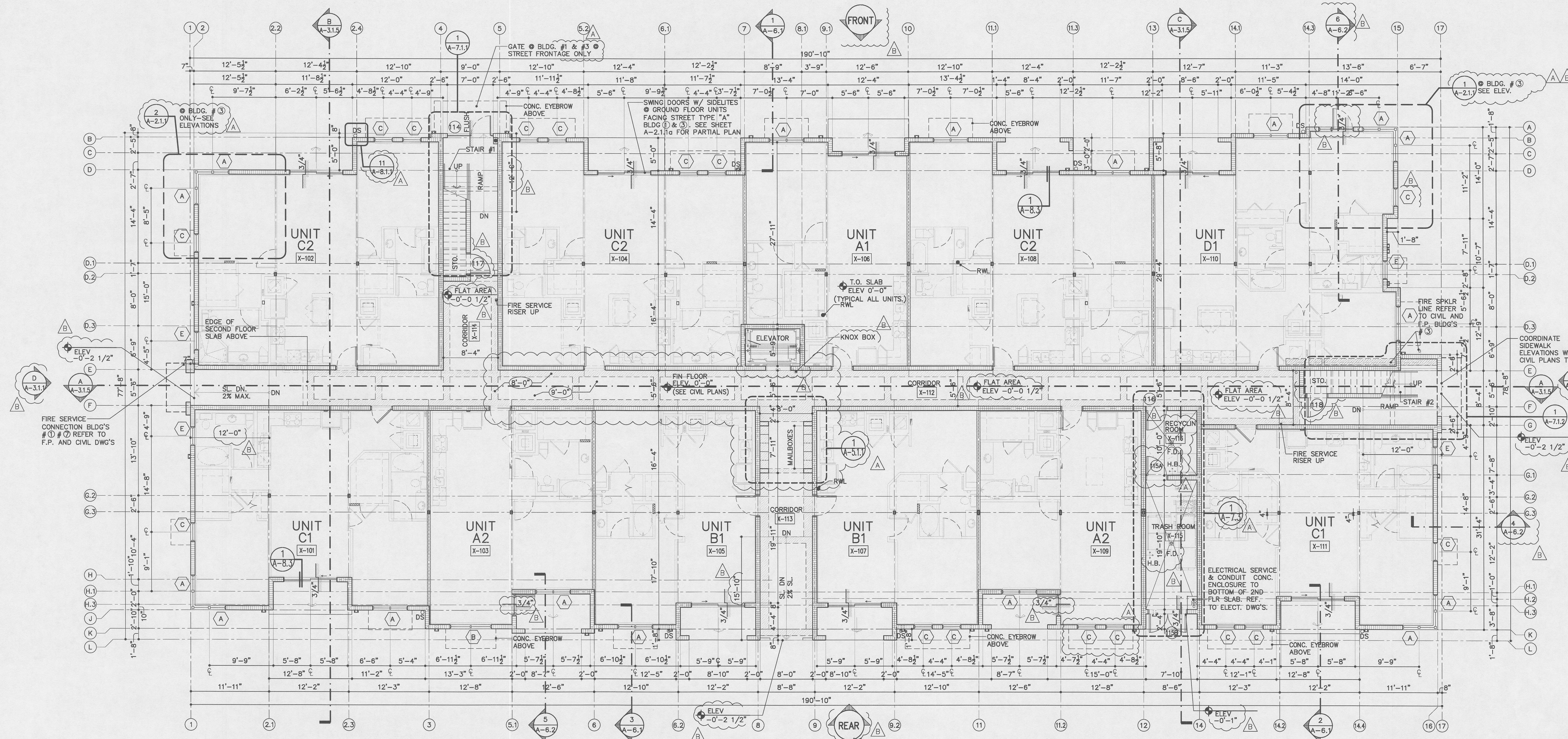


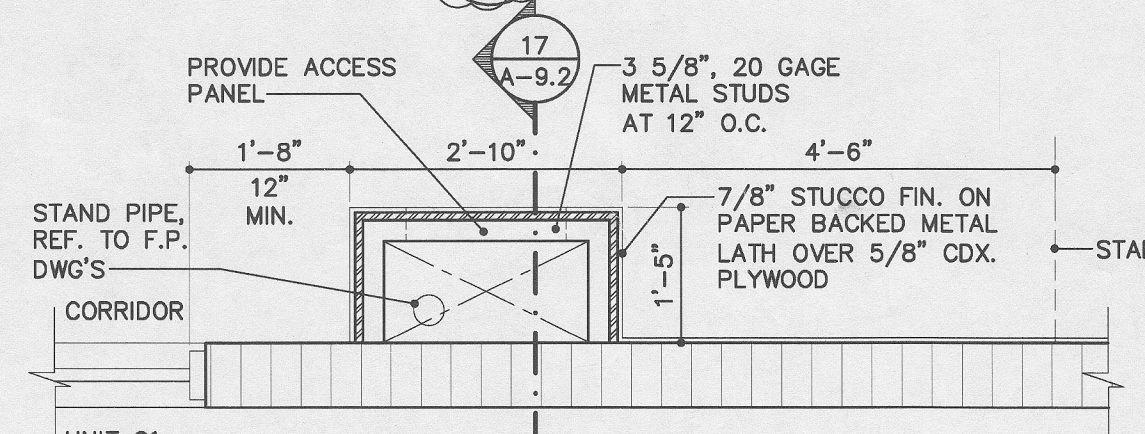


FLOOR PLAN GENERAL NOTES:

- UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY WALL OR CENTERLINE OF WALLS AND/OR OPENINGS.
- UNIT DEMISING WALLS SEPARATING DWELLING UNITS SHALL HAVE A MINIMUM 1 HOUR FIRE RATING PER FBC 5TH EDITION(2014) (708.3). UNIT DEMISING WALLS SHALL HAVE A MINIMUM STC RATING OF 50 PER FBC 5TH EDITION(2014) (1207.2).
- FOR DWELLING UNIT PARTITION TYPE AND LAYOUT, REFER TO 4 SERIES SHEETS.
- BUILDING SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED AS PER THE REQUIREMENTS OF NFPA 13R. PLANS AND SPECIFICATIONS OF THE SPRINKLER SYSTEM SHALL BE SUBMITTED FOR LOCAL JURISDICTIONAL REVIEW AND THEY MUST BE APPROVED PRIOR TO CONSTRUCTION.
- ALL UNITS SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA). REFER TO 10 SERIES SHEETS FOR SPECIFIC ACCESSIBILITY INFORMATION FOR EACH DWELLING UNIT.
- ALL CORRIDORS AND COMMON AREAS SHALL MEET THE REQUIREMENTS OF THE 2012 FLORIDA ACCESSIBILITY CODE.
- ALL EXTERIOR OPENINGS BELOW 30 FEET ABOVE GRADE SHALL MEET THE REQUIREMENTS FOR LARGE MISSILE IMPACT PER FBC 5TH EDITION(2014) AND HAVE A CURRENT FBC OR MIAMI-DADE PRODUCT APPROVAL FOR USE IN HIGH-VELOCITY HURRICANE ZONES. ALL EXTERIOR OPENINGS ABOVE 30 FEET SHALL MEET THE REQUIREMENTS FOR SMALL MISSILE IMPACT PER FBC 5TH EDITION(2014) AND HAVE A CURRENT FBC OR MIAMI-DADE PRODUCT APPROVAL FOR USE IN HIGH-VELOCITY HURRICANE ZONES.
- ALL SIGNAGE THAT IDENTIFIES ROOMS, SPACES AND DIRECTION SHALL MEET THE APPLICABLE REQUIREMENTS OF THE 2012 FLORIDA ACCESSIBILITY CODE.
- REFER TO SITE PLAN FOR SPECIFIC BUILDING ORIENTATION AND LOCATION OF ELECTRICAL METER BANKS.
- COORDINATE BUILDING FINISH FLOOR AND EGRESS PATH SLOPE AND ELEVATIONS WITH CIVIL. REFER TO GRADING PLAN. FOR EXTERIOR PAVING/SIDEWALKS ELEVATIONS, NOTIFY ARCHITECT OF ANY CONFLICT COORDINATE WITH BUILDING CORRIDOR DRAINAGE TYP.
- ALL STL. COLUMNS ADJACENT TO WINDOWS/DOOR TO BE COVERED W/ BREAK MTL. MATCH WINDOW/STOREFRONT FRAME COLOR BY G.C.

WALL LEGEND:

- NON-RATED METAL STUD PARTITION (REFER TO DETAIL 6/A-9.1)
- NON-RATED METAL STUD PARTITION WITH BATT INSULATION (REFER TO DETAIL 8/A-9.1)
- NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL 7/A-9.1)
- 1-HR. RATED 3 5/8" METAL STUD DEMISING WALL (REFER TO DETAIL 13/A-9.1)
- 2 HR. C.M.U. WALL (REFER DETAIL 14/A-9.1)
- STEEL COLUMN. REFER TO BUILDING PLANS A-2 SERIES AND STRUCTURAL FOR COLUMN LOCATIONS. (REFER TO DETAIL 16/A-9.1)
- INTERIOR G.W.B. SOFFIT. A.F.F. U.O.N. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS.
- EXTERIOR STUCCO SOFFIT (8'-0" A.F.F.)
- DOOR TAG (REFER TO DOOR SCHEDULES)
- WINDOW TAGS (REFER TO WINDOW SCHEDULES)
- DESIGNATES DROP SOFFIT OR CLG. HEIGHT A.F.F.
- LIGHT SCONCE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- JUNCTION BOX (CEILING RECESSED)
- UNIT NUMBER
- BUILDING NUMBER



FIRE RISER & STANDPIPE ENCLOSURE

SCALE: 1/2"=1'-0"

BLDG. PLAN FIRST FLOOR

(11 UNITS)
(REFER TO SITE PLAN FOR BUILDING ORIENTATION)

BLDG. #7 AS SHOWN

BLDG. #1 AS NOTED
(SEE PARTIAL PLAN)

BLDG. #3 AS NOTED
(SEE PARTIAL PLAN)

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

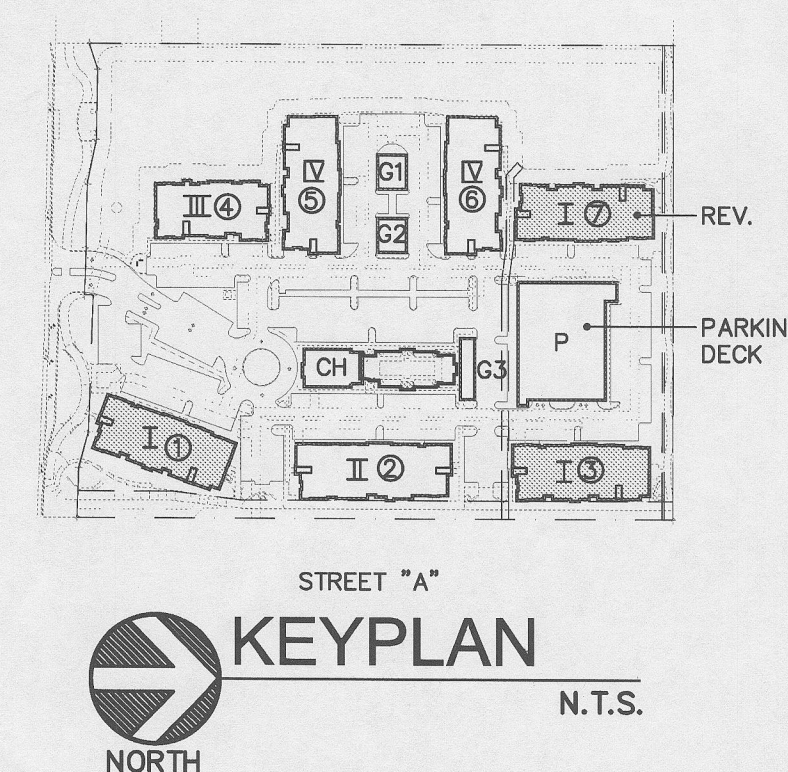
1 BLDG. 3
UNIT D1 END
X-110

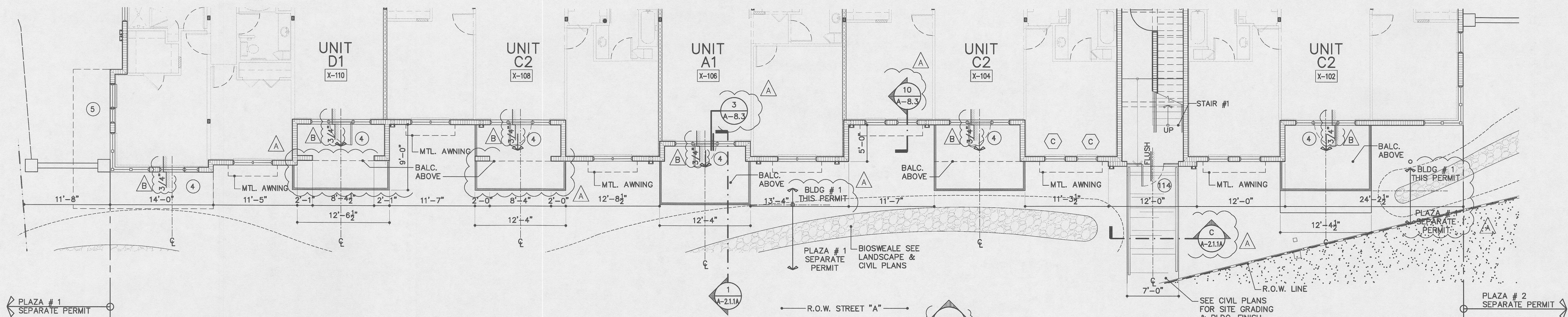
SCALE: 1/8"=1'-0"

2 BLDG. 3
UNIT C2 END
X-102

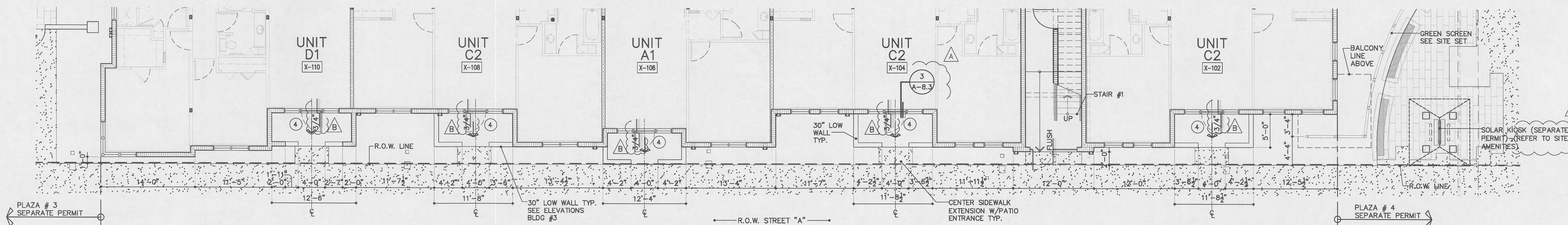
SCALE: 1/8"=1'-0"

BUILDING TYPE I
BLDG #1,3,7

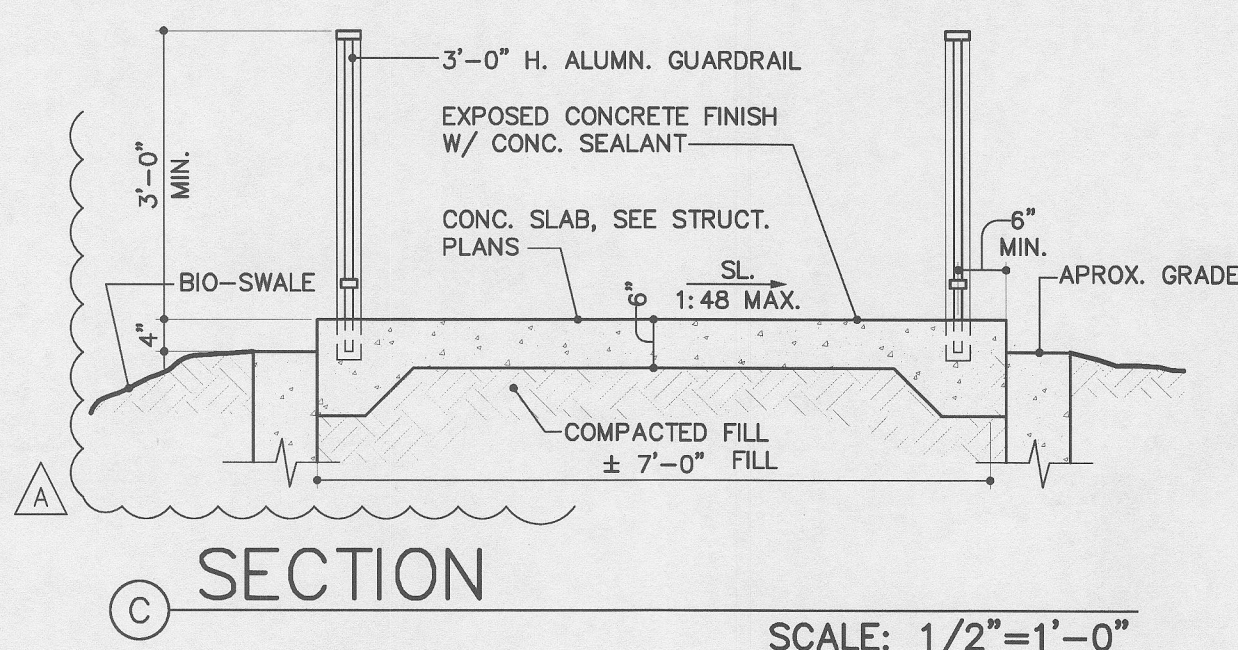




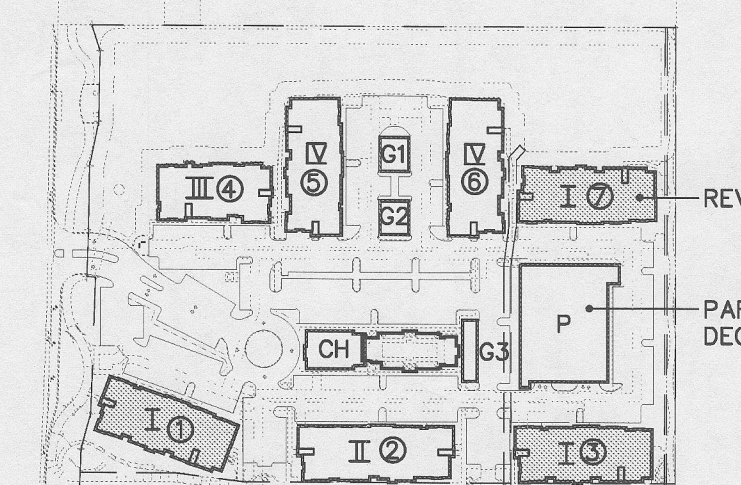
BLDG. # ① – PARTIAL FIRST FLOOR PLAN
 BUILDING TYPE I (ROTATED IN REF. TO A-2.1.1
 PLAN ORIENTATION) SCALE: 1/8"=1'-0" NORTH



BLDG. # ③ – PARTIAL FIRST FLOOR PLAN
 BUILDING TYPE I (ROTATED IN REF. TO A-2.1.1
 PLAN ORIENTATION) SCALE: 1/8"=1'-0" NORTH



GENERAL NOTE:
 REFER TO CIVIL PLANS FOR BLDG. FINISH
 FLOOR ELEVATION & GRADING. TYP.



KEYPLAN
 NORTH N.T.S.

BUILDING TYPE I R.O.W.
 BLDG # ① ③

REVISIONS	BY
PRELIMINARY REVIEW 10/30/15	
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

**MIDTOWN RESIDENCES
 AT COCONUT CREEK, FL.**
 BUILDING TYPE I – BLDG N.13.7
 ADDRESS: 4944
 4911 COCONUT CREEK, FL.
 SAMPLE ROAD, COR.
 FC LAND INVESTMENT, A, LLC.

MSA ARCHITECTS, INC.
 AAC000895
 MIAMI OFFICE
 7695 SW 104th ST.
 MIAMI, FLORIDA 33156
 (305) 273-9911
 HOLLYWOOD OFFICE
 303 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

DRAWN
 CHECKED
 DATE 08/20/2014
 SCALE AS SHOWN
 JOB NO. 1528.PRJ
 SHEET 1528-A-2.1.1A.DWG

A-2.1.1A

REVISIONS	BY
PRELIMINARY REVIEW 10/30/15	
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**
BUILDING TYPE I - BLDG N.1,3,7

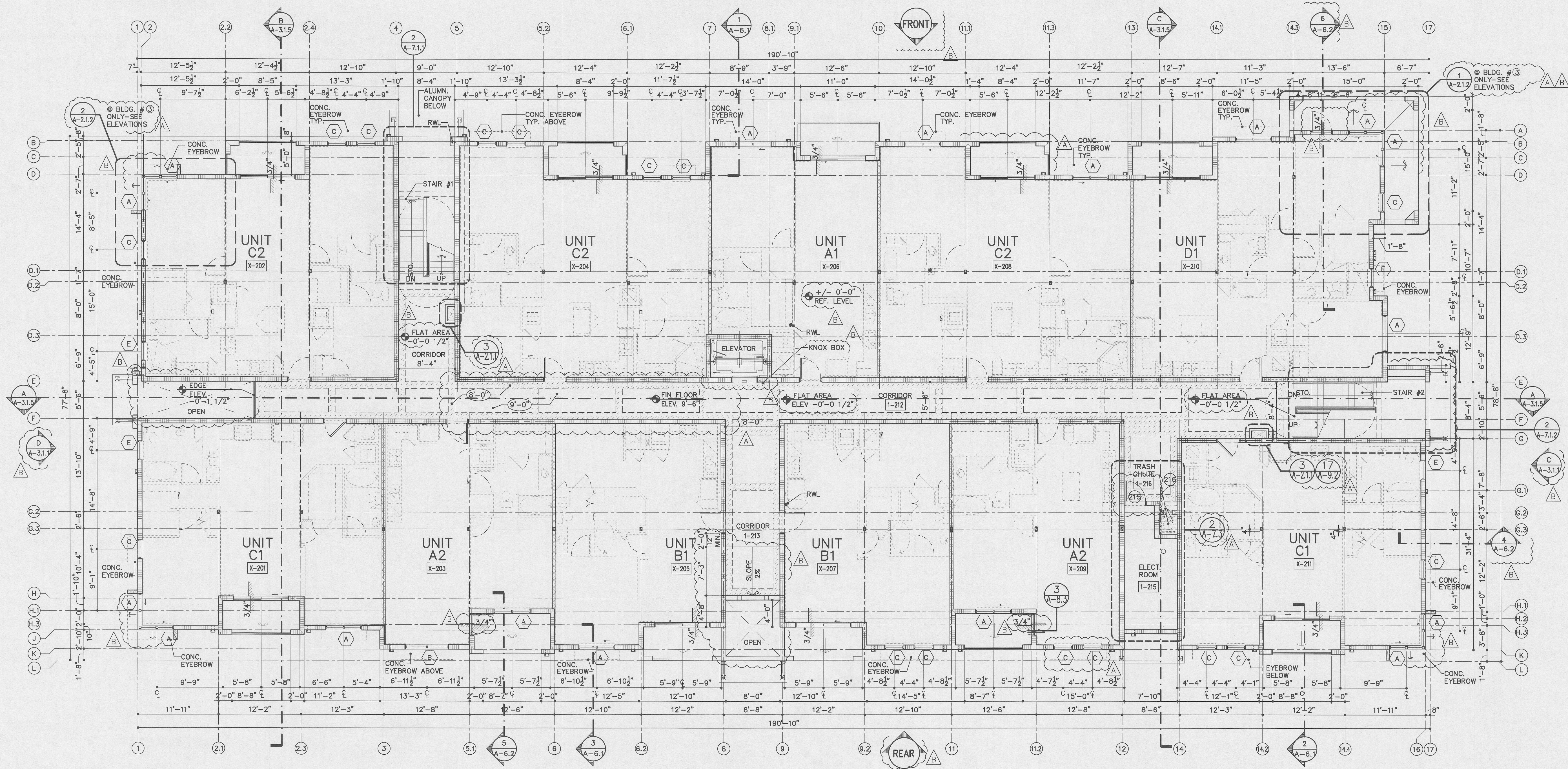
ADDRESS: 4911-4931-4941
SAMPLE ROAD: COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

JOSE I. SAUWELL
ARD013085

MSA ARCHITECTS, INC.
ARCHITECTS & PLANNING

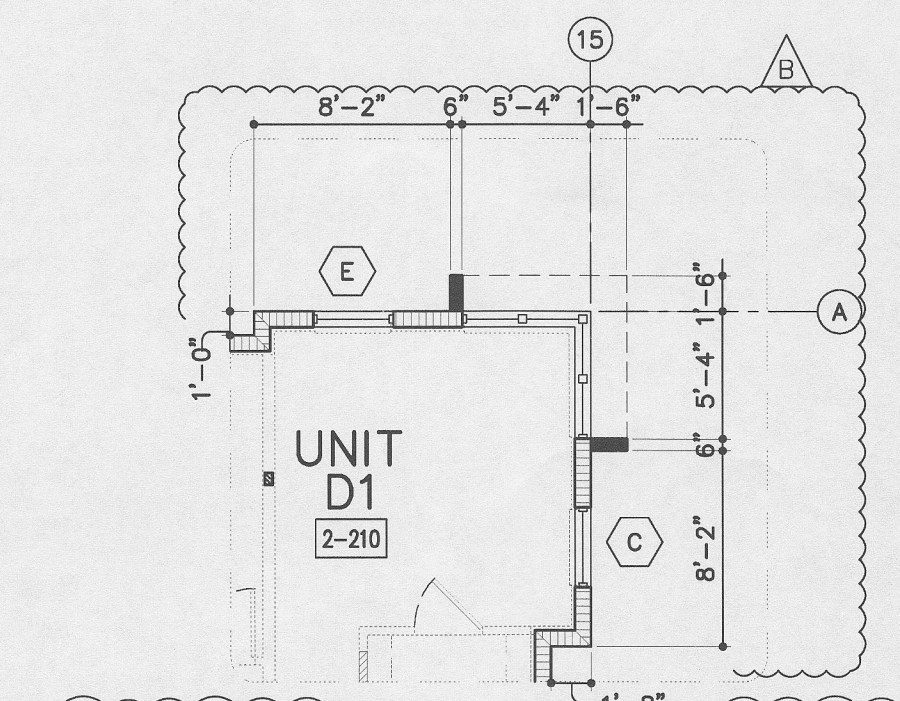
44000895
MIAMI OFFICE
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MIAMI, FL 33156
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HOLLYWOOD, FLORIDA 33020
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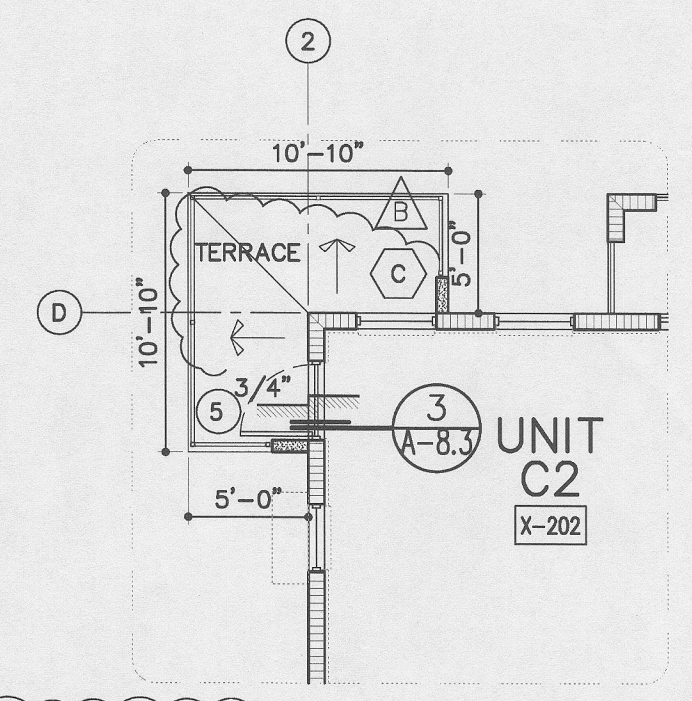
BLDG. PLAN SECOND FLOOR
(11 UNITS)
(REFER TO SITE PLAN FOR BUILDING ORIENTATION)

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



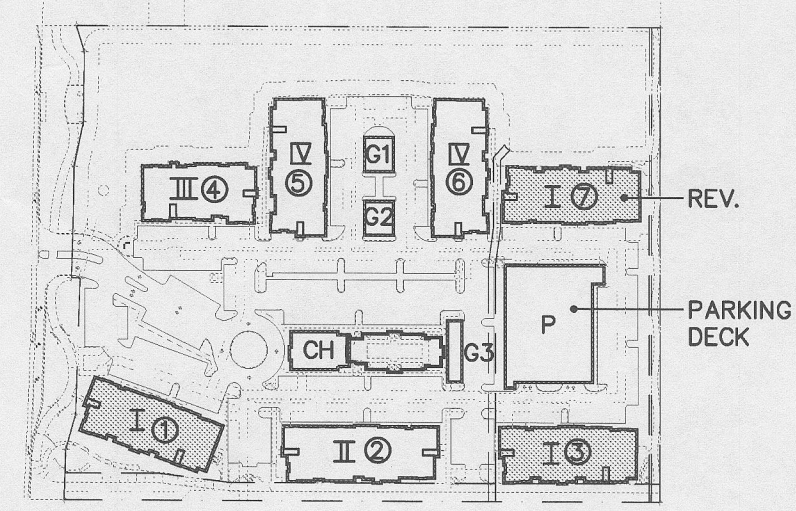
BLDG. 3
UNIT D1 END
X-210

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



BLDG. 3
UNIT C2 END
X-202

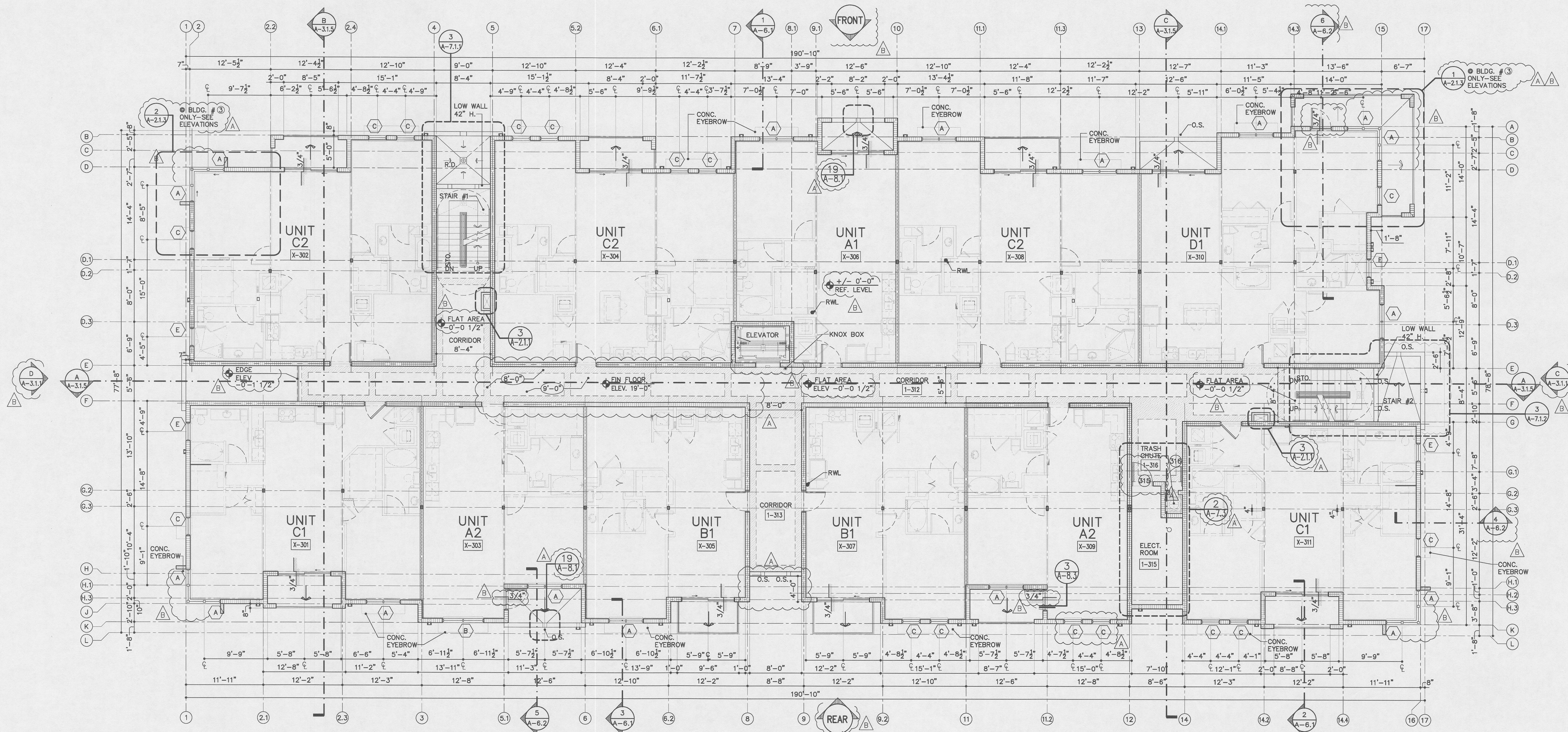
SCALE: 1/8"=1'-0"



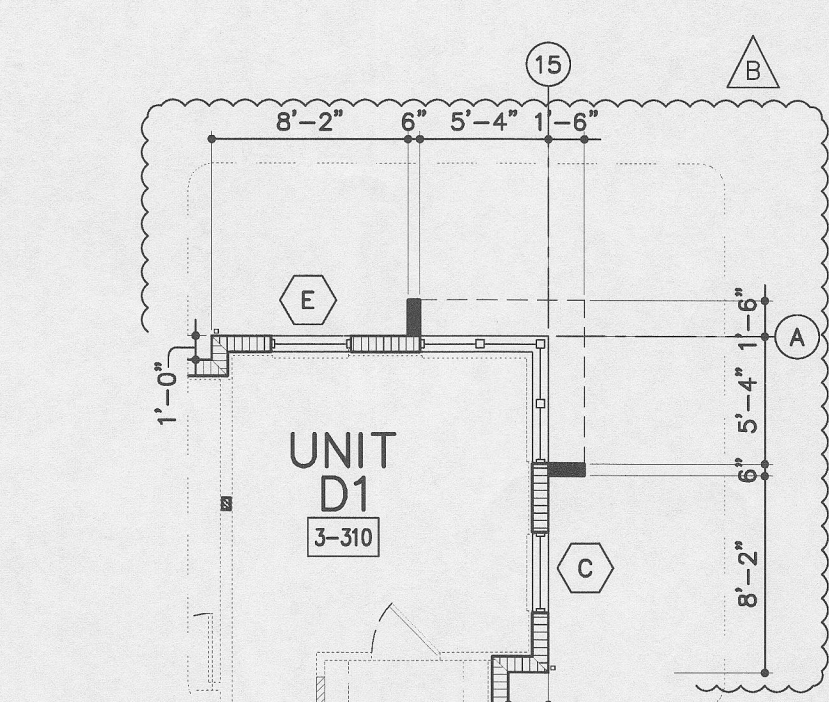
KEYPLAN
N.T.S.

BUILDING TYPE I
BLDG #1,3,7

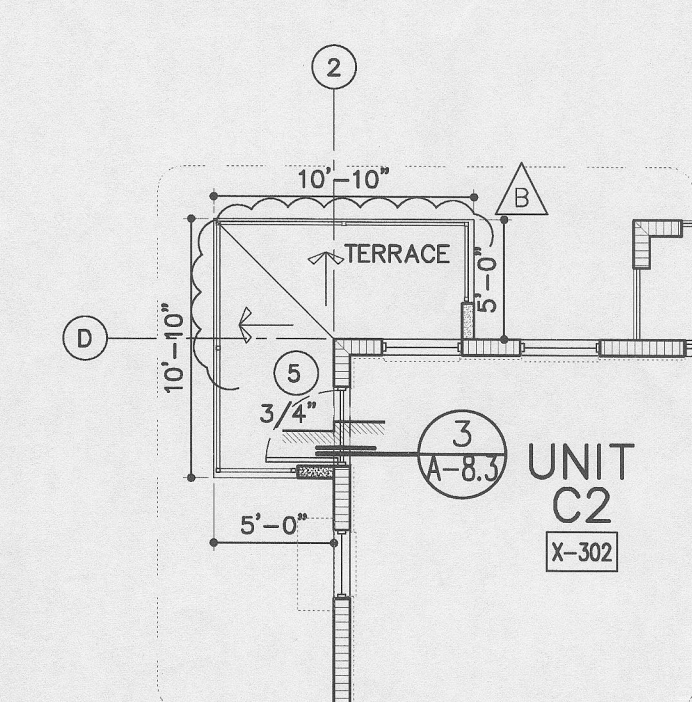
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CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-2.1.2.DWG



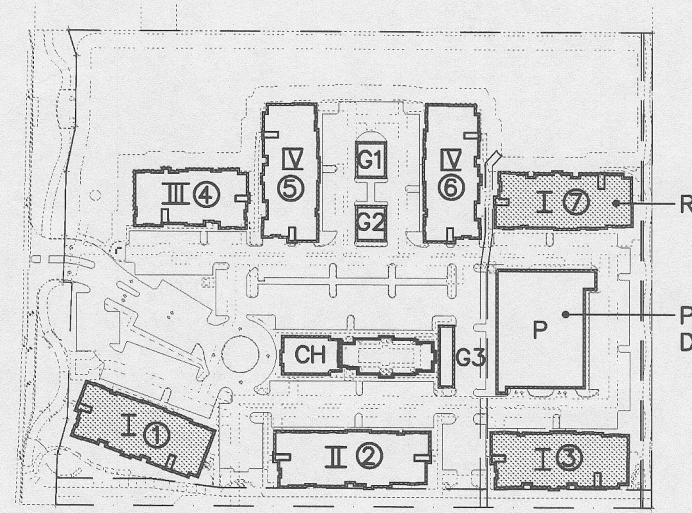
BLDG. PLAN THIRD FLOOR
(11 UNITS)
(REFER TO SITE PLAN FOR BUILDING ORIENTATION)
SCALE: 1/8"=1'-0"



1 BLDG. 3
UNIT D1 END
X-310
SCALE: 1/8"=1'-0"



2 BLDG. 3
UNIT C2 END
X-302
SCALE: 1/8"=1'-0"



KEYPLAN
N.T.S.
NORTH

BUILDING TYPE I
BLDG #1(3)7

REVISIONS

BY	
PRELIMINARY REVIEW	10/30/15
PERMIT SUBMITTAL	02/12/16
BLDG. DEPT. COMMENTS	05/13/16

MIDTOWN RESIDENCES
AT COCONUT CREEK FL.
BUILDING TYPE I - BLDG N.1,3,7

ADDRESS:
4911-4931 N. 49th Ave.
SAMPLE ROAD, COCONUT CREEK, FL.
FOR: INVESTMENT: A, LLC.

FC LAND INVESTMENT: A, LLC.

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ARCHITECTS & PLANNING

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DRAWN
CHECKED
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-2.1.3.DWG

A-2.1.3

OF SHEETS

REVISIONS	BY
PRELIMINARY REVIEW 10/30/15	
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**
BUILDING TYPE I - BLDG N.1,3,7
ADDRESS: 4911-4931 N. 44th
SAMPLE ROAD, COCONUT CREEK, FL.
FC LAND INVESTMENT-A, LLC.

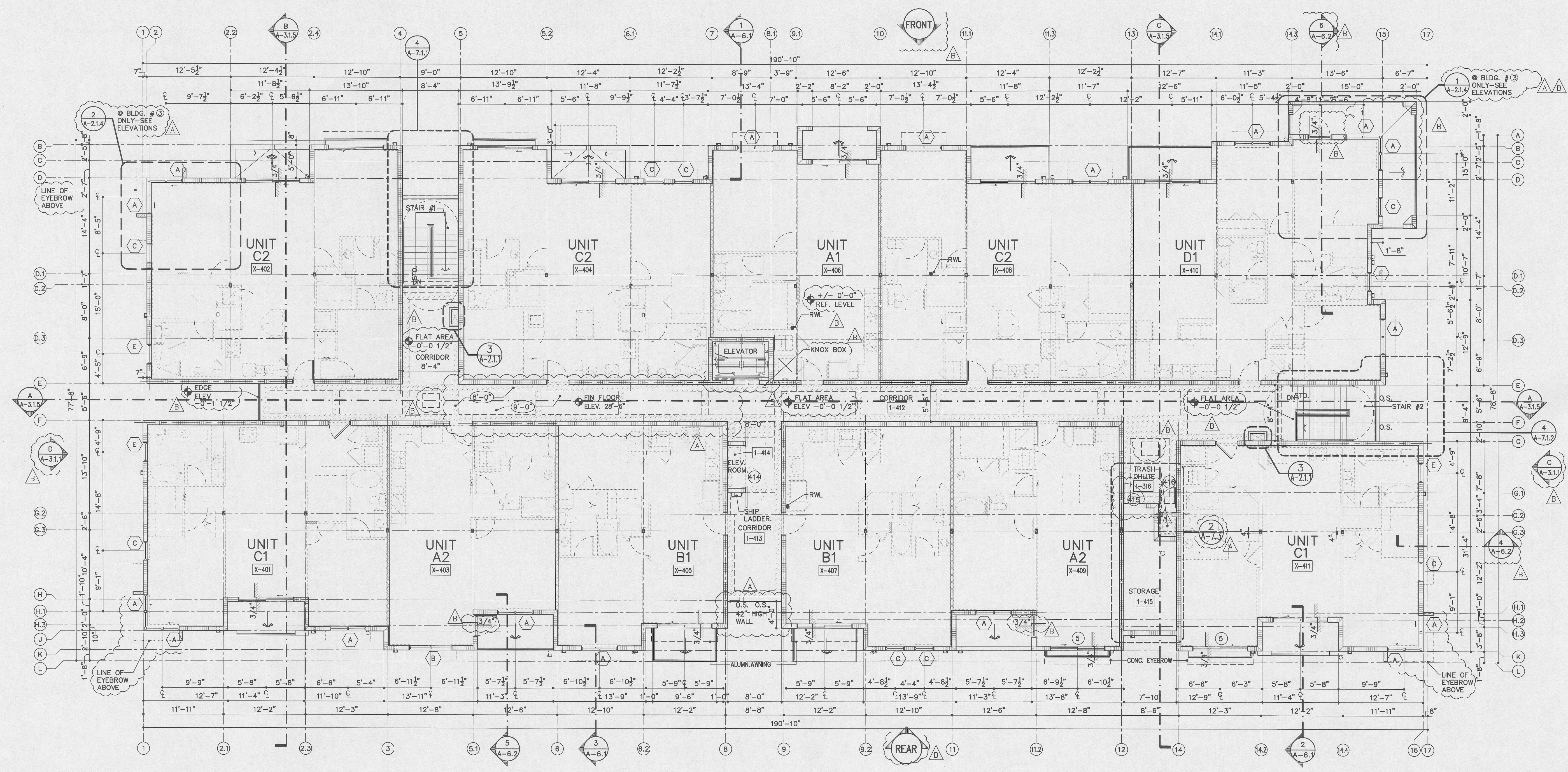
JOSE I. SAUMELL
ARCHITECT
AR0013085

MSA ARCHITECTS, INC.
A40000895
MIAMI OFFICE
7695 SW 104th ST.
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

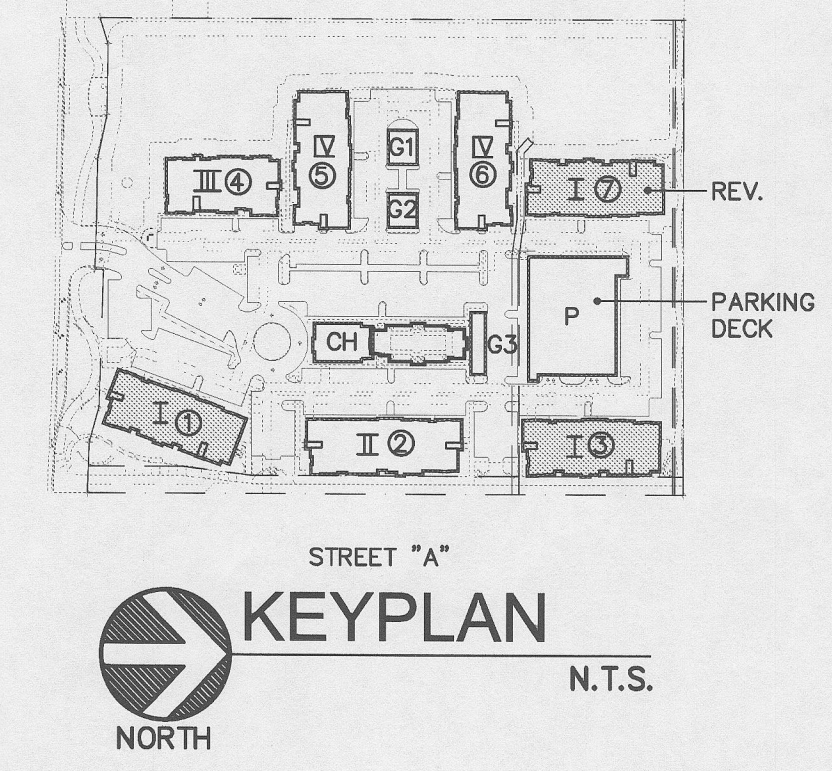
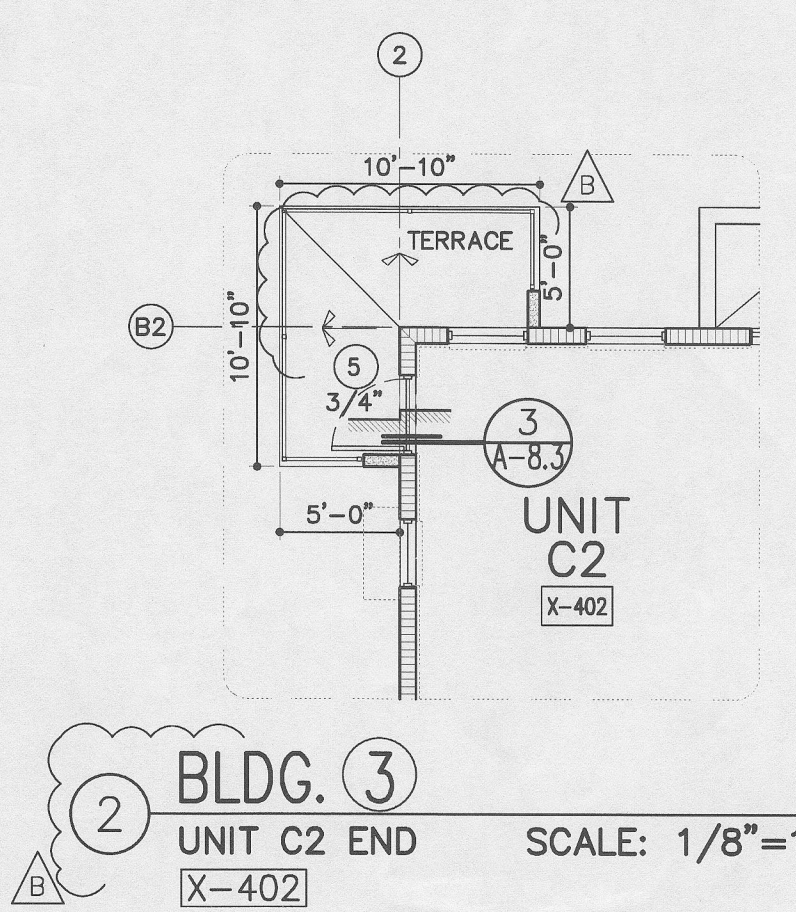
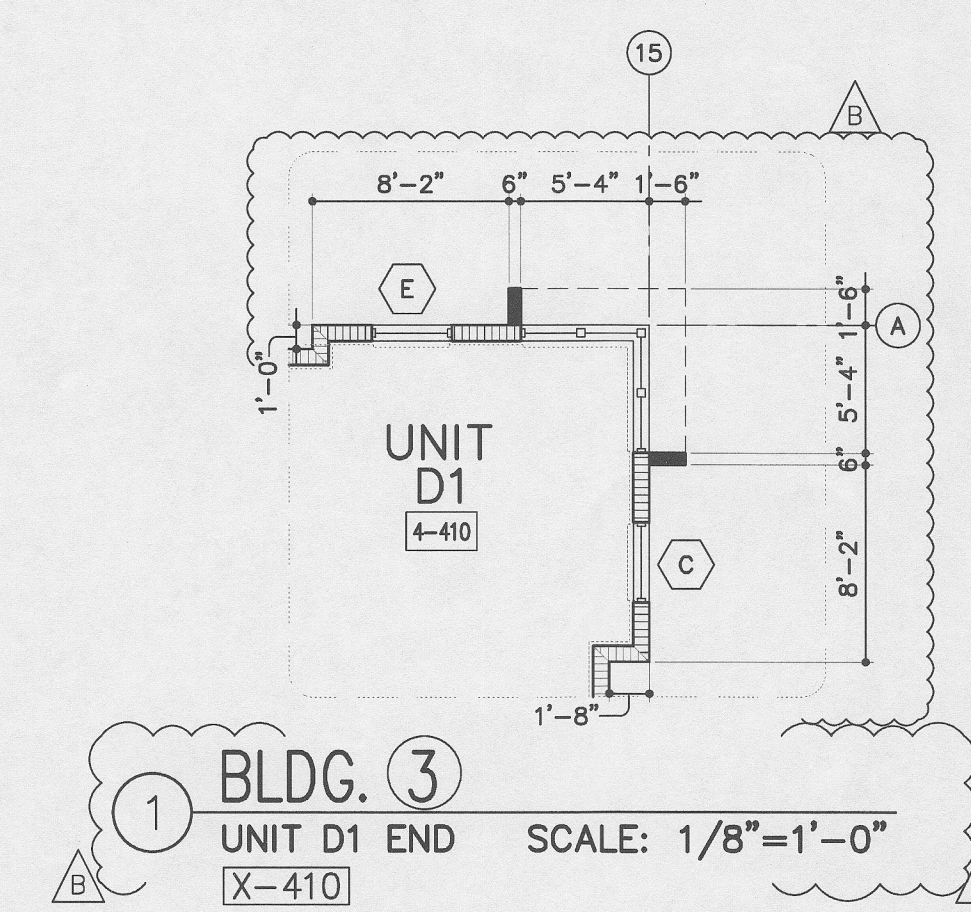
MSA ARCHITECTS
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CHECKED	—
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-A-2.1.4.DWG

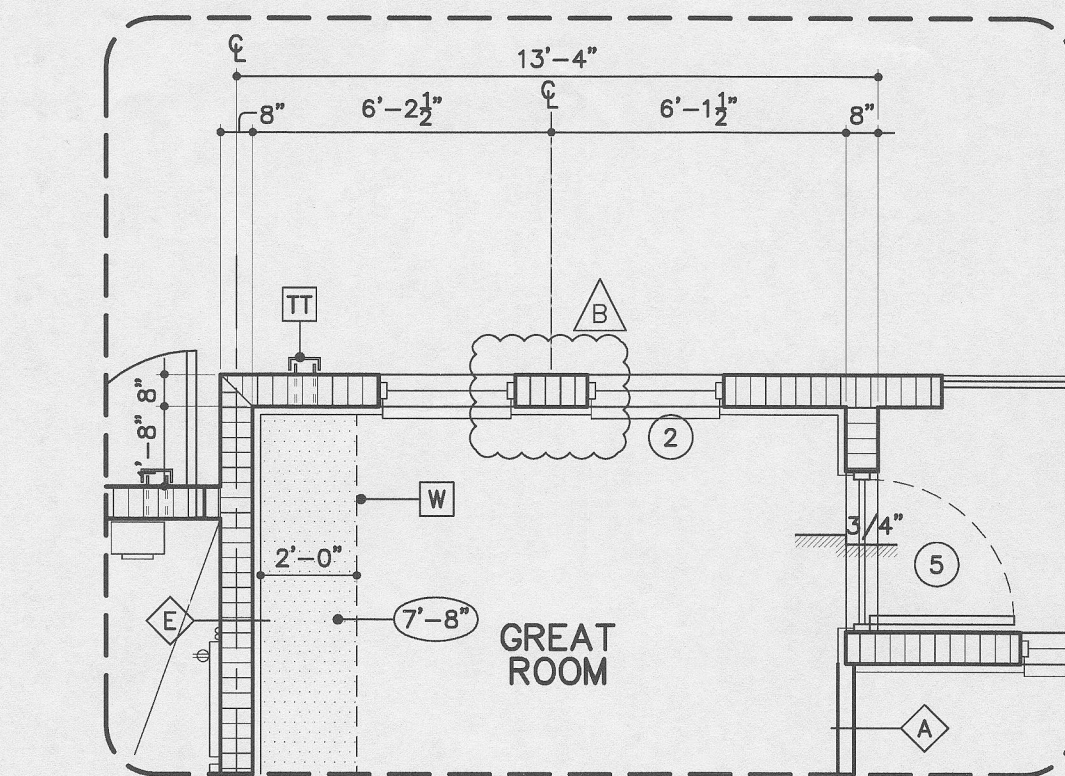
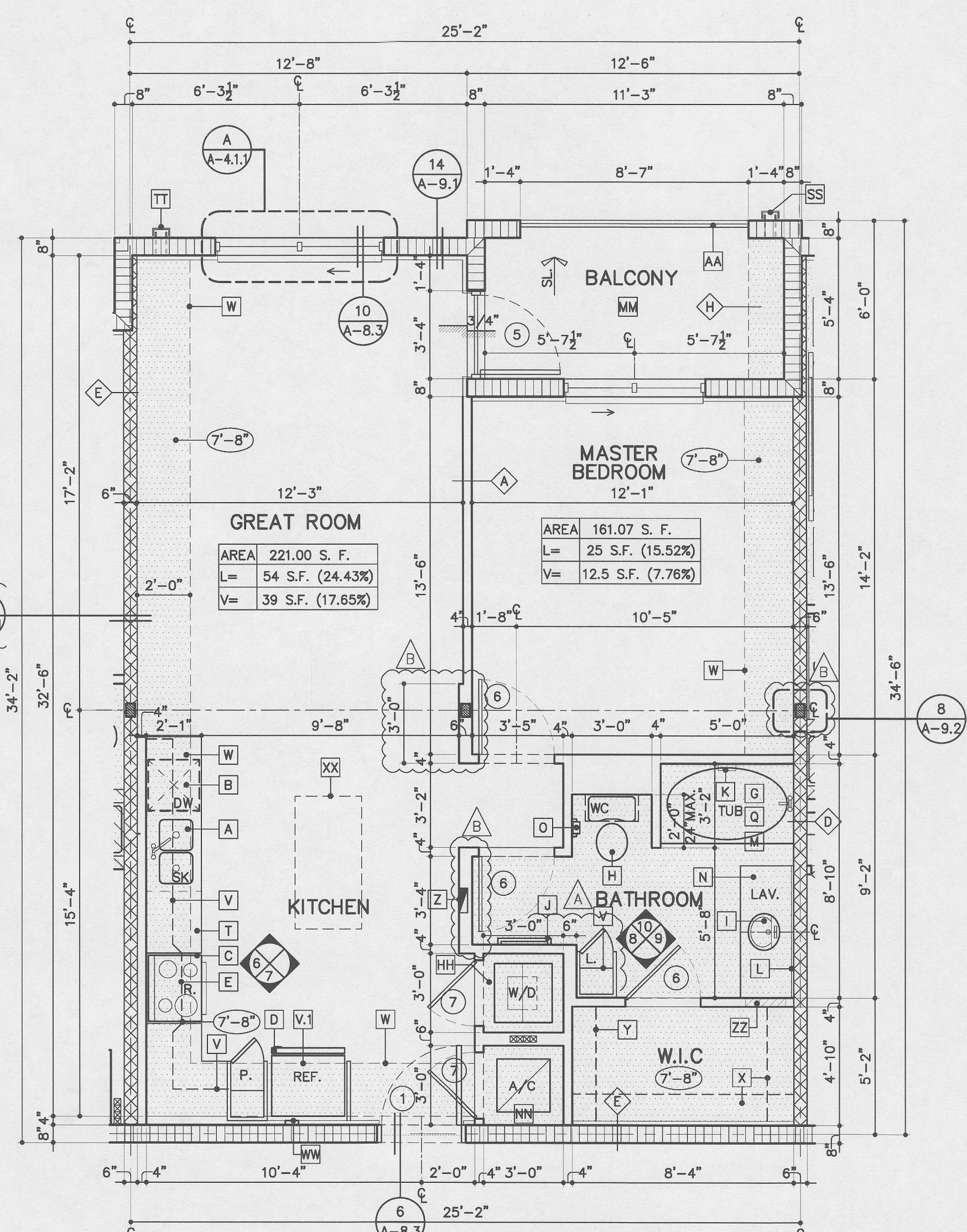
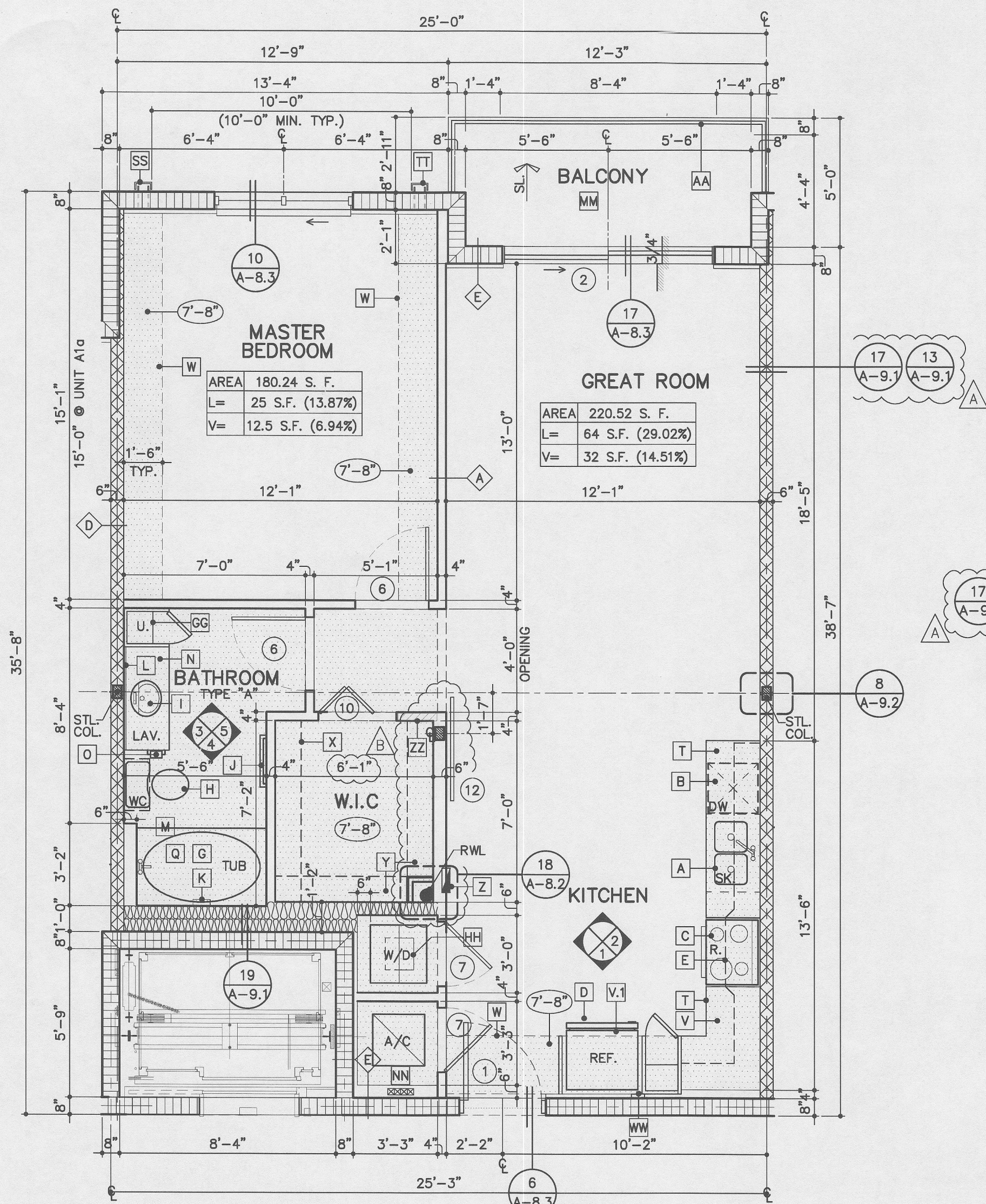


BLDG. PLAN FOURTH FLOOR
(11 UNITS)
(REFER TO SITE PLAN FOR BUILDING ORIENTATION)
SCALE: 1/8"=1'-0"



BUILDING TYPE I
BLDG #1,3,7

A-2.1.4



UNIT PLAN GENERAL NOTES:

- UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF DEMISING WALL.
- REFER TO BUILDING PLANS & ELEVATIONS FOR SPECIFIC BALCONY CONDITION.
- TYPICAL UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH REFERENCED TESTED ASSEMBLIES TO ACHIEVE A MINIMUM STC 50. REFER TO PARTITION SCHEDULE ON SERIES 9.
- REFER TO UNIT PLANS FOR LOCATION OF SOFFITS, UNIT CEILING TO BE TEXTURED FINISH APPLIED TO UNDERSIDE OF CONCRETE SLAB.
- ALL UNITS SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA). REFER TO 10 SERIES SHEETS FOR SPECIFIC ACCESSIBILITY INFORMATION FOR EACH DEMISING UNIT.
- PROVIDE BLOCKING IN WALLS AT SHOWERS, TUB AND TOILETS FOR MOUNTING OF FIXTURES AND GRAB BARS. REFER TO 10 SERIES SHEETS FOR LOCATION OF BLOCKING.

WALL LEGEND:

- A** NON-RATED METAL STUD PARTION (REFER TO DETAIL 6/A-9.1)
- B** NON-RATED METAL STUD PARTION WITH BATT INSULATION (REFER TO DETAIL 8/A-9.1)
- C** NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL 7/A-9.1)
- D** 1-HR RATED 6" METAL STUD DEMISING WALL REFER TO DETAIL 13/A-9.1 & 17/A-9.1
- E** 8" C.M.U. WALL W/INT. FURRING. 2x2 P.T. @ INT. SIDE TYPE.
- F** STEEL COLUMN. REFER TO BUILDING PLANS A-2 SERIES AND STRUCTURAL FOR COLUMN LOCATIONS. (REFER TO DETAIL 8/A-9.2)
- G** INTERIOR G.W.B. SOFFIT. A.F.F. U.O.N. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS.
- H** EXTERIOR STUCCO SOFFIT (8'-0" A.F.F.)
- I** DOOR TAG (REFER TO DOOR SCHEDULES)
- A** WINDOW TAGS (REFER TO WINDOW SCHEDULES)
- DESIGNATES DROP SOFFIT OR CLG. HEIGHT A.F.F.
- I** LIGHT SCONCE (WALL MOUNTED)
- I** LIGHT FIXTURE (CEILING MOUNTED)
- J** JUNCTION BOX (CEILING RECESSED)

UNIT KEY NOTES:

- THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY LOCATED ON SERIES 4 SHEETS.
- A** 18GA. 33" UNDERCOUNTER MOUNTED STAINLESS STEEL, 2 EQUAL COMPARTMENT W/ DISPOSAL.
 - B** UNDERCOUNTER DISHWASHER
 - C** 30" RANGE / OVEN
 - D** REFRIGERATOR
 - E** RECIRCULATING HOOD WITH MICROWAVE
 - F** 30" X 60" TUB. WITH TUB/ SHOWER FIXTURE
 - G** 36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE
 - H** CERAMIC WATER CLOSET
 - I** CERAMIC LAVATORY (UNDERMOUNT)
 - J** TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING
 - K** CERAMIC RECESSED SOAP DISH (1HR G.W.B. WRAP @ RATED PARTITIONS)
 - L** MIRROR - 3/16" AS SHOWN
 - M** CURTAIN ROD
 - N** VANITY COUNTERS (3/4" GRANITE COUNTER TOP)
 - O** TOILET PAPER HOLDER.
 - P** VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS)
 - Q** SHOWER HEAD 6'-8" A.F.F. TO BOTTOM OF HEAD. NOT IN PLUMB EITHER
 - R** PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F. SEE 4.10 SERIES/B
 - S** TILE FLOOR WITH 4" CERAMIC TILE BASE. SEE ROOM FINISHES SCHE.
 - T** KITCHEN COUNTER TOP GRANITE 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
 - U** LINEN CABINET.
 - V** CABINETS.
 - V.1** OVERHEAD CABINETS (MOUNT FLUSH W/ REF. SIDE PANEL).
 - W** GYP. BD. SOFFIT
 - X** CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. PROVIDE 24" MIN. FROM CLNG. TO TOP SHELVE @ UNIT C-2 FOR FAN ACCESS PNL. WHEN OCCURS - SEE MECH.
 - Y** CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. W/ CONTINUOUS HANGER ROD (2 SHELVES)
 - Z** ELECTRICAL PANEL - RECESSED
 - AA** GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS)
 - BB** DOOR VIEWER
 - CC** 5" WOOD BASE
 - DD** SMOOTH GYP BD FIN.
 - GG** CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELVES.
 - HH** STACKABLE WASHER & DRYER OR SIDE BY SIDE W/D
 - II** FULL HEIGHT BACK SPLASH
 - JJ** FULL HEIGHT CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB WALLS.
 - KK** CERAMIC TILE
 - LL** CARPET
 - MM** BROOM FINISH W/PENETRATING SEALER BALCONIES
 - NN** BROOM FINISH A/C CLOSETS
 - OO** VCT
 - PP** WOOD
 - QQ** VINYL
 - RR** PAINT
 - SS** EXHAUST WALL CAP
 - TT** FRESH AIR INTAKE.
 - UU** A/C AIR HANDLER UNIT
 - VV** FRAMELESS SHOWER ENCLOSURE W/TEMP. SAFETY GLASS, CAT. II TESTED IN ACCORDANCE W/ 16CFR 1201.
 - WW** ICE MAKER BOX.
 - XX** MOVABLE FURNITURE ISLAND UNIT.
 - YY** MOUNT OVERHEAD CABINET FLUSH WITH BACK OF REFRIGERATOR DOOR. G.C. TO COORDINATE EXACT DIMENSION BASED ON APPROVED REFRIGERATOR.
 - ZZ** LOW VOLTAGE PANEL.

WINDOW SIZES, LOCATIONS & BALCONY CONFIGURATIONS VARY. SEE BLDG. PLAN SERIES A-2 DRAWINGS

UNIT PLANS
 SCALE: 1/4"=1'-0"

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY REVIEW	10/30/15	
2	PERMIT SUBMITTAL	02/12/16	
3	BLDG. DEPT. COMMENTS	05/13/16	

MIDTOWN RESIDENCES AT COCONUT CREEK, FL.
 BUILDING TYPE I - BLDG N.1,3,7
 ADDRESS: 14911-14931-14941
 SAMPLE ROAD, COCONUT CREEK, FL.
 FC LAND INVESTMENT, A, LLC.

JOSE I. SAUMMEL
 APR0013085

MSA ARCHITECTS, INC.
 ARCHITECTS & PLANNING

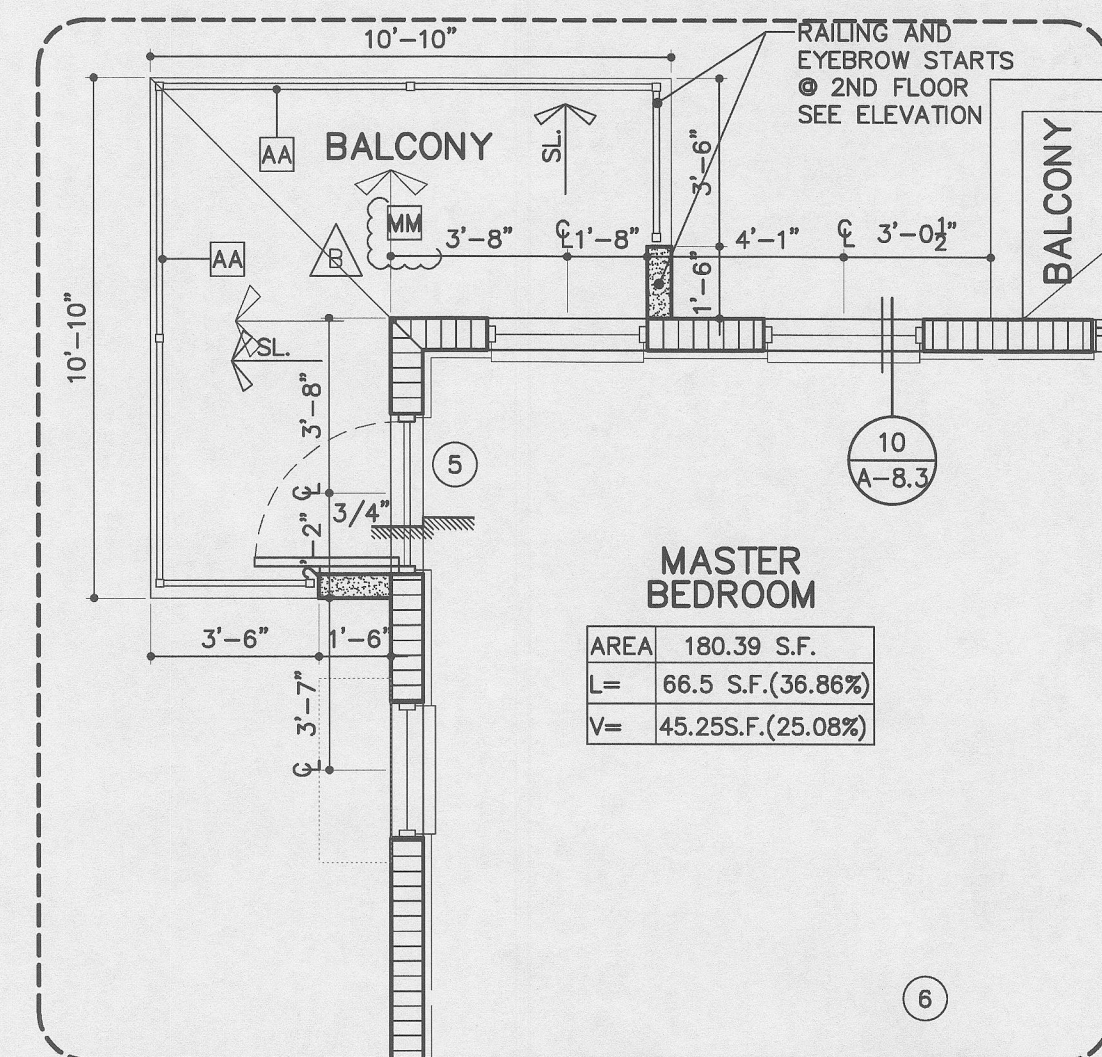
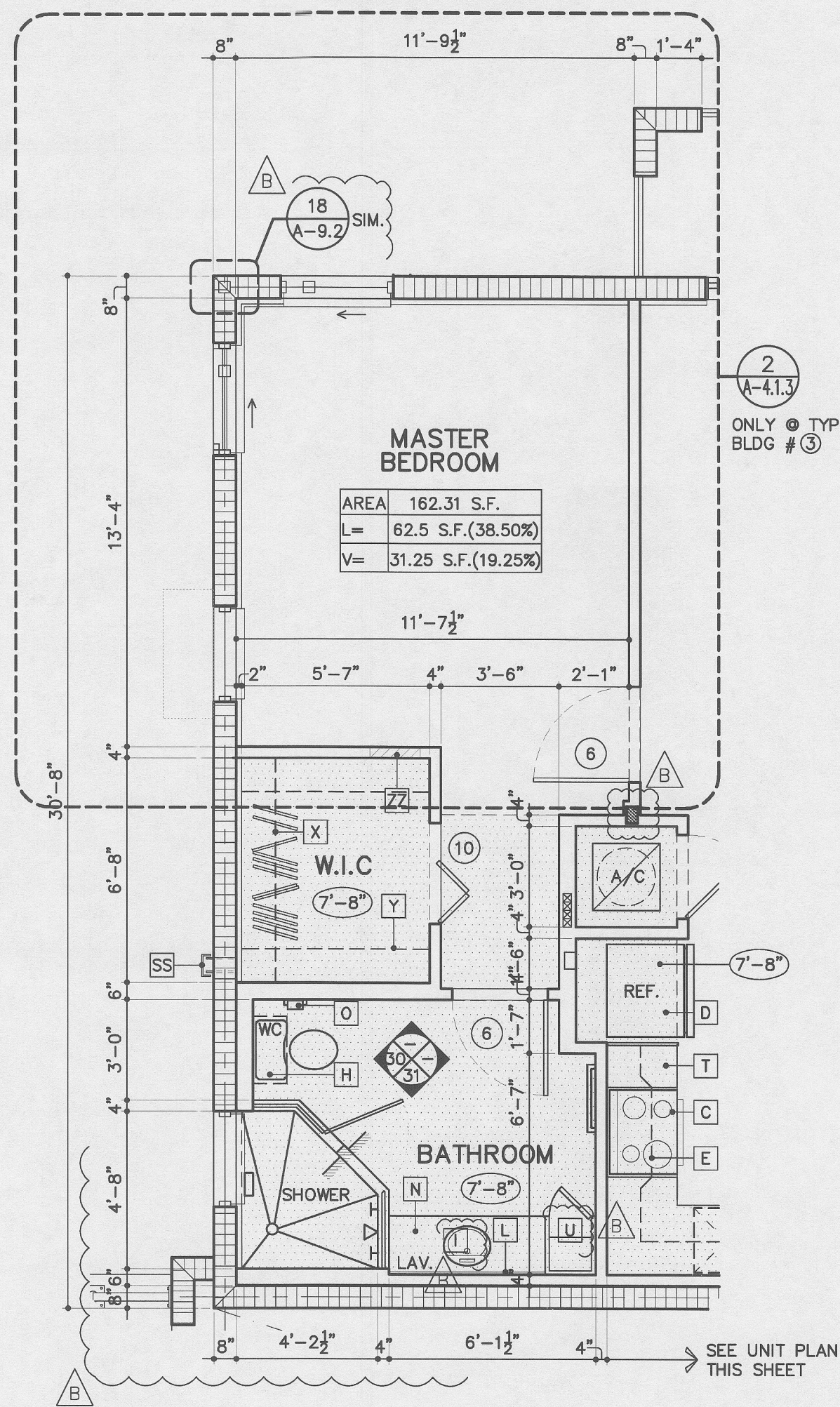
MIAMI OFFICE
 2585 SW 104th ST.
 MIAMI, FLORIDA 33156
 (305) 273-9811

HOLLYWOOD OFFICE
 3303 SOUTH 21st AVE.
 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

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DRAWN
CHECKED
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-4.1.1.DWG

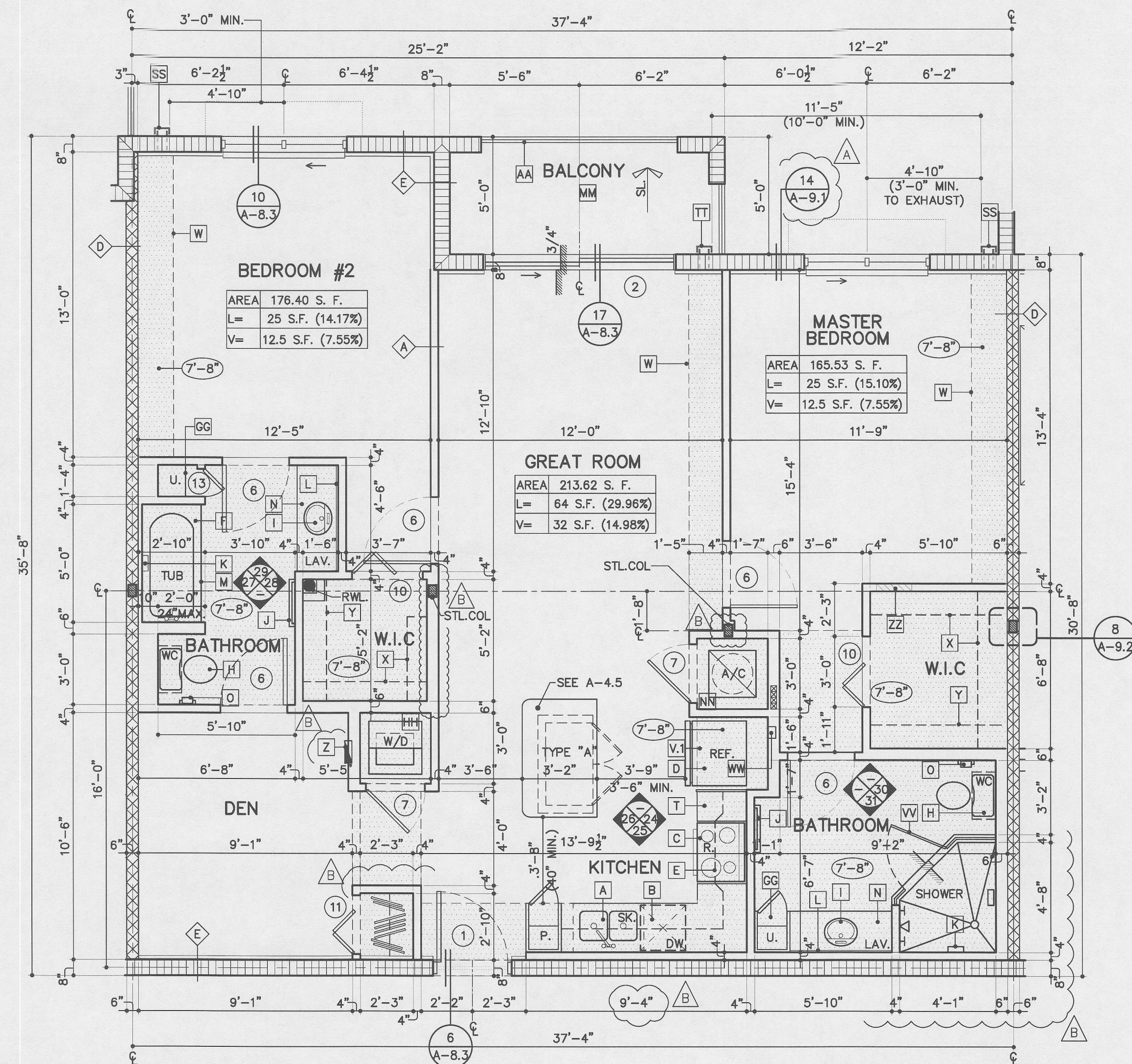
A-4.1.1



BLDG. TYPE I ① ③ ⑦

1-102	3-102	7-102	REV.
1-202	3-202	7-202	REV.
1-302	3-302	7-302	REV.
1-402	3-402	7-402	REV.

4 PER BUILDING
12 UNITS TOTAL



UNIT C2
(2 BD/2 BTH/DEN)

TOTAL A/C AREA: 1,212.3 SQ. FT.
BALCONY AREA: 58.3 SQ. FT.

BLDG. TYPE I ① ③ ⑦

1-104	3-104	7-104	REV.
1-204	3-204	7-204	REV.
1-304	3-304	7-304	REV.
1-404	3-404	7-404	REV.
1-108	3-108	7-108	REV.
1-208	3-208	7-208	REV.
1-308	3-308	7-308	REV.
1-408	3-408	7-408	REV.

UNIT PLAN GENERAL NOTES:

- UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF DEMISING WALL.
- REFER TO BUILDING PLANS & ELEVATIONS FOR SPECIFIC BALCONY CONDITION.
- TYPICAL UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH REFERENCED TESTED ASSEMBLIES TO ACHIEVE A MINIMUM U-VALUE TO 0.30. REFER TO PARTITION SCHEDULE ON SERIES 9.
- REFER TO UNIT PLANS FOR LOCATION OF SOFFITS, UNIT CEILING TO BE TEXTURED FINISH APPLIED TO UNDERSIDE OF CONCRETE SLAB.
- ALL UNITS SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA). REFER TO 10 SERIES SHEETS FOR SPECIFIC ACCESSIBILITY INFORMATION FOR EACH DEMISING UNIT.
- PROVIDE BLOCKING IN WALLS AT SHOWERS, TUB AND TOILETS FOR MOUNTING OF FIXTURES AND GRAB BARS. REFER TO 10 SERIES SHEETS FOR LOCATION OF BLOCKING.

WALL LEGEND:

- NON-RATED METAL STUD PARTITION (REFER TO DETAIL 6/A-9.1)
- NON-RATED METAL STUD PARTITION WITH BATT INSULATION (REFER TO DETAIL 8/A-9.1)
- NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL 7/A-9.1)
- 1-HR RATED 6" METAL STUD DEMISING WALL (REFER TO DETAIL 13/A-9.1 & 17/A-9.1)
- 8" C.M.U. WALL W/INTL. FURRING. 2x2 P.T. @ INT. SIDE TYPE.
- STEEL COLUMN. REFER TO BUILDING PLANS A-2 SERIES AND STRUCTURAL FOR COLUMN LOCATIONS. (REFER TO DETAIL 8/A-9.2)
- INTERIOR G.W.B. SOFFIT. A.F.F. U.O.N. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS.
- EXTERIOR STUCCO SOFFIT (8'-0" A.F.F.)
- DOOR TAG (REFER TO DOOR SCHEDULES)
- WINDOW TAGS (REFER TO WINDOW SCHEDULES)
- DESIGNATES DROP SOFFIT OR CLG. HEIGHT A.F.F.
- LIGHT SCONCE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- JUNCTION BOX (CEILING RECESSED)

UNIT KEY NOTES:

THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY LOCATED ON SERIES 4 SHEETS.

- 18GA. 33" UNDERCOUNTER MOUNTED STAINLESS STEEL, 2 EQUAL COMPARTMENT W/ DISPOSAL
- UNDERCOUNTER DISHWASHER
- 30" RANGE / OVEN
- REFRIGERATOR
- RECIRCULATING HOOD WITH MICROWAVE
- 30" X 60" TUB. WITH TUB/ SHOWER FIXTURE
- 36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE
- CERAMIC WATER CLOSET
- CERAMIC LAVATORY (UNDERMOUNT)
- TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING
- CERAMIC RECESSED SOAP DISH (1HR G.W.B. WRAP @ RATED PARTITIONS)
- MIRROR - 3/16" AS SHOWN
- CURTAIN ROD
- VANITY COUNTERS (3/4" GRANITE COUNTER TOP)
- TOILET PAPER HOLDER.
- VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS)
- SHOWER HEAD 6'-8" A.F.F. TO BOTTOM OF HEAD. NOT IN PLUMB EITHER
- PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS .P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F. SEE 4.10 SERIES
- TILE FLOOR WITH 4" CERAMIC TILE BASE. SEE ROOM FINISHES SCHE.
- KITCHEN COUNTER TOP GRANITE 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
- LINEN CABINET.
- CABINETS.
- OVERHEAD CABINETS (MOUNT FLUSH W/ REF. SIDE PANEL).
- GYP. BD. SOFFIT
- CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. PROVIDE 24" MIN. FROM CLNG. TO TOP SHELF @ UNIT C-2 FOR FAN ACCESS PNL. WHEN OCCURS - SEE MECH.
- CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. W/ CONTINUOUS HANGER ROD (2 SHELVES)
- ELECTRICAL PANEL - RECESSED
- GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS)
- DOOR VIEWER
- WOOD BASE.
- SMOOTH GYP BD FIN.
- CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELVES.
- FULL HEIGHT BACK SPLASH
- FULL HEIGHT CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB WALLS.
- CERAMIC TILE
- CARPET
- BROOM FINISH W/PENETRATING SEALER BALCONIES
- BROOM FINISH A/C CLOSETS
- VCT
- WOOD
- VINYL
- PAINT
- EXHAUST WALL CAP
- FRESH AIR INTAKE.
- A/C AIR HANDLER UNIT
- FRAMELESS SHOWER ENCLOSURE W/TEMP. SAFETY GLASS, CAT. II TESTED IN ACCORDANCE W/ 160FR 1201.
- ICE MAKER BOX.
- MOVABLE FURNITURE ISLAND UNIT.
- MOUNT OVERHEAD CABINET FLUSH WITH BACK OF REFRIGERATOR DOOR. G.C. TO COORDINATE EXACT DIMENSION BASED ON APPROVED REFRIGERATOR.
- LOW VOLTAGE PANEL.

WINDOW SIZES, LOCATIONS & BALCONY CONFIGURATIONS VARY. SEE BLDG. PLAN SERIES A-2 DRAWINGS

UNIT PLANS
SCALE: 1/4"=1'-0"

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE I - BLDG N.1.9.7
ADDRESS: 4911-4931-4941
SAMPLE ROAD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

JOSE I. SAUMELL
AR0013085

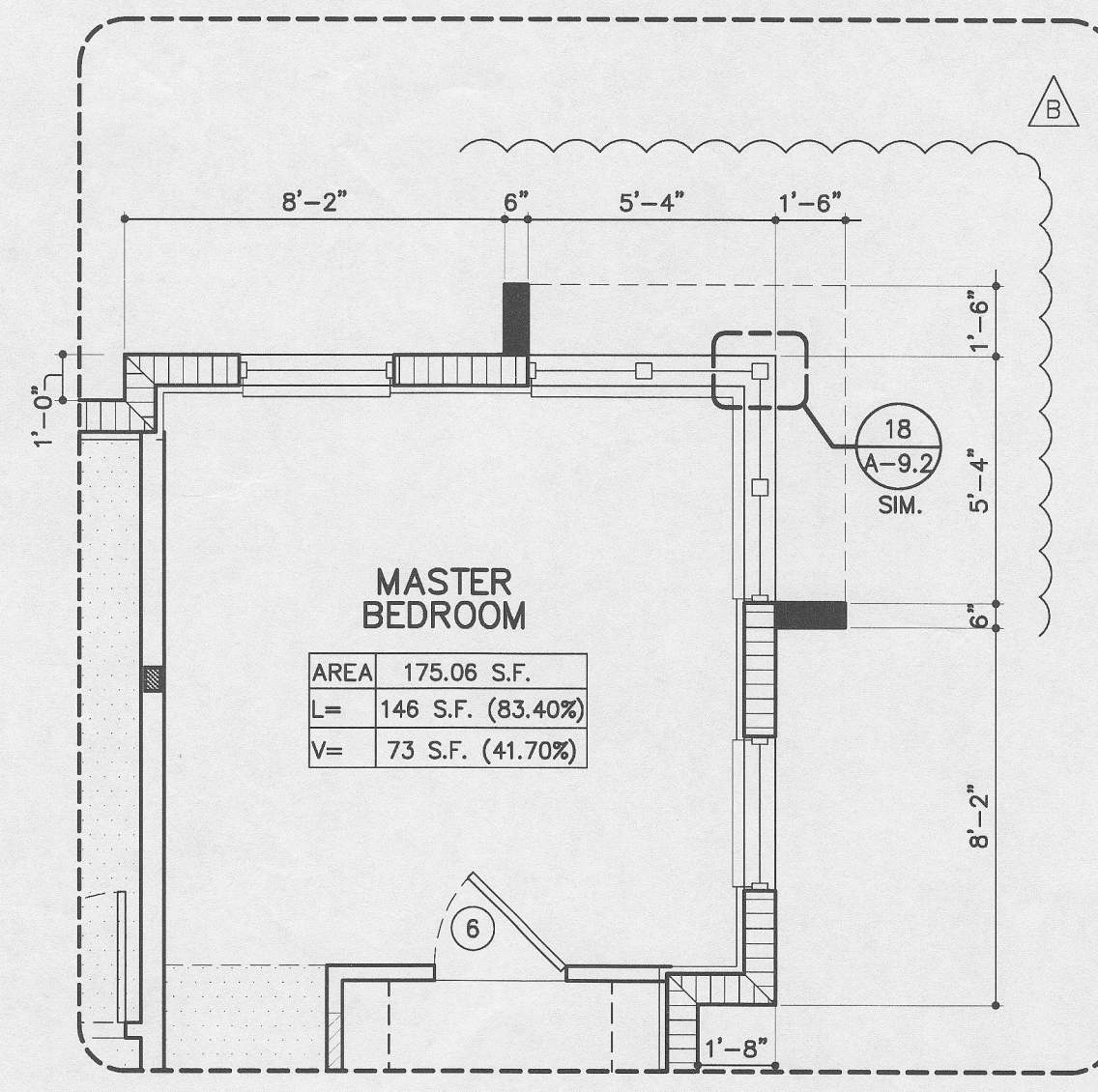
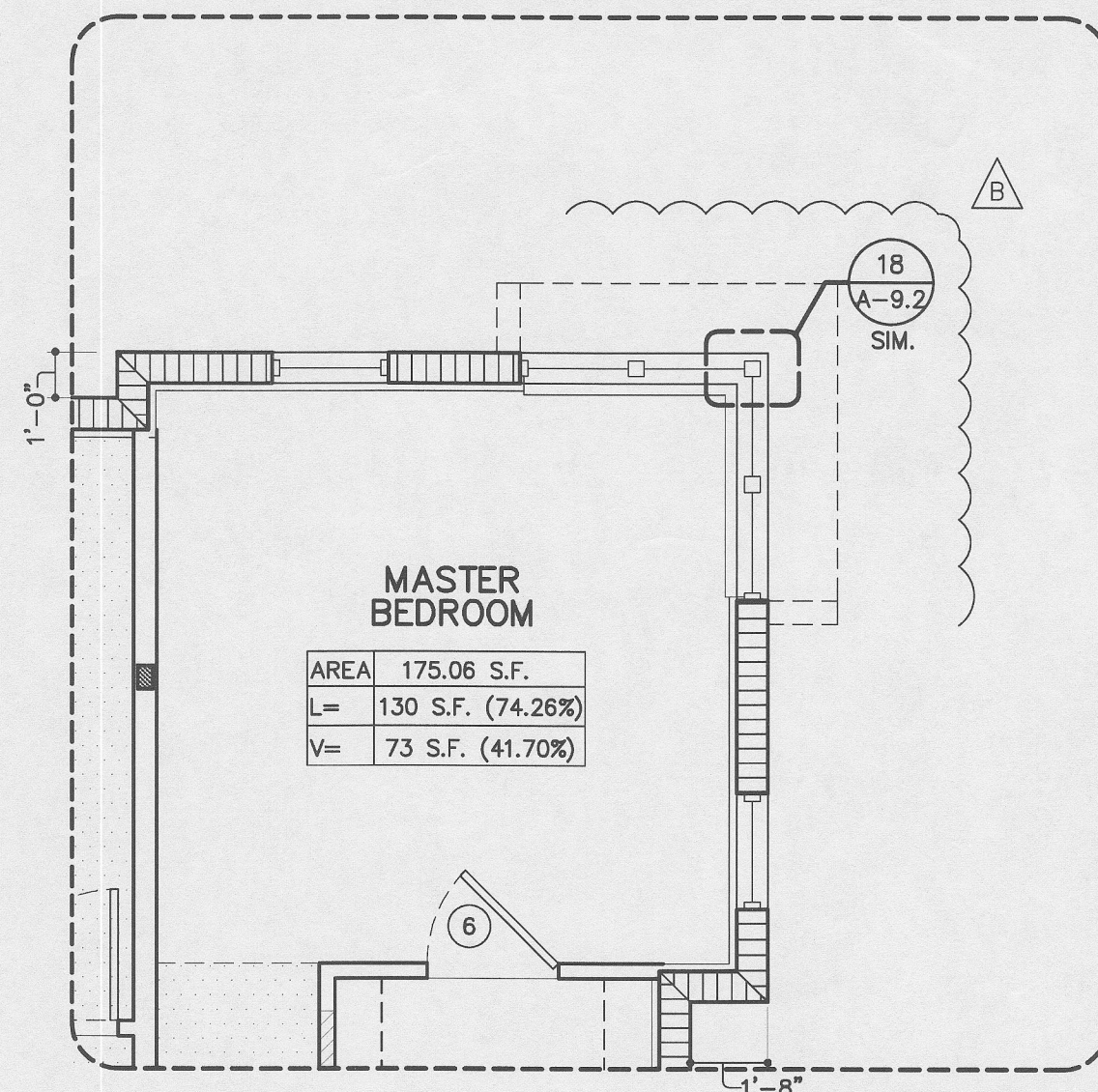
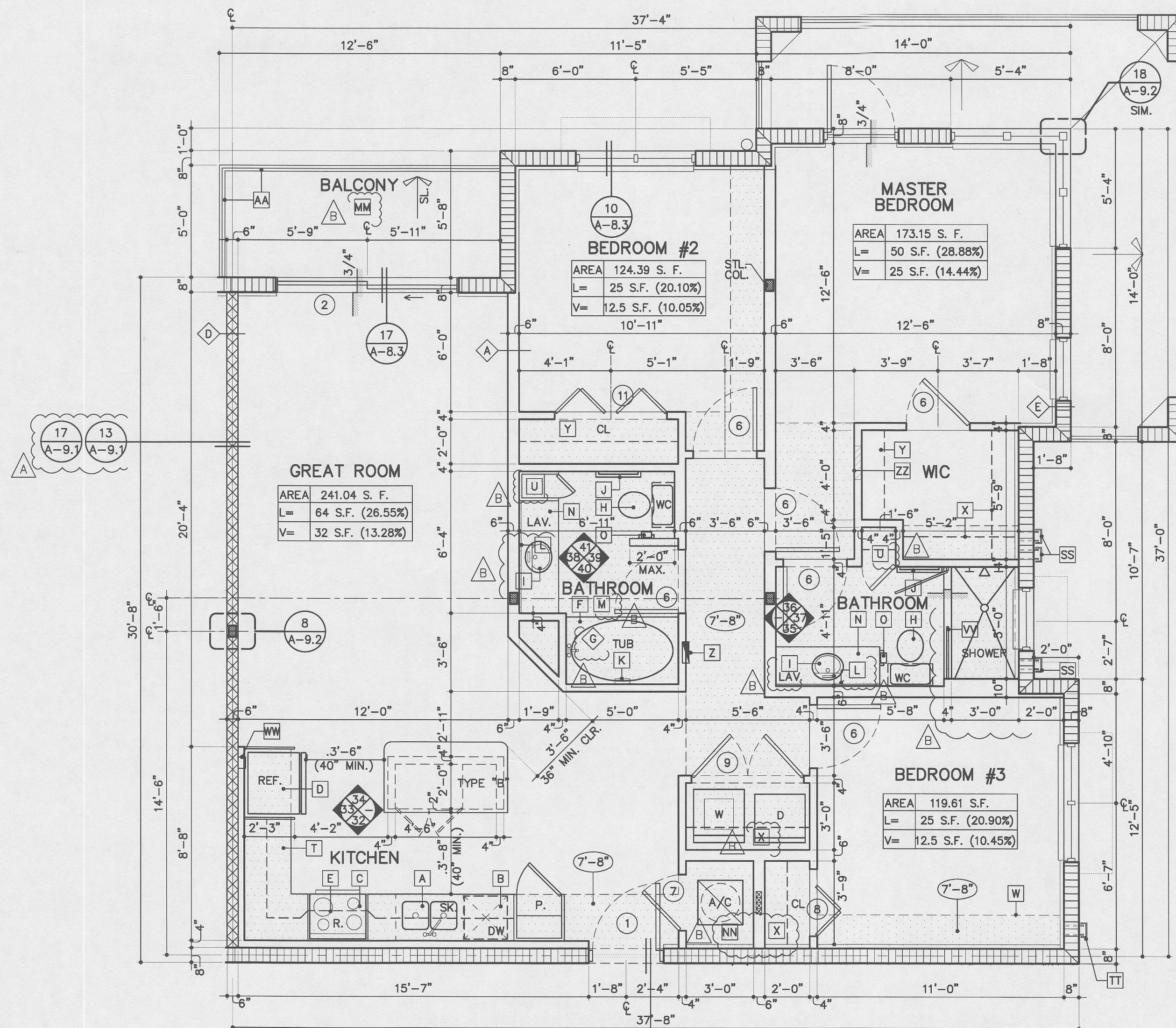
MSA ARCHITECTS, INC.
ARCHITECTS
MAMI OFFICE
7695 SW 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CHECKED
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-4.1.3.DWG

A-4.1.3

FOR SHEETS



UNIT PLAN GENERAL NOTES:

- UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF DEMISING WALL.
- REFER TO BUILDING PLANS & ELEVATIONS FOR SPECIFIC BALCONY CONDITION.
- TYPICAL UNIT DEMISING WALLS AND CORRIDOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH REFERENCED TESTED ASSEMBLIES TO ACHIEVE A MINIMUM STC 50. REFER TO PARTITION SCHEDULE ON SERIES 9.
- REFER TO UNIT PLANS FOR LOCATION OF SOFFITS, UNIT CEILING TO BE TEXTURED FINISH APPLIED TO UNDERSIDE OF CONCRETE SLAB.
- ALL UNITS SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA). REFER TO 10 SERIES SHEETS FOR SPECIFIC ACCESSIBILITY INFORMATION FOR EACH DEMISING UNIT.
- PROVIDE BLOCKING IN WALLS AT SHOWERS, TUB AND TOILETS FOR MOUNTING OF FIXTURES AND GRAB BARS. REFER TO 10 SERIES SHEETS FOR LOCATION OF BLOCKING.

WALL LEGEND:

- A** NON-RATED METAL STUD PARTITION (REFER TO DETAIL 6/A-9.1)
- B** NON-RATED METAL STUD PARTITION WITH BATT INSULATION (REFER TO DETAIL 8/A-9.1)
- C** NON-RATED 6" METAL STUD PARTITION (REFER TO DETAIL 7/A-9.1)
- D** 1-HR RATED 6" METAL STUD DEMISING WALL REFER TO DETAIL 13/A-9.1 & 17/A-9.1
- E** 8" C.M.U. WALL W/MTL. FURRING. 2x2 P.T. @ INT. SIDE TYPE.
- F** STEEL COLUMN. REFER TO BUILDING PLANS A-2 SERIES AND STRUCTURAL FOR COLUMN LOCATIONS. (REFER TO DETAIL 8/A-9.2)
- G** INTERIOR G.W.B. SOFFIT. A.F.F. U.O.N. REFER TO UNIT PLANS FOR ADDITIONAL SOFFITS.
- H** EXTERIOR STUCCO SOFFIT (8'-0" A.F.F.)
- I** DOOR TAG (REFER TO DOOR SCHEDULES)
- A** WINDOW TAGS (REFER TO WINDOW SCHEDULES)
- DESIGNATES DROP SOFFIT OR CLG. HEIGHT A.F.F.
- O** LIGHT SCONCE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- J** JUNCTION BOX (CEILING RECESSED)

UNIT KEY NOTES:

- THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY LOCATED ON SERIES 4 SHEETS.
- A.** 18GA. 33" UNDERCOUNTER MOUNTED STAINLESS STEEL, 2 EQUAL COMPARTMENT W/ DISPOSAL.
 - B.** UNDERCOUNTER DISHWASHER
 - C.** 30" RANGE / OVEN
 - D.** REFRIGERATOR
 - E.** RECIRCULATING HOOD WITH MICROWAVE
 - F.** 30" X 60" TUB. WITH TUB/ SHOWER FIXTURE
 - G.** 36" X 60" SPA TUB WITH TUB/ SHOWER FIXTURE
 - H.** CERAMIC WATER CLOSET
 - I.** CERAMIC LAVATORY (UNDERMOUNT)
 - J.** TOWEL BAR PROVIDE WOOD BLOCKING AT STUD FRAMING
 - K.** CERAMIC RECESSED SOAP DISH (1HR G.W.B. WRAP @ RATED PARTITIONS)
 - L.** MIRROR - 3/16" AS SHOWN
 - M.** CURTAIN ROD
 - N.** VANITY COUNTERS (3/4" GRANITE COUNTER TOP)
 - O.** TOILET PAPER HOLDER.
 - P.** VANITY LIGHT ABOVE MIRROR 6'-8" A.F.F. CENTER LINE (REFER TO ELECTRICAL PLANS)
 - Q.** SHOWER HEAD 6'-8" A.F.F. TO BOTTOM OF HEAD. NOT IN PLUMB EITHER
 - R.** PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-10 1/2" TO CENTER LINE A.F.F. SEE 4.10 SERIES/B
 - S.** TILE FLOOR WITH 4" CERAMIC TILE BASE. SEE ROOM FINISHES SCHE.
 - T.** KITCHEN COUNTER TOP GRANITE 3/4" THICKNESS W/ BACKSPLASH SUBWAY TILE TO BOTTOM OF UPPER CABINETS.
 - U.** LINEN CABINET.
 - V.** CABINETS.
 - V.1.** OVERHEAD CABINETS (MOUNT FLUSH W/ REF. SIDE PANEL).
 - W.** GYP. BD. SOFFIT
 - X.** CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. PROVIDE 24" MIN. FROM CLNG. TO TOP SHELVE @ UNIT C-2 FOR FAN ACCESS PNL. WHEN OCCURS - SEE MECH.
 - Y.** CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. W/ CONTINUOUS HANGER ROD (2 SHELVES)
 - Z.** ELECTRICAL PANEL - RECESSED
 - AA.** GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS)
 - BB.** DOOR VIEWER
 - CC.** 5" WOOD BASE.
 - DD.** SMOOTH GYP BD FIN.
 - GG.** CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELVES.
 - HH.** STACKABLE WASHER & DRYER OR SIDE BY SIDE W/D/B
 - II.** FULL HEIGHT BACK SPLASH
 - JJ.** FULL HEIGHT CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB WALLS.
 - KK.** CERAMIC TILE
 - LL.** CARPET
 - MM.** BROOM FINISH W/PENETRATING SEALER BALCONIES
 - NN.** BROOM FINISH A/C CLOSETS
 - OO.** VCT
 - PP.** WOOD
 - QQ.** VINYL
 - RR.** PAINT
 - SS.** EXHAUST WALL CAP
 - TT.** FRESH AIR INTAKE.
 - UU.** A/C AIR HANDLER UNIT
 - VV.** FRAMELESS SHOWER ENCLOSURE W/TEMP. SAFETY GLASS, CAT. II TESTED IN ACCORDANCE W/ 16CFR 1201.
 - WW.** ICE MAKER BOX.
 - XX.** MOVABLE FURNITURE ISLAND UNIT.
 - YY.** MOUNT OVERHEAD CABINET FLUSH WITH BACK OF REFRIGERATOR DOOR. G.C. TO COORDINATE EXACT DIMENSION BASED ON APPROVED REFRIGERATOR.
 - ZZ.** LOW VOLTAGE PANEL.

WINDOW SIZES, LOCATIONS & BALCONY CONFIGURATIONS VARY. SEE BLDG. PLAN SERIES A-2 DRAWINGS

UNIT PLANS

SCALE: 1/4"=1'-0"

REVISIONS	BY
PRELIMINARY REVIEW 10/30/15	
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

MIDTOWN RESIDENCES AT COCONUT CREEK, FL.
BUILDING TYPE I - BLDG N.13.7

ADDRESS: 4911-4931-4941
SAMPLE ROAD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

JOSE L. SAMPWELL
AR0013085

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
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DRAWN	
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-4.1.4.DWG

A-4.1.4