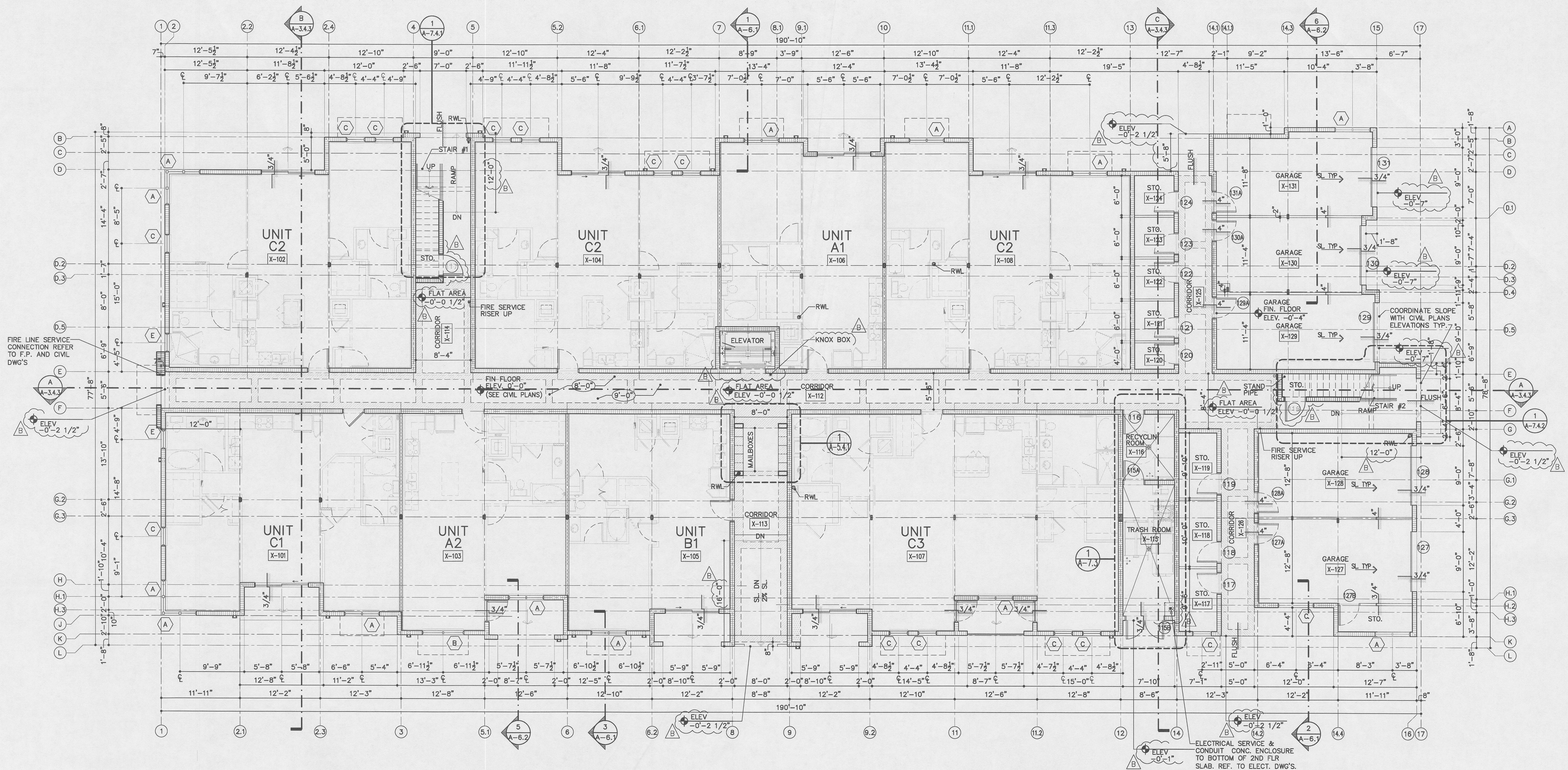




BLDG. PLAN FIRST FLOOR

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

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

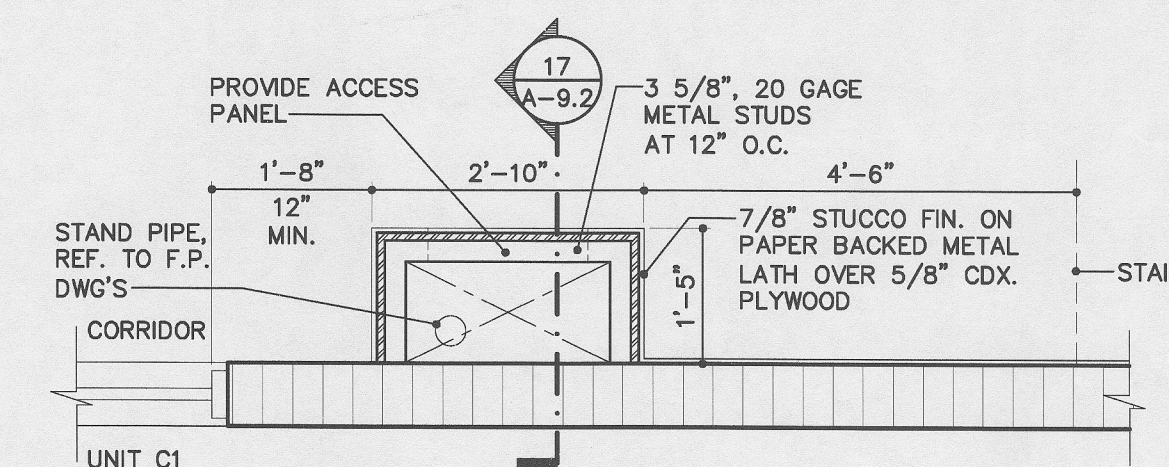
WALL LEGEND:

- 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

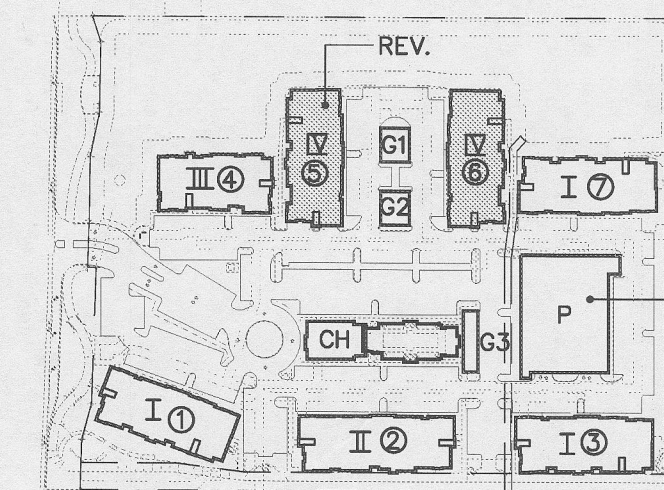
FLOOR PLAN GENERAL NOTES:

- 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.



FIRE RISER & STANDPIPE ENCLOSURE

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



KEYPLAN

NORTH
BUILDING TYPE IV
BLDG # 5(6)

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

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE IV - BLDG N.5,6
4961 SAMPLE RD., COCONUT CREEK, FL.
FOR: F.C. LAND INVESTMENT A, LLC.

J.S.
JOSE J. SAUMELL
ARCHITECT
AR0013085

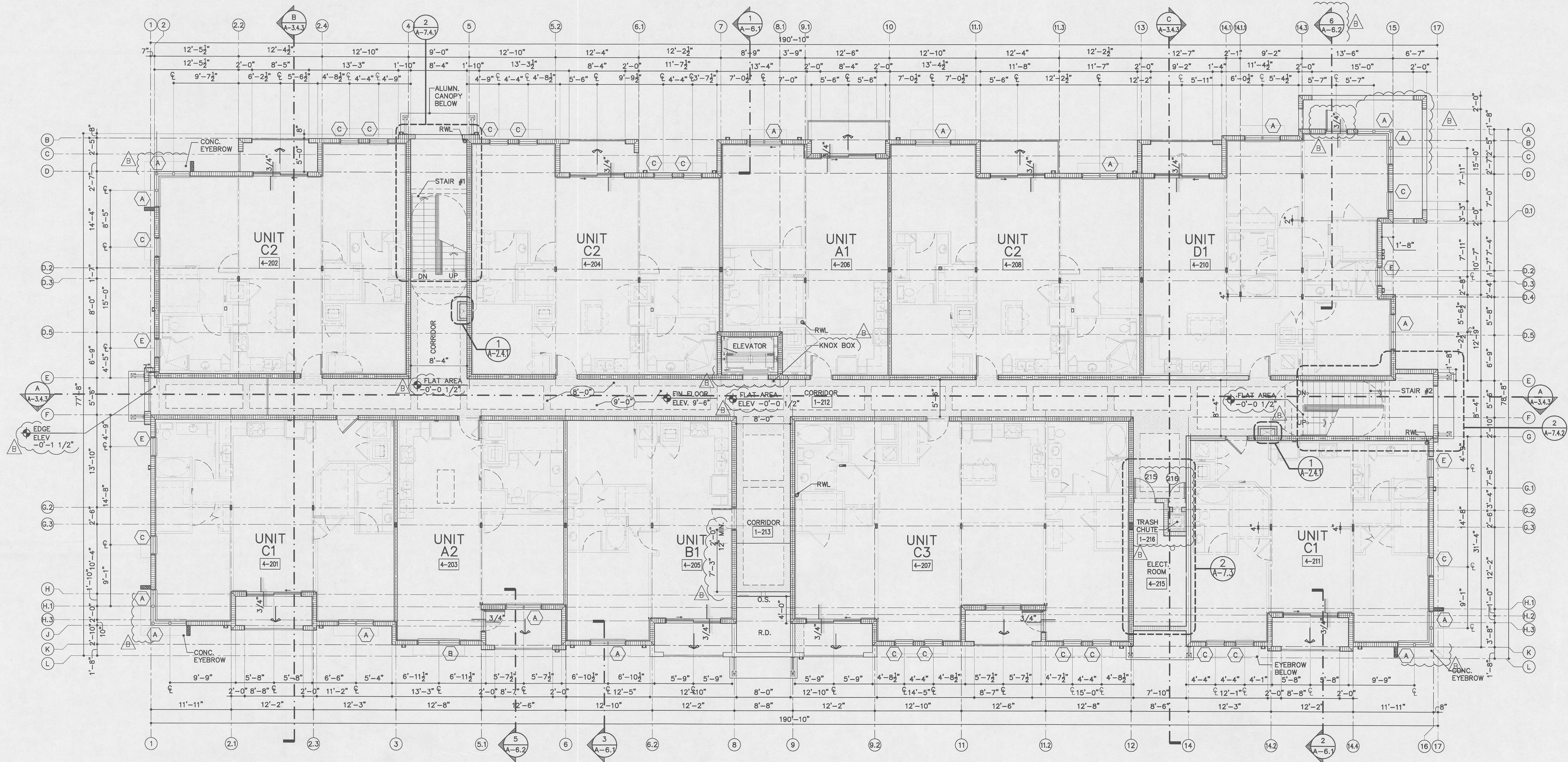
MSA ARCHITECTS, INC.
ARCHITECTS
MIAMI OFFICE
7895 SW 104th ST
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-5911
HOLLYWOOD OFFICE
2700 N. MIAMI AVE.
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CHECKED
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-2.4.1.DWG

A-2.4.1

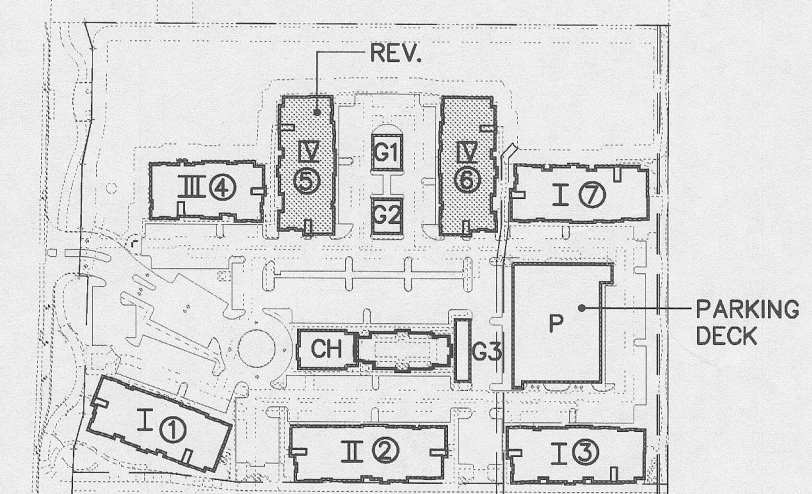
OF SHEETS



BLDG. PLAN SECOND FLOOR

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

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



BUILDING TYPE IV
BLDG # 56

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

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE IV - BLDG N.5.6
ADDRESS: 4961 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND-INVESTMENT A, LLC.

J.S.
JOSE H. SAMUEL
ARCHITECT
01/19/2016

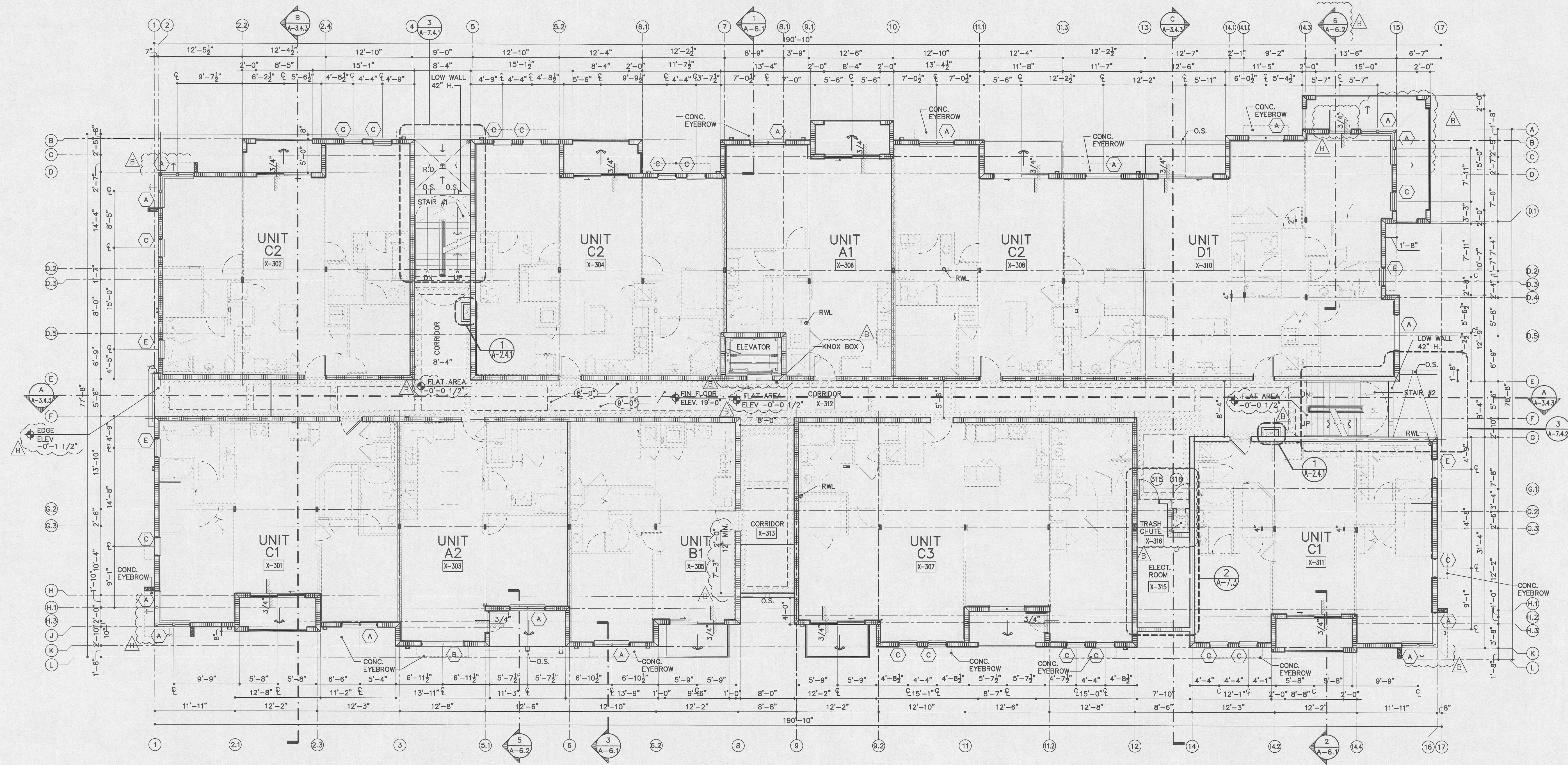
MSA ARCHITECTS, INC.
A40000895
MIAMI OFFICE
2685 SW 104th ST
MIAMI, FLORIDA 33156
(305) 273-9911
HOLLYWOOD OFFICE
303 SOUTH 21st AVE
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN	
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-2.4.2.DWG

A-2.4.2

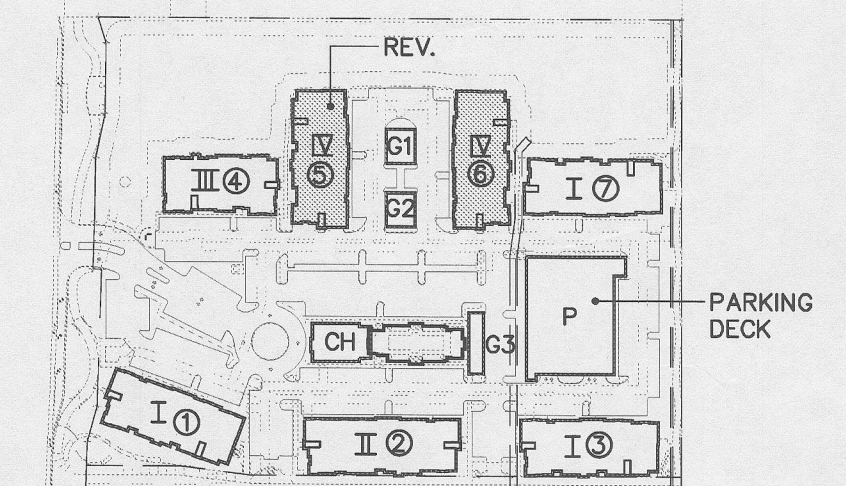
OF SHEETS



BLDG. PLAN THIRD FLOOR

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

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



BUILDING TYPE IV
BLDG # 56

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

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE IV - BLDG N.5.6
ADDRESS:
4961 SAMPLE RD, COCONUT CREEK, FL.
FOR:
FC LAND INVESTMENT A, LLC.

S.S.
JOSE J. SAUMELL
ARCHITECT
MAY 19 2016

MSA ARCHITECTS, INC.
AA0000895
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7695 SW 104th ST
SUITE 100
MIAMI, FLORIDA 33156
TEL: 305.441.1111
HOLLYWOOD OFFICE
33020
HOLLYWOOD, FLORIDA 33020
(954) 925-6030

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ARCHITECTURE & PLANNING
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DRAWN	
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-2.4.3.DWG

A-2.4.3

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

**MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.**
BUILDING TYPE IV - BLDG N.5.6
ADDRESS: 4961 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

JOSE I. SAUMELL
ARCHITECT
AR0013085

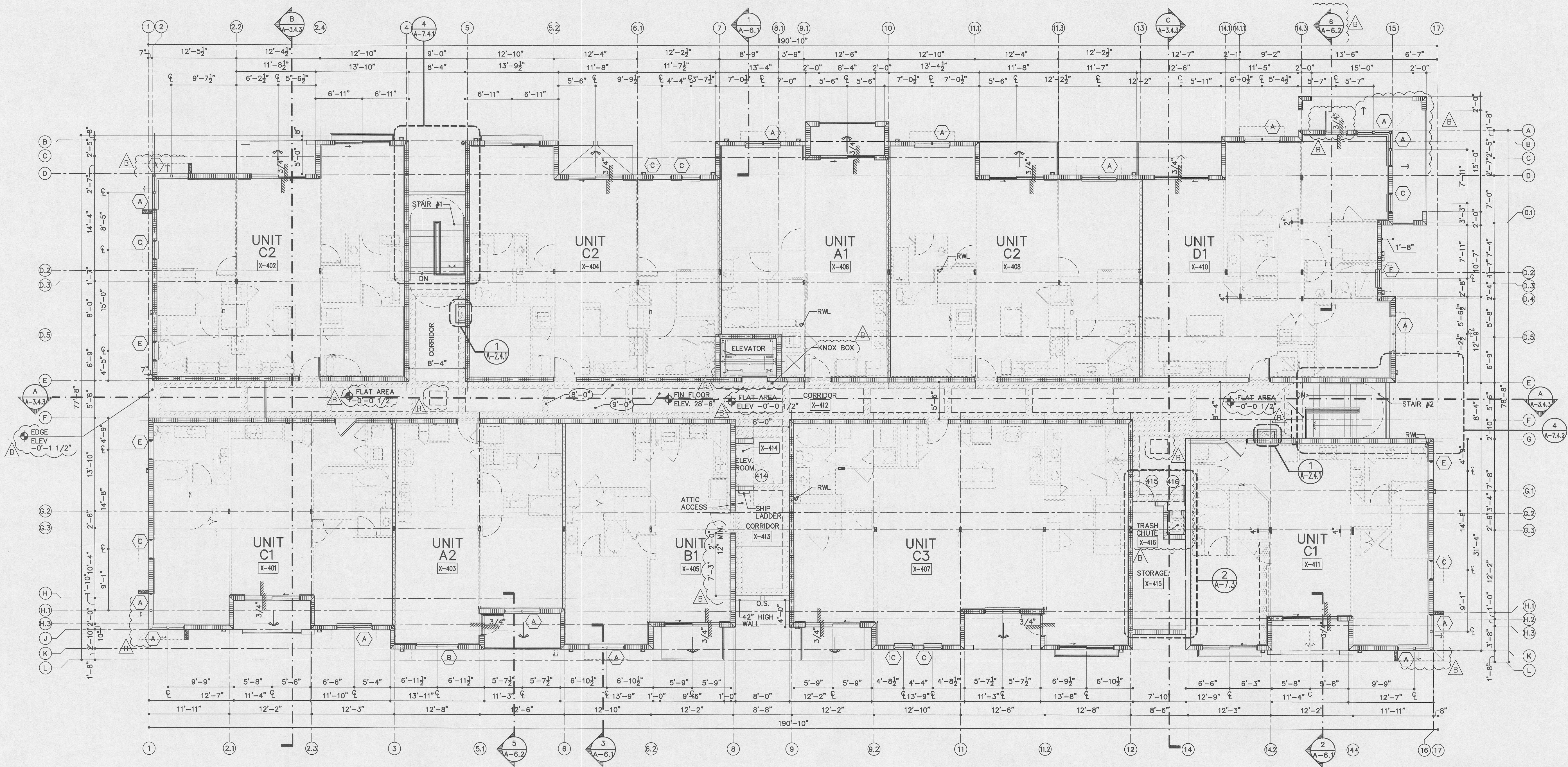
MSA ARCHITECTS, INC.
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7695 SW 104th St.
SUITE 100
MIAMI, FL 33156
HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
HOLLYWOOD, FL 33020
(954) 925-6030

MSA ARCHITECTS
ARCHITECTURE & PLANNING

DRAWN
CHECKED
DATE 06/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET 1528-A-2.4.4.DWG

A-2.4.4

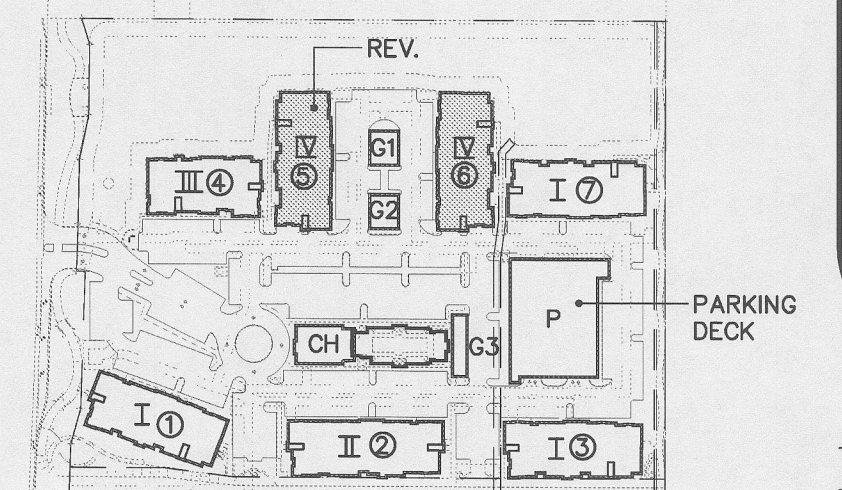
OF SHEETS



BLDG. PLAN FOURTH FLOOR

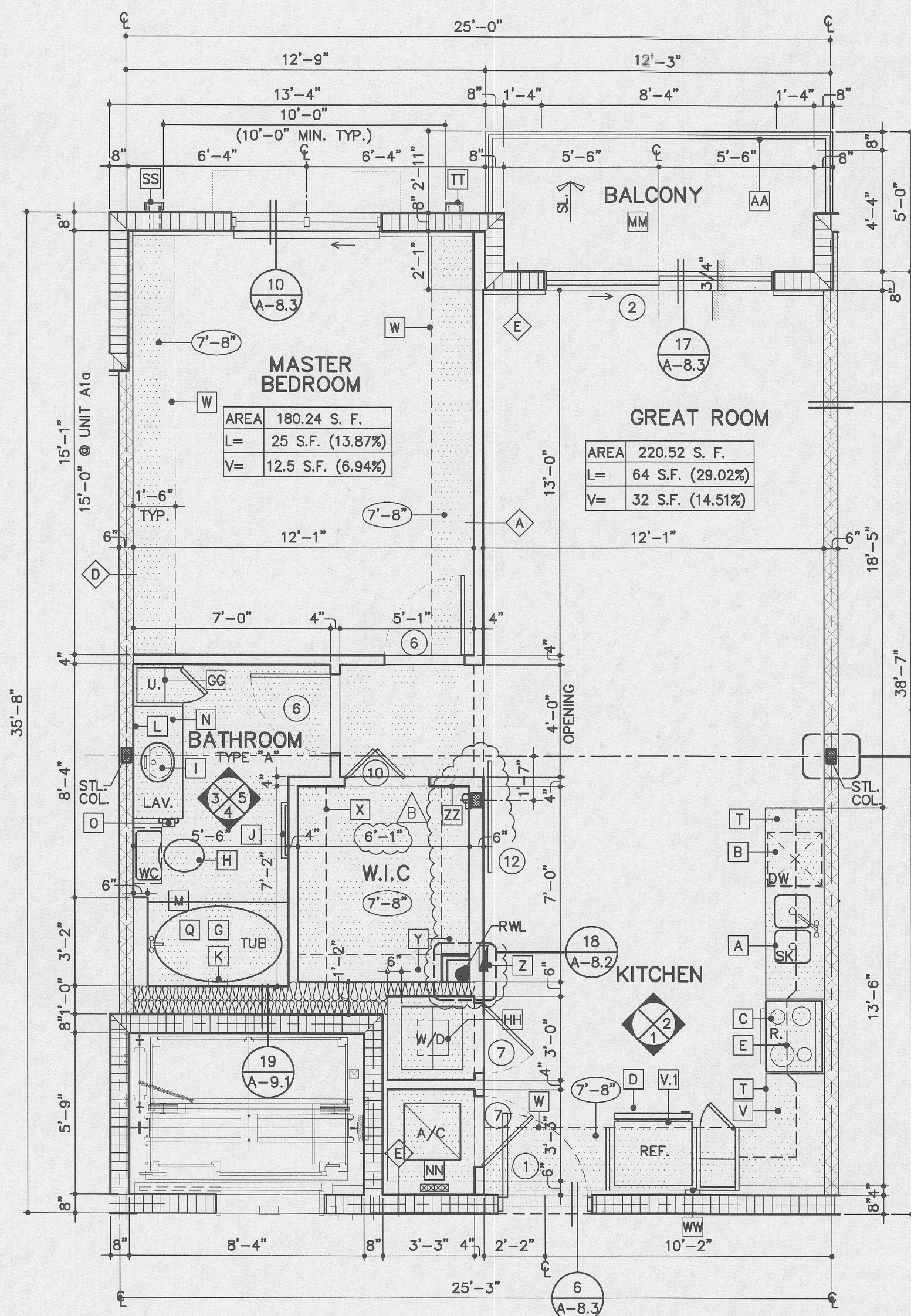
(11 UNITS)
(REFER TO SITE PLAN FOR BUILDING ORIENTATION)

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



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

BUILDING TYPE IV
BLDG # 5(6)



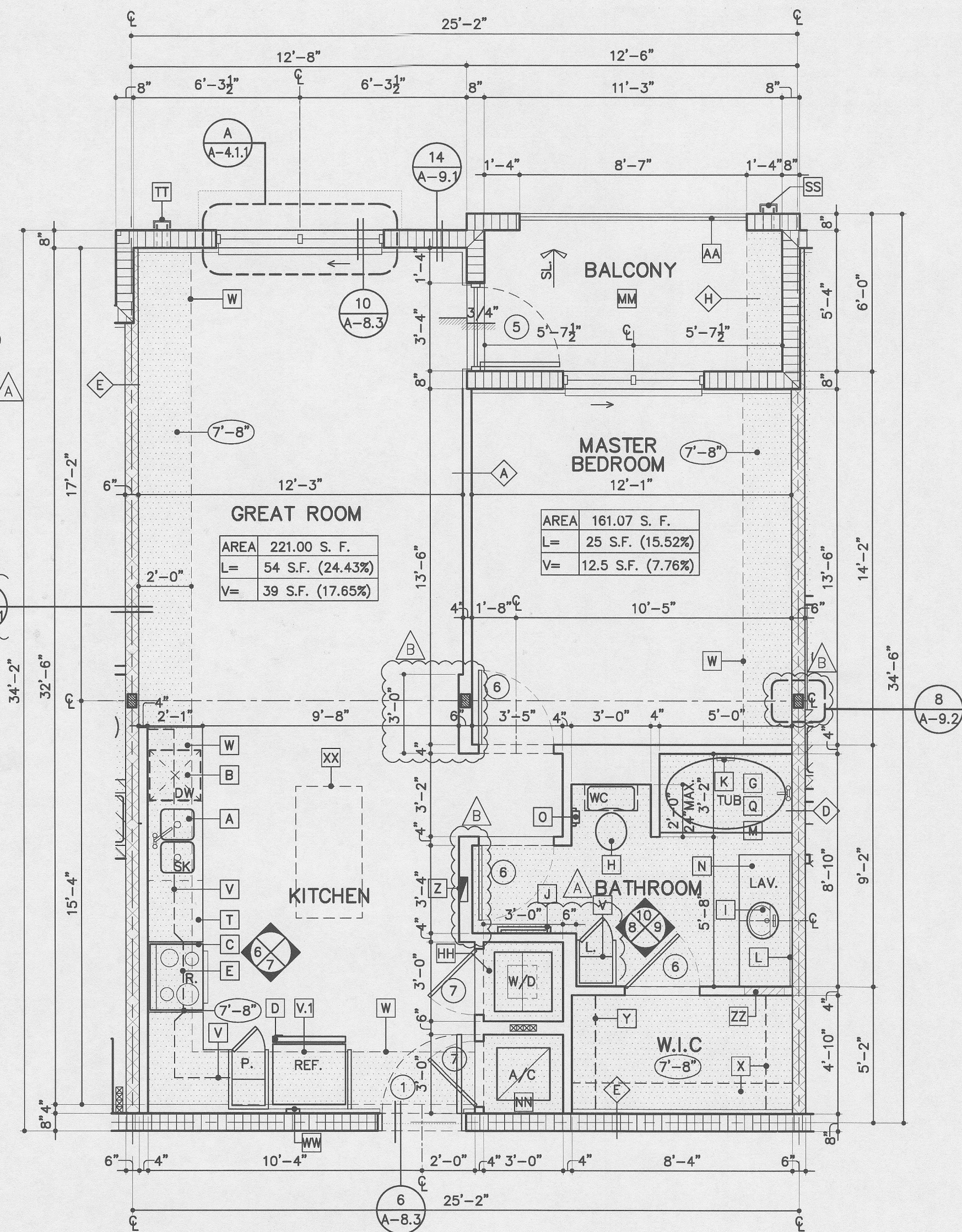
UNIT A1 (1 BD/1 BTH)

TOTAL A/C AREA: 811.8 SQ. FT.
BALCONY AREA: 60.3 SQ. FT.

BLDG. TYPE IV (5) (6)

5-106	6-106 REV.
5-206	6-206 REV.
5-306	6-306 REV.
5-406	6-406 REV.

4 UNITS PER BUILDING
8 UNITS TOTAL.



UNIT A2 (1 BD/1 BTH)

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

BLDG. TYPE IV (5) (6)

5-103 REV.
5-203 REV.
5-303 REV.
5-403 REV.

6-103
6-203
6-303
6-403

8 UNITS PER BUILDING
16 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 DWELLING 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-8.2)
- 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.
- 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 EIGHTH
 - 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 SCHEDULE/B
 - 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 CLING. TO TOP SHELVE @ 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
 - 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.	DATE	BY	DESCRIPTION
1	02/12/16		PERMIT SUBMITTAL
2	05/13/16		BLDG. DEPT. COMMENTS

MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
 BUILDING TYPE IV - BLDG N.5.6
 ADDRESS: 4961 SAMPLE RD. COCONUT CREEK, FL.
 FOR: FC LAND INVESTMENT A, LLC.

JOSE I. SAUWELL
 A20013085

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 HOLLYWOOD OFFICE
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 HOLLYWOOD, FLORIDA 33020
 (954) 925-6030

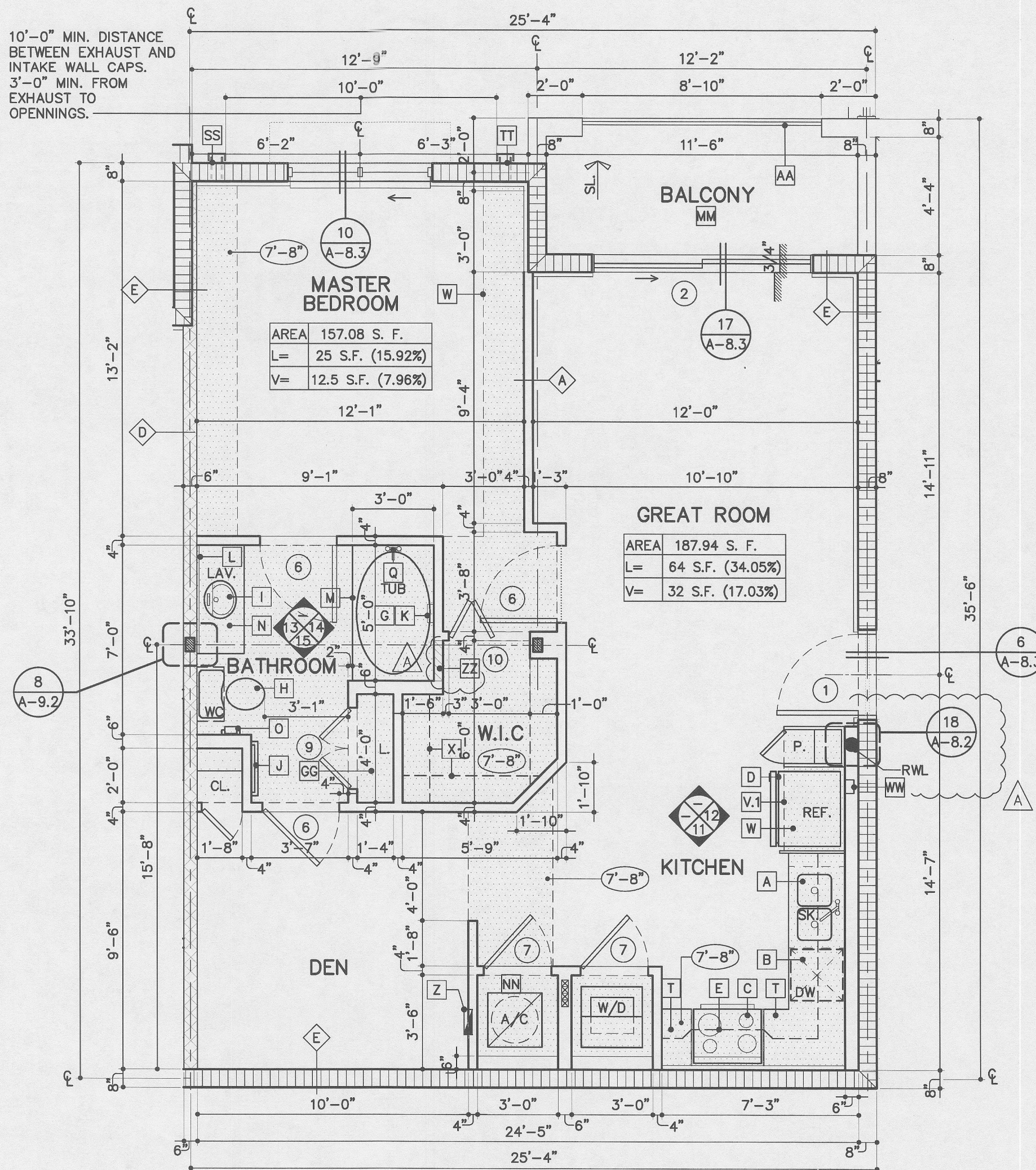
MSA ARCHITECTS
 ARCHITECTURE & PLANNING

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DRAWN: VAV
 CHECKED: -
 DATE: 08/20/2014
 SCALE: AS SHOWN
 JOB NO.: 1528.PRJ
 SHEET: 1528-A-4.4.1.DWG

A-4.4.1

OF SHEETS



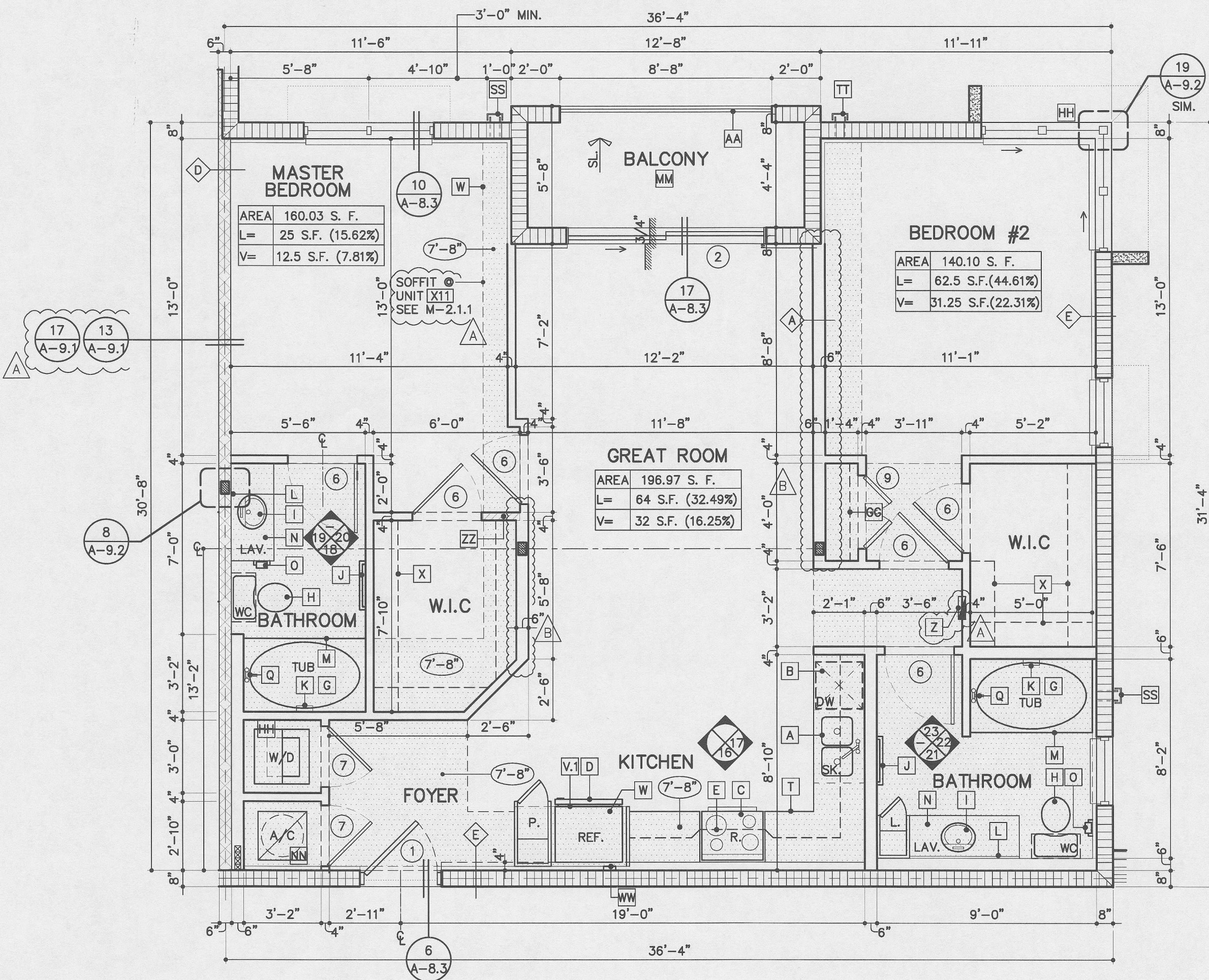
UNIT B1 (1 BD/DEN/1 BTH)

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

BLDG. TYPE IV (5) (6)

5-105 REV.
5-205 REV.
5-305 REV.
5-405 REV.
6-105
6-205
6-305
6-405

8 UNITS PER BUILDING
16 UNITS TOTAL.



UNIT C1 (2 BD/2 BTH)

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

BLDG. TYPE IV (5) (6)

5-101
5-201
5-301
5-401
6-101 REV.
6-201 REV.
6-301 REV.
6-401 REV.
7-201 REV.
6-211 REV.
6-311 REV.
6-411 REV.
7 UNITS PER BUILDING
14 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 DEMELLING 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 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/M.T.L. FURRING. 2x2 P.F. @ 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 SCENCE (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 EIGHT
 - 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
 - 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 SHELVE @ 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
 - 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. C.G. 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	

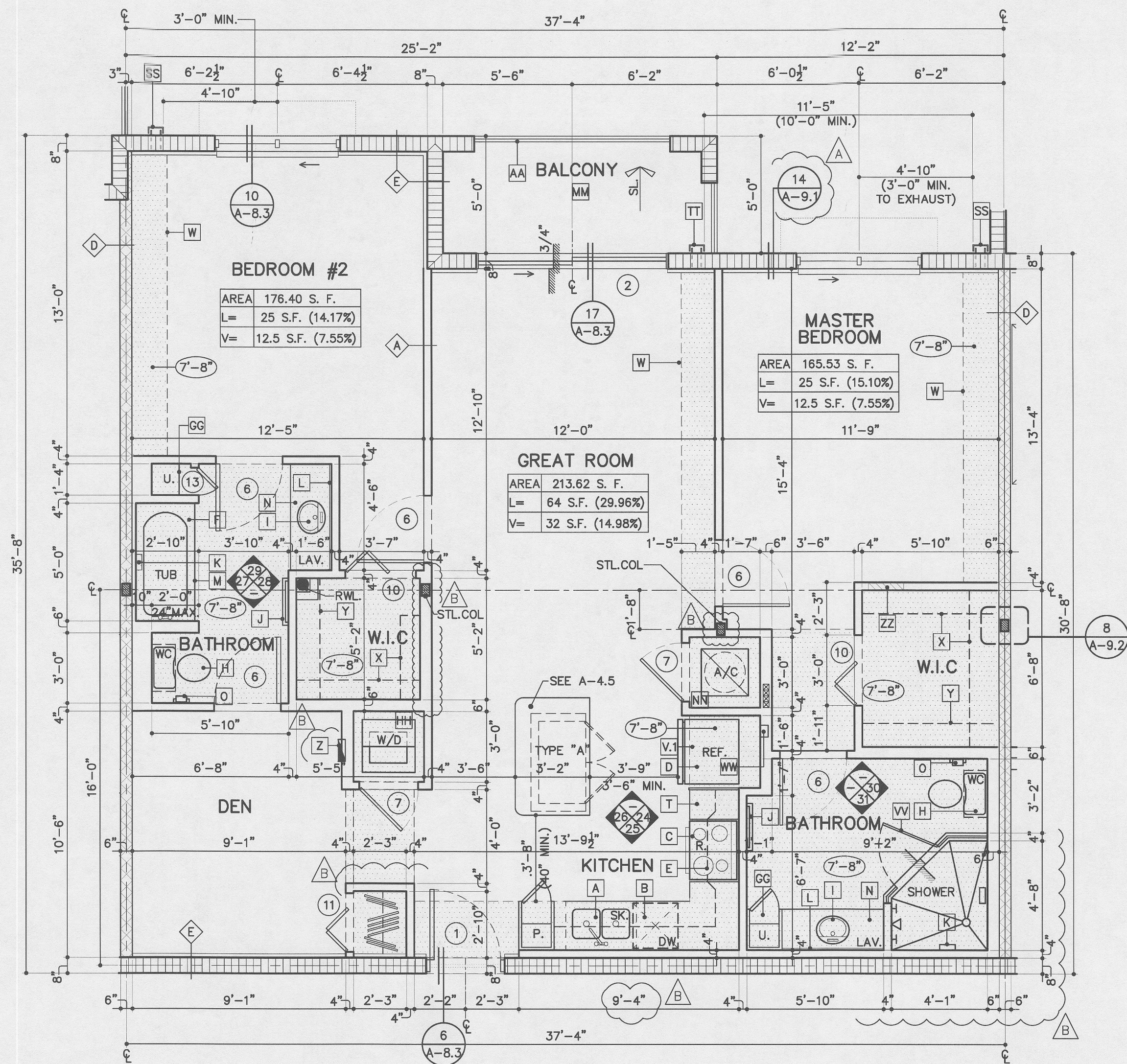
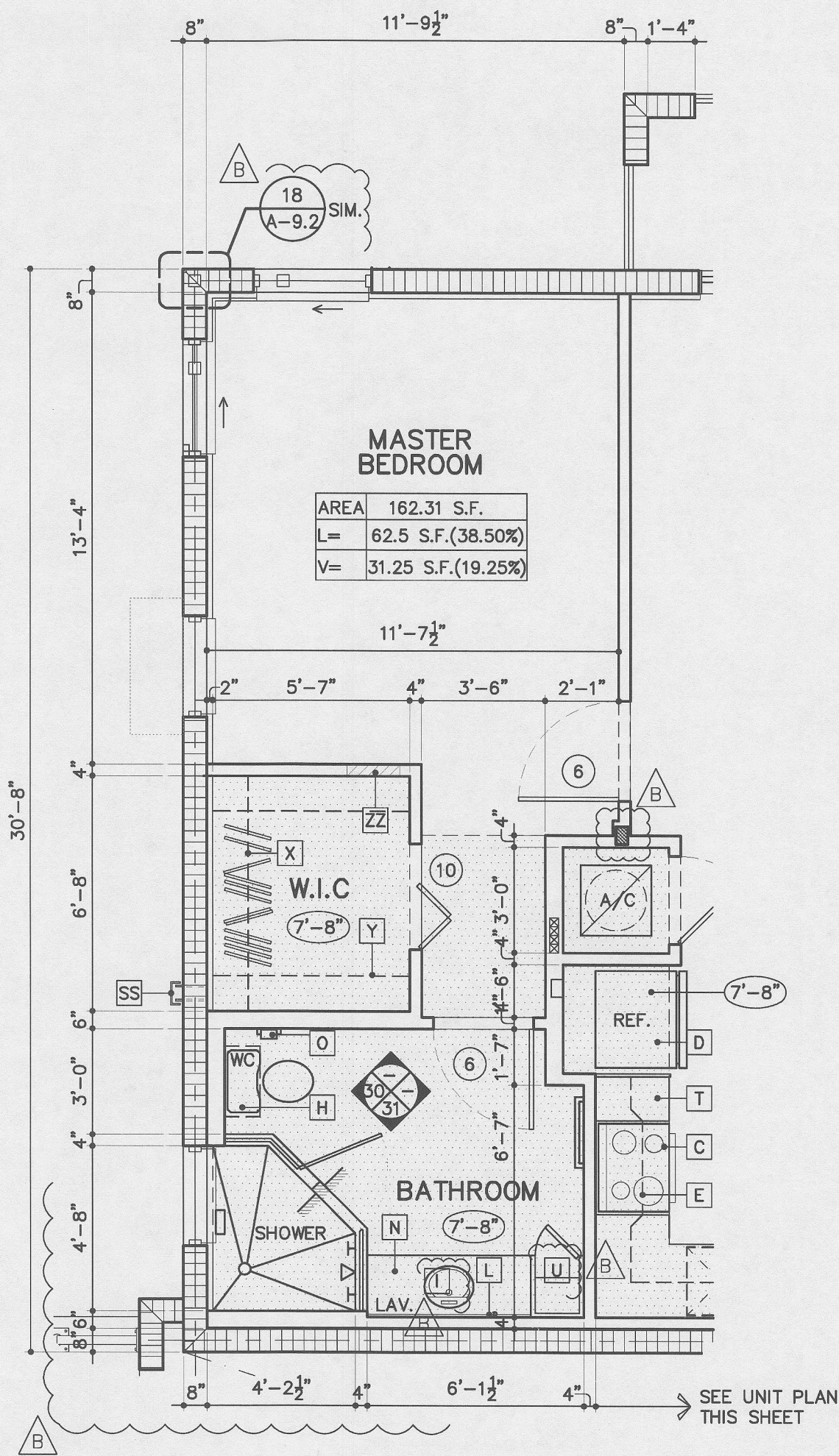
MIDTOWN RESIDENCES
AT COCONUT CREEK, FL.
BUILDING TYPE IV - BLDG N.5.6
ADDRESS: 4961 SAMPLE RD, COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

J.S.
JOSE L. SAUNWELL
AR0013085

MSA ARCHITECTS, INC.
ARCHITECTS & PLANNING

18000995
MIAMI OFFICE
7685 SW 304th ST.
MIAMI, FLORIDA 33156
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HOLLYWOOD OFFICE
303 SOUTH 21st AVE.
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(954) 925-6030

DRAWN	VAV
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-4.4.2.DWG



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.)
- 1** 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 EIGHTH
 - 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 9
 - 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).
 - X.** CLOSET SHELVES - 12" VINYL COATED VENTILATED SHELVES. PROVIDE 24" MIN. FROM CLNG. TO TOP SHELVE @ 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
 - 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 05/13/16	

MIDTOWN RESIDENCES AT COCONUT CREEK, FL.
BUILDING TYPE IV - BLDG N.5.6
ADDRESS: 4961 SAMPLE RD., COCONUT CREEK, FL.
FOR: FC LAND INVESTMENT A, LLC.

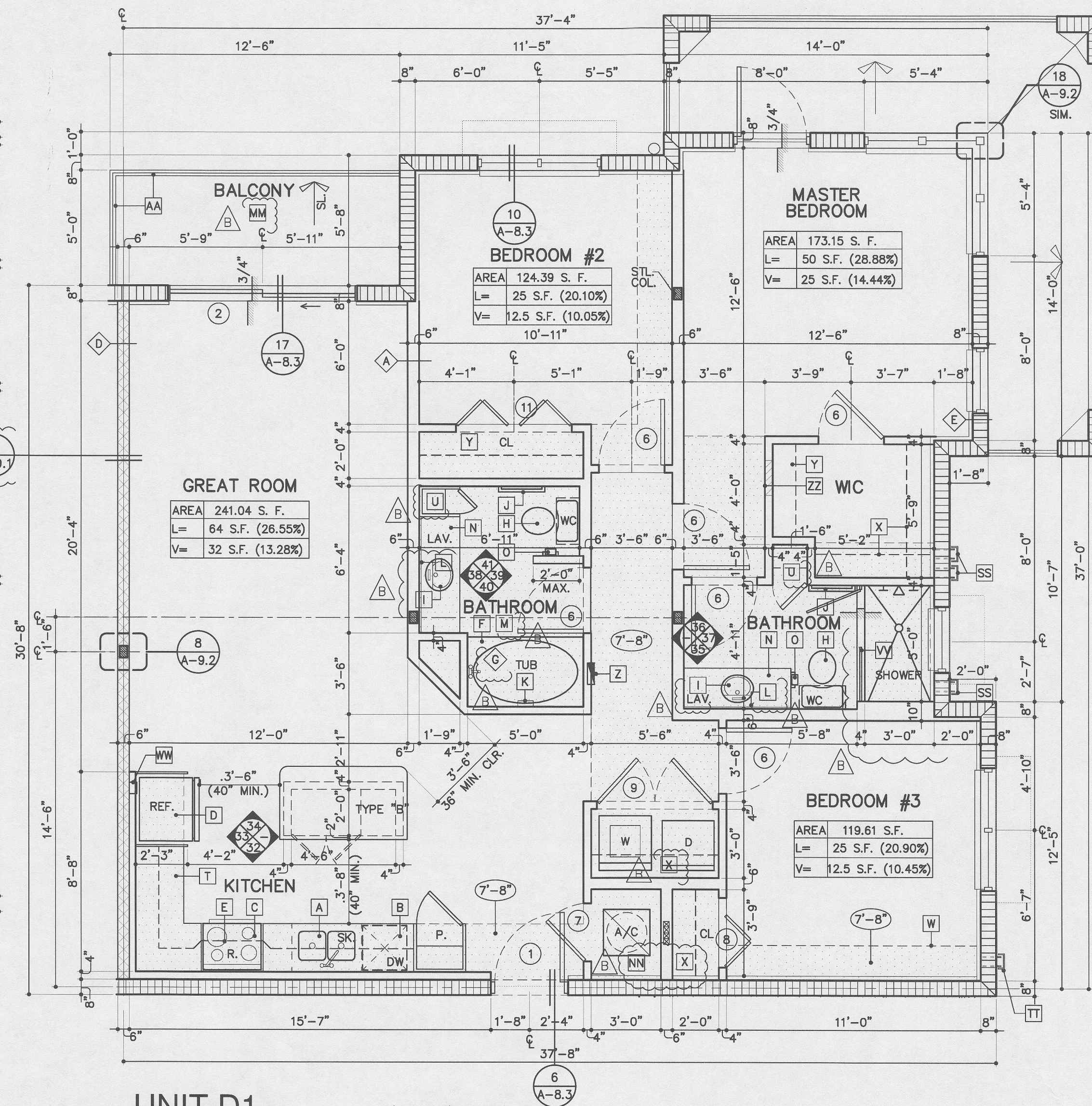
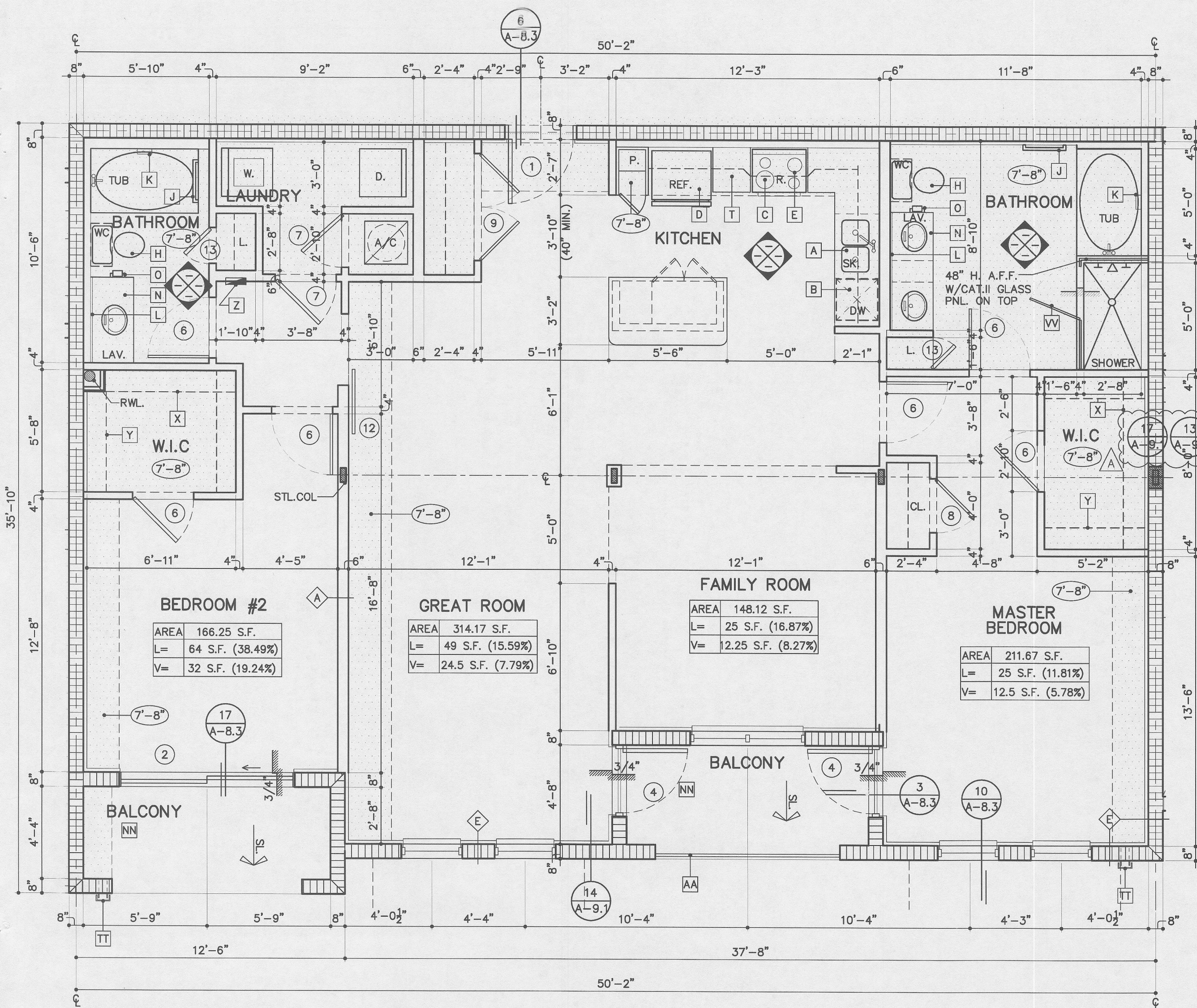
JOSE A. MAUMELL
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ARCHITECTS, INC.

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MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING

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DRAWN	VAV
CHECKED	-
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-4.4.3.DWG



UNIT PLAN GENERAL NOTES:

- UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF DEMISING WALL.
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- REFER TO UNIT PLANS FOR LOCATION OF SOFFITS, UNIT CEILING TO BE TEXTURED FINISH APPLIED TO UNDERSIDE OF CONCRETE SLAB.
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- C** NON-RATED 8" 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.
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- H** EXTERIOR STUCCO SOFFIT (6'-0" A.F.F.)
- 1** DOOR TAG (REFER TO DOOR SCHEDULES)
- A** WINDOW TAGS (REFER TO WINDOW SCHEDULES)
- DESIGNATES DROP SOFFIT OR CLG. HEIGHT A.F.F.
- LIGHT SCENCE (WALL MOUNTED)
- LIGHT FIXTURE (CEILING MOUNTED)
- ⋈** JUNCTION BOX (CEILING RECESSED)

UNIT KEY NOTES:

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**MIDTOWN RESIDENCES
AT COCONUT CREEK FL.**
 BUILDING TYPE IV - BLDG N.5.6
 ADDRESS:
 4961 SAMPLE RD. COCONUT CREEK, FL.
 FOR:
 FC LAND INVESTMENT, LLC.

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DRAWN	VAV
CHECKED	-
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-4.4.DWG