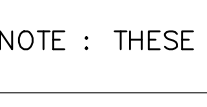
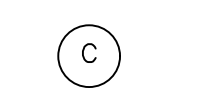
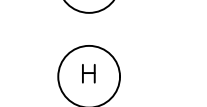
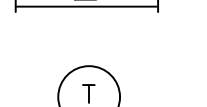
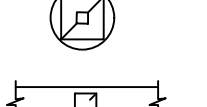
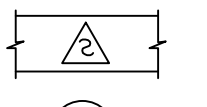
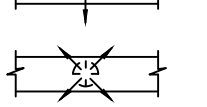
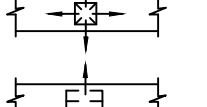
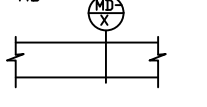
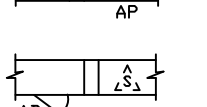
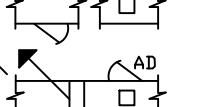
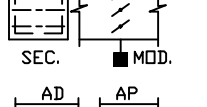
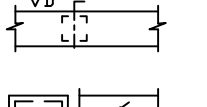
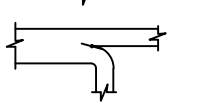
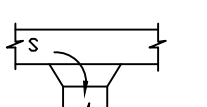
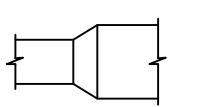
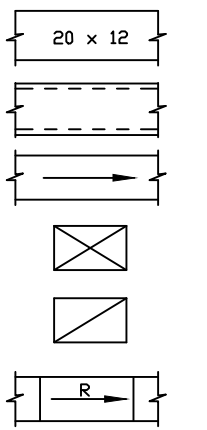


## GENERAL SPECIFICATIONS

- ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AND COMPLETED IN FIRST CLASS WORKMANLIKE MANNER. ANY MATERIALS INSTALLED, WHICH SHALL NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE, SHALL BE REMOVED AND REPLACED WHEN SO DIRECTED BY THE ARCHITECT/ENGINEER AT THE CONTRACTOR'S EXPENSE.
- NEW DUCTWORK SHOWN IS SCHEMATIC. PLAN ROUTING OF DUCTWORK AND COORDINATE LOCATION OF DUCTS AFTER INSPECTION OF EXISTING CONDITIONS AND BEFORE FABRICATION. SLIGHT VARIATION OF ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED AND IS EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED, AT NO ADDITIONAL COST TO OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY EXCUSE HIM OR SHE FROM THE OBLIGATIONS AND RESPONSIBILITIES OF THIS CONTRACT.
- ANY CONFLICTS OR DISCREPANCIES ON THESE DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT/ENGINEER DURING THE BIDDING PERIOD FOR RESOLUTION. OTHERWISE, ALL SUCH CONFLICTS OR DISCREPANCIES SHALL BE RESOLVED AT THE CONTRACTOR'S EXPENSE.
- ALL CONTROL WIRING SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION WITH ALL OTHER TRADES FOR CLEARANCES AND USE OF AVAILABLE SPACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, FEES, INSPECTIONS AND TEST.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE INSTALLATION OF A COMPLETE MECHANICAL SYSTEM, READY FOR CONTINUOUS AND SATISFACTORY OPERATION BY THE OWNER.
- THE ENTIRE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, INCLUDING ALL LOCAL RULES AND ORDINANCES.
- PROVIDE MANUAL VOLUME DAMPERS AT ALL DUCT TAKE-OFFS AND DIFFUSERS. DAMPERS SHALL BE MANUFACTURED ACCORDING TO SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE" FIRST EDITION AND SHALL HAVE LOCKING QUADRANT WITH WING NUT.
- DUCTWORK MATERIAL  
SUPPLY AIR DUCTWORK SHALL BE CONSTRUCTED OF FIVE POUNDS DENSITY 1-1/2" THICK GLASSFIBER (DESIGNED), CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMACNA'S LOW PRESSURE DUCT MANUAL. ALL DUCT JOINTS SHALL BE SEALED AND TAPED.
- ALL EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL, INSTALLED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE" FIRST EDITION.
- FLEXIBLE DUCTS SHALL BE UL LISTED CLASS 1 AIR DUCT. THERMAFLEX TYPE M-KE OR EQUAL. DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE" FIRST EDITION.
- DUCTWORK DIMENSIONS INDICATED, ARE INSIDE CLEAR AIR PASSAGE. ALL EQUIPMENT AND MATERIAL SHALL BE WARRANTED FOR ONE YEAR AFTER DATE OF ACCEPTANCE BY THE OWNER.
- AIR DISTRIBUTION DEVICES SHALL BE OF ALL ALUMINUM CONSTRUCTION WITH TYPE #25 FINISH. ALL DIFFUSERS, REGISTERS AND GRILLS SHALL HAVE OPPOSED BLADE DAMPERS IN THROAT OR NECK. MANUFACTURER SHALL BE METALAIR OR PRE-APPROVED EQUAL.
- REFRIGERANT LINES SHALL BE TYPE "L" SOFT DRAWN, COPPER TUBING DEHYDRATED FOR REFRIGERANT USE. SIZE SHALL BE SHOWN ON DRAWINGS OR AS PER MANUFACTURERS RECOMMENDATION.
- REFRIGERANT LINE INSULATION SHALL BE 1" FDM PLASTIC INSULATION (R-4), FIRE RETARDANT TYPE. SEAL JOINTS WITH MANUFACTURERS APPROVED ADHESIVE. INSULATION SHALL HAVE A EXTERNAL PERMEANCE NOT EXCEEDING 0.05 PERM WHEN TESTED.
- THE INSIDE OF ALL VISIBLE DIFFUSERS SHALL BE PAINTED BLACK.
- A/C CONTRACTOR TO INCLUDE 1 YEAR MAINTENANCE OF THE SYSTEM.
- DRYER EXHAUST DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL MINIMUM DUCT THICKNESS OF 0.016 INCHES (26 GAGE), INSTALLED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE" FIRST EDITION.
- PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTWORK.
- CONDENSATE RISERS SHALL BE CONSTRUCTED OF SCHEDULE 40 PVC. CONDENSATE LINES INSIDE OF AC CLOSET SHALL BE CONSTRUCTED OF TYPE "L" COPPER.
- THE CONTRACTOR SHALL CAREFULLY REVIEW AND VERIFY THE MECHANICAL DRAWINGS AND SPECIFICATIONS IN ADDITION TO OTHER RELATED TRADES AND SECTIONS. SHOULD ANY DISCREPANCIES BE FOUND THE ARCHITECT/ENGINEER MUST BE NOTIFIED. THIS COORDINATION SHALL BE DONE PRIOR TO SUBMITTING THE BID.

### DOUBLE LINE



## A/C SYMBOL LEGEND

DUCT (1ST. DIMENSION, SIDE SHOWN; 2ND. DIMENSION, SIDE NOT SHOWN)

ACOUSTICAL LINING (DUCT DIMENSIONS FOR NET FREE AREA)

DIRECTION OF FLOW

DUCT SECTION UP OR DOWN (SUPPLY)

DUCT SECTION UP OR DOWN (EXHAUST OR RETURN)

INCLINE RISE (R) OR DROP (D) ARROW IN DIRECTION OF AIR FLOW.

TRANSITIONS

STANDARD BRANCH FOR SUPPLY & RETURN (NO SPLITTER)

SPLITTER DAMPER

VOLUME DAMPER (MANUAL OPERATION)

AUTOMATIC DAMPERS (MOTOR OPERATED)

ACCESS DOOR (AD), ACCESS PANEL (AP)

FIRE DAMPER IN VERTICAL DUCT / IN HORIZONTAL DUCT

SMOKE DAMPER & RADIANT DAMPER

DYNAMIC MOTORIZED DAMPER

BACK DRAFT DAMPER

CEILING DIFFUSER, SQUARE

CEILING DIFFUSER, RECTANGULAR

CEILING DIFFUSER, ROUND

SMOKE DETECTOR, DUCT MOUNTED

EXHAUST FAN, CEILING MOUNTED

RETURN AIR GRILLE, CEILING MOUNTED

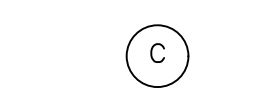
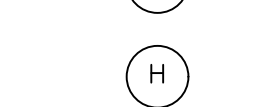
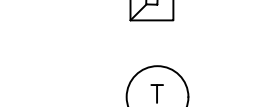
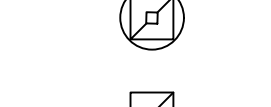
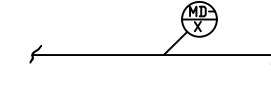
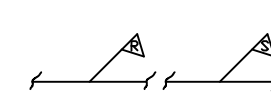
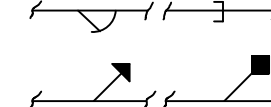
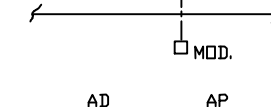
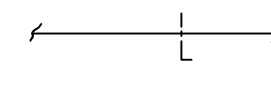
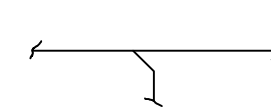
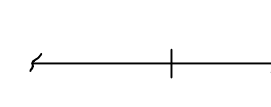
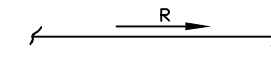
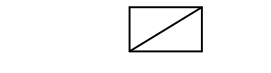
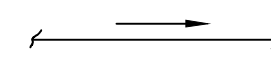
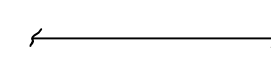
THERMOSTAT

HUMIDISTAT

CO<sup>2</sup> SENSOR

CENTRIFUGAL EXHAUST FAN ROOF MOUNTED

### SINGLE LINE



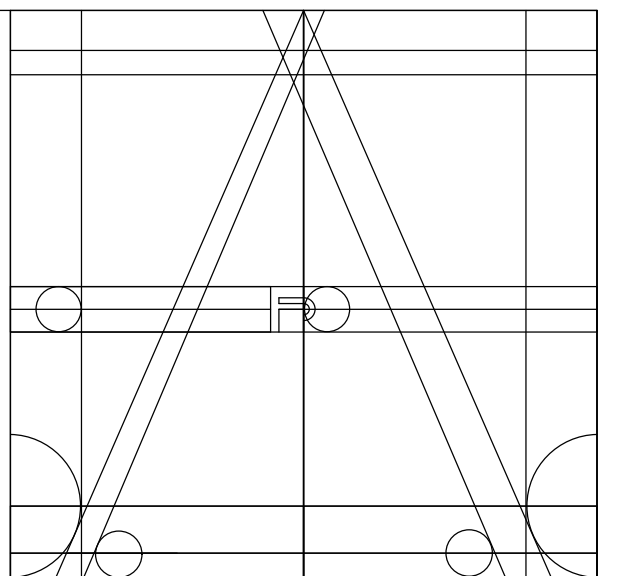
NOTE : THESE ARE STANDARD SYMBOLS AND MAY NOT ALL APPEAR ON PROJECT DRAWINGS

HVAC DESIGN REQUIRES:	YES	NO
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SMOKE DAMPER(S)		<input checked="" type="checkbox"/>
FIRE RATED ENCLOSURE		<input checked="" type="checkbox"/>
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		<input checked="" type="checkbox"/>
FIRE STOPPING		<input checked="" type="checkbox"/>
SMOKE CONTROL		<input checked="" type="checkbox"/>

## AIR DISTRIBUTION SCHEDULE

SYM	USE	TYPE	ACCESSORIES	NECK SIZE	CFM	MFR & MODEL NO
A	SUPPLY	GRILLE	OBD	8x4 10x6 12x8 16x8	0-100 101-200 201-300 301-400	METAL AIRE V4002-1

- NOTES:  
1. CONTRACTOR TO PROVIDE ROUND TO SQUARE NECK TRANSITION.  
2. CONTRACTOR SHALL COORDINATE ALL DIFFUSERS WITH CEILINGS.



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+1 212 644 3410 +1 212 435 24 33

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WWW.FRENGEDESIGN.COM

WEXLER RESIDENCE  
300 SOUTHPOINTE DR.  
4304

MIAMI BEACH, FL.  
33139

NOTES

No.	Date	Description

TITLE

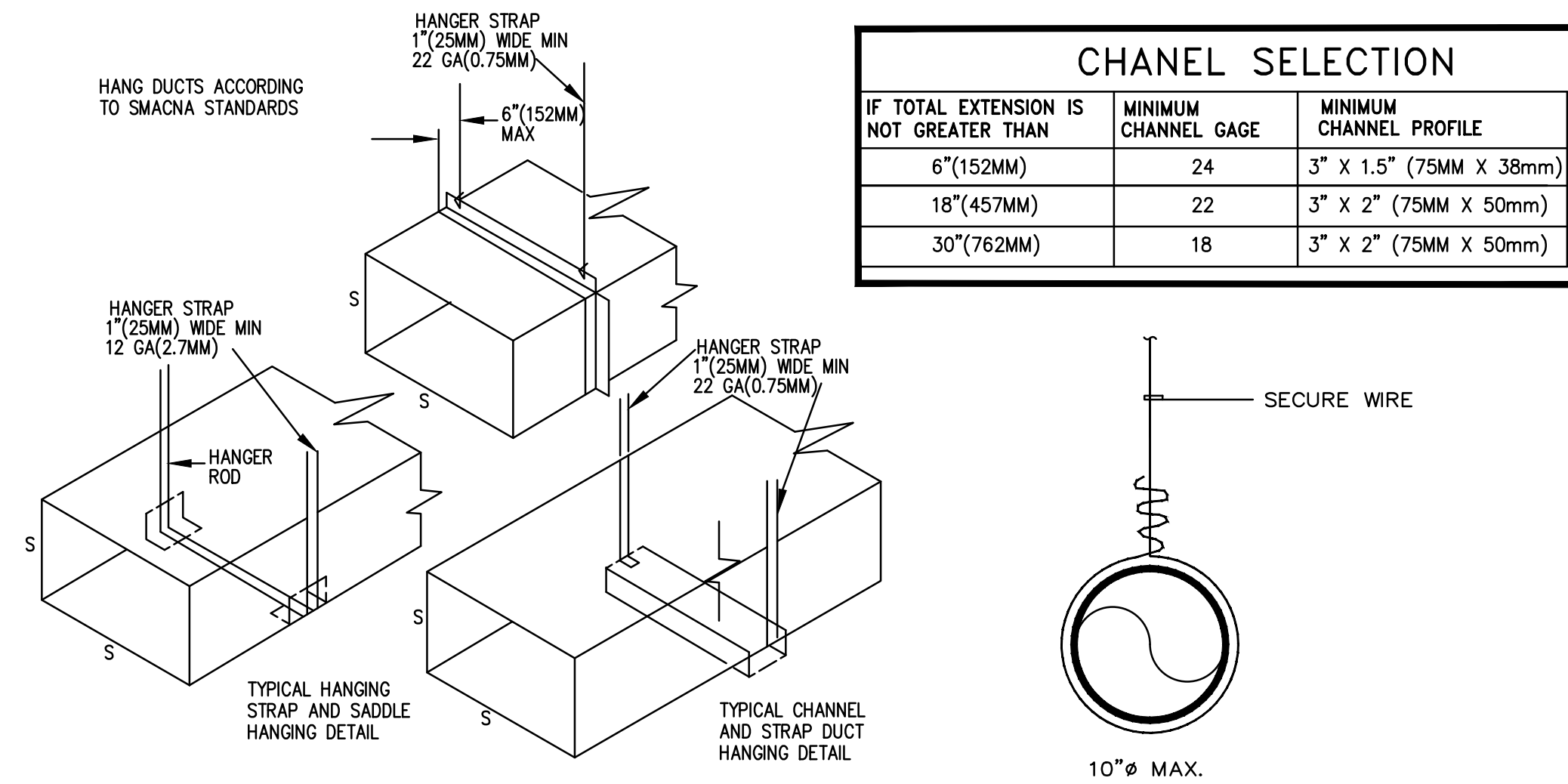
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PROJECT No.	
DRAWN BY:	
CHECKED BY:	
DRG No.	

**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: gfrejo@fineengineers.com  
GEORGE FREJO, P.E.  
REGISTERED ENGINEER NO. 33278  
STATE OF FLORIDA, Exp. 2/27/26

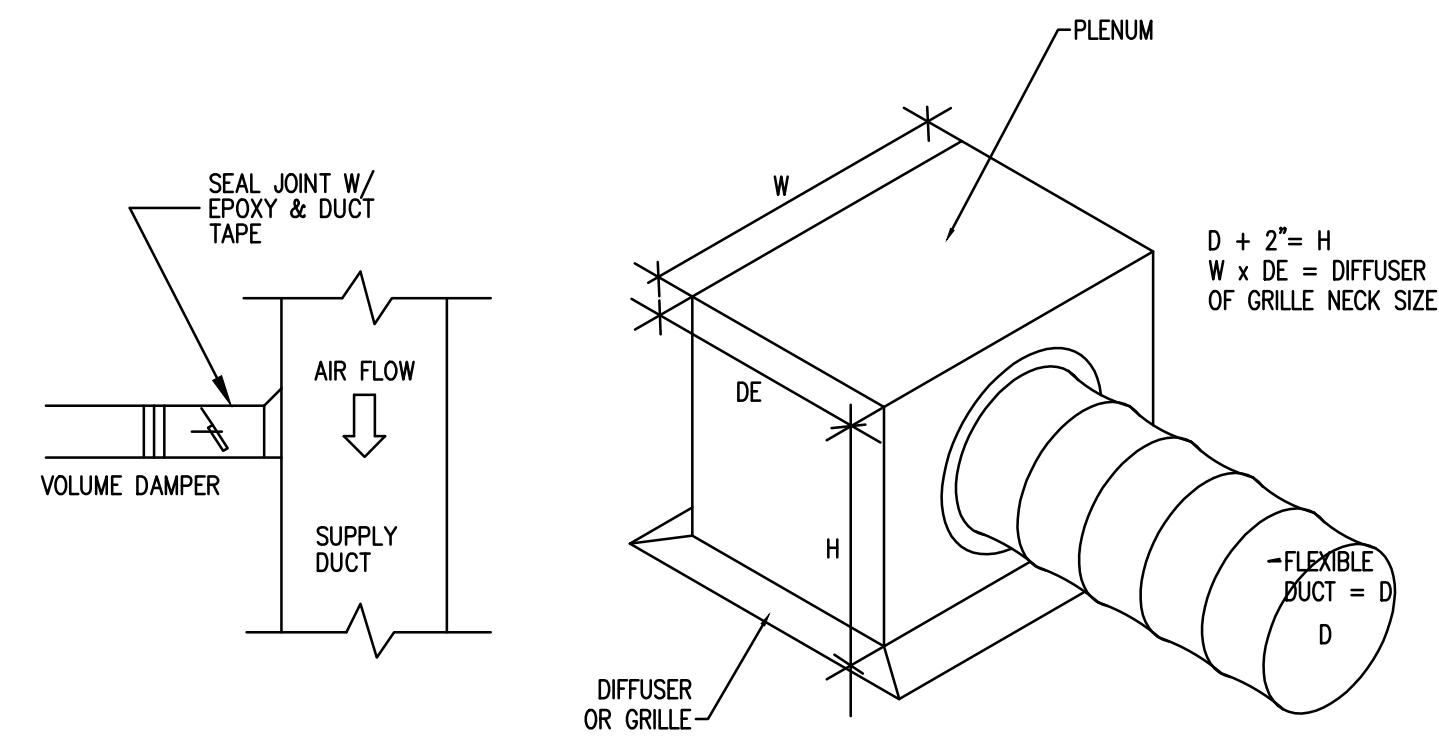
PAGE 01

SPACE FOR NYC-BSCAN STICKER



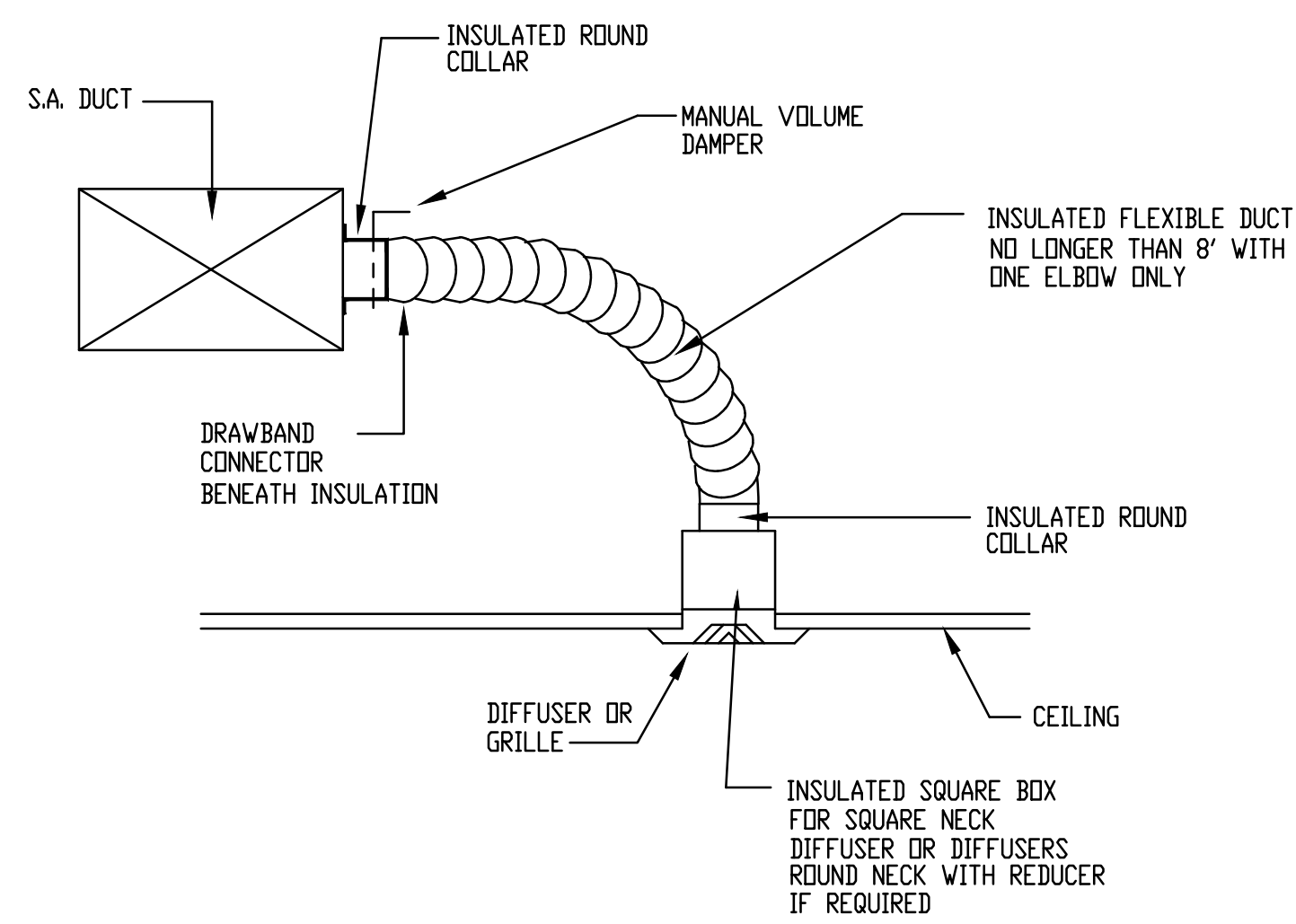


**METHODS OF HANGING**  
N.T.S.

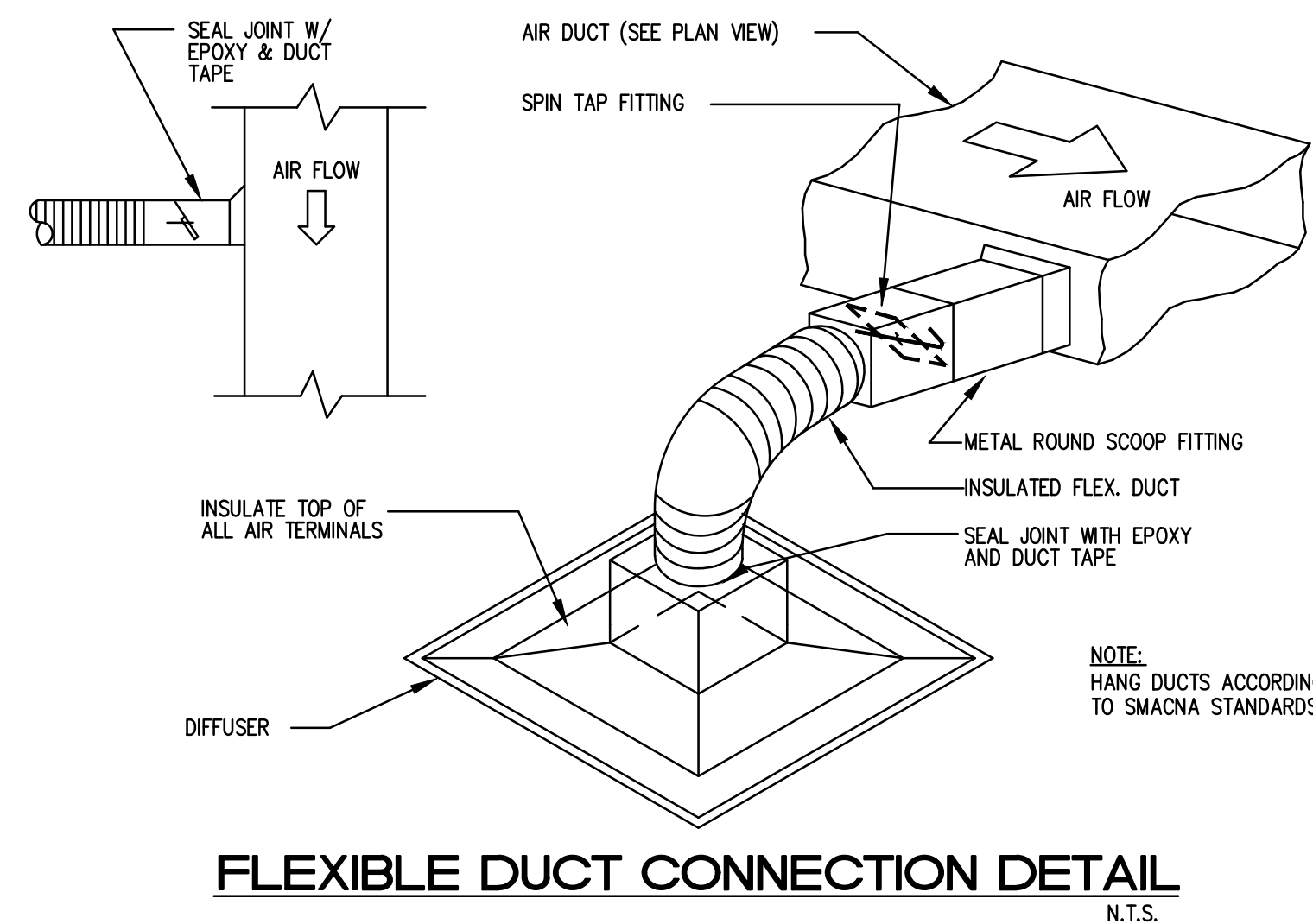


**FLEXIBLE DUCT CONNECTION DETAIL**

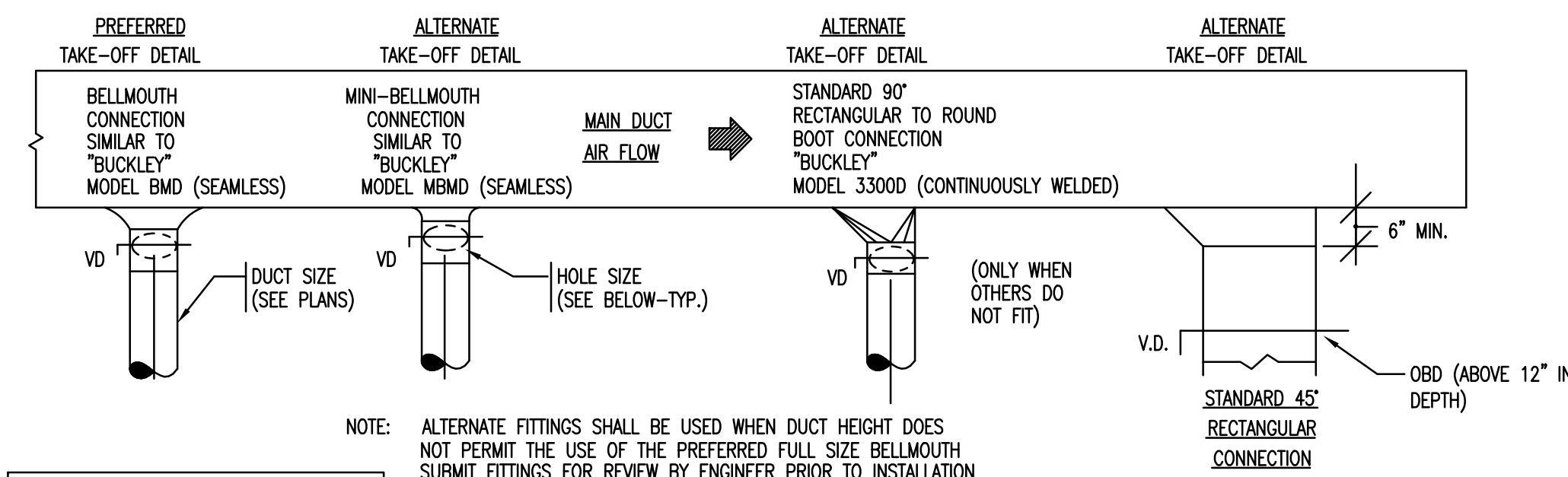
NOTES:  
1.- PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN  
2.- FLASH & SEAL WALL AND ROOF CAP



**TYPICAL CONNECTION TO AIR DIFFUSER**  
N.T.S.

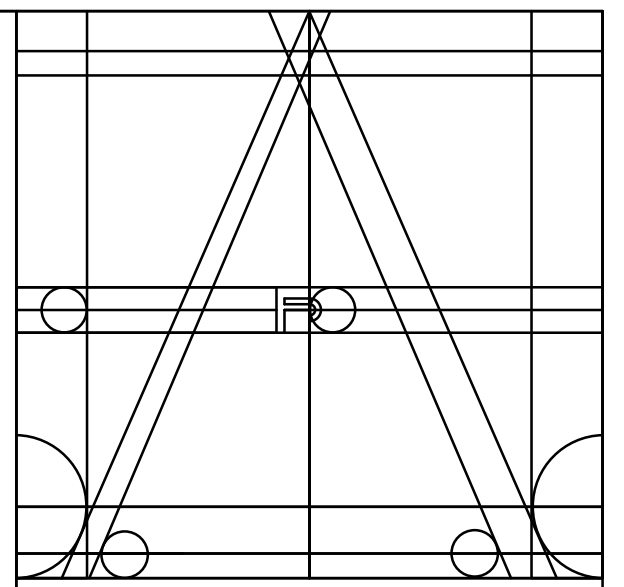


**FLEXIBLE DUCT CONNECTION DETAIL**  
N.T.S.



**DUCT TAKEOFFS DETAIL**  
N.T.S.

THIS DETAIL APPLIES TO SINGLE TAKEOFFS TO DIFFUSER AS WELL AS BRANCH TAKEOFFS. IT ALSO APPLIES TO TAKEOFFS IN THE HORIZONTAL AS WELL AS VERTICAL DIRECTION.



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300 SOUTHPOINTE DR.  
4304  
  
MIAMI BEACH, FL.  
33139

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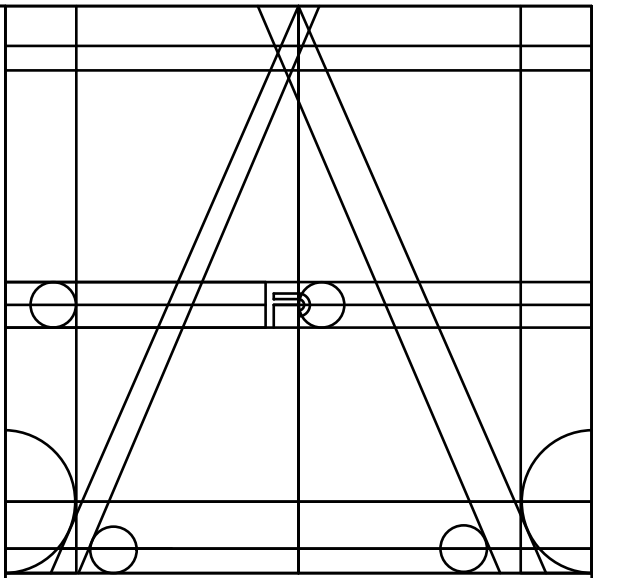
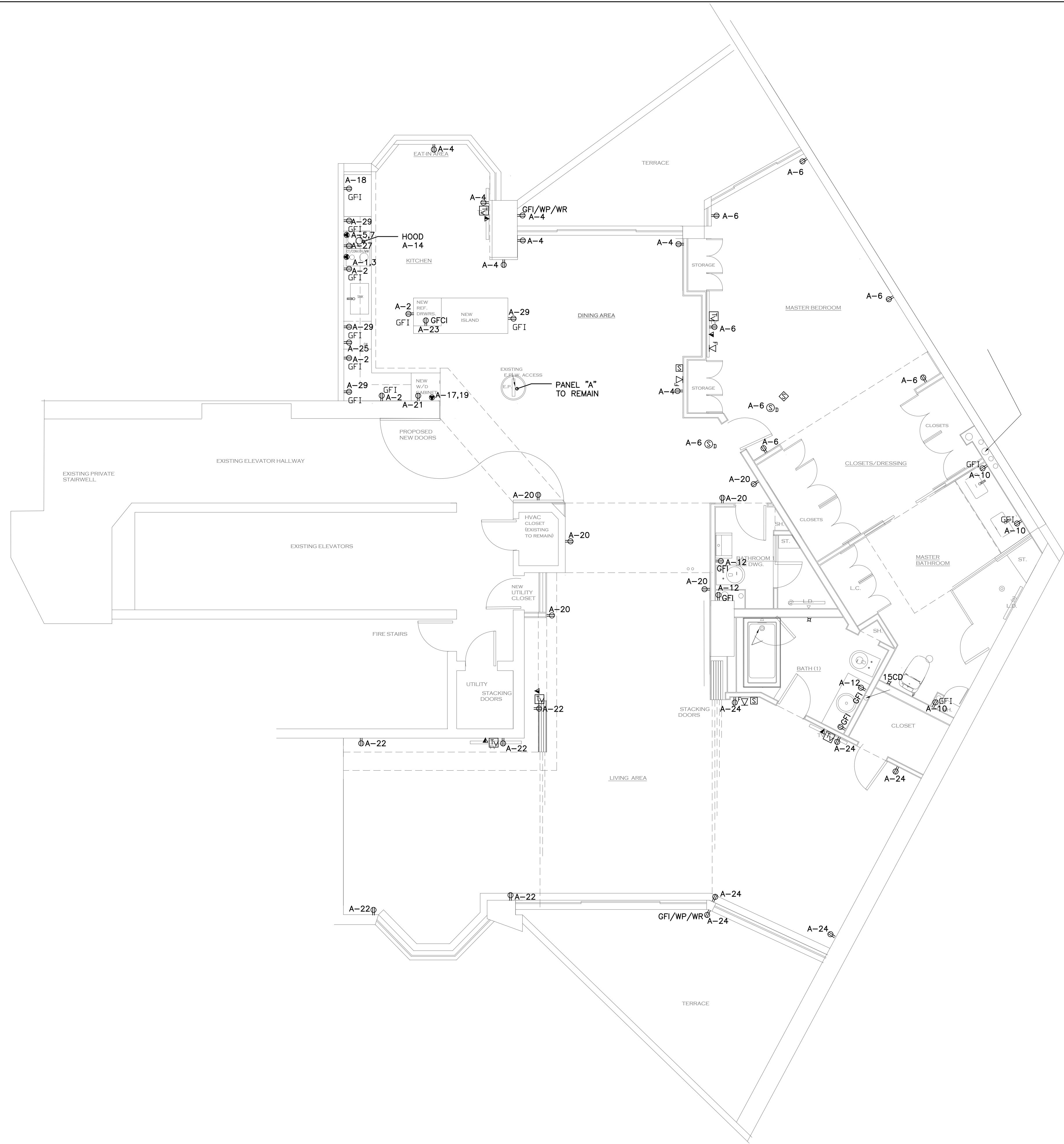
No.	Date	Description

TITLE

SCALE & MONITOR	DATE: 12.12.2023
PROJECT NO.	
DRAWN BY:	
CHECKED BY:	
DRWG NO.	

Fine Line Engineers Inc.  
Electrical, Mechanical, Plumbing  
Fire Protection, Construction Administration  
2089 W. 76TH STREET Hialeah, FL 33016  
Voice: 786.953-4001 Fax: 786.953-4907  
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GEORGE FREJO, P.E.  
REGISTERED ENGINEER NO. 32578  
STATE OF FLORIDA C.A.# 29796





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WEXLER RESIDENCE  
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 4304  
 MIAMI BEACH, FL.  
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NOTES

No.	Date	Description

TITLE

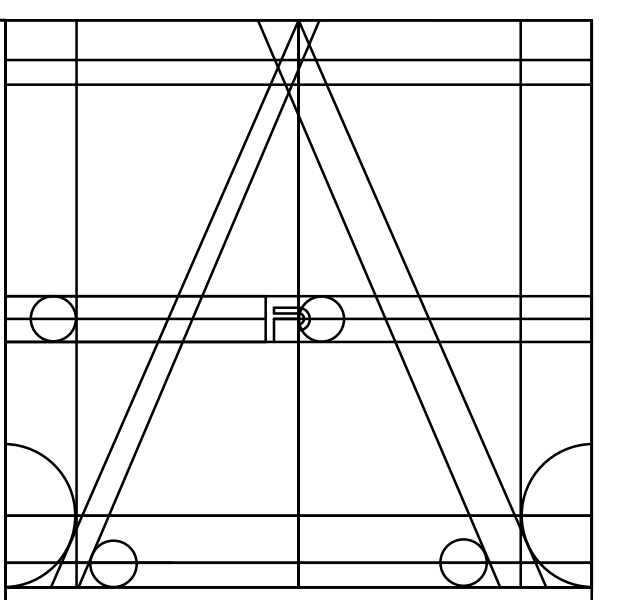
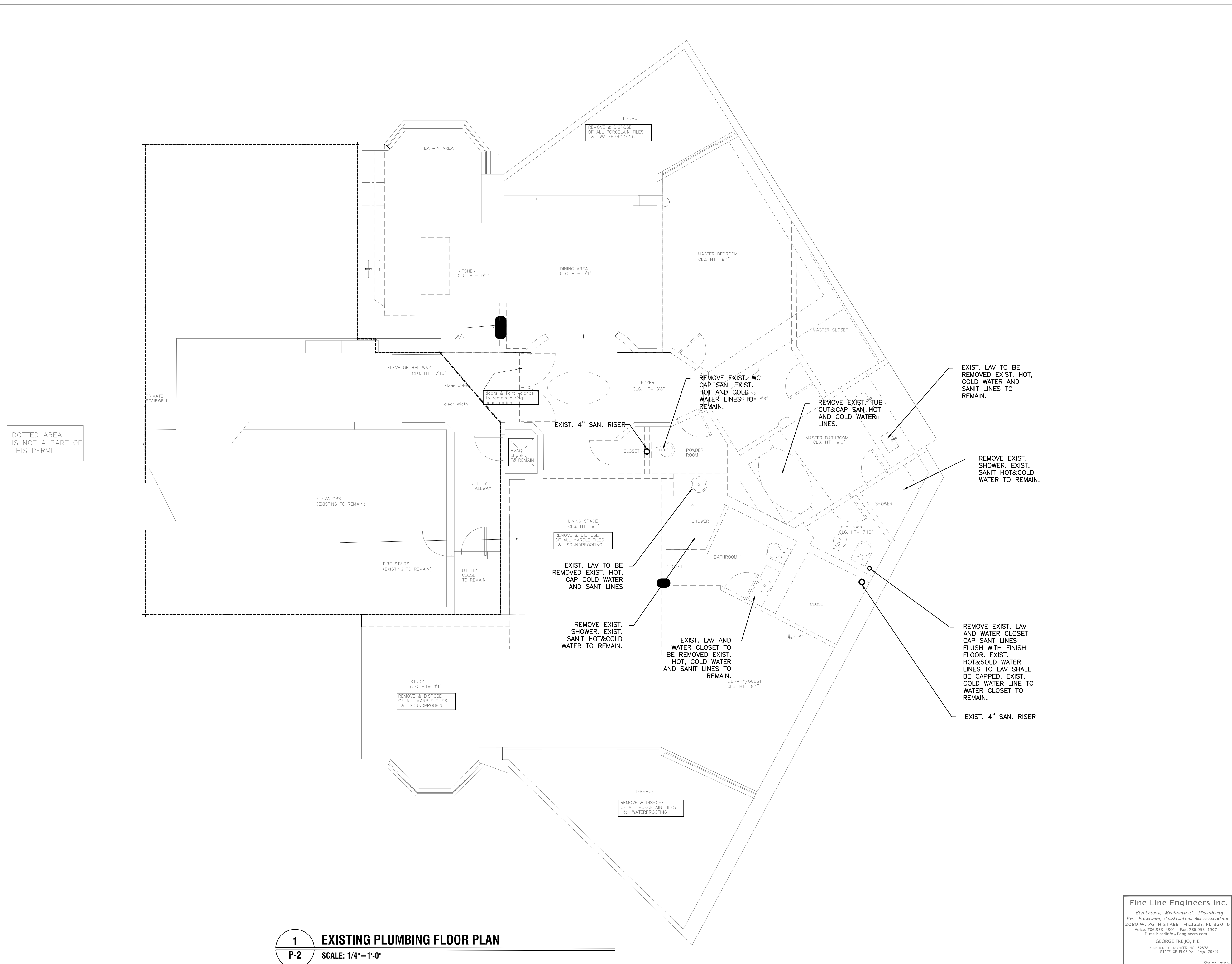
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	PROJECT No.:
	DRAWN BY:
	CHECKED BY:
	DWG No.:

**Fine Line Engineers Inc.**  
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 E-mail: cdf@fineengineers.com  
 GEORGE FREJO, P.E.  
 REGISTERED ENGINEER NO. 25578  
 STATE OF FLORIDA C.A.# 22796

**1 ELECTRICAL POWER**  
 E-2 1/4" = 1'-00"







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 WWW.FRENCHDRIVE.COM

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 4304  
 MIAMI BEACH, FL.  
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NOTES

No.	Date	Description

TITLE  
**EXISTING PLUMBING FLOOR PLAN**

SEAL & SIGNATURE	DATE: 12/12/2023
DRAWN BY:	
CHECKED BY:	
DWG No:	

**P-2**

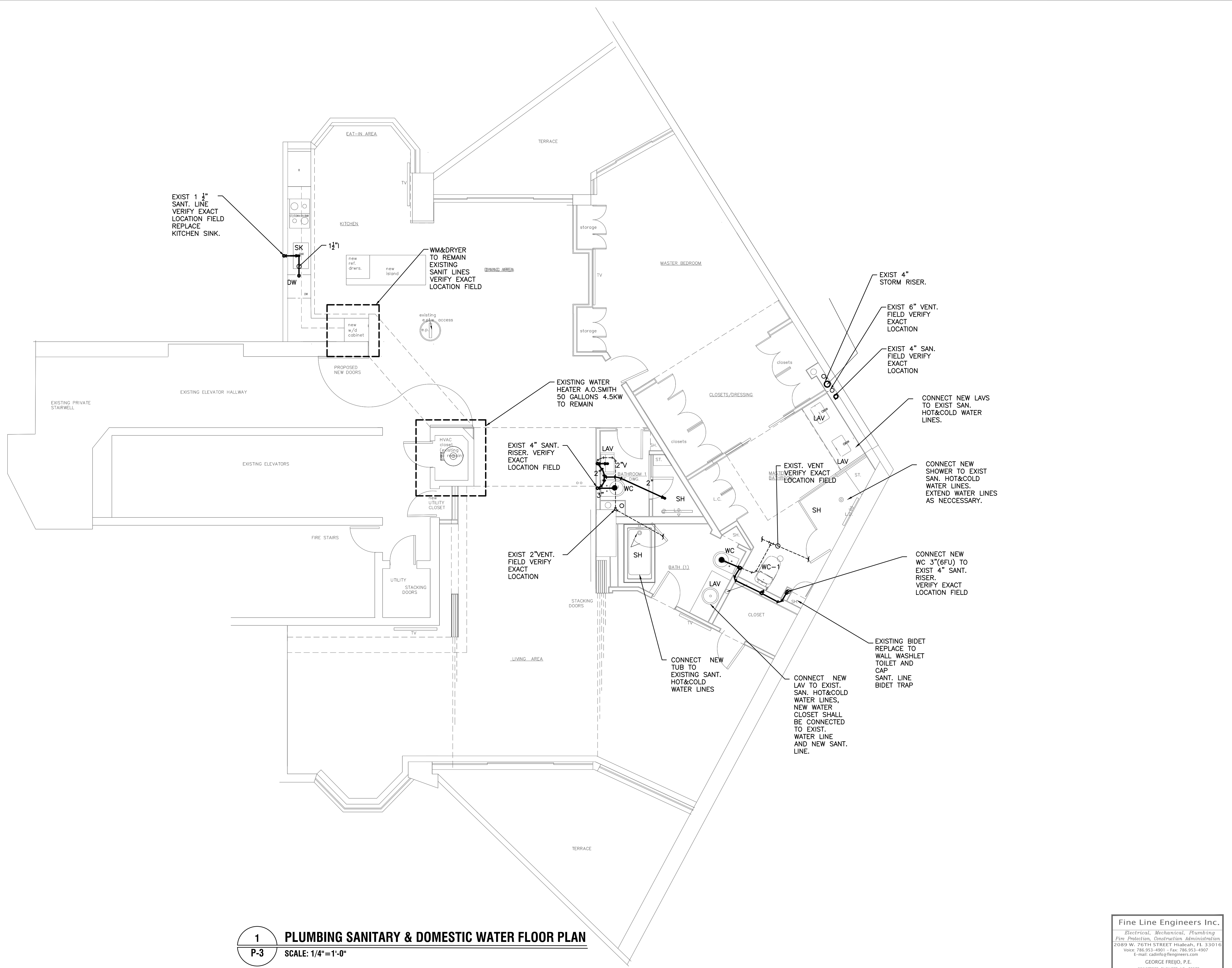
PAGE OF

SPACE FOR NYC-BRCAN STICKER

**1** **EXISTING PLUMBING FLOOR PLAN**  
 P-2 SCALE: 1/4"=1'-0"

**Fine Line Engineers Inc.**  
 Electrical, Mechanical, Plumbing  
 Fire Protection, Construction Administration  
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 E-mail: cadd@fineengineers.com  
 GEORGE FREJO, P.E.  
 REGISTERED ENGINEER NO. 35578  
 STATE OF FLORIDA C49-22786





EXIST 1 1/2" SANT. LINE  
VERIFY EXACT  
LOCATION FIELD  
REPLACE  
KITCHEN SINK.

WM & DRYER  
TO REMAIN  
EXISTING  
SANT. LINES  
VERIFY EXACT  
LOCATION FIELD

EXISTING WATER  
HEATER A.O. SMITH  
50 GALLONS 4.5KW  
TO REMAIN

EXIST 4" SANT.  
RISER. VERIFY  
EXACT  
LOCATION FIELD

EXIST 2" VENT.  
FIELD VERIFY  
EXACT  
LOCATION

CONNECT NEW  
TUB TO  
EXISTING SANT.  
HOT & COLD  
WATER LINES

CONNECT NEW  
LAV TO EXIST.  
SANT. HOT & COLD  
WATER LINES.  
NEW WATER  
CLOSET SHALL  
BE CONNECTED  
TO EXIST.  
WATER LINE  
AND NEW SANT.  
LINE.

EXISTING BIDET  
REPLACE TO  
WALL WASHLET  
TOILET AND  
CAP  
SANT. LINE  
BIDET TRAP

CONNECT NEW  
WC 3"(6FU) TO  
EXIST 4" SANT.  
RISER.  
VERIFY EXACT  
LOCATION FIELD

CONNECT NEW  
SHOWER TO EXIST  
SANT. HOT & COLD  
WATER LINES.  
EXTEND WATER LINES  
AS NECESSARY.

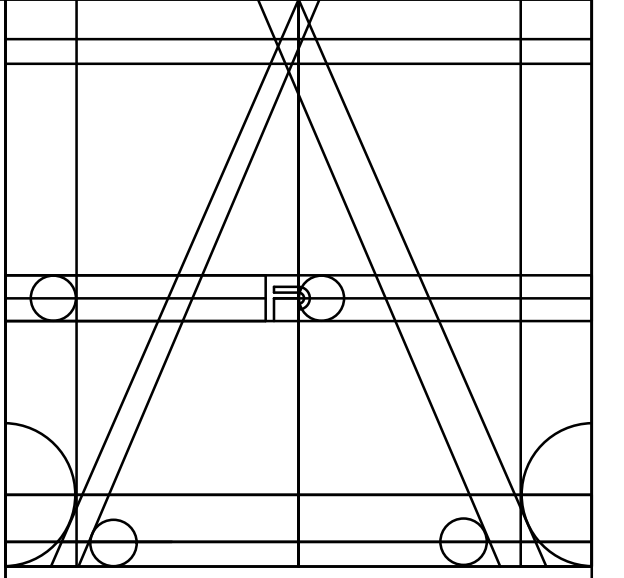
CONNECT NEW LAVS  
TO EXIST SAN.  
HOT & COLD WATER  
LINES.

EXIST 4" SAN.  
FIELD VERIFY  
EXACT  
LOCATION

EXIST 6" VENT.  
FIELD VERIFY  
EXACT  
LOCATION

EXIST 4" STORM  
RISER.

**1 PLUMBING SANITARY & DOMESTIC WATER FLOOR PLAN**  
P-3 SCALE: 1/4" = 1'-0"



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300 SOUTHPOINTE DR.  
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MIAMI BEACH, FL.  
33139

NOTES

No.	Date	Description

TITLE  
**PLUMBING SANITARY  
FLOOR PLAN**

SCALE SIGNATURE:	DATE: 12.12.2025
PROJECT NO.:	PROJECT NO.:
DRAWN BY:	DRAWN BY:
CHECKED BY:	CHECKED BY:
DRWG. NO.:	DRWG. NO.:

P-3

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