



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



Digitally signed
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

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

<i>Elevation Location</i>	<i>NGVD</i>	<i>Ht. (Feet)</i>	<i>Bldg. Elevation</i>
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	
Stair roofs	97.75		88.75
		8.75	
Elevator Machine Room	106.5		97.5
BASE ELEVATION - 1ST FL	9		0'
MAX ALLOWED HEIGHT			75'
PROPOSED HEIGHT TO MAIN ROOF	89		80'

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,SCOOTER 1 SPACE PER 3 MOTORCYCLES ,ETC.

PARKING CALCULATIONS:

BICYCLE CALCULATIONS:

SHORT TERM				<u>REQUIRED</u>	<u>PROVIDED</u>
LONG TERM	2/5,000SF	46,960	SF	4	4
				19	21
				<u>23</u>	<u>25</u>

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:

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

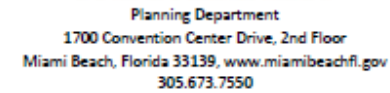
SHARED USE CALCULATION:

space	parking required	weekday				weekends					
		day %	day reqd.	evening %	evening reqd.	day %	day reqd.	evening %	evening reqd.	night %	night reqd.
OFFICE	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:

REQUIREMENTS:	NEEDS	PROVIDED
RETAIL & RESTAURANT @ 10,000 - 20,000SF:	2 SPACES	2
OFFICES @ 10,000-100,000SF	2 SPACES	2



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):		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 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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by Ira D Giller
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11:01:56 -04'00'



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The Giller Building

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ARCHITECTS INTERIOR DESIGNERS CO.

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

DRB FINAL SUBMITTAL

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PROJECT TITLE: ZONING ANALYSIS

SHEET #
G-3
OF TOTAL
ARCH COMM #
23110



Giller & Giller, Inc.
The Giller Group
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Miami Beach, Florida 33140
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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

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MIAMI BEACH, FL

976 Arthur Godfrey Road

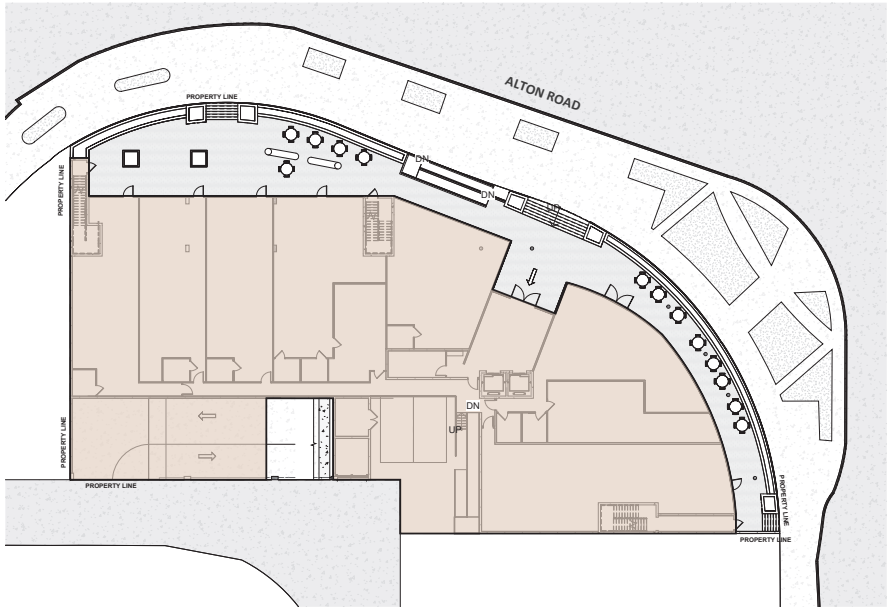
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DATE REVISION DESCRIPTION

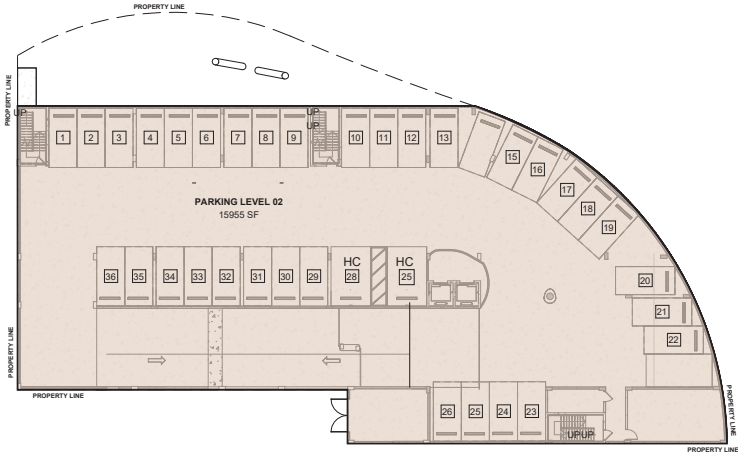
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G-4	4/7/24	--	--
ARCH COM #	AREA STATEMENT FLOOR PLATE		
23110	TOTAL		



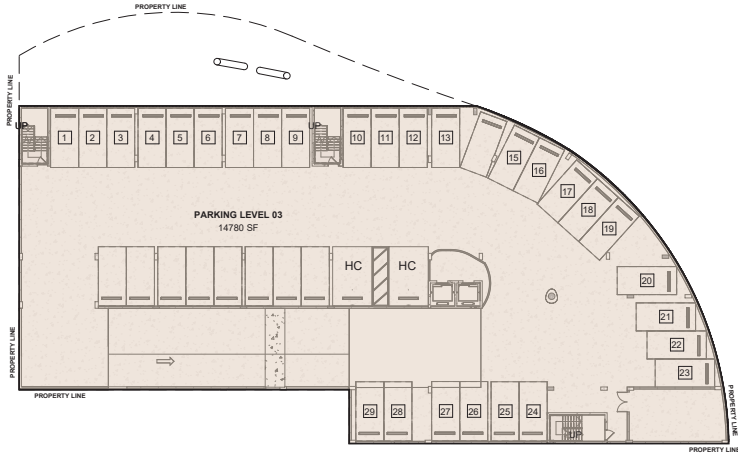
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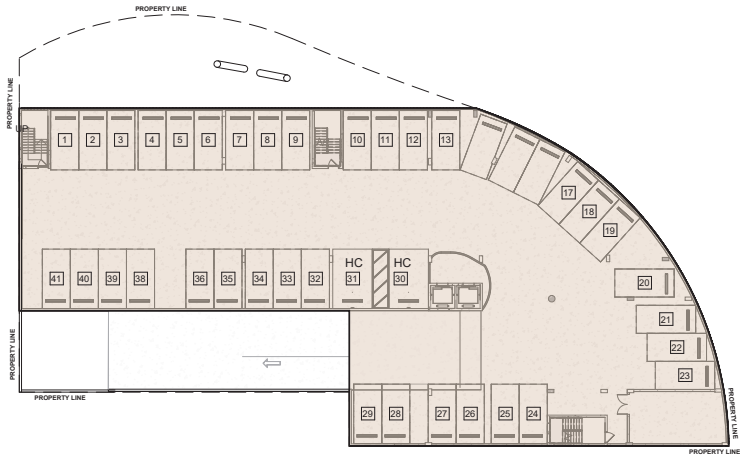
1 1ST FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 01 - 15426.03 SF
SCALE: 3/16" = 1'-0"



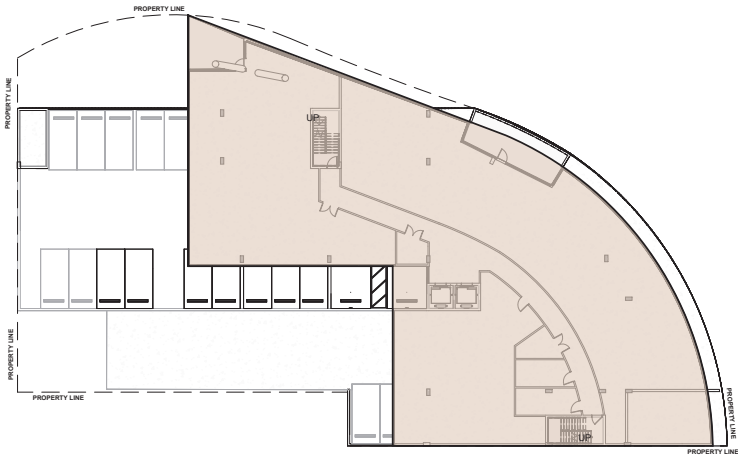
2 2ND FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 02 - 18252.54 SF
SCALE: 3/16" = 1'-0"



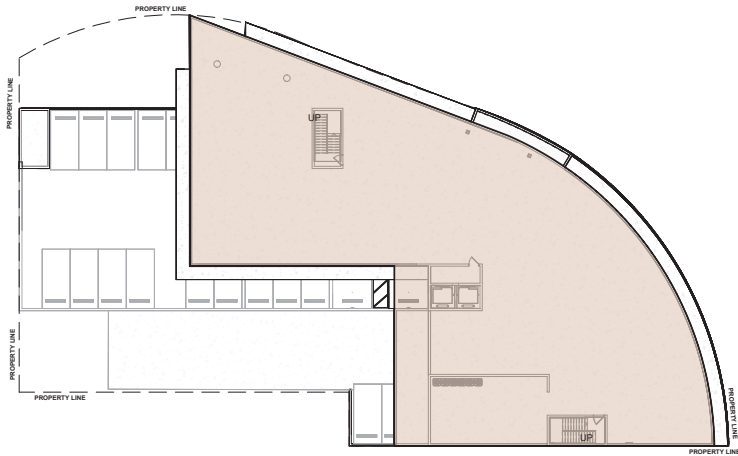
3 3RD FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE LEVEL 03 - 18252.54 SF
SCALE: 3/16" = 1'-0"



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



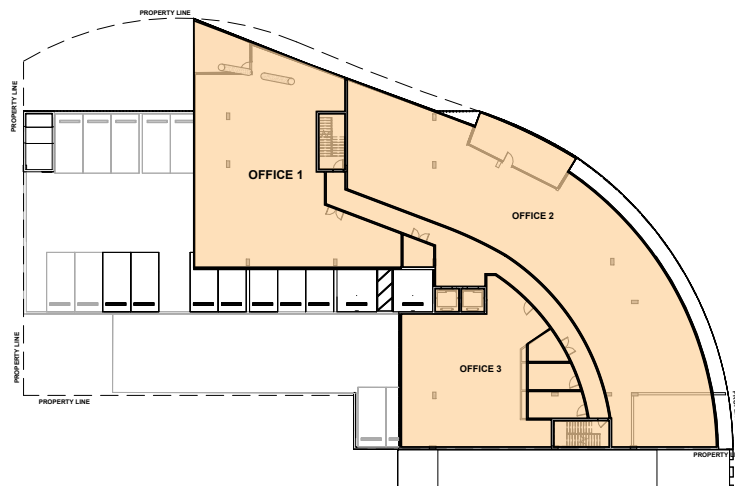
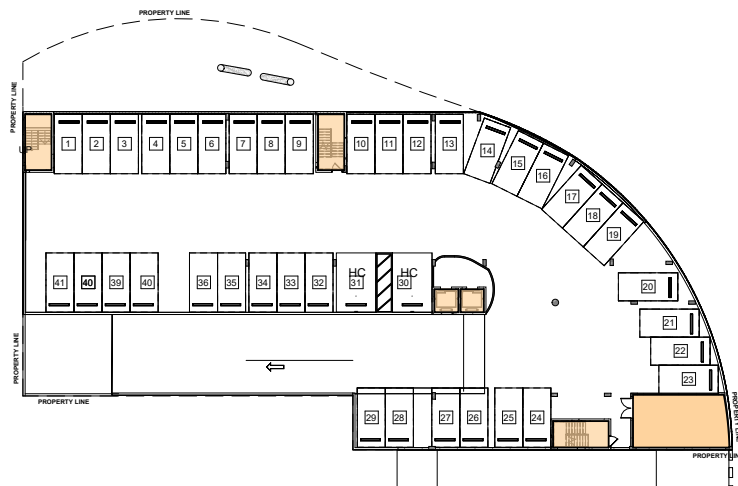
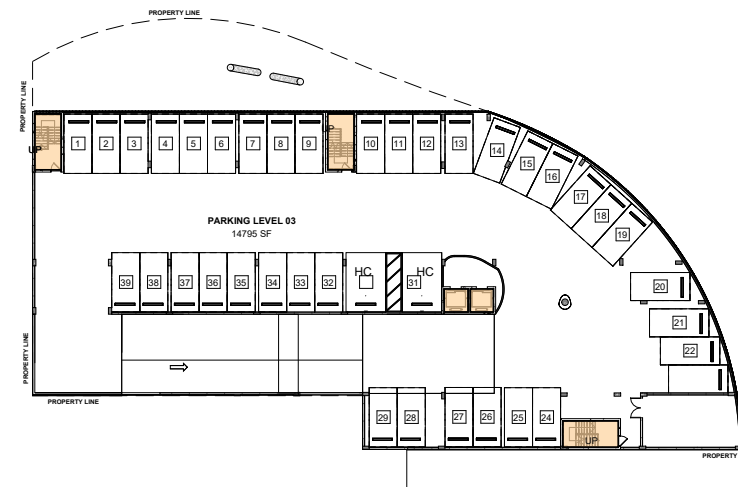
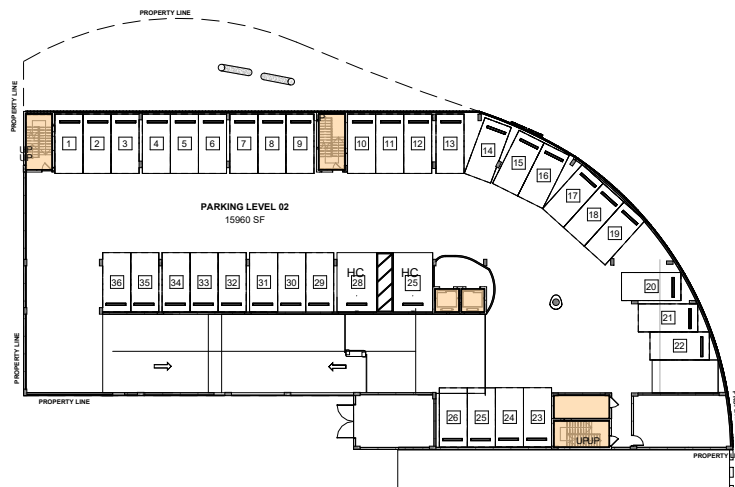
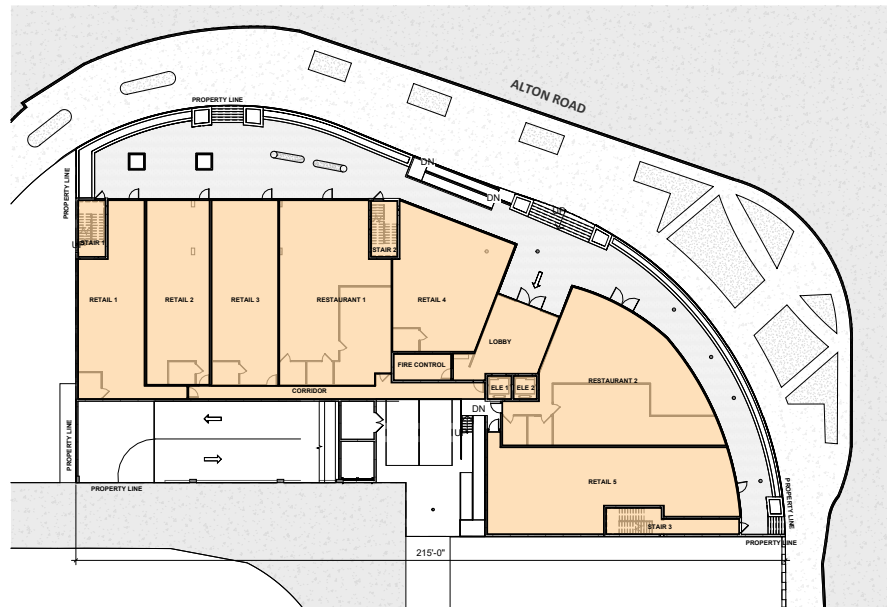
5 5TH 6TH & 7TH FLOOR PLATE DIAGRAM FLOOR PLATE AREA FOR EACH LEVEL 05, 06 & 07 - 11661.61 SF
TOTAL FLOOR PLATE AREA FOR LEVEL 05 + 06 + 07 = 34984.83 SF
SCALE: 3/16" = 1'-0"



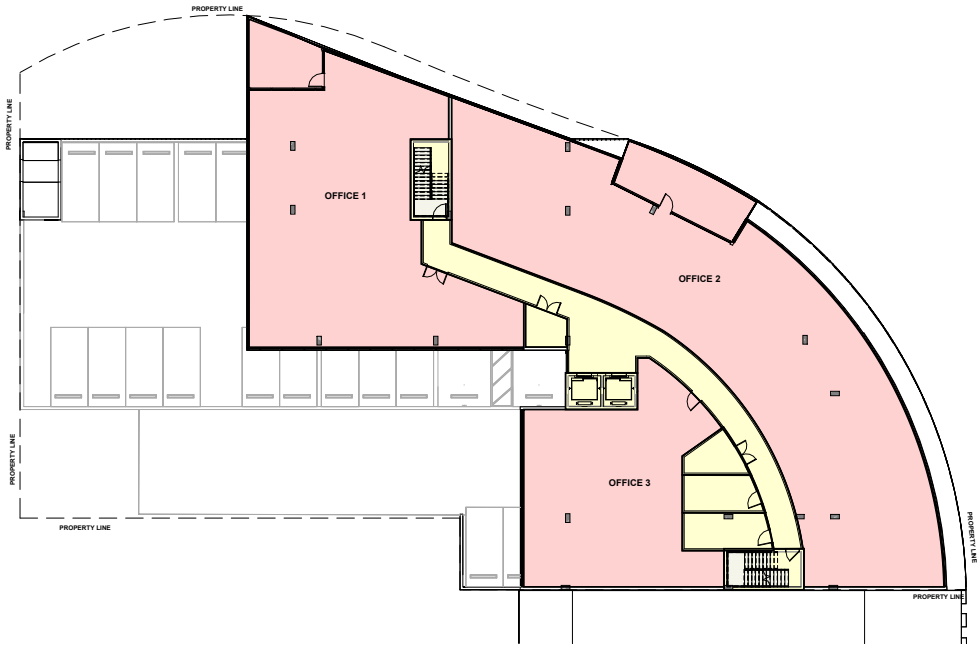
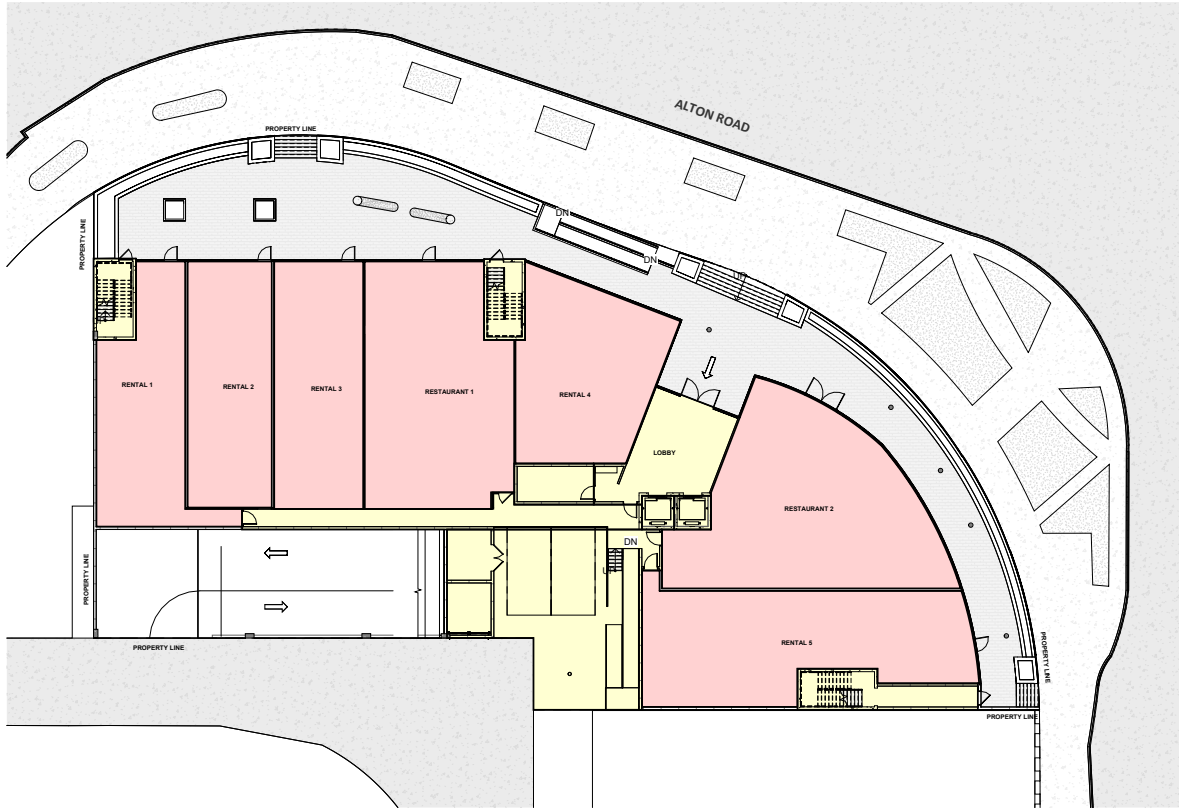
6 ROOF FLOOR PLATE DIAGRAM TOTAL FLOOR PLATE ROOF LEVEL - 11661.61 SF
SCALE: 3/16" = 1'-0"

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	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	



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		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			11029.71 SF		TOTAL CALCULATIONS						TOTAL CALCULATIONS		103,006.79 SF	46,983.98 SF	



1 1ST RENTAL FLOOR PLAN RENTAL DIAGRAM

TOTAL RENTAL AREA LEVEL 01 - 10,101.45 SF

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

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					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



Digitally signed by Ira D Giller
Date: 2024.04.06 11:03:34 -04'00'

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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

MIAMI BEACH, FL

976 Arthur Godfrey Road

DRB - FINAL SUBMITTAL

DATE REVISION DESCRIPTION

SHEET TITLE: AREA STATEMENT RENTAL

SHEET # G-5.1

ARCHITECT COMM # 23110

DATE: 24/07/24

CHECKED BY: - - -

APPROVED BY: - - -

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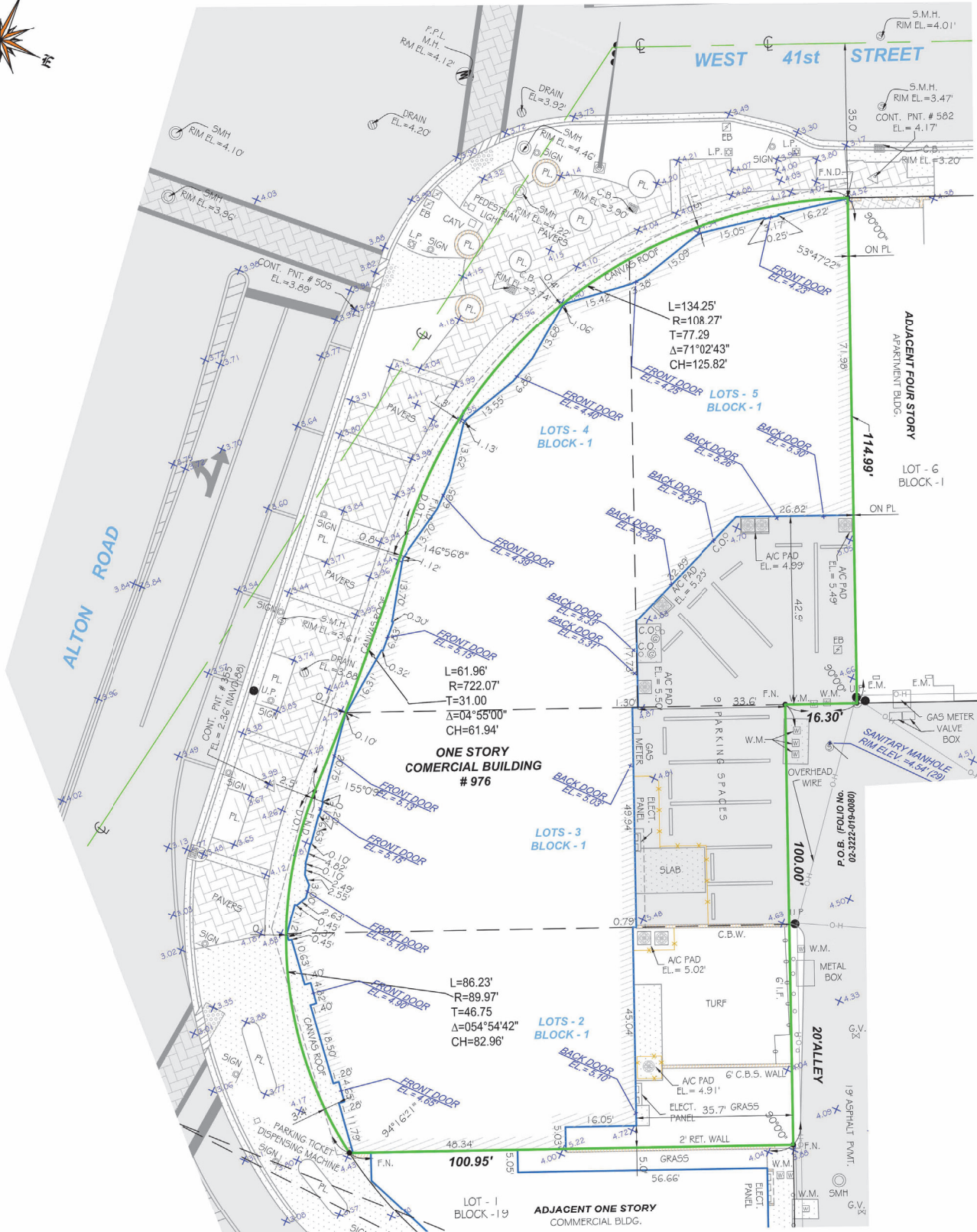
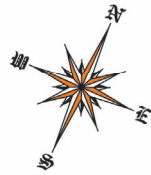
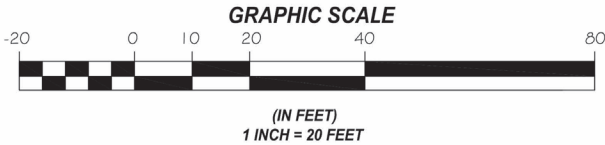
JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers

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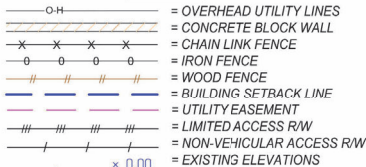
MAP OF BOUNDARY SURVEY



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
B.L.D. = 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
C.L.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE POND
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE. = DRIVEWAY
ELEV. = ELEVATION
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 & DOWEL
FT. = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH OR PRESENT
H.E.B. = HIGH ELEVATION BENCH MARK
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
L.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
N.G.D. = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
= NO. / NUMBER
O.S. = OFFSET
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.H. = OVERHANG
P.A.V. = PAVEMENT
P.L. = PLASTER
P.L. = PROPERTY LINE
P.C. = POINT OF 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
P.W. = PARKWAY
P.R.M. = PERMANENT REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P. = POWER POLE
P.U.E. = PUBLIC UTILITY EASEMENT
R. = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE
R.O.W. = RIGHT OF WAY
RAD. = RADIUS OR RADIAL
RSE. = RANGE
R.O.E. = ROOF OVERHANG EASEMENT
S.P. = SET POINT
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.M.P. = TOWNSHIP
U.T.L. = 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. = MONUMENT LINE
C. = CENTER LINE
Δ = DELTA

LEGEND



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 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 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.
- 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 54-17, 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
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: _____

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
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 536-6004 FAX: (305) 536-6021
ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

GILLER TOWER

DRB FINAL SUBMITTAL

DATE REVISION DESCRIPTION

SHEET # G-6 TOTAL 23110

SURVEY

DATE: 03/17/24 CHECKED BY: APPROVED BY: CAD ID NAME