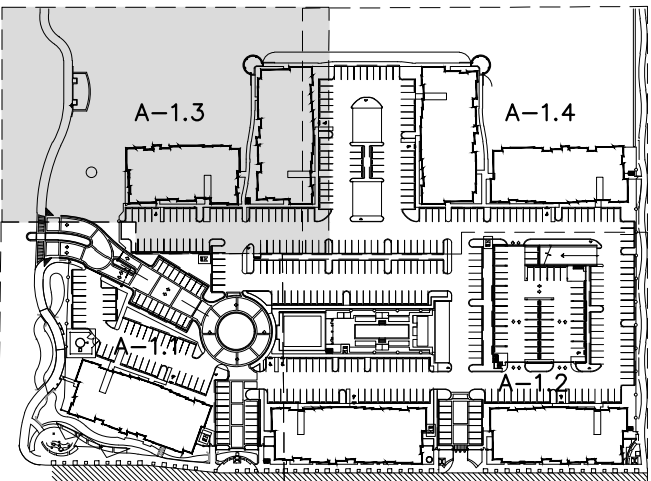


FINISH LEGEND	
	COLOR CONC. SIDEWALK, SEE NOTE 14.
	PERMEABLE SIDEWALK PAVERS
	DECORATIVE PERMEABLE CONC. PAVERS
	LANDSCAPED AREA/BUFFER
	PROPOSED GREEN SCREENS
	FOR PROPOSED U.E. SEE CIVIL DWGS, TYP.
	PERMEABLE PAVERS FRONTING STREET TYPE A, TYP.(SEE A-0.4).
	PROPOSED FIRE HYDRANT & FDC SEE C-6.
	CLEAR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

- GENERAL NOTES
- MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES IS: +16'-0" N.G.V.D. (+14'-44" 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 PADD 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 SOD), MAIL BOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
 - 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.
 - REFER TO PARTIAL SITE PLANS (SHEETS A-1.1 TO A-1.4) FOR ADDITIONAL DIMENSIONS & NOTES.
 - 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.
 - CONSTRUCTION OF CLUBHOUSE/POOL TO BE COMPLETED PRIOR TO ISSUANCE OF 25% CERTIFICATE OF OCCUPANCY.



PARTIAL SITE PLAN
SCALE: 1"=20'

REVISIONS	BY
1. SITE PLAN RESUBMITTAL 02/19/14	
2. SITE PLAN RESUBMITTAL#2 04/08/14	
3. SITE PLAN RESUBMITTAL#3 07/17/14	
4. 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.
MIAMI, FLORIDA 33156
(305) 273-9911



DRAWN	
CHECKED	
DATE	08/20/2014
SCALE	AS SHOWN
JOB NO.	1528.PRJ
SHEET	1528-A-1.3.DWG

A-1.3