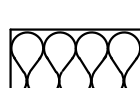
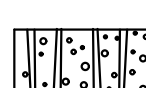
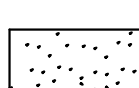
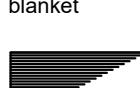
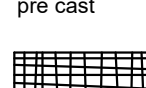
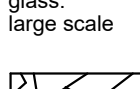
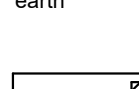
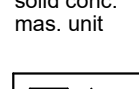
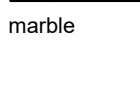
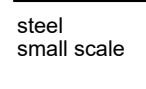
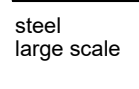
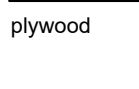
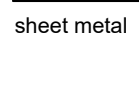


DRAWING INDEX

				
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

[illegible]

APPLICABLE CODES

GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2020, 7TH EDITION
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2020
STRUCTURAL:	FLORIDA BUILDING CODE 2020, 7TH EDITION
PLUMBING:	FLORIDA BUILDING CODE 2020, 7TH EDITION - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2020, 7TH EDITION - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2020, 7TH EDITION - ELECTRICAL
ACCESSIBILITY:	FLORIDA BUILDING CODE 2020 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2020, 7TH EDITION

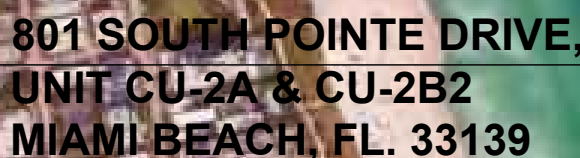
SCOPE OF WORK

NEW RESTAURANT (A-2) IN VACANT AND EMPTY SHELL SPACE AT GROUND LEVEL

LEGAL DESCRIPTION

CONDOMINIUM PARCEL NO. CU-2 OF MAREA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 29810, PAGE 2526, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALL AMENDMENTS THERETO TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

PROJECT INFORMATION	
SCOPE OF WORK	
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interior design studio

CONSULTANT

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

ARCHITECTS *pa*
ARCHITECTURE
A A C 0 0 1 0 6 2

ARCHITECTURE
A A C 0 0 1 0 6

J O S E L G O M E Z
A R 0 0 1 5 4 1 6

			DWG. TITLE	PROJECT INFORMATION & INDEX
			SCALE	N.T.S.
			PROJECT NO.	2022-36
			DATE	01-03-23
			SHEET NUMBER	A-001
△	DATE	REVISION		

A-001

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		Lot Area:	64650 SQ. FT.
3	Located within a Local Historic District (Yes or No):	Zoning District:	CPS-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 (BFE+Grade / 2):	EXISTING	Free board:	EXISTING	
7	Proposed Use:	ASSEMBLY			
8	Proposed Accesory Use:	ASSEMBLY			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	N/A			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)		9655 SQ.FT.	9655 SQ. FT.	N/A
14	Building Height	N/A	N/A	N/A	N/A
15	At grade parking lot on the same lot	N/A	N/A	N/A	N/A
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
16	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0'-0"	EXISTING	EXISTING	N/A
b	Side interior setback	0'-0"	EXISTING	EXISTING	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	5'-0"	EXISTING	EXISTING	N/A
17	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	N/A	N/A	N/A	N/A

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JOSE L. GOMEZ

DWG. TITLE
ZONING CHART

SCALE

N.T.S.

PROJECT NO.

2022-36

DATE

01-03-23

SHEET NUMBER

△ DATE

REVISION

A-002



PHOTOS TAKEN: DECEMBER 1, 2022

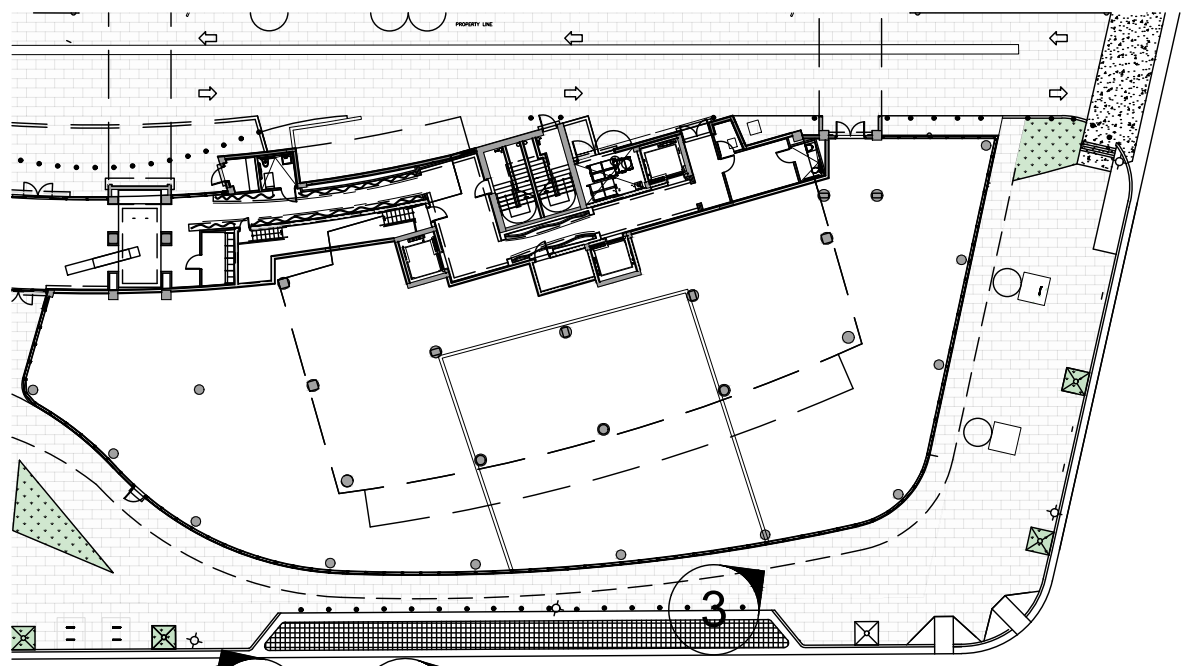
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2



3



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ROSE L GOMEZ

DWG. TITLE PROJECT SITE &
EXISTING STRUCTURES

SCALE N.T.S.

PROJECT NO. 2022-36

DATE 01-03-23

SHEET NUMBER

A-003

△ DATE

REVISION



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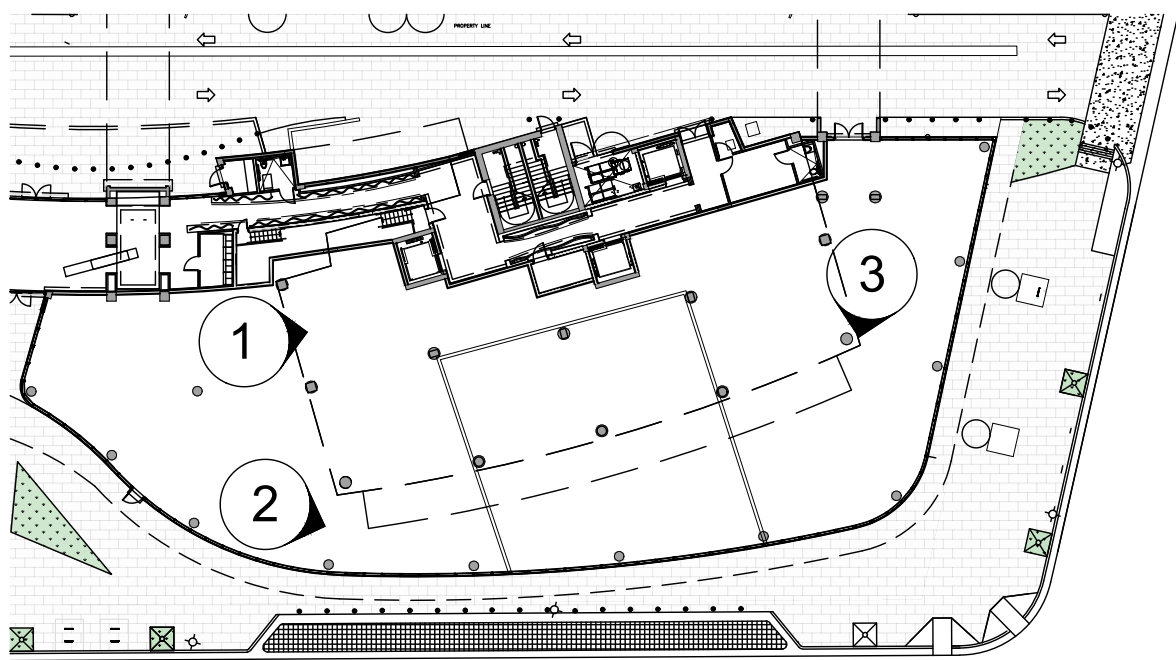
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3



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JOSE L GOMEZ

DWG. TITLE
INTERIOR SPACE

SCALE
N.T.S.

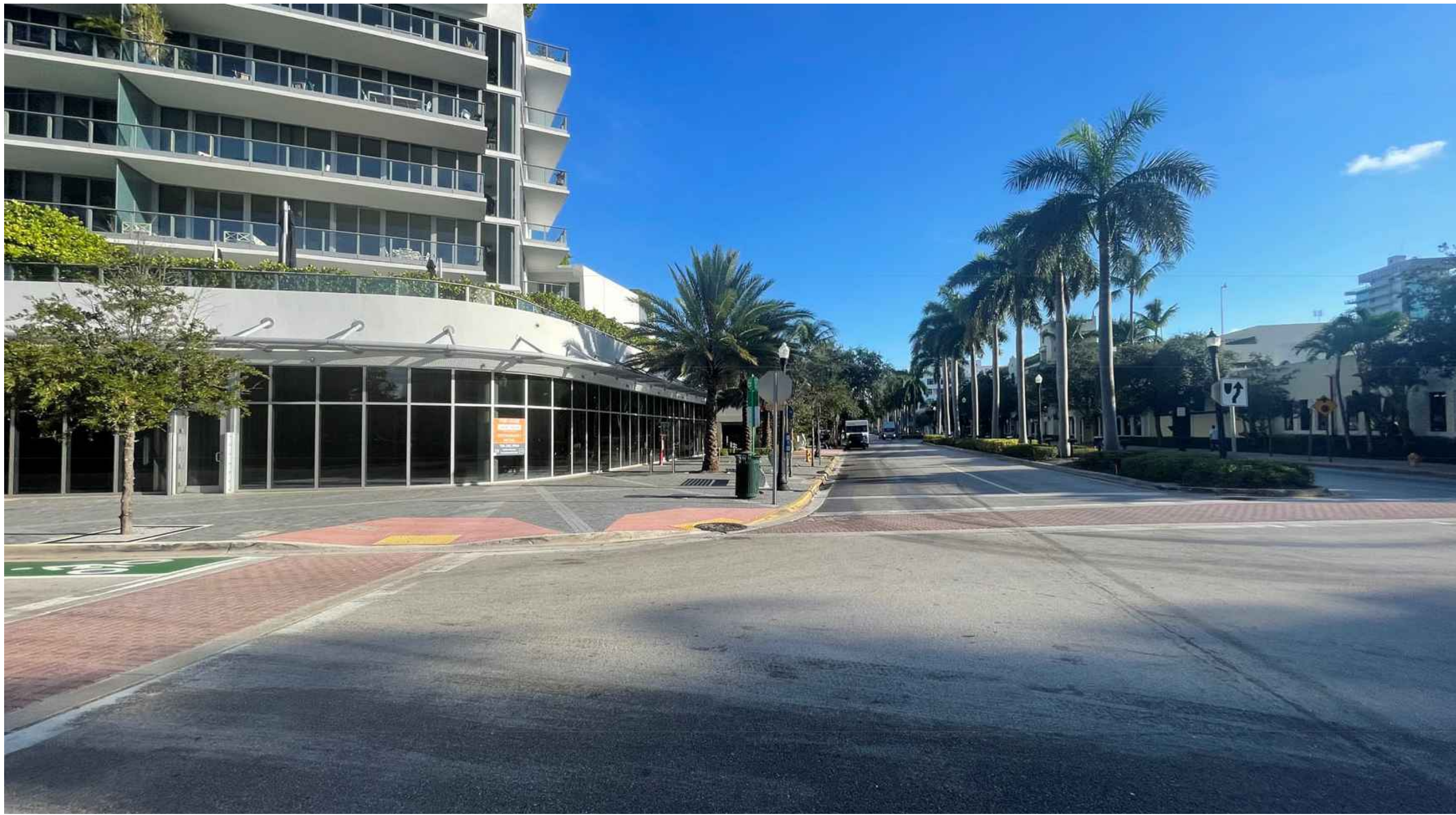
PROJECT NO.
2022-36

DATE
01-03-23

SHEET NUMBER
A-004

DATE

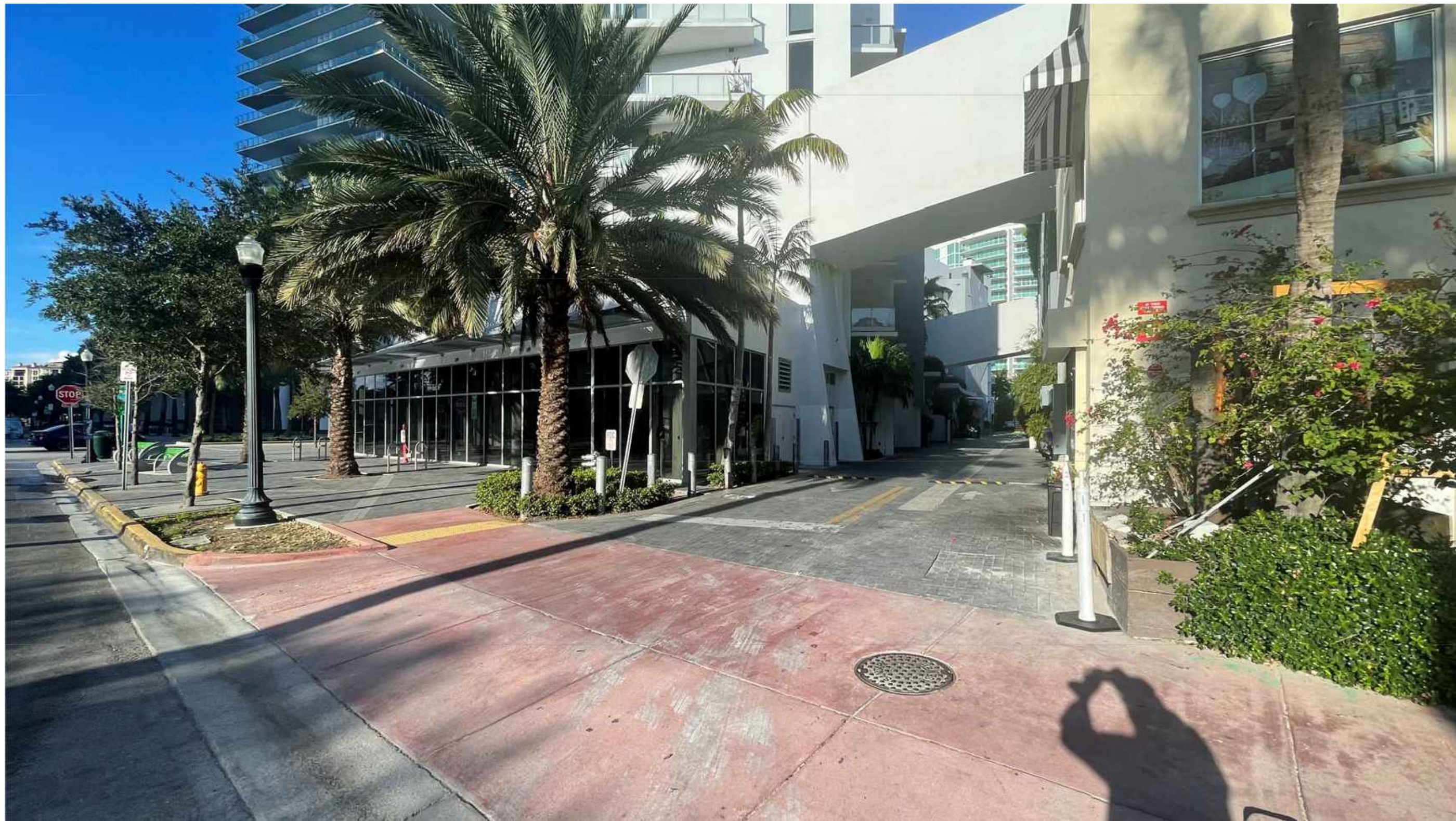
REVISION



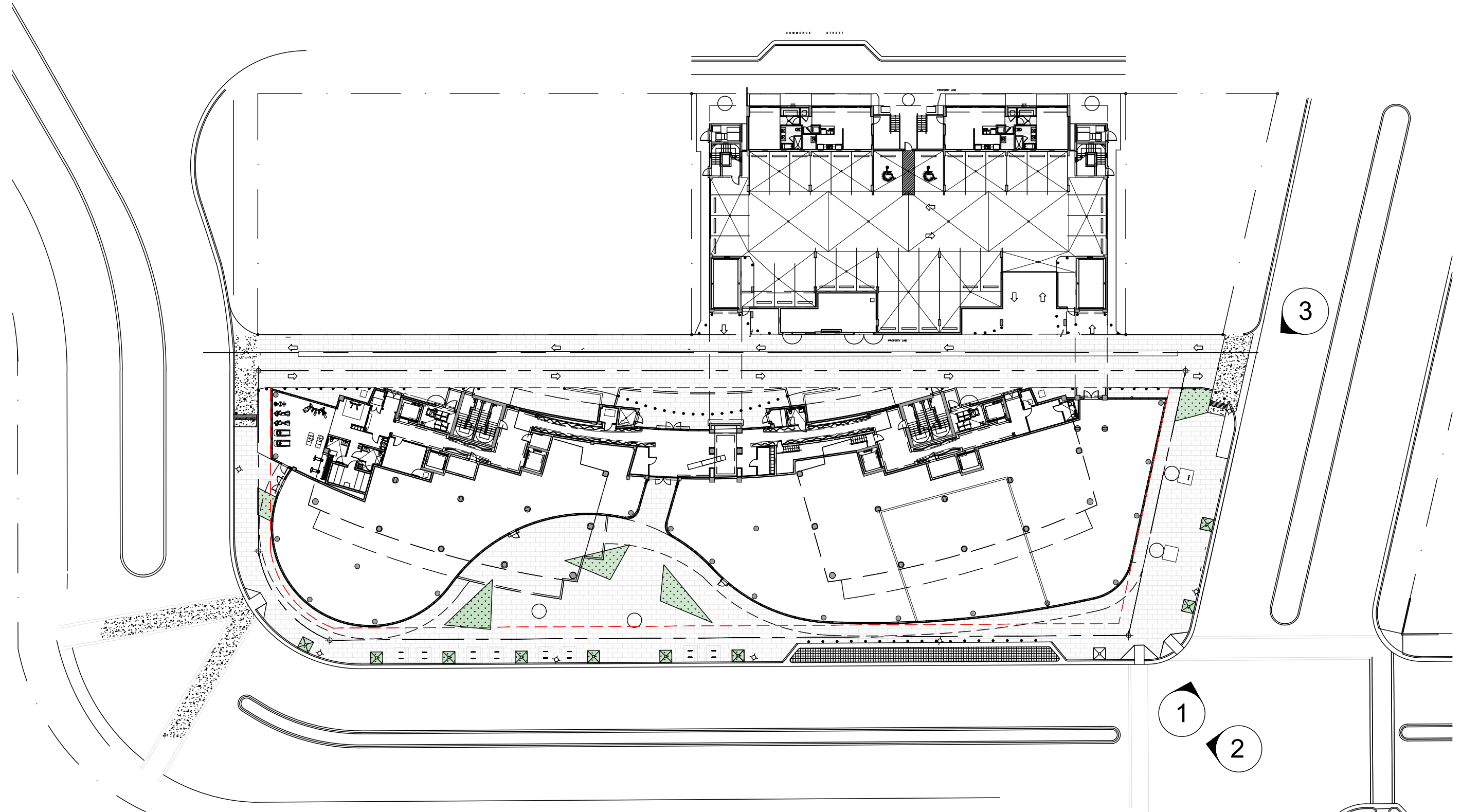
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PHOTOS TAKEN: DECEMBER 1, 2022

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GOMEZ

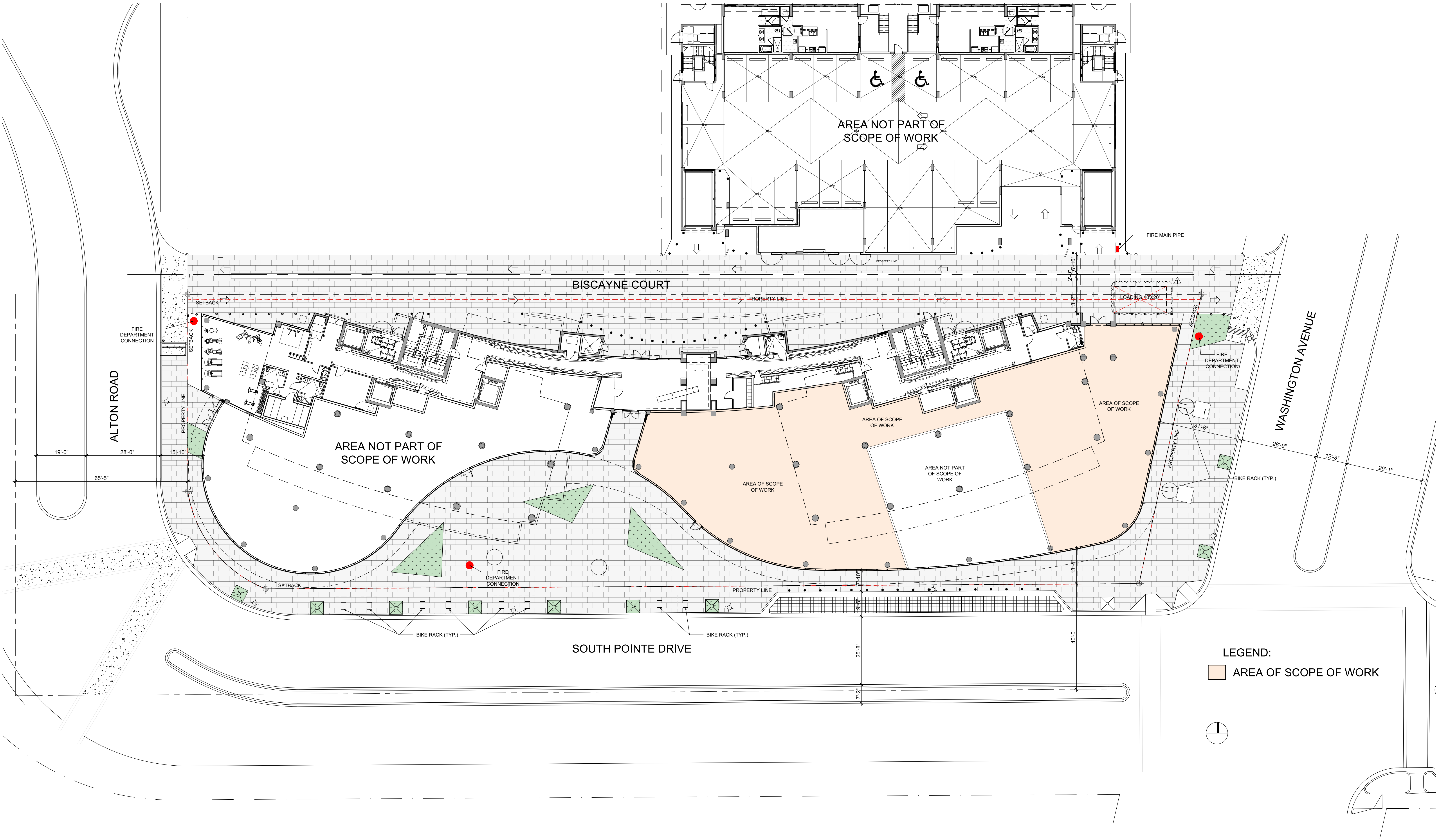
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ROSE L GOMEZ

DWG. TITLE
CONTEXT
PHOTOGRAPHS
SCALE
N.T.S.
PROJECT NO.
2022-36
DATE
01-03-23
SHEET NUMBER
A-005

DATE
REVISION



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JOSE L GOMEZ

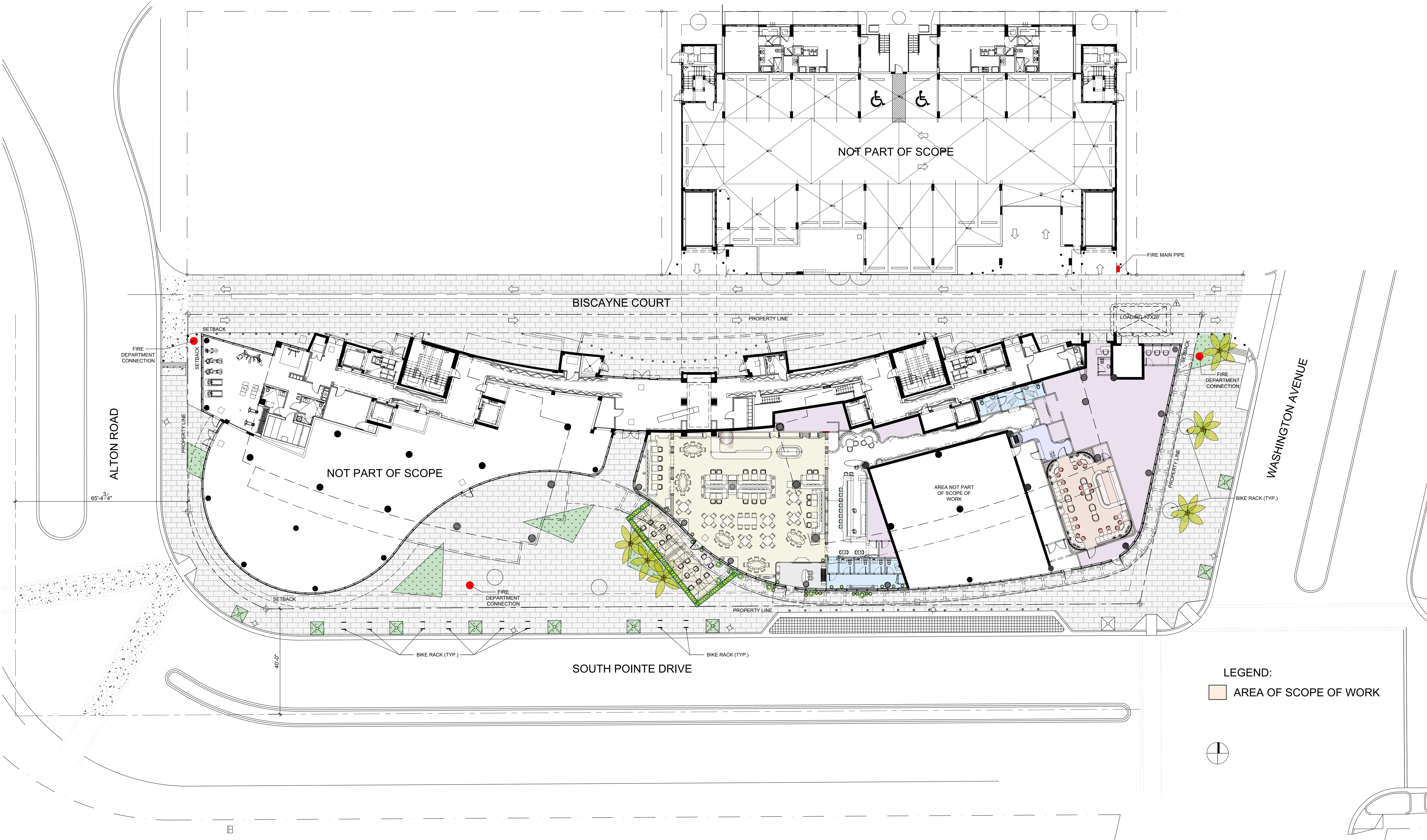
LEGEND:

AREA OF SCOPE OF WORK

North arrow symbol

DWG. TITLE		EXISTING SITE PLAN
SCALE		1/16" = 1'-0"
PROJECT NO.		2022-36
DATE		01-03-23
SHEET NUMBER		EXIST-101
1	01-03-23	PLANNING DPT. COMMENTS
△	DATE	REVISION

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ARCHITECTS P.A.

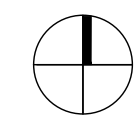
ARCHITECTURE

AAC001062

ROSE L GOMEZ

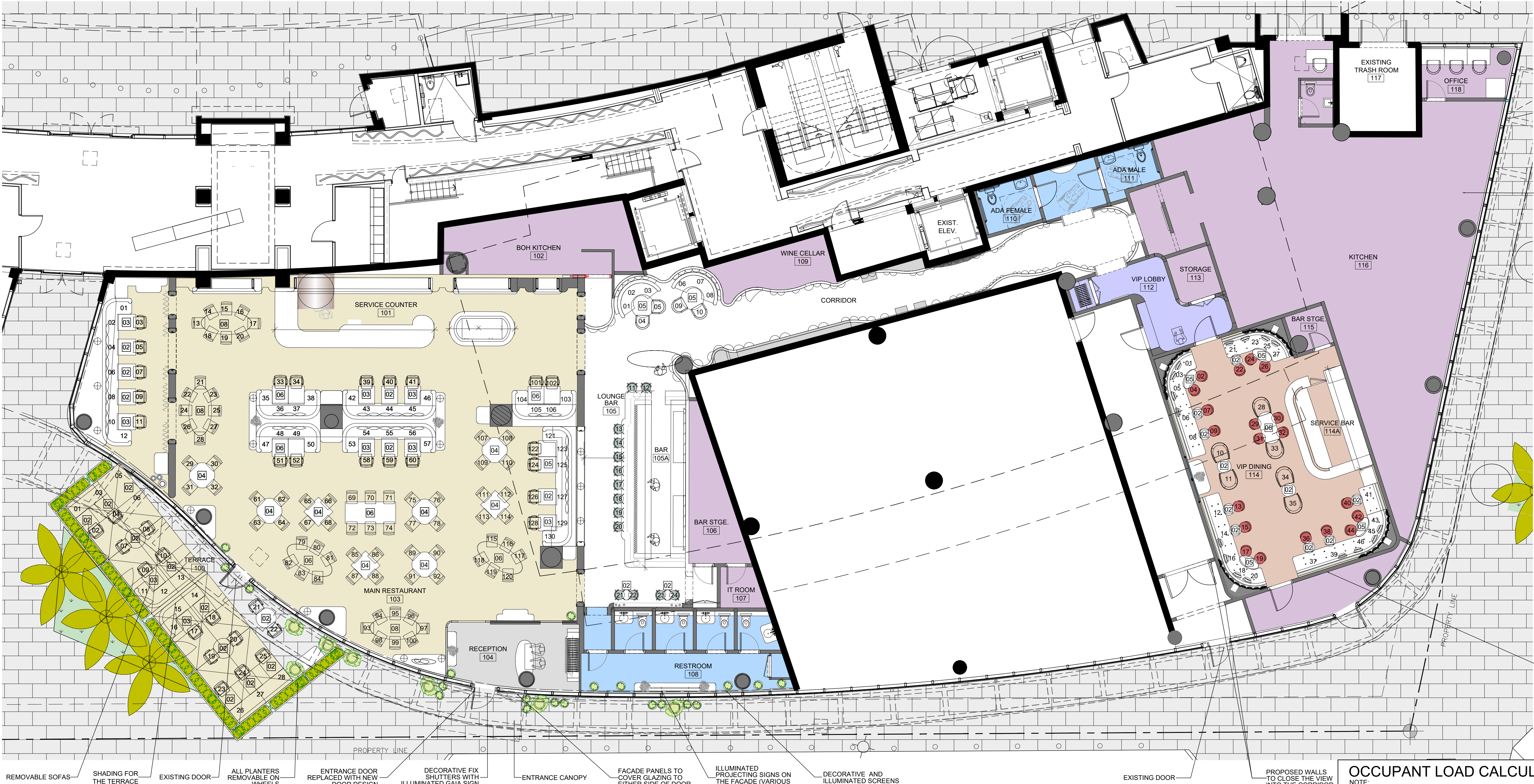
LEGEND:

AREA OF SCOPE OF WORK



DWG. TITLE		PROPOSED SITE PLAN
SCALE		1/16" = 1'-0"
PROJECT NO.		2022-36
DATE		01-03-23
SHEET NUMBER		A-101
1	01-03-23	PLANNING DPT. COMMENTS
△	DATE	REVISION

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SEATING CALCULATION		
LABEL	ROOM NAME	NUMBER OF SEATS
100	TERRACE	28
103	MAIN RESTAURANT	130
105	LOUNGE BAR (TABLES)	14
105	LOUNGE BAR (BAR)	10
117	VIP DINING	46
TOTAL # OF SEATS		228

OCCUPANT LOAD CALCULATION

NOTE:
BASED ON NFPA 101 2018, F.P.C. 2020 7th ED TBL. 7.3.1.2 AND 2020 F.B.C. TABLE 1004.1.2
HIGHEST OCCUPANCY FACTOR WAS USED TO DETERMINED HIGHEST OCCUPANCY LOAD

GROUND FLOOR

LABEL	ROOM NAME	FUNCTION OF SPACE as per table 1004.1.1 F.B.C.	AREA (LENGTH IN BENCHES)	FBC 2020		FFPC 2020 7th ED	
				FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS
100	TERRACE	ASSEMBLY (UNCONCENTRATED)	534 SF	15 net	35.6	15 net	35.6
101	SERVICE COUNTER	KITCHENS	222 SF	200 gross	1.11	2	2.22
102	BOH KITCHEN	KITCHENS	277 SF	200 gross	1.38	2	2.77
103	MAIN RESTAURANT	ASSEMBLY (UNCONCENTRATED)	2,827 SF	15 net	188.47	15 net	188.47
104	RECEPTION	WAITING AREA	177 SF	15 net	11.8	15 net	11.8
105	LOUNGE BAR	ASSEMBLY (UNCONCENTRATED)	30 LF	17.14	18	17.14	18
105	LOUNGE BAR	ASSEMBLY (UNCONCENTRATED)	367 SF	15 net	24.46	15 net	24.46
105A	BAR	KITCHENS	168 SF	200 gross	0.84	1	1.68
106	BAR STORAGE	STORAGE	138 SF	300 gross	0.46	1	0.46
109	WINE CELLAR	STORAGE	118 SF	300 gross	0.39	1	0.39
112	VIP LOBBY	WAITING AREA	127 SF	15 net	8.46	9	8.46
113	STORAGE	BUSSINESS	50 SF	100 gross	0.5	1	0.5
114	VIP DINING	ASSEMBLY (UNCONCENTRATED)	719 SF	15 net	47.93	15 net	47.93
114A	SERVICE BAR	KITCHENS	92 SF	200 gross	0.46	1	0.92
115	BAR STORAGE	STORAGE	37 SF	300 gross	0.12	1	0.12
116	KITCHEN	KITCHENS	1,729 SF	200 gross	8.64	9	17.29
118	OFFICE	BUSSINESS	115 SF	100 gross	1.15	2	1.15
TOTAL # OCCUPANTS					358		370

TOTAL S.F. AT GROUND FLOOR= 9,655 SQ. FT.

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JOSE L. GOMEZ

DWG. TITLE
PROPOSED FLOOR
PLAN

SCALE
1/8" = 1'-0"

PROJECT NO.
2022-36

DATE
01-03-23

SHEET NUMBER
A-102

DATE

REVISION