



1 FLOORING PLAN - FIRST FLOOR
SCALE 1/4" = 1'-0"

2 FLOORING PLAN - SECOND FLOOR
SCALE 1/4" = 1'-0"

LEGEND

MARBLE TILE 24X48 ABOVE SOUNDPROOF RUBBER UNDERLAY (PROFLEX RCU-500 12 MM)

- * WET AREAS INSIDE THE APARTMENT WILL REMAIN THE EXISTING FLOOR.
- * THE BALCONY ALREADY HAVE WATERPROOF APPLIED DURING CONSTRUCTION. THIS WATERPROOF MATERIAL IS BASF MASTER SEAL TRAFFIC 1500 POLYURETHANE.

SOUND CONTROL REQUIREMENTS

HARD SURFACE FLOOR COVERINGS OF TILE, MARBLE, WOOD, OR ANY LIKE SUBSTANCES MUST MEET OR EXCEED THE ASSOCIATION, SOUND INSULATION REQUIREMENTS, WHICH IS MINIMAL 7MM ACOUSTIC SOUNDPROOFING, ACCORDING TO THE DETAIL BELOW.

THE SOUND CONTROL MUST BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDATION, INCLUDING COMPLETE PERIMETER ISOLATION FROM WALLS, THRESHOLDS, SILLS, SLIDING DOOR TRACKS, DOOR FRAMES, AND CASINGS. NO BARE CONCRETE FLOORS WILL BE ALLOWED. THE SOUND PROOFING UNDERLAYMENT MUST MEET OR EXCEED THE SOUND TRANSMISSION CONTROL RATING (STC) REQUIRED BY THE STATE OF FLORIDA.

THE BASE IS TO BE ISOLATED FROM THE FLOOR AND/OR WALL. THE FLOORING INSTALLED MUST BE ISOLATED FROM THE BASE AND/OR WALL AND FROM THE SLAB WITH SOUNDPROOFING. INSTALLATION OF ANY TILE, MARBLE, OR WOOD FLOOR COVERING IS NOT TO PROCEED WITHOUT INSPECTION OF THE INSTALLED SOUND CONTROL MATERIAL BY THE BUILDING ENGINEER.

DURING THE INSTALLATION OF FLOORING, IT IS IMPERATIVE THAT CONTRACTORS DO NOT UNDERCUT DOORS TO THE UNIT BEYOND THE RECOMMENDED DOOR LIMITS. ANY WEATHER STRIPPING REMOVED AT THE TIME OF CUTTING MUST BE REPLACED.

BALCONY FLOORING REQUIREMENTS:

BALCONY TILE INSTALLATION MUST BE SLOPED AWAY AT ONE-EIGHTH INCH (1/8") PER FOOT FROM THE BUILDING TO THE EDGE OF THE BALCONY TO ALLOW FOR PROPER DRAINAGE. FURTHERMORE, THE FINISHED FLOORING MUST BE A MINIMUM OF ONE-EIGHTH INCH (1/8") BELOW THE TRACKS OF THE SLIDING GLASS DOORS SO THAT WATER CANNOT BE TRAPPED IN THE TRACK. IN ADDITION, A MINIMUM ONE-HALF INCH (1/2") GAP MUST REMAIN BETWEEN THE TOP OF THE FINISHED FLOORING AND THE BOTTOM OF THE LOWER BALCONY RAILING TO PREVENT WATER & DEBRIS FROM BECOMING TRAPPED. NO PONDING IS ALLOWED IN THE FINAL FINISHED FLOOR. THE FLOORING MUST BE TERMINATED IN A LINEAR LINE HELD BACK ONE-HALF INCH (1/2") FROM THE INSIDE FACE OF THE RAILING POST. PLEASE SEE DETAIL BELOW.

MUD-SET MORTAR MUST BE APPLIED IN A SOLID APPLICATION TO NOT LEAVE VOIDS OR GAPS THAT CAN TRAP WATER BENEATH THE FLOORING SURFACE.

THE TILE AND MORTAR BED MUST BE HELD BACK FROM THE PERIMETER WALL A MINIMUM THREE-EIGHTHS OF AN INCH (3/8") AND A SILICONE-BASED SEALANT MUST BE APPLIED TO FILL THE GAP AND PROVIDE A FINISHED SURFACE SLOPING SLIGHTLY AWAY FROM THE WALL. THE SEALANTS SHALL EXTEND DOWN TO THE MEET AND EMBED THE WATERPROOFING ON TOP OF THE SEALANT CANT STRIP. FOLLOW THE MANUFACTURER'S RECOMMENDATION FOR CLEANING OR PRIMING AS REQUIRED.

FINAL HEIGHT OF THE TOP OF RAILING ABOVE THE FINISHED FLOOR MUST BE A MINIMUM OF FORTY-TWO INCHES (42") . THIS IS AN ABSOLUTE MINIMUM REQUIREMENT.

PORSHE#5203

18555 Collins Avenue - ap 5203
Sunny Isles Beach - FL 33160

INTERIOR DESIGN

CARLOS FORATO
FC LIC #B2600626
20125 NE 18th Place
MIAMI, FL 33179
P: 305 860 9272



OWNER

SAN MARCO ARGENTANO COMPANY CORP.
1521 ALTON ROAD, SUITE 122
MIAMI BEACH, FL 33139
P: 305 283 9272

seal

In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with the applicable building codes and fire safety codes, as mandate by statute, for the jurisdiction in which these documents shall be constructed.

REVISIONS	
01	
02	
03	3 REVISION.06.26.17
04	
05	
06	
07	

DRAWING INFO	
DATE:	06/26/2016
SCALE:	AS NOTED
DRAWN BY:	FDG
CHECKED BY:	
APPROVED BY:	
CONTRACT NO.	

FLOORING PLANS