

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.
- PROPOSED NEW PARTITIONS.

**TOTAL REMODELING AREA**

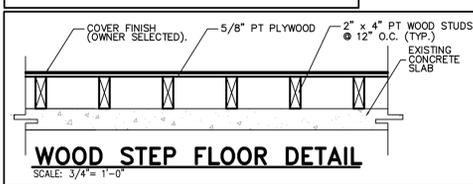
- NEW BEDROOM 4 128.1 SQ.FT.
- NEW BATH 3 39.0 SQ.FT.
- ENLARGED CLOSET 38.2 SQ.FT.
- POWDER SHOWER & CLOSET 38.1 SQ.FT.
- TOTAL REMODELING AREA 243.4 SQ.FT.
- TOTAL CONDO UNIT WILL BE AS EXISTING.

**NOTE:**

PROVIDED BACKING REINFORCED IN BATHROOMS WALLS TO ALLOW FUTURE INSTALLATION OF GRAB BARS AROUND TOILETS AND SHOWER STALLS ON NEW BATH 3 AND NEW SHOWER IN POWDER ROOM.

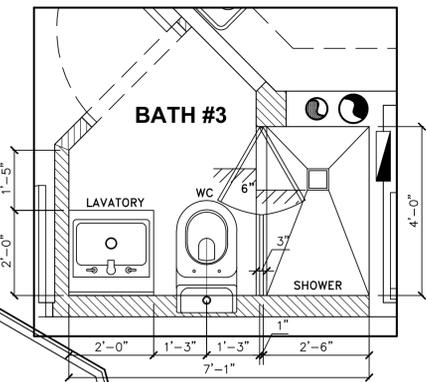
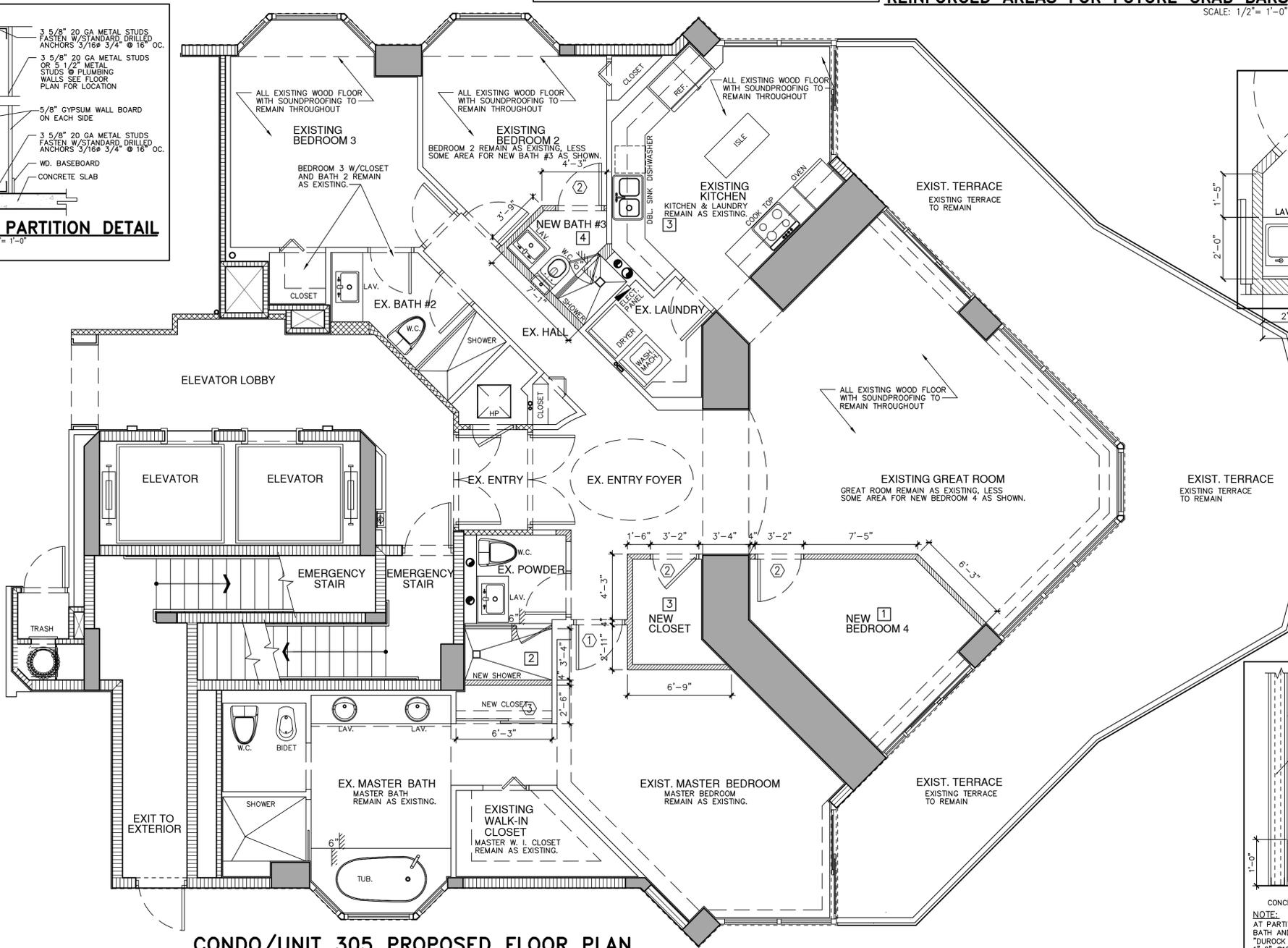
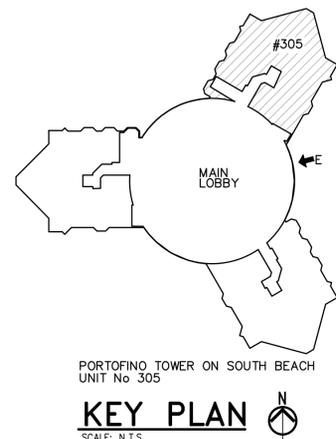
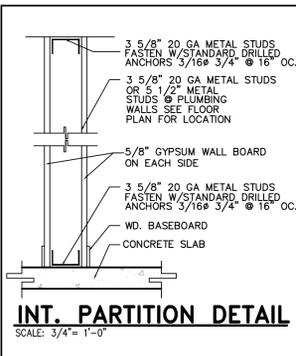
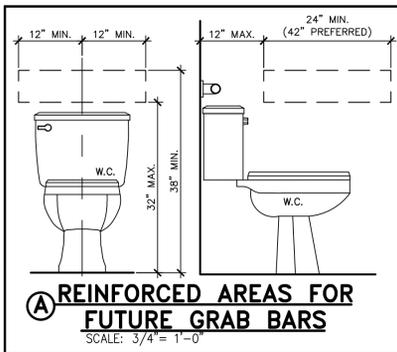
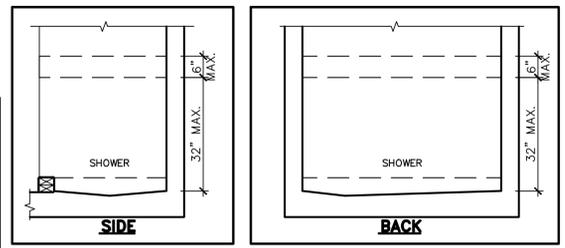
**WORKING AREA**

- TOTAL CONDO UNIT AREA = 2,340.0 SQ.FT.
- TOTAL REMODELING AREA = 243.4 SQ.FT.
- TOTAL REMAINED AREA = 2096.6 SQ.FT.

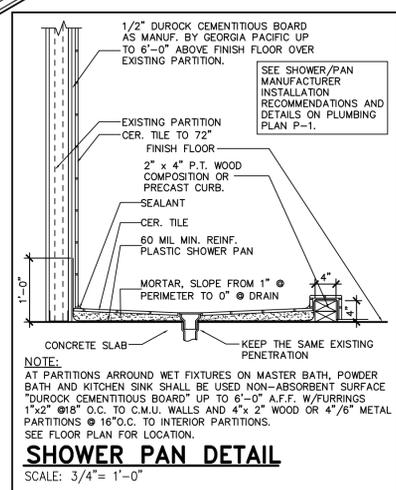


**REINFORCED AREAS FOR FUTURE GRAB BARS**

SCALE: 1/2" = 1'-0"



BATH #3 IS NOT H.C. BATH. H.C. BATH IS EXISTING TO REMAIN MASTER BATH.



**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. IT'S 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. IT'S 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 KITCHEN AND LAUNDRY REMAIN THE SAME.
- EXISTING BATHS'S CEILING/LIGHTS 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 REMAIN UNDISTURBED AND HAS NOT ANY MODIFICATIONS. NO MODIFICATIONS TO EXISTING DRYWALL DEMISING PARTITIONS OR TO FRAMING IN EXISTING DRYWALL DEMISING PARTITIONS TYPICAL. 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.

**NOTE:**  
 IF ANY FIRE RATED PARTITION, WALL OR DEMISING WALLS ARE DISTURBED DURING RENOVATION OR DEMOLITION WORK, THEY WILL BE REPAIRED TO MAINTAIN THEIR ORIGINAL FR. RATED.

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

**GENERAL NOTE:**  
 THE EXISTING/REMAINING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION. NOTE-FIRE SPRINKLER: 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.

**SOUNDPROOFING WHISPER MAT® CS**  
 MEGA SOUND CONTROL MEMBRANE  
 SOUND TRANSMISSION CLASS STC = 72 dB  
 IMPACT INSULATION CLASS IIC = 72 dB

**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.

**NOTE:**  
 ALL GLASS USED INSIDE DWELLING UNIT SHALL BE TEMPERED SAFETY GLASS, CATEGORY II.  
 ALL ENCLOSURE FOR SHOWERS SHALL HAVE A DOOR NO LESS THAN 22" WIDE.  
**NOTE:**  
 ANY WOOD IN CONCEALED SPACE SHALL BE FIRE RETARDANT.

**NEW DOORS SCHEDULE (INTERIOR)**

No	LOCATION	SIZE			TYPE	MAT.	FINISH	THRES.	JAM	REMARKS
		W	H	T						
①	MASTER BEDROOM ENTRY	36"	8'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
②	BEDROOM 4, BATH 3 & CLOSET	34"	8'-0"	1 3/4"	SWNG	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
③	NEW MASTER CLOSET	(2)38"	8'-0"	1 3/4"	SLIDING	WOOD	PAINTED	FLUSH	WOOD	O.H. SLIDING
④										
⑤										

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

PROVIDE 1" UNDERCUTTING ON NEW DOORS TO ACHIEVE PROPER RETURN AIR BALANCE.



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 Construction Services  
 2085 WEST 76TH STREET, HIALEAH, FLORIDA, 33016  
 E-mail: mhz@fineengineers.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:	

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GEORGE FREIJO, P.E.  
 REGISTERED ENGINEER NO. 32578  
 STATE OF FLORIDA - C.A.F. 29798  
 DATE \_\_\_\_\_

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