

# ZOM CORAL GABLES

FOR  
ZOM LIVING  
IN  
MIAMI, FLORIDA




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ARCHITECTURAL			
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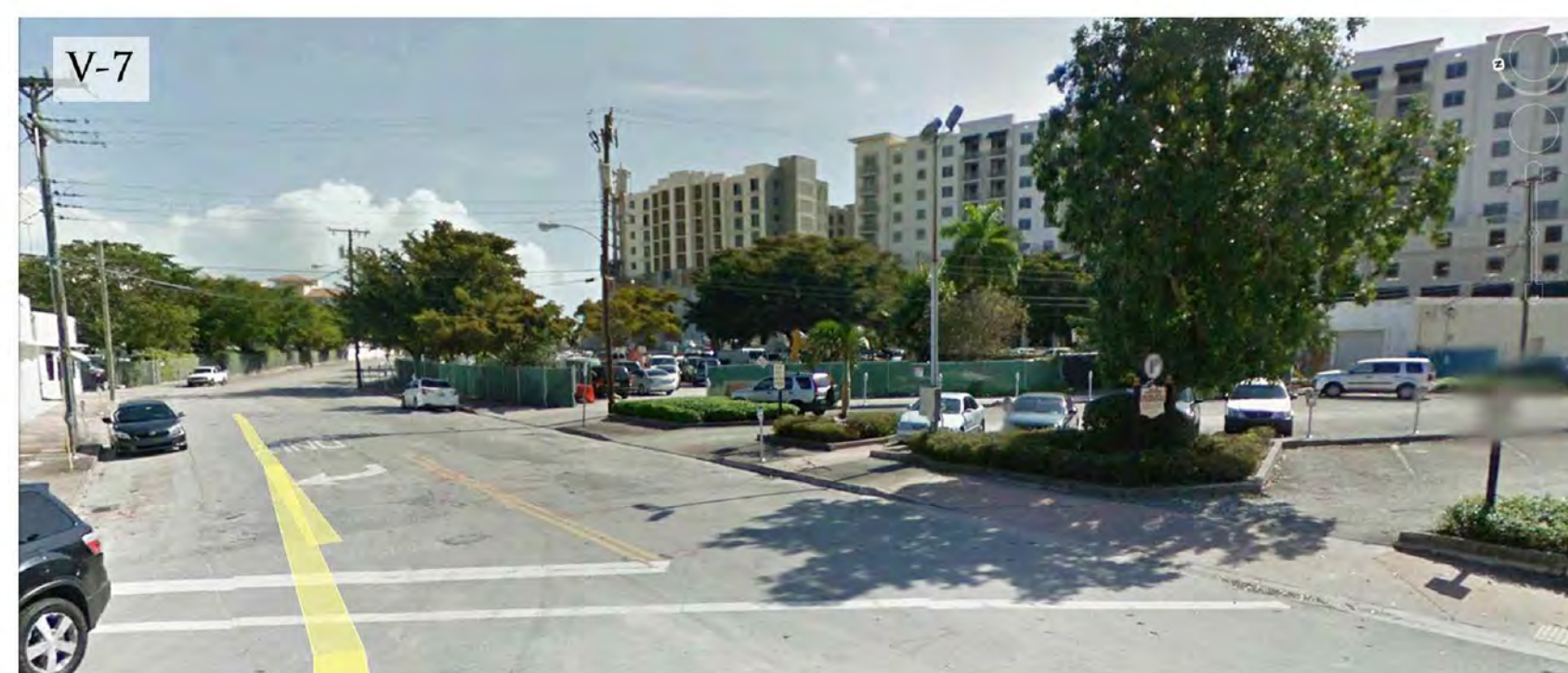
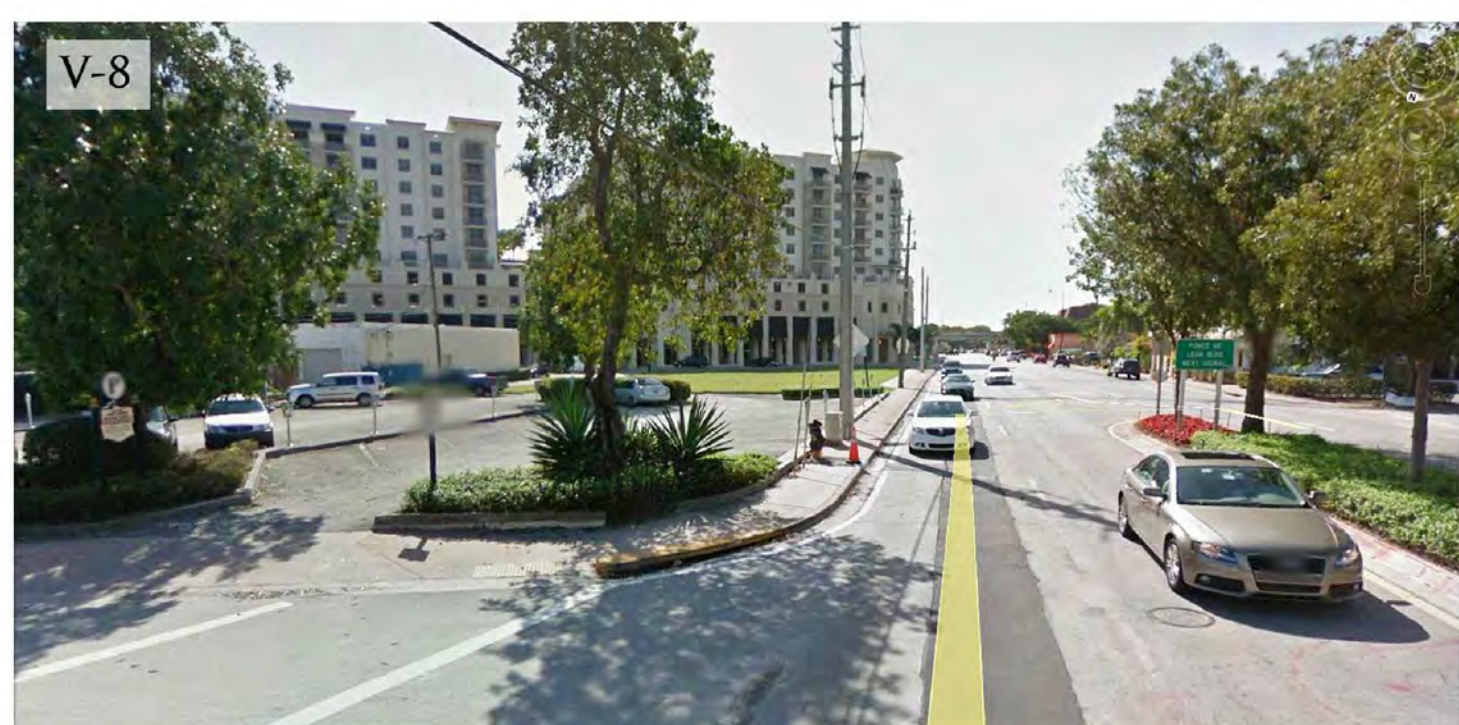
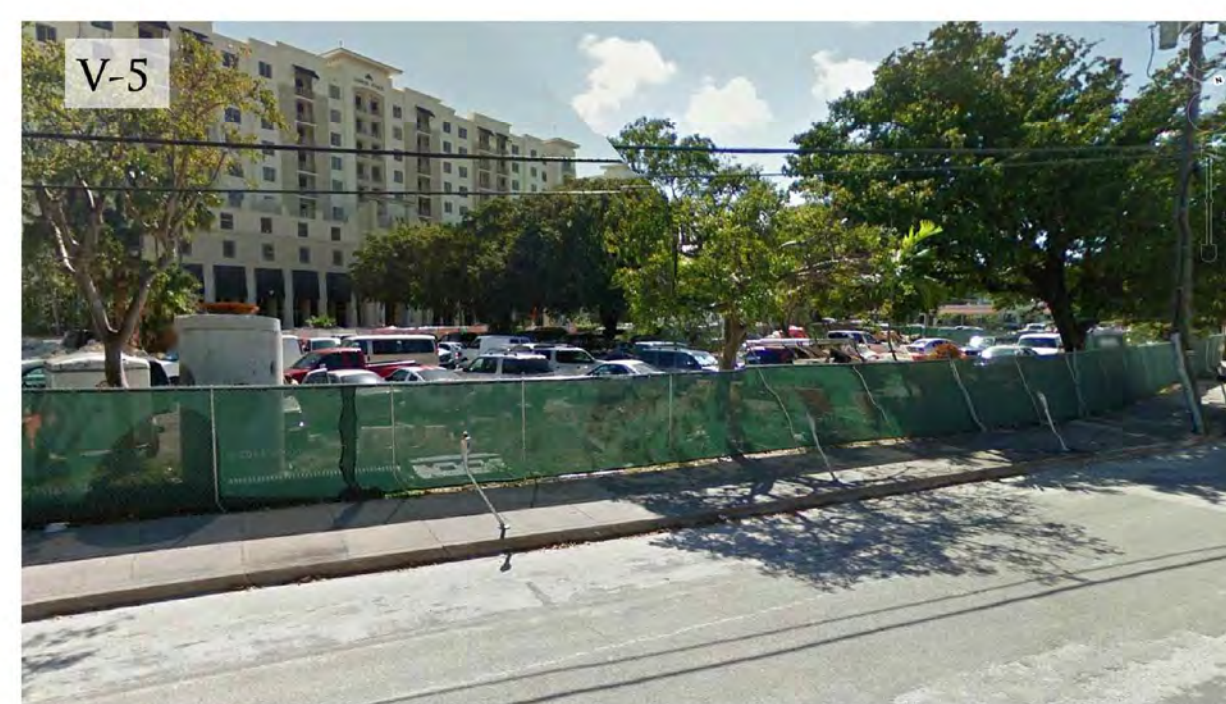
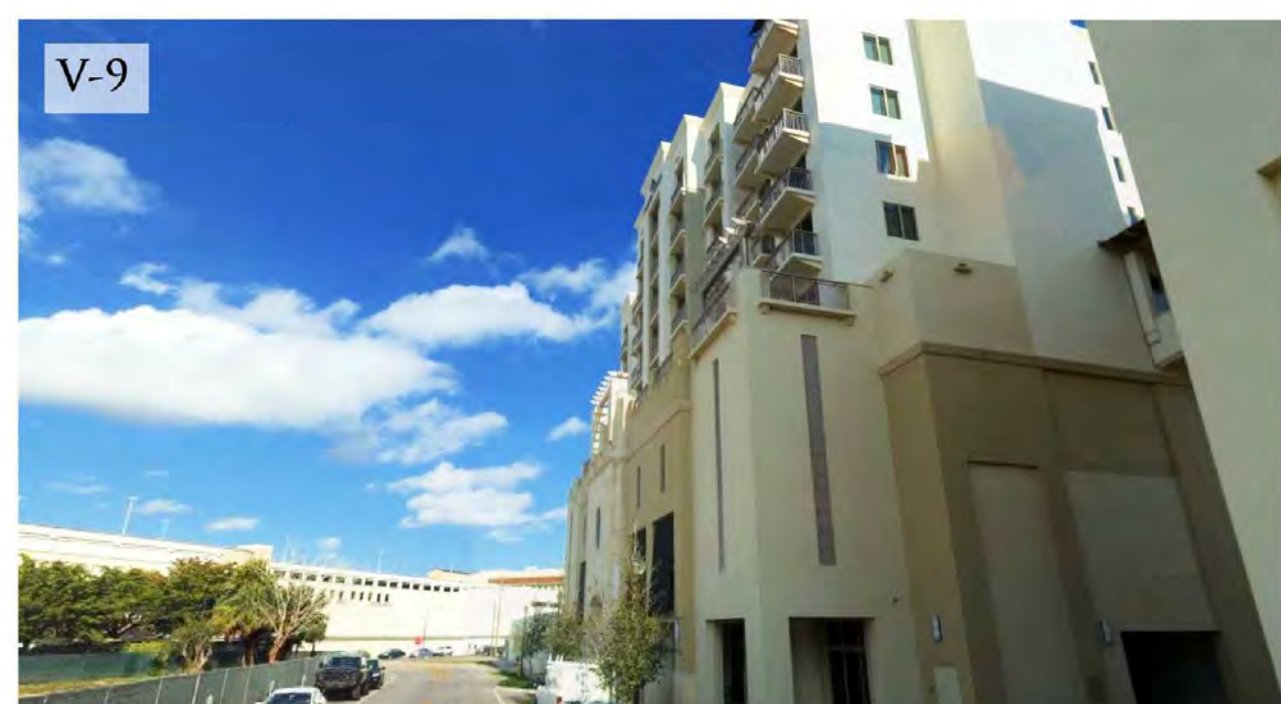
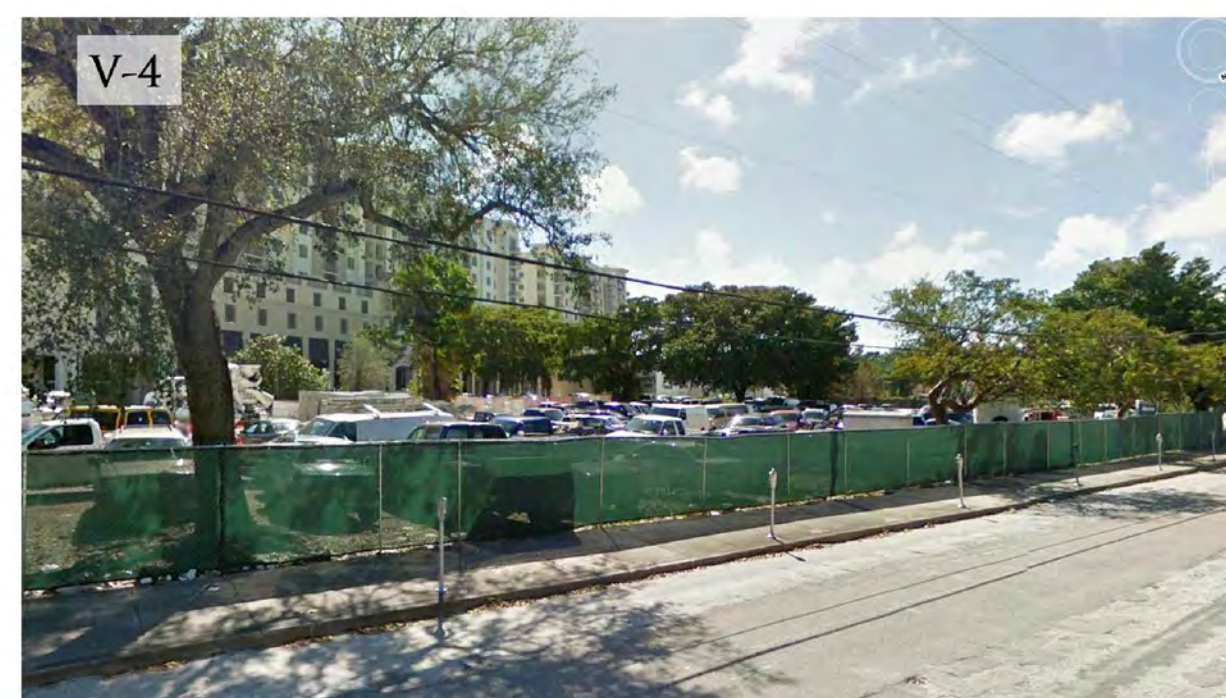
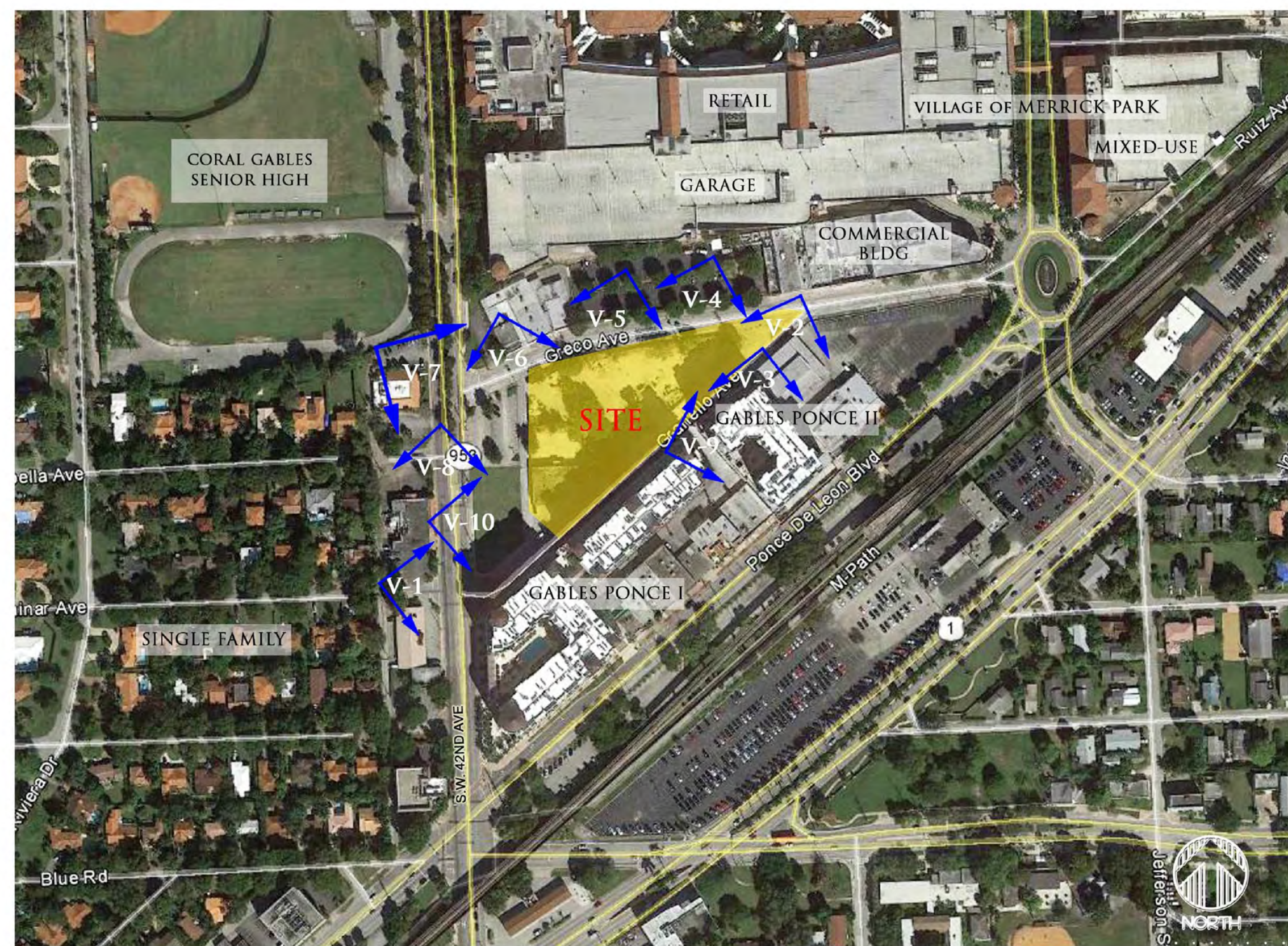
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● OWNER / DEVELOPER  
 ZOM LIVING  
 200 E. BROWARD BLVD., SUITE 1200  
 FORT LAUDERDALE, FL 33301  
 954-634-3356

● ARCHITECT:  
 MSA ARCHITECTS  
 ARCHITECTS & PLANNERS  
 8950 SW 74TH COURT  
 SUITE 1513  
 MIAMI, FL. 33156  
 (305) 273-9911



- PLANNING BOARD SUBMITTAL 07/31/19
- PLANNING BOARD RESUBMITTAL 08/23/19
- COMMISSION HEARING 11/12/19



ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

BY

MODIFICATION OF PRIOR  
CONDITIONAL USE 05/10/19  
PLANNING BOARD  
SUBMITTAL 07/31/19  
PLANNING BOARD  
RE-SUBMITTAL 08/23/19  
COMMISSION HEARING  
11/12/2019

**ZOM CORAL GABLES**  
FOR:  
ZOM LIVING  
LOCATED AT:  
CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
AAC000895  
8950 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

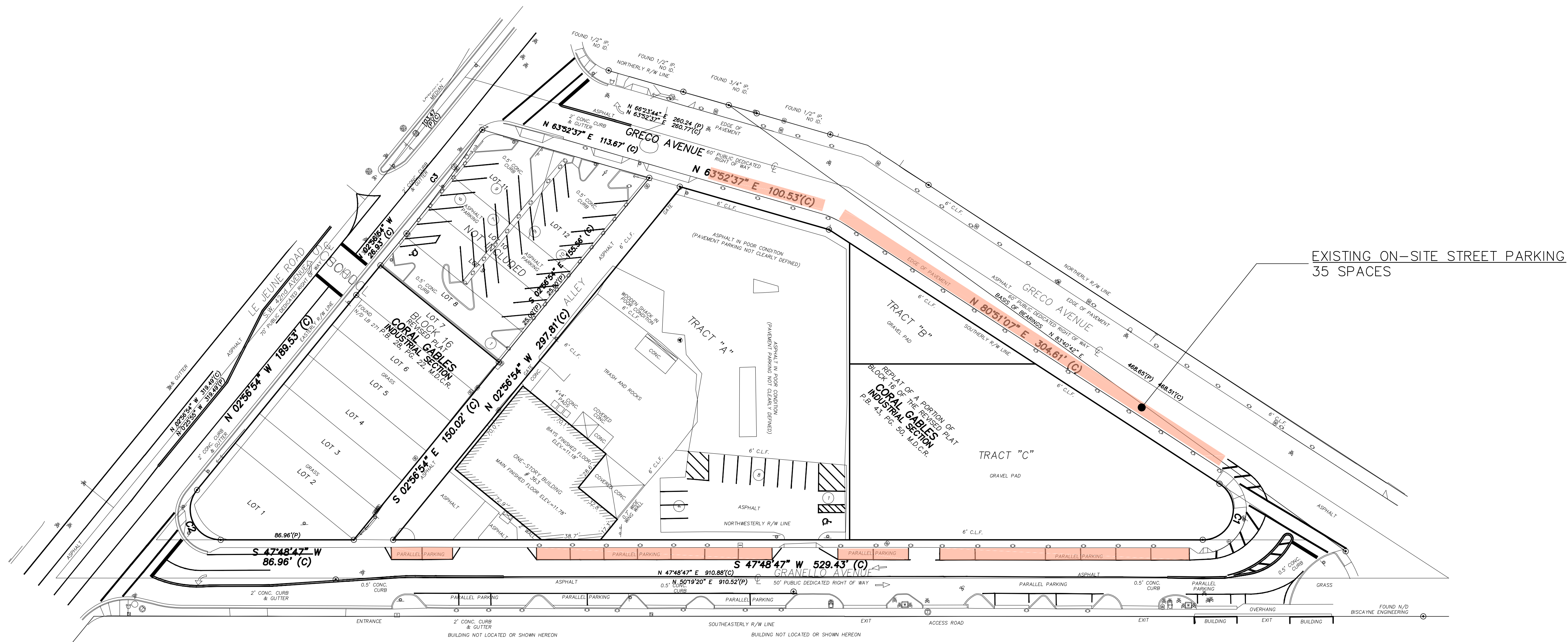
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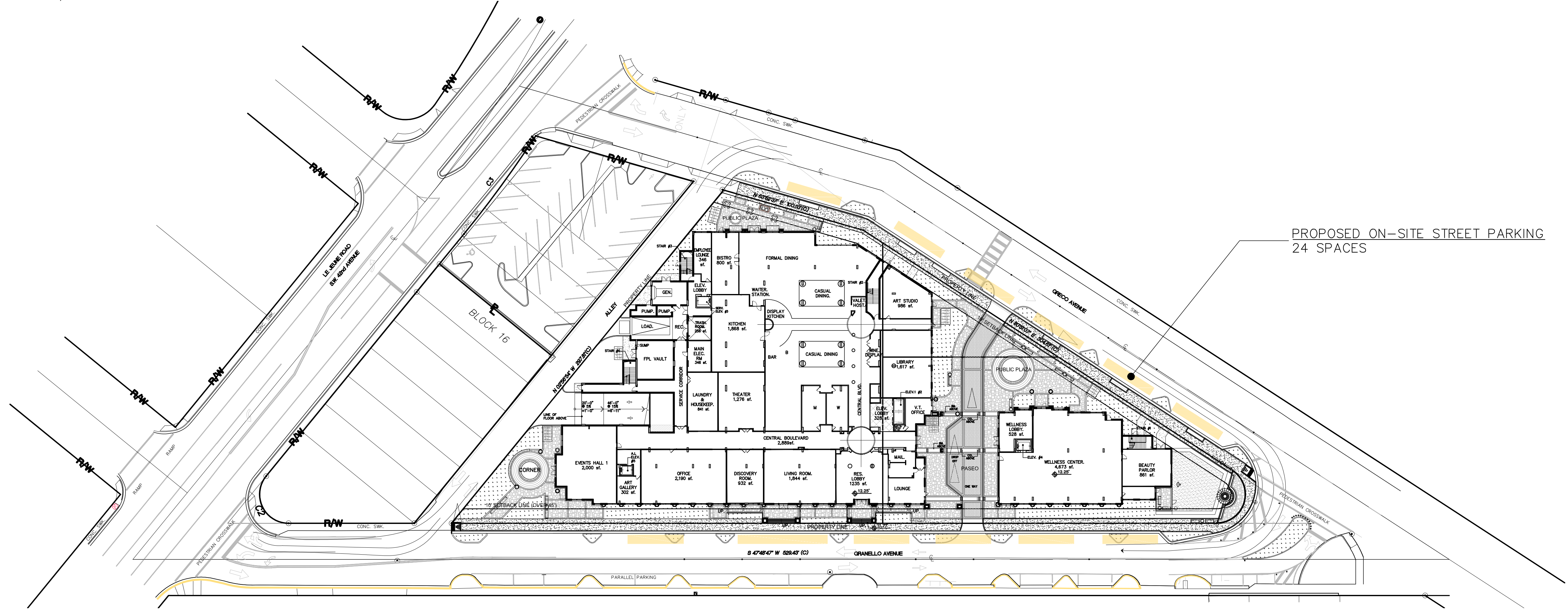
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JOB NO. 1870.PRJ  
SHEET TITLE:  
CONTEXT PLAN  
SHEET NUMBER:  
A-0.1

N.T.S.

CONTEXT PLAN



EXISTING ON-SITE STREET PARKING  
35 SPACES



PROPOSED ON-SITE STREET PARKING  
24 SPACES

**ON-SITE STREET PARKING ANALYSIS**

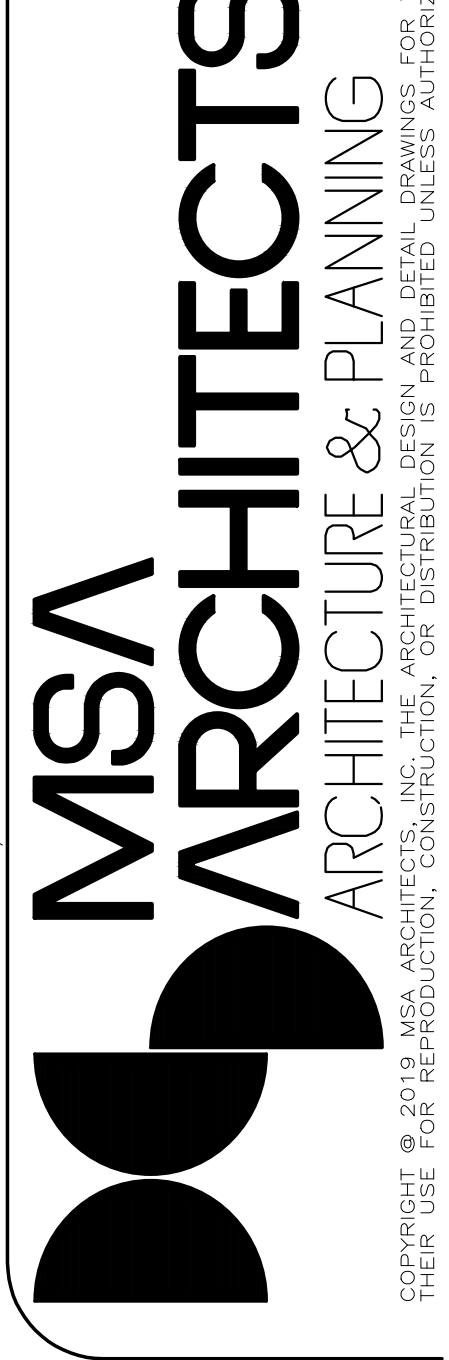
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JOSE I. SAUMELL  
 ARO013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 MIAMI, FLORIDA 33156  
 (305) 273-9911



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**A-0.2**

ARCHITECTS' BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECTS' KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.  
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PROJECT DATA		
Existing Zoning	I - Industrial	
Type of Use	Assisted Living Facility (ALF)	
Land Area	73,461 sf.	1.69 ac.
Density	197 units	
SETBACKS *		
Type	Required	Proposed / Provided
Front - Granello Avenue		
Up to 15'	0'-0"	10'-0"
Over 15'	10'-0"	10'-0"
Side - Grecco Avenue		
	15'-0"	10'-0"
Rear - Alley		
	0'-0"	0'-0"
HEIGHT *		
	72'-0"	87'-0"
FLOOR AREA RATIO *		
	3.0	3.5
* Note: Refer to Mediterranean Bonuses for maximum allowed		
MEDITERRANEAN BONUSES		
Refer to Mediterranean Style Design Standards Tables		
Section 5-604-C: Level 1 bonuses		
FAR	Up to 0.2 FAR = 3.2	
Height	Additional 13.5 feet = 85.5 feet	
Section 5-604-D: Level 2 bonuses		
FAR	Up to 0.3 FAR = 3.5 Max. FAR Allowed	
Height	85.5 feet + 13.5 feet = 99 ft. Max. Allowed	
Section 5-604-H: Option Standards		
	Building Setbacks Reductions	
	Multi-family residential density bonus	

PARKING		
Required per Use *	# of units or SF	# Spaces
<b>ALF Building</b>		
ALF @ 0.5 sp/du	63 units	32 sp
Memory care @ 0.5 sp/du	30 units	15 sp
IL @ 0.5 sp/du	103 units	52 sp
<i>Subtotal</i>		98 sp
<b>Ground Floor Uses</b>		
Retail @ 1sp/250 sf	9,206 sf	37 sp
Restaurant @ 12 sp/1000 sf	800 sf	10 sp
<i>Subtotal</i>	10,006 sf	47 sp
<b>Total Required *</b>		<b>145 sp</b>

Provided		
Type of Parking	Standard	HC
Garage	151 sp	7 sp
<b>Total Provided</b>	<b>158 sp</b>	
<i>Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2 (5)</i>		
<i>* Total of parking required based on shared parking analysis by Traffic Engineer - David Plummer &amp; Associates.</i>		

SUMMARY		
	As approved	Proposed
ADA	9 sp	7 sp
Standard	469 sp	151 sp
<b>Total</b>	<b>478 sp</b>	<b>158 sp</b>
<b>Loading Spaces</b>	<b>1 Space</b>	<b>12' x 35' Space</b>
<b>On Street Parking</b>	<b>Existing</b>	<b>Provided</b>
	35	25

FLOOR AREA BREAKDOWN		
Max Required		
220,383 sf	3.0	
257,114 sf	3.5	
Proposed		
Levels	Building Area	
Level 1	42,124 sf.	
Level 2	31,760 sf.	
Level 3-4	61,258 sf.	
Level 5	30,235 sf.	
Level 6	31,172 sf.	
Level 7	30,070 sf.	
Level 8	30,332 sf.	
<b>Total</b>	<b>256,951 sf.</b>	<b>3.5</b>

UNIT MIX PER PROGRAM TYPE						
	Unit Type	Area	# Units	Total	%	Total Area
Assisted Living - (Levels 2-4)	AL-ST	531 sf.	3	61	31%	1,593 sf
	AL-ST2	608 sf.	2			1,216 sf
	AL-A1	723 sf.	30			21,690 sf
	AL-A1.1	832 sf.	2			1,664 sf
	AL-A1.2	721 sf.	2			1,442 sf
	AL-A1.3	757 sf.	2			1,514 sf
	AL-A1.3A	750 sf.	2			1,500 sf
	AL-A1.4	639 sf.	9			5,751 sf
	AL-A1.5	686 sf.	3			2,058 sf
	AL-A4	654 sf.	2			1,308 sf
AL-A6	664 sf.	2	1,328 sf			
AL-B1	1,000 sf.	2	2,000 sf			
AL-B2	1,086 sf.	2	2,172 sf			
<b>Sub-Total</b>			<b>63</b>	<b>32%</b>	<b>45,236 sf</b>	
						718 avg. unit
Memory Care (Level 2)	MC-SP1	528 sf.	1	30	15%	528 sf
	MC-SP2	498 sf.	1			498 sf
	MC-ST1	364 sf.	11			4,004 sf
	MC-ST1.A	406 sf.	1			406 sf
	MC-ST1.1	398 sf.	9			3,582 sf
	MC-ST1.2	404 sf.	1			404 sf
	MC-ST1.3	395 sf.	1			395 sf
	MC-ST1.4	430 sf.	1			430 sf
	MC-ST1.5	424 sf.	1			424 sf
	MC-ST2	423 sf.	1			423 sf
	MC-ST3	436 sf.	1			436 sf
	MC-ST4	351 sf.	1			351 sf
<b>Sub-Total</b>			<b>30</b>	<b>15%</b>	<b>11,530 sf.</b>	
						384 avg. unit
Independent Living (Levels 5-8)	IL-A1	749 sf.	15	51	26%	11,235 sf
	IL-A2	799 sf.	8			6,392 sf
	IL-A2.1	797 sf.	4			3,188 sf
	IL-A2.2	749 sf.	4			2,996 sf
	IL-A3	727 sf.	8			5,816 sf
	IL-A4	731 sf.	3			2,193 sf
	IL-A5	806 sf.	4			3,224 sf
	IL-A6	878 sf.	4			3,512 sf
	IL-A7	834 sf.	1			834 sf
	IL-B1	979 sf.	8			7,832 sf
	IL-B2	1,109 sf.	20			22,180 sf
	IL-B2.1	1,169 sf.	4			4,676 sf
	IL-B3	1,009 sf.	4			4,036 sf
	IL-B4	1,066 sf.	4			4,264 sf
	IL-B5	895 sf.	4			3,580 sf
	IL-B6	1,076 sf.	4			4,304 sf
IL-B7	1,346 sf.	4	5,384 sf			
<b>Sub-Total</b>			<b>103</b>	<b>53%</b>	<b>95,646 sf</b>	
						929 avg. unit
<b>Total Units</b>			<b>196</b>	<b>100%</b>	<b>152,412 sf.</b>	

MEDITERRANEAN STYLE DESIGN STANDARDS		
Table 1. Required Standards		
Ref. #	Provided	Type / Description
1	X	Architectural elements on building facades
2	X	Architectural relief elements at street level
3	X	Architectural elements on the top of building
4	X	Bicycle storage
5	X	Building facades
6	X	Building lot coverage
7	N/A	Drive thru facilities
8	X	Landscape open space
9	X	Lighting street
10	X	Parking garages
11	N/A	Porte-cocheres
12	X	Sidewalks / pedestrian access
13	X	Soil, structural
14	X	Windows on Mediterranean buildings
Table 2. Architectural and Public Realm Standards		
Section 5-604-C-2-b (Min. 8 qualifications)		
1	N/A	Arcades and/or loggias
2	X	Building rooflines
3	N/A	Building stepbacks
4	X	Building towers
5	X	Driveways
6	X	Lighting of landscaping
7	X	Materials on exterior building facades
8	N/A	Overhead doors
9	X	Paver treatments
10	X	Pedestrian amenities
11	X	Pedestrian passthroughs / paseos
12	N/A	Underground parking
Table 3. Other Development Options		
1	X	Building setback reductions
2	N/A	Encroachment or loggias and/or arcades
3	N/A	Parking requirement exemption
4	N/A	Multi-family residential density bonus

PROJECT DATA

N.T.S.

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DATE  
SCALE AS SHOWN  
JOB NO. 1870.PRJ  
SHEET TITLE:

PROJECT DATA

SHEET NUMBER:

A-0.3

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SUITE 151 ORLANDO, FL 32815  
(305) 273-9901

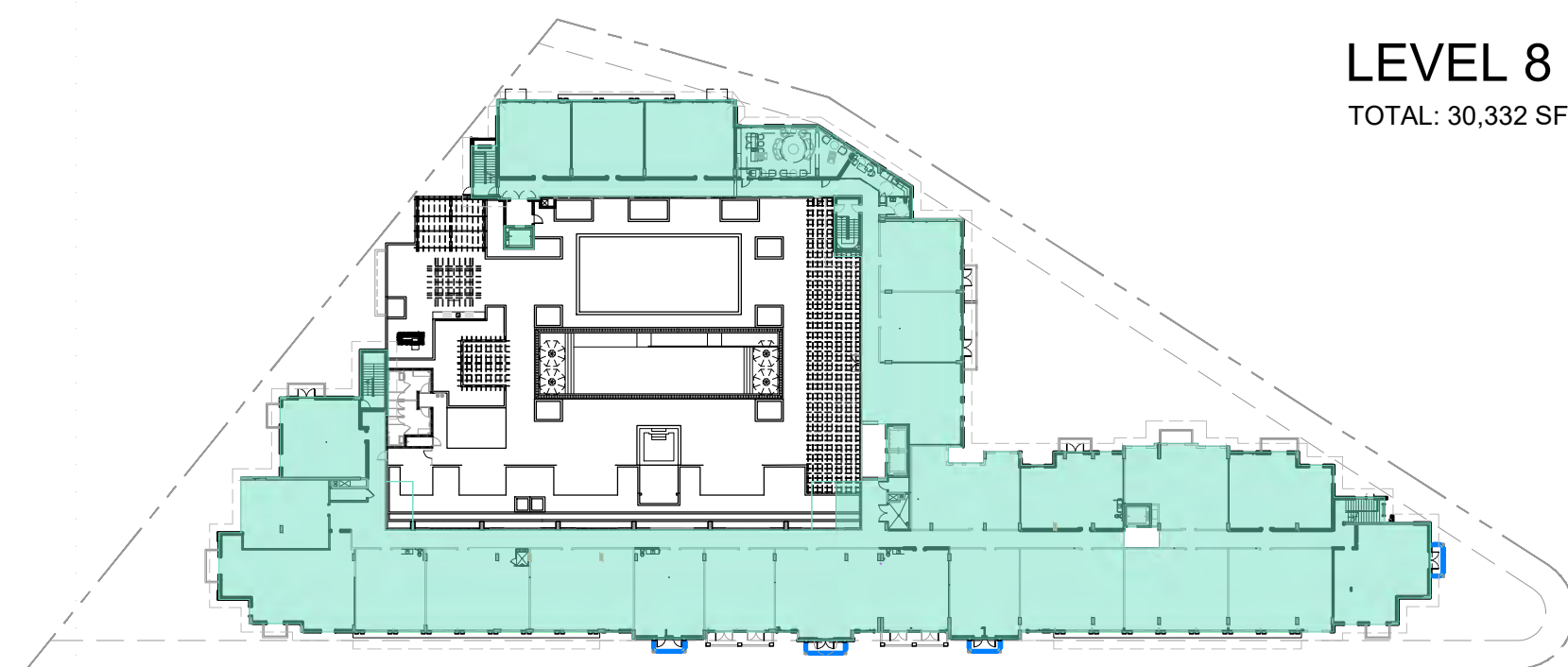
FOR:  
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LOCATED AT:  
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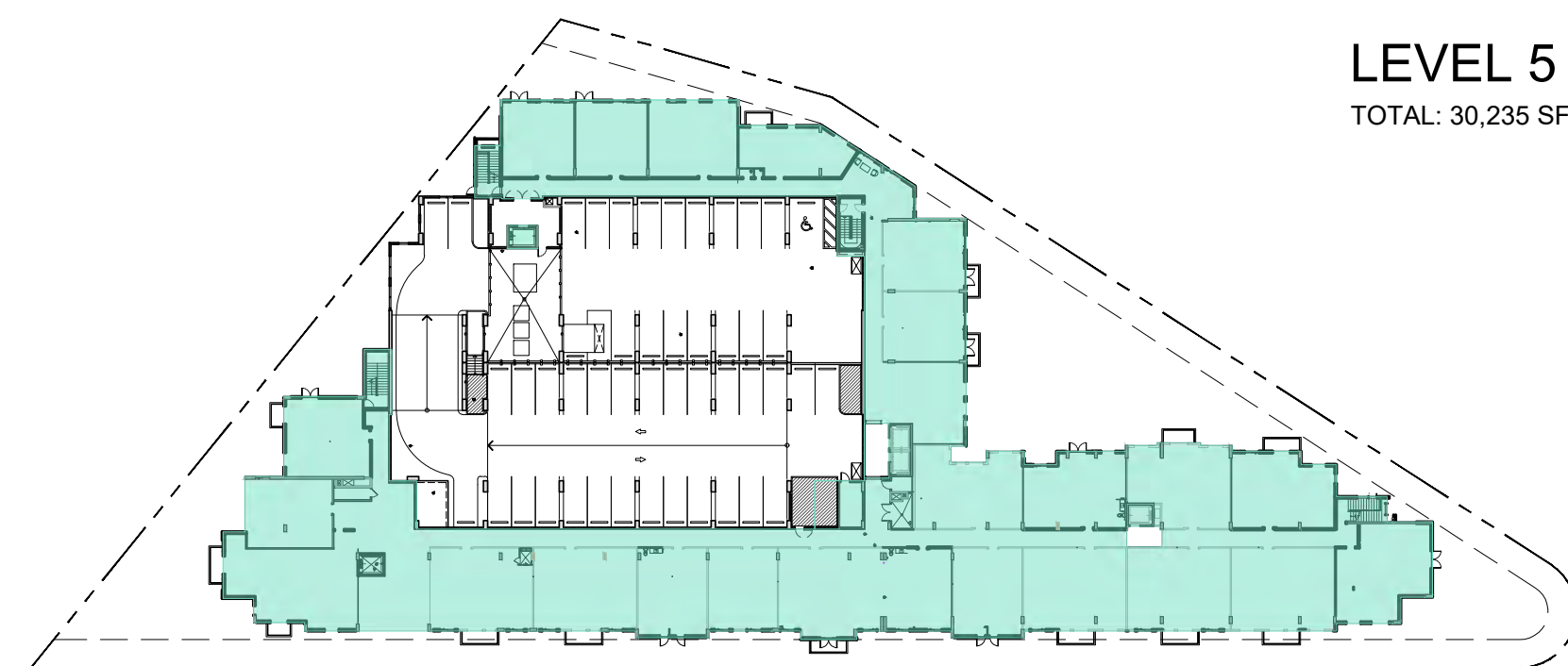
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COMMISSION HEARING 11/12/2019

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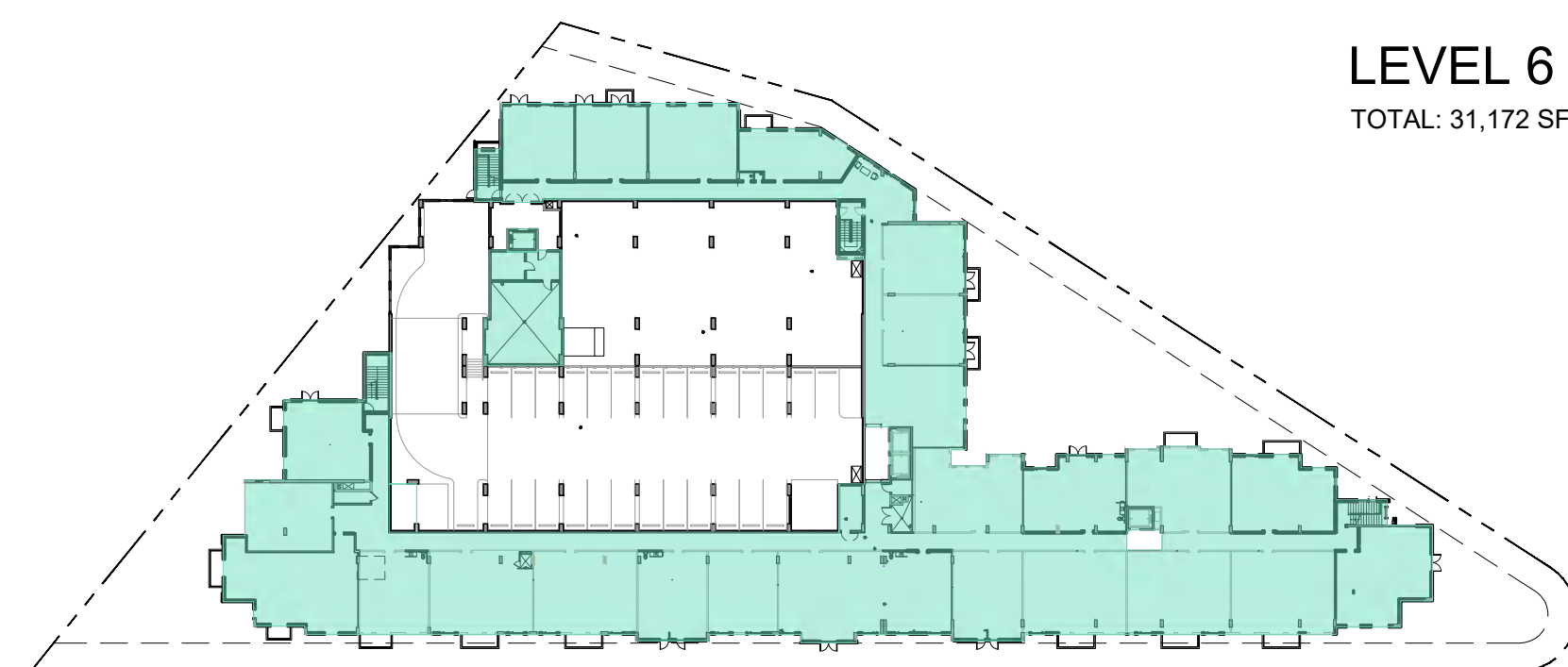
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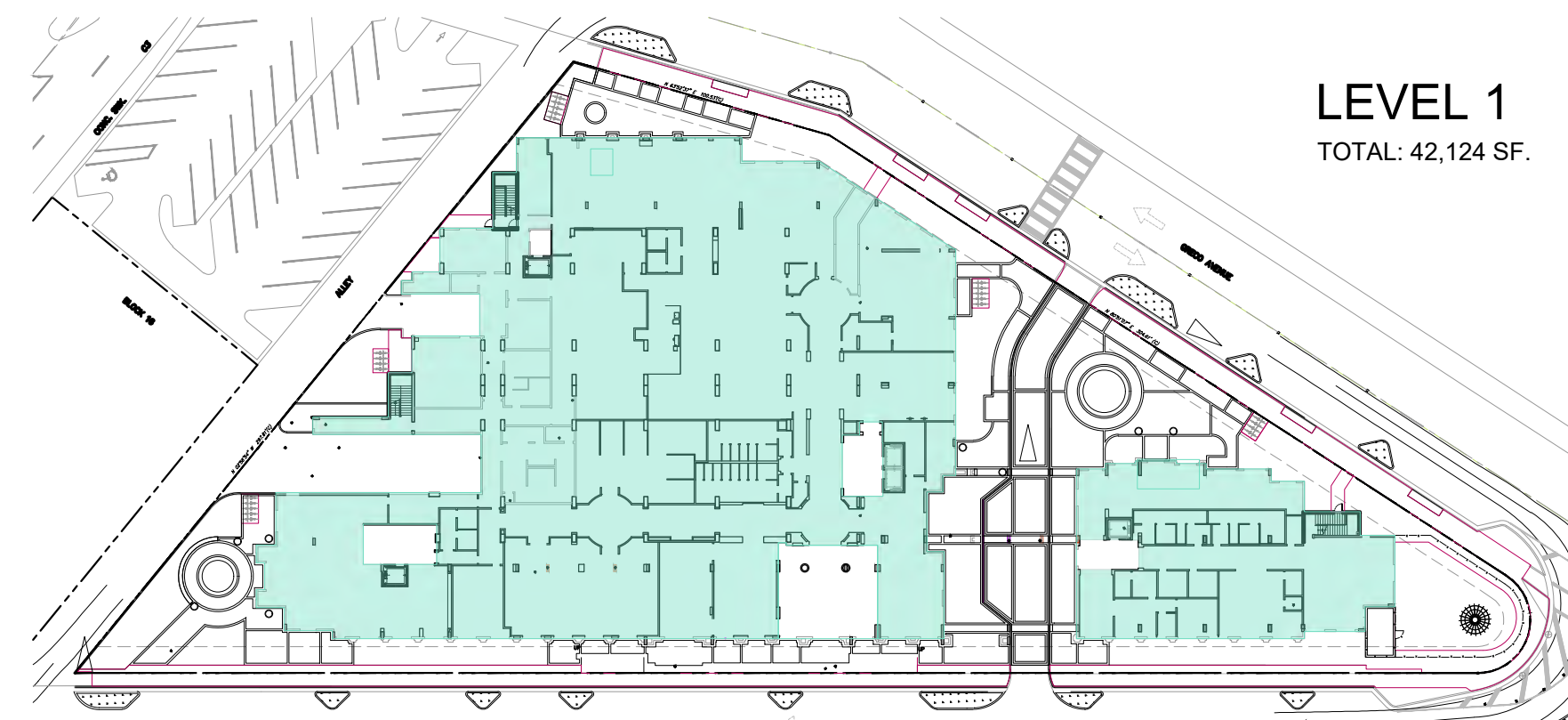
**LEVEL 8**  
TOTAL: 30,332 SF.



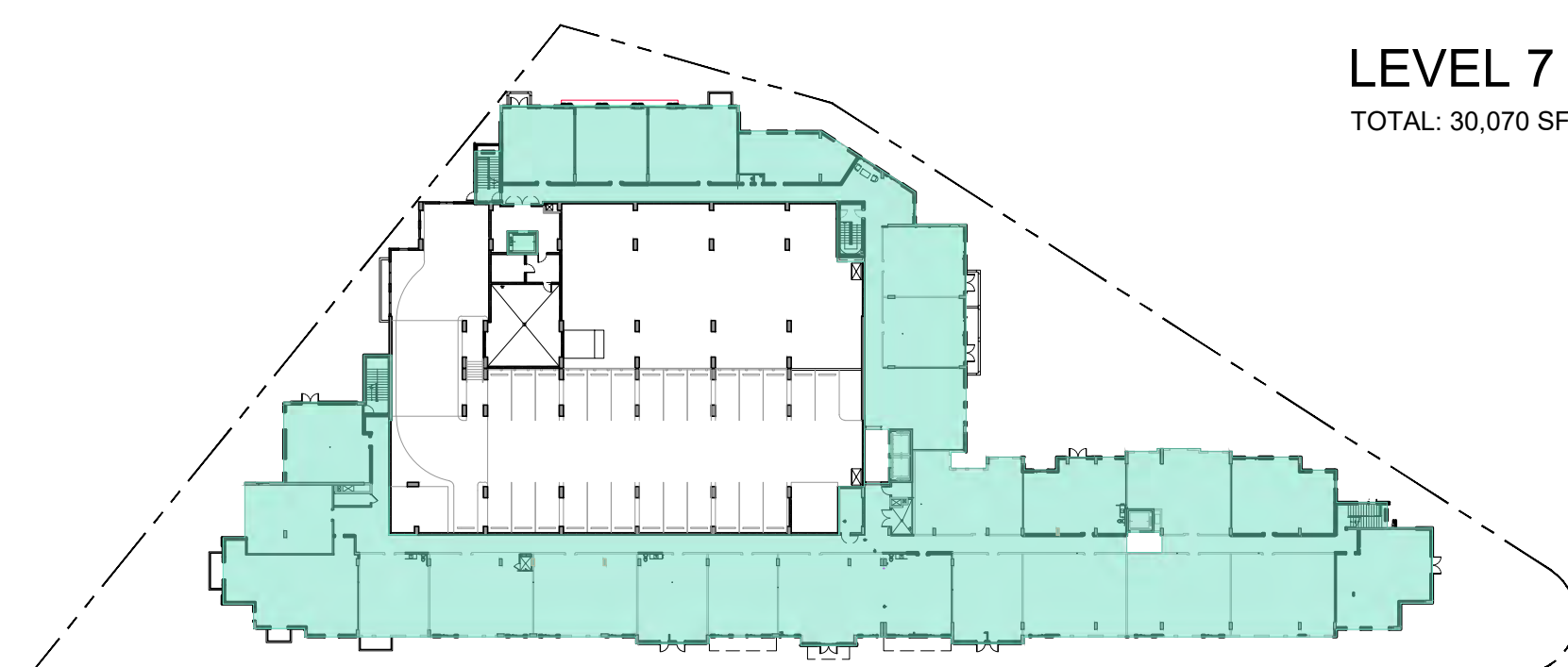
**LEVEL 5**  
TOTAL: 30,235 SF.



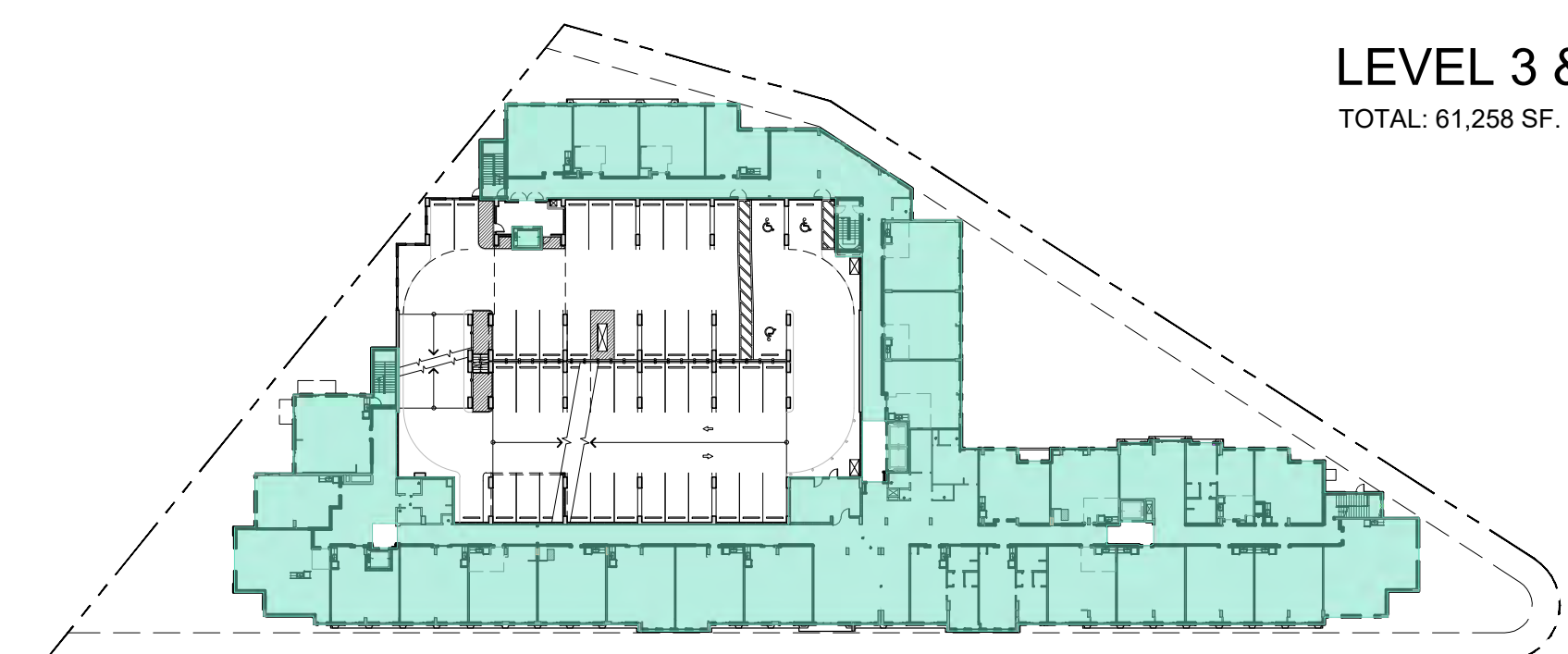
**LEVEL 6**  
TOTAL: 31,172 SF.



**LEVEL 1**  
TOTAL: 42,124 SF.



**LEVEL 7**  
TOTAL: 30,070 SF.



**LEVEL 3 & 4**  
TOTAL: 61,258 SF.

**TOTAL FAR: 256,951 SF. \***

\* LOBBY AREAS NOT COUNTED TOWARDS FAR.

MODIFICATION OF PRIOR CONDITIONAL USE	05/10/19	BY
PLANNING BOARD SUBMITTAL	07/31/19	
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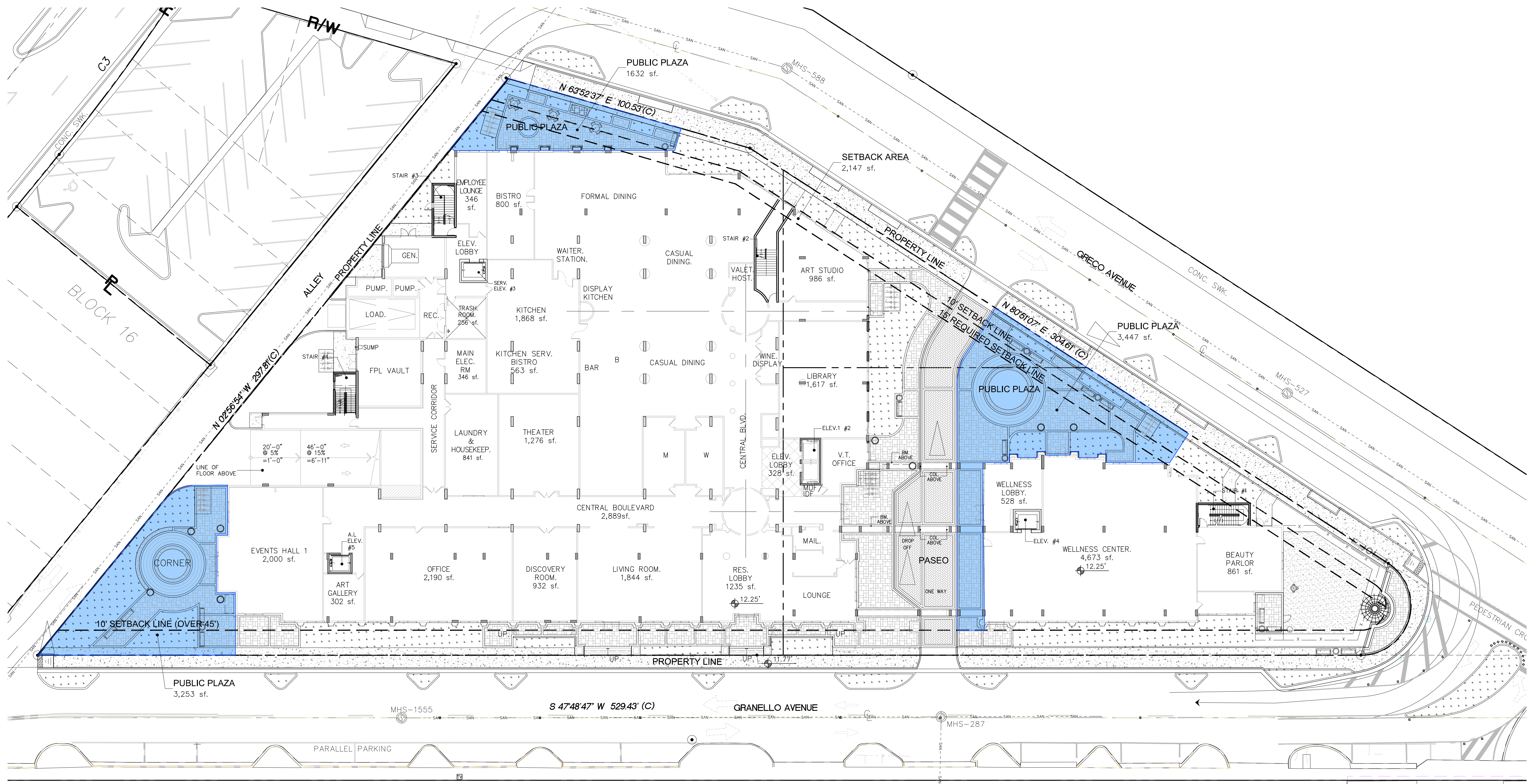


TABLE 3: OTHER DEVELOPMENT OPTIONS.  
 MIN. OPEN SPACE: (2,146 SF.) (25%) = 536 SF.  
 MIN. SF. ALLOWABLE: 400 SF.  
 PROVIDED: 9,036 SF.

 OPEN SPACE DIAGRAM  
 1" = 20'

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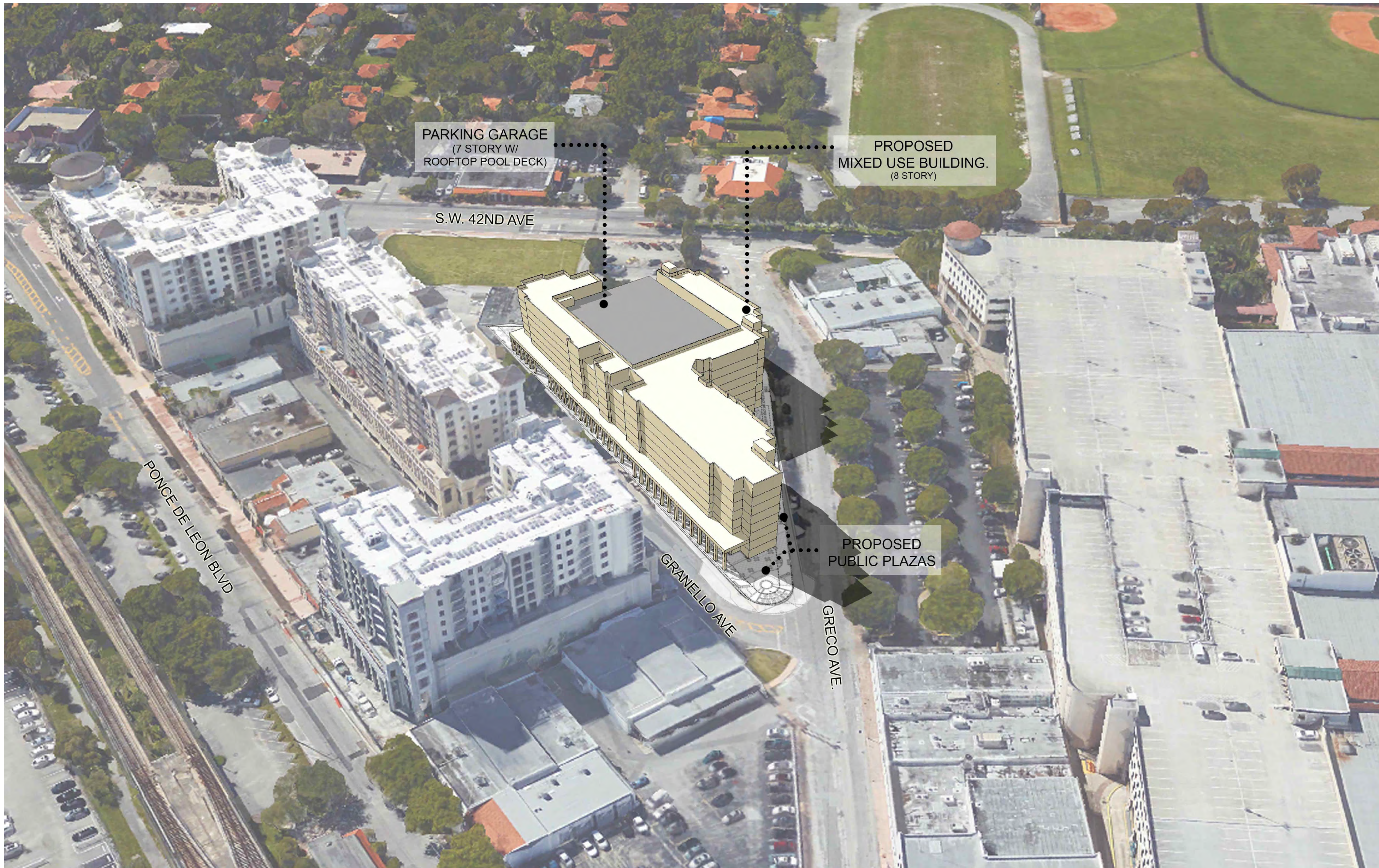
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SHEET TITLE:  
 OPEN SPACE  
 DIAGRAM

SHEET NUMBER:  
 A-0.5



PARKING GARAGE  
(7 STORY W/  
ROOFTOP POOL DECK)

PROPOSED  
MIXED USE BUILDING.  
(8 STORY)

S.W. 42ND AVE

PONCE DE LEON BLVD

GRANELLO AVE

GRECO AVE.

PROPOSED  
PUBLIC PLAZAS

BY	
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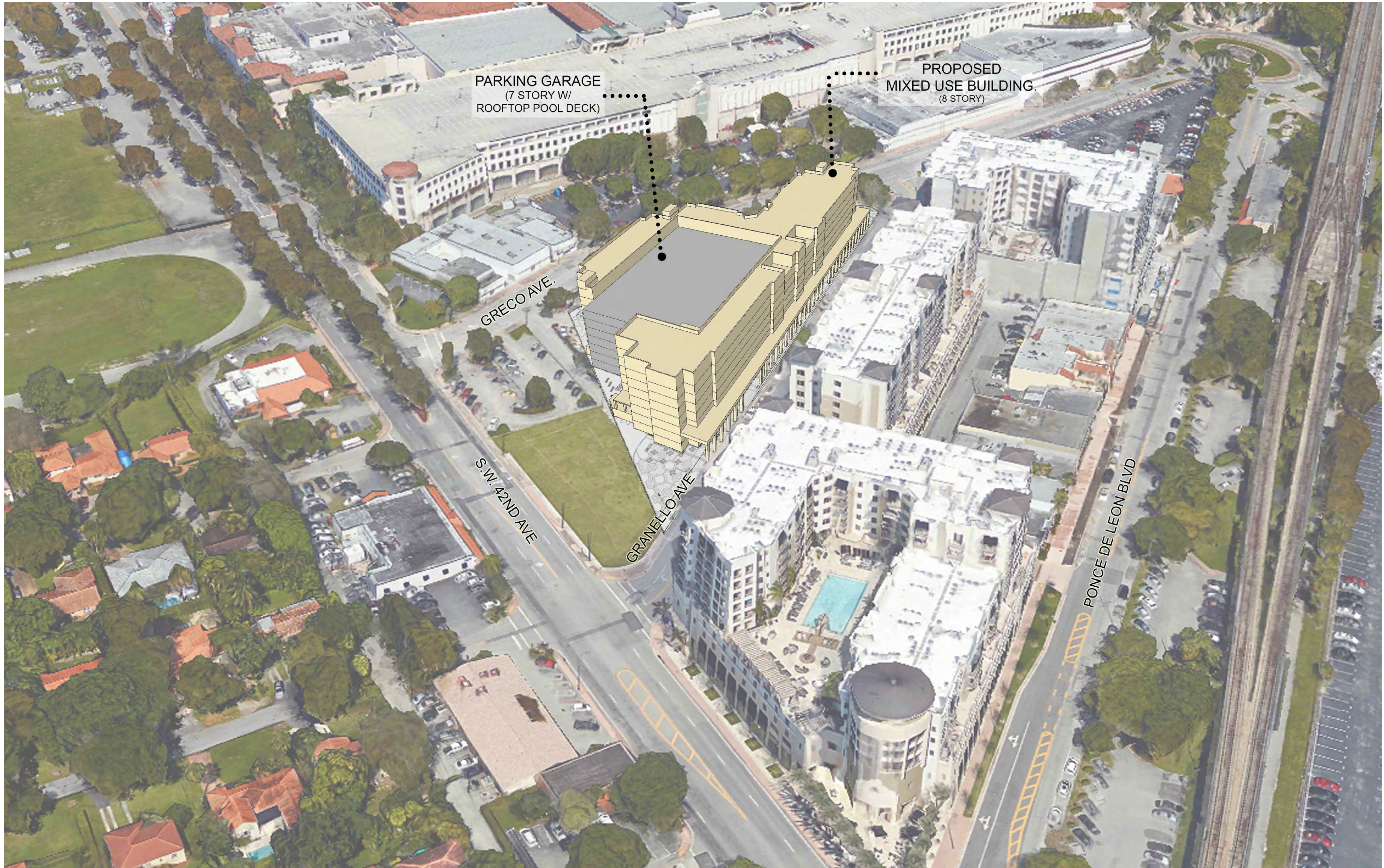
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SHEET TITLE:	MASSING STUDY
SHEET NUMBER:	A-0.6

MASSING STUDY

N.T.S.



PARKING GARAGE  
(7 STORY W/  
ROOFTOP POOL DECK)

PROPOSED  
MIXED USE BUILDING.  
(8 STORY)

GRECO AVE.

S.W. 42ND AVE

GRANELLO AVE

PONCE DE LEON BLVD

MASSING STUDY

N.T.S.

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BY: . . . . .

MODIFICATION OF PRIOR  
CONDITIONAL USE 05/10/19

PLANNING BOARD  
SUBMITTAL 07/31/19

PLANNING BOARD  
RE-SUBMITTAL 08/23/19

COMMISSION HEARING  
11/12/2019

DRAWN: . . . . .

DATE: . . . . .

SCALE: AS SHOWN

JOB NO.: 1870.PRJ

SHEET TITLE:  
MASSING STUDY

SHEET NUMBER:  
A-0.7



MODIFICATION OF PRIOR CONDITIONAL USE	05/10/19	BY
PLANNING BOARD SUBMITTAL	07/31/19	
PLANNING BOARD RE-SUBMITTAL	08/23/19	
COMMISSION HEARING	11/12/2019	

**ZOM CORAL GABLES**  
 FOR:  
 ZOM LIVING  
 LOCATED AT:  
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
 AR0013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 151 ORLANDO, FL 32815  
 (305) 273-9911

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

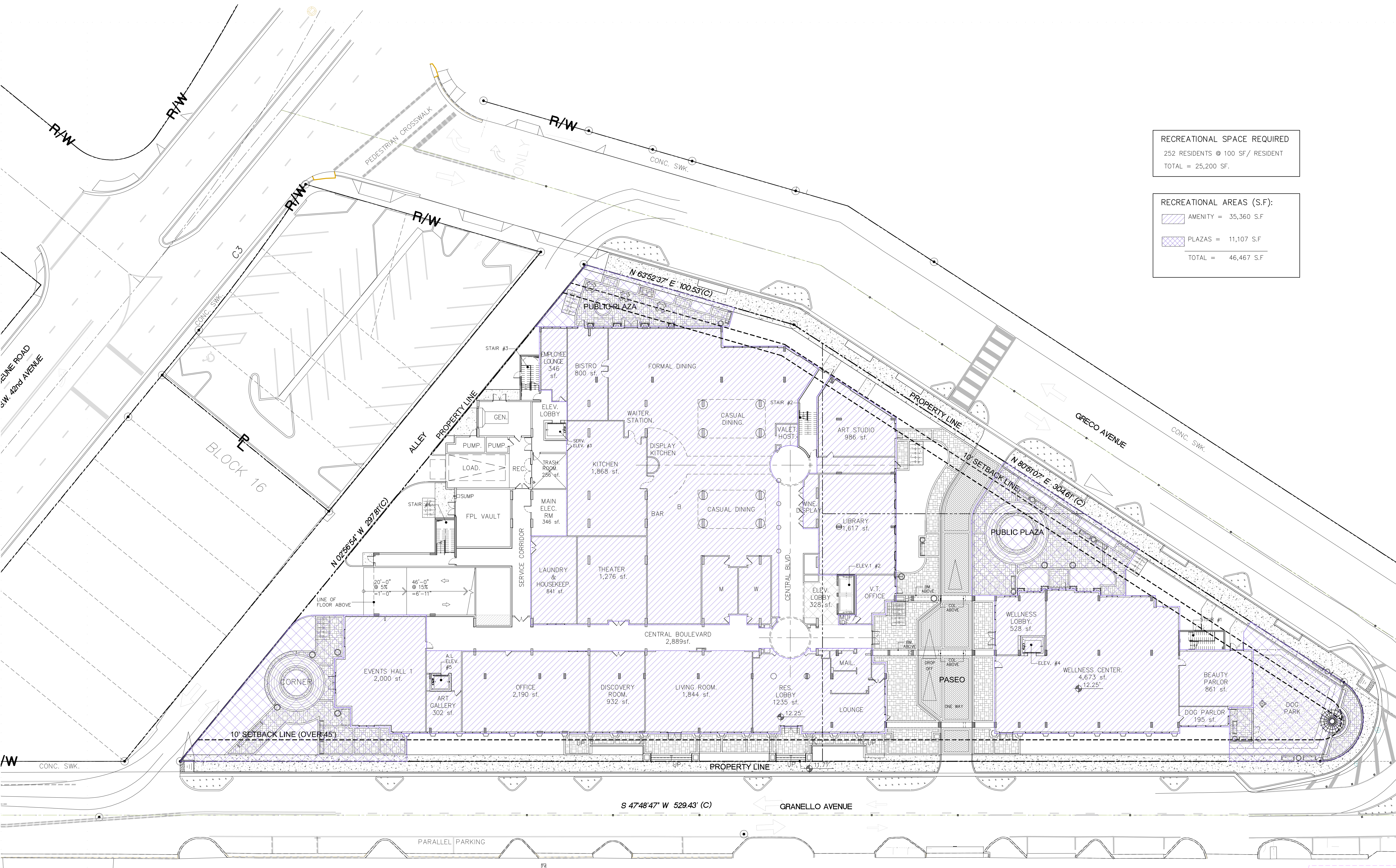
ARCHITECT'S BUILDING CODE STATEMENT OF THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
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DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	RECREATIONAL SPACE DIAGRAM
SHEET NUMBER:	A-0.8

**RECREATIONAL SPACE REQUIRED**  
 252 RESIDENTS @ 100 SF/ RESIDENT  
 TOTAL = 25,200 SF.

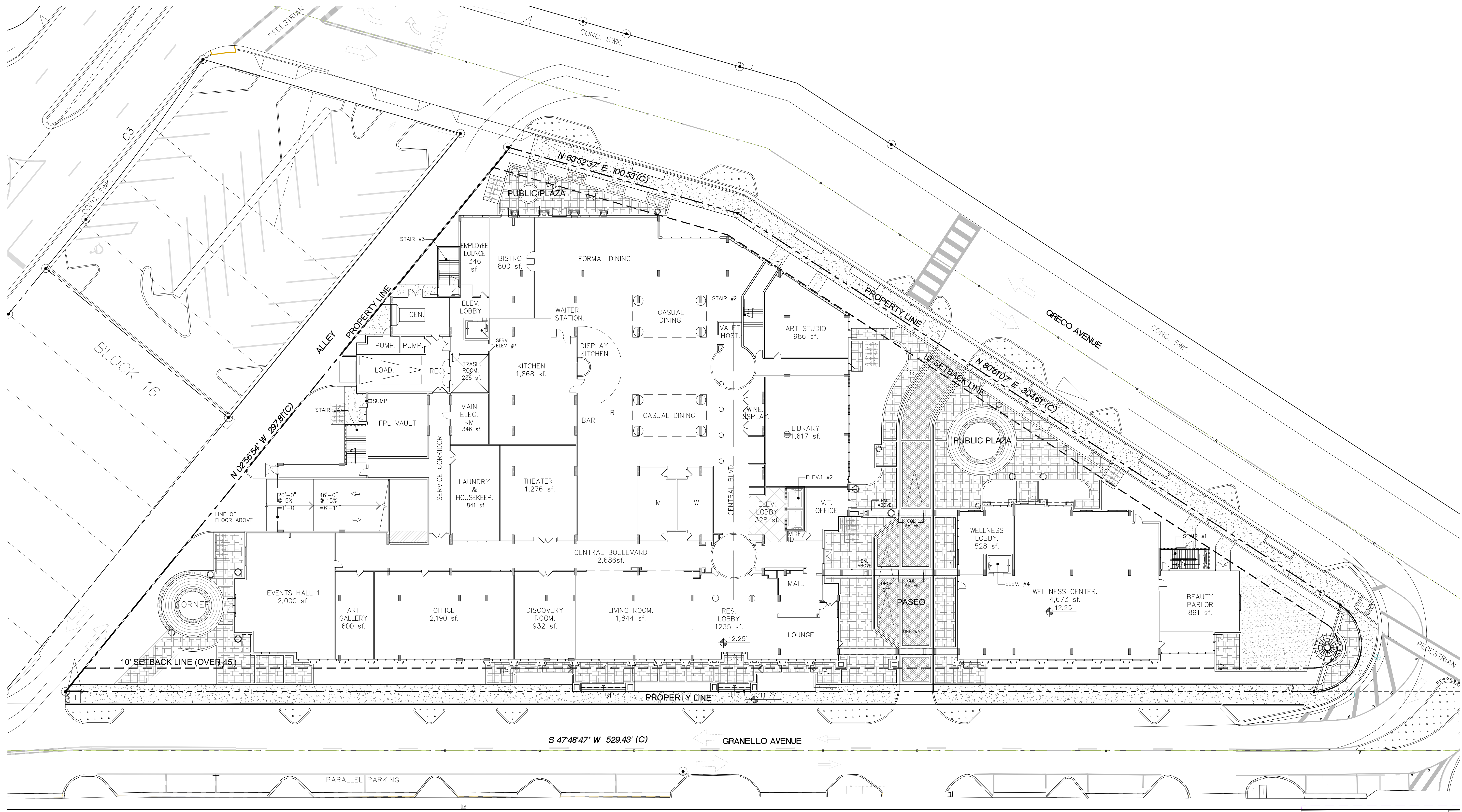
**RECREATIONAL AREAS (S.F.):**

- AMENITY = 35,360 S.F
- PLAZAS = 11,107 S.F
- TOTAL = 46,467 S.F



**RECREATIONAL SPACE DIAGRAM**  
 1" = 20'





BY	
MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19	
PLANNING BOARD SUBMITTAL 07/31/19	
PLANNING BOARD RE-SUBMITTAL 08/23/19	
COMMISSION HEARING 11/12/2019	

**ZOM CORAL GABLES**  
 FOR:  
 ZOM LIVING  
 LOCATED AT:  
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
 AR0013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 MIAMI, FLORIDA 33156  
 (305) 273-9911

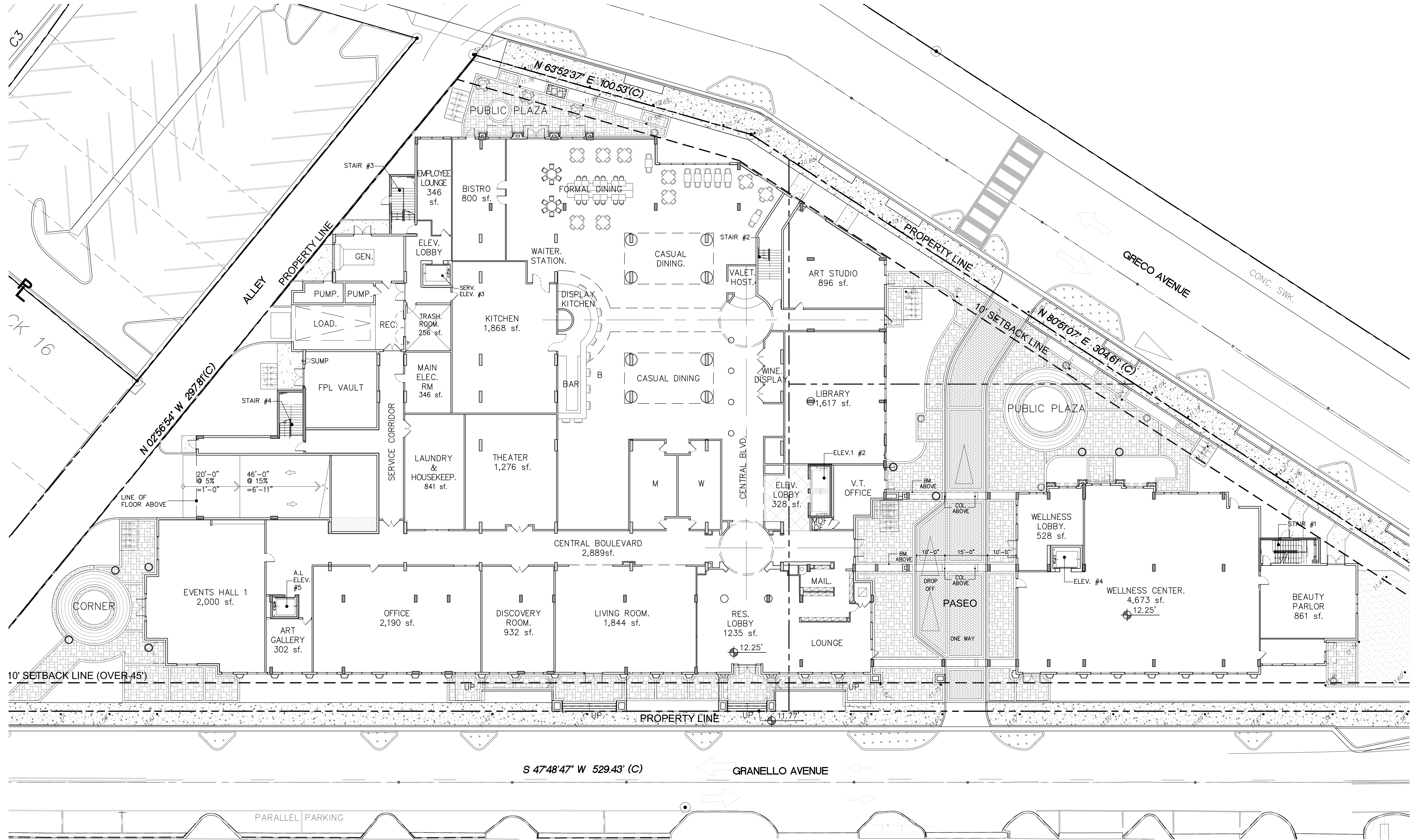
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ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
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<b>DRAWN</b>	
<b>DATE</b>	
<b>SCALE</b>	AS SHOWN
<b>JOB NO.</b>	1870.PRJ
<b>SHEET TITLE:</b>	SITE PLAN
<b>SHEET NUMBER:</b>	SP-1

**SITE PLAN**  
 5 W/L UNITS  
 1" = 20'

NORTH



MODIFICATION OF PRIOR  
CONDITIONAL USE 05/10/19  
PLANNING BOARD  
SUBMITTAL 07/31/19  
PLANNING BOARD  
RE-SUBMITTAL 08/23/19  
COMMISSION HEARING  
11/12/2019

FOR:  
**ZOM LIVING**  
LOCATED AT:  
**CORAL GABLES, FLORIDA.**


JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
AAC000895  
8950 SW 74th COURT  
SUITE 151 ORLANDO, FL 32835  
(305) 273-9911

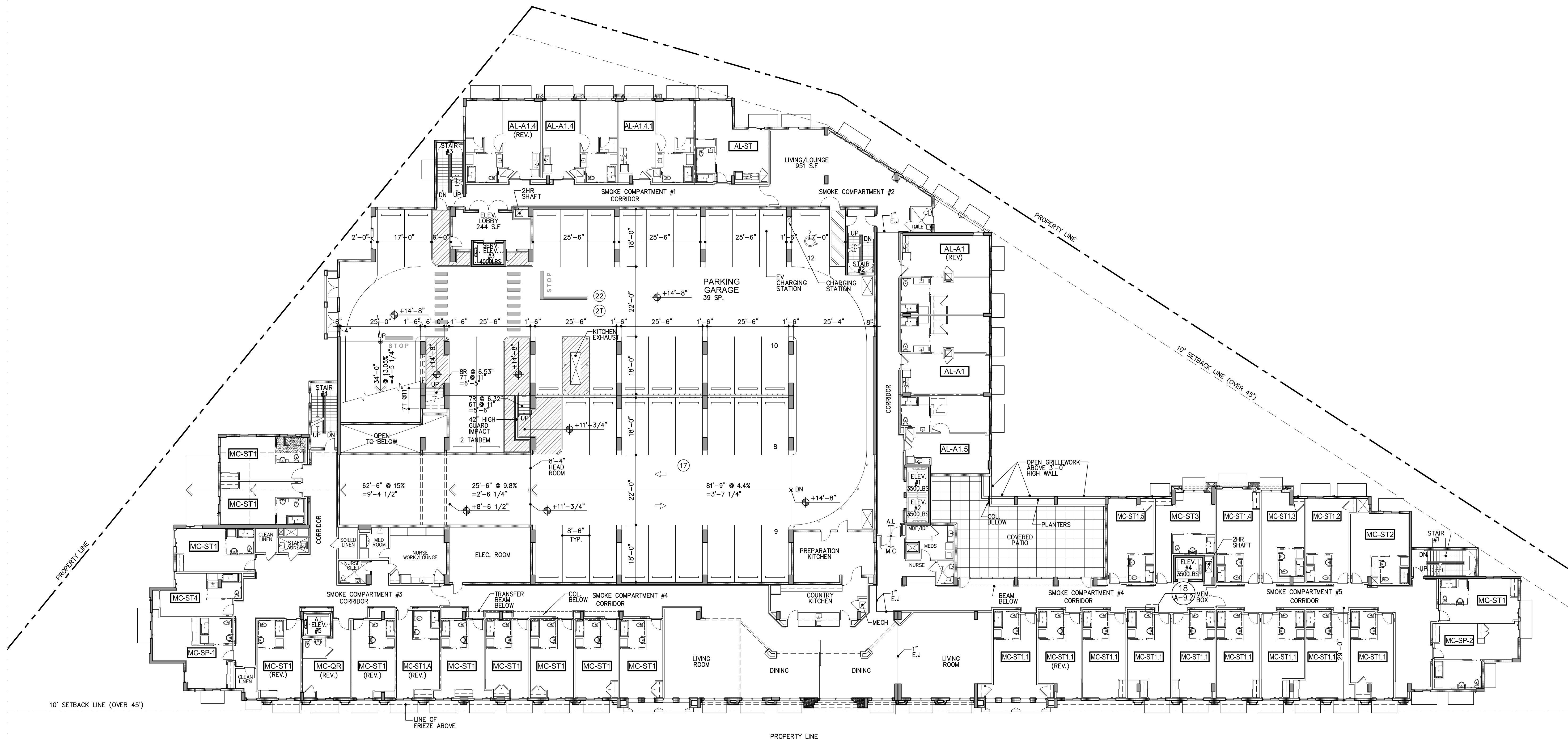
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DRAWN  
DATE  
SCALE AS SHOWN  
JOB NO. 1870.PRJ  
SHEET TITLE:

SHEET NUMBER:  
**A-2.1**

 **LEVEL 1**  
SCALE: 1/16" = 1'-0"

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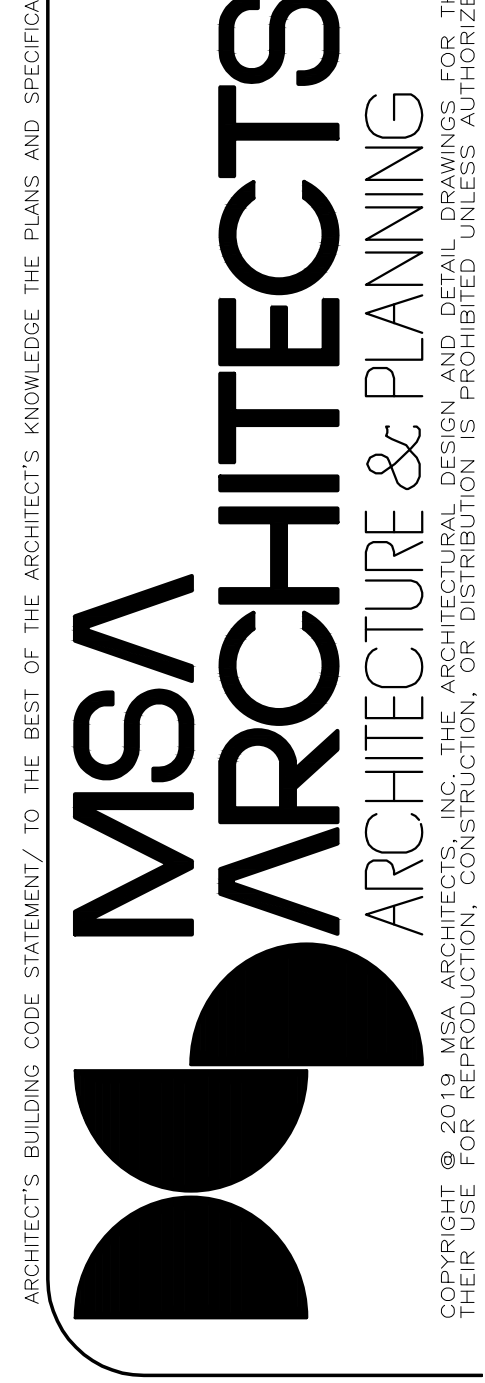


BY	
MODIFICATION OF PRIOR	05/10/19
PLANNING BOARD	07/31/19
RE-SUBMITTAL	08/23/19
COMMISSION HEARING	11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
 ARO013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 151 ORLANDO, FL 32835  
 (305) 273-9901

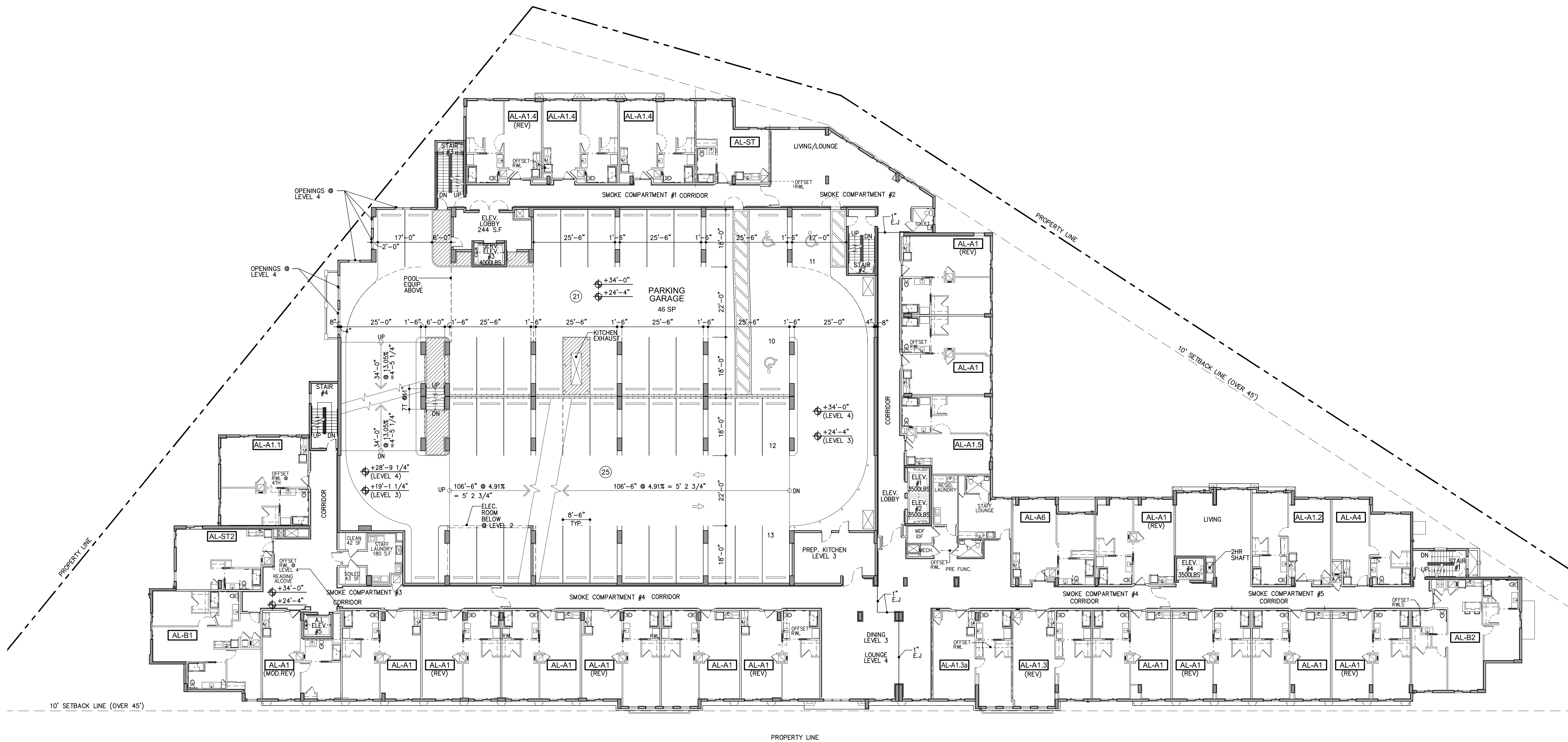


DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	LEVEL 2 MEMORY CARE ASSISTED LIVING
SHEET NUMBER:	A-2.2

**LEVEL 2 - MEMORY CARE/ASSISTED LIVING**  
 29 UNITS M/C, 1 QUIET ROOM, 39 PARKING SPACES SCALE: 1/16"=1'-0"  
 6 UNITS ASSISTED LIVING

NORTH

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
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BY	
	MODIFICATION OF PRIOR
	CONDITIONAL USE 05/10/19
	PLANNING BOARD
	SUBMITTAL 07/31/19
	PLANNING BOARD
	RE-SUBMITTAL 08/23/19
	COMMISSION HEARING
	11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
 ARO013085

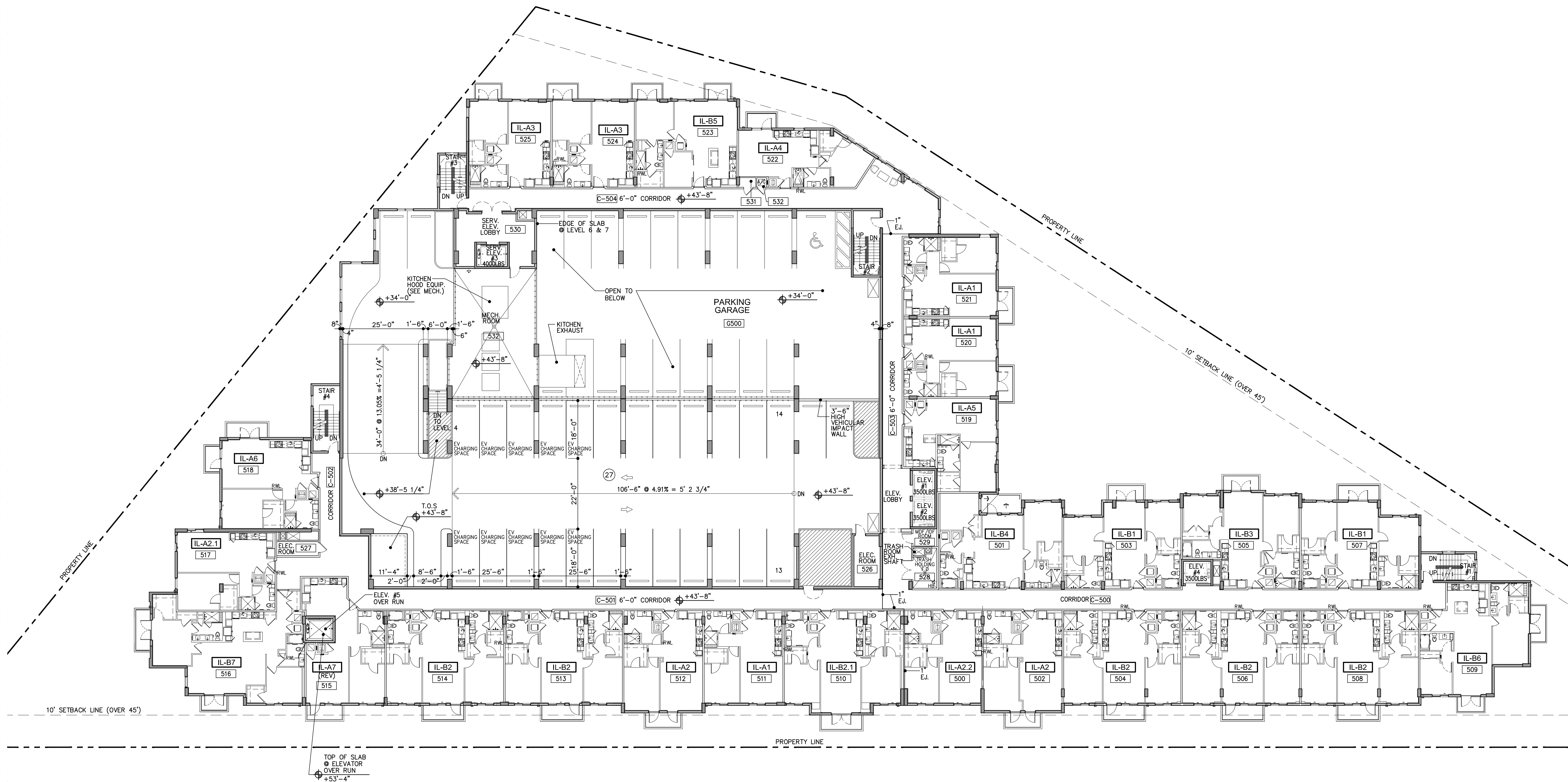
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 (305) 273-9911



DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	LEVEL 3 & 4 ASSISTED LIVING
SHEET NUMBER:	A-2.3

**LEVEL 3 & 4 - ASSISTED LIVING**  
 28 UNITS/LEVEL = 56 UNITS TOTAL SCALE: 1/16"=1'-0"  
 46 PARKING SPACES/LEVEL = 92 PARKING SPACES TOTAL

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.



MODIFICATION OF PRIOR  
 CONDITIONAL USE 05/10/19  
 PLANNING BOARD  
 SUBMITTAL 07/31/19  
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 RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING  
 11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
 AR0013085

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 AAC000895  
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 SUITE 151 ORLANDO, FL 32815  
 (305) 273-9911

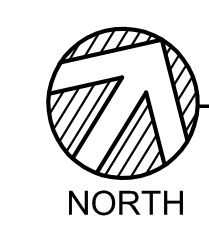


DRAWN  
 DATE  
 SCALE AS SHOWN  
 JOB NO. 1870.PRJ  
 SHEET TITLE:

LEVEL 5  
 INDEPENDENT LIVING

SHEET NUMBER:

A-2.4

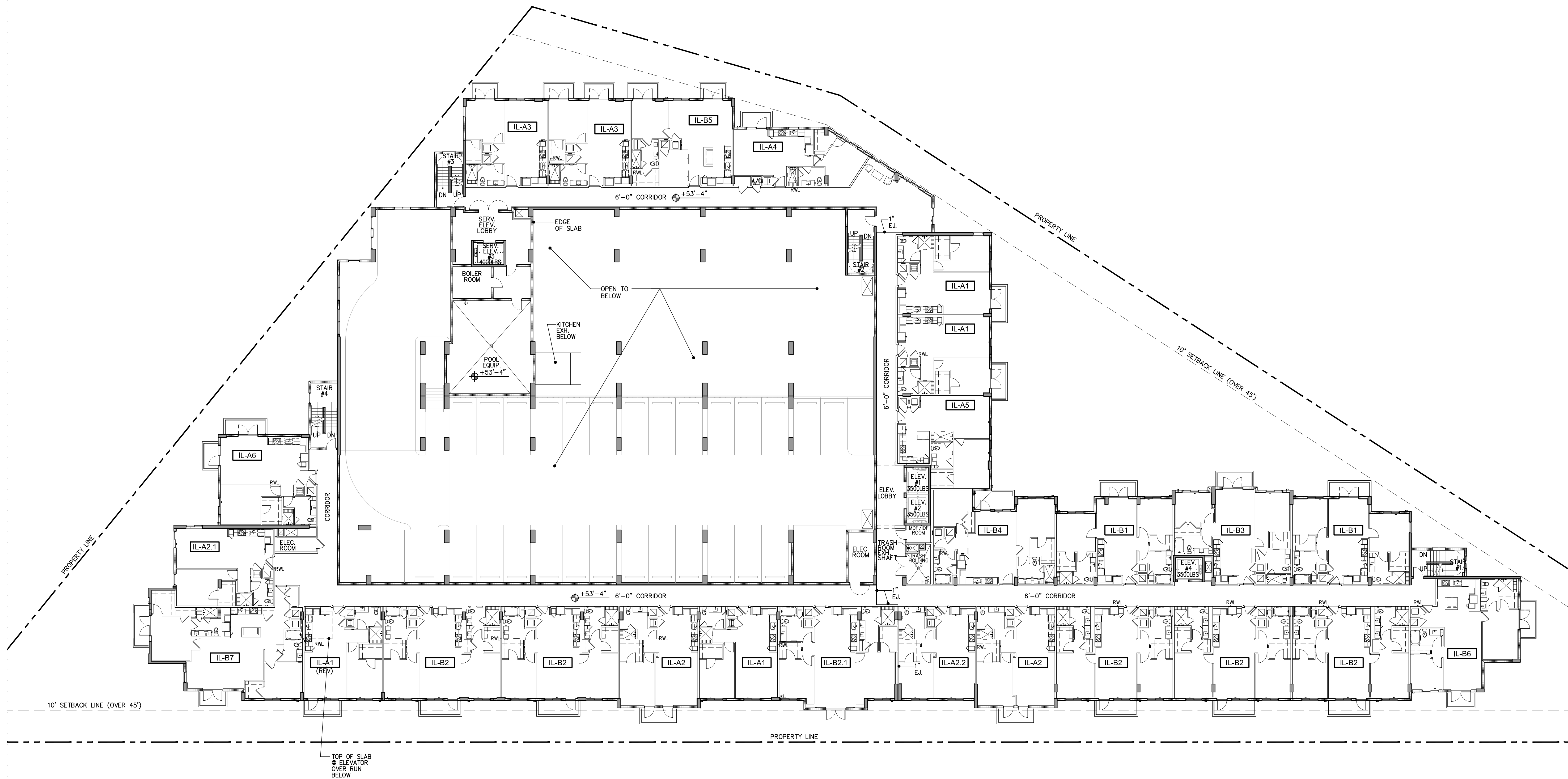


**LEVEL 5 - INDEPENDENT LIVING**

26 UNITS  
 27 PARKING SPACES

SCALE: 1/16"=1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
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 MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19  
 PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
 AR0013085

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING  
 8950 SW 74th COURT  
 SUITE 151 ORLANDO, FL 32816  
 (305) 273-9911

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 DATE \_\_\_\_\_  
 SCALE AS SHOWN  
 JOB NO. 1870.PRJ  
 SHEET TITLE:  
**LEVEL 6 INDEPENDENT LIVING**  
 SHEET NUMBER:  
**A-2.5**


**LEVEL 6 - INDEPENDENT LIVING**  
 26 UNITS SCALE: 1/16"=1'-0"

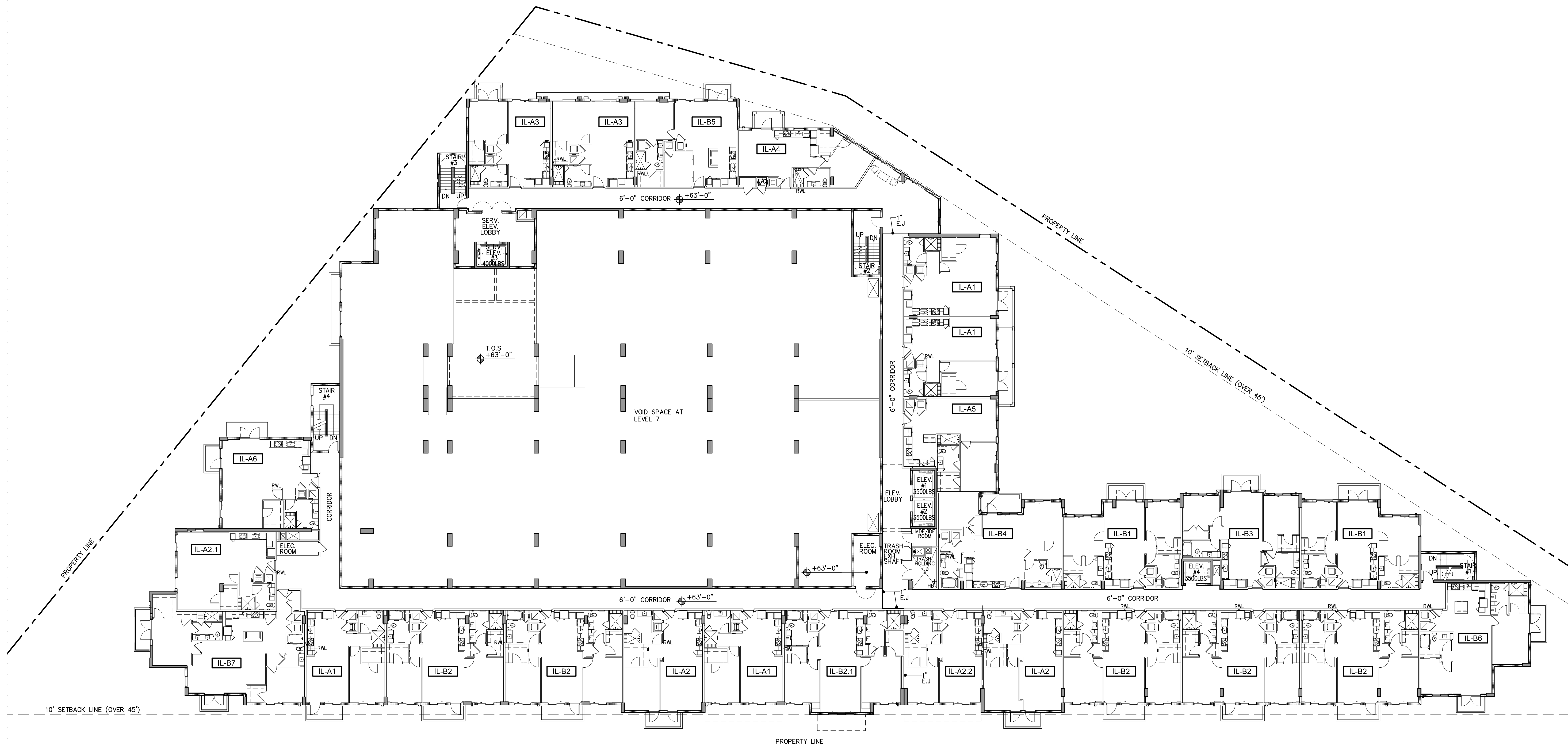
PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

JOSE I. SAUMELL AR0013085

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 DATE \_\_\_\_\_  
 SCALE AS SHOWN  
 JOB NO. 1870.PRJ  
 SHEET TITLE:  
**LEVEL 6 INDEPENDENT LIVING**  
 SHEET NUMBER:  
**A-2.5**



MODIFICATION OF PRIOR CONDITIONAL USE	05/10/19
PLANNING BOARD SUBMITTAL	07/31/19
PLANNING BOARD RE-SUBMITTAL	08/23/19
COMMISSION HEARING	11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
 AR0013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 151 DORDA, 33156  
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DRAWN  
 DATE  
 SCALE AS SHOWN  
 JOB NO. 1870.PRJ  
 SHEET TITLE:

LEVEL 7  
 INDEPENDENT LIVING

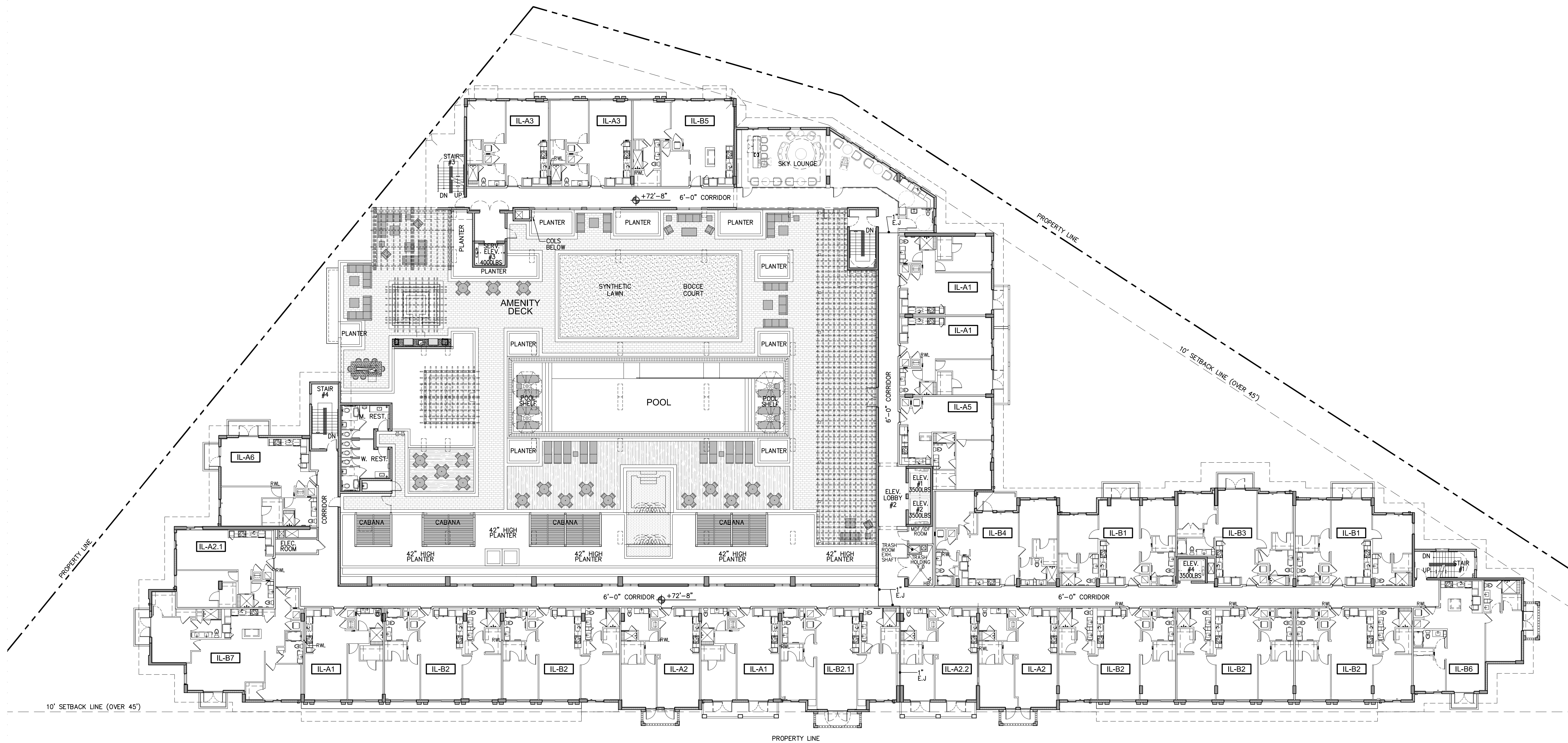
SHEET NUMBER:  
**A-2.6**

**LEVEL 7 - INDEPENDENT LIVING**  
 26 UNITS  
 SCALE: 1/16"=1'-0"

NORTH

PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019





BY	
MODIFICATION OF PRIOR	
CONDITIONAL USE	05/10/19
PLANNING BOARD	
SUBMITTAL	07/31/19
PLANNING BOARD	
RE-SUBMITTAL	08/23/19
COMMISSION HEARING	
	11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
**ZOM LIVING**  
 LOCATED AT:  
**CORAL GABLES, FLORIDA.**

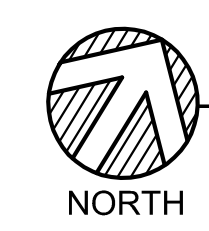
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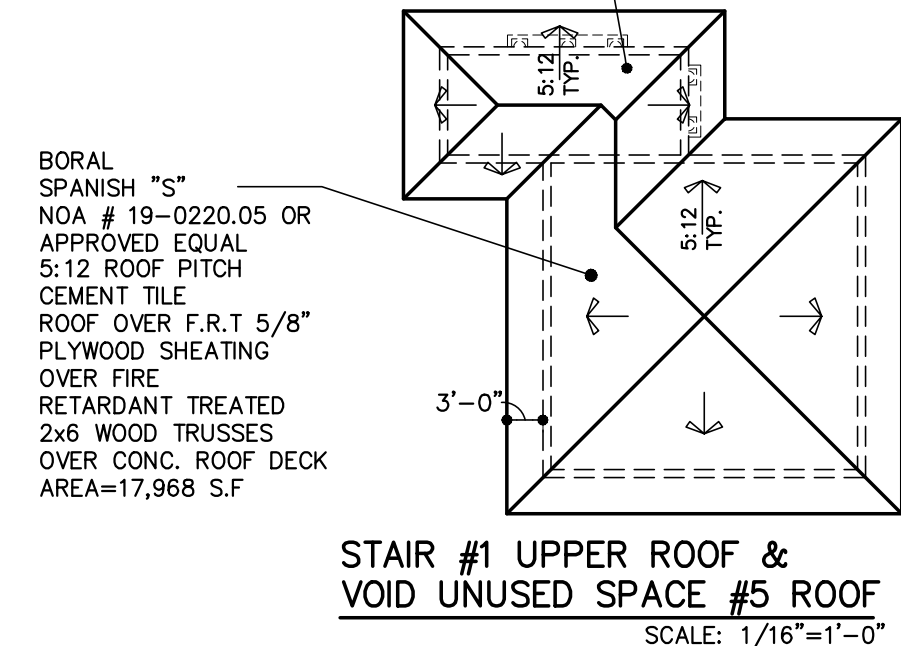
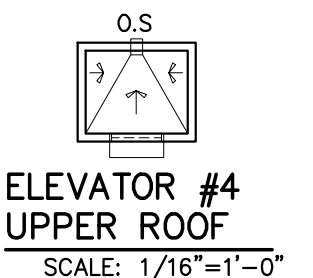
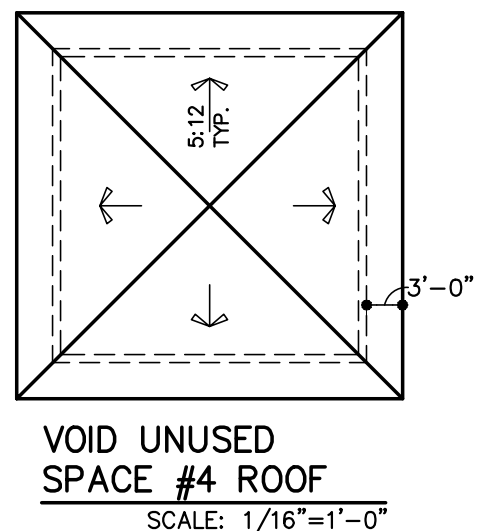
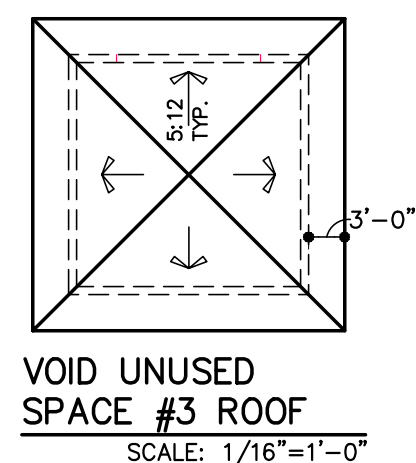
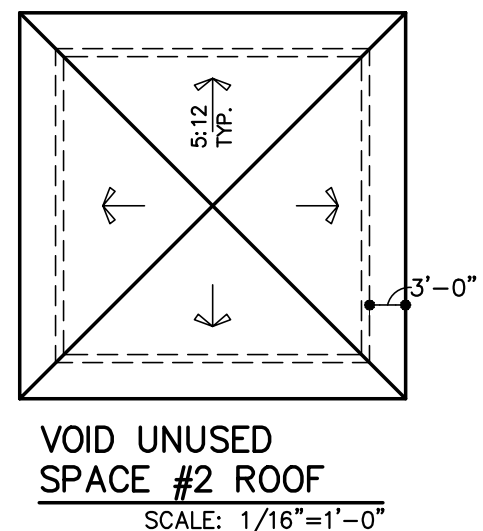
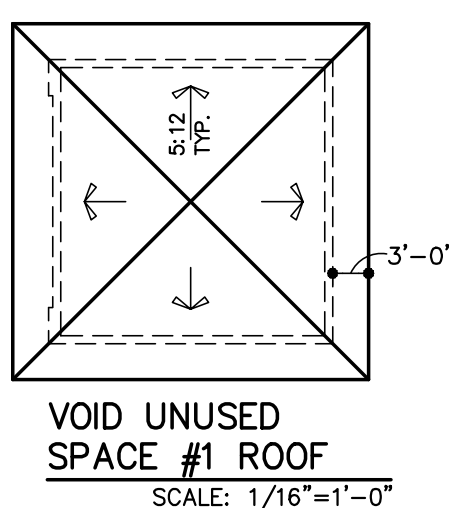
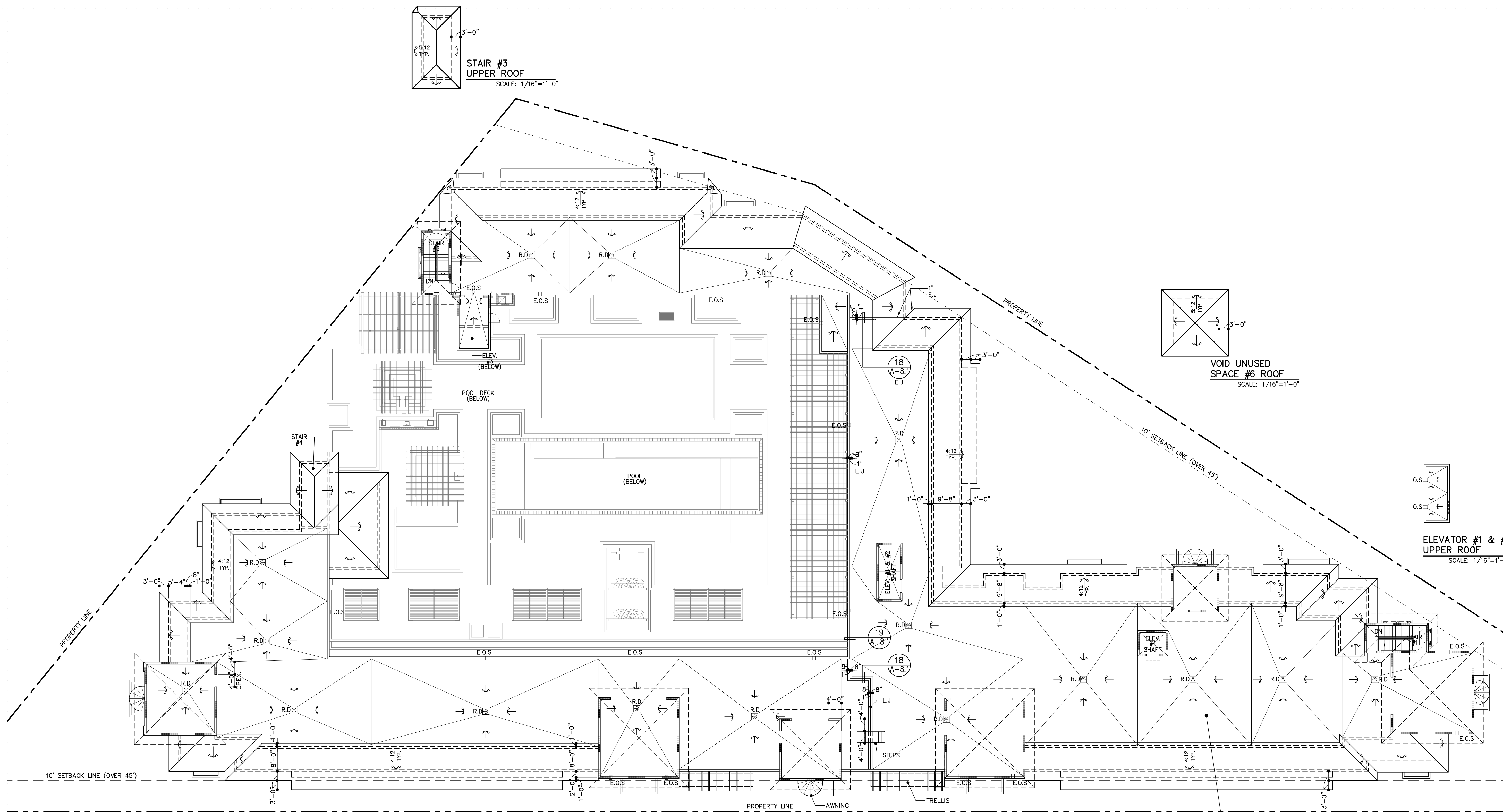
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DRAWN	
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	
	LEVEL 8 POOL DECK
SHEET NUMBER:	
	A-2.7

**LEVEL 8 - POOL DECK**  
 26 UNITS  
 SCALE: 1/16"=1'-0"





ROOF PLAN

SCALE: 1/16"=1'-0"

BY	
DATE	
SCALE	
JOB NO.	1870.PRJ
SHEET TITLE:	
ROOF PLAN	
SHEET NUMBER:	A-2.8

ZOM CORAL GABLES  
FOR:  
ZOM LIVING  
LOCATED AT:  
CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
AAC000895  
8950 SW 74th COURT  
SUITE 151 DORDA 33156  
(305) 273-9911



ARCHITECT'S BUILDING CODE STATEMENT/7 TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19
PLANNING BOARD SUBMITTAL 07/31/19
PLANNING BOARD RE-SUBMITTAL 08/23/19
COMMISSION HEARING 11/12/2019
DATE
SCALE
JOB NO.
SHEET TITLE:
ROOF PLAN
SHEET NUMBER:
A-2.8

ARCHITECT'S BUILDING CODE STATEMENT/7 TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.



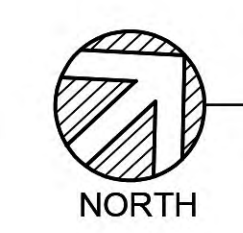
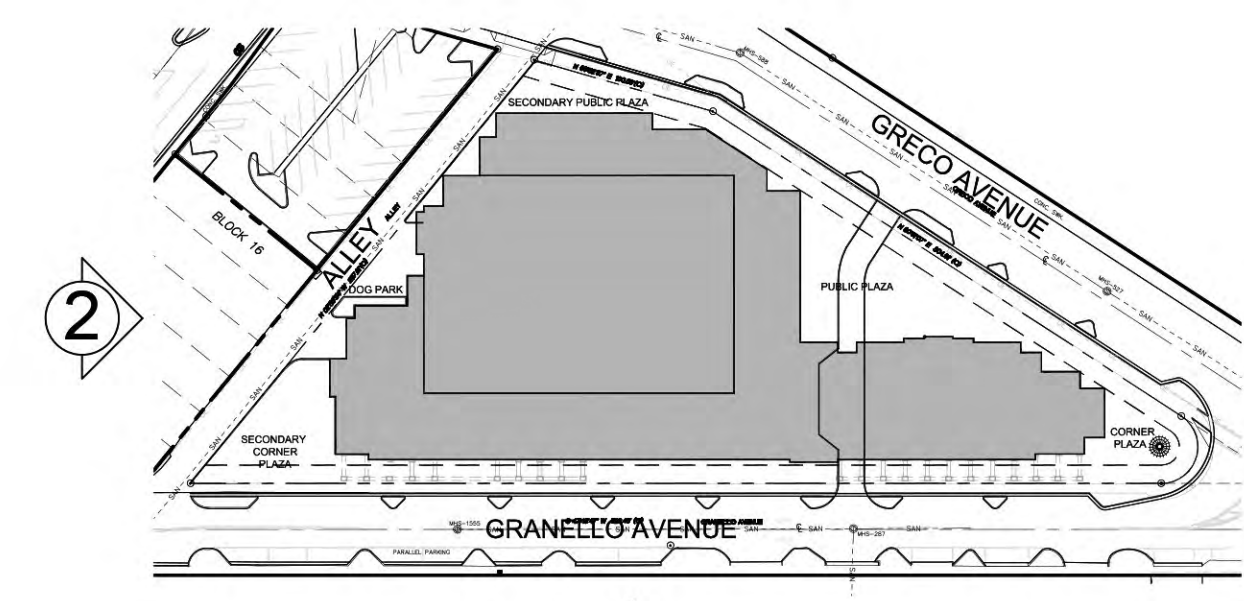
1 GRANELLO AVE. ELEVATION



2 SIDE ELEVATION

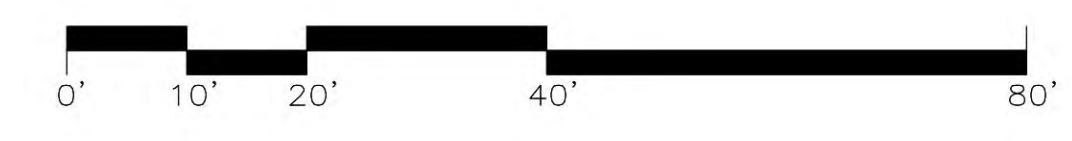
COLOR SCHEME

A	B
MAIN STUCCO SW 7005 PURE WHITE	ACCENT 1 SW 7042 SHOJI WHITE
C	D
TRIMS SW 6097 STURDY BROWN	AWNINGS SW 6436 BONSAI TINT



KEY PLAN

SCALE: N.T.S.



ELEVATIONS

SCALE: 1/16"=1'-0"

MODIFICATION OF PRIOR  
CONDITIONAL USE 05/10/19  
PLANNING BOARD  
SUBMITTAL 07/31/19  
PLANNING BOARD  
RE-SUBMITTAL 08/23/19  
COMMISSION HEARING  
11/12/2019

ZOM CORAL GABLES  
FOR:  
ZOM LIVING  
LOCATED AT:  
CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
AAC000895  
8950 SW 74th COURT  
MIAMI, FLORIDA 33156  
(305) 273-9911

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DRAWN  
DATE  
SCALE AS SHOWN  
JOB NO. 1870.PRJ  
SHEET TITLE:

BLDG. ELEVATIONS

SHEET NUMBER:  
A-3.1

BY

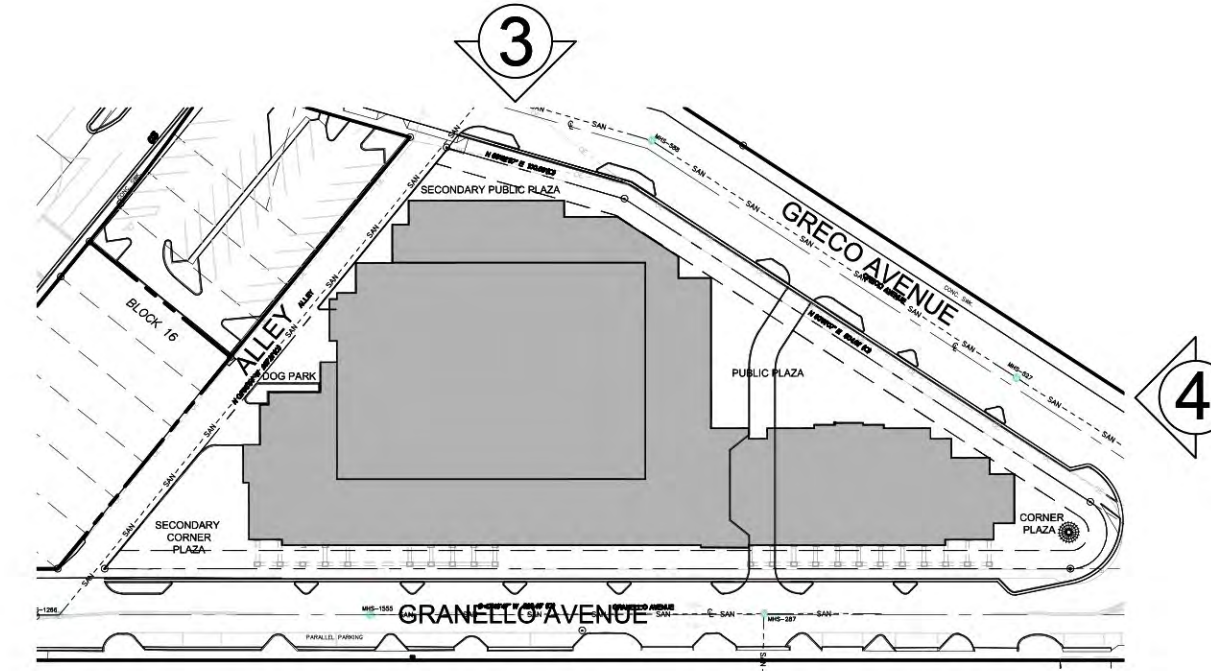
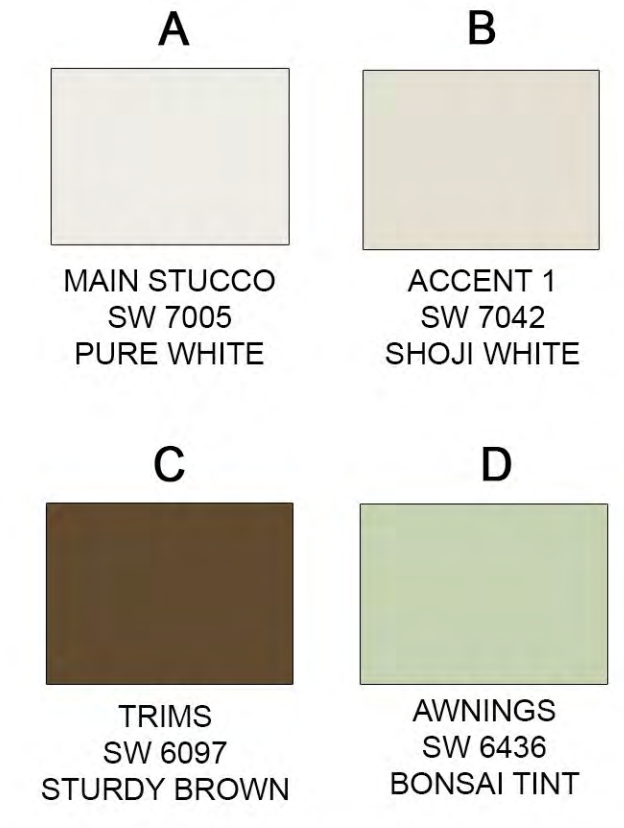


3 GRECO AVE. ELEVATION

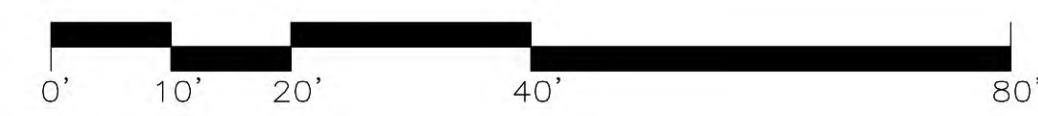


4 GRECO AVE. ELEVATION (FACING PLAZA)

COLOR SCHEME



KEY PLAN SCALE: N.T.S.



ELEVATIONS SCALE: 1/16"=1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 632, FLORIDA STATUTES.

MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19  
 PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

ZOM CORAL GABLES  
 FOR:  
 ZOM LIVING  
 LOCATED AT:  
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
 AR0013085

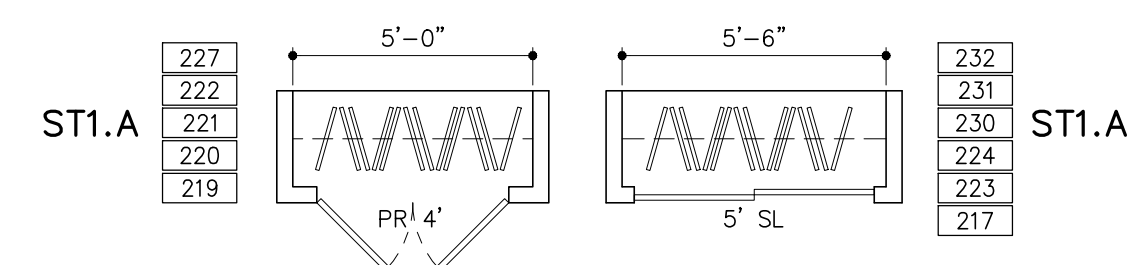
MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1513  
 MIAMI, FLORIDA 33156  
 (305) 272-9911

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

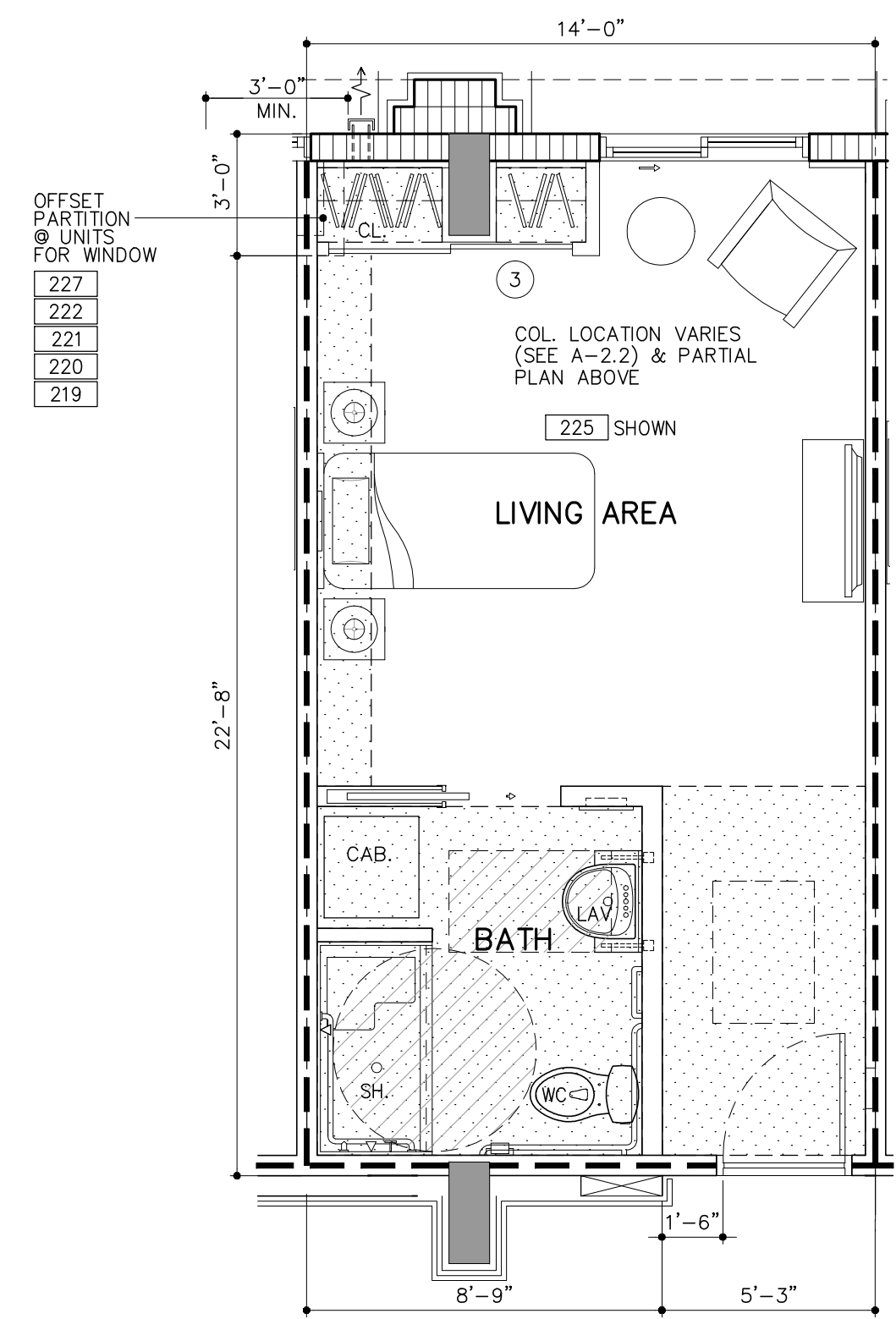
ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 632, FLORIDA STATUTES.

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DRAWN	BY
DATE	
SCALE	AS SHOWN
JOB NO.	1870.PRJ
SHEET TITLE:	
BLDG. ELEVATIONS	
SHEET NUMBER:	
A-3.2	



### UNIT CLOSET PARTIAL PLAN



**UNIT MC-ST1** (1 BD/1 BTH) 

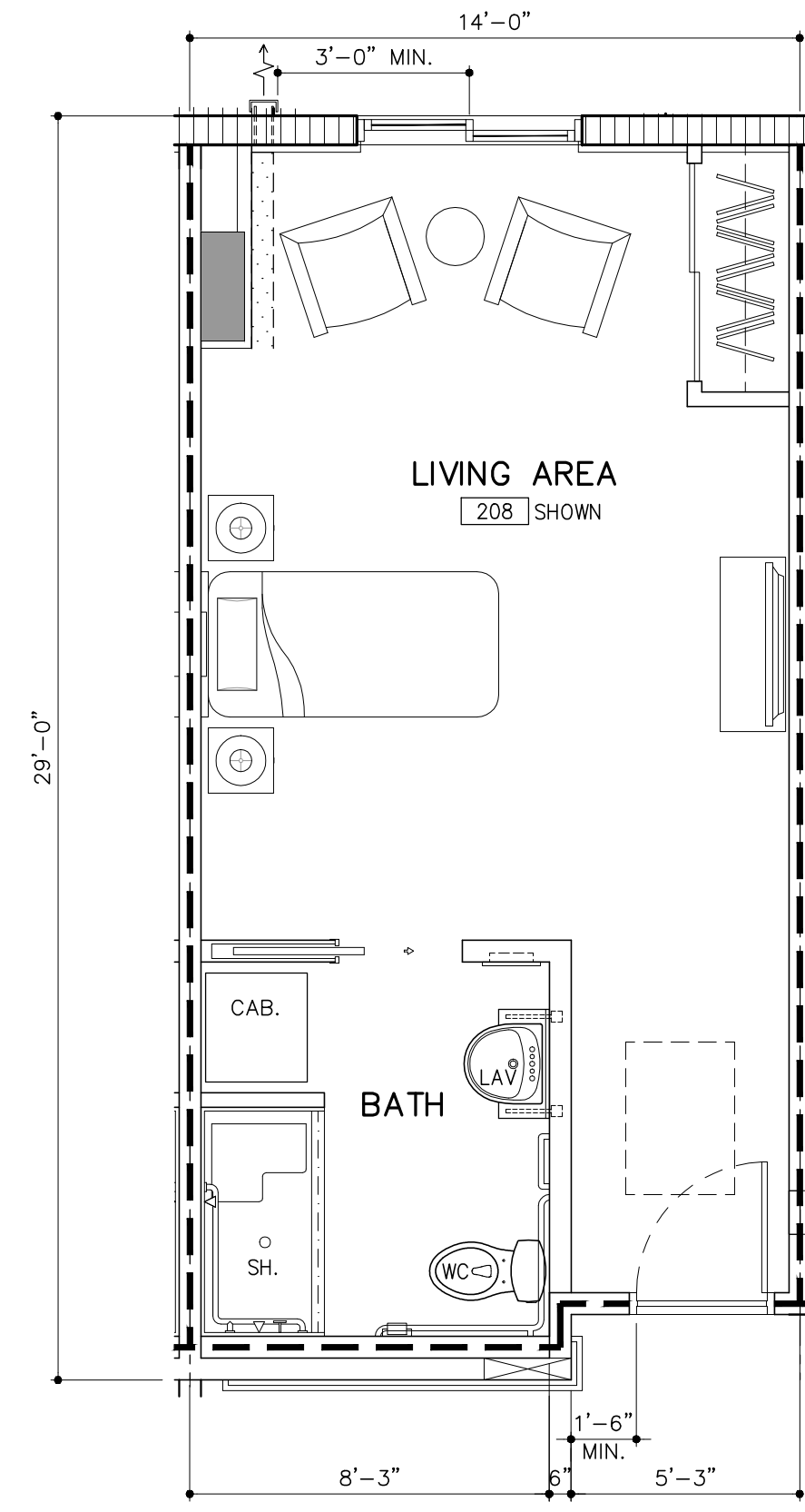
217	219	220
221	222	223
225	227	230
231	232	

  
GROSS A/C AREA = 364 SQ. FT. (11 DU'S)  
NET AREA= 328 SQ. FT.

**UNIT MC-ST1.A** (1 BD/1 BTH) 

224
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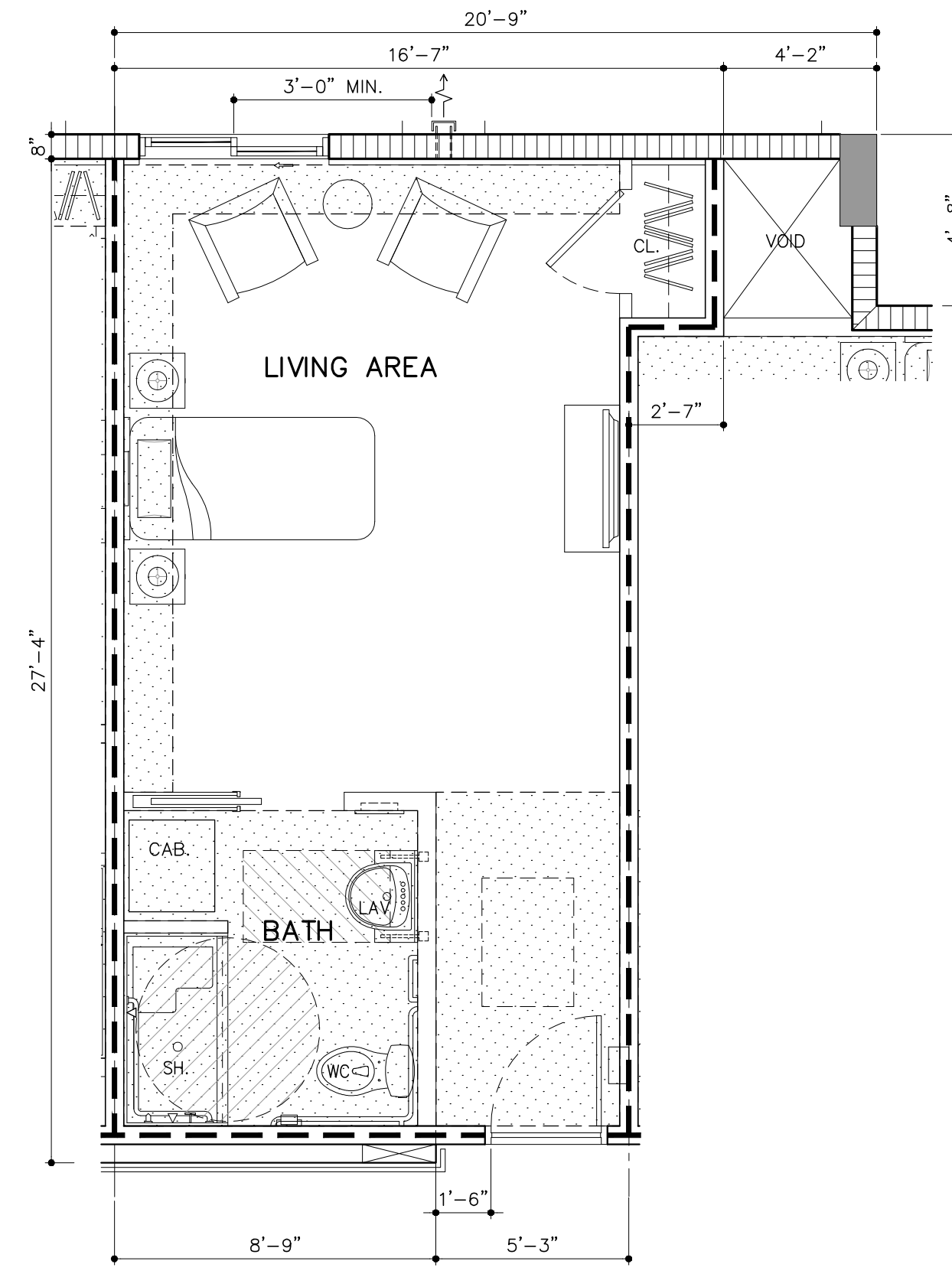
  
GROSS A/C AREA = 406 SQ. FT. (1 DU'S)  
NET AREA= 369 SQ. FT.



**UNIT MC-ST1.1** (1 BD/1 BTH) 

200	202	204
206	208	210
212	214	216

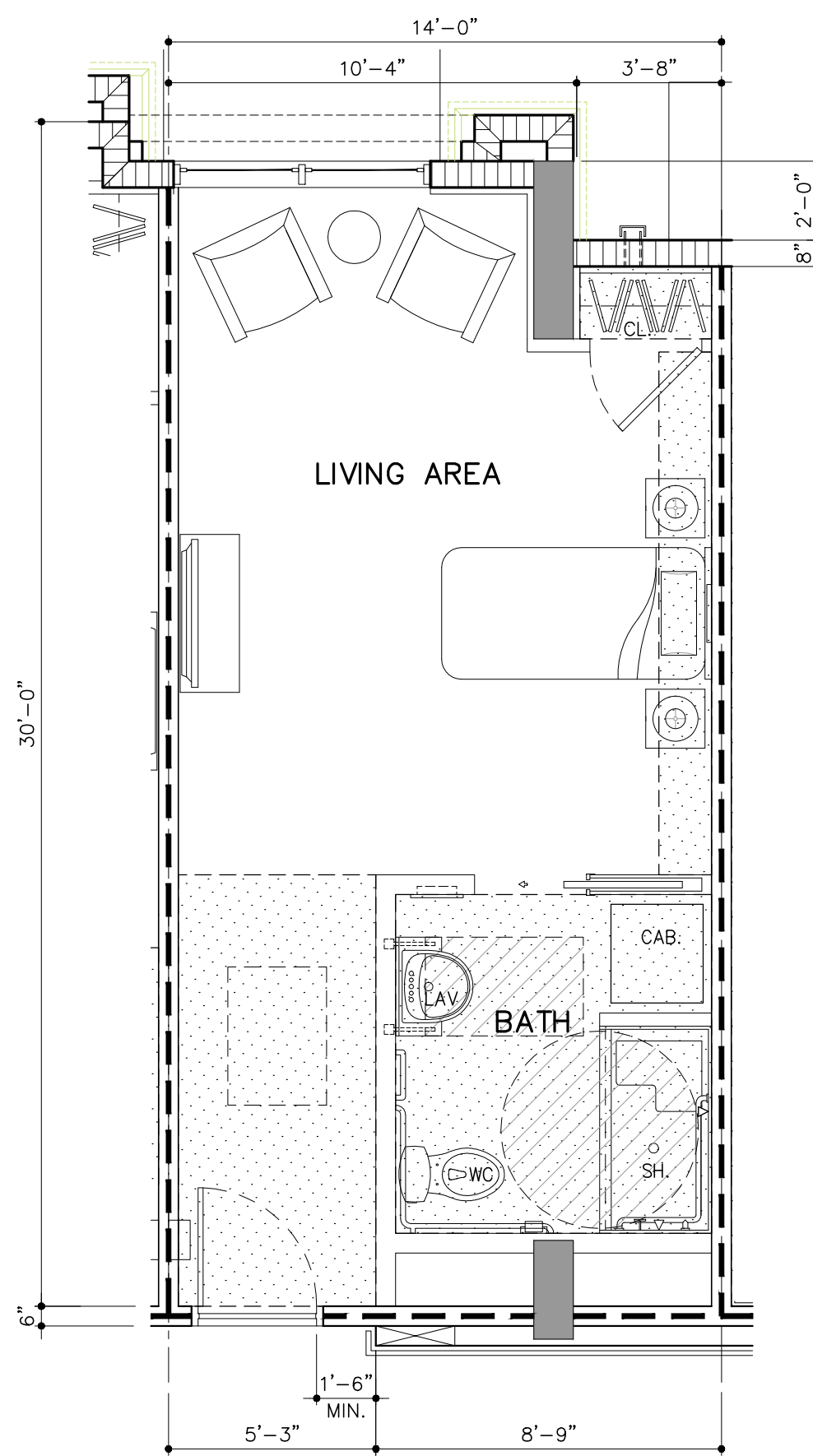
  
GROSS A/C AREA = 398 SQ. FT. (9 DU'S)  
NET AREA= 356 SQ. FT.



**UNIT MC-ST1.2** (1 BD/1 BTH) 

213
-----

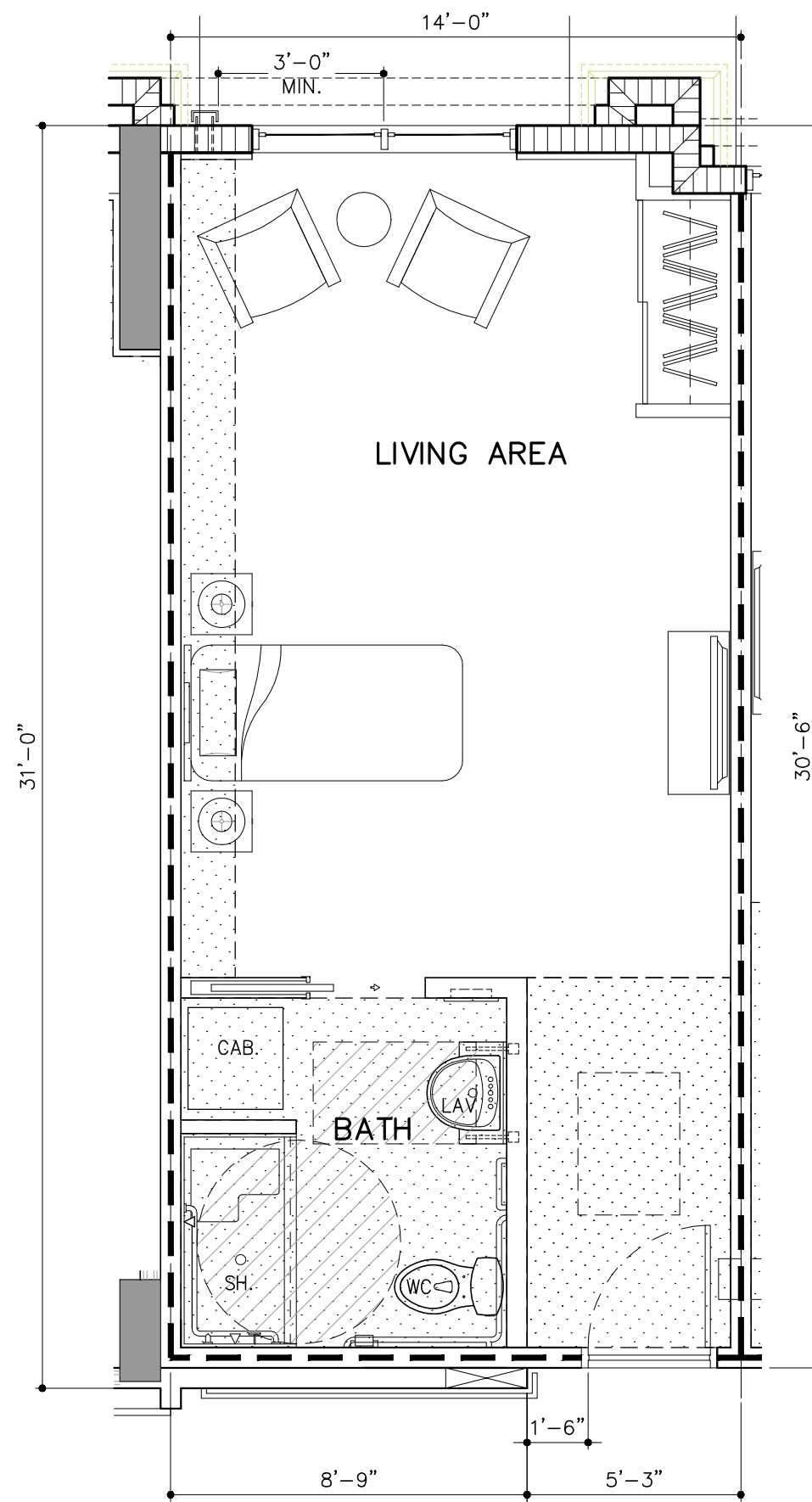
  
GROSS A/C AREA = 404 SQ. FT. (1 DU)  
NET AREA= 364 SQ. FT.



**UNIT MC-ST1.3** (1 BD/1 BTH) 

211
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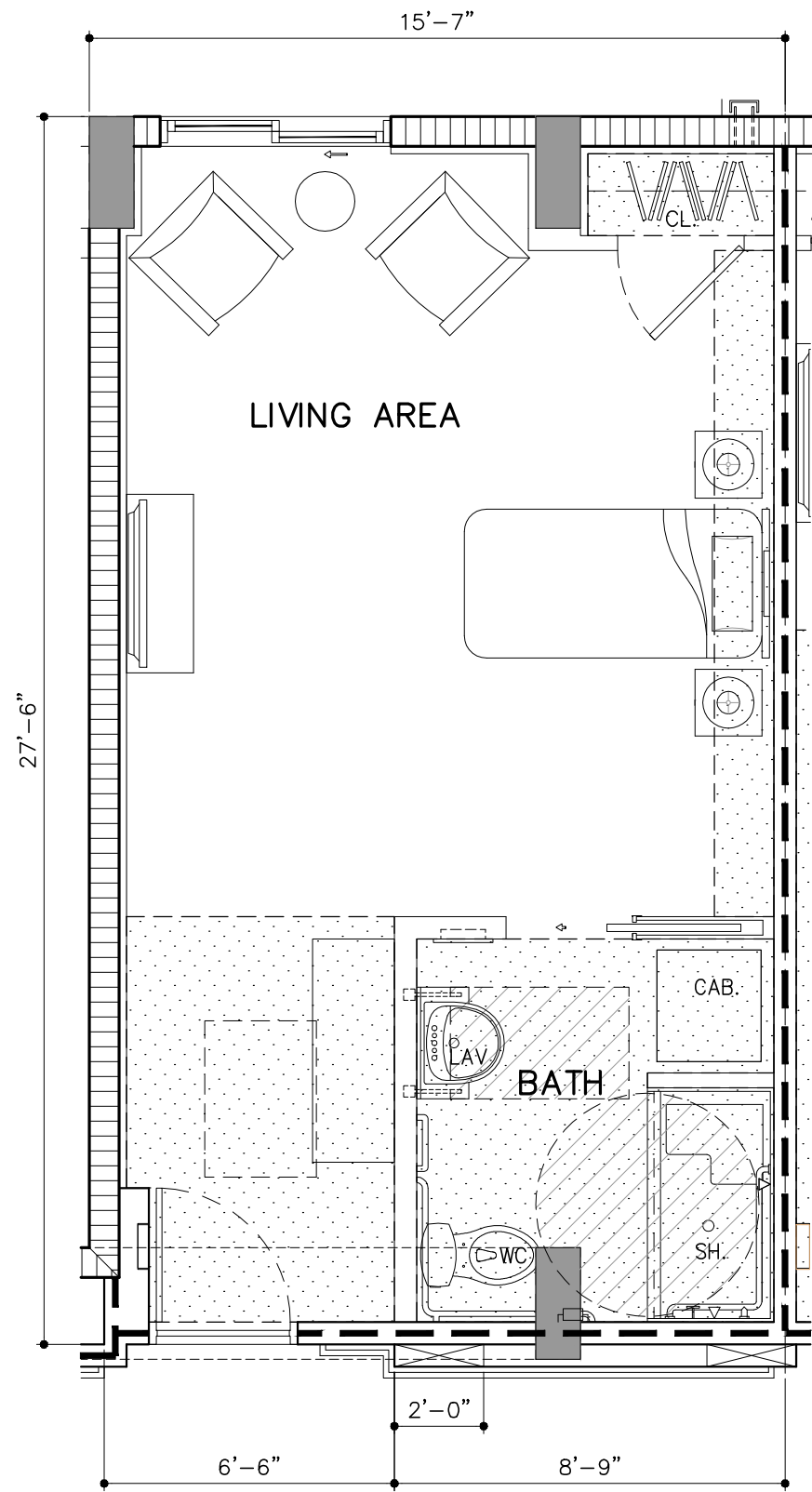
  
GROSS A/C AREA = 395 SQ. FT. (1 DU)  
NET AREA= 355 SQ. FT.



**UNIT MC-ST1.4** (1 BD/1 BTH) 

209
-----

  
GROSS A/C AREA = 430 SQ. FT. (1 DU)  
NET AREA= 392 SQ. FT.



**UNIT MC-ST1.5** (1 BD/1 BTH) 

205
-----

  
GROSS A/C AREA = 424 SQ. FT. (1 DU)  
NET AREA= 379 SQ. FT.

### WALL & SYMBOL LEGEND

- DROPPED CLG./SOFFIT
- CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
- 8" CONC. MASONRY UNIT
- NON RATED METAL STUD PARTITION
- RATED METAL STUD PARTITION
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY. REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
- WINDOW DESIGNATION, SIZE & LOCATION VARY. REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWG'S.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
- INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

### UNIT PLAN NOTES

1. ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
2. REFER TO SERIES 10 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
3. REFER TO SHEET A-4.3 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
4. REFER TO SHEETS A-4.9 TO A-4.17 FOR UNIT INTERIOR ELEVATIONS.
5. WINDOW SIZES AND LOCATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
6. BALCONY CONFIGURATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
7. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
8. COLUMN LOCATION VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
9. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO FACE OF STUD (F.O.S) & ALL INTERIOR PARTITIONS ARE TAKEN FROM F.O.S TO F.O.S.
10. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

### CEILING/SOFFIT HEIGHT NOTES

- |                              |                |                       |
|------------------------------|----------------|-----------------------|
| (9'-0" TO UNDERSIDE OF SLAB) | LIVING/BEDROOM | 9'-0" / 8'-0" SOFFITS |
|                              | KITCHEN        | N/A                   |
|                              | BATHROOM/FOYER | 7'-6"                 |

UNIT PLAN AND INTERIOR ELEVATION LEGEND	
THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY, LOCATED ON SERIES 4 SHEETS	
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPLASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCES5U50HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WVW53UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRFS6055H2)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPLASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY BASE CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6'-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	30" X 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6'-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED) (GB- CONTINUOUS GRAB BAR /FOR SHOWER)
	GB18- TOILET GRAB BARS
	GB36- TOILET GRAB BARS
	GB42- TOILET GRAB BARS
TT	OPEN WOOD SHELVING
UU	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
VV	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
WW	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
XX	LINEN CLOSET
YY	LINEN CABINET
YY.1	STORAGE CABINET 78" TALL, 28" DEEP
YY.2	STORAGE CABINET 78" TALL, 12" DEEP
ZZ	STACKABLE WASHER/DRYER
AAA	AHU
AAA	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
BBB	EXHAUST FAN
CCC	RECESSED ELECTRICAL PANEL
DDD	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
EEE	RAIN WATER LEADER (RWL)
FFF	GYPSON DRYWALL SOFFIT
GGG	SCHEDULED BASEBOARD
HHH	WOOD BASEBOARD
III	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
JJJ	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
KKK	MEMORY BOX
LLL	

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19  
PLANNING BOARD SUBMITTAL 07/31/19  
PLANNING BOARD RE-SUBMITTAL 08/23/19  
COMMISSION HEARING 11/12/2019

FOR: **ZOM CORAL GABLES**  
LOCATED AT: **CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
AACC000895  
8950 SW 74th COURT  
SUITE 15100BDA 33156  
(305) 273-9901

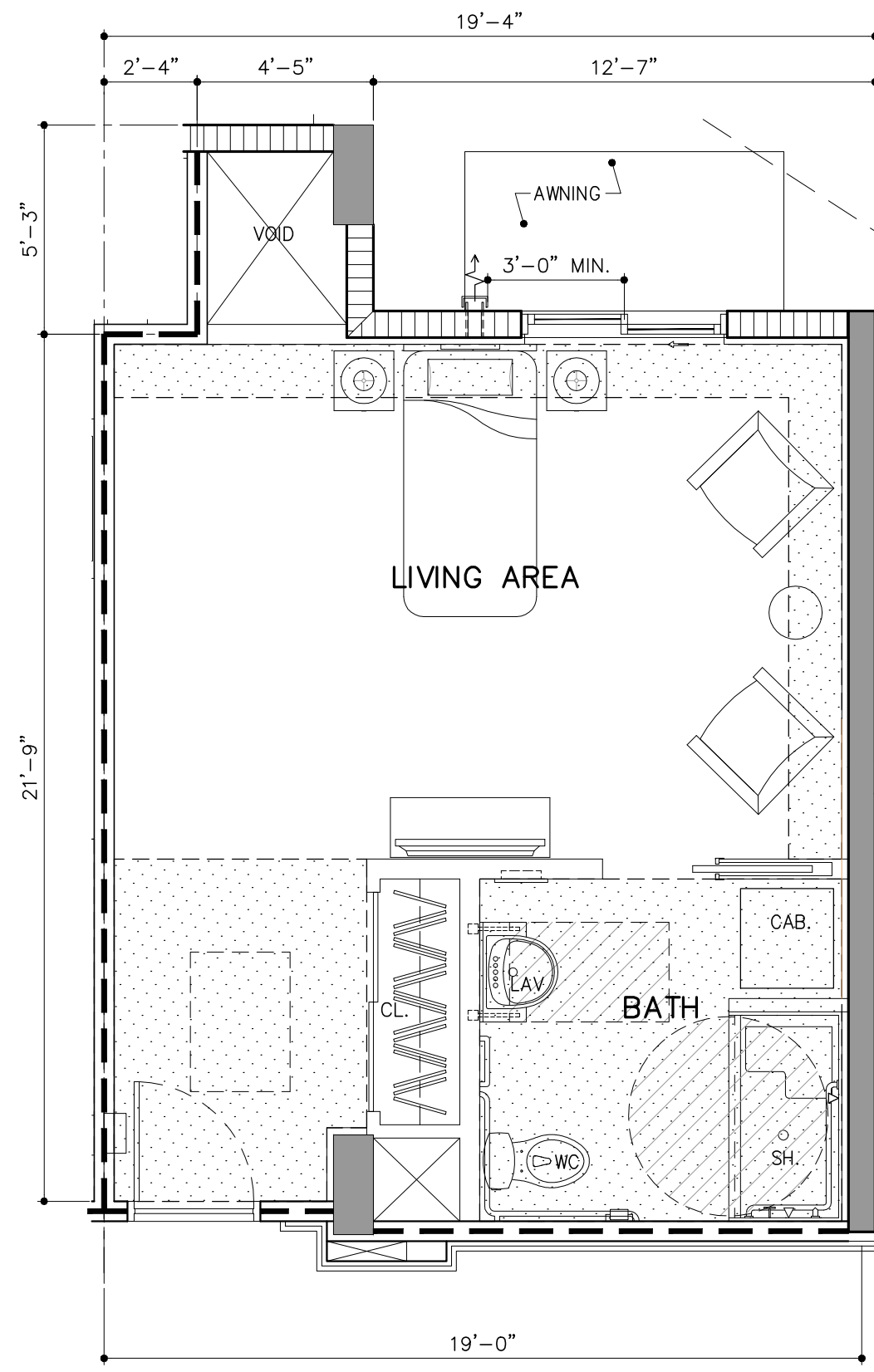
**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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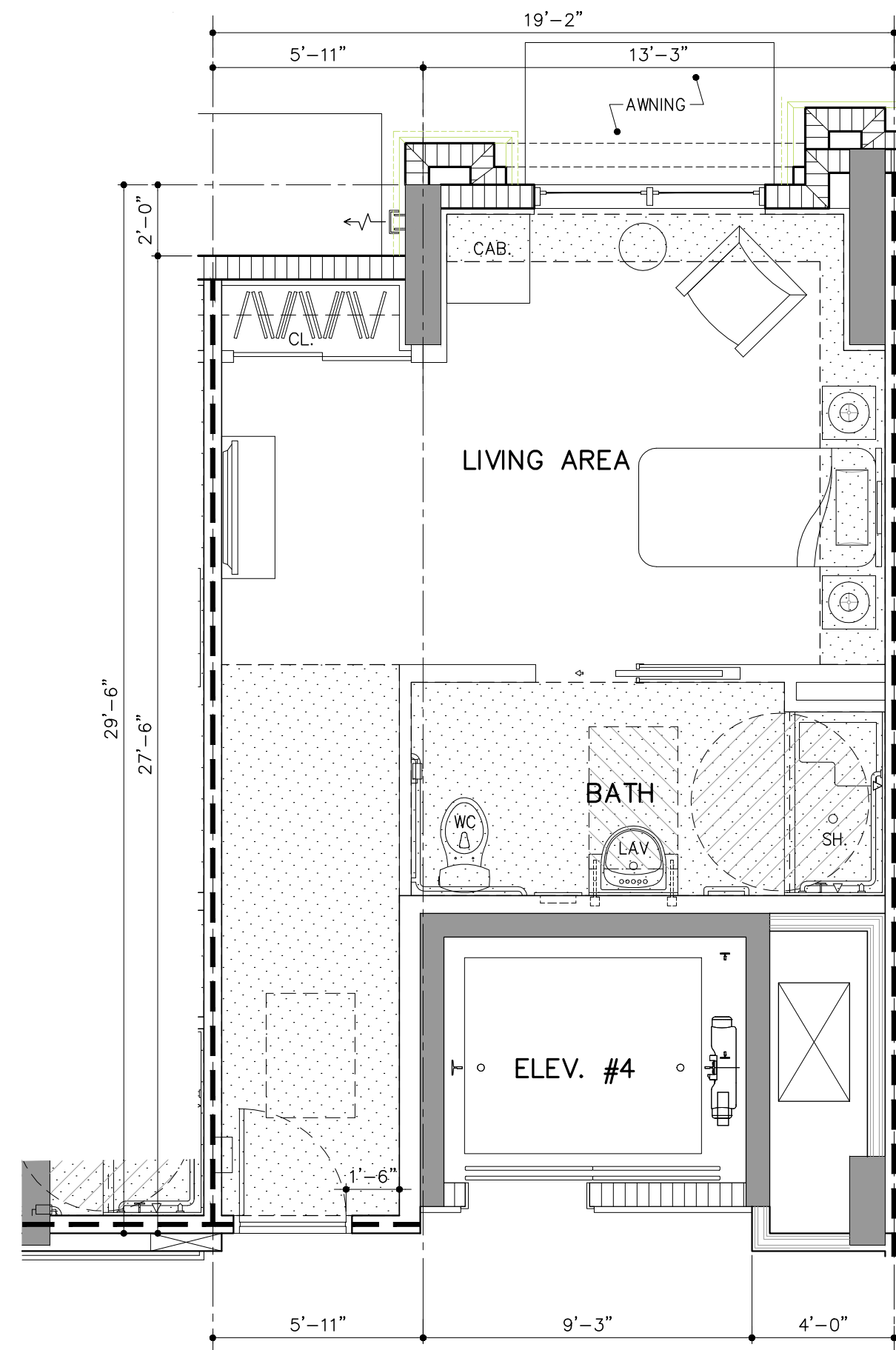
DRAWN: \_\_\_\_\_  
DATE: \_\_\_\_\_  
SCALE: AS SHOWN  
JOB NO.: 1870.PRJ  
SHEET TITLE: UNIT PLANS MEMORY CARE  
SHEET NUMBER: **A-4.1**

## UNIT PLANS - MEMORY CARE

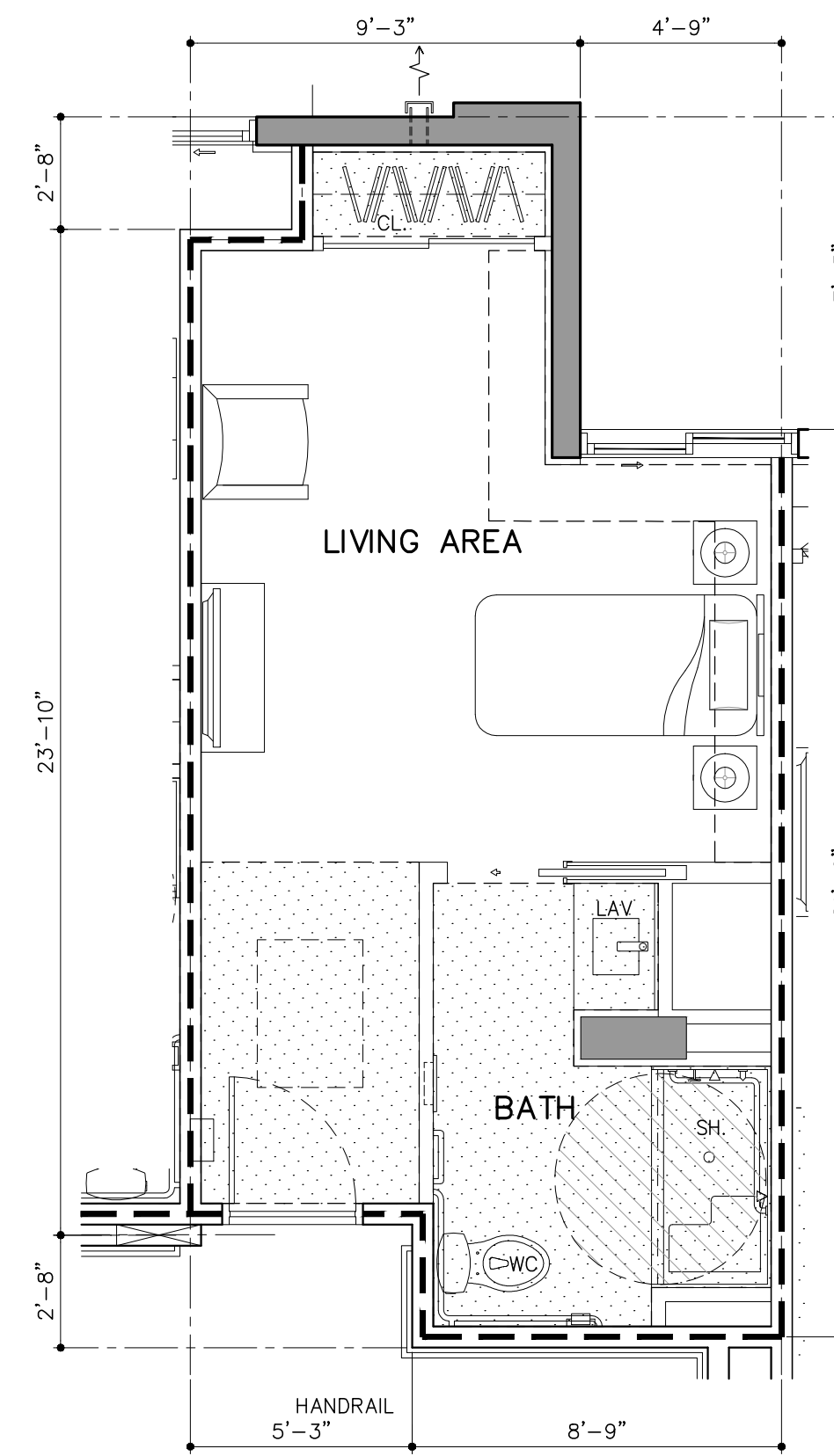
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**UNIT MC-ST2** (1 BD/1 BTH)  
 GROSS A/C AREA = 423 SQ. FT. (1 DU)  
 NET AREA = 373 SQ. FT. [215]

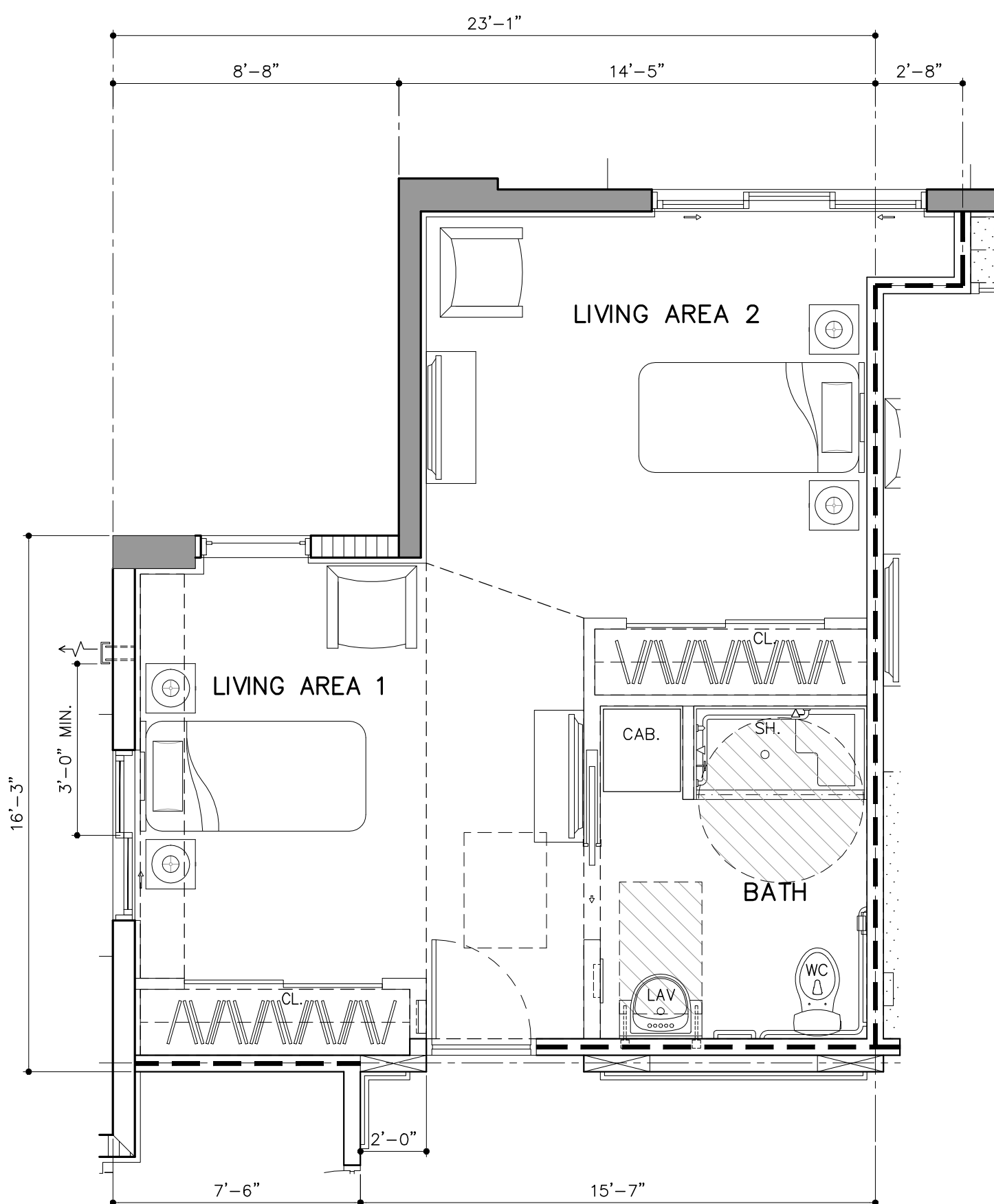


**UNIT MC-ST3** (1 BD/1 BTH)  
 GROSS A/C AREA = 436 SQ. FT. (1 DU)  
 NET AREA = 383 SQ. FT. [207]

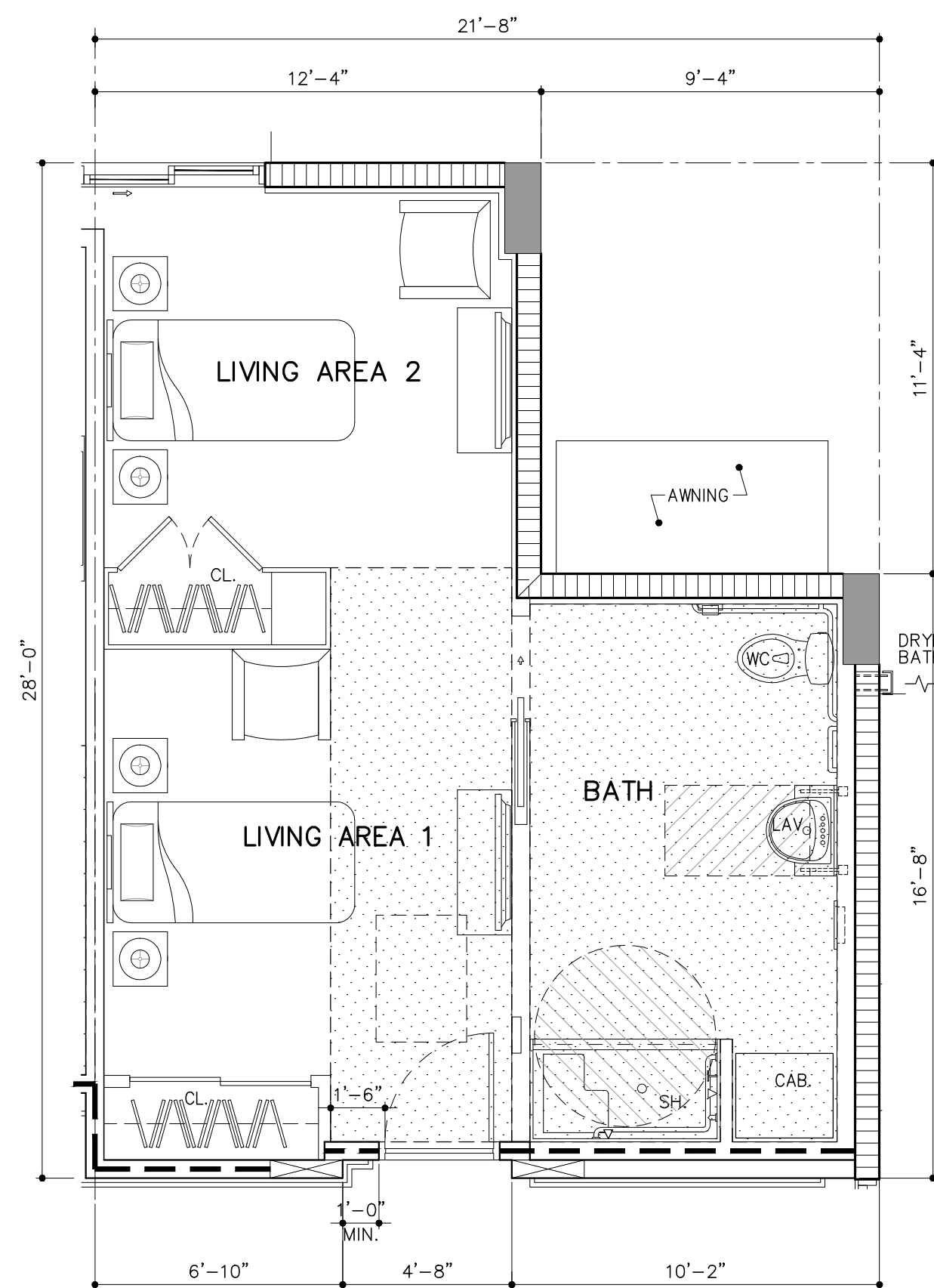


**UNIT MC-ST4** (1 BD/1 BTH)  
 GROSS A/C AREA = 351 SQ. FT. (1 DU)  
 NET AREA = 297 SQ. FT. [229]

UNIT PLAN AND INTERIOR ELEVATION LEGEND	
THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY. LOCATED ON SERIES 4 SHEETS	
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPLASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55US0HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WWWS3UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF5605EH2)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPLASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY MIRROR CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6"-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	30" X 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6"-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED) (GB- CONTINUOUS GRAB BAR /FOR SHOWER)
TT	GB18- TOILET GRAB BARS
UU	GB36- TOILET GRAB BARS
VV	GB42- TOILET GRAB BARS
WW	OPEN WOOD SHELVING
XX	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
YY	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
ZZ	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
AAA	LINEIN CLOSET
BBB	LINEIN CABINET
CCC	STORAGE CABINET 78" TALL, 28" DEEP
DDD	STORAGE CABINET 78" TALL, 12" DEEP
EEE	STACKABLE WASHER/DRYER
FFF	AHU
GGG	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
HHH	EXHAUST FAN
III	RECESSED ELECTRICAL PANEL
JJJ	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
KKK	RAIN WATER LEADER (RWL)
LLL	GYP/UM DRYWALL SOFFIT
MMM	SCHEDULED BASEBOARD
NNN	WOOD BASEBOARD
OOO	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
PPP	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
QQQ	MEMORY BOX



**UNIT MC-SP1** (SEMI PRIVATE/1 BTH)  
 GROSS A/C AREA = 528 SQ. FT. (1 DU'S)  
 NET AREA = 464 SQ. FT. [228]



**UNIT MC-SP2** (SEMI PRIVATE/1 BTH)  
 GROSS A/C AREA = 498 SQ. FT. (1 DU'S)  
 NET AREA = 435 SQ. FT. [218]

**WALL & SYMBOL LEGEND**

- DROPPED CLG./SOFFIT
- CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
- 8" CONC. MASONRY UNIT
- NON RATED METAL STUD PARTITION
- RATED METAL STUD PARTITION
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY. REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
- WINDOW DESIGNATION, SIZE & LOCATION VARY. REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
- INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

**UNIT PLAN NOTES**

1. ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
2. REFER TO SERIES 10 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
3. REFER TO SHEET A-4.3 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
4. REFER TO SHEETS A-4.9 TO A-4.17 FOR UNIT INTERIOR ELEVATIONS.
5. WINDOW SIZES AND LOCATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
6. BALCONY CONFIGURATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
7. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
8. COLUMN LOCATION VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
9. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO FACE OF STUD (F.O.S.) & ALL INTERIOR PARTITIONS ARE TAKEN FROM F.O.S TO F.O.S.
10. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

**CEILING/SOFFIT HEIGHT NOTES**

- (9'-0") TO UNDERSIDE OF SLAB
- LIVING/BEDROOM @ 9'-0"/ 8'-0" SOFFITS
- KITCHEN @ N/A
- BATHROOM/FOYER @ 7'-6"

**UNIT PLANS - MEMORY CARE**

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

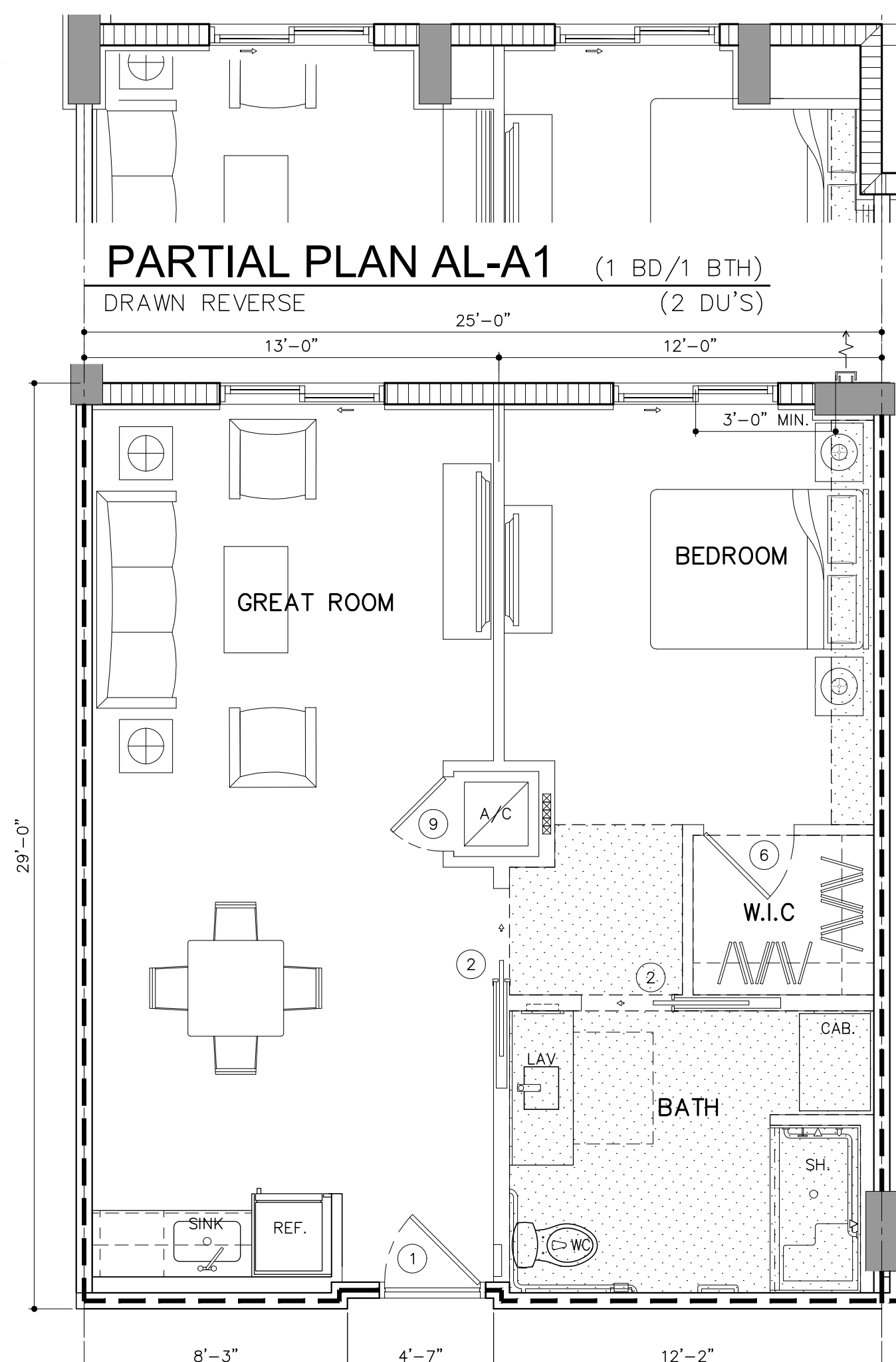
ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
 MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19  
 PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019  
 DATA: 01/10/2019 11:34:41 AM

BY \_\_\_\_\_  
 FOR: **ZOM CORAL GABLES**  
 LOCATED AT: **CORAL GABLES, FLORIDA.**

**MSA ARCHITECTS, INC.**  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1510  
 MIAMI, FL 33156  
 (305) 273-9901

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DRAWN \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SCALE AS SHOWN  
 JOB NO. 1870.PRJ  
 SHEET TITLE:  
**UNIT PLANS MEMORY CARE**  
 SHEET NUMBER:  
**A-4.2**



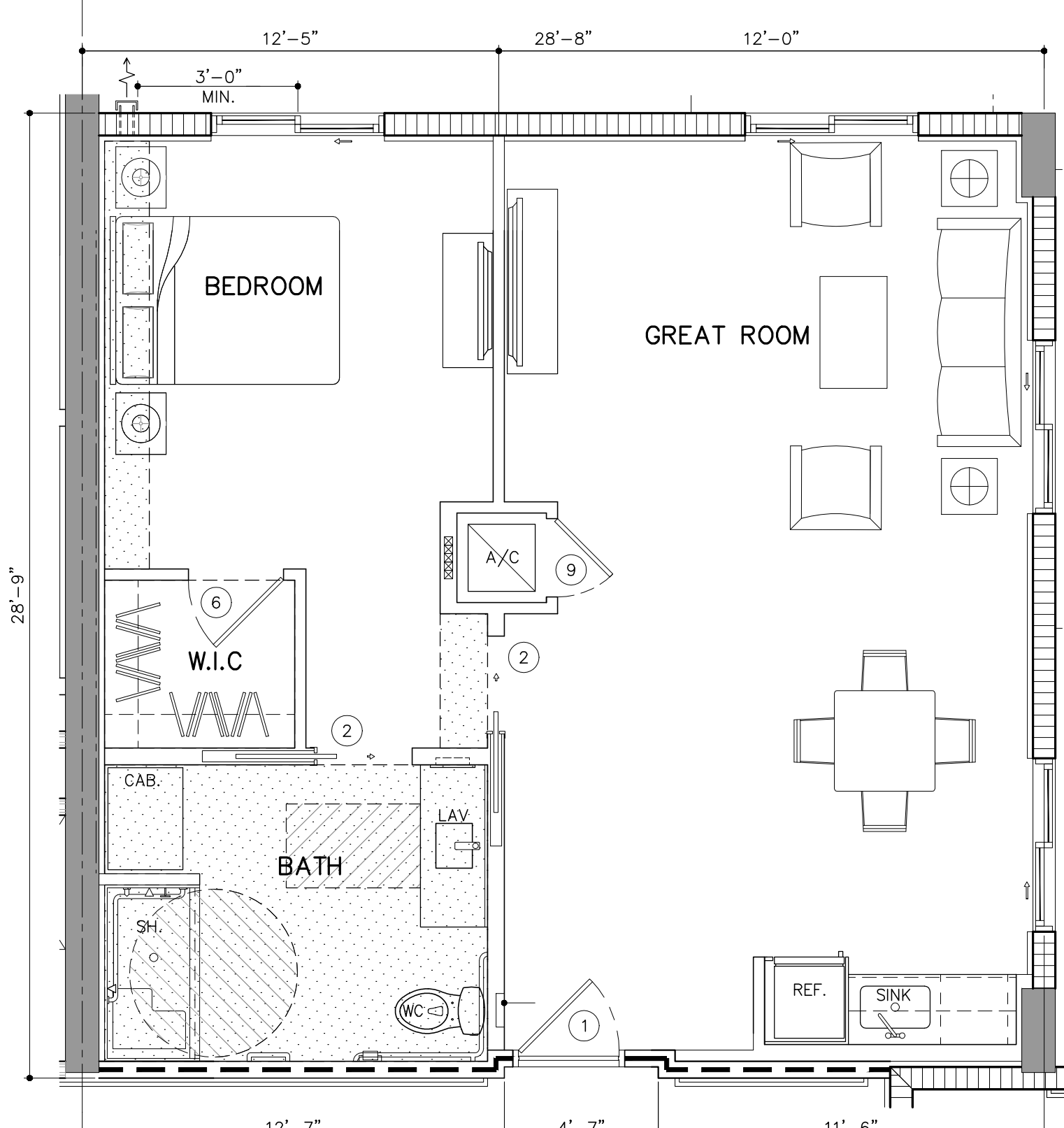
**UNIT AL-A1** (1 BD/1 BTH) (28 DU'S)  
GROSS A/C AREA = 723 SQ. FT.  
NET AREA = 674 SQ. FT.

234	235
302	304
312	313
317	322
402	404
412	413
417	422

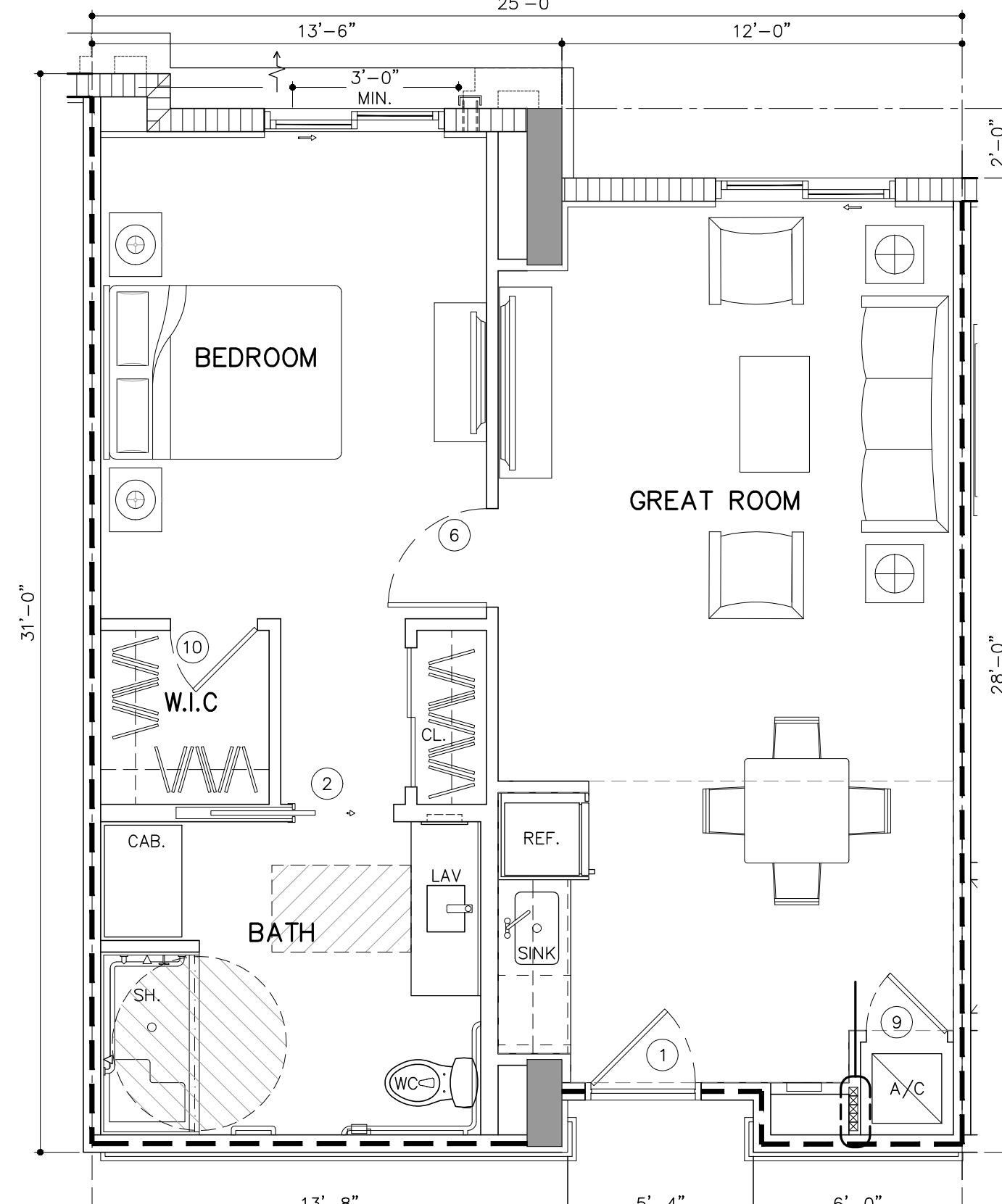
**WALL & SYMBOL LEGEND**

	DROPPED CLG./SOFFIT
	CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
	8" CONC. MASONRY UNIT
	NON RATED METAL STUD PARTITION
	RATED METAL STUD PARTITION
	UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION

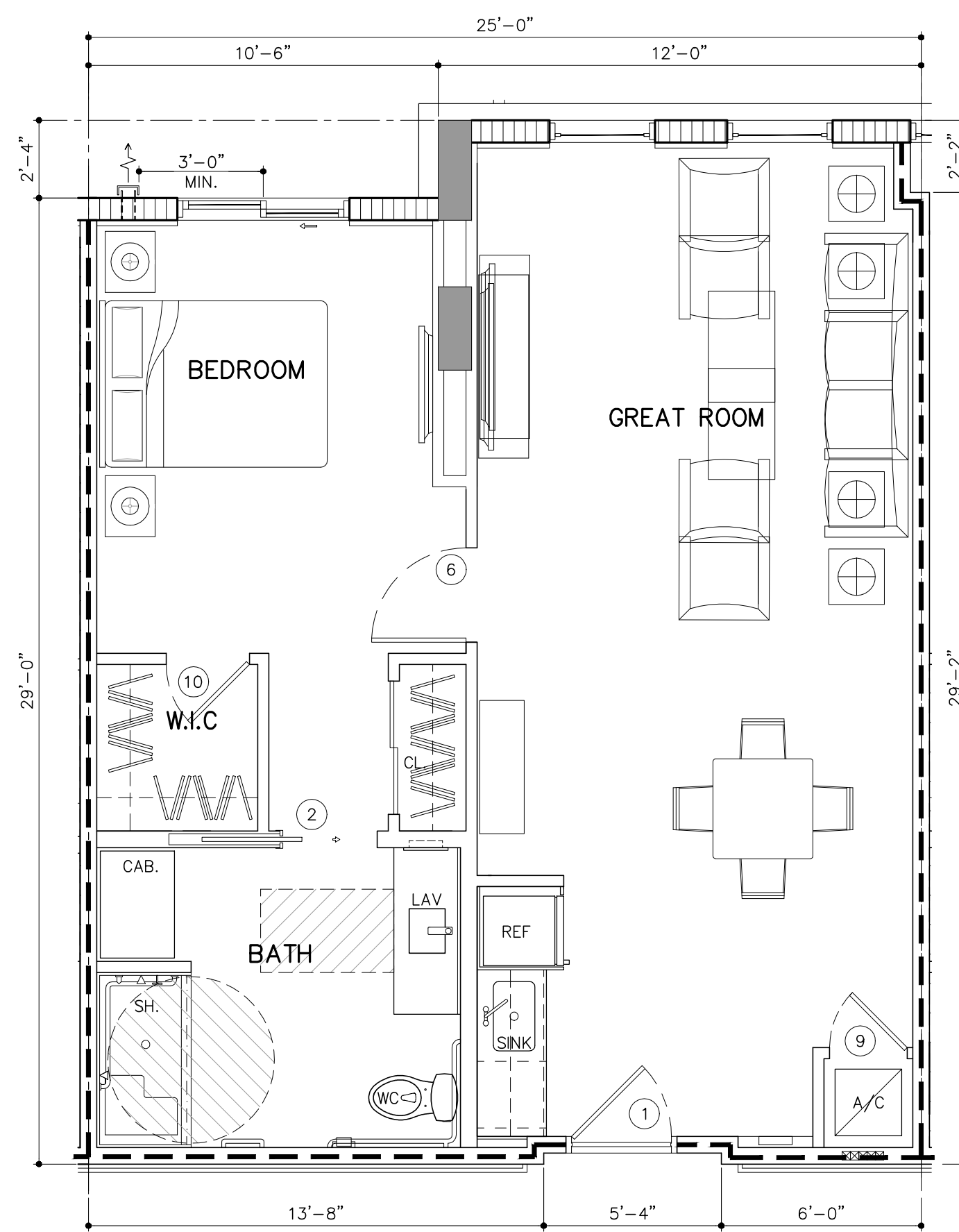
- ① DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY; REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWG'S)
- Ⓐ WINDOW DESIGNATION, SIZE & LOCATION VARY; REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWG'S.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ HATCHED AREAS)
- ← INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR



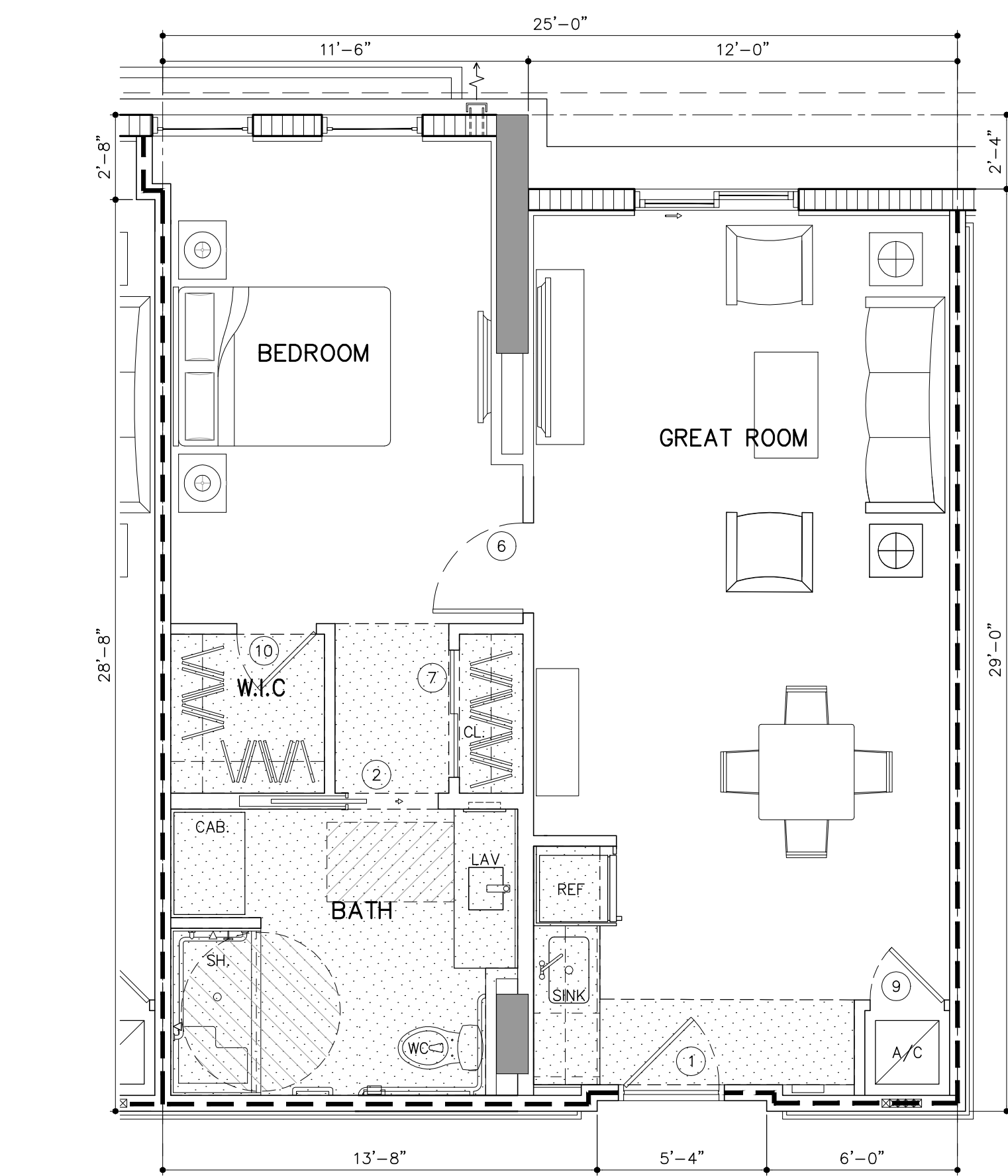
**UNIT AL-A1.1** (1 BD/1 BTH) (2 DU'S) [320 | 420]  
GROSS A/C AREA = 832 SQ.FT.  
NET AREA = 751 SQ.FT.



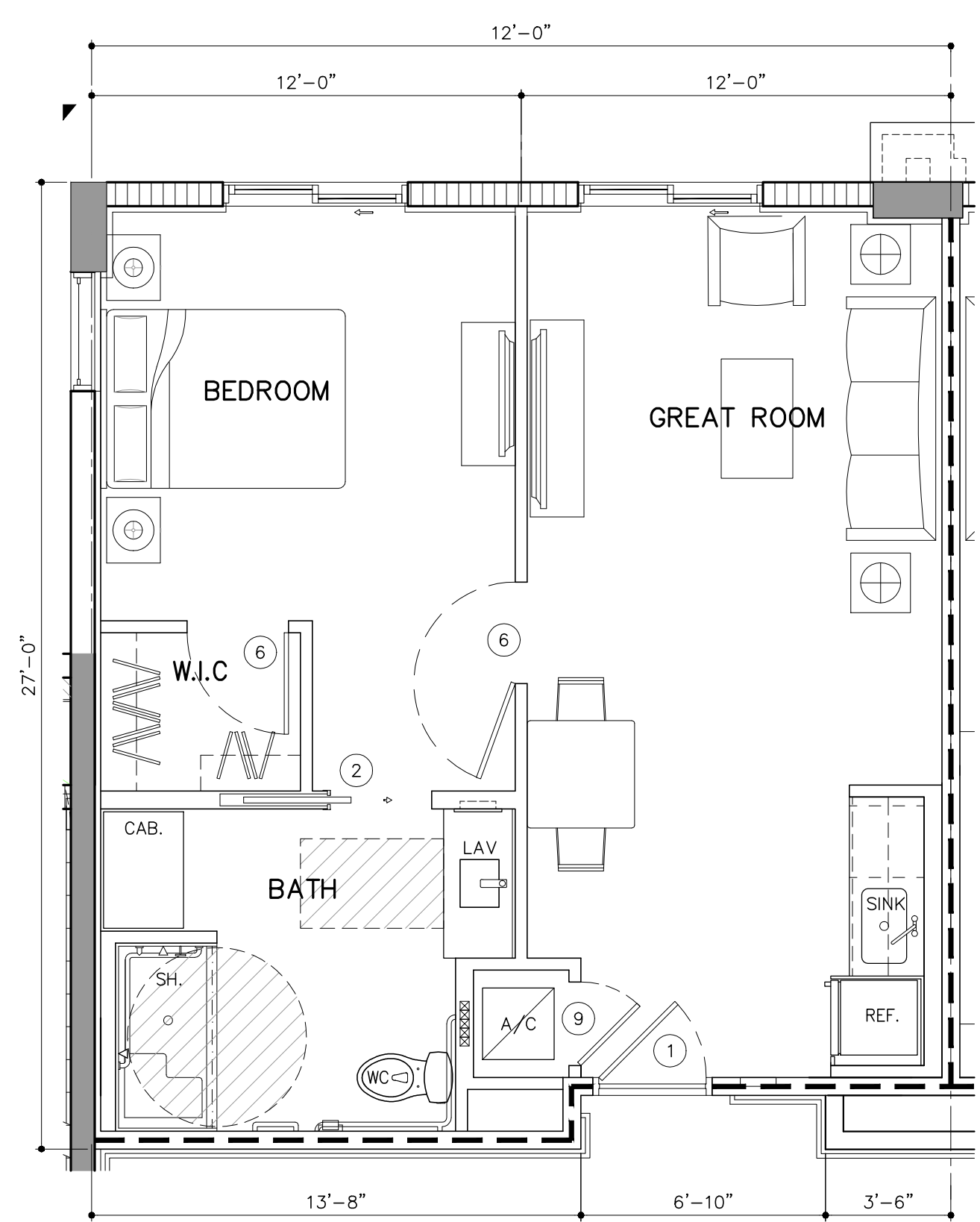
**UNIT AL-A1.2** (1 BD/1 BTH) (2 DU'S) [305 | 405]  
GROSS A/C AREA = 721 SQ. FT.  
NET AREA = 667 SQ. FT.



**UNIT AL-A1.3** (1 BD/1 BTH) [302 | 402]  
GROSS A/C AREA = 757 SQ. FT.  
NET AREA = 706 SQ. FT.



**UNIT AL-A1.3a** (1 BD/1 BTH) [300 | 400]  
GROSS A/C AREA = 750 SQ. FT.  
NET AREA = 699 SQ. FT.



**UNIT AL-A1.4** (1 BD/1 BTH) [237 | 238 | 239 | 325 | 326 | 327 | 425 | 426 | 427]  
GROSS A/C AREA = 639 SQ. FT.  
NET AREA = 583 SQ. FT.

**UNIT PLAN AND INTERIOR ELEVATION LEGEND**

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

A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPLASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55US0HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECYCLING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WWWS3UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF5605EH)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPLASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6'-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	30" X 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6'-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED) (GB- CONTINUOUS GRAB BAR /FOR SHOWER)
TT	OPEN WOOD SHELVING
UU	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
VV	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
WW	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
XX	LINEN CLOSET
YY	LINEN CABINET
YY.1	STORAGE CABINET 78" TALL, 28" DEEP
YY.2	STORAGE CABINET 78" TALL, 12" DEEP
ZZ	STACKABLE WASHER/DRYER
AAA	AHU
BBB	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
CCC	EXHAUST FAN
DDD	RECESSED ELECTRICAL PANEL
EEE	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
FFF	RAIN WATER LEADER (RWL)
GGG	GYPDUM DRYWALL SOFFIT
HHH	SHEDULED BASEBOARD
III	WOOD BASEBOARD
JJJ	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
KKK	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
LLL	MEMORY BOX

- UNIT PLAN NOTES**
- ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
  - REFER TO SERIES 10 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
  - REFER TO SHEET A-4.3 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
  - REFER TO SHEETS A-4.9 TO A-4.17 FOR UNIT INTERIOR ELEVATIONS.
  - WINDOW SIZES AND LOCATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
  - BALCONY CONFIGURATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
  - KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
  - COLUMN LOCATION VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
  - ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO FACE OF STUD (F.O.S.) & ALL INTERIOR PARTITIONS ARE TAKEN FROM F.O.S TO F.O.S.
  - ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.
- CEILING/SOFFIT HEIGHT NOTES**
- |                              |  |
|------------------------------|--|
| (9'-0" TO UNDERSIDE OF SLAB) | LIVING/BEDROOM @ 9'-0" / 8'-0" SOFFITS |
|                              | KITCHEN @ N/A                          |
|                              | BATHROOM/FOYER @ 7'-6"                 |

**UNIT PLANS - ASSISTED LIVING**  
X UNITS SCALE: 1/4" = 1'-0"

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

MODIFICATION OF PRIOR PLANNING BOARD SUBMITTAL 07/31/19  
PLANNING BOARD RE-SUBMITTAL 08/23/19  
COMMISSION HEARING 11/12/2019

**ZOM CORAL GABLES**  
FOR:  
**ZOM LIVING**  
LOCATED AT:  
**CORAL GABLES, FLORIDA.**

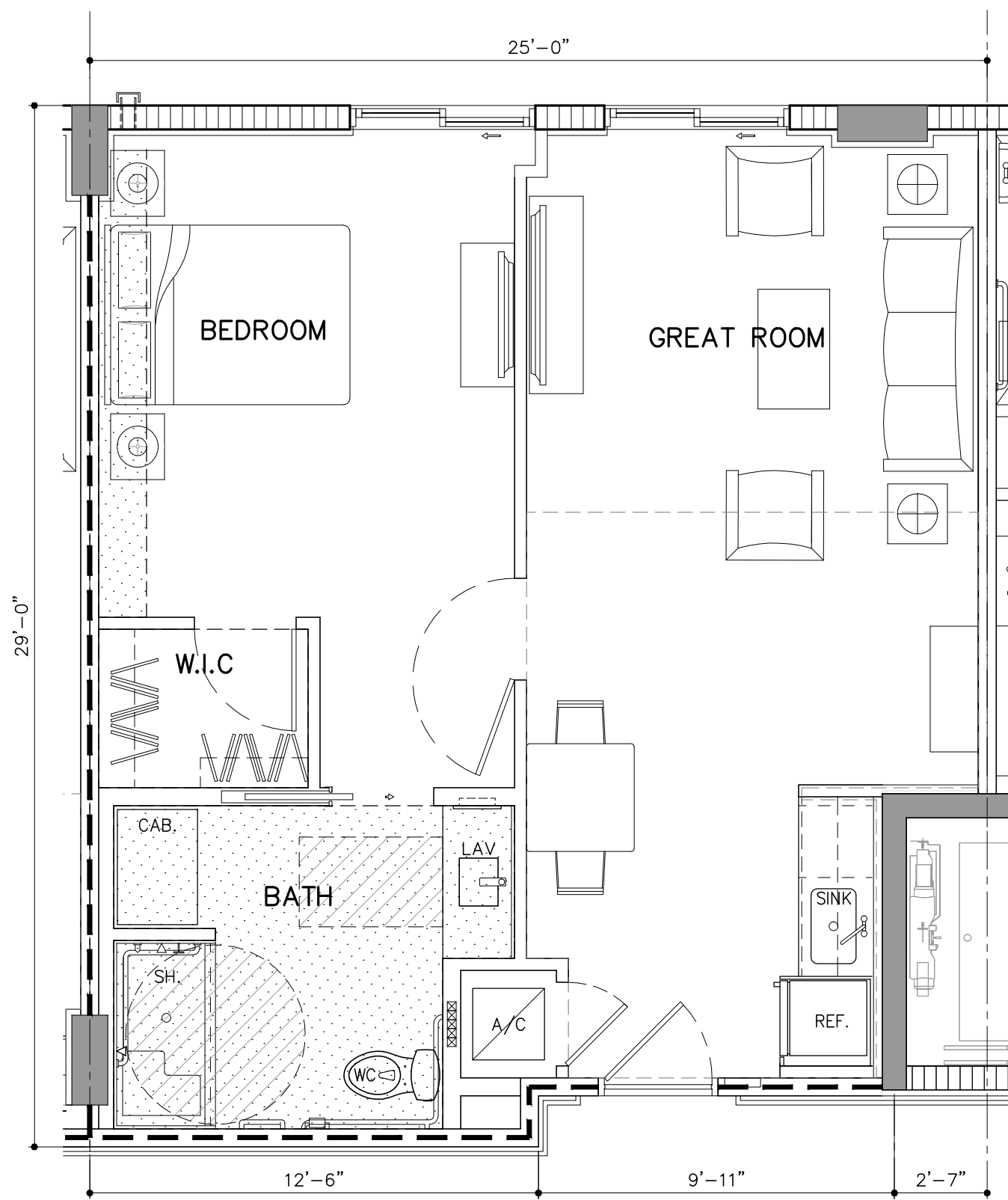
JOSE I. SAUMELL  
AR0013085

**MSA ARCHITECTS, INC.**  
AACC000895  
8950 SW 74th COURT  
SUITE 151 FLORIDA 33156  
(305) 273-9901

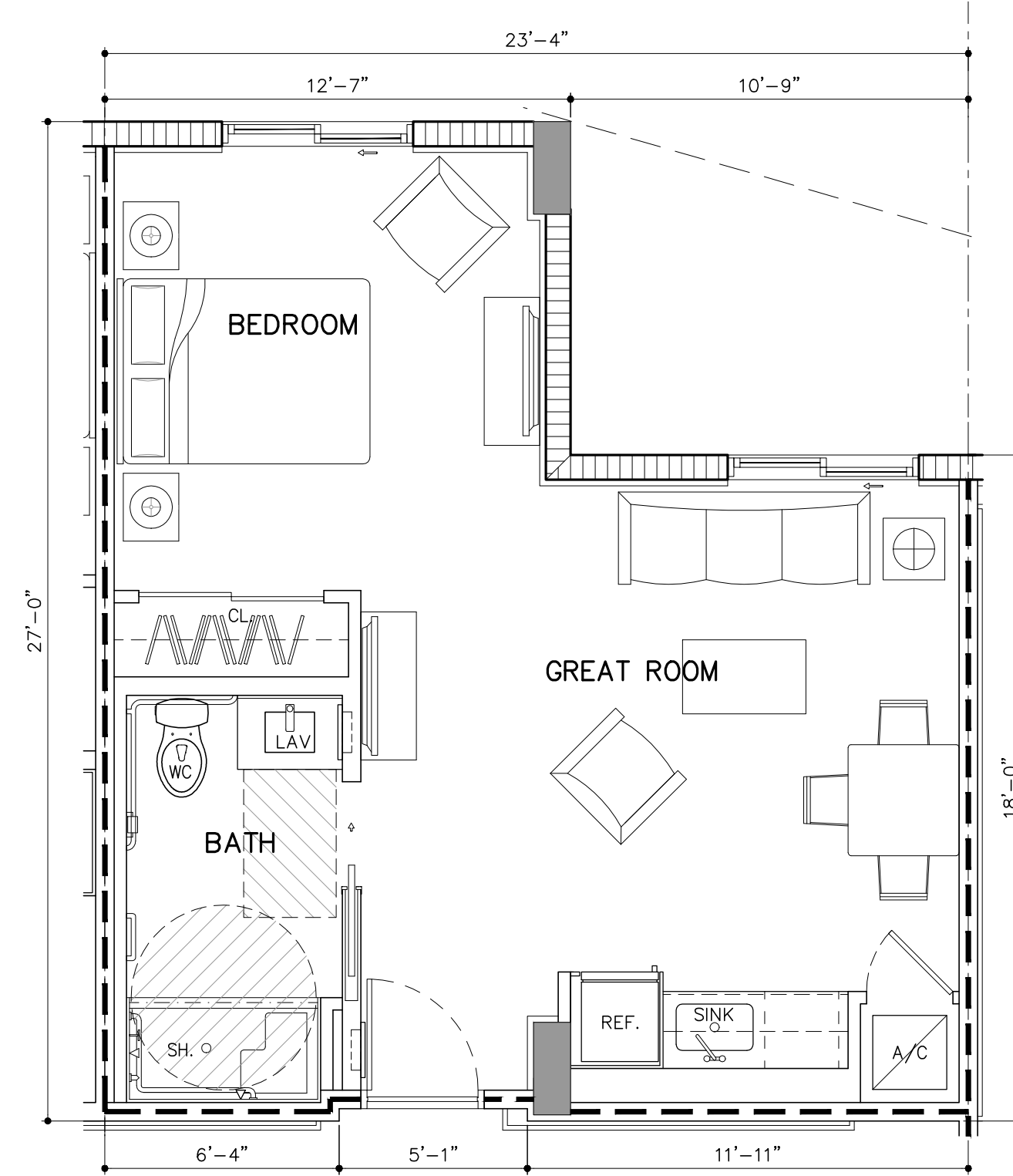
**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

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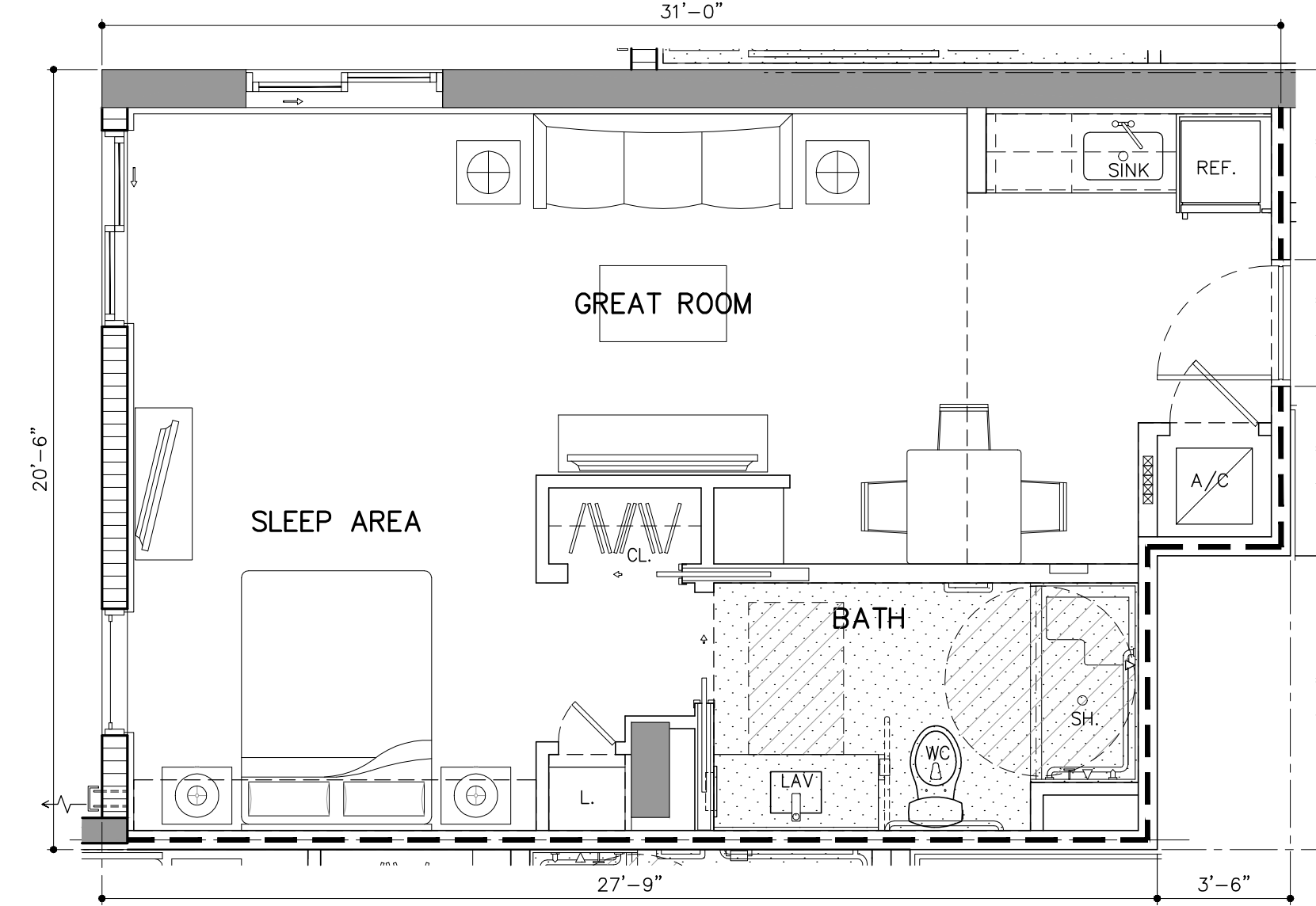
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**UNIT PLANS ASSISTED LIVING**  
SHEET NUMBER:  
**A-4.3**



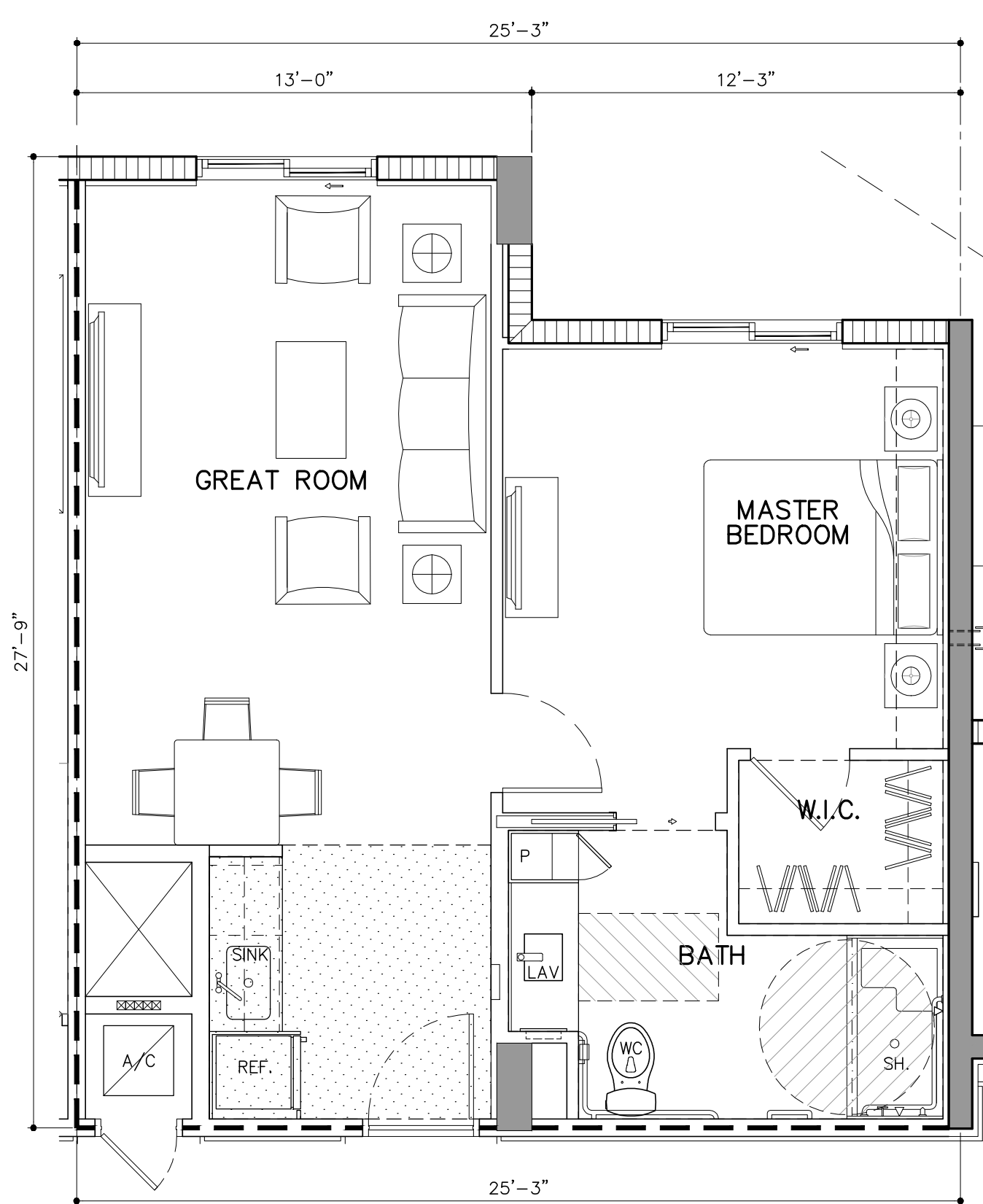
**UNIT AL-A1.5** (1 BD/1 BTH) 233 321 421  
 GROSS A/C AREA = 686 SQ. FT. (3 DU'S)  
 NET AREA = 634 SQ. FT.



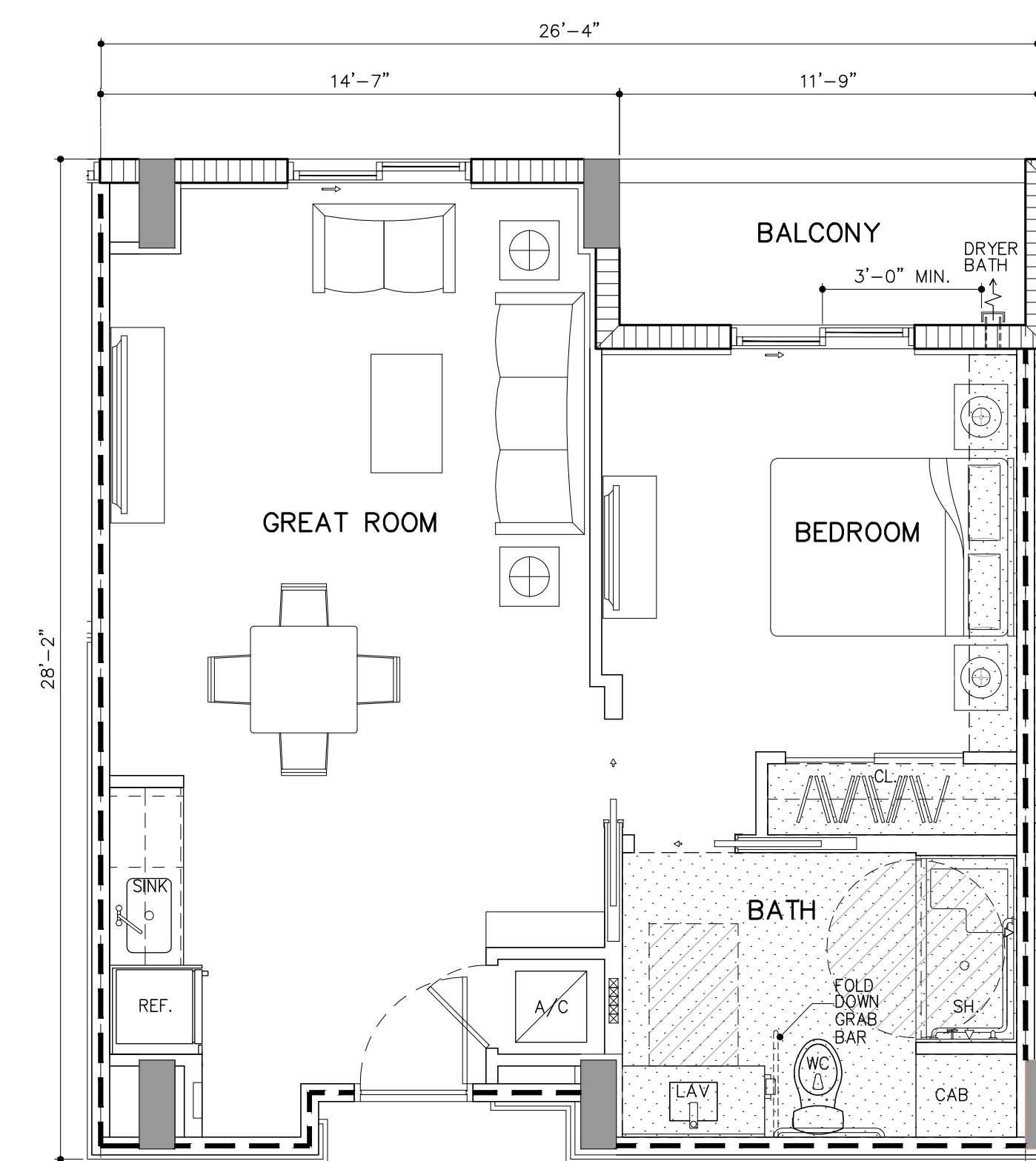
**AL-STUDIO** (STUDIO/1 BTH) 319 419  
 GROSS A/C AREA = 531 SQ. FT. (3 DU'S)  
 NET AREA = 479 SQ. FT.



**UNIT AL-ST2** (STUDIO/1 BTH) 307 407  
 GROSS A/C AREA = 608 SQ. FT. (2 DU'S)  
 NET AREA = 537 SQ. FT.



**UNIT AL-A4** (1 BD/1 BTH) 301 401  
 GROSS A/C AREA = 654 SQ. FT. (2 DU'S)  
 NET AREA = 573 SQ. FT.



**UNIT AL-A6** (1BD/1 BTH) 318 418  
 GROSS A/C AREA = 664 SQ. FT. (2 DU'S)  
 NET AREA = 600 SQ. FT.

**WALL & SYMBOL LEGEND**

- DROPPED CLG./SOFFIT
- CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
- 8" CONC. MASONRY UNIT
- NON RATED METAL STUD PARTITION
- RATED METAL STUD PARTITION
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY; REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
- WINDOW DESIGNATION, SIZE & LOCATION VARY. REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB)  
 UN-HATCHED AREAS
- INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

**UNIT PLAN AND INTERIOR ELEVATION LEGEND**

THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY, LOCATED ON SERIES 4 SHEETS	
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55US0HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WWS53UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF560SEHZ)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY BASE CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6'-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	30" X 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6'-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED) (GB- CONTINUOUS GRAB BAR /FOR SHOWER)
GB18-	TOILET GRAB BARS
GB36-	TOILET GRAB BARS
GB42-	TOILET GRAB BARS
TT	OPEN WOOD SHELVING
UU	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
VV	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
WW	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
XX	LINEN CLOSET
YY	LINEN CABINET
YY.1	STORAGE CABINET 78" TALL, 28" DEEP
YY.2	STORAGE CABINET 78" TALL, 12" DEEP
ZZ	STACKABLE WASHER/DRYER
AAA	AHU
BBB	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
CCC	EXHAUST FAN
DDD	RECESSED ELECTRICAL PANEL
EEE	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
FFF	RAIN WATER LEADER (RWL)
GGG	GYPSUM DRYWALL SOFFIT
HHH	SCHEDULED BASEBOARD
III	WOOD BASEBOARD
JJJ	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
KKK	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
LLL	MEMORY BOX

**UNIT PLAN NOTES**

- ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
- REFER TO SERIES 10 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
- REFER TO SHEET A-4.3 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
- REFER TO SHEETS A-4.9 TO A-4.17 FOR UNIT INTERIOR ELEVATIONS.
- WINDOW SIZES AND LOCATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
- BALCONY CONFIGURATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
- KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
- COLUMN LOCATION VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
- ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO FACE OF STUD (F.O.S) & ALL INTERIOR PARTITIONS ARE TAKEN FROM F.O.S TO F.O.S.
- ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

**CEILING/SOFFIT HEIGHT NOTES**

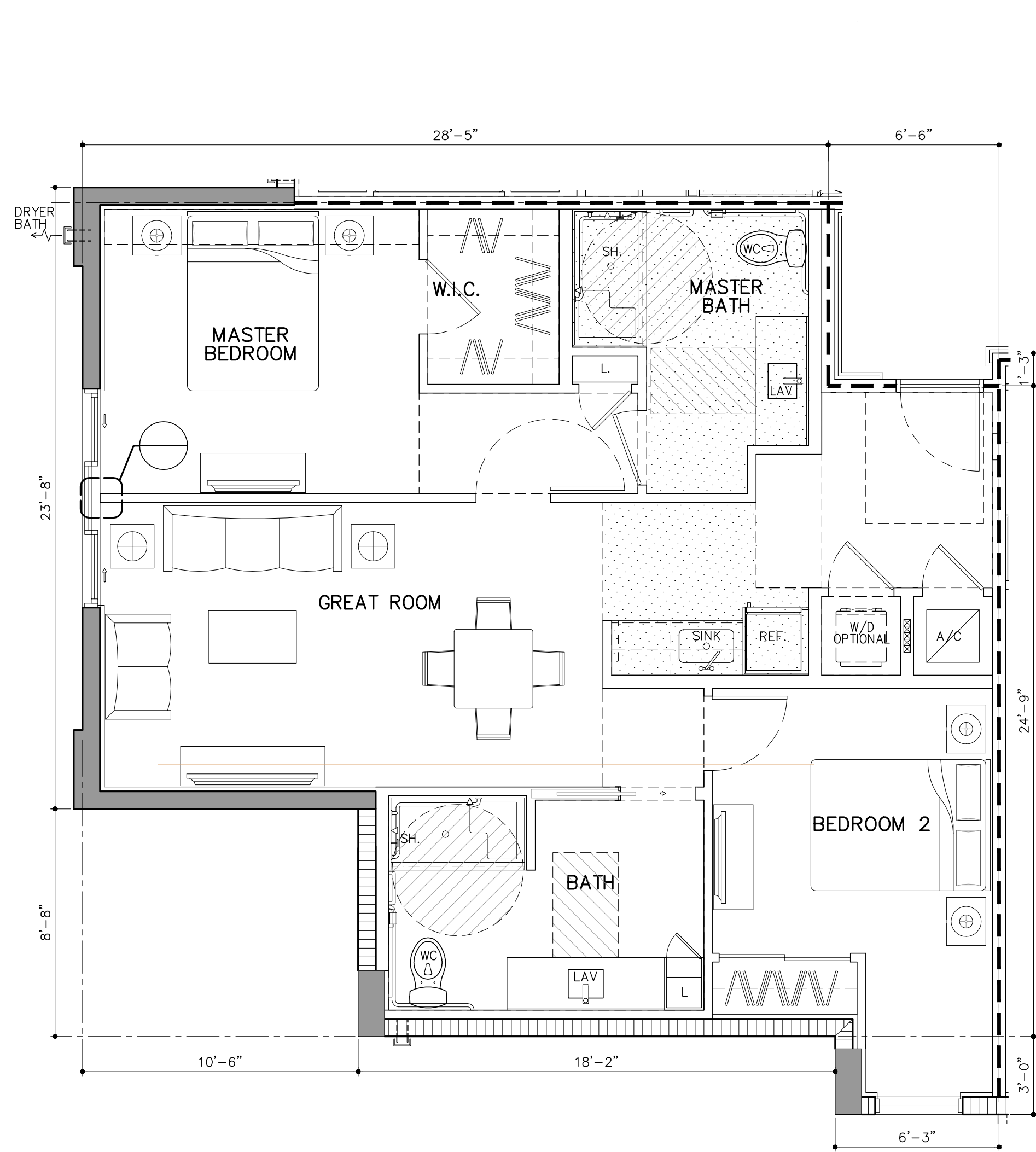
(9'-0" TO UNDERSIDE OF SLAB)	LIVING/BEDROOM @ 9'-0" / 8'-0" SOFFITS
	KITCHEN @ N/A
	BATHROOM/FOYER @ 7'-6"

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.  
 MODIFICATION OF PRIOR PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019  
 MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1510 BOCA RATON, FL 33456  
 (305) 273-9911  
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 SHEET NUMBER: A-4.4

**UNIT PLANS - ASSISTED LIVING**

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



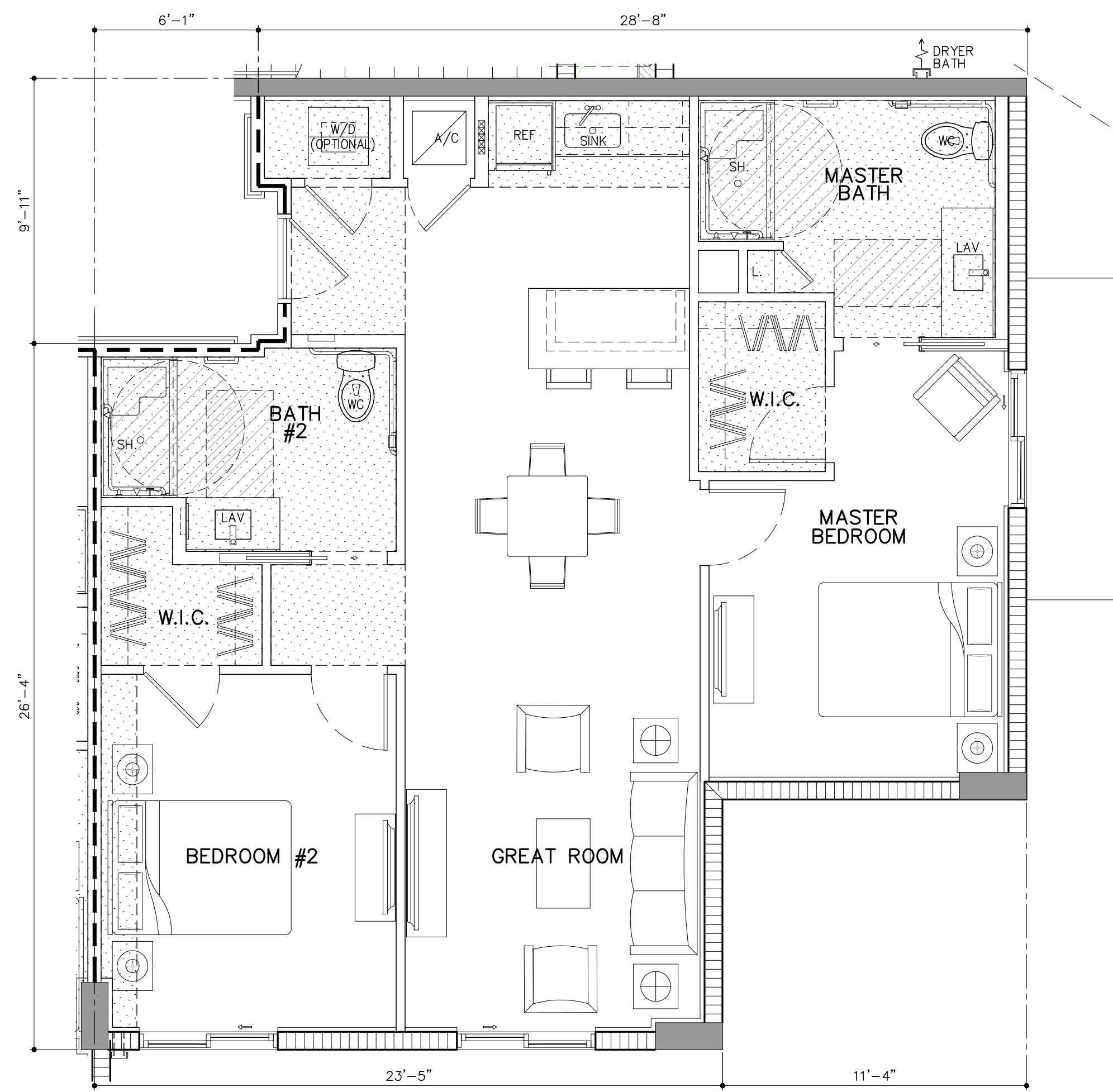


**UNIT AL-B1**

GROSS A/C AREA = 1000 SQ. FT.  
NET AREA = 907 SQ. FT.

(2 BD/2 BTH) [310 | 410]

(2 DU'S)



**UNIT AL-B2**

GROSS A/C AREA = 1,086 SQ. FT.  
NET AREA = 993 SQ. FT.

(2 BD/2 BTH) [310 | 410]

(2 DU'S)

**WALL & SYMBOL LEGEND**

- DROPPED CLG./SOFFIT
- CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
- 8" CONC. MASONRY UNIT
- NON RATED METAL STUD PARTITION
- RATED METAL STUD PARTITION
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY, REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
- WINDOW DESIGNATION, SIZE & LOCATION VARY, REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
- INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

UNIT PLAN AND INTERIOR ELEVATION LEGEND	
THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY. LOCATED ON SERIES 4 SHEETS.	
A	SURFACE MOUNTED STAINLESS STEEL SINK
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E	OVERHEAD CABINETS
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G	CABINET END WALL PANEL
H	PANTRY CABINET
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J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55U0SHS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	REFRIGERATOR / FREEZER (WHIRPOOL WRF5605EH2)
P	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
Q	G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	LAVATORY
S	UNDERMOUNT CERAMIC LAVATORY
T	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPASH
U	VANITY BASE CABINET W/ KNEE SPACE
V	VANITY MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
W	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6'-10" A.F.F. TO CENTER OF BACKPLATE
X	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
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Z	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
AA	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
BB	CERAMIC WATER CLOSET
CC	TOILET PAPER HOLDER AT 24" A.F.F.
DD	SOAP HOLDER
EE	RECESSED CERAMIC SOAP HOLDER
FF	30" X 60" TUB W/ FILLER AND SHOWER FIXTURES
GG	SHOWER
HH	FOLD DOWN SHOWER SEAT
II	BUILT-IN SHOWER/TUB SEAT
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KK	SHOWER CURTAIN ROD
LL	CERAMIC TILE
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OO	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
PP	ACCESSIBLE THRESHOLD
QQ	GRAB BAR (PROVIDE BLOCKING AS REQUIRED)
RR	(GB- CONTINUOUS GRAB BAR /FOR SHOWER)
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TT	GB36- TOILET GRAB BARS
UU	GB42- TOILET GRAB BARS
VV	OPEN WOOD SHELVING
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III	SCHEDULED BASEBOARD
JJJ	WOOD BASEBOARD
KKK	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
LLL	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
	MEMORY BOX

**UNIT PLAN NOTES**

1. ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
2. REFER TO SERIES 10 DRAWINGS FOR ACCESSIBILITY REQUIREMENTS.
3. REFER TO SHEET A-4.3 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
4. REFER TO SHEETS A-4.9 TO A-4.17 FOR UNIT INTERIOR ELEVATIONS.
5. WINDOW SIZES AND LOCATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
6. BALCONY CONFIGURATIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
7. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
8. COLUMN LOCATION VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
9. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO FACE OF STUD (F.O.S.) & ALL INTERIOR PARTITIONS ARE TAKEN FROM F.O.S TO F.O.S.
10. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

**CEILING/SOFFIT HEIGHT NOTES**

- |                              |                |                       |
|------------------------------|----------------|-----------------------|
| (9'-0" TO UNDERSIDE OF SLAB) | LIVING/BEDROOM | 9'-0" / 8'-0" SOFFITS |
|                              | KITCHEN        | N/A                   |
|                              | BATHROOM/FOYER | 7'-6"                 |

BY \_\_\_\_\_

**ZOM CORAL GABLES**  
FOR:  
**ZOM LIVING**  
LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
AR0013085

**MSA ARCHITECTS, INC.**  
AA0000895  
8950 SW 74th COURT  
SUITE 1510  
MIAMI, FLORIDA 33156  
(305) 273-9901

**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

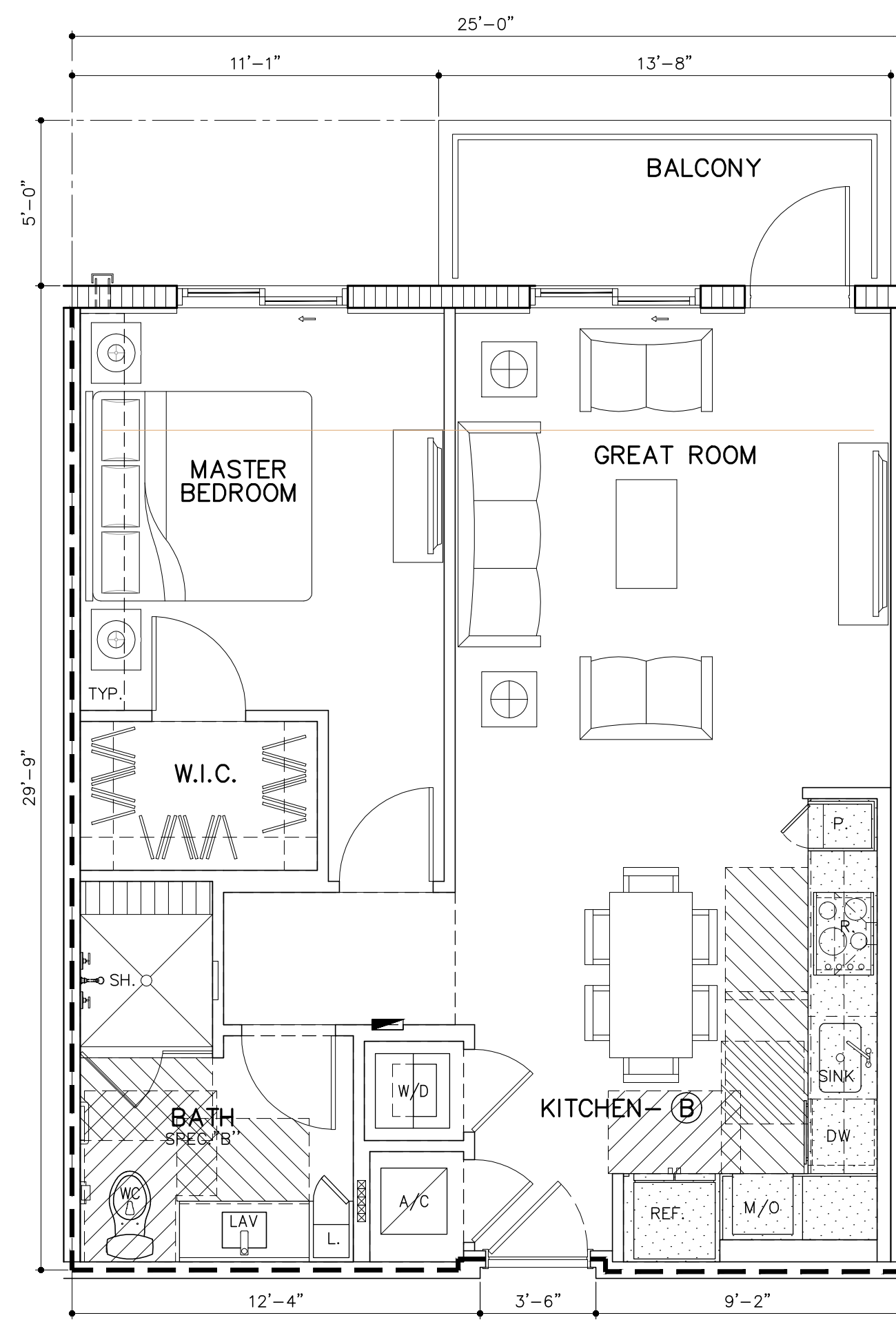
MODIFICATION OF PRIOR PLANNING BOARD SUBMITTAL 07/31/19  
PLANNING BOARD RE-SUBMITTAL 08/23/19  
COMMISSION HEARING 11/12/2019

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**UNIT PLANS - ASSISTED LIVING**

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

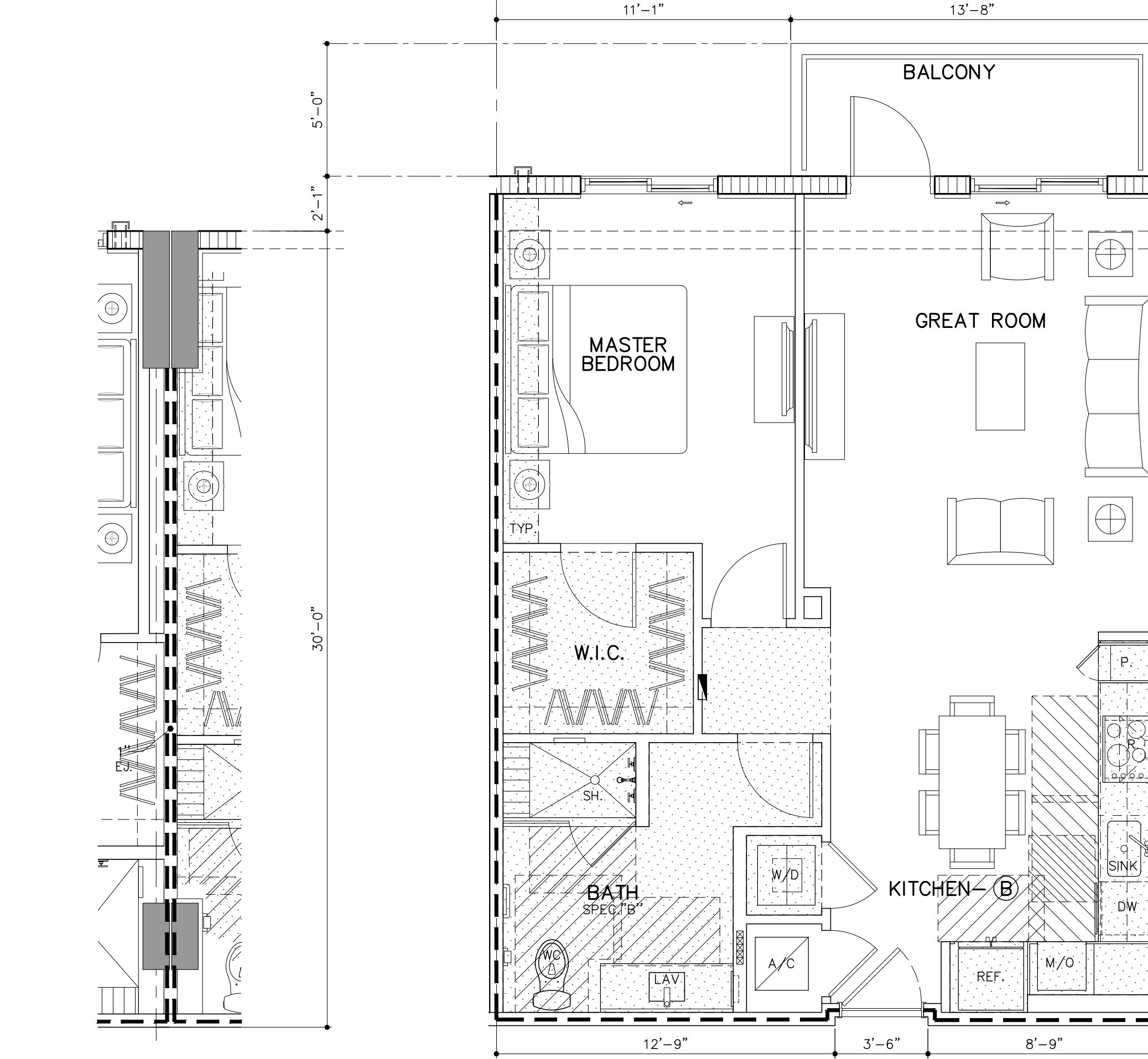
DRAWN \_\_\_\_\_  
DATE \_\_\_\_\_  
SCALE \_\_\_\_\_ AS SHOWN  
JOB NO. 1870.PRJ  
SHEET TITLE:  
**UNIT PLANS ASSISTED LIVING**  
SHEET NUMBER:  
**A-4.5**



**UNIT IL-A1** (1 BD/1 BTH) 

511	520	521	
611	615	620	621
711	715	720	721
811	815	820	821

  
 GROSS A/C AREA = 749 SQ. FT. (15 DU'S)  
 NET AREA = 695 SQ. FT.  
 BALCONY = 68 SQ. FT.



**UNIT IL-A2.2** (SIMILAR) (1 BD/1 BTH) 

502	512
602	712
612	702
802	812

  
 GROSS A/C AREA = 749 SQ. FT. (4 DU'S)  
 NET AREA = 700 SQ. FT.  
 PARTIAL PLAN

- UNIT PLAN NOTES**
1. ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
  2. REFER TO SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
  3. REFER TO SHEET A-4.5 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
  4. REFER TO SHEETS A-4.6 & A-4.7 FOR UNIT INTERIOR ELEVATIONS.
  5. WINDOW SIZES AND LOCATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
  6. BALCONY CONFIGURATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
  7. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
  8. COLUMN LOCATION IN PARTITIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
  9. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO DRYWALL & ALL INTERIOR PARTITIONS ARE TAKEN FROM FINISH TO FINISH.
  10. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

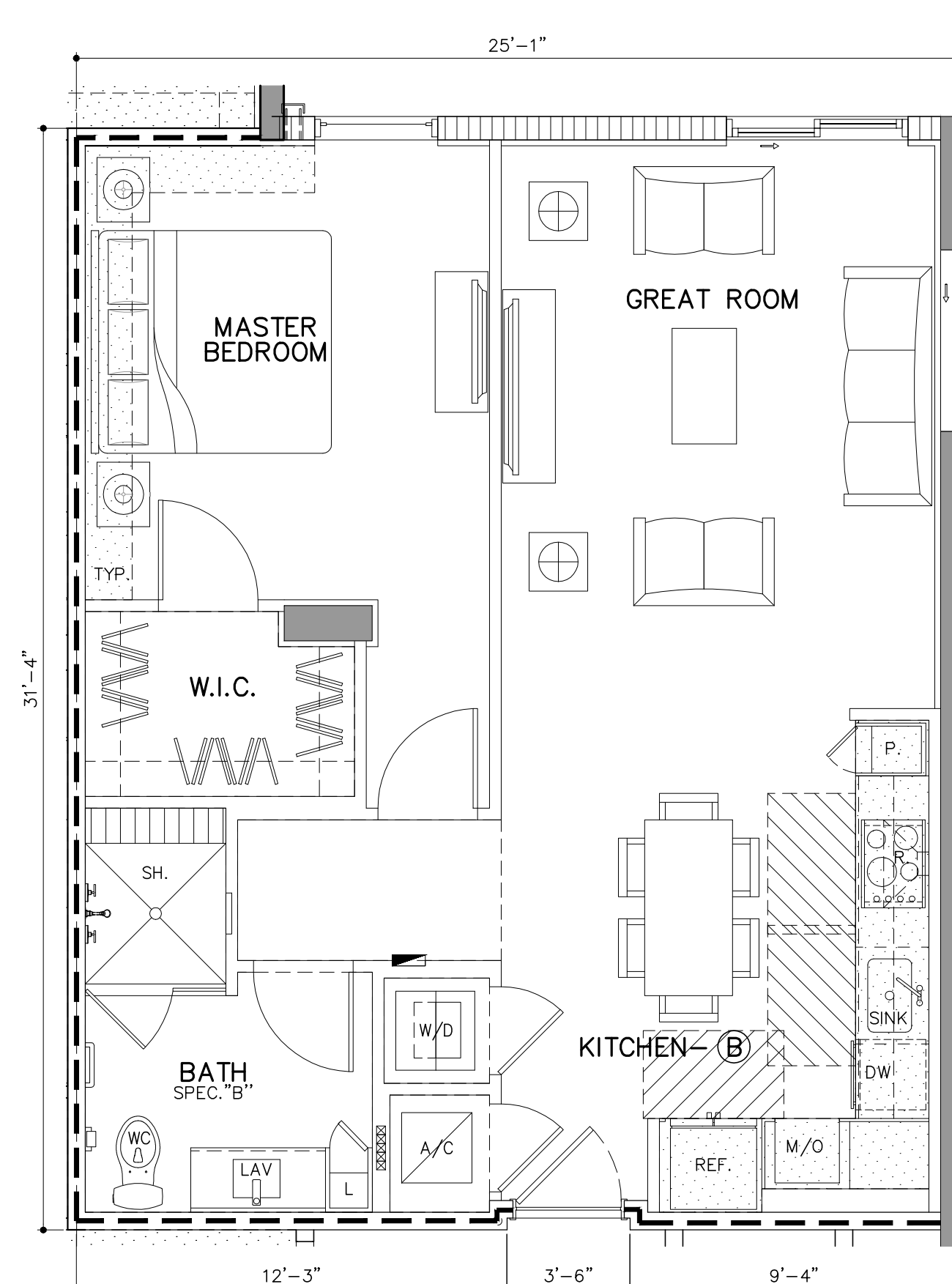
- CEILING SOFFIT HEIGHT LEGEND**
- 4TH THRU 8TH LEVEL:  
 (9'-0" TO UNDERSIDE OF SLAB)  
 LIVING/BEDROOM @ 9'-0"/8'-0" SOFFITS  
 KITCHEN @ 9'-0"/7'-8" SOFFITS  
 BATHROOM/FOYER @ 7'-8"
- 9TH LEVEL:  
 LIVING/BEDROOM @ 12'-0"/10'-6" SOFFITS  
 KITCHEN @ 12'-0"/8'-0" SOFFIT  
 BATHROOM/FOYER @ 8'-0"

- WALL & SYMBOL LEGEND**
- DROPPED CLG./SOFFIT (7'-8" U.O.A.)
  - DROPPED CLG./SOFFIT (8'-0", 9'-0" OR 10'-0" AS NOTED)
  - CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
  - 8" CONC. MASONRY UNIT
  - METAL STUD PARTITION
  - UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
  - DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY. REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
  - WINDOW DESIGNATION, SIZE & LOCATION VARY. REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
  - DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
  - INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

**UNIT PLAN AND INTERIOR ELEVATION LEGEND**

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

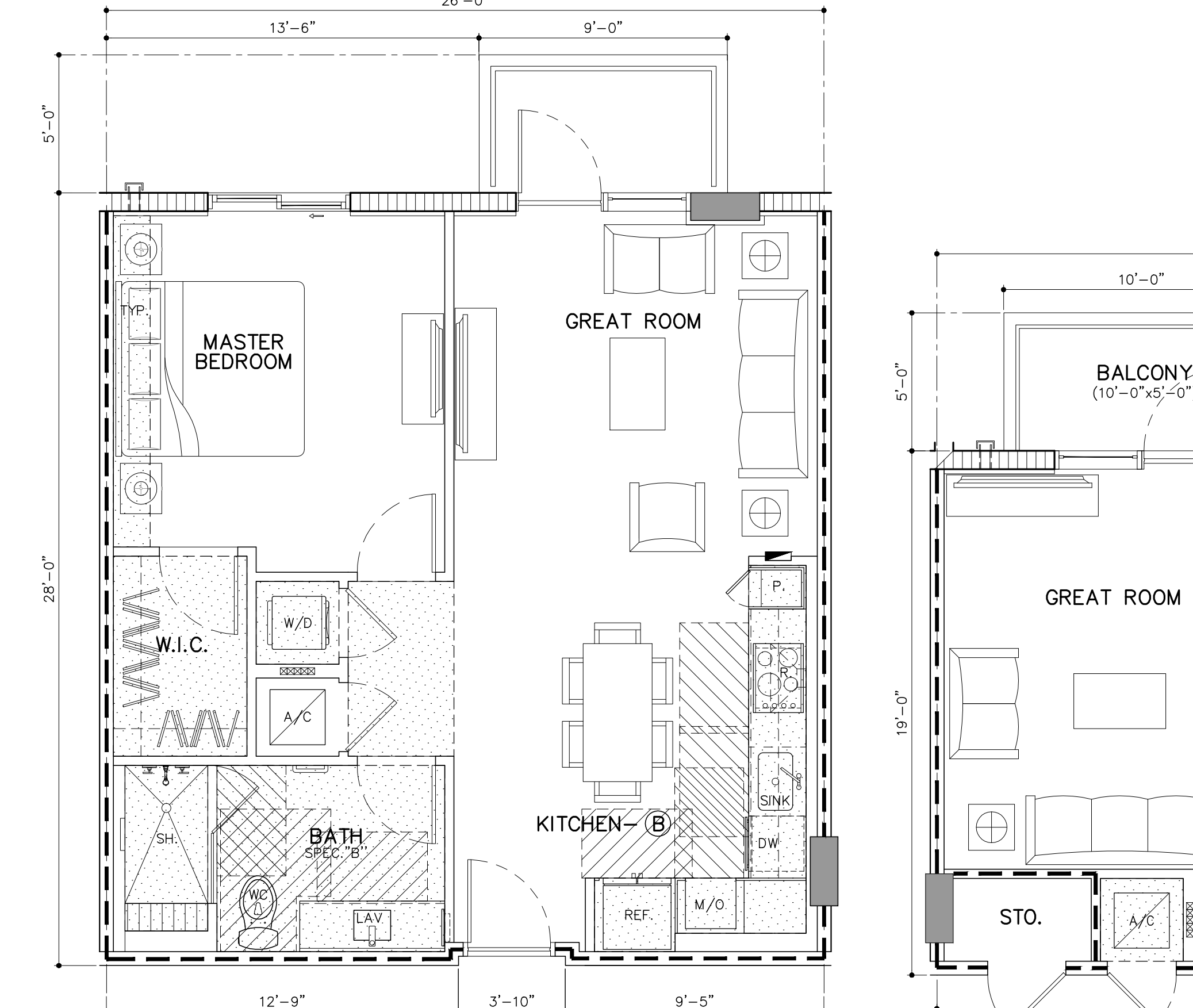
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55U50HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WVV53UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF5605EHZ)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD. GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY BASE CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6"-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	30" x 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6'-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED) (GB- CONTINUOUS GRAB BAR /FOR SHOWER) GB18- TOILET GRAB BARS GB36- TOILET GRAB BARS GB42- TOILET GRAB BARS
TT	OPEN WOOD SHELVING
UU	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
VV	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
WW	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
XX	LINEN CLOSET
YY	LINEN CABINET
YY.1	STORAGE CABINET 78" TALL, 28" DEEP
YY.2	STORAGE CABINET 78" TALL, 12" DEEP
ZZ	STACKABLE WASHER/DRYER
AAA	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
BBB	EXHAUST FAN
CCC	RECESSED ELECTRICAL PANEL
DDD	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
EEE	RAIN WATER LEADER (RWL)
FFF	GYPDUM DRYWALL SOFFIT
GGG	SCHEDULED BASEBOARD
HHH	WOOD BASEBOARD
III	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
JJJ	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
KKK	MEMORY BOX



**UNIT IL-A2.1** (1 BD/1 BTH) 

517		
617	624	625
717	724	725
817	824	825

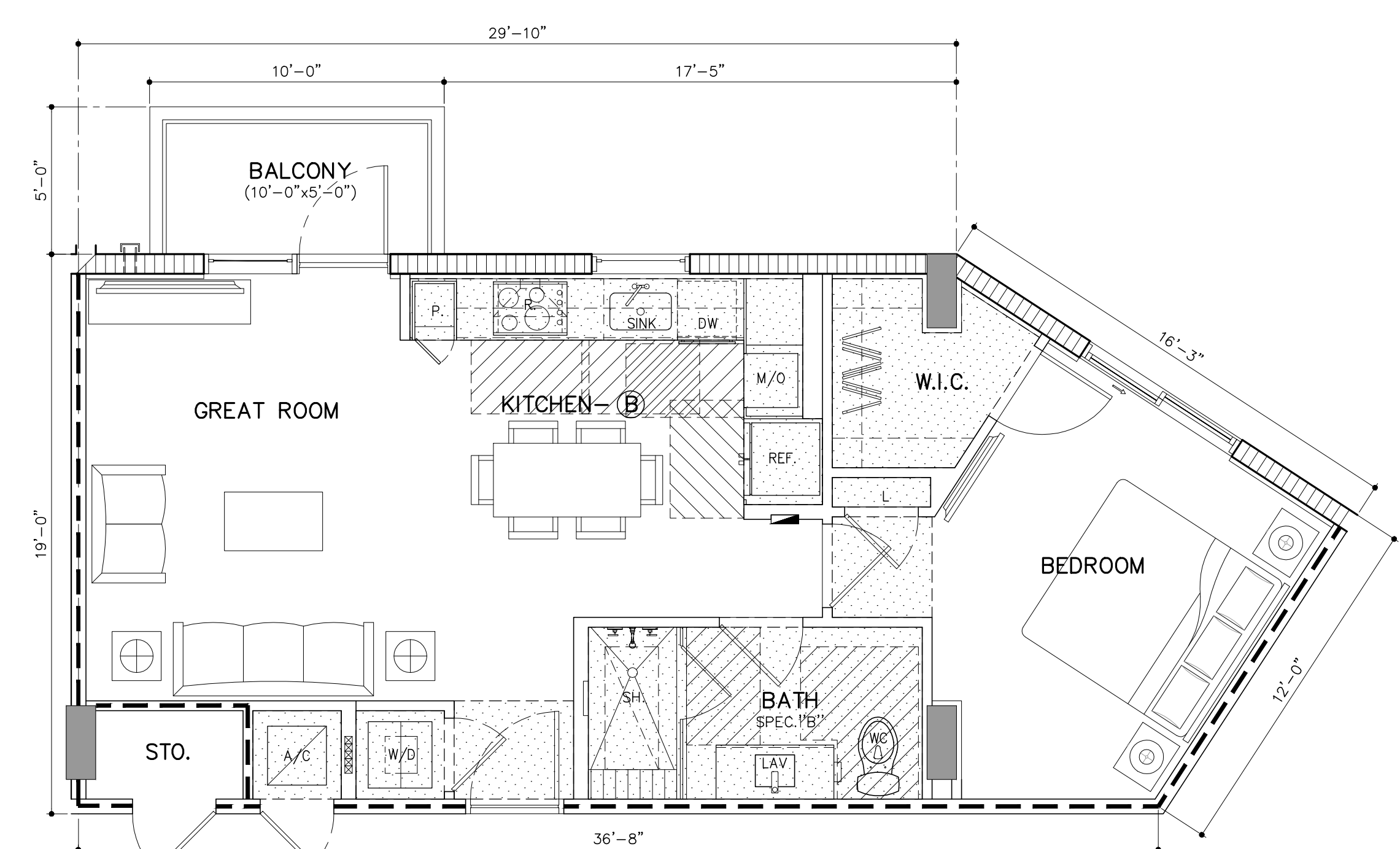
  
 GROSS A/C AREA = 797 SQ. FT. (4 DU'S)  
 NET AREA = 729 SQ. FT.



**UNIT IL-A3** (1 BD/1 BTH) 

524	525
624	625
724	725
824	825

  
 GROSS A/C AREA = 727 SQ. FT. (8 DU'S)  
 NET AREA = 669 SQ. FT.  
 BALCONY = 45 SQ. FT.



**UNIT IL-A4** (1 BD/1 BTH) 

522	523
622	623
722	723

  
 GROSS A/C AREA = 731 SQ. FT. (3 DU'S)  
 NET AREA = 645 SQ. FT.  
 BALCONY = 50 SQ. FT.

**UNIT PLANS - INDEPENDENT LIVING**  
 X UNITS SCALE: 1/4"=1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

MODIFICATION OF PRIOR PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
 ZOM LIVING  
 LOCATED AT:  
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
 ARO013085

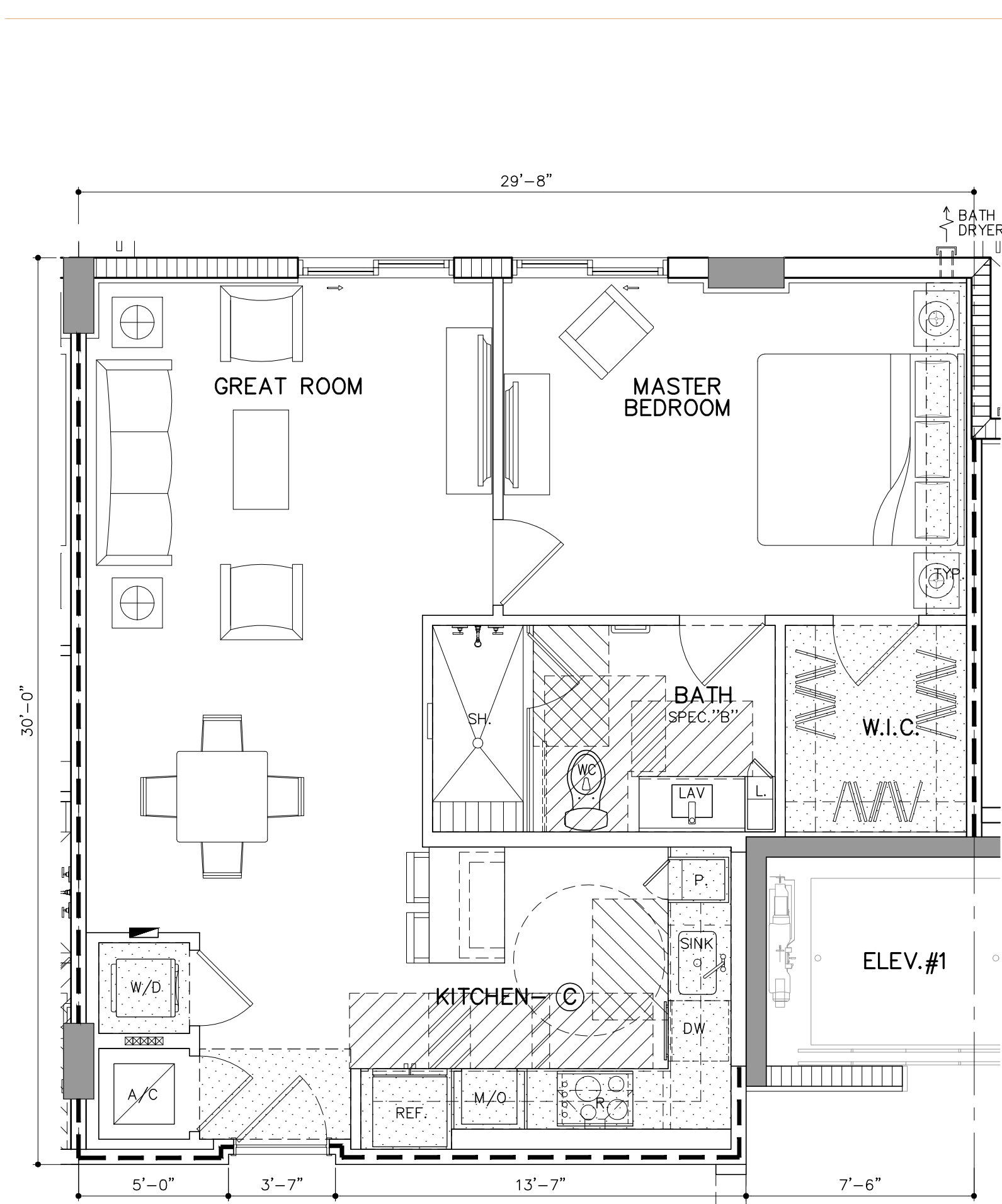
**MSA ARCHITECTS, INC.**  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1510 FLORIDA 33156  
 (305) 273-9901

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 ARCHITECTURE & PLANNING

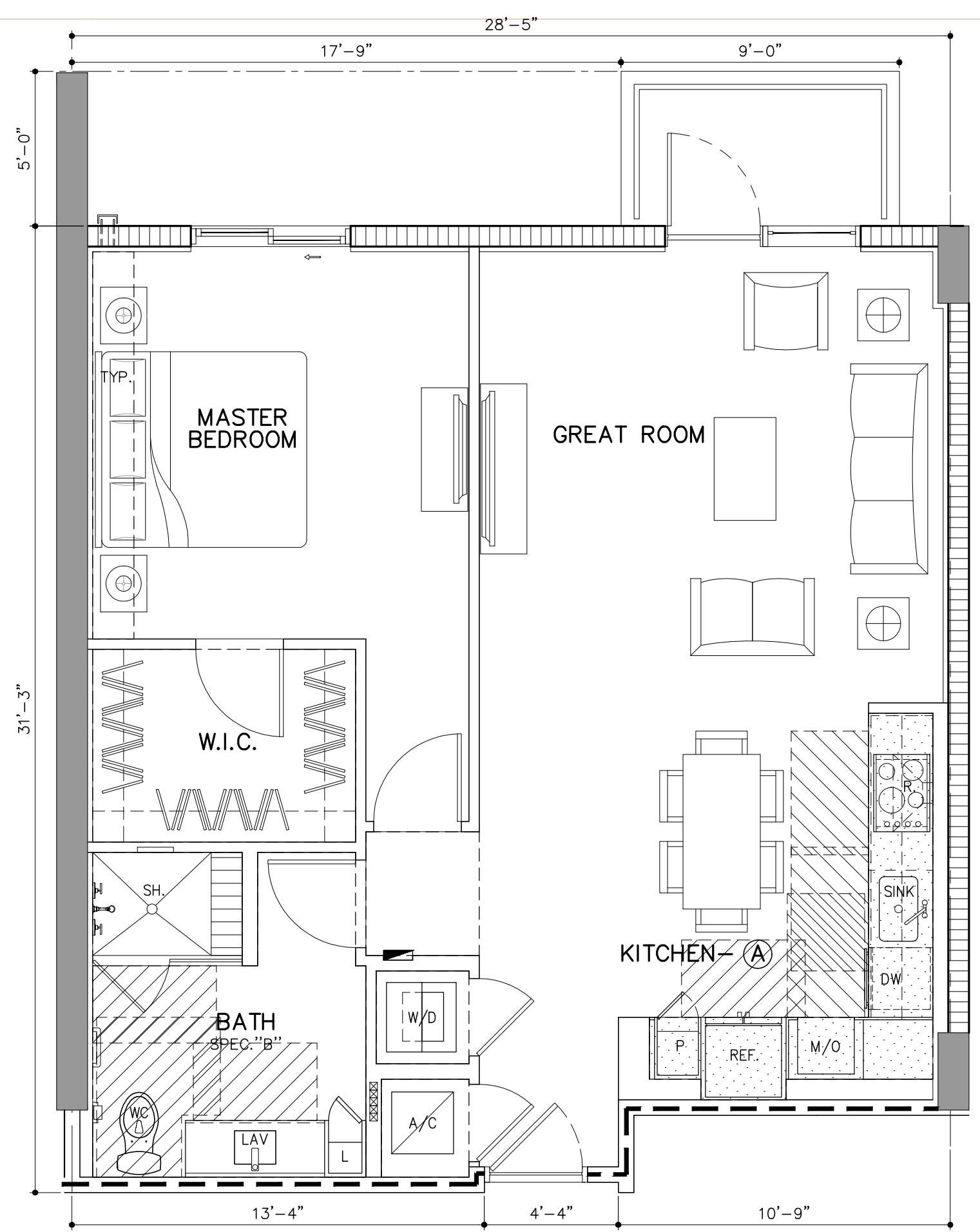
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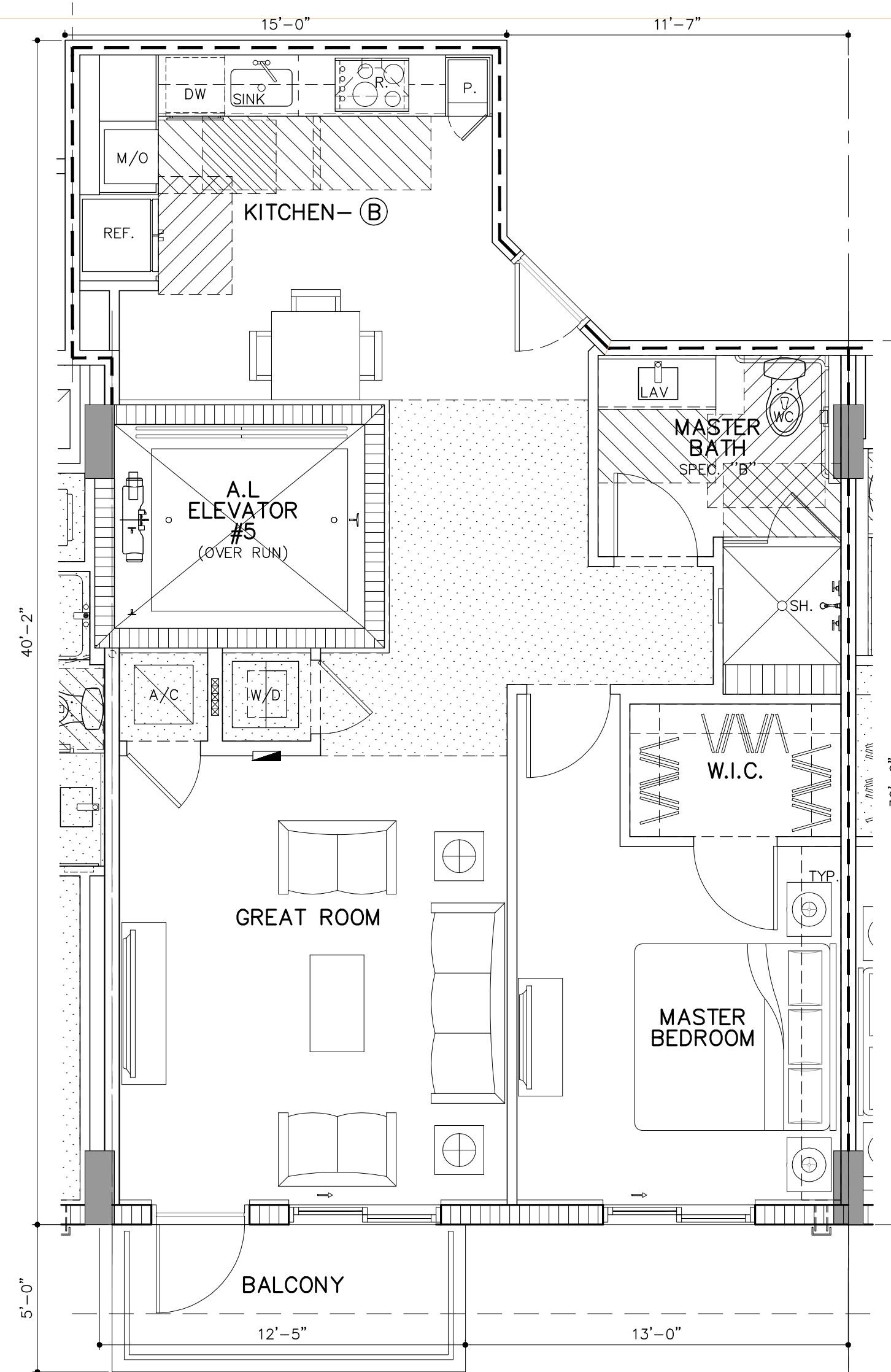
DRAWN: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: AS SHOWN  
 JOB NO.: 1870.PRJ  
 SHEET TITLE: UNIT PLANS INDEPENDENT LIVING  
 SHEET NUMBER: A-4.6



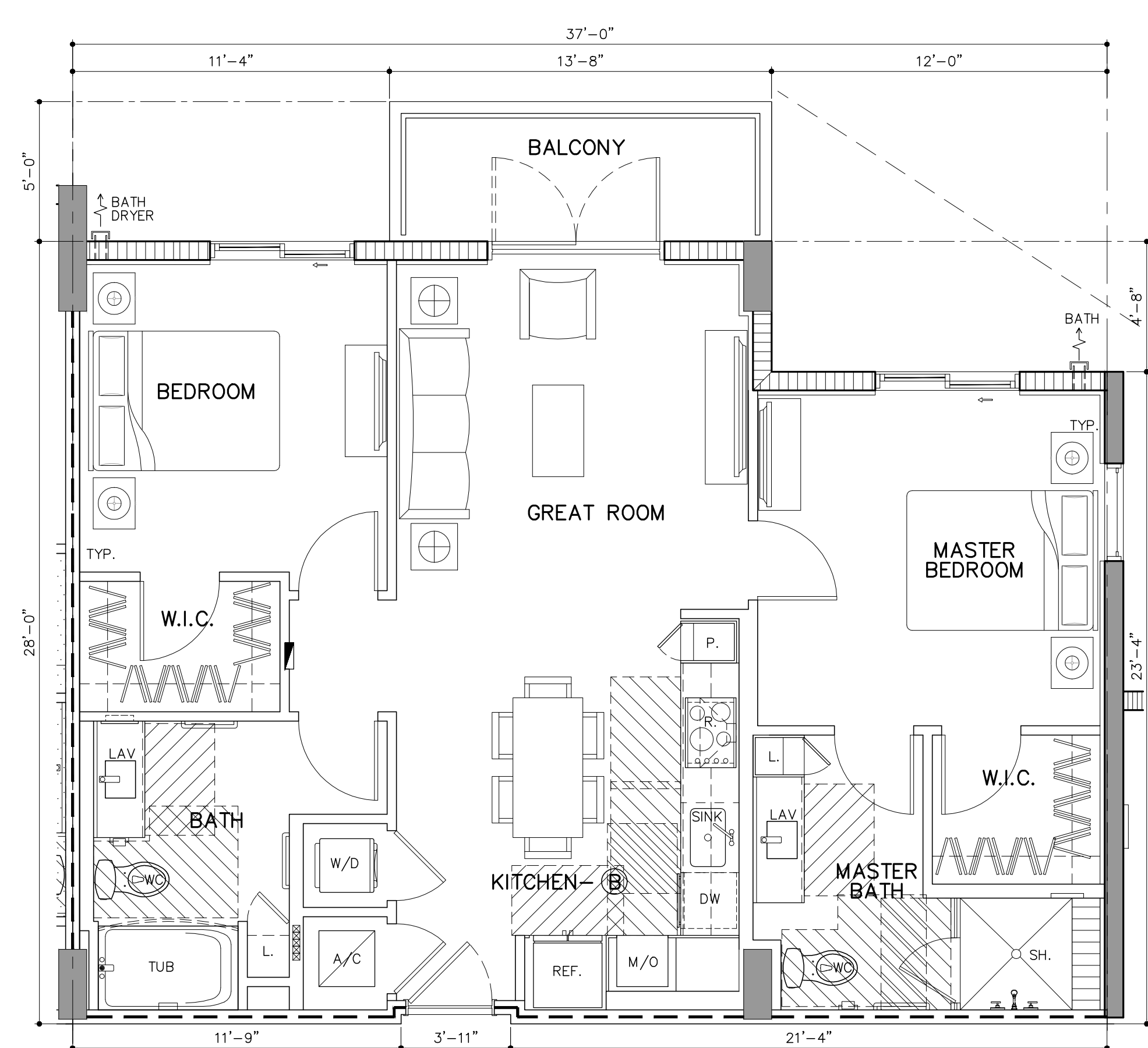
**UNIT IL-A5** (1 BD/1 BTH)  
 GROSS A/C AREA = 806 SQ. FT. (4 DU'S)  
 NET AREA = 746 SQ. FT.  
 519 | 619 | 719 | 819



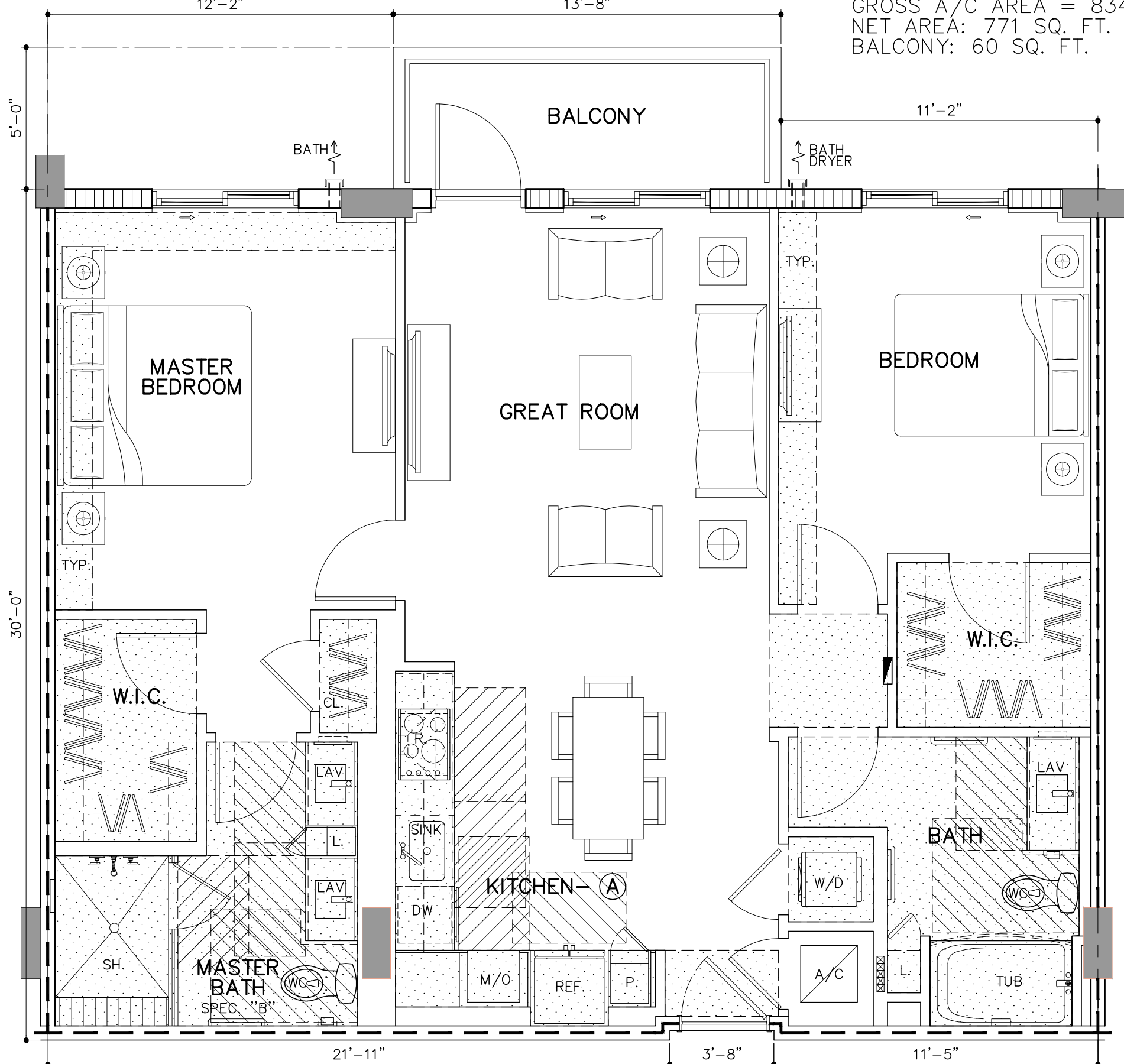
**UNIT IL-A6** (1 BD/1 BTH)  
 GROSS A/C AREA = 878 SQ. FT. (4 DU'S)  
 NET AREA = 790 SQ. FT.  
 BALCONY = 45 SQ. FT.  
 518 | 618 | 718 | 818



**UNIT IL-A7** (1 BD/1 BTH)  
 GROSS A/C AREA = 834 SQ. FT. (1 DU'S)  
 NET AREA = 771 SQ. FT.  
 BALCONY: 60 SQ. FT.  
 515



**UNIT IL-B1** (1 BD/1 BTH)  
 GROSS A/C AREA = 979 SQ. FT. (8 DU'S)  
 NET AREA = 906 SQ. FT.  
 BALCONY: 68 SQ. FT.  
 503 | 507 | 603 | 607  
 703 | 707 | 803 | 807



**UNIT IL-B2** (2 BD/2 BTH)  
 GROSS A/C AREA = 1,109 SQ. FT. (20 DU'S)  
 NET AREA = 1038 SQ. FT.  
 BALCONY = 68 SQ. FT.  
 504 | 506 | 508 | 513 | 514  
 604 | 606 | 608 | 613 | 614  
 704 | 706 | 708 | 713 | 714  
 804 | 806 | 808 | 813 | 814

UNIT PLAN AND INTERIOR ELEVATION LEGEND	
THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY, LOCATED ON SERIES 4 SHEETS	
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202P)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCES50SHS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WVM53UCOFS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF560SEH2)
Q	G.C. TO COORD. CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD. CYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUNTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY BASE CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD. VANITY LIGHT FIXTURES ABOVE MIRROR AT 6"-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
BB	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
CC	CERAMIC WATER CLOSET
DD	TOILET PAPER HOLDER AT 24" A.F.F.
EE	SOAP HOLDER
FF	RECESSED CERAMIC SOAP HOLDER
GG	30" x 60" TUB W/ FILLER AND SHOWER FIXTURES
HH	SHOWER
II	FOLD DOWN SHOWER SEAT
JJ	BUILT-IN SHOWER/TUB SEAT
KK	SHOWER HEAD MOUNTED AT 6"-8" A.F.F. TO BOTTOM OF HEAD
LL	SHOWER CURTAIN ROD
MM	CERAMIC TILE
NN	KNEE WALL AT SHOWER
OO	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
PP	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
QQ	ACCESSIBLE THRESHOLD
RR	GRAB BAR (PROVIDE BLOCKING AS REQUIRED)
SS	(GB- CONTINUOUS GRAB BAR /FOR SHOWER)
TT	GB18- TOILET GRAB BARS
UU	GB36- TOILET GRAB BARS
VV	GB42- TOILET GRAB BARS
WW	OPEN WOOD SHELVING
XX	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
YY	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
ZZ	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
AAA	STACKABLE WASHER/DRYER
BBB	A/HU
CCC	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
DDD	EXHAUST FAN
EEE	RECESSED ELECTRICAL PANEL
FFF	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
GGG	RAIN WATER LEADER (RWL)
HHH	GYPSPUM DRYWALL SOFFIT
III	SCHEDULED BASEBOARD
JJJ	WOOD BASEBOARD
KKK	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
LLL	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
MMM	MEMORY BOX

WALL & SYMBOL LEGEND	
[Symbol]	DROPPED CLG./SOFFIT (7'-8" U.O.N)
[Symbol]	DROPPED CLG./SOFFIT (8'-0", 9'-0" OR 10'-0" AS NOTED)
[Symbol]	CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
[Symbol]	8" CONC. MASONRY UNIT
[Symbol]	METAL STUD PARTITION
[Symbol]	UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
[Symbol]	DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY. REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
[Symbol]	WINDOW DESIGNATION, SIZE & LOCATION VARY, REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
[Symbol]	DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
[Symbol]	INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

UNIT PLAN NOTES	
1.	ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
2.	REFER TO SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
3.	REFER TO SHEET A-4.5 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
4.	REFER TO SHEETS A-4.6 & A-4.7 FOR UNIT INTERIOR ELEVATIONS.
5.	WINDOW SIZES AND LOCATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
6.	BALCONY CONFIGURATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
7.	KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
8.	COLUMN LOCATION IN PARTITIONS VARIES. REFER TO BUILDING PLANS SERIES 2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
9.	ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO DRYWALL & ALL INTERIOR PARTITIONS ARE TAKEN FROM FINISH TO FINISH.
10.	ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

CEILING SOFFIT HEIGHT LEGEND	
4TH THRU 8TH LEVEL:	LIVING/BEDROOM @ 9'-0"/8'-0" SOFFITS (9'-0" TO UNDERSIDE OF SLAB)
	KITCHEN @ 9'-0"/7'-8" SOFFITS
	BATHROOM/FOYER @ 7'-8"
9TH LEVEL:	LIVING/BEDROOM @ 12'-0"/10'-6" SOFFITS
	KITCHEN @ 12'-0"/8'-0" SOFFIT
	BATHROOM/FOYER @ 8'-0"

**UNIT PLANS - INDEPENDENT LIVING**  
 X UNITS SCALE: 1/4"=1'-0"

MODIFICATION OF PRIOR PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

**ZOM CORAL GABLES**  
 FOR:  
 ZOM LIVING  
 LOCATED AT:  
 CORAL GABLES, FLORIDA.

JOSE I. SAUMELL  
 AR0013085

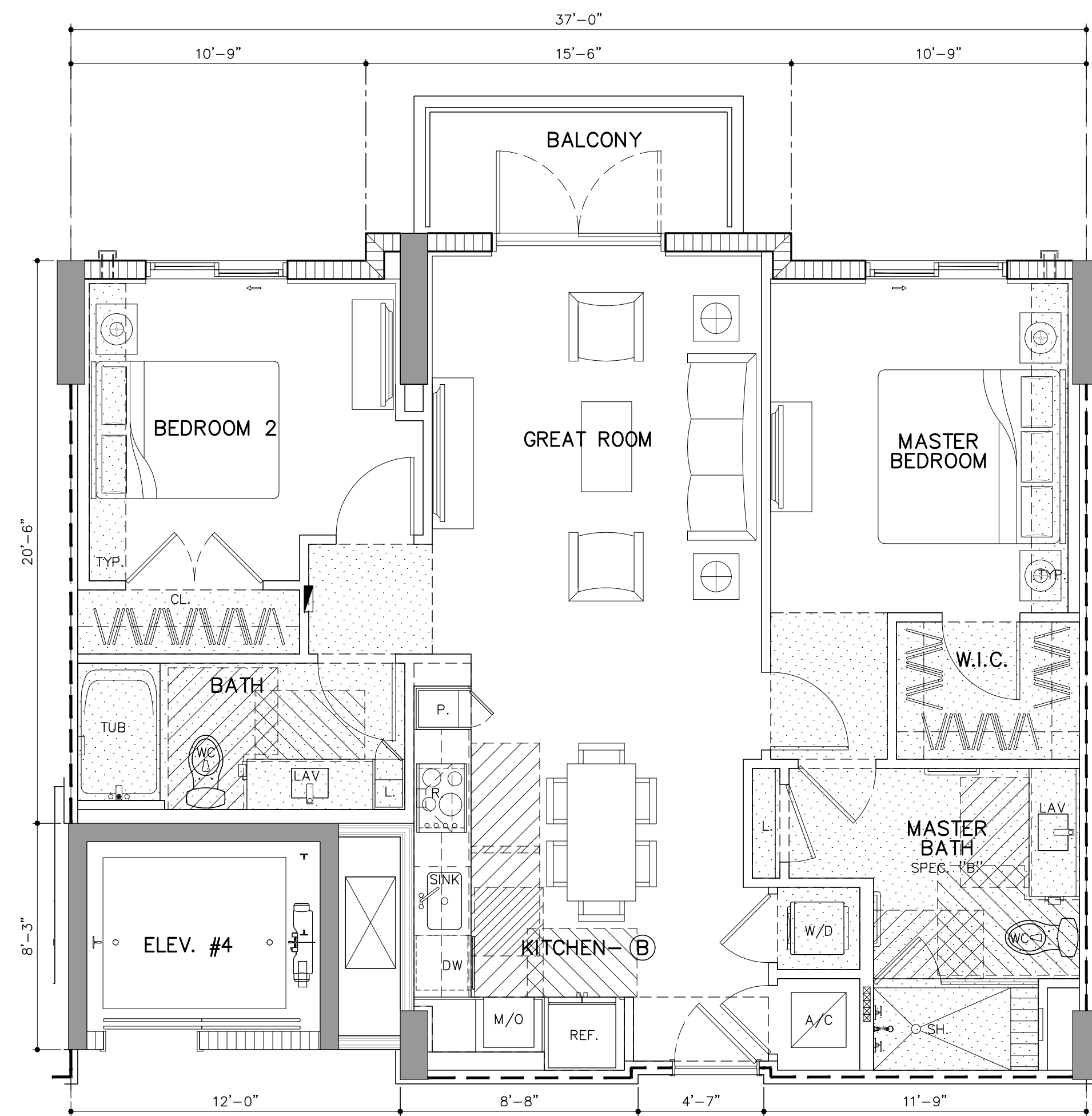
**MSA ARCHITECTS, INC.**  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1510 ORDA, 33156  
 (305) 273-9901

**MSA ARCHITECTS**  
 ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SUCH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS DETERMINED BY THE LOCAL AUTHORITY.

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DRAWN: [ ]  
 DATE: [ ]  
 SCALE: AS SHOWN  
 JOB NO.: 1870.PRJ  
 SHEET TITLE:  
 UNIT PLANS INDEPENDENT LIVING  
 SHEET NUMBER:  
**A-4.7**

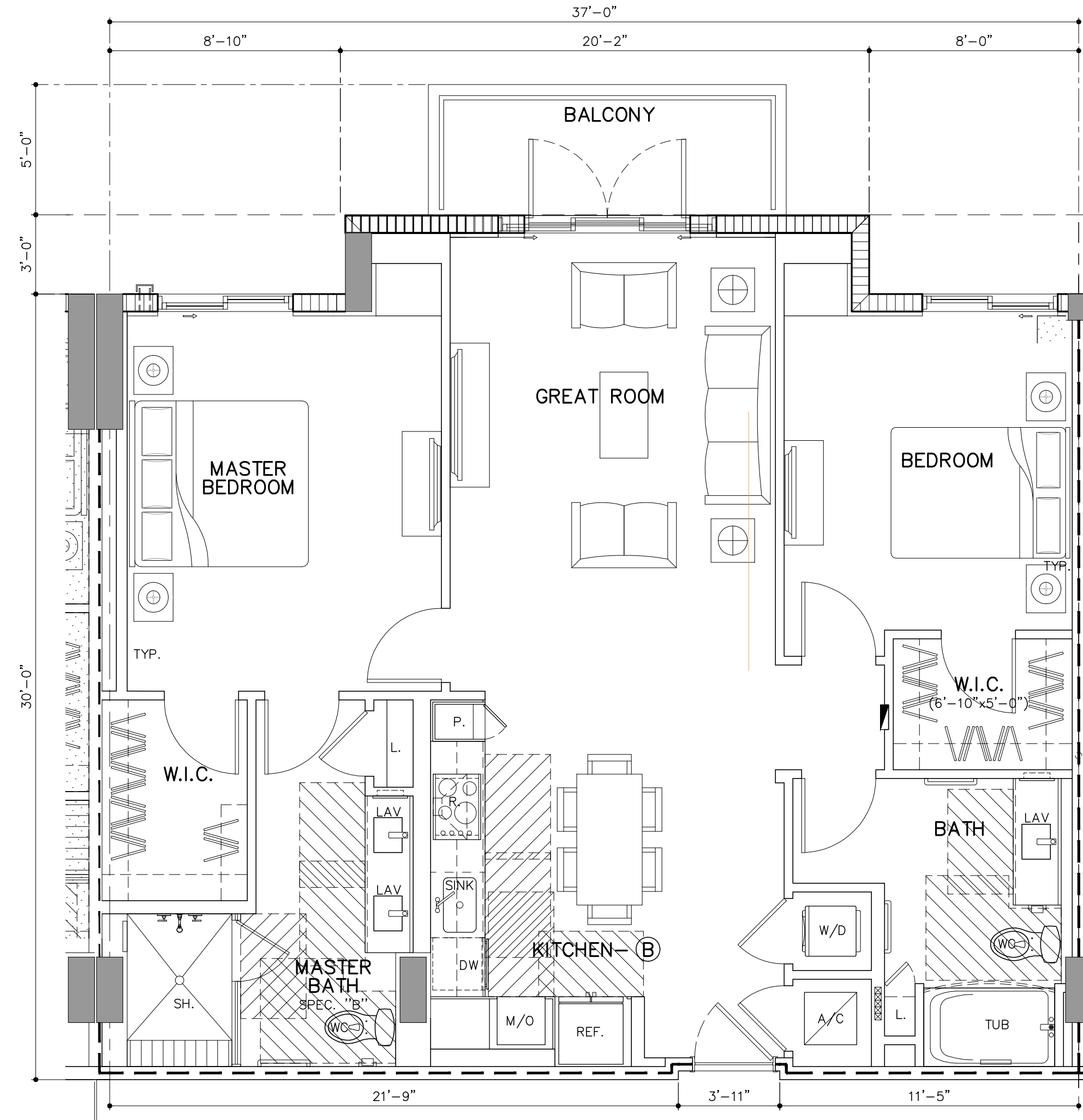


**UNIT IL-B3**

(2 BD/2 BTH)

GROSS A/C AREA = 1,009 SQ. FT. (4 DU'S)  
 NET AREA: 926 SQ. FT.  
 BALCONY = 60 SQ. FT.

505 | 605 | 705 | 805



**UNIT IL-B2.1**

(2 BD/2 BTH)

GROSS A/C AREA = 1,184 SQ. FT. (4 DU'S)  
 NET AREA: 1089 SQ. FT.  
 BALCONY = 68 SQ. FT.

510 | 610 | 710 | 810

**WALL & SYMBOL LEGEND**

- DROPPED CLG./SOFFIT (7'-8" U.O.N)
- DROPPED CLG./SOFFIT (8'-0", 9'-0" OR 10'-0" AS NOTED)
- CONCRETE COLUMN OR WALL REFER TO STRUCTURAL DRAWINGS
- 8" CONC. MASONRY UNIT
- METAL STUD PARTITION
- UNIT KEY NOTES REFER TO LEGEND FOR DESIGNATION
- DOOR DESIGNATION REFER TO DOOR SCHEDULE (EXTERIOR DOOR SIZE & LOCATION VARY, REFER TO DOOR SCHEDULE & BLDG. PLANS SERIES 2 DWGS)
- WINDOW DESIGNATION, SIZE & LOCATION VARY, REFER TO WINDOW SCHEDULE & BUILDING PLANS SERIES 2 DWGS.
- DESIGNATES SOFFIT OR CEILING HEIGHT A.F.F. (FINISHED UNDERSIDE OF SLAB @ UN-HATCHED AREAS)
- INDICATES OPERABLE PANEL @ HORIZONTAL SLIDING WINDOW & SLIDING GLASS DOOR

UNIT PLAN AND INTERIOR ELEVATION LEGEND	
THIS LEGEND APPLIES TO UNIT FLOOR PLANS AND INTERIOR ELEVATIONS ONLY, LOCATED ON SERIES 4 SHEETS	
A	SURFACE MOUNTED STAINLESS STEEL SINK
B	UNDER COUNTER MOUNTED STAINLESS STEEL KITCHEN SINK W/DISPOSAL (WG1202PH)
C	NUTRITION CENTER COUNTERTOP QUARTZ 2CM THICKNESS W/ FULL TILE BACKSPASH TO BOTTOM OF UPPER CABINETS (3"x6")
D	BASE CABINETS
E	OVERHEAD CABINETS
F	CABINET W/ KNEE SPACE
G	CABINET END WALL PANEL
H	PANTRY CABINET
I	UNDERCOUNTER REFRIGERATOR
J	COUNTERTOP MICROWAVE
K	24" UNDER COUNTER DISHWASHER (WHIRPOOL WDF331PAHS)
L	18" UNDER COUNTER WINE COOLER
M	30" ELECTRIC BUILT-IN COOKTOP (WHIRPOOL WCE55US0HS)
N	27" ELECTRIC BUILT-IN MICROWAVE/OVEN COMBINATION (WHIRPOOL WOC54EC7HS)
O	RECIRCULATING WALL-MOUNT CANOPY RANGE HOOD (WHIRPOOL WVW53UC0FS)
P	REFRIGERATOR / FREEZER (WHIRPOOL WRF560SEHZ)
Q	G.C. TO COORD: CABINET BUILD OUT DIMENSION SO THAT FACE OF UPPER CABINET ABOVE REFRIGERATOR IS FLUSH W/BACK OF REFRIGERATOR DOOR
R	G.C. TO COORD: GYP. BD. BUILD OUT DIMENSION SO THAT FACE OF PANTRY UNIT IS FLUSH W/BACK OF REFRIGERATOR DOOR
S	LAVATORY
T	UNDERMOUNT CERAMIC LAVATORY
U	VANITY COUTERTOP QUARTZ 2CM THICKNESS W/4" BACKSPASH
V	VANITY BASE CABINET W/ KNEE SPACE
W	VANITY BASE CABINET
X	FRAMED MIRROR (TRIM 2 1/4" x 3/4" THICKNESS)
Y	WALL MTD, VANITY LIGHT FIXTURES ABOVE MIRROR AT 6'-10" A.F.F. TO CENTER OF BACKPLATE
Z	LOCKABLE MED CABINET W/ FOLD DOWN DOOR
AA	RECESSED MEDICINE CABINET
BB	TOWEL BAR (PROVIDE PT WOOD BLOCKING AS REQUIRED)
CC	WATER CLOSET ACCESSIBLE HEIGHT - FLUSH CONTROL ON OPEN SIDE
DD	CERAMIC WATER CLOSET
EE	TOILET PAPER HOLDER AT 24" A.F.F.
FF	SOAP HOLDER
GG	RECESSED CERAMIC SOAP HOLDER
HH	50" X 60" TUB W/ FILLER AND SHOWER FIXTURES
II	SHOWER
JJ	FOLD DOWN SHOWER SEAT
KK	BUILT-IN SHOWER/TUB SEAT
LL	SHOWER HEAD MOUNTED AT 6'-8" A.F.F. TO BOTTOM OF HEAD
MM	SHOWER CURTAIN ROD
NN	CERAMIC TILE
OO	KNEE WALL AT SHOWER
PP	FRAMELESS SHOWER ENCLOSURE AND DOOR W/ CAT II SAFETY GLASS AND CLEAR VINYL SEALS
QQ	HEAT LAMP IN ALL MEMORY-CARE (MC) & ASSISTED-LIVING (AL) BATHROOMS
RR	ACCESSIBLE THRESHOLD
SS	GRAB BAR (PROVIDE BLOCKING AS REQUIRED)
TT	(GB- CONTINUOUS GRAB BAR /FOR SHOWER)
UU	GB18- TOILET GRAB BARS
VV	GB36- TOILET GRAB BARS
WW	GB42- TOILET GRAB BARS
XX	OPEN WOOD SHELVING
YY	CLOSET SHELVES (1) 12" WOODEN SHELF W/ HANGER ROD
YY.1	CLOSET SHELVES (2) 12" WOODEN SHELF W/ HANGER ROD
YY.2	CLOSET SHELVES (5) 12" OR 24" (WHERE APPLICABLE) WOODEN SHELF
ZZ	STACKABLE WASHER/DRYER
AAA	AHU
BBB	A/C ACCESS PANEL - VERIFY SIZE & LOCATION W/ MECH.
CCC	EXHAUST FAN
DDD	RECESSED ELECTRICAL PANEL
EEE	LOW VOLTAGE PANEL (SMART BOX @ 48" A.F.F.)
FFF	RAIN WATER LEADER (RWL)
GGG	GYP/SUM DRYWALL SOFFIT
HHH	SCHEDULED BASEBOARD
III	WOOD BASEBOARD
JJJ	CONCRETE (BROOM FINISH W/ PENETRATING SEALER)
KKK	42" ALUMINUM GUARDRAIL (REFER TO EXT. ELEVATION FOR RAIL DESIGNS)
LLL	MEMORY BOX

**UNIT PLAN NOTES**

1. ALL WET WALLS & SOFFITS UNDER TUB, SHOWER, OR TOILET TRAPS TO BE LINED WITH R-11 BATT INSULATION.
2. REFER TO SERIES 10 FOR ACCESSIBILITY REQUIREMENTS.
3. REFER TO SHEET A-4.5 FOR UNIT, DOOR, WINDOW & FINISH SCHEDULE.
4. REFER TO SHEETS A-4.6 & A-4.7 FOR UNIT INTERIOR ELEVATIONS.
5. WINDOW SIZES AND LOCATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS.
6. BALCONY CONFIGURATIONS VARY. REFER TO BUILDING PLANS SERIES A-2 AND ELEVATIONS SERIES A-3 DRAWINGS.
7. KITCHEN APPLIANCES ARE BASED ON APPLIANCE PACKAGE PROVIDED BY OWNER. GENERAL CONTRACTOR TO COORDINATE WITH APPLIANCE PACKAGE.
8. COLUMN LOCATION IN PARTITIONS VARIES. REFER TO BUILDING PLANS SERIES A-2 DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO COLUMN LOCATIONS.
9. ALL ROOM SIZES DEPICTED IN THESE PLANS ARE NOMINAL DIMENSIONS. DIMENSIONS ARE TAKEN FROM INTERIOR OF CMU WALL TO DRYWALL & ALL INTERIOR PARTITIONS ARE TAKEN FROM FINISH TO FINISH.
10. ALL UNIT GROSS SQUARE FOOTAGE ARE MEASURED FROM CENTERLINE OF DEMISING & CORRIDOR WALL TO EXTERIOR OF CMU EXTERIOR WALL.

**CEILING SOFFIT HEIGHT LEGEND**

4TH THRU 8TH LEVEL: (9'-0" TO UNDERSIDE OF SLAB)	LIVING/BEDROOM @ 9'-0"/8'-0" SOFFITS	KITCHEN @ 9'-0"/7'-8" SOFFITS	BATHROOM/FOYER @ 7'-8"
9TH LEVEL:	LIVING/BEDROOM @ 12'-0"/10'-6" SOFFITS	KITCHEN @ 12'-0"/8'-0" SOFFIT	BATHROOM/FOYER @ 8'-0"

**UNIT PLANS - INDEPENDENT LIVING**

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

BY \_\_\_\_\_

MODIFICATION OF PRIOR CONDITIONAL USE 05/10/19  
 PLANNING BOARD SUBMITTAL 07/31/19  
 PLANNING BOARD RE-SUBMITTAL 08/23/19  
 COMMISSION HEARING 11/12/2019

**ZOM CORAL GABLES**

FOR:  
**ZOM LIVING**

LOCATED AT:  
**CORAL GABLES, FLORIDA.**

JOSE I. SAUMELL  
AR0013085

MSA ARCHITECTS, INC.  
 AAC000895  
 8950 SW 74th COURT  
 SUITE 1510 ORLA, FL 33156  
 (305) 273-9901

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ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

DRAWN \_\_\_\_\_  
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**A-4.8**