SCOPE OF WORK 1- PROVIDE POWER & LIGHTING ELECTRICAL DISTRIBUTION FOR REMODEL UNIT

ELECTRICAL SPECIFICATIONS

REQUIREMENTS AND ALL OTHER LOCAL CODES AND ORDINANCES GOVERNING THIS INSTALLATIONS, AS A MINIMUM STANDARD, UNLESS SPECIFICATIONS LISTED HEREIN OR SHOWN QN PLANS REQUIRE A HIGHER STANDARD. ALL ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC (2023) ART. 110.26.THE

WORK INCLUDED CONSISTS OF ALL SUPERVISION, LABOR, MATERIAL, EQUIPMENT FACILITIES AND

NSTALLATION REQUIRED FOR THE COMPLETE SATISFACTORY AND APPROVED ELECTRICAL SYSTEM AS

INDICATED ON THE DRAWINGS AND CALLED FOR IN THIS SPECIFICATION OR AS MAY BE REASONABLY IMPLIED BY EITHER. ALL NOTES ON THE DRAWINGS PERTAINING TO THE WORK OF THIS TRADE

SHALL BE CONSIDERED AS PART OF THIS SPECIFICATIONS AND CONTRACT.THE CONSTRUCTION SHAL

E IN ACCORDANCE WITH THE DRAWINGS AND ANY APPLICABLE SPECIFICATIONS. IF A PROBLEM IS

OR HIS REPRESENTATIVE AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM, AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL THE OWNER HAS DIRECTED THE

STRUCTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS, SUCH PLANS AND SPECIFICATIONS ARE TO BE CONSIDERED PART OF THE ELECTRICAL CONTRACT DOCUMENTS. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW APPROXIMATE LOCATIONS AND ARRANGEMENTS ONLY. THE

CONTRACTOR SHALL COORDINATE THE PROPOSED LOCATIONS OF ALL ELECTRICAL MATERIALS AND

STRUCTURAL COMPONENTS, AS THEY ARE CONSTRUCTED, ALL SLAB AND FIREWALL PENETRATIONS

2. MATERIALS: THE MATERIALS AND EQUIPMENT FURNISHED SHALL BE AS INDICATED ON THE DRAWINGS;

3. GROUNDING: GROUNDING SHALL BE IN ACCORDANCE WITH ARTICLE 250 NEC. PROVIDE GROUND WIRES IN ALL CONDUITS UNLESS OTHERWISE NOTED.

4. THE ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN TEMPORARY ELECTRIC POWER AND LIGHTING FOR ALL TRADES.

5. ALL EXPOSED CONDUITS SHALL BE RUN AS NEAT AND INCONSPICUOUS AS POSSIBLE AND PAINTED

6. FLEXIBLE CONDUITS SHALL BE USED FOR CONNECTION TO ALL VIBRATING EQUIPMENT SUCH AS MOTORS, LIGHTING FIXTURES, ETC. FLEXIBLE CONDUIT SHALL BE "LIQUID TIGHT" WHEN EXPOSED TO

7. CONDUCTORS SIZE #8 AND LARGER SHALL BE TYPE THWN STRANDED, COPPER. CONDUCTORS SIZE

#10 AND SMALLER SHALL BE COPPER, TYPE THHN SOLID, UNLESS NOTED OTHERWISE.,

GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #12 AWG. EXCEPT WHERE OTHERWISE INDICATED. CONTROL CONDUCTORS SHALL NOT BE SMALLER THAN #14 AWG. CONDUCTORS SHALI

BE CONTINUOUS FROM OUTLET WITHOUT SPLICES EXCEPT WITHIN WIREWAY OR JUNCTION BOXES. MARK CONDUCTORS IN PANELS. PULL BOXES OR WIREWAYS AND TERMINAL STRIP TERMINALS FOR IDENTIFICATION OF CIRCUITS. CONDUCTORS SHALL BE JOINED USING COMPRESSION SPLICES

EXCEPT THAT CONDUCTORS #10 AND SMALLER MAY BE JOINED USING WIRE NUT TYPE

TERMINAL LUGS, OR IN PRESSURE TERMINAL. COMPRESSION SPLICES SHALL BE INSULATED USING 3M #33+ OR #88 PLASTIC TAPE. SPLICES IN WET LOCATIONS SHALL BE INSULATED WITH

CONNECTORS. CONDUCTORS SHALL BE TERMINATED USING COMPRESSION OR PRESSURE TY

ELECTRICAL TAPE AND ENCAPSULATED WITH SCOTCHCAST OR EQUAL POTTING COMPOUND.

COMPOUND. HANDLES SHALL BE IVORY COLORED.

240-3.240-6 AND 384-2 SHALL APPLY.

8. RECEPTACLES SHALL BE <sup>1</sup>‰A, 125 V AS 2 POLE, 3 WIRE SINGLE OR DUPLEX GROUNDED TYPE EXCEPT WHERE SPECIFIC PURPOSE, LOCKING OR HIGHER RATED RECEPTACLES ARE SHOWN ON THE

9. ALL SWITCHES SHALL BE OF THE TOTALLY ENCLOSED TUMBLER TYPE WITH BODIES OF PHENOLIC

10. CONTRACTOR SHALL VERIFY ALL EQUIPMENT NAMEPLATE DATA FOR WIRING AND OVERCURRENT

11. PROVIDE AND INSTALL JUNCTION AND PULL BOXES WHERE INDICATED AND WHERE NECESSARY TO

PROTECTION REQUIREMENTS BEFORE PERFORMING ROUGH-IN WORK. NEC 110-16A, 215-5, 220-2,

CONDUCTORS SHALL CONSIST OF 98% CONDUCTIVITY COPPER AS INDICATED. SIZE ARE AWG. ALL CONDUCTORS SHALL BE RUN IN CONDUIT EXCEPT AS NOTED ON PLANS. POWER, LIGHTING, AND

TO MATCH COLOR OR SURROUNDINGS. PROVIDE FIRE STOP IN ALL ELECTRICAL CONDUITS CROSSING

SUBSTITUTIONS SHALL NOT BE MADE EXCEPT WHERE EXPRESSLY APPROVED BY THE OWNER OR HIS REPRESENTATIVE PRIOR TO STARTING INSTALLATION OF THE ITEMS. THE ELECTRICAL MATERIALS AND

EQUIPMENT FURNISHED SHALL BE LISTED OR LABELED BY UNDERWRITERS LABORATORIES OR OTHER RECOGNIZED TESTING ORGANIZATION, AND SHALL BE ACCEPTABLE TO THE LOCAL BUILDING

QUIPMENT WITH THE REPRESENTATIVES OF THE OTHER TRADES INVOLVED BEFORE STARTING

NSTALLATIONS OF THOSE ITEMS. COORDINATE THE INSTALLATIONS OF REQUIRED SUPPORTING

DEVICES, CONDUIT, AND SLEEVES TO BE SET IN CAST-IN-PLACE CONCRETE AND OTHER

MUST BE FIRE RATED AND MUST CONFORM TO OWNER'S APPROVAL AS TO LOCATION AND

CORRECTIVE ACTION TO BE TAKEN. THE CONTRACTOR IS REFERRED TO THE ARCHITECTURA

ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, THE CONTRACTOR SHALL NOTIFY THE OWNER

1. THE WORK SHALE COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (2020) FLORIDA BUILDING CODE 2020 SEVENTH EDITION, O.S.H.A. (LOCAL)

ELECTRICAL

CONSTRUCTION DETAILS.

ALITHORITY

FIRE RATED WALLS.

## CONNECT ALL NEW FIRE ALARM DEVICES TO EXISTING FIRE ALARM CONTROL PANEL AT THE EXISTING FULL FIRE ALARM SYSTEM.

DIVISION 16

- SHIPMENT OR INSTALLATION.
- THE SPECIFICATIONS.

ALL ELECTRICAL EQUIPMENT.

- SUBMITTING THE BID.

- COPPER-ALUMINUM. GASKETS AND BONDING MEANS. A SCHEDULE IS SUBMITTED FOR APPROVAL

SHALL BE CONTINUOUS THAT REMOVAL OF DEVE WILL NOT INTERFERE WI

BY NEC. WHE AMPLE WORK	AP OFF, OR REDIRECT MULTIPLE CONDUIT RUNS, RE FEEDER SPLICES ARE TO BE MADE, INSTALL SPACE.	, OF SIZE INDICATE . BOXES LARGE EN	D OR A REQUIRED OUGH TO PROVIDE	CONDUIT	SCREW [TYPE
12. FIXTURES WITI REQUIRED LIG FIXTURES SHA	H ADJUSTMENTS AFFECTING LIGHT DISTRIBUTION HT PATTERNS PRIOR TO THE FINAL DEMONSTR LL CONFORM TO NEC 410-64.	N SHALL BE SET ATION TEST. ALL R	TO PROVIDE THE ECESSED LIGHTING		STOLENING SHALL BE CO THAT READY WILL NOT DY CONDUCTOR
13. THE ELECTRIC EQUIPMENT.	CAL CONTRACTOR SHALL PROVIDE ALL NECE ELECTRICAL POWER AND CONTROL WIRING I	ESSARY CONTROL FOR HVAC, POOL	WIRING FOR ALL EQUIPMENT AND	GROUNDED RECEPTACL	<b>B</b> INSTALLATION
SEE MECHANICAL E	CAL DRAWINGS AND SPECIFICATIONS FOR WIRING	DIAGRAMS AND REQ	UIREMENTS.		
	CEILING LIGHT / FAN	ELECT	RICAL S	YMBOL	LEGEND
	FLAT LENS 2' x 4' FLUORESENT FIXTURE		EXTERIOR WALL	PACKS D CORD RECEPTACI	ES
	PARABOLIC 2' x 4' FLUORESCENT LIGHT		] 20AMP, 115V, 3	SINGLE RECEPT. @	18" AFF
	2' x 4' FLUORESCENT LIGHT FIXTURE W/ EMERG. BALLAST.	⇔	20AMP, 115V, I 20AMP QUADPL	DUPLEX RECEPT. @ .EX RECEPT. @ 18"	18" AFF AFF
0	RECESSED INCANDESCENT OR FLUORESCENT DOWNLIGHT	, the second sec	20AMP, 115V, I	OUPLEX RECEPT. W	/ G.F.C.I.
0	RECESSED INCANDESCENT DOWNLIGHT		20AMP, 115V, I	OUPLEX RECEPT. 6"	ABOVE COUNTER
	OPEN EGG CRATE 2' x 2' FLUORESCENT LIGH LUMAX 3PG33224-C09L18FX1-L941-AH04		20AMP, 115V,	FLOOR RECPTACLE	
	TRACK LIGHTING		SPECIAL RECEP	PTACLE 36" AFF U.	N.O.
	WALL MOUNTED EXIT SIGN W/ BATT. BACK-U		TELEPHONE JU	NCTION BOX @ 18" BOX @ 18" AFF	AFF
		\$ <sub>M</sub>	MOTORIZED SW	ITCH	

Ż:\projects-2\2023\ARCH. ANA ESKREIS\PORTO FINO TOWER\E\PORTOFINO TOWER-E.dwg, 3/14/2024 10:11:50 AM, DWG To PDF.pc3

\* NOT ALL SYMBOLS SHOWN HERE MAY APPLY FOR THIS PROJECT





SINGLE POLE LIGHT SWITCH - 48" AFF

THREE WAY SWITCH - 48" AFF U.N.O.

A, F, G, ABOVE FINISHED GRADE

REFERS TO SCH.

WATER HEATER

JUNCTION BOX

GFCI GROUND FAULT CIRCUIT INTERRUPTER

( W.H.

NOTE: THIS DESIGN COMPLIES WITH THE REQUIREMENTS OF ASHRAE 90.1 (2016) SECTION 8 AS ADOPTED BY THE 7TH EDITION (2020) FLORIDA BUILDING CODE IN THE ENERGY CODE (FBC CE 405). 8.4.2 AUTOMATIC RECEPTACLE CONTROL - THE FOLLOWING SHALL BE AUTOMATICALLY CONTROLLED: AT LEAST 50% OF ALL 125V, 15 AND 20 AMP RECEPTACLES IN ALL PRIVATE OFFICES, CONFERENCE ROOMS, ROOMS USED PRIMARELY FOR PRINTING AND/OR COPYING FUNTION, BREAK ROOMS, CLASSROOMS, AND

INDIVIDUAL WORKSTATIONS. THIS CONTROL SHALL FUNCTION ON: A - A SCHEDULED BASIS USING A IME-OF-DAY OPERATED CONTROL DEVICE THAT TURNS RECEPTACLES OFF AT SPECIFIC PROGRAMMED TIMES-AN INDEPENDENT PROGRAM SCHEDULE SHALL BE PROVIDED FOR AREAS OF NO MORE THAN 5,000 SQ. FT. AND NOT MORE THAN ONE FLOOR (THE OCCUPANT SHALL BE ABLE TO MANUALLY OVERRIDE THE CONTROL DEVICE FOR UP TO TWO HOURS); OR B - AN OCCUPANT SENSOR THAT SHALL TURN RECEPTACLES OFF WITHIN 20 MINUTES OF ALL

OCCUPANTS LEAVING SPACE; OR C – A AUTOMATED SIGNAL FROM ANOTHER CONTROL OR ALARM SYSTEM THAT SHALL TURN RECEPTACLES OFF WITHIN 20 MINUTES AFTER DETERMINING THAT THE AREA IS UNOCCUPIED. ALL CONTROLLED RECEPTACLES SHALL BE PERMANENTLY MARKED TO VISUALLY DIFFERENTIATE THEM FROM UNCONTROLLED

RECEPTACLES AND ARE TO BE UNIFORMLY DISTRIBUTED THROUGHOUT THE SPACE. PLUG-IN DEVICES SHALL NOT BE USED TO COMPLY WITH SECTION 8.4.2. D - DESIGN COMPLIES WITH FBC CE 405.1 ILLUMINATION E - DESIGN COMPLIES WITH NEC 700.12

EXCEPTIONS: RECEPTACLES FOR THE FOLLOWING SHALL NOT REQUIRE AN AUTOMATIC CONTROL DEVICE A – RECEPTACLES SPECIFICALLY DESIGNATED FOR EQUIPMENT REQUIRING 24 HOUR OPERATION B - SPACES WHERE AN AUTOMATIC SHUTOFF WOULD ENDANGER THE SAFETY OR SECURITY OF THE ROOM OR BUILDING OCCUPANT(S)

	ANA STUDIO ARCHITECTURE, PC ANA R.ESKREIS,RA 280 RIVERSIDE DRIVE (8H), NEW YORK, N.Y.10025 +1516.641.5416 +33 (6) 43 86 24 55 ANASTUDIO2013@GMAIL.COM www.FRENCHDIBS.com
	WEXLER RESIDENCE 300 SOUTHPOINTE DR. 4304
	MIAMI BEACH, FL. 33139
	NOTES
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	SEAL & SIGNATURE DATE: 12.12.2023 PROJECT No:
	DRAWN BY: CHECKED BY: DWG No:
Fine Line Engineers Inc. Electrical, Mechanical, Plumbing Fire Protection, Construction Administration 089 W. 76TH STREET Hialeah, FL 33016 Voice: 786.953-4901 - Fax: 786.953-4907 E-mail: cadinfo@flengineers.com	PAGE OF
GEORGE FREIJO, P.E. REGISTERED ENGINEER NO. 32578 STATE OF FLORIDA CA#: 29796	E-1 SPACE FOR NYC-BSCAN STICKER



	$\square$
	ANA STUDIO ARCHITECTURE PC
	ANA R.ESKREIS,RA
	280 RIVERSIDE DRIVE (8H), NEW YORK, N.Y.10025
	ANASTUDIO2013@GMAIL.COM www.FRENCHDIBS.com
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Fine Line Engineers Inc.	TTTLE         SEAL & SIGNATURE         DATE:       12.12.2023         PROJECT No:         DRAWN BY:         CHECKED BY:         DWG No:
Fine Line Engineers Inc. Electrical, Mechanical, Plumbing Fire Protection, Construction Administration 2089 W. 76TH STREET Hialeah. FL 33016	TTTLE
Fine Line Engineers Inc. Electrical, Mechanical, Plumbing Fire Protection, Construction Administration 2089 W. 76TH STREET Hialeah, FL 33016 Voice: 786.953-4901 - Fax: 786.953-4907 E-mail: cadinfogfengineers.com	TITLE  SEAL & SIGNATURE  A SIGNATURE A SIGNATUR
Fine Line Engineers Inc.         Electrical, Mechanical, Plumbing         Fire Protection, Construction Administration         2089 W. 76TH STREET Hialeah, FI. 33016         Voice: 786.953-4901 - Fax: 786.953-4907         E-mail: cadinfo@flengineers.com         GEORGE FREIJO, P.E.         REGISTERED ENGINEER NO. 32578         STATE OF FLORIDA CA#: 29796	TTTLE

![](_page_2_Figure_0.jpeg)

![](_page_2_Picture_2.jpeg)

	ANA STUDIO ARCHITECTURE, PC ANA STUDIO ARCHITECTURE, PC ANA R.ESKREIS,RA 280 RIVERSIDE DRIVE (8H), NEW YORK, N.Y.10025 +1516.641.5416 +33 (6) 43 86 24 55 ANASTUDIO2013@GMAIL.COM www.FRENCHDIBS.com
	WEXLER RESIDENCE 300 SOUTHPOINTE DR. 4304 MIAMI BEACH, FL. 33139
	NOTES
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Fire Protection, Construction Administration 2089 W. 76TH STREET Hialeah, Fl. 33016 Voice: 786.953-4907 E-mail: cadinfo@flengineers.com GEORGE FREIJO, P.E. REGISTERED ENGINEER NO. 32578 STATE OF FLORIDA CA#: 29796	PAGE OF E-3 SPACE FOR NYC-BSCAN STICKER

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	MOUN	TING: SL	IRFAC	E			—–		<u> </u>	M	AINS	1	.50A M.L	. 🗆 .
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	DEM.	ND DEM.	TRIP	CON-	WIRE	REMARKS	скт	ыскт	REMARKS	WIRE	CDN-	TRIP	ND DEM.	DEM.
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<pre> </pre>	(7) <b>`</b>	) 8.0	2	1″	8	RANGE	1	2	SMALL APPLIANCE	12	1/2″	1-20	1.50	3
>		<u>}</u>	40				3	4	DINING LTS/REC.	12	1/2″	1-20	-	$\underline{45}$
	(7)	<i>}</i> 4.99	2	1‴	8	WALL UVEN	5	6	MASTER BED LIS/REC.	12	1/2″	1-20	_	(4)(5)
1			/ 50					8	MASTER BATH LTS	12	1/2"	1-20	-	(4)(5)
		5.18		1"	8		9	10	MASIER BAIH REC.	12	1/2"	1-20	-	(4)(5)
			/ 50					12	GUEST/BATH 1 REC.	12	1/2"	1-20	-	(4)(5)
		4.99		1"	8		13	14		12	1/2"	1-20	0.300	
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		5.00		1	8			18		12	1/2"	1-20	1.00	
		. = .					19	20	LUKRIDUR LIS/REL.	12	1/2"	1-20		46
	UU	1,50	1-20	1/2"	12	WASHER	21	22	LIVING LIS/REL	12	1/2"	1-20		40
		1.20	1-20	1/2"	12	REFRIG DRAWRS	23	24	LIVINU LISZREL	12	1/2"	1-20		45
		0.86	1-20	1/2"	12		23	26		12	1/2	1-20		40
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MAIN ELECTF		
		43RD FLOOR
3704 2/150A FPL METER 10 3804 2/150A FPL FPL TD FPL FPL FPL TD FPL FPL FPL FPL FPL FPL FPL FPL	$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	
METER 1¢ 3904 2/150A FPL METER 1¢ 4204 2/150A 4204 2/150A FPL METER 1¢ SCOPE OF WORK 4304 2/150A FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL METER 1¢ FPL FPL FPL FPL FPL FPL FPL FPL	METER 1\phi       METER 1\phi       METER 1\phi       METER 1\phi       METER 1\phi         2604       2/150A       2104       2/150A       3404       2/150A $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ FPL METER       FPL METER       FPL METER $\bigcirc$ $\bigcirc$ $\bigcirc$ 2704       2/150A       2204       2/150A       3304       2/150A         2704       2/150A       2204       2/150A       3304       2/150A $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ FPL METER       FPL METER $\square$ $\square$ $\bigcirc$ $\bigcirc$ $2804$ 2/150A       2304       2/150A       3204       2/150A $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ FPL $\square$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $HETER$ $\square$ $\square$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $PRL$ $\square$ $\square$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $HETER$ $\square$ $\square$ $\square$ $\square$	
EXISTING METER 2P/150A (APT #4304) U U U U U U U U U U U U U U U U U U U		28TH FLOOR
1 ELECTRICAL PANEL AND RISER E-4 N.T.S	Engineering Corporation         DESIGN CALCULATIONS         JOB NAME: PORTOFINO APT 4304       1       1 OR 3 PHASE?         VOLTAGE: 120 /       208 , 1 PHASE, 3W       PANEL -       "//// /// /// /// /// /// ////////////	<u>A''</u>
	LIGHTING LOAD 3 W/SQFT (NEC 220.12)       2,322       SQFT         SMALL APPLIANCE @ 1.5 KVA EA.(NEC 220.52)          COOK TOP       REFRIGERATOR         REFRIGERATOR       DISHWASHER         DISHWASHER       DRYER	6.97 KVA 3.00 KVA <b>8.00</b> KVA <b>1.00</b> KVA 0.86 KVA 1.50 KVA 5.00 KVA 4.99 KVA 1.10 KVA 0.00 KVA 0.00 KVA <b>1.20</b> KVA 0.00 KVA
	WATER PUMP	0.00 KVA 0.00 KVA
	PER N.E.C. 220.82       SUB-TOTAI         FIRST 8 KVA @ 100%          REMAINDER KVA       30.61 KVA       AT 40 %         REMAINDER KVA       30.61 KVA       AT 40 %         AC LOAD-       COOLING @ 100% =       5.18 KVA         - OR HTG.@ 65% =       0.00 KVA x.65=       0.00         WHICHEVER GREATER       0.00 KVA x.65=       0.00	38.61 KVA 8.00 KVA 12.24 KVA 5.18 KVA 0.00 KVA 25.42 KVA
	TOTAL PER N.E.C. TOTAL DEMAND LOAD 25.42 KVA = 122.22 AMPS ====================================	25.42 KVA

![](_page_3_Figure_4.jpeg)

SCOPE OF WORK -----

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
2089 W. 76TH STREET Hialeah, Fl. 33016 Voice: 786.953-4901 - Fax: 786.953-4907 E-mail: cadinfo@flengineers.com
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