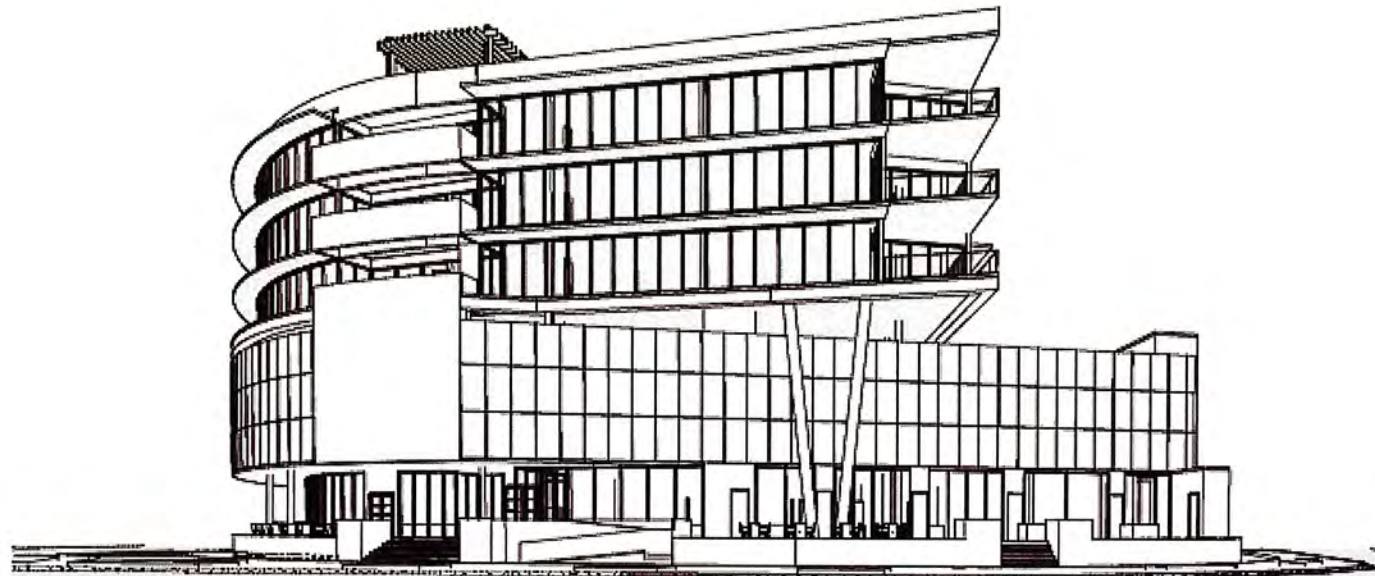


GILLER TOWER

976 ARTHUR GODFREY RD.
MIAMI BEACH, FL.



FOR
GATEWAY ASSOCIATES, LTD.

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

SCHEMATIC DESIGN

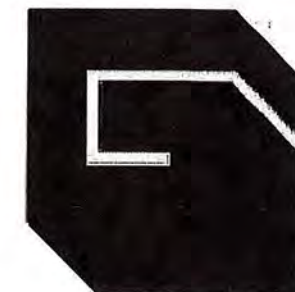
COMM. NO. 23110
JANUARY 22, 2024

**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



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.

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

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

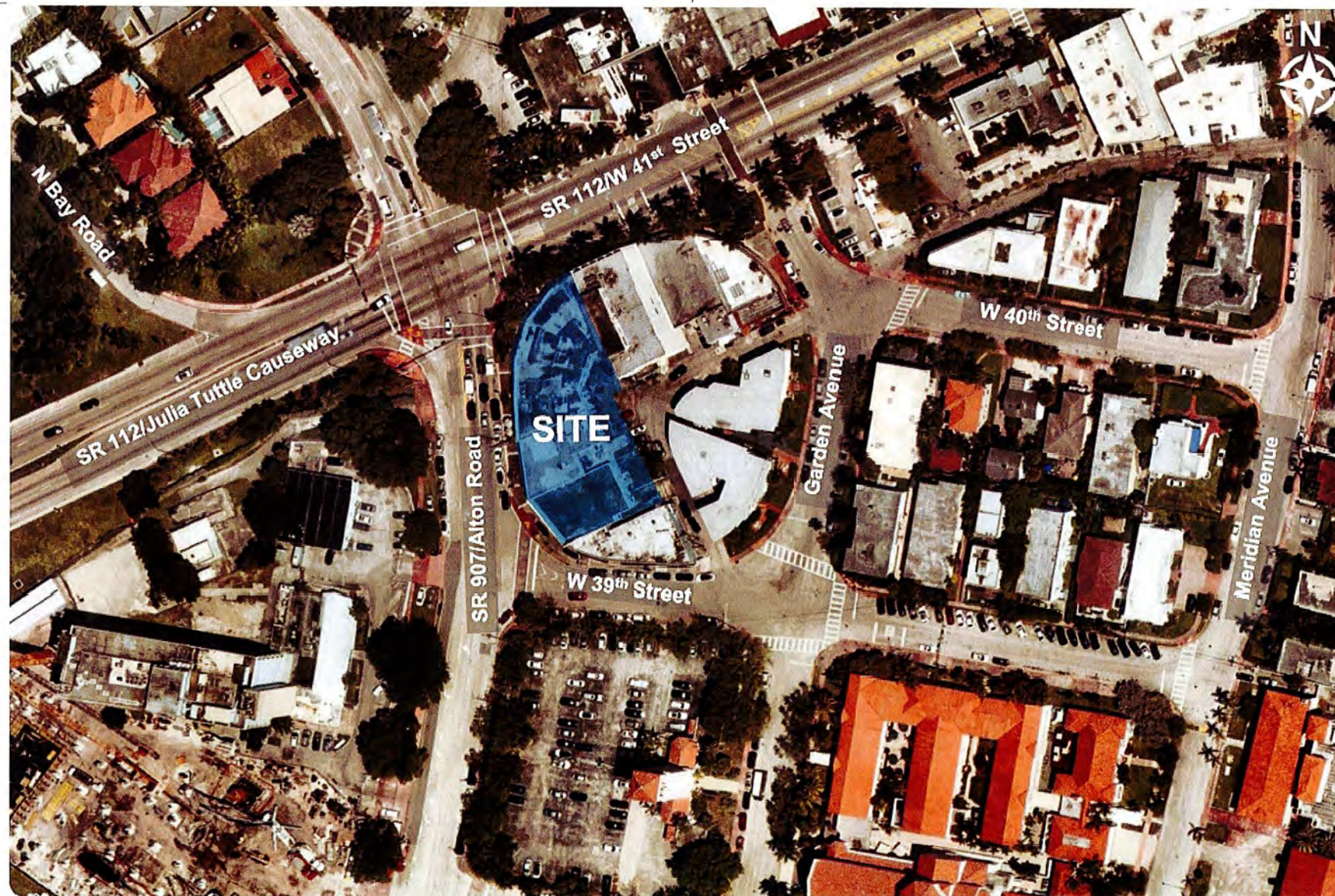
EXISTING SITE CONSISTS OF 1 STORY COMMERCIAL BUILDINGS AND PARKING THAT WILL BE COMPLETELY DEMOLISHED.

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

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**

SHEET NO.	TITLE
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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
A-7	ROOF PLAN
A-8	NORTH ELEVATION - 41ST ST.
A-9	WEST ELEVATION - ALTON RD.
A-10	SOUTH ELEVATION
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



LOCATION PLAN

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, SCOOTERS SPACE PER 3 MOTORCYCLES, ETC.

PARKING 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

				TOT. SF	REQUIRED	PROVIDED
USE				22,859	57	
OFFICES:				3,000	10	
MEDICAL OFFICES:				6,681	17	
RETAIL:				176	44	
RESTAURANT (FULL SERVICE) SEATS:						
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	weekdays				weekends					
		day %	day reqd.	evening %	evening reqd.	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	17	60%	10.0	20%	3.3	80%	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		99.2		39.7		53.1		57.4		8.6

TOTAL NET PARKING REQUIRED = 100
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 Reg.	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.				
2nd FF	23		14	
Floor to floor ht.				
3rd FF	32.5		23.5	
Floor to floor ht.				
4th FF	42		33	
Floor to floor ht.				
5th FF	51.5		42.5	
Floor to floor ht.				
6th FF	64		55	
Floor to floor ht.				
7th FF	76.5		67.5	
Floor to floor ht.				
Roof FF	89		80	
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				

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,			
1	Address: 976 W 41 ST ST, 3907 & 3915 ALTON RD.	Folio number(s): 0232220190036	Year built:	1947,1938,1952	
2	Board file number(s), Determination of Architectural Significance:	0232220190020	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 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	
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	Subterranean, 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	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	100	0	117	
22	Loading	4	0	3	

Notes: Indicate N/A if not applicable.



Giller & Giller, Inc.

The Giller Building
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
(305) 594-0200 FAX (305) 534-9521
ARCHITECTS: INTERIOR DESIGNERS: CONSTRUCTION MANAGERS:

GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

DATE: 1/22/24

REVISION DESCRIPTION

SHEET #

G-3

OF

TOTAL

23110

PROJECT NAME

GILLER TOWER

DATE

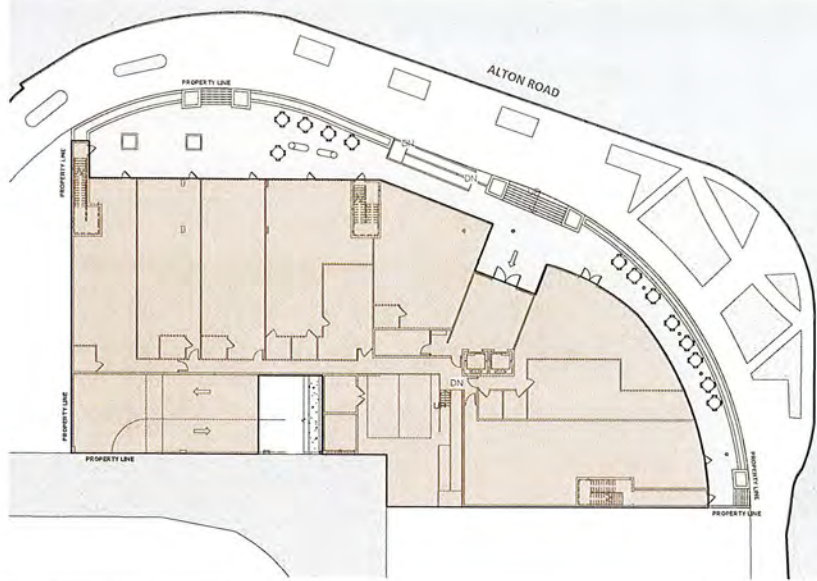
1/22/24

CHECKED BY

APPROVED BY

DATE

1/22/24

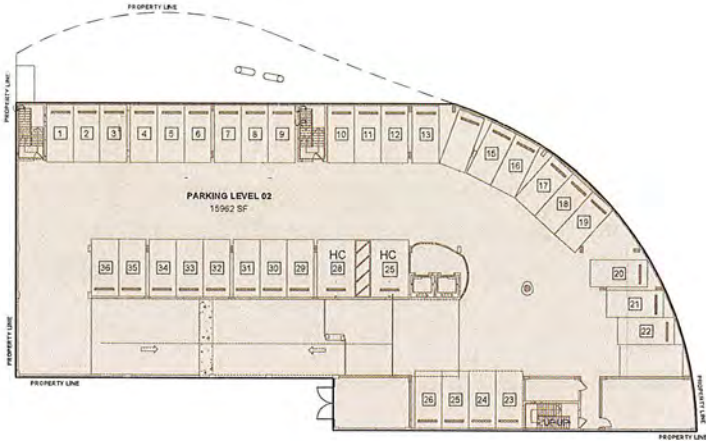


1

1ST FLOOR PLATE DIAGRAM

TOTAL FLOOR PLATE LEVEL 01 - 15426.03 SF

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

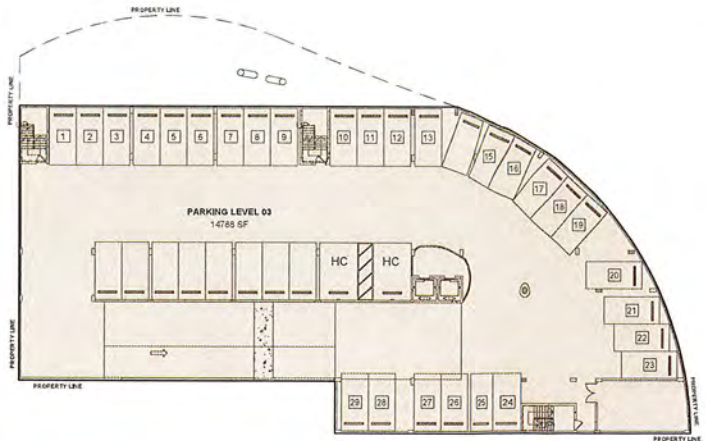


2

2ND FLOOR PLATE DIAGRAM

TOTAL FLOOR PLATE LEVEL 02 - 18252.54 SF

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

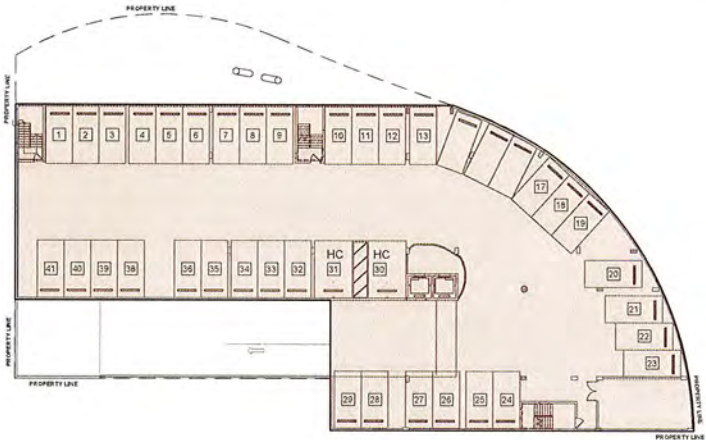


3

3RD FLOOR PLATE DIAGRAM

TOTAL FLOOR PLATE LEVEL 03 - 18252.54 SF

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

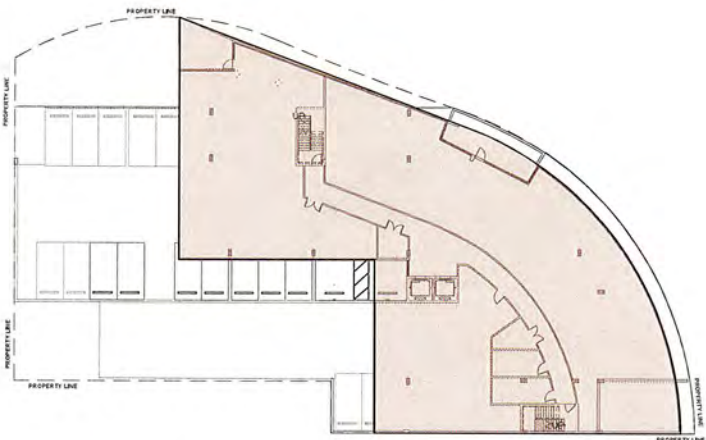


4

4TH FLOOR PLATE DIAGRAM

TOTAL FLOOR PLATE LEVEL 04 - 15784.84 SF

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



6

ROOF FLOOR PLATE DIAGRAM

TOTAL FLOOR PLATE ROOF LEVEL - 11661.61 SF

SCALE: 3/8" = 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	11695 SF	10,035.8 SF
2	RETAIL 2									2	PARKING LEVEL 03				2	MECH 2				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					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					7	7TH LEVEL	11661.61 SF	10890.81 SF	9,316.04 SF
8	STAIR 2				7	ELEC VAULT TRANSFORMER				TOTAL 3RD FLOOR					8	STAIR 1													
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.

The Giller Building
975 Arthur Godfrey Road
Miami Beach, FL 33139
(305) 536-6334 FAX (305) 536-6021
GILLER@GILLER.COM
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

MIAMI BEACH, FL

975 Arthur Godfrey Road

PLANNING FINAL

DATE REVISION DESCRIPTION

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AREA STATEMENT
FLOOR PLATE

APPROVED BY: CAD DNAME

CHECKED BY: ..

DATE

01/22/24

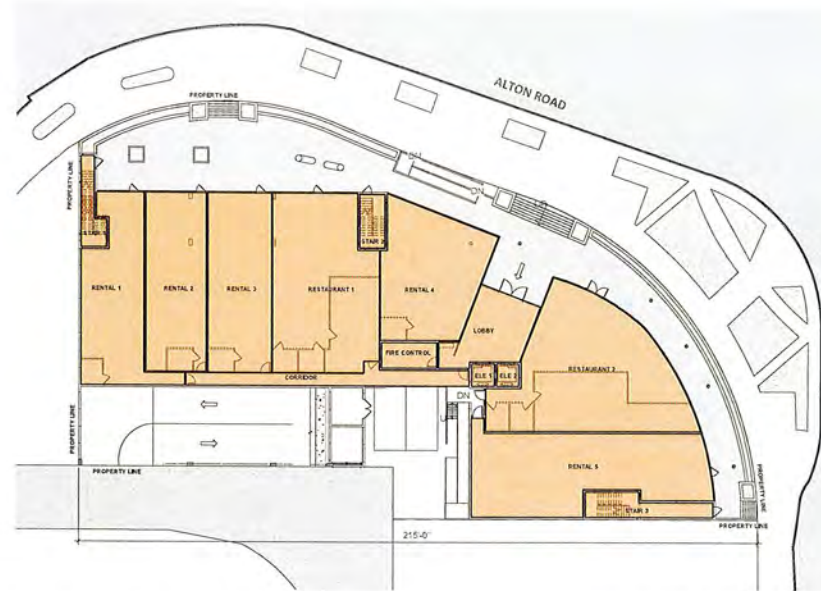
SHEET #

G-4

OF

TOTAL

23110



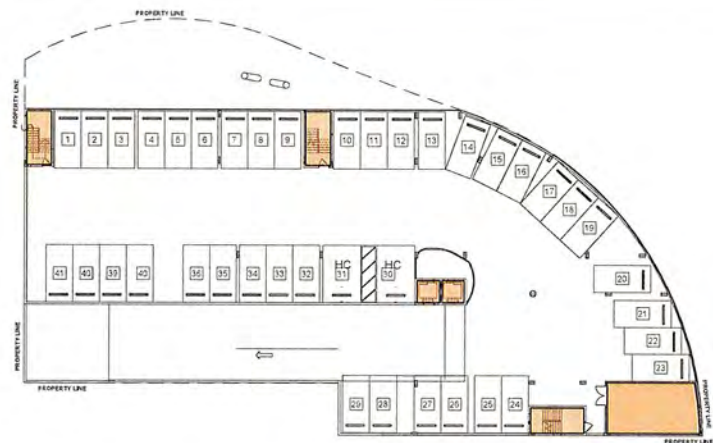
1 1ST FLOOR F.A.R. DIAGRAM TOTAL F.A.R. LEVEL 01 - 11,806 SF
SCALE: 3/16" = 1'-0"



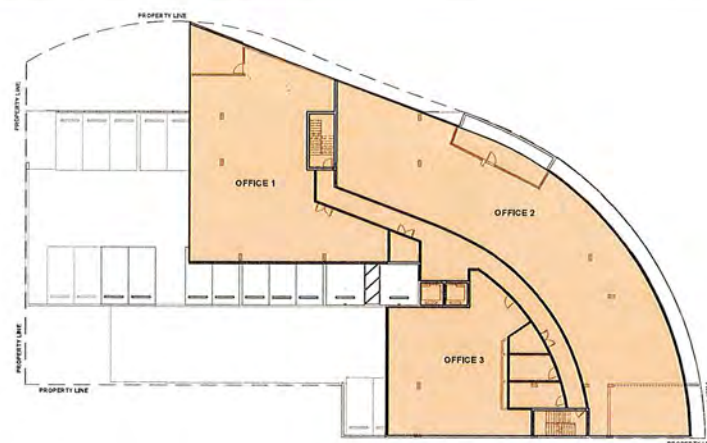
2 2ND FLOOR F.A.R. DIAGRAM TOTAL F.A.R. LEVEL 02 - 623.97 SF
SCALE: 3/16" = 1'-0"



3 3TH FLOOR F.A.R. DIAGRAM TOTAL F.A.R. LEVEL 03 - 505.14 SF
SCALE: 3/16" = 1'-0"



4 4TH FLOOR F.A.R. DIAGRAM TOTAL F.A.R. LEVEL 04 - 959.74 SF
SCALE: 3/16" = 1'-0"



5 5TH 6TH & 7TH FLOOR F.A.R. DIAGRAM F.A.R. FOR EACH LEVEL 05, 06 & 07 - 10890.81 SF
SCALE: 3/16" = 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					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	RENTAL AREA	
1	RETAIL 1		1130.75 SF		1	EMERGENCY GENERATOR & FIRE PUMP				1	BIKES				1	MECH 1		82.07 SF		1	MECH				1	1ST LEVEL	15292.03 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	11651.61 SF	10890.81 SF		
6	RESTAURANT 1		1762.99 SF		5	STAIR 2		135.32 SF		6	ELEVATOR 1 & 2		99.82 SF		6	OFFICE 2		4581.30 SF		6					6	6TH LEVEL	11651.61 SF	10890.81 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	11651.61 SF	10890.81 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	11651.61 SF		
9	CORRIDOR		406.58 SF		8	PARKING RAMP				4TH FLOOR PLAN						9	STAIR 2		134.67 SF											
10	STAIR 1 & 3		400.92 SF			9	ELEVATOR LOBBY				1	MAINTENANCE		454.60 SF		10	CORRIDOR		862.74 SF											
11	LOBBY		498.24 SF			10	ELEVATOR 1 & 2		99.82 SF		2	PARKING LEVEL 04				11	ELEVATOR 1 & 2		99.82 SF											
12	TRASH 1 & 2		-								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				10890.81 SF		TOTAL CALCULATIONS				TOTAL CALCULATIONS			116,696.09 SF	46,567.35 SF



Giller & Giller, Inc.

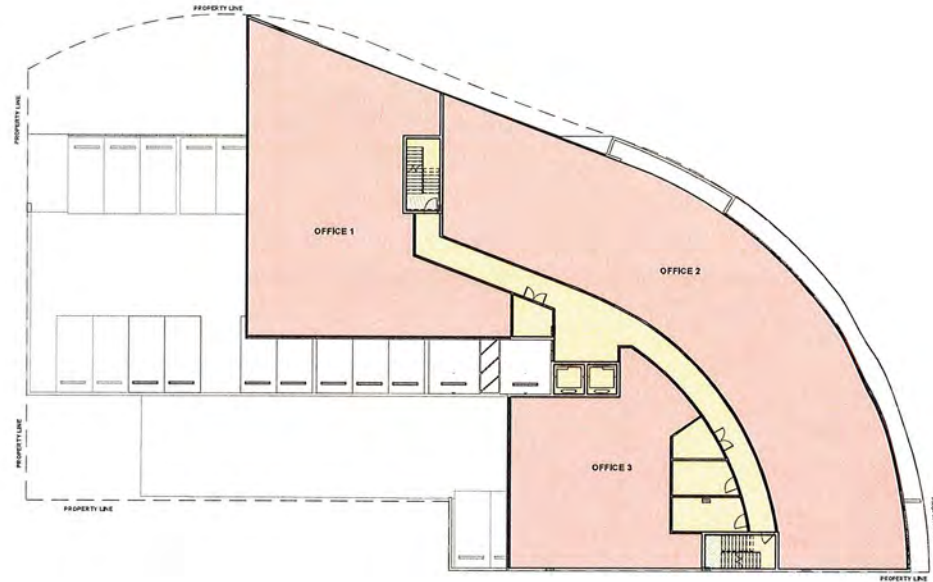
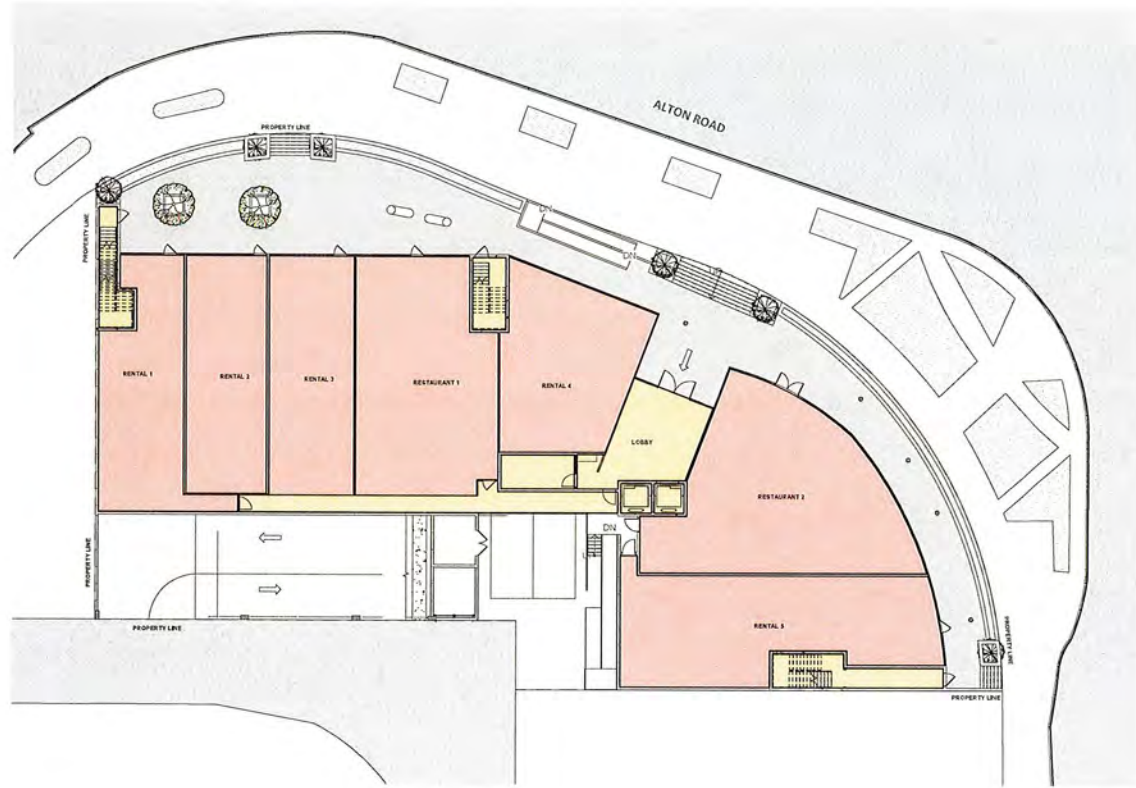
GILLER TOWER
976 Arthur Godfrey Road
MIAMI BEACH, FL

PLANNING FINAL

DATE	REVISION DESCRIPTION

AREA STATEMENT
F.A.R.

G-5
23110



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					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			1130.75 SF	1	EMERGENCY GENERATOR & FIRE PUMP				1	STORAGE				1	MECH 1		82.07 SF		1	MECH				1	1ST LEVEL	15292.03 SF		10,125 SF	
2	RETAIL 2			1117.67 SF			2	PARKING LEVEL 03				2					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			2978.24 SF	5	ROOF LEVEL				5	5TH LEVEL	11661.61 SF		9,316.04 SF	
6	RESTAURANT 1			1762.89 SF	5	STAIR 2				6	ELEVATOR 1 & 2				6	OFFICE 2			4581.30 SF						6	6TH LEVEL	11661.61 SF		9,316.04 SF	
7	RESTAURANT 2			2038.36 SF	6	STAIR 3									7	OFFICE 3			1756.50 SF						7	7TH LEVEL	11661.61 SF		9,316.04 SF	
8	STAIR 2		135.33 SF		7	ELEC VAULT TRANSFORMER				TOTAL 3RD FLOOR		18252.54 SF	959.74 SF		8	STAIR 1		135.33 SF							8	ROOF LEVEL	11661.61 SF			
9	CORRIDOR		406.58 SF		8	PARKING RAMP				4TH FLOOR PLAN					9	STAIR 2		134.67 SF												
10	STAIR 1 & 3		400.92 SF		9	ELEVATOR 1 & 2				1	STORAGE				10	CORRIDOR			862.74 SF											
11	LOBBY		507.15 SF							2	PARKING LEVEL 04				11	ELEVATOR 1 & 2			99.82 SF											
12	TRASH 1									3	STAIR 1, 2 & 3																			
13	ELEVATOR 1 & 2		99.82 SF							4	ELEVATOR 1 & 2																			
14	FIRE CONTROL		139.22 SF																											
TOTAL 1ST FLOOR		15282.03 SF	1,688.02 SF	10,125 SF	TOTAL 2ND FLOOR		18252.54 SF	623.97 SF		TOTAL 4TH FLOOR		18252.54 SF	959.74 SF		TOTAL EACH FLOOR		11661.61 SF	1574.77 SF	9,316.04 SF	TOTAL CALCULATIONS		11661.61 SF				TOTAL CALCULATIONS		116,696.09 SF		38,073 SF



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GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

PLANNING FINAL

DATE REVISION DESCRIPTION

AREA STATEMENT
RENTAL

G-6

23110

DATE 01/22/24
CHECKED BY
APPROVED BY
GAD D NAME

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MAP OF BOUNDARY SURVEY

LOCATION SKETCH
SCALE: N.T.S.

ABBREVIATIONS



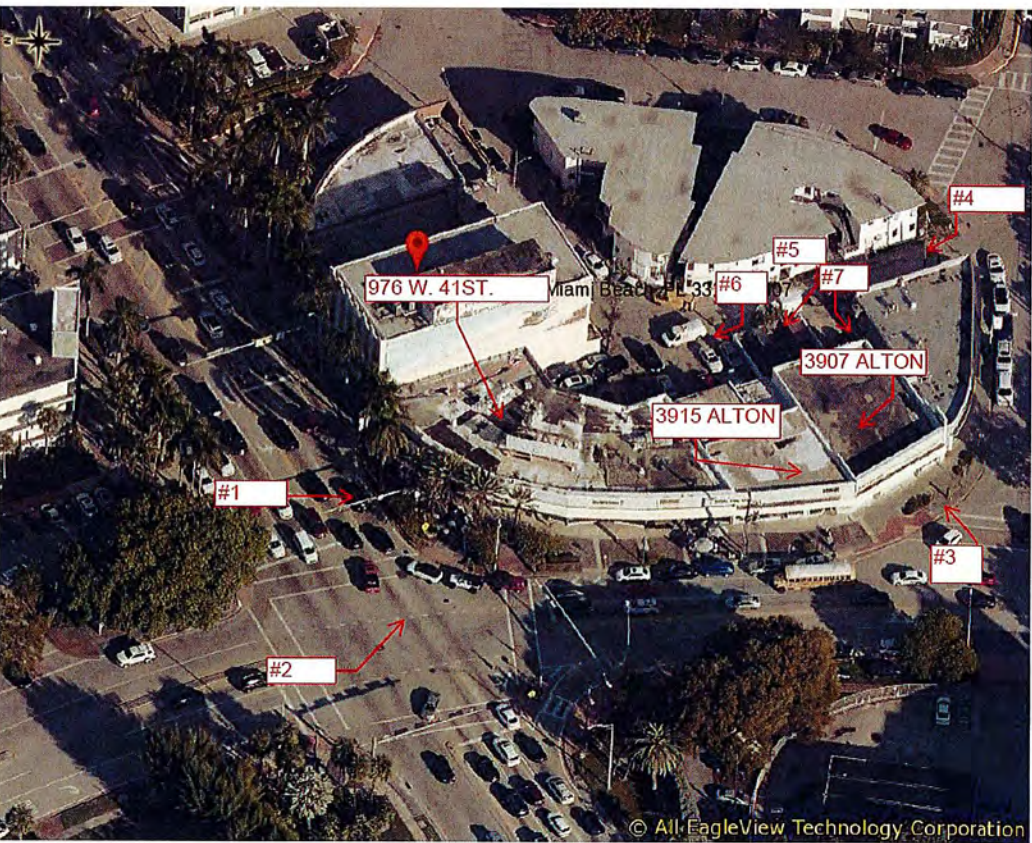
VIEW #1 - 41ST ST. CONTEXT



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



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



KEY & AERIAL VIEW



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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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MIAMI BEACH, FL

DATE	REVISION DESCRIPTION

SHEET TITLE	PHOTOS - EXISTING
SHEET #	G-8
PROJECT #	2316
DATE	7/22/24
CHECKED BY	
APPROVED BY	
CAD NAME	



ALLEY & EAST CONTEXT



EAST REAR ELEVATION



EAST REAR @ ALLEY



SOUTH CONTEXT



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GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

DATE REVISION DESCRIPTION

PHOTOS - EXISTING

SHEET #
G-9

OF
TOTAL
2310

DATE 11/22/24
CHECKED BY
APPROVED BY
CAD TO NAME

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