

ABBREVIATIONS

MATERIAL LEGEND

GENERAL NOTES

PROJECT TEAM

A	ACOUSTICAL A.C. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	C	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	R	R. RAD. R.D. REF. REFR. REFR. RGTR. REINF. REF. RESIL. RM. R.O. R.WD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	F	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMM.
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	J	JAN. JST. JT.	JANITOR JOIST JOINT
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. D.M. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	K	JAN. JST. JT.	JANITOR JOIST JOINT	L	LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP0 EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR	M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. ML. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION	N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE	O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE	P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER
G	GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	Q	Q.T.	QUARRY TILE	T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB	V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	W	WT. W. W.C. WD. W/O WP. WSCT.	WEIGHT WITH WATER CLOSET WATER WITHOUT WATERPROOF WAINSCOT	X	X	X

	insulation blanket		concrete pre cast		gravel or crushed stone		cement mortar plaster		concrete
	glass: large scale		insulation rigid		earth		tile		solid conc. mas. unit
	marble		steel small scale		steel large scale		plywood		sheet metal
	wood blocking continuous		wood blocking intermittent		brick large scale		wood finished		concrete mas. unit

- ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BID.
- ALL WORK TO BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OF AND ACCEPTABLE TO THE CITY OF MIAMI BUILDING DEPARTMENT.
- ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL COPIES FOR ALL REQUIRED ASSEMBLIES.
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL AT HIS OWN COST REPAIR OR REPLACE ALL DAMAGED DURING REPAIR FOR THE PERIOD OF THE GUARANTEE.
- COORDINATE ALL STRUCTURAL WORK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DWG'S. FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL PROJECT REQUIREMENTS.
- SUBMIT 3 SETS SHOP DWGS. FOR ARCHITECTS REVIEW OF ALL ITEM REQUIRING FABRICATION. DO NOT FABRICATE UNTIL REVIEWED.
- ALL MATERIALS AND FIXTURES MUST BE BRAND NEW.
- INFORMATION SHOWN ON THE DWGS. AS TO THE LOCATION OF THE EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE A/E. HOWEVER, THIS INFORMATION IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF EXISTING UTILITIES. THE CONTRACTOR SHALL ASSIST THE UTILITY COMPANIES, BY EVERY MEANS POSSIBLE, TO DETERMINE SAID LOCATIONS AND THE LOCATIONS OF RECENT ADDITIONS OR MODIFICATIONS TO THE SYSTEMS. NOT SHOWN. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR TO ELIMINATE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES DURING CONSTRUCTION. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED AND THE PROJECT REPRESENTATIVE NOTIFIED OF ANY CONFLICT OR DISCREPANCIES WHICH MAY OCCUR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH CONDITIONS WILL NEED SHORING DURING EXCAVATION AND SHALL PROVIDE SUCH SHORING AND SUPPORT AS REQUIRED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION. ALL ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
- EXISTING PAVEMENT, SIDEWALKS, SOD, CURB OR OTHER EXISTING WORK NOT SPECIFIED FOR REMOVAL WHICH IS TEMPORARILY REMOVED, DAMAGED, EXPOSED, OR IN ANY WAY DISTURBED DURING CONSTRUCTION PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL PRE-CONSTRUCTION CONDITION AT NO ADDITIONAL COST TO OWNER.
- ALL PAVING, SIDEWALK AND CURB & GUTTER WORK IN THE PUBLIC RIGHT OF WAY SHALL CONFORM WITH THE REQUIREMENTS OF THE CITY OF MIAMI, FLORIDA AND/OR THE FLORIDA DEPARTMENT OF TRANSPORTATION.
- ALL UTILITY CONSTRUCTION AND CONNECTIONS WITHIN THE PUBLIC RIGHT OF WAY ARE TO BE PERFORMED BY THE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO EXCAVATION.
- ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- THIRD PARTY BENEFICIARIES: NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE A CONTRACTUAL RELATIONSHIP WITH OR A CAUSE OF ACTION IN FAVOR OF A THIRD PARTY AGAINST EITHER THE CLIENT OR THE DESIGN PROFESSIONAL. THE DESIGN PROFESSIONAL'S SERVICES UNDER WHICH THESE DRAWINGS WERE PREPARED, ARE BEING PROVIDED SOLELY FOR THE CLIENT'S BENEFIT, AND NO OTHER ENTITY SHALL HAVE ANY CLAIM AGAINST THE DESIGN PROFESSIONAL BECAUSE OF THESE DRAWINGS OR THE PERFORMANCE OR NONPERFORMANCE OF SERVICES HEREUNDER.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWING SCALE.
- CONTRACTOR AND ARCHITECTOR SHALL BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF ALL CONSTRUCTION DOCUMENTS AND THE RELEVANCE TO THE WORK FAILURE TO BE ACQUAINTED WITH THIS KNOWLEDGE DOES NOT RELIEVE RESPONSIBILITY FOR PERFORMING ALL WORK PROPERLY. ADDITIONAL COMPENSATION SHALL NOT BE ALLOWED DUE TO THE FAILURE TO BECOME FAMILIAR WITH THE ENTIRE CONSTRUCTION DOCUMENT PACKAGE.
- FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM (IF REQUIRED) ARE DESIGN BUILT BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT FIRE SPRINKLER & FIRE ALARM DRAWINGS TO THE JURISDICTION PRIOR TO BEGINNING ANY WORK ON THE PROJECT. CONTRACTOR SHALL MAINTAIN THE EXISTING FIRE RATINGS OF ALL ELEMENTS AND SHALL PATCH AND REPAIR ANY DAMAGED OR REMOVED ELEMENTS AS REQUIRED TO MAINTAIN ALL FIRE RATINGS.
- CONTRACTOR SHALL OBTAIN APPROVAL OF THE BUILDING PERMIT. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING ANY OUTSTANDING BUILDING PERMIT ITEMS AND PICKING UP THE PERMIT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING ALL TRADE PERMITS AND OTHER PERMITS AS MAY BE REQUIRED BY THE JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ANY REVISIONS TO THE APPROVED PERMIT DOCUMENTS AND PROCESSING THE APPROVAL OF THE REVISED DOCUMENTS WITH THE JURISDICTIONS HAVING AUTHORITY.
- CONTRACTOR SHALL VERIFY THAT ALL EXISTING DEMISING WALLS EXTEND TO THE BOTTOM OF THE FLOOR OF THE LANDLORD'S RESPONSIBILITY.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING SUBSTRATES TO RECEIVE NEW FINISHES AND ALL EXISTING SURFACES AND FINISHES AS NECESSARY FOR A COMPLETE AND PROPER INSTALLATION.
- CONTRACTOR SHALL ENGAGE A STRUCTURAL ENGINEER TO REVIEW, DESIGN, AND SEAL ALL CHANGES NECESSARY TO THE BUILDING STRUCTURE FOR THE INSTALLATION OF OR REVISION OF ALL CONTRACTOR INSTALLED MECHANICAL UNITS OR OTHER CONTRACTOR INSTALLED ELEMENTS SUPPORTED BY OR ANCHORED TO THE EXISTING STRUCTURE. THE ENGINEER SHALL SUBSTANTIATE THE DESIGN MODIFICATIONS NECESSARY TO MAINTAIN THE INTEGRITY OF THE EXISTING BUILDING STRUCTURE.
- IN THE EVENT THE CONTRACTOR DISCOVERS, AT ANY TIME DURING DEMOLITION, CONSTRUCTION, AND/OR REMODELING OPERATIONS, EXISTING CONDITIONS THAT COULD INCLUDE THE PRESENCE OF MOLD AND/OR MILDEW, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE, CONSTRUCTION MANAGER, AND THE ARCHITECT OF RECORD, IN WRITINGS OF THE CONCERNS AND/OR SUSPICIONS.
- ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 105.10.11 AND 1016. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
- A WEATHER RESISTANT JOB SITE POSTING BOARD SHALL BE PROVIDED TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AS EACH REQUIRED PROTECTIVE TREATMENT IS COMPLETED, PROVIDING A COPY FOR THE PERSON THE PERMIT IS ISSUED TO AND ANOTHER COPY FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL BE PROVIDE PRODUCT USED, IDENTIFY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. IF THE SOIL CHEMICAL BARRIER METHOD FOR TERMITE PREVENTION IS USED, FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
- MINIMUM INSULATION SHALL BE: R-19 FOR ROOF, R-5 FOR EXTERIOR WALLS, R-3 BOTH SIDES FOR CBS COMMON WALLS, AS PER FBC CHAPTER 13, SUB-CHAPTER 6.

SYMBOL LEGEND

	DOOR SYMBOL		wall construction		wall type
	room name / finish schedule		room number		exterior & interior elevation symbol
	bldg. / partial & detail section symbol		construction detail symbol/ detailed area		detail number
	notes		COLUMN REFERENCE		NUMBER OR LETTER
	notes		ELEVATION		EL 0'-0" FINISH FLOOR
	notes		DRAWING REVISION		REVISION NUMBER

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2023.8th EDITION
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2023
STRUCTURAL:	FLORIDA BUILDING CODE 2023.8th EDITION
PLUMBING:	FLORIDA BUILDING CODE 2023.8th EDITION - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2023.8th EDITION - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2023.8th EDITION - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2023 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2023.8th EDITION

LOCATION MAP



GAIA MIAMI BEACH
801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
MIAMI BEACH, FL. 33139

OWNER:	ALEXEY POLYKOV GAIA USA LLC 309 SIXTH AVENUE, SECOND FLOOR, NEW YORK, NEW YORK 10014
PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AROD15416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL (305) 559 1250 FAX (305) 551 1740
MEP ENGINEER:	H VIDAL & ASSOCIATES HENRY VIDAL, PE # 56204 241 NW SOUTH RIVER DRIVE MIAMI, FL 33128 PHONE (305) 571 1860 FAX (305) 571 1861
STRUCTURAL ENGINEER:	YOUSSEF HACHEM CONSULTING ENGINEERING YOUSSEF HACHEM PHD, PE, SEI # 43302 99 NW 27TH AVENUE MIAMI, FL 33125 TEL (305) 969-9423
DESIGN:	RICHARD SAUNDERS FIRST WITHIN LIMITED TINTAGEL HOUSE 92 ALBERT EMBANKMENT LONDON SE1 7TY

PROJECT INFORMATION

LEGAL DESCRIPTION
CONDOMINIUM PARCEL NO. CU-2 OF MAREA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 28810, PAGE 2526, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

ZONING SUMMARY

PROJECT ADDRESS:	801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2 MIAMI BEACH, FL 33139
ZONING DISTRICT:	CP5-1
PRESENT OCCUPANCY:	VACANT
PROPOSED OCCUPANCY:	NEW ASSEMBLY A2 (RESTAURANT)

ALTERATION CLASSIFICATION

EXPLORATORY DEMO IN VACANT TENANT SPACE FOR KITCHEN EQUIPMENTS ROUGH IN AND BUILDOUT / ALTERATION APPLIED UNDER THIS MASTER PERMIT FOR A NEW ASSEMBLY (RESTAURANT) IN COMPLIANCE WITH FBC 707.1.

FIRE ALARM SYSTEM AND SPRINKLER SYSTEM

THIS BUILDING IS PROTECTED BY AN EXISTING SPRINKLER SYSTEM.

ZONING CHART

ITEM #	Project Information	Folio number(s)	Year built:
1	Address: 801 S. Pointe Drive, Unit CU-2A & CU-2B2, Miami Beach, FL 33139	02-4203-368-0320	2015
2	Board file number(s), Determination of Architectural Significance:	PB22-0563	Lot Area: 64650 SQ. FT.
3	Located within a Local Historic District (Yes or No):	Zoning District: CP5-1	Lot width: T.B.D.
4	Individual Historic Site (Yes or No):	NO	Lot Depth: T.B.D.
5	Base Flood Elevation:	8'	Grade value in NGVD: EXISTING
6	Adjusted grade (BE+Grade / 2):	EXISTING	Free board: EXISTING
7	Proposed Use:	ASSEMBLY AII RESTAURANT	
8	Proposed Accessory Use:	ASSEMBLY	

TABLE 02 EXISTING USE PARKING CALCULATION PER DRB23-0965

USE	REQUIRED	EXISTING
Portofino Commercial	68 spaces	68 spaces
Kosushi	22 spaces (87 seats x 1 space per 4 seats)	22 spaces
Red Steakhouse	50 spaces (200 seats x 1 space per 4 seats)	50 spaces
Proposed Gaia	59 spaces (234 seats x 1 space per 4 seats)	59 spaces
Residential Townhomes	3 spaces	3 spaces
Residential Units	45 spaces	45 spaces
TOTAL	247 spaces	310 spaces per 81303263

LOADING AREAS 10'X20' ARE EXISTING SEE EXIST-101

FIRE PREVENTION

FP-100	FIRE PROTECTION LEGEND AND NOTES
FP-101	FIRE PROTECTION LEGEND AND NOTES
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FP-201	PROPOSED FLOOR PLAN
FP-401a	PROPOSED FLOOR PLAN
FP-401b	PROPOSED FLOOR PLAN

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A-003	PS - FINAL ORDER	
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EXIST-102	EXISTING LIFE SAFETY CODE	
EXIST-103	EXISTING SITE PLAN	
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LS-100	LIFE SAFETY CODE	
LS-101	PROPOSED LIFE SAFETY GROUND FLOOR PLAN	
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A-102.1	ENLARGED BOH AND VIP	
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ADA-100	ADA GROUND LEVEL	
ADA-101	ADA SCHEDULES	

STRUCTURAL

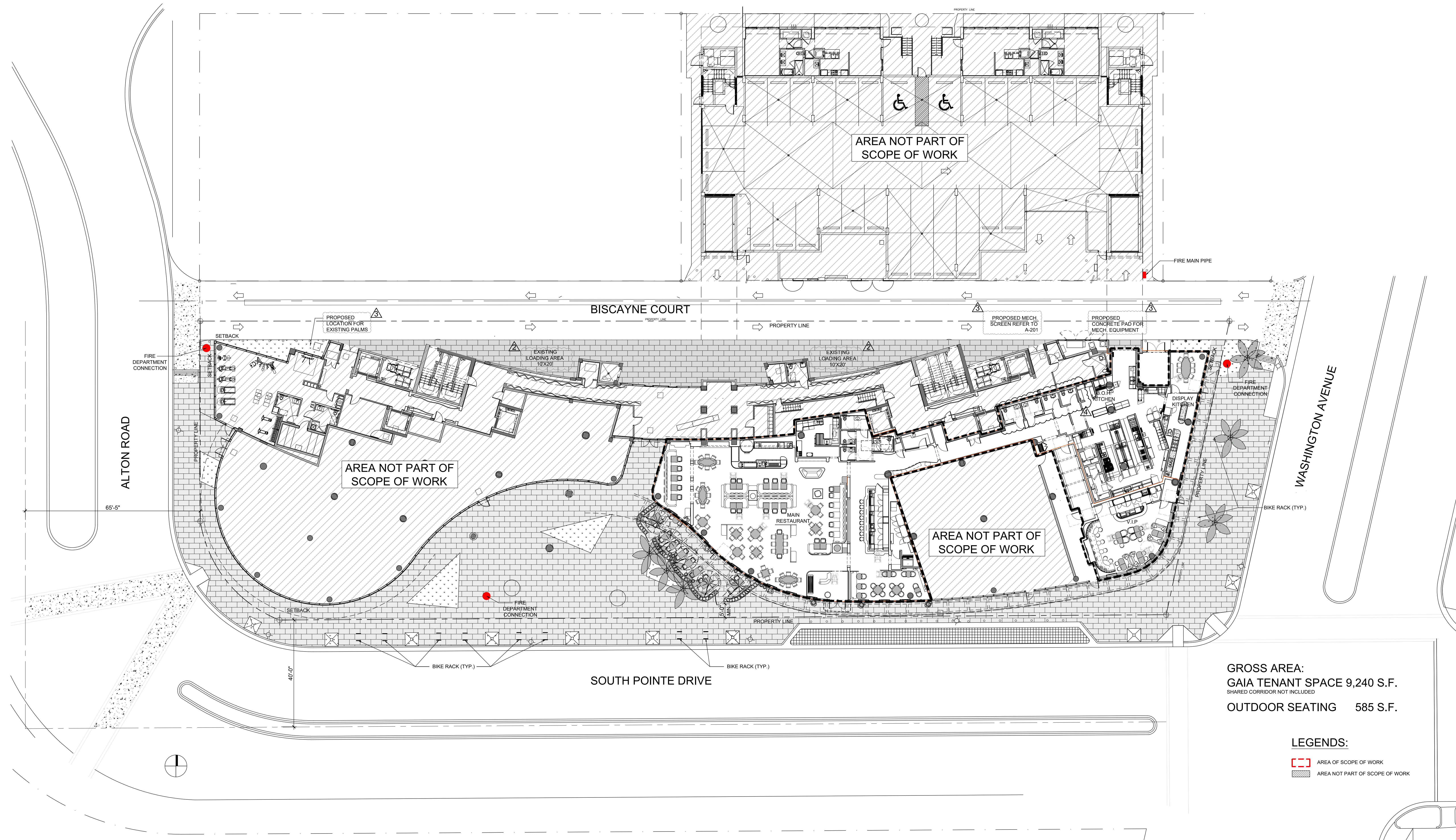
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S-02	PROPOSED GROUND FLOOR FRAMING PLAN
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E-301b	PROPOSED FLOOR PLAN
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M-307	MECHANICAL DETAILS
M-308	MECHANICAL DETAILS
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GROSS AREA:
 GAIA TENANT SPACE 9,240 S.F.
SHARED CORRIDOR NOT INCLUDED
 OUTDOOR SEATING 585 S.F.

LEGENDS:

- AREA OF SCOPE OF WORK
- AREA NOT PART OF SCOPE OF WORK

GAIA MIAMI BEACH
 801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
 MIAMI BEACH, FL, 33139

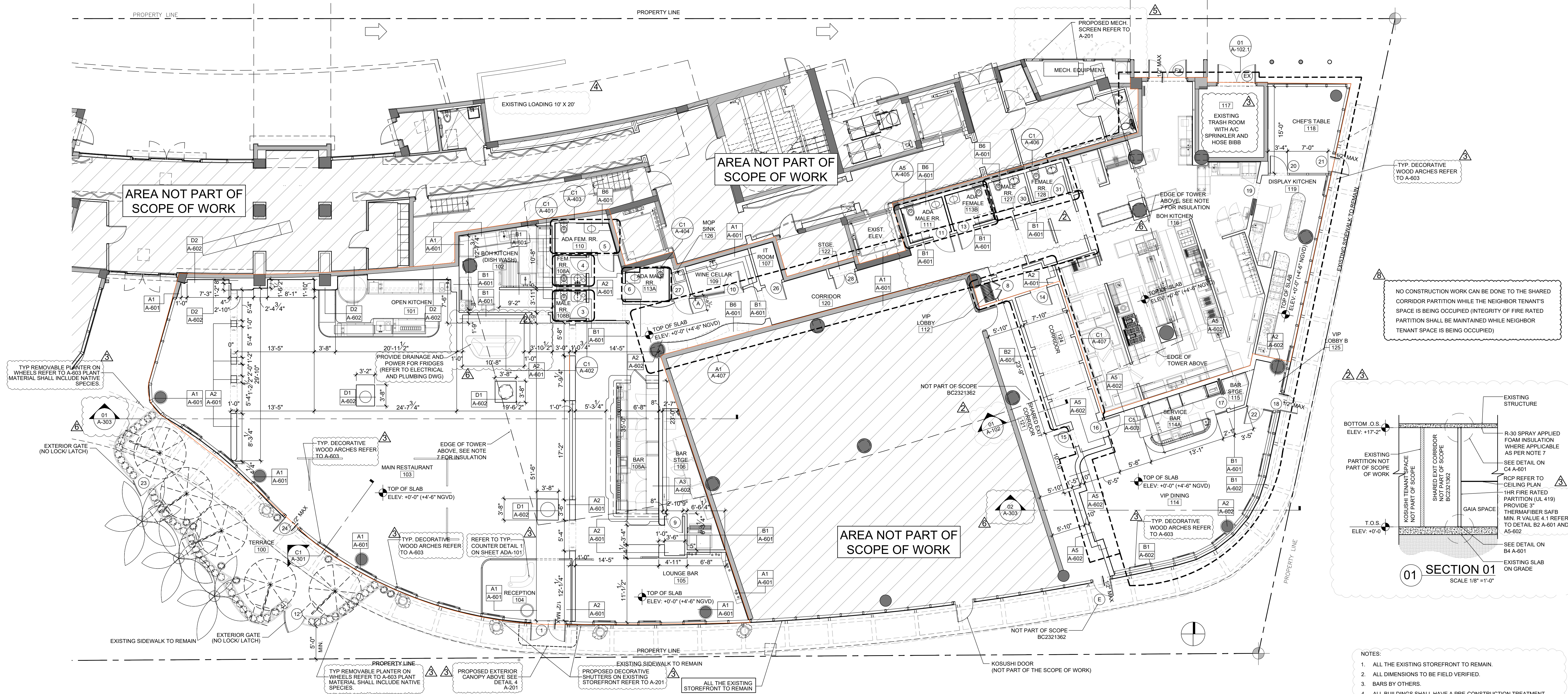
**BELLINSON
 GOMEZ**

ARCHITECTS
 A A C O U I O 6 2 8 1 0 1 B I S C A Y N E B L V D S 3 0 9 3 1 0
 M I A M I F L 3 1 3 8 - 4 6 8 4
 T 3 0 5 5 5 9 1 2 5 0 F 3 0 5 5 5 1 1 7 4 6
 A R 0 1 9 4 1 6

DWG. TITLE	PROPOSED SITE PLAN
SCALE	1/16" = 1'-0"
PROJECT NO.	2022-36
DATE	09-29-23
SHEET NUMBER	A-101

NO.	DATE	REVISION
4	06-24-24	GENERAL COORDINATION
3	05-01-24	BLDG. DEP. COMMENTS
2	02-28-24	BLDG. DEP. COMMENTS
1	09-29-23	GENERAL COORDINATION

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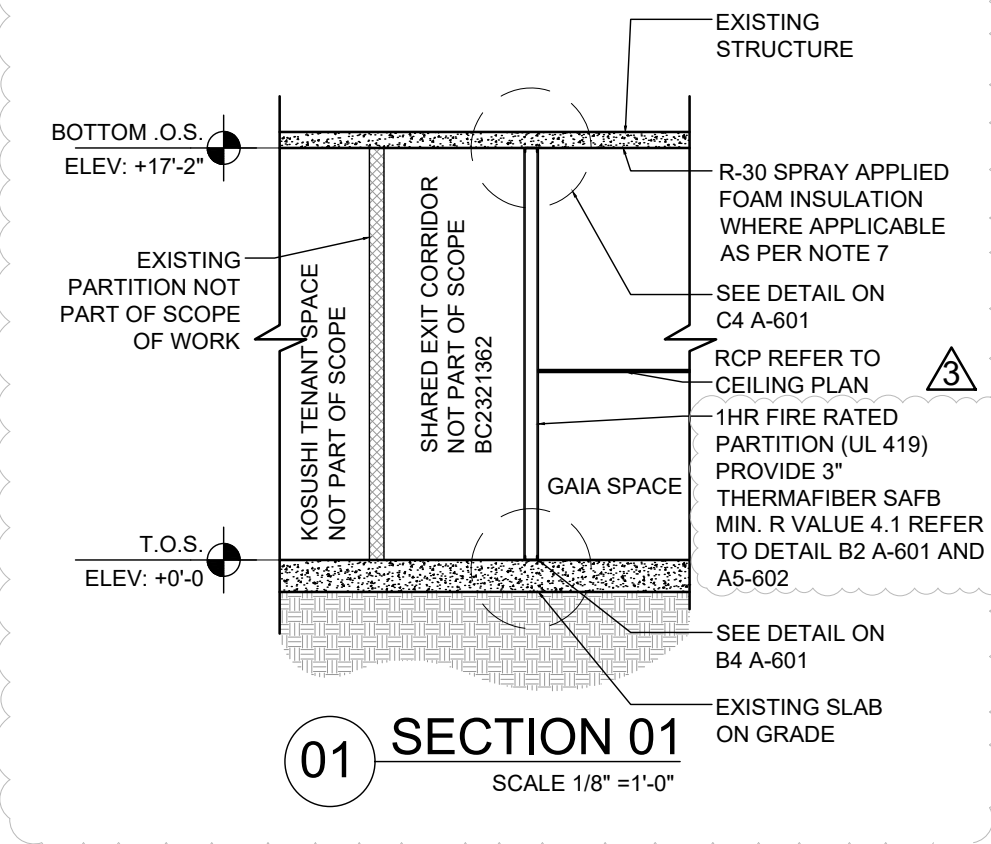


AREA NOT PART OF SCOPE OF WORK

AREA NOT PART OF SCOPE OF WORK

AREA NOT PART OF SCOPE OF WORK

NO CONSTRUCTION WORK CAN BE DONE TO THE SHARED CORRIDOR PARTITION WHILE THE NEIGHBOR TENANT'S SPACE IS BEING OCCUPIED (INTEGRITY OF FIRE RATED PARTITION SHALL BE MAINTAINED WHILE NEIGHBOR TENANT SPACE IS BEING OCCUPIED)



LEGENDS:

- EXISTING CMU WALL TO REMAIN
- EXISTING CONCRETE WALL / CLMN TO REMAIN
- AREA NOT PART OF SCOPE OF WORK
- NEW DOOR / FRAME
- EXISTING DOOR / FRAME TO REMAIN
- NEW WINDOW / STOREFRONT

GROSS AREA:
GAIA TENANT SPACE 9,240 S.F.
 SHARED CORRIDOR NOT INCLUDED
OUTDOOR SEATING 585 S.F.

MINIMUM PLUMBING FACILITIES				
TOTAL 408 OCCUPANTS (204 FEMALE, 204 MALE)				
FBC BUILDING 8TH EDITION	WATER CLOSETS	LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE
REQUIRED	1 PER 75 = 2.72	1 PER 75 = 2.72	1 PER 200 = 2.04	1.04
PROVIDED	3	3	3	0

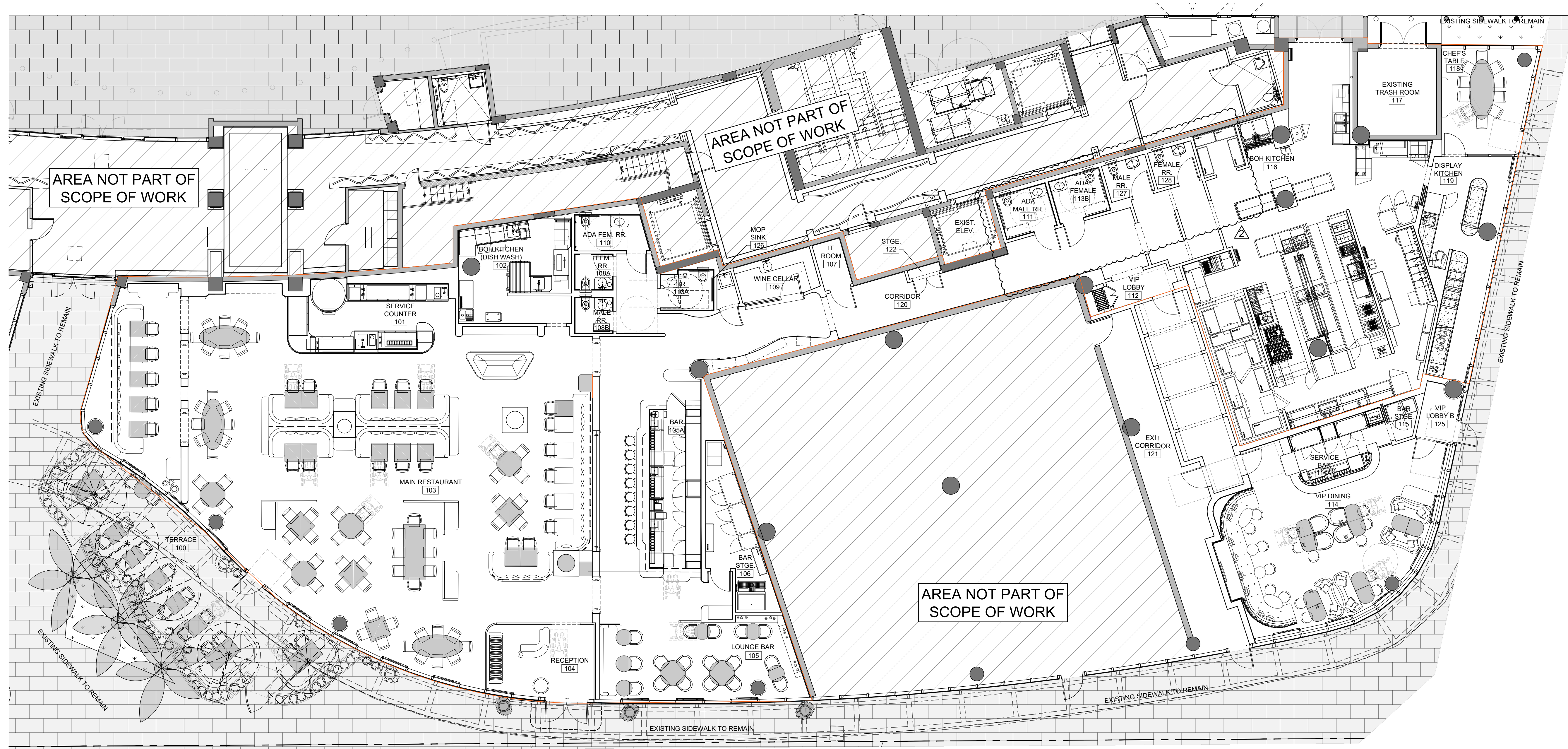
- NOTES:**
- ALL THE EXISTING STOREFRONT TO REMAIN.
 - ALL DIMENSIONS TO BE FIELD VERIFIED.
 - BARS BY OTHERS.
 - ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER FBC 105.10.11 AND 1816.
 - FBC B 1013.4 RAISED CHARACTER AND BRILLE EXIT SIGNS. A SIGN STATING EXIT IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRILLE AND COMPLYING WITH THE FLORIDA BUILDING CODE. ACCESSIBILITY SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE PROVIDING DIRECT ACCESS TO A STAIRWAY, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY OR RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.
 - VAPOR BARRIER: A 6 MILL MINIMUM POLYETHYLENE VAPOR RETARDANT SHALL BE PLACED BETWEEN THE SUB GRADE AND INTERIOR CONCRETE FLOOR SLABS. FBCB 1907.1.
 - PROVIDE R-30 SPRAY-APPLIED (OR EQUAL APPROVED) THERMO INSULATION IN AREAS NOT COVERED BY TOWER ABOVE
 - FIREBLOCKING SHALL COMPLY WITH FBC B 718.2

GAIA MIAMI BEACH
 801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
 MIAMI BEACH, FL, 33139

BEILINSON GOMEZ ARCHITECTS P.A.

DWG. TITLE		PROPOSED GROUND FLOOR PLAN
8	10-30-24	BLDG DEPT COMMENTS
7	09-05-24	BLDG DEPT COMMENTS
6	06-24-24	GENERAL COORDINATION
5	05-01-24	BLDG. DEP. COMMENTS
4	02-28-24	BLDG. DEP. COMMENTS
3	12-07-23	BLDG DEPT COMMENTS
2	11-08-23	BLDG. DEPT. COMMENTS
1	09-29-23	GENERAL COORDINATION

SCALE: 1/8" = 1'-0"
 PROJECT NO.: 2022-36
 DATE: 09-29-23
 SHEET NUMBER: A-102



NOTES:
 FOR MORE DETAILS PLEASE REFER TO THE LIGHTING SCHEDULE ON PAGE A-107/A-108 AND ELECTRICAL DWGS.
 FOR MORE DETAILS PLEASE REFER TO INTERIOR DESIGN AND LIGHTING PACKAGE.

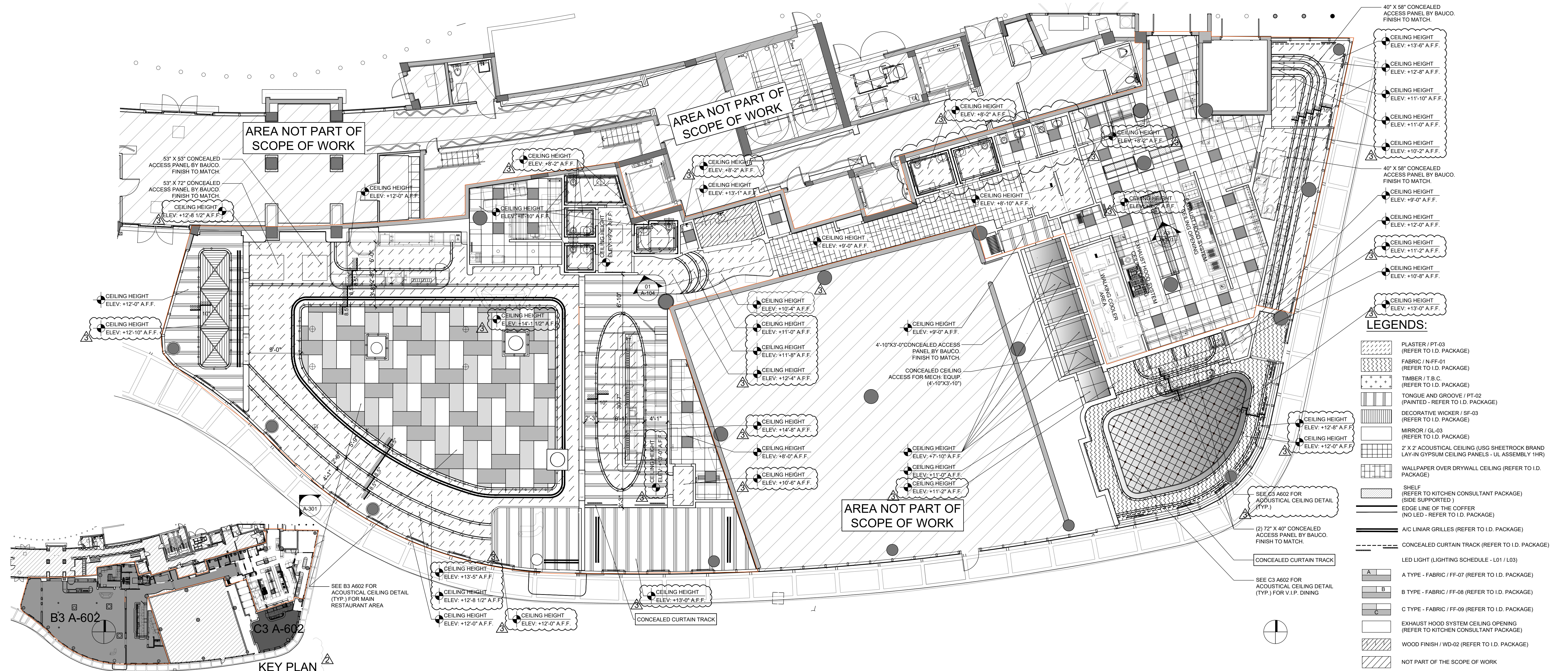
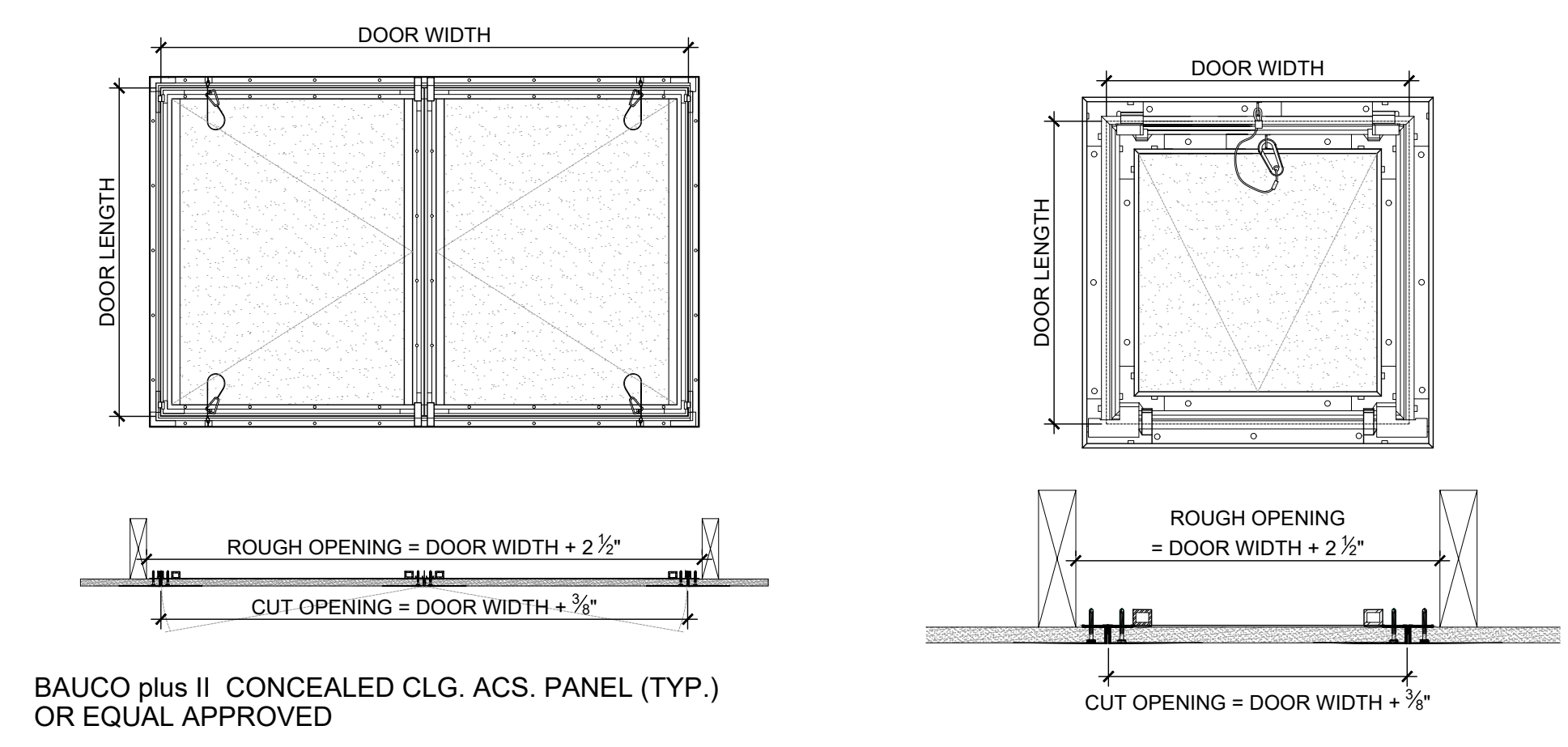
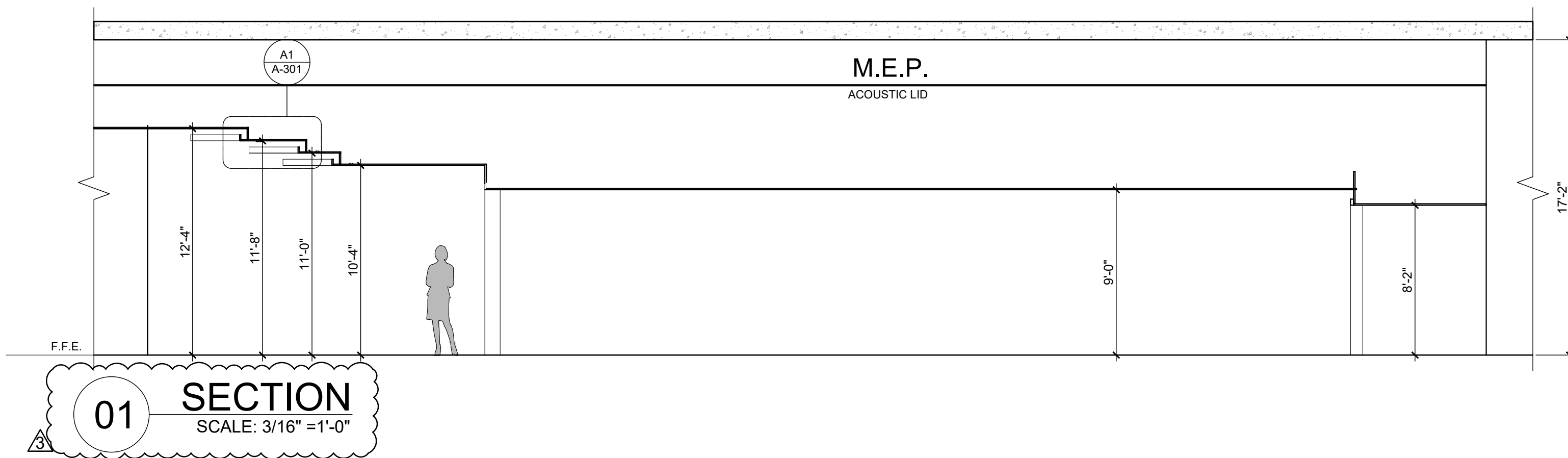
GAIA MIAMI BEACH
 801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
 MIAMI BEACH, FL, 33139

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 GOMEZ**

ARCHITECTS
 ARCHITECTURE
 A A C 0 0 1 0 6 2

DWG. TITLE		GROUND FLOOR LIGHTING
SCALE		1/8" = 1'-0"
PROJECT NO.		2022-36
DATE		09-29-23
2	06-06-2024	GENERAL COORDINATION
1	09-29-23	GENERAL COORDINATION
△	DATE	REVISION
SHEET NUMBER		A-103

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ALL FINISH MATERIALS SHALL COMPLY WITH TABLE 803.11 ON LS-100

GAIA MIAMI BEACH
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 MIAMI BEACH, FL. 33139

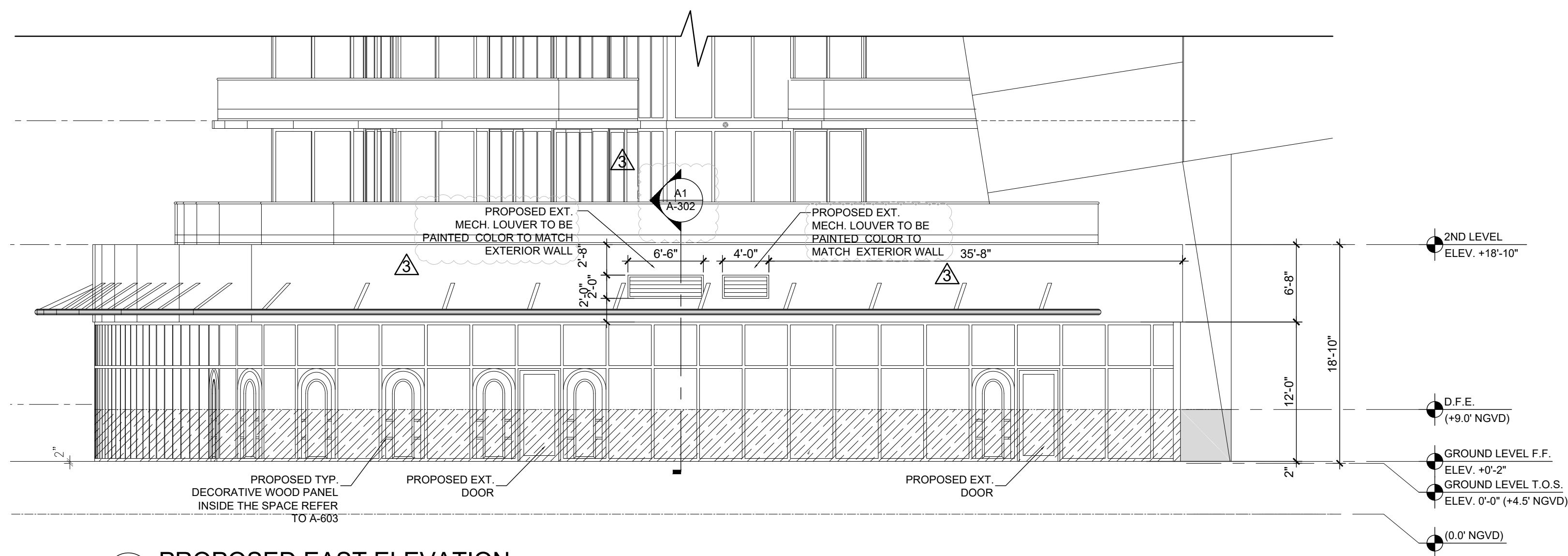
BEILINSON
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ARCHITECTS
 A A C 0 0 1 0 6 2

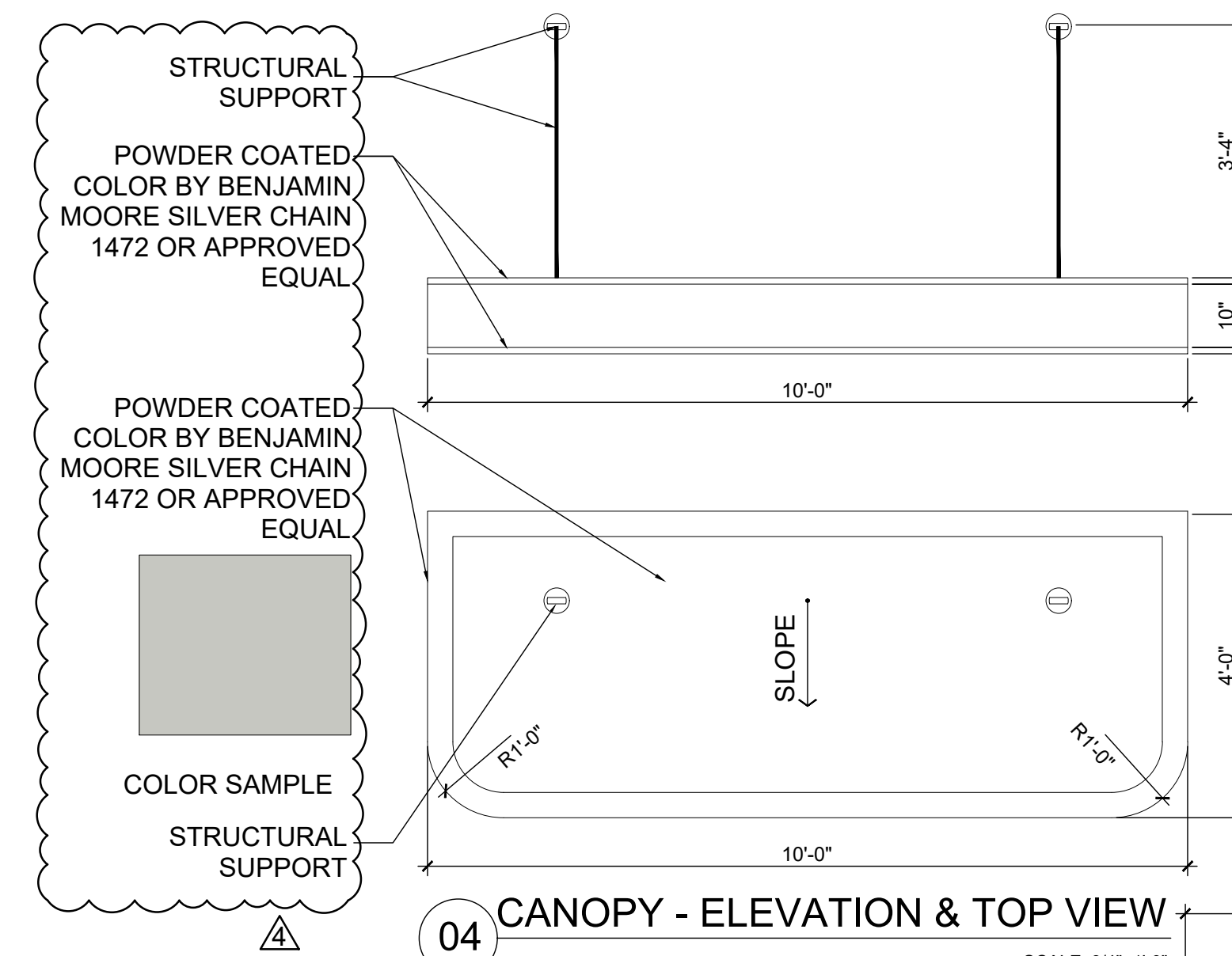
DWG. TITLE		PROPOSED GROUND FLOOR RCP
SCALE		1/8" = 1'-0"
PROJECT NO.		2022-36
DATE		09-29-23
3	06-24-24	GENERAL COORDINATION
2	02-28-24	BLDG. DEP. COMMENTS
1	09-29-23	GENERAL COORDINATION
DATE	REVISION	

SHEET NUMBER
A-104

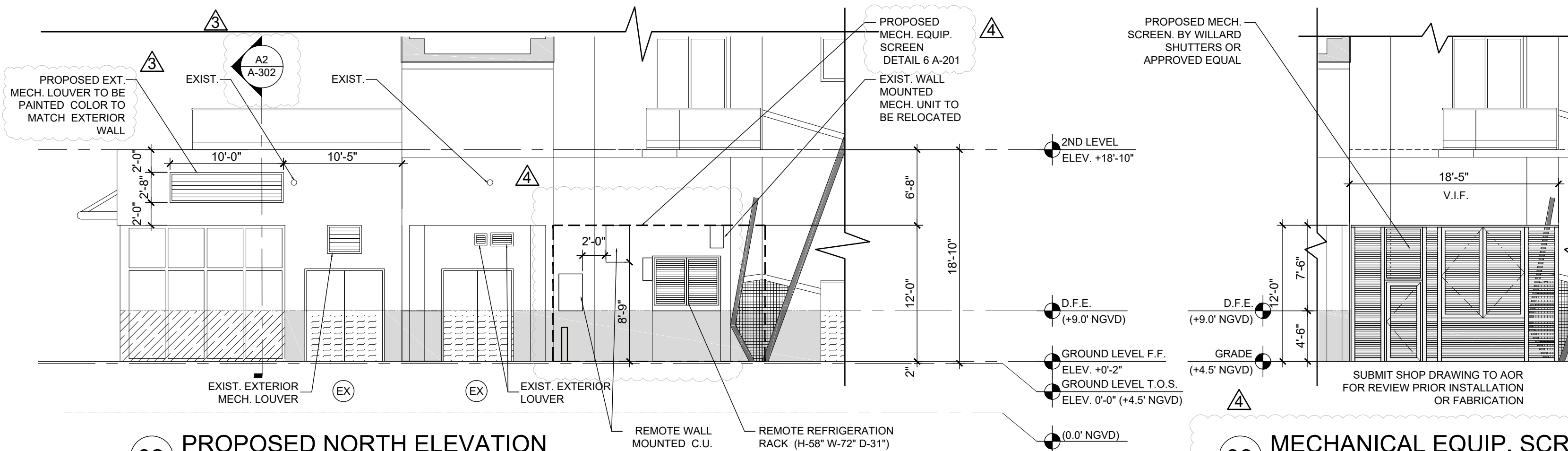
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01 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

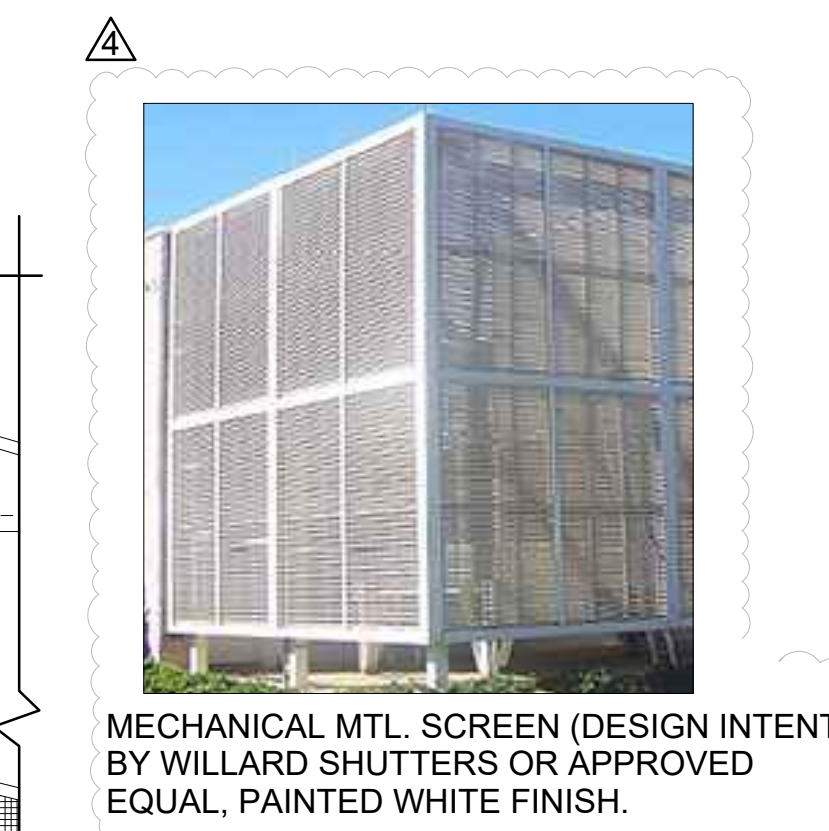


04 CANOPY - ELEVATION & TOP VIEW
SCALE: 3/4"=1'-0"



02 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

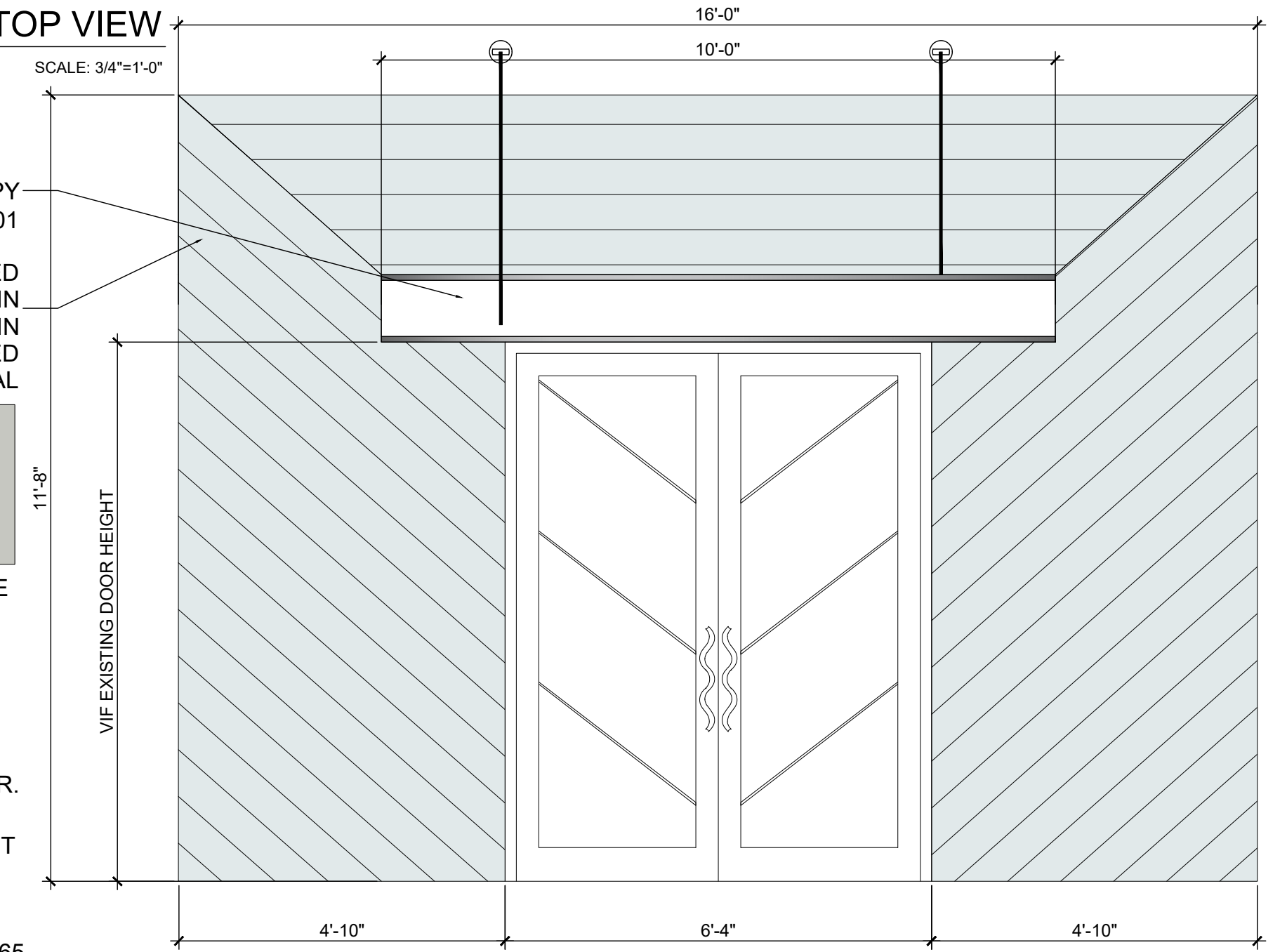
06 MECHANICAL EQUIP. SCREEN
SCALE: 1/8"=1'-0"



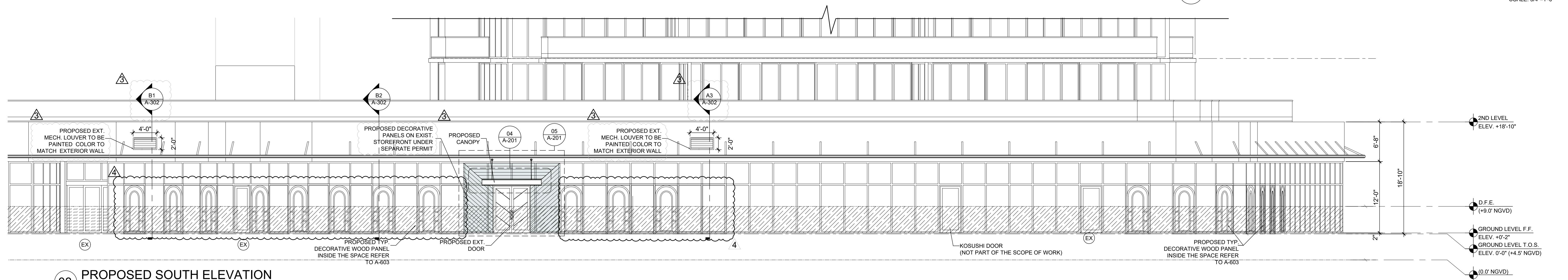
MECHANICAL MTL. SCREEN (DESIGN INTENT) BY WILLARD SHUTTERS OR APPROVED EQUAL, PAINTED WHITE FINISH.

GENERAL NOTES:
 SUBMIT SHOP DRAWINGS FOR REVIEW TO A.O.R. AND E.O.R. PRIOR FABRICATION AND INSTALLATION
 EXTERIOR CANOPY AND PANELS UNDER SEPARATE PERMIT
 ALL DIMENSION TO BE VERIFIED IN FIELD
 DECORATIVE METAL PANELS ON EXISTING STOREFRONT AND EXTERIOR CANOPY APPROVED UNDER DRB DRB23-0965

EXTERIOR CANOPY SEE DETAIL 4 A-201
 POWDER COATED COLOR BY BENJAMIN MOORE SILVER CHAIN 1472 OR APPROVED EQUAL
 COLOR SAMPLE



05 DECORATIVE METAL PANELS ON EXISTING STOREFRONT
SCALE: 3/4"=1'-0"



03 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"

GAIA MIAMI BEACH

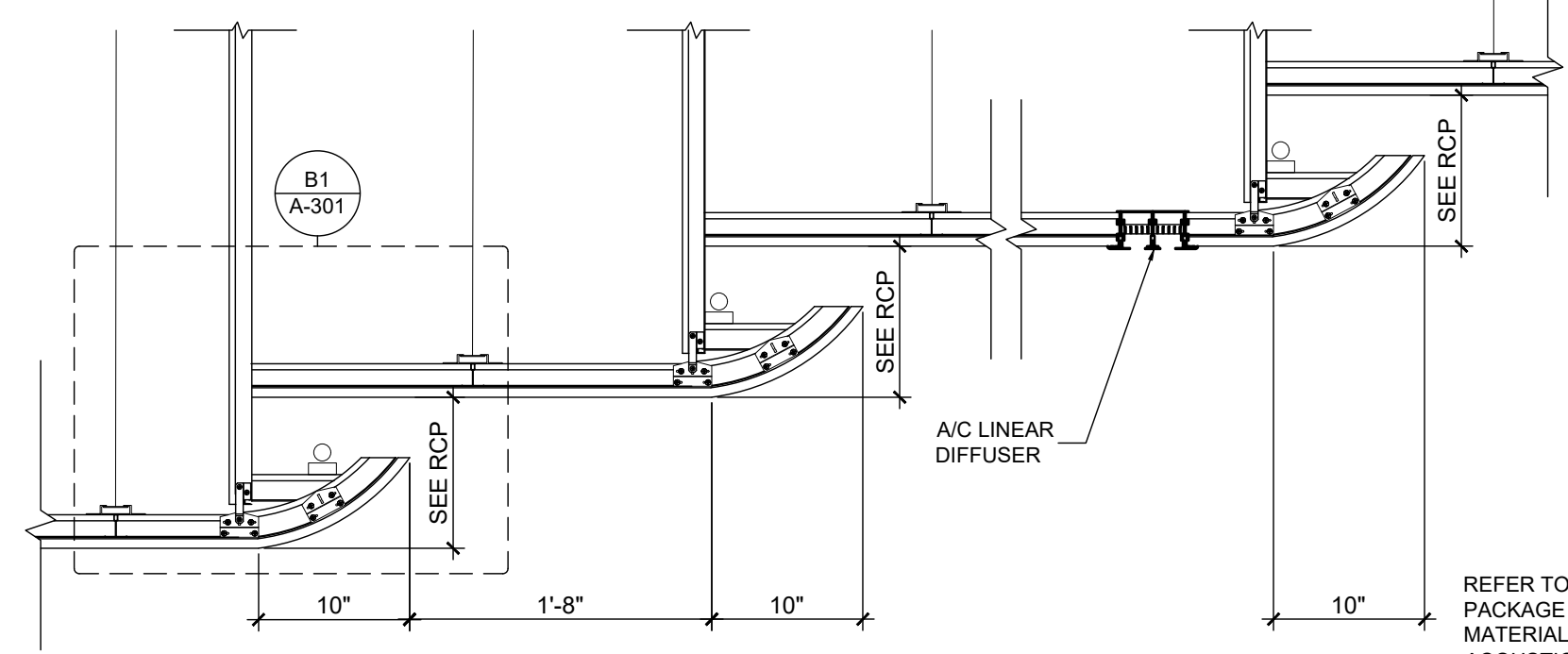
801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
 MIAMI BEACH, FL. 33139

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 A A C 0 0 1 0 6 2

DATE	REVISION	DWG. TITLE
		PROPOSED ELEVATIONS
		AS SHOWN
		PROJECT NO. 2022-36
		DATE 09-29-23
		SHEET NUMBER A-201

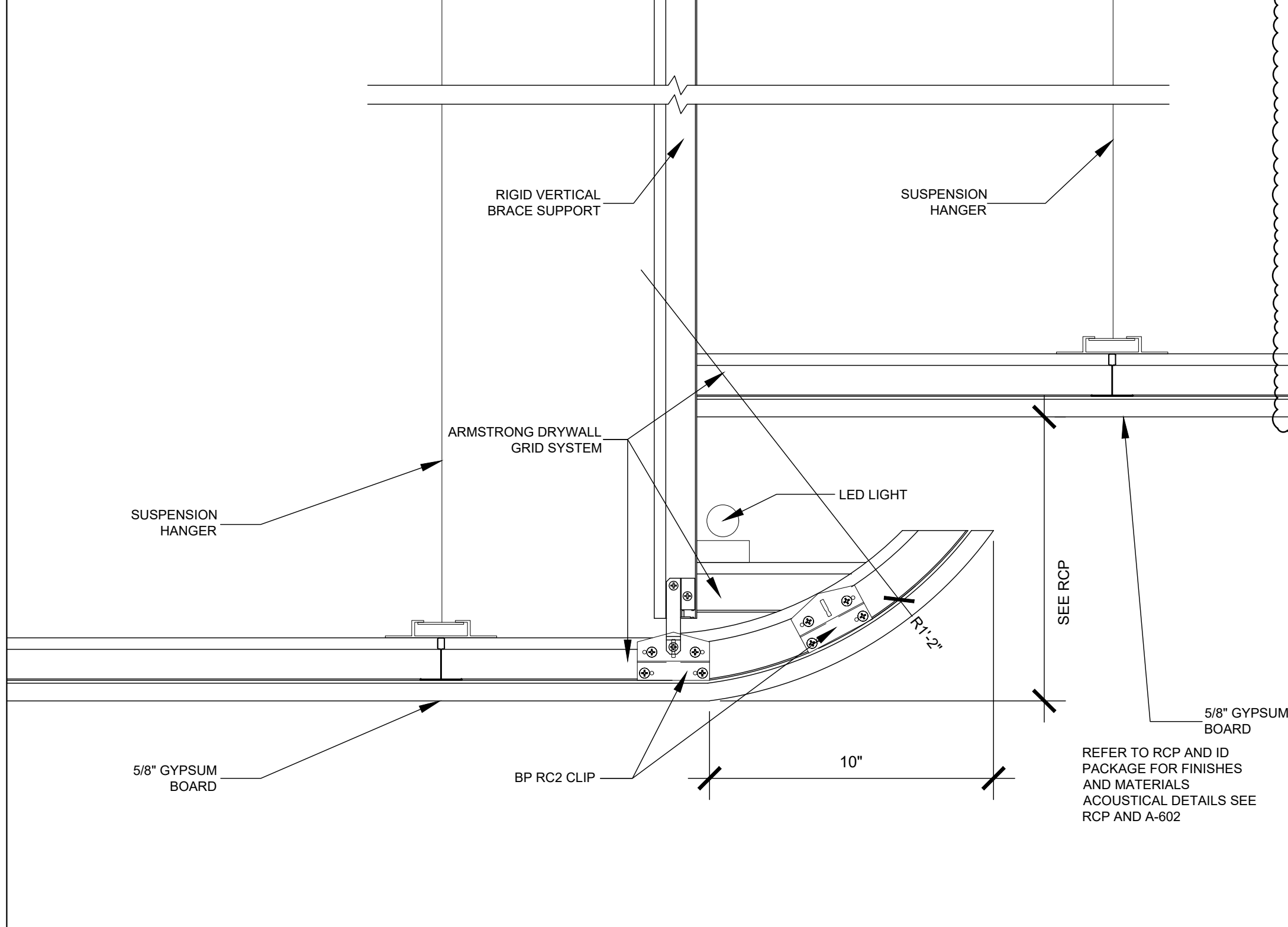
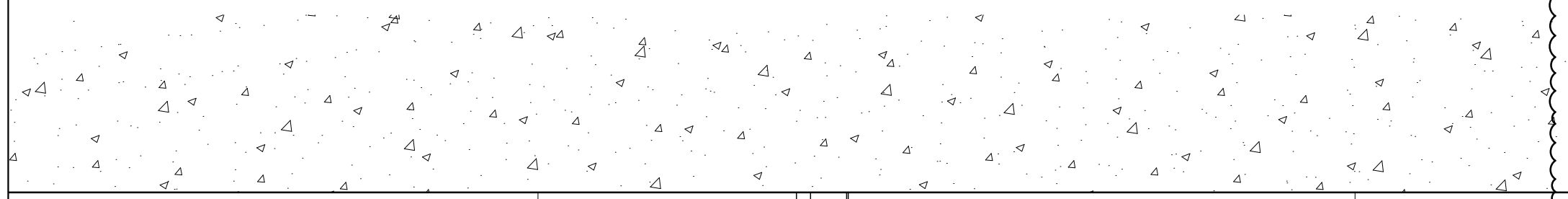
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REFER TO RCP AND ID PACKAGE FOR FINISHES AND MATERIALS
ACOUSTICAL DETAILS SEE RCP AND A-602

D1 INDIRECT LIGHT COVE TYPICAL DETAIL

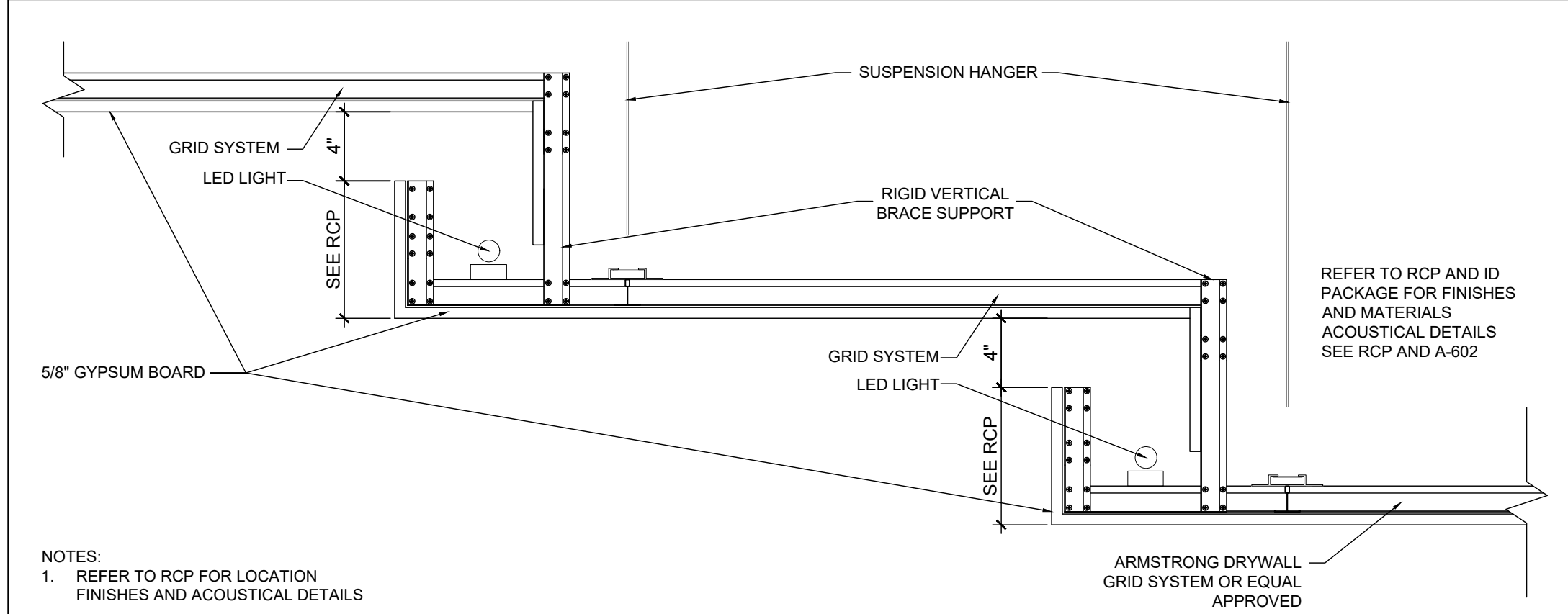
SCALE: 1" = 1'-0"



REFER TO RCP AND ID PACKAGE FOR FINISHES AND MATERIALS
ACOUSTICAL DETAILS SEE RCP AND A-602

B1 INDIRECT LIGHT COVE EDGE TYPICAL DETAIL

SCALE: 3" = 1'-0"

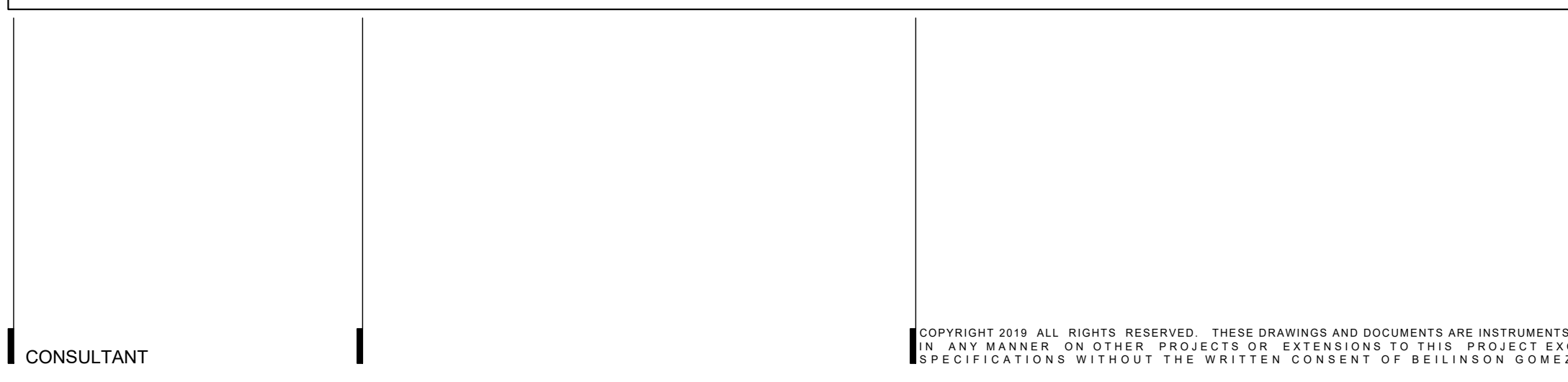


NOTES:
1. REFER TO RCP FOR LOCATION FINISHES AND ACOUSTICAL DETAILS

REFER TO RCP AND ID PACKAGE FOR FINISHES AND MATERIALS
ACOUSTICAL DETAILS SEE RCP AND A-602

A1 120 CORRIDOR - TYPICAL DETAIL INDIRECT LIGHT COVE CEILING

SCALE: 1 1/2" = 1'-0"



A3 B.H.O. KITCHEN SECTION

SCALE: 1/2" = 1'-0"

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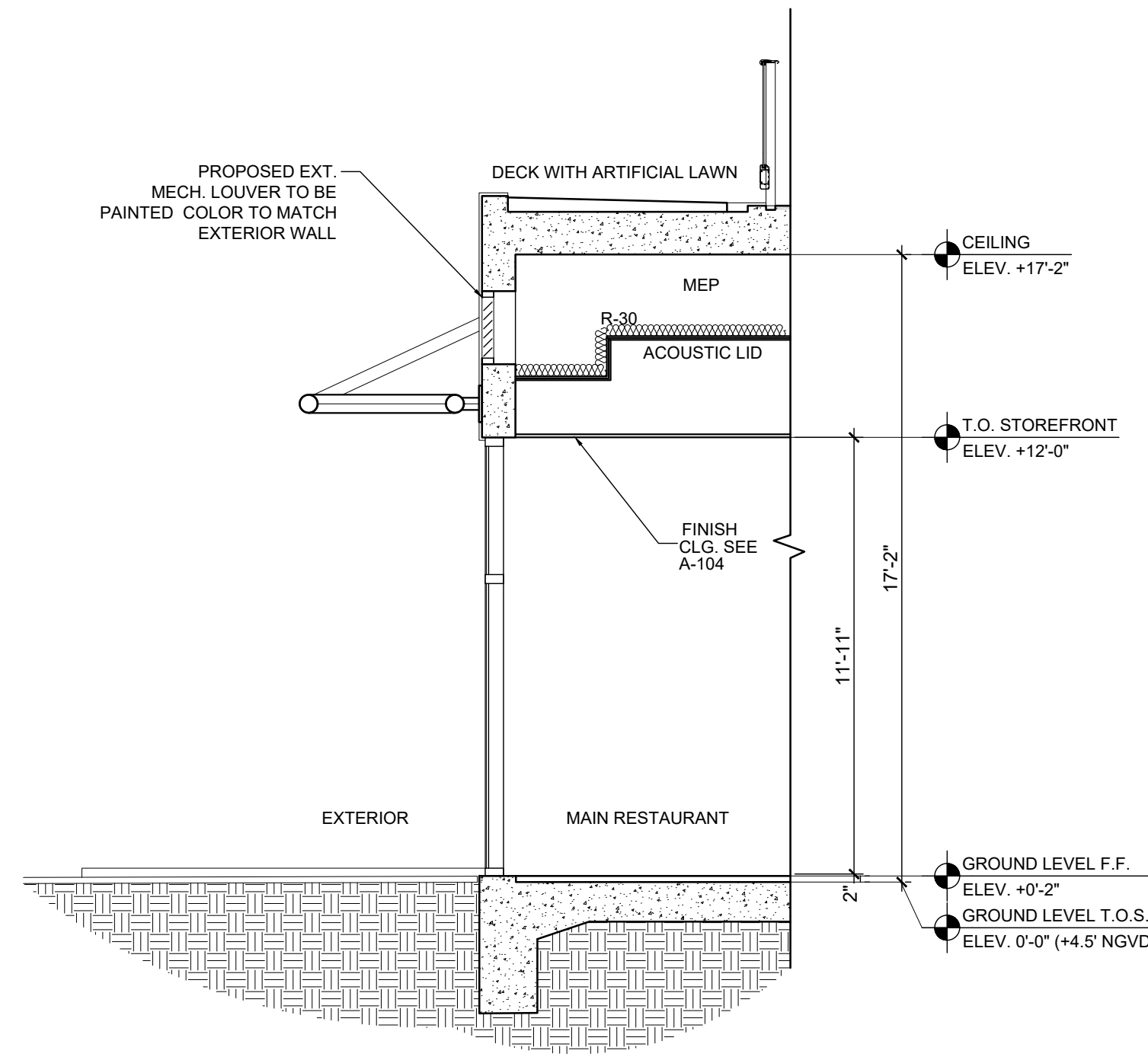
ROSE L GOMEZ

DWG. TITLE		SECTIONS & SECTION DETAILS	
SCALE		AS SHOWN	
PROJECT NO.		2022-36	
DATE		09-29-23	
DATE		REVISION	
3	02-28-24	BLDG DEP COMMENTS	
2	12-15-23	BLDG DEP COMMENTS	
1	09-29-23	GENERAL COORDINATION	

SHEET NUMBER
A-301

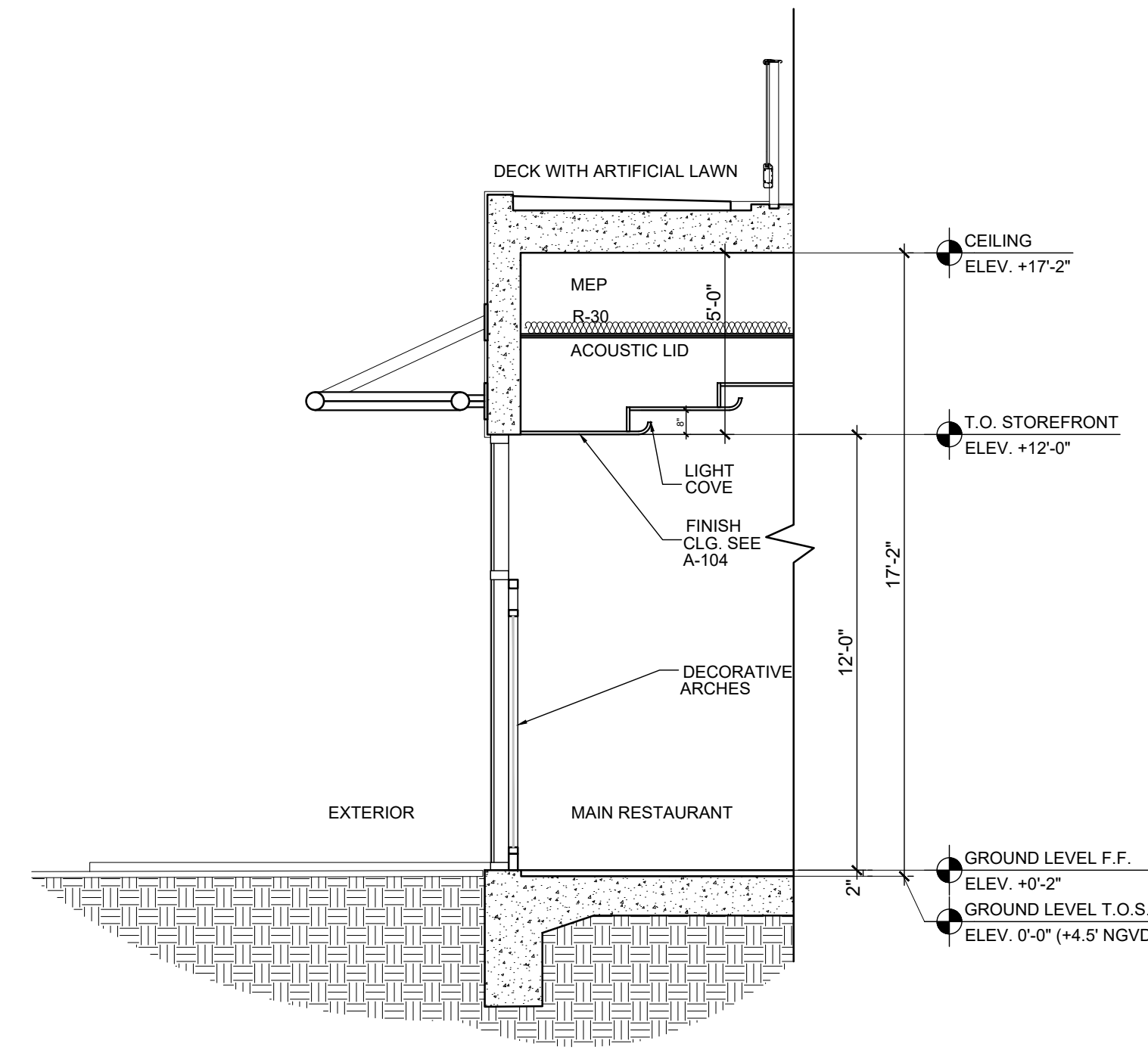
CONSULTANT

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B1 SECTION

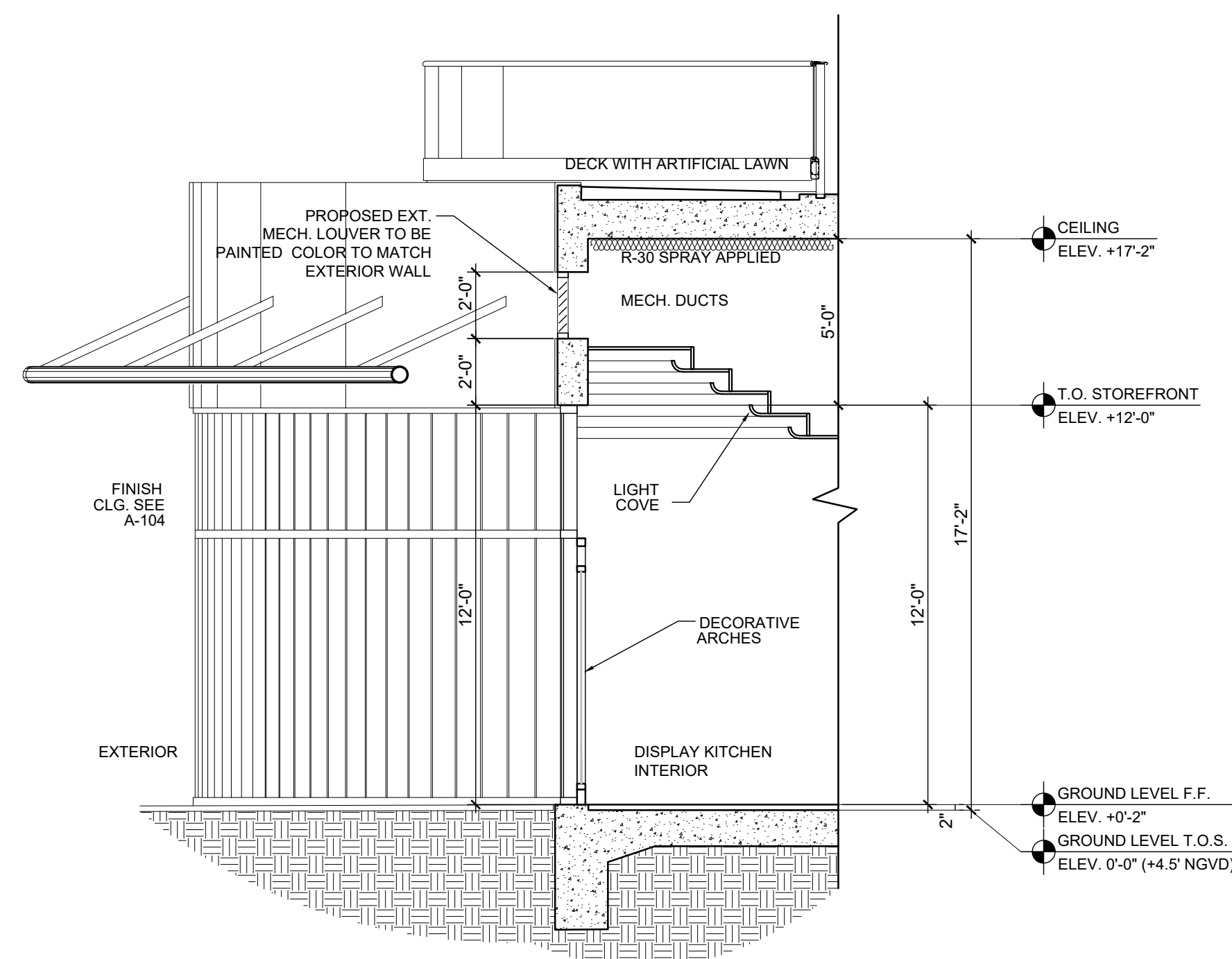
SCALE: 1/4" = 1'-0"



B2 SECTION

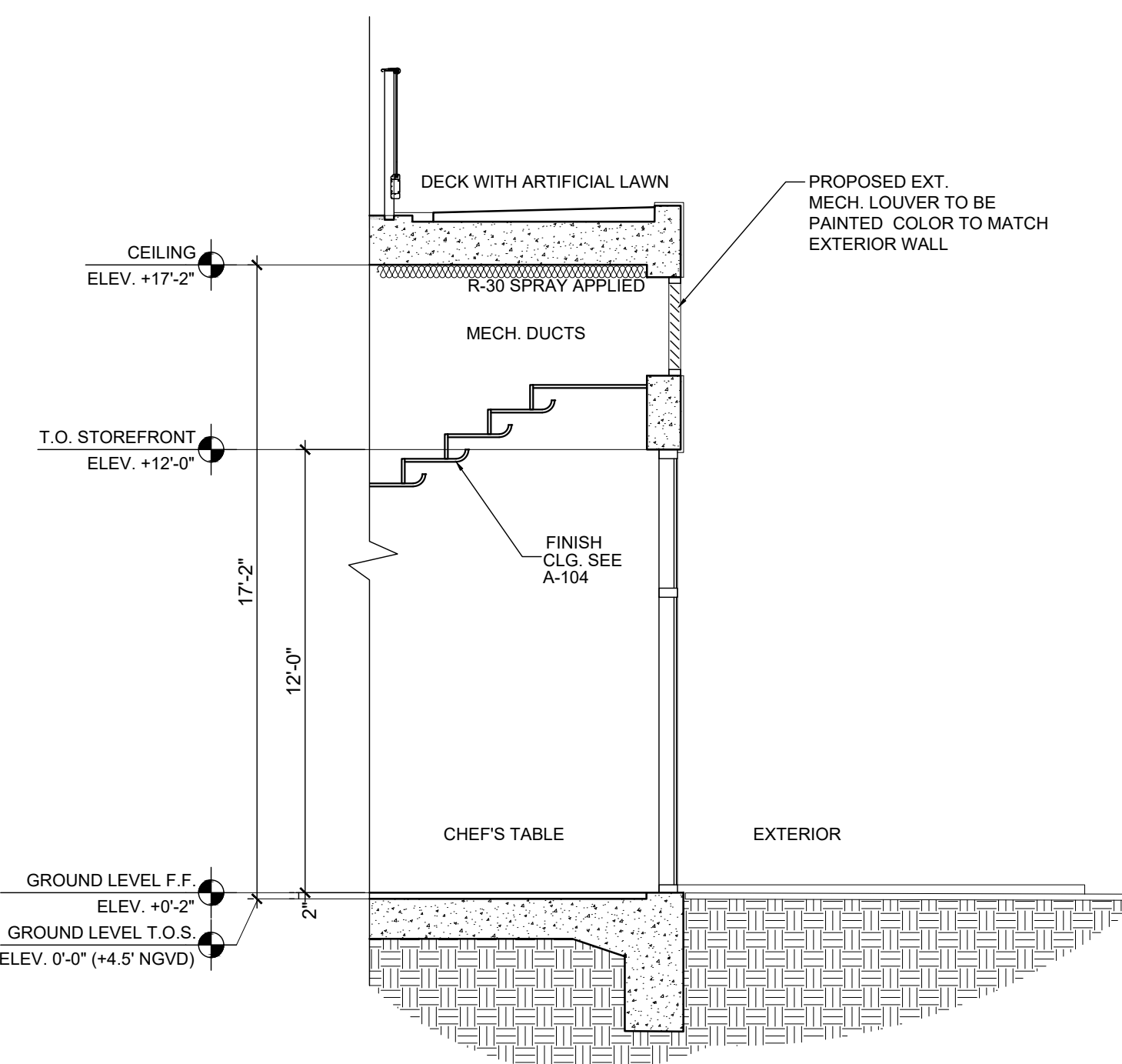
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
 V.I.F. SIZES OF PROPOSED OPENING AND LOCATION OF METAL CANOPY SUPPORTS.
 ALL EXTERIOR LOUVER MUST BE PAINTED, COLOR TO MATCH EXTERIOR WALL.
 LOUVER SIZES REFER TO MECHANICAL DWGS.



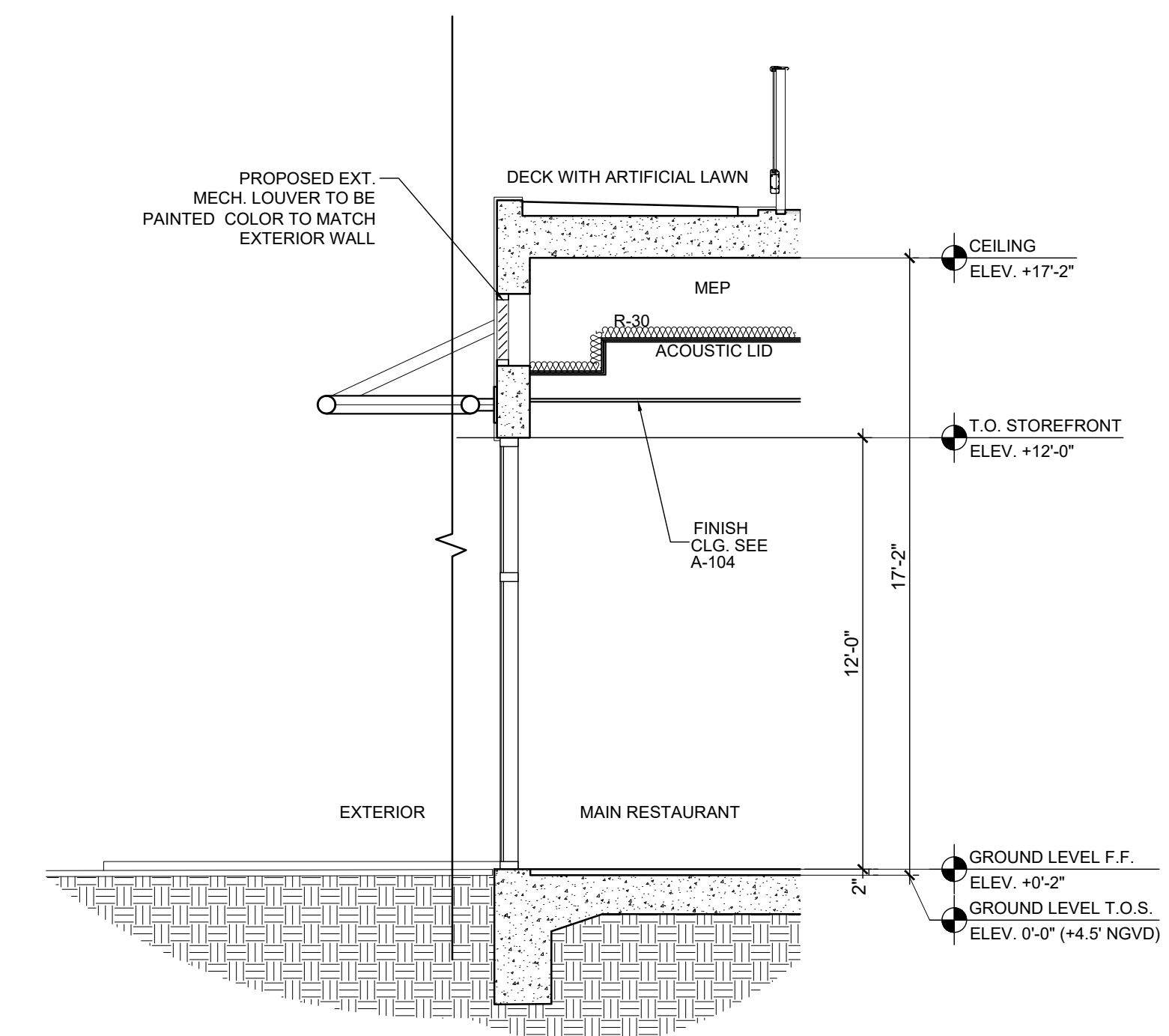
A1 SECTION

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



A2 SECTION

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



A3 SECTION

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

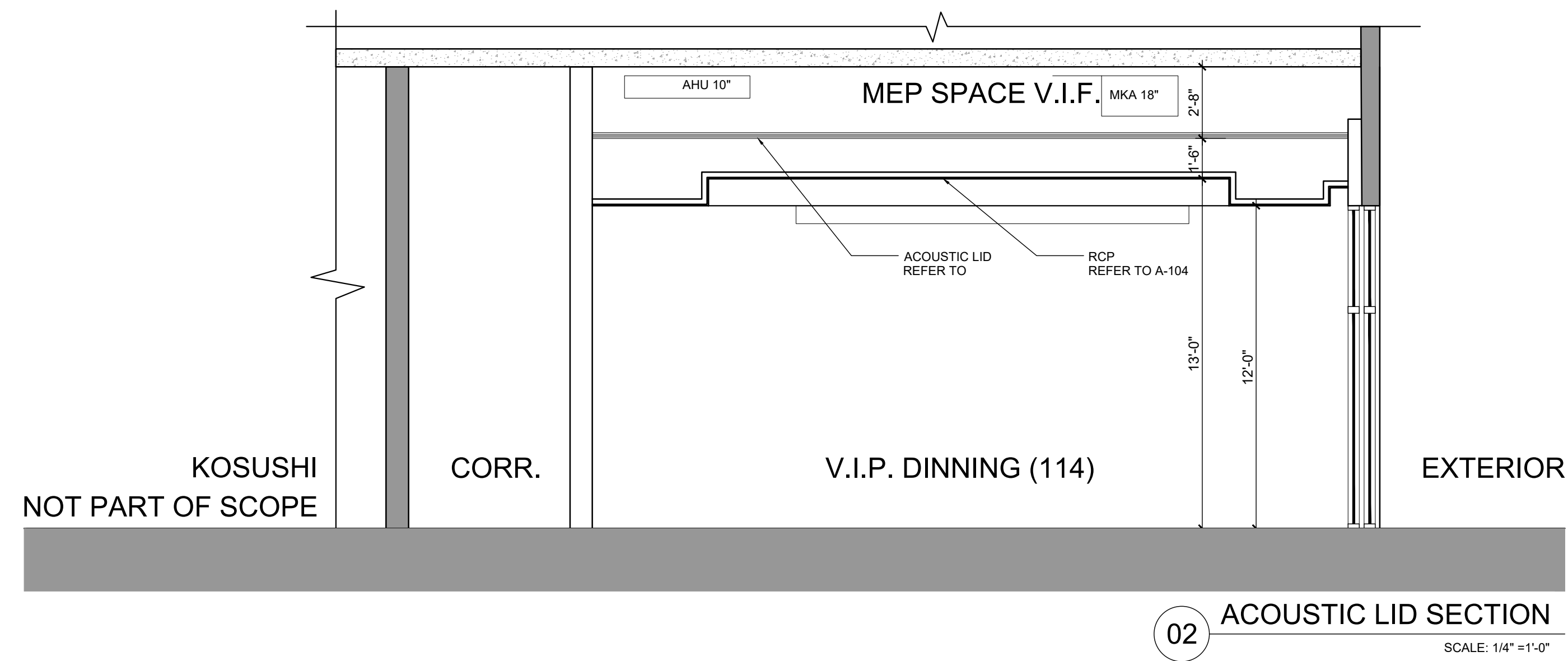
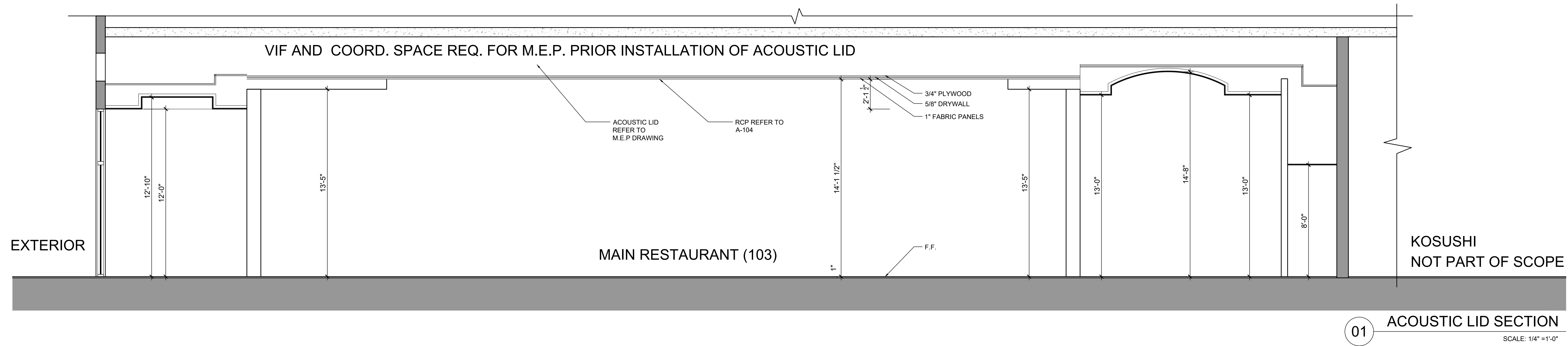
GAIA MIAMI BEACH
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DWG. TITLE	SECTIONS
SCALE	AS SHOWN
PROJECT NO.	2022-36
DATE	02-28-24
SHEET NUMBER	A-302
DATE	REVISION

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GAIA MIAMI BEACH

801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
MIAMI BEACH, FL, 33139

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ARCHITECTS

ARCHITECTURE

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ROSE J. GOMEZ

DWG. TITLE ACOUSTIC LID SECTION

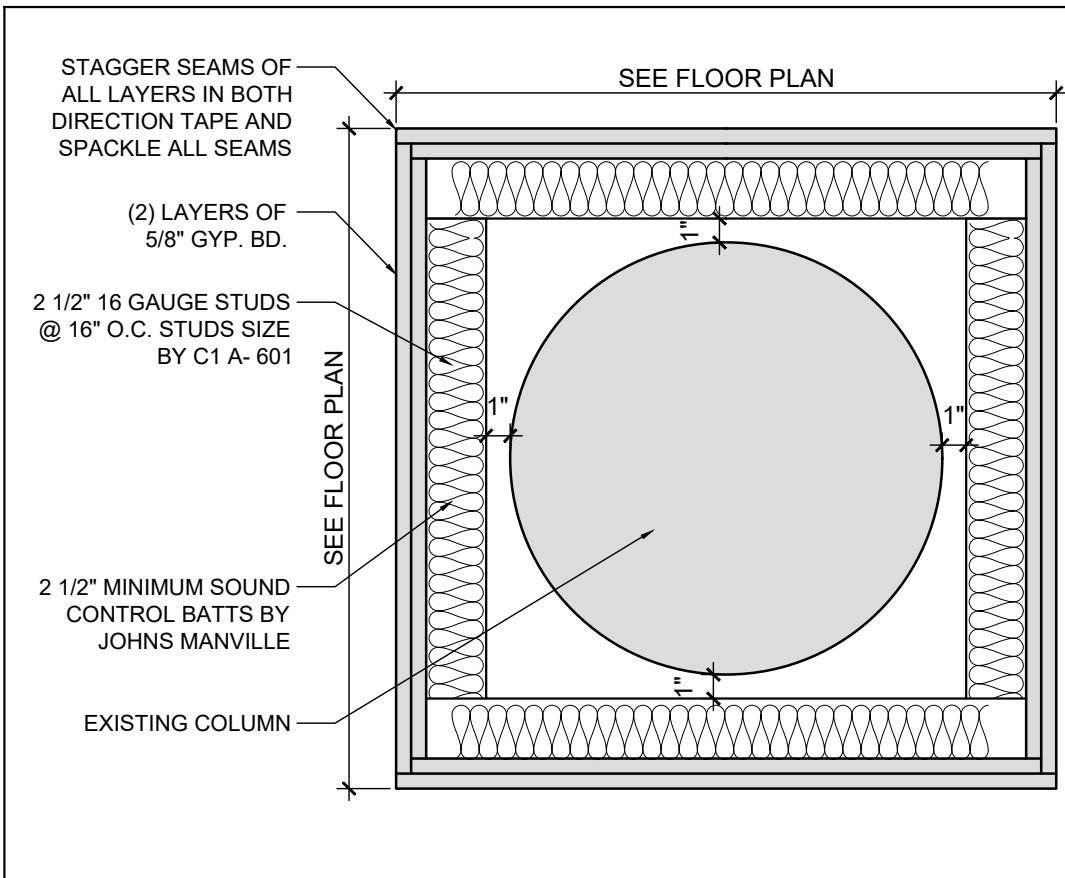
SCALE AS SHOWN

PROJECT NO. 2022-36

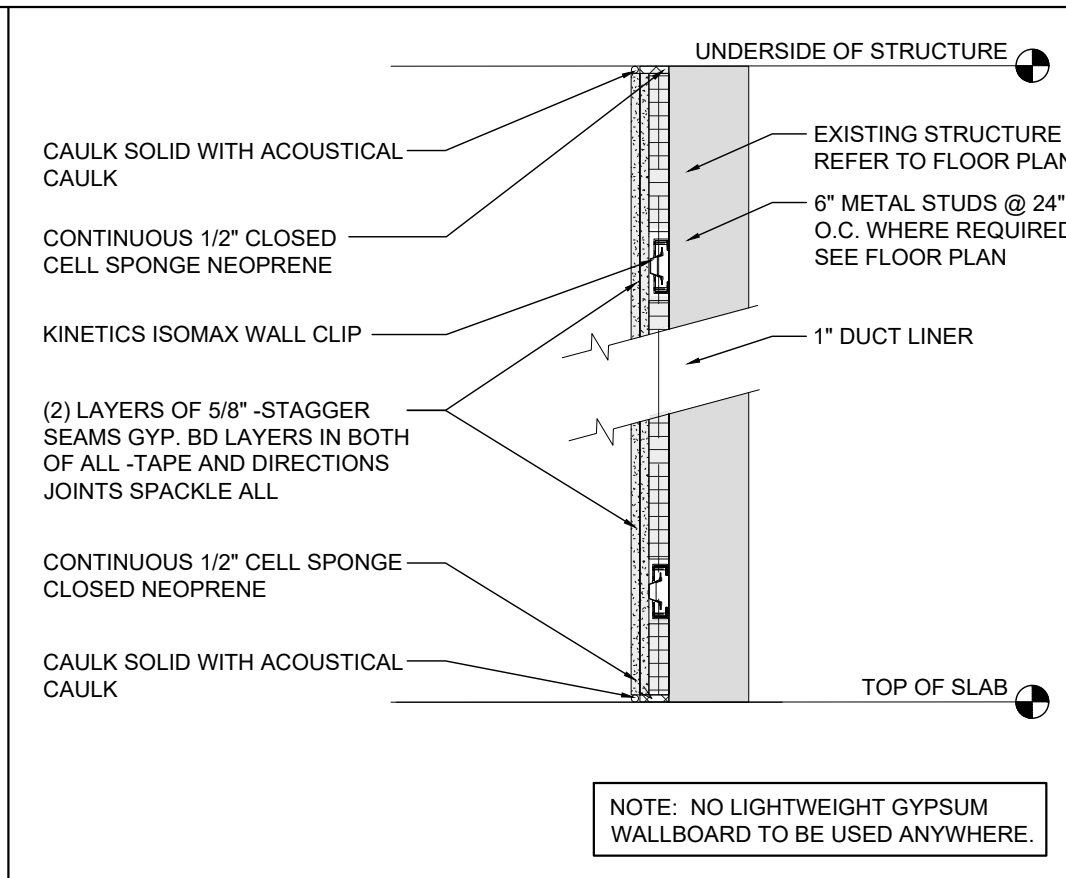
DATE 06-24-24

SHEET NUMBER A-303

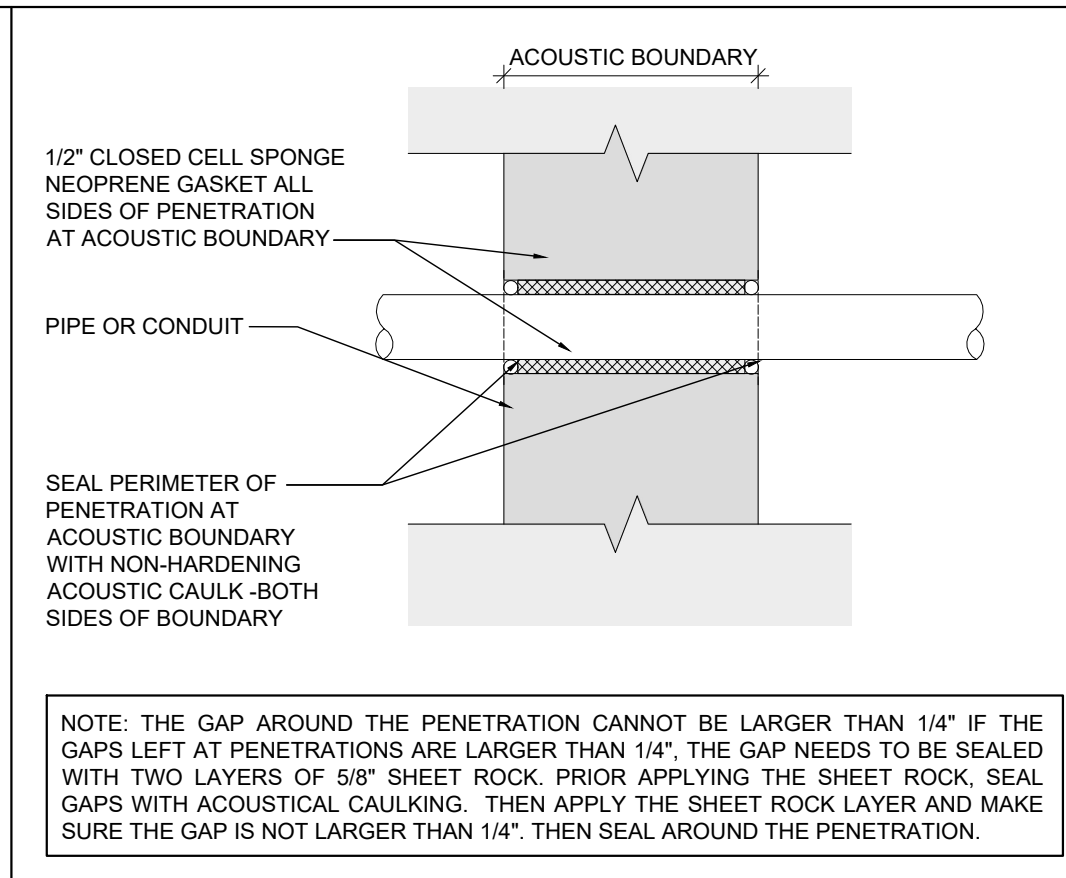
1	06-24-24	GENERAL COORDINATOR
△	DATE	REVISION



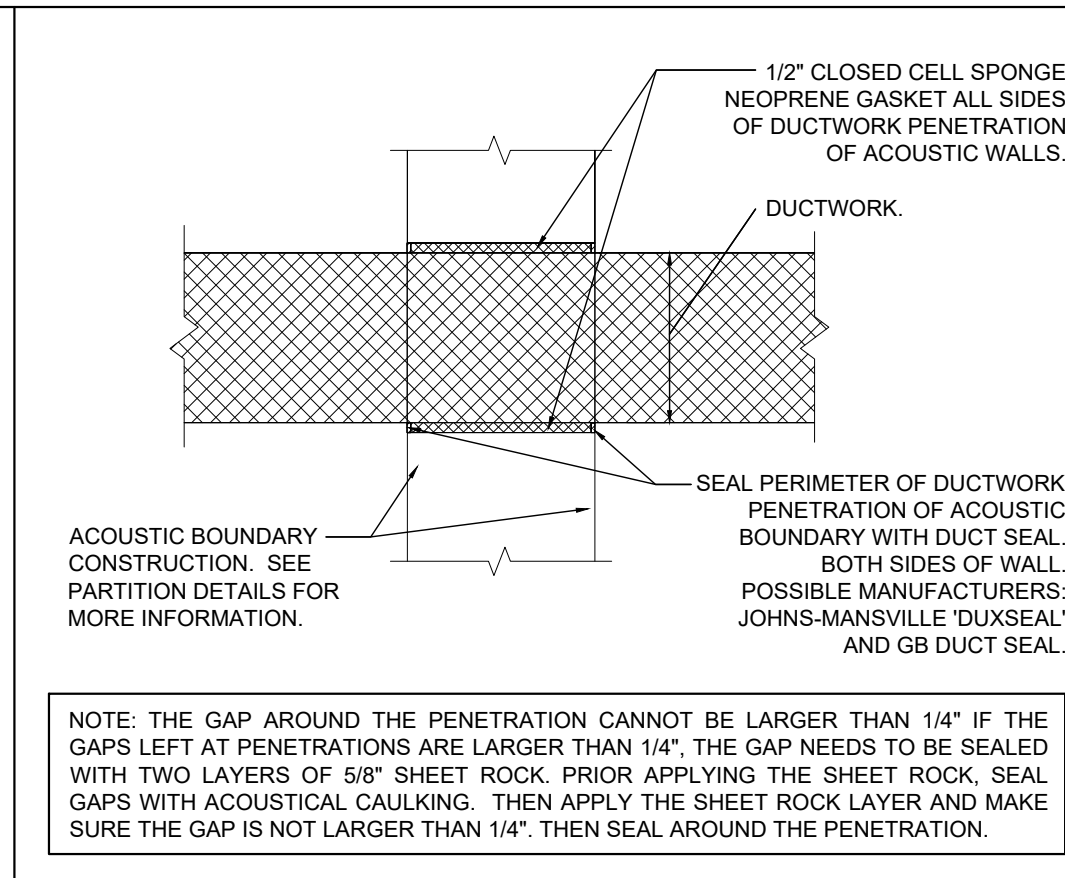
D1 FURRING WALL -TIER 1 SCALE: N.T.S.



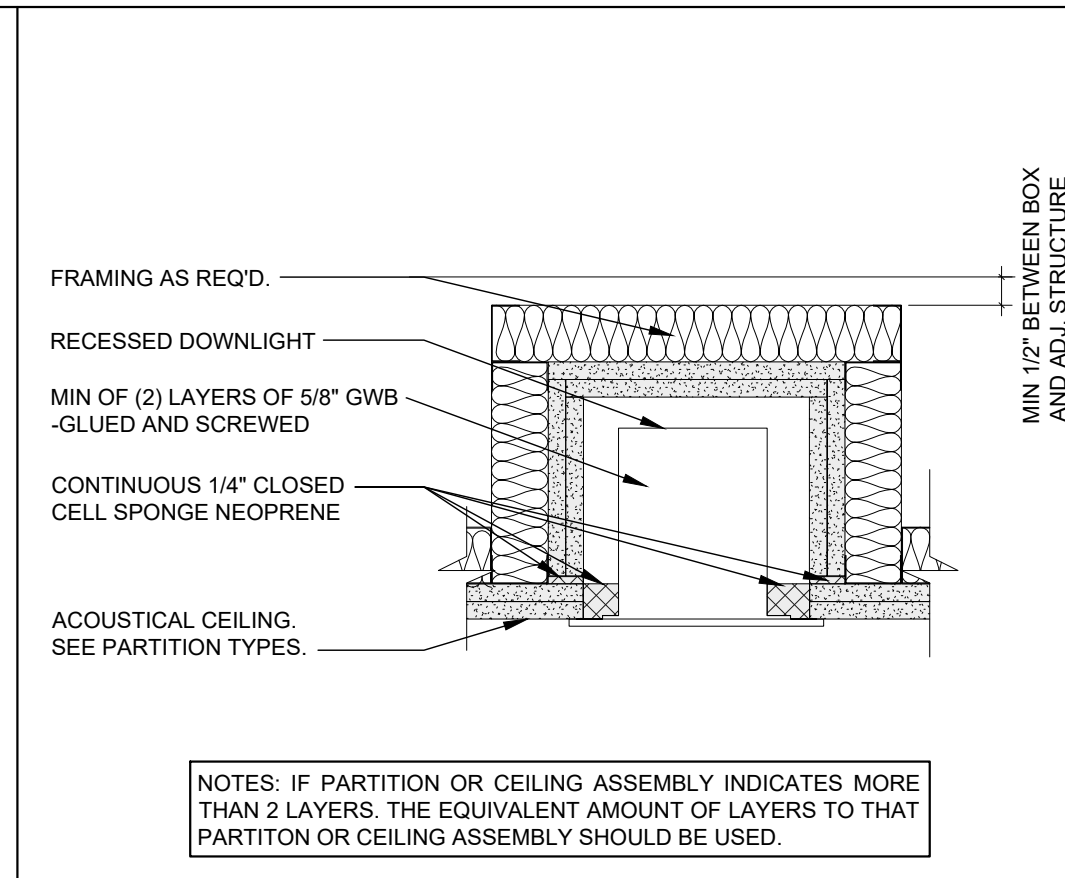
D2 FURRING WALL -TIER 2 SCALE: N.T.S.



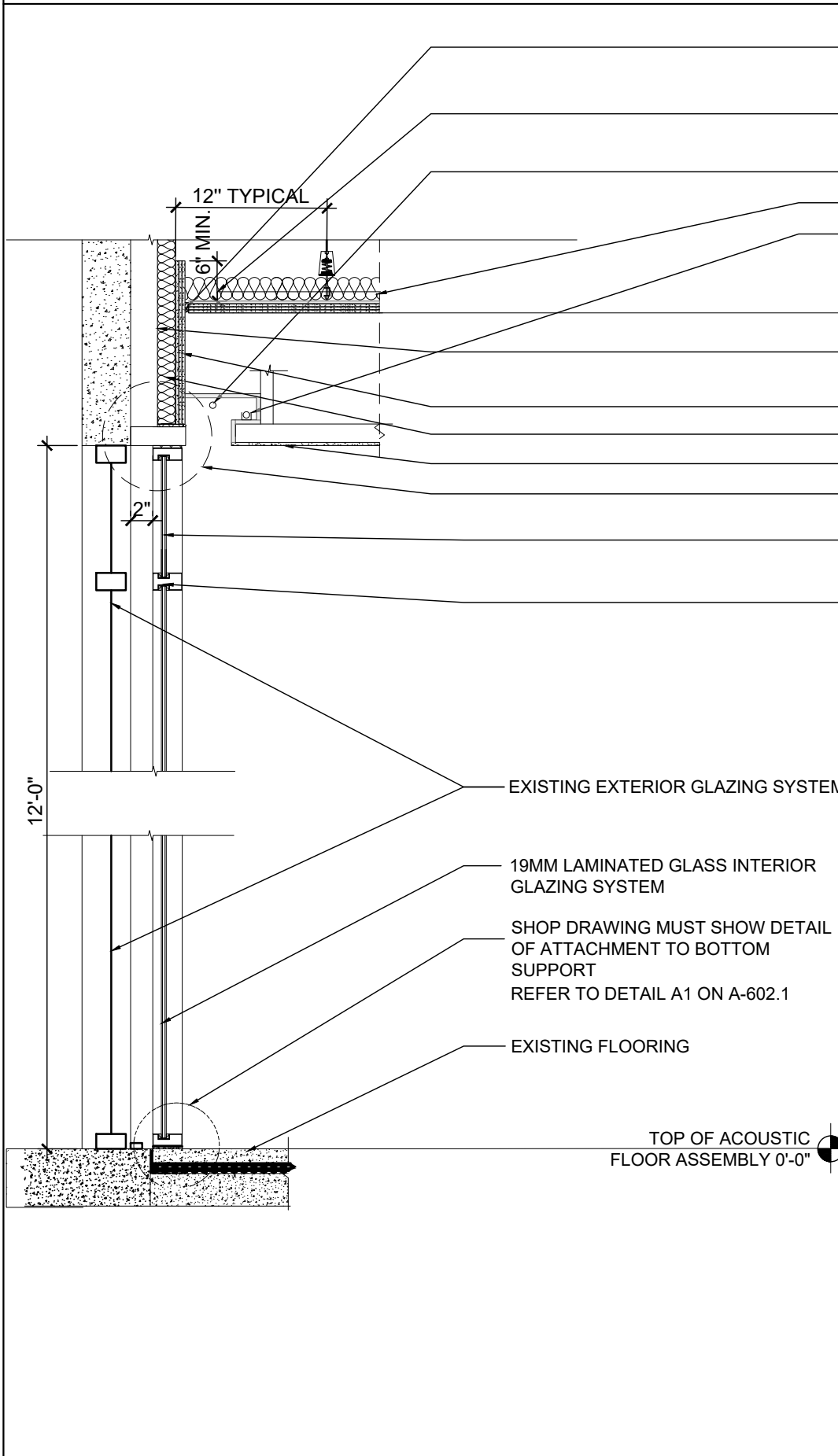
D3 DET. @ ACC. BDY. PIPE/CONDUIT PEN. SCALE: N.T.S.



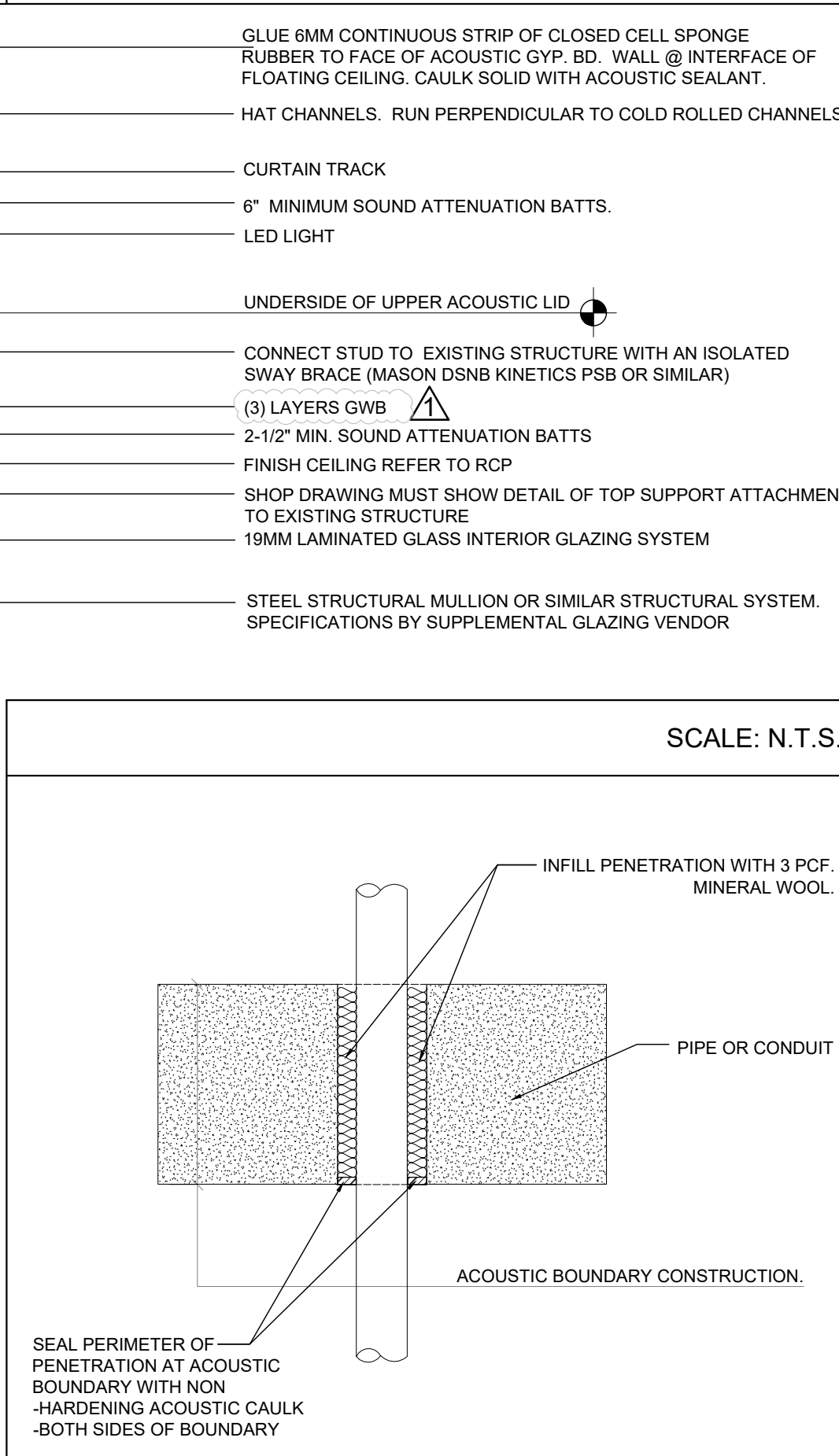
D4 DET. @ ACC. BDY. DUCT PEN. SCALE: N.T.S.



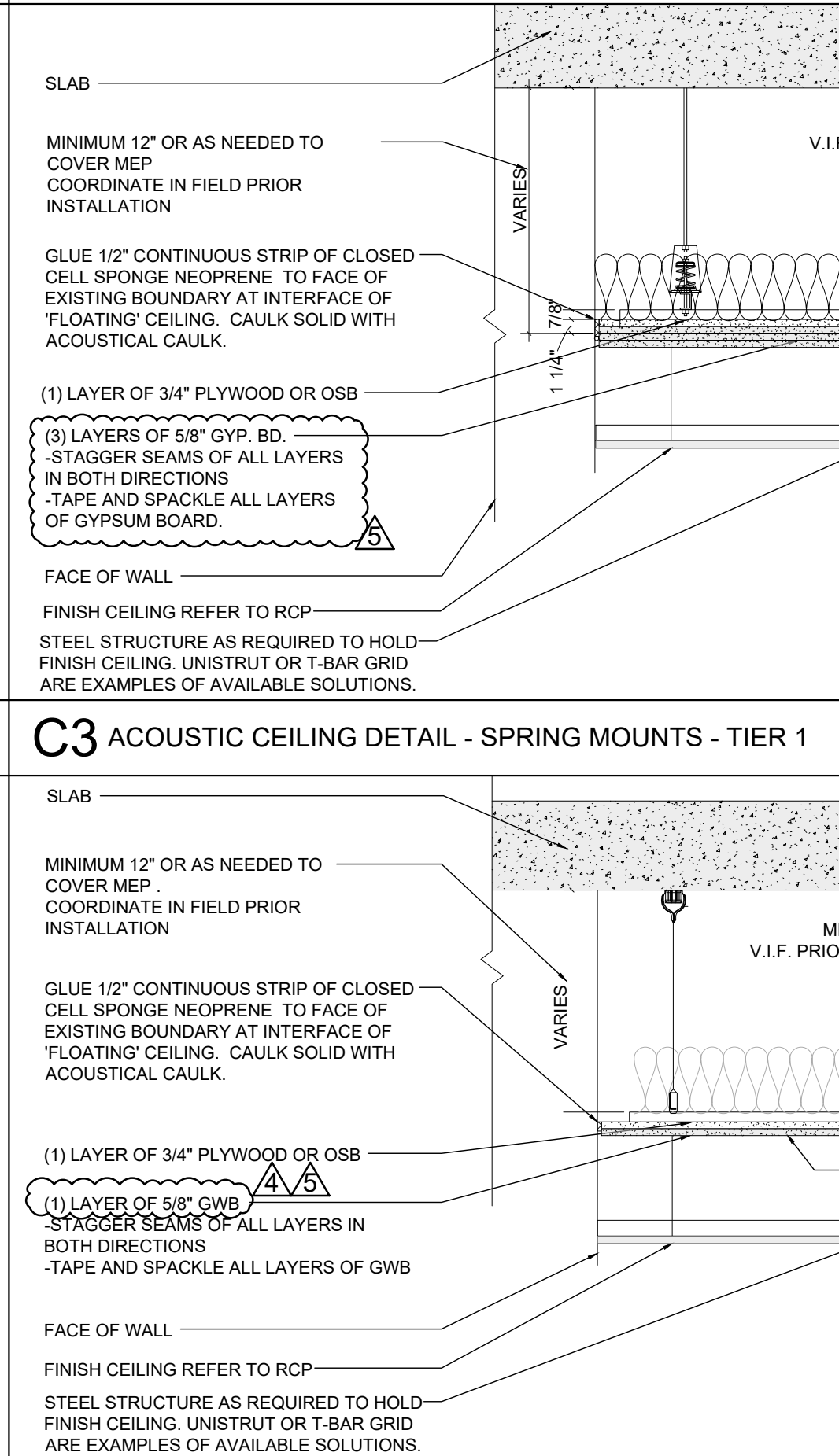
D5 TYP. PENETRATION DETAIL ACOUSTIC LID SCALE: N.T.S.



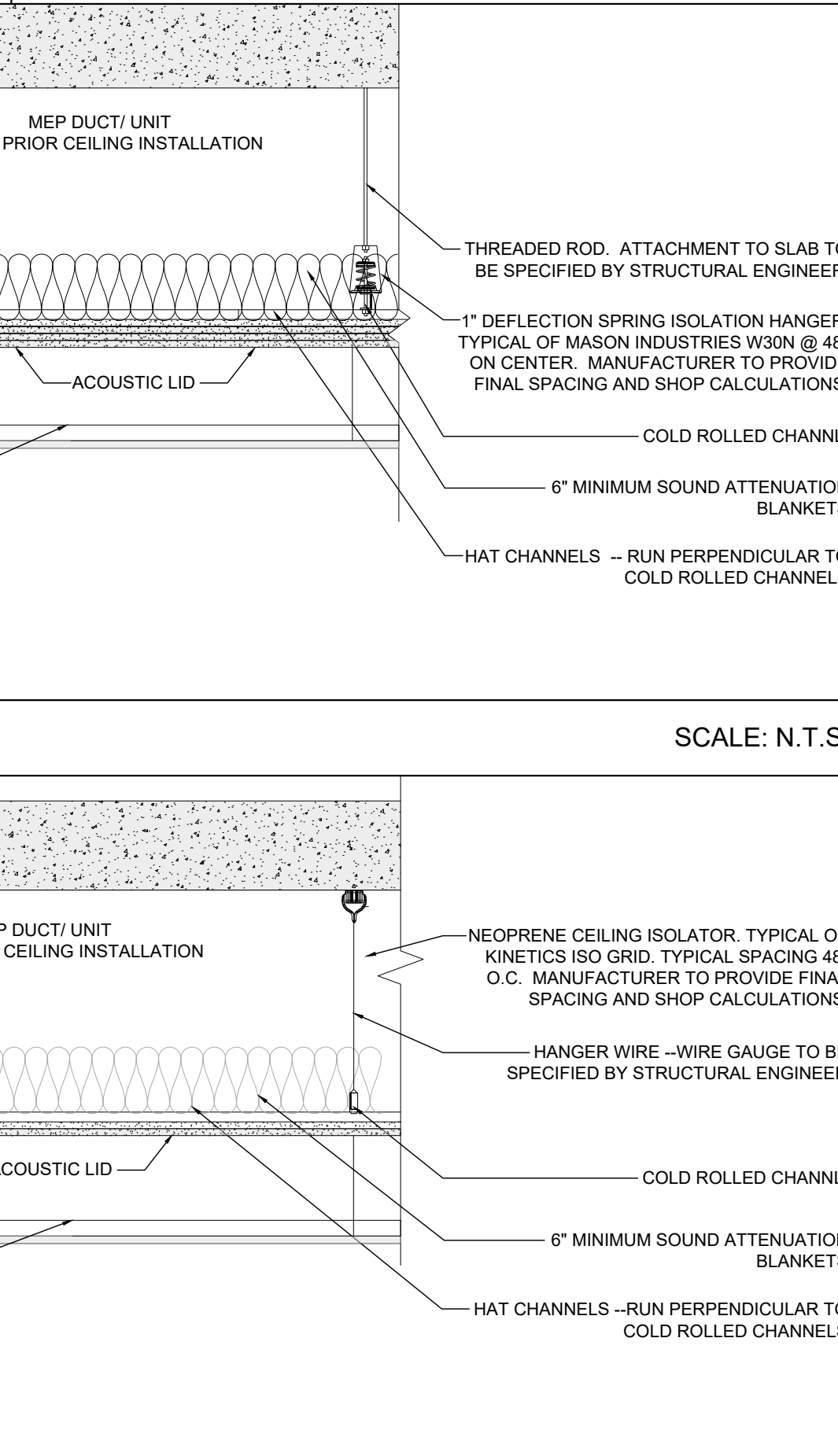
B1 SUPPLEMENTAL GLAZING TYP. DTL.



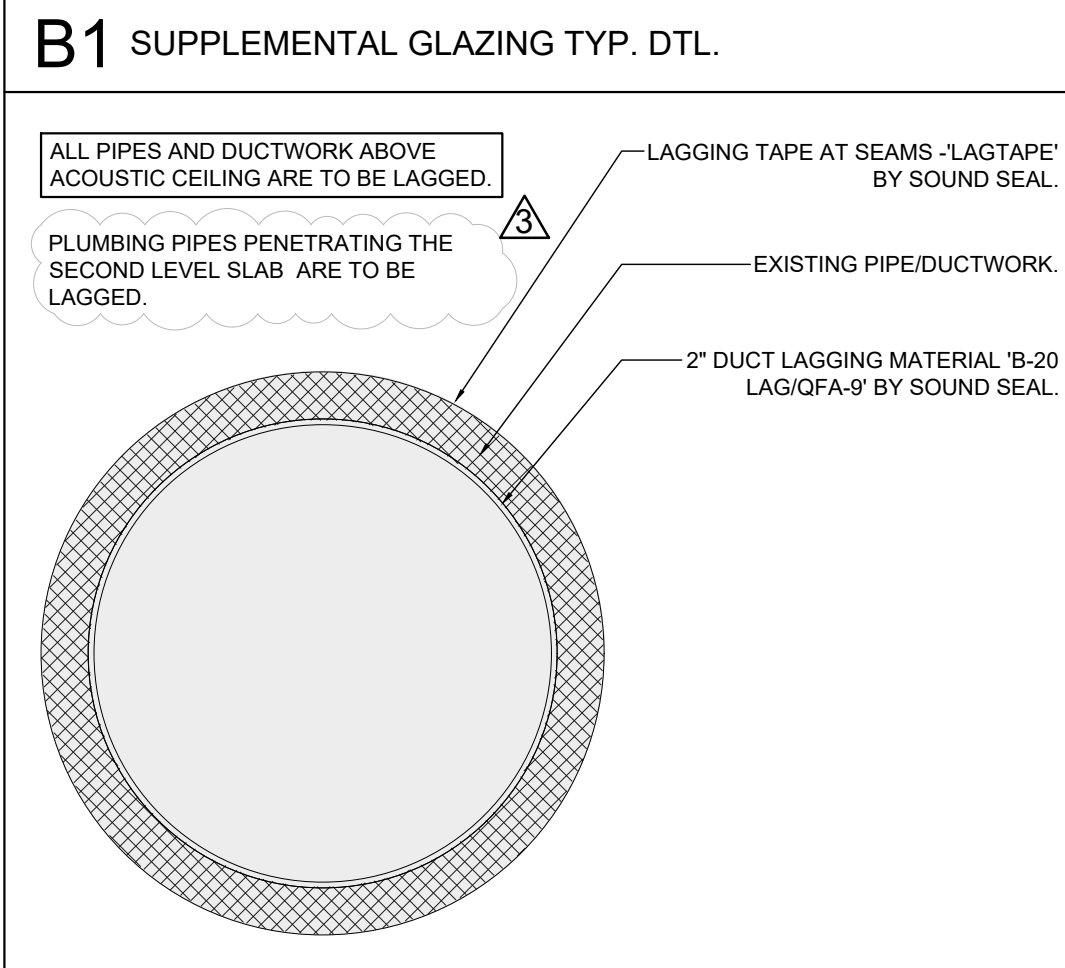
B2 DTL. @ PIPE/CONDUIT PEN. OF EXTG. SLB. SCALE: N.T.S.



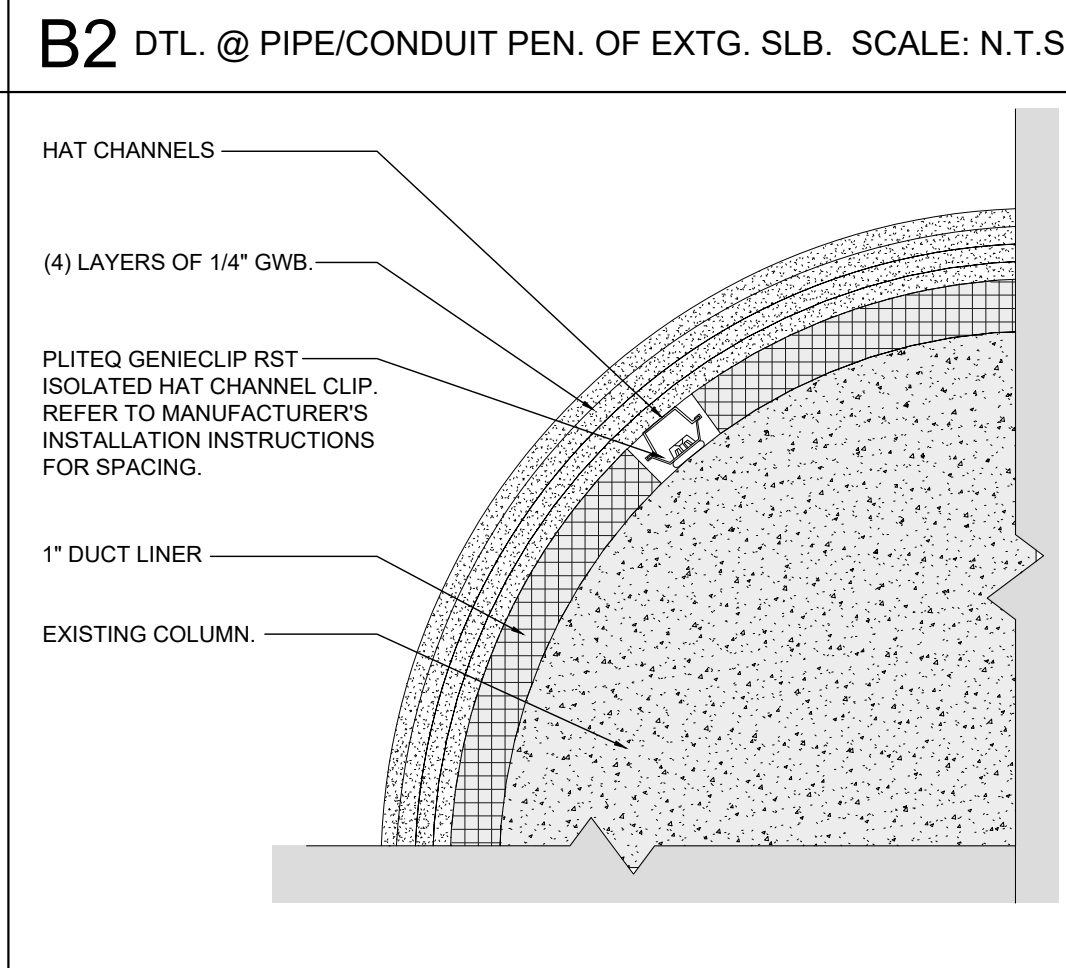
C3 ACOUSTIC CEILING DETAIL - SPRING MOUNTS - TIER 1 SCALE: N.T.S.



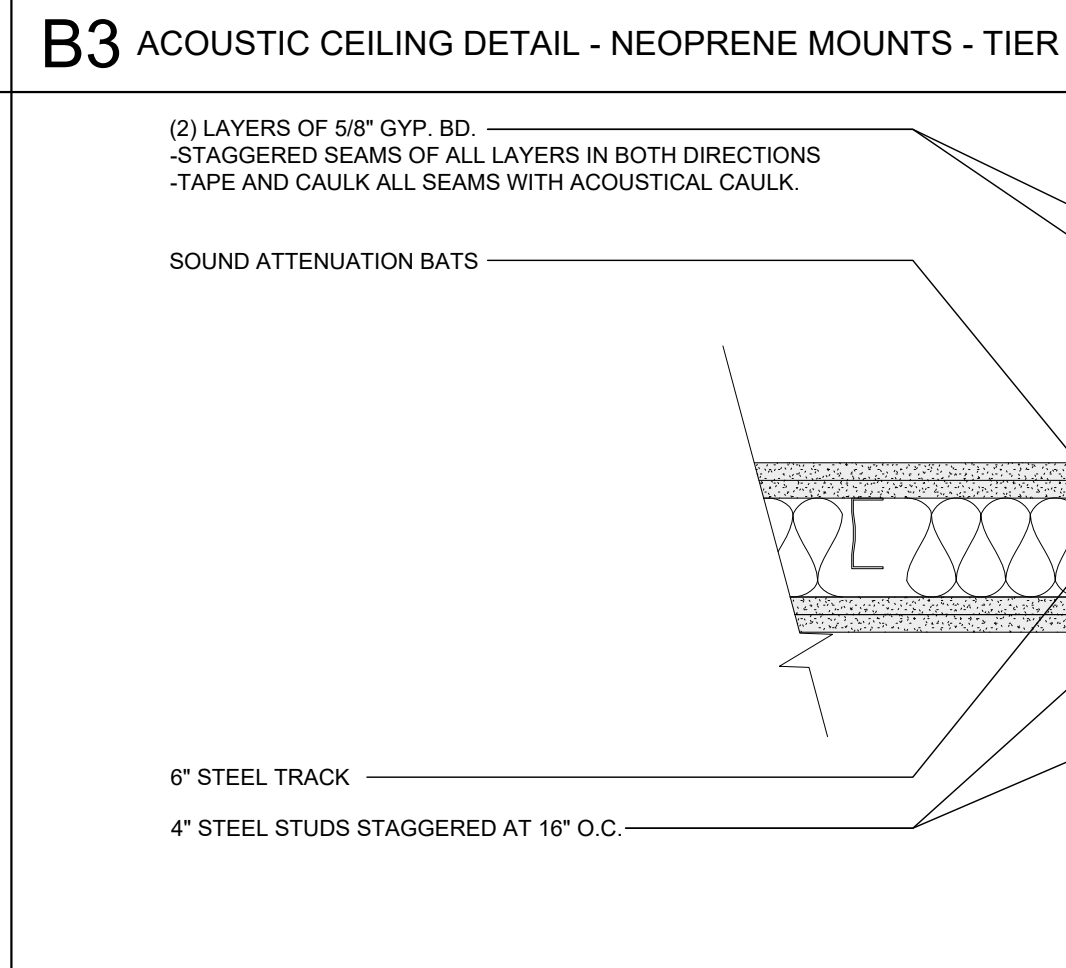
C5 SECTION DETAIL AT STC 40 DOOR SCALE: N.T.S.



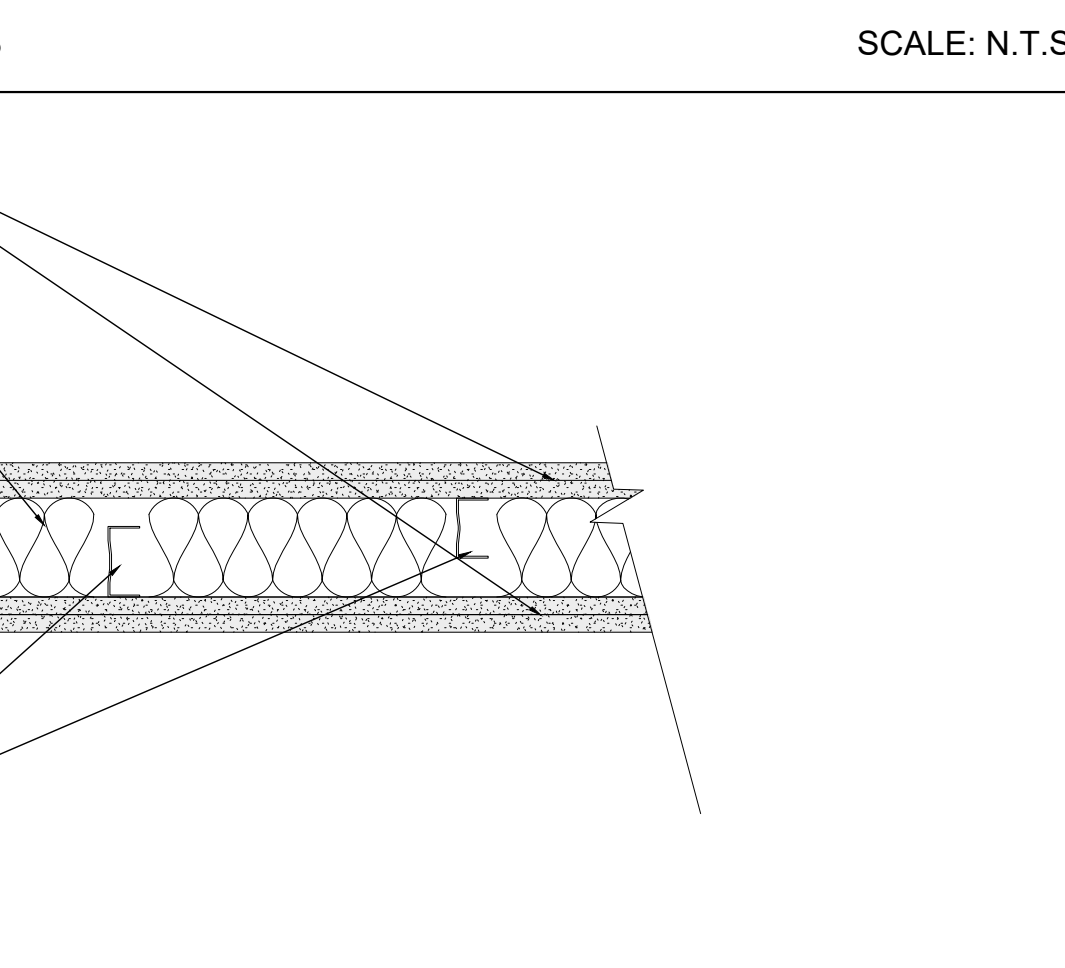
A1 PIPE/DUCT LAGGING DETAIL SCALE: N.T.S.



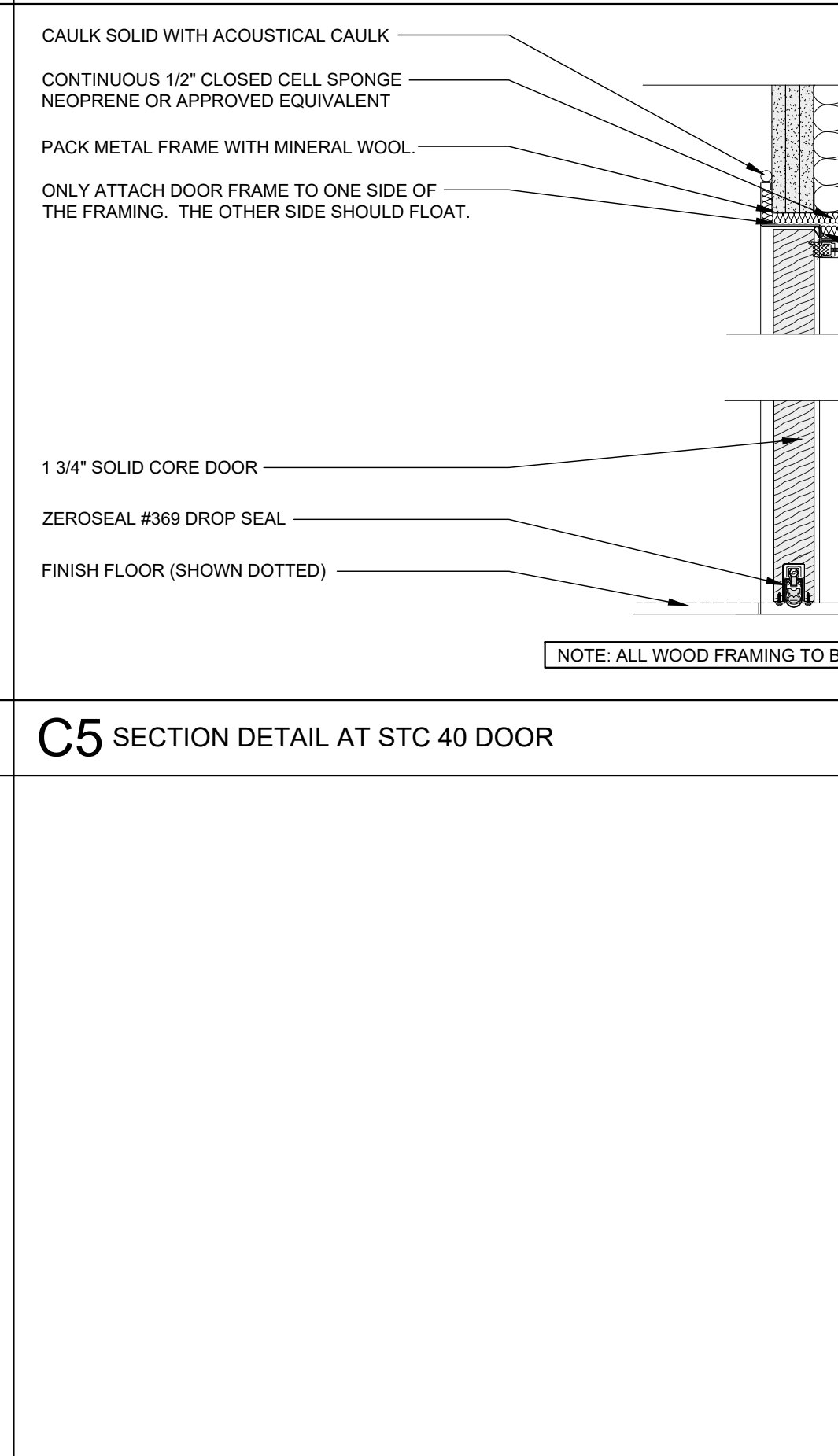
A2 PLAN DTL. @ ISOLATED COL. WRAP DTL. SCALE: N.T.S.



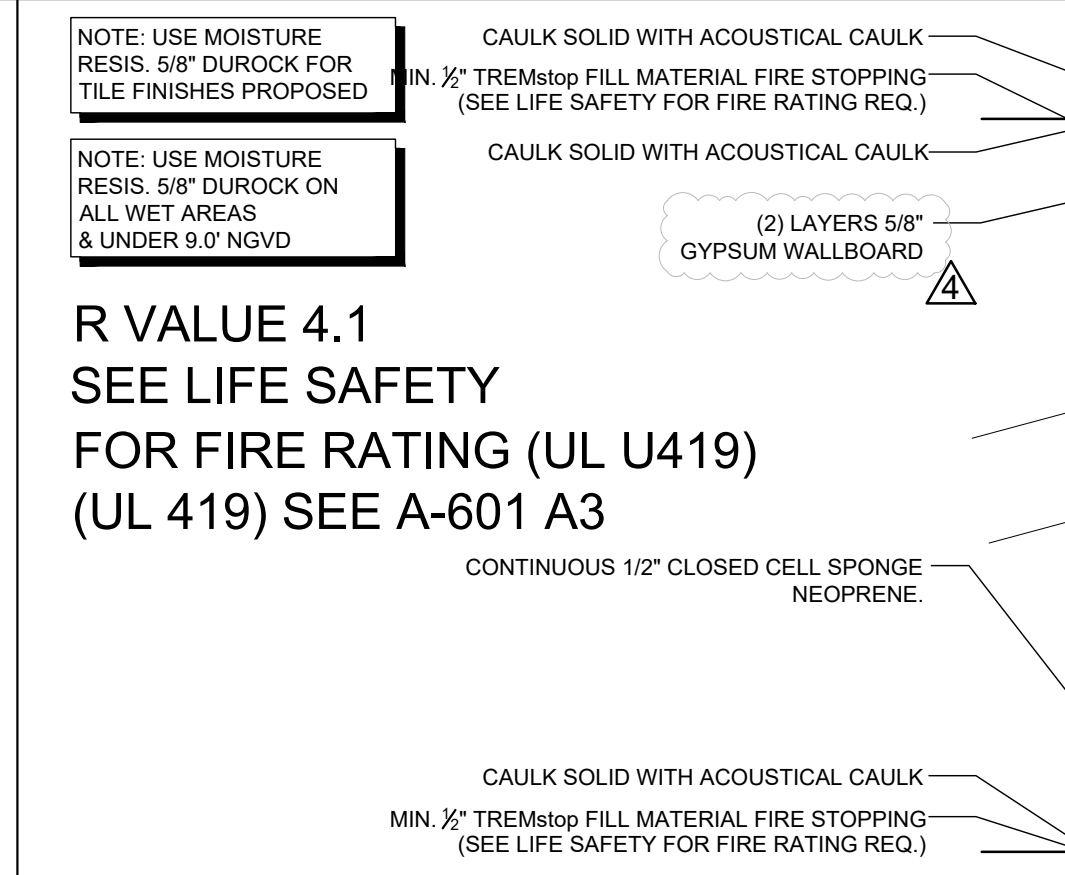
A3 DOUBLE STUD METAL FRAMED PARTITION - TIER 1 SCALE: N.T.S.



A5 METAL FRAMED PARTITION - TIER 2 SCALE: N.T.S.



B3 ACOUSTIC CEILING DETAIL - NEOPRENE MOUNTS - TIER 3 SCALE: N.T.S.



A5 METAL FRAMED PARTITION - TIER 2 (VIP SIDE) SCALE: N.T.S.

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NO.	DATE	REVISION
5	06-24-24	GENERAL COORDINATION
4	04-10-24	GENERAL COORDINATION
3	02-28-24	BLDG. DEP. COMMENTS
2	12-15-23	BLDG. DEP. COMMENTS
1	09-29-23	GENERAL COORDINATION

NO.	DATE	REVISION
5	06-24-24	GENERAL COORDINATION
4	04-10-24	GENERAL COORDINATION
3	02-28-24	BLDG. DEP. COMMENTS
2	12-15-23	BLDG. DEP. COMMENTS
1	09-29-23	GENERAL COORDINATION

NO.	DATE	REVISION
5	06-24-24	GENERAL COORDINATION
4	04-10-24	GENERAL COORDINATION
3	02-28-24	BLDG. DEP. COMMENTS
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1	09-29-23	GENERAL COORDINATION

NO.	DATE	REVISION
5	06-24-24	GENERAL COORDINATION
4	04-10-24	GENERAL COORDINATION
3	02-28-24	BLDG. DEP. COMMENTS
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