



## NIGHT CLUB C.U.P.

1235 WASHINGTON AVE.  
MIAMI BEACH, FL.

FOR

**1235 REDUX, LLC.**

1235 WASHINGTON AVE.  
MIAMI BEACH, FL 33140

COMM. NO. 21105A  
June 2, 2024

**PLANNING BOARD**  
**File # PB24-0656**  
FINAL SUBMISSION

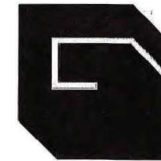


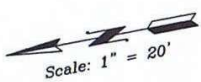
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Giller  
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### **Giller & Giller, Inc.**

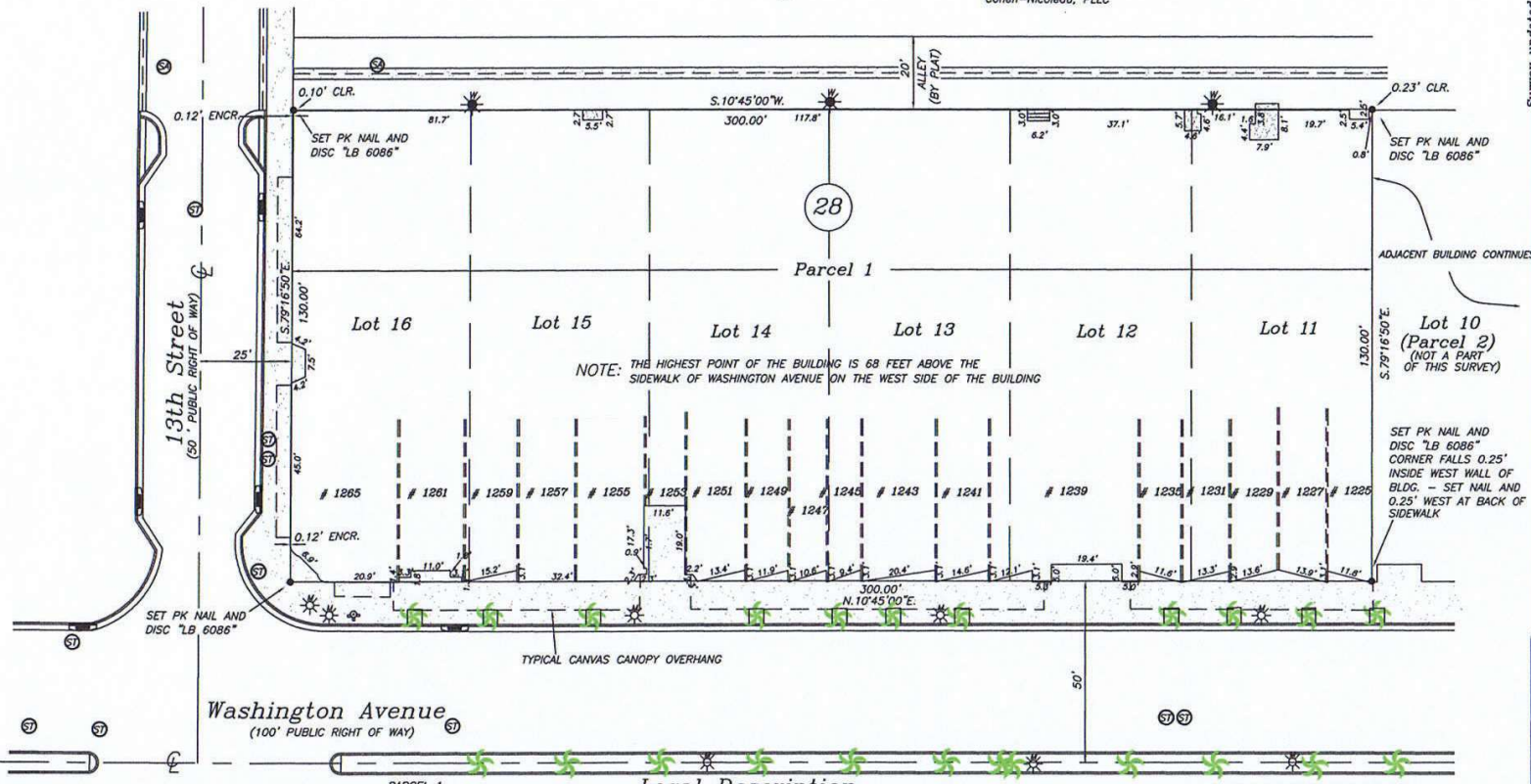
The Giller Building  
975 Arthur Godfray Road  
Miami Beach, Florida 33140  
(305) 538-6324 Reg. #AA C001364

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS





CERTIFIED TO:  
 Pix Realty, L.P., a Delaware limited partnership  
 Chicago Title Insurance Company  
 Sabadell United Bank, N.A., it's successors and/or assigns  
 Cohen-Nicoleau, PLLC



NOTE: THE HIGHEST POINT OF THE BUILDING IS 68 FEET ABOVE THE SIDEWALK OF WASHINGTON AVENUE ON THE WEST SIDE OF THE BUILDING

**PARCEL I**  
**Legal Description**  
 Lots 11 through 16, inclusive, in Block 28 of OCEAN BEACH ADDITION NO. 2 according to the Plat thereof as recorded in Plat Book 2, at page 56 of the Public Records of Miami-Dade County, Florida.  
 Easement created by Easement Agreement recorded December 2, 1955 in Deed Book 4190, page 225 for the benefit of Parcel 1 over and on a portion of Parcel II which is occupied by an existing building; said Parcel II being described as follows:  
**PARCEL II**  
 Lpt 10 in Block 28 of OCEAN BEACH ADDITION NO. 2, according to the Plat thereof as recorded in Plat Book 2, at page 56 of the Public Records of Miami-Dade County, Florida.

**Surveyor's Notes**

- 1) Bearings are based on the centerline of Washington Avenue which bears N10°45'00"E.
- 2) Only those easements and other matters of record which appear in Chicago Title Insurance Company Commitment for Title, NBU No. 21401613, Local No. 4804408, Issued 5/15/2014 Effective Date: April 28, 2014 at 11:00 PM are reflected here.
- 3) Subject property is subject to an Easement Agreement as recorded in Deed Book 4190 page 225, Public Records of Miami-Dade County, Florida.
- 4) Total area of subject property = 39,000 square feet, more or less.
- 5) Subject property falls in FEMA Zone AE, having a Base Flood Elevation of 8.0, N.G.V.D. per FEMA Map No. 12086C0317L, revised Sept. 11, 2009.
- 6) This Survey is not valid unless it bears the signature and embossed seal of the surveyor.

	STORM SEWER MANHOLE
	SANITARY SEWER MANHOLE
	WOOD UTILITY POLE
	METAL PUMP POST
	FIRE HYDRANT
	DRAINAGE INLET
	PALM TREE

**Symbols Legend**

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 10(a) (if party walls exist), 11(a) and 20(a) of Table A thereof. The field work was completed on May 13, 2014.

Date: 7-01-2014

By: William O. High  
 Professional Land Surveyor No. 4632  
 State of Florida

Survey updated 4-27-15

ALTA/ACSM Survey  
 1225 - 1265 Washington Avenue,  
 Miami Beach, Florida

Certificate of Authorization No. LB 6096  
**HIGH SURVEYING & MAPPING**  
 12240 S.W. 132nd Court, Suite 216, Miami, FL 33186  
 Tel: (305) 252-0686, Fax: (305) 252-9551

Date: 6-12-14  
 Proj: 1415  
 P.B.: 191  
 Pg.: 47

Sheet  
 1 of 1

1415.DWG  
 WASHING.CRD

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address:	Folio number(s):	02-3234-008-1091	Year built:	1934
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	39,000
3	Located within a Local Historic District (Yes or No): Yes	Zoning District:	CD-3	Lot width:	300'
4	Individual Historic Site (Yes or No): No			Lot Depth:	130'
5	Base Flood Elevation:	+8.0' NGVD	Grade value in NGVD:		+5.0
6	Future Adjusted Grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	NIGHT CLUB			
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
<b>ZONING INFORMATION / CALCULATION</b>		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
13	Floor Area Ratio (FAR)	2.25	1.98	1.98	
14	Building Height	75' MAX	68'	68'	
15	At grade parking lot on the same lot	N/A			
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
16	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
17	Subterranean, Pedestal & Tower (non-Oceanfront)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	Front setbacks	0'	0'	0'	
b	Side interior setback	0'	0'	0'	
c	Side facing street setback	0'	0'	0'	
d	Rear setback	0'	0'	0'	
18	Minimum Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A			
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
a	New Construction	N/A			
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)	N/A			
21	Parking	0	0	0	
22	Loading	0	0	0	

DRAWING INDEX

COVER SHEET  
SURVEY

A-1 DRAWING INDEX, SCOPE, LEGAL, ZONING, AERIAL  
A-2 CONTEXT LOCATION PLAN

A-3 SITE PLAN  
A-4 FIRST FLOOR PLAN & SECTION  
A-5 MEZZANINE & SECOND FLOOR PLANS  
A-6 LIFE SAFETY PLAN

A-7 ENTRY DETAILS

A-8 SECTION

A-1 ROUGH DIMENSIONS - 1ST FL

A-2 ROUGH DIMENSIONS - 2ND FL.

PH-1 EXTERIOR PHOTOS  
PH-2 CONTEXT PHOTO  
PH-3 INTERIOR PHOTOS

SCOPE OF CONDITIONAL USE PERMIT REQUEST:

CONDITIONAL USE PERMIT TO INCREASE THE OCCUPANT LOAD OF AN EXISTING 24,366 SF NIGHT CLUB FROM 1,466 TO 2,471 PERSONS. NO INCREASE IN AREA. THE NIGHT CLUB WILL BECOME A NEIGHBORHOOD IMPACT ESTABLISHMENT

LEGAL DESCRIPTION:

FOLIO #02-3234-008-1091.  
LOTS 11 THRU 16, BLK 28, OCEAN BEACH ADDITION NO. 2, PB 2-6 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FL.



Giller & Giller, Inc.

1235 WASHINGTON AVE, WASHINGTON, FL 32090  
ARCHITECTS / PLANNERS / ENGINEERS / CONSULTANTS / MANAGERS

NIGHT CLUB C.U.P.  
FOR 1235 REDUX, LLC  
1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL

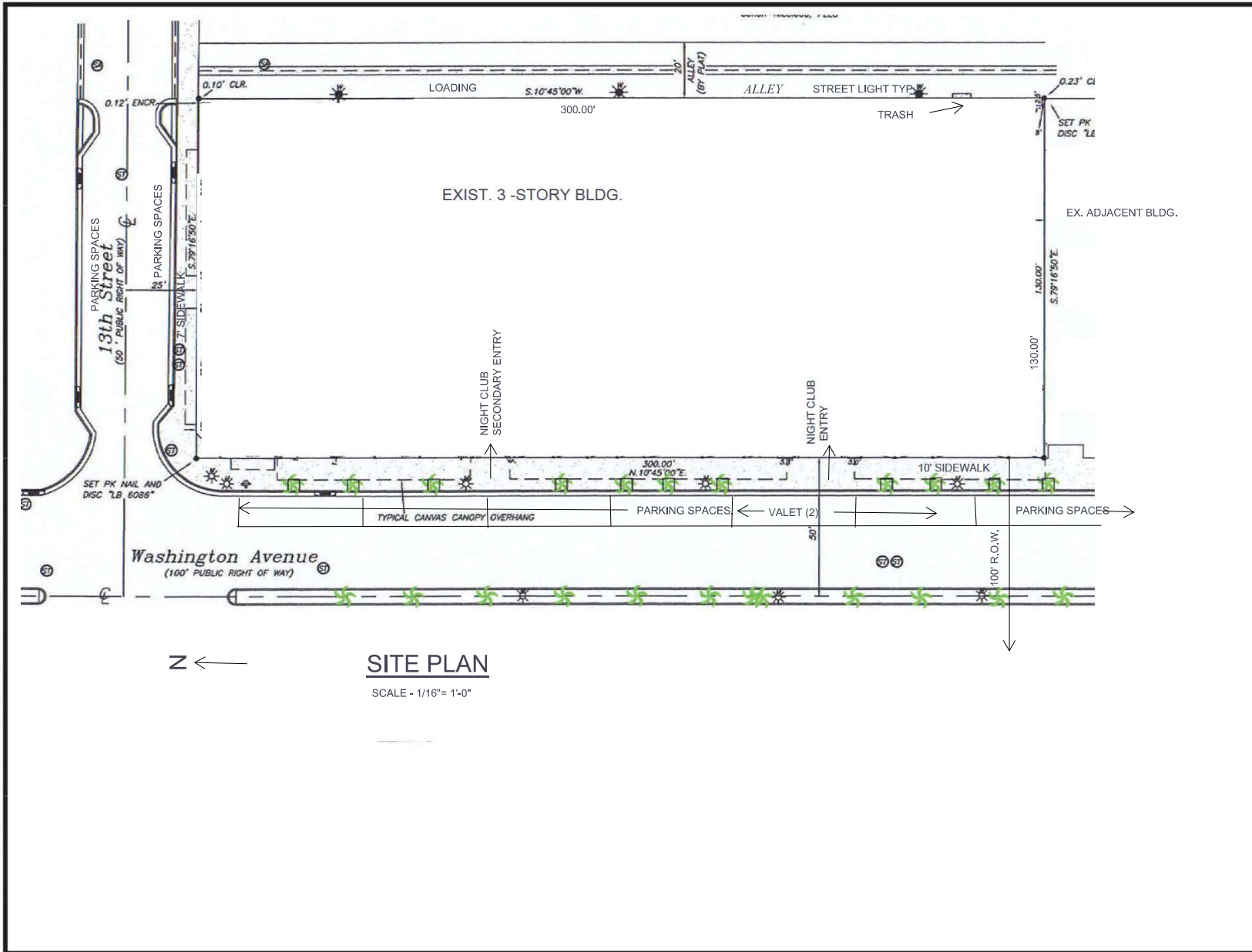
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D. Giller  
Date: 2024.08.23  
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-0400'

REVISION DESCRIPTION  
DATE BY

INDEX, SCOPE, LEGAL,  
ZONING, AERIAL

DATE: 8/23/24  
BY: [Signature]





**SITE PLAN**  
SCALE - 1/16" = 1'-0"



**Giller & Giller, Inc.**  
The City of Miami, Inc.  
Miami Beach, FL 33139  
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

**NIGHT CLUB C.U.P.**  
FOR 1235 REDUX, LLC  
1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL

DATE	REVISION DESCRIPTION

DATE: 11/11/2024	PROJECT: NIGHT CLUB C.U.P.
DRAWN BY: J. GILLER	CHECKED BY: J. GILLER
DATE: 11/11/2024	PROJECT: NIGHT CLUB C.U.P.
DRAWN BY: J. GILLER	CHECKED BY: J. GILLER

DATE: 11/11/2024  
PROJECT: NIGHT CLUB C.U.P.  
DRAWN BY: J. GILLER  
CHECKED BY: J. GILLER





## EXIT CAPACITY ANALYSIS

1ST FLOOR EXIT CALCULATION DETAILS			MEZZ FLOOR EXIT CALCULATION DETAILS			2ND FLOOR EXIT CALCULATION DETAILS					
EXIT #	NOM WIDTH	CAPACITY	EXIT #	NOM WIDTH	CAPACITY	EXIT #	NOM WIDTH	CAPACITY			
1	6 DOORS, 7 EACH	204 INCHES / 0.20	120 PERSONS	1	48" WIDE STAIRS	48 INCHES / 0.30	160 PERSONS	1	44" WIDE STAIRS	44 INCHES / 0.30	147 PERSONS
2	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	2	44" WIDE STAIRS	44 INCHES / 0.30	147 PERSONS	2	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
3	1 DOOR, 7	34 INCHES / 0.20	170 PERSONS	3	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	3	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
4	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	4	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	4	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
5	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	5	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	5	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
6	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	6	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	6	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
7	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	7	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	7	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
8	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	8	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	8	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
9	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	9	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	9	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
10	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	10	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	10	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
11	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	11	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	11	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
12	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	12	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	12	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
13	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	13	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	13	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
14	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	14	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	14	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
15	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	15	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	15	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
16	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	16	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	16	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
17	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	17	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	17	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
18	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	18	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	18	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
19	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	19	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	19	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
20	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	20	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	20	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
21	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	21	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	21	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
22	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	22	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	22	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
23	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	23	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	23	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
24	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	24	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	24	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
25	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	25	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	25	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
26	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	26	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	26	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
27	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	27	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	27	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
28	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	28	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	28	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
29	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	29	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	29	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
30	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	30	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	30	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
31	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	31	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	31	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
32	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	32	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	32	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
33	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	33	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	33	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
34	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	34	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	34	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
35	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	35	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	35	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
36	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	36	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	36	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
37	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	37	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	37	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
38	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	38	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	38	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
39	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	39	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	39	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
40	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	40	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	40	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
41	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	41	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	41	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
42	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	42	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	42	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
43	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	43	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	43	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
44	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	44	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	44	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
45	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	45	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	45	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
46	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	46	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	46	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
47	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	47	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	47	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
48	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	48	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	48	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
49	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	49	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	49	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS
50	2 DOORS, 7 EACH	68 INCHES / 0.20	340 PERSONS	50	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS	50	50" WIDE STAIRS	50 INCHES / 0.30	167 PERSONS

## OVERALL OCCUPANT LOAD ANALYSIS

- EXIT CAPACITY BY DOORS & CORRIDORS @ 1ST FL ALLOWS FOR 2,550 PERSONS
- OCCUPANT LOAD BY SF ALLOWS FOR 2,471 PERSONS
- 2,550 > 2,471, THEREFORE OCCUPANT LOAD SHALL BE 2,471 PERSONS

**MAX OCCUPANT LOAD SHALL BE 2,471 PERSONS**

- NORTH MEZZANINE & 2ND FLOOR EXIT ANALYSIS:** OCC LOAD BY SF ALLOWS FOR 1,449/15=97 PERSONS
- DOORS 7 & 8 ALLOW FOR 340 PERSONS
- 340 > 97, THEREFORE OCCUPANT LOAD AT MEZZ & 2ND FLOOR NORTH SHALL BE 97

## TRAVEL DISTANCE

- MAX TRAVEL DISTANCE IN AN A-2 OCCUPANCY WITH AUTOMATIC SPRINKLERS IS 250'
- MAX TRAVEL DISTANCE PROVIDED IS 171' (2ND FLOOR TO EXTERIOR DOOR AT EAST)

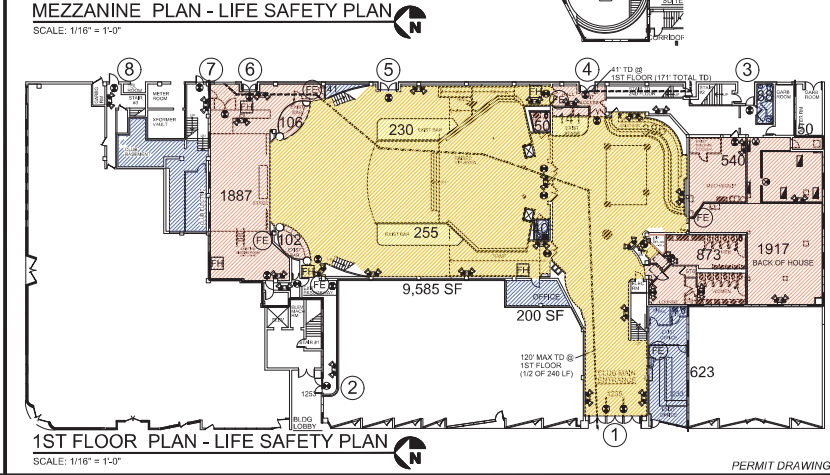
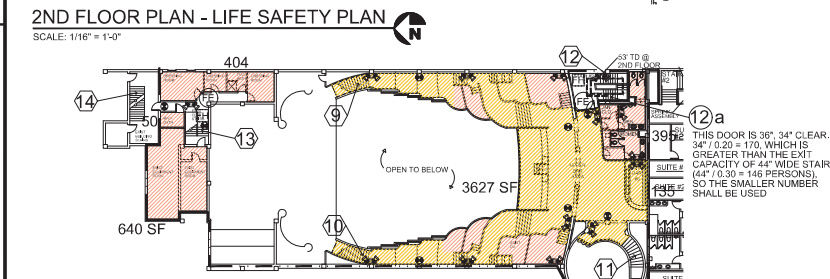
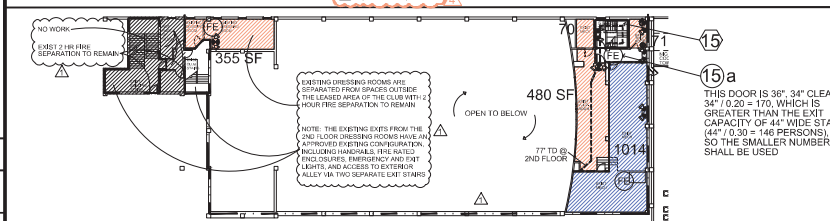
## LIFE SAFETY NOTES

- DESIGN SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 8TH ED
- AUTOMATIC FIRE SPRINKLERS** ARE EXISTING TO REMAIN AT ALL EXISTING LAYOUTS.
- FIRE ALARM SYSTEM** IS EXISTING TO REMAIN AT ALL EXISTING LAYOUTS.
- 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)
- 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
- 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)
- 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)
- 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".
- 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	BACK	DRESS	MECH/	BACK/	BASEMENT &		CORRIDORS		STAIRS
	PUBLIC	BAR	STAGE	ROOMS	TOILETS	EQUIP.	HOUSE	OFFICE	STORAGE	
1ST FLOOR	9,585	1,079	2,028	1,051	590	1,917	623	241	-	17,114
MEZZANINE	3,927	135	-	404	446	640	-	-	-	6,204
2ND FLOOR	480	-	-	355	71	1,064	-	-	-	1,980
<b>SUBTOTALS</b>	<b>13,992</b>	<b>1,214</b>	<b>2,028</b>	<b>799</b>	<b>1,567</b>	<b>2,314</b>	<b>1,917</b>	<b>623</b>	<b>241</b>	<b>24,356</b>
OCCUPANT LOAD FACTOR	7	7	15	15	15	100	100	100	100	100
OCCUPANT LOAD BY AREA	1,856	173	135	51	104	23	19	6	2	<b>2,471</b>
<b>TOTAL OCC LOAD</b>										

NSF AREA LEGEND	LIFE SAFETY DEVICES LEGEND	LIFE SAFETY GRAPHIC LEGEND
7 SF/PERSON	EXIT LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)	TRAVEL DISTANCE
15 SF/PERSON	EXIT LIGHT WITH COVERED EMERGENCY LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)	2 HR FIRE RATED TENANT SEPARATION
100 SF/PERSON	EMERGENCY LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)	1 HR FIRE RATED WALL
0 SF/PERSON	FIRE EXTINGUISHER (EXISTING TO REMAIN)	480 NSF FOR LIFE SAFETY PLAN
	EMERGENCY LIGHT WITH BATTERY BACKUP (NEW, SEE 8-3)	
	FIRE HOSE	
		EXIT CAPACITY (DOOR)
		EXIT CAPACITY (STAIRS)



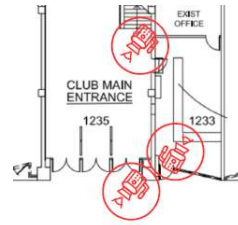
**Giller & Giller, Inc.**  
Architects & Interior Designers  
1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL 33139  
PH: 305.371.1234  
WWW.GILLERANDGILLER.COM

**NIGHT CLUB C.U.P.**  
FOR 1235 REDUX, LLC  
1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL 33139  
PH: 305.371.1234  
WWW.NIGHTCLUBCUP.COM

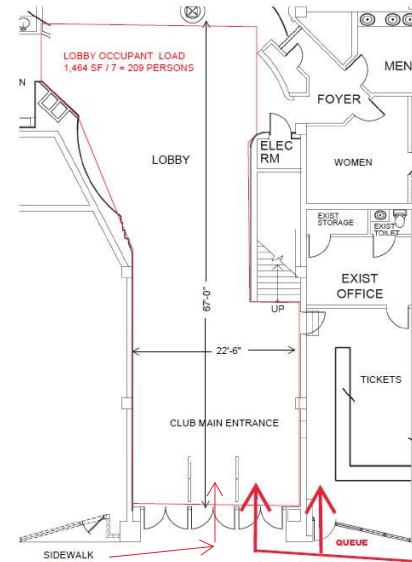
Permit Drawings  
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DATE: 10/13/2023  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

**ENTRY LINE PROCEDURES:**

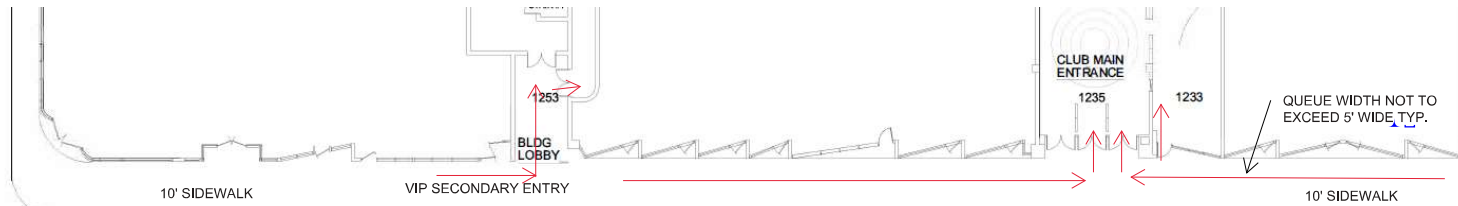
1. MAIN ENTRANCE WILL BE AT THE FRONT DOORS TO THE LOBBY. TICKETS WILL BE CHECKED AT THE DOOR, MOST TICKETING IS ELECTRONIC VIA SMARTPHONES.
2. LINES WILL BE FORMED IN FRONT OF THE MAIN ENTRANCE AS NEEDED AND EXTEND NORTH AND SOUTH ALONG THE STOREFRONTS AS SHOWN. THE LINE WILL BE MAINTAINED NEXT TO THE STOREFRONTS SO THAT 5' OF THE SIDEWALK IS CLEAR.
3. A SECONDARY/V.I.P. ENTRANCE WILL BE PROVIDED AT BUILDING LOBBY (1253) TO RELIEVE THE MAIN ENTRANCE LINE BACK-UP.
4. SECURITY WILL BE POSTED AT BOTH ENTRANCES (7 @ MAIN AND 3@ V.I.P.) TO MANGE THE DOOR AS WELL AS THE SIDEWALK QUEUES.
5. TICKETS CAN BE PURCHASED AT THE OFFICE WITH INTERNAL ACCESS TO THE LOBBY. THIS IS LIMITED AS MOST TICKETS ARE PRE-PURCHASED AND SMARTPHONE BASED.
6. TEMPORARY REMOVEABLE, ROPE & STANCHIONS MAY BE PROVIDED TO DIRECT THE LINES PARALLEL WITH THE STOREFRONTS.
7. SECURITY CAMERAS ARE PROVIDED AT THE ENTRY AS SHOWN.



**ENTRY CAMERAS**



**ENTRY DETAIL**



**1ST FLOOR PLAN - 1235 WASHINGTON AVENUE**



**WASHINGTON AVENUE**



**Giller & Giller, Inc.**

The Giller Building  
1235 Washington Avenue  
Miami Beach, Florida 33139  
ARCHITECTS INTERIOR DESIGNERS CONSULTING MANAGER

**NIGHT CLUB C.U.P.  
FOR 1235 REDUX, LLC**

1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL

Approved  
Digitally signed by Giller & Giller  
DN: cn=Giller & Giller, o=Giller & Giller, ou=Architecture, email=giller@gillerandgiller.com

DATE	REVISION	DESCRIPTION

**ENTRY DETAILS**

DATE: 11/14/2023  
DRAWN BY: GILLER & GILLER  
CHECKED BY: GILLER & GILLER  
PROJECT NO: 2023-001

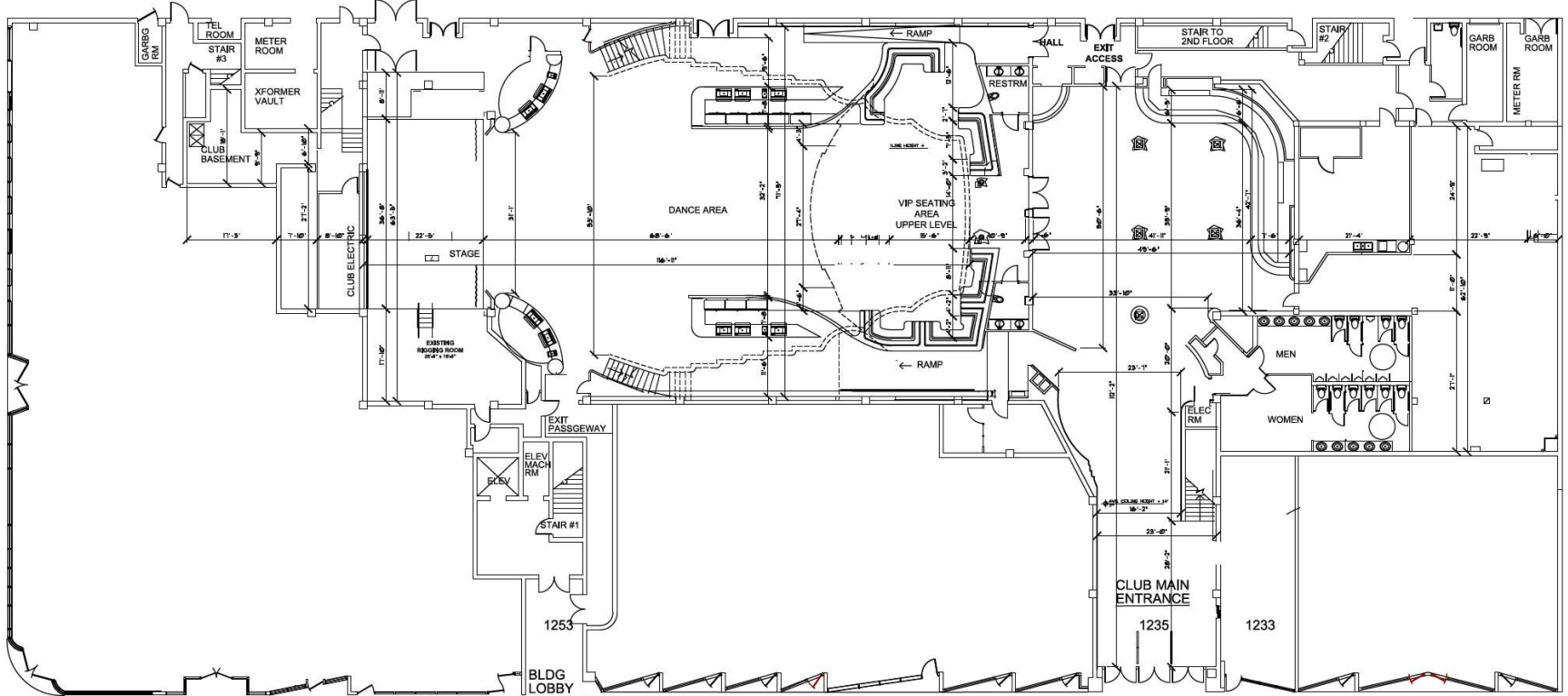


1ST FLOOR PLAN

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



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED



Giller & Giller, Inc.

1225 17th Street, Suite 100  
 Washington, DC 20036  
 (202) 462-1100  
 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHTCLUB  
 ROUGH DIMENSIONS

FOR PK REALTY, L.P.  
 1261 WASHINGTON AVE. at 1235 WASHINGTON AVE. MB, FL

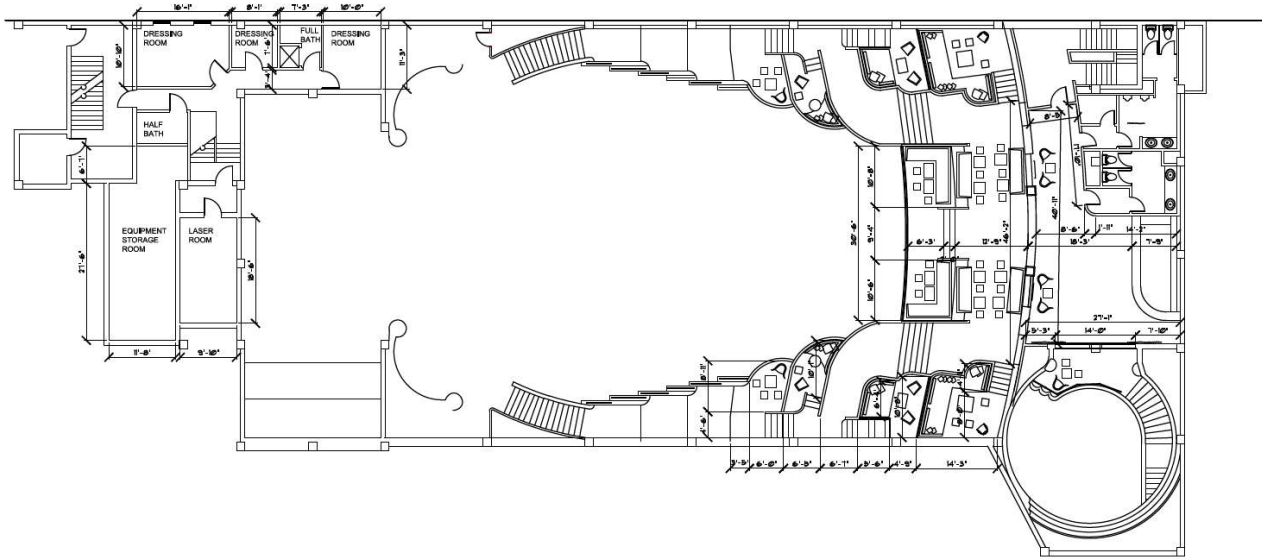


DATE	REVISION DESCRIPTION

SHEET #	A-1
OF TOTAL	1
NO. OF SHEETS	1
DATE	10/11/09
DESIGNED BY	
CHECKED BY	
APPROVED BY	

1235

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



NOTE: DIMENSIONS SHOWN ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED



Giller & Giller, Inc.

1285 WASHINGTON AVE, SUITE 200  
MIAMI, FL 33137  
PH: 305.375.1111  
WWW.GILLERANDGILLER.COM  
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

NIGHTCLUB  
ROUGH DIMENSIONS  
FOR PK REALTY, L.P.

1285 WASHINGTON AVE at 1235 WASHINGTON AVE. MB, FL

Digital  
Signature  
PKD  
Date  
2024.04.24  
0 10:12  
-04:00

DATE	REVISION DESCRIPTION

SHEET #	SHEET TITLE:
A-2	2ND FLOOR PLAN
OF TOTAL	CHECKED BY:
1	APPROVED BY:
PROJECT NAME #	DATE:



SHEET NO. <b>PH-1</b> OF TOTAL 11 SHEETS	DATE 10/20/2024 CHECKED BY J.C.	APPROVED BY J.C.	TAP # 11010	PROJECT <b>PHOTOS - EXTERIOR</b>	DATE 10/20/2024 DIGITALLY SIGNED BY J.C. GILLER DATE 10/20/2024 10:12 AM -04:00	NIGHT CLUB C.U.P. FOR 1235 REDUX, LLC 1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL	<b>Giller &amp; Giller, Inc.</b> 1200 South Bay Road Suite 1000 Miami Beach, FL 33133 (305) 673-0911 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS



NIGHT CLUB



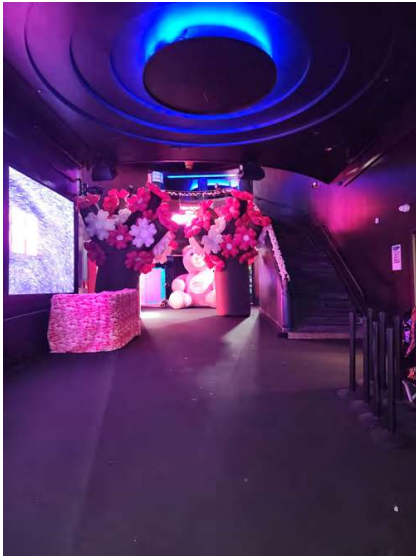
**Giller & Giller, Inc.**  
 10000 Collins Road  
 Suite 1000  
 Miami Beach, Florida 33154  
 (305) 671-1111  
 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

**NIGHT CLUB C.U.P.**  
 FOR 1235 REDUX, LLC  
 1235 WASHINGTON AVE, WASHINGTON AVE  
 MIAMI BEACH, FL

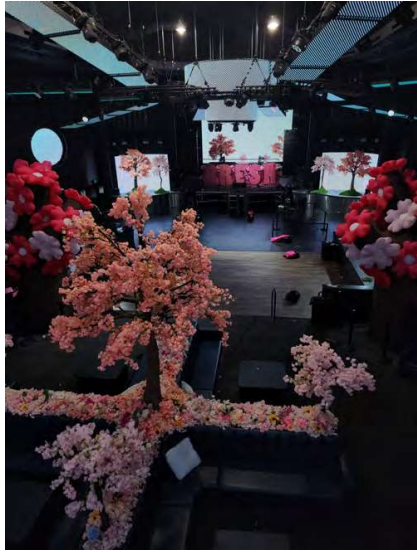
Digital  
 signed by  
 G. Giller  
 Date  
 02/24/2023  
 0 101 234  
 0489 11

DATE	REVISION DESCRIPTION

PHOTOS - AERIAL  
 SHEET NO. PH-2  
 CHECKED BY: [ ]  
 DATE: [ ]  
 APPROVED BY: [ ]  
 DATE: [ ]  
 SCALE: [ ]  
 PHOTO COUNT: [ ]  
 OF TOTAL: [ ]  
 DRAWING NO. [ ]  
 PROJECT NO. [ ]  
 SHEET NO. [ ]



ENTRY LOBBY



MAIN ROOM FROM BALCONY



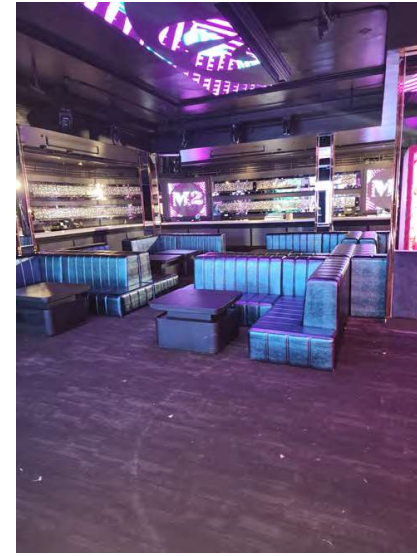
DANCE FLOOR & STAGE



BALCONY MEZZANINE



MAIN LEVEL VIP AREA



LOBBY BAR

SHEET # <b>PH-3</b> OF TOTAL SHEETS	DATE: 11/15/2024	CHECKED BY: [Signature]	APPROVED BY: [Signature]	TAG # NAME: [Blank]	REVISION DESCRIPTION: [Blank]	DATE: [Blank]	APPROVED BY: [Signature]
					REVISION DESCRIPTION: [Blank]		
NIGHT CLUB C.U.P. FOR 1235 REDUX, LLC 1235 WASHINGTON AVE, WASHINGTON AVE MIAMI BEACH, FL					Giller & Giller, Inc. 10000 Collins Road Suite 1000 Miami Beach, FL 33154 (305) 555-1234 ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS		