



GILLER TOWER

976 ARTHUR GODFREY RD.
MIAMI BEACH, FL.

FOR
GATEWAY ASSOCIATES, LTD.
975 ARTHUR GODFREY RD. #600
MIAMI BEACH, FL 33140

COMM. NO. 23110
APRIL 7, 2024

DESIGN REVIEW BOARD
FILE # DRB24-1016
FINAL SUBMITTAL

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 FLORIDA BUILDING 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 OF MIAMI-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**

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D.R.B. REQUESTS

VARIANCE REQUESTS:

1. REAR SETBACK -
REDUCE THE REQUIRED SETBACK FROM 5' AT THE PEDESTAL
TO 0'.

WAIVER REQUESTS:

1. KNEEWALL -
WAIVE THE REQUIREMENT FOR A KNEEWALL BECAUSE THE LOWEST ELEVATION OF THE GLASS STOREFRONT IS 4.5' ABOVE THE CURRENT CROWN OF ROAD AND 2.5' ABOVE THE FUTURE CROWN OF ROAD. NO FLOODPROOFING IS REQUIRED BY THE F.B.C. AND THE RESILIEWNCY CODE.
2. LONG FRONTAGE PUBLIC SIDEWALK CIRCULATION ZONE, PARALLEL TRANSITION ZONE, AND LANDSCAPE ZONE REQUIREMENTS -
THE SIDEWALKS AND LANDSCAPING ARE BEING REPLACED UNDER THE CITY OF MIAMI BEACH'S 41ST ST. IMPROVEMENT PROJECT WHICH IS PROVIDING LARGER THAN MINIMUM SIDEWALK WIDTHS. THE DESIGN OF THE PROPOSED PROJECT DOES NOT REQUIRE A PARALLEL TRANSITION ZONE FOR FUTURE ROADWAY ELEVATION.



LOCATION PLAN



Giller & Giller, Inc.

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975 Arthur Godfrey Road
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(305) 538-6324 FAX (305) 538-5921
Giller97@AOL.COM

MIAMI BEACH, FL

976 Arthur Godfrey Road

DRB FINAL SUBMITTAL

[illegible]

HEET TITLE:
**INDEX, SCOPE, CODES,
LOCATION, LEGAL**

SHEET #
G-2
OF TOTAL
ARCH COMM #

PARKING ANALYSIS

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

PARKING CATEGORY: TIER 3 AREA D

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,SCOOTER 1 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:				TOT. SF	REQUIRED	PROVIDED
USE				22,869	57	
OFFICES:				3,000	10	
MEDICAL OFFICES:				6,681	0	
RETAIL:				176	44	
RESTAURANT (FULL SERVICE) SEATS:						
					111	117
LESS BIKE CREDIT - 25 BIKES/5 =					-5	
LESS MOTORCYCLE CREDIT - 12 SCOOTERS/3 =					-4	
					102	117

SHARED USE CALCULATION:											
space	parking required	weekday day %	day reqd.	evening %	evening reqd.	weekends day %	day reqd.	evening %	evening reqd.	night %	night reqd.
OFFICE	67	100%	67.2	5%	3.4	10%	6.7	5%	3.4	5%	3.4
RETAIL	0	60%	0.0	20%	0.0	80%	0.0	60%	0.0	5%	0.0
RESTAURANT	44	50%	22.0	75%	33.0	75%	33.0	100%	44.0	10%	4.4
TOTAL SPACES	111		89.2		36.4		39.7		47.4		7.8

TOTAL NET PARKING REQUIRED = 90
TOTAL NET PARKING PROVIDED = 117

LOADING SPACE REQUIREMENTS:				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

Elevation Location		NGVD	Ht. (Feet)	Bldg. 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	9.5	14
Floor to floor ht.				
3rd FF		32.5	9.5	23.5
Floor to floor ht.				
4th FF		42	9.5	33
Floor to floor ht.				
5th FF		51.5	12.5	42.5
Floor to floor ht.				
6th FF		64	12.5	55
Floor to floor ht.				
7th FF		76.5	12.5	67.5
Floor to floor ht.				
Roof FF		89		80
			8.75	
Stair roofs		97.75	8.75	88.75
Elevator Machine Room		106.5		97.5
BASE ELEVATION - 1ST FL		9		0'
MAX ALLOWED HEIGHT				75'
PROPOSED HEIGHT TO MAIN ROOF		89		80'

MIAMI BEACH
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				
		0232220190040, 0232220190030, 0232220190020			
1	Address: 976 W 41 ST ST, 3907 & 3915 ALTON RD.	Folio number(s):	0232220190020	Year built:	1947,1936,1952
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:	8.0	
6	Adjusted grade (BFE+Grade / 2):	8.0	Free board:	1.0	
7	Proposed Use:	OFFICES, RETAIL, RESTAURANT & PARKING			
8	Proposed Accessory 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	0
14	Building Height	80'	0	80	0
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	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0	0	0	0
b	Side interior setback	0	0	0	0
c	Side facing street setback	N/A		N/A	
d	Rear setback	5'	33.7'	0	5'
17	Subterranean, 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	90	0	117	0
22	Loading	4	0	3	1

Notes: Indicate N/A if not applicable.

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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

DRB FINAL SUBMITTAL

GILLER TOWER

MIAMI BEACH, FL

DATE: 4/1/24

REVISION DESCRIPTION

APPROVED BY: [Signature]

CHECKED BY: [Signature]

DATE: 4/1/24

APPROVED BY: [Signature]

CHECKED BY: [Signature]

SHEET #

G-3

OF 25

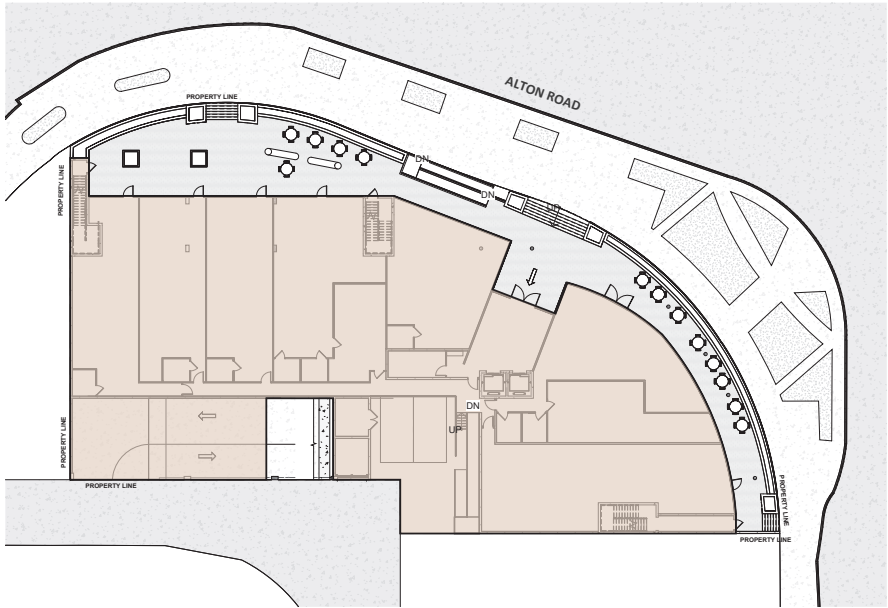
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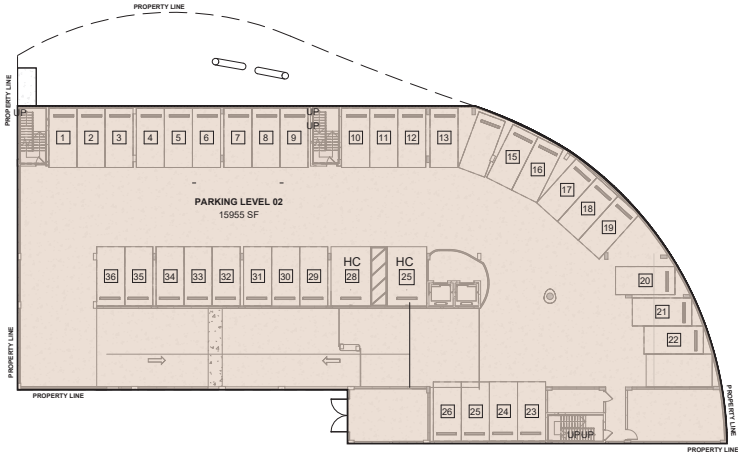
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ZONING ANALYSIS

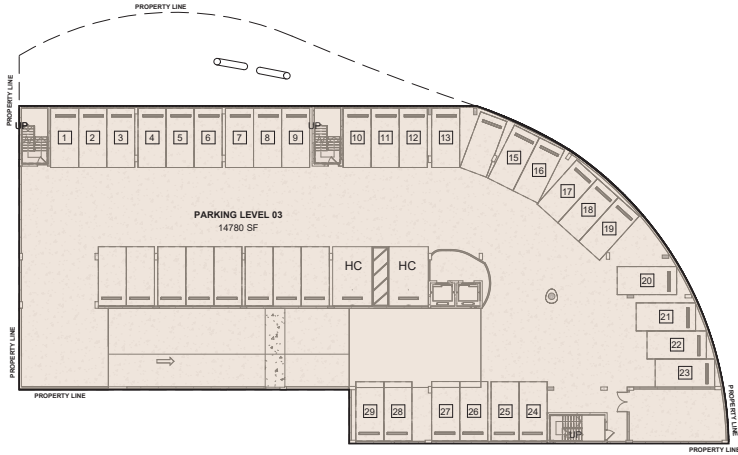
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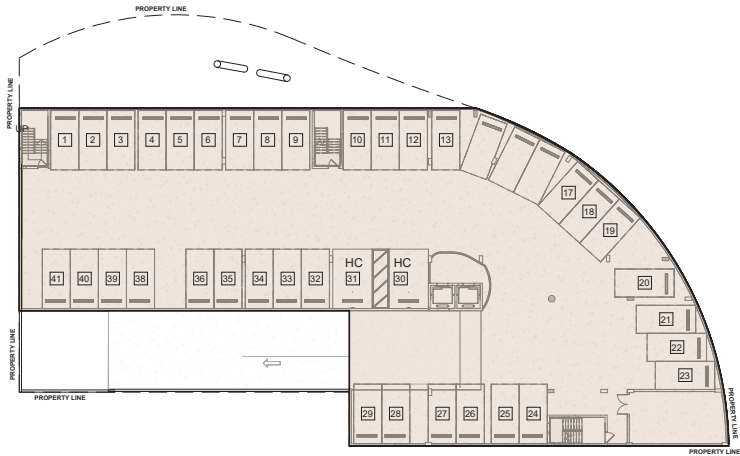
1 1ST FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 01 - 15426.03 SF
SCALE: 3/16" = 1'-0"



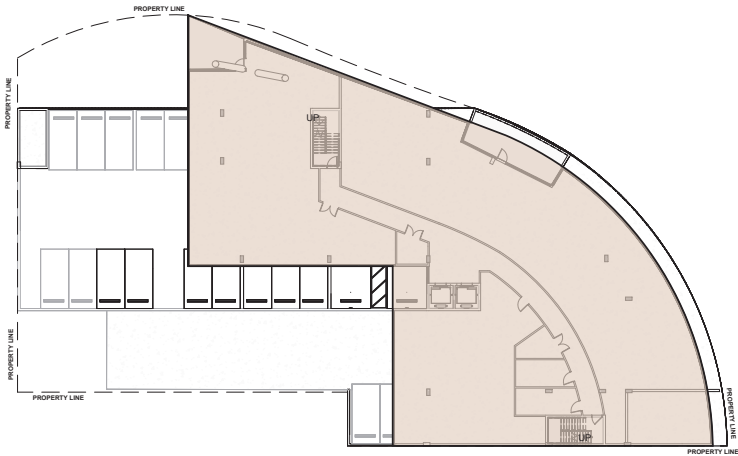
2 2ND FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 02 - 18252.54 SF
SCALE: 3/16" = 1'-0"



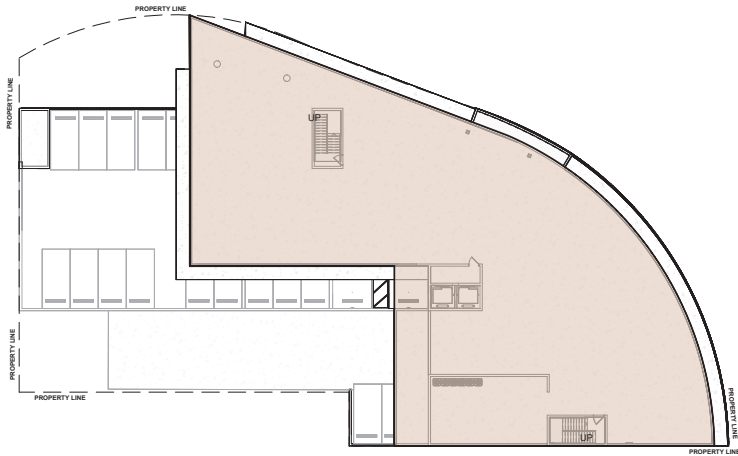
3 3RD FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 03 - 18252.54 SF
SCALE: 3/16" = 1'-0"



4 4TH FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 04 - 15784.84 SF
SCALE: 3/16" = 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: 3/16" = 1'-0"



6 ROOF FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE ROOF LEVEL - 11661.61 SF
SCALE: 3/16" = 1'-0"

FLOOR AREA STATEMENT CALCULATION (FLOOR PLATE)

1ST FLOOR PLAN					2ND FLOOR PLAN					3RD FLOOR PLAN					5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)					ROOF PLAN					TOTAL FLOOR CALCULATIONS						
NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	FLOOR	FLOOR PLATE	F.A.R. AREA	RENTAL AREA		
1	RETAIL 1				1	EMERGENCY GENERATOR & FIRE PUMP				1	STORAGE				1	MECH 1				1	MECH				1	1ST LEVEL	15426.03 SF	11665 SF	10,035.8 SF		
2	RETAIL 2						2	PARKING LEVEL 03				2	MECH 2				2	STAIR 1				2	STAIR 1				2	2ND LEVEL	18252.54 SF	623.97 SF	
3	RETAIL 3						2	MAIN ELECTRICAL				3	STAIR 1				3	MEN'S TOILET				3	STAIR 2				3	3RD LEVEL	18252.54 SF	959.74 SF	
4	RETAIL 4						3	PARKING LEVEL 02				4	STAIR 2				4	WOMEN'S TOILET				4	ELEVATOR 1 & 2				4	4TH LEVEL	15784.84 SF	959.74 SF	
5	RETAIL 5				4	STAIR 1				5	STAIR 3				5	OFFICE 1				5	ROOF LEVEL				5	5TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF		
6	RESTAURANT 1				5	STAIR 2				6	ELEVATOR 1 & 2				6	OFFICE 2									6	6TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF		
7	RESTAURANT 2				6	STAIR 3				7	ELEVATOR LOBBY				7	OFFICE 3									7	7TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF		
8	STAIR 2				7	ELEC VAULT TRANSFORMER				TOTAL 3RD FLOOR		18252.54 SF			8	STAIR 1									8	ROOF LEVEL					
9	CORRIDOR				8	PARKING RAMP				4TH FLOOR PLAN					9	STAIR 2															
10	STAIR 1 & 3				9	ELEVATOR LOBBY				1	STORAGE				10	CORRIDOR															
11	LOBBY				10	ELEVATOR 1 & 2				2	PARKING LEVEL 04				11	ELEVATOR 1 & 2															
12	TRASH 1 & 2		-							3	STAIR 1, 2 & 3																				
13	ELEVATOR 1 & 2						4	ELEVATOR 1 & 2																							
14	PLAZA		-				5	ELEVATOR LOBBY																							
TOTAL 1ST FLOOR		15426.03 SF			TOTAL 2ND FLOOR		18252.54 SF			TOTAL 4TH FLOOR		15784.84 SF			TOTAL 5TH FLOOR		11661.61 SF			TOTAL CALCULATIONS		11661.61 SF			TOTAL CALCULATIONS		102,700.78 SF	46,880.89 SF	37,983.92 SF		



Giller & Giller, Inc.
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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER
MIAMI BEACH, FL

DRB FINAL SUBMITTAL

DATE REVISION DESCRIPTION

SHEET TITLE: AREA STATEMENT FLOOR PLATE

SHEET # G-4

OF TOTAL

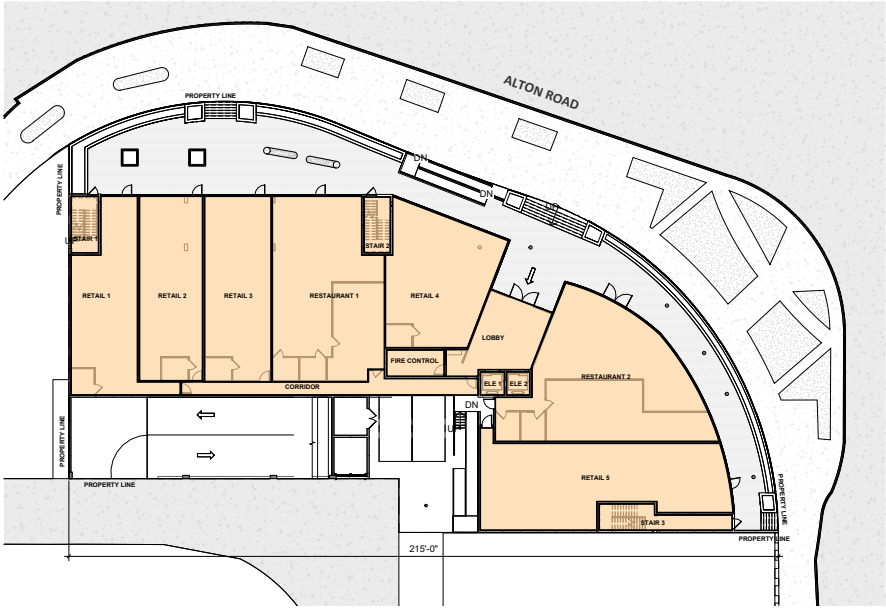
DATE: 4/7/24

CHECKED BY: --

APPROVED BY: --

CAD ID NAME

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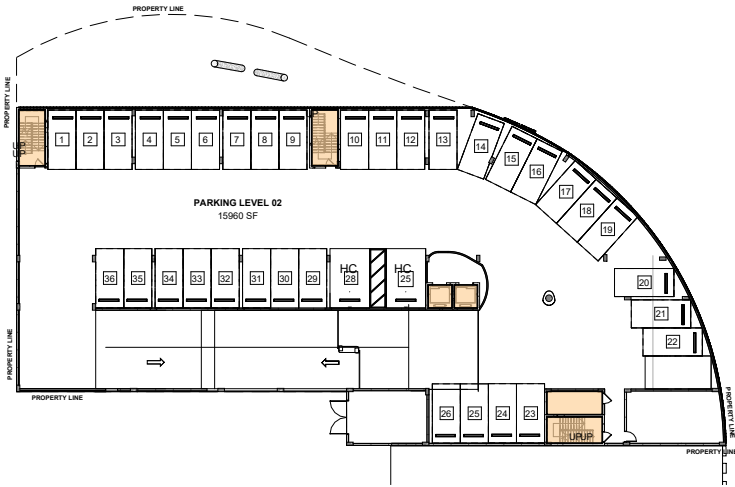


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1ST FLOOR F.A.R. DIAGRAM

TOTAL F.A.R. LEVEL 01 - 11,806 SF

SCALE: 3/8" = 1'-0"

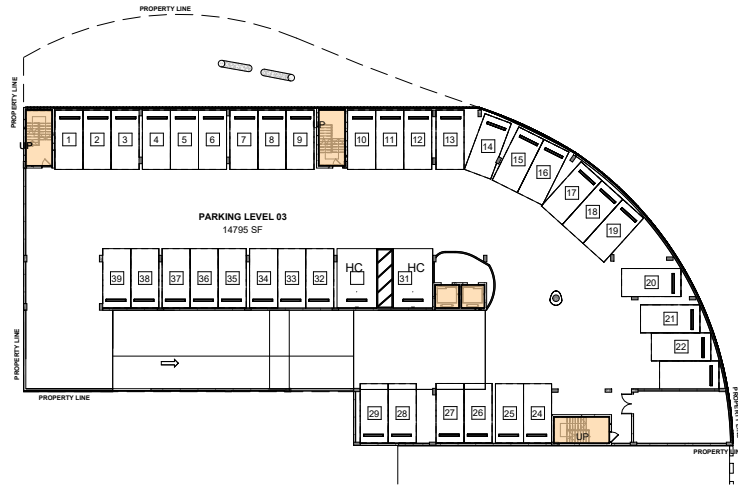


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2ND FLOOR F.A.R. DIAGRAM

TOTAL F.A.R. LEVEL 02 - 623.97 SF

SCALE: 3/8" = 1'-0"

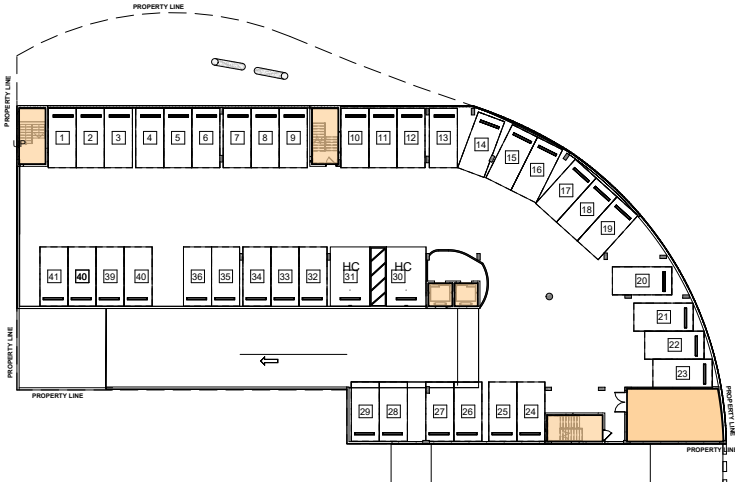


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3TH FLOOR F.A.R. DIAGRAM

TOTAL F.A.R. LEVEL 03 - 505.14 SF

SCALE: 3/8" = 1'-0"

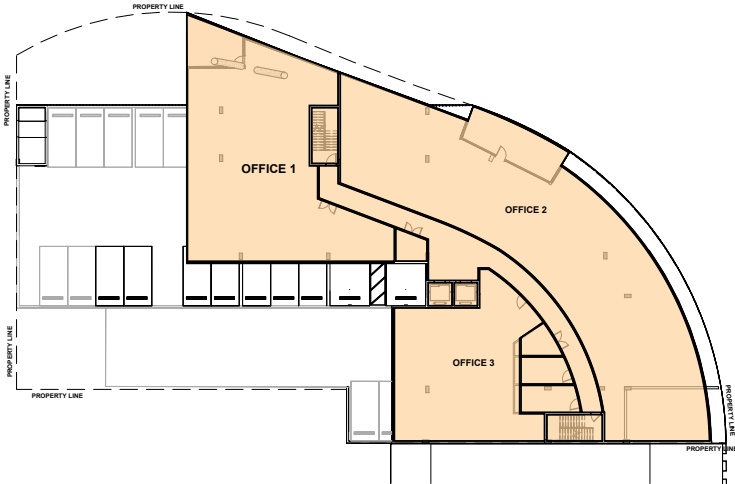


4

4TH FLOOR F.A.R. DIAGRAM

TOTAL F.A.R. LEVEL 04 - 959.74 SF

SCALE: 3/8" = 1'-0"



5

5TH 6TH & 7TH FLOOR F.A.R. DIAGRAM

F.A.R. FOR EACH LEVEL 05, 06 & 07 - 11034.71 SF

TOTAL F.A.R. LEVEL 05 + 06 + 07 = 33104.13 SF

SCALE: 3/8" = 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. = 46,883.98 SF																														
1ST FLOOR PLAN					2ND FLOOR PLAN					3RD FLOOR PLAN					5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)					ROOF FLOOR PLAN					TOTAL FLOOR CALCULATIONS					
NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	FLOOR	FLOOR PLATE	F.A.R. AREA	RENTAL AREA	NO.	FLOOR	FLOOR PLATE	F.A.R. AREA		
1	RETAIL 1		1106.24 SF		1	EMERGENCY GENERATOR & FIRE PUMP				1	BIKES				1	MECH 1		82.07 SF		1	MECH				1	1ST LEVEL	15361.18 SF	11806 SF		
2	RETAIL 2		1117.67 SF							2	PARKING LEVEL 03				2						2	STAIR 1				2	2ND LEVEL	18252.54 SF	623.97 SF	
3	RETAIL 3		1117.67 SF		2	MAIN ELECTRICAL		118.83 SF		3	STAIR 1		135.33 SF		3	TOILET		119.28SF		3	STAIR 2				3	3RD LEVEL	18252.54 SF	505.14 SF		
4	RETAIL 4		1234.76 SF		3	PARKING LEVEL 02				4	STAIR 2		135.32 SF		4	TOILET		140.86 SF		4	ELEVATOR 1 & 2				4	4TH LEVEL	18252.54 SF	959.74 SF		
5	RETAIL 5		1723.76 SF		4	STAIR 1		135.33 SF		5	STAIR 3		134.67 SF		5	OFFICE 1		2978.24 SF		5	ROOF LEVEL				5	5TH LEVEL	11785.23 SF	11034.71 SF		
6	RESTAURANT 1		1762.99 SF		5	STAIR 2		135.32 SF		6	ELEVATOR 1 & 2		99.82 SF		6	OFFICE 2		4720.20 SF		6					6	6TH LEVEL	11785.23 SF	11034.71 SF		
7	RESTAURANT 2		2038.36 SF		6	STAIR 3		134.67 SF		7	ELEVATOR LOBBY				7	OFFICE 3		1756.50 SF		7					7	7TH LEVEL	11785.23 SF	11029.71 SF		
8	STAIR 2		135.33 SF		7	ELEC VAULT TRANSFORMER				TOTAL 3RD FLOOR			505.14 SF		8	STAIR 1		135.33 SF		8					8	ROOF LEVEL				
9	CORRIDOR		406.58 SF		8	PARKING RAMP				4TH FLOOR PLAN					9	STAIR 2		134.67 SF												
10	STAIR 1 & 3		385.93 SF							1	MAINTENANCE		454.60 SF		10	CORRIDOR		862.74 SF												
11	LOBBY		498.24 SF		9	ELEVATOR LOBBY				2	PARKING LEVEL 04				11	ELEVATOR 1 & 2		99.82 SF												
12	TRASH 1 & 2		-		10	ELEVATOR 1 & 2		99.82 SF		3	STAIR 1, 2 & 3		405.32 SF																	
13	ELEVATOR 1 & 2		99.82 SF							4	ELEVATOR 1 & 2		99.82 SF																	
14	FIRE CONTROL		139.22 SF							5	ELEVATOR LOBBY																			
TOTAL 1ST FLOOR			11,806 SF		TOTAL 2ND FLOOR			623.97 SF		TOTAL 4TH FLOOR			959.74 SF		TOTAL 5TH FLOOR			11029.71 SF		TOTAL CALCULATIONS						TOTAL CALCULATIONS			103,006.79 SF	46,983.98 SF



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Giller&Giller.com

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

DRB - FINAL SUBMITTAL

DATE REVISION DESCRIPTION

SHEET TITLE: AREA STATEMENT F.A.R.

DATE: 04/07/24

APPROVED BY: [Signature]

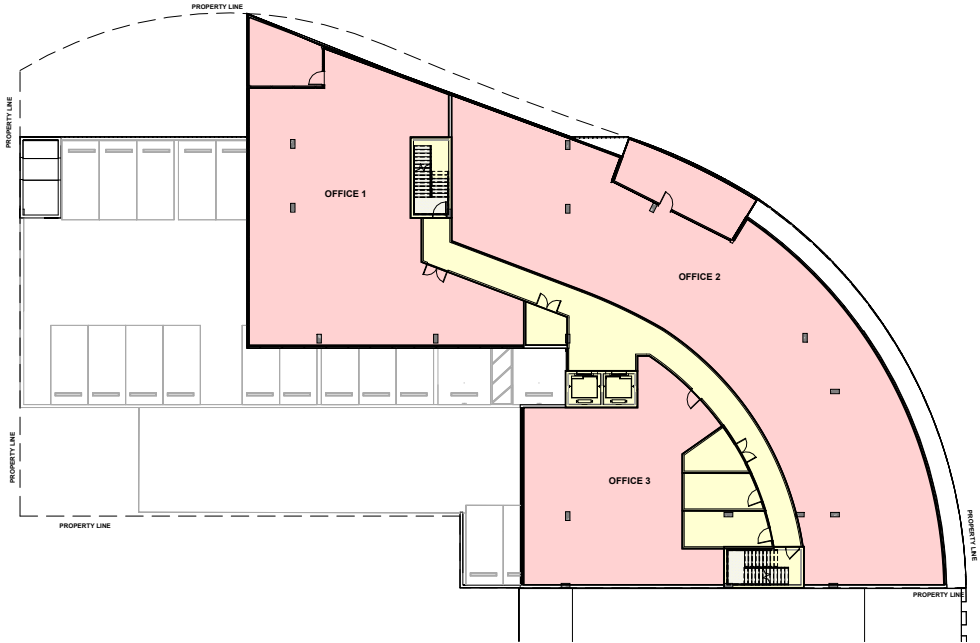
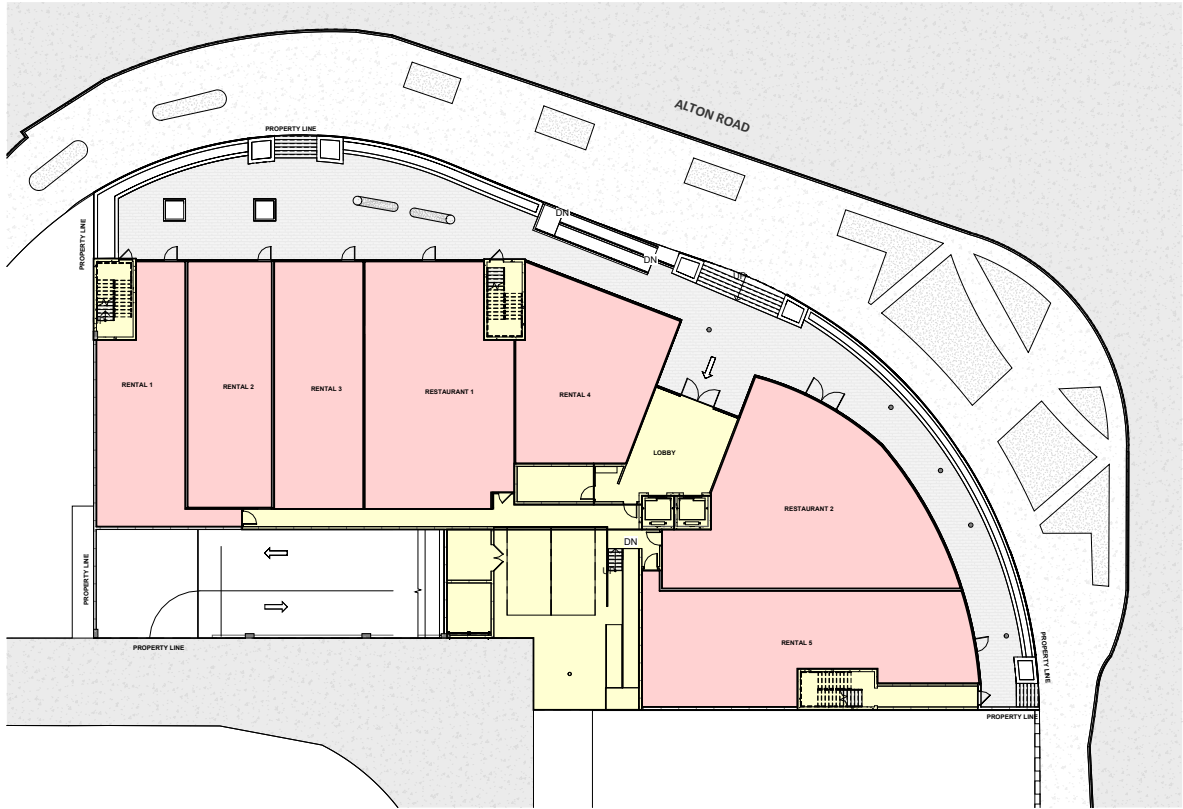
CAD ID NAME

CHECKED BY: [Signature]

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SHEET # G-5

OF TOTAL



1 1ST RENTAL FLOOR PLAN RENTAL DIAGRAM

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

TOTAL RENTAL AREA LEVEL 01 - 10,101.45 SF

2 5TH 6TH & 7TH FLOORS RENTAL DIAGRAM

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

RENTAL AREA FOR INDIVIDUAL LEVEL 05, 06 & 07 - 9,428.98 SF
TOTAL RENTAL AREA FOR LEVEL 05 + 06 + 07 = 28,286.9 SF

FLOOR AREA STATEMENT CALCULATION (RENTAL AREA)																														
1ST FLOOR PLAN					2ND FLOOR PLAN					3RD FLOOR PLAN					5TH, 6TH & 7TH FLOOR PLAN (EACH FLOOR DATA TYPICAL)					ROOF FLOOR PLAN					TOTAL FLOOR CALCULATIONS					
NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA	NO.	SPACE	FLOOR PLATE	COMMON AREA	RENTAL AREA	NO.	FLOOR	FLOOR PLATE	COMMON AREA	RENTAL AREA	NO.	FLOOR	FLOOR PLATE	COMMON AREA	RENTAL AREA	
1	RETAIL 1			1106.24 SF	1	EMERGENCY GENERATOR & FIRE PUMP				1	STORAGE				1	MECH 1		82.07 SF		1	MECH				1	1ST LEVEL	15361.18 SF		10,101.45 SF	
2	RETAIL 2			1117.67 SF						2	PARKING LEVEL 03				2					2	STAIR 1				2	2ND LEVEL	18252.54 SF			
3	RETAIL 3			1117.67 SF	2	MAIN ELECTRICAL				3	STAIR 1				3	MEN'S TOILET		119.28SF		3	STAIR 2				3	3RD LEVEL	18252.54 SF			
4	RETAIL 4			1234.76 SF	3	PARKING LEVEL 02				4	STAIR 2				4	WOMEN'S TOILET		140.86 SF		4	ELEVATOR 1 & 2				4	4TH LEVEL	18252.54 SF			
5	RETAIL 5			1723.76 SF	4	STAIR 1				5	STAIR 3				5	OFFICE 1			2996.55 SF	5	ROOF LEVEL				5	5TH LEVEL	11785.23 SF		9,428.98 SF	
6	RESTAURANT 1			1762.99 SF	5	STAIR 2				6	ELEVATOR 1 & 2				6	OFFICE 2			4725.2 SF						6	6TH LEVEL	11785.23 SF		9,428.98 SF	
7	RESTAURANT 2			2038.36 SF	6	STAIR 3									7	OFFICE 3			1707.23 SF						7	7TH LEVEL	11785.23 SF		9,428.98 SF	
8	STAIR 2		171.49 SF		7	ELEC VAULT TRANSFORMER				TOTAL 3RD FLOOR		18252.54 SF	959.74 SF		8	STAIR 1		135.33 SF							8	ROOF LEVEL				
9	CORRIDOR		473.17 SF		8	PARKING RAMP				4TH FLOOR PLAN					9	STAIR 2		134.67 SF												
10	STAIR 1 & 3		485.12 SF		9	ELEVATOR 1 & 2				1	STORAGE				10	CORRIDOR		862.74 SF												
11	LOBBY		524.26 SF							2	PARKING LEVEL 04				11	ELEVATOR 1 & 2		99.82 SF												
12	TRASH 1		3306.85 SF							3	STAIR 1, 2 & 3																			
13	ELEVATOR 1 & 2		120.19 SF							4	ELEVATOR 1 & 2																			
14	FIRE CONTROL		168.65 SF																											
TOTAL 1ST FLOOR		15361.18 SF	5,259.73 SF	10,101.45 SF	TOTAL 2ND FLOOR		18252.54 SF	623.97 SF		TOTAL 4TH FLOOR		18252.54 SF	959.74 SF		TOTAL EACH FLOOR		11785.23 SF	2356.25 SF	9428.98 SF	TOTAL CALCULATIONS		11661.61 SF				TOTAL CALCULATIONS		103,006.79 SF		28,286.9 SF



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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

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DATE REVISION DESCRIPTION

SHEET TITLE: AREA STATEMENT RENTAL

SHEET # G-5.1

ARCHITECT COMM # 20110

CHECKED BY: --

APPROVED BY: --

CAD ID NAME

DATE: 04/07/24



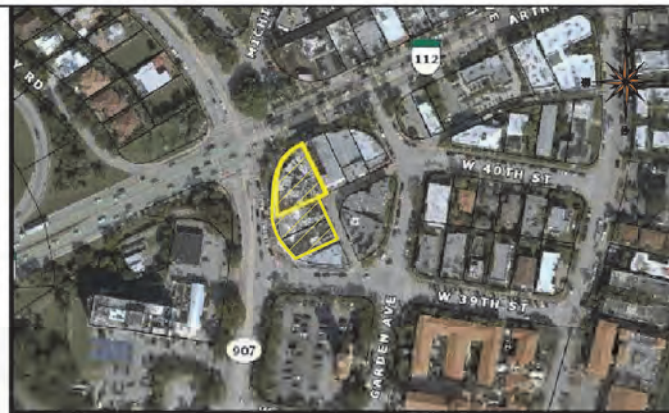
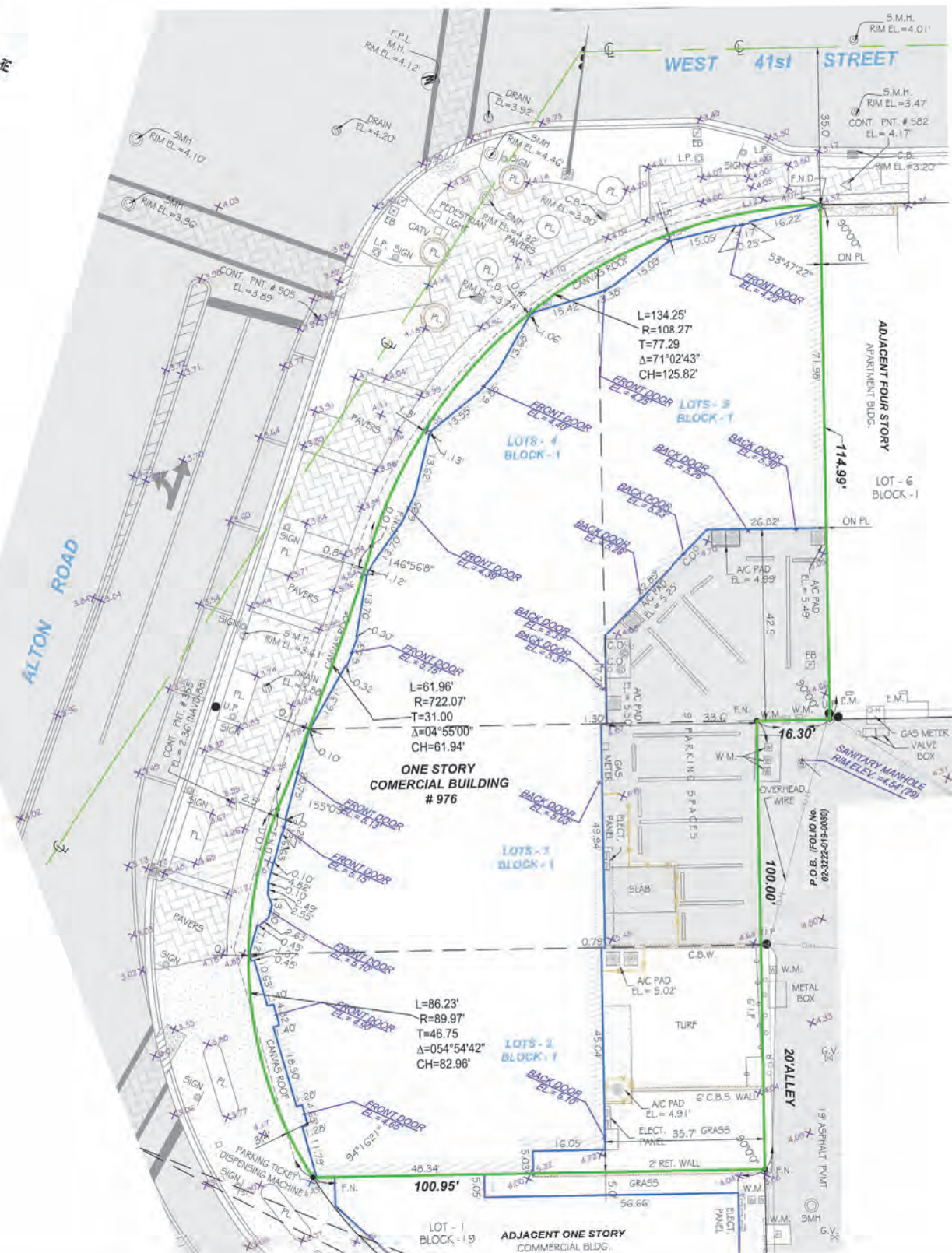
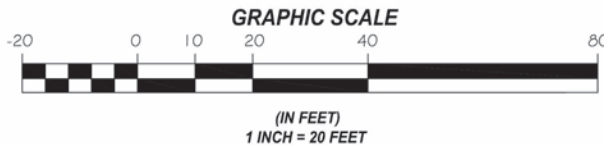
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

777 N.W. 72nd Avenue
Suite 3020
Miami, Florida 33126
PH: (305) 562-0400
FAX: (305) 562-0401

3728 DEL PRADO BLVD. S.
Suite 823
Cape Coral, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.

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 NO. 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 OF 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 OTHERWISE NOTED.
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING LOT 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.
• THE 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 COMPLETES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 34-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
CARLOS M IBARRA
Date: 2023.12.28
13:11:36 -05'00'
08/31/2023
BY: CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO: 6703 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 —	= OVERHEAD UTILITY LINES
— X — X — X —	= CONCRETE BLOCK WALL
— — — — —	= CHAIN LINK FENCE
— — — — —	= IRON FENCE
— — — — —	= WOOD FENCE
— — — — —	= BUILDING SETBACK LINE
— — — — —	= UTILITY EASEMENT
— — — — —	= LIMITED ACCESS R/W
— — — — —	= NON-VEHICULAR ACCESS R/W
— — — — —	= EXISTING ELEVATIONS

DRAWN BY:	IG	Digitally signed by CARLOS M IBARRA Date: 2023.12.28 13:10:40 -05'00' L.B.# 7806 SEAL
FIELD DATE:	08/31/2023	
SURVEY NO:	23-001316	
SHEET:	1 OF 1	

Giller & Giller, Inc.
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GILLER TOWER
MIAMI BEACH, FL

DRB FINAL SUBMITTAL

DATE	REVISION DESCRIPTION

SHEET #	G-6	TOTAL
ARCH COM #	23110	OF
DATE:	03/17/24	CHECKED BY:
APPROVED BY:		
SHEET TITLE:	SURVEY	



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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GILLER@GILL.COM
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GILLER TOWER

976 Arthur Godfrey Road
MIAMI BEACH, FL

DRB -FINAL SUBMISSION

DATE	REVISION DESCRIPTION

PHOTOS - EXISTING

DATE	CHECKED BY	APPROVED BY	DATE	CHECKED BY	APPROVED BY
4/7/24					

G-8

23110





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DRB -FINAL SUBMISSION

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SHEET #	SHEET TITLE:	
G-10	PHOTOS - ADJACENT	
OF	TOTAL	
ARCH COMM#	DATE	CAD ID# NAME
23110	4/7/24	APPROVED BY: --

SHEET #
G-10
OF TOTAL
ARCH COMMA
23110



N.E. @ GARDEN AVE. - OFFICE & STORES



EAST @ GARDEN AVE. - APARTMENTS



NORTH @ 41ST. - GILLER BUILDING



NORTH@ 41 ST. - GILLER BUILDING



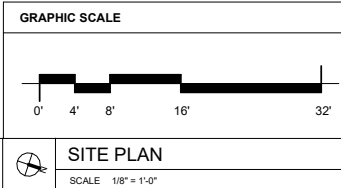
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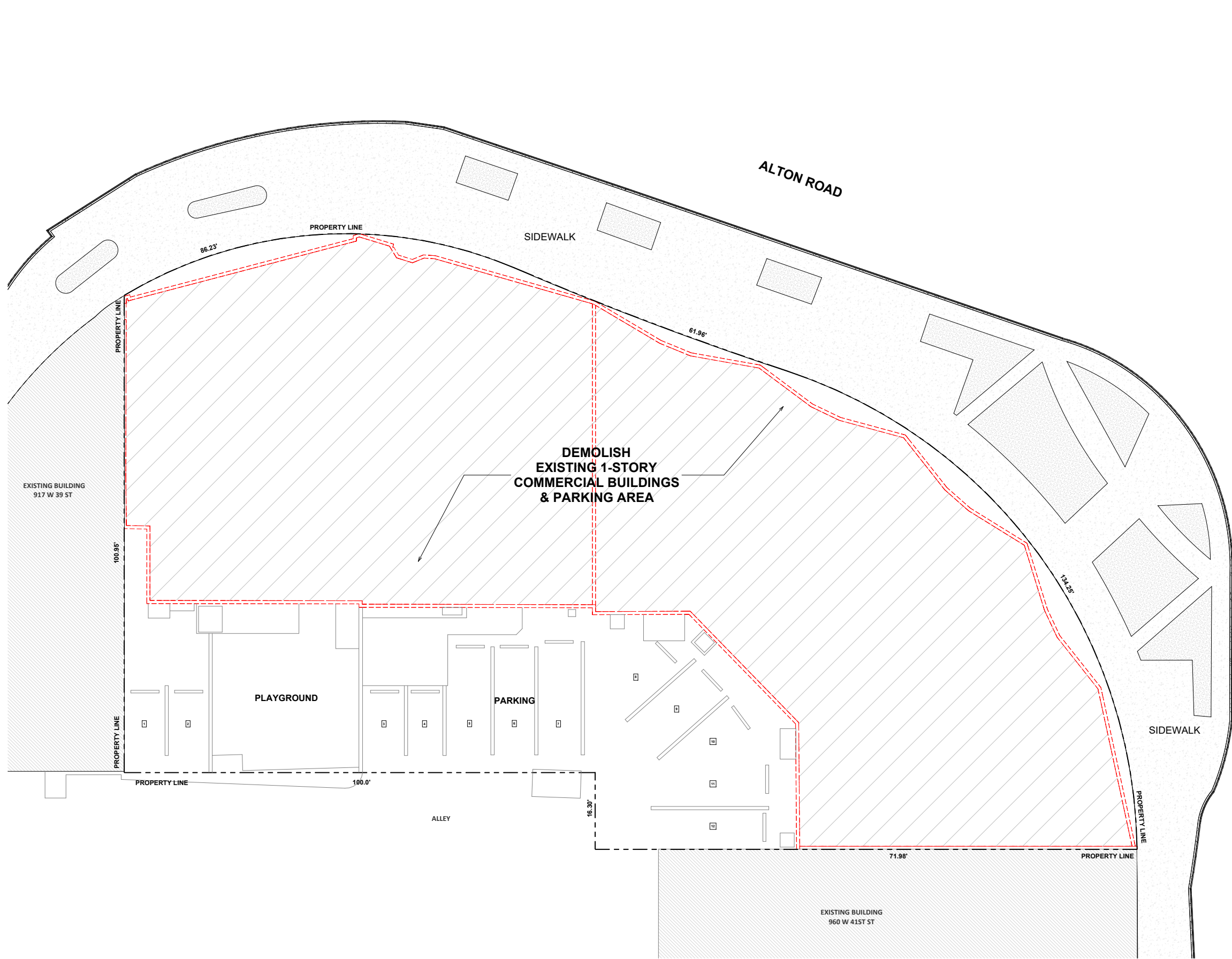
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DATE	REVISION DESCRIPTION

SHEET # G-11	SHEET TITLE PHOTOS - ADJACENT		DATE 4/7/24	CHECKED BY ..	APPROVED BY ..	CAD BY NAME ..
	OF 23110	TOTAL	COPYRIGHT © 2024 GILLER & GILLER, INC. ALL RIGHTS RESERVED			





- NOTES
- EXISTING 1-STORY BUILDINGS SHALL BE COMPLETELY DEMOLISHED.
 - EXISTING BUILDING AREAS:**
3907 = 3,562 SF.
3915 = 3,618 SF.
976 = 9,875 SF.
TOTAL = 17,055 SF.
 - EXISTING F.A.R.**
17,055 / 11,882 = 1.435
 - EXISTING PARKING:** 12 SPACES.

NOTE:
NO EXISTING TREES ON SITE.

GRAPHIC SCALE



1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



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MIAMI BEACH, FL

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DATE	REVISION DESCRIPTION

SHEET TITLE:
DEMOLITION PLAN

SHEET #
A-1.1

OF
23

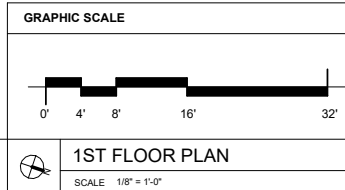
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04/07/24

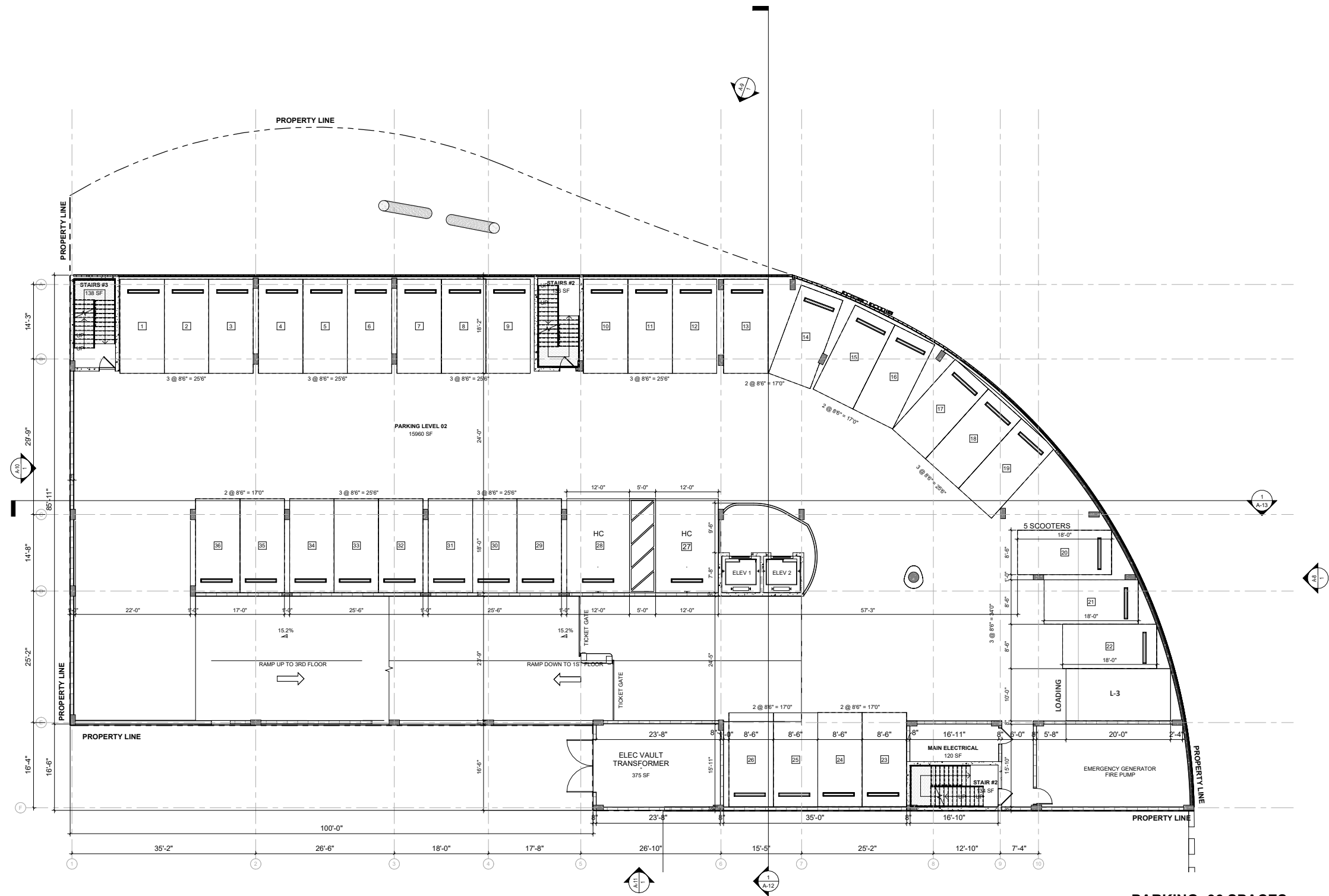
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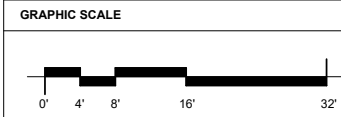
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ARCHT COMM #
23110





PARKING: 36 SPACES
1 LOADING SPACE
NOTE: TYP. PARKING SPACE = 8'-6" X 18'-0"



2ND FLOOR
SCALE 1/8" = 1'-0"

DATE	REVISION DESCRIPTION

SHEET #	2ND FLOOR PLAN
A-3	
ARCHT COMM #	20110
DATE	04/07/24
CHECKED BY:	
APPROVED BY:	
CAD ID NAME	

SHEET TITLE: 2ND FLOOR PLAN

DATE	REVISION DESCRIPTION

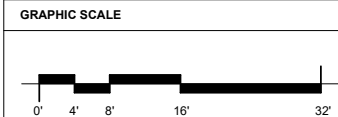
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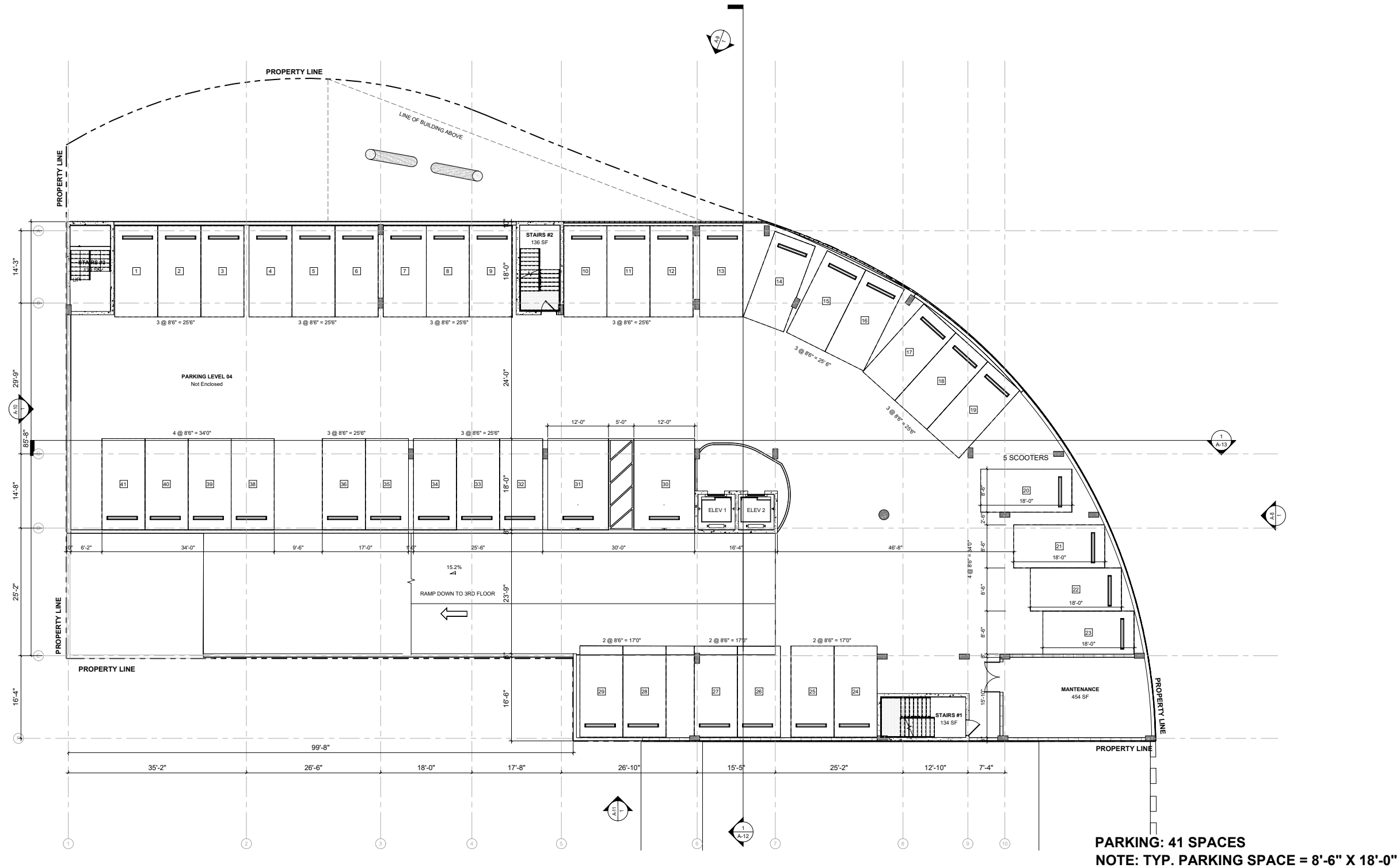
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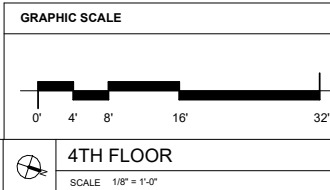
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PARKING: 41 SPACES
NOTE: TYP. PARKING SPACE = 8'-6" X 18'-0"



SHEET #	A-5	
	ARCHT COMM #	20110
SHEET TITLE:		4TH FLOOR PLAN
DATE:	24/07/24	APPROVED BY:
CHECKED BY:		
CADD NAME:		

DATE	REVISION DESCRIPTION

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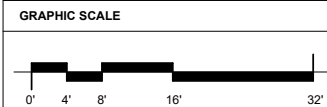
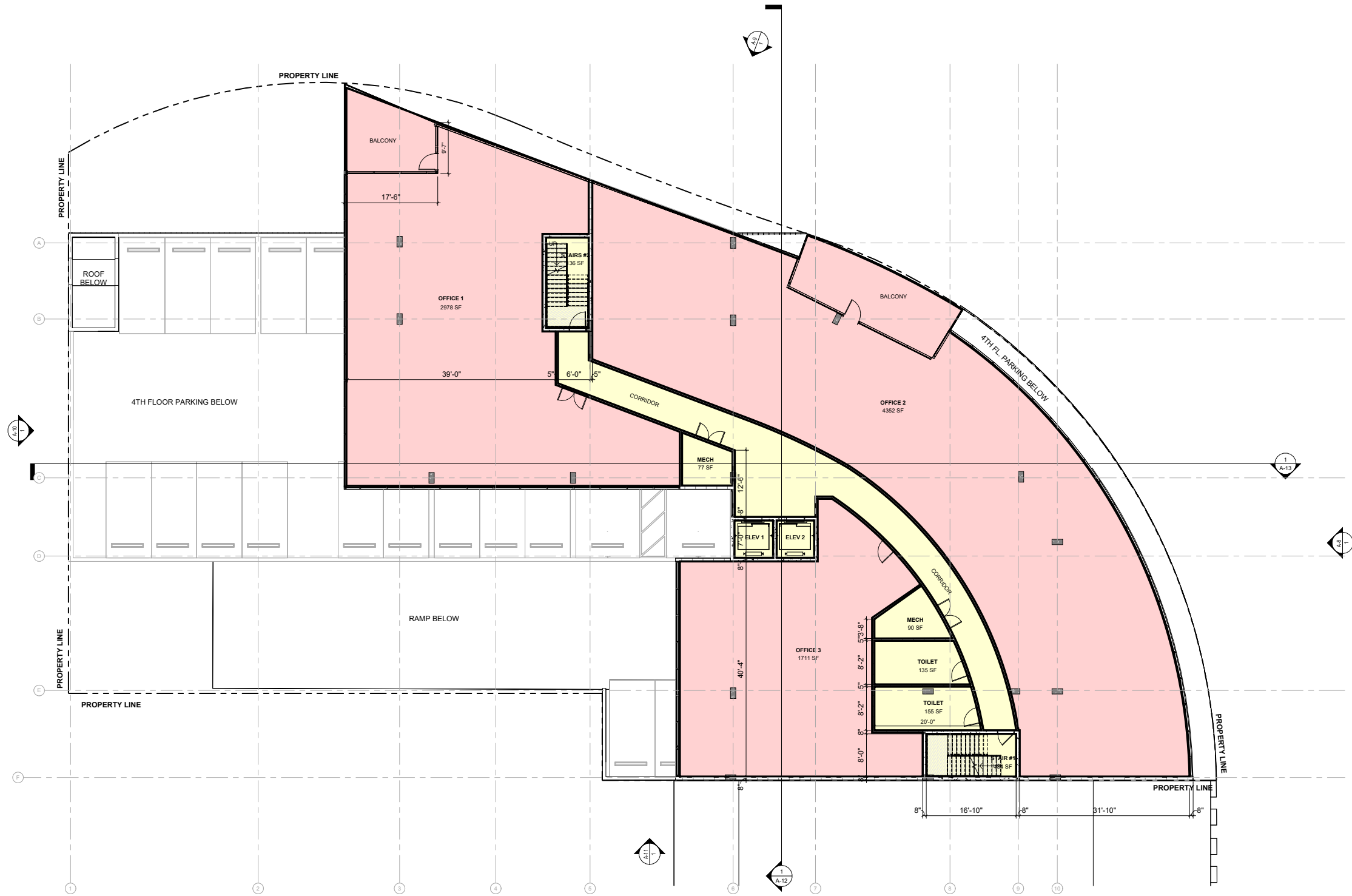
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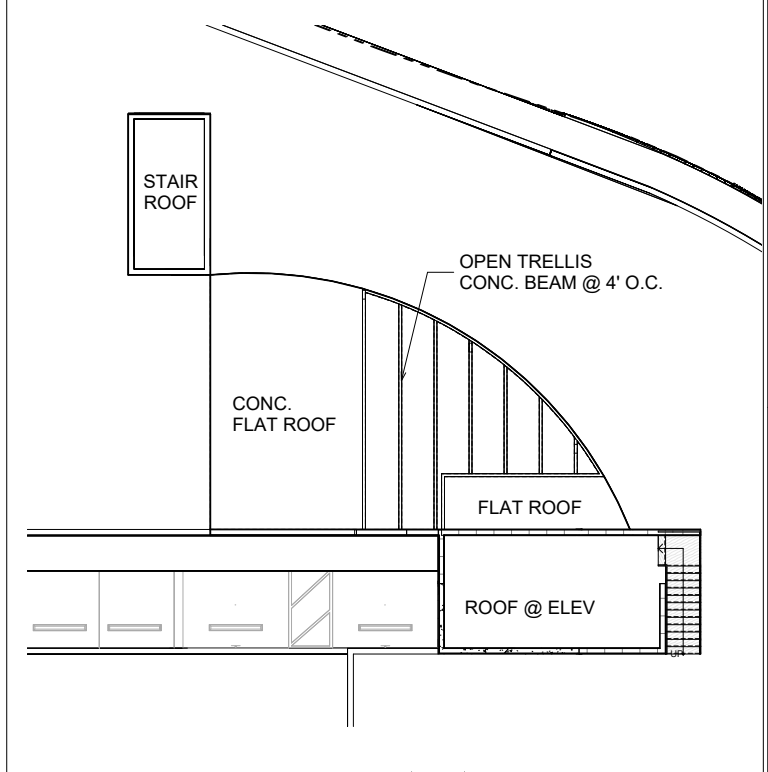
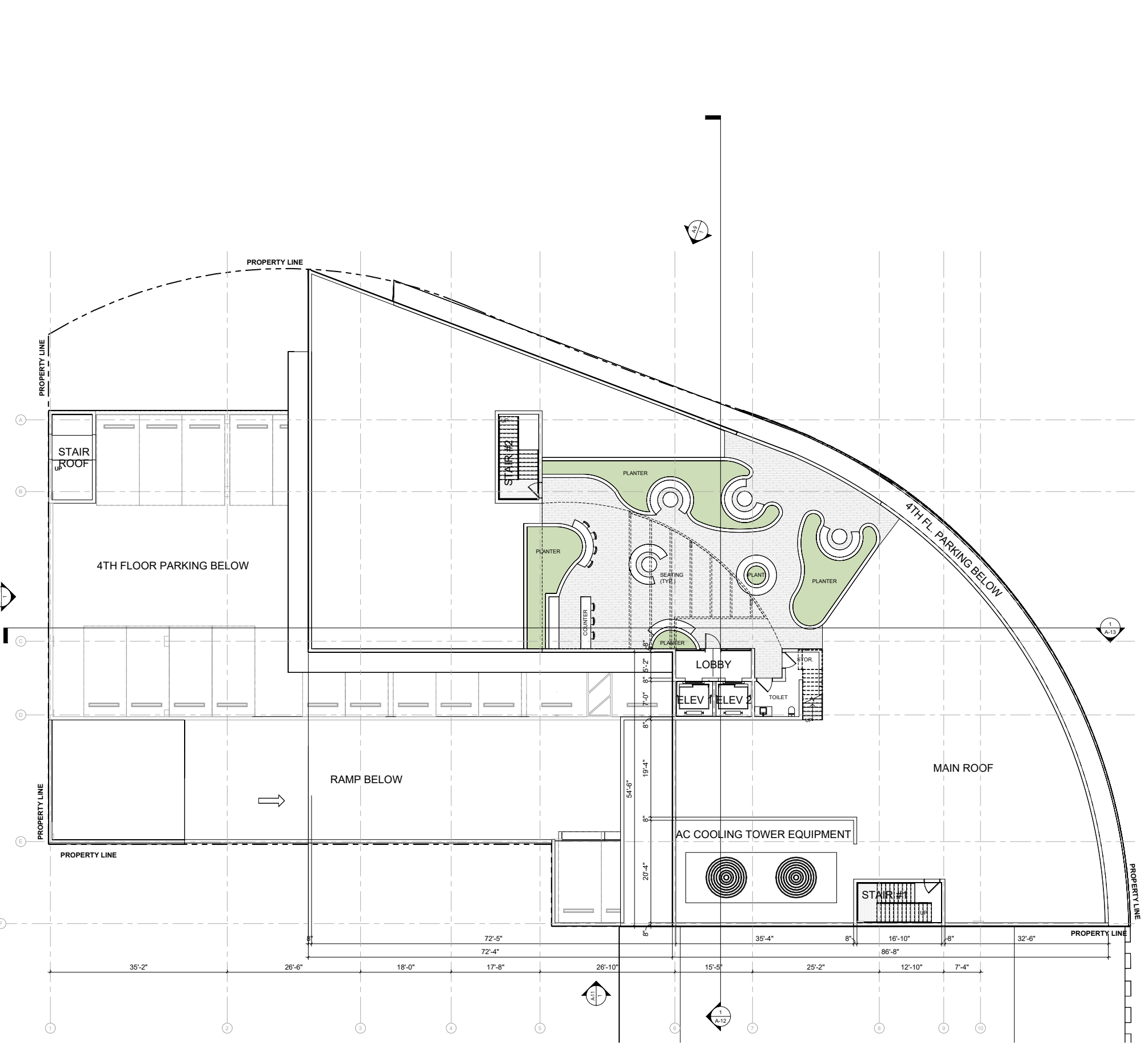
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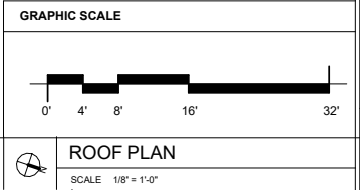
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GILLER TOWER 976 Arthur Godfrey Road MIAMI BEACH, FL	
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SHEET # A-6 OF 23110	SHEET TITLE: 5TH, 6TH & 7TH FLOOR PLANS APPROVED BY: -- CHECKED BY: --



ROOF PLAN @ ROOF TERRACE
SCALE 1/8" = 1'-0"



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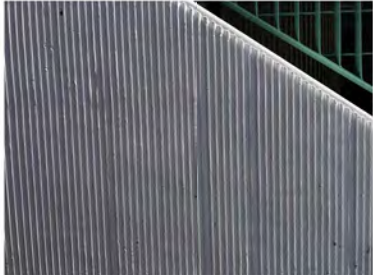
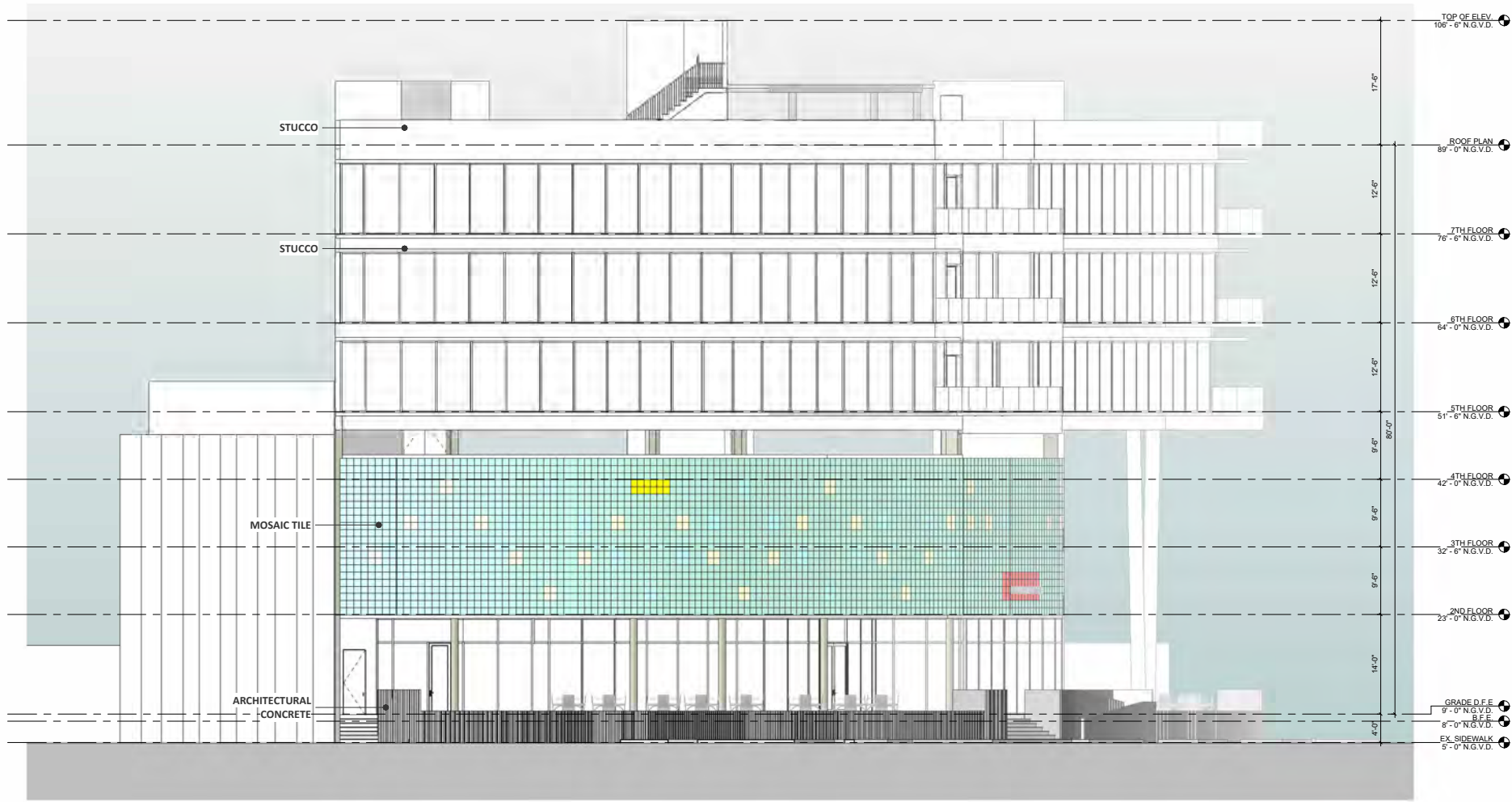
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DATE: 04/07/24
CHECKED BY: J.S.
APPROVED BY: J.S.

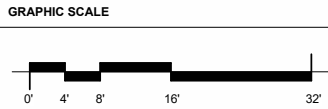
SHEET #
A-7
OF TOTAL
23/110

ARCHITECT: GILLER & GILLER, INC.
DATE: 04/07/24
CHECKED BY: J.S.
APPROVED BY: J.S.



GLASS MOSAIC TILE - 1' X 1'

ARCHITECTURAL CONCRETE



1 NORTH ELEVATION - 41ST ST.
SCALE 1/8" = 1'-0"

DATE	REVISION DESCRIPTION

SHEET TITLE: NORTH ELEVATION 41ST ST.	CAD ID NAME
DATE: 04/07/24	CHECKED BY:
APPROVED BY: 	
ARCHT COMM # 20110	

SHEET # A-8	TOTAL
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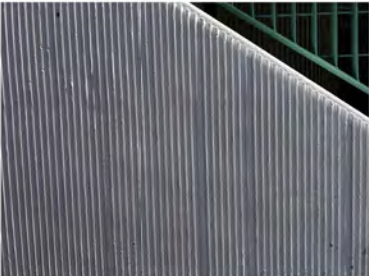
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GLASS MOSAIC TILE - 1' X 1'



ARCHITECTURAL CONCRETE



GRAPHIC SCALE



1 WEST ELEVATION - ALTON RD.
SCALE 1/8" = 1'-0"

DATE REVISION DESCRIPTION

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SHEET TITLE:
**WEST ELEVATION
ALTON RD.**

DATE 2/10/24	CHECKED BY: --	APPROVED BY: --	CAD ID NAME
-----------------	-------------------	--------------------	-------------

SHEET #
A-9
OF TOTAL
23/10

ARCH COM #
23/10

DRB - FINAL SUBMITTAL

GILLER TOWER

976 Arthur Godfrey Road

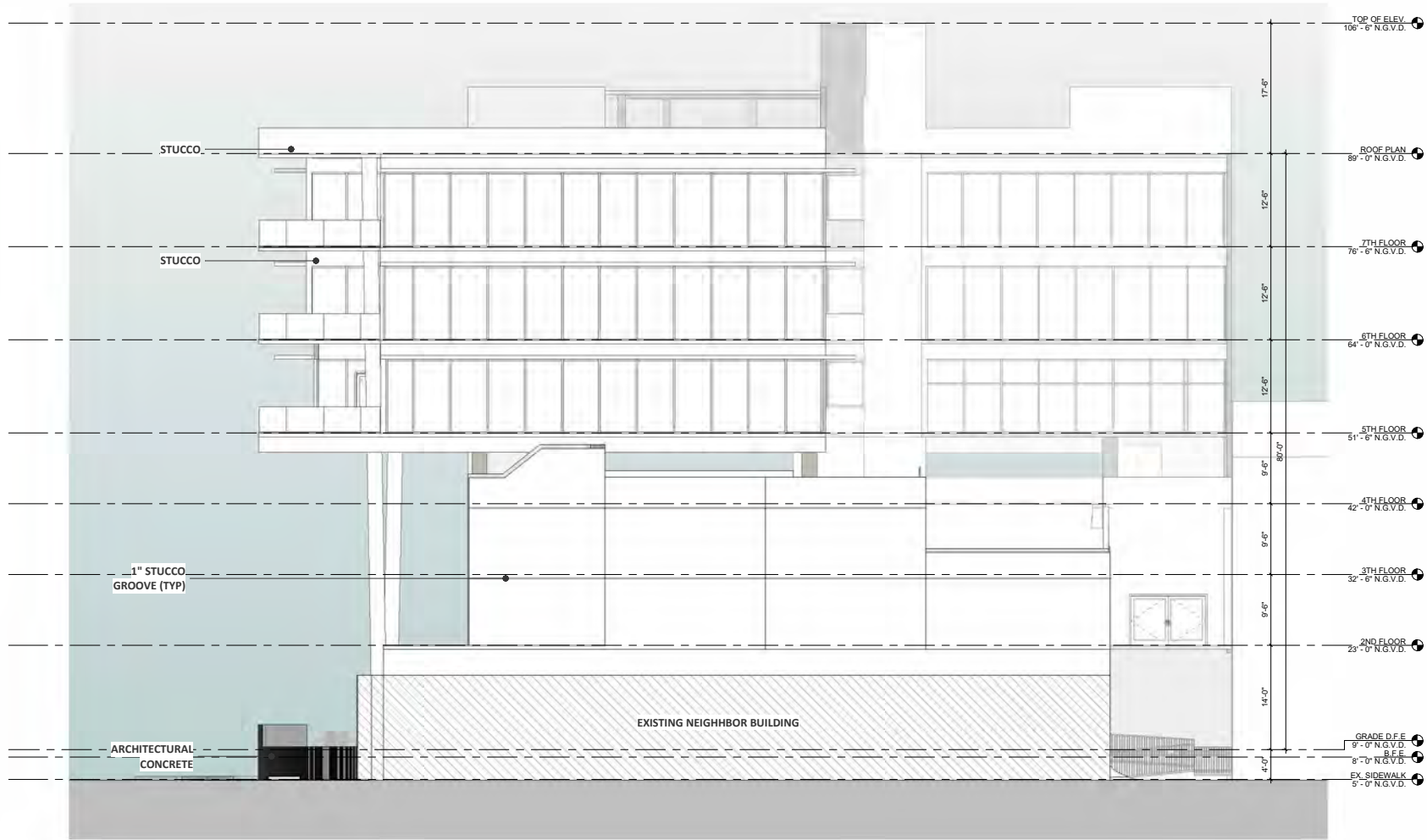
MIAMI BEACH, FL

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Miami Beach, Florida 33140
Tel: (305) 336-5921
Fax: (305) 336-5921
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GRAPHIC SCALE



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

DATE	REVISION DESCRIPTION

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SHEET #	SHEET TITLE	DATE	CHECKED BY:	APPROVED BY:	CAD ID NAME
A-10	SOUTH ELEVATION	04/07/24	-.-	-.-	-.-
ARCHT COMM #	OF	TOTAL			
23110	1	10			

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976 Arthur Godfrey Road

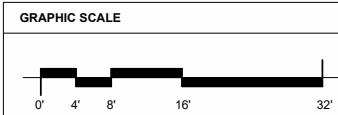
MIAMI BEACH, FL

Giller & Giller, Inc.

The Giller Building
976 Arthur Godfrey Road
Miami Beach, Florida 33140
Tel: 305.673.1111
Fax: 305.673.1112
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1 EAST ELEVATION - ALLEY
SCALE 1/8" = 1'-0"

DATE	REVISION DESCRIPTION

SHEET #	EAST ELEVATION (ALLEY)		CAD ID NAME
A-11	OF	TOTAL	
ARCHT COMM #	20110	CHECKED BY:	
DATE	04/07/24	APPROVED BY:	

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GILLER TOWER

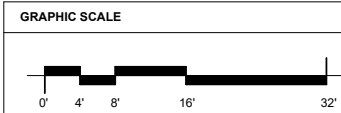
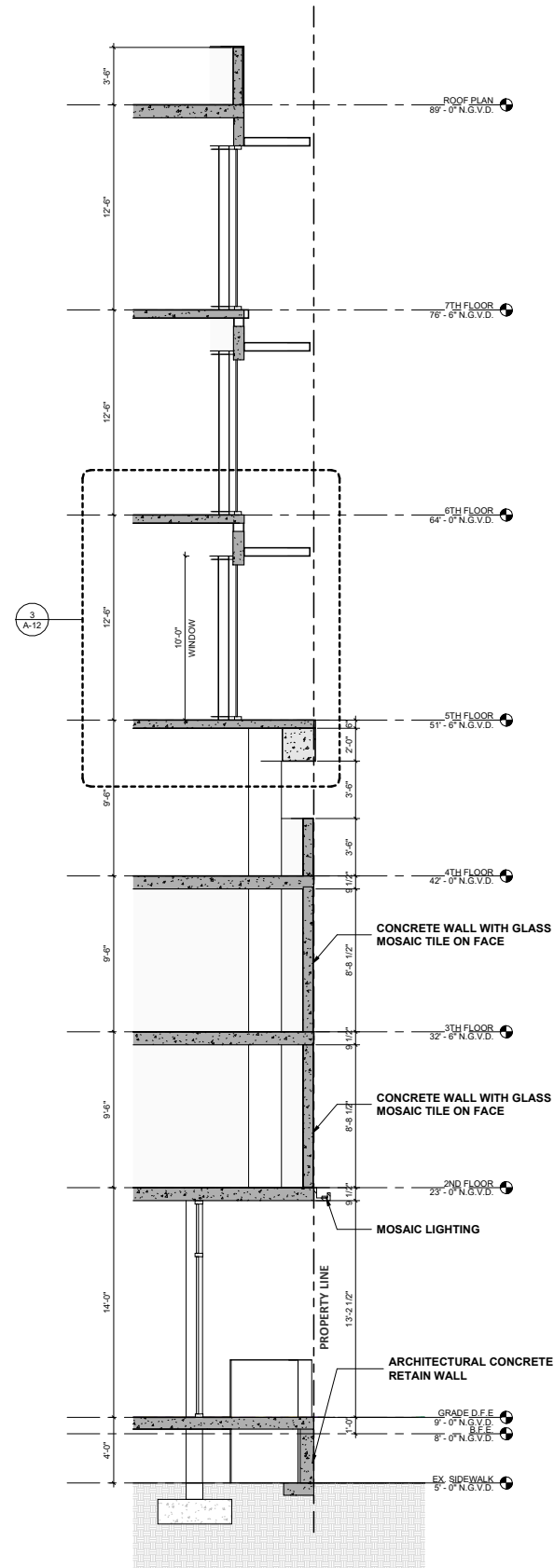
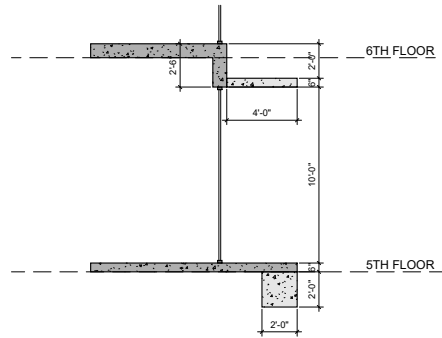
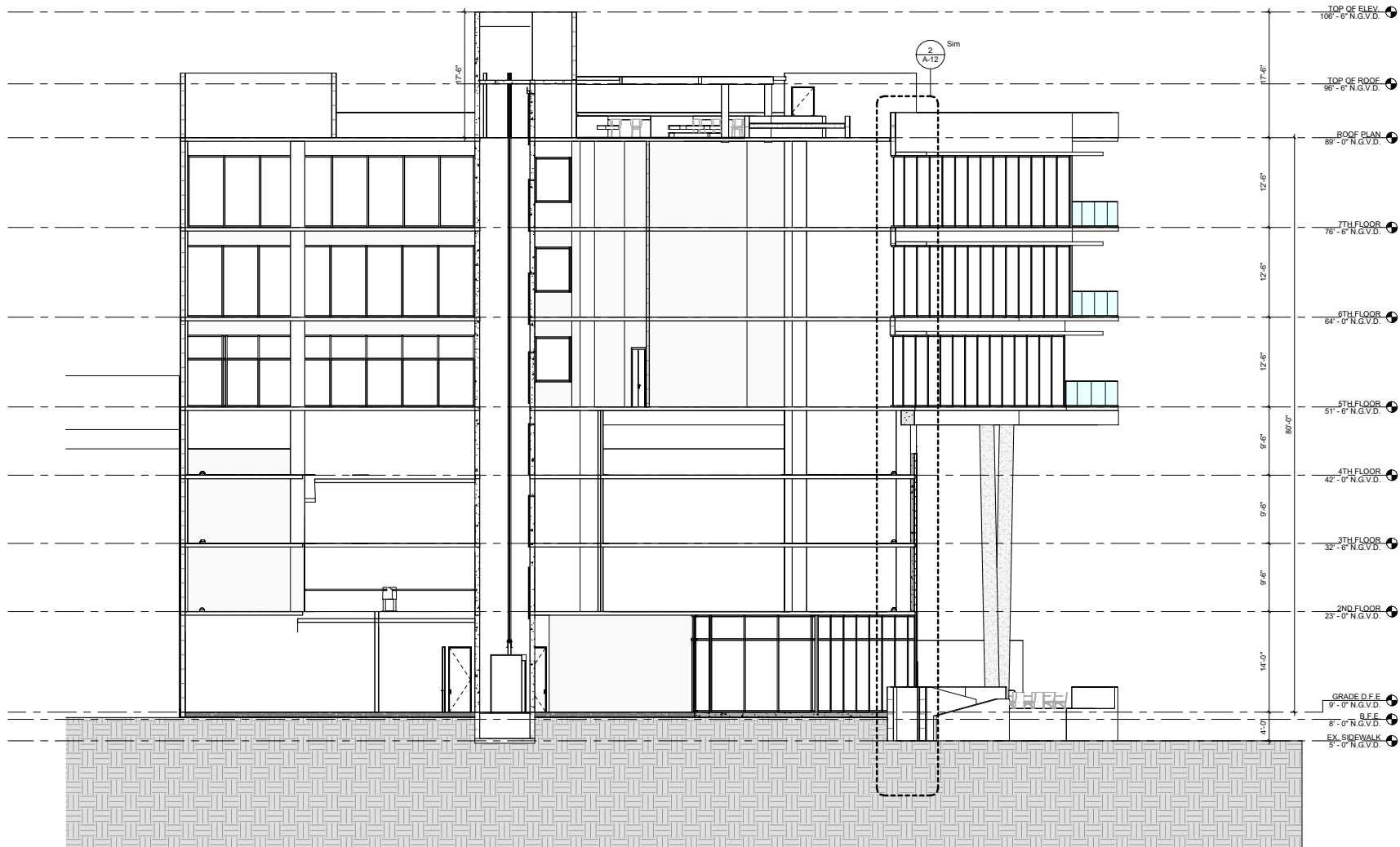
976 Arthur Godfrey Road

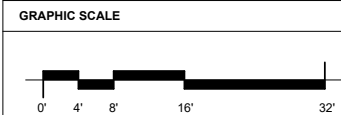
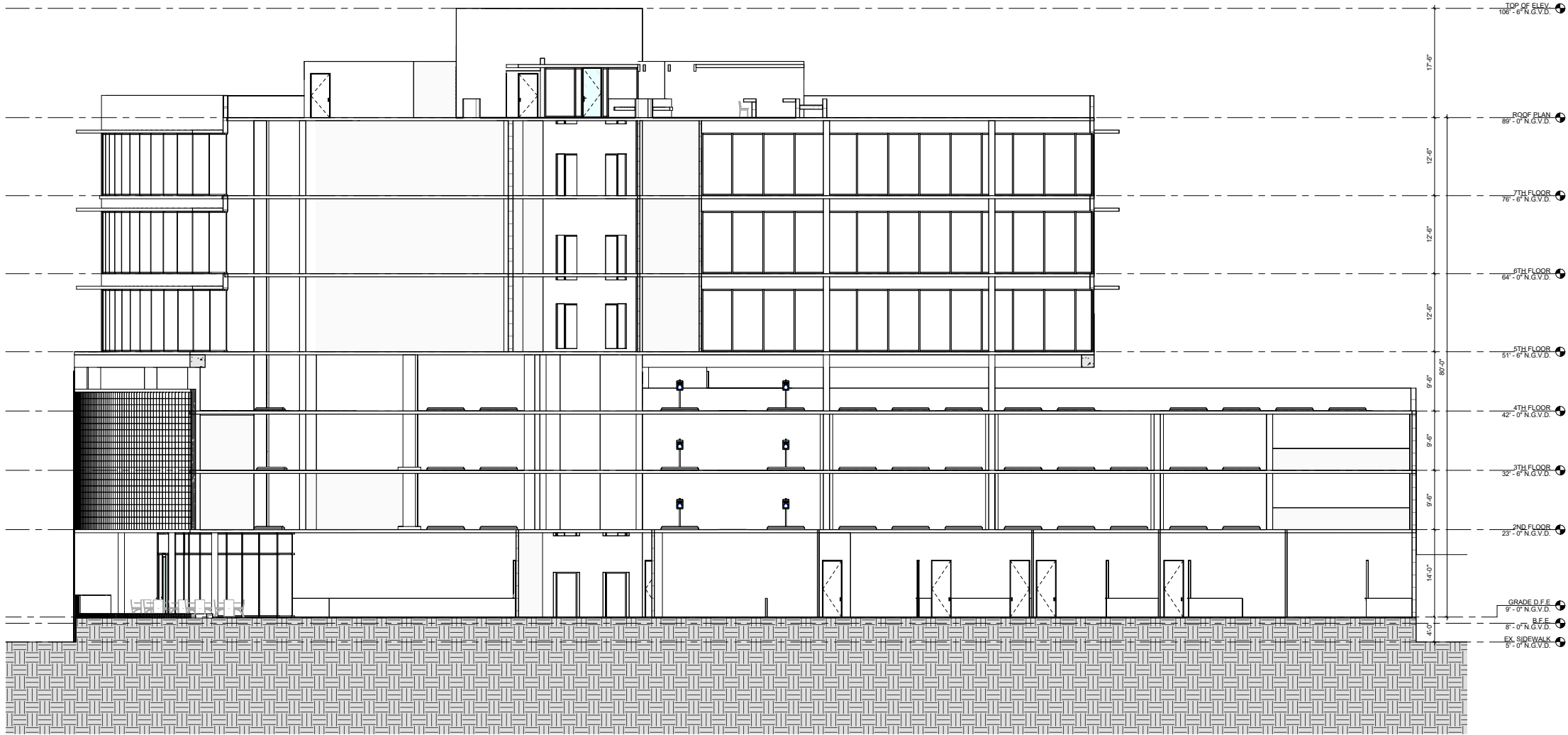
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1 SECTION #1 - NORTH/ SOUTH
SCALE 1/8" = 1'-0"

DATE	REVISION DESCRIPTION

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SHEET TITLE: BUILDING SECTIONS NORTH/SOUTH	CAD ID NAME
DATE: 04/07/24	APPROVED BY:
ARCHT COMM # 23110	CHECKED BY:

A-13
OF TOTAL
23110

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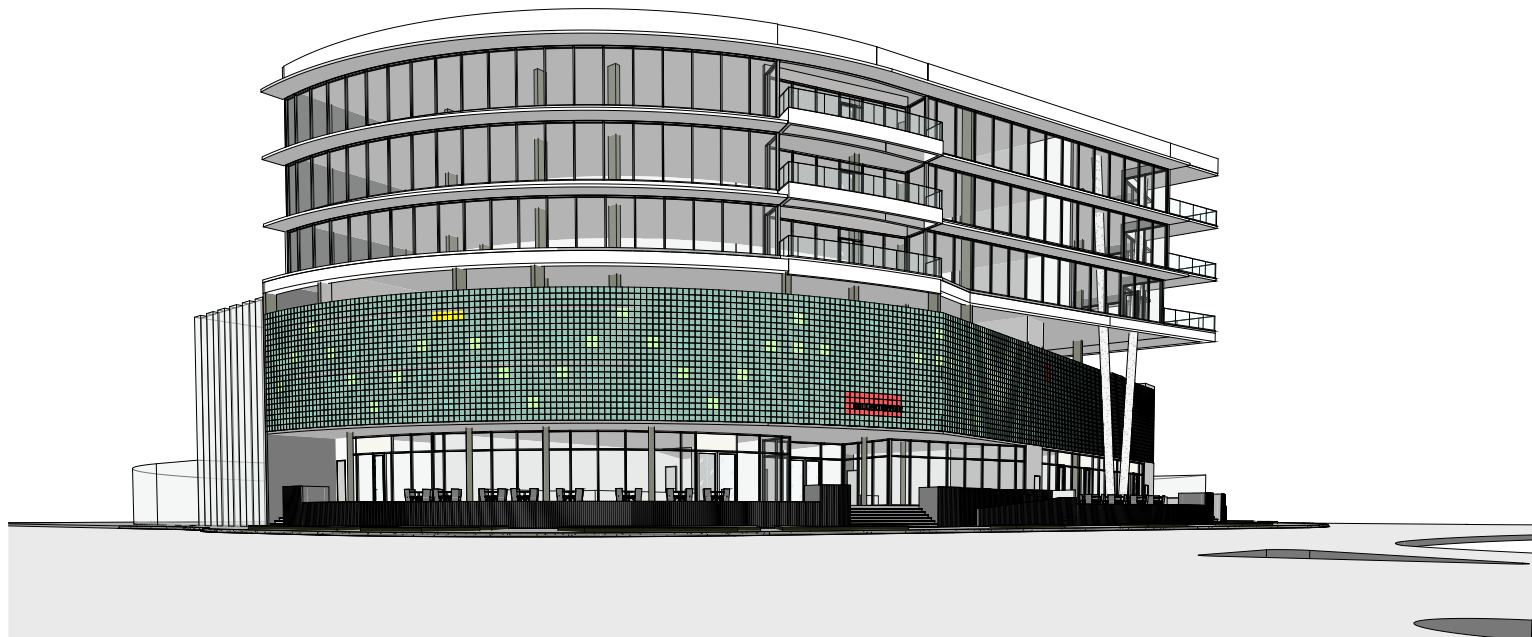




1

View 3

SCALE:



2

View 4

SCALE:

SHEET TITLE:

A-15 EXTERIOR PERSPECTIVES

ARCH COM #

23110

OF

TOTAL

DATE:

04/07/24

CHECKED BY:

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APPROVED BY:

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CAD ID NAME

DATE

REVISION DESCRIPTION

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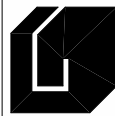
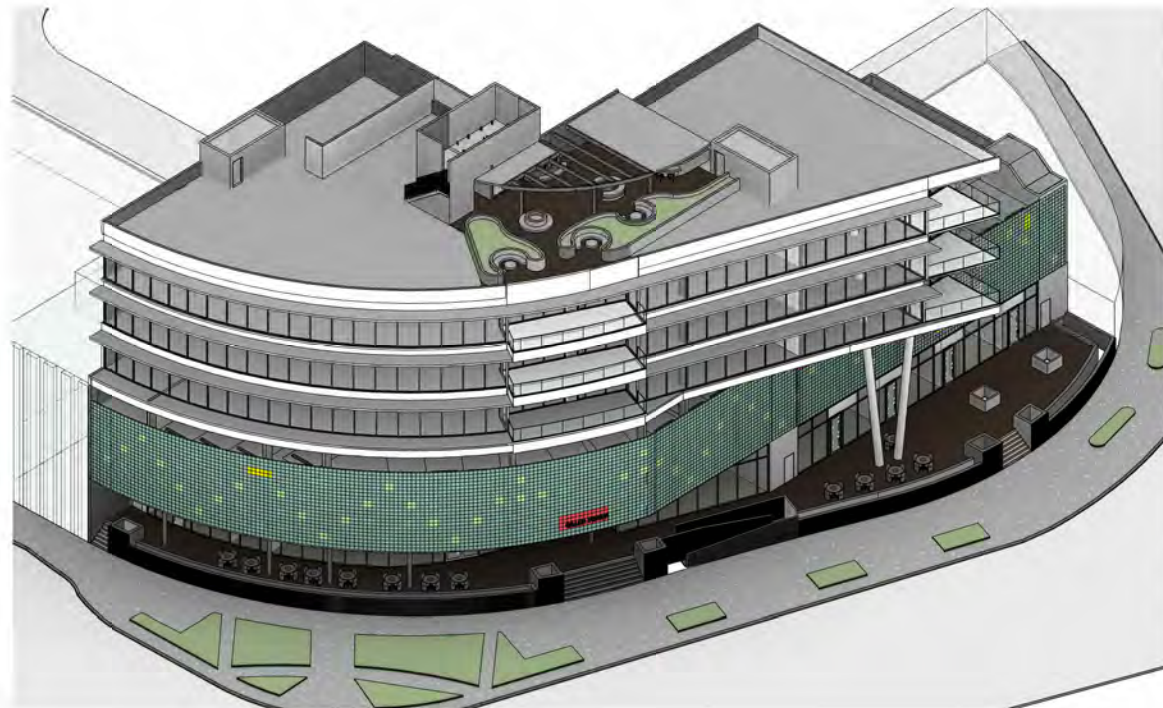
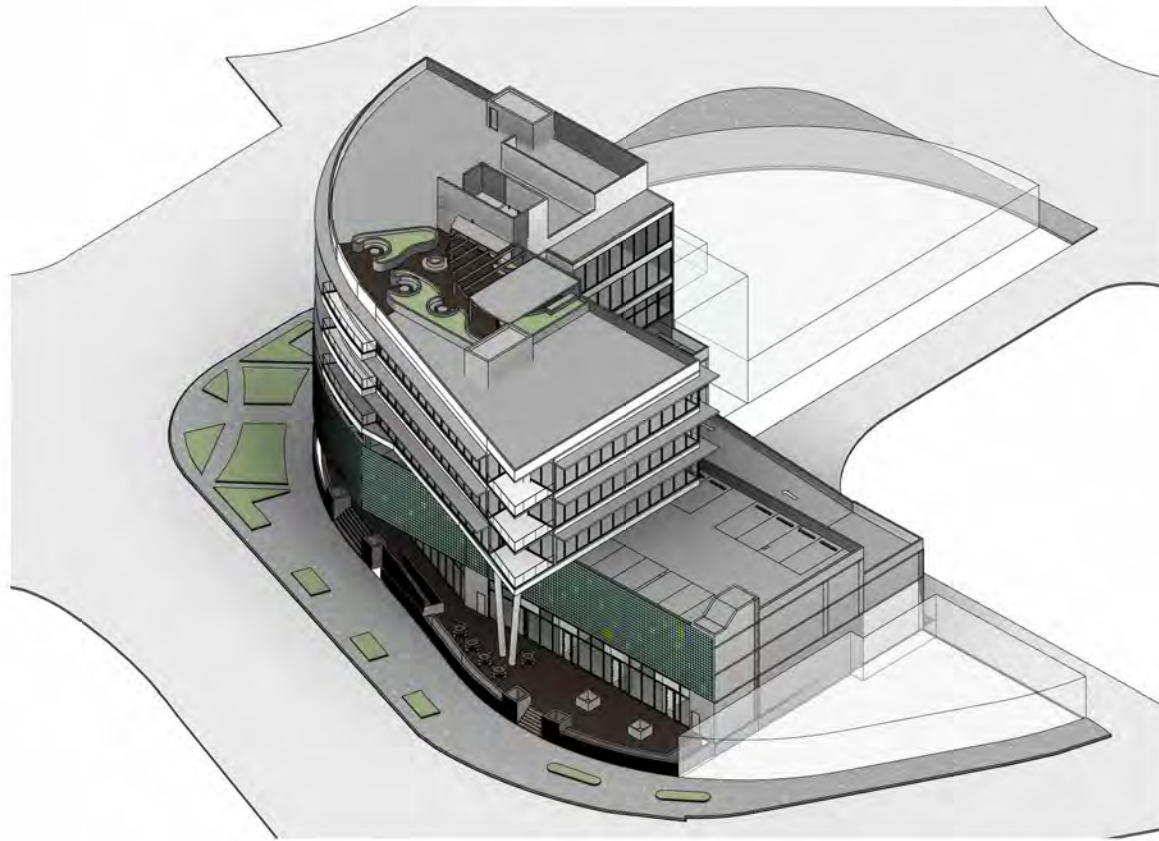
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[illegible]

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EXTERIOR PERSPECTIVES

SHEET TITLE:

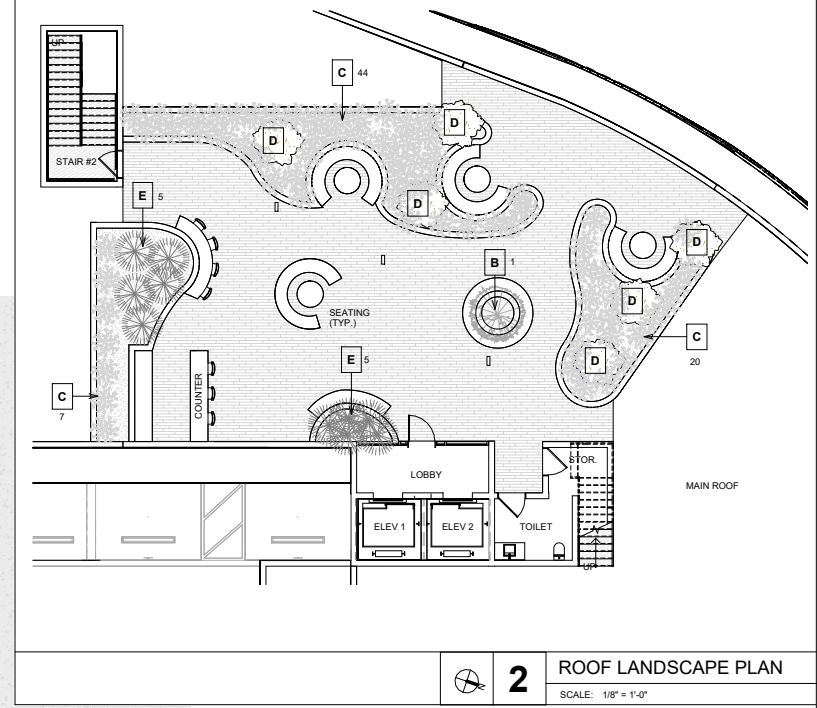
SHEET #
A-16
OF TOTAL

ARCH COMM # 23110	DATE: 04/07/24	CHECKED BY: --	APPROVED BY: --	CAD ID NAME:
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HECKED BY:
--

PROVED BY:

AD ID NAME:



GRAPHIC SCALE

A horizontal graphic scale bar with a vertical tick mark at the left end labeled '0''. The bar is divided into segments by vertical tick marks. The segments are: a solid black segment from 0' to 4', a white segment from 4' to 8', a solid black segment from 8' to 16', and a solid black segment from 16' to 32'. The total length of the bar represents 32 feet.

SHEET #	L-1	SHEET TITLE:	LANDSCAPE PLAN	DATE:	04/07/24	CHECKED BY:	--	APPROVED BY:	--	CAD ID NAME:	
OF	TOTAL										
2310	COMM #										

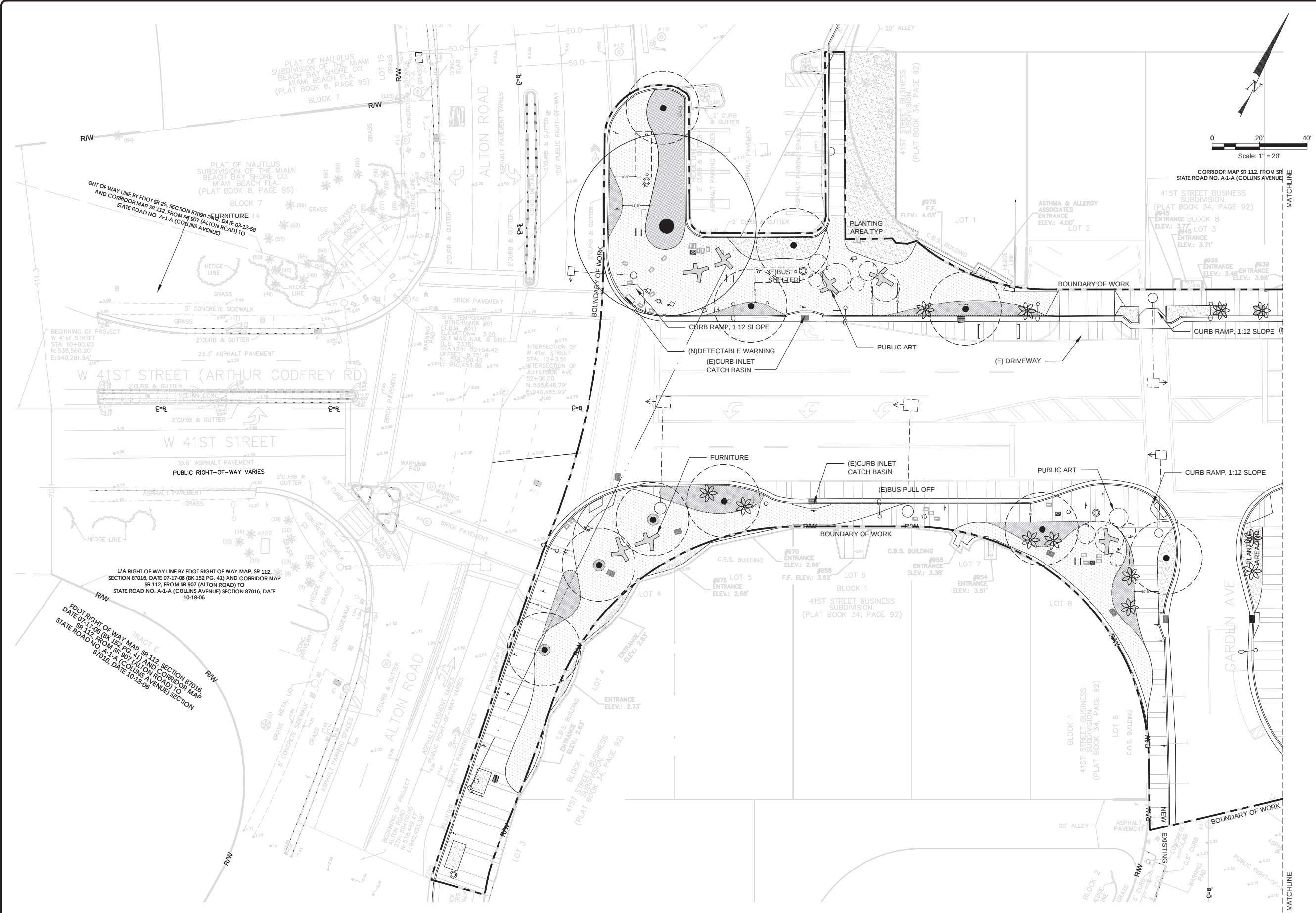
GILLER TOWER

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Geller97@AOL.COM

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

976 Arthur Godfrey Road



NOTES:

HARDSCAPE LEGEND

(N) GRAY BRANDED CONCRETE

(N) MIAMI BEACH RED PIGMENTED CONCRETE

GROUND COVER LEGEND

(N) WART FERN, PHILODENDRON, MONSTERA, DWARF PALMETTO

(N) SPARTINA GRASS

TREES

NEW SHADE TREE

NEW PALM

EXISTING SHADE TREE

EXISTING PALM

FEATURE LEGEND

(N) TREE GRATE, TYP.

KEY PLAN (NOT TO SCALE):

ARCH. SEAL:

MIAMIBEACH OFFICE OF CAPITAL IMPROVEMENT PROJECTS 1701 MERIDIAN AVENUE, MIAMI BEACH, FL 33139	CITY MANAGER: ALINA T. HUDAK DIRECTOR: DAVID MARTINEZ, P.E. PUBLIC WORK DIRECTOR: JOE GOMEZ, P.E. CITY ENGINEER: CRISTINA ORTEGA CASTINEIRAS, P.E.	5 4 3 2 1	2023-11-15 2023-04-17 NO.	60% DESIGN MILESTONE 30% DESIGN MILESTONE REVISION	APP'D. BY	BROOKS + SCARPA BROOKS + SCARPA 1147 NE 7th Ave Fort Lauderdale, FL 33304	ARCHITECT OF RECORD: Jeffrey Huber #AR95514 #LA6667547	ARCHITECT OF RECORD: DESIGN ARCHITECT: JH DRAWN BY: IP CHECKER: JH SCALE: 1"=20'	NEIGHBORHOOD: 41ST ST CORRIDOR REVITALIZATION	TITLE: L1-30 HARDSCAPE PLAN	File Name: 41STCORR - L1-3 - HARDSCAPE PLANS.dwg	Drawing: L1-30

File Path: Z:\B+S ARCHITECTURE\021 JOBS\21015.0 City of Miami Beach-41st Street Corridor FL\21015.0 1.Current Drawings_30X42

THIS SPACE RESERVED FOR PROJECT MILESTONE



GILLER TOWER

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MIAMI BEACH, FL.

FOR
GATEWAY ASSOCIATES, LTD.

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

COMM. NO. 23110
APRIL 7, 2024

DESIGN REVIEW BOARD

FILE # DRB24-1016

FINAL SUBMITTAL

Giller & Giller, Inc.
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(305) 538-6324 Reg. #AA C001364

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