



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

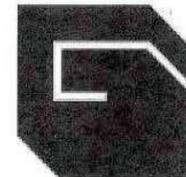


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by Ira D Giller
Date:
2024.04.06
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Giller & Giller, Inc.

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

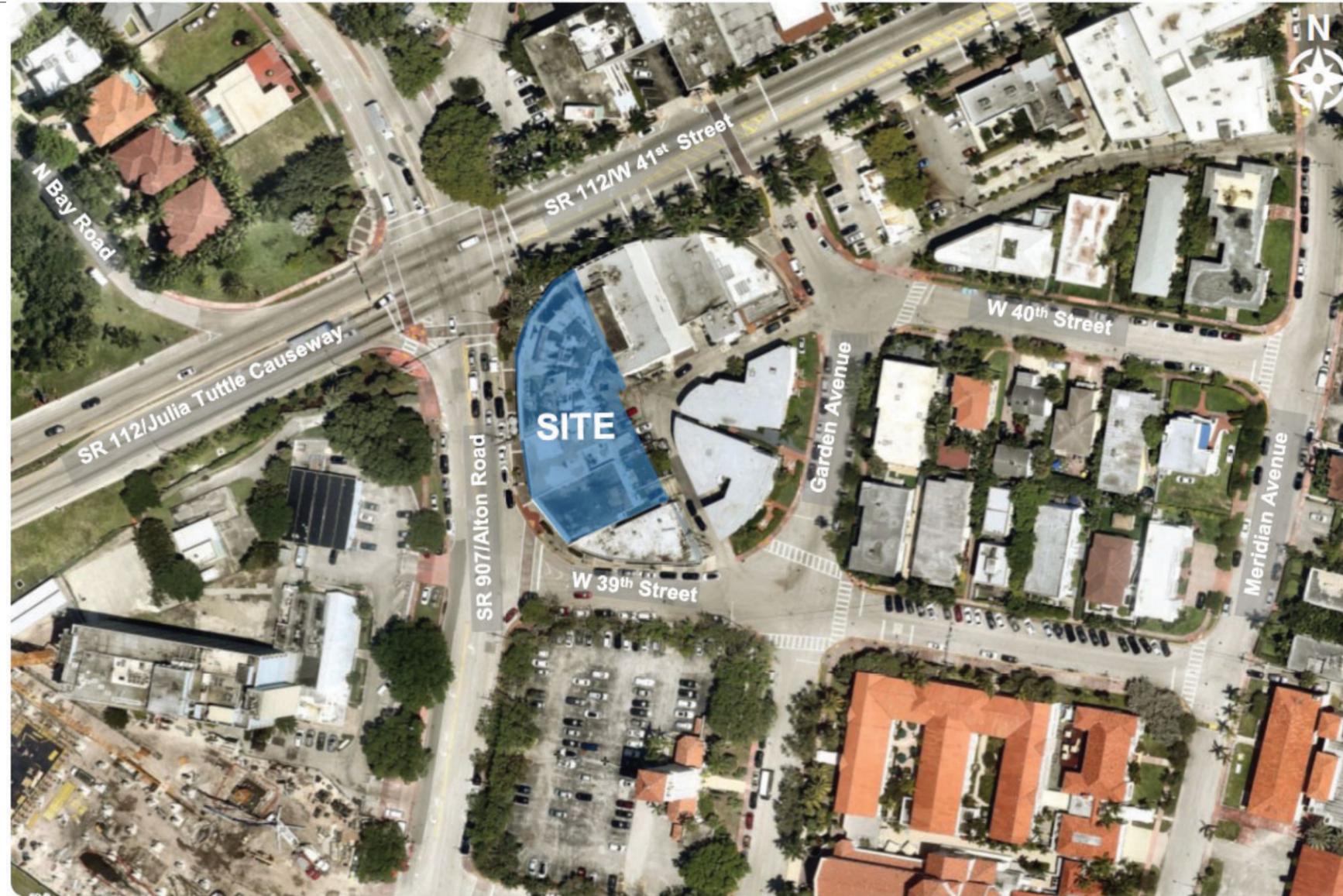
LOTS 2,3,4, AND 5, BLOCK 1, 41ST STREET BUSINESS SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 92 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

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**

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 |
| G-10 | PHOTOGRAPHS - ADJACENT BUILDINGS |
| G-11 | PHOTOGRAPHS - ADJACENT BUILDINGS |
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| A-2 | 1ST FLOOR PLAN |
| A-3 | 2ND FLOOR PLAN |
| A-4 | 3RD FLOOR PLAN |
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| 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 |
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| A-16 | EXTERIOR PERSPECTIVES - #5 - #8 |
| L-1 | LANDSCAPE PLAN |
| L1-30 | STREETSCAPE PLAN |



⊕ **LOCATION PLAN**

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.



Digitally signed by Ira D Giller
 Date: 2024.04.06 11:01:27 -04'00'



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GILLER TOWER
 DRB FINAL SUBMITTAL
 976 Arthur Godfrey Road
 MIAMI BEACH, FL

| DATE | REVISION DESCRIPTION |
|------|----------------------|
| | |

| | |
|--------------|------------|
| SHEET # | G-2 |
| OF TOTAL | 23/10 |
| ARCH COM # | |
| DATE | 4/24 |
| CHECKED BY: | |
| APPROVED BY: | |
| CAD ID NAME | |

INDEX, SCOPE, CODES, LOCATION, LEGAL



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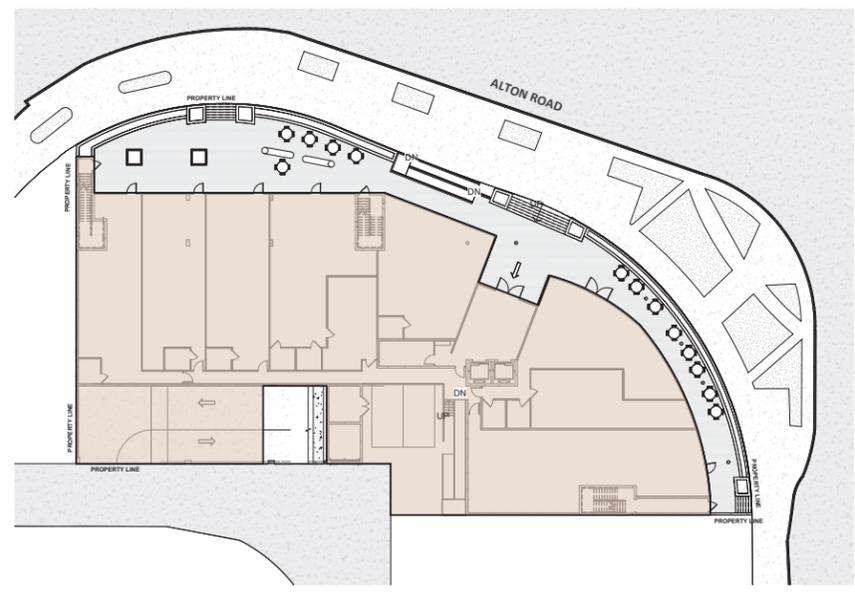
GILLER TOWER
 DRB FINAL SUBMITTAL

PROJECT'S INTERIOR DESIGNER: CONSTRUCTION MANAGERS
 MIAMI BEACH, FL
 976 Arthur Godfrey Road

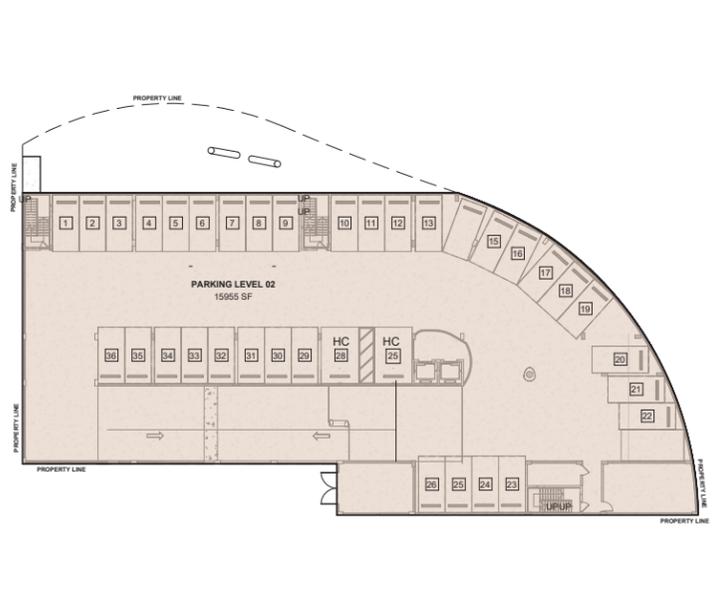
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SHEET TITLE:
AREA STATEMENT FLOOR PLATE

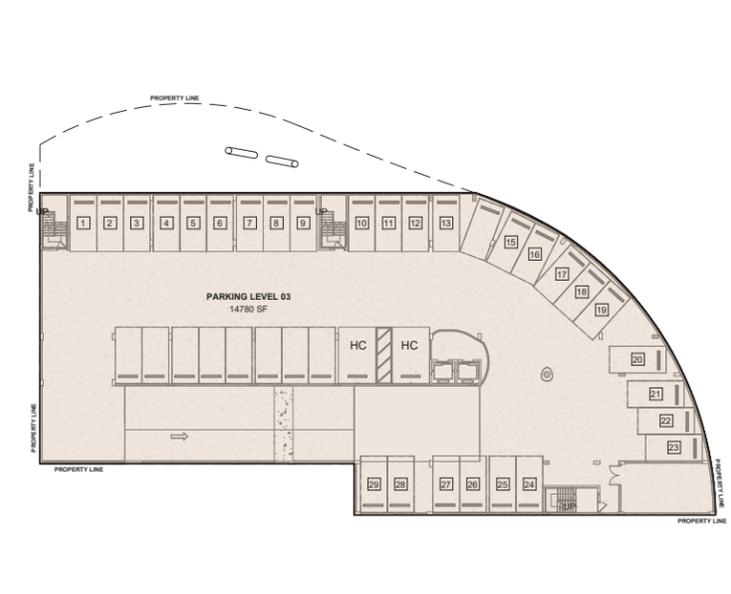
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 OF TOTAL 23/110



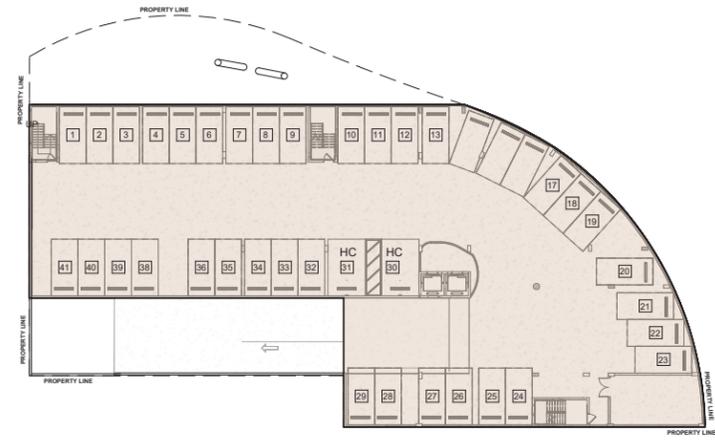
1 1ST FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 01 - 15426.03 SF
 SCALE: 3/8" = 1'-0"



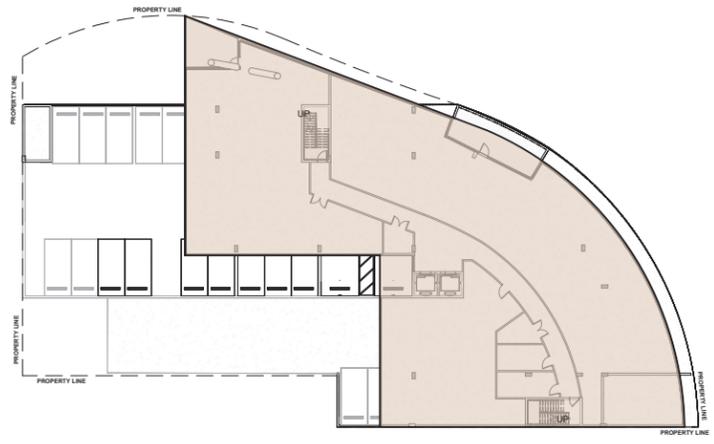
2 2ND FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 02 - 18252.54 SF
 SCALE: 3/8" = 1'-0"



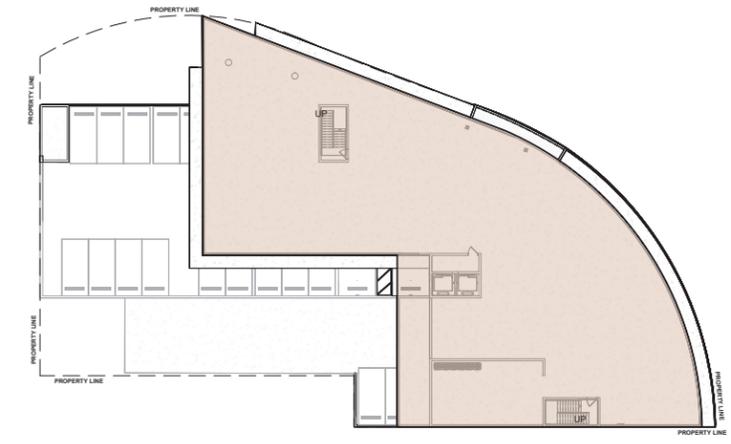
3 3RD FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 03 - 18252.54 SF
 SCALE: 3/8" = 1'-0"



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. | FLOOR | FLOOR PLATE | F.A.R. AREA | RENTAL AREA | | | | | |
| 1 | RETAIL 1 | | | | 1 | EMERGENCY GENERATOR & FIRE PUMP | | | | 1 | STORAGE | | | | 1 | MECH 1 | | | | 1 | 1ST LEVEL | 15426.03 SF | 11665 SF | 10,035.8 SF | | | | | |
| 2 | RETAIL 2 | | | | 2 | MAIN ELECTRICAL | | | | 2 | PARKING LEVEL 03 | | | | 2 | MECH 2 | | | | 2 | 2ND LEVEL | 18252.54 SF | 623.97 SF | | | | | | |
| 3 | RETAIL 3 | | | | 3 | PARKING LEVEL 02 | | | | 3 | STAIR 1 | | | | 3 | MEN'S TOILET | | | | 3 | 3RD LEVEL | 18252.54 SF | 959.74 SF | | | | | | |
| 4 | RETAIL 4 | | | | 4 | STAIR 1 | | | | 4 | STAIR 2 | | | | 4 | WOMEN'S TOILET | | | | 4 | 4TH LEVEL | 15784.84 SF | 959.74 SF | | | | | | |
| 5 | RETAIL 5 | | | | 5 | STAIR 2 | | | | 5 | STAIR 3 | | | | 5 | OFFICE 1 | | | | 5 | 5TH LEVEL | 11661.61 SF | 10890.81 SF | 9,316.04 SF | | | | | |
| 6 | RESTAURANT 1 | | | | 6 | STAIR 3 | | | | 6 | ELEVATOR 1 & 2 | | | | 6 | OFFICE 2 | | | | 6 | 6TH LEVEL | 11661.61 SF | 10890.81 SF | 9,316.04 SF | | | | | |
| 7 | RESTAURANT 2 | | | | 7 | ELEC VAULT TRANSFORMER | | | | 7 | ELEVATOR LOBBY | | | | 7 | OFFICE 3 | | | | 7 | 7TH LEVEL | 11661.61 SF | 10890.81 SF | 9,316.04 SF | | | | | |
| 8 | STAIR 2 | | | | 8 | PARKING RAMP | | | | TOTAL 3RD FLOOR | | | | | 8 | STAIR 1 | | | | | 8 | ROOF LEVEL | | | | | | | |
| 9 | CORRIDOR | | | | 9 | ELEVATOR LOBBY | | | | 4TH FLOOR PLAN | | | | | 9 | STAIR 2 | | | | | | | | | | | | | |
| 10 | STAIR 1 & 3 | | | | 10 | ELEVATOR 1 & 2 | | | | 1 | STORAGE | | | | 10 | CORRIDOR | | | | | | | | | | | | | |
| 11 | LOBBY | | | | | | | | | 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 |

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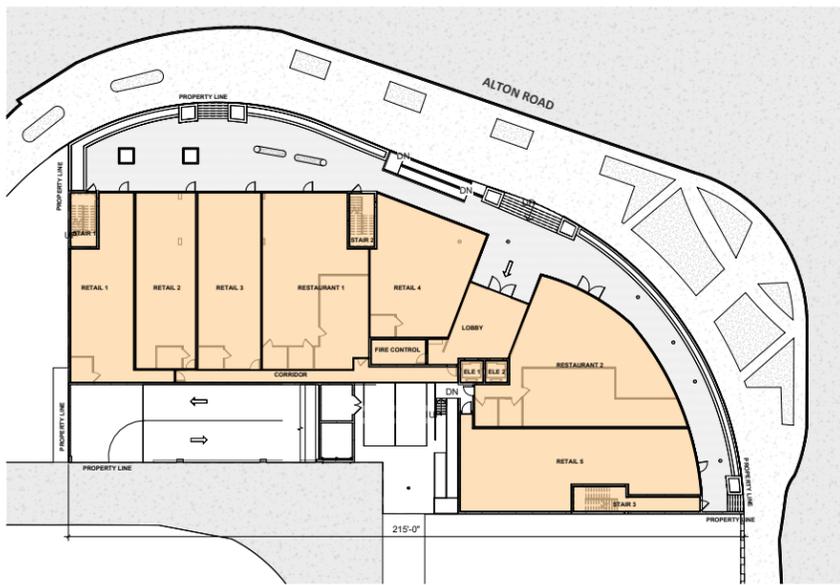
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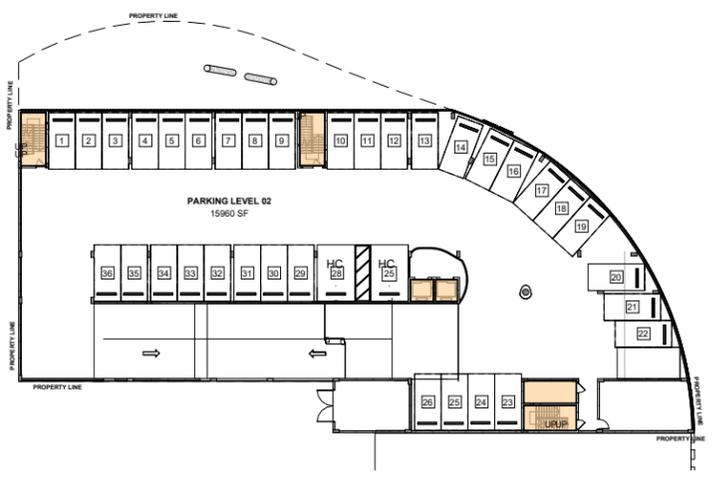
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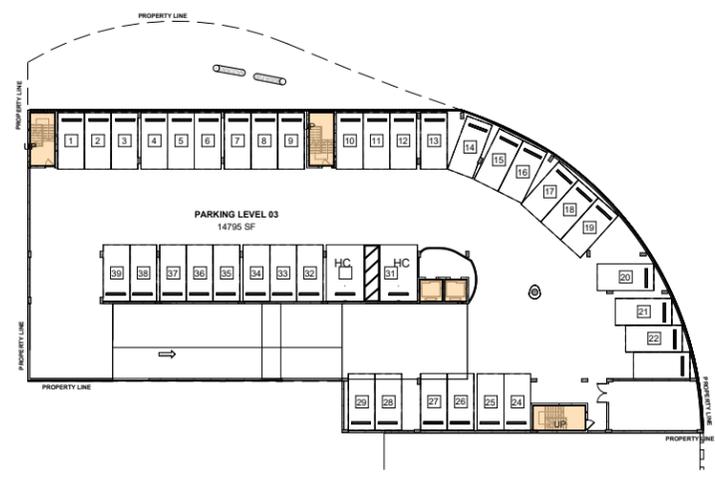
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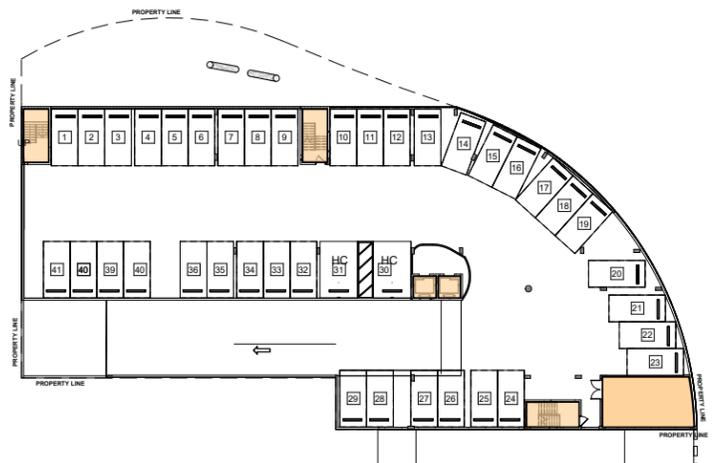
1 1ST FLOOR F.A.R. DIAGRAM
TOTAL F.A.R. LEVEL 01 - 11,806 SF
SCALE: 3/8" = 1'-0"



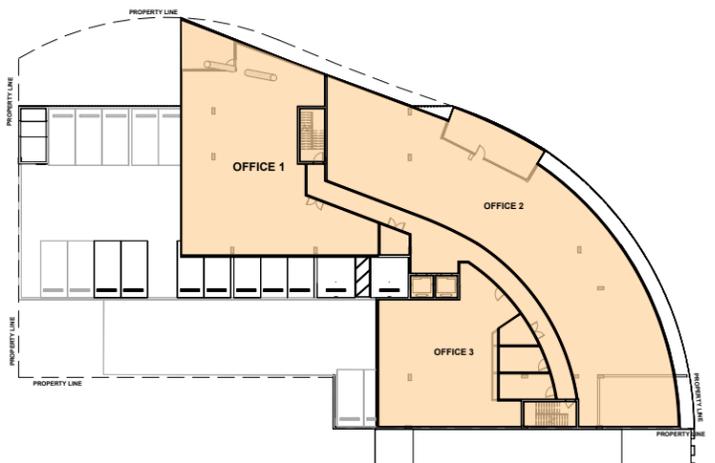
2 2ND FLOOR F.A.R. DIAGRAM
TOTAL F.A.R. LEVEL 02 - 623.97 SF
SCALE: 3/8" = 1'-0"



3 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 | RENTAL 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 | MAIN ELECTRICAL | | 118.83 SF | | 2 | PARKING LEVEL 03 | | | | 2 | TOILET | | 119.28 SF | | 2 | STAIR 1 | | | | 2 | 2ND LEVEL | 18252.54 SF | 623.97 SF | | | | | |
| 3 | RETAIL 3 | | 1117.67 SF | | 3 | PARKING LEVEL 02 | | | | 3 | STAIR 2 | | 135.32 SF | | 3 | TOILET | | 140.86 SF | | 3 | STAIR 2 | | | | 3 | 3RD LEVEL | 18252.54 SF | 505.14 SF | | | | | |
| 4 | RETAIL 4 | | 1234.76 SF | | 4 | STAIR 1 | | 135.33 SF | | 4 | STAIR 3 | | 134.67 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 | | 5 | STAIR 2 | | 135.32 SF | | 5 | ELEVATOR 1 & 2 | | 99.82 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 | | 6 | STAIR 3 | | 134.67 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 | | 7 | ELEC VAULT TRANSFORMER | | | | 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 | | 8 | PARKING RAMP | | | | 8 | TOTAL 3RD FLOOR | | 505.14 SF | | 8 | STAIR 1 | | 135.33 SF | | 8 | | | | | 8 | ROOF LEVEL | | | | | | | |
| 9 | CORRIDOR | | 406.58 SF | | 9 | 4TH FLOOR PLAN | | | | 9 | MAINTENANCE | | 454.60 SF | | 9 | STAIR 2 | | 134.67 SF | | 9 | | | | | | | | | | | | | |
| 10 | STAIR 1 & 3 | | 385.93 SF | | 10 | 1 MAINTENANCE | | 454.60 SF | | 10 | CORRIDOR | | 862.74 SF | | 10 | CORRIDOR | | 862.74 SF | | 10 | | | | | | | | | | | | | |
| 11 | LOBBY | | 498.24 SF | | 11 | 2 PARKING LEVEL 04 | | | | 11 | ELEVATOR 1 & 2 | | 99.82 SF | | 11 | ELEVATOR 1 & 2 | | 99.82 SF | | 11 | | | | | | | | | | | | | |
| 12 | TRASH 1 & 2 | | - | | 12 | 3 STAIR 1, 2 & 3 | | 405.32 SF | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | ELEVATOR 1 & 2 | | 99.82 SF | | 13 | 4 ELEVATOR 1 & 2 | | 99.82 SF | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | FIRE CONTROL | | 139.22 SF | | 14 | 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 |

| DATE | REVISION DESCRIPTION |
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SHEET TITLE: **AREA STATEMENT F.A.R.**
SHEET # **G-5**
OF **23**
DATE: 04/07/24
APPROVED BY: [Signature]
CHECKED BY: [Signature]
CADD NAME: [Name]

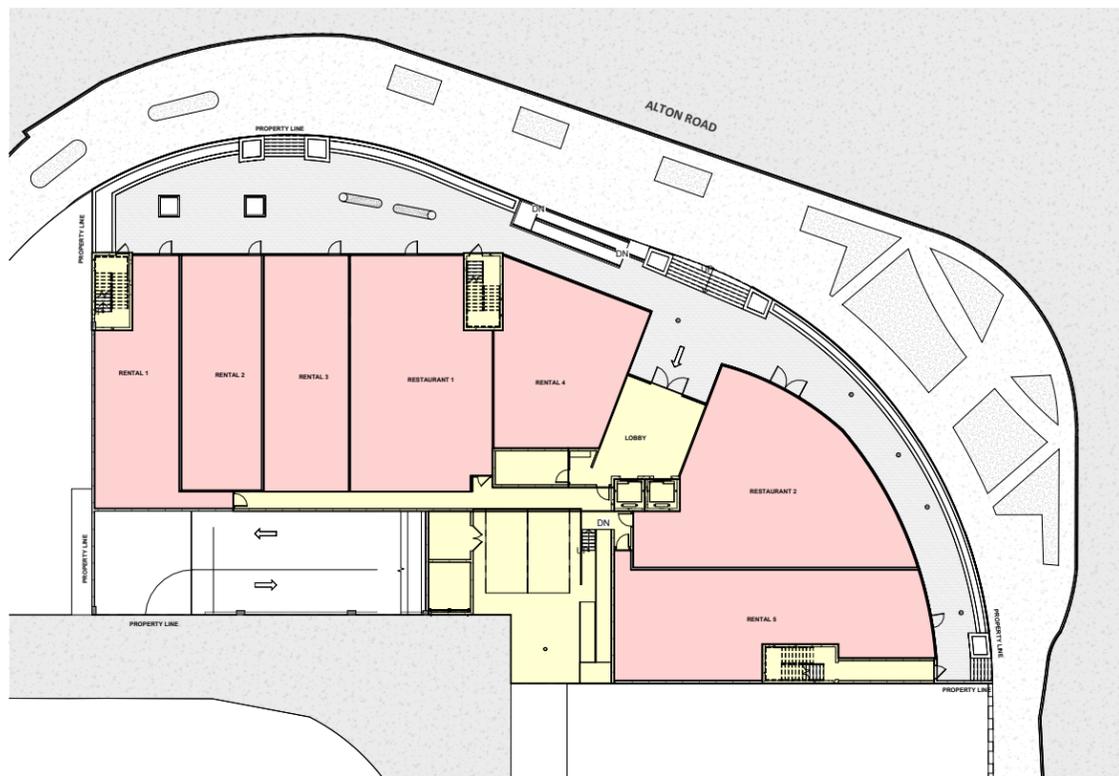
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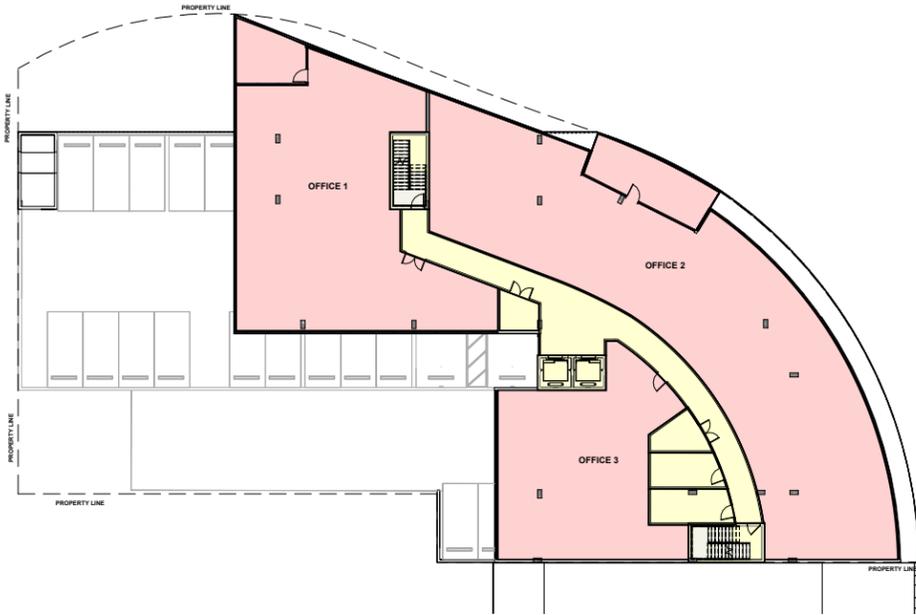
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DRB - FINAL SUBMITTAL



1 1ST RENTAL FLOOR PLAN RENTAL DIAGRAM TOTAL RENTAL AREA LEVEL 01 - 10,101.45 SF
SCALE: 1/16" = 1'-0"



2 5TH 6TH & 7TH FLOORS RENTAL DIAGRAM RENTAL AREA FOR INDIVIDUAL LEVEL 05, 06 & 07 - 9,428.98 SF
TOTAL RENTAL AREA FOR LEVEL 05 + 06 + 07 = 28,286.9 SF
SCALE: 1/16" = 1'-0"

| 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 | MAIN ELECTRICAL | | | | 2 | PARKING LEVEL 03 | | | | 2 | | | | | | 2 | STAIR 1 | | | | | 2 | 2ND LEVEL | 18252.54 SF | | | |
| 3 | RETAIL 3 | | | 1117.67 SF | 3 | PARKING LEVEL 02 | | | | 3 | STAIR 1 | | | | 3 | MEN'S TOILET | | 119.28 SF | | | 3 | STAIR 2 | | | | | 3 | 3RD LEVEL | 18252.54 SF | | | |
| 4 | RETAIL 4 | | | 1234.76 SF | 4 | STAIR 1 | | | | 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 | 5 | STAIR 2 | | | | 5 | STAIR 3 | | | | 5 | OFFICE 1 | | 2996.55 SF | | | 5 | 5TH LEVEL | 11785.23 SF | | | | 5 | 5TH LEVEL | 11785.23 SF | | | 9,428.98 SF |
| 6 | RESTAURANT 1 | | | 1762.99 SF | 6 | STAIR 3 | | | | 6 | ELEVATOR 1 & 2 | | | | 6 | OFFICE 2 | | 4725.2 SF | | | 6 | 6TH LEVEL | 11785.23 SF | | | | 6 | 6TH LEVEL | 11785.23 SF | | | 9,428.98 SF |
| 7 | RESTAURANT 2 | | | 2038.36 SF | 7 | ELEC VAULT TRANSFORMER | | | | 7 | OFFICE 3 | | | | 7 | OFFICE 3 | | 1707.23 SF | | | 7 | 7TH LEVEL | 11785.23 SF | | | | 7 | 7TH LEVEL | 11785.23 SF | | | 9,428.98 SF |
| 8 | STAIR 2 | | 171.49 SF | | 8 | PARKING RAMP | | | | 8 | STAIR 1 | | | | 8 | STAIR 1 | | 135.33 SF | | | 8 | ROOF LEVEL | | | | | 8 | ROOF LEVEL | | | | |
| 9 | CORRIDOR | | 473.17 SF | | 9 | ELEVATOR 1 & 2 | | | | 9 | STAIR 2 | | | | 9 | STAIR 2 | | 134.67 SF | | | | | | | | | | | | | | |
| 10 | STAIR 1 & 3 | | 485.12 SF | | 10 | PARKING LEVEL 04 | | | | 10 | CORRIDOR | | | | 10 | CORRIDOR | | 862.74 SF | | | | | | | | | | | | | | |
| 11 | LOBBY | | 524.26 SF | | 11 | ELEVATOR 1 & 2 | | | | 11 | ELEVATOR 1 & 2 | | | | 11 | ELEVATOR 1 & 2 | | 99.82 SF | | | | | | | | | | | | | | |
| 12 | TRASH 1 | | 3306.85 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | ELEVATOR 1 & 2 | | 120.19 SF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | |

DATE REVISION DESCRIPTION

DATE: 04/07/24
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

SHEET TITLE: **AREA STATEMENT RENTAL**
SHEET # **G-5.1**
OF TOTAL 23/10

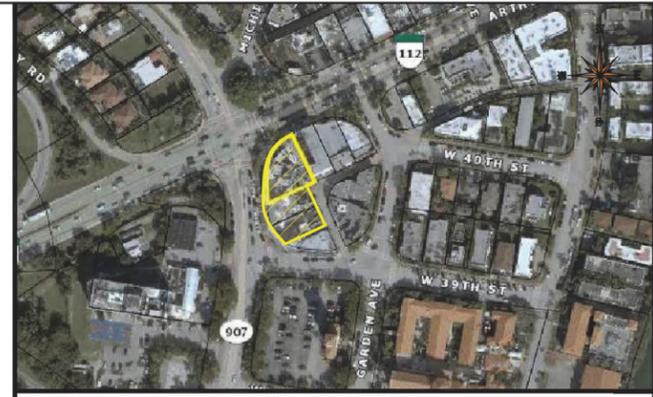
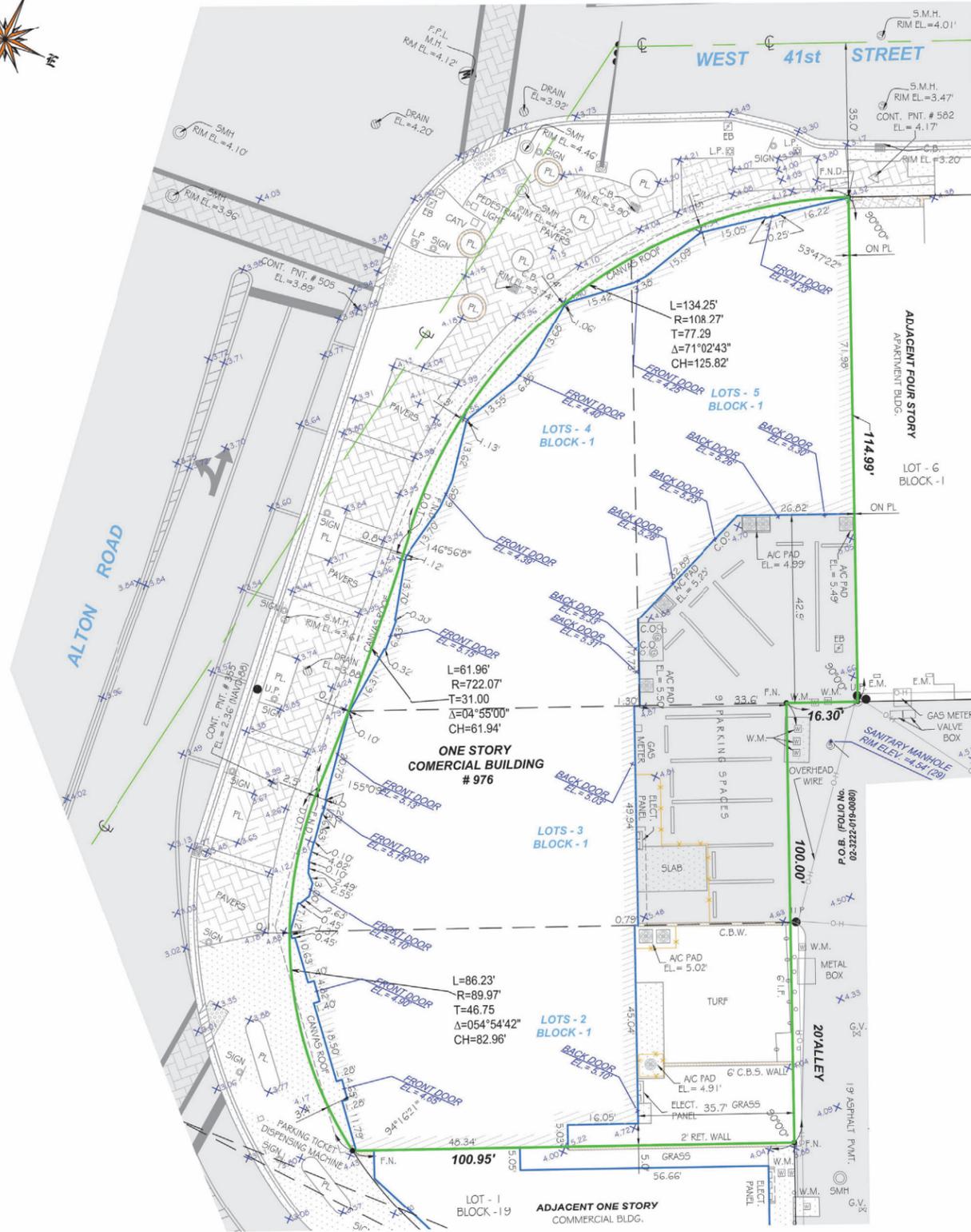
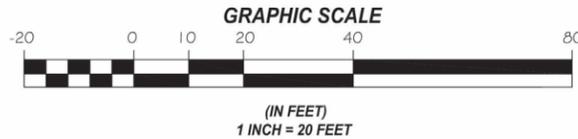


JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers
WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 252-0401



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
978 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 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: 01/12/2009
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 34-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.007, 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.: 6170 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).
REVISED ON: _____
REVISED ON: _____

ABBREVIATIONS

- A = ANCHOR EASEMENT
- A.C. = AIR CONDITIONER PAD
- A.E. = ALUMINUM ROOF
- A.S. = ALUMINUM SHED
- ASPH = ASPHALT
- B.C. = BLOCK CORNER
- B.L.D.G. = 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. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- CO. = 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 = DRIVE
- DRIVE = DRIVE
- DEG. = DEGREES
- EB. = ELECTRIC BOX
- E.T.P. = ELECTRIC TRANSFORMER PAD
- ELEV. = ELEVATION
- ENC. = 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 & ROD
- FT. = FEET
- F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
- F.N. = FOUND NAIL
- H. = HIGH OR (PUSH) IN
- IRREG. = IRREGULAR AND STRESS EASEMENT
- I.C.V. = IRRIGATION CONTROL VALVE
- IR. = IRON FENCE
- L.B. = LICENSED BUSINESS
- L.P. = LIGHT POLE
- L.F.E. = LOWEST FLOOR ELEVATION
- L.M.E. = LAKE MAINTENANCE EASEMENT
- MIN. = 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
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- # = NUMBER
- O.S. = OFFSET
- O.H. = OVERHEAD
- O.H.L. = OVERHEAD UTILITY LINES
- O.R.B. = OFFICIAL RECORDS BOOK
- Q.V.H. = OVERHAND
- P.V.M.T. = PAVEMENT
- PL. = PLASTER
- 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.A.R.C. = POINT OF REVERSE CURVATURE
- P.W.Y. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = PUMP PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- RE. = RECORD INSTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT OF WAY
- RAD. = RADIUS OR RADIAL
- RISE = RISE
- R.O.E. = ROOF OVERHANG EASEMENT
- SET. = SETBACK
- STY. = STORY
- SWK. = SIDEWALK
- S.U.P. = SET ROW PIPE
- S. = SOUTH
- S.P. = SCREENED PORCH
- S.V. = SEWER VALVE
- T. = TANGENT
- T.B. = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- T.W.P. = TOWNSHIP
- UTL. = 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
- W. = WORK
- U. = CENTERLINE
- Δ = DELTA

LEGEND

- O-H- = OVERHEAD UTILITY LINES
- X-X-X-X- = CONCRETE BLOCK WALL
- X-X-X-X- = CHAIN LINK FENCE
- O-O-O-O- = IRON FENCE
- W-W-W-W- = WOOD FENCE
- U-U-U-U- = UTILITY EASEMENT
- W-W-W-W- = LIMITED ACCESS RW
- W-W-W-W- = NON-VEHICULAR ACCESS RW
- X-X-X-X- = 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

GILLER & GILLER, Inc.
The Giller Building
978 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-9921
GCG207@AOL.COM

GILLER TOWER
MIAMI BEACH, FL
976 Arthur Godfrey Road

DRB FINAL SUBMITTAL

| | |
|------|----------------------|
| DATE | REVISION DESCRIPTION |
| | |

SURVEY

| | |
|-------------|----------|
| SHEET # | G-6 |
| ARCH/COMM # | 23110 |
| DATE | 03/17/24 |
| CHECKED BY | |
| APPROVED BY | |

SURVEY

| | |
|--------------------|------------|
| 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