

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

FINAL SUBMITTAL:

MARCH 6, 2023

FILE NO.:

PB22-0563

SCOPE OF WORK:

NEW RESTAURANT (ASSEMBLY USE) IN VACANT AND EMPTY SHELL SPACE AT GROUND LEVEL.

FIRST WITHIN

interior design studio

CONSULTANT

GAIA MIAMI BEACH

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

MIAMI BEACH, FL, 33139

BEILINSON GOMEZ

ARCHITECTURE

Digitally signed by Jose L Gomez
Date: 2023.03.03 16:40:08 -05'00'

JOSE I. GOMEZ

AR0015416

DWG. TITLE: COVER

SCALE: N.T.S.

PROJECT NO.: 2022-36

DATE: 03-06-23

SHEET NUMBER: A-000

△ DATE REVISION

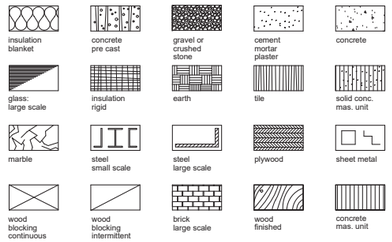
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ARCHITECTURE 8101 BISCAYNE BLVD. S 309_310 MIAMI FL 33138.4643 T 305.559.1250 F 305.551.1740
AAC001062 JOSE I. GOMEZ AR0015416

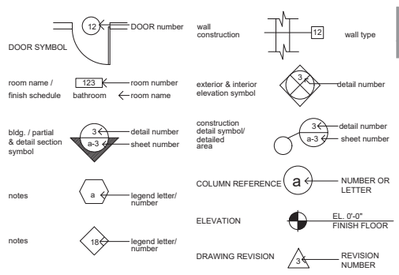
ABBREVIATIONS

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

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT INFORMATION

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 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 AR0015416 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, SI # 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

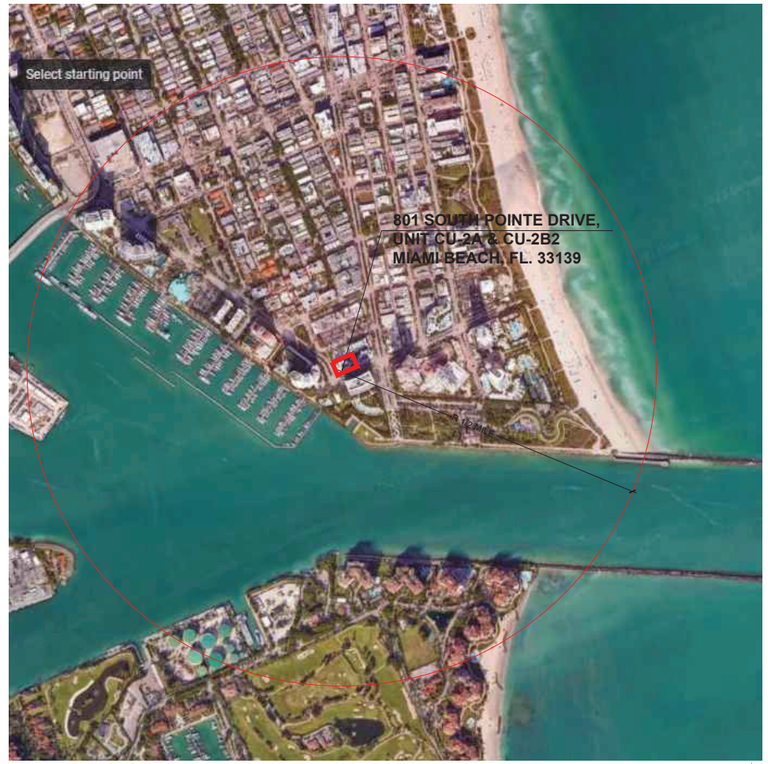
APPLICABLE CODES

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

DRAWING INDEX

ARCHITECTURAL

A-000	COVER
	SURVEY
A-001	PROJECT INFORMATION & INDEX
R-001	RENDERING
R-002	RENDERING
A-002	ZONING CHART
A-003	PROJECT SITE & EXISTING STRUCTURE
A-004	INTERIOR SPACE
A-005	CONTEXT PHOTOGRAPHS
A-006	CONTEXT PHOTOGRAPHS
EXIST-101	EXISTING SITE PLAN
A-101	PROPOSED SITE PLAN
A-102	PROPOSED FLOOR PLAN



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MIAMI BEACH, FL, 33139

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BEILINSON GOMEZ ARCHITECTURE

8101 BISCAYNE BLVD. S 309_310 MIAMI FL. 33138-4664 T 305.559.1250 F 305.551.1740

JOSE L. GOMEZ
AA C001062 AR0015416

STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

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Date: 2023.03.03 16:40:34 -05'00'

△ DATE	REVISION

DWG. TITLE: *PROJECT INFORMATION & INDEX*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *A-001*



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MIAMI BEACH, FL, 33139

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BEILINSON GOMEZ

ARCHITECTURE AAC001062

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DWG. TITLE: *RENDERING*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *R-001*



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DWG. TITLE: *RENDERING*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *R-002*

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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STATE OF FLORIDA
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DWG. TITLE: *ZONING CHART*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
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PHOTOS TAKEN: DECEMBER 1, 2022

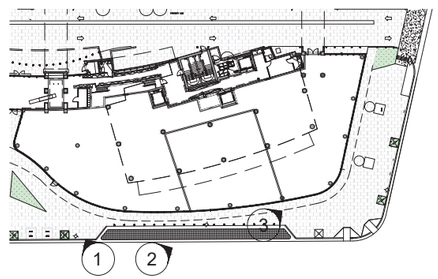
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2



3



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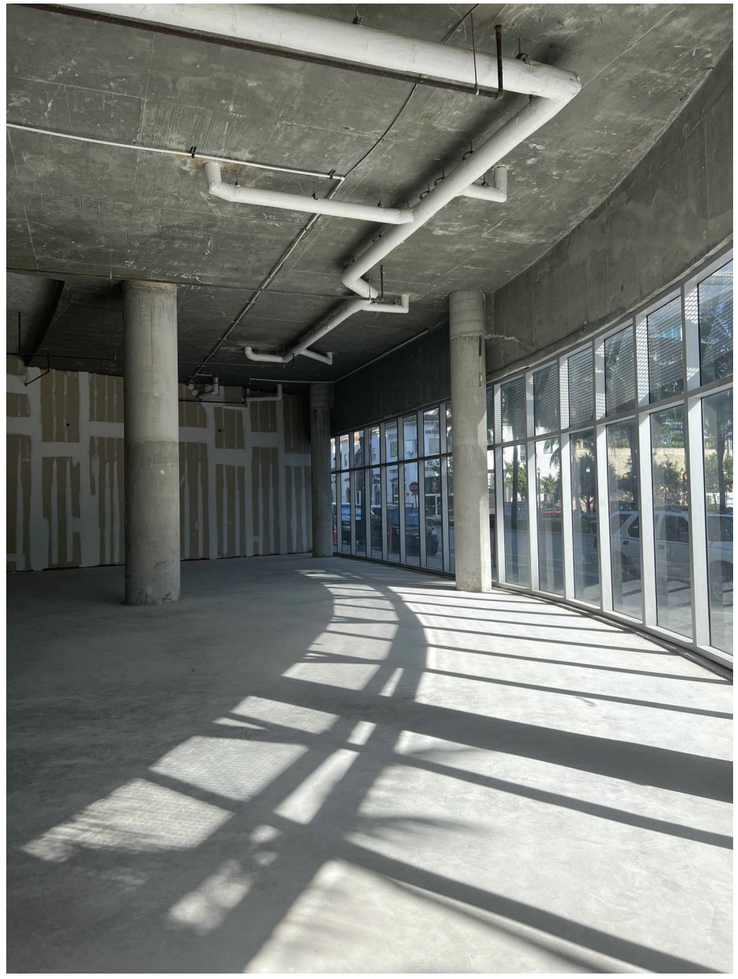
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DWG. TITLE: *PROJECT SITE & EXISTING STRUCTURES*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *A-003*

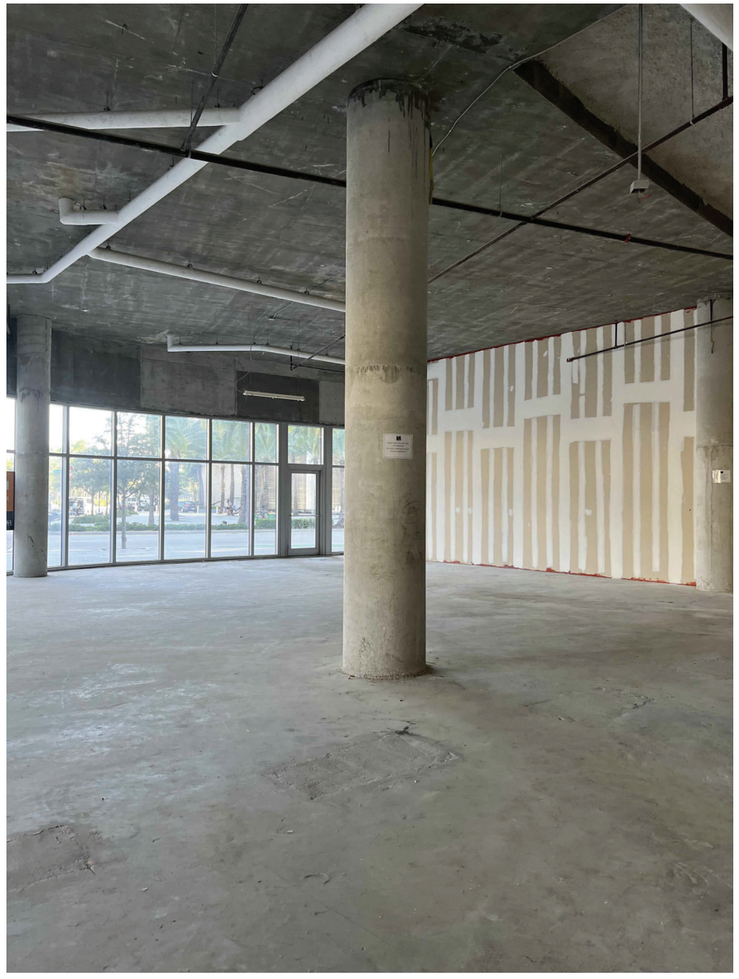


PHOTOS TAKEN: DECEMBER 1, 2022

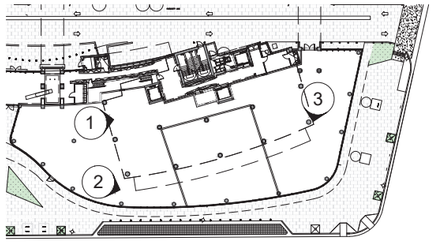
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△	DATE	REVISION

DWG. TITLE
INTERIOR SPACE

SCALE
N.T.S.

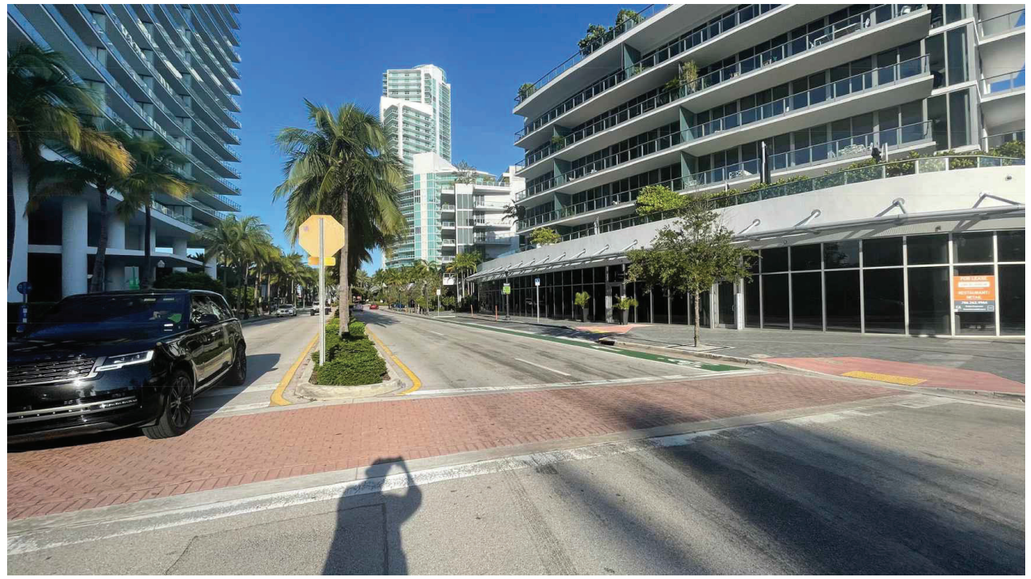
PROJECT NO.
2022-36

DATE
03-06-23

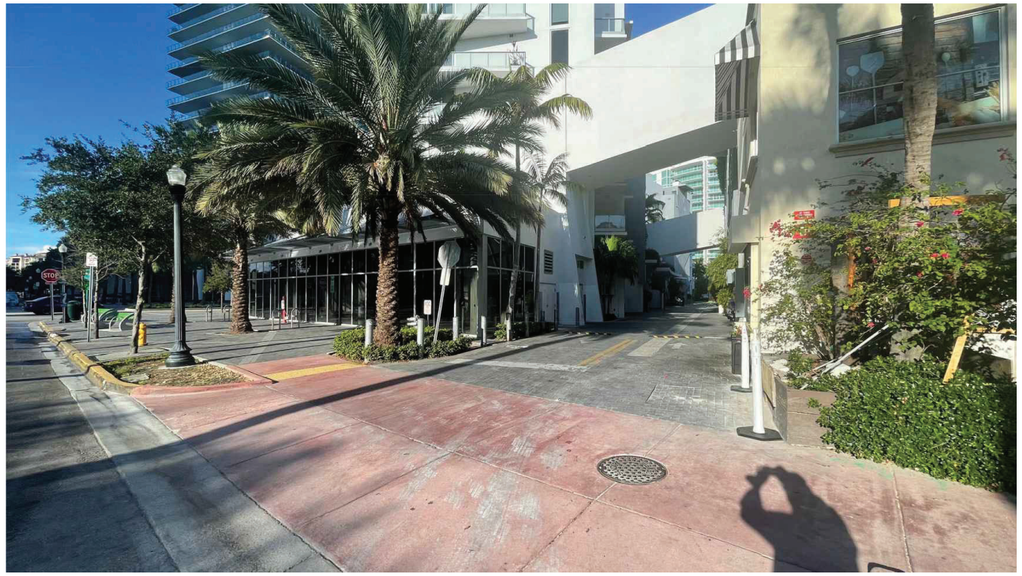
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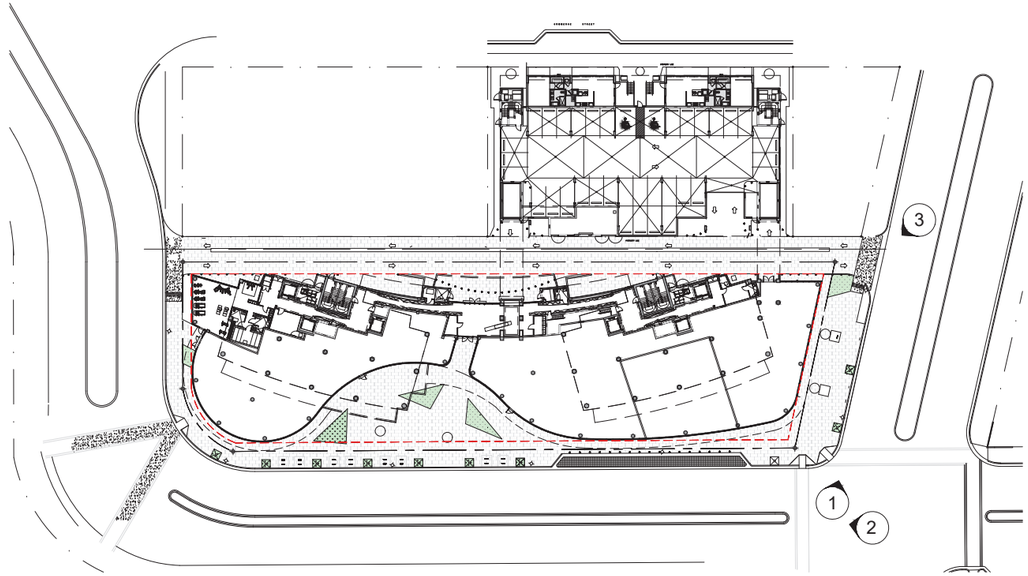
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DATE	REVISION

DWG. TITLE: *CONTEXT PHOTOGRAPHS*
SCALE: *N.T.S.*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *A-005*



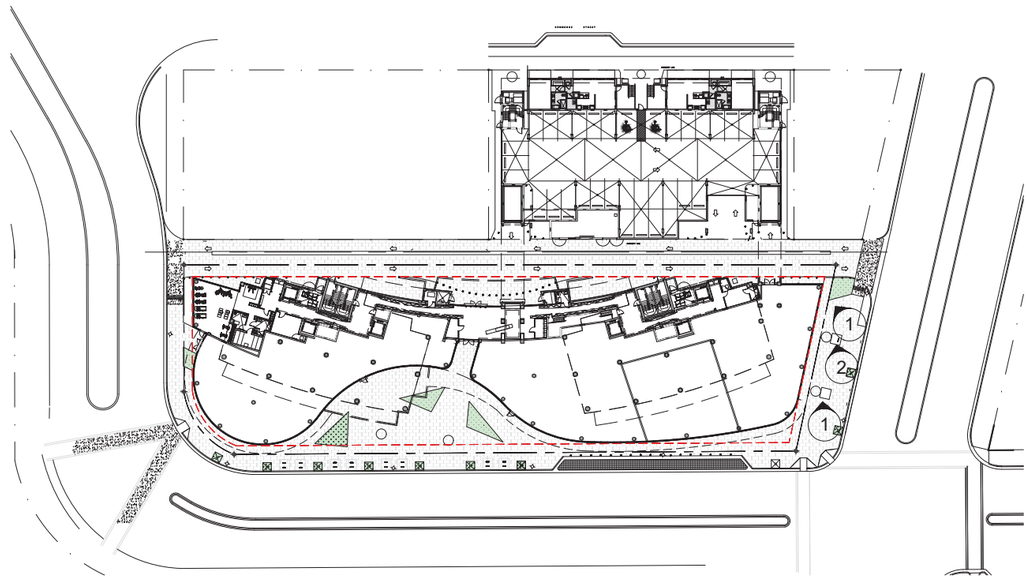
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PHOTOS TAKEN: MARCH 3, 2023

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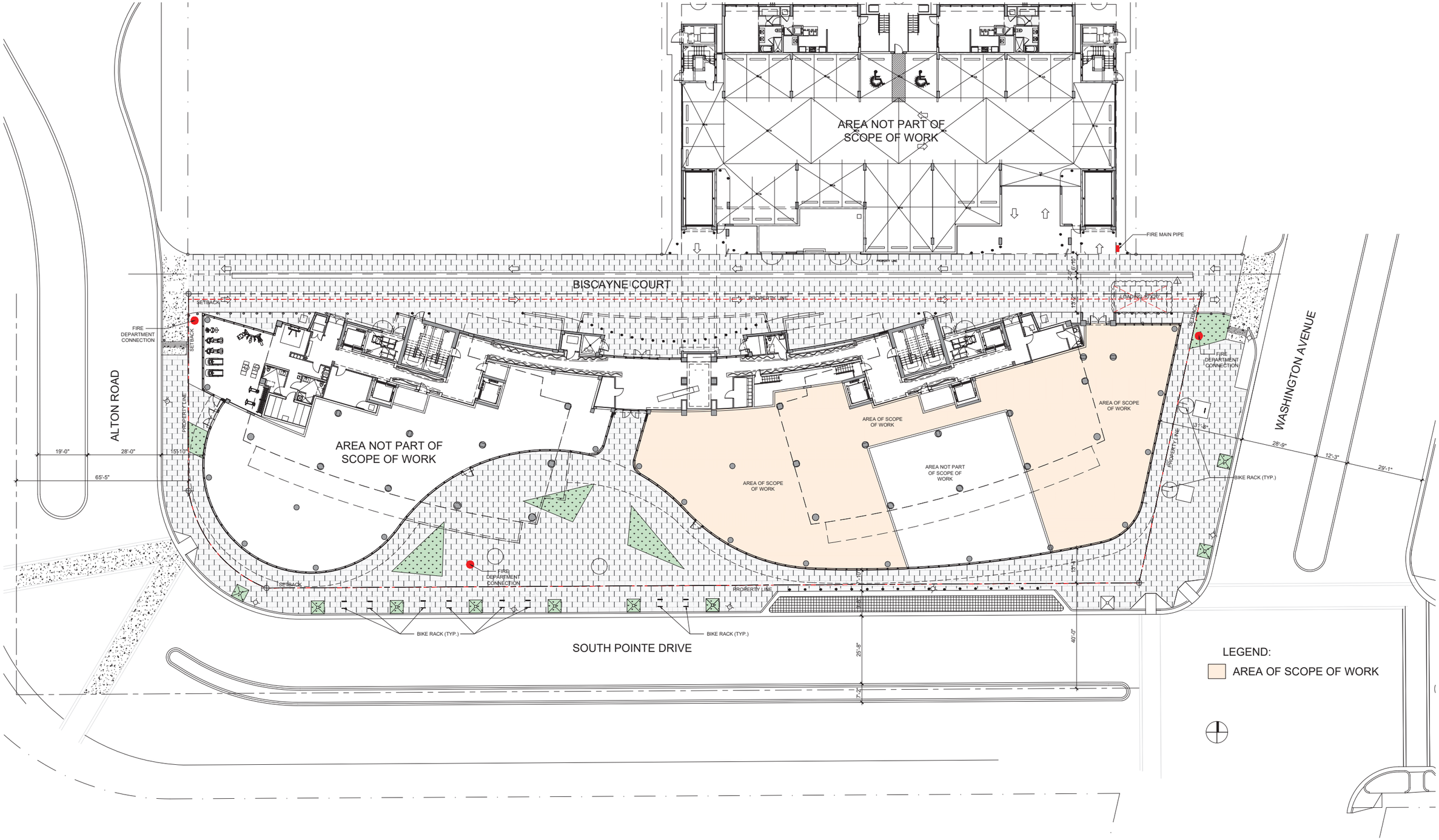
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△	DATE	REVISION

DWG. TITLE: CONTEXT PHOTOGRAPHS
SCALE: N.T.S.
PROJECT NO.: 2022-36
DATE: 03-06-23
SHEET NUMBER: A-006



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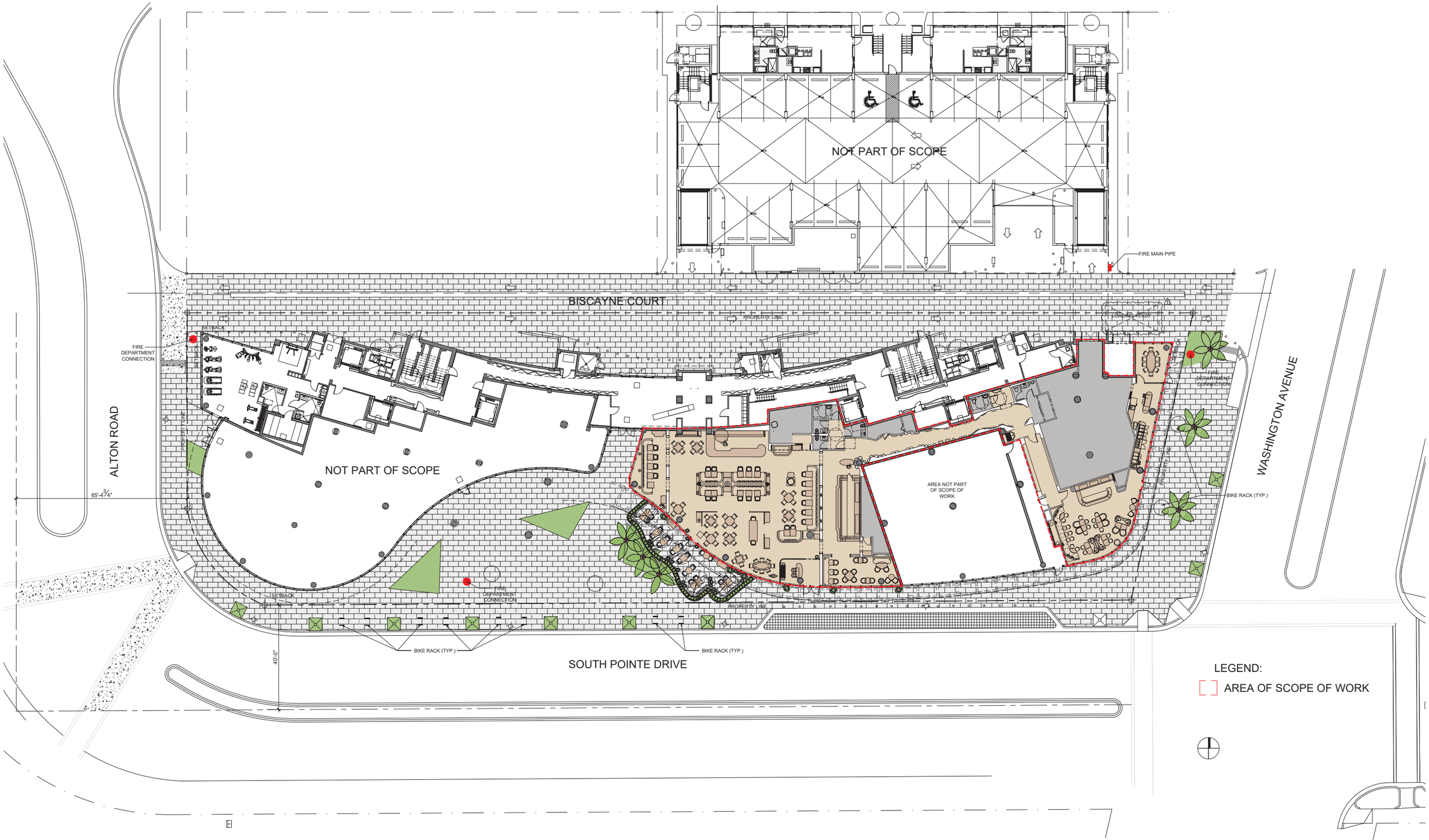
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△	DATE	REVISION
1	01-03-23	PLANNING DPT. COMMENTS

DWG. TITLE: *EXISTING SITE PLAN*
SCALE: *1/16" = 1'-0"*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: **EXIST-101**



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△	DATE	REVISION
1	01-03-23	PLANNING DPT. COMMENTS

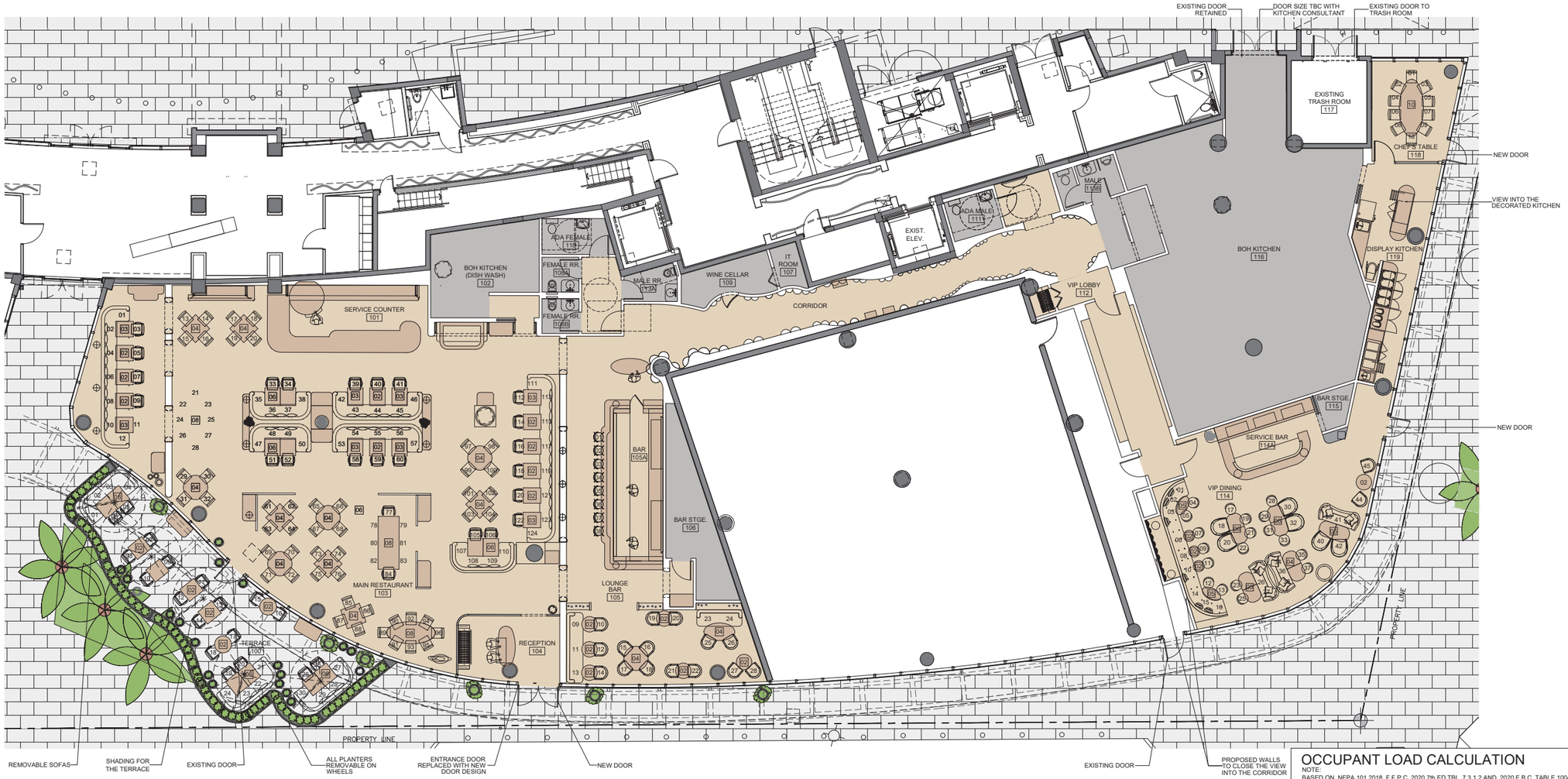
DWG. TITLE
PROPOSED SITE PLAN

SCALE
1/16" = 1'-0"

PROJECT NO.
2022-36

DATE
03-06-23

SHEET NUMBER
A-101



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	45
118	CHEF'S TABLE	10
TOTAL # OF SEATS		237

OCCUPANT LOAD CALCULATION

NOTE:
BASED ON NFPA 101 2018, F.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	TOTAL # OF OCCUPANTS	FLOOR AREA IN S.F. PER OCCUPANT	# OF OCCUPANTS	TOTAL # OF OCCUPANTS
100	TERRACE	ASSEMBLY (UNCONCENTRATED)	626 SF	15 net	41.73	42	15 net	41.73	42
101	SERVICE COUNTER	KITCHENS	241 SF	200 gross	1.20	2	100 gross	2.41	3
102	BOH KITCHEN (DISH WASH)	KITCHENS	220 SF	200 gross	1.1	2	100 gross	2.2	3
103	MAIN RESTAURANT	ASSEMBLY (UNCONCENTRATED)	2,797 SF	15 net	186.46	187	15 net	186.46	187
104	RECEPTION	WAITING AREA	148 SF	15 net	9.86	10	15 net	9.86	10
105	LOUNGE BAR	ASSEMBLY (CONCENTRATED)	30 LF	1 X 4 / 7	17.14	18	1 X 4 / 7	17.14	18
105	LOUNGE BAR	ASSEMBLY (UNCONCENTRATED)	475 SF	15 net	31.66	32	15 net	31.66	32
105A	BAR	KITCHENS	168 SF	200 gross	0.84	1	100 gross	1.68	2
106	BAR STORAGE	STORAGE	175 SF	300 gross	0.58	1	500 gross	0.35	1
109	WINE CELLAR	STORAGE	92 SF	300 gross	0.30	1	500 gross	0.18	1
112	VIP LOBBY	WAITING AREA	50 SF	15 net	3.33	4	15 net	3.33	4
114	VIP DINNING (TABLES AREA)	ASSEMBLY (UNCONCENTRATED)	722 SF	15 net	48.13	49	15 net	48.13	49
114A	SERVICE BAR	KITCHENS	131 SF	200 gross	0.65	1	100 gross	1.31	2
115	BAR STORAGE	STORAGE	31 SF	300 gross	0.10	1	500 gross	0.06	1
116	BOH KITCHEN	KITCHENS	1,457 SF	200 gross	7.28	8	100 gross	14.57	15
118	CHEF'S TABLE	ASSEMBLY (UNCONCENTRATED)	204 SF	15 net	13.6	14	15 net	13.6	14
119	DISPLAY KITCHEN	KITCHENS	301 SF	200 gross	1.50	2	100 gross	3.01	4
TOTAL # OCCUPANTS						375			388

TOTAL S.F. AT GROUND FLOOR= 9,584 SQ. FT.

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△ DATE	REVISION

DWG. TITLE: *PROPOSED FLOOR PLAN*
SCALE: *1/8" = 1'-0"*
PROJECT NO.: *2022-36*
DATE: *03-06-23*
SHEET NUMBER: *A-102*