

PROCESS # _____
FOLIO # _____

FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

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

CROWN OF ROAD +5.31 Ft. NGVD

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

B03-03150

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use
BUILDING OWNER'S NAME			Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 950 Harbor Drive			Company NAIC Number
CITY Key Biscayne	STATE FL	ZIP CODE 33149	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 12, Block 2, CAPE FLORIDA SUB. SECTION 1, PB. 68 - PG.81			
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 Key Biscayne 120648		B2. COUNTY NAME Miami-Dade		B3. STATE Florida	
B4. MAP AND PANEL NUMBER 12025C0281	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): _____
 NAVD 1988 Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: NGVD 1929

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.

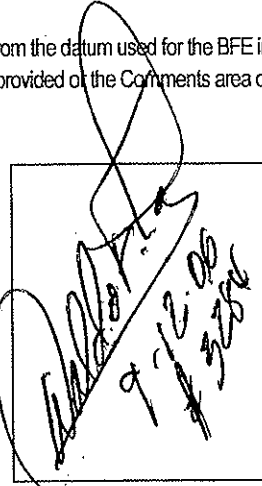
C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

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 of the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum N.G.V.D. Conversion/Comments _____

Elevation reference mark used 0021KB Does the elevation reference mark used appear on the FIRM? Yes No

- o a) Top of bottom floor (including basement or enclosure) +6. 93 ft.(m)
- o b) Top of next higher floor +18. 93 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. 58 ft.(m)
- o e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) N/A. ____ft.(m)
- o f) Lowest adjacent (finished) grade (LAG) +6. 35 ft.(m)
- o g) Highest adjacent (finished) grade (HAG) +6. 35 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)

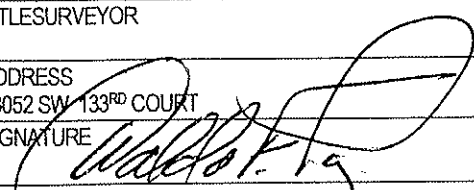
License Number, Embossed Seal, Signature, and Date



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 WALDO F. PAEZ LICENSE NUMBER P.L.S. NO.3284

TITLE SURVEYOR	COMPANY NAME DELTA SURVEYORS, INC.		
ADDRESS 13052 SW 133 RD COURT	CITY MIAMI	STATE FL	ZIP CODE 33186
SIGNATURE 	DATE 09-12-06	TELEPHONE 305-253-0909	

IMPORTANT: In these spaces, copy the corresponding information from Section A.

BUILDING STREET ADDRESS (Including Apt, Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO.

950 Harbor Drive

CITY

Miami

STATE

FL

ZIP CODE

33149

For Insurance Company Use:

Policy Number

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

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: _____

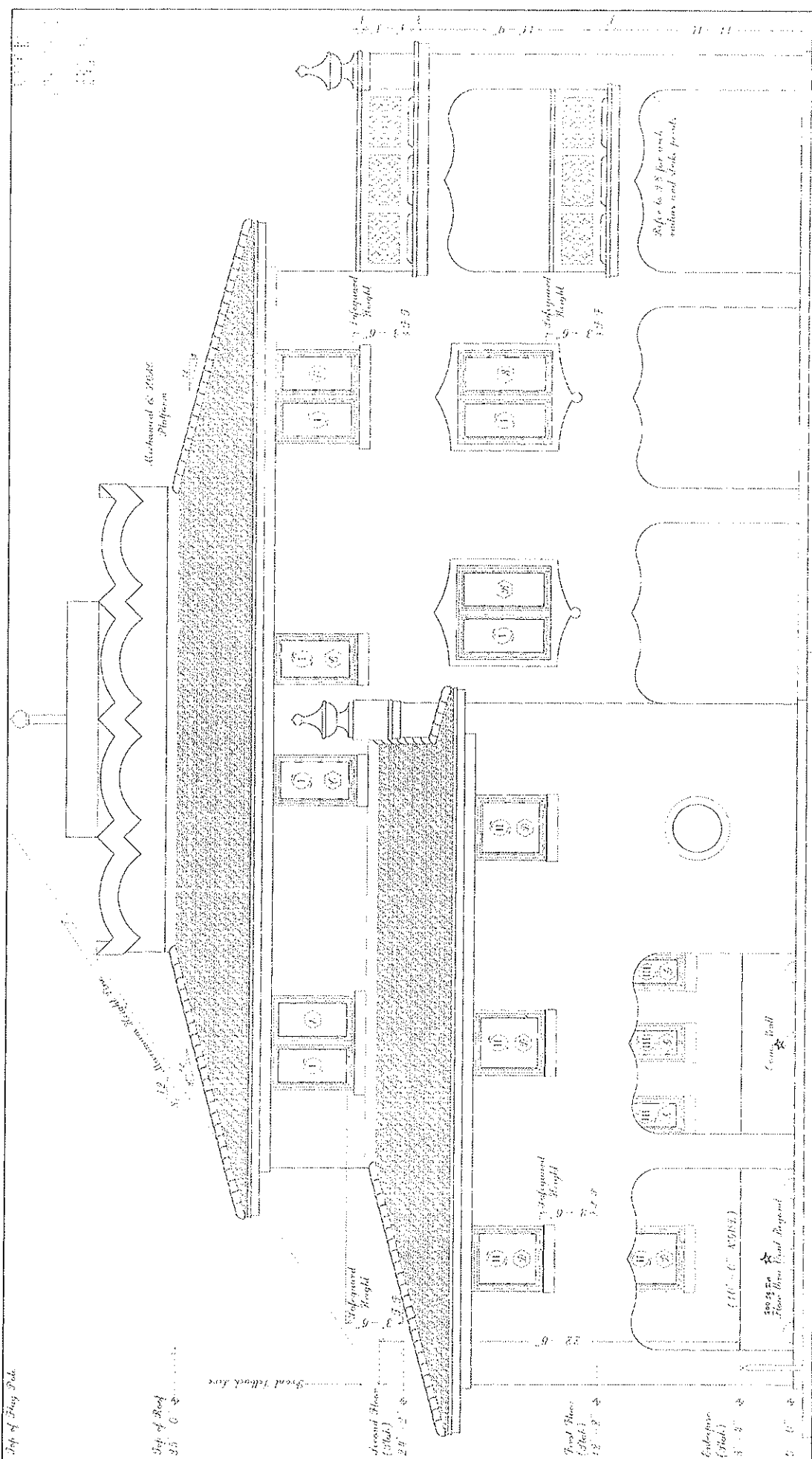
LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

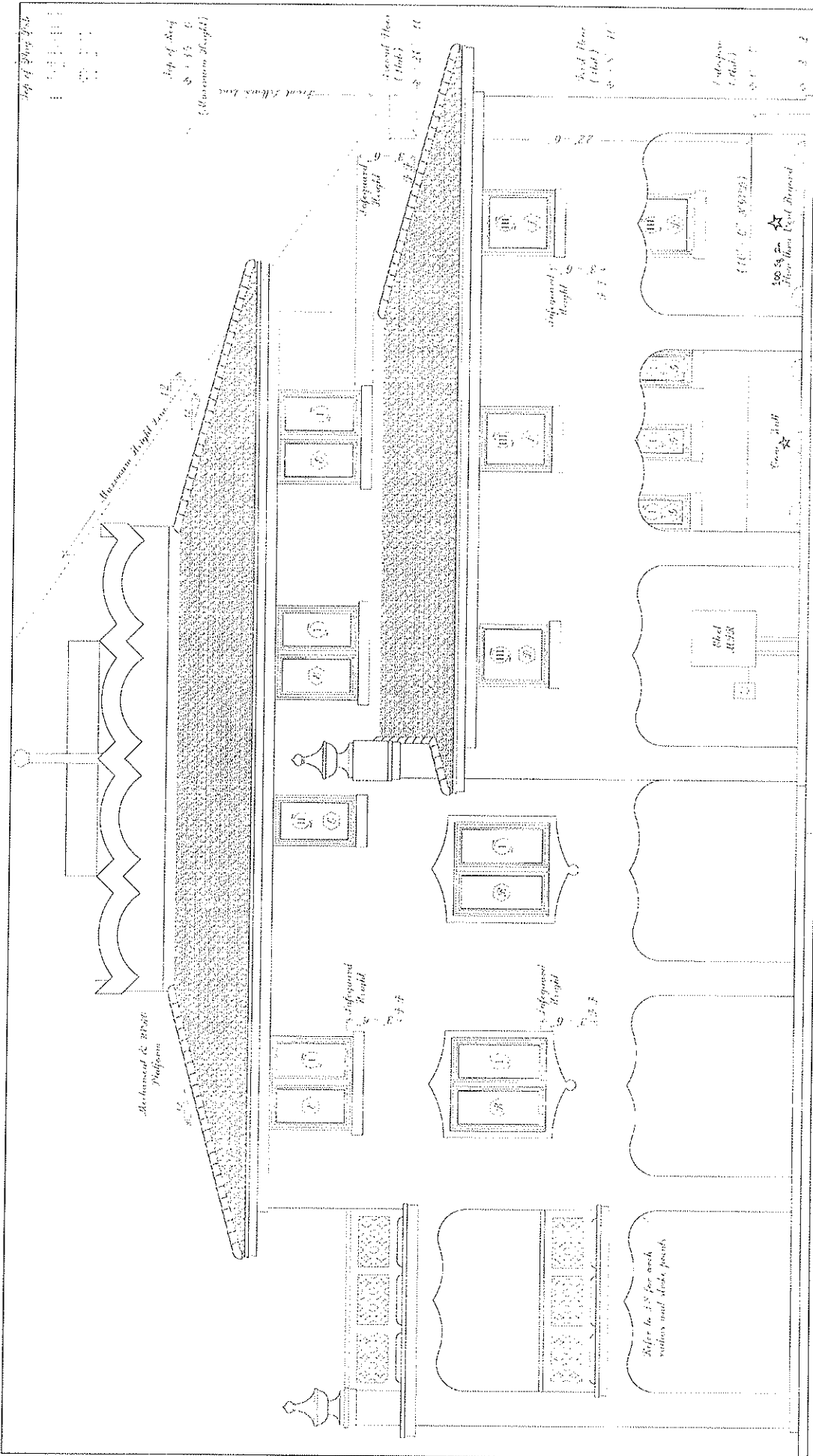
COMMENTS

Check here if attachments



North Elevation - Job 3 5 - 1 - C

<p>Design, Progresses of Feet and Window Openings</p> <table border="1"> <tr> <td>I</td> <td>654</td> <td>714</td> </tr> <tr> <td>II</td> <td>646</td> <td>703</td> </tr> <tr> <td>III</td> <td>672</td> <td>729</td> </tr> </table>	I	654	714	II	646	703	III	672	729	<p>All doors and windows are to be solid, including with Insulated Glass, by Jelsch. The side windows on the first floor level of the Annex, at the Base Flood Elevation, open into the Car Pool below. The Car Pools are open on each end and are enclosed by low concrete walls on both sides. The Storage Rooms have circular air glazed openings. The Pulley is open air. All window sills and the frames that surround the large windows on the first floor are to be cast concrete. The Ice Room above the second floor is to be left exposed. All exposed concrete to be protected through construction and painted and filled as required.</p>	<p>Trully Architects 1000 Bank Bldg Chicago, Ill. 7/1/13</p>	<p>7/1/13</p>
I	654	714										
II	646	703										
III	672	729										

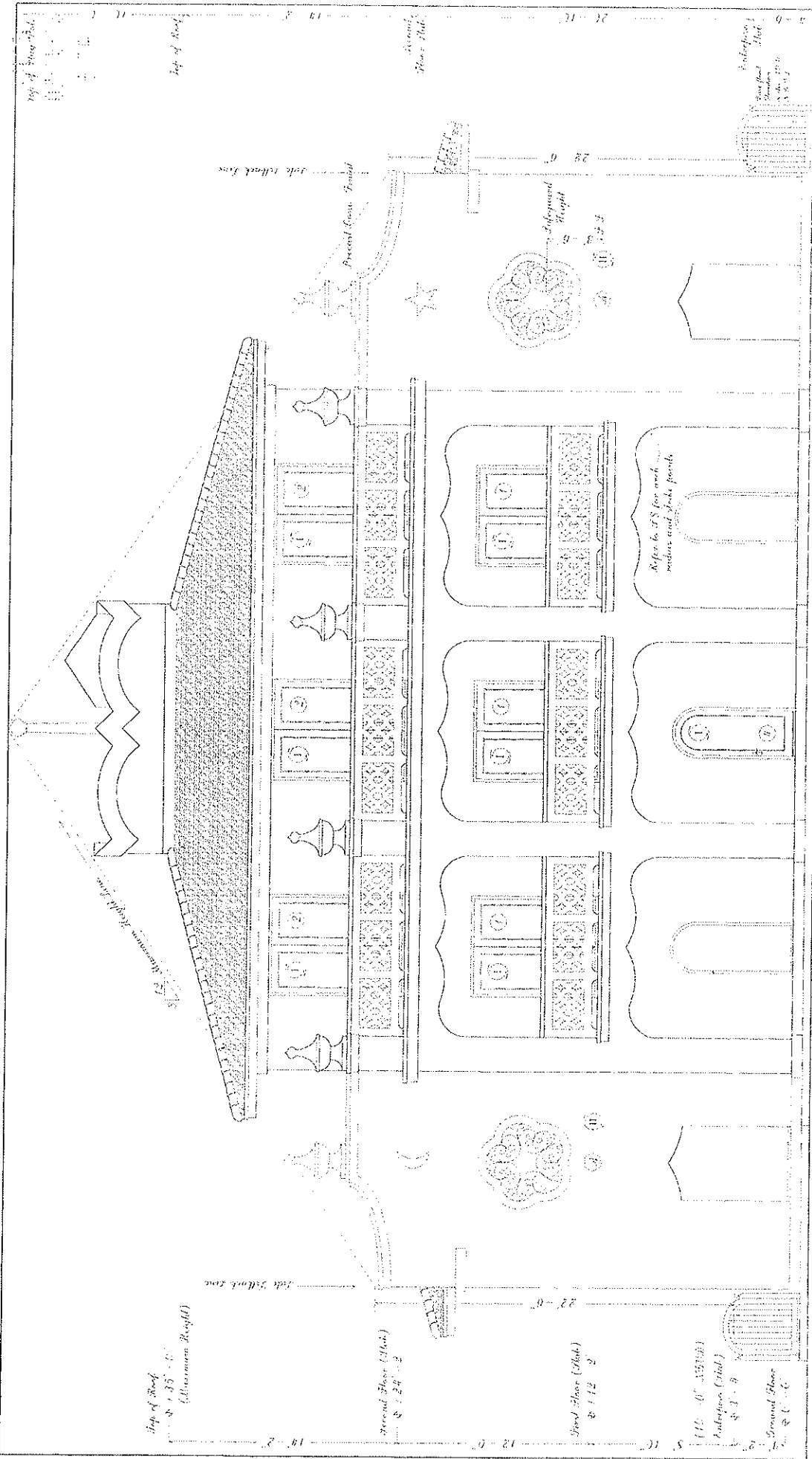


South Elevation from 3'-8" = 1'-0"

The Entrepouse level of the House is at the Base Flood Elevation Height and is accessed through the Laundry, Staircase and the Elevator. The Entrepouse level houses two Stacks with Bathrooms, and a Laundry Room. Two Fixed Circular Windows provide light and views to Harbor. Five from the Entrepouse. All other Windows are operable. Floor - then works down the reaton below the Entrepouse flat. The four corner Bathrooms on the Second floor have Vaulted Wood Ceilings. The Plumbing Chase shown in this Section occurs on both sides of the Hall and will align all Plumbing stacks of the Bathrooms upstairs.

Bay	Presence of Door and Window Openings
I	67.2 - 72.9
II	65.4 - 71.1
III	64.6 - 70.3

Architect: [Signature]
 Date: 7/19/63
 Scale: 1/8" = 1'-0"



West Elevation Cont. 3, 4, 5, 6, 7, 8

The Base of the Building is Exposed Cast Concrete. To be protected through construction and polished and filled as required. The Harbor Porch on the First Floor and the Balcony on the Second Floor are to have cast concrete patterned Balustrades. The Lower Balconies on the First Floor are to have cast concrete Balustrades. Balustrades, Balconies, and solid Ornamental Steel work with a minimum height of 42' in height. All Details are to be cast concrete polished finish.

Bay	Dimensions at Base and Window Openings
I	64.9 - 69.6
II	64.6 - 70.3

Trully Architects
 1115 Broadway
 New York 10038
 Tel: 212-675-1115
 Fax: 212-675-1116
 Date: 11/11/11
 Sheet: 1 of 1

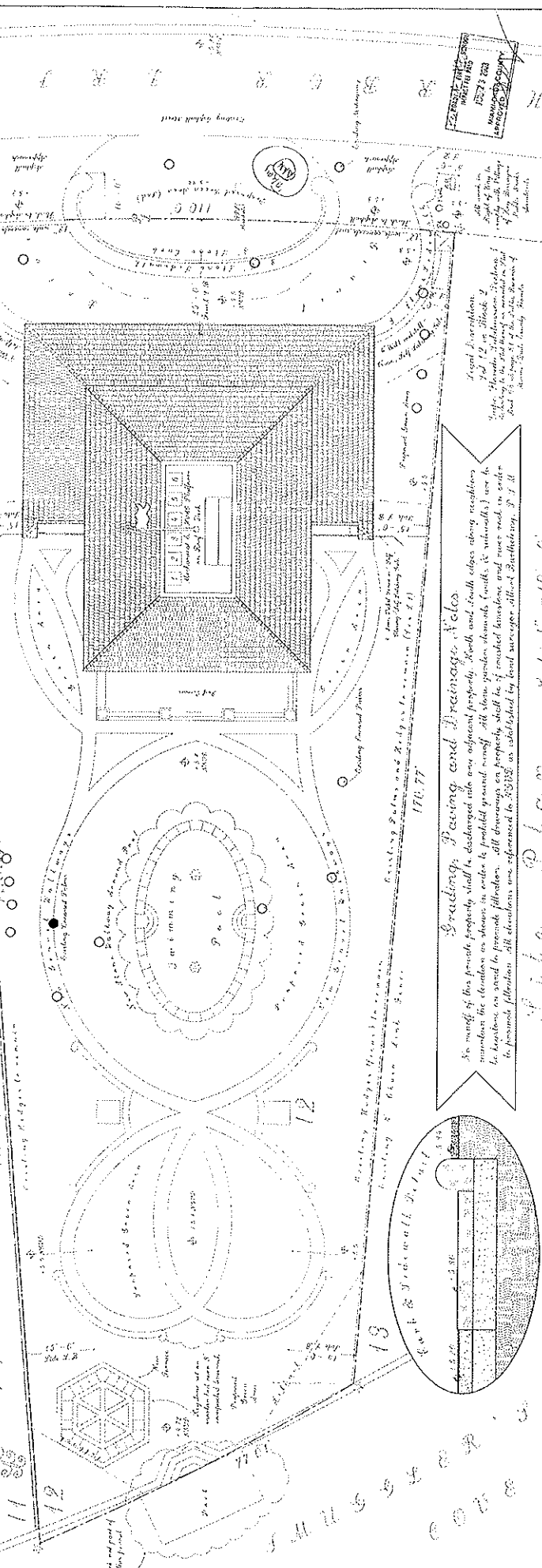
Scale: 1/8" = 1'-0"

7/11/11

PERMIT CONDITIONS
 1. Elevation certificate for all structural or nonstructural ground floor areas must be submitted to the Key Biscayne Building, Zoning & Planning Department immediately after completion.

1. Landscaping of areas shown on plan. Submittal certificate shall apply for plan from the Village of Key Biscayne. The plan shall be approved by the Village of Key Biscayne Planning Department.

2. Elevation certificate for all structural or nonstructural ground floor areas must be submitted to the Key Biscayne Building, Zoning & Planning Department immediately after completion.



Grading, Paving and Drainage Notes
 No runoff of this private property shall be discharged into any adjacent property. South and south edges along neighboring lots shall be finished to grade. All storm water shall be collected in a trench and conveyed to the public storm water system. All drainage shall be established by local engineer after consultation with the Village of Key Biscayne Planning Department.

1. Zoning District: V.C., Village Estate
2. Use: Single family with necessary uses (community pool)
3. Lot size: 24,058 sq. ft.
4. Coverage of lot: 3.36% (858 sq. ft.)
5. Dimensions of lot: see survey attached
6. Established grade to elevation: 5.5 N.S.P.D.
7. Flood Zone: A51C
8. Base Flood Elevation: 3.36, or 10' S.S.P.D.
9. Basement Building Height: 33' at the top of roof, as measured from 3.36' N.S.P.D. See Elevation
10. All decks, all buildings are within the regular established building lines and heights with no encroachments
11. Floor areas:
 - a. Ground Floor: 4,052 sq. ft.
 - b. First Floor: 3,667 sq. ft.
 - c. Second Floor: 2,400 sq. ft.
 - d. Total Floor Area: 7,119 sq. ft.
12. Total Coverage: Maximum lot coverage is 3.36% or 800 sq. ft. (Footprint of House: 4,058 sq. ft. + Two Rear Porches: 72 sq. ft.)
13. Pool and Paved areas are not computed in coverage. They do not exceed the maximum lot coverage.
14. Landscaping Note: See Landscape and Irrigation plans by Landscape Architect. The plans shall address the standards of the Village of Key Biscayne Landscape Code.

1. Beach Access: 3.36
2. Open Balconies and Patios: 0.3
3. Building Located 20' (Small P.L.)
4. Storage w/ 12 Vehicles
5. Rough-Ready Driveway
6. One and Two Story Construction
7. Enclosure to Parking (Side Yard)
8. Foundations on Pads
9. Lots 3 & 4 (Both 15')
10. Frontal 15'-20' from Rear P.L.
11. Reduction of Frontal and Side setbacks
12. Reduction in Building Height

13. Allotment: 100% of the lot area is to be used for the proposed development. The proposed development is to be a single family residence with a pool and a garage. The proposed development is to be a single family residence with a pool and a garage. The proposed development is to be a single family residence with a pool and a garage.

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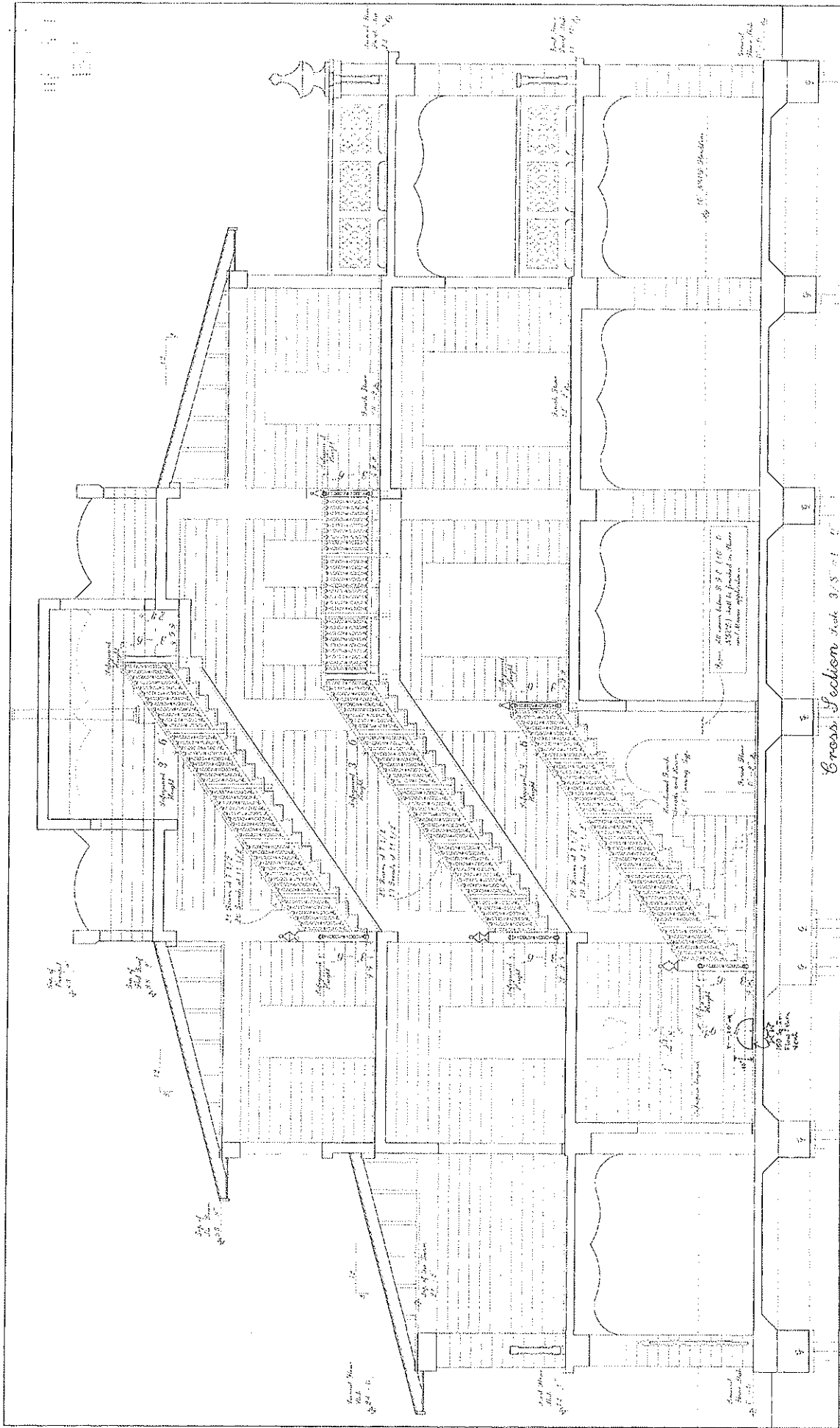
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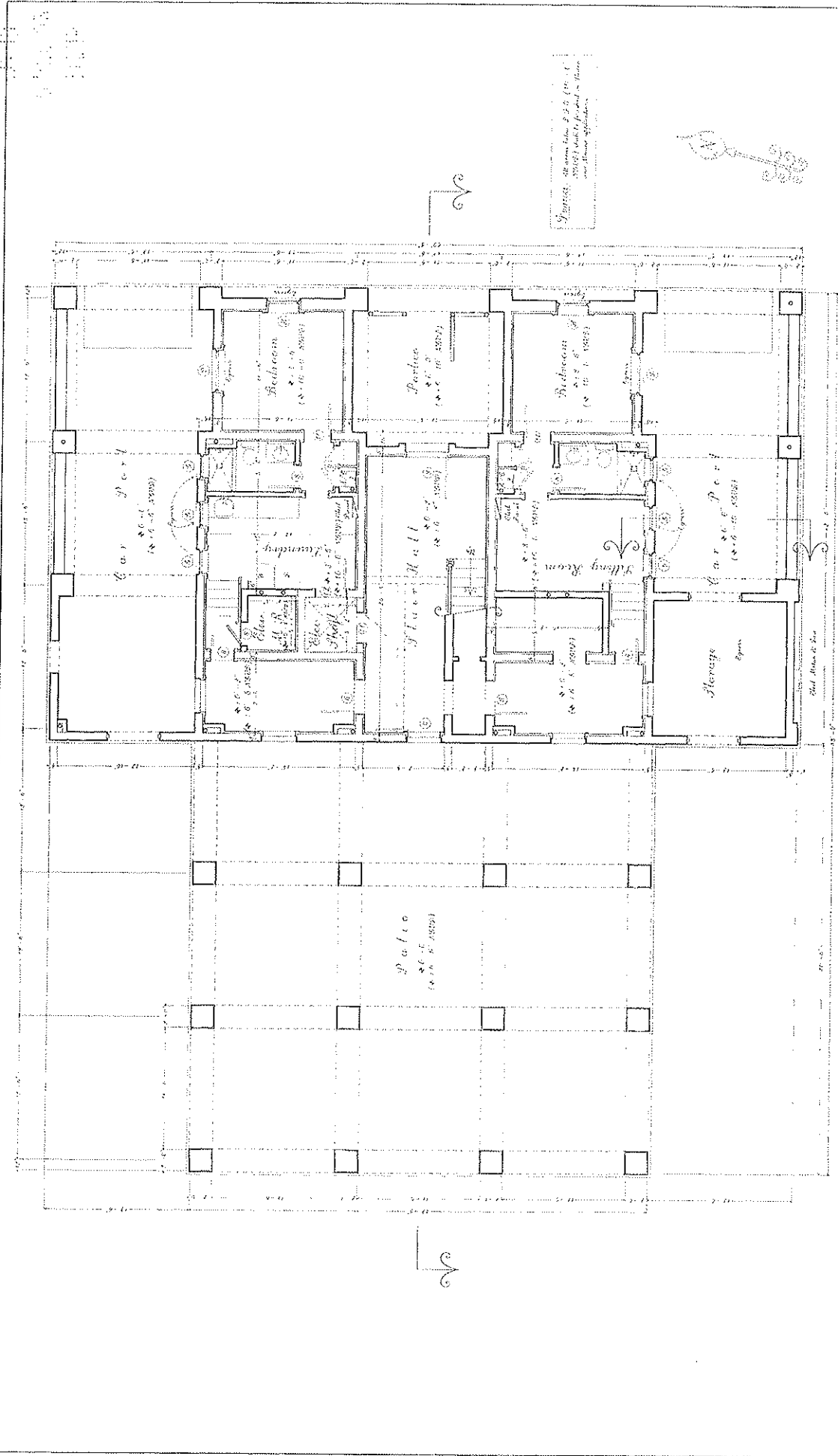
1-400: Site Plan



Cross Section No. 3/5-1

The floor is finished in Hickory Wood, and is hoisted under a wooden coffered ceiling. The floor extends from the ground floor to the first and second floors, and up to the mechanical equipment platform through a Roof-Match. The Mechanical Equipment on the Roof is hidden by a concrete and floss parapet wall. The Play Pole extends 10' into the sky.

J. H. ...
 1917
 1361 3rd Ave
 Chicago, Ill.
 April 13, 1917
 Sheet 119



Architects
 J. H. ...
 100 ...
 ...
 ...
 ...
 ...

John ...
 ...
 ...
 ...

The Entrance of the House is found on the Ground Floor. ...
 From this level the Elevator and Stair rise to the floors above. Two secondary stairs lead to the Enterprise
 Deck, which is at the Base Flood Elevation (0'-0"). The Entry Porch shall have a limestone floor and an
 Entry Gate of solid Ornamental Steel Work. The Hallway shall be finished with Tropical Cuban Tile and
 Marble Walls and Ceilings. All Doors are to be solid Mahogany with Impact Glass. The floor of
 the Patio shall be Tropical Cuban Tile. The Floors of the Entrance and Storage Rooms shall be Terrazzo.

Ground Floor &
 Entrance Plans
 Scale: 1/4" = 1' 0"

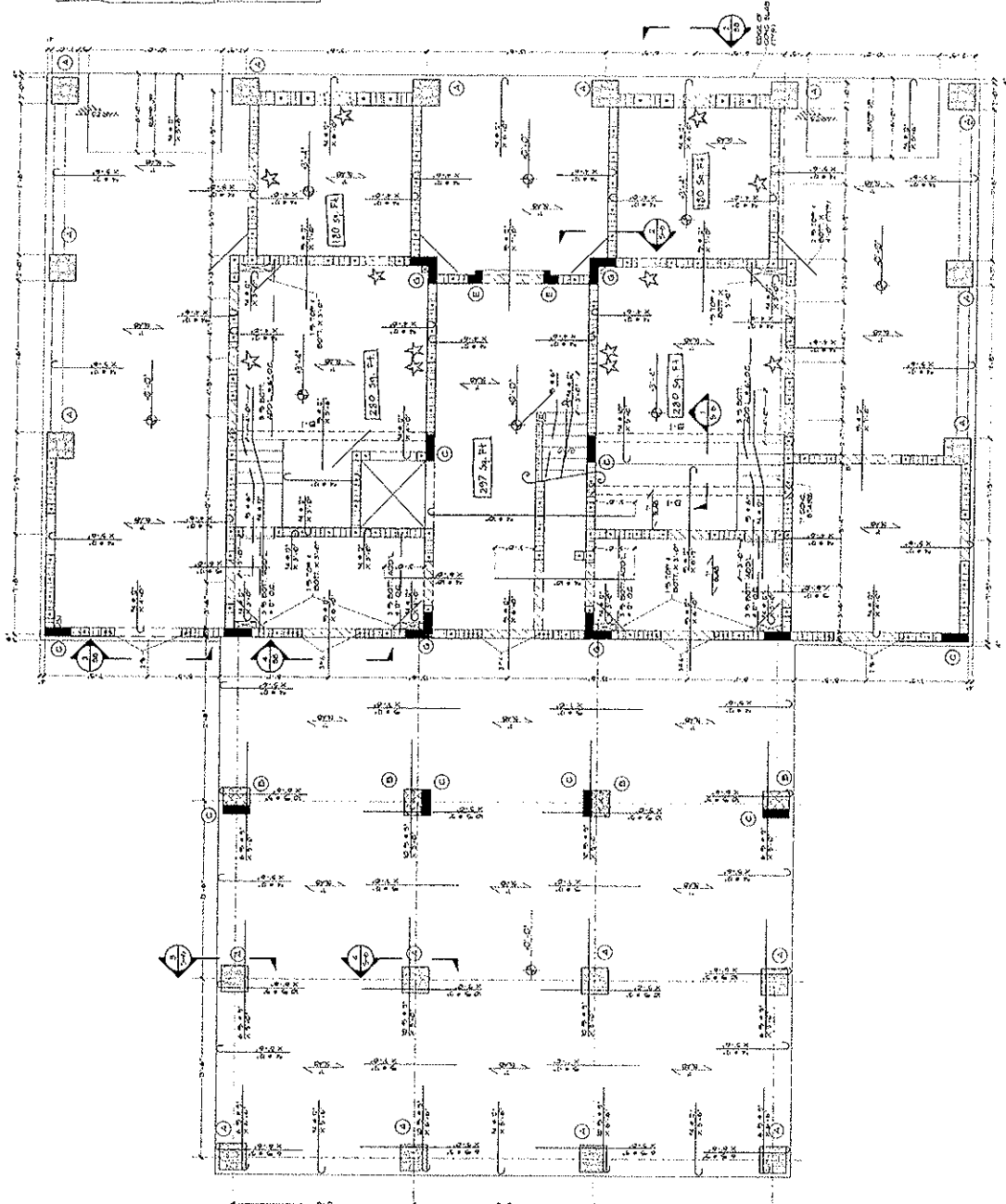
FLOOR SLAB VENTS AND CALCULATIONS:
 100 SF in Floor slab vent with
 no hanging toward beam back
 break-out frame
 150 SF in Floor slab vent with
 hanging toward glazed back
 break-out frame
 Note: System of vent to be 12" max. fan grade
 • See sheets AS, AT, AZ, & AH for
 dimensions and details

DESIGN CRITERIA:
 REF: 1989 BUILDING CODE SECTION 603.1
 25 MPH WIND VELOCITY
 EXPOSURE CATEGORY II
 BUILDING CATEGORY II
 DESIGN WIND SPEED BASED ON
 CONDITIONS I CLASSION

PLAN NOTES:

- 1) ALL CONC. SLABS OVER COMPACTED FILL W/ PBL W/ VAPOR BARRIER
- 2) --- DOTES DIRECTION OF SLAB JOINT VENT, (OTHERS FOR LATER)
- 3) --- DOTES SLAB JOINT VENT
- 4) --- DOTES SLAB JOINT VENT
- 5) --- DOTES DIRECTION OF SLAB JOINT VENT, (OTHERS FOR LATER)
- 6) PROVIDE VENT VENT * ALL CORNERS, JOBS OF OPENINGS & ALL INTERSECTIONS
- 7) THICK SLAB PROVIDE 5" * OF BOTH 8" IN THICKEN ON P.L. AX
- 8) SIZZLE DOTES ON WALL BELOW
- 9) 18" ELEV. 5'-0" * 4'-0" 18" O.C.

FLOOR	ZONE	WIND VELOCITY IN FULLY EXPOSED POSITION (UNWIND BLOCK CELL)	WIND VELOCITY IN FULLY EXPOSED POSITION (UNWIND BLOCK CELL)
1	1	25 MPH O.C.	25 MPH O.C.
1	2	25 MPH O.C.	25 MPH O.C.
1	3	25 MPH O.C.	25 MPH O.C.
1	4	25 MPH O.C.	25 MPH O.C.
1	5	25 MPH O.C.	25 MPH O.C.
1	6	25 MPH O.C.	25 MPH O.C.
1	7	25 MPH O.C.	25 MPH O.C.
1	8	25 MPH O.C.	25 MPH O.C.
1	9	25 MPH O.C.	25 MPH O.C.
1	10	25 MPH O.C.	25 MPH O.C.

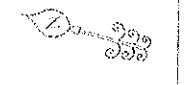


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Ground Floor 4 Entrepiso
Framing Plan
 Scale: 1/4" = 1'-0"

