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**		

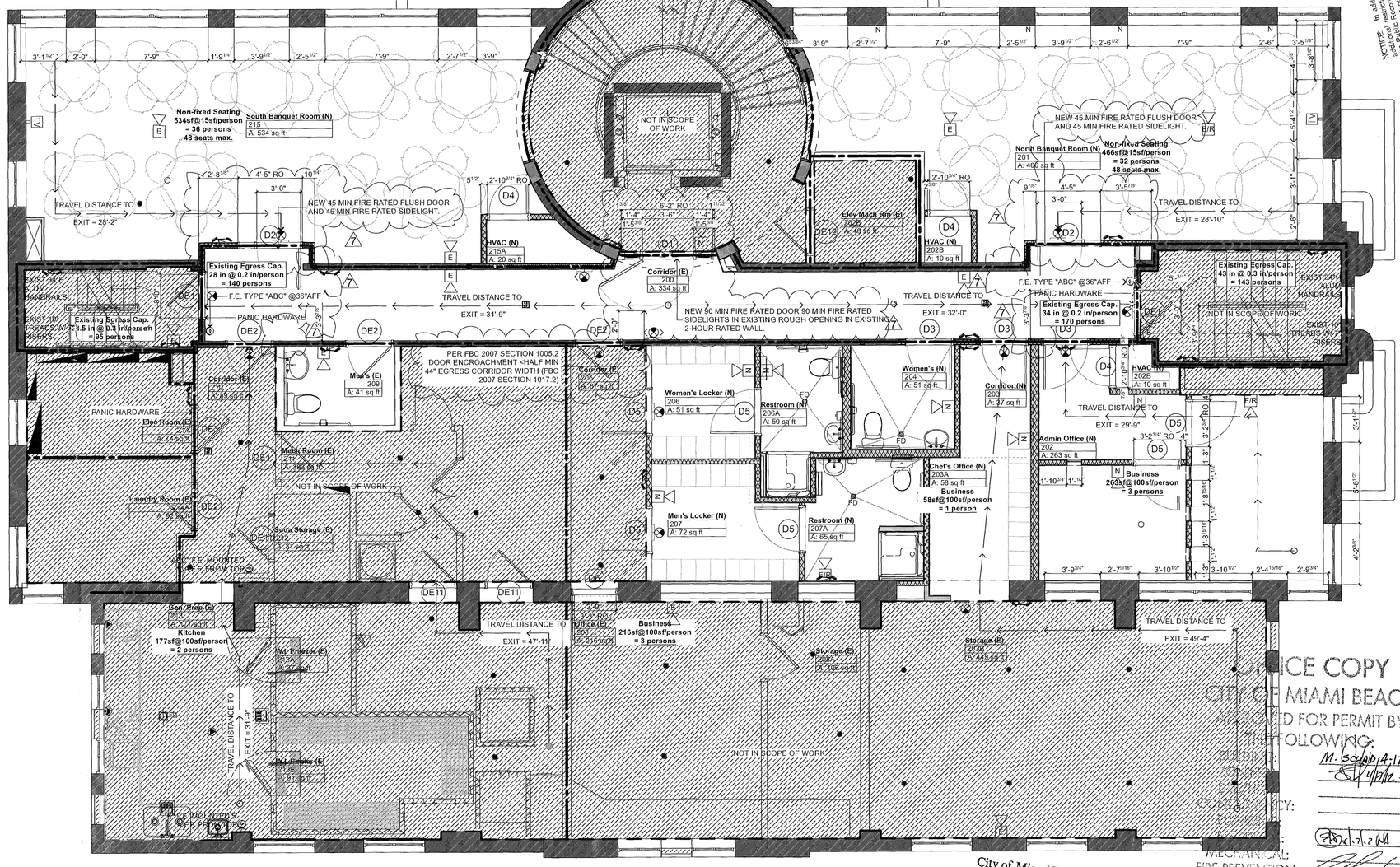
*Note: Maximum occupancy listed includes actual seats shown on plans for each seating area, if greater than calculated occupancy load.

Floor Plan Legend

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- wall type tag (X)
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- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction); text face; chevron direction
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device: E (existing), E/R (existing relocated), N (new)

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.



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:
BUILDING: M. Schad 4.17.12
PLANNING: [illegible] 4/18/12
CONCURRENCY:
HISTORIC:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING: 04/17/12
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:

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Chris Middleton ar #0018580

consultant

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

owner
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81 Washington Avenue
Miami Beach, FL 33139
p 305 343 9991
gloutonnerie1@me.com

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

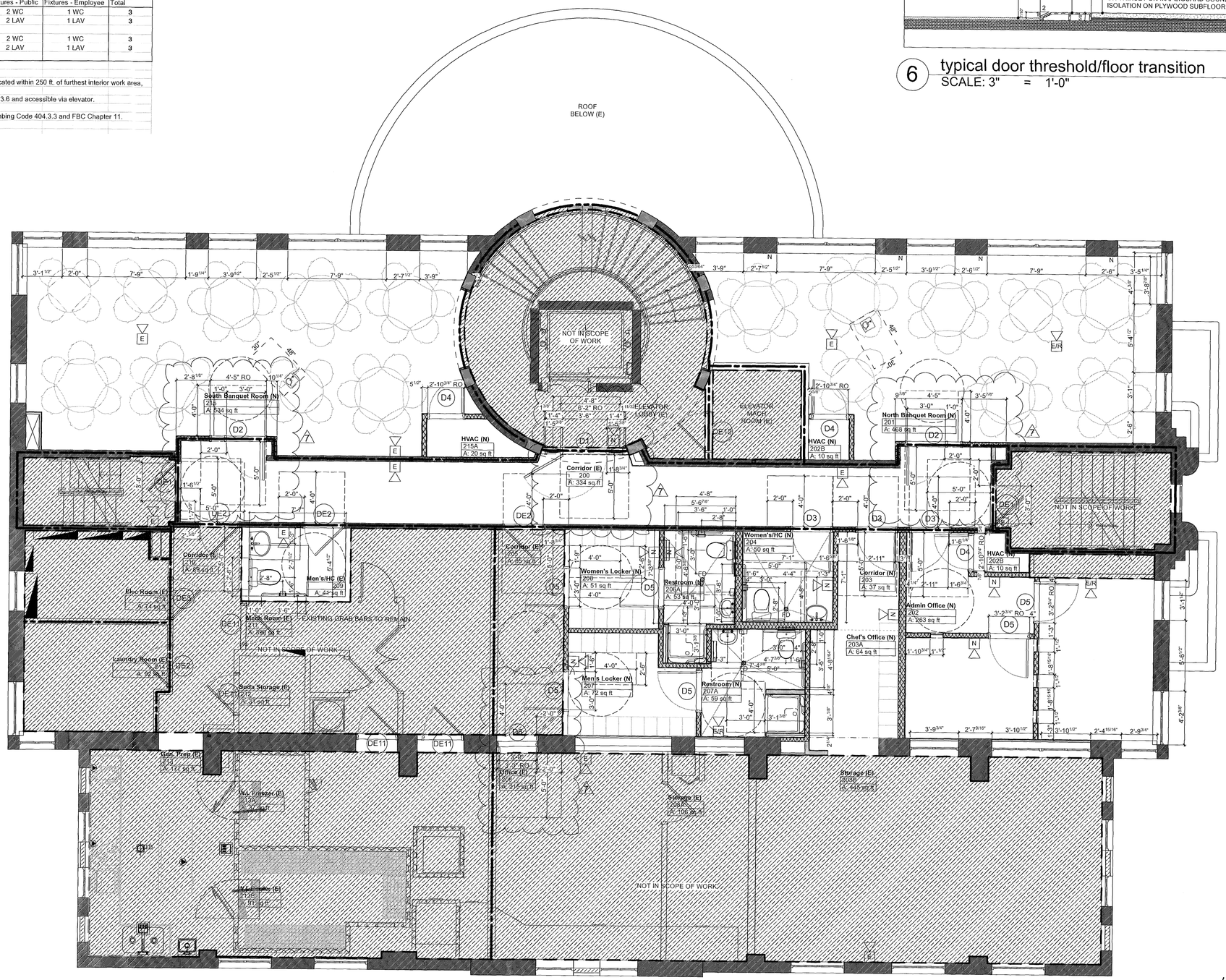
FBC Section 403: Minimum Plumbing Facilities

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.

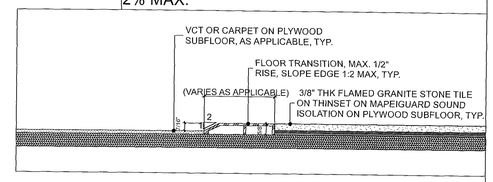
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- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction) (text face, chevron direction)
- existing emergency light w/ battery backup
- existing recessed emergency light
- horn/strobe combo device E (existing), E/R (existing 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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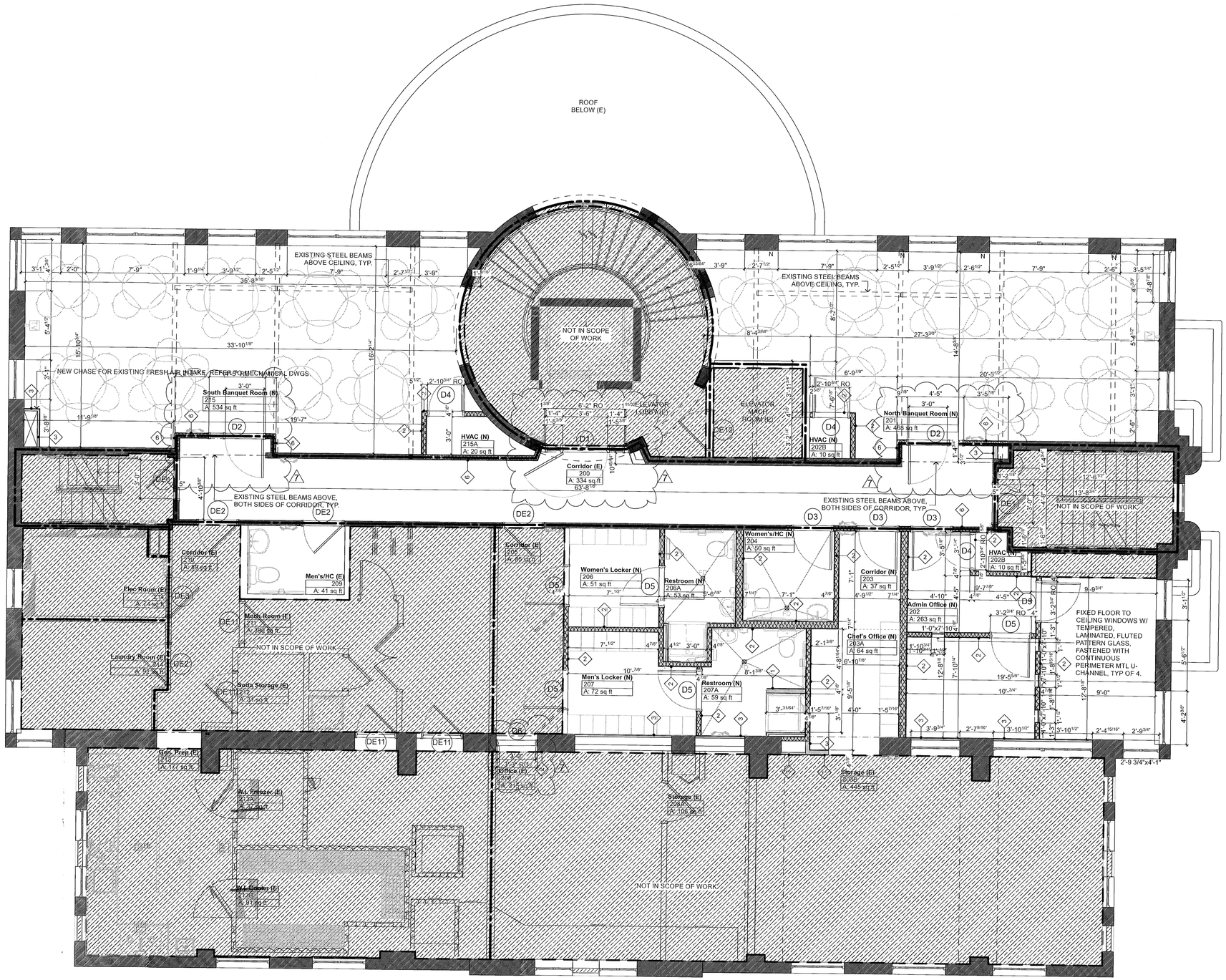
drawing 13 of 57
architecture
L2 accessibility plan

A 12

interior remodel: permit set

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City of Miami Beach
Fire Prevention Division
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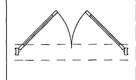
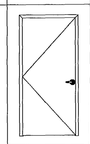
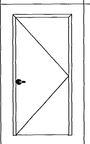
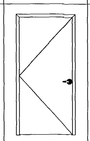
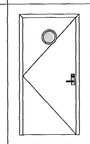
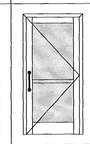
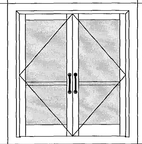
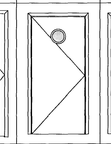
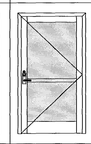
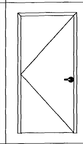
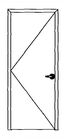
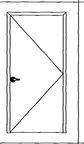
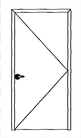
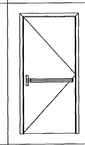
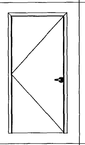
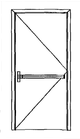
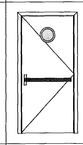
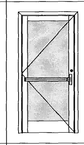
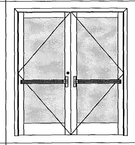
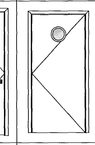
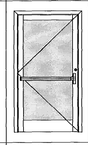
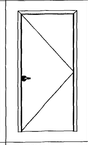
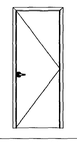
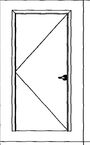
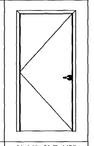
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L2 renovation plan

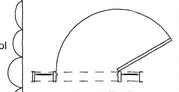
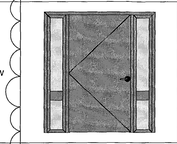
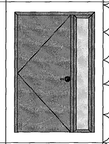
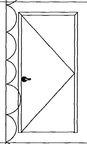
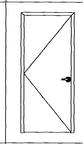
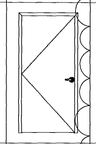
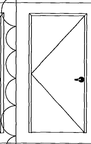
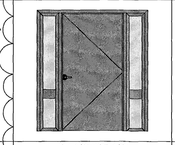
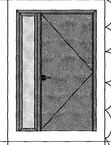
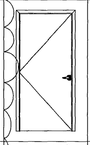
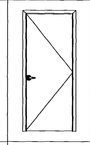
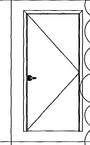
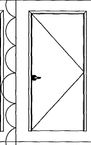
A 14

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	7 					
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	7 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

7

City of Miami Beach
Fire Prevention Division
PLANS APPROVED

MS

nivel one
architecture + interior design
aa#26000833 ib#26000664
PO Box #416222
miami beach, fl 33141
p 786 853 0099
p 786 246 0316
nivelone@att.net

seal

Christopher Adams
ar #0094137
Chris Middleton
ar #0016880

4/9/12

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 305 349 9991
gloutonnerie1@me.com

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
Sunday, April 8, 2012
issue date
August 23, 2011

drawing 16 of 57
architecture

door legends

A 16

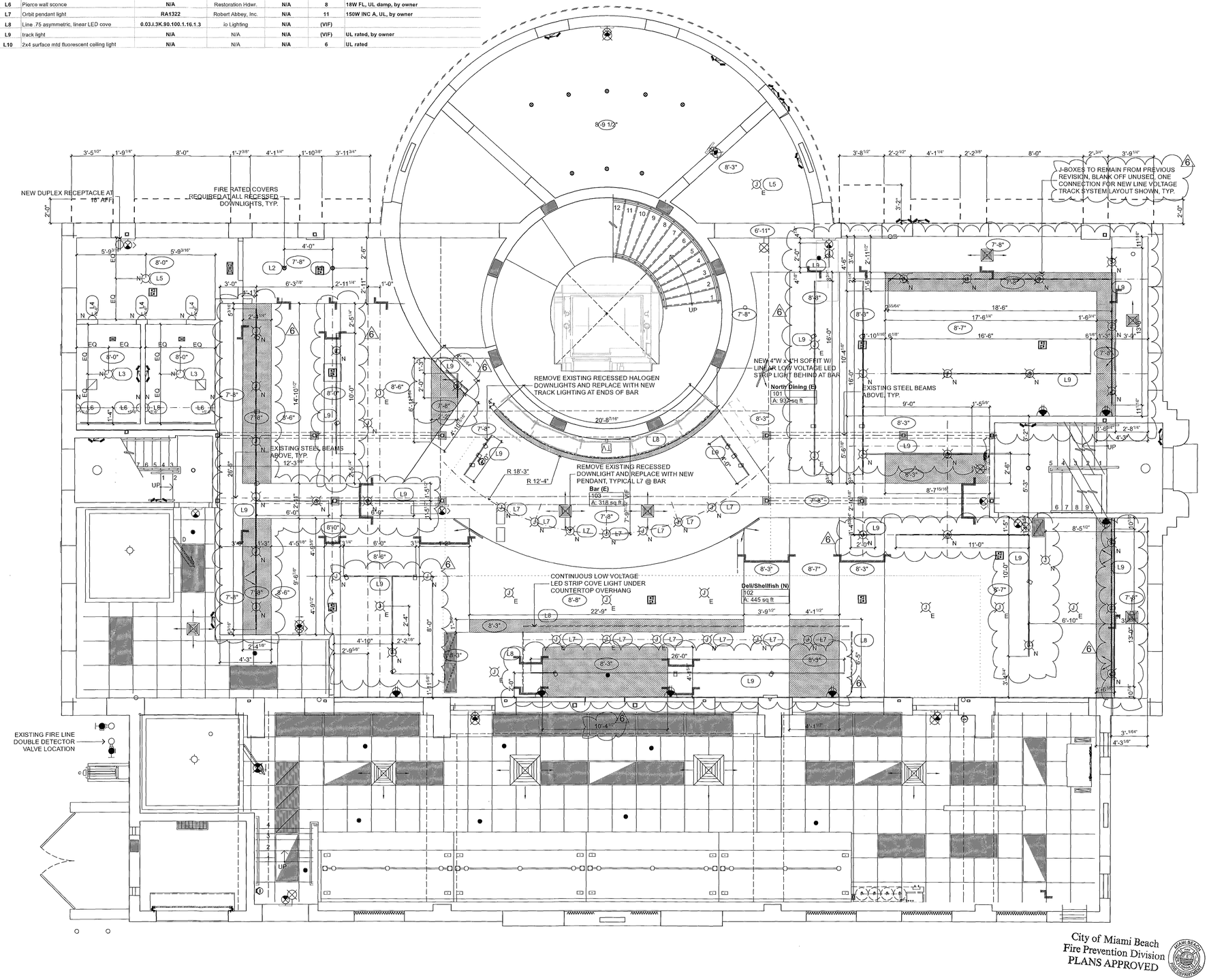
interior remodel: permit set

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
- existing wall sconce to remain
- new wall sconce
- existing j-box to remain
- new j-box
- 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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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

nivel one
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aa#26000833 ib#26000664
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nivelone@att.net

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Christopher Adams
ar #0004137
Chris Middleton
ar #0016580

consultant

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

owner
11 11 Gluttony Box Co., L.L.C.
81 Washington Avenue
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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
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

existing wall sconce to remain

new wall sconce

existing j-box to remain

new j-box

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

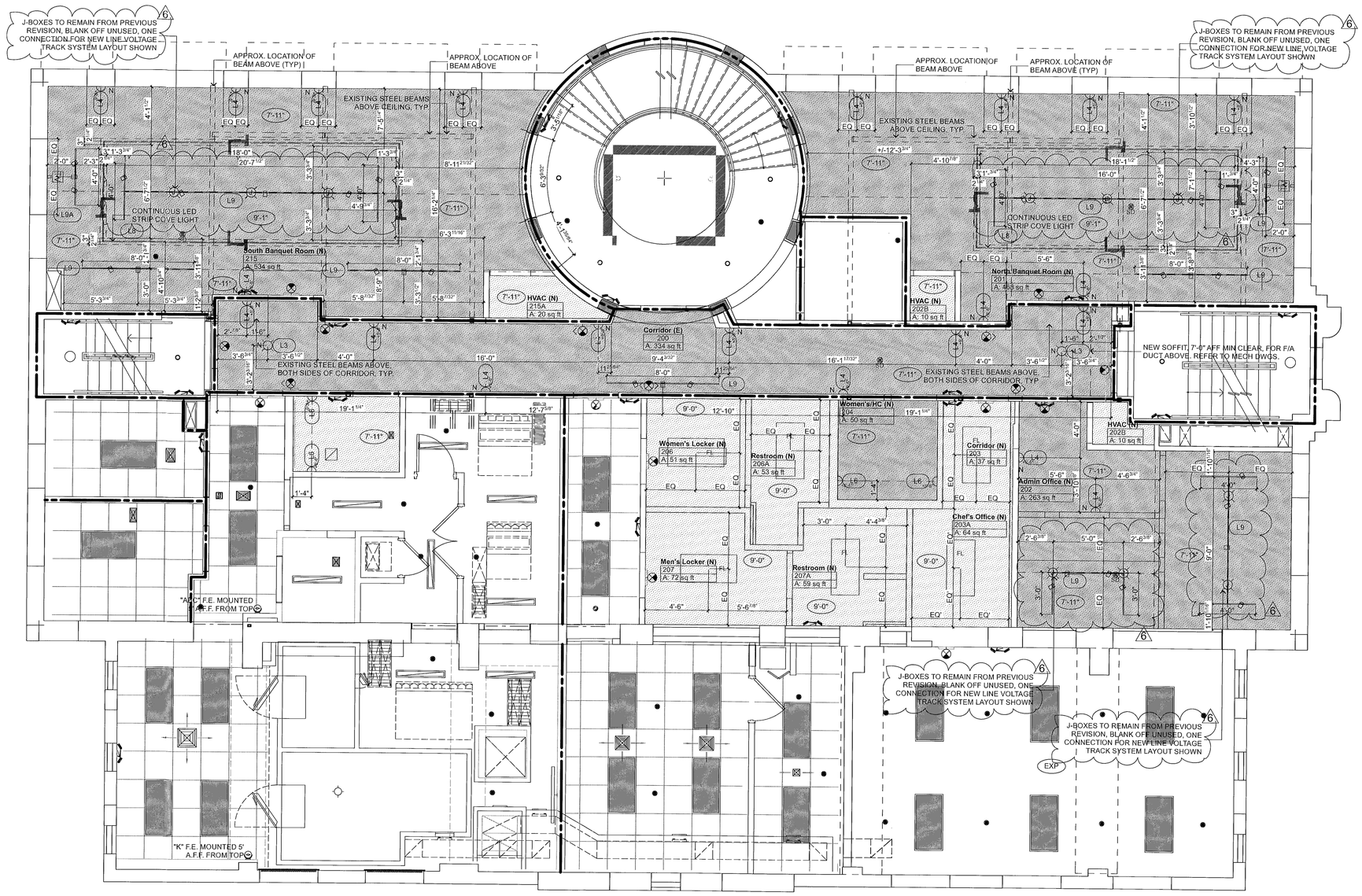
existing 2x4 fluorescent light w/ battery backup to remain

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



City of Miami Beach
Fire Prevention Division
PLANS APPROVED

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
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p 786 245 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., LLLC
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Miami Beach, FL 33139
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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

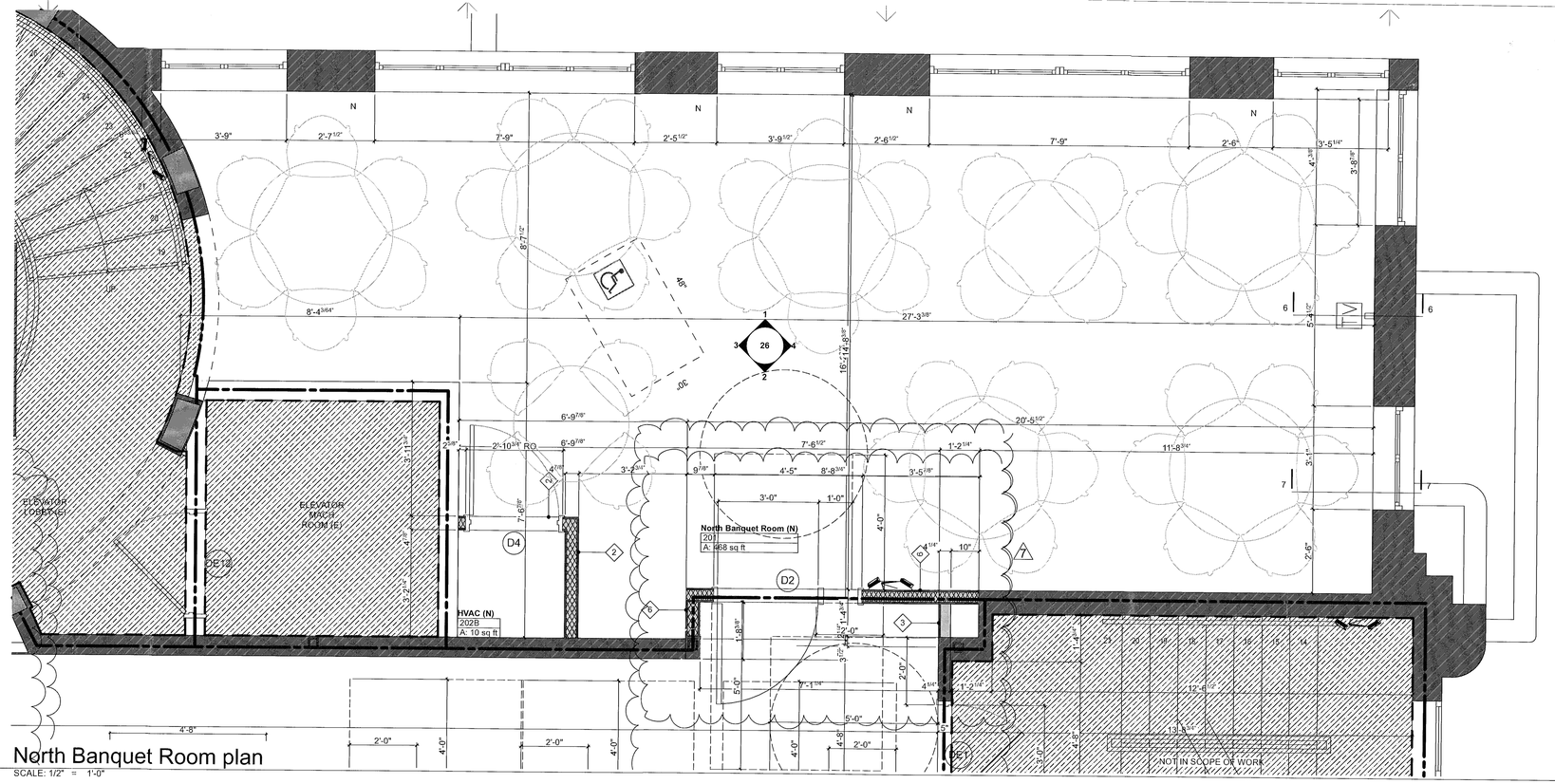
drawing 22 of 57
architecture
L2 reflected ceiling plan

A 20

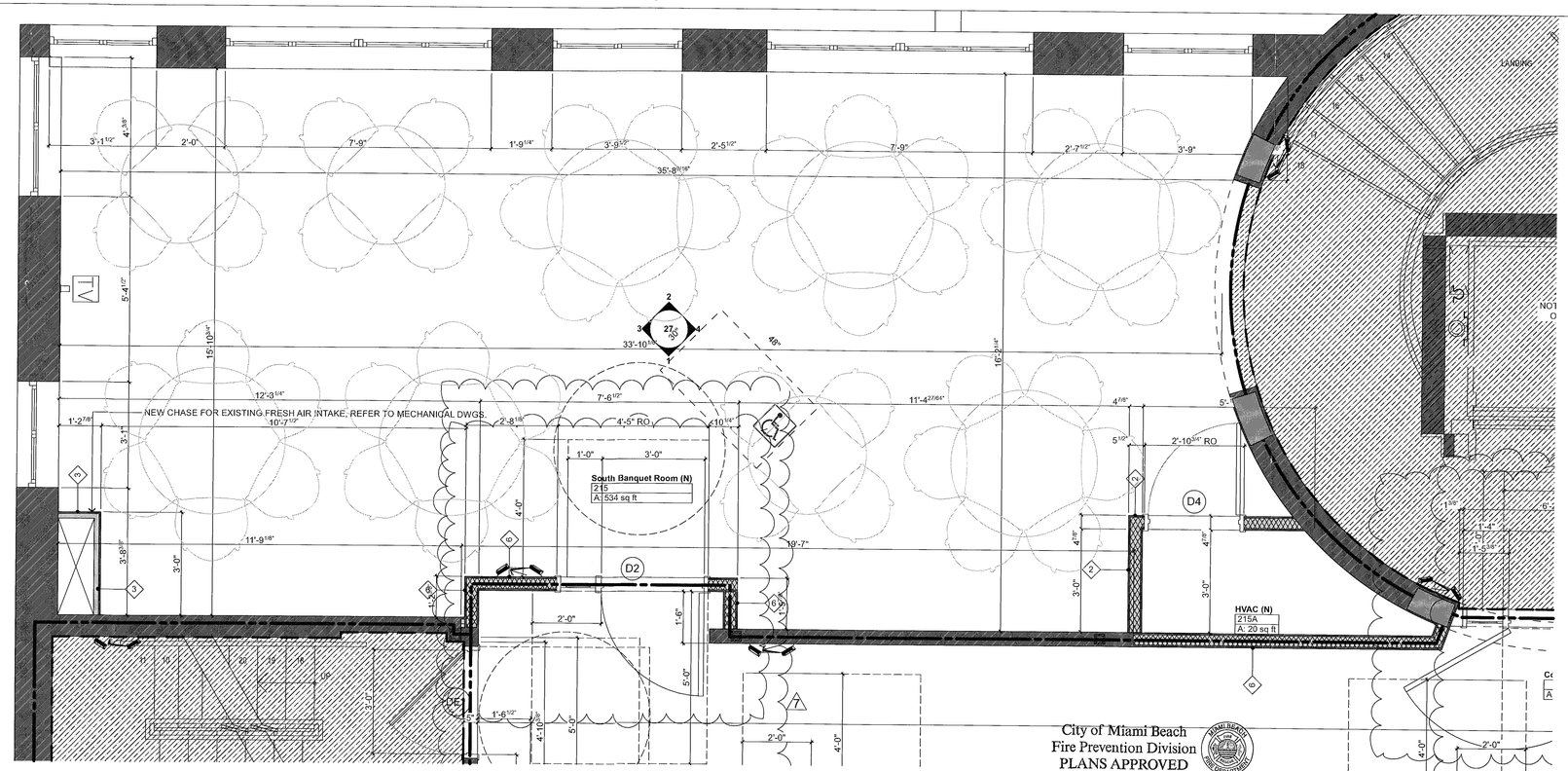
interior remodel: permit set

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 (Room Name (E), XXX, A: 24 sq ft) (E) Existing or (N) New
- accessible table seat
- fire extinguisher
- existing smoke detector
- exit sign (chevron indicates direction) (text face, chevron 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
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aa#26000833 ib#26000664
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p 786 246 0316
nivelone@att.net

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Christopher Adams ar #0094137
Chris Middleton ar #0016880

consultant

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

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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 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 26 of 57
architecture
L2 enlarged plans

A 24

interior remodel: permit set

Mstr: B11049 79
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:
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 & R.W.
Work must be completed
prior to FINAL C.O. Comm. 10/14/08.

1st STREET

FIRST STREET

WASHINGTON AVENUE

1 EXISTING ADA COMPLIANT CURB CUT

EXISTING CURB-CUT TO BE REMOVED

1 EXISTING ADA COMPLIANT SIDEWALK

SIDEWALK

PROPERTY LINE

PROPERTY LINE

ALLEY

THIS AREA TO BE FILED UNDER SEPERATE PERMIT

ACCESSIBLE ROUTE

UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS

RAILING

No rail this section

ACCESSIBLE ROUTE

TO BE FILED UNDER SEPERATE PERMIT

AREA OF LANDLORD WORK "A"

NEW ADA COMPLIANT PAVING THROUGHOUT

1

PARKING AREA UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS

LOT SLOPES UP APPROX. 3% (ONE IN 20)

NEW CONC. RETAINING WALL- SEE STRUCTURALS

EXISTING CURB-CUT

PROPERTY LINE

RETAIN & PROTECT EXIST. SIAMESE CONNECTION

EXISTING ADA COMPLIANT SIDEWALK

1

ADJACENT BUILDING

EXISTING CONC WALK

PROPERTY LINE

LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS

TYPICAL METERED PARKING

SEE DETAILS- SHEET AX

PROPOSED SITE PLAN

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

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

3 REVISED SUBMITTAL 10/1/08
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:	
230 FIRST STREET MIAMI BEACH, FLORIDA	5.21.08	A0
	SCALE AS NOTED	

Comm. 10/21/08

FIRST STREET

1st. STREET

FIRST STREET

WASHINGTON AVENUE

WASHINGTON AVENUE

EXISTING ADA COMPLIANT CURB CUT

EXISTING CURB-CUT TO BE REMOVED

EXISTING ADA COMPLIANT SIDEWALK

SIDEWALK

PROPERTY LINE

PROPERTY LINE

THIS AREA TO BE FILED UNDER SEPERATE PERMIT

ACCESSIBLE ROUTE

ACCESSIBLE ROUTE

TO BE FILED UNDER SEPERATE PERMIT

ALLEY

AREA OF LANDLORD WORK "A"

NEW ADA COMPLIANT PAVING THROUGHOUT

PARKING AREA UNI-LOCK PERVIOUS PAVING - SEE SPECIFICATIONS

LOT SLOPES UP APPROX. 3% (ONE IN 20)

NEW CONC. RETAINING WALL - SEE STRUCTURALS

EXISTING CONC. WALK

EXISTING CURB-CUT

PROPERTY LINE

PROPERTY LINE

RETAIN & PROTECT EXIST SIAMESE CONNECTION

EXISTING ADA COMPLIANT SIDEWALK

ADJACENT BUILDING

TYPICAL METERED PARKING

LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS

SEE DETAILS- SHEET AX

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

PROPERTY LINE

THIS AREA TO BE FILED UNDER SEPERATE PERMIT

ACCESSIBLE ROUTE

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

AREA OF WORK "A"

NEW CONC. RETAINING WALL- SEE STRUCTURALS

TO BE FILED UNDER SEPERATE PERMIT

LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS

RETAIN & PROTECT EXIST. SIAMESE CONNECTION

REMOVE EXISTING CURB-CUT

PROVIDE NEW CURB-CUT

EXISTING ADA COMPLIANT SIDEWALK

ADJACENT BUILDING

TYPICAL METERED PARKING

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 OSBE-COMPLIANT HANDICAP ACCESS RAMP AND CURB 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.

SEE DETAILS- SHEET AX

PROPOSED SITE PLAN

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

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

1 REVISED SUBMITTAL 5/31/08
REVISED AS PER CITY OF MIAMI BEACH COMMENTS
2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH COMMENTS

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-6788
WALTER@WCHATHAM.COM

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

FIRST STREET

WASHINGTON AVENUE

EXISTING ADA COMPLIANT CURB CUT

EXISTING CURB-CUT TO BE REMOVED

ACCESSIBLE ROUTE UNDER SEPERATE PERMIT

REPAIR SIDEWALK AS REQUIRED

EXISTING ADA COMPLIANT SIDEWALK

SIDEWALK

LOCATION OF PROPOSED BACKFLOW PREVENTER- SEE MEP DRAWINGS

EXISTING ADA COMPLIANT CURB CUT

AREA TO BE FILED UNDER SEPERATE PERMIT

SIDEWALK

ACCESSIBLE ROUTE

UNI-LOCK PERVIOUS PAVING- SEE SPECIFICATIONS

ACCESSIBLE ROUTE

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

PROPERTY LINE

EXISTING CURB-CUT

PROPERTY LINE

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

WALTER F. CHATHAM, ARCHITECT
360 BROADWAY NYC 10012 (212)925-2202
WALTERFCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 6.21.08
SCALE: AS NOTED

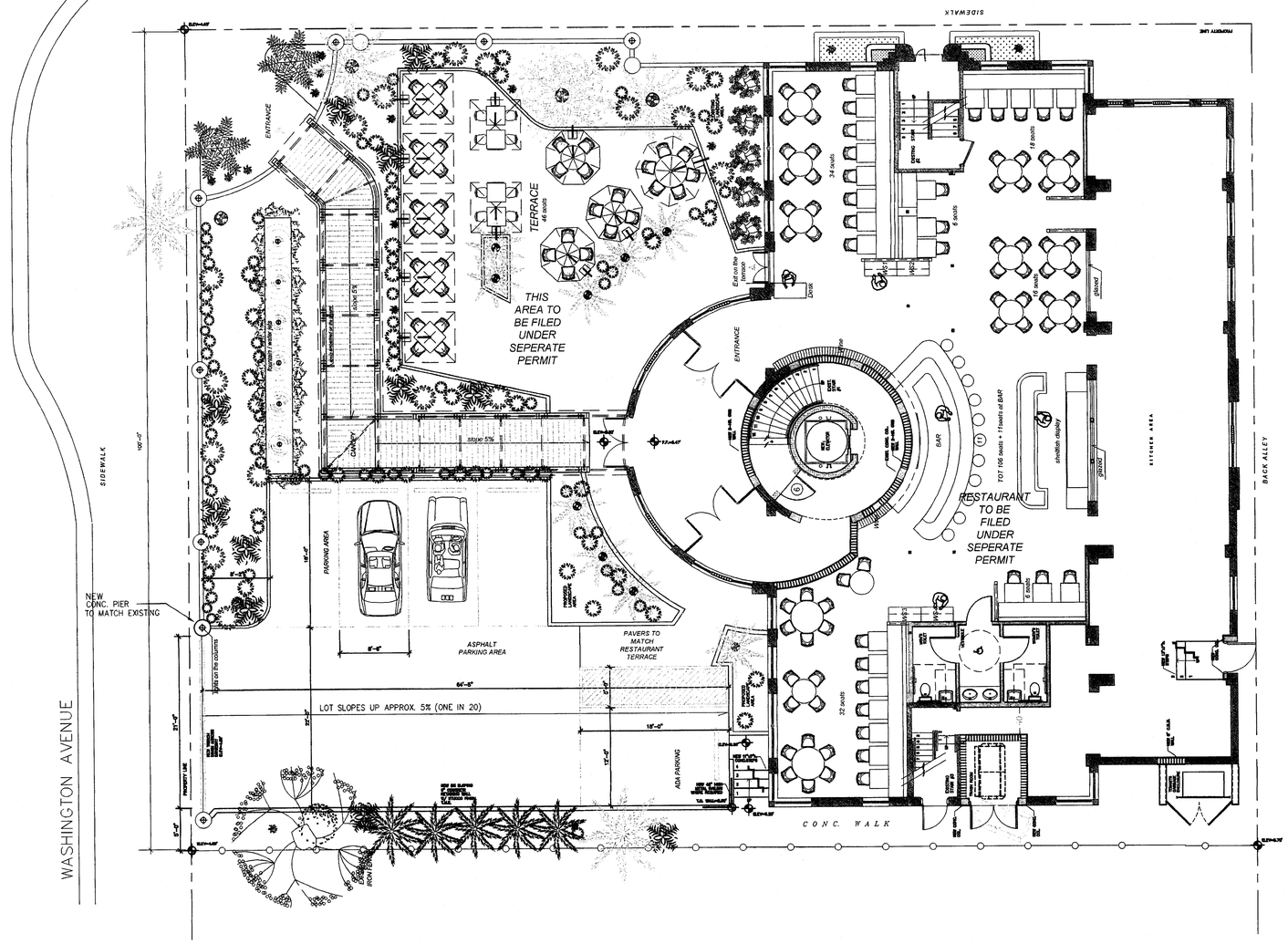
A0

FIRST STREET

1st. STREET

WASHINGTON AVENUE

WASHINGTON AVENUE



PROPOSED SITE PLAN

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

81 WASHINGTON AVENUE

REVISED SUBMITTAL 1/21/08

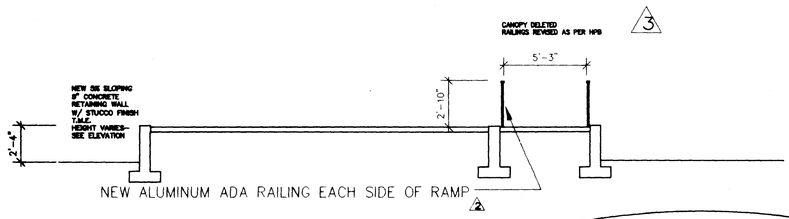
WALTER F. CHATHAM, ARCHITECT

580 BROADWAY NYC 10012 (212)925-2202

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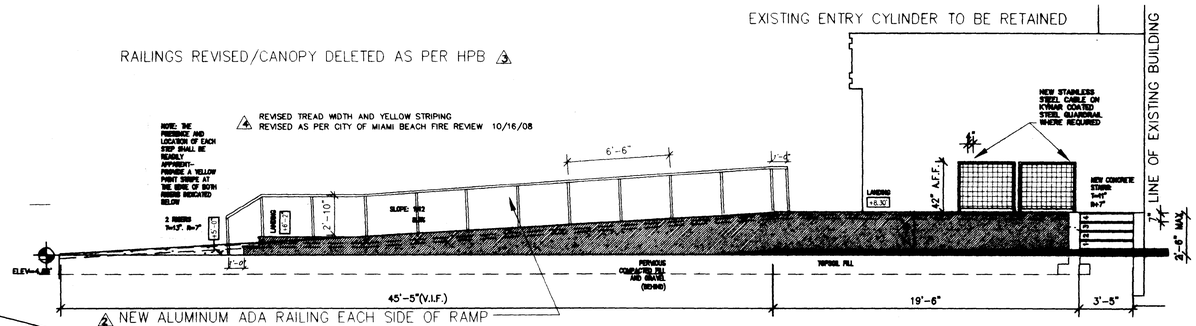
PROJECT:	DATE:	
VILLAZZO MIAMI, FLORIDA	2.1.08	A0
	SCALE AS NOTED	

WASHINGTON AVENUE

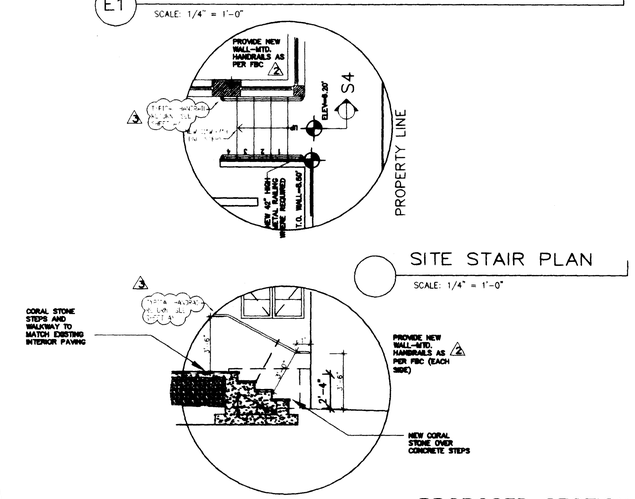


S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

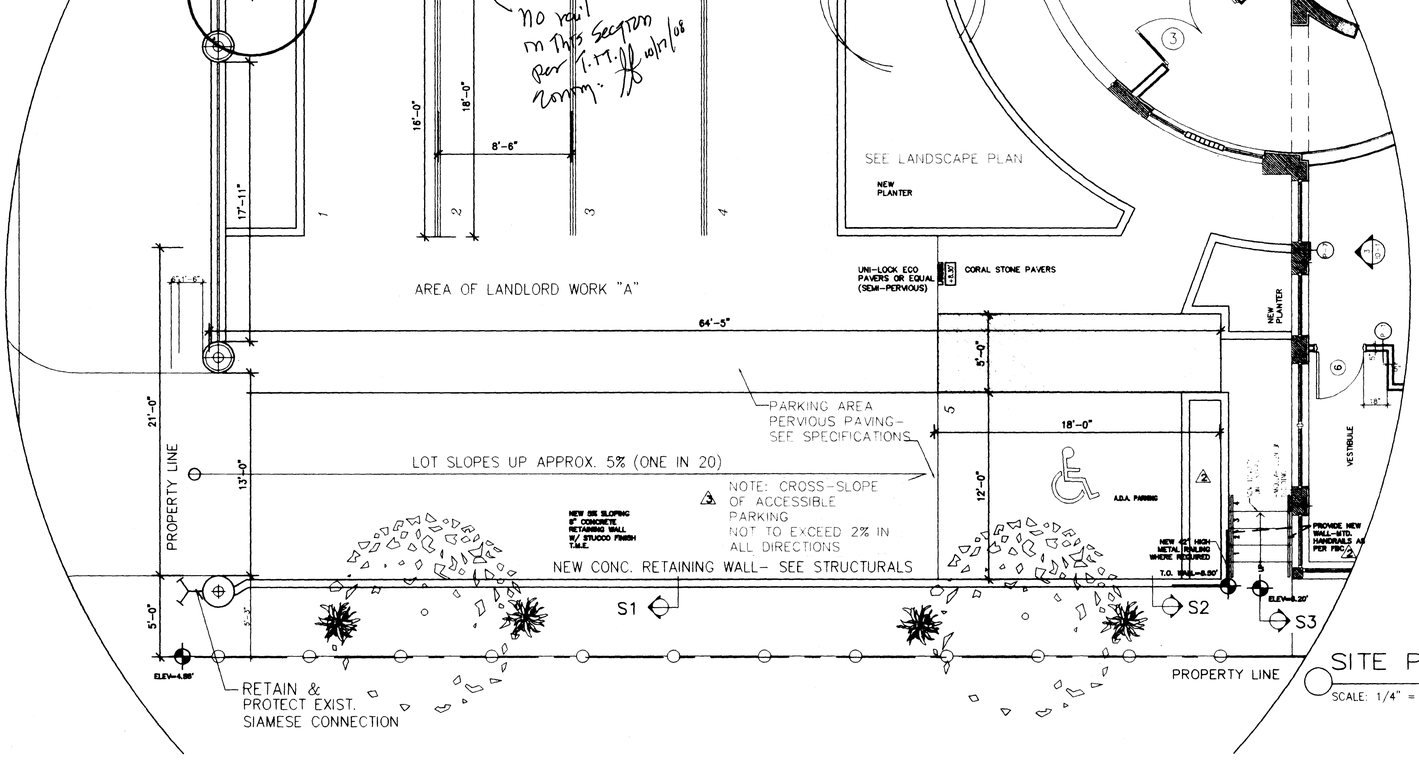
RAILINGS REVISED/CANOPY DELETED AS PER HPB 3

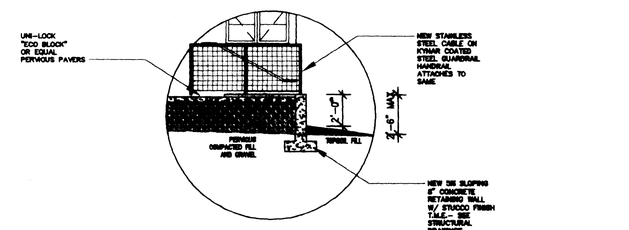


E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"



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





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

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

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

Tommy: JH 10/17/08

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

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

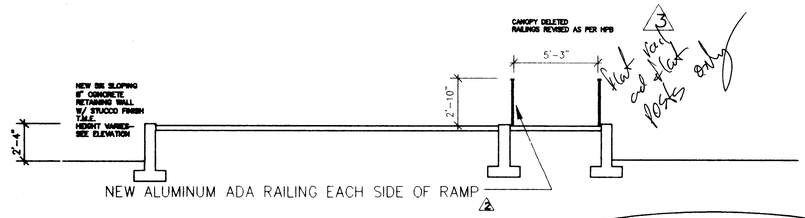
1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
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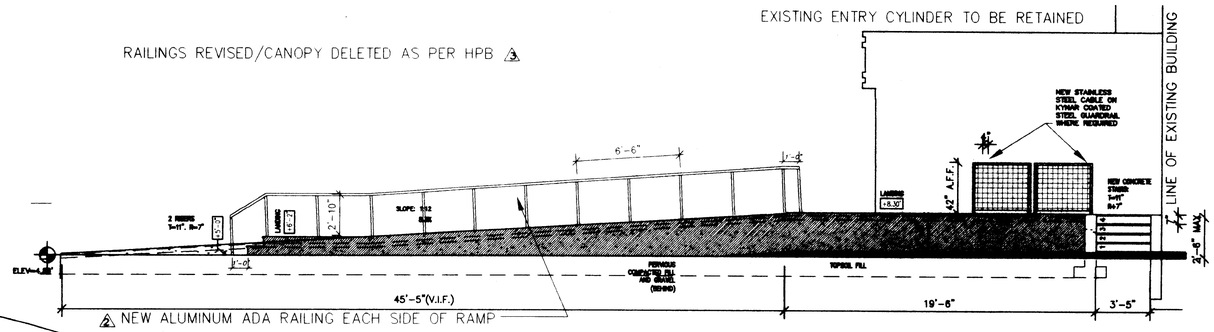
PROJECT:	DATE
VILLAZZO MIAMI, FLORIDA	5.1.08
	SCALE AS NOTED

AX

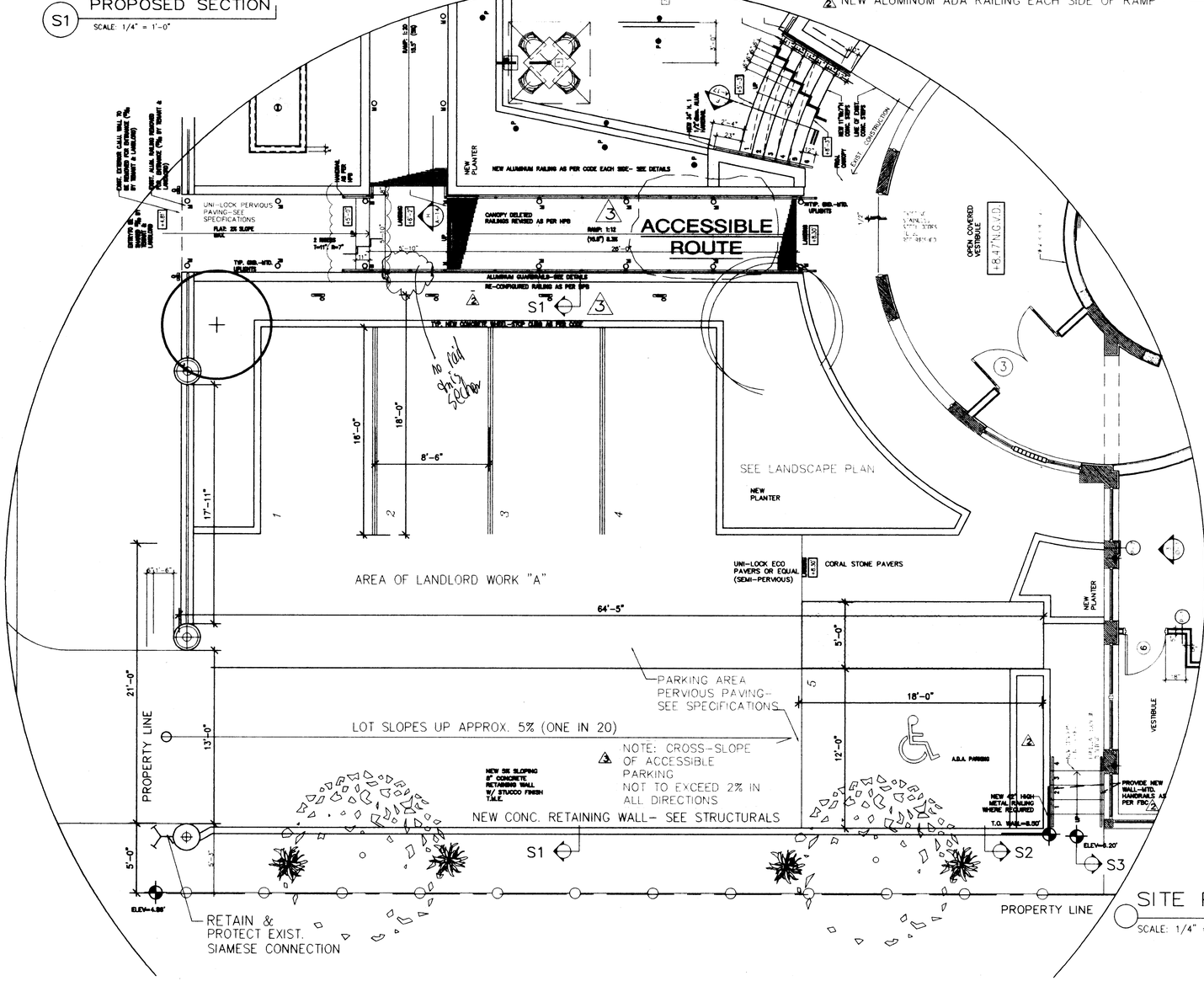
Walter



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

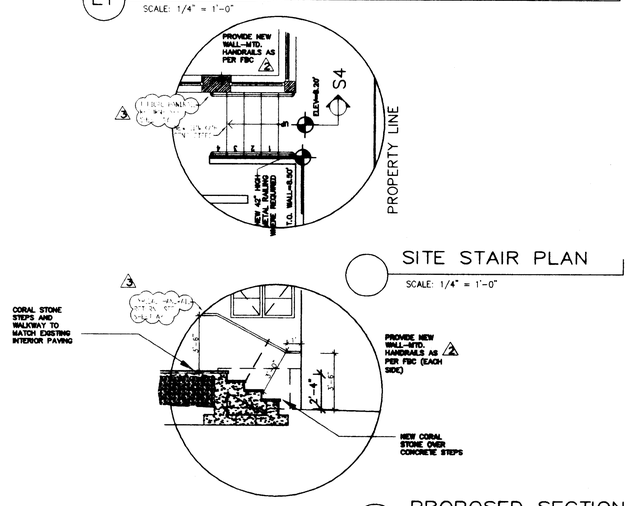


E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"

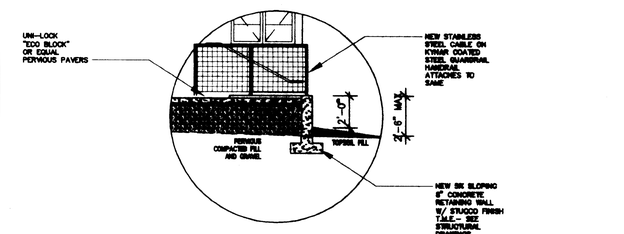


SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"

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



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



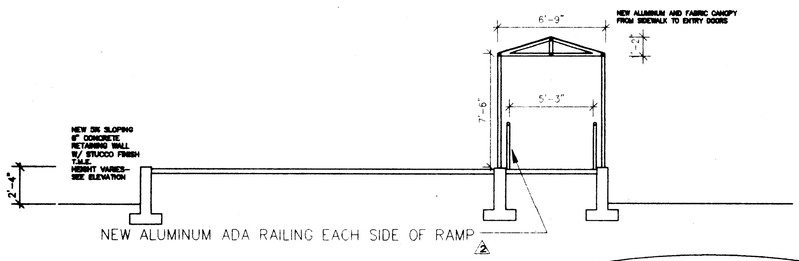
S2 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

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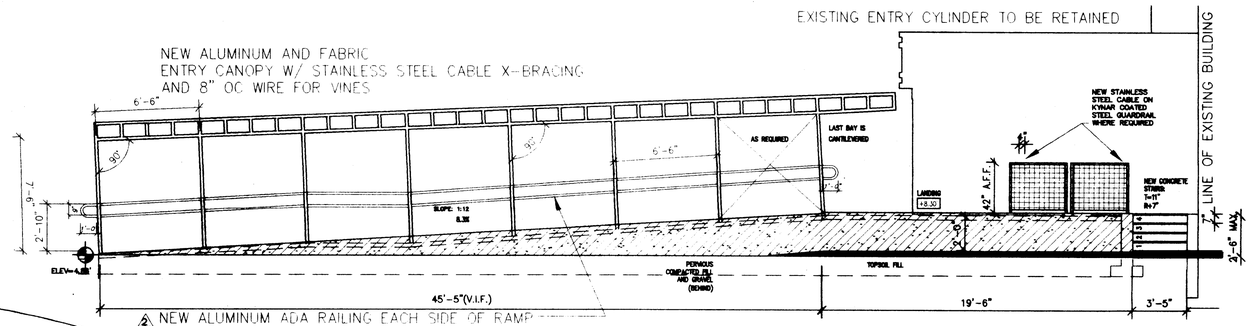
PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 5.1.08 SCALE: AS NOTED AX

10/15/08



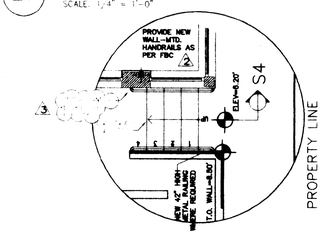
S1 PROPOSED SECTION

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



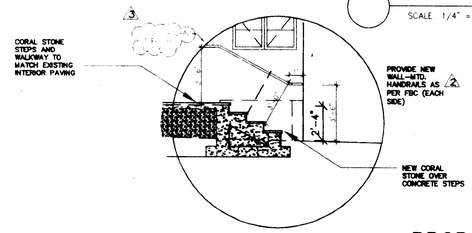
E1 PROPOSED ELEVATION OF RETAINING WALL

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



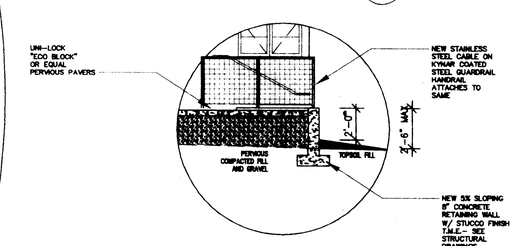
SITE STAIR PLAN

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



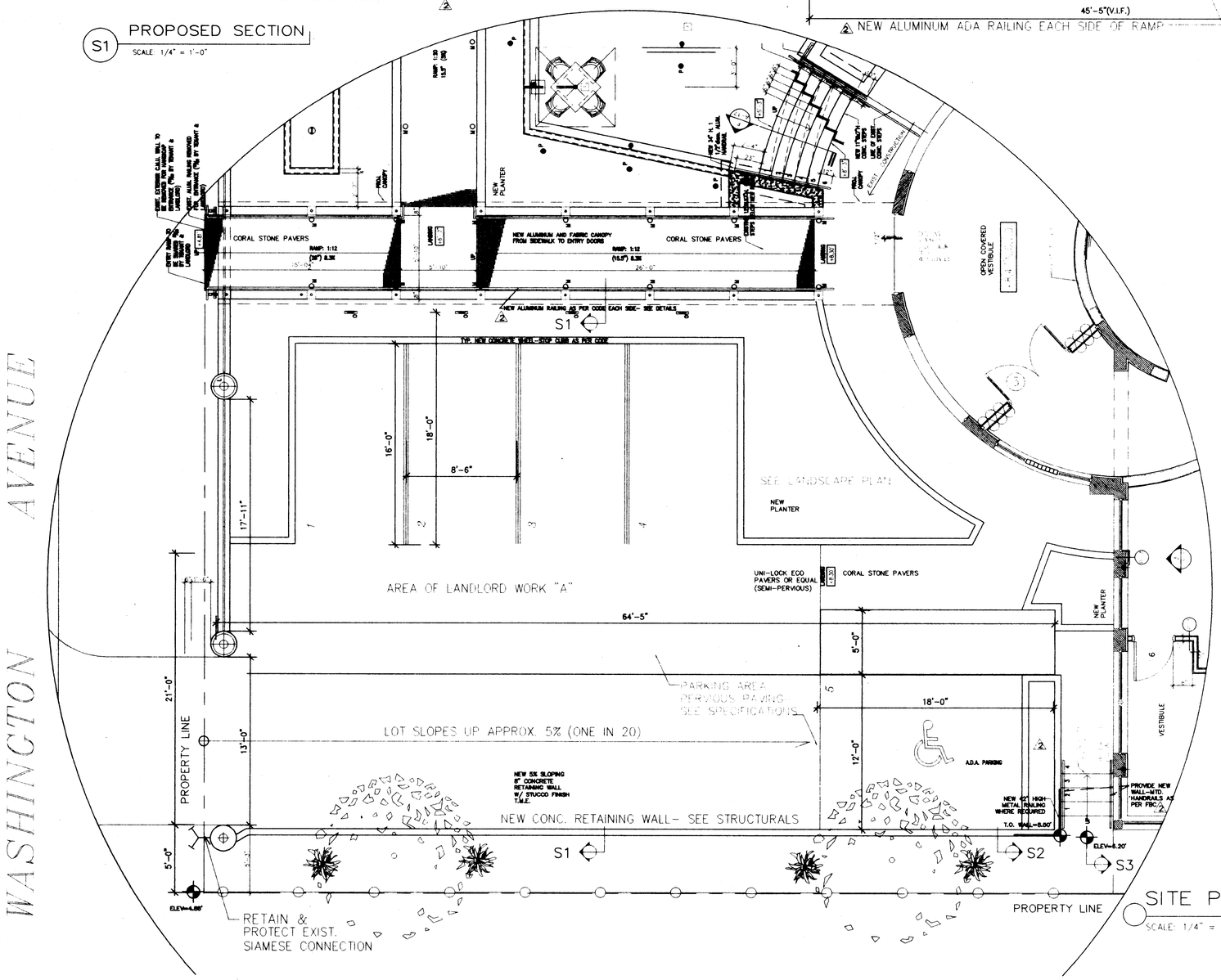
S3 PROPOSED SECTION

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



S2 PROPOSED SECTION

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



SITE PLAN DETAIL KEY

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

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

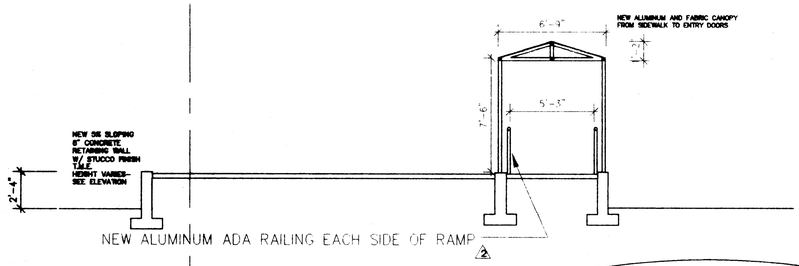
2 REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW

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

WALTER F. CHATHAM, ARCHITECT
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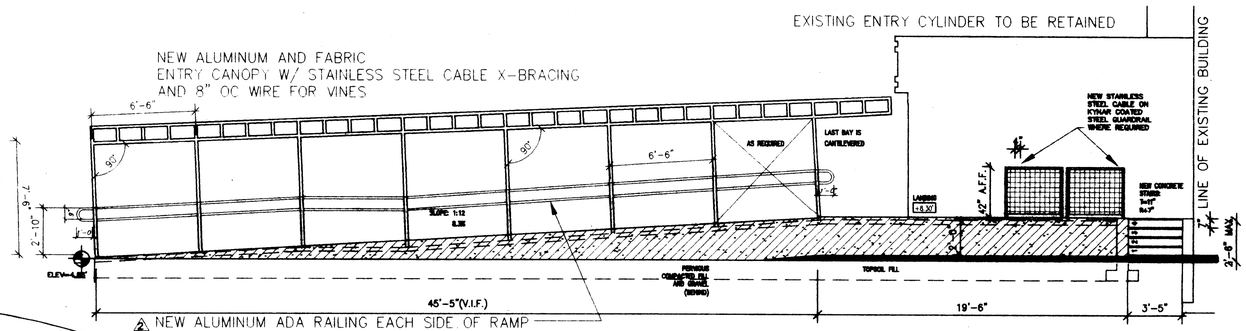
PROJECT	DATE
VILLAZZO MIAMI, FLORIDA	5.1.08
	SCALE AS NOTED

AX



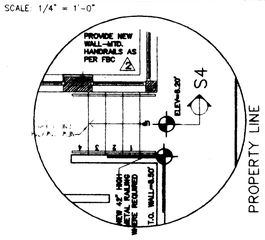
S1 PROPOSED SECTION

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



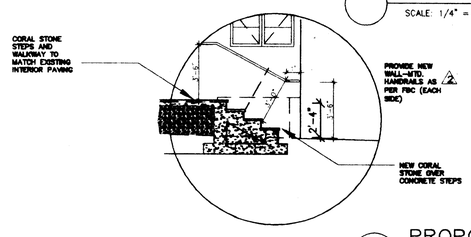
E1 PROPOSED ELEVATION OF RETAINING WALL

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



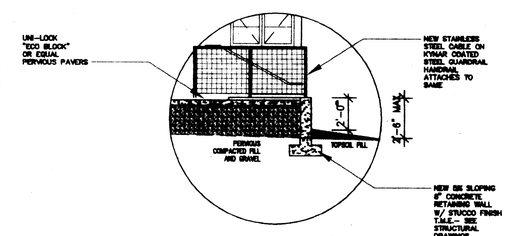
SITE STAIR PLAN

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



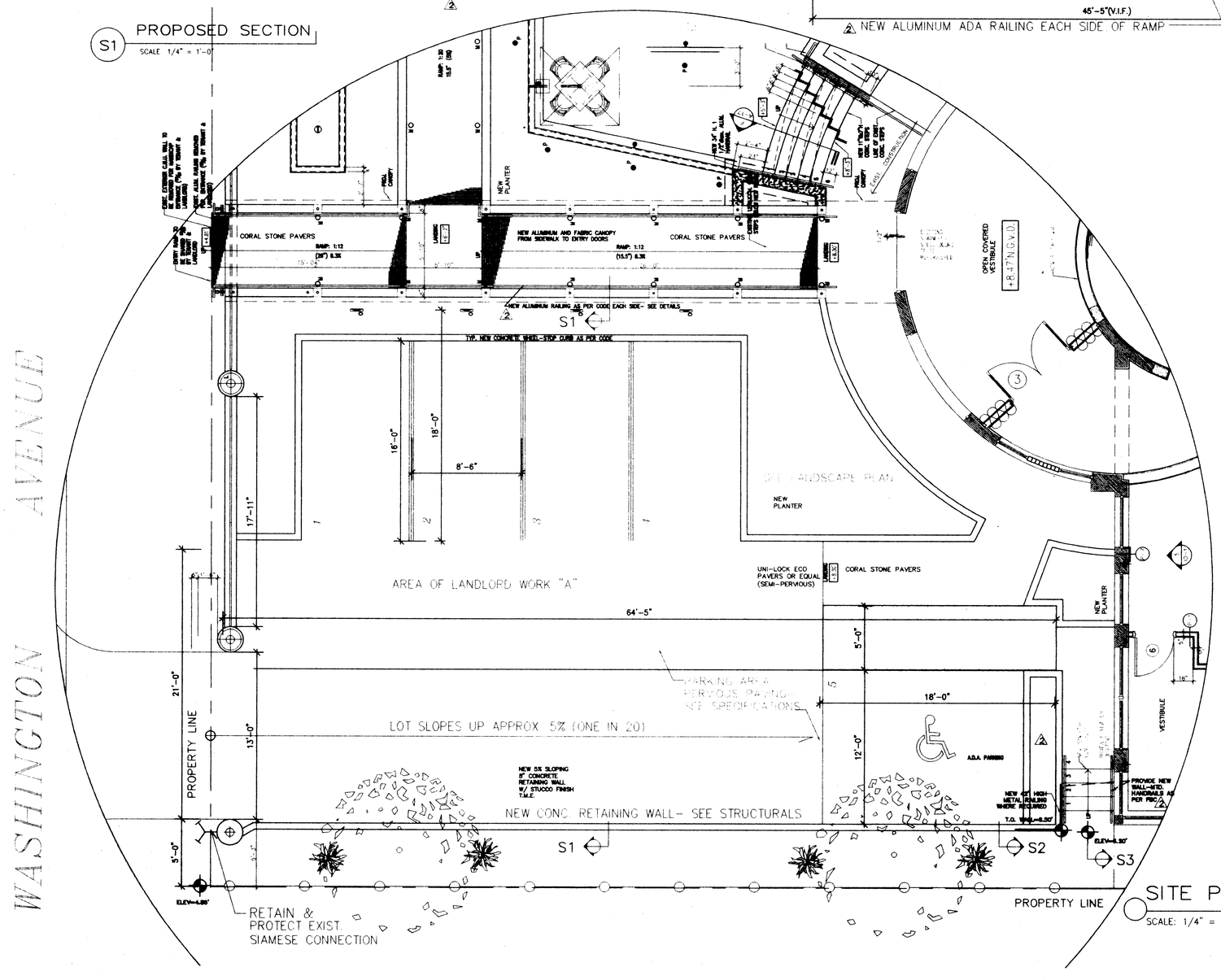
S3 PROPOSED SECTION

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



S2 PROPOSED SECTION

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



SITE PLAN DETAIL KEY

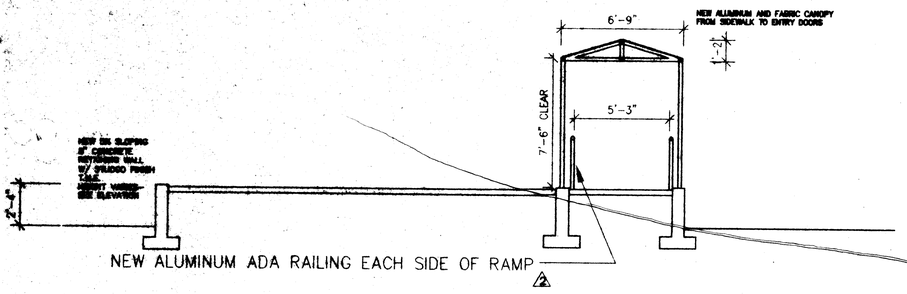
SCALE: 1/4" = 1'-0"

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	

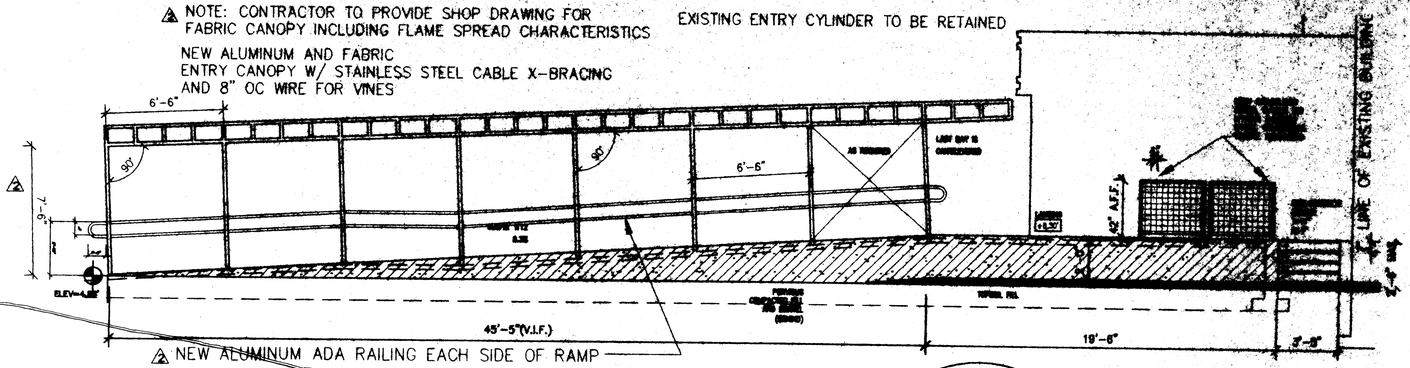


S1 PROPOSED SECTION
SCALE: 1/4" = 1'-0"

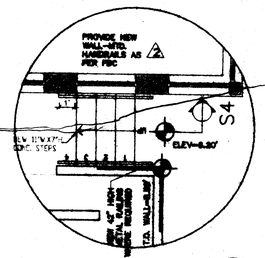
⚠ NOTE: CONTRACTOR TO PROVIDE SHOP DRAWING FOR FABRIC CANOPY INCLUDING FLAME SPREAD CHARACTERISTICS

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

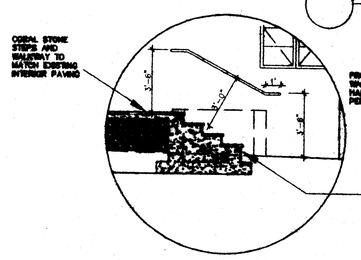
EXISTING ENTRY CYLINDER TO BE RETAINED



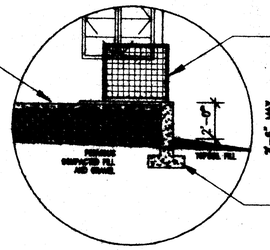
E1 PROPOSED ELEVATION OF RETAINING WALL
SCALE: 1/4" = 1'-0"



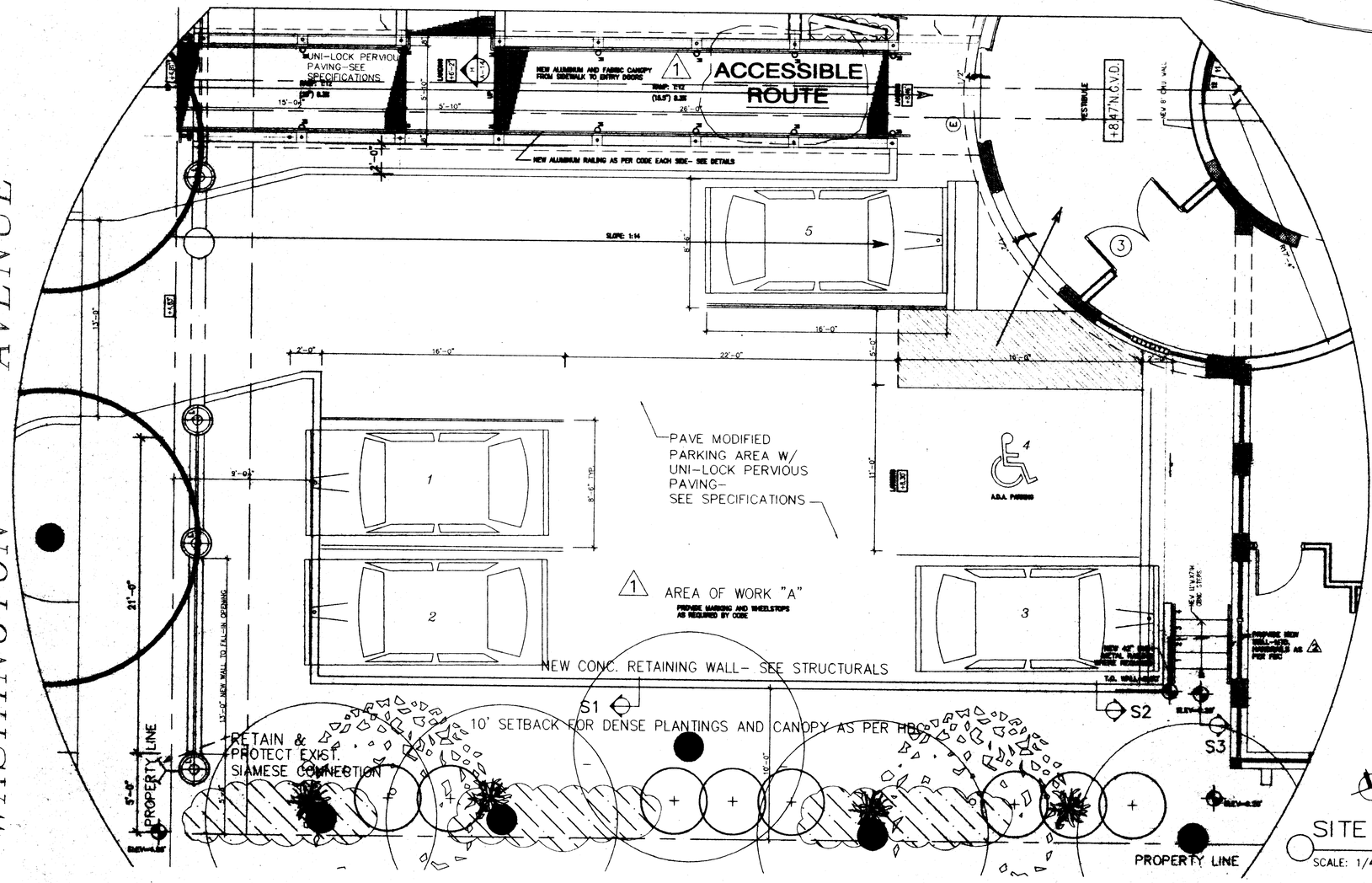
SITE STAIR PLAN
SCALE: 1/4" = 1'-0"



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



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



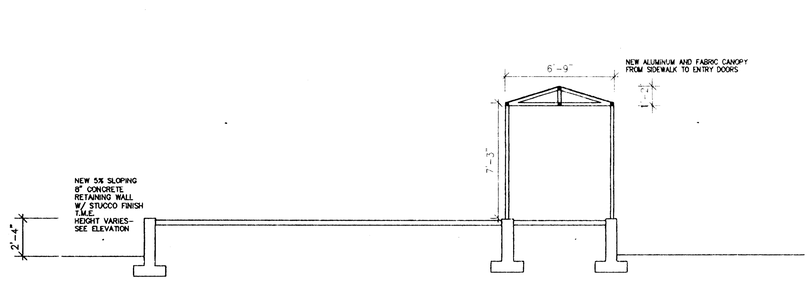
SITE PLAN DETAIL KEY
SCALE: 1/4" = 1'-0"

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

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

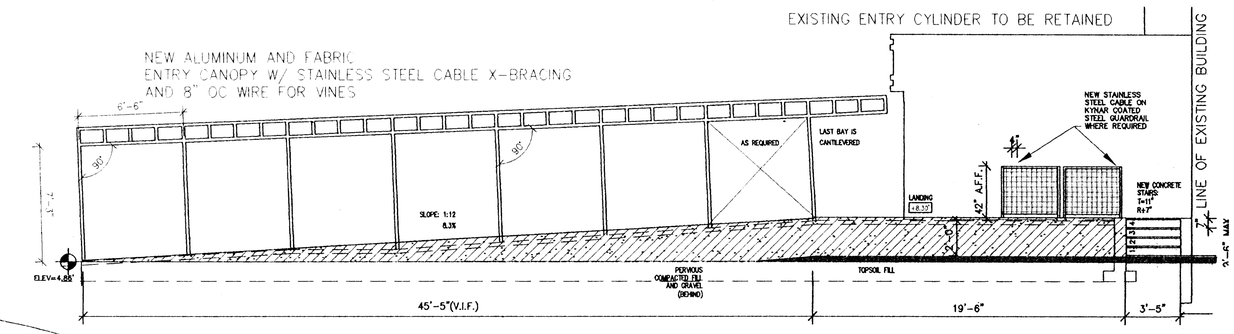
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2292
WALTER@WFCHATHAM.COM

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



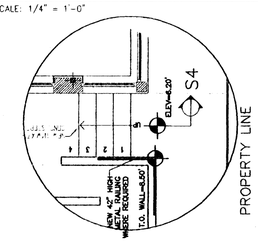
S1 PROPOSED SECTION

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



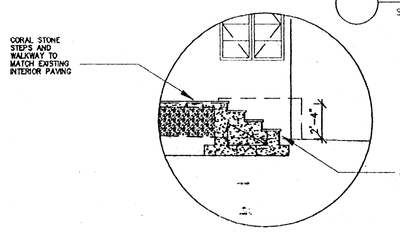
E1 PROPOSED ELEVATION OF RETAINING WALL

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



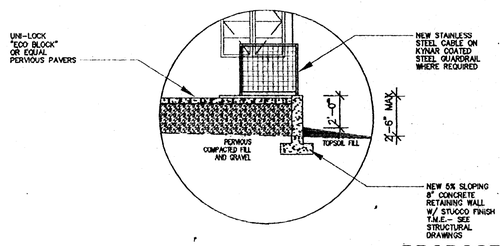
SITE STAIR PLAN

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



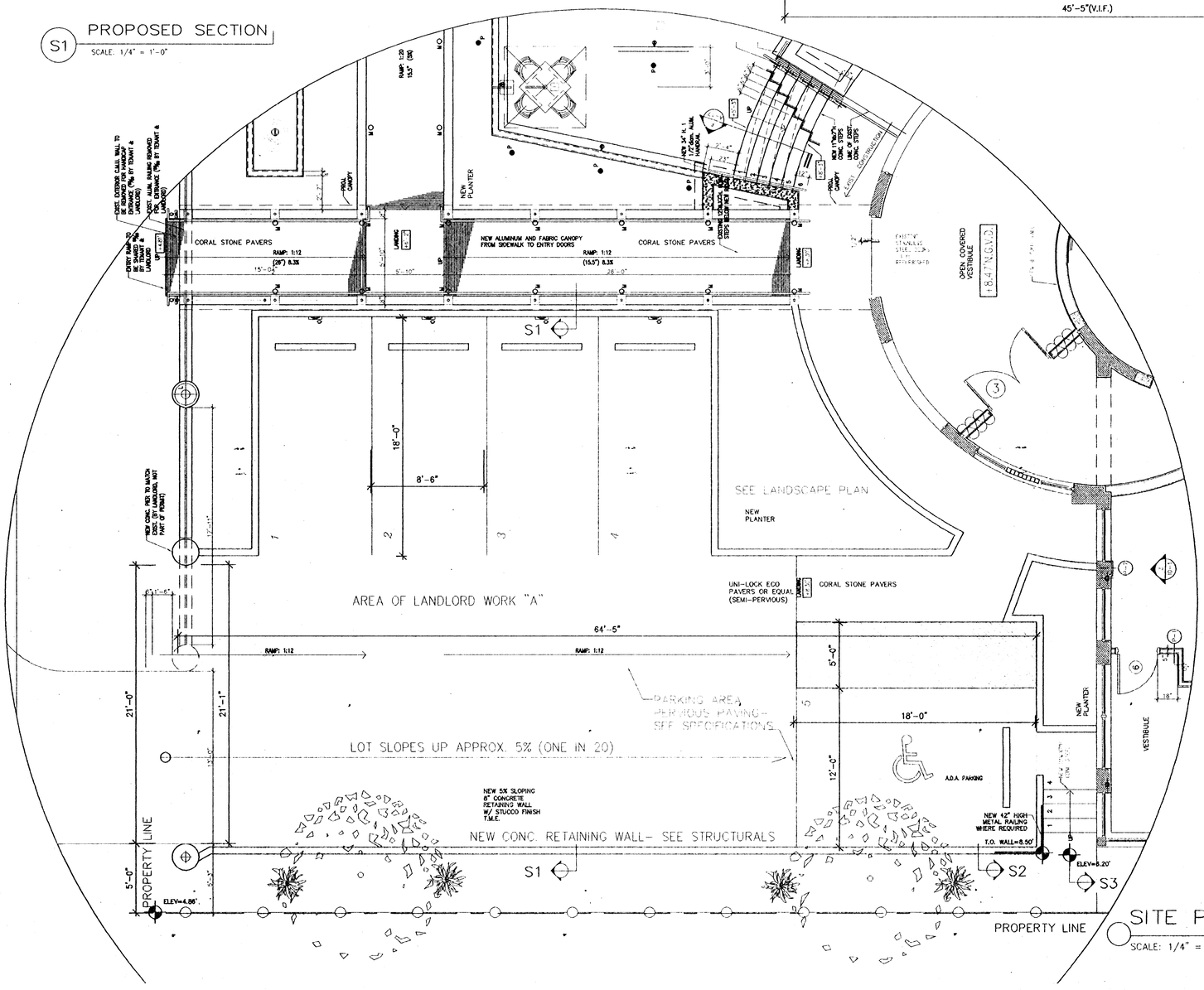
S3 PROPOSED SECTION

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



S2 PROPOSED SECTION

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



SITE PLAN DETAIL KEY

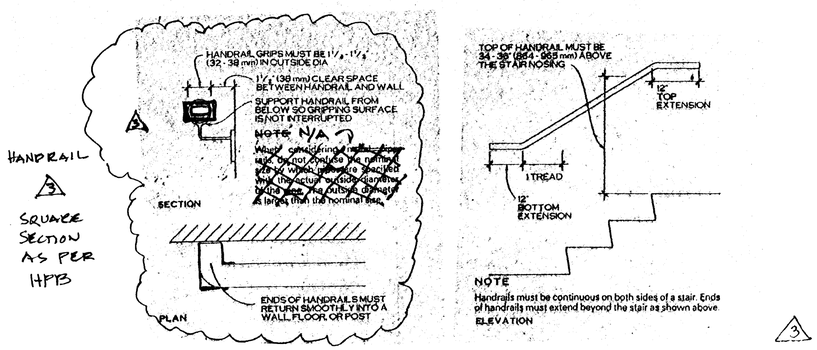
SCALE: 1/4" = 1'-0"

⚠ REVISED SUBMITTAL 6/21/08
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
	SCALE AS NOTED

AX



HANDRAIL

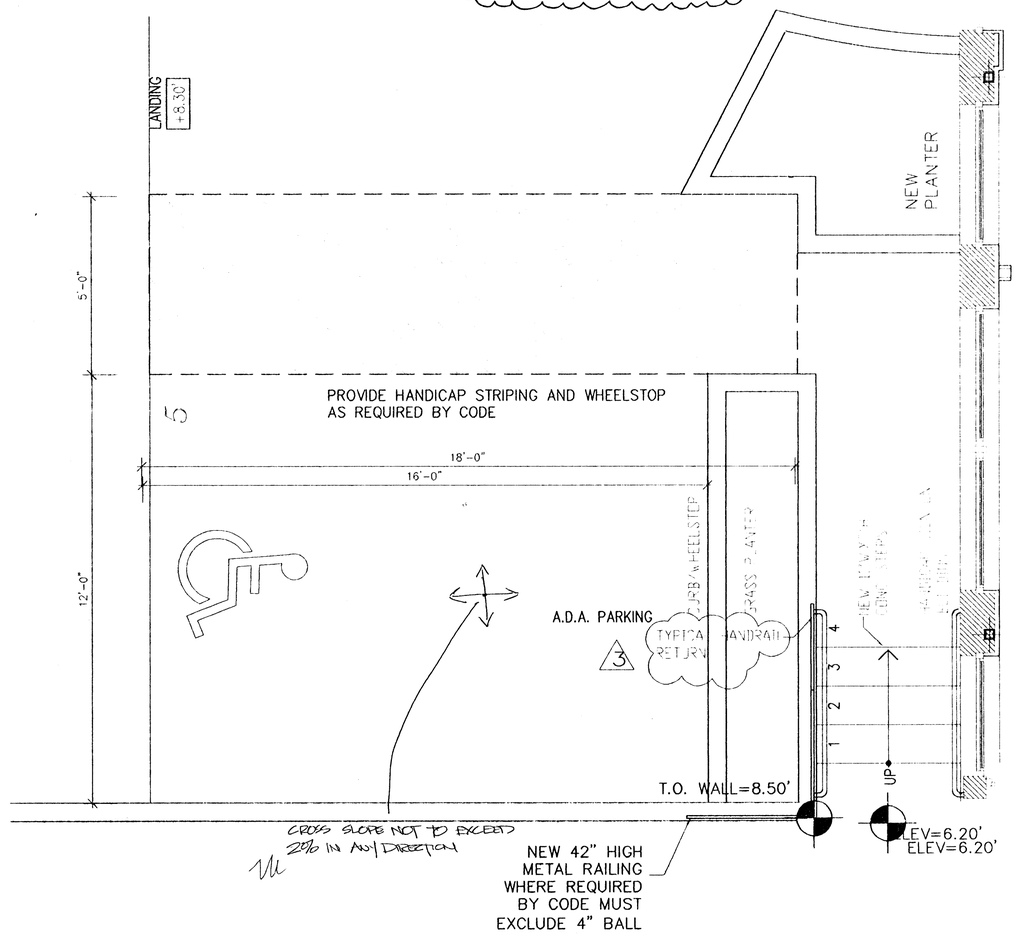
3

SQUARE SECTION AS PER HPB

3

WALL-MTD. HANDRAIL DETAILS

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



ADA PARKING DETAILS

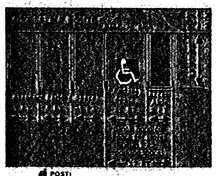
SCALE: 1/4" = 1'-0"

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	• Regular handicapped access aisles must be at least 5'
76 to 100	4	• Van accessible space must be 8'
101 to 150	5	• Each 8' wide van space must have 8' wide access aisle (marked with cross hatching).
151 to 200	6	• Two adjacent parking stalls may share access aisles, if the aisle is between spaces.
201 to 300	7	
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	
Out patient medical and treatment facility	10% total spaces	ALTERNATIVE UNIVERSAL PARKING SPACE DESIGN:
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

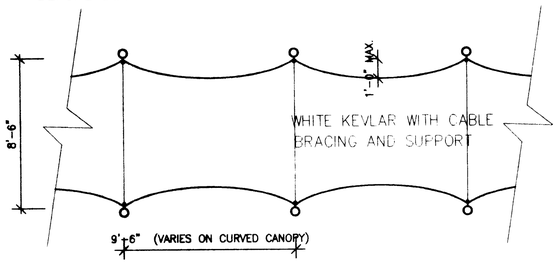
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

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

AY

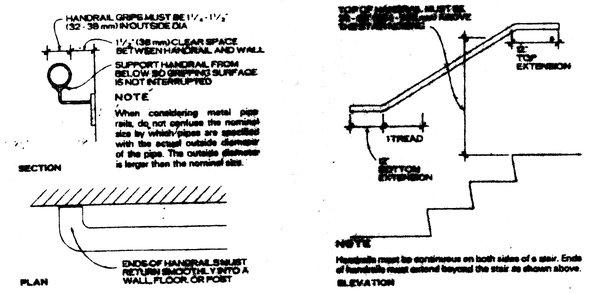
10/15/08

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



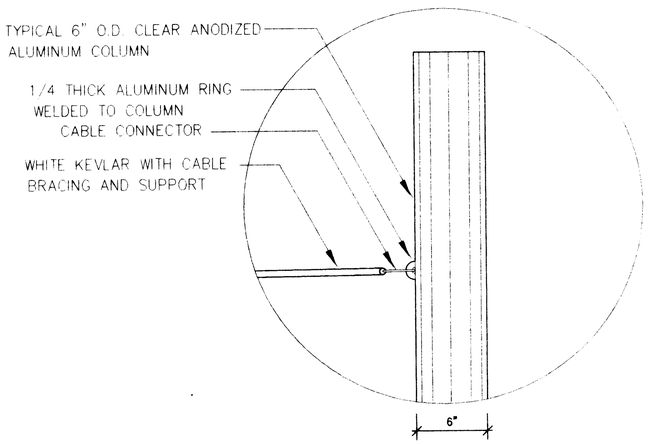
TYPICAL CANOPY PLAN

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



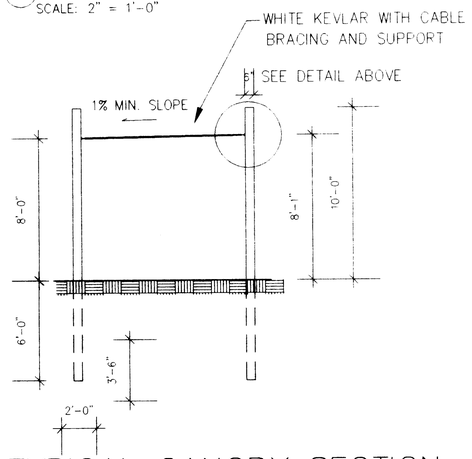
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WALL-MTD. HANDRAIL DETAILS



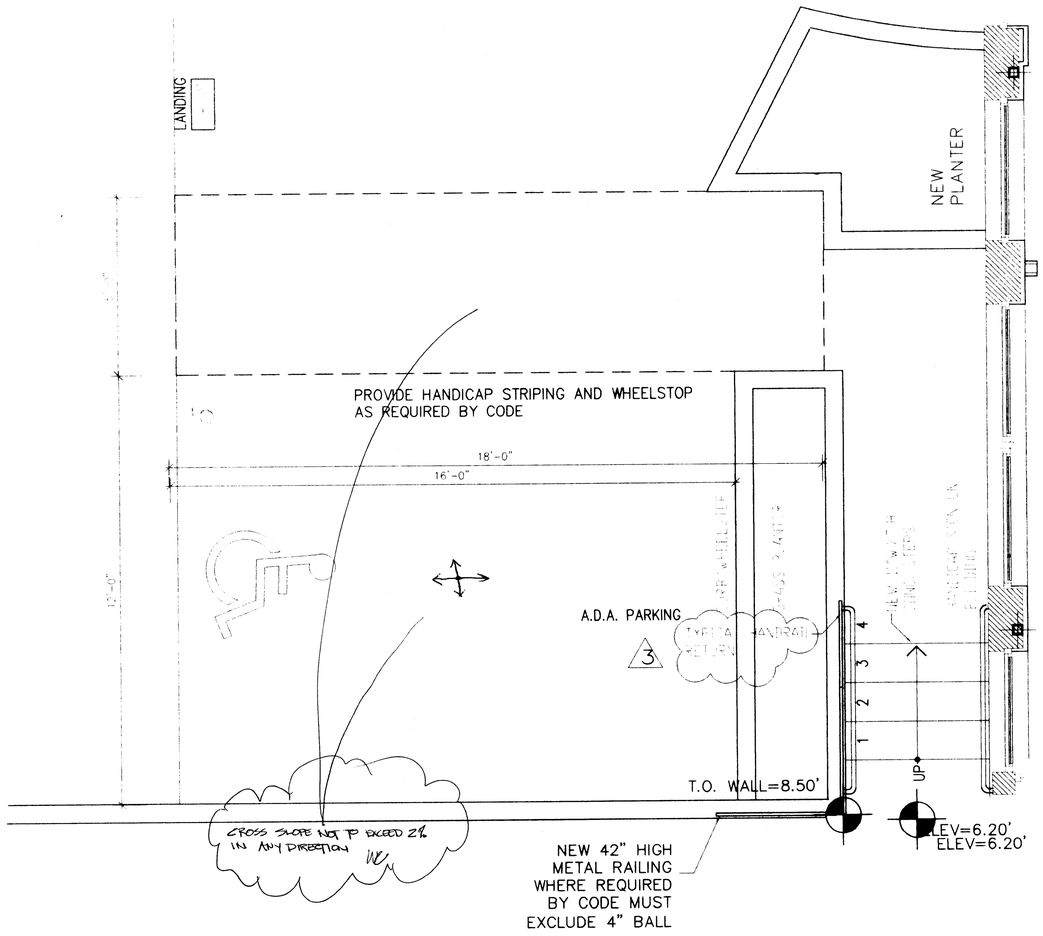
CANOPY DETAIL SECTION

SCALE: 2" = 1'-0"



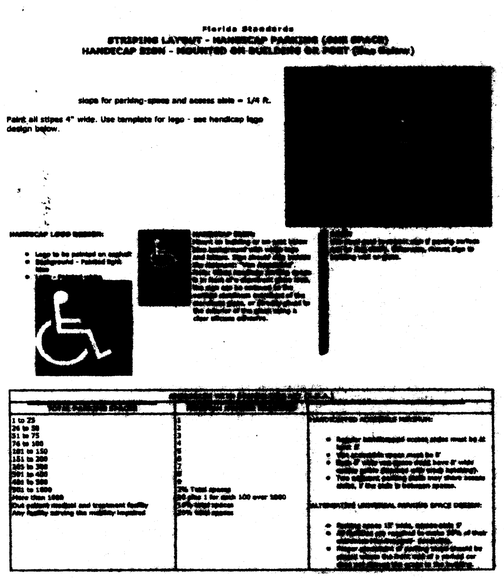
TYPICAL CANOPY SECTION

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



ADA PARKING DETAILS

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

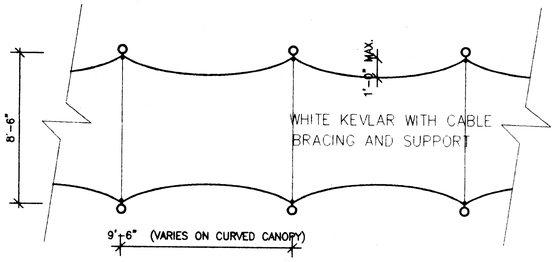
1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

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

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

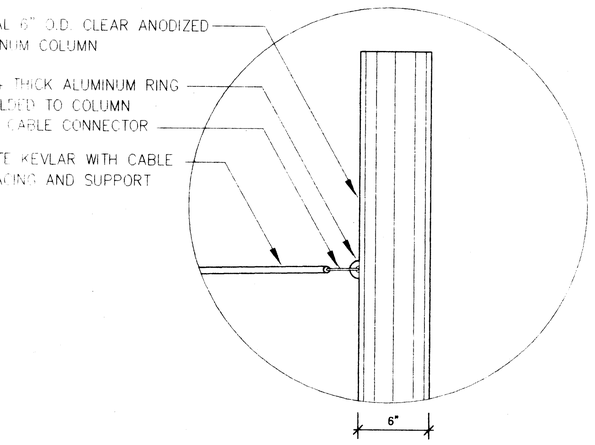
AY

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



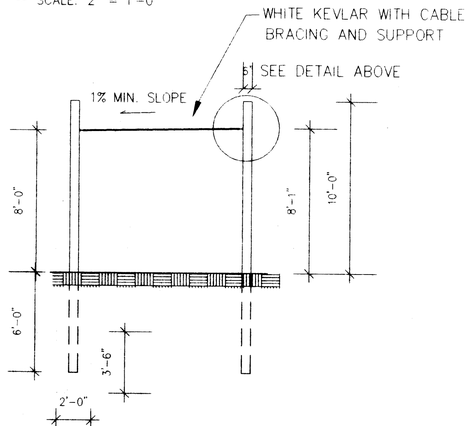
TYPICAL CANOPY PLAN

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



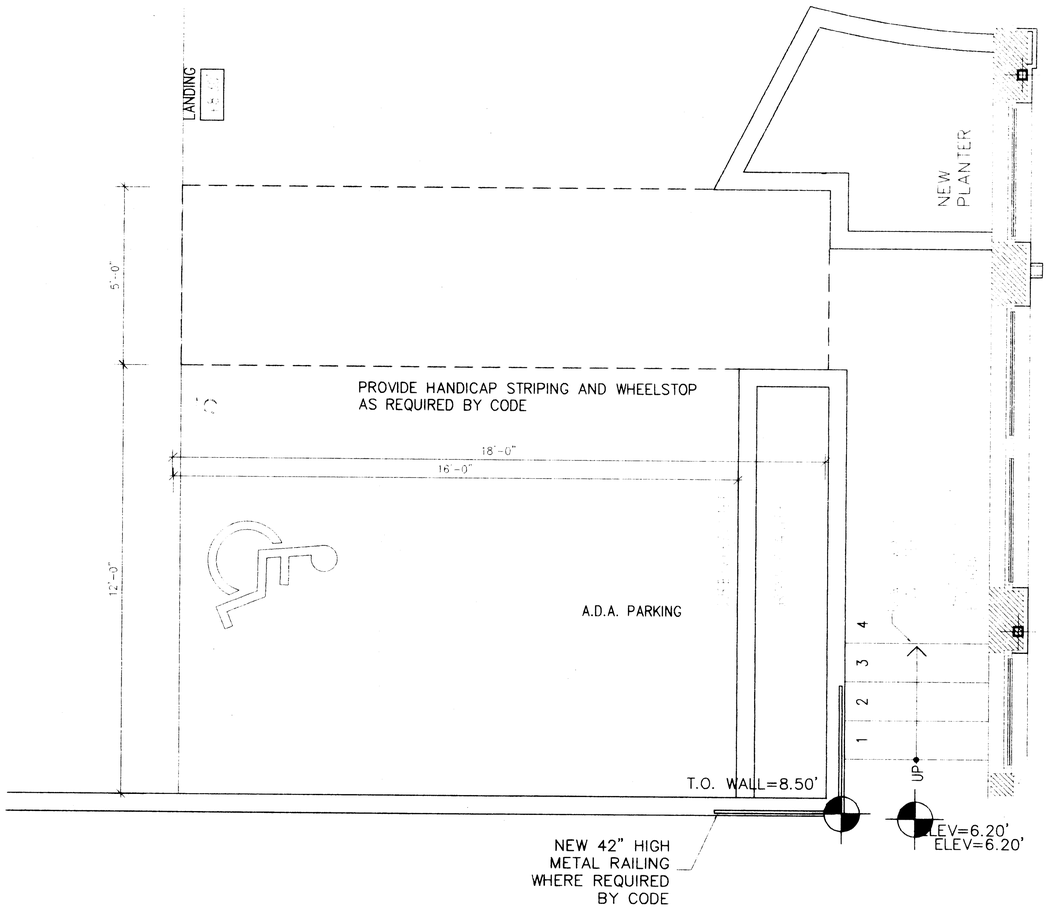
CANOPY DETAIL SECTION

SCALE: 2" = 1'-0"



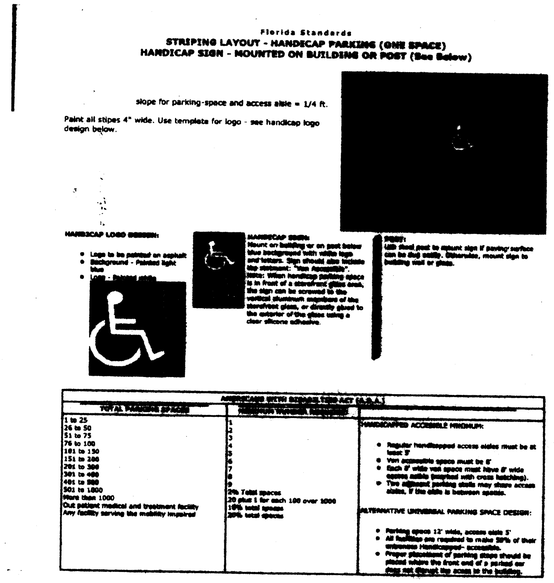
TYPICAL CANOPY SECTION

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



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 indicate the statement, "Van Accessible" below. When handicap parking space is in front of a storefront glass area, the sign can be screwed to the vertical aluminum segment of the storefront glass, or directly glued to the exterior of the glass using a clear silicone adhesive.

POST:
ASTM steel post to mount sign if parking surface can be drilled easily. Otherwise, mount sign to building wall or glass.

ADA STANDARDS FOR ACCESSIBLE DESIGN (28 C.F.R.)(1991 STANDARDS)	
TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
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
Out patient medical and treatment facility	10% total spaces
Any facility serving the mobility impaired	20% total spaces

HANDICAPPED ACCESSIBLE PROVISION:

- Regular handicapped access aisles must be at least 5'
- Van accessible space must be 8'
- Each 8' aisle van space must have 8' wide access aisle (painted with cross hatching).
- Two adjacent parking stalls may share access aisles, if the aisle is between spaces.

ALTERNATIVE UNIVERSAL PARKING SPACE DESIGN:

- 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.

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

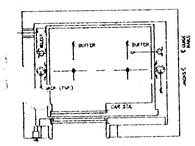
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCHATHAM.COM

PROJECT:
VILLAZZO
MIAMI, FLORIDA

DATE
5.1.08

SCALE
AS NOTED

AY



HOISTWAY PLAN

TE: CIRCULAR STAIRS ARE FOR CONVENIENCE ONLY
ID ARE NOT BEING PROPOSED AS A LEGAL EGRESS PATH

⚠2 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

AREA OF WORK "A"

REMOVE EXISTING ENTRY DOORS

REMOVE EXISTING WINDOWS AND GLASS BLOCK

RETAIN EXISTING ENTRY CYLINDER- SEE ELEVATIONS

REMOVE EXISTING WINDOWS AND PREPARE FOR NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

RETAIN AND PROTECT ALL EXISTING EXTERIOR WALLS EXCEPT WHERE OTHERWISE NOTED

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

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

RETAIN, REPAIR AND PROTECT EXISTING "CORALSTONE"

MECHANICAL SPACE UNDER STAIRS

2-HOUR CMU INFILL

8" CMU WALL W/ #6@16" O.C. VERT.

NEW ENTRY DOORS AND SIDELIGHTS BY TENANT- UNDER SEPERATE PERMIT

R17'-3"

EXIST. 11" AVG. STEPS W/7"± RISERS

OPEN ABOVE

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

10'-0"

4'-6"

7'-1"

8" STEEL ANGLE AT ALL CORNERS

EXIST. STAIR

3'-5"

8'-8"

2-HOUR STUDWALL INFILL

AREA OF WORK "A"

EXIST. STAIR T=10" R=7"

AREA OF WORK "B"

AREA OF WORK "C"

TO BE FILED UNDER SEPERATE PERMIT

AREA OF TENANT WORK

4'-10"

5'x1.5" C.M.U. WALL

METAL GATE

TENANTS GARBAGE ENCLOSURE

BY TENANT- UNDER SEPERATE PERMIT

ROLL-UP GATE AT TRASHROOM BY TENANT- UNDER SEPERATE PERMIT

SEE SHEET A9 A

NEW DOOR TO ALLEY BY TENANT- UNDER SEPERATE PERMIT

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. ⚠2
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"

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

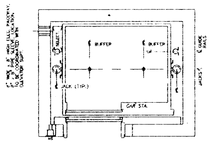
PROJECT: 230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.08
SCALE: AS NOTED

A1

230 FIRST STREET

Verify: 10/8/08



HOISTWAY PLAN

SEE SHEET A9 A

AREA OF LANDLORD WORK "A"

REMOVE EXISTING ENTRY DOORS

REMOVE EXISTING WINDOWS AND GLASS BLOCK

RETAIN EXISTING ENTRY CYLINDER- SEE ELEVATIONS

REMOVE EXISTING WINDOWS AND PREPARE FOR NEW IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

NEW ENTRY DOORS AND SIDELIGHTS BY TENANT- UNDER SEPERATE PERMIT

RETAIN AND PROTECT ALL EXISTING EXTERIOR WALLS EXCEPT WHERE OTHERWISE NOTED

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

RETAIN, REPAIR AND PROTECT EXISTING "CORALSTONE"

MECHANICAL SPACE UNDER STAIRS

2-HOUR CMU INFILL

8" CMU WALL W/ #5@16" O.C. VERT.

R17'-3"

OPEN ABOVE

EXIST. STAIR

UP

8" STEEL ANGLE AT ALL CORNERS

4'-6"

7'-1"

10'-0"

3'-5"

8'-8"

2-HOUR STUDWALL INFILL

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

AREA OF LANDLORD WORK "B"

AREA OF LANDLORD WORK "C"

RESTAURANT TO BE FILED UNDER SEPERATE PERMIT

AREA OF TENANT WORK

4'-10"

5'H.8"C.M.U. WALL

METAL GATE

TENANTS GARBAGE ENCLOSURE

BY TENANT- UNDER SEPERATE PERMIT

TC-1

ROLL-UP GATE AT TRASHROOM BY TENANT- UNDER SEPERATE PERMIT

SEE SHEET A9 A

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
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

REMOVE EXISTING WINDOWS AND PREPARE FOR NEW
IMPACT-RESISTANT WINDOWS-SEE WINDOW SCHEDULE

SEE SHEET A9 A

RETAIN EXISTING ENTRY CYLINDER- SEE ELEVATIONS

ELEVATOR MECHANICAL
UNDER STAIRS

2-HOUR CMU INFILL

8" CMU WALL
W/ #5@16" O.C.
VERT.

RETAIN AND PROTECT ALL EXISTING EXTERIOR
WALLS EXCEPT
WHERE OTHERWISE NOTED

R17'-3"

R17'-3"

10'-0"

NEW ELEVATOR AND SHAFT-SEE
STRUCTURAL PLANS

4'-6"

60"

NEW
ELEVATOR

UP
EXIST.
STAIR

2-HOUR STUDWALL INFILL

AREA OF LANDLORD WORK "A"

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

3'-1"

9'-0"

R9'-7"

R9'-7"

EXIST.
STAIR

UP

AREA OF LANDLORD WORK "B"

AREA OF LANDLORD WORK "C"

AREA OF TENANT WORK

SEE SHEET A9 A

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

PROJECT:
81 WASHINGTON
MIAMI BEACH, FLORIDA

DATE:
2.1.08

SCALE
AS NOTED

A1

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

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

ADD To 8"x3"x¼"
SEE DTL 7/S201

INDICATES EXISTING
GLASS BLOCK
TO REMAIN

THIRD FLOOR AND ROOF PROFILE

EXISTING OFFICE

NEW ELEVATOR AND SHAFT–SEE
STRUCTURAL PLANS

AREA OF WORK "A"

LANDING

EXIST. 11" AVG. STEPS W/7¾" RISERS

OPEN TO BELOW

DOWN

UP

EXIST. STAIR

8" STEEL ANGLE AT ALL CORNERS

RETAIN, REPAIR AND PROTECT EXISTING "CORALSTONE"

EPOXY FLOOR– MALCOFF OR EQ.

ELEV. MECH. 2

AREA: 40 SQ. FT.
LOAD: 700 POUNDS
= 14.3 LBS. PSF

ELEC. PANEL

RELOCATE DOOR AND PROVIDE REQUIRED 2–HR. RATED PARTITION TO ALLOW 50IN TRAVEL PATH CLEAR AT STAIR LANDING

SCOPE OF WORK

EXIST. A/C

EXIST. STAIR #3

EXIST. 14" STEPS W/7¾" RISERS

EXIST. 34"H. ALUM. HANDRAILS

RELOCATE DOOR AND PROVIDE REQUIRED 2–HR. RATED PARTITION TO ALLOW 50IN TRAVEL PATH CLEAR AT STAIR LANDING

EXIST. STAIR #2

EXIST. 14" STEPS W/7¾" RISERS

EXIST. 34"H. ALUM. HANDRAILS

AREA OF WORK "B"

AREA OF WORK "C"

THIS AREA TO BE FILED UNDER SEPERATE PERMIT

EXIST. WOOD JOIST FRAMING

EXISTING CONC. SLAB

EXIST. WINDOWS 42" FLOOR–BOTTOM WINDOW

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

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. 2
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

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
WALTER@WFCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE:
5.1.08

SCALE
AS NOTED

A2

230 FIRST STREET
3 REVISED SUBMITTAL 9/25/08
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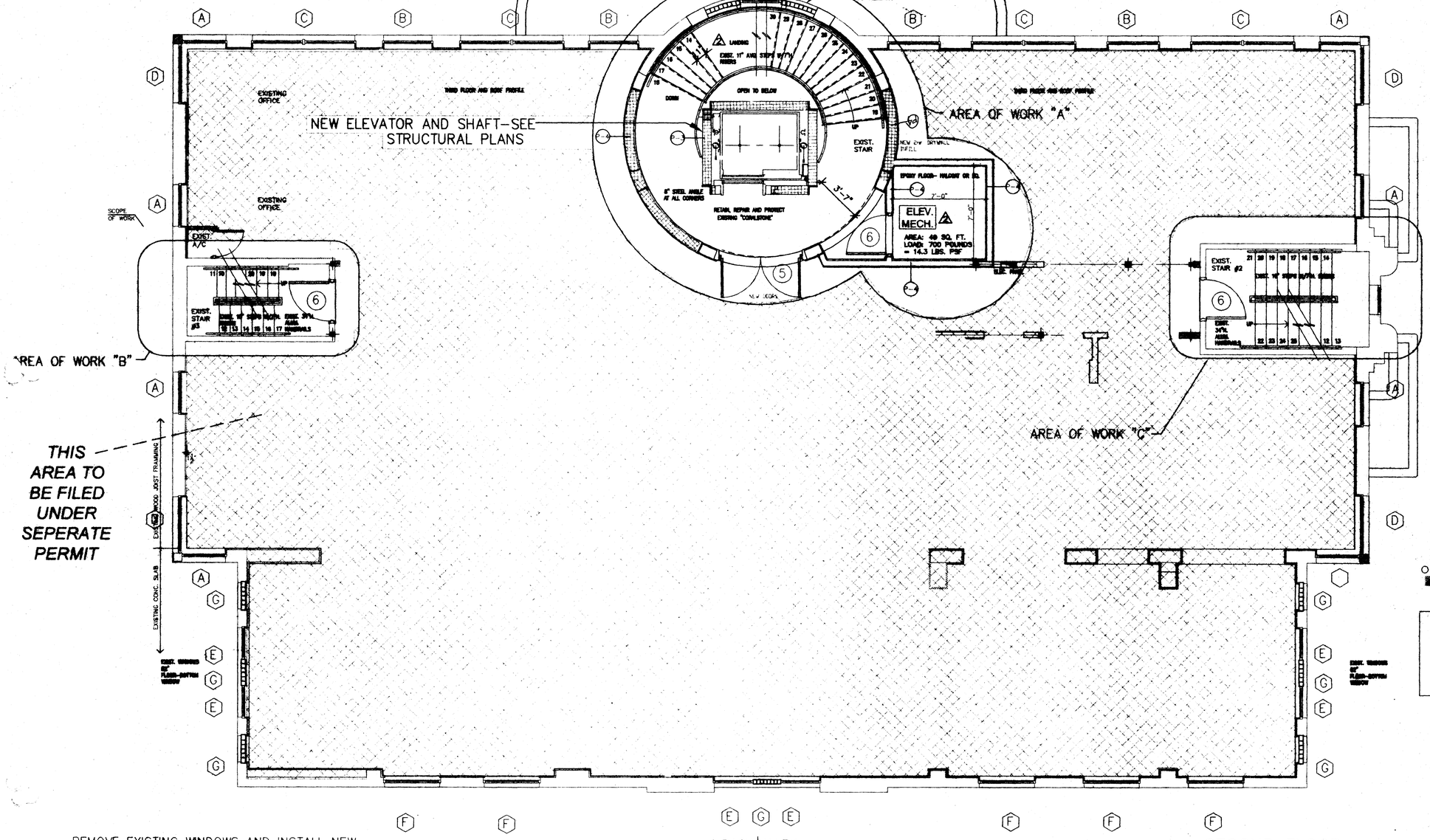
Vcm 10/15/08

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

SEE SHEET A9 ⊖ A

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

⚠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 DOOR AS INDICATED ON DRAWINGS. "FULL-OPENING" INSTALLATION REQUIRED FOR HISTORIC ACCURAC
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 SEPARATE 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

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

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 Ts 8"x3"x¼" SEE DTL 7/S201

INDICATES EXISTING GLASS BLOCK TO REMAIN

EXISTING OFFICE

THIRD FLOOR AND ROOF PROFILE

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

EXISTING OFFICE

SCOPE OF WORK

EXIST. A/C

NEW STEEL BEAM TO REPLACE BEARING PARTITION BELOW

EXIST. STAIR #3

NEW UNISEX TOILET

AREA OF LANDLORD WORK "B"

ELECTRIC ROOM

LINEN STORAGE

SODA STORAGE

GENERAL PREPARATION ROOM

WINE STORAGE

WALK-IN COOLER

WALK-IN FREEZER

A/C ROOM#1

A/C RM#3

A/C ROOM#2

RESTAURANT TO BE FILED UNDER SEPERATE PERMIT

EXIST. WOOD JOIST FRAMING

EXISTING CONC. SLAB

LANDING

OPEN TO BELOW

DOWN

UP

EXIST. STAIR

3'-7"

6" STEEL ANGLE AT ALL CORNERS

REPAIR, REPAIR AND PROTECT EXISTING "CORALSTONE"

EPOXY FLOOR- HALCOM OR EQ.

ELEV. MECH.

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

AREA OF LANDLORD WORK "A"

AREA OF LANDLORD WORK "C"

EXIST. STAIR #2

BLOCK-UP AND STUCCO EXISTING OPENINGS

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

0 2' 10' 20'

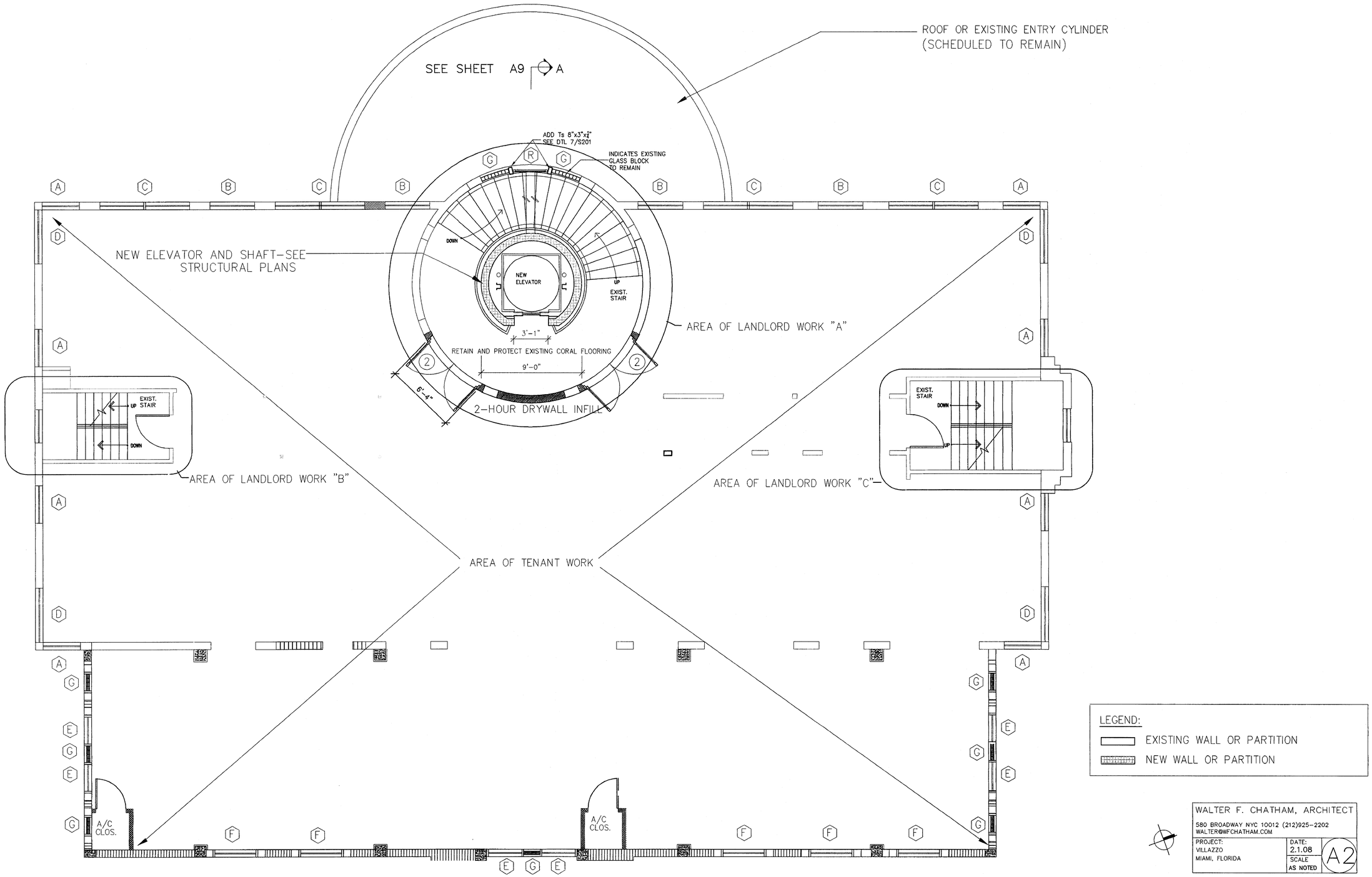
LEGEND:
- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

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

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WALTERFCHATHAM.COM

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

230 FIRST STREET



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

LEGEND:

- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

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

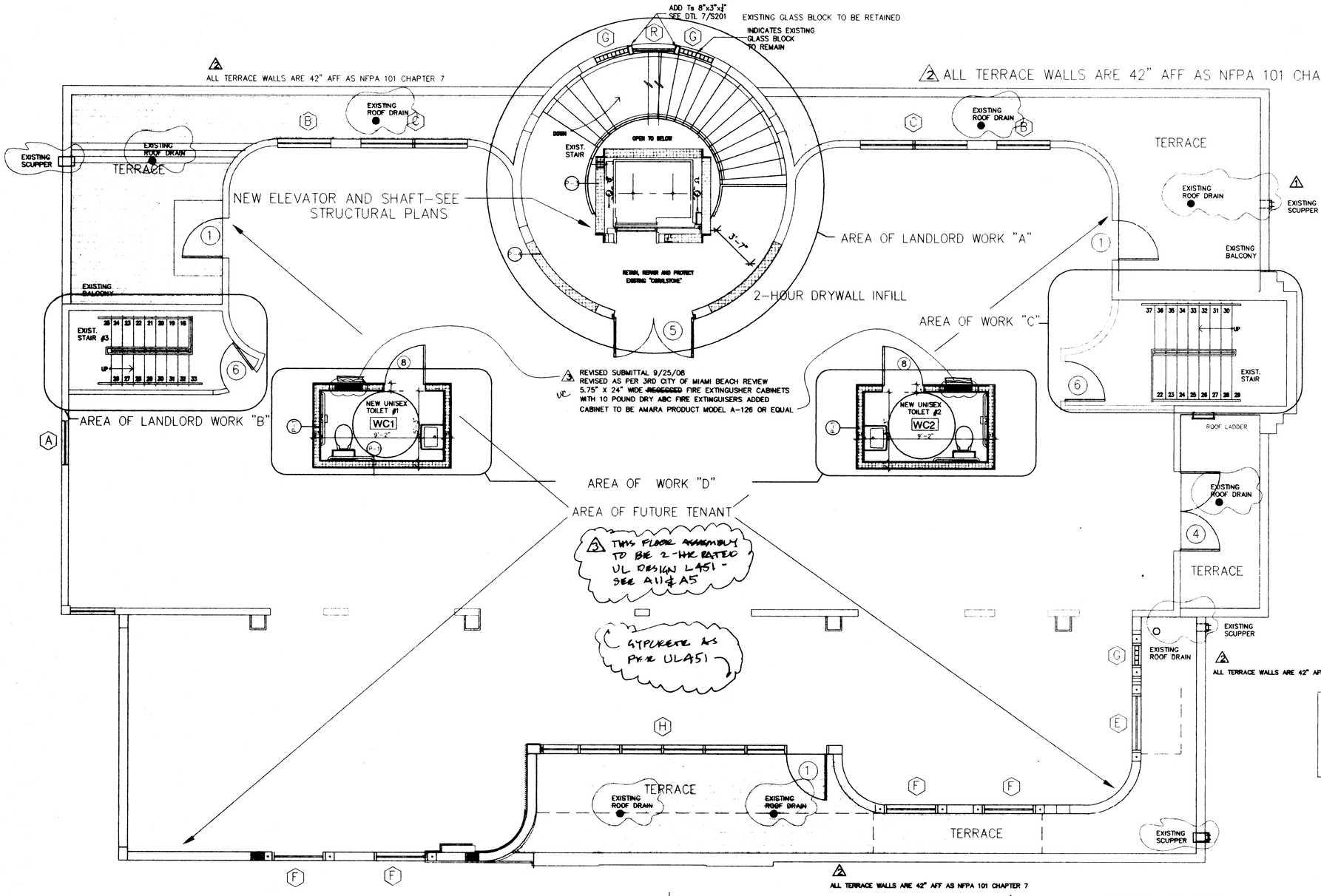
PROJECT:	DATE:	
VILLAZZO MIAMI, FLORIDA	2.1.08 SCALE AS NOTED	A2

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.
3. PROVIDE REPLACEMENT LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS AND LIGHT FIXTURE SUBMITTALS. 2
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.

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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PROJECT	DATE	
230 FIRST STREET MIAMI BEACH, FLORIDA	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

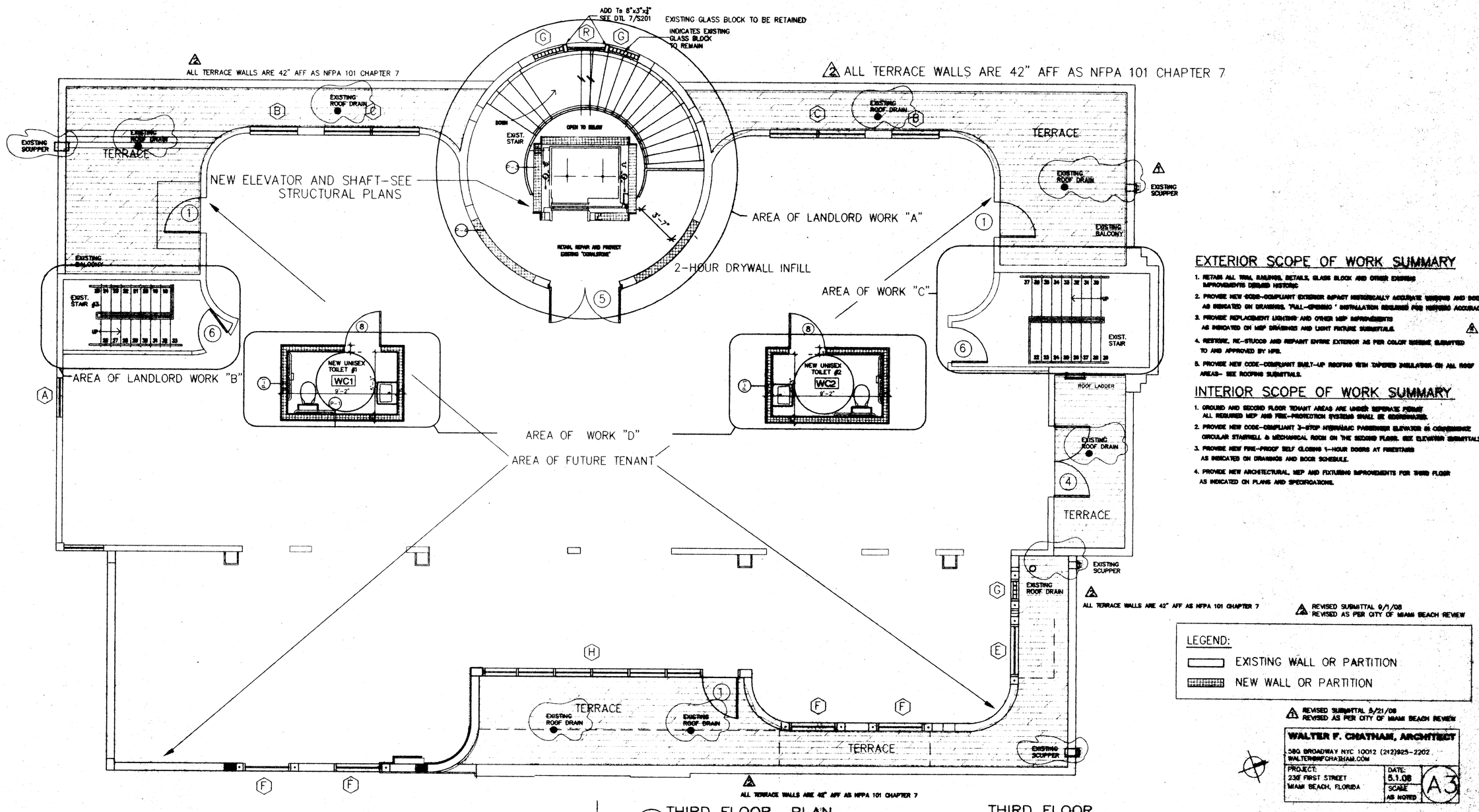
230 FIRST STREET

10.15.08

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

SEE SHEET A9 A

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 MAXIMUM ACCURACY.
3. PROVIDE REPLACEMENT LIGHTING AND OTHER MEP IMPROVEMENTS AS INDICATED ON MEP DRAWINGS AND LIGHT FIXTURE SUBMITTALS. 2
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.

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

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

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

2 REVISED SUBMITTAL 8/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

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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

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

EXISTING ROOF DRAIN

EXISTING SCUPPER

TERRACE

DOWN

EXIST. STAIR

OPEN TO BELOW

NEW ELEVATOR AND SHAFT-SEE STRUCTURAL PLANS

RETAIL REPAIR AND PROTECT EXISTING "COWLSTONE"

AREA OF LANDLORD WORK "A"

2-HOUR DRYWALL INFILL

AREA OF LANDLORD WORK "C"

EXISTING BALCONY

EXIST. STAIR #3

AREA OF LANDLORD WORK "B"

NEW UNISEX TOILET #1 WC1

NEW UNISEX TOILET #2 WC2

AREA OF LANDLORD WORK "D"

AREA OF FUTURE TENANT

SCOPE OF WORK BY RESTAURANT TENANT

ROOF LADDER

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

EXHAUST DUCT UP THRU ROOF SLAB

PROVIDE NEW BUILT-UP ROOFING THRUOUGHOUT

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

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

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PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.06
SCALE: AS NOTED
A3

230 FIRST STREET

SEE SHEET A9 A

ADD To 8"x3"x¼" SEE DTL 7/S201

EXISTING GLASS BLOCK TO BE RETAINED

INDICATES EXISTING GLASS BLOCK TO REMAIN

TERRACE

NEW ELEVATOR AND SHAFT–SEE STRUCTURAL PLANS

DOWN

EXIST. STAIR

NEW ELEVATOR

RETAIN AND PROTECT EXISTING CORAL FLOORING

2–HOUR DRYWALL INFILL

AREA OF LANDLORD WORK "A"

TERRACE

DOWN

AREA OF LANDLORD WORK "B"

AREA OF LANDLORD WORK "C"

AREA OF TENANT WORK

TERRACE

TERRACE

TERRACE

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

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

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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
AT 2ND STORY

ADD 7± 8"x3"x8"
SEE DTL 7/S201

INDICATES EXISTING GLASS BLOCK TO REMAIN

STAIRWELL
OPEN TO BELOW

NEW ELEVATOR BELOW

OPEN TO BELOW

EXISTING ROOF DRAIN

EXISTING BALCONY 3rd. FLOOR

EXISTING ROOF ACCESS

SCOPE OF WORK

SCOPE OF WORK BY RESTAURANT TENANT

ROOF LADDER

EXISTING BALCONY
3rd. FLOOR

EXISTING SCUPPER

SEE EMTEC MECHANICAL DRAWINGS
FOR BUILDING HVAC EQUIPMENT LAYOUT

EXISTING BALCONY
3rd. FLOOR

EXISTING 20"H. PARAPET WALL ALONG BLDG. PERIMETER

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

81'-7"

9'-0"

40'-0"

18'-7"

2'

43'-5" A.F.F.
T.O. FEATURE

EXISTING SCUPPER

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

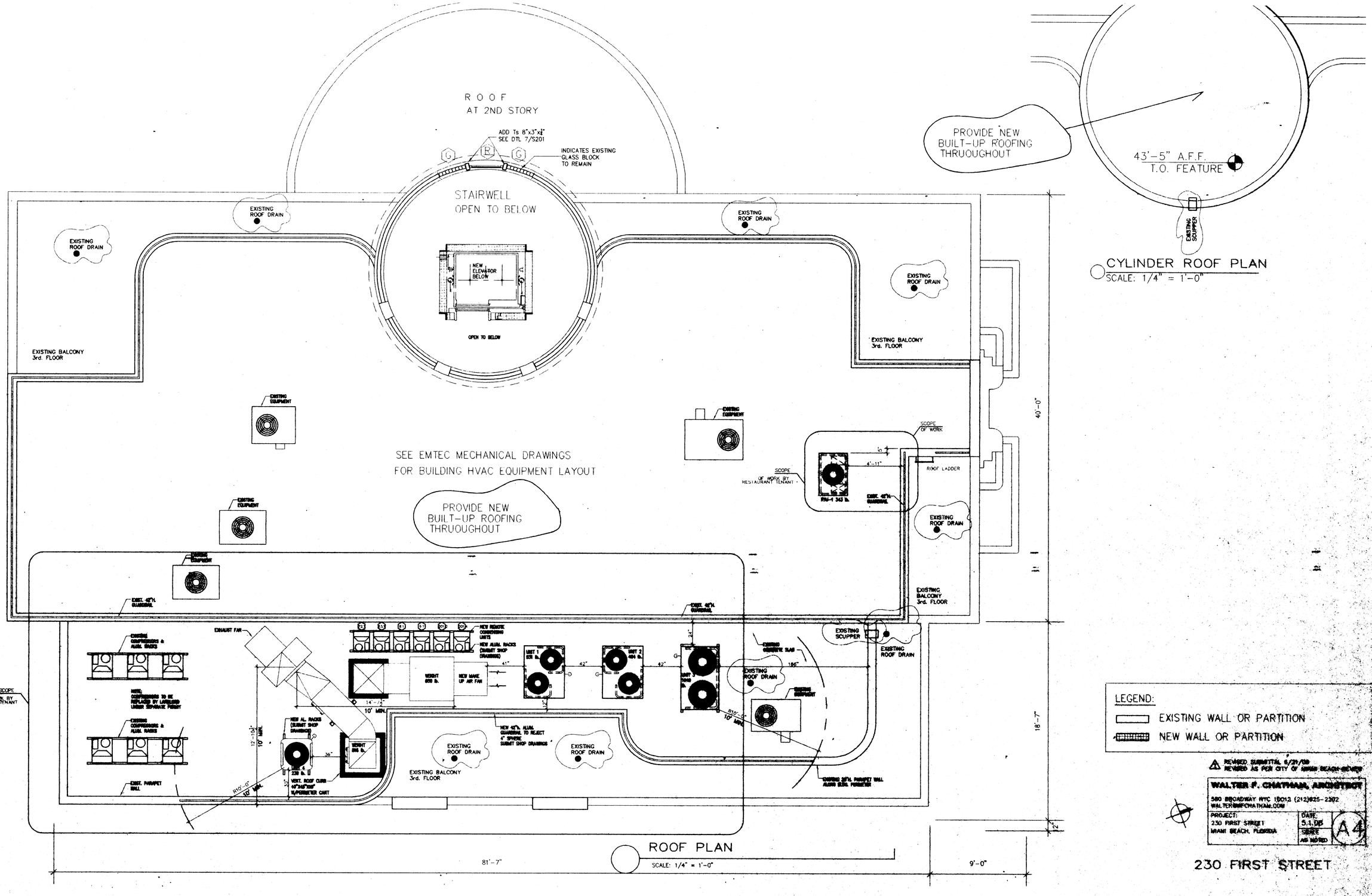
WALTER F. CHATHAM, ARCHITECT
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WALTER@WFCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE: 5.1.08
SCALE AS NOTED
A4

230 FIRST STREET

10.16.08



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

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

LEGEND:

- EXISTING WALL OR PARTITION
- NEW WALL OR PARTITION

⚠ REVISED SUBMITTAL 6/29/05
REVISED AS PER CITY OF MIAMI BEACH REVIEW

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PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE:
5.1.05

SHEET
A4

AS NOTED

230 FIRST STREET

STAIRWELL
OPEN TO BELOW

ADD Ts 8"x3"x¼"
SEE DTL 7/S201

G R G

INDICATES EXISTING
GLASS BLOCK
TO REMAIN

STAIRWELL
OPEN TO BELOW

NEW
ELEVATOR
BELOW

RETAIN EXIST.A/C CONDENSING UNITS

RETAIN EXIST.A/C CONDENSING UNITS

SIDEWALK

SLOPE 2"

SLOPE 2"

A/C UNITS– SEE MEP DRAWINGS

81'–7"

9'–0"

40'–0"

18'–7"

1'–2"

ROOF PLAN
SCALE: 1/4" = 1'–0"

SKYLIGHT

43'–5" A.F.F.
T.O. FEATURE

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

LEGEND:

EXISTING WALL OR PARTITION

NEW WALL OR PARTITION

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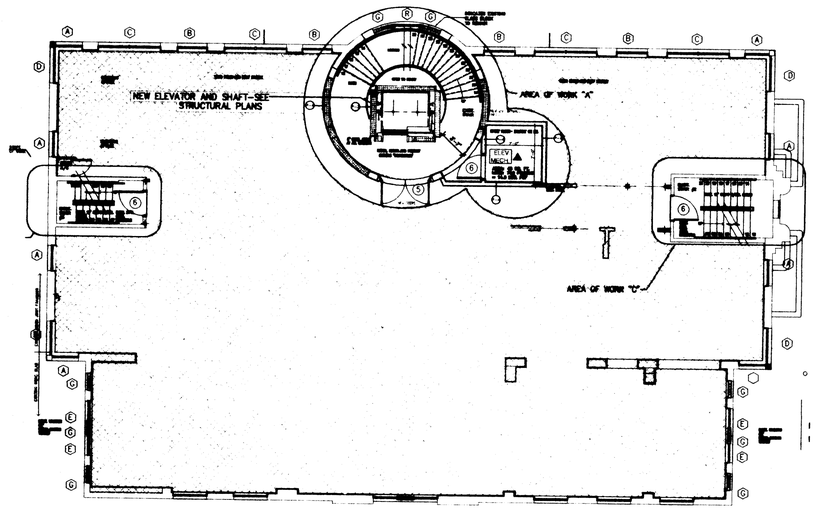
PROJECT:
VILLAZZO
MIAMI, FLORIDA

DATE:
12.3.07

SCALE
AS NOTED

A4

81 WASHINGTON AVENUE

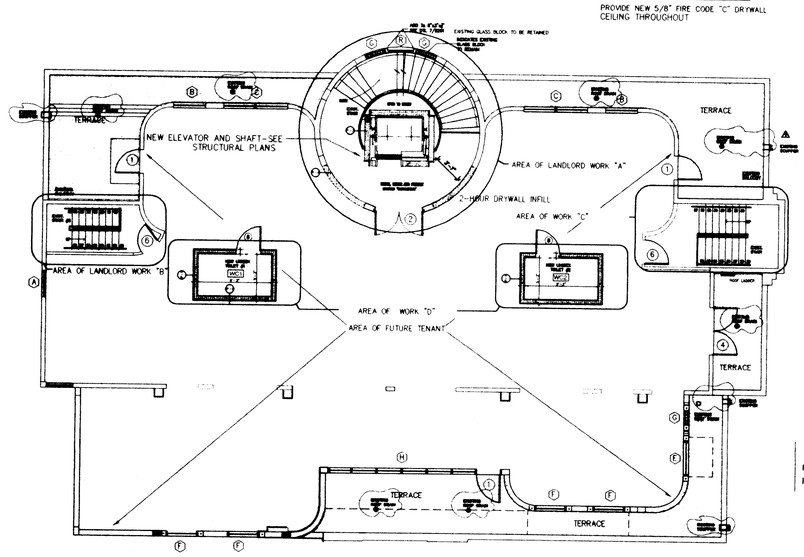


SEE SHEET A9 A

2 CEILING SCOPE OF WORK SUMMARY

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

2 2-HOUR UL DESIGN L541 - SEE SHEET A11 & DETAILS THIS SHEET
SECOND FLOOR RCP
SCALE: 1/8" = 1'-0" SEPARATES UG A2 & B



2 CEILING SCOPE OF WORK SUMMARY

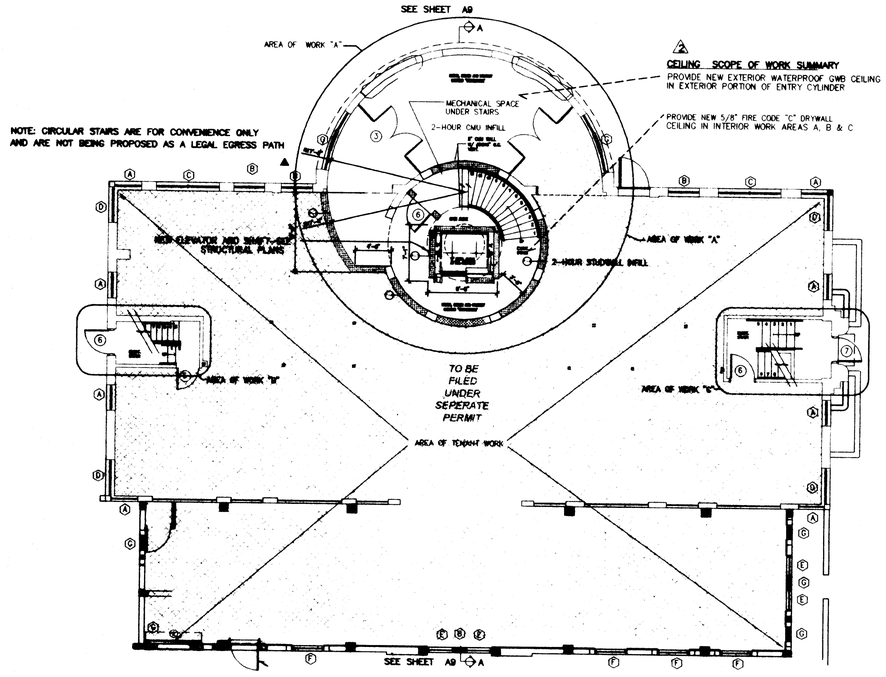
PROVIDE NEW 5/8" FIRE CODE "C" DRYWALL CEILING THROUGHOUT

2 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

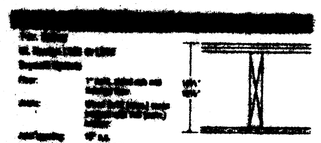


2 CEILING SCOPE OF WORK SUMMARY

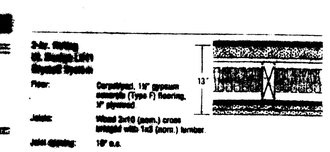
PROVIDE NEW EXTERIOR WATERPROOF GWB CEILING IN EXTERIOR PORTION OF ENTRY CYLINDER

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

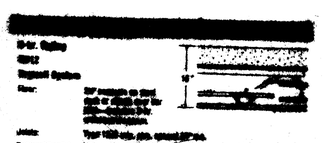
2 1-HOUR UL DESIGN L501
GROUND FLOOR RCP
SCALE: 1/8" = 1'-0"



GROUND FLOOR ASSEMBLY
BASE USE GROUP BOTH FLOORS



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



ROOF ASSEMBLY

2 SEPT. 25 08

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
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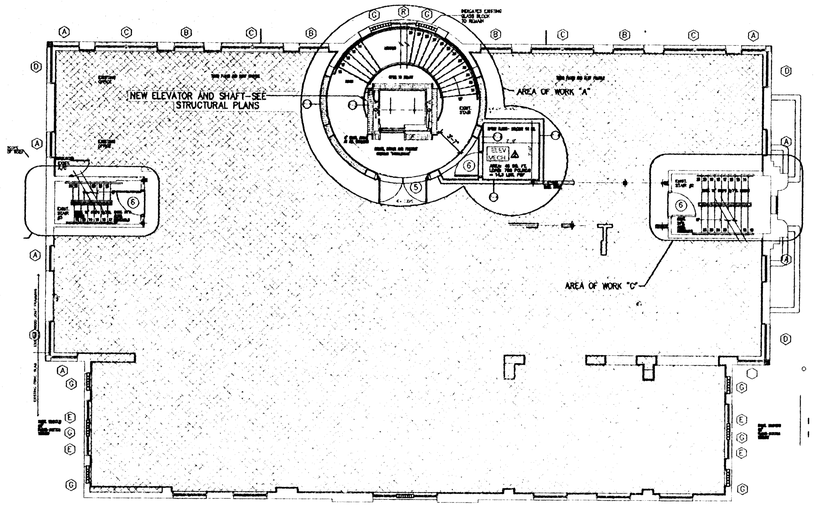
PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE
5.1.08

SCALE
AS NOTED

A5

10/15/08

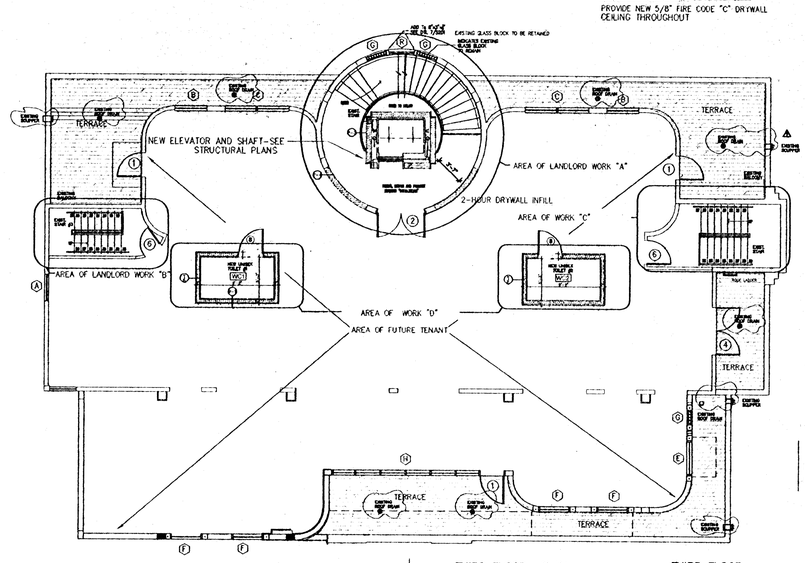


SECOND FLOOR RCP

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

2 CEILING SCOPE OF WORK SUMMARY

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

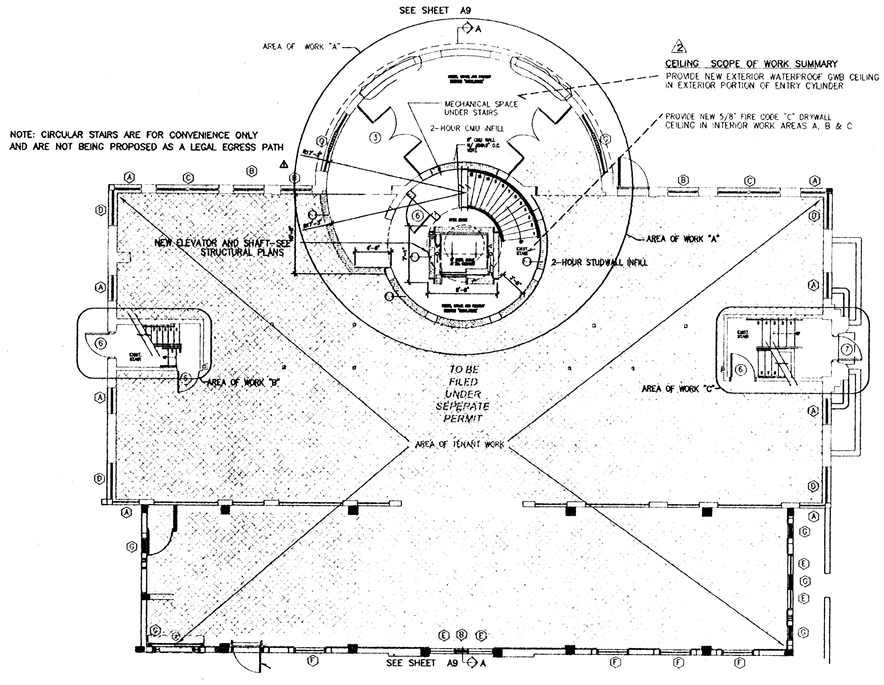


THIRD FLOOR RCP

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

THIRD FLOOR PLAN

THIRD FLOOR
4,208 SQ. FT. GROSS



2 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

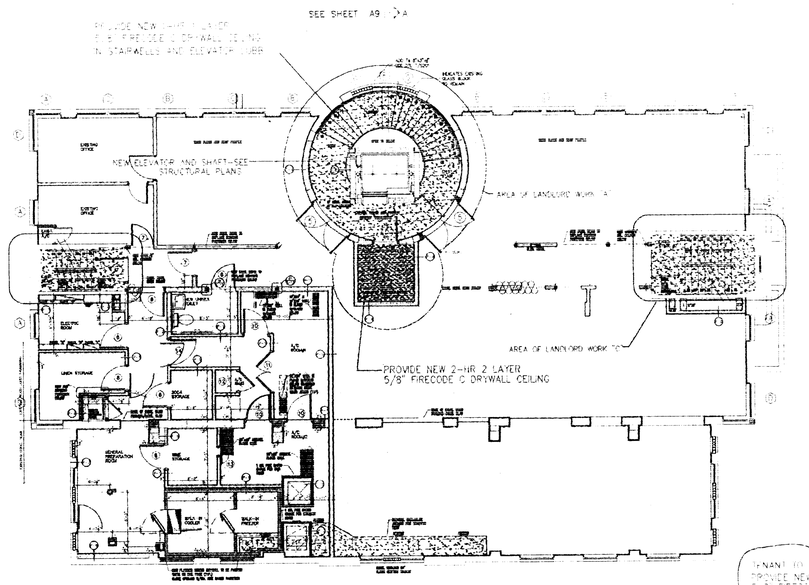
1 REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT

580 BROADWAY NYC 10012 (212)925-2202

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

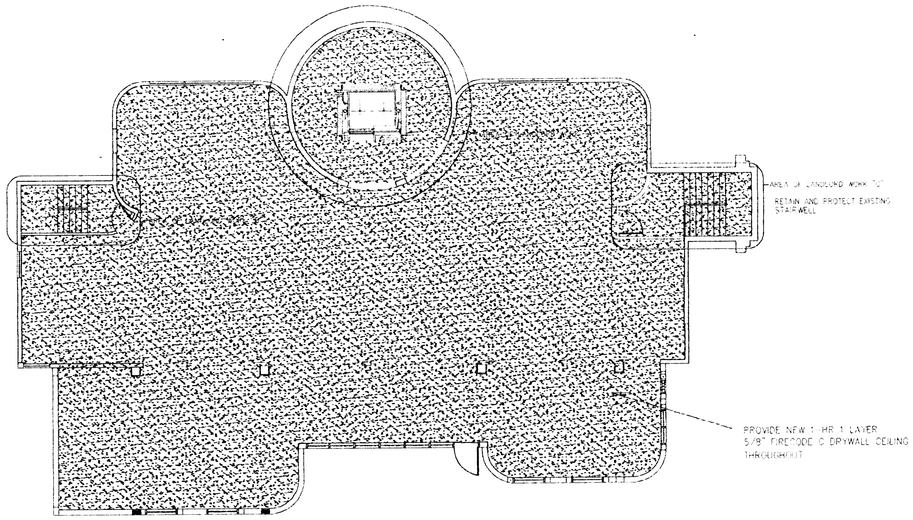
A5



SECOND FLOOR RCP

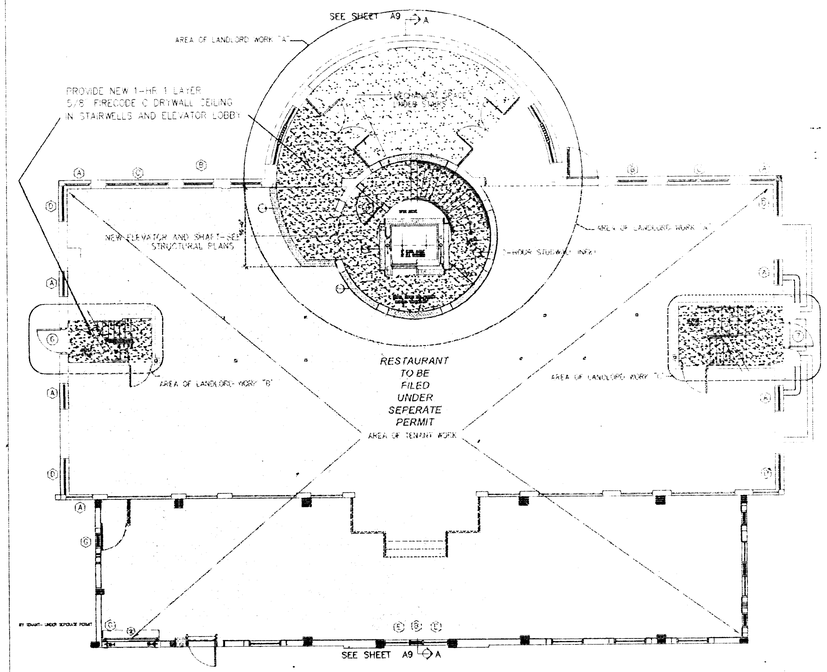
SCALE 1/8" = 1'-0"

TENANT 10
PROVIDE NEW 2-HR 2 LAYER
5/8" FIRECODE C DRYWALL CEILING
THROUGHOUT UNDER SEPERATE PERMIT



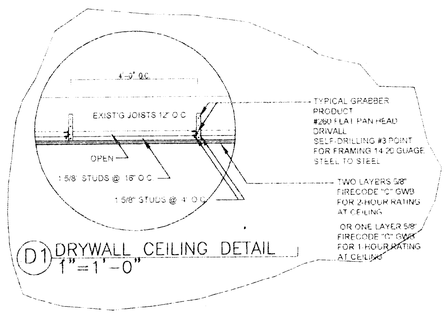
THIRD FLOOR RCP

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

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