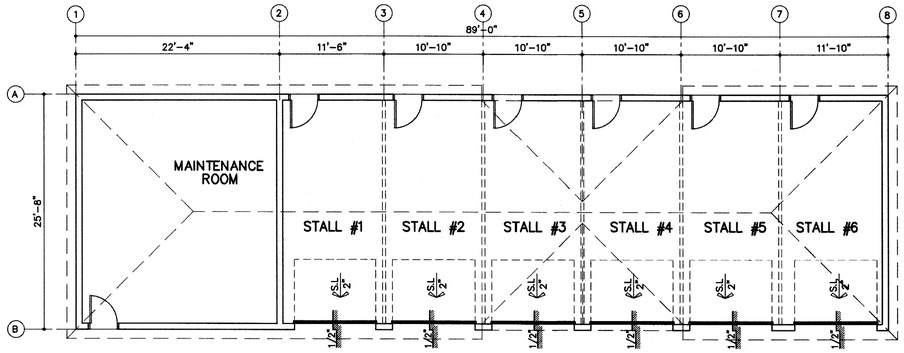
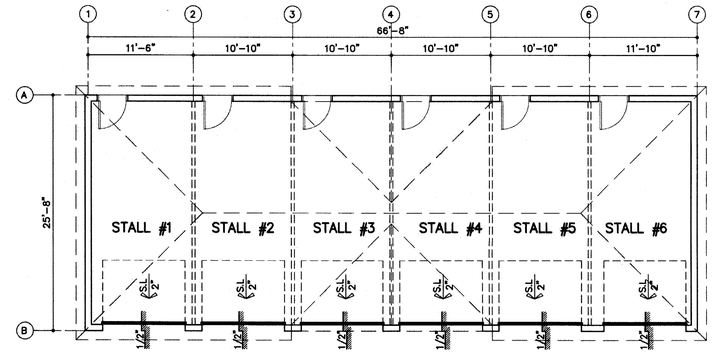


FLOOR PLAN

FLOOR AREA: 2284.33 SQ. FT. SCALE: 1/8"=1'-0"

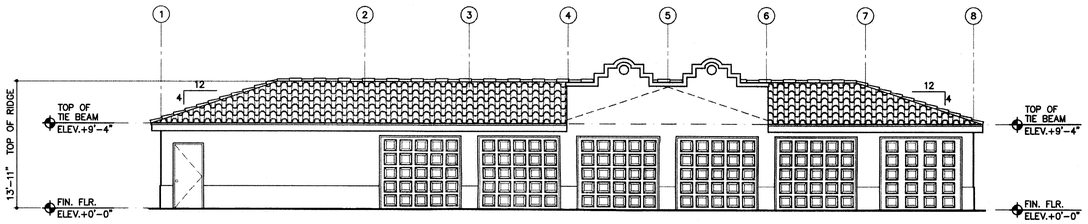


FLOOR PLAN

FLOOR AREA: 1719.67 SQ. FT. SCALE: 1/8"=1'-0"

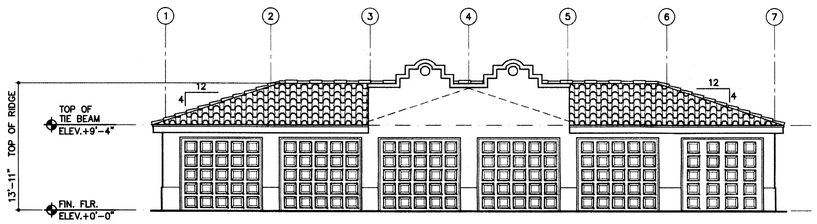
ELEVATION KEYNOTE LEGEND:

1. 5/8" MEDIUM TEXTURED HAND TROWELLED STUCCO FINISH
2. LIGHT TEXTURED STUCCO FINISH
3. STUCCO SCORE LINE
4. RAISED STUCCO BAND
5. DECORATIVE FOAM OUTLOOKER
6. CONC. SPANISH "S" TILE ROOF
7. 2X WOOD FASCIA– PAINTED
8. CONCRETE STAIRS
9. IMPACT RESISTANT ALUMINUM WINDOW (SEE SCHEDULE)
10. IMPACT RESISTANT METAL DOOR (SEE SCHEDULE)
11. IMPACT RESISTANT METAL GLASS DOOR (SEE SCHEDULE)
12. ALUMINUM TRELLIS
13. ALUMINUM HANDRAIL
14. ALUMINUM GUARD RAIL @ 42" A.F.F. W/ ALUMINUM HAND RAIL
15. ALUMINUM GUTTER & DOWNSPOUT
16. FOAM / STUCCO TRIM (SEE SCHEDULE)
17. ROUGH SAWN WOOD BRACKET (STAINED) SEE STRUC. DWGS.



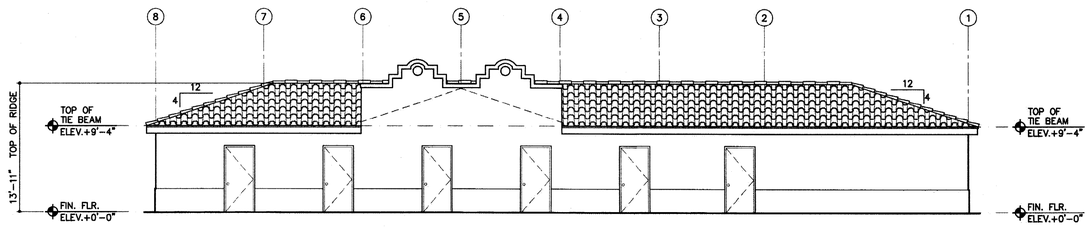
FRONT ELEVATION

(SOUTH) SCALE: 1/8"=1'-0"



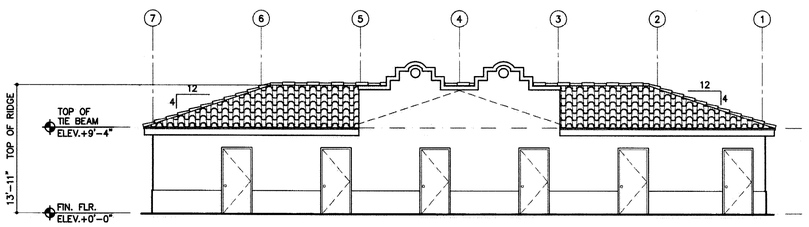
FRONT ELEVATION

(SOUTH) SCALE: 1/8"=1'-0"



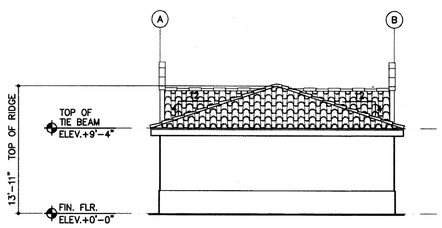
REAR ELEVATION

(NORTH) SCALE: 1/8"=1'-0"



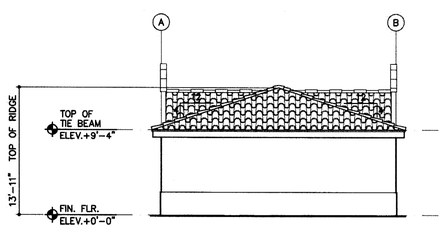
REAR ELEVATION

(NORTH) SCALE: 1/8"=1'-0"



SIDE ELEVATION

(WEST & EAST) SCALE: 1/8"=1'-0"



SIDE ELEVATION

(WEST & EAST) SCALE: 1/8"=1'-0"

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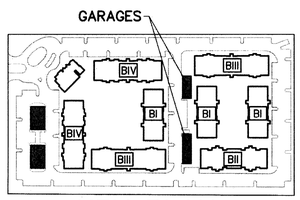
JAN 29 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY



KEY PLAN
N.T.S

GARAGES

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

JAN 27 2014

A-5.1

REVISIONS	BY
SITE PLAN SUBMITTAL 11/01/13	
SITE PLAN RESUBMITTAL 12/13/13	
SITE PLAN RESUBMITTAL #3 01/27/14	

F:\DATA\DIR\1595.prj\Plot Sheets\1595-A-5.1.dwg 12/13/13 11:25:11, stat17, MGS

THREE LAKES

FOR:
THE RICHMAN GROUP OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

MSA ARCHITECTS, INC.
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

MSA ARCHITECTS
ARCHITECTURE & PLANNING

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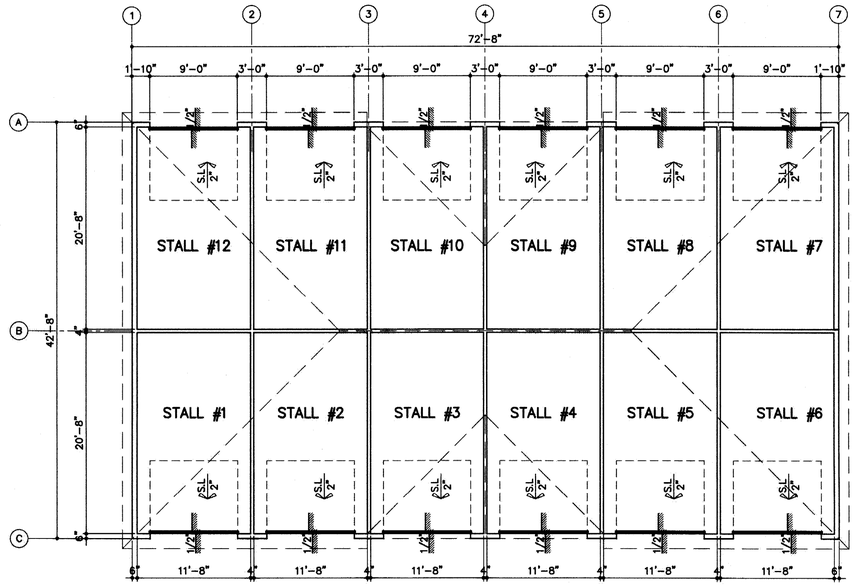
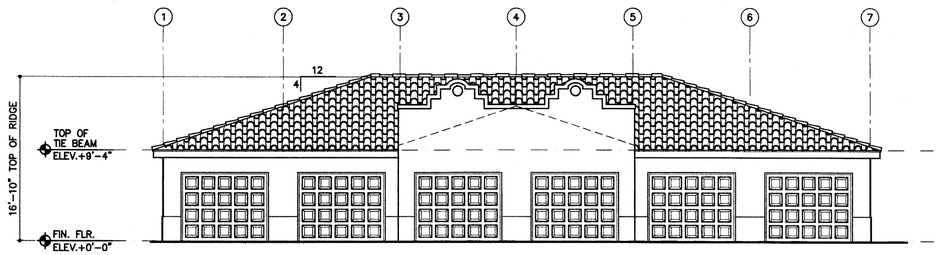
CHECKED	–
DATE	09/16/13
SCALE	AS SHOWN
JOB NO.	1595.PRJ
SHEET	

OF SHEETS



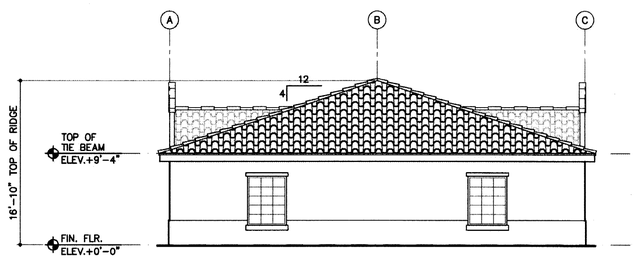
FLOOR PLAN

FLOOR AREA: 3,100.44 SQ. FT. SCALE: 1/8"=1'-0"



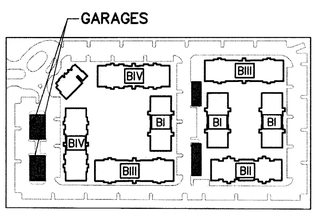
FRONT & REAR ELEVATION

(NORTH & SOUTH) SCALE: 1/8"=1'-0"



SIDE ELEVATION

(WEST & EAST) SCALE: 1/8"=1'-0"



NORTH

KEY PLAN

N.T.S

RECEIVED
JAN 29 2014
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

GARAGES

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

JAN 27 2014

A-5.2

OF SHEETS

REVISIONS	BY
SITE PLAN SUBMITTAL 11/01/13	
SITE PLAN RESUBMITTAL 12/13/13	
SITE PLAN RESUBMITTAL #3 01/27/14	

THREE LAKES

FOR:
THE RICHMAN GROUP OF FLORIDA INC.
LOCATED AT:
MIAMI, FLORIDA

F:\DATA.DIR\1595\plp\Plot Sheets\1595-A-5.2.dwg, 12/13/13 11:24:23, stat17, MGS

MSA ARCHITECTS, INC.
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7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

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ARCHITECTURE & PLANNING

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DATE	09/16/13
SCALE	AS SHOWN
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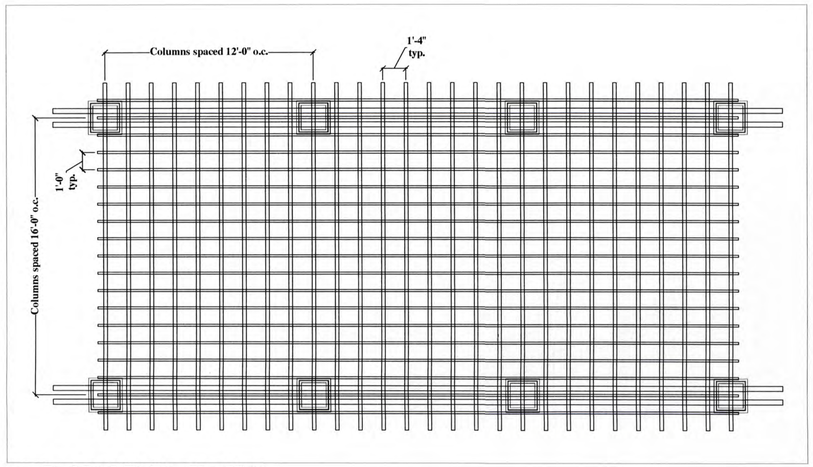
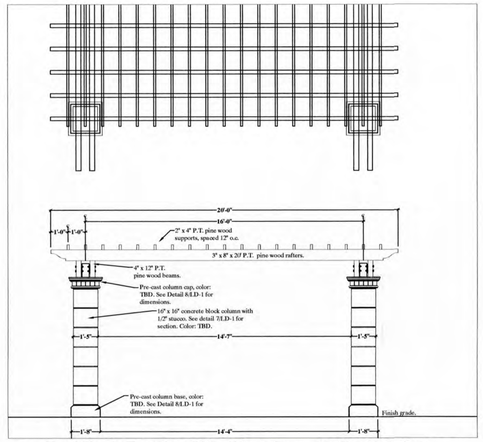
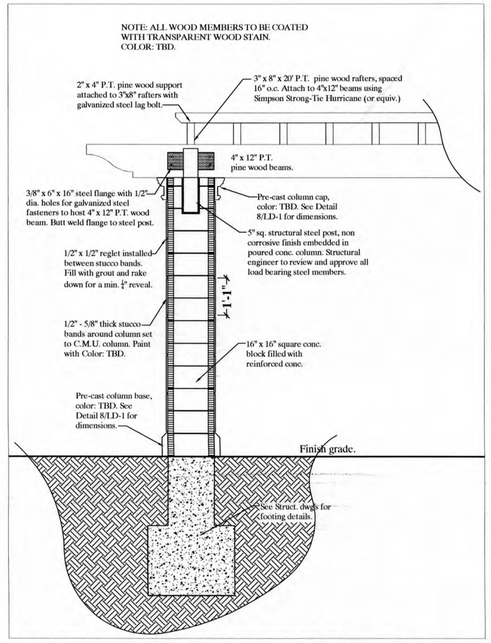


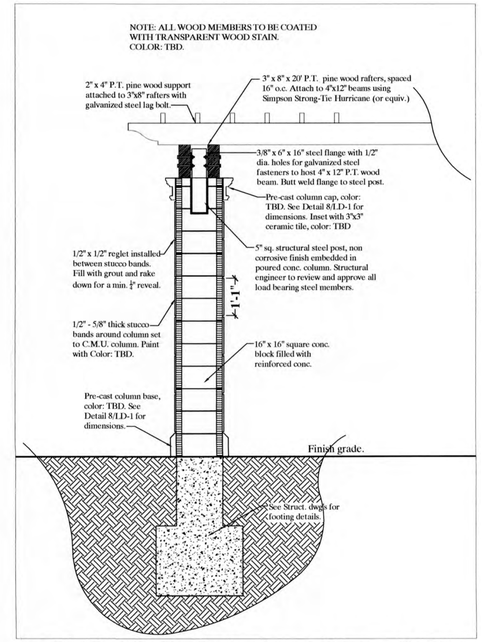
1 / LD-1 Pool Deck Trellis - Plan View
Scale: 1/4" = 1' - 0"



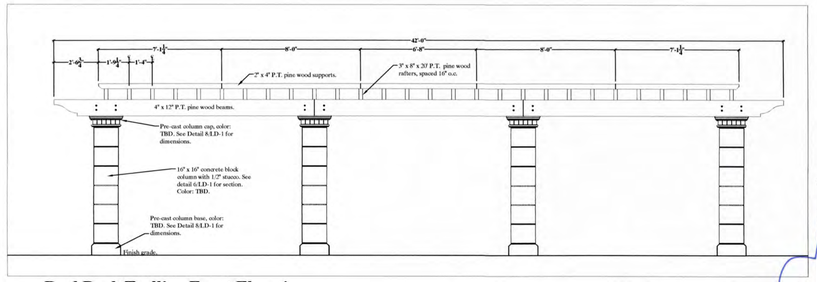
3 / LD-1 Pool Deck Trellis - Side Elevation with Partial Plan
Scale: 1/4" = 1' - 0"



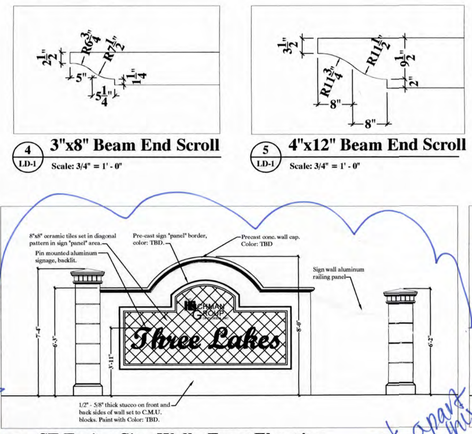
6 / LD-1 Pool Deck Trellis - Section through Column - Front View
Scale: 1/2" = 1' - 0"



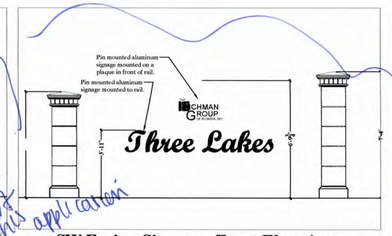
7 / LD-1 Pool Deck Trellis - Section through Column - Side View
Scale: 1/2" = 1' - 0"



2 / LD-1 Pool Deck Trellis - Front Elevation
Scale: 1/4" = 1' - 0"

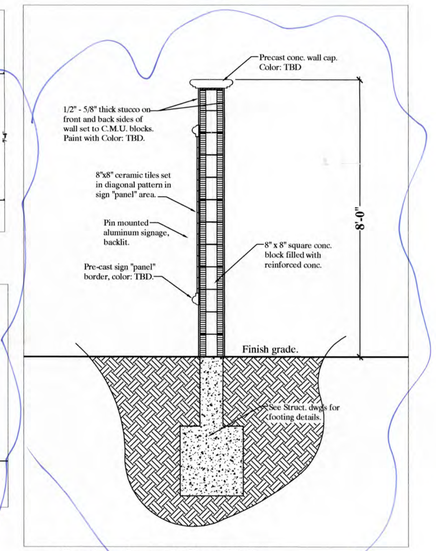


10 / LD-1 SE Facing Sign Wall - Front Elevation
Scale: 1/4" = 1' - 0"

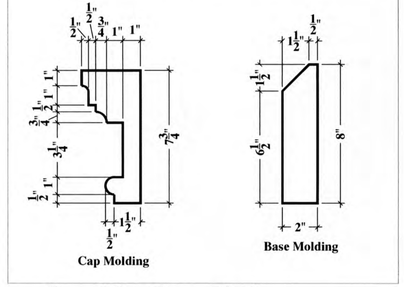


11 / LD-1 SW Facing Signage - Front Elevation
Scale: 1/4" = 1' - 0"

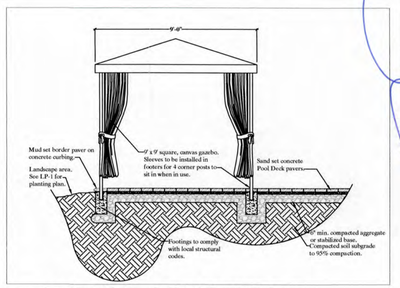
not a part of this application



12 / LD-1 Section through Sign Wall
Scale: 1/2" = 1' - 0"



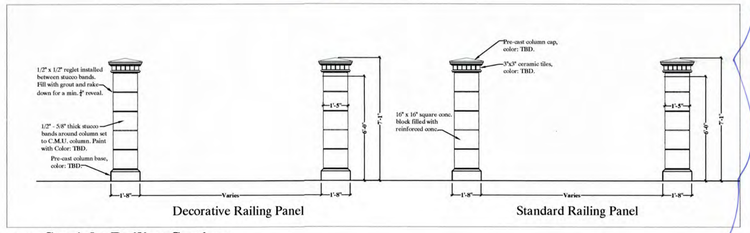
8 / LD-1 Cap and Base Pre-cast Sections
Scale: 3" = 1' - 0"



9 / LD-1 Section through Pool Deck Cabana
Scale: 1/4" = 1' - 0"

4 / LD-1 3"x8" Beam End Scroll
Scale: 3/4" = 1' - 0"

5 / LD-1 4"x12" Beam End Scroll
Scale: 3/4" = 1' - 0"



13 / LD-1 Straight Railing Sections
Scale: 1/4" = 1' - 0"

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BY

BRUCE HOWARD & ASSOCIATES, INC.
Landscape Architects, Site Planners & Golf Course Designers

PROJECT: THREE LAKES

DRAWING TITLE: CONSTRUCTION DETAILS

NORTH

SCALE: AS SHOWN

PROJECT NUMBER

DATE: 11-27-2013
01-22-2014

1/22/14
Bruce J. Howard
License #: LA0000371

SHEET NUMBER: LD-1
OF:

4872 S.W. 72nd Avenue
Miami, Florida 33155
(305)668-3196
Fax (305)668-2871