

725 71 STREET
MIAMI BEACH
FL. 33141
GELATO TO GO



SCOPE OF WORK

ALTERATION LEVEL II

- INSTALL NEW TOILET AND VANITIES
- COUNTER AREA & A.D.A BATHROOM ARE EXISTING TO REMAIN

NOTES

- ALL NEW FINISHES (WALL,CEILING,FLOOR,TRIM,DECOR) ARE TO COMPLY WITH FBCB CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION
- ALL PERMITTED WORK WILL COMPLY WITH FLORIDA FIRE PREVENTION CODE (FFPC) 7TH EDITION.
- THE UNIT WILL BE OCCUPIED DURING CONSTRUCTION
- ALL LIFE SAFETY SYSTEMS WILL REMAIN ACTIVE DURING CONSTRUCTION
- DESIGNATED EGRESS WILL REMAIN UNOBSTRUCTED DURING CONSTRUCTION
- CONSTRUCTION MATERIALS WILL BE STORED ON LOCATION THAT DOES NOT OBSTRUCT EGRESS.
- PLUMBING FIXTURES TO COMPLY WITH FBCp 2017 6TH ED. SEC. 406 THROUGH 421.
- BATHROOMS FIXTURES TO COMPLY WITH FBCp 2017 6TH ED. SEC. 405.3.1/ SEC. 2406.2.

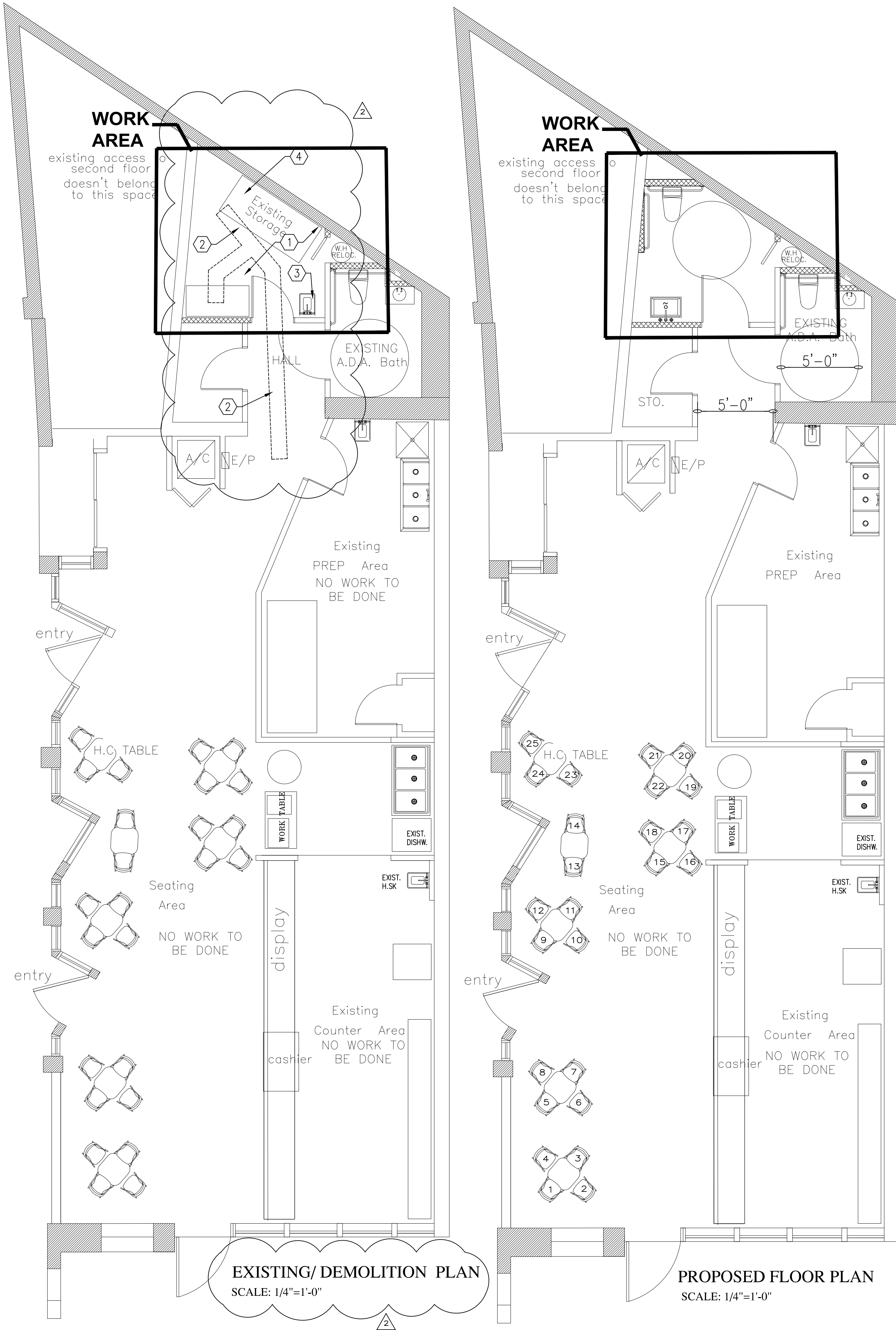
APPLICABLE CODES & REGULATIONS

- JURISDICTION: MIAMI BEACH, FL.
- 2020 FLORIDA BUILDING CODE SEVENTH EDITION(FBC).
 - 2014 NATIONAL ELECTRICAL CODE (NEC).
 - 2020 FLORIDA BUILDING CODE PLUMBING SEVENTH EDITION(FBCp).
 - 2018 FLORIDA FIRE PREVENTION CODE SEVENTH EDITION (FFPC).
 - 2017 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)

CODE IN EFFECT: 2020 FLORIDA BUILDING CODE, SEVENTH EDITION
CLASSIFICATION OF WORK: ALTERATION LEVEL 2

DEMOLITION NOTES

- 1 REMOVE EXISTING ACOUSTICAL TILE CEILING
- 2 SAWCUT EXISTING SLAB FOR NEW PLUMBING LINES
- 3 REMOVE PLUMBING FIXTURE AND CAP SEWER LINE
- 4 REMOVE EXISTING STORAGE BIN



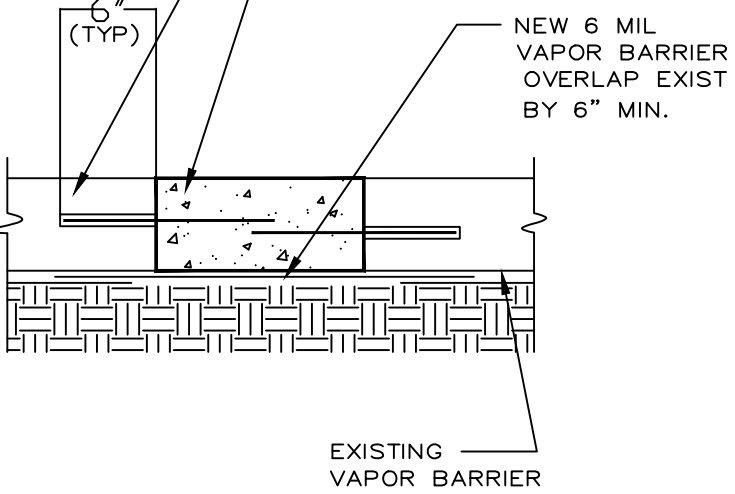
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GUILLERMO
RAMON
GONZALEZ

9000 S.W. 168TH AV
MIAMI, FL. 33196
(305) 484-8171

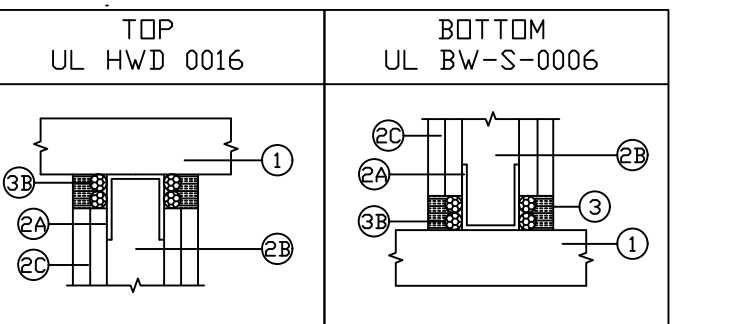
GUILLERMO R. GONZALEZ
FL. REGIST. # AR13960
EXISTING 4" THK.
CONC. SLAB FLOOR



TYPICAL SAWCUT DETAIL

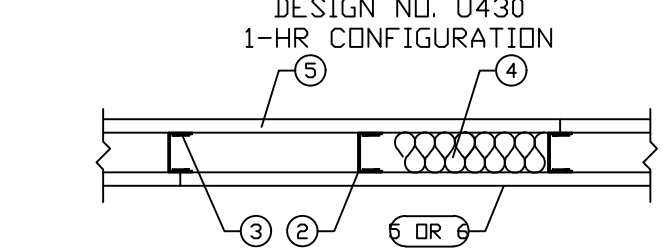
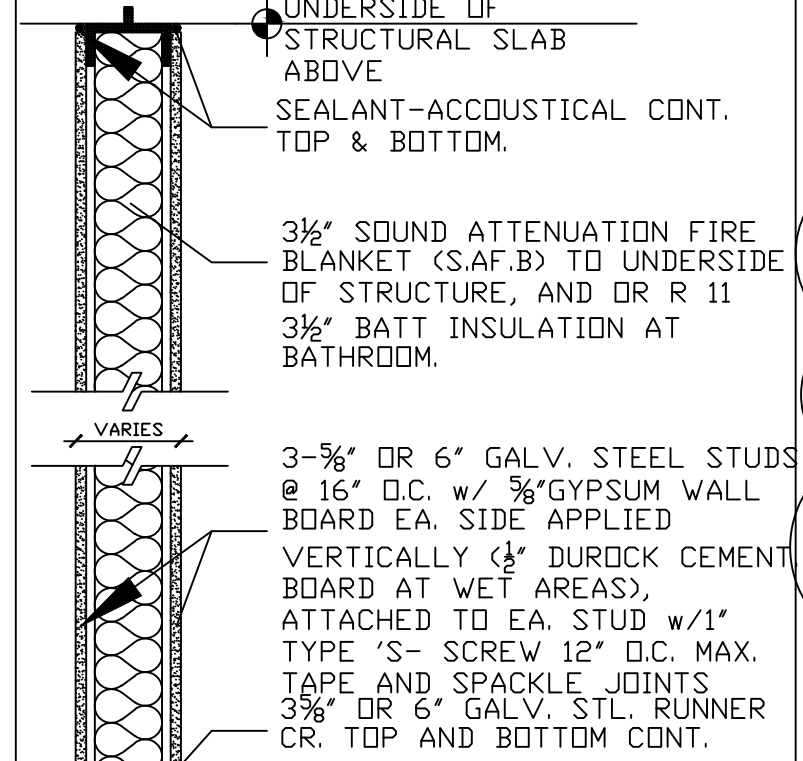
3/4" = 1'-0"

HIGH WALL ASSEMBLIES UL HWD 0016
BOTTOM WALL ASSEMBLIES UL BW-S-0006
1 HR AND 2 HRS. RATED JOINTS

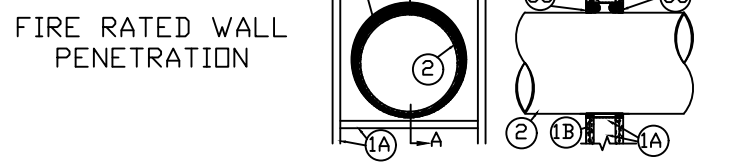


1. Floor Assembly - Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100 -150 pcf (1600-2400 kg/cu meter)) structural concrete. Floor may also be constructed of any 6 in. (152 mm) thick UL Classified hollow-core Precast Concrete Units. See Precast Concrete Units category in the Fire Resistance Directory for names of manufacturers.
2. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner specified in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory. In addition, the wall may incorporate a head-of-wall joint system constructed as specified in the HW Series Joint Systems in the UL Fire Resistance Directory. The wall shall include the following construction features:
 - 2A. Steel Floor Runner - Floor runners of wall assembly shall consist of min No. 25 gauge galvanized steel channels sized to accommodate steel studs (Item 2B). Floor runners to be provided with min 1-1/4 in. (32 mm) flanges. Runners secured with steel fasteners spaced 12 in. (305 mm) O.C.
 - 2B. Studs - Steel studs to be min 2-1/2 in. (64 mm) wide. Studs cut 1/2 to 3/4 in. (13 to 19 mm) less in length than assembly height with bottom nesting in, resting on and fastened to floor runner with sheet metal screws. Stud spacing not to exceed 24 in. (610 mm) O.C.
 - 2C. Gypsum Board - Gypsum board installed to a min total thickness of 5/8 in. (16 mm) or 1-1/4 in. (32 mm) on each side of wall for a 1 or 2 hr rated wall, respectively. Wall to be constructed as specified in the individual U400 or V400 Series Design in the UL Fire Resistance Directory except that a max 1 in. (25 mm) gap shall be maintained between the bottom of the gypsum board and the top of the concrete floor. The hourly fire rating of the joint system is equal to the hourly fire rating of the wall.
 - 3. Joint System - Max separation between top of floor and bottom of gypsum board is 1 in. (25 mm). The joint system consists of a packing material and a fill material, as follows:
 - 3A. Packing Material - (Optional, Not Shown) - Foam backer rod firmly packed into the gap between the bottom of the gypsum board and the top of the concrete floor and recessed from each surface of the wall to accommodate the required thickness of fill material.
 - 3B. Fill, Void or Cavity Material - Sealant - Min 1/2 in. (13 mm) thickness of fill material installed on each side of the wall between the bottom of the gypsum board and the top of the concrete floor, flush with each surface of the wall.

NON RATED PARTITION (N.T.S)



1. Floor and Ceiling Runners - (Not Shown) - Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. O.C.
2. Steel Studs - Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. O.C. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.
3. Lead Batten Strips - Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification 00-L-2017, Grade 'C'. Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5) and optional at remaining stud locations.
- 3A. Lead Discs or Tabs - (Not Shown) - Used in lieu of or in addition to the lead batten strips (Item 3) or optional at other locations - Max 3/4 in. dia by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification 00-L-2017, Grade 'C'.
4. Batts and Blankets - (Optional) - Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
- 4A. Batts and Blankets - For use with Item 6A for the 1 hour rating. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
5. Gypsum Board - Non 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. O.C. at perimeter and 12 in. O.C. in the field.



1. Wall Assembly - The 1 or 2 hr fire-rated gypsum board/steel stud wall assembly shall be constructed of the materials and in the manner described in the individual U400 or V400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
 - 1A. Studs - Wall framing to consist of min 3-5/8 in. (92 mm) wide steel channel studs spaced max 24 in. (610 mm) O.C. The opening shall be framed on all sides using lengths of steel runner channel and steel stud. The framing opening in the wall shall be min 2 in. (51 mm) wider and higher than the outside diam of the insulated pipe such that, when the pipe is centered in the circular opening, a min clearance of 1 in. (25 mm) is present between the pipe and the framing on all four sides.
 - 1B. Gypsum Board - 5/8 in. (16 mm) thick, 4 ft (122 cm) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual design in the UL Fire Resistance Directory. Circular cutout in wall to be min 1 in. (25 mm) larger than outside diam of through penetrant. Max diam of opening is 17 in. (432 mm).

2. Pipe - Nom 16 in. (406 mm) diameter (or smaller) cast iron, ductile iron or Schedule 10 (or heavier) steel pipe. One pipe to be installed either concentrically or eccentrically within the firestop system. The annular space within the firestop system shall be min 1/4 in. (6 mm) to max 3/4 in. (19 mm). Pipe to be rigidly supported on both sides of wall assembly.
3. Firestop System - The firestop system shall consist of the following:
 - 3A. Steel Sleeve - Cylindrical sleeve fabricated from min No. 30 gauge (0.016 in. (0.4 mm)) to max No. 16 gauge (0.058 in. (1.4 mm)) thick galv steel and having a min 2 in. (51 mm) lap along the longitudinal seam. Sleeve installed by coiling the sheet steel to a diam smaller than the through opening, inserting the coil through the openings, and releasing the coil to let it uncoil against the circular contours in the gypsum board layers. Ends of sleeve to be flush with or recessed max 1/8 in. (3 mm) from wall surfaces.
 - 3B. Forming Material - Foam backer rod friction-fitted into steel sleeve as a permanent form. Forming material to be recessed from both surfaces of wall as required to accommodate the required thickness of fill material.
 - 3C. Fill, Void or Cavity Material - Caulk - Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall. Edges of steel sleeve to be covered with caulk such that no gaps are present between the steel sleeve and the cutouts in the gypsum board.

INTERIOR RENOVATION AND ADD SEATING FOR
GELATO TO GO

725 71 STREET MIAMI BEACH FL 33141

REVISIONS
Derm Rev. 7/19/21
City Rev. 6/11/22

PTK 201005

PROPOSED +
EXIST/DEMO
FLOOR PLAN

SCALE:

GUSTAVO S. FRANCES
Florida Licence PE # 48996

A-1
1 OF 1
29 NOV 2020

PLUMBING SYMBOL LEGEND	
SYMBOL	DESCRIPTION
—	SANITARY LINE
----	VENT LINE
→	SAFEGWASTE LINE
—GW—	GREASE WASTE LINE
----	EXISTING LINE TO REMAIN.
⋈	GATE VALVE
----	COLD WATER LINE
----	HOT WATER LINE
----	RECIRCULATED HOT WATER LINE
P-	PLUMBING FIXTURE DESIGNATION
FCD	FLUSH CLEAN OUT
FD	FLOOR DRAIN
⊥	FLOOR PENETRATION
⊥	WATER HAMMER ARRESTOR
CO	WALL CLEANOUT
VTR	VENT THRU ROOF
COOG	CLEANOUT ON GRADE
+	HOSE BIBB W/ VACUUM BREAKER AND SHUT-OFF VALVE
R	HEATER RELIEF LINE
S.O.V.	SHUT-OFF VALVE
●	TIE-IN TO EXISTING PIPING VERIFY LOCATION AND INVERT BEFORE ROUGH-IN. NOTIFY ENGINEERS FOR ANY DISCREPANCIES.
▽	BALANCING VLV. W/ INDICATOR

FOG 2.0 RER-DERM	
FOG Control Device (FCD)	
Installation Inspection	
Approval Date:	
Inspector:	
DERM's FCD Installation Inspection Required Prior to Plumbing Final for all <u>Municipal projects</u> . Failure to secure DERM's FCD Installation Inspection will result in disapproval of Final Inspection by the Municipal Building Official, pursuant to Section 24.42-6, MDC Code.	
To schedule DERM's FCD Installation inspection for Municipal projects please send an email to IFOG2@miamidade.gov , 24 hours prior to desired date. Provide DERM plans process M-number, complete address of the site, folio number, and contact person name and phone number.	



55 GALS EACH FOR BROWN AND YELLOW GREASE WITH 30 DAYS WITH FREQUENCY OF EMPTYING. EACH TANK, LABELED TO BE REQUIRED IN COMPLIANCE WITH MDC CODE SECTION 24-42.6(8)(5)

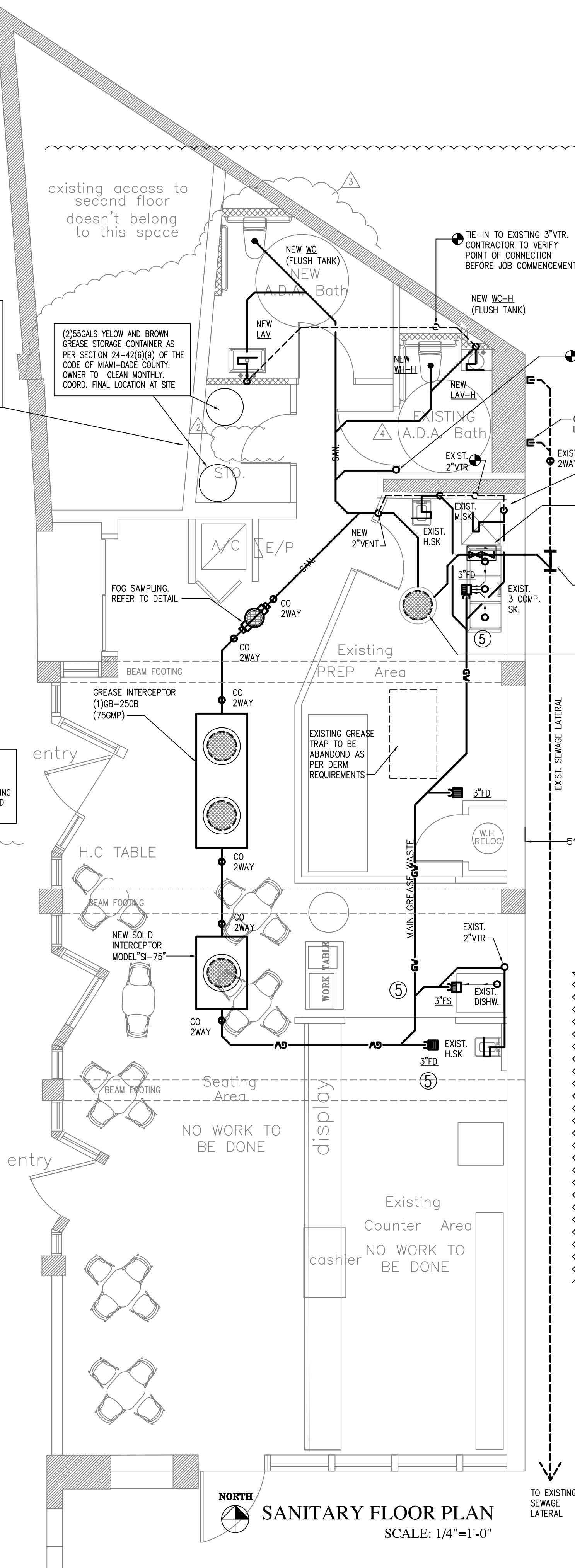
QTY GENERATED BROWN GREASE BY MONTH: ESTIMATED BETWEEN 15 TO 30 GLS. QTY GENERATED YELLOW GREASE BY MONTH: MAX. ESTIMATED BETWEEN 25 TO 45 GLS.

SITE INVESTIGATION:

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK; THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIMSELF/HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEM AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, EXISTING FACILITIES AND ALL BUILDING STRUCTURES TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS. VARIATIONS IN ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR AND ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATION AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT.

2. THE NATURE OF THE REMODEL TYPE CONSTRUCTION POSES SPECIAL PROBLEMS FOR THE DESIGN ENGINEERS AS WELL AS THE PLUMBING CONTRACTOR. EVERY EFFORT HAS BEEN MADE BY THE ENGINEERS TO SHOW AND IDENTIFY THE LOCATIONS AND TYPES OF EXISTING PLUMBING SYSTEMS. THE MAJOR PORTION OF THE PLUMBING SYSTEMS ARE AS SHOWN ON THE DRAWINGS HOWEVER DEVIATIONS MAY BECOME EVIDENT AS THE JOB PROGRESSES. PLUMBING CONTRACTOR SHALL PERFORM A FIELD VERIFICATION BEFORE BIDDING THIS PROJECT. ALL EXISTING PIPING'S INVERT POINT OF CONNECTION WITH NEW PROPOSED MAIN BLDG PIPING SHALL BE VERIFY BEFORE JOB COMMENCEMENT.

3. THE CONTRACTOR SHALL RESTORE ALL EXISTING PAVEMENT, UTILITIES, (ABOVE AND BELOW GROUND), AND SURFACE FEATURES DISTURBED DURING CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THE EXISTING IN ACCORDANCE WITH THE DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS. IN COMPLIANCE WITH FBC 2014. COORDINATE WITH CIVIL ENGINEERING FOR ANY DISCREPANCIES BEFORE JOB COMMENCEMENT. EXACT PIPING RUNWAY LOCATION SHALL BE COORDINATED AT FIELD BY GENERAL CONTRACTOR. ALL PIPE INSTALLED SHALL BE MADE OF CONFORMING ASTM REFER TO PPSC 2020 TABLE 702.2 AND 702.3. PROVIDE SHOP DWG BEFORE JOB COMMENCEMENT.



SANITARY FLOOR PLAN
SCALE: 1/4"=1'-0"

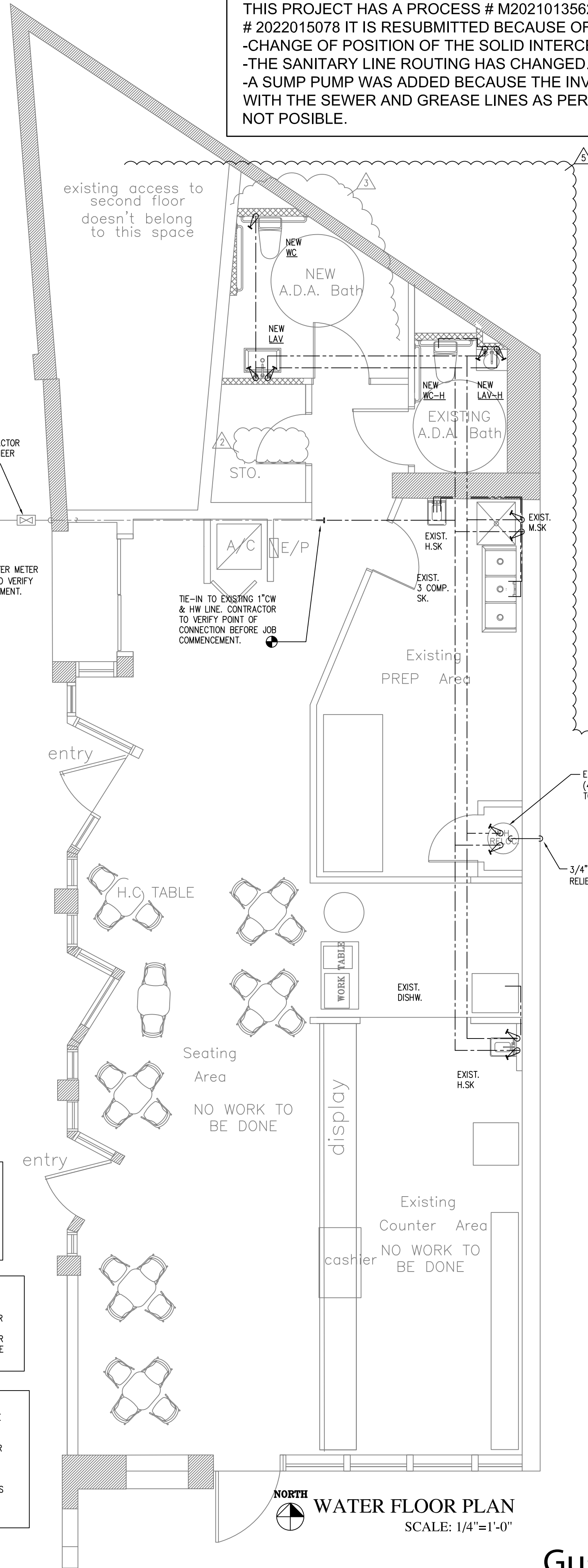
VERY IMPORTANT NOTE:
POINT OF SEWER CONNECTION SHALL SUBMITTED BY CONTRACTOR. PROVIDE VALID AND APPROVED DOCUMENTATION THAT EXISTING LATERAL HAD BEEN CONNECTED IN PROPER MANNER

SCOPE OF WORK:
EXISTING TENANT WITH EXISTING PLUMBING UTILITIES. PROVIDE NEW GREASE TRAP SYSTEM FOR EXISTING GELATO AND BAKERY

IMPORTANT NOTE:
- A TRAP SHALL BE PROVIDED TO KITCHEN EQUIPMENT WHICH DISCHARGE INDIRECTLY TO A WASTE RECEPTOR WHEN THE PIPING EXCEEDS 30 IN. IN DEVELOPED LENGTH MEASURED HORIZONTALLY OR 54 IN. IN TOTAL DEVELOPED LENGTH.
EXCEPTION: WHERE A WASTE RECEPTOR RECEIVED ONLY CLEARWATER WASTE, AND DOES NOT DIRECTLY CONNECT TO A SANITARY DRAINAGE SYSTEM, THE RECEPTOR SHALL NOT REQUIRED A TRAP.

IMPORTANT NOTE:
- GREASE TRAP INSTALLATION AS PER SECTION 24-42.6(8) OF THE CODE OF MIAMI-DADE COUNTY REQUIRES THAT ANY GREASE INTERCEPTOR INSTALLATION BE BELOW GROUND AND THAT INSTALLATION OF THE GREASE INTERCEPTOR SHALL BE IN A MANNER THAT ALL LABELS AND MARKINGS ON THE GREASE INTERCEPTION REMAIN VISIBLE DURING AND AFTER THE INSTALLATION.
- GREASE INTERCEPTOR SHALL BE ACCESSIBLE AT ALL TIMES SO AS TO ALLOW FOR MAINTENANCE AND CLEANING WITHOUT IMPEDIMENTS. NO FIX FURNITURE AT MAINTENANCE AREA

TO EXISTING SEWAGE LATERAL



WATER FLOOR PLAN
SCALE: 1/4"=1'-0"

DERM CLARIFICATION NOTE:
THIS PROJECT HAS A PROCESS # M2021013562 AND APPROVED PERMIT # 2022015078 IT IS RESUBMITTED BECAUSE OF:
-CHANGE OF POSITION OF THE SOLID INTERCEPTOR.
-THE SANITARY LINE ROUTING HAS CHANGED.
-A SUMP PUMP WAS ADDED BECAUSE THE INVERT PIPES CONNECTION POINT WITH THE SEWER AND GREASE LINES AS PER SLOPES REQUIERMENT WERE NOT POSSIBLE.



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GUILLERMO R. GONZALEZ
FL. REGIST. # AR13960

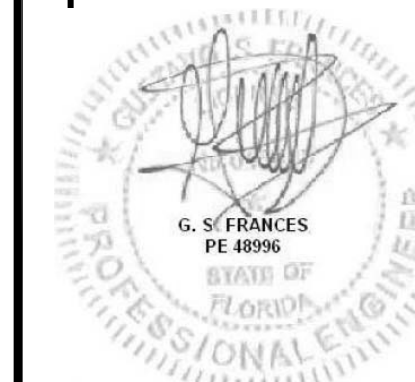
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REVISIONS	
1	Derm Rev. 7/19/21
2	B.D. Rev. 10/15/21
3	Coor. Rev. 02/17/22
4	BDC 03/02/22
5	Coor. Rev. 09/06/22

PTK 201005

PROPOSED FLOOR PLAN LAYOUT

SCALE:



P-1
1 OF 6

29 NOV 2020

Gustavo S Frances

Digitally signed by Gustavo S Frances
DN: cn=US, o=PROTEK ELECTRICAL ENGINEERING INC,
dnQualifier=+01410C00000178980D
6899000014AS, cn=Gustavo S Frances
Date: 2022.10.04 21:12:07 -04'00'