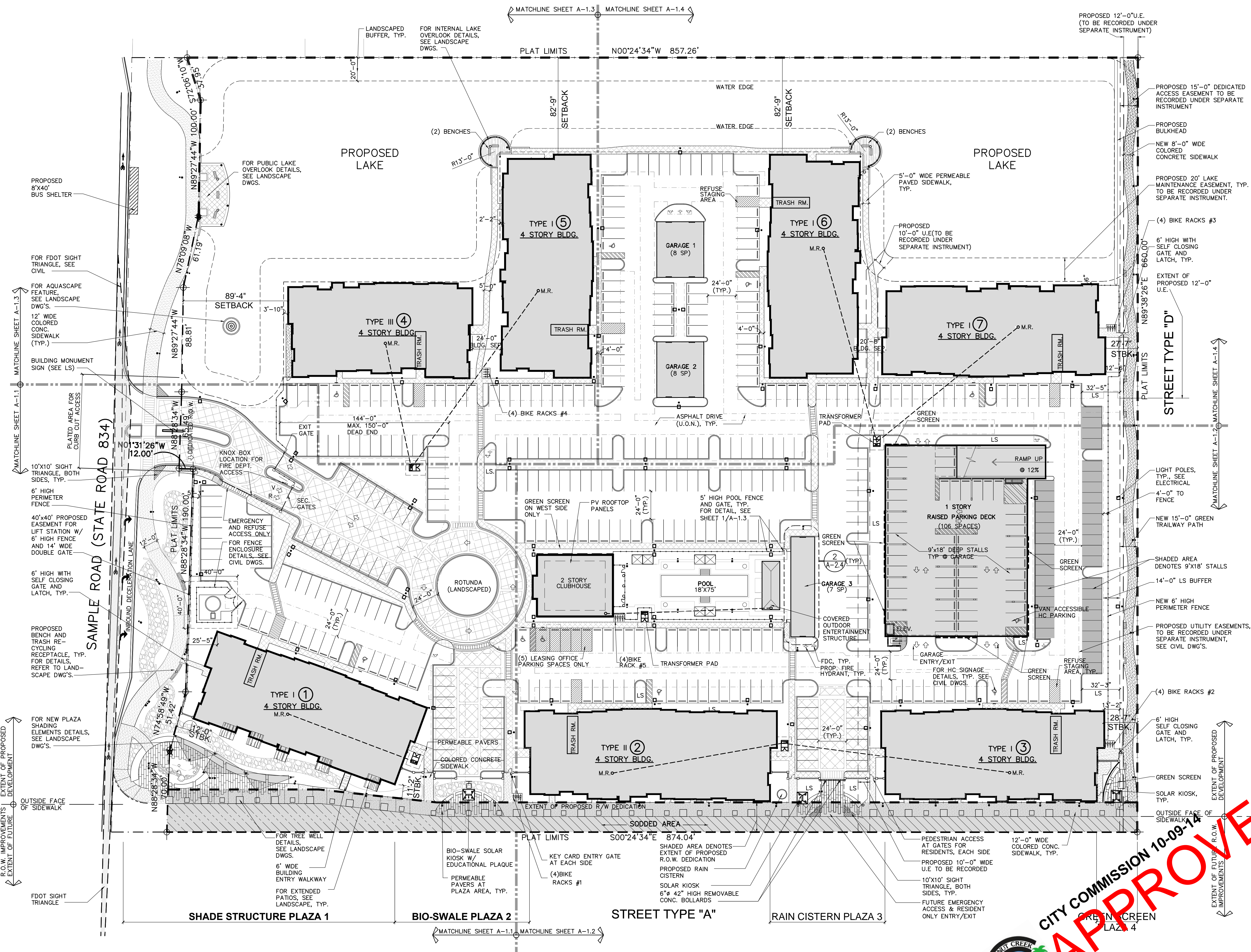


REVISIONS	BY
○ SITE PLAN RESUBMITTAL 02/19/14	
○ SITE PLAN RESUBMITTAL#2 04/08/14	
○ SITE PLAN RESUBMITTAL#3 07/17/14	
○ SITE PLAN RESUBMITTAL#4 08/20/14	



FINISH LEGEND

	COLORED CONC. SIDEWALK, SEE GENERAL 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
	FH
	FDC
	PROPOSED FIRE HYDRANT & FDC SEE C-6.
	FFL TRANSFORMER
	M.R.

- ### GENERAL NOTES
- MINIMUM FINISH FLOOR ELEVATIONS FOR ALL STRUCTURES IS: +16'-0" N.G.V.D. (+14'-4" 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 FPOD 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 SOO), MAIL BOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
 - ALL PROPOSED ROOF MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO AIR CONDITIONING SYSTEMS, MUST BE SCREENED FROM VIEW FROM ADJUTING PUBLIC ROAD & RIGHT-OF-WAYS.
 - REFER TO PARTIAL SITE PLANS (SHTS. A-1.1 TO A-1.4) FOR ADDITIONAL DIMENSIONS & NOTES.
 - ALL PUBLIC SIDEWALKS AND TRAILWAY PATH IMPROVEMENTS SHALL BE COLORED CONCRETE COLORS INCLUDE: SOLID CONCRETE COLORS, INTEGRAL COLORS FOR COLORED CONCRETE: 415 RED=VENETIAN RED. THIS APPLIES TO THE SIDEWALK ALONG SAMPLE ROAD, STREET TYPE "A" TO NORTHERN PROPERTY LINE.
 - CONSTRUCTION OF CLUBHOUSE/POOL TO BE COMPLETED PRIOR TO ISSUANCE OF 25% CERTIFICATE OF OCCUPANCY.

BIKE RACK CALC.

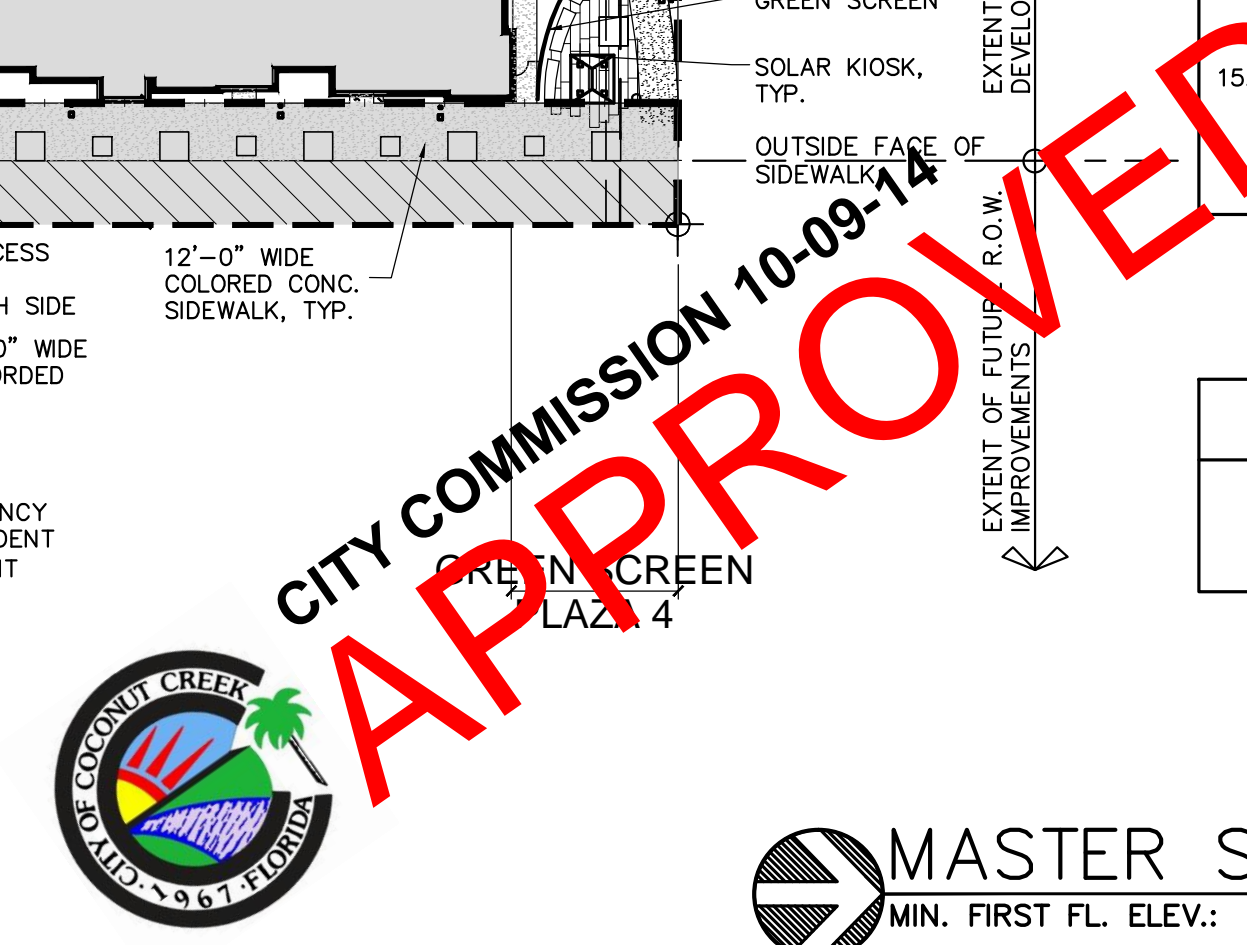
TOTAL BIKE RACK COUNT:	(5) STATIONS X (4) BIKE RACKS PER STATION= 20 BIKE RACKS.
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**MIDTOWN RESIDENCES
AT COCONUT CREEK**
FOR:
FLORIDA ATLANTIC INVESTMENTS, INC.
LOCATED AT:
COCONUT CREEK, FLORIDA

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-SP-1.DWG



MASTER SITE PLAN
MIN. FIRST FL. ELEV.: +16'-0" N.G.V.D. SCALE: 1"=40'
NORTH