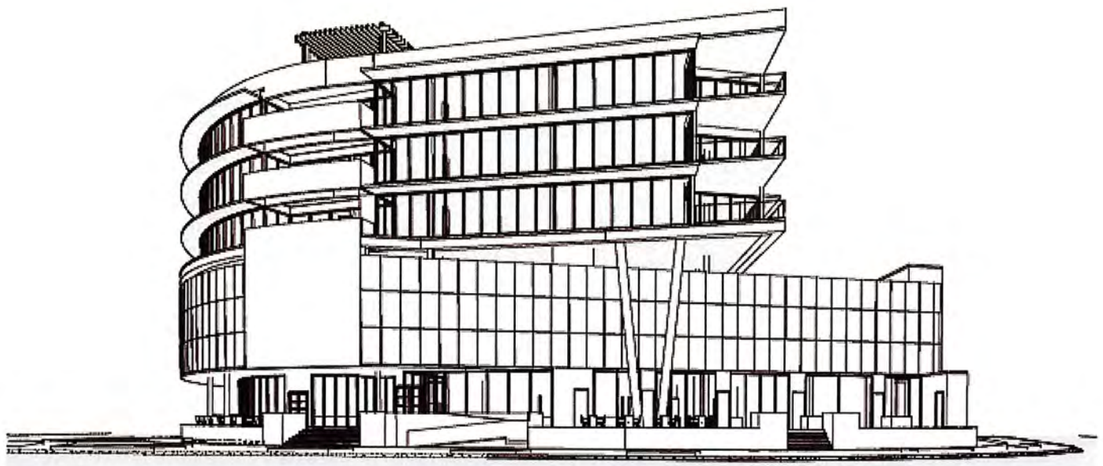
GILLER TOWER

976 ARTHUR GODFREY RD.
MIAMI BEACH, FL.



FOR

GATEWAY ASSOCIATES, LTD.

975 ARTHUR GODFREY RD. #600
MIAMI BEACH, FL 33140

SCHEMATIC DESIGN

COMM. NO. 23110
JANUARY 22, 2024

PLANNING BOARD

FINAL SUBMISSION

Giller & Giller, Inc.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6324 Reg. #AA C001364

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

APPLICABLE BUILDING CODES:

2024 FLORIDA BUILDING CODE
2024 FLORIDABUILDING CODE ACCESSIBILITY
2024 FLORIDA BUILDING CODE MECHANICAL
2024 FLORIDA BUILDING CODE PLUMBING
2024 FLORIDA BUILDING CODE ENERGY CONSERVATION
2024 FLORIDA BUILDING CODE TEST PROTOCOLS FOR HIGH-VELOCITY HURRICANE ZONES
2024 FLORIDA FIRE PREVENTION CODE, 8TH ED.
NFPA 101 LIFE SAFETY CODE, 2021 ED.
NFPA 70 NATIONAL ELECTRIC CODE, 2023 ED.

CODE STATEMENT:
TO THE BEST OF THE ARCHITECT/ENGINEER'S KNOWLEDGE, THE DRAWINGS AND SPECIFICATIONS SUBMITTED HEREIN ARE COMPLIANT WITH ALL APPLICABLE CODES AS DETERMINED BY LOCAL AUTHORITY.

BUILDING OCCUPANCY CLASSIFICATION: BUSINESS GROUP B & MERCANTILE GROUP M
BUILDING USE CLASSIFICATION: BUSINESS, MERCANTILE & PARKING GARAGE
BUILDING CONSTRUCTION CLASSIFICATION: TYPE 1

SCOPE OF WORK

THE PROJECT CONSISTS OF NEW CONSTRUCTION OF A 7-STORY OFFICE BUILDING, RETAIL, RESTAURANT, & ASSOCIATED PARKING GARAGE.

EXISTING SITE CONSISTS OF 1 STORY COMMERCIAL BUILDINGS AND PARKING THAT WILL BE COMPLETELY DEMOLISHED.

LEGAL DESCRIPTION

LOTS 2,3,4, AND 5, BLOCK 1, 41ST STREET BUSINESS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 92 OF THE PUBLIC RECORDS OFMIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESSES & FOLIO NOS:
3907 ALTON RD., MIAMI BEACH, FL 33140 #02-3222-019-0020
3915 ALTON RD., MIAMI BEACH, FL 33140 #02-3222-019-0030
976 W. 41ST ST., MIAMI BEACH, FL 33140 #02-3222-019-0040
COLLECTIVELY USED IN THE PROJECT DEVELOPMENT AS: **976 W. 41ST ST., MIAMI BEACH, FL 33140**

LOCATION PLAN

DRAWINGS INDEX

SHEET NO.	TITLE
G-1	COVER
G-2	INDEX, SCOPE, LOCATION, CODES, LEGAL
G-3	ZONING ANALYSIS
G-4	AREA STATEMENT - FLOOR PLATE
G-5	AREA STATEMENT - F.A.R.
G-6	AREA STATEMENT - RENTAL
G-7	SURVEY
G-8	PHOTOGRAPHS - EXISTING SITE
G-9	PHOTOGRAPHS - EXISTING SITE
A-1	SITE PLAN
A-2	1ST FLOOR PLAN
A-3	2ND FLOOR PLAN
A-4	3RD FLOOR PLAN
A-5	4TH FLOOR PLAN
A-6	5TH, 6TH & 7TH FLOOR PLAN
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A-9	WEST ELEVATION - ALTON RD.
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A-11	EAST ELEVATION - ALLEY
A-12	BLDG SECTION #1 - EAST/WEST; TYP. WALL SECTION
A-13	BLDG SECTION #1 - NORTH/SOUTH
A-14	EXTERIOR PERSPECTIVES #1 & #2
A-15	EXTERIOR PERSPECTIVES - #3 & #4
A-16	EXTERIOR PERSPECTIVES - #5 - #8
L-1	LANDSCAPE PLAN

Giller & Giller, Inc.
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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER
976 Arthur Godfrey Road MIAMI BEACH, FL

DATE	REVISION DESCRIPTION

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SHEET TITLE: INDEX, SCOPE, CODES, LOCATION, LEGAL
SHEET # G-2 OF TOTAL
PROJECT NUMBER 2310
DATE 10/2024
DRAWN BY
CHECKED BY
APPROVED BY
CAD ID NAME

PARKING ANALYSIS

BASED UPON MIAMI BEACH RESILIENCY CODE, CH. 5 & MIAMI BEACH LAND USE ORD.

PARKING CATEGORY: TIER 3 AREA b

PARKING REQUIREMENTS:

PARKING REQUIREMENTS BASIS:

OFFICES:	1 PER 400SF
MEDICAL OFFICES:	1 PER 300 SF
RETAIL:	1 PER 400 SF
RESTAURANT (FULL SERVICE):	1 PER 4 SEATS

BICYCLE PARKING REQUIREMENTS:

SHORT TERM	4 SPACES
LONG TERM	2 SPACES PER 5,000 SF

PARKING CREDITS BASIS:

BICYCLES	1 SPACE PER 5 BICYCLES
SHARED PARKING- OFF HOURS	SEE CALCULATION
MOTORCYCLES,MOPEDS,SCOOTS	SPACE PER 3 MOTORCYCLES ,ETC.

PARKING CALCULATIONS:

BICYCLE CALCULATIONS:

				REQUIRED	PROVIDED
SHORT TERM				4	4
LONG TERM	2/5,000SF	46,980	SF	19	21
		TOTAL		23	25

RESTAURANT SEAT CALCULATIONS:

TOTAL AREA		4,056	SF
LESS KITCHEN & BOH @	35%	(1,420)	
		2,636	SF
1 PERSON PER 15 SF X 2,434 SF =		176	PERSONS

PARKING CALCULATIONS:

USE	TOT. SF	REQUIRED	PROVIDED
OFFICES:	22,869	57	
MEDICAL OFFICES:	3,000	10	
RETAIL:	6,661	17	
RESTAURANT (FULL SERVICE) SEATS:	176	44	
SUBTOTAL		128	117
LESS BIKE CREDIT = 25 BIKES/5 =		-5	
LESS MOTORCYCLE CREDIT = 12 SCOOTERS/3 =		-4	
TOTAL		119	117

SHARED USE CALCULATION:

space	parking required	weekday				weekends					
		day %	day reqd.	evening %	evening reqd	day %	day reqd.	evening %	evening reqd	night %	night reqd.
OFFICE	57	100%	57.2	5%	3.4	10%	6.7	5%	3.4	5%	3.4
RETAIL	17	60%	10.0	20%	3.3	60%	13.4	60%	10.0	5%	0.8
RESTAURANT	44	50%	22.0	75%	33.0	75%	33.0	100%	44.0	10%	4.4
TOTAL SPACES	128		89.2		39.7		53.1		57.4		8.6

TOTAL NET PARKING REQUIRED = 100
TOTAL NET PARKING PROVIDED = 117

LOADING SPACE REQUIRMENTS:

	REQ'D	PROVIDED
RETAIL & RESTAURANT @ 10,000 - 20,000SF:	2 SPACES	2
OFFICES @ 10,000-100,000SF	2 SPACES	2

HEIGHT ANALYSIS

Existing Adj Grade - 41st St	4.5	NGVD		
Existing Adj Grade - Alton Rd.	4.8	NGVD		
Crown of Road - 41st	4.0	NGVD		
Crown of Road - Alton	3.98	NGVD		
Current highest F.F. elev.	5.15	NGVD		
Flood Zone - AE min.	7.0	NGVD		
Base Flood Elev - Miami Beach Req.	8.0	NGVD		
MIN. Base Flood Elev + Freeboard	8.5	NGVD		
Base FF elevation- USE	9.0	NGVD		
			Bldg.	
Elevation Location	*NGVD*	*Ht. (Feet)*	*Elevation*	
Sidewalk - 41st				
Sidewalk - Alton				
Alley @ ramp - existing	4.04			
Loading area - existing	4.66			
1st Floor Plaza	8.67	-0.33		
1st Floor FF	9.0	0	0	
Floor to floor ht.		14		
2nd FF	23		14	
Floor to floor ht.		9.5		
3rd FF	32.5		23.5	
Floor to floor ht.		9.5		
4th FF	42		33	
Floor to floor ht.		9.5		
5th FF	51.5		42.5	
Floor to floor ht.		12.5		
6th FF	64		55	
Floor to floor ht.		12.5		
7th FF	76.5		67.5	
Floor to floor ht.		12.5		
Roof FF	89		80	
		8.75		
Mechanical Room & Stair roofs	97.75		88.75	
BASE ELEVATION - 1ST FL	9		0'	
MAX ALLOWED HEIGHT			75'	
PROPOSED HEIGHT TO MAIN ROOF	89		80'	

WARRANT REQUIRED FOR ADDITIONAL 5' IN HEIGHT

MIAMIBEACH

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: 976 W 41 ST ST, 3907 & 3915 ALTON RD.	Folio number(s):	0232220190040, 0232220190030 0232220190020	Year built:	1947,1938,1952
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	20,882.8 SF
3	Located within a Local Historic District (Yes or No): No	Zoning District:	CD-3	Lot width:	VARIES
4	Individual Historic Site (Yes or No):	No		Lot Depth:	VARIES
5	Base Flood Elevation:	7.0 NGVD	Grade value in NGVD:		9.0
6	Adjusted grade (BFE+Grade / 2):	8.0	Free board:	1.0	
7	Proposed Use:	OFFICES, RETAIL, RESTAURANT & PARKING			
8	Proposed Accesory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				

	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.25	0	2.25	
14	Building Height	75'	0	80.25	5.25
15	At grade parking lot on the same lot			N/A	
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0	0	0	
b	Side interior setback	0	0	0	
c	Side facing street setback	N/A		N/A	
d	Rear setback	0	33.7'	0	
17	Subterrenean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)				
21	Parking	100	0	117	
22	Loading	4	0	3	

Notes: Indicate N/A if not applicable.

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GILLER TOWER
976 Arthur Godfrey Road MIAMI BEACH, FL

DATE	REVISION DESCRIPTION

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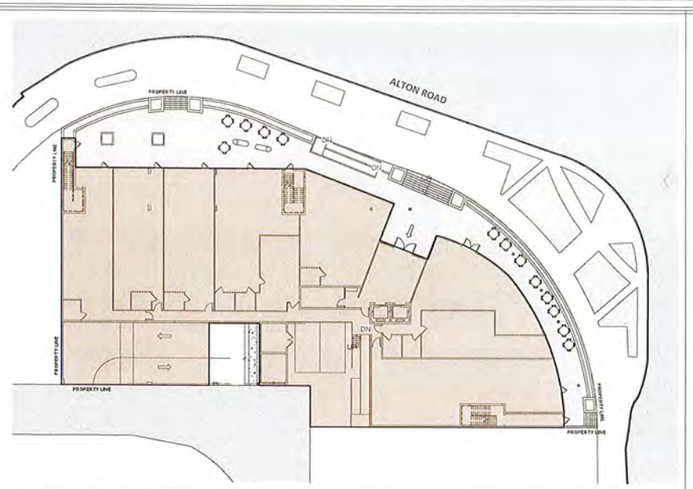
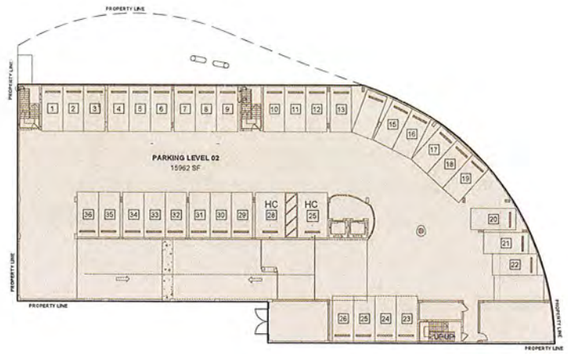
SHEET TITLE: ZONING ANALYSIS
DATE: 1/22/24 | DRAWN BY: | CHECKED BY: | APPROVED BY: | CAD ID NAME:
SHEET # G-3 OF TOTAL
ARCHITECT'S JOB # 2310



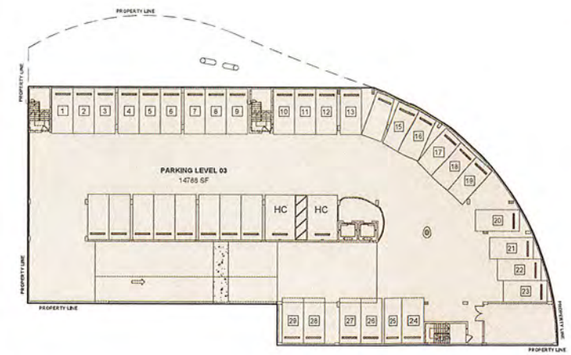
1 1ST FLOOR PLATE DIAGRAM — TOTAL FLOOR PLATE LEVEL 01 - 15426.03 SF

SCALE: 3/64" = 1'-0"



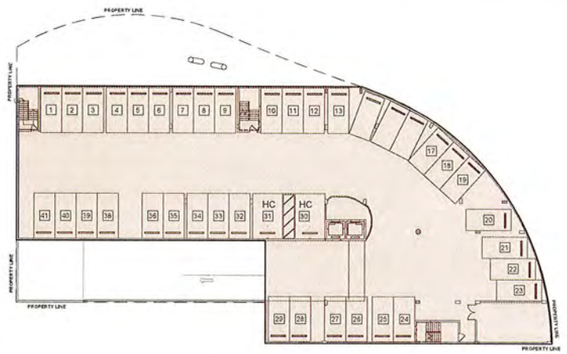
2 2ND FLOOR PLATE DIAGRAM — TOTAL FLOOR PLATE LEVEL 02 - 18252.54 SF

SCALE: 3/64" = 1'-0"



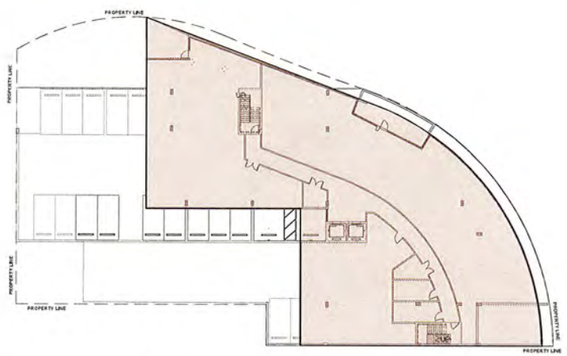
3 3RD FLOOR PLATE DIAGRAM — TOTAL FLOOR PLATE LEVEL 03 - 18252.54 SF

SCALE: 3/64" = 1'-0"



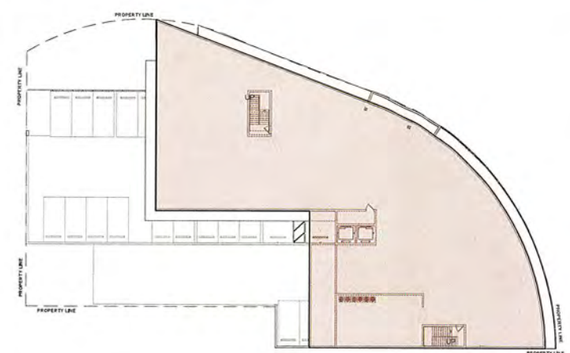
4 4TH FLOOR PLATE DIAGRAM — TOTAL FLOOR PLATE LEVEL 04 - 15784.84 SF

SCALE: 3/64" = 1'-0"



5 5TH 6TH & 7TH FLOOR PLATE DIAGRAM — FLOOR PLATE AREA FOR EACH LEVEL 05, 06 & 07 - 11661.61 SF; TOTAL FLOOR PLATE AREA FOR LEVEL 05 + 06 + 07 = 34984.83 SF

SCALE: 3/64" = 1'-0"



6 ROOF FLOOR PLATE DIAGRAM — TOTAL FLOOR PLATE ROOF LEVEL - 11661.61 SF

SCALE: 3/64" = 1'-0"

FLOOR AREA STATEMENT CALCULATION (FLOOR PLATE)

1ST FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	RETAIL 1			
2	RETAIL 2			
3	RETAIL 3			
4	RETAIL 4			
5	RETAIL 5			
6	RESTAURANT 1			
7	RESTAURANT 2			
8	STAIR 2			
9	CORRIDOR			
10	STAIR 1 & 3			
11	LOBBY			
12	TRASH 1 & 2		-	
13	ELEVATOR 1 & 2			
14	PLAZA		-	
TOTAL 1ST FLOOR		15426.03 SF		

2ND FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	EMERGENCY GENERATOR & FIRE PUMP			
2	MAIN ELECTRICAL			
3	PARKING LEVEL 02			
4	STAIR 1			
5	STAIR 2			
6	STAIR 3			
7	ELEC VAULT TRANSFORMER			
8	PARKING RAMP			
9	ELEVATOR LOBBY			
10	ELEVATOR 1 & 2			
TOTAL 2ND FLOOR		18252.54 SF		

3RD FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	STORAGE			
2	PARKING LEVEL 03			
3	STAIR 1			
4	STAIR 2			
5	STAIR 3			
6	ELEVATOR 1 & 2			
7	ELEVATOR LOBBY			
TOTAL 3RD FLOOR		18252.54 SF		

4TH FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	STORAGE			
2	PARKING LEVEL 04			
3	STAIR 1, 2 & 3			
4	ELEVATOR 1 & 2			
5	ELEVATOR LOBBY			
TOTAL 4TH FLOOR		15784.84 SF		

5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	MECH 1			
2	MECH 2			
3	MEN'S TOILET			
4	WOMEN'S TOILET			
5	OFFICE 1			
6	OFFICE 2			
7	OFFICE 3			
8	STAIR 1			
9	STAIR 2			
10	CORRIDOR			
11	ELEVATOR 1 & 2			
TOTAL 5TH FLOOR		11661.61 SF		

ROOF PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	MECH			
2	STAIR 1			
3	STAIR 2			
4	ELEVATOR 1 & 2			
5	ROOF LEVEL			
TOTAL CALCULATIONS		11661.61 SF		

TOTAL FLOOR CALCULATIONS

NO.	FLOOR	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	1ST LEVEL	15426.03 SF	11665 SF	10,035.8 SF
2	2ND LEVEL	18252.54 SF	623.97 SF	
3	3RD LEVEL	18252.54 SF	959.74 SF	
4	4TH LEVEL	15784.84 SF	959.74 SF	
5	5TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF
6	6TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF
7	7TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF
8	ROOF LEVEL			
TOTAL CALCULATIONS		102,700.78 SF	46,880.89 SF	37,983.92 SF

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GILLER TOWER

976 Arthur Godfrey Road MIAMI BEACH, FL

PLANNING FINAL

DATE	REVISION DESCRIPTION

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SHEET TITLE: AREA STATEMENT FLOOR PLATE

CAD ID NAME:

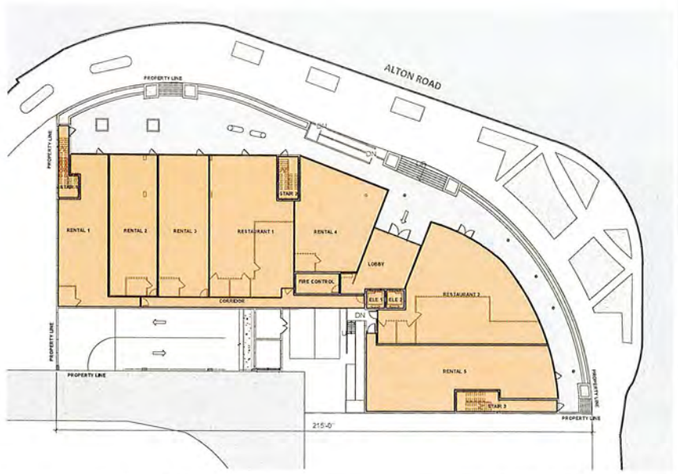
APPROVED BY: --

CHECKED BY: --

DATE: 01/22/24

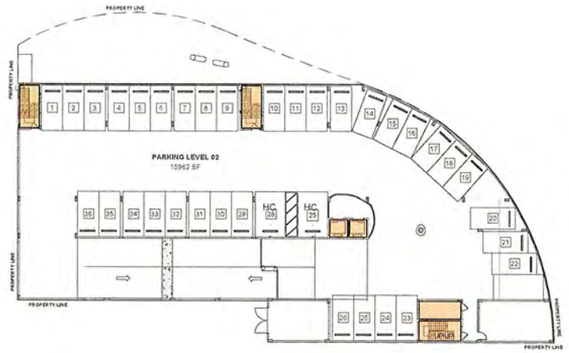
SHEET # G-4 OF TOTAL

ARCH LICENSE # 23110



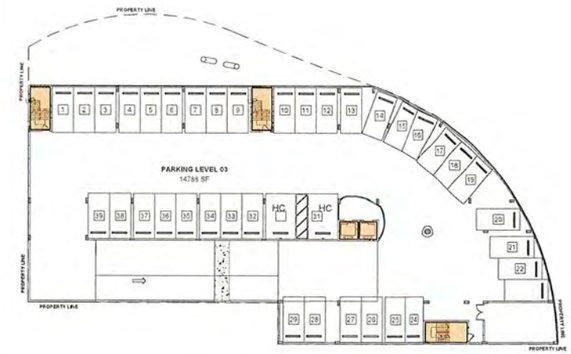
1 1ST FLOOR F.A.R DIAGRAM — TOTAL F.A.R. LEVEL 01 - 11,806 SF

SCALE: 3/64" = 1'-0"



2 2ND FLOOR F.A.R. DIAGRAM — TOTAL F.A.R. LEVEL 02 - 623.97 SF

SCALE: 3/64" = 1'-0"



3 3TH FLOOR F.A.R. DIAGRAM — TOTAL F.A.R. LEVEL 03 - 505.14 SF

SCALE: 3/64" = 1'-0"

4 4TH FLOOR F.A.R. DIAGRAM — TOTAL F.A.R. LEVEL 04 - 959.74 SF

SCALE: 3/64" = 1'-0"

5 5TH 6TH & 7TH FLOOR F.A.R DIAGRAM — F.A.R. FOR EACH LEVEL 05, 06 & 07 - 10890,81 SF — TOTAL F.A.R. LEVEL 05 + 06 + 07 = 32672,43 SF

SCALE: 3/64" = 1'-0"

FLOOR AREA STATEMENT CALCULATION (F.A.R) - ALLOWABLE F.A.R = 20882.8 SF (*LOT AREA) x 2.25 = 46986.3 SF, PROVIDED F.A.R. = 46,883.27 SF

1ST FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	RETAIL 1		1130.75 SF	
2	RETAIL 2		1117.67 SF	
3	RETAIL 3		1117.67 SF	
4	RETAIL 4		1234.76 SF	
5	RETAIL 5		1723.76 SF	
6	RESTAURANT 1		1762.99 SF	
7	RESTAURANT 2		2038.36 SF	
8	STAIR 2		135.33 SF	
9	CORRIDOR		406.58 SF	
10	STAIR 1 & 3		400.92 SF	
11	LOBBY		498.24 SF	
12	TRASH 1 & 2		-	
13	ELEVATOR 1 & 2		99.82 SF	
14	FIRE CONTROL		139.22 SF	
TOTAL 1ST FLOOR			11,806 SF	

2ND FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	EMERGENCY GENERATOR & FIRE PUMP			
2	MAIN ELECTRICAL		118.83 SF	
3	PARKING LEVEL 02			
4	STAIR 1		135.33 SF	
5	STAIR 2		135.32 SF	
6	STAIR 3		134.67 SF	
7	ELEC VAULT TRANSFORMER			
8	PARKING RAMP			
9	ELEVATOR LOBBY			
10	ELEVATOR 1 & 2		99.82 SF	
TOTAL 2ND FLOOR			623.97 SF	

3RD FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	BIKES			
2	PARKING LEVEL 03			
3	STAIR 1		135.33 SF	
4	STAIR 2		135.32 SF	
5	STAIR 3		134.67 SF	
6	ELEVATOR 1 & 2		99.82 SF	
7	ELEVATOR LOBBY			
TOTAL 3RD FLOOR			505.14 SF	

4TH FLOOR PLAN

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	MAINTENANCE		454.60 SF	
2	PARKING LEVEL 04			
3	STAIR 1, 2 & 3		405.32 SF	
4	ELEVATOR 1 & 2		99.82 SF	
5	ELEVATOR LOBBY			
TOTAL 4TH FLOOR			959.74 SF	

5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)

NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	MECH 1		82.07 SF	
2				
3	TOILET		119.28SF	
4	TOILET		140.86 SF	
5	OFFICE 1		2978.24 SF	
6	OFFICE 2		4581.30 SF	
7	OFFICE 3		1756.50 SF	
8	STAIR 1		135.33 SF	
9	STAIR 2		134.67 SF	
10	CORRIDOR		862.74 SF	
11	ELEVATOR 1 & 2		99.82 SF	
TOTAL 5TH FLOOR			10890.81 SF	

ROOF FLOOR PLAN

NO.	FLOOR	FLOOR PLATE	F.A.R. AREA	RENTAL AREA
1	MECH			
2	STAIR 1			
3	STAIR 2			
4	ELEVATOR 1 & 2			
5	ROOF LEVEL			
6				
7				
8				
TOTAL CALCULATIONS				

TOTAL FLOOR CALCULATIONS

NO.	FLOOR	FLOOR PLATE	F.A.R. AREA
1	1ST LEVEL	15292.03 SF	11806 SF
2	2ND LEVEL	18252.54 SF	623.97 SF
3	3RD LEVEL	18252.54 SF	505.14 SF
4	4TH LEVEL	18252.54 SF	959.74 SF
5	5TH LEVEL	11661.61 SF	10890.81 SF
6	6TH LEVEL	11661.61 SF	10890.81 SF
7	7TH LEVEL	11661.61 SF	10890.81 SF
8	ROOF LEVEL	11661.61 SF	
TOTAL CALCULATIONS		116,696.09 SF	46,567.35 SF

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GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

PLANNING FINAL

DATE REVISION DESCRIPTION

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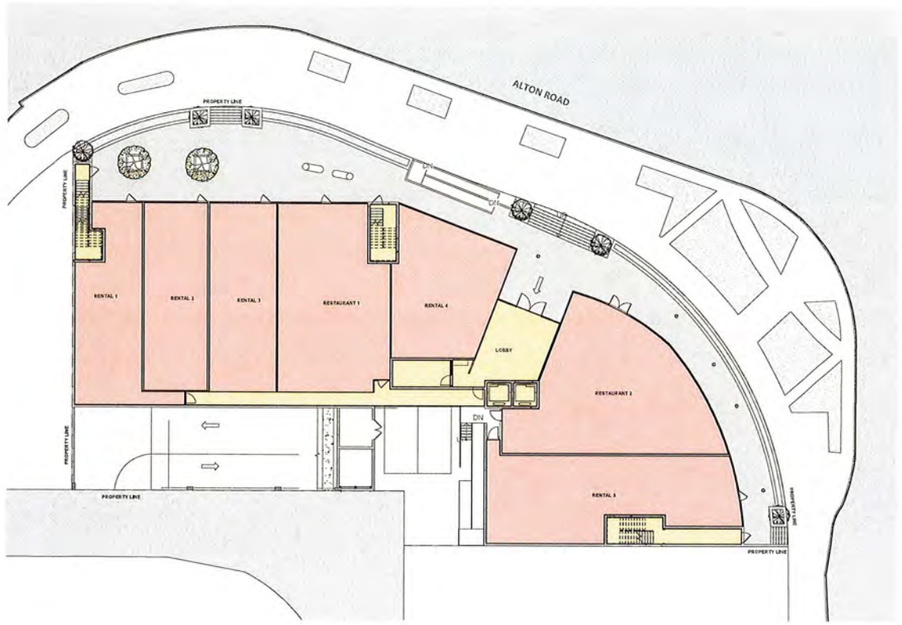
SHEET TITLE: AREA STATEMENT F.A.R

CAD ID NAME | APPROVED BY: -- | CHECKED BY: -- | DATE: 07/22/24

SHEET # G-5 OF TOTAL

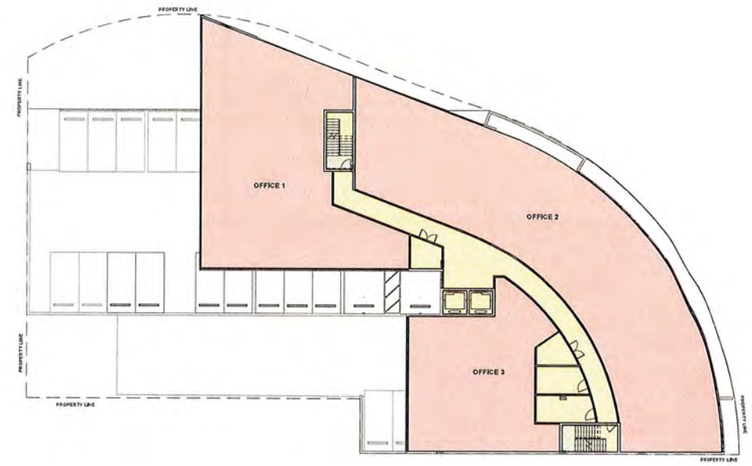
ARCH.COMM # 2316



1 1ST RENTAL FLOOR PLAN RENTAL DIAGRAM

SCALE: 1/16" = 1'-0"

TOTAL RENTAL AREA LEVEL 01 - 10,125 SF



2 5TH 6TH & 7TH FLOORS RENTAL DIAGRAM

SCALE: 1/16" = 1'-0"

RENTAL AREA FOR INDIVIDUAL LEVEL 05, 06 & 07 - 9,316.04 SF

TOTAL RENTAL AREA FOR LEVEL 05 + 06 + 07 = 27,948.12 SF

FLOOR AREA STATEMENT CALCULATION (RENTAL AREA)

1ST FLOOR PLAN

NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	RETAIL 1			1130.75 SF
2	RETAIL 2			1117.67 SF
3	RETAIL 3			1117.67 SF
4	RETAIL 4			1234.76 SF
5	RETAIL 5			1723.76 SF
6	RESTAURANT 1			1762.99 SF
7	RESTAURANT 2			2038.36 SF
8	STAIR 2		135.33 SF	
9	CORRIDOR		406.58 SF	
10	STAIR 1 & 3		400.92 SF	
11	LOBBY		507.15 SF	
12	TRASH 1			
13	ELEVATOR 1 & 2		99.82 SF	
14	FIRE CONTROL		139.22 SF	
TOTAL 1ST FLOOR		15292.03 SF	1,689.02 SF	10,125 SF

2ND FLOOR PLAN

NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	EMERGENCY GENERATOR & FIRE PUMP			
2	MAIN ELECTRICAL			
3	PARKING LEVEL 02			
4	STAIR 1			
5	STAIR 2			
6	STAIR 3			
7	ELEC VAULT TRANSFORMER			
8	PARKING RAMP			
9	ELEVATOR 1 & 2			
TOTAL 2ND FLOOR		18252.54 SF	623.97 SF	

3RD FLOOR PLAN

NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	STORAGE			
2	PARKING LEVEL 03			
3	STAIR 1			
4	STAIR 2			
5	STAIR 3			
6	ELEVATOR 1 & 2			
TOTAL 3RD FLOOR		18252.54 SF	959.74 SF	

4TH FLOOR PLAN

NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	STORAGE			
2	PARKING LEVEL 04			
3	STAIR 1, 2 & 3			
4	ELEVATOR 1 & 2			
TOTAL 4TH FLOOR		18252.54 SF	959.74 SF	

5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)

NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	MECH 1		82.07 SF	
2				
3	MEN'S TOILET		119.28SF	
4	WOMEN'S TOILET		140.86 SF	
5	OFFICE 1			2978.24 SF
6	OFFICE 2			4581.30 SF
7	OFFICE 3			1756.50 SF
8	STAIR 1		135.33 SF	
9	STAIR 2		134.67 SF	
10	CORRIDOR		862.74 SF	
11	ELEVATOR 1 & 2		99.82 SF	
TOTAL EACH FLOOR		11661.61 SF	1574.77 SF	9,316.04 SF

ROOF FLOOR PLAN

NO.	FLOOR	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	MECH			
2	STAIR 1			
3	STAIR 2			
4	ELEVATOR 1 & 2			
5	ROOF LEVEL			
TOTAL CALCULATIONS		11661.61 SF		

TOTAL FLOOR CALCULATIONS

NO.	FLOOR	FLOOR PLATE	COMMON AREA	RENTAL AREA
1	1ST LEVEL	15292.03 SF		10,125 SF
2	2ND LEVEL	18252.54 SF		
3	3RD LEVEL	18252.54 SF		
4	4TH LEVEL	18252.54 SF		
5	5TH LEVEL	11661.61 SF		9,316.04 SF
6	6TH LEVEL	11661.61 SF		9,316.04 SF
7	7TH LEVEL	11661.61 SF		9,316.04 SF
8	ROOF LEVEL	11661.61 SF		
TOTAL CALCULATIONS		116,695.09 SF		38,073 SF

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SHEET TITLE: AREA STATEMENT RENTAL

CAD ID NAME:

APPROVED BY: --

CHECKED BY: --

DATE: 01/22/24

ARCH COMM # 23110

SHEET # G-6

OF TOTAL

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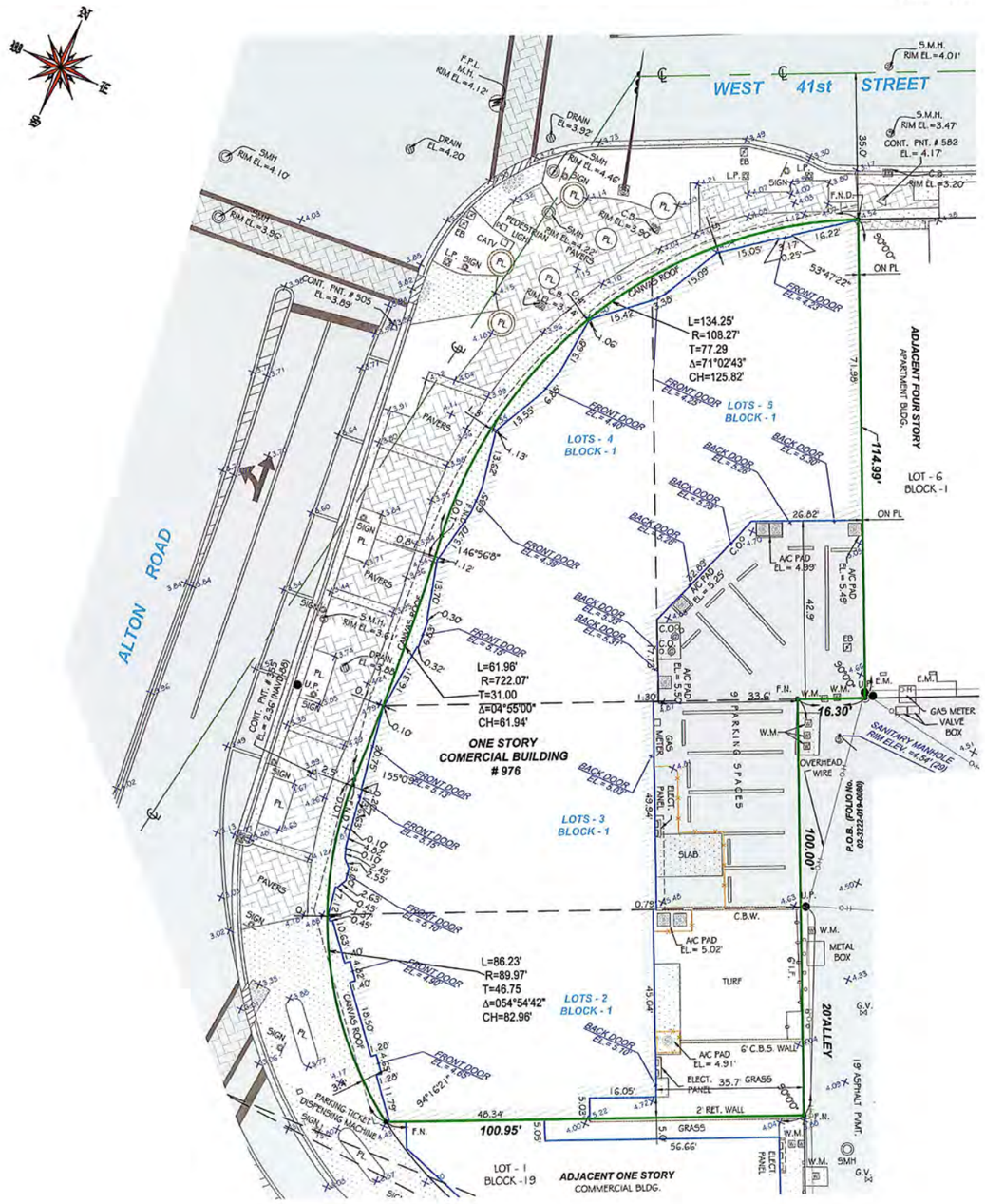
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET



LOCATION SKETCH
SCALE = N.T.S.

ABBREVIATIONS

A	= ARC
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNIP	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN & EG	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
M	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
OFS	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R/R	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL.	= UTILITY
U.E	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
℄	= MONUMENT LINE
℄	= CENTER LINE
Δ	= DELTA

LEGAL DESCRIPTION:

LOT 2, BLOCK 1, 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. LAND AREA = ± 5,515.00 SQ.FT OR ± 0.13 ACRES
AND
LOT 3, BLOCK 1, 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. LAND AREA = ± 5,448.00 SQ.FT OR ± 0.13 ACRES
AND
LOTS 4 AND 5, BLOCK 1, 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. LAND AREA = ± 9,916.00 SQ.FT OR ± 0.23 ACRES

PROPERTY ADDRESS:

3907 ALTON RD, MIAMI BEACH, FLORIDA, 33140, FOLIO NO. 02-3222-019-0020
3915 ALTON RD, MIAMI BEACH, FLORIDA, 33140, FOLIO NO. 02-3222-019-0030
976 W 41ST STREET, MIAMI BEACH, FLORIDA, 33140, FOLIO:02-3222-019-0040

CERTIFICATION:

GILLER & GILLER, INC

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	7 FT
COMMUNITY:	120651
PANEL:	0309
SUFFIX:	L
DATE OF FIRM:	9/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 MIAMI-DADE COUNTY BENCHMARK # D-106. LOCATOR NO. 3234 NE @ 43 ST & ALTON RD; ELEVATION IS 3.20 FEET OF N.G.V.D. OF 1929.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by CARLOS M IBARRA
Date: 2023.12.28 13:11:36 -05'00'

BY: _____ 08/31/2023
CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: _____
REVISED ON: _____

LEGEND

- O.H. = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- X X X X = CHAIN LINK FENCE
- O O O O = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

DRAWN BY:	IG
FIELD DATE:	08/31/2023
SURVEY NO:	23-001316
SHEET:	1 OF 1

Digitally signed by CARLOS M IBARRA
Date: 2023.12.28 13:10:40 -05'00'
L.B.# 7806 SEAL

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PLANNING FINAL

DATE	REVISION DESCRIPTION

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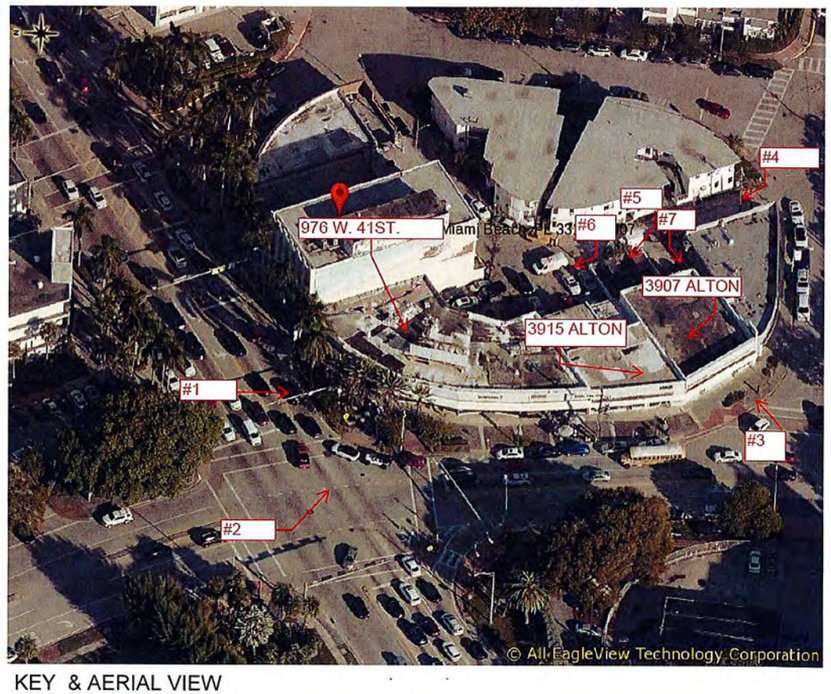
SHEET TITLE: SURVEY
CAD FILENAME: --
APPROVED BY: --
CHECKED BY: --
DATE: 01/22/24
ARCH CONTR # 23110
SHEET # G-7
OF TOTAL

VIEW #1 - 41ST ST. CONTEXT

VIEW #2 - CORNER @ 41ST ST. & ALTON RD.

VIEW #3 - CORNER @ 39TH ST. & ALTON RD. CONTEXT



KEY & AERIAL VIEW

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DATE	REVISION DESCRIPTION

SHEET TITLE: PHOTOS - EXISTING

CHECKED BY: --
APPROVED BY: --
CAD FILENAME:
DATE: 1/22/24
ARCH COMM # 23110

SHEET # G-8 OF TOTAL

ALLEY & EAST CONTEXT

EAST REAR ELEVATION

EAST REAR @ ALLEY

SOUTH CONTEXT

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SHEET TITLE: PHOTOS - EXISTING

DATE: 1/22/24 | CHECKED BY: -- | APPROVED BY: -- | CAD ID NAME:

ARCHITECT JOB #: 23110

SHEET # G-9 OF TOTAL