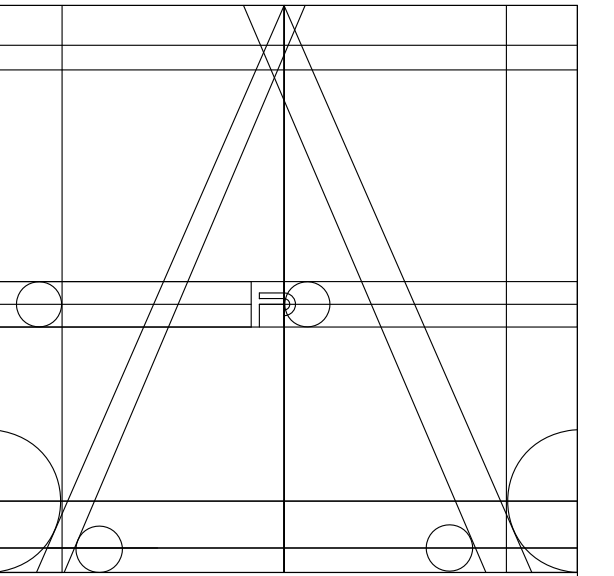


WEXLER RESIDENCE:

300 SOUTHPOINTE DRIVE, 4304

MIAMI BEACH, FL. 33139



ANA STUDIO ARCHITECTURE, PC
 ANA R.ESKREIS,RA
 280 RIVERSIDE DRIVE (8th), NEW YORK, N.Y. 10025
 +1516.641.5416 +33 (0) 43 30 24 35
 ANA.STUDIO@GMAIL.COM
 WWW.FRENCHDOBS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

TITLE
 TITLE SHEET

DATE: 1.17.2024
PROJECT No: 21007
DRAWN BY: JRS
CHECKED BY: ARE
DWG No: T-1

T-1

PAGE 1 OF 12

DRAWING LIST

ARCHITECTURE & CONSTRUCTION

- T.1 TITLE SHEET.
- A.1 EXISTING CONDITIONS (POST DEMOLITION)
- A.2 PROPOSED CONSTRUCTION FLOOR PLAN
- A.3 PROPOSED CONSTRUCTION DETAILS
- A.4 PROPOSED CONSTRUCTION DETAILS
- A.5 MASTER BATHROOM PLAN AND ELEVATIONS
- A.6 BATHROOM 1, PLAN AND ELEVATIONS
- A.7 BATHROOM 2 PLAN AND ELEVATIONS
- A.8 KITCHEN, PLAN AND ELEVATIONS
- E.1 REFLECTED CEILING PLAN
- FP.1 FIRE PROTECTION DETAILS
- FP.2 FIRE SPRINKLER LOCATIONS
- LS.1 LIFE SAFETY NOTES

MECHANICAL, ELECTRICAL & PLUMBING

- M-1 MECHANICAL SCHEDULE
- M-2 HVAC DUCT LOCATIONS
- M-3 HVAC DUCT DETAILS
- E.1 ELECTRICAL NOTES
- E.2 ELECTRICAL POWER
- E.4 ELECTRICAL PANEL & RISERS
- P.1 PLUMBING SCHEDULE
- P.2 EXISTING PLUMBING PLAN
- P.3 PLUMBING SANITARY & DOMESTIC WATER FLOOR PLAN

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 P.E. Professionals, Construction Administration
 2089 W. 76TH STREET Hialeah, FL 33016
 voice 786.913-4901 Fax 786.913-4907
 E-mail: contact@fine-line.com
 GEORGE FREJO, P.E.
 REGISTRATION NUMBER NO. 32278
 STATE OF FLORIDA 2014-2018

DATE: 1.17.2024

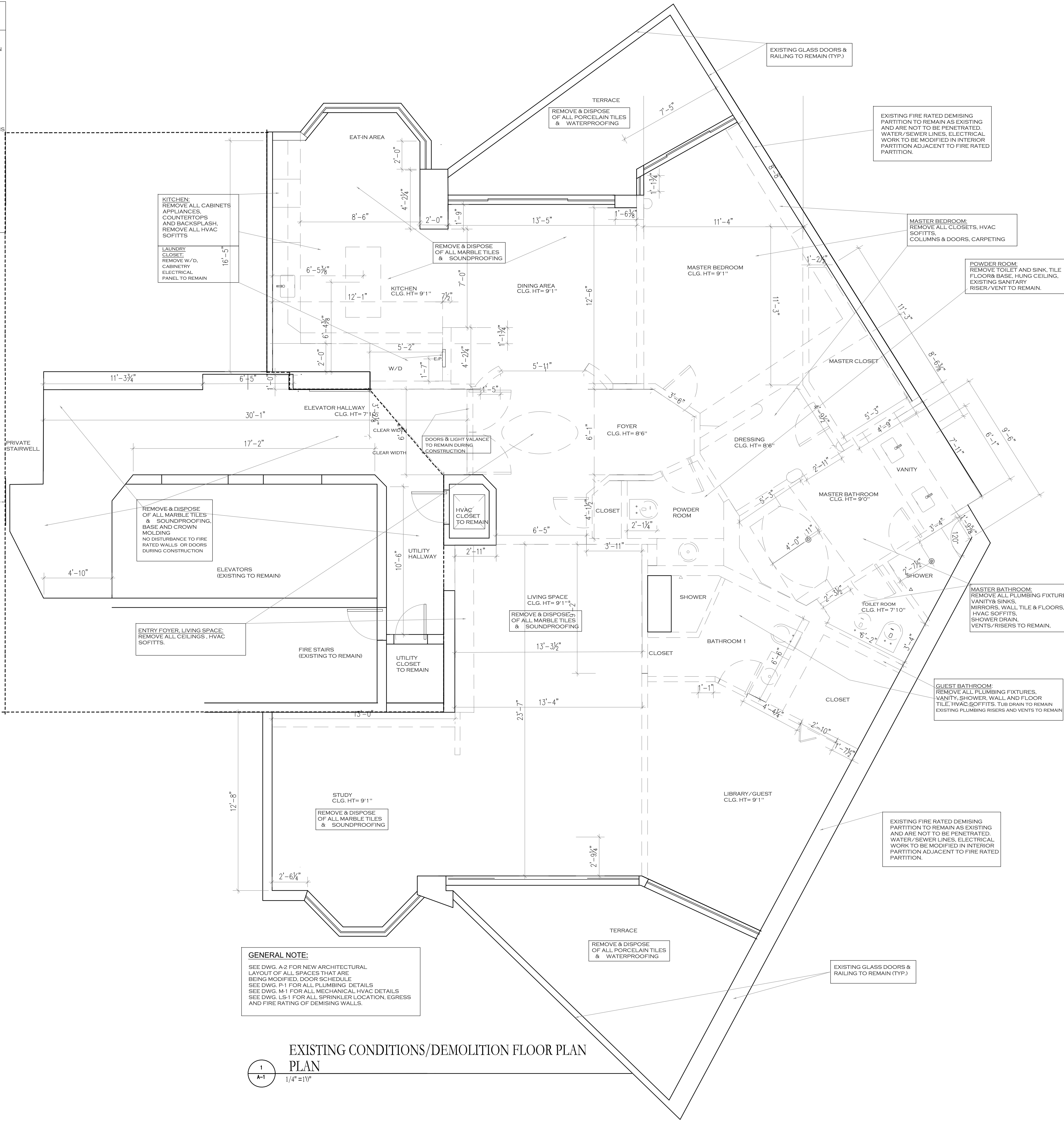
SPACE FOR MECHANICAL SCHEDULE

LEGEND

- EXISTING CONSTRUCTION TO REMAIN (DEMISING WALLS, COLUMNS)
- EXISTING PARTITIONS TO BE DEMOLISHED
- NEW FLOOR TO CEILING PARTITIONS AND USE 2" PLYWOOD OVER STUDS FOR WALL MOUNTED MILLWORK/TV'S.
- DOOR NUMBER/TYPE (REFER TO DOOR SCHEDULE)



DOTTED AREA IS NOT A PART OF THIS PERMIT



GENERAL NOTE:
 SEE DWG. A-2 FOR NEW ARCHITECTURAL LAYOUT OF ALL SPACES THAT ARE BEING MODIFIED, DOOR SCHEDULE.
 SEE DWG. P-1 FOR ALL PLUMBING DETAILS.
 SEE DWG. M-1 FOR ALL MECHANICAL/HVAC DETAILS.
 SEE DWG. LS-1 FOR ALL SPRINKLER LOCATION, EGRESS AND FIRE RATING OF DEMISING WALLS.

EXISTING CONDITIONS/DEMOLITION FLOOR PLAN
 1 PLAN
 1/4" = 1'-0"

SCOPE OF WORK
 INTERIOR RENOVATION & ALTERATION LEVEL 2
 FLORIDA BUILDING CODE 2020 7TH EDITION

DEMOLITION & DUMPSTER NOTES:
 EXISTING PARTITIONS TO BE REMOVED AS SHOWN.
 EXISTING MARBLE FLOOR & SOUNDPROOFING TO BE REMOVED.
 EXISTING EXTERIOR PORCELAIN FLOOR & WATERPROOFING TO BE REMOVED.

INTERIOR WORK:
 PROVIDE AND BUILD INTERIOR PARTITIONS AS SHOWN IN ARCHITECTURAL PLAN (A-2).
 PROVIDE AND INSTALL NEW DOORS AS PER DOOR SCHEDULE (A-2).
 PROVIDE AND INSTALL NEW PORCELAIN TILE WITH APPROVED SOUNDPROOFING.
 PROVIDE AND INSTALL EXTERIOR PORCELAIN TILE WITH APPROVED WATERPROOFING IN EXISTING TERRACES.
 REPLACE ALL INTERIOR FLOORING WITH PORCELAIN TILE AND CORRESPONDING SOUND CONTROL TO MEET FIBC STANDARDS.
 REPLACE BALCONY FLOORING WITH PORCELAIN TILES AND CORRESPONDING WATERPROOFING.

BATHROOMS:
BATHROOM 1:
 NEW WALL HUNG SINK AND TOILET TO BE INSTALLED AS SHOWN (A-2).
 EXISTING H/C LINES, VENT/SANITARY RISER, SEWER DRAIN FROM EXISTING LOCATION.
 NEW SHOWER AS SHOWN (A-2), NEW DRAIN / VENT WITH TEMPERED, SAFETY CATEGORY II GLASS ENCLOSURE.

BATHROOM 2:
 NEW VANITY W/ SINK AND NEW WALL HUNG TOILET IN EXISTING LOCATION.
 NEW ALCOVE BATH TUB TO REPLACE EXISTING SHOWER. EXISTING DRAIN FROM EXISTING SHOWER.

MASTER BATHROOM:
 NEW VANITY W/ SINK AND NEW SHOWER IN EXISTING LOCATION.
 EXISTING BIDET TO BE REMOVED.
 NEW WALL HUNG TOILET IN NEW LOCATION AS SHOWN (A-2) USING EXISTING WATER SUPPLY & SANITARY LINES & SEWER DRAIN.
 NEW SHOWER IN EXISTING LOCATION WITH NEW TEMPERED, SAFETY CATEGORY II GLASS ENCLOSURE.

MECHANICAL:
 AHU TO REMAIN.
 NEW DUCTS, GRILLES, EXHAUST FANS, REGISTERS, AND THERMOSTATS AS SHOWN.

ELECTRICAL:
 DELETE, RELOCATE, AND ADD OUTLETS, CONNECTIONS LIGHT FIXTURES, ETC. AS SHOWN. ELECTRICAL PANEL TO REMAIN IN PLACE.

PLUMBING:
MASTER BATH:
 DELETE EXISTING TUB AND BIDET.
 REPLACE REMAINING FIXTURES AT SAME LOCATION (AS SHOWN). USING EXISTING WATER SUPPLY & SANITARY LINES AND CONNECTIONS.

BATH 1:
 REPLACE EXISTING FIXTURES AT SAME LOCATION USING EXISTING WATER SUPPLY & SANITARY LINES AND CONNECTIONS. REPLACE EXISTING SHOWER WITH NEW ALCOVE TUB AS SHOWN (EXISTING DRAIN LOCATION TO REMAIN).

BATH 2:
 CONVERT POWDER ROOM TO BATH 2 AS SHOWN.
 REPLACE EXISTING FIXTURES AS SHOWN USING EXISTING WATER SUPPLY & SANITARY LINES. RELOCATE LAVATORY AND WC AS SHOWN (BOTH WALL HUNG).
 ADD NEW SHOWER WITH NEW DRAIN. EXISTING MASTER BATHROOM TUB DRAIN TO BE REROUTED FROM UNIT 4204 TO NEW SHOWER IN UNIT 4204.
 (UNIT 4204 IS OWNED BY SAME OWNER AS 4304) X-RAYING OF SLAB WILL BE DONE BY A LICENSED SUBCONTRACTOR, APPROVED & INSPECTED AS NECESSARY BY MANAGEMENT AND BLDG. ENGINEER. SHOWER WILL BE LINED W/ CURB (SEE DET. DWG. A-3), GLASS ENCLOSURE (CAT II SAFETY GLASS). SEE P-1 FOR DETAILING AS PER PLUMBING ENGINEER.

KITCHEN:
 REPLACE SINK, FAUCET, DW. AT SAME LOCATIONS, W/D AS SHOWN ON SAME PLUMBING WALL.

LIFE SAFETY:
 RELOCATE FIRE ALARMS, FIRE ALARM SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS UNDER SEPARATE PERMIT FOR CMB REVIEW AND APPROVAL.
 RELOCATE FIRE SPRINKLERS.
 FIRE SPRINKLERS SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS UNDER SEPARATE PERMIT FOR CMB REVIEW AND APPROVAL.

STRUCTURAL:
 NO CHANGES TO THE BUILDING STRUCTURE.
 NO CHANNELING, TRENCHING, DRILLING, OR SCORING INTO THE BUILDING'S STRUCTURAL ELEMENTS.

ZONING:
 NO CHANGES TO THE EXTERIOR OF THE BUILDING, THE EXTERIOR ENVELOPE OF THE BUILDING SHALL REMAIN AS EXISTING.

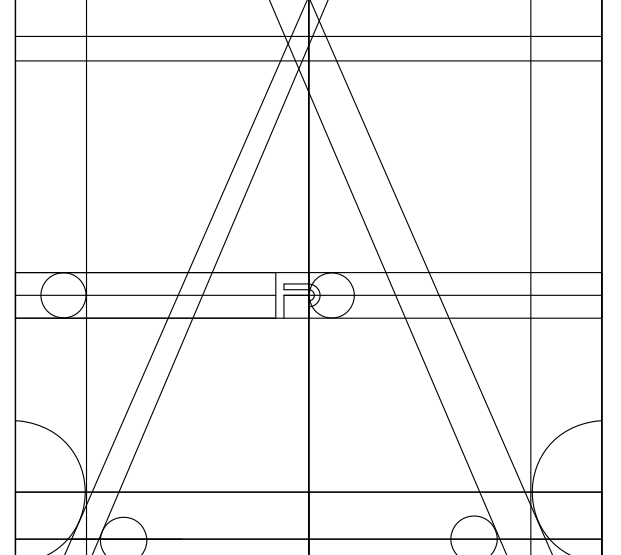
DEMOLITION NOTES

- DEMOLITION & DUMPSTER NOTES:**
- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE STATE OF FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS.
 PRIOR TO COMMENCING THE WORK THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING BUILDING AND UNIT STRUCTURE.
 - ALL SALVAGEABLE MATERIAL AND EQUIPMENT TO BE CAREFULLY REMOVED AND STORED. WILL REMAIN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
 - PARTIALLY OR FULLY EXISTING PARTITIONS TO BE REMOVED AS INDICATED IN DWG. (A-1) TO BE CAREFULLY REMOVED. UNEVEN LEVELS TO BE CUT / FILLED / GROUND TO LEVEL. ENTIRE SLAB PRIOR TO NEW FRAMING.
 - ALL DAMAGED AREAS FROM REMOVALS OF PARTITIONS, HUNG CEILING AND SOFFITS TO BE FULLY PATCHED, SKIM COATED AND SANDED PRIOR TO MATCH EXISTING CONDITIONS.
 - ALL NEW AREAS TO BE FULLY PREPARED PRIOR TO PAINTING.

ADDITIONAL NOTES

- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FPFC), 7TH EDITION.
- THE CONDOMINIUM UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATION WORK.
- DESIGNATED EGRESS AREAS WILL REMAIN UNOCCUPIED AT ALL TIMES.
- DURING DEMOLITION AND CONSTRUCTION, ALL RUBBER/NEW MATERIALS SHALL REMAIN STORED AS NOT TO OBSTRUCT DESIGNATED EGRESS PATHS/AREAS.
- THE TERRACE GUARDRAIL WILL REMAIN AT EXISTING 42" AFF. (DWG. A-2)
- AT EXIT DOORS AND FLOOR TRANSITIONS, A 1/2" THRESHOLD SHALL BE MAINTAINED WITHIN THE UNIT.

GENERAL NOTE:
 IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING CONSTRUCTION OR DEMOLITION, THEY WILL BE RESTORED ACCORDING TO THEIR ORIGINAL FIRE RATING.
 FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT BUILDING AND FIRE CODES.
 SEE DWG. A-3 FOR DETAILS.



ANA STUDIO ARCHITECTURE, PC
 ANA RESKREIS, RA
 280 RIVERSIDE DRIVE, 8th FL, NEW YORK, NY 10015
 +1 212 644 1414 +1 917 414 2425
 ANASTUDIO1013@GMAIL.COM
 WWW.FRENCHDESIGN.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION QUOTES

TITLE
 EXISTING CONDITIONS/
 DEMOLITION
 FLOOR PLAN

SEAL & SIGNATURE	DATE: 1.17.2024
	PROJECT No: 21007
	DRAWN BY: JRS
	CHECKED BY: ARE
	DWG No: A-1

A-1

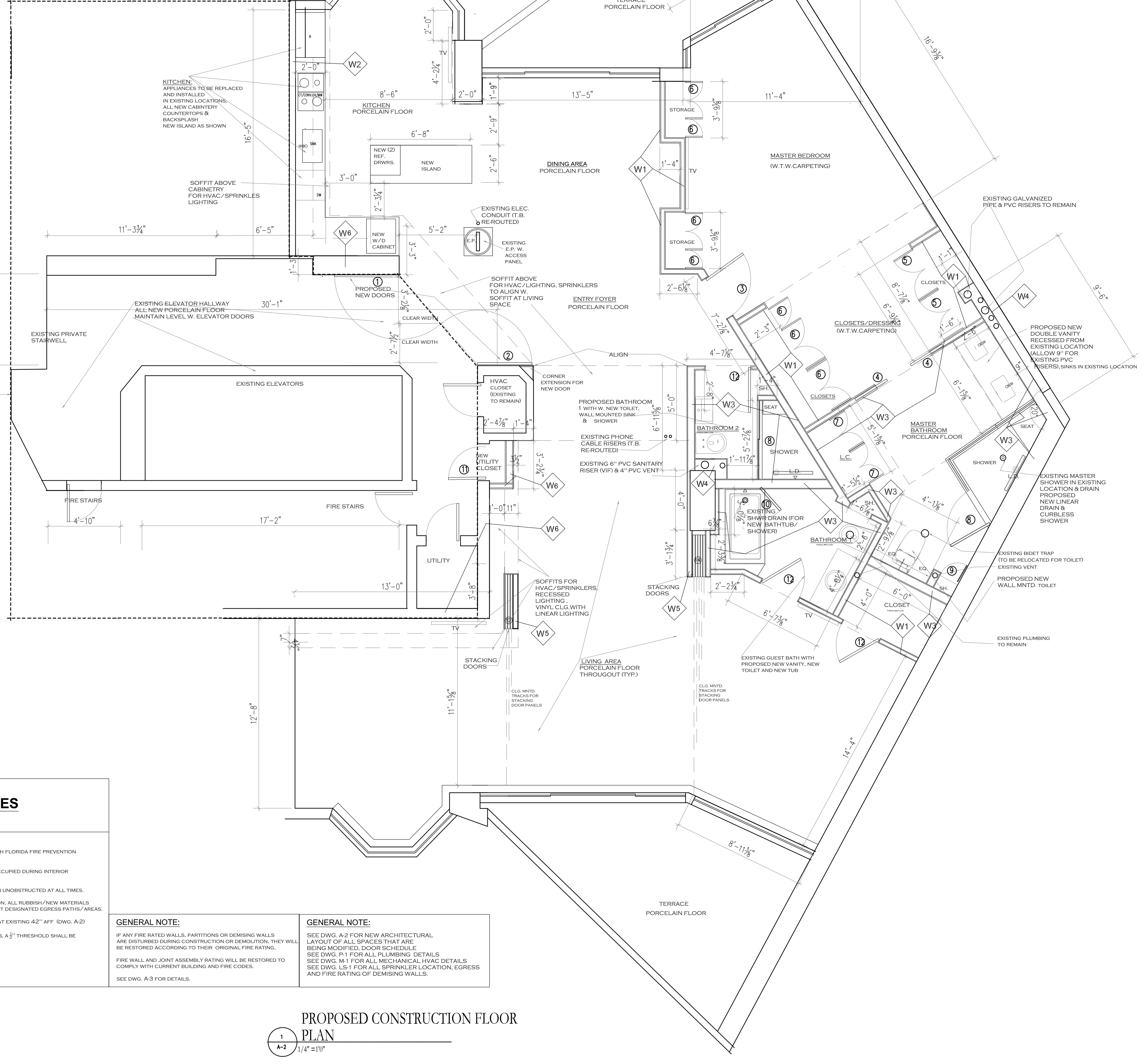
Fine Line Engineers, Inc.
 Electrical, Mechanical, Plumbing,
 Fire Protection, Construction Administration
 20100 W. 24TH STREET, MIAMI, FL 33187
 Phone: 786-553-4500 | Fax: 786-553-4807
 E-mail: cadd@fineengineers.com

GEORGE FREDD, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF FLORIDA 004 20198

LEGEND

- EXISTING CONSTRUCTION TO REMAIN (DEMISING WALLS, COLUMNS)
- EXISTING PARTITIONS TO BE DEMOLISHED
- NEW FLOOR TO CEILING PARTITIONS
USE 3/4" PLYWOOD OVER STUDS FOR WALL MOUNTED MILLWORK/TV'S
- DOOR NUMBER/TYPE (REFER TO DOOR SCHEDULE)

KEY PLAN



DOTTED AREA IS NOT A PART OF THIS PERMIT

ADDITIONAL NOTES

- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FPFC), 7TH EDITION.
- THE CONDOMINIUM UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATION WORK.
- DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
- DURING DEMOLITION AND CONSTRUCTION, ALL RUBBISH/DEBRIS MATERIALS SHALL REMAIN STORED AS NOT TO OBSTRUCT DESIGNATED EGRESS PATHS/AREAS.
- THE TERRACE GUARDRAIL WILL REMAIN AT EXISTING 42" AFF (DWG. A-2)
- AT EXIT DOORS AND FLOOR TRANSITIONS, A 3/4" THRESHOLD SHALL BE MAINTAINED WITHIN THE UNIT.

GENERAL NOTE:
IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING CONSTRUCTION OR DEMOLITION, THEY WILL BE RESTORED ACCORDING TO THEIR ORIGINAL FIRE RATING. FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT BUILDING AND FIRE CODES. SEE DWG. A-3 FOR DETAILS.

GENERAL NOTE:
SEE DWG. A-2 FOR NEW ARCHITECTURAL LAYOUT OF ALL SPACES THAT ARE BEING MODIFIED. DOOR SCHEDULE SEE DWG. P-1 FOR ALL PLUMBING DETAILS SEE DWG. M-1 FOR ALL MECHANICAL HVAC DETAILS SEE DWG. L-1 FOR ALL SPRINKLER LOCATION, EGRESS AND FIRE RATING OF DEMISING WALLS.

PARTITION LEGEND

TYPE	DESCRIPTION	WALL DETAIL	LOCATIONS
W1	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 5" ECO SMART FIRECODE "X" GWB EACH SIDE	47/8" METAL STUD 3/5/8" METAL STUD 5/8" GWB 3" GWB @ 16" O.C. (TYP. TOP & BOTTOM TRACKS)	MASTER BEDROOM, CLOSETS LIVING ROOM DINING AREA 1-1/2" CONCRETE SCREW AT KITCHEN & LAUNDRY CABINET
W2	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 5" MOLD TOUGH FIRECODE "X" GWB ON WALLS TO RECEIVE TILE. WITH 9235 LATICRETE TO CEILING R-11 BATT INSULATION.	47/8" METAL STUD 3/5/8" METAL STUD 5/8" GWB 5/8" MOLD TOUGH GWB W. LATICRETE 9235	APPLIANCE WALL AT KITCHEN & LAUNDRY CABINET
W3	INTERIOR PARTITION (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 5" QUIROCK CEMENT BOARD ON WALLS TO RECEIVE TILE. WITH 9235 LATICRETE TO 8" AFF R-11 BATT INSULATION.	47/8" METAL STUD 3/5/8" METAL STUD 5/8" GWB 5/8" QUIROCK BOARD W. LATICRETE 9235	MASTER BATHROOM BATHROOM 1 GUEST BATHROOM
W4	2HR WALL AT RISER COLUMN (TYP.) 3/5/8" METAL STUDS @ 16" O.C. W. (2) LAYERS USG 5" FIRECODE TYPE X GWB WITH 9235 LATICRETE TO 8" AFF ON WALLS TO RECEIVE TILE. R-11 BATT INSULATION.	47/8" METAL STUD 3/5/8" METAL STUD 5/8" GWB 2 LAYERS 5/8" FIRECODE TYPE X	FIRE RATED WALL AT NEW CLOSET WALLS WITH RISERS (MASTER BATHROOM & BATHROOM 1)
W5	PARTITION TO HOUSE SLIDING DOOR PANELS WITH 3/4" PLYWOOD PANEL BEHIND TELEVISION LOCATIONS. USE 3/4" COLD ROLL CHANNELS AT CONCRETE SHEAR COLUMN W. 3" GWB.	41/2" METAL STUD 3/4" METAL STUD 1/2" GWB	LIVING ROOM
W6	1-HR WALL SEPARATING UNIT FROM HALLWAY 3/5/8" METAL STUDS @ 16" O.C. W. (2) LAYERS USG 5" FIRECODE TYPE X GWB. R-11 BATT INSULATION AS PER U419 DESIGN	51/2" METAL STUD 3/5/8" METAL STUD 1 LAYER 5/8" FIRECODE TYPE X	LIVING AREAS KITCHEN

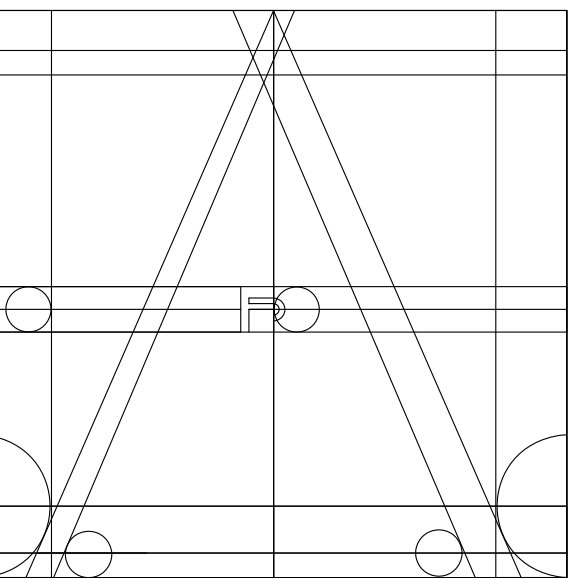
DOOR SCHEDULE

DOOR NO.	SIZE	TYPE	HARDWARE	REMARKS	FIRE RAT.	QTY.
1	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	1HR	1
2	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	1HR	1
3	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	1
4	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	2
5	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(1) PAIR
6	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(1) PAIR
7	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(2) PAIRS
8	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(1) PAIR
9	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(1) PAIR
10	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	(1) PAIR
11	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	1
12	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	3
13	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	3
14	30" x 48"	PRESET	30" x 48" PRESET	EXISTING	NA	4

GENERAL NOTE:
EXCEPT FOR 5/8" HINGES (AS SPECIFIED), ALL PASSAGE & LOCKSETS & PULLS ARE TO BE SELECTED AND PROVIDED BY OWNER

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
2000 W. 70TH STREET, MIAMI BEACH, FL 33141
Voice: 786.953.4901 - Fax: 786.953.4907
E-mail: cadd@fineengineers.com

GEORGE FREJO, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA - CPE 30796



ANA STUDIO ARCHITECTURE, PC
ANA RESKREIS, RA
280 RIVERSIDE DRIVE, 8th FL, NEW YORK, N.Y. 10025
+1516.641.5416 +31 (6) 43.86.24.55
ANASTUDIO@GMAIL.COM
WWW.FRENCHDRIBS.COM

WEXLER RESIDENCE
300 SOUTHPONTE DR.
4304

MIAMI BEACH, FL.
33139

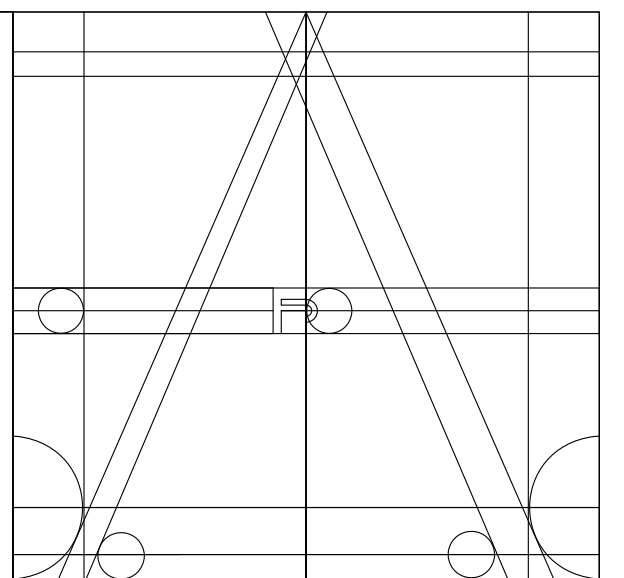
NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

TITLE
PROPOSED
CONSTRUCTION FLOOR PLAN

DATE: 1.17.2024
PROJECT No: 21007
DRAWN BY: JRS
CHECKED BY: ARE
DWG No: A-2

A-2



ANA STUDIO ARCHITECTURE, PC
 ANA RESKREIS, RA
 280 RIVERSIDE DRIVE (8th), NEW YORK, N.Y. 10025
 +1 (646) 684-5400 +1 (316) 413-2435
 ANASTUDIO@GMAIL.COM
 WWW.FRENCHIDRS.COM

WEXLER RESIDENCE
 300 SOUTHPONTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

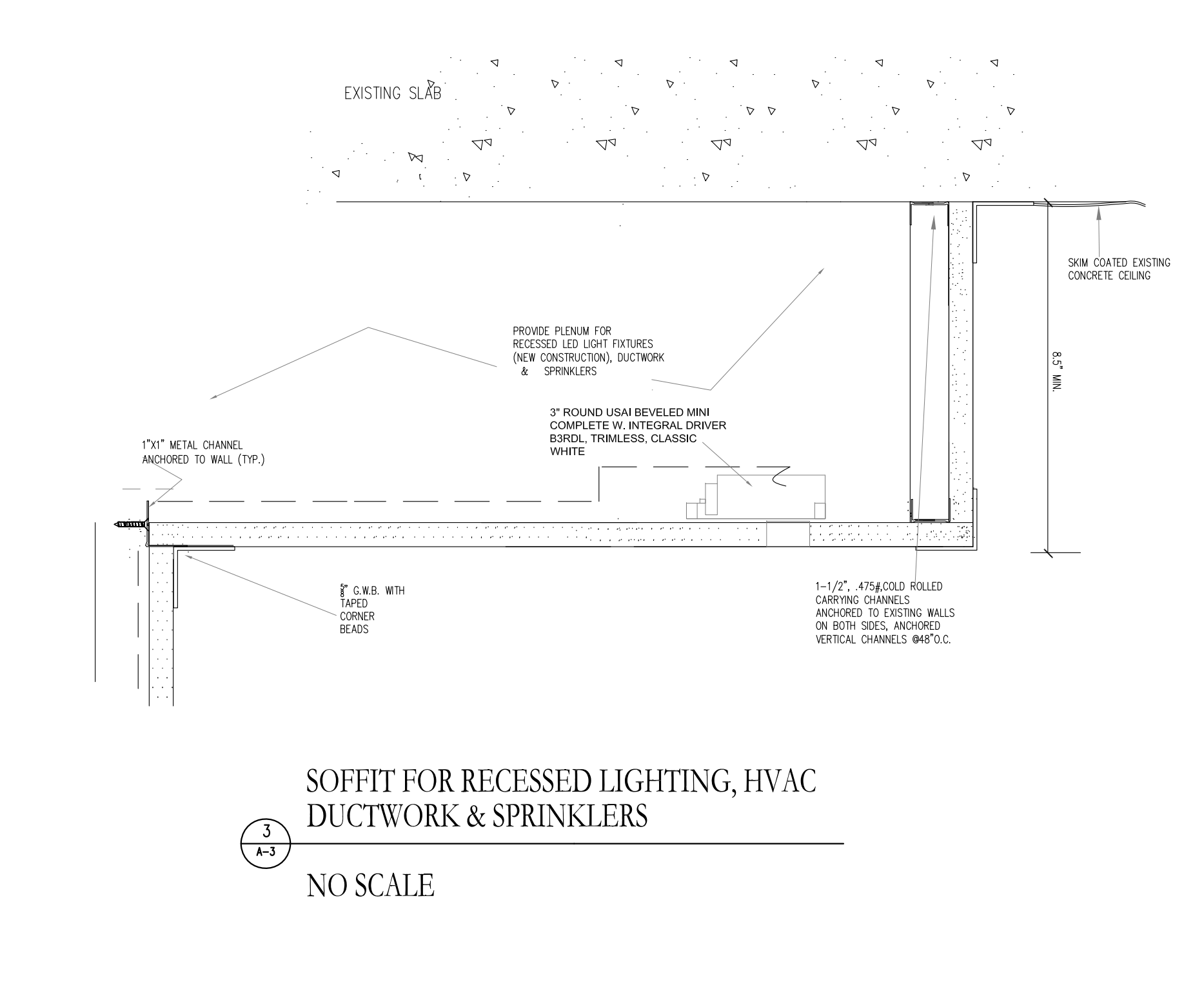
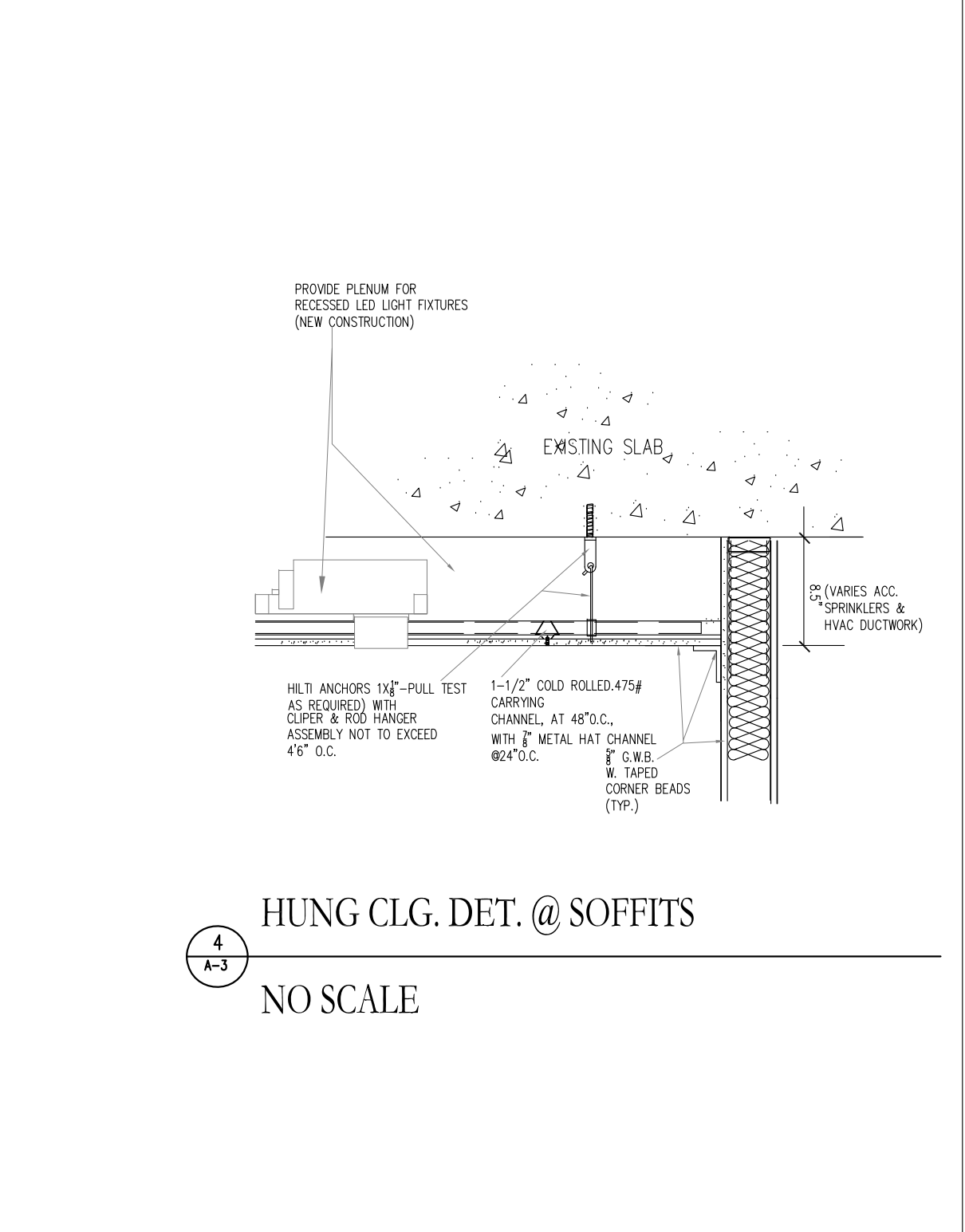
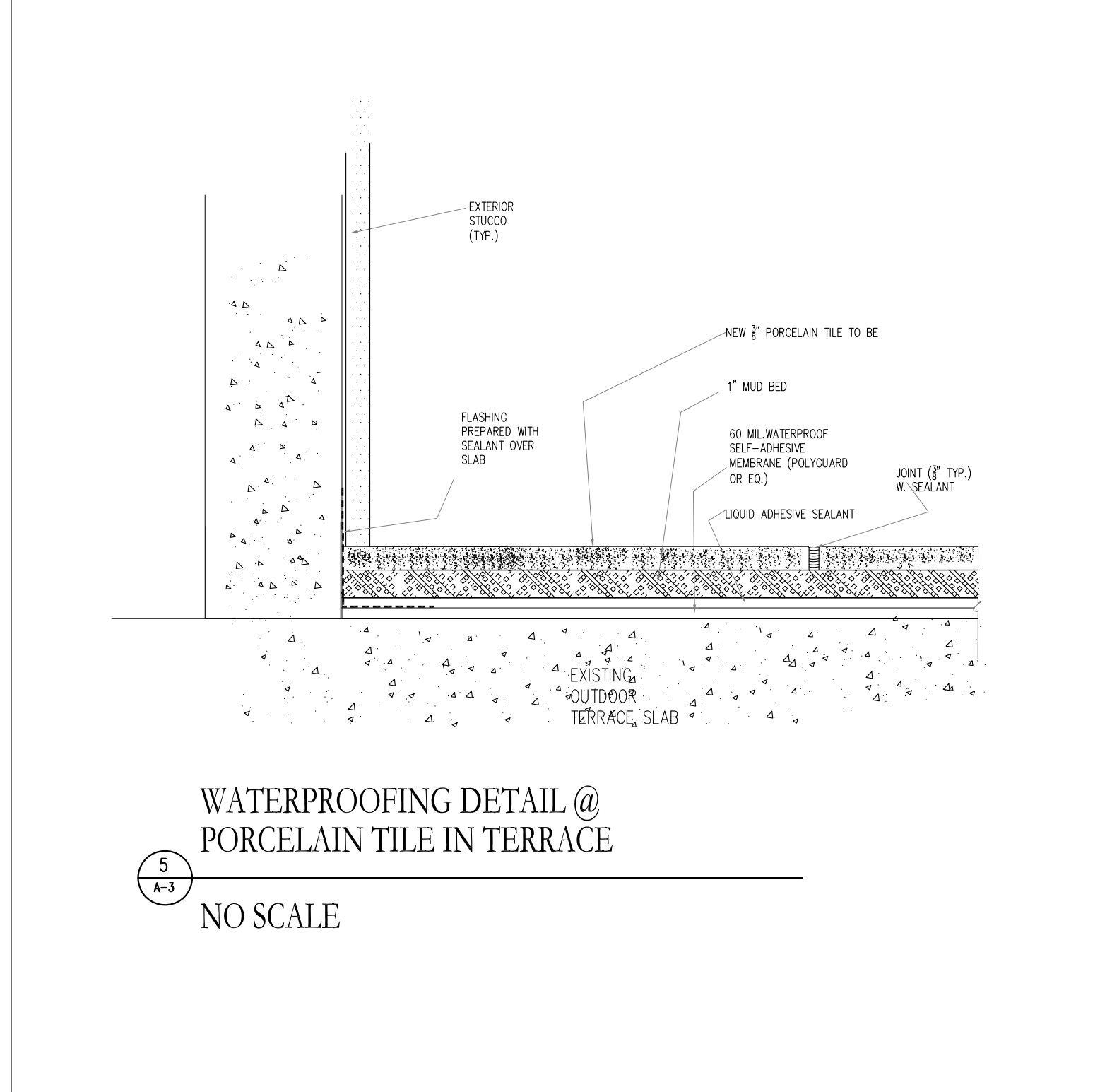
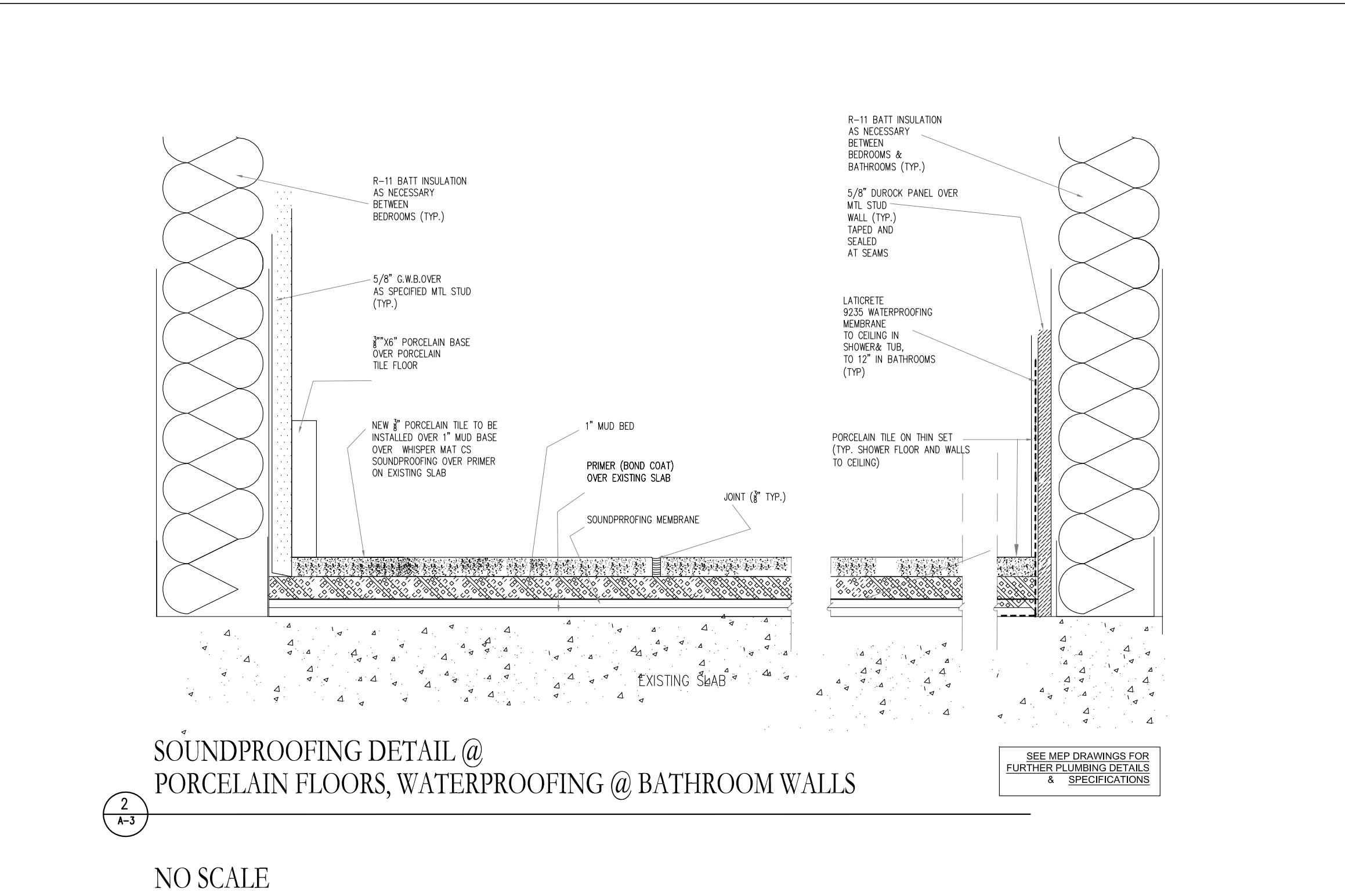
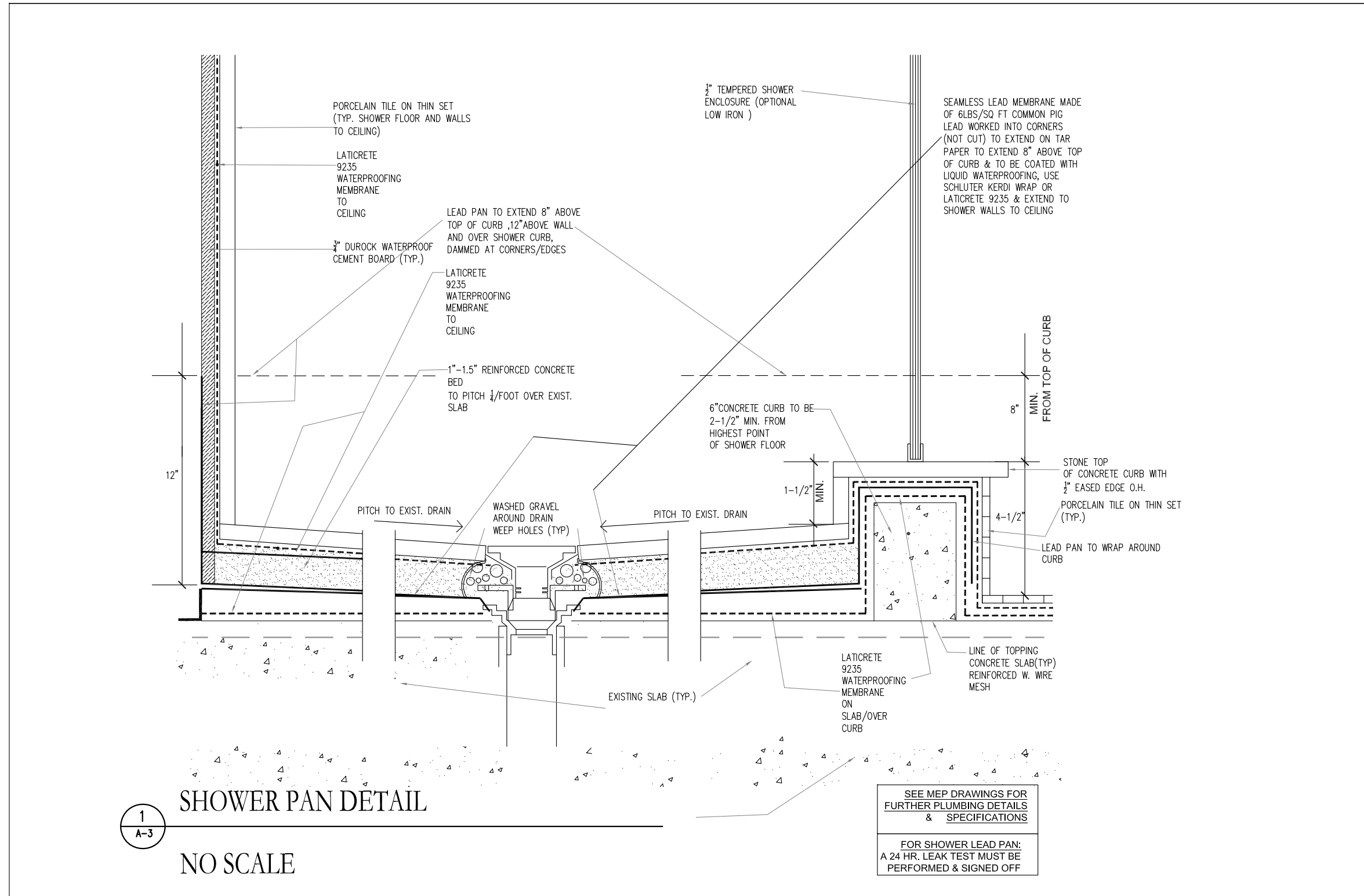
No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

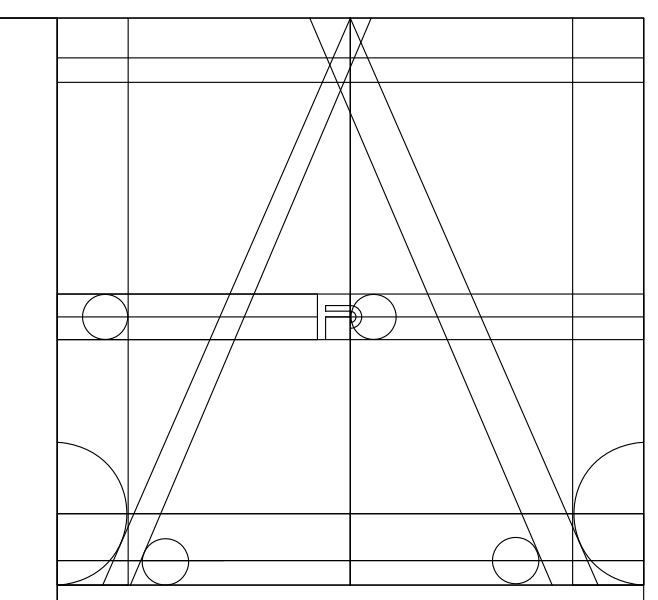
TITLE
 CONSTRUCTION
 DETAILS

SEAL & SIGNATURE	DATE: 1.17.2024
	PROJECT No: 21007
	DRAWN BY: JRS
	CHECKED BY: ARE
	DPWG No: A-3

A-3

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2040 W. 76TH STREET Hialeah, FL 33016
 Phone: 781.951-4101 Fax: 781.951-4807
 E-mail: cadd@fineengineers.com
 GEORGE FREJO, P.E.
 REGISTERED ENGINEER NO. 20374
 STATE OF FLORIDA CEB 29706





ANA STUDIO ARCHITECTURE, PC
 ANA R.ESKREIS,RA
 280 RIVERSIDE DRIVE 8TH, NEW YORK, N.Y.10025
 +1516641.5416 +33(0) 43 90 24 35
 ANASTUDIOARCHITECTURE@GMAIL.COM
 WWW.FRENGEDRIBS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

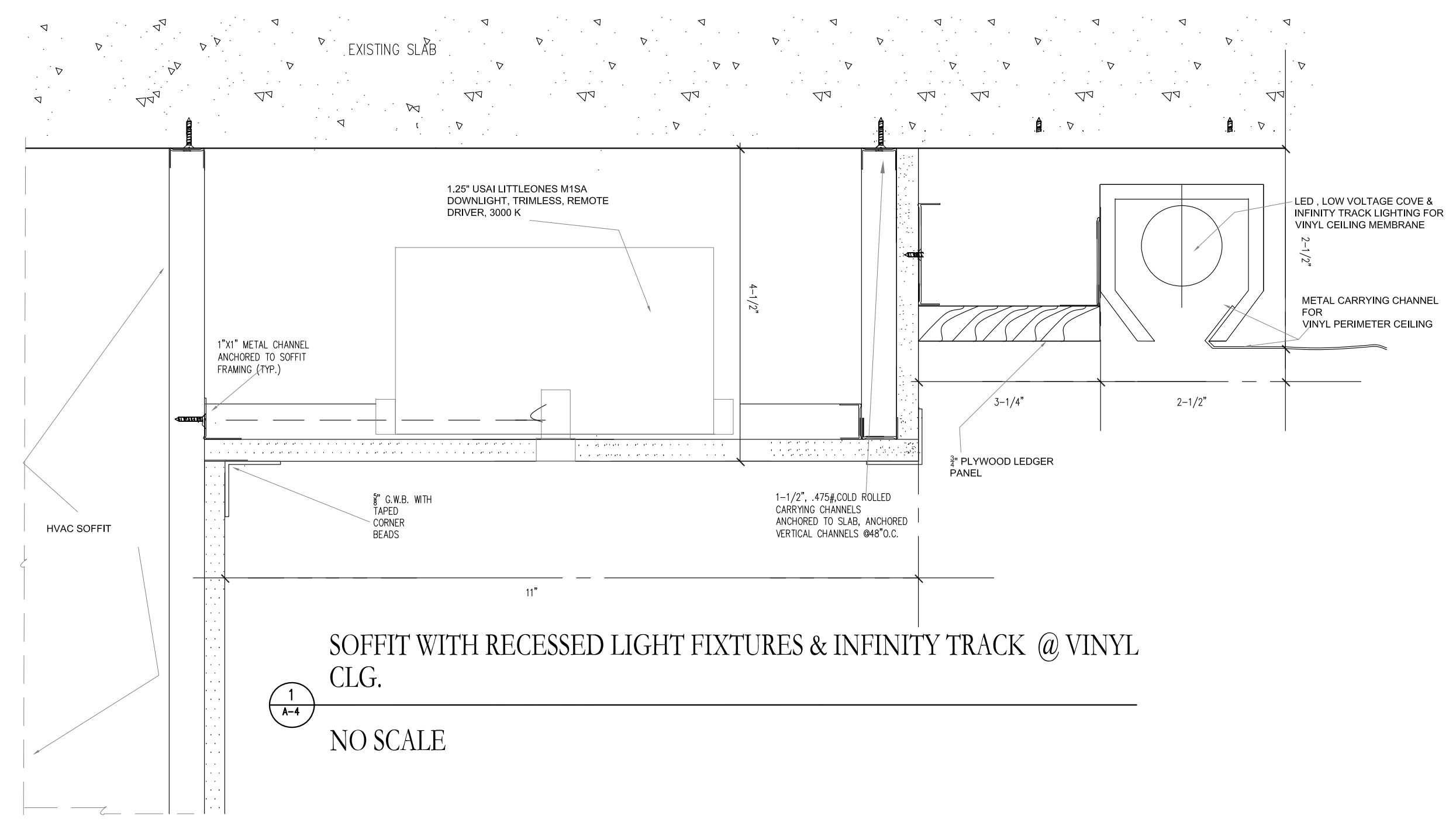
No.	Date	Description
1	1.17.2024	FIRST SUBMISSION(QUOTES)

TITLE
**CONSTRUCTION
 DETAILS**

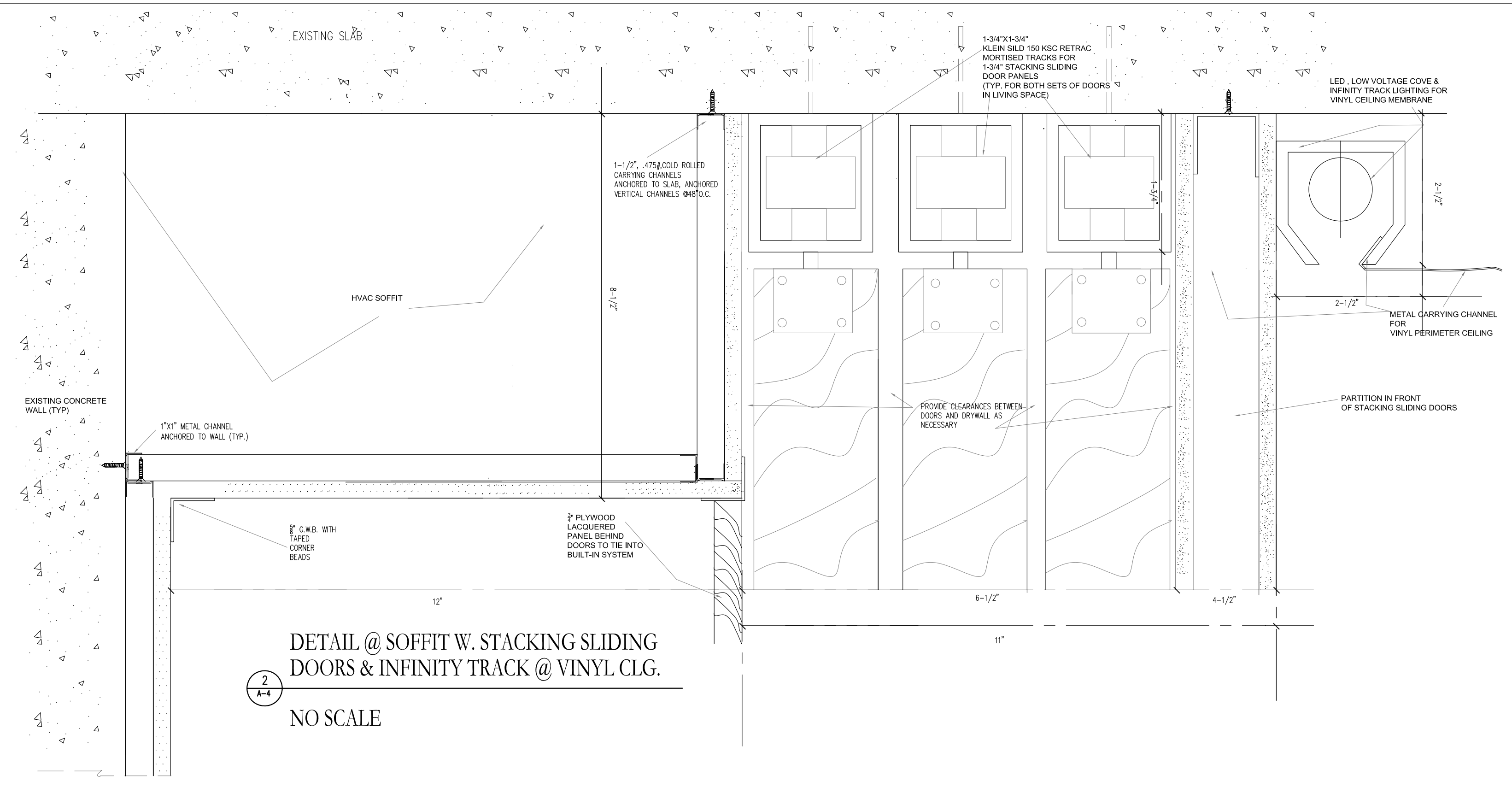
SEAL & SIGNATURE	DATE: 1.17.2024
	PROJECT No.: 21047
	DRAWN BY: JRS
	CHECKED BY: ARE
	DWG No.: A-4

A-4

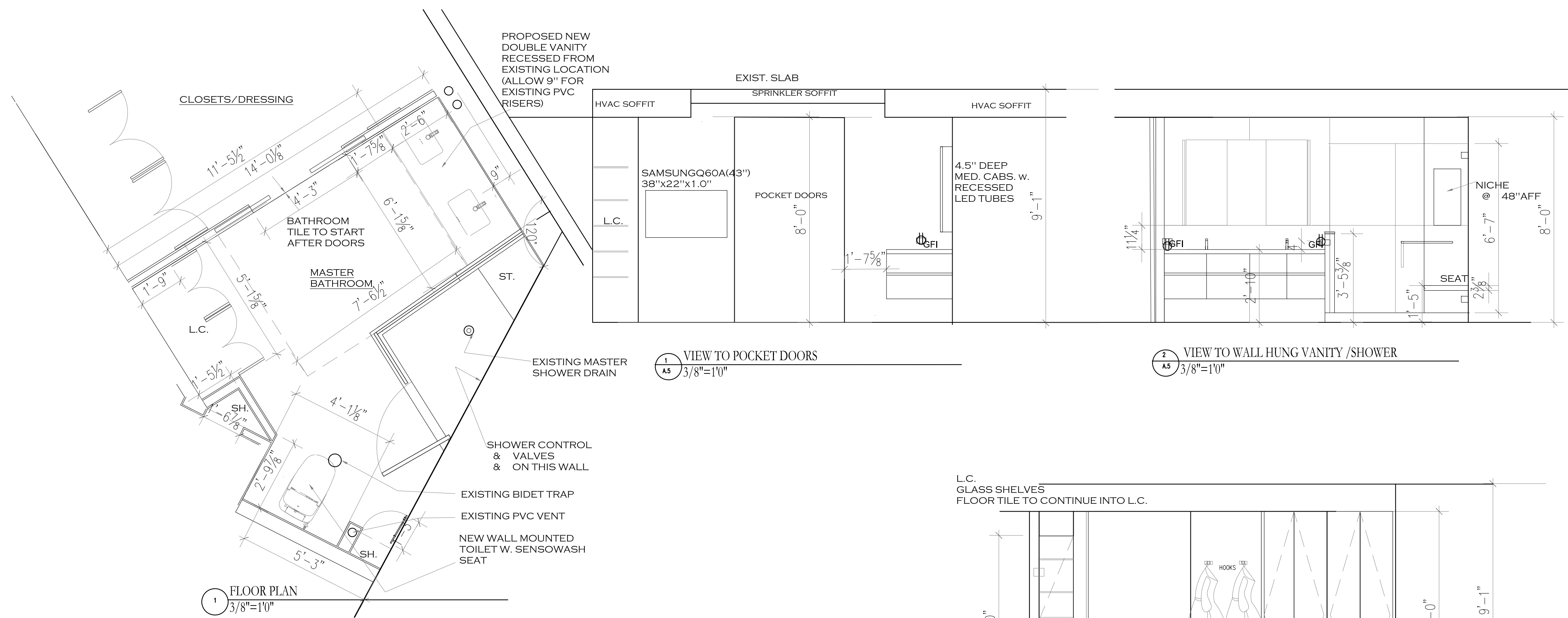
Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2089 W. 70TH STREET HIALEAH, FL 33010
 Phone: 786.913-4907 Fax: 786.913-4907
 Email: info@fineengineers.com
 GEORGE FREJIO, P.E.
 REGISTERED ENGINEER NO. 25376
 STATE OF FLORIDA 254-2876



SOFFIT WITH RECESSED LIGHT FIXTURES & INFINITY TRACK @ VINYL CLG.
 1
 A-4
 NO SCALE



DETAIL @ SOFFIT W. STACKING SLIDING DOORS & INFINITY TRACK @ VINYL CLG.
 2
 A-4
 NO SCALE



1 FLOOR PLAN
3/8"=1'0"

1 VIEW TO POCKET DOORS
3/8"=1'0"

2 VIEW TO WALL HUNG VANITY /SHOWER
3/8"=1'0"

3 VIEW TO W.C. AREA
3/8"=1'0"

4 VIEW TO W.C.
3/8"=1'0"

L.C. GLASS SHELVES
FLOOR TILE TO CONTINUE INTO L.C.

5 VIEW TO INSIDE OF SHOWER
3/8"=1'0"

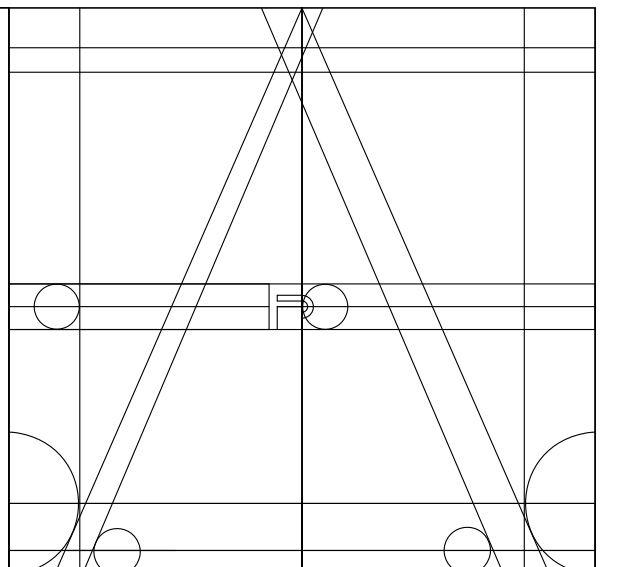
MASTER BATHROOM :

TOILET: DURAVIT WALL HUNG, ME BY STARCK W. SENSOWASH STARCK F, WHITE
 VANITY: WALL HUNG, FINISH T.B.S. WITH 4.5" DEEP MEDICINE CABINET, MIRROR FRONTS WITH LED LIGHT INSERTS, HARD WIRED (T.B.D.)
 CUSTOM 1-7/8" QUARTZITE TOP
 SINKS: UNDERMOUNT, KOHLER KATHRYN 19-5/8", WHITE

FLOOR TILE (T.B.S.):= 110 SQ FT
 SHOWER TILE (T.B.S.):= 35 SQ FT
 WALLS : (T.B.S.):= +/-400 SQ FT

SHOWER BENCH: TO MATCH COUNTERTOP

SHOWER SADDLE: MITERED QUARTZITE TO MATCH COUNTERTOP



ANA STUDIO ARCHITECTURE, PC
 ANA RESKREIS, RA
 280 RIVERSIDE DRIVE 8TH FLOOR, NEW YORK, NY 10025
 +1 212 641 5410 +1 312 641 3624 US
 ANASTUDIO@GMAIL.COM
 WWW.FRENCHDRS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

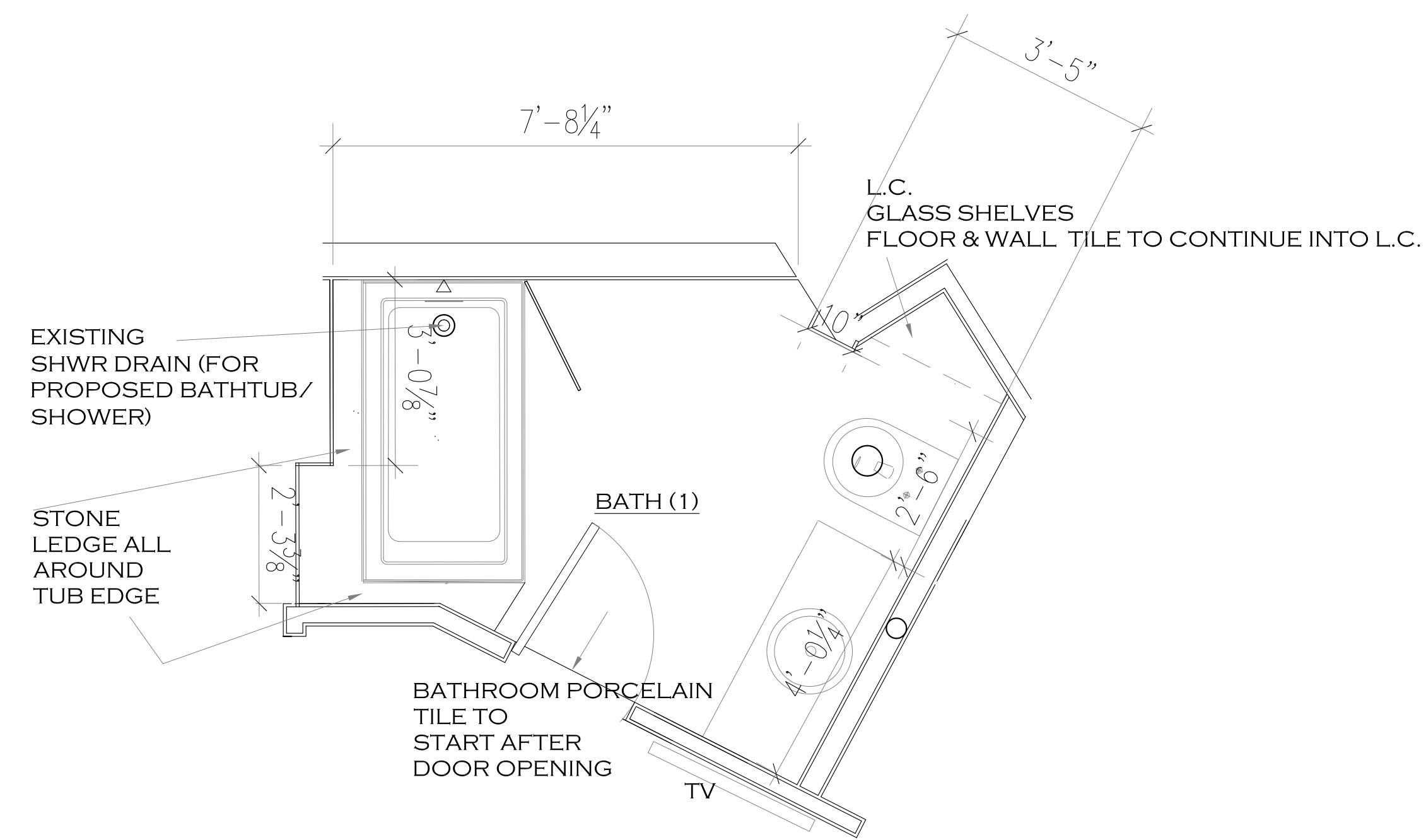
No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

TITLE
 MASTER BATHROOM

DATE: 1.17.2024
PROJECT No: 21007
DRAWN BY: JRS
CHECKED BY: ARE
DWG No: A-5

A-5

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2040 W. 76TH STREET Hialeah, FL 33016
 Phone: 786.953-6800 Fax: 786.953-6807
 E-mail: info@fineengineers.com
 GEORGE FREDO, P.E.
 REGISTERED ENGINEER NO. 20206
 STATE OF FLORIDA EXP. 03/28/26

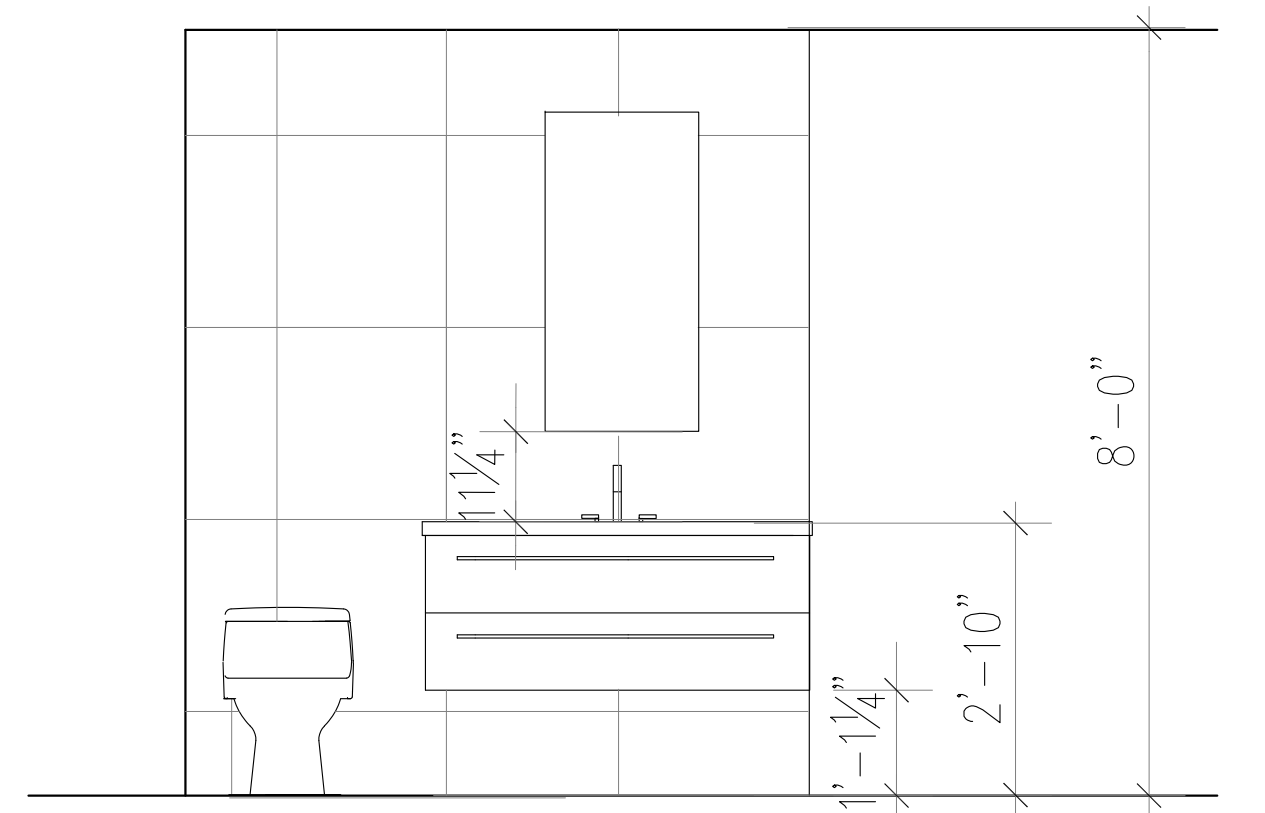


1 FLOOR PLAN BATHROOM 1
1/2"=1'0"

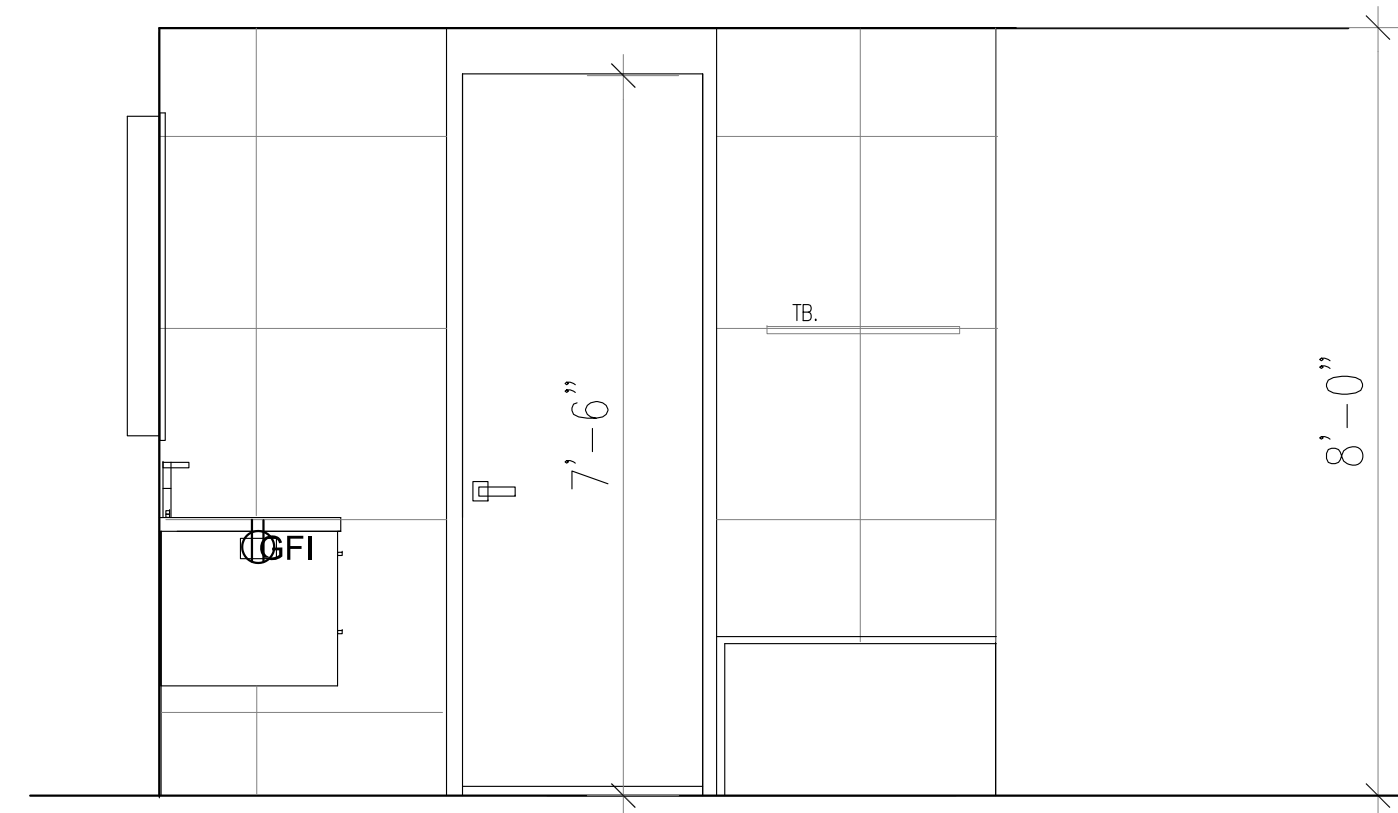
BATHROOM 1:
TUB: KOHLER UNDERSCORE, 60X32X19 (ALCOVE)

TOILET: DURAVIT ME BY STARCK W. VERO
AIR SEAT BY STARCK, WHITE
VANITY: WALL HUNG, T.B.S.
UNDERMOUNTED KOHLER VERTICIL SINK
QUARTZITE TOP T.B.S.
RECESSED MEDICINE CABINET: 19"X39"

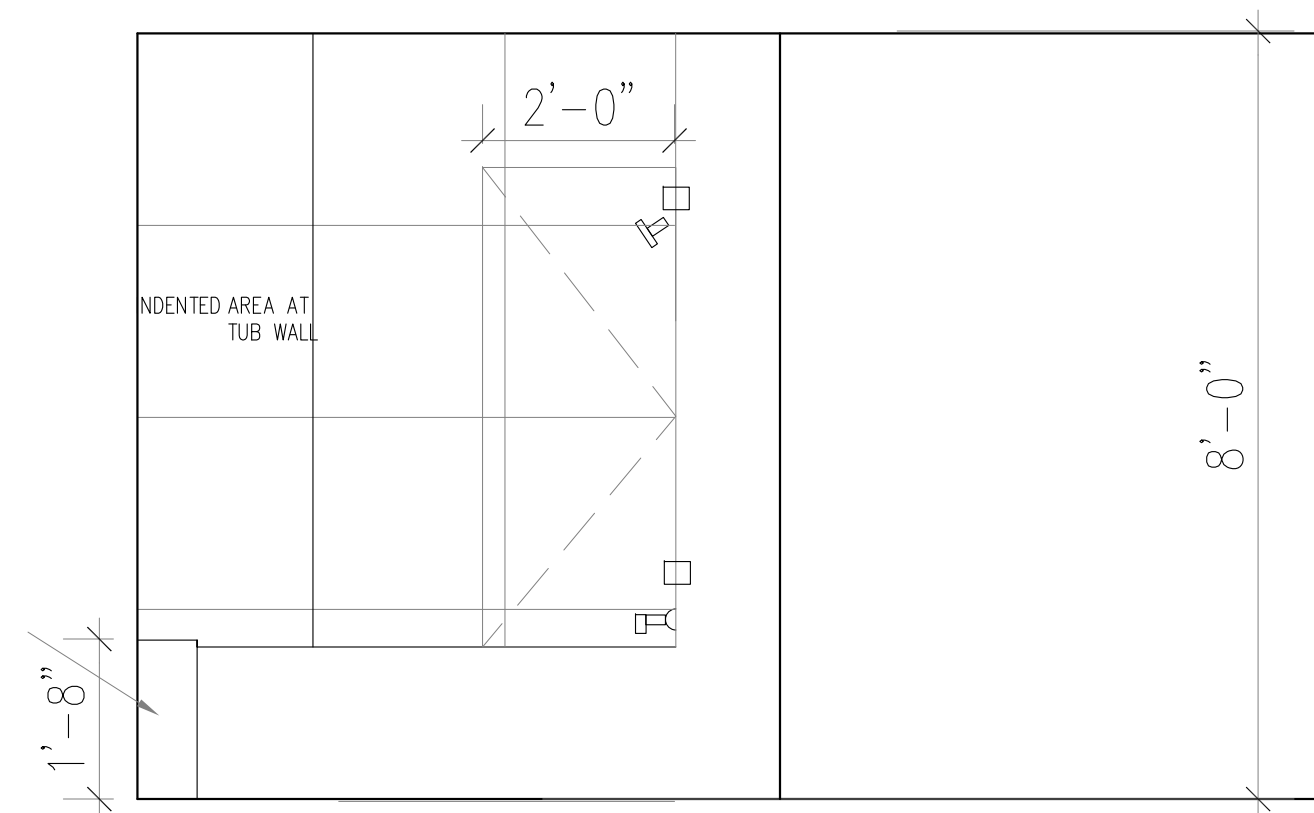
FLOOR TILE: T.B.S. (50 SQ FT)
WALL TILE: T.B.S. (+/- 240 SQ FT)
TUB PANEL : TEMPERED LOW IRON GLASS OUT SWINGING



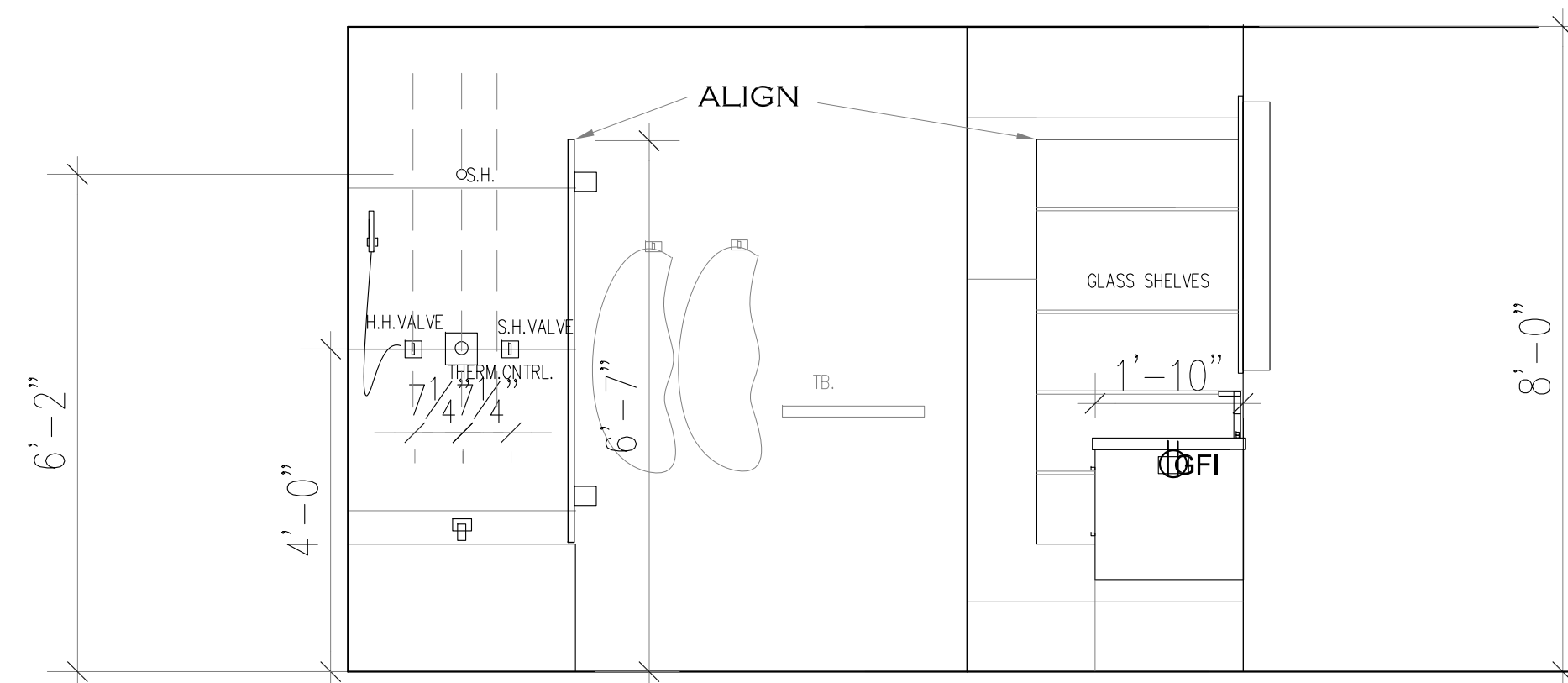
1 VIEW TO WALL HUNG VANITY
A.6 1/2"=1'0"



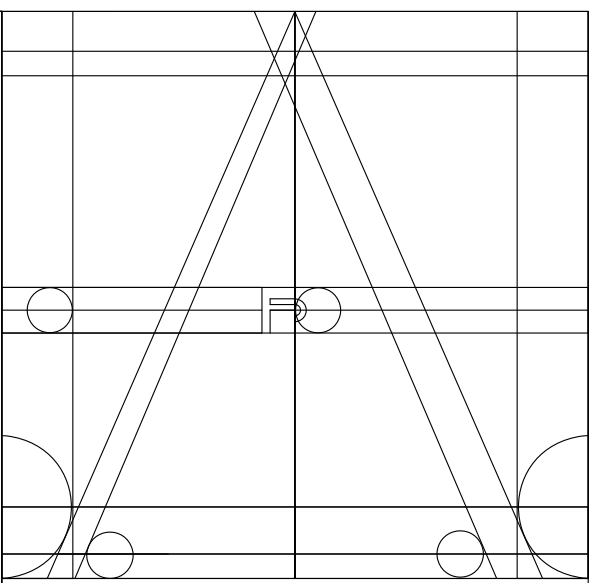
2 VIEW TO DOOR
A.6 1/2"=1'0"



3 VIEW TO TUB
A.6 1/2"=1'0"



4 VIEW TO LINEN SHELVES
A.6 1/2"=1'0"



ANA STUDIO ARCHITECTURE, PC
ANA R.ESKREIS,RA
280 RIVERSIDE DRIVE 8th, NEW YORK, N.Y. 10025
+1 212 641 5416 +33 (0) 43 86 24 55
ANASTUDIO@GMAIL.COM
WWW.FRENCHIDIS.COM

WEXLER RESIDENCE
300 SOUTHPOINTE DR.
4304

MIAMI BEACH, FL.
33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION(QUOTES)

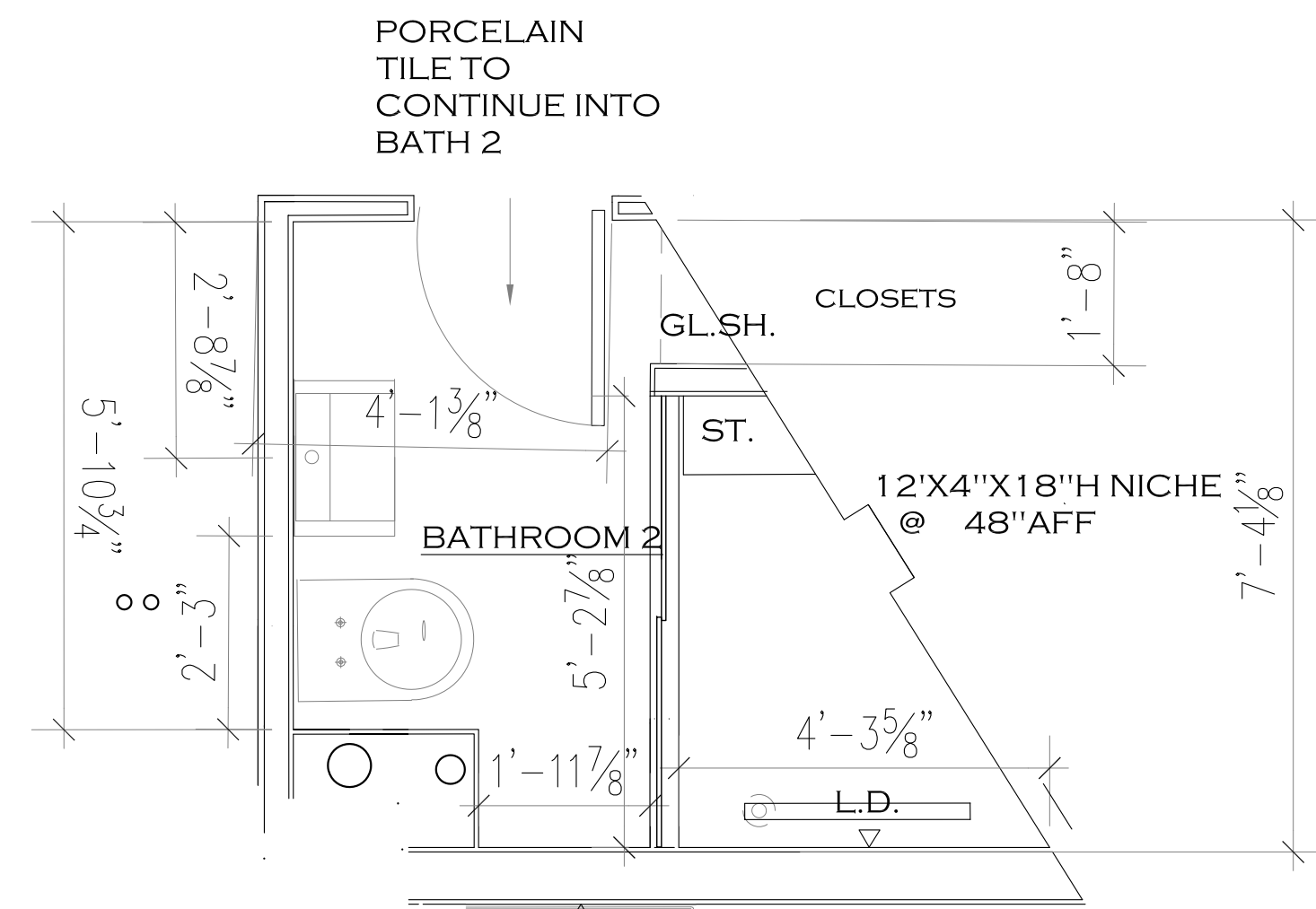
TITLE

BATHROOM 1:
FLOOR PLANS
ELEVATIONS

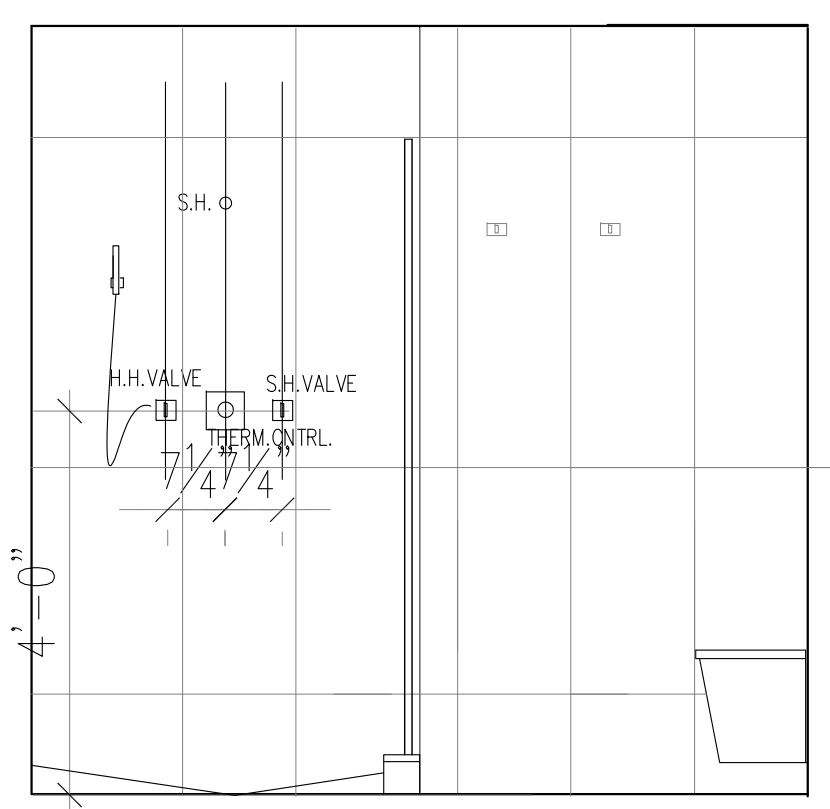
DATE: 1.17.2024	PROJECT No: 21007
DRAWN BY: JES	CHECKED BY: ARE
DRG No:	A-6

A-6

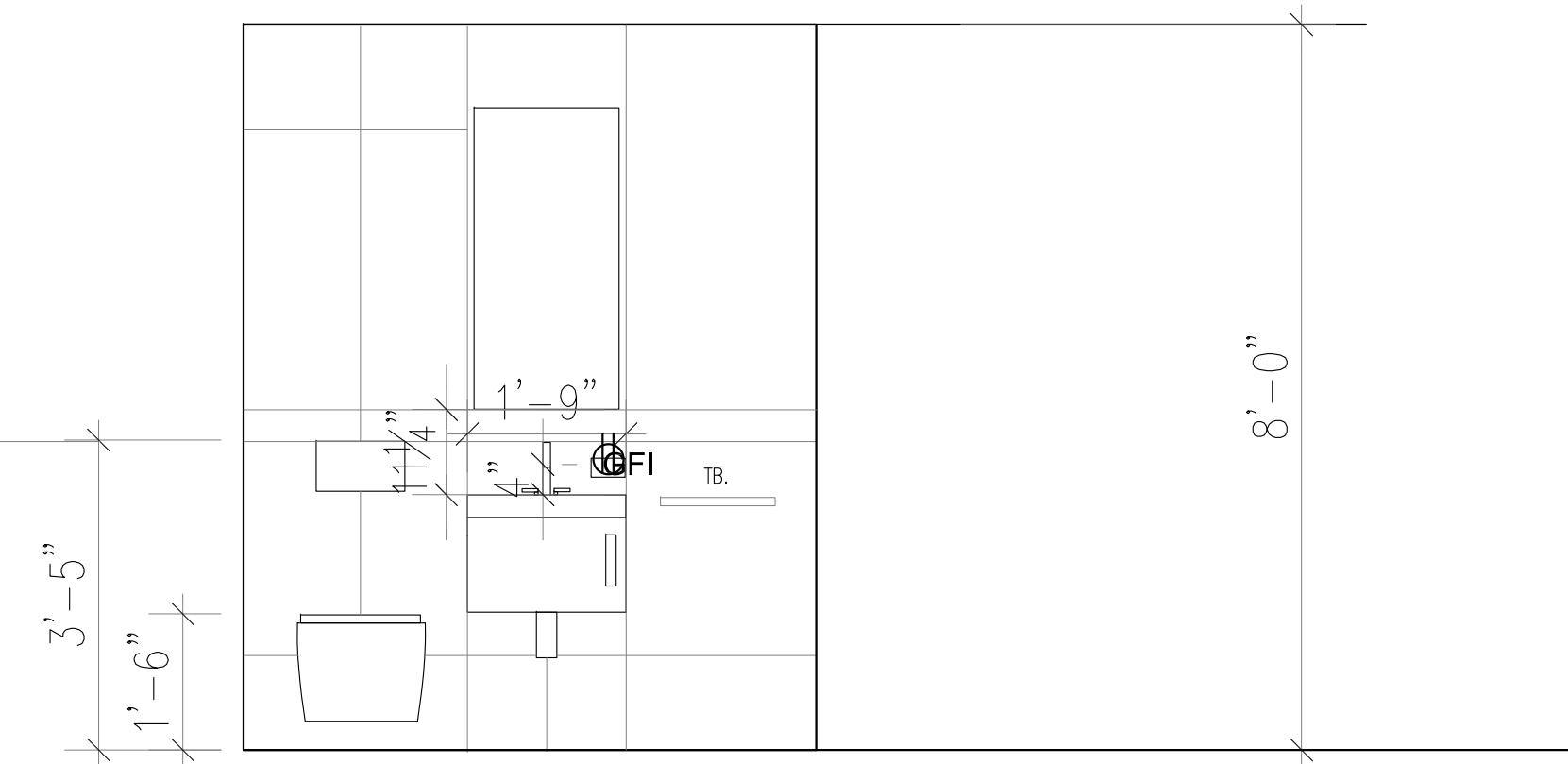
Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
2009 W. 70TH STREET, HIALEAH, FL. 33011-1616
Voice: 786.933-4900 • Fax: 786.933-4927
E-mail: info@fine-line.com
GEORGE FREHO, P.E.
REGISTERED ENGINEER NO. 12576
STATE OF FLORIDA Exp. 03/31/24



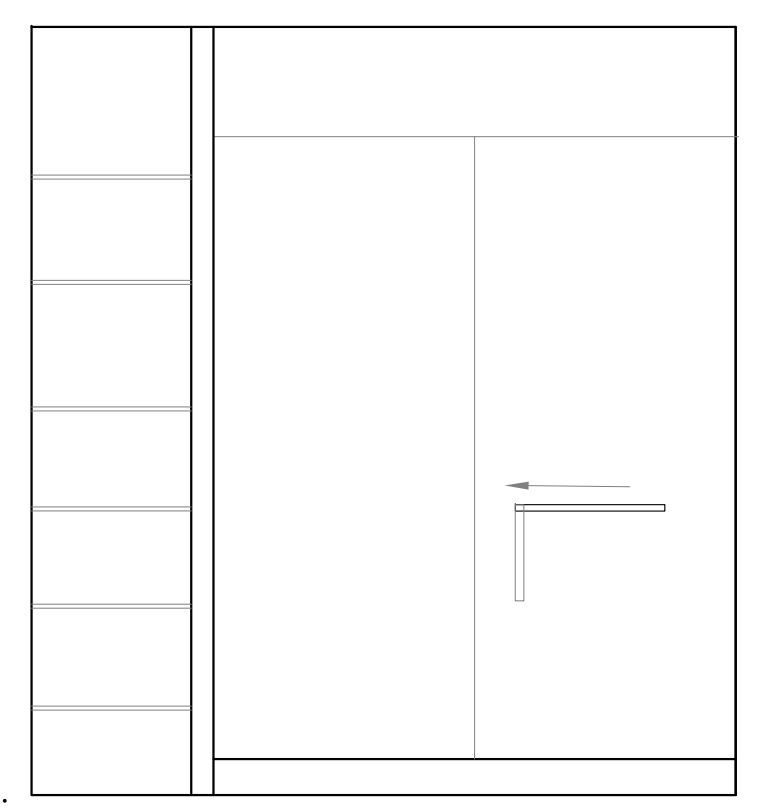
1 FLOOR PLAN BATHROOM 2
1/2"=1'0"



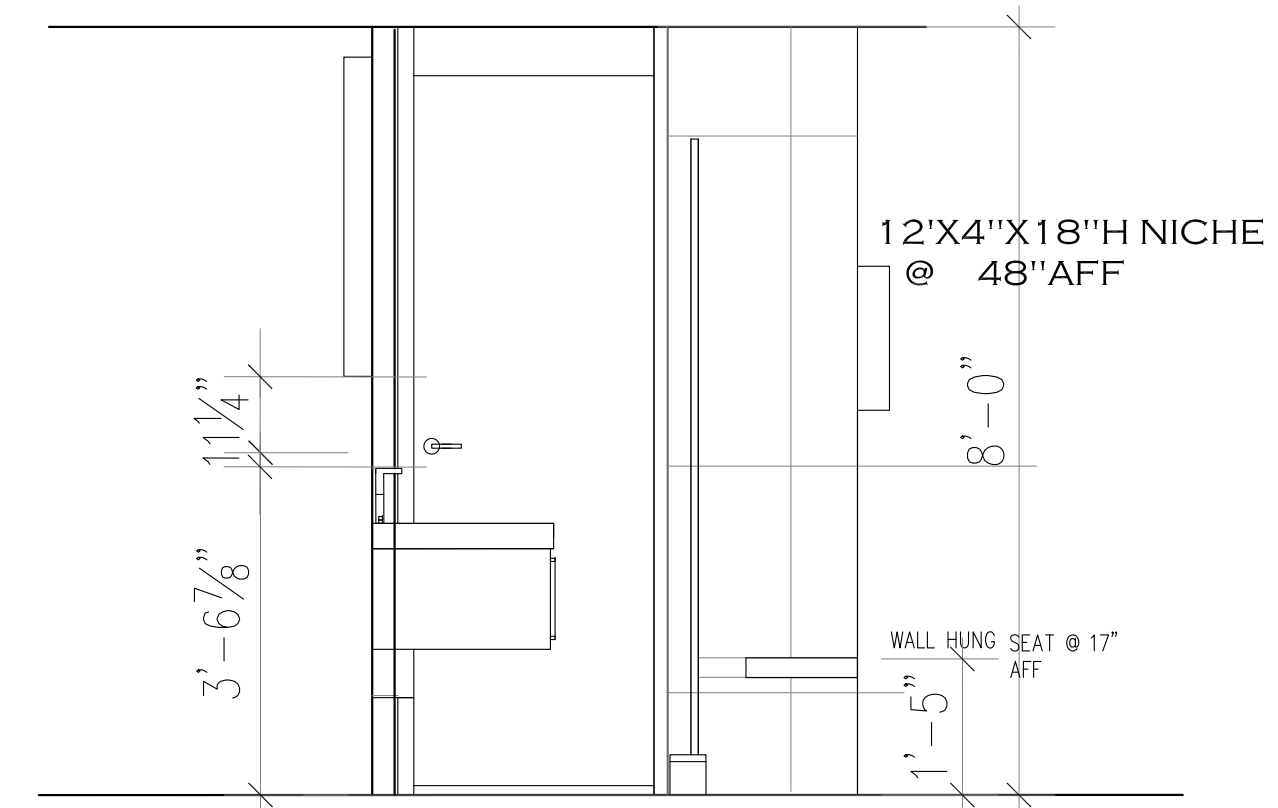
1 VIEW THROUGH SHOWER
1/2"=1'0"



2 VIEW TO WALL HUNG SINK W. STORAGE
1/2"=1'0"



3 VIEW TO SHOWER ENCLOSURE
1/2"=1'0"



4 VIEW TO SHOWER SEAT/VANITY/DOOR
1/2"=1'0"

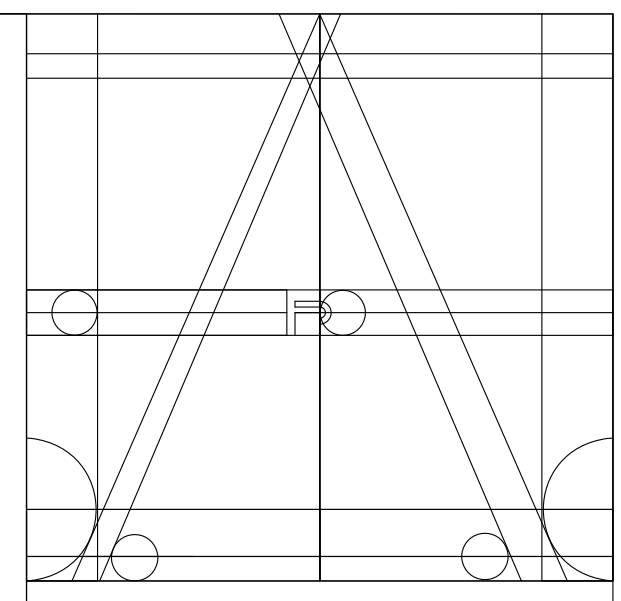
BATHROOM 2 :

TOILET: WALL HUNG DURAVIT RIMLESS HAPPY D.2 # 255009 WITH DARLING SEAT NEW #006981
 VANITY: DURAVIT VERO AIR #038255 WITH CABINET T.B.S.

MED.
 CABINET : 19"X39" RECESSED MEDICINE CAB. T.B.S.

FLOOR TILE: T.B.S.(25 SQ FT)
 SHOWER FLOOR TILE: T.B.S. (15 SQ FT)
 WALL TILE: T.B.S. (+/- 200 SQFT)

SHOWER SADDLE: MITEREED QUARTZITE TO MATCH TILE



ANA STUDIO ARCHITECTURE, PC
 ANA R.ESKREIS,RA
 290 RIVERSIDE DRIVE, 9th FL, NEW YORK, N.Y. 10025
 +1516.641.5416 +33(0)43.46.24.55
 ANASTUDIO01@GMAIL.COM
 WWW.FRENCHDOBS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304
 MIAMI BEACH, FL.
 33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION(QCOTES)

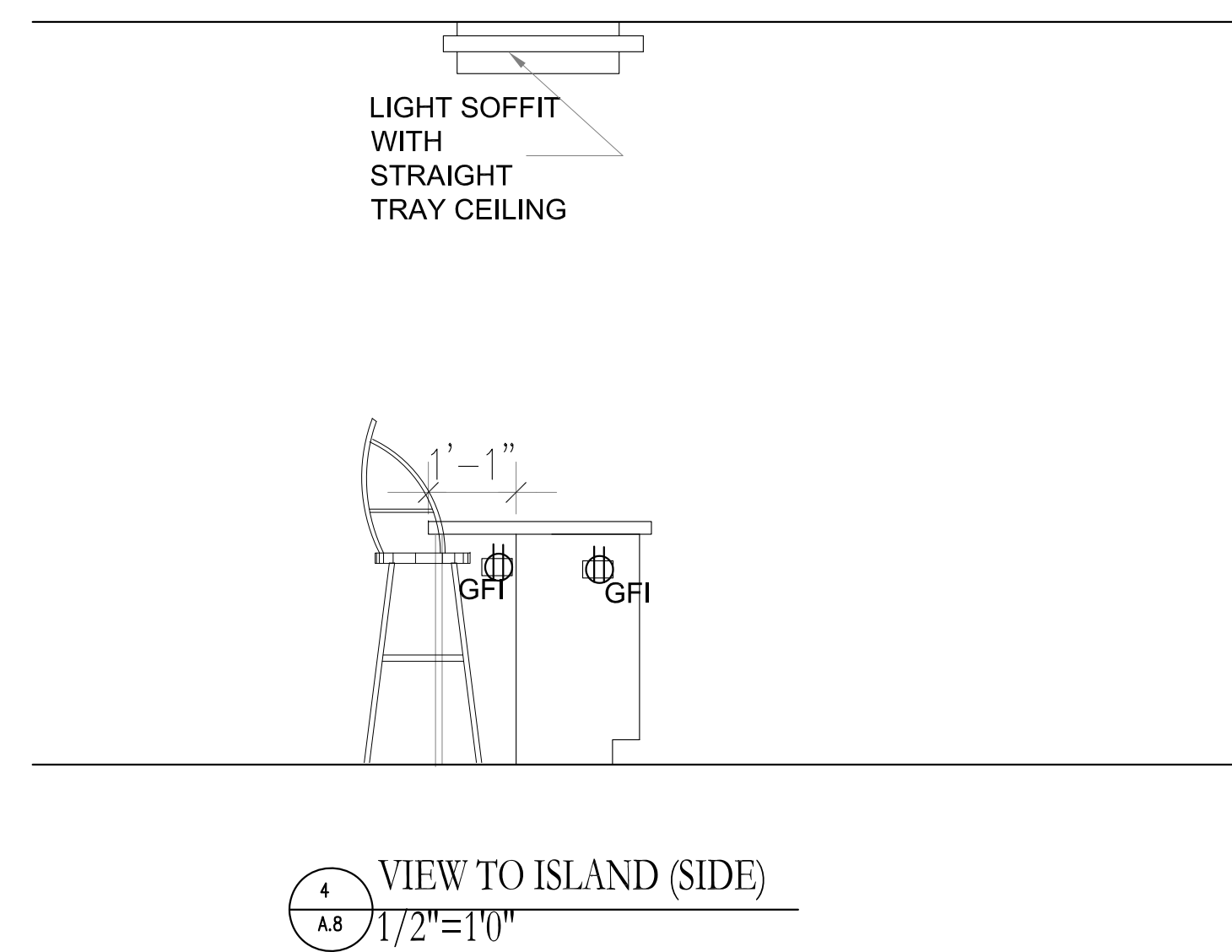
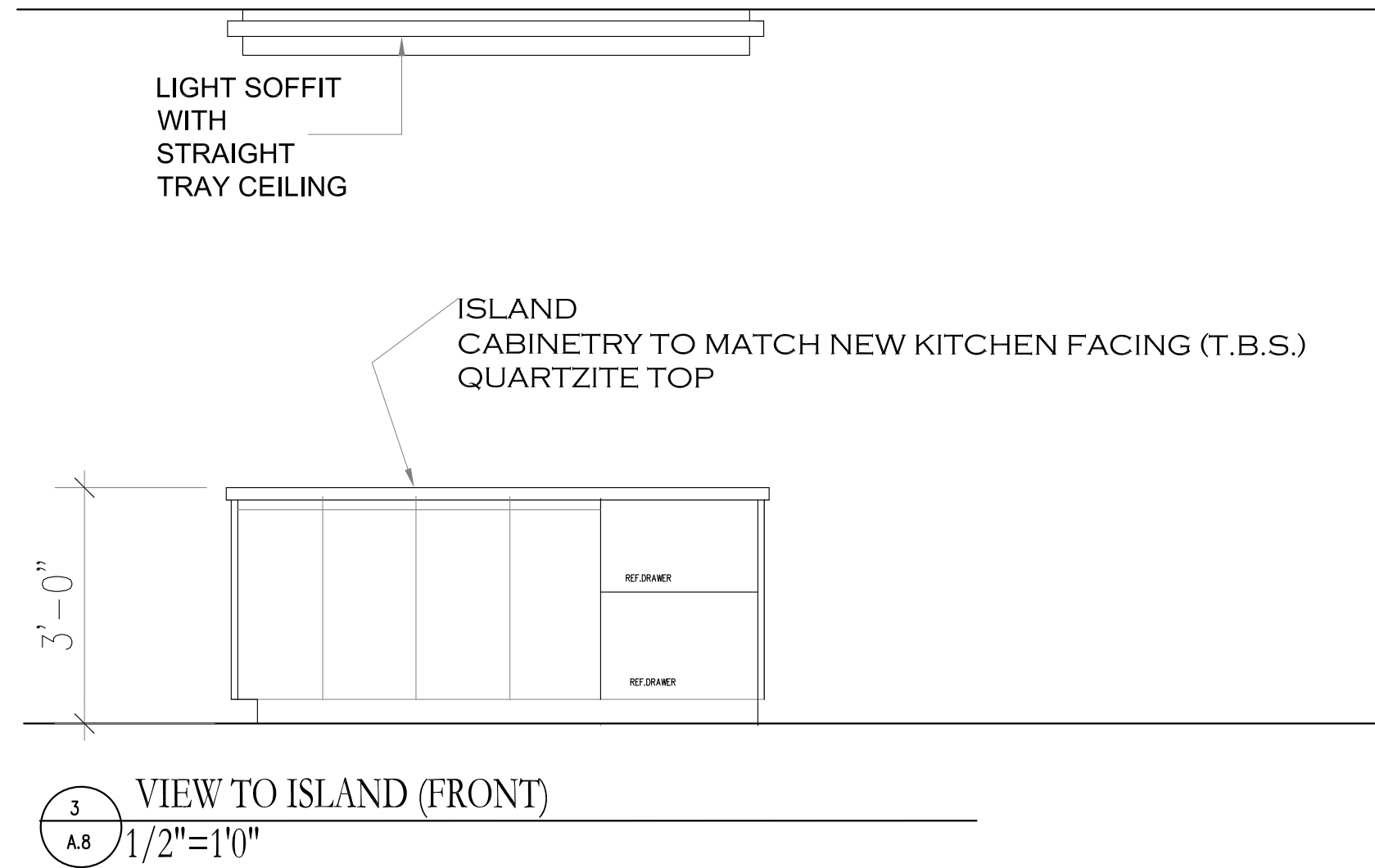
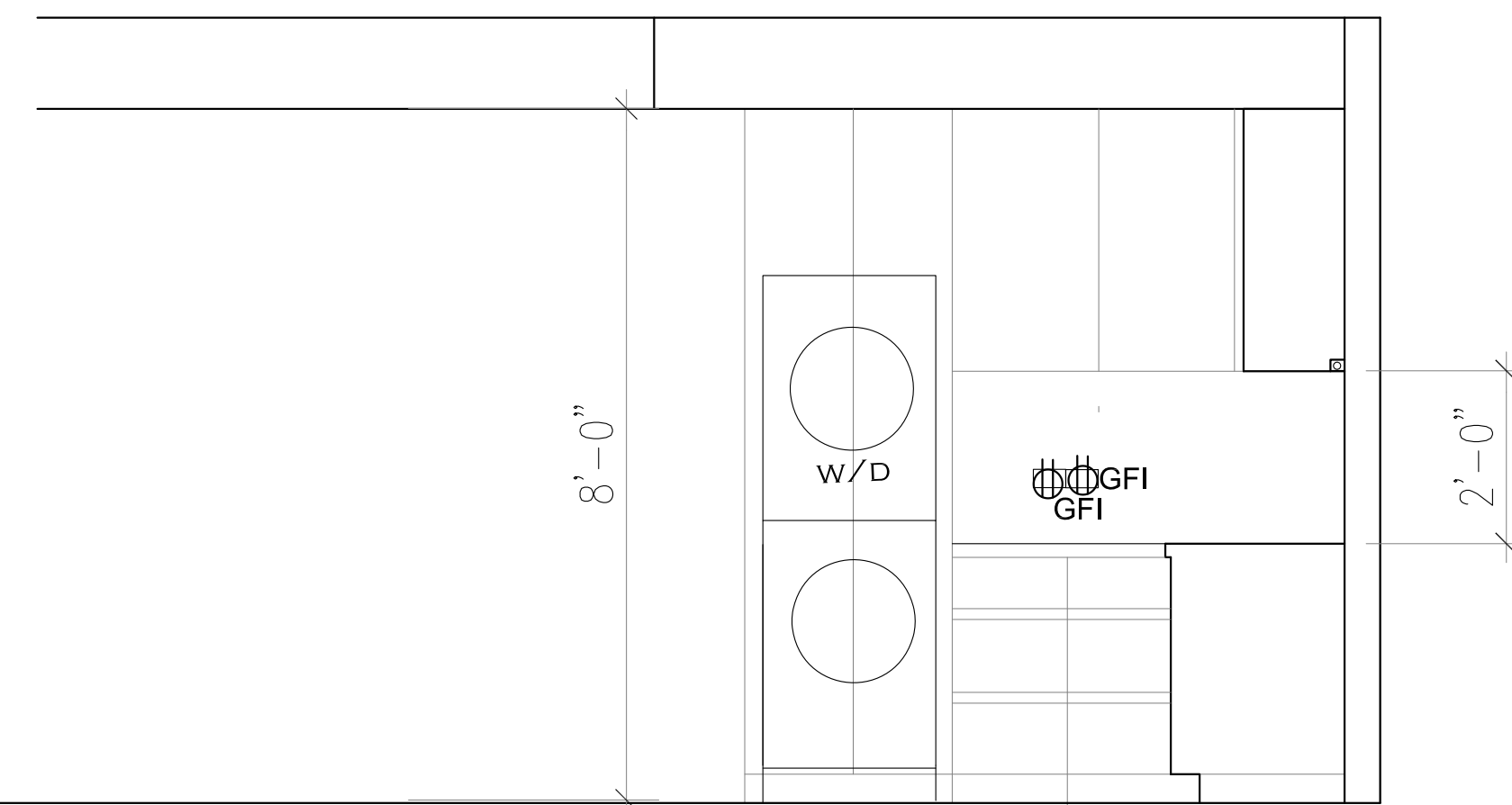
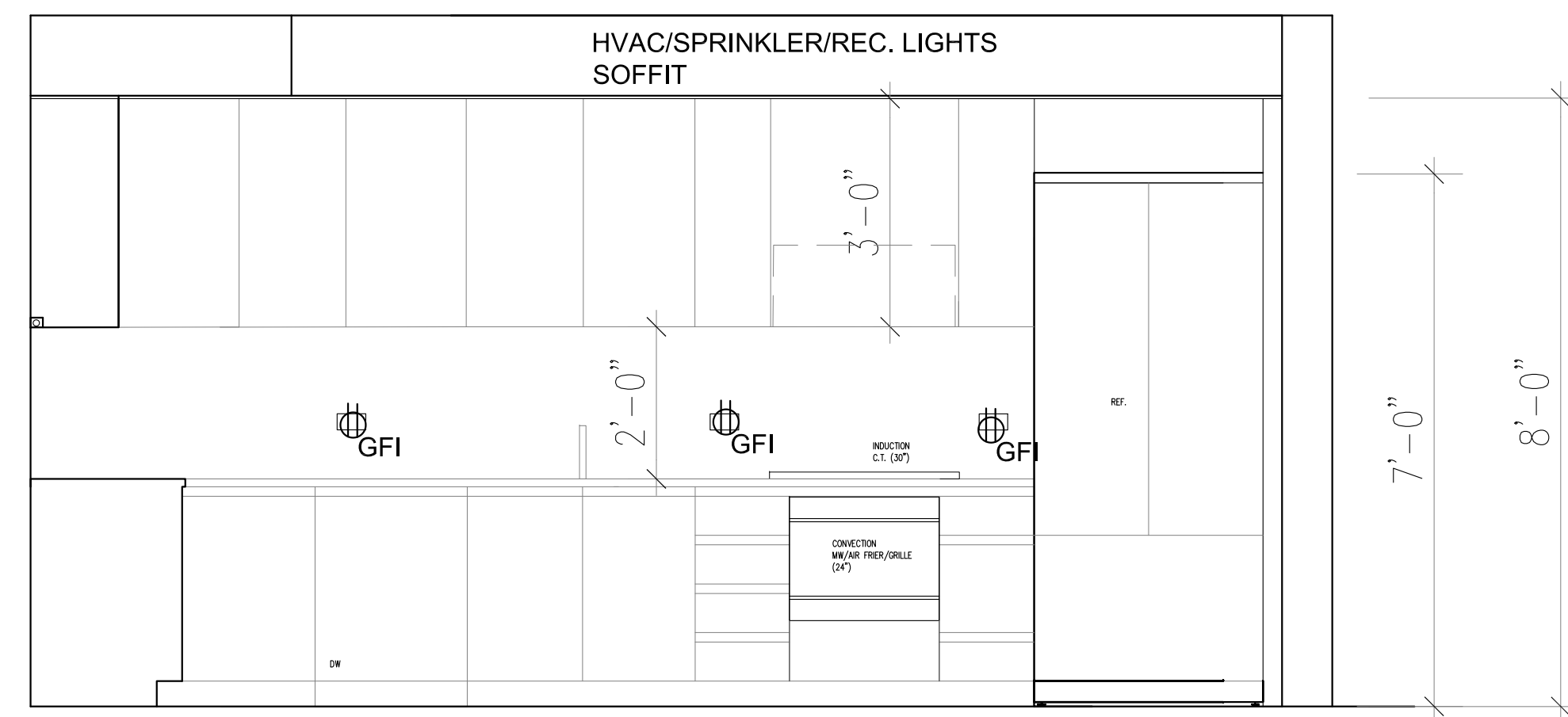
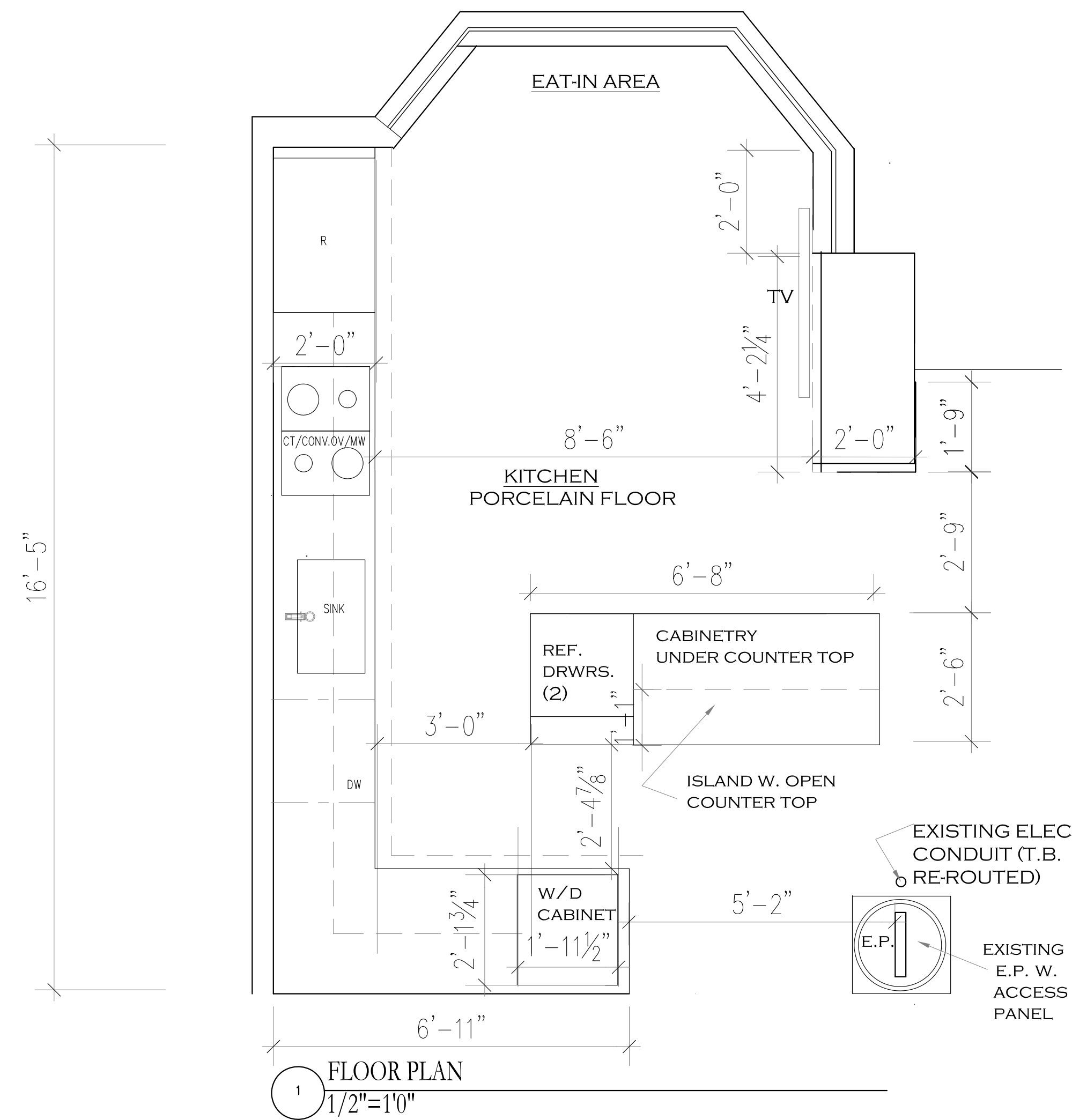
TITLE

BATHROOM 2:
 FLOOR PLANS
 ELEVATIONS

SCALE & SIGNATURE	DATE: 1.17.2024
	PRODUCT No: 21007
	DRAWN BY: JB
	CHECKED BY: ARE
	DWG No: A-7

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2600 W. 76TH STREET, MIAMI, FL 33156
 Voice: 786.953-4901 Fax: 786.953-4902
 E-mail: cadd@fineengineers.com
 GEORGE FREJO, P.E.
 REGISTERED ENGINEER NO. 32576
 STATE OF FLORIDA EXP. 2026

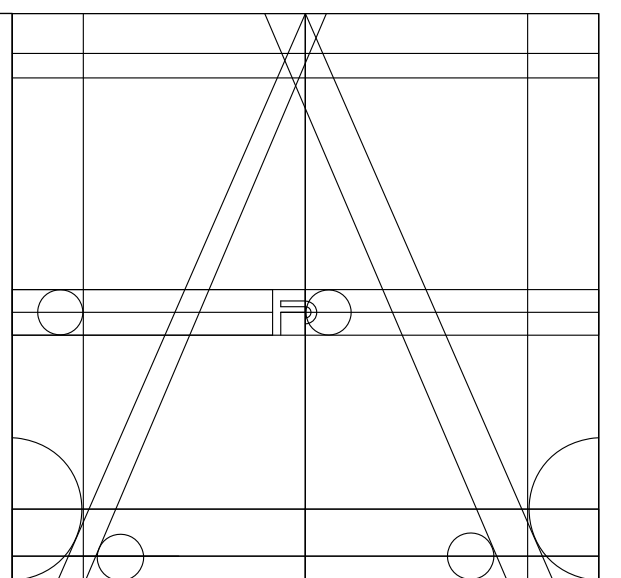
A-7



LIST OF APPLIANCES

MIELE COOKTOP:
KM7730FR (30" INDUCTION top)
OVEN: SHARP SMD249FS (MW, CONVECTION, AIR FRIER, 110V)

HOOD: FABER HOOD INSERT, INHC29SSU
REFRIGERATOR:
SUBZERO 36" CLASSIC DOOR, PANEL READY
CL 3650 UFDID/O (water dispenser inside unit)
ISLAND: (2) SUBZERO REF. DRAWERS, 24" PANEL READY 1D-24r
SINK: FRANKE CUX 11027 (36" CAB) S/S
D.W.: ASKO ASEA DF1565, PANEL READY
W/D: ASKO ASEA W4114CW&T208VW, STACKED



ANA STUDIO ARCHITECTURE, PC
ANA RESKREIS, RA
280 RIVERSIDE DRIVE 8FL, NEW YORK, N.Y. 10025
+1 516 661 5465 +1 311 691 4186 24 35
ANASTUDIO@GMAIL.COM
WWW.FRENCHDBS.COM

WEXLER RESIDENCE
300 SOUTHPOINTE DR.
4304

MIAMI BEACH, FL.
33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

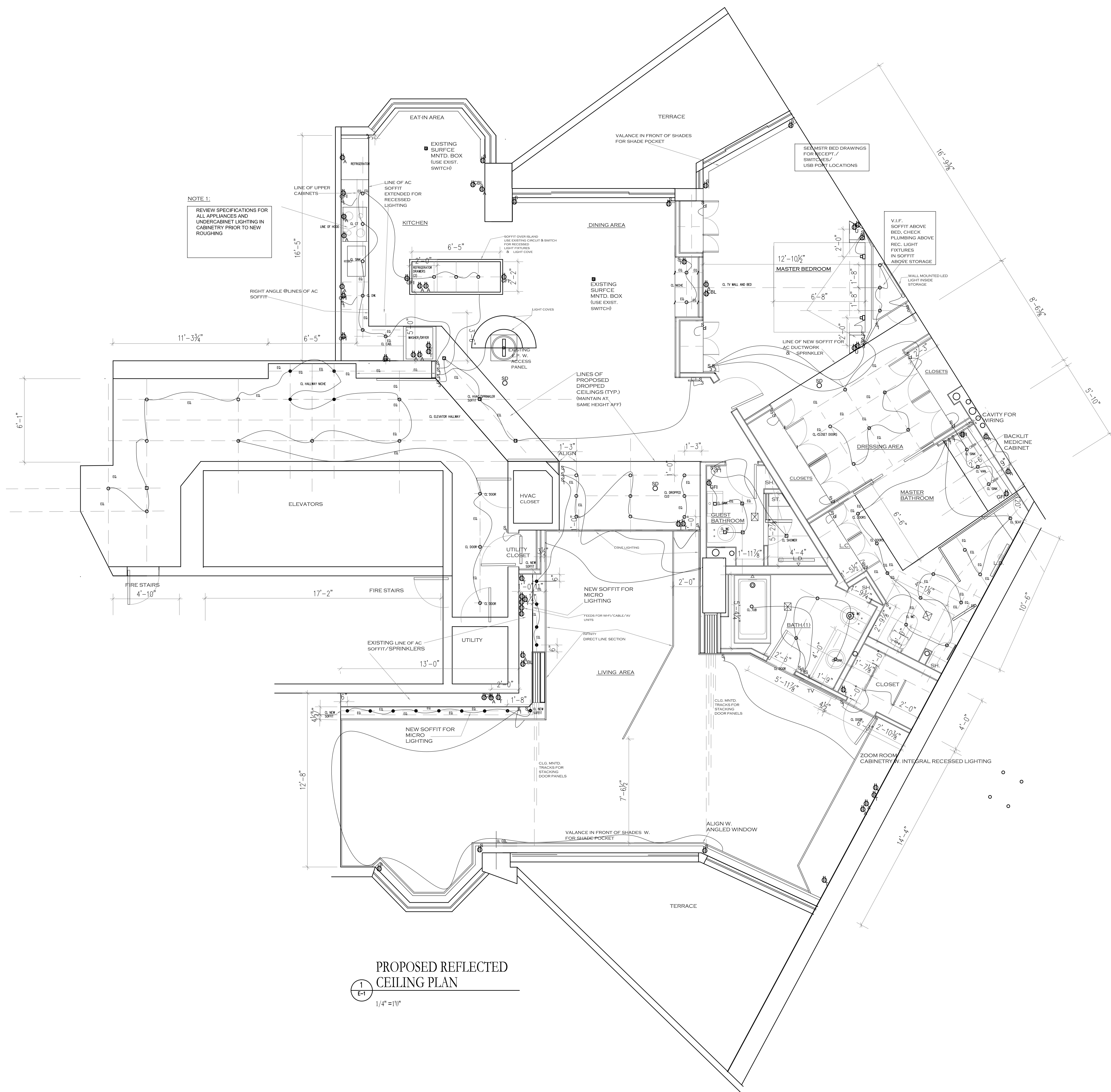
TITLE

KITCHEN:
FLOOR PLANS
ELEVATIONS

DATE: 1.17.2024
PROJECT No: 21007
DRAWN BY: JRS
CHECKED BY: ARE
DWG No: A-8

A-8

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
2040 W. 76TH STREET Hialeah, FL 33016
www.fine-line.com | Tel: 781.953.4907
E-mail: info@fine-line.com
GEORGE FREED, P.E.
REGISTERED ENGINEER No. 20216
STATE OF FLORIDA EXP. 03/26



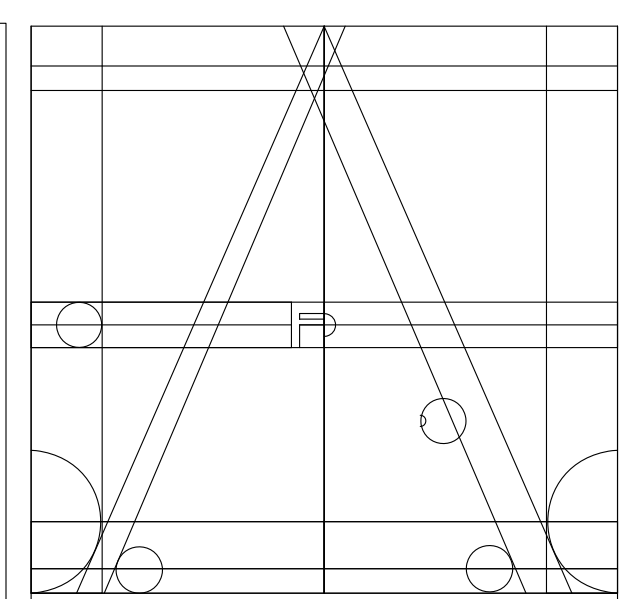
NOTE 1:
REVIEW SPECIFICATIONS FOR ALL APPLIANCES AND UNDERCABINET LIGHTING IN CABINETRY PRIOR TO NEW ROUGHING

LEGEND	
	EXISTING 1/2" BOX FOR SURFACE MNTD. LIGHT FIXTURE (B.O.)
	3" ROUND USAI BEVELED MINI COMPLETE W. INTEGRAL DRIVER BUBBL, TRIMLESS, CLASSIC WHITE
	SURFACE MOUNTED LED FLEXIBLE NECK READING LAMP ARTEMIS "ZET", LED, 1W (HARD WIRED)
	SURFACE MOUNTED LED SCONCE (TBS) @ 80" AFF
	1.25" USAI LITTLEONES MTRD DOWNLIGHT, TRIMLESS, REMOTE DRIVER, 3000 K, WHITE
	HVAC #YS-296Q2, 2700 K 36L, WHITE
	LED, LOW VOLTAGE COVE & INFINITY TRACK LIGHTING FOR VINYL CEILING MEMBRANE
	ENLIGHT HYN204C REC. LINEAR TRM W. CURVED FROSTED LENS
	ELECTRICAL DUPLEX OUTLET
	USB PORT
	ELECTRICAL FEED FOR LED TRANSFORMER
	ELECTRICAL APPLANCE OUTLET
	ELECTRICAL GROUND FAULTED OUTLET
	CABLE OUTLET
	ELECTRICAL FEED FOR SHADE CONTROL MOTOR
	SINGLE POLE SWITCH WITH DIMMER
	3-WAY LIGHT SWITCH WITH DIMMER
	SMOKE DETECTOR(S)HARD-WIRED(VIP)
	PROPOSED BATHROOM EXHAUST FAN
	CLOSET LOW VOLTAGE LED TUBE DOOR SWITCH
	LOW VOLTAGE TRANSFORMER FOR VINYL CEILINGS

NOTE 1:
ALL OUTLET LOCATIONS TO MEET LOCAL CODES
REPLACE EXISTING RECEPTACLES & SWITCHES TO MATCH NEW
ALL WHITE DECORA SCREWLESS WALL PLATES, DRAWERS T&S
KITCHEN BACKSLASH: SATIN #5 SCREWLESS WALL PLATES

NOTE 2:
INVENTORY & REVIEW EXISTING RECEPTACLES & SWITCHES FOR CODE COMPLIANCE, ADD AS NECESSARY, IN UNIT AND ELEVATOR HALLWAY
ALL FLOOR OUTLETS TO REMAIN

PROPOSED REFLECTED CEILING PLAN
1
E-1
1/4" = 10"



ANA STUDIO ARCHITECTURE, PC
ANA R.ESKREIS,RA
280 BIRNBERG DRIVE, 8th FL, NEW YORK, N.Y. 10005
+1516.641.5416 +33(0)43.86.24.55
ANASTUDIO01@GMAIL.COM
www.FRENCHDIBS.com

WEXLER RESIDENCE
300 SOUTHPOINTE DR.
4304

MIAMI BEACH, FL.
33139

NOTES

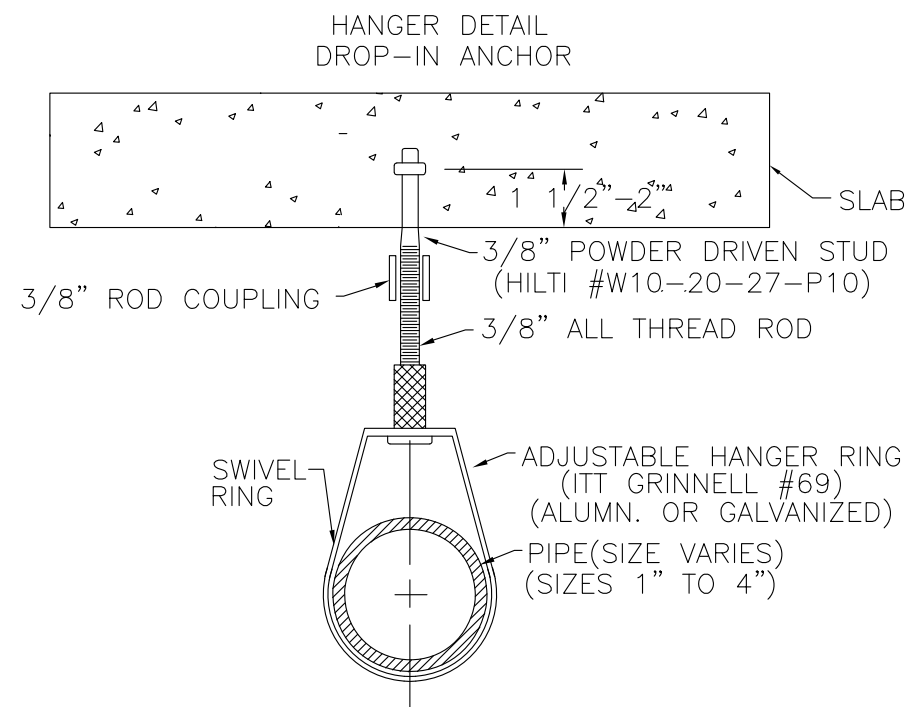
No.	Date	Description
1	1.17.2024	FIRST SUBMISSION (QUOTES)

TITLE
REFLECTED CLG.
PLAN

REV. & SIGNATURE	DATE
PROJECT No: 21007	1.17.2024
DRAWN BY: JRS	
CHECKED BY: ABE	
DWG No: E-1	

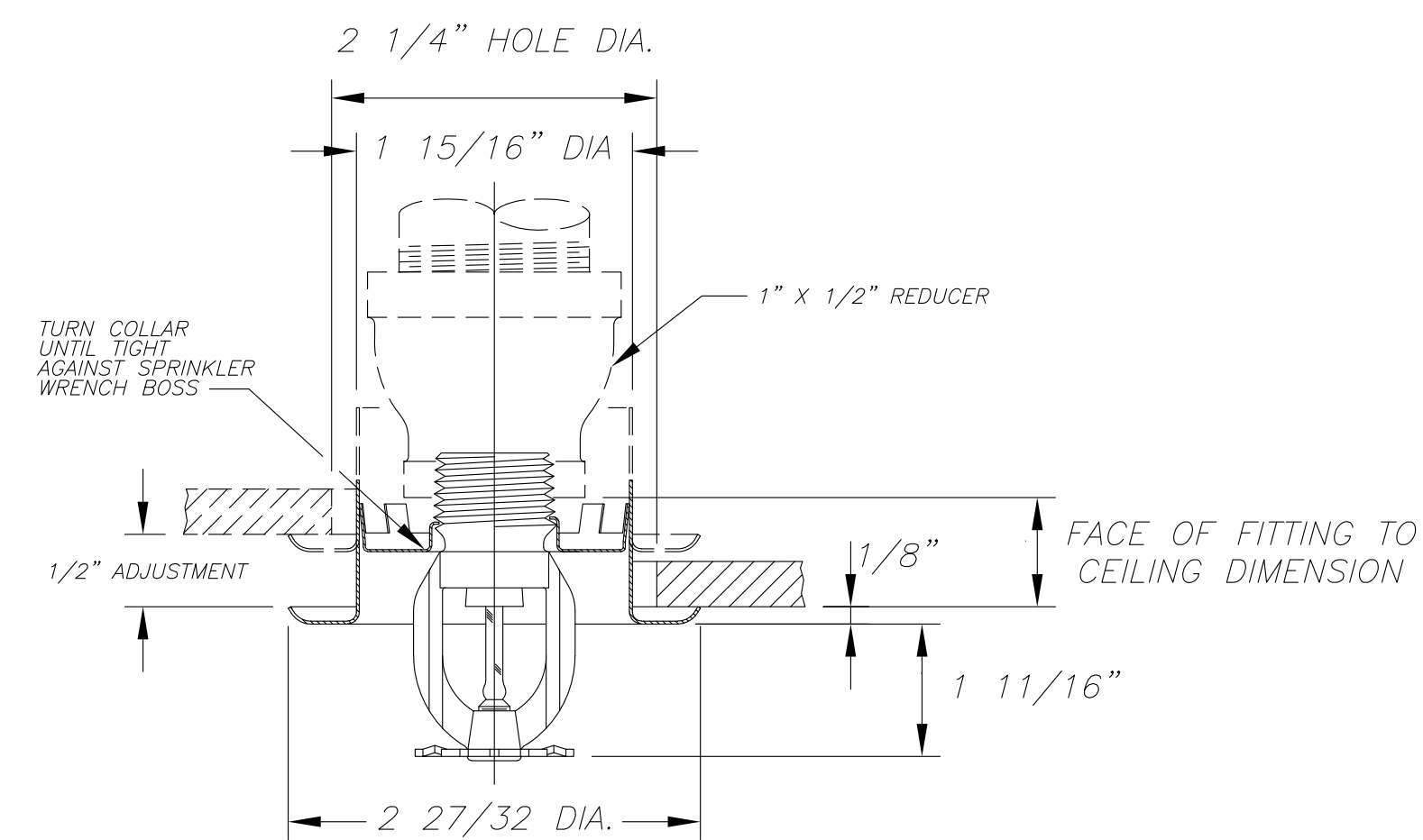
E-1

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
21059 W. 76TH STREET, Hialeah, FL 33016
Voice: 786.953.4501 - Fax: 786.953.4507
E-mail: info@fineengineers.com
GEORGE FRESKO, P.E.
REGISTERED ENGINEER NO. 20208
STATE OF FLORIDA - Exp. 2/28/26



TYPICAL HANGER DETAIL
N.T.S.

PIPE SIZE	ROD SIZE	TYPE OF FASTENER	MIN. 'C' DIM.	MAX. 'C' DIM.
3/4"	3/8"	1-3/8" X 1-17/32" DROP-IN ANCHOR	1/2"	1-5/8"
1"			5/8"	1-3/4"
1-1/4"			13/16"	1-7/8"
1-1/2"			15/16"	2"
2"	1/2"	1-1/2" X 2-1/32" DROP-IN ANCHOR	1-3/16"	2-3/8"
2-1/2"			1-7/16"	2-3/4"
3"			1-3/4"	3-1/4"
3-1/2"			2"	3-5/8"
4"	5/8"	1-5/8" X 2-15/32" DROP-IN ANCHOR	2-1/4"	3-7/8"
5"			2-3/4"	4-3/4"
6"			3-5/16"	5-1/2"
8"			N/A	N/A



TYPICAL RECESSED PENDENT SPRINKLER DETAIL
N.T.S.

FIRE PROTECTION NOTES:

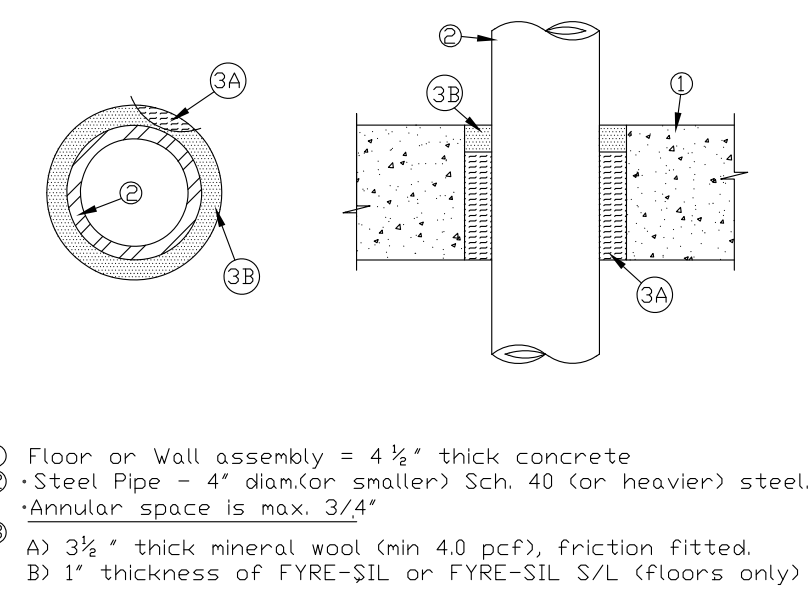
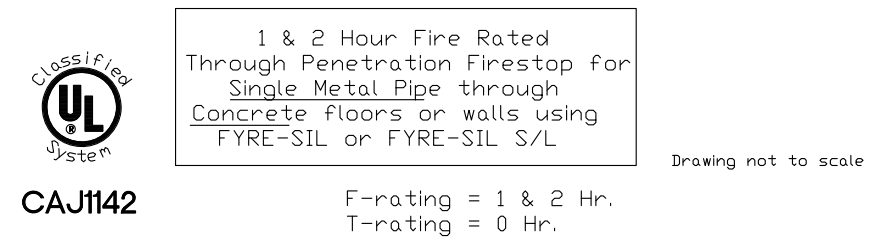
- ALL FIRE SPRINKLER WORK SHALL BE DONE ACCORDING TO LATEST N.F.P.A. 13, 25, 101 AND STATE AND LOCAL CODES AND ORDINANCES.
- CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
- SPRINKLER CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- COORDINATE WORK WITH OTHER TRADES.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS, LAYOUTS AND CALCULATIONS, PRIOR TO INSTALLATION.
- SPRINKLER CONTRACTOR SHALL GUARANTEE ALL WORK FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- FIRE LINES [INCLUDING FIRE SPRINKLER LINES]
 - UNDERGROUND: DUCTILE IRON PIPE.
 - ABOVE GROUND: SCHEDULE 10 ALLIED XL-IN CONCEALED SPACE.
 - SPRINKLER STANDPIPE SHALL BE SCHEDULE 10 BLACK STEEL PIPE WITH GROOVED FITTINGS.
- NOTE: ALL PIPING SHALL BE TREATED WITH M.I.C. PROTECTION
- ALL VALVES SHALL BE UL LISTED FOR FIRE PROTECTION SERVICE AND BE SUPERVISED BY THE FIRE ALARM SYSTEM.
- DOUBLE CLAPPER PROJETING SIAMESE CONNECTIONS SHALL BE GUARDIAN MODEL 133 OR EQUAL.
- TESTS: WATER PIPING: TEST TO 50 PSI BEYOND THE HIGHEST ANTICIPATED PRESSURE.

NOTE: ALL LOW POINTS TO BE EQUIPPED WITH AUXILIARY DRAINS PER NFPA 13
- ALL EXPOSED WET PIPING SHALL BE INSULATED TO PREVENT FREEZING
- THESE DRAWINGS WERE PREPARED BASED ON NFPA-13, 2002 EDITION
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS. SHOP DRAWINGS SHALL COMPLY WITH N.F.P.A 13 AND NFPA 101.8.6.7 THESE DRAWINGS ARE A BASIS OF DESIGN ONLY. CONTRACTOR SHALL INCLUDE ANY MISSING INFORMATION BASED ON N.F.P.A. 13.
- SEE FIRE ALARM DRAWINGS FOR ALL SEQUENCES AND INTERLOCK BETWEEN FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM.
- ELEVATORS SHALL BE PROTECTED PER NFPA 13.4-5.5, UNIFORM SAFETY RULES, CHAPTER 4A-47. COMPLIANCE WITH STATE FIRE MARSHALS RULES 4A-47.

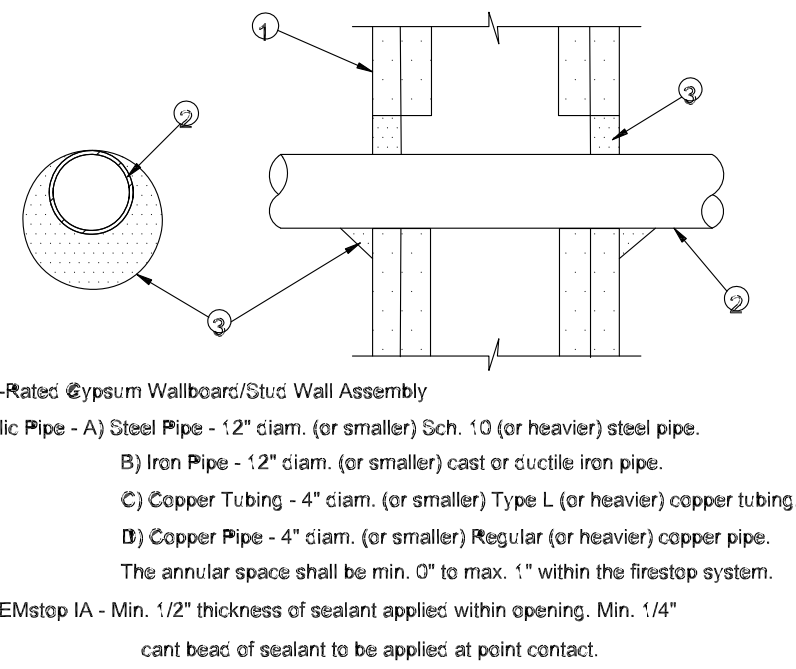
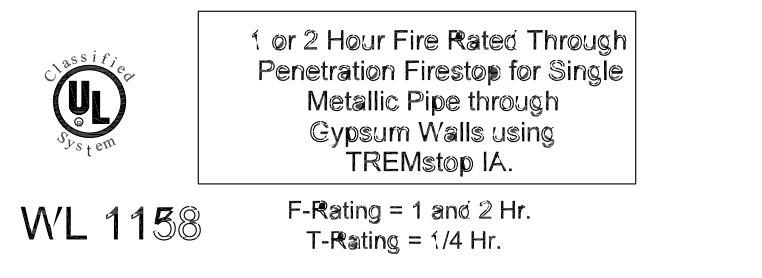
OCCUPANCY AND HAZARD CLASSIFICATION SCHEDULE

OCCUPANCY	HAZARD CLASSIFICATION	AREA S.F.	COVERAGE	SPACING	DENSITY
RESIDENTIAL	LIGHT HAZARD	1899	144 S.F.	12'x12'	0.15 GPM S.F.

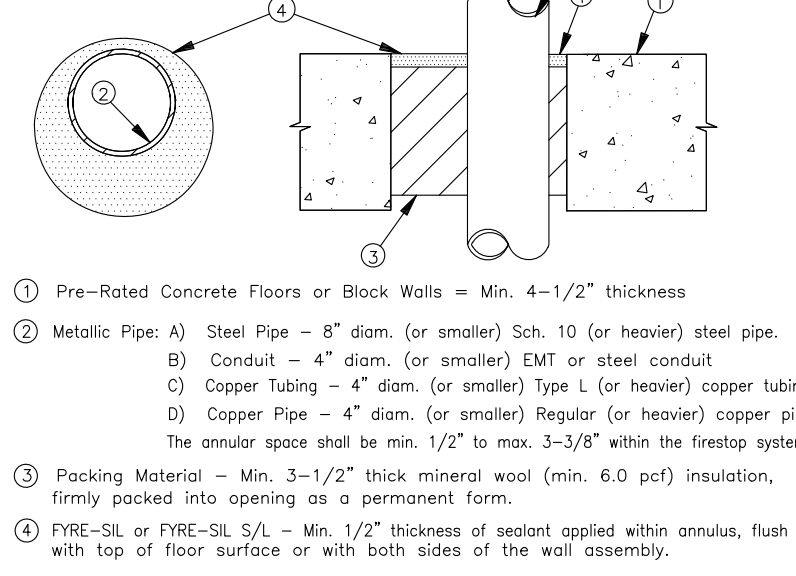
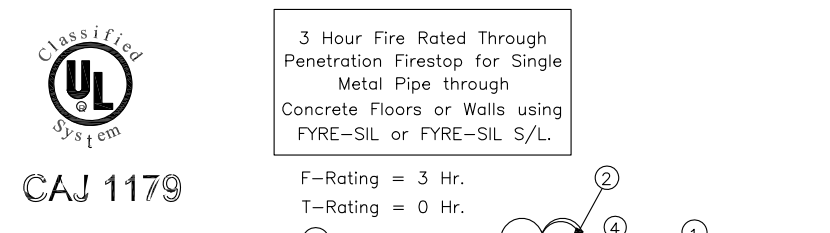
NOTE: FOR OCCUPANCY LOAD SEE SHEET LIFE SAFETY DRAWINGS



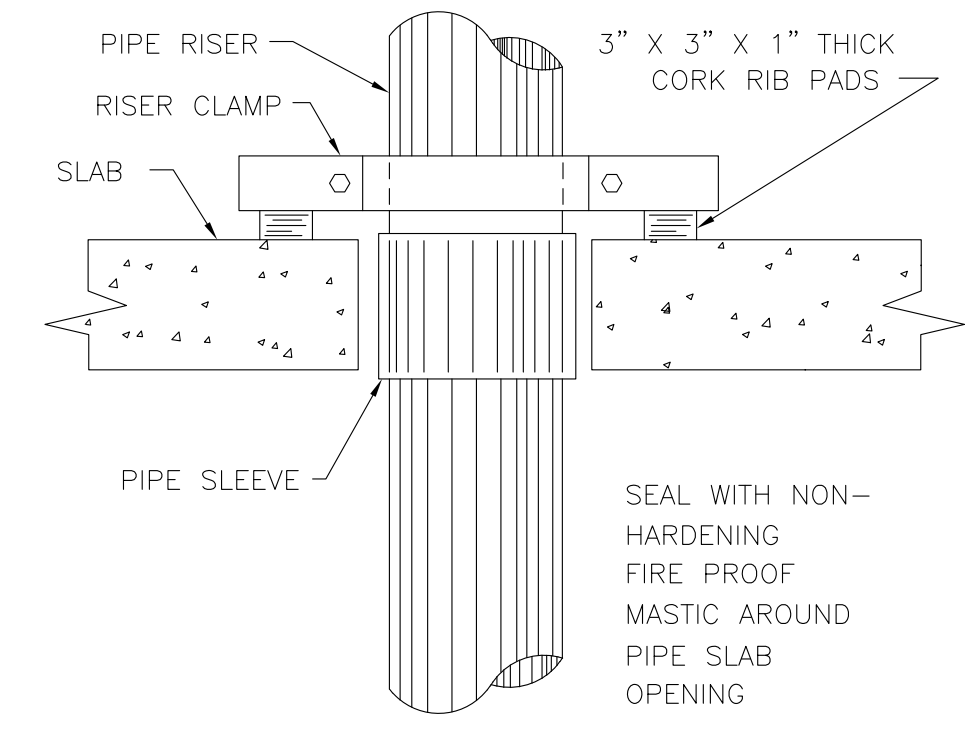
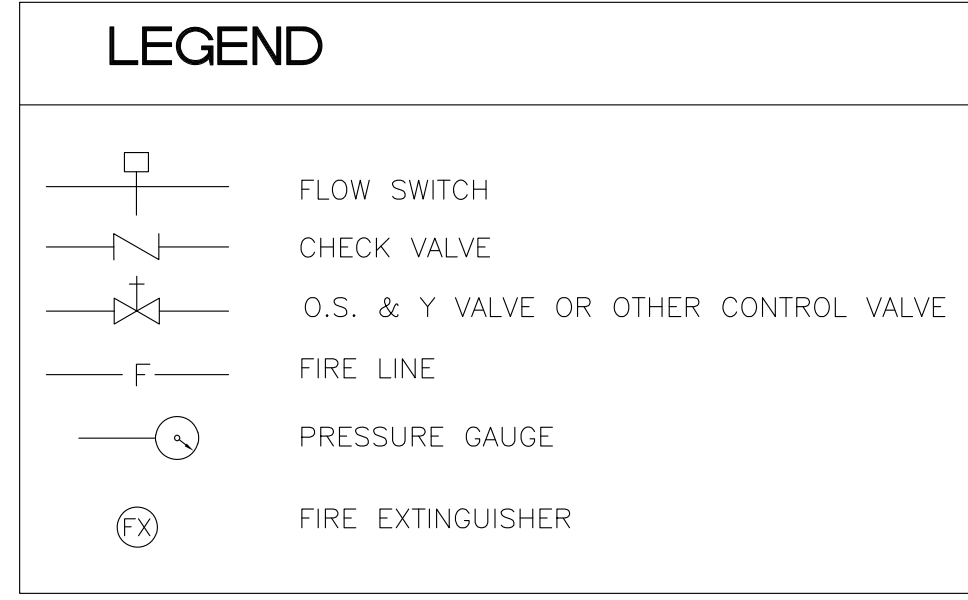
FIRE RATED PIPE PENETRATION DETAIL
N.T.S.



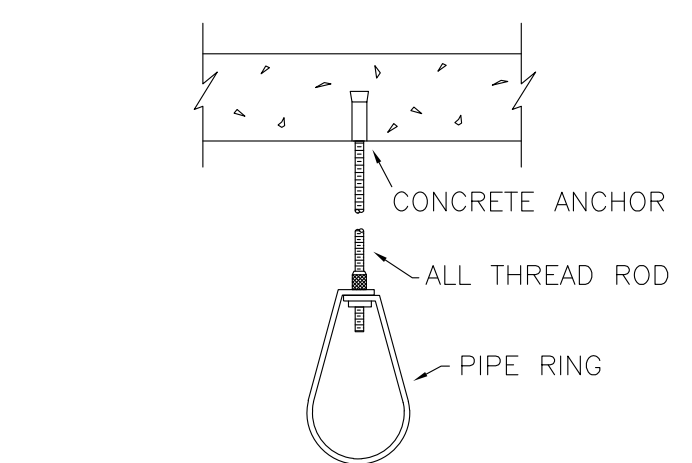
FIRE RATED PIPE PENETRATION DETAIL
N.T.S.



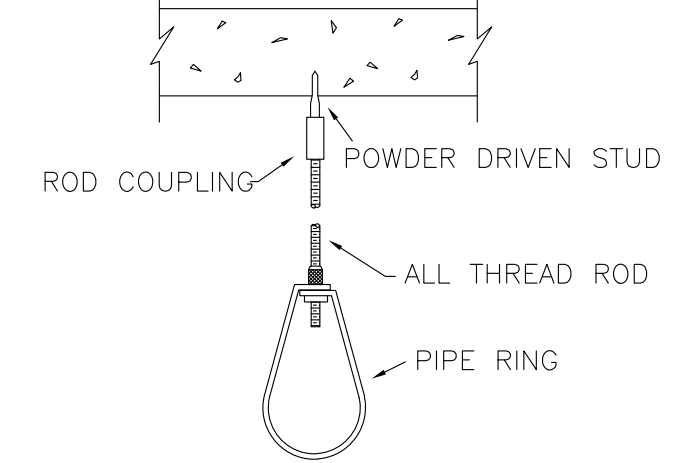
FIRE RATED PIPE PENETRATION DETAIL
N.T.S.



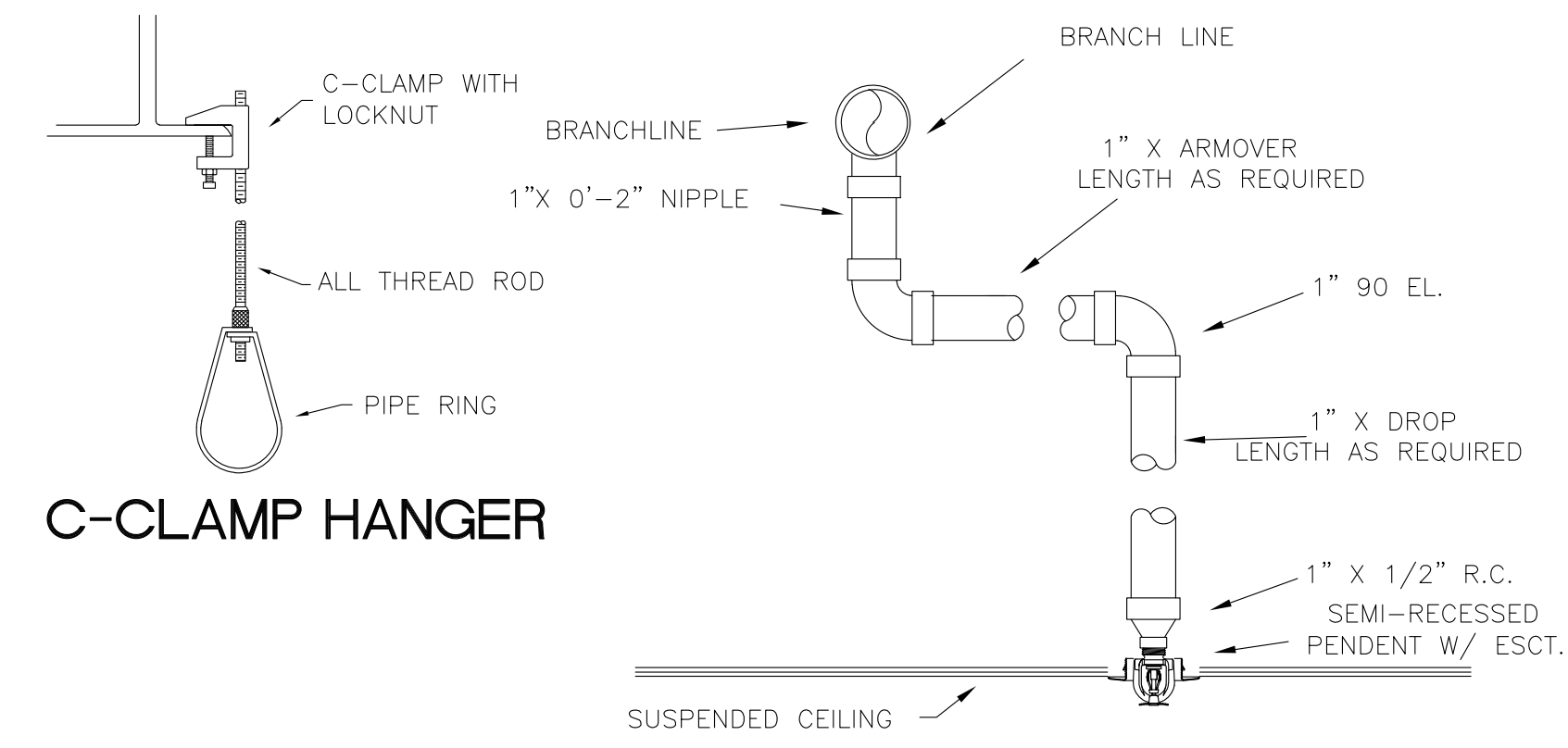
TYPICAL VERTICAL WATER PIPE SUPPORT DETAILS



DRILLED CONC. ANCHOR HANGER



POWDER DRIVEN STUD HANGER



C-CLAMP HANGER

TYP. SWING AND DROP ASSEMBLY

ANA STUDIO ARCHITECTURE, PC
ANA RESKREIS, RA
280 RIVERSIDE DRIVE (8th FLOOR), NEW YORK, N.Y. 10025
+1 212 641 5416 +31 66 43 86 24 55
ANASTUDIO@GMAIL.COM
WWW.FRENCHDRS.COM

WEXLER RESIDENCE
300 SOUTHPOINTE DR.
4304
MIAMI BEACH, FL.
33139

NOTES

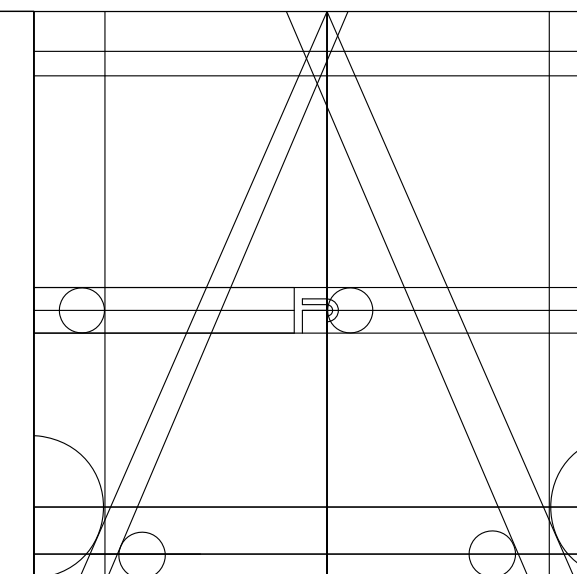
No.	Date	Description
1	1.17.2024	FIRST SUBMISSION

TITLE
FIRE PROTECTION

DATE: 1.17.2024
PROJECT No: 21007
DRAWN BY: JRS
CHECKED BY: ARE
PRG No: **FP-1**

FP-1

Line Engineers Inc.
Mechanical, Electrical, Plumbing
Fire Protection, Construction Administration
2080 W. 76TH STREET, Hialeah, FL 33016
Voice: 781-991-4801 Fax: 781-991-4907
E-mail: callings@lineengineers.com
GEORGE FREJO, P.E.
REGISTERED ENGINEER NO. 35236
STATE OF FLORIDA, CLASS 22736



ANA STUDIO ARCHITECTURE, PC
 ANA R.ESKREIS,RA
 280 RIVERSIDE DRIVE 6TH, NEW YORK, N.Y.10025
 +1516.664.5416 +1310.4136.2435
 ANASTUDIO@GMAIL.COM
 WWW.FRENCHDBS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

No.	Date	Description
1	1/17/2024	FIRST SUBMISSION(QUOTES)

TITLE

FIRE SPRINKLER
 LOCATIONS

SCALE & SIGNATURE	DATE: 1/17/2024
	PROJECT No: 21007
	DRAWN BY: JES
	CHECKED BY: ARE
	DWG No:

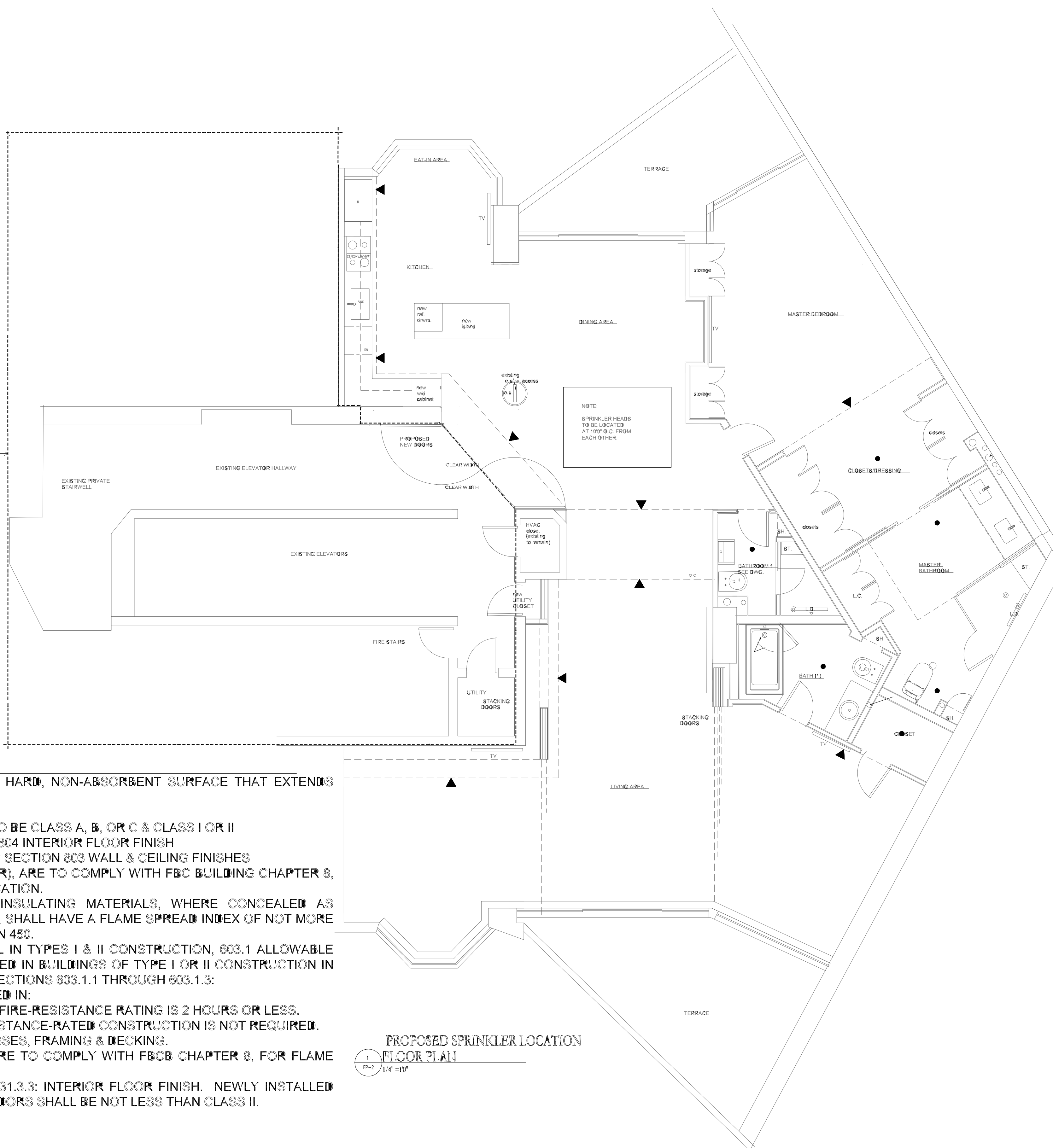
FP-2

FP-2

PAGE 1 OF 12

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2080 W. 76TH STREET Hialeah, FL 33016
 Voice: 786.953-4901 Fax: 786.953-4907
 E-mail: calin@fineengineers.com
 GEORGE FRIJO, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA EXP. 2026

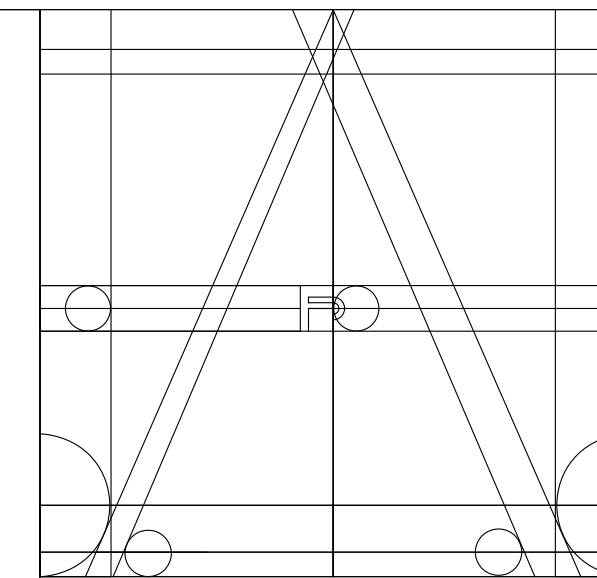
DOTTED AREA
 IS NOT A PART OF
 THIS PERMIT



PROPOSED SPRINKLER LOCATION
 FLOOR PLAN
 1
 FP-2 1/4" = 10'

FINISH NOTES:

1. TOILETS & BATHROOM FLOORS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS MIN. 6".
2. NEW PAINT COLOR SELECTION BY INTERIOR DESIGNER
3. PER FL NFPA 101, TABLE A.10.2.2, ALL INTERIOR FINISHES TO BE CLASS A, B, OR C & CLASS I OR II
4. ALL NEW FLOOR FINISHES TO COMPLY WITH FBC SECTION 804 INTERIOR FLOOR FINISH
5. ALL NEW FLOOR & CEILING FINISHES TO COMPLY WITH FBC SECTION 803 WALL & CEILING FINISHES
6. ALL NEW FINISHES (WALL / CEILING / FLOOR / TRIM / DECOR), ARE TO COMPLY WITH FBC BUILDING CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
7. PER FBC BUILDING 720.2 CONCEALED INSTALLATION: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 & A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
8. PER FBC BUILDING, SECTION 603 COMBUSTIBLE MATERIAL IN TYPES I & II CONSTRUCTION, 603.1 ALLOWABLE MATERIALS: COMBUSTIBLE MATERIALS SHALL BE PERMITTED IN BUILDINGS OF TYPE I OR II CONSTRUCTION IN THE FOLLOWING APPLICATIONS & IN ACCORDANCE WITH SECTIONS 603.1.1 THROUGH 603.1.3:
 - 8.1. FIRE-RETARDANT-TREATED WOOD SHALL BE PERMITTED IN:
 - 8.1.1. NONBEARING PARTITIONS WHERE THE REQUIRED FIRE-RESISTANCE RATING IS 2 HOURS OR LESS.
 - 8.1.2. NONBEARING EXTERIOR WALLS WHERE FIRE-RESISTANCE-RATED CONSTRUCTION IS NOT REQUIRED.
 - 8.1.3. ROOF CONSTRUCTION, INCLUDING GIRDERS, TRUSSES, FRAMING & DECKING.
9. ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION
10. INTERIOR FINISHES SHALL COMPLY WITH NFPA 101 CHP. 31.3.3: INTERIOR FLOOR FINISH. NEWLY INSTALLED INTERIOR FLOOR FINISH IN EXITS AND EXIT ACCESS CORRIDORS SHALL BE NOT LESS THAN CLASS II.



ANA STUDIO ARCHITECTURE, PC
 ANA R.ESKREIS,RA
 280 RIVERSIDE DRIVE (R4), NEW YORK, N.Y.10025
 +1 (212) 681-2424 +1 (316) 438-2425
 ANASTUDIO2013@GMAIL.COM
 WWW.FRENCHHDBS.COM

WEXLER RESIDENCE
 300 SOUTHPOINTE DR.
 4304

MIAMI BEACH, FL.
 33139

NOTES

No.	Date	Description
1	1.17.2024	FIRST SUBMISSION(QUOTES)

TITLE

LIFE SAFETY

SEAL & SIGNATURE	DATE: 1.17.2024
	PROJECT No: 21007
	DRAWN BY: JRS
	CHECKED BY: ARE
	DRWG No:

LS-1

LS-1

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 2080 W. 76TH STREET MIAMI, FL 33016
 WWW.FINELINEENGINEERS.COM
 GEORGE FRIED, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA EXP. 2024

LIFE SAFETY SCOPE OF WORK:
 RELOCATE FIRE ALARMS. FIRE ALARM
 SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS
 UNDER SEPARATE PERMIT FOR CMB REVIEW
 AND APPROVAL
 RELOCATE FIRE SPRINKLERS. FIRE SPRINKLER
 SUBCONTRACTOR TO SUBMIT SHOP DRAWINGS
 UNDER SEPARATE PERMIT FOR CMB REVIEW
 AND APPROVAL.

IN CONFORMANCE WITH NFPA1,CHAPTER 4.5.6:
 DEMOLITION AND CONSTRUCTION SHALL NOT
 LIMIT OR DEGRADE ANY EXISTING LIFE SAFETY
 FEATURES OF THE EXISTING FACILITY,
 INCLUDING BUT NOT LIMITED TO, EMERGENCY
 EGRESS, EMERGENCY POWER, EMERGENCY
 LIGHTING, FIRE ALARM OR FIRE SPRINKLER
 FUNCTION. ANY TEMPORARY SHUT DOWN OF
 ANY SYSTEMS SHALL BE COORDINATED WITH
 FIRE DEPARTMENT INSPECTION PERSONNEL,
 IN ADVANCE OF PERFORMING WORK AT THE
 CONSTRUCTION SITE

FIRE PROTECTION NOTES:

1. THE FIRE PROTECTION SYSTEM INSTALLATION AND MATERIALS SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES AND FLORIDA FIRE PREVENTION CODE, AND NFPA 101.
2. SPRINKLER SYSTEM TO BE INSTALLED BE A STATE-CERTIFIED FIRE PROTECTION CONTRACTOR. CONTRACTOR SHALL PROVIDE FIRE SPRINKLER SHOP DRAWINGS FOR REVIEW BY THE FIRE DEPT. ALSO, CONTRACTOR SHALL PROVIDE HYDRAULIC CALCULATIONS USING A FLOW TEST OF NO OLDER THAN 6 MONTHS, IF REQUIRED BY THE FIRE DEPARTMENT. SUBMIT ALL SHOP DRAWINGS AND CALCULATIONS TO ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO STARTING WORK.
3. CONTRACTOR SHALL COORDINATE WITH STRUCTURE, CEILING GRID, AND ELEVATIONS, AND OTHER HVAC AND ELECTRICAL DISCIPLINES BEFORE FABRICATING AND INSTALLING SPRINKLER PIPING. MAKE OFFSETS IN PIPING AS REQUIRED PER FIELD CONDITIONS. MAINTAIN 6" CLEARANCE BETWEEN PIPING AND 1- AND 2-HOUR RATED WALLS.
4. ALL VALVES SHALL BE OF DOMESTIC MANUFACTURER, U.L. LISTED FOR FIRE PROTECTION SERVICE AND RATED FOR 175PSI WORKING PRESSURE. PROVIDE U.L. LISTED / FM APPROVED TAMPER SWITCHES, WHERE SHOWN AT CONTROL VALVE LOCATIONS.
5. SPRINKLER HEADS SHALL BE U.L. LISTED AND EQUIVALENT TO TYCO RF-2 5.6K, 155 DEGREE QUICK RESPONSE RECESSED TYPE AND RATED FOR 175PSI WORKING PRESSURE. CONTRACTOR SHALL PROVIDE AND TURN OVER TO THE OWNER AT LEAST SIX SPARE SPRINKLER HEADS AND COVERS OF EACH TYPE AND TEMPERATURE RATING BEING INSTALLED.

- ◉ = PENDENT HEAD
- ◄ = SIDEWALL HEAD

6. CONTRACTOR SHALL PROVIDE FLUSHING CONNECTIONS WHERE SHOWN ON PLANS. PROVIDE A DRAIN CONNECTION FOR ALL TRAPPED SECTION OF PIPING.
7. ABOVE-GROUND PIPING SHALL BE EITHER:
 - 7.1. BLAZEMASTER CPVC PIPE U.L. LISTED 1" THROUGH 3".
 - 7.2. CAST IRON TO MATCH EXISTING ON SITE
 - 7.3. GALVANIZED STEEL
8. RISERS SHALL BE SCHEDULE 10BLACK STEEL PIPE, PER JOB CONDITIONS AND INSTALL PIPING TIGHT TO STRUCTURE POSSIBLE.
9. PRESSURE TEST ABOVE-GROUND PIPING HYDROSTATICALLY AT 200PSI FOR 2 HOURS IN ACCORDANCE WITH NFPA-13. FLUSH OUT ALL PIPING IN ACCORDANCE WITH NFPA-13. PROVIDE TYPED AND COMPLETED NFPA-13 TEST CERTIFICATE FOR ABOVE-GROUND PIPING.
10. SPRINKLER HEADS SHALL MATCH EXISTING, UNLESS OTHERWISE NOTED ON PLANS.
11. SPRINKLER HEADS SHALL BE LOCATED NO LESS THAN 12" FROM THE EXTERIOR EDGE OF ELECTRICAL FIXTURES, INCLUDING LIGHT FIXTURES, SMOKE DETECTORS, J-BOXES, ETC. SUBCONTRACTOR TO COORDINATE INSTALLATION OF EACH HEAD WITH OTHER TRADES, AND NOTIFY ARCHITECT IN WRITING IN CASE OF ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS.
12. SIDEWALL SPRINKLER HEADS SHALL HAVE MINIMUM 6" CLEARANCE FROM ANY STRUCTURE, TRIM, MILLWORK, ETC. OVERHEAD OR LATERAL.
13. ALL SPRINKLER HEADS TO BE RECESSED. SPRINKLER CONTRACTOR TO PROVIDE CAPS AT ALL SPRINKLER HEADS
14. SHOULD THE FIRE SPRINKLER SYSTEM BE DISCONNECTED FOR MORE THAN 4 HOURS, GENERAL CONTRACTOR SHALL ESTABLISH A FIRE WATCH UNTIL THE SYSTEM IS FULLY OPERATIONAL.