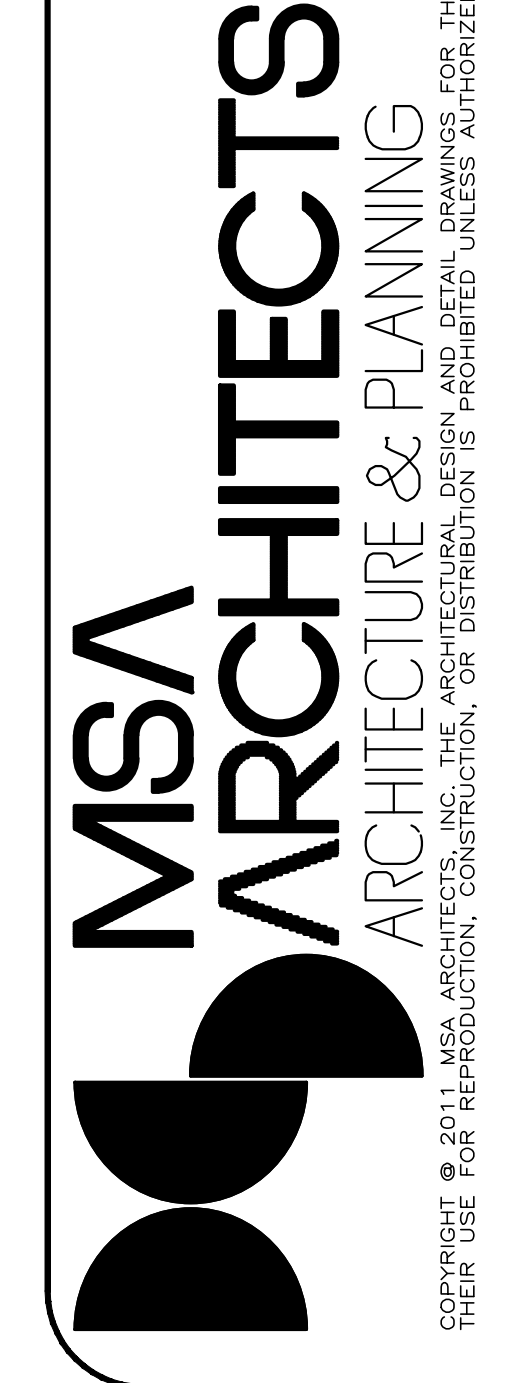


REVISIONS	BY
SITE PLAN RESUBMITTAL 02/19/14	
SITE PLAN RESUBMITTAL#2 04/08/14	
SITE PLAN RESUBMITTAL#3 07/17/14	
SITE PLAN RESUBMITTAL#4 08/20/14	
SITE PLAN ADMIN. AMENDMENT 10/29/15	
SITE PLAN ADMIN. AMENDMENT COMMENTS 01/08/16	

MIDTOWN RESIDENCES AT COCONUT CREEK
 FOR: FC LAND INVESTMENT A, L.L.C.
 LOCATED AT: COCONUT CREEK, FLORIDA

JOSE I. SAUMELL
 ARO013085

MSA ARCHITECTS, INC.
 7835 SW 104th St.
 SUITE 100
 MIAMI, FLORIDA 33156
 (305) 273-9911
 HOLLYWOOD OFFICE
 303 SOUTH 21st AVE.
 MIAMI, FLORIDA 33020
 (954) 929-6030



DRAWN -
 CHECKED -
 DATE 08/20/2014
 SCALE AS SHOWN
 JOB NO. 1528.PRJ
 SHEET 1528-SP-1.DWG

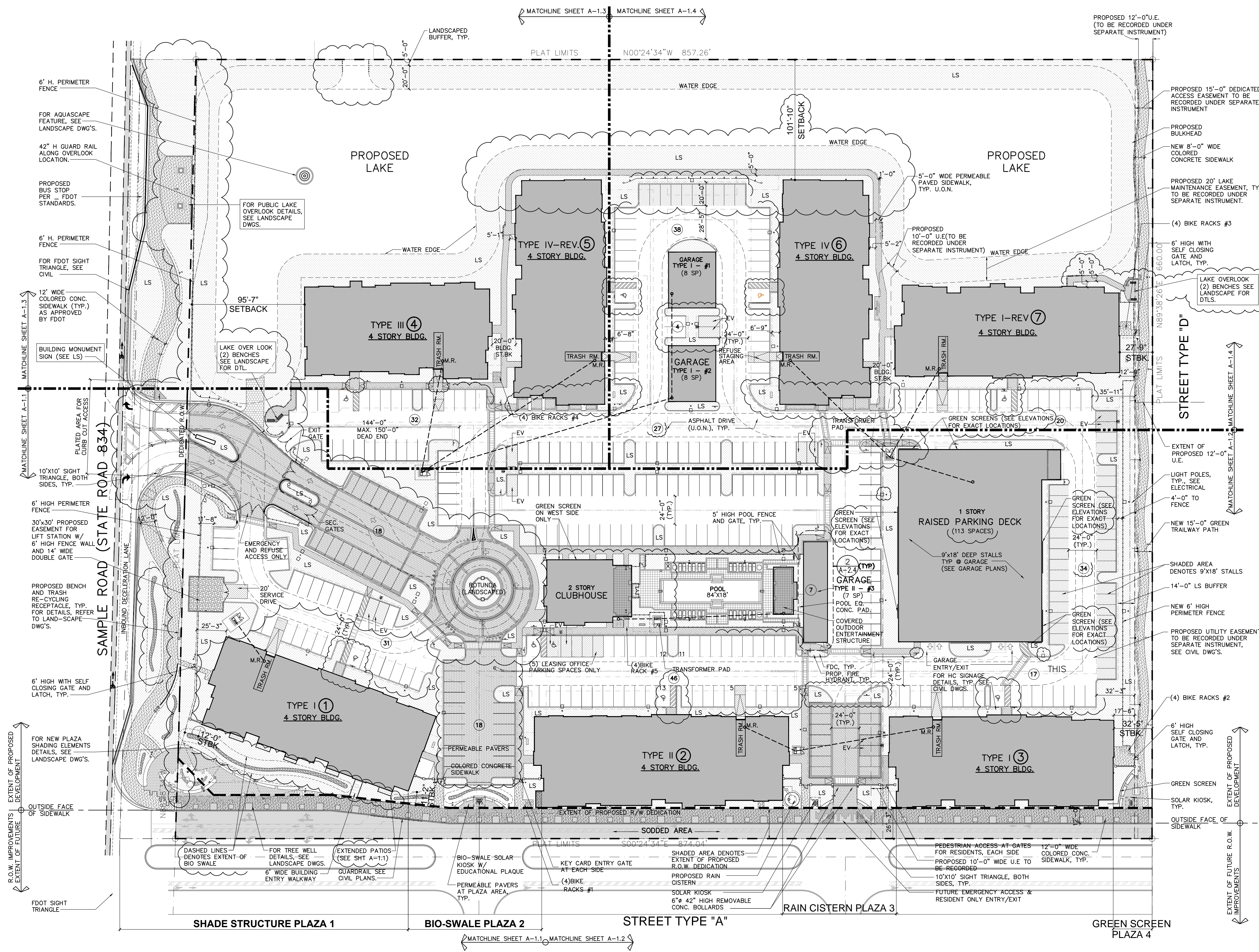
FINISH LEGEND

	COLORED CONC. SIDEWALK, SEE GENERAL NOTE 14.
	PERMEABLE SIDEWALK PAVERS
	DECORATIVE PERMEABLE CONC. PAVERS
	LANDSCAPED AREA/BUFFER
	PROPOSED GREEN SCREENS
	FOR PROPOSED U.E. SEE CIVIL DWGS, TYP.
	PERMEABLE PAVERS FRONTING STREET TYPE A, TYP.
	PROPOSED FIRE HYDRANT & FDC SEE CIVIL
	CLEAR ZONES
	LIGHT POLES
	FPL TRANSFORMER
	ELECTRICAL METER ROOM
	ELECTRICAL VEHICLE STATIONS

- ### GENERAL NOTES
- MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES AS NOTED ON CIVIL PLANS.
 - ALL BUILDINGS SHALL BE LOCATED WITHIN 300 FT. OF A FIRE HYDRANT.
 - POTABLE WATER NOT TO BE USED FOR IRRIGATION.
 - OVERHEAD UTILITIES ALONG SAMPLE ROAD AND WITHIN THE PROJECT SHALL COMPLY WITH PDD UTILITIES REQUIREMENT AND BE PLACED UNDERGROUND.
 - NEW 5' HIGH PERIMETER POOL FENCE TO HAVE SELF-CLOSING 36" WIDE DOOR AND LATCH.
 - REFER TO CIVIL DRAWINGS FOR HC SIGNAGE DETAILS.
 - FOR PAVEMENT & MARKING DETAILS REFER TO CIVIL DRAWINGS.
 - PROPOSED EASEMENTS TO BE DETERMINED BY SEPARATE INSTRUMENT.
 - ALL SIDEWALKS PAVERS TO BE MINIMUM 5'-0" WIDE, UNLESS NOTED OTHERWISE.
 - FIRE DEPT. EXIT GATE TO BE MIN. 3'-0" CLEAR AT SIDE WALK FOR PEDESTRIAN ACCESS.
 - ALL FIRE HYDRANT CLEAR ZONES SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAIL BOXES, PARKING LAMP-POSTS AND ALL OTHER OBJECTS.
 - ANY PROPOSED ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING SYSTEMS, MUST BE SCREENED FROM VIEW FROM ADJUTING PUBLIC ROAD & RIGHT-OF-WAYS.
 - REFER TO PARTIAL SITE PLANS (SHTS. A-1.1 TO A-1.4) FOR ADDITIONAL DIMENSIONS & NOTES.
 - ALL PUBLIC SIDEWALKS AND TRAILWAY PATH IMPROVEMENTS SHALL BE COLORED CONCRETE. SOLOMON COLORS, INTEGRAL COLORS FOR COLORED CONCRETE: 415 RED=VENETIAN RED. THIS APPLIES TO THE SIDEWALK ALONG SAMPLE ROAD, STREET TYPE "A" AND NORTHERN PROPERTY LINE.
 - CONSTRUCTION OF CLUBHOUSE/POOL TO BE COMPLETED PRIOR TO ISSUANCE OF 25% CERTIFICATE OF OCCUPANCY.
 - GARAGES, VEHICLES AND PARKING: STORAGE IN GARAGES, WHICH DOES NOT PERMIT MAXIMUM VEHICULAR PARKING, IS PROHIBITED. ALL RESIDENTS SHALL USE THEIR GARAGES FOR THE PARKING OF PASSENGER VEHICLES. NO GARAGE SHALL BE CONVERTED TO ANY USE THAT PREVENTS VEHICLE STORAGE OF THE NUMBER OF AUTOMOBILES FOR WHICH IT WAS BUILT. NO GARAGE SHALL BE CONVERTED OR USED FOR LIVING OR BUSINESS PURPOSES. GARAGE DOORS SHALL BE KEPT CLOSED AT ALL TIMES, EXCEPT FOR NORMAL INGRESS AND EGRESS. PROPERTY OWNER AND/OR PROPERTY MANAGEMENT COMPANY SHALL ENSURE COMPLIANCE WITH ON-SITE AND GARAGE PARKING CODE REQUIREMENTS WHICH SHALL INCLUDE SCHEDULED GARAGE INSPECTIONS BY THE PROPERTY OWNER, PROPERTY MANAGEMENT COMPANY OR THE CITY. IF A GARAGE(S) IS FOUND TO BE USED FOR ANY PURPOSE OTHER THAN AS DESCRIBED ABOVE, PROPERTY OWNER AND/OR PROPERTY MANAGEMENT COMPANY SHALL TAKE IMMEDIATE CORRECTIVE ACTION DIRECTLY WITH THE TENANT TO RESTORE THE GARAGE FOR VEHICULAR USE AS REQUIRED.

BIKE RACK CALC.

TOTAL BIKE RACK COUNT:	(5) STATIONS X (4) BIKE RACKS PER STATION = 20 BIKE RACKS.
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MASTER SITE PLAN
 MIN. FIRST FL. ELEV.: +16'-0" N.G.V.D. SCALE: 1"=40'
 NORTH