

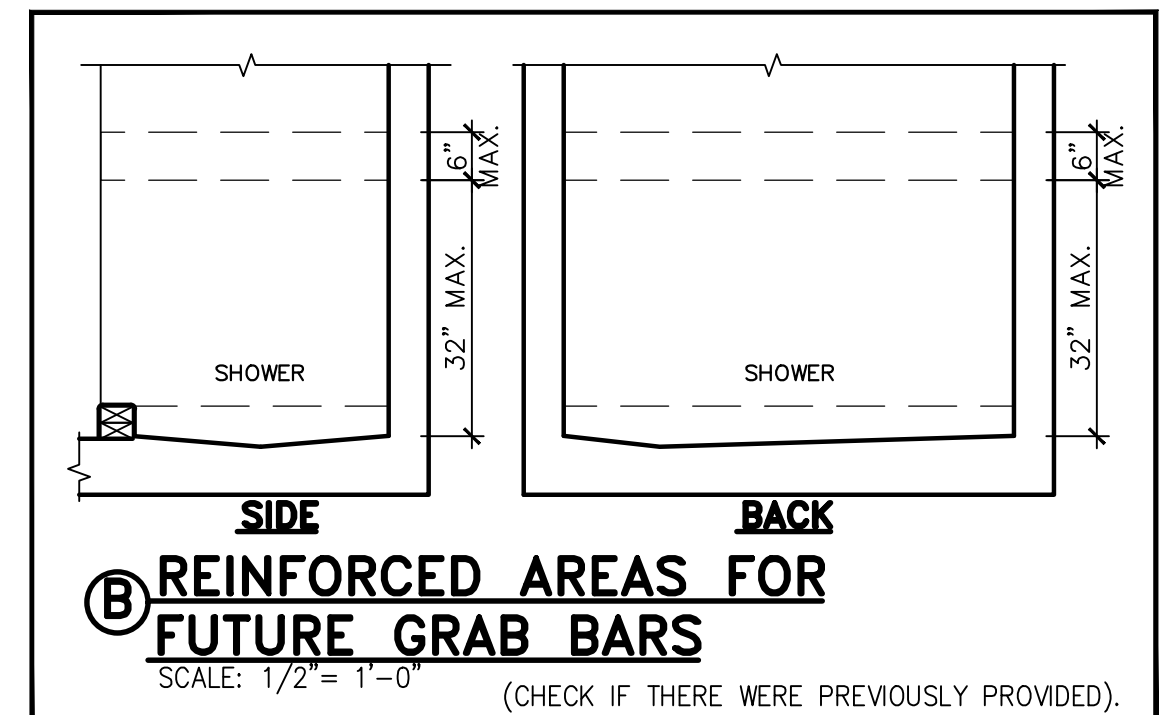
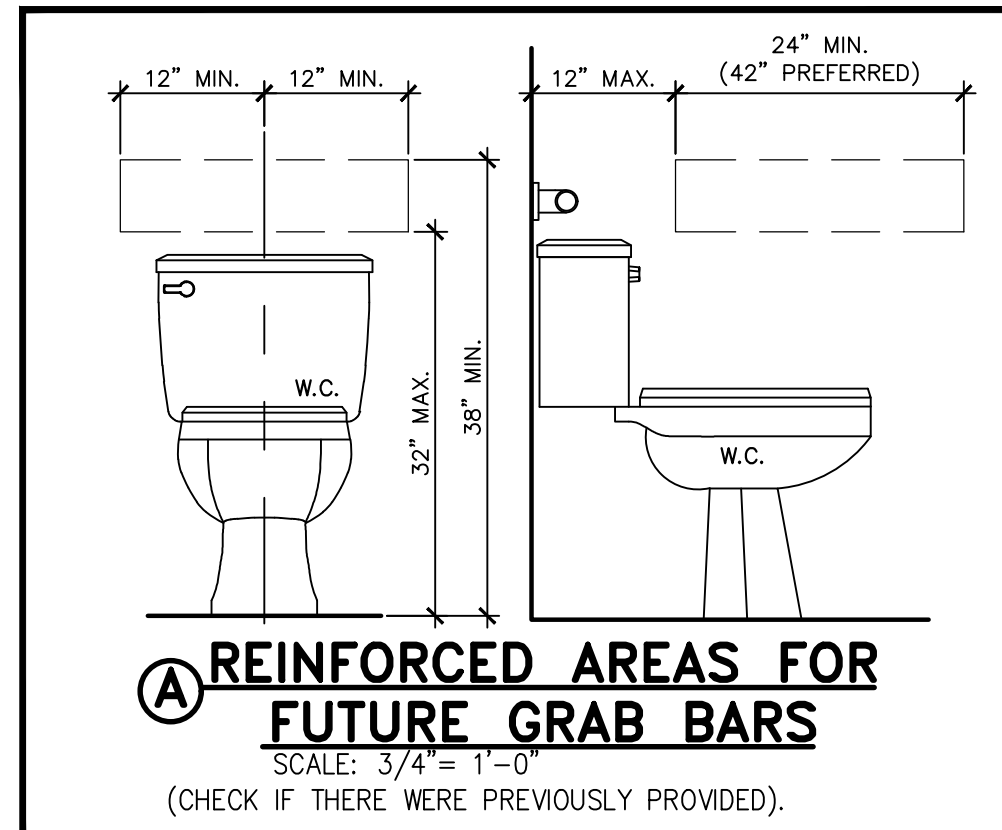
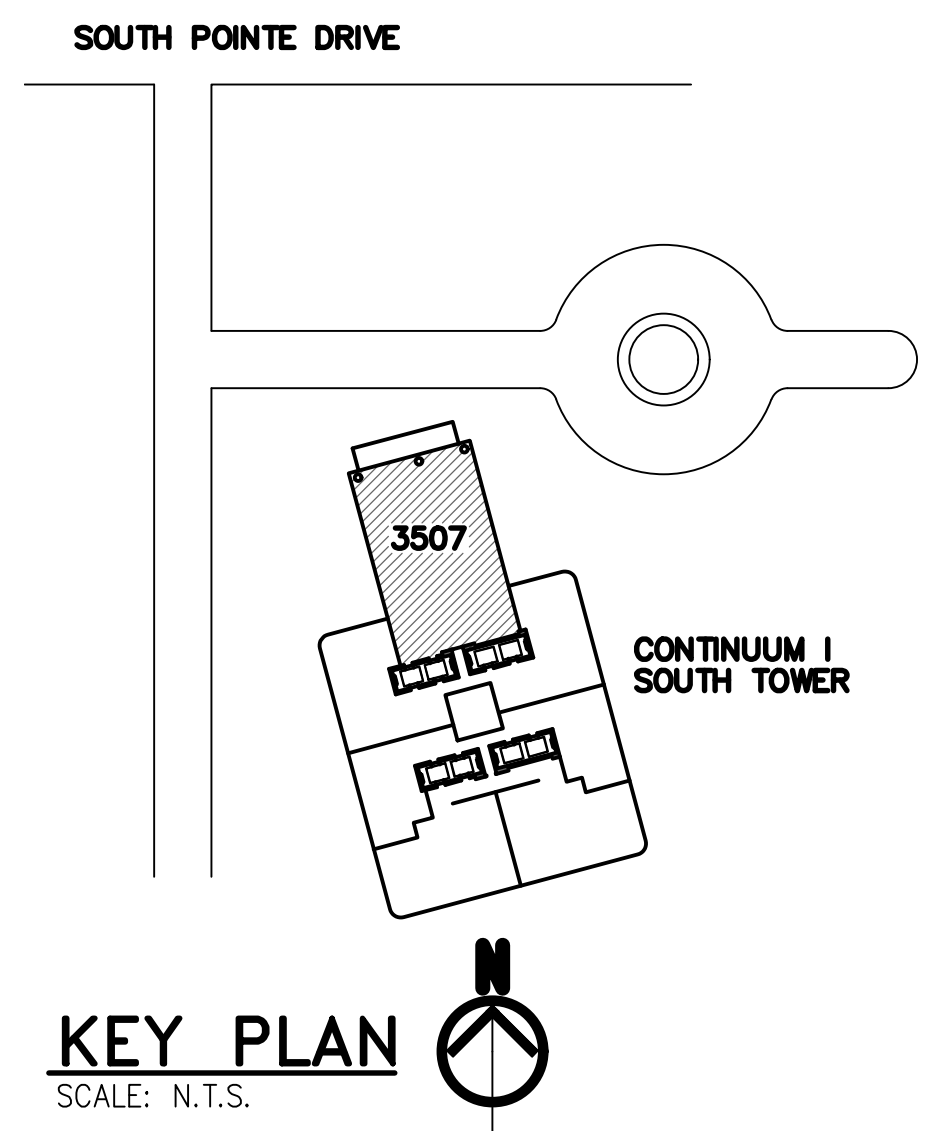
LEGEND:

- 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.



Westhaven Construction Services, Inc.
 8254 NW South River Drive, Meeley FL 33186
 LIC No CBC159615
 305-556-4416 Cell 905-978-8624
 arch@westhaven.com

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

**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

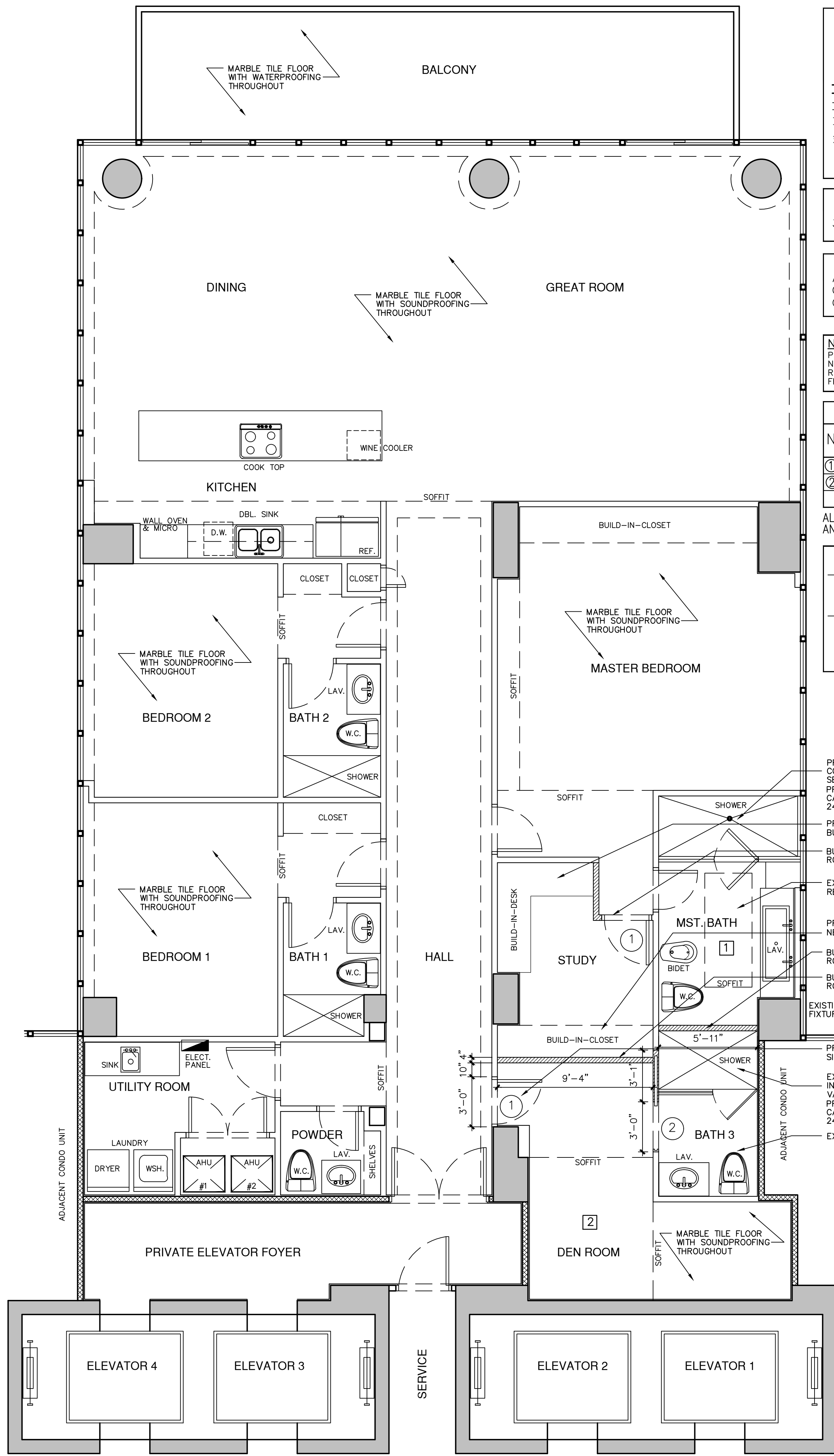
Fine Line Engineers Inc.
 Electrical, Mechanical, Plumbing
 Fire Protection, Construction Administration
 7600 W. 20TH AVE. Suite #110 Hialeah, FL 33016
 Voice: 786.953-4901 - Fax: 786.953-4907
 E-mail: cadinfo@fineengineers.com

GEORGE 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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CONDO/UNIT 3507 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

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

TOTAL WORKED AREA:
34.0 SQ.FT. + 249.0 SQ.FT. = 283.0 SQ.FT.

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

NOTE:
PROVIDE 1" UNDERCUTTING ON NEW DOORS TO ACHIEVE PROPER RETURN AIR BALANCE AS PER FBC 2020, 7th EDITION, M601.6

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 PLANS.
 - 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 SOFFIT ARE EXISTING AND REMAIN THE SAME.
- THE EXISTING FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
- THE EXISTING AIR CONDITIONING SYSTEM REMAIN THE SAME.

DOOR SCHEDULE (INTERIOR)

No.	LOCATION	SIZE			TYPE	MATERIAL	FINISH	THRES.	JAM	REMARKS
		W	H	T						
①	DEN ROOM	3'-0"	7'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
②	BATH 2	3'-0"	7'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE

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

NOTES:

- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS HAVE TO BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 15" AND HAVE TO BE IN FULLY COMPLIANCE W/F.H.A.G. REQUIREMENT 5.
- PROVIDED BACKING REINFORCED IN BATHROOMS WALLS TO ALLOW FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS AND SHOWER STALLS AS PER DETAILS A & B ON SHEET A-1.
- CHECKING IF THIS BACKING REINFORCING WAS PREVIOUSLY PROVIDED.

- PROPOSED A NEW SHOWER USING COLD & HOT WATER PIPES AND SEWER DRAIN EXISTING AS PER P-1. PROVIDE TEMPERED SAFETY GLASS, CATEGORY II, GLASS DOOR TO BE 24" WIDE MINIMUM.
- PROVIDED & INSTALLED A NEW BUILD-IN-DESK.
- BUILD A NEW PARTITION UP THRU ROOF WITH NEW DOOR TYPE 1.
- EXIST. MASTER BATHROOM REMAIN THE SAME.
- PROVIDED & INSTALLED NEW BUILD-IN-CLOSET.
- BUILD A NEW PARTITION UP THRU ROOF FOR SEPARATED BATHS.
- BUILD A NEW PARTITION UP THRU ROOF FOR SEPARATED DEN ROOM.
- EXISTING CLEARANCES FOR BATH FIXTURES REMAIN THE SAME.
- PROVIDED & INSTALLED A NEW SINGLE DOOR.
- EXIST. SHOWER WILL BE REBUILD, INCLUDING SHOWER PAN AND NEW VALVES AS PER P-1.
- PROVIDE TEMPERED SAFETY GLASS, CATEGORY II, GLASS DOOR TO BE 24" WIDE MINIMUM.
- EXIST. BATHROOM 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 THIS SHEET.
- ALL NEW FLOORING WILL MAINTAIN 1/2" MAXIMUM THRESHOLD ACROSS ALL EXIT DOORS AND FLOOR TRANSITIONS INSIDE THE UNIT.

NOTE:
IF ANY FIRE RATED WALLS, PARTITIONS OR DEMISING WALLS ARE DISTURBED DURING RENOVATION OR DEMOLITION WORK, THEY WILL BE REPAIRED TO MAINTAIN THEIR ORIGINAL FIRE RATED. SEE DETAILS ON LS-1.

SOUNDPROOFING
WHISPER MAT® CS
FOR SOUND CONTROL AND CRACK ISOLATION
8" Conc. Slab W/Ceiling Assembly
SOUND TRANSMISSION CLASS
STC= 72 dB
IMPACT INSULATION CLASS
IIC= 72 dB

WATERPROOFING
VULKEM® 350NF
BY TREMCO INC.
WATERPROOFING REQUIRED AT BALCONIES AREA
NOA No 17-0406.02

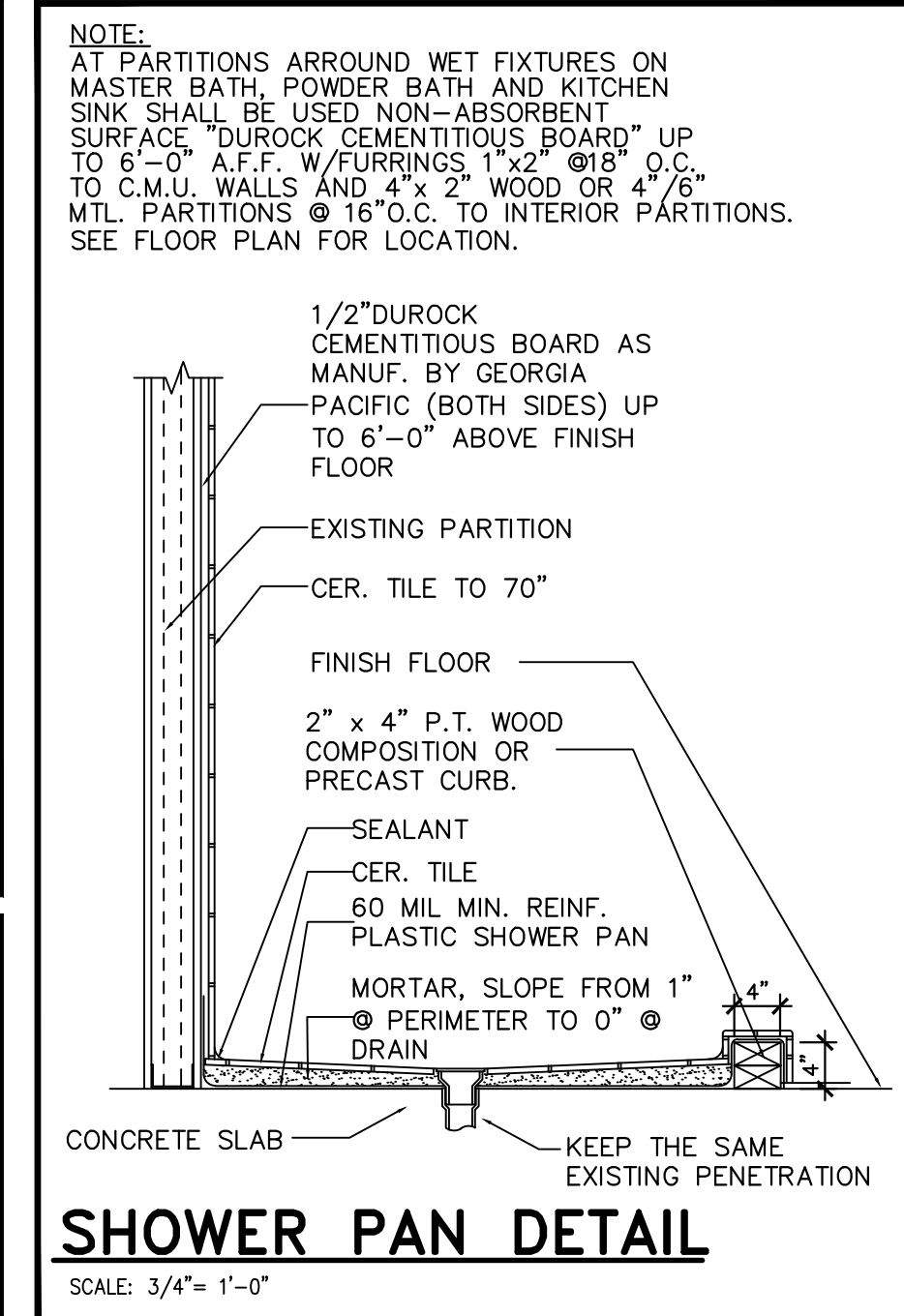
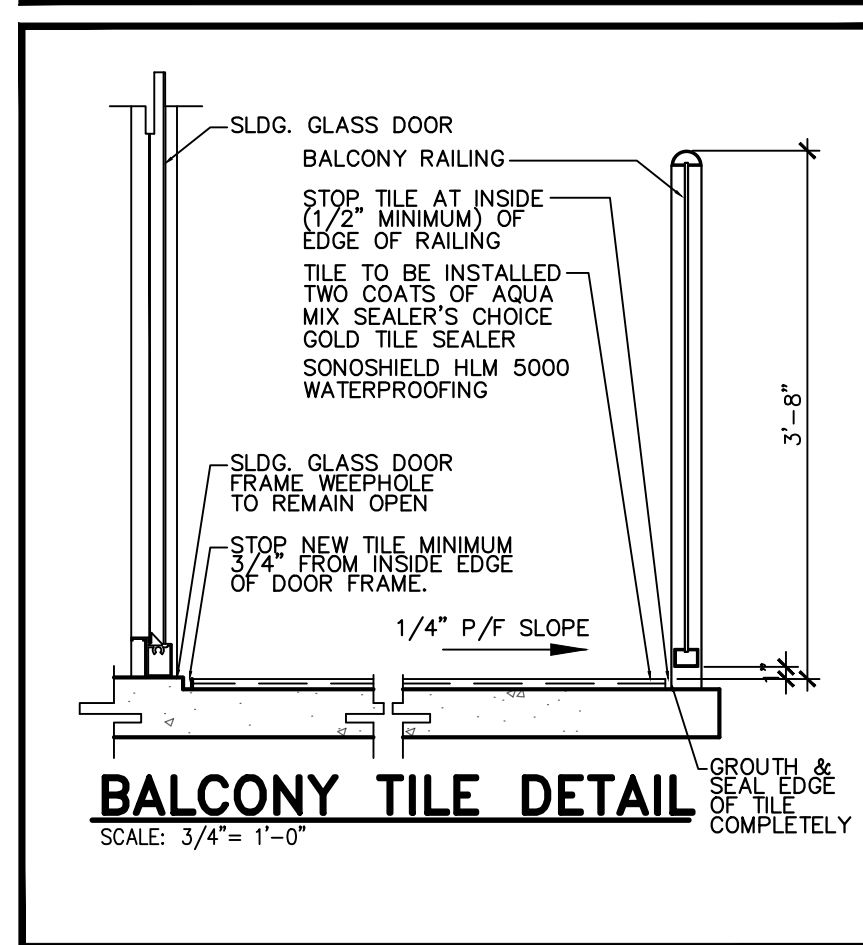
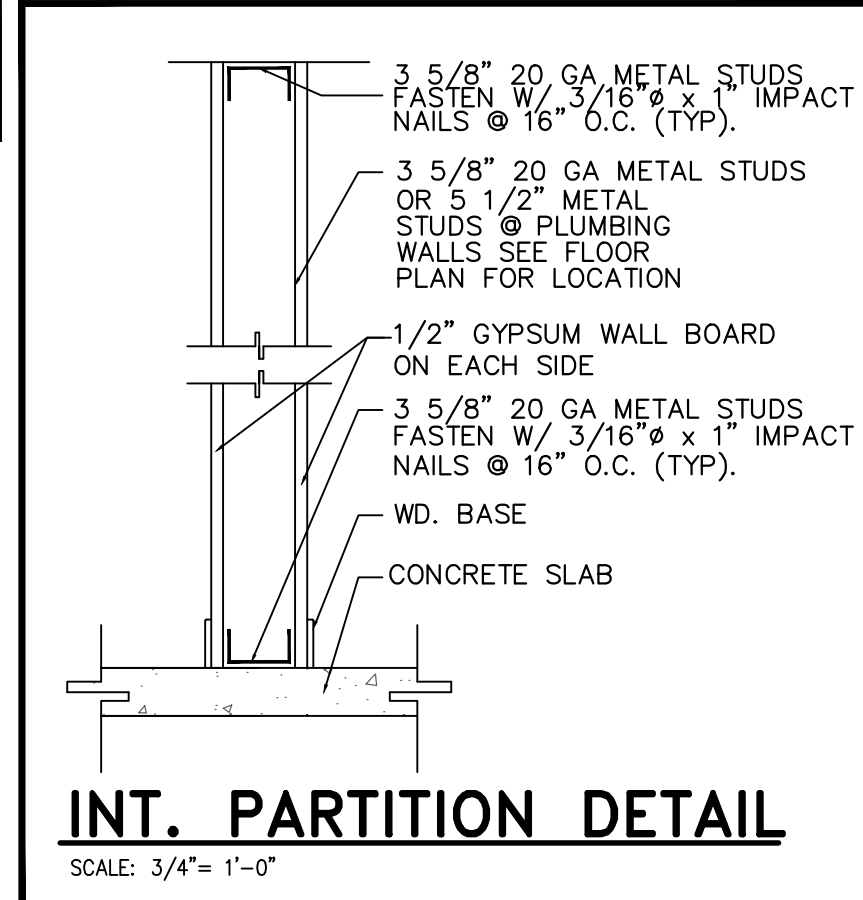
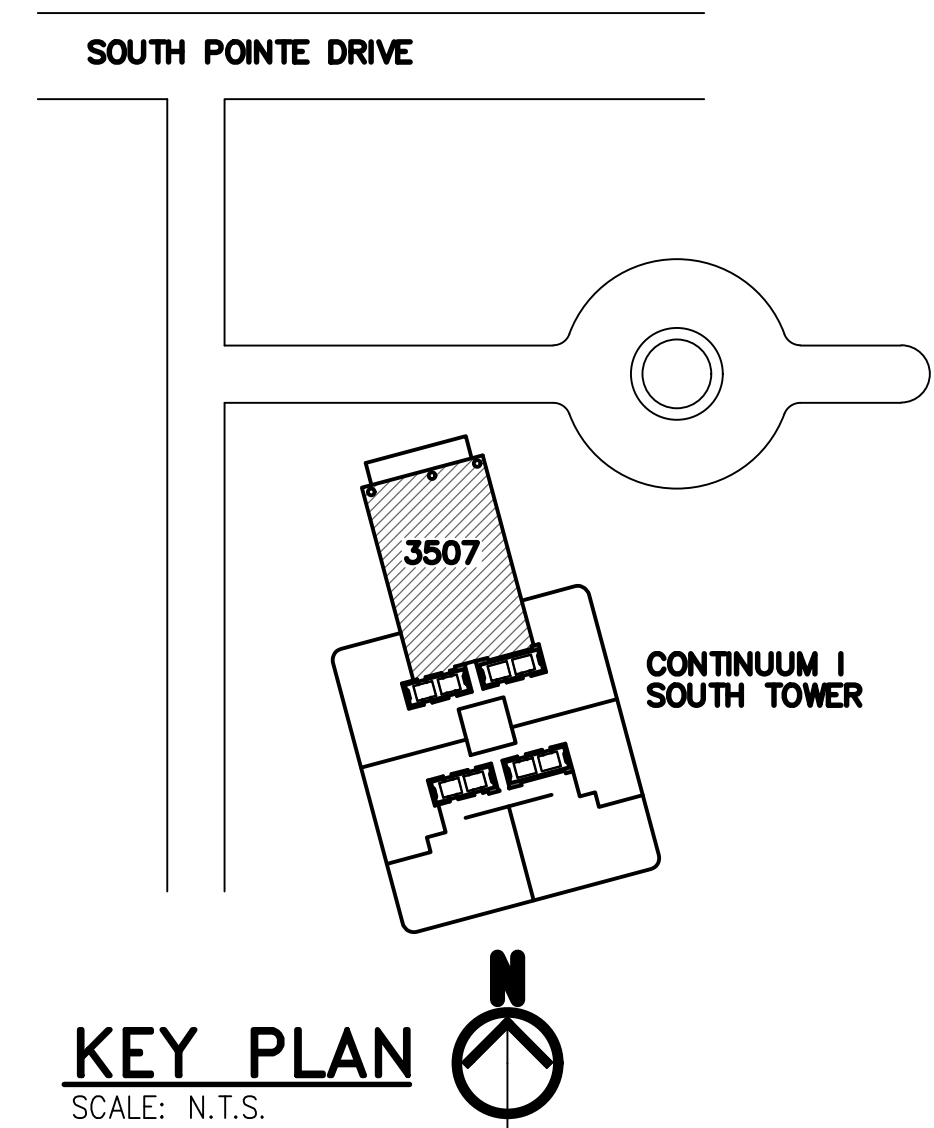
GENERAL NOTES:

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 BUILD OUT NEW PARTITIONS AS NECESSARY TO ACCOMMODATE NEW PLUMBING LINES.

THE DEMISING PARTITIONS THAT SEPARATE TWO UNITS CANNOT BE MODIFIED OR PENETRATED IN ANY WAY.

ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR) ARE TO COMPLY WITH FBC, BUILDING, CHAPTER 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.



Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing
Fire Protection, Construction Administration
7600 W. 207th Ave. Suite #110 Hialeah, FL 33016
Voice: 786.953-4901 - Fax: 786.953-4907
E-mail: cadinfo@fineengineers.com

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

DATE

WESTHAVEN
CONSTRUCTION SERVICES, INC.

Weethaven Construction Services, Inc.
8254 NW South River Drive, Mealey FL 33186
LIC No CBC1559615
305-556-4416 Cell 905-978-8624
arch@weethaven.com

Fine Line Engineers Inc.
Electrical, Mechanical, Plumbing, Fire Protection
Construction Administration
7600 WEST 207TH AVE SUITE 110 HIALEAH, FLORIDA, 33016
E-mail: fine@fineengineers.com

INTERIOR REMODELING and FINISHING ON
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For: HAVI VENTURES LLC.
100 South Pointe Drive No 3507,
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