Project Data

Site Info

	Acres (SF)		Remarks
Gross Site Area	11.095 acres (483,320 sf)		Used to calculate density
Net Lot Area	9.805 acres (427,125 sf)		Excludes area of ROW dedication
Zoning Designation	**Existing Zoning** RU-4		
Type of Use	Residential Apartment		
	Previously Approved	**Proposed**	
Density	240 units	240 units	Based on Net Site Area
	Previously Approved	**Proposed**	
Open Space	44.93% (191,900 sf)	45.24% (193,218sf)	Based on Net Site Area
Lot Coverage	24.2% (103,354 sf)	23.9% (102,036 sf)	Based on Net Site Area
Applicable Codes	City of Metropolitan Dade County Zoning Code Florida Building Code 2010 Fair Housing Act v 2007 Florida Fire Prevention Code 2010 ed.		

Setbacks

	Previously Approved as Depicted on Site Plan dated 03-25-14	Proposed	Remarks
Front (South)			
Garage 1 & 2	69'-5"	69'-5"	Garage 1&2 (less than 35'-0" high)
Bldg #1	167'-8"	167'-8"	
Clubhouse	134'-10"	134'-10"	
Rear (North)	81'-4"	81'-4"	Building 4
Side Street (East)			
Bldg #2	77'-10"	77'-10"	
Bldg #3	77'-7"	77'-8"	
Interior Side (West)			
Bldg #5	63'-9"	63'-9"	
Clubhouse	82'-2"	82'-2"	
Bldg #8	78'-7"	78'-7"	

Height

	Previously Approved			Proposed		Remarks
	# Stories	To main roof	Top of Ridge	To main roof	Top of Ridge	
Bldg Type I	3 stories	28'-6"	42'-11"	28'-6"	42'-10"	
Bldg Type II	3 stories	28'-6"	42'-11"	28'-6"	42'-5"	
Bldg Type III	3 stories	28'-6"	42'-11"	28'-6"	42'-5"	
Bldg Type IV	3 stories	28'-6"	42'-11"	28'-6"	42'-5"	
Clubhouse	2 stories	25'-0"	33'-1"	24'-0"	33'-1"	
Garages #3 & 4	1 story	9'-6"	13'-11"	9'-4"	13'-11"	
Garages #1 & 2	1 story	9'-6"	16'-10"	9'-4"	16'-10"	

NOTE: "THIS PROJECT IS NOT SUBJECT TO HUD SECTION 504 REGULATIONS, ACCESSIBILITY FBC 2010, SECTIONS 233.2 OR 233.3 AND TITTLE ii OF ADA"

Unit Mix

Type	Previously Approved/Proposed Bldg I	Bldg II	Bldg III	Bldg IV		Remarks
1BD & 1BD+D						
A1	0	0	12	12		
A2	12	0	0	0		
A3	0	0	0	12		
Sub-total	12	0	12	24		
2BD						
B	0	0	24	12		
B1	12	0	0	0		
Sub-total	12	0	24	12		
3BD						
C	0	24	0	0		
Sub-total	0	24	0	0		
# of Bldgs per Bldg type	**3**	**1**	**2**	**2**		
Grand Totals	72 units	24 units	72 units	72 units	**240 units**	

Unit Areas

Unit Type	Previously Approved Unit Area (A/C)	Proposed Unit Area (A/C)	Total # Of units	% Provided	Remarks
1 BD					
A1	668 sf	667 sf	48 units	20.0%	
A2	756 sf	729 sf	36 units	15.0%	
Sub-total			***84 units***	***35.0%***	
1BD+D					
A3	852 sf	820 sf	24 units	10.0%	
			24 units	***10.0%***	
2 BD					
B	1,067 sf	1,058 sf	72 units	30.0%	
B1	1,156 sf	1,131 sf	36 units	15.0%	
Sub-total			***108 units***	***45.0%***	
3 BD+					
C	1,308 sf	1,295 sf	24 sf	10.0%	
Sub-total			***24 units***	***10.0%***	
Grand Total			***240 units***	***100%***	

Parking Summary

Previously Approved	Standard	HC	Total # of Spaces
Surface Parking	360 spaces	10 spaces	370 spaces
Garages	36 spaces		36 spaces
Total Spaces	396 spaces	10 spaces	**406 spaces**

Proposed	Standard	HC	Total # of Spaces
Surface Parking	361 spaces	9 spaces	370 spaces
Garages	36 spaces		36 spaces
Total Spaces	397 spaces	9 spaces	**406 spaces**

HC Parking

Code Required	Provided
(400-499)= 9 spaces	9 spaces

Floor Area Ratio (Total GSF excl. terr/Net Site Area)

Previously Approved	Proposed	Remarks
0.684 (292,322 sf)	0.667 (284,885 sf)	Based on Net Site Area

Area Breakdown

Remarks

Previously Approved

Bldg Type	Rentable Area	Balconies/Terraces	Corridors & Stairs	# of Bldgs	Totals
Bldg I	22,944 sf	1,219 sf	3,079 sf	3	81,726 sf
Bldg II	31,392 sf	1,457 sf	4,070 sf	2	73,838 sf
Bldg III	33,624 sf	1,506 sf	5,119 sf	2	80,498 sf
Bldg IV	31,044 sf	1,471 sf	4,451 sf	1	36,966 sf
Subtotals	229,908 sf	11,054 sf	32,066 sf	8	**273,028 sf**

Clubhouse	A/C area	Veranda/Terrace	Total
Level 1	4,075 sf	1,233 sf	5,308 sf
Level 2	1,874 sf	1,129 sf	3,003 sf
Subtotal	5,949 sf	2,362 sf	**8,311 sf**

Maintenance Room (in Garage # 4)	**565 sf**
Garages	**10,418 sf**
Grand Total	**292,322 sf**

Proposed

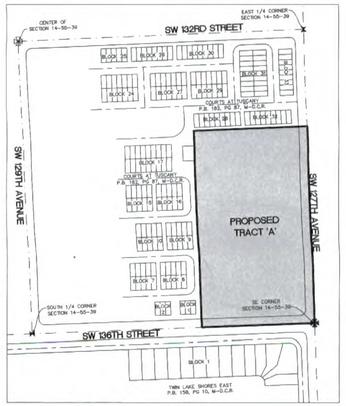
Bldg Type	Rentable Area	Balconies/Terraces	Corridors & Stairs	# of Bldgs	Totals
Bldg I	22,320 sf	1,204 sf	2,751 sf	3	78,825 sf
Bldg II	31,080 sf	1,610 sf	3,183 sf	1	35,873 sf
Bldg III	33,396 sf	1,752 sf	4,014 sf	2	78,324 sf
Bldg IV	30,540 sf	1,645 sf	4,131 sf	2	72,632 sf
Subtotals	225,912 sf	12,016 sf	27,726 sf	8	**265,654 sf**

Clubhouse	A/C area	Veranda/Terrace	Total
Level 1	4,675 sf	1,235 sf	5,910 sf
Level 2	2,008 sf	330 sf	2,338 sf
Subtotal	6,683 sf	1,565 sf	**8,248 sf**

Maintenance Room (in Garage # 4)	**565 sf**
Garages	**10,418 sf**
Grand Total	**284,885 sf**

Non Use Variance Table

Description	Code Reference	Required (min)	Previously Approved	Requested Variance
Parking Requirements	**Sec. 33-124 (a)**	399 spaces	370 spaces	29 spaces
Bldg Separation	**Sec. 33-207.2.8**			
at Garage 4 & Bldg 5		20'-0"	14'-11"	5'-1"
at Garage 4 & Bldg 6		20'-0"	18'-4"	1'-8"
at Garage 3 & Bldg 6		20'-0"	18'-4"	1'-8"
Accessory Bldg Setback	**Sec 33-20(b)**			
Garage #1		75'-0"	69'-5"	5'-7"
Garage #2		75'-0"	69'-5"	5'-7"



SITE MAP

NORTH

N.T.S.

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D14-19
MAR 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DERM) PERMITTING SERVICES
By

LOCATION MAP

NORTH

N.T.S.

REVISIONS	BY
SITE PLAN SUBMITTAL 11/01/13	
SITE PLAN RESUBMITTAL 12/13/13	
SITE PLAN RESUBMITTAL #3 01/27/14	
SITE PLAN RESUBMITTAL #4 03/25/14	
SITE PLAN RESUBMITTAL #5 12/12/14	
SITE PLAN RESUBMITTAL #6 01/23/15	
SITE PLAN RESUBMITTAL #8 03/11/15	

THREE LAKES

FOR:
THE RICHMAN GROUP OF FLORIDA INC.

LOCATED AT:
MIAMI, FLORIDA

MSA ARCHITECTS, INC.
MIAMI OFFICE:
7350 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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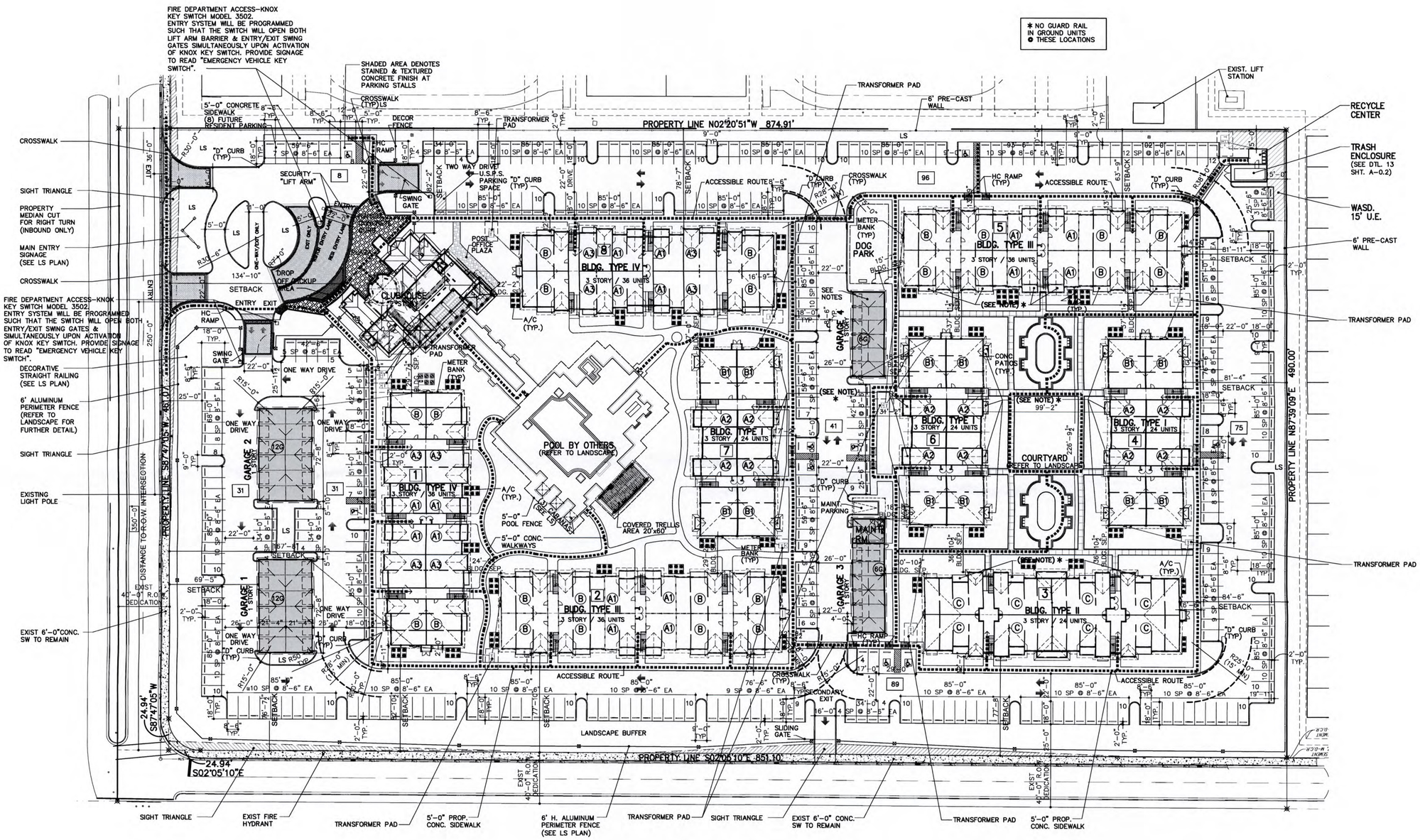
DRAWN	
CHECKED	–
DATE	09/16/13
SCALE	AS SHOWN
JOB NO.	1595.PRJ
SHEET	

MAR 16 2015

A-0.1

OF SHEETS



NOTES:

1. ALL CLUBHOUSE AMENITY SPACES ARE INTENDED FOR RESIDENT USE ONLY. THESE USES ARE NOT OPEN TO THE PUBLIC.
2. A KNOX BOX KEY SWITCH AT ENTRY GATES FOR FIRE DEPT. ACCESS.
3. ALL ENTRY SIGN FEATURES ARE TO BE UNDER SEPARATE PERMIT.
4. REFER TO SHEET C-2 FIRE ACCESS AUTOTURN DIAGRAM FOR FURTHER FIRE TRUCK ACCESS INFORMATION.
5. GARAGE 4 SPACES TO BE BACK-IN PARKING ONLY.
6. ALUMINUM PERIMETER FENCE SHALL BE 6' HIGH.
7. THE ENTRY SYSTEM WILL BE PROGRAMMED SUCH THAT THE KNOX KEY SWITCH MODEL 3502 WILL OPEN BOTH ENTRY AND EXIT ARMS AND GATES SIMULTANEOUSLY UPON ACTIVATION OF THE KNOX KEY SWITCH.

RECEIVED 114.19 MAR 18 2015 MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ECONOMIC RESOURCES By

NORTH

SITE PLAN

SCALE: 1"=40'-0"

REVISIONS	BY
SITE PLAN SUBMITTAL 11/01/13	
SITE PLAN RESUBMITTAL 12/13/13	
SITE PLAN RESUBMITTAL #3 01/27/14	
SITE PLAN RESUBMITTAL #4 03/25/14	
SITE PLAN RESUBMITTAL #5 12/12/14	
SITE PLAN RESUBMITTAL #6 01/23/15	
SITE PLAN RESUBMITTAL #7 02/05/15	
SITE PLAN RESUBMITTAL #8 03/11/15	

THREE LAKES

THE RICHMAN GROUP OF FLORIDA INC.

MIAMI, FLORIDA

MSA ARCHITECTS, INC.
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SCALE	
JOB NO.	
SHEET	1595A-1.1.DWG

MAR 16 2015

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