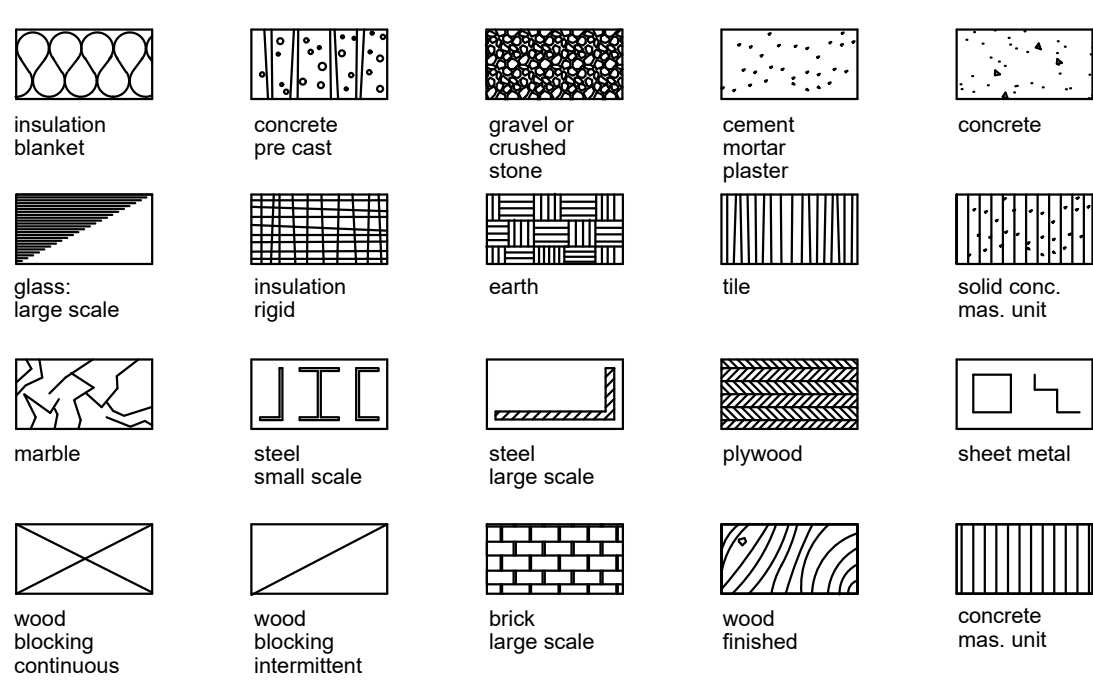


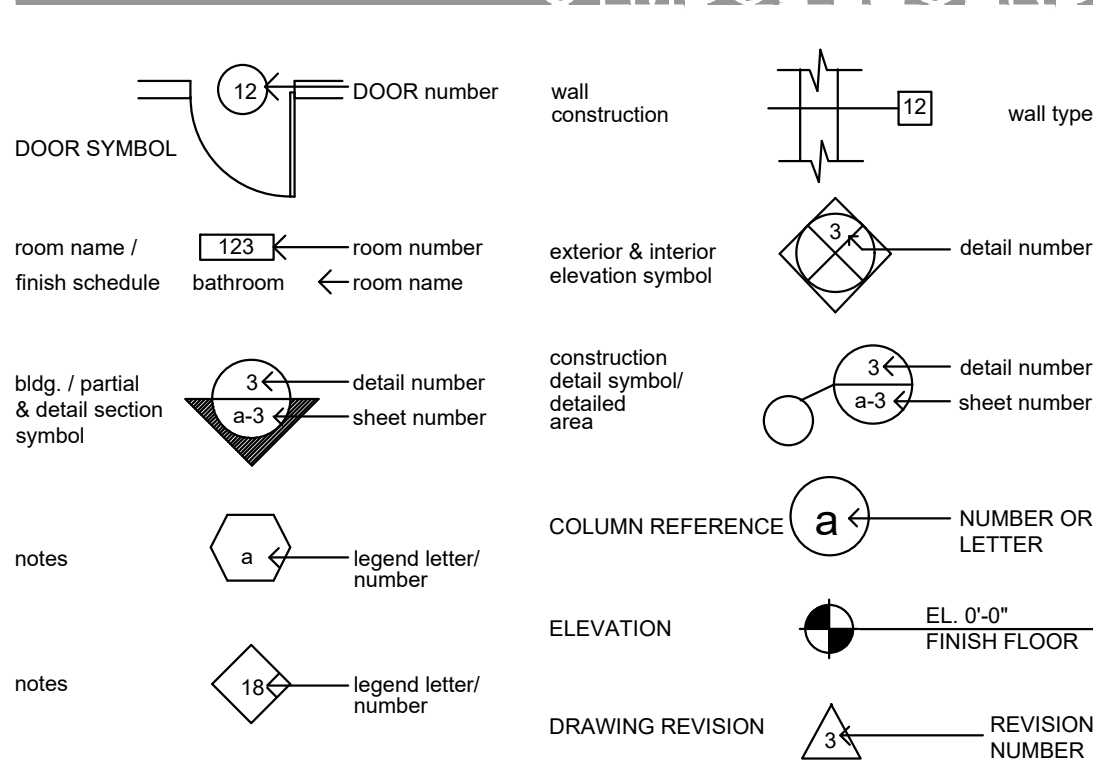
ABBREVIATIONS

A	ACOUS. A.C. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
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. 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
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRAINING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER
F	E.W.C. EXST. EXP0 EXP. EXT.	ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
G	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
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
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
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE 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
Q	PTN. PTR. Q.T.	PARTITION PAPER TOWEL RECEPTACLE QUARRY TILE
R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. ROOM ROUGH OPENING R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESISTENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
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 SYM.
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 DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
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
W	W. WT. W/ W.C. W.D. WOOD W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

MATERIAL LEGEND



SYMBOL LEGEND



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



GENERAL NOTES

- 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 BUILDINGS DEPARTMENT.
- ALL MATERIALS SHALL CONFORM WITH ALL PREVAILING CODES. MANUFACTURERS SHALL PROVIDE DADE COUNTY APPROVAL CODES FOR ALL REQUIRED ASSEMBLIES.
- CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE 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 DWGS. 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 CITY OF MIAMI WATER AND SEWER DEPARTMENT.
- 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 PERFORMED 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 SUBCONTRACTOR 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 ADOPTED PRIOR TO BEGINNING ANY WORK ON THE PROJECT. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE JURISDICTION ADOPTED PRIOR TO BEGINNING ANY WORK ON THE PROJECT. THE FIRE SPRINKLER AND ALARM WORK SHALL BE PERFORMED UNDER A SEPARATE PERMIT WHERE APPLICABLE.
- COORDINATED ALL ROOF STRUCTURE WITH MEP DRAWINGS.
- CONTRACTOR SHALL INSPECT ALL EXISTING FIRE PROOFING OF STRUCTURAL ELEMENTS, DEMISING WALLS, AND FLOOR CEILING ASSEMBLIES WHICH ARE REQUIRED TO BE FIRE PROTECTED BY GOVERNING CODES. CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED FIREPROOFING. 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.
- OWNER HAS FILED FOR AND OBTAINED 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 WALL 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 WRITING 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, IDENTITY 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 ROOFS, R-5 FOR EXTERIOR WALLS, R-3 BOTH SIDES FOR CBS COMMON WALLS, AS PER FBC CHAPTER 13, SUB-CHAPTER 6.

PROJECT TEAM

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 ARO015416 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 # 66204 241 NW SOUTH RIVER DRIVE MIAMI, FL 33128 PHONE (305) 571-1960 FAX (305) 571-1961
STRUCTURAL ENGINEER:	YOUSSEF HACHEM CONSULTING ENGINEERING YOUSSEF HACHEM PHD, PE, SE # 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)

SCOPE OF WORK

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 107.

ALTERATION CLASSIFICATION

ALTERATION LEVEL 2

FIRE ALARM SYSTEM AND SPRINKLER SYSTEM

THIS BUILDING IS PROTECTED BY AN EXISTING SPRINKLER SYSTEM.

ITEM #	Project Information			
1	Address: 801 S. Pointe Drive, Unit CU-2A & CU-2B2, Miami Beach, FL 33139	Folio number(s):	02-4203-368-0320	Year built: 2015
2	Board file number(s): Determination of Architectural Significance:	PB22-0563		
3	Located within a Local Historic District (Yes or No):	Zoning District:	CP5-1	Lot Area: 64650 SQ. FT.
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 (BFE+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

FP-100	FIRE PROTECTION LEGEND AND NOTES
FP-101	FIRE PROTECTION LEGEND AND NOTES
FP-200	PROPOSED FIRE PROTECTION PLAN
FP-201	PROPOSED FLOOR PLAN
FP-401a	PROPOSED FLOOR PLAN
FP-401b	PROPOSED FLOOR PLAN

FIRE PREVENTION

8101 BISCAYNE BLVD. S. 309-310 MIAMI, FL 33138-4664 TEL (305) 559-1250 F (305) 551-1740	JOSE L. GOMEZ
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DEMCO SHEETS EXCLUDED (APPROVED UNDER PERMIT # BC2321806)
LS-100 LIFE SAFETY CODE
LS-101 PROPOSED LIFE SAFETY GROUND FLOOR PLAN
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M-308 MECHANICAL DETAILS
M-309 MECHANICAL DETAILS
M-310 MECHANICAL DETAILS

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P-500.3 PLUMBING ISOMETRICS
P-600 PLUMBING NOTES SCHEDULES AND DETAILS
P-600.1 PLUMBING NOTES SCHEDULES AND DETAILS

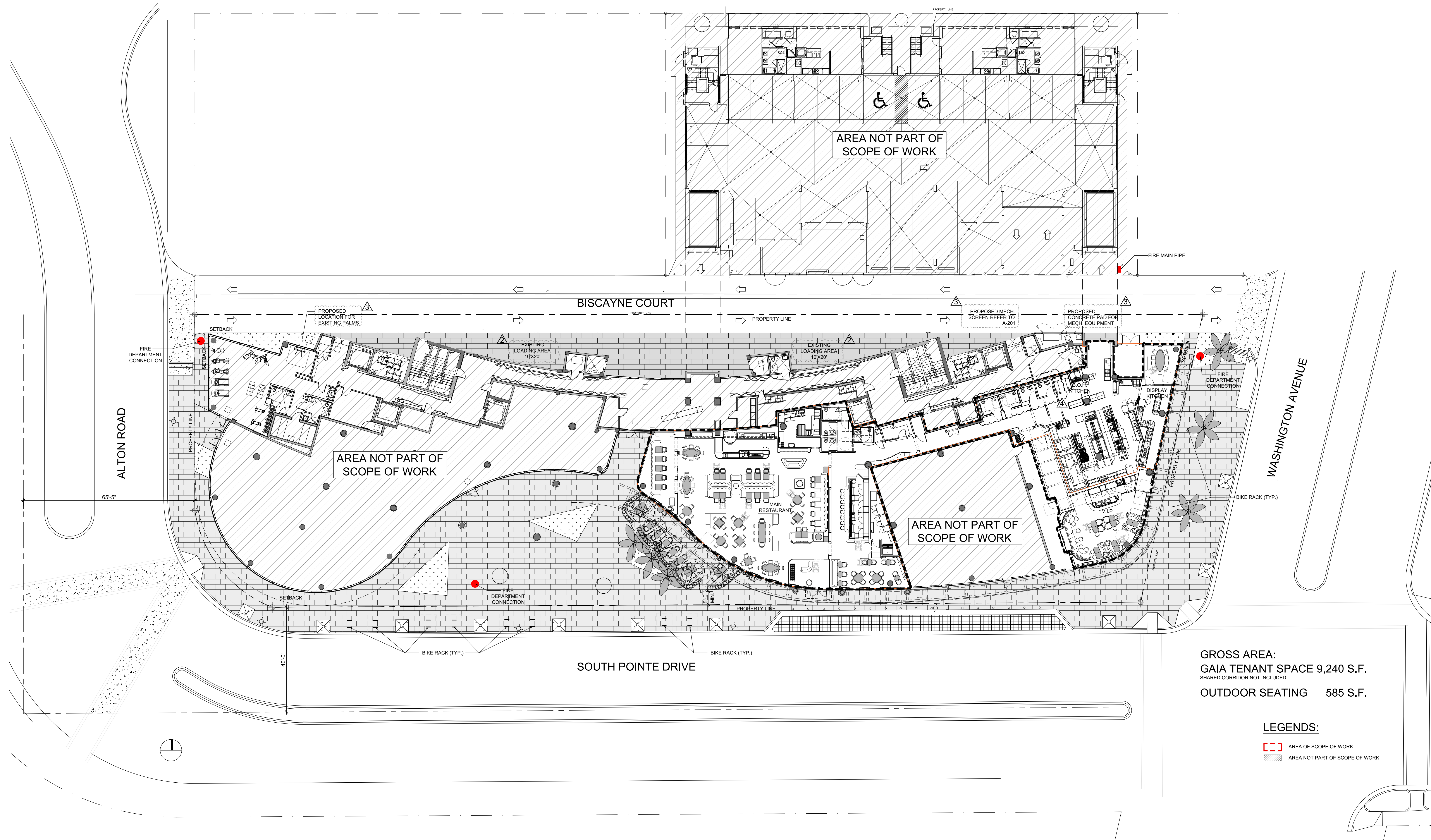
CONSULTANT	GAIA MIAMI BEACH
	801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2 MIAMI BEACH, FL. 33139

BEILINSON GOMEZ ARCHITECTS P.A.
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8101 BISCAYNE BLVD. S. 309-310 MIAMI, FL 33138-4664 TEL (305) 559-1250 F (305) 551-1740	JOSE L. GOMEZ
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8101 BISCAYNE BLVD. S. 309-310 MIAMI, FL 33138-4664 TEL (305) 559-1250 F (305) 551-1740	JOSE L. GOMEZ
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DWG. TITLE	COVER PAGE & GENERAL NOTES
SCALE	N.T.S.
PROJECT NO.	2022-36
DATE	09-29-23
SHEET NUMBER	A-001



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

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE

ARCHITECTS

8101 BISCAYNE BLVD. S. 309. 310

M I A M I F L 3 1 3 8 - 4 6 8 4

T 305.559.1250 F 305.551.1740

ROSE L GOMEZ

ARCHITECT

ARCHITECT

DWG. TITLE
PROPOSED SITE PLAN

SCALE
1/16" = 1'-0"

PROJECT NO.
2022-36

DATE
09-29-23

SHEET NUMBER
A-101

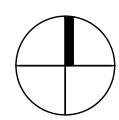
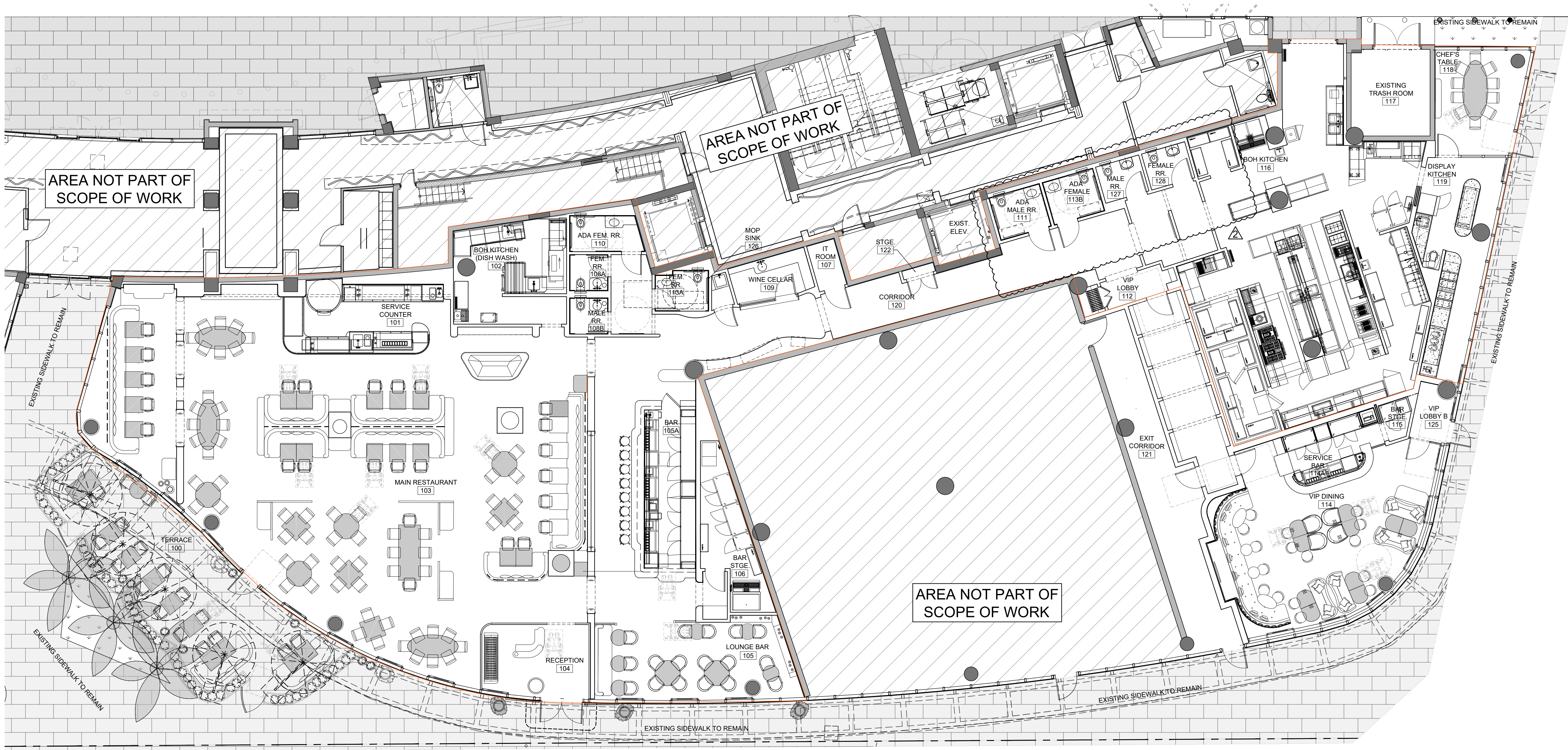
NO.	DATE	DESCRIPTION
4	06-24-24	GENERAL COORDINATION
3	05-01-24	BLDG. DEP. COMMENTS
2	02-28-24	BLDG. DEP. COMMENTS
1	09-29-23	GENERAL COORDINATION

DATE

REVISION

CONSULTANT

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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

BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE

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ROSE L. GOMEZ

DWG. TITLE
GROUND FLOOR LIGHTING

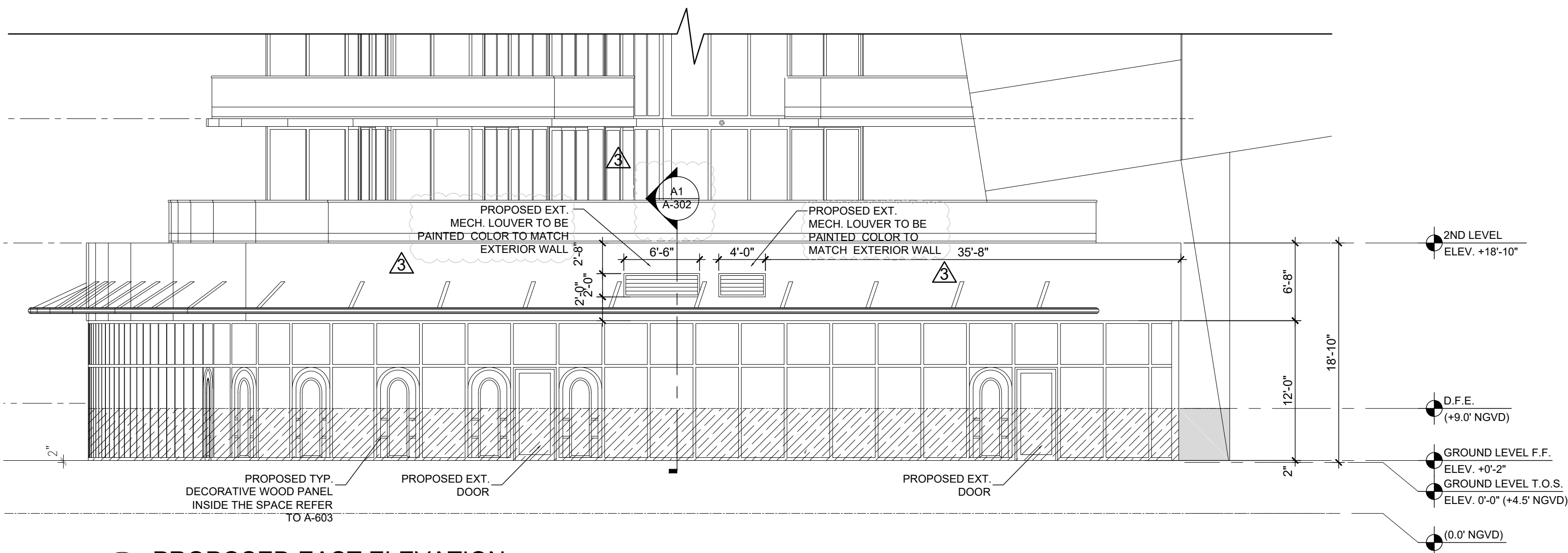
SCALE
1/8" = 1'-0"

PROJECT NO.
2022-36

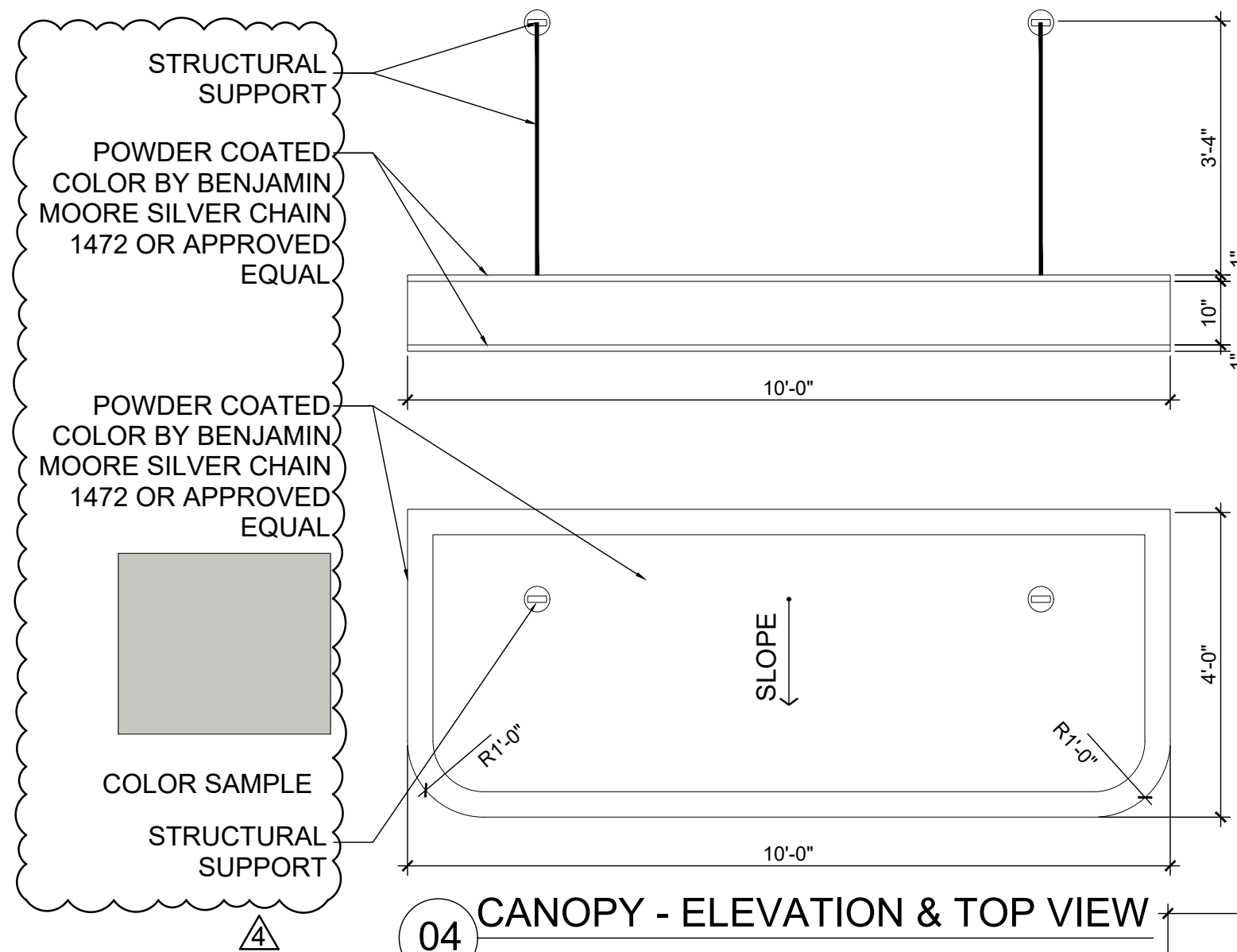
DATE
09-29-23

SHEET NUMBER
A-103

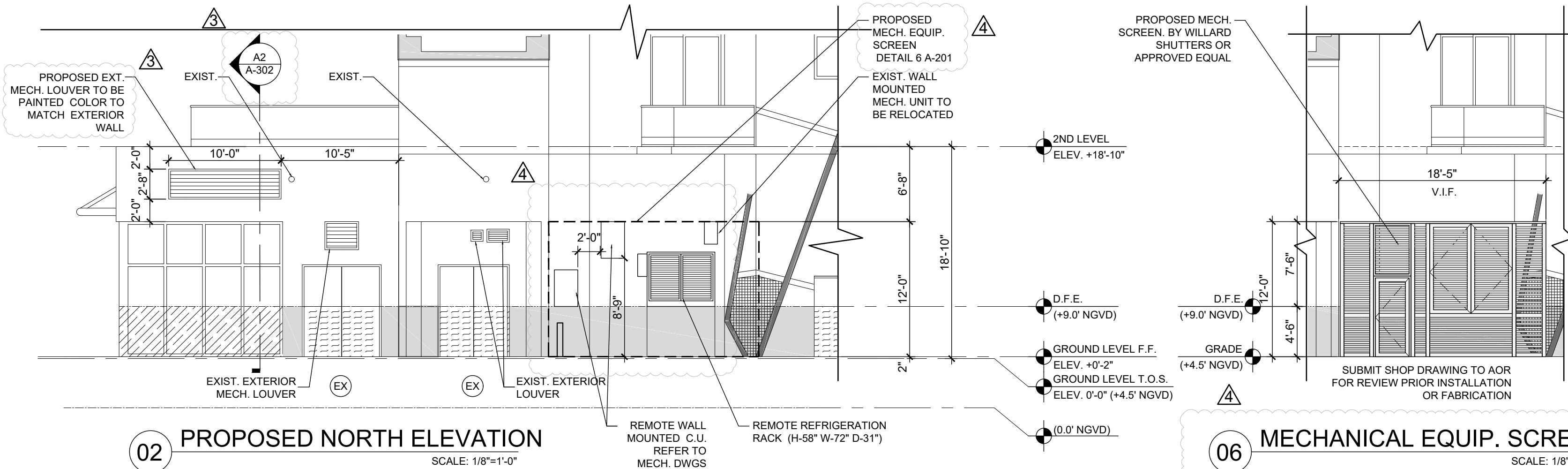
2	06-06-2024	GENERAL COORDINATION
1	09-29-23	GENERAL COORDINATION
△	DATE	REVISION



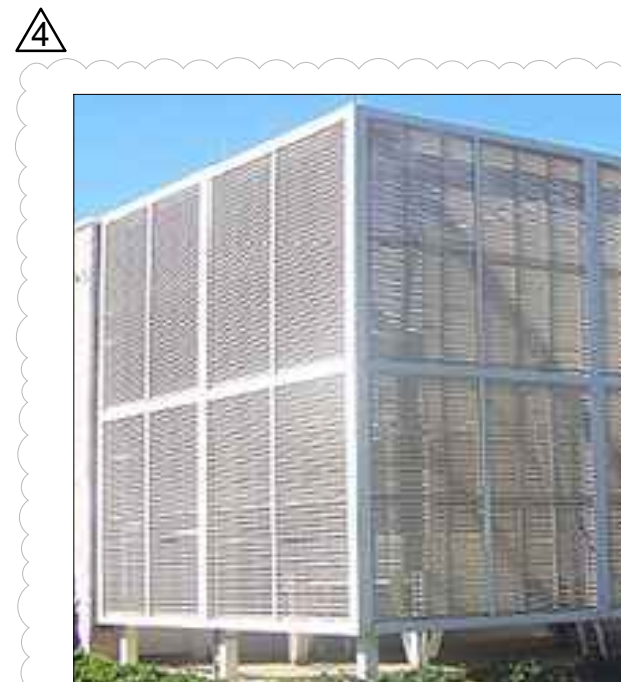
01 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

GENERAL NOTES:

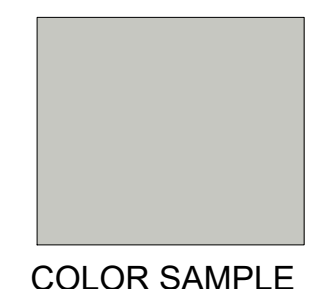
SUBMIT SHOP DRAWINGS FOR REVIEW TO A.O.R. AND E.O.R. PRIOR FABRICATION AND INSTALLATION
EXTERIOR CANOPY AND PANELS UNDER SEPARATE PERMIT
ALL DIMENSION TO BE VERIFIED IN FIELD

DECORATIVE METAL PANELS ON EXISTING STOREFRONT AND EXTERIOR CANOPY APPROVED UNDER DRB DRB23-0965

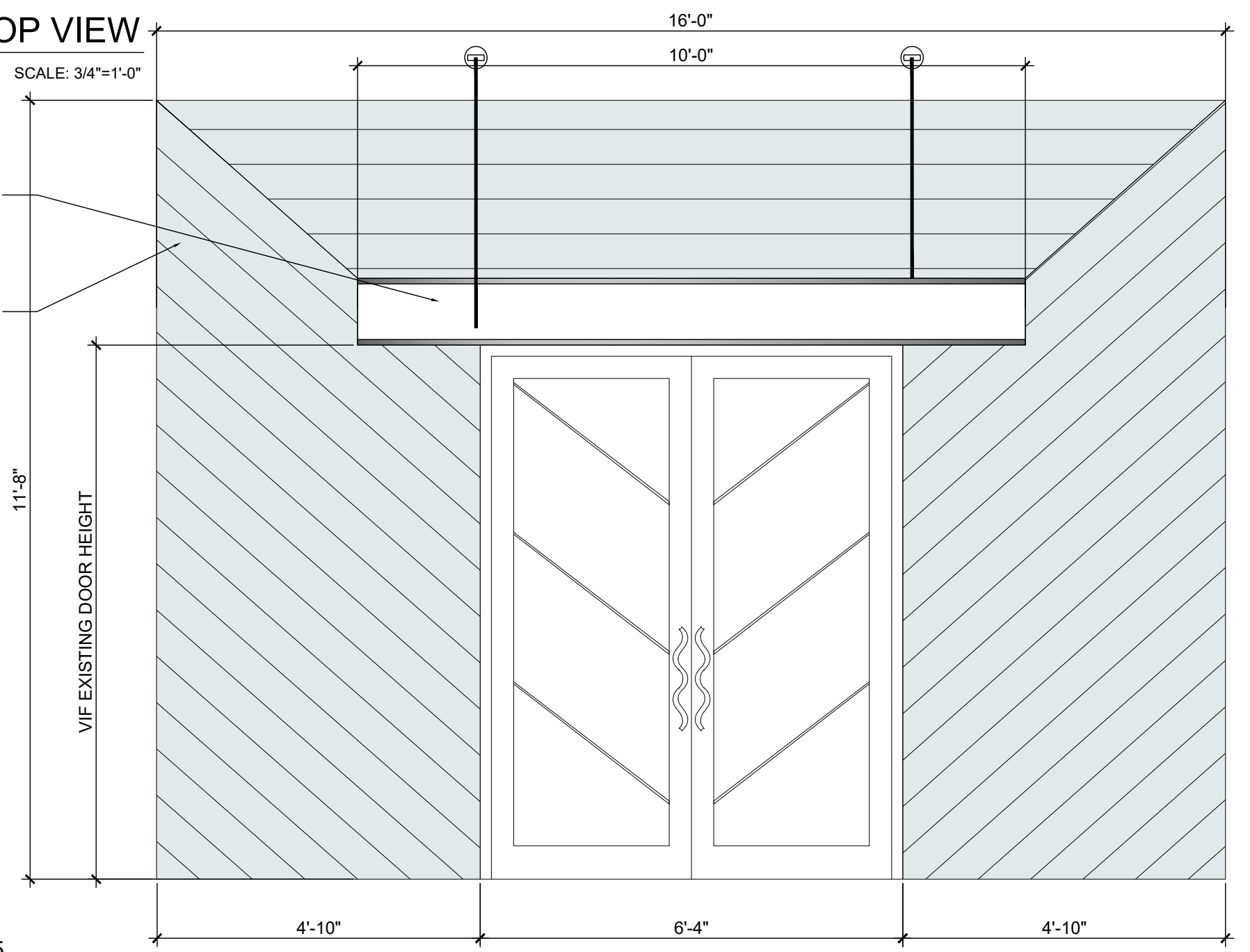
06 MECHANICAL EQUIP. SCREEN
SCALE: 1/8"=1'-0"

EXTERIOR CANOPY SEE DETAIL 4 A-201

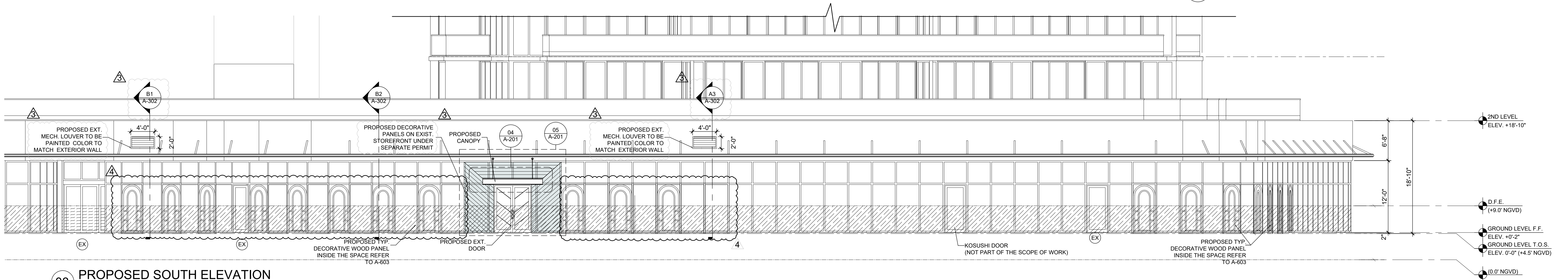
POWDER COATED COLOR BY BENJAMIN MOORE SILVER CHAIN 1472 OR APPROVED EQUAL



COLOR SAMPLE



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



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

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DWG. TITLE
PROPOSED ELEVATIONS

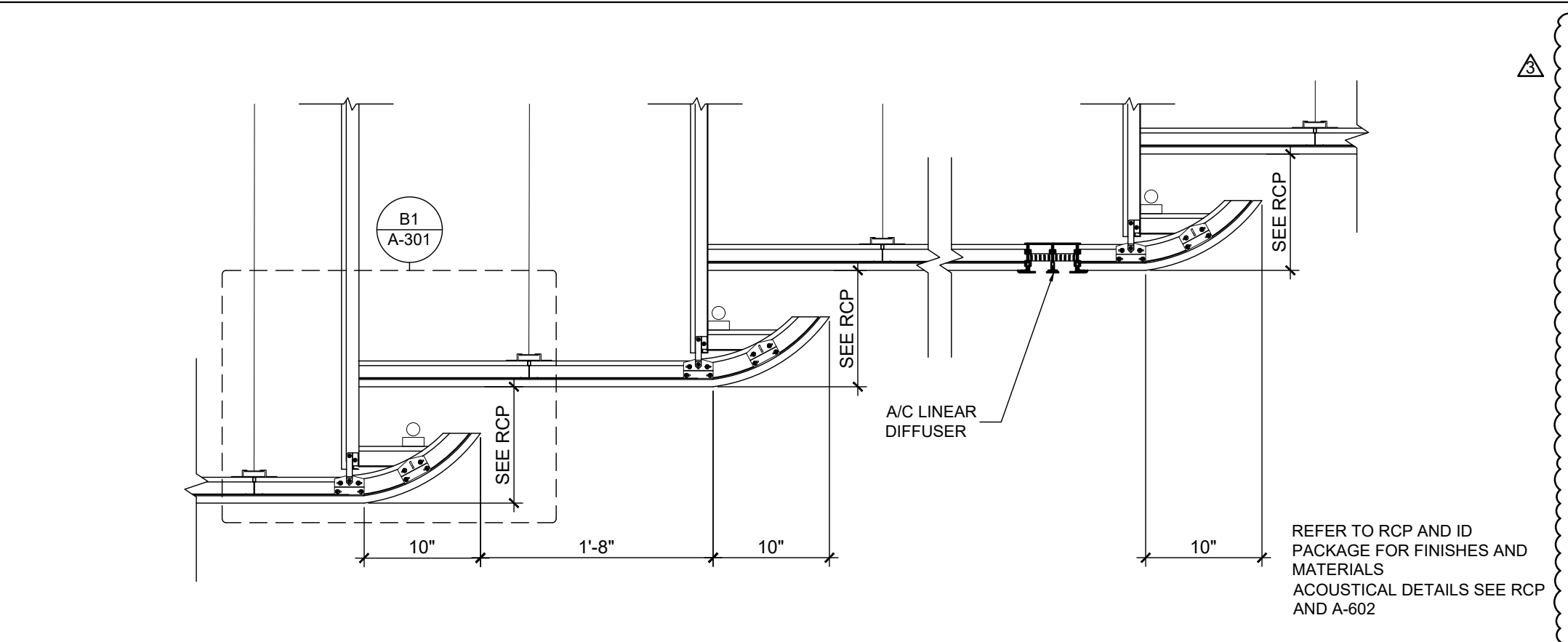
SCALE
AS SHOWN

PROJECT NO.
2022-36

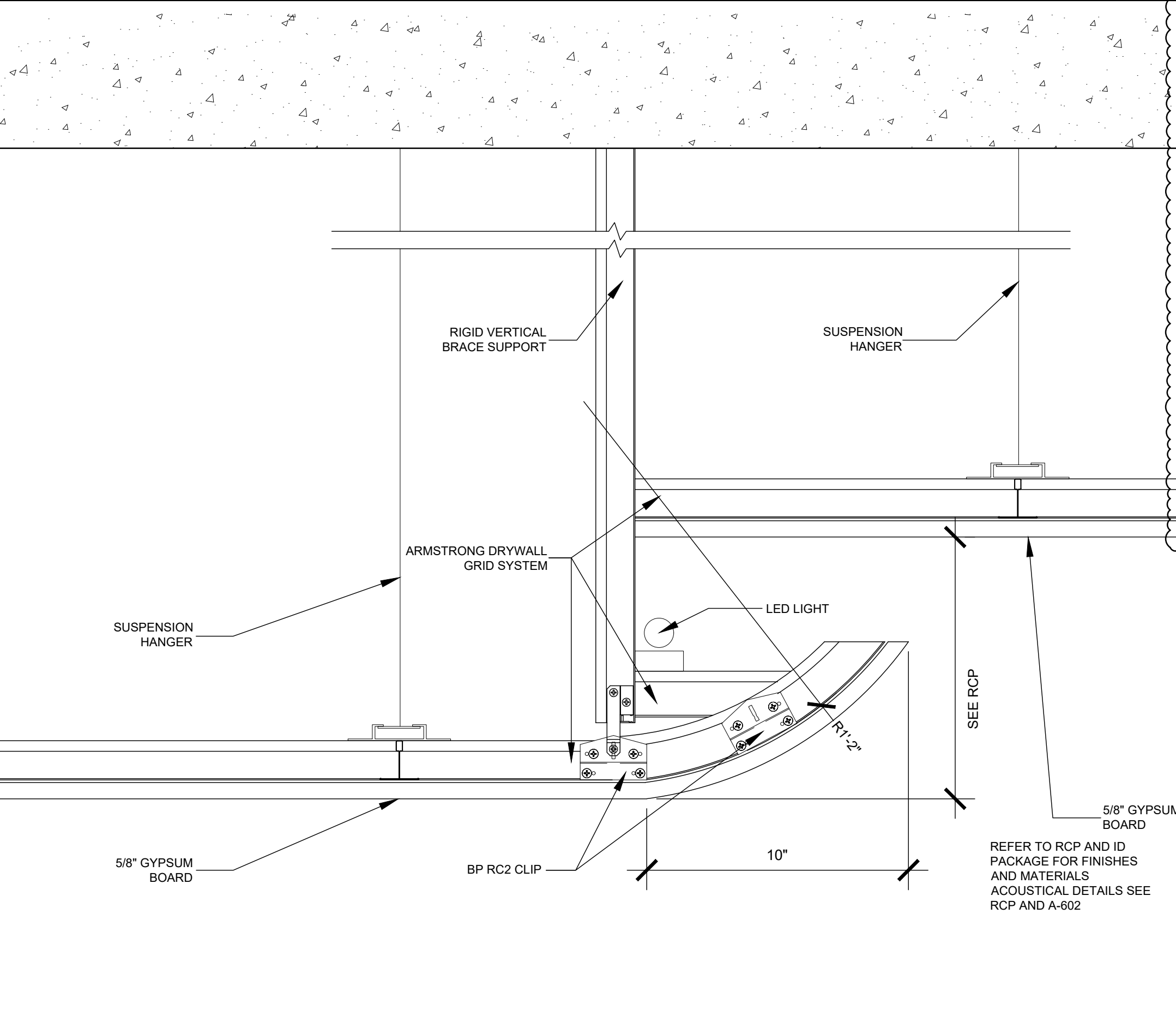
DATE
09-29-23

SHEET NUMBER
A-201

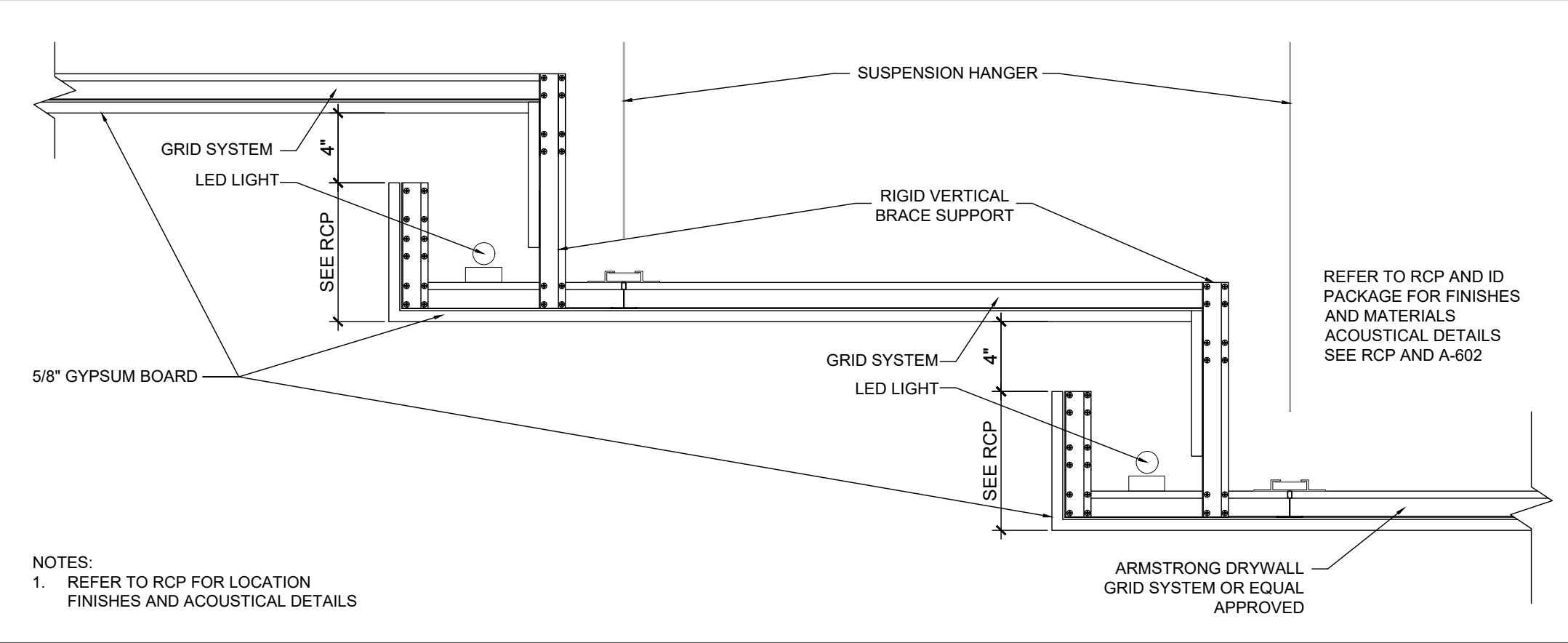
NO.	DATE	DESCRIPTION
4	05-01-24	BLDG DEP COMMENTS
3	02-28-24	BLDG DEP COMMENTS
2	12-15-23	GENERAL COORDINATION
1	09-29-23	GENERAL COORDINATION



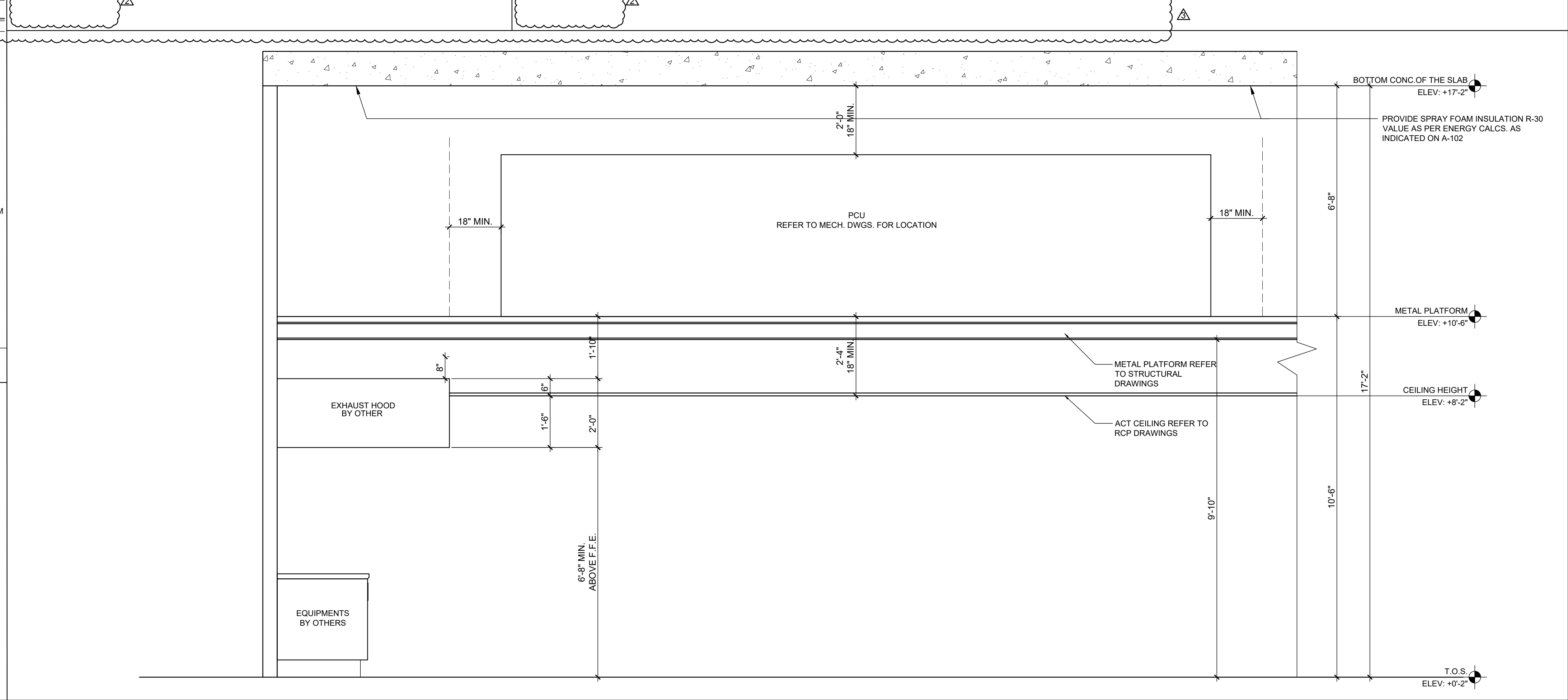
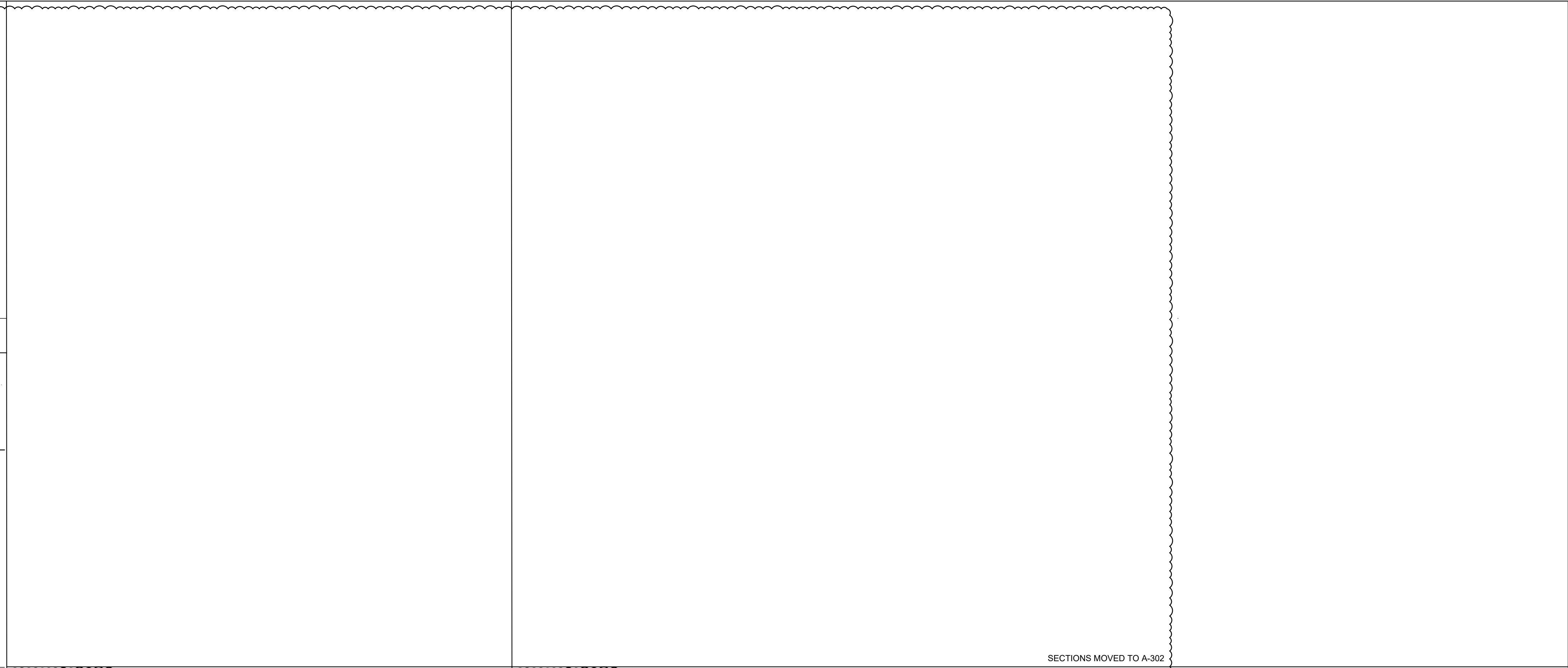
D1 INDIRECT LIGHT COVE TYPICAL DETAIL SCALE: 1" = 1'-0"



B1 INDIRECT LIGHT COVE EDGE TYPICAL DETAIL SCALE: 3" = 1'-0"



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"

CONSULTANT

GAIA MIAMI BEACH
801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
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GOMEZ
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P.A.
A A C 0 0 1 0 6 2

DWG. TITLE
SECTIONS & SECTION
DETAILS

SCALE
AS SHOWN

PROJECT NO.
2022-36

DATE
09-29-23

SHEET NUMBER
A-301

1 02-28-24 BLDG DEP COMMENTS

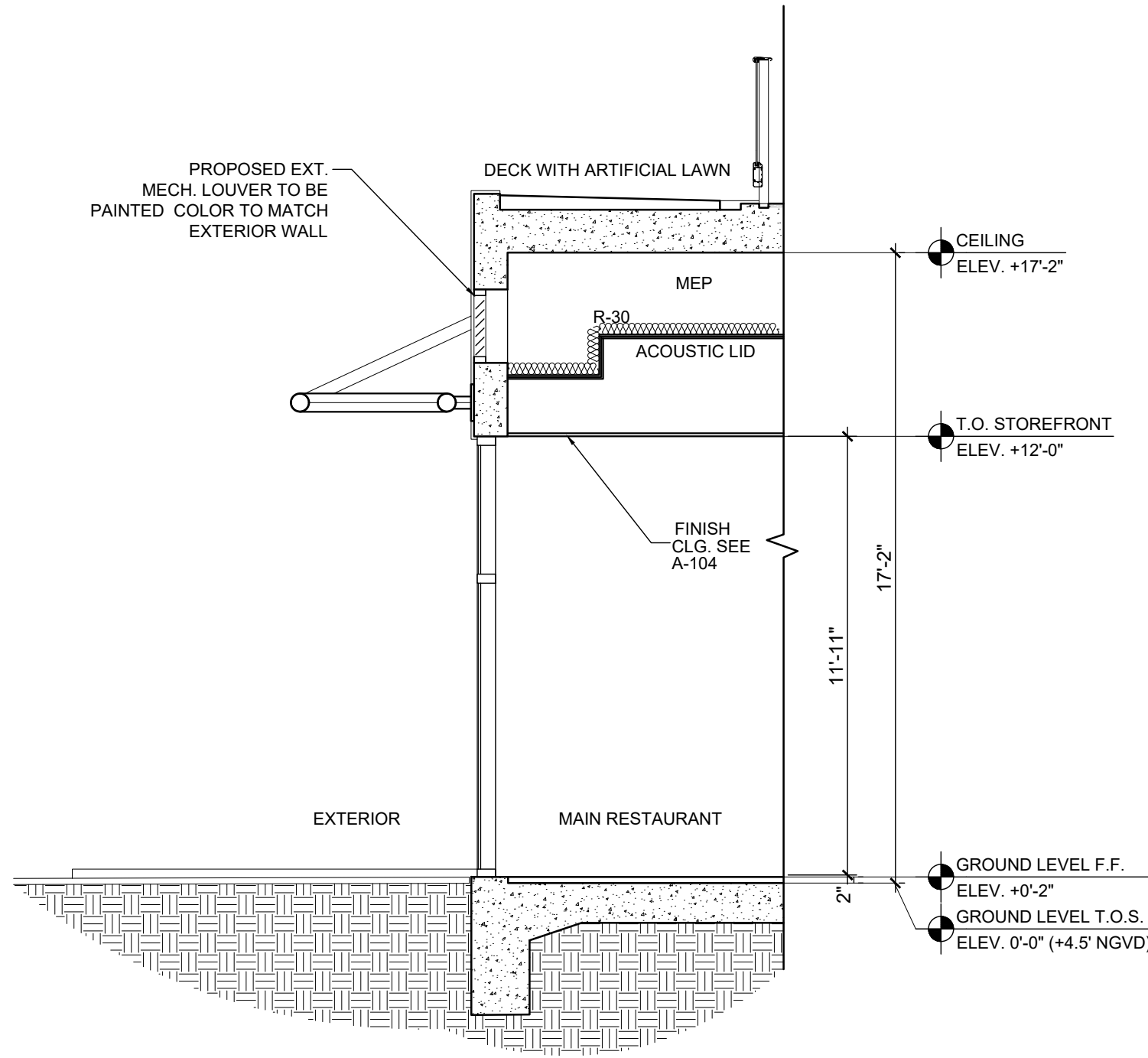
2 12-15-23 BLDG DEP COMMENTS

1 09-29-23 GENERAL COORDINATION

DATE REVISION

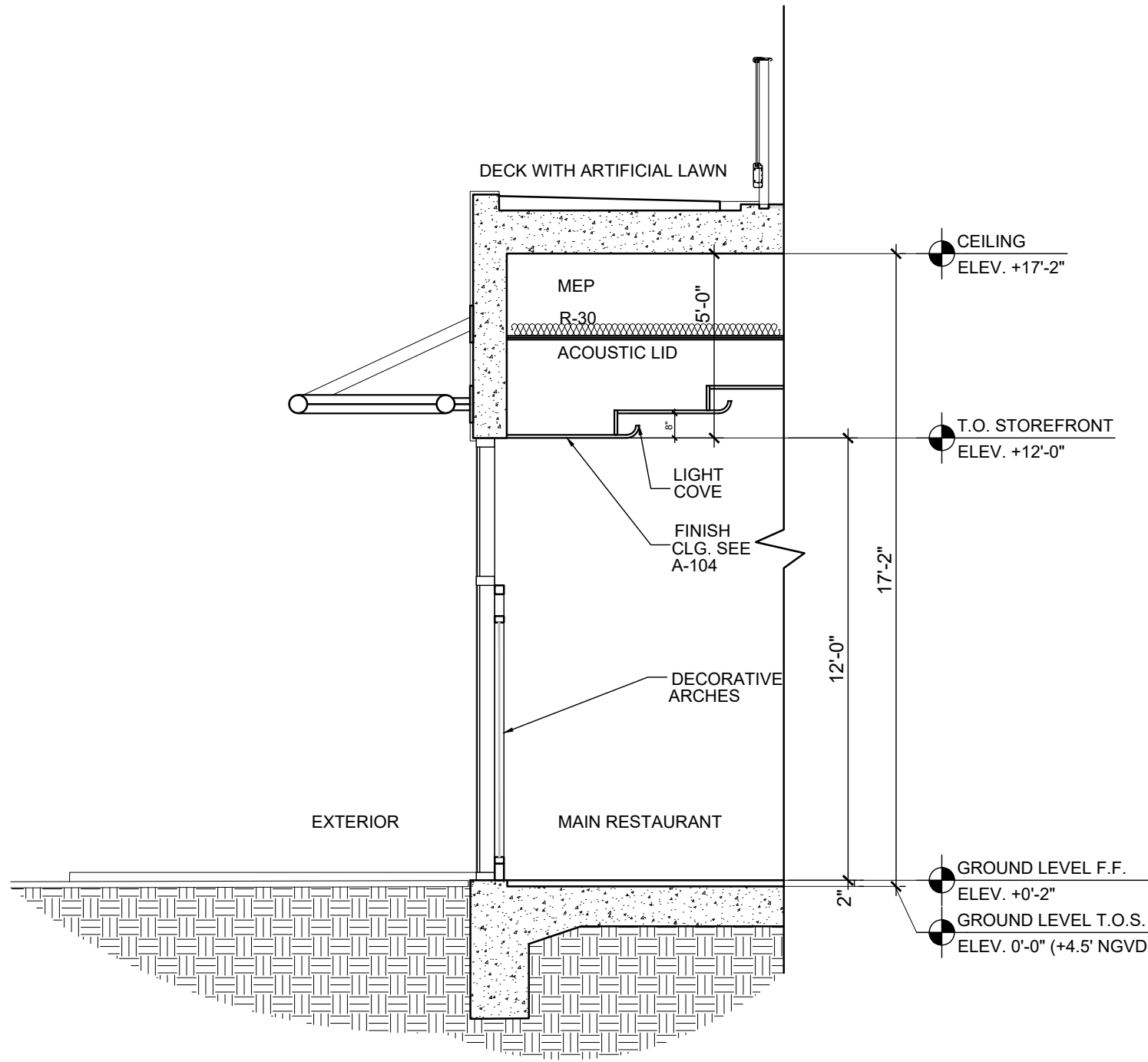
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JOSE L GOMEZ



B1 SECTION

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



B2 SECTION

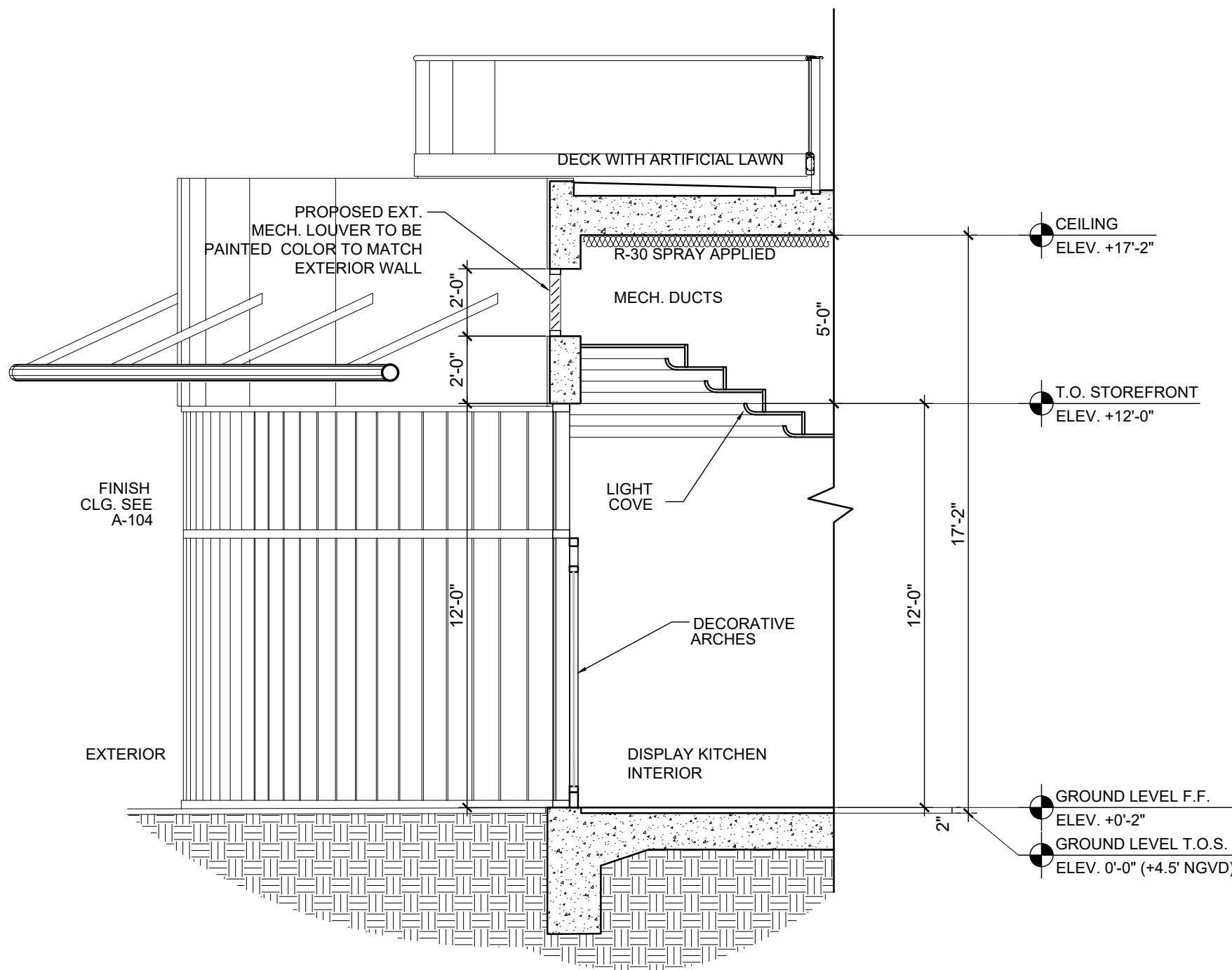
SCALE:1/4" =1'-0"

GENERAL NOTE:

V.I.F. SIZES OF PROPOSED OPENING AND LOCATION OF METAL CANOPY SUPPORTS.

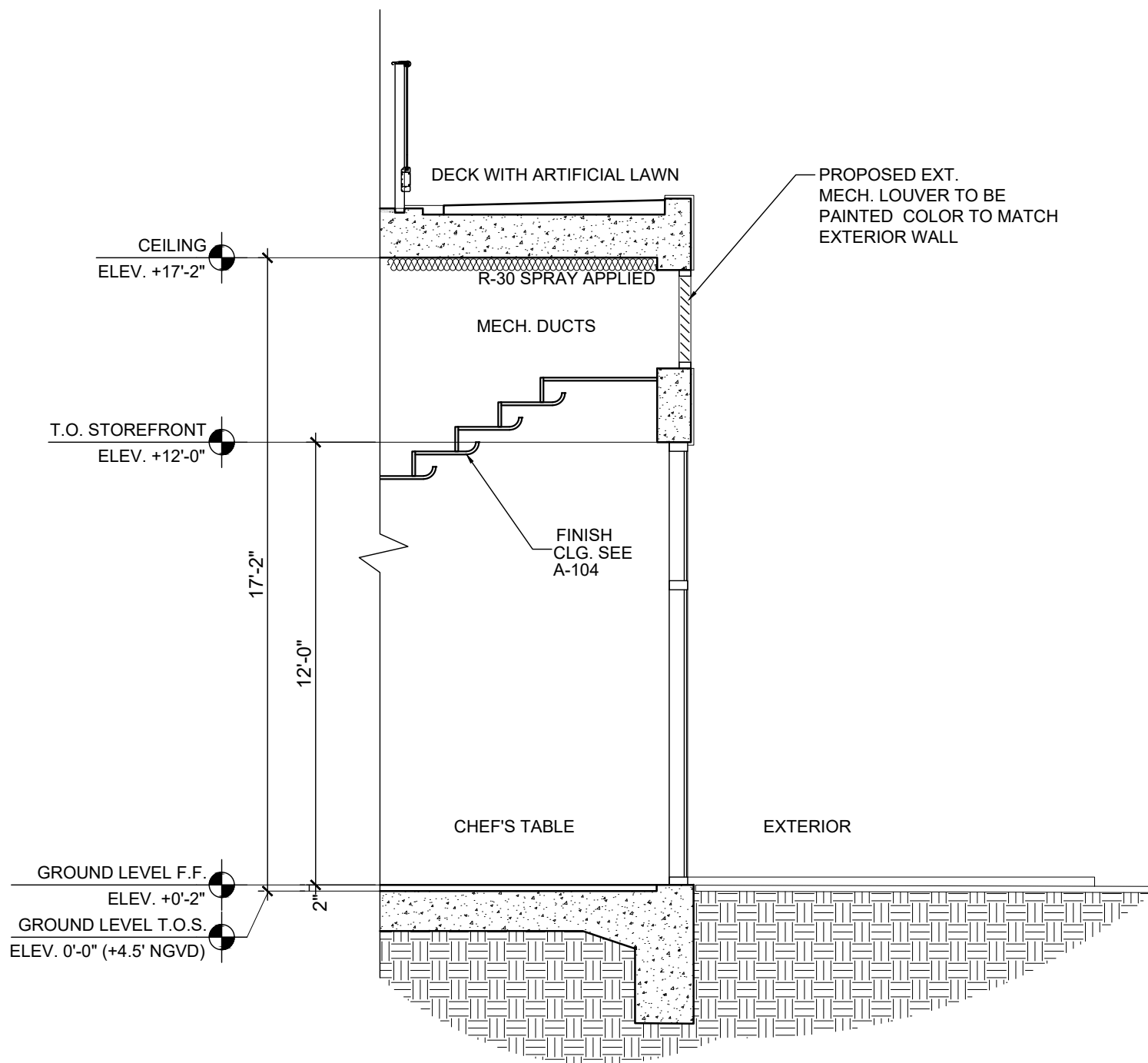
ALL EXTERIOR LOUVER MUST BE PAINTED, COLOR TO MATCH EXTERIOR WALL.

LOUVER SIZES REFER TO MECHANICAL DWGS.



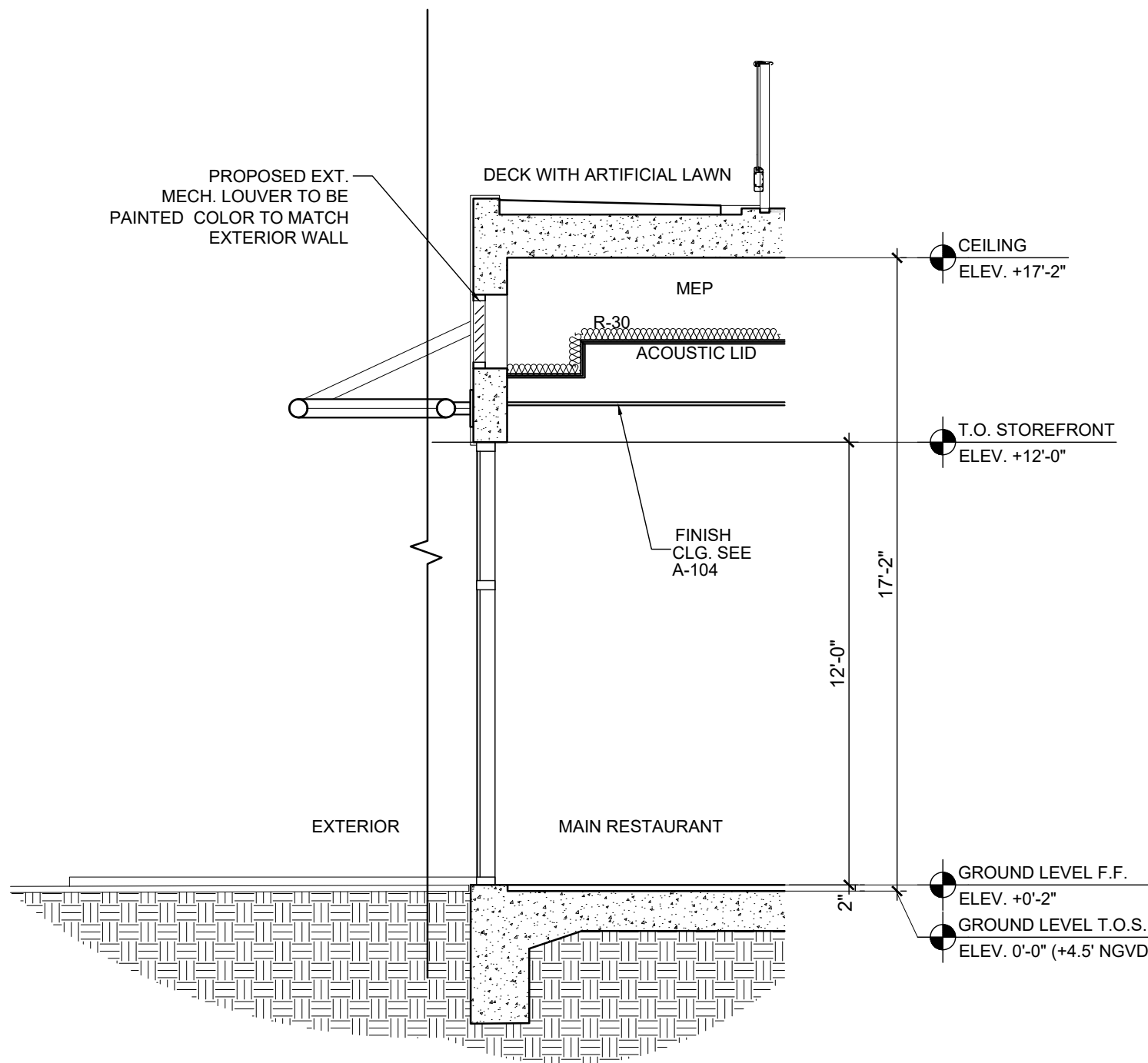
A1 SECTION

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



A2 SECTION

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



A3 SECTION

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

GAIA MIAMI BEACH

801 SOUTH POINTE DRIVE, UNIT CU-2A & CU-2B2
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JOSE L GOMEZ

DWG. TITLE SECTIONS

SCALE AS SHOWN

PROJECT NO. 2022-36

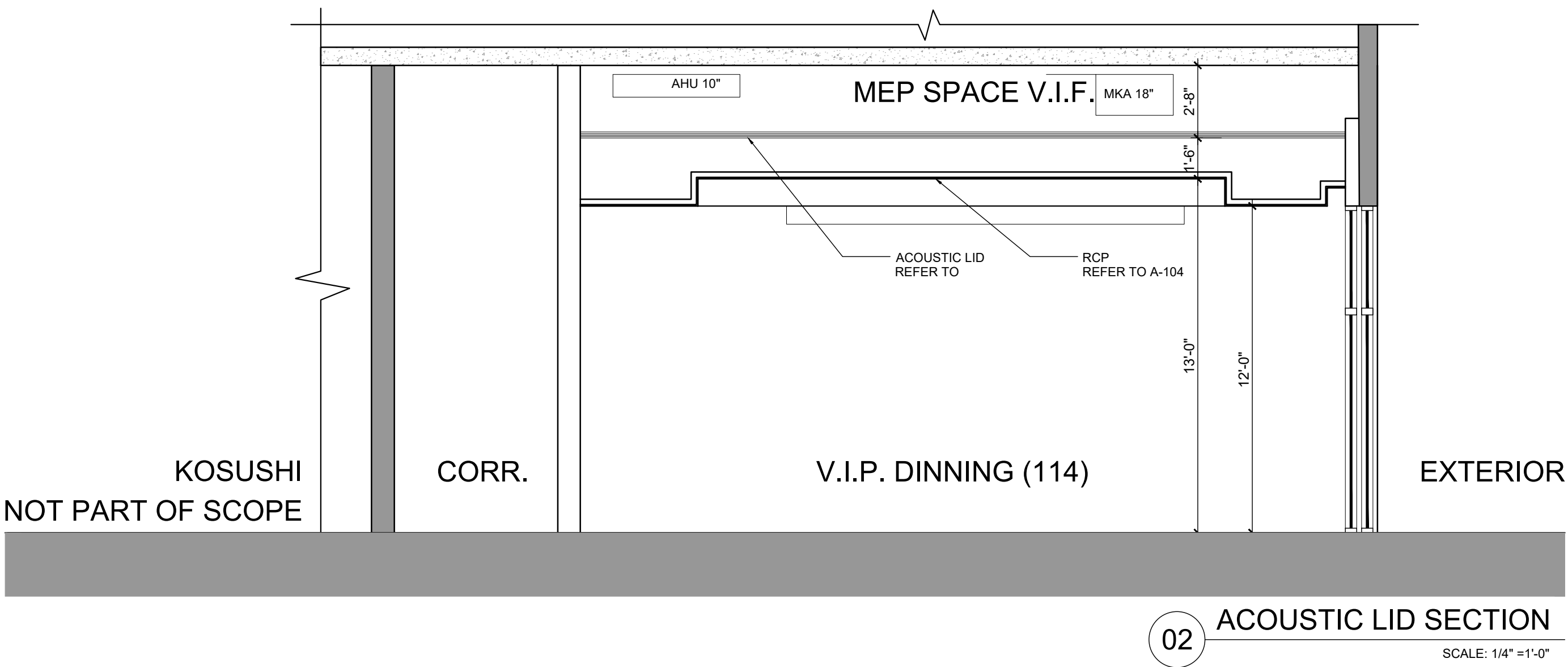
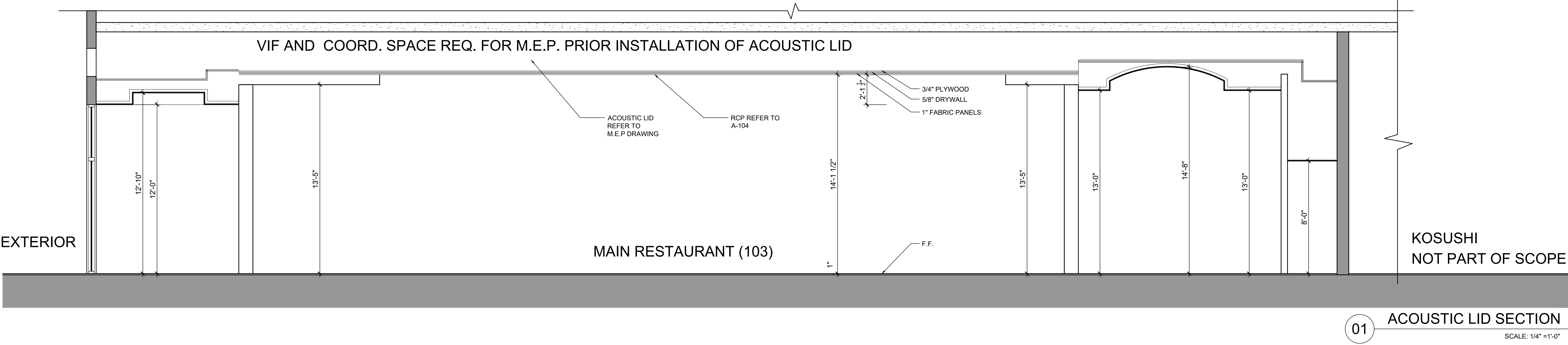
DATE 02-28-24

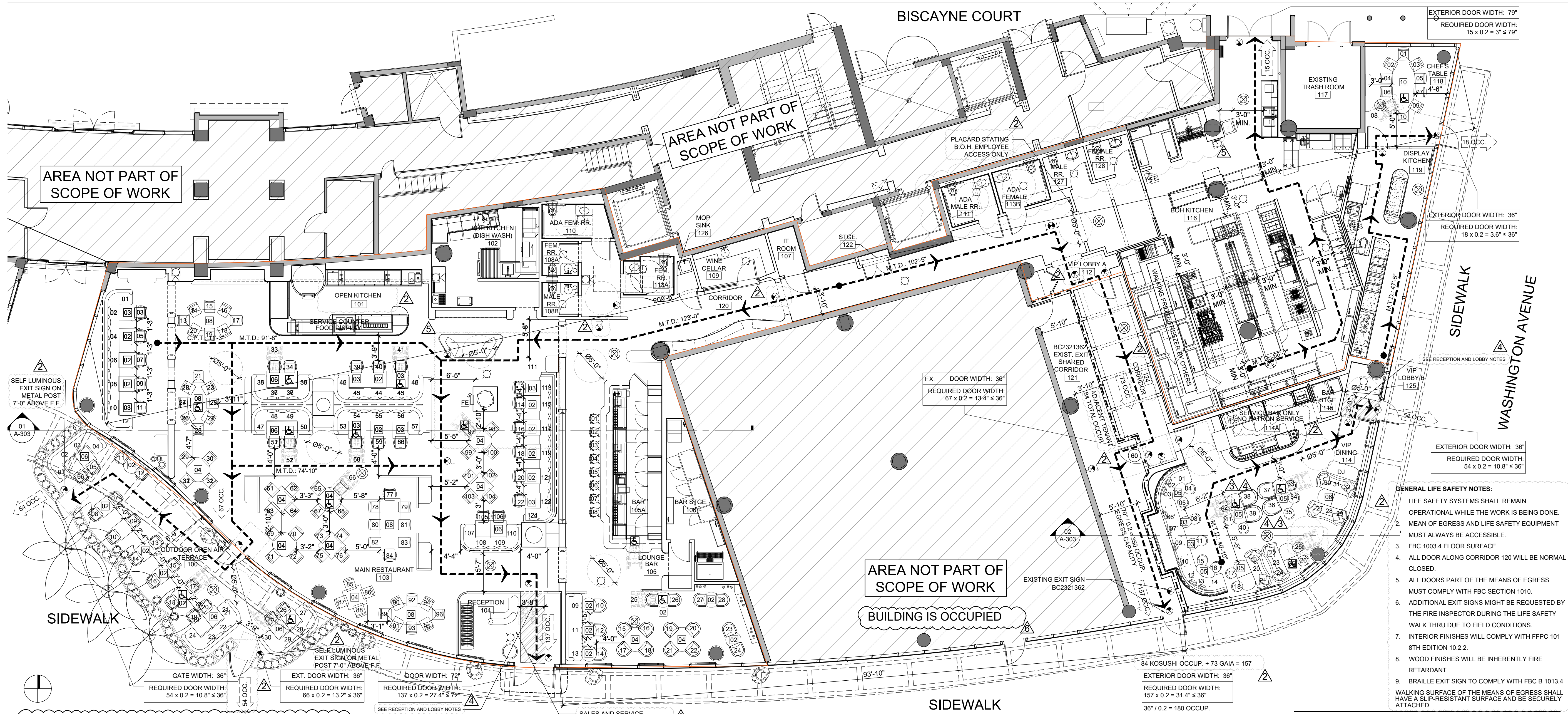
SHEET NUMBER A-302

1	02-28-24	BLDG. DEPT. COMMENTS
△	DATE	REVISION

CONSULTANT

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GENERAL NOTES:

- FOR KITCHEN & BAR EQUIPMENT REFER TO KITCHEN & BAR CONSULTANT SET.
- FOR BAR DETAILS REFER TO I.D. DRAWINGS SET.
- ALL DIMENSIONS TO BE FIELD VERIFIED.
- EXTERIOR EMERGENCY LIGHT IS EXISTING TO REMAIN

SEATING CALCULATION

LABEL	ROOM NAME	NUMBER OF SEATS
100	TERRACE	30
103	MAIN RESTAURANT	124
105	LOUNGE BAR (TABLES)	20
105	LOUNGE BAR (BAR)	8
114	VIP DINING	42
118	CHEF'S TABLE	10
TOTAL # OF SEATS		234

ADA SEATING CALCULATION

MAIN RESTAURANT: 124 SEATS 5% OF 124 = 6.2 ACCESSIBLE SEATS PROVIDED = 7	INDOOR TOTAL
LOUNGE BAR (TABLES): 20 SEATS 5% OF 20 = 1 ACCESSIBLE SEATS PROVIDED = 1	
LOUNGE BAR (BAR): 8 5% OF 8 = 0.4 ACCESSIBLE SEATS PROVIDED = 1	13
VIP DINING: 42 5% OF 42 = 2.1 ACCESSIBLE SEATS PROVIDED = 3	
CHEF'S TABLE: 10 5% OF 10 = 0.5 ACCESSIBLE SEATS PROVIDED = 1	
TERRACE: 30 SEATS 5% OF 30 = 1.5 ACCESSIBLE SEATS PROVIDED = 2	OUTDOOR TOTAL
TOTAL SEATING: 15 SEATS	15
TO COMPLY FBC ACCESSIBILITY SECTION 226 & 902	

WALL LEGEND:

--->---	MAXIMUM TRAVEL DISTANCE (M.T.D.)
--->---	COMMON PATH OF TRAVEL (C.P.T.)
---	NEW INTERIOR PARTITION
---	EXISTING CONCRETE WALL / CLMN TO REMAIN
---	EXISTING CMU WALL TO REMAIN
---	1HR RATED NEW DEMISING PARTITIONS
---	AREA NOT PART OF SCOPE OF WORK
---	NEW OR EXISTING CLEAR DOOR/STAIRS DIM.
---	PROVIDED CLEAR DOOR/STAIR DIM.
---	REQUIRED DOOR/STAIR CLEAR DIM.
---	OCCUPANCY LOAD AT THAT LOCATION

OCCUPANT LOAD CALCULATION

NOTE:
BASED ON NFPA 101 2018, F.F.P.C. 2023 8TH ED TBL 7.3.1.2 AND 2023 F.B.C. TABLE 1004.1.2
HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINE HIGHEST OCCUPANCY LOAD

GROUND FLOOR

LABEL	ROOM NAME	FUNCTION OF SPACE as per table 1004.1.1 F.B.C.	AREA (LENGTH IN BENCHES)	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS
100	TERRACE	ASSEMBLY (UNCONCENTRATED)	592 SF	15 net	39.46	40	15 net	39.46	40
101	SERVICE COUNTER	KITCHENS	231 SF	200 gross	1.15	2	100 gross	2.31	3
102	BOH KITCHEN (DISH WASH)	KITCHENS	250 SF	200 gross	1.25	2	100 gross	2.5	3
103	MAIN RESTAURANT	ASSEMBLY (UNCONCENTRATED)	2,771 SF	15 net	184.7	185	15 net	184.7	185
104	RECEPTION	WAITING AREA	116 SF	15 net	7.7	8	7 net	16.6	17
105	LOUNGE BAR	ASSEMBLY (CONCENTRATED)	34 LF	19.42	20	20	19.42	20	20
105	LOUNGE BAR	ASSEMBLY (UNCONCENTRATED)	483 SF	15 net	32.2	33	15 net	32.2	33
105A	BAR	KITCHENS	167 SF	200 gross	0.83	1	100 gross	1.67	2
106	BAR STORAGE	STORAGE	162 SF	300 gross	0.54	1	500 gross	0.32	1
107	IT ROOM	STORAGE	38 SF	300 gross	0.13	1	500 gross	0.07	1
109	WINE CELLAR	STORAGE	66 SF	300 gross	0.22	1	500 gross	0.13	1
112	VIP CORRIDOR								
114	VIP DINING	ASSEMBLY (UNCONCENTRATED)	624 SF	15 net	41.6	42	15 net	41.6	42
114A	SERVICE BAR	KITCHENS	131 SF	200 gross	0.65	1	100 gross	1.31	2
115	BAR STORAGE	STORAGE	30 SF	300 gross	0.1	1	500 gross	0.06	1
116	BOH KITCHEN	KITCHENS	1,451 SF	200 gross	7.32	8	100 gross	14.65	15
118	CHEF'S TABLE	ASSEMBLY (UNCONCENTRATED)	206 SF	15 net	13.73	14	15 net	13.73	14
119	DISPLAY KITCHEN	KITCHENS	303 SF	200 gross	1.51	2	100 gross	3.03	4
122	STORAGE	STORAGE	8 SF						
	NOT USED								
125	VIP LOBBY	WAITING AREA	22 SF	15 net	1.4	2	7 net	3.14	4
TOTAL # OCCUPANTS					364				388

*SEE NOTES FOR RECEPTION AND VIP LOBBY (AREA DOES NOT INCLUDE REQUIRED EGRESS)

SALES AND SERVICE COUNTER SURFACE HEIGHT MAX. 36" ABOVE F.F.E. FBC (A) SECTION 904.4

RECEPTION AND VIP LOBBY

NFPA 101 8TH EDITION CHAPTER 12 SECTION 12.1.2
'SUCH USE OF A LOBBY OR SIMILAR SPACE SHALL NOT ENDOUR UPON THE REQUIRED CLEAR WIDTH OF EXITS.
'THE WAITING SPACES SHALL BE RESTRICTED TO AREAS OTHER THAN THE REQUIRED MEANS OF EGRESS

F.F.P.C. - N.F.P.A 101 8TH ED		2023 F.B.C.	
OCCUPANCY CLASSIFICATION	ASSEMBLY AS PER FFPC CHAPTER 12	ASSEMBLY (Group A2 Restaurant) AS PER FBC Chapter 3 - 303.3	
ALLOWABLE BUILDING HEIGHT & AREA			
CONSTRUCTION TYPE	Full Building	Type II A Table 506.2 Section 1005.1	
EXIT CAPACITY	Table 7.3.3.1 0.2" per person	0.2" per person	
EGRESS WIDTH PER PERSON =	Table 7.3.3.1 0.3" per person	0.3" per person	
MINIMUM NUMBER OF EXITS	Sect. 13.2.4 2	Sect. 1006 2	
FINISHES	Table A.7.6 (ANNEX A) New Building (Sprinklered) ASSEMBLY 20'75" 100' 250'	New Building (Sprinklered) ASSEMBLY 75' 100' 250'	
COMMON PATH LIMIT	Table 1006.2.1 20' 250'	Table 1006.2.1 75' 100' 250'	
DEAD-END LIMIT	Sect. 1020.4 20'	Sect. 1020.4 20'	
TRAVEL DISTANCE LIMIT	Sect. 1017.2 400'	Sect. 1017.2 250' 400'	
INTERIOR WALL AND CEILING FINISH	ASSEMBLY Corridors, lobbies, and enclosed stair ways Class A or Class B. Sect. 12.3.3.2 STORAGE interior wall and ceiling Class A, B, or C Sect. 42.3.3.2	TABLE 803.11 Exit enclos. exit passageways B Corridors B Rooms and enclosed spaces C	
INTERIOR FLOOR FINISH	ASSEMBLY Sect. 12.3.3.5 CLASS I OR II STORAGE Sect. 42.3.3.1 CLASS I OR II	SECTION 804.4 Exit enclos. exit passageways Class II Class II DOCCF-1	

FIRE ALARM (SHOWN FOR REFERENCE ONLY)
FIRE ALARM APPLIANCE
FIRE ALARM APPLIANCE
FIRE ALARM APPLIANCE
FIRE ALARM WILL BE SUBMITTED UNDER A SEPARATE PERMIT THROUGH SHOP DRAWINGS

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)

- AUTOMATIC SPRINKLER SYSTEM
- FIRE ALARM SYSTEM
- OCCUPANT INFORMATION
- TOTAL AREA
- OCCUPANT LOAD
- REFER TO OCCUPANT LOAD CALCULATIONS
- MINIMUM NUMBER OF EXITS
- REFER TO FIRE CODE ANALYSIS

SEATING LEGEND

#	NUMBERED SEAT
#	TOTAL SEAT BY TABLE
NOTE:	
ALL TABLES AND CHAIRS IN THE OUTDOOR SEATING TO BE MOVABLE.	
EXIT SIGN	BATTERY BACK EMERGENCY LIGHT
ALL EMERGENCY & EXIT LIGHTING WITH BATTERY BACK-UP 90 MIN.	

- FIRE EXTINGUISHER TYPE K
- WALL MOUNTED FIRE EXTINGUISHER TYPE 2A-17BC LOCATED IN DINING AREA AND CLASS A 6L FIRE EXTINGUISHERS TO COMPLY W/ NFPA-1 UNIFORM FIRE CODE, FLORIDA FIRE PREVENTION CODE 2017 EDITION, CHAPTER 13.6, PORTABLE EXTINGUISHERS (PROVIDE ONE PER EVERY 3,000 S.F.)
- OCCUPANCY LOAD EXITING AT THAT LOCATION

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DWG. TITLE		PROPOSED LIFE SAFETY
SCALE		GROUND FLOOR PLAN
PROJECT NO.		1/8" = 1'-0"
DATE		2022-36
SHEET NUMBER		09-29-23
REVISION		LS-101

