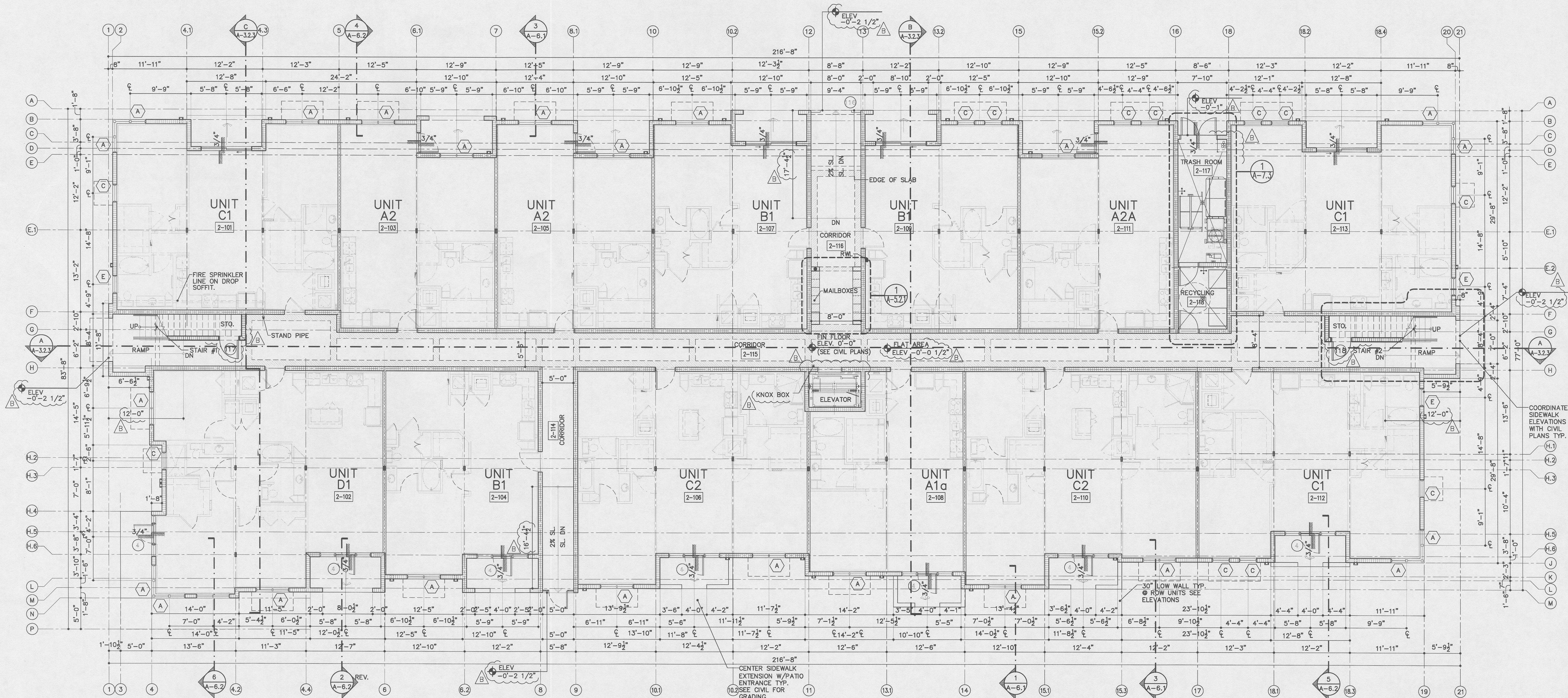
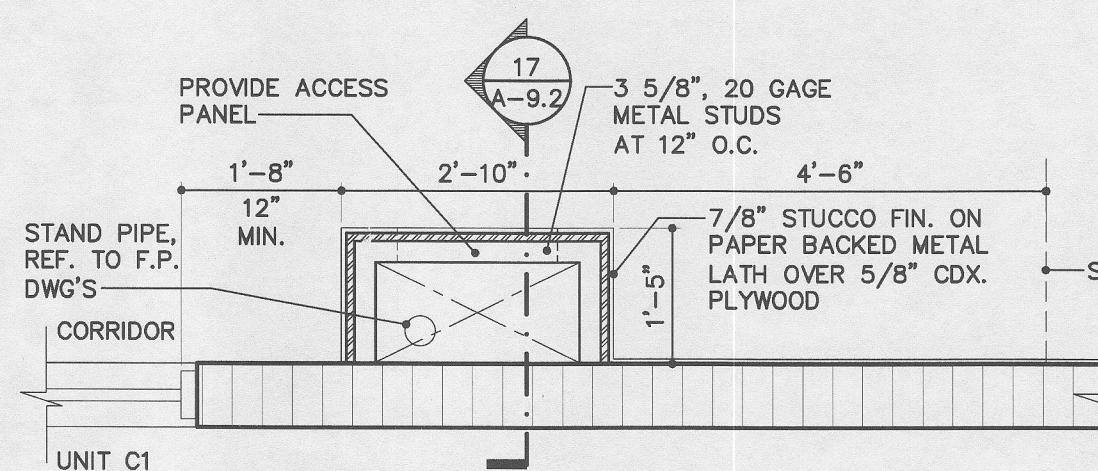




BLDG. PLAN FIRST FLOOR
(13 UNITS)

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



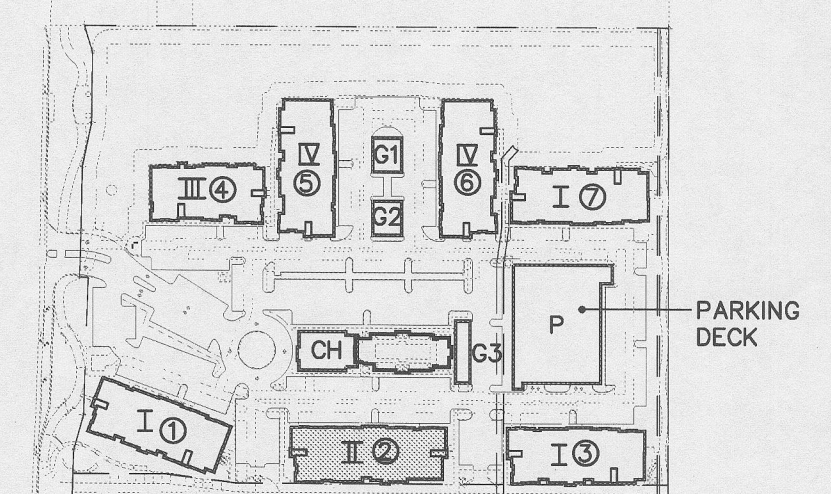
FIRE RISER & STANDPIPE
ENCLOSURE
SCALE: 1/2"=1'-0"

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 (6'-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



STREET "A"
KEYPLAN
N.T.S.
NORTH

BUILDING TYPE II
BLDG # 2

REVISIONS	BY
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE II - BLDG N.2
ADDRESS: 4931 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

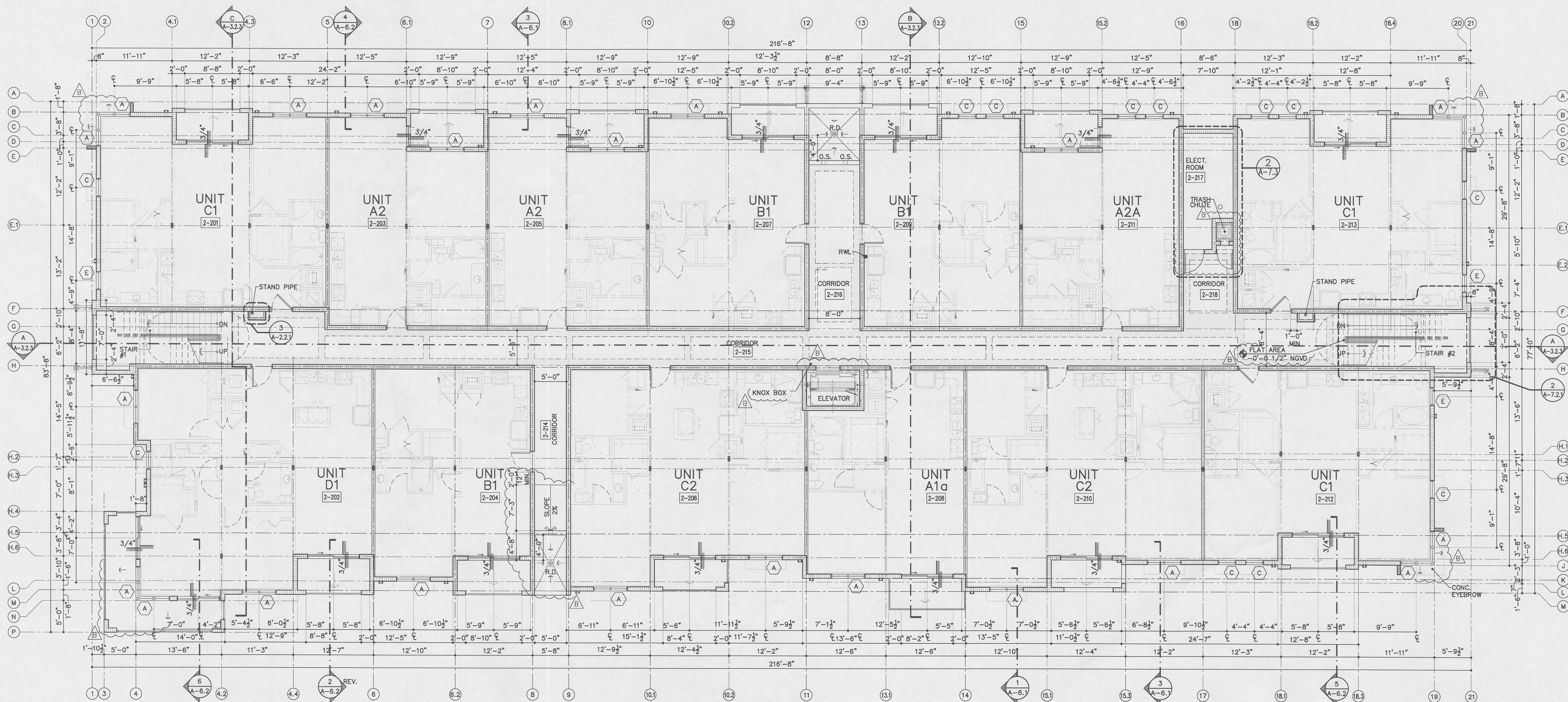
J.S.
JOSE I. SAUMELL
AR0013085
MAY 19 2016

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

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ARCHITECTURE & PLANNING
ARCHITECTS
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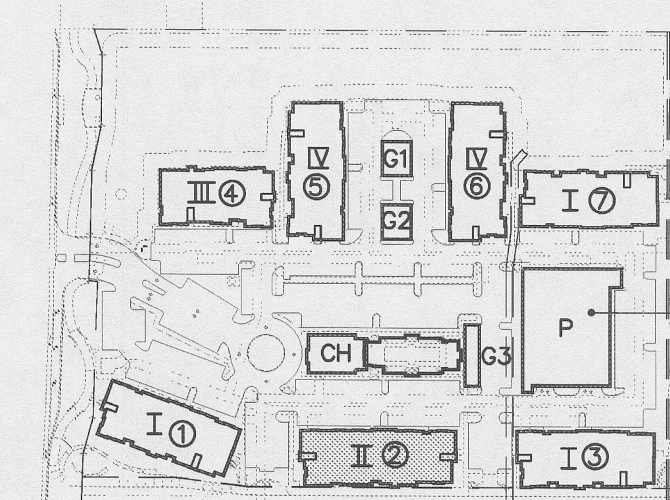
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CHECKED	-
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-2.2.1.DWG

A-2.2.1



BLDG. PLAN SECOND FLOOR
(13 UNITS)

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



BUILDING TYPE II
BLDG #2

REVISIONS

BY

PERMIT SUBMITTAL
02/12/16

BLDG. DEPT. COMMENTS
B 05/13/16

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE II - BLDG N.2
ADDRESS:
4931 SAMPLE RD, COCONUT CREEK, FL.
FOR:
FC LAND INVESTMENT A, LLC.

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
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ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN

BMG

CHECKED

DATE

08/20/2014

SCALE

AS SHOWN

JOB NO.

1528.PRJ

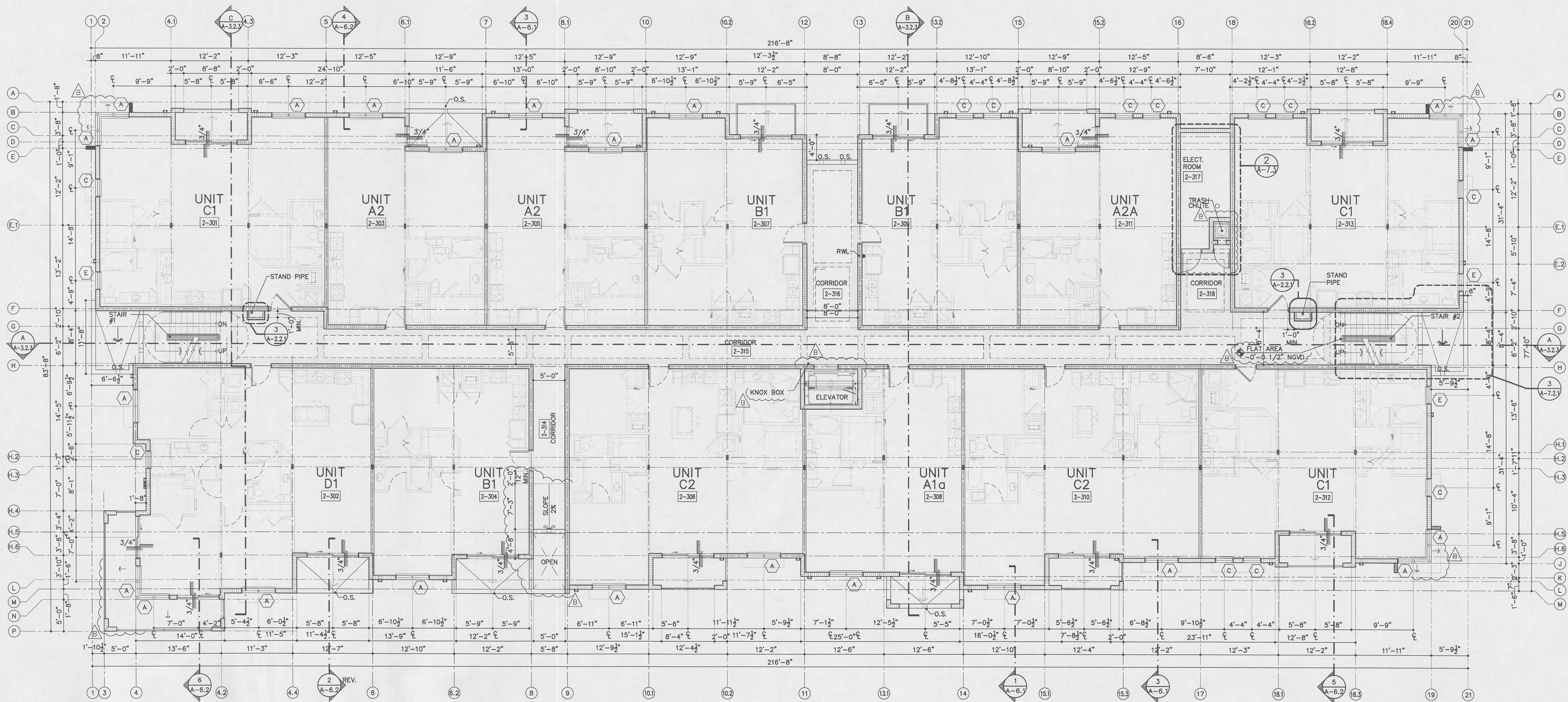
SHEET

1528-A-2.2.DWG

A-2.2.2

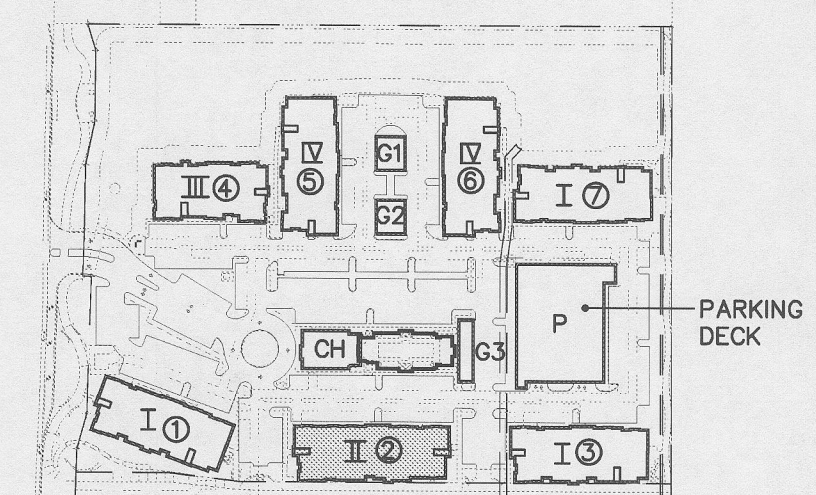
OF

SHEETS



BLDG. PLAN THIRD FLOOR
(13 UNITS)

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



BUILDING TYPE II
BLDG #2

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/12/16		PERMIT SUBMITTAL
2	05/13/16		BLDG. DEPT. COMMENTS

MSA ARCHITECTS, INC.
ARCHITECTS & PLANNING

7695 SW 104th St.
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(305) 273-8911

303 SOUTH 21st AVE.
Hollywood, FL 33020
(954) 925-6030

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**

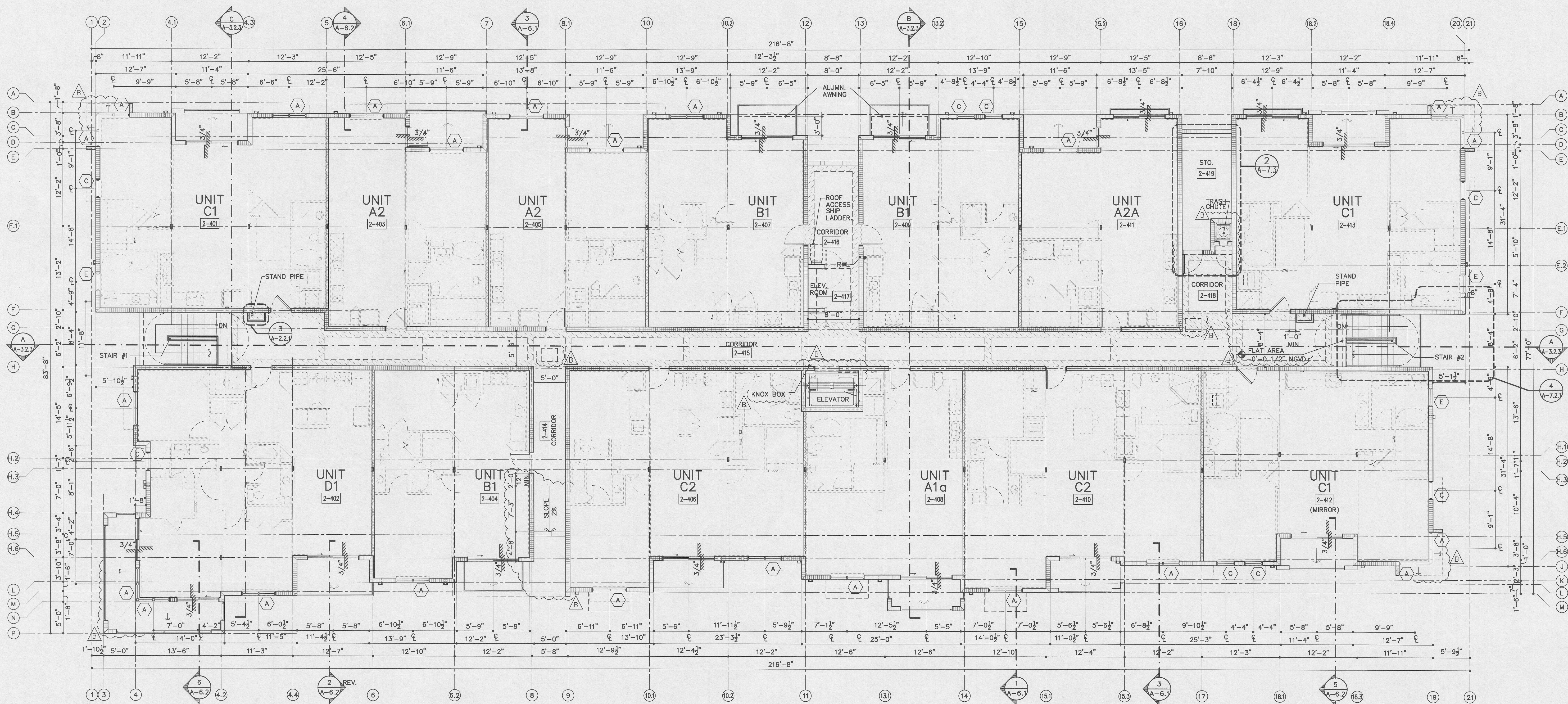
BUILDING TYPE II - BLDG N.2

ADDRESS: 4931-SAMPLE RD, COCONUT CREEK, FL.

FOR: EC LAND INVESTMENT A, LLC.

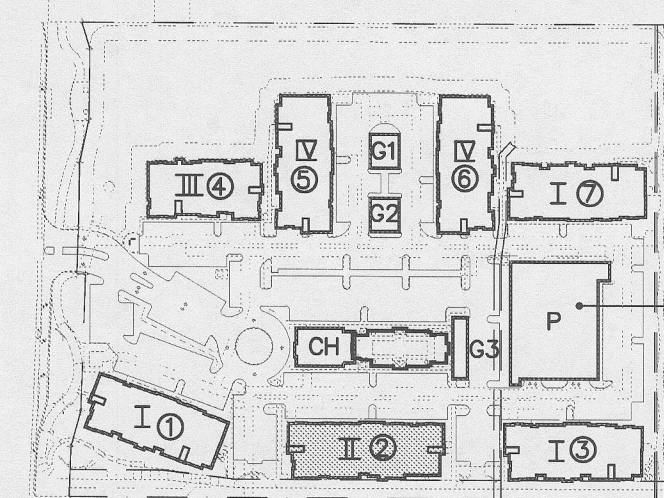
JOSE I. SAUMELL
AR0013085

DRAWN: BMC
CHECKED: -
DATE: 08/20/2014
SCALE: AS SHOWN
JOB NO.: 1528.PRJ
SHEET: 1528-A-2.2.3.DWG



BLDG. PLAN FOURTH FLOOR
(13 UNITS)

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



BUILDING TYPE II
BLDG # 2

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**
BUILDING TYPE II - BLDG N.2
ADDRESS: 4931 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

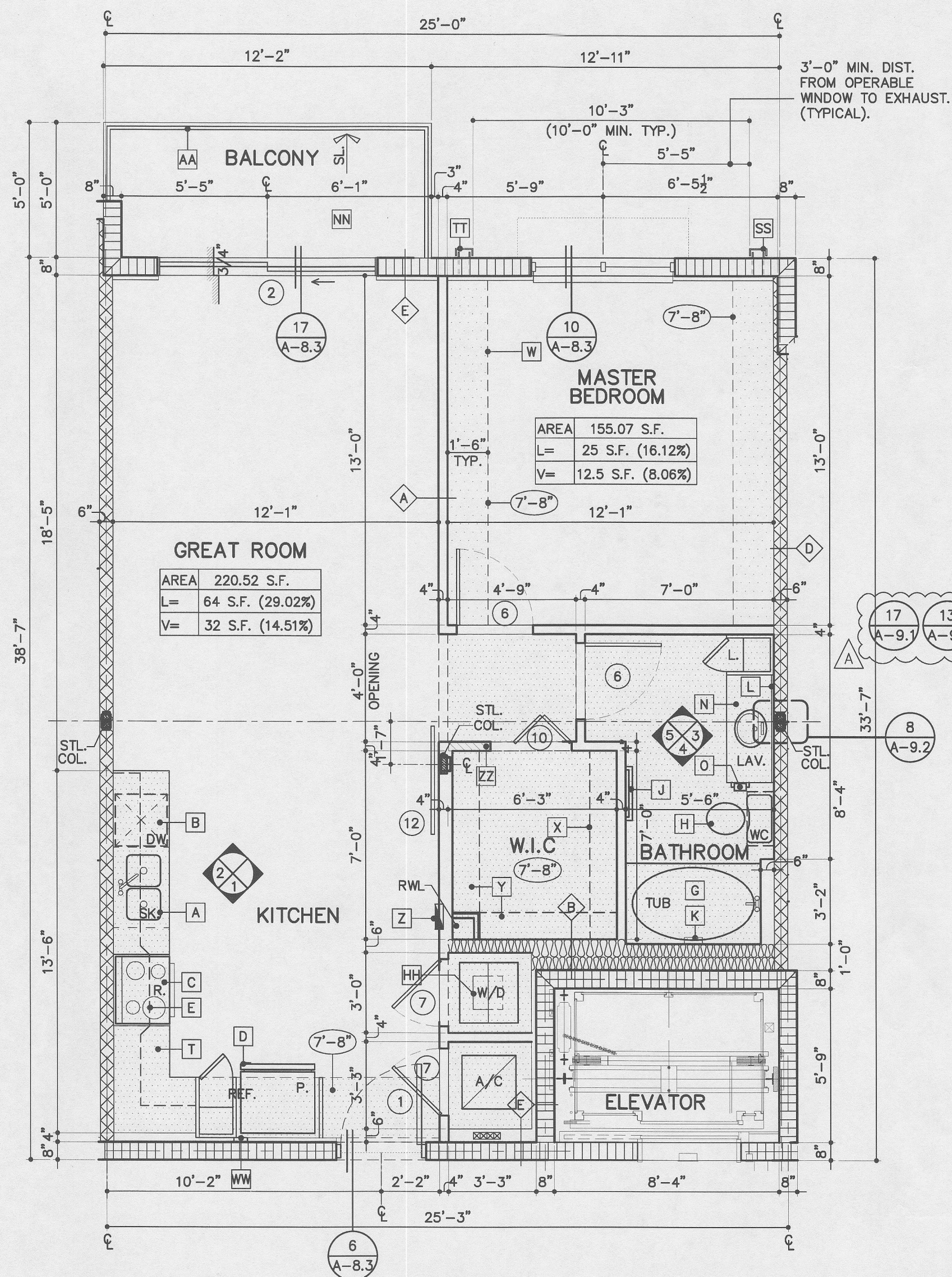
JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
ARCHITECTS & PLANNING
100 SW 10th St.
Suite 100
Miami, Florida 33136
(305) 273-9911
303 South 21st Ave.
Miami, Florida 33136
(305) 925-6030

DRAWN: BMC
CHECKED: -
DATE: 08/20/2014
SCALE: AS SHOWN
JOB NO.: 1528.PRJ
SHEET: 1528-A-2.2.4.DWG

A-2.2.4

OF SHEETS

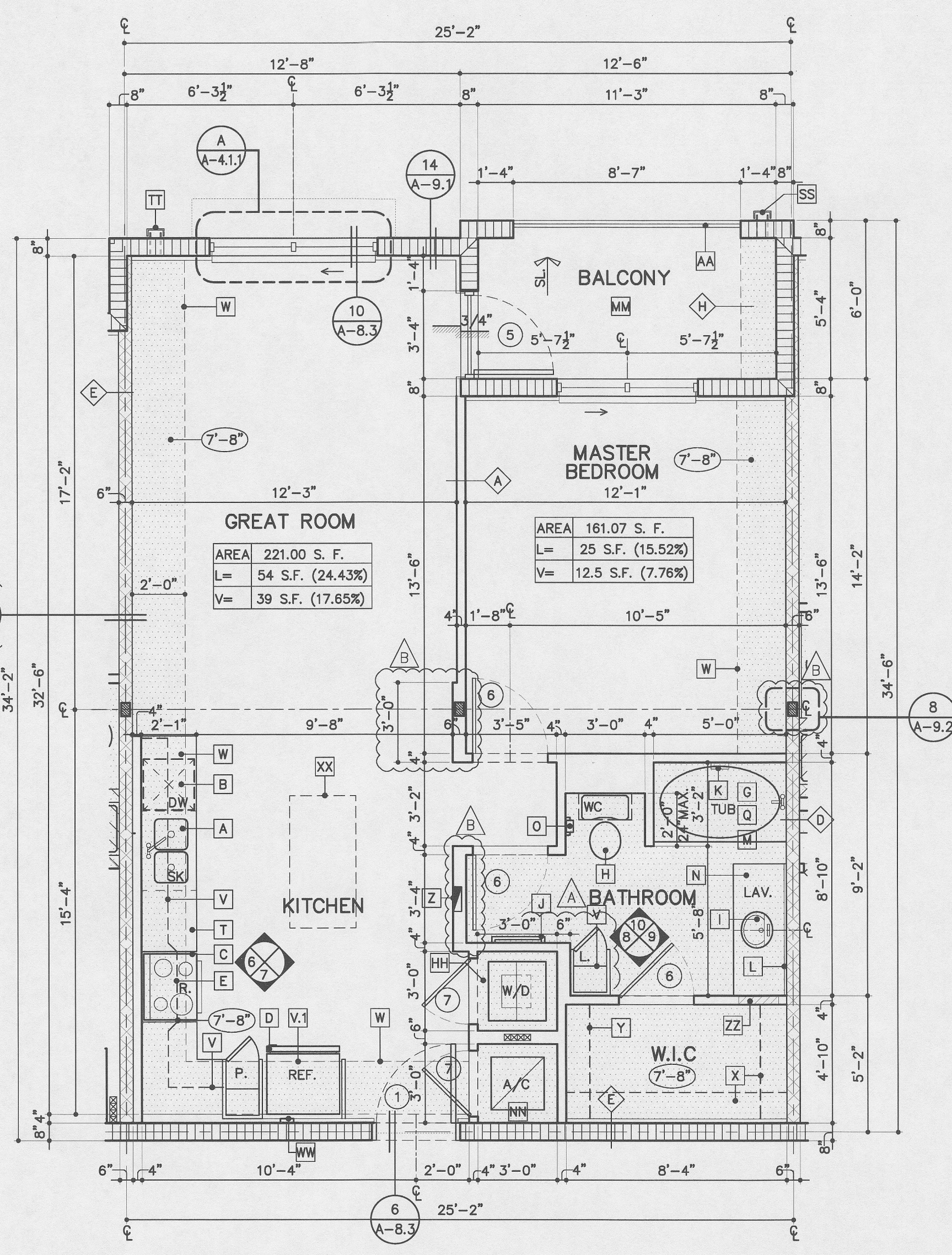


UNIT A1a (1 BD/1 BTH)

TOTAL A/C AREA: 776.6 SQ. FT.
BALCONY AREA: 59.4 SQ. FT.

BLDG. TYPE II (2)

2-106	4 UNITS TOTAL.
2-206	
2-306	
2-406	



UNIT A2 (1 BD/1 BTH)

TOTAL A/C AREA: 788.4 SQ. FT.
BALCONY AREA: 71.9 SQ. FT.

BLDG. TYPE II (2)

2-103	2-105 REV.	2-111 REV.
2-203	2-205 REV.	2-211 REV.
2-303	2-305 REV.	2-311 REV.
2-403	2-405 REV.	2-411 REV.
12 UNITS TOTAL.		

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 DEMOWELLING 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.
- 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 EIGHTH
- 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
- 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 SHELVES @ UNIT C-2 FOR FAN ACCESS PNL. WHEN OCCURS - SEE MEOH.
- 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
- 5" WOOD BASE.
- SMOOTH GYP BD FIN.
- CLOSET SHELVES - (5) 12" VINYL COATED VENTILATED SHELVES.
- STACKABLE WASHER & DRYER OR SIDE BY SIDE W/D
- 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/ 16CFR 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"

REVISIONS	BY
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS 05/13/16	

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE II - BLDG N.2
ADDRESS: 4931 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

JOSE I. SAUMELL
AR0013085

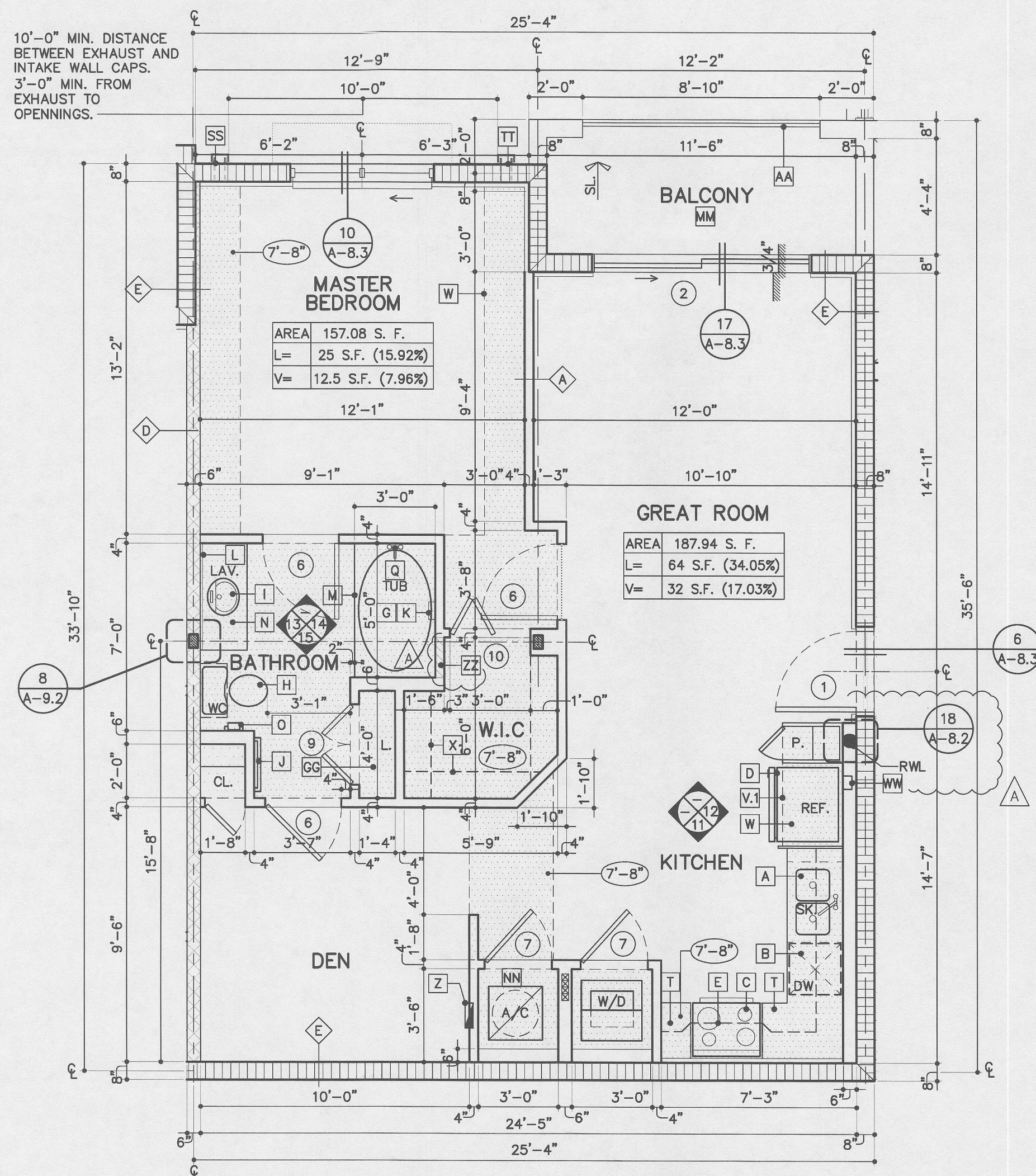
MSA ARCHITECTS, INC.
ARCHITECTS
1801 S. W. 104th ST.
SUITE 100
MIAMI, FLORIDA 33156
(305) 275-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN VAV
CHECKED -
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-4.2.1.DWG

A-4.2.1

OF SHEETS



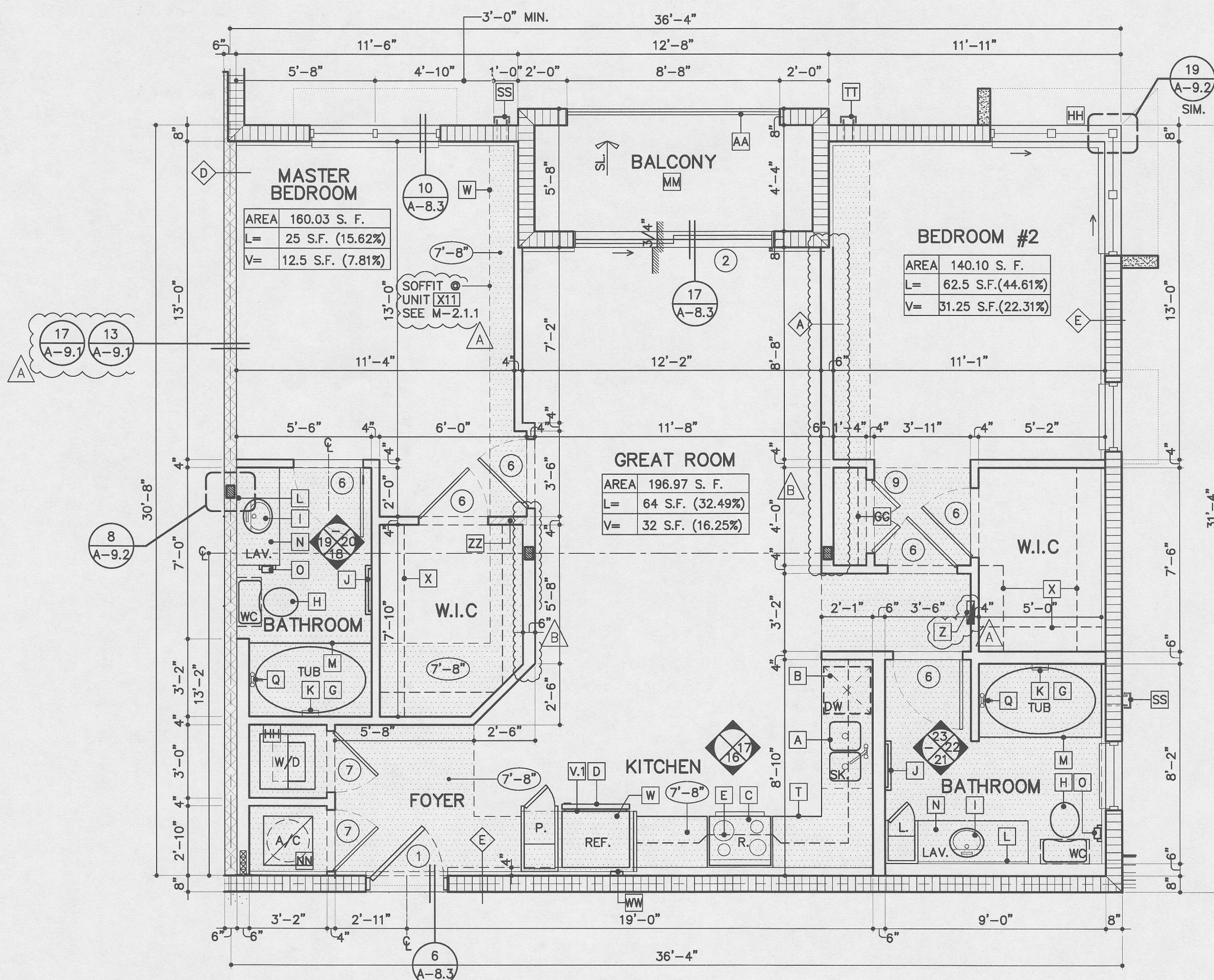
UNIT B1

(1 BD+DEN/1 BTH)

TOTAL A/C AREA: 818.2 SQ. FT.
BALCONY AREA: 60.3 SQ. FT.

BLDG. TYPE II (2)

2-104	REV.	2-107	2-109
2-204	REV.	2-207	2-209
2-304	REV.	2-307	2-309
2-404	REV.	2-407	2-409
12 UNITS TOTAL.			



UNIT C1

(2 BD/2 BTH)

TOTAL A/C AREA: 1077.2 SQ. FT.
BALCONY AREA: 57.6 SQ. FT.

BLDG. TYPE II (2)

2-101	REV.	2-112	REV.	2-113
2-201	REV.	2-212	REV.	2-213
2-301	REV.	2-312	REV.	2-313
2-401	REV.	2-412	REV.	2-413
12 UNITS TOTAL.				

UNIT PLAN GENERAL NOTES:

1. UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF DEMISING WALL.
2. REFER TO BUILDING PLANS & ELEVATIONS FOR SPECIFIC BALCONY CONDITION.
3. 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.
4. REFER TO UNIT PLANS FOR LOCATION OF SOFFITS, UNIT CEILING TO BE TEXTURED FINISH APPLIED TO UNDERSIDE OF CONCRETE SLAB.
5. ALL UNITS SHALL MEET THE REQUIREMENTS OF THE FAIR HOUSING ACT (FH) REFER TO 10 SERIES SHEETS FOR SPECIFIC ACCESSIBILITY INFORMATION FOR EACH DWELLING UNIT.
6. 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 PARTION
(REFER TO DETAIL 6/A-9.1) |
|  |  | NON-RATED METAL STUD PARTION 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/MTL. 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 UNICO 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 SCOWE (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.

- 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 MICROVAIVE
 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 FIGHER
 R. PROVIDE BLOCKING FOR INSTALLATION OF GRAB BARS P.T. 2" X 12" @ 2'-0" TO 12" TO CENTER LINE A.F.F. SEE 4.10 SERIES
 S. TILE FLOOR WITH 4" CERAMIC TILE BASE. SEE ROOM FINISHES SCHED.
 T. KITCHEN COUNTER TOP GRANITE 3/4" THICKNESS W/ BACKSPLASH
 U. 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.
 Y. PROVIDE 24" MIN. FROM CLNG. TO TOP SHELVES @ UNIT C-2 FOR FAN ACCESS PNL. WHERE OCCURS - SEE MECH.
 Y. CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. W/ CONTINUOUS HANGER ROD (2 SHELVES)
 Z. ELECTRICAL PANEL - RECESSED
 A.A. GUARDRAIL (REFER TO EXTERIOR ELEVATION FOR RAIL DESIGNS)
 B.B. DOOR VIEWER
 C.C. 5" WOOD BASE.
 D.D. SMOOTH GYP BD FIN.
 G.G. CLOSET SHELVES - (5" 12") VINYL COATED VENTILATED SHELVES.
 H.H. STACKABLE WASHER & DRYER OR SIDE BY SIDE W/D/B
 I.I. FULL HEIGHT BACK SPLASH
 J.J. FULL HEIGHT CERAMIC TILE FINISH ON CEMENT BD @ SHOWER & TUB WALLS.
 K.K. CERAMIC TILE
 L.L. CARPET
 M.M. BROOM FINISH W/PENETRATING SEALER BALCONIES
 N.N. BROOM FINISH A/C CLOSETS
 O.O. VCT
 P.P. WOOD
 Q.Q. VINYL
 R.R. PAINT
 S.S. EXHAUST WALL CAP
 T.T. FRESH AIR INTAKE.
 U.U. A/C AIR HANDLER UNIT
 V.V. FRAMELESS SHOWER ENCLOSURE W/TEMP. SAFETY GLASS, CAT. II TESTED IN ACCORDANCE W/ 16CFR 1201.
 W.W. ICE MAKER BOX.
 X.X. MOVABLE FURNITURE INSUL UNIT.
 Y.Y. MOUNT OVERHEAD CABINET FLUSH WITH BACK OF REFRIGERATOR DOOR. G.C. TO COORDINATE EXACT DIMENSION BASED ON APPROVED REFRIGERATOR.
 Z.Z. LOW VOLTAGE PANEL.

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

UNIT PLANS

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

[illegible]

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**
BUILDING TYPE II - BLDG N.2
ADDRESS: 4931 SAMPLE RD, COCONUT CREEK, FL.
FOR: FCG LAND INVESTMENT A. I. C.

55.
JOSE I. SAUMELL
AR0013085

MSA
ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
A/C000895
MIAMI OFFICE
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MIAMI, FLORIDA 33156
(305) 273-9911

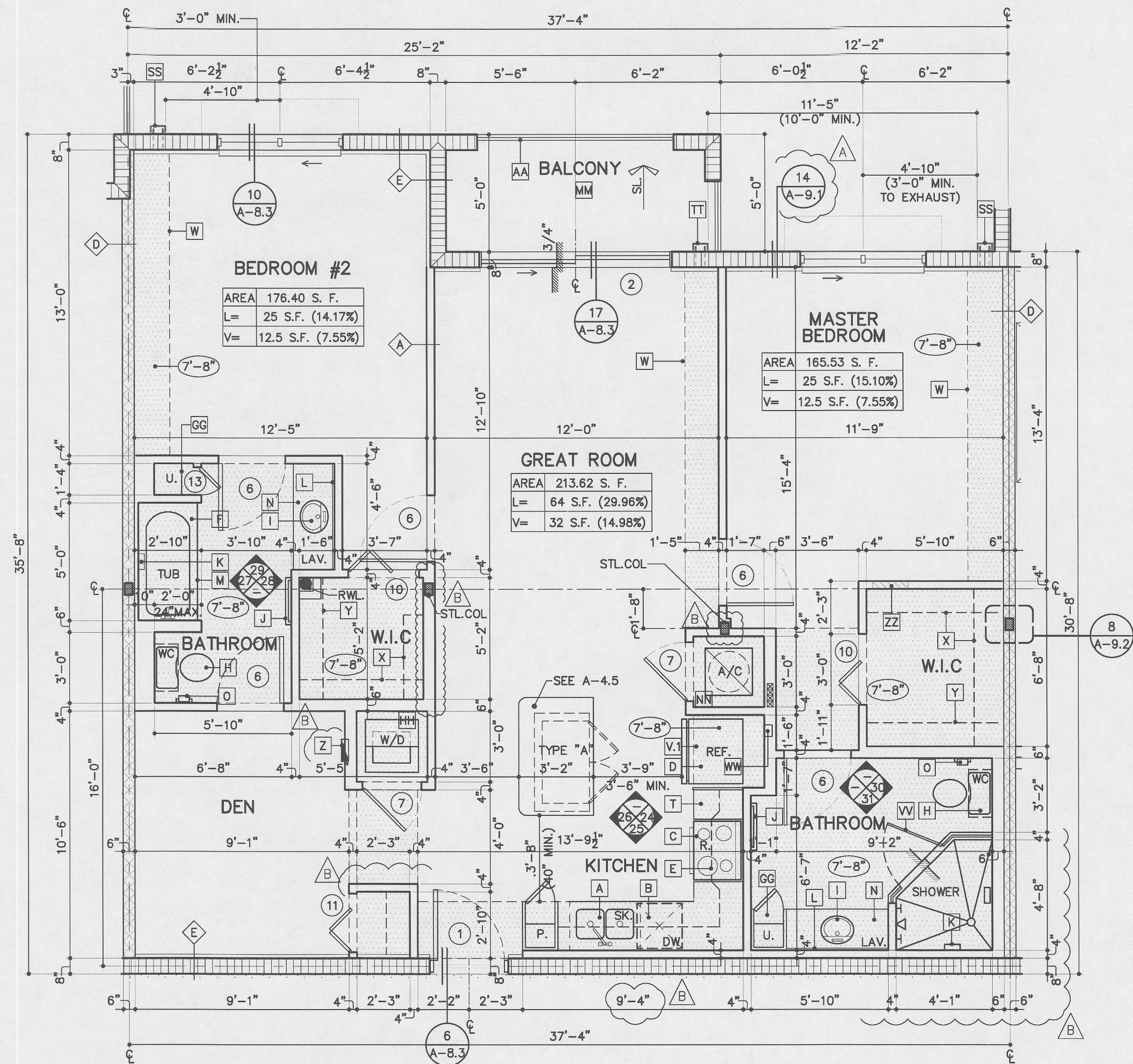
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FLORIDA 33020-2436
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DRAWN	VAV
CHECKED	-
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-4.2.2.DWG

A-4.2.2

OF SHEETS



UNIT C2 (2 BD/2 BTH/DEN)
TOTAL A/C AREA: 1,212.3 SQ. FT.
BALCONY AREA: 58.3 SQ. FT.

BLDG. TYPE II (2)

2-106	REV. 2-110
2-206	REV. 2-210
2-306	REV. 2-310
2-406	REV. 2-410
12 UNITS TOTAL	

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 DEWELLING 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/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)
- 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. EIGHTER
 - 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
 - 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	BY
PERMIT SUBMITTAL 02/12/16	
BLDG. DEPT. COMMENTS B_05/13/16	

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE II - BLDG N.2
4931 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

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A-4.2.3

