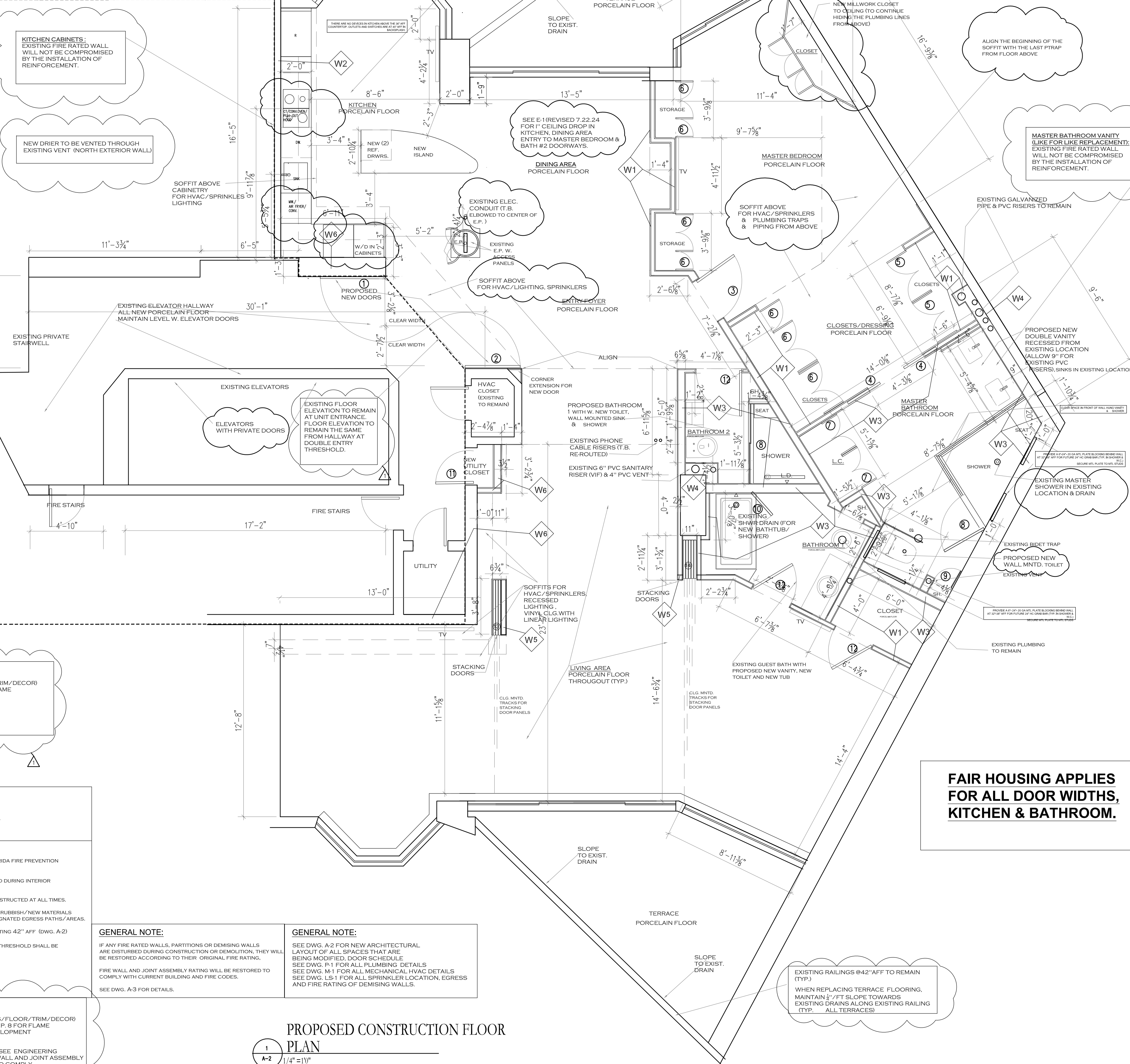
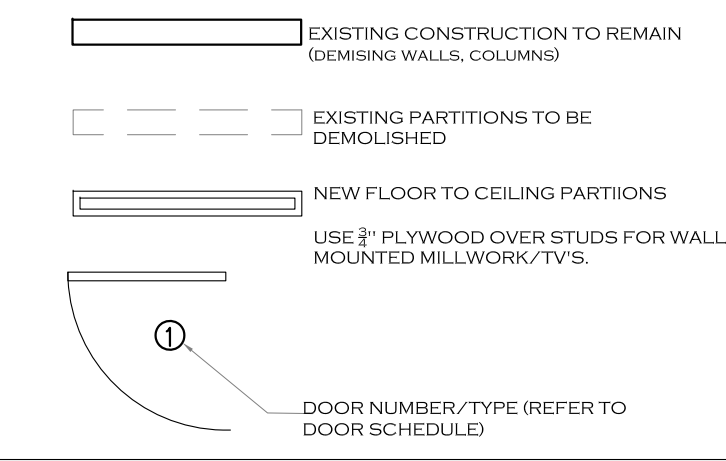


LEGEND



PARTITION LEGEND

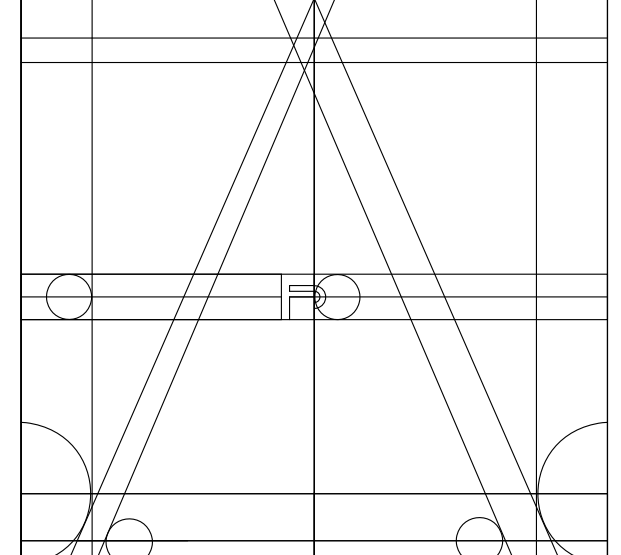
TYPE	DESCRIPTION	WALL DETAIL	LOCATIONS
W1	INTERIOR PARTITION (TYP.) 3-5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" ECO SMART FIRECODE "X" GWB EACH SIDE		MASTER BEDROOM, CLOSETS LIVING ROOM DINING AREA
W2	INTERIOR PARTITION (TYP.) 3-5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" MOLD TOUGH FIRECODE "X" GWB ON WALLS TO RECEIVE TILE, WITH 9235 LATCRETE TO CEILING R11 BATT INSULATION		APPLIANCE WALL AT KITCHEN & LAUNDRY CABINET
W3	INTERIOR PARTITION (TYP.) 3-5/8" METAL STUDS @ 16" O.C. W. (1) LAYER USG 8" DUROCK CEMENT BOARD ON WALLS TO RECEIVE TILE, WITH 9235 LATCRETE TO 8" AFF R11 BATT INSULATION		MASTER BATHROOM 1 GUEST BATHROOM
W4	2HR WALL AT RISER COLUMN (TYP.) 3-5/8" METAL STUDS @ 16" O.C. W. (2) LAYERS USG 8" FIRECODE TYPE X GWB WITH 9235 LATCRETE TO 8" AFF ON WALLS TO RECEIVE TILE R11 BATT INSULATION		FIRE RATED WALL AT NEW CLOSET WALLS WITH RISERS (MASTER BATHROOM & BATHROOM 1)
W5	PARTITION TO HOUSE SLIDING DOOR PANELS WITH 1/2" PLYWOOD PANELS BEHIND TELEVISION LOCATIONS. USE 3" COLD ROLL CHANNELS AT CONCRETE SHEAR COLUMN W. 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 8" FIRECODE TYPE X GWB. R11 BATT INSULATION AS PER U419 DESIGN		LIVING AREAS KITCHEN

DOOR SCHEDULE

DOOR NO.	SIZE	TYPE	HARDWARE	REMARKS	FIRE RAT.	QTY.
1	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
2	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
3	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
4	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	2
5	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1 (TIPAR)
6	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1 (PAIR)
7	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
8	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
9	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
10	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
11	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	1
12	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	3
13	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	3
14	3'-0" x 7'-0"	PRELUBRICATED ALUMINUM SLIDING DOOR	1/2" PLYWOOD PANELS BEHIND	TELEVISION LOCATIONS	NA	4

GENERAL NOTE:
EXCEPT FOR S/B HINGERS (AS SPECIFIED), ALL PASSAGE & LOCKSETS & PULLS ARE TO BE SELECTED AND PROVIDED BY OWNER

Fine Line Engineers Inc.
Architect, Mechanical, Plumbing
Fire Protection, Construction Administration
2000 W. 70TH STREET HIAWASSEE, FL 33014
Phone: 781.311.5001 Fax: 781.311.4000
E-mail: cad@fineengineers.com
GEORGE FRIBO, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA No. 294 3676



ANA STUDIO ARCHITECTURE, PC
ANA R.ESKREIS,RA
280 RIVERSIDE DRIVE, 8th, NEW YORK, N.Y. 10025
+1 212.646.5416 +31 6 4386.24 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 (FOR QUOTE)
1	1.12.2024	FIRST SUBMISSION AFTER OBJECTIONS Δ
2	4.03.2024	2ND SUBMISSION AFTER OBJECTIONS Δ
3	7.24.2024	REVISIONS AFTER 7.24 SITE MEETING

TITLE
PROPOSED
CONSTRUCTION
PLAN

DATE: 1.17.2024
PROJECT No.: 21007
DRAWN BY: JRS
CHECKED BY: ARE
DWG No.:

A-2

A-2

PAGE 02 OF

GENERAL NOTE:
ALL FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) MUST COMPLY WITH FBCCB CH.P. 8 FOR FLAME RESISTANT AND SMOKE DEVELOPMENT CLASSIFICATION.

ADDITIONAL NOTES

- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC), 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 EXIST DOORS AND FLOOR TRANSITIONS, A 3/4" THRESHOLD SHALL BE MAINTAINED WITHIN THE UNIT.

GENERAL NOTE:
ALL FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) MUST COMPLY WITH FBCCB CH.P. 8 FOR FLAME RESISTANT AND SMOKE DEVELOPMENT CLASSIFICATION.
FOR FLOOR PENETRATIONS, SEE ENGINEERING PLUMBING DRAWINGS. FIRE WALL AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT FIRE CODES.

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-5-1 FOR ALL SPRINKLER LOCATION, EGRESS AND FIRE RATING OF DEMISING WALLS.

PROPOSED CONSTRUCTION FLOOR PLAN
1
A-2 1/4" = 1'-0"

FAIR HOUSING APPLIES FOR ALL DOOR WIDTHS, KITCHEN & BATHROOM.