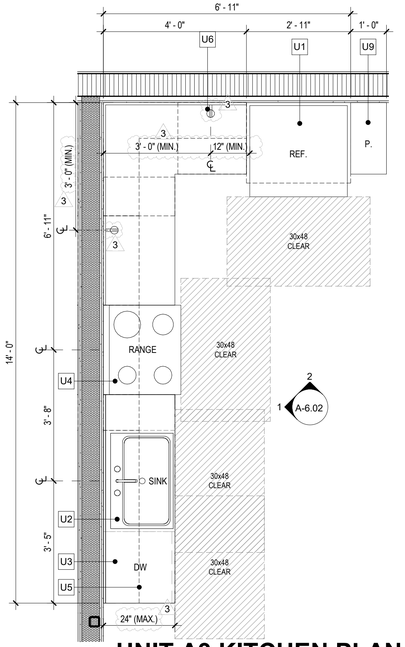
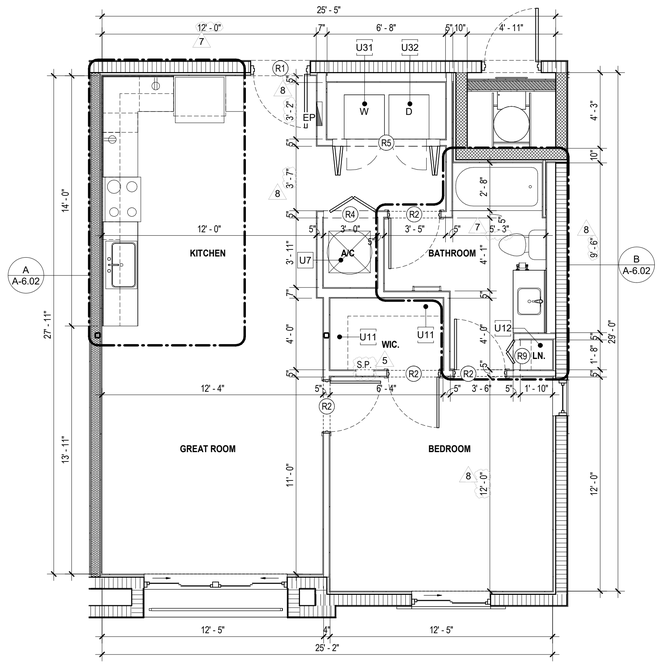


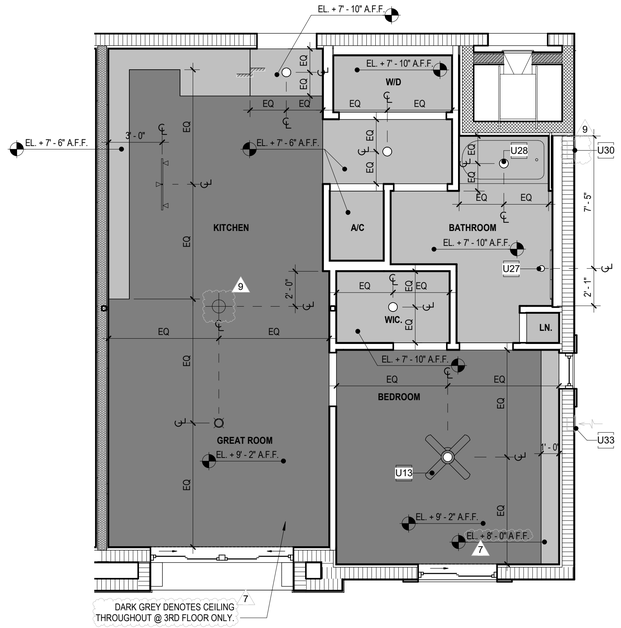
A UNIT A3 KITCHEN PLAN

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



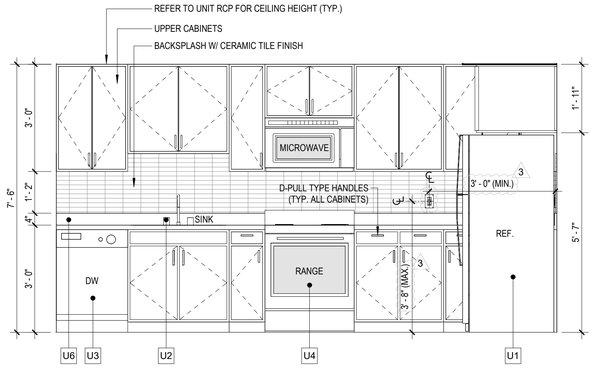
UNIT A3 TYP. FLOOR PLAN

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



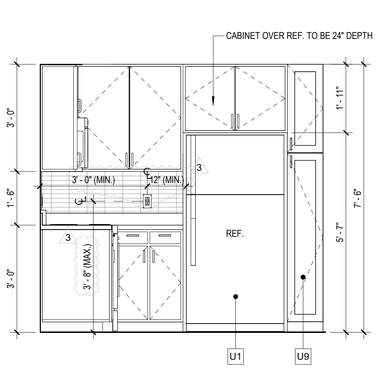
UNIT A3 TYP. RCP

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



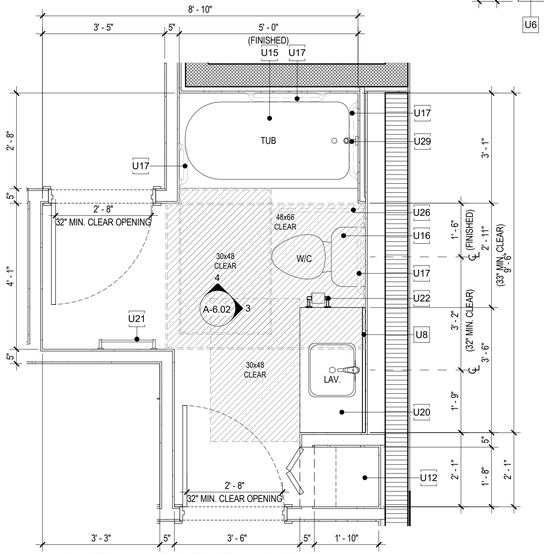
1 UNIT A3 KITCHEN EL.

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



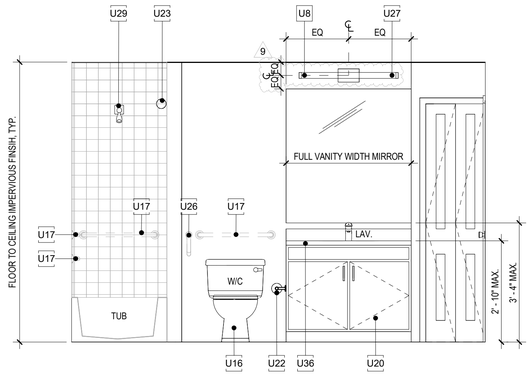
2 UNIT A3 KITCHEN EL.

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



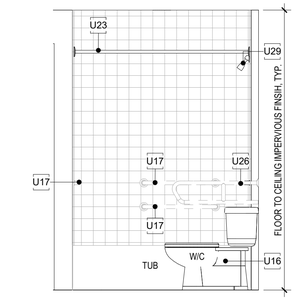
B UNIT A3 BATHROOM PLAN

SCALE: 1/2" = 1'-0" TYPE A BATH



3 UNIT A3 BATHROOM EL.

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



4 UNIT A3 BATHROOM EL.

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

UNIT PLAN - WALL & SYMBOL LEGEND

REINF. CMU WALL W/O FURRING	WS3 — WINDOW TYPE. REFER TO WINDOW SCHEDULE
REINF. CMU WALL W/O FURRING (2 HOUR RATED)	(2) — DENOTES QUANTITY
REINF. CMU WALL W/O FURRING (3 HOUR RATED)	C00 — DOOR NUMBER. REFER TO DOOR SCHEDULE
REINF. SHEAR WALL (2 HOUR RATED)	S1 — STOREFRONT TYPE / LOUVER TYPE
LOW PARAPET WALL @ 42" MIN.	L001 — LOUVER TYPE. REFER TO SERIES A-10.00
TYP. METAL STUD PARTITION WALL	W5 — WALL TYPE. SEE SHEET A-8.01
TYP. 1 HOUR TENANT SEPARATION/SMOKE BARRIER METAL STUD PARTITION WALL	J — JUNCTION BOX (ELECT.) RECESS IN SLAB ABOVE / SCONCE ON WALL
2 HOUR UL RATED SHAFT WALL	E.P. — ELECTRICAL PANEL (COORDINATE WITH ELECTRICAL DRAWINGS)
CENTER LINE	

UNIT NOTES

1. UNLESS OTHERWISE INDICATED, INTERIOR PARTITIONS, SHOULD BE WALL TYPE: #29 & #31. REFER TO WALL TYPE SCHEDULE SHEET A-8.01A.
2. TYPICAL DIMENSIONS ARE TO FINISHED SURFACES. DIMENSIONS TO STRUCTURAL ELEMENTS ARE TO FACE OF CORE. THICKNESS OF BATHROOM TILE FINISHES ARE NOT INCLUDED IN WALL ASSEMBLY AND THEREFORE NOT INCLUDED IN FINISHED DIMENSIONS.
3. REFER TO OVERALL FLOOR PLAN FOR OVERALL DIMENSION OF UNITS. OVERALL DIMENSION OF UNITS MAY VARY, BUT NO MORE THAN 6". DISCREPANCIES SHALL BE NOTIFIED TO ARCHITECT.
4. FLOOR SHALL MEET AN IIC OF 50 AND STC OF 50.
5. DEMISING WALLS SHALL MEET A STC OF 50.
6. FOR WINDOW TYPE AND LOCATION PLEASE REFER TO OVERALL FLOOR PLANS.
7. ALL DOORS INTO ROOMS AND CLOSETS SHALL HAVE A CLEAR PASSAGE WIDTH OF 32" MIN. UNLESS NOTED
8. INSTALLATION OF HIGH SPEED INTERNET SHALL BE PROVIDED.
9. NOTE: SEE SHEETS A-6.05A - A-6.06 FOR BATHROOM FIXTURE LEGEND
10. FOR UNIT TYPE LIGHTING AND VENTILATION CALCULATIONS, SEE SHEET 8.00B.

CEILING LEGEND

GYPSUM BOARD CEILING	6" RECESSED HI-HAT LIGHT FIXTURE - VAPOR PROOF @ SHOWER/TUB
FAN - B.O. FAN SHALL BE 7" MIN. CLR. A.F.F.	SURFACE MOUNT LIGHT FIXTURE
JUNCTION BOX	WALL MOUNTED LIGHT FIXTURE
	PENDANT LIGHT

CEILING NOTES

1. COORDINATE ALL CEILING FIXTURES SHOWN ON REFLECTED CEILING PLAN WITH ELECTRICAL DRAWINGS. ALL FIXTURES IN FIRST FLOOR SLAB SHALL BE ONE HOUR FIRE RATED OR HAVE A FIRE RATED JUNCTION BOX INSTALLED TO MAINTAIN 1 HOUR SLAB RATING. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH THE WORK.
2. ALL ELEVATIONS SHOWN ON PLAN TO BE ABOVE FINISH FLOOR SLAB (TYP. U.O.N.).
3. FOR FIXTURE TYPE AND SPECIFICATIONS, SEE ELECTRICAL DRAWINGS. SUBMIT ALL SHOP DRAWINGS FOR APPROVAL PRIOR TO PROCUREMENT.
4. FIXTURES SHALL NOT BE SPACED LESS THAN 4'-0" FROM OTHERS FIXTURES & SHALL BE EQUALLY SPACED WITHIN A ROOM OR SPACE, UNLESS OTHERWISE SHOWN -COORDINATE WITH FIRE ALARM DRAWINGS.
5. COORDINATE WITH MECHANICAL AND FIRE PROTECTION DRAWINGS FOR LOCATION OF DUCT, DIFFUSER & SPRINKLER.
6. ALL FIXTURES SHALL BE NEW & INSTALLED AS PER MANUFACTURER'S RECOMMENDATION.
7. MINIMUM OF 7'-10" SHALL BE THE TYP. CEILING HEIGHT-UNLESS OTHERWISE NOTED.
8. ALL AUDIO/VISUAL EMERGENCY EQUIPMENT SHALL BE AS PER CODE REQUIREMENTS AND GUIDELINES. CONTRACTOR SHALL REFER TO ELECTRICAL DRAWINGS AND CONSULT OWNER DURING AND AFTER BID PROCESS.
9. VERIFY ALL SOFFIT SIZE AS REQ'D FOR RUNNING DUCTS.
10. ALLOWANCE FOR ADDITIONAL SOFFITS SHALL BE PROVIDED FOR FIELD CONTINGENCY CONDITIONS.

NOTES:

WINDOW TREATMENT:
PROVIDE WINDOW TREATMENT BY HUNTER DOUGLAS OR APPROVED EQUAL. WINDOW TREATMENTS SHALL COMPLY WITH WCMA A 100.1 AND NFPA 701. PRODUCT SHALL BE MANUFACTURED FREE OF TOXIC OR HAZARDOUS MATERIALS. OPERABLE PARTS SHALL COMPLY WITH ADA REQUIREMENTS AND BE INSTALLED AT 48" MAX. AFF.

UNIT KEYNOTE LEGEND 2

U1	ENERGY STAR REFRIGERATOR (PROVIDE CONNECTION FOR ICE MAKER).
U2	SINK SELF RIM W/ GARBAGE DISPOSAL. 9" DEEP MIN./6.5" DEEP MAX @ FULLY ACCESSIBLE UNITS.
U3	DISHWASHER (ENERGY STAR)
U4	FULL SIZE RANGE WITH OVEN AND MICROWAVE ABOVE/ FULLY ACCESSIBLE RANGE WITH HOOD FAN ABOVE @ FULLY ACCESSIBLE UNITS
U5	LINE OF CABINETS ABOVE.
U6	36" HIGH COUNTER.
U7	ENERGY STAR ELECTRIC WATER HEATER / A.H.U.
U8	MIRROR MATCH WIDTH OF VANITY. REFER TO A-6.05a & A-6.06, ADA & FHA BATHROOM FIXTURE LEGEND, #7.
U9	12" WIDTH X 24" DEPTH PANTRY.
U10	ROLL-IN SHOWER STALL SHALL HAVE AN IMPERVIOUS FINISH UP TO CEILING ABOVE DRAIN PER F.B.C. REFER TO A-6.05a, ADA BATHROOM FIXTURE LEGEND, #14.
U11	PROVIDE ADJUSTABLE SHELVING IN BEDROOM CLOSETS.
U12	VINYL COATED WIRE SHELF MOUNTED, AT LEAST ONE AT 54" A.F.F. @ FULLY ACCESSIBLE UNITS LOWEST SHELF @ 15" A.F.F. AND @ LEAST ONE SHELF AT 48" A.F.F. ALL PANTRY & LINEN HAVE (5) SHELVES.
U13	CEILING FAN WITH LIGHT KIT ENERGY STAR- PROVIDE WALL CONTROL SWITCH. REFER TO ELECTRICAL DRAWINGS FOR DETAILS. BOTTOM OF FAN SHALL BE 7'-0" MIN. AFF.
U14	12" WIDTH x 24" DEPTH LINEN CABINET.
U15	FINISHED DIM. AS PER TUB MANUFACTURER.REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #11.
U16	TOILET.REFER TO A-6.05a & A-6.06, ADA & FHA BATHROOM FIXTURE LEGEND, #1.
U17	HIDDEN LINE DENOTES FUTURE GRAB BAR INSTALLATION, REINFORCEMENT IS REQUIRED. REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #2, #3, #3A, #3B & 3C.
U18	GRAB BAR IN PLACE FOR ALL FULLY ACCESSIBLE UNITS, REINFORCEMENT IS REQUIRED. REFER TO A-6.05a, FHA BATHROOM FIXTURE LEGEND, #2, #3, #12A, #12B & #12C.
U20	VANITY CABINET. REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #5.
U21	TOWEL BAR.REFER TO A-6.05a & A-6.06, ADA & FHA BATHROOM FIXTURE LEGEND, #9.
U22	TOILET PAPER HOLDER. REFER TO A-6.05a & A-6.06, ADA & FHA BATHROOM FIXTURE LEGEND, #8.
U23	CURTAIN ROD.REFER TO A-6.05a & A-6.06, ADA & FHA BATHROOM FIXTURE LEGEND, #13.
U24	FLOOR AREA DRAIN FOR ROLL-IN SHOWERS. REFER TO PLUMBING.
U26	HIDDEN LINE DENOTES FUTURE RETRACTABLE GRAB BAR INSTALLATION, REINFORCEMENT IS REQUIRED. REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #2A.
U27	CENTER VANITY LIGHT OVER VANITY
U28	VAPOR PROOF LIGHT FIXTURE CENTERED WITH SHOWER SPACE.
U29	WALL MOUNTED SHOWER HEAD. REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #15.
U30	COORDINATE TOILET AND DRYER EXHAUST DUCT W/ MECHANICAL DRAWINGS.
U31	FULL SIZE FRONT LOADING WASHER (ENERGY STAR). CONNECTIONS AS PER ELECTRICAL & PLUMBING.
U32	FULL SIZE FRONT LOADING DRYER (ENERGY STAR). CONNECTIONS AS PER ELECTRICAL & PLUMBING.
U33	UNIT INTAKE, COORDINATE W/ MECHANICAL DRAWINGS.
U34	HANDHELD & WALL MOUNTED SHOWER HEAD. REFER TO A-6.05a, ADA BATHROOM FIXTURE LEGEND, #15.
U36	34" MAX. HIGH COUNTER.
U37	ROLL-OUT DRAWER/SHELF.
U38	HIDDEN LINE DENOTES FUTURE GRAB BAR INSTALLATION, REINFORCEMENT IS REQUIRED. REFER TO A-6.06, FHA BATHROOM FIXTURE LEGEND, #12A & #12B.
U39	CATEGORY II SAFETY GLASS. 32" MIN. WIDE FRAME-LESS GLASS SHOWER DOOR W/ FIXED PANEL. PROVIDE 2X4 P.T. WOOD BACKING FOR SHOWER ENCLOSURE (TYP.).
U40	ROB/TOWEL HOOK. UNIT KEYNOTE

ATLANTIC PACIFIC COMMUNITY BUILDERS

Bulletin #6

Date Received: November 19th, 2024

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LIC.NO. AA-C002151 T.305.448.7383

PROJECT:

Casa Familia
Exceptional Housing for Exceptional People

10951 SW 84th ST, MIAMI-DADE, FLORIDA 33173

OWNER:

ATLANTIC PACIFIC COMMUNITIES

161 NW 6th ST, Ste. 1020 Miami, Florida 33136

PHASE:

PERMIT SET

FHA UNIT A3 FLOOR PLAN & DETAILS

REVISIONS		
Rev #	Revision Description	Date
2	County Comments	11/20/20
3	County Comments	01/08/21
5	County Comments/ Owner VE	04/03/23
7	Pre-con RFIs/Coord.	05/03/24
8	Bulletin #4	05/29/24
9	Coordin.	07/19/24
10	Coordin./Bulletin #6	09/20/24

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