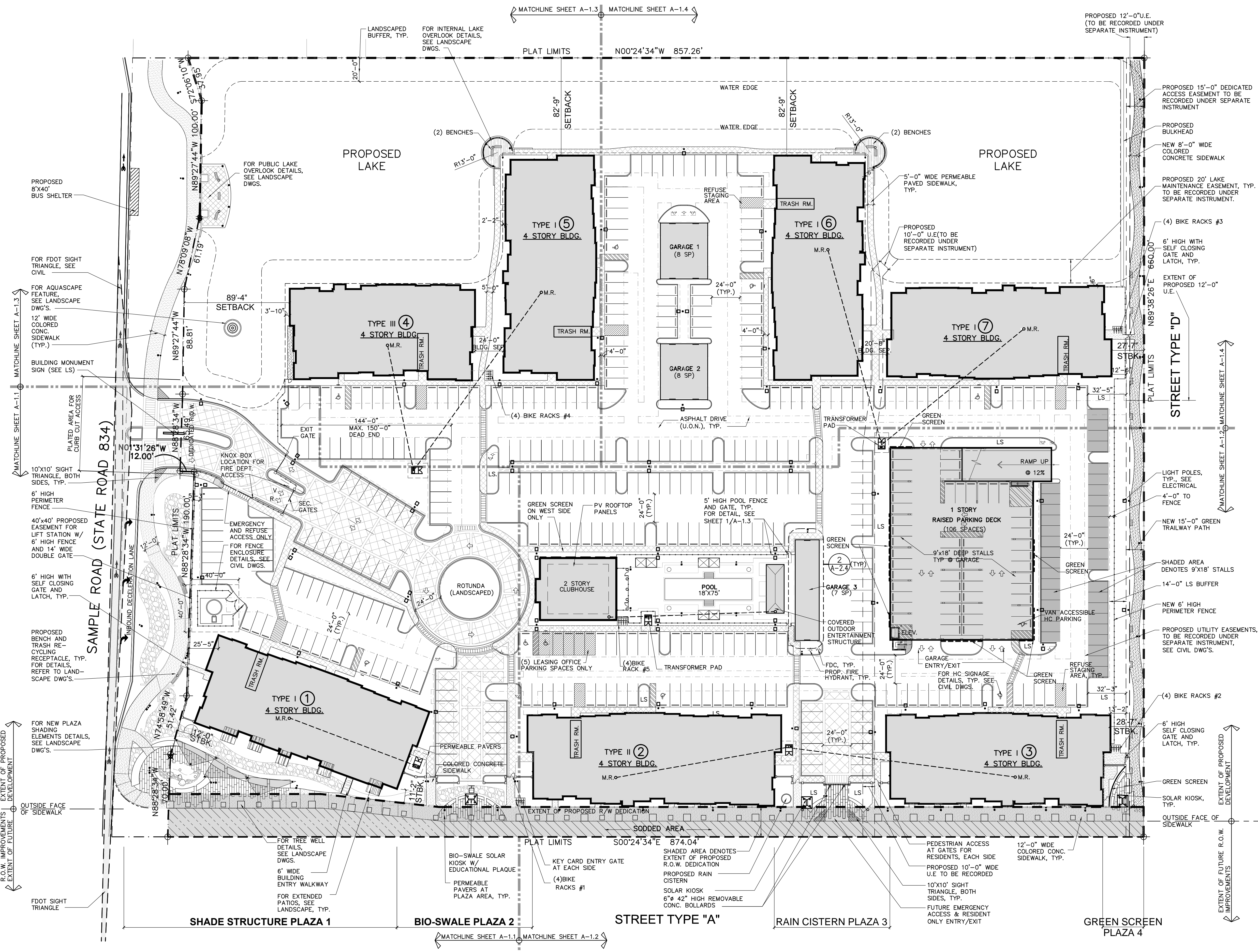


REVISIONS	BY
○ SITE PLAN RESUBMITTAL 02/19/14	
○ SITE PLAN RESUBMITTAL#2 04/08/14	
○ SITE PLAN RESUBMITTAL#3 07/17/14	
○ SITE PLAN RESUBMITTAL#4 08/20/14	



### 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.(SEE A-0.4).
- PROPOSED FIRE HYDRANT & FDC SEE C-6.
- CLEAR ZONES
- LIGHT POLES
- FFL TRANSFORMER
- M.R.

- ### GENERAL NOTES
- MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES IS: +16'-0" N.G.V.D. (+14'-4" N.A.V.D.)
  - 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 FPOD UTILITIES REQUIREMENT AND BE PLACED UNDERGROUND.
  - NEW 5' HIGH PERIMETER POOL FENCE TO HAVE SELF-CLOSING 36" WIDE DOOR AND LATCH. SEE SHEET A-1.2
  - 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 SOO), MAIL BOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
  - ALL PROPOSED ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING SYSTEMS, MUST BE SCREENED FROM VIEW FROM ABUTTING 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 COLORS INCLUDE: SOLID CONCRETE 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.

### BIKE RACK CALC.

TOTAL BIKE RACK COUNT:  
 (5) STATIONS X (4) BIKE RACKS  
 PER STATION= 20 BIKE RACKS.

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

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

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: 08/20/14  
 SCALE: AS SHOWN  
 JOB NO.: 1528.PRJ  
 SHEET: 1528-SP-1.DWG