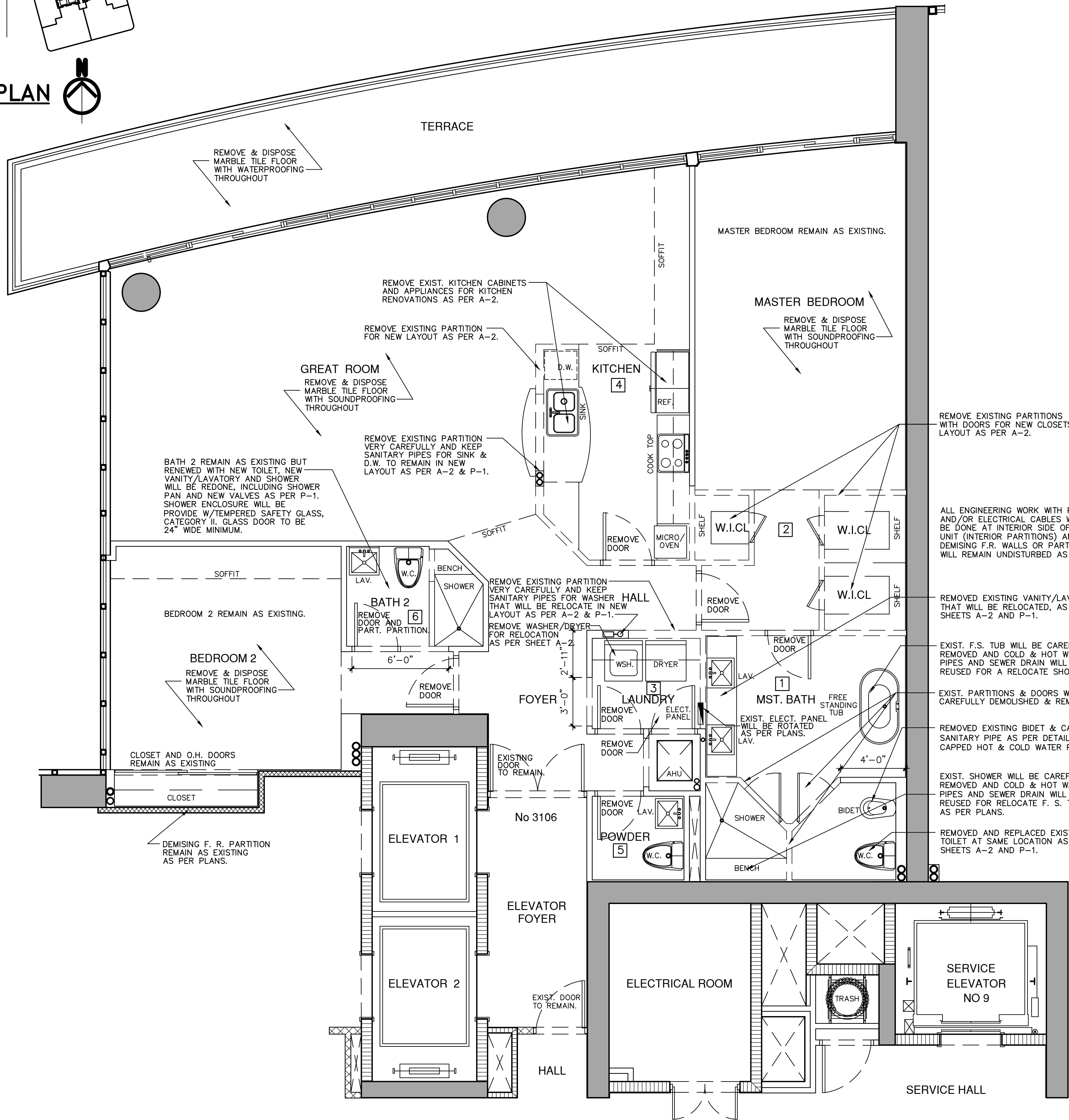
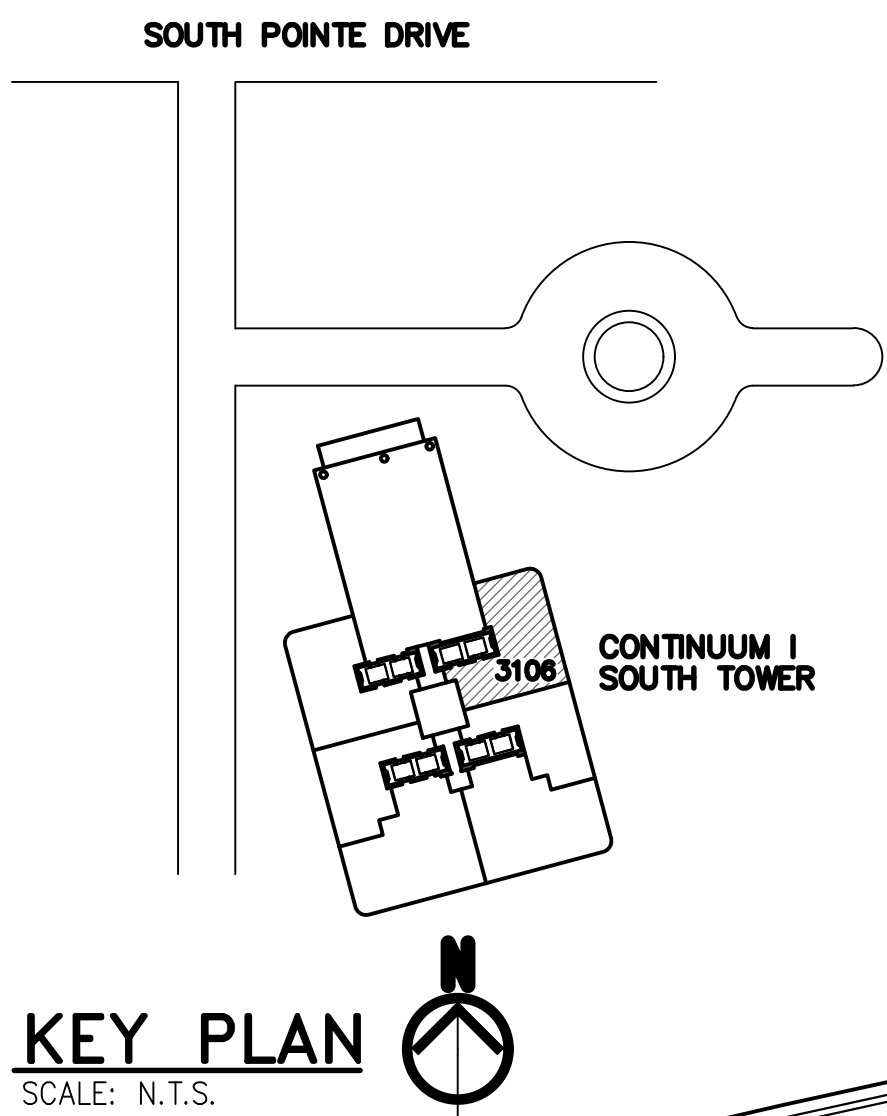




CONDO/UNIT 3106 EXISTING FLOOR PLAN AND DEMOLITIONS.
SCALE: 1/4"= 1'-0"

LEGEND:

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

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.

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 PATHS.
- 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.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL II
FLORIDA BUILDING CODE 2020 7th. EDITION

[1] MASTER BATHROOM AREA

- REMOVE EXISTING F. S. TUB AND KEEP THE PIPES FOR RELOCATE SHOWER.
- BUILD A NEW SHOWER W/SHOWER PAN, USING EXIST. PIPES AS PER P-1.
- ENCLOSED NEW SHOWER WITH GLASS WALL W/DOOR AS PER A-2.
- GLASS HAVE TO BE SAFETY, TEMPERED, CATEGORY II. DOOR HAS 32" WIDE.
- REMOVE EXISTING VANITY/LAVATORIES FOR RELOCATION AS PER SHEETS A-2 AND P-1.
- BUILD NEW A WOOD STEP FLOOR 4" FOR RUNNING PIPES FOR F.S. TUB.
- PROVIDE AND INSTALL F. S. TUB WITH SAME PIPES ON EXIST. SHOWER.
- PROVIDE AND INSTALL NEW TOILET AT SAME LOCATION.

[2] MASTER CLOSETS AREA

- REMOVE EXISTING PARTITIONS, DOORS & CABINETS AT WALK-IN-CLOSETS AND BUILD NEW PARTITIONS FOR NEW LAYOUT AS PER A-2.
- PROVIDE A NEW CLOSET CABINETS AS SELECTED BY OWNER.

[3] DEN/STUDY & LAUNDRY AREA

- REMOVE EXISTING PARTITIONS & DOORS FOR NEW LAYOUT THAT INCLUDE NEW DEN/STUDY AND LAUNDRY CLOSET W/SINK AS PER A-2.
- EXISTING WASHER & DRYER WILL BE REMOVED AND RELOCATED USING THE SAME EXISTING SEWER & WATER LINES AS PER A-2 AND P-1.
- EXISTING AIR HANDLER UNIT MACHINE REMAIN AT SAME LOCATION BUT DOOR WILL BE RELOCATE AS PER A-2 AND M-1.
- EXISTING ELECTRIC PANEL WILL BE RELOCATE/ROTATE AS SHOWN.

[4] KITCHEN

- REMOVE EXISTING PARTITIONS, KITCHEN CABINETS AND FIXTURES FOR KITCHEN RENEWAL AND REMODELING AS PER PLANS.

[5] POWDER

- POWDER ROOM REMAIN AS EXISTING BUT WILL BE RENEWED WITH NEW PLUMBING FIXTURES AT SAME LOCATIONS AS PER PLANS.

[6] BATH 2

- BATH 2 REMAIN AS EXISTING, JUST REPLACE FIXTURES (SAME PLACE), RENEWED SHOWER INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH. REMODELING ENTRY DOOR WITH POCKET DOOR, REPLACE FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.
- SHOWER ENCLOSURE WILL BE TEMPERED SAFETY GLASS CATEGORY II AND GLASS DOOR TO BE 32" WIDE.

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 WILL BE NEW OR RENEWED AS SELECTED BY DESIGNER/OWNER.
- 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 (SEE M-1).

WORKED AREA:

- KITCHEN RENOVATIONS & REMODELING:
10'-6" by 14'-9" = 154.9 SQ.FT.
- MASTER BATH & MASTER CLOSET REMODELING:
12'-6" by 27'-0" = 337.5 SQ.FT.
- DEN/STUDY & LAUNDRY REMODELING:
10'-0" by 12'-0" = 120.0 SQ.FT.
- TOTAL WORKED AREA: 612.4 SQ.FT.
(THE OTHER AREAS REMAIN AS EXISTING).

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GEORGE FREJO, P.E.

REGISTERED ENGINEER NO. 32578
STATE OF FLORIDA CA# 29796

DATE

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**INTERIOR REMODELING and FINISHING on
CONTINUUM SOUTH TOWER No 3106
for: Steven and Judy Michaelson
100 South Pointe Drive No 3106,
Miami Beach, FL 33139**

JOB No. 2022/05 ROD

STARTED: 07/15/22

COMPLETED: 08/12/22

REVISION

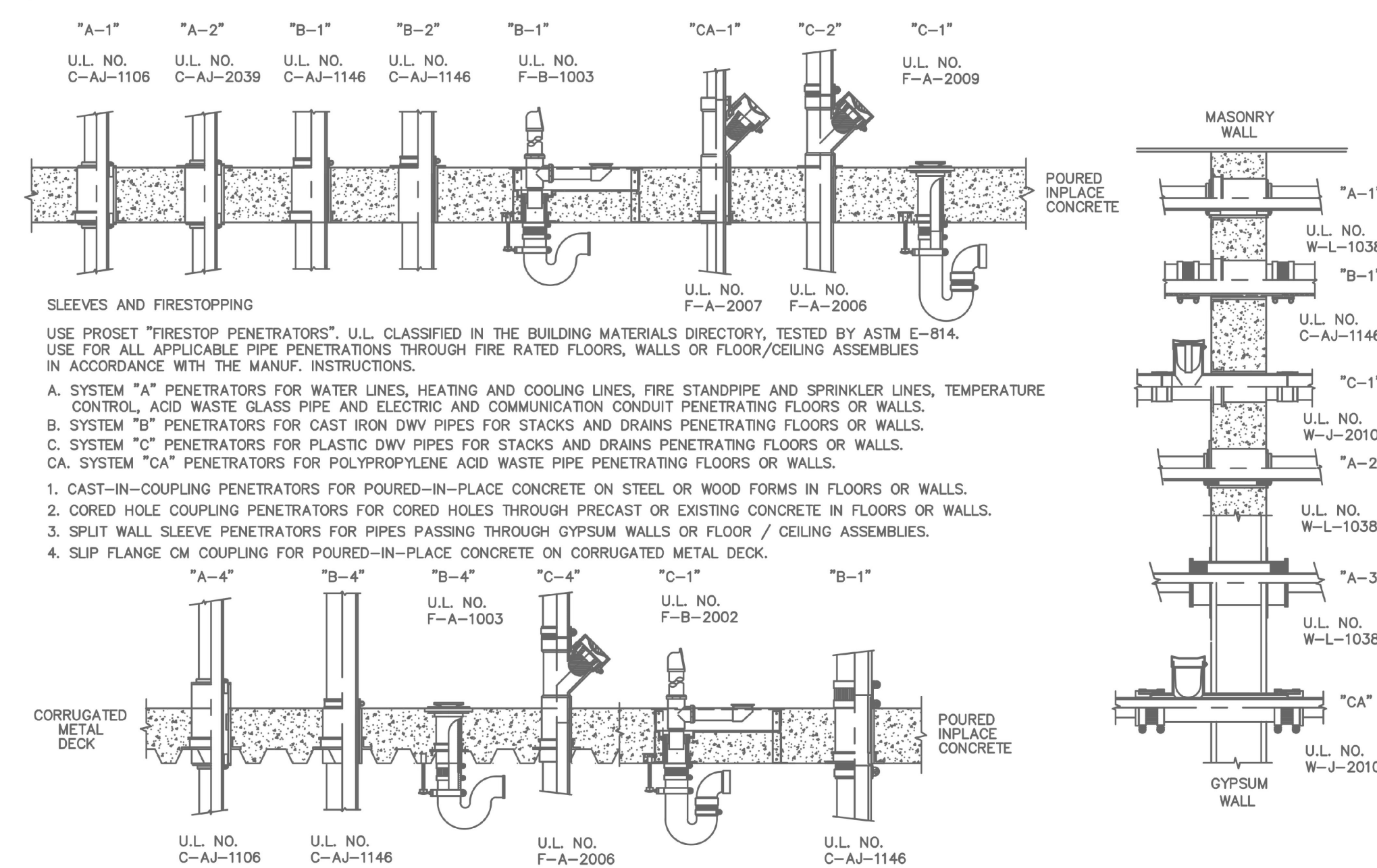
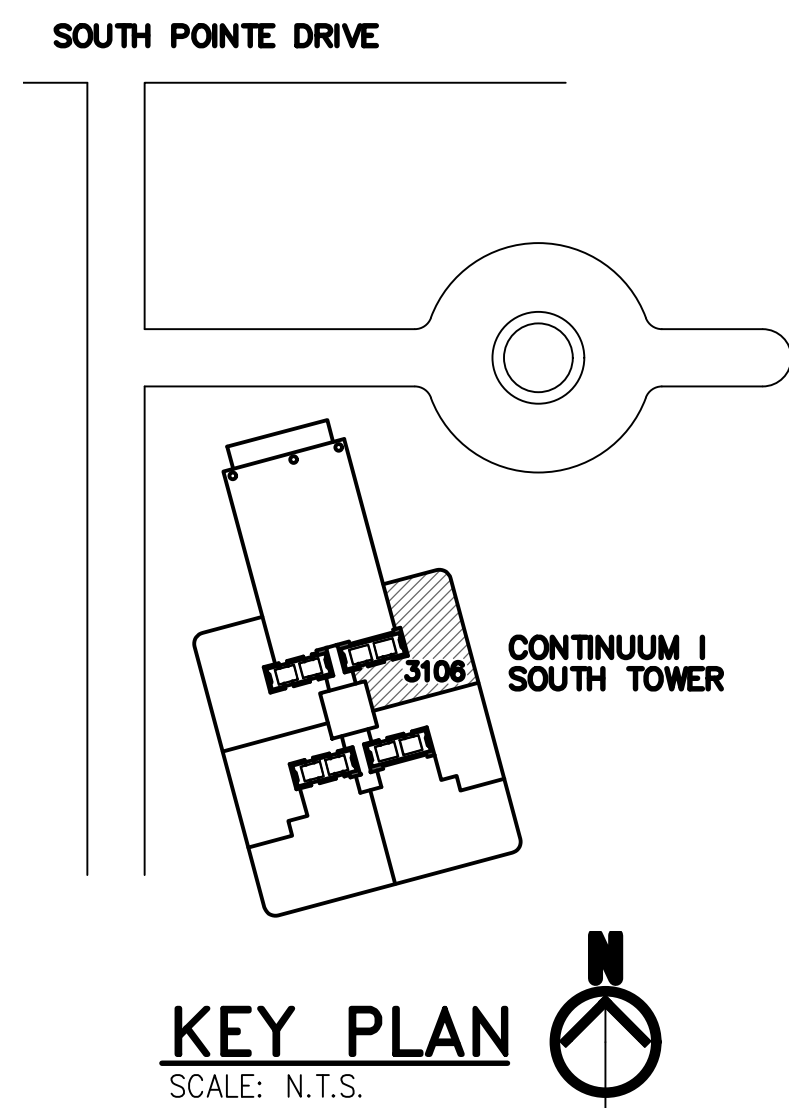
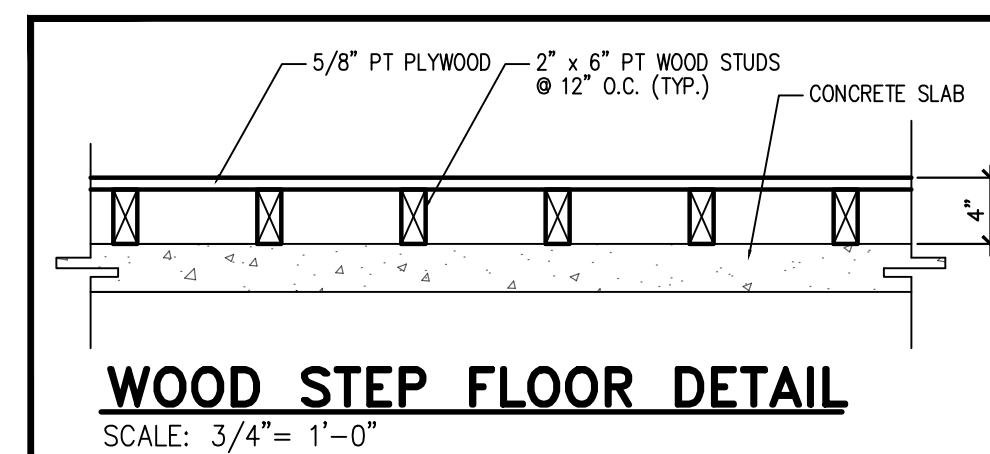
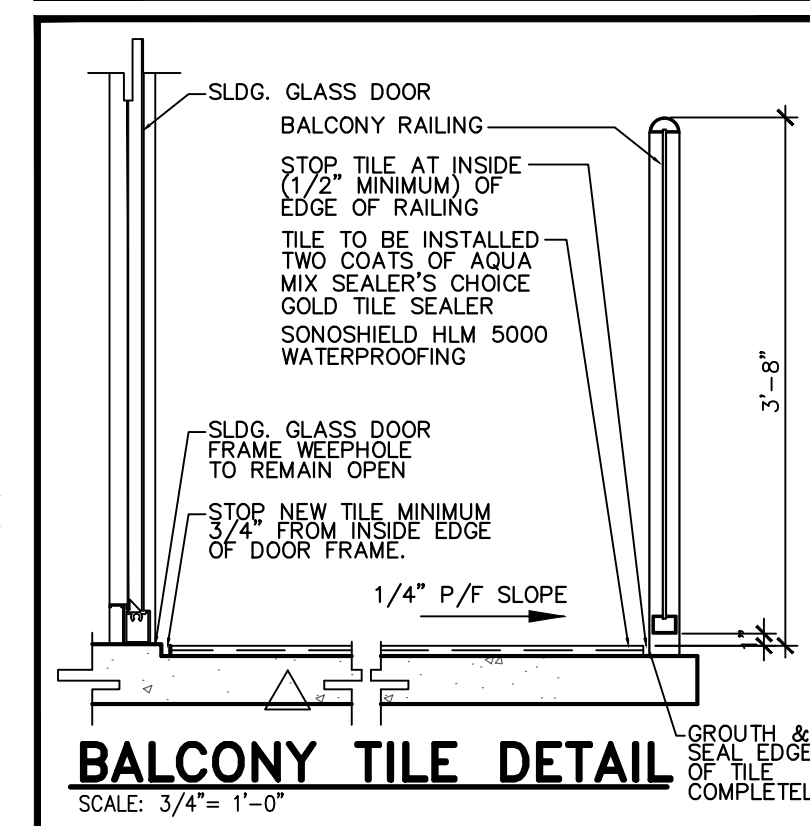
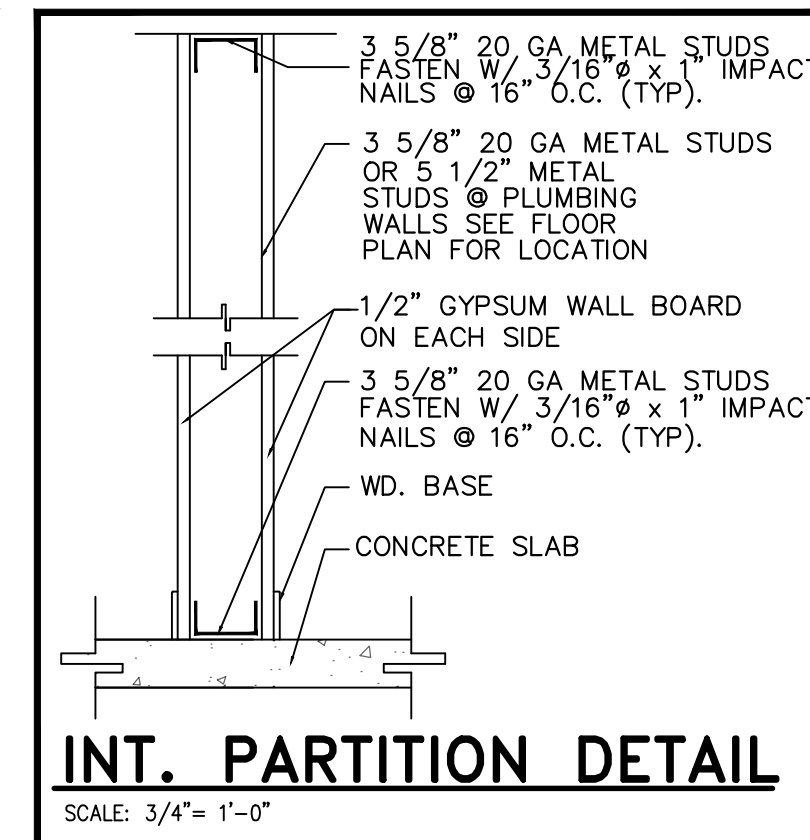
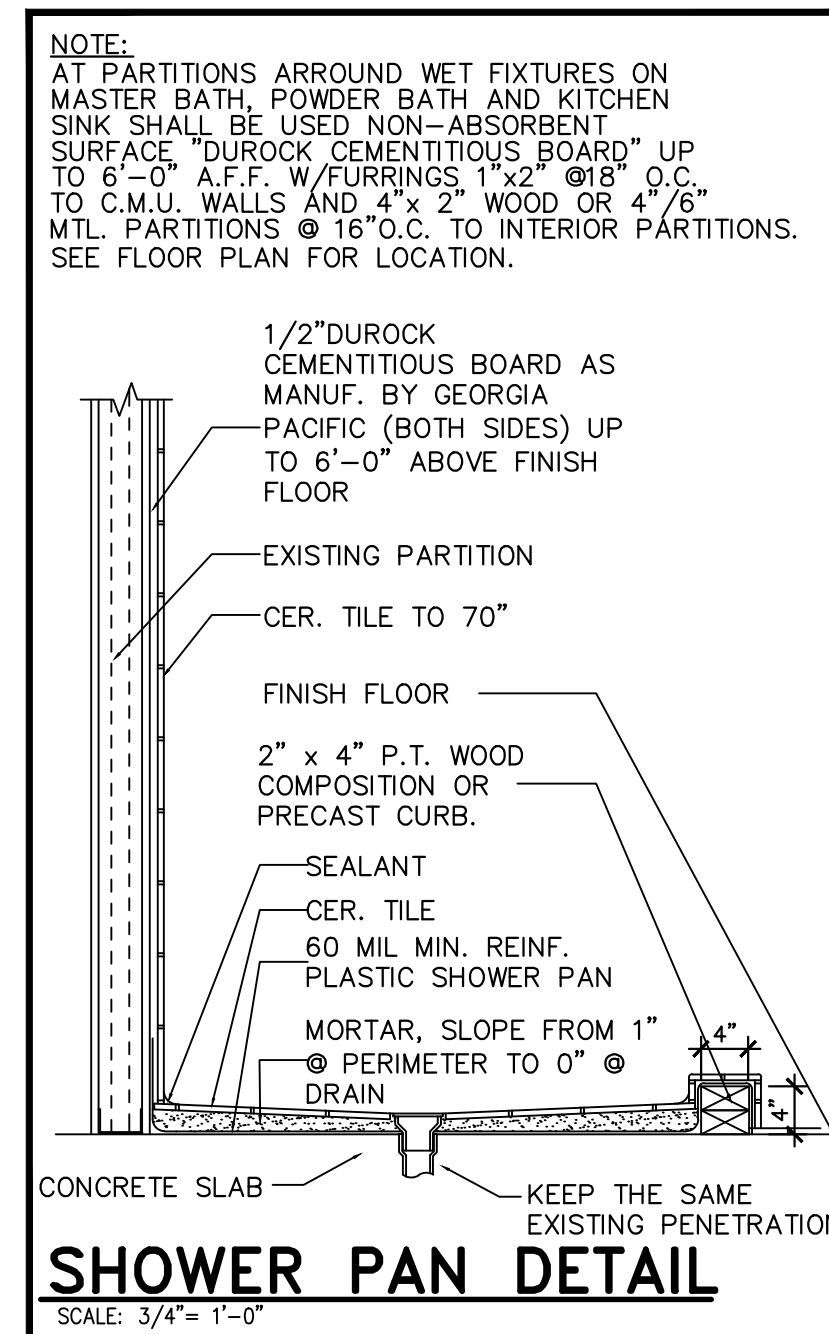
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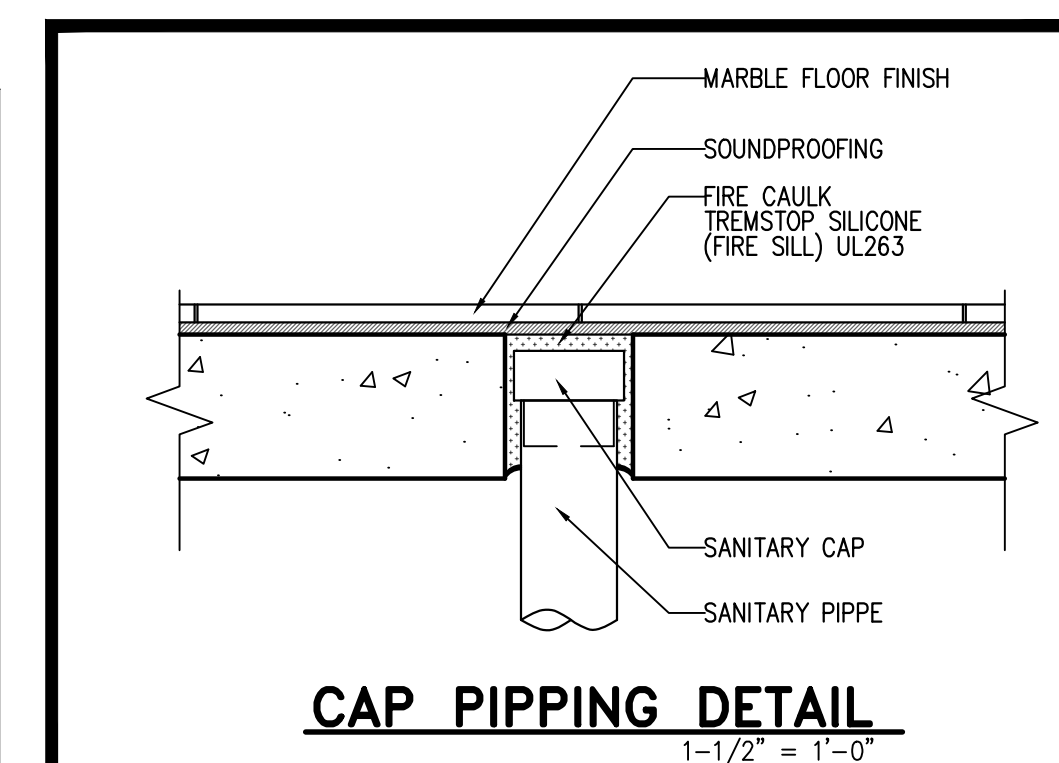
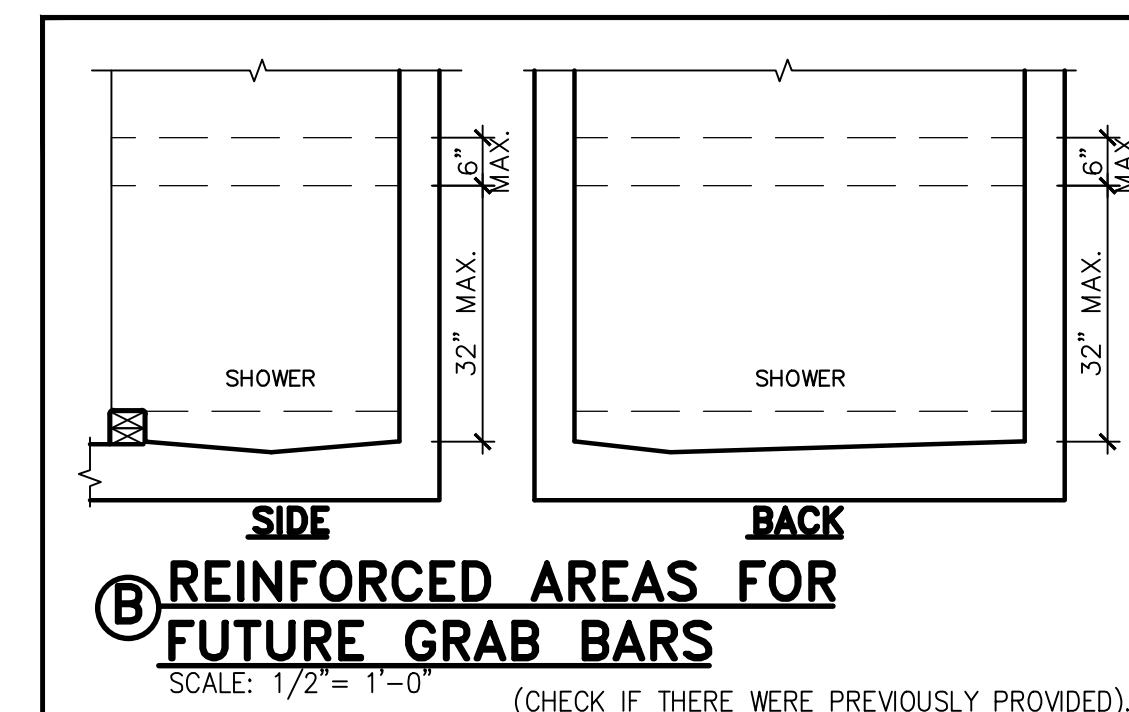
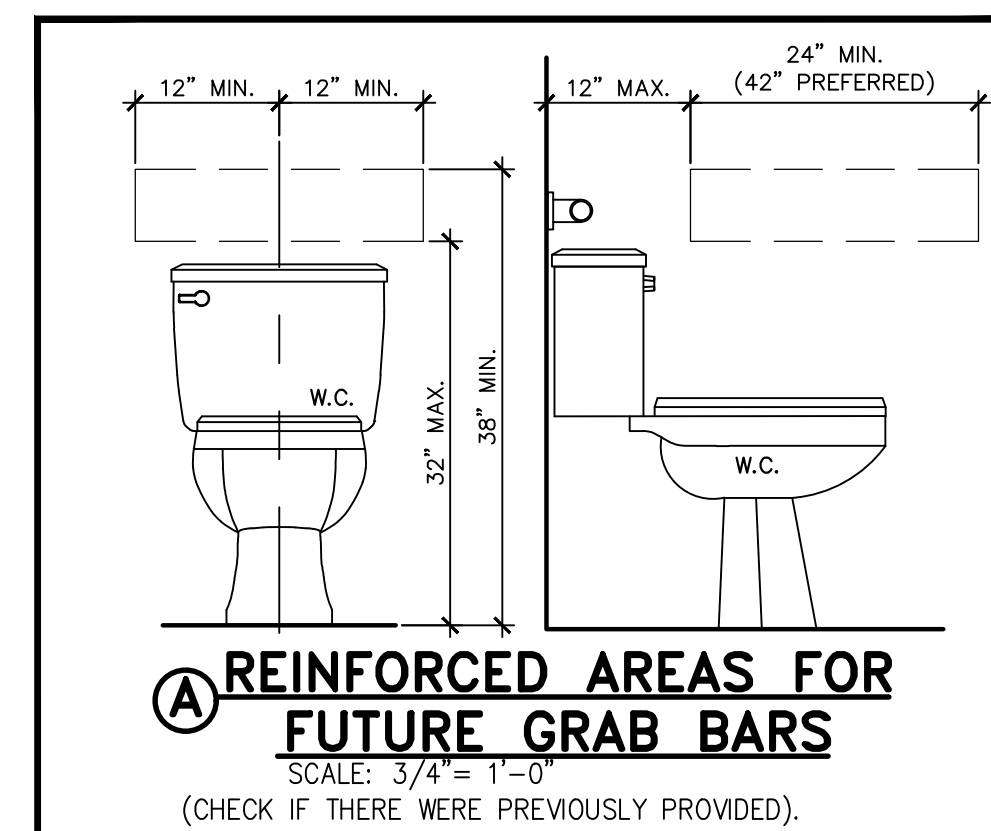
ENLARGED KITCHEN

SCALE 1/2" = 1'-0"

ENLARGED MASTER BATH
SCALE 1/2" = 1'-0"



FIRESTOP PENETRATOR DETAILS



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REVISION

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