



ELECTRICAL NOTES

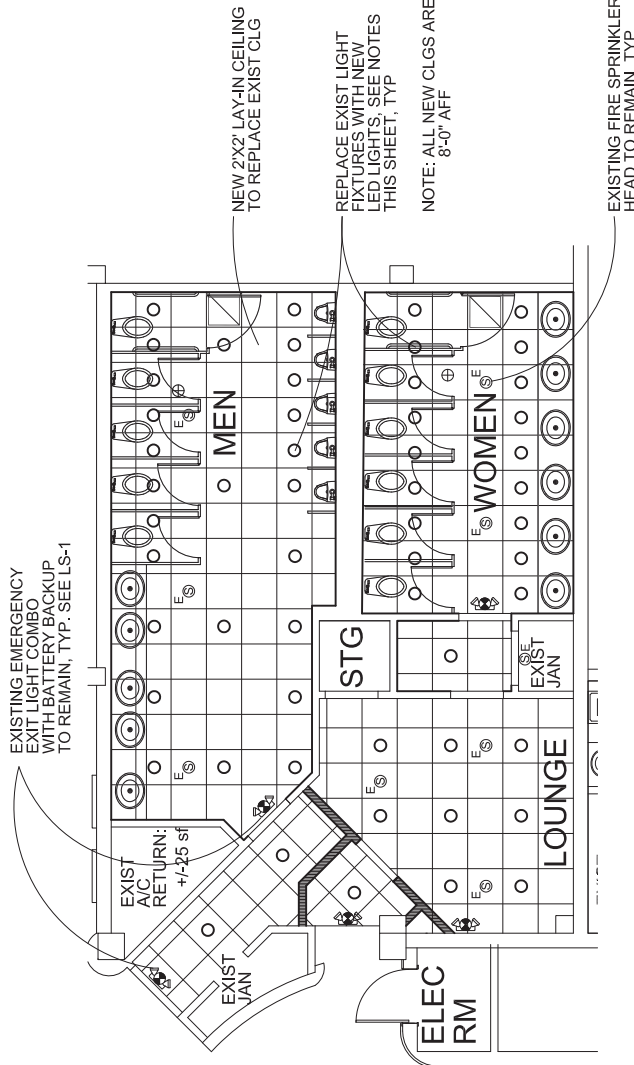
- 1) FOLLOW ALL APPLICABLE NEC & FBC REQUIREMENTS
- 2) EXISTING LIGHTING & RECEPTACLES NOT INDICATED ON THESE PLANS SHALL REMAIN AT EXIST LOCATIONS AND ARE NOT PART OF SCOPE
- 3) ELECTRICAL PANELS ARE EXISTING TO REMAIN, AND COMPLY WITH NEC 240.24
- 4) THESE DRAWINGS ARE SCHEMATIC TO SHOW DESIGN INTENT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

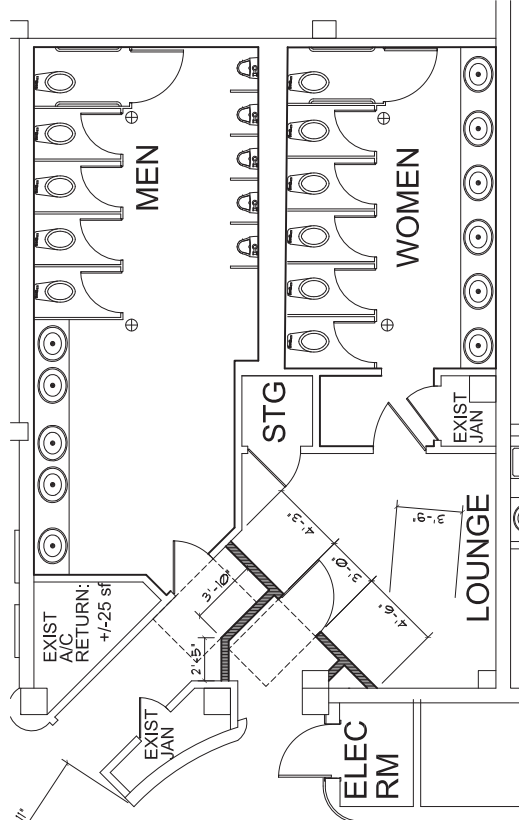
ELECTRIC LEGEND

- 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



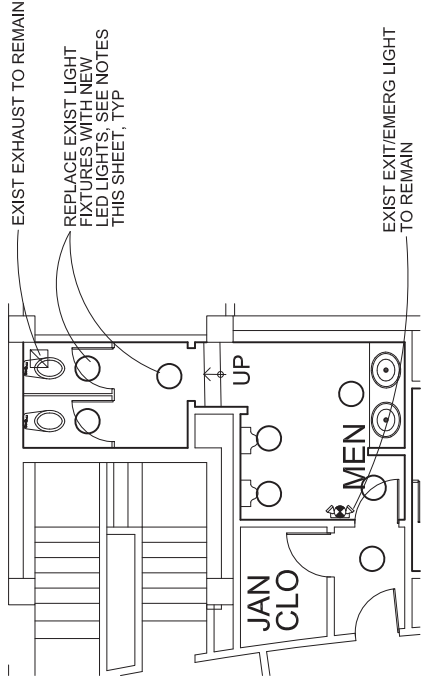
EXISTING MAIN TOILET ROOMS CEILING PLAN

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



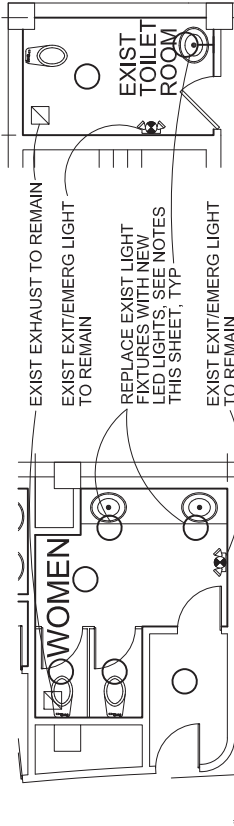
EXISTING MAIN TOILET ROOMS FLOOR PLAN

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



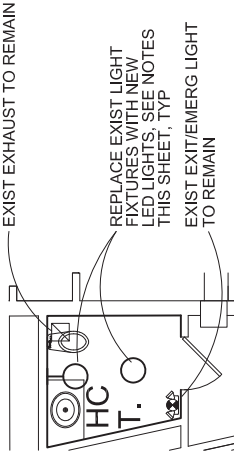
EXIST MEZZ TOILET RM PLAN (MEN)

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



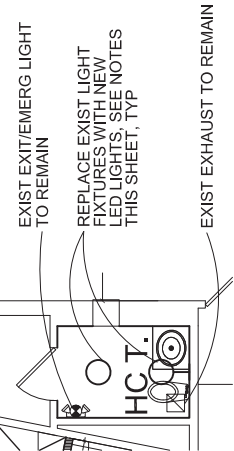
EXIST MEZZ TOILET RM PLAN (WOMEN)

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"

EXIST 2ND FL TOILET RM

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



EXIT CAPACITY ANALYSIS

1ST FLOOR EXIT CALCULATION DETAILS			
EXIT #	NOM WIDTH	NET WIDTH	CAPACITY
①	6 DOORS, 3 EACH	204 INCHES / 0.20	1020 PERSONS
②	2 DOORS, 3 EACH	68 INCHES / 0.20	340 PERSONS
③	1 DOOR, 3'	34 INCHES / 0.20	170 PERSONS
④	2 DOORS, 3 EACH	68 INCHES / 0.20	340 PERSONS
⑤	2 DOORS, 3 EACH	68 INCHES / 0.20	340 PERSONS
⑥	2 DOORS, 3 EACH	68 INCHES / 0.20	340 PERSONS
2550 PERSONS			
⑦	1 DOOR, 3'	34 INCHES / 0.20	170 PERSONS
⑧	1 DOOR, 3'	34 INCHES / 0.20	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
⑬	44" WIDE STAIRS	44 INCHES / 0.30	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

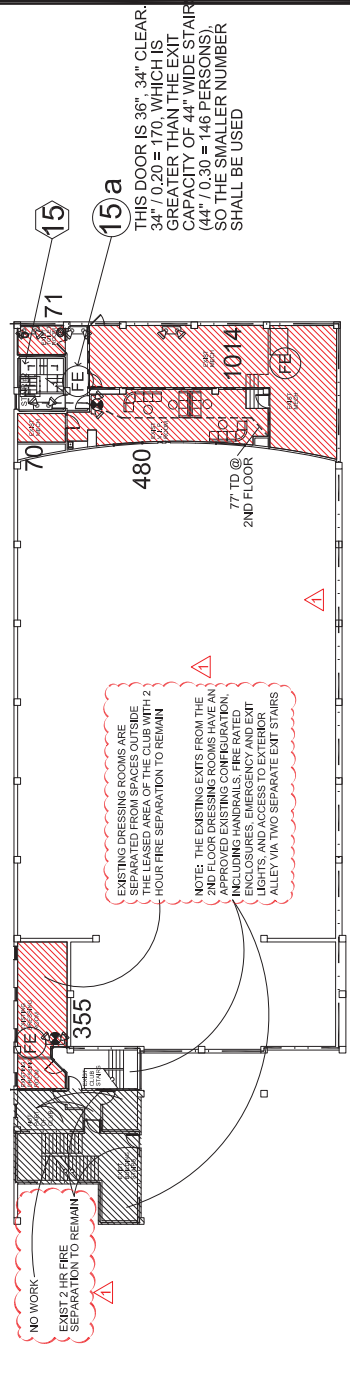
1. DESIGN SHALL COMPLY WITH THE FLORIDA FIRE PREVENTION CODE 7TH ED
2. ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMO
3. AUTOMATIC FIRE SPRINKLERS ARE EXISTING TO REMAIN, NO WORK REQUIRED AS THERE ARE NO NEW PARTITIONS AND ALL EXISTING LAYOUTS ARE TO REMAIN.
4. FIRE ALARM SYSTEM IS EXISTING 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
7. THERE SHALL BE NO CHANGES OF FLOOR ELEVATION GREATER THAN 1/2". ALL FLOORING SHALL SLIP RESISTANT
8. 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 )
9. ALL NEW WOOD FLOOR & PATCHES SHALL BE INHERENTLY FIRE RETARDANT
10. ALL EXISTING LIFE SAFETY SYSTEMS SHALL REMAIN OPERATIONAL DURING DEMOLITION AND CONSTRUCTION
11. ALL NEW AND DEMOLITION MATERIAL SHALL ONLY BE STORED WITHIN AREA OF RENOVATION TO MAINTAIN FREE & CLEAR EGRESS PATHS TO THE PUBLIC WAY.
12. THE RATING OF ANY EXISTING SURROUNDING DEMISING WALL'S 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)
13. 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.
14. DEMOLITION DEBRIS AND NEW MATERIALS SHALL NOT BE STORED IN PUBLIC AREAS, AND SHALL NOT AFFECT EGRESS IN ANY WAY.
15. ALL EGRESS ROUTES TO THE PUBLIC WAY SHALL BE KEPT FREE AND CLEAR AT ALL TIMES DURING CONSTRUCTION
16. 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
17. 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".
18. 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		MECH / BACK OF HOUSE		OFFICE		STORAGE	
		PUBLIC	BACK STAGE	DRESS ROOMS	TOILETS	EQUIP	HOUSE	CORRIDORS	STAIRS
1ST FLOOR		9,585	1,079	2,028	1,061	530	1,917	633	241
MEZZANINE		3,627	135		404	446	640	-	-
2ND FLOOR		480			355	71	1,084	-	-
SUBTOTALS		13,692	1,214	2,028	759	1,567	2,314	1,917	633
OCCUPANT LOAD FACTOR		15	15	15	15	15	15	100	100
OCCUPANT LOAD BY AREA		913	81	135	51	104	154	19	6
		1,466 TOTAL OCC LOAD							

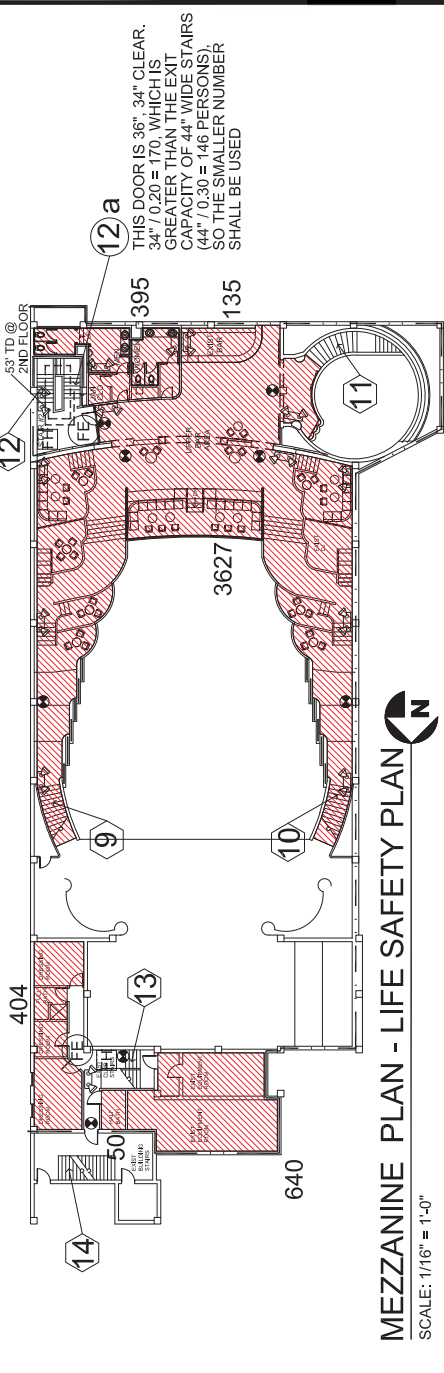
LIFE SAFETY DEVICES LEGEND			
15 SF/PERSON	EXIT LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)	FH	FIRE HOSE
100 SF/PERSON	EXIT LIGHT WITH COMBO EMERG LIGHT (EXISTING TO REMAIN)	FE	FIRE EXTINGUISHER (EXISTING TO REMAIN)
0 SF/PERSON	EMERGENCY LIGHT WITH BATTERY BACKUP (EXISTING TO REMAIN)		

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



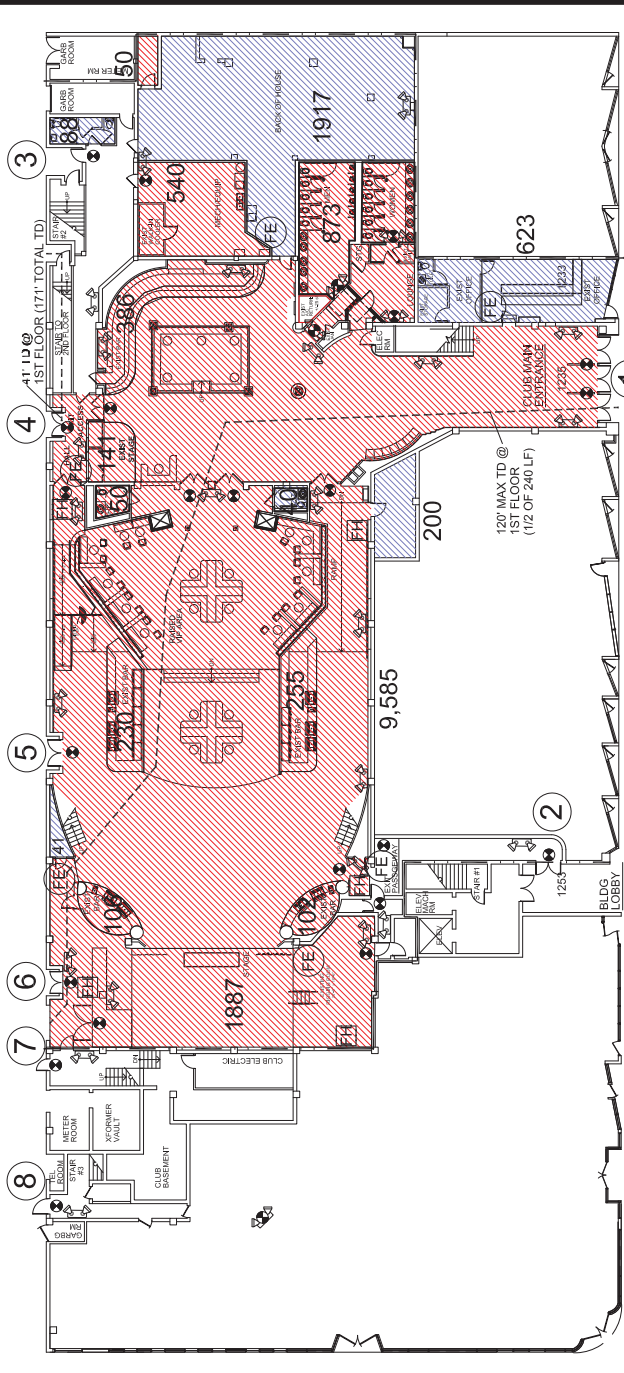
2ND FLOOR PLAN - LIFE SAFETY PLAN

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"

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

Digitally signed by  
JSG Miami Entertainment LLC  
DN: cn=JSG Miami Entertainment LLC, o=JSG Miami Entertainment LLC, ou=JSG Miami Entertainment LLC, email=jsgmiami@jsgmiami.com, c=US  
Date: 2025.03.18 09:02:32 -0400

REVISION DESCRIPTION	
1	10/19/21 BLDG DEPT COMMENTS

DATE	10/19/21
APPROVED BY:	
CHECKED BY:	
CAD ID NAME:	

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SHEET #	LS-1
ARCH COM #	21105
DATE	9/28/21
OF TOTAL	1

SHEET TITLE:	LIFE SAFETY PLAN
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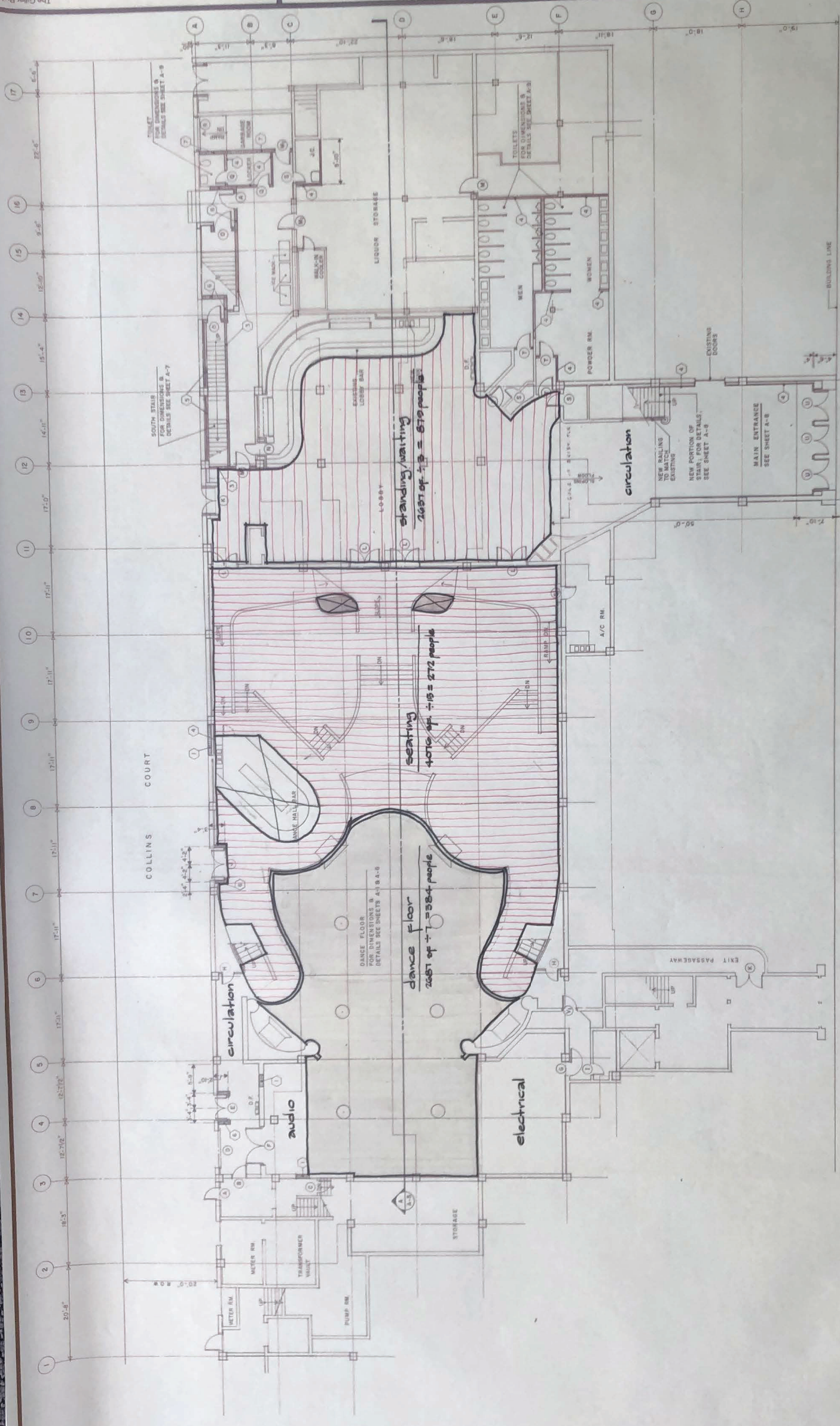
The Giller Building  
975 Arthur Goddard Road  
Miami Beach, Florida 33140  
norman m. giller & associates architects  
P.C.



first floor plan

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

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OCCUPANCY / EXIT REQUIREMENTS

main exit =  $1784 \times 50\% \div 100 = 892 = 9$  units.  
secondary exit =  $1784 \times 50\% \div 100 = 892 = 9$  units.

first floor	
dance area	= 984 P.
seating	= 272 P.
standing	= 879 P.
total	= 1935 P.
second floor	= 213 P.
third floor	= 96 P.
total occupancy	= 1784 people

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

NOTES:  
1- FOR PARTITION NOTES (4) SEE SHEET A-3  
2- FOR DOOR SCHEDULE (6) SEE SHEET A-3







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

October 26 people







## 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.

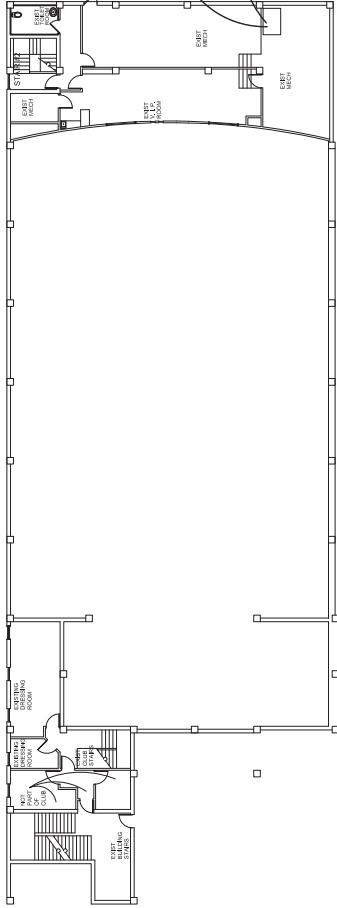
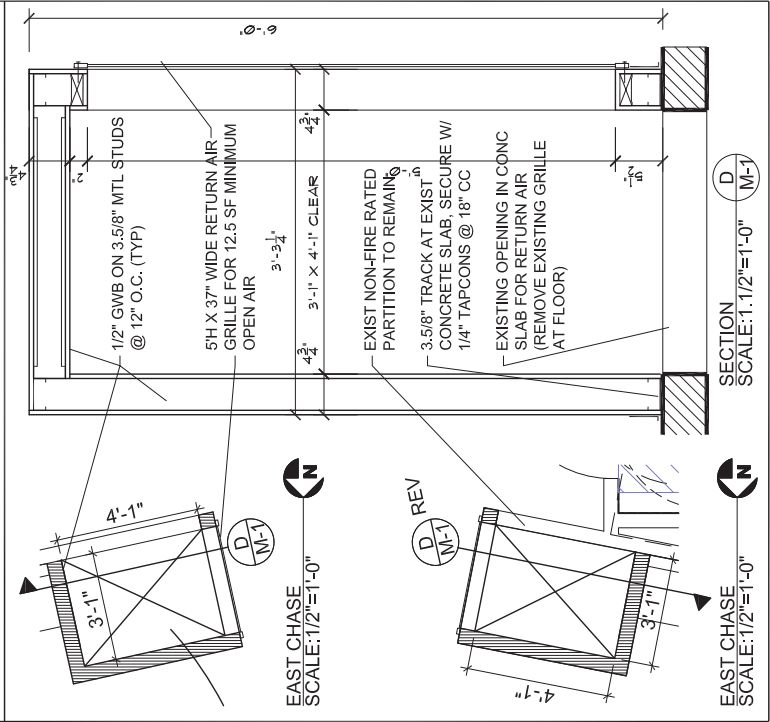
## HVAC SCOPE OF WORK:

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

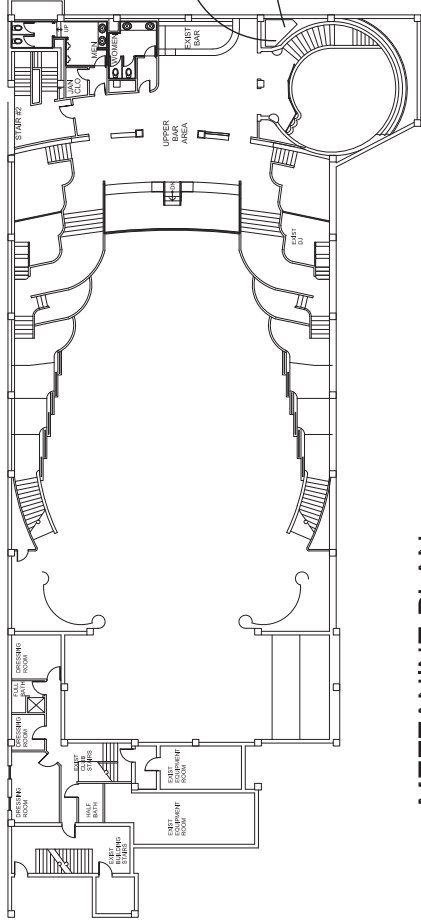
HVAC DESIGN REQUIRED:	REMARKS	
DUCT SMOKE DETECTOR(S)	YES	EXISTING TO REMAIN
FIRE DAMPER(S)	NO	
SMOKE DAMPER(S)	NO	
FIRE RATED PARTITION	YES	EXISTING TO REMAIN AT TENANT SEPARATION
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY	NO	
FIRE STOPPING	YES	EXISTING TO REMAIN AT TENANT SEPARATION
SMOKE CONTROL	NO	

## RETURN AIR GWB CHASES, UPPER VIP



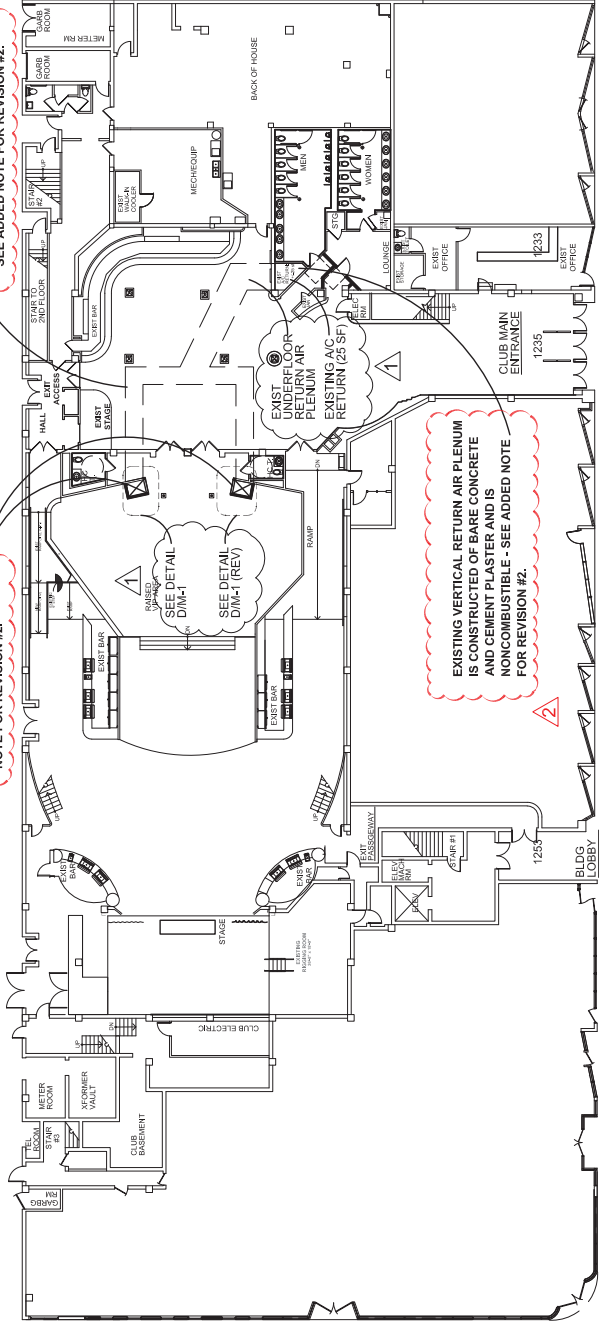
## 2ND FLOOR PLAN

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



## MEZZANINE PLAN

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



## 1ST FLOOR PLAN

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

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

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JSG MIAMI ENTERTAINMENT LLC  
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1432208-45700

DATE 10/19/21  
10/19/21 BLDG DEPT COMMENTS  
11/11/21 BLDG DEPT COMMENTS  
211/11/21 BLDG DEPT COMMENTS  
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EXISTING FLOOR PLANS:  
MECHANICAL LAYOUT

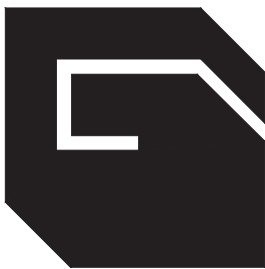
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M-1  
OF TOTAL  
21105  
DATE: 9/28/21  
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APPROVED BY:  
CAD ID NAME:

NEW SHEET  
PERMIT DRAWINGS



# Giller & Giller, Inc.

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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

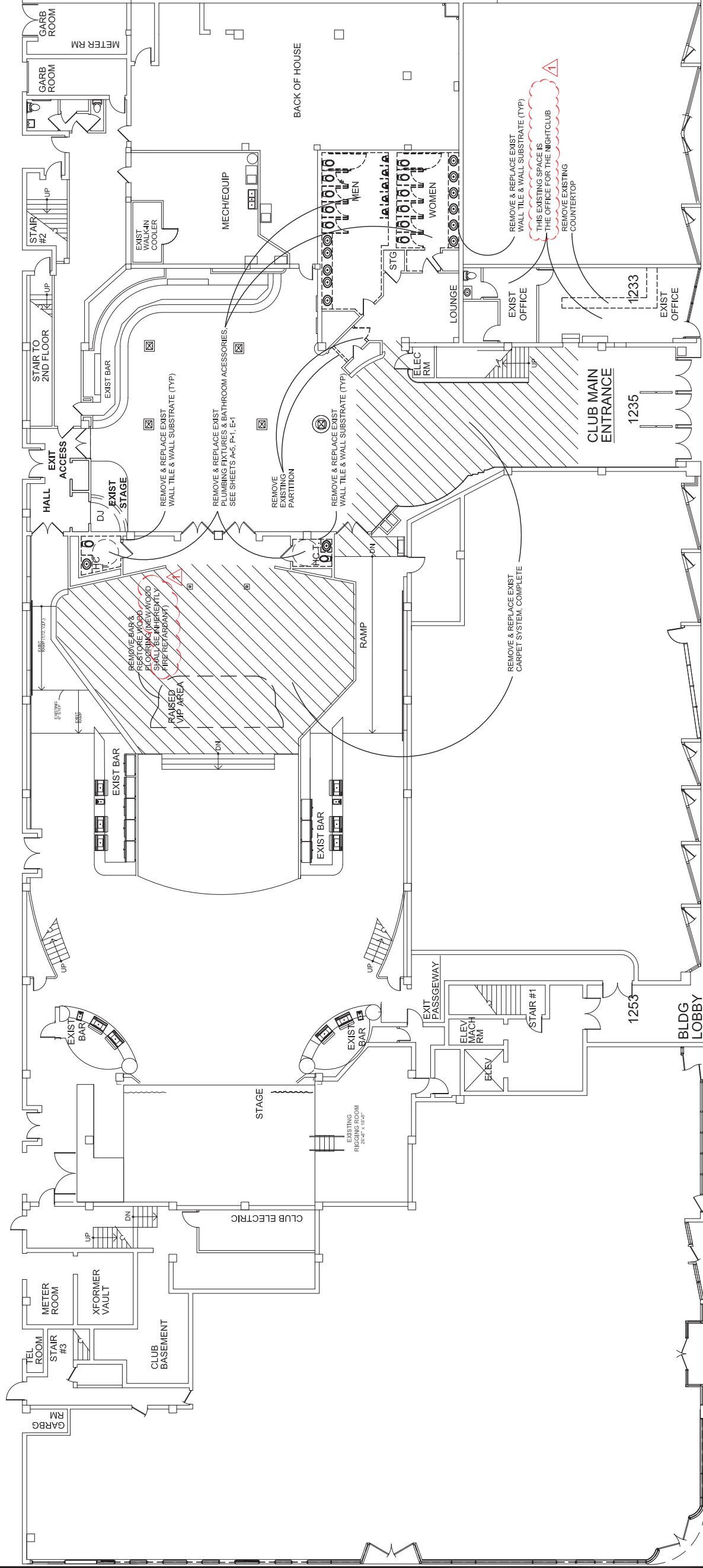
In order to properly evaluate response to comments,  
provide a narrative showing location of corrections  
(Sheet XX, Floor Plan or Sheet XX, Note #, etc.).  
**RESPONSE: SEE THIS NARRATIVE AND SHEET M-1, REVISION #2, 11/11/21.**

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 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  
/ [antonio Bruscantini@miamibeachfl.gov](mailto:antonio Bruscantini@miamibeachfl.gov)





EXIST/DEMO 1ST FLOOR PLAN

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





10/18/2025 4:51:33 PM

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NIGHT CLUB RENOVATIONS  
FOR JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL

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

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Checked by: AG

Approved by: AG

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

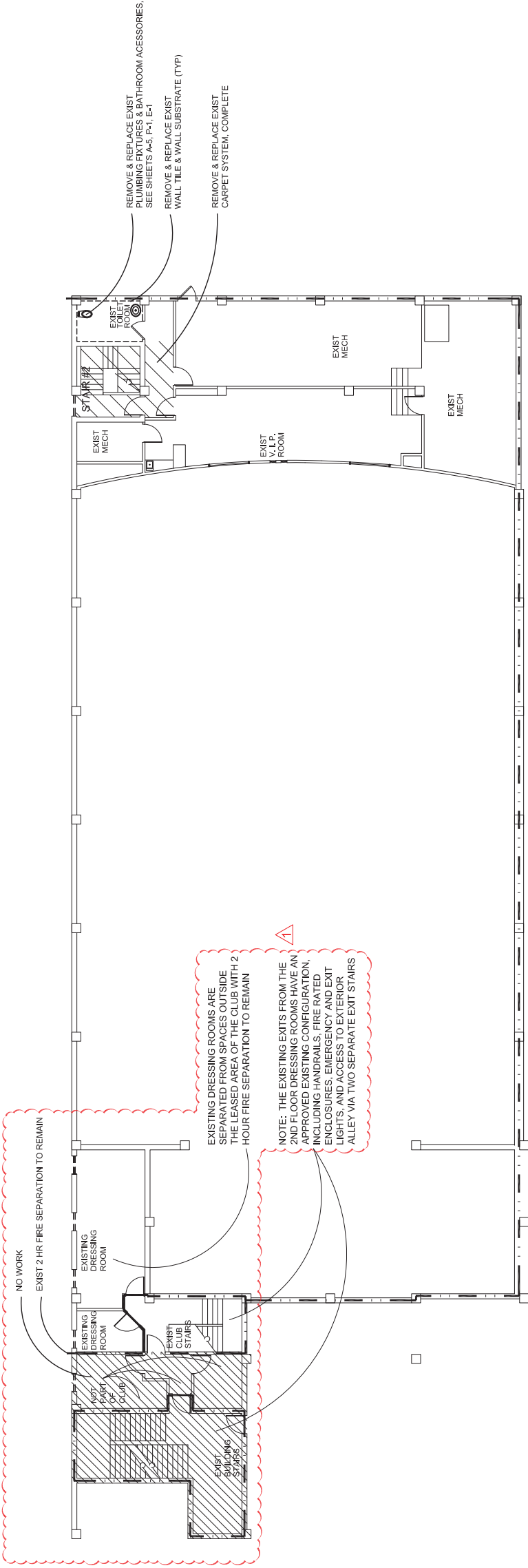
DATE	CAD ID	NAME
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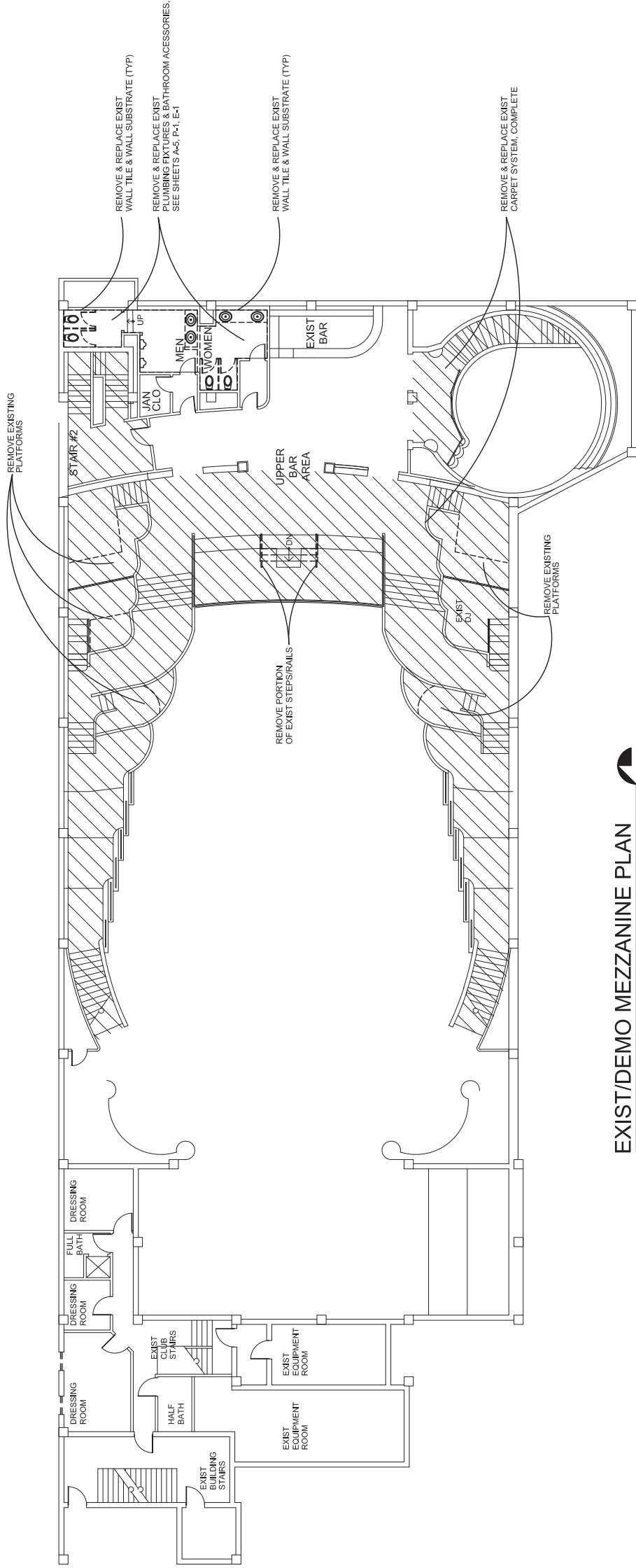
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PERMIT DRAWINGS



EXIST/DEMO 2ND FLOOR PLAN

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



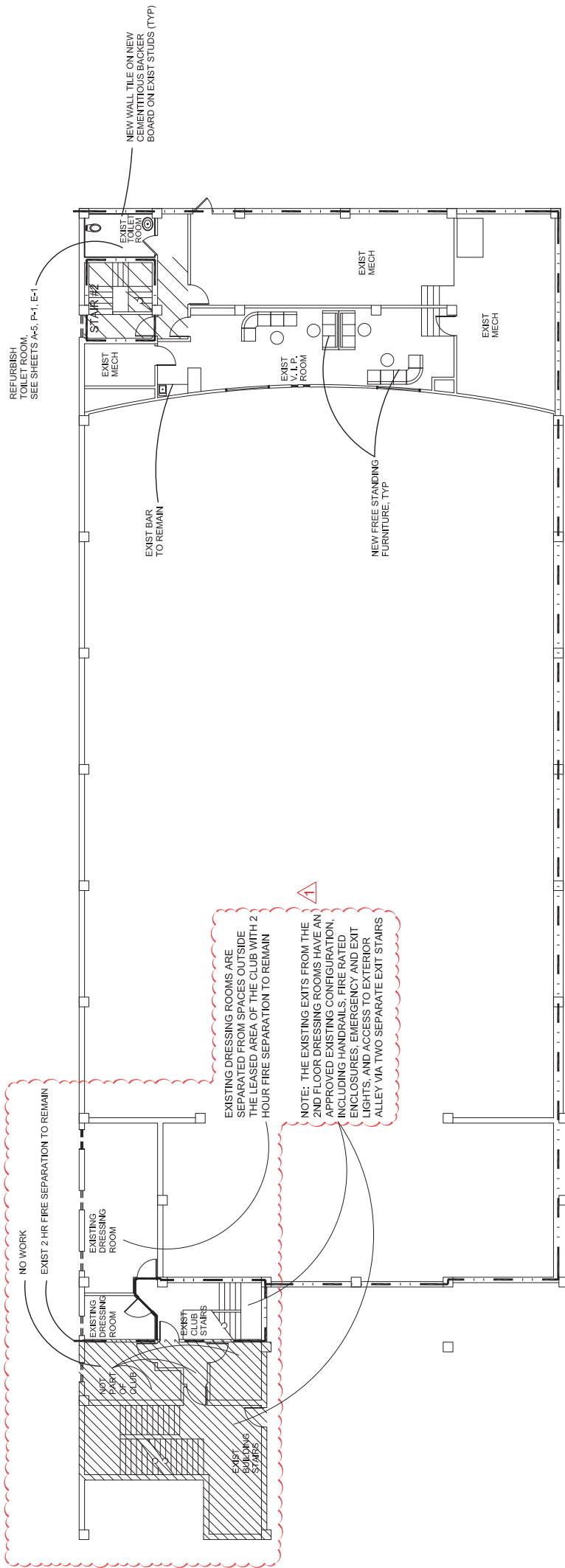
EXIST/DEMO MEZZANINE PLAN

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



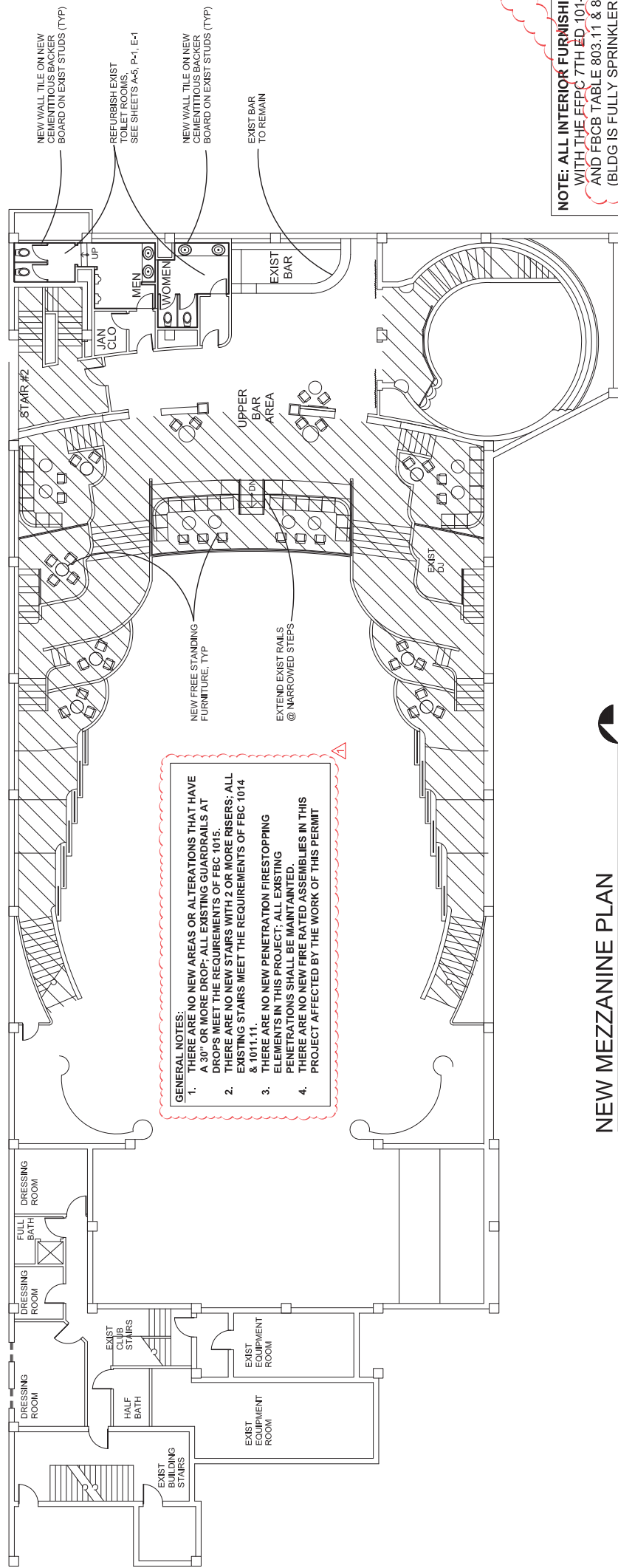






## NEW 2ND FLOOR PLAN

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 FCB TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)**



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CONSTRUCTION MANAGEMENT

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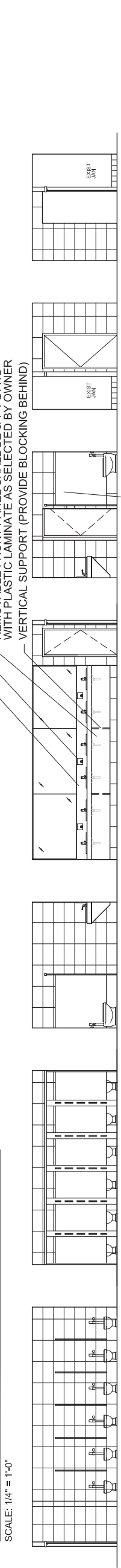
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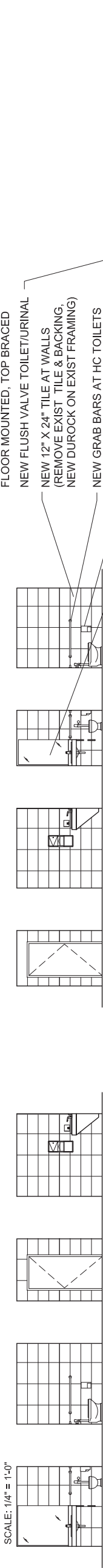
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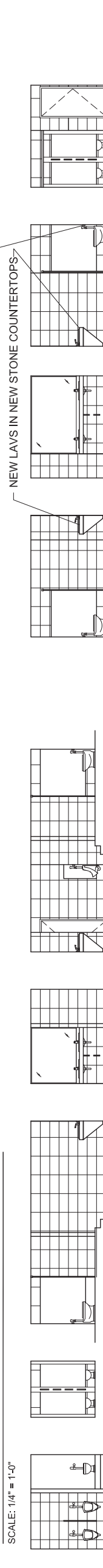
1 MEN'S TOILET ROOM ELEVATIONS  
SCALE: 1/4" = 1'-0"



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



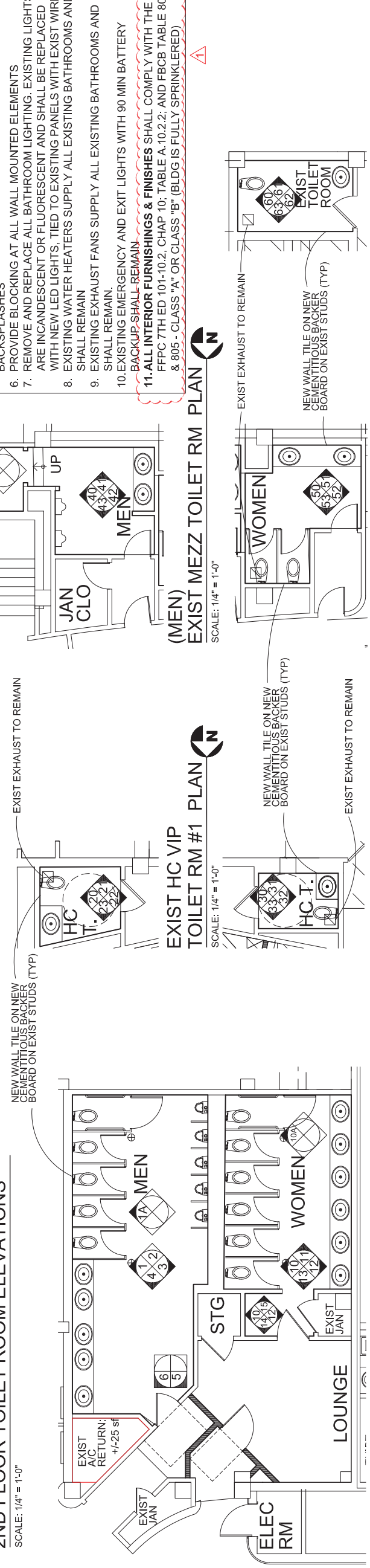
20 HANDICAP VIP TOILET ROOM ELEVATIONS  
SCALE: 1/4" = 1'-0"



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



60 2ND FLOOR TOILET ROOM ELEVATIONS  
SCALE: 1/4" = 1'-0"



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



EXIST HC VIP  
TOILET RM #2 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"



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)







## NEW RAMP @ EAST BAR

**BUILDING DEPARTMENT**  
**Reviewed For Compliance**

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" DIA STEEL EMBEDDED 4" INTO EXIST 6" CONC SLAB. ALL HAND RAILS SHALL HAVE 1/12" HORIZONTAL PROJECTION FROM WALLS; END OF HANDRAILS SHALL RETURN TO EITHER SELF OR TO THE WALL.

5) RAMP SHALL COMPLY WITH FBCB SECTION 1012 & 1023 FOR WIDTH (36" MIN), SLOPE (1:12 MAX) CROSS SLOPE (2%) HEADROOM (8'0") LANDINGS & EDGE PROTECTION (SEE PLAN FOR DETAILS)



EXISTING NON-LOAD BEARING  
PARTITION @ EXIST VANITIES

REMOVE EXIST WALL TILE AND  
GYP/PLASTER SUBSTRATE

EXAMINE EXIST STUDS STATUS,  
REPORT TO ARCHITECT IF  
DAMAGED. REPAIR/REPLACE  
STUDS AS REQUIRED AND  
DIRECTED BY ARCHITECT

PROVIDE NEW  $\frac{1}{2}$ " CEMENTITIOUS BACKBOARD ON EXIST STUDS. SCREWS SHALL BE 8" O.C. AT EDGES AND 12" O.C. IN FIELD.

2'-0" PROVIDE NEW 12"X24" WALL TILE ON MASTIC

PROVIDE NEW FULL HEIGHT AND FULL WIDTH MIRROR ABOVE BACKSPLASH

5

PROVIDE NEW BLOCKING BETWEEN STUDS FOR NEW VANITY COUNTER SUPPORT

NEW COUNTER & BACKSPLASH  
SHALL BE STONE AS SELECTED  
BY OWNER

REMOVABLE FRONT PANEL SHALL BE 3/4" PLYWD WITH PLASTIC LAMINATE AS SELECTED BY OWNER

SCALE: 1"=1'-0"



REMOVE EXIST COUNTER TOP. REPLACE WITH NEW STONE TOP. WITH FULL BULLNOSE @ FRONT & SPEED RAIL AT BACK

REMOVE EXIST CURVED METAL FACING; REFACE/RESTORE MOTHER-OF-PEARL FACING

EXIST BAR EQUIPMENT SHALL REMAIN IN PLACE (NO WORK)

SECTION VIEW  
SCALE: 1"=1'-0"

EXIST BAR

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

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

SECTION VIEW  
SCALE: 1"=1'-0"

**SECTION VIEW**  
**SCALE: 1"=1'-0"**

## NEW RAMP @ EAST BAR



RETURN AIR GWB CHASES, UPPER VIP

1/2" GWB ON 3.5/8" MTL STUDS  
@ 12" O.C. (TYP)

5 1/4" X 37" WIDE RETURN AIR  
GRILLE FOR 12.5 SF MINIMUM  
OPEN AIR

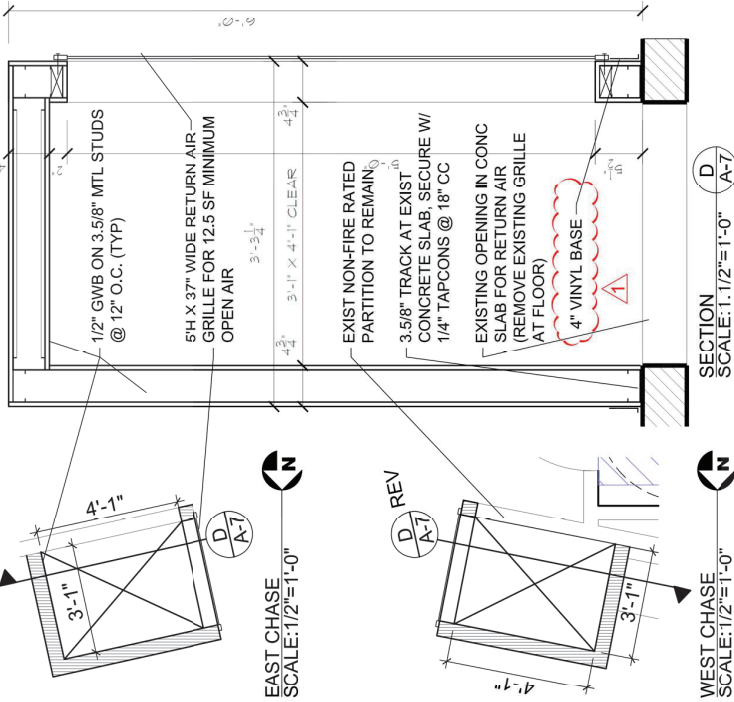
4'-1"

3'-1"

D

EAST CHASE

REV  $\frac{D}{F}$

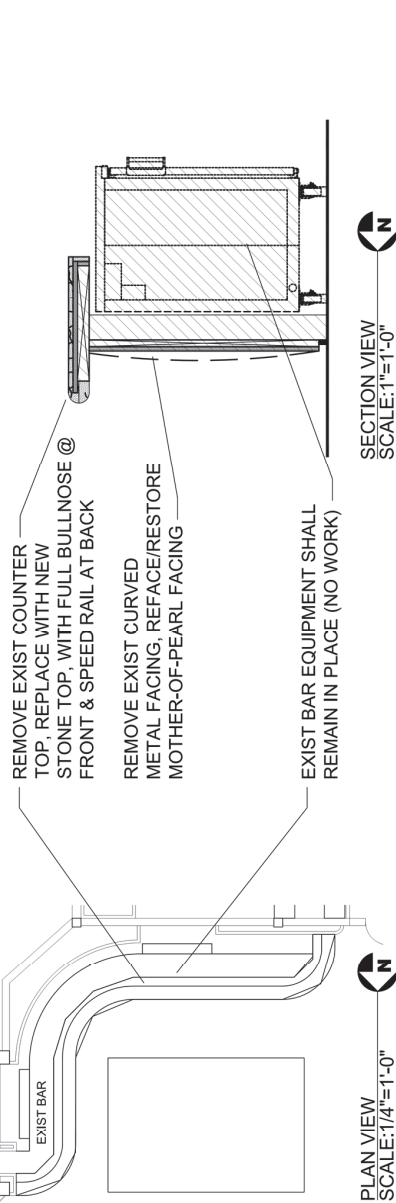


WEST CHASE  
SCALE: 1/2"=1'-0"

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

## PEARL BAR TOP & REFACING

## TYPICAL BAR TOP & REFACING



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

SECTION VIEW  
SCALE: 1"=1'-0"

**SECTION VIEW**  
**SCALE: 1"=1'-0"**

1	10/10/21	BLDG DEPT COMMENTS
	DATE	REVISION DESCRIPTION
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SHEET #		A-7		OF TOTAL	
SHEET TITLE:		MISCELLANEOUS DETAILS			
DATE:		9/28/21		ARCH COM# 21105	
CHECKED BY:		--		CAD ID NAME:	
APPROVED BY:		--			

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

**Giller & Giller, Inc.**  
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Miami Beach, Florida 33140  
(305) 538-9324 FAX (305) 538-9921  
Giller97@aol.com  
ARCHITECTS INTERIOR DESIGNERS  
CONSTRUCTION MANAGERS

**BIDDING DOCUMENT**  
Reviewed For  
B-0211  
01/18/2022

AR0005960  
AR0013611

10/19/21	BLDG DEPT COMMENTS
DATE	REVISION DESCRIPTION
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<input type="checkbox"/> Mr. D. Qlib <input type="checkbox"/> Steve G. Bernard	

SHEET #		A-7		OF TOTAL	
SHEET TITLE:		MISCELLANEOUS DETAILS			
DATE:		9/28/21		ARCH COM# 21105	
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