

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 (DROP 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	NEW DROPPED 3/4" DRYWALL CEILING. PAINT FINISH. 284.6cm AFF
[Symbol]	9'-0" AFF	NEW DROPPED 3/4" DRYWALL (11" DROP) CEILING. PAINT FINISH. 274cm AFF
[Symbol]	8'-10" AFF	NEW DROPPED 3/4" DRYWALL (13" DROP) CEILING. PAINT FINISH. 269cm AFF
[Symbol]	8'-8 1/2" AFF	NEW DROPPED 3/4" DRYWALL (14 1/2" DROP) CEILING. PAINT FINISH. 265cm AFF
[Symbol]	8'-6" AFF	NEW DROPPED 3/4" DRYWALL (17" DROP) CEILING. PAINT FINISH. 259cm AFF
[Symbol]	8'-2 1/2" AFF	NEW DROPPED 3/4" DRYWALL (19 1/2" DROP) 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

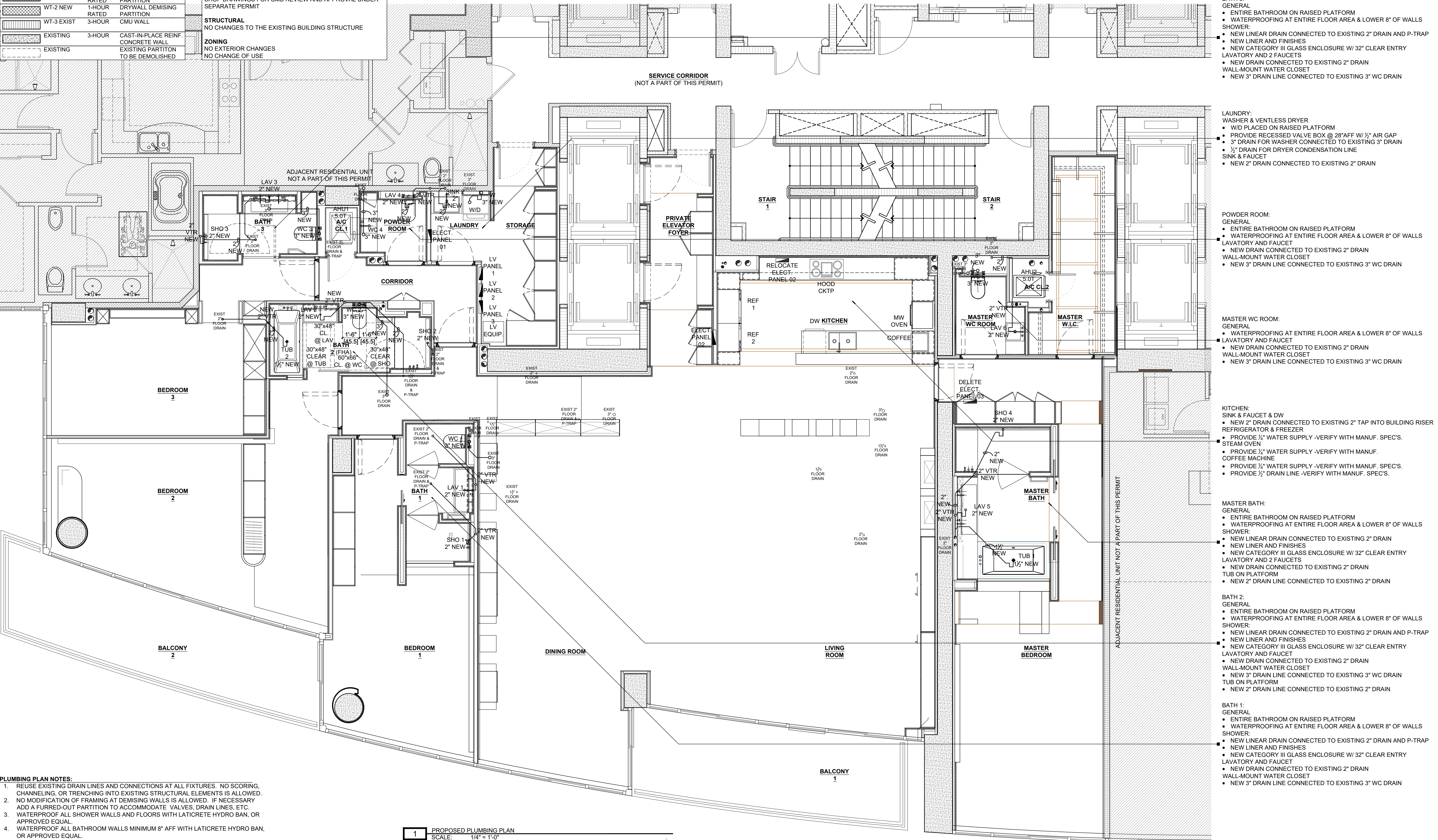
- PLUMBING GENERAL NOTES:**
- ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE, LOCAL ORDINANCES, FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION, AND HRS REGULATIONS.
  - REFER TO AND COORDINATE WITH ALL PLANS, MANUFACTURER SPECIFICATIONS, AND DISCIPLINES WHEN EXECUTING PLUMBING WORK.
  - ARRANGE AND PAY ALL PERMITS, LICENSES, INSPECTIONS, AND TESTS. OBTAIN REQUIRED CERTIFICATES AND SUBMIT TO OWNER.
  - CONTRACTOR TO VERIFY ON SITE THE LOCATION AND ELEVATION OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING.
  - STUB OUT AND CAP ALL PLUMBING LINES AT ALL DELETED FIXTURES.
  - ALL NEW DRAIN PIPES TO MATCH EXISTING MATERIAL: PVC, CAST IRON, OR COPPER
  - WASTE LINES 3/4" OR GREATER SHALL SLOPE AT 1/4" FT. MINIMUM. 1/2" FT. MINIMUM SLOPE FOR ALL SANITARY PIPES 2" OR LESS
  - ALL VISIBLE PLUMBING CONNECTIONS TO HAVE CHROME FINISH.
  - ALL NEW HOT WATER LINES TO BE INSULATED
  - REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
  - THE COMPLETED INSTALLATION SHALL HAVE A FULL WARRANTY AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.

- CONTRACTOR MUST SUBMIT SHOP DRAWINGS AND SUBMITTALS FOR ALL PLUMBING FIXTURES SHALL BE IN ACCORDANCE WITH TABLE 604.4 OF THE FLORIDA BUILDING CODE.
- FIXTURES TO COMPLY WITH STANDARDS OF THE FLORIDA BUILDING CODE, PLUMBING, CHAPTERS 406 - 421
- PROVIDE MINIMUM 1/2" COLD WATER SUPPLY LINE TO REFRIGERATOR AND/OR FREEZER IF INSTALLED. COORDINATE WITH MANUFACTURER'S SPECIFICATIONS.
- PER FBC PLUMBING 417.5.2: LINERS SHALL TURN UP ON ALL SIDES AT LEAST 2 INCHES (51 MM) ABOVE THE FINISHED THRESHOLD LEVEL. LINERS SHALL BE RECESSED AND FASTENED TO AN APPROVED BACKING SO AS NOT TO OCCUPY THE SPACE REQUIRED FOR WALL COVERING, AND SHALL NOT BE NAILED OR PERFORATED AT ANY POINT LESS THAN 1 INCH (25 MM) ABOVE THE FINISHED THRESHOLD. LINERS SHALL BE PITCHED ONE-FOURTH UNIT VERTICAL IN 12 UNITS HORIZONTAL (2-PERCENT SLOPE) AND SHALL BE SLOPED TOWARD THE FIXTURE DRAINS AND BE SECURELY FASTENED TO THE WASTE OUTLET AT THE SEEPAGE ENTRANCE, MAKING A WATER-TIGHT JOINT BETWEEN THE LINER AND THE OUTLET.
- REFER TO ALL DRAWINGS FOR COORDINATION OF THE PLUMBING WORK.
- THE COMPLETED INSTALLATION SHALL HAVE A FULL WARRANTY AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP FOR A MINIMUM OF ONE YEAR FOR MATERIAL AND LABOR.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTALS FOR ALL SPECIFIED ITEMS. NO WORK SHALL PROCEED WITHOUT THE APPROVAL OF THESE SUBMITTALS.
- PLUMBING FIXTURES SHALL BE COMPLETE WITH DRAINS, TRAPS, SUPPLIES, AND ANY OTHER ACCESSORY REQUIRED.
- MATERIALS
  - SOIL, WASTE, & VENT: SERVICE WEIGHT CAST IRON PIPE OR MATCH EXISTING MATERIALS.
  - DOMESTIC WATER: COPPER PIPE, TYPE L WITH SWEAT WROUGHT COPPER FITTINGS. TYPE "M" IN CONCEALED SPACES IS ACCEPTABLE. ISOLATE PIPING FROM CONCRETE AND OTHER METALS WITH INSULATING MATERIAL.
  - CONDENSATE DRAIN: DWV PVC
  - DOMESTIC WATER SUPPLY ASSEMBLY: CHROME FINISH TUBING WITH ANGLE SHUT OFF VALVES.
  - INSULATION: INSULATE ALL HOT WATER LINES WITH 1" THICK FIBERGLASS INSULATION, WITH SELF-SEALING JACKET. INSULATE CONDENSATE PIPING WITH 1/2" ELASTOMERIC INSULATION.
- PIPING TESTING AND CLEANING
  - TEST: ALL SANITARY AND DOMESTIC WATER SUPPLY PIPING SHALL BE TESTED FOR LEAKS BEFORE PIPING IS CONCEALED OR CONNECTED TO EQUIPMENT AND PLUMBING FIXTURES.

- DISINFECTING: ALL DOMESTIC WATER PIPING SHALL BE DISINFECTED BY INTRODUCING A SOLUTION OF CLACIUM HYPOCHLORITE OF 50 PARTS PER MILLION OF CHLORIDE, PER AWWA STANDARDS
- VALVES: DOMESTIC WATER SUPPLY VALVES SHALL BE OF BRONZE BODY, SWEAT ENDS.
- CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS OF SANITARY AND DOMESTIC WATER PIPING BEFORE STARTING ANY WORK. NOTIFY THE ARCHITECT/ENGINEER OF ANY DEVIATIONS FROM DESIGN DRAWINGS.
- 424.5 BATHTUB AND WHIRLPOOL BATHTUB VALVES.  
 PER FBC, PLUMBING 424.5: THE HOT WATER SUPPLIED TO BATHTUBS AND WHIRLPOOL BATHTUBS SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 120°F (49°C) BY A WATER-TEMPERATURE LIMITING DEVICE THAT CONFORMS TO ASSE 1070 OR CSA B125.3, EXCEPT WHERE SUCH PROTECTION IS OTHERWISE PROVIDED BY A COMBINATION TUB/SHOWER VALVE IN ACCORDANCE WITH SECTION 424.3
- ALL WATER HEATERS SHALL MEET THE STANDARDS OF THE LATEST ENERGY EFFICIENCY CODE
- WASHING MACHINE SUPPLY BOX SHALL BE PROVIDED WITH SHOCK ABSORBERS AND BACKFLOW PREVENTORS.
- PROVIDE SHOCK ABSORBERS AT ALL PLUMBING FIXTURES AND APPLIANCES WITH QUICK CLOSING VALVES.

**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	CMU WALL
[Symbol]	EXISTING	3-HOUR	CAST-IN-PLACE REINF. CONCRETE WALL
[Symbol]	EXISTING		EXISTING PARTITION TO BE DEMOLISHED



- BATH 3:**  
 GENERAL  
 • ENTIRE BATHROOM ON RAISED PLATFORM  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS SHOWER:  
 • NEW LINEAR DRAIN CONNECTED TO EXISTING 2" DRAIN AND P-TRAP  
 • NEW LINER AND FINISHES  
 • NEW CATEGORY III GLASS ENCLOSURE W/ 32" CLEAR ENTRY LAVATORY AND 2 FAUCETS  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN
- LAUNDRY:**  
 WASHER & VENTLESS DRYER  
 • W/D PLACED ON RAISED PLATFORM  
 • PROVIDE RECESSED VALVE BOX @ 28" AFF W/ 1/2" AIR GAP  
 • 3" DRAIN FOR WASHER CONNECTED TO EXISTING 3" DRAIN  
 • 1/2" DRAIN FOR DRYER CONDENSATION LINE SINK & FAUCET  
 • NEW 2" DRAIN CONNECTED TO EXISTING 2" DRAIN
- POWDER ROOM:**  
 GENERAL  
 • ENTIRE BATHROOM ON RAISED PLATFORM  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS  
 • LAVATORY AND FAUCET  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN
- MASTER WC ROOM:**  
 GENERAL  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS  
 • LAVATORY AND FAUCET  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN
- KITCHEN:**  
 SINK & FAUCET & DW  
 • NEW 2" DRAIN CONNECTED TO EXISTING 2" TAP INTO BUILDING RISER REFRIGERATOR & FREEZER  
 • PROVIDE 1/2" WATER SUPPLY - VERIFY WITH MANUF. SPECS.  
 • TEAM OVEN  
 • PROVIDE 1/2" WATER SUPPLY - VERIFY WITH MANUF. SPECS.  
 COFFEE MACHINE  
 • PROVIDE 1/2" WATER SUPPLY - VERIFY WITH MANUF. SPECS.  
 • PROVIDE 1/2" DRAIN LINE - VERIFY WITH MANUF. SPECS.
- MASTER BATH:**  
 GENERAL  
 • ENTIRE BATHROOM ON RAISED PLATFORM  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS SHOWER:  
 • NEW LINEAR DRAIN CONNECTED TO EXISTING 2" DRAIN  
 • NEW LINER AND FINISHES  
 • NEW CATEGORY III GLASS ENCLOSURE W/ 32" CLEAR ENTRY LAVATORY AND 2 FAUCETS  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN TUB ON PLATFORM  
 • NEW 2" DRAIN LINE CONNECTED TO EXISTING 2" DRAIN
- BATH 2:**  
 GENERAL  
 • ENTIRE BATHROOM ON RAISED PLATFORM  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS SHOWER:  
 • NEW LINEAR DRAIN CONNECTED TO EXISTING 2" DRAIN AND P-TRAP  
 • NEW LINER AND FINISHES  
 • NEW CATEGORY III GLASS ENCLOSURE W/ 32" CLEAR ENTRY LAVATORY AND 2 FAUCETS  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN TUB ON PLATFORM  
 • NEW 2" DRAIN LINE CONNECTED TO EXISTING 2" DRAIN
- BATH 1:**  
 GENERAL  
 • ENTIRE BATHROOM ON RAISED PLATFORM  
 • WATERPROOFING AT ENTIRE FLOOR AREA & LOWER 8" OF WALLS SHOWER:  
 • NEW LINEAR DRAIN CONNECTED TO EXISTING 2" DRAIN AND P-TRAP  
 • NEW LINER AND FINISHES  
 • NEW CATEGORY III GLASS ENCLOSURE W/ 32" CLEAR ENTRY LAVATORY AND 2 FAUCETS  
 • NEW DRAIN CONNECTED TO EXISTING 2" DRAIN WALL-MOUNT WATER CLOSET  
 • NEW 3" DRAIN LINE CONNECTED TO EXISTING 3" WC DRAIN

- PLUMBING PLAN NOTES:**
- REUSE EXISTING DRAIN LINES AND CONNECTIONS AT ALL FIXTURES. NO SCORING, CHANNELING, OR TRENCHING INTO EXISTING STRUCTURAL ELEMENTS IS ALLOWED.
  - NO MODIFICATION OF FRAMING AT DEMISING WALLS IS ALLOWED. IF NECESSARY ADD A FURRED-OUT PARTITION TO ACCOMMODATE VALVES, DRAIN LINES, ETC.
  - WATERPROOF ALL SHOWER WALLS AND FLOORS WITH LATICRETE HYDRO BAN, OR APPROVED EQUAL
  - WATERPROOF ALL BATHROOM WALLS MINIMUM 8" AFF WITH LATICRETE HYDRO BAN, OR APPROVED EQUAL.
  - PERMANENTLY CAP ALL EXISTING FLOOR DRAINS NOT REUSED IN PROJECT.

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

**ARCHITECTURE  
 INTERIOR  
 DESIGN  
 REAL ESTATE  
 ADVISORY**

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**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

**PROPOSED  
 PLUMBING PLAN**

**P1.0**