

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

TOP OF TIE-BEAM FORM
ELEV. - 32.50 NGVD

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION		For Insurance Company Use:
BUILDING OWNER'S NAME <i>CONTEMPORARY BUILDERS</i>		Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. <i>961 HARBOR DRIVE</i>		Company NAIC Number
CITY <i>Key Biscayne</i>	STATE <i>FL</i>	ZIP CODE <i>33149</i>
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)		
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) <i>LOT 15 BLOCK 2 OF CAPE FLORIDA SUBDIVISION Section 1 PG 68 Page 81</i>		
LATITUDE/LONGITUDE (OPTIONAL) (##-##-## or #####)	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER <i>12064B</i>	B2. COUNTY NAME	B3. STATE
B4. MAP AND PANEL NUMBER <i>12064B</i>	B5. SUFFIX <i>✓</i>	B6. FIRM INDEX DATE <i>7/17/1995</i>
B7. FIRM PANEL EFFECTIVE/REVISED DATE <i>03/02/1994</i>	B8. FLOOD ZONE(S) <i>AE</i>	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) <i>10</i>

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 (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) *10.01 ft(m)*
- o b) Top of next higher floor *22.1 ft(m)*
- o c) Bottom of lowest horizontal structural member (V zones only) *N/A ft(m)*
- o d) Attached garage (top of slab) *7.5 ft(m)*
- o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)
- o f) Lowest adjacent (finished) grade (LAG) *6.0 ft(m)*
- o g) Highest adjacent (finished) grade (HAG) *8.3 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 *N/A* sq. in. (sq. cm)

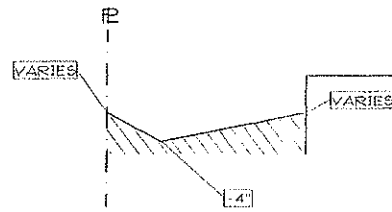
License Number, Embossed Seal, Signature, and Date

LS 2821 FL
2/17/05
TOP OF TIE-BEAM
ELEV = 32.50
Amund Battel

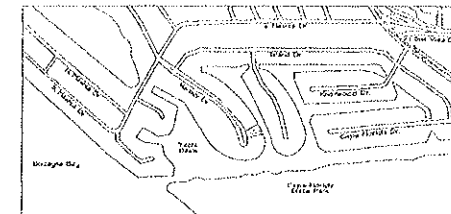
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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	LICENSE NUMBER
TITLE	COMPANY NAME
ADDRESS	CITY STATE ZIP CODE
SIGNATURE	DATE TELEPHONE



WATER RETENTION SWALE DETAIL
(Typical at all four property lines)



LOCATION MAP n.l.s. +

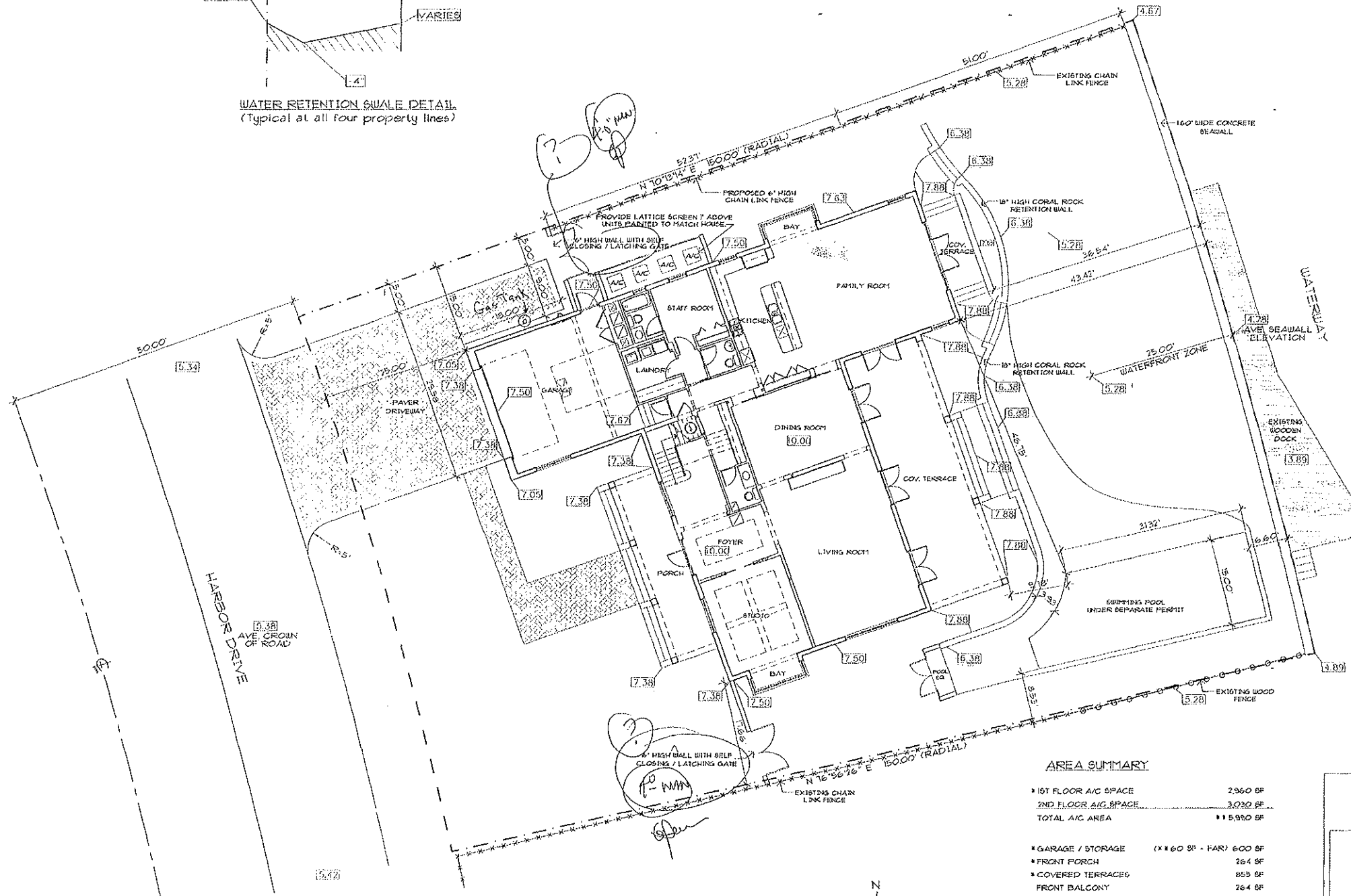
ZONING LEGEND

EXISTING ZONING DISTRICT: VE
NET LAND AREA: 15,569.73 SQ. FT.

REGULATION	REQ.	PROVIDED
LOT FRONTAGE	AS PLATTED	39.00'
LOT AREA	20,000 SQ. FT.	15,569.73 SQ. FT.
MIN PERVIOUS AREA	30%	8,291.62 SQ. FT. (53.00%)
MAX LOT COVERAGE	35%	5,447.46 SQ. FT.
MAX FLOOR AREA RATIO	0.41	0.39 (95.12%)
MAX BLDG. HEIGHT	35'-0"	31'-4"

FAR BONUS TABLE

- Porch facing a street:
764 SF x 0.0005 = 0.187
 - Open and enclosed balconies located above the first finished floor:
1015 SF x 0.0005 = 0.51 (0.3 MAX. ALLOWED)
 - State Yard Setback which:
a. Exceeds the required yard:
284 SF x 0.0005 = 0.142
b. Has a minimum 15 ft. State Yard Setback: 0.3
 - A portion of the Building having a length of at least ten ft. with a front yard setback that exceeds the required 25 ft. Setback:
855 SF x 0.0007 = 0.17 (0.3 MAX. ALLOWED)
 - Reduction in building height:
361 ft. x 0.016 = 0.2
- TOTAL BONUS POINTS: 0.1883
BASE FAR = 0.36
BONUS POINTS = 0.1883
FAR = 0.4983 (MAX. = 0.41)
- MAXIMUM FLOOR AREA ALLOWED:
15,569.73 (LOT AREA) x 0.41 (MAX FAR) = 13,111.71 SF.



AREA SUMMARY

1ST FLOOR A/C SPACE	2,960 SF
2ND FLOOR A/C SPACE	3,090 SF
TOTAL A/C AREA	6,050 SF
GARAGE / STORAGE (X 160 SF - FAR)	600 SF
FRONT PORCH	264 SF
COVERED TERRACE	855 SF
FRONT BALCONY	264 SF
REAR BALCONY	171 SF
SUNDECK	630 SF
TOTAL AREA	8,724 SF
LOT COVERAGE	4,675 SF (30.05%)
FLOOR AREA PROVIDED	6,050 SF (0.39 FAR)

LEGAL DESCRIPTION:

LOT 15, BLOCK 2, OF CAPE FLORIDA SUBDIVISION SECTION 15, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

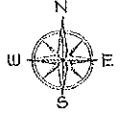
Flood Legend
Compliance with Chapter 102 of the Florida State Code
Special Flood Hazard Area (Zone AE 1%)
Residential

Process: _____ Date: _____
Lot: _____ Block: _____ Plat Book: _____ Page: _____
Address: 961 HARBOR DRIVE Highest Crown of Road Elev. 5.41
Average Crown of Road Elev. 5.38
Highest Crown of Road Elevation Above sea level from a certified survey prepared by VICENTE, A. TORRES, M.S. Lic. # 3723

	Lot Elev. Elev.	Garage	Adjacent Grade Elev.	Ret'n Area Elev.
EXISTING	10.40	2.6	6.5 - 6.5	N/A
PROPOSED	10.00	2.5	VARIABLE SITE PLAN	VARIABLE SITE PLAN

Project Engineer / Architect: _____ Signature / Date: _____

SITE PLAN 1" = 10'-0"



REVISIONS	BY
01/01/04	TH

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489



FERNANDEZ RESIDENCE
961 HARBOR DRIVE
VILLAGE OF KEY BISCAYNE, FLORIDA
PREPARED FOR: HICO CORPORATION

SITE PLAN

SCALE: 1" = 10'-0"

CHECKED BY: R.S.

DRAWN BY: M.P.

DATE: 06/11/04

JOB: 0330

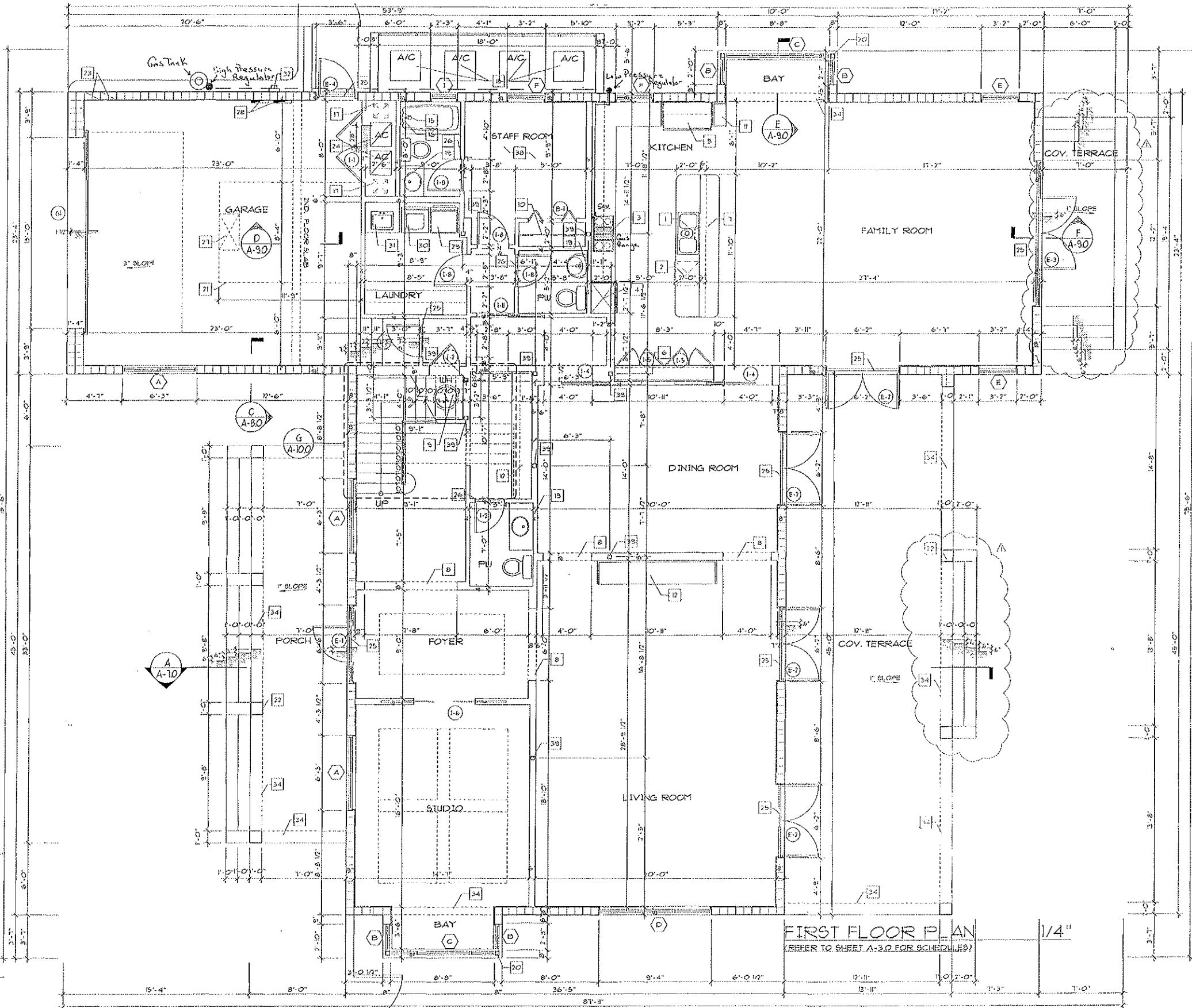
SHEET: **SP-1**

OF SHEETS

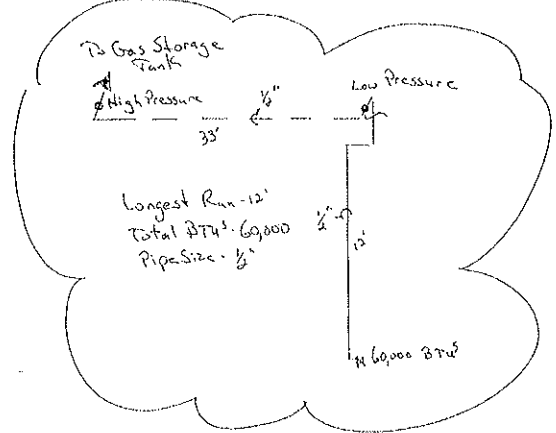
DATE: 8/18/04

ED
KEY NOTES:

1. DOUBLE SINK WITH GARBAGE DISPOSAL
2. DISHWASHER
3. ELECTRIC COOK TOP
4. WALL MOUNTED OVEN & MICROWAVE
5. REFRIGERATOR SPACE ONLY 49 1/4" CLEAR (PROVIDE COOL WATER STUD OUT)
6. PANTRY WITH 9 SHELVES
7. COUNTER TOP AT 42" AFF. 6" PARTITION BELOW
8. FLAT HEADER @ 9'-2" AFF.
9. ELECTRIC WATER HEATER (SEE MECH. DUGS)
10. VINYL COATED VENTILATED SHELVING
11. CABINETS/ SHELVES
12. BUILT IN
13. FLAT HEADER @ 8'-2" AFF.
14. SHOWER ENCLOSURE (SAFETY TEMPERED GLASS CAT II)
15. SHOWER CONTROL
16. SHOWER HEAD @ 7'-0" AFF.
17. RETURN AIR DUCTS
18. CONDENSING UNITS (REFER TO MECH. DUGS)
19. MIRROR 42" HIGH
20. STEEL COLUMN WITH RUST PREVENTION COATING AND UNWRAPPED W/ FIX WOOD TO RESEMBLE 6"x6" WOOD POST COMPOSITION REFER TO DETAIL B ON SHEET A-10
21. 22"x30" ATTIC ACCESS SEE DET. 8HT. A-3
22. ELECTRICAL PANEL
23. DRYER VENT UP THRU ROOF
24. WASHER
25. LAUNDRY SINK
26. ELECTRICAL METER MAIN
27. 42" HIGH METAL SAFEGUARD W/ PICKETS TO REJECT A 4" OBJECT (MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO FABRICATION) SEE DETAIL 8HT. A-3
28. BEAM ABOVE (REFER TO STRUCTURAL DRAWINGS)
29. 18" WIDE KNEE SPACE
30. DECK MOUNTED TUB FAUCETS
31. STEEL COLUMN UNWRAPPED W/ FIX WOOD TO RESEMBLE 6"x6" WOOD POST COMPOSITION REFER TO DETAIL B ON SHEET A-10
32. 9'-0" CLG'S @ STAFF AREAS
33. STRUCTURAL STEEL COLUMN, REFER TO STRUCTURAL DUGS
34. WET BAR
41. UNDERCOUNTER REFRIGERATOR



Gas Piping System



AREA SUMMARY

1ST FLOOR A/C SPACE	2,866 SF
2ND FLOOR A/C SPACE	3,091 SF
TOTAL A/C AREA	6,057 SF
GARAGE / STORAGE	600 SF
FRONT PORCH	264 SF
COVERED TERRACES	855 SF
FRONT BALCONY	264 SF
REAR BALCONY	121 SF
SUNDECK	630 SF
TOTAL AREA	8,791 SF

FIRST FLOOR PLAN
(REFER TO SHEET A-3.0 FOR SCHEDULES)

1/4"

REVISIONS	BY

10630 NORTHWEST 27TH STREET
MIAMI, FLORIDA 33172
TELEPHONE: (305) 593-9798
FAX: (305) 593-0096
CORP. LICENSE 0002489



FERNANDEZ RESIDENCE
961 HARBOR DRIVE
VILLAGE OF KEY BISCAYNE, FLORIDA
PREPARED FOR: HICO CORPORATION

SCALE: 1/4" = 1'-0"
CHECKED BY: RS
DRAWN BY: FT
DATE: 03/22/04
JOB: 0330
SHEET: A-10 OF SHEETS

8/18/04
RAUL R. SOTOLONGO
REGIST. N° AR-7712



VILLAGE OF KEY BISCAINE

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 Kurlancheek, AICP

Chief Building Official
 Eugenio M. Santiago, P.E.

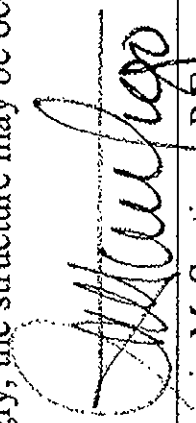
Certificate of Occupancy

Certificate #: CO06021001
Issue Date: 2/10/2006
Building Permit #: B04-04068
Job Site Address: 961 Harbor Drive Folio #: 24-52050100470
Ownership: Mario A. & Mariana S. Fernandez
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:	B04-04068	01/31/06	J. GARCELL
FINAL ROOF:	B05-04782	07/20/05	J. GARCELL
FINAL POOL:	B05-05136	01/31/06	J. GARCELL
FINAL ELECTRICAL:	E05-01939	12/20/05	L. GUTKIN
FINAL BURGLAR ALARM:	E05-02111	12/20/05	L. GUTKIN
FINAL MECHANICAL:	M05-01553	12/15/05	C. LINDGREN
FINAL PLUMBING:	P05-02658	01/11/06	C. LINDGREN
FINAL GAS:	P05-02990	12/14/05	C. LINDGREN
FINAL IRRIGATION SYST:	P06-03374	01/23/06	C. LINDGREN
FINAL PUBLIC WORKS:	PW06-00314	01/18/06	A. NUNEZ
FINAL ZONING:		01/31/06	W. FEHR
FINAL CODE ENFORCEMENT:		02/10/06	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 Kurlancheek, AICP, Director


 Eugenio M. Santiago, P.E.

Building, Zoning & Planning Department
 88 West McIntyre Street • Suite 250 • 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

SUBJECT TO CORAL ROCK WATER BAIN CEMENTED