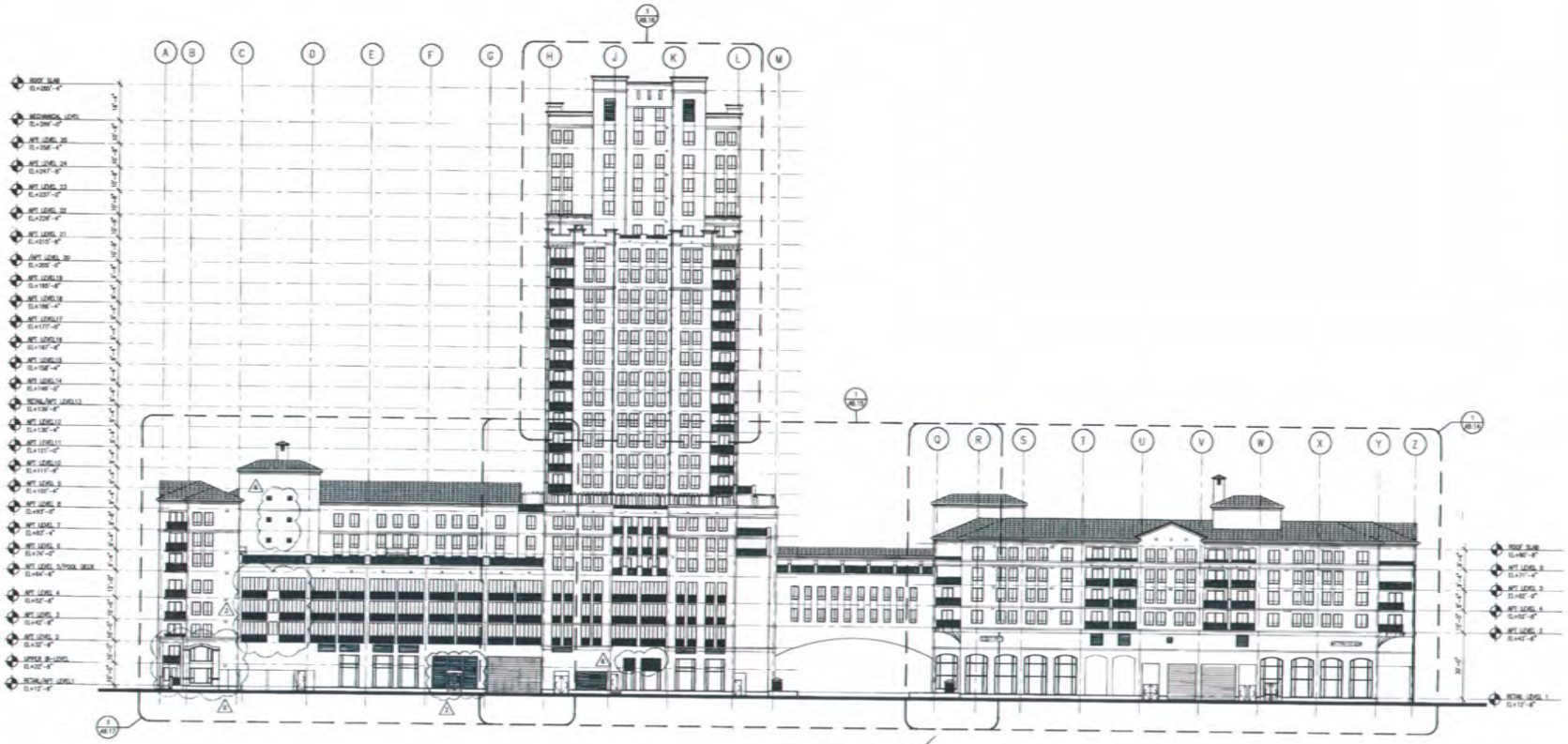
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE

OCTOBER 31, 2002

2153

A8.00



EAST ELEVATION

NOTE: FOR REVISIONS, SEE 300 SERIES DWGS.

RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE PREVENTION STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

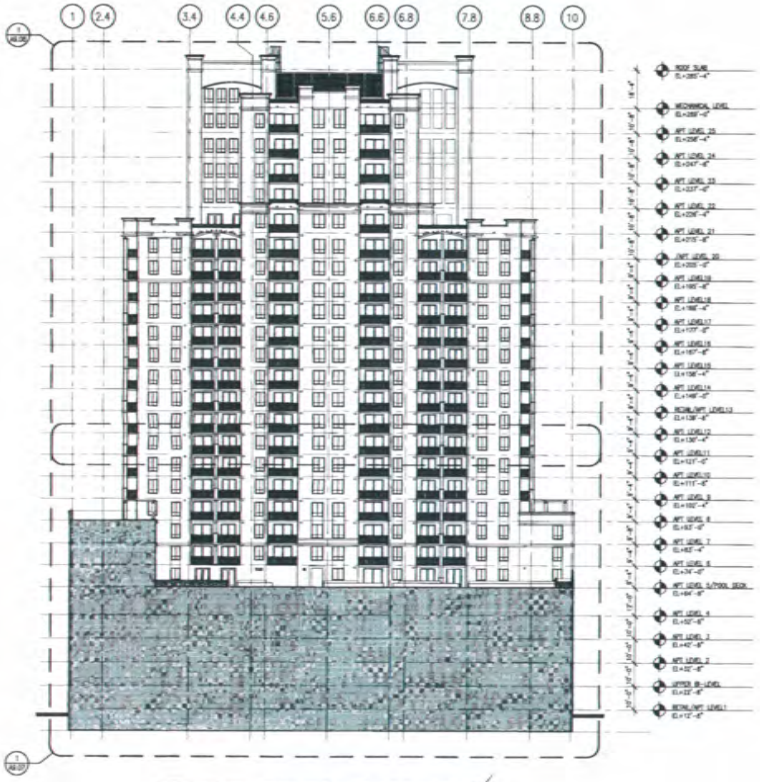
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002
12/16/02 REVISION
01/24/03 REVISION
02/14/03 REVISION
05/01/03 REVISION

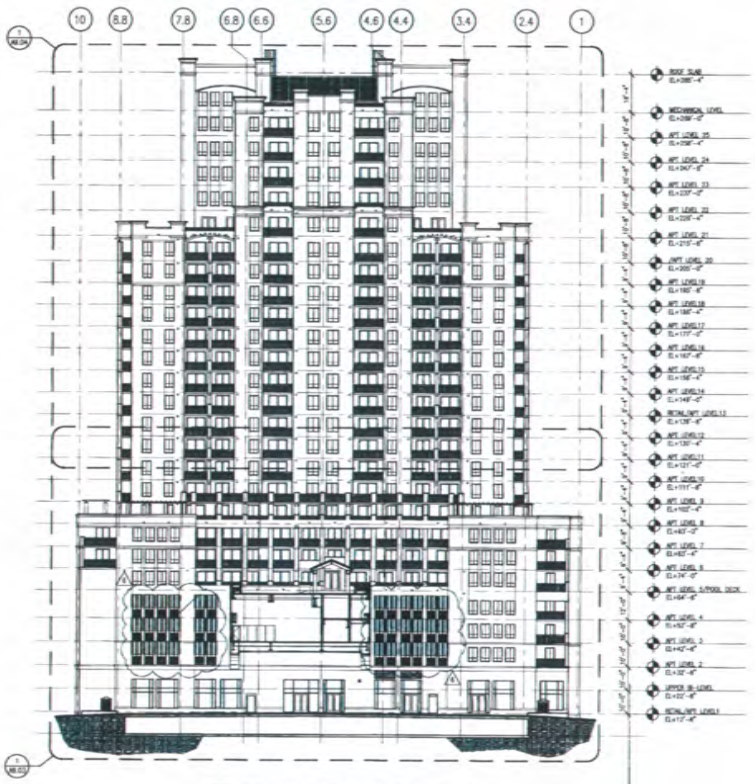
2153

A8.01



1 A8.02 SOUTH ELEVATION AT POOLDECK

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



2 A8.02 NORTH PASEO ELEVATION

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

NOTE: FOR REVISIONS, SEE 800 SERIES DWGS.

Rev 3

RECEIVED MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES, FIRE PROTECTION, AND ACCESSIBILITY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 553 FLORIDA STATUTES.

FAIRFIELD DADELAND

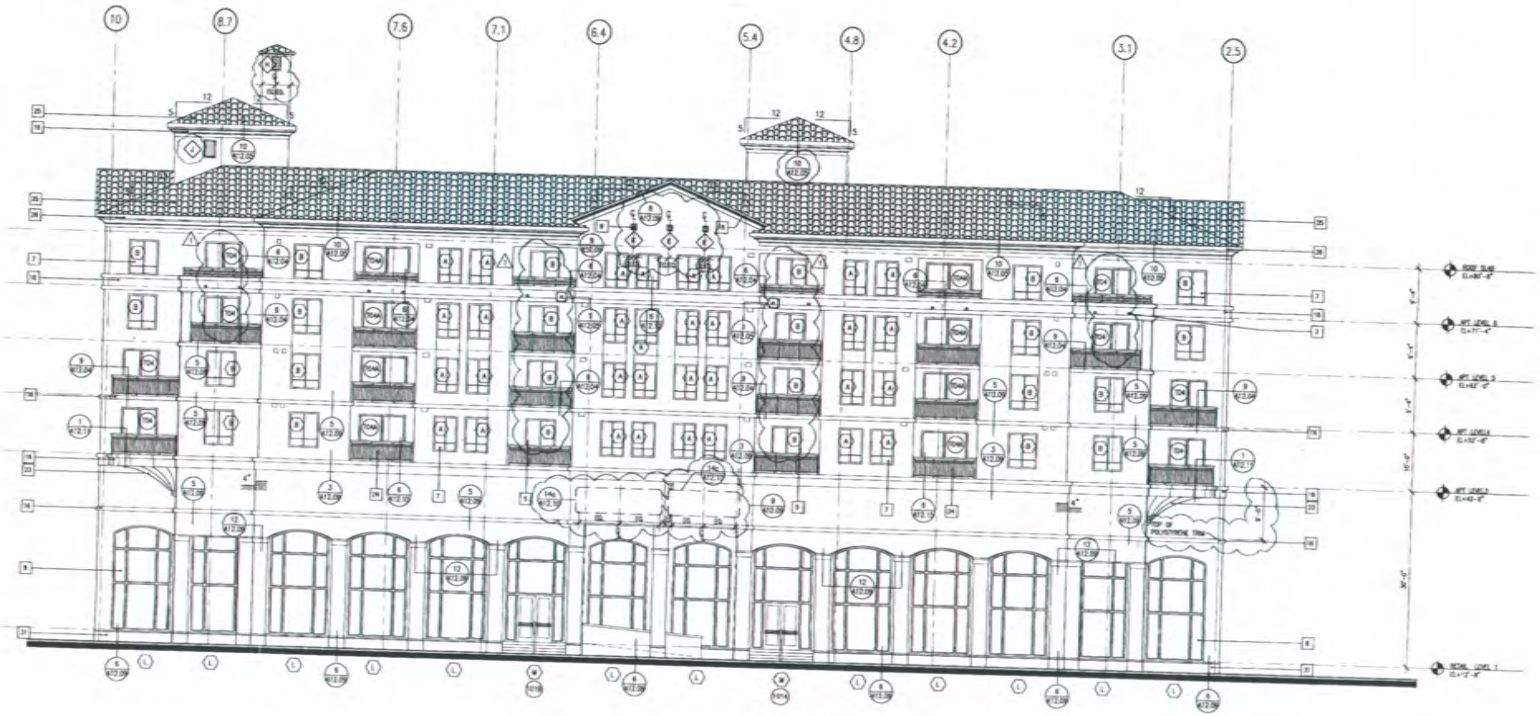
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002
12/16/02 REVISION
05/27/03 REVISION

2153

A8.02



1 / A9.00 NORTH ELEVATION
SCALE: 1/8"=1'-0"

LEGEND

1 NOT USED
2 STUCCO CONTROL JOINT.
3 DIORYLUM SCUPPER
4 VENT COVER FLAP
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
7 OPERABLE ALUMINUM WINDOW ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
11 GARAGE GATES - ROLL-DOWN ALUMINUM
12 SIGNAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOLDING WITH SMOOTH ACRYLIC STUCCO FINISH.
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.T. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/E.S.P. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 BAKED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.

Rev 3
RECEIVED
MAY 2 9 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A9.00

SOUTH ELEVATION

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

Rev 3
RECEIVED
MAY 29 2003

NOTE: FOR REVISIONS, SEE 900 SERIES DWGS.

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

[illegible]

[illegible]

[illegible]

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

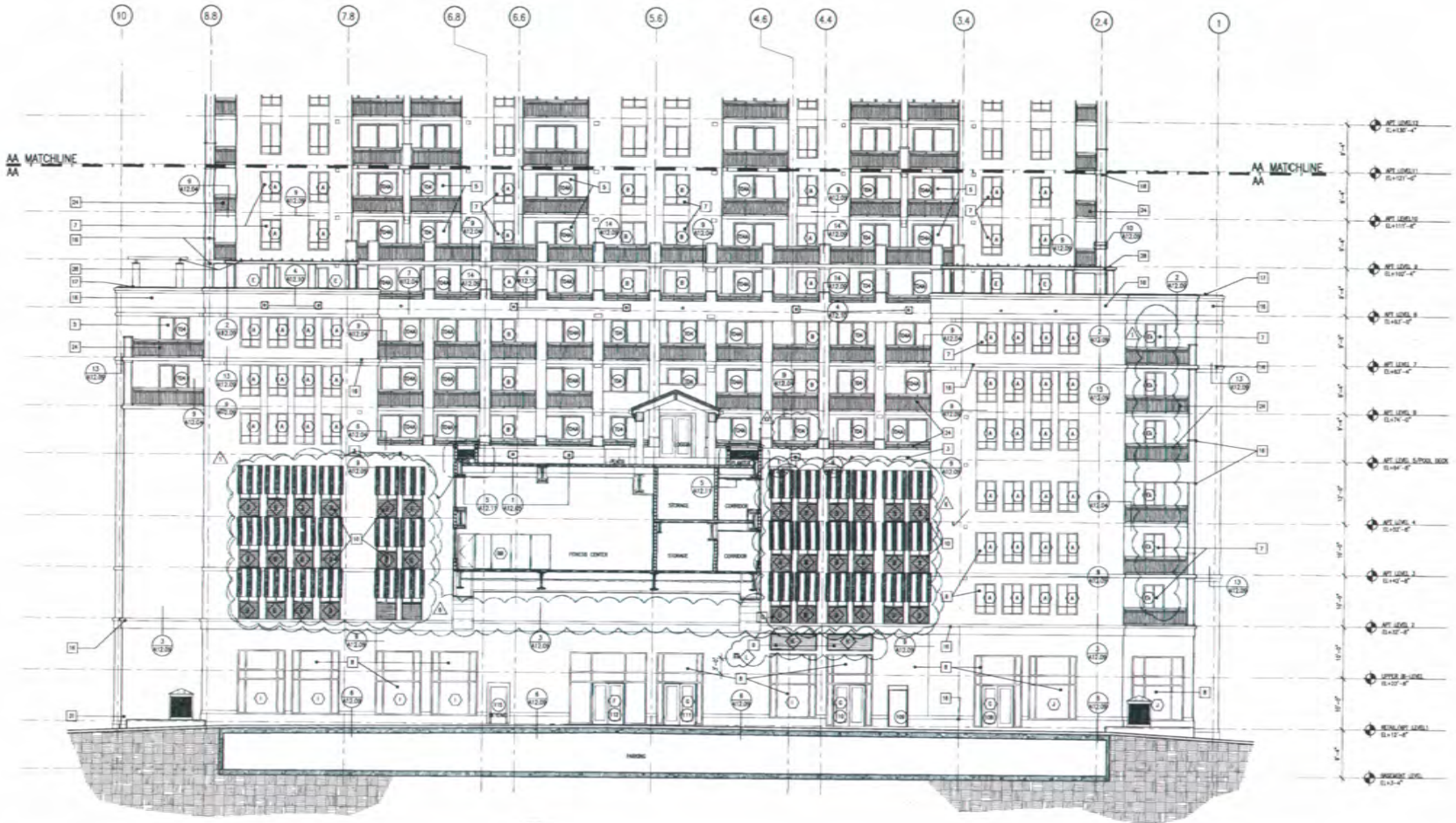
ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 21, 2002

1	12/18/02 REVISION
2	02/27/03 REVISION

2153

A8.03



1 / A9.03 PARTIAL NORTH PASEO ELEVATION

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

LEGEND

1 NOT USED
2 STUCCO CONTROL JOINT
3 OVERFLOW SCUPPER
4 ROOF COVER TUAF
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH SMOED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH SMOED-ON FLUOROPOLYMER FINISH (TYP.)
7 OVERHEAD ALUMINUM WINDOW ASSEMBLY WITH SMOED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH SMOED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH SWREEN IN EXTRUDED ALUMINUM FRAME WITH SMOED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH SWREEN IN EXTRUDED ALUMINUM FRAME WITH SMOED-ON FLUOROPOLYMER FINISH
11 GARAGE GATES - ROLL-DOWN ALUMINUM
12 SIGNAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOLDING WITH SMOOTH ACRYLIC STUCCO FINISH.
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF CODE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.T. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED
MECHANICAL EQUIPMENT SCREEN W/E.I.F.S. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 SMOED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.

GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER B-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING 40% OF THE PERIMETER REMAIN OPEN. THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 800 EACH.
THE NORTH SIDE PLUS THE EAST SIDE TOTALS 425 FEET PER SIDE (FOUR FEET + 240 FEET = 240 FEET) FOR THE 3rd AND 4th LEVELS.
THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7833.3 SF. (800 FEET X 9' = 7200 SF. + 633.3 SF. REQUIRED AREA OF OPENINGS IS 1566.67SF. (7833.3 X 20%)
FOR THE 2nd FLOOR: THE NORTH AND EAST SIDE HAVE 19 PANELS (19 X 20.07 SF = 381.33 SF. EACH OR 724.13 SF. THE EAST SIDE HAS 12 PANELS OF 80 SF EACH OR 1140 SF. THE EAST SIDE HAS 12 PANELS AT 20.07 SF. THEREFORE, THE 2nd LEVEL HAS 724.13 + 1140 + 20.07 = 1864.2 SF. WHICH IS LARGER THAN 1566.67. SO THIS FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
FOR THE 3rd FLOOR: THE NORTH AND EAST SIDE HAVE 19 PANELS (19 X 20.07 SF EACH OR 433.28 SF. THE EAST SIDE HAS 12 PANELS AT 80 SF 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. THEREFORE, THE 3rd LEVEL HAS 433.28 + 1140 + 20.07 = 1593.35 SF. WHICH IS LARGER THAN 1566.67. SO THIS FLOOR MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
FOR THE 4th FLOOR: THE NORTH AND EAST SIDE HAVE 19 PANELS (19 X 20.07 SF EACH OR 433.28 SF. THE EAST SIDE HAS 12 PANELS OF 80 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. THEREFORE, THE 3rd LEVEL HAS 433.28 + 1140 + 20.07 = 1593.35 SF. WHICH IS LARGER THAN 1566.67. SO THIS FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

Rev 3

RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM TO THE FLORIDA BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.1.5.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002
12/16/02 REVISION
03/31/03 REVISION

2153

A9.03

1
A9.06
SOUTH ELEVATION
SCALE:1/8"=1'-0"

LEGEND

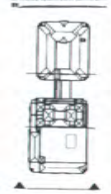
1 NOT USED
2 STUCCO CONTROL JOINT
3 OVERFLOW SCUPPER
4 VENT COVER FLAP
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
7 OPERABLE ALUMINUM WINDOW ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
11 GARAGE GATES - ROLL-DOWN ALUMINUM
12 SIGNAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOLDING WITH SMOOTH ACRYLIC STUCCO FINISH
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.T. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/E.I.F. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 RAISED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.

Rev 3
RECEIVED
MAY 2 8 2003



MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

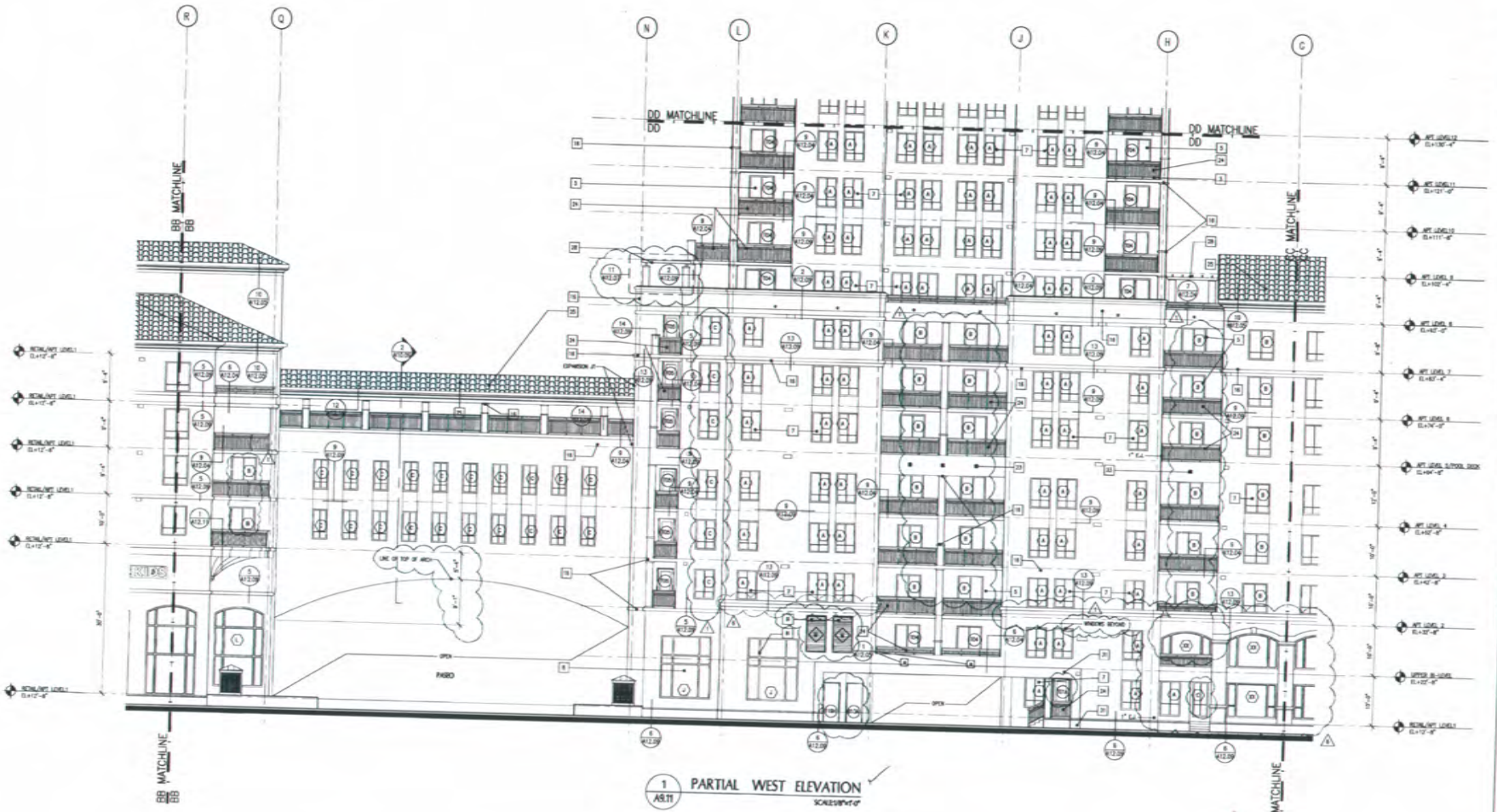
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A9.06



1 / A9.11 PARTIAL WEST ELEVATION

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

LEGEND

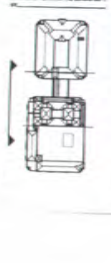
1 NOT USED
2 STUCCO CONTROL JOINT
3 OVERFLOW SCUPPER
4 VENT CONCR FLAP
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
7 OPERABLE ALUMINUM WINDOW ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
11 GARAGE GATES - ROLL-DOWN ALUMINUM
12 DRAINAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOLDING WITH SMOOTH ACRYLIC STUCCO FINISH.
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.T. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/E.I.F. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 RAISED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.

Rev 3
RECEIVED
MAY 2 8 2003



MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 633 FLORIDA STATUTES.

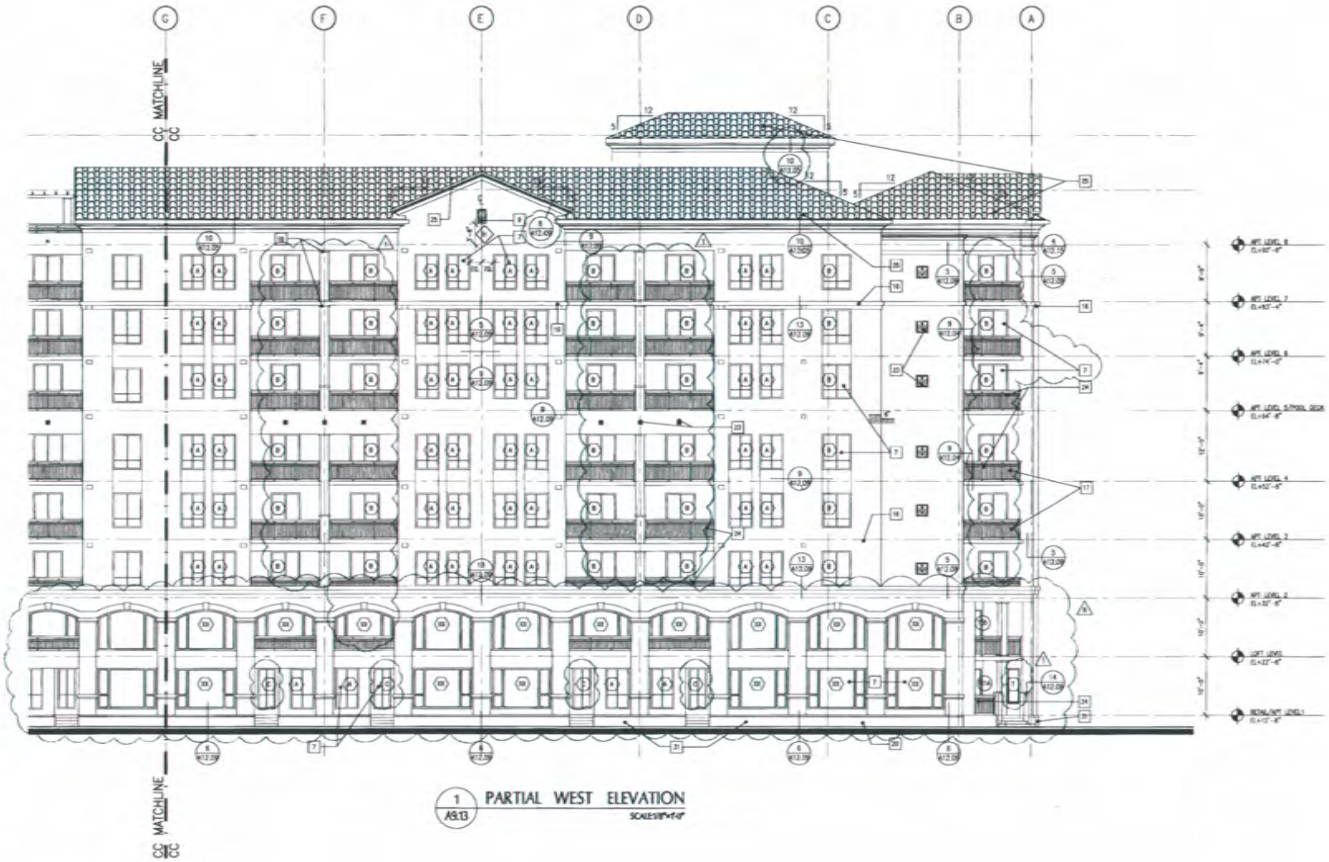
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A9.11



1 A9.13 PARTIAL WEST ELEVATION
SCALE:1/8"=1'-0"

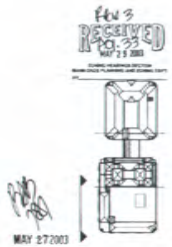
LEGEND

1 NOT USED
2 STUCCO CONTROL JOINT
3 OVERFLOW SCUPPER
4 VENT COVER FLAP
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
7 OPERABLE ALUMINUM WINDOW ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
11 CHANGE GATES - ROLL-DOWN ALUMINUM
12 SIGNAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOULDING WITH SMOOTH ACRYLIC STUCCO FINISH.
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.T. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/E.S.P. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 RAISED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.



NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

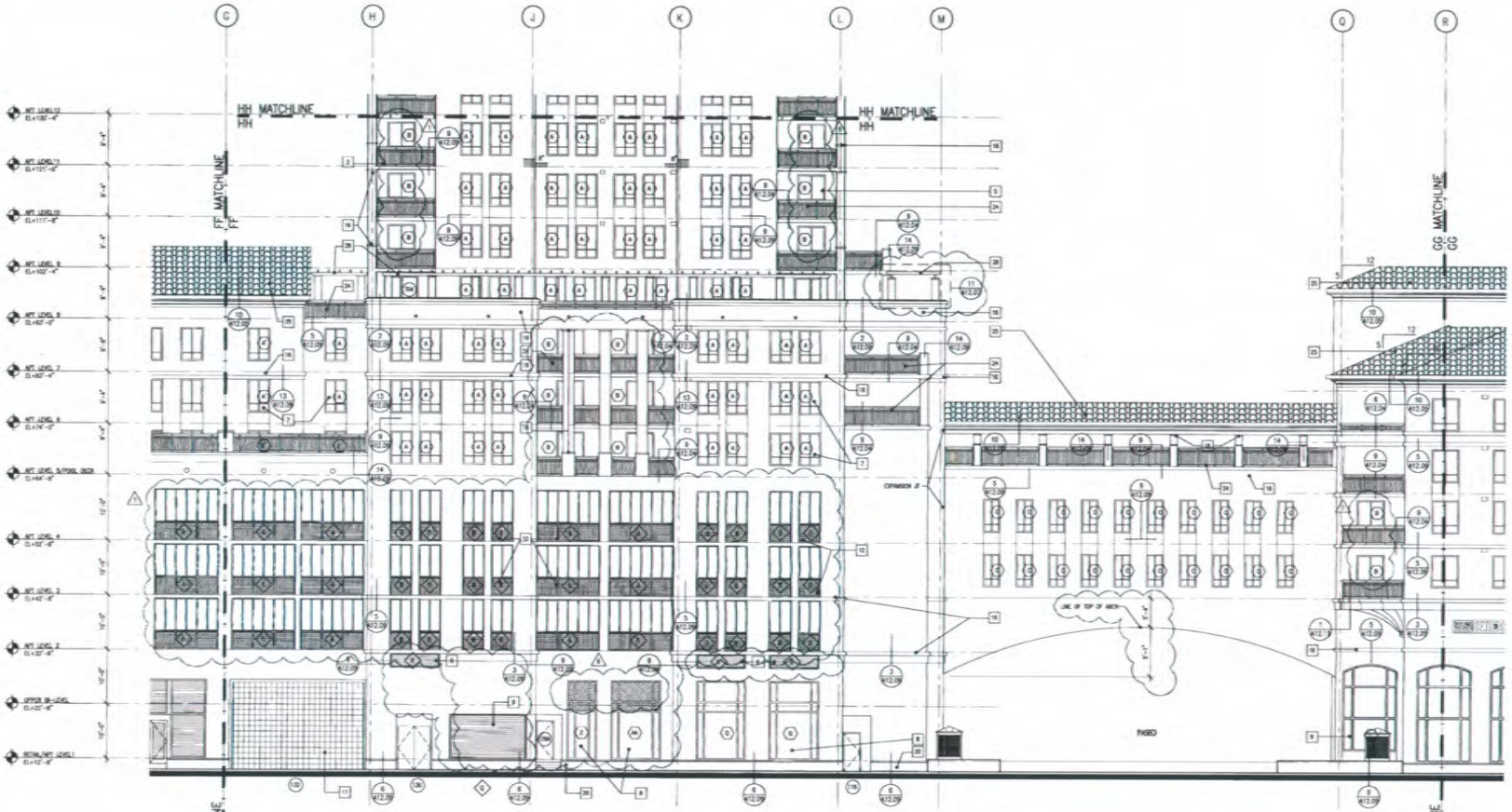
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A9.13



1 A9.15 PARTIAL EAST ELEVATION

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

LEGEND

1 NOT USED
2 STUCCO CONTROL JOINT
3 OVERFLOW SCUPPER
4 ROOF COVER FLAP
5 ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
6 ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
7 OPERABLE ALUMINUM WINDOW ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH (TYP.)
8 FIXED ALUMINUM STOREFRONT ASSEMBLY WITH BAKED-ON FLUOROPOLYMER FINISH
9 WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
10 GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH BAKED-ON FLUOROPOLYMER FINISH
11 GARAGE DOOR - ROLL-DOWN ALUMINUM
12 SIGNAGE -
13 LIGHTING -
14 NOT USED
15 NOT USED
16 PRE-FORMED POLYSTYRENE MOULDING WITH SMOOTH ACRYLIC STUCCO FINISH.
17 NOT USED
18 NOT USED
19 NOT USED
20 NOT USED
21 NOT USED
22 NOT USED
23 DECORATIVE PRECAST CONCRETE MEDALLION
24 RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25 ROOF - SPANISH "S" CLAY TILE
26 CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27 FABRIC AWNING WITH PAINTED FRAME
28 P.S. WOOD TRELLIS WITH PAINT FINISH
29 DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/S.S.F. FINISH
30 ALUMINUM ACCESS ROOF LADDER
31 PAINTED STUCCO BAND
32 ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33
34
35
36

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS (UNLESS OTHERWISE NOTED).

ALL ELEVATION MARKS REFER TO N.G.V.D.

GENERAL NOTES:

1 PARKING GARAGE LEVELS BASEMENT, 1st & UPPER 3½-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.

2 FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING 40% OF THE PERIMETER REMAIN OPEN.
THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 880 EACH.
THE NORTH SIDE PLUS THE EAST SIDE TOTALS 420 FEET (16 BAYS (105 FEET + 245 FEET) = 350 FEET) FOR THE 2nd AND 4th LEVELS.
THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 30% OF THE TOTAL PERIMETER WALL AREA.
THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 7616.34 SF. (880 FEET X 8'-4"). THE REQUIRED AREA OF OPENINGS IS 1084.8792 (7616.34 X 30%).
FOR THE 2nd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 AVE. OF 31.27 SF EACH OR 344.13 SF. THE EAST SIDE HAS 12 PANELS OF 95 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. THEREFORE, THE 2nd LEVEL HAS 344.13 + 1140 + 20.07 = 1504.2 SF. WHICH IS LARGER THAN 1084.87. SO THIS FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
FOR THE 3rd FLOOR, THE NORTH AND EAST SIDE HAVE 14 PANELS (14 AVE. AT 31.27 SF EACH OR 437.78 SF. THE EAST SIDE HAS 12 PANELS AT 95 SF 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. THEREFORE, THE 3rd LEVEL HAS 437.78 + 1140 + 20.07 = 1577.85 SF. WHICH IS LARGER THAN 1084.87. SO THIS FLOOR MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
FOR THE 4th FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 AVE. OF 31.27 SF EACH OR 344.13 SF. THE EAST SIDE HAS 12 PANELS OF 95 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.07 SF. THEREFORE, THE 4th LEVEL HAS 344.13 + 1140 + 20.07 = 1504.2 SF. WHICH IS LARGER THAN 1084.87. SO THIS FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

REV 3
RECEIVED
OCT 23
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND FIRE PREVENTION STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 (FLORIDA STATUTES.

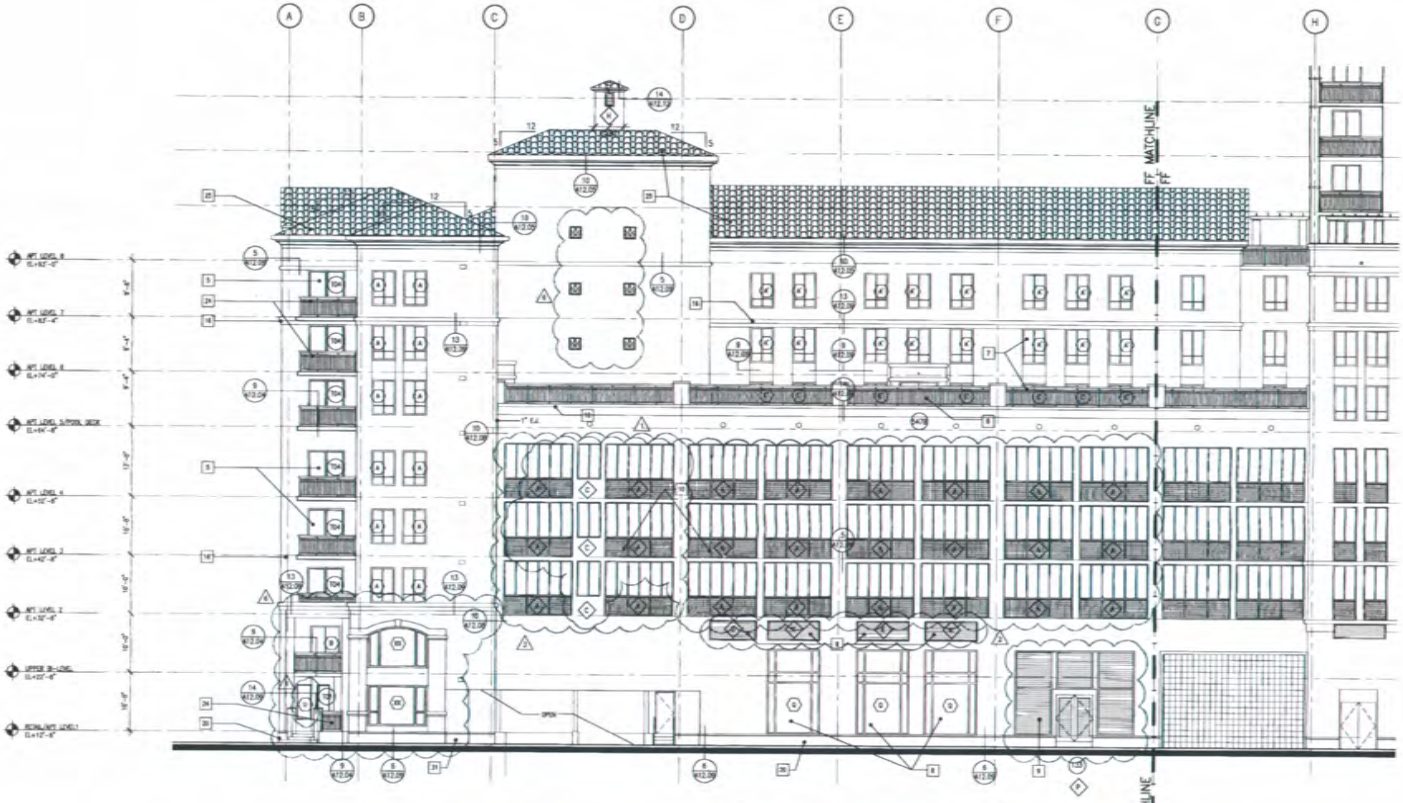
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929)

PERMIT ISSUE
OCTOBER 31, 2002
1 10/14/03 REVISION
2 05/27/03 REVISION

2153

A9.15



1 A9.17 PARTIAL EAST ELEVATION

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

LEGEND

1. NOT USED
2. STUCCO CONTROL JOINT
3. OVERFLOW SCUPPER
4. VENT COVER FLAP
5. ALUMINUM SLIDING GLASS DOOR ASSEMBLY WITH SWISS-ON FLUOROPOLYMER FINISH (TYP.)
6. ALUMINUM/GLASS SWING DOOR ASSEMBLY WITH SWISS-ON FLUOROPOLYMER FINISH (TYP.)
7. OPTIONAL ALUMINUM WINDOW ASSEMBLY WITH SWISS-ON FLUOROPOLYMER FINISH (TYP.)
8. FIXED ALUMINUM STOREFRONT ASSEMBLY WITH SWISS-ON FLUOROPOLYMER FINISH
9. WEATHERPROOF LOUVER ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH SWISS-ON FLUOROPOLYMER FINISH
10. GRILLE ASSEMBLY WITH BIRDSCREEN IN EXTRUDED ALUMINUM FRAME WITH SWISS-ON FLUOROPOLYMER FINISH
11. GARAGE GATES - ROLL-DOWN ALUMINUM
12. SIGNAGE -
13. LIGHTING -
14. NOT USED
15. NOT USED
16. PRE-FORMED POLYSTYRENE MOLDING WITH SMOOTH ACRYLIC STUCCO FINISH
17. NOT USED
18. NOT USED
19. NOT USED
20. NOT USED
21. NOT USED
22. NOT USED
23. DECORATIVE PRECAST CONCRETE MEDALLION
24. RAILINGS - ALUMINUM WITH BLACK POWDER COAT FINISH
25. ROOF - SPANISH "S" CLAY TILE
26. CONTINUOUS ALUMINUM GUTTER THROUGHOUT ROOF EDGE
27. FABRIC AWNING WITH PAINTED FRAME
28. P.T. WOOD TRELLIS WITH PAINT FINISH
29. DADE COUNTY PRODUCT CONTROL APPROVED MECHANICAL EQUIPMENT SCREEN W/E.I.F.S. FINISH
30. ALUMINUM ACCESS ROOF LADDER
31. RAISED STUCCO BAND
32. ALUMINUM TRELLIS BEAM & POST W/ POWDERCOAT FINISH
33.
34.
35.
36.

NOTES

LIGHT TEXTURED STUCCO FINISH AT ALL EXTERIOR WALLS AND COLUMNS UNLESS OTHERWISE NOTED.

ALL ELEVATION MARKS REFER TO N.G.V.D.

GENERAL NOTES:

1. PARKING GARAGE LEVELS BASEMENT, 1st & UPPER B-LEVEL ARE MECHANICALLY VENTILATED AND COMPLY WITH 411.4.2 FBC. SEE MECHANICAL.
   PARKING GARAGE LEVELS 2, 3 & 4 NATURALLY VENTILATED.
2. FIRST, THE FBC REQUIRES THAT AT LEAST 2 SIDES OF THE PARKING GARAGE, TOTALING 40% OF THE PERIMETER REMAIN OPEN. THE GARAGE PERIMETER FOR THE 2nd, 3rd AND 4th LEVELS TOTAL 1050 EACH.
   THE NORTH SIDE PLUS THE EAST SIDE TOTALS 420 FEET PER SIDE (1134 FEET + 240 FEET = 1380 FEET) FOR THE 2nd AND 4th LEVELS.
   THEREFORE, THE PARKING GARAGE MEETS THE FIRST CRITERIA OF NATURAL VENTILATION.
   SECOND, THE OPENINGS IN THE WALLS ARE REQUIRED BY THE FBC TO BE AT LEAST 20% OF THE TOTAL PERIMETER WALL AREA.
   THE TOTAL PERIMETER WALL AREA FOR THE 2nd, 3rd AND 4th LEVELS EQUAL 7920.34 SF (REF. TOTAL A.F. = 7920.34). THE REQUIRED AREA OF OPENINGS IS 1584.0767. (7920.34 X .2000).
   FOR THE 2nd FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 @ 31.27 SF EACH OR 594.13 SF + THE EAST SIDE HAS 12 PANELS OF 85 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.67 SF. THEREFORE, THE 2nd LEVEL HAS 594.13 + 1140 + 20.67 = 1734.2 SF WHICH IS LARGER THAN 1584.07. SO THE FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 3rd FLOOR, THE NORTH AND EAST SIDE HAVE 14 PANELS (4 @ 31.27 SF EACH OR 437.78 SF + THE EAST SIDE HAS 12 PANELS AT 85 SF = 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.67 SF. THEREFORE, THE 3rd LEVEL HAS 437.78 + 1140 + 20.67 = 1578.45 SF WHICH IS LARGER THAN 1584.07. SO THIS FLOOR MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.
   FOR THE 4th FLOOR, THE NORTH AND EAST SIDE HAVE 19 PANELS (11 @ 31.27 SF EACH OR 594.13 SF + THE EAST SIDE HAS 12 PANELS OF 85 SF EACH OR 1140 SF. THE EAST SIDE HAS 1 PANEL AT 20.67 SF. THEREFORE, THE 3rd LEVEL HAS 594.13 + 1140 + 20.67 = 1734.2 SF WHICH IS LARGER THAN 1584.07. SO THIS FLOOR LEVEL MEETS THE SECOND CRITERIA OF NATURAL VENTILATION.

MAY 27 2003

RECEIVED MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architectural & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE FLORIDA ACCESSIBILITY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 553 FLORIDA STATUTES.

FAIRFIELD DADELAND

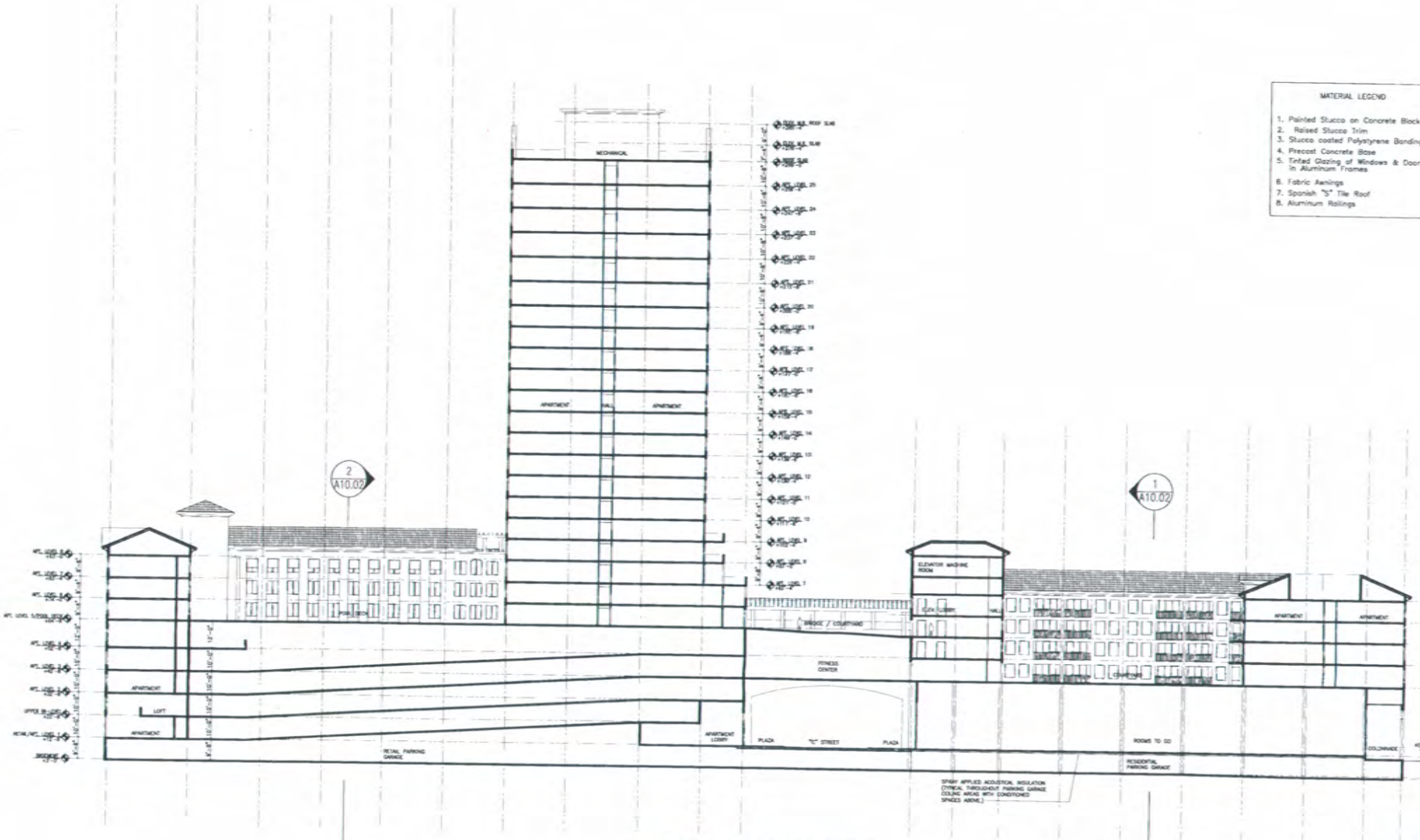
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002
1 02/14/03 REVISION
2 01/04/03 REVISION
3 02/14/03 REVISION
4 05/27/03 REVISION

2153

A9.17



1 A10.01 **LONGITUDINAL SECTION**
1" = 20'-0"

MATERIAL LEGEND

1. Painted Stucco on Concrete Block
2. Raised Stucco Trim
3. Stucco coated Polystyrene Banding
4. Precast Concrete Base
5. Tinted Glazing of Windows & Doors in Aluminum Frames
6. Fabric Awnings
7. Spanish "S" Tile Roof
8. Aluminum Railings

RECEIVED
MAY 23 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA, MIAMI-DADE BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(553.14) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 21, 2002
04/14/03 REVISION
05/27/03 REVISION

2153

A10.01

NOTE:
CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" AS PER FLORIDA BUILDING CODE 11-4.5.2

STROLLER PARKING SIGN

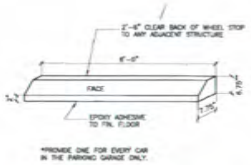
THE DRAWING BELOW REPRESENTS THE CURRENTLY APPROVED STROLLER PARKING SIGN, WHICH IS REQUIRED ON ALL STROLLER PARKING SPACES.

NOTE THAT THE SIGN MUST BE POSTED AND THE BOTTOM OF THE THE SIGN MUST BE AT LEAST 7'-0" ABOVE GRADE, BUT IT MAY BE ATTACHED TO THE BUILDING WHEN APPROVED.

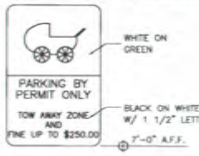
HANDICAP PARKING SIGN

THE DRAWING BELOW REPRESENTS THE CURRENTLY APPROVED DISABLED PARKING SIGN, WHICH IS REQUIRED ON ALL HANDICAP PARKING SPACES.

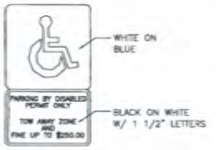
NOTE THAT THE SIGN MUST BE POSTED AND THE BOTTOM OF THE THE SIGN MUST BE AT LEAST 7'-0" ABOVE GRADE, BUT IT MAY BE ATTACHED TO THE BUILDING WHEN APPROVED.



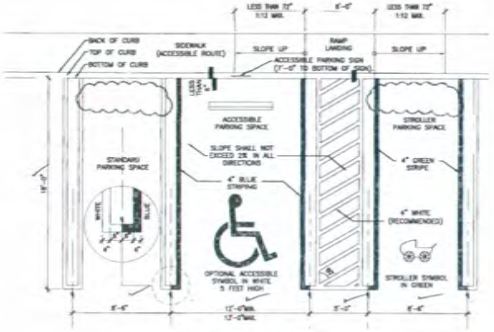
CONCRETE WHEELSTOP
NOT TO SCALE



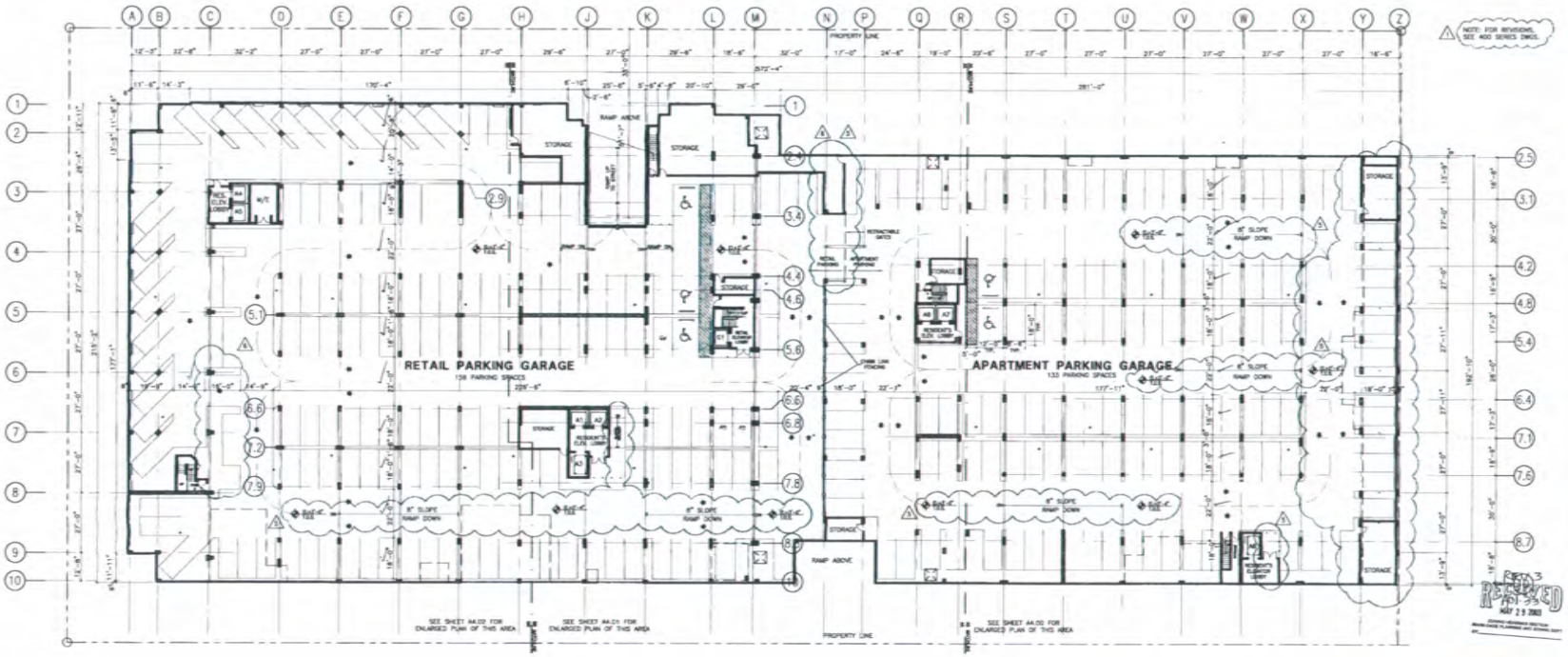
BABY STROLLER SIGN
NOT TO SCALE



HANDICAP SIGN
NOT TO SCALE



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



BASEMENT PARKING GARAGE PLAN
SCALE: 1" = 20'-0"
EL.+3'-0"

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MIAMI-DADE COUNTY BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.3.4) AND 633 FLORIDA STATUTES.

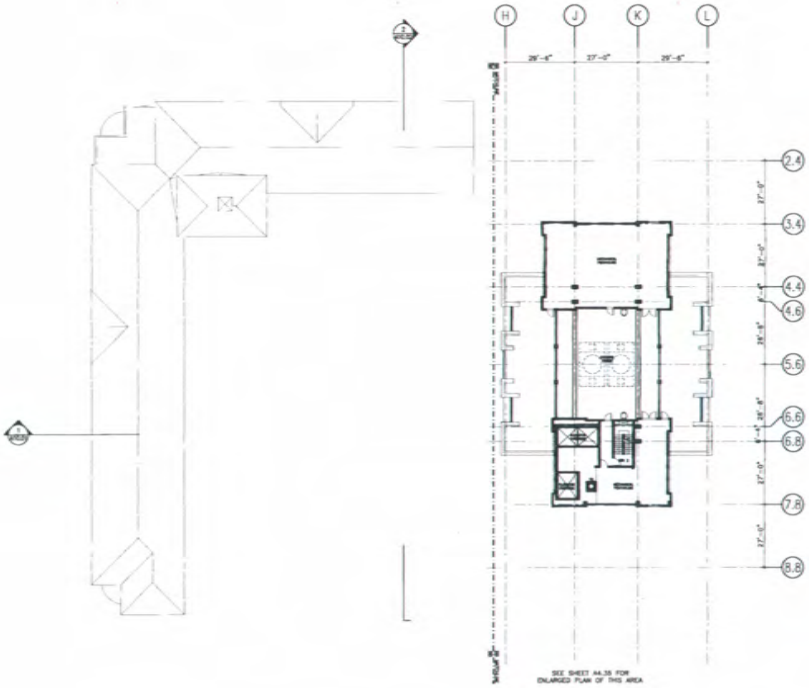
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V.D. DATUM (1929)

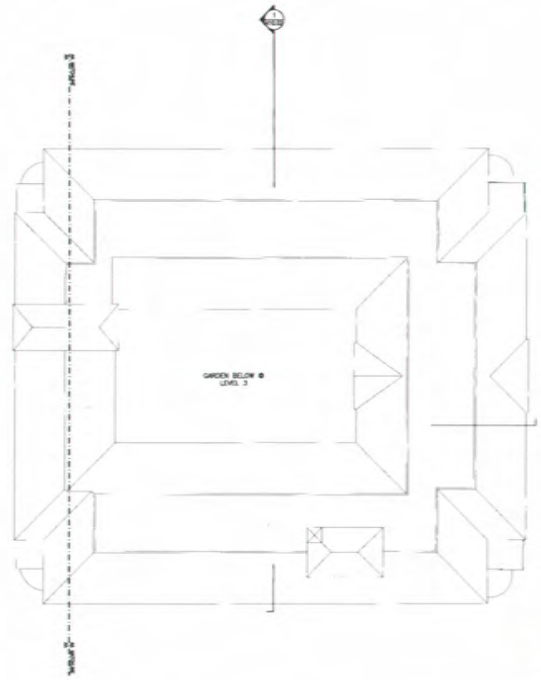
PERMIT ISSUE
OCTOBER 21, 2002
12/16/02 REVISION
01/29/03 REVISION
04/11/03 REVISION
05/27/03 REVISION

2153

A3.00



MECHANICAL PENTHOUSE PLAN-SOUTH SITE
SCALE: 1" = 20'-0" EL.+269'-0"



ROOF PLAN-NORTH SITE
SCALE: 1" = 20'-0"

NOTE: FOR REVISIONS, SEE 400 SERIES DWGS.

Rev 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

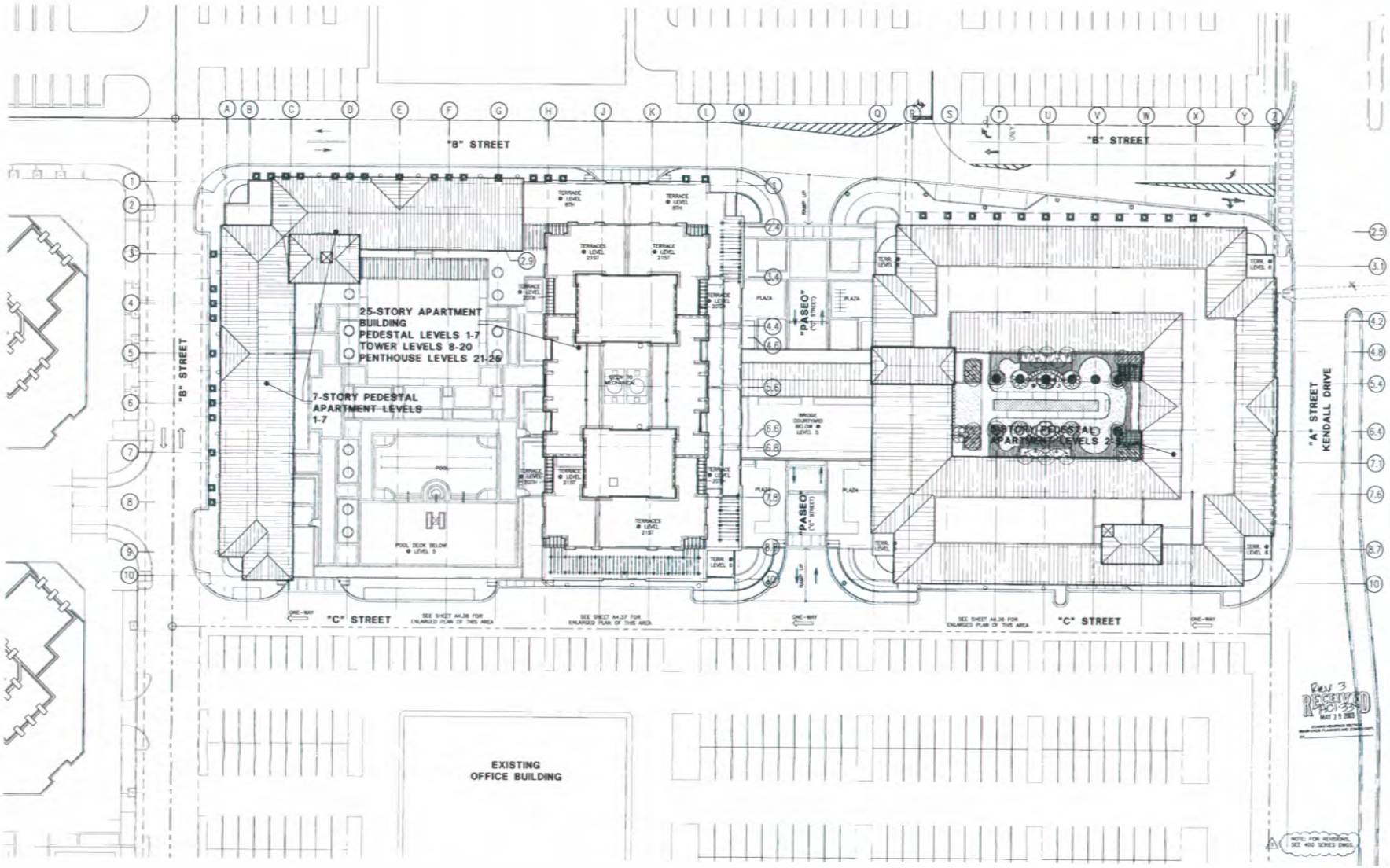
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A3.16



ROOF PLAN
SCALE: 1" = 20'-0"

N

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

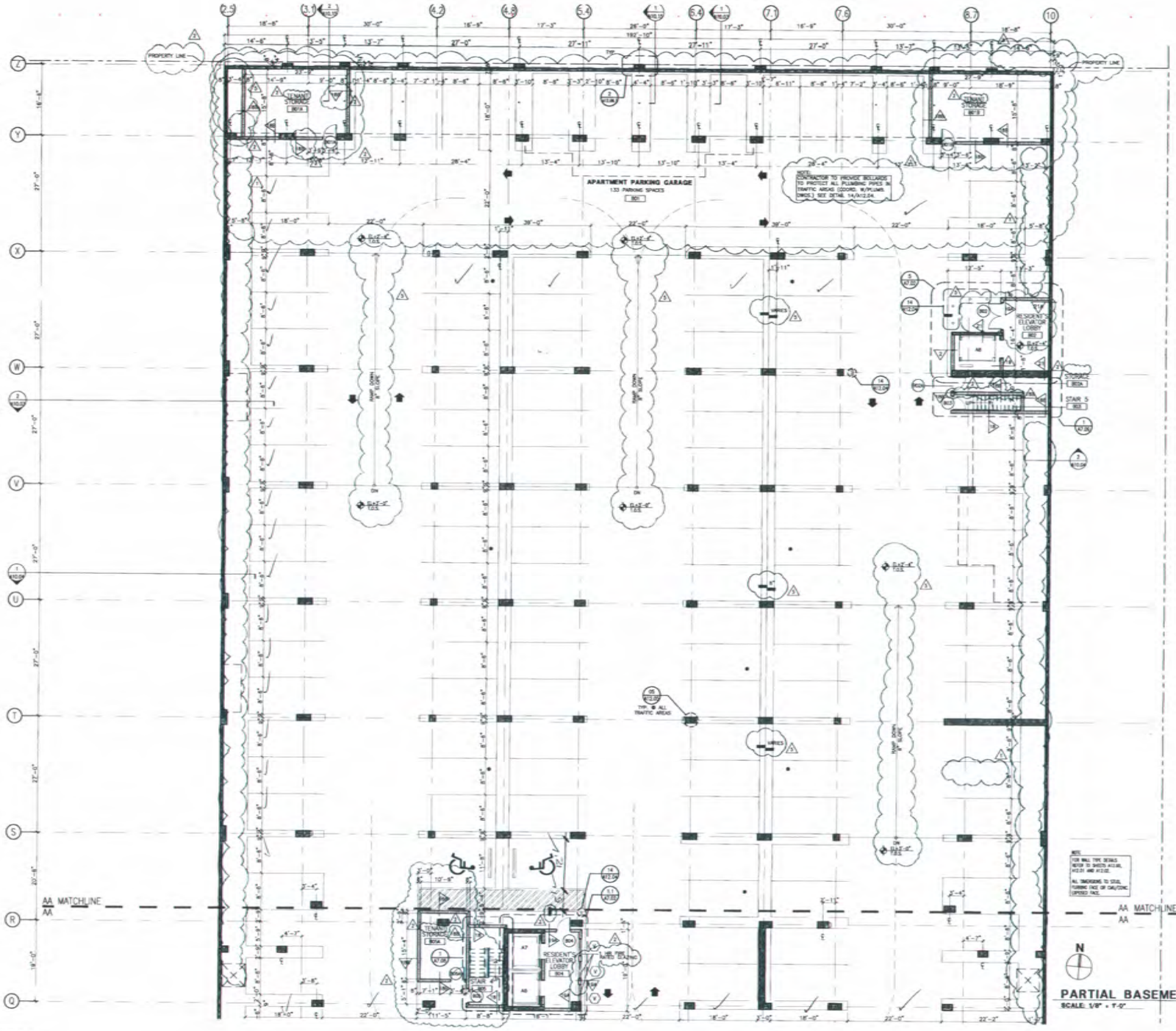
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

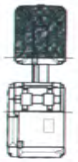
A3.17



PARTIAL BASEMENT PRKNG GAR. PLAN

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

EL.=3'-0"



KEY PLAN

Rev 3

RECEIVED

MAY 23 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS CONFORM TO THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (05.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

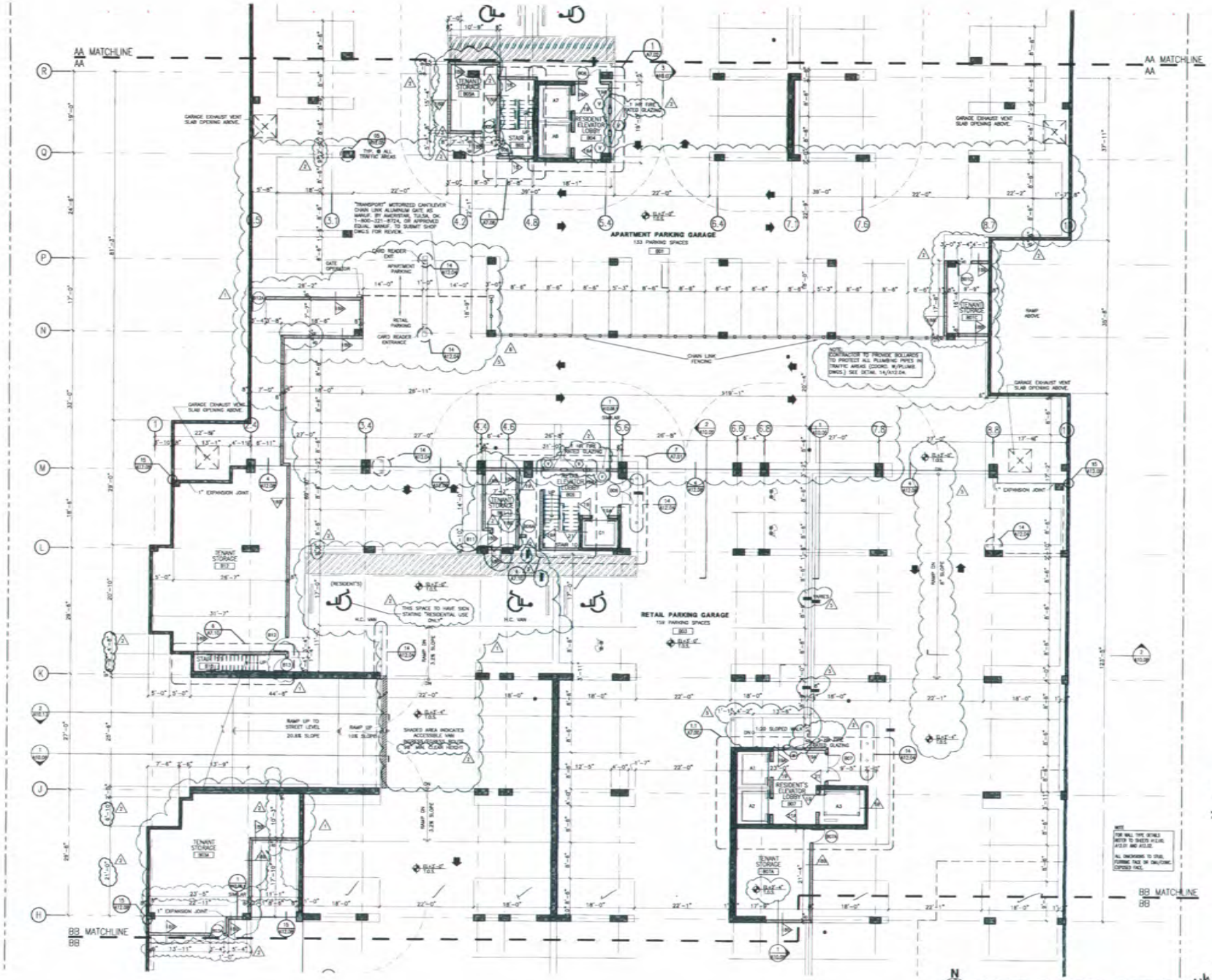
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

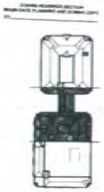
FORMAT ISSUE
OCTOBER 21, 2002
12/16/02 REVISION
01/24/03 REVISION
04/16/03 REVISION
05/07/03 REVISION

2153

A4.00



PARTIAL BASEMENT PARKING GARAGE PLAN
SCALE: 1/8" = 1'-0"
EL.+3'-0"



KEY PLAN

Rev 3
RECEIVED
MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.
Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE, MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION(105.13.4) AND 633 FLORIDA STATUTES.

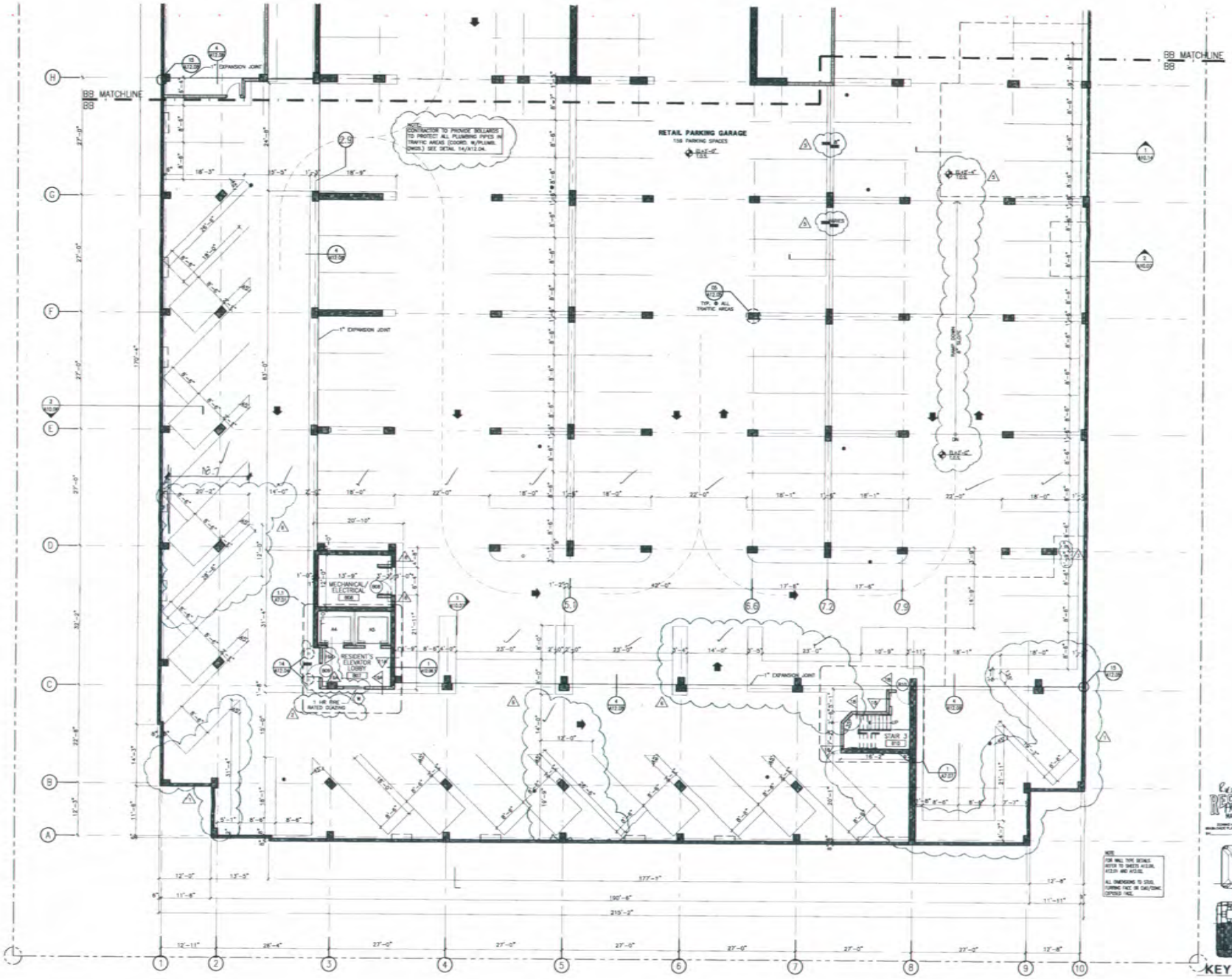
FAIRFIELD DADELAND
MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE
OCTOBER 31, 2002

2153

A4.01



KEY PLAN

N

PARTIAL BASEMENT PARKING GARAGE PLAN

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

EL.=3'-0"

RECEIVED MAY 29 2003

MAY 27 2003

NICHOLS BROSCH SANDOVAL & ASSOCIATES, INC.

Architecture & Planning

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITIES IN ACCORDANCE WITH THIS SECTION (105.13.4) AND 633 FLORIDA STATUTES.

FAIRFIELD DADELAND

MIAMI, FLORIDA

ALL ELEVATION MARKS REFER TO N.G.V. DATUM (1929).

PERMIT ISSUE

OCTOBER 31, 2002

1	12/19/02 REVISION
2	01/31/03 REVISION
3	04/15/03 REVISION
4	05/21/03 REVISION

2153

A4.02

Approved: _____ **Mayor**

Veto: _____

Override: _____

RESOLUTION NO. Z-9-02

WHEREAS, **CENTRES DADELAND LTD. PARTNERSHIP & MDM HOTELS, INC.** applied for the following:

(1) DELETION of a Declaration of Restrictive Covenants recorded in Official Record Book 14348 at pages 2354 through 2364, accepted pursuant to Resolution Z-237-89, passed and adopted by the Board of County Commissioners.

(2) RESCISSION AND REVOCATION of Resolution 5ZAB-367-95, passed and adopted by the Zoning Appeals Board.

The purpose of these requests is to release a declaration of restrictive covenants and to rescind a previous hearing which approved a hotel on this site and which required the applicant to file a declaration of restrictions on this site.

SUBJECT PROPERTY: Tract "A" of OFFICE DEPOT COMPLEX, Plat book 146, Page 91.

LOCATION: 7360 N. Kendall Drive (S.W. 88 Street), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requested deletion of a Declaration of Restrictive Covenants (Item# 1) and rescission and revocation of Resolution 5ZAB-367-95 (Item# 2) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance, and

WHEREAS, a motion approve Items# 1 & 2 was offered by Commissioner Katy Sorenson, seconded by Commissioner Gwen Margolis, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	aye	Dennis C. Moss	aye
Jose "Pepe" Cancio Sr.	absent	Dorrin D. Rolle	aye
Barbara M. Carey-Shuler	aye	Natacha Seijas	aye
Betty T. Ferguson	aye	Katy Sorenson	aye
Joe A. Martinez	aye	Rebeca Sosa	absent
Jimmy L. Morales	absent	Javier D. Souto	absent

Chairperson Gwen Margolis aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the requested deletion of a Declaration of Restrictive Covenants recorded in Official Record Book 14348 at pages 2354 through 2364 be and the same is hereby approved, and the requested rescission and revocation of Resolution 5ZAB-367-95 is hereby granted, and said resolution is null and void and of no further force or effect.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED* this 23rd day of May, 2002, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.**

No. 02-5CC-1

MIAMI-DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

KAY SULLIVAN

by Harvey Ruvin, Clerk
Deputy Clerk

THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 12TH DAY OF JUNE, 2002.

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Harvey Ruvin, Clerk of the Circuit Court in and for Miami-Dade County, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-9-02, adopted by the said Board of County Commissioners at its meeting held on the 23RD day of May, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 11th day of June, 2002.

KAY SULLIVAN

Harvey Ruvin, Clerk
Board of County Commissioners
Miami-Dade County, Florida

By Earl Jones
Deputy Clerk

SEAL

COUNTY COMMISSIONERS DADE COUNTY FLORIDA

Approved: _____ Mayor

Veto: _____

Override: _____

RESOLUTION NO. Z-14-11 ✓

WHEREAS, **DOWNTOWN DADELAND RETAIL, LLC.** applied to Community Zoning Appeals Board 12 for the following:

(1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (8 sq. ft. maximum permitted).

(2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).

(3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum height permitted).

(4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland," as prepared by Architecture + Design, consisting of 10 sheets, dated stamped received 7/9/10. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "A," DOWNTOWN DADELAND, Plat book 161, Page 76.

LOCATION: Lying south of S.W. 88 Street, between S.W. 72 Court and S.W. 72 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of this Board that the requests to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage per tenant; to permit additional cantilever projecting signs per street frontage and to permit the cantilever projecting signs with an area of 55.75 sq. ft. (Item #1), to permit cantilever projecting signs

#283

to encroach into the right-of-way (Item #2), to permit directional signs with a height varying from 10'2" to 13' (Item #3), and to permit directional signs with logos (Item #4) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and said application was denied without prejudice by Resolution No. CZAB12-5-11, and

WHEREAS, **DOWNTOWN DADELAND RETAIL, LLC.** appealed the decision of Community Zoning Appeals Board 12 to the Board of County Commissioners for the following:

(1) Applicant is requesting to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage, per tenant; to permit additional cantilever projecting signs (1 permitted) per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.67 square feet (8 square feet maximum permitted).

(2) Applicant is requesting to permit cantilever projecting signs to encroach into the right-of-way (not permitted).

(3) Applicant is requesting to permit directional signs with a height varying from 10'2" to 13' (4' maximum permitted).

(4) Applicant is requesting to permit directional signs with logos (not permitted).

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Downtown Dadeland" as prepared by Architecture Design, consisting of 10 sheets dated stamped received 7/9/10. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract A DOWNTOWN DADELAND, Plat Book 161, Page 76.

LOCATION: Lying South of S.W. 88 Street, between S.W. 72 Court & S.W. 72 Place, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, and it was noted that the applicant had previously submitted revised plans within the scope of the advertisement entitled,

"Downtown Dadeland," as prepared by Architecture + Design, consisting of 13 sheets, dated stamped received 10/19/11", and

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, after reviewing the record and decision of the Metropolitan Dade County Zoning Appeals Board 12 and after having given an opportunity for interested parties to be heard, it is the opinion of the Board of County Commissioners, Miami-Dade County, Florida, that that the grounds and reasons alleged by the appellants specified in the appeal were sufficient to merit a reversal of the ruling made by the Zoning Appeals Board in Resolution No. 12 and that the appeal should be approved and that the decision of Community Zoning Appeals Board 12 should be overruled, and that the requests to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage, per tenant; to permit additional cantilever projecting signs per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.67 square feet (Item #1), to permit cantilever projecting signs to encroach into the right-of-way (Item #2), to permit directional signs with a height varying from 10'2" to 13' (Item #3), and to permit directional signs with logos (Item #4) would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and would be consistent with the Comprehensive Development Master Plan, and

WHEREAS, a motion to grant the appeal, to overrule the decision of Community Zoning Appeals Board 12, and to approve Items #1 through #4 was offered by Commissioner Xavier L. Suarez, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	aye	Barbara J. Jordan	aye
Lynda Bell	aye	Jean Monestime	aye
Esteban Bovo, Jr.	aye	Dennis C. Moss	aye
Jose "Pepe" Diaz	aye	Rebecca Sosa	aye
Audrey M. Edmonson	aye	Sen. Javier D. Souto	aye
Sally A. Heyman	aye	Xavier L. Suarez	aye

Joe A. Martinez aye

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Miami-Dade County, Florida, that the appeal be and the same is hereby granted and the decision of Community Zoning Appeals Board 12 is overruled.

BE IT FURTHER RESOLVED that the requests to waive the zoning regulations permitting only one of each sign type, up to a total of three signs per street frontage, per tenant; to permit additional cantilever projecting signs per street frontage, per tenant and to permit the cantilever projecting signs with an area of 55.67 square feet (Item #1), to permit cantilever projecting signs to encroach into the right-of-way (Item #2), to permit directional signs with a height varying from 10'2" to 13' (Item #3), and to permit directional signs with logos (Item #4) be and the same is hereby approved, subject to the following conditions:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Permitting, Environment, and Regulatory Affairs upon the submittal of an application for a building permit and/ or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.

2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Downtown Dadeland," as prepared by Architecture + Design, consisting of 13 sheets, dated stamped received 10/19/11".

3. That all the lights with signage be turned off at 11:00 PM daily.

4. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that Resolution No. CZAB12-5-11 is hereby null and void.

DOWNTOWN DADELAND

A VILLAGE WITHIN A CITY

REVIEWED BY:
ON: 10 / 19 / 11
ZONING EVALUATOR
☑ PLANS ACCEPTABLE
☐ NOT ACCEPTABLE
BY: 10 / 19 / 11

BOARD OF COUNTY COMMISSIONERS HEARING
Submitted to: Miami-Dade County Department of Planning & Zoning
Architect: ADD Inc
Resubmitted 12 October 2011

RECEIVED
Z10-044
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

Project Information

Site Information

		Remarks
Net Lot Area	323,000 square feet (7.42 acres)	
Zoning Designation	Downtown Kendall Urban Center District	
Main Use & Occupancy Classification	Residential / Mercantile / Assembly	

Sign Requirements

	Allowed	Proposed *(Variance items are Bold Underlined)*	Remarks
Development Parameters Section 33-284.62 (B)(3)(H)	Awnings, balconies, roof eaves, signs, porches, stoops, and ramps may encroach into setbacks. Awnings, balconies, roof eaves, and signs may encroach into rights-of-way; however, they shall not extend a distance closer than six (6) inches from the curb face. All right-of-way encroachments shall be a minimum one hundred thirty-two (132) inches above the sidewalk. Encroachments shall not be taller than the building or pedestal, whichever is lower.	4'-0" encroachment into r.o.w. and 4'-0" from curb face	For Banner Signs along North Kendall Drive
		1'-0" encroachment into r.o.w. and 8'-10" from curb face	For Banner Signs along Dadeland Boulevard
		124" from sidewalk to bottom of sign	For Banner Signs
		Encroachment is lower than building	For Banner Signs
Permanent Point of Sale Signs (In Core and Center Sub-Districts) Section 33-284.63 (B)(3)(b)			
(i) Size	24 square feet maximum	***21.00 and 29.33 square feet***	For Banner Signs
	8 square feet maximum for cantilever projecting	***21.00 and 29.33 square feet***	For Banner Signs
(ii) Number	One (1) of each sign type, up to a total of three (3) per street frontage for each tenant	***ADDITIONAL cantilever projecting signs for each tenant w/ NON-FRONTAGE locations***	For Banner Signs
(iii) Building Identification Wall Sign	Permitted above eight floor. One (1) sign per frontage is permitted; each sign shall be a maximum of three hundred (300) square feet	N/A	
(iv) Setbacks and Spacing	The outer edge of the sign shall be no closer than zero (0) feet from the right-of-way and five (5) feet minimum from side or rear property line	North Kendall Drive = ***4 foot encroachment beyond North property line***	For Banner Signs along North Kendall Drive
		Dadeland Boulevard = ***1 foot encroachment beyond West property line***	For Banner Signs along Dadeland Boulevard
		SW 72nd Court = 38'-0" setback from east property line	For Banner Signs
(v) Illumination	Section 33-96, Illumination, of this Code, shall apply except that revolving, rotating, and otherwise moving signs shall be prohibited	N/A	
(vi) Maximum Height	Four (4) feet maximum height above grade to top of sign for detached sign	N/A	
(vii) Special Conditions	No permit required for awnings following these regulations. Letters attached or painted to fabric shall be limited to the identification of the occupant and/or use of the property. Back-lit awnings and balloon signs are not allowed. Decorative neon may be used only inside windows. Building name and locations carved into stone or stucco relief may occupy up to ten (10) percent of a facade.	N/A	
(viii) Prohibited	No sign shall exhibit thereon any shell or obscenic matter	N/A	
Directional Signs (to direct traffic flow and locate entrances and exits) Section 33-284.63 (B)(5)			
(i) Size	Do not exceed three (3) square feet in area	2.00 & 2.30 square feet	For parking directional signs
		14.25 square feet	For lettering on top of parking garage entrance canopy
(ii) Height	Do not exceed four (4) feet in height above grade	***10'-6" above grade to top***	For parking directional signs on lamp poles
		10'-2" above grade to top	For parking directional signs on parking garage entrance canopy
		12'-6" above grade to top	For walking garage entrance canopy lettering sign
(iii) Approval	Providing they are shown and approved on site plans which indicate size, location, copy, etc.	Provided	
(iv) Prohibited	Logos, names and advertising are not permitted on such signs	***Logo sign provided, 4.21 square feet & 10'-10" above grade to top***	On parking garage entrance canopy

PROJECT #09163.00

ADD Inc

DOWNTOWN DADELAND

ZONING DATA

Board of County Commissioners Hearing 10.12.11

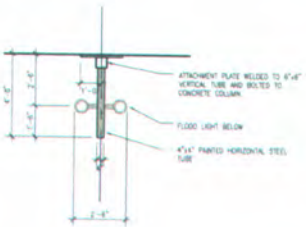
DOWNTOWN DADELAND
7175 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING TRANSITIONS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY:

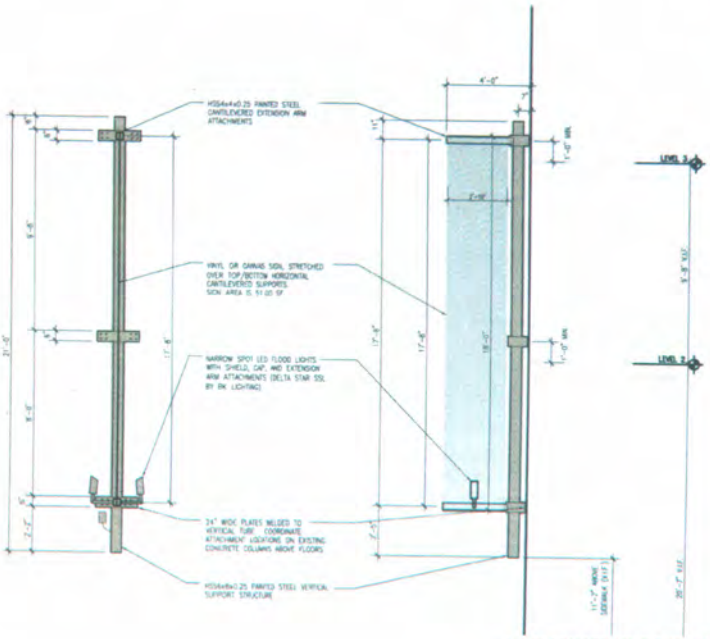
ARCHITECTURE + DESIGN

A-2

BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



TYPE 1 BANNER SIGN PLAN
1/2"=1'-0"



TYPE 1 BANNER SIGN ELEVATIONS
1/2"=1'-0"

*TYPE 1 (51.00 SF) BANNER SIGNS LOCATED ALONG NORTH KENDALL DRIVE AND DADELAND BOULEVARD:
A1, A2, A3, B1, B2, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2

NOTE: ALL BANNERS CAN ONLY BE MOUNTED ON BUILDING STRUCTURAL COLUMNS AND ARE LOCATED WHERE THEY OCCUR

PROJECT #09163.00

DOWNTOWN DADELAND

BANNER SIGN TYPE 1 DETAILS

Board of County Commissioners Hearing
10.12.11

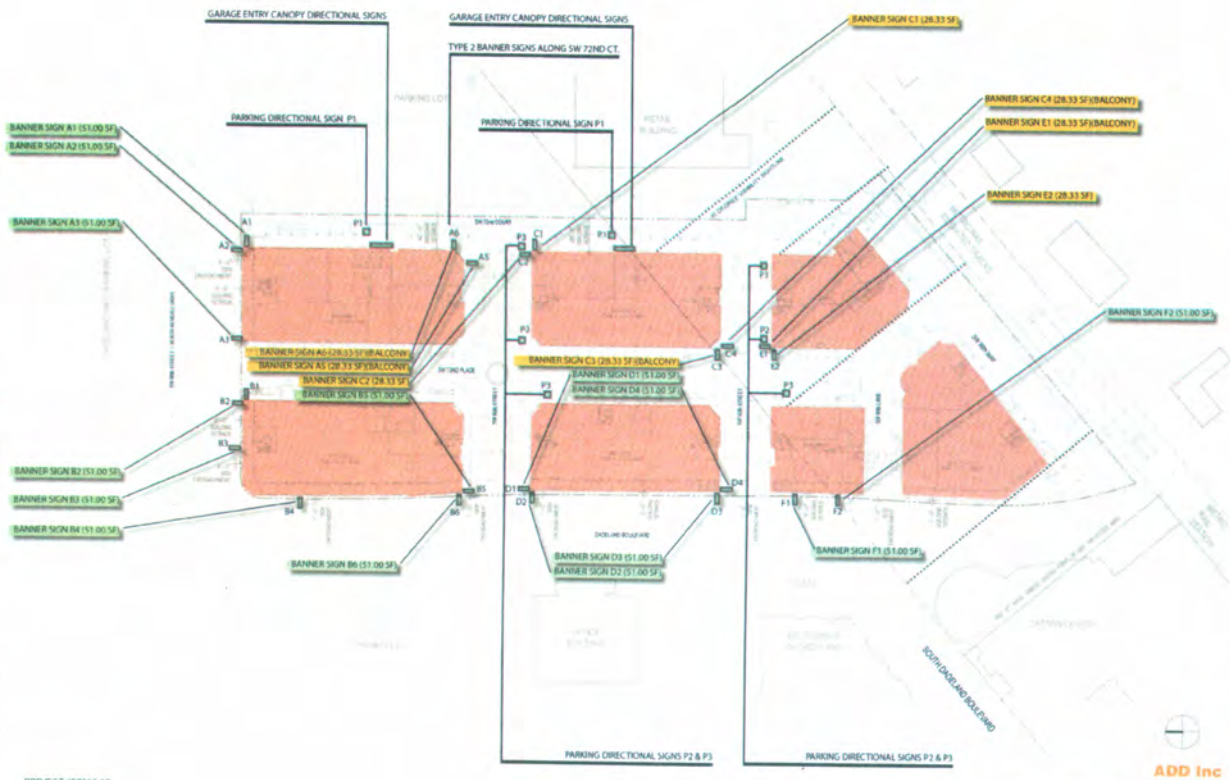
DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

ADD Inc

ARCHITECTURE + DESIGN

A-4



PROJECT #09163.00

PROPOSED SITE PLAN
1"=50'

ADD Inc

DOWNTOWN DADELAND

PROPOSED SITE MODIFICATIONS

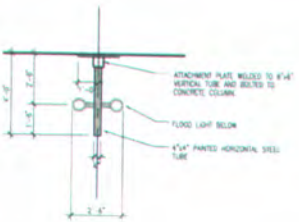
Board of County Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7270 SW 72ND COURT
MIAMI, FL 33156

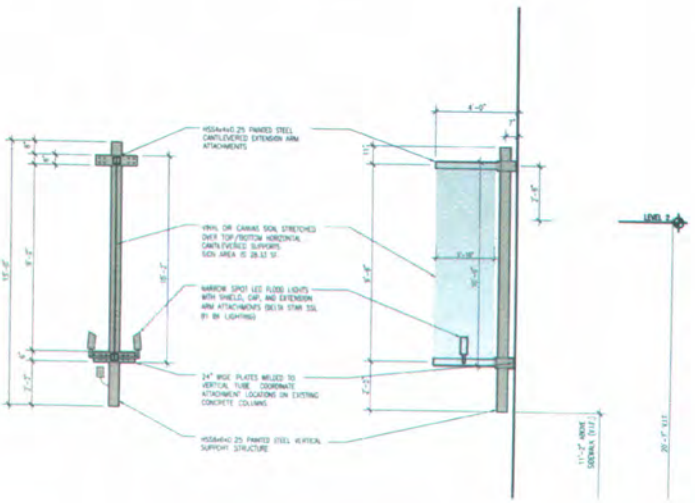
ARCHITECTURE + DESIGN

A-3

BANNER SIGN LIGHT FIXTURE - CUTAWAY VIEW
NO SCALE



TYPE 2 BANNER SIGN PLAN
1/2"=1'-0"



TYPE 2 BANNER SIGN ELEVATIONS
1/2"=1'-0"

*TYPE 2 (28.33 SF) BANNER SIGNS LOCATED ALONG SW 72ND COURT AND SW 72ND PLACE:
A5, A6, C1, C2, C3, C4, E1, E2

NOTE: ALL BANNERS CAN ONLY BE MOUNTED ON BUILDING STRUCTURAL COLUMNS AND ARE LOCATED WHERE THEY OCCUR

PROJECT #09163.00

ADD Inc

BANNER SIGN TYPE 2
DETAILS

Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7700 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE + DESIGN

A-5

PARTIAL WEST ELEVATION ALONG SW 72ND PLACE
NO SCALE

NORTH ELEVATION ALONG KENDALL DRIVE
NO SCALE

EAST ELEVATION ALONG SW 72ND COURT
NO SCALE

WEST ELEVATION ALONG DADELAND BOULEVARD
NO SCALE

PROJECT #09163.00

DOWNTOWN DADELAND

BANNER SIGN OVERALL ELEVATIONS

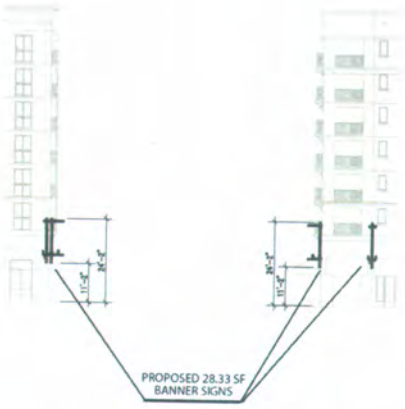
Board of County Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

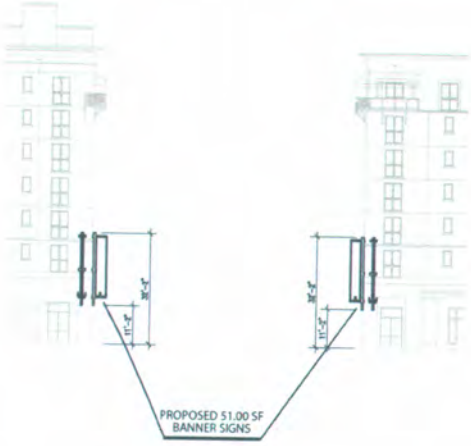
ADD Inc

ARCHITECTURE + DESIGN

A-6



*FOR TYPE 2 (28.33 SF) BANNER SIGNS AT 8 LOCATIONS:
A5, A6, C1, C2, C3, C4, E1, E2



*FOR TYPE 1 (51.00 SF) BANNER SIGNS AT 15 LOCATIONS:
A1, A2, A3, B1, B2, B3, B4, B5, B6, D1, D2, D3, D4, F1, F2

PROJECT #09163.00

DOWNTOWN DADELAND

PROPOSED BANNER
MOUNTING HEIGHTS

Board of County
Commissioners Hearing
10.12.11

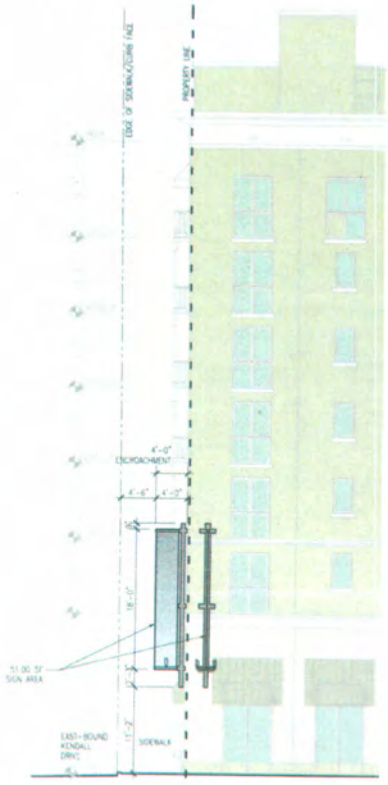
DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY:

ADD Inc
ARCHITECTURE + DESIGN

A-7

PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND PLACE
1/8"=1'-0"

PROJECT #09163.00

ADD Inc

DOWNTOWN DADELAND

TYPE 1 BANNER SIGN
BUILDING ELEVATIONS

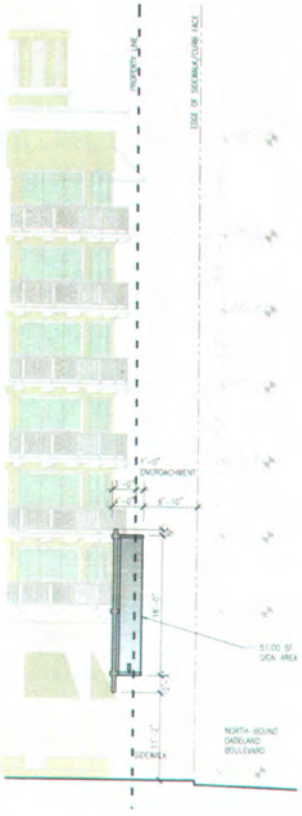
Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7220 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE + DESIGN

A-8



PROPOSED PARTIAL ELEVATION
ALONG NORTH KENDALL DRIVE
1/8"=1'-0"

PROPOSED PARTIAL ELEVATION
ALONG DADELAND BOULEVARD
1/8"=1'-0"

PROJECT #09163.00

ADD Inc

DOWNTOWN DADELAND

TYPE 1 BANNER SIGN
BUILDING ELEVATIONS

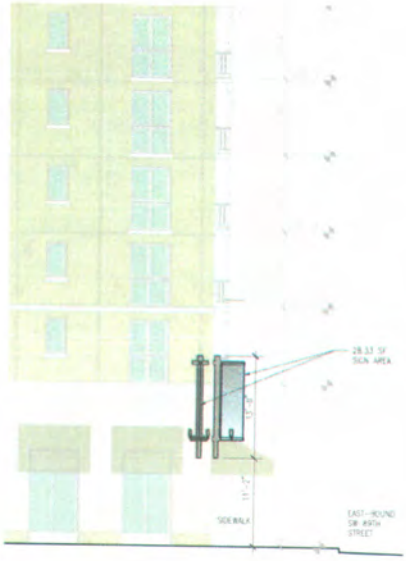
Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7220 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE + DESIGN

A-9



PROPOSED PARTIAL ELEVATION
ALONG SW 72ND COURT
1/8"=1'-0"

PROPOSED PARTIAL ELEVATION
ALONG SW 72ND COURT
1/8"=1'-0"

PROJECT #09163.00

ADD Inc

DOWNTOWN DADELAND

TYPE 2 BANNER SIGN
BUILDING ELEVATIONS

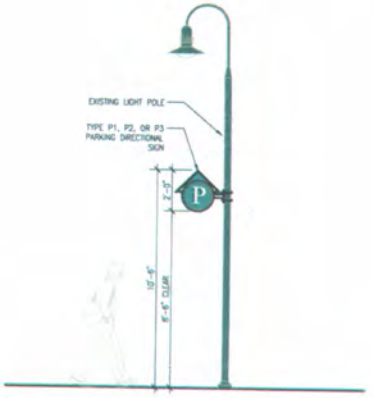
Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7201 NORTH KENDALL DRIVE
MIAMI, FL 33156

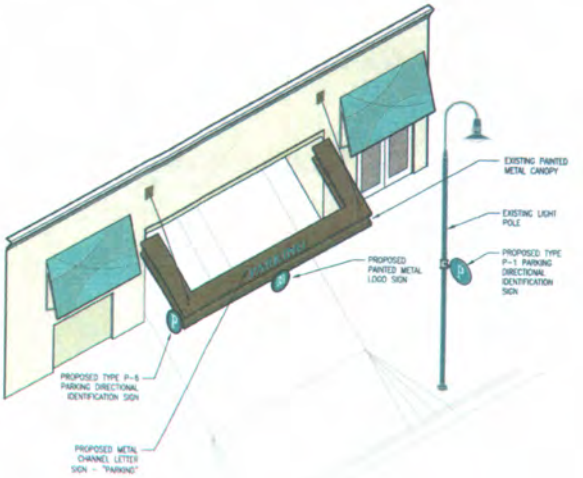
RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ARCHITECTURE + DESIGN

A-10



PROPOSED SIGN ELEVATION
1/2"=1'-0"



PROPOSED AERIAL VIEW OF GARAGE ENTRANCE AND EXIT
NO SCALE

PROJECT #09163.00

DOWNTOWN DADELAND

PARKING DIRECTIONAL SIGNS - AXONOMETRIC

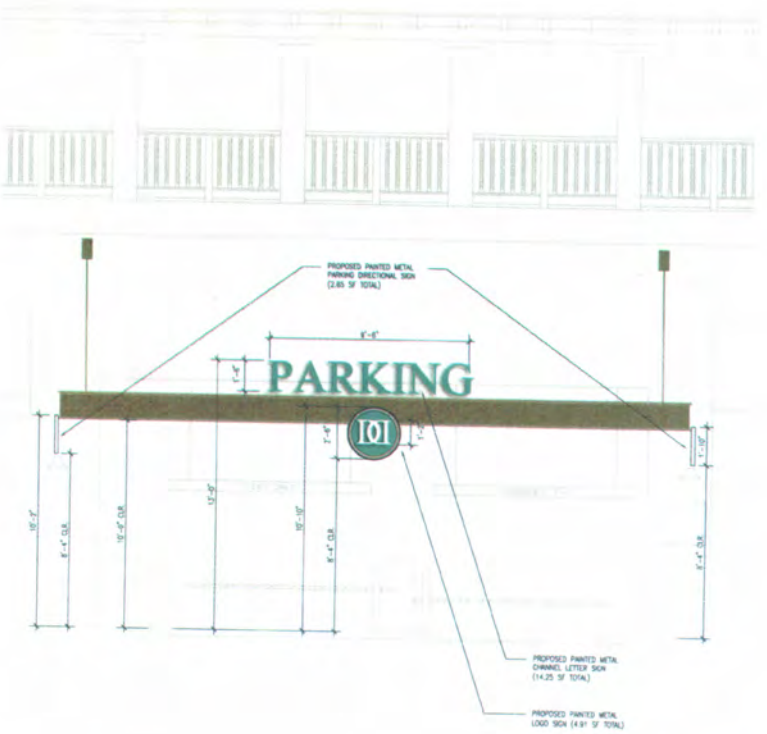
Board of County Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7270 NORTH KENDALL DRIVE
MIAMI, FL 33156

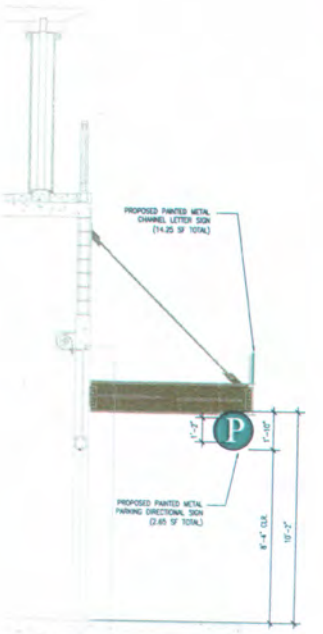
RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

ADD Inc
ARCHITECTURE + DESIGN

A-11



PROPOSED FRONT ELEVATION
1/2"=1'-0"



PROPOSED SIDE ELEVATION
1/2"=1'-0"

PROJECT #09163.00

DOWNTOWN DADELAND

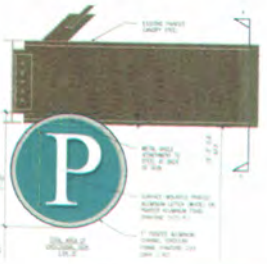
PARKING
GARAGE ENTRY/EXIT
SIGN ELEVATION

Board of County
Commissioners Hearing
10.12.11

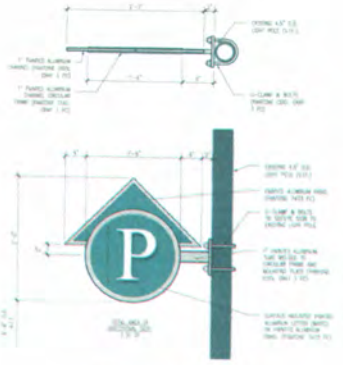
DOWNTOWN DADELAND
7220 NORTH KENDALL DRIVE
MIAMI, FL 33156

ADD Inc
ARCHITECTURE + DESIGN

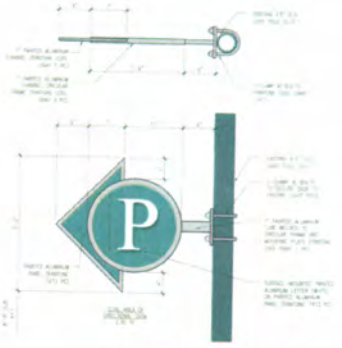
A-12



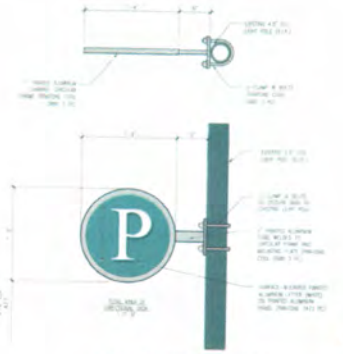
GARAGE ENTRY / EXIT SIGN
1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P2
1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P3
1-1/2"=1'-0"



DIRECTIONAL SIGN TYPE P1
1-1/2"=1'-0"

PROJECT #09163.00

DOWNTOWN DADELAND

PARKING
GARAGE DIRECTIONAL
SIGN DETAILS

Board of County
Commissioners Hearing
10.12.11

DOWNTOWN DADELAND
7201 NORTH KENDALL DRIVE
MIAMI, FL 33156

RECEIVED
OCT 19 2011
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY

ADD Inc

ARCHITECTURE + DESIGN

A-13