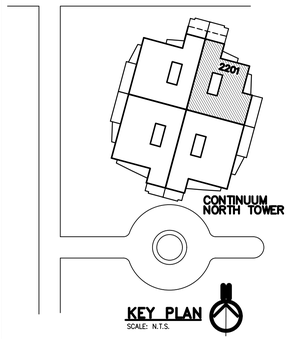
SOUTH POINTE DRIVE



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
- — — EXIST. WATER FIRE SPRINKLER PIPES

LEGEND:

- EXISTING CONC. COLUMNS.
- EXISTING CONC. WALLS.
- EXISTING CONC. BLOCK WALLS.
- EXISTING PARTITIONS.
- EXISTING FIRE RATED PARTITIONS.
- PROPOSED NEW PARTITIONS.

NOTES:

1.–THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME FIRE SPRINKLER HEAD RELOCATIONS AS PER PLANS.
2.–THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
3.–THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
4.–THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME BUT INCLUDED SOME DUCTS/GRILLES MODIFICATIONS AS PER M–1.

NOTE:
ALL INTERIOR FINISH SHALL COMPLY WITH FFPC 7th EDITION, 101–10.2

NOTE:
ON ALL REMODELING AND RENOVATIONS, FIRE WALLS AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT FIRE CODES.

NOTES:

1.–FIRE SPRINKLER SYSTEM ARE EXISTING AND SHALL REMAIN OPERATIONAL DURING ALL CONSTRUCTION.
2.–THE FIRE SPRINKLER SUBCONTRACTOR SHALL SUBMIT ENGINEERING SIGNED & SEALED SHOP DRAWINGS FOR APPROVAL AND PERMITTING AND THAT ALL FIRE SPRINKLER WORK SHALL COMPLY WITH NFPA CURRENT.

INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th. EDITION
FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION
FIRE ALARM & FIRE SPRINKLERS

ASSOCIATION GUIDELINES NOTE:

–NOTE–FIRE SPRINKLERS: ANY & 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.

ADDITIONAL NOTES:

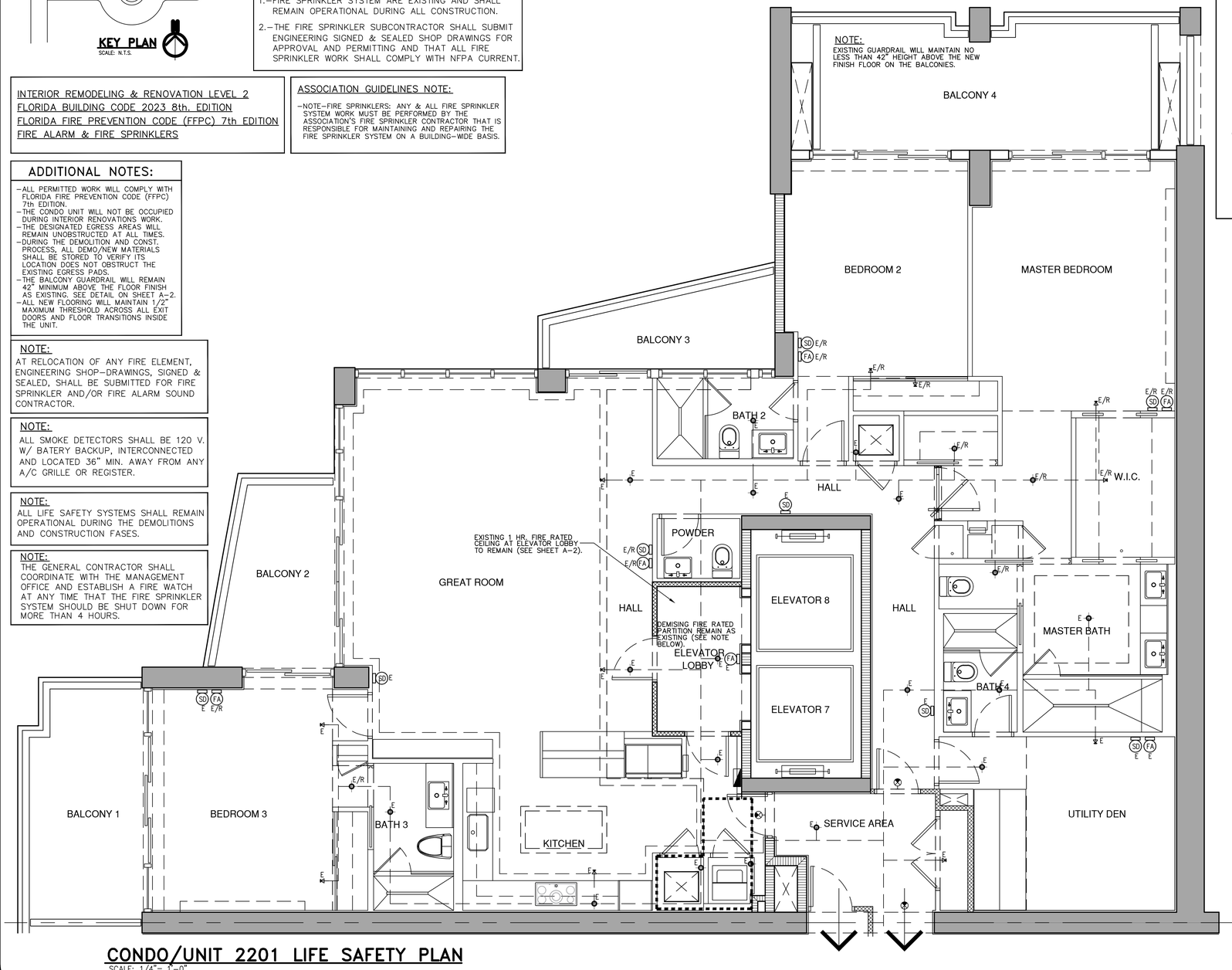
- –ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION.
- –THE CONDO UNIT WILL NOT BE OCCUPIED DURING INTERIOR RENOVATIONS WORK.
- –THE DESIGNATED EGRESS AREAS WILL REMAIN UNOBSTRUCTED AT ALL TIMES.
- –DURING THE DEMOLITION AND CONST. PROCESS, ALL DEMO/NEW MATERIALS SHALL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

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/ BATERY BACKUP, INTERCONNECTED AND LOCATED 36" MIN. AWAY FROM ANY A/C GRILLE OR REGISTER.

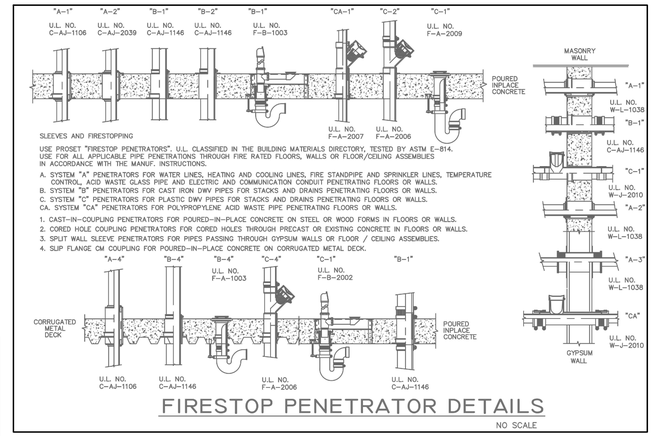
NOTE:
ALL LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING THE DEMOLITIONS AND CONSTRUCTION FASES.

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 2201 LIFE SAFETY PLAN

SCALE: 1/4"= 1'–0"



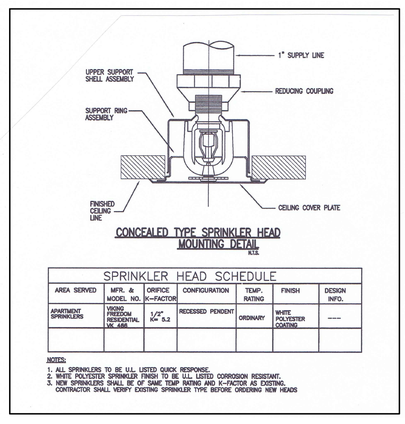
USE PROSET "FIRESTOP PENETRATORS", U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E–814. USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANUF. INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERATURE CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.
B. SYSTEM "B" PENETRATORS FOR CAST IRON DWV PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.
C. SYSTEM "C" PENETRATORS FOR PLASTIC DWV PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.
CA. SYSTEM "CA" PENETRATORS FOR POLYPROPYLENE ACID WASTE PIPE PENETRATING FLOORS OR WALLS.

1. CAST–IN–COUPLING PENETRATORS FOR POURED–IN–PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.
2. CORED HOLE COUPLING PENETRATORS FOR CORED HOLES THROUGH PRECAST OR EXISTING CONCRETE IN FLOORS OR WALLS.
3. SPLIT WALL SLEEVE PENETRATORS FOR PIPES PASSING THROUGH GYPSUM WALLS OR FLOOR / CEILING ASSEMBLIES.
4. SLIP FLANGE OR COUPLING FOR POURED–IN–PLACE CONCRETE ON CORRUGATED METAL DECK.

FIRESTOP PENETRATOR DETAILS

NO SCALE



CONCEALED TYPE SPRINKLER HEAD MOUNTING DETAIL

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 VK 486	1/2" K= 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

NOTE:
IF, AS PER ANY RENOVATIONS, EXISTING FIRE RATED DEMISING PARTITION HAVE ANY DAMAGED, IT WILL BE RESTORED TO MAINTAIN THEIR ORIGINAL FIRE RATED CONDITION, INCLUDING SOUND INSULATION, AS PER DETAIL ON SHEET A–3.

George Freijo
Digitally signed by George Freijo
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DATE

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REMODELING, RENOVATIONS AND FINISHING FOR:
DAVID AND SUSAN CARROLL
50 South Pointe Drive No 2201, FL 33039

JOB No.	2410 ROD
STARTED:	09/04/24
COMPLETED:	10/04/24

REVISION

No.	DESCRIPTION	DATE:

LS-1

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