

OTJ

DBR 23-0948 - FINAL SUBMITTAL EXTERIOR IMPROVEMENTS

801 ARTHUR GODFREY RD. MIAMI BEACH, FL 33140

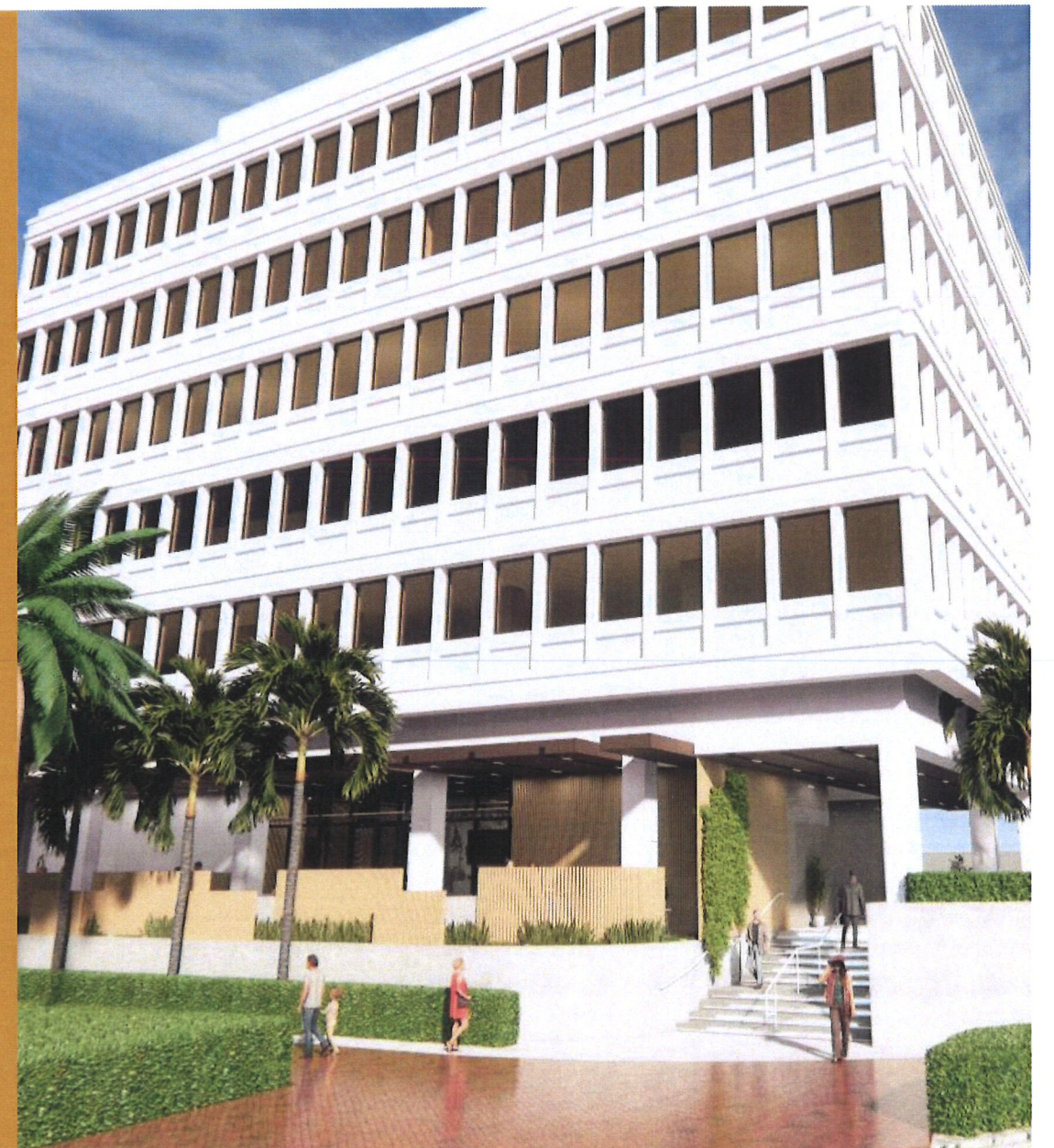
AUGUST 3RD, 2023

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SCOPE

1. REMOVAL OF EXISTING RAMP:
 - CAREFULLY DEMOLISHING AND REMOVING THE EXISTING RAMP STRUCTURE.
2. RELOCATION OF STAIRS:
 - DESIGNING AND CONSTRUCTING NEW STAIRWAYS IN A MORE CONVENIENT AND ACCESSIBLE LOCATION.
3. INSTALLATION OF A NEW ADA LIFT:
 - CONDUCTING ANY NECESSARY MODIFICATIONS TO ACCOMMODATE THE LIFT, INCLUDING ELECTRICAL AND STRUCTURAL WORK.
4. ADDITION OF AWNINGS:
 - DESIGNING AND INSTALLING AWNINGS TO PROVIDE SHADE AND PROTECTION FROM INCLEMENT WEATHER.
 - SELECTING MATERIALS AND COLORS THAT COMPLEMENT THE OVERALL AESTHETIC OF THE PROPERTY.
5. UPGRADE OF FINISHES:
 - ENHANCING THE OVERALL APPEARANCE OF THE EXTERIOR BY UPGRADING FINISHES SUCH AS PAINTING, CLADDING, AND LANDSCAPING.
 - USING HIGH-QUALITY MATERIALS THAT ARE DURABLE AND REQUIRE MINIMAL MAINTENANCE.



1 | SITE STUDY



801 ARTHUR GODFREY
S



TRUIST BANK
1



4141 APARTMENTS
2



GILLER BUILDING
3



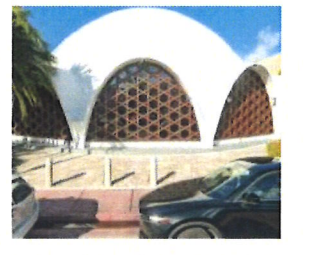
SEPHARDIC CONGREGATION
4



SAND HOUSE
5



777 OFFICE BUILDING
6



TEMPLE BETH SHOLOM
7

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the S 1/2, Section 22, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

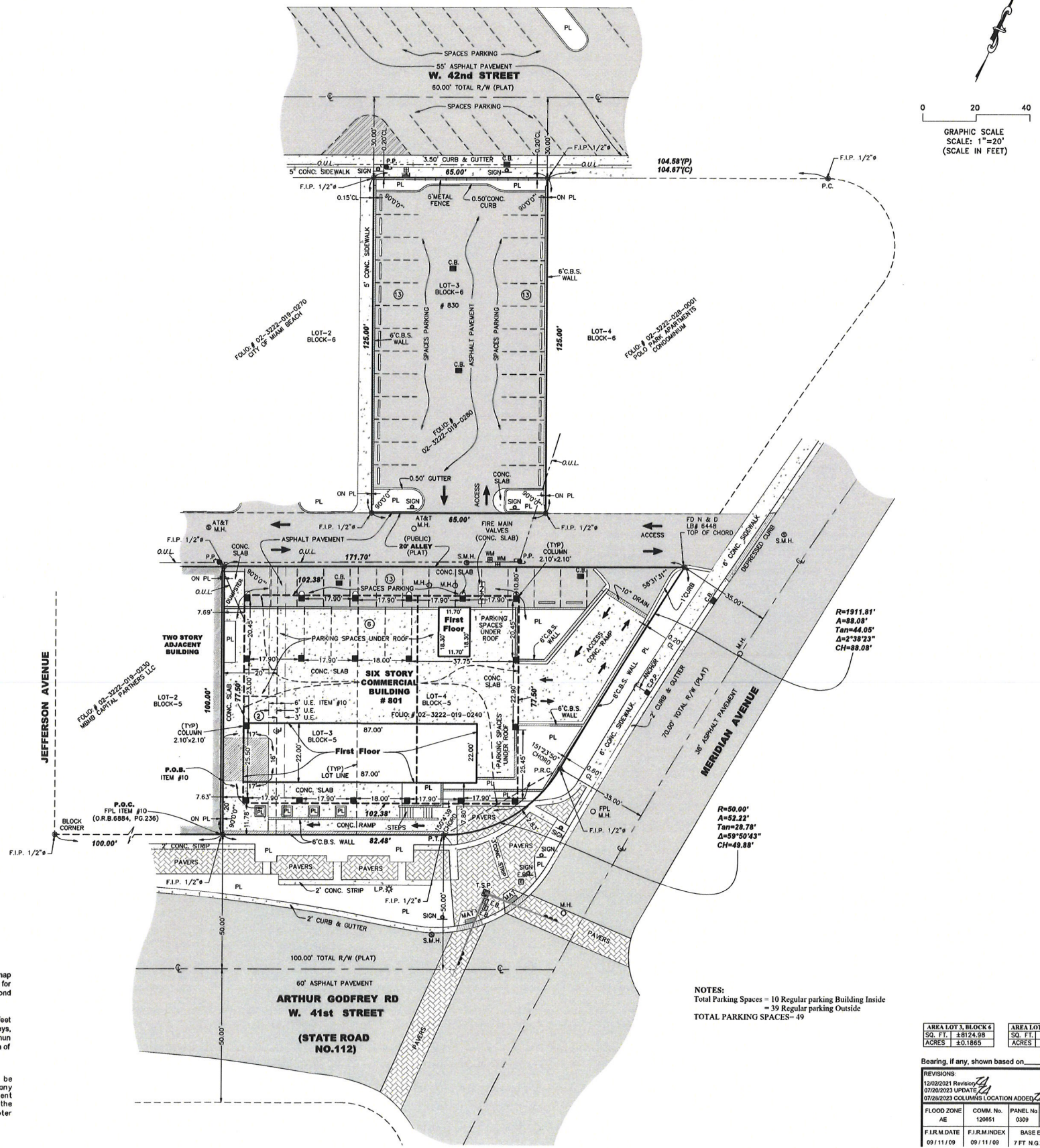
LEGEND
A = Aerial
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch Basin
CES = Concrete Block Structure
CH = Chute
CHC = Chalkholes
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
DM = Diameter
DH = Ditch Hole
DME = Drainage & Maintenance Easement
EB = Electric Box
EPO = Encroachment
FF = Finish Floor
FHP = Fire Hydrant
FIR = Found Iron Rebar
FPL = Florida Power & Light
FIP = Found Iron Pipe
FO = Foundation
LP = Light Pole
M = Meter
M = Meter
M = Metal Fence
M.H. = Manhole
M = Monument
MCL = Monument
NA = Not Applicable
NO = Not to Scale
NTS = Not to Scale
OS = Other
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Pavement
PB = Post Box
PC = Point of Commencement
PCP = Permanent Control Point
P = Page
P.I. = Point of Intersection
P.L. = Plaster
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reversal
PT = Point of Tangency
R = Radius
R = Railroad
PSM = Professional Surveyor
R/W = Right-of-Way
SMB = Submark
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
W.S. = Water Service
X = Existing Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

NOTES:
- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- No visible encroachment in these lots.
- No plotted easement in these lots.
- The Office Parcel is designated CD-3, High Intensity Commercial on the City's Future Land Use Map ("FLUM") and the Parking Parcel is designated RM-1, low Density Multifamily Residential.

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.
As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/NSPS Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5J-17 F.A.C.), the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

This property described as:
Lots 3 and 4, Block 5,
41st STREET BUSINESS SUBDIVISION, according to
the Plat thereof as recorded in Plat Book 34, Page 92, of
the Public Records of Miami-Dade County, Florida.
Address:
801 W 41st St, Miami Beach, FL 33140
Folio: # 02-3222-019-0240
AND
Lot 3, Block 6,
41st STREET BUSINESS SUBDIVISION, according to
the Plat thereof as recorded in Plat Book 34, Page 92, of
the Public Records of Miami-Dade County, Florida.
Address:
830 W 42nd St, Miami Beach, FL 33140
Folio: # 02-3222-019-0280
Certified to:
FG 801 Arthur Godfrey Owner LLC, a Delaware LLC
801 Arthur Godfrey LTD & Terranova Corp
Greenspoon Marder LLP
City National Bank of Florida
its successors and/or assigns, ATIMA
First American Title Insurance Company



LOCATION MAP (N.T.S.)

TITLE REVIEW NOTES:
With reference to First American Title Insurance Company Commitment Order No. 1062-5532836, dated November 10, 2021 at 8:00 A.M., I hereby certify as follows:
Schedule B - Section II:
- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**
- Item # 2: Any rights, interests, or claims of parties in possession of the land not shown by the public records. **NONE VISIBLE.**
- Item # 3: Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **DEPICTED ON SURVEY, IF ANY.**
- Item # 4: Any lien, for services, labor, or materials in connection with improvements, repairs or removals provided before, on, or after Date of Policy, not shown by the public records. **NOT A MATTER OF SURVEY.**
- Item # 5: Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. **N/A**
- Item # 6: Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **NOT A MATTER OF SURVEY.**
- Item # 7: Any minerals or mineral rights leased, granted or retained by current or prior owners. **NOT A MATTER OF SURVEY.**
- Item # 8: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**
- Item # 9: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 41st Street Business Subdivision, as recorded in Plat Book 34, Page(s) 92, of the Public Records of Miami-Dade County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **DEPICTED ON SURVEY.**
- Item # 10: Easement in favor of Florida Power and Light Company recorded June 11, 1970 in Official Records Book 6884, Page 236, of the Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
- Item # 11: Intentionally Deleted
- Item # 12: Order of the Board of Adjustment of the City of Miami Beach, Florida recorded June 2, 2005 in Official Records Book 23435, Page 3996, of the Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
- Item # 13: Terms and conditions of any existing unrecorded lease(s), and all rights of leasee(s) and any parties claiming through the lessee(s) under the lease(s). **NOT A MATTER OF SURVEY.**

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 9, 11(a), 13 and 14 of Table A thereof.
The field work was completed on 08/18/21.

Date of Plat or Map: 08/18/21
Rene Aguiar
Rene Aguiar
Florida PSM # 4327

NOTES:
Total Parking Spaces = 10 Regular parking Building Inside
TOTAL PARKING SPACES = 39

AREA LOT 3, BLOCK 5		AREA LOT 3 & 4, BLOCK 5	
SQ. FT.	±1,8124.98	SQ. FT.	±13,955.62
ACRES	±0.41865	ACRES	±0.3203

Bearing, if any, shown based on: Plat Meridian (reference) N/A

REVISIONS			
12/02/2021 Revision	[Signature]		
07/20/2023 UPDATE	[Signature]		
07/28/2023 COLUMBUS LOCATION ADDED	[Signature]		
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX
AE	120651	0309	L
F.I.R.M. DATE	F.I.R.M. NOEX	BASE ELEV.	7 FT. NGVD.
09/11/09	09/11/09		

ALTA/NSPS SURVEY.
I HEREBY CERTIFY that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF REGISTERED PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to 68BFS 4127 Florida Statutes.
[Signature]
RENE AGUIAR 08/25/21
PROFESSIONAL SURVEYOR AND
MAPPER No. 4327, State of Florida.

Alvarez, Aguiar and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Phone 305.220.2424 Fax 305.562.8181
L.B. No. 6867 / E-mail: aasurvey@aol.com
Field Date: 08/18/21
Scale: 1"=20'
Drawn by: [Signature]
Dwg. No.: 21-23073

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED. TO THE OWNER(S) LISTED, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

3 | ZONING & EXISTING GROUND PLAN



Planning Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information																					
1	Address: 801 W 41 ST. Miami Beach, FL 33140	Folio number(s): 02-3222-019-0240	Year built:	1969																		
2	Board file number(s), Determination of Architectural Significance:	N/A	Lot Area:	14,010																		
3	Located within a Local Historic District (Yes or No): No	Zoning District: CD-3	Lot width:	171.70'																		
4	Individual Historic Site (Yes or No): No		Lot Depth:	100.00'																		
5	Base Flood Elevation:	7	Grade value in NGVD:	4.92'																		
6	Adjusted grade (BFE+Grade / 2):	5.96'	Free board:	5.22'																		
7	Proposed Use:	Existing Commercial Business use to remain																				
8	Proposed Accessory Use:	No change																				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	ATTACHED																				
ZONING INFORMATION / CALCULATION		Required	Existing	Proposed	Deficiencies																	
13	Floor Area Ratio (FAR)	2.25	N/A	N/A	N/A																	
14	Building Height	75'	96' - 1"	N/A	N/A																	
15	At grade parking lot on the same lot																					
a	Front setbacks	0	0	N/A	N/A																	
b	Side interior setback	0	0	N/A	N/A																	
c	Side facing street setback	0	0	N/A	N/A																	
d	Rear setback																					
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies																	
a	Front setbacks	0	0	N/A	N/A																	
b	Side interior setback	0	0	N/A	N/A																	
c	Side facing street setback	0	0	N/A	N/A																	
d	Rear setback	5	10' 9"	N/A	N/A																	
17	Subterranean, 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 </tr <tr> <td>20</td> <td>Required Open-space ratio (RPS, CPS)</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>21</td> <td>Parking</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>22</td> <td>Loading</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> <td>N/A</td> </tr>	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
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																	

Notes: Indicate N/A if not applicable.

