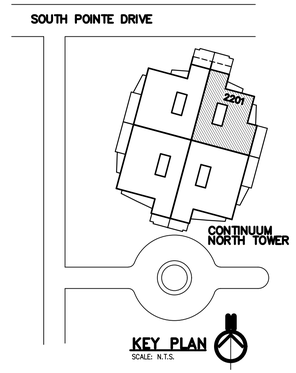


INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th EDITION
BUILDING AND EXISTING 2023
FLORIDA FIRE PREVENTION CODE 7th EDITION

LEGEND:

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

SCHEDULE AREA:

ELEVATOR LOBBY REMODELING AREA:	68.4 SQ.FT.
KITCHEN REMODELING AREA:	234.8 SQ.FT.
MST. CLOSETS REMODELING AREA:	225.4 SQ.FT.
MST. BATH REMODELING AREA:	157.2 SQ.FT.
TOTAL REMODELING AREA:	685.8 SQ.FT.
TOTAL CONDO–UNIT LIVING AREA:	2,872.0 SQ.FT.
TOTAL RENOVATING AREA:	2,186.2 SQ.FT.
TOTAL RENOVATING BALCONIES AREA:	623.8 SQ.FT.

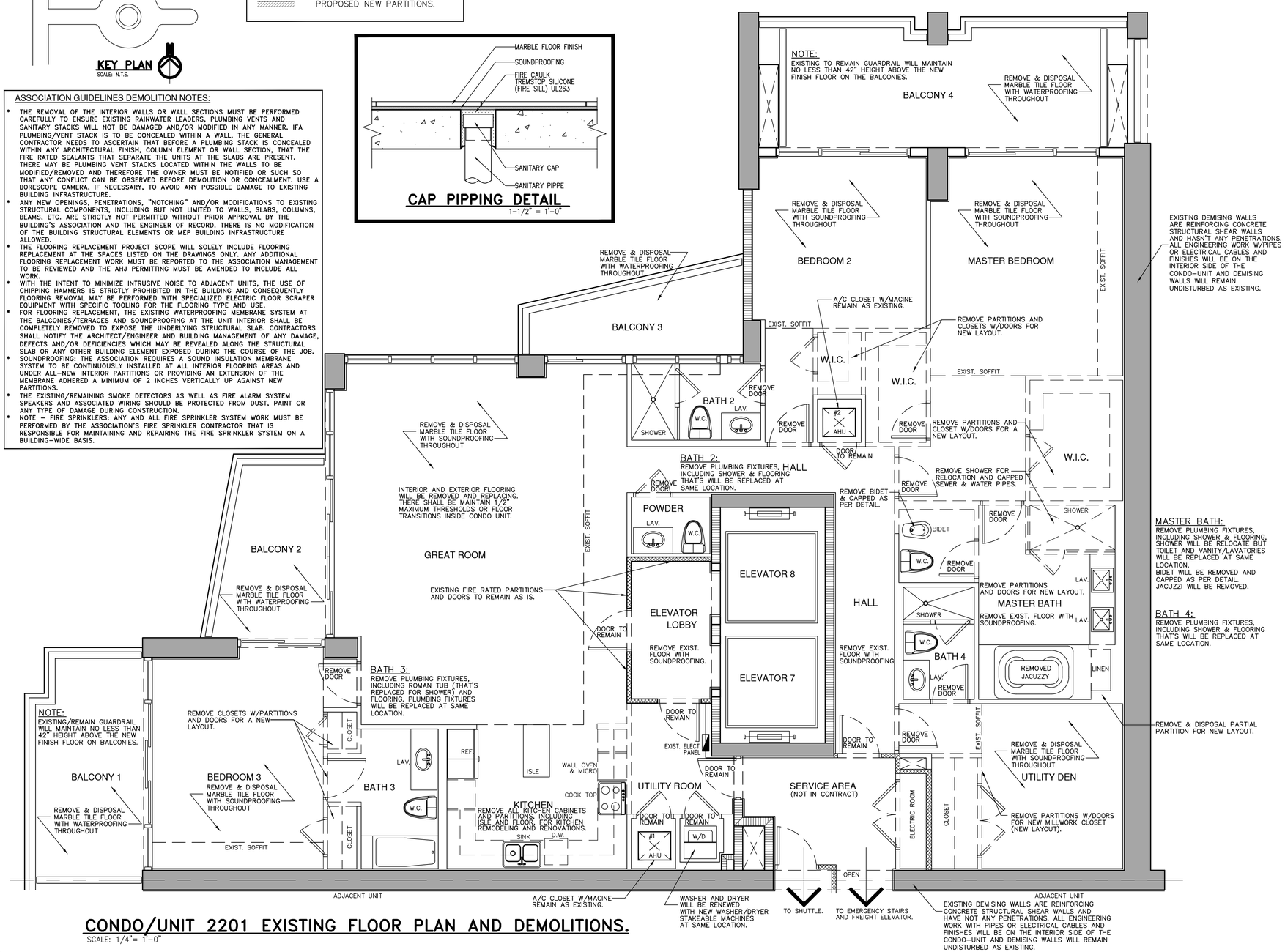
(ALL RENOVATING AREAS REMAIN AS EXISTING).
WORKED AREA = LIVING AREA = 2,872.0 SQ.FT.

WORKED AREA = 2,872.0 SQ.FT.

ASSOCIATION GUIDELINES DEMOLITION NOTES:

- THE REMOVAL OF THE INTERIOR WALLS OR WALL SECTIONS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING RAINWATER LEADERS, PLUMBING VENTS AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IFA PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL, THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT BEFORE A PLUMBING STACK IS CONCEALED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE PRESENT. THERE MAY BE PLUMBING VENT STACKS LOCATED WITHIN THE WALLS TO BE MODIFIED/REMOVED AND THEREFORE THE OWNER MUST BE NOTIFIED OR SUCH SO THAT ANY CONFLICT CAN BE OBSERVED BEFORE DEMOLITION OR CONCEALMENT. USE A BORESCOPE CAMERA, IF NECESSARY, TO AVOID ANY POSSIBLE DAMAGE TO EXISTING BUILDING INFRASTRUCTURE.
- ANY NEW OPENINGS, PENETRATIONS, "NOTCHING" AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS, INCLUDING BUT NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC. ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION AND THE ENGINEER OF RECORD. THERE IS NO MODIFICATION OF THE BUILDING STRUCTURAL ELEMENTS OR MEP BUILDING INFRASTRUCTURE ALLOWED.
- THE FLOORING REPLACEMENT PROJECT SCOPE WILL SOLELY INCLUDE FLOORING REPLACEMENT AT THE SPACES LISTED ON THE DRAWINGS ONLY. ANY ADDITIONAL FLOORING REPLACEMENT WORK MUST BE REPORTED TO THE ASSOCIATION MANAGEMENT TO BE REVIEWED AND THE AHJ PERMITTING MUST BE AMENDED TO INCLUDE ALL WORK.
- WITH THE INTENT TO MINIMIZE INTRUSIVE NOISE TO ADJACENT UNITS, THE USE OF CHIPPING HAMMERS IS STRICTLY PROHIBITED IN THE BUILDING AND CONSEQUENTLY FLOORING REMOVAL MAY BE PERFORMED WITH SPECIALIZED ELECTRIC FLOOR SCRAPER EQUIPMENT WITH SPECIFIC TOOLING FOR THE FLOORING TYPE AND USE.
- FOR FLOORING REPLACEMENT, THE EXISTING WATERPROOFING MEMBRANE SYSTEM AT THE BALCONIES/TERRACES AND SOUNDPROOFING AT THE UNIT INTERIOR SHALL BE COMPLETELY REMOVED TO EXPOSE THE UNDERLYING STRUCTURAL SLAB. CONTRACTORS SHALL NOTIFY THE ARCHITECT/ENGINEER AND BUILDING MANAGEMENT OF ANY DAMAGE, DEFECTS AND/OR DEFICIENCIES WHICH MAY BE REVEALED ALONG THE STRUCTURAL SLAB OR ANY OTHER BUILDING ELEMENT EXPOSED DURING THE COURSE OF THE JOB.
- SOUNDPROOFING: THE ASSOCIATION REQUIRES A SOUND INSULATION MEMBRANE SYSTEM TO BE CONTINUOUSLY INSTALLED AT ALL INTERIOR FLOORING AREAS AND UNDER ALL–NEW INTERIOR PARTITIONS OR PROVIDING AN EXTENSION OF THE MEMBRANE ADHERED A MINIMUM OF 2 INCHES VERTICALLY UP AGAINST NEW PARTITIONS.
- 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 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.

CAP PIPPING DETAIL
1–1/2" = 1'–0"



CONDO/UNIT 2201 EXISTING FLOOR PLAN AND DEMOLITIONS.
SCALE: 1/4"= 1'–0"

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.– CAREFULLY REMOVE TOTALLY OR PARTIALLY INDICATED DOORS, WALLS (PARTITIONS) AND OTHER BUILDING NON STRUCTURAL ELEMENTS. THE ENTIRE FINISH FLOOR ARE FLUSH AND UNIFORM, AS PER DESIGN.

4.– WHERE 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.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th. EDITION

1 MASTER BEDROOM CLOSETS AREA
–REMOVE EXISTING PARTITIONS, CLOSETS & ENTRY DOOR FOR NEW LAYOUT.
–REMOVE EXISTING PARTITIONS, DOORS & CABINETS AT WALK–IN–CLOSETS.

2 MASTER BATH AREA
–REMOVE EXISTING PARTITIONS AND ENTRY DOOR FOR NEW LAYOUT.
–EXISTING BIDET WILL BE REMOVED AND CAPPED AS PER DETAIL ON PLAN.
–TOILET & VANITY/LAVATORIES WILL BE REPLACED AT SAME LOCATIONS, SHOWER WILL BE RELOCATE WITH NEW SHOWER PAN, NEW VALVES AND NEW FINISH, REPLACE FLOORING AND REFINISH ACCORDINGLY.
–EXISTING JACUZZI WILL BE REMOVED AND REUSED SANITARY PIPES ON NEW RELOCATED SHOWER AS PER NEW (FUTURE) LAYOUT.

3 ELEVATOR LOBBY AREA
–ELEVATOR LOBBY AREA WITH FIRE RATED PARTITIONS AND CEILING WILL REMAIN AS EXISTING, INCLUDING FIRE RATED DOORS.

4 KITCHEN
–REMOVE EXISTING KITCHEN CABINETS, COUNTER TOPS AND FIXTURES FOR KITCHEN RENEWAL AND REMODELING.
–THE NEW KITCHEN WILL HAVE NEW KITCHEN CABINETS, NEW FIXTURES AND APPLIANCES AND NEW ISLE AS PER NEW (FUTURE) LAYOUT.

5 BATH 2, 3, 4 AND POWDER
–BATH 2, 3 & 4 REMAIN AS EXISTING, JUST REPLACE FIXTURES AT SAME PLACE, RENEWED SHOWER INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH, REPLACE FLOORING AND REFINISH ACCORDINGLY.
–POWDER REMAIN AS EXISTING, JUST REPLACE FIXTURES AT SAME LOCATION AFTER FLOORING AND REFINISH.

George Freijo

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REMODELING, RENOVATIONS AND FINISHING FOR:
DAVID AND SUSAN CARROLL
50 South Pointe Drive No 2201, FL 33039

JOB No.	2410 ROD
STARTED:	09/04/24
COMPLETED:	10/04/24

REVISION

No.	DESCRIPTION	DATE:

A-1

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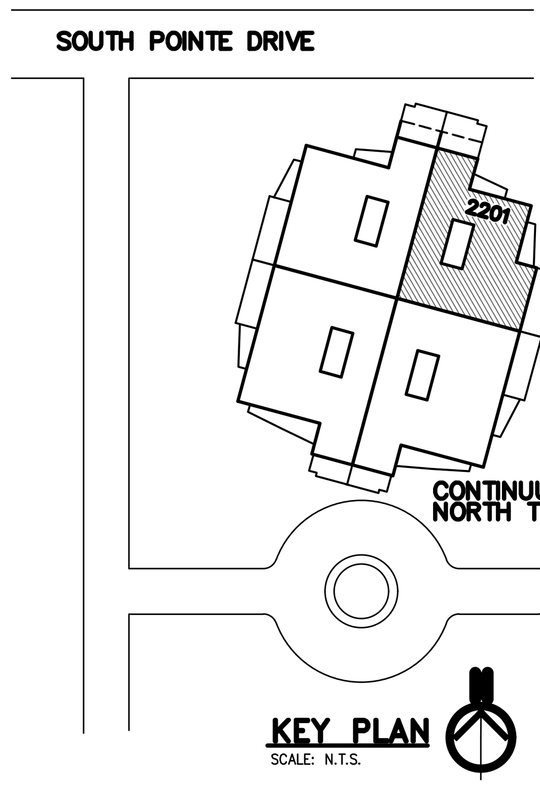


KEY PLAN
SCALE: N.T.S.

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

SOUNDPROOFING PROFLEX 90

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 22-0228.05

NOTES:

1.-THE FIRE SPRINKLER SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME FIRE SPRINKLER HEAD RELOCATIONS AS PER PLANS.
2.-THE SMOKE DETECTORS SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
3.-THE FIRE ALARM SOUND SYSTEM IS EXISTING AND REMAIN THE SAME. ALSO INCLUDED SOME DEVICES RELOCATIONS AS PER PLANS.
4.-THE AIR CONDITIONING SYSTEM IS EXISTING AND REMAIN THE SAME BUT INCLUDED SOME DUCTS/GRILLES MODIFICATIONS AS PER M-1.

LEGEND:

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

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 MODIFFICATIONS 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.

NOTE:

ALL INTERIOR FINISHES SHALL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION NFPA 101 Chapter 10.2.

NOTE:

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

NOTE:

ON ALL REMODELING AND RENOVATIONS, FIRE WALLS AND JOINT ASSEMBLY RATING WILL BE RESTORED TO COMPLY WITH CURRENT FIRE CODES.

SCHEDULE AREA:

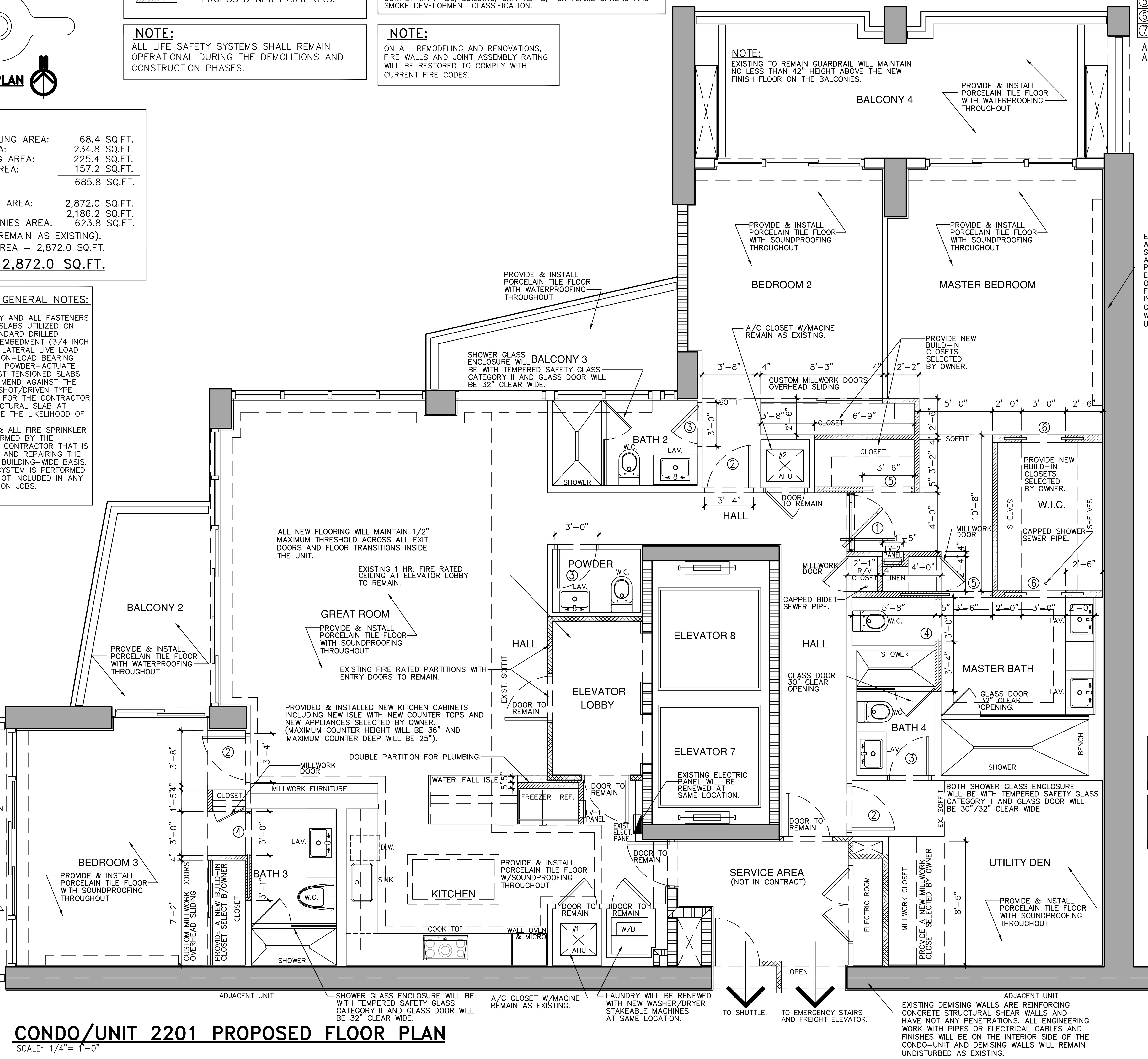
ELEVATOR LOBBY REMODELING AREA:	68.4 SQ.FT.
KITCHEN REMODELING AREA:	234.8 SQ.FT.
MST. CLOSETS REMODELING AREA:	225.4 SQ.FT.
MST. BATH REMODELING AREA:	157.2 SQ.FT.
TOTAL REMODELING AREA:	685.8 SQ.FT.
TOTAL CONDO-UNIT LIVING AREA:	2,872.0 SQ.FT.
TOTAL RENOVATING AREA:	2,186.2 SQ.FT.
TOTAL RENOVATING BALCONIES AREA:	623.8 SQ.FT.

(ALL RENOVATING AREAS REMAIN AS EXISTING).
WORKED AREA = LIVING AREA = 2,872.0 SQ.FT.

WORKED AREA = 2,872.0 SQ.FT.

ASSOCIATION GUIDELINES GENERAL NOTES:

- CEILING/SLAB ANCHORAGE: ANY AND ALL FASTENERS FOR WALLS/CEILINGS AND/OR SLABS UTILIZED ON THIS PROJECT SHOULD BE STANDARD DRILLED ANCHORS WITH MINIMUM SLAB EMBEDMENT (3/4 INCH OR LESS) THAT MEET MINIMUM LATERAL LIVE LOAD REQUIREMENTS FOR INTERIOR NON-LOAD BEARING PARTITION WALLS, DO NOT USE POWDER-ACTUATE ANCHORS. THE SLABS ARE POST TENSIONED SLABS AND CONSEQUENTLY WE RECOMMEND AGAINST THE USE OF EXPLOSIVE TYPE GAS SHOT/DRIVEN TYPE ANCHORS. IT IS RECOMMENDED FOR THE CONTRACTOR TO PERFORM A SCAN OF STRUCTURAL SLAB AT ANCHOR LOCATIONS TO MINIMIZE THE LIKELIHOOD OF ANY PT TENDON DAMAGE.
- NOTE-FIRE SPRINKLERS: ANY & 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.
- THE EXISTING WATER HEATER SYSTEM IS PERFORMED FOR WHOLE BUILDING AND IS NOT INCLUDED IN ANY REMODELING NEITHER RENOVATION JOBS.



CONDO/UNIT 2201 PROPOSED FLOOR PLAN

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

DOOR SCHEDULE (INTERIOR)

No.	LOCATION	SIZE W	SIZE H	SIZE T	TYPE	MATERIAL	FINISH	THRES.	JAM	REMARKS
1	MASTER BEDROOM	48"	8'-0"	1 3/4"	PIVOT	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
2	BEDROOMS 2, 3 & DEN	36"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
3	BATHS 2, 4 & POWDER	34"	8'-0"	1 3/4"	SWING	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
4	BATH 3 & MST. TOILET	36"	8'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
5	MST. BATH & CLOSET	40"	8'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
6	MASTER W. I. CLOSET	(2)18"	8'-0"	1 3/4"	POCKET	WOOD	PAINTED	FLUSH	WOOD	SOLID CORE
7	ELEVATOR DOORS	38"	80"	1 1/2"	SWING	METAL	PAINTED	FLUSH	METAL	(2) HOURS FIRE RATED

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

NOTE: ALL INTERIOR FINISH SHALL COMPLY WITH FFPC 7th EDITION, 101-10.2

NOTE: PROVIDE 1" UNDERCUTTING ON NEW BEDROOMS DOORS TO ACHIEVE PROPER RETURN AIR BALANCE AS PER FBC 2023, 8th EDITION, M601.6

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 ON SHEET A-3 (CHECK IF THIS BACKING REINFORCING WAS PREVIOUSLY PROVIDED).
- ALL PERMITTED WORK WILL COMPLY W/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 DEMOLITION AND CONSTRUCTION PROCESS, ALL DEMO/NEW MATERIALS SHALL BE STORED TO VERIFY IT'S LOCATIONS DOES NOT OBSTRUCT EXISTING EGRESS PADS.
- THE BALCONY GUARDRAIL WILL REMAIN 42" MINIMUM ABOVE THE FLOOR FINISH AS EXISTING. SEE BALCONY TILE DETAIL ON SHEET A-3.
- ALL NEW FLOORING WILL MAINTAIN 1/2" MAXIMUM THRESHOLD ACROSS ALL EXIT DOORS AND FLOOR TRANSITIONS INSIDE THE UNIT.

MASTER BATH:

MASTER BATH RENOVATIONS: REMOVED & CAPPED EXIST. BIDET, REPLACE TOILET AND VANITY/LAVATORIES AT SAME LOCATION, RENEWED SHOWER AT NEW LOCATION WITH INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH, REMODELING ENTRY W/NEW ENTRY POCKET DOOR, REPLACE FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.

ALL GLASS INSIDE THE CONDO UNIT WILL BE WITH TEMPERED SAFETY GLASS, CAT II.

BATHS NOTE:

BATHS 2, 3 & 4 WILL BE RENEWED AS SHOWN: REPLACED TOILET AND VANITY/ LAVATORY AT SAME LOCATION, RENEWED SHOWER INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH, REPLACE FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.

POWDER BATH NOTE:

POWDER BATH RENEWED: REPLACED TOILET AND VANITY/ LAVATORY AT SAME LOCATION AFTER FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.

ALL SHOWER PAN MEMBRANES ARE INSTALLED OVER THE CURB AND UP THE WALL PARTITIONS, VERTICAL ON SURFACE 12" MINIMUM UP TO THE PERIMETER WALLS AS PER SHOWER PAN DETAIL NOTE ON A-3.

WHEN IT HAS HORIZONTAL BENCH, SUPPORTED AT FLOOR, THE SHOWER PAN MEMBRANE HAVE TO COVER ALL BENCH SURFACE AND 12" MINIMUM UP TO THE PERIMETER WALLS PARTITIONS.

SCOPE OF WORK

INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th. EDITION

1 MASTER BEDROOM CLOSETS AREA

- REMOVE EXISTING PARTITIONS, CLOSETS & ENTRY DOOR FOR NEW LAYOUT AND PROVIDE A NEW ENTRY PIVOT DOOR AS PER PLANS.
- REMOVE EXISTING PARTITIONS, DOORS & CABINETS AT WALK-IN-CLOSETS AND PROVIDE NEW BUILD-IN CLOSETS FOR NEW LAYOUT AS PER PLANS.

2 MASTER BATH AREA

- REMOVE EXISTING PARTITIONS AND ENTRY DOOR FOR NEW LAYOUT AND BUILD A NEW PARTITION WITH NEW POCKET DOORS AS PER PLANS.
- EXISTING BIDET WILL BE REMOVED AND CAPPED AS PER DETAIL ON PLANS.
- PROVIDE A NEW ENTRY & POCKET DOORS AS PER NEW LAYOUT.
- TOILET & VANITY/LAVATORIES WILL BE REPLACED AT SAME LOCATIONS AS PER PLANS. SHOWER WILL BE RELOCATE WITH NEW SHOWER PAN, NEW VALVES & NEW FINISH, REPLACE FLOORING AND REFINISH ACCORDINGLY.
- SHOWER ENCLOSURE WILL BE TEMPERED SAFETY GLASS CATEGORY II AND GLASS DOOR TO BE 32" MINIMUM CLEAR OPENING WIDE.
- EXISTING JACUZZI WILL BE REMOVED AND REUSED SANITARY PIPES ON NEW RELOCATED SHOWER AS PER PLANS.

3 ELEVATOR LOBBY AREA

- ELEVATOR LOBBY AREA WITH FIRE RATED PARTITIONS AND CEILING WILL REMAIN AS EXISTING, INCLUDING FIRE RATED DOORS.

4 KITCHEN

- REMOVE EXISTING KITCHEN CABINETS, COUNTER TOPS AND FIXTURES FOR KITCHEN RENEWAL AND REMODELING AS PER PLANS.
- THE NEW KITCHEN WILL HAVE NEW KITCHEN CABINETS, NEW FIXTURES AND APPLIANCES AND NEW ISLE AS PER PLANS.

5 BATH 2, 3, 4 AND POWDER

- BATH 2, 3 & 4 REMAIN AS EXISTING, JUST REPLACE FIXTURES AT SAME PLACE, RENEWED SHOWER INCLUDING SHOWER PAN, NEW VALVES AND NEW FINISH, REPLACE FLOORING AND REFINISH ACCORDINGLY, AS PER PLANS.
- SHOWER ENCLOSURE WILL BE TEMPERED SAFETY GLASS CATEGORY II AND GLASS DOOR TO BE 32" WIDE.
- POWDER REMAIN AS EXISTING, JUST REPLACE FIXTURES AT SAME LOCATION AFTER FLOORING AND REFINISH AS PER PLANS.

GENERAL REMODELING

- PROVIDE AND INSTALL INTERIOR PORCELAIN TILE FLOOR WITH APPROVED SOUND-PROOFING THROUGHOUT.
- PROVIDE AND INSTALL EXTERIOR PORCELAIN 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.
- CEILING AND SOFFIT WILL BE RENEWED AS PER CEILING PLAN A-4.
- THE EXISTING FIRE ALARMS & SPRINKLERS SYSTEM REMAIN THE SAME.
- THE EXISTING AIR CONDITIONING SYSTEM REMAIN THE SAME (SEE M-1).

George Freijo
Digitally signed by George Freijo DN: CN=George Freijo, dnQualifier=A01410C0000018D3806D0440001A05D, O=FINELINE ENGINEERS INC., C=US Date: 2025.03.05 14:54:41-05'00'

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REMODELING, RENOVATIONS AND FINISHING FOR:
DAVID AND SUSAN CARROLL
50 South Pointe Drive No 2201, FL 33039

JOB No.	2410 ROD
STARTED:	09/04/24
COMPLETED:	10/04/24

REVISION

No.	DESCRIPTION	DATE:

A-2

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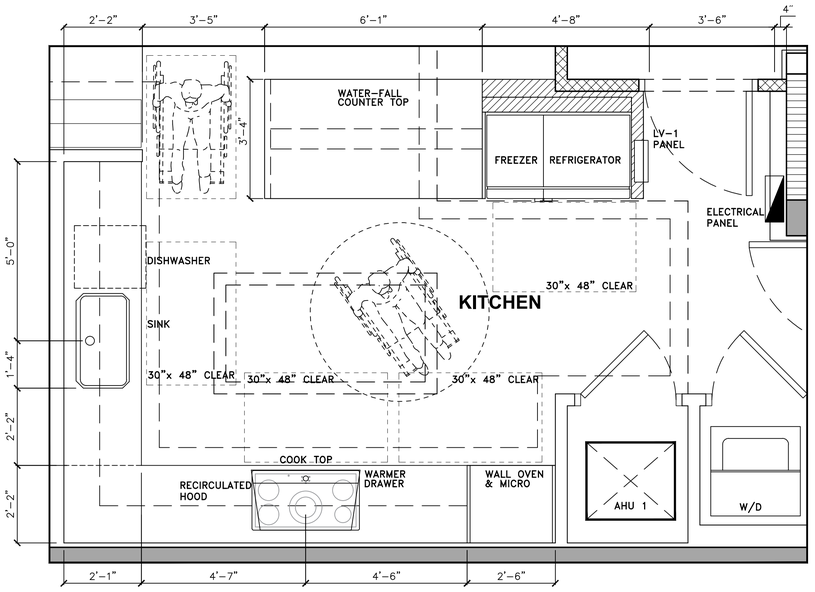
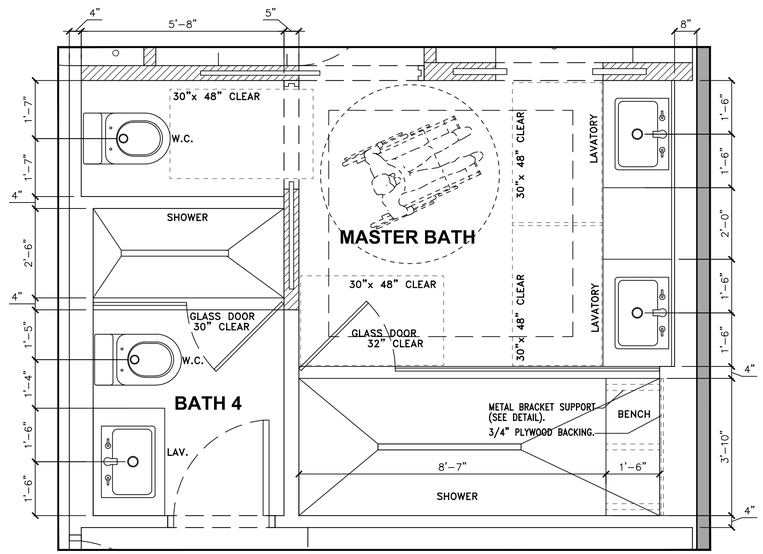
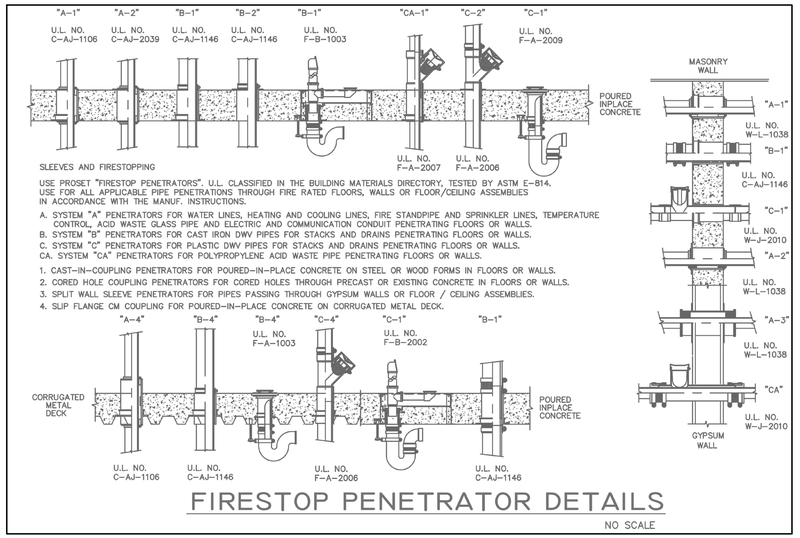


ENLARGED KITCHEN
SCALE 1/2"= 1'-0"



ENLARGED MASTER BATH & BATH 4
SCALE 1/2"= 1'-0"

ADA COMPLIANCE IN MASTER BATH AND KITCHEN

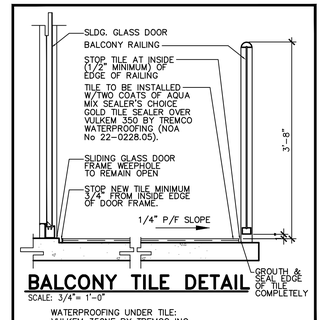


USE PROSET "FIRESTOP PENETRATORS", U.L. CLASSIFIED IN THE BUILDING MATERIALS DIRECTORY, TESTED BY ASTM E-814. USE FOR ALL APPLICABLE PIPE PENETRATIONS THROUGH FIRE RATED FLOORS, WALLS OR FLOOR/CEILING ASSEMBLIES IN ACCORDANCE WITH THE MANUF. INSTRUCTIONS.

A. SYSTEM "A" PENETRATORS FOR WATER LINES, HEATING AND COOLING LINES, FIRE STANDPIPE AND SPRINKLER LINES, TEMPERATURE CONTROL, ACID WASTE GLASS PIPE AND ELECTRIC AND COMMUNICATION CONDUIT PENETRATING FLOORS OR WALLS.
B. SYSTEM "B" PENETRATORS FOR CAST IRON DWV PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.
C. SYSTEM "C" PENETRATORS FOR PLASTIC DWV PIPES FOR STACKS AND DRAINS PENETRATING FLOORS OR WALLS.
CA. SYSTEM "CA" PENETRATORS FOR POLYPROPYLENE ACID WASTE PIPE PENETRATING FLOORS OR WALLS.

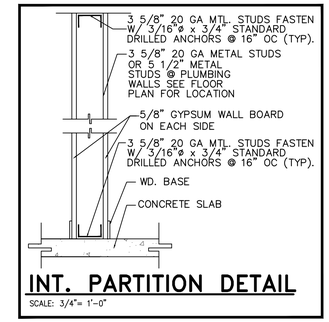
1. CAST-IN-COUPLING PENETRATORS FOR POURED-IN-PLACE CONCRETE ON STEEL OR WOOD FORMS IN FLOORS OR WALLS.
2. CORED HOLE COUPLING PENETRATORS FOR CORED HOLES THROUGH PRECAST OR EXISTING CONCRETE IN FLOORS OR WALLS.
3. SPLIT WALL SLEEVE PENETRATORS FOR PIPES PASSING THROUGH GYPSUM WALLS OR FLOOR / CEILING ASSEMBLIES.
4. SLIP FLANGE OR COUPLING FOR POURED-IN-PLACE CONCRETE ON CORRUGATED METAL DECK.

FIRESTOP PENETRATOR DETAILS
NO SCALE

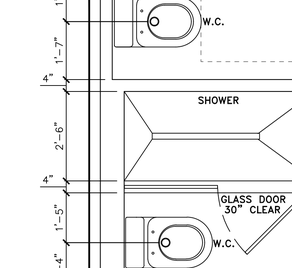


WATERPROOFING UNDER TILE:
VULKEM 350NF BY TREMCO INC.
NOA No 22-0228.05

BALCONY TILE DETAIL
SCALE: 3/4"= 1'-0"

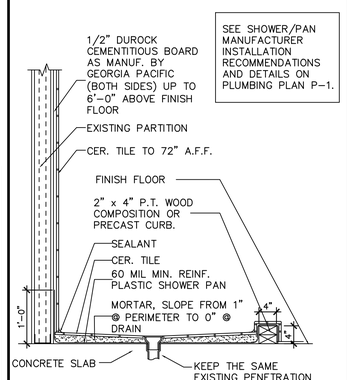


INT. PARTITION DETAIL
SCALE: 3/4"= 1'-0"

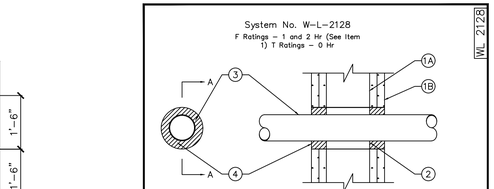


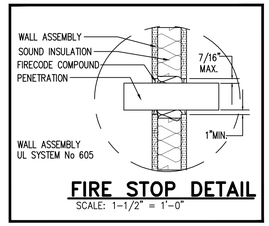
METAL BRACKET DETAIL BENCH SUPPORT
SCALE: 3/4"= 1'-0"

NOTE:
AT PARTITIONS ARROUND WET FIXTURES ON MASTER BATH, POWDER BATH AND KITCHEN SINK SHALL BE USED NON-ABSORBENT SURFACE "DUROCK CEMENTITIOUS BOARD" UP TO 6'-0" A.F.F. W/FURRINGS 1"x2" @18" O.C. TO C.M.U. WALLS AND 4"x 2" WOOD OR 4"/6" MTL. PARTITIONS @ 16 O.C. TO INTERIOR PARTITIONS. SEE FLOOR PLAN FOR LOCATIONS.

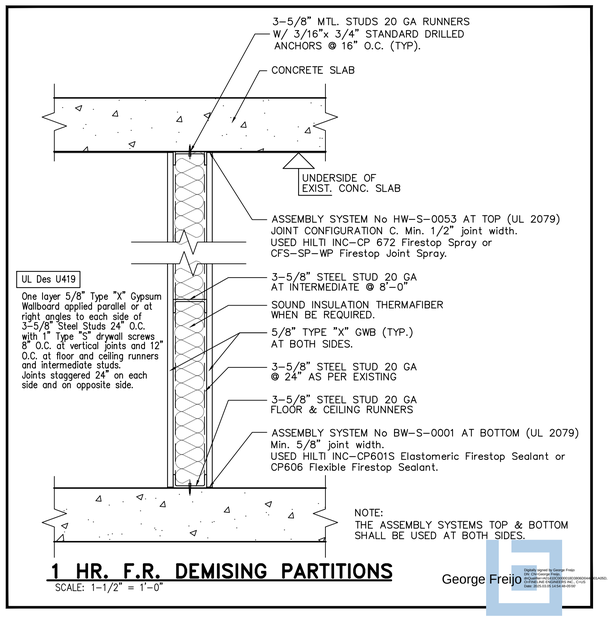


SHOWER PAN DETAIL
SCALE: 3/4"= 1'-0"



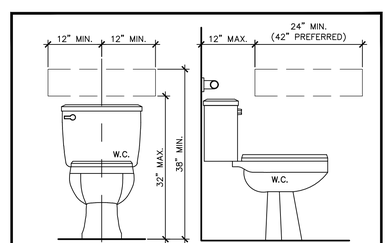


FIRE STOP DETAIL
SCALE: 1-1/2" = 1'-0"

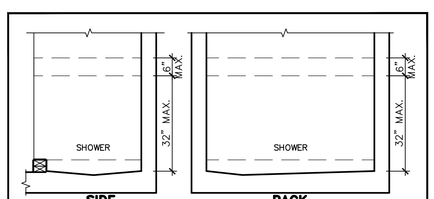


1 HR. F.R. DEMISING PARTITIONS
SCALE: 1-1/2" = 1'-0"

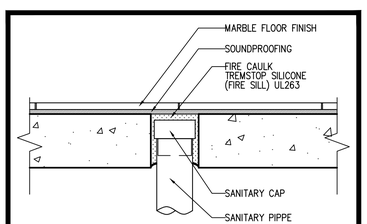
George Freijo



Ⓐ REINFORCED AREAS FOR FUTURE GRAB BARS
SCALE: 3/4" = 1'-0"
(CHECK IF THERE WERE PREVIOUSLY PROVIDED).



Ⓑ REINFORCED AREAS FOR FUTURE GRAB BARS
SCALE: 1/2" = 1'-0"
(CHECK IF THERE WERE PREVIOUSLY PROVIDED).



CAP PIPPING DETAIL
1-1/2" = 1'-0"

Fine Line Engineers Inc.
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E-mail: cadinfo@flengineers.com

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

REMODELING, RENOVATIONS AND FINISHING FOR:
DAVID AND SUSAN CARROLL
50 South Pointe Drive No 2201, FL 33039

JOB No.	2410 ROD
STARTED:	09/04/24
COMPLETED:	10/04/24

REVISION

No.	DESCRIPTION	DATE:

A-3

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 CA# 29796
DATE

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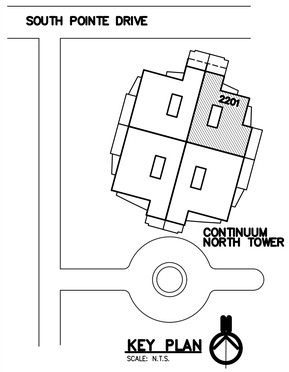


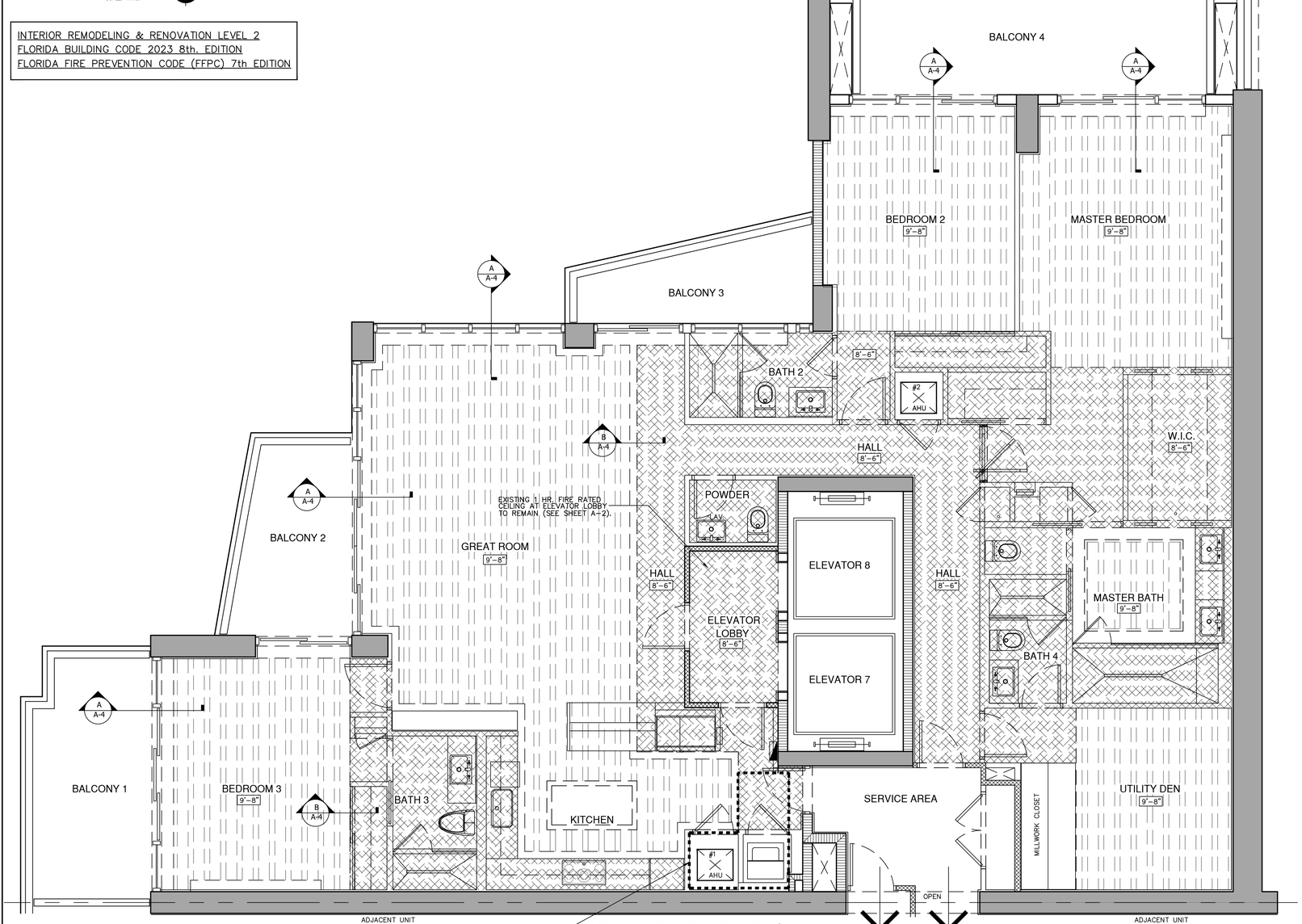
LEGEND

SD	SMOKE DETECTOR AT CEILING
SD	SMOKE DETECTOR AT WALLS
FA	FIRE ALARM (SOUND) AT CEILING
FA	FIRE ALARM (SOUND) AT WALLS
	FIRE SPRINKLER HEAD CONCEALED
	FIRE SPRINKLER HEAD AT WALL
E	DENOTE EXISTING TO REMAIN
E/R	DENOTE EXISTING TO BE RELOCATED
N	DENOTE NEW PROVIDED
EXIT	EXIT SIGN

LEGEND:

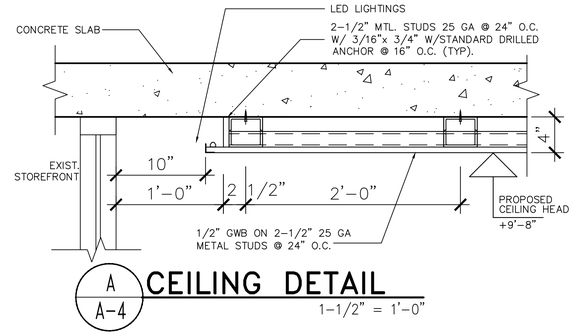
	EXISTING CONC. COLUMNS.
	EXISTING CONC. WALLS.
	EXISTING CONC. BLOCK WALLS.
	EXISTING PARTITIONS.
	EXISTING FIRE RATED PARTITIONS.
	PROPOSED NEW PARTITIONS.
9'-8"	BOX FOR CEILING HEIGHT.
	PROPOSED NEW CEILING HEIGHT 9'-8" FROM F.FL.ELEV.
	EXIST./PROP. CEILING HEIGHT 8'-6" FROM F.FL.ELEV.
	PROPOSED NEW CEILING RETURN AIR PLENUM.

INTERIOR REMODELING & RENOVATION LEVEL 2
FLORIDA BUILDING CODE 2023 8th. EDITION
FLORIDA FIRE PREVENTION CODE (FFPC) 7th EDITION



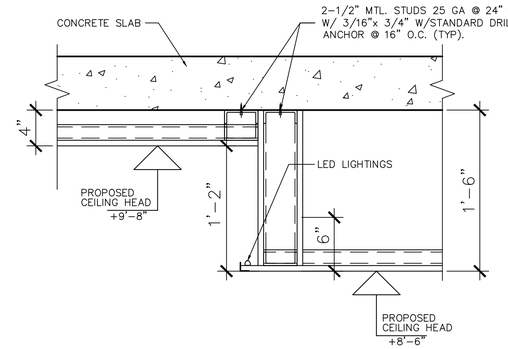
CONDO/UNIT 1401 REFLECTED CEILING PLAN

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



A / A-4 CEILING DETAIL

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



B / A-4 CEILING DETAIL

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

George Freijo

Digitally signed by George Freijo
DN: cn=George Freijo, o=Fine Line Engineers Inc., ou=Electrical, Mechanical, Plumbing, Fire Protection, Construction Administration Services, email=cadinfo@flengineers.com, c=US
Date: 2024.10.10 12:13:54 -04'00'

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

DATE

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