



NIGHT CLUB MIAMI

PLANNING BOARD — FINAL SUBMITTAL—NIGHTCLUB

323 23 STREET MIAMI BEACH, FLORIDA 33139

PROJECT DESCRIPTION & SCOPE OF WORK:

THIS WORK INCLUDES NON-SUBSTANTIAL INTERIOR & EXTERIOR IMPROVEMENTS OF AN EXISTING 4,164 SQ.FT. NIGHT CLUB, GROUP (A-2). DETAILED DESCRIPTION PER TRADE BELOW, REF FOLLOWING SHTS FOR MORE INFO:

- EXTERIOR IMPROVEMENTS FOR INCLUSION OF PERSONS WITH DISABILITY (BRING EXTERIOR AREAS INTO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT) AND RESPOND TO THE CITY OF MIAMI BEACH CODE OF ORDINANCES SECTION 7.1.2.4 OF THE CITY RESILIENCY CODE ("SEA LEVEL RISE AND RESILIENCY CODE").
- ADDITION OF SHADING DEVICES ON EXTERIOR, INCLUDING CLADDING, PERGOLAS AND AWNINGS.
- MODERNIZATION OF EXTERIOR ILLUMINATION TO MEET LIFE SAFETY AND EGRESS REQUIREMENTS.
- OUTDOOR FOOD HANDLING AND PREPARATION.

APPLICABLE CODES & REGULATIONS:

FLORIDA BUILDING CODE: FBC 2023 EDITION
ELECTRICAL CODE: NEC 2020
FIRE PROTECTION: FFPC 2020 8th EDITION
PLUMBING CODE: FBC 2023 EDITION
MECHANICAL CODE: FBC 2023 EDITION
ENERGY CODE: FBC 2023 EDITION

CODE CLASSIFICATION:

OCCUPANCY GROUP.....ASSEMBLY GROUP (A-2), SECTION 303.3

CONSTRUCTION CLASSIFICATIONS.....FBC 504: EXIST BUILDING INT LEVEL 2 ALTERATION

FFPC 101: MODIFICATION, 43.5.1.1

COMPLIANCE METHOD.....FBC 301.1.2: WORK AREA COMPLIANCE METHOD ALTERATIONS, COMPLYING WITH CHAPTERS 5 THROUGH 13

BUILDING TYPE.....TYPE III-B UNPROTECTED NON-COMBUSTIBLE

FIRE SPRINKLERS.....YES, EXISTING SYSTEM MONITORED

FOLIO NUMBER.....02-3226-001-0540

ZONING LEGEND:

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: 323 23 ST Miami Beach FL 33139	Folio number(s): 02-3226-001-0540	Year built: 1925		
2	Board file number(s), Determination of Architectural Significance:	N/A	Lot Area: 8,890 Sq.Ft.		
3	Located within a Local Historic District (Yes or No): NO	Zoning District: CD-3	Lot width: 46'-6"		
4	Individual Historic Site (Yes or No): NO		Lot Depth: 22'-6"		
5	Base Flood Elevation:	-	Grade value in NGVD:	-	
6	Adjusted grade (BFE+Grade / 2):	N/A	Free board:	N/A	
7	Proposed Use:	N/A NO CHANGE			
8	Proposed Accessory Use:	N/A NO CHANGE			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A NO CHANGE			
ZONING INFORMATION / CALCULATION					
	Required	Existing	Proposed	Deficiencies	
13	Floor Area Ratio (FAR)	2.25	NO CHANGE	NONE	
14	Building Height	75' MAX	15'-9"	NO CHANGE	NONE
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	5'	10'-1"	NO CHANGE	NONE
b	Side interior setback	5'	8'-8"	NO CHANGE	NONE
c	Side facing street setback	5'	N/A	N/A	N/A
d	Rear setback	5 feet	57'-9"	NO CHANGE	NONE
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	N/A	N/A	N/A	N/A

SHEET INDEX:

NOT ALL SHEETS MAY NOT BE BY CERTIFIED BY THE SAME DESIGN PROFESSIONAL.

T-100.....	COVERSHEET.
PHO-1.....	EXISTING SITE PHOTOGRAPHS.
PHO-2.....	PROPOSED SITE PHOTOGRAPHS.
SUR.....	SURVEY.
SPD.....	EXISTING SITE PLAN.
SP-100.....	SITE PLAN.
D-101.....	EXISTING SOUTH ELEVATION.
A-000.....	PROPOSED INTERIOR PLAN.
A-001.....	PROPOSED EXTERIOR CEILING PLAN.
A-002.....	PROPOSED ROOF PLAN.
A-100.....	ENLARGED FLOOR PLAN.
A-101.....	ENLARGED ILLUMINATION PLAN.
A-102.....	ENLARGED CEILING.
A-103.....	SOUTH ELEVATION.
A-104.....	WEST ELEVATION.
A-105.....	OVERALL WEST ELEVATION..
A-106.....	OVERALL SECTION.
A-107.....	ENLARGED ELEVATIONS.
A-108.....	ENLARGED ELEVATIONS.
A-109.....	ENLARGED SECTIONS.
A-110.....	ENLARGED PIZZA OVEN.
A-111.....	EXTERIOR BAR COUNTER DETAIL.
A-200.....	FINISH SCHEDULE.
A-201.....	RENDERINGS.



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP



Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025
2	PB Comments	11/20/2025

SHEET TITLE

COVERSHEET

SHEET NO

T-100

file:
23-01h-2025-11-20-pb-rev-1.dwg

PROJECT LOCATION: NOT TO SCALE

NOTE: THIS PROPERTY IS LOCATED IN AN AREA THAT MAY BE AFFECTED BY SPECIAL FLOOD AREA.





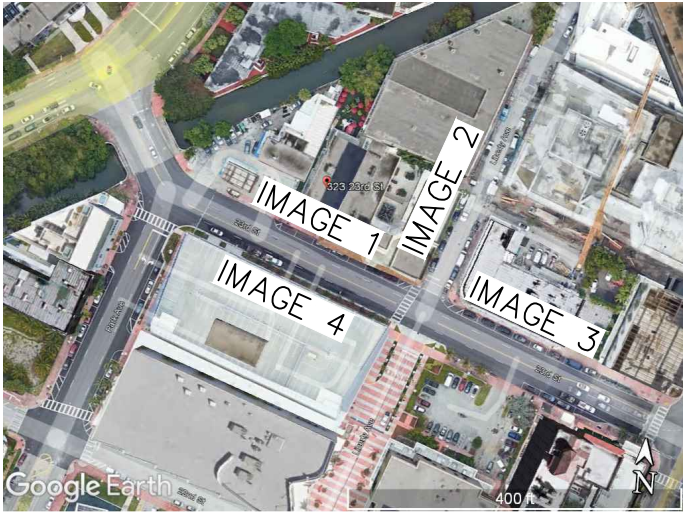
1 CONTEXT IMAGE
NTS



2 CONTEXT IMAGE
NTS



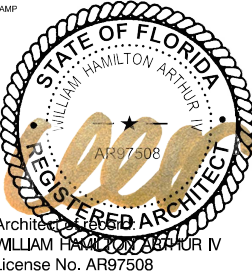
3 CONTEXT IMAGE
NTS



4 CONTEXT IMAGE
NTS

RAIN
NIGHT CLUB MIAMI

WHAA
Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

EXISTING SITE
PHOTOGRAPHS.

SHEET NO

PHO-1
file:
23-01h-2025-08-22-hpb-rev-1.dwg



1 CONTEXT IMAGE
NTS

RAIN
NIGHT CLUB MIAMI

WHAA
Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

PROPSOED SITE
PHOTOGRAPHS.

SHEET NO

PHO-2

file:
23-01h~2025-08-22-hpb~rev-1.dwg

SHEET
1/1



SCALE: 1" = 20'

PROPERTY ADDRESS:
323 23rd STREET MIAMI BEACH, FL. 33139

FLOOD ZONE INFORMATION:

SURVEYOR'S NOTES:

SURVEYOR'S CERTIFICATION:

360° SURVEYING AND MAPPING, LLC

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

Oscar E Bazar

USCIS E-DataZ Date: 2023.09.03 14:23:54

OSCAR E. BAEZ-CUSIDO, P. I. S.

REGISTERED SURVEYOR
STATE OF FLORIDA

360° SURVEYING AND MAPPING, LLC

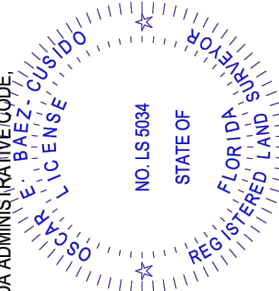
Land Surveyors - Land Planners

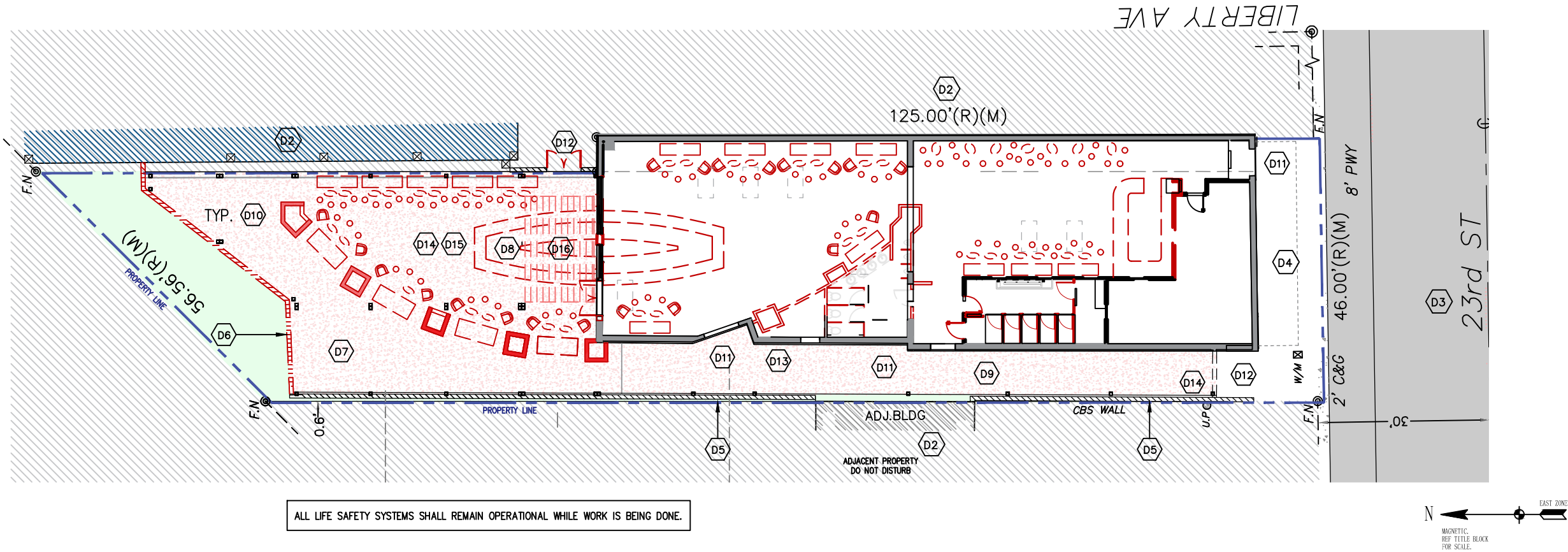
PO BOX 558981 MIAMI FL 33255-8981

PHONE: (305) 265-1002

ORIGINAL
FIELD DATE

JOB NO. 2308-0058

[illegible]



DEMOLITION LEGEND:

1. SHADED OUTLINED AREA REPRESENTS EXISTING 1-LEVEL BUILDING FOOTPRINT TO REMAIN; DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. ANY EXIST SLAB, SUPPORTING ELEMENTS, COLUMNS, BEAMS & PILASTERS BELONGING TO BUILDING & EXTERIOR ENVELOPE TO REMAIN, DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. SHOULD ANY PORTION OF EXIST STRUCTURE APPEAR DAMAGED, UNSAFE OR YOU ARE UNCERTAIN WHICH ITEMS ARE LOAD-BEARING OR NOT, NOTIFY ARCHITECT IMMEDIATELY (305) 770-6100.
2. EXIST STRUCTURE ON ADJACENT PROPERTY TO REMAIN, DO NOT DISTURB.
3. EXIST PUBLIC ROADWAY, DO NOT DISTURB, ENCROACH OR OBSTRUCT.
4. EXIST PUBLIC SIDEWALK TO REMAIN, DO NOT DISTURB, ENCROACH OR OBSTRUCT.
5. LOCATION OF EXIST C.B.S. PRIVACY WALL, DO NOT DISTURB.
6. LOCATION OF EXIST C.B.S. PRIVACY WALL, TO BE REPAIRED. REMOVE ANY LOOSE PORTIONS OF STUCCO TO FOUNDATION IN PREPARATION FOR ARCHITECT SITE OBSERVATIONS & REPAIRS.
7. CAREFULLY REMOVE THIS PORTION OF EXIST REINF CONCRETE SLAB-ON-GRADE (4" ASSUMED) IN PREPARATION FOR ADA-COMPLIANCE WORK.
8. EXIST OUTDOOR BAR & MILLWORK TO BE RELOCATED TO IMPROVE PATH OF EGRESS. REMOVE PORTION IN PREPARATION FOR LIFE SAFETY & ADA-COMPLIANCE WORK, REF SHT SP300 FOR MORE INFO.
9. EXIST REINF CONCRETE SLAB-ON-GRADE (4" ASSUMED) SLAB TO BE REMOVED. REPORT ANY DAMAGE TO EXIST FINISH MATERIAL, SUBSTRATE INCLD "ALL TILE, WATERPROOFING, CEMENT BOARD GYPSUM BOARD, FLOOR DRAIN COVERS ETC. ON INT SIDE VISUALLY INSPECT & IDENTIFY FOR INCONSISTENCIES, CONTACT ARCHITECT IF ANY IRREGULARITIES ARE FOUND.
10. EXIST FREE-STANDING BLOCK COLUMNS TO BE COMPLETELY REMOVED TO 6" BELOW GRADE. IN PREPARATION FOR ADA-COMPLIANCE WORK, REF SHT SP-100 FOR MORE INFO.
11. EXIST EXT STOREFRONTS, WINDOWS & FENESTRATION TO BE PREPARED FOR NEW WORK.
12. DEMO EXIST DOORS LEADING TO ADJACENT PROPERTY. PREPARE OPNG FOR INFILL.
13. EXIST ELEC PANELS TO REMAIN. VERIFY CLEAR ACCESS PER NEC 110.26(F)(1)(A) MAINTAINED AT ALL TIMES.
14. EXIST FIRE SPRINKLERS, & STAND PIPE TYP. ANY MODIFICATIONS OR DISRUPTION MUST COMPLY 2013 NFPA 13,14,20, BE PERFORMED BY AN APPROVED AUTOMATIC FIRE SPRINKLER CONTRACTOR WHO PROVIDES SHOP DWGS FOR OWNER, ARCHITECT & CITY OF MIAMI BEACH FIRE DEPARTMENT (CMBFD) APPROVAL.
15. EXIST LUMINARY & EGRESS ILLUMINATION TO BE REPLACED.
16. LOCATION OF EXISTING REAR PERGOLA TO BE REMOVED.

HATCH & SYMBOL LEGEND:

SYMBOL	DESCRIPTION
	EXIST CONCRETE MASONRY UNIT BUILDING TO REMAIN.
	REPLACEMENT 8" REINF CONCRETE SLAB-ON-GRADE.
	REPLACEMENT 4" REINF CONCRETE SLAB-ON-GRADE.
	EXIST REINF CONCRETE PUBLIC SIDEWALK TO REMAIN.
	EXIST GREEN SPACE & LANDSCAPED AREAS TO REMAIN.
	ADJACENT PROPERTY DO NOT DISTURB.

WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025
2	PB Comments	11/20/2025

SHEET TITLE

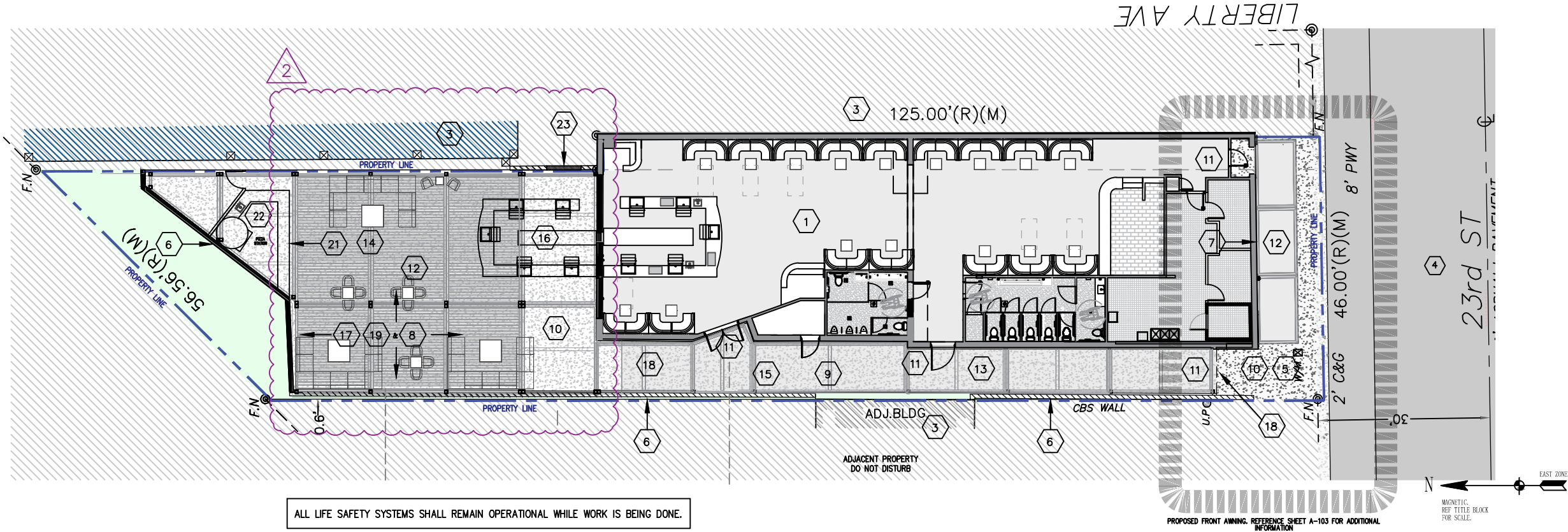
**EXISTING
SITE PLAN**

SCALE: 3/64" = 1'-0"

SHEET NO

SPD

file:
23-01H-2025-11-20-pb-rev-1.dwg



PLAN KEYNOTE LEGEND:

1. SHADED OUTLINED AREA REPRESENTS EXISTING 1-LEVEL BUILDING FOOTPRINT TO REMAIN: DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. ANY EXIST SLAB SUPPORTING ELEMENTS, COLUMNS, BEAMS & PILASTERS BELONGING TO BUILDING & EXTERIOR ENVELOPE TO REMAIN, DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. EXIST STUCCO FINISH TO BE PATCHED & REPAIRED IN "LIKE-NEW" CONDITION. THE WORK SHALL NOT MAKE THE BUILDING LESS CONFORMING WITH ENERGY REQUIREMENTS THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN PER FBC EB601.2.

2. SHOULD ANY PORTION OF EXIST STRUCTURE APPEAR DAMAGED, UNSAFE OR YOU ARE UNCERTAIN WHICH ITEMS ARE LOAD-BEARING OR NOT, NOTIFY ARCHITECT IMMEDIATELY (305) 770-6100.

3. EXIST STRUCTURE ON ADJACENT PROPERTY TO REMAIN, DO NOT DISTURB.

4. EXIST PUBLIC ROADWAY, DO NOT DISTURB, ENCROACH OR OBSTRUCT.

5. EXIST PUBLIC SIDEWALK TO REMAIN, DO NOT DISTURB, ENCROACH OR OBSTRUCT.

6. LOCATION OF EXIST C.B.S. PRIVACY WALL.

7. PROVIDE SIGNAGE, CONVENIENCE OUTLETS & ASTROLOGICAL TIMER AS PART OF SEPARATE BUILDING PERMIT APPLICATION.

8. PROVIDE NEW ALUMINUM PERGOLA AND FOUNDATION BY SPECIALTY ENGINEER. SEPARATE BUILDING PERMIT APPLICATION. PERGOLA TO BE LOUVERED AND OPEN TO THE SKY. ENSURE MINIMUM HEIGHT & HEADROOM CLEARANCE OF +80" AFF. PROVIDE DEFERRED SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION PER FBC B107.3.4.1.

9. SIMILAR TO KEYNOTE (8) ABOVE EXCEPT REPLACEMENT 8" SLAB ON GRADE.

10. PROVIDE REPLACEMENT ADA-COMPLAINT SLAB-ON-GRADE, ADA-COMPLIANT STORM WATER DRAIN & SUBTERRANEAN TRENCH. REF CIVIL DWGS FOR MORE INFO.

11. EXIST OUTSWING ENTRY DOOR & PANIC HARDWARE. ENSURE SMOOTH, REFURBISHED SURFACES ARE DELIVERED IN CLEAN & "LIKE-NEW" CONDITION. COLOR & TEXTURE CONTIGUOUS WITH SURROUNDING AREAS. ENSURE MAXIMUM OF 1/2" DIFFERENCE IN LEVEL BTW NEW & OPPOSITE SIDES OF ALL EXIT DOORS PER FFPC 101 7.1.6.2.

12. PROVIDE NEW FRONT PERGOLA. PROVIDE DEFERRED SUBMITTAL PER FBC B107.3.4.1.

13. LOCATION OF NEW REAR AND SIDE PERGOLA.

14. EXIST WAITERS STATION TO BE RELOCATED.

15. EXIST ELEC PNLBRD, METER & SWITCHGEAR. OBSERVE MIN 36x36 CLEAR FLOOR & ACCESS ALL TIMES NEC 110.26(F)(1)(A)!
16. BAR TENDERS STATION. ENSURE EXIST 30x48 CLEAR FLOOR APPROACH PER FBC AC306, AC604.8.1.6 & FBC AC213.3.4 IS MAINTAINED. REF ADA SPECIFICATIONS ON SHT A-100. PROVIDE SHOP DRAWINGS OF ALL CABINERY FOR ARCHITECT APPROVAL PRIOR TO FABRICATION. ENSURE PLACEMENT DOES NOT INTERFERE WITH EGRESS PATH.

17. ANY FUTURE TEXTILES, PRIVACY CURTAINS OR ANY HANGING FABRIC MUST BE NON-COMBUSTIBLE AND SHALL NOT BE INSTALLED IN THE PATH OF EGRESS. SUBMIT PRODUCT DATA TO ARCHITECT & CMBFD FOR APPROVAL, COMPLY WITH FBC B803.5.

18. EXTERIOR SITE LIGHTING MAY NOT BE SPECIFICALLY IDENTIFIED IN THESE DWGS HOWEVER FULL COVERAGE OF COMMON AREAS, SECURITY, SAFETY & CIRCULATION LIGHTING IS REQ. EM. ILLUMINATION & SIGNAGE: SHALL BE WIRED TO LOCAL LIGHT CIRCUIT, AHEAD OF ANY SWITCH PER NEC 700.12(F). *EMERGENCY ILLUMINATION MUST PROVIDE MINIMUM 1FC IN THE PATH OF EGRESS LEADING TO THE PUBLIC WAY PER FBC 1006.1.1.

19. TIME-SWITCH CONTROLS: EACH AREA OF BUILDING NOT PROVIDED WITH OCCUPANT SENSOR CONTROLS COMPLYING WITH FBC C405.2.1.1 SHALL BE PROVIDED WITH TIME SWITCH CONTROLS PER FBC C405.2.2.1.

20. AUTOMATIC EXTERIOR SIGNAGE: SEPARATE PLANING APPLICATION REQ'D. PROVIDE DEFERRED SUBMITTAL PER FBC B107.3.4.1.

21. PROVIDE 8" CMU KNEE WALL FOR ELECTRICAL PANEL.

22. PROVIDE SOLID FUEL BURNING PIZZA OVEN, WITH EXHAUST DISCHARGE OUT THE TOP MIN 4" ABOVE FUTURE PERGOLA. PIZZA OVEN MUST COMPLY WITH NFPA 96 CHAPTER 14.

23. INFILL EXT OPNG. PROVIDE 8x16x8 CMU. MATCH EXIST TEXTURED 7/8" STUCCO AND PAINT.

HATCH & SYMBOL LEGEND:

SYMBOL	DESCRIPTION
	EXIST CONCRETE MASONRY UNIT BUILDING TO REMAIN.
	REPLACEMENT 8" REINF CONCRETE SLAB-ON-GRADE.
	REPLACEMENT 4" REINF CONCRETE SLAB-ON-GRADE.
	EXIST REINF CONCRETE PUBLIC SIDEWALK TO REMAIN.
	EXIST GREEN SPACE & LANDSCAPED AREAS TO REMAIN.
	ADJACENT PROPERTY DO NOT DISTURB.

OCCUPANCY CALCULATIONS:

PER FBC PER NFPA 101: 42.3, 7.3.1.2:
REFER TO TABLE FBC B1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT
OUTDOOR DINING/ ASSEMBLY AREA (A-2) PER FBC B303.3.....
1 PERSON PER 15 SQ.FT. (UNCONCENTRATED)= 2,390 SQ.FT./15 SQ.FT.= 159 PERSONS

OUTDOOR BAR/COUNTERTOP CALCULATION AS SIMULTANEOUS ASSEMBLY USE PER FFPC 12.1.3.2:36.....
1 PERSON PER 18 LINEAR INCHES= 504 LINEAR IN/18= 28 PERSONS

TOTAL PROPOSED EXTERIOR OCCUPANCY: 187 PERSONS

WHA
Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H
DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025
2	PB Comments	11/20/2025

SHEET TITLE

SITE PLAN
SCALE: 3/64" = 1'-0"

SHEET NO

SP-100
file:
23-01h-2025-11-20-pb-rev-1.dwg



1. EXISTING DOOR TO BE REMOVED AND REPLACED.
2. EXISTING STUCCO FRAME REVEAL TO BE REMOVED.
3. LOCATION OF FDC TO REMAIN, DO NOT DISTURB.
4. EXISTING FLASHING TO REMAIN, VERIFY CONDITION IN FIELD.
5. EXISTING ENTRYWAY TO REMAIN, DO NOT DISTURB.
6. EXISTING STUCCO TO REMAIN, PREP SURFACE FOR NEW CLADDING.

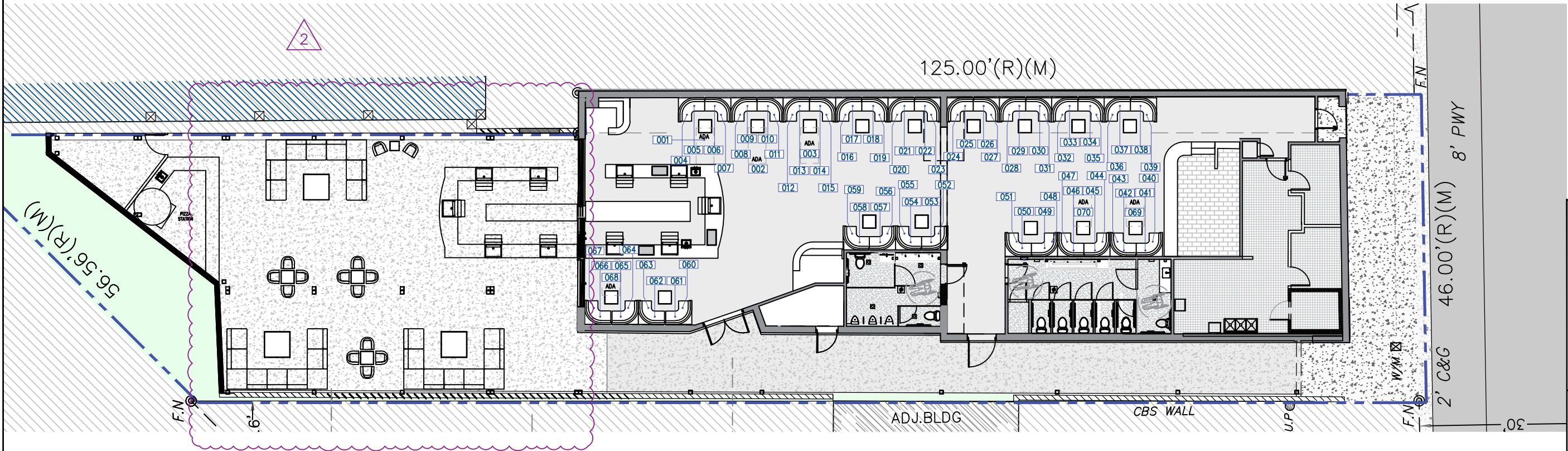
PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025
1		

SHEET TITLE

EXISTING
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NO
D-101
file:
23-01h-2025-08-22-hpb-rev-1



PROVIDE CLEAR FLOOR SPACE
COMPLYING WITH 305
POSITIONED FOR A FORWARD
APPROACH.

5% OF TABLES & SEATING COMPLY WITH
FBCACC 2020 SECTION 226.1

REF NOTES & DETAILS PROVIDED SHT
A-200

WHAACopyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAAC). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/or use of these materials without prior written consent is strictly prohibited and punishable by law.

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

PROJECT No: 23-01H
DATE: 07-25-2025
DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025
2	PB Comments	11/20/2025

SHEET TITLE
PROPOSED INTERIOR
PLAN
SCALE: 1/16" = 1'-0"

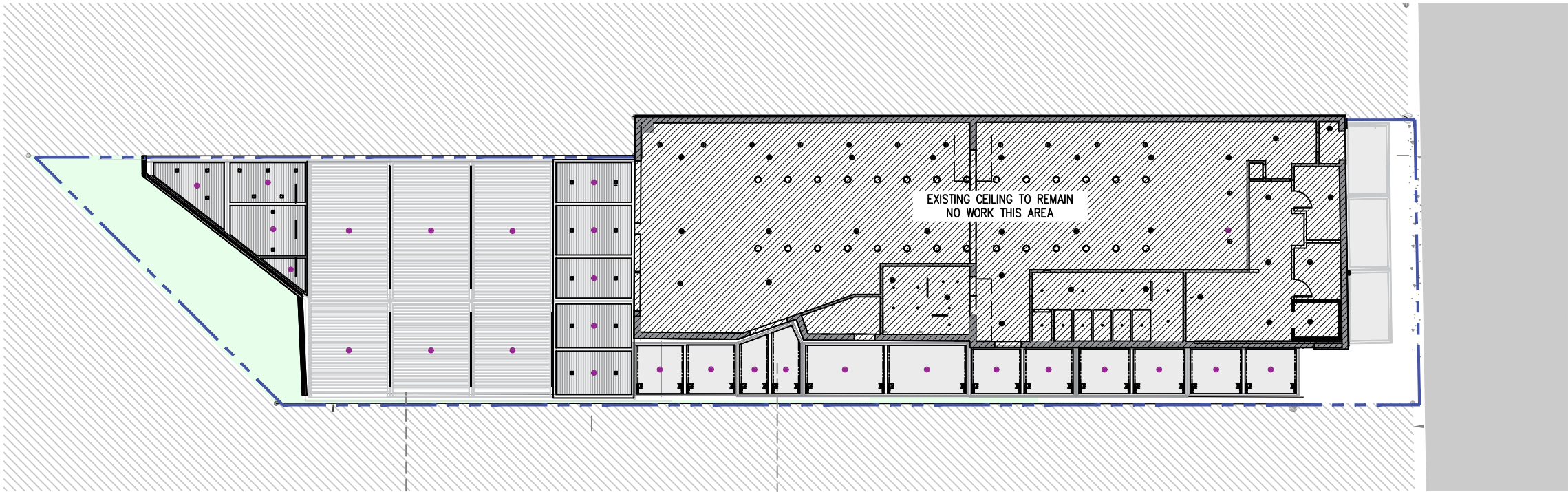
SHEET NO
A-000
file:
23-01h-2025-11-20-pb-rev-1.dwg

STAMP

INDOOR SEAT COUNT:	
MARKED LOCATION	SEATS
ASSEMBLY AREA 1	40 SEATS
ASSEMBLY AREA 2	30 SEATS
TOTAL:	70 SEATS
ADA SEAT COUNT: (5% OF TOTAL)	4 SEATS

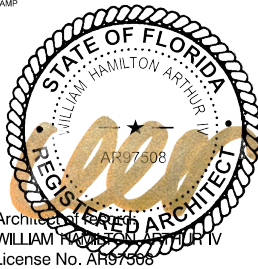
OCCUPANCY CALCULATIONS (EXTERIOR): ACCORDING TO FFPC 101: TABLE 7.3.1.2:	
REFER TO TABLE FBC B1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
OUTDOOR DINING/ ASSEMBLY AREA (A-2) PER FBC B303.3.....	2,390 SQ.FT.
1 PERSON PER 15 SQ.FT. (UNCONCENTRATED)= 2,390 SQ.FT./15 SQ.FT.=	159 PERSONS
OUTDOOR BAR/COUNTERTOP CALCULATION AS SIMULTANEOUS ASSEMBLY USE PER FFPC 12.1.3.2: 36.....	
1 PERSON PER 18 LINEAR INCHES= 504 LINEAR IN/18=	28 PERSONS
TOTAL PROPOSED EXTERIOR OCCUPANCY:	187 PERSONS

OCCUPANCY CALCULATIONS (INTERIOR): ACCORDING TO FFPC 101: TABLE 7.3.1.2:	
DINING/ ASSEMBLY AREA (A-2) PER FBC B303.3.....	1,986 NET SQ.FT.
1 PERSON PER 7 SQ.FT. (CONCENTRATED)= 1,986 SQ.FT./7 SQ.FT.=	284 PERSONS
FIXED SEATING.....	
1 PERSON PER 1 SEAT 70 SEATS/1 PERSON PER SEAT=	70 PERSONS.
STAGES.....	
1 PERSON PER 15 SQ.FT.= 60 SQ.FT./15SQ.FT.=	4 PERSONS
BAR/COUNTERTOP CALCULATION AS SIMULTANEOUS ASSEMBLY USE PER FFPC 12.1.3.2: 36.....	
1 PERSON PER 18 LINEAR INCHES= 609 LINEAR IN/18=	34 PERSONS
KITCHEN AREAS/PREP.....	
1 PERSON PER 100 SQ.FT. (Storage, kitchen, prep areas)= 112 SQ.FT./100 SQ.FT.=	5 PERSONS
TOTAL ALL BUSINESS AREAS.....	
1 PERSON PER 150 SQ.FT. GROSS= 569 SQ.FT./150 SQ.FT.=	1 PERSONS
STORAGE.....	71 SQ.FT
1 PERSON PER 500 SQ.FT= 71 SQ.FT./500 SQ.FT	1 PERSON
TOTAL PROPOSED OCCUPANCY:	399 PERSONS



Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP



DISTALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**PROPOSED CEILING
PLAN**

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

SHEET NO.

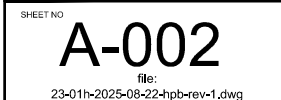
A-001

file:
23-01h-2025-08-22-hpb-rev-1.dwg

CEILING LEGEND:

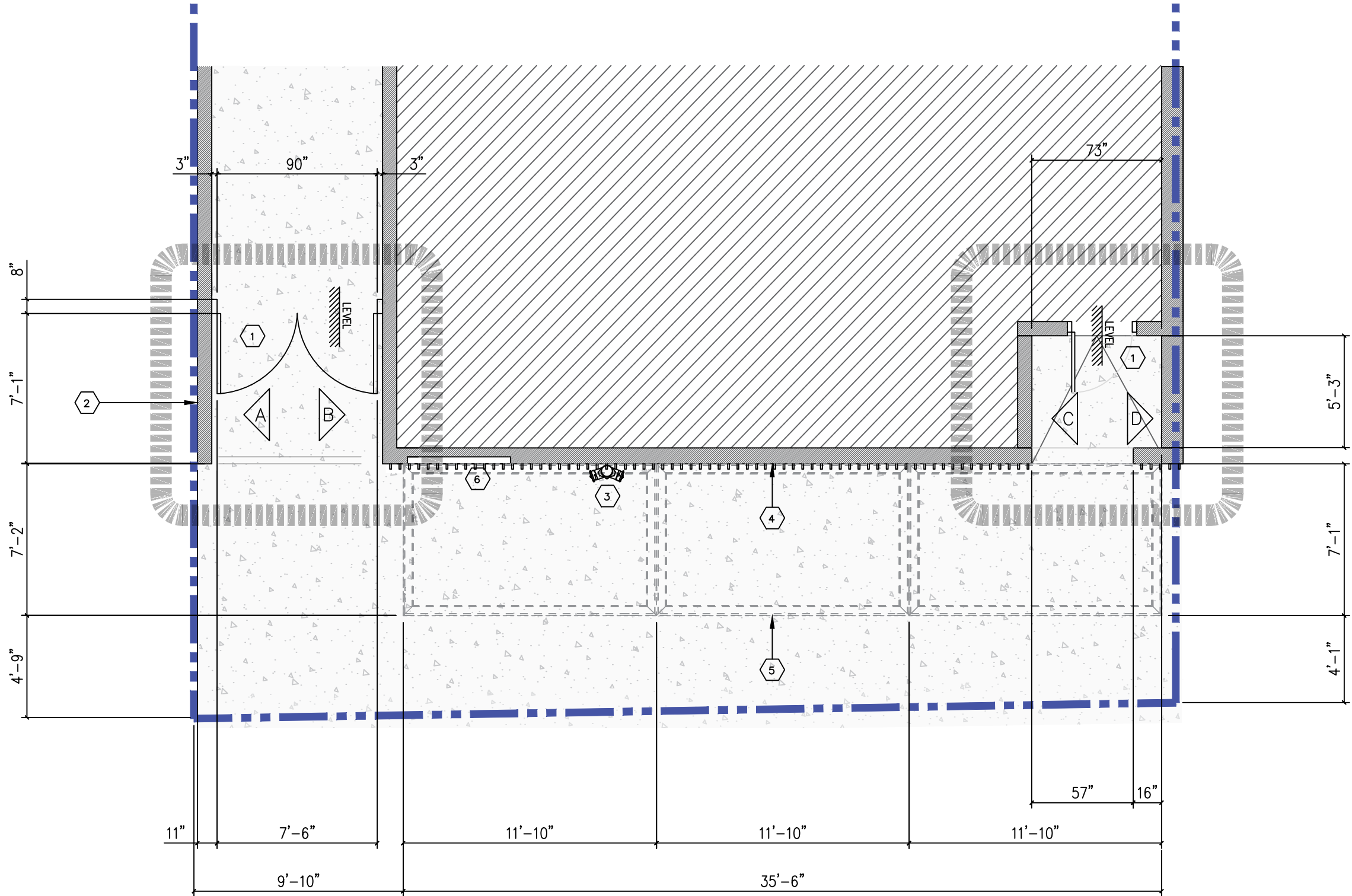
SYMBOL	DESCRIPTION
	PROPOSED EXTERIOR FIRE SPRINKLERS. TO BE DESIGNED BY SPECIALTY ENGINEER AND SUBMITTED AS A DEFERRED SUBMITTAL PER FBC B107.3.4.1.
	LOW-PROFILE 4"SQ RECESSED DOWNLIGHT PROVIDED BY OWNER UTILIZES 120V 23W (A19) LAMP. INSTALL PER MANF SPEC. ENSURE "DAMP" RATING WHEN USED IN ALL MOISTURE EXPOSED FIXTURES. ALL RECESSED FIXTURES OR LIGHTING IN THE THERMAL ENVELOPE MUST BE IC RATED AND MEETING ASTM E 283 FOR LEAKAGE LABELED "AIR TIGHT" AND HOUSING SHALL BE SEALED WITH A GASKET OR CAULK TO CEILING OR WALL FBC R402.4.1.1 (ALL FIXTURES UL LISTED).*
	LED COVE LIGHTING UTILIZES 120V SOURCE COMPLYING WITH NEC 410. MUST COMPLY WITH SPACING REQ IN NEC 410.18.
	LED STRIP LIGHT

1



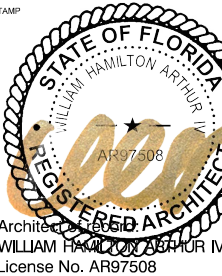
1. SHADED OUTLINED AREA REPRESENTS EXISTING 1-LEVEL BUILDING FOOTPRINT TO REMAIN; DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. ANY EXIST SLAB, SUPPORTING ELEMENTS, COLUMNS, BEAMS & PILASTERS BELONGING TO BUILDING & EXTERIOR ENVELOPE TO REMAIN, DO NOT DISTURB AS PART OF THIS WORK OR PERMIT. EXIST STUCCO FINISH TO BE PATCHED & REPAIRED IN "LIKE-NEW" CONDITION. THE WORK SHALL NOT MAKE THE BUILDING LESS CONFORMING WITH ENERGY REQUIREMENTS THAN IT WAS BEFORE THE REPAIR WAS UNDERTAKEN PER FBC EB601.2.
2. SHOULD ANY PORTION OF EXIST STRUCTURE APPEAR DAMAGED, UNSAFE OR YOU ARE UNCERTAIN WHICH ITEMS ARE LOAD-BEARING OR NOT, NOTIFY ARCHITECT IMMEDIATELY (305) 770-6100.
3. EXIST STRUCTURE ON ADJACENT PROPERTY TO REMAIN, DO NOT DISTURB.
4. EXIST PUBLIC ROADWAY, DO NOT DISTURB, ENCROACH OR OBSTRUCT.
5. EXIST PUBLIC SIDEWALK TO REMAIN, DO NOT DISTURB, ENCROACH OR OBSTRUCT.
6. LOCATION OF EXIST C.B.S. PRIVACY WALL.
7. PROVIDE NEW ALUMINUM PERGOLA AND FOUNDATION BY SPECIALTY ENGINEER, SEPARATE BUILDING PERMIT APPLICATION. PERGOLA TO BE LOUVERED AND OPEN TO THE SKY. ENSURE MINIMUM HEIGHT & HEADROOM CLEARANCE OF +80" AFF. PROVIDE DEFERRED SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION PER FBC B107.3.4.1.
8. PROVIDE NEW FRONT PERGOLA. PROVIDE DEFERRED SUBMITTAL PER FBC B107.3.4.1.
9. LOCATION OF NEW REAR AND SIDE PERGOLA.
10. EXISTING DECORATIVE ALUMINUM HVAC ENCLOSURE TO REMAIN, DO NOT DISTURB.
11. EXISTING PLUMBING/MECHANICAL ROOF PENETRATION TO REMAIN, DO NOT DISTURB.
12. EXISTING RTU TO REMAIN, DO NOT DISTURB.

A purple triangle with the number 1 inside.



PLAN KEYNOTE LEGEND:

1. PROVIDE REPLACEMENT DOOR WITHIN EXISTING OPENING.
2. EXISTING ENTRYWAY TO REMAIN, DO NOT DISTURB.
3. LOCATION OF EXISTING FDC TO REMAIN. DO NOT DISTURB.
4. PROVIDE PAINTED STUCCO, AND VERTICAL SHADING DEVICES. COLOR PER FINISH LEGEND SHEET A-200.
5. PROVIDE NEW FRONT PERGOLA. PROVIDE DERRERED SUBMITTAL PER FBC B107.3.4.1.
6. EXISTING SETBACK IN STRUCTURE TO REMAIN. DO NOT DISTURB.



DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/ or use of these materials without prior written consent is strictly prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
ENLARGED FLOOR PLAN

SCALE: 3/16" = 1'-0"

SHEET NO
A-100
file:
23-01h-2025-08-22-hpb-rev-1.dwg

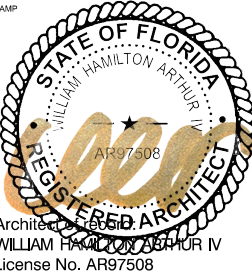
L-1
MINUS LED SPOTLIGHT
LIGHT FIXTURE SLIM
PROFILE

L-1
MINUS LED SPOTLIGHT
LIGHT FIXTURE SLIM
PROFILE

TO
ELECTRIC
PANEL



WHAA
Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de León Blvd
Coral Gables, Florida 33134-6811



DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**ENLARGED
ILLUMINATION PLAN.**
SCALE: 3/16" = 1'-0"

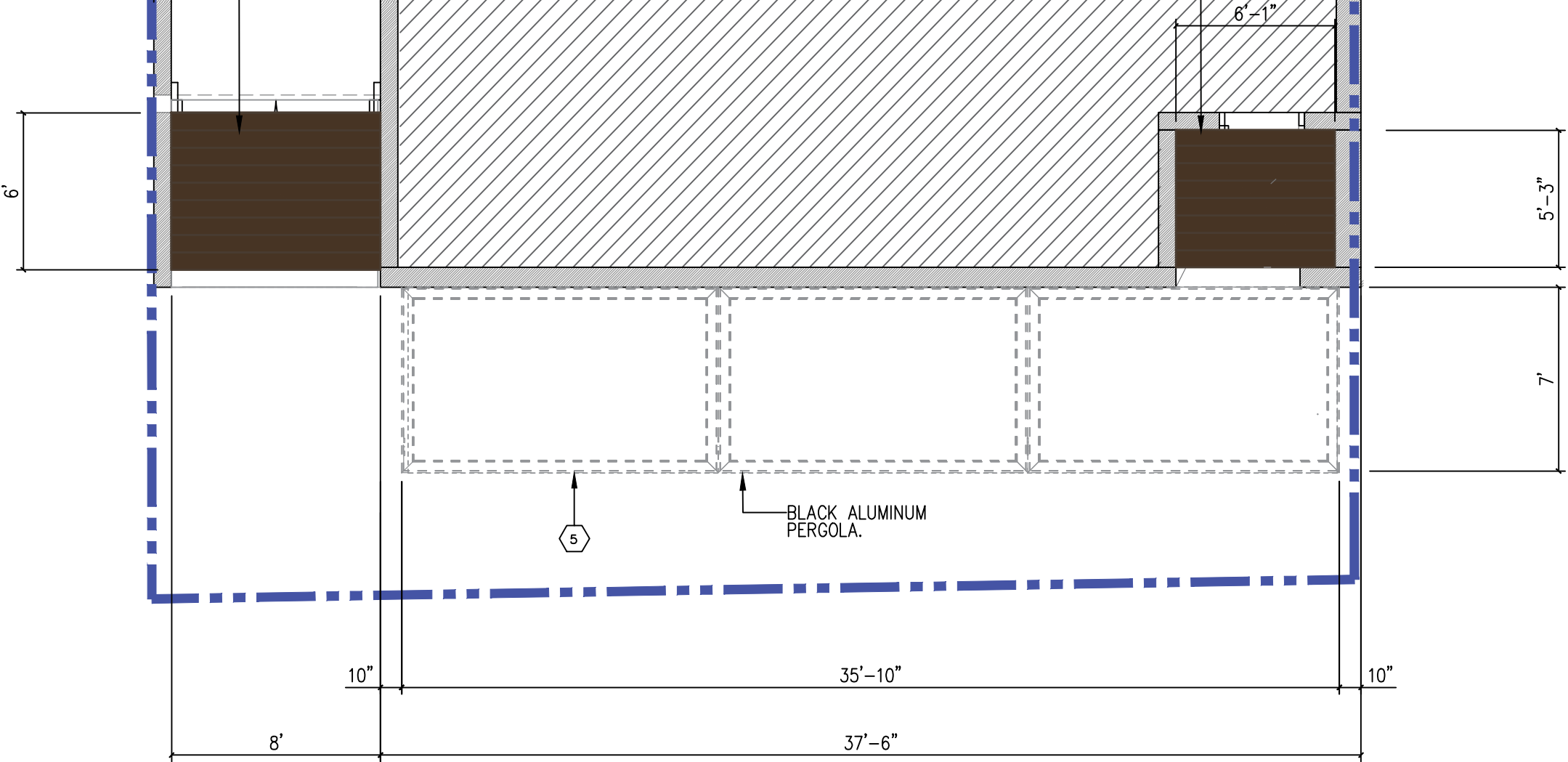
SHEET NO
A-101
file:
23-01h-2025-08-22-hpb-rev-1.dwg

PLAN KEYNOTE LEGEND:

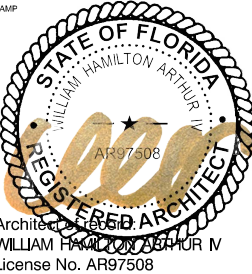
1. PROVIDE REPLACEMENT DOOR WITHIN EXISTING OPENING.
2. EXISTING ENTRYWAY TO REMAIN, DO NOT DISTURB.
3. LOCATION OF EXISTING FDC TO REMAIN. DO NOT DISTURB.
4. PROVIDE PAINTED STUCCO, COLOR PER FINISH LEGEND SHEET A-200.
5. PROVIDE NEW FRONT PERGOLA. PROVIDE DERRERED SUBMITTAL PER FBC B107.3.4.1.
6. EXISTING SETBACK IN STRUCTURE TO REMAIN. DO NOT DISTURB.

SS-04
PORCELAIN WOOD TILE
MIRAGE JURUPA JP05 WILD
8" X 48"

SS-04
PORCELAIN WOOD TILE
MIRAGE JURUPA JP05 WILD
8" X 48"



WHAA
Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



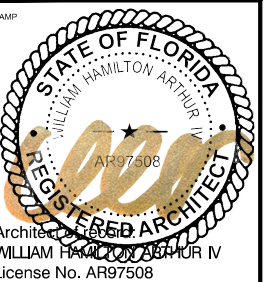
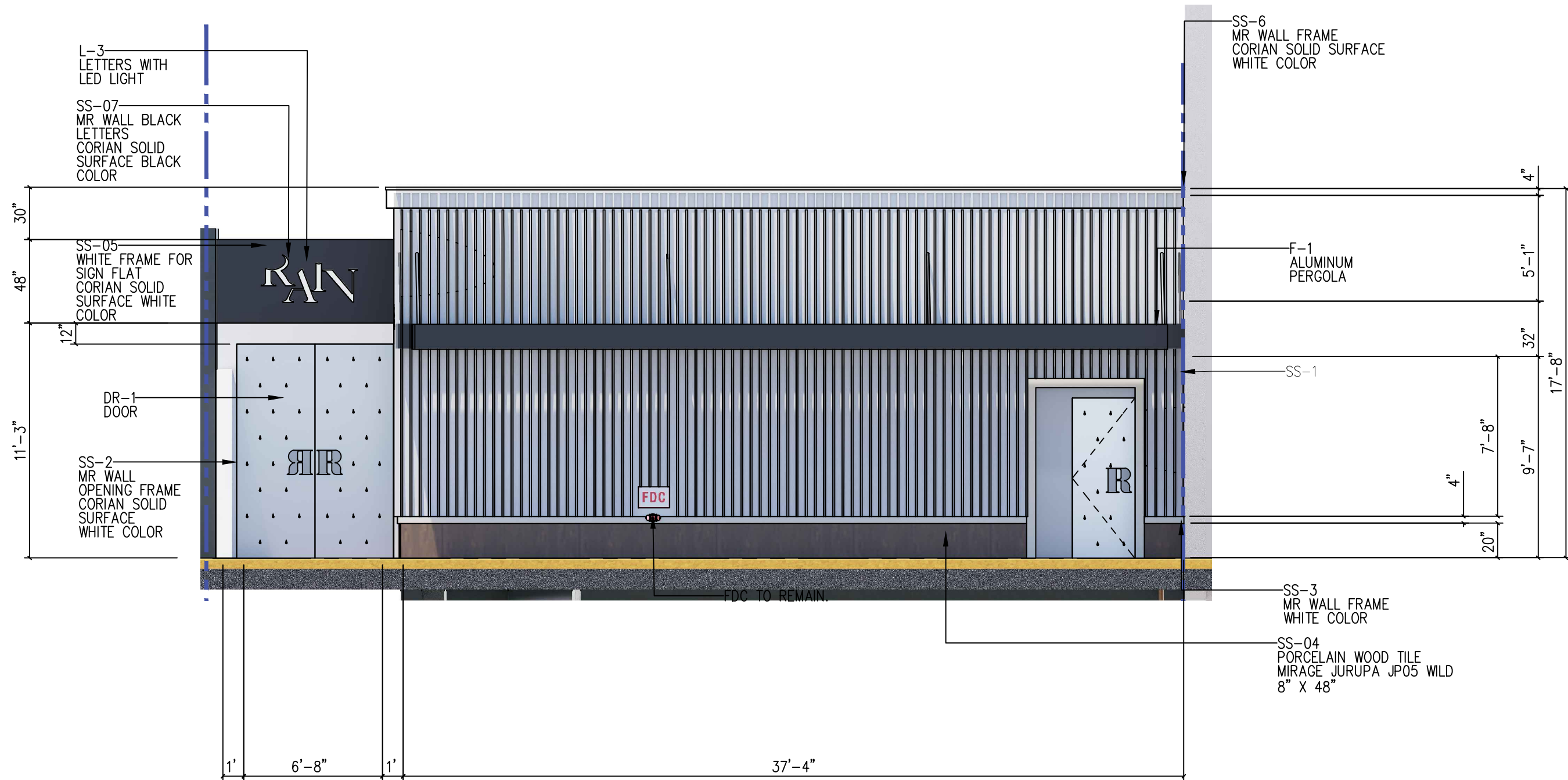
DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PLAN KEYNOTE LEGEND:

1. PROVIDE REPLACEMENT DOOR WITHIN EXISTING OPENING.
2. EXISTING ENTRYWAY TO REMAIN, DO NOT DISTURB.
3. LOCATION OF EXISTING FDC TO REMAIN. DO NOT DISTURB.
4. PROVIDE PAINTED STUCCO, COLOR PER FINISH LEGEND SHEET A-200.
5. PROVIDE NEW FRONT PERGOLA. PROVIDE DERRERED SUBMITTAL PER FBC B107.3.4.1.
6. EXISTING SETBACK IN STRUCTURE TO REMAIN. DO NOT DISTURB.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025
SHEET TITLE		
ENLARGED CEILING		
SCALE: 3/16" = 1'-0"		
SHEET NO		
A-102		
file: 23-01h-2025-08-22-hpb-rev-1.dwg		



DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/or use of these materials without prior written consent is strictly prohibited and punishable by law.

PROJECT No: 23-01H
DATE: 07-25-2025
DRAWN BY: WHAIV

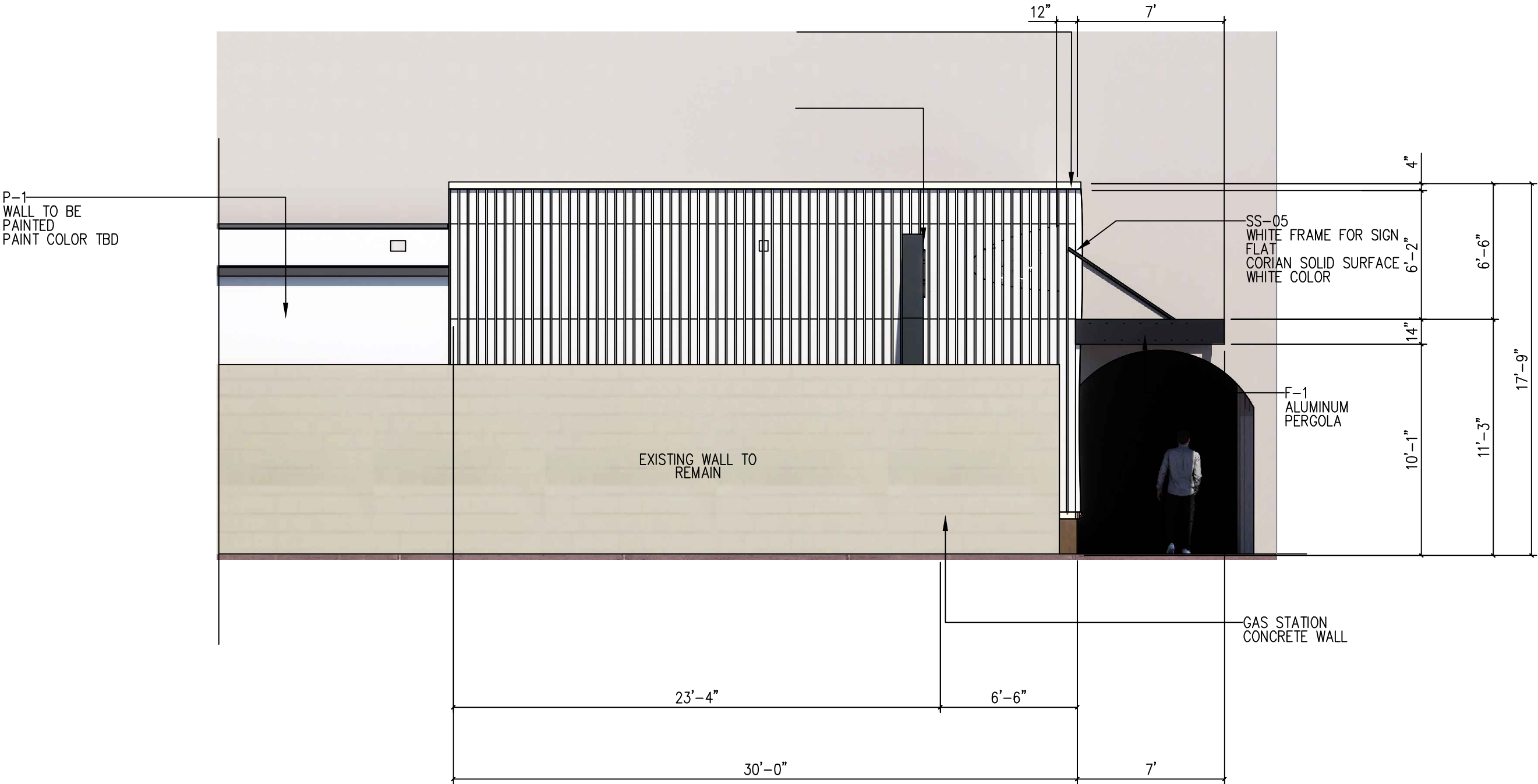
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NO
A-103
file:
23-01h-2025-08-22-hpb-rev-1.dwg



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

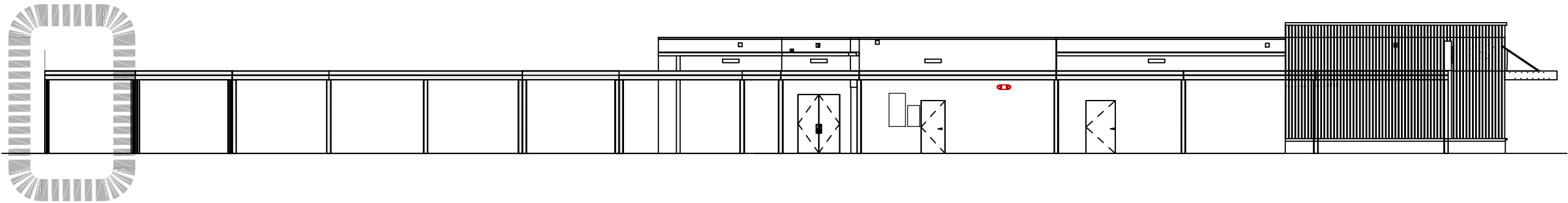
WEST ELEVATION

SCALE: 3/16" = 1'-0"

SHEET NO

A-104

file:
23-01h-2025-08-22-hpb-rev-1.dwg

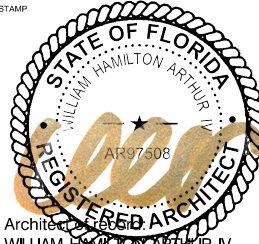


REF ENLARGED SECTION
SHEET A-110



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

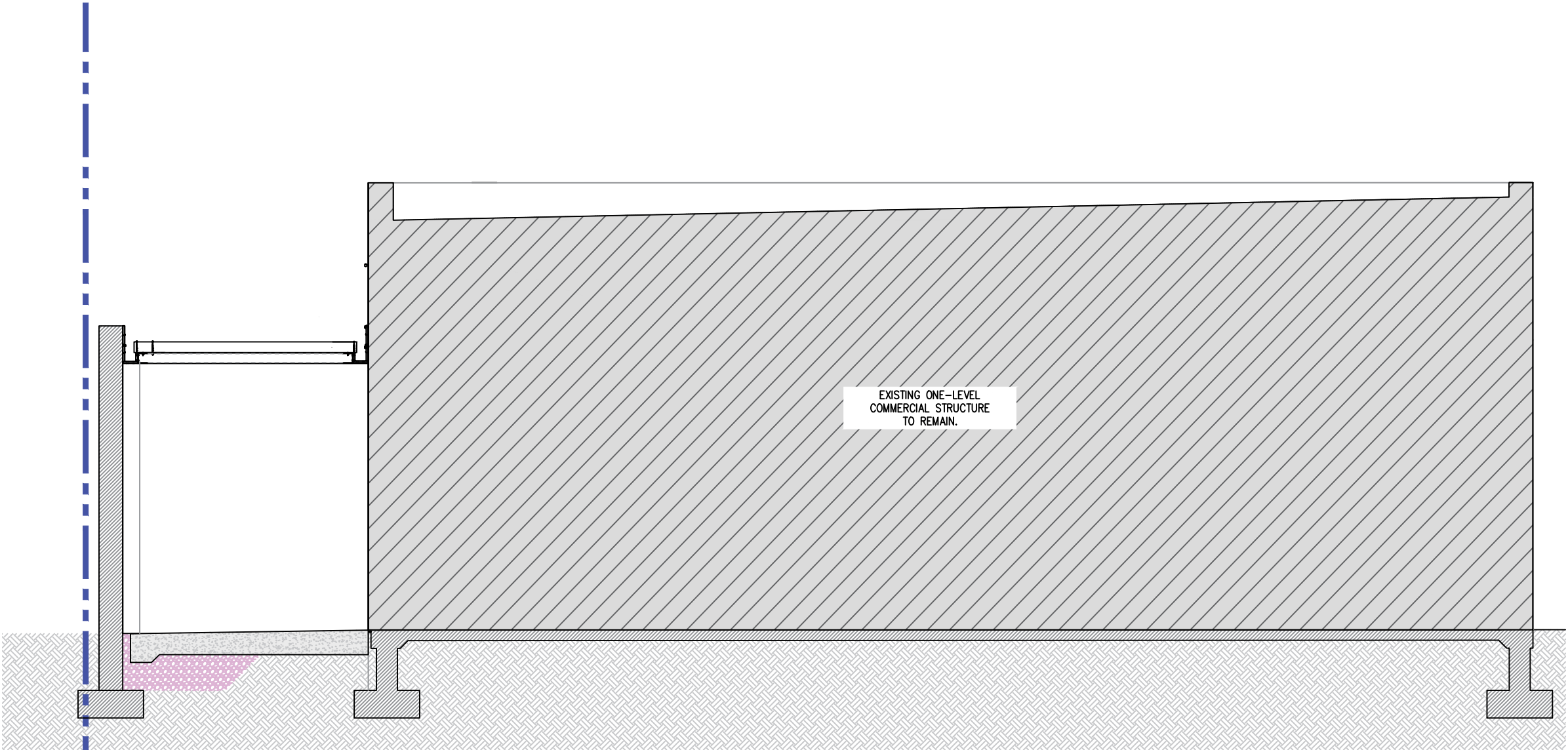
**OVERALL WEST
ELEVATION**

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

SHEET NO

A-105

file:
23-01h-2025-08-22-hpb-rev-1.dwg



RAIN
NIGHT CLUB MIAMI

WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

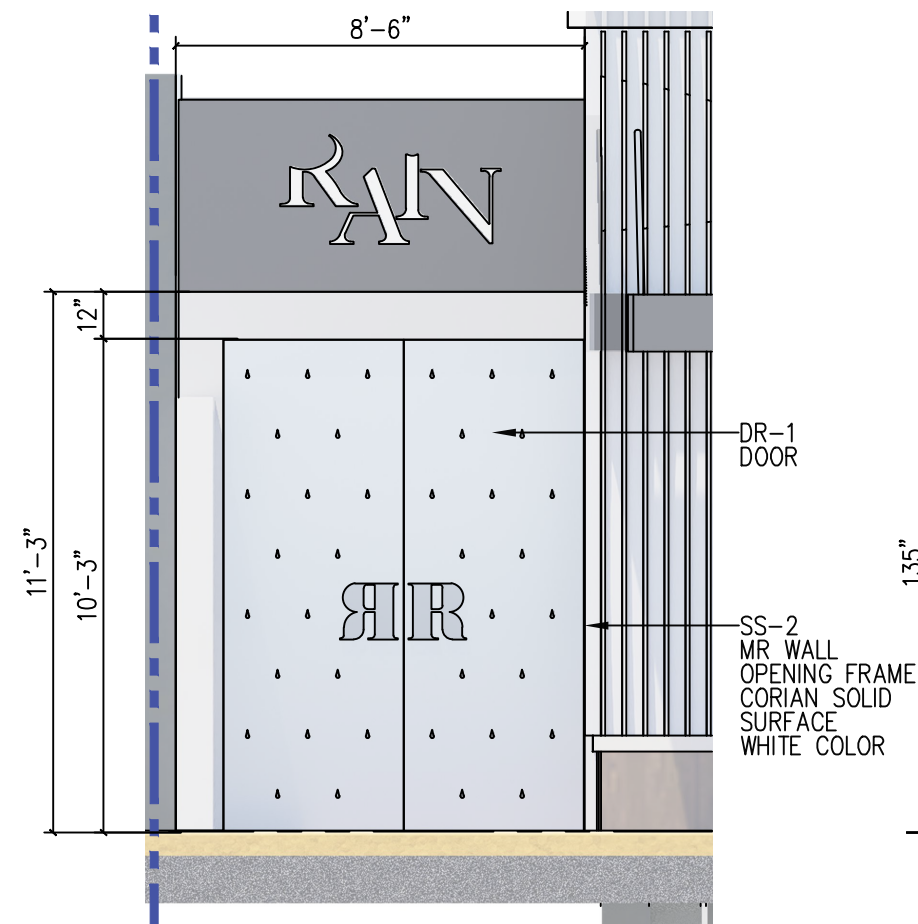
OVERALL SECTION

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

SHEET NO

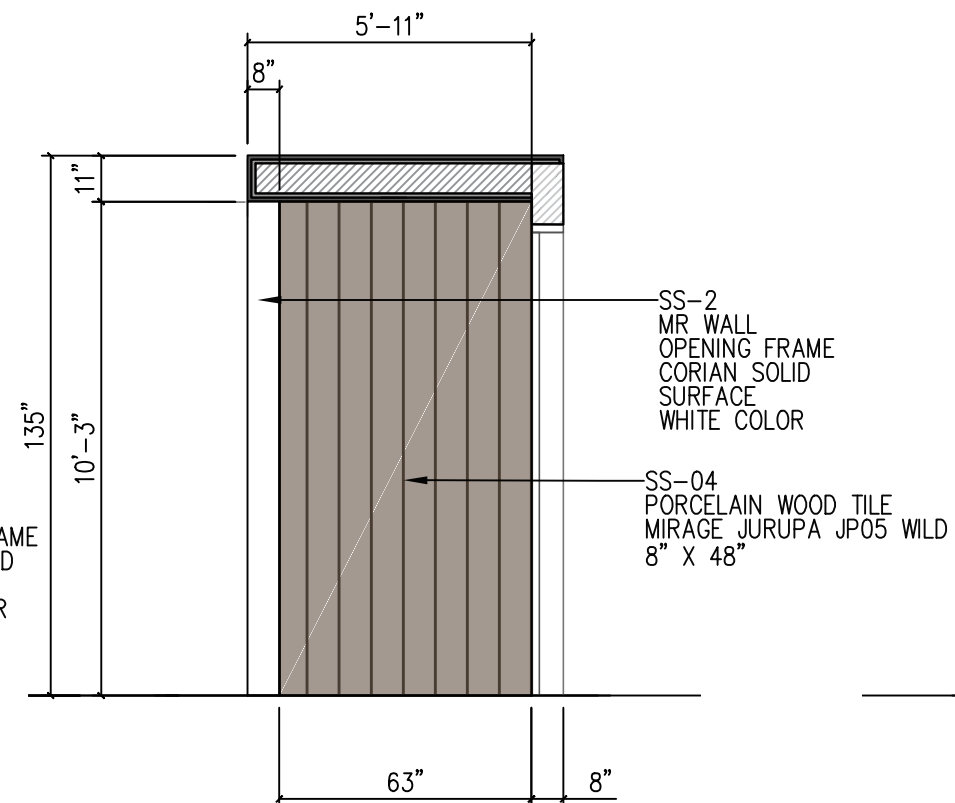
A-106

file:
23-01h-2025-08-22-hpb-rev-1.dwg



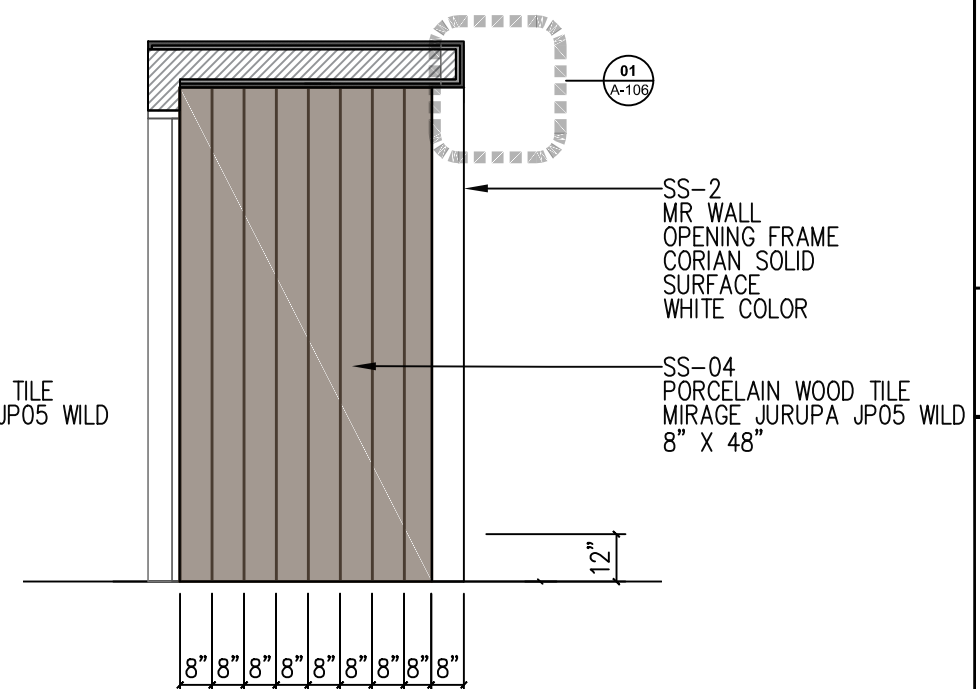
MAIN ENTRANCE ELEVATION

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



MAIN ENTRANCE SECTION A

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



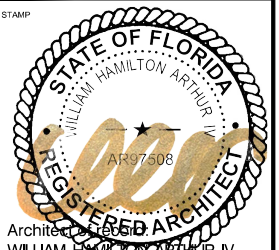
**MAIN ENTRANCE
SECTION B**

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



Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811

STAMP



Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/or use of these materials without prior written consent is strictly prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

ENLARGED ELEVATIONS

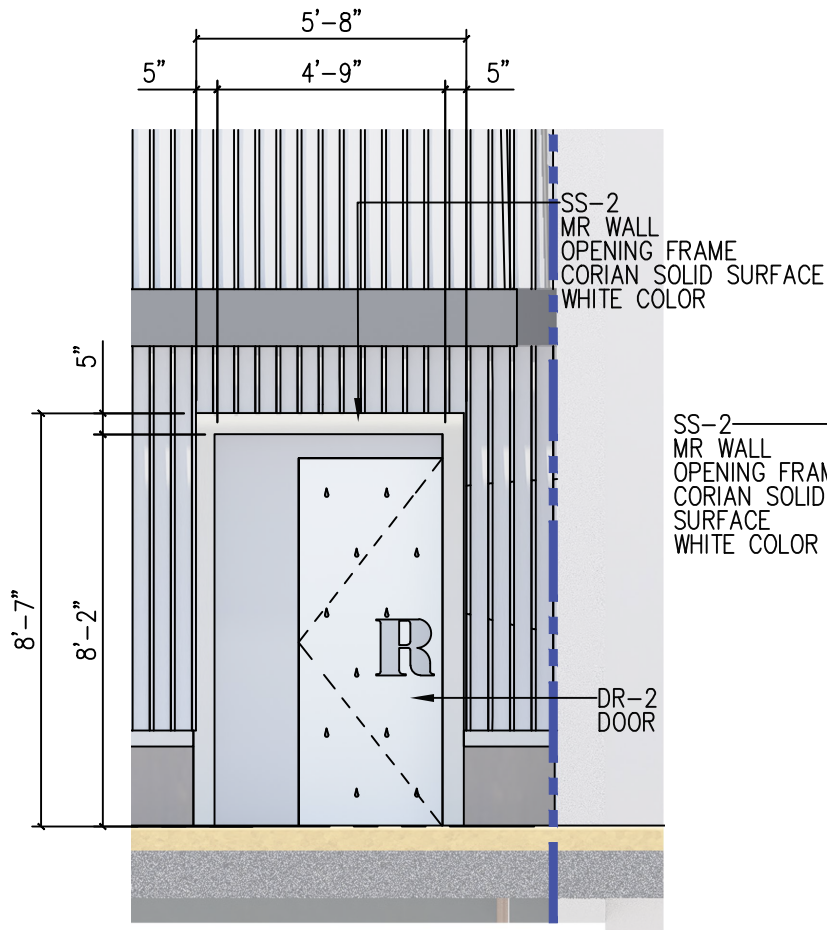
SCALE: 1/4" = 1'-0"

SHEET NO.

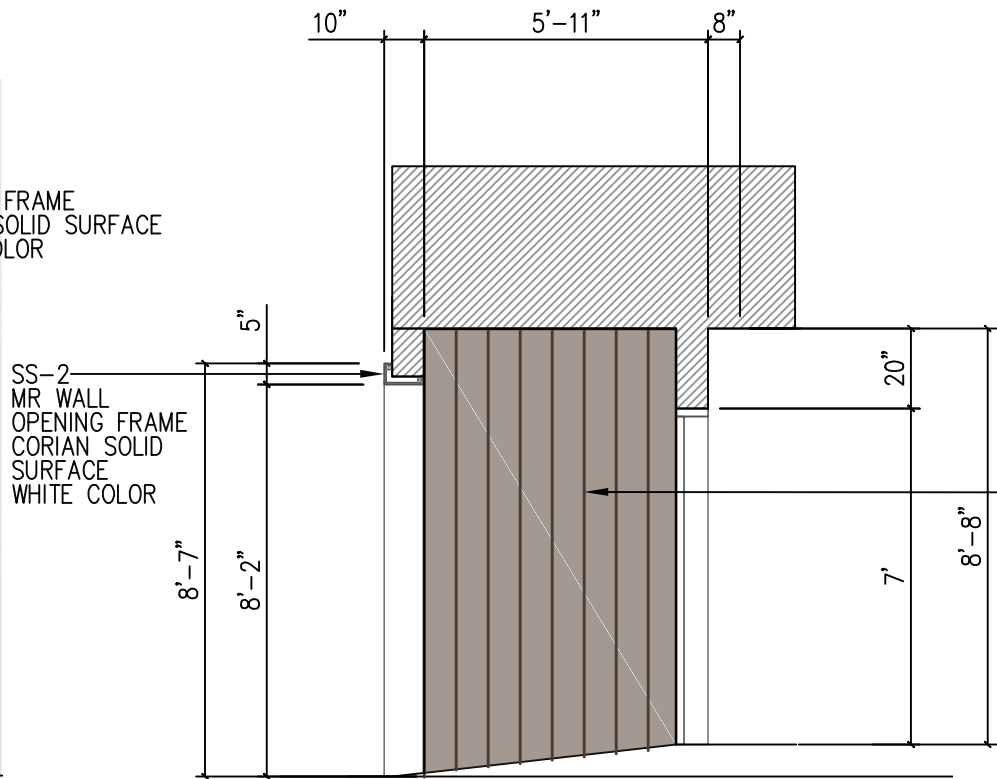
A-107

file:

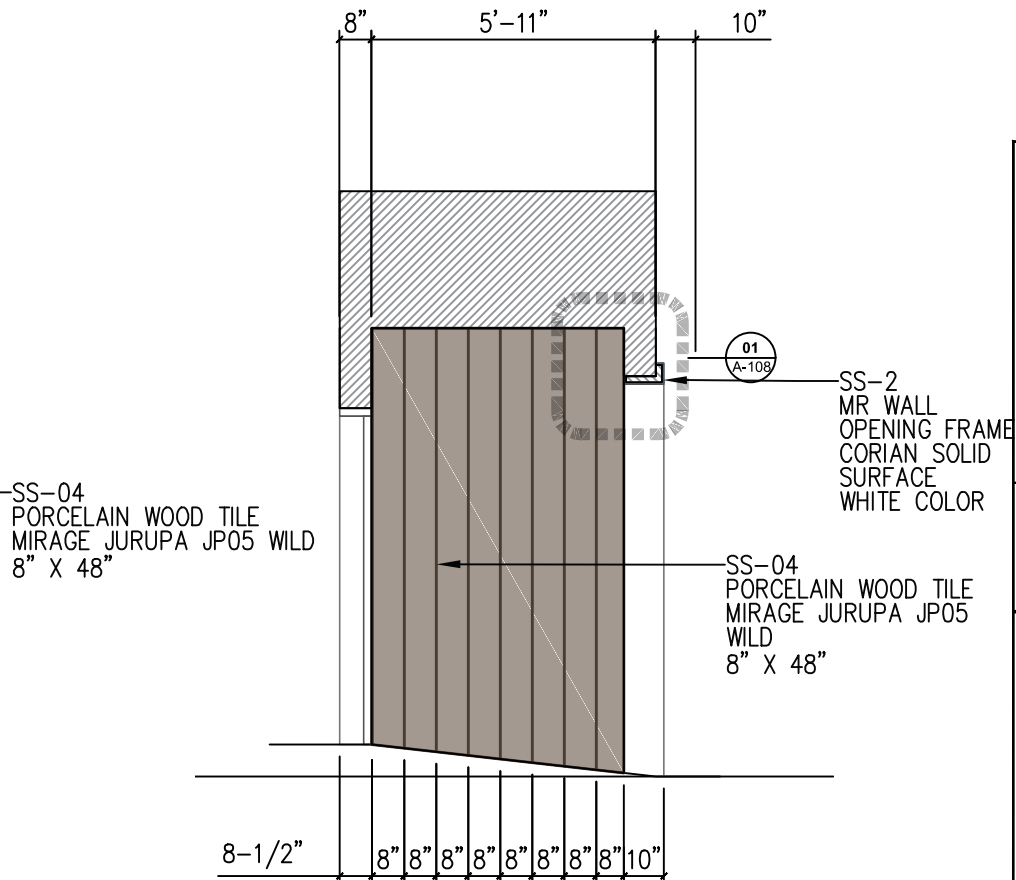
23-01h-2025-08-22-hpb-rev-1.dwg



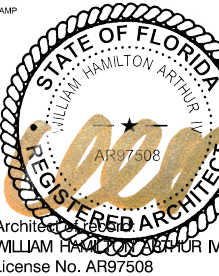
VIP ACCESS
ELEVATION
SCALE: 1/4" = 1'-0"



VIP ACCESS
SECTION A
SCALE: 1/4" = 1'-0"



VIP ACCESS
SECTION B
SCALE: 1/4" = 1'-0"



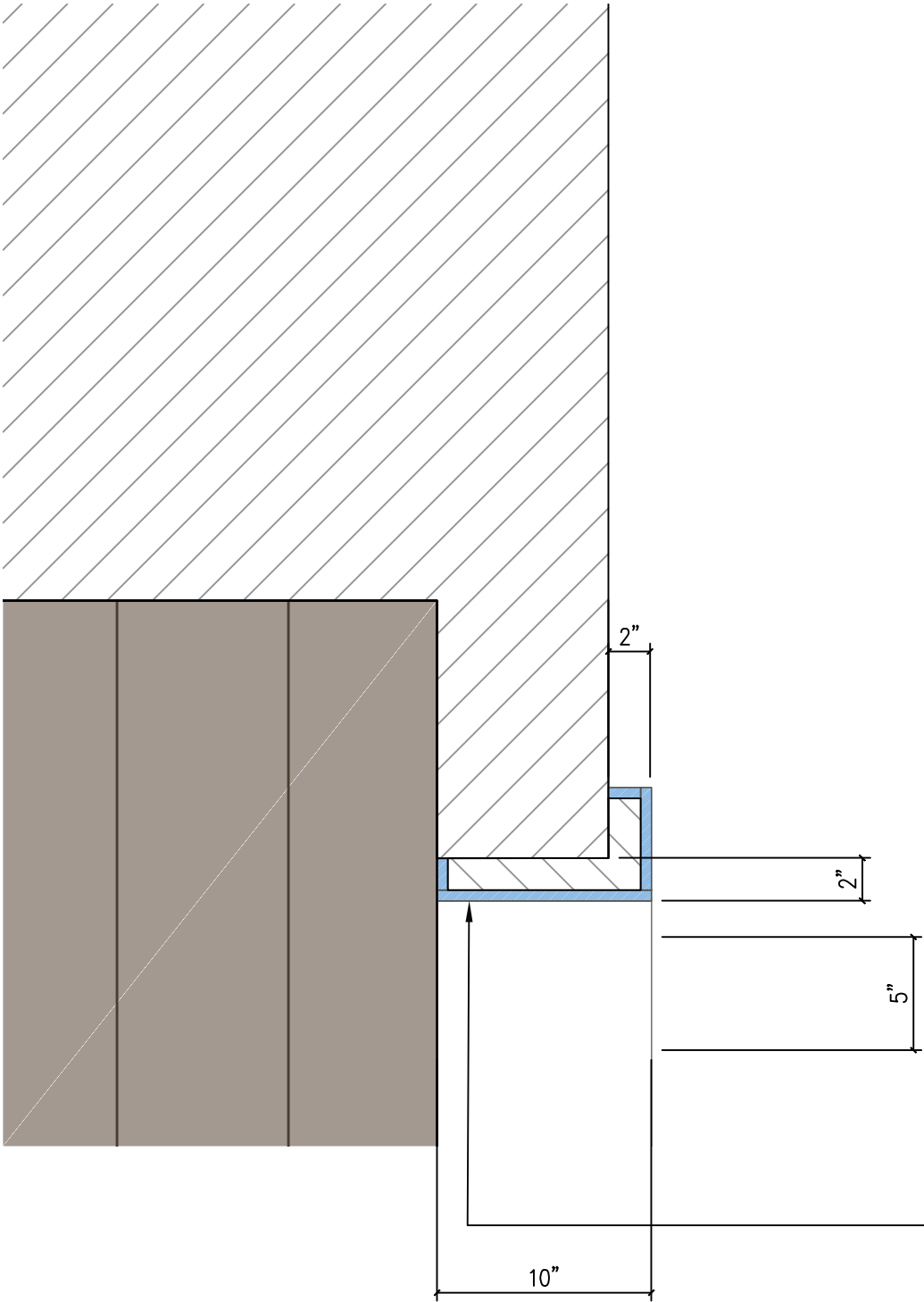
DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**ENLARGED
ELEVATIONS**
SCALE: 1/4" = 1'-0"

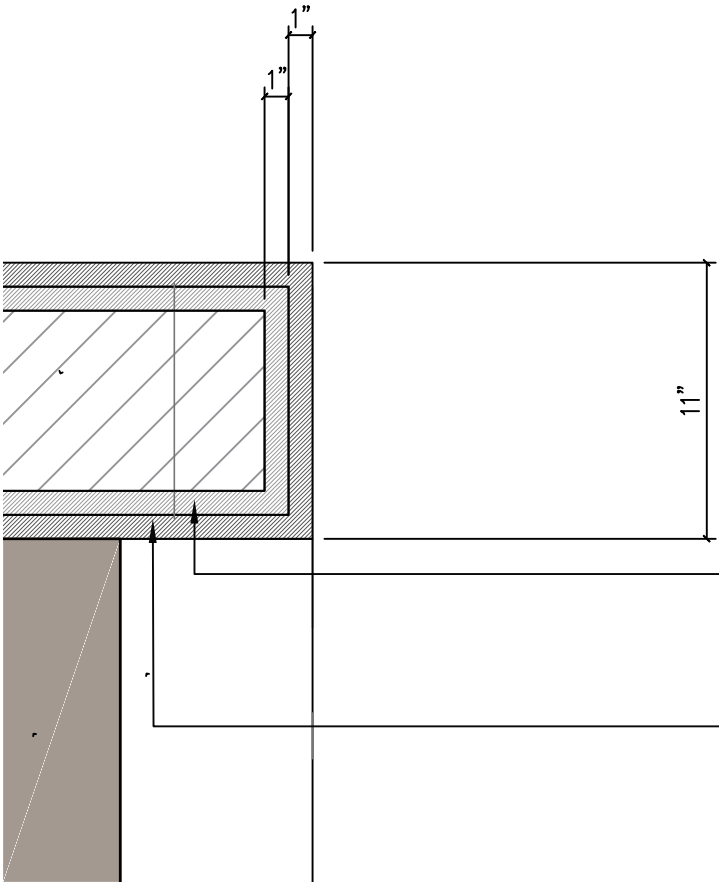
SHEET NO
A-108
file:
23-01h-2025-08-22-hpb-rev-1.dwg



SS-2
MR WALL
OPENING FRAME
CORIAN SOLID SURFACE
WHITE COLOR

BACKLIGHT
TYPICAL DETAIL

SCALE: 1-1/2" = 1'-0"



PLYWOOD
TECHNICAL SPECS
ACCORDING
TO CONTRACTOR

SS-04
PORCELAIN WOOD TILE
MIRAGE JURUPA JP05
WLD
8" X 48"

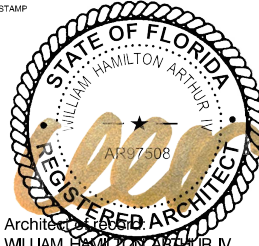
BACKLIGHT
TYPICAL DETAIL

SCALE: 1-1/2" = 1'-0"

RAIN
NIGHT CLUB MIAMI

WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



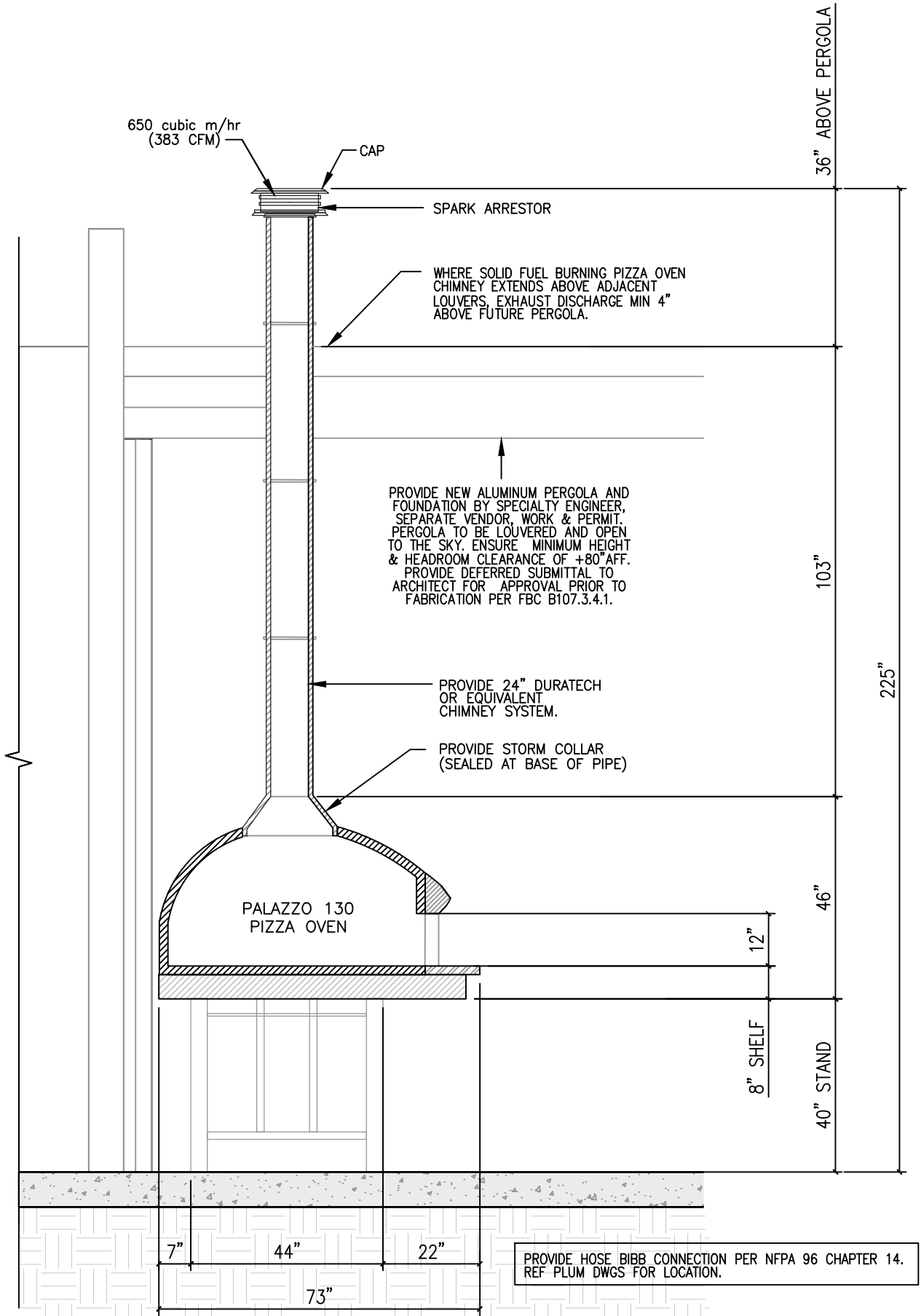
DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**ENLARGED
SECTION**
SCALE: 1-1/2" = 1'-0"

SHEET NO
A-109
file:
23-01h-2025-08-22-hpb-rev-1.dwg



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



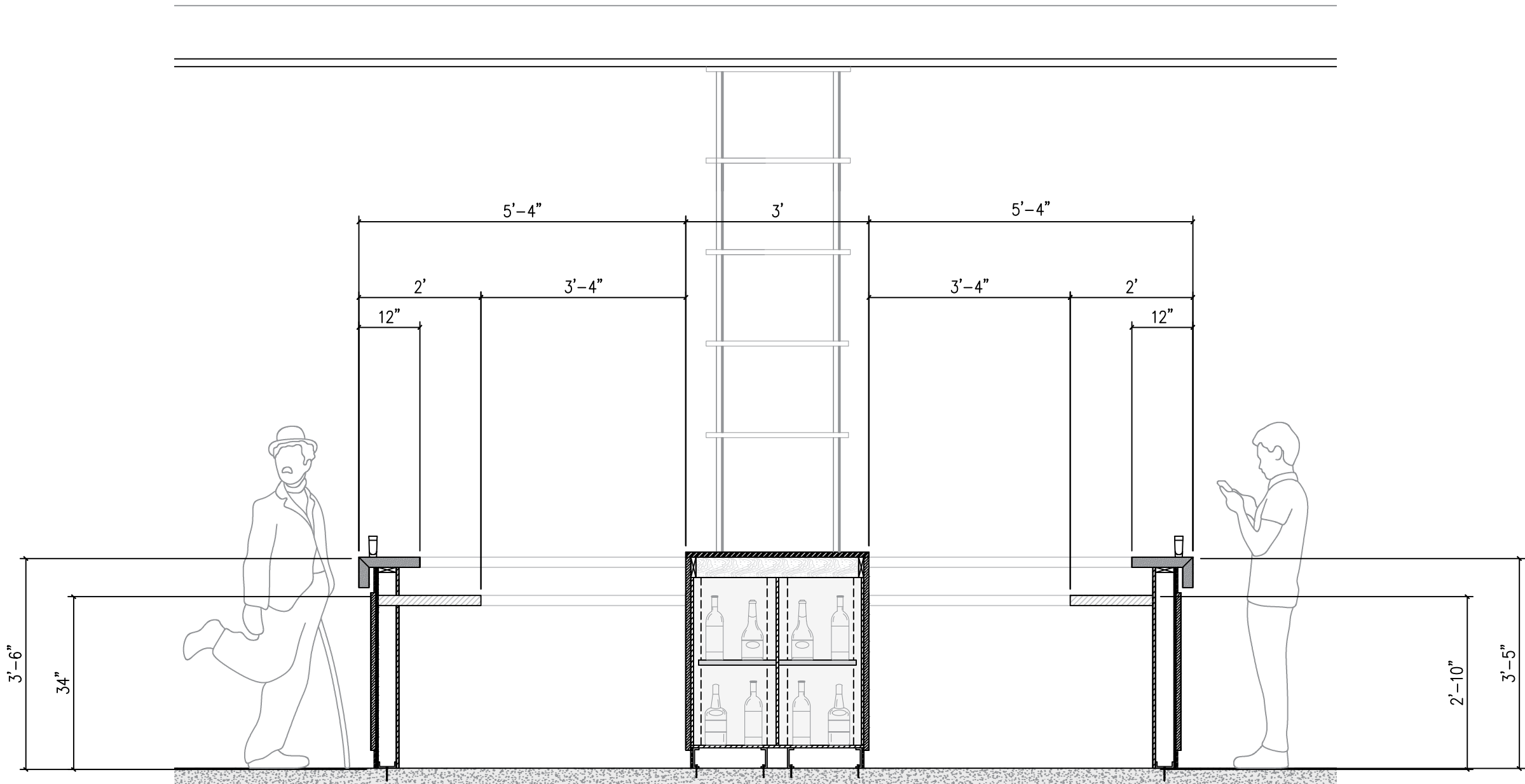
DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/ or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**ENLARGED
PIZZA OVEN**
SCALE: 3/8" = 1'-0"

SHEET NO
A-110
file:
23-01h~2025-08-22-hpb~rev-1.dwg



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de Leon Blvd
Coral Gables, Florida 33134-6811



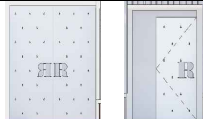
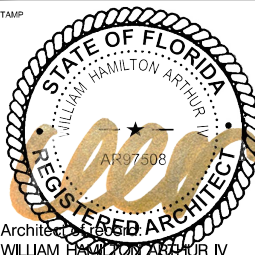
DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/ or use of these materials without prior written consent is strictly prohibited and punishable by law.

PROJECT No: 23-01H		
DATE: 07-25-2025		
DRAWN BY: WHAIV		
#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE
**EXTERIOR
BAR COUNTER
DETAIL**
SCALE: 3/8" = 1'-0"

SHEET NO
A-111
file:
23-01h-2025-08-22-hpb-rev-1.dwg

FINISH SCHEDULE								RAIN NIGHT CLUB MIAMI																
Item #	Item Name	Photo/Graphic	Vendor	Manufacturer	Model #	Color/Finish	Dimensions																	
L-1	MINUS LED SPOTLIGHT LIGHT FIXTURE SLIM PROFILE		TBD	MINUS	1-MINUS ONE	BLACK	REF MANF.																	
L-2	LED STRIPS FOR BACKLIT FRAME RGB		TBD	TBD	TBD	TBD	TBD																	
L-3	SIGN LIGHTING		TBD	TBD	TBD	TBD	TBD	WHAA Architect of record: WILLIAM HAMILTON ARTHUR IV License No. AR97508 2920 Ponce de Leon Blvd Coral Gables, Florida 33134-6811																
SS-1	STUCCO SURFACE WITH DECORATIVE BLADES		TBD	TBD	TBD	WHITE	TBD																	
SS-2	MARIO ROMANO WALLS OPENING FRAME CORIAN SOLID SURFACE WHITE COLOR		MARIANO ROMANO WALLS	MARIANO ROMANO	CUSTOM	CORIAN SOLID SURFACE, WHITE	TBD		STAMP  Architect of record: WILLIAM HAMILTON ARTHUR IV License No. AR97508															
SS-3	MARIO ROMANO WALLS FRAME CORIAN SOLID SURFACE WHITE COLOR		MARIANO ROMANO WALLS	MARIANO ROMANO	CUSTOM	CORIAN SOLID SURFACE, WHITE	TBD																	
SS-4	PORCELAIN WOOD TILE MIRAGE JURUPA JP05 WILD 8" X 48"		MIRAGE	MIRAGE	JURUPA JP05 WILD	PORCELAIN	8"X48"	DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED USING THE ELECTRONIC DOCUMENT. Copyright © 2023 William Hamilton Arthur, Architect, Inc. (WHAA). Drawings, specifications and other documents prepared by the Architect are instruments of service and are for the Owner's use solely with respect to this project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Any unauthorized reproduction, modification, disclosure, and/ or use of these materials without prior written consent is strictly prohibited and punishable by law. PROJECT No: 23-01H DATE: 07-25-2025 DRAWN BY: WHAIV <table><tr><th>#</th><th>ISSUE</th><th>DATE</th></tr><tr><td>1</td><td>HPB Comments</td><td>08/22/2025</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		#	ISSUE	DATE	1	HPB Comments	08/22/2025									
#	ISSUE	DATE																						
1	HPB Comments	08/22/2025																						
SS-5	MARIO ROMANO WALL WHITE FRAME FOR SIGN FLAT CORIAN SOLID SURFACE WHITE COLOR		MARIANO ROMANO WALLS	CORIAN	TBD	CORIAN SURFACE WHITE	TBD																	
SS-6	MARIO ROMANO WALL FRAME CORIAN SOLID SURFACE WHITE COLOR		MARIANO ROMANO WALLS	CORIAN	TBD	WHITE	TBD																	
SS-7	MARIO ROMANO WALL BLACK FRAME FOR NAME		MARIANO ROMANO WALLS	TBD	TBD	BLACK	TBD																	
F-1	PERGOLA BY OTHERS		TBD	TBD	TBD	BLACK	TBD																	
DR-1	EXTERIOR DOOR		CUSTOM	TBD	TBD	TBD	TBD	SHEET TITLE FINISH SCHEDULE																
DR-2	EXTERIOR DOOR		CUSTOM	TBD	TBD	TBD	TBD																	
P-1	EXTERIOR WALL PAINT		SHERWIN WILLIAMS	SHERWIN WILLIAMS	SW7006	EXTRA WHITE	TBD		SHEET NO A-200 file: 23-01h-2025-08-22-hpb-rev-1.dwg															



WHAA

Architect of record: WILLIAM HAMILTON ARTHUR IV
License No. AR97508
2920 Ponce de León Blvd
Coral Gables, Florida 33134-6811

STAMP

Architect of record:
WILLIAM HAMILTON ARTHUR IV
License No. AR97508

DIGITALLY SIGNED & SEALED BY THE ARCHITECT OF RECORD
HAVING A DATE LISTED ADJACENT TO THE SEAL. PRINTED
COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED
& SEALED. THE SIGNATURE CAN ONLY BE AUTHENTICATED
USING THE ELECTRONIC DOCUMENT.

Copyright © 2023 William Hamilton Arthur,
Architect, Inc. (WHAA). Drawings, specifications
and other documents prepared by the Architect
are instruments of service and are for the Owner's
use solely with respect to this project. The
Architect shall retain all common law, statutory
and other reserved rights, including the
copyright. Any unauthorized reproduction,
modification, disclosure, and/or use of these
materials without prior written consent is strictly
prohibited and punishable by law.

PROJECT No: 23-01H

DATE: 07-25-2025

DRAWN BY: WHAIV

#	ISSUE	DATE
1	HPB Comments	08/22/2025

SHEET TITLE

RENDERINGS

SHEET NO

A-201

file:
23-01h-2025-08-22-hpb-rev-1.dwg

