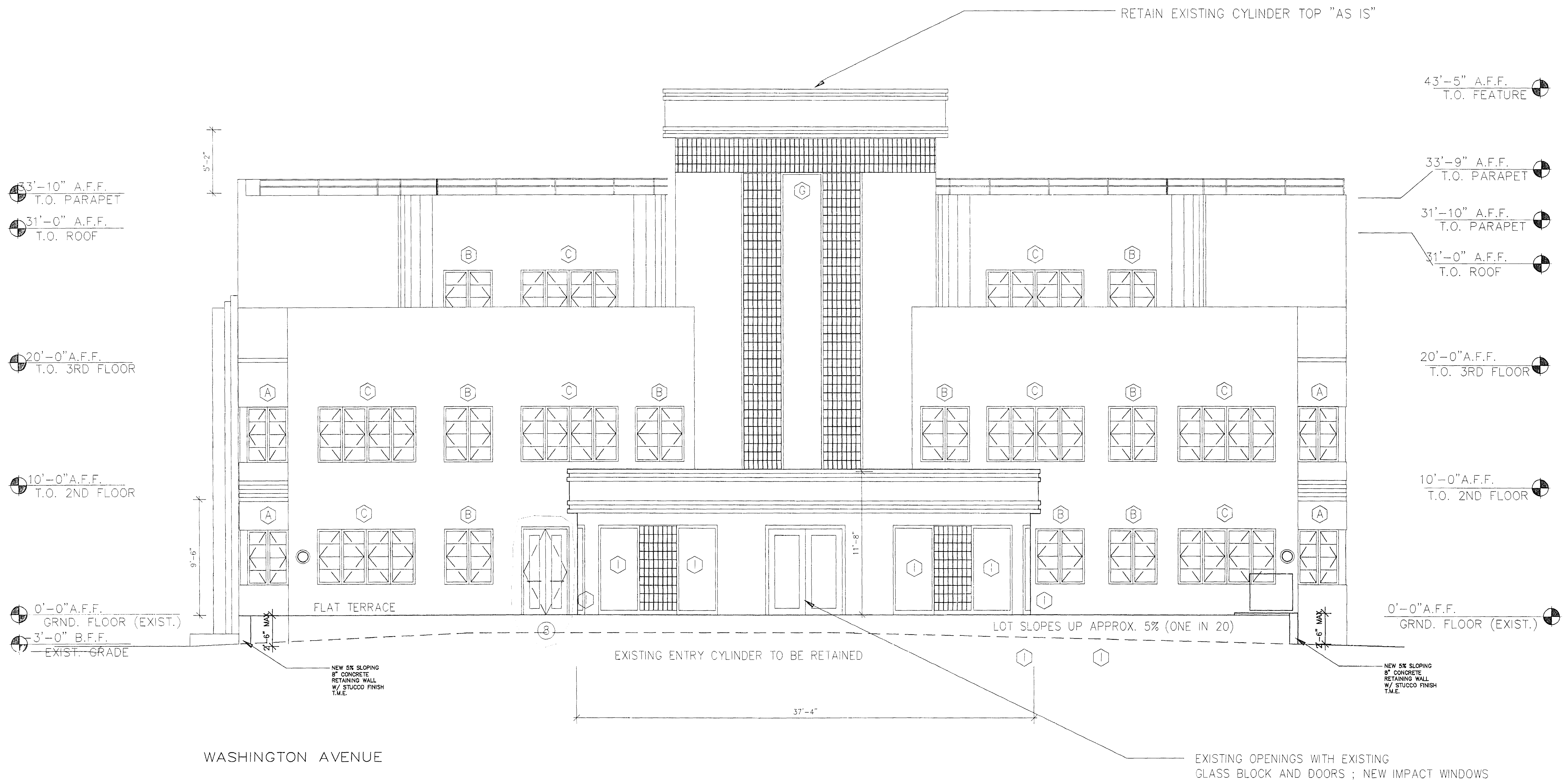




WASHINGTON AVENUE

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND EXTERIOR GLASS DOORS;
REPLACE WITH IMPACT-RESISTANT WINDOWS TO MATCH ORIGINAL
HISTORIC CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

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
A5

81 WASHINGTON AVENUE

WFC

1. RETAIN ALL TRIM, DETAIL, 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.

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

33'-9" A.F.F.
T.O. PARAPET

31'-10" A.F.F. 
T.O. PARAPET

31'-0" A.F.F.
T.O. ROOF

20'-0" A.F.F.
T.O. 3RD FLOOR

10'-0" A.F.F.
T.O. 2ND FLOOR

NEW STAINLESS
STEEL CABLE ON
KYNAR COATED
STEEL GUARDRAIL
WHERE REQUIRED

0'-0" A.F.F.
GRND. FLOOR (EXIST.)

NEW 5% SLOPING
8" CONCRETE
RETAINING WALL
W/ STUCCO FINISH
T.M.E.

 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@WFCCHATHAM.COM		
PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 2.1.08 SCALE AS NOTED	

230 FIRST STREET

16/05/2010

PROPOSED WEST ELEVATION

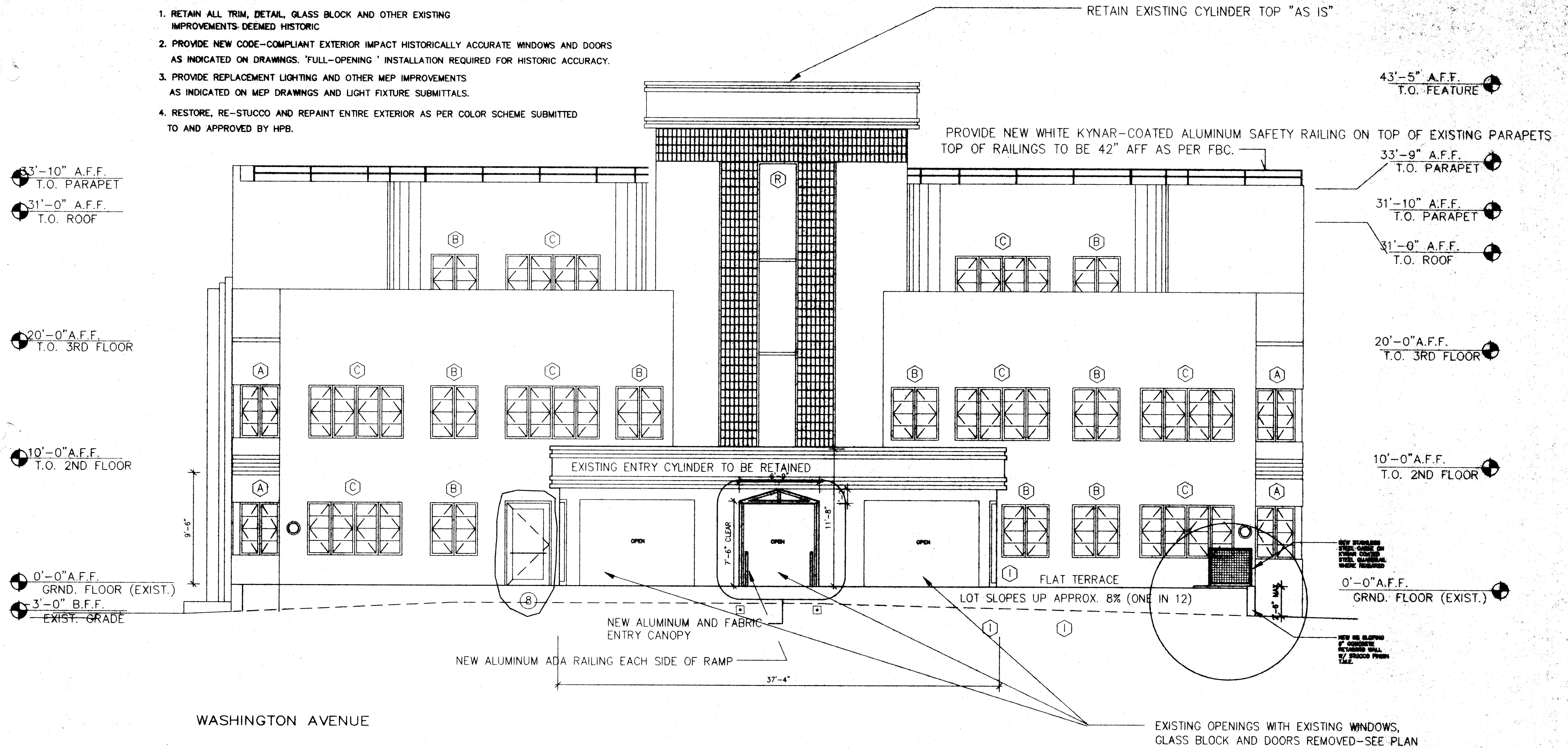
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND EXTERIOR GLASS DOORS;
REPLACE WITH IMPACT-RESISTANT WINDOWS TO MATCH ORIGINAL
HISTORIC CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

- EXISTING OPENINGS WITH EXISTING WINDOWS,
GLASS BLOCK AND DOORS REMOVED-SEE PLAN

EXTERIOR SCOPE OF WORK SUMMARY

1. RETAIN ALL TRIM, DETAIL, 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.

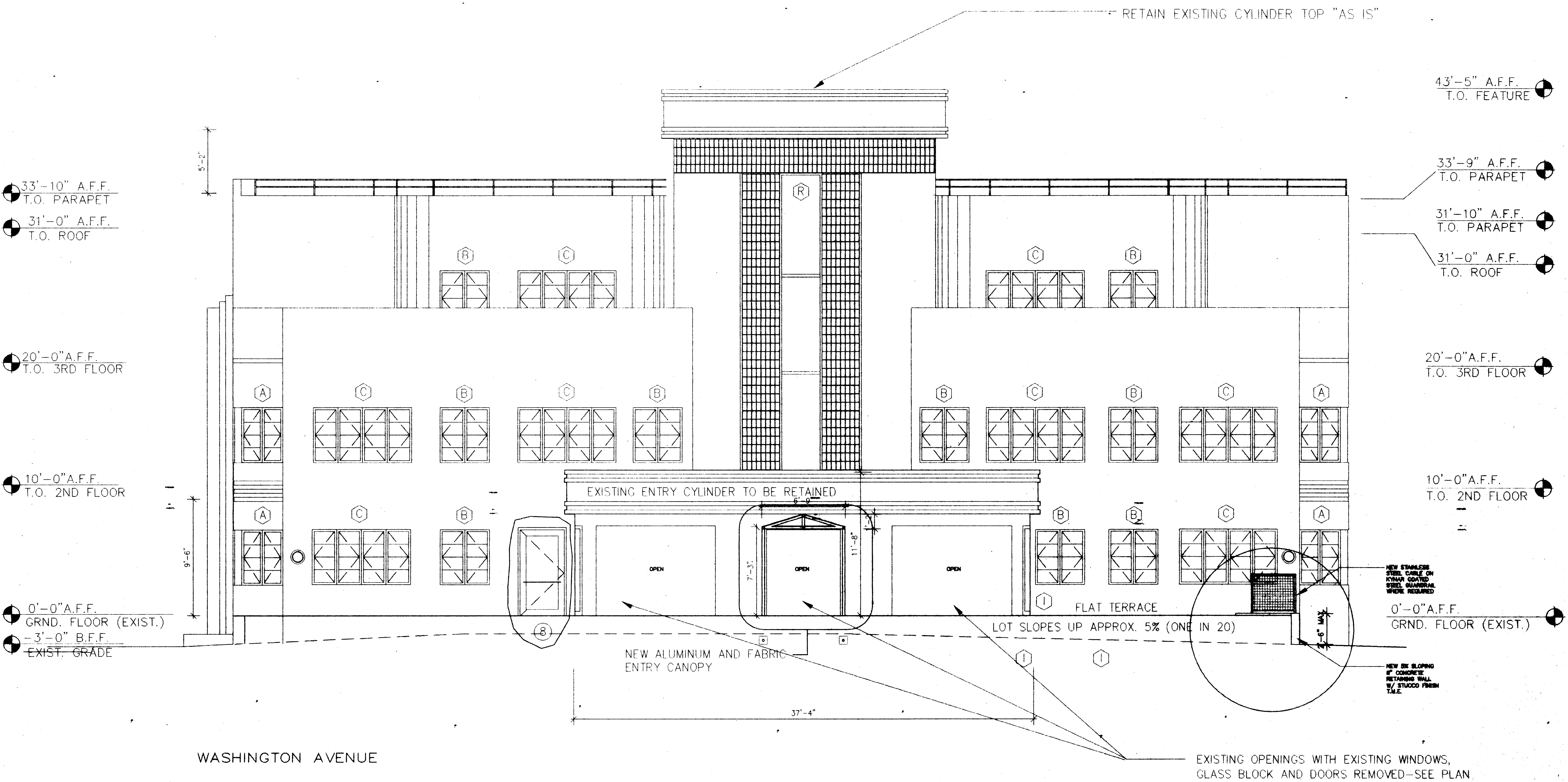


GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND EXTERIOR GLASS DOORS;
REPLACE WITH IMPACT-RESISTANT WINDOWS TO MATCH ORIGINAL
HISTORIC CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

REVISION SUBMITTAL 5/1/08 REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW	
REVISION SUBMITTAL 5/21/08 REVISED AS PER CITY OF MIAMI BEACH REVIEW	
WALTER F. CHATHAM, ARCHITECT	
580 BROADWAY NYC 10012 (212)925-2202 WALTER@WCHATHAM.COM	
PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 2.1.08 SCALE: AS NOTED

230 FIRST STREET

me



33'-10" A.F.F.
T.O. PARAPET
31'-0" A.F.F.
T.O. ROOF

20'-0" A.F.F.
T.O. 3RD FLOOR

10'-0" A.F.F.
T.O. 2ND FLOOR

TYPICAL:
EXISTING GLASS
BLOCK TO REMAIN

0'-0" A.F.F.
GRND. FLOOR (EXIST.)

3'-0" B.F.F.
EXIST. GRADE

EXISTING GLASS BLOCK

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

33'-9" A.F.F.
T.O. PARAPET

31'-10" A.F.F.
T.O. PARAPET

31'-0" A.F.F.
T.O. ROOF

NEW STUCCO ON CONCRETE RETAINING WALL

NEW RAMP, CANOPY AND TERRACE UNDER SEPERATE PERMIT

FIRST STREET

GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND REPLACE WITH
IMPACT-RESISTANT WINDOWS TO MATCH
ORIGINAL CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

EXISTING OPENINGS WITH EXISTING
GLASS BLOCK AND NEW IMPACT WINDOWS

PROPOSED NORTH ELEVATION

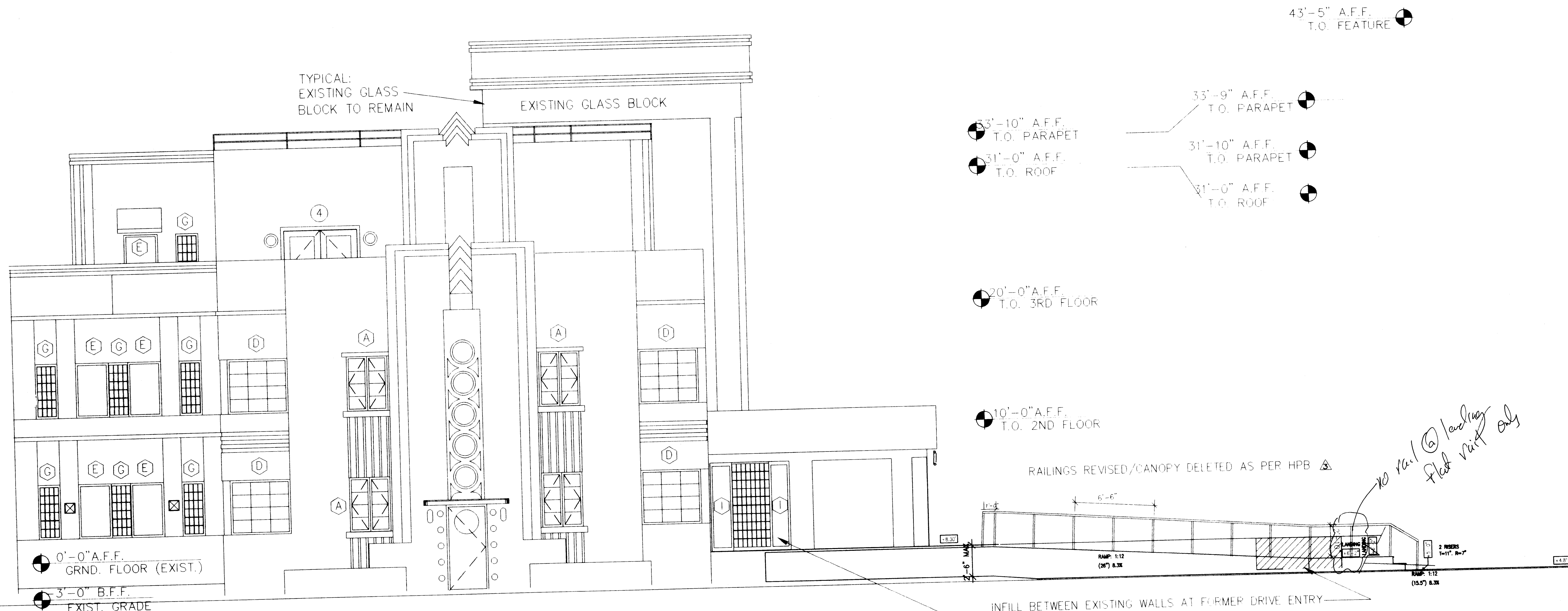
SCALE: 1/4" = 1'-0"

WALTER F. CHATHAM, ARCHITECT	
580 BROADWAY NYC 10012 (212)925-2202	
WALTER@WFCATHAM.COM	
PROJECT:	DATE:
VILLAZZO	2.1.08
MIAMI, FLORIDA	SCALE
	AS NOTED

A6

81 WASHINGTON AVENUE

WFC 1/6



FIRST STREET

GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND REPLACE WITH
IMPACT-RESISTANT WINDOWS TO MATCH
ORIGINAL CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

PROPOSED NORTH ELEVATION

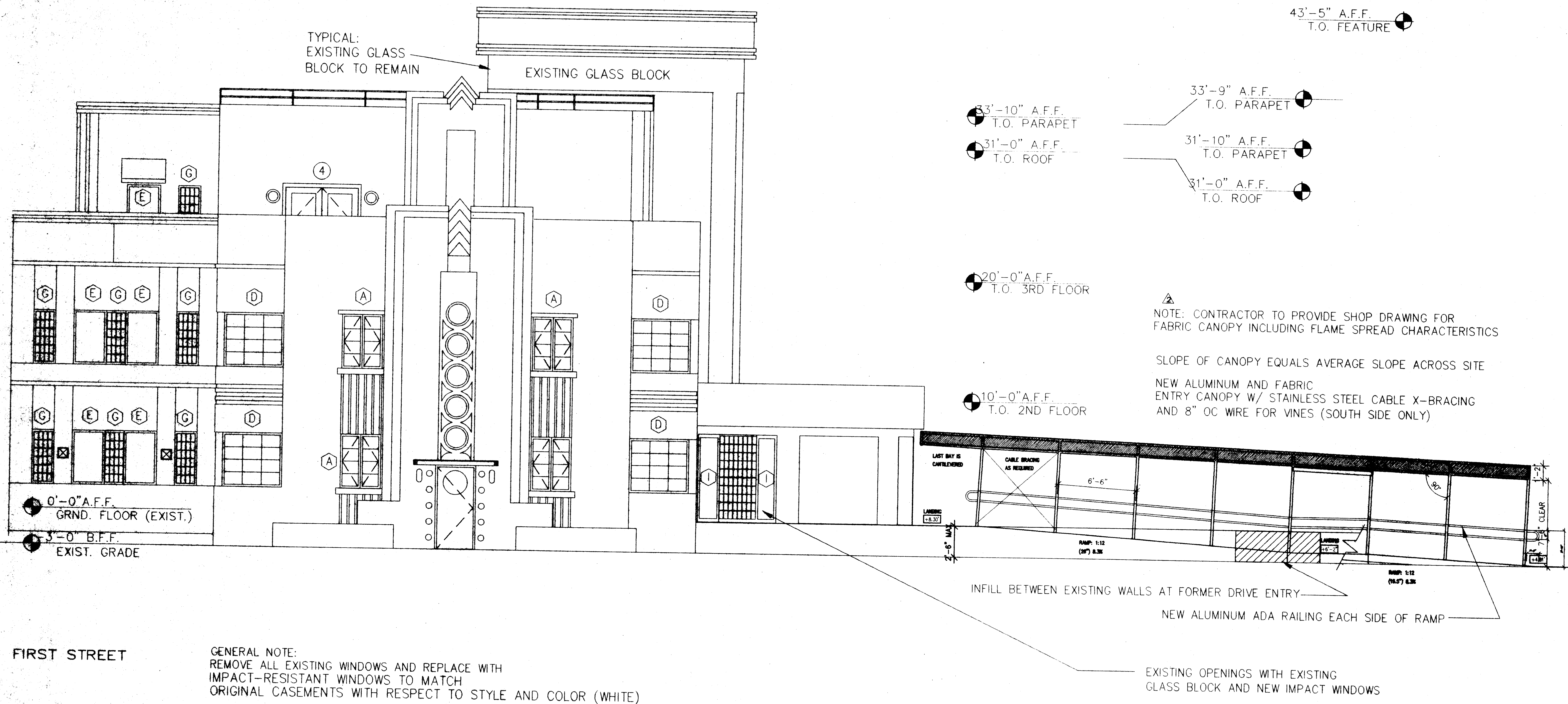
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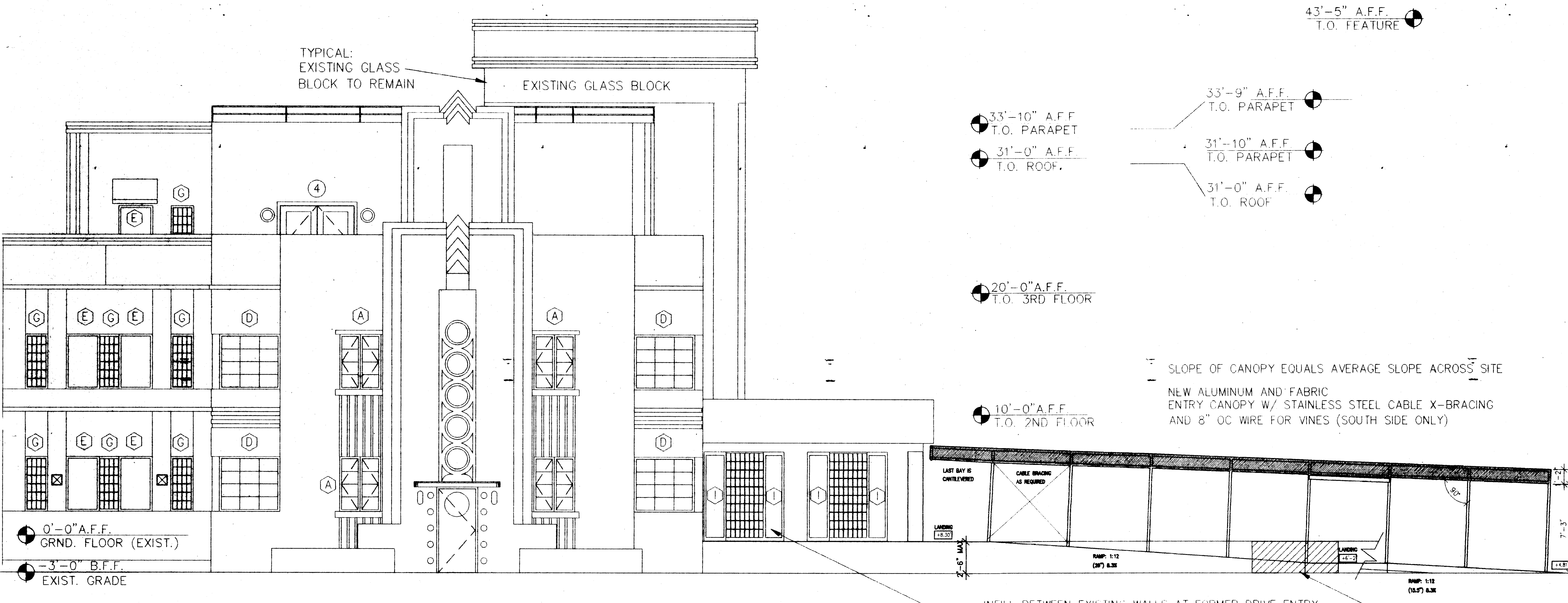
REVISD SUBMITTAL 9/25/08
REVISED AS PER 3RD CITY OF MIAMI BEACH REVIEW
REVISD SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW
REVISD SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCCHATHAM.COM
PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA
DATE:
5.21.08
SCALE:
AS NOTED
A7

230 FIRST STREET

Donny 10/16/08
MMS





FIRST STREET

GENERAL NOTE:
REMOVE ALL EXISTING WINDOWS AND REPLACE WITH
IMPACT-RESISTANT WINDOWS TO MATCH
ORIGINAL CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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

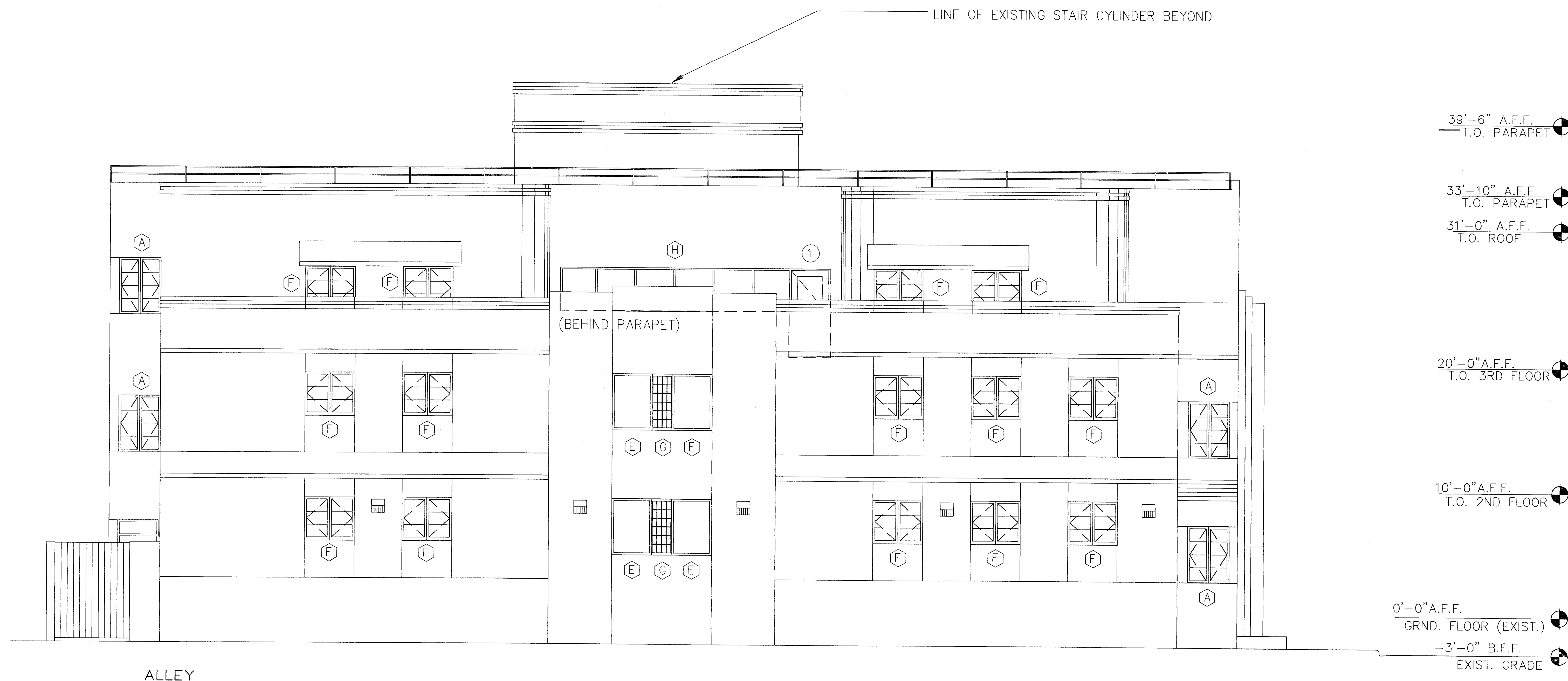
WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WFCATHAM.COM

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

A7

230 FIRST STREET

WFC



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

PROJECT: VILLAZZO MIAMI, FLORIDA	DATE: 2.1.08 SCALE: AS NOTED
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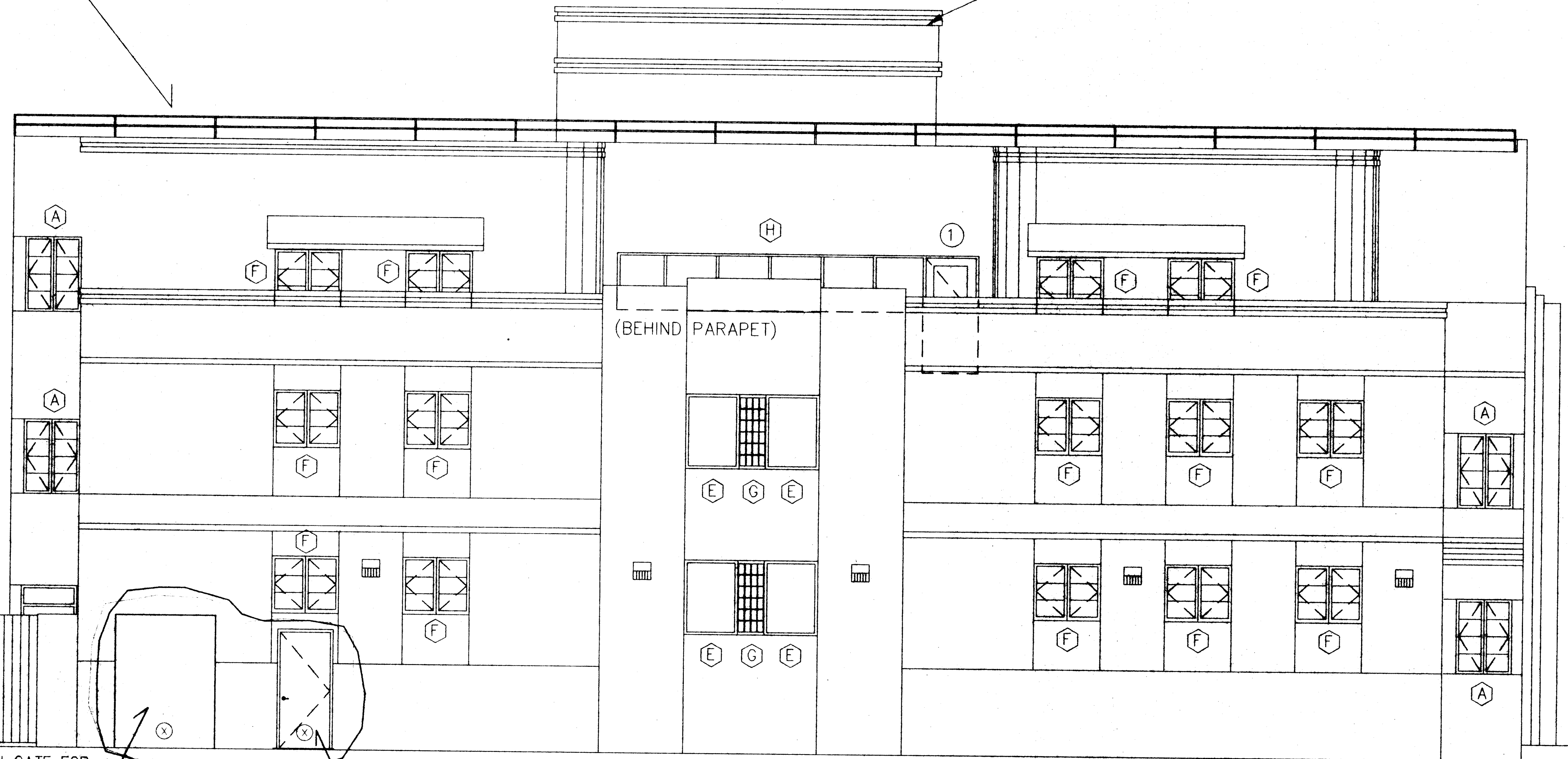
A7

81 WASHINGTON AVENUE

WFC

PROVIDE NEW WHITE KYNAR-COATED ALUMINUM SAFETY RAILING ON TOP OF EXISTING PARAPETS
TOP OF RAILINGS TO BE 42" AFF AS PER FBC.

LINE OF EXISTING STAIR CYLINDER BEYOND



NEW OPENING & ROLL-DOWN GATE FOR TRASHROOM BY TENANT (UNDER SEPERATE PERMIT)

ALLEY

NEW OPENING & EXTERIOR DOOR BY TENANT (UNDER SEPERATE PERMIT)

REMOVE EXISTING WINDOWS AND REPLACE WITH IMPACT-RESISTANT WINDOWS TO MATCH ORIGINAL HISTORIC CASEMENTS WITH RESPECT TO STYLE AND COLOR (WHITE)

PROPOSED EAST ELEVATION

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

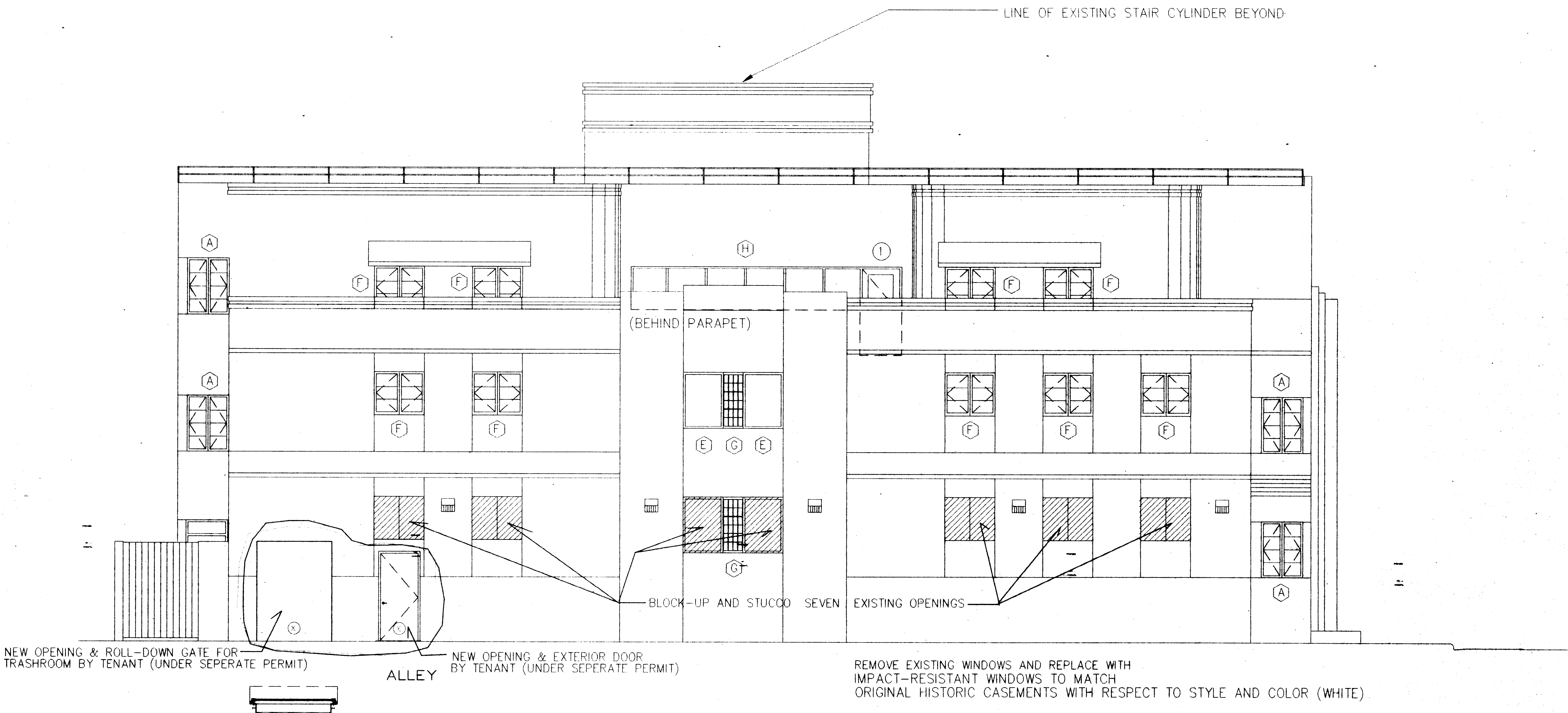
REVISED SUBMITTAL 9/1/08
REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212)925-2202
WALTER@WCHATHAM.COM
PROJECT: 230 FIRST STREET
MIAMI BEACH, FLORIDA
DATE: 5.1.08
SCALE: AS NOTED
A8

230 FIRST STREET

Vermy 10/10/08

amv



PROPOSED EAST ELEVATION

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

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

WALTER F. CHATHAM, ARCHITECT

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

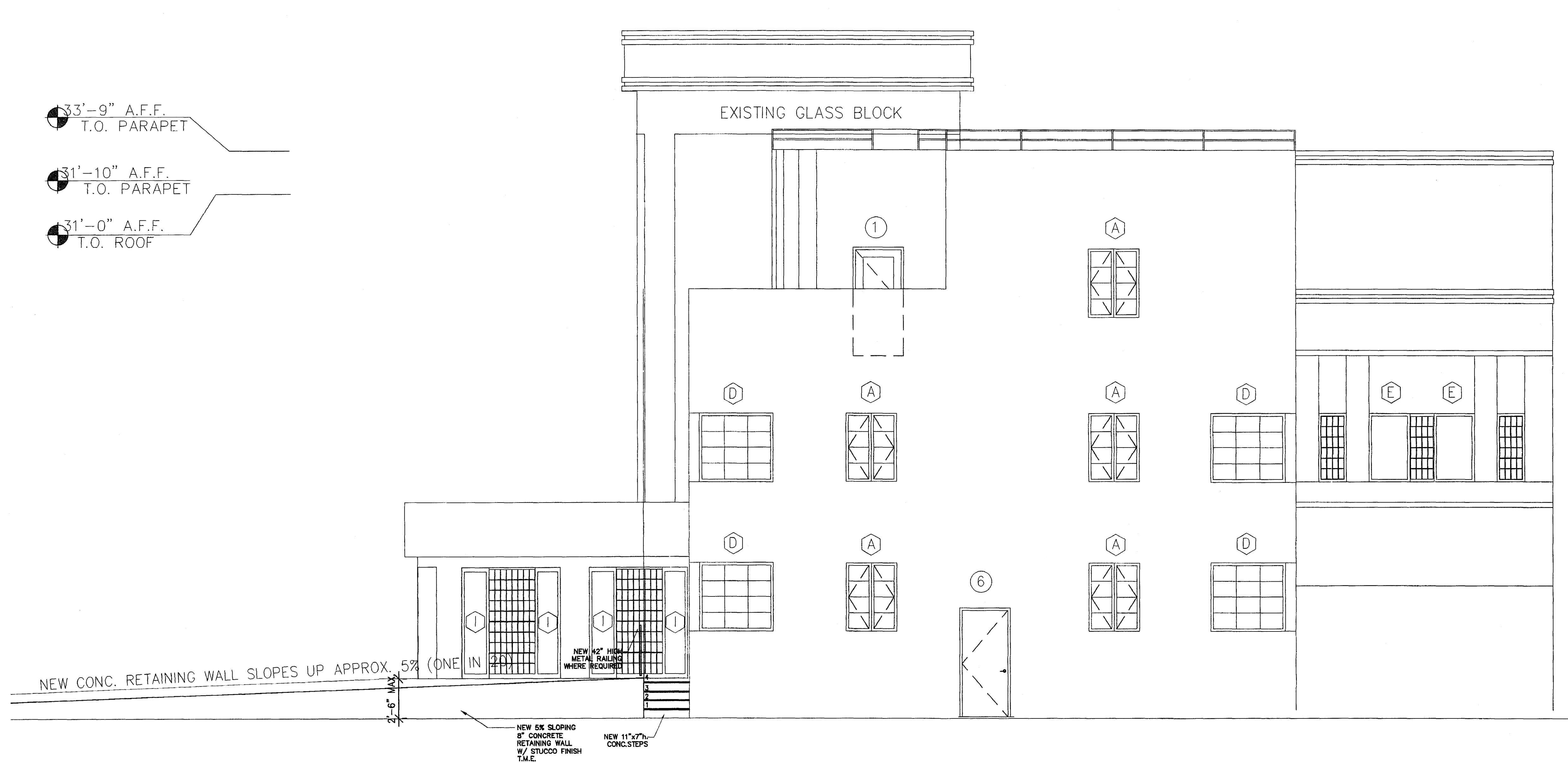
PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE:
5.1.08
SCALE:
AS NOTED

A8

230 FIRST STREET

Walter



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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

39'-6" A.F.F.
T.O. PARAPET

33'-10" A.F.F.
T.O. PARAPET

31'-0" A.F.F.
T.O. ROOF

20'-0" A.F.F.
T.O. 3RD FLOOR

10'-0" A.F.F.
T.O. 2ND FLOOR

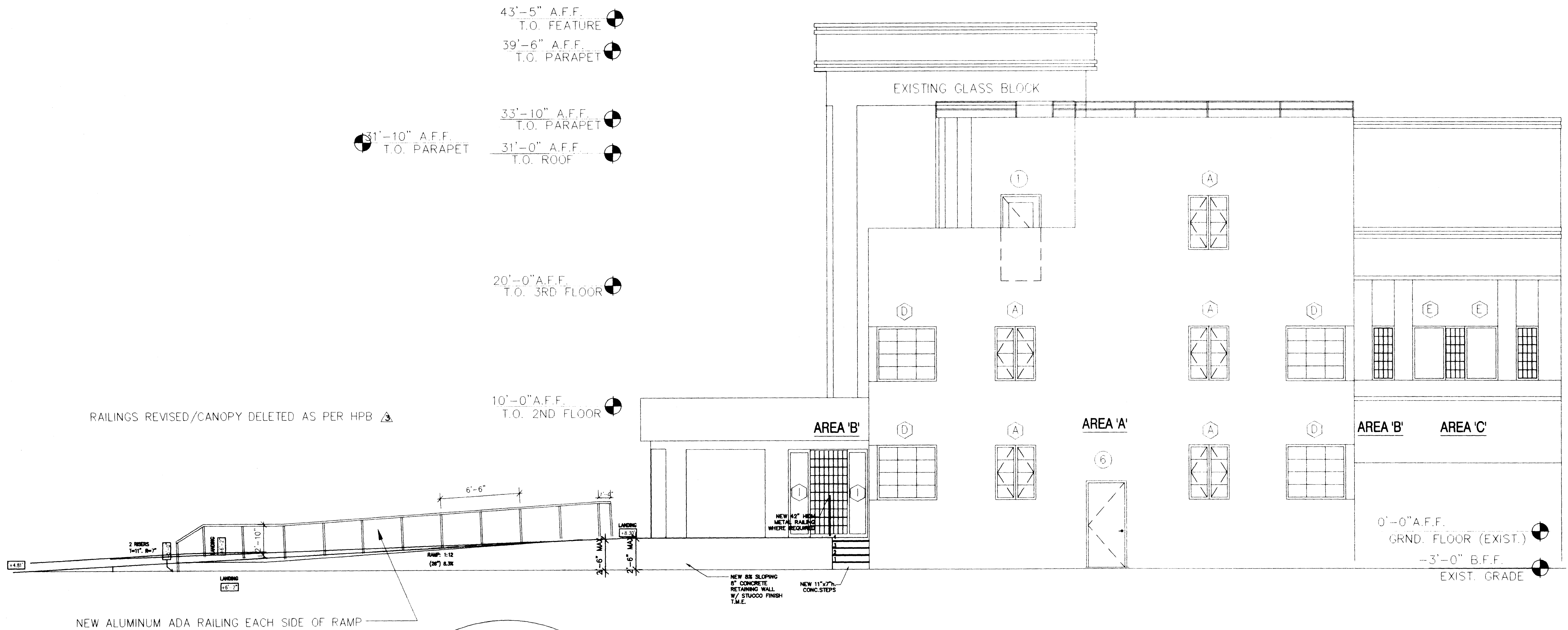
0'-0" A.F.F.
GRND. FLOOR (EXIST.)

-3'-0" B.F.F.
EXIST. GRADE

WALTER F. CHATHAM, ARCHITECT		
580 BROADWAY NYC 10012 (212)925-2202		
WALTER@WFCATHAM.COM		
PROJECT:	DATE:	A8
VILLAZZO	2.1.08	
MIAMI, FLORIDA	SCALE:	
	AS NOTED	

81 WASHINGTON AVENUE

WFC



PROPOSED SOUTH ELEVATION

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

PERMITTED FOR GLASS IIB AS PER FBC CHS	AREA 'A'	AREA 'B'	AREA 'C'	COMBINED
DISTANCE TO PL	5'-1"	5'-1" TO 9'-7"	9'-7"	LESS THAN 10 FT
PERCENTAGE OPEN/GLAZED	WALL AREA 1,340 SQ. FT. WINDOW AREA 125 SQ.FT.	WALL AREA 332 SQ. FT. WINDOW AREA 48 SQ.FT.	WALL AREA 633 SQ. FT. WINDOW AREA 45 SQ.FT.	WALL AREA 2,295 SQ. FT. WINDOW AREA 218 SQ.FT. RATIO: 9.4% <10% OK

GLASS AREA RATIO /DISTANCE TO PL

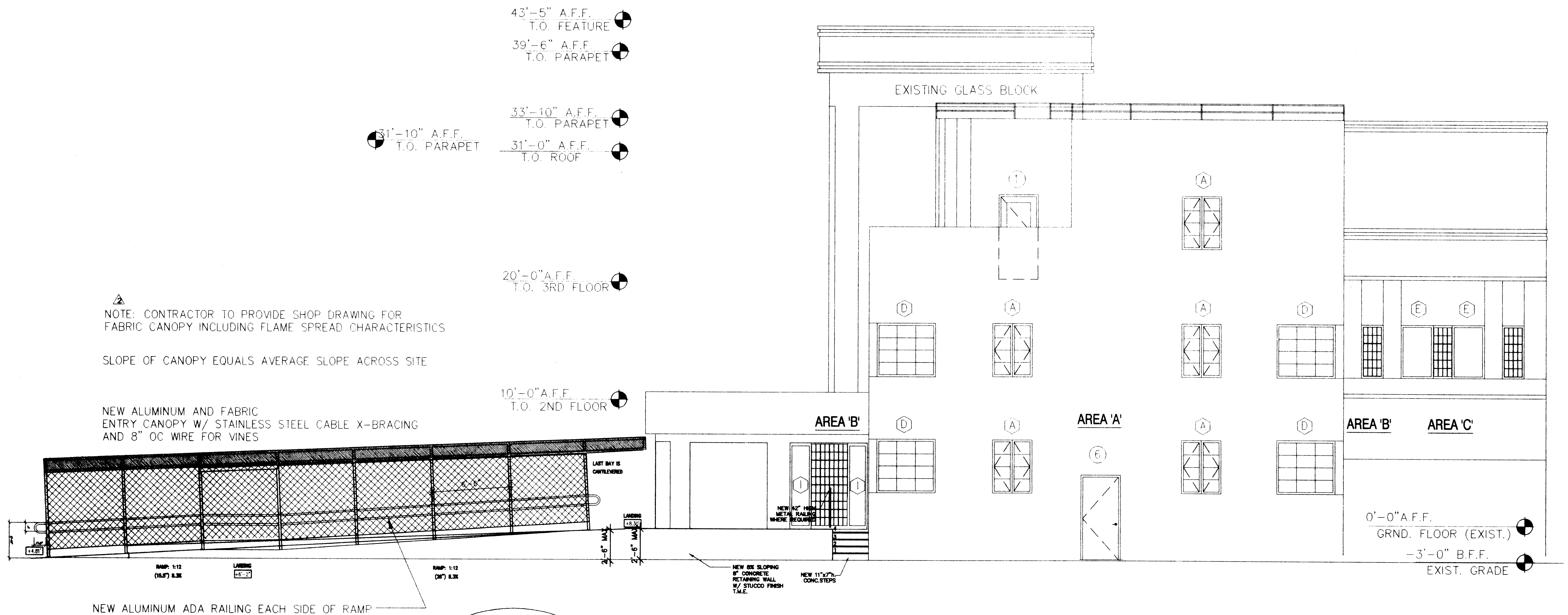
REVISD SUBMITTAL 9/25/08
 REVISED AS PER 3RD CITY OF MIAMI BEACH REV
 REVISD SUBMITTAL 9/1/08
 REVISED AS PER 2ND CITY OF MIAMI BEACH RE
 REVISD SUBMITTAL 5/21/08
 REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
 580 BROADWAY NYC 10012 (212)925-2202
 WALTER@WFCATHAM.COM
 PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA
 DATE: 5.1.08
 SCALE: AS NOTED

A9

230 FIRST STREET

Unimy 10/15/08
 [Signature]



PROPOSED SOUTH ELEVATION

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

PERMITTED FOR GLASS W/ AS PER PBC CHS	AREA 'A'	AREA 'B'	AREA 'C'	COMBINED
DISTANCE TO PL	5'-1"	5'-1" TO 9'-7"	9'-7"	LESS THAN 10 FT
PERCENTAGE OPEN GLAZED	WALL AREA 1,340 SQ. FT. WINDOW AREA 125 SQ.FT.	WALL AREA 332 SQ. FT. WINDOW AREA 48 SQ.FT.	WALL AREA 633 SQ. FT. WINDOW AREA 45 SQ.FT.	WALL AREA 2,295 SQ. FT. WINDOW AREA 218 SQ.FT. RATIO: 9.4% <10% OK

GLASS AREA RATIO /DISTANCE TO PL

- 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@WCHATHAM.COM

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE:
5.1.08
SCALE:
AS NOTED

A9

230 FIRST STREET

WFS

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

39'-6" A.F.F. T.O. PARAPET

31'-10" A.F.F. T.O. PARAPET

33'-10" A.F.F. T.O. PARAPET

31'-0" A.F.F. T.O. ROOF

20'-0" A.F.F. T.O. 3RD FLOOR

10'-0" A.F.F. T.O. 2ND FLOOR

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

SLOPE OF CANOPY EQUALS AVERAGE SLOPE ACROSS SITE

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

LAST BAY IS OVERVIEWED

LANDING

2'-6" MAX

2'-6" MAX

NEW 6" SLOPING 8" CONCRETE RETAINING WALL W/ STUCCO FINISH T.A.E.

NEW 11"X7" CONC. STEPS

PROPOSED SOUTH ELEVATION

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

0'-0" A.F.F. GRND. FLOOR (EXIST.)
-3'-0" B.F.F. EXIST. GRADE

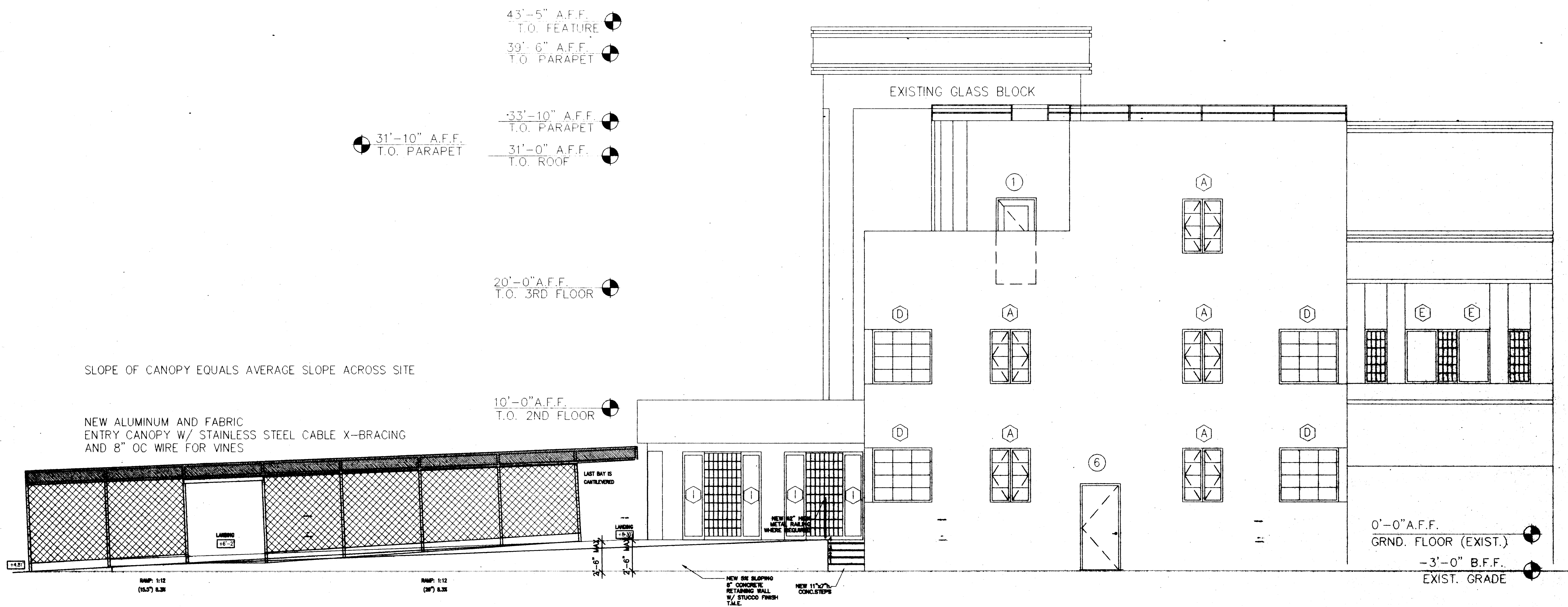
REVISD SUBMITTAL 9/1/08
REVISD AS PER 2ND CITY OF MIAMI BEACH REVIEW
REVISD SUBMITTAL 5/21/08
REVISD AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212) 825-2202
WALTER@WFCATHAM.COM
PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA
DATE: 5.1.08
SCALE: AS NOTED

A9

230 FIRST STREET

WFC



PROPOSED SOUTH ELEVATION

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

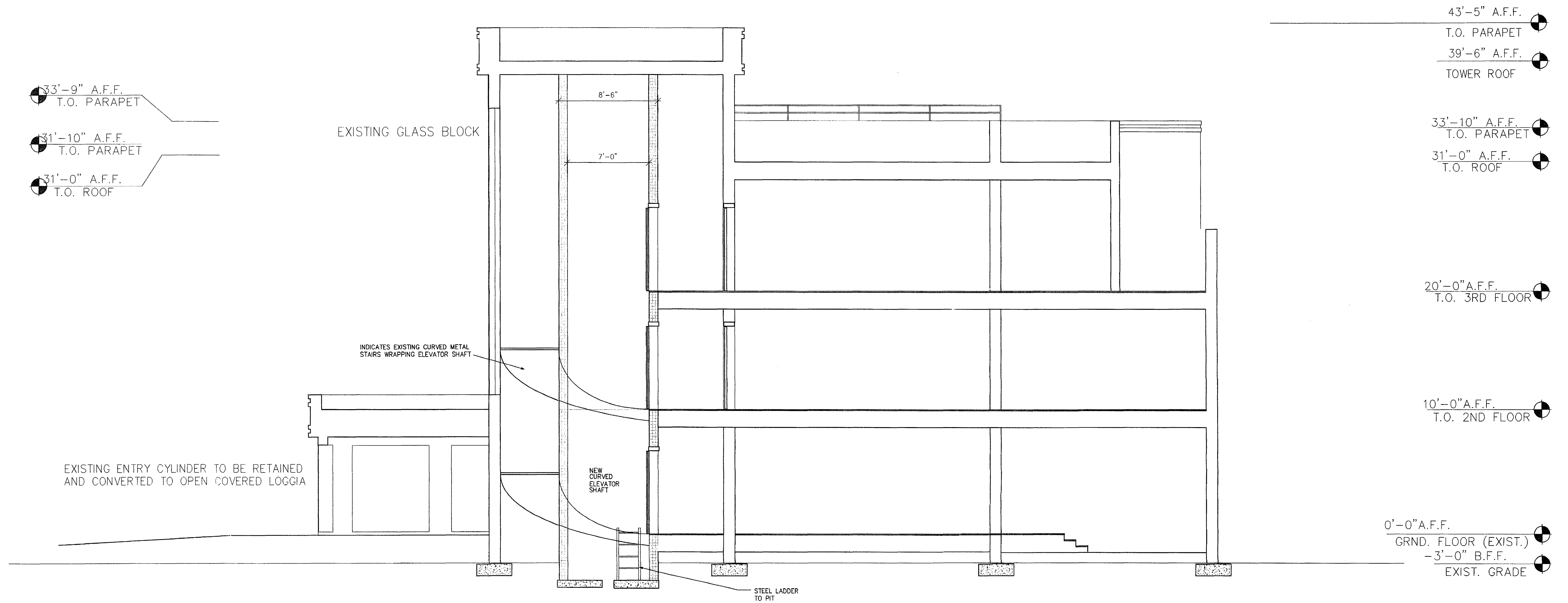
REVISED SUBMITTAL 6/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

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

PROJECT: 230 FIRST STREET MIAMI BEACH, FLORIDA	DATE: 5.1.08 SCALE: AS NOTED	A9
--	---------------------------------------	-----------

230 FIRST STREET

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

WALTER F. CHATHAM, ARCHITECT			
580 BROADWAY NYC 10012 (212)925-2202			
WALTER@WFCATHAM.COM			
PROJECT:	DATE:	A9	
VILLAZZO	2.1.08		
MIAMI, FLORIDA	SCALE		
	AS NOTED		

81 WASHINGTON AVENUE

WFC

43'-5" A.F.F. ●
T.O. PARAPET
39'-6" A.F.F. ●
TOWER ROOF

33'-10" A.F.F. ●
T.O. PARAPET
31'-0" A.F.F. ●
T.O. ROOF

20'-0" A.F.F. ●
T.O. 3RD FLOOR

10'-0" A.F.F. ●
T.O. 2ND FLOOR

33'-9" A.F.F. ●
T.O. PARAPET

31'-10" A.F.F. ●
T.O. PARAPET

31'-0" A.F.F. ●
T.O. ROOF

EXISTING ENTRY CYLINDER TO BE RETAINED
AND PART CONVERTED TO OPEN COVERED LOGGIA (SEE PLAN)

EXISTING GLASS BLOCK

20'-0" A.F.F. ●
T.O. 3RD FLOOR

10'-0" A.F.F. ●
T.O. 2ND FLOOR

20'-0" A.F.F. ●
T.O. 3RD FLOOR

10'-0" A.F.F. ●
T.O. 2ND FLOOR

0'-0" A.F.F. ●
GRND. FLOOR (EXIST.)

RAILINGS REVISED/CANOPY DELETED AS PER HPB

NEW RAMP &
LANDINGS CORALSTONE
TO MATCH EXISTING
INTERIOR OVER
REINFORCED
CONCRETE SLAB

EXISTING CORAL
STONE

EXIST. GRADE

NEW RECTANGULAR
ELEVATOR
SHAFT -
SEE
STRUCTURAL
DRAWINGS

STEEL LADDER
TO PIT

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

ALL TERRACE WALLS AND RAILINGS ARE 42" AFF AS NFPA 101 CHAPTER

PROVIDE NEW WHITE KYNAR-COATED ALUMINUM SAFETY RAILING
ON TOP OF EXISTING PARAPETS
TOP OF RAILINGS TO BE 42" AFF AS PER FBC.

PROPOSED SECTION A-A

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

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@WCHATHAM.COM
PROJECT: 230 FIRST STREET
MIAMI BEACH, FLORIDA
DATE: 5.1.08
SCALE: AS NOTED
A10

230 FIRST STREET

on 10-15-08
WFC

43'-5" A.F.F.
T.O. PARAPET
39'-6" A.F.F.
TOWER ROOF

33'-10" A.F.F.
T.O. PARAPET
31'-0" A.F.F.
T.O. ROOF

20'-0" A.F.F.
T.O. 3RD FLOOR

10'-0" A.F.F.
T.O. 2ND FLOOR

33'-9" A.F.F.
T.O. PARAPET

31'-10" A.F.F.
T.O. PARAPET

31'-0" A.F.F.
T.O. ROOF

EXISTING ENTRY CYLINDER TO BE RETAINED
AND PART CONVERTED TO OPEN COVERED LOGGIA (SEE PLAN)

20'-0" A.F.F.
T.O. 3RD FLOOR

10'-0" A.F.F.
T.O. 2ND FLOOR

-3'-0" B.F.F.
EXIST. GRADE

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

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

PROVIDE NEW WHITE KYNAR-COATED ALUMINUM SAFETY RAILING
ON TOP OF EXISTING PARAPETS
TOP OF RAILINGS TO BE 42" AFF AS PER FBC.

EXISTING GLASS BLOCK

INDICATES EXISTING CURVED METAL
STAIRS WRAPPING ELEVATOR SHAFT

NEW RECTANGULAR
ELEVATOR
SHAFT -
SEE
STRUCTURAL
DRAWINGS

0'-0" A.F.F.
GRND. FLOOR (EXIST.)

STEEL LADDER
TO PIT

PROPOSED SECTION A-A

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

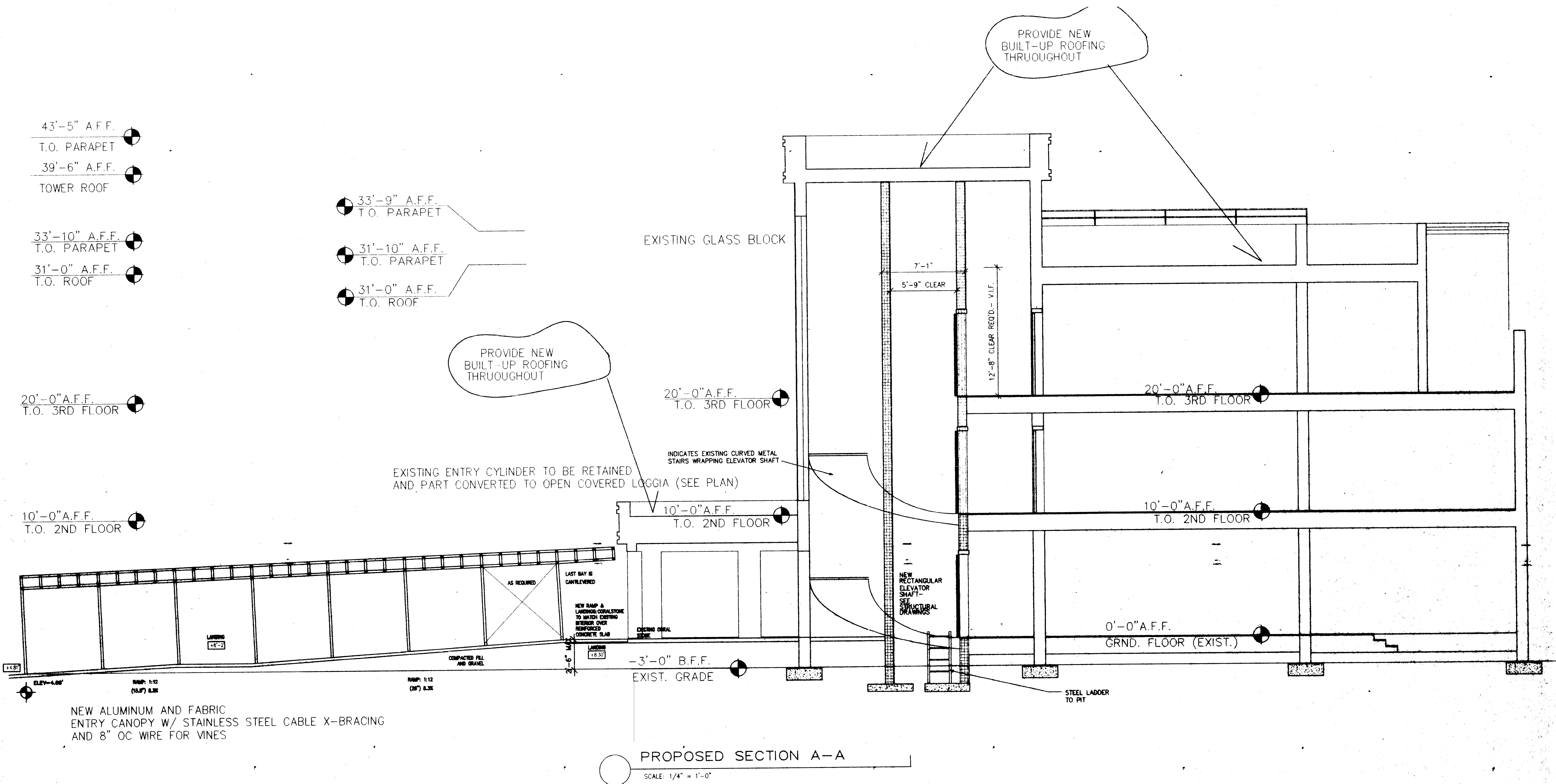
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REVISED AS PER 2ND CITY OF MIAMI BEACH REVIEW
REVISED SUBMITTAL 5/21/08
REVISED AS PER CITY OF MIAMI BEACH REVIEW

WALTER F. CHATHAM, ARCHITECT
580 BROADWAY NYC 10012 (212) 925-2202
WALTER@WCHATHAM.COM
PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA
DATE:
5.1.08
SCALE:
AS NOTED

A10

230 FIRST STREET

WFC



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

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

PROJECT:
230 FIRST STREET
MIAMI BEACH, FLORIDA

DATE:
5.1.08
SCALE:
AS NOTED

A10

230 FIRST STREET

Walter F. Chatham