

LOCES #

DLIO # 30-

CROWN OF ROAD 4.60 FINGVD

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-00  
Expires December 31

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME <b>CONTEMPORARY BUILDERS</b>		Policy Number 0022
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <b>475 GLENRIDGE RD.</b>		Company NAIC Number
CITY <b>KEY BISCAYNE</b>	STATE <b>FLORIDA</b>	ZIP CODE <b>33149</b>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 6, BLOCK 8 "FIRST ADDITION TO TROPICAL ISLE HOMES SUBDIVISION PB 50, PG 7"</b>		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.)		

LATITUDE/LONGITUDE (OPTIONAL) (##°-##'-###.###" or ###.######") HORIZONTAL DATUM:  NAD 1927  NAD 1983 SOURCE:  GPS (Type):  USGS Quad Map  Other:

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <b>120448</b>		B2. COUNTY NAME <b>MIAMI-DADE</b>		B3. STATE <b>FLORIDA</b>	
B4. MAP AND PANEL NUMBER <b>120448</b>	B5. SUFFIX <b>J</b>	B6. FIRM INDEX DATE <b>7/17/95</b>	B7. FIRM PANEL EFFECTIVE/REVISED DATE <b>3/02/94</b>	B8. FLOOD ZONE(S) <b>AE</b>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <b>10</b>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe):  
 B11. Indicate the elevation datum used for the BFE in B9:  NGVD 1929  NAVD 1988  Other (Describe):  
 B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No Designation Date

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.  
 C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)  
 C3. 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 C3.-a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.  
 Datum            Conversion/Comments **SEE COMMENTS**  
 Elevation reference mark used  Does the elevation reference mark used appear on the FIRM?  Yes  No  
 o a) Top of bottom floor (including basement or enclosure) **10.0** ft.(m)  
 o b) Top of next higher floor **N/A** ft.(m)  
 o c) Bottom of lowest horizontal structural member (V zones only) **N/A** ft.(m)  
 o d) Attached garage (top of slab) **N/A** ft.(m)  
 o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) **10.0** ft.(m)  
 o f) Lowest adjacent (finished) grade (LAG) **4.29** ft.(m)  
 o g) Highest adjacent (finished) grade (HAG) **5.15** ft.(m)  
 o h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade **N/A**  
 o i) Total area of all permanent openings (flood vents) in C3.h            sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

FL 2821  
7/11/05  
*Fernando Z. Gattel*

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

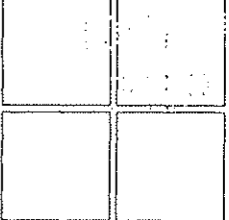
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.  
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.  
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME **FERNANDO Z. GATELL** LICENSE NUMBER **2821**

TITLE **VICE-PRESIDENT** COMPANY NAME **FL ALUMIN & ASSOCIATES**

ADDRESS **10305 NW 41ST #200** CITY **MIAMI** STATE **FL** ZIP CODE **33178**

SIGNATURE *Fernando Z. Gattel* DATE **7/11/05** TELEPHONE **(305) 591-8777**



**JLE**

**JORGE L. ESTEBAN**

A.I.A.  
AR 12553

CHIEF ARCHITECT  
BRIARSTONE HOMES

1200 PONCE DE LEON BLVD.  
CORAL GABLES, FL 33134  
TEL NO. 305.705.0871  
FAX NO. 305.705.0873  
jle@briarstone.com

**Briscoe Residence**  
 475 Glenridge Road  
 Lot 6, Block 8,  
 Key Biscayne, Florida, 33149

**KB 02**

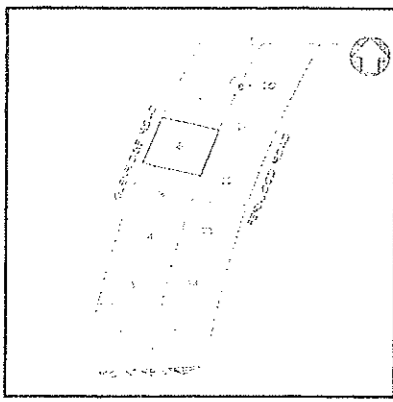
JORGE L. ESTEBAN, A.I.A. AND BRIARSTONE HOMES, P.A. HERBY RESINIS HIS COMMON LAW WIFE REPRERSENTS AS ARCHITECT AND ENGINEER IN THE STATE OF FLORIDA AND UNDER THE ARCHITECTURE ACT AND THE PROFESSIONAL ENGINEERING ACT. THEY HEREBY CERTIFY THAT THEY ARE ANSIGNED TO PREPARE THIS DRAWING UNDER THE FIRST CHARTERED ARTICLE FOURTEEN FROM CHAPTER 100, STATUTES

NO.	DATE	REVISIONS
1		ISSUED
2		REVISED SHEET COMMENTS
3		FOUND ARCH CHANGES
4		
5		
6		
7		
8		

DRAWN BY: DERIS C. JORGE M.  
DATE DRAWN: 06/21/04  
DATE ISSUED: 10/07/04  
COMM. NO. KB-02

OCT 12 2004  
10:00 AM  
2004

SITE PLAN  
SHEET NO.  
**A-1**



LOCATION SKETCH  
NOT TO SCALE

**LEGAL DESCRIPTION**

LOT 6, BLOCK 8, TROPICAL ISLE HOMES, TROPICAL ISLE HOMES SUBDIVISION, ADDING AS TO THE RIGHT THEREOF AS SHOWN ON PLAT BOOK NO. 11, PAGE 11, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

**FLOOD LEGEND**

FLOOD ZONE	LOWEST FLOOR ELEVATION	MINIMUM FLOOR ELEVATION	MINIMUM WALL AREA ELEVATION
RESIDENTIAL	2.0 FEET ABOVE	2.0 FEET ABOVE	4.0 FEET ABOVE

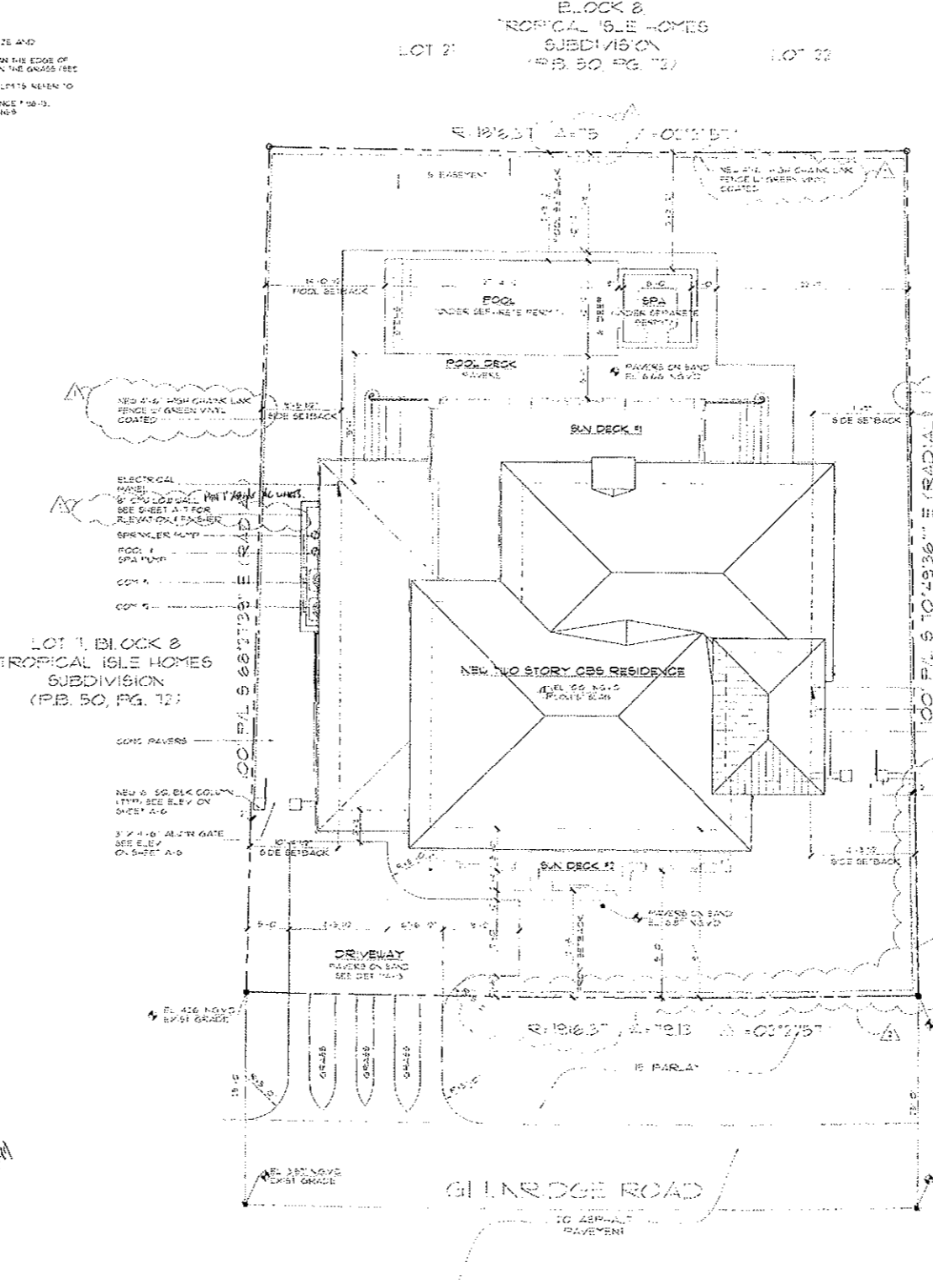
ALL ELECTRICAL, MECHANICAL, AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOD ELEVATION. ALL AREAS BELOW THE FINISH FLOOR SHALL BE PROTECTED WITH A MINIMUM OF 100% OPENING AREA PER SQUARE FOOT OF FLOOR AREA. OPENINGS SHALL BE PROTECTED WITH SCREENS OR LASHING HARDWARE TO PREVENT THE FLOODING OF ADJACENT AREAS. SCREENS SHALL BE 1/2\"/>

DESCRIPTION	AREA (SQ. FT.)
TOTAL AREA (LOT 6)	12,131.57
DRIVEWAY	1,148.00
POOL DECK	1,032.00
SUN DECK	2,432.00
GRASS	7,523.57
TOTAL AREA (LOT 6)	12,131.57

AREA	AREA (SQ. FT.)	PERCENTAGE
FIRST FLOOR	1,248.00	10.29%
SECOND FLOOR	1,248.00	10.29%
COVERED PATIO	1,148.00	9.46%
TOTAL AREA (HOUSE FOOTPRINT)	3,644.00	30.04%

DESCRIPTION	AREA (SQ. FT.)	FAR
TOTAL AREA (LOT 6)	12,131.57	1.00
HOUSE FOOTPRINT	3,644.00	0.30

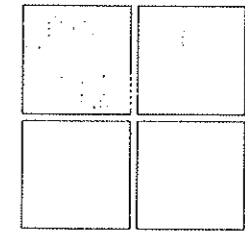
DESCRIPTION	FAR INCREASE	MAXIMUM FAR
FRONT YARD SETBACK	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 25 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 50 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 75 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 100 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 150 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 200 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 250 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 300 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 350 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 400 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 450 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 500 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 600 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 700 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 800 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 900 FEET INCREASE)	0.05	0.05
FRONT YARD SETBACK (TO A MAX OF 1000 FEET INCREASE)	0.05	0.05



SITE PLAN  
NOT TO SCALE

*Handwritten note:* 11/18/04

Handwritten initials or signature.



**JLE**

**JORGE L. ESTEBAN**

A.I.A.  
AR 12553  
CHIEF ARCHITECT  
BRANSON HOMES

1200 PONCE DE LEON BLVD.  
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TEL NO. 305.705.0001  
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jle@bransonhomes.com

**Briscoe Residence**  
475 Glenridge Road  
Lot 6, Block 8.  
Key Biscayne, Florida. 33149

**KB 02**

FOR J. ESTEBAN, A.I.A. AND BRANSON HOMES, INC. THESE REVISIONS APPROVE THE ARCHITECTURE AND ENGINEERING PLANS, PERMITS AND PERMITS. SAME SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, WITHOUT THE WRITTEN ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITING OF THE ARCHITECT OR ENGINEER.

NO.	DATE	REVISIONS
1		
2		REVISIONS: ARCH. CHANGES
3		
4		
5		
6		
7		
8		

DRAWN BY: DORIS G. JORGIE M.  
DATE DRAWN: 06/21/04  
DATE ISSUED: 10/07/04  
COMM. NO.: KB-02

OCT 12 2004

FIRST FLOOR PLAN

SHEET NO. **A-2**

**FLOOR PLAN LEGEND**

1	UNFINISHED FLOORING
2	FINISHED FLOORING
3	CEILING
4	WALLS
5	DOORS
6	WINDOWS
7	STAIRS
8	ELECTRICAL
9	MECHANICAL
10	PLUMBING
11	PAINT
12	FINISH
13	LANDSCAPE
14	EXTERIOR
15	INTERIOR
16	MECHANICAL
17	ELECTRICAL
18	PLUMBING
19	PAINT
20	FINISH
21	LANDSCAPE
22	EXTERIOR
23	INTERIOR
24	MECHANICAL
25	ELECTRICAL
26	PLUMBING
27	PAINT
28	FINISH
29	LANDSCAPE
30	EXTERIOR
31	INTERIOR
32	MECHANICAL
33	ELECTRICAL
34	PLUMBING
35	PAINT
36	FINISH
37	LANDSCAPE
38	EXTERIOR
39	INTERIOR
40	MECHANICAL
41	ELECTRICAL
42	PLUMBING
43	PAINT
44	FINISH
45	LANDSCAPE
46	EXTERIOR
47	INTERIOR
48	MECHANICAL
49	ELECTRICAL
50	PLUMBING
51	PAINT
52	FINISH
53	LANDSCAPE
54	EXTERIOR
55	INTERIOR
56	MECHANICAL
57	ELECTRICAL
58	PLUMBING
59	PAINT
60	FINISH
61	LANDSCAPE
62	EXTERIOR
63	INTERIOR
64	MECHANICAL
65	ELECTRICAL
66	PLUMBING
67	PAINT
68	FINISH
69	LANDSCAPE
70	EXTERIOR
71	INTERIOR
72	MECHANICAL
73	ELECTRICAL
74	PLUMBING
75	PAINT
76	FINISH
77	LANDSCAPE
78	EXTERIOR
79	INTERIOR
80	MECHANICAL
81	ELECTRICAL
82	PLUMBING
83	PAINT
84	FINISH
85	LANDSCAPE
86	EXTERIOR
87	INTERIOR
88	MECHANICAL
89	ELECTRICAL
90	PLUMBING
91	PAINT
92	FINISH
93	LANDSCAPE
94	EXTERIOR
95	INTERIOR
96	MECHANICAL
97	ELECTRICAL
98	PLUMBING
99	PAINT
100	FINISH

**NOTES:**

- ALL FINISH FLOORINGS SHALL BE SELECTED BY OWNER.
- EVERY CLOSET DOOR LATCH SHALL BE THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED AS PER F.S. 100.

**EGRESS WINDOW NOTE:**

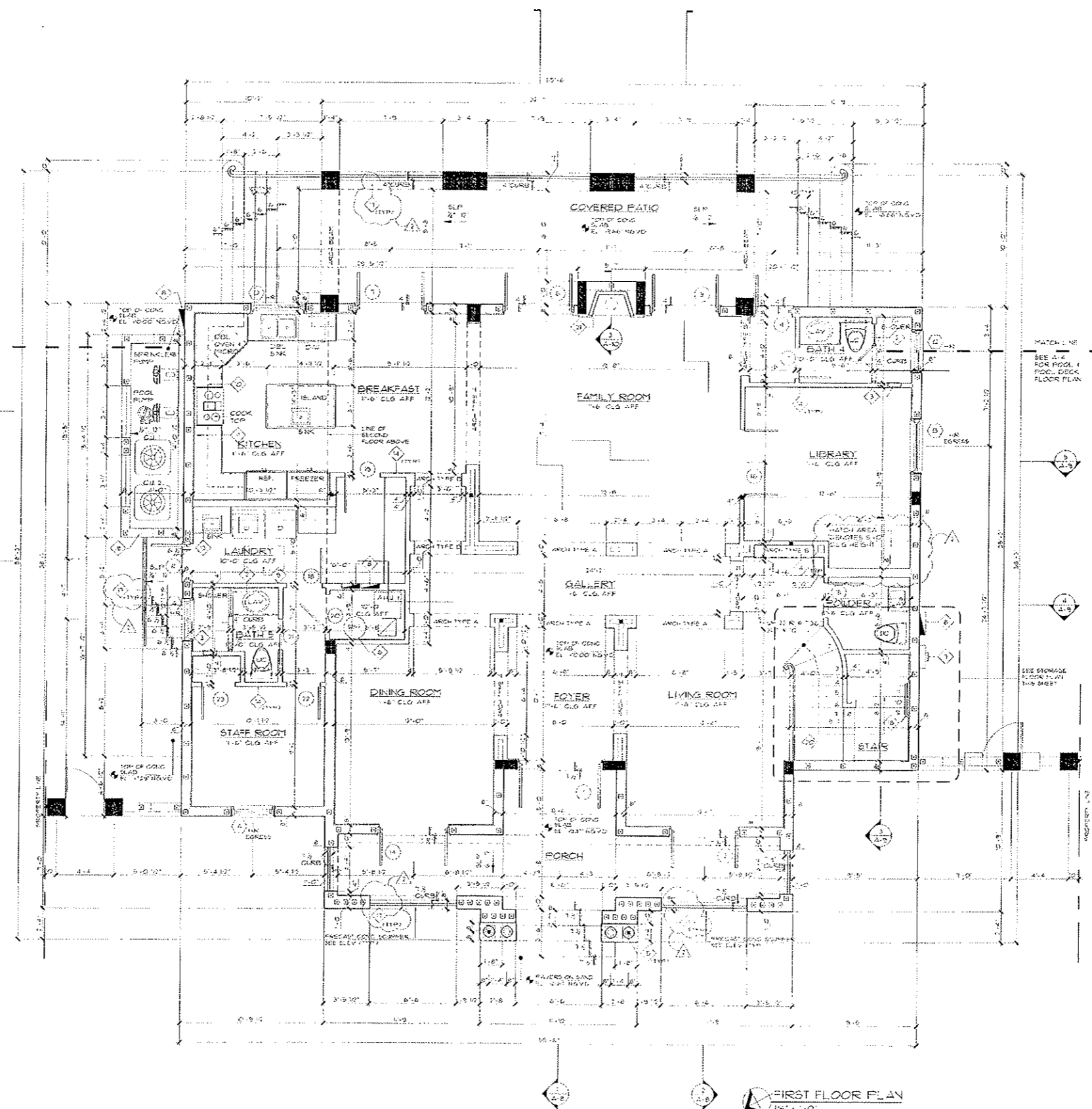
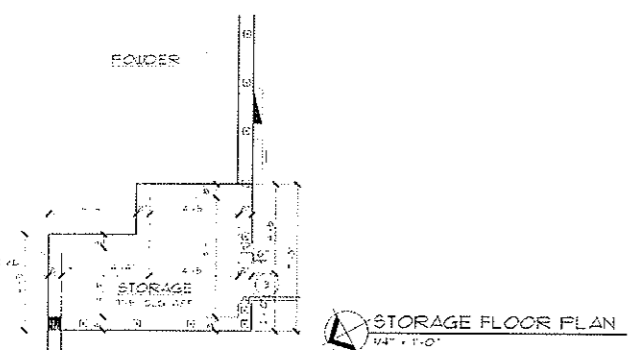
AN EGRESS WINDOW OR DOOR OPERABLE FROM THE INSIDE SHALL BE THE LINE OF THE WINDOW AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH 24" IN HEIGHT AND 57" IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR.

**WINDOW SCHEDULE**

NO.	UNIT	DESIGNATION	TYPE	REMARKS	PRODUCT APPROVAL
1	48	48	NR	24	PC 07-0305-07 05/09/07
2	48	52	NR	40x16	UNGLAZED SINGLE GLASS TRANSPARENT ABOVE SEE ELEV. PC 01-0306-07 05/09/07
3	48	52	NR	24	PC 01-0306-07 05/09/07
4	48	52	NR	40x16	UNGLAZED SINGLE GLASS TRANSPARENT ABOVE SEE ELEV. PC 01-0306-07 05/09/07
5	48	60	NR	30x10	PC 01-0306-07 05/09/07
6	48	60	NR	30x10	PC 01-0306-07 05/09/07
7	48	60	NR	30x10	PC 01-0306-07 05/09/07
8	48	60	NR	30x10	PC 01-0306-07 05/09/07
9	48	60	NR	30x10	PC 01-0306-07 05/09/07
10	48	60	NR	30x10	PC 01-0306-07 05/09/07

**GENERAL NOTES:**

- EXTENSION OF ALL UNITS TO BE SUPPLIED BY RGT.
- CONTRACTOR SHALL PROVIDE MANUFACTURER'S PRODUCT APPROVAL NUMBER BEFORE INSTALLATION.
- ALL UNITS SHALL BE GLAZED WITH ENERGY RESISTANT GLASS TO COMPLY WITH ENERGY CALCULATIONS.
- ALL UNITS SHALL MATCH HORIZONTAL ROLLER LINDOAS.
- ALL UNITS SHALL BE FINISHED TO COMPLY WITH EGRESS CODE.



TOP OF CEILING: CONG. SLAB ELEV. 10100.00' ± ASSUMED ELEV. 100' FINISH AND ELEV. ALL THE POINTS OPENING FOR LINDOAS DOOR WITH 2" SQUARE EDGE MANUFACTURING FROM TOP TO BOTTOM AND DOOR ELEVATION FOR ARCHITECTURAL DETAILS SEE 4014.

NY



# VILLAGE OF KEY BISCAIYNE

Department of Building, Zoning and Planning

*Village Council*  
Robert Oldakowski, *Mayor*  
Robert L. Vernon, *Vice Mayor*  
Enrique Garcia  
Steve Liedman  
Jorge E. Mendia  
Thomas Thornton  
Patricia Weinman

*Director*  
Jud Kurlancheck, AICP  
  
*Chief Building Official*  
Eugenio M. Santiago, P.E.

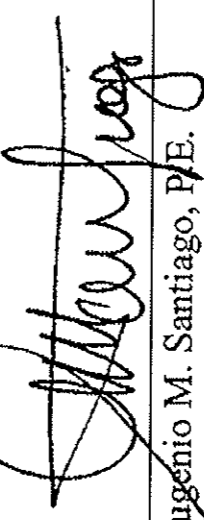
## Certificate of Occupancy

**Certificate #:** CC06062906  
**Issue Date:** 6/29/2006  
**Building Permit #:** B04-4232  
**Job Site Address:** 475 GLENRIDGE RD Folio #: 24-42320041140  
**Ownership:** EDWARD J BRISCOE & W ESPERANZA  
**Proposed Use:** SINGLE FAMILY RESIDENCE  
**Scope of Work:** New Construction

<u>Final Inspection Type</u>	<u>Permit Number</u>	<u>Inspection Date</u>	<u>Inspector</u>
FINAL BUILDING:	B04-04232	06/29/06	G. PEON
FINAL ROOF:	B06-05395	04/27/06	J. GARCELL
FINAL POOL:	B05-04962	06/26/06	J. GARCELL
FINAL ELECTRICAL:	E05-02061	06/15/06	L. GUTKIN
FINAL BURGLAR ALARM:	E05-02296	06/16/06	L. GUTKIN
FINAL MECHANICAL:	M05-01530	06/21/06	C. LINDGREN
FINAL PLUMBING:	P05-02948	06/09/06	C. LINDGREN
FINAL IRRIGATION SYSTEM:	P06-03639	06/23/06	C. LINDGREN
FINAL PUBLIC WORKS:	PW06-00322	03/22/06	A. NUNEZ
FINAL ZONING:		06/2906	W. FEHR
FINAL CODE ENFORCEMENT:		06/29/06	S. BONICH

Please be advised that all final inspections on the above referenced structure have been completed in accordance with the South Florida Building Code. Accordingly, the structure may be occupied for its intended use.

  
Jud Kurlancheck, AICP, Director

  
Eugenio M. Santiago, P.E.

88 West Meigs Street • Planning Department • Key Biscayne, Florida 33149 • (305) 365-5512 • Fax (305) 365-5556

MISSION STATEMENT: "TO PROVIDE A SAFE, QUALITY COMMUNITY ENVIRONMENT FOR ALL ISLANDERS THROUGH RESPONSIBLE GOVERNMENT."  
[www.keybiscayne.fl.gov](http://www.keybiscayne.fl.gov)