

THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN CONSENT OF CIC AND GUILHEM & CARBONE. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS

1. EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURER'S SPECIFICATIONS, AND GENERALLY ACCEPTED CONSTRUCTION STANDARDS.
2. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL INSPECT THE SITE AND EXISTING CONDITIONS, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID SUBMISSION. IN ADDITION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF WORK REQUIRED BASED ON A FULL INSPECTION OF THE SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNER'S REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK. ALL BUILDING DEPARTMENT PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
4. NO MODIFICATIONS ALLOWED TO THE STRUCTURAL ELEMENTS, THE LIFE SAFETY ELEMENTS, OR THE BUILDING INFRASTRUCTURE, UNLESS SPECIFICALLY NOTED ON THE PLANS AND APPROVED BY AUTHORITIES WITH JURISDICTION OVER THE PROJECT. NOTIFY THE ARCHITECT IN CASE OF ANY DISCREPANCIES BETWEEN THE DEMOLITION PLANS AND THE CONDITIONS FOUND IN THE FIELD.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE DIMENSIONS.
6. ANY CHANGES IN CONTRACTOR'S SCOPE OF WORK AND COMPENSATION SHALL BE APPROVED IN WRITING BY THE OWNER PRIOR TO START OF RELATED WORK.
7. PROVIDE BACKING IN FHA BATH PER REQUIREMENT 6 OF THE FHA CODE BOOK, IN CASE OF FUTURE INSTALLATION OF GRAB BARS.
8. ALL SWITCHES, LIGHTS, OUTLETS, ETC. TO BE LUTRON MAESTRO, UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR COLORS. SAVE ALL FACEPLATES, SWITCHES, DIMMERS, RECEPTACLES, ETC. FROM DEMOLITION.
9. DEMISING WALLS TO REMAIN AS EXISTING, U.O.N.
10. ADD BLOCKING AS NEEDED AT ALL PARTITION MOUNTED PLUMBING, SHELVING, MILLWORK, ETC.
11. ALL NEW PARTITIONS TO BE TYPE WT-1, UNLESS OTHERWISE NOTED.
12. VAPOR INSULATION FOIL AROUND ALL CMU AND CONCRETE WALLS WITH DRYWALL FINISH - TYPICAL R5.1 MINIMUM.
13. GENERAL CONTRACTOR TO FIRE CAULK (2-HR RATED) AND SEAL ALL SLAB OPENINGS AND DEMISING WALL OPENINGS.
14. REFER TO OWNER/INTERIOR DESIGNER SPECIFICATION OF ALL FINISHES. GENERAL CONTRACTOR TO PROVIDE SAMPLES OF ALL FINISHES TO OWNER FOR FINAL APPROVAL BEFORE INSTALLATION.
15. DOORS:
 - 15.1. ALL NEW DOORS TO PROVIDE MINIMUM 2'-8"x6'-8" CLEAR PASSAGE WHEN OPEN. REFER TO DOOR SCHEDULE FOR SIZES.
 - 15.2. (CLOSETS AND BATHROOMS) NFPA 101 - 1994 CHAPTER-21 (21-2.4.3) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 - 15.3. (21-2.4.4) EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM OUTSIDE IN AN EMERGENCY.
 - 15.4. THE EGRESS DOOR TYPE OF LOCK OR LATCH MUST COMPLY W/FBC R311.4.4.
16. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF ALL LOW-VOLTAGE, AUDIO/VIDEO, TELEPHONE, AND INFORMATION TECHNOLOGY WIRING & EQUIPMENT. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF SHADES AND CURTAINS, WHETHER MOTORIZED OR MANUAL.
17. ALL KITCHEN APPLIANCES TO HAVE 30"x48" CLEAR SPACE CENTERED IN FRONT. FHA BATHROOM SHOWER AND LAVATORY TO HAVE 30"x48" CLEAR SPACE CENTERED IN FRONT. FHA BATHROOM WC TO HAVE 48"x56" CLEAR SPACE AROUND.
18. ALL PLUMBING FIXTURES TO MEET APPLICABLE UL, ANSI, AND ASTM STANDARDS. FIXTURES OR THEIR SPECIFICATIONS MUST SHOW SEAL FROM ANY OF THESE AGENCIES.
19. PROVIDE SHOP DRAWINGS OF ALL MILLWORK, STONEMWORK, AND GLASSWORK FOR ARCHITECT'S AND/OR INTERIOR DESIGNER'S APPROVAL PRIOR TO FABRICATION.
20. GENERAL CONTRACTOR TO INSTALL ALL KITCHEN AND BATHROOM ACCESSORIES, PLUS DOORSTOPS.
21. ALL NEW GLASS PANELS (TYPICAL):
 - 21.1. TO BE CATEGORY II SAFETY GLASS
 - 21.2. TO BE LOW-LEAD "STARFIRE" GLASS
 - 21.3. TO HAVE MAX 1/8" GAP AT PERIMETER OF SWING DOOR
 - 21.4. TO HAVE SEALS AND DOOR SWEEP AT SHOWER DOOR
 - 21.5. PER FBC EXISTING BUILDINGS, CHP. 502.3 GLAZING IN HAZARDOUS LOCATIONS: REPLACEMENT GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH THE SAFETY GLAZING REQUIREMENTS OF THE FLORIDA BUILDING CODE, BUILDING OR FLORIDA BUILDING CODE, RESIDENTIAL AS APPLICABLE.
22. NEW FLOORING AT BALCONIES (WHERE APPLICABLE):
 - 22.1. INSTALL WATERPROOFING OVER EXISTING CONCRETE SLAB. GENERAL CONTRACTOR TO DOCUMENT & PHOTOGRAPH APPLICATION PRIOR TO INSTALLATION OF MUDSET AND FLOOR TILES.
 - 22.1. EXISTING GUARDRAIL TO REMAIN AT 42" AFF MIN. AFTER INSTALLATION OF NEW FLOOR TILE.
23. ELECTRICIAN TO SUPPLY TRANSFORMERS, CONNECTIONS, AND ACCESS PANELS FOR PRE-WIRED MILLWORK FIXTURES, AS NECESSARY. COORDINATE LOCATION WITH MILLWORK SHOP DRAWINGS AND I.D. DRAWINGS.
24. INTERIOR FINISHES TO COMPLY WITH FLAME SPREAD REQUIREMENTS OF FBC, BUILDING 602.1.
25. GENERAL CONTRACTOR TO VERIFY THE LOCATION OF BUILDING'S PLUMBING STACKS AND HVAC SHAFTS AFTER DEMOLITION AND NOTIFY ARCHITECT AND I.D. OF ANY DEVIATION FROM PLANS.
26. GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF RECEPTACLES, J-BOXES, WATER CONNECTIONS, ACCESS PANELS, ETC. AT ALL AREAS RECEIVING CABINETRY AND CUSTOM MILLWORK, I.E. KITCHEN, BATHROOMS, ENTERTAINMENT CENTERS, ETC. REFER TO I.D. DRAWINGS AND SHOP DRAWINGS.

5 GENERAL NOTES
 SCALE: N/A

4 SCOPE OF WORK
 SCALE: N/A

COMBINATION OF 3 EXISTING ADJOINING UNITS. EXISTING CONDOMINIUM BUILT IN 2002

DEMOLITION
 COMPLETE DEMOLITION OF 3 EXISTING, ADJACENT UNITS

ARCHITECTURE
 NEW FLOOR LAYOUT: 4 BEDROOM + 4.5 BATH
 NEW INTERIOR FLOORING WITH SOUND CONTROL
 NEW EXTERIOR FLOORING WITH WATERPROOFING

MECHANICAL
 NEW AHUS, GRILLES, LINEAR DIFFUSERS, EXHAUST FANS, DUCTS, AND THERMOSTATS

ELECTRICAL
 RELOCATE ELECTRICAL PANELS AS SHOWN
 NEW RECEPTACLES, CONNECTIONS, LIGHT FIXTURES, ETC.

PLUMBING
 RELOCATE AND RECONFIGURE 4.5 BATHS

LIFE SAFETY
 NEW SPRINKLER LAYOUT. SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CMB REVIEW AND APPROVAL UNDER SEPARATE PERMIT
 NEW FIRE ALARM LAYOUT. SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CMB REVIEW AND APPROVAL UNDER SEPARATE PERMIT

STRUCTURAL
 NO CHANGES TO THE EXISTING BUILDING STRUCTURE

ZONING
 NO EXTERIOR CHANGES
 NO CHANGE OF USE

4 SCOPE OF WORK
 SCALE: N/A

| DRAWING NUMBER | BID |
|----------------|---------------------------------------------|
| A0 | LOCATION PROJECT DATA DRAWINGS INDEX |
| A1.1 | EXISTING / DEMOLITION FLOOR PLAN |
| A1.2 | EXISTING REFLECTED CEILING PLAN |
| A2.1 | PROPOSED FLOOR PLAN |
| A2.2 | PROPOSED REFLECTED CEILING PLAN |
| A3.0 | WALL TYPES DETAILS |
| A3.1 | DOOR SCHEDULE DETAILS |
| A3.2 | FIRE STOP DETAILS |
| A3.3 | CONSTRUCTION DETAILS DETAILS |
| E1 | LEGEND NOTES |
| E2 | POWER PLAN |
| E3 | LIGHTING PLAN |
| E4 | PANEL SCHEDULES RISER DIAGRAM DETAILS NOTES |
| FS1 | FIRE SAFETY |
| LS1 | LIFE SAFETY |
| M1 | MECHANICAL PLAN |
| M2 | SCHEDULES DETAILS NOTES |
| P1 | PLUMBING PLAN |
| P2 | SCHEDULES NOTES |
| P3 | PLUMBING ISOMETRICS |

3 INDEX OF DRAWINGS
 SCALE: N/A

INTERIOR ALTERATION OF EXISTING CONDOMINIUM BUILT IN 2002

SEE SCOPE OF WORK ON THIS PAGE

LEVEL II ALTERATION PER FBC EXISTING BUILDING CHP. 603.1
 LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

PER FPPC, 8TH EDITION, CHP. 43.1.1, REHABILITATION WORK ON THIS EXISTING BUILDING SHALL BE CLASSIFIED AS: (3) MODIFICATION

CODES IN EFFECT:
 2023 FLORIDA BUILDING CODE, 8th EDITION, EXISTING BUILDING
 FLORIDA FIRE PREVENTION CODE, 8th EDITION, NFPA 101

| | | |
|-----------------------|----------|----------------------------------|
| UNIT AREA: | 4,157 SF | (1,591 SF + 1,201 SF + 1,365 SF) |
| AREA OF DEMOLITION: | 4,157 SF | |
| AREA OF RENOVATION: | 4,157 SF | |
| AREA OF NEW FLOORING: | 3,742 SF | INTERIOR + 440 SF EXTERIOR |

OCCUPANCY: R-2 RESIDENTIAL

BUILDING TYPE: I-B SPRINKLERED

THIS BUILDING HAS A FULLY FUNCTIONAL SPRINKLER SYSTEM
 THIS BUILDING HAS A FULLY FUNCTIONAL FIRE ALARM SYSTEM

2 PROJECT DATA
 SCALE: N/A

PRIVATE RESIDENCE

CONTINUUM SOUTH TOWER
 100 SOUTH POINTE DRIVE
 UNIT 1001
 MIAMI BEACH, FL 33139
 BID SET
 FEBRUARY 10, 2024



1 LOCATION PLAN
 SCALE: NOT TO SCALE

CIC
 STATE OF FLORIDA
 JOSE RAMON CARLO
 AR16566
 REGISTERED ARCHITECT

ARCHITECTURE
 INTERIOR
 DESIGN
 REAL ESTATE
 ADVISORY

C I C
 FL LICENSE NO. AA26002797
 JOSE R. CARLO
 FL LICENSE NO.: AR-16566
 11 ISLAND AVENUE, #2105
 MIAMI BEACH, FL 33139
 (305) 490-0493
 JCARLO@CIC-ARCHITECTURE.COM

MEP ENGINEER:
 MARCOS MISRAHI, P.E.
 FL LICENSE NO.: P.E.56887

19431 NE 19 PLACE
 NORTH MIAMI BEACH, FL 33179

TEL. (305) 527-3220

**P R I V A T E
 P R E S I D E N C E**
 CONTINUUM SOUTH TOWER
 100 SOUTH POINTE DRIVE
 UNIT 1001/02/03
 BID SET - FEBRUARY 10, 2024

PROJECT: 2205
 DATE: SEPTEMBER 30, 2023
 FILE: 1001/02/03 PERMIT 230915

REV. DESCRIPTION DATE

SCALE: AS NOTED

LOCATION
 DRWGS INDEX
 PROJECT DATA
A0.0