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PROJECT NO. 20112  
DESIGNED BY: MPB  
DRAWN BY: RC  
CHECKED BY: JRW/MPB  
SUBMITTALS:  
PROGRESS SET: 07.29.2020  
PERMIT SET: 08.12.2020

REVISIONS:  
BLDG. DEPT. COMMENTS 09.02.2020  
BLDG. DEPT. COMMENTS 11.19.2020  
BLDG. DEPT. COMMENTS 01.11.2021  
CLIENT REVISIONS: 05.13.2021  
CLIENT REVISIONS: 05.28.2021

COVER SHEET

A0.1

# OCHE MIAMI RESTAURANT

200 SOUTH POINTE DR.,  
MIAMI BEACH, FLORIDA 33139

## PROJECT TEAM & INDEX

PROJECT TEAM			DESCRIPTION OF WORK	KEY PLAN	DRAWING INDEX																																																																														
CLIENT:	OCHE MIAMI LLC 200 SOUTH POINTE DR. MIAMI BEACH, FLORIDA 33139 P: 561.758.8393 GILLES@OCHE.COM	INTERIOR DESIGNER:	DRAPE DESIGN INDUSTRIGATA 46C 0357 OSLO NORWAY P: +47 47 01 84 61 BJORN@DRAPEDESIGN.NO WWW.DRAPEDESIGN.NO		<table><thead><tr><th>SHEET #</th><th>DRAWING NAME</th></tr></thead><tbody><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>1</td><td>A0.1 COVERSHEET - PROJECT TEAM AND INFORMATION</td></tr><tr><td>2</td><td>A0.2 GENERAL NOTES &amp; LEGEND</td></tr><tr><td>3</td><td>A0.3 ACCESSIBILITY DETAILS</td></tr><tr><td>4</td><td>A1.1 DEMOLITION FLOOR PLAN</td></tr><tr><td>5</td><td>A1.2 LIFE SAFETY PLAN - 1ST FLOOR &amp; MEZZANINE</td></tr><tr><td>6</td><td>A1.3 LIFE SAFETY PLAN - ROOF TERRACE</td></tr><tr><td>7</td><td>A1.4 STAIR DETAILS - FOR REFERENCE ONLY</td></tr><tr><td>8</td><td>A1.5 STAIR DETAILS - FOR REFERENCE ONLY</td></tr><tr><td>9</td><td>A1.6 STAIR DETAILS - FOR REFERENCE ONLY</td></tr><tr><td>10</td><td>A1.7 ROOF TERRACE PHOTOMETRIC PLAN - FOR REFERENCE ONLY</td></tr><tr><td>11</td><td>A2.1 FLOOR PLAN</td></tr><tr><td>12</td><td>A2.2 REFLECTED CEILING PLAN</td></tr><tr><td>13</td><td>A2.3.1 FIRE ALARM PLAN</td></tr><tr><td>14</td><td>A2.3.2 FIRE SPRINKLER PLAN</td></tr><tr><td>15</td><td>A2.4 KITCHEN EQUIPMENT PLAN &amp; SCHECULE</td></tr><tr><td>16</td><td>A2.4.1 KITCHEN EQUIPMENT SPECIFICATIONS</td></tr><tr><td>17</td><td>A2.5 KITCHEN EQUIPMENT PLAN - PARTIAL</td></tr><tr><td>18</td><td>A4.1 FURNITURE FLOOR PLAN - PARTIAL</td></tr><tr><td>19</td><td>A5.1 INTERIOR ELEVATIONS &amp; DETAILS</td></tr><tr><td>20</td><td>A5.2 INTERIOR ELEVATIONS &amp; DETAILS</td></tr><tr><td>21</td><td>A6.1 WALL TYPES, WALL SECTIONS &amp; DETAILS</td></tr><tr><td>22</td><td>A6.2 FIRE RATED ASSEMBLIES</td></tr><tr><td colspan="2">MECHANICAL</td></tr><tr><td>23</td><td>M2.1 MECHANICAL PLAN</td></tr><tr><td colspan="2">ELECTRICAL</td></tr><tr><td>24</td><td>E0.1 ELECTRICAL NOTES</td></tr><tr><td>25</td><td>E2.1 LIGHTING PLAN</td></tr><tr><td>26</td><td>E3.1 POWER PLAN</td></tr><tr><td>27</td><td>E4.1 EQUIPMENT SCHEDULE</td></tr><tr><td>28</td><td>E5.1 RISER DIAGRAM &amp; PANEL SCHEDULE</td></tr><tr><td colspan="2">PLUMBING</td></tr><tr><td>29</td><td>P0.1 PLUMBING NOTES</td></tr><tr><td>30</td><td>P2.1 SANITARY PLAN</td></tr><tr><td>31</td><td>P3.1 DOMESTIC WATER PLAN</td></tr><tr><td>32</td><td>P4.1 EQUIPMENT SCHEDULE</td></tr><tr><td>33</td><td>P5.1 SANITARY &amp; GAS ISOMETRICS</td></tr><tr><td>34</td><td>P6.1 GREASE WASTE DETAILS</td></tr></tbody></table>	SHEET #	DRAWING NAME	ARCHITECTURAL		1	A0.1 COVERSHEET - PROJECT TEAM AND INFORMATION	2	A0.2 GENERAL NOTES & LEGEND	3	A0.3 ACCESSIBILITY DETAILS	4	A1.1 DEMOLITION FLOOR PLAN	5	A1.2 LIFE SAFETY PLAN - 1ST FLOOR & MEZZANINE	6	A1.3 LIFE SAFETY PLAN - ROOF TERRACE	7	A1.4 STAIR DETAILS - FOR REFERENCE ONLY	8	A1.5 STAIR DETAILS - FOR REFERENCE ONLY	9	A1.6 STAIR DETAILS - FOR REFERENCE ONLY	10	A1.7 ROOF TERRACE PHOTOMETRIC PLAN - FOR REFERENCE ONLY	11	A2.1 FLOOR PLAN	12	A2.2 REFLECTED CEILING PLAN	13	A2.3.1 FIRE ALARM PLAN	14	A2.3.2 FIRE SPRINKLER PLAN	15	A2.4 KITCHEN EQUIPMENT PLAN & SCHECULE	16	A2.4.1 KITCHEN EQUIPMENT SPECIFICATIONS	17	A2.5 KITCHEN EQUIPMENT PLAN - PARTIAL	18	A4.1 FURNITURE FLOOR PLAN - PARTIAL	19	A5.1 INTERIOR ELEVATIONS & DETAILS	20	A5.2 INTERIOR ELEVATIONS & DETAILS	21	A6.1 WALL TYPES, WALL SECTIONS & DETAILS	22	A6.2 FIRE RATED ASSEMBLIES	MECHANICAL		23	M2.1 MECHANICAL PLAN	ELECTRICAL		24	E0.1 ELECTRICAL NOTES	25	E2.1 LIGHTING PLAN	26	E3.1 POWER PLAN	27	E4.1 EQUIPMENT SCHEDULE	28	E5.1 RISER DIAGRAM & PANEL SCHEDULE	PLUMBING		29	P0.1 PLUMBING NOTES	30	P2.1 SANITARY PLAN	31	P3.1 DOMESTIC WATER PLAN	32	P4.1 EQUIPMENT SCHEDULE	33	P5.1 SANITARY & GAS ISOMETRICS	34	P6.1 GREASE WASTE DETAILS
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ARCHITECT:	AW ARCHITECTS INC. 7700 CONGRESS AVENUE, SUITE 1114 BOCA RATON, FLORIDA 33487 P: 561.997.1244 F: 561.997.1675 WWW.AWARCHS.COM	ELECTRICAL PLUMBING:	KAMM CONSULTING 1408 ORANGE AVENUE FORT PIERCE, FL 34950 P: 772.595.1744 F: 772.595.1745																																																																																
			<p>1. THE SCOPE OF WORK INVOLVES A 18,352 SF RENOVATION OF AN EXISTING RESTAURANT WITH DART PLAYING AREAS IN AN EXISTING 2 STORY. STAND ALONE BUILDING WITH ACCESS TO EXISTING RESTROOMS AT MEZZANINE AND ROOF TERRACE WITH OUTDOOR SEATING &amp; STORAGE. RENOVATION INCLUDES ELECTRICAL &amp; PLUMBING WORK.</p> <p>2. THE EXISTING BUILDING WILL RECEIVE NEW INTERIOR FURNISHINGS AND FINISHES. NO CHANGE IN OCCUPANCY OR CONSTRUCTION TYPE IS PROPOSED UNDER THIS PERMIT.</p> <p>3. THE SCOPE OF WORK FOR THIS PERMIT INVOLVES FURNISHING THE EXISTING INTERIOR SPACE WITH NEW KITCHEN EQUIPMENT, NEW BAR, NEW STORAGE AREAS AND FURNITURE &amp; TO EXISTING ROOF TERRACE WITH NEW STORAGE AREAS AND FURNITURE.</p> <p>4. NO WORK TO BE DONE TO EXISTING HVAC AND MECHANICAL EQUIPMENT. EXISTING SPRINKLERS, EXISTING FIRE ALARM COMPONENTS, AND KITCHEN HOOD SYSTEMS TO BE REVISED UNDER SEPARATE PERMIT.</p> <p>5. THERE IS NO PROPOSED NEW LANDSCAPING OR CHANGES TO EXISTING BUILDING EXTERIOR AT FIRST FLOOR. THERE WILL BE NEW PLANTERS AND LANDSCAPING ADDED AT THE ROOF TERRACE.</p> <p>6. ALL EXISTING EXTERIOR WINDOWS, EXISTING DOORS AND WATERPROOFING COMPONENTS WILL NOT BE ALTERED.</p> <p>7. EGRESS THROUGHOUT THE BUILDING IS NOT AFFECTED BY THE PROPOSED INTERIOR RENOVATIONS.</p> <p>8. NO FAR IS BEING ADDED AS A RESULT OF THIS NEW WORK.</p> <p>9. NO CHANGES ARE PROPOSED FOR ANY EXISTING FIRE RATED ASSEMBLIES OR EXISTING PENETRATIONS THROUGH SUCH ASSEMBLIES. SOME ADDITIONAL PENETRATIONS MAY BE NECESSARY THROUGH EXISTING WALL ASSEMBLIES PER FIRE STOPPING DETAILS SHOWN ON THESE DRAWINGS.</p> <p>10. NO CHANGES ARE PROPOSED TO ANY EXTERIOR WALLS OR LOAD BEARING COMPONENTS.</p> <p>11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH F.B.C., LOCAL CODES AND ORDINANCES.</p> <p>12. WORK AREA = 3,000 SF WHICH COMPOSES OF KITCHEN AREA, DART AREA &amp; BAR AREA. (DISCOUNTING THE AREAS WHERE ONLY SEATING OR FURNITURE IS ALTERED)</p> <p>13. MECHANICAL SYSTEM TO REMAIN, MECHANICAL PERMITTED NUMBER: BM141818</p>																																																																																
			<p>GOVERNING CODE: 2017 FLORIDA BUILDING CODE 6TH ED. - EXISTING BUILDING (FBCB) 2017 FLORIDA BUILDING CODE 6TH ED. - BUILDING (FBCB) 2017 FLORIDA BUILDING CODE 6TH ED. - ACCESSIBILITY (FAC) 2017 FLORIDA BUILDING CODE 6TH ED. - PLUMBING (FBCP) 2017 FLORIDA BUILDING CODE 6TH ED. - FUEL GAS (FBCG) 2017 FLORIDA BLDG CODE 6TH ED. - ENERGY CONSERV. (FBCB) FLORIDA FIRE PREVENTION CODE, 6TH ED. BASED ON - NFPA 1 - FIRE CODE &amp; NFPA 101 LIFE SAFETY CODE 2014 NATIONAL ELECTRICAL CODE - NFPA-70 2010 ADA STANDARD FOR ACCESSIBLE DESIGN</p> <p>PROPERTY CONTROL NUMBER: 02-4210-000-0134</p> <p>LEGAL DESCRIPTION: 3.54 42 0.410 AC SOUTH BEACH PARK SUB PB 6-77 COMM SELY COR OF BISCAYNE ST &amp; WASHINGTON AVE TH S 10 DEG W 6.18FT N 87 DEG E 585.28FT FOR POB N 87 DEG E 69.34FT S01 DEG W 212.06FT S04 DEG W 25.56FT N 85 DEG W 4.33FT S04 DEG W 15.03FT S82 DEG W 15.02FT S27 DEG E 4.33FT S82 DEG W 38.38FT N27 DEG E 68.48FT N 62 DEG E 2.00FT N27 DEG W 3.33FT N28 DEG E 60.35FT N02 DEG W 154.92FT TO POB LOT SIZE 17859 SQ FT AKA RESTAURANT PARCEL</p> <p>LOCATION: MIAMI BEACH, FLORIDA</p> <p>OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A-2 (FBC-B 304.1 &amp; FFPC-B 1.11.1)</p> <p>TOTAL GROSS PROJECT SQUARE FOOTAGE: 9,581 SF FIRST FLOOR 5,871 SF ROOF TERRACE</p> <p>EXISTING ROOF HEIGHT: 43'-3" A.F.F. (2-STORY)</p> <p>TYPE OF CONSTRUCTION: II, SPRINKLERED (FBC-B 602.5 &amp; FFPC 12.2.1)</p> <p>CLASSIFICATION OF WORK: ALTERATION LEVEL 1, PER FBC-EX SECTION 503.</p>																																																																																
			<p>UNDER SEPARATE PERMIT</p> <p>A. WALK-IN COOLER/FREEZER SHOP DRAWINGS</p> <p>B. SIGNAGE SHOP DRAWINGS</p> <p>C. FIRE ALARM</p> <p>D. FIRE SPRINKLER SYSTEM</p> <p>E. KITCHEN HOOD SYSTEM</p> <p>F. FIRE SUPPRESSION SYSTEM</p>																																																																																







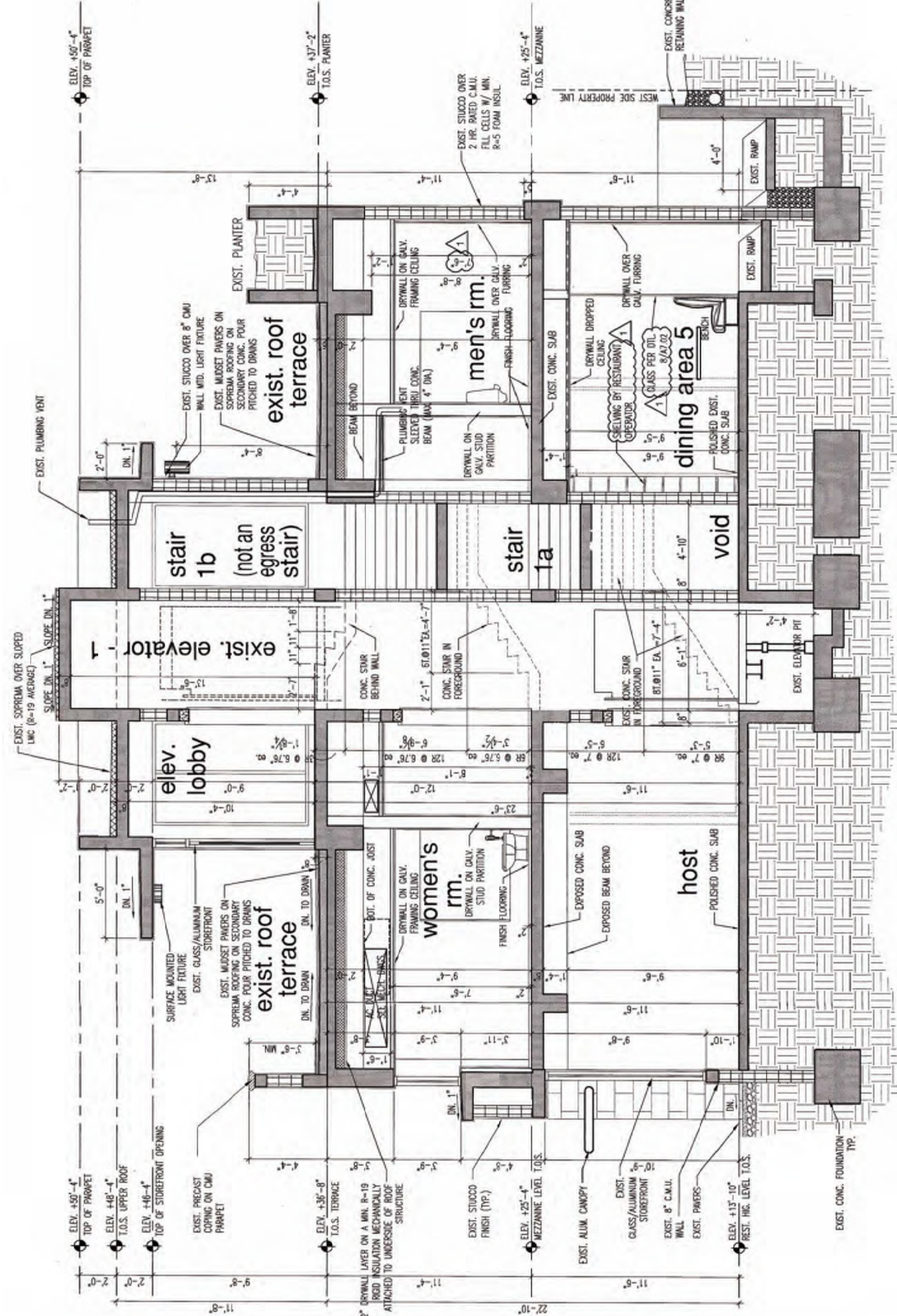






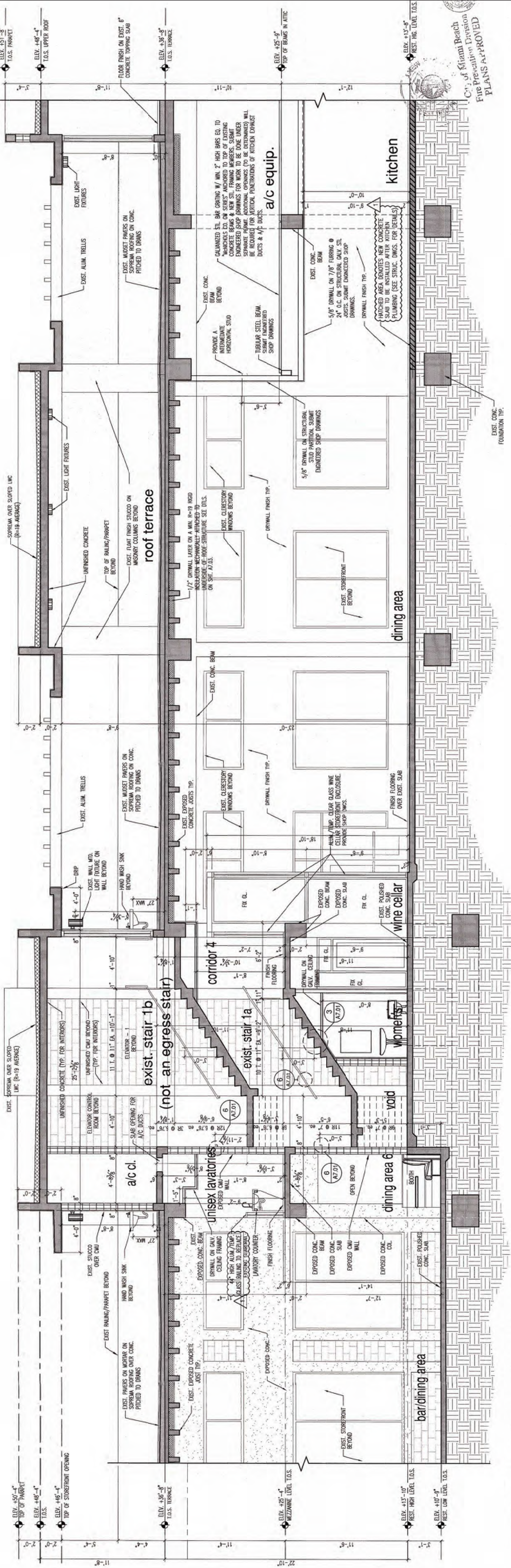


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section 1 - stair 1 (east-west)

1/4"



section 2 - stair 1 (north-south)

1/4"

JAMES R. WILLIAMS, AIA  
7790 CONGRESS AVE.  
SUITE 100  
BOCA RATON, FLORIDA 33497  
TEL: 561.997.1244  
FAX: 561.997.8025

JAMES R. WILLIAMS, AIA 0017261

OCHÉ MIAMI RESTAURANT

200 SOUTH POINTE DR.  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A00002219

05.28.2021

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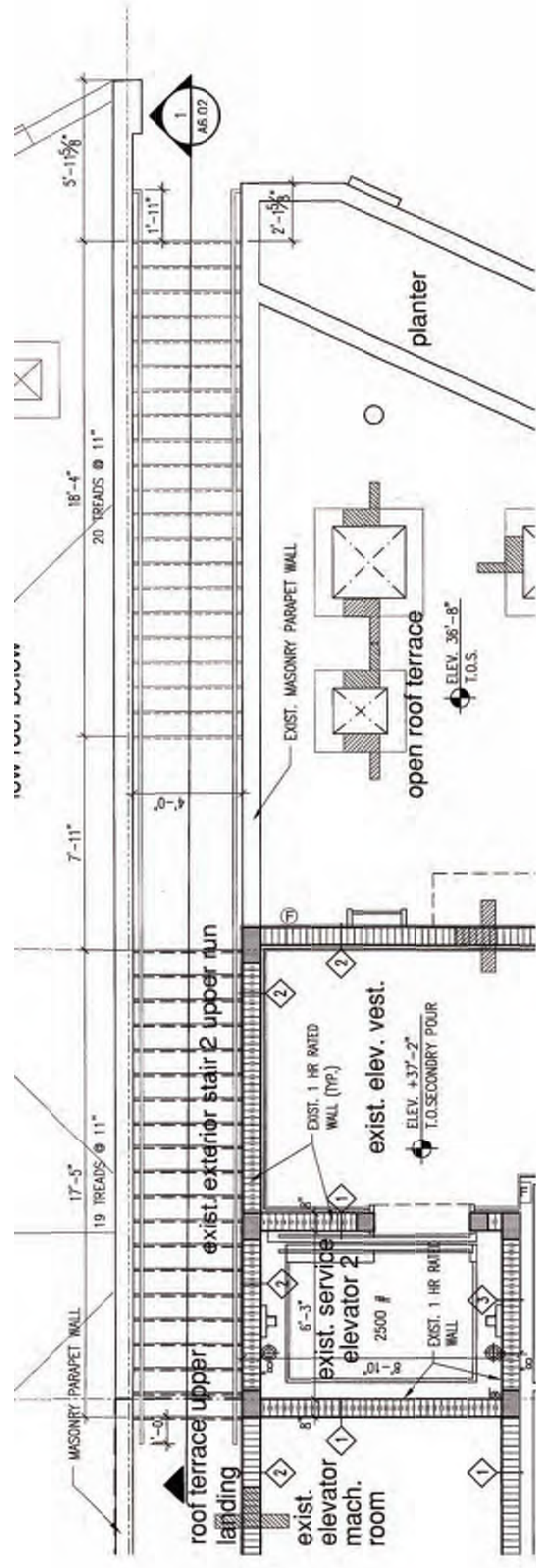
PROJECT NO. 20112  
DATE: 05/28/2021  
DRAWN BY: JWC  
CHECKED BY: JWC  
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REVISIONS:  
CLIENT  
REVISIONS

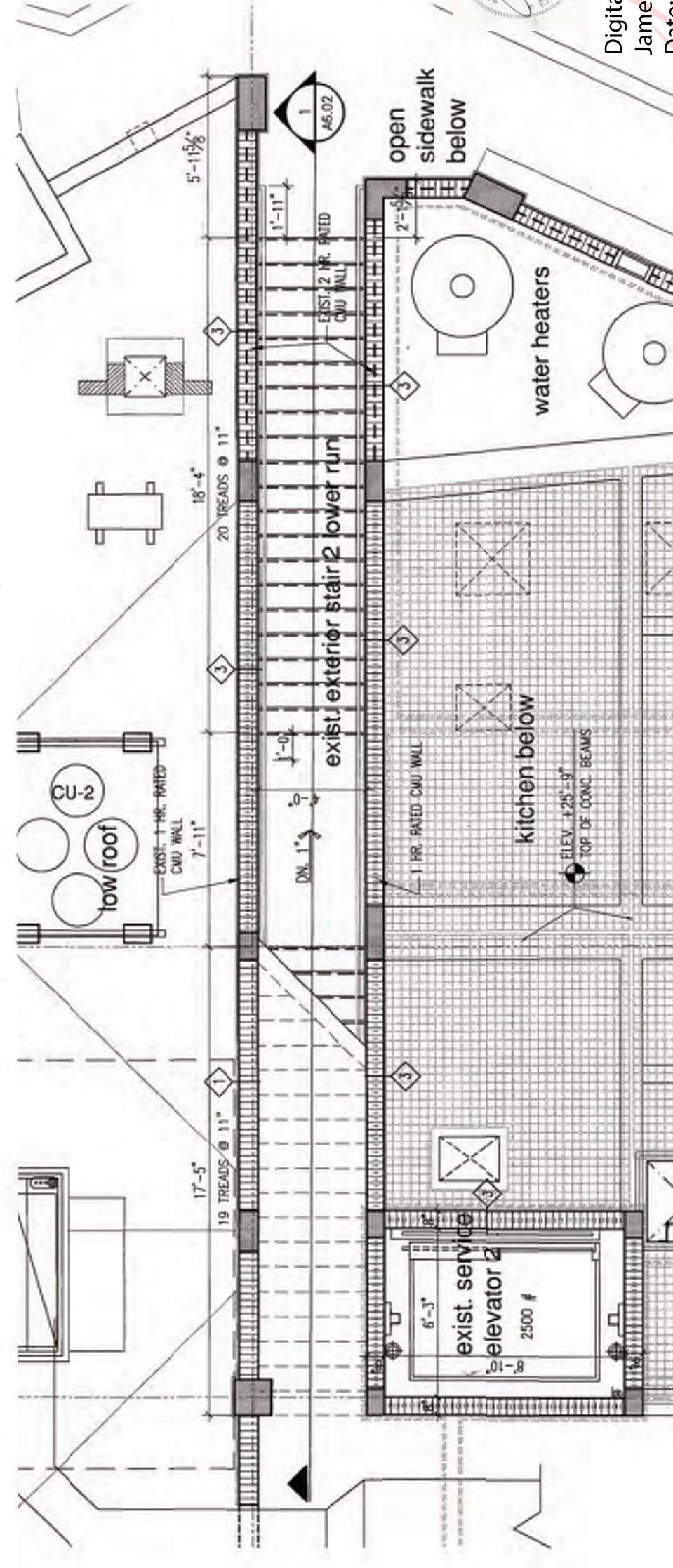
STAIR DETAILS  
FOR REFERENCE  
ONLY

A1.4

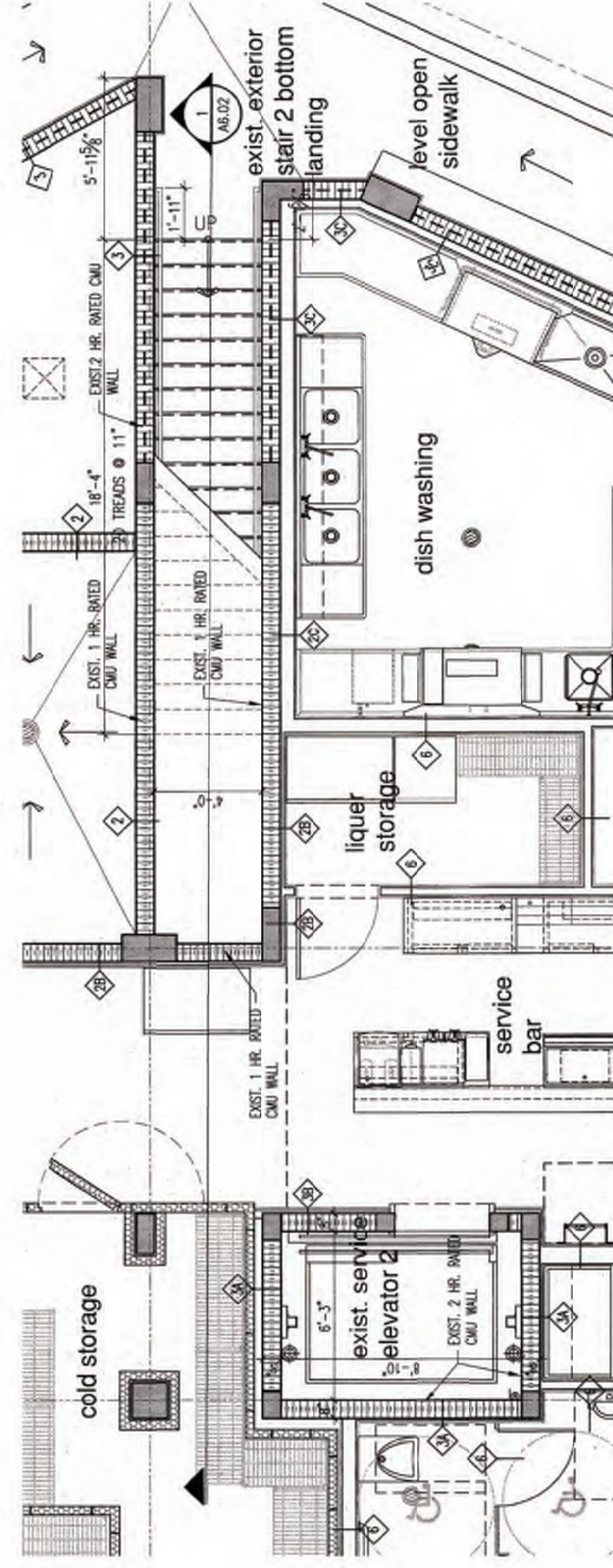




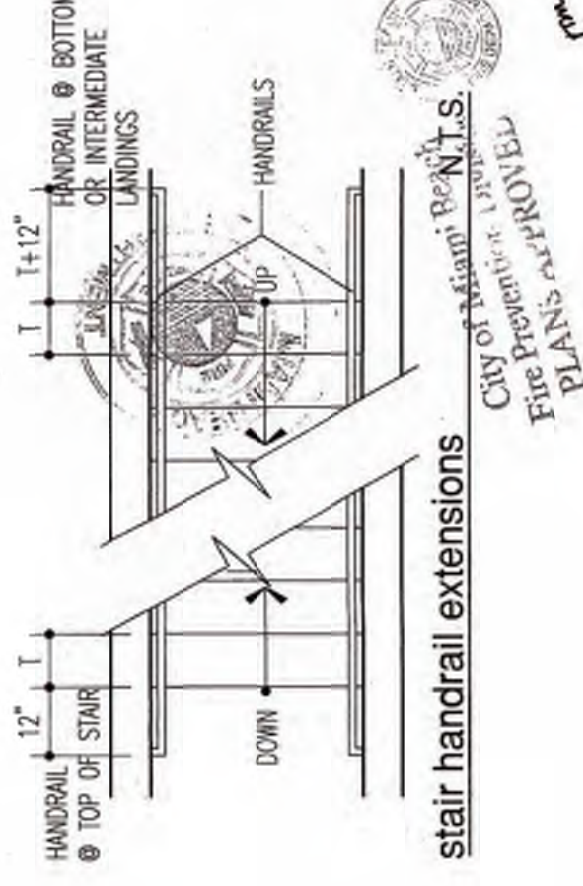
existing stair 2 roof terrace level plan



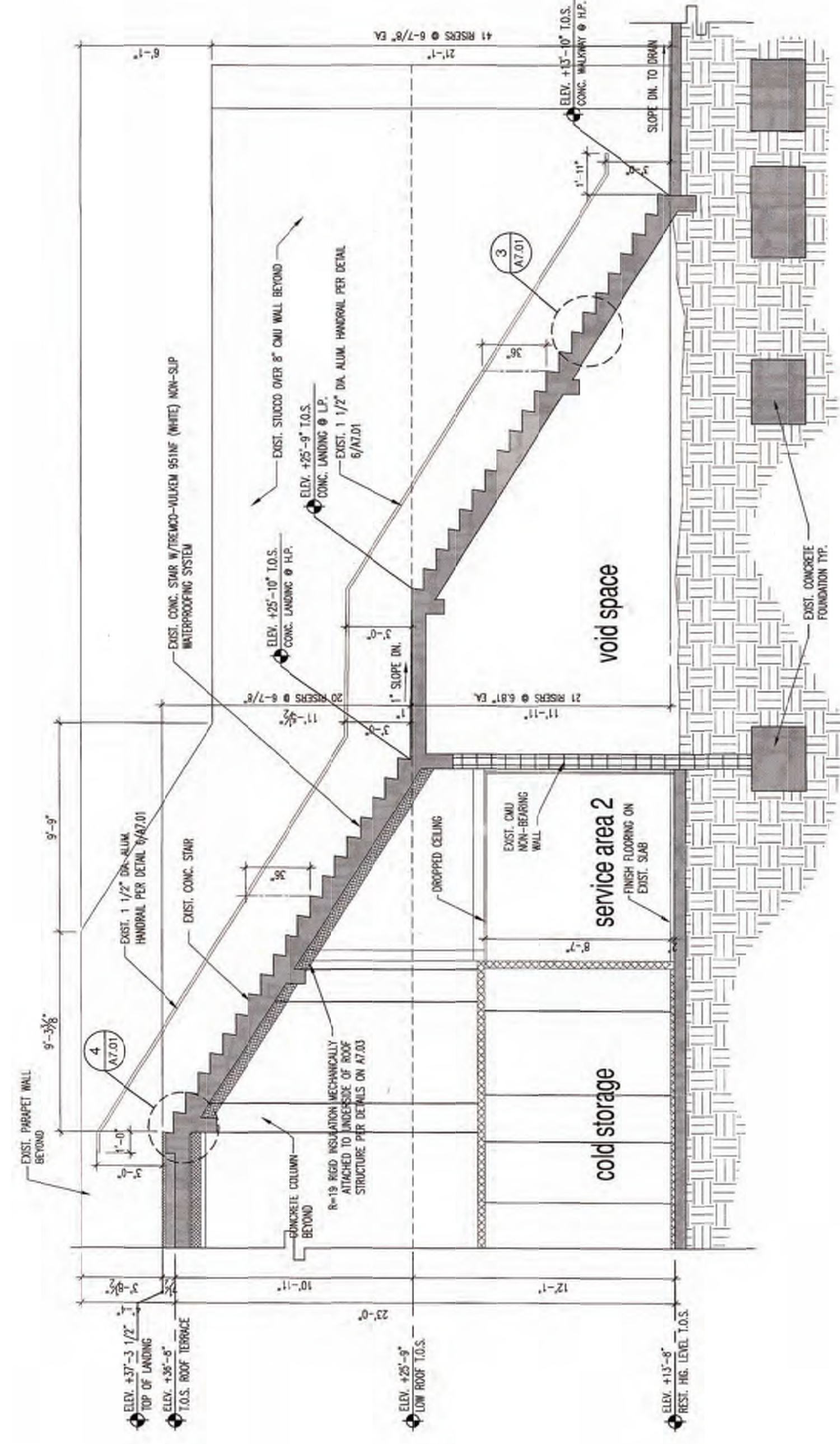
existing stair 2 intermediate landing plan



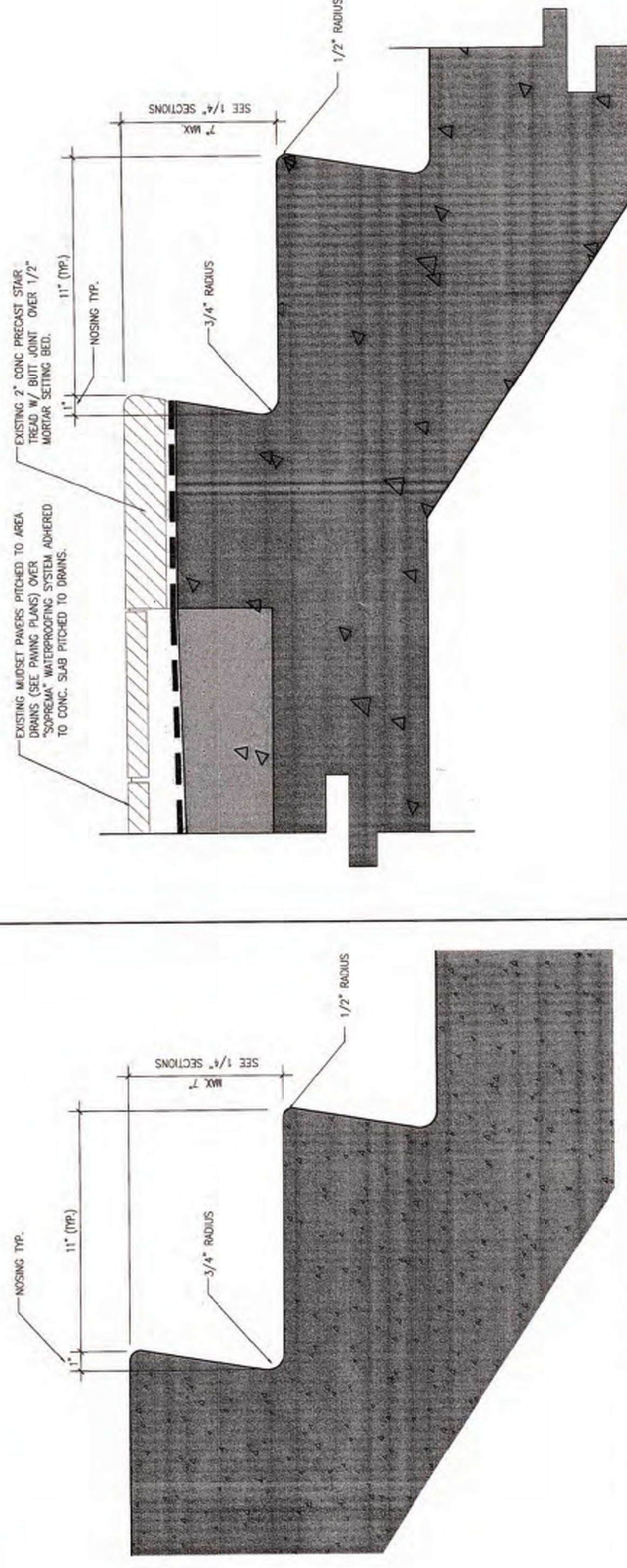
existing stair 2 level 1 plan



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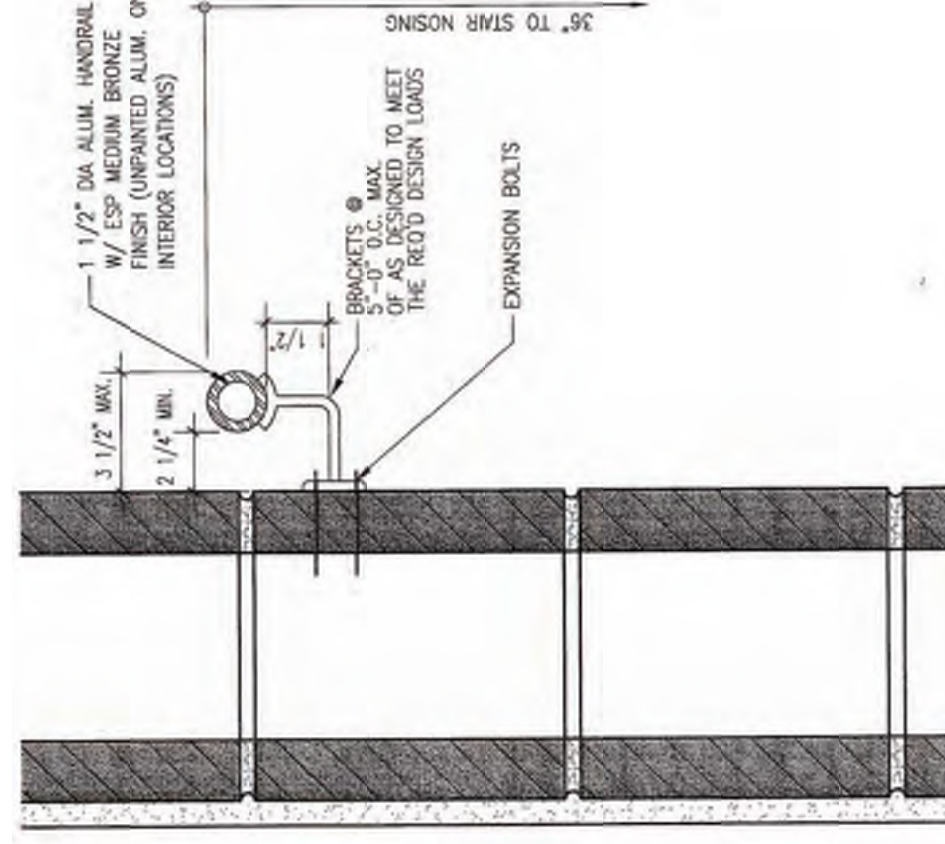


section 1 @ existing 48" wide exterior stair 2



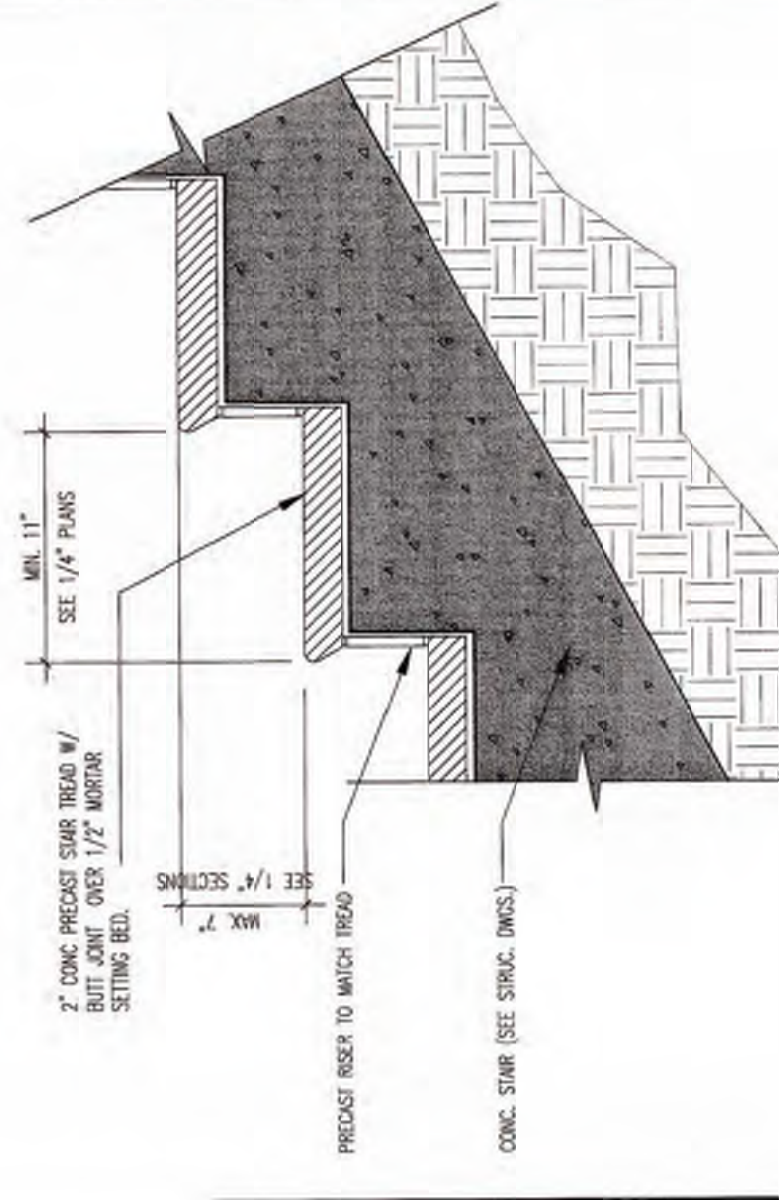
TYP STAIR-TO-ROOF DECK TRANSITION SECTION DETAIL

EXISTING STAIRS 2 AND 4 @ ROOF TERRACE LEVEL



9 TYP. SECTION DETAIL

EXISTING HANDRAIL @ INTERIOR & EXTERIOR RAMPS



TYP TREAD SECTION DETAIL

AT EXISTING EXTERIOR STAIR #5



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JAMES R. WILLIAMS AIA  
7700 CONGRESS AVE.  
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FAX: 561 997 8025

JAMES R. WILLIAMS AIA 0017291

OCHÉ MIAMI RESTAURANT

200 SOUTH POINTE DR.  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A00002219

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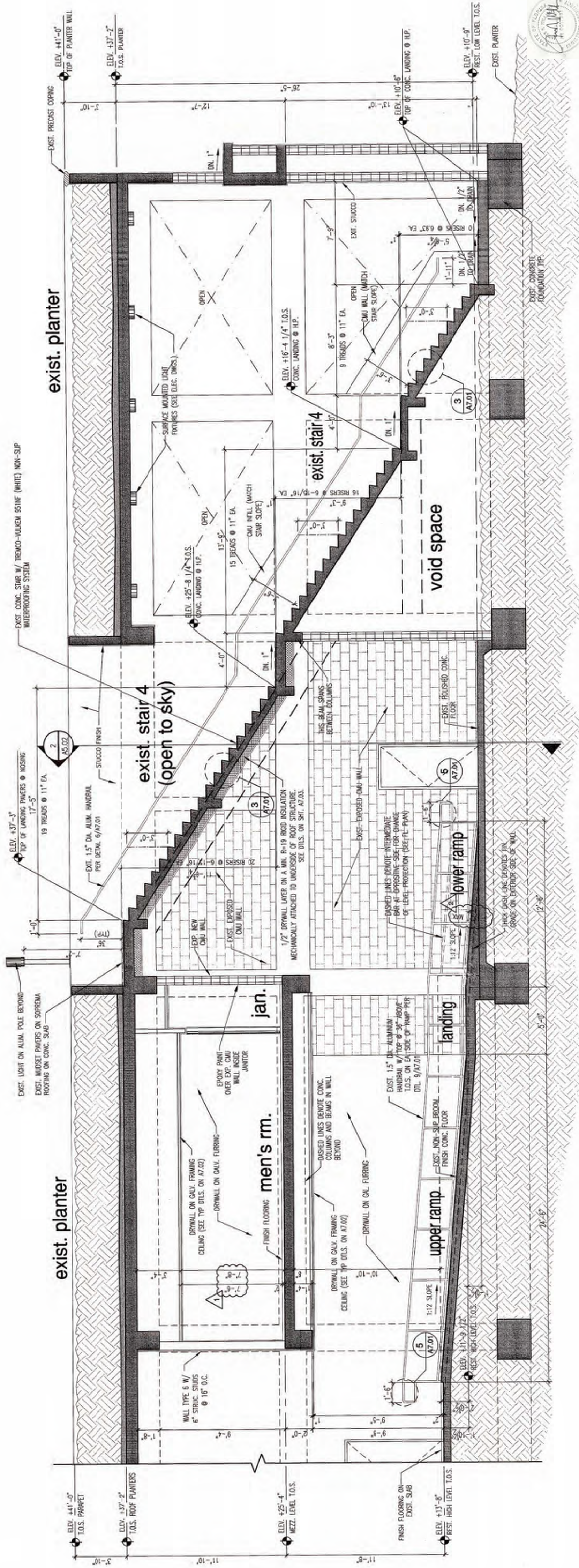
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REVISIONS:  
CLIENT: 05.28.2021  
REVISIONS:

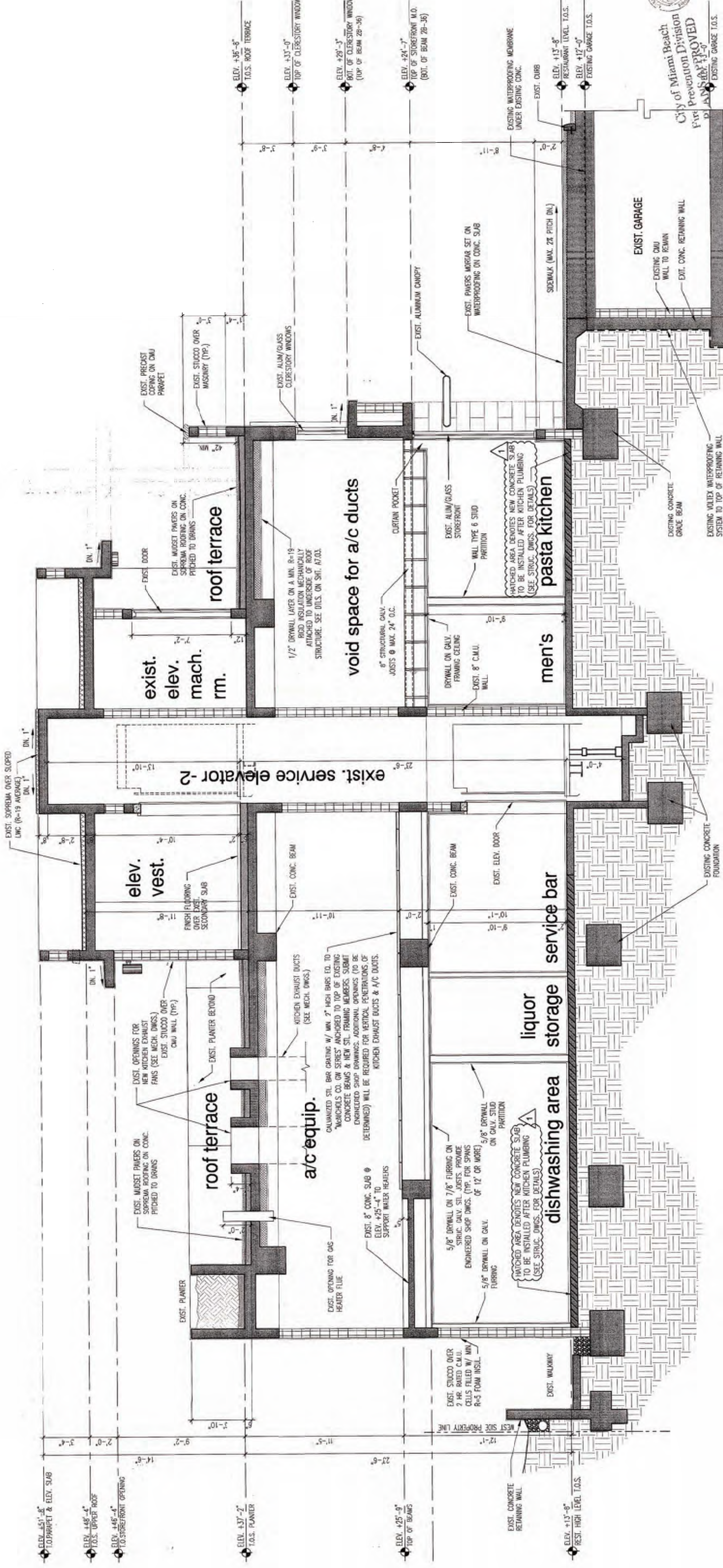
LIFE SAFETY  
FLOOR PLAN

A1.6



section 1 @ existing interior ramp & existing exterior egress stair 4

1/4" Digitally signed by  
James R. Williams  
Date: 2021.06.08  
0822:19 -0400



section 2 @ existing service elevator 2

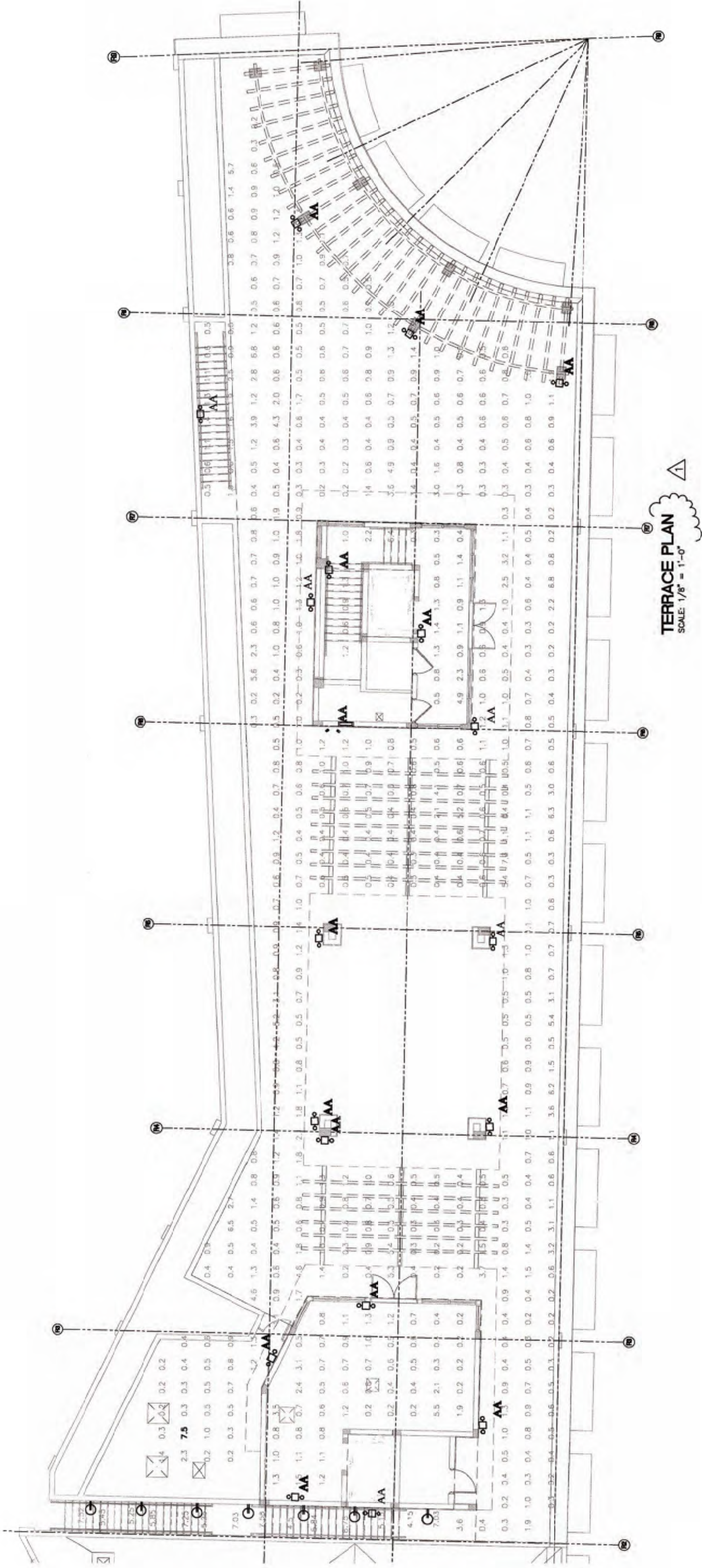
1/4"



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Luminaire Schedule						
Project: CONTINUUM II TERRACE & MEZZ LEVEL EGRESS 4-14-10						
Symbol	Qty	Label	Description	Lumens	LLD	BF
		AA	BEGHELLI EST Q20MR16 NSP EZX @ 9' AFG	200	1	1
						0
						Non-Cutoff

Calculation Summary					
Project: CONTINUUM II TERRACE LEVEL EGRESS					
Label	Avg	Max	Min	Avg/Min	Max/Min
MEZZ LEVEL_8_Planar	1.29	7.6	0.2	6.45	38.00
TERRACE LEVEL_Planar	1.02	7.5	0.2	5.10	37.50



Digitally signed by  
James R. Williams  
Date: 2021.06.08  
08:21:25 -0400

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ROOF TERRACE  
PHOTOMETRICS  
FOR REFERENCE  
ONLY

A1.7

JOB NUMBER: 05040  
DESIGNED BY: JRM  
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CHECKED BY: JRM  
SUBMITTALS: 07/25/2020  
PROGRESS SET: 08/12/2020  
PERMIT SET:

FLORIDA ENGINEERING SERVICES  
MECHANICAL/ELECTRICAL  
ENGINEERS

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PHONE: (305) 653-4212  
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E-MAIL: FES@FES-FLA.COM

Charles M. Sieger, F.A.S.E.  
Lic. # 14012  
Jose J. Suarez, J.E.E.  
Lic. # 141705

The Sieger Suarez Architectural Partnership

14121 Southwest 119th Avenue, Miami, Florida, 33186, 305/774-2702.

06-12-2012 THIS ISSUE FOR RE-BIDDING ONLY  
02-18-08 CONSTRUCTION SET  
05-23-05 PERMIT SET

OCHÉ MIAMI RESTAURANT  
200 SOUTH POINTE DR.,  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A00002219

05/28/2021

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FAX: 561 997 8075



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7700 CONGRESS AVE.  
BOCA RATON, FLORIDA 33497  
TEL: 561 997 1244  
FAX: 561 997 8025

JAMES R. WILLIAMS, AIA 0017261

# OCE MIAMI RESTAURANT

200 SOUTH POINTE DR.,  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A00002219

05.28.2021

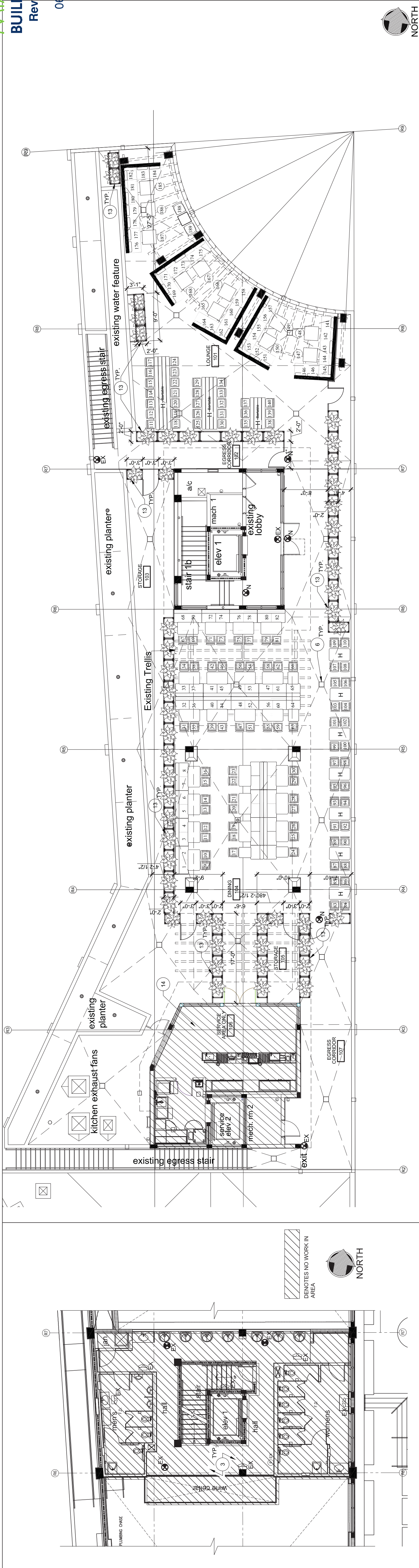
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PROJECT NO. 20172  
DESIGNED BY JRM/WRP  
CHECKED BY JRM/WRP  
SUBMITTALS: 07.29.2020  
PROGRESS SET: 07.29.2020  
PERMIT SET: 08.12.2020

REVISIONS:  
09.02.2020 BLDG. DEPT. COMMENTS  
05.13.2021 REVISIONS  
05.18.2021 CLIENT REVISIONS  
05.26.2021 COMMENTS

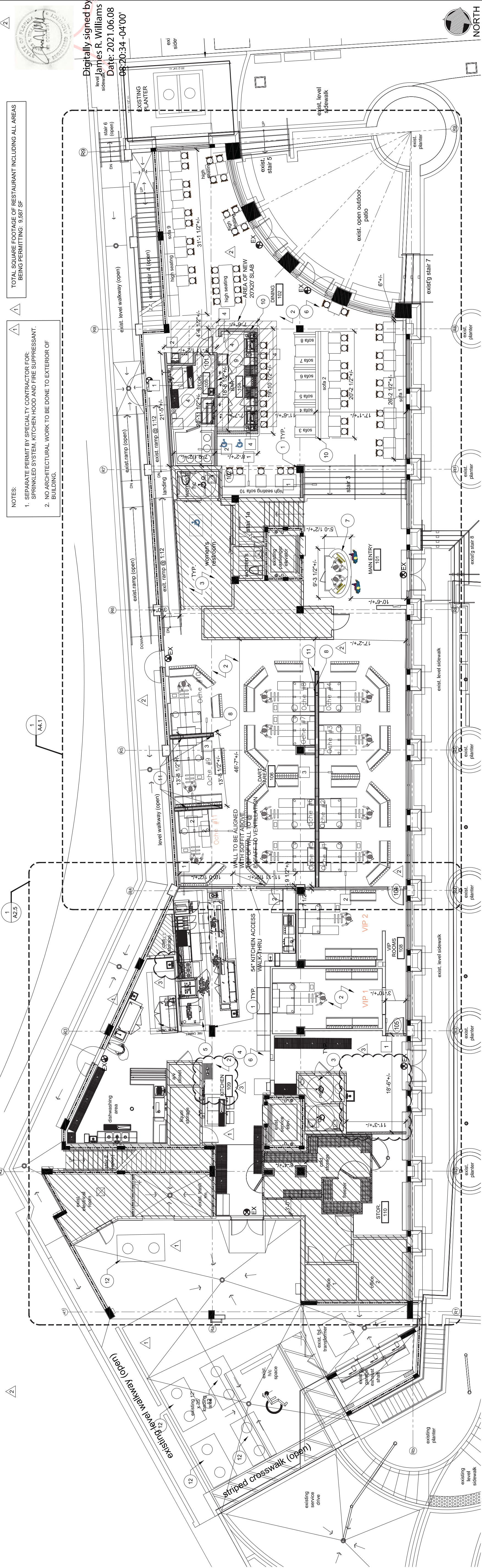
## FLOOR PLAN

A2.1



2 MEZZANINE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

3 ROOF TERRACE FLOOR PLAN  
SCALE: 1/8" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"

### FLOOR PLAN GENERAL NOTES

- ALL STRUCTURAL COLUMNS TO REMAIN.
- ALL ELECTRICAL CONNECTIONS TO REMAIN. REFER TO ELECTRICAL FOR NEW POWER.
- ALL TOILET PLUMBING FIXTURES TO REMAIN.
- REFER TO KITCHEN PLAN FOR NEW KITCHEN EQUIPMENT.
- EXISTING KITCHEN HOODS TO REMAIN.
- ALL FLOOR DRAINS TO REMAIN.
- POS COUNTER, REFER TO KITCHEN EQUIPMENT PLAN.
- NEW ELECTRICAL CABLE AND WORK SYSTEM. ELECTRONIC BOARD W/TV SCORE BOARD LOCATED ABVY. REFER TO INTERIOR DET & ELEC. SHEETS.
- NEW 7" HORIZONTAL EXTERMINANT T/L LOCATION, BOTT. OF TV TO BE LOCATED 52" AFF @ WALL. VERIFY W/ CLIENT PRIOR TO INSTALLATION (PROVIDE LOW VOLTAGE & DATA).
- DENOTES LOW WALL BELOW COUNTER
- DENOTES 1,200 GALLON EXISTING GREASE TRAP
- PONY WALL BY CLARK DETRICH. ATTACHED TO CONCRETE FLOOR PER MANUFACTURER'S SPECS
- DENOTES NEW MODULAR PLANTER/ANCHORED ROAD DECK SCREEN WALL SYSTEM BY DEEP STRAM DESIGN. NO ROOF PENETRATION REQUIRED
- HATCHED AREA NOT IN SCOPE OF WORK

### GENERAL CONSTRUCTION NOTES

- CNN1. ALL NEW WALLS TO BE TAPED, SPACKLED, AND SANDED SMOOTH READY TO RECEIVE NEW FINISH. LEVEL 2 FINISH TO BE APPLIED ABOVE 6'0" UP TO BOTTOM OF EXISTING STEEL DECK.
- CNN2. REFER TO SHEET A4.1 FOR TYPICAL PARTITION TYPES. ALL PARTITIONS ARE TO BE WALL TYPE 3 UNLESS OTHERWISE NOTED
- CNN3. DIMENSIONS SHALL BE CALCULATED, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ARCHITECT, THE BETTER QUALITY OR GREATER QUANTITY OF WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECTS INTERPRETATION
- CNN4. DO NOT MECHANICALLY SECURE OR BRACED NEW PARTITIONS TO EXISTING WINDOW MULLIONS. WINDOW SILLS, DUCTWORK, CONDUIT OR PIPING.
- CNN5. CORNER BEADS ARE TO BE INSTALLED ON ALL CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- CNN6. STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT, GAUGE AND SPACING UNLESS OTHERWISE NOTED.
- CNN7. DOUBLE STUDS ARE REQUIRED @ BOTH JAMBS OF DOOR FRAMES & HEADER.
- CNN8. STUDS AT DOOR JAMBS AND ON TOPS OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP, BOTTOMS AND BOTH SIDES.
- CNN9. THIS FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- CNN10. THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY. CONSTRUCTION SHALL NOT BE LIMITED TO THE WORK SHOWN ON THESE DRAWINGS OR IN THE SPECIFICATIONS. WHEN CONFLICTS ARE NOTED IN THE BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.
- CNN11. PER IRC 703.2 INSULATING INTERIORS, WHEN CONSIDERED AS NEW IN BUILDINGS OF ANY TYPE OF CONSTRUCTION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 75 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.
- CNN12. PER IRC 717.5 COMBUSTIBLES SHALL NOT BE PERMITTED IN CONCEALED SPACES OF BUILDINGS OF TYPE I OR II CONSTRUCTION. ANY WOOD OR WOOD BACKING TO BE FIRE-RETARDANT TYPE
- CNN13. CONTRACTOR MUST PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION PER FLORIDA FIRE PREVENTION CODE NFPA 1 (2007 EDITION) COMPLY TO SECTION 16.3.6
- CNN14. PER NFPA 1 16.3.6.4 2007 EDITION AT LEAST ONE APPROVED FIRE EXTINGUISHER SHALL BE PROVIDED IN PLAN SIGHT ON EACH FLOOR AT EACH USABLE ROOM OR AREA. EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.3.6.1 2007 EDITION THE SUITABILITY, DISTRIBUTION, AND MAINTENANCE OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH SECTION 13.1

### FLOOR PLAN LEGEND

- KEY NOTE: SEE DESIGNATED # FOR MORE INFORMATION.
- DOOR REFERENCE NUMBER  
SEE DOOR & HARDWARE SCHEDULE FOR SPECS
- DENOTES EXISTING CONCRETE STRUCTURE
- DENOTES PROPOSED WALL
- DENOTES INSULATED WALL
- PARTITION DESIGNATION. SEE FLOOR PLAN FOR DESIGNATION OF DETAIL SEE CORRESPONDING WALL SECTION ON DETAIL SHEET
- CLEAR FLOOR AREA FOR ACCESSIBILITY  
REFER TO LIFE SAFETY PLAN
- FLOOR DRAIN. REFER TO PLUMBING

### PLUMBING FIXTURE CALCULATIONS

PER FBC - B. TABLE 2602.1 BASED ON 286.5 MALES & 286.5 FEMALES TOTALING 593 OCCUPANTS

OCCUPANCY USE	LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS		SERVICE SINKS	
		RATIO	MALE	RATIO	MALE	RATIO	MALE		DF
ASSEMBLY A-2.4 Restaurants and food courts	286.5	1 PER 75	3.9	1 PER 75	3.9	1 PER 200	1.5	0 1/2" E 1	0
SUBTOTALS	593		3.9		3.9		1.5		0
REQUIRED TOTALS			4.0		4.0		2.0		1.0
REQUIRED TOTALS			6.0		6.0		6.0		1.0 1/2" E 2

NOTES:  
a. the fixture values are based on an occupant being the minimum required for the number of persons indicated or any fraction of the number of persons indicated; the number of occupants shall be determined by this code.  
b. toilet facilities for employees shall be separate from facilities for inmates or care recipients.  
c. for business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.  
d. the occupant load for seasonal outdoor seating and entertainment areas shall be included when determining the minimum number of facilities required.

NOTES:  
a. FBC - B. SECTION 410.4 SUBSTITUTION. WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS.  
b. DISPENSERS SHALL NOT BE PERMITTED TO BE SUBSTITUTED FOR NOT MORE THAN 50 PERCENT OF THE REQUIRED NUMBER OF DRINKING FOUNTAINS.  
c. THE CODE REQUIRES ONLY ONE SERVICE SINK PER BUILDING IF ALL OCCUPANCIES HAVE ACCESS TO THE SERVICE SINK AT ALL TIMES.

### TOTAL SEAT COUNT

FIRST FLOOR	98 SEATS
TOTAL NUMBER OF DINING SEATING	8 SEATS
TOTAL NUMBER OF BAR SEATING	160 SEATS
TOTAL SEATING	168 SEATS


ROOF TERRACE	110 SEATS
TOTAL NUMBER OF DINING SEATING	* 75 SEATS
TOTAL NUMBER OF LOUNGE SEATING	189 SEATS
TOTAL SEATING	369 SEATS

NOTES:  
FLOORING AREAS AT LEAST 5% OF THE TOPS OF DINING SURFACES SHALL BE A MIN. OF 28" X MAX. 34" HIGH PER FLORIDA ACCESSIBILITY CODE SECTION 902.3.

TOTAL OCCUPANCY COUNT	338.1 OCCUPANTS
FIRST FLOOR	288.4 OCCUPANTS
ROOF TERRACE	288.4 OCCUPANTS
TOTAL OCCUPANCY LOAD:	592.9 = 593 OCCUPANTS



NOTE:  
FIRE ALARM SYSTEM IS EXISTING TO REMAIN  
PERMITTED UNDER PERMIT # BCC 14082 & BCC  
15147. THERE ARE NO PLANNED REVISIONS  
UNDER THIS PERMIT. ANY ADJUSTMENT TO THE  
EXISTING FIRE ALARM SYSTEM SHALL HAVE  
SHOP DRAWINGS SUBMITTED FOR PERMIT BY  
SPECIALTY CONTRACTOR.

 DENOTES NO WORK IN AREA / EXISTING LIGHTING TO REMAIN

3	ROOF TERRACE FIRE ALARM - EXISTING SCALE: 3/32" = 1'-0"
---	--

SCALE: 3/32" = 1'-0"

Digitally signed by  
James R. Williams  
Date: 2021.06.08  
07:55:41 -04'00'

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PROJECT NO.	20112
DESIGNED BY:	MPB
DRAWN BY:	RC
CHECKED BY:	JRW/MPB


SUBMITTALS: 07.29.2020  
PROGRESS SET: 08.12.2020  
PERMIT SET:

## LEGEND

EXIST	EXISTING EMERGENCY LIGHT FIXTURE
EX	EXISTING SMOKE DETECTOR
EX	EXISTING HORN DETECTOR
EX	EXISTING PULL STATION
EX	EXISTING CONTROL RELAY
EX	EXISTING MULTI-VOLTAGE CONTROL RELAY
EX	EXISTING CONTROL MODULE
EX	EXISTING FIRE ALARM CONTROL PANEL
EX	EXISTING BOOSTER POWER SUPPLY
EX	EXISTING STROBE
EX	EXISTING SPEAKER / STROBE
EX	EXISTING FIRE ANNUNCIATOR W/ MICROPROCESSOR
EX	EXISTING FIRE EXTINGUISHER
EX	EXISTING EXIT SIGN
EX	NEW EXIT SIGN

**NORTH**





DENOTES NO WORK IN AREA /  
EXISTING LIGHTING TO REMAIN

1	FIRST FLOOR FIRE SPRINKLER PLAN - EXISTING
---	--

SCALE: 3/32" = 1'-0"



NOTE:  
FIRE ALARM SYSTEM IS EXISTING TO REMAIN.  
PERMITTED UNDER PERMIT # BCC 14832 & BCO  
14832. ANY ADJUSTMENTS TO THE EXISTING  
EXISTING FIRE ALARM SYSTEM SHALL HAVE  
SPECIALTY CONTRACTOR.  
SPECIALTY CONTRACTOR

JAMES R. WILLIAMS, AIA  
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FAX: 561 997 8075

JAMES R. WILLIAMS - AB 007261

OCHÉ MIAMI RESTAURANT

200 SOUTH POINTE DR.,  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A00002219

05.28.2021

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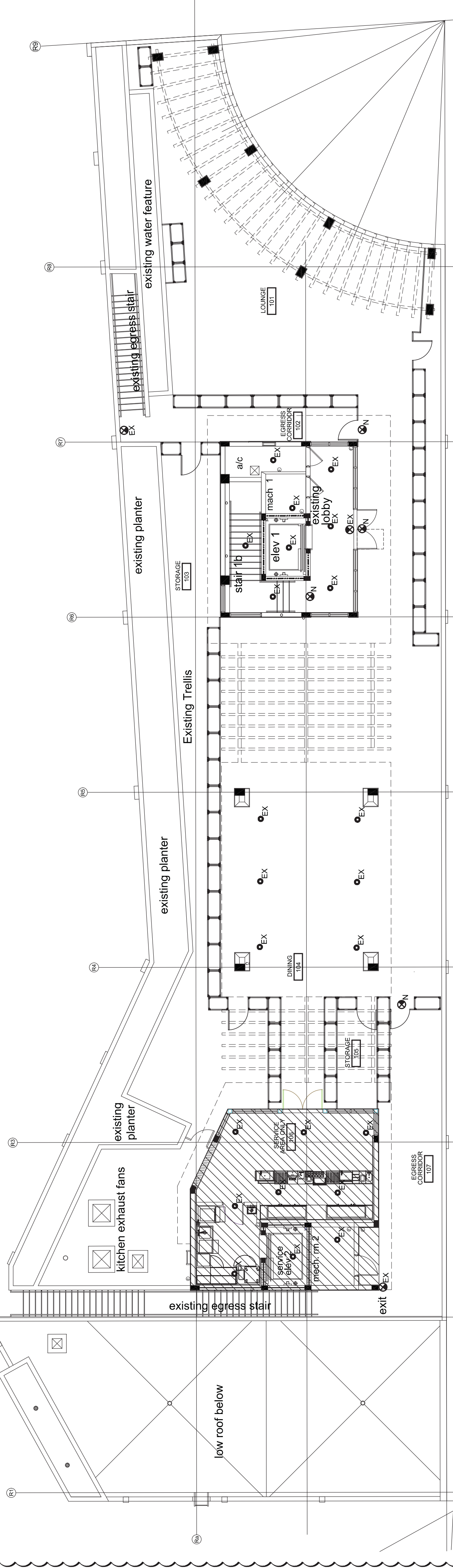
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DESIGNED BY: JMW  
DRAWN BY: JMW  
CHECKED BY: JMW/MPR

SUBMITTALS:  
PROGRESS SET: 07.29.2020  
PERMIT SET: 08.12.2020

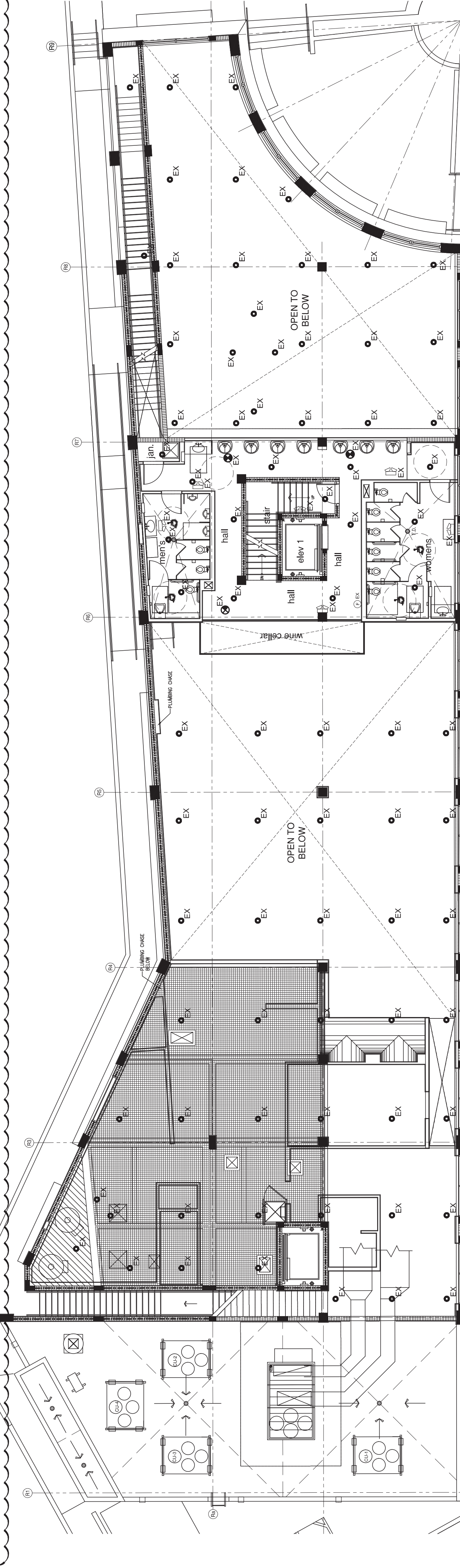
REVISIONS:  
11.19.2020  
B.D.G. DEPT.  
COMMENTS:  
08.04.2021  
COMMENTS:

FIRE  
SPRINKLER  
PLAN

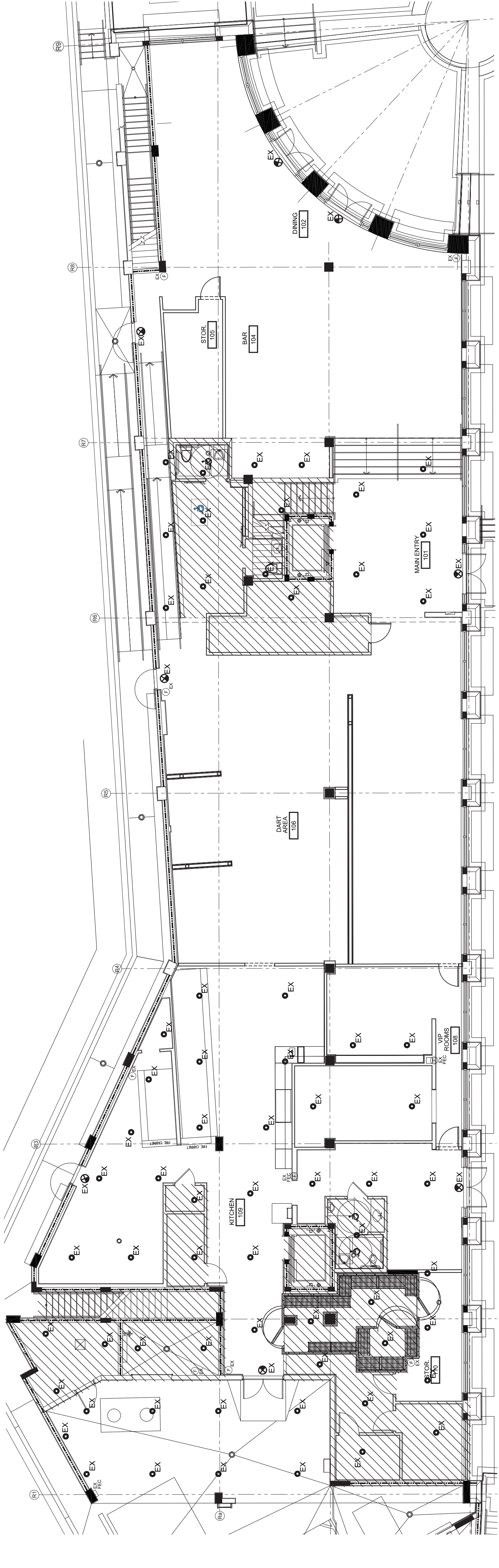
A2.3.2



3 ROOF TERRACE FIRE SPRINKLER PLAN - EXISTING  
SCALE: 3/32" = 1'-0"



2 MEZZANINE LEVEL FIRE SPRINKLER PLAN - EXISTING  
SCALE: 3/32" = 1'-0"



1 FIRST FLOOR FIRE SPRINKLER PLAN - EXISTING  
SCALE: 3/32" = 1'-0"

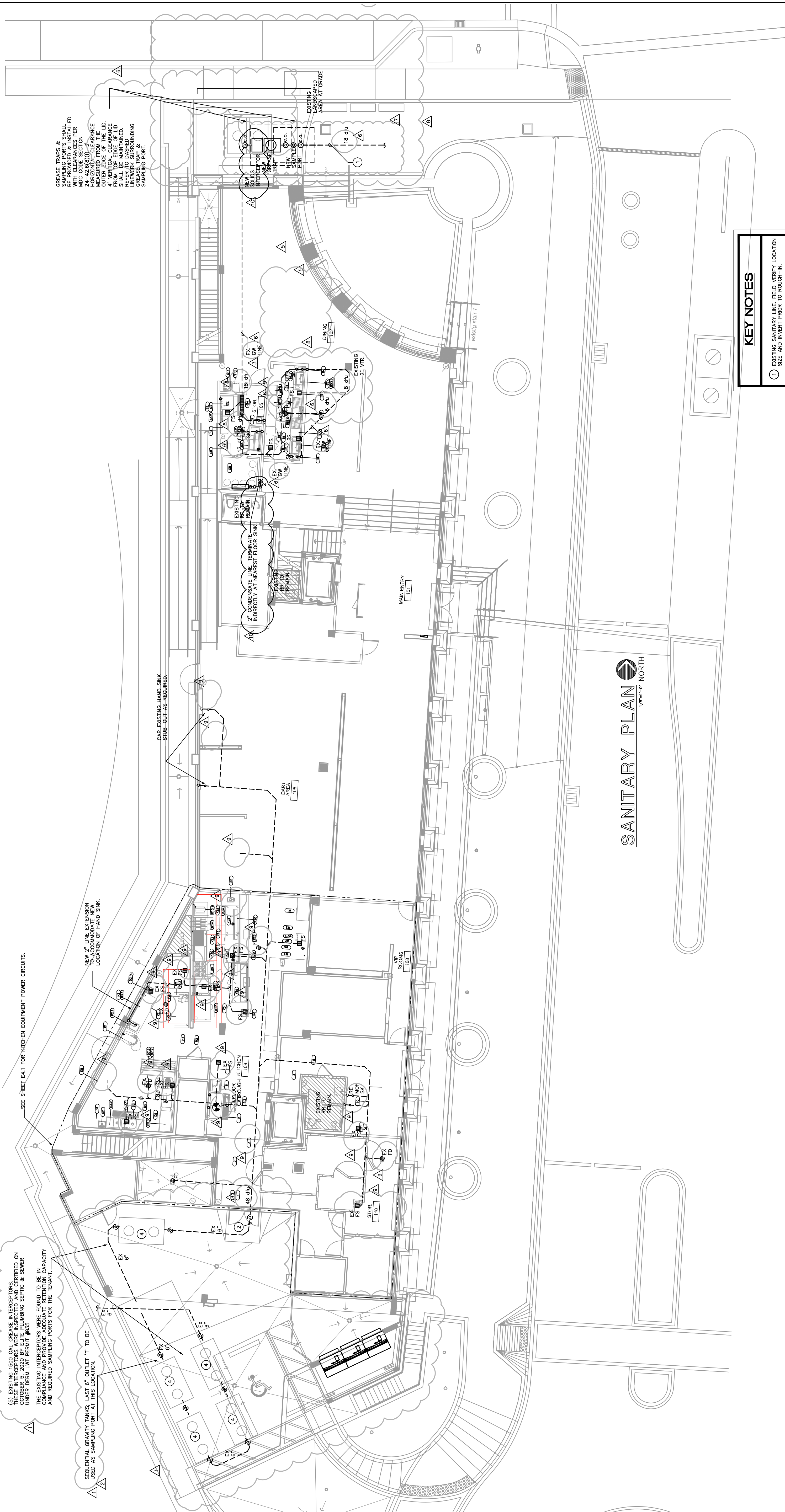






PROJECT NO.	20112
DESIGNED BY:	JRW
DRAWN BY:	RC
CHECKED BY:	JRW/MPB
SUBMITTALS:	
PROGRESS SET:	07.29.2020
PERMIT SET:	08.12.2020

REVISIONS:	BLDG. DEP.	COMM.
1	9-16-20	
2	BLDG. DEP.	COMM.
3	11-01-20	
4	BLDG. DEP.	COMM.
5	12-07-20	
6	BLDG. DEP.	COMM.
7	01-07-21	
8	FIELD COORD.	
9	01-28-21	
10	DERM COMM	
11	02-08-21	
12	FIELD COORD.	
13	05-10-21	
14	BLDG. DEP./	DERM COMM.
15	06-01-21	



## KEY NOTES

- ① EXISTING SANITARY LINE. FIELD VERIFY LOCATION SIZE AND INVERT PRIOR TO ROUGH-IN.
- ② EXISTING GREASE WASTE LINE FIELD VERIFY EXACT SIZE, LOCATION AND INVERT PRIOR TO ROUGH-IN.
- ③ EXISTING SANITARY LINE. FIELD VERIFY EXACT SIZE, LOCATION AND INVERT PRIOR TO ROUGH-IN.
- ④ EXISTING GREASE TRAP TO REMAIN.

## GENERAL NOTE

PLUMBING CONTRACTOR TO COORDINATE ALL PLUMBING & STUB IN LOCATIONS WITH EQUIPMENT MANUFACTURE PRIOR TO ROUGH-IN.

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06-01-2021

## EXISTING MONLITHIC DATA

TOTAL NUMBER OF DINING SEATING:	106 SEATS
TOTAL NUMBER OF GAME AREA SEATING:	+74 SEATS
TOTAL SEATING:	180 SEATS
FUTURE + ADDITIONAL SEATING:	189 SEATS
TOTAL SEATING FOR GREASE CALCULATIONS:	369 SEATS

SEE ARCHITECTURAL SHEET A1.2 FOR FINAL SEATING DATA

# NEW HYDROMECHANICAL DATA

TOTAL NUMBER OF DINING SEATING:	106 SEATS
TOTAL NUMBER OF GAME AREA SEATING:	+74 SEATS
TOTAL SEATING*	180 SEATS

SEE ARCHITECTURAL SHEET A1.2 FOR FINAL SEATING DATA







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JAMES R. WILLIAMS, AIA 071781

OCEH MIAMI RESTAURANT  
200 SOUTH POINTE DR.  
MIAMI BEACH, FLORIDA 33139

FLORIDA LICENSE: A26100219

PROJECT NO: 20112  
DESIGNED BY: JRW  
DRAWN BY: RC  
CHECKED BY: JRW/MPB  
SUBMITTALS: 07/29/2020  
PROGRESS SET: 06/12/2020  
PERMIT SET:

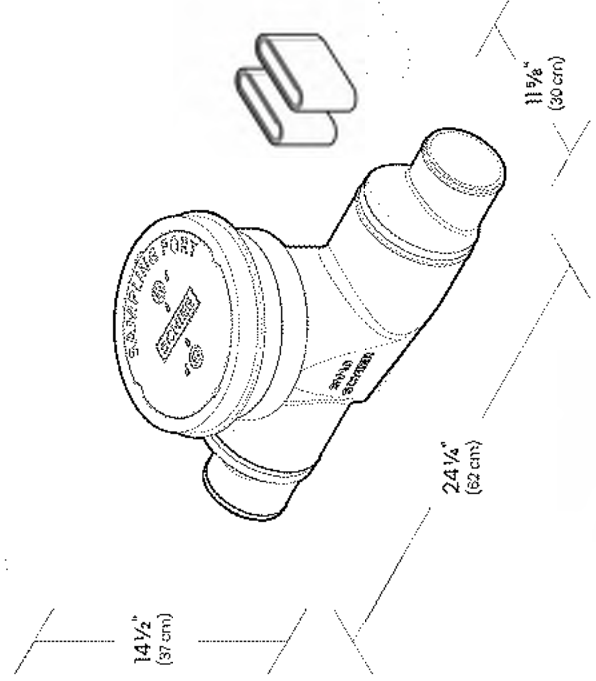
REVISIONS:  
BUDG. DEP. COMM.  
12-07-20  
BUDG. DEP. COMM.  
01-07-21  
REVISED.  
08-10-21

GREASE WASTE DETAILS

P.6.1

## SPECIFICATION AND SUBMITTAL

### SV10 Wastewater Sampling Port



#### SUBMITTAL

**Standard**  
Location: Indoor/Outdoor  
Installation: Above/below grate  
Connections: 4\"/>

#### Options

☐ C240 - 3\"/>

#### Approval

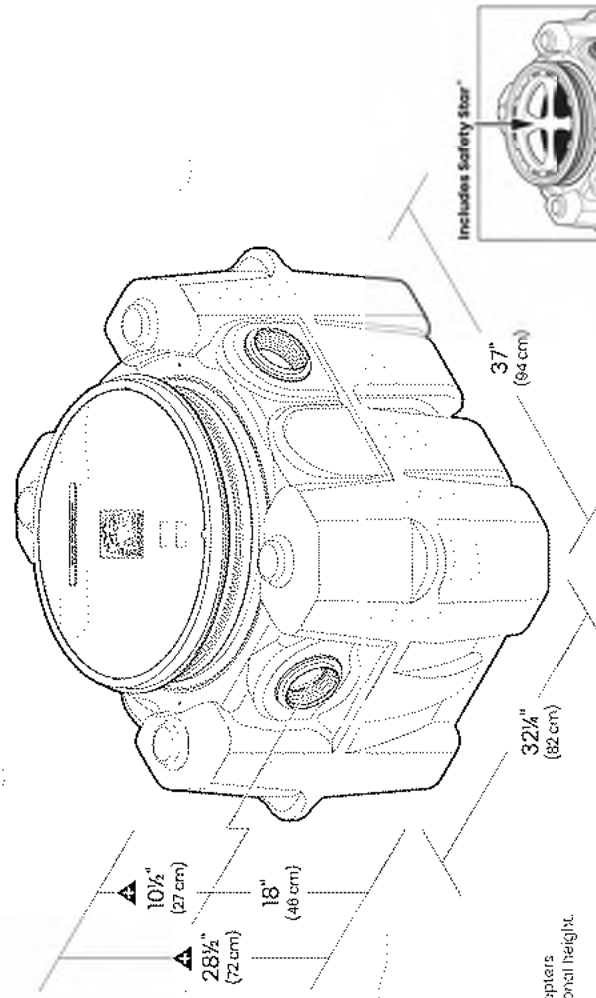
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Specifying Engineer: \_\_\_\_\_ Company: \_\_\_\_\_  
Engineering Firm: \_\_\_\_\_



**SCHIER**  
MODEL NUMBER: SV10  
DESCRIPTION: Polyethylene Wastewater Sampling Port  
DATE: 08/05/2020 DATE: 03/20/2020 REV: 0001

## SPECIFICATION AND SUBMITTAL

### SI-50 85 Gallon Billy Goat® Indoor/Outdoor Kitchen Solids Interceptor



#### SUBMITTAL

**Standard**  
Location: Indoor/Outdoor  
Installation: Above/below grate  
Connections: 4\"/>

#### Options

☐ C240 - 3\"/>

#### Approval

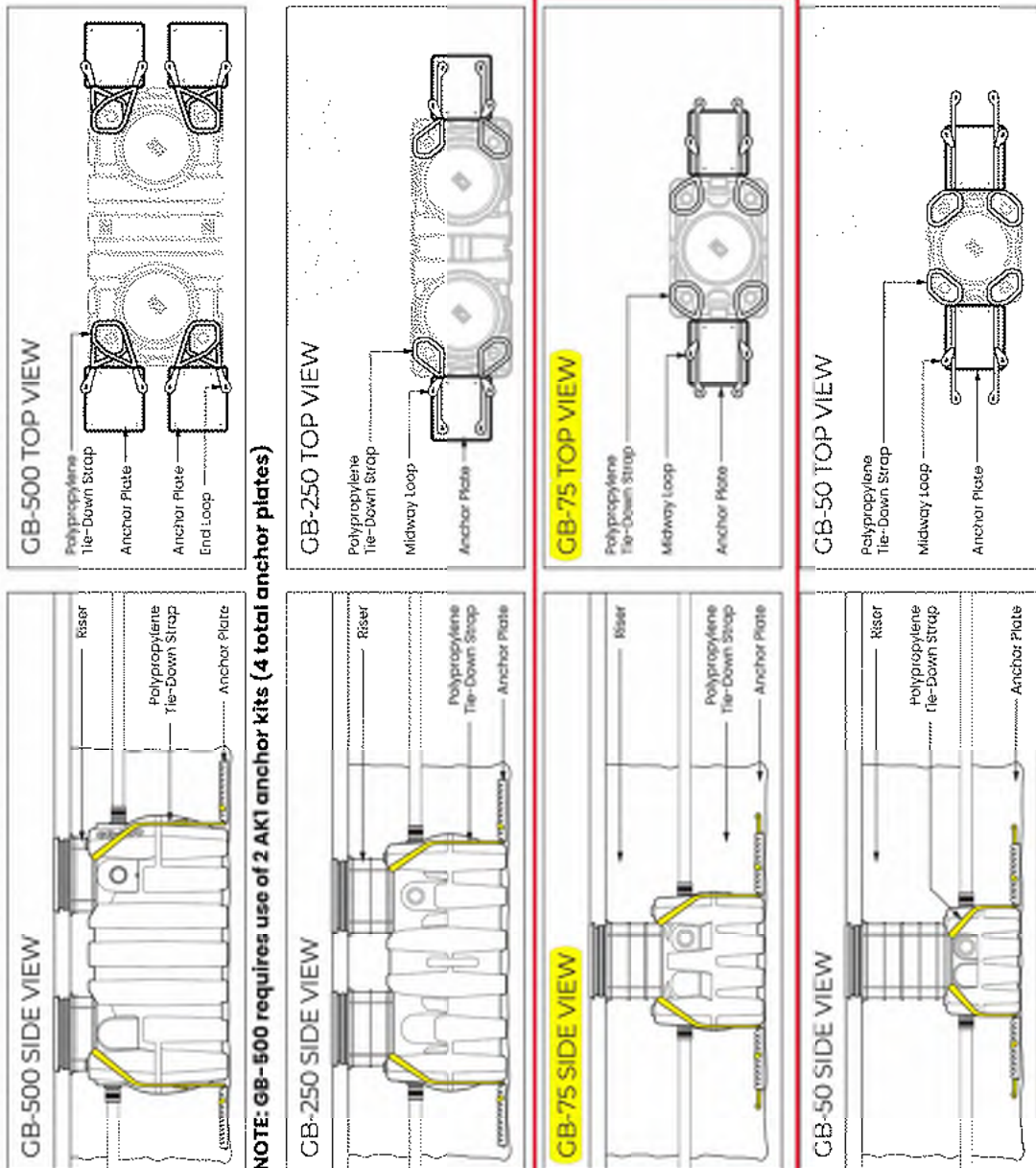
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Specifying Engineer: \_\_\_\_\_ Company: \_\_\_\_\_  
Engineering Firm: \_\_\_\_\_



**SCHIER**  
MODEL NUMBER: SI-50  
DESCRIPTION: 85 Gallon Polyethylene Kitchen Solids Interceptor  
DATE: 08/05/2020 DATE: 03/20/2020 REV: 0001

## INSTALLATION - STANDARD MODELS

### GENERAL ARRANGEMENT AND ANCHOR STRAP PLACEMENT



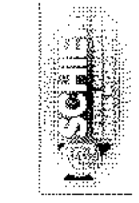
#### CORNER STRAP DETAIL

**NOTE:** Ensure that tie-down strap does not touch floor or inside of tank to floor. See full installation document.

page 3 of 4

AKI Installation Guide

## NEW HYDROMECHANICAL BAR FOG SYSTEM SIZED BY NUMBER OF SEATS



Mario Rubines  
786-295-1114  
Mrubines@bellsouth.net

**Grease Interceptor Calculation**  
Per Florida Plumbing Code Section 1003.3.4,  
in accordance with PD1 G101 Sec. 8.3.1 Sized  
by pipe size, \*1 Based on Manning's, Pipe  
diameter, and 1/8" slope

Step 1. Flow	Pipe Size	Minimum Slope	Minimum Flow (GPM)*1	Peak Flow (GPM)*1	Max DEFU	Actual DEFU
4"	1/8" per Ft	100	50	180	0	

Med Grease	D	0.0045 lbs./sq. ft. (with bar)	Serves food from a limited menu and/or with a limited amount of onsite preparation; coffee shop, light cooking, pizza, ice cream parlor, fast food hamburger (pre-cooked), caterer, Greek, Japanese, Vietnamese (Pho), grocery store (no prep), caterer (limited prep), low category restaurants w/ prep
------------	---	--------------------------------	--

Step 2. POF	Number of Seats	Turns Per Seat	Meals Per Day	POF In (lbs.) Per Meal	Capacity Needed in Lbs.	Description
8	8	64	0.0325	90	45	Bar/Dining
20	0.025	90	45			Drinks only
Total Grease Capacity Needed						232

Schier interceptors meet the DERM 99% Efficiency and PH of 3

ASME A112.14.3 GB-75-B 1 50 623

## NEW HYDROMECHANICAL BAR FOG SYSTEM SIZED BY MEALS PER DAY



Mario Rubines  
786-295-1114  
Mrubines@bellsouth.net

**Grease Interceptor Calculation**  
Per Florida Plumbing Code Section 1003.3.4,  
in accordance with PD1 G101 Sec. 8.3.1 Sized  
by pipe size, \*1 Based on Manning's, Pipe  
diameter, and 1/8" slope

Step 1. Flow	Pipe Size	Minimum Slope	Minimum Flow (GPM)*1	Peak Flow (GPM)*1	Max DEFU	Actual DEFU
4"	1/8" per Ft	100	50	180	10	6
3"	1/8" per Ft	46	23	36	0	0
2"	1/8" per Ft	20	20	21	0	0
6"	1/8" per Ft	300	147	700	0	0

**Low Grease**  
0.005 lbs./sq. ft. (with bar)

Serves food prepared off site or food that requires minimal preparation and/or warming; sandwich shop, convenience store (no kitchen), food breakfast bar, frozen yogurt, take & bake pizza bar (limited food service), caterer (no prep), grocery meat department, walk-in grill (no grill prep no cooking)

MPD x GPM x POF = Grease Capacity Required in Lbs.

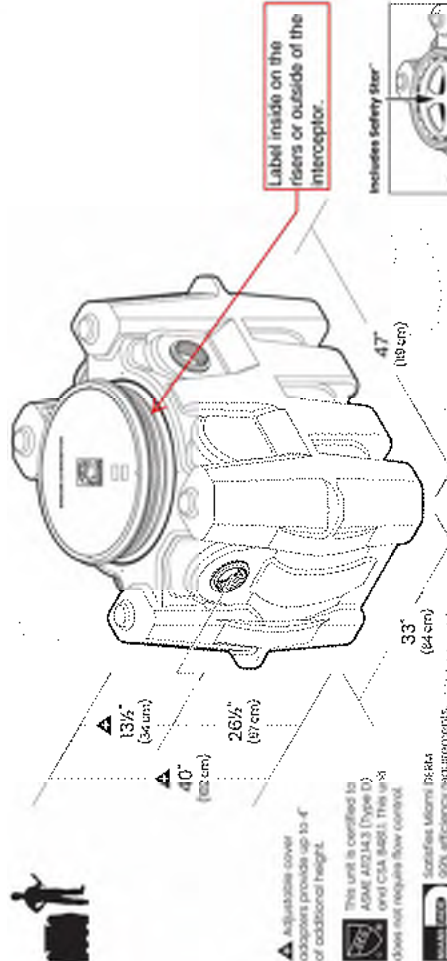
Meals POF	Meals Per Day	PRODUCTION Capacity (lbs.) Per Meal	POF In Days Needed in Lbs.	Description
400	0.0065	90	234	Bar
Total Grease Capacity Needed				234

Schier interceptors meet the DERM 99% Efficiency and PH of 3

ASME A112.14.3	GB-1000	1	100	6236
ASME A112.14.3	GB-500-B	1	100	2817
ASME A112.14.3	GB-250-B	1	75	1817
ASME A112.14.3	GB-75-B	1	50	623
ASME A112.14.3	GB-2	2	35	180

## SPECIFICATION AND SUBMITTAL

### GB-75-B 50 GPM 99% Efficient Great Basin® Indoor/Outdoor Grease Interceptor



#### SUBMITTAL

**Standard**  
Location: Indoor/Outdoor  
Installation: Above/below grate  
Connections: 4\"/>

#### Options

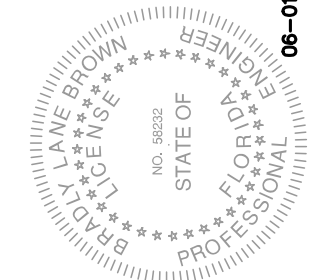
☐ C240 - 3\"/>

#### Approval

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Specifying Engineer: \_\_\_\_\_ Company: \_\_\_\_\_  
Engineering Firm: \_\_\_\_\_



**SCHIER**  
MODEL NUMBER: GB-75-B  
DESCRIPTION: 50 GPM Polyethylene Kitchen Grease Interceptor  
DATE: 08/05/2020 DATE: 03/20/2020 REV: 0001



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THE SEAL. THE SEAL IS VALID FOR THE STATE OF FLORIDA.  
KAMM CONSULTING ENGINEERS, INC. (KAMM) HAS DOCUMENTED THE SIGNATURE  
ON THE SEAL. THE SEAL IS VALID FOR THE STATE OF FLORIDA.  
KAMM CONSULTING ENGINEERS, INC. (KAMM) HAS DOCUMENTED THE SIGNATURE  
ON THE SEAL. THE SEAL IS VALID FOR THE STATE OF FLORIDA.

INSULT FOR PERMIT ONLY

NOT FOR PERMIT USE

KAMM CONSULTING ENGINEERS, INC. (KAMM)

1400 Orange Avenue  
Suite 100, Jacksonville, FL 32209  
Tel: 904.241.4950  
Fax: 904.241.4950  
www.kammce.com

RENTAL

06-01-2021



Oche Miami Restaurant  
City of Miami Beach Review Comments  
Permit #: BV2115216  
Building-Commercial-Alteration  
Project# 20112

Reviewed For Compliance

**RV2115216**

06/21/2021 8:59:45 AM

PLUMBING REVIEW:

Response Date: 05/28/2120

ROBERT JANAS

[robertjanas@miamibeachfl.gov](mailto:robertjanas@miamibeachfl.gov)

305-673-7610 ext. 26901

1. Remove all statements "as-built" from this revision. NOTE: All plumbing revisions are considered proposed plans.

Response:

**Refer to Plumbing engineer's responses**

2. Show all restrooms and required number of fixtures for each sex to verify compliance with FBC Plb 403.1. –

Response:

**Refer to revised sheet A2.4.1**

3. P-2.1 -Correct condensate drain to connect to existing condensate drainage system. NOTE: Condensate drainage shall discharge to an existing dedicated condensate riser; to a storm drainage system with connection outside the building; to a drywell; to pervious ground). FBC Plb [M] 314.2.1.

Response:

**Refer to Plumbing engineer's responses**

4. P-2.1 -Clarify type of 'backflow preventer' on condensate drain. FBC 107.2.1.

Response:

**Refer to Plumbing engineer's responses**

PLANNING REVIEW:

Response Date: 05/28/2120

ALBERTO BRITO

[abrigo@miamibeachfl.gov](mailto:abrigo@miamibeachfl.gov)

1. Provide index indicating how many seats in the first floor, and how many seats are in the roof top terrace, and a Grand TOTAL Count.

Response:

**Refer to Revised sheet A2.1 for Seat Count Table.**

2. Provide an Occupancy Load Breakdown per First floor and Roof Top.



Response:

**Refer to Revised sheet A2.1 for Occupancy Count Table.**

3. Provide Planning Board PB20-0392 / Conditional Use Permit.

Response:

**Refer to New sheet A0.1.1**

4. These comments are provided as a preliminary review of the proposed work and may be subject to additions and/or deletions pending further review.

Response:

**Acknowledged.**

5. A Written Narrative Response shall be required to re-review permit.

Response:

**Acknowledged.**

**\*\*\* Sheet A0.1 revised to reflect addition of sheets A1.4, 1.5 & A1.6.**

FIRE REVIEW:

RAUL CARDOSO

[rcardoso@miamibeachfl.gov](mailto:rcardoso@miamibeachfl.gov)

Response Date: 05/28/2120

1. Clarify on the plans what the space used to be?

Response:

**Refer to Revised sheet A2.1 Note 2. Space used to be a Restaurant.**

2. Show on the plans stair width to verify compliance with FFPC 101 6th edition egress capacity

Response:

**Refer to Revised sheet A1.3 & New sheets A1.4, A1.5 & A1.6 for Stair Details.**

3. Show on the plans details of the existing stairs to verify compliance with FFPC 101 6th edition Table 7.2.2.2.1.1(b)

Response:

**Refer to Revised sheet A1.3 & New sheets A1.4, A1.5 & A1.6 for Stair Details.**

4. Show on the plans details of the existing handrails and guardrails to verify compliance with FFPC 101 6th edition

Response:

**Refer to Revised sheet A1.3 & New sheets A1.4, A1.5 & A1.6 for Stair Details.**

5. Show on the plans fire alarm devices and/or fire sprinkler heads, if applicable

Response:

**Refer to Revised sheet A2.3.1 & A2.3.2 Roof Terrace Fire Alarm and Sprinkler plans added.**



6. Show on the plans emergency photometric study to verify compliance with FFPC 101 6th edition Chapter 7

Response:

**Refer to New sheet A1.7 for existing Roof Terrace Photometric Study.**

7. Plans are stated the space will be limited to 249, rectify this, the space will be given an occupant load certificate once it has been completed

Response:

**Refer to Revised sheet A1.2 & A1.3 Life Safety Note #3 revised to state the space will be given an occupant count load certificate once it has been completed.**

8. Plans are showing more than 49 occupants in the Lounge area, show the plans two ways out of this area

Response:

**Refer to Revised sheet A1.3 Life secondary means of egress has been provided.**

9. Show on the plans main aisles at min. 42" due to the occupant load being greater than 49

Response:

**Refer to Revised sheet A1.3 Main aisles have been dimensioned.**

10. Clarify on the plans if this open to sky, if no, then show on the plans what type of roof will be above the tables

Response:

**Refer to Revised sheet A1.3 Life Safety Notes #4, #5 & #6 revised to state which part of the space are open to the sky and which are roofed.**

11. Clarify on the plans type of flooring is going to be used at this location, it will need to be slip resistance and level Additional comments may follow

Response:

**Refer to Revised sheet A1.3 Life Safety Notes #7 revised to state existing flooring is pavers.**

**\*\*\* Sheet A0.1 revised to reflect addition of sheets A1.4, 1.5 & A1.6. & A1.7 updated project description.**

List of Documents Submitted (AW):

**A0.1, A0.1.1, A1.2, A1.3, A1.4, A1.5, A1.6, A1.7, A2.1, A2.3.2, A2.3.2**



Digitally signed  
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WILLIAMS  
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