

BCR240290

03/20/2024 10:44:53 AM

PROGRESS DRAWING
FOR APPROVAL



CONTACT DESIGN TEAM

BASE VERSION
SUBJECT TO REVISIONS

0000 WESTHAVEN PARKING 0000 FI, 33000	ISSUE	02/ 5/ 2024
	RE - ISSUE	02/5/2024
OWNER	WESTHAVEN CN	
DESIGN BY	J. Alonso	
DRAWN BY	A. Quintero	
PAGE NAME	ICON PARKING LOC.	

DESIGN CONCEPT

**ALL MEASUREMENTS
MUST BE
VERIFIED IN FIELD**

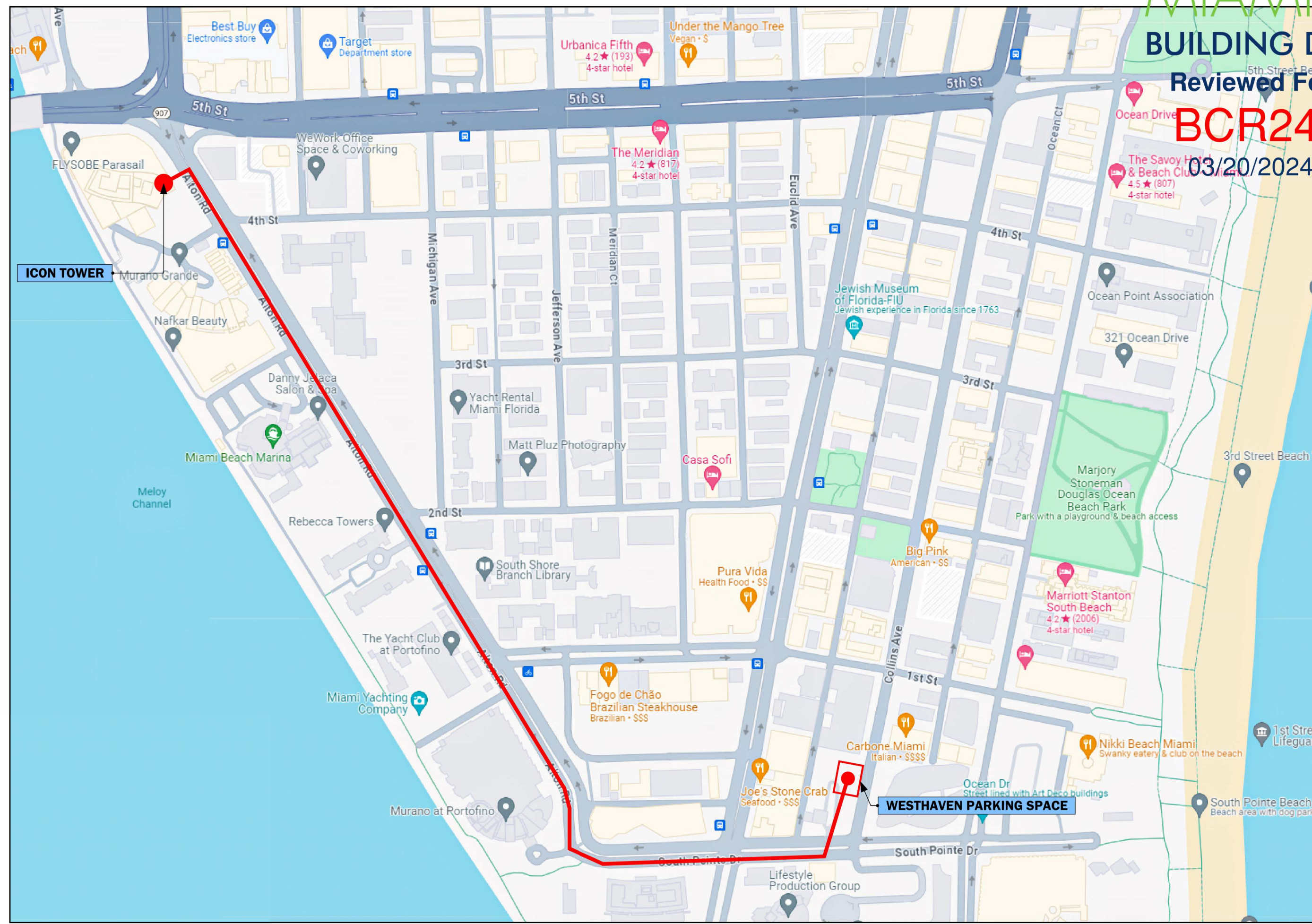
DISCARD ALL DRAWINGS THAT
WERE MADE ON THIS ITEM PRIOR
TO THE DATE BELOW:

02/5/2024

This drawing is not intended to be used
for contract pricing or fabrication
purposes.
All content is subject to change

D-02

DESCRIPTION



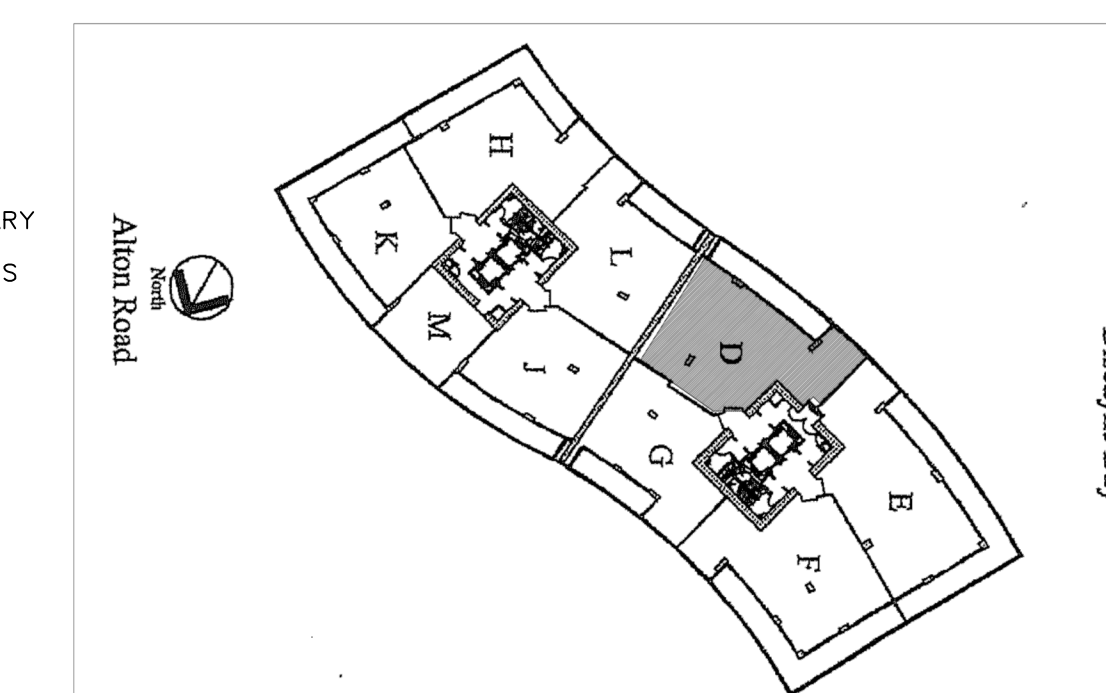
ICON TOWER

WESTHAVEN PARKING SPACE

INTERIOR RENOVATION LEVEL 2
 FLORIDA BUILDING CODE 2023 8th EDITION
 RESIDENTIAL AND EXISTING BUILDING 2023
 FLORIDA FIRE PREVENTION CODE 7th EDITION

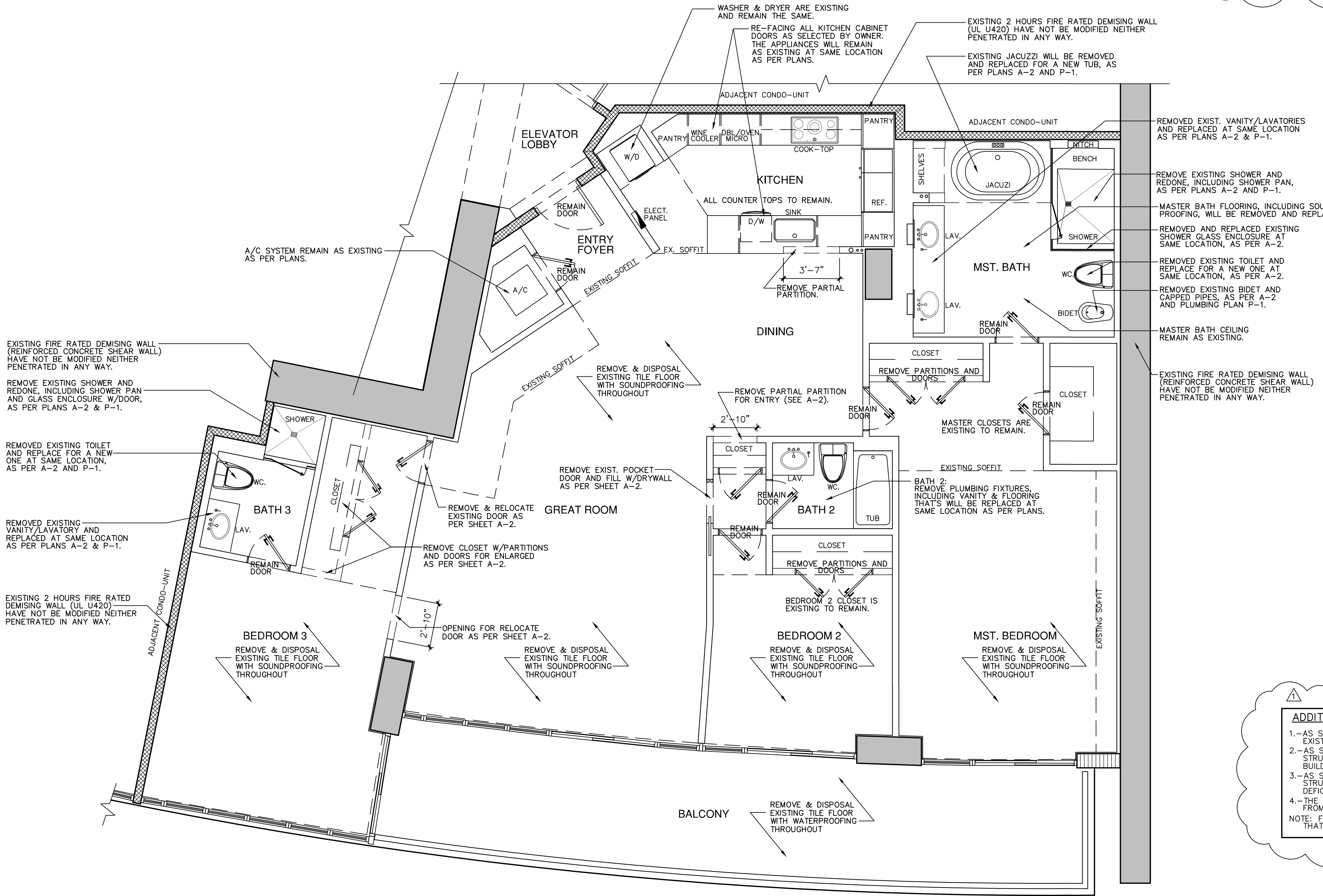
LEGEND:

- EXISTING CONCRETE DEMISING WALLS.
- EXISTING F.R. DEMISING WALLS.
- EXISTING PARTITIONS TO REMAIN.



CONDO UNIT No 3603
LOCATION PLAN
 SCALE: N.T.S.

- THE REMOVAL OF THE INTERIOR WALLS OR WALL SECTIONS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING RAIN WATER LEADERS, PLUMBING VENTS AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACKS IS TO BE CONCEALED WITHIN A WALL, THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING STACK IS COVERED WITH ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE PRESENT.
- ALL PLUMBING FIXTURES WILL BE REPLACED AT SAME EXISTING LOCATION, SO, ALL SANITARY AND VENT PIPES WITH PENETRATIONS ARE EXISTING TO REMAIN.
- THERE ARE NOT ANY ADDITIONAL FLOORING OUTSIDE OF THE CONDO UNIT.
- THE EXISTING WATER HEATER FOR THIS CONDO UNIT REMAIN THE SAME
- TRASH GRINDERS ARE NOT ALLOWED AT THE ICON SOUTH BEACH.



GRAL DEMOLITION NOTES:

- 1.- ALL DEMOLITION WORK TO COMPLY WITH THE REQUIREMENT OF THE FLORIDA BUILDING CODE AND ALL APPLICABLE CODES AND REGULATIONS. PRIOR TO COMMENCING THE DEMOLITION WORK, THE GENERAL CONTRACTOR IS TO CAREFULLY EXAMINE AND BE COMPLETELY FAMILIARIZED WITH THE EXISTING STRUCTURE.
- 2.- ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
- 3.- NOT USED.
- 4.- WHERE ANY WALLS/PARTITIONS ARE TO BE REMOVED, FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
- 5.- BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

NOTE:
 ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION PHASES.

NOTE:
 ALL GLASS USED INSIDE DWELLING UNIT SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.
 ALL ENCLOSURE FOR SHOWERS SHALL HAVE A DOOR NO LESS THAN 22" WIDE.

NOTE:
 ANY WOOD IN CONCEALED SPACE SHALL BE FIRE RETARDANT.

- NOTES:**
- 1.-THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME.
 - 2.-THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME.
 - 3.-THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME.
 - 4.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME.

- ADDITIONAL NOTES:**
- 1.-AS SHOWN ON PLANS AND IN SCOPE OF WORK, THERE ARE NOT ANY INTERIOR WALLS OR PARTITIONS REMOVAL OR DEMOLISHED. THE EXISTING INTERIOR LAYOUT AND INTERIOR DOORS REMAIN THE SAME, AS WELL AS DEMISING FIRE RATED PARTITIONS.
 - 2.-AS SHOWN ON PLANS AND IN SCOPE OF WORK, THERE ARE NOT NEW OPENINGS, PENETRATIONS AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC. THERE IS NO MODIFICATION OF THE BUILDING STRUCTURAL ELEMENTS OR MEP BUILDING INFRASTRUCTURE ALLOWED.
 - 3.-AS STATE ON PLAN, THE EXISTING SOUNDPROOFING AT THE INTERIOR BATHS SHALL BE COMPLETELY REMOVED TO EXPOSE THE UNDERLYING STRUCTURAL SLAB. CONTRACTOR SHALL NOTIFY THE ENGINEER AND BUILDING MANAGEMENT OF ANY DAMAGED, DEFECTS AND/OR DEFICIENCIES WHICH MAY BE REVEALED ALONG THE STRUCTURAL SLAB OR ANY OTHER BUILDING ELEMENT EXPOSED DURING THE RENOVATION.
 - 4.-THE EXISTING/REMAINING SMOKE DETECTORS AS WELL AS FIRE ALARMS SYSTEM, SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGED DURING CONSTRUCTION.
- NOTE: FIRE SPRINKLERS ANY AND ALL FIRE SPRINKLER SYSTEM WORK MUST BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING-WIDE BASIS.

SCOPE OF WORK

- 1 MASTER BATH**
 - MASTER BATH REMAIN AS EXISTING BUT WILL BE RENEWED WITH:
 - REPLACING EXIST. WATER & SEWER PIPES, AS PER PLUMBING PLAN.
 - DISCONNECTED EXISTING ELECTRICAL BREAKER FOR JACUZZI.
 - BUILD A WOODEN PT STEP FLOOR FOR RUNNING PIPES AS SHOWN.
 - EXISTING SHOWER WILL BE REMOVED AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT WILL BE PROVIDE WITH NEW SHOWER HEAD.
 - EXISTING BIDET WILL BE REMOVED AND PIPES CAPPED.
 - EXISTING TOILET WILL BE REPLACED FOR A NEW ONE, USING THE SAME PIPES AS PER PLANS.
 - VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME PIPES AS PER PLANS.
 - SHOWER GLASS ENCLOSURE WILL BE REMOVED AND REPLACED WITH SAFETY TEMPERED GLASS, CATEGORY II.
 - EXISTING TILE FLOOR INSIDE MASTER BATH WILL BE REMOVED AND REPLACED, INCLUDING SOUNDPROOFING. INSTALLED PORCELAIN TILE FLOOR, SELECTED BY OWNER.
 - 2 BATH 2 AND BATH 3**
 - BATH 2 & 3 REMAIN AS EXISTING BUT WILL BE RENEWED WITH:
 - EXISTING SHOWER (BATH 3) WILL BE REMOVE AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT'S WILL BE PROVIDE WITH NEW SHOWER HEAD AND FAUCETS.
 - EXISTING TOILETS WILL BE REMOVED AND REINSTALLED AT SAME LOCATIONS AND USING THE SAME PIPES AS PER PLANS.
 - VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME EXISTING PIPES AS PER PLANS.
 - EXISTING TUB (BATH 2) WILL BE REMOVED & REPLACED FOR SAME ONE.
 - SHOWER GLASS ENCLOSURE WILL BE REMOVED AND REPLACED WITH SAFETY TEMPERED GLASS, CATEGORY II. DOORS WILL BE 24" WIDE.
 - EXISTING TILE FLOOR INSIDE BATHS 2&3 WILL BE REMOVED AND REPLACED, INCLUDING SOUNDPROOFING. INSTALLED PORCELAIN TILE FLOOR, SELECTED BY OWNER.
 - 3 KITCHEN**
 - REMOVE AND RE-FACING ALL KITCHEN CABINET DOORS WITH SAME LAYOUT AS PER PLANS. KITCHEN APPLIANCES REMAIN AS EXISTING.
 - REMOVE & REPLACE TILED FLOOR USING CERAMIC OWNER'S SELECTED.
 - EXISTING CEILING WILL BE RENEWED WITH STRIP LED LIGHTS.
- GENERAL REMODELING**
- PROVIDE AND INSTALL AT INTERIOR CERAMIC TILE FLOOR WITH APPROVED SOUND-PROOFING THROUGHOUT.
 - PROVIDE AND INSTALL AT EXTERIOR CERAMIC TILE FLOOR WITH APPROVED WATERPROOFING AT ALL TERRACE AREA.
 - EXISTING AIR CONDITION SYSTEM REMAIN THE SAME.
 - THE EXIST. FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
 - EXISTING BATHS'S CEILING/LIGHTS REMAIN THE SAME.
 - CEILING WITH LIGHTS ON DINING AND GREAT ROOM WILL BE RENEWED AND ADDING PERIMETER LED LIGHTS AND SOME RECESSED LIGHTS AS PER REFLECTED CEILING PLAN A-3 AND ELECTRICAL SHEET E-1.
 - PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

CONDO/UNIT 3603 EXISTING FLOOR PLAN & DEMOLITIONS
 SCALE: 1/4" = 1'-0"

- THE TERRACE DRAINS WILL BE REPLACED WITH 2 STAGE DRAINS THAT MATCH THE EXISTING.
- THE FINISHED FLOOR INSTALLATION AT THE EXTERIOR BALCONY MUST SLOPE TO DRAIN AT EXIST. DRAINS.
- THE FINISHED SLOPE ELEVATION AT THE EXTERIOR BALCONY MUST LIE BELOW THE ELEVATION OF THE SLIDING GLASS DOOR TRACK'S WEEP POINTS AND DOOR THRESHOLDS TO ALLOW DRAINAGE.

George Freijo
 Digitally signed by George Freijo
 Date: 2024.02.13 14:25:13 -05'00'

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE. SUITE #110 HIALEAH, FL 33016
 Voice: 786.953-4901 - Fax: 786.953-4907
 E-mail: cadinfo@fineengineers.com

GEORGE FREIJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA CA# 29796

DATE

Westhaven Construction Services, Inc.
 8254 NW South River Drive, Meeley FL 33186
 LIC No CBC1536915
 305-556-1416 Cell 905-978-8624
 arch@grcva.com

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing, Fire Protection
 Construction Administration
 7600 WEST 20TH AVE SUITE 110 HIALEAH, FLORIDA, 33016
 E-mail: fine@fineengineers.com

**INTERIOR REMODELING and FINISHING on
 ICON (Murano Grande) No 3603
 for: BRETT FINGERHUT**
 450 Alton Road No 3603
 Miami Beach, FL 33139

JOB No. 2024/02 ROD

STARTED:	01/03/24
COMPLETED:	01/26/24
REVISION	
No.	DESCRIPTION DATE:
1	ISSUE COMMENTS 02-12-24

No.	DESCRIPTION DATE:
1	ISSUE COMMENTS 02-12-24

A-1

Copyright notice: These drawings, designs and ideas are the property of Westhaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any work other than for the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.

INTERIOR RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th EDITION
RESIDENTIAL AND EXISTING BUILDING 2023
FLORIDA FIRE PREVENTION CODE 7th EDITION

LEGEND:

- EXISTING CONCRETE DEMISING WALLS.
- EXISTING F.R. DEMISING WALLS.
- EXISTING PARTITIONS TO REMAIN.
- PROPOSED NEW PARTITIONS.

TOTAL REMODELING AREA

- ENTRY BEDROOM 2 (6'-4"x 3'-10") 24.2 SQ.FT.
- WALK-IN-CLOSET BEDROOM 3 (10'-3"x 6'-8") 68.4 SQ.FT.
- TOTAL AREA 92.6 SQ.FT.

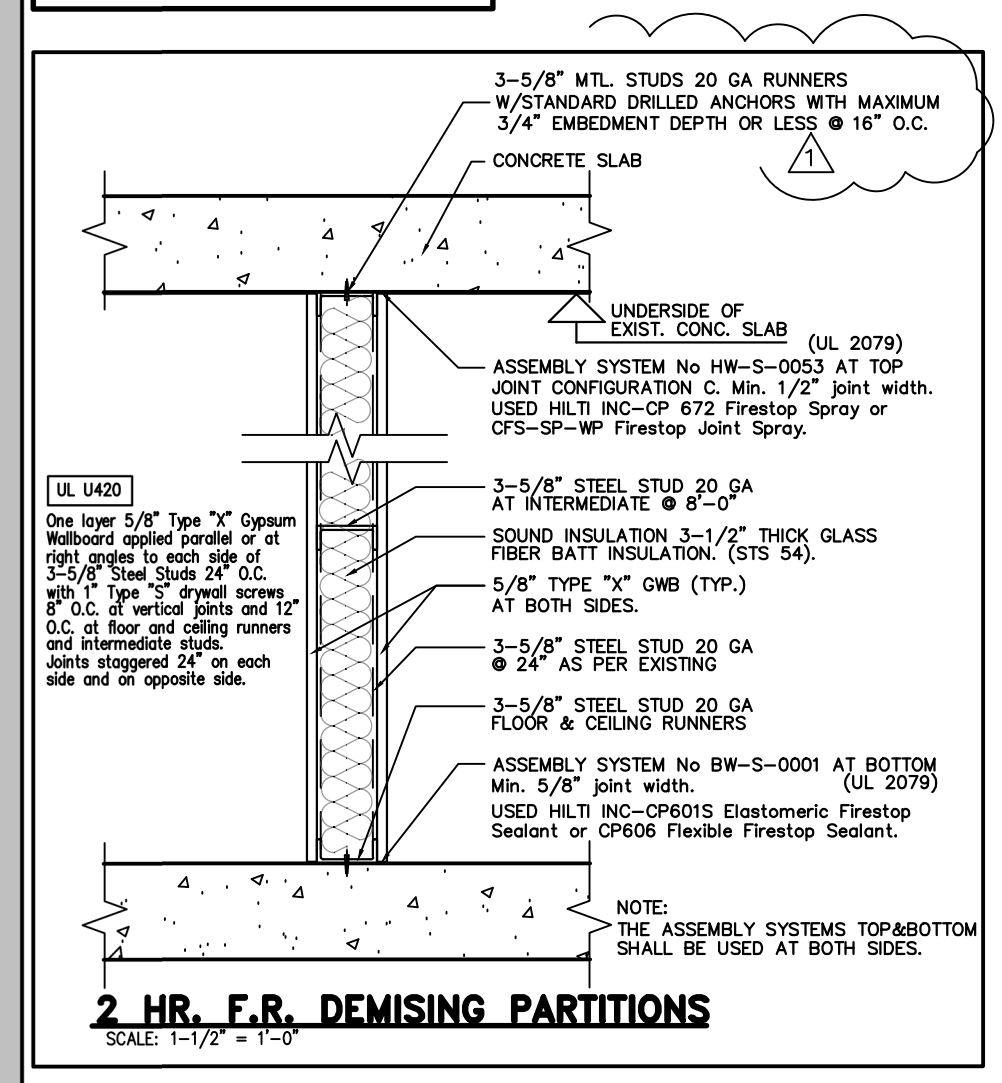
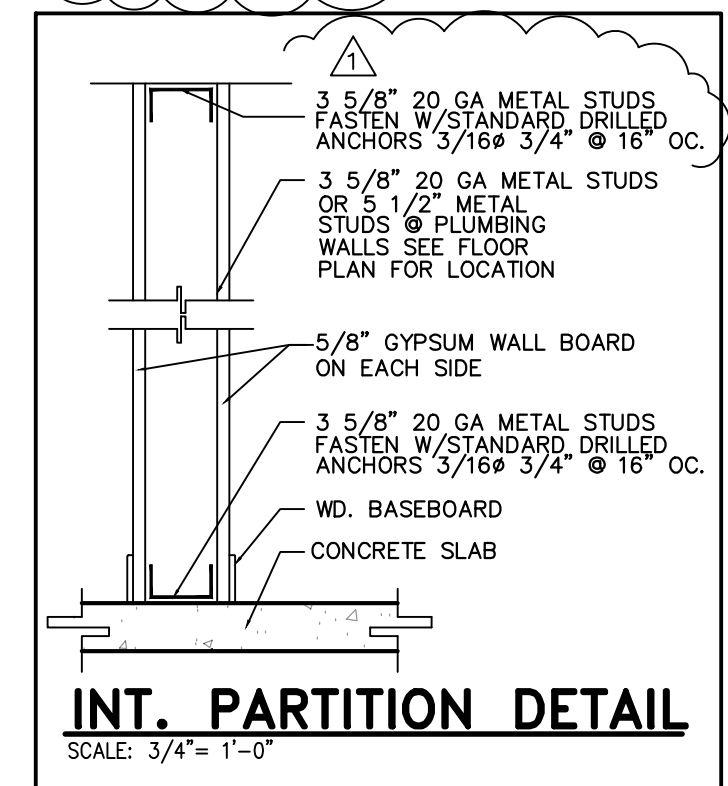
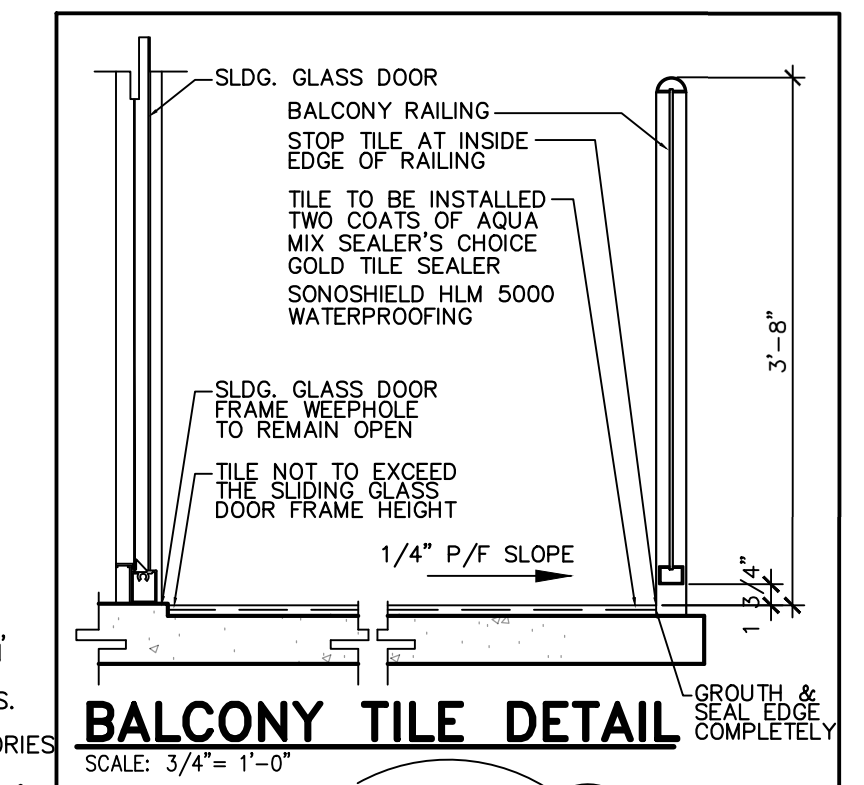
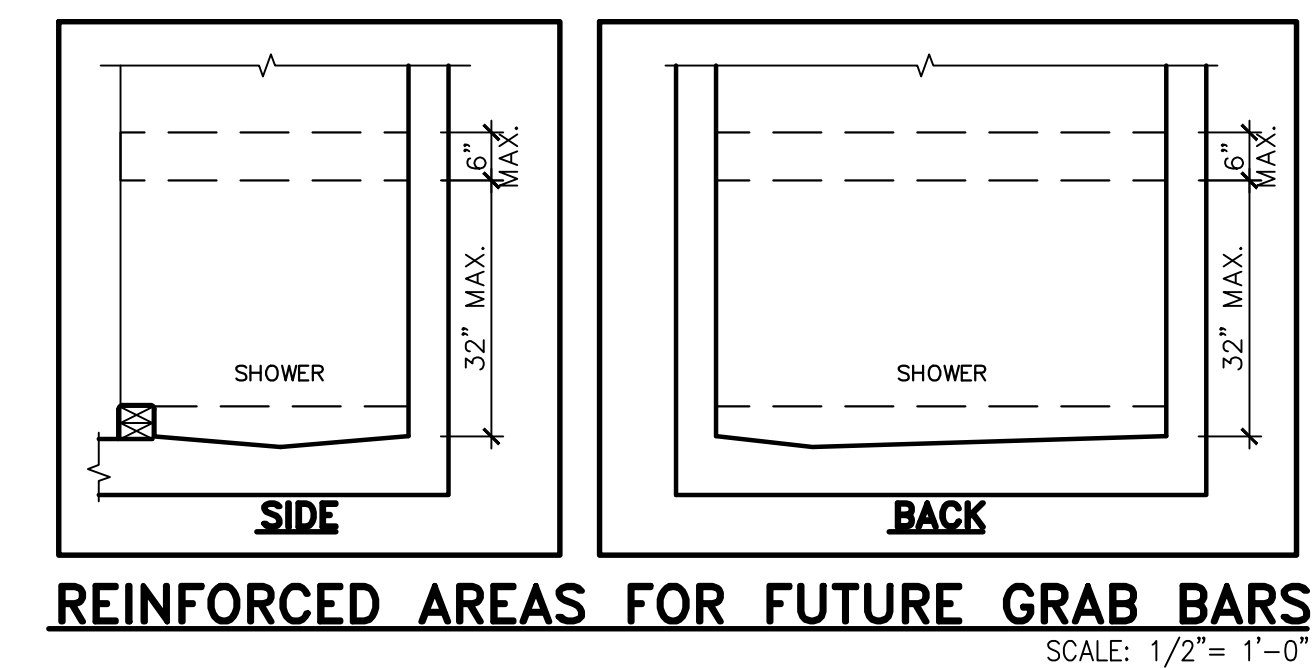
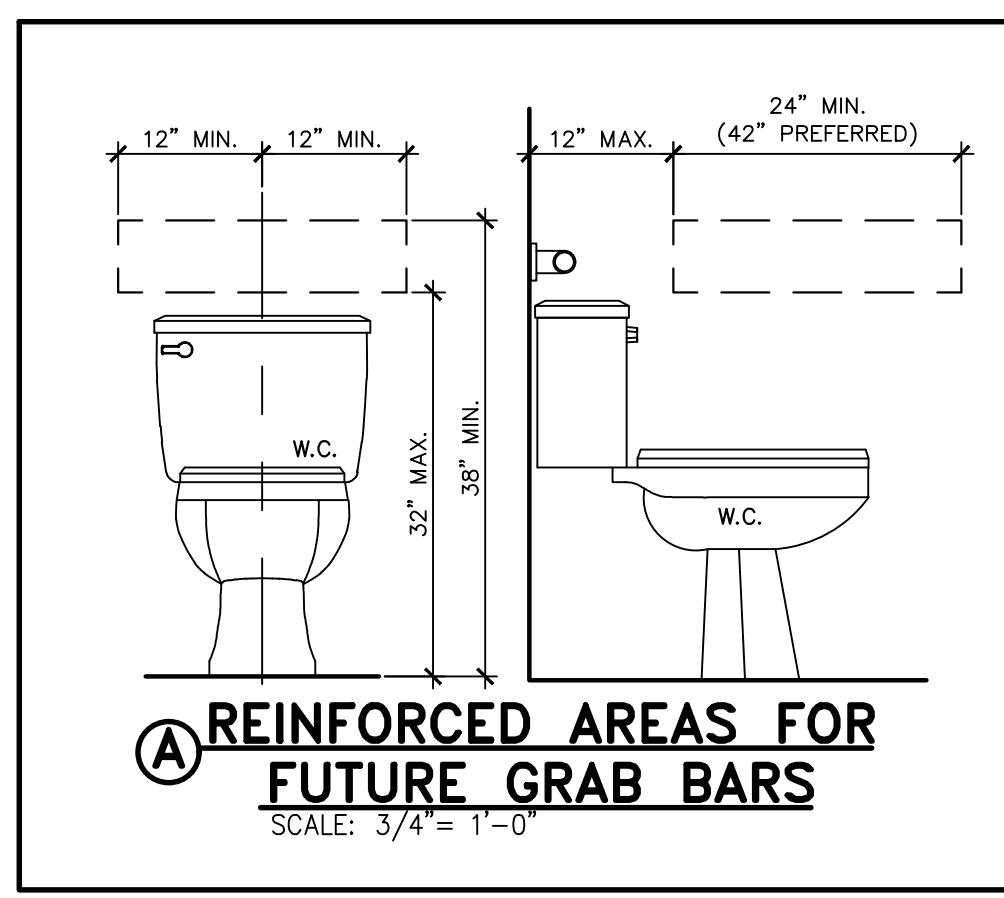
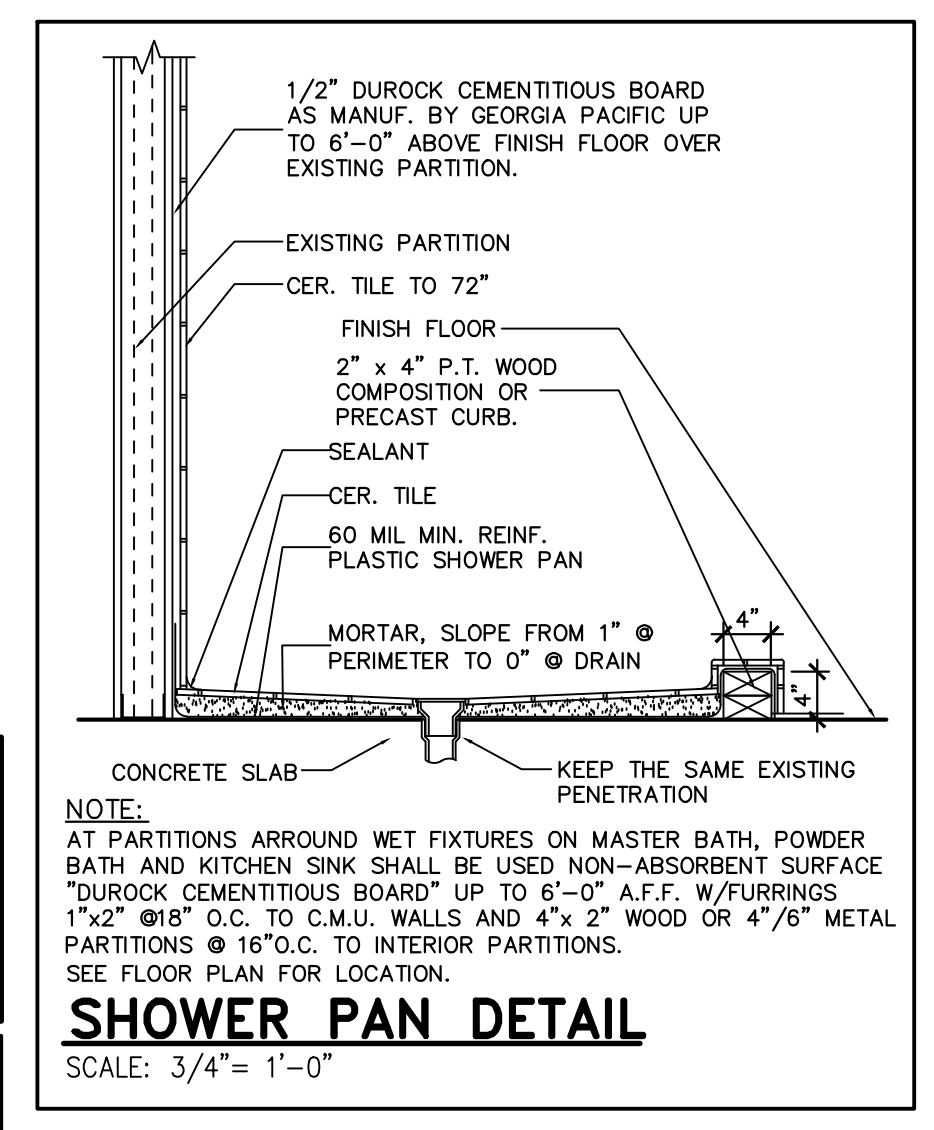
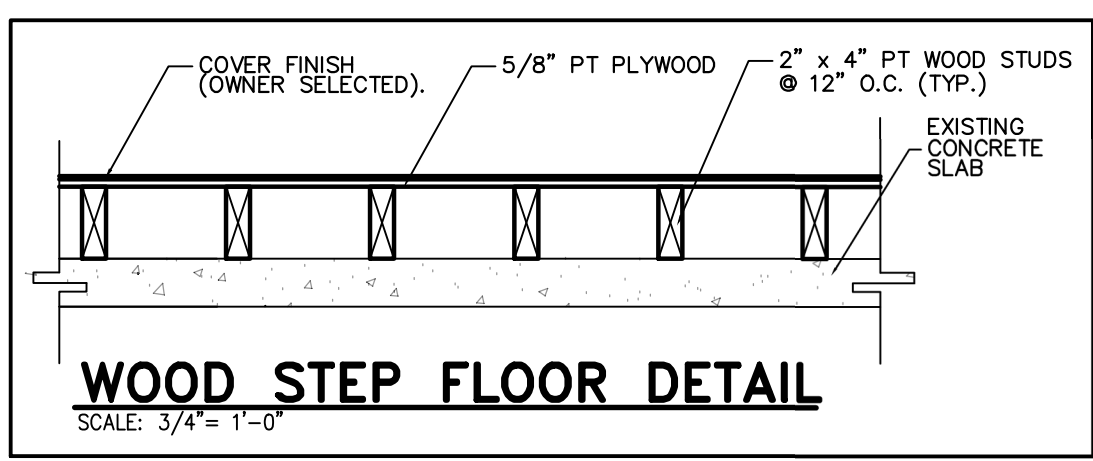
REMAIN CONDO UNIT WILL BE AS EXISTING AND JUST TO BE RENOVATED.

NOTE:

PROVIDED BACKING REINFORCED IN BATHROOMS WALLS TO ALLOW FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS AND SHOWER STALLS. (CHECK IF THIS BACKING REINFORCING WAS PREVIOUSLY PROVIDED).

WORKING AREA

- TOTAL CONDO UNIT AREA = 1,158.0 SQ.FT.
- TOTAL REMODELING AREA = 92.6 SQ.FT.
- TOTAL RENEWED AREA = 1,065.4 SQ.FT.



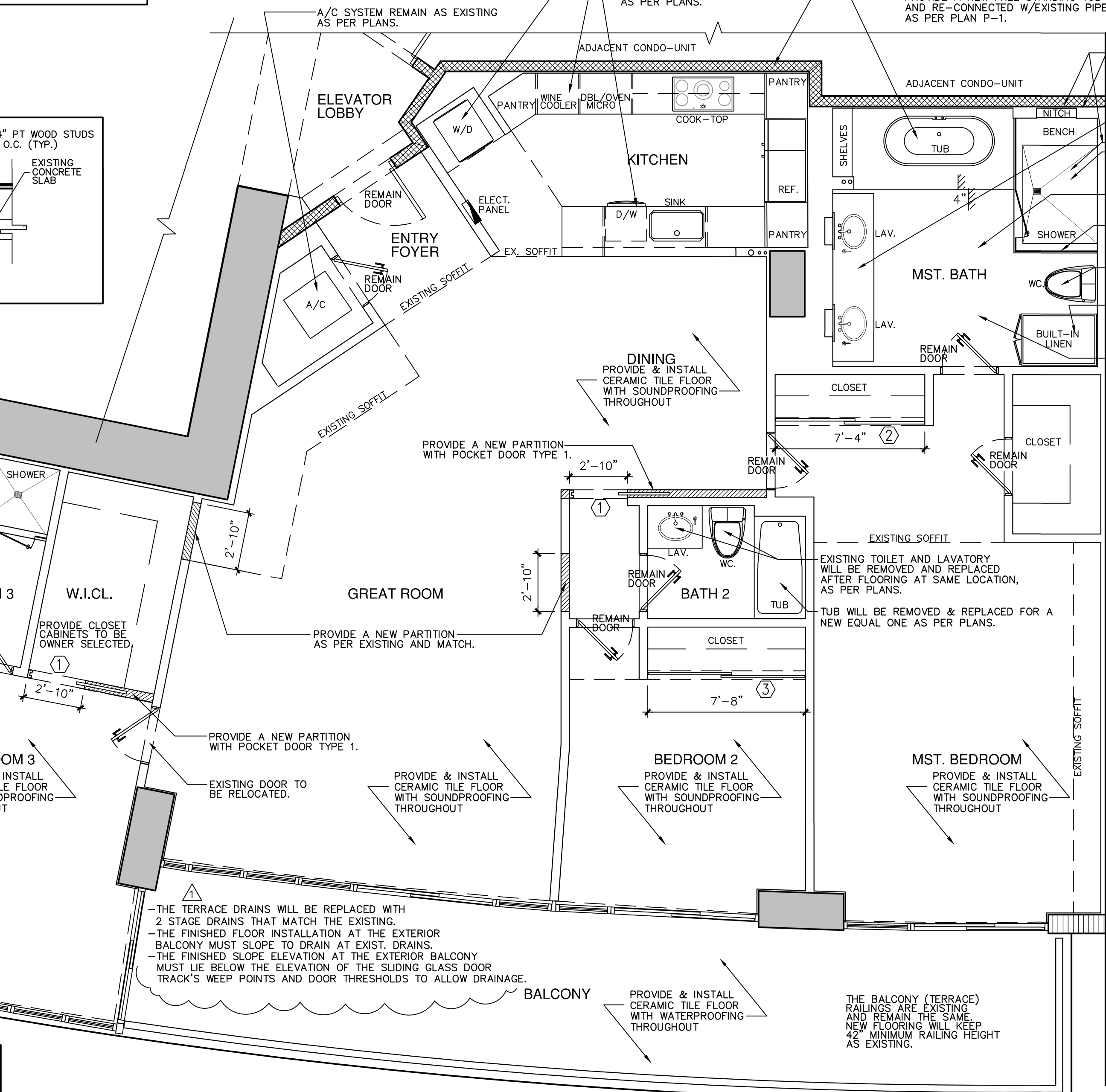
EXISTING FIRE RATED DEMISING WALL (REINFORCED CONCRETE SHEAR WALL) HAVE NOT BE MODIFIED NEITHER PENETRATED IN ANY WAY.

REMOVE EXISTING SHOWER AND REDONE, INCLUDING SHOWER PAN AND GLASS ENCLOSURE, W/DOOR AS PER PLANS. NEW SHOWER ENCLOSURE AND GLASS DOOR SHALL BE TEMPERED SAFETY GLASS, CAT. II. SHOWER DOOR WILL BE 24" WIDE.

REMOVED EXISTING TOILET AND REPLACE FOR A NEW ONE AT SAME LOCATION, AS PER A-2 AND P-1.

REMOVED EXISTING VANITY/LAVATORY AND REPLACED AT SAME LOCATION AS PER PLANS A-2 & P-1. REUSED SAME WATER LINES AS EXISTING.

EXISTING 2 HOURS FIRE RATED DEMISING WALL (UL 1420) HAVE NOT BE MODIFIED NEITHER PENETRATED IN ANY WAY.



CONDO/UNIT 3603 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

SOUNDPROOFING
WHISPER MAT® CS
MEGA SOUND CONTROL MEMBRANE
SOUND TRANSMISSION CLASS STC= 72 dB
IMPACT INSULATION CLASS IIC= 72 dB

WATERPROOFING
VULKEM® 350
BY TREMCO INC.
WATERPROOFING REQUIRED AT BALCONIES AREA.
NOA No 22-0228.05

ADDITIONAL NOTES:

- CEILING/SLAB ANCHORAGE: ANY AND ALL FASTENERS FOR WALLS/CEILINGS AND/OR SLABS UTILIZED ON THIS PROJECT SHOULD BE ANCHORED TO THE STRUCTURE THAT MEET MINIMUM LATERAL LIVE LOAD REQUIREMENTS FOR INTERIOR NON-LOAD BEARING PARTITION WALLS. DO NOT USE POWER-ACTUATED ANCHORS. The slabs are Post Tensioned Slabs and consequently we recommend against the use of explosive type gas shot/driven type anchors and a maximum embedment depth of 3/4".

NOTES:

- THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME.
- THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME.
- THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME.
- THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME.

NOTE:

ALL GLASS USED INSIDE DWELLING UNIT SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.

ALL ENCLOSURE FOR SHOWERS SHALL HAVE A DOOR NO LESS THAN 22" WIDE.

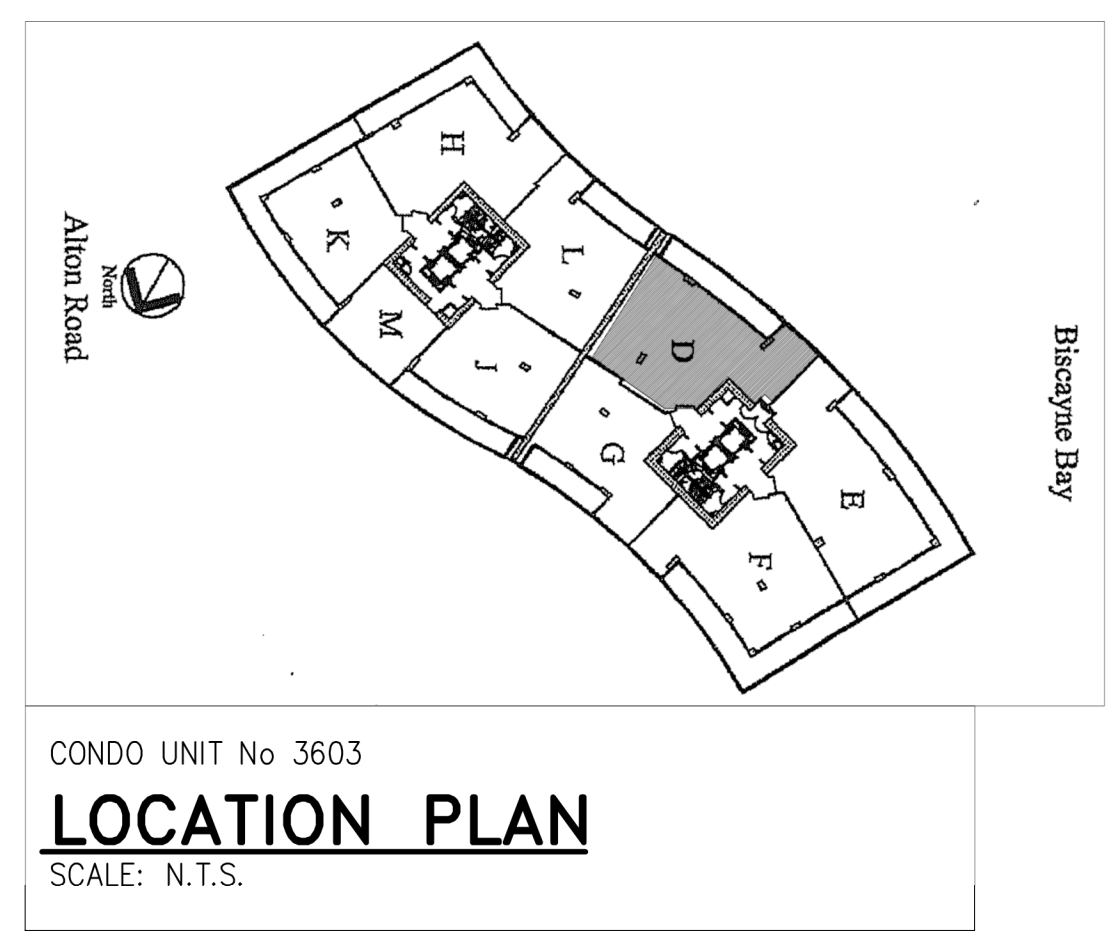
NOTE:

ANY WOOD IN CONCEALED SPACE SHALL BE FIRE RETARDANT.

NEW DOORS SCHEDULE (INTERIOR)

No	LOCATION	SIZE	TYPE	MAT.	FINISH	THRES.	JAM	REMARKS
		W H T						
①	BEDROOM 2 & BEDROOM 3	34" 8'-0" 1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
②	MASTER BEDROOM CLOSET	(2)44" 8'-0" 1 3/4"	SLIDING	WOOD	PAINTED	FLUSH	WOOD	O.H. SLIDING
③	BEDROOM 2 CLOSET	(2)46" 8'-0" 1 3/4"	SLIDING	WOOD	PAINTED	FLUSH	WOOD	O.H. SLIDING

ALL EXISTING AND REPLACED NEW DOORS HAVE TO COMPLY WITH "FAIR HOUSING GUIDELINES" AND HAVE TO BE 32" MINIMUM CLEAR SPACE WHEN OPEN 90°.



CONDO UNIT No 3603
LOCATION PLAN
SCALE: N.T.S.

SCOPE OF WORK

1 MASTER BATH

- MASTER BATH REMAIN AS EXISTING BUT WILL BE RENEWED WITH:-REPLACING EXISTING JACUZZI WITH NEW FREE STANDING TUB AS SHOWN, USED, EXIST. WATER & SEWER PIPES, AS PER PLUMBING PLAN. DISCONNECTED EXISTING ELECTRICAL BREAKER FOR JACUZZI.
- BUILD A WOODEN PT STEP FLOOR FOR RUNNING PIPES AS SHOWN.
- EXISTING SHOWER WILL BE REMOVE AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT WILL BE PROVIDE WITH NEW SHOWER HEAD.
- EXISTING BIDET WILL BE REMOVED AND PIPES CAPPED.
- EXISTING TOILET WILL BE REPLACED FOR A NEW ONE, USING THE SAME PIPES AS PER PLANS.
- VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME PIPES AS PER PLANS.
- SHOWER GLASS ENCLOSURE WILL BE REMOVED AND REPLACED WITH SAFETY TEMPERED GLASS, CATEGORY II.
- EXISTING TILE FLOOR INSIDE MASTER BATH WILL BE REMOVED AND REPLACED, INCLUDING SOUNDPROOFING. INSTALLED PORCELAIN TILE FLOOR, SELECTED BY OWNER.

2 BATH 2 AND BATH 3

- BATH 2 & 3 REMAIN AS EXISTING BUT WILL BE RENEWED WITH:-EXISTING SHOWER (BATH 3) WILL BE REMOVE AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT'S WILL BE PROVIDE WITH NEW SHOWER HEAD AND FAUGETS.
- EXISTING TOILETS WILL BE REMOVED AND REINSTALLED AT SAME LOCATIONS AND USING THE SAME PIPES AS PER PLANS.
- VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME EXISTING PIPES AS PER PLANS.
- EXISTING TUB (BATH 2) WILL BE REMOVED & REPLACED FOR SAME ONE.
- SHOWER GLASS ENCLOSURE WILL BE REMOVED AND REPLACED WITH SAFETY TEMPERED GLASS, CATEGORY II. DOORS WILL BE 24" WIDE.
- EXISTING TILE FLOOR INSIDE BATHS 2&3 WILL BE REMOVED AND REPLACED, INCLUDING SOUNDPROOFING. INSTALLED PORCELAIN TILE FLOOR, SELECTED BY OWNER.

3 KITCHEN

- REMOVE AND RE-FACING ALL KITCHEN CABINET DOORS WITH SAME LAYOUT AS PER PLANS. KITCHEN APPLIANCES REMAIN AS EXISTING.
- REMOVE & REPLACE TILED FLOOR USING CERAMIC OWNER'S SELECTED.
- EXISTING CEILING WILL BE RENEWED WITH STRIP LED LIGHTS.

GENERAL REMODELING

- PROVIDE AND INSTALL AT INTERIOR CERAMIC TILE FLOOR WITH APPROVED SOUND-PROOFING THROUGHOUT.
- PROVIDE AND INSTALL AT EXTERIOR CERAMIC TILE FLOOR WITH APPROVED WATERPROOFING AT ALL TERRACE AREA.
- EXISTING AIR CONDITION SYSTEM REMAIN THE SAME.
- THE EXIST. FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
- EXISTING BATHS' EXHAUST FANS REMAIN THE SAME.
- EXISTING BATHS' CEILING LIGHTS REMAIN THE SAME.
- CEILING WITH LIGHTS ON DINING AND GREAT ROOM WILL BE RENEWED AND ADDING PERIMETER LED LIGHTS AND SOME RECESSED LIGHTS AS PER REFLECTED CEILING PLAN A-3 AND ELECTRICAL SHEET E-1.
- PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

NOTES:

THE INTERIOR REMODELING AND RENOVATIONS DO NOT INCLUDING ANY WORK ON COMMON AREAS OR EXIT DOORS OR CORRIDOR THAT'S WILL REMAINS UNDISTURBED AND HAS NOT ANY MODIFICATIONS.

NO MODIFICATIONS TO EXISTING DRYWALL DEMISING PARTITIONS OR TO FRAMING IN EXISTING DRYWALL DEMISING PARTITIONS TYPICAL. THE DEMISING PARTITIONS THAT SEPARATE TWO UNITS CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.

ALL NEW FINISHES (WALL/CEILING/FLOOR) OTHER THAN PAINT, TO COMPLY WITH FBC 803 AND FBC 804.

NOTE:

ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING RENOVATION AND CONSTRUCTION PHASES.

NOTE:

IF ANY FIRE RATED PARTITION, WALL OR DEMISING WALLS ARE DISTURBED DURING RENOVATION OR DEMOLITION WORK, THEY WILL BE REPAIRED TO MAINTAIN THEIR ORIGINAL FR. RATED AS PER DETAIL.

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE. Suite #110 Halland Beach, FL 33016
Voice: 786.953-4901 - Fax: 786.953-4907
E-mail: cadinfo@flengineers.com

GEORGE FREIJO, P.E.
REGISTERED ENGINEER No. 12578
STATE OF FLORIDA CA# 29796

DATE

Digitally signed by George Freijo
Date: 2024.02.13
14:25:28 -05'00'

Westhaven Construction Services, Inc.
8254 NW South River Drive, Meeley FL 33166
LIC No CBC1596915
305-556-1416 Call 305-978-8624
arch@westhaven.com

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration
7600 WEST 20TH AVE SUITE #110 HALLAND BEACH, FLORIDA, 33016
E-mail: info@flengineers.com

INTERIOR REMODELING and FINISHING on
ICON (Murano Grande) No 3603
for: **BRETT FINGERHUT**
450 Alton Road No 3603
Miami Beach, FL 33139

JOB No. 2024/02 ROD

STARTED: 01/03/24
COMPLETED: 01/26/24

REVISION

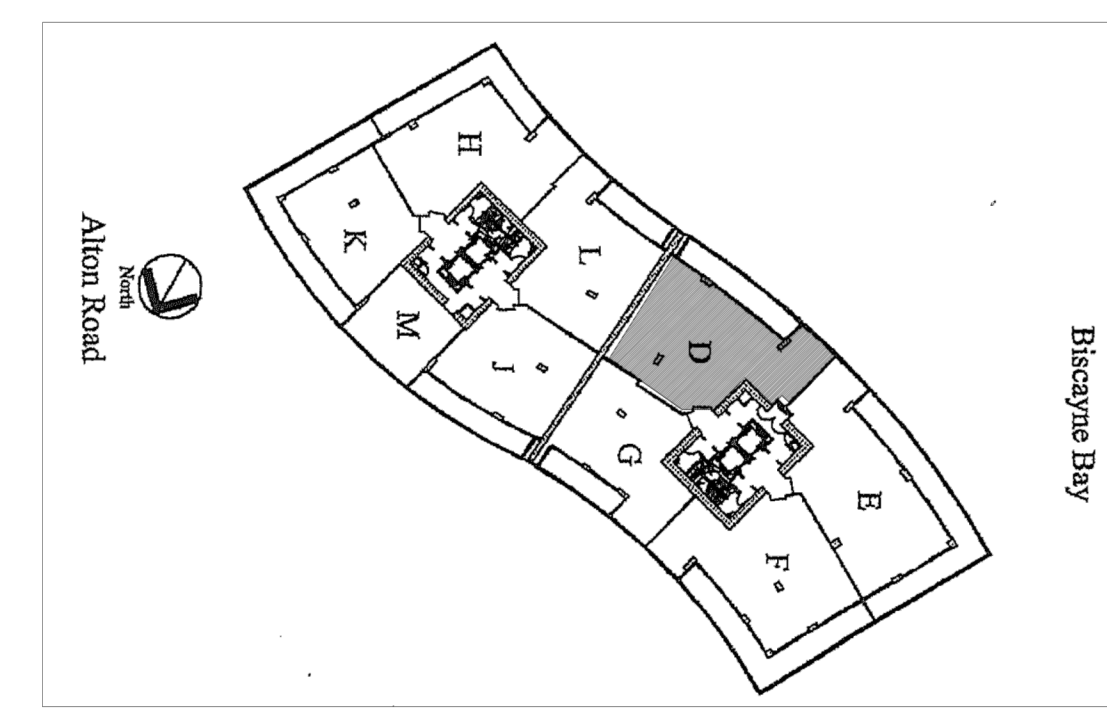
No.	DESCRIPTION	DATE
1	ICON BELLS COMMENTS	02-12-24

A-2

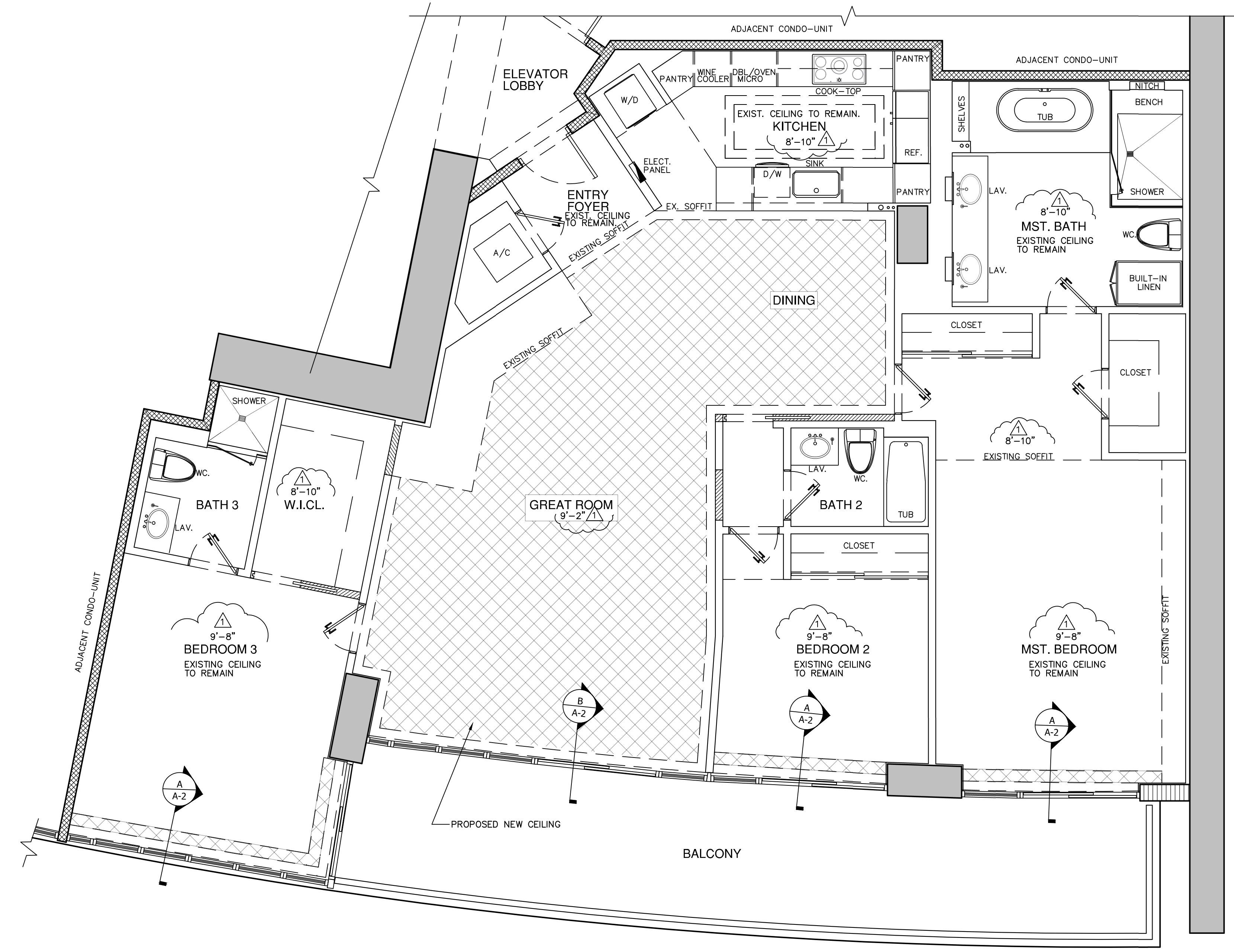
INTERIOR RENOVATION LEVEL 2
 FLORIDA BUILDING CODE 2023 8th EDITION
 RESIDENTIAL AND EXISTING BUILDING 2023
 FLORIDA FIRE PREVENTION CODE 7th EDITION

LEGEND:

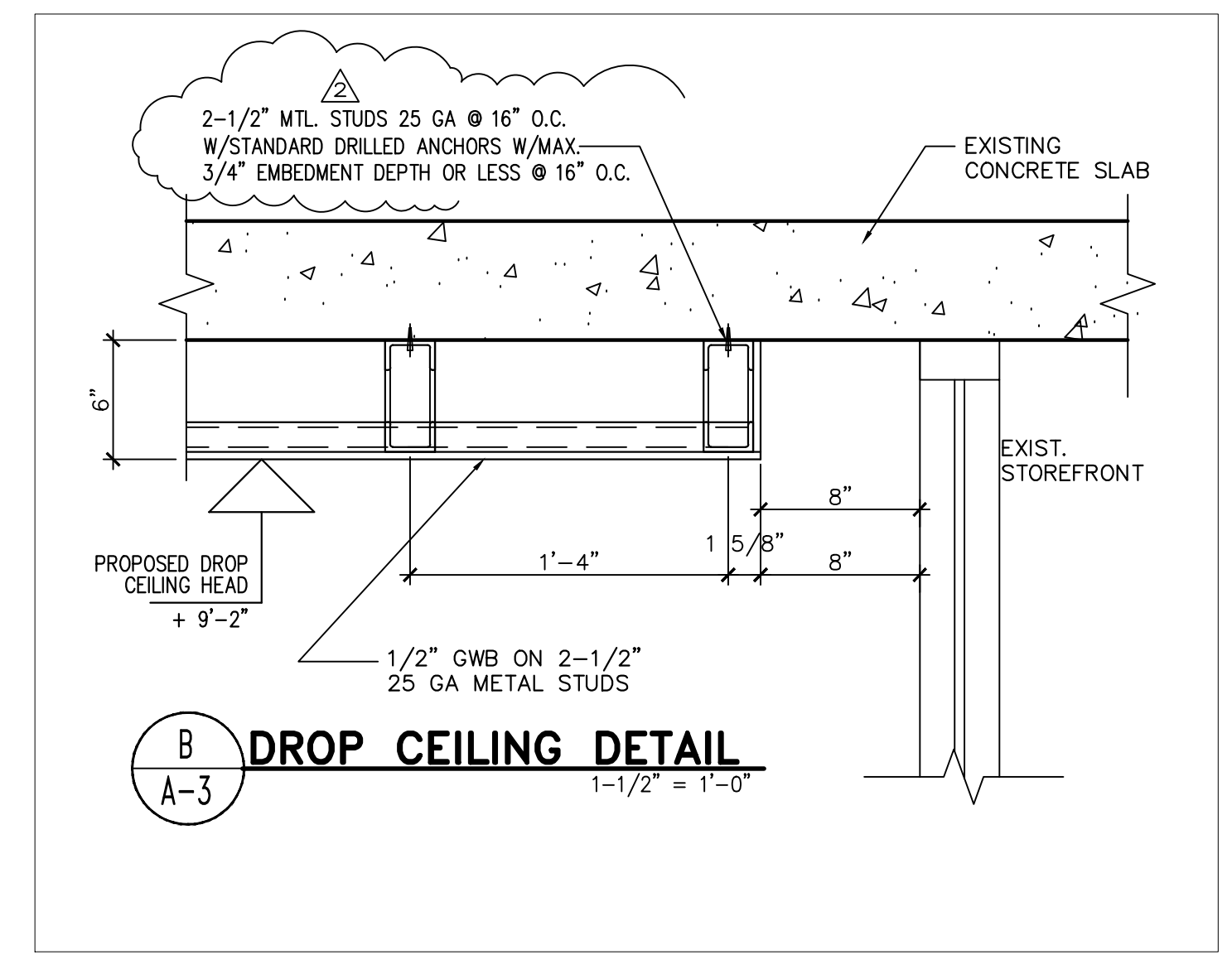
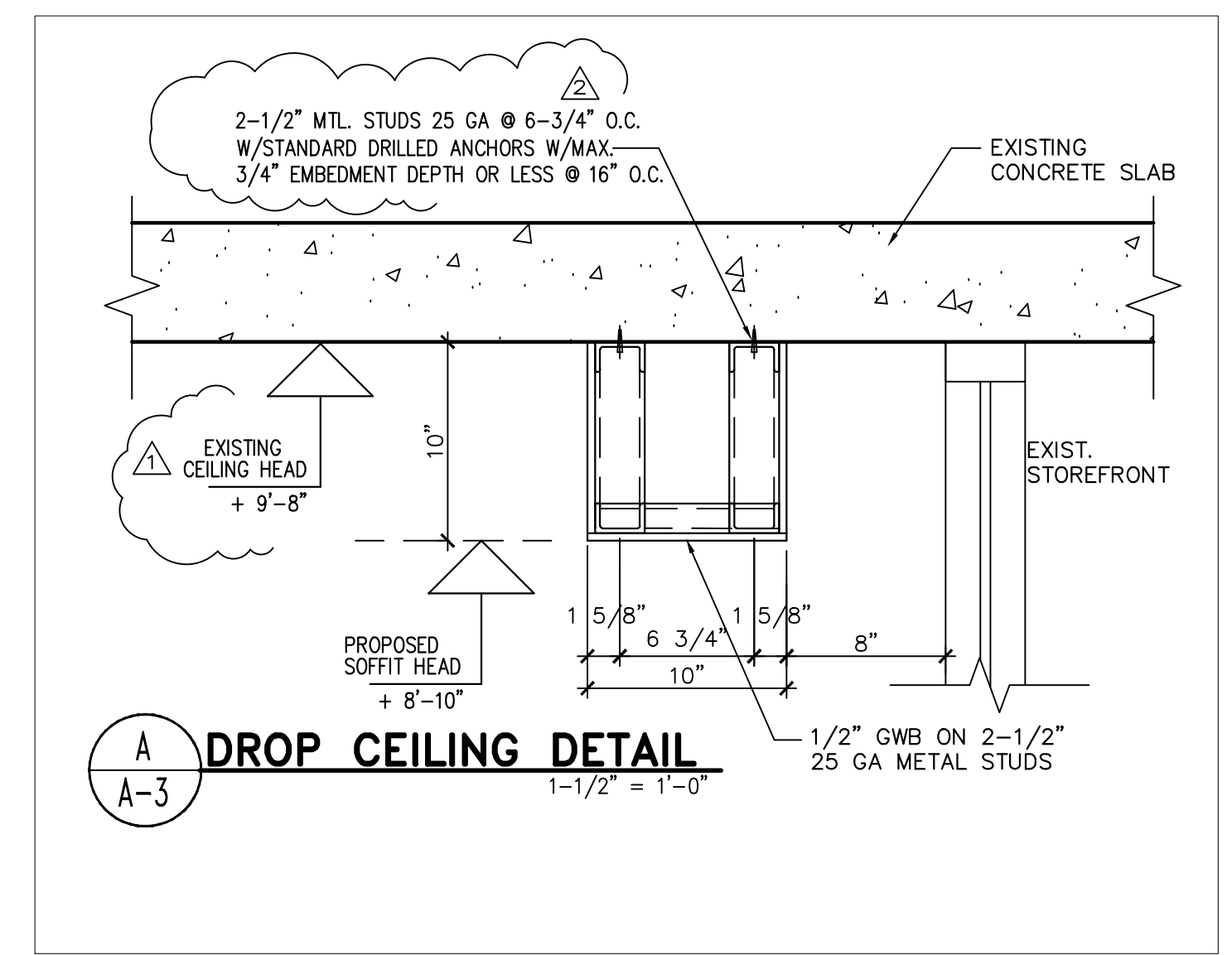
- EXISTING CONCRETE DEMISING WALLS.
- EXISTING F.R. DEMISING WALLS.
- EXISTING PARTITIONS TO REMAIN.
- PROPOSED NEW PARTITIONS.
- PROPOSED NEW CEILING.



CONDO UNIT No 3603
LOCATION PLAN
 SCALE: N.T.S.



CONDO/UNIT 3603 REFLECTING CEILING PLAN
 SCALE: 1/4" = 1'-0"



Westhaven Construction Services, Inc.
 8254 NW South River Drive, Meeley FL 33186
 LIC No CBC1559615
 305-556-1416 Call 305-978-8624
 arch@westhvc.com

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing, Fire Protection
 7600 WEST 20TH AVE SUITE 110 HIALEAH, FLORIDA, 33016
 E-mail: hialeah@fineengineers.com

INTERIOR REMODELING and FINISHING on
ICON (Murano Grande) No 3603
 for: **BRETT FINGERHUT**
 450 Alton Road No 3603
 Miami Beach, FL 33139

JOB No. 2024/02 ROD
 STARTED: 01/03/24
 COMPLETED: 01/26/24

REVISION		
No.	DESCRIPTION	DATE
△	FIRE DETIM	02-12-24
△	ICON DETIM	02-12-24
△	COMMENTS	02-12-24

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE. Suite #110 Hialeah, FL 33016
 Voice: 786.953-4901 - Fax: 786.953-4907
 E-mail: cadinfo@fineengineers.com

George Freijo Digitally signed by George Freijo
 Date: 2024.02.13 14:25:41 -05'00'

Copyright notice: These drawings, designs and ideas are the property of Westhaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any work other than for the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.

NOTES:
1.-MAXIMUM WATER CONSUMPTION ARE IN FULL COMPLIANCE WITH MIAMI-DADE ARTICLE III SECTION 08-31. (USING "HIGH EFFICIENCY" PLUMBING FIXTURES).
2.-SHOWER VALVE SHALL BE BALANCED-PRESSURE-THERMOSTATIC OR COMBINATION, IN FULL COMPLIANCE W/FBC-Pib. 424.3 WITH LIMIT MAXIMUM SETTING OF VALVES = 120° F (49° C).

For Sl:
1 gallon = 3.785 L
1 gallon per minute = 3.785 L/min.
1 pound per square inch = 6.895 kPa.
(a) A handheld shower spray is a showerhead.
(b) Consumption tolerances shall be determined from references standards.
(c) Water factor in gallons per cycle per cubic foot. (Ord. No.08-14 & 1, 2-5-08; Ord. No.08-100 & 1, 9-2-08)

NOTES:
1.-ANTI SCALD VALVE @ EACH SHOWER HEADS AND TUB ARE EXISTING AND REMAIN THE SAME.
2.-SLOPE ALL DRAIN PIPING 2" AND LESS @ 1/4" P/F SLOPE, 3"&4" @ 1/4" OR 1/8" P/F SLOPE.

NOTE:
GENERAL CONTRACTOR TO SEAL ALL EXISTING GAPS AT EXISTING PLUMBING PENETRATIONS IN CONCRETE SLAB WITH 2-HOURS FIRE RATED CAULK OR SEALANT, WHEREVER APPLICABLE.

424.5 BATHTUB AND WHIRLPOOL BATHTUB VALVES.
THE HOT WATER SUPPLIED TO BATHTUB AND/OR 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

TABLE P2903.2a
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES

PLUMBING FIXTURE OR FIXTURE FITTING	PLUMBING FIXTURE OR FIXTURE FITTING MAXIMUM FLOW RATE (b)
LAVATORY FAUCET	1.5 gpm at 60 psi
SHOWER HEAD (a)	1.5 gpm at 80 psi
SINK FAUCET	1.5 gpm at 60 psi
WATER CLOSET	1.28 gallons per flushing cycle.
DISHWASHER (RESIDENTIAL)	6.0 gallons per cycle or less (Energy Star /Water Sense Certified). (c)
WASHING MACHINE	Water factor of 8 or lower (Energy Star /Water Sense Certified). (c)
WHIRLPOOL/BATHTUB	4.0 gpm at 20 psi

PLUMBING FIXTURES AND APPLIANCES SHALL COMPLY TO WATER USE EFFICIENCY STANDARDS MIAMI-DADE COUNTY, ORDINANCE B-14

GENERAL NOTES:
-TRASH GRINDERS ARE NOT ALLOWED AT THE ICON BLDG. (MURANO GRANDE) ON SOUTH BEACH.
-NO SANITARY WORK IS ALLOWED BENEATH THE FLOOR SLAB (WITHIN THE CEILING OF THE UNIT BELOW) NOR MODIFICATION OF THE STRUCTURAL SLAB IN ANY MANNER AND THEREFORE ONLY EXISTING DRAIN LOCATIONS MUST BE USED, ANY AND ALL EXPOSED EXISTING PENETRATIONS THAT ARE PART OF THIS WORK MUST BE RESEALED.

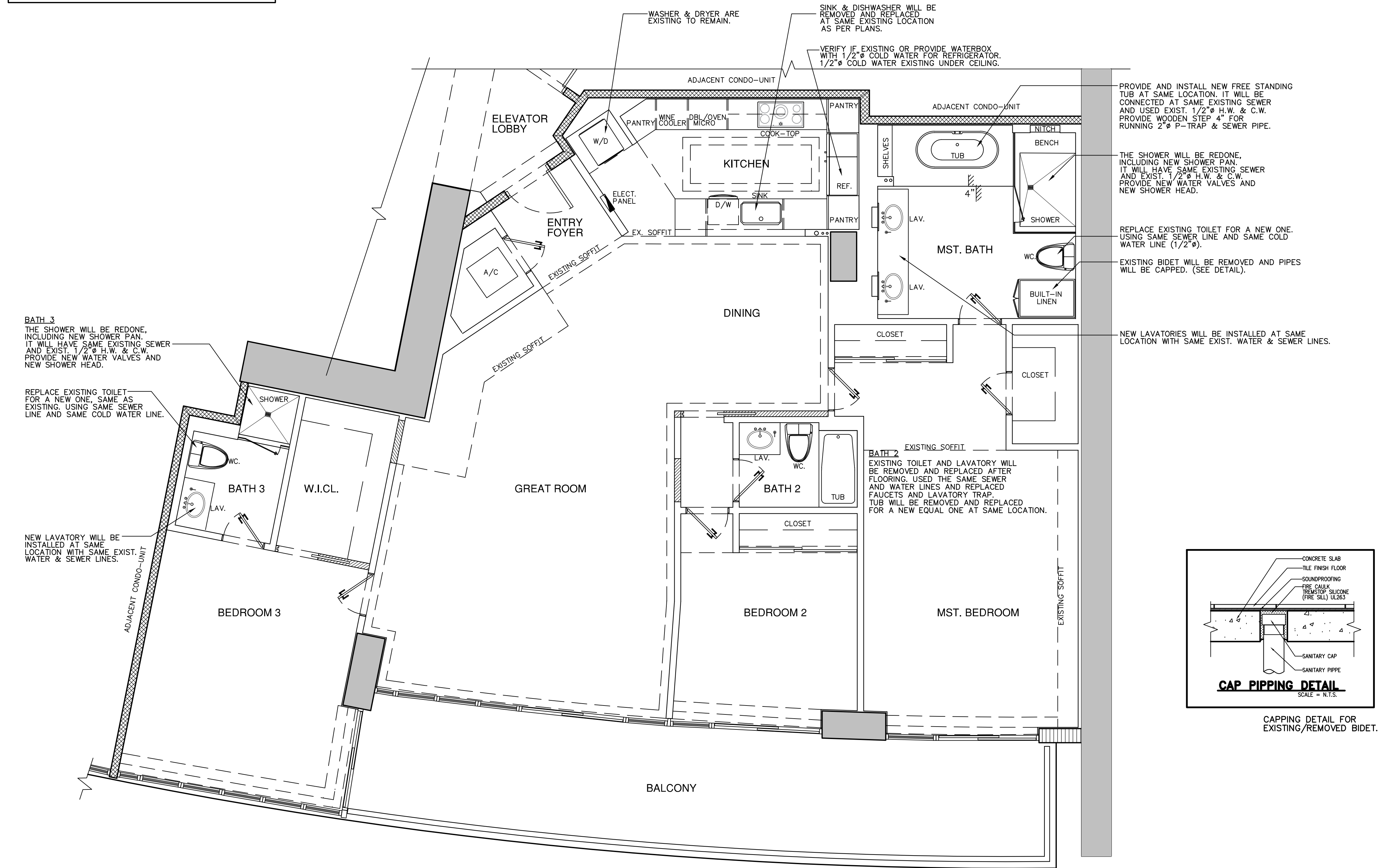
PLUMBING FIXTURE CONNECTION SCHEDULE AND COMPLIANCE

No.	DESCRIPTION	DRAIN	WATER COLD	HOT	SAN. (FU)	MAX. FLOW RATE	FIXTURE COMPLIANCE
WC	WATER CLOSET	3"	1/2"	N/A	3	1.28 PER FLUSHING.	ANSI Z124.4, ASME A112.19.2, ASME A112.19.9M, CSA B45.1, CSA B45.4 or CSA B45.5.
LAV	LAVATORY	1-1/4"	1/2"	1/2"	1	1.5 AT 60 PSI.	ANSI Z124.3, ASME A112.19.1M, ASME A112.19.2M, ASME A112.19.3M, ASME A112.19.4M, ASME A112.19.9M, CSA B45.1, CSA B45.2, CSA B45.3 or CSA B45.4.
DW	DISHWASHER	1-1/2"	N/A	1/2"	2	6.0 Gal. Per CYCLE or LESS	ASSE 1006
SK	SINK	1-1/2"	1/2"	1/2"	2	1.5 AT 60 PSI.	ANSI Z124.6, ASME A112.19.1M, ASME A112.19.2M, ASME A112.19.3M, ASME A112.19.4M, ASME A112.19.9M, CSA B45.1, CSA B45.2, CSA B45.3 or CSA B45.4.
SH	SHOWER	2"	1/2"	1/2"	2	1.5 AT 80 PSI.	ANSI Z124.2, ASME A112.19.9M or CSA B45.5.
WM	WASHER MACHINE	3"	1/2"	1/2"	2	WATER FACTOR OF 8 g/cycle p/ft ³ or LOWER	ASSE 1007
BT	BATHTUB	1-1/2"	1/2"	1/2"	2	4.0 AT 20 PSI.	ASSE 1070

PIPING MATERIALS:
-DOMESTIC COLD AND HOT WATER SHALL BE COPPER TUBING TYPE L UNDERGROUND AND ABOVE GROUND WITH SOLDER JOINTS AND W/CS BRONZE VALVES, 125 PSI. MIN.
-PROVIDE PRE-MOLDED 3/4" FIBERGLASS INSULATION FOR HOT WATER LINES AND PROVIDE POLYPROPYLENE SLEEVES TO SEPARATE COPPER PIPES FROM CONCRETE.
-PLUMBING FIXTURES SHALL COMPLY WITH REFERENCES STANDARDS AS PER F.B.C. PLUMBING, 2020, SEVENTH EDITION.
-SANITARY WASTE AND VENTS SHALL BE PVC IN IPS DIAMETERS, INCLUDING SCHEDULE 40, DR 22 (PS 200) & DR 24 (PS 140) WITH A SOLID CELLULAR CORE OR COMPOSITE WALL, AS PER F.B.C. PLUMBING, 2023, 8th. EDITION. (ASTM D 2665, ASTM F 891, ASTM F 1486, CSA B 161.2)

SCOPE OF WORK PLUMBING
INTERIOR RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th. EDITION

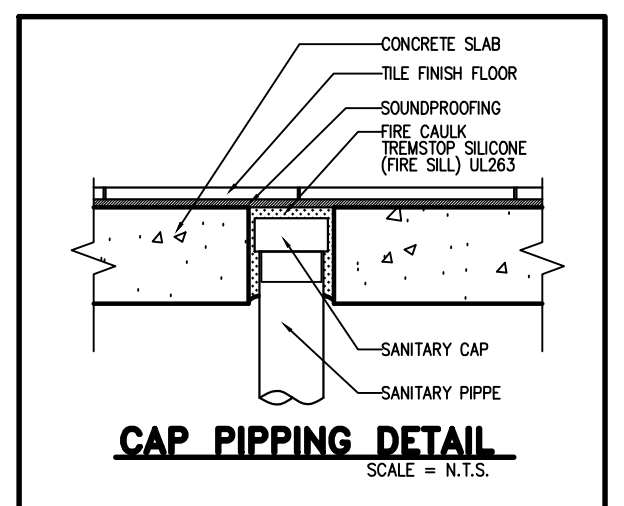
- 1 MASTER BATH**
-REPLACING EXISTING JACUZZI WITH NEW FREE STANDING TUB AS PER PLAN. USED SAME EXISTING WATER & SEWER PIPES.
-BUILD A WOODEN PT 4" STEP FLOOR FOR RUNNING PIPES AS SHOWN.
-EXISTING SHOWER WILL BE REMOVE AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT WILL BE PROVIDE WITH NEW SHOWER HEAD.
-EXISTING BIDET WILL BE REMOVED AND PIPES CAPPED.
-EXISTING TOILET WILL BE REPLACED FOR A NEW ONE AT SAME LOCATION, USING SAME WATER & SEWER PIPES AS PER PLANS.
-VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATION USING THE SAME PIPES AS PER PLANS.
- 2 BATH 2 & BATH 3**
-EXISTING SHOWER BATH 3 WILL BE REMOVE AND REDOING AT SAME PLACE, INCLUDING SHOWER PAN AND WATER PIPES AS PER PLANS. IT WILL BE PROVIDE WITH NEW SHOWER HEAD. TUB BATH 2 REPLACED FOR NEW EQUAL
-EXISTING TOILETS WILL BE REPLACED FOR A NEW SIMILAR ONES AT SAME LOCATION, USING SAME WATER & SEWER PIPES AS PER PLANS.
-VANITY-LAVATORIES WILL BE REMOVED AND REPLACED AT SAME LOCATIONS USING THE SAME WATER AND SEWER PIPES AS PER PLANS.
- 3 KITCHEN**
-SINK AND DISHWASHER WILL BE REPLACED AT SAME LOCATION, USING THE SAME EXISTING SEWER LINES WITH VENT AND SAME HOT & COLD WATER LINES AS PER PLAN.
-PROVIDE WATER BOX WITH 1/2" C.W. VALVE FOR REFRIGERATOR IF IT NOT EXISTING. RUNNING COLD WATER LINE OVER CEILING JUST IN CASE.



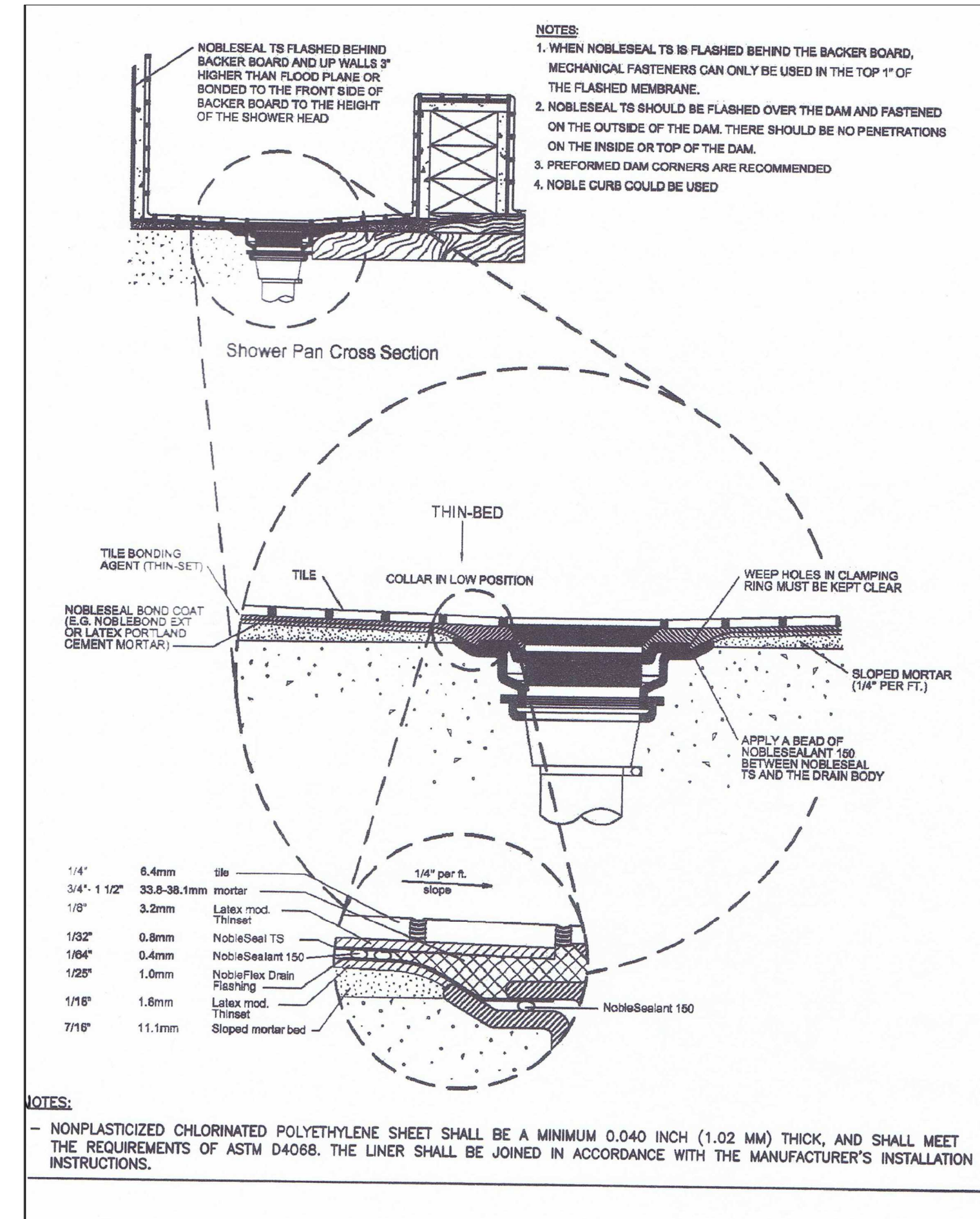
BATH 3
THE SHOWER WILL BE REDONE, INCLUDING NEW SHOWER PAN. IT WILL HAVE SAME EXISTING SEWER AND EXIST. 1/2" H.W. & C.W. PROVIDE NEW WATER VALVES AND NEW SHOWER HEAD.

REPLACE EXISTING TOILET FOR A NEW ONE. SAME AS EXISTING. USING SAME SEWER LINE AND SAME COLD WATER LINE.

BATH 2
EXISTING TOILET AND LAVATORY WILL BE REMOVED AND REPLACED AFTER FLOORING. USED THE SAME SEWER AND WATER LINES AND REPLACED FAUCETS AND LAVATORY TRAP. TUB WILL BE REMOVED AND REPLACED FOR A NEW EQUAL ONE AT SAME LOCATION.



CAPPING DETAIL FOR EXISTING/REMOVED BIDET.



SHOWER PAN DETAIL
SCALE: N.T.S.

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE Suite #110 Hialeah, FL 33016
Voice: 786.953-4901 - Fax: 786.953-4907
E-mail: cadinfo@fineengineers.com

GEORGE FREIJO, P.E.
REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA. CA#: 29796

DATE

George Freijo
Digitally signed by George Freijo
Date: 2024.02.01 14:34:16 -05'00'

CONDO/UNIT 3603 PLUMBING PLAN
SCALE: 1/4" = 1'-0"

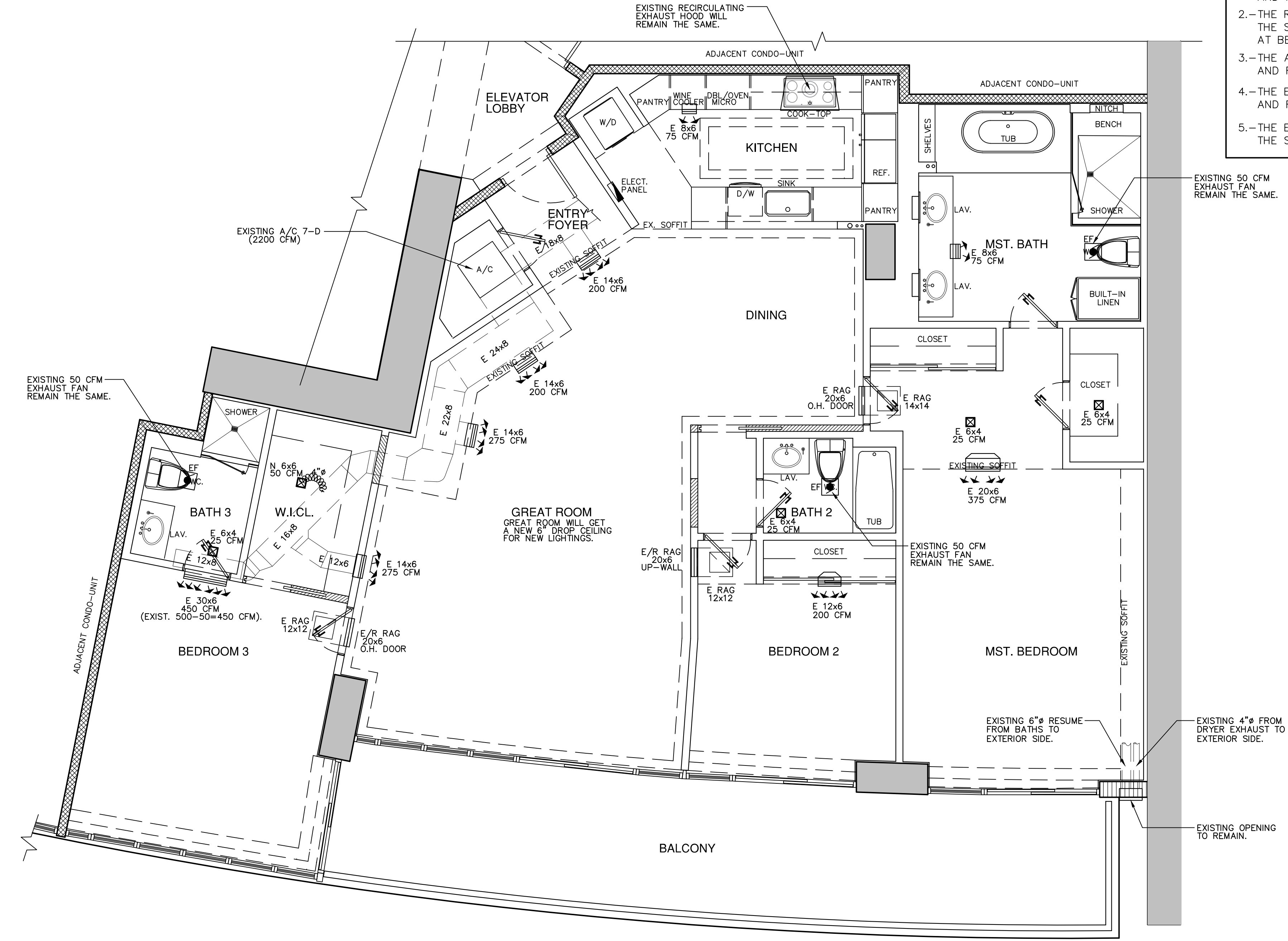
Copyright notice: These drawings, designs and ideas are the property of Westhaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any work other than for the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.

JOB No.	2024/02 ROD	
STARTED:	01/03/24	
COMPLETED:	01/26/24	
REVISION		
No.	DESCRIPTION	DATE

LEGEND
 E DENOTE EXISTING TO REMAIN
 E/R DENOTE EXISTING TO BE RELOCATED OR REMODELING
 N PROPOSED A NEW ONE
 R/A RETURN AIR
 EF EXHAUST FAN

NOTES:
 1.-THE DUCTS AND AIR FLOW ARE EXISTING AND REMAIN THE SAME.
 2.-THE RETURNS AIR ARE EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME RELOCATIONS AT BEDROOM 2 AND BEDROOM 3, AS PER PLAN.
 3.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME.
 4.-THE EXHAUST FANS FOR BATHROOMS ARE EXISTING AND REMAIN THE SAME, AS PER PLAN.
 5.-THE EXHAUST FOR DRYER ARE EXISTING AND REMAIN THE SAME, AS PER PLAN.

SCOPE OF WORK MECHANICAL
INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th EDITION
 -ALL EXISTING A/C DUCTS & GRILLES (W/FLOW) REMAIN THE SAME, AS SHOWN.
 -ALL EXISTING BATHS EXHAUST FANS REMAIN THE SAME, AS PER PLAN.
 -EXISTING DRYER EXHAUST W/PIPE REMAIN THE SAME, AS PER PLAN.
 -ADJUST SAME EXISTING GRILLES FOR GREAT ROOM (FOR NEW DROPPED CEILING) AND KEEP SAME AIR FLOW, AS PER PLAN.
 -PROVIDE A NEW CEILING GRILLE FOR WALK-IN-CLOSET IN BEDROOM 3 WITH 4" FLEXIBLE PIPE (50 CFM THAT'S REDUCED IN BEDROOM 3), AS PER PLAN.
 -RELOCATED EXISTING RETURN AIR GRILLE W/DUCT ON BEDROOM 2 AND BEDROOM 3 WILL KEEPING THE SAME, AS PER PLAN.



CONDO/UNIT 3603 MECHANICAL PLAN
 SCALE: 1/4" = 1'-0"

Digitally signed by George Freijo
 Date: 2024.02.01
 14:35:01 -05'00'

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE Suite #110 Hialeah, FL 33016
 Voice: 786.953-4901 - Fax: 786.953-4907
 E-mail: cadinfo@flengineers.com

GEORGE FREJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA SA# 29796

Copyright notice: These drawings, designs and ideas are the property of Westhaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any work other than for the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.

WESTHAVEN CONSTRUCTION SERVICES, INC.

Weathaven Construction Services, Inc.
 8254 NW South River Drive, Meeley FL 33186
 LIC No CBCE1596915
 305-556-1416 Call 305-978-8624
 arch@weathaven.com

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing, Fire Protection
 7600 WEST 20TH AVE SUITE 110 HIALEAH, FLORIDA, 33016
 E-mail: info@fineengineers.com

INTERIOR REMODELING and FINISHING on
 ICON (Murano Grande) No 3603
 for: BRETT FINGERHUT
 450 Alton Road No 3603
 Miami Beach, FL 33139

JOB No. 2024/02 ROD

STARTED: 01/03/24

COMPLETED: 01/26/24

REVISION		
No.	DESCRIPTION	DATE

DATE

SCOPE OF WORK ELECTRICAL
 INTERIOR RENOVATION LEVEL 2
 FLORIDA BUILDING CODE 2023 8th EDITION

- REPLACING EXISTING JACUZZI WITH NEW FREE STANDING TUB AS SHOWN. (EXISTING ELECTRICAL BREAKER No 25 WILL BE DISCONNECTED).
- THE TOILETS EXHAUST FANS ARE EXISTING AND REMAIN THE SAME.
- THE LIGHTS ON MASTER BATH ARE EXISTING AND REMAIN THE SAME.
- THE LIGHTS ON MASTER BEDROOM ARE EXISTING AND REMAIN THE SAME BUT ADD 4 RECESS LED LIGHTS UNDER EXISTING SOFFIT AND 2 MORE ADDING ON NEW SOFFIT FOR CURTAIN AS SHOWN.
- OUTLETS ON MASTER BEDROOM ARE EXISTING AND REMAIN THE SAME.
- RELOCATE SWITCH AT MASTER CLOSET AS PER PLAN.
- ADD 5 RECESS LED LIGHTS AND AN STRIP LED LIGHT ON KITCHEN.
- KITCHEN GFI DEDICATED OUTLETS/CIRCUITS REMAIN THE SAME AT SAME EXISTING LOCATIONS.
- RELOCATE SWITCH FOR NEW ENTRY BEDROOM 2 AS PER PLAN.
- THE LIGHTS ON BEDROOM 2 ARE EXISTING AND REMAIN THE SAME BUT ADD 2 RECESS LED LIGHTS UNDER NEW CURTAIN SOFFIT AS SHOWN.
- GREAT ROOM WILL HAVE NEW CEILING WITH 10 NEW RECESS LIGHTS AS SHOWN AND SAME EXISTING CENTRAL J BOX FOR A NEW LAMP.
- THE LIGHTS ON BEDROOM 3 ARE EXISTING AND REMAIN THE SAME BUT ADD 4 RECESS LED LIGHTS UNDER NEW CURTAIN SOFFIT AS SHOWN.
- RELOCATE SWITCH FOR NEW ENTRY BEDROOM 3 AS PER PLAN.
- RELOCATE EXISTING SMOKE DETECTOR ON BEDROOM 3 AS PER PLAN.
- LIGHTS AND OUTLETS ON BATHS 2 & 3 REMAIN AS EXISTING.
- ADD NEW LIGHTS AND SWITCH ON WALK-IN CLOSET BEDROOM 3 AS SHOWN.

LEGEND

- ⊕ ELECTRICAL DBL. OUTLET
- ⊙ ELECTRICAL FLOOR OUTLET
- 1-WAY SWITCH
- 3-WAY SWITCH
- WALL MOUNTED LIGHT
- ⊗ PIG TAIL
- ⊖ ELECTRICAL OUTLET
- ⬢ ELECTRICAL PANEL
- LIGHT RECEPTACLES
- ⊞ ELECT. DISCONNECT
- ⊙ SMOKE DETECTOR AT CEILING
- ⊙ SMOKE DETECTOR AT WALLS
- ⊙ FIRE ALARM (SOUND) AT CEILING
- ⊙ FIRE ALARM (SOUND) AT WALLS
- ⊙ EXHAUST FAN
- ⊙ JUNCTION BOX
- ⊙ RECESS LIGHT ROUND
- ⊙ RECESS LIGHT SQUARE
- ⊙ KEY PAD
- ⊙ EXIT SIGN
- ⊙ DATA-CABLE
- ⊙ TV SET
- ⊙ RECESS 2x16W FLUOR LIGHTS

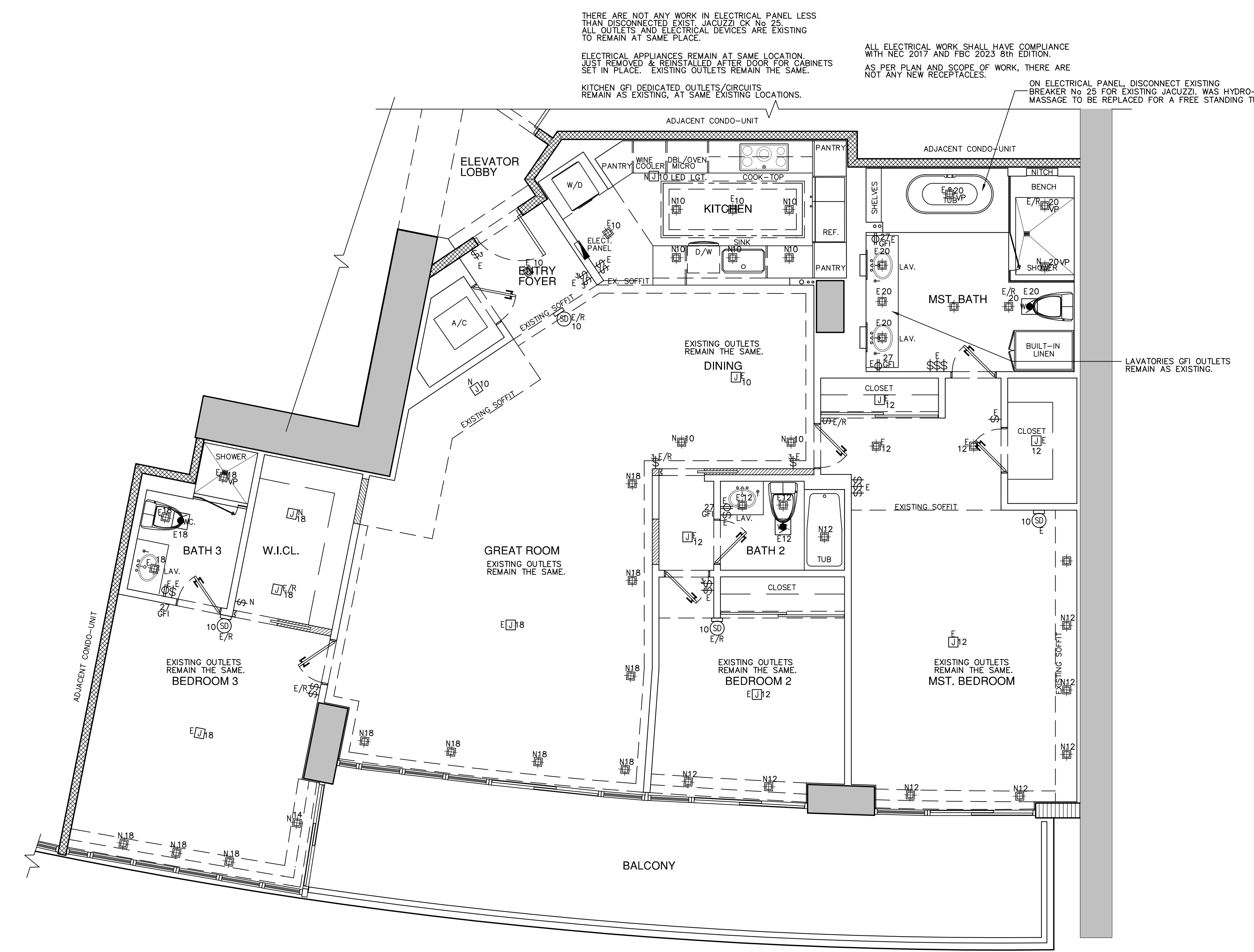
E DENOTE EXISTING TO REMAIN
 E/R DENOTE EXISTING TO BE RELOCATED
 N DENOTE NEW

EXISTING MAIN FEEDER: 3# 3/0 THWN CU, 1# 3 THWN(G) IN 2"Ø COND.

PNL	AMPS	VOLTAGE	CKTS	WIRE	PHASE	MAIN MOUNT	MANUFACTURER	TYPE
D	200	120/208	30	3	1	LUGS FLUSH	SIEMENS OR EQ.	LOAD CENTER

CKT No.	WIRE	COND INCH	LOAD	CKT BKR		DESCRIPTION	CKT No.	WIRE	COND INCH	LOAD	CKT BKR		DESCRIPTION
				POLE	AMPS						POLE	AMPS	
1	6	3/4	7.4	2	50	COOK TOP	2	12	1/2	1.5	1	20	SMALL APP. GFI AFCI
3	6	3/4	7.4	2	50	WALL OVEN	4	12	1/2	1.5	1	20	SMALL APP. GFI AFCI
5	8	3/4	3.7	2	40	HP-1	6	14	1/2	**	1	15	RECEPT./MST. BEDROOM AFCI
7	8	3/4	3.7	2	40	HP-1	8	14	1/2	**	1	15	RECEPT./BEDROOM 2 AFCI
9	4	1	7.1	2	70	HP-1	10	14	1/2	**	1	15	LIGHT/FOY-KITCH-DIN AFCI
11	4	1	7.1	2	70	HP-1	12	14	1/2	**	1	15	LIGHT/BEDR 2-BATH 2 AFCI
13	10	1/2	5.0	2	30	DRYER	14	14	1/2	**	1	15	RECEPT./GREAT ROOM AFCI
15	10	1/2	5.0	2	30	DRYER	16	14	1/2	**	1	15	RECEPT./BEDROOM 3 AFCI
17	12	1/2	1.5	1	20	WASHER AFCI	18	14	1/2	**	1	15	LIGHT/BEDR 3-BATH 3 AFCI
19	12	1/2	1.2	1	20	DISHWASHER AFCI	20	14	1/2	**	1	15	LIGHT/MST. BATH AFCI
21	12	1/2	1.2	1	20	REFRIGERATOR AFCI	22	12	1/2	1.0	1	20	HOOD/FAN/LIGHT (AFCI)
23	12	1/2	1.5	1	20	MICROWAVE AFCI	24	14	1/2	**	1	15	LIGH/RECEPT. AFCI
25	12	1/2	1.5	1	20	HYDRO-MASSAGE	26	12	1/2	1.5	1	20	WINE COOLER
27	12	1/2	1.5	1	20	BATH RECEPTACLES	28	-	-	-	-	-	SPACE
29	-	-	-	-	-	SPACE	30	-	-	-	-	-	SPACE

EXISTING ELECTRIC PANEL CONDO-UNIT TYPE "D"
 DISCONNECTED HYDRO-MASSAGE BREAKER No 25



CONDO/UNIT 3603 ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"

GENERAL ELECTRICAL NOTE:
 ELECTRICAL WORK MUST BE LIMITED TO WITHIN UNIT'S SPACE. ANY WORK OUTSIDE THE UNIT SPACE SUCH AS REQUIRING WORK WITHIN THE METER ROOM OR WORK ON THE EXISTING FEEDERS OUTSIDE THE UNIT SPACE SHOULD BE PERFORMED BY THE ELECTRICAL CONTRACTOR THAT PERFORMS MAINTENANCE WORK FOR THE ASSOCIATION AND/OR FPL'S TECHNICIANS. ANY AND ALL WORK OUTSIDE THE UNIT'S SPACE MUST BE PERFORMED WITH THE DIRECT APPROVAL OF THE ASSOCIATION MANAGEMENT.

NOTES:
 1.-NOT ANY APPLIANCE LOAD HAS BEEN ADDED.
 2.-ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.
 3.-LIGHTS IN SHOWER MUST COMPLY WITH 410.D

Digitally signed by George Freijo
 Date: 2024.02.01 14:33:52 -05'00'

Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE Suite #110 Hialeah, FL 33016
 Voice: 786.953-4901 - Fax: 786.953-4907
 E-mail: cadinfo@fineengineers.com

GEORGE FREIJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA. CA#: 29796

DATE

Copyright notice: These drawings, designs and ideas are the property of Weathaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any other than for the specific project for which they have been prepared without written consent of Weathaven Construction Services, Inc.

INTERIOR RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th EDITION
RESIDENTIAL AND EXISTING BUILDING 2023
FLORIDA FIRE PREVENTION CODE 7th EDITION

NOTES:
1.-THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME.
2.-THE SMOKE DETECTOR'S SYSTEM IS EXISTING AND REMAIN THE SAME.
3.-THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME.
4.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME.

NOTE:
AT RELOCATION OF ANY FIRE ELEMENT, ENGINEERING SHOP-DRAWINGS, SIGNED & SEALED, SHALL BE SUBMITTED FOR FIRE SPRINKLER AND/OR FIRE ALARM SOUND CONTRACTOR.

NOTE:
ALL SMOKE DETECTORS SHALL BE 120 V. W/ BATTERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

ADDITIONAL NOTES:
-ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION.
-THE CONDO UNIT WILL NOT BE OCCUPIED DURING THE INTERIOR RENOVATIONS WORK.
-THE DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
-DURING THE DEMOLITION AND CONSTRUCTION PROCESS, ALL DEMO AND NEW MATERIALS SHALL BE STORED TO VERIFY ITS LOCATION DOES NOT OBSTRUCT THE EXISTING EGRESS PADS.
-THE BALCONY GUARDRAIL WILL REMAIN 42" MINIMUM ABOVE FLOOR FINISH AS EXISTING.
-ALL NEW FLOORING WILL MAINTAIN 1/2" MAXIMUM THRESHOLD ACROSS ALL EXIT DOORS AND FLOOR TRANSITIONS INSIDE THE UNIT.

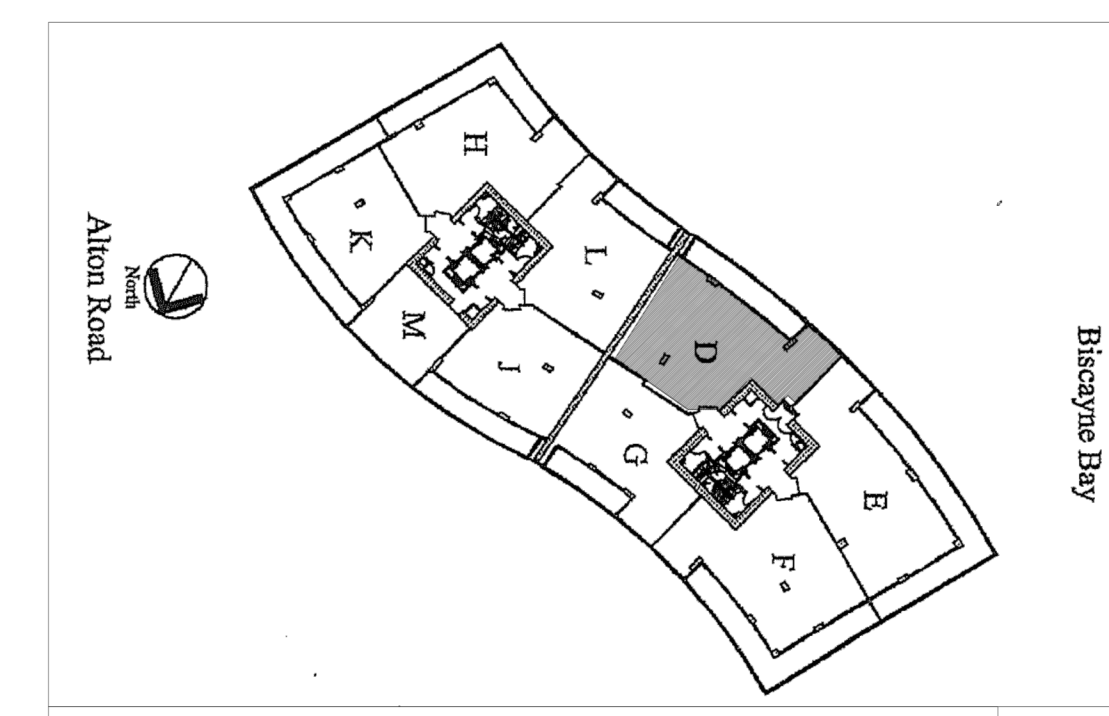
ADDITIONAL NOTE:
NOTE: FIRE SPRINKLERS: ANY AND ALL FIRE SPRINKLER SYSTEM WORK MUST BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING-WIDE BASIS.

LEGEND

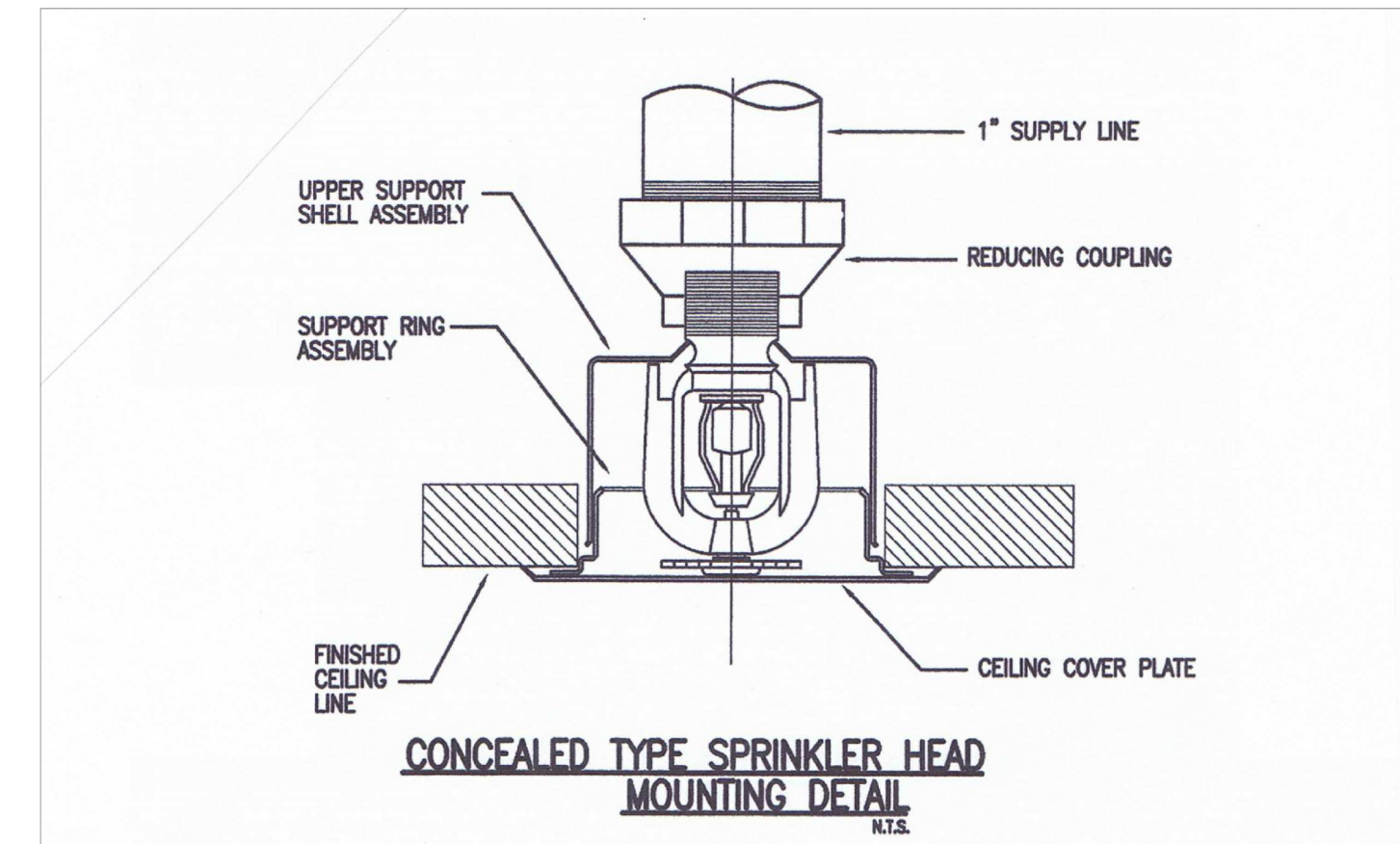
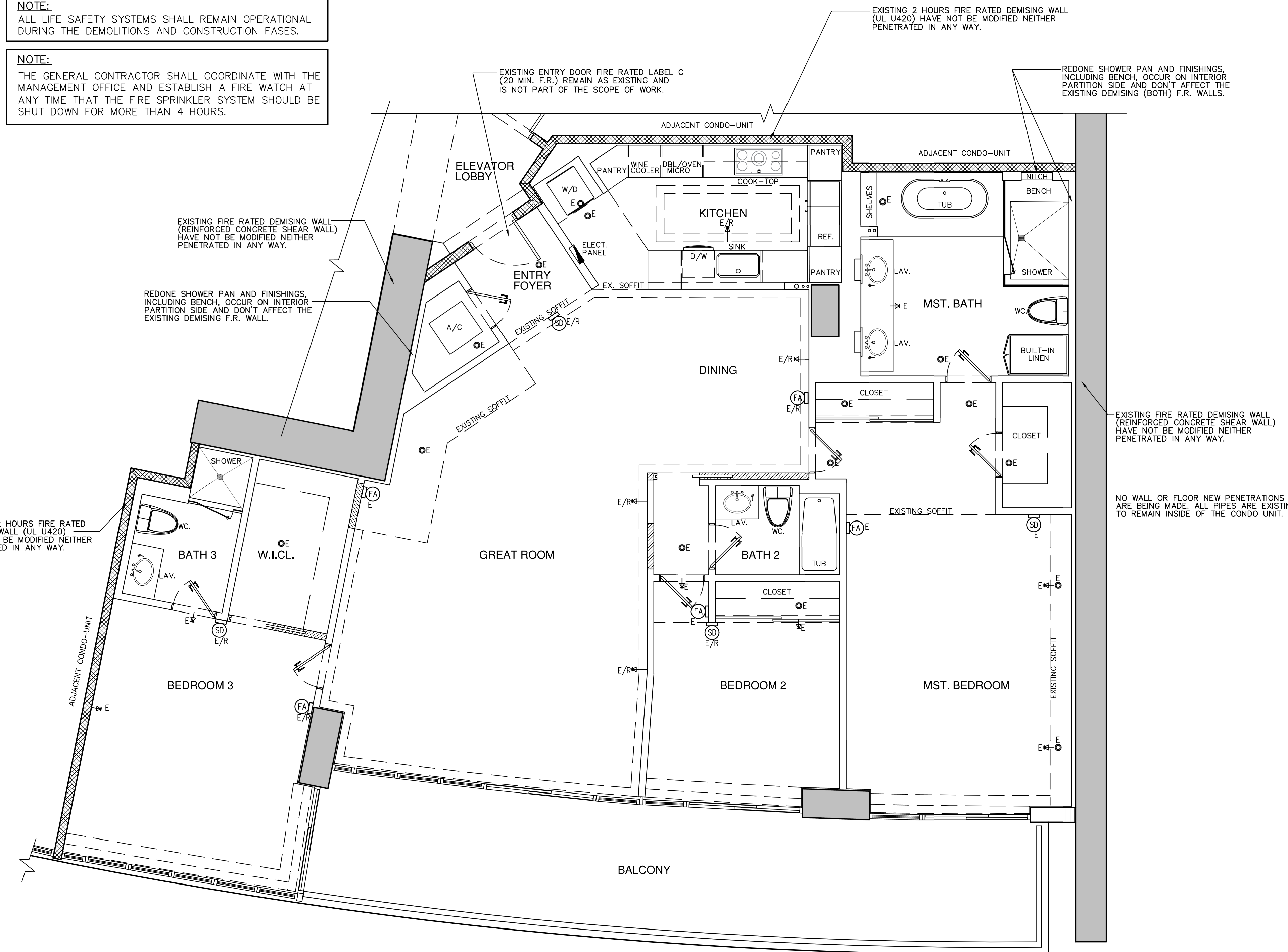
- SD SMOKE DETECTOR AT CEILING
- SD SMOKE DETECTOR AT WALLS
- FA FIRE ALARM (SOUND) AT CEILING
- FA FIRE ALARM (SOUND) AT WALLS
- FIRE SPRINKLER HEAD CONCEALED
- ⊕ FIRE SPRINKLER HEAD AT WALL
- E DENOTE EXISTING TO REMAIN
- E/R DENOTE EXISTING TO BE RELOCATED
- N DENOTE NEW PROVIDED
- ⊕ EXIT SIGN

NOTE:
ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION PHASES.

NOTE:
THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MANAGEMENT OFFICE AND ESTABLISH A FIRE WATCH AT ANY TIME THAT THE FIRE SPRINKLER SYSTEM SHOULD BE SHUT DOWN FOR MORE THAN 4 HOURS.



CONDO UNIT No 3603
LOCATION PLAN
SCALE: N.T.S.



SPRINKLER HEAD SCHEDULE

AREA SERVED	MFR. & MODEL NO.	ORIFICE K-FACTOR	CONFIGURATION	TEMP. RATING	FINISH	DESIGN INFO.
APARTMENT SPRINKLERS	VIKING FREEDOM RESIDENTIAL 1/4" 486	1/4" 5.2	RECESSED PENDENT	ORDINARY	WHITE POLYESTER COATING	---

NOTES:
1. ALL SPRINKLERS TO BE U.L. LISTED QUICK RESPONSE.
2. WHITE POLYESTER SPRINKLER FINISH TO BE U.L. LISTED CORROSION RESISTANT.
3. NEW SPRINKLERS SHALL BE OF SAME TEMP RATING AND K-FACTOR AS EXISTING.
CONTRACTOR SHALL VERIFY EXISTING SPRINKLER TYPE BEFORE ORDERING NEW HEADS

CONDO/UNIT 3603 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

George Friejo Digitally signed by George Friejo Date: 2024.01.22 15:46:23 -05'00'

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 20TH AVE. Suite #110 Hialeah, FL 33016
Voice: 786.953-4901 - Fax: 786.953-4907
E-mail: cadinfo@fineengineers.com

GEORGE FRIEJO, P.E.
REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA CA# 29796

DATE

Westhaven Construction Services, Inc.
8254 NW South River Drive, Meeley FL 33186
LIC No CBC1559615
305-556-4416 Cell 305-978-8624
arch@wchs.com

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration
7600 WEST 20TH AVE SUITE 110 HIALEAH, FLORIDA, 33016
E-mail: hialeah@fineengineers.com

INTERIOR REMODELING and FINISHING on
ICON (Murano Grande) No 3603
for: **BRETT FINGERHUT**
450 Alton Road No 3603
Miami Beach, FL 33139

JOB No. 2024/02 ROD
STARTED: 01/03/24
COMPLETED: 01/26/24

REVISION

No.	DESCRIPTION	DATE

LS-1

Copyright notice: These drawings, designs and ideas are the property of Westhaven Construction Services, Inc. and are protected under the copyright laws of Florida. No part thereof shall be copied, or used in connection with any other work than for the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.