

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.

308-08080

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME Mr. Guardazzi		Policy Number	
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 698 Curtisswood Dr.			Company NAIC Number
CITY Key Biscayne	STATE FL	ZIP CODE 33149	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 13, Block 9, "BISCAYNE KEY ESTATES," PB 50-61			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) Residential			
LATITUDE/LONGITUDE (OPTIONAL) (##° - ##' - ##"##" or ##.####°)		HORIZONTAL DATUM: SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 <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 Biscayne 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)

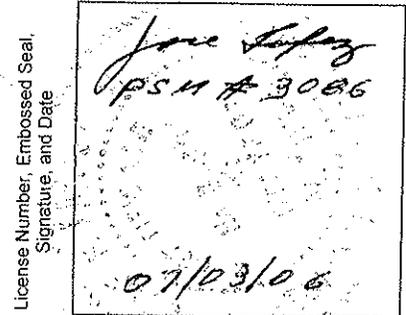
C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

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, 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 NGVD Conversion/Comments \_\_\_\_\_

Elevation reference mark used M1-14 Does the elevation reference mark used appear on the FIRM?  Yes  No

- o a) Top of bottom floor (including basement or enclosure) 10.04 ft.(m)
- o b) Top of next higher floor 22.50 ft.(m)
- o c) Bottom of lowest horizontal structural member (V zones only) N/A ft.(m)
- o d) Attached garage (top of slab) 6.34 ft.(m)
- o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) 10.14 ft.(m)
- o f) Lowest adjacent (finished) grade (LAG) 6.1 ft.(m)
- o g) Highest adjacent (finished) grade (HAG) 7.4 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)



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 <u>J. F. LOPEZ &amp; ASSOCIATES, INC.</u>	
ADDRESS <u>7900 NW 155TH STREET, SUITE 104</u>	CITY <u>MIAMI LAKES</u>	STATE <u>FL</u>	ZIP CODE <u>33016</u>
SIGNATURE <u>Jose Lopez</u>	DATE <u>07/03/06</u>	TELEPHONE <u>(305) 828-2725</u>	

<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. 698 Curtisswood Dr.			Policy Number
CITY Key Biscayne	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: 4.22 FEET, NGVD

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

**LEGAL DESCRIPTION:**

LOTS 12 AND 13, BLOCK 9 OF 'BISCAYNE KEY ESTATES', ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, AT PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**HRS. CALCULATIONS:**

TOTAL A/C AREA = 627122 SF.  
TOTAL GALLONS PER DAY = 800 GAL.

**REQUIREMENTS:**

SYSTEM #1, #2  
SYSTEM USING TRENCH DESIGN W/ INFILTRATIONS.

900 GAL/DAY/8 = 1125 SF. x 15 = 844 SF.

(2) 1000 GAL SEPTIC TANK AND 423 SF. OF DRAINFIELD EA.

(25% REDUCTION (LAUNDRY ON SEPTIC SYSTEM)

844 SF. DRAIN FIELD

844 SF. RESERVE AREA

SYSTEM #2 (EXISTING) (LAUNDRY ONLY)  
50 SF. PER RESERVE + 5 x 50 = 250 SF.

900 GAL. SEPTIC TANK

250 SF. DRAINFIELD

250 SF. RESERVE

ALL LANDSCAPE WILL ADHERE TO DADE COUNTY CHAPTER 18 A ORDINANCE # 18-13

GRADE SITE SO THAT ALL WATER IS RETAINED ON PROPERTY. NO OVERLAND RUN OFF TO BE PERMITTED INTO WATERWAY. ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY.

NOTE:  
SITE MUST RETAIN FIRST 1' OF RAIN WATER.

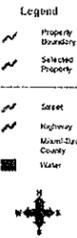
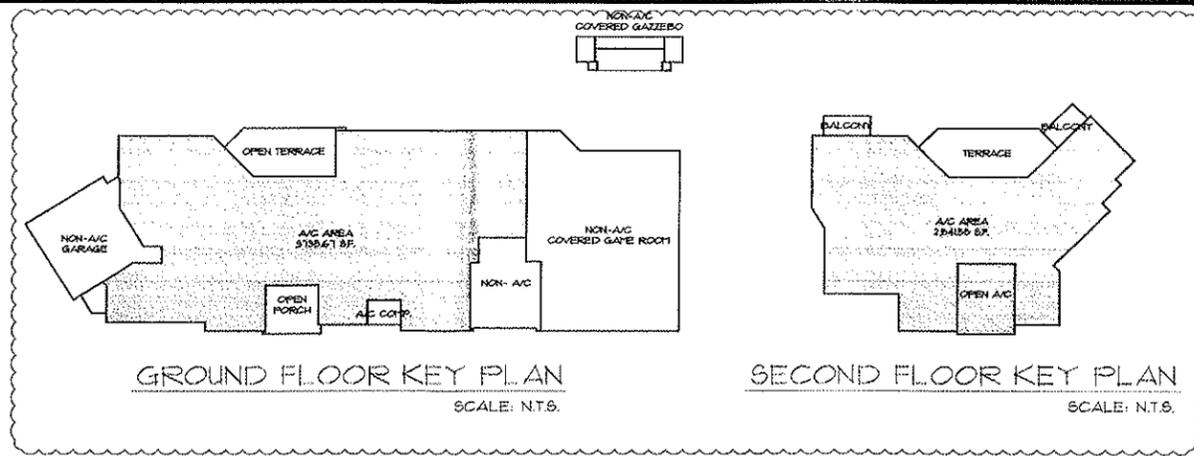
NOTE:  
SITE MUST SLOPE INWARD. NO DRAINAGE TO OUTSIDE OF PROPERTY ALLOWED. GRADE FIN. ELEV. 1'-6" NGVD

NOTE:  
LANDSCAPE, LANDSCAPE LIGHTING AND IRRIGATION BY OTHERS (SEPERATE PERMIT).

NOTE:  
DISCHARGE OF RAIN WATER AND CONDENSATE MUST BE AT LEAST 12' AWAY FROM THE FOUNDATION.

FLOOD ZONE AE 100'

PANEL #0281  
MAP #120648J0281



**RAUL A. PIÑON**  
ARCHITECT  
Registered #9909 - State of Florida  
ARCHITECTURE  
PLANNING  
INTERIORS  
16000 S.W. 92 AVE  
MIAMI, FL 33185  
PH: (305) 398-6668  
FAX: (305) 279-9334  
RPIÑON@HELLSOUTH.NET

REVISIONS	BY
200700 COMMENTS 05/01/04	
200700 COMMENTS 08/21/04	
07/14/09	

**50% RULE**

EXISTING LIVING AREA (A/C)	5774.61 SF.	165.00	1,347,054.00
EXISTING GARAGE	450.00 SF.	145.00	1,207,500.00
EXISTING COVERED TERRACE	310.00 SF.	145.00	1,135,500.00
EXISTING COVERED PORCH	140.00 SF.	145.00	6,300.00
SECOND FL. COVERED TERRACE	310.00 SF.	145.00	1,135,500.00
<b>TOTAL VALUE</b>			<b>5,832,854.00</b>
50%:			<b>2,916,427.00</b>
PROPOSED ADDITION 1ST FL. A/C	1,078.13 SF.	165.00	1,70,076.00
PROPOSED COVERED TERRACE	1,078.13 SF.	145.00	1,563,181.50
<b>TOTAL EST. CONSTRUCTION COST</b>			<b>1,753,257.50</b>
			<b>1,194,171.50 &lt; 1,194,171.50</b>

**SITE DATA**  
638 CURTISSWOOD DRIVE, KEY BISCAYNE, FLORIDA  
LOT AREA 10,919.92 SF. (LOT 12 & 13, BLC 9)

**SITE REQUIREMENTS**

FLOOR RATIO (BASED)  
LOT COVERAGE = 35%  
PERVIOUS AREA = 40%  
MAXIMUM BUILDING HEIGHT  
MAIN BUILDING FRONT SETBACK  
MAIN BUILDING REAR SETBACK  
MAIN BLDG. INTERIOR SIDE SETBACK (25% OF LOT WIDTH W/ MINIMUM OF 15 FT.)  
BASE FLOOR ELEVATION

**SIDE YARD SETBACK CALCULATION**  
LOT FRONT SIZE  
REQUIRED 35% OF LOT FRONT SIZE  
PROVIDE SIDES SETBACKS

CONSTRUCTION DATA	EXISTG.	PROPOSED	ADDIT.	TOTAL
FIRST FLOOR A/C	2133.12 SF.	1278.13 SF.	0	3411.25 SF.
SECOND FLOOR A/C	2841.55 SF.	0	0	2841.55 SF.
GARAGE	450.00 SF.	0	0	450.00 SF.
COVERED PORCH	140.00 SF.	0	0	140.00 SF.
FIRST FL. COVERED TERRACE	329.73 SF.	-42.83 SF.	0	286.90 SF.
SECOND FL. COVERED TERRACE	329.73 SF.	0	0	329.73 SF.
POOL DECK	126.24 SF.	0	0	126.24 SF.
COVERED GAME ROOM + BATH	126.24 SF.	0	0	126.24 SF.
DRIVEWAY	675 SF.	0	0	675 SF.

FLOOR AREA RATIO	EXISTG.	PROPOSED	ADDIT.	TOTAL
FIRST FLOOR A/C	2133.12 SF.	1278.13 SF.	0	3411.25 SF.
SECOND FLOOR A/C	2841.55 SF.	0	0	2841.55 SF.
GARAGE # 10%	45 SF.	0	0	45 SF.
TOTAL	5327.21 SF.	1278.13 SF.	0	6605.34 SF.
ALLOWED: 35% = 6355.12	6322.22	PROPOSED		

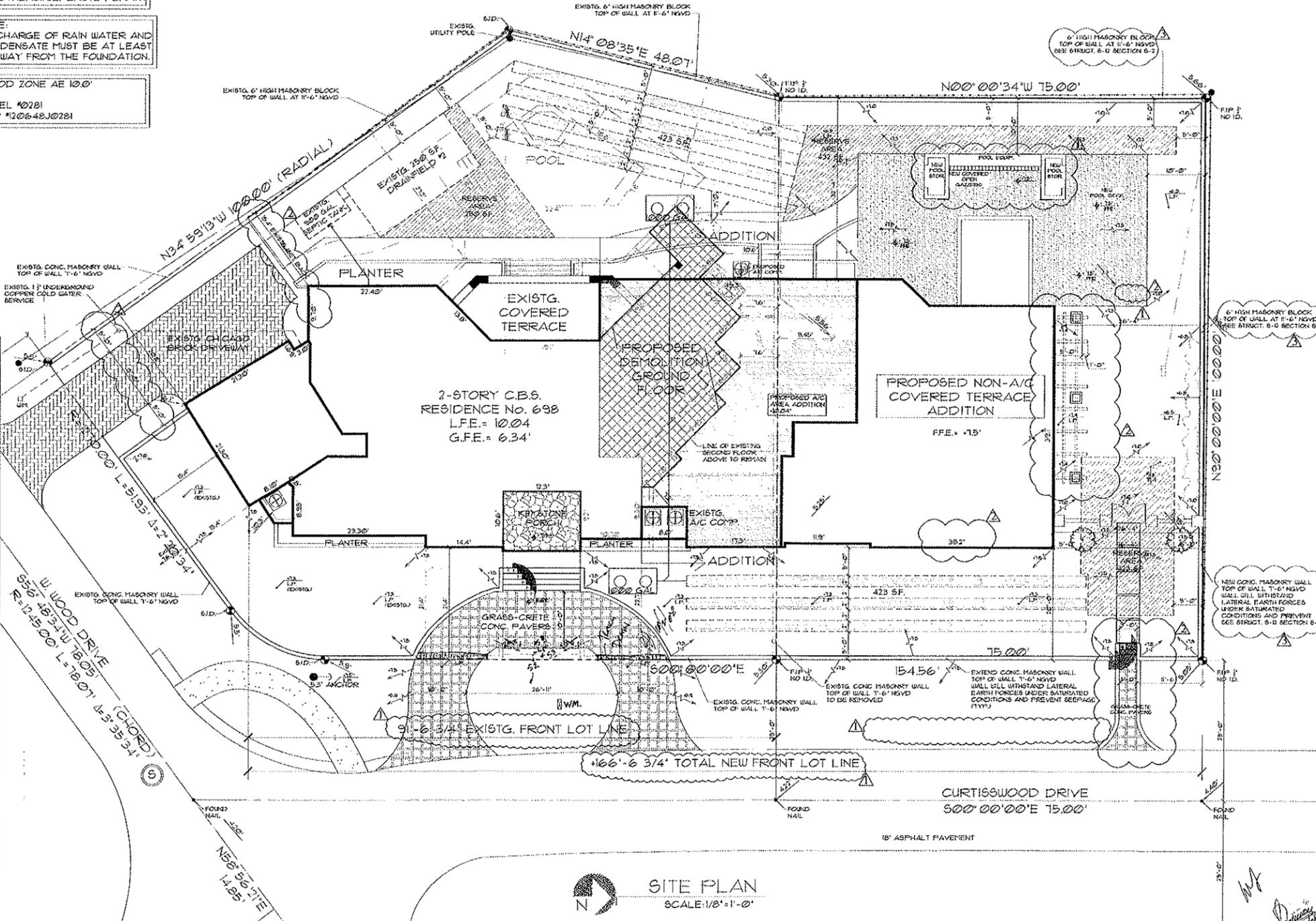
  

LOT COVERAGE	EXISTG.	PROPOSED	ADDIT.	TOTAL
FIRST FLOOR A/C	2133.12 SF.	1278.13 SF.	0	3411.25 SF.
GARAGE	450.00 SF.	0	0	450.00 SF.
COVERED TERRACE	329.73 SF.	-42.83 SF.	0	286.90 SF.
COVERED PORCH	140.00 SF.	0	0	140.00 SF.
COVERED GAME ROOM + BATH	126.24 SF.	0	0	126.24 SF.
TOTAL	3677.72 SF.	1263.50 SF.	0	4941.22 SF.
ALLOWED 35% = 6355.12 SF. R. 6322.22 SF. PROPOSED				

**PERVIOUS AREA**

LOT COVERAGE	6220.00 SF.
POOL DECK + GAZZBO	126.24 SF.
DRIVEWAY (FRONT AND SIDE)	126.24 SF.
TOTAL PERVIOUS AREA	6472.48 SF.
SITE AREA 10,919.92 - 6472.48 = 4447.44	4447.44
PERVIOUS AREA 49%	49%

(LOT AREA - PERVIOUS AREA + PERVIOUS AREA) (REQUIRED 30% MIN)  
REQUIRED: 30% = 5447.46 SF. REQUIRED  
10,919.92 SF. - 9274.14 SF. = 1645.78 SF. GREATER THAN 5447.46 SF. MINIMUM 30%



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

DATE: \_\_\_\_\_  
SCALE: AS SHOWN  
JOB NUMBER: \_\_\_\_\_  
SHEET: **SP-1**  
SHEETS

UKD  
07/17/10  
BZP

**RAUL A. PIÑON**  
ARCHITECT  
Registered 66499 - State of Florida

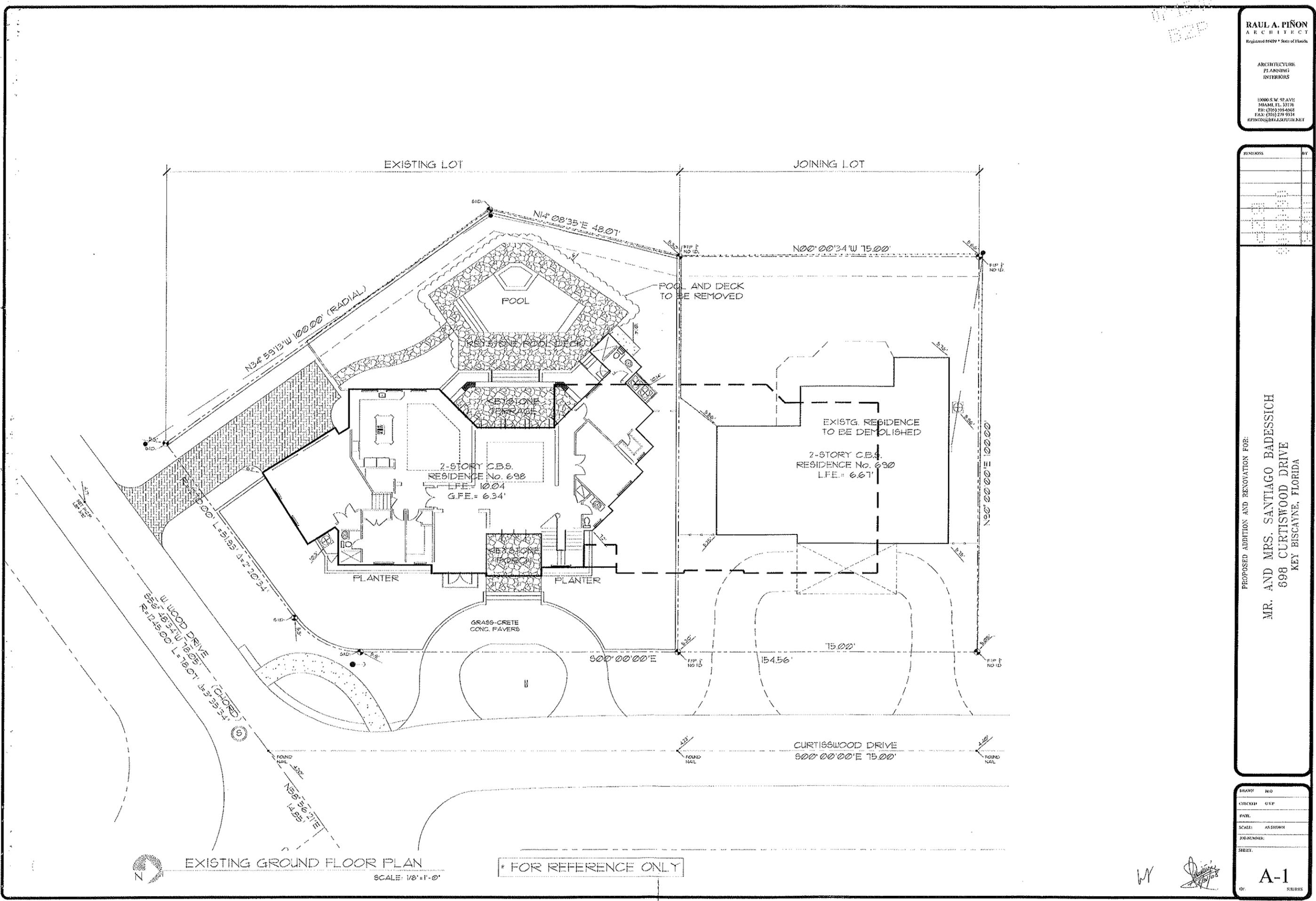
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MIAMI, FL 33176  
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FAX: (305) 278-9334  
RPIÑON@BELLANDPIÑON.COM

REVISION	NO.

PROPOSED ADDITION AND RENOVATION FOR:  
**MR. AND MRS. SANTIAGO BADESSICH**  
598 CURTISWOOD DRIVE  
KEY BISCAYNE, FLORIDA

DRAWN	NO.
CHECKED	DATE
SCALE	AS SHOWN
DATE	
SHEET	A-1



EXISTING GROUND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

\* FOR REFERENCE ONLY

W  
*[Signature]*