

project information :

# The Commons Apartments New Construction

2744 Northwest 207th Street  
Miami Gardens, Florida 33056

## Site Plan Submittal August 12, 2014

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Apartments**  
New Construction  
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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**COVER SHEET**

project number : #11051

drawing scale : As Shown

drawing date : August 12, 2014

phase : Site Plan Submittal

sheet number :

**A0.00**

architect :



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client :

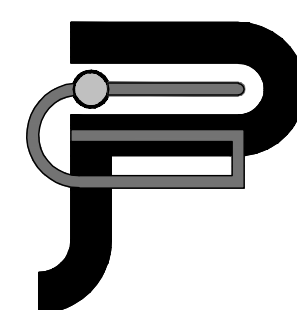


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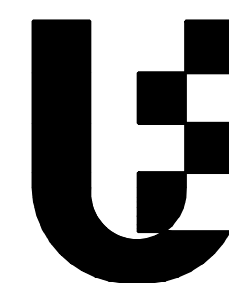
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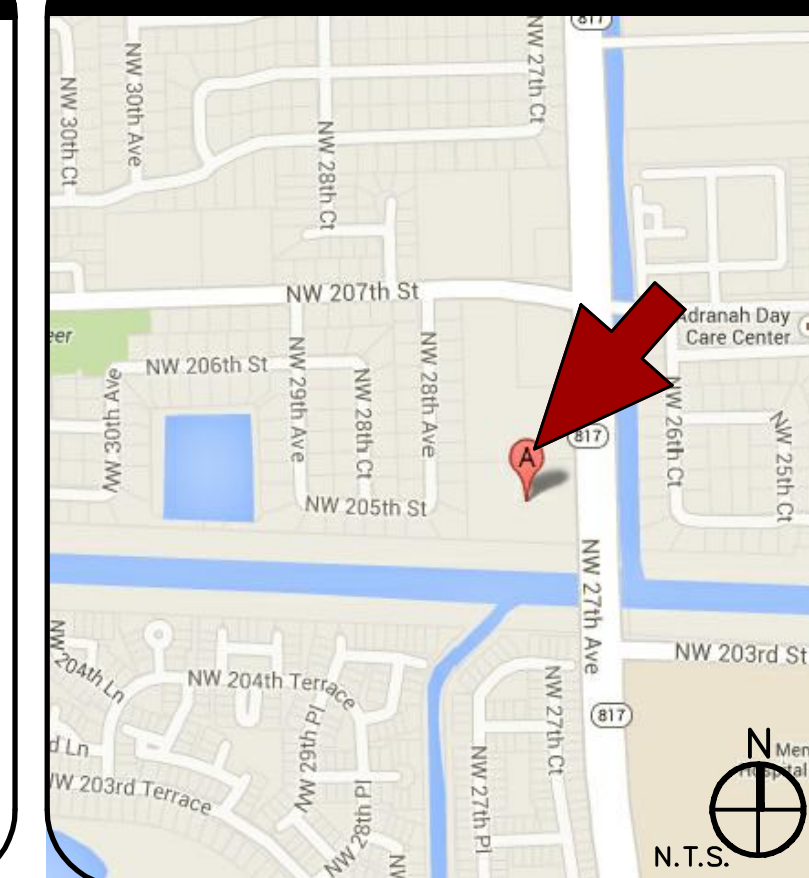
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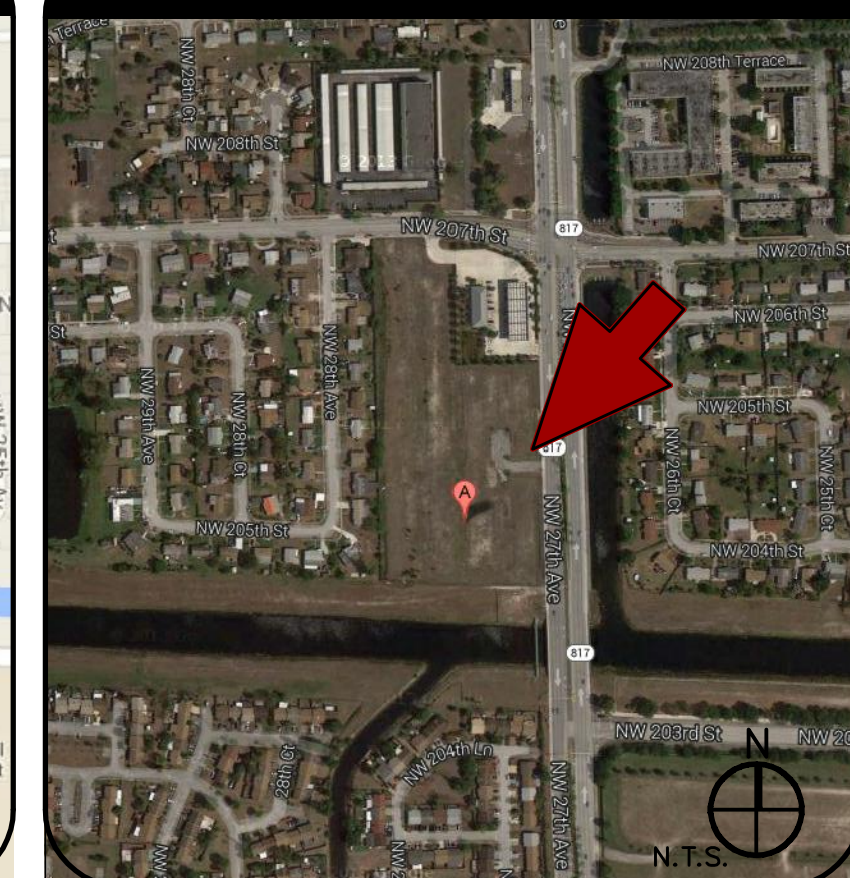
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location map :



aerial map :



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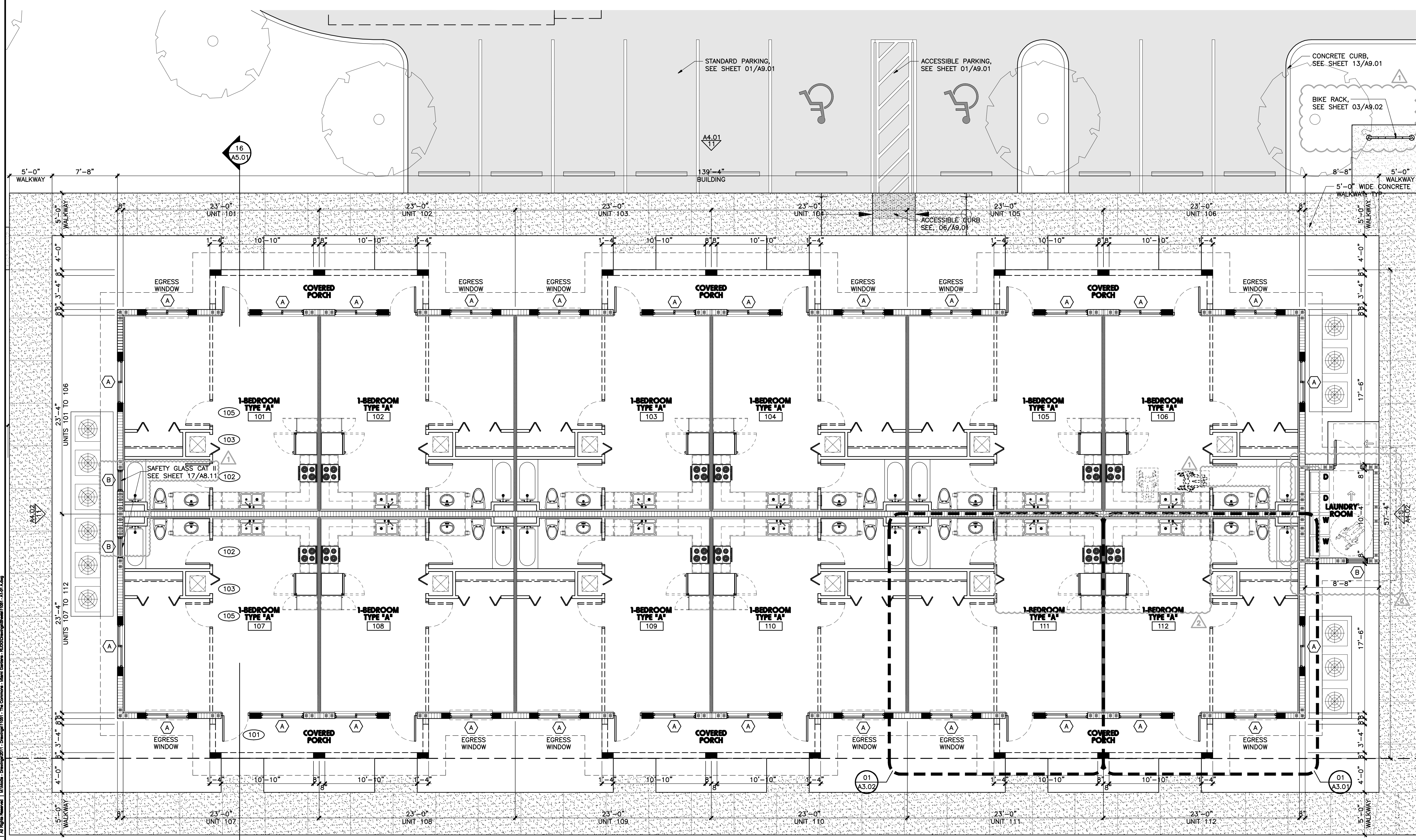
**seal:**  
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**revisions:**

2	01-12-2015	BUILD. DEPART. COMM.
1	09/16/2014	BUILD. DEPART. COMM.

**drawing data:**

<b>FLOOR PLAN GROUND LEVEL BUILDING "A"</b>
<b>project number:</b> #11051
<b>drawing scale:</b> As Shown
<b>drawing date:</b> August 12, 2014
<b>phase:</b> Site Plan Submittal
<b>sheet number:</b> A1.01A



**16 Floor Plan - Ground Level - Building - A**  
 SCALE: 3/16"=1'-0" N

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**drawing data:**  
**FLOOR PLAN**  
**GROUND LEVEL**  
**BUILDING "B"**

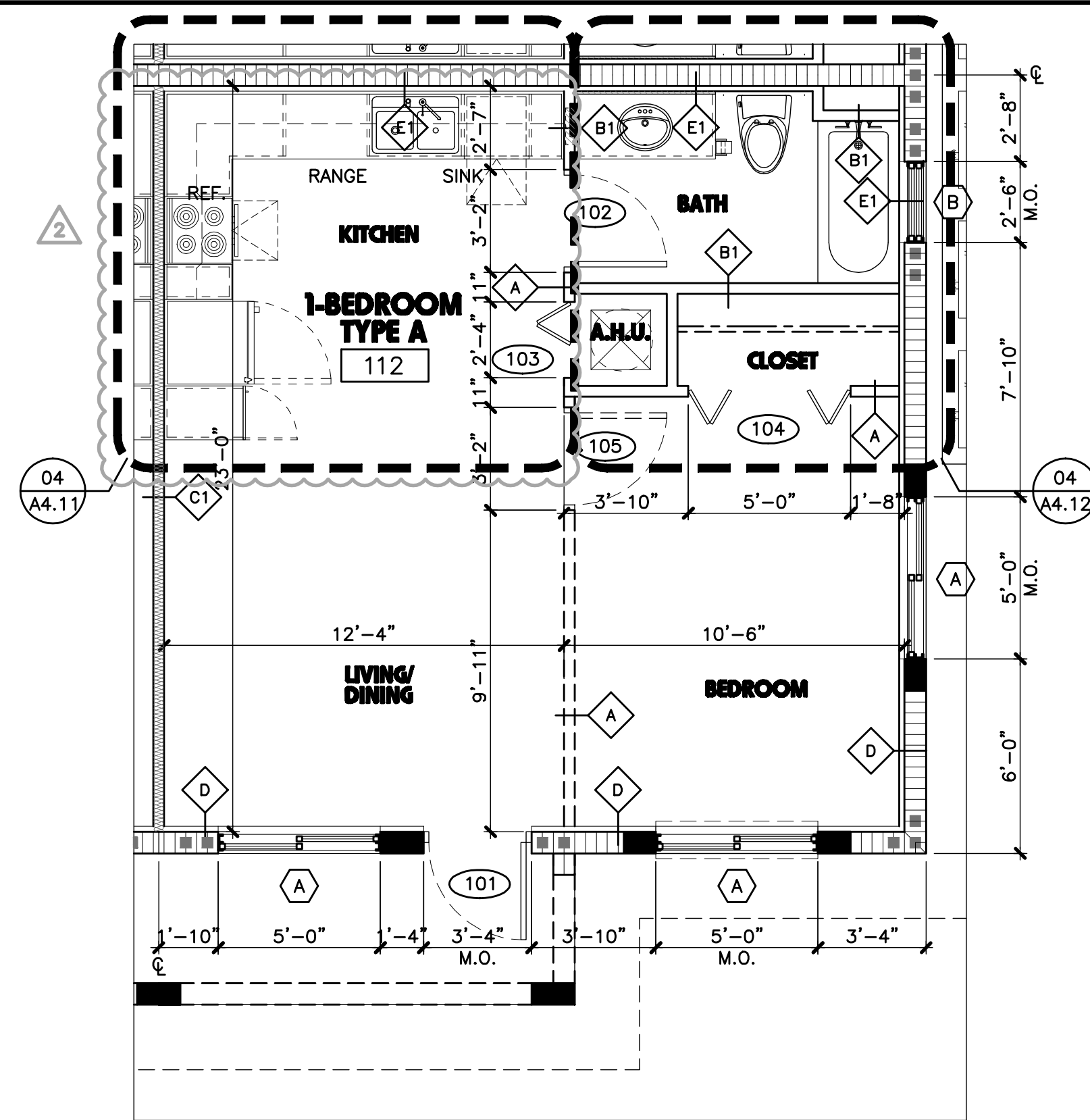
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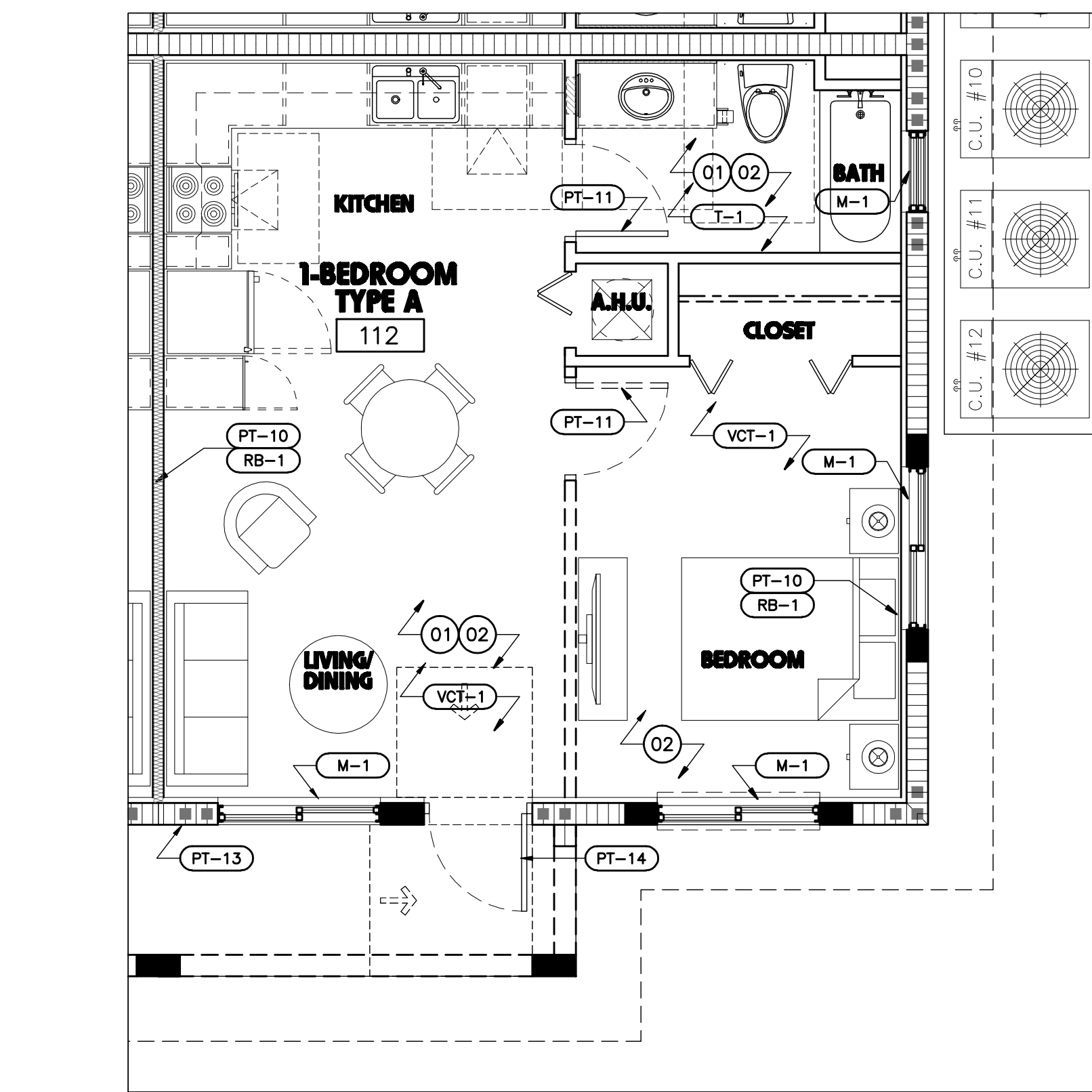
**16 Floor Plan - Ground Level - Building - B**  
 SCALE: 3/16"=1'-0"

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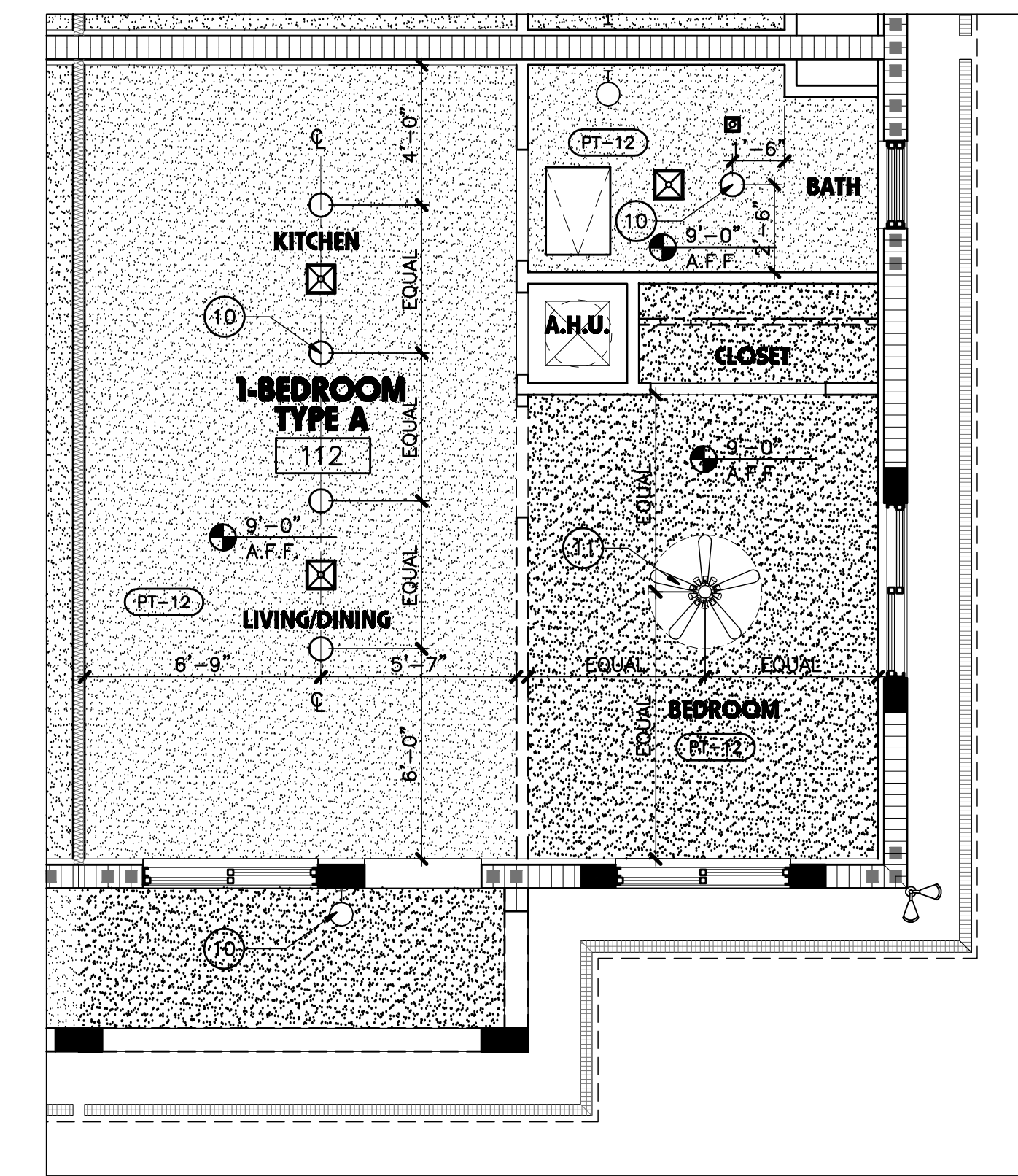
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**01 Enlarged - Floor Plan**  
SCALE: 1/4"=1'-0" UNIT AREA = 552 SF



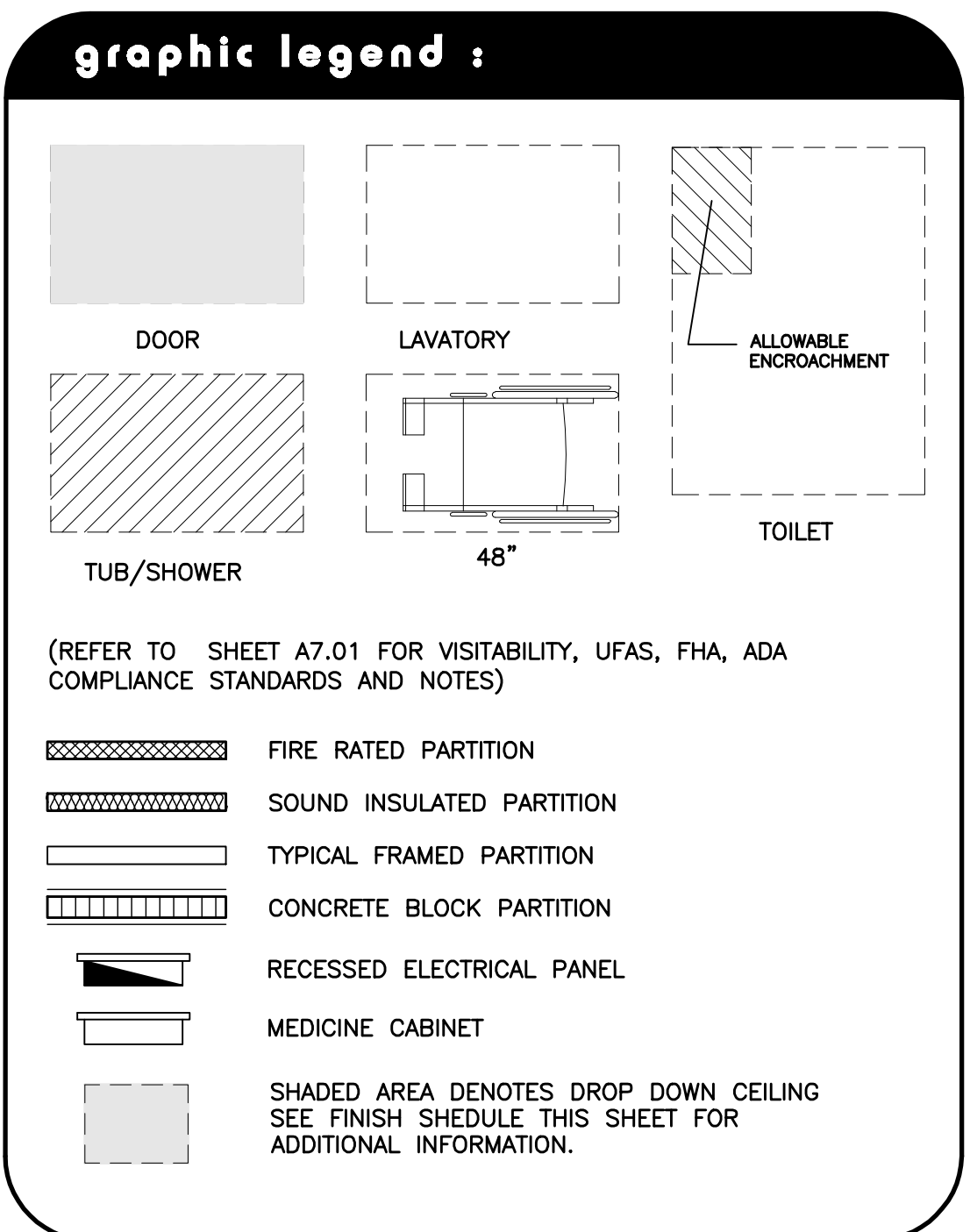
**03 Enlarged - Finish Plan**  
SCALE: 1/4"=1'-0" UNIT AREA = 552 SF



**05 Enlarged - Reflected Ceiling Plan**  
SCALE: 1/4"=1'-0" UNIT AREA = 552 SF

**finish schedule :**

VCT-1	NON SKID VCT, ARMSTRONG 12" x 12" x 1/8" NO. 57200 PARCHMENT BEIGE TILE OR APPROVED EQUAL. (CERAMIC OR PORCELAIN)
RB-1	RUBBER WALL BASE, ARMSTRONG 4" HIGH 1/8" GAUGE SOFT WHITE 65 OR APPROVED EQUAL.
RB-2	RUBBER WALL BASE, ARMSTRONG 4" HIGH 1/8" GAUGE JET BLACK BROWN 64 OR APPROVED EQUAL.
PT-10	BENJAMIN MOORE LOW VOC PAINT COLOR #975 TAPESTRY BEIGE-SEMI GLOSS INTERIOR WALLS OR APPROVED EQUAL.
PT-11	BENJAMIN MOORE LOW VOC PAINT COLOR WHITE-SEMI GLOSS, INTERIOR ROOM DOORS OR APPROVED EQUAL.
PT-12	BENJAMIN MOORE LOW VOC PAINT COLOR WHITE-FLAT, INTERIOR ROOM CEILING OR APPROVED EQUAL.
PT-13	BENJAMIN MOORE LOW VOC PAINT COLOR NO. 977 BRANDON BEIGE-SEMI GLOSS OR APPROVED EQUAL.
PT-14	BENJAMIN MOORE LOW VOC PAINT COLOR NO. 1001 NORTH CREEK BROWN-SEMI GLOSS OR APPROVED EQUAL.
T-1	SLIP RESISTANT CERAMIC FLOOR TILE, SELECTED BY OWNER.
T-2	HIGH GLOSS CERAMIC WALL TILE, SELECTED BY OWNER.
TB-1	4" HIGH CERAMIC BASE TILE, SELECTED BY OWNER.
M-1	MARBLE SILL
ACT-1	ARMSTRONG 24" x 24" CLASSIC FINE TEXTURED ACOUSTICAL CEILING PANELS OR APPROVED EQUAL.
EP-1	EPOXY FLOOR FINISH SYSTEM AT ALL MECHANICAL ROOMS. COLOR TO BE SELECTED BY ARCHITECT.



**unit keynotes :**

01	WALL TILE & FLOOR TILE IN BATHROOM AREA (REFER TO UNIT FINISH SCHEDULE FOR ADDITIONAL INFORMATION).
02	FLOOR AND BASE INSTALLATION (REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION).
03	TOILET CALL STATION (REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION).
04	REINFORCE WALLS FOR FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS, TUB/SHOWER UNITS, AND SHOWERS REINFORCING TO BE AT LEAST 6" WIDE x 24" LONG. (REFER TO DIAGRAM 01/A8.01)
05	REMOVABLE SHOWER HEAD WITH WALL MOUNTED SLIDE MECHANISM.
06	SLIP-RESISTANT/NON-GLOSSY CERAMIC TILE FLOORING (REFER TO FINISH SCHEDULE FOR DETAILS)
07	DOUBLE KITCHEN COMPARTMENT SINK (REFER TO PLUMBING FIXTURE SCHEDULE SHEET A4.11)
08	KITCHEN CABINETS AND COUNTERTOPS (REFER TO KITCHEN CABINET ELEVATIONS SHEET A4.11 FOR DETAILS)
09	(NOT USED)
10	OWNER SELECTED LIGHT FIXTURES, REFER TO ELECTRICAL DRAWINGS FOR DETAILS.
11	42" BLADE CEILING FAN WITH LIGHT FIXTURE
12	
13	
14	
15	
16	
17	

- unit general notes :**
- FOR WINDOW SCHEDULE AND NOA'S REFER TO SHEETS A8.11
  - FOR PARTITION TYPES REFER TO SHEET A8.01.
  - AT ALL CONCRETE EYEBROWS PROVIDE WATERPROOFING: VULKEM 350, VULKEM 351 REFER TO MANUF. SPECIFICATIONS (REFER TO BUILDING ELEVATIONS FOR ADDITIONAL INFORMATION SHEETS A4.01 THRU A4.06).
  - ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE SEALED AS PER DETAILS ON SHEET A9.51 & A9.52).
  - ALL FINISHES SHALL COMPLY WITH NFPA 101 SECTION 18-3.3 INTERIOR FINISHES.  
18-3.3.1 INTERIOR WALL AND CEILING FINISH. INTERIOR FINISH ON WALLS AND CEILINGS IN ACCORDANCE WITH SECTION 6-5 SHALL BE AS FOLLOWS:  
(a) EXIT ENCLOSURES - CLASS A  
(b) LOBBIES AND CORRIDORS - CLASS A OR CLASS B  
(c) ALL OTHER SPACES - CLASS A, CLASS B, OR CLASS C
  - ROOMS USED FOR SLEEPING OR LIVING PURPOSES SHALL BE PROVIDED WITH LIGHT AND VENTILATION BY MEANS OF WINDOWS, TRANSPARENT PANELS OR DOOR, IN EXTERIOR WALLS OR ROOF WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS AND VENTILATION BY MEANS OF OPENINGS IN EXTERIOR WALLS WITH A TOTAL AREA OF NOT LESS THAN 8% OF THE FLOOR AREA. AREA OF OPENINGS PROVIDING LIGHT SHALL BE THE SQUARE FOOTAGE OF THE MANUFACTURER WINDOW DIMENSIONS. AREA OF OPENINGS PROVIDING VENTILATION SHALL BE THE AREA OF THE SCREENED OPENINGS. AS PER F.B.C. SECTION 1203.1.3
  - REFER TO NOTES ON SHEET A8.21 FOR ADDITIONAL DOOR AND SECURITY NOTES.
  - ALL UNIT ENTRY DOORS TO HAVE FIRE TREATED EDGES SUCH THAT NO ASTRAGAL IS REQUIRED FOR 20 MIN. FIRERATING.
  - ENTRY DOORS AND LAUNDRY ROOM DOORS TO HAVE 3/4" UNDERCUT. BOTTOM STILE TO BE "OVERSIZED" TO ALLOW FOR UP TO 1-3/4" UNDERCUT.
  - ALL INTERIOR APARTMENT DOORS AND TRIM TO BE PRIMED AND PAINTED REFER TO UNIT FINISH SCHEDULE THIS SHEET.
  - ALL DOORS SHALL COMPLY WITH NFPA 101 SECTION 5-2.1.5 LOCKS, LATCHES, AND ALARM DEVICES.
  - ALL FIRE RATED DOORS TO HAVE LISTED FIRE RATED HARDWARE. DOOR HARDWARE SCHEDULE TO BE REVIEWED AND APPROVED BY ARCHITECT AND SUBMITTED IF REQUIRED TO BUILDING DEPT. FOR REVIEW, WHEN A HARDWARE SUBCONTRACTOR IS SELECTED.
  - ALL DROPPED CEILING AREAS SHALL BE ADJUSTED IN THE FIELD TO BE AS HIGH AS POSSIBLE ONCE ALL PIPING, CONDUIT, A/C DUCTS, ETC. HAVE BEEN INSTALLED. IN NO CASE SHALL ANY CEILING BE LESS THAN 7'-1" ABV. FINISHED SLAB. ALL DROPPED SOFFITS ABV. KITCHEN CAB'S. SHALL BE 7'-8" ABOVE FIN. SLAB MIN.
  - FOR REINFORCEMENT @ BATHROOM WALLS SEE A8.01.
  - ALL BATHROOM FLOORS TO BE TILE W/ TILE BASE, UNLESS OTHERWISE NOTED. FLOORING TO BE INSTALLED OVER SOUND INSULATION.

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**ENLARGED 1-BEDROOM TYPE-A EXTERIOR FLOOR PLAN**

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