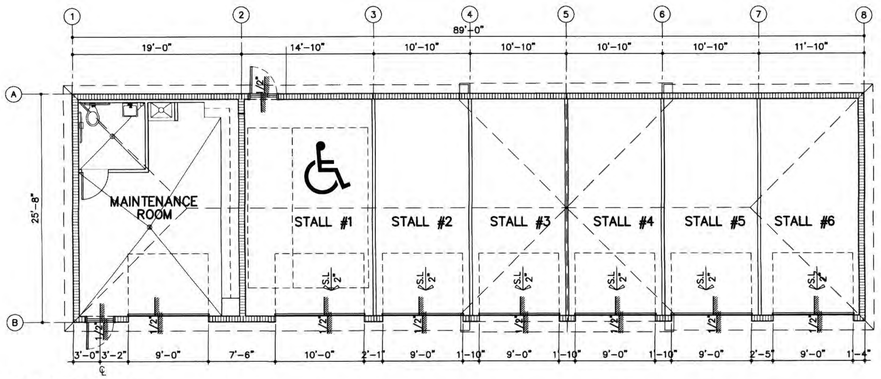
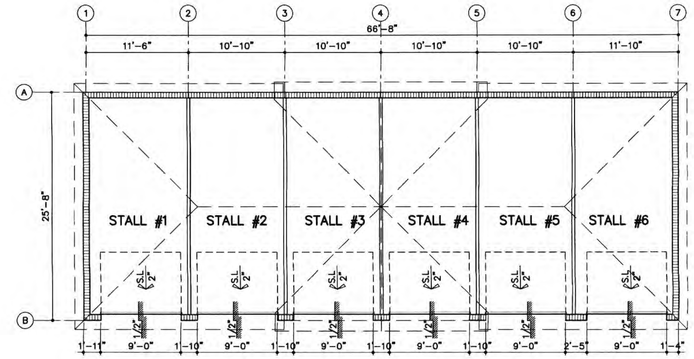


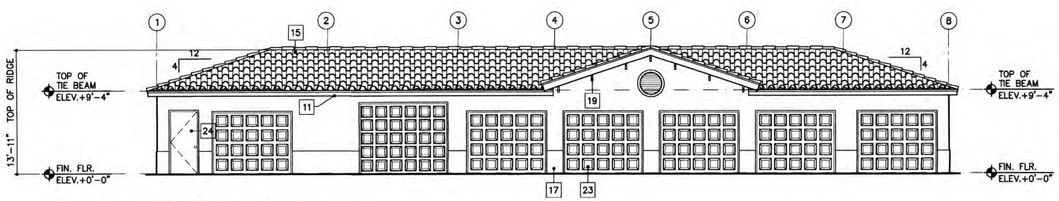
FLOOR PLAN

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



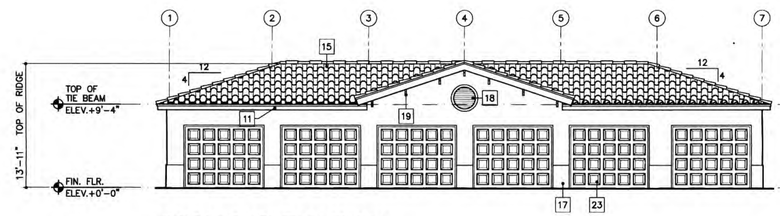
FLOOR PLAN

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



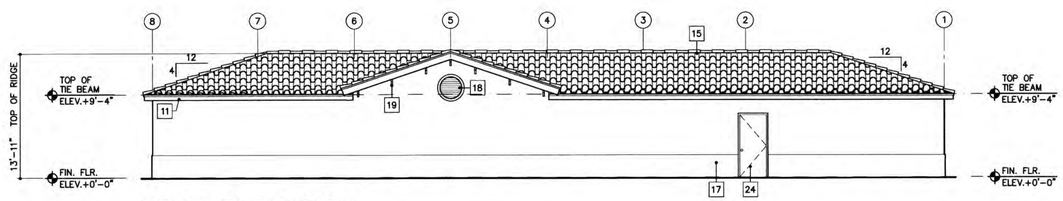
FRONT ELEVATION

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



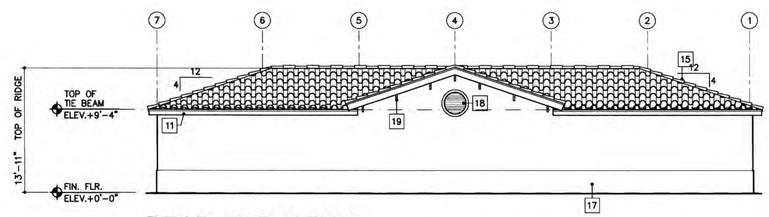
FRONT ELEVATION

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



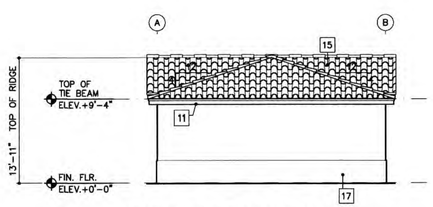
REAR ELEVATION

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



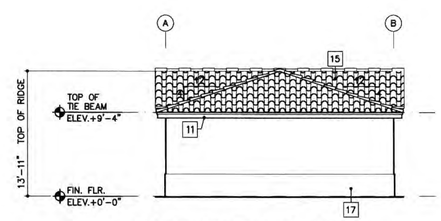
REAR ELEVATION

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



SIDE ELEVATION

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

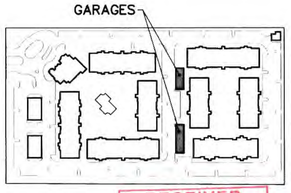


SIDE ELEVATION

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

ELEVATIONS/SECTION LEGEND

1. CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DWGS.).
2. CONCRETE FOUNDATION (REFER TO STRUCTURAL DWGS.).
3. 8" CONCRETE BLOCK WALL.
4. ORNAMENTAL BAR AND 3/4" RECESSED STUCCO.
5. CONCRETE BEAM (REFER TO STRUCTURAL DRAWINGS).
6. CONCRETE TIE BEAM.
7. PRE-MANUFACTURED WOOD TRUSSES.
8. ANCHOR STRAPS @ E.A. END (REFER TO STRUCTURAL DRAWINGS FOR DETAIL).
9. CDX PLYWOOD ANCHORED TO TOP CHORD OF WOOD TRUSSES (REFER TO STRUCTURAL DRAWINGS FOR DETAIL).
10. PERFORATED ALUM. SOFFIT VENT (8" SQ.IN. MIN. VENT. PER LINEAR FEET).
11. 2"x8" CEMENT FASCIA.
12. GALV. DRIP EDGE ON 1"x2" PT. WD. BLOCKING.
13. R-19 BLOWN INSULATION
14. 1-HR RATED CEILING W/ (2) LAYERS OF 5/8" TYPE "X" GWB AS PER ITEM 21, TABLE 720.1(3) OF THE FBC
15. HACIENDA DOUBLE ROLL ROOF TILES
16. BROOM FINISH CONCRETE.
17. 5/8" MEDIUM TEXTURE STUCCO FINISH.
18. DECORATIVE FOAM TRIM
19. OUTLOOKER.
20. 3/4" RAISED SMOOTH STUCCO BAND
21. 5/8" SMOOTH STUCCO FINISH OVER HI-RIBBED METAL LATH ON 5/8" CDX PLYWOOD ATTACHED TO 16 GA. METAL FRAMING
22. 5/8" SMOOTH STUCCO FINISH OVER HI-RIBBED METAL LATH ON 5/8" CDX PLYWOOD ATTACHED TO BOTTOM CHORD OF TRUSS
23. METAL OVERHEAD GARAGE DOOR W/ 60 SQ. IN. OF VENTILATION (MIN)
24. INSULATED MTL. ENTRY DOOR (SEE SCHEDULE)
25. 5/8" SMOOTH STUCCO FINISH
26. PROVIDE 22"x30" 1HR RATED LOCKABLE ATTIC ACCESS (COORDINATE /W TRUSS LAYOUT)
27. IMPACT ALUM. WINDOWS



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By

GARAGES

SCALE: 1/8" =1'-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 #5 12/12/14	
SITE PLAN RESUBMITTAL #6 01/23/15	

THREE LAKES

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

F:\DATA\DIR\1595.prj\PLOT SHEETS\1595-A-5.1.dwg, 1/26/2015 10:23:55 AM, stat05

MSA ARCHITECTS, INC.
MIAMI OFFICE
7695 SW 104th ST.
SUITE 210
MIAMI, FLORIDA 33156
(305) 273-9911

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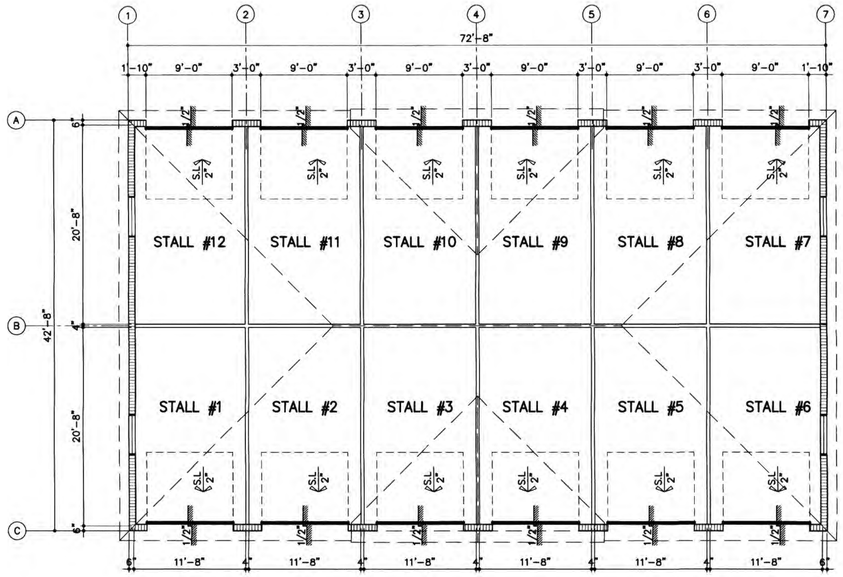
SCALE	AS SHOWN
JOB NO.	1595.PRJ
SHEET	

MAR 16 2015

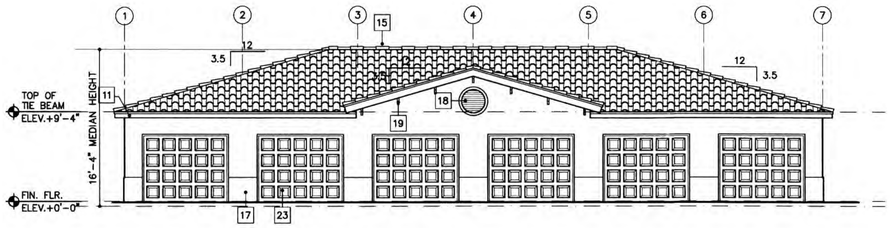
A-5.1

OF SHEETS



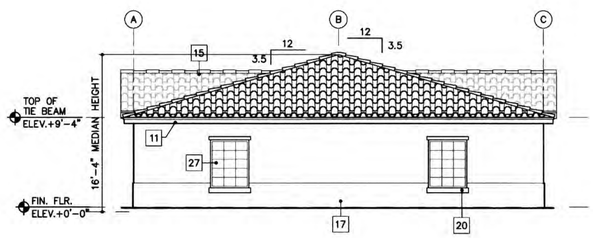
FLOOR PLAN

FLOOR AREA: ################ SCALE: 1/8"=1'-0"



FRONT ELEVATION

(REAR SIMILAR)



EAST ELEVATION

(WEST SIMILAR)

ELEVATIONS/SECTION LEGEND

1. CONCRETE SLAB ON GRADE (REFER TO STRUCTURAL DWGS.).
2. CONCRETE FOUNDATION (REFER TO STRUCTURAL DWGS.).
3. 8" CONCRETE BLOCK WALL.
4. ORNAMENTAL BAR AND 3/4" RECESSED STUCCO.
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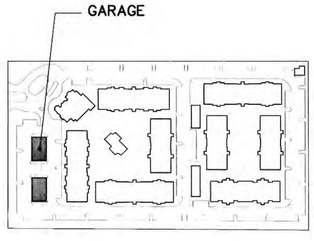
27. IMPACT ALUM. WINDOWS



KEY PLAN

N.T.S.

GARAGES

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

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REVISIONS	BY
SITE PLAN SUBMITTAL 11/01/13	
SITE PLAN RESUBMITTAL 12/13/13	
SITE PLAN RESUBMITTAL #3 01/27/14	
SITE PLAN RESUBMITTAL #5 12/12/14	
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
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

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MAR 16 2015

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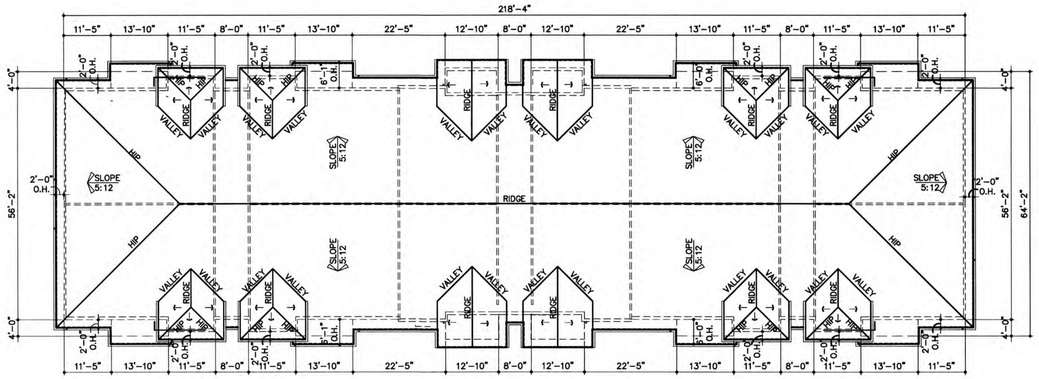
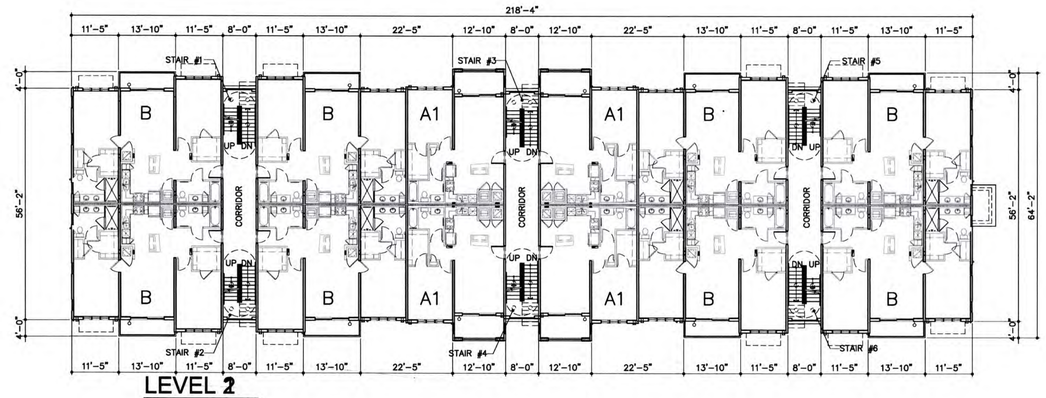
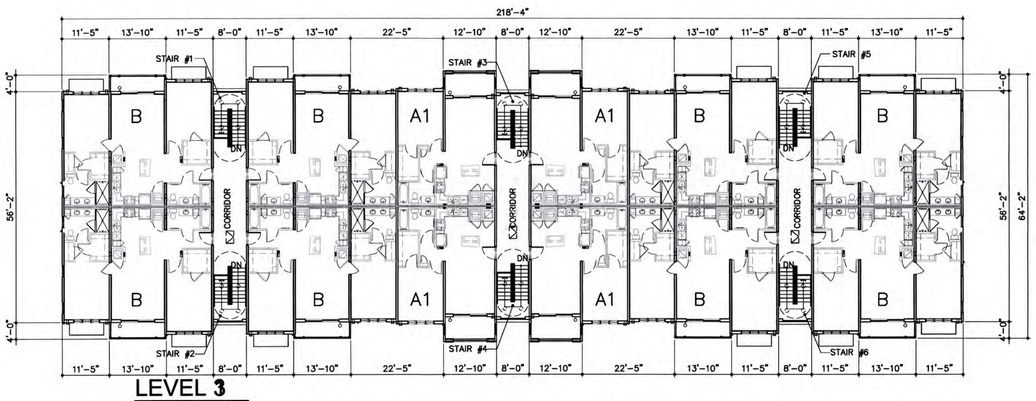


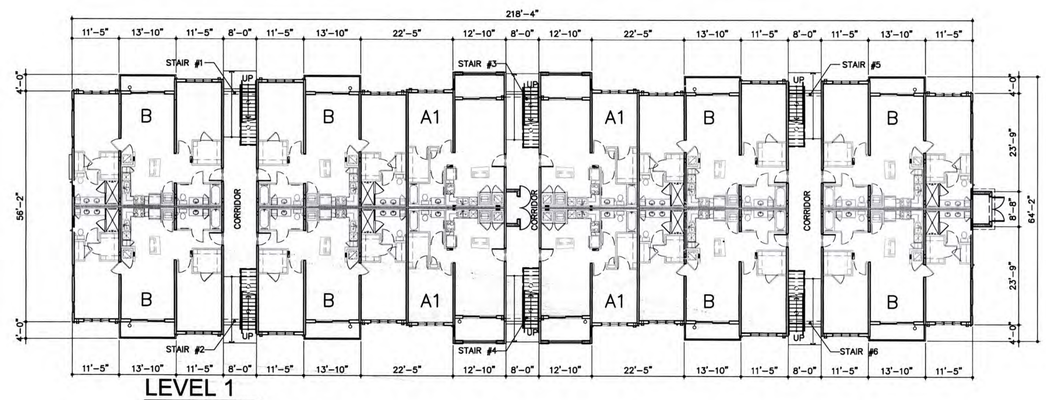
ROOF PLAN



LEVEL 2
(12 UNITS)



LEVEL 3
(12 UNITS)



LEVEL 1
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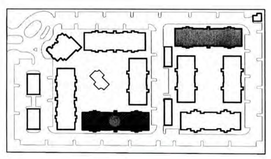

BLDG TYPE III

SCALE 1/16" = 1'-0"

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SITE PLAN RESUBMITTAL #5 12/12/14	
SITE PLAN RESUBMITTAL #6 01/23/15	

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

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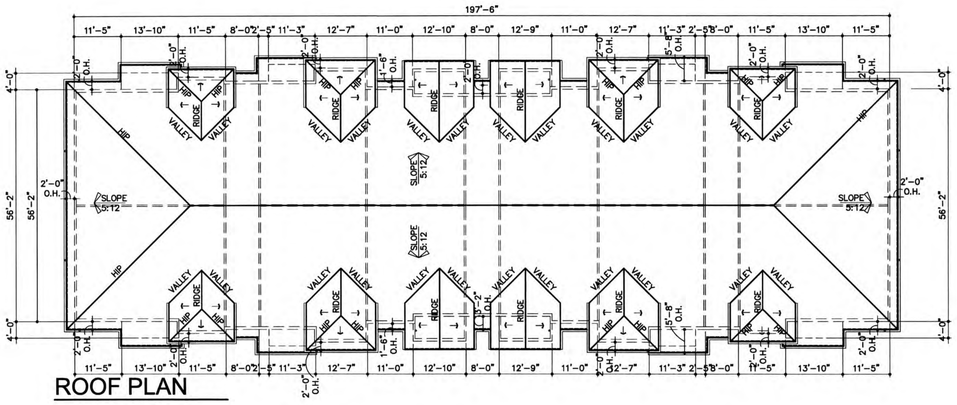
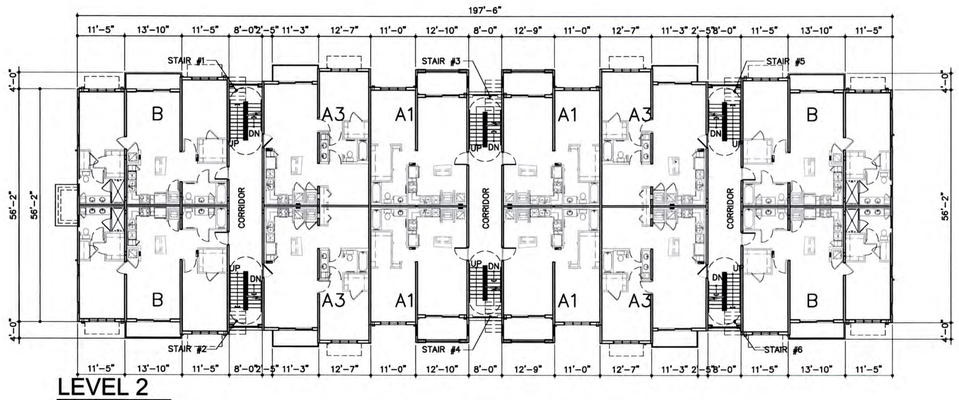
SCALE	AS SHOWN
JOB NO.	1595.PRJ
SHEET	1595-A-2.3.DWG

MAR 18 2015
A-2.3

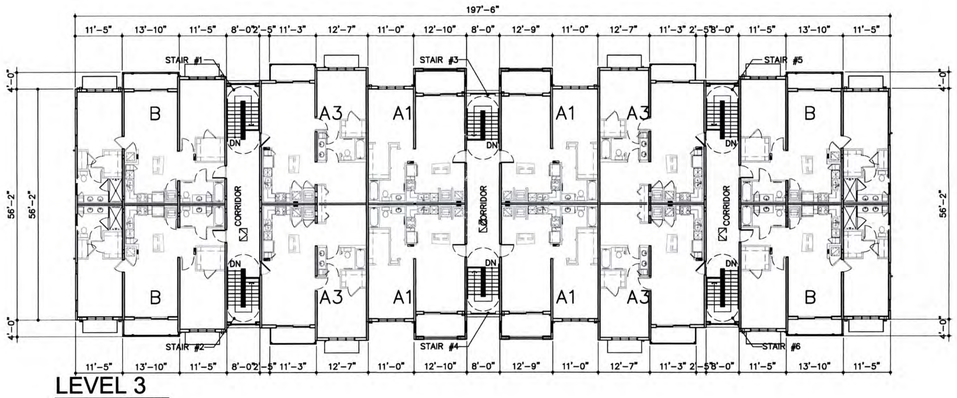
OF SHEETS



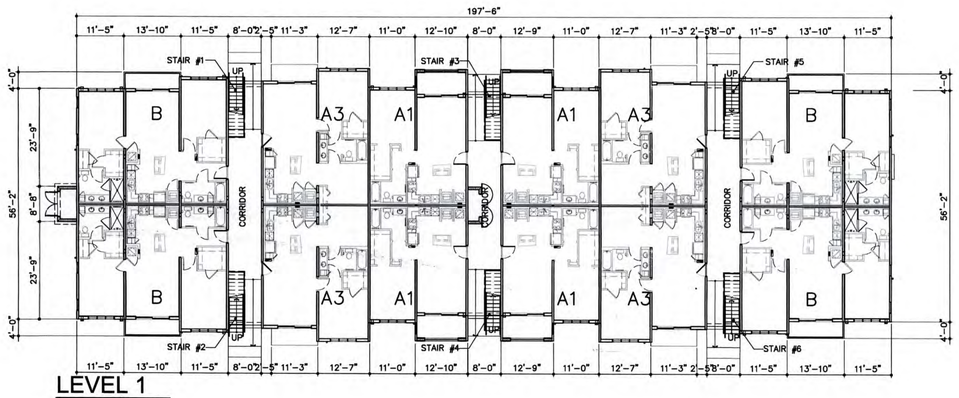
ROOF PLAN



LEVEL 2
(12 UNITS)



LEVEL 3
(12 UNITS)



LEVEL 1
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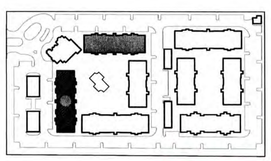

BLDG TYPE IV
SCALE 1/16" = 1'-0"

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

THREE LAKES

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

MSA ARCHITECTS, INC.
MIAMI OFFICE
7605 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911

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A-2.4

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