



ELECTRICAL NOTES

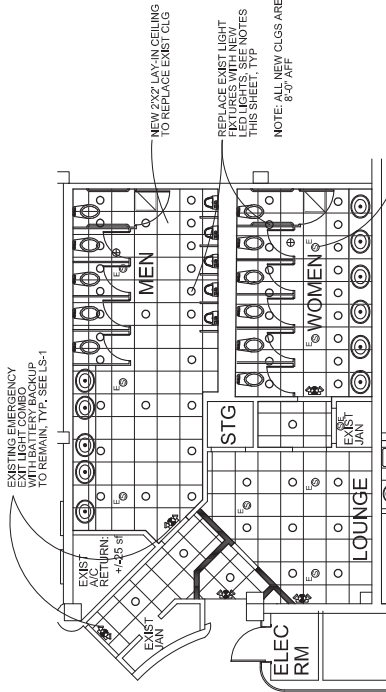
- 1) FOLLOW ALL APPLICABLE NEC & FBC REQUIREMENTS
- 2) EXISTING LIGHTING & RECEPTACLES NOT INDICATED ON THESE PLANS SHALL REMAIN AT EXIST LOCATIONS AND ARE NOT PART OF SCOPE
- 3) ELECTRICAL PANELS ARE EXISTING TO REMAIN AND COMPLY WITH NEC 240.24
- 4) THESE DRAWINGS ARE SCHEMATIC TO SHOW DESIGN INTENT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

ELECTRIC SCOPE OF WORK

- 1) THIS IS AN EXISTING NIGHTCLUB WITH EXISTING ELECTRICAL SYSTEMS TO REMAIN.
- 2) REMOVE AND REPLACE ALL BATHROOM LIGHTING. EXISTING LIGHTS ARE INCANDESCENT OR FLUORESCENT AND SHALL BE REPLACED WITH NEW LED LIGHTS, TIED TO EXISTING PANELS WITH EXISTING WIRING.
- 3) EXISTING WATER HEATER SUPPLIES ALL EXISTING BATHROOMS AND SHALL REMAIN.
- 4) EXISTING EXHAUST FANS SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN.
- 5) EXISTING EMERGENCY AND EXT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL REMAIN

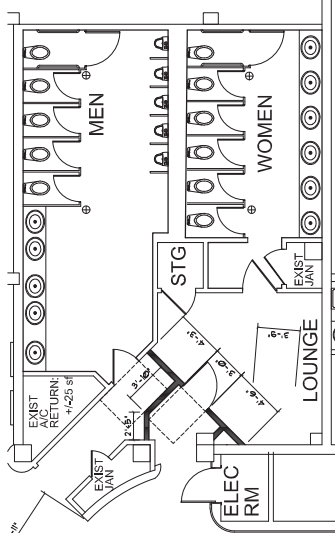
ELECTRIC LEGEND

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



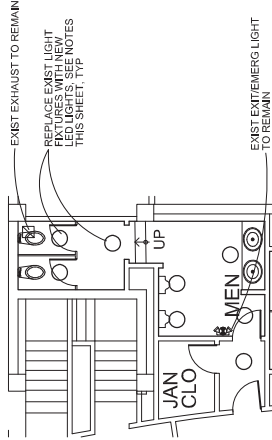
EXISTING MAIN TOILET ROOMS CEILING PLAN

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



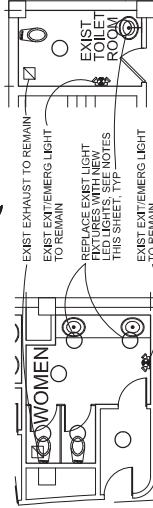
EXISTING MAIN TOILET ROOMS FLOOR PLAN

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



EXIST MEZZ TOILET RM PLAN (MEN)

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



EXIST MEZZ TOILET RM PLAN (WOMEN)

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

EXIST 2ND FL TOILET RM

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











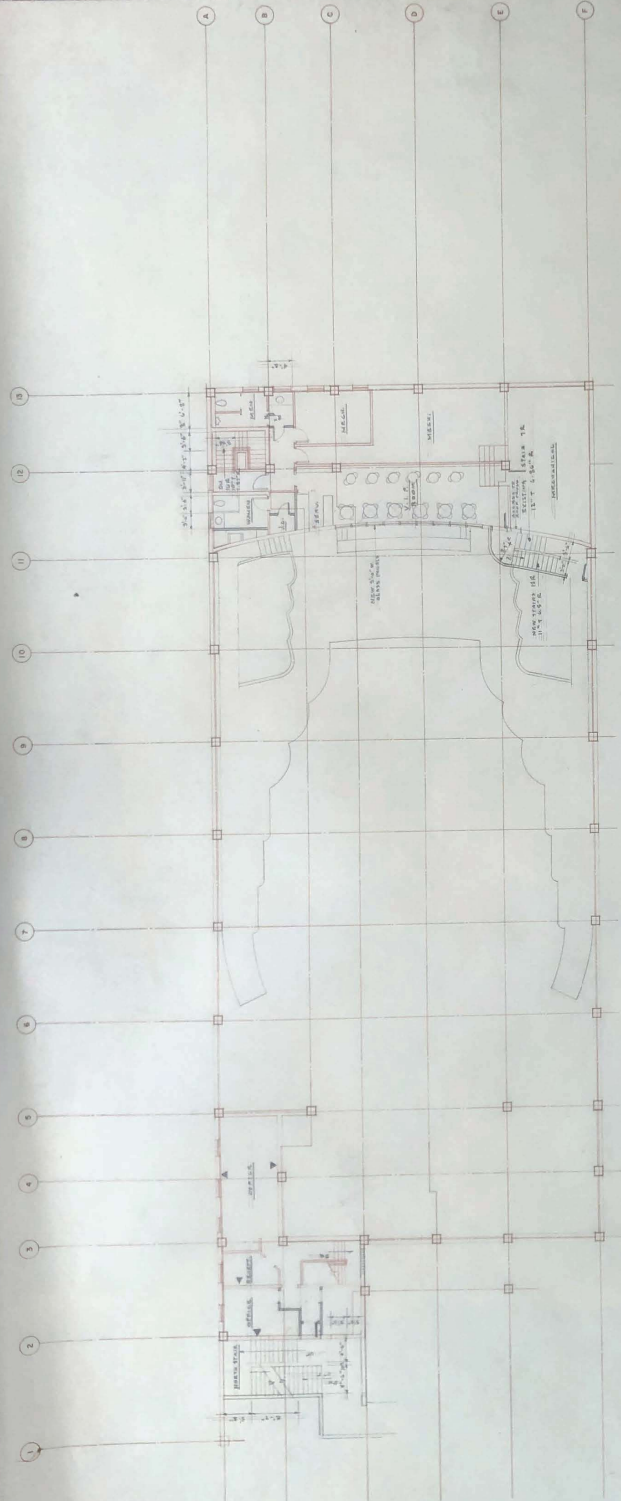
The Glass Building  
975 Avenue Locking Road  
Miami Beach, Florida 33140

norman m. giller & associates architects  
1235 WASHINGTON AVE  
MIAMI BEACH, FLORIDA  
E F F X O F M I A M I  
I N C .  
RENOVATION OF THE CINEMA THEATER



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

SHEET NO.		OF TOTAL	
3		3	



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

08/11/11 J. GILLER



## PLUMBING SCOPE OF WORK

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

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

## PLUMBING SCOPE OF WORK

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

## FIXTURE CONNECTION SCHEDULE

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

Miller & Gillier, Inc.

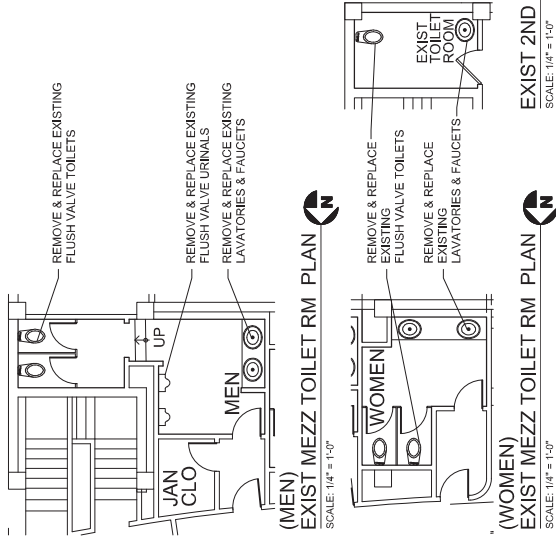
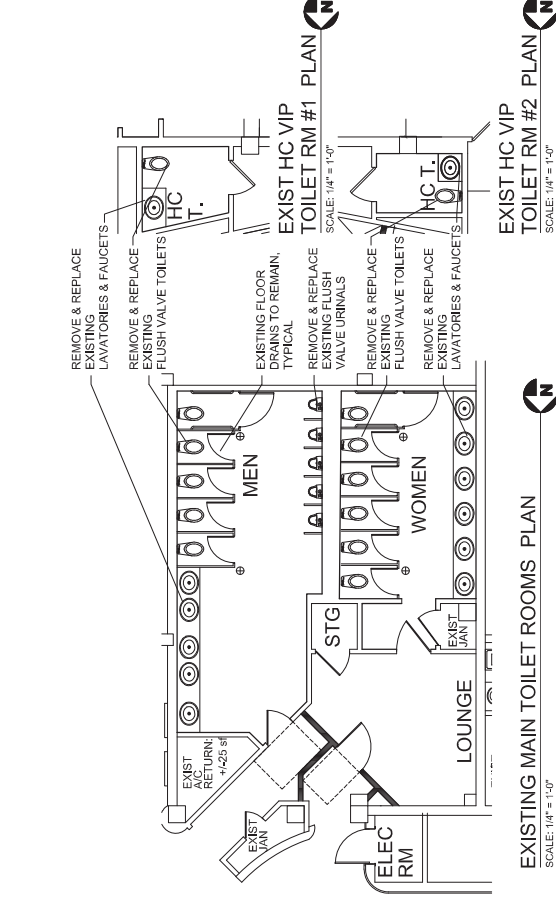
**NIGHT CLUB RENOVATIONS**  
FOR JSG MIAMI ENTERTAINMENT LLC  
1235 WASHINGTON AVE, WASHINGTON AVE  
MIAMI BEACH, FL

Digitally signed by  
TEVE G BERNARD  
Date: 2021.09.29  
0:18:42 -0400

7	DATE	REVISION DESCRIPTION

FILE:	STING TOILET ROOMS: UMBING REPLACEMENT	CHECKED BY: ..	APPROVED BY: ..	CAO ID NAME:
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DATE: 9/28/2005  
EXPLANATION: P-1  
TOTAL: 21105



EXISTING MAIN TOILET ROOMS PLAN

TOILET RM #2 PLAN

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

EXIST 2ND FL TOILET RM

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

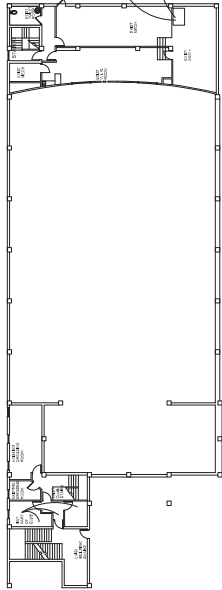
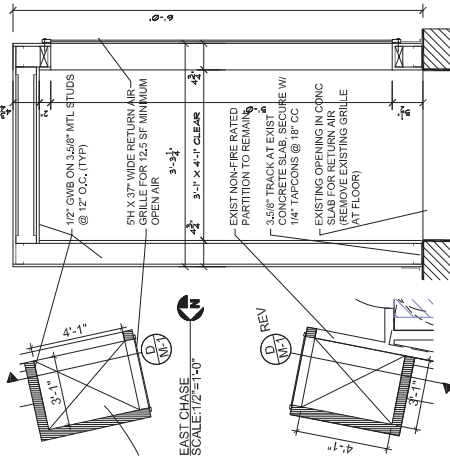
- 1. EXISTING UNDERFLOOR RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND IS NONCOMBUSTIBLE.
- 2. EXISTING VERTICAL RETURN AIR PLENUM IS CONSTRUCTED OF BARE CONCRETE AND CEMENT PLASTER AND IS NONCOMBUSTIBLE.
- 3. NEW RETURN AIR PLENUM AS DETAILED IN D/A-7 & DIM-1 IS CONSTRUCTED OF GWB, AND IS NONCOMBUSTIBLE.
- 4. THERE ARE AND SHALL BE NO COMBUSTIBLE MATERIALS WITHIN THESE EXISTING AND NEW PLENUMS
- 5. NO FIRE-RATED ASSEMBLIES ARE OR SHALL BE PENETRATED BY RETURN PLENUMS.

HVAC SCOPE OF WORK:

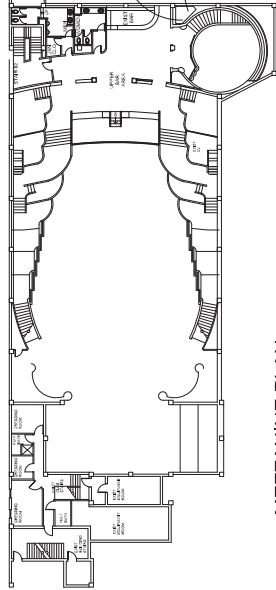
- 1. NO CHANGE TO EXISTING HVAC SYSTEMS EXCEPT AS NOTED BELOW.
- 2. MAIN RETURN AIR PLENUM - THE EXISTING R/A GRILLES AT THE UNDERFLOOR RETURN AIR PLENUM FOR THE MAIN AC UNIT SHALL BE RESTORED TO ITS ORIGINAL CROSS-SECTIONAL AREA OF 12.5 SF EACH. THE RETURN AIR PLENUM SHALL BE EXTENDED VERTICALLY AS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

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

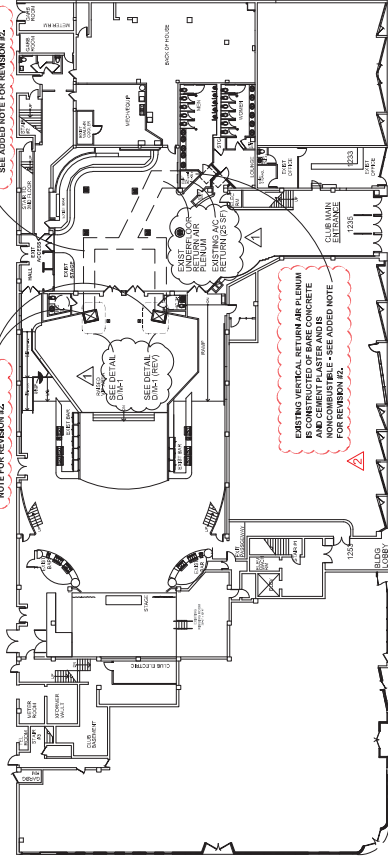
RETURN AIR GWB CHASES, UPPER VIP



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



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



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

NEW SHEET  
PERMIT DRAWINGS

Giller & Giller, Inc.

NIGHT CLUB RENOVATIONS  
FOR JSG MIAMI ENTERTAINMENT LLC

1235 WASHINGTON AVE. WASHINGTON AVE  
MIAMI BEACH, FL

1532717476  
01/18/2022 4:49:04 PM

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

MECHANICAL FLOOR PLANS:  
SHEET 1 OF 1



# Giller & Giller, Inc.

The Giller Building  
975 Arthur Godfrey Road  
Miami Beach, Florida 33140  
(305) 538-6324 fax/modem (305) 538-5921  
Reg. #AA C001364



**NARRATIVE RESPONSE  
PROCESS #BC2117476  
NIGHTCLUB @ 1235 WASHINGTON AVENUE  
BRANDT BUILDING**

## **MECHANICAL**

BC2117476 1235 WASHINGTON AVE Miami Beach, FL 33139-4613  
11/09/2021

In order to properly evaluate response to comments,  
provide a narrative showing location of corrections  
(Sheet XX, Floor Plan or Sheet XX, Note #, etc.).

**RESPONSE: SEE THIS NARRATIVE AND SHEET M-1, REVISION #2, 11/11/21.**

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

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

1. Comply with FBC-M 602.2.1 (materials within plenums). Materials within plenums shall be noncombustible or shall be listed and labeled as having a flame spread index of not more than 25 and a smoke-developed index of not more than 50 when tested in accordance with ASTM E84 or UL 723. Provide note on the plans and remove materials that do not comply. Verify that no fire-rated assemblies are penetrated. If so, provide fire/smoke dampers and update "HVAC Design Requirements" table.

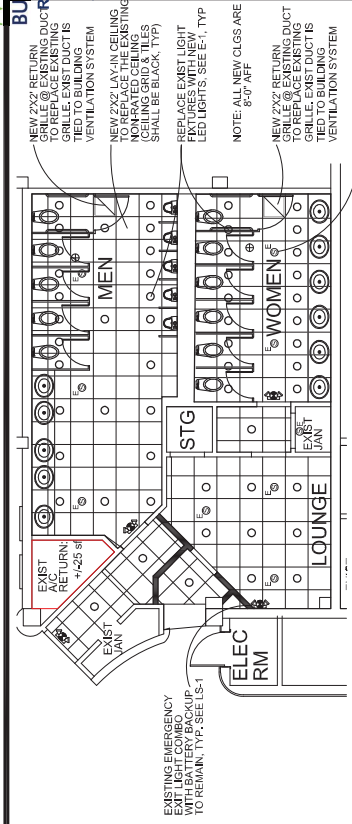
**RESPONSE: SEE ADDED NOTES ON SHEET M-1 THAT STATE THE NEW AND EXISTING RETURN AIR PLENUMS ARE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS, THAT NO COMBUSTIBLE MATERIALS SHALL BE ALLOWED IN RETURN PLENUMS, AND THAT NO FIRE-RATED ASSEMBLIES ARE PENETRATED.**

Antonio Bruscantini, P.E., Senior Mechanical Plans Examiner BUILDING DEPARTMENT 1700  
Convention Center Drive, Miami Beach, FL 33139 Tel: 305-673-7610 ext 26548  
/ [antoniobruscantini@miamibeachfl.gov](mailto:antoniobruscantini@miamibeachfl.gov)

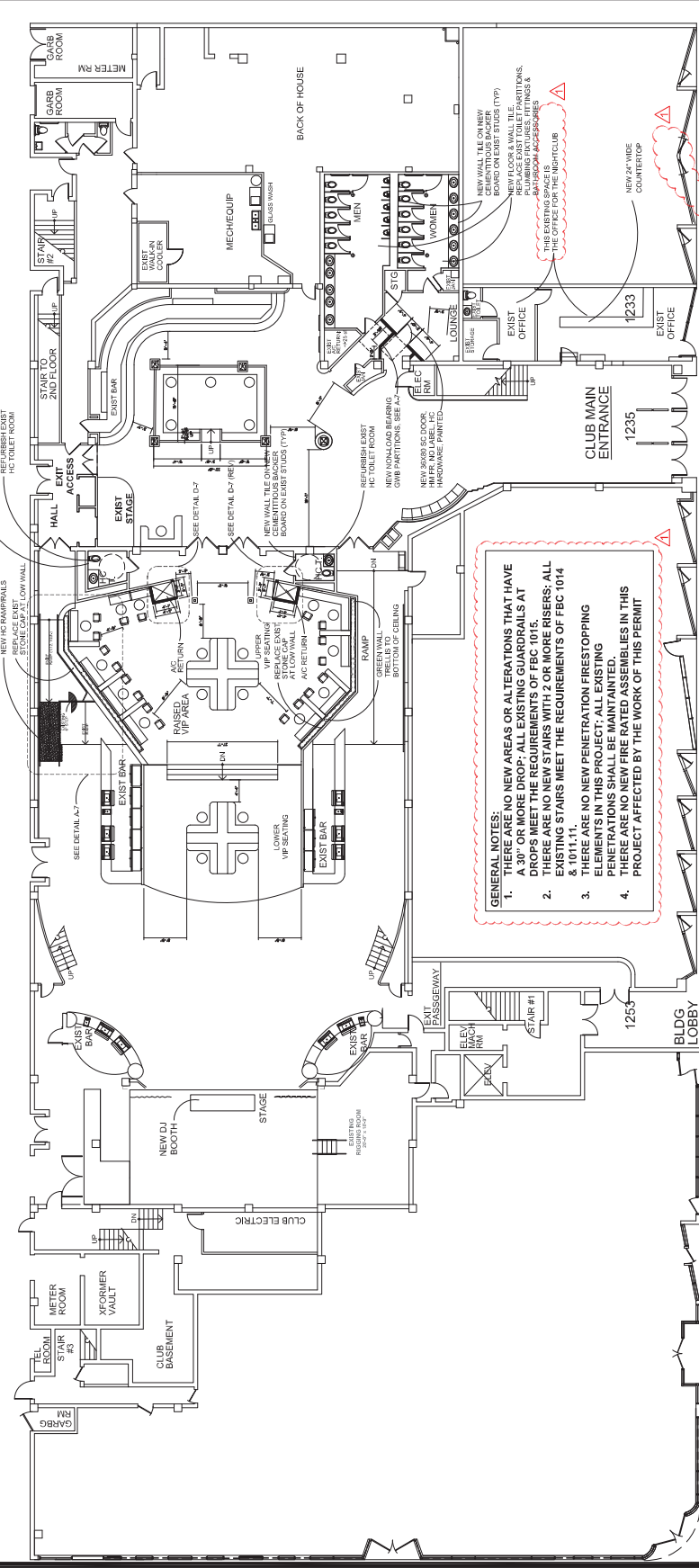








**EXISTING MAIN TOILET ROOMS CEILING PLAN**  
 SCALE: 1/4" = 1'-0"



**NEW 1ST FLOOR PLAN:**  
 SHEET # 1235  
 DATE 12/26/21  
 DESIGNED BY 1235  
 CHECKED BY 1235  
 APPROVED BY 1235  
 NO 1235

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

**GENERAL NOTES:**  
 1. THERE ARE NO NEW AREAS OR ALTERATIONS THAT HAVE A 30" OR MORE DROP. ALL EXISTING GUARDRAILS AT DROPS MEET THE REQUIREMENTS OF FBC 1015.  
 2. THERE ARE NO NEW STAIRS WITH 2 OR MORE RISERS. ALL EXISTING STAIRS MEET THE REQUIREMENTS OF FBC 1014 & 1011.11.  
 3. THERE ARE NO NEW PENETRATION FIRESTOPPING ELEMENTS IN THIS PROJECT. ALL EXISTING PENETRATIONS SHALL BE MAINTAINED.  
 4. THE PERMITTED WORK SHALL BE COMPLETED WITHIN THIS PROJECT AFFECTED BY THE WORK OF THIS PERMIT.

**PERMIT DRAWINGS**

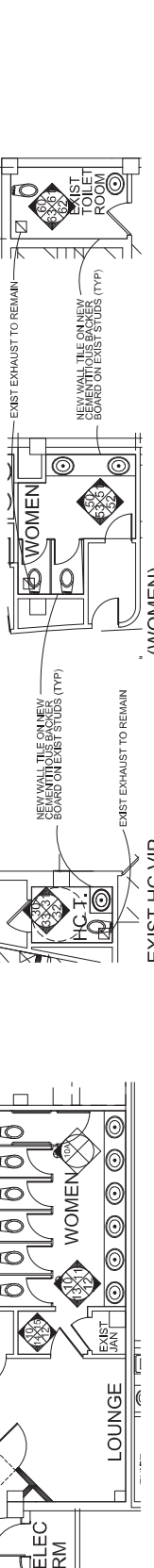
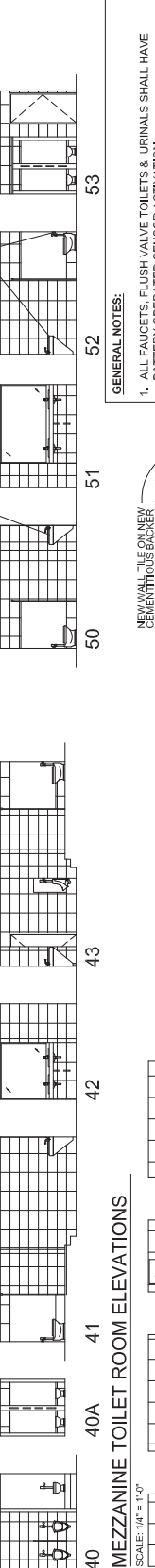
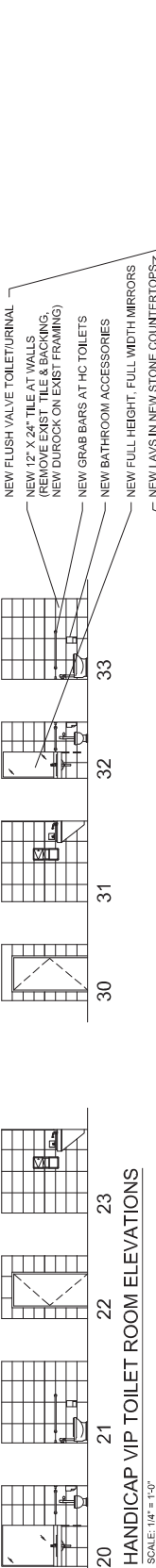
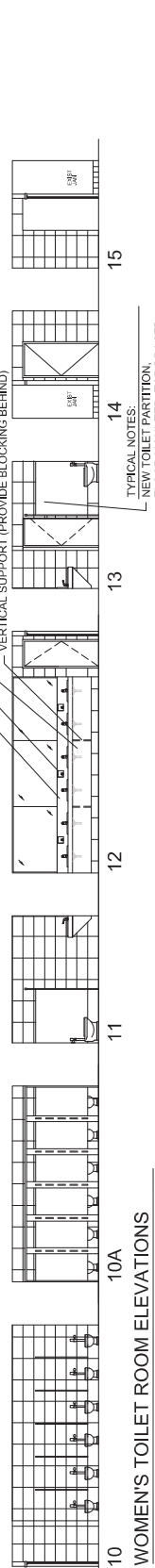
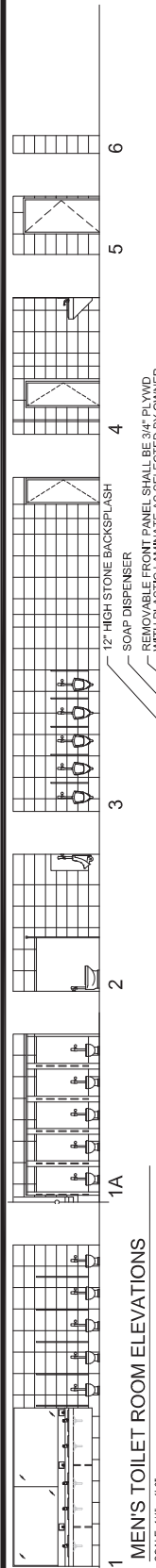




Giller & Giller, Inc.

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

DATE: 12/15/22  
REVISION: 12/15/22  
SHEET: 12/15/22  
NEW PLAN & ELEVATIONS  
EXISTING TOILET ROOMS



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 12" X 24" POLISHED PORCELAIN TILES ON NEW CEMENTITIOUS BOARD ON EXIST. STUDS.
4. EXIST WALL TILES & WALL SUBSTRATE SHALL BE REMOVED AND REPLACED WITH NEW TILE ON NEW CEMENTITIOUS BOARD ON EXIST. 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 EXHAUST FANS SHALL BE REPLACED WITH NEW EXHAUST FANS. EXISTING EXHAUST FANS SHALL SUPPLY ALL EXISTING BATHROOMS AND SHALL REMAIN.
9. EXISTING EMERGENCY AND EXIT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL REMAIN
10. EXISTING EMERGENCY AND EXIT LIGHTS WITH 90 MIN BATTERY BACKUP SHALL COMPLY WITH THE FFPC 7TH ED 101-102, CHAP 10; TABLE A-10.2.2; AND FBCE TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

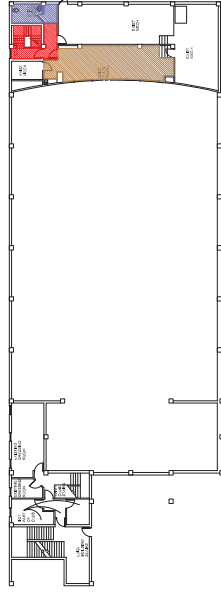
11. ALL INTERIOR FINISHES & FINISHES SHALL COMPLY WITH THE FFPC 7TH ED 101-102, CHAP 10; TABLE A-10.2.2; AND FBCE TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

## FLOORING LEGEND

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

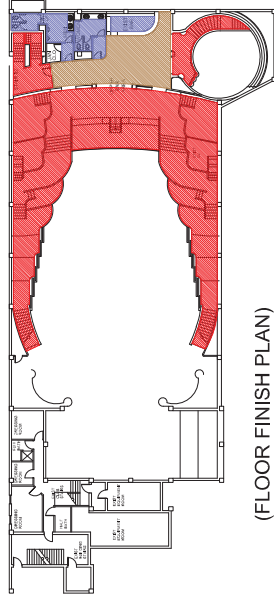
### NOTES:

- 1) AREAS NOTED ARE EXISTING CONCRETE AND SHALL BE CLEANED & POLISHED. AREAS ARE NOTED ARE EXISTING CARPET AND SHALL BE REMOVED & REPLACED WITH NEW CARPET. AREAS NOTED ARE EXISTING WOOD FLOORING AND SHALL BE REFINISHED. ANY NEW WOOD FLOORING USED FOR PATCHING SHALL BE INHERENTLY FIRE RETARDANT. (AREA IS APPROX 4,819 SF)
- 2) ALL EXISTING CARPET SHALL BE REPLACED WITH NEW CARPET. CLASS "B" (AREA IS APPROX 6,176 SF)
- 3) NEW VINYL TILE ON EXISTING CONCRETE, CLASS "B". (AREA IS APPROX 435 SF)
- 4) NEW TILE SHALL REPLACE EXISTING TILE, AND INSTALLED OVER CEMENTitious BOARD. AREAS NOTED ARE EXISTING VINYL TILE AND SHALL BE REPLACED WITH NEW VINYL TILE. (AREA IS APPROX 4,819 SF)
- 5) ALL FLOORING SHALL BE LEVEL AND SLIP RESISTANT



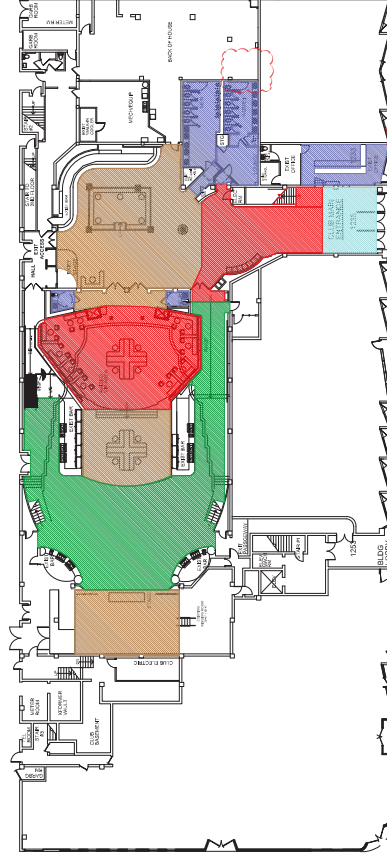
(FLOOR FINISH PLAN)  
2ND FLOOR PLAN

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



(FLOOR FINISH PLAN)  
MEZZANINE PLAN

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



(FLOOR FINISH PLAN)  
1ST FLOOR PLAN

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

NOTE: ALL INTERIOR FURNISHINGS & FINISHES SHALL COMPLY WITH THE FBBC 7TH ED. 101-10.2, CHAP. 10, TABLE A.10.2.2, AND FBBC TABLE 803.11 & 805 - CLASS "A" OR CLASS "B" (BLDG IS FULLY SPRINKLERED)

PERMIT DRAWINGS



**NOTES:**

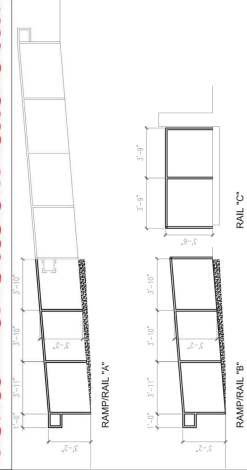
- 2) CONFIRM ALL DIMENSIONS IN FIELD PRIOR TO SHOP DRAWING SUBMITTAL.

.....

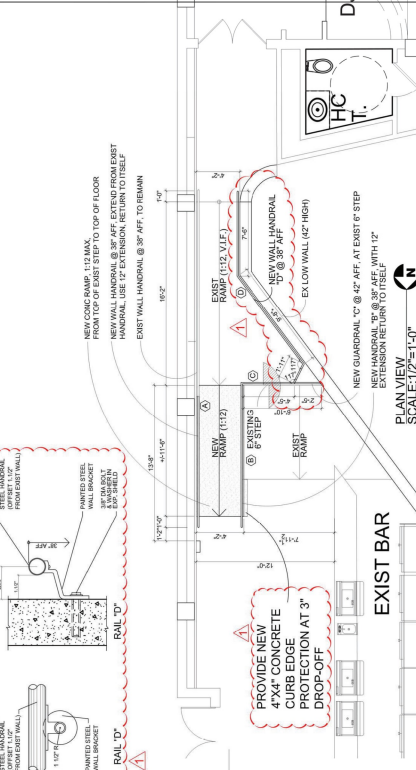
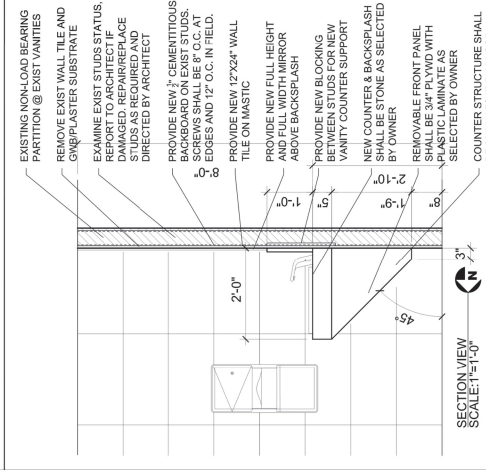


4) ALL WALLS SHALL BE PAINTED 1,308" DIA STEEL EMBEDDED INTO EXIST 6" CONC. SLAB  
ALL HAND RAILS SHALL HAVE 1,308" DIA STEEL EMBEDDED INTO EXIST 6" CONC. SLAB  
HANDRAILS SHALL RETURN TO EITHER SELF OR TO THE WALL.

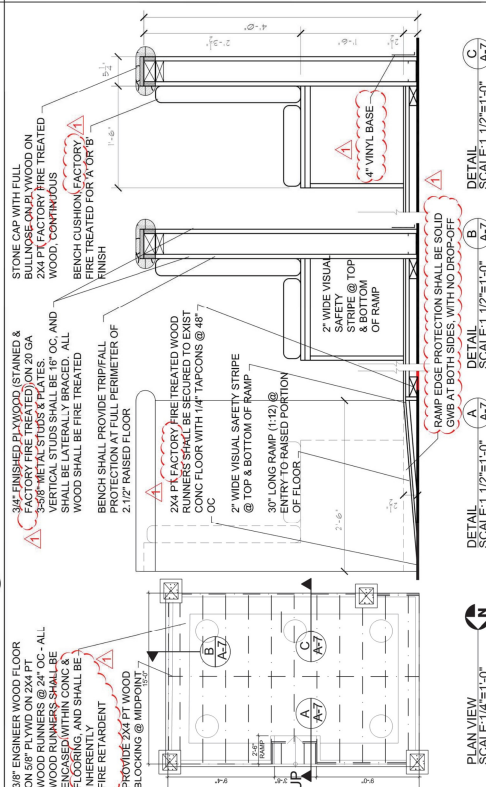
5) RAMPS SHALL COMPLY WITH FBCEB SECTION 1012 & 1023 FOR WIDTH (36" MIN), SLOPE (1:12 MAX), CROSS SLOPE (2%), HEADROOM (80"), LANDINGS & EDGE PROTECTION (SEE LANS FOR DTLS)



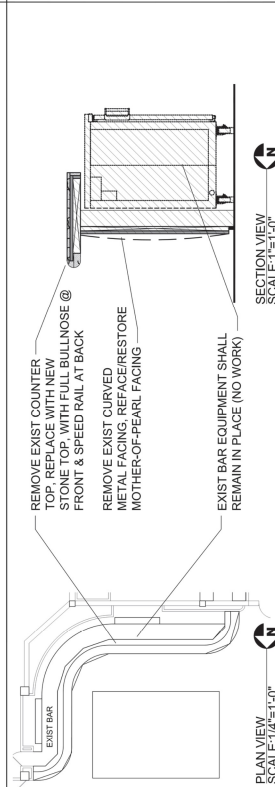
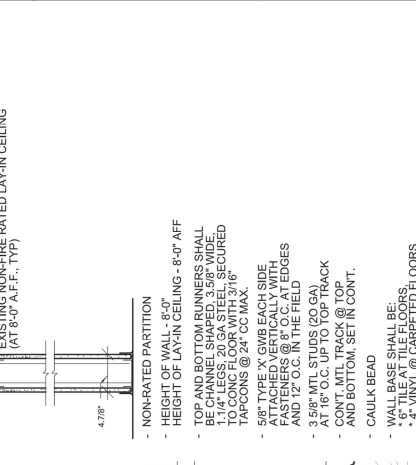
## VANITY COUNTER &amp; EX



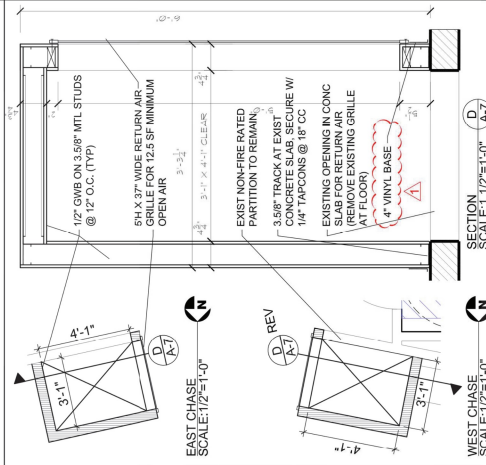
## RAISED FLOOR (



## PEARL BAR TOP

[illegible]

## RETURN AIR GWB CHASES, UP



## TYPICAL BAR TOP & REFACING

