

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.

CEILING LEGEND (DEEP MEASURED FROM CONC. CEIL. SLAB)
 10'-0" T.O. CONC. FLOOR SLAB TO B.O. OF CONC. CEILING SLAB
 ASSUME 1" THICKNESS OF FINISH FLOORING

SYMBOL	HEIGHT	DESCRIPTION
[Symbol]	9'-11" AFF	UNDERSIDE OF CONCRETE SLAB. PAINTED SKIM COAT FINISH
[Symbol]	9'-4" AFF (7" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 284.6cm AFF
[Symbol]	9'-0" AFF (11" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 274cm AFF
[Symbol]	8'-10" AFF (13" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 268cm AFF
[Symbol]	8'-8 1/2" AFF (14 1/2" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 265cm AFF
[Symbol]	8'-6" AFF (17" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 259cm AFF
[Symbol]	8'-2 1/2" AFF (19 1/2" DROP)	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 250cm AFF
[Symbol]	8'-6" AFF	EXISTING DROPPED CEILING TO BE DEMOLISHED

SCOPE OF WORK
 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

WALL LEGEND

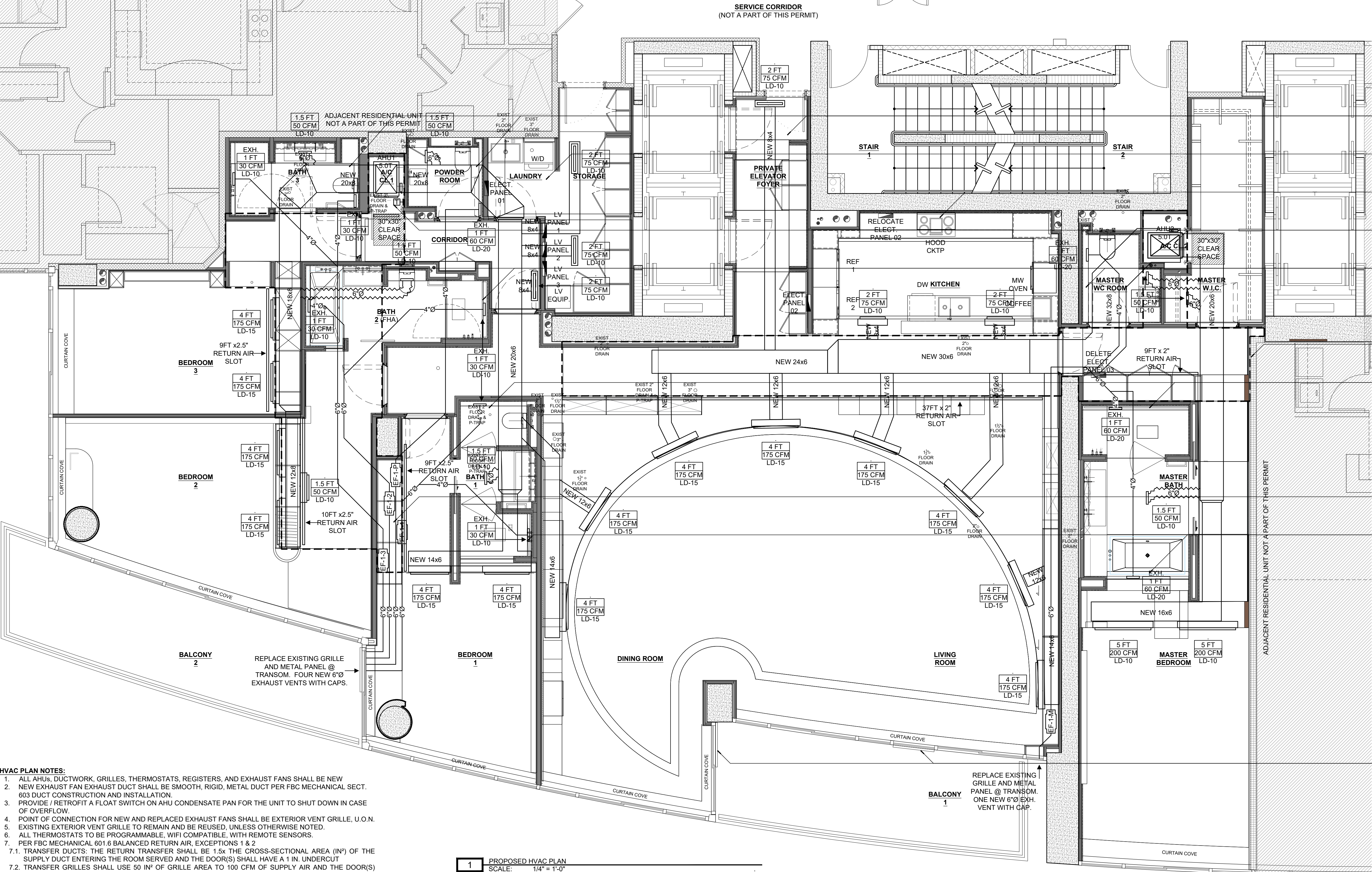
SYMBOL	TYPE	FIRE RATING	DESCRIPTION
[Symbol]	WT-1 EXIST	NOT RATED	DRYWALL PARTITION
[Symbol]	WT-1 NEW	NOT RATED	DRYWALL PARTITION
[Symbol]	WT-2 EXIST	1-HOUR RATED	DRYWALL DEMISING PARTITION
[Symbol]	WT-2 NEW	1-HOUR RATED	DRYWALL DEMISING PARTITION
[Symbol]	WT-3 EXIST	3-HOUR RATED	CMU WALL
[Symbol]	EXISTING	3-HOUR	CAST-IN-PLACE REINF. CONCRETE WALL
[Symbol]	EXISTING		EXISTING PARTITION TO BE DEMOLISHED

HVAC DESIGN CHART

HVAC DESIGN REQUIRE	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)	X	
SMOKE DAMPER(S)	X	
FIRE RATED ENCLOSURE	X	
FIRE RATED ROOF / FLOOR	X	
FIRE RATED CEILING ASSEMBLY	X	
FIRE STOPPING	X	
SMOKE CONTROL	X	

ABBREVIATIONS

CFM	CUBIC FEET PER MINUTE
CG	CEILING GRILLE
CU	CONDENSER UNIT
EF	EXHAUST FAN
POC	POINT OF CONNECTION
LD	LINEAR DIFFUSER
RTU	ROOF TOP UNIT
SWR	SIDE WALL REGISTER
T	THERMOSTAT
TG	TRANSFER GRILLE



- EXHAUST LINEAR GRILLE IN COVE CONNECTED TO REMOTE IN-LINE EXHAUST FAN. SEE TYPICAL DETAIL X/XX
- 100 SQ. IN. MIN. LAUNDRY MAKE UP AIR THROUGH DUCT. CONDENSATION DRYER -NO EXHAUST.
- NEW RECIRCULATING HOOD TO REPLACE EXISTING HOOD. LESS THAN 400CFM
- NEW PROGRAMMABLE THERMOSTAT. REPLACE AHU. SEE 3/M2.0 FOR INSTALLATION DETAILS. SEE HVAC PLAN NOTES.
- EXHAUST LINEAR GRILLE IN COVE CONNECTED TO REMOTE IN-LINE EXHAUST FAN. SEE TYPICAL DETAIL X/XX
- DASHED LINE DELINEATES PERIMETER OF RETURN AIR PLENUM -NO COMBUSTIBLE MATERIALS ALLOWED. SEE NOTES ON SHEET M2.0
- EXHAUST LINEAR GRILLE IN COVE CONNECTED TO REMOTE IN-LINE EXHAUST FAN. SEE TYPICAL DETAIL X/XX
- PROVIDE ACCESS TO INLINE FANS THROUGH MILLWORK PER MANUF'S SPECIFICATIONS. GC TO COORDINATE LOCATION AND INSTALLATION AMONG SUBCONTRACTORS.
- EXHAUST LINEAR GRILLE IN COVE CONNECTED TO REMOTE IN-LINE EXHAUST FAN. SEE TYPICAL DETAIL X/XX
- CAP EXISTING EXHAUST GRILLE AT FACADE

- HVAC PLAN NOTES:**
- ALL AHUs, DUCTWORK, GRILLES, THERMOSTATS, REGISTERS, AND EXHAUST FANS SHALL BE NEW
 - NEW EXHAUST FAN EXHAUST DUCT SHALL BE SMOOTH, RIGID, METAL DUCT PER FBC MECHANICAL SECT.
 - 603 DUCT CONSTRUCTION AND INSTALLATION: PROVIDE / RETROFIT A FLOAT SWITCH ON AHU CONDENSATE PAN FOR THE UNIT TO SHUT DOWN IN CASE OF OVERFLOW.
 - POINT OF CONNECTION FOR NEW AND REPLACED EXHAUST FANS SHALL BE EXTERIOR VENT GRILLE, U.O.N.
 - EXISTING EXTERIOR VENT GRILLE TO REMAIN AND BE REUSED, UNLESS OTHERWISE NOTED.
 - ALL THERMOSTATS TO BE PROGRAMMABLE, WIFI COMPATIBLE, WITH REMOTE SENSORS.
 - PER FBC MECHANICAL 601.6 BALANCED RETURN AIR. EXCEPTIONS 1 & 2
 - TRANSFER DUCTS: THE RETURN TRANSFER SHALL BE 1.5x THE CROSS-SECTIONAL AREA (IN²) OF THE SUPPLY DUCT ENTERING THE ROOM SERVED AND THE DOOR(S) SHALL HAVE A 1 IN. UNDERCUT
 - TRANSFER GRILLES SHALL USE 50 IN² OF GRILLE AREA TO 100 CFM OF SUPPLY AIR AND THE DOOR(S) SHALL HAVE A 1 IN. UNDERCUT

1 PROPOSED HVAC PLAN
 SCALE: 1/4" = 1'-0"

CIC

STATE OF FLORIDA
 JOSE RAMON CARLO
 REGISTERED ARCHITECT
 AR16566

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
 PRESIDENCE
 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

PROPOSED
 HVAC PLAN

M1.0