

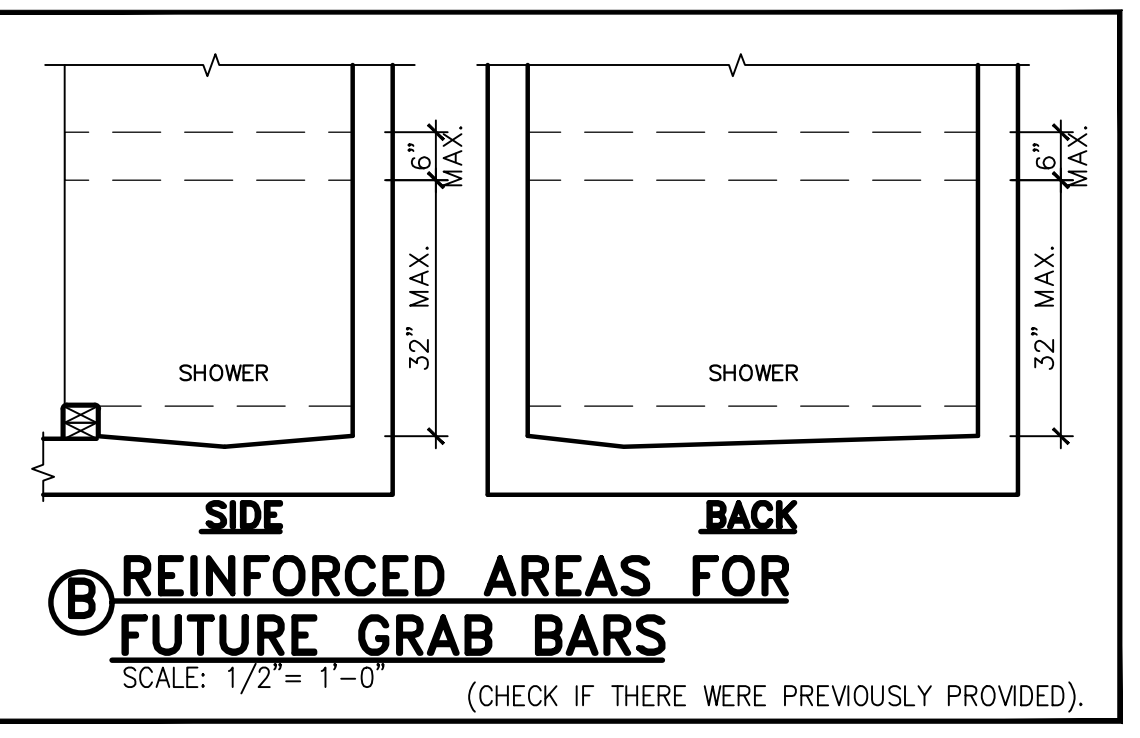
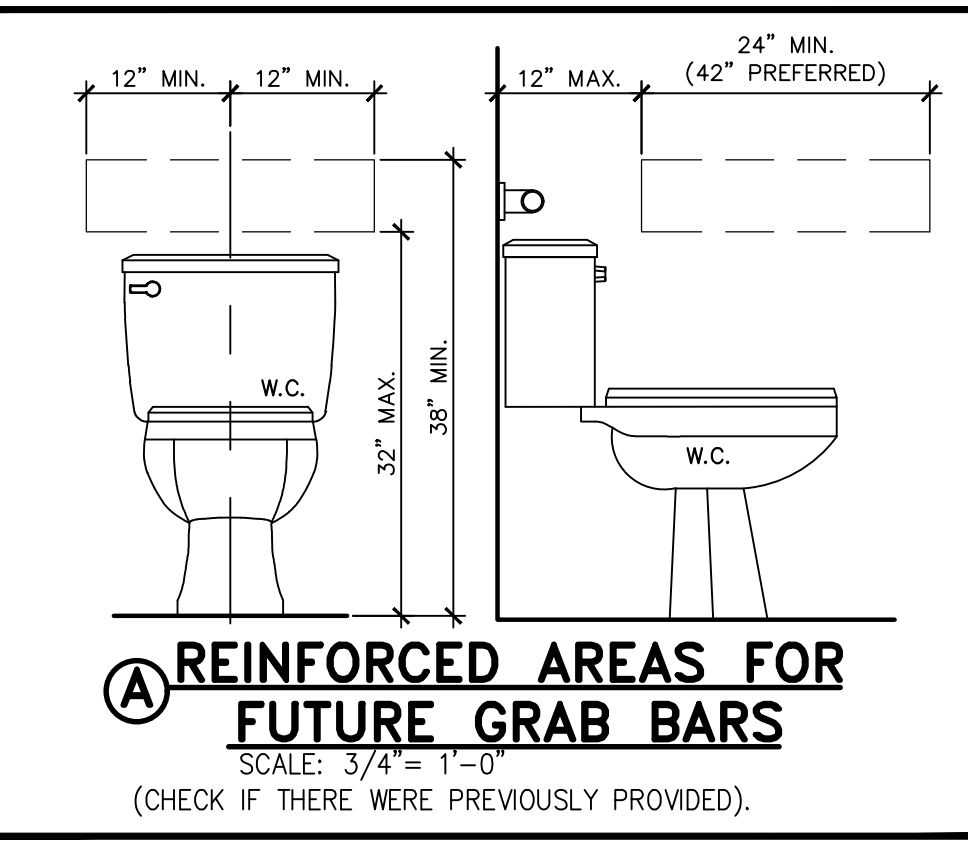
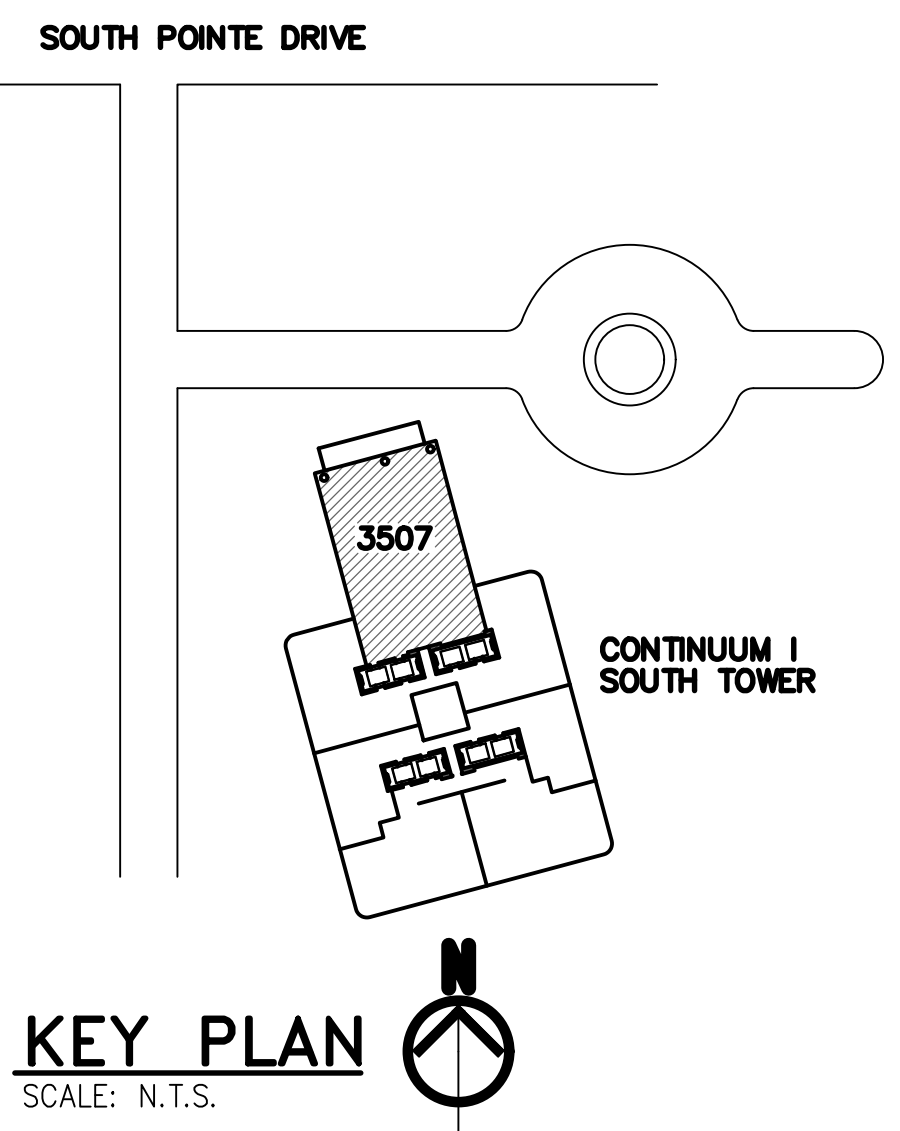
**LEGEND:**

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

- DEMOLITION NOTES:**
- 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.
  - ALL SALVAGEABLE MATERIALS AND EQUIPMENT SHALL BE CAREFULLY REMOVED AND STORED AND WILL REMAIN IN THE PROPERTY OF THE OWNER UNLESS OTHERWISE SPECIFIED.
  - CAREFULLY REMOVE TOTALLY OR PARTIALLY INDICATED WALLS/PARTITIONS, FILL OR CUT AND GRIND ANY UNEVEN, LOW OR HIGH FLOOR AREAS TO MAKE ENTIRE FINISH FLOOR FLUSH AND UNIFORM, AS PER DESIGN.
  - WHERE WALLS/PARTITIONS ARE TO BE REMOVED FINISH DAMAGED SURFACES (CEILING AND WALLS) TO MATCH.
  - BEFORE PAINTING EXISTING SURFACES, INSPECT THE ENTIRE AREA INVOLVED, PROPERLY PREPARE SURFACES TO RECEIVE PAINT AND PATCH TO MATCH ADJACENT SURFACES WHERE NECESSARY.

- SCOPE OF WORK**  
 INTERIOR REMODELING & RENOVATION LEVEL II  
 FLORIDA BUILDING CODE 2020 7th EDITION
- 1 MASTER BATHROOM AREA**
- REMOVE EXISTING JACUZZI AND KEEP THE PIPES FOR A NEW SHOWER.
  - REMOVE EXISTING SHOWER GLASS WALL AND DOOR FOR BUILDING A NEW PARTITION FOR SEPARATED BOTH BATHROOMS.
  - BUILD A NEW SHOWER USING EXISTING PIPES AS PER P-1.
  - ENCLOSED NEW SHOWER WITH GLASS WALL AS PER A-2.
  - GLASS HAVE TO BE SAFETY, TEMPERED, CATEGORY II, FROSTY.
- 2 MASTER CLOSET AREA TO DEN ROOM**
- REMOVED EXISTING PARTITIONS & DOOR AT WALK-IN-CLOSETS.
  - REMOVED EXISTING PARTITIONS AT HALL WAY UP TO 7'-0" FOR INSTALLED A NEW ENTRY DOOR FOR PROPOSED DEN.
  - PROVIDE A NEW BOOT AND SUPPLY GRILLE AS PER M-1
  - REPATCH AND REFINISH ALL EXIST. DRYWALL SURFACES AS NEEDED.
  - THE EXISTING BATHROOM REMAIN THE SAME.
- GENERAL REMODELING**
- PROVIDE AND INSTALL INTERIOR MARBLE TILE FLOOR WITH APPROVED SOUND-PROOFING THROUGHOUT.
  - PROVIDE AND INSTALL EXTERIOR MARBLE TILE FLOOR WITH APPROVED WATERPROOFING AT ALL TERRACE AREA.
  - PAINTING THE ENTIRE CONDO-UNIT INCLUDING DOORS, CASINGS AND BASEBOARDS.
  - ALL DOORS ARE EXISTING (LESS THAN TYPES 1&2) AND REMAIN THE SAME.
  - THE CEILING INCLUDING SOFFITS ARE EXISTING AND REMAIN THE SAME.
  - THE EXISTING FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
  - THE EXISTING AIR CONDITIONING SYSTEM REMAIN THE SAME.

- 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.



- EXIST. JACUZZI WILL BE CAREFULLY REMOVED AND COLD & HOT WATER PIPES AND SEWER DRAIN WILL BE USED FOR A NEW SHOWER.
- PROPOSED WORK AREA: 8'-6" x 4'-0" = 34.0 SQ.FT.
- EXIST. MASTER BATHROOM REMAIN THE SAME.
- EXIST. GLASS WALL & DOOR WILL BE CAREFULLY DEMOLISHED & REMOVED FOR BUILDING A NEW PARTITION TO SEPARATED BOTH BATHROOMS.
- REMOVE AND REBUILD EXISTING SHOWER AS PER A-2 & P-1.
- EXIST. PARTITION WILL BE CAREFULLY DEMOLISHED & REMOVED UP TO 7'-0" FOR INSTALLED A NEW SINGLE DOOR.
- EXIST. PARTITION W/GLASS DOOR WILL BE CAREFULLY DEMOLISHED & REMOVED.
- EXIST. PARTITION & DOOR WILL BE CAREFULLY DEMOLISHED & REMOVED.
- EXIST. BATHROOM REMAIN THE SAME.
- EXIST. PARTIAL PARTITION & DOOR WILL BE CAREFULLY DEMOLISHED & REMOVED.
- PROPOSED WORK AREA: (9'-10" x 15'-8") + (6'-0" x 15'-10") = 249.0 SQ.FT.
- PARTITIONS TO BE REMOVED: (3'-0" x 7'-0") + (4'-6" x 10'-0") + (3'-0" x 3'-0") = 76.0 SQ.FT.
- TOTAL WORKED AREA: 34.0 SQ.FT. + 249.0 SQ.FT. = 283.0 SQ.FT.



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**INTERIOR REMODELING and FINISHING on  
 CONTINUUM SOUTH TOWER No 3507  
 For: HAVI VENTURES LLC.  
 100 South Pointe Drive No 3507,  
 Miami Beach, FL 33139**

JOB No. 2022/01 ROD		
STARTED:	01/27/22	
COMPLETED:	02/17/22	
REVISION		
No.	DESCRIPTION	DATE

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\_\_\_\_\_  
 GEORGE FREDO, P.E.  
 REGISTERED ENGINEER NO. 32578  
 STATE OF FLORIDA CA# 29796

DATE \_\_\_\_\_

**CONDO/UNIT 3507 EXISTING FLOOR PLAN AND DEMOLITIONS.**  
 SCALE: 1/4" = 1'-0"

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