

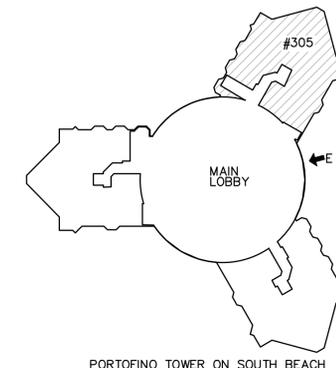
INTERIOR RENOVATION LEVEL 2  
 FLORIDA BUILDING CODE 2023 8th EDITION  
 RESIDENTIAL AND EXISTING BUILDING 2023  
 FLORIDA FIRE PREVENTION CODE 7th EDITION

**LEGEND:**

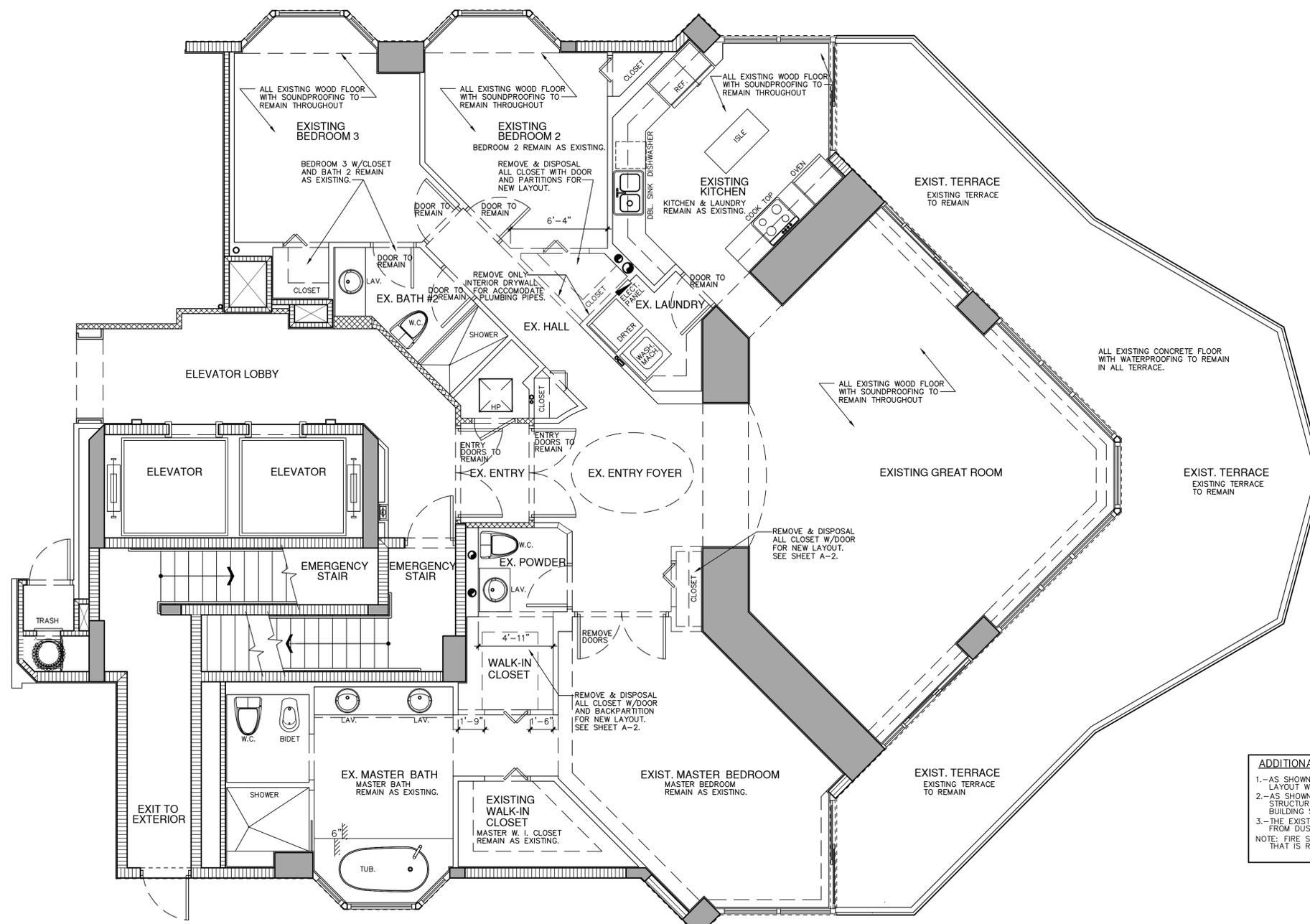
-  EXISTING CONCRETE DEMISING WALLS.
-  EXISTING F.R. DEMISING WALLS.
-  EXISTING PARTITIONS TO REMAIN.

**NOTES:**

- 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 WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE PRESENT.
- ALL EXISTING WOOD FLOORING WITH SOUNDPROOFING TO REMAIN THROUGHOUT. ONLY THE FLOOR W/SOUNDPROOFING WILL BE REPLACED FOR CERAMIC TILE INSIDE NEW BATH #3.
- THE EXISTING WATER HEATER FOR THIS CONDO UNIT REMAIN THE SAME



PORTOFINO TOWER ON SOUTH BEACH  
 UNIT No 305  
**KEY PLAN**  
 SCALE: N.T.S.



**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.

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

- 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, SOME OF INTERIOR WALLS OR PARTITIONS WILL BE REMOVAL OR DEMOLISHED. THE EXISTING LAYOUT WILL BE REMODELING AS PER SHEET A-2.
  - 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.-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 NEW BEDROOM 4**  
 -PROVIDE & INSTALL NEW PARTITIONS FLOOR TO CEILING WITH A NEW DOOR TYPE 2, AS SHOWN ON PLANS.  
 -EXISTING WOOD FLOOR W/SOUNDPROOFING TO REMAIN AS IS.  
 -EXISTING CEILING TO REMAIN AS IS.
- 2 NEW SHOWER INSIDE POWDER ROOM**  
 -REMOVE EXISTING CLOSET WITH CABINETS AND REAR WALL TO PROVIDE SPACE FOR NEW SHOWER AS SHOWN. BUILD A 6" WOODEN STEP FLOOR FOR RUNNING PLUMBING PIPES AND BUILD NEW SHOWER W/NEW CURB, NEW SHOWER PAN AND WATER PIPES AS PER PLANS. ITS WILL BE PROVIDE WITH NEW SHOWER HEAD AND FAUCETS.  
 -SHOWER GLASS ENCLOSURE WILL BE NEW WITH SAFETY TEMPERED GLASS, CATEGORY II. DOOR WILL BE 24" WIDE.  
 -PROVIDE NEW PARTITION FOR A NEW SMALLER CLOSET WITH NEW CABINETS SELECTED BY OWNER, USING SAME EXISTING WOOD FLOOR.
- 3 NEW (BIGGER) CLOSET.**  
 -REMOVE EXISTING CLOSET WITH CABINETS AS SHOWN AND BUILD A NEW BIGGER CLOSET WITH NEW CABINETS SELECTED BY OWNER. USING SAME EXISTING WOOD FLOOR AND SAME CEILING.
- 4 NEW BATH #3**  
 -REMOVE EXISTING CLOSET WITH CABINETS AS SHOWN AND BUILD A NEW BATH #3 USING EXISTING PIPES AS PER PLUMBING PLAN P-1.  
 -PROVIDED A NEW TOILET, WALL MOUNTAIN, AS PER PLANS.  
 -PROVIDED A NEW VANITY-LAVATORY, AS PER PLANS.  
 -PROVIDED A NEW SHOWER, AS PER PLANS. BUILD 6" WOODEN STEP FLOOR FOR RUNNING PLUMBING PIPES AND BUILD A NEW SHOWER WITH NEW CURB, NEW SHOWER PAN & WATER PIPES AS PER PLANS. ITS WILL BE PROVIDE WITH NEW SHOWER HEAD AND FAUCETS.  
 -SHOWER GLASS ENCLOSURE WILL BE NEW WITH SAFETY TEMPERED GLASS, CATEGORY II. DOOR WILL BE 24" WIDE.  
 -PROVIDE AND INSTALL ON BATH #3 NEW CERAMIC TILE FLOOR WITH APPROVED SOUND-PROOFING.

**GENERAL EXISTING CONDITIONS**

- ALL EXISTING WOOD FLOOR W/SOUNDPROOFING REMAIN THE SAME.
- ALL EXISTING EXTERIOR TERRACES REMAIN THE SAME.
- EXISTING AIR CONDITION SYSTEM REMAIN THE SAME.
- THE EXIST. FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
- EXISTING BATHS'S EXHAUST FANS REMAIN THE SAME.
- EXISTING BATHS'S CEILING/LIGHTS REMAIN THE SAME.

**CONDO/UNIT 305 EXISTING FLOOR PLAN & DEMOLITIONS**

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

**Fine Line Engineers Inc.**  
 Electrical, Mechanical, Plumbing  
 Fire Protection, Construction Administration  
 2089 W. 76th Street, Hialeah, FL 33016  
 Voice: 786.953-4901 - Fax: 786.953-4907  
 E-mail: cadinfo@flengineers.com

GEORGE FREIJO, P.E.  
 REGISTERED ENGINEER NO. 32578  
 STATE OF FLORIDA - C.A.# 29798



**WESTHAVEN**  
 CONSTRUCTION SERVICES, INC.  
 2400 W 84 Street Suite 20, Hialeah FL 33016  
 305-556-1416 Cell 305-979-8624

**Fine Line Engineers Inc.**  
 Electrical, Mechanical, Plumbing, Fire Protection  
 Construction Administration  
 2089 WEST 76th STREET, HIALEAH, FLORIDA, 33016  
 E-mail: mhzad@flengineers.com

**INTERIOR REMODELING and FINISHING ON**  
**PORTOFINO No 305 FOR:**  
**NAPIER FLORIDA DEVELOPMENT LLC.**  
 300 South Pointe Drive No 905  
 Miami Beach, FL 33199

JOB No. 2025/10 ROD

STARTED: 07/20/25

COMPLETED: 08/09/25

REVISION	
No.	DESCRIPTION DATE:

**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 other work, without the specific project for which they have been prepared without written consent of Westhaven Construction Services, Inc.