

FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

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

**ELEVATION CERTIFICATE**

Important: Read the instructions on pages 1 - 7.

<b>SECTION A - PROPERTY OWNER INFORMATION</b>			For Insurance Company Use:
BUILDING OWNER'S NAME ROBERTO PORCARY		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 573 SATINWOOD DRIVE		Company NAIC Number	
CITY KEY BISCAIYNE	STATE FL	ZIP CODE 33149	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 4, BLOCK 9 "TROPICAL ISLE HOMES SUBDIVISION", PB. 50, PG.75, MIAMI-DADE COUNTY RECORDS			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL			
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 TOWN OF KEY BISCAIYNE 120648		B2. COUNTY NAME MIAMI-DADE COUNTY		B3. STATE FL	
B4. MAP AND PANEL NUMBER 12025C 0281	B5. SUFFIX J	B6. FIRM INDEX DATE 7/17/95	B7. FIRM PANEL EFFECTIVE/REVISED DATE 03/02/94	B8. FLOOD ZONE(S) AE	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 10.0'

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.

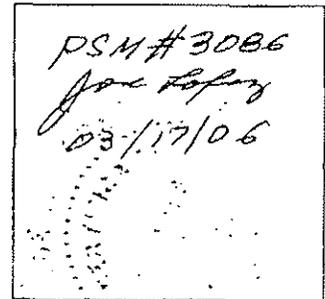
C2. Building Diagram Number 8 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARIA, ARIA/E, ARIA1-A30, ARIA/H, ARIA/O  
 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 NGVD Conversion/Comments \_\_\_\_\_

Elevation reference mark used KB-53 Does the elevation reference mark used appear on the FIRM?  Yes  No

- a) Top of bottom floor (including basement or enclosure) 13.5 ft.(m)
- b) Top of next higher floor 23.5 ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) N/A ft.(m)
- d) Attached garage (top of slab) 5.0 ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 10.00 ft.(m)
- f) Lowest adjacent (finished) grade (LAG) 5.20 ft.(m)
- g) Highest adjacent (finished) grade (HAG) 5.60 ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A
- 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



**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 JOSE F. LOPEZ LICENSE NUMBER #3086

TITLE LAND SURVEYOR & MAPPER		COMPANY NAME J. F. LOPEZ & ASSOCIATES, INC.	
ADDRESS 7900 NW 155TH STREET, SUITE 104	CITY MIAMI LAKES	STATE FL	ZIP CODE 33016
SIGNATURE <i>Jose Lopez</i>	DATE 03/17/06	TELEPHONE (305) 828-2725	

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			For Insurance Company Use:
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 573 SATINWOOD DRIVE			Policy Number
CITY KEY BISCAIYNE	STATE FL	ZIP CODE 33149	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

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

**COMMENTS**

HIGHEST CROWN OF ROAD ELEVATION IN FRONT OF PROPERTY: 4.39 FEET, NGVD  
TOP OF TIE BEAM ELEVATION AT 2<sup>ND</sup> FLOOR IS = 32.5'

Check here if attachments

**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

- E1. 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.)
- E2. The top of the bottom floor (including basement or enclosure) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is \_\_\_ ft.(m) \_\_\_ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
- E4. The top of the platform of machinery and/or equipment servicing the building is \_\_\_ ft.(m) \_\_\_ in.(cm)  above or  below (check one) the highest adjacent grade. (Use natural grade, if available).
- E5. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  
 Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, C, and E are correct to the best of my knowledge.*

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

- G1.  The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
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G7. This permit has been issued for:  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site is: \_\_\_\_\_ ft.(m) Datum: \_\_\_\_\_

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

Check here if attachments





**"PORCARI RESIDENCE"**  
 CONTACT: MR. ROBERTO PORCARI PH (305) 785 8250  
 573 SATIWOOD DRIVE KEY BISCAYNE, FL 33149

DATE: 05/14/14  
 REVISIONS:  
 SCALE: AS NOTED  
 SHEET: 1 OF 10  
 PROJECT: JUAN J ZUBILLAGA RESIDENTIAL ARCHITECT

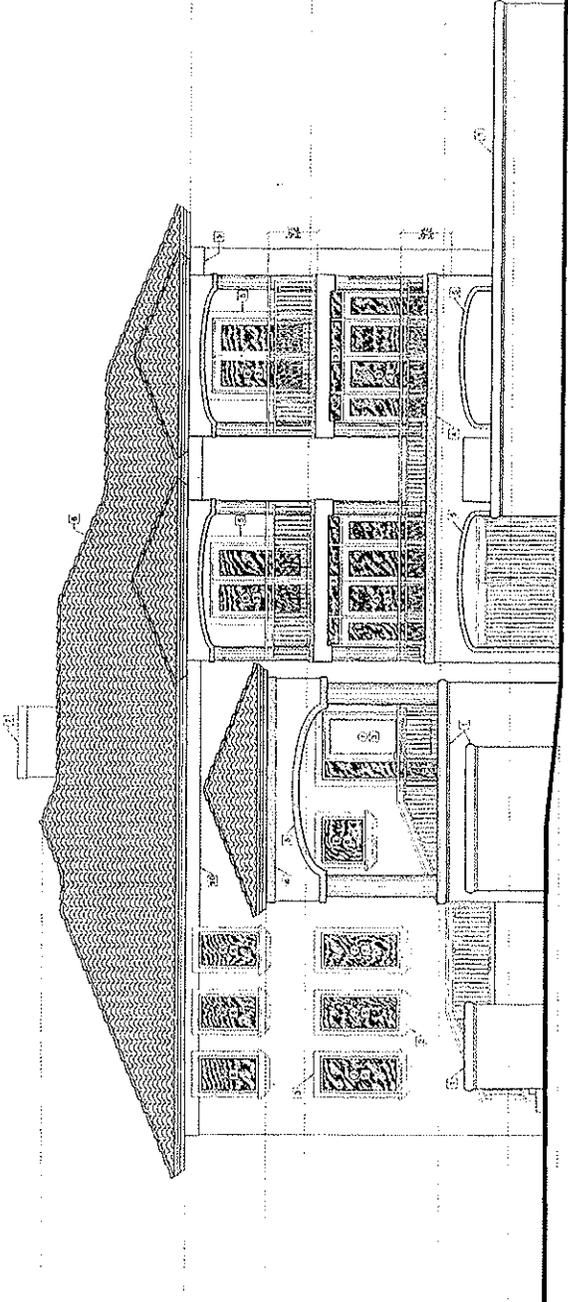
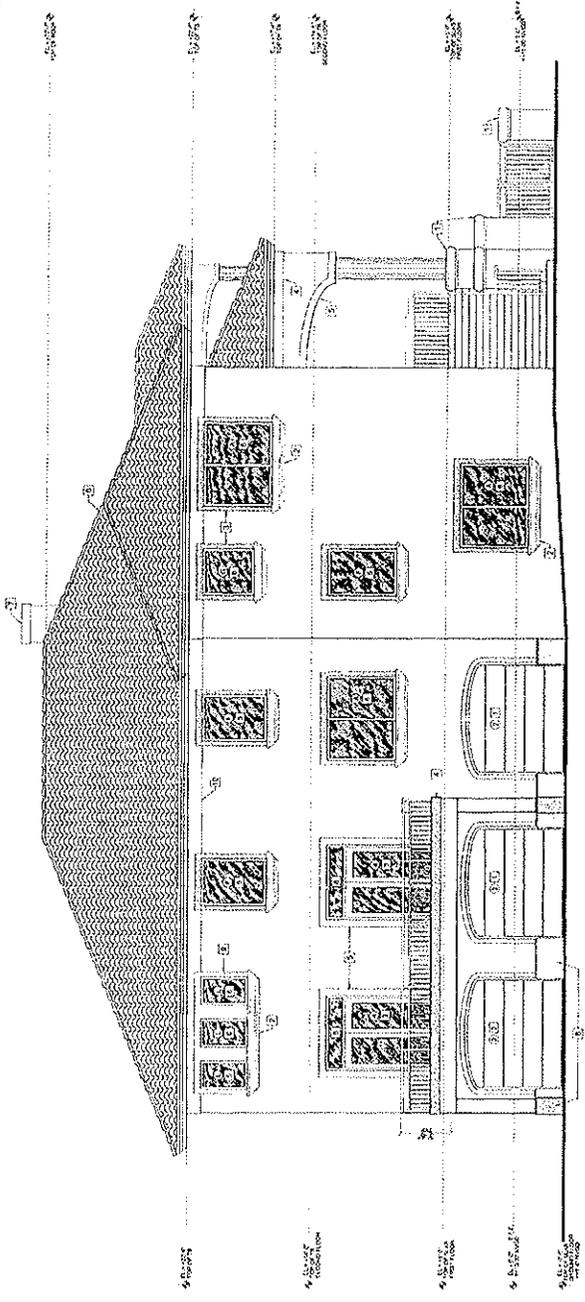
CONSULTANT

TRACER # A-4

- ELEVATIONS NOTES**
1. 6" wide horizontal grooves for or similar coping
  2. Repetitive form on same facade number 4's
  3. 4" wide @ 24" o.c. 1/2" thick raised stone band
  4. 6" wide raised stone band
  5. 6" wide raised stone band
  6. 6" wide raised stone band
  7. 6" wide raised stone band
  8. 6" wide raised stone band
  9. 6" wide raised stone band
  10. 6" wide raised stone band
  11. 6" wide raised stone band

**WIND LOAD SCHEDULE**

1	P.S.F. = 47.6
2	P.S.F. = 50.0
3	P.S.F. = 47.6
4	P.S.F. = 47.6
5	P.S.F. = 47.6
6	P.S.F. = 47.6
7	P.S.F. = 47.6



1/11



ZUBILLAGA CONSULTING  
ARCHITECTURE  
10000 W. BROADWAY  
SUITE 100  
DENVER, CO 80231  
TEL: 303.755.1111

ARCHITECTURE  
CLIENT: MR. & MRS. ROBERTO PORCARI

**"PORCARI RESIDENCE"**  
573 SATINWOOD DRIVE KEY BISCAYNE, FL 33149  
CONTACT: MR. ROBERTO PORCARI PH (305) 765 8250

DATE	05/14/08
REVISIONS	
SCALE	AS NOTED
BY	JUAN J. ZUBILLAGA
PROJECT	"PORCARI RESIDENCE"
DATE	05/14/08

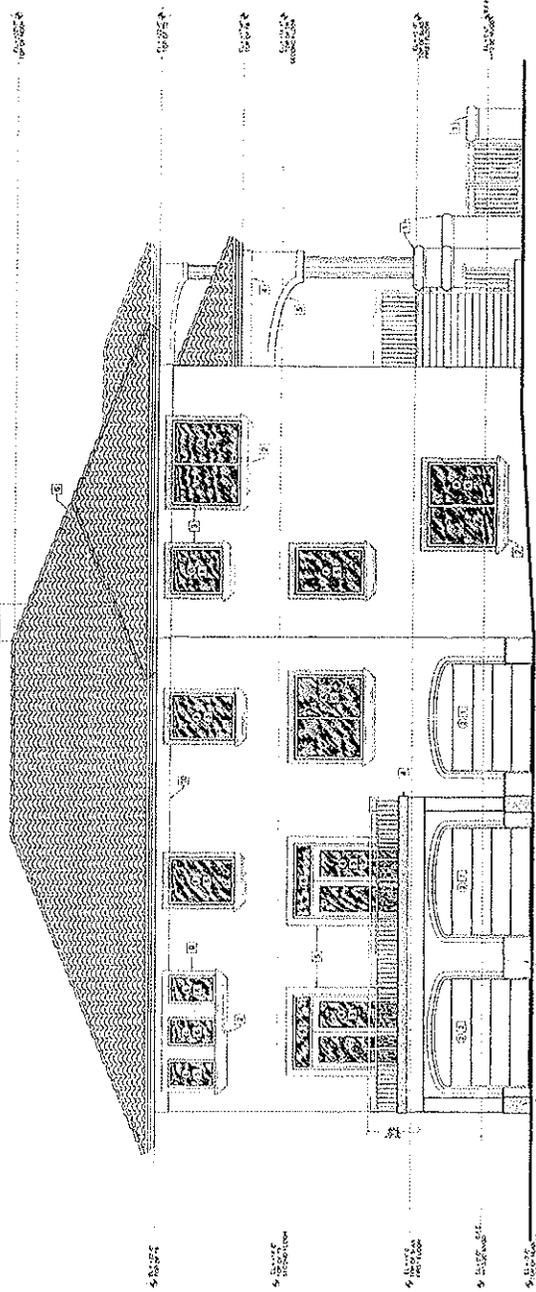
CONTRACT NO.

SIZE: A-4

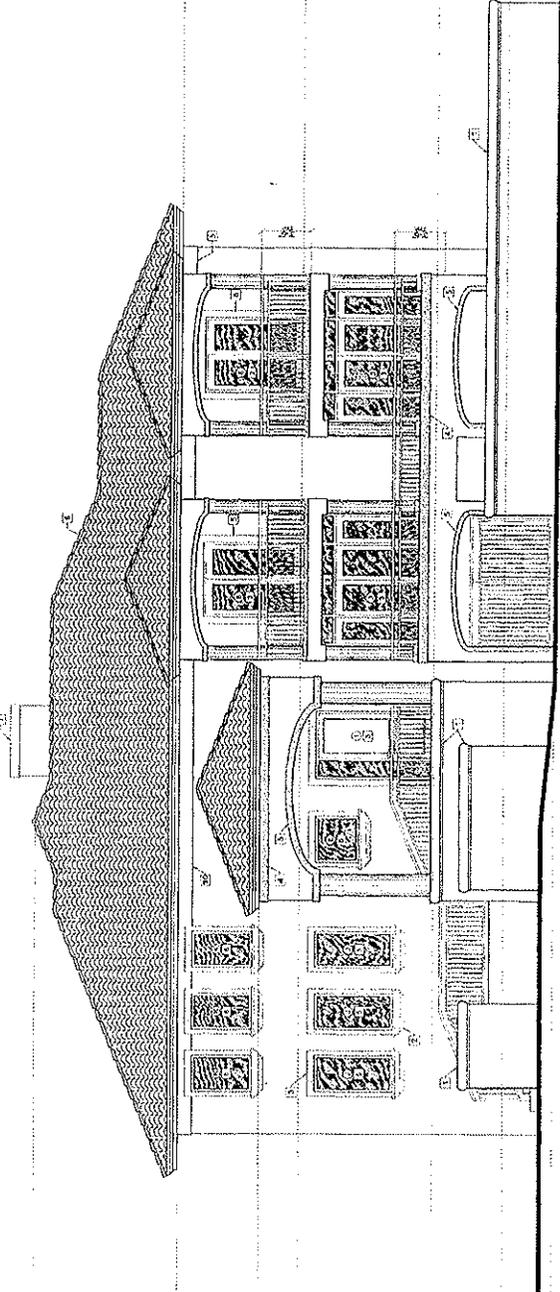
- ELEVATIONS NOTES**
1. 6" wide shutters present above all window openings.
  2. Decorative trim on core masonry windows is 1/2" wide.
  3. 4" wide 2x4 cores & 6" top raised sillband.
  4. 6" wide masonry sillband.
  5. 6" wide masonry sillband.
  6. Sillband 1/2" deep, 1/2" high.
  7. 1/2" deep, 1/2" high sillband.
  8. 24" high raised sillband.
  9. 4" wide 2x4 cores & 6" top raised sillband.
  10. 6" wide masonry sillband.
  11. 1/2" deep, 1/2" high sillband.

**WIND LOAD SCHEDULE**

1	PSF = 47.6
2	PSF = 47.6
3	PSF = 48.8
4	PSF = 47.9
5	PSF = 48.7
6	PSF = 46.5
7	PSF = 44.5

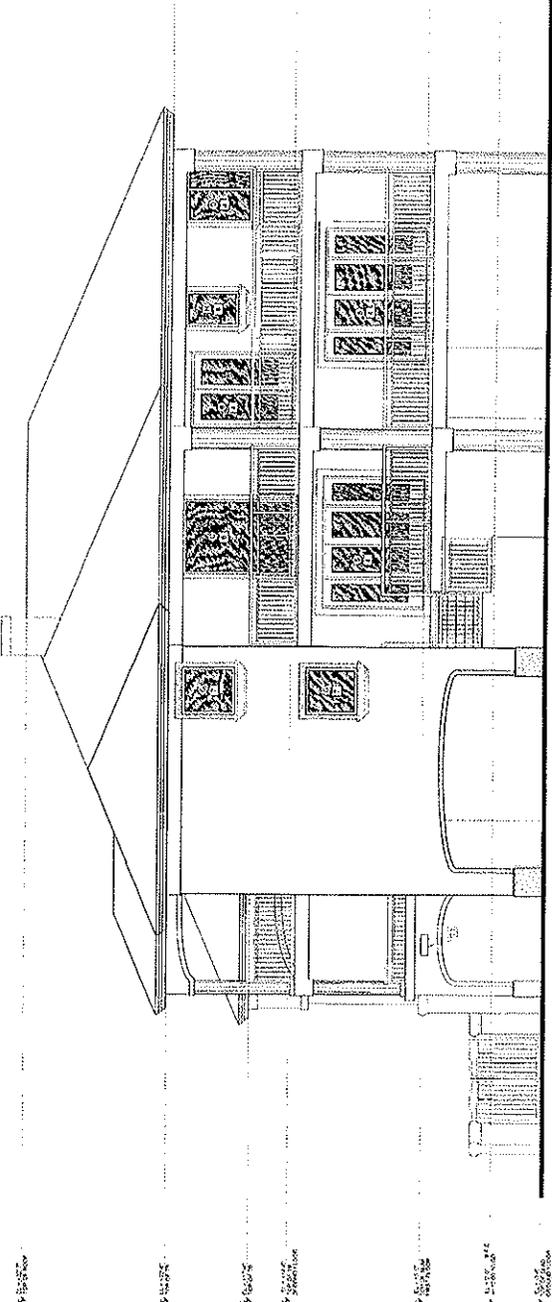
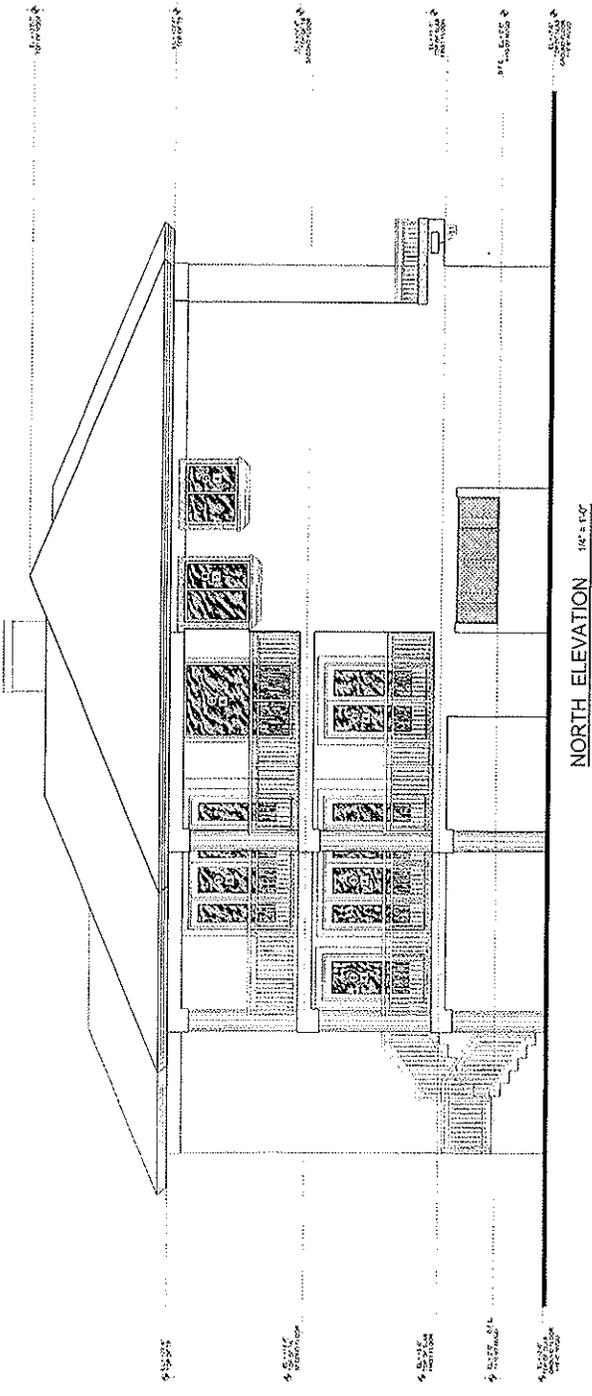


WEST ELEVATION 1/8" = 1'-0"



SOUTH ELEVATION 1/8" = 1'-0"

1/8" = 1'-0"





# VILLAGE OF KEY BISCAYNE

## Department of Building, Zoning and Planning

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

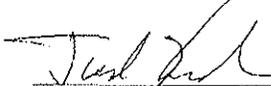
*Director*  
 Jud Kurlancheck, AICP  
  
*Chief Building Official*  
 Eugenio M. Santiago, P.E.

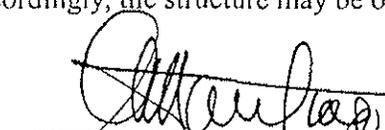
### Certificate of Occupancy

**Certificate #:** CO07011901  
**Issue Date:** 1/19/2007  
**Building Permit #:** B04-03966  
**Job Site Address:** 573 Satinwood Drive      **Folio #:** 24-52050040050  
**Ownership:** Roberto & Mercedes Porcari  
**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:	B04-03966	01/16/07	J. GARCELL
FINAL ROOF:	B05-05083	01/19/06	J. GARCELL
FINAL POOL/SPA:	B05-05107	01/10/07	J. GARCELL
FINAL ELECTRICAL:	E04-01901	02/23/06	L. GUTKIN
FINAL BURGLAR ALARM:	E05-02102	03/07/06	L. GUTKIN
FINAL MECHANICAL:	M05-01508	01/27/06	C. LINDGREN
FINAL PLUMBING:	P05-02910	05/11/06	C. LINDGREN
FINAL SEPTIC TANK :	P07-04034	01/25/07	C. LINDGREN
FINAL IRRIGATION SYSTEM:	P06-03579	05/09/06	C. LINDGREN
FINAL PUBLIC WORKS:	PW06-00315	03/01/06	A. NUNEZ
FINAL ZONING:		01/12/07	W. FEHR
FINAL CODE ENFORCEMENT:			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  
 Building, Zoning & Planning Department

  
 Eugenio M. Santiago, P.E.  
 Building Official

LOCATION MAP SCALE: 1" = 100'



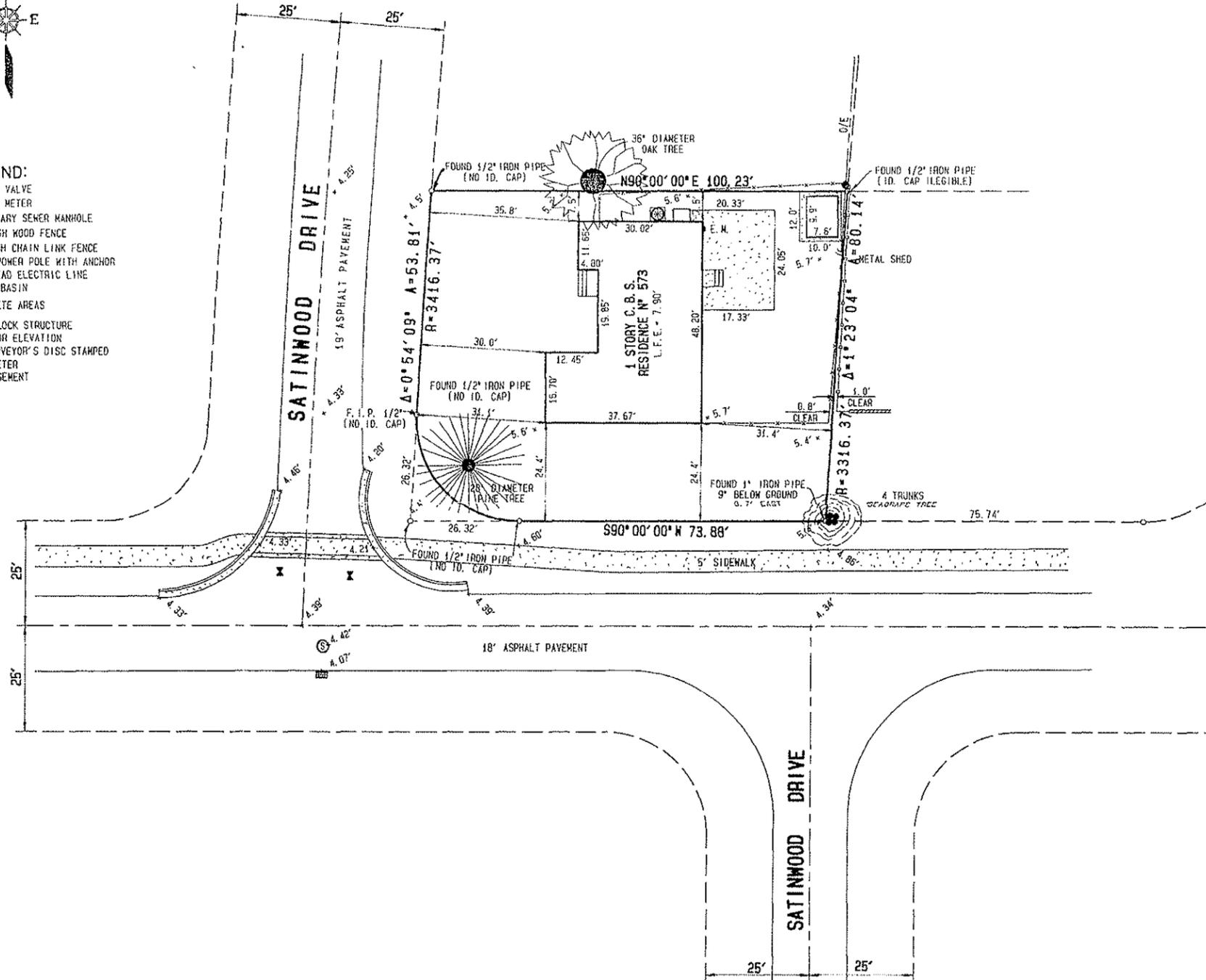
- LEGEND:**
- WATER VALVE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - 6' HIGH WOOD FENCE
  - 4' HIGH CHAIN LINK FENCE
  - WOOD POWER POLE WITH ANCHOR
  - OVERHEAD ELECTRIC LINE
  - CATCH BASIN
  - CONCRETE AREAS
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - L.F.E. = LOWEST FLOOR ELEVATION
  - P.C.P. = NAIL & SURVEYOR'S DISC STAMPED
  - E.M. = ELECTRIC METER
  - U.E. = UTILITY EASEMENT

SKETCH OF SURVEY SCALE: 1" = 20'

**LEGAL DESCRIPTION:**  
 Lot 4, Block 9, of "TROPICAL ISLE HOMES SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 50, at Page 75, of the Public Records of Miami-Dade County, Florida.

**PROPERTY ADDRESS:**  
 573 Satinwood Drive, Key Biscayne, Florida, 33149

- SURVEYOR'S NOTES:**
1. TYPE OF SURVEY: BOUNDARY & ELEVATIONS
  2. BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
  3. BEARINGS ARE BASED ON AN ASSUMED VALUE OF N00°00'00" W ALONG THE SOUTH LINE OF SAID BLOCK 9.
  4. PROPERTY AREA: 7,863 SQUARE FEET.
  5. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, BASE FLOOD ELEVATION=10.00'. PER F.E.M.A. MAP COMMUNITY N°: 120648, PANEL N°0281, SUFFIX J, LAST REVISED ON JULY 17, 1995.
  6. ALL ELEVATIONS THUS + 0.00' ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM MIAMI-DADE COUNTY BENCHMARK N°KB-53, INDEX: 0006KB, ELEVATION: 3.71', AND IS A P.C. NAIL AND BRASS WASHER IN CONCRETE SUPPORT OF A 12" VALVE BOX. HARBOR DRIVE --- 53' EAST OF CENTER LINE BEECHWOOD DRIVE--- 16" NORTH OF CENTER LINE.
  7. LEGAL DESCRIPTION AS PROVIDED BY: OWNER
  8. USE OF PROPERTY: RESIDENTIAL
  9. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WERE NOT LOCATED BY THIS SURVEY.
  10. THIS SURVEY HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, THEREFORE THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS, OR RIGHTS OF WAY OF OTHERS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**J. F. LOPEZ & ASSOCIATES, INC.**  
 CONSULTING LAND SURVEYORS AND PLANNERS  
 CERTIFICATE N°LB. 3192, STATE OF FLORIDA  
 7900 NW. 155th STREET, MIAMI LAKES, FL. 33016  
 Ph: (305) 828-2725 Fax: (305) 828-3589

I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAVE BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61-617-8, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THIS SKETCH OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF SUCH SURVEY, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

**NOTE:**  
 THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

BY:   
 JOSE F. LOPEZ, P.S.M.  
 Professional Surveyor & Mapper  
 N°3086, State of Florida

CERTIFIED TO: ROBERTO and MERCEDES PORCARY	DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	REVISIONS:
	DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:	
	DATE OF FIELD WORK: SEPTEMBER 30, 2003	ORDER N° 030961	DRAWN BY: J. L.	FIELD BOOK: 243-27	CAD FILE: 030961	