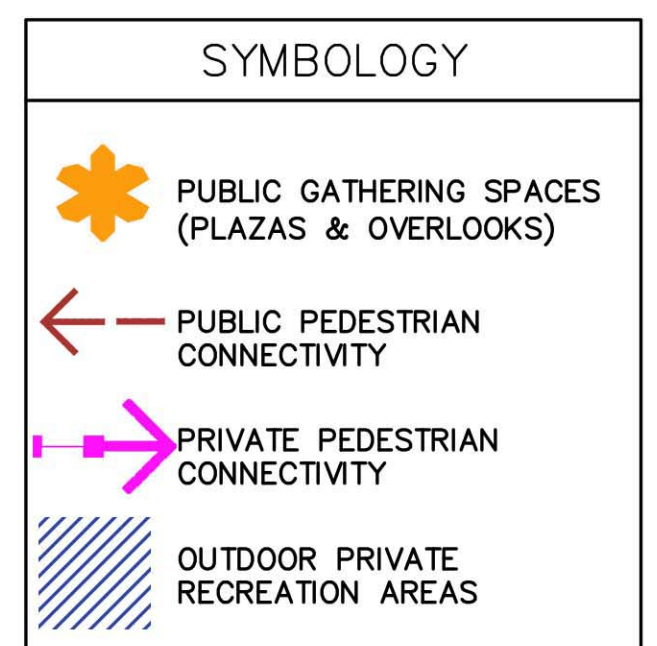
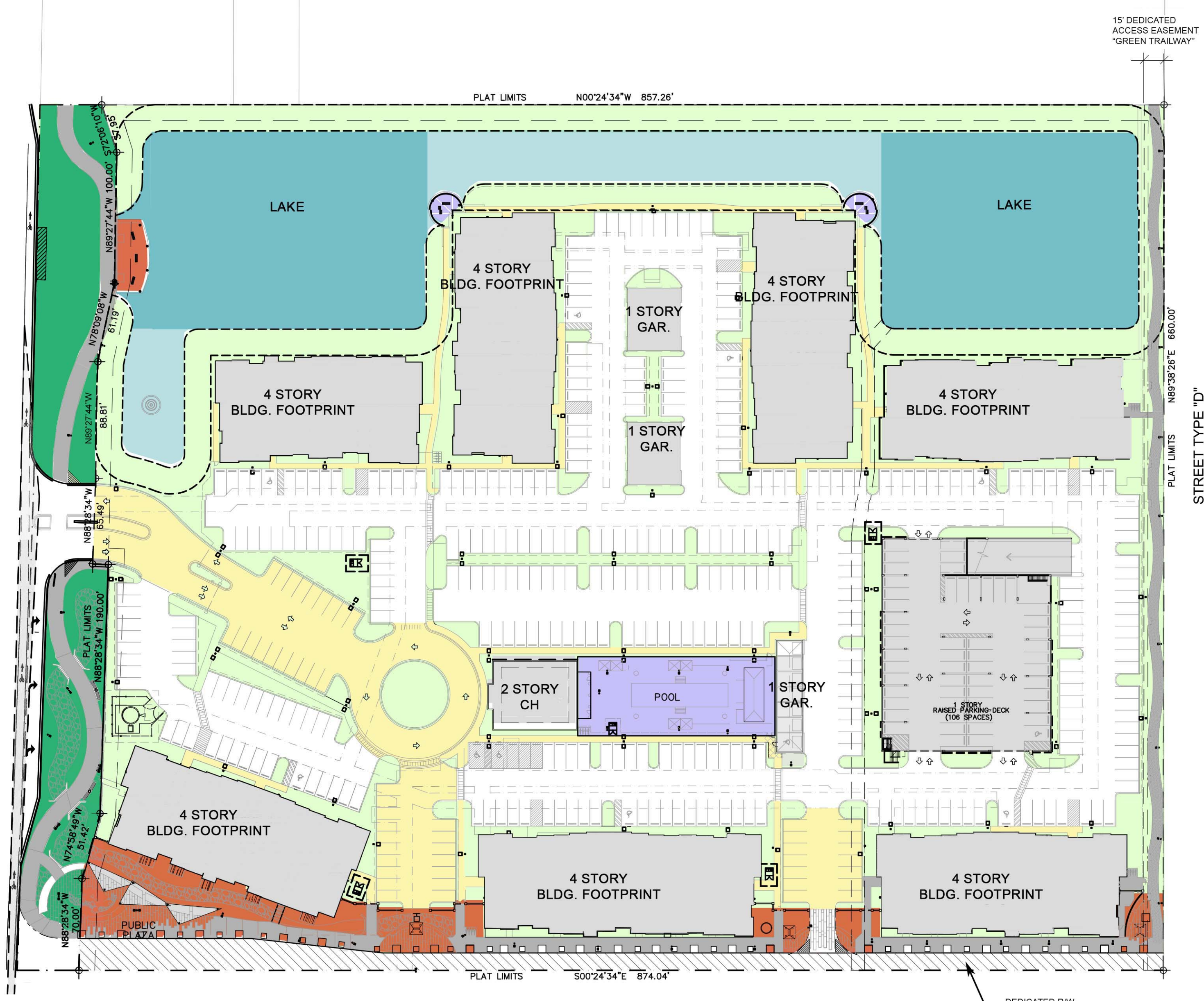
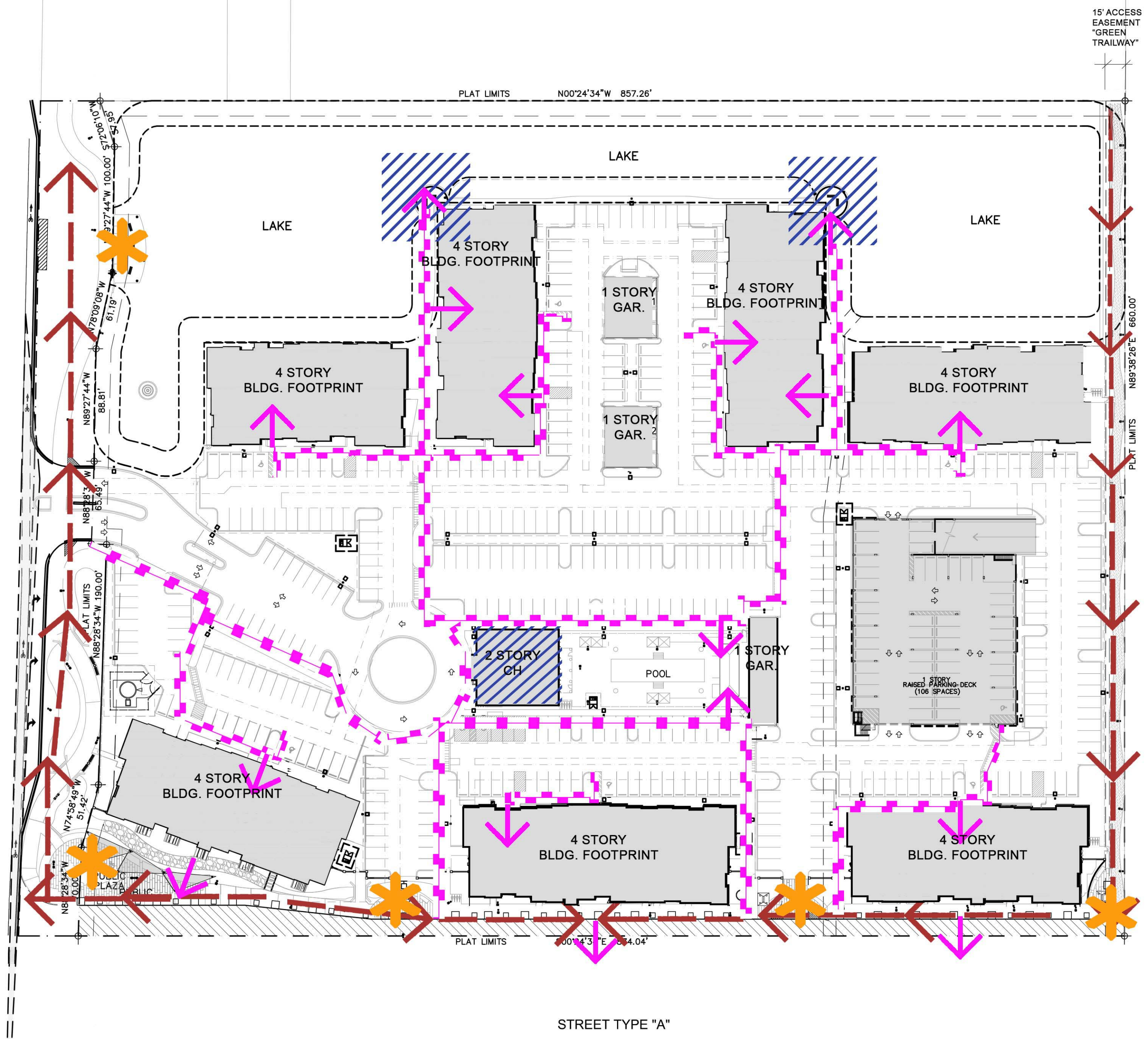


REVISIONS	BY
1 SITE PLAN RESUBMITTAL 02/19/14	
2 SITE PLAN RESUBMITTAL#2 04/08/14	
3 SITE PLAN RESUBMITTAL#3 07/17/14	
4 SITE PLAN RESUBMITTAL#4 08/20/14	



ACCESSIBLE ROUTE/  
PEDESTRIAN ACCESS DIAGRAM  
SCALE: 1"=60'

**REQUIRED OPEN SPACE CALCULATION TABLE:**

NET SITE AREA: 11.744 ACRES (511,584 sq. ft.)

AREAS	ON SITE		OFF-SITE (IN R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.23 acres	9,900 sq. ft.	0.60 acres	26,128 sq. ft.	0.83 acres	36,028 sq. ft.	7.0%
Landscape Buffers (Pervious areas)	1.86 acres	81,199 sq. ft.			1.86 acres	81,199 sq. ft.	15.9%
Other Pervious Areas (Includes permeable driveways and walkways)	1.18 acres	51,345 sq. ft.			1.18 acres	51,345 sq. ft.	10.0%
Water Bodies (Width >100 ft)	1.43 acres	62,315 sq. ft.			1.43 acres	62,315 sq. ft.	12.2%
<b>TOTAL</b>					<b>5.30 acres</b>	<b>230,887 sq. ft.</b>	<b>45.13%</b>

**OPEN SPACE BONUS TABLE:**

NET SITE AREA: 11.744 ACRES (511,584 sq. ft.)

AREAS	ON SITE		OFF-SITE (IN EXIST. R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.23 acres	9,900 sq. ft.	0.60 acres	26,128 sq. ft.	0.83 acres	36,028 sq. ft.	7.0%
Public Plazas and Gathering Areas	0.43 acres	18,537 sq. ft.			0.43 acres	18,537 sq. ft.	3.6%
Outdoor Private Recreation Areas: (Overlook Areas at lake and pool deck areas)	0.17 acres	7,547 sq. ft.			0.17 acres	7,547 sq. ft.	1.5%
Water Bodies (Width < 60ft)	0.47 acres	20,425 sq. ft.			0.47 acres	20,425 sq. ft.	4.0%
<b>TOTAL</b>					<b>1.89 acres</b>	<b>82,537 sq. ft.</b>	<b>16.1%</b>

IMPERVIOUS-SIDEWALK AREA: 14,115 SQ. FT.  
 IMPERVIOUS-BLDG. FOOTPRINT AREA: 126,236 SQ. FT.

OPEN SPACE AND  
LOT COVERAGE DIAGRAM  
SCALE: 1"=60'

**MIDTOWN RESIDENCES  
AT COCONUT CREEK**  
FOR:  
FLORIDA ATLANTIC INVESTMENTS, INC.  
LOCATED AT:  
COCONUT CREEK, FLORIDA

MSA ARCHITECTS, INC.  
MIAMI OFFICE  
SUITE 100  
100 04th ST.  
MIAMI, FLORIDA 33156  
(305) 273-9911

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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DRAWN  
CHECKED  
DATE 08/20/2014  
SCALE AS SHOWN  
JOB NO. 1528.PRJ  
SHEET 1528-A-2.4.DWG

A=0.2