

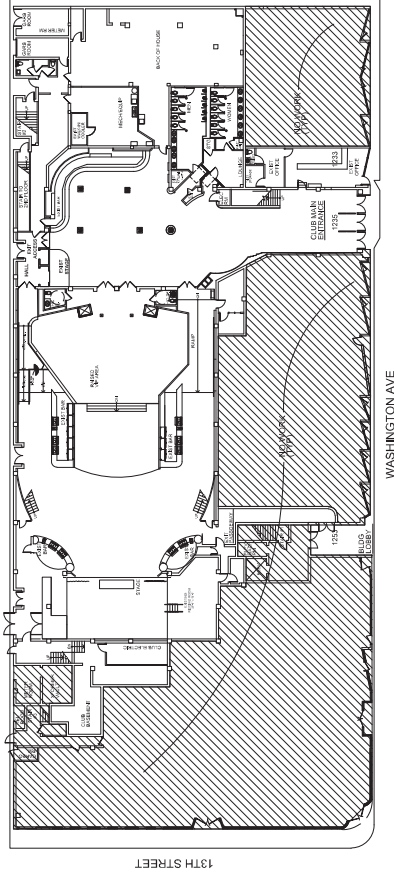
FOR

1235 WASHINGTON AVE
MIAMI BEACH, FL

PERMIT DRAWINGS
SEPTEMBER 28, 2021

REV #1, 10/19/21

AN



FOLIO: 02-3234-008-1091
LEGAL DESCRIPTION: LOTS 11 THRU 16 BLK 28, OCEAN BCH ADDN NO 2 PB 256 OF THE PUBLIC RECORDS OF DADE COUNTY, FL.

APPLICABLE CODES:

- APPLICABLE CODES:**
- * F.B.C. EXISTING - 2000 - LEVEL 2 ALTERATION
 - * FLORIDA FIRE PREVENTION CODE 7TH EDITION
 - * LIFE SAFETY CODE 101, 2016
 - * MFC 2013
 - * MFC 2013 CHAPTER 22, 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 BUILDING CODE - MECHANICAL CODE (N/A)
 - * 2020 FLORIDA BUILDING CODE - ELECTRICAL & NEC 2014
 - * 2020 FLORIDA ACCESSIBILITY CODE

OCCUPANCY TYPE: EXISTING ASSEMBLY OCCUPANCY, NO CHANGE OF USE

TERMITE PROTECTION.*

CODE STATEMENT. WITH THE APPLICABLE MINIMUM BUILDING CODES AND STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY.

INTERIOR FINISH NOTE:
ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH AIA 10.2.2; AND FBCB TABLE 803.11 & 805 - CLASS "A" OR CLASS "B".

NSF OCCUPANT LOAD IS 24,355.
NSF OF ALTERATIONS IS 2,050.

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

A-1 EXIST/DEMO PLANS - 1ST FLOOR
A-2 EXIST/DEMO PLANS - MEZZANINE & 2ND FLOOR

A-5 TOILET ROOM PLANS & ELEVATIONS

P 1 D I L I M B I N G E I V T I U R E P E R I A C E M E N T P I A

E-I ELECTRIC LIGHT REPLACEMENT PLANS & NOTES

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, FLUSHMETERS
 - 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 (1.127 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

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 FLUSH EXHAUST SYSTEM IS EXISTING. NO NEW WORK EXCEPT AT MAIN RETURN AIR PLENUM: 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 & 2.
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

Reviewed For Compliance
00017476

SECRET

A-5 TOILET ROOM PLANS & ELEVATIONS

P 1 D I L I M B I N G E I V T I U R E P E R I A C E M E N T P I A

E-I ELECTRIC LIGHT REPLACEMENT PLANS & NOTES

SCOPE OF WORK - BY PROJECT OVERVIEW

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

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ELECTRICAL NOTES

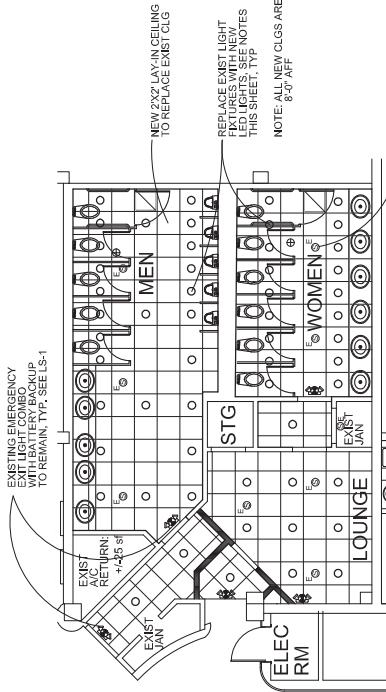
- 1) FOLLOW ALL APPLICABLE NEC & FBC REQUIREMENTS
- 2) EXISTING LIGHTING & RECEPTACLES NOT INDICATED ON THESE PLANS SHALL REMAIN AT EXIST LOCATIONS AND ARE NOT PART OF SCOPE
- 3) ELECTRICAL PANELS ARE EXISTING TO REMAIN AND COMPLY WITH NEC 240.24
- 4) THESE DRAWINGS ARE SCHEMATIC TO SHOW DESIGN INTENT 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 EXT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL REMAIN

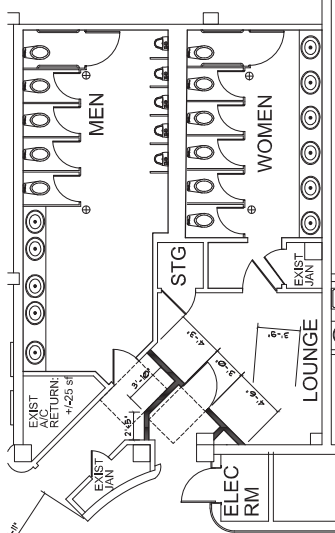
ELECTRIC LEGEND

- 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



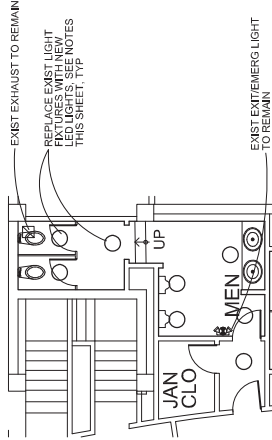
EXISTING MAIN TOILET ROOMS CEILING PLAN

SCALE: 1/4" = 1'-0"



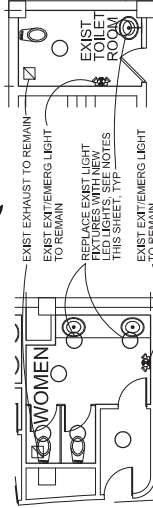
EXISTING MAIN TOILET ROOMS FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXIST MEZZ TOILET RM PLAN (MEN)

SCALE: 1/4" = 1'-0"



EXIST MEZZ TOILET RM PLAN (WOMEN)

SCALE: 1/4" = 1'-0"

EXIST 2ND FL TOILET RM

SCALE: 1/4" = 1'-0"

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

norman m. giller & associates architects

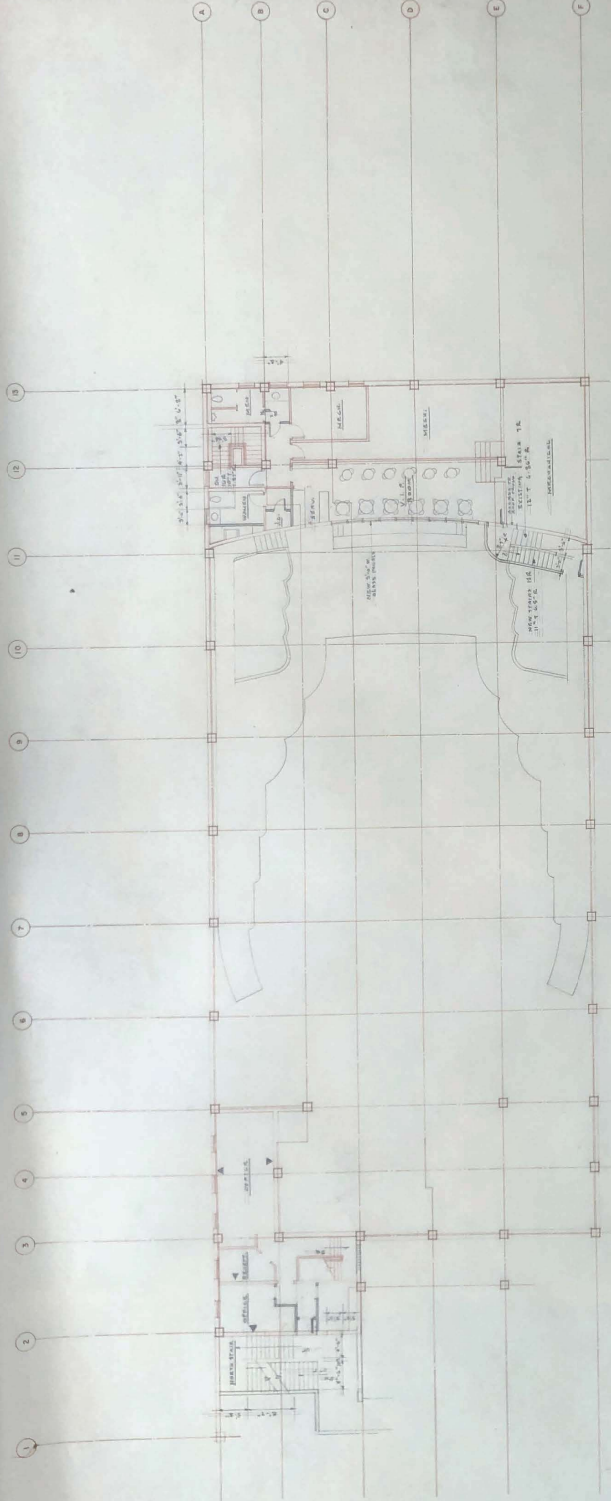


DATE: 08/11
DRAWN BY: J. GILLER
CHECKED BY: J. GILLER
PROJECT: RENOVATION OF THE CINEMA THEATER

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

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SHEET NO. 3
OF TOTAL 3



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

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

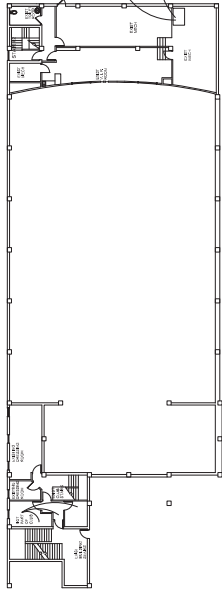
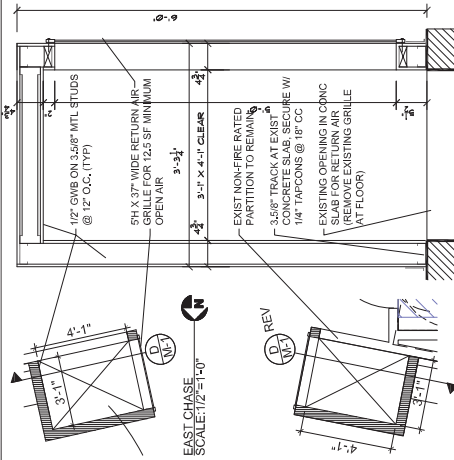
- 1. EXISTING UNDERFLOOR RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND IS NONCOMBUSTIBLE.
- 2. EXISTING VERTICAL RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND CEMENT PLASTER AND IS NONCOMBUSTIBLE.
- 3. NEW RETURN AIR PLENUM AS DETAILED IN D/A-7 & DIM-1 IS CONSTRUCTED OF GWB, AND IS NONCOMBUSTIBLE.
- 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:

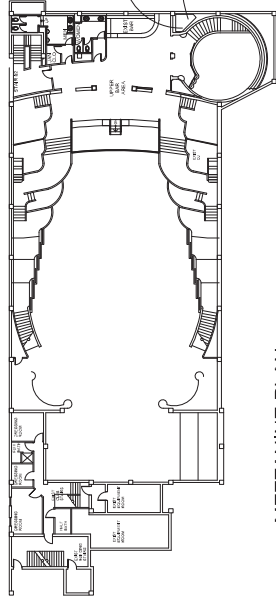
- 1. NO CHANGE TO EXISTING HVAC SYSTEMS EXCEPT AS NOTED BELOW.
- 2. MAIN RETURN AIR PLENUM - THE EXISTING R/A GRILLES AT THE UNDERFLOOR RETURN AIR PLENUM FOR THE MAIN AC UNIT SHALL BE RESTORED TO ITS ORIGINAL CROSS-SECTIONAL AREA OF 12.5 SF EACH. THE RETURN AIR PLENUM SHALL BE EXTENDED VERTICALLY AS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

HVAC DESIGN SCHEDULE		
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	

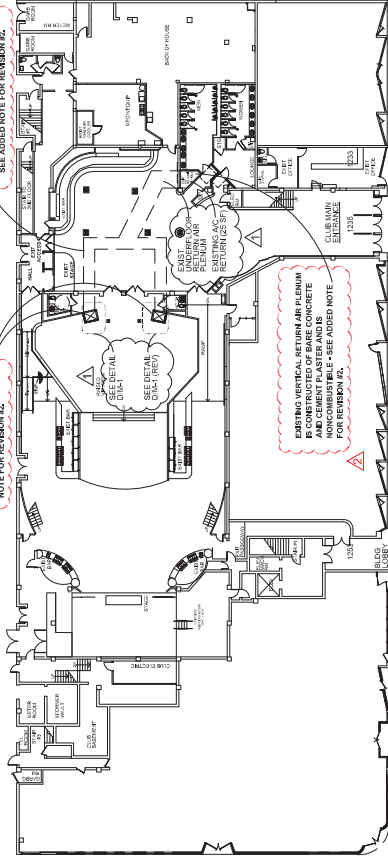
RETURN AIR GWB CHASES, UPPER VIP



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.

NIGHT CLUB RENOVATIONS
FOR JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE. WASHINGTON AVE
MIAMI BEACH, FL

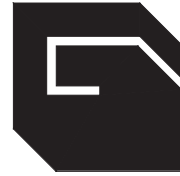
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01/18/2022 4:49:04 PM

DATE: 01/18/2022
BY: JSG
CHECKED BY: JSG
APPROVED BY: JSG

MECHANICAL FLOOR PLANS
SHEET 1 OF 1

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.

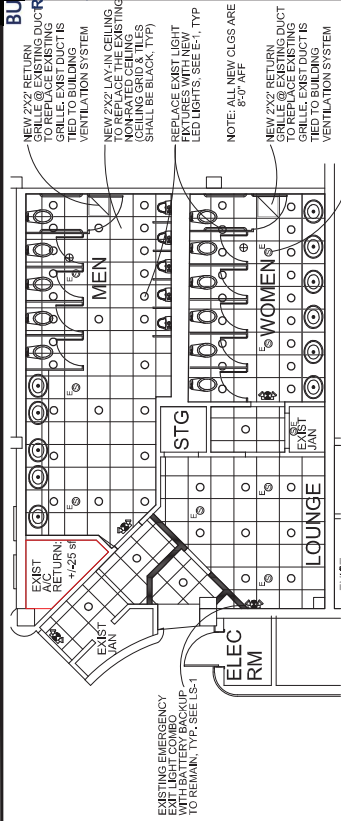
Cloud-in and number in bold the latest revision number.

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

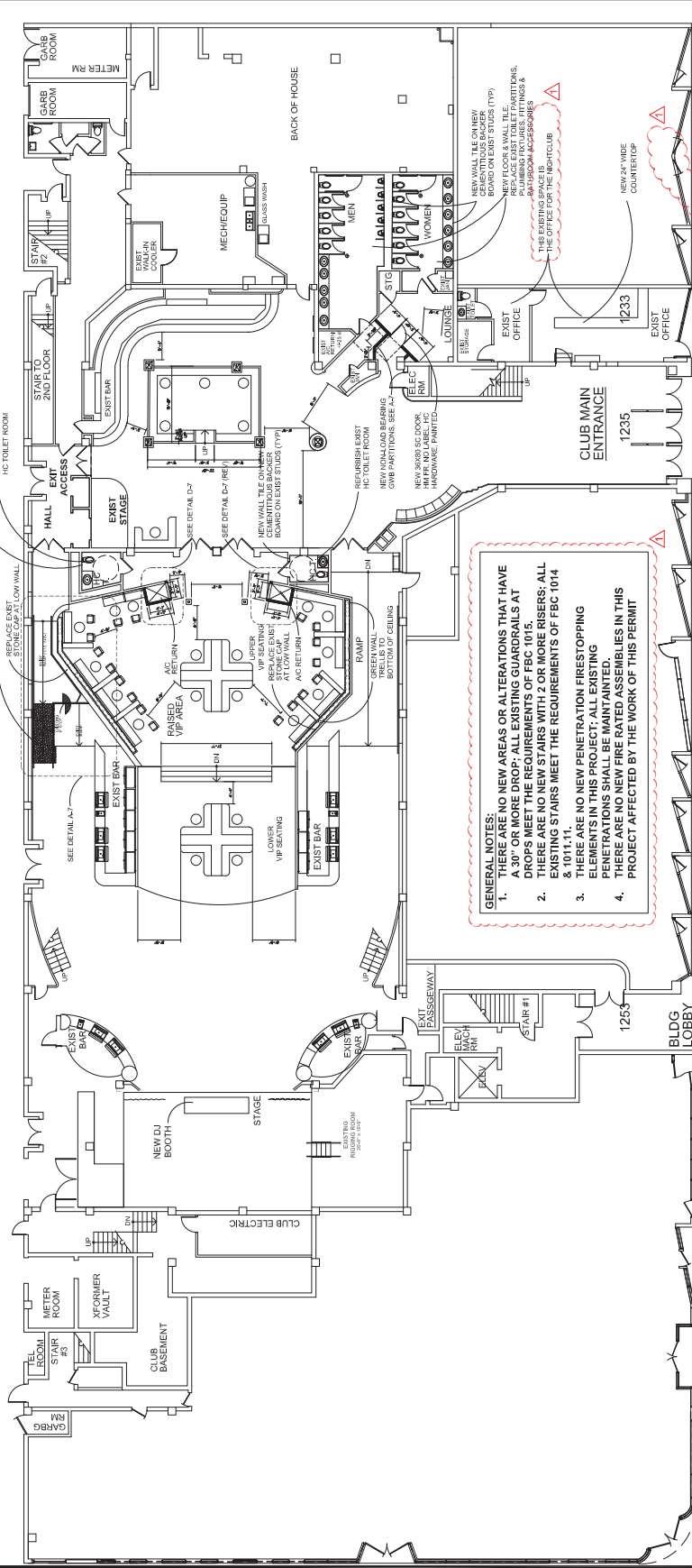
1. Comply with FBC-M 602.2.1 (materials within plenums). Materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. Provide note on 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



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.
776 Giller Bldg
1235 Washington Ave. Suite 200
Miami Beach, FL 33139
Tel: 305.674.2300
Fax: 305.674.2301
www.giller.com

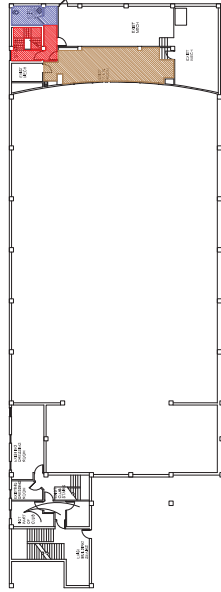
SHEET #	DATE	REVISION	DESCRIPTION
A-3	01/18/2022	1	NEW FLOOR PLAN
A-3	01/18/2022	2	1ST FLOOR

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)

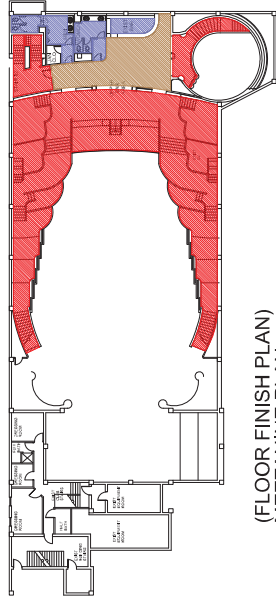
NOTES:

- 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)



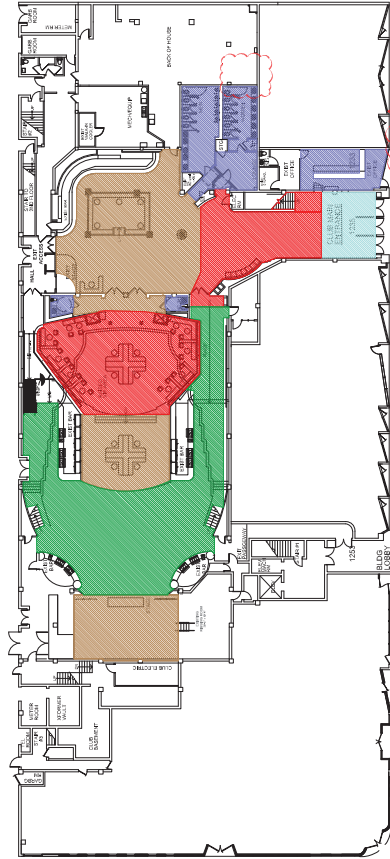
(FLOOR FINISH PLAN)
2ND FLOOR PLAN

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



(FLOOR FINISH PLAN)
MEZZANINE PLAN

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



(FLOOR FINISH PLAN)
1ST FLOOR PLAN

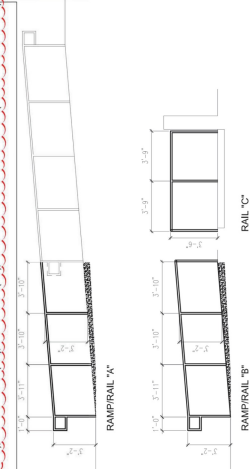
SCALE: 1/16" = 1'-0"

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)

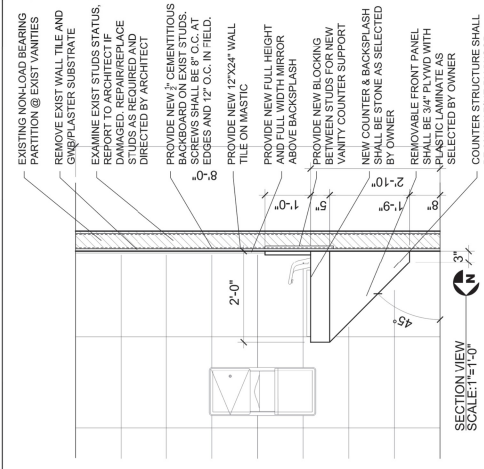
PERMIT DRAWINGS

RAIL NOTES & DETAILS

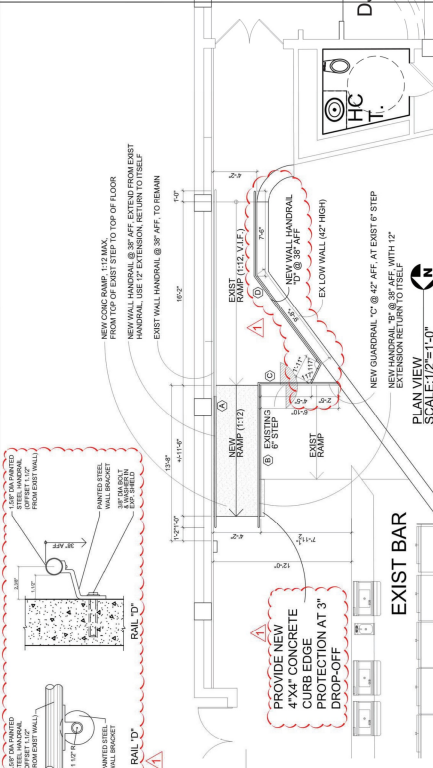
- NOTES:**
1. PROVIDE SIGNED & SEALED SHOP DRAWINGS BY SPECIALTY ENGINEER WITH CALCULATIONS TO SHOW THAT ALL RAILINGS WILL RESIST A 200# LATERAL FORCE AT ANY POINT AND 25 F.S.F. LATERAL LOAD CONTINUOUSLY.
 2. CONFIRM ALL DIMENSIONS IN FIELD PRIOR TO SHOP DRAWING SUBMITTAL
 3. AT BOTTOM OF RAMP, CHIP OUT EXIST CONC SLAB FOR SMOOTH TRANSITION.
 4. ALL RAILS SHALL BE PAINTED 1.00" DIA STEEL BAREDRIDGE 4" INTO EXIST 1" CONC SLAB. HANDRAILS SHALL RETURN TO EITHER ITSELF OR TO THE WALL.
 5. MAX. GROSS SLOPE 1" VERT PER 12" HORIZ. (8% MAX). MAX. GROSS SLOPE 1" VERT PER 12" HORIZ. (8% MAX). MAX. GROSS SLOPE 1" VERT PER 12" HORIZ. (8% MAX).



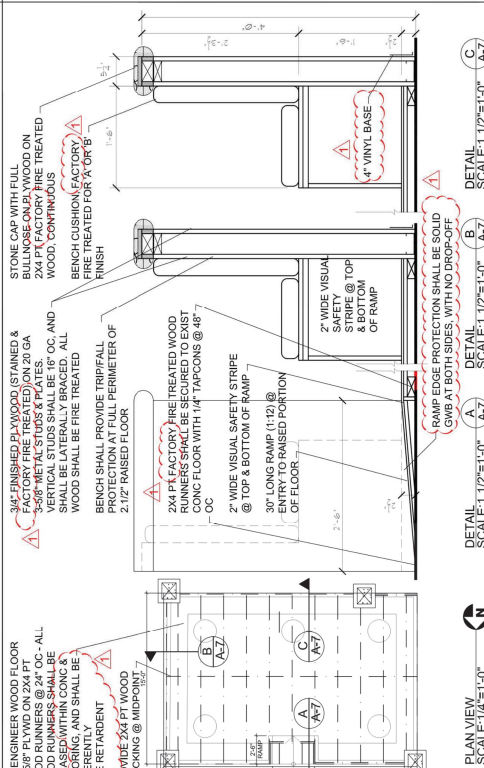
VANITY COUNTER & EXIST PART'N DTL



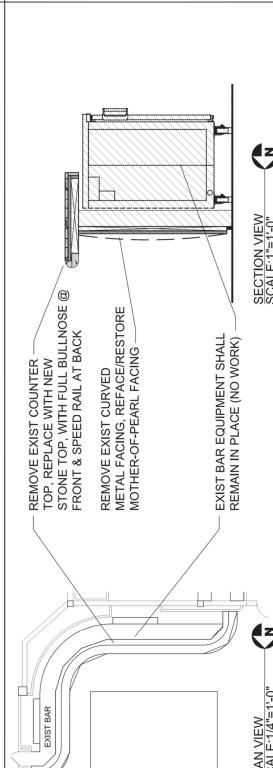
NEW RAMP @ EAST BAR



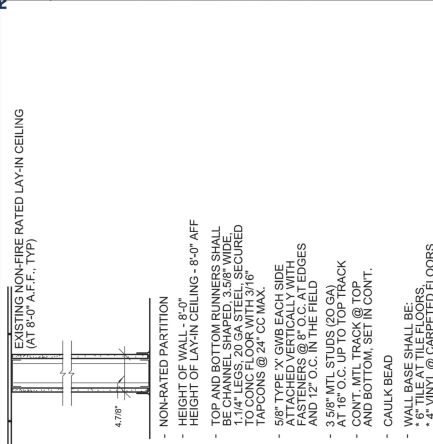
RAISED FLOOR @ PEARL BAR



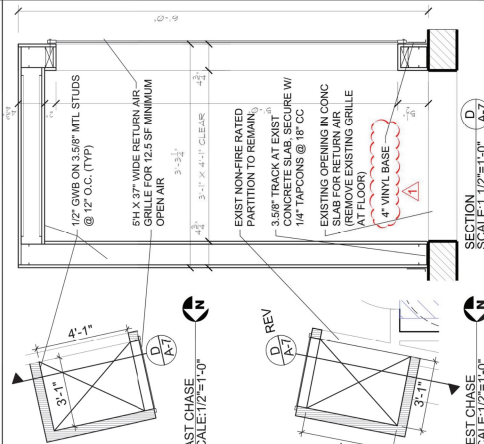
PEARL BAR TOP & REFACING



NON-BEARING, NON-RATED PARTITIONING



RETURN AIR GWB CHASES, UPPER VIP



TYPICAL BAR TOP & REFACING

