MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/18/2022 8:31:05 AM

NIGHT CLUB RENOVATIONS

FOR

JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE
MIAMI BEACH, FL

PERMIT DRAWINGS
SEPTEMBER 28, 2021
REV #1, 10/19/21 ⚠

INDEX OF DRAWINGS

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

LS-1 LIFE SAFETY PLAN

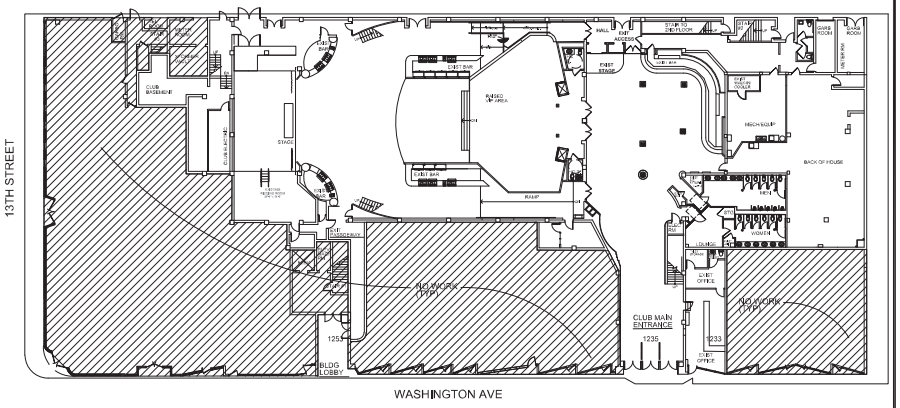
A-1 EXIST/DEMO PLANS - 1ST FLOOR
A-2 EXIST/DEMO PLANS - MEZZANINE & 2ND FLOOR
A-3 NEW PLANS - 1ST FLOOR
A-4 NEW PLANS - MEZZANINE & 2ND FLOOR
A-5 TOILET ROOM PLANS & ELEVATIONS
A-6 1ST, MEZZ & 2ND FLOOR FINISH PLANS
A-7 MISCELLANEOUS DETAILS

P-1 PLUMBING FIXTURE REPLACEMENT PLANS & NOTES

E-1 ELECTRIC LIGHT REPLACEMENT PLANS & NOTES

M-1 EXISTING HVAC LAYOUT ⚠

SITE PLAN NOT TO SCALE



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

FOLIO & LEGAL DESCRIPTION

FOLIO: 02-3234-008-1091
LEGAL DESCRIPTION: LOTS 11 THRU 16 BLK 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 ⚠
* LIFE SAFETY CODE 101, 2018
* M.B. ZONING. OCCUPANCY: CD-2, COMMERCIAL, MEDIUM INTENSITY
* FBC OCCUPANCY TYPE: A-2, ASSEMBLY (NIGHTCLUB)
* 2020 FLORIDA BUILDING CODE, ENERGY CONSERVATION
* 2020 FLORIDA BUILDING CODE, FUEL AND GAS
* 2020 FLORIDA PLUMBING CODE (N/A)
* 2020 FLORIDA MECHANICAL CODE (N/A)
* 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 APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES. ⚠

INTERIOR FINISH NOTE: **ALL INTERIOR FURNISHINGS & FINISHES** SHALL COMPLY WITH THE FFPC 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)

SQUARE FOOT BREAKDOWN: GSF OF SPACE IS 30,050; NSF OCCUPANT LOAD IS 24,355; NSF OF ALTERATIONS IS 2,050. SEE SHEET A-6 FOR FLOORING AREAS - NEW, REFURBISHED & REPLACED ⚠

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 R/A 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. DERM - PLASTER/GWB REMOVAL AT BATHROOM WALLS

14. ELEVATOR - NO ELEVATOR.

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

PERMIT DRAWINGS

Giller & Giller, Inc.
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
The Atlas Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4354 FAX (305) 538-5921
GillerGiller@AOL.COM

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

Digitally signed by STEVE G BERNARD
Date: 2021.10.24 08:10:01 -04'00'

⚠	DATE	REVISION DESCRIPTION
1	10/19/21	BLDG DEPT COMMENTS

SHEET TITLE: INDEX, SCOPE OF WORK, SITE PLAN, NOTES
DRAWN BY: ...
CHECKED BY: ...
APPROVED BY: ...
DATE: 9/28/21
CAD ID NAME:
SHEET # G-1
OF TOTAL
ARCH. COMM. # 21-05

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/18/2022 8:31:06 AM

ELECTRICAL NOTES

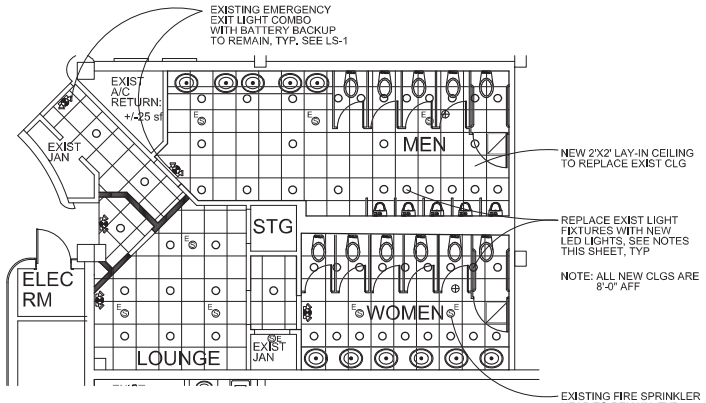
1) FOLLOW ALL APPLICABLE NEC & FBC REQUIREMENTS
2) EXISTING LIGHTING & RECEPTACLES NOT INDICATED ON THESE PLANS SHALL REMAIN AT EXIST LOCATIONS AND ARE NOT PART OF SCOPE
3) ELECTRICAL PANELS ARE EXISTING TO REMAIN, AND COMPLY WITH NEC 240.24
4) THESE DRAWINGS ARE SCHEMATIC TO SHOW DESIGN INTENT ONLY.

ELECTRIC SCOPE OF WORK

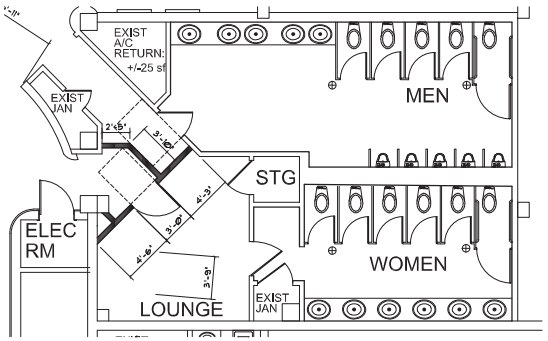
1) THIS IS AN EXISTING NIGHTCLUB WITH EXISTING ELECTRICAL SYSTEMS TO REMAIN.
2) REMOVE AND REPLACE ALL BATHROOM LIGHTING. EXISTING LIGHTS ARE INCANDESCENT OR FLUORESCENT AND SHALL BE REPLACED WITH NEW LED LIGHTS, TIED TO EXISTING PANELS WITH EXISTING WIRING.
3) EXISTING WATER HEATER SUPPLIES ALL EXISTING 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

ELECTRIC LEGEND

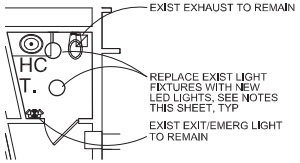
- NEW WALL SCONCE. TIE TO EXISTING LIGHT CIRCUIT (REPLACES EXIST FLUORESCENT LIGHT)
- NEW RECESSED 4" LED HI-HAT. TIE TO EXISTING LIGHT CIRCUIT (REPLACES EXIST FLUORESCENT LIGHT)
- EXIST COMBO EXIT/EMERG LIGHT, HARDWIRED, 90 MIN BATT BACKUP
- EXIST SPRINKLER HEAD



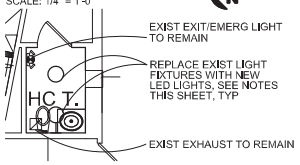
EXISTING MAIN TOILET ROOMS CEILING PLAN
SCALE: 1/4" = 1'-0"



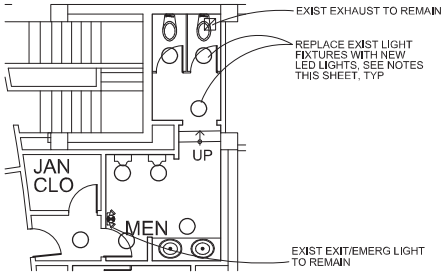
EXISTING MAIN TOILET ROOMS FLOOR PLAN
SCALE: 1/4" = 1'-0"



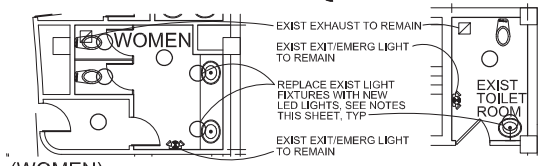
EXIST HC VIP TOILET RM #1 PLAN
SCALE: 1/4" = 1'-0"



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



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



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

EXIST 2ND FL TOILET RM
SCALE: 1/4" = 1'-0"

PERMIT DRAWINGS

Giller & Giller, Inc.
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
375 Arthur Godfrey Road
Miami Beach, FL 33140
(305) 538-4334 FAX (305) 538-5921
Giller@GillerArch.com

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

Digitally signed by STEVE G BERNARD
Date: 2021.09.29 10:17:53 -04'00'

NO.	DATE	REVISION DESCRIPTION

SHEET TITLE: EXISTING TOILET ROOMS: LIGHTING REPLACEMENT
DRAWN BY: CHECKED BY: APPROVED BY: CAD ID NAME:
DATE: 2/28/21
SHEET # E-1
ARCH. COMM. # 21-09
OF TOTAL

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/18/2022 8:31:06 AM

EXIT CAPACITY ANALYSIS

1ST FLOOR EXIT CALCULATION DETAILS

EXIT #	NOM WIDTH	NET WIDTH	CAPACITY
①	6 DOORS, 3' EACH	204 INCHES / 0.10	1020 PERSONS
②	2 DOORS, 3' EACH	68 INCHES / 0.10	340 PERSONS
③	1 DOOR, 3'	34 INCHES / 0.10	170 PERSONS
④	2 DOORS, 3' EACH	68 INCHES / 0.10	340 PERSONS
⑤	2 DOORS, 3' EACH	68 INCHES / 0.10	340 PERSONS
⑥	2 DOORS, 3' EACH	68 INCHES / 0.10	340 PERSONS
			2550 PERSONS
⑦	1 DOOR, 3'	34 INCHES / 0.10	170 PERSONS
⑧	1 DOOR, 3'	34 INCHES / 0.10	170 PERSONS
			340 PERSONS

MEZZ FLOOR EXIT CALCULATION DETAILS

EXIT #	NOM WIDTH	NET WIDTH	CAPACITY
⑨	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS
⑩	44" WIDE STAIRS	44 INCHES / 0.30	147 PERSONS
⑪	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
⑫	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
			640 PERSONS

OCCUPANT LOAD AT MEZZANINE = 4,157 / 15 = 277 PERSONS OK!!!

2ND FLOOR EXIT CALCULATION DETAILS

EXIT #	NOM WIDTH	NET WIDTH	CAPACITY
⑮	44" WIDE STAIRS	44 INCHES / 0.30	147 PERSONS
			147 PERSONS

OCCUPANT LOAD AT 2ND FLOOR = 1,635 / 15 = 109 PERSONS OK!!!

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 FBCB TABLE 803.11 & 805 - 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 UN-OCCUPIED 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)

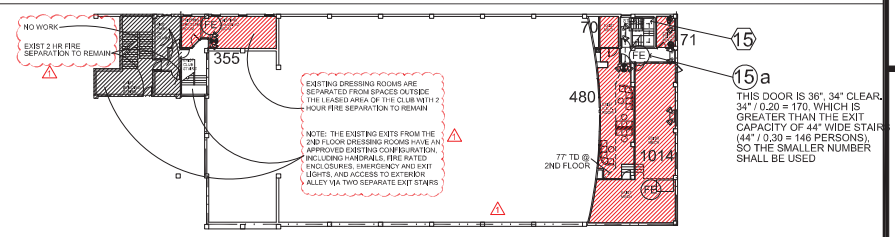
NET SF & OCCUPANT LOAD OVERVIEW PER FFPC 14.8.1.2)

	PUBLIC	BARS	STAGE / BACK STAGE	DRESS ROOMS	TOILETS	MECH / EQUIP	BACK OF HOUSE	OFFICE	STORAGE	CORRIDORS	STAIRS		
1ST FLOOR	9,585	1,071	2,028		1,011	590	1,917	623	241	-	-	17,114	1ST FLOOR SUBTOTAL NSF
MEZZANINE	3,627	131		404	445	640				-	-	5,251	MEZZ FLOOR SUBTOTAL NSF
2ND FLOOR	480			355	71	1,084				-	-	1,990	2ND FLOOR SUBTOTAL NSF
SUBTOTALS	13,692	1,211	2,028	759	1,527	2,314	1,917	623	241	-	-	24,355	TOTAL NSF
OCCUPANT LOAD FACTOR	15	15	15	15	15	15	100	100	100				
OCCUPANT LOAD BY AREA	913	81	135	51	104	154	19	6	2			1,466	TOTAL OCC LCAD

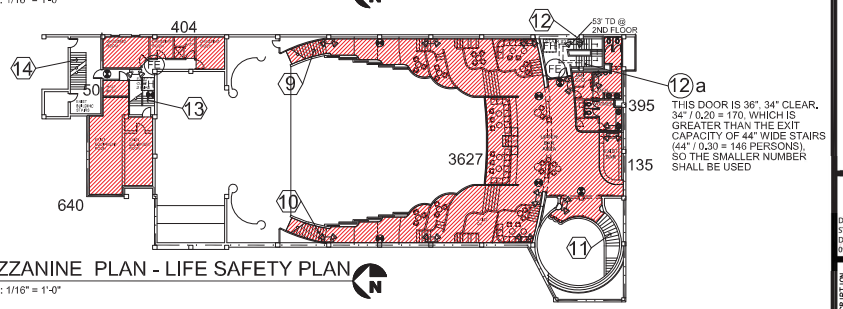
NSF AREA LEGEND
- 15 SF/PERSON
- 100 SF/PERSON
- 0 SF/PERSON

LIFE SAFETY DEVICES LEGEND
- EXIT LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)
- EXIT LIGHT WITH COMBO EMERG LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)
- EMERGENCY LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)
- FH FIRE HOSE
- FE FIRE EXTINGUISHER (EXISTING TO REMAIN)

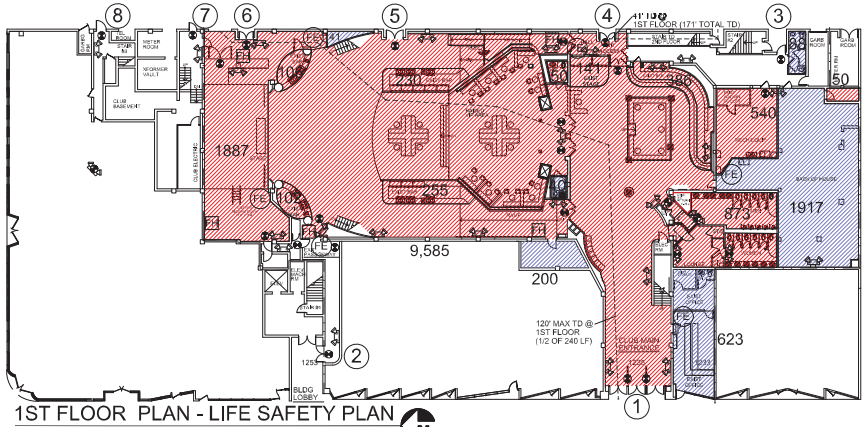
LIFE SAFETY GRAPHIC LEGEND
- TRAVEL DISTANCE
- 2 HR FIRE RATED TENANT SEPARATION
- 1 HR FIRE RATED WALL
- 480 NSF FOR LIFE SAFETY PLAN
- ⑧ EXIT CAPACITY (DOOR)
- ⑭ EXIT CAPACITY (STAIRS)



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"

PERMIT DRAWINGS

Giller & Giller, Inc.
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
The Giller Building
375 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4304 FAX (305) 538-5921
GillerArch@AOL.COM

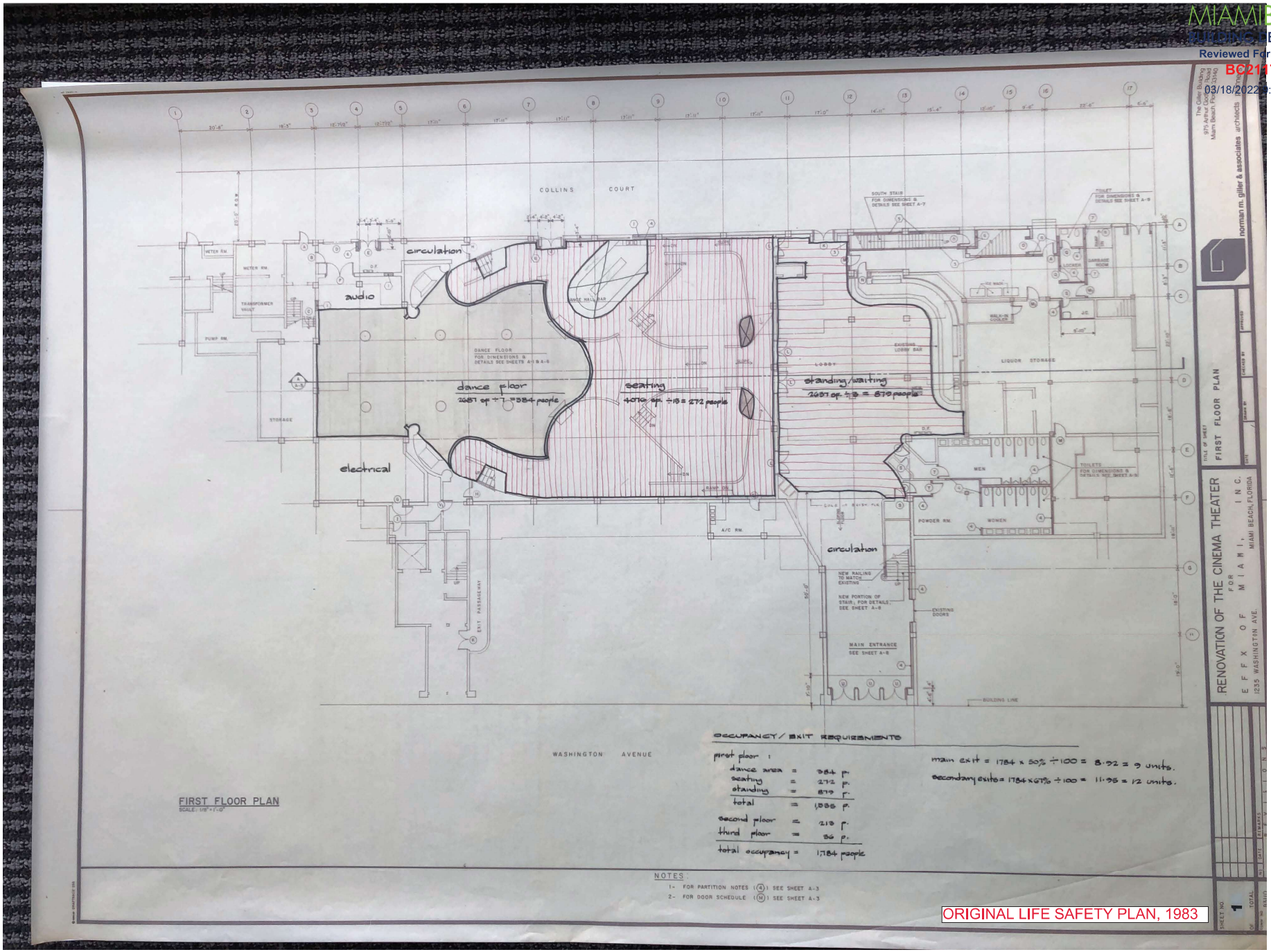
NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC
1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL

Digitally signed by STEVEN BERNARD
Date: 2021.10.24 09:02:12 -04'00'

NO	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

SHEET TITLE: LIFE SAFETY PLAN
DRAWN BY: ...
CHECKED BY: ...
APPROVED BY: ...
DATE: 2/25/21
CAD ID NAME:
ARCH. COMM. # 21-05
SHEET # LS-1
OF TOTAL

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2137476
03/18/2022 9:31:06 AM



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

OCCUPANCY / EXIT REQUIREMENTS

first floor :

dance area	=	384 p.
seating	=	272 p.
standing	=	879 p.
total	=	1,535 p.
second floor	=	218 p.
third floor	=	56 p.
total occupancy	=	1,784 people

main exit = 1784 x 50% ÷ 100 = 8.92 = 9 units.
secondary exits = 1784 x 67% ÷ 100 = 11.95 = 12 units.

NOTES:
1- FOR PARTITION NOTES (4) SEE SHEET A-3
2- FOR DOOR SCHEDULE (M) SEE SHEET A-3

ORIGINAL LIFE SAFETY PLAN, 1983

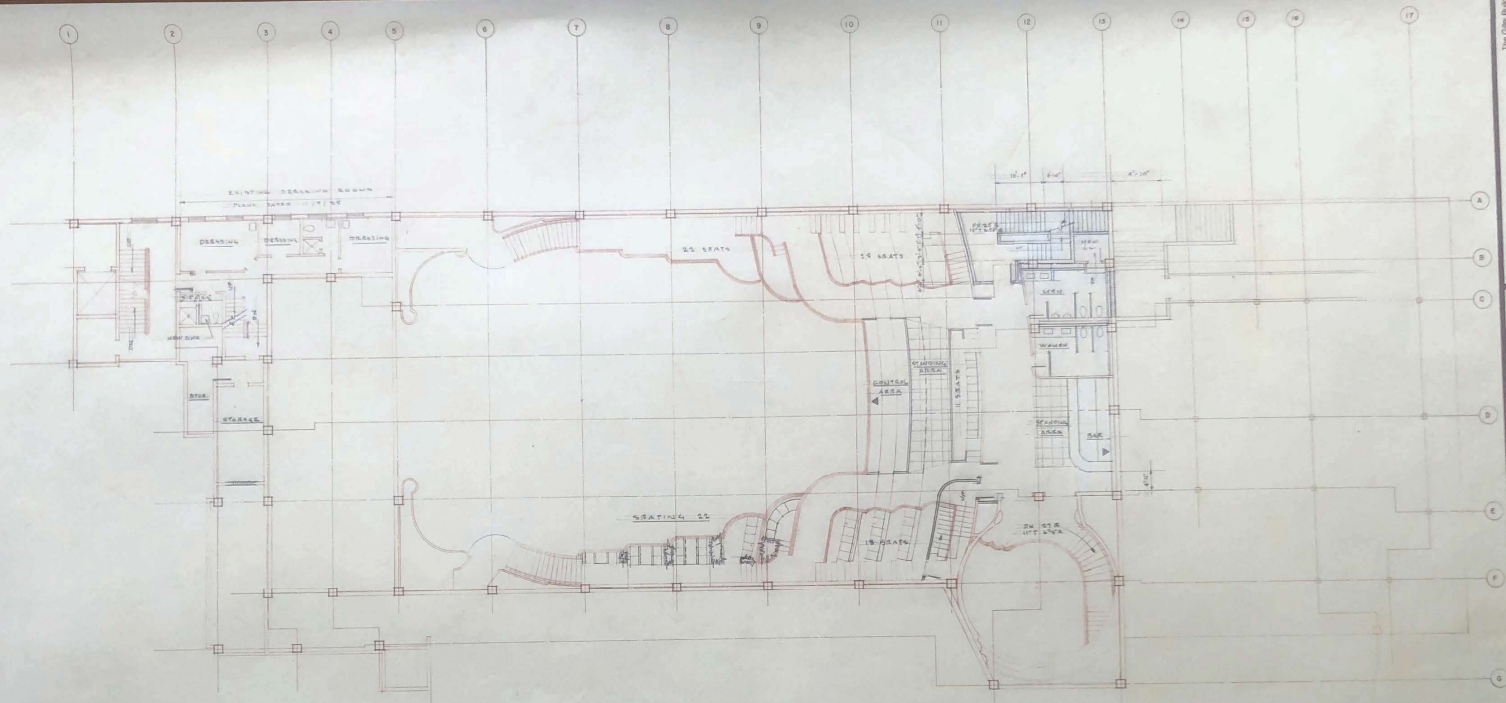
RENOVATION OF THE CINEMA THEATER FOR EFFX OF MIAMI, INC.
1235 WASHINGTON AVE. MIAMI BEACH, FLORIDA

TITLE OF SHEET: FIRST FLOOR PLAN

SHEET NO 1 OF TOTAL

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
norman m. giller & associates architects planners

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/18/2012 9:31:06 AM



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

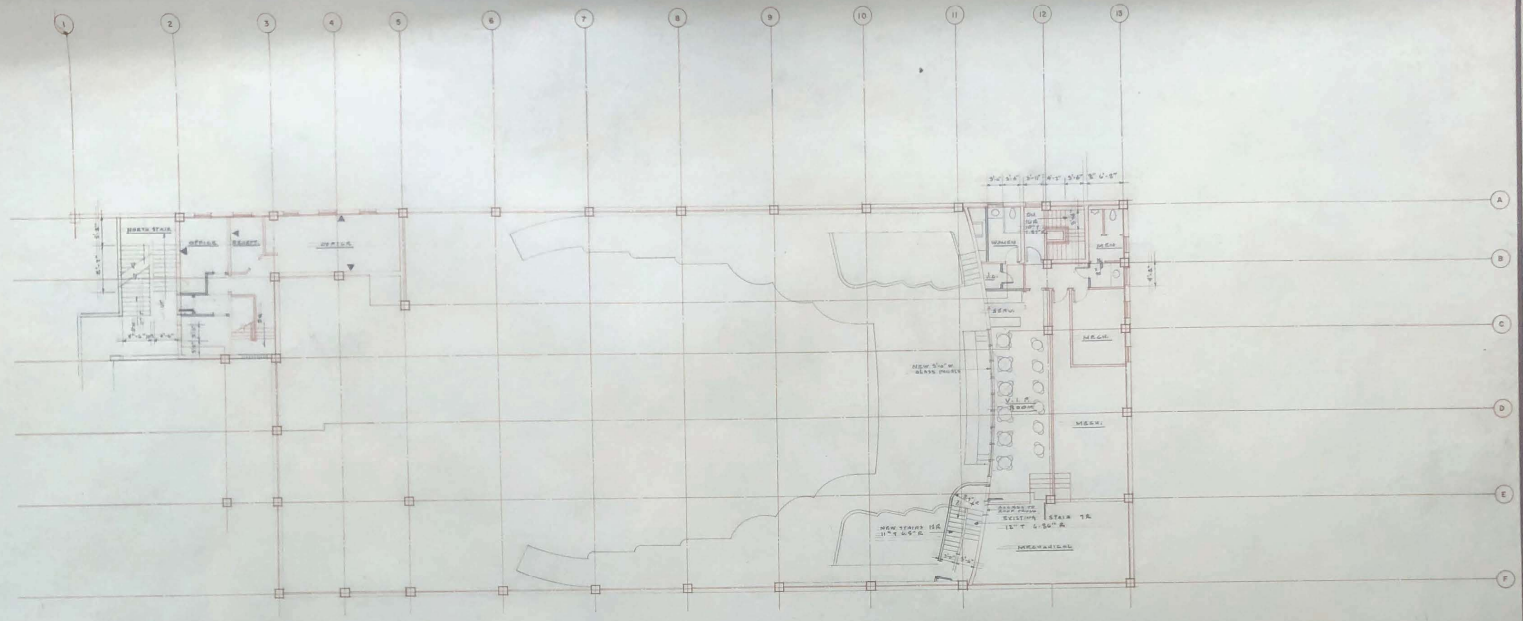
OCCUPANCY 219 PEOPLE
BALCONY DEX SEATING - 44 PEOPLE
STUDIO SEATING - 58 "
BALCONY STANDING AREA
242 S.F. ÷ 5SF/PERSON = 51 "
BAR STANDING AREA
90 SF ÷ 5 SF/PERSON = 30 "
GRATING AREA
TOTAL 219 "
MAIN EXIT 249 LINEAL 300 REQ) 1.54% = 158 PEOPLE
158 ÷ 10/EXIT UNIT = 1 EXIT UNITS
SUGGESTED STAIR - SAME AS MAIN EXIT REQ.
OTHER EXIT 249 × 45% = 107 ÷ 75 = 2.5 EXIT UNITS

RENOVATION OF THE CINEMA THEATER
FOR
EFFX OF MIAMI, INC.
1235 WASHINGTON AVE.
MIAMI BEACH, FLORIDA

norman m. giller & associates architects planners
The Gale Building
9705 Harding Avenue
Miami Beach, Florida 33140

SHEET NO 2
OF TOTAL
83110

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/1[illegible]:31:07 AM



OCCUPANCY 48 PEOPLE

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

norman m. giller & associates architects planners
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140

RENOVATION OF THE CINEMA THEATER
FOR
E F F X O F M I A M I, I N C.
1235 WASHINGTON AVE MIAMI BEACH, FLORIDA

TITLE OF SHEET
DRAWN BY
CHECKED BY
APPROVED
DATE

SHEET NO. 3
OF TOTAL
JOB NO. 8310

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
03/18/2022 8:31:07 AM

PLUMBING NOTES

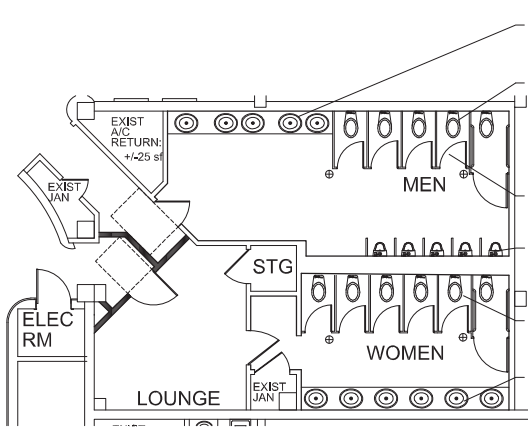
1) ALL PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "FLORIDA BUILDING CODE, PLUMBING", LOCAL ORDINANCE AND IN COMPLIANCE WITH "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION.
2) CONTRACTOR TO VERIFY AT SITE LOCATION THE ELEVATION AND SIZE OF EXISTING WATER AND SEWER LINES BEFORE INSTALLATION OF ANY NEW FIXTURES, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3) PLUMBING FIXTURES SHALL BE "KOHLER" OR APPROVED EQUAL. ALL FIXTURE TRIM SHALL BE CHROME PLATED. FIXTURES SHALL BE PROVIDED WITH SUPPORTS, HANGERS, ETC., AND SHALL COMPLY WITH FBC P2701.1.
4) PROVIDE NEW CONTROL VALVES TO EACH PLUMBING FIXTURE
5) ALL NEW FIXTURES SHALL COMPLY WITH DADE COUNTY AMENDMENTS 08-14 FOR WATER CONSERVATION & REFERENCE STANDARDS:
   SINKS: 1.0 GALLONS PER MINUTE
   TOILETS: 1.28 GALLONS PER FLUSH
6) PROVIDE ANTI-SCALD VALVE AT HOT WATER CONNECTIONS TO ALL NEW LAVS

PLUMBING SCOPE OF WORK

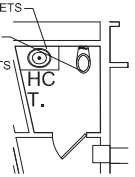
1) THIS IS AN EXISTING NIGHTCLUB WITH EXISTING PLUMBING SYSTEMS TO REMAIN.
2) REPLACE PLUMBING FIXTURES, FAUCETS & FLUSHOMETERS AS SHOWN IN PLAN
3) ALL NEW FAUCETS, FLUSH VALVE TOILETS & URINALS SHALL HAVE BATTERY OPERATED SENSOR ACTIVATION.
4) EXISTING WATER HEATERS SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN
5) EXIST FLOOR TILES SHALL BE REMOVED AND REPLACED WITH NEW FLOOR TILE ON EXIST CONC SLAB, SLOPED TO EXISTING FLOOR DRAINS TO REMAIN
6) REPLACEMENT OF TOILETS & URINALS INCLUDES REPLACEMENT OF FIXTURES & VALVES

FIXTURE CONNECTION SCHED

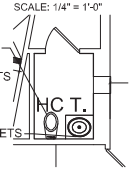
ITEM	WASTE & SOIL	WATER	
		COLD	HOT
WATER CLOSET	4"@ 1/8"/FT.	1/2"	
URINAL	2"@1/4" /FT.	1/2"	
LAVATORY	1.1/4"@1/4" /FT.	1/2"	1/2"



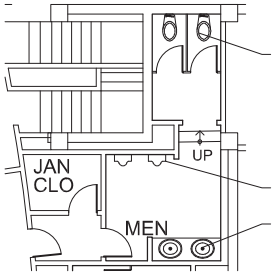
EXISTING MAIN TOILET ROOMS PLAN
SCALE: 1/4" = 1'-0"



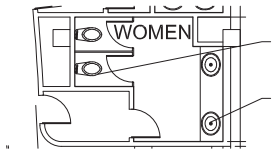
EXIST HC VIP TOILET RM #1 PLAN
SCALE: 1/4" = 1'-0"



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



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



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

EXIST 2ND FL TOILET RM
SCALE: 1/4" = 1'-0"

PERMIT DRAWINGS

Giller & Giller, Inc.
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4326 FAX (305) 538-5921
GillerArch@AOL.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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

Digitally signed by STEVE G BERNARD
Date: 2021.09.29 10:18:42-04'00'

NO.	DATE	REVISION DESCRIPTION
1	03/18/22	PER BUILDING DEPT. COMMENTS DATED 03/08/22

SHEET TITLE: EXISTING TOILET ROOMS: PLUMBING REPLACEMENT
DRAWN BY: CHECKED BY: APPROVED BY: CAD ID NAME:
DATE: 3/28/21
SHEET # P-1
OF TOTAL
ARCH. COMM. # 21-09

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:49:04 PM

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 & D/M-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.

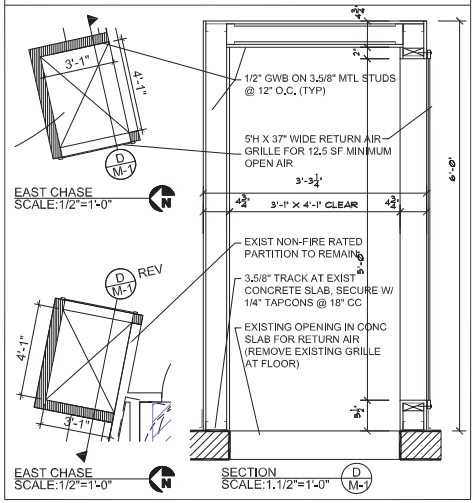
HVAC SCOPE OF WORK:

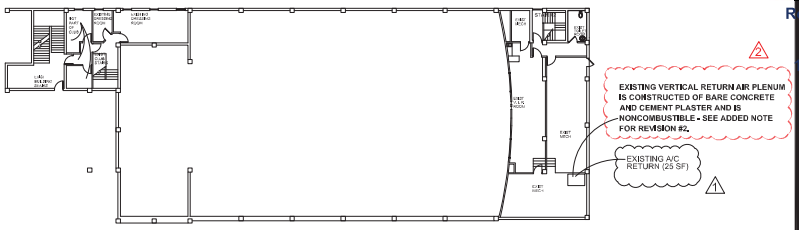
1. **NO CHANGE TO EXISTING HVAC** SYSTEMS EXCEPT AS NOTED BELOW.
2. **MAIN RETURN AIR PLENUM -** THE EXISTING R/A GRILLES AT THE UNDERFLOOR RETURN AIR PLENUM FOR THE MAIN AC UNIT SHALL BE RESTORED TO ITS ORIGINAL CROSS-SECTIONAL AREA OF 12.5 SF EACH. THE RETURN AIR PLENUM SHALL BE EXTENDED VERTICALLY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

HVAC DESIGN SCHEDULE

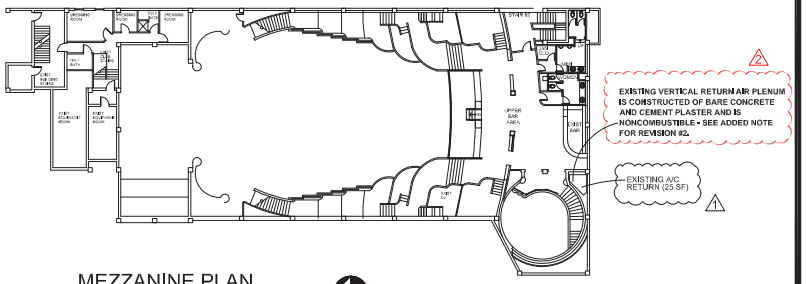
HVAC DESIGN REQUIRED:			REMARKS
DUCT SMOKE DETECTOR(S)	YES		EXISTING TO REMAIN
FIRE DAMPER(S)		NO	
SMOKE DAMPER(S)		NO	
FIRE RATED PARTITION	YES		EXISTING TO REMAIN AT TENANT SEPARATION
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		NO	
FIRE STOPPING	YES		EXISTING TO REMAIN AT TENANT SEPARATION
SMOKE CONTROL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

RETURN AIR GWB CHASES, UPPER VIP

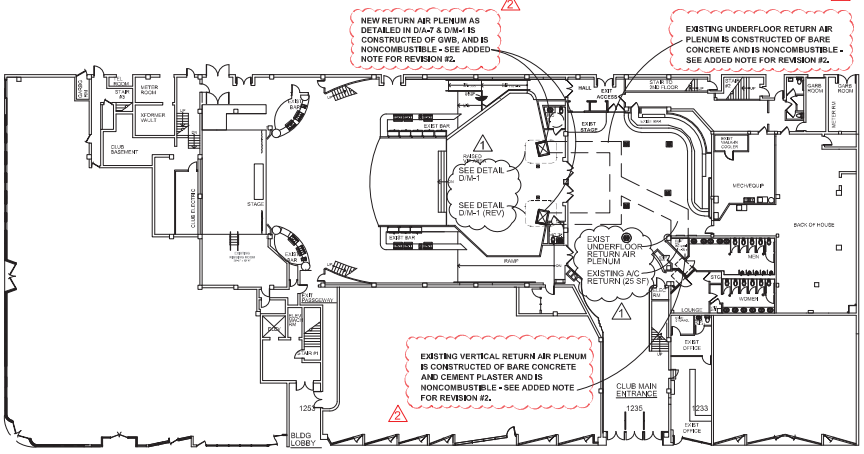




2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"



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



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

NEW SHEET
PERMIT DRAWINGS

Giller & Giller, Inc.
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
The Atlas Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4354 FAX (305) 538-5921
GillerArch@AOL.COM

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

Digitally signed by STEVE G BERNARD
Date: 2021.12.03 14:32:08 -05'00'

NO.	DATE	REVISION DESCRIPTION
1	10/5/21	BLDG DEPT COMMENTS
2	11/17/21	BLDG DEPT COMMENTS

SHEET TITLE: EXISTING FLOOR PLANS: MECHANICAL LAYOUT
DRAWN BY: ...
CHECKED BY: ...
APPROVED BY: ...
DATE: 2/28/21
CAD ID NAME: ...
SHEET # M-1
OF TOTAL
ARCH. COMM. # 21-09

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
BC2117476
10/18/2022 2:49:04 PM

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

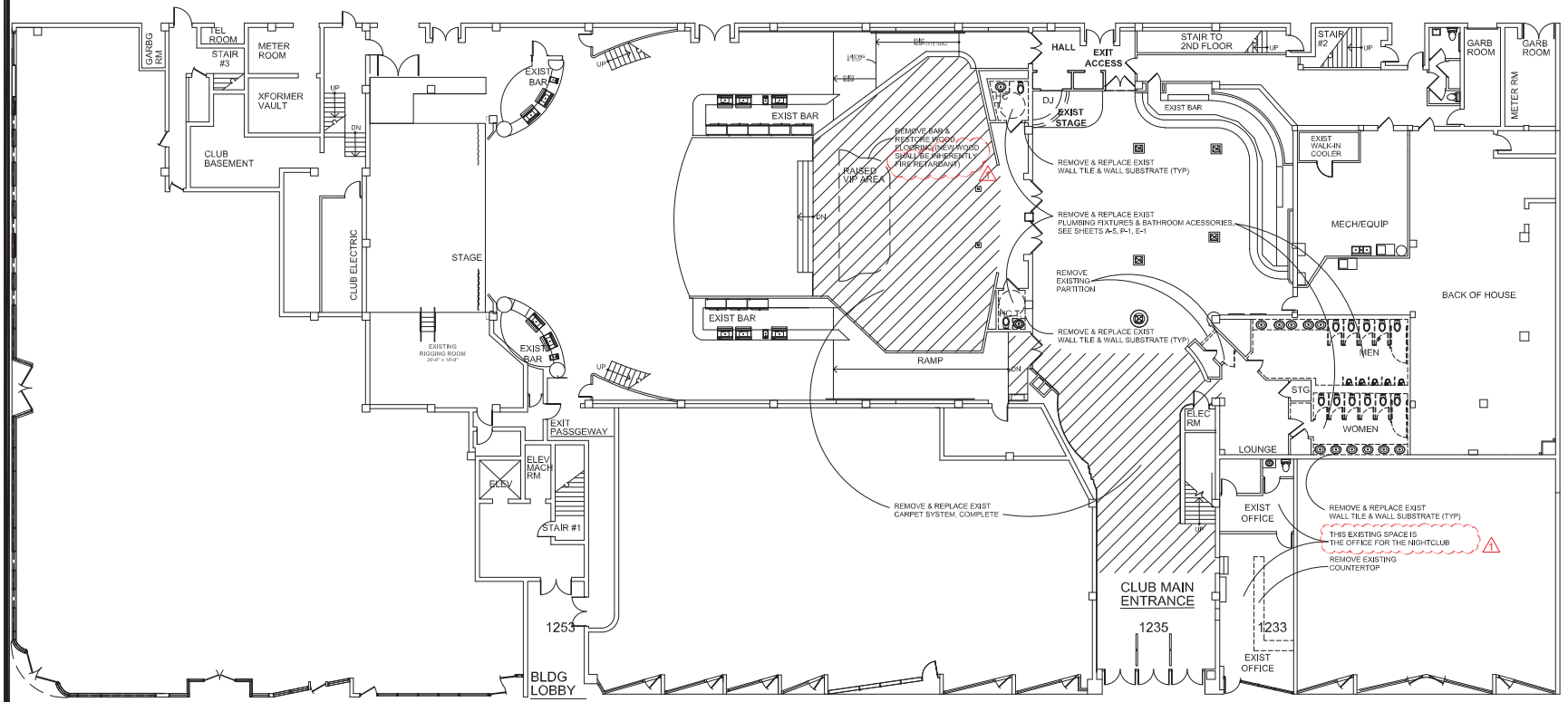
In order to properly evaluate response to comments,
provide a narrative showing location of corrections
(Sheet XX, Floor Plan or Sheet XX, Note #, etc.).
RESPONSE: SEE THIS NARRATIVE AND SHEET M-1, REVISION #2, 11/11/21.

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 n ot 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 MATERALS, 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

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:32 PM



EXIST/DEMO 1ST FLOOR PLAN

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

PERMIT DRAWINGS

Giller & Giller, Inc.
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4334 FAX (305) 538-5921
Giller@GillerArch.com
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

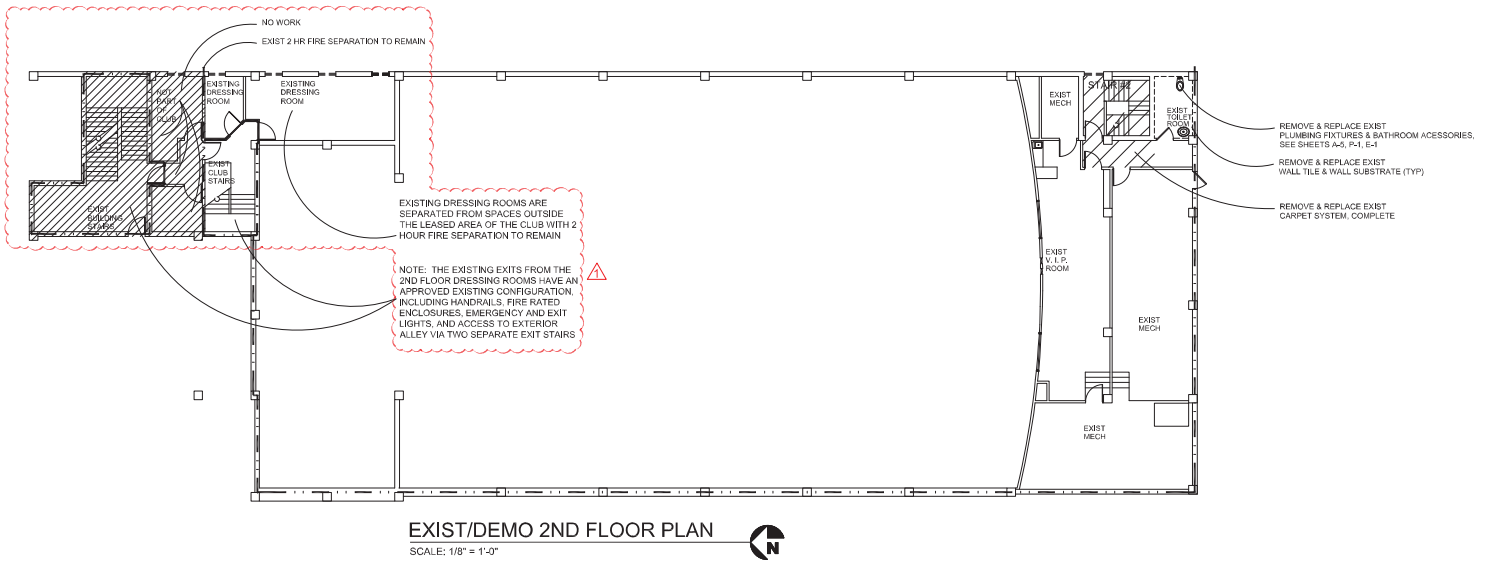
NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC
1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL

Digitally signed by STEVE G BERNARD
Date: 2021.10.24 08:47:13 -04'00'

NO.	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

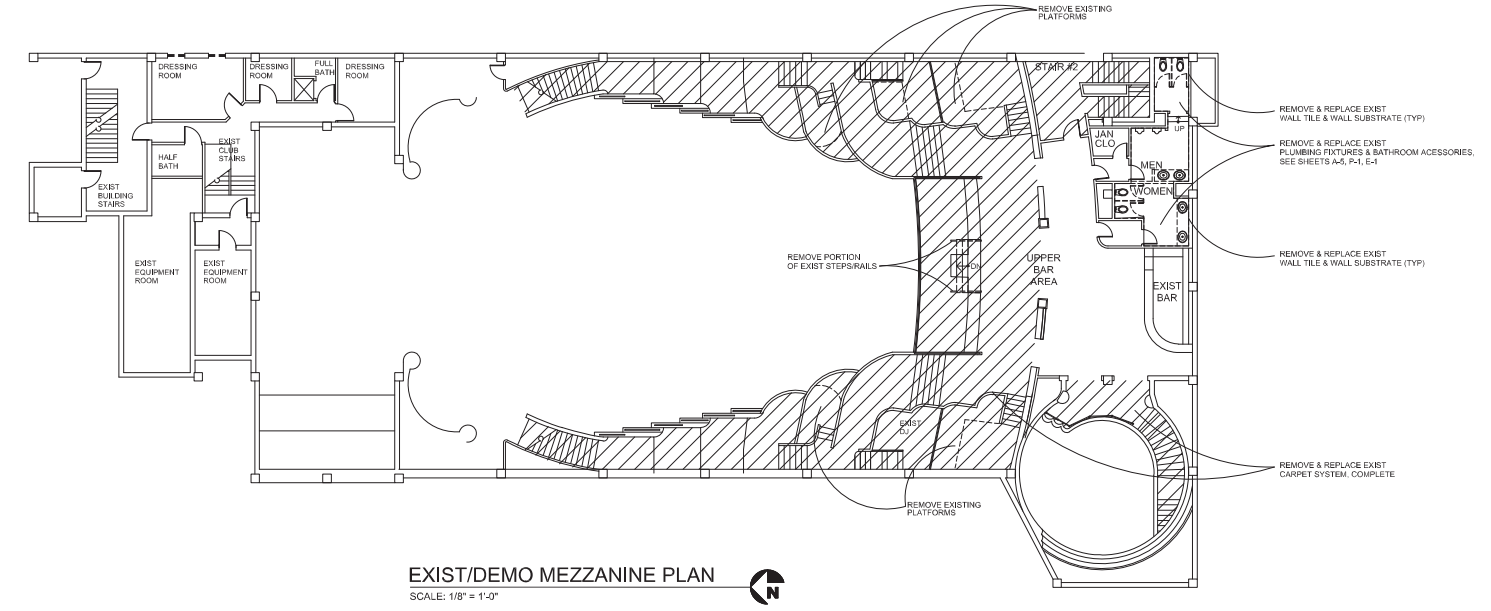
SHEET TITLE: EXIST/DEMO FLOOR PLAN: 1ST FLOOR
DRAWN BY: CHECKED BY: APPROVED BY: CAD ID NAME:
DATE: 2/28/21
SHEET # A-1
OF TOTAL
ARCH. COMM. # 21-09

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:33 PM



EXIST/DEMO 2ND FLOOR PLAN

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



EXIST/DEMO MEZZANINE PLAN

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

PERMIT DRAWINGS

Giller & Giller, Inc.
The Miller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4334 FAX (305) 538-9921
Giller@GillerArch.com
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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

NO.	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

SHEET TITLE: EXIST/DEMO FLOOR PLANS: NEW MEZZANINE & 2ND FL

DRAWN BY: CHECKED BY: APPROVED BY: CAD ID NAME:

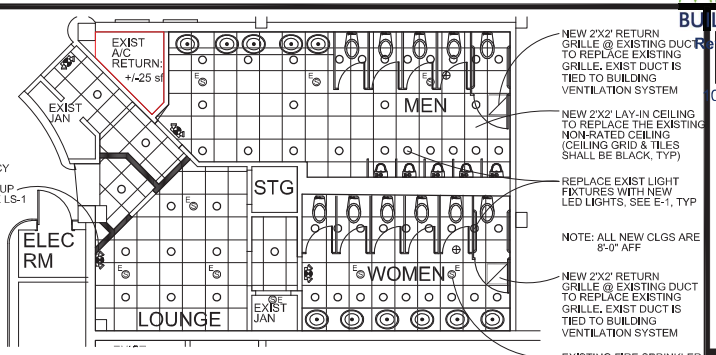
DATE: 2/28/21

SHEET # A-2

OF TOTAL

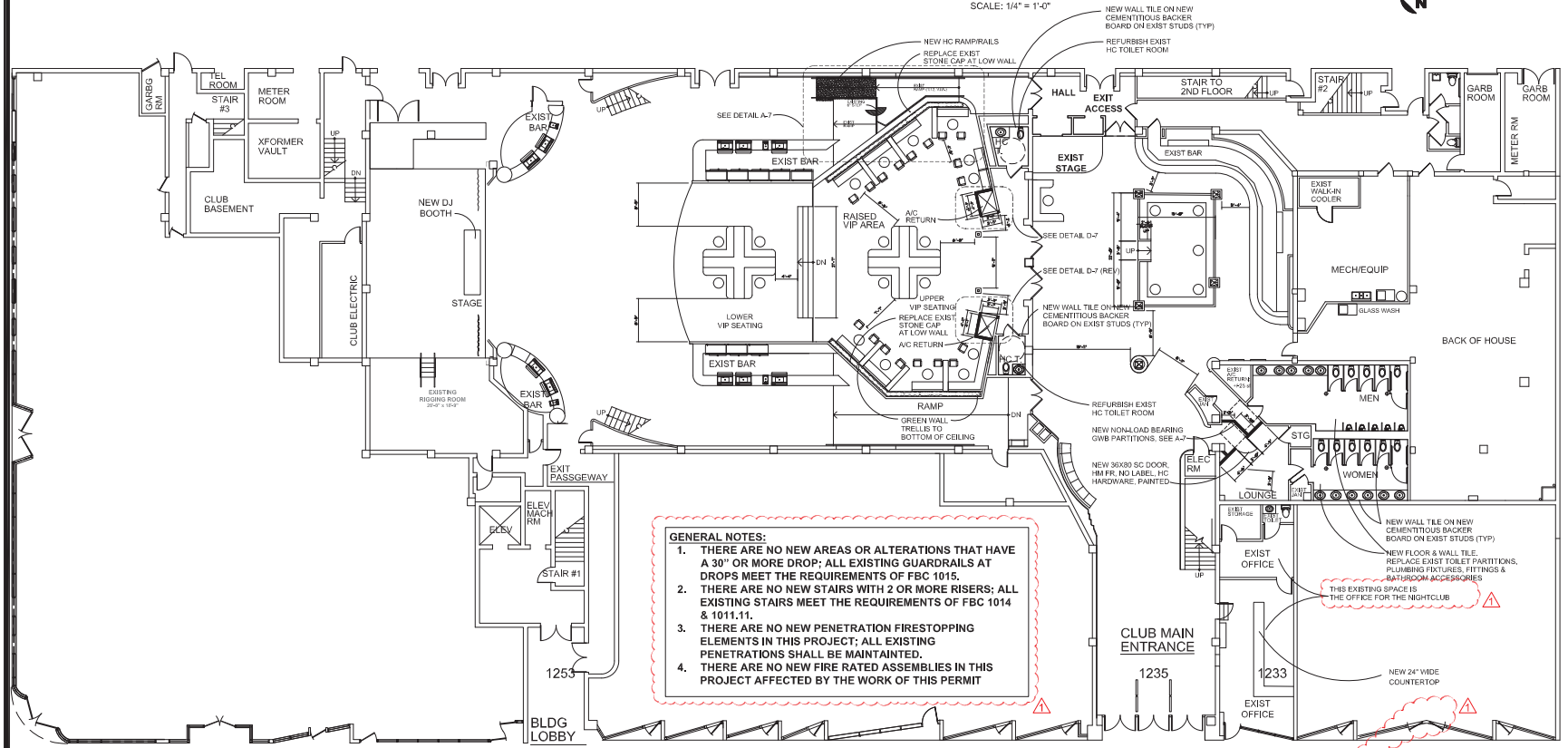
ARCH. COMM. # 21-08

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:33 PM



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 MAINTAINTED.
4. THERE ARE NO NEW FIRE RATED ASSEMBLIES IN THIS PROJECT AFFECTED BY THE WORK OF THIS PERMIT

NOTE: ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FFPC 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"

PERMIT DRAWINGS

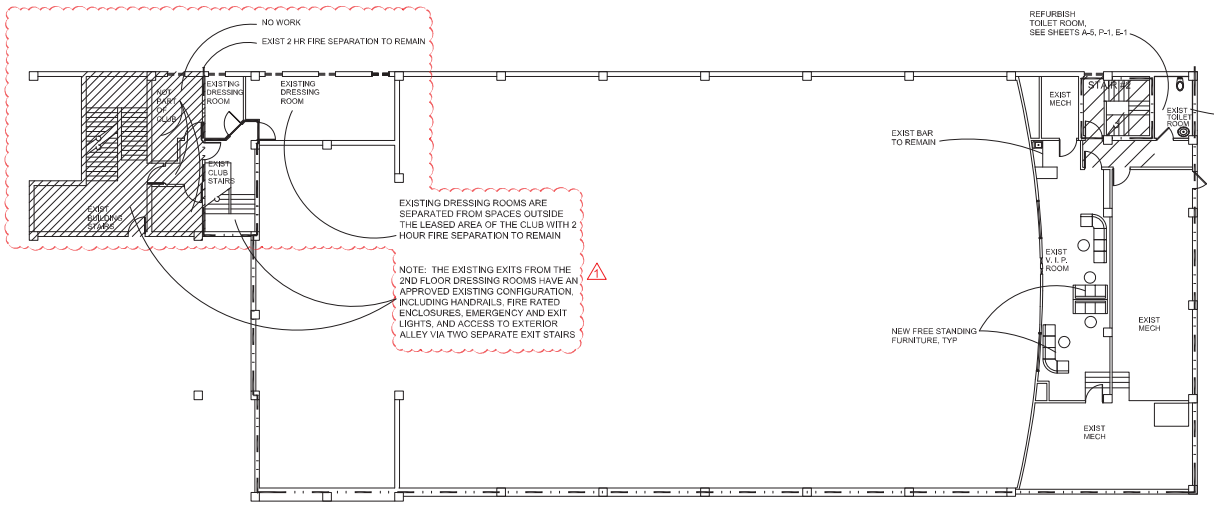
Giller & Giller, Inc.
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4304 FAX (305) 538-5921
GillerArch@AOL.COM

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

NO	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

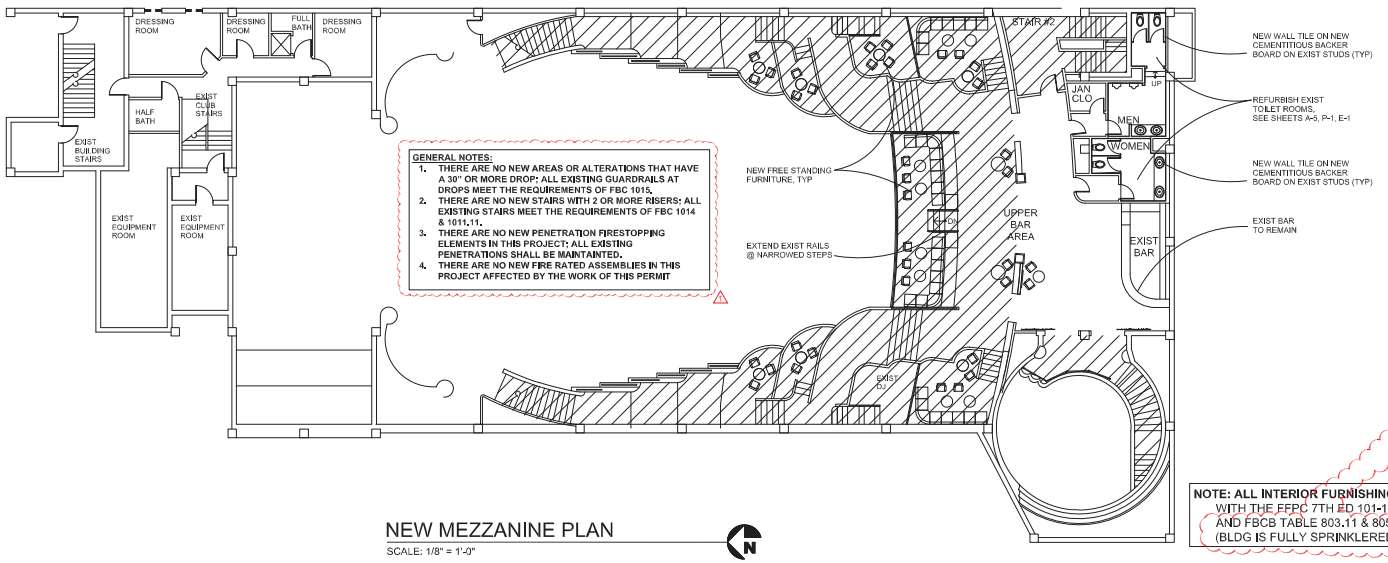
SHEET TITLE: NEW FLOOR PLAN: 1ST FLOOR
SHEET # A-3
DATE: 2/28/21
CHECKED BY:
APPROVED BY:
CAD ID NAME:
ARCH. COMM. # 21-09
OF TOTAL

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:33 PM



NEW 2ND FLOOR PLAN

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



NEW MEZZANINE PLAN

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

NOTE: ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FFPC 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)

PERMIT DRAWINGS

Giller & Giller, Inc.
The Atlas Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4354 FAX (305) 538-5921
GillerGiller@AOL.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHT CLUB RENOVATIONS

FOR JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL

NO.	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

SHEET TITLE: NEW FLOOR PLANS: NEW MEZZANINE & 2ND FL

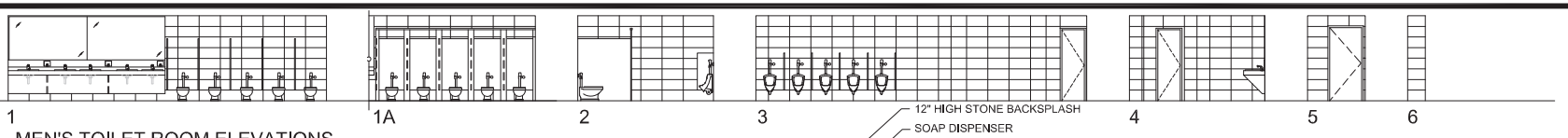
SHEET # A-4

DATE: 2/28/21 CHECKED BY: - APPROVED BY: - CAD ID NAME:

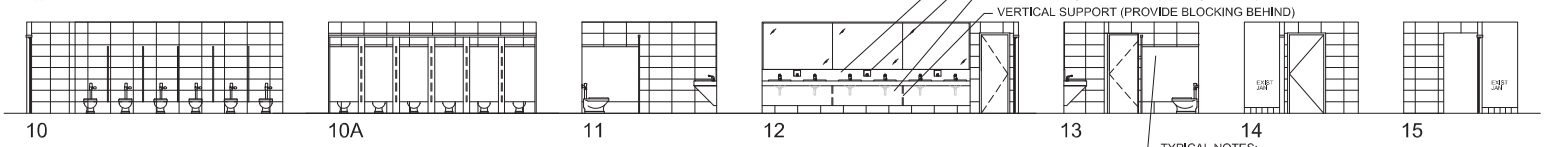
ARCH. COMM. # 21-05

OF TOTAL

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:33 PM



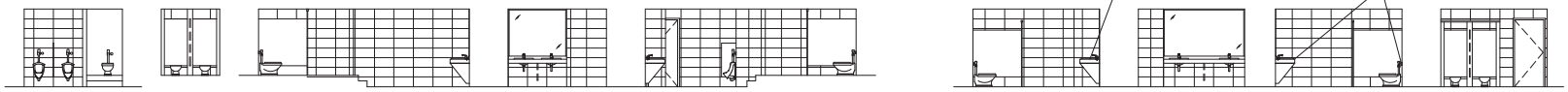
MEN'S TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



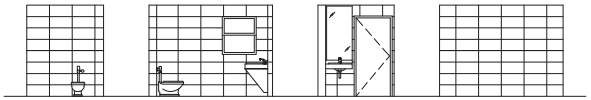
WOMEN'S TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

TYPICAL NOTES:
- NEW TOILET PARTITION, FLOOR MOUNTED, TOP BRACED
- NEW FLUSH VALVE TOILET/URINAL
- NEW 12" X 24" TILE AT WALLS (REMOVE EXIST TILE & BACKING, NEW DUROCK ON EXIST FRAMING)
- NEW GRAB BARS AT HC TOILETS
- NEW BATHROOM ACCESSORIES
- NEW FULL HEIGHT, FULL WIDTH MIRRORS
- NEW LAVS IN NEW STONE COUNTERTOPS

HANDICAP VIP TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



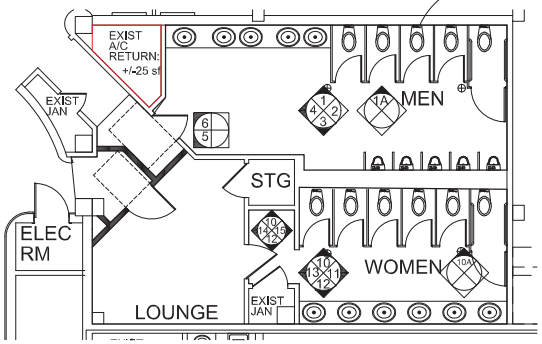
MEZZANINE TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"



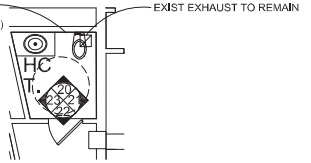
2ND FLOOR TOILET ROOM ELEVATIONS
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

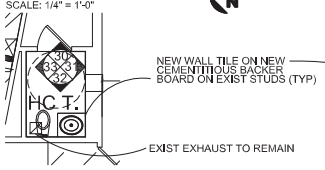
1. ALL FAUCETS, FLUSH VALVE TOILETS & URINALS SHALL HAVE BATTERY OPERATED SENSOR ACTIVATION.
2. ALL EXISTING BATHROOM ACCESSORIES, INCLUDING TOILET PARTITIONS SHALL BE REMOVED & REPLACED.
3. EXIST FLOOR TILES SHALL BE REMOVED AND REPLACED WITH NEW FLOOR TILE ON EXIST CONC SLAB, SLOPED TO EXIST FLOOR DRAINS.
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 WATER HEATERS SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN
9. EXISTING EXHAUST FANS 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 101-10.2, CHAP 10; TABLE A.10.2.2; AND FBCB TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)



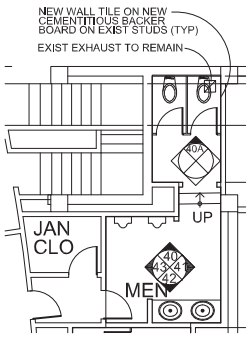
EXISTING MAIN TOILET ROOMS PLAN
SCALE: 1/4" = 1'-0"



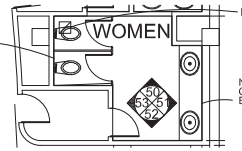
EXIST HC VIP TOILET RM #1 PLAN
SCALE: 1/4" = 1'-0"



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



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



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

EXIST 2ND FL TOILET RM
SCALE: 1/4" = 1'-0"

PERMIT DRAWINGS

Giller & Giller, Inc.
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4304 FAX (305) 538-5921
GillerGiller@AOL.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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

NO.	DATE	REVISION DESCRIPTION
1	10/13/21	BLDG DEPT COMMENTS

SHEET TITLE: EXISTING TOILET ROOMS: NEW PLAN & ELEVATIONS
DRAWN BY: CHECKED BY: APPROVED BY: CAD ID NAME:
DATE: 2/28/21
SHEET # A-5
OF TOTAL
ARCH. COMM. # 21-09

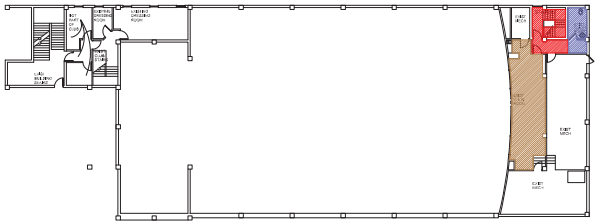
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:34 PM

FLOORING LEGEND

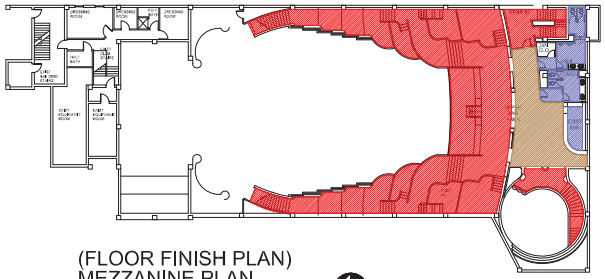
- A) POLISHED CONCRETE FLOOR (NOTE #1)
- B) WOOD FLOOR (NOTE #2)
- C) CARPET (NOTE #3)
- D) VINYL TILE (NOTE #4)
- E) TILE (NOTE #5)

NOTES:

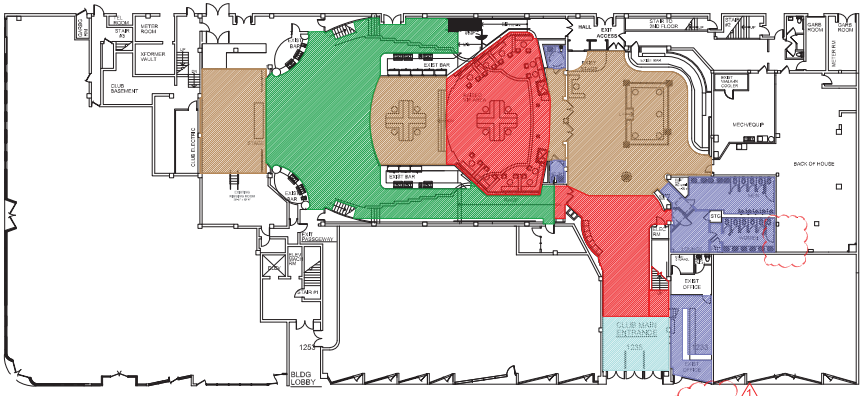
1) AREAS NOTED ARE EXISTING CONCRETE AND SHALL BE CLEANED & POLISHED. (AREA IS APPROX 2,977 SF)
2) ALL EXIST WOOD FLOORS ARE EXISTING TO REMAIN AND SHALL BE REFINISHED. ANY NEW WOOD FLOORING USED FOR PATCHING SHALL BE INHERENTLY FIRE RETARDANT. (AREA IS APPROX 4,819 SF)
3) ALL EXISTING CARPET SHALL BE REPLACED WITH NEW CARPET, CLASS "B". (AREA IS APPROX 6,176 SF)
4) NEW VINYL TILE ON EXISTING CONCRETE, CLASS "B". (AREA IS APPROX 435 SF)
5) NEW TILE SHALL REPLACE EXISTING TILE, AND INSTALLED ON NEW CEMENTITIOUS BOARD. (AREA OF REPLACEMENT IS APPROX 1,841 SF, PLUS 410 SF NEW AT OFFICE)
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 FFPC 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)

PERMIT DRAWINGS

Giller & Giller, Inc.
The Miller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4354 FAX (305) 538-5921
GillerGiller@AOL.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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

DATE	REVISION DESCRIPTION
10/13/21	BLDG DEPT COMMENTS

SHEET TITLE: EXISTING FLOOR PLANS: FLOOR FINISH PLAN
SHEET # A-6
DATE: 2/28/21
CHECKED BY:
APPROVED BY:
CAD ID NAME:
ARCH. COMM. # 21-09
OF TOTAL

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
B22117476
10/18/2022 2:51:34 PM

RAIL NOTES & DETAILS

NOTES:

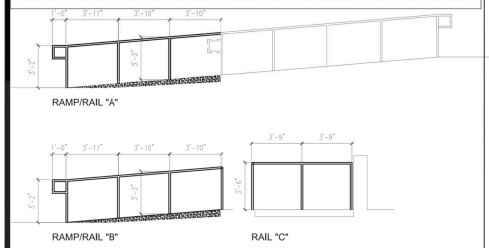
1) PROVIDE SIGNED & SEALED SHOP DRAWINGS BY SPECIALTY ENGINEER WITH CALCULATIONS TO SHOW THAT ALL RAILINGS WILL RESIST A 200# LATERAL FORCE AT ANY POINT AND 25 P.S.F. LATERAL LOAD CONTINUOUSLY

2) CONFIRM ALL DIMENSIONS IN FIELD PRIOR TO SHOP DRAWING SUBMITTAL

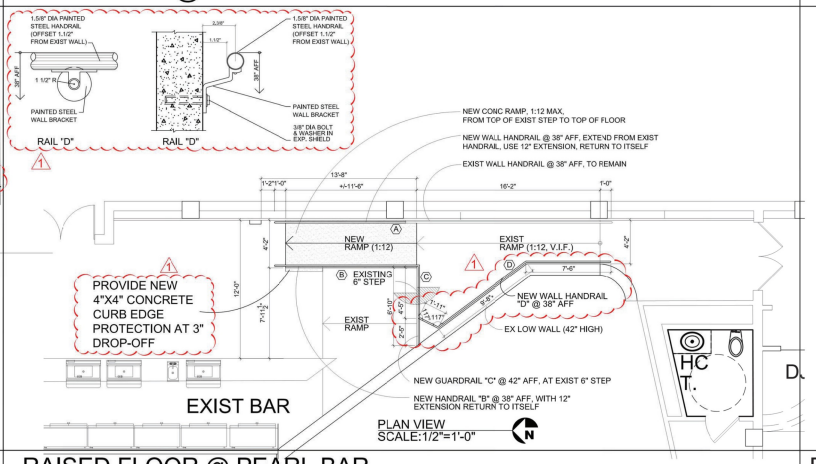
3) AT BOTTOM OF RAMP, CHIP OUT EXIST CONC SLAB FOR SMOOTH TRANSITION,

4) ALL RAILS SHALL BE PAINTED 1.5/8" DIA STEEL, EMBEDDED 4" INTO EXIST 6" CONC SLAB. ALL HAND RAILS SHALL HAVE 1.1/2" HORIZONTAL PROJECTION FROM WALLS; END OF HANDRAILS SHALL RETURN TO EITHER ITSELF OR TO THE WALL.

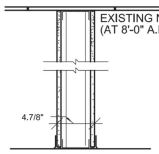
5) RAMPS SHALL COMPLY WITH FBCB SECTION 1012 & 1023 FOR WIDTH (36" MIN), SLOPE (1:12 MAX), CROSS SLOPE (2%), HEADROOM (80"), LANDINGS & EDGE PROTECTION (SEE PLANS FOR DTLS).



NEW RAMP @ EAST BAR

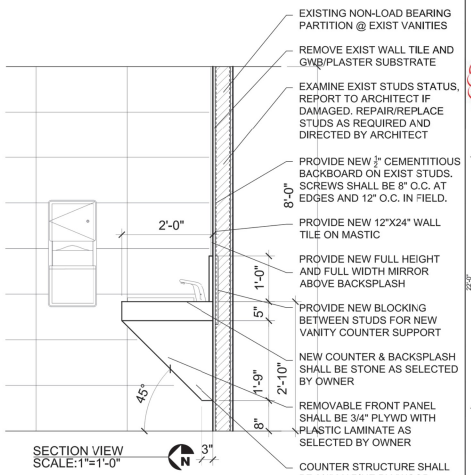


NON-BEARING, NON-RATED PARTITION

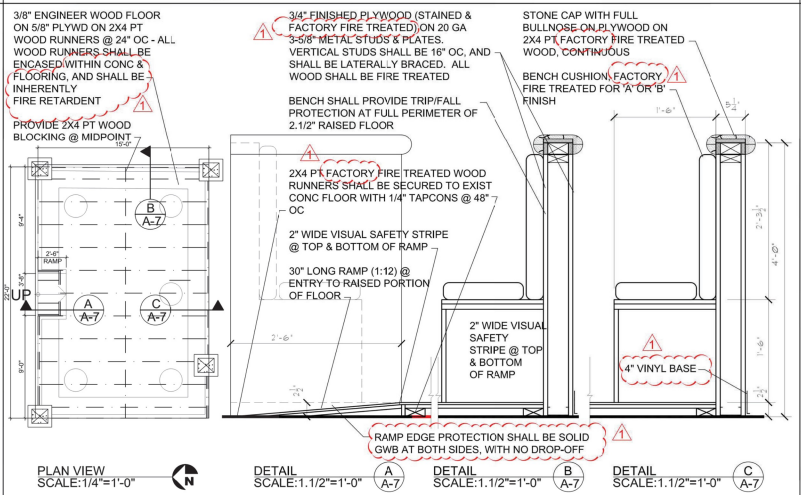


- NON-RATED PARTITION
- HEIGHT OF WALL - 8'-0"
  HEIGHT OF LAY-IN CEILING - 8'-0" AFF
- TOP AND BOTTOM RUNNERS SHALL BE CHANNEL SHAPED, 3.5/8" WIDE, 1.1/4" LEGS, 20 GA STEEL, SECURED TO CONC FLOOR WITH 3/16" TAPCONS @ 24" CC MAX.
- 5/8" TYPE 'X' GWB EACH SIDE ATTACHED VERTICALLY WITH FASTENERS @ 8" O.C. AT EDGES AND 12" O.C. IN THE FIELD
- 3.5/8" MTL STUDS (20 GA) AT 16" O.C. UP TO TOP TRACK
- CON'T. MTL TRACK @ TOP AND BOTTOM, SET IN CON'T.
- CAULK BEAD
- WALL BASE SHALL BE:
  * 6" TILE AT TILE FLOORS,
  * 4" VINYL @ CARPETED FLOORS

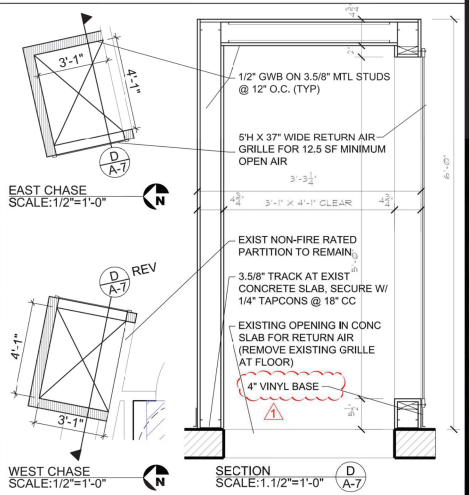
VANITY COUNTER & EXIST PART'N DTL



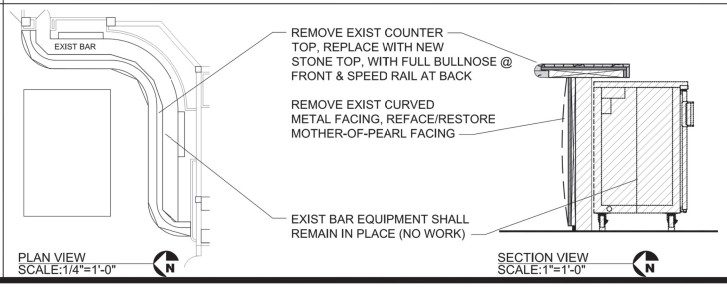
RAISED FLOOR @ PEARL BAR



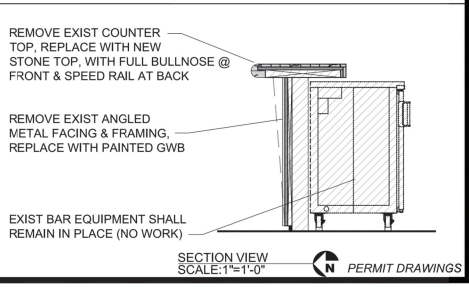
RETURN AIR GWB CHASES, UPPER VIP



PEARL BAR TOP & REFACING



TYPICAL BAR TOP & REFACING



PERMIT DRAWINGS

Giller & Giller, Inc.
The Atlas Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-4334 FAX (305) 538-0921
GillerP@BACOL.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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

NO	DATE	REVISION DESCRIPTION
1	10/19/21	BLDG DEPT COMMENTS

COPYRIGHT © 2021 Giller & Giller, Inc. ALL RIGHTS RESERVED

SHEET TITLE: MISCELLANEOUS DETAILS
DRAWN BY: CAD ID NAME
CHECKED BY: APPROVED BY:
DATE: 2/2021
SHEET # A-7
OF TOTAL
ARCH. DGM. # 21185