

LEGEND

- E DENOTE EXISTING TO REMAIN
- E/R DENOTE EXISTING TO BE RELOCATED OR REMODELING
- N PROPOSED A NEW ONE
- R/A RETURN AIR
- EF EXHAUST FAN

NOTE: AS PER NOTE IN A-2, ALL NEW DOORS WILL BE PROVIDED WITH 1" UNDERCUTTING.

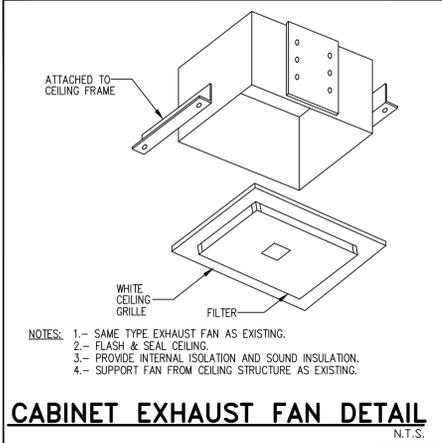
SCOPE OF WORK

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

- 1.-THE DUCTS AND AIR FLOW ARE EXISTING AND REMAIN THE SAME.
- 2.-THE RETURNS AIR ARE EXISTING AND REMAIN THE SAME. INCLUDED RELOCATED DUCT & GRILLE FOR EXISTING GREAT ROOM AND REDUCED DUCT & GRILLE FOR NEW BEDROOM 4, PROVIDED RETURN AIR AS PER PLAN.
- 3.-THE AIR CONDITIONING SYSTEM AND EXHAUST FAN SYSTEM ARE EXISTING AND REMAIN THE SAME. JUST REUSED DUCT & GRILLE ON CLOSET FOR A NEW BATH 3 AND PROVIDE A NEW RECIRCULATED EXHAUST FAN ON SAME BATH 3, AS PER PLAN.
- 4.-THE DRYER EXHAUST ARE EXISTING TO REMAIN.

MECHANICAL

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR		✓
FIRE DAMPER(S)		✓
SMOKE DAMPER(S)		✓
FIRE RATED ENCLOSURE		✓
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		✓
FIRE STOPPING		✓
SMOKE CONTROL		✓



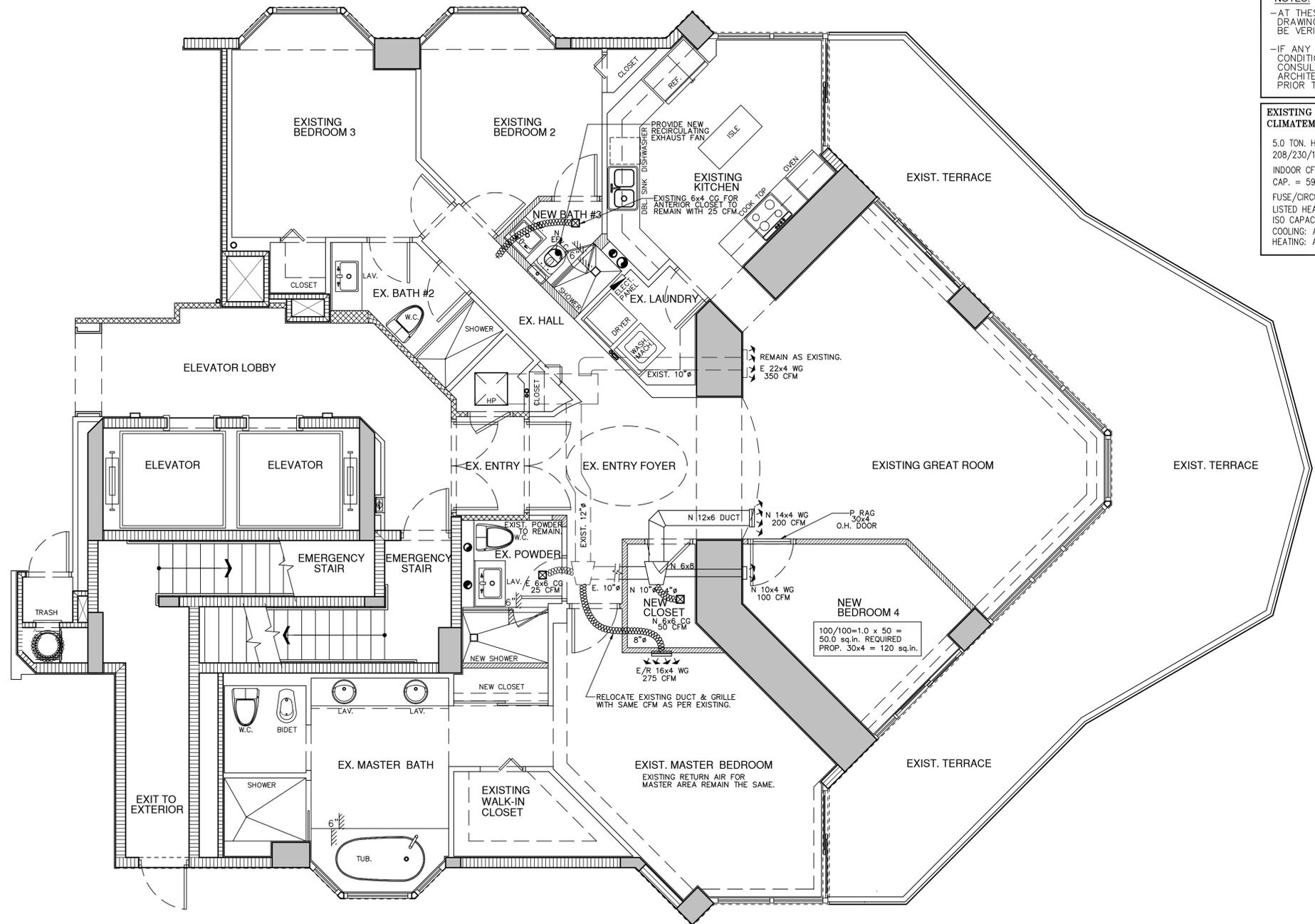
EXHAUST FAN SCHEDULE:

FAN #	MANUFACTURER AND MODEL NO.	SONES	HP AMPS	CFM @ S.P.	ELECT. SERV. VOLTS/PH/Hz	DIMENSIONS WxL (IN.)	REMARKS
EF#1	BROAN NUTONE MODEL No 682 DUCTLESS CEILING FAN	-	1.0	N/A	120/1/60	8-1/2 x 8-1/2	THERE ARE NOT EXISTING EXHAUST DUCTS. USED SAME RECIRCULATED CEILING FAN.

NOTE:
 -EXISTING/PROVIDED EXHAUST FANS DO NOT EXHAUST AIR FROM THE ROOM. (RECIRCULATES AIR ONLY THRU CHARCOAL FILTER).

NOTES:
 -AT THESE REMODELING/RENOVATION WORK, THE WORKING DRAWINGS ARE CONSIDERED AS A GUIDE AND HAVE TO BE VERIFY AT FIELD, AS PER EXISTING CONDITIONS.
 -IF ANY DISCREPANCIES OCCUR BETWEEN EXISTING CONDITIONS, CONSTRUCTION DRAWINGS AND/OR DESIGN CONSULTANT DRAWINGS, THE CONTRACTOR NOTIFY TO ARCHITECT AND DESIGN CONSULTANT FOR DIRECTION PRIOR TO COMMENCING ANY WORK.

EXISTING AIR-CONDITIONING HP CLIMATEMASTER TCV060AGXC0STB
 5.0 TON. HEAT PUMP SYSTEM
 208/230/1/60
 INDOOR CFM = 1500
 CAP. = 59.5 Kbtu/hr.
 FUSE/CIRCUIT BREAKER SIZE: 50 A.
 LISTED HEAT PUMP
 ISO CAPACITY RATINGS:
 COOLING: A27 -W30/W15/B25 - 17/20/18 KW.
 HEATING: A20 -W20/W10/B0 - 21/18/15 KW.



CONDO/UNIT 305 MECHANICAL PLAN
 SCALE: 1/4" = 1'-0"

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 Fire Protection, Construction Administration
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GEORGE FREIJO, P.E.
 REGISTERED ENGINEER NO. 32578
 STATE OF FLORIDA, C.A.#: 29796

DATE: _____



WESTHAVEN
 CONSTRUCTION SERVICES, INC.
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INTERIOR REMODELING and FINISHING on
 PORTOFINO No 305 FOR:
 NAPIER FLORIDA DEVELOPMENT LLC.
 300 South Pointe Drive No 905
 Miami Beach, FL 33159

JOB No. 2025/10 ROD
 STARTED: 07/20/25
 COMPLETED: 08/09/25

REVISION		
No.	DESCRIPTION	DATE

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