



LOCATION PLAN

SCALE: N.T.S.

- 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.

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.

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.

TOTAL REMODELING AREA

-MASTER BEDROOM	434.2 SQ.FT.
-LIVING AREA	973.0 SQ.FT.
-LAUNDRY/CLOSET AREA	145.8 SQ.FT.
-TOTAL AREA	1,553.0 SQ.FT.

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

LEGEND:

	EXISTING CONC. COLUMNS.
	EXISTING CONC. WALLS.
	EXISTING CONC. BLOCK WALLS.
	EXISTING PARTITIONS.
	EXISTING FIRE RATED PARTITIONS.
	EXISTING PARTITIONS TO BE REMOVED.
	PROPOSED NEW PARTITIONS.

SCOPE OF WORK

INTERIOR REMODELING & ALTERATION LEVEL 2

FLORIDA BUILDING CODE 2023 8th EDITION

- 1] MASTER BEDROOM**
 - BUILD A NEW PARTITION 48" HGT. FOR MASTER BED IN FRONT AND BACK DESK AS PER OWNER/DESIGNER REQUIRED.
 - BUILD A NEW 5" DROP CEILING WITH STRIP LED LIGHTS AT EDGES AND NEW RECESSED TRACKS WITH LED LIGHTS AS PER PLANS.
 - 2] LIVING ROOM**
 - BUILD A NEW 5" DROP CEILING WITH STRIP LED LIGHTS AT EDGES AND NEW RECESSED TRACKS WITH LED LIGHTS AS PER PLANS.
 - 3] LAUNDRY AREA**
 - REMOVED EXISTING DOORS AND PARTIAL PARTITIONS (AS SHOWN ON A-1) AND PROVIDE NEW PARTITIONS WITH NEW BIFOLD DOORS (AS PER A-2). SEE INTERIOR DOOR SCHEDULE.
- GENERAL REMODELING**
- INTERIOR AND EXTERIOR FLOORING ARE EXISTING TO REMAIN.
 - EXISTING A/COND. SYSTEM REMAIN THE SAME.
 - ALL BATHROOMS ARE EXISTING TO REMAIN.
 - EXISTING KITCHEN REMAIN THE SAME.
 - ALL INTERIOR DOORS NOT REEFER ARE EXISTING TO REMAIN.
 - THE EXIST. FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
 - PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.

- NOTES:**
- 1.-NOT ANY MECHANICAL JOB BY THIS PERMIT.
 - 2.-NOT ANY PLUMBING JOB BY THIS PERMIT.

CONDO/UNIT 501/02 EXISTING FLOOR PLAN & DEMOLITIONS

SCALE: 1/4" = 1'-0"



WESTHAVEN
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Fine Line Engineers Inc.
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Construction Administration
2089 WEST 76th STREET, HIALEAH, FLORIDA, 33016
E-mail: mfranz@flengineers.com

NEW DROP CEILING and FINISH FOR:
Mr. C RESIDENCES TOWER T1
CONDO UNIT No 501/502
Susana Hernandez / Ignacio Pakciartz
2655 S Bayshore Drive, Coconut Grove, FL 33133

JOB No.	2405 ROD
STARTED:	05/13/24
COMPLETED:	06/03/24

REVISION	
No.	DESCRIPTION DATE:

Fine Line Engineers Inc.
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Fire Protection, Construction Administration
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GEORGE FREJO, P.E.
REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA - CA# 29796

DATE _____

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