

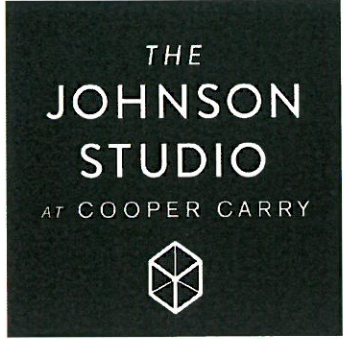
PREVIOUSLY APPROVED ARCHITECTURAL PLANS

LOBSTER BAR SEA GRILLE

404 WASHINGTON AVENUE
MIAMI BEACH FL 33139

C.U.P. APPLICATION

June 28, 2016



ATLANTA NEW YORK WASHINGTON

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ISSUANCES		
No.	Drawing Issue Description	Date



LOCATION MAP

GENERAL SCOPE OF WORK

INTERIOR RENOVATION OF EXISTING RESTAURANT BAR.
NO CHANGE IN USE.

ALL INTERIOR WALLS AND CEILINGS TO BE REPAIRED OR REPLACED WITH EXCEPTION OF RESTROOMS AND B.O.H. KITCHEN AREA. GENERAL CLEAN UP THOSE AREAS.

ALL EXISTING FIRE RATED WALLS, SHAFTS, AND/OR CEILINGS ARE EXISTING TO REMAIN. ALL RATED SHAFTS, WALLS, AND/OR CEILINGS COMPROMISED DURING CONSTRUCTION TO BE RESTORED TO RATED CONDITION.

FIRE RATING TO BE MAINTAINED DURING CONSTRUCTION.

Modification of Existing Conditional Use Permit Under Planning Board File No. 2139

LOBSTER BAR SEA GRILLE

404 Washington Avenue
Buckhead Life Restaurant Group

COVER SHEET

Designer	20153200
Principal-in-Charge	Project No.
Approver	06/27/16
Project Manager	Date
Checker	
Project Architect	
Author	G0.00A
Staff Architect	

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
SHEET NUMBER: G0.00A - COVER SHEET
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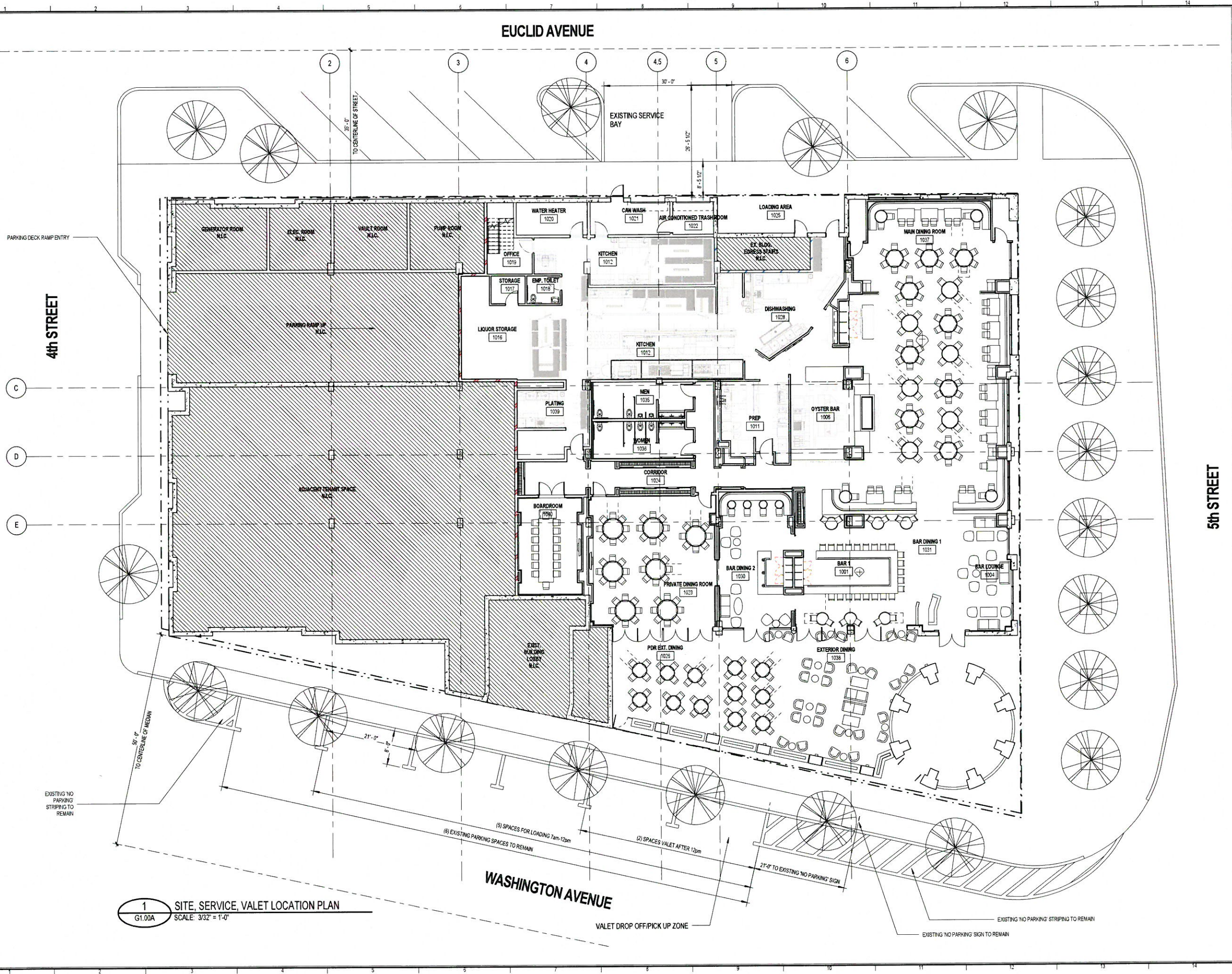
LOBSTER BAR SEA GRILLE

404 Washington Avenue
Buckhead Life Restaurant Group

SITE, SERVICE, VALET LOCATION PLAN

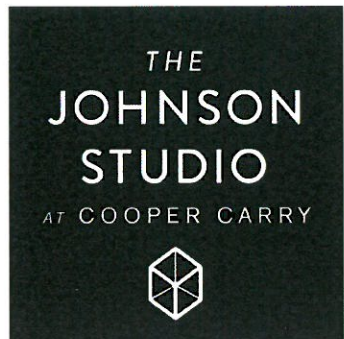
Designer	20153200
Project m-Charge	Project No.
Approver	05/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.00A



1 SITE, SERVICE, VALET LOCATION PLAN
G1.00A SCALE: 3/32" = 1'-0"

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
SHEET NUMBER: G1.00A - SITE, SERVICE, VALET LOCATION PLAN
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SCOPE DOCUMENTS
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ISSUANCES		
No.	Drawing Issue Description	Date
1	PERMIT COMMENTS	06-10-2016

LOBSTER BAR SEA GRILLE

404 Washington Avenue
 Buckhead Life Restaurant Group

MEANS OF EGRESS PLAN

Designer	20153200
Principal-in-Charge	Project No.
Approver	06/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.01A

NOT ISSUED FOR CONSTRUCTION

EXIT CAPACITY:		FLOOR LEVEL 1	
(LSC TABLE 7.3.3.1)			
LEVEL EXITS	DOOR CAPACITY (0.20)	OCCUPANT LOAD @ LEVEL EXIT	
LEVEL EXIT NO. 1 - DOOR EX-1 EXIT TO GRADE	340	182	
LEVEL EXIT NO. 2 - DOOR EX-24 EXIT TO GRADE	170	93	
LEVEL EXIT NO. 3 - HORIZONTAL EXIT - DOOR EX-12	170	56	
LEVEL EXIT NO. 4 - HORIZONTAL EXIT - DOOR EX-14	170	3	
LEVEL EXIT NO. 5 - HORIZONTAL EXIT - DOOR EX-06	170	28	
TOTAL EXIT CAPACITY REQUIRED FOR FLOOR:		362	
TOTAL EXIT CAPACITY PROVIDED FOR FLOOR:		1029	

NOTE: EXISTING STAIR LEADS TO 2nd FLOOR OFFICE LOCATED WITHIN THE TENANT SPACE. ACCESS TO 2nd FLOOR OFFICE IS FOR AUTHORIZED PERSONNEL ONLY. THE STAIR DOES NOT CONNECT TO THE BUILDING 2nd FLOOR AND IS NOT PART OF THE BUILDING'S EGRESS PATH. NO WORK IS PROPOSED AT THE 2nd LEVEL AND IS EXISTING TO REMAIN. EXISTING EMERGENCY LIGHTING, EXIT LIGHTING, FIRE SPRINKLER, AND ALARM SYSTEMS ARE EXISTING TO REMAIN. G.C. TO VERIFY ADEQUATE COVERAGE/PLACEMENT IN FIELD AND MAKE CHANGES/REPLACE FIXTURES AS REQUIRED. 2nd LEVEL OCCUPANCY IS INCLUDED IN OCCUPANCY LOAD CALCULATIONS. SEE LAYOUT A2.10.

SEATING COUNT	
MAIN DINING	144
BAR	22
BAR DINING	44
PRIVATE DINING	56
BOARD ROOM	18
EXTERIOR DINING	64
TOTAL:	348
H/C SEATING REQUIRED:	348 x 5% = 18
H/C ACCESSIBLE SEATS PROVIDED:	19

1 MEANS OF EGRESS PLAN/CODE ANALYSIS
 G1.01A SCALE: 3/32" = 1'-0"

OCCUPANT CONTENT	
INTERIOR DINING:	342 OCCUPANTS
EXTERIOR DINING:	116 OCCUPANTS
PRIVATE DINING:	90 OCCUPANTS
TOTAL:	548 OCCUPANTS

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
 SHEET NUMBER: G1.01A - MEANS OF EGRESS PLAN
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ISSUANCES		
No.	Drawing Issue Description	Date



BAR LOOKING SOUTHEAST



MAIN DINING ROOM LOOKING NORTHWEST



MAIN DINING ROOM LOOKING WEST

LOBSTER BAR SEA GRILLE

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 Buckhead Life Restaurant Group

INTERIOR RENDERINGS

Designer	20153200
Principal-in-Charge	Project No.
Approver	06/27/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.04

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
 SHEET NUMBER: G1.04 - INTERIOR RENDERINGS
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ISSUANCES		
No.	Drawing Issue Description	Date



SERVICE BAR FROM MAIN DINING ROOM



MAIN DINING ROOM LOOKING WEST

LOBSTER BAR SEA GRILLE

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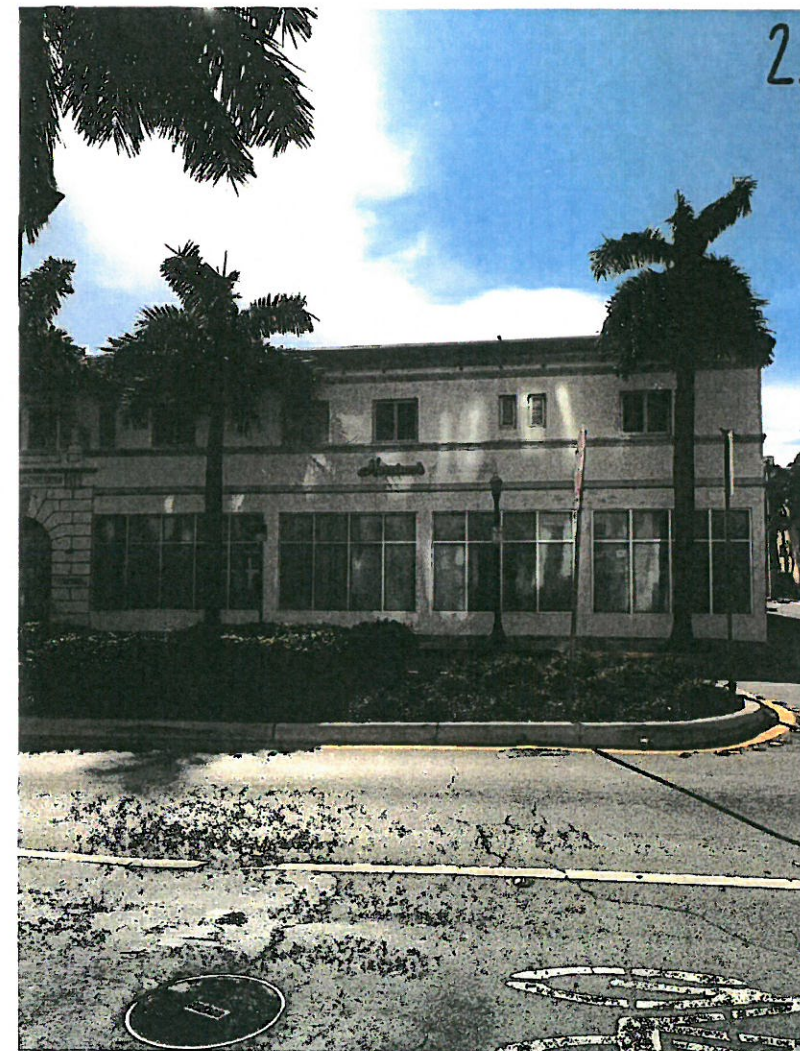
INTERIOR RENDERINGS

Designer	20153200
Principal-in-Charge	Product No.
Approver	06/27/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.05



June 27, 2016



June 27, 2016

ISSUANCES		
No.	Drawing Issue Description	Date

LOBSTER BAR SEA GRILLE

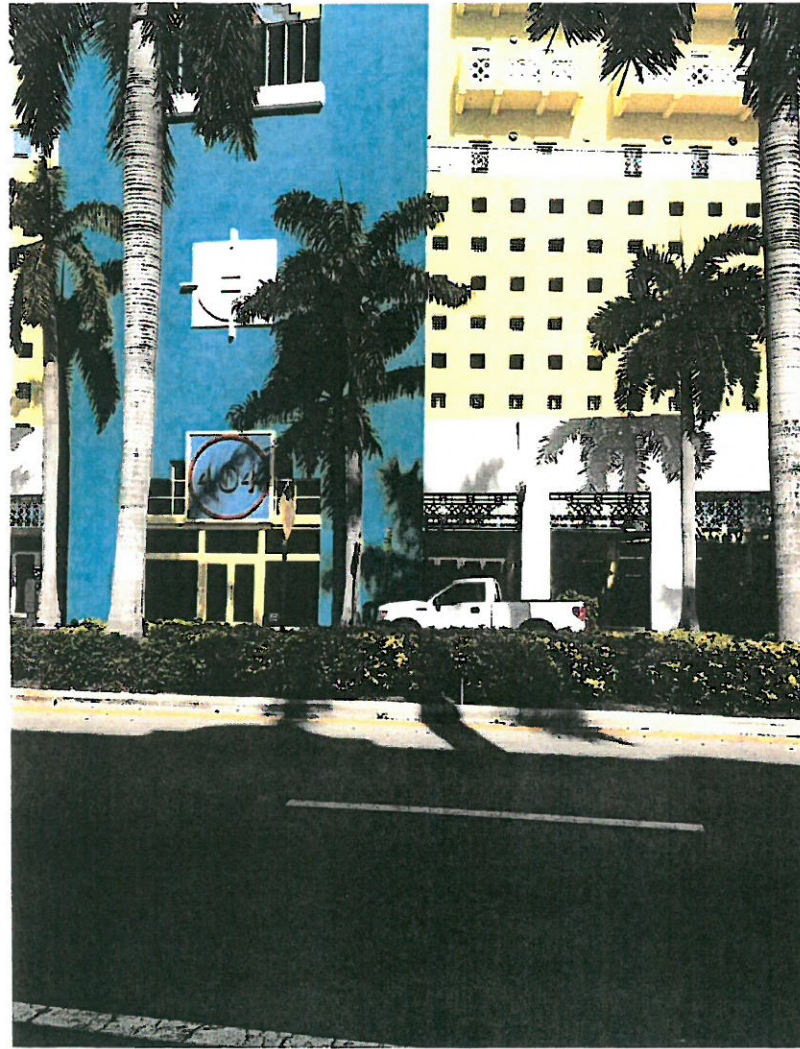
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 Buckhead Life Restaurant Group

KEY DIRECTIONAL PLANS

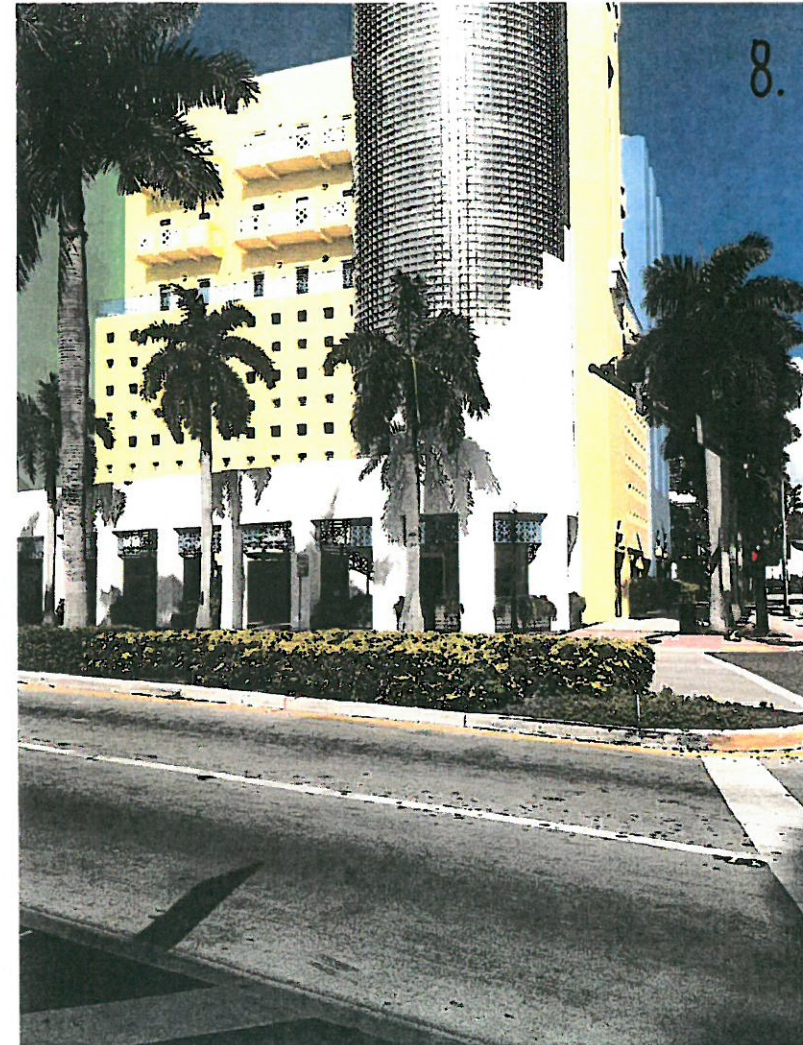
Designer	20153200
Principal-in-Charge	Project No.
Approver	07/05/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

G1.07

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
 SHEET NUMBER: G1.07 - KEY DIRECTIONAL PLANS
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June 17, 2016



June 17, 2016

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ISSUANCES		
No.	Drawing Issue Description	Date

LOBSTER BAR SEA GRILLE

404 Washington Avenue
 Buckhead Life Restaurant Group

KEY DIRECTIONAL PLANS

Designer	20153200
Principal in Charge	Project No.
Approver	07/05/16
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Checker	Project Architect
Author	Staff Architect

G1.10

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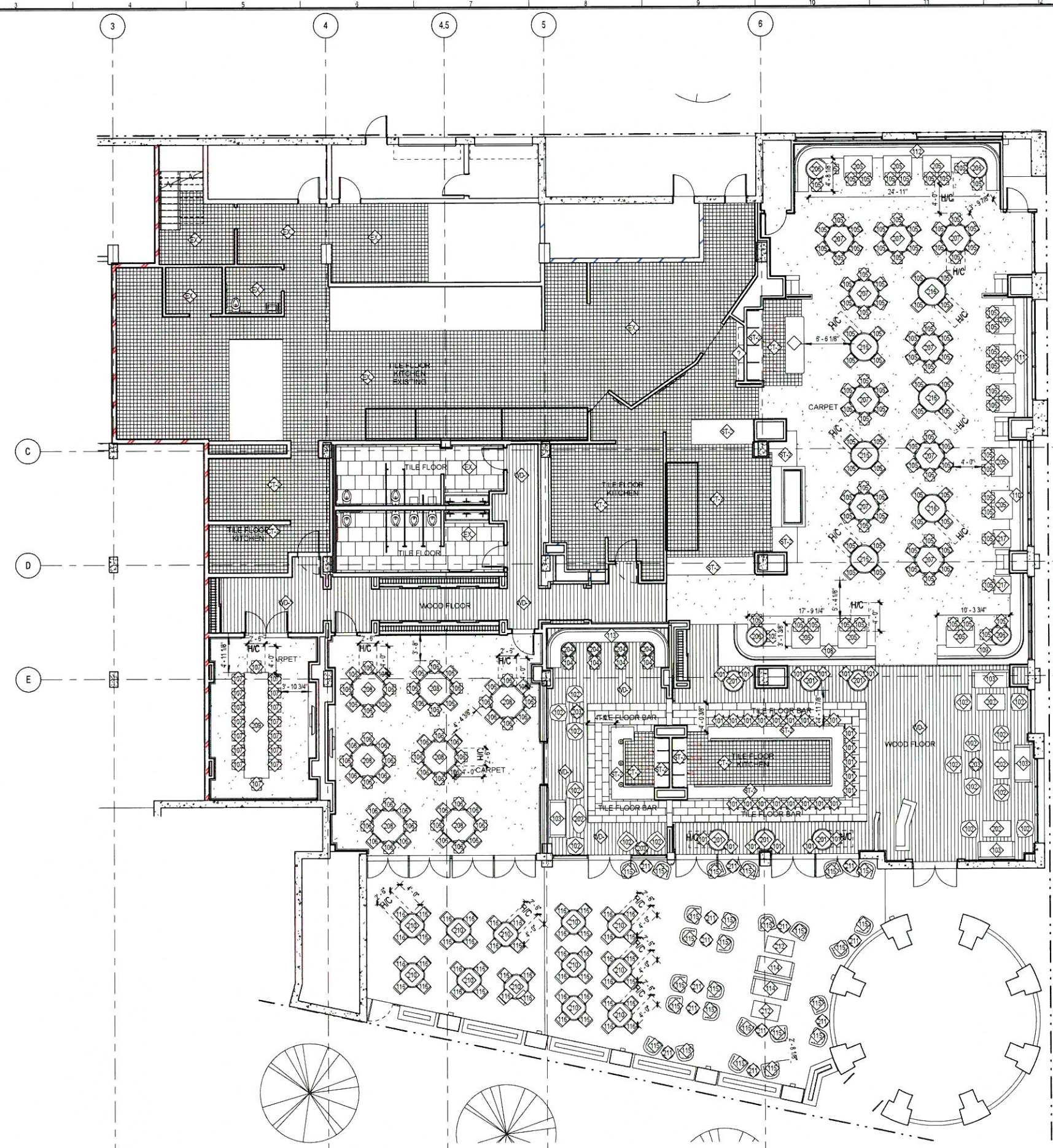
404 Washington Avenue
 Buckhead Life Restaurant Group

FURNITURE PLAN

Designer	20153200
Principal-in-Charge	Project No.
Approver	06/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

A2.30A

NOT ISSUED FOR CONSTRUCTION



1 FURNITURE & FINISHES PLAN
 A2.30A SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20153200 PROJECT NAME: LOBSTER BAR SEA GRILLE
 SHEET NUMBER: A2.30A - FURNITURE PLAN
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