

DEN ADDITION TO FINGLASS RESIDENCE

6001 NORTH BAY ROAD
MIAMI BEACH, FL

BOA VARIANCE
FEBRUARY 14, 2017
Commission #16101

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CAP FINAL SUBMITTAL

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LEGAL DESCRIPTION FOLIO #02-3215-003-0460

LOT 11, BLOCK 2, OF LA GORCE GOLF SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF THE AFORESAID LOT 11:
COMMENCE AT A POINT ON THE NORTHWESTERLY LINE OF LOT 11, BLOCK 2, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING 18.40 FEET IN A SOUTHWESTERLY DIRECTION FROM THE NORTHERLY CORNER OF SAID LOT 11; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWESTERLY LINE OF LOT 11 FOR A DISTANCE OF 18.40 FEET TO SAID NORTHERLY CORNER OF LOT 11; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 125.00 FEET TO THE EASTERLY CORNER OF SAID LOT 11; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 16.70 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 125.02 FEET BACK TO THE POINT OF BEGINNING.

SCOPE OF WORK

MAIN SCOPE OF WORK: NEW DEN ADDITION TO EXISTING RESIDENCE

WORK INCLUDES

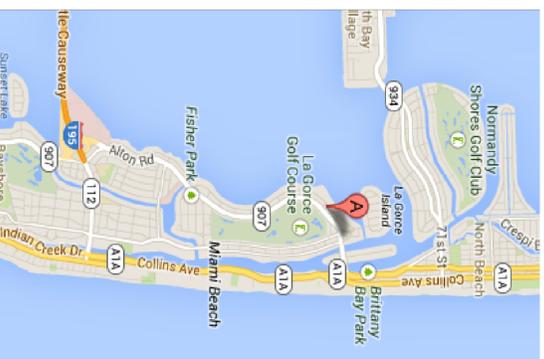
REMOVE EXISTING PORTION OF EXTERIOR PLANTER, EXISTING SLIDING GLASS DOORS, EXISTING WINDOW @ SOUTH, AND A PORTION OF EXISTING G/M/J/STUCCO EXTERIOR WALL, MISC LANDSCAPING TO COMPLETE THE WORK; **REMOVE EXIST REAR POOL, DECK PAVERS TO MEET DECK SETBACK REQUIREMENTS, RELOCATE EXIST POOL EQUIPMENT**

INTERIOR:

NEW G/WB FURRED WALLS & CEILING, TILE FINISH AT NEW HALF BATH, FLOORING TO MATCH EXISTING ADJACENT WOOD FINISH
NEW TOILET & SINK TO BE TIED TO EXISTING PLUMBING SUPPLY & WASTE LINES
THE NEW OUTLETS TO SPARE CIRCUITS IN EXISTING PANEL
MINI-SPLIT SYSTEM
STUCCO AND PAINT TO MATCH EXISTING ADJACENT FINISHES
AUGER PILES, REINFORCED MASONRY, STEEL COLUMNS, WOOD FLOOR AND CEILING/ROOF JOISTS

MECHANICAL: ELECTRICAL: PLUMBING: STRUCTURAL:

PROJECT LOCATION



FLOOD ZONE CRITERIA:

FLOOD ZONE = AE
BASE FLOOD ELEVATION = +8.00' NGVD, EXIST HABITABLE 1ST FL ELEV = +8.23 NGVD, SEE ATTACHED ELEVATION CERTIFICATE
NOTE: NEW ADDITION SHALL MEET EXISTING FINISH FLOOR ELEVATION

OCCUPANCY TYPE:

R-3, EXISTING RESIDENTIAL, NO CHANGE OF USE

SHEET #	SHEET TITLE:			
G-1	INDEX, NOTES, LOCATION MAP			
OF TOTAL	DATE:	CHECKED BY:	APPROVED BY:	CAD ID NAME:
16101	1/31/17	-	-	-

DATE	REVISION DESCRIPTION
1 2/14/17	BOA COMMENTS

FINGLASS RESIDENCE
DEN ADDITION

6001 NORTH BAY ROAD MIAMI BEACH, FL

Giller & Giller, Inc.

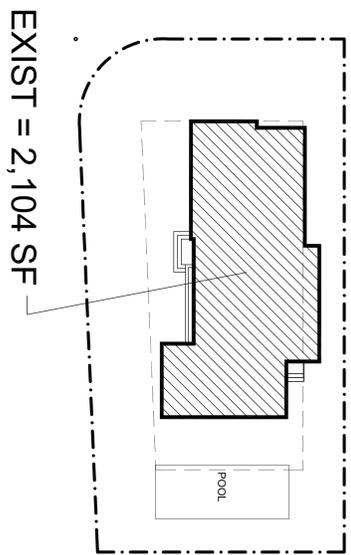
The Giller Building
975 Arthur Godfrey Road
Miami Beach, Florida 33140
(305) 538-6224 FAX (305) 538-5921
Giller@G&G.COM
Reg #AA C001264

ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

CAP FINAL SUBMITTAL - BOA VARIANCE

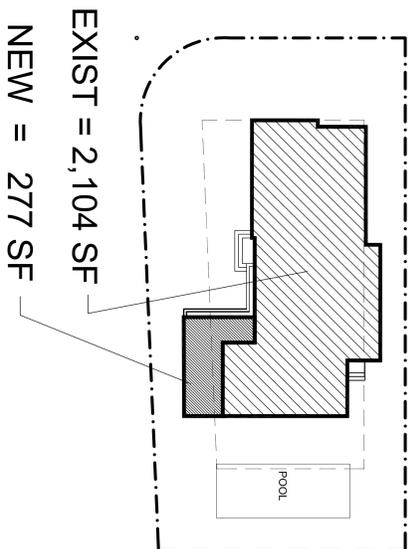
ZONING DIAGRAMS SCALE: 1" = 16'-0"

LOT COVERAGE - EXISTING



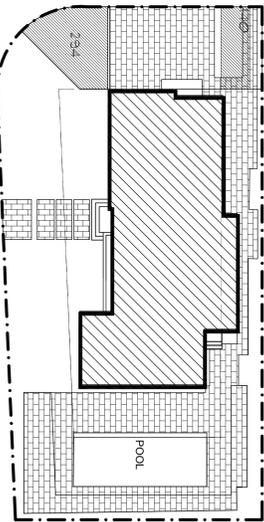
LOT SIZE = 7,704 SF
EXISTING SF = 2,104 SF (27.3%)

LOT COVERAGE - PROPOSED



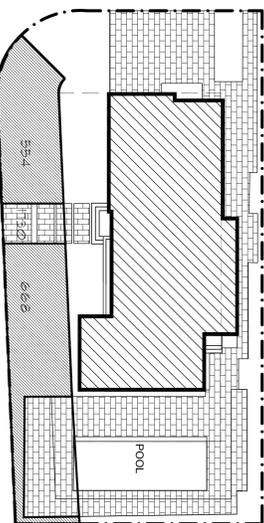
LOT SIZE = 7,704 SF
EXISTING SF = 2,104 SF (27.3%)
NEW SF = 277 SF (3.6%)
TOTAL = 2,381 SF (30.09%)
ALLOWED SF = 2,311 SF (30.0%)
VARIANCE #3 REQUIRED = 70 SF (0.09%)

OPEN SPACE
EXISTING - FRONT YARD



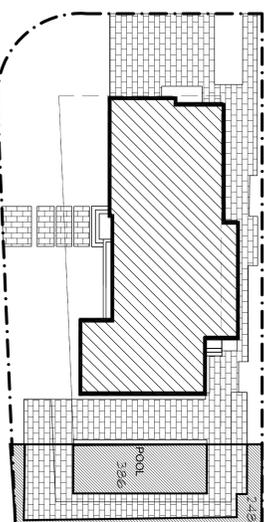
FRONT YARD:
50% OF 1,043 SF = 522 SF REQUIRED
434 SF PROVIDED (41.6%)
PROPOSED - FRONT YARD

EXISTING - SIDE YARD

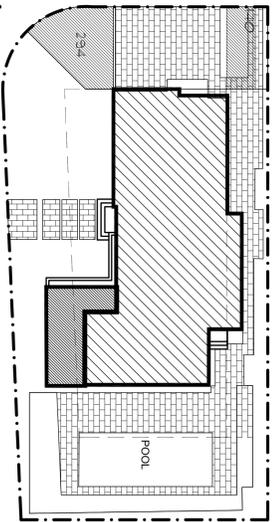


SIDE YARD:
50% OF 1,730 SF = 865 SF REQUIRED
1,222 SF PROVIDED (70.63%)
PROPOSED - SIDE YARD

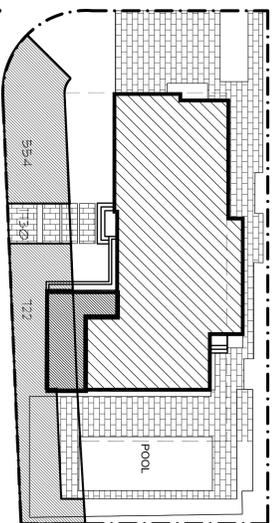
EXISTING - REAR YARD



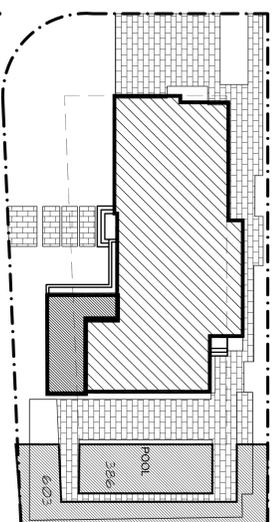
REAR YARD:
70% OF 1,205 SF = 844 SF REQUIRED
634 SF PROVIDED (52.6%)
PROPOSED - REAR YARD



REQ'D FRONT YARD = 20' X +/- 65'-2.3/8" = 1,043 SF
50% OF 1,043 = 522 SF REQUIRED
434 SF PROVIDED (41.6%)
NO VARIANCE REQUIRED, PREVIOUSLY PERMITTED

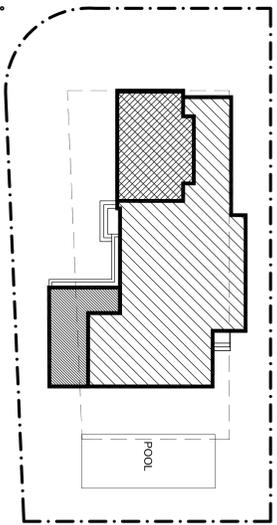


REQ'D STREET SIDE YARD = 15' X +/- 124'-9.3/4" = 1,730 SF
50% OF 1,730 = 865 SF REQUIRED
1,276 SF PROVIDED (73.75%) - OK!
NO VARIANCE REQUIRED



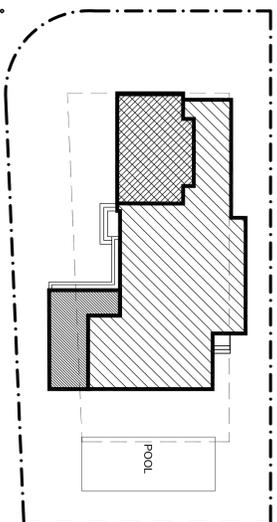
REQ'D REAR YARD = 20' X +/- 59'-10.3/4" = 1,205 SF
70% OF 1,205 = 844 SF REQUIRED
989 SF PROVIDED (82.07%)
NO VARIANCE REQUIRED

UNIT SIZE - EXISTING



EXISTING 1ST FLOOR = 2,104 SF
EXISTING 2ND FLOOR = 425 SF
TOTAL EXISTING = 2,529 SF (32.8%)

UNIT SIZE - PROPOSED



EXISTING 1ST FLOOR = 2,104 SF
EXISTING 2ND FLOOR = 425 SF
TOTAL EXISTING = 2,529 SF (32.8%)
PROPOSED 1ST FLOOR = 277 SF
TOTAL PROPOSED = 2,806 SF (36.4%)
MAX ALLOWED:
7,704 X 50% = 3,852 SF - OK!

CAP FINAL SUBMITTAL - BOA VARIANCE

SHEET # **G-1a** OF TOTAL
SHEET TITLE: **INDEX, NOTES, LOCATION MAP**
ARCH COMM # 16101
DATE: 1/31/17
CHECKED BY: [Signature]
APPROVED BY: [Signature]
CAD ID NAME: [Name]

DATE	REVISION DESCRIPTION
1 2/14/17	BOA COMMENTS

AR0000960 AR0013611
Ray D. Giller Steve G. Bernard
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FINGLASS RESIDENCE
DEN ADDITION
6001 NORTH BAY ROAD MIAMI BEACH, FL

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ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

ZONING ANALYSIS

PROPERTY INFORMATION:		ADDRESS: 6001 NORTH BAY ROAD, MIAMI BEACH FL 33140	
YEAR BUILT: 1951		LOT SIZE: 7,704 SQ. FT.	
FOLIO NUMBER: 02-3215-003-0460		LEGAL DESCRIPTION: 10-11-22 53 42 LA GORCE GOLF SUB PB 14-43 BEG 18.4FT SW NE COR LOT 11 SE1/25 FT SW60FT NW125.02FT NEB3.4FT POB BEING PT LOT 11 BLK 2	
EXISTING ZONING CLASSIFICATION		RS-4	
LAND USE / PROPERTY CLASSIFICATION		SINGLE FAMILY RESIDENCE	
CONSTRUCTION TYPE		SINGLE FAMILY RESIDENCE	
FLOOD INFORMATION		ZONE: AE BASE ELEV: 8'-0"	
AREAS (Sec. 142-105 (b)(1))		ALLOWED/REQUIRED	EXISTING
LOT AREA	7,704	MIN. 6,000 SF	7,704
LOT WIDTH	59'-10.3/4" @ 65'-2.5/8"	MIN. 50 FT	8'-65'-2.5/8"
LOT COVERAGE (2-STORY HOME) (NOT INCLUDING GARAGE)	MAX. 30% OF 7,704 = 2,311 SF		2,529 SF
BUILDING HEIGHT (SLOPED ROOF)	MAX. 27 FT		21.04 SF
STORIES (Sec. 142-105 (b)(2))	2	ALLOWED/REQUIRED	2
MAXIMUM NUMBER OF STORIES	2		2
UNIT SIZE (Sec. 142-105 (b)(4))		ALLOWED/REQUIRED	EXISTING
a. TOTAL UNIT SIZE	2,529 SF	MIN. 1,800 SF	2,529 SF
b. MAX UNIT SIZE (EXIST 1ST-2,104 SF, EXIST 2ND- 425 SF)	50% OF LOT SIZE 7,704 (3,852 SF)		2,806 SF (36.4%)
c. DISCOUNTS (UNCOVERED STEPS, TERRACES, PORCHES, GARAGE)	N/A		2,806 SF (36.4%)
d. SECOND FLOOR VOLUME (MAX. 70% OF FIRST FLOOR - BY SQUARE FEET)	MAX 70% OF 2,104 SF = 1,472.8 SF		N/A
e. SECOND FLOOR VOLUME (MAX. 70% OF 12 H. FIRST FLOOR - BY VOLUME)	MAX 70% OF 33,024 CF = 23,116 CF		N/A
f. N/A (NONCONFORMING STRUCTURES)	N/A		N/A
g. N/A (NONCONFORMING STRUCTURES)	N/A		N/A
LOT COVERAGE (BUILDING FOOTPRINT) (Sec. 142-105 (b)(5))		ALLOWED/REQUIRED	EXISTING
a. N/A (AGGREGATED LOTS)	N/A		N/A
b. LOT COVERAGE (INCLUDING GARAGE & COVERED PORCH)	MAX. 30% OF 7,704 = 2,311 SF		2,104 SF
c. N/A (CALCULATING LOT COVERAGE)	N/A		N/A
d. GARAGE DISCOUNT	MAX. 500 SF		N/A
e. N/A (NONCONFORMING STRUCTURES)	N/A		N/A
f. DEMOLITION OF ARCHITECTURALLY SIGNIFICANT SINGLE-FAMILY HOMES (SECTION 142-108)	N/A		N/A
ROOF DECKS (Sec. 142-105 (b)(6))		ALLOWED/REQUIRED	EXISTING
a. N/A	N/A		N/A
HEIGHT EXCEPTIONS (Sec. 142-105 (b)(7))		ALLOWED/REQUIRED	EXISTING
1. N/A (CHIMNEYS AND AIR VENTS)	MAX. 5'		N/A
2. N/A (DECORATIVE STRUCTURES)	MAX. 20% SF OF FLOOR BELOW		N/A
3. N/A (RADIO AND TELEVISION ANTENNAS)	MAX. 42'		N/A
4. N/A (PARAPET WALLS)	MAX. 12'		N/A
5. N/A (ROOFTOP CURBS)	AS CLOSE TO CENTER AS POSS.		N/A
6. N/A (ELEVATOR BULKHEADS)	MAX. 5' ABOVE ROOFLINE		N/A
7. N/A (SKYLIGHTS)	MAX. 5' ABOVE ROOFLINE		N/A
8. N/A (AIR CONDITIONING & MECHANICAL EQUIPMENT)	MAX. 10' ABOVE ROOFLINE		N/A
9. N/A (WIND TURBINES)	MAX. 10' ABOVE ROOFLINE		N/A
EXTERIOR BUILDING & LOT STANDARDS (Sec. 142-105 (b)(8))		ALLOWED/REQUIRED	EXISTING
a. EXTERIOR BARS	NOT ALLOWED		NOT PROVIDED
b. ADJUSTED GRADE	elev of yard < 1/2 (grade-base flood elevation)		COMPLIES
SETBACKS (Sec. 142-106)		ALLOWED/REQUIRED	EXISTING
(1) FRONT YARDS:	MIN 20'-0"		20'-0"
a. 1ST FLOOR	MIN 20'-0"		20'-0"
b. 2ND FLOOR	MIN 30'-0"		20'-0"
c. N/A (50% OF 2ND FLOOR MAY ENCRoACH TO SETBACK LINE)			
d. REQUIRED FRONT YARD AREA SHALL BE SODDED OR LANDSCAPED	MIN. 50% OF 1,043 = 522 SF REQD		434 SF, 41.6%
e. PAVING MAY NOT EXTEND ANY CLOSER THAN 5' TO BUILDING	MIN. 5'-0"		434 SF, 41.6%
(2) SIDE YARDS:			
a. SUM OF SIDES: 25% OF LOT WIDTH	AVG 62.6' X 25% = MIN 15.65'		5.91' + 16.98' = 22.89'
b. SIDE FACING STREET: 10% OR 15' OF LOT WIDTH, WHICHEVER GREATER	AVG 62.5' X 10% = MIN 6.25'; THEREFORE 15'		16.98'
c. INTERIOR SIDE YARDS: 10% OF WIDTH OR 7'-6", WHICHEVER GREATER	AVG 62.5' X 10% = MIN 6.25'; THEREFORE 7.5'		7.5'
d. 2-STORY SIDE ELEVATIONS PARALLEL TO SIDE PROPERTY LINE:	AVG 62.5' X 50% = MAX 31.25'		5.91' (NO WORK)
e. SHALL NOT EXCEED 50% OR 60 FT, WHICHEVER IS LESS			50'-0" (NO WORK)
f. N/A (NONCONFORMING YARDS)			N/A
(3) REAR YARDS:			
a. REQUIRED REAR YARD AREA SHALL BE SODDED OR LANDSCAPED	15% OF 125' = 18.75'; 20' MIN., 50' MAX.		32.79'
b. MIN. 70% OF 1,205 = 844 SF			248+384 = 634 SF, 52.6%
SETBACKS (Sec. 142-113)		ALLOWED/REQUIRED	EXISTING
(1) REAR YARD WATERS EDGE	7'-6" MIN		10'-0"
(2) SIDE YARD WATERS EDGE	9'-0" MIN		9'-4"
(3) SIDE YARD FACING A STREET WATERS EDGE	10'-0" MIN		16'-6"
(4) REAR YARD DECK	6'-0" MIN		2'-5"
(5) SIDE YARD DECK	7'-6" MIN		7'-6"
(6) SIDE YARD FACING A STREET DECK	10'-0" MIN		2'-4"

NOTES:
1. VARIANCE FOR FRONT YARD OPEN SPACE IS DUE TO PRIOR OWNER PERMITTED WORK NOT BEING IN CURRENT COMPLIANCE, APPROVED BY STAFF TO REMAIN

MIAMI BEACH ZONING DATA SHEET

MIAMI BEACH
 Planning Department, 1700 Convention Center Drive
 Miami Beach, Florida 33139, www.miamibeachfl.gov
 305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information	Required	Existing	Proposed	Deficiencies
1	Address: 6001 NORTH BAY ROAD, MIAMI BEACH FL 33140	27 FT MAX	19'-0"	19'-0"	NONE
2	Folio number(s): 02-3215-003-0460				NONE
3	Board and file numbers:				NONE
4	Year built: 1951				NONE
5	Base Flood Elevation: 8.0' NGVD				NONE
6	Adjusted grade (Flood+Grade/2):				NONE
7	Lot Area: 7,704 SF				NONE
8	Lot width: 59'-10.3/4" @ 65'-2.5/8"				NONE
9	Max Lot Coverage SF and %: 2,311 SF, 30%				NONE
10	Existing Lot Coverage SF and %: 2,104 SF, 27.3%				NONE
11	Front Yard Open Space SF and %: 434 SF, 41.6%				NONE
12	Max Unit Size SF and %: 3,852 SF, 50%				NONE
13	Existing First Floor Unit Size: 2,104 SF				NONE
14	Existing Second Floor Unit Size				NONE
15	425 SF				NONE
16					NONE

17	Height:	Required	Existing	Proposed	Deficiencies
18	Setbacks:	27 FT MAX	19'-0"	19'-0"	NONE
19	Front First level:	20' MIN	20'	20'	NONE
20	Front Second level:	30' MIN	20'	20'	NONE
21	Side 1:	7.5' MIN	5.91'	5.91'	NONE
22	Side 2 or (facing street):	15' MIN	16.98'	7'-6"	7'-6" VARIANCE #1
23	Rear:	20' MIN	32.79'	32.79'	NONE
24	Accessory Structure Side 1:	N/A			
25	Accessory Structure Side 2 or (facing street):	N/A			
26	Accessory Structure Rear:	N/A			
27	Sum of Side yard:	15.625'	22.89'	13.41'	2.24' VARIANCE #2
28	Located within a Local Historic District?				NONE
29	Designated as an Individual Historic Single Family Residence Site?				NONE
30	Determined to be Architecturally Significant?				NONE
31	Required	Existing	Proposed	Deficiencies	
30	Rear Yard Pool Deck Setback	6'-0" MIN	2'-5"	6'-0"	NONE
31	Side Yard Pool Deck Setback	7'-6" MIN	3'-0"	7'-6"	NONE
32	Street Side Yard Pool Deck Setback	10'-0" MIN	2'-4"	10'-0"	NONE

CAP FINAL SUBMITTAL - BOA VARIANCE

Surveyor's Legend

	PROPERTY LINE		FOUND IRON PIPE / PLAT		BEARING REFERENCE		TELEPHONE FACILITIES
	STRUCTURE		FOUND IRON NAIL OR NAIL		CENTRAL ANGLE OR DELTA		UTILITY POLE
	CONC. BLOCK WALL		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		EULB. ELECTRIC UTILITY BOX
	X-X-CHAIN-LINK FENCE OR WIRE FENCE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		SER. SERPIC TANK
	WOOD FENCE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		D.F. DRAINFIELD
	IRON FENCE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		A/C AIR CONDITIONER
	EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		S/W SIDEWALK
	CENTER LINE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		DWT DRIVEWAY
	WOOD DECK		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		SCR SCREEN
	CONCRETE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		GAR GARAGE
	ASPHALT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		ENCL. ENCLOSURE
	BRICK / TILE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		WELL
	WATER		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		M.I.S. NOT TO SCALE
	APPROXIMATE EDGE OF WATER		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		F.F. FINISHED FLOOR
	COVERED AREA		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		T.O.B. TOP OF BANK
	TREE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		E.O.W. EDGE OF WATER
	POWER POLE		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		E.O.P. EDGE OF PAVEMENT
	CATCH BASIN		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		C.V.G. CONCRETE VALLEY CUTTER
	COUNTY UTILITY EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		B.S.L. BUILDING SETBACK LINE
	HOUSES / EGRESS EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		S.T.L. SURVEY TIE LINE
	UTILITY EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		R/W RIGHT-OF-WAY
	UTILITY EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		P.U.E. PUBLIC UTILITY EASEMENT
	UTILITY EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		C.M.E. CANAL MAINTENANCE EASEMENT
	UTILITY EASEMENT		FOUND IRON PIPE / PLAT		RADIUS OR RADIAL		A.E. ANCHOR EASEMENT

Property Address:

6001 N. Bay Road
Miami Beach, FLORIDA 33140

Flood Information:

Community Number: 120651
Panel Number: 12086C0309L
Suffix: L
Date of Firm Index: 09/11/2009
Flood Zone: AE
Base Flood Elevation: 8
Date of Field Work: 01/30/2017
Date of Completion: 01/31/2017

Legal Description:

LOT 11, BLOCK 2 OF LA GORCE GOLF SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING PORTION OF THE AFORESAID LOT 11: COMMENCE AT A POINT ON THE NORTHWESTERLY LINE OF LOT 11, BLOCK 2, LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF FILED IN PLAT BOOK 14, PAGE 43 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT BEING 18.40 FEET IN A SOUTHWESTERLY DIRECTION FROM THE NORTHERLY CORNER OF SAID LOT 11; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG SAID NORTHWESTERLY LINE OF LOT 11 FOR A DISTANCE OF 18.40 FEET TO SAID NORTHERLY CORNER OF LOT 11; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHWESTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 125.00 FEET TO THE EASTERLY CORNER OF SAID LOT 11; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTHWESTERLY LINE OF SAID LOT 11 FOR A DISTANCE OF 16.70 FEET TO A POINT; THENCE RUN IN A NORTHWESTERLY DIRECTION FOR A DISTANCE OF 125.02 FEET BACK TO THE POINT OF BEGINNING.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper. Select ALL for Print Range, and the # of copies you would like to print out. Under the "Page Scaling" please make sure you have selected "None". Do not check the "Auto-rotate and Center" box. Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Steve Bernard, Giller & Giller Architects
Self

Its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:
This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by —
EFFRAIN LOPEZ, dated 01/31/2017 bearing Job # B-24340.
a. FANERS, FENCE AND POOL PUMP ENCROACH INTO EASEMENT ALONG REAR LOT LINE.

M.E. Land Surveying, Inc.
10665 SW 190th Street, Suite 3110 Miami, FL 33157
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Survey #B-24340 Client File #:
Page 2 of 2 Not valid without all pages



FINGLASS RESIDENCE
DEN ADDITION

6001 NORTH BAY ROAD MIAMI BEACH, FL

Giller & Giller, Inc.

The Giller Building
475 Airline Highway Road
Miami Beach, Florida 33140
(305) 538-6224 FAX (305) 538-5921
GILLER@GILLER.COM
Reg #AA C001264



ARCHITECTS INTERIOR DESIGNERS CONSTRUCTION MANAGERS

SHEET #	SHEET TITLE:	DATE	REVISION DESCRIPTION
G-4	SURVEY (2 OF 3)		
OF TOTAL			
ARCH COMM #	DATE:	CHECKED BY:	APPROVED BY:
16101	1/31/17		

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ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Steve Bernard, Giller & Giller Architects				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6001 N. Bay Road				Company NAIC Number:	
City Miami Beach	State FLORIDA	ZIP Code 33140			
A3. Property Description (Lot and Block numbers, Tax Parcel Number, Legal Description, etc.) Legal Description is too long for this area, please contact surveyor for long legal description if needed.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, Etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 25°50'31.43</u> Long. <u>W 80°07'49.00</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance					
A7. Building Diagram number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2200</u> Sq. Ft.					
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>4</u>					
c) Total net area of flood openings in A8.b <u>1800</u> Sq. in.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>200</u> Sq. Ft.					
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> Sq. in.					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 120651			B2. County Name Miami-Dade County		B3. State FLORIDA
B4. Map/Panel Number 12086C0309L	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 6001 N. Bay Road			Policy Number:	
City Miami Beach	State FLORIDA	ZIP Code 33140	Company NAIC Number:	

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)			
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.			
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete items C2.a-h below according to the building diagram specified in item A7. IN Puerto Rico only, enter meters. Benchmark Utilized: <u>CITY OF MIAMI BEAC</u> Vertical Datum: <u>NGVD 1929</u> Indicate elevation datum used for the elevations in items a) through h) below. <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.			
		Check the measurement used.	
a) Top of bottom floor (Including basement, crawlspace, or enclosure floor)	<u>5</u> <u>35</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
b) Top of the next highest floor	<u>8</u> <u>10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters	
d) Attached Garage (top of slab)	<u>5</u> <u>40</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>5</u> <u>53</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
f) Lowest adjacent (finished) grade next to building (LAG)	<u>5</u> <u>10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
g) Highest adjacent (finished) grade next to building (HAG)	<u>5</u> <u>35</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters	
h) Lowest adjacent grade at lowest elevation of deck or stairs including structural support	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters	

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION		
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 17 U.S. Code, Section 1001.		
Were latitude and longitude in Section A provided by a licensed land surveyor? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Check here if attachments.		
Certifier's Name EFRAIN LOPEZ	License number 6792	
Title PROFESSIONAL SURVEYOR & MAPPER		
Company Name ME LAND SURVEYING		
Address 10665 SW 190th STREET SUITE 3110		
City MIAMI	State FL	ZIP Code 33157
Signature 	Date 01/31/2017	Telephone (305) 740-3319
Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, (3) building owner.		
Comments (including type of equipment and location, per C2(e), if applicable) LATITUDE LONGITUDE PER GOOGLE. ATTACHMENTS = BUILDING PICTURES C2E= AC UNIT		

G

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FINGLASS RESIDENCE
DEN ADDITION
6001 NORTH BAY ROAD
MIAMI BEACH, FL

G-5
SURVEY (3 OF 3)

SHEET TITLE: SURVEY (3 OF 3)
DATE: 1/31/17
CHECKED BY: [Signature]
APPROVED BY: [Signature]

CAP FINAL SUBMITTAL - BOA VARIANCE