MATCHLINE SHEET A-1.2 TO A-1.4

MATCHLINE SHEET A-1.2 TO A-1.1

PROPOSED 15'-0" DEDICATED ACCESS EASEMENT TO BE RECORDED UNDER SEPARATE INSTRUMENT.

NEW 8' WIDE CONCRETE SIDEWALK

PROPOSED 12'-0 U.E. TO BE RECORDED UNDER SEPARATE INSTRUMENT

NEW 6' HIGH PERIMETER FENCE

PROPOSED UTILITY EASEMENTS, TO BE RECORDED UNDER SEPARATE INSTRUMENT, SEE CIVIL DWG'S.

14'-0" LS BUFFER

PLAT LIMITS N89°38'26"E 660.00'
STREET TYPE "D"

SHADED AREA DENOTES 9X18 STALLS

LIGHT POLES, TYP. SEE E-1.0.

TREE GRATE(ADA COMPLIANT)

NEW 15'-0" GREEN TRAILWAY PATH

(4) BIKE RACKS #2

6' HIGH SELF CLOSING GATE AND LATCH, TYP.

"GREEN" SCREEN

SOLAR KIOSK

EXTENT OF FUTURE PROPOSED DEVELOPMENT

OUTSIDE FACE OF SIDEWALK

EXTENT OF FUTURE R.O.W. IMPROVEMENTS

PERMEABLE PAVERS, TYP.

GREEN SCREEN, TYP.

FOR PLANTER BOX DETAILS, SEE LAND-SCAPE DWGS., TYP.

PROPOSED 10'-0" WIDE U.E. TO BE RECORDED UNDER SEPARATE INSTRUMENT.

CROSSWALK

24'-0" CLEAR

LS BUFFER, (TYP.)

(16) VEHICLE CHARGING STATIONS

RAMP UP @ 12%

STAIR # 2

STAIR # 1

ELEV.

GREEN SCREEN

ENTRY/EXIT

135'-0" 15 SP @ 9'-0" EA

90'-0" 10 SP @ 9'-0" EA

81'-0" 9 SP @ 9'-0" EA

GARAGE 3 (7 SPACES)

85'-4"

PERMEABLE PAVER BLOCK OVER STABILIZED GRADE

GREEN SCREEN

PV ROOFTOP PANELS, TYP.

5'-0" WIDE PERMEABLE SIDEWALK, TYP.

NEW 5' HIGH PERIMETER POOL FENCE TO HAVE SELF-CLOSING 44" WIDE DOORS AND LATCH, TYP., FOR FENCE DETAIL, SEE SHEET 1/A-1.3

24'-0" CLEAR

ROTUNDA

2 STORY CLUBHOUSE 6,200 S.F.

CABANAS

POOL 20'X75'

VERANDA

FOR TRANSFORMER PAD,TYP. SEE E-1

COVERED OUTDOOR ENTERTAINMENT AREA

36" WIDE HC EGRESS DOOR

1HC

2HC

FOR HC CAR SIGNAGE DETAILS, SEE CIVIL DWG'S.

(5) LEASING OFFICE PARKING SPACES ONLY

(4) BIKE RACKS #5

"NO PARKING" REFUSE STAGING AREA, TYP.

5'-0" WIDE PERMEABLE SIDEWALK, TYP.

ASPHALT DRIVE (U.O.N.), TYP.

PROPOSED EASEMENTS TO BE RECORDED UNDER SEPARATE INSTRUMENT, TYP.

PROP. FIRE HYDRANT, TYP.

FDC

PERMEABLE PAVER BLOCK OVER STABILIZED GRADE

FOR HC CAR SIGNAGE DETAILS, SEE CIVIL DWG'S.

"NO PARKING" REFUSE STAGING AREA, TYP.

88'-6" BUILDING SEPARATION

TRANSFORMER PAD,TYP.

TRASH ROOM

RECYCLING ROOM

METER ROOM

TYPE II
② 4 STORY BLDG.

TYPE I
③ 4 STORY BLDG.

TRASH RM.

RECYCLING ROOM

METER RM.

SL DN

5'-0" WIDE PERMEABLE SIDEWALK, TYP.

FUTURE SEC. GATES WITH KNOX BOX KEY

COLORED CONC. SIDEWALK EA. SIDE

SOLAR KIOSK

12' SIDEWALK

EXTENT OF PROPOSED R/W DEDICATION

SODDED AREA

FOR TREE WELL DETAILS, TYP, SEE LANDSCAPE DWGS.

SHADED AREA DENOTES EXTENT OF PROPOSED R.O.W. DEDICATION

PLAT LIMITS S00°24'34"E 874.04'

PROPOSED 1500 GAL. RAIN CISTERN

6"ø 42" HIGH CONC. REMOVABLE BOLLARDS

FUTURE EMERGENCY ACCESS & RESIDENT ONLY ENTRY/EXIT

PEDESTRIAN ACCESS GATES FOR RESIDENTS, AT EACH SIDE

PROPOSED 10'-0" WIDE U.E, TO BE RECORDED UNDER SEPARATE INSTRUMENT.

10'X10' SIGHT TRIANGLE, BOTH SIDES, TYP.

PERMEABLE PAVERS AT PLAZA AREA, TYP.

RAIN CISTERN PLAZA 3

GREEN SCREEN PLAZA 4

A-1.3 A-1.4 A-1.1 A-1.2

FINISH LEGEND

- COLORED CONC. SIDEWALK, SEE GENERAL NOTE 14.
- PERMEABLE SIDEWALK PAVERS
- DECORATIVE PERMEABLE
- LS LANDSCAPED AREA/ BUFFER
- CLEAR ZONES
- PROPOSED GREEN SCREEN
- FOR PROPOSED U.E. SEE CIVIL DWGS, TYP.
- PERMEABLE PAVERS FRONTING STREET TYPE A,TYP(SEE A-0.4)
- FH FDC PROPOSED FIRE HYDRANT & FDC , SEE C-6.
- LIGHT POLES
- FPL TRANSFORMER
- M.R. ELECTRICAL METER ROOM

GENERAL NOTES

1. MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES IS: +16'-0" N.G.V.D. (14.44' N.A.V.D.)
2. ALL BUILDINGS SHALL BE LOCATED WITHIN 300 FT. OF A FIRE HYDRANT.
3. POTABLE WATER NOT TO BE USED FOR IRRIGATION.
4. OVERHEAD UTILITIES ALONG SAMPLE ROAD AND WITHIN THE PROJECT SHALL COMPLY WITH PMDD UTILITIES REQUIREMENT AND BE PLACED UNDERGROUND.
5. NEW 5' HIGH PERIMETER POOL FENCE TO HAVE SELF-CLOSING 36" WIDE DOOR AND LATCH, SEE SHEET A-1.2
6. REFER TO CIVIL DRAWINGS FOR HC SIGNAGE DETAILS.
7. FOR STANDARD PAVEMENT & MARKING DETAILS REFER TO CIVIL DRAWINGS.
8. PROPOSED EASEMENTS TO BE RECORDED BY SEPARATE INSTRUMENT
9. ALL SIDEWALKS PAVERS TO BE MINIMUM 5'-0" WIDE, UNLESS NOTED OTHERWISE.
10. FIRE DEPT. EXIT GATE TO BE MIN. 3'-0" CLEAR AT SIDE WALK FOR PEDESTRIAN ACCESS.
11. ALL FIRE HYDRANT CLEAR ZONES SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAIL BOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
12. ANY PROPOSED ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING SYSTEMS, MUST BE SCREENED FROM VIEW FROM ABUTTING PUBLIC ROAD RIGHT-OF-WAYS.
13. REFER TO PARTIAL SITE PLANS (SHTS. A-1.1 TO A-1.4) FOR ADDITIONAL DIMENSIONS & NOTES.
14. ALL PUBLIC SIDEWALKS AND TRAILWAY PATH IMPROVEMENTS SHALL BE COLORED CONCRETE COLORS INCLUDE: 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.
15. CONSTRUCTION OF CLUBHOUSE/POOL TO BE COMPLETED PRIOR TO ISSUANCE OF 25% CERTIFICATE OF OCCUPANCY.

KEYPLAN N.T.S. NORTH

PARTIAL SITE PLAN

SCALE: 1"=20' NORTH

A-1.2

SITE SUBMITTAL SET 08-20-14

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	

MIDTOWN RESIDENCES AT COCONUT CREEK

FOR: FLORIDA ATLANTIC INVESTMENTS, INC.

LOCATED AT: COCONUT CREEK, FLORIDA

MSA ARCHITECTS, INC.
MIAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA, 33156
(305) 275-9811

MSA ARCHITECTS
ARCHITECTURE & PLANNING

COPYRIGHT © 20** MSA ARCHITECTS, INC. THIS ARCHITECTURAL DESIGN AND DETAILED DRAWINGS FOR THIS BUILDING AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF AND ALL RIGHTS ARE RESERVED BY THE ARCHITECT. THEIR USE OR REPRODUCTION, IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED AND WILL BE PROSECUTED UNDER LAW.

DRAWN	
CHECKED	-
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-1.2.DWG

OF SHEETS