

NIGHT CLUB RENOVATIONS

FOR

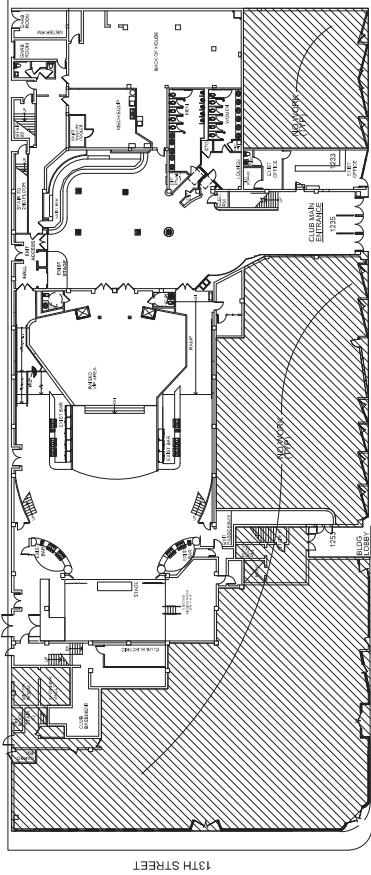
JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE
MIAMI BEACH, FL
PERMIT DRAWINGS
SEPTEMBER 28, 2021
REV #1, 10/19/21

SITE PLAN



NOT TO SCALE



FOLIO & LEGAL DESCRIPTION

FOLIO: 02-223-008-1091
LEGAL DESCRIPTION: LOTS 11 THRU 16 B.L.K. 28, OCEAN BCH ADDN NO 2 PB 2-56 OF THE PUBLIC RECORDS OF DADE COUNTY, FL.

CODE REVIEW

APPLICABLE CODES:
* F.B.C. EXISTING 2020 - LEVEL 2 ALTERATION
* FLORIDA FIRE PREVENTION CODE / 7TH EDITION
* 2020 FLORIDA BUILDING CODE (N/A)
* 2020 FLORIDA MECHANICAL CODE (N/A)
* 2020 FLORIDA ELECTRICAL CODE (N/A)
* 2020 FLORIDA ACCESSIBILITY CODE
* 2020 FLORIDA BUILDING CODE, ELECTRICAL & NEC 2014
* 2020 FLORIDA ACCESSIBILITY CODE

ZONING ANALYSIS: EXIST ASSEMBLY OCCUPANCY REMAINS. NO EXTERIOR WORK

OCCUPANCY TYPE: EXISTING ASSEMBLY OCCUPANCY. NO CHANGE OF USE

FLOOD ZONE CRITERIA: N/A - WORK IS LESS THAN 50% OF CURRENT VALUE OF STRUCTURE. NO NEW SF

TERMITE PROTECTION: N/A - NO NEW CONC SLAB. NO NEW SF

CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS ORDERED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 833 FLORIDA STATUTES.

INTERIOR FINISH NOTE: ALL INTERIOR FINISHES & FINISHES SHALL COMPLY WITH THE IFBC 7TH ED 101-102, CHAP 10-7 TABLE 101-102.2, AND IFBC 803.11 & 805 - CLASS "A" OR CLASS "B" (BUDG IS FULLY SPRINKLERED)

SQUARE FOOT BREAKDOWN: GSF OF SPACE IS 30,050;
NSF OCCUPANT LOAD IS 24,355;
NSF OF ALTERATIONS IS 2,050.

INDEX OF DRAWINGS

G-1 INDEX, SCOPE OF WORK, SITE PLAN, NOTES

LS-1 LIFE SAFETY PLAN

A-1 EXIST/DEMO PLANS - 1ST FLOOR
A-2 EXIST/DEMO PLANS - MEZZANINE & 2ND FLOOR
A-3 NEW PLANS - 1ST FLOOR
A-4 NEW PLANS - MEZZANINE & 2ND FLOOR
A-5 TOILET ROOM PLANS & ELEVATIONS
A-6 1ST, MEZZ & 2ND FLOOR FINISH PLANS
A-7 MISCELLANEOUS DETAILS

P-1 PLUMBING FIXTURE REPLACEMENT PLANS & NOTES

E-1 ELECTRIC LIGHT REPLACEMENT PLANS & NOTES

M-1 EXISTING HVAC LAYOUT

SCOPE OF WORK - BY PROJECT OVERVIEW

THE PROJECT CONSISTS OF LEVEL 2 ALTERATIONS TO AN EXISTING NIGHT CLUB AS FOLLOWS:

1. EXISTING TOILETS - RENOVATION OF THE EXISTING TOILETS (1st, MEZZ, AND 2nd FLOORS) INCLUDING:

- A. REPLACE PLUMBING FIXTURES, FAUCETS, FLUSHOMETERS
- B. NEW FLOOR & WALL TILE
- C. NEW LAY-IN ACOUSTICAL CEILING
- D. REPLACE LIGHT FIXTURES
- E. REPLACE TOILET PARTITIONS & ACCESSORIES
- F. ADD NEW G.W.B. PARTITIONS
- G. REPLACE EXISTING LAVATORY COUNTERTOPS WITH STONE TOPS

2. EXISTING BARS -

- A. DEMOLISH THE EXISTING BAR IN THE RAISED VIP AREA AND RESTORE THE FLOOR
- B. REPLACE THE EXISTING BAR TOPS (1.1/2" BULLNOSE) IN THE MAIN AREA, THE LOBBY BAR, MEZZANINE BAR, AND THE 2ND FLOOR BAR
- C. EXISTING BAR EQUIPMENT SHALL REMAIN
- D. REFINISH THE PUBLIC SIDE FACE OF THE BAR KNEEWALLS
- E. RESTORE PEARL BAR AT LOBBY (IF FEASIBLE)

3. FLOOR FINISHES -

- A. CONCRETE FLOORS - POLISH
- B. NEW CARPET
- C. NEW PORCELAIN TILE
- D. NEW WOOD FLOORING
- E. NEW VINYL FLOORING

4. PAINTING - PAINT THE INTERIOR WALLS, CEILINGS, DOORS, FRAMES AND TRIM

5. MILLWORK - REPLACE THE EXISTING RECEPTION DESK AT THE FRONT OFFICE

6. RAILINGS - REWORK EXISTING RAILINGS @ MEZZANINE UPPER SEATING; PROVIDE NEW RAILINGS AT EXISTING RAMP AT 1ST FLOOR EAST BAR

SCOPE OF WORK - BY CMB DISCIPLINE REVIEW

1. BUILDING - LEVEL 2 ALTERATIONS TO EXIST NIGHT CLUB. NO CHANGE OF USE. NO STRUCTURAL CHANGES. NO NEW DOORS. NO EXTERIOR WORK.

2. PLUMBING - REPLACE EXISTING FIXTURES, FAUCETS, AND TOILETS. NO ADDITIONAL FIXTURES ADDED. NO ADDED SEWER CONTRIBUTIONS.

3. MECHANICAL - MECHANICAL (INCLUDING TOILET ROOM EXHAUST) SYSTEM IS EXISTING. NO NEW WORK EXCEPT AT MAIN RETURN AIR PLENUM. THE EXISTING RIA GRILLES AT THE UNDERFLOOR RETURN AIR PLENUM SHALL BE RESTORED TO ITS ORIGINAL CROSS-SECTIONAL AREA OF 12.5 SF EACH. THE RETURN AIR PLENUM SHALL BE EXTENDED VERTICALLY AS SHOWN ON SHT. M-1 & A-7.

4. ELECTRICAL - REPLACE SELECTED EXISTING LIGHT FIXTURES

5. FIRE ALARM - NO CHANGES TO EXISTING NIGHT CLUB FIRE ALARM.

6. FIRE SPRINKLER - BUILDING IS FULLY SPRINKLERED. NO CHANGES TO EXISTING SYSTEM

7. FIRE BUILDING REVIEW - NO CHANGES TO EXIST FIRE SEPARATIONS. LIFE SAFETY PLAN IS PROVIDED WITH AN OCCUPANT LOAD CALCULATION.

8. PLANNING - NO ZONING CHANGE OF USE. NO EXTERIOR WORK. NO CHANGE TO EXISTING INTERIOR HISTORICAL ARCHITECTURAL ELEMENTS.

9. LANDSCAPE - NO EXTERIOR WORK. NO LANDSCAPING ON SITE.

10. URBAN FORESTRY - NO EXTERIOR WORK.

11. FLOOD - EXISTING BUILDING IS BELOW FLOOD ELEVATION. LEVEL 2 WORK IS LESS THAN 50% OF VALUE OF BUILDING.

12. ENVIRONMENTAL - NO CHANGE TO EXISTING SEWER CONTRIBUTIONS. NO AIR QUALITY CHANGES. NO STORM WATER CHANGES.

13. DEM - PLASTER/GWB REMOVAL AT BATHROOM WALLS

14. ELEVATOR - NO ELEVATOR.

15. PUBLIC WORKS - NO EXTERIOR WORK. NO TRANSPORTATION CHANGE

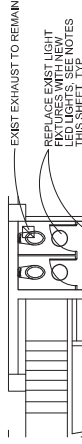
PERMIT DRAWINGS

ELECTRIC SCOPE OF WORK

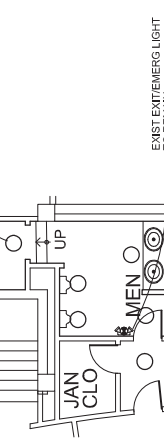
BUILDING DEPARTMENT

- 1) THIS IS AN EXISTING NIGHTCLUB WITH EXISTING ELECTRICAL SYSTEMS TO REMAIN.
- 2) REMOVE AND REPLACE ALL BATHROOM LIGHTING. EXISTING LIGHTS ARE INCANDESCENT OR FLUORESCENT AND SHALL BE REPLACED WITH NEW LED LIGHTS, TIED TO EXISTING PANELS WITH EXISTING WIRING.
- 3) EXISTING WATER HEATER SUPPLIES ALL EXISTING BATHROOMS AND SHALL REMAIN
- 4) EXISTING EXHAUST FANS SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN.
- 5) EXISTING EMERGENCY AND EXIT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL REMAIN

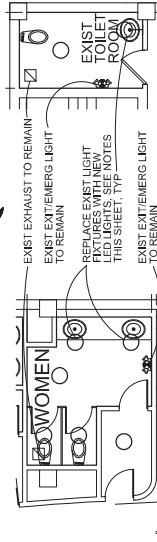
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EXISTING MAIN TOILET ROOMS CEILING PLAN



EXIST HC VIP
TOILET RM #1 PLAN
SCALE: 1/4" = 1'-0"



EXIST HC VIP
TOILET RM #2 PLAN
SCALE: 1/4" = 1'-0"

EXISTING MAIN TOILET ROOMS FLOOR PLAN

(WOMEN)
EXIST MEZZ TOILET RM PLAN
SCALE: 1/4" = 1'-0"

EXIST 2ND FL TOILET RM

EXIT CAPACITY ANALYSIS

1ST FLOOR EXIT CALCULATION DETAILS			
EXIT #	NO. WIDTH	NET WIDTH	CAPACITY
1	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
2	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
3	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
4	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
5	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
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99	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
100	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS

OVERALL OCCUPANT LOAD ANALYSIS

1. EXIT CAPACITY BY DOORS & CORRIDORS @ 1ST FL ALLOWS FOR 2,550 PERSONS
2. OCCUPANT LOAD BY SF ALLOWS FOR 1,466 PERSONS
3. 2,550 > 1,466, THEREFORE OCCUPANT LOAD SHALL BE 1,466 PERSONS

MAX OCCUPANT LOAD SHALL BE 1,466 PERSONS

4. NORTH MEZZANINE & 2ND FLOOR EXIT ANALYSIS: OCC LOAD BY SF ALLOWS FOR 1,449/15=97 PERSONS

5. DOORS 7 & 8 ALLOW FOR 340 PERSONS

6. 340 > 97, THEREFORE OCCUPANT LOAD AT MEZZ & 2ND FLOOR NORTH SHALL BE 97

TRAVEL DISTANCE

1. MAX TRAVEL DISTANCE IN AN A-2 OCCUPANCY WITH AUTOMATIC SPRINKLERS IS 250'

2. MAX TRAVEL DISTANCE PROVIDED IS 171' (2ND FLOOR TO EXTERIOR DOOR AT EAST)

FFPC 7th EDITION, SECTION 43.1.1 (1-6) CATEGORIES

THE WORK CATEGORY OF THIS PERMIT SHALL BE RENOVATION, WITH REPLACEMENT IN KIND OF FINISHES & FIXTURES, EXCEPT AT LARGE BATHROOMS WHERE A SCREENING FOYER IS TO BE CONSTRUCTED AS MODIFICATION

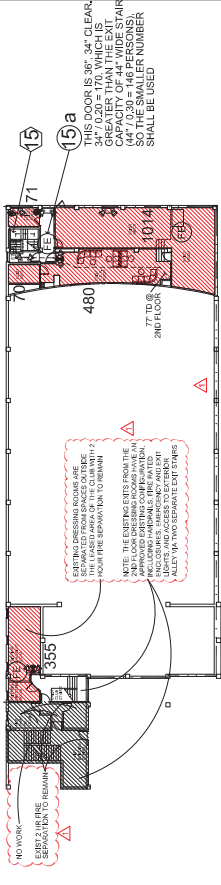
LIFE SAFETY NOTES

1. DESIGN SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 7TH ED
2. ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMO
3. AUTOMATIC FIRE SPRINKLERS ARE EXISTING TO REMAIN. NO WORK REQUIRED AS THERE ARE NO NEW PARTITIONS AND ALL EXISTING LAYOUTS ARE TO REMAIN.
4. FIRE ALARM SYSTEM IS EXISTING TO REMAIN. NO WORK REQUIRED AS THERE ARE NO NEW PARTITIONS AND ALL EXISTING LAYOUTS ARE TO REMAIN.
5. PORTABLE FIRE EXTINGUISHERS (AS PER 37.3.5.3) SHALL BE PROVIDED IN ALL ASSEMBLY OCCUPANCIES IN ACCORDANCE WITH 9.7.4.1. (EVERY 75' MIN - SEE PLAN FOR LOCATIONS)
6. EXISTING EMERGENCY LIGHTING AND EXIT LIGHTS SHALL REMAIN. SEE PLAN FOR LOCATIONS THERE SHALL BE NO CHANGES OF FLOOR ELEVATION GREATER THAN 1/2" ALL FLOORING SHALL SLIP RESISTANT
7. ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FFPC 7TH ED 101-10.2, CHAP 10; TABLE A.10.2.2; AND FCBB TABLE 603.11 & 806-CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED SO CLASS "B" FINISHES AT THE EXIT COMPONENTS ARE ALLOWED)
8. ALL NEW WOOD FLOOR & PATCHES SHALL BE INHERENTLY FIRE RETARDANT
9. ALL EXISTING LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION
10. ALL NEW AND DEMOLITION MATERIAL SHALL ONLY BE STORED WITHIN AREA OF RENOVATION TO MAINTAIN FREE & CLEAR EGRESS PATHS TO THE PUBLIC WAY.
11. THE RATING OF ANY EXISTING SURROUNDING DEMISING WALLS SHALL BE MAINTAINED AS A 2 HOUR FIRE RATED WALL; IN COMPLIANCE WITH THE FFPC 7TH ED TABLES 6.1.14-4.1(A)(B)
12. DEMOLITION AND CONSTRUCTION WORK SHALL BE DONE IN UNOCCUPIED SPACES THROUGHOUT THE COURSE OF THE PROJECT. ALL SUCH WORK SHALL COMPLY WITH NFPA 1.2018.16.4.
13. DEMOLITION DEBRIS AND NEW MATERIALS SHALL NOT BE STORED IN PUBLIC AREAS, AND SHALL NOT AFFECT EGRESS IN ANY WAY.
14. ALL EGRESS ROUTES TO THE PUBLIC WAY SHALL BE KEPT FREE AND CLEAR AT ALL TIMES DURING CONSTRUCTION
15. EXISTING ADEQUATE ESCAPE FACILITIES SHALL BE CONTINUOUSLY MAINTAINED FOR THE USE OF CONSTRUCTION WORKERS. SEE 4.6.11.2, A.4.6.11.2, AND NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS
16. THE FRONT ENTRY DOORS (#1) SHALL BE FREE SWINGING, HAVE A KEY OPERATED LOCK ON BOTH SIDES AND SHALL HAVE A SIGN POSTED AT DOORS THAT THEY SHALL REMAIN UNLOCKED DURING BUSINESS HOURS. SIGN COPY SHALL READ, "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS".
17. ALL OTHER EXIT DOORS (#2 THROUGH #8) HAVE PANIC DEVICES AND SHALL REMAIN

NET SF & OCCUPANT LOAD OVERVIEW (PER FFPC 14.8.1.2)

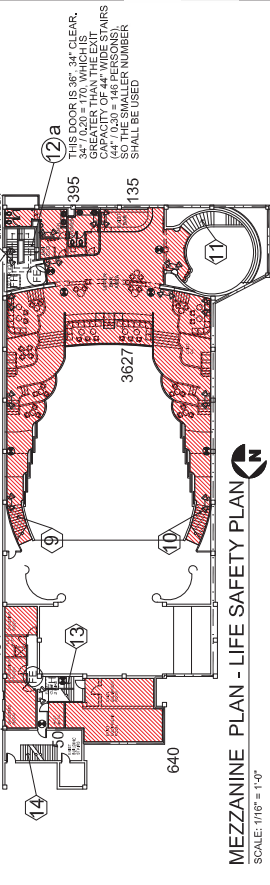
NET SF & OCCUPANT LOAD OVERVIEW (PER FFPC 14.8.1.2)			
STAGE/STAGE	AREA	MEZZANINE	BACK OF HOUSE
1ST FLOOR	8,595	1,071	1,917
MEZZANINE	3,627	404	465
SUBTOTALS	12,222	1,475	2,382
OCCUPANT LOAD FACTOR	15	15	15
OCCUPANT LOAD BY AREA	913	98	159
TOTAL	1,466		

LIFE SAFETY GRAPHIC LEGEND			
---	TRAVEL DISTANCE	---	2 HR FIRE RATED TENANT SEPARATION
---	2 HR FIRE RATED TENANT SEPARATION	---	480 NSF FOR LIFE SAFETY PLAN
---	480 NSF FOR LIFE SAFETY PLAN	---	



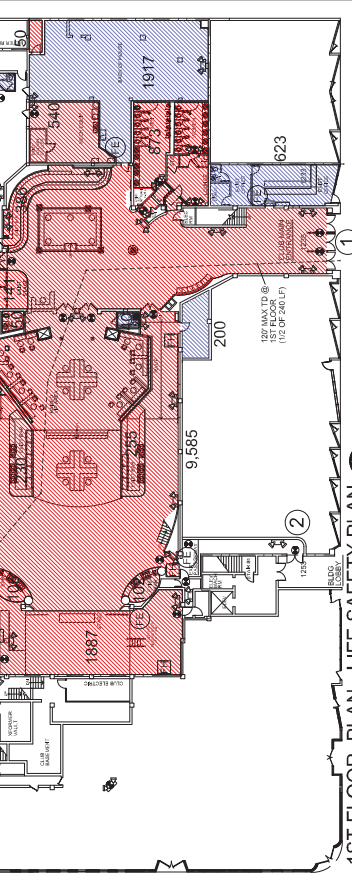
2ND FLOOR PLAN - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"



MEZZANINE PLAN - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"



1ST FLOOR PLAN - LIFE SAFETY PLAN

SCALE: 1/16" = 1'-0"

BUILDING DEPARTMENT

Compliance

3/18/2022 7476

31.06 AM

Giller & Giller, Inc.

ARCHITECTS WRITING DESIGNING CONSTRUCTION MANAGEMENT

1235 WASHINGTON AVE. WASHINGTON AVE

MIAMI BEACH, FL

FOR JSG MIAMI ENTERTAINMENT LLC

NIGHT CLUB RENOVATIONS

DATE: 03/18/2022

REVISION: 03/18/2022

DESIGNED BY: JSG

CHECKED BY: JSG

DATE: 03/18/2022

SCALE: 1/16" = 1'-0"

PROJECT: BLDG DEPT COMMENTS

DATE: 03/18/2022

SCALE: 1/16" = 1'-0"

PROJECT: BLDG DEPT COMMENTS

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DATE: 03/18/2022

SCALE: 1/16" = 1'-0"

PROJECT: BLDG DEPT COMMENTS

The Glass Building
975 Avenue Locking Road
Miami Beach, Florida 33140

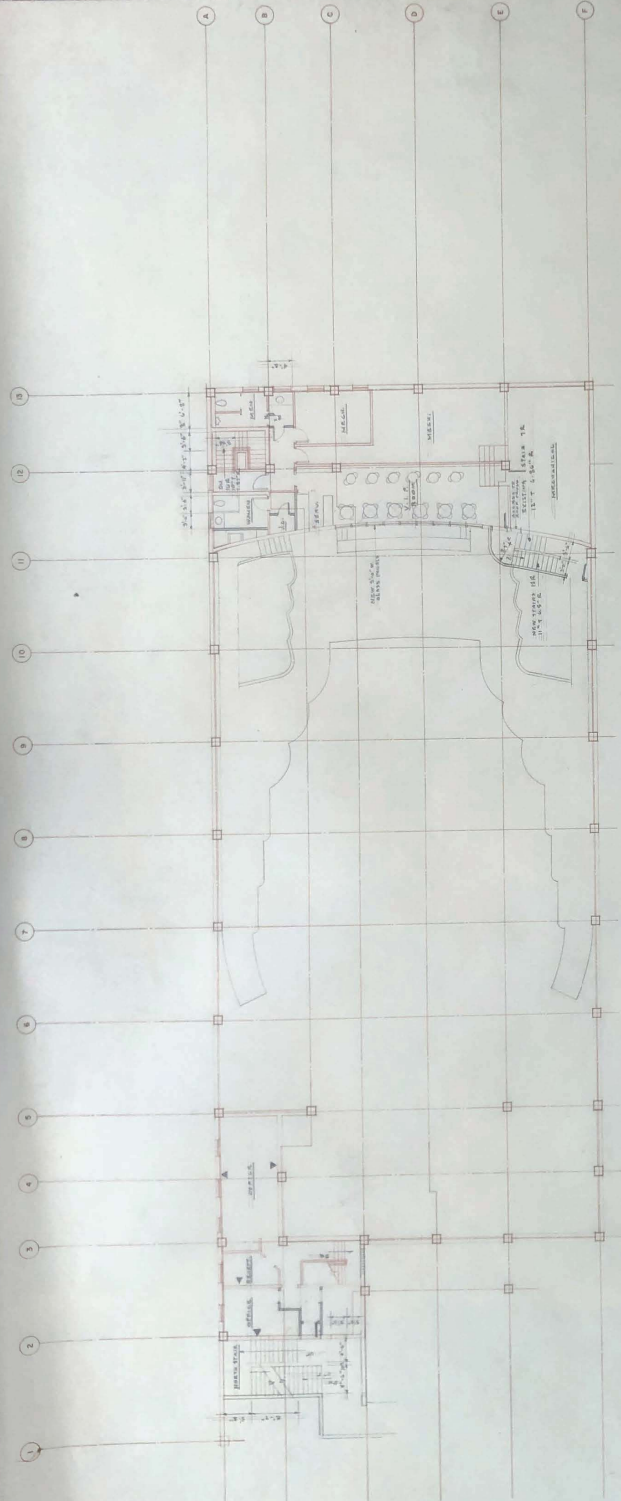
norman m. giller & associates architects
MIAMI BEACH, FLORIDA



DATE: 08/11
DRAWN BY: J. GILLER
CHECKED BY: J. GILLER
PROJECT: RENOVATION OF THE CINEMA THEATER

EFFX OF MIAMI, INC.
1235 WASHINGTON AVE
MIAMI BEACH, FLORIDA

SHEET NO.		3
OF TOTAL		3
DATE		08/11
BY		J. GILLER
CHECKED BY		J. GILLER
PROJECT		RENOVATION OF THE CINEMA THEATER



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

08/11/11 J. GILLER

HVAC RETURN PLENUM NOTES, PER FBC-M 602.2.1 (MATERIALS WITHIN PLENUMS):

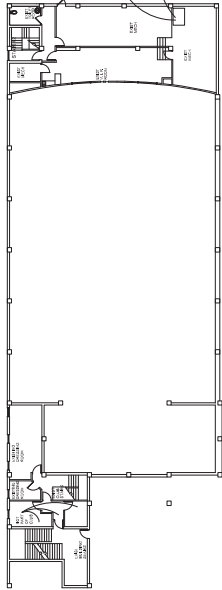
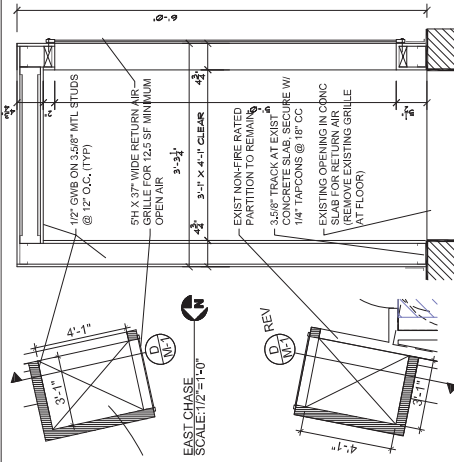
- 1. EXISTING UNDERFLOOR RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND IS NONCOMBUSTIBLE.
- 2. EXISTING VERTICAL RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND CEMENT PLASTER AND IS NONCOMBUSTIBLE.
- 3. NEW RETURN AIR PLENUM AS DETAILED IN D/A-7 & DIM-1 IS CONSTRUCTED OF GWB, AND IS NONCOMBUSTIBLE.
- 4. THERE ARE AND SHALL BE NO COMBUSTIBLE MATERIALS WITHIN THESE EXISTING AND NEW PLENUMS
- 5. NO FIRE-RATED ASSEMBLIES ARE OR SHALL BE PENETRATED BY RETURN PLENUMS.

HVAC SCOPE OF WORK:

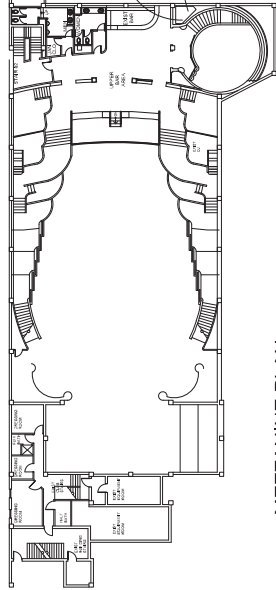
- 1. NO CHANGE TO EXISTING HVAC SYSTEMS EXCEPT AS NOTED BELOW.
- 2. MAIN RETURN AIR PLENUM - THE EXISTING R/A GRILLES AT THE UNDERFLOOR RETURN AIR PLENUM FOR THE MAIN AC UNIT SHALL BE RESTORED TO ITS ORIGINAL CROSS-SECTIONAL AREA OF 12.5 SF EACH. THE RETURN AIR PLENUM SHALL BE EXTENDED VERTICALLY AS SHOWN ON SHT. A-7 WITH SIDEWALL RETURN AIR GRILLES (12.5 MIN S.F. FREE OPENING EACH).

HVAC DESIGN SCHEDULE			REMARKS
HVAC DESIGN REQUIRED:			
DUCT SMOKE DETECTOR(S)	YES		EXISTING TO REMAIN
FIRE DAMPER(S)		NO	
SMOKE DAMPER(S)		NO	
FIRE RATED PARTITION	YES		EXISTING TO REMAIN AT TENANT SEPARATION
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		NO	
FIRE STOPPING	YES		EXISTING TO REMAIN AT TENANT SEPARATION
SMOKE CONTROL		NO	

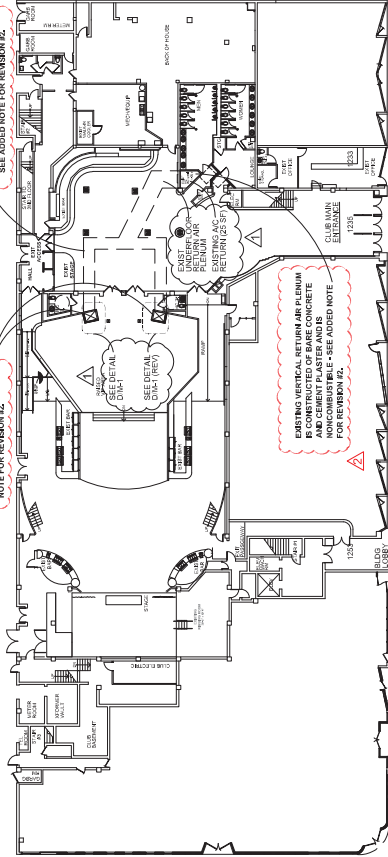
RETURN AIR GWB CHASES, UPPER VIP



2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



MEZZANINE PLAN
SCALE: 1/16" = 1'-0"

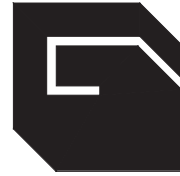


1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

NEW SHEET
PERMIT DRAWINGS

Giller & Giller, Inc.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 fax/modem (305) 538-5921
Reg. #AA C001364



**NARRATIVE RESPONSE
PROCESS #BC2117476
NIGHTCLUB @ 1235 WASHINGTON AVENUE
BRANDT BUILDING**

MECHANICAL

BC2117476 1235 WASHINGTON AVE Miami Beach, FL 33139-4613
11/09/2021

In order to properly evaluate response to comments,
provide a narrative showing location of corrections
(Sheet XX, Floor Plan or Sheet XX, Note #, etc.).

RESPONSE: SEE THIS NARRATIVE AND SHEET M-1, REVISION #2, 11/11/21.

Cloud-in and number in bold the latest revision number.

RESPONSE: ALL REVISIONS ARE CLOUDED IN RED, WITH REVISION #2 MARK, AND THE SHEET IS NOW DATED 11/11/21.

1. Comply with FBC-M 602.2.1 (materials within plenums). Materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. Provide note on the plans and remove materials that do not comply. Verify that no fire-rated assemblies are penetrated. If so, provide fire/smoke dampers and update "HVAC Design Requirements" table.

RESPONSE: SEE ADDED NOTES ON SHEET M-1 THAT STATE THE NEW AND EXISTING RETURN AIR PLENUMS ARE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, THAT NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN RETURN PLENUMS, AND THAT NO FIRE-RATED ASSEMBLIES ARE PENETRATED.

Antonio Bruscantini, P.E., Senior Mechanical Plans Examiner BUILDING DEPARTMENT 1700
Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7610 ext 26548
/ antoniobruscantini@miamibeachfl.gov

Gillier & Giller, Inc.

NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE. WASHINGTON AVE
MIAMI BEACH, FL

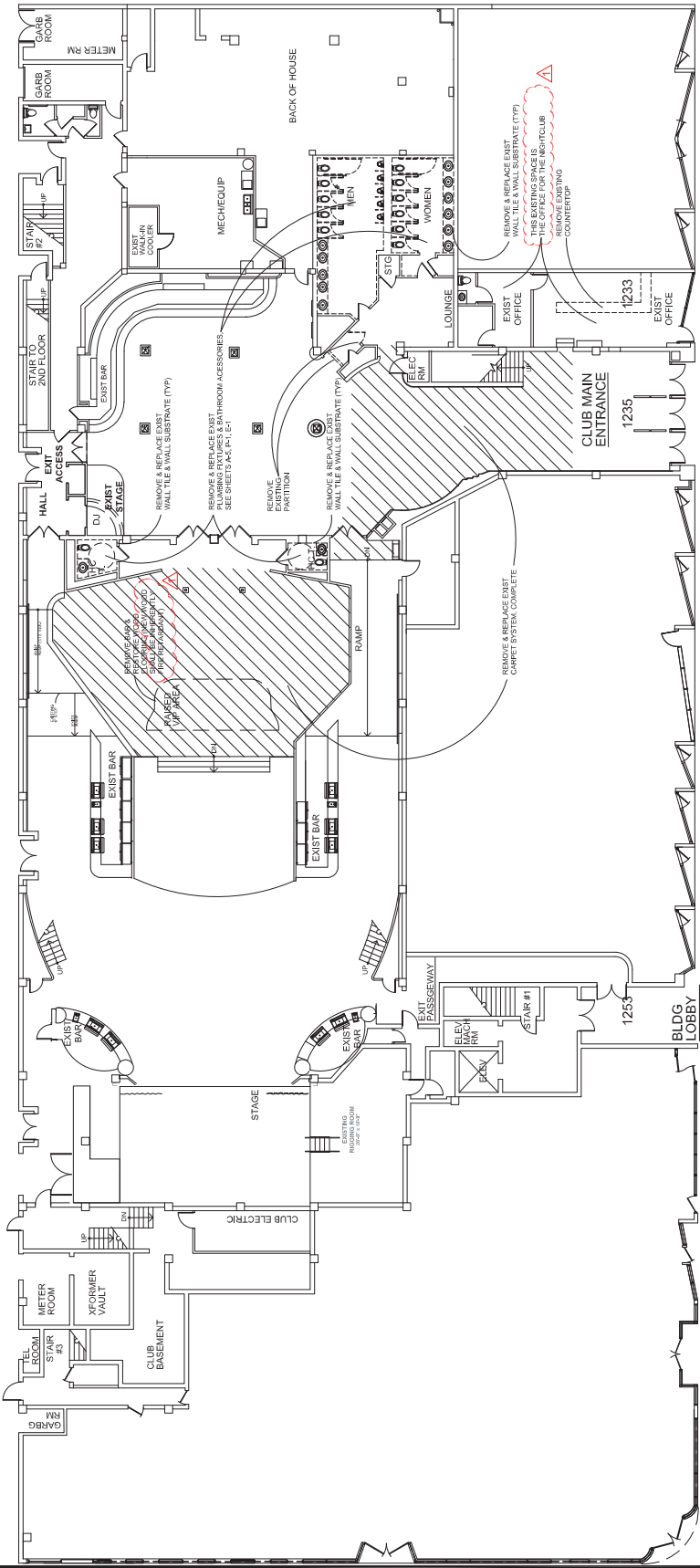
Digitally signed by
Gillier & Giller, Inc.
DN: cn=Gillier & Giller, Inc., o=Gillier & Giller, Inc., ou=Engineering, email=gillier@gillier.com, c=US

DATE: 01/18/2022
TIME: 4:51:32 PM
PROJECT: NIGHT CLUB RENOVATIONS
NO. 1532717476

EXIST/DEMO FLOOR PLAN:
1ST FLOOR

SHEET #
A-1

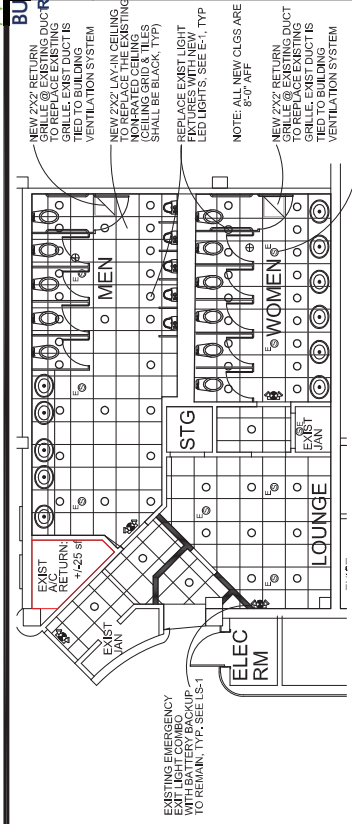
PERMIT DRAWINGS



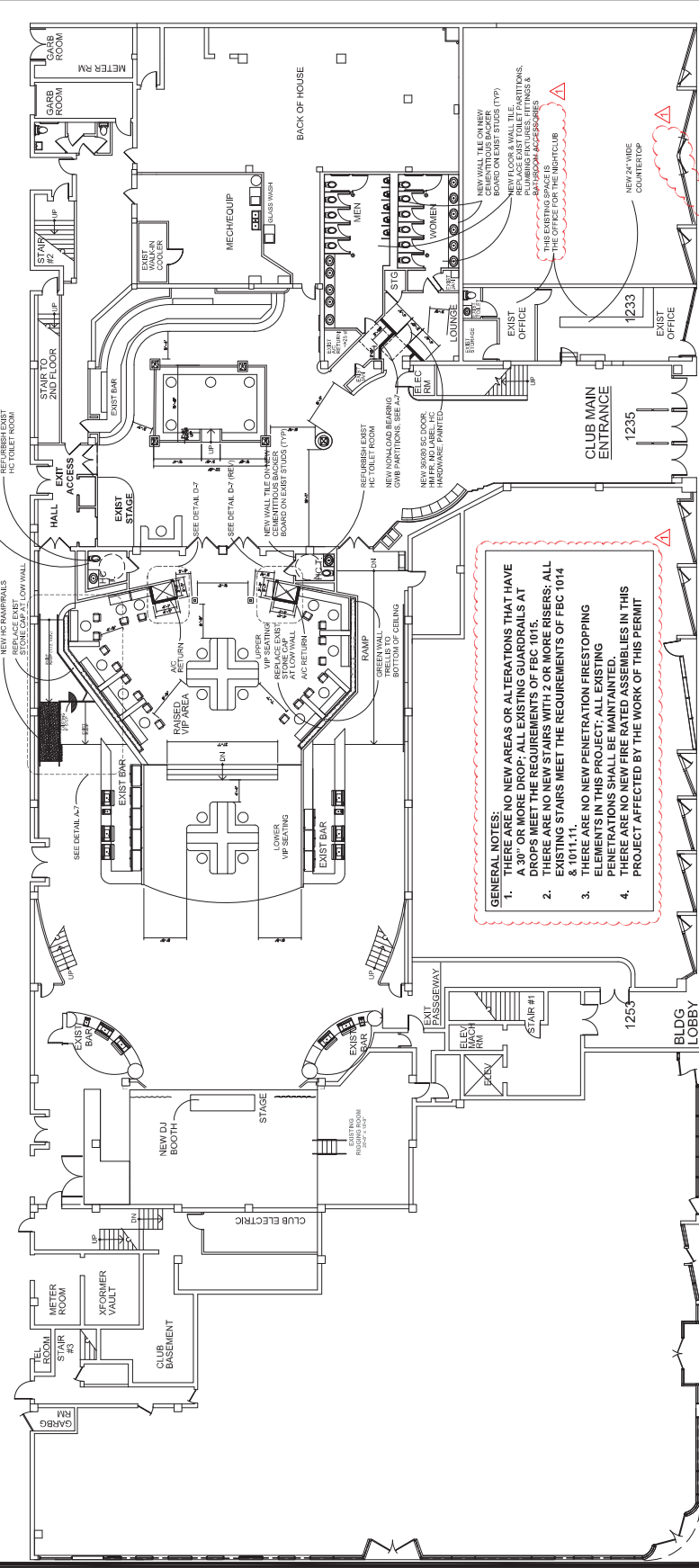
EXIST/DEMO 1ST FLOOR PLAN

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





EXISTING MAIN TOILET ROOMS CEILING PLAN
SCALE: 1/4" = 1'-0"



- GENERAL NOTES:
1. THERE ARE NO NEW AREAS OR ALTERATIONS THAT HAVE A 30" OR MORE DROP; ALL EXISTING GUARDRAILS AT DROPS MEET THE REQUIREMENTS OF FBC 1015.
 2. THERE ARE NO NEW STAIRS WITH 2 OR MORE RISERS; ALL EXISTING STAIRS MEET THE REQUIREMENTS OF FBC 1014 & 1011.11.
 3. THERE ARE NO NEW PENETRATION FIRESTOPPING ELEMENTS IN THIS PROJECT; ALL EXISTING PENETRATIONS SHALL BE MAINTAINED.
 4. THE PERMITTED WORK SHALL BE LIMITED TO THE AREAS IN THIS PROJECT AFFECTED BY THE WORK OF THIS PERMIT.

NOTE: ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FBC 7TH ED. 101-10.2, CHAP. 10; TABLE A.10.2.2; AND FBCB TABLE 803-11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

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

NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC
1235 WASHINGTON AVE. WASHINGTON AVE
MIAMI BEACH, FL

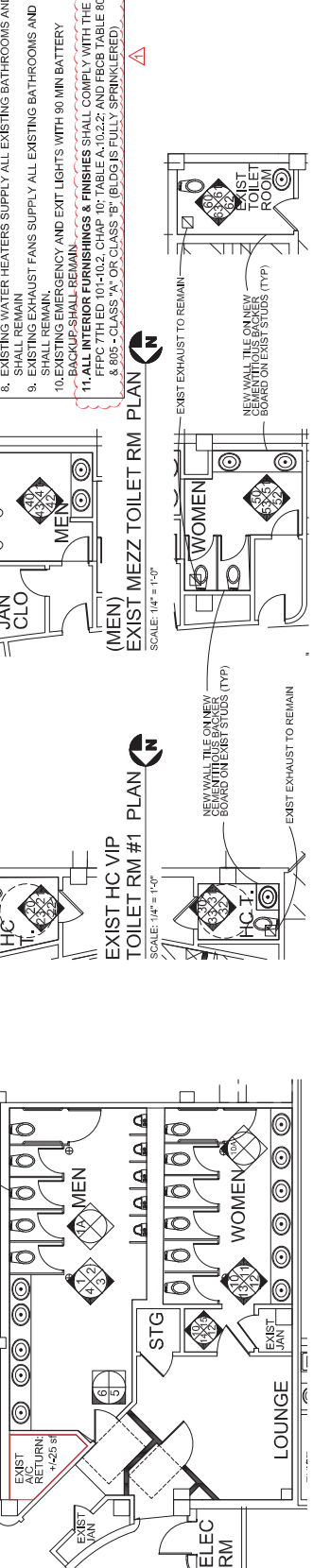
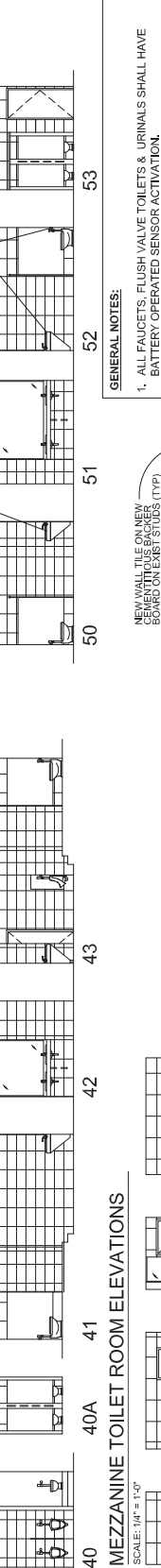
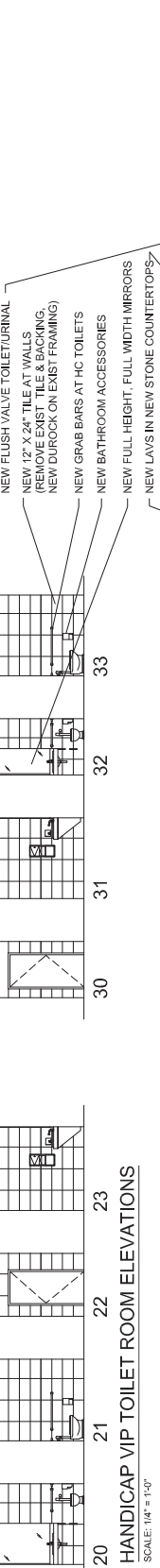
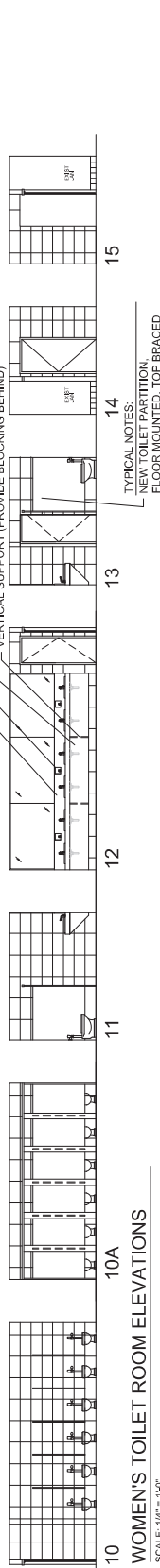
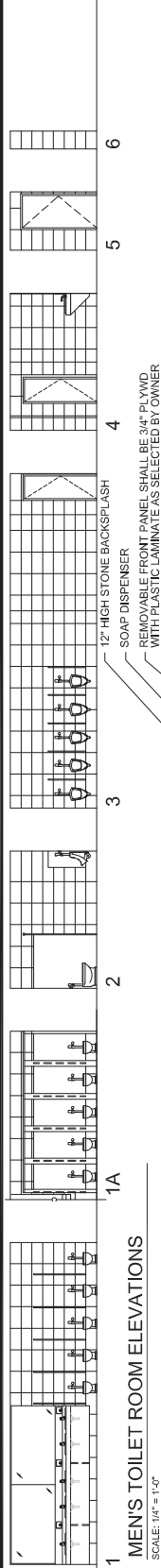
Giller & Giller, Inc.
7740 Collins Blvd
Miami Beach, FL 33141
Tel: 305.674.1100
Fax: 305.674.1101
www.gillerandgiller.com

SHEET #	A-3
SHEET TITLE	NEW FLOOR PLAN: 1ST FLOOR
DATE	12/26/21
DESIGNER	CH
APPROVED BY	CH
DATE	12/26/21
REVISIONS	NO 1411 CON
REVISION DESCRIPTION	NO 1411 CON
DATE	12/26/21
DESIGNER	CH
APPROVED BY	CH
DATE	12/26/21

Giller & Giller, Inc.

NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC
1235 WASHINGTON AVE. WASHINGTON AVE
MIAMI BEACH, FL

DATE: 10/10/2023
REVISION: 10/10/2023
SHEET: 1
TOTAL: 1
A-5
NEW PLAN & ELEVATIONS
EXISTING TOILET ROOMS
SHEET TITLE: 10/10/2023



GENERAL NOTES:

1. ALL FAUCETS, FLUSH VALVE TOILETS & URINALS SHALL HAVE BATTERY OPERATED SENSOR ACTIVATION.
2. ALL EXISTING BATHROOM ACCESSORIES, INCLUDING TOILET PARTITIONS SHALL BE REMOVED & REPLACED.
3. EXIST FLOOR TILES SHALL BE REMOVED AND REPLACED WITH NEW 12" X 24" TILE AT WALLS (REMOVE EXIST. TILE & BACKING, NEW DUROCK ON EXIST FRAMING)
4. EXIST WALL TILES & WALL SUBSTRATE SHALL BE REMOVED AND REPLACED WITH NEW TILE ON NEW CEMENTITIOUS BOARD ON EXISTING STUDS.
5. REMOVE & REPLACE EXISTING COUNTERS WITH NEW STONE TOPS & BACKSPLASHES
6. PROVIDE BLOCKING AT ALL WALL MOUNTED ELEMENTS
7. REMOVE AND REPLACE ALL BATHROOM LIGHTING. EXISTING LIGHTS ARE INCANDESCENT OR FLUORESCENT AND SHALL BE REPLACED WITH NEW LED LIGHTS. TIED TO EXISTING PANELS WITH EXIST WIRING.
8. EXISTING EXHAUST FANS SHALL REMAIN. EXISTING EXHAUST FANS SHALL SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN.
9. EXISTING EXHAUST FANS SHALL SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN.
10. EXISTING EMERGENCY AND EXIT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL REMAIN
11. ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FFPC 7TH ED 101-102, CHAP 10; TABLE A-10.2.2; AND FBCB TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

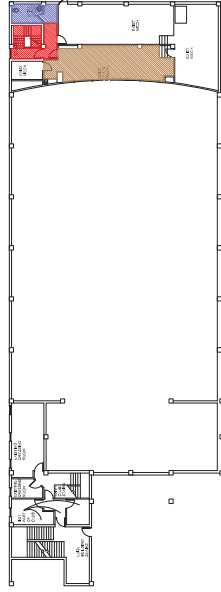
PERMIT DRAWINGS

FLOORING LEGEND

- A) POLISHED CONCRETE FLOOR (NOTE #1)
- B) WOOD FLOOR (NOTE #2)
- C) CARPET (NOTE #3)
- D) VINYL TILE (NOTE #4)
- E) TILE (NOTE #5)

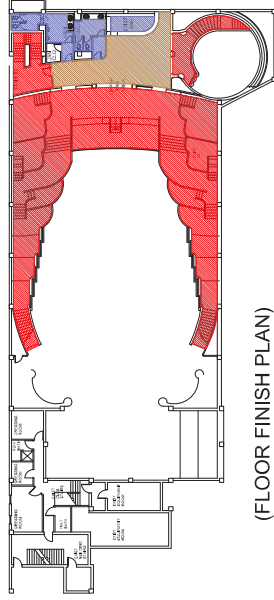
NOTES:

- 1) AREAS NOTED ARE EXISTING CONCRETE AND SHALL BE CLEANED & POLISHED. AREAS ARE NOTED ARE EXISTING CARPET AND SHALL BE REMOVED & REPLACED WITH NEW CARPET. AREAS NOTED ARE EXISTING WOOD FLOORING AND SHALL BE REFINISHED. ANY NEW WOOD FLOORING USED FOR PATCHING SHALL BE INHERENTLY FIRE RETARDANT. (AREA IS APPROX 4,819 SF)
- 2) ALL EXISTING CARPET SHALL BE REPLACED WITH NEW CARPET. CLASS "B" (AREA IS APPROX 6,176 SF)
- 3) NEW VINYL TILE ON EXISTING CONCRETE, CLASS "B". (AREA IS APPROX 435 SF)
- 4) NEW TILE SHALL REPLACE EXISTING TILE, AND INSTALLED OVER CEMENTitious BOARD. AREAS NOTED ARE EXISTING VINYL TILE AND SHALL BE REPLACED WITH NEW VINYL TILE. (AREA IS APPROX 4,819 SF)
- 5) ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT
- 6) ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT



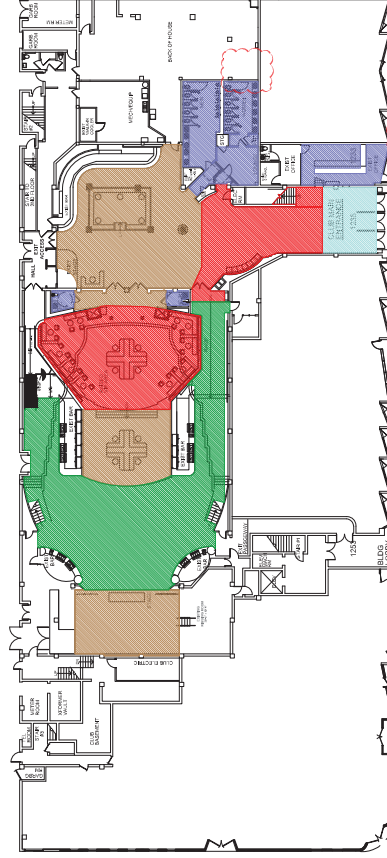
(FLOOR FINISH PLAN)
2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



(FLOOR FINISH PLAN)
MEZZANINE PLAN

SCALE: 1/16" = 1'-0"



(FLOOR FINISH PLAN)
1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOTE: ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FBBC 7TH ED. 101-10.2, CHAP. 10, TABLE A.10.2.2, AND FBBC TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

PERMIT DRAWINGS

