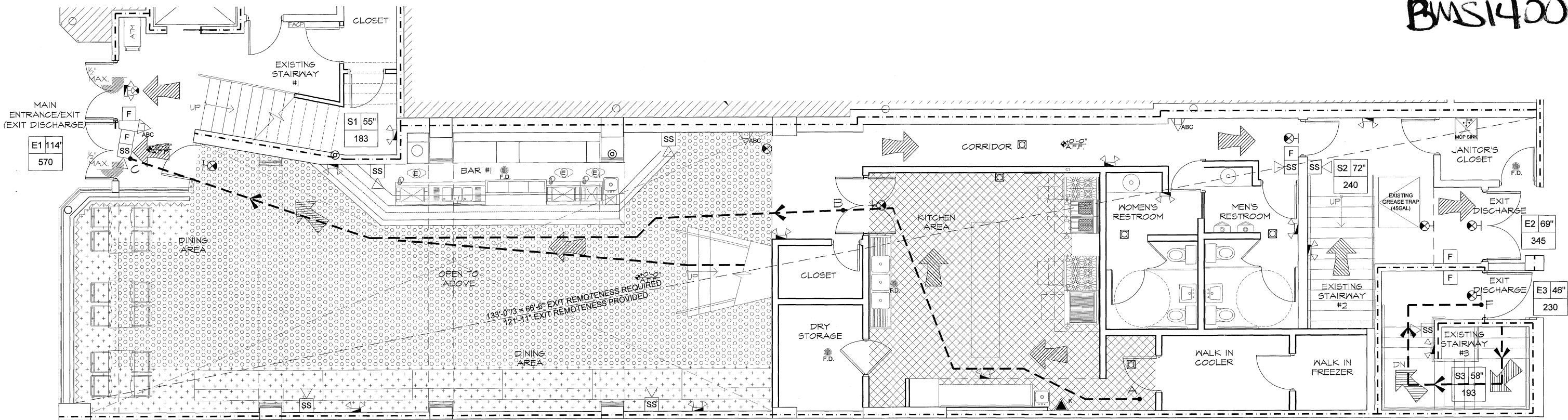


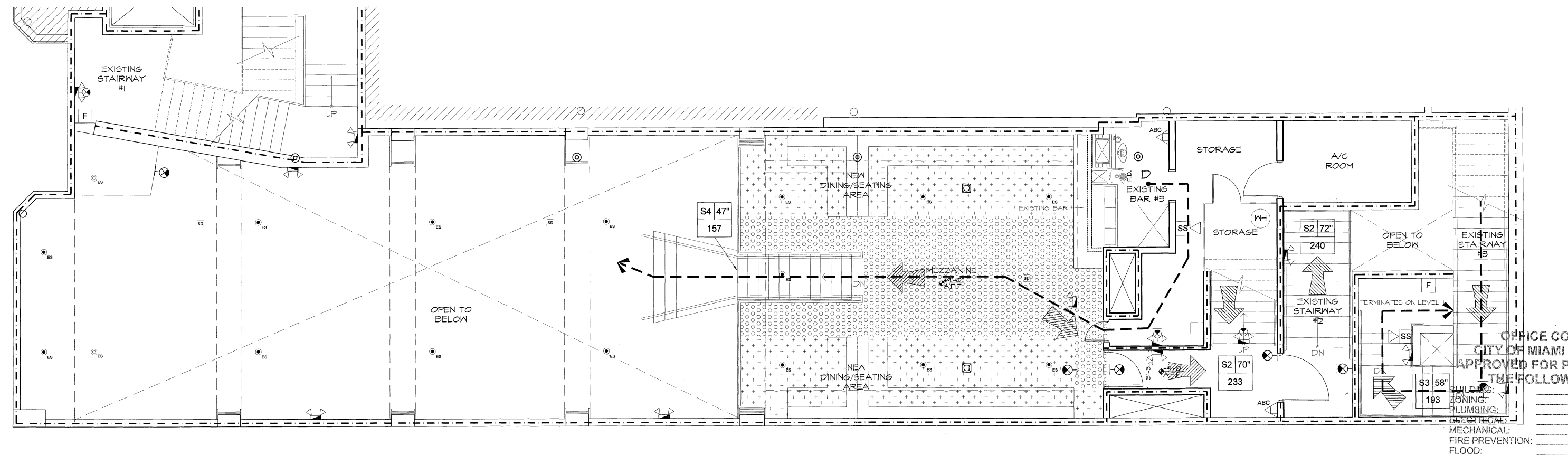
EXISTING 1ST FLOOR PLAN - SCORE/TRADE DINING AREA

BMS1400610



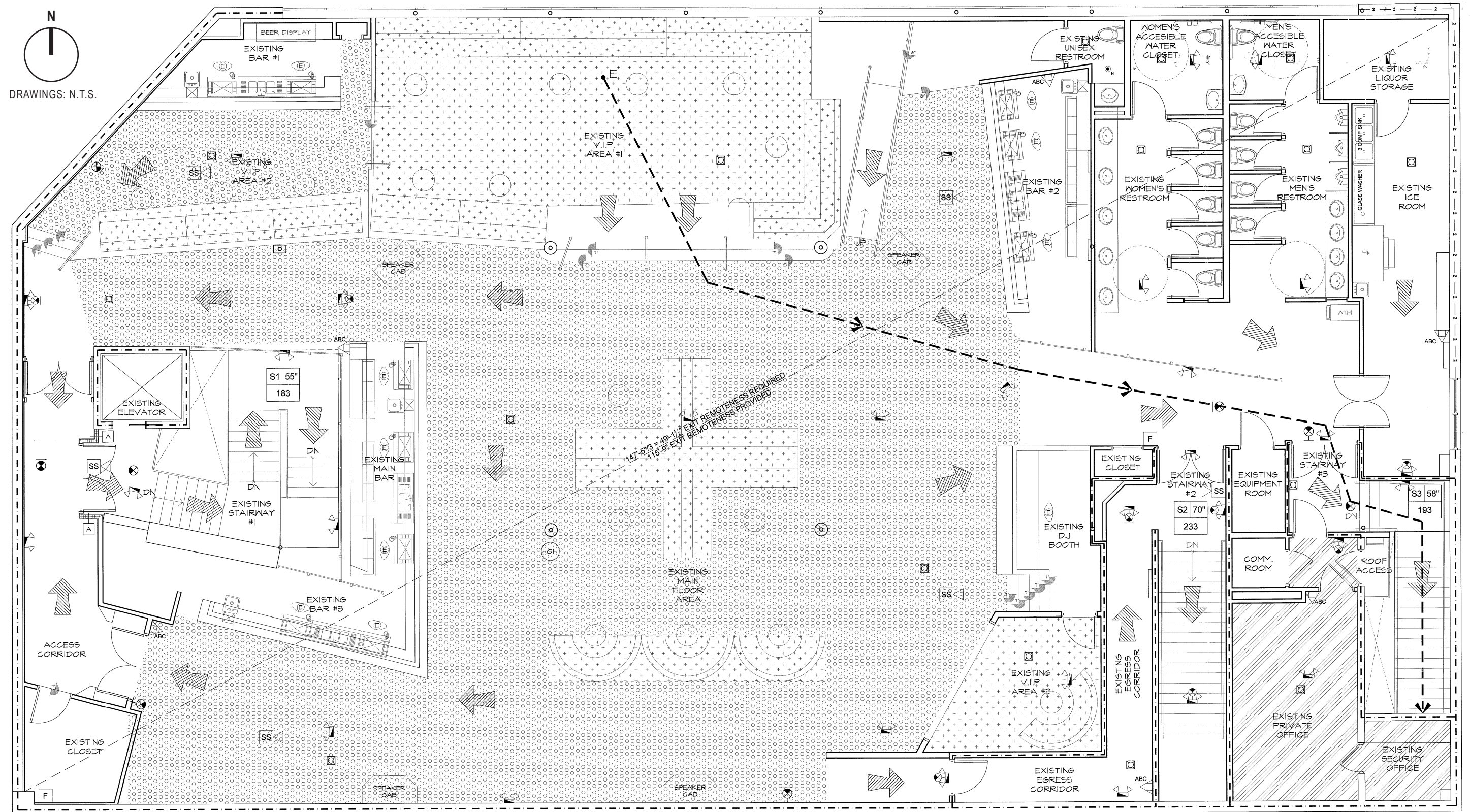
OCCUPANT LOAD (FIRST FLOOR)		
PATTERN	DESCRIPTION	PEOPLE
	① SEATING AREAS 329 SQ. FT. @ 15 SQ. FT. P.P.	22
	② BAR AREA (HIGHER CONCENTRATION) 848 SQ. FT. @ 7 SQ. FT. P.P.	122
	③ KITCHEN 375 SQ. FT. @ 100 SQ. FT. P.P.	4
	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
	EMPLOYEES	3
	TOTAL OCC. LOAD	151
2 EXITS REQUIRED (OCCUPANT LOAD MORE THAN 50 PEOPLE) 2 EXITS PROVIDED (E1 AND E2)		

EXISTING MEZZANINE PLAN - SCORE/TRADE DINING AREA



OCCUPANT LOAD (MEZZANINE)		
PATTERN	DESCRIPTION	PEOPLE
	① SEATING AREAS 147 SQ. FT. @ 15 SQ. FT. P.P.	23
	② BAR AREA (HIGHER CONCENTRATION) 417 SQ. FT. @ 7 SQ. FT. P.P.	41
	③ KITCHEN (LEVEL 1 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
(E)	EMPLOYEES	1
	TOTAL OCC. LOAD	65
1 EXIT REQUIRED (OCCUPANT LOAD LESS THAN 50 PEOPLE) 2 EXITS PROVIDED (STAIR 2 AND 4)		

EXISTING 2ND FLOOR PLAN - SCORE/TRADE NIGHTCLUB AREA



EXISTING OCCUPANCY LOAD & EGRESS DATA - SCORE/TRADE CLUB

EGRESS CAPACITY CALCULATIONS			
MAIN ENTRANCE/EXIT 1	114/2	=	570
TOTAL MAIN ENTRANCE/EXIT MEANS OF EGRESS = 570			
REAR EXIT # 3	69/2	=	345
REAR EXIT # 4	34/2	=	170
TOTAL SECONDARY MEANS OF EGRESS = 515			
∴ THE TOTAL OCCUPANT LOAD IS LIMITED TO 2 TIMES THE MAIN ENTRANCE/EXIT EGRESS CAPACITY OF 570 PEOPLE TOTAL CAPACITY = 1140 PEOPLE			

NOTE:
REFER TO SHEET LS-2 FOR AREA TOTALS.

OCCUPANT LOAD (FIRST FLOOR)		
PATTERN	DESCRIPTION	PEOPLE
	① SEATING AREAS 329 SQ. FT. @ 15 SQ. FT. P.P.	22
	② BAR AREA (HIGHER CONCENTRATION) 848 SQ. FT. @ 7 SQ. FT. P.P.	122
	③ KITCHEN 375 SQ. FT. @ 100 SQ. FT. P.P.	4
	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
(E)	EMPLOYEES	3
TOTAL OCC. LOAD		151
2 EXITS REQUIRED (OCCUPANT LOAD MORE THAN 50 PEOPLE) 2 EXITS PROVIDED (E1 AND E2)		

TRAVEL DISTANCE	
FROM POINT A TO POINT C	= 101'-10"
FROM POINT D TO POINT C (SEE DWG.2 SHEET LS-1 FOR STARTING POINT)	= 115'-1"
FROM POINT E TO POINT F (SEE SHEET LS-2 FOR STARTING POINT)	= 148'-4"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM TRAVEL DISTANCE = 250'-0"	"OK"

COMMON PATH OF TRAVEL	
COMMON PATH FROM A TO B	= 36'-10"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM COMMON PATH OF TRAVEL = 20' OR 75' WHERE THE COMMON PATH SERVES NOT MORE THAN 50 OCCUPANTS	"OK"

DEAD END	
DEAD-END LIMIT	= 0'-0"
ACCORDING TO (TABLE A.7.6) NFPA 101 7.6 MAXIMUM DEAD-END LIMIT = 20'-0"	"OK"

CITY OF MIAMI BEACH
FIRE DEPARTMENT
OCCUPANT CONTENT



The maximum legal occupant content for this place of business is persons. The minimum number of approved independent exits to the exterior of the building accessible to this occupancy is .

Location: 1437/39 WASHINGTON AV. / MIAMI BEACH / FL.
"TRADE MIA / SCORE"

*GROUND LEVEL = 195, MEZZANINE LEVEL = 107, SECOND LEVEL = 580

Fire Marshal
Sonia Flores Machen, P.E.

Date Issued: 1/28/2014

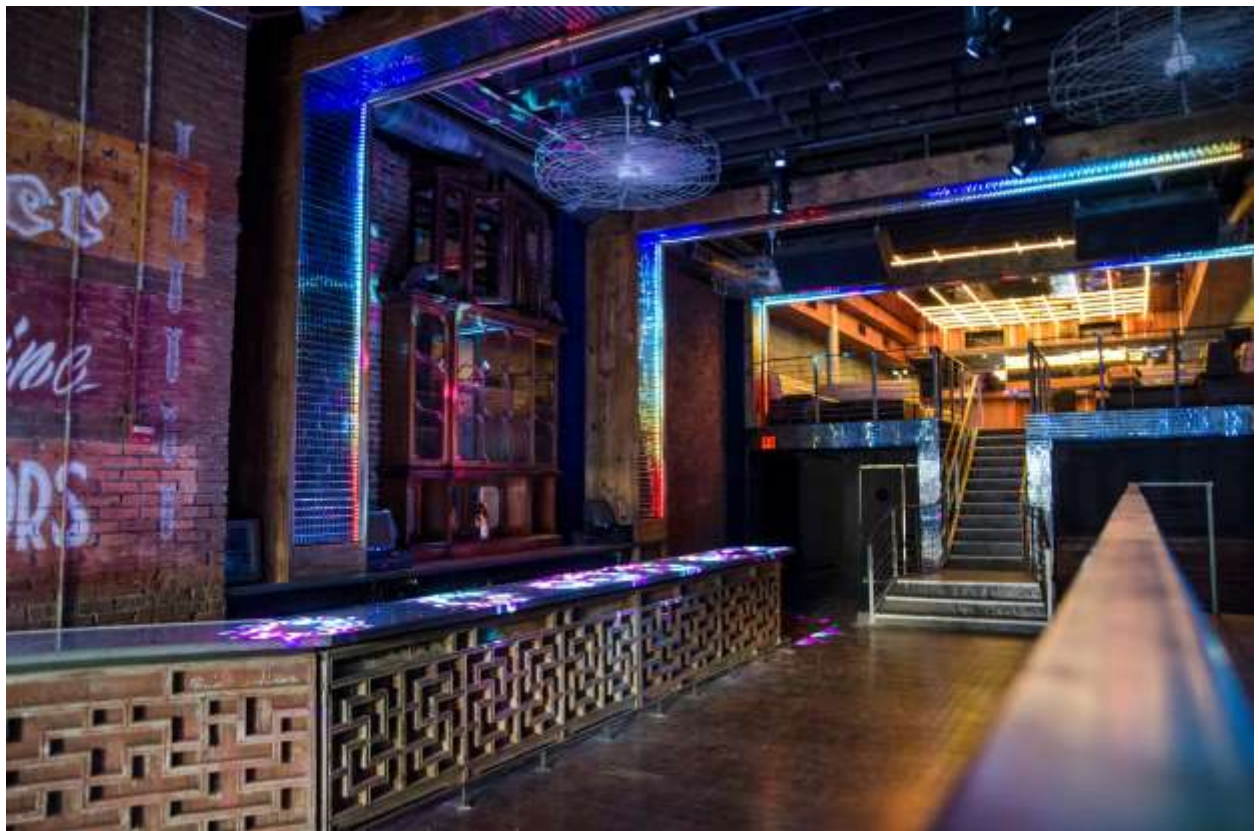
Activity Number: BMS1400610

It shall be unlawful to remove or deface this notice. If the occupant content number(s) above is exceeded (individual rooms, floors, total), the business license holder will be held liable and subject to the penalties stated in the City of Miami Beach Code, Chapter 50 for violating the Florida Fire Prevention Code.

OCCUPANT LOAD (MEZZANINE)		
PATTERN	DESCRIPTION	PEOPLE
	① SEATING AREAS 147 SQ. FT. @ 15 SQ. FT. P.P.	23
	② BAR AREA (HIGHER CONCENTRATION) 411 SQ. FT. @ 7 SQ. FT. P.P.	41
	③ KITCHEN (LEVEL 1 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
	④ OFFICE (LEVEL 2 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
(E)	EMPLOYEES	1
TOTAL OCC. LOAD		65
1 EXIT REQUIRED (OCCUPANT LOAD LESS THAN 50 PEOPLE) 2 EXITS PROVIDED (STAIR 2 AND 4)		

OCCUPANT LOAD (SECOND FLOOR)		
PATTERN	DESCRIPTION	PEOPLE
	① SEATING AREAS 1,281 SQ. FT. @ 15 SQ. FT. P.P.	85
	② BAR AREA (HIGHER CONCENTRATION) 3,257 SQ. FT. @ 7 SQ. FT. P.P.	465
	③ KITCHEN (LEVEL 1 ONLY) 0 SQ. FT. @ 100 SQ. FT. P.P.	0
	④ OFFICE 294 SQ. FT. @ 100 SQ. FT. P.P.	3
(E)	EMPLOYEES	12
TOTAL OCC. LOAD		565
2 EXITS REQUIRED (OCCUPANT LOAD LESS THAN 600 PEOPLE) 3 EXITS PROVIDED (STAIR 1, 2 AND 3)		

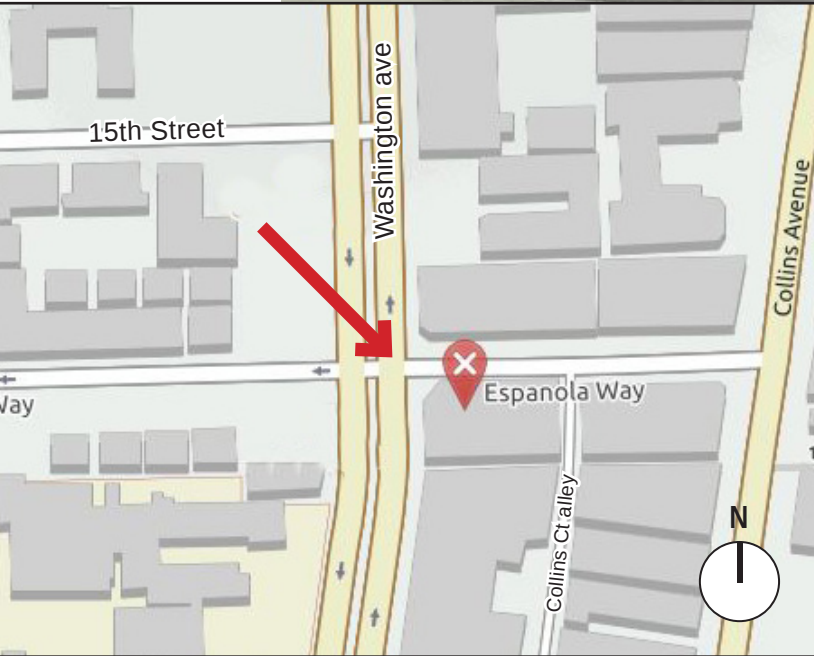
OCCUPANT LOAD (SPACE TOTALS)	
AREA	PEOPLE
GROUND FLOOR LEVEL	151
MEZZANINE LEVEL	65
SECOND FLOOR LEVEL	565
TOTAL OCCUPANT LOAD	781



CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017

1437 - 1439
WASHINGTON AVENUE ENTRANCE



CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017

1439
WASHINGTON AVENUE ENTRANCE

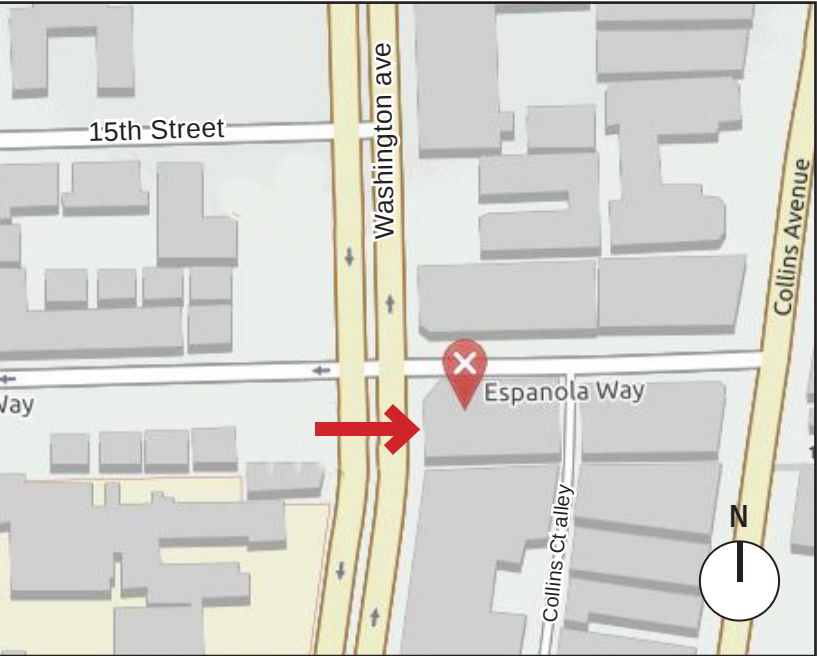


1437
WASHINGTON AVENUE ENTRANCE



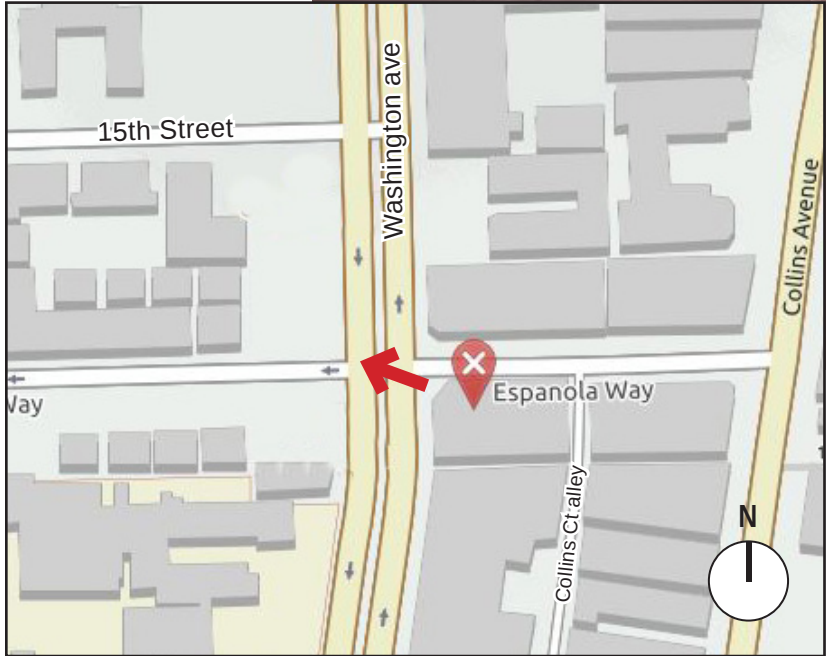
CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017



CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017



1437 & 1439 WASHINGTON AVENUE ENTRANCE

CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017



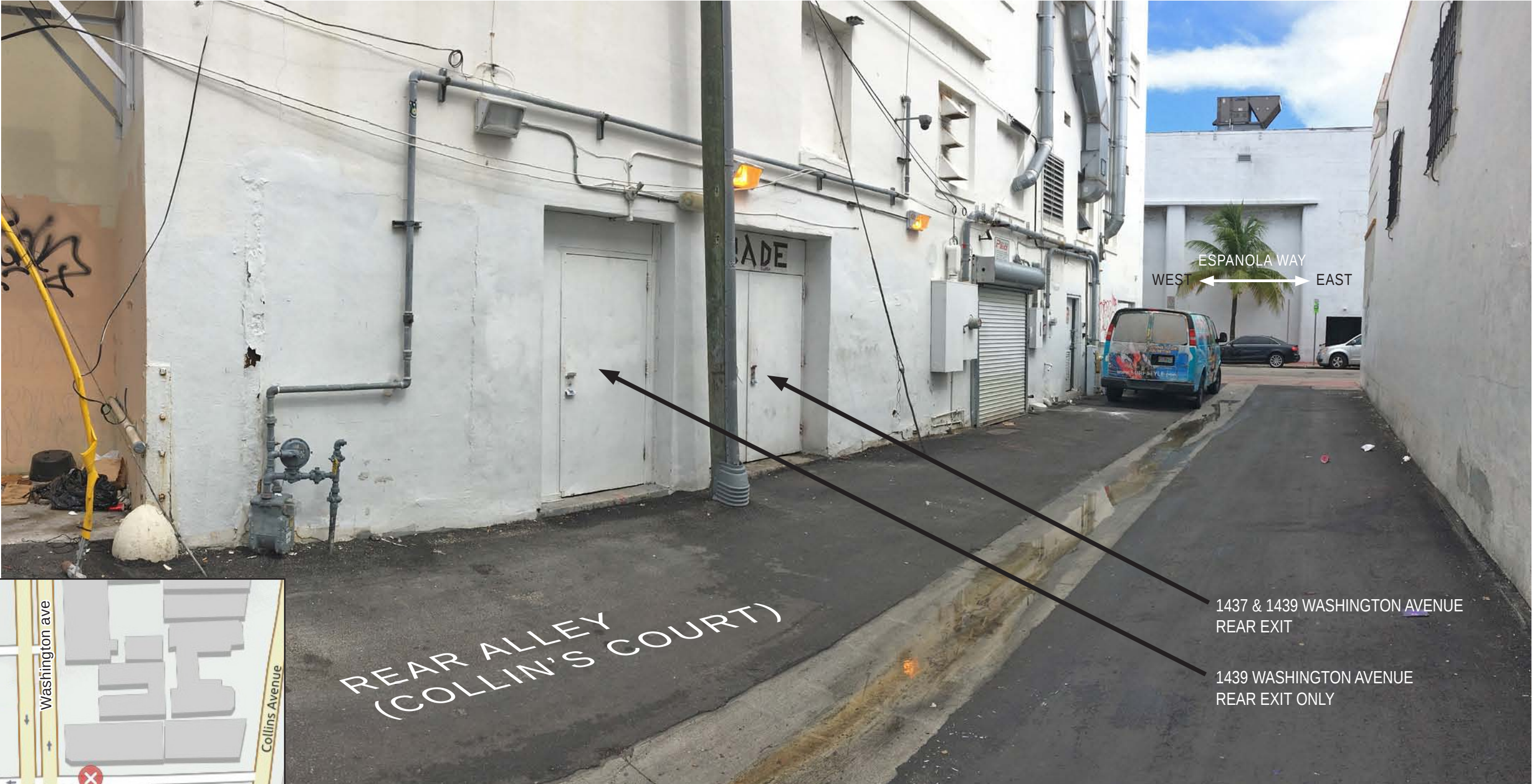
CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017



CURRENT PHOTOGRAPHS

PHOTOS DATED 07|04|2017

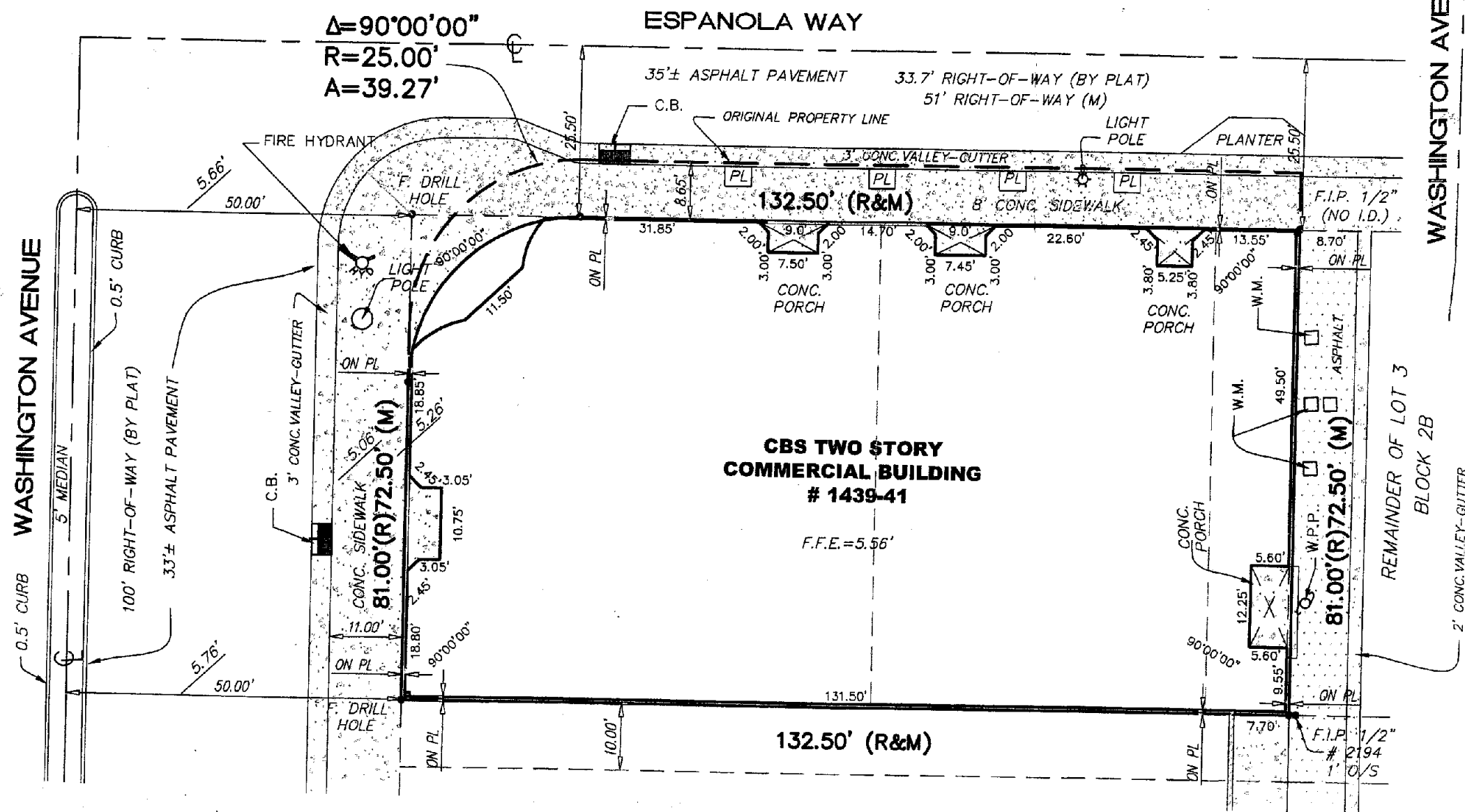


1437 & 1439 WASHINGTON AVENUE
REAR EXIT

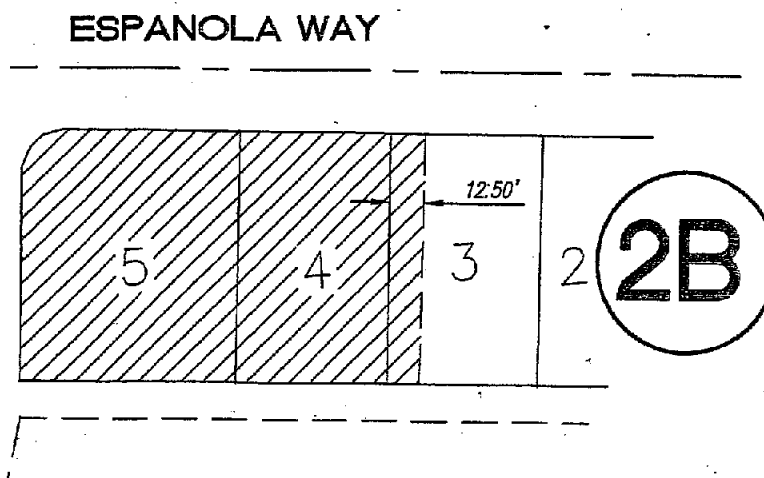
1439 WASHINGTON AVENUE
REAR EXIT ONLY



SCALE: 1"=20'



LOCATION SKETCH
SCALE: NTS



Property Address: 1439-41 Washington Ave., Miami Beach, FL. 33139.

Certified To: Espanola Partners, LLC, a Florida limited liability company.

Legal Description: Lots 4 and 5, less the North 8.65 feet thereof, and the West 12.5 feet of Lot 3, less the North 8.65 feet thereof, Block 2B, ESPANOLA VILLAS, according to the Plat thereof as recorded in Plat Book 7, Page 145, of the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS:

SWK=SIDEWALK, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, C/L=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER, WOOD FENCE=WOOD FENCE, MASONRY WALL=MASONRY WALL, CONCRETE=CONCRETE, MAINTENANCE & DRAINAGE EASEMENT=M & D.E.

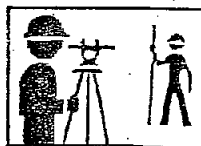
ELEVATION BASED ON LOC. # WASHINGTON AVE.
CBM# 1402 ELV. 7.62' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 7 PAGE 145

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED:

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes. There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987
BLANCO SURVEYORS INC.

Engineers • Land Surveyors • Planners • LB # 0007059

655 NORTH SHORE DRIVE

MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0317	COMMUNITY #	120651	
DATE: 7/15/17	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No 17-580