FBC Section 1004, NFPA 101 Section 7.3.1: Occupant Load

Occupancy	Location	Load Factor	Units	Area	Calculated Min. Occupancy	Maximum Occupancy	Min. Stair Width (in.)	Other Egress Components (in.)
Level 1								
Vestibule - waiting (assembly)	100 entry	5	sf/occup., net	309	62	62		
North Dining - unconcentrated, not fixed seats	101 1st floor dining	15	sf/occup., net	915	61	61		
South Dining - unconcentrated, not fixed seats	104 1st floor dining	15	sf/occup., net	638	43	46		
Bar Seating - unconcentrated, not fixed seats	103B bar	7	sf/occup.@4 occ/lf	29.7	27	27		
Deli Sales - mercantile	103C deli/seafood counter	30	sf/occup., gross	198	7	7		
Bar Service - kitchen	103A bar service	100	sf/occup., gross	176	2	2		
Deli/Seafood - kitchen	103D deli/seafood service	100	sf/occup., gross	147	2	2		
Kitchen, commercial	102 kitchen	100	sf/occup., gross	1188	12	12		
Storage - storage, stock, shipping (mercantile)	108,109,110 storage/coolers	300	sf/occup., gross	266	1	1		
Sub-total - Level 1						219	65.7	43.8
Level 2								
North Banquet Room - unconc., not fixed seats	201 2nd floor dining	15	sf/occup., net	466	32	48		
South Banquet Room - unconc., not fixed seats	215 2nd floor dining	15	sf/occup., net	534	36	48		
Admin. Office - business	202 2nd floor offices	100	sf/occup., gross	263	3	3		
Office - business	208 2nd floor offices	100	sf/occup., gross	216	3	3		
Chef's Office - business	203A 2nd floor offices	100	sf/occup., gross	65	1	1		
General Prep - Kitchen, commercial	213 2nd floor kitchen	100	sf/occup., gross	177	2	2		
Storage - storage, stock, shipping (mercantile)	212,213A,213B,203B,208A	300	sf/occup., gross	710	3	3		
Women's Locker	206 2nd floor lockers	50	sf/occup., gross	51	2	2		
Men's Locker	207 2nd floor lockers	50	sf/occup., gross	72	2	2		
Laundry Room	214A 2nd floor	300	sf/occup., gross	92	1	1		
Mechanical Equipment	211, 214 2nd floor	300	sf/occup., gross	553	2	2		
Sub-total - Level 2						115	34.5	23.0
Total						335		

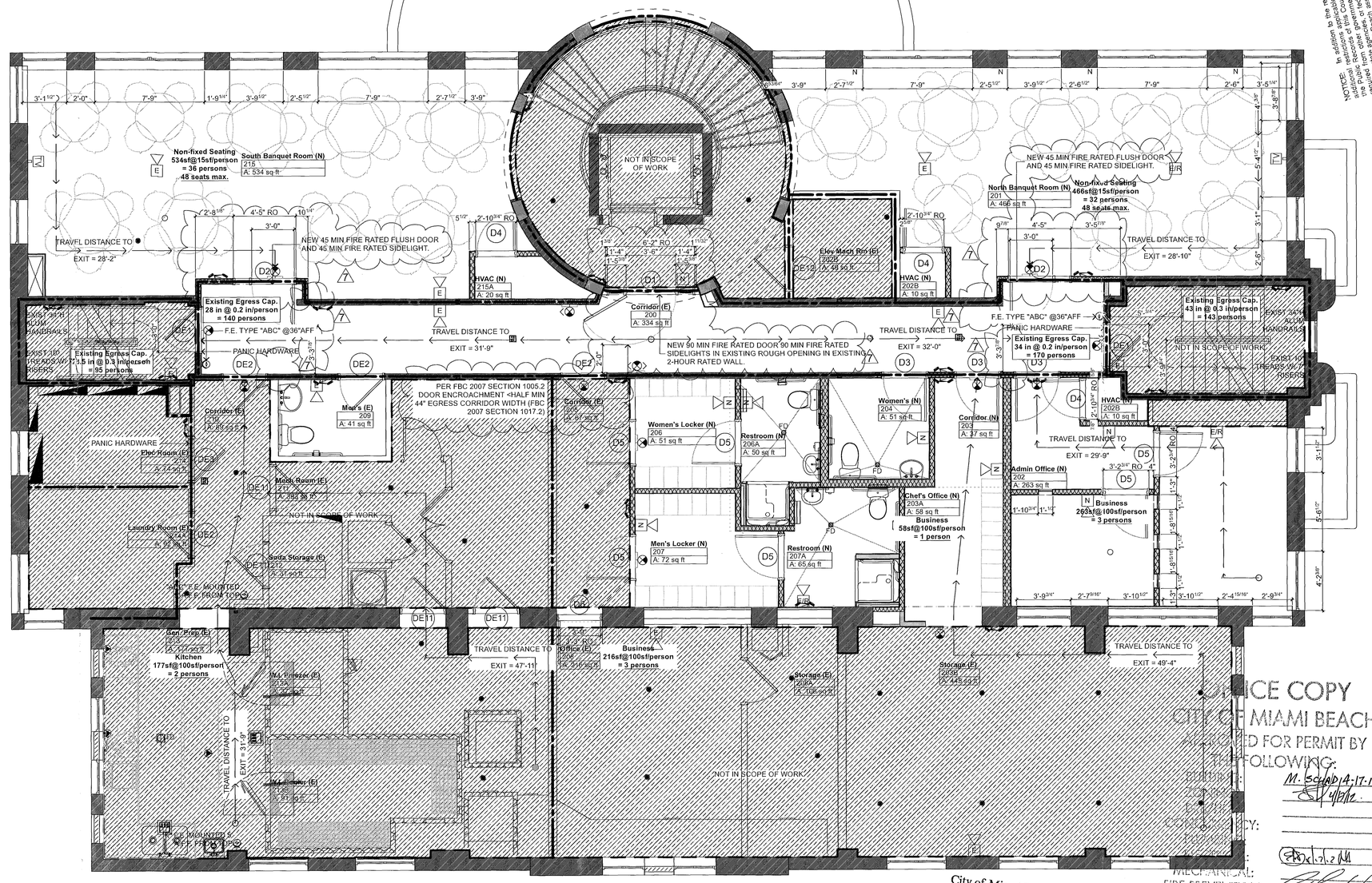
*Note: Maximum occupancy listed includes actual seats shown on plans for each seating area, if greater than calculated occupancy load.

NOTE: TENANT SHALL MAINTAIN MINIMUM 44" CLEAR WIDTH ALONG ALL EGRESS PATHS AT ALL TIMES. EGRESS PATHS IN BANQUET ROOMS SERVING <50 PERSONS SHALL BE MIN 36" CLEAR PER NFPA 101 SECTION 13.2.5.8.2.

NOTE: ALL INTERIOR FINISHES SHALL COMPLY WITH FFPC 101 07 ED CHAPTER 10 AND TABLE A.10.2.2.

Floor Plan Legend

- existing non-rated interior wall
- existing exterior wall or fire-rated interior wall
- existing glass block wall
- new single-sided stud wall
- new single-sided stud wall w/ acoustic insulation
- new stud wall
- new stud wall w/ acoustic insulation
- existing interior door
- new interior door
- new wood shelves
- new sheet metal countertop only
- new millwork deli counter with sheet metal countertop
- not in scope of work
- wall type tag
- wall finish tag
- 1-hr rated wall
- 2-hr rated wall
- existing concrete column
- existing steel column
- area ID tag (E) Existing or (N) New
- accessible table seat
- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction)
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device E (existing), E/R (existing relocated), N (new)



1 L2 overall plan
SCALE: 1/4" = 1'-0"

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
STRUCTURAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

NOTICE:
In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the recorded covenants, conditions and restrictions of a property owner association, architectural control committee or other instrument affecting the property which impose restrictions on the construction of improvements on the property, including but not limited to, those pertaining to the location of improvements on the property, which may result in the revocation of this permit. It is the owner's responsibility to insure that the improvements to be constructed on the property do not violate any such restrictions. The City of Miami Beach does not review, nor does it enforce, private covenants, conditions and restrictions, including those which are more restrictive than applicable City, State, and Local Laws.

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revisions

7	owner revisions - apr 3, 2012
6	owner revisions - feb 29, 2012
5	construction coordination - feb 6, 2012
4	bldg dept comments - dec 9, 2011
3	bldg dept comments - nov 15, 2011
2	owner revisions - oct 11, 2011
1	bldg dept comments - sept 20, 2011

date
Thursday, April 12, 2012
issue date
August 23, 2011

drawing
11 of 57
architecture
L2 life safety plan

A 10

interior remodel: permit set

FBC Section 403: Minimum Plumbing Facilities

Classification	Assembly A-2 - Restaurant		
Occupant Load (per Section 1004)=		334	interior
		34	exterior
	Total	368	
Male Occupants = 1/2 total occupants		184	
Female Occupants=1/2 total occupants		184	

		Required		Existing		Proposed		
		Load Factor	Fixtures	Fixtures	Total	Fixtures - Public	Fixtures - Employee	Total
Male	Water Closets+Urinals	1 per 75	3	2 WC + 1 U	3	2 WC	1 WC	3
	Lavatories	1 per 200	1	2 LAV	2	2 LAV	1 LAV	3
Female	Water Closets	1 per 75	3	1 WC	1	2 WC	1 WC	3
	Lavatories	1 per 200	1	1 LAV	1	2 LAV	1 LAV	3

Notes:
1. New separate employee toilet facilities provided on second floor per Section 403.2. Employee facilities located within 250 ft. of furthest interior work area, per Section 403.5.
2. Public toilet facilities and ADA accessible employee facilities are provided on second floor, per Section 403.6 and accessible via elevator.
3. Pursuant to FBC Plumbing Code 403.1.3, total occupant load includes interior and exterior seating.
4. Refer to diagrams provided on sheet A29 and A29.1 for typical required fixture compliance with FBC Plumbing Code 404.3.3 and FBC Chapter 11.

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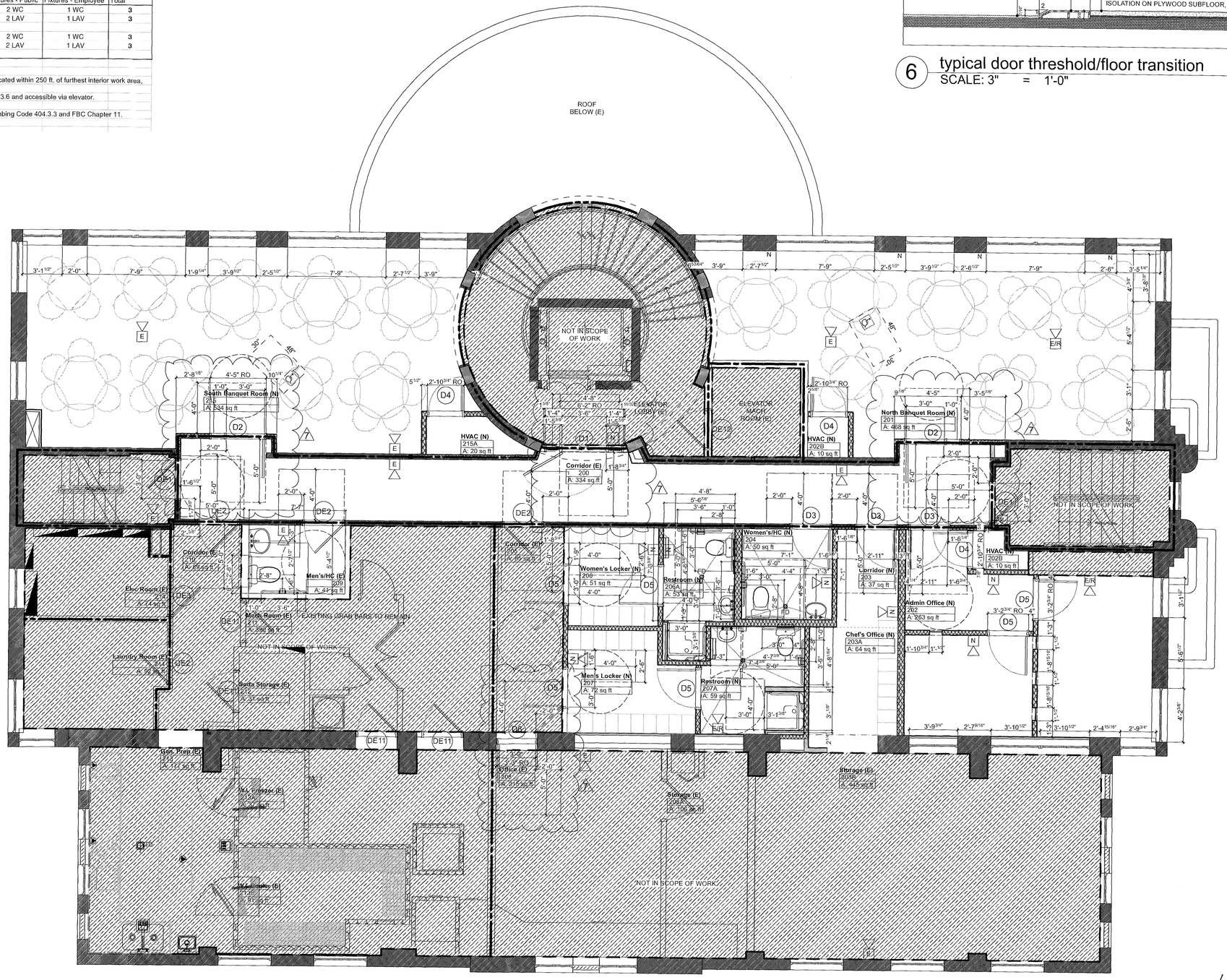
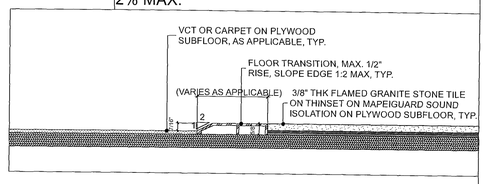
- existing exterior wall or fire-rated interior wall
- existing glass block wall
- new single-sided stud wall
- new single-sided stud wall w/ acoustic insulation
- new stud wall
- new stud wall w/ acoustic insulation
- existing interior door
- new interior door
- new wood shelves
- new sheet metal countertop only
- new millwork deli counter with sheet metal countertop
- not in scope of work
- wall type tag
- wall finish tag
- 1-hr rated wall
- 2-hr rated wall
- existing concrete column
- existing steel column
- area ID tag (E) Existing or (N) New
- accessible table seat
- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction)
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device E (existing), E/R (existing relocated), N (new)



1 L2 overall plan
SCALE: 1/4" = 1'-0"

NOTE: SLOPES TO FLOOR DRAINS SHALL BE 2% MAX.



6 typical door threshold/floor transition
SCALE: 3" = 1'-0"

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date
Thursday, April 12, 2012
issue date
August 23, 2011

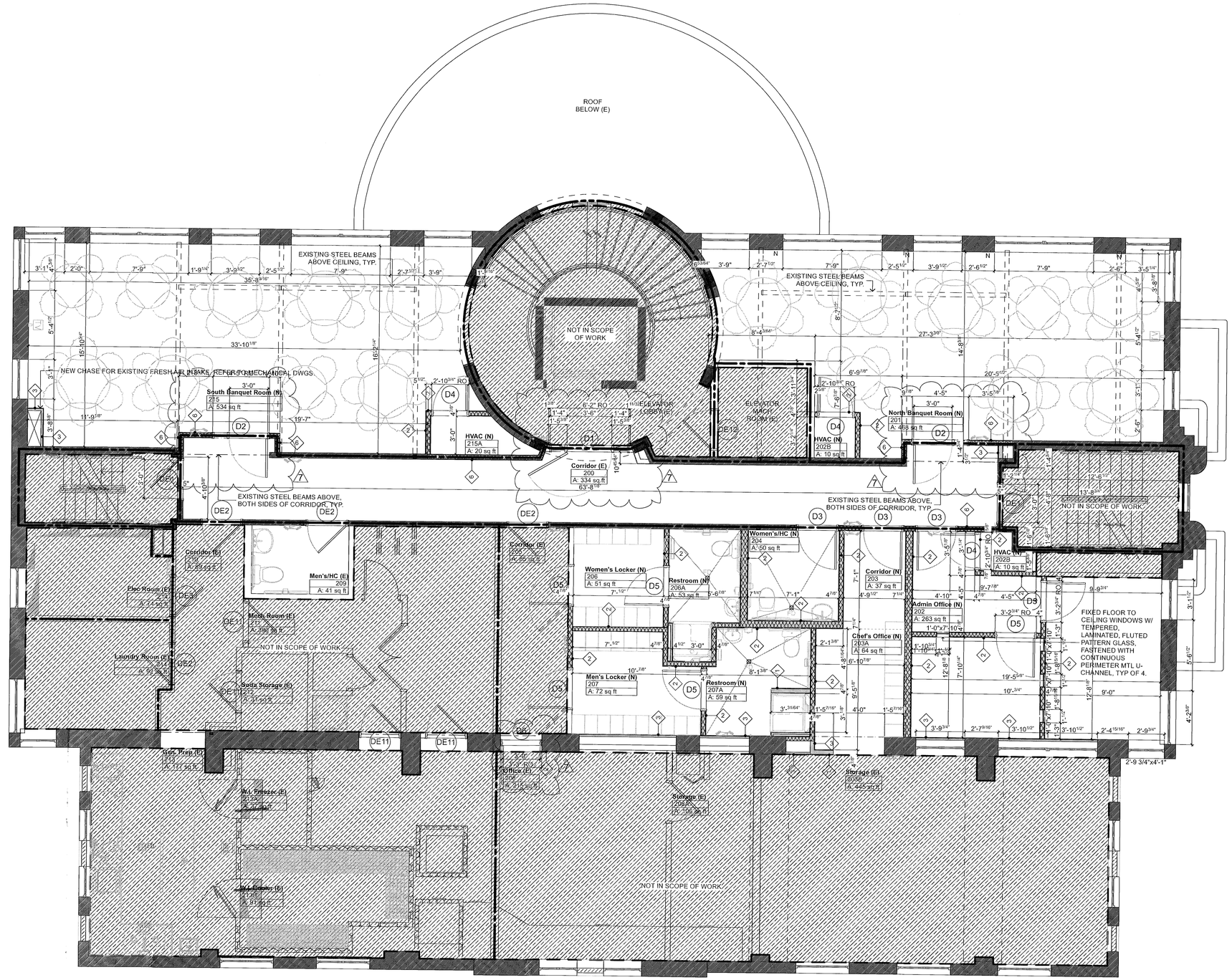
drawing
19 of 57
architecture
L2 accessibility plan

A 12

interior remodel: permit set

Floor Plan Legend

- existing non-rated interior wall
- existing exterior wall or fire-rated interior wall
- existing glass block wall
- new single-sided stud wall
- new single-sided stud wall w/ acoustic insulation
- new stud wall
- new stud wall w/ acoustic insulation
- existing interior door (DE1)
- new interior door (D01)
- new wood shelves
- new sheet metal countertop only
- new millwork deli counter with sheet metal countertop
- not in scope of work
- wall type tag (X)
- wall finish tag (X)
- 1-hr rated wall
- 2-hr rated wall
- existing concrete column
- existing steel column
- Room Name (E) / XXX / A: 24 sq ft — area ID tag (E) Existing or (N) New
- accessible table seat
- fire extinguisher
- existing smoke detector
- text face / chevron direction — exit sign (chevron indicates direction)
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device E (existing), E/R (existing relocated), N (new)



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Fire Prevention Division
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1 L2 overall plan
SCALE: 1/4" = 1'-0"

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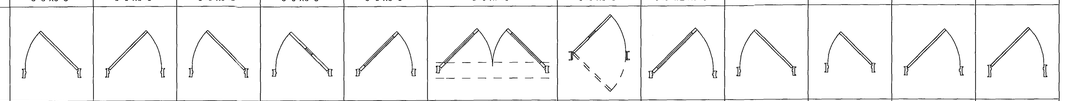
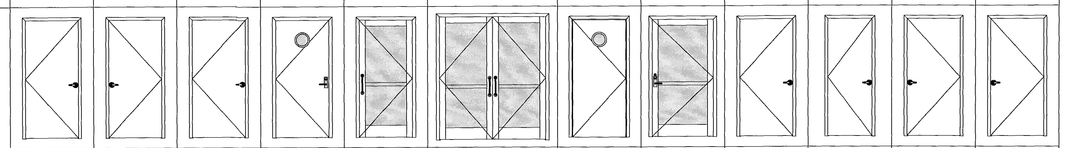
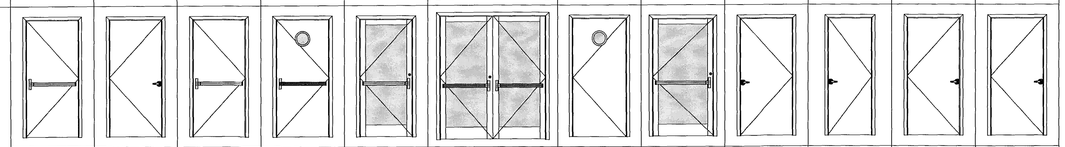
date
Thursday, April 12, 2012
issue date
August 23, 2011

drawing 15 of 57
architecture
L2 renovation plan

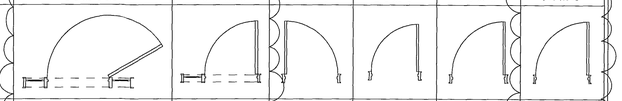
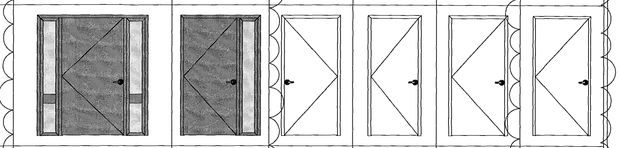
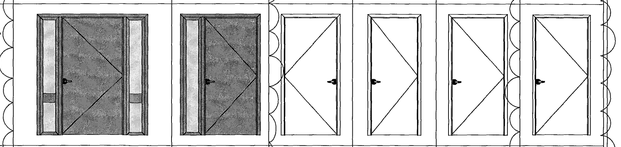
A 14

interior remodel: permit set

Existing Door Legend

ID	DE1	DE2	DE3	DE4	DE5	DE6	DE7	DE8	DE9	DE10	DE11	DE12
Quantity	4	4	1	2	1	2	2	1	2	1	6	1
W x H Size	3'-0"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"	6'-0"x7'-0"	3'-0"x6'-8"	3'-5 1/2"x6'-8"	3'-0"x6'-8"	2'-6"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"
2D Symbol												
Front View												
Back View												
Egress Dim	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"	5'-11"x6'-11 1/2"	3'-0"x6'-8"	3'-4 1/2"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-5"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"
Fire Rating	90 MIN	45 MIN	45 MIN	NON-RATED	NON-RATED	NON-RATED	NON-RATED	NON-RATED	NON-RATED	90 MIN	NON-RATED	NON-RATED
Frame	90 MIN	45 MIN	45 MIN	NON-RATED	NON-RATED	NON-RATED	NON-RATED	NON-RATED	NON-RATED	90 MIN	NON-RATED	NON-RATED
Panel	FLUSH, HM	FLUSH, HM	FLUSH, HM	FLUSH W/VISION	ALUM, IMPACT GLAZ	ALUM, IMPACT GLAZ	FLUSH, W/VISION	ALUM, IMPACT GLAZ	FLUSH, HM	FLUSH, HM	FLUSH, HM	FLUSH, HM
Finish	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT	LAMINATE	PAINT	PAINT	PAINT	PAINT	PAINT
Closer	YES, AUTO	YES, AUTO	YES, AUTO	YES, AUTO	YES, AUTO	YES, AUTO	YES, DBL ACTING	YES, AUTO	YES	YES, AUTO	NO	NO
Panic Hardware	YES	NO	YES	YES	YES	YES	NO	YES	NO	NO	NO	NO
Hardware Type	PASSAGE	PASSAGE	PASSAGE	LOCK OUTSIDE	LOCK OUTSIDE	LOCK OUTSIDE	N/A	LOCK OUTSIDE	PASSAGE	PASSAGE	PRIVACY	LOCK OUTSIDE
Handle Type	LEVER	LEVER	LEVER	LEVER	PULL	PULL	SS PLATES	PULL	LEVER, DECOR	LEVER	LEVER	LEVER

Door Legend

ID	D1	D2	D3	D4	D5	D6
Quantity	1	2	3	3	6	1
W x H Size	6'-2"x6'-9 3/8"	4'-5"x6'-9 3/8"	3'-0"x6'-8"	2'-8"x6'-8"	3'-0"x6'-8"	3'-0"x6'-8"
2D Symbol						
Front View						
Back View						
Egress Dim	3'-4 1/2"x6'-7 1/4"	2'-10 1/2"x6'-7 1/4"	2'-11"x6'-7 1/2"	2'-7"x6'-7 1/2"	2'-11"x6'-7 1/2"	2'-11"x6'-7 1/2"
Fire Rating	90 MIN	45 MIN	45 MIN	NON-RATED	NON-RATED	NON-RATED
Frame	90 MIN	45 MIN	45 MIN	NON-RATED	NON-RATED	NON-RATED
Panel	FLUSH HM W/ FULL SIDELIGHTS	FLUSH W/ SIDELIGHT	FLUSH, HM FILLED	FLUSH, HM FILLED	FLUSH, HM FILLED	SOLID CORE WD
Finish	PAINT	PAINT	PAINT	PAINT	PAINT	PAINT
Closer	YES, AUTO	YES, AUTO	YES, AUTO	NO	NO	NO
Panic Hardware	NO	NO	NO	NO	NO	NO
Hardware Type	PASSAGE, LOCK OUTSIDE	PRIVACY	PRIVACY	PRIVACY	PASSAGE	PASSAGE, KEYPAD
Handle Type	LEVER, DECOR	LEVER, DECOR	LEVER, DECOR	LEVER	LEVER	LEVER

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MS

interior remodel: permit set

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6 owner revisions - feb 29, 2012
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3 bldg dept comments - nov 15, 2011
2 owner revisions - oct 11, 2011
1 bldg dept comments - sept 20, 2011

date
Sunday, April 8, 2012

issue date
August 23, 2011

drawing 16 of 57

architecture

door legends

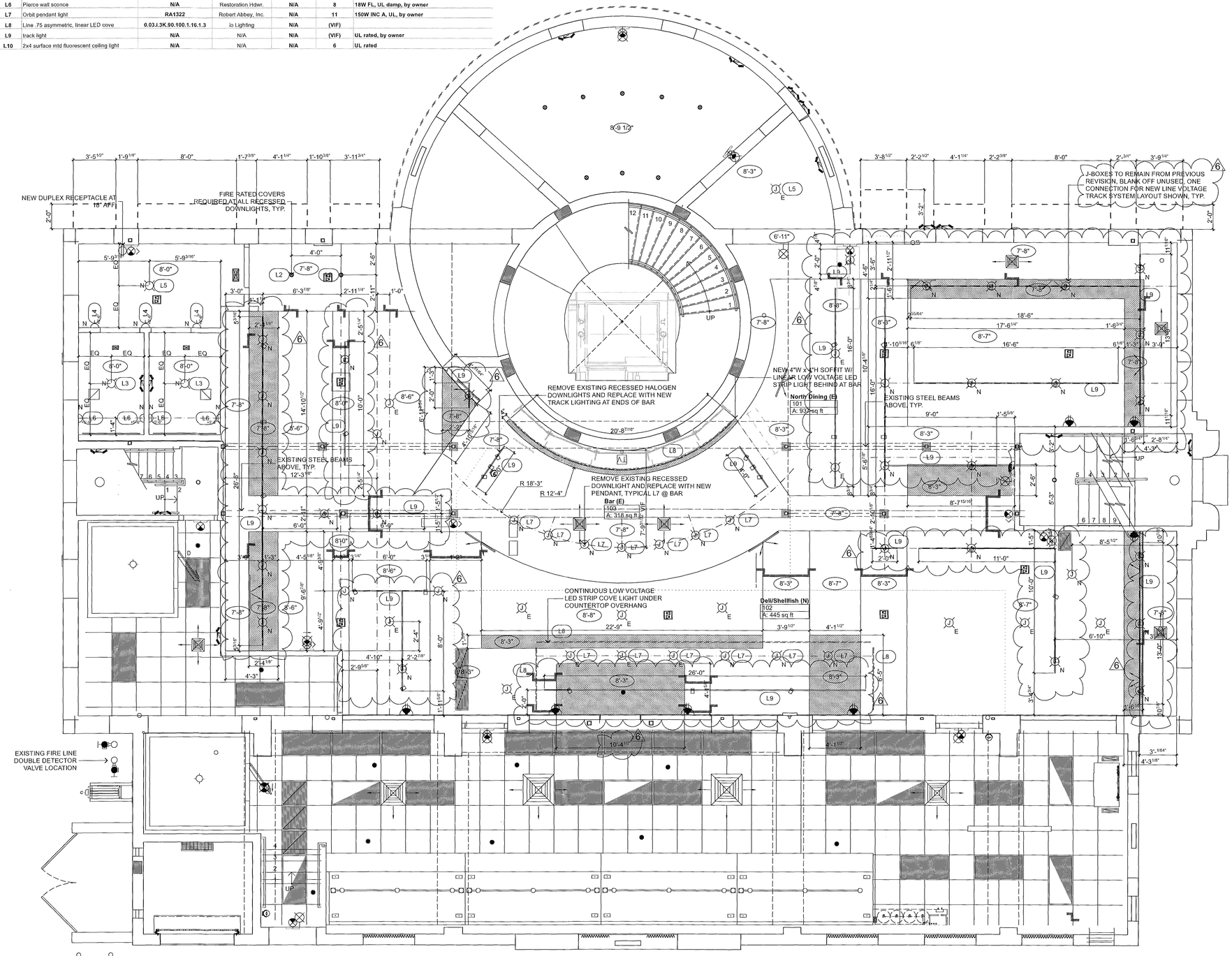
A 16

Ceiling Plan Legend

- existing fire-rated gypsum bd ceiling (UL L514) to remain
- new fire-rated gypsum bd ceiling (UL L514)
- new non-rated gypsum board ceiling
- existing ACT ceiling to remain
- 7'-11" — ceiling height tag
- 9 1/4" E — existing wall sconce to remain
- 9 1/4" N — new wall sconce
- J E — existing j-box to remain
- J N — new j-box
- N — new surface mounted light fixture
- existing recessed light fixture to remain
- LX — light fixture ID tag
- existing smoke detector
- text face / chevron direction — exit sign (chevron indicates direction)
- existing sprinkler head
- existing emergency light w/ battery backup
- existing recessed emergency light
- TV — new TV jack + receptacle
- existing 2x4 fluorescent light fixture to remain
- existing 2x4 fluorescent light w/ battery backup to remain
- FL — new surface mounted 2x4 fluorescent light fixture
- new surface mounted track light fixture

Light Fixture Schedule

Number	Item	Model Number	Manufacturer	Color	Quantity	Comments
L1	Custom pendant light	N/A	N/A	N/A	31	60W INC A, UL rated, by owner
L2	1-hr Fire-rated CFL recessed downlight	N/A	N/A	N/A	(VIF)	dimmable GE 15W R30 2700K CFL
L3	Ted Flush Mount ceiling light	TOB4003HAB	Visual Comfort & Co.	Antique Brass	12	2-60W INC A, UL, by owner
L4	Milton Road wall sconce	TOB2198HAB-WG	Visual Comfort & Co.	Antique Brass	24	2-40W INC B, UL, by owner
L5	Square Flush Mount ceiling light	CHC4215AB	Visual Comfort & Co.	Antique Brass	4	2-60W INC A, UL, by owner
L6	Pierce wall sconce	N/A	Restoration Hdwr.	N/A	8	18W FL, UL damp, by owner
L7	Orbit pendant light	RA1322	Robert Abbey, Inc.	N/A	11	150W INC A, UL, by owner
L8	Line .75 asymmetric, linear LED cove	0.03.I.3K.90.100.1.16.1.3	io Lighting	N/A	(VIF)	
L9	track light	N/A	N/A	N/A	(VIF)	UL rated, by owner
L10	2x4 surface mtd fluorescent ceiling light	N/A	N/A	N/A	6	UL rated



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Fire Prevention Division
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1 L1 ceiling plan
SCALE: 1/4" = 1'-0"

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1 bldg dept comments - sept 20, 2011

date
Thursday, March 1, 2012

issue date
August 23, 2011

drawing 21 of 57
architecture
L1 reflected ceiling plan

A 19

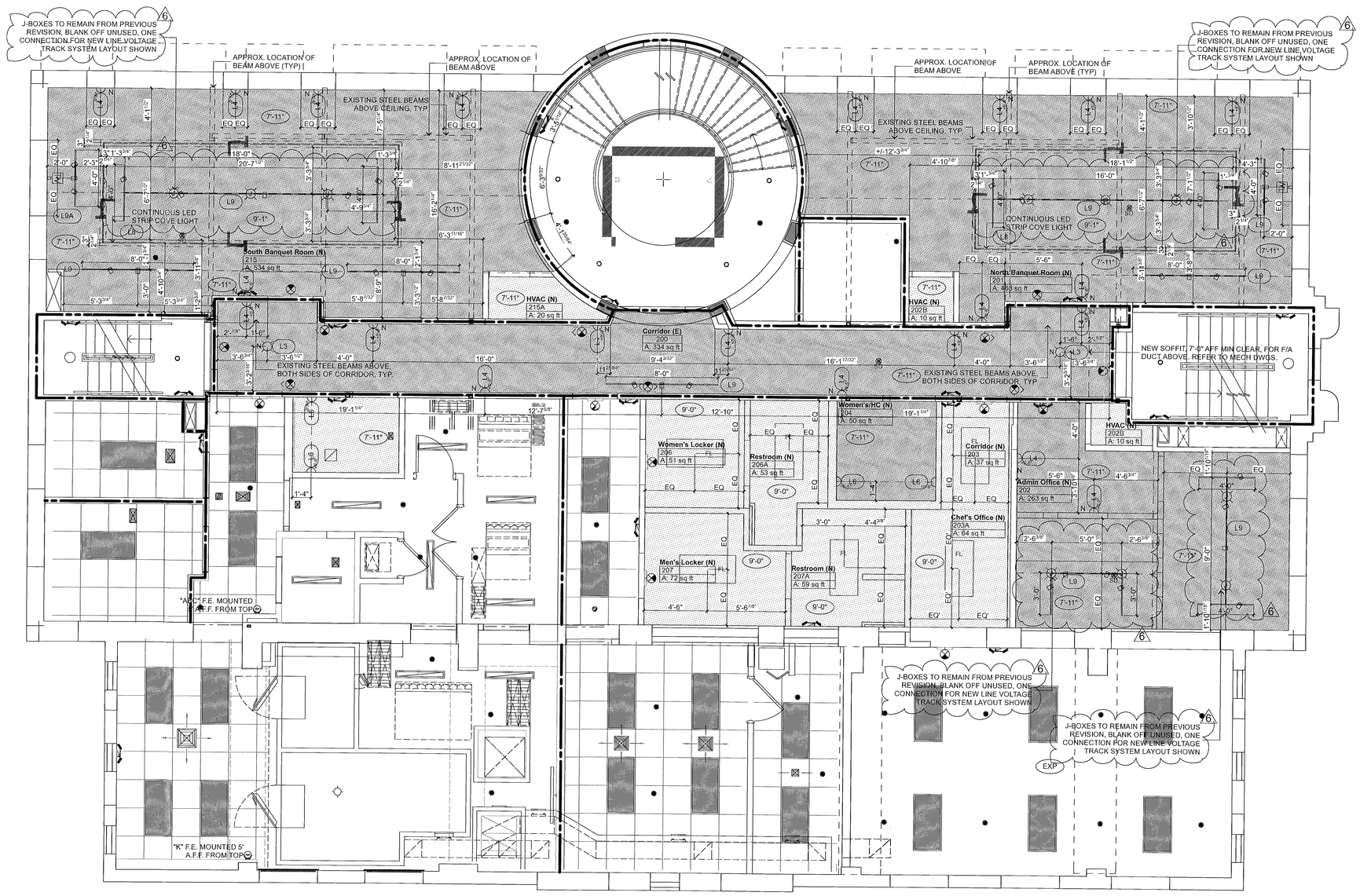
interior remodel: permit set

Ceiling Plan Legend

- existing fire-rated gypsum bd ceiling (UL L514) to remain
- new fire-rated gypsum bd ceiling (UL L514)
- new non-rated gypsum board ceiling
- existing ACT ceiling to remain
- 7'-11" — ceiling height tag
- E — existing wall sconce to remain
- N — new wall sconce
- J E — existing j-box to remain
- J N — new j-box
- N — new surface mounted light fixture
- existing recessed light fixture to remain
- LX — light fixture ID tag
- existing smoke detector
- text face — exit sign (chevron indicates direction)
- chevron direction — existing sprinkler head
- existing emergency light w/ battery backup
- existing recessed emergency light
- TV II — new TV jack + receptacle
- existing 2x4 fluorescent light fixture to remain
- existing 2x4 fluorescent light w/ battery backup to remain
- FL — new surface mounted 2x4 fluorescent light fixture
- new surface mounted track light fixture

Light Fixture Schedule

Number	Item	Model Number	Manufacturer	Color	Quantity	Comments
L1	Custom pendant light	N/A	N/A	N/A	31	60W INC A, UL rated, by owner
L2	1-hr Fire-rated CFL recessed downlight	N/A	N/A	N/A	(VIF)	dimmable GE 15W R30 2700K CFL
L3	Ted Flush Mount ceiling light	TOB4003HAB	Visual Comfort & Co.	Antique Brass	12	2-60W INC A, UL, by owner
L4	Milton Road wall sconce	TOB2198HAB-WG	Visual Comfort & Co.	Antique Brass	24	2-40W INC B, UL, by owner
L5	Square Flush Mount ceiling light	CHC4215AB	Visual Comfort & Co.	Antique Brass	4	2-60W INC A, UL, by owner
L6	Pierce wall sconce	N/A	Restoration Hdwr.	N/A	8	18W FL, UL damp, by owner
L7	Orbit pendant light	RA1322	Robert Abbey, Inc.	N/A	11	150W INC A, UL, by owner
L8	Line .75 asymmetric, linear LED cove	0.03.I.3K.90.100.1.16.1.3	io Lighting	N/A	(VIF)	
L9	track light	N/A	N/A	N/A	(VIF)	UL rated, by owner
L10	2x4 surface mtd fluorescent ceiling light	N/A	N/A	N/A	6	UL rated



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MS

1 L2 ceiling plan
SCALE: 1/4" = 1'-0"

nivel one
architecture + interior design
aa#26000833 ib#26000664
PO Box #416222
miami beach, fl 33141
p 786 853 0090
p 786 246 0316
nivelone@att.net

seal
Christopher Adams
ar #0094137
Chris Middleton
ar #0016680

consultant

project
GLOUTONNERIE
VINTAGE KITCHEN
existing restaurant interior renovation
230 1st Street
miami beach, florida
33139

owner
11 11 Gluttony Box Co., LLC
81 Washington Avenue
Miami Beach, FL 33139
p 305 343 9991
gloutonnerie1@me.com

revisions
6 owner revisions - feb 29, 2012
5 construction coordination - feb 6, 2012
4 bldg dept comments - dec 9, 2011
3 bldg dept comments - nov 15, 2011
2 owner revisions - oct 11, 2011
1 bldg dept comments - sept 20, 2011

date
Wednesday, February 29, 2012
issue date
August 23, 2011

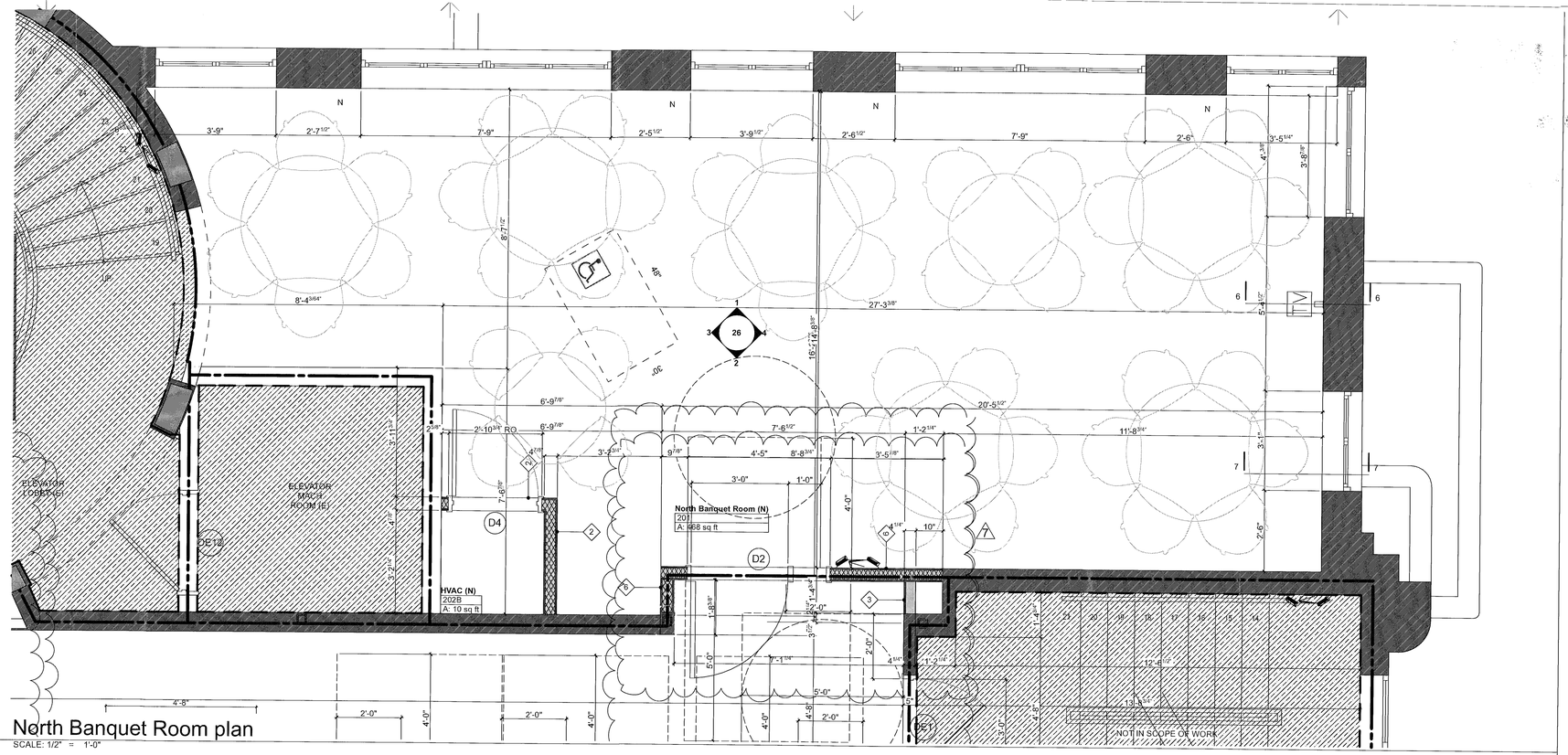
drawing
22 of 57
architecture
L2 reflected ceiling plan

A 20

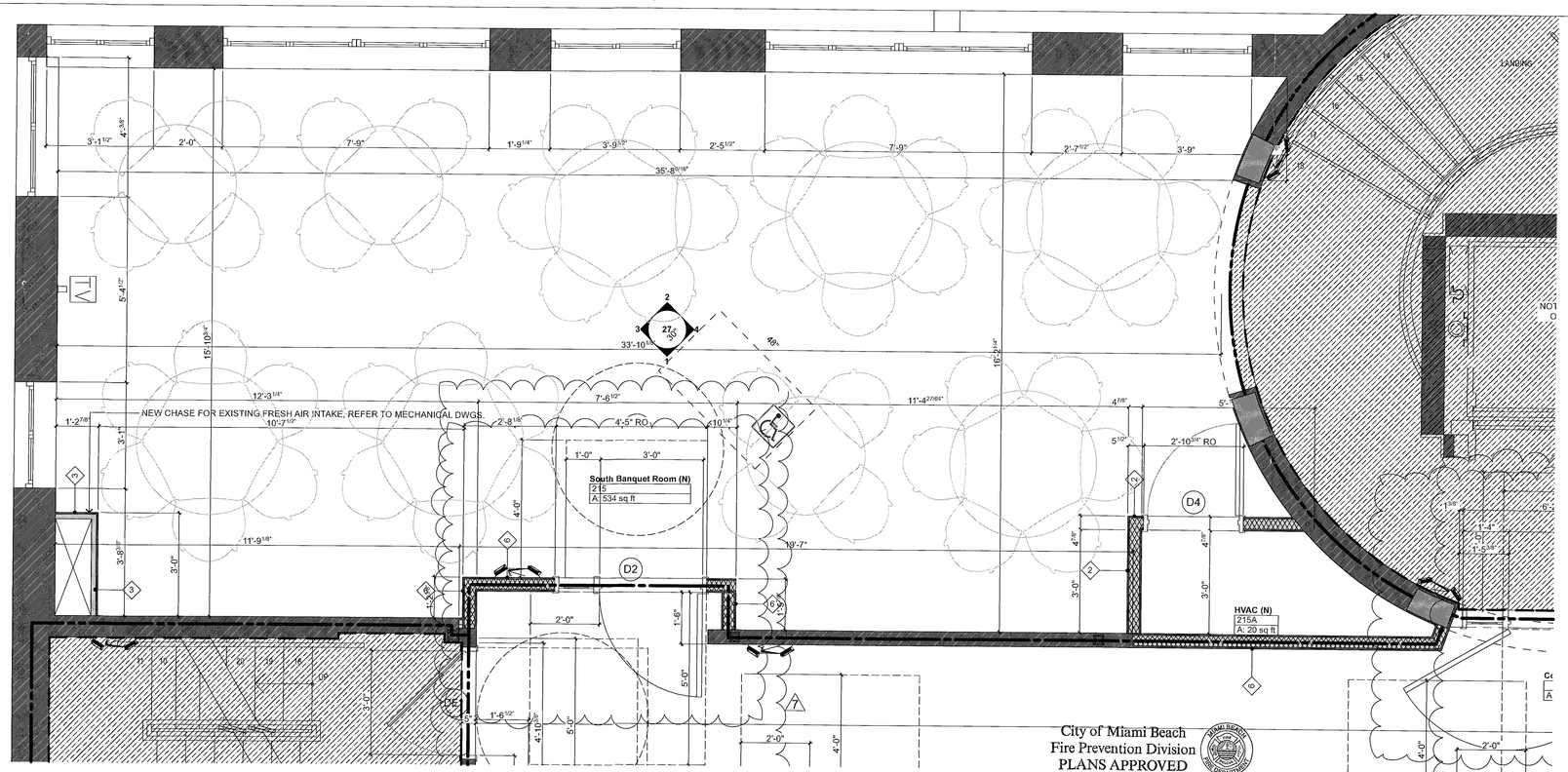
interior remodel: permit set

Floor Plan Legend

- existing non-rated interior wall
- existing exterior wall or fire-rated interior wall
- existing glass block wall
- new single-sided stud wall
- new single-sided stud wall w/ acoustic insulation
- new stud wall
- new stud wall w/ acoustic insulation
- existing interior door
- new interior door
- new wood shelves
- new sheet metal countertop only
- new millwork deli counter with sheet metal countertop
- not in scope of work
- wall type tag
- wall finish tag
- 1-hr rated wall
- 2-hr rated wall
- existing concrete column
- existing steel column
- area ID tag (E) Existing or (N) New
- accessible table seat
- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction)
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device E (existing), E/R (existing relocated), N (new)



2 North Banquet Room plan
SCALE: 1/2" = 1'-0"



1 South Banquet Room plan
SCALE: 1/2" = 1'-0"

nivel one
architecture + interior design
aa#26000833 ib#26000664
PO Box #416222
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ar #0094137
Chris Middleton
ar #0016880

consultant

project
GLOUTONNERIE
FINE ART KITCHEN
existing restaurant
interior renovation
230 1st Street
miami beach, florida
33139

owner
11 11 Gluttony Box Co., L.L.C.
81 Washington Avenue
Miami Beach, FL 33139
p 305 343 9991
gloutonnerie1@me.com

revisions

7	owner revisions - apr 9, 2012
6	owner revisions - feb 29, 2012
5	construction coordination - feb 6, 2012
4	bldg dept comments - dec 9, 2011
3	bldg dept comments - nov 15, 2011
2	owner revisions - oct 11, 2011
1	bldg dept comments - sept 20, 2011

date
Thursday, April 12, 2012
issue date
August 23, 2011

drawing
26 of 57
architecture
L2 enlarged plans

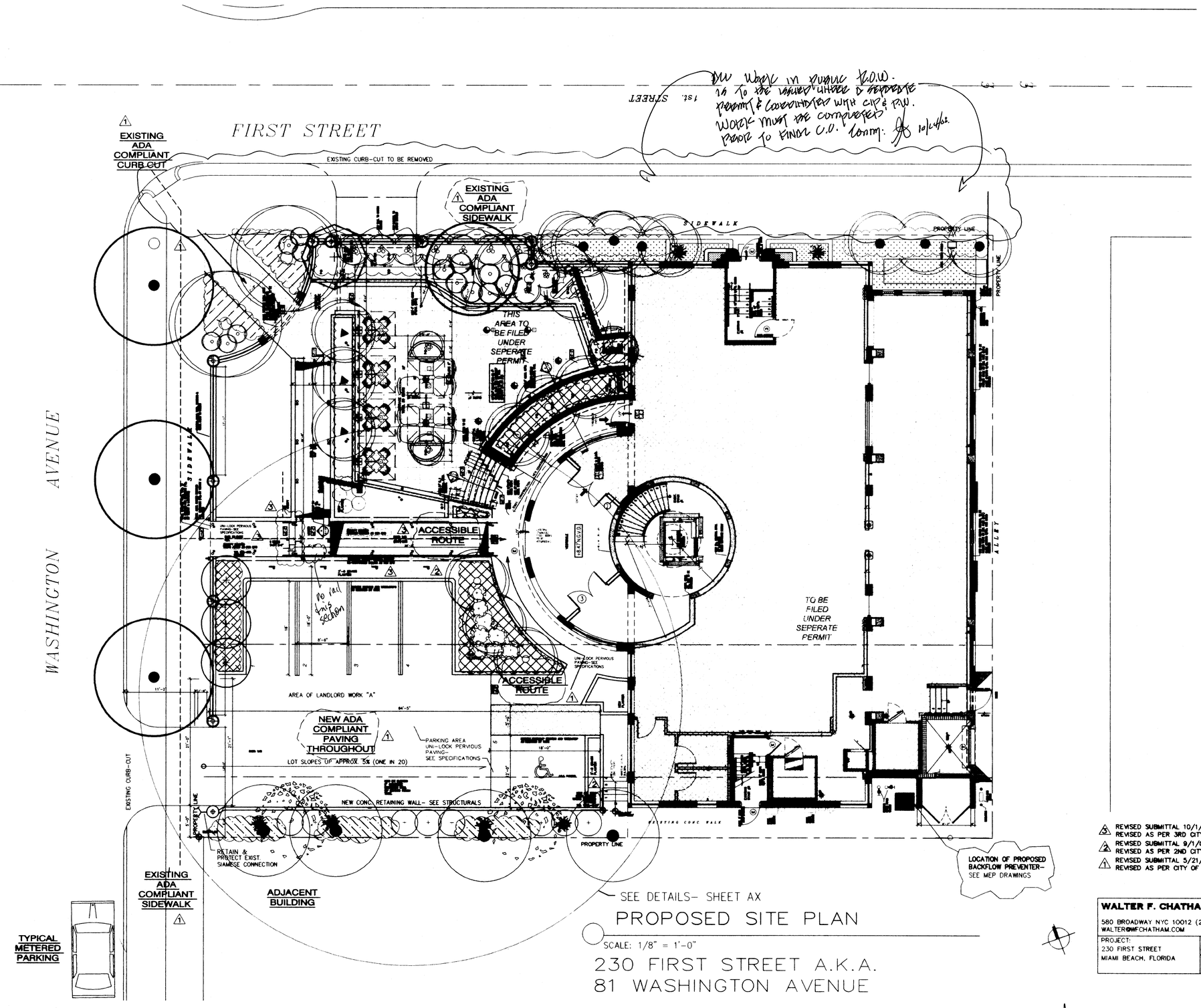
A 24

interior remodel: permit set

Mstr: B1104979
Brev 120819
230 1ST ST.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	M. SCHAD 4-17-12
ZONING:	4/13/12
DRB/HPB:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	4/17/12 NA
MECHANICAL:	
FIRE PREVENTION:	4/13/12
ENGINEERING:	04/17/17
PUBLIC WORKS:	
STRUCTURAL:	
ELEVATOR:	



DW work in public R.O.W. is to be issued under a separate permit & coordinated with CIP & PW. Work must be completed prior to final C.O. tomm. 10/6/08

no rail this section

PROPOSED SITE PLAN

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

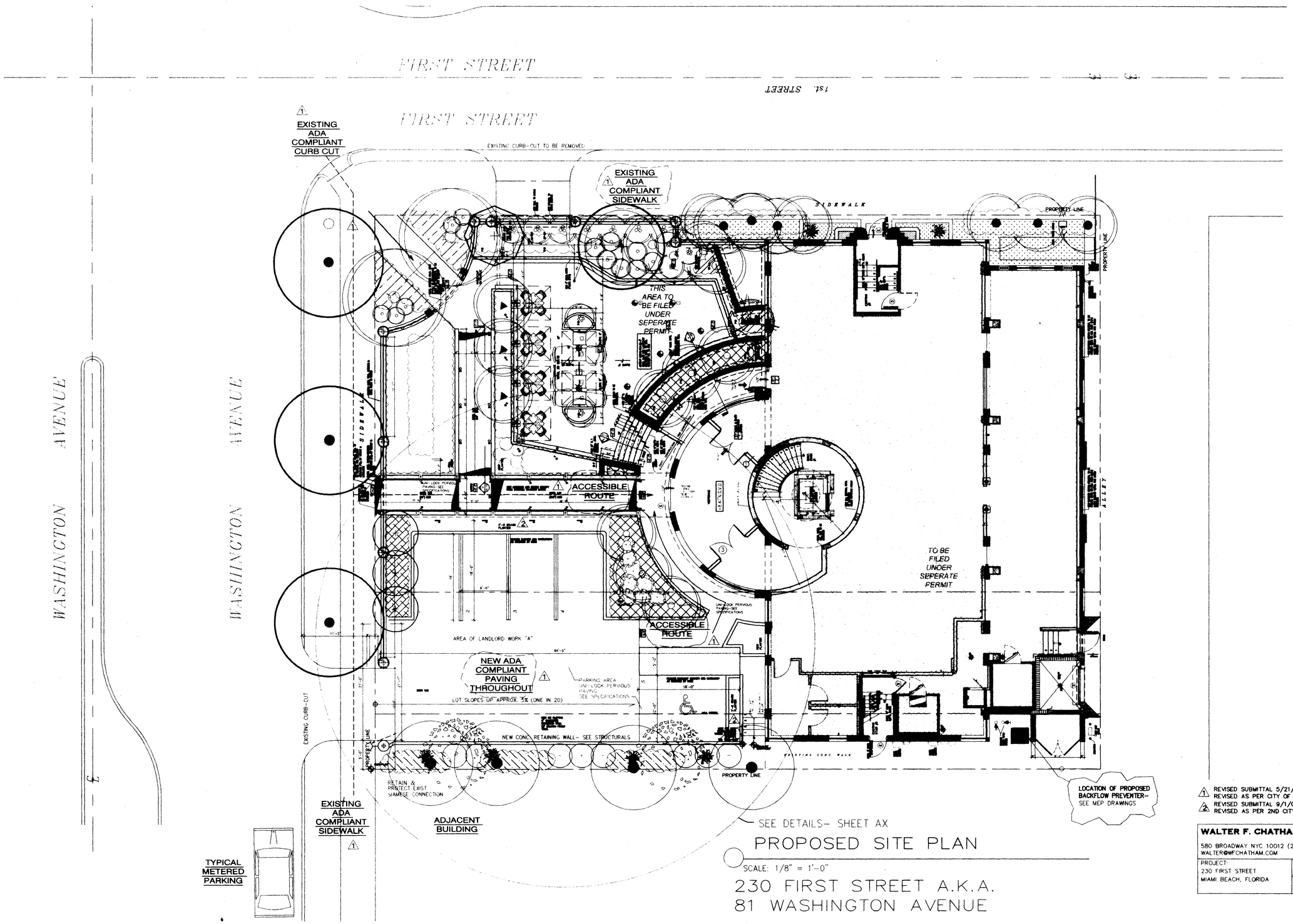
230 FIRST STREET A.K.A.
81 WASHINGTON AVENUE

REVISED SUBMITTAL 10/1/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 5.21.08	A0
	SCALE AS NOTED	

Comm. 10/21/08



PROPOSED SITE PLAN

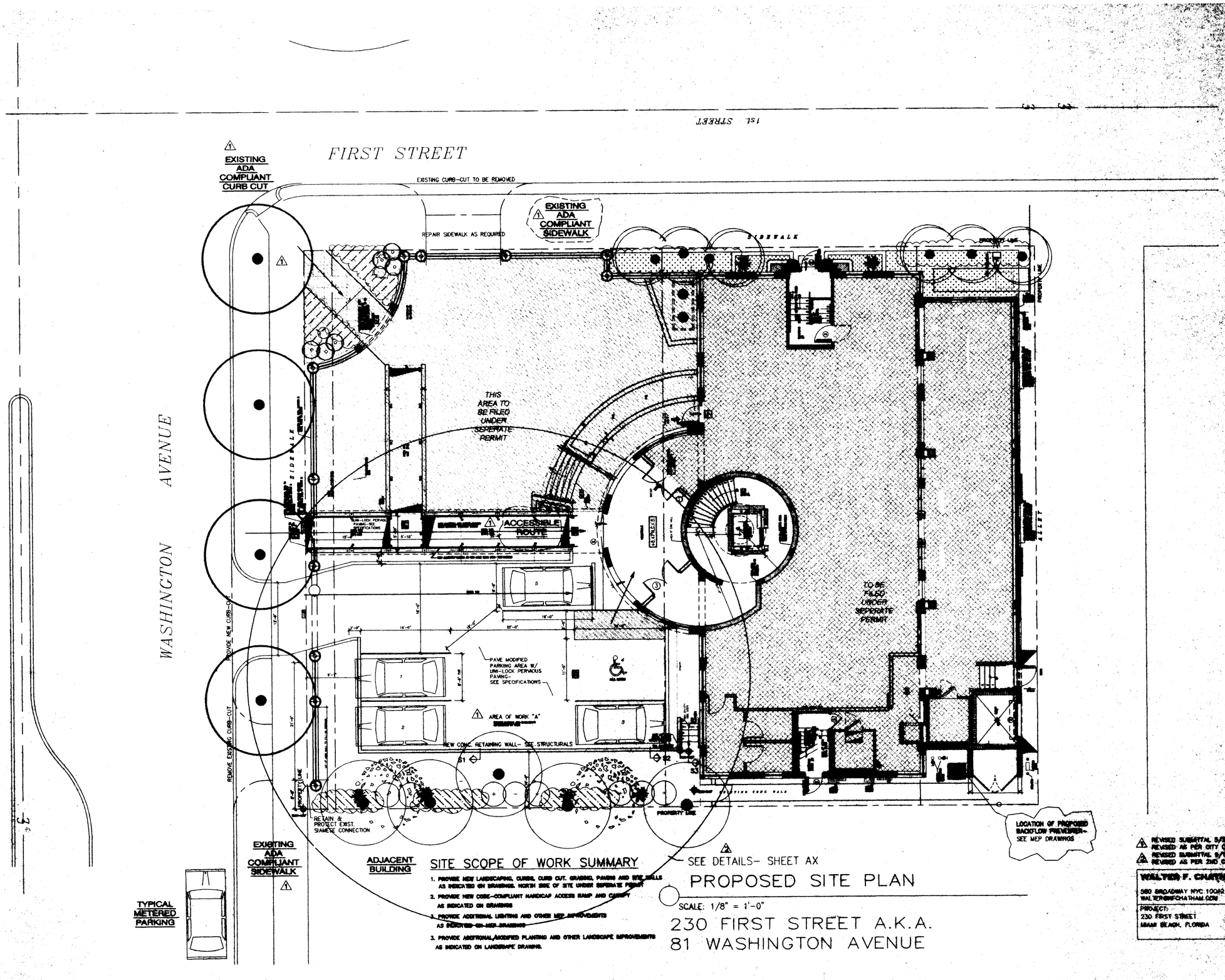
SCALE: 1/8" = 1'-0"

230 FIRST STREET A.K.A.
81 WASHINGTON AVENUE

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW
2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT:	DATE:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.21.08	A0
	SCALE AS NOTED	


1ST STREET
FIRST STREET
WASHINGTON AVENUE
EXISTING ADA COMPLIANT CURB CUT
EXISTING CURB-CUT TO BE REMOVED
REPAIR SIDEWALK AS REQUIRED
EXISTING ADA COMPLIANT SIDEWALK
SIDEWALK
THIS AREA TO BE FILED UNDER SEPERATE PERMIT
ACCESSIBLE ROUTE
TO BE FILED UNDER SEPERATE PERMIT
PAVE MODIFIED PARKING AREA W/ UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS
AREA OF WORK "A"
NEW CONC. RETAINING WALL- SEE STRUCTURALS
REMOVE EXISTING CURB-CUT
REMOVE NEW CURB-CUT
PROPERTY LINE
RETAIN & PROTECT EXIST. SIAMESE CONNECTION
LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS
EXISTING ADA COMPLIANT SIDEWALK
ADJACENT BUILDING
TYPICAL METERED PARKING
SEE DETAILS- SHEET AX
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"
230 FIRST STREET A.K.A.
81 WASHINGTON AVENUE
SITE SCOPE OF WORK SUMMARY
1. PROVIDE NEW LANDSCAPING, CURBS, CURB CUT, GRADING, PAVING AND SITE WALLS AS INDICATED ON DRAWINGS. NORTH SIDE OF SITE UNDER SEPERATE PERMIT
2. PROVIDE NEW CODE-COMPLIANT HANDICAP ACCESS RAMP AND CURBS AS INDICATED ON DRAWINGS
3. PROVIDE ADDITIONAL LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS
3. PROVIDE ADDITIONAL/MODIFIED PLANTING AND OTHER LANDSCAPE IMPROVEMENTS AS INDICATED ON LANDSCAPE DRAWING.
REVISED SUBMITTAL 5/31/08
REVISED AS PER CITY OF MIAMI BEACH MINES
REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH MINES
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-6214
WALTER@CHATHAM.COM
PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA
DATE: 8.21.08
SCALE: AS NOTED
A0

FIRST STREET

1st STREET

WASHINGTON AVENUE

EXISTING ADA COMPLIANT CURB CUT

EXISTING CURB-CUT TO BE REMOVED

REPAIR SIDEWALK AS REQUIRED

EXISTING ADA COMPLIANT SIDEWALK

ACCESSIBLE ROUTE UNDER SEPERATE PERMIT

SIDEWALK

LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS

EXISTING ADA COMPLIANT CURB CUT

THIS AREA TO BE FILED UNDER SEPERATE PERMIT

SIDEWALK

UNI-LOCK PERVIOUS PAVING-SEE SPECIFICATIONS

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE

UNI-LOCK PERVIOUS PAVING-SEE SPECIFICATIONS

AREA OF LANDLORD WORK "A"

NEW ADA COMPLIANT PAVING THROUGHOUT

PARKING AREA UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS

LOT SLOPES UP APPROX. 5% (ONE IN 20)

NEW CONC. RETAINING WALL- SEE STRUCTURALS

EXISTING CURB-CUT

PROPERTY LINE

PROPERTY LINE

EXISTING CONC. WALK

EXISTING ADA COMPLIANT SIDEWALK

ADJACENT BUILDING

TYPICAL METERED PARKING

SEE DETAILS- SHEET AX

PROPOSED SITE PLAN

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

230 FIRST STREET A.K.A.
81 WASHINGTON AVENUE

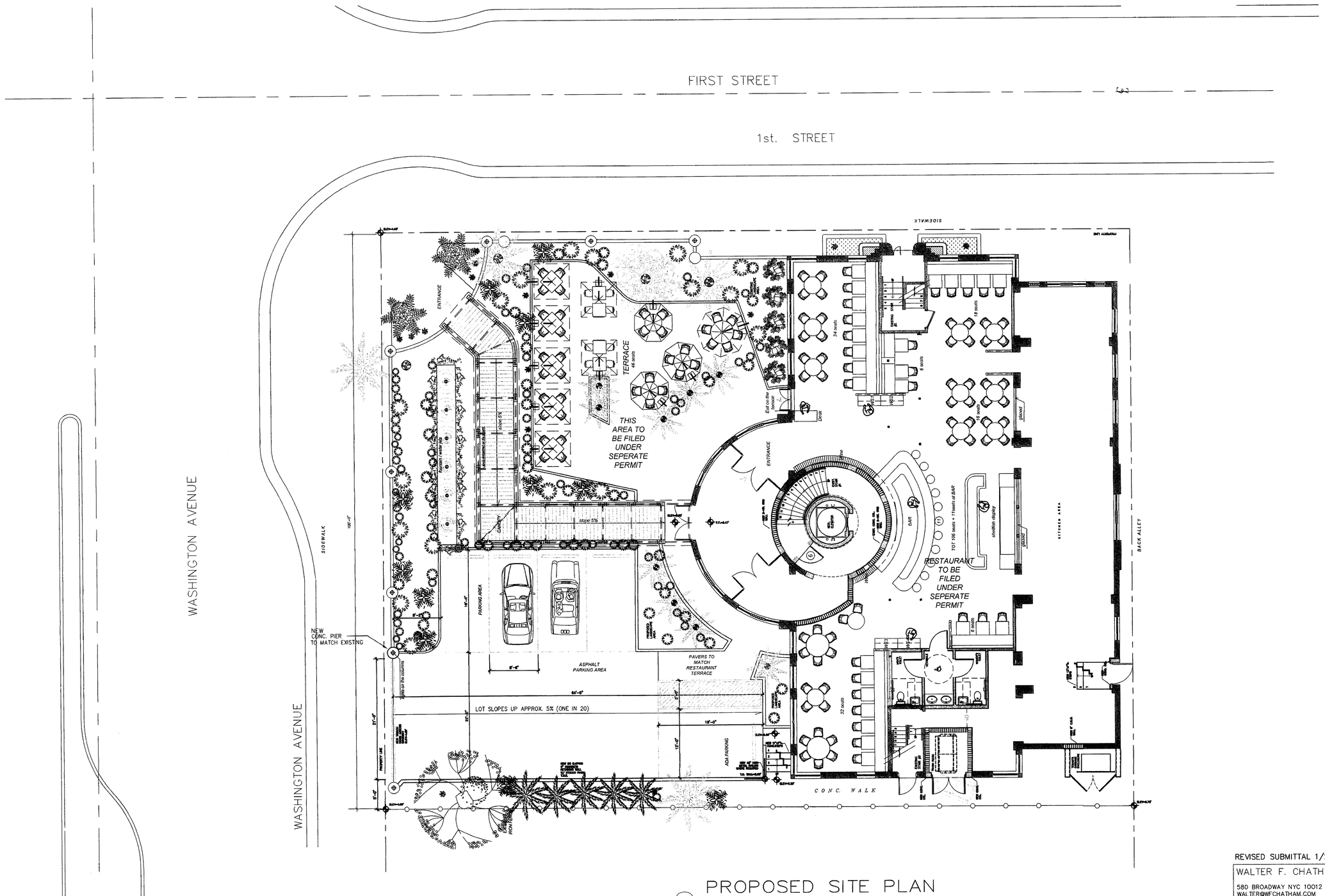
REVISED SUBMITTAL 6/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. GRATHAM, ARCHITECT
380 BROADWAY NYC 10012 (212)925-2202
WALTERGRATHAM@AOL.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 6.21.08
SCALE: AS NOTED

A0



PROPOSED SITE PLAN

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

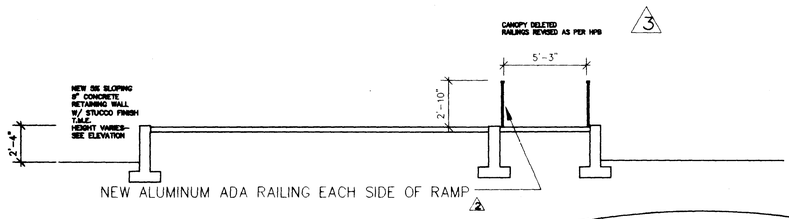
81 WASHINGTON AVENUE

REVISED SUBMITTAL 1/21/08

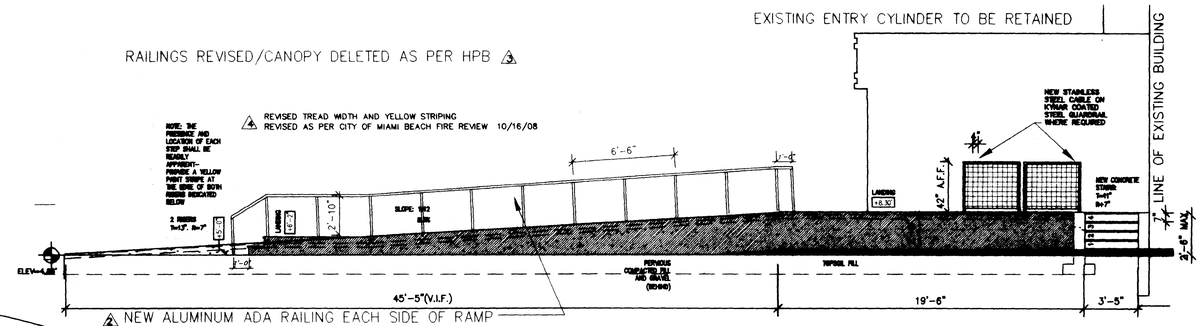
WALTER F. CHATHAM, ARCHITECT

580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

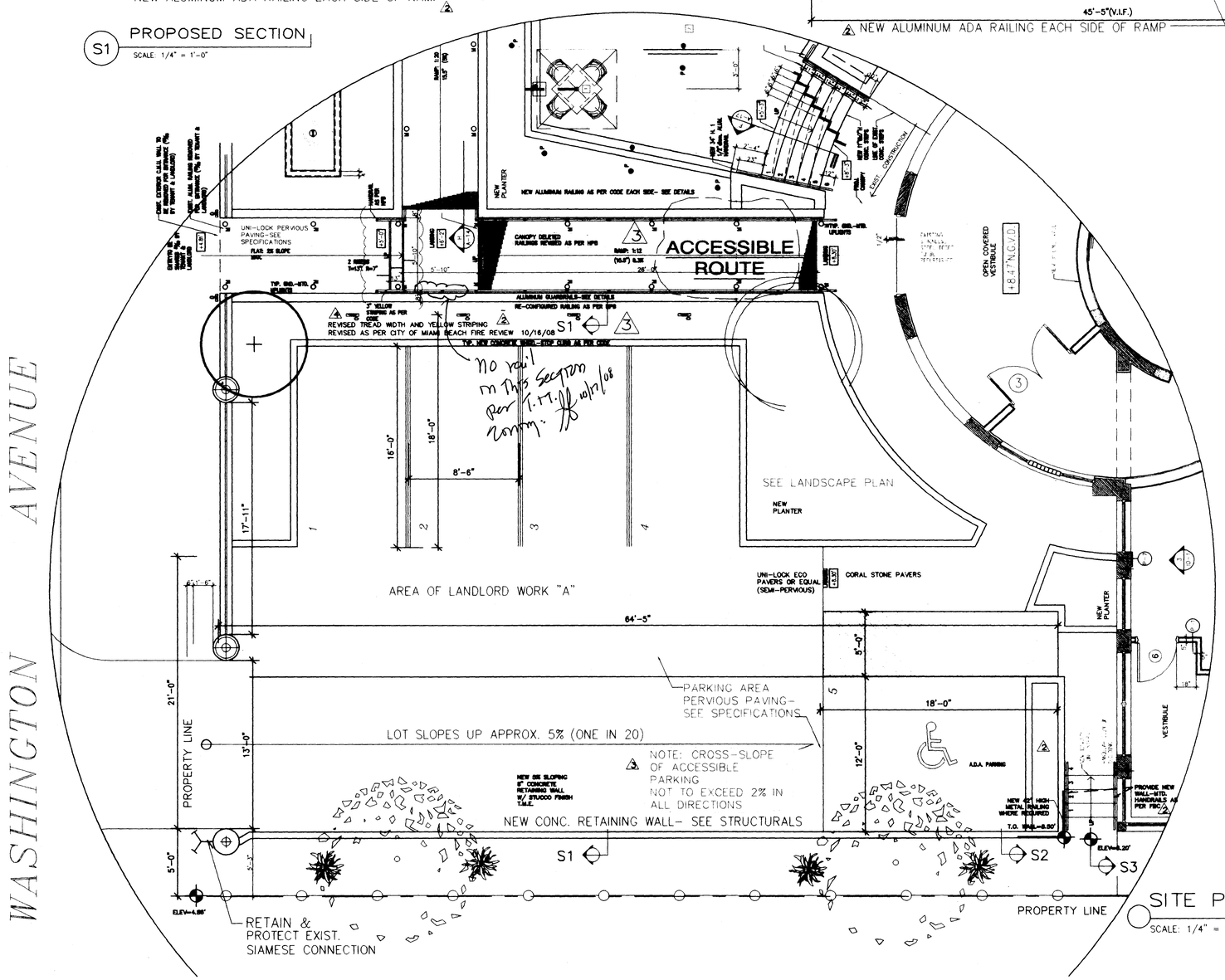
PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 2.1.08	A0
	SCALE AS NOTED	



S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



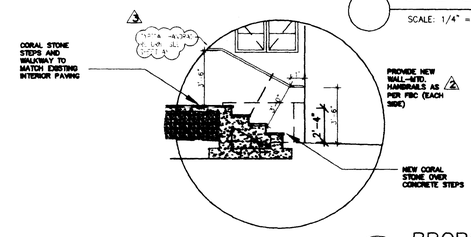
E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"



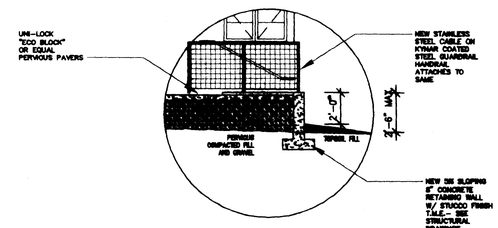
SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"

Zonny: 10/17/08

SITE STAIR PLAN
SCALE: 1/4" = 1'-0"



S3 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

REVISED SUBMITTAL 10/16/08
REVISED AS PER CITY OF MIAMI BEACH FIRE REVIEW

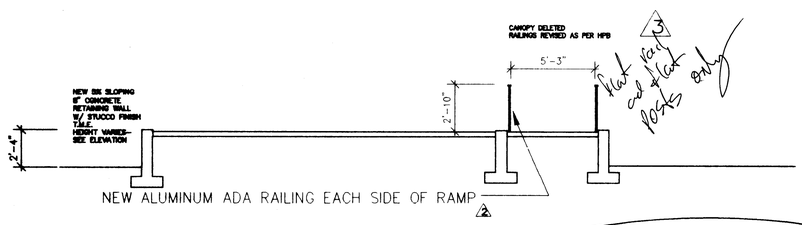
REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

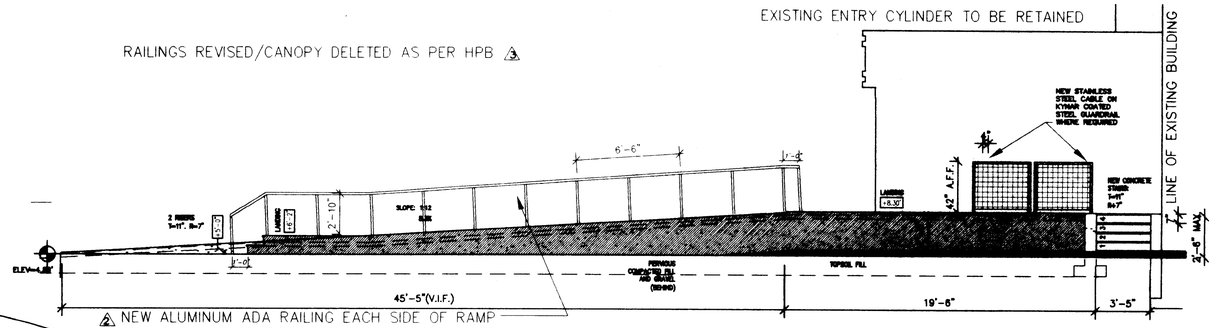
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

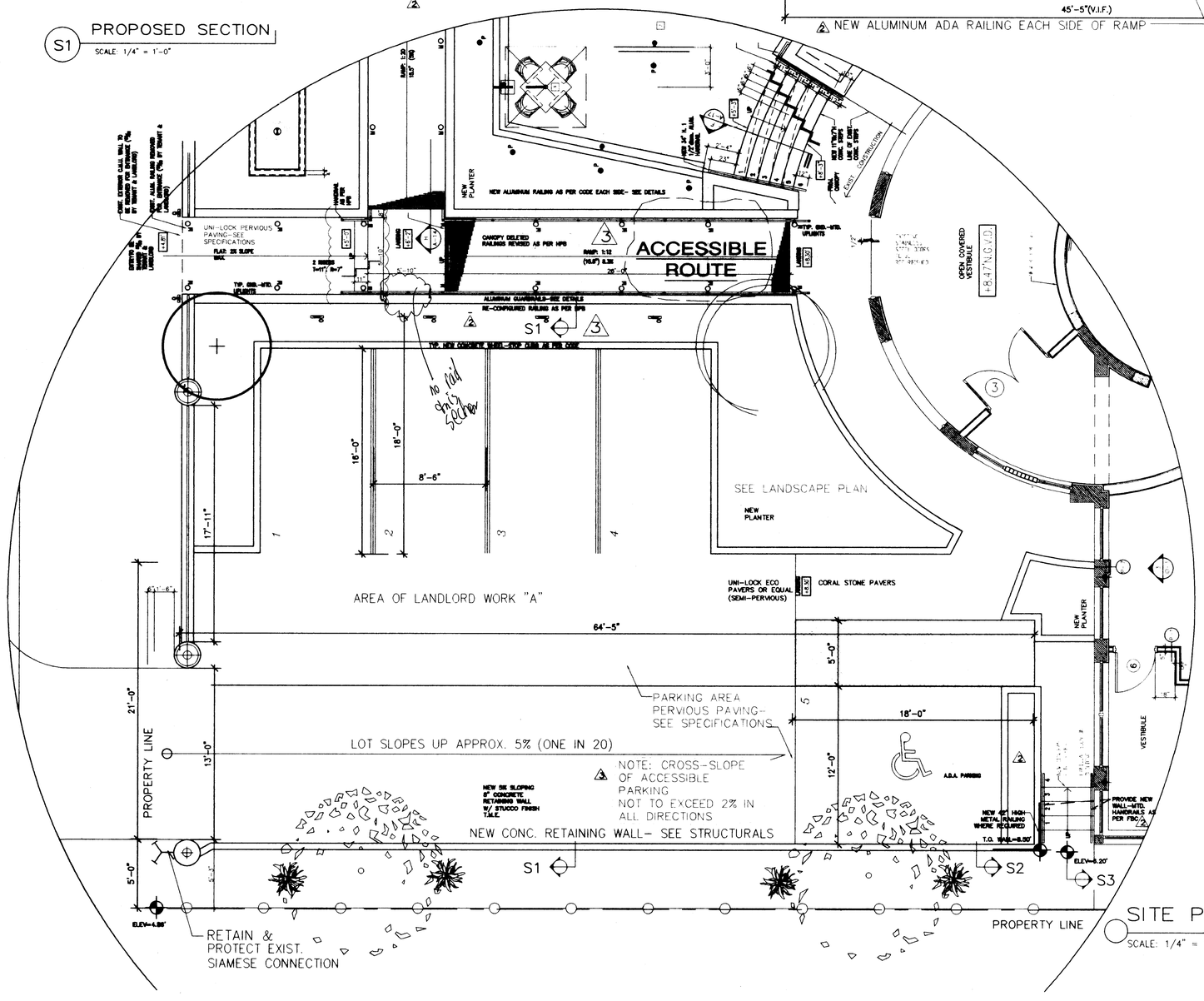
PROJECT: VILLAZZO MIAMI, FLORIDA	DATE 5.1.08	AX
	SCALE AS NOTED	



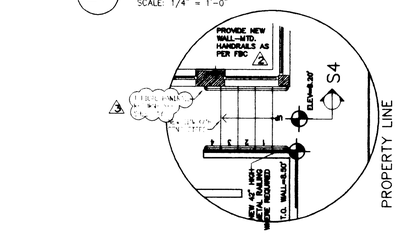
S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



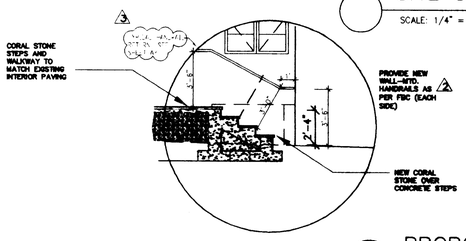
E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"



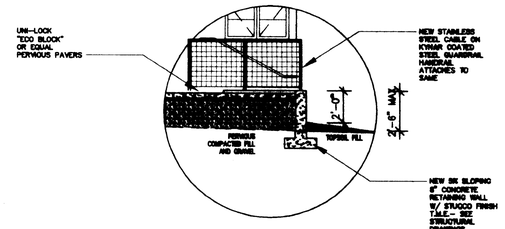
SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"



SITE STAIR PLAN
SCALE: 1/4" = 1'-0"



S3 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

3 REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

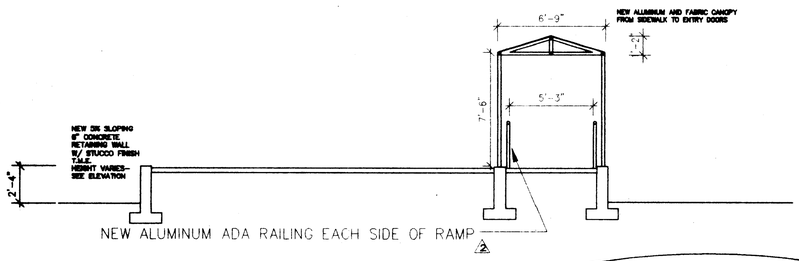
2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

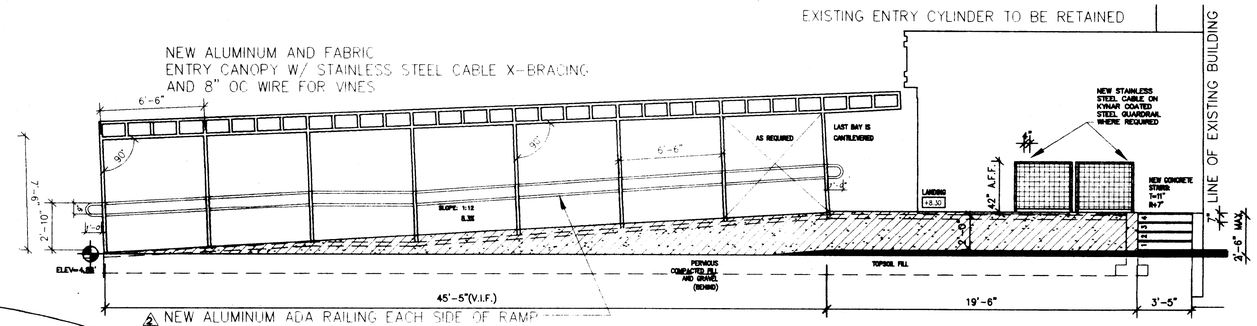
PROJECT: VALLAZZO MIAMI, FLORIDA	DATE: 5.1.08	AX
	SCALE: AS NOTED	

10/15/08



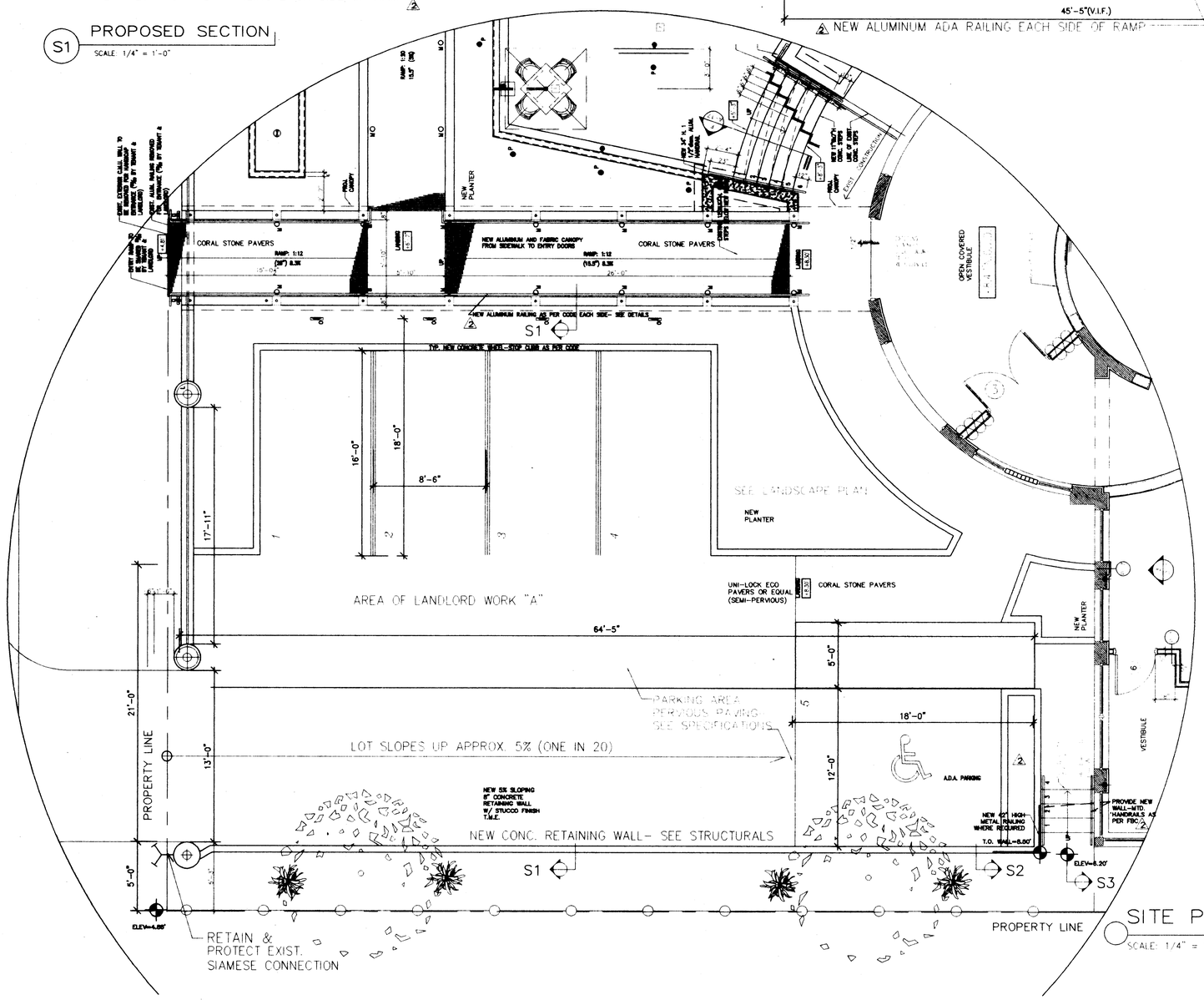
S1 PROPOSED SECTION

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



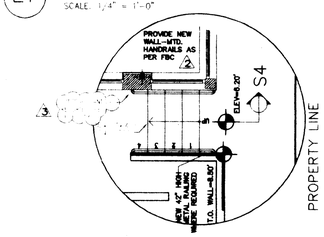
E1 PROPOSED ELEVATION OF RETAINING WALL

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



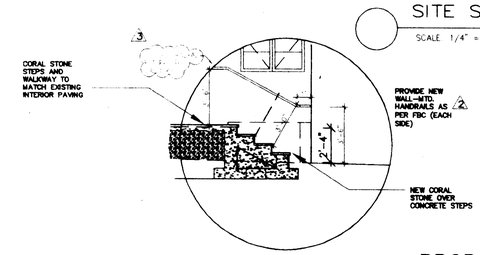
SITE PLAN DETAIL KEY

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



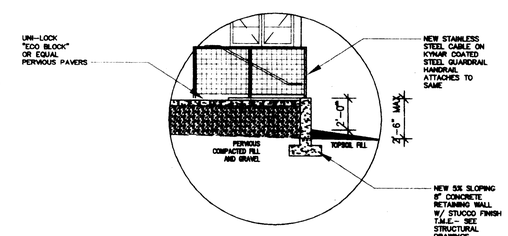
SITE STAIR PLAN

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



S3 PROPOSED SECTION

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



S2 PROPOSED SECTION

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

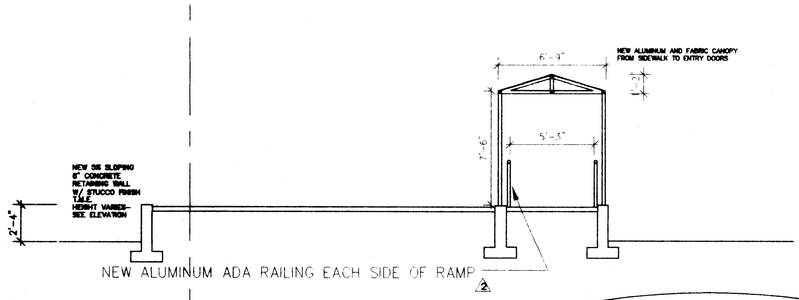
3 REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

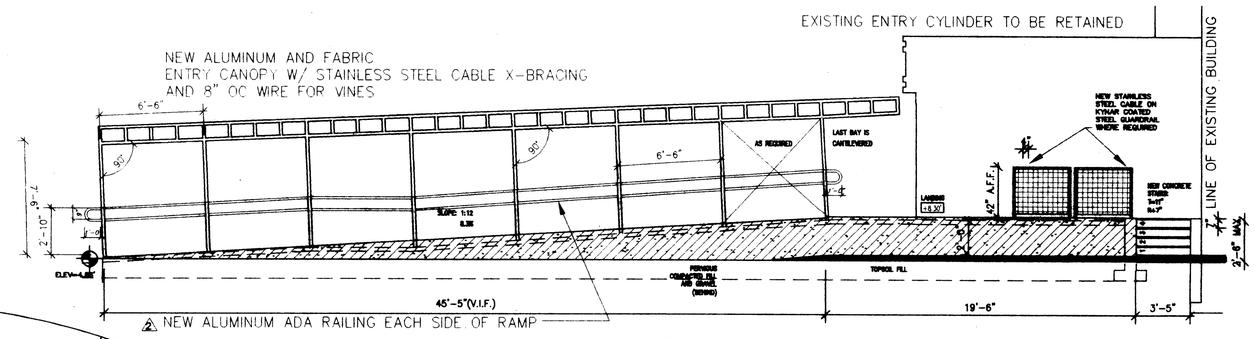
1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

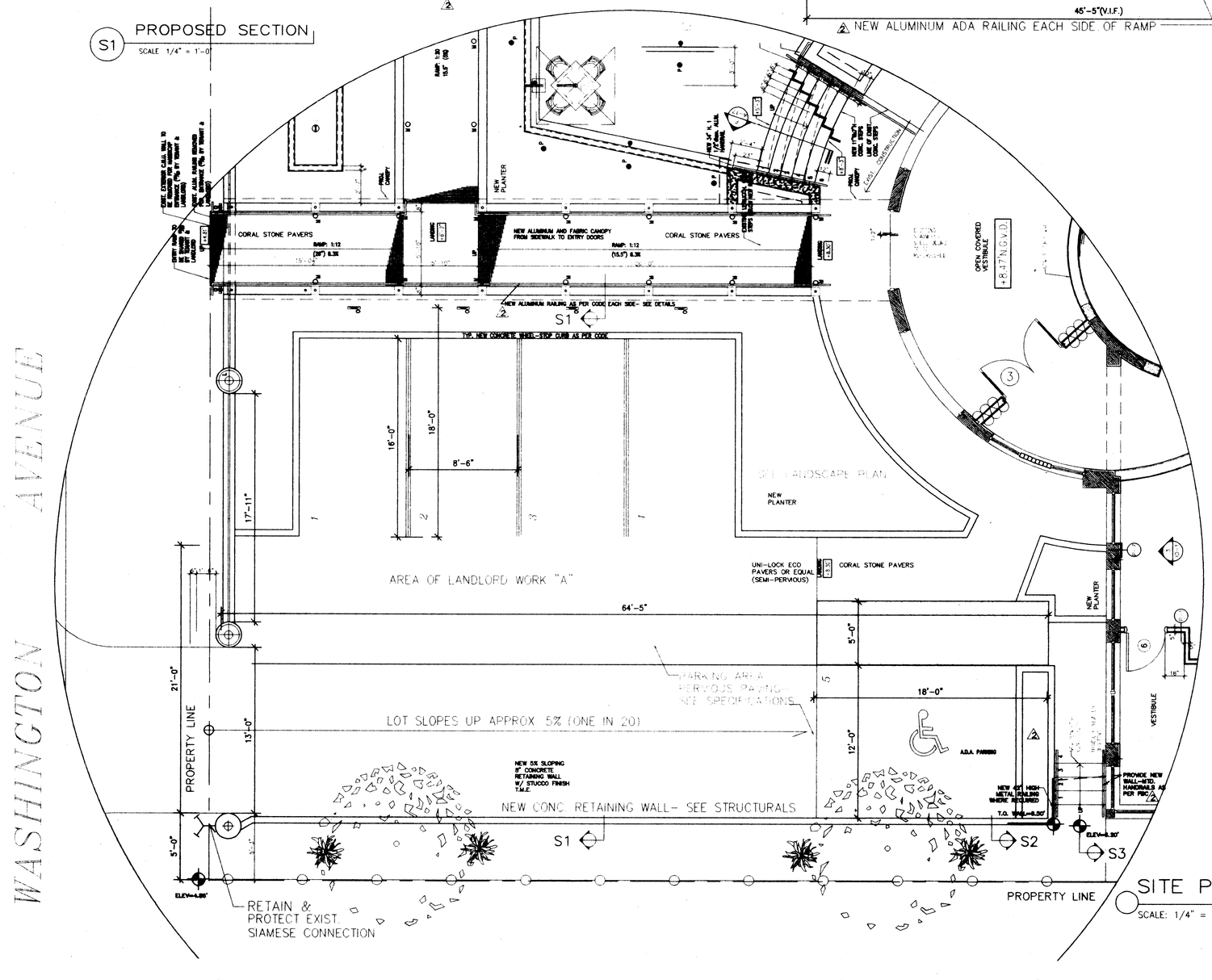
PROJECT	DATE	
VILLAZZO MIAMI, FLORIDA	5.1.08	AX
	SCALE AS NOTED	



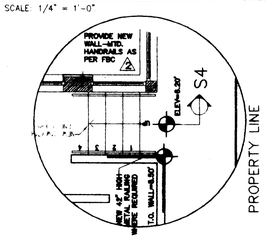
S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



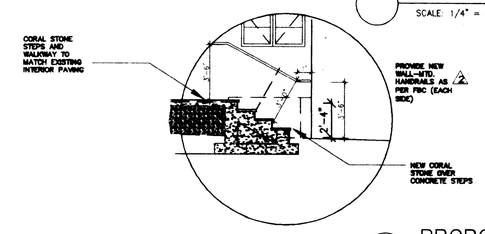
E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"



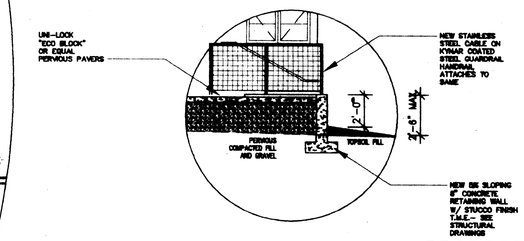
SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"



SITE STAIR PLAN
SCALE: 1/4" = 1'-0"



S3 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
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WALTER@WFCHATHAM.COM

PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 5.1.08	AX
	SCALE AS NOTED	

NOTE: CONTRACTOR TO PROVIDE SHOP DRAWING FOR FABRIC CANOPY INCLUDING FLAME SPREAD CHARACTERISTICS

NEW ALUMINUM AND FABRIC ENTRY CANOPY W/ STAINLESS STEEL CABLE X-BRACING AND 8" OC WIRE FOR VINES

EXISTING ENTRY CYLINDER TO BE RETAINED

NEW ALUMINUM ADA RAILING EACH SIDE OF RAMP

S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

NEW ALUMINUM ADA RAILING EACH SIDE OF RAMP

E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"

S4

SITE STAIR PLAN
SCALE: 1/4" = 1'-0"

S3 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

WASHINGTON AVENUE

UNI-LOCK PERVIOUS PAVING-SEE SPECIFICATIONS

NEW ALUMINUM AND FABRIC CANOPY FROM SIDEWALK TO ENTRY DOORS

ACCESSIBLE ROUTE

NEW ALUMINUM RAILING AS PER CODE EACH SIDE- SEE DETAILS

PAVE MODIFIED PARKING AREA W/ UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS

AREA OF WORK "A"

NEW CONC. RETAINING WALL- SEE STRUCTURALS

10' SETBACK FOR DENSE PLANTINGS AND CANOPY AS PER HDC

RETAIN & PROTECT EXIST. SIAMESE CONNECTION

PROPERTY LINE

SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"

REVISED SUBMITTAL 5/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

REVISED SUBMITTAL 5/29/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
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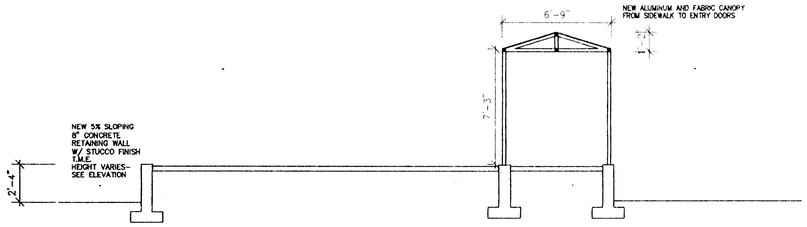
WALTER@WFCHATHAM.COM

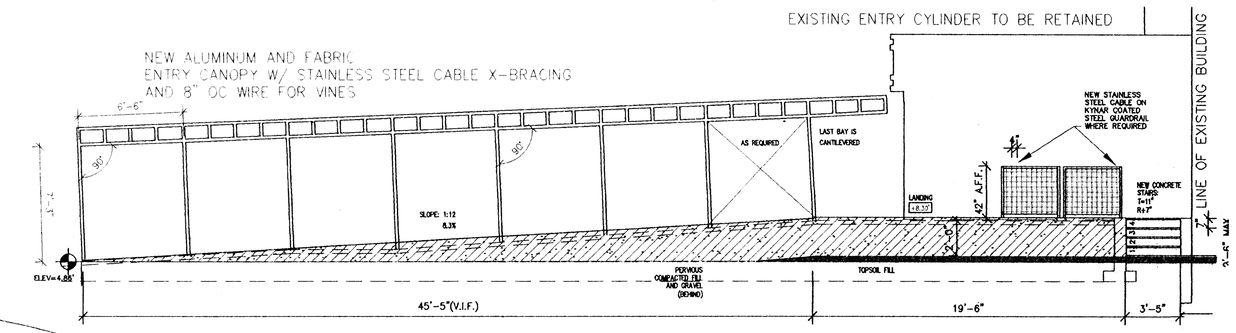
PROJECT: VILLAZZO MIAMI, FLORIDA

DATE: 5.1.08
SCALE: AS NOTED

AX



S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



E1 PROPOSED ELEVATION OF RETAINING WALL
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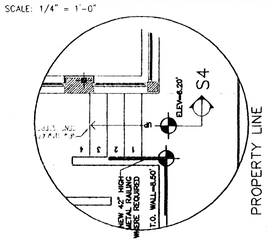
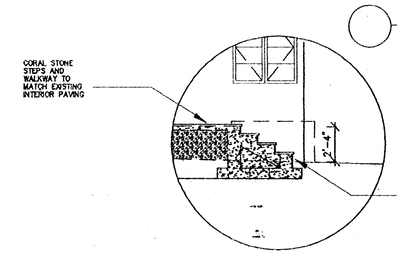


SITE STAIR PLAN
SCALE: 1/4" = 1'-0"



S3 PROPOSED SECTION
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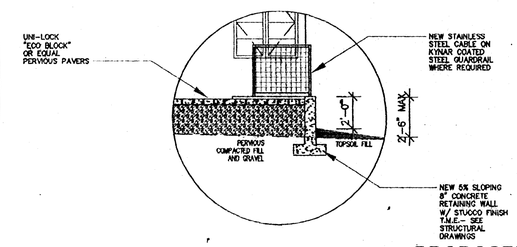
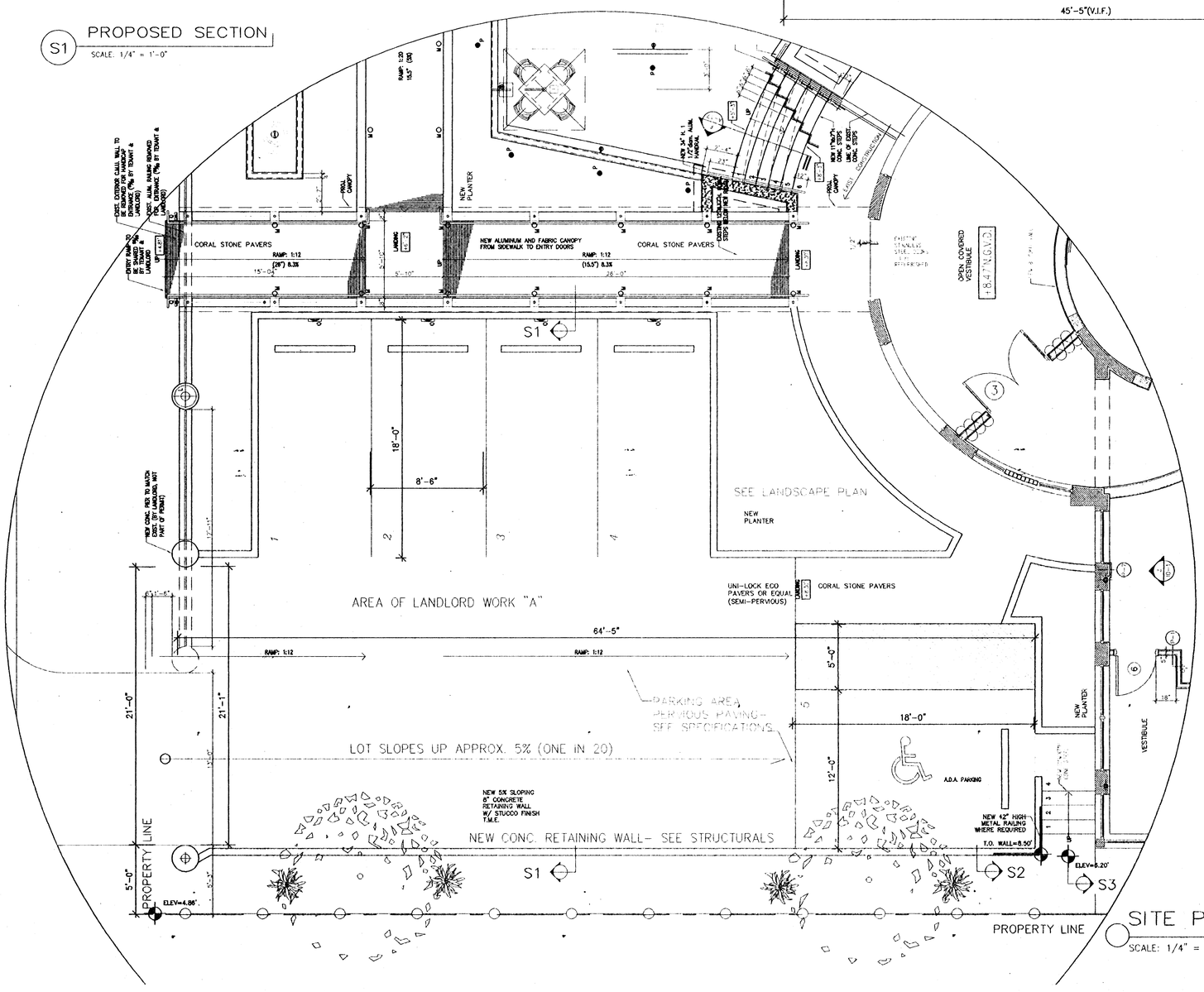


S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"



SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"

1 REVISED SUBMITTAL 6/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
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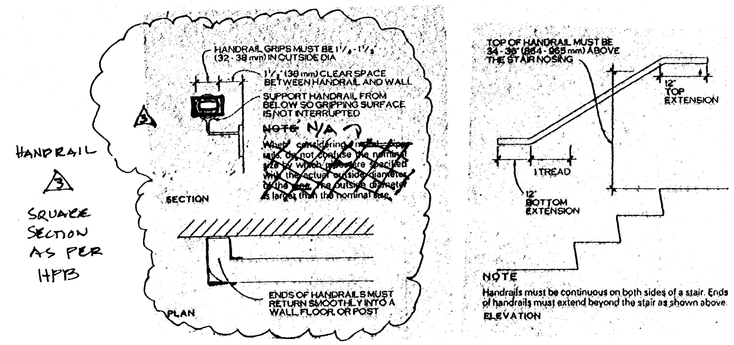
WALTER@WFCHATHAM.COM

PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 5.1.08	AX
	SCALE AS NOTED	



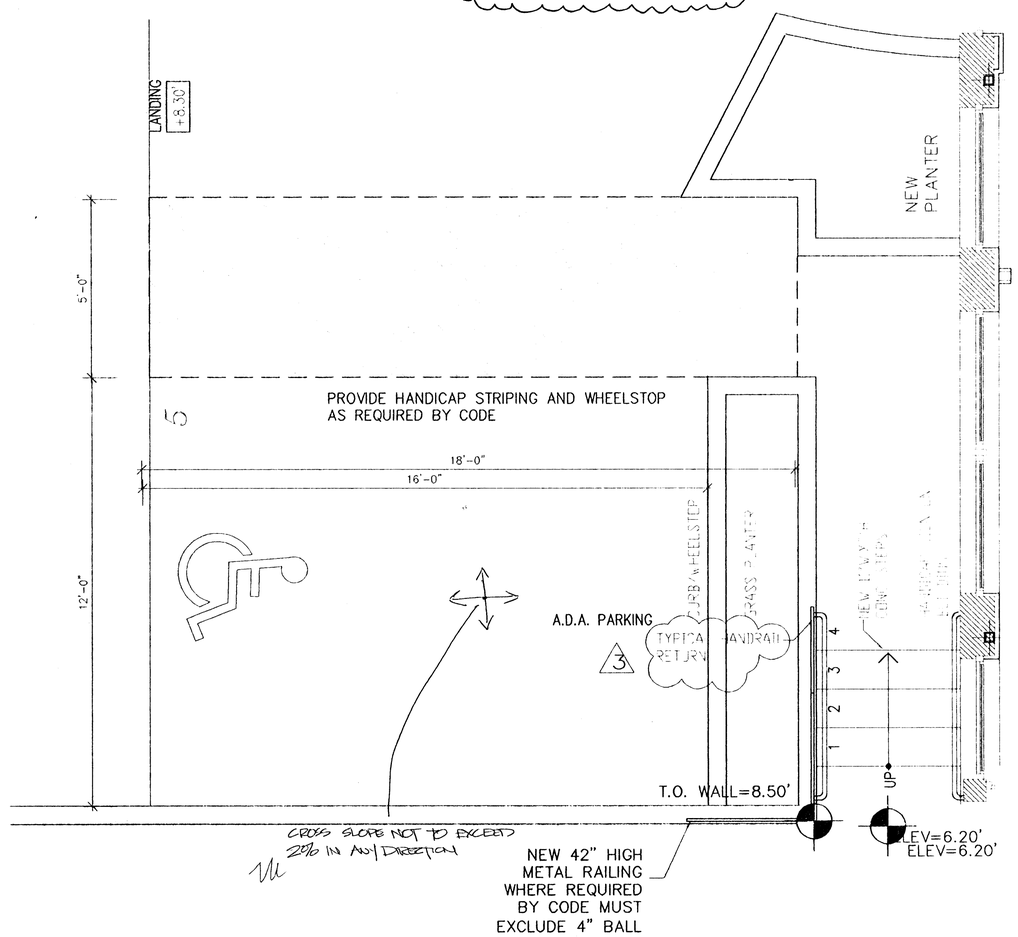
HANDRAIL

3

SQUARE SECTION AS PER HPB

WALL-MTD. HANDRAIL DETAILS

SEE T-2 FOR INTERIOR STAIR DETAILS & POST-SUPPORTED RAILINGS



ADA PARKING DETAILS

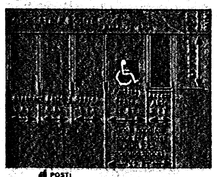
SCALE: 1/4" = 1'-0"

Florida Standards

STRIPING LAYOUT - HANDICAP PARKING (ONE SPACE)
HANDICAP SIGN - MOUNTED ON BUILDING OR POST (See Below)

slope for parking space and access aisle = 1/4 ft.

Paint all stripes 4" wide. Use template for logo - see handicap logo design below.



HANDICAP LOGO DESIGN:

- Logo to be painted on asphalt
- Background - Painted light blue
- Logo - Painted white

HANDICAP SIGN:
Mount on building or on post below blue background with white logo and letters. Sign should also include the statement: "Van Accessible".
Note: When handicap parking space is in front of a storefront glass area, the sign can be screwed to the vertical aluminum members of the storefront glass, or directly glued to the exterior of the glass using a clear silicone adhesive.

POST:
Use steel post to mount sign if paving surface can be dug easily. Otherwise, mount sign to building wall or glass.

AMERICANS WITH DISABILITIES ACT (A.D.A.)		
TOTAL PARKING SPACES	MINIMUM NUMBER REQUIRED	
1 to 25	1	HANDICAPPED ACCESIBLE MINIMUM:
26 to 50	2	
51 to 75	3	
76 to 100	4	• Regular handicapped access aisles must be at least 5'
101 to 150	5	• Van accessible space must be 8'
151 to 200	6	• Each 8' wide van space must have 8' wide access aisle (marked with cross hatching)
201 to 300	7	• Two adjacent parking stalls may share access aisles, if the aisle is between spaces.
301 to 400	8	
401 to 500	9	
501 to 1000	2% Total spaces	
More than 1000	20 plus 1 for each 100 over 1000	ALTERNATIVE UNIVERSAL PARKING SPACE DESIGN:
Out patient medical and treatment facility	10% total spaces	
Any facility serving the mobility impaired	20% total spaces	• Parking space 12' wide, access aisle 5'
		• All facilities are required to make 50% of their entrances handicapped- accessible.
		• Proper placement of parking stops should be placed where the front end of a parked car does not disrupt the access to the building.

3 REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

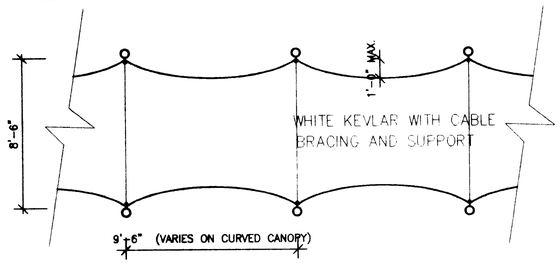
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT:	DATE:
VILLAZZO	5.1.08
MIAMI, FLORIDA	SCALE AS NOTED

AY

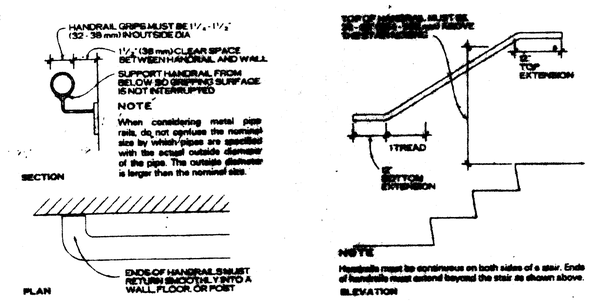
10/15/08

SUBMIT SHOP DRAWINGS TO HPB FOR SIGN-OFF
BEFORE BEGINNING FABRICATION



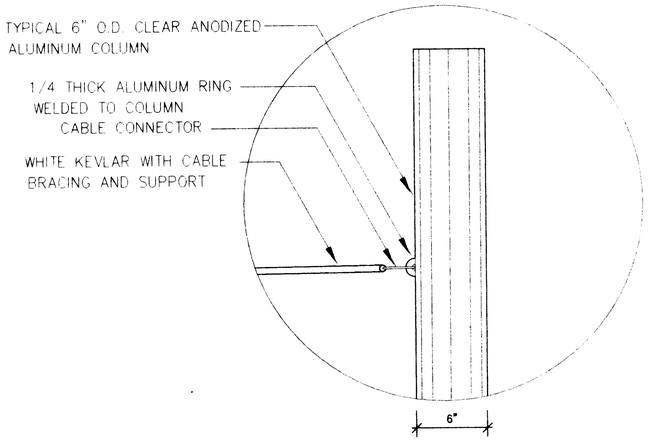
TYPICAL CANOPY PLAN

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



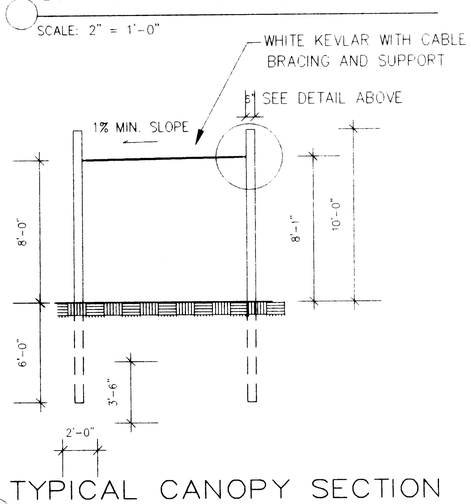
3

WALL-MTD. HANDRAIL DETAILS



CANOPY DETAIL SECTION

SCALE: 2" = 1'-0"



TYPICAL CANOPY SECTION

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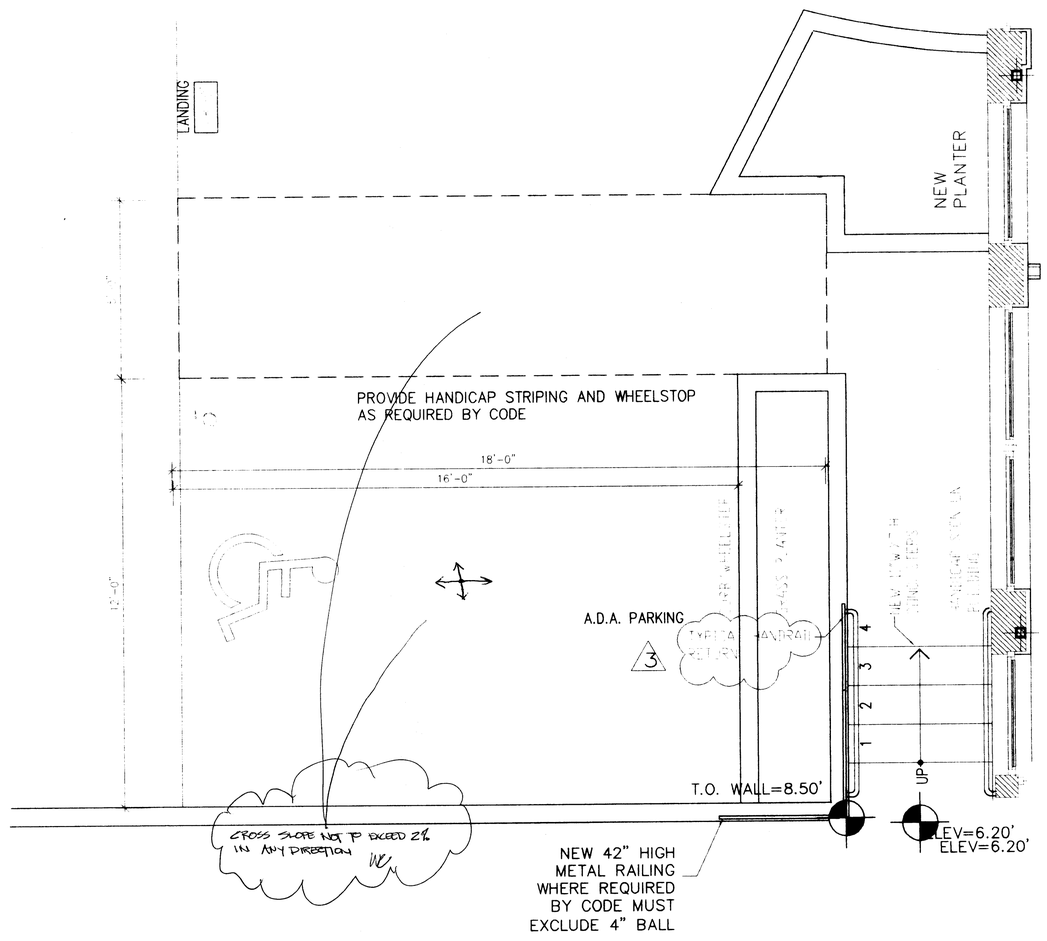

ADA PARKING DETAILS

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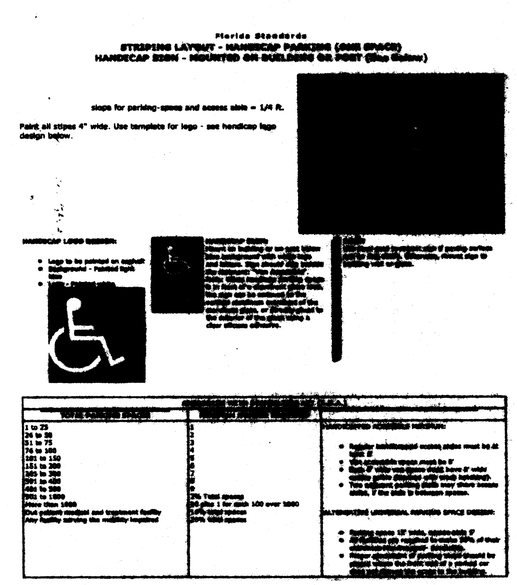

3 REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

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REVISED AS PER CITY OF MIAMI BEACH REVIEW

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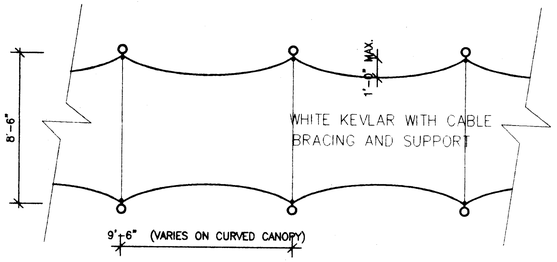
PROJECT:	DATE:	
VILLAZZO MIAMI, FLORIDA	5.1.08	AY
	SCALE AS NOTED	

SUBMIT SHOP DRAWINGS TO HPB FOR SIGN-OFF
BEFORE BEGINNING FABRICATION



TYPICAL CANOPY PLAN

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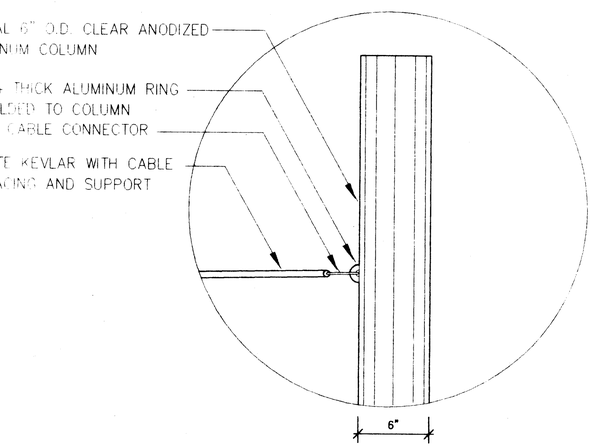
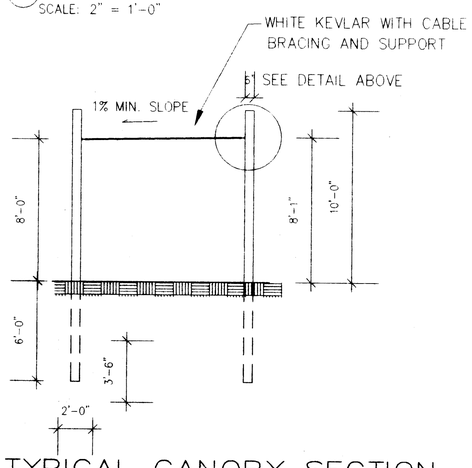


CANOPY DETAIL SECTION

SCALE: 2" = 1'-0"



TYPICAL CANOPY SECTION

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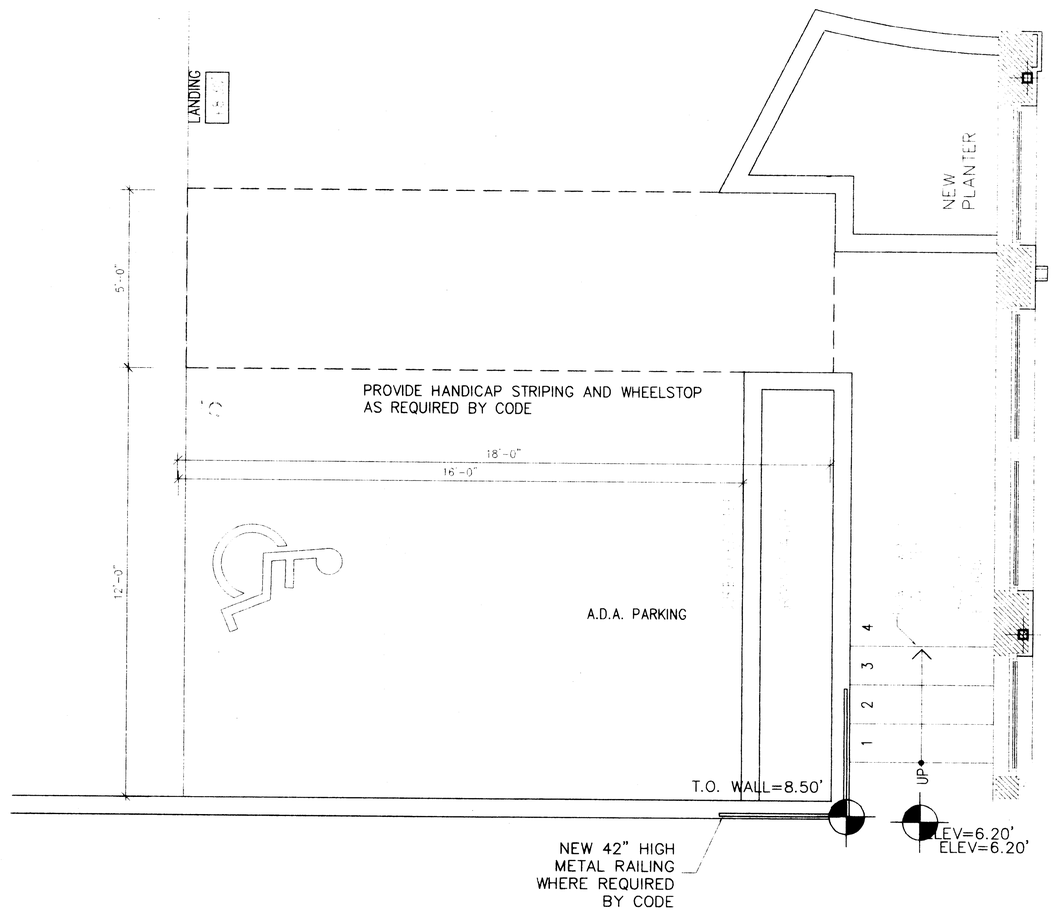
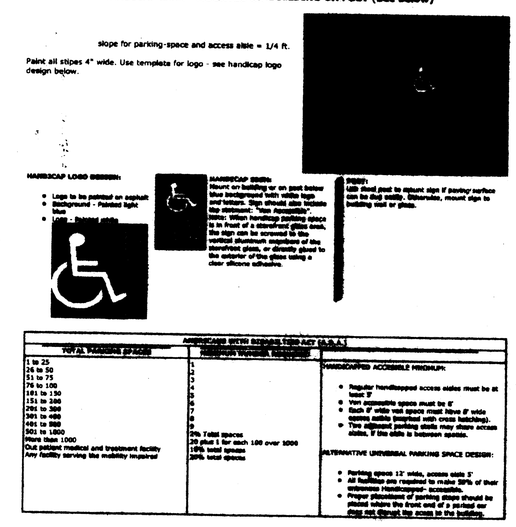


ADA PARKING DETAILS

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



2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

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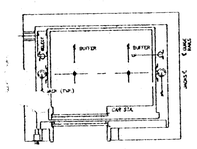
WALTER@WFCHATHAM.COM

PROJECT:	DATE 5.1.08	AY
VILLAZZO MIAMI, FLORIDA	SCALE AS NOTED	

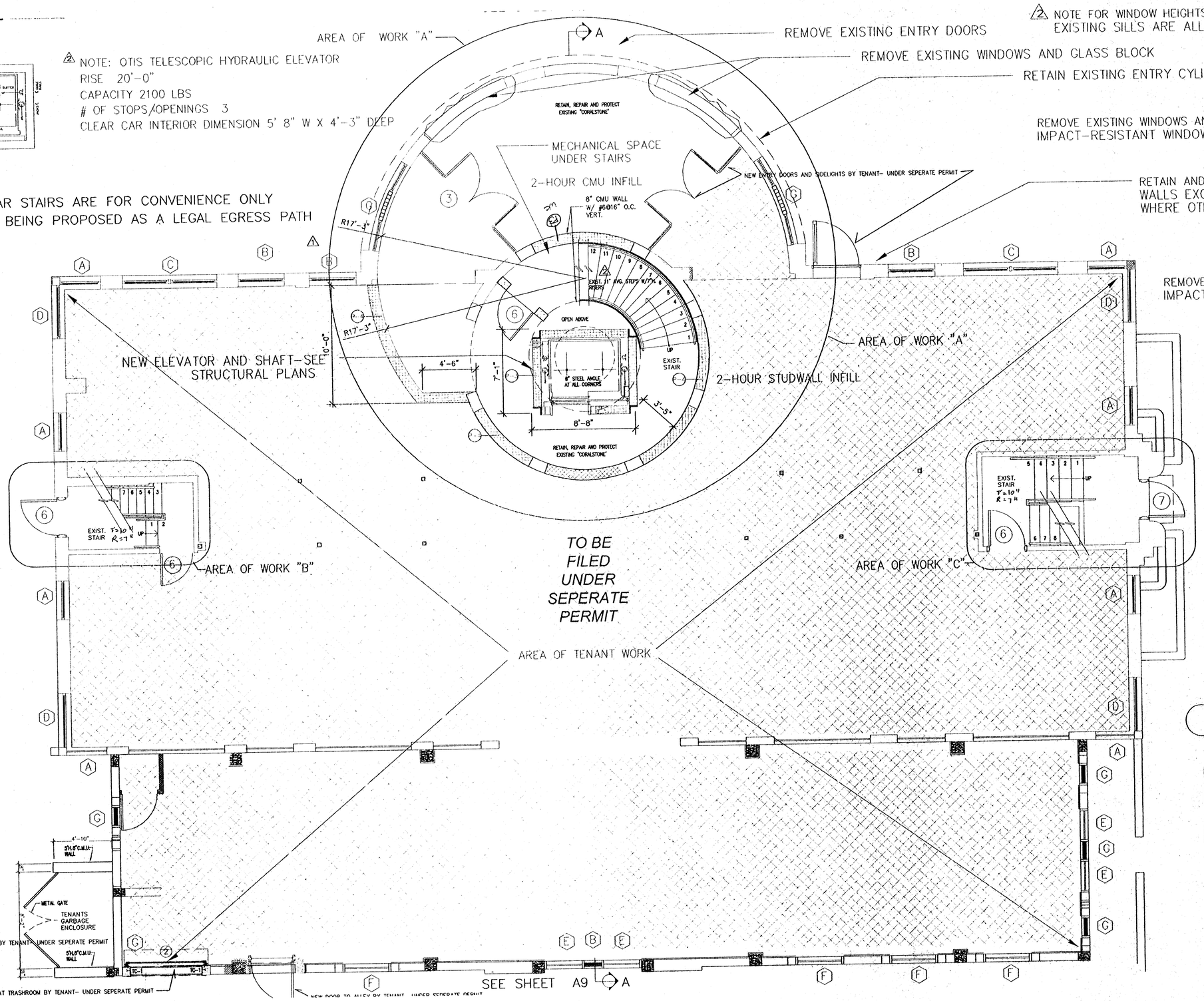


HOISTWAY PLAN

NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY
AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

NOTE: OTIS TELESCOPIC HYDRAULIC ELEVATOR
RISE 20'-0"
CAPACITY 2100 LBS
OF STOPS/OPENINGS 3
CLEAR CAR INTERIOR DIMENSION 5' 8" W X 4'-3" DEEP

NOTE FOR WINDOW HEIGHTS:
EXISTING SILLS ARE ALL 38" AFF UNLESS OTHERWISE NOTED.



EXTERIOR SCOPE OF WORK SUMMARY

1. RETAIN ALL TRIM, RAILINGS, DETAILS, GLASS BLOCK AND OTHER EXISTING IMPROVEMENTS DEEMED HISTORIC
2. PROVIDE NEW CODE-COMPLIANT EXTERIOR IMPACT HISTORICALLY ACCURATE WINDOWS AND DOORS AS INDICATED ON DRAWINGS. 'FULL-OPENING ' INSTALLATION REQUIRED FOR HISTORIC ACCURACY.
3. PROVIDE REPLACEMENT LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS AND LIGHT FIXTURE SUBMITTALS.
4. RESTORE, RE-STUCCO AND REPAINT ENTIRE EXTERIOR AS PER COLOR SCHEME SUBMITTED TO AND APPROVED BY HPB.
5. PROVIDE NEW CODE-COMPLIANT BUILT-UP ROOFING WITH TAPERED INSULATION ON ALL ROOF AREAS- SEE ROOFING SUBMITTALS.

INTERIOR SCOPE OF WORK SUMMARY

1. GROUND AND SECOND FLOOR TENANT AREAS ARE UNDER SEPERATE PERMIT ALL REQUIRED MEP AND FIRE-PROTECTION SYSTEMS SHALL BE COORDINATED.
2. PROVIDE NEW CODE-COMPLIANT 3-STOP HYDRAULIC PASSENGER ELEVATOR IN CONVENIENCE CIRCULAR STAIRWELL & MECHANICAL ROOM ON THE SECOND FLOOR. SEE ELEVATOR SUBMITTALS.
3. PROVIDE NEW FIRE-PROOF SELF CLOSING 1-HOUR DOORS AT FIRESTAIRS AS INDICATED ON DRAWINGS AND DOOR SCHEDULE.
4. PROVIDE NEW ARCHITECTURAL, MEP AND FIXTURING IMPROVEMENTS FOR THIRD FLOOR AS INDICATED ON PLANS AND SPECIFICATIONS.

GROUND FLOOR
5,034 SQ. FT. GROSS

GROUND FLOOR PLAN

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

REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

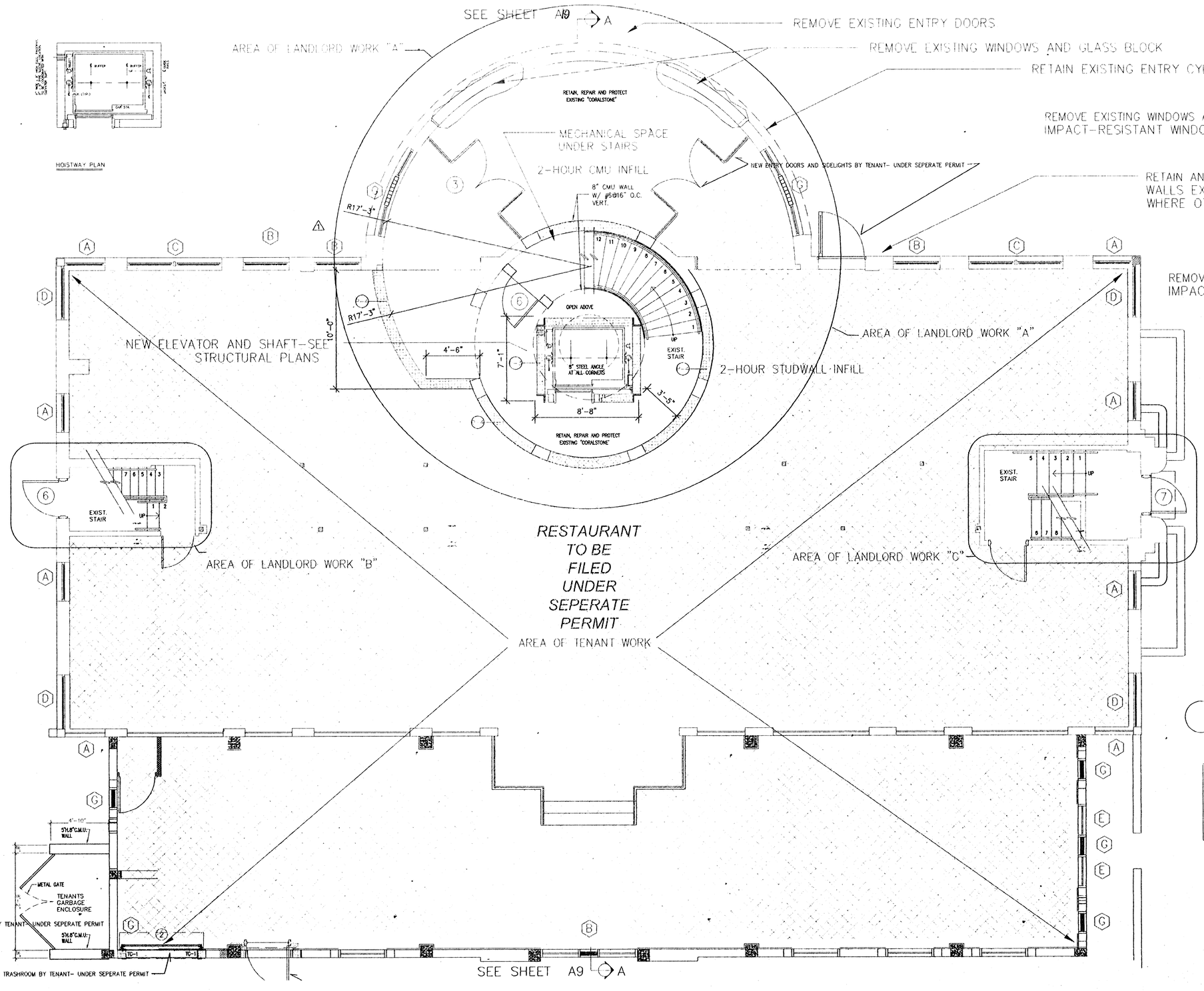
PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.08
SCALE: AS NOTED

A1

230 FIRST STREET

Verify: 10/13/08



GROUND FLOOR
5,034 SQ. FT. GROSS

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

1 REVISED SUBMITTAL 6/21/08
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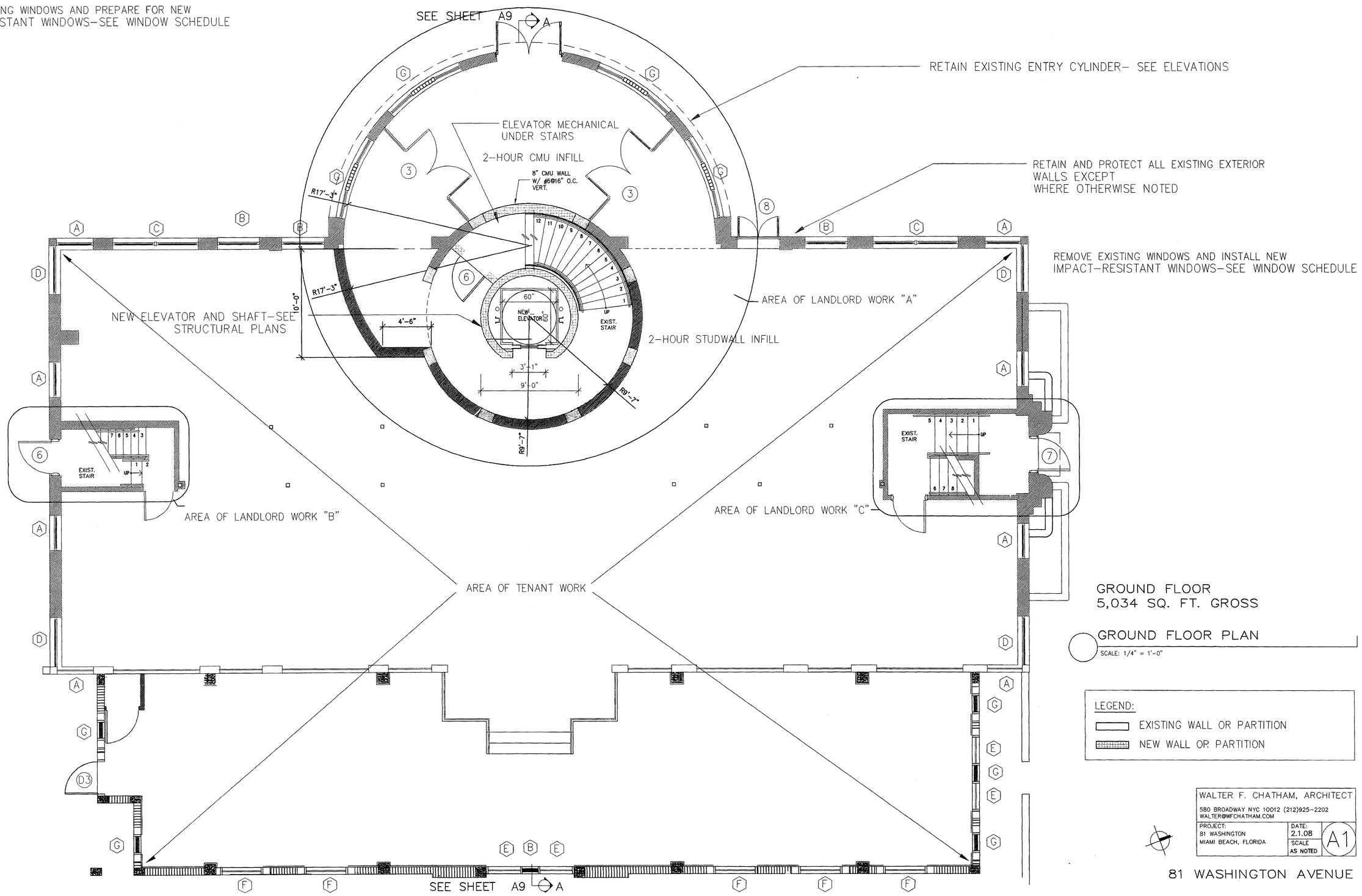
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 5.1.08 SCALE AS NOTED	A1

230 FIRST STREET



GROUND FLOOR
5,034 SQ. FT. GROSS

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

WALTER F. CHATHAM, ARCHITECT
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WALTER@WFCHATHAM.COM

PROJECT: 81 WASHINGTON MIAMI BEACH, FLORIDA	DATE: 2.1.08	A1
	SCALE AS NOTED	

81 WASHINGTON AVENUE

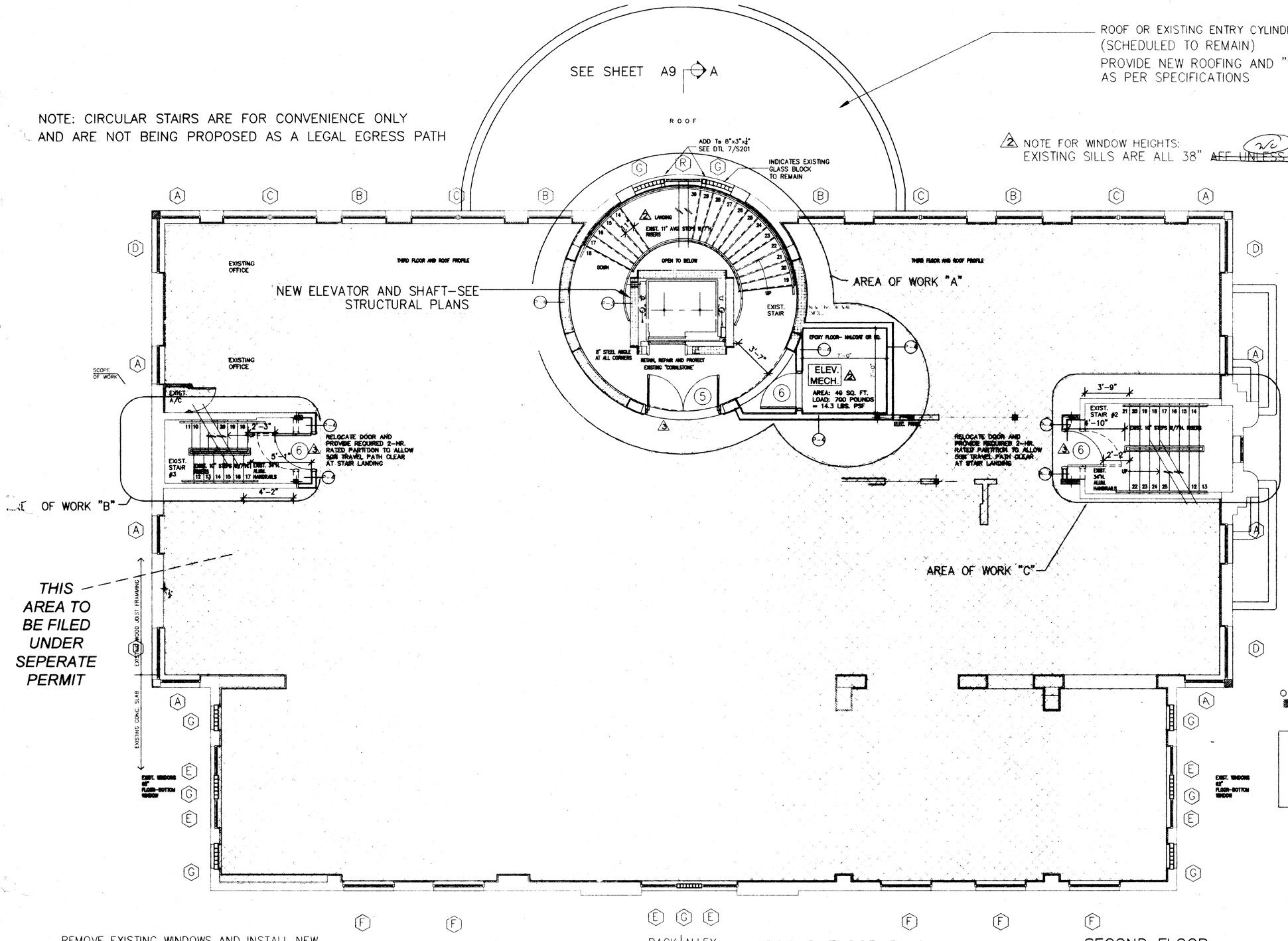
NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

SEE SHEET A9 A

ROOF

ROOF OR EXISTING ENTRY CYLINDER (SCHEDULED TO REMAIN)
PROVIDE NEW ROOFING AND "SILVERCAOT" AS PER SPECIFICATIONS

NOTE FOR WINDOW HEIGHTS:
EXISTING SILLS ARE ALL 38" ~~AFF UNLESS OTHERWISE NOTED~~.



EXTERIOR SCOPE OF WORK SUMMARY

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2. PROVIDE NEW CODE-COMPLIANT EXTERIOR IMPACT HISTORICALLY ACCURATE WINDOWS AND DOORS AS INDICATED ON DRAWINGS. "FULL-OPENING" INSTALLATION REQUIRED FOR HISTORIC ACCURACY.
3. PROVIDE REPLACEMENT LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS AND LIGHT FIXTURE SUBMITTALS.
4. RESTORE, RE-STUCCO AND REPAINT ENTIRE EXTERIOR AS PER COLOR SCHEME SUBMITTED TO AND APPROVED BY HPB.
5. PROVIDE NEW CODE-COMPLIANT BUILT-UP ROOFING WITH TAPERED INSULATION ON ALL ROOF AREAS- SEE ROOFING SUBMITTALS.

INTERIOR SCOPE OF WORK SUMMARY

1. GROUND AND SECOND FLOOR TENANT AREAS ARE UNDER SEPERATE PERMIT ALL REQUIRED MEP AND FIRE-PROTECTION SYSTEMS SHALL BE COORDINATED.
2. PROVIDE NEW CODE-COMPLIANT 3-STOP HYDRAULIC PASSENGER ELEVATOR IN CONVENIENCE CIRCULAR STAIRWELL & MECHANICAL ROOM ON THE SECOND FLOOR. SEE ELEVATOR SUBMITTALS.
3. PROVIDE NEW FIRE-PROOF SELF CLOSING 1-HOUR DOORS AT FIRESTAIRS AS INDICATED ON DRAWINGS AND DOOR SCHEDULE.
4. PROVIDE NEW ARCHITECTURAL, MEP AND FIXTURING IMPROVEMENTS FOR THIRD FLOOR AS INDICATED ON PLANS AND SPECIFICATIONS.

0 2' 10' 20'

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 5.1.08 SCALE AS NOTED	A2

REMOVE EXISTING WINDOWS AND INSTALL NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 BACK ALLEY A

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR
5,158 SQ. FT. GROSS

230 FIRST STREET

REVISED SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW

10/15/08

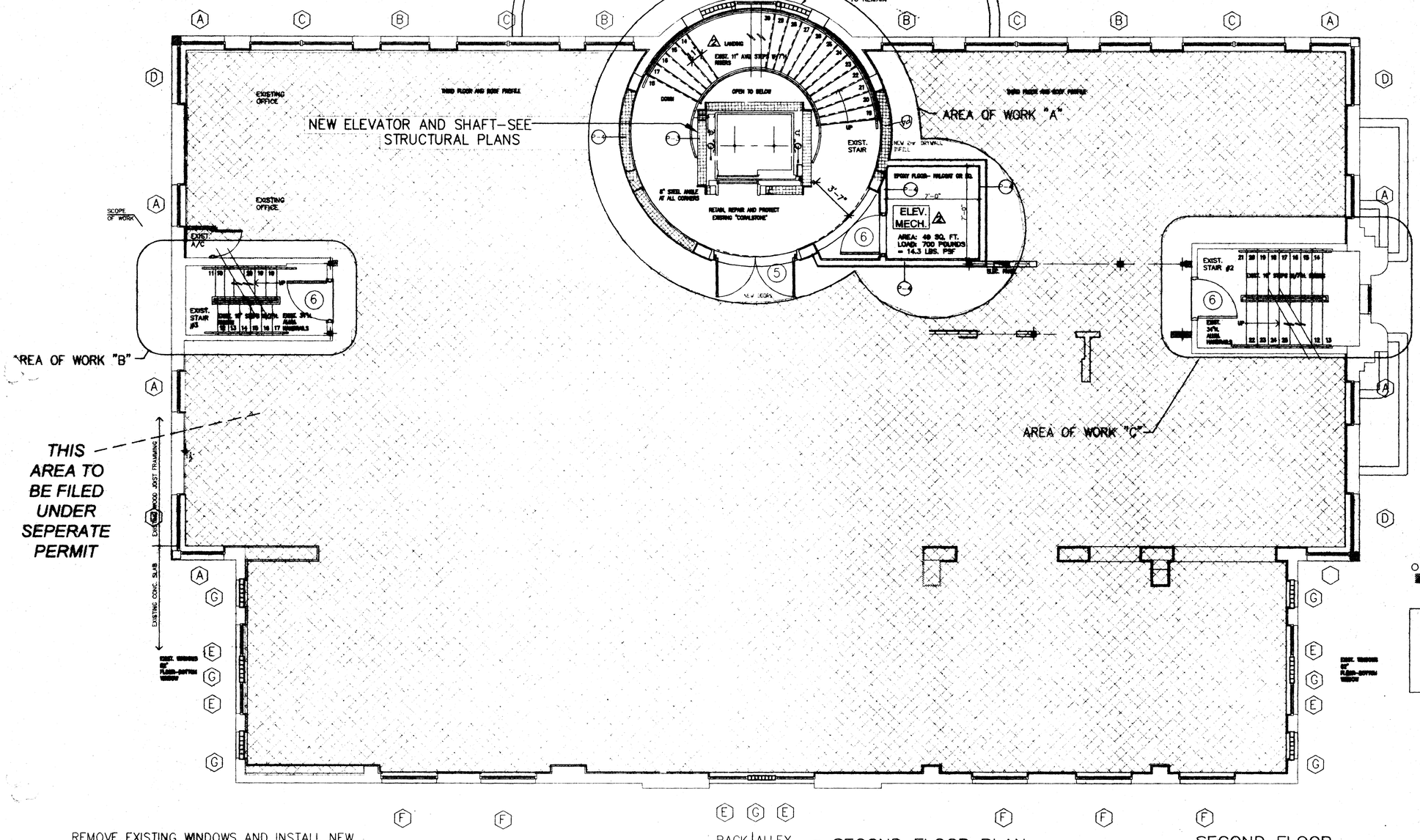
NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

SEE SHEET A9 A

ROOF

ROOF OR EXISTING ENTRY CYLINDER (SCHEDULED TO REMAIN)
PROVIDE NEW ROOFING AND "SILVERCAOT" AS PER SPECIFICATIONS

NOTE FOR WINDOW HEIGHTS:
EXISTING SILLS ARE ALL 38" AFF UNLESS OTHERWISE NOTED.



EXTERIOR SCOPE OF WORK SUMMARY

1. RETAIN ALL TRIM, RAILINGS, DETAILS, GLASS BLOCK AND OTHER EXISTING IMPROVEMENTS DEEMED HISTORIC
2. PROVIDE NEW CODE-COMPLIANT EXTERIOR IMPACT HISTORICALLY ACCURATE WINDOWS AND DOOR AS INDICATED ON DRAWINGS. "FULL-OPENING" INSTALLATION REQUIRED FOR HISTORIC ACCURACY
3. PROVIDE REPLACEMENT LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS AND LIGHT FIXTURE SUBMITTALS
4. RESTORE, RE-STUCCO AND REPAINT ENTIRE EXTERIOR AS PER COLOR SCHEME SUBMITTED TO AND APPROVED BY HPB.
5. PROVIDE NEW CODE-COMPLIANT BUILT-UP ROOFING WITH TAPERED INSULATION ON ALL ROOF AREAS- SEE ROOFING SUBMITTALS.

INTERIOR SCOPE OF WORK SUMMARY

1. GROUND AND SECOND FLOOR TENANT AREAS ARE UNDER SEPERATE PERMIT ALL REQUIRED MEP AND FIRE-PROTECTION SYSTEMS SHALL BE COORDINATED.
2. PROVIDE NEW CODE-COMPLIANT 3-STOP HYDRAULIC PASSENGER ELEVATOR IN CONVENIENCE CIRCULAR STAIRWELL & MECHANICAL ROOM ON THE SECOND FLOOR, SEE ELEVATOR SUBMITTALS
3. PROVIDE NEW FIRE-PROOF SELF CLOSING 1-HOUR DOORS AT FIREWALLS AS INDICATED ON DRAWINGS AND DOOR SCHEDULE.
4. PROVIDE NEW ARCHITECTURAL, MEP AND FIXTURES IMPROVEMENTS FOR THIRD FLOOR AS INDICATED ON PLANS AND SPECIFICATIONS.

0 2' 10' 20'

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
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WALTER@WFCHATHAM.COM

PROJECT:	DATE:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.1.08 SCALE AS NOTED	A2

REMOVE EXISTING WINDOWS AND INSTALL NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 BACK ALLEY A

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR
5,158 SQ. FT. GROSS

230 FIRST STREET

PROVIDE NEW BUILT-UP ROOFING THRUOUGHOUT

ROOF OR EXISTING ENTRY CYLINDER (SCHEDULED TO REMAIN)
PROVIDE NEW ROOFING AND "SILVERCAOT" AS PER SPECIFICATIONS

SEE SHEET A10 A

ROOF

ADD TO 8"x3"x4" SEE DTL 7/S201

INDICATES EXISTING GLASS BLOCK TO REMAIN

EXISTING OFFICE

THIRD FLOOR AND ROOF PROFILE

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

LANDING

DOWN

OPEN TO BELOW

UP

EXIST. STAIR

AREA OF LANDLORD WORK "A"

SCOPE OF WORK

EXIST. A/C

NEW STEEL BEAM TO REPLACE BEARING PARTITION BELOW

EPOXY FLOOR- HALCOM OR EQ.

ELEV. MECH.

AREA: 49 SQ. FT.
LOAD: 700 POUNDS
= 14.3 LBS. PSF

EXIST. STAIR #2

EXIST. STAIR #3

AREA OF LANDLORD WORK "B"

ELECTRIC ROOM

NEW UNISEX TOILET

A/C ROOM#1

AREA OF LANDLORD WORK "C"

RESTAURANT TO BE FILED UNDER SEPERATE PERMIT

LINEN STORAGE

SODA STORAGE

A/C RM#3

A/C ROOM#2

GENERAL PREPARATION ROOM

WINE STORAGE

WALK-IN COOLER

WALK-IN FREEZER

BLOCK-UP AND STUCCO EXISTING OPENINGS

0 2' 10' 20'

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

REVISED SUBMITTAL 6/21/06
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
588 BROADWAY NYC 10012 (212)926-7282
WALTERWFCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.06
SCALE: AS NOTED

A2

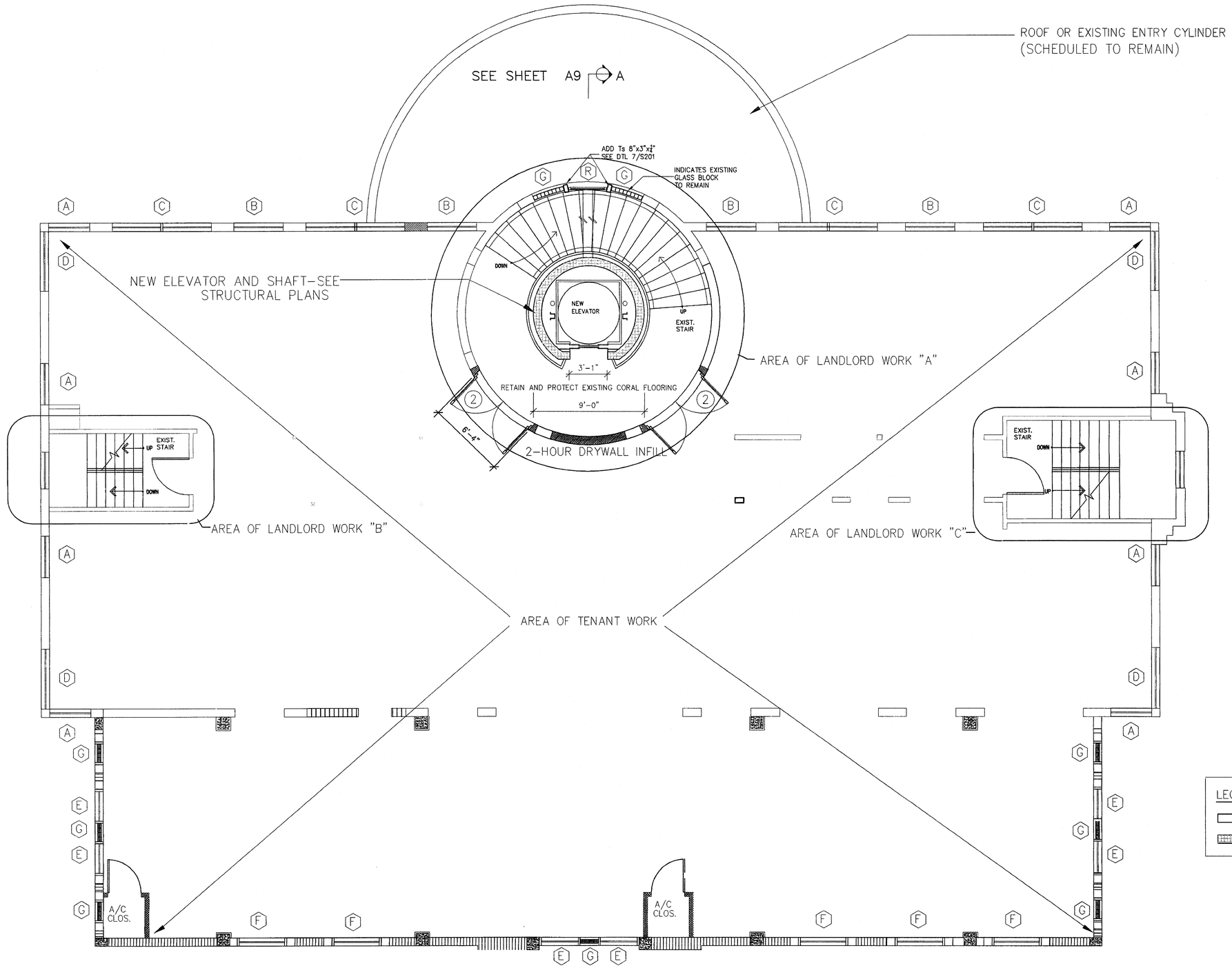
REMOVE EXISTING WINDOWS AND INSTALL NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

BACK ALLEY
SEE SHEET A9 A

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR
5,158 SQ. FT. GROSS

230 FIRST STREET



LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

REMOVE EXISTING WINDOWS AND INSTALL NEW
IMPACT–RESISTANT WINDOWS–SEE WINDOW SCHEDULE

BACK ALLEY
SEE SHEET A9 A

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR
5,158 SQ. FT. GROSS

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925–2202
WALTER@WFCHATHAM.COM

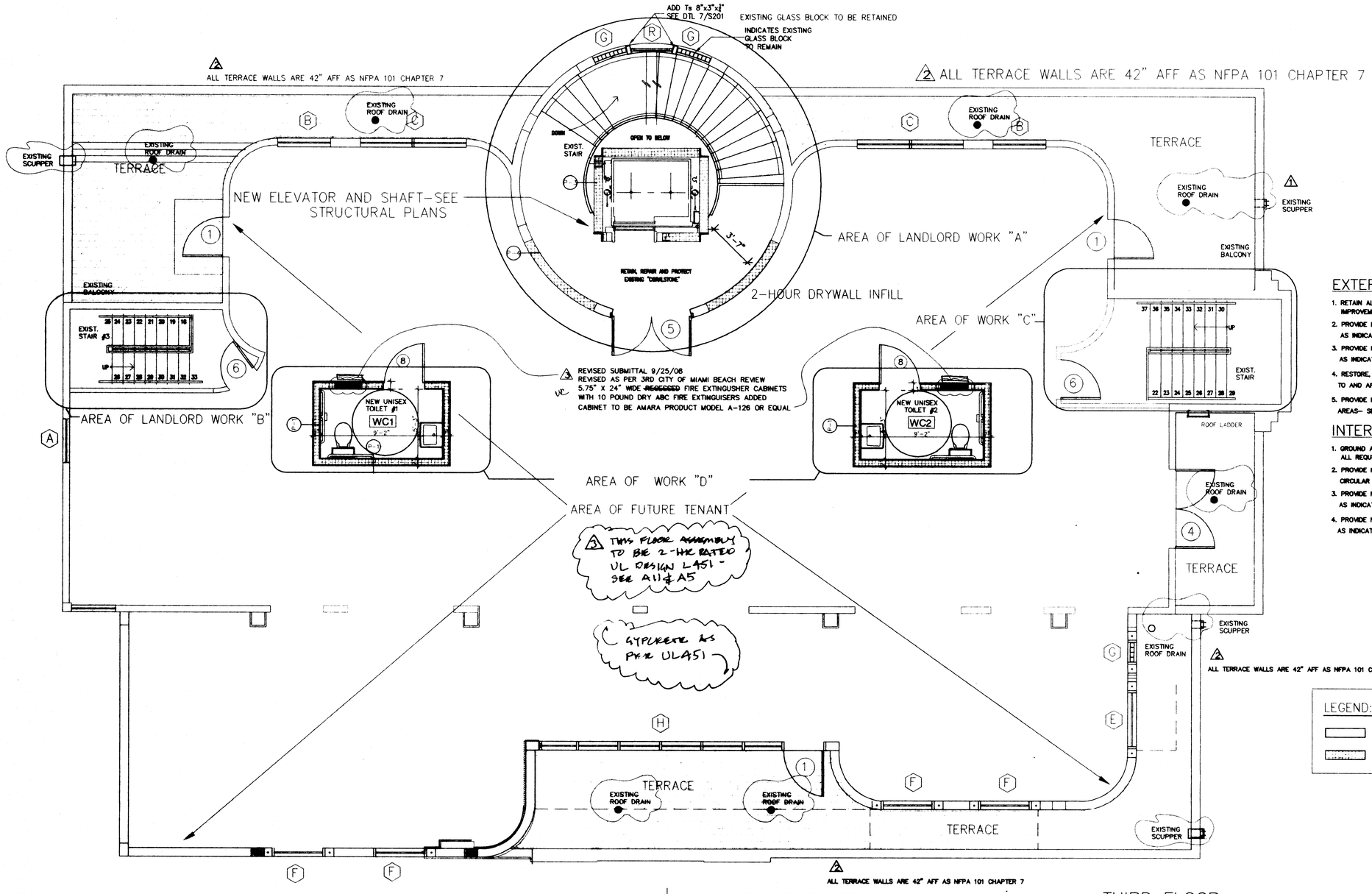
PROJECT:	DATE:	
VILLAZZO MIAMI, FLORIDA	2.1.08	A2
	SCALE AS NOTED	

81 WASHINGTON AVENUE

NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY
AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

SEE SHEET A9 A

2 NOTE FOR WINDOW HEIGHTS:
EXISTING SILLS ARE ALL 38" AFF UNLESS OTHERWISE NOTED.



EXTERIOR SCOPE OF WORK SUMMARY

1. RETAIN ALL TRIM, RAILINGS, DETAILS, GLASS BLOCK AND OTHER EXISTING IMPROVEMENTS DEEMED HISTORIC
2. PROVIDE NEW CODE-COMPLIANT EXTERIOR IMPACT HISTORICALLY ACCURATE WINDOWS AND DOORS AS INDICATED ON DRAWINGS. 'FULL-OPENING ' INSTALLATION REQUIRED FOR HISTORIC ACCURACY.
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4. RESTORE, RE-STUCCO AND REPAINT ENTIRE EXTERIOR AS PER COLOR SCHEME SUBMITTED TO AND APPROVED BY HPB.
5. PROVIDE NEW CODE-COMPLIANT BUILT-UP ROOFING WITH TAPERED INSULATION ON ALL ROOF AREAS- SEE ROOFING SUBMITTALS.

INTERIOR SCOPE OF WORK SUMMARY

1. GROUND AND SECOND FLOOR TENANT AREAS ARE UNDER SEPERATE PERMIT ALL REQUIRED MEP AND FIRE-PROTECTION SYSTEMS SHALL BE COORDINATED.
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4. PROVIDE NEW ARCHITECTURAL, MEP AND FIXTURING IMPROVEMENTS FOR THIRD FLOOR AS INDICATED ON PLANS AND SPECIFICATIONS.

3 9/25/08

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

LEGEND:
EXISTING WALL OR PARTITION
NEW WALL OR PARTITION

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
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WALTER@WFCHATHAM.COM

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 5.1.08	A3
	SCALE AS NOTED	

REMOVE EXISTING WINDOWS AND INSTALL NEW
IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 A

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIRD FLOOR
4,208 SQ. FT. GROSS

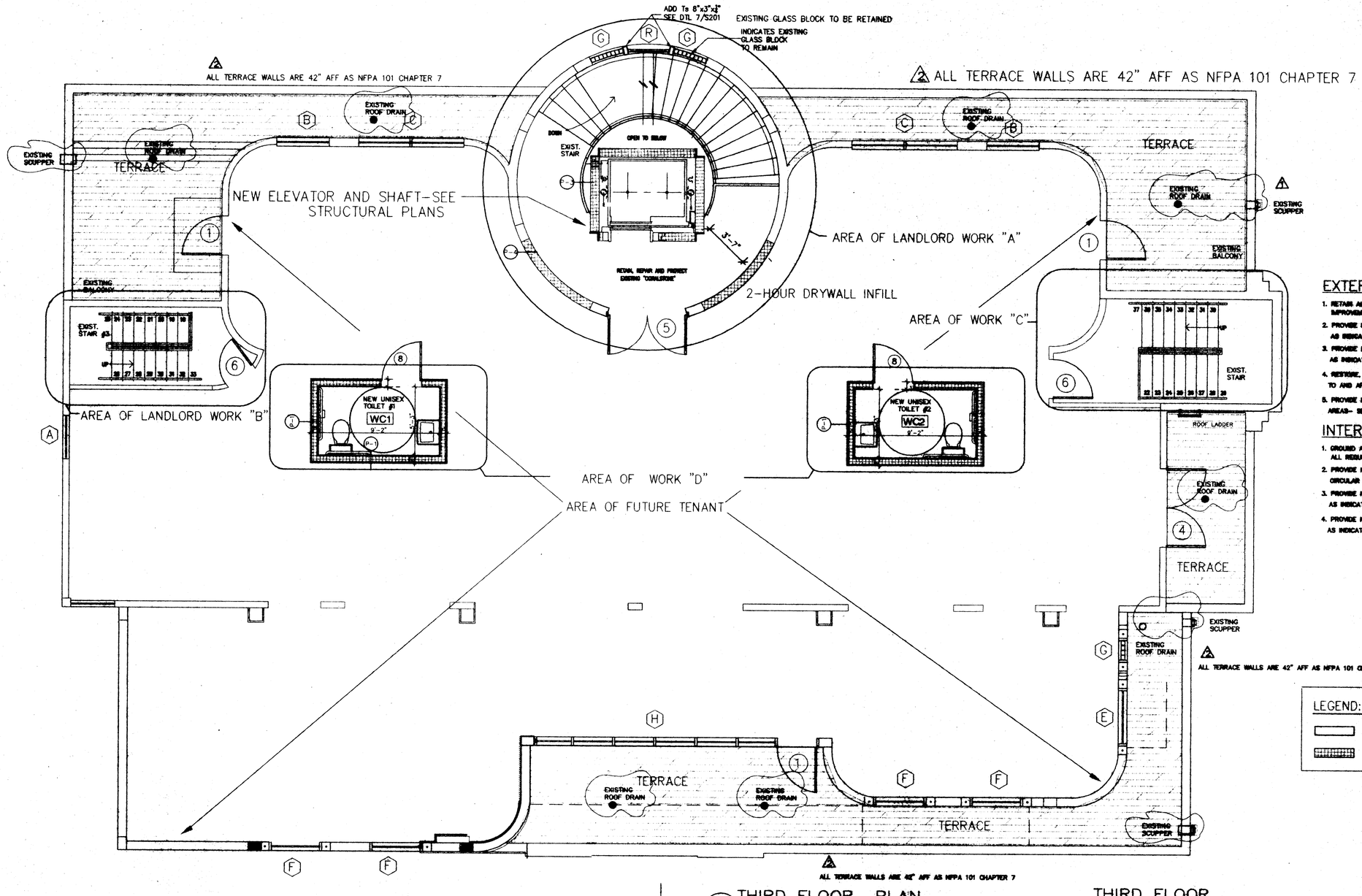
230 FIRST STREET

10·15·08

NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY
AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

SEE SHEET A9 A

NOTE FOR WINDOW HEIGHTS:
EXISTING SILLS ARE ALL 38" AFF UNLESS OTHERWISE NOTED.



EXTERIOR SCOPE OF WORK SUMMARY

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INTERIOR SCOPE OF WORK SUMMARY

1. GROUND AND SECOND FLOOR TENANT AREAS ARE UNDER SEPERATE PERMIT ALL REQUIRED MEP AND FIRE-PROTECTION SYSTEMS SHALL BE COORDINATED.
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4. PROVIDE NEW ARCHITECTURAL, MEP AND FIXTURING IMPROVEMENTS FOR THIRD FLOOR AS INDICATED ON PLANS AND SPECIFICATIONS.

ALL TERRACE WALLS ARE 42" AFF AS NFPA 101 CHAPTER 7

REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

LEGEND:
- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT:	DATE:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.1.08 SCALE AS NOTED	A3

REMOVE EXISTING WINDOWS AND INSTALL NEW
IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 A

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIRD FLOOR
4,208 SQ. FT. GROSS

230 FIRST STREET

SEE SHEET A9 A

PROVIDE NEW BUILT-UP ROOFING THRUOUGHOUT

ADD Ts 8"x3"x¼" SEE DTL 7/S201

EXISTING GLASS BLOCK TO BE RETAINED

INDICATES EXISTING GLASS BLOCK TO REMAIN

PROVIDE NEW BUILT-UP ROOFING THRUOUGHOUT

EXISTING ROOF DRAIN

EXISTING SCUPPER

TERRACE

DOWN

EXIST. STAIR

OPEN TO BELOW

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

AREA OF LANDLORD WORK "A"

3'-7"

RETAIN, REPAIR AND PROTECT EXISTING "COQUINA STONE"

2-HOUR DRYWALL INFILL

EXISTING BALCONY

AREA OF LANDLORD WORK "C"

EXIST. STAIR #3

EXIST. STAIR

AREA OF LANDLORD WORK "B"

NEW UNISEX TOILET #1 WC1 9'-2"

NEW UNISEX TOILET #2 WC2 9'-2"

ROOF LADDER

SCOPE OF WORK BY RESTAURANT TENANT

AREA OF LANDLORD WORK "D"

AREA OF FUTURE TENANT

PROVIDE NEW BUILT-UP ROOFING THRUOUGHOUT

MIA DUCT UP THRU ROOF SLAB 1 hr. FIRE RATED CHASE

EXHAUST DUCT UP THRU ROOF SLAB

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

REVISED SUBMITTAL 6/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2262
WALTER@WFCHATHAM.COM

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA

DATE: 5.1.08

SCALE: AS NOTED

A3

REMOVE EXISTING WINDOWS AND INSTALL NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 A

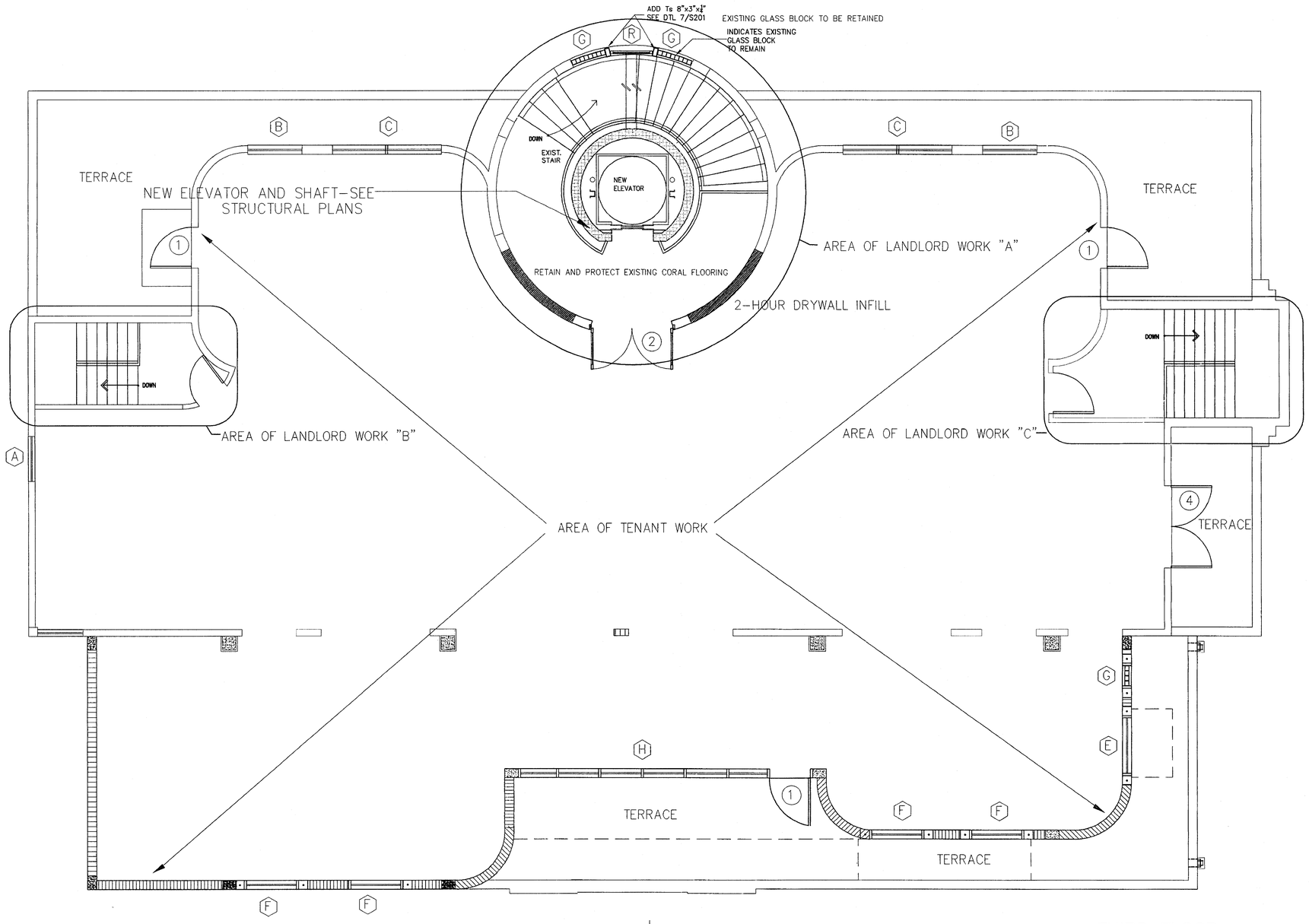
THIRD FLOOR PLAN

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

THIRD FLOOR
4,208 SQ. FT. GROSS

230 FIRST STREET

SEE SHEET A9 A



LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

REMOVE EXISTING WINDOWS AND INSTALL NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 A

THIRD FLOOR PLAN

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

THIRD FLOOR
4,208 SQ. FT. GROSS

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT: VILLAZZO MIAMI, FLORIDA

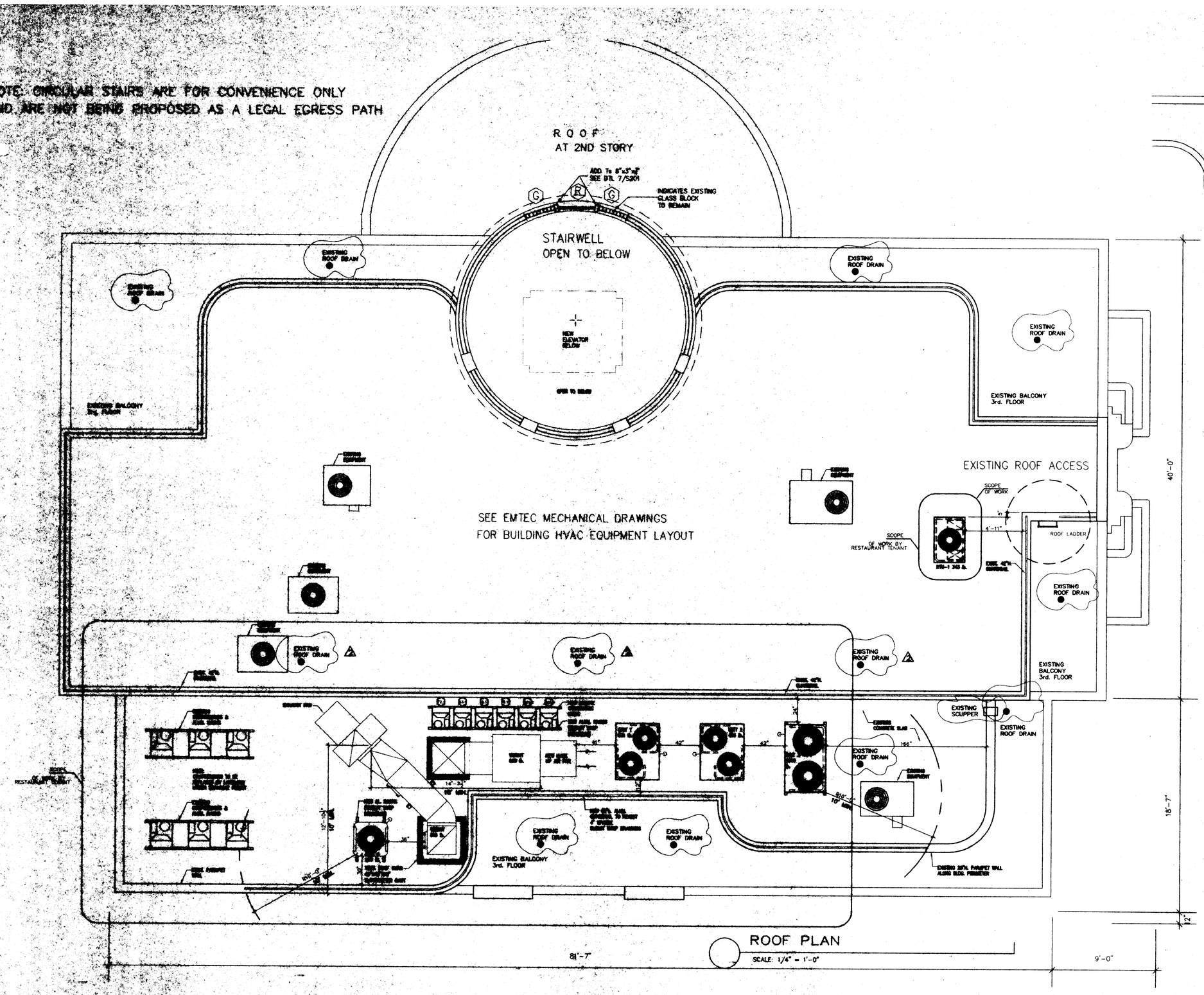
DATE: 12.3.07

SCALE: AS NOTED

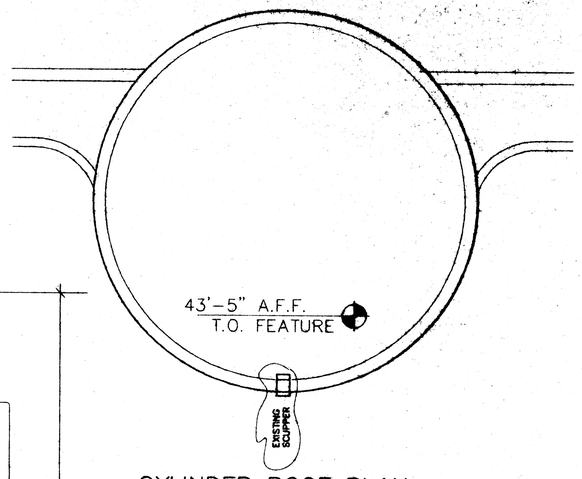
A3

81 WASHINGTON AVENUE

NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY
AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH



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



CYLINDER ROOF PLAN
SCALE: 1/4" = 1'-0"

NOTE: PROVIDE NEW CODE-COMPLIANT BUILT-UP ROOFING WITH TAPERED INSULATION ON ALL ROOF AREAS- SEE ROOFING SUBMIT

LEGEND:

- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

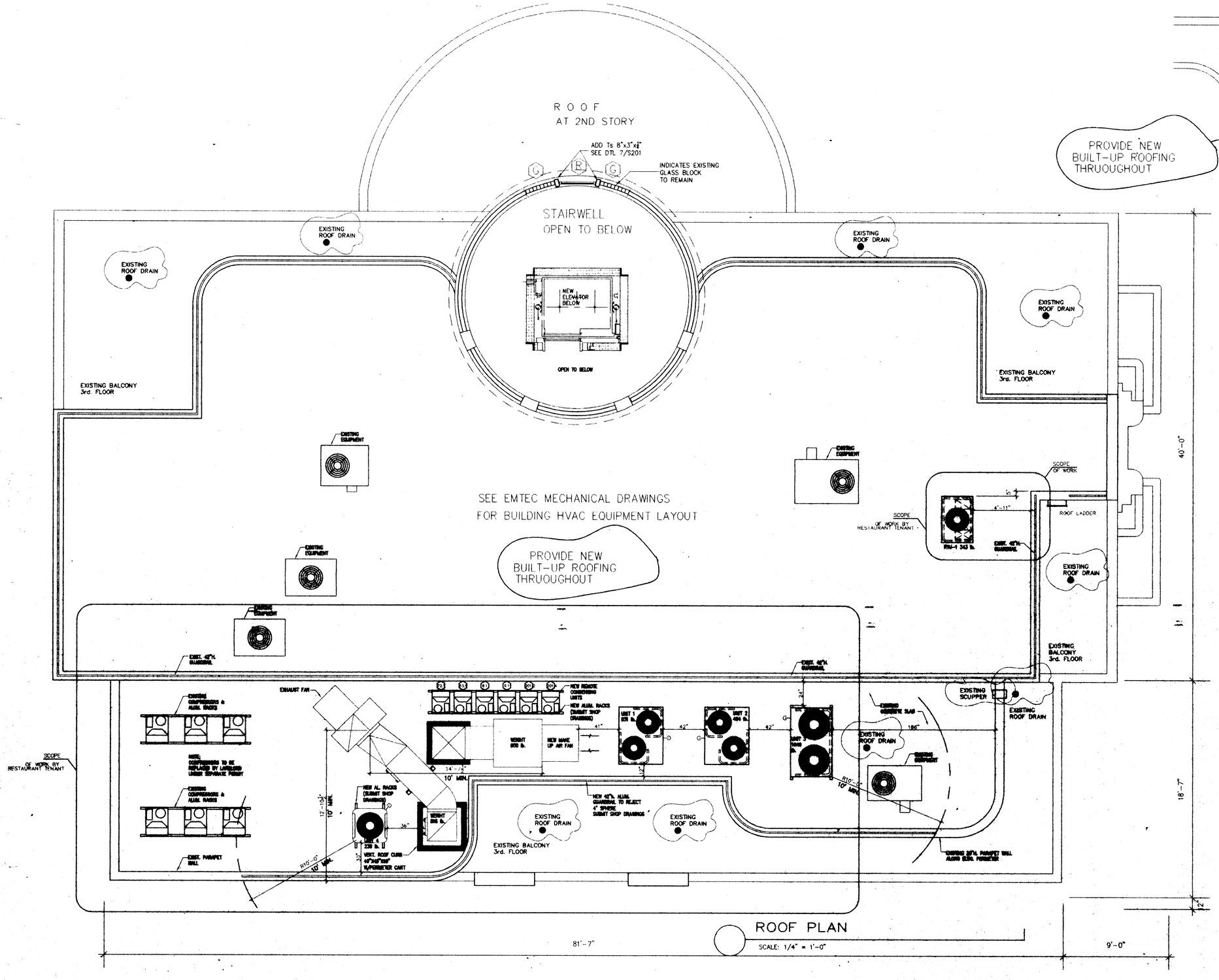
REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

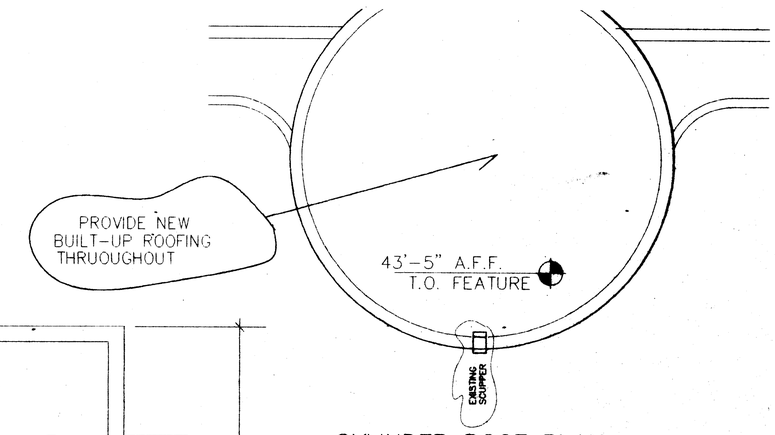
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT:	DATE:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.1.08	A4
	SCALE AS NOTED	

230 FIRST STREET

10-16-08





CYLINDER ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND:

- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

REVISED SUBMITTAL 6/29/09
REVISED AS PER CITY OF MIAMI BEACH COMMENTS

WALTER F. CHATHAM, ARCHITECT
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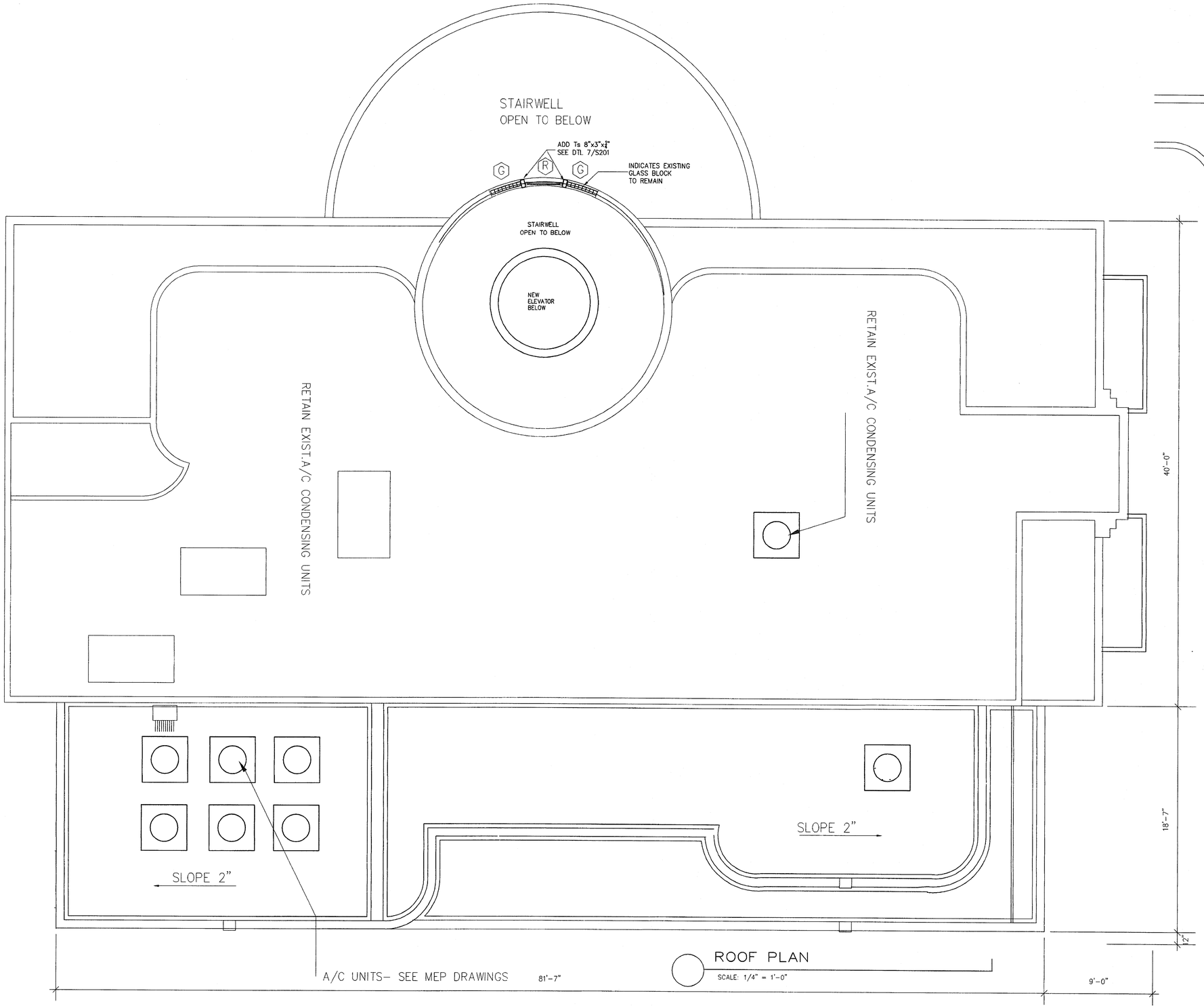
WALTER@WFCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

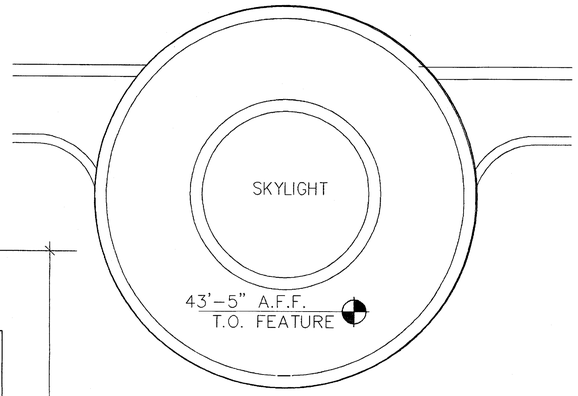
DATE:
5.1.08
SCALE:
AS NOTED

A4

230 FIRST STREET



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



CYLINDER ROOF PLAN
SCALE: 1/4" = 1'-0"

SIDEWALK

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

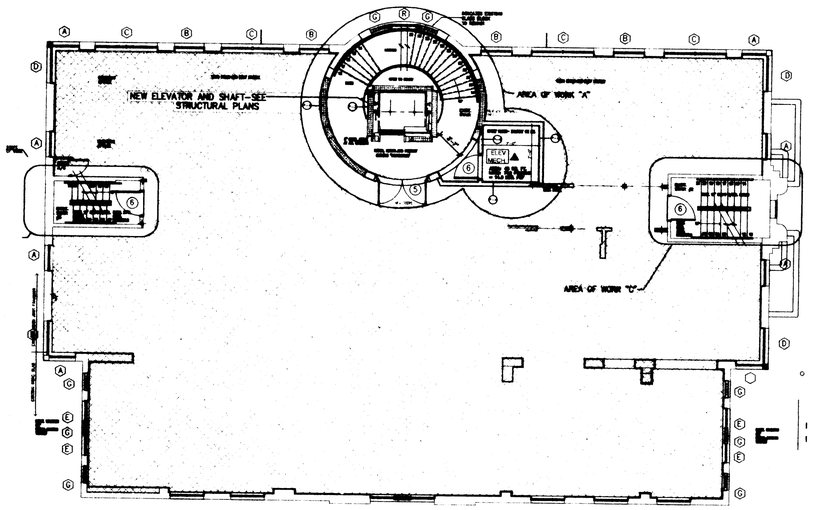
PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 12.3.07	A4
	SCALE AS NOTED	

81 WASHINGTON AVENUE

SEE SHEET A9 A

CEILING SCOPE OF WORK SUMMARY

PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING IN INTERIOR WORK AREAS A, B & C



2-HOUR UL DESIGN L541 - SEE SHEET A11 & DETAILS THIS SHEET

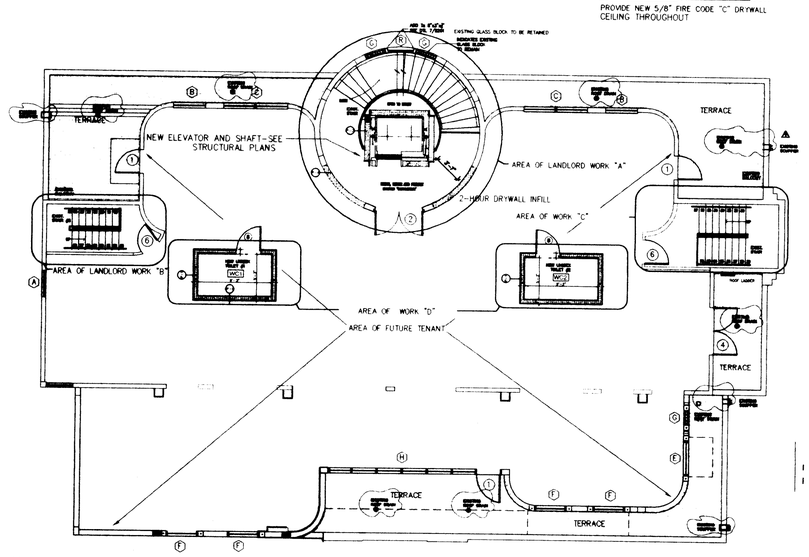
SECOND FLOOR RCP

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

SEPARATES UG A2 & B

CEILING SCOPE OF WORK SUMMARY

PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING THROUGHOUT



3-HOUR UL DESIGN G512

THIRD FLOOR RCP

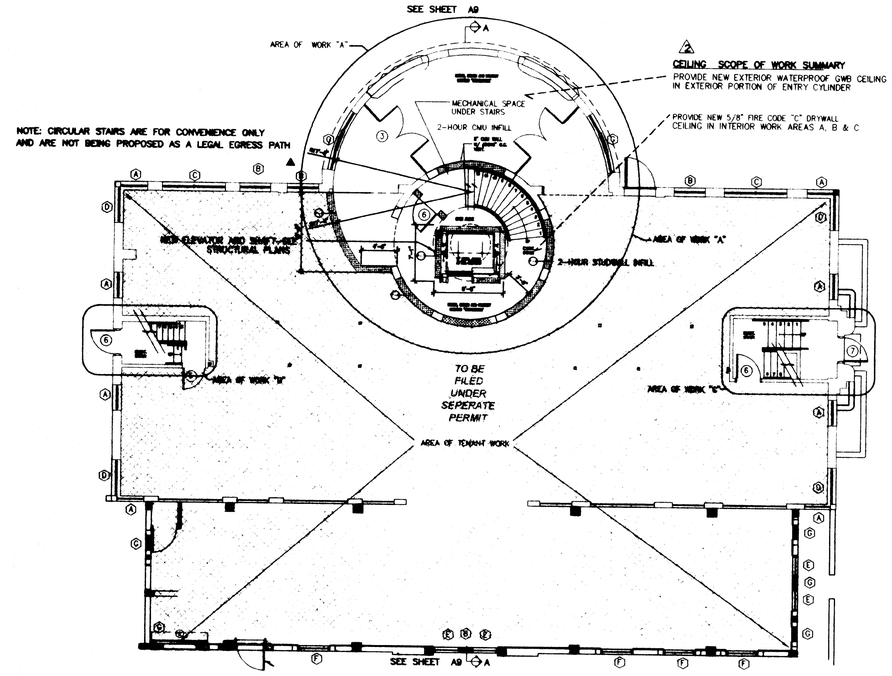
SCALE: 1/8" = 1'-0"

SEE SHEET A9 A

THIRD FLOOR PLAN

THIRD FLOOR
4,208 SQ. FT. GROSS

SEE SHEET A9



NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

CEILING SCOPE OF WORK SUMMARY

PROVIDE NEW EXTERIOR WATERPROOF GWB CEILING IN EXTERIOR PORTION OF ENTRY CYLINDER

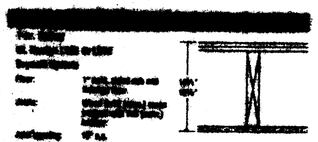
PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING IN INTERIOR WORK AREAS A, B & C

1-HOUR UL DESIGN L501

GROUND FLOOR RCP

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

[redacted]



Floor: [redacted]

Joists: [redacted]

Joist spacing: 16" o.c.

Insulation: 3" Thermafiber SAFB

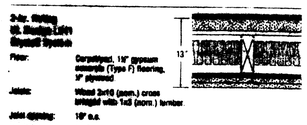
Gypsum panels: 2 layers 1/2" SHEETROCK brand Gypsum Panels, Firecode C Core.

Application: Perpendicular to RC-1 channel

Attachment: 1" Type S screws base layer, 1 1/2" Type S screws face layer.

Joints: Taped and treated.

GROUND FLOOR ASSEMBLY
SINGLE USE GROUP BOTH FLOORS



2-hr. Rating
U.L. Design L541
Drywall System

Floor: Carpetpad, 1/8" gypsum underlay (Type F) flooring, 3/4" plywood

Joists: Wood 2x10 (nom.) cross bridgid with 1x3 (nom.) lumber.

Joist spacing: 16" o.c.

Insulation: 3" Thermafiber SAFB

Gypsum panels: 2 layers 1/2" SHEETROCK brand Gypsum Panels, Firecode C Core.

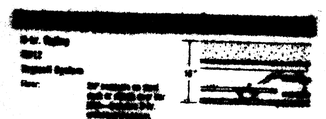
Application: Perpendicular to RC-1 channel

Attachment: 1" Type S screws base layer, 1 1/2" Type S screws face layer.

Joints: Taped and treated.

THIRD FLOOR ASSEMBLY
UG B ABOVE UG A2 - 2 HOUR SEPARATION

[redacted]



Floor: [redacted]

Joists: Type 1020-bulb, plate, spaced 24" o.c.

Panelling Direction: [redacted]

Gypsum panels: 1/2" SHEETROCK brand Gypsum Panel, Firecode C Core.

Application: Perpendicular to framing.

Attachment: 1" Type S screws 1 1/2" o.c.

Joints: Stuffed with sheetrock dabs, taped and treated.

ROOF ASSEMBLY

SEPT. 25 08

0 2' 10' 20'

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

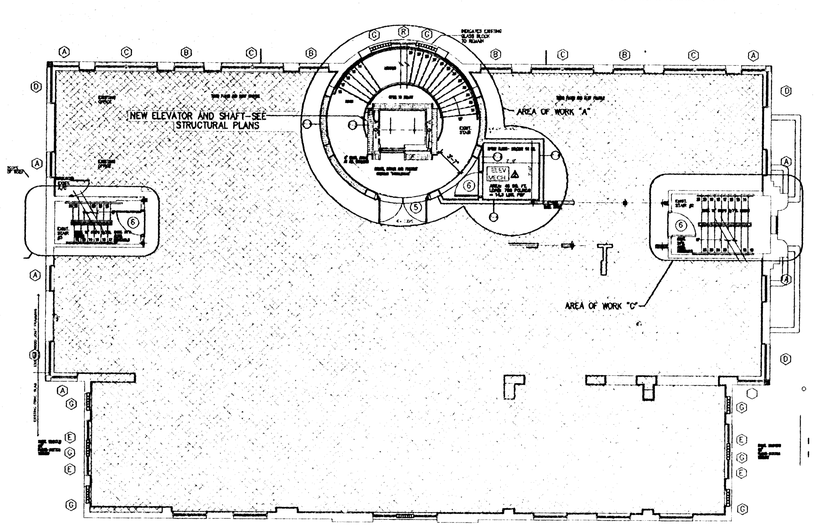
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT

580 BROADWAY NYC 10012 (212)925-2202

PROJECT:	DATE:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.1.08	A5
	SCALE: AS NOTED	

Norm. 10/15/08

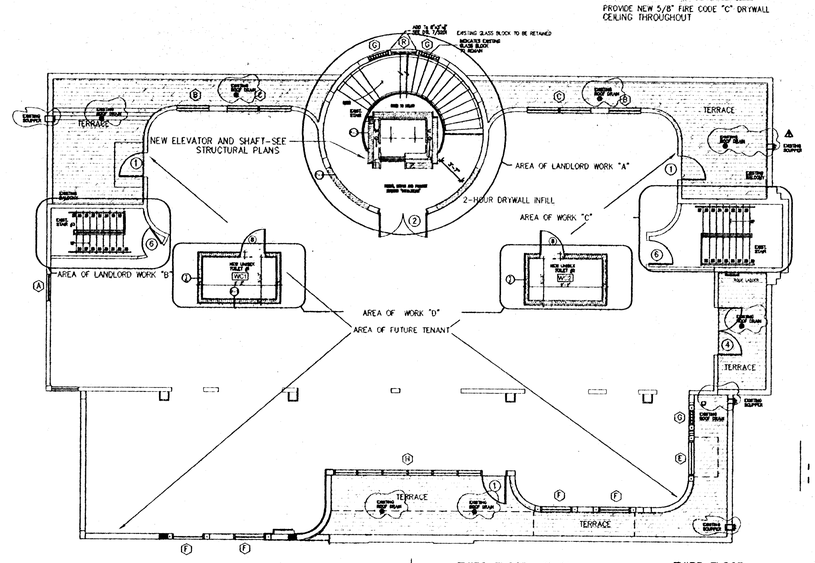


CEILING SCOPE OF WORK SUMMARY

PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING IN INTERIOR WORK AREAS A, B & C

SECOND FLOOR RCP

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



CEILING SCOPE OF WORK SUMMARY

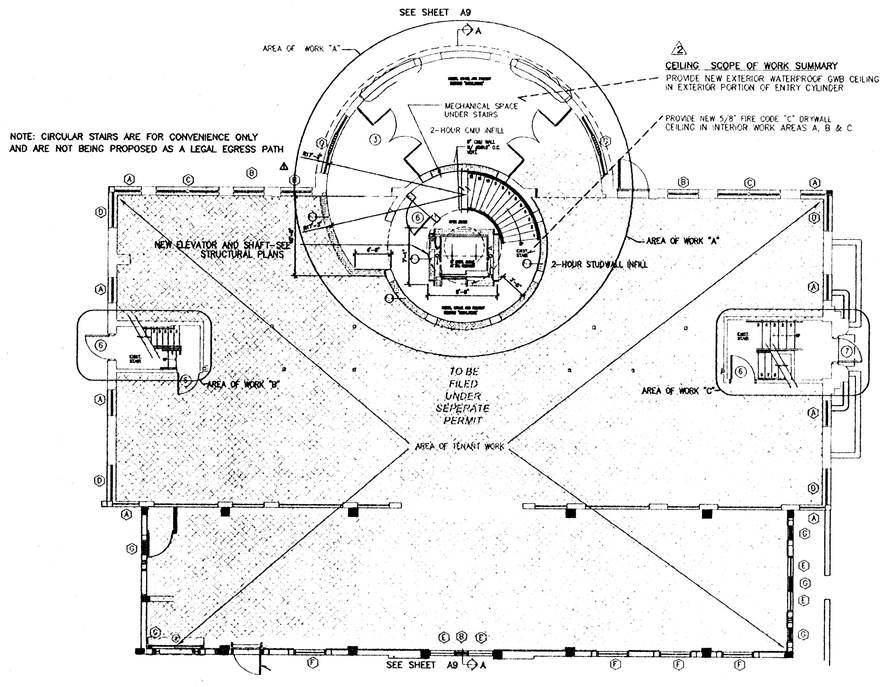
PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING THROUGHOUT

THIRD FLOOR PLAN

THIRD FLOOR
4,208 SQ. FT. GROSS

THIRD FLOOR RCP

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



NOTE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY AND ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

CEILING SCOPE OF WORK SUMMARY

PROVIDE NEW EXTERIOR WATERPROOF GWB CEILING IN EXTERIOR PORTION OF ENTRY CYLINDER

PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING IN INTERIOR WORK AREAS A, B & C

GROUND FLOOR RCP

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

0 2' 10' 20'

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

2 REVISED SUBMITTAL 9/1/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT

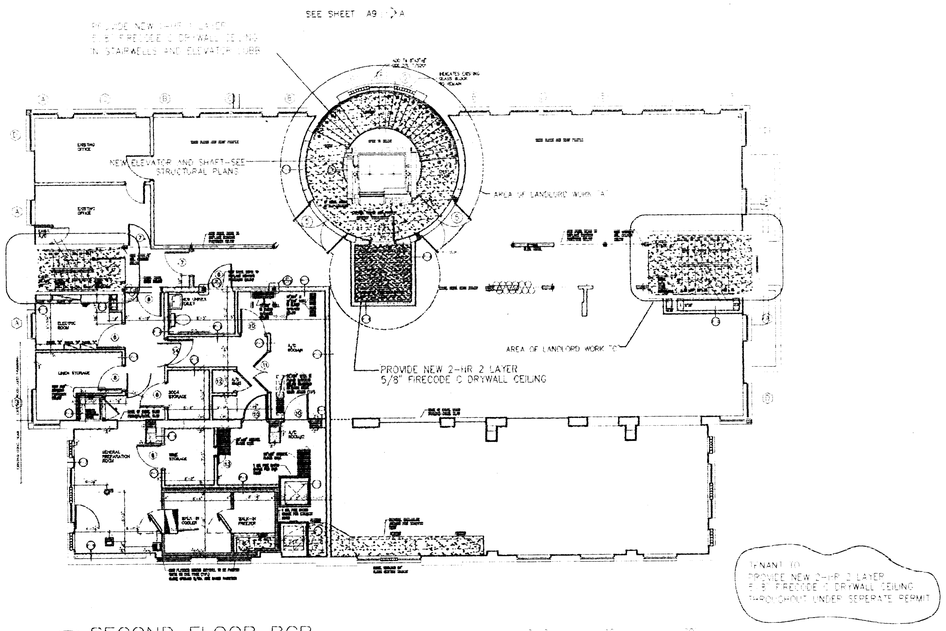
580 BROADWAY NYC 10012 (212)925-2202

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.08

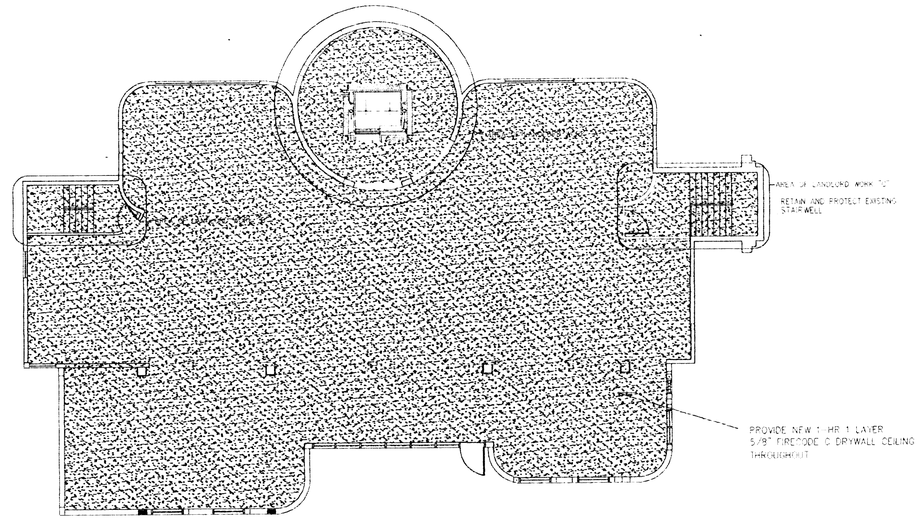
SCALE: AS NOTED

A5



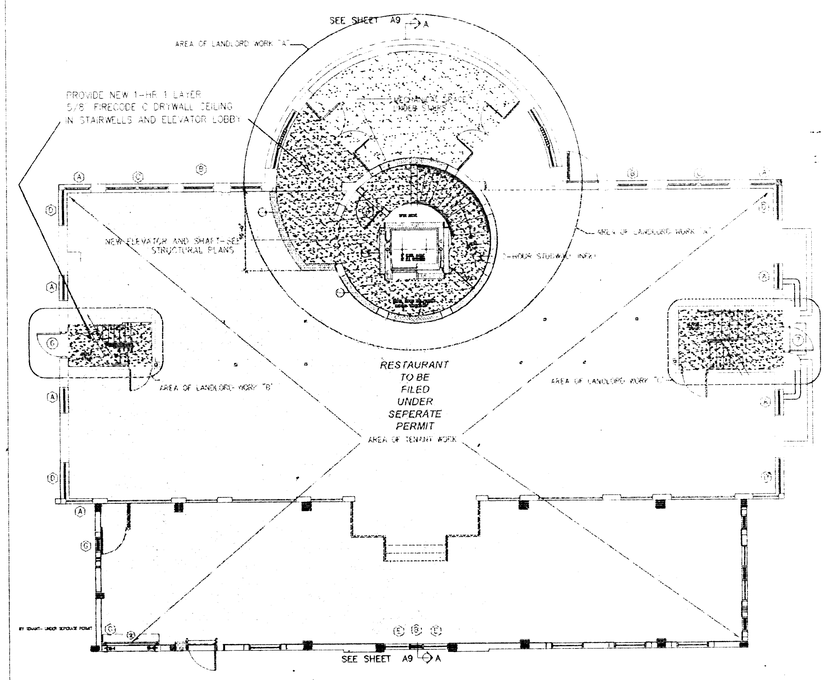
SECOND FLOOR RCP

SCALE 1/8" = 1'-0"



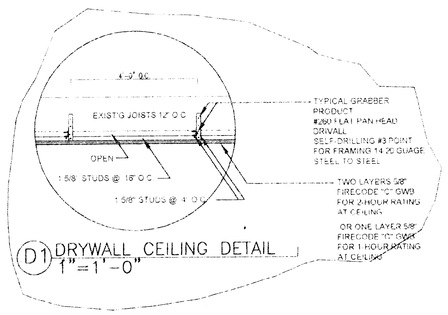
THIRD FLOOR RCP

SCALE 1/8" = 1'-0"



GROUND FLOOR RCP

SCALE 1/8" = 1'-0"



D1 DRYWALL CEILING DETAIL
1"=1'-0"

NOTE: SEE ELECTRICAL PLANS FOR
ALL LIGHTING AND MECHANICAL LAYOUTS

LEGEND:

- PROVIDE NEW HARDCOAT EXTERIOR PLASTER (OR EQUAL) CEILING
- PROVIDE NEW 1-HR 1 LAYER 5/8" FIRECODE C DRYWALL CEILING
- PROVIDE NEW 2-HR 2 LAYER 5/8" FIRECODE C DRYWALL CEILING
- AREA OF TENANT WORK UNDER SEPERATE PERMIT

1 REVISED SUBMITTAL 6/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202

PROJECT	DATE	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.1.08	A5
	SCALE AS NOTED	