

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

B05-04872

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>DASSO RESIDENCE</u>	For Insurance Company Use:
	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>250 Buttonwood Drive</u>	Company NAIC Number
City <u>Key Biscayne</u> State <u>FL</u> ZIP Code <u>33149</u>	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)  
Lot 9, Block 25, Plat Book 53, Page 39, Miami-Dade County, Florida

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. N 25 degrees 41.808 Long. W 80 degrees 10.098 Horizontal Datum:  NAD 1927  NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawl space or enclosure(s), provide:

a) Square footage of crawl space or enclosure(s)	<u>2,540.43</u> sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade	<u>7</u>
c) Total net area of flood openings in A8.b	<u>2,315.5</u> sq in

A9. For a building with an attached garage, provide:

a) Square footage of attached garage	<u>N/A</u> sq ft
b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade	<u>N/A</u>
c) Total net area of flood openings in A9.b	<u>N/A</u> sq in

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

B1. NFIP Community Name & Community Number <u>Key Biscayne 120648</u>		B2. County Name <u>Miami-Dade</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12025C-0281</u>	B5. Suffix <u>J</u>	B6. FIRM Index Date <u>7-17-1995</u>	B7. FIRM Panel Effective/Revised Date <u>3-2-1994</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>7.00</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.  
 FIS Profile  FIRM  Community Determined  Other (Describe) \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item 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 \_\_\_\_\_  CBRS  OPA

## 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. 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 C2.a-g below according to the building diagram specified in Item A7.  
Benchmark Utilized MI-IJ Vertical Datum N.G.V.D. 1929  
Conversion/Comments \_\_\_\_\_

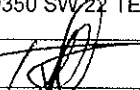
Check the measurement used.

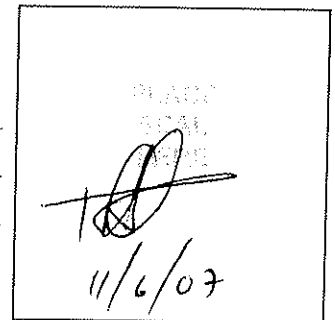
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>10.06</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>23.03</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>9.50</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.70</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>4.90</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## 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 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.

Check here if comments are provided on back of form.

Certifier's Name <u>Rolando Ortiz</u>	License Number <u>4312</u>		
Title <u>President</u>	Company Name <u>GUNTER GROUP, INC.</u>		
Address <u>9350 SW 22 TERRACE</u>	City <u>MIAMI</u>	State <u>FL</u>	ZIP Code <u>33165</u>
Signature 	Date <u>11-6-2007</u>	Telephone <u>305-220-0073</u>	

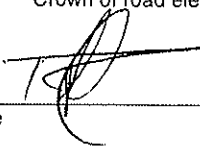


<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 250 Buttonwood Drive	Policy Number
City Key Biscayne State FL ZIP Code 33149	Company NAIC 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 Machinery or equipment servicing the building: A/C Unit  
Crown of road elevation: 4.98 feet NGVD

Signature 

Date 11-6-2007

Check here if attachments

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

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawl space, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. 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, 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, 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. Check the measurement used in Items G8, and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by 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: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name \_\_\_\_\_ Title \_\_\_\_\_

Community Name \_\_\_\_\_ Telephone \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments

# Building Photographs

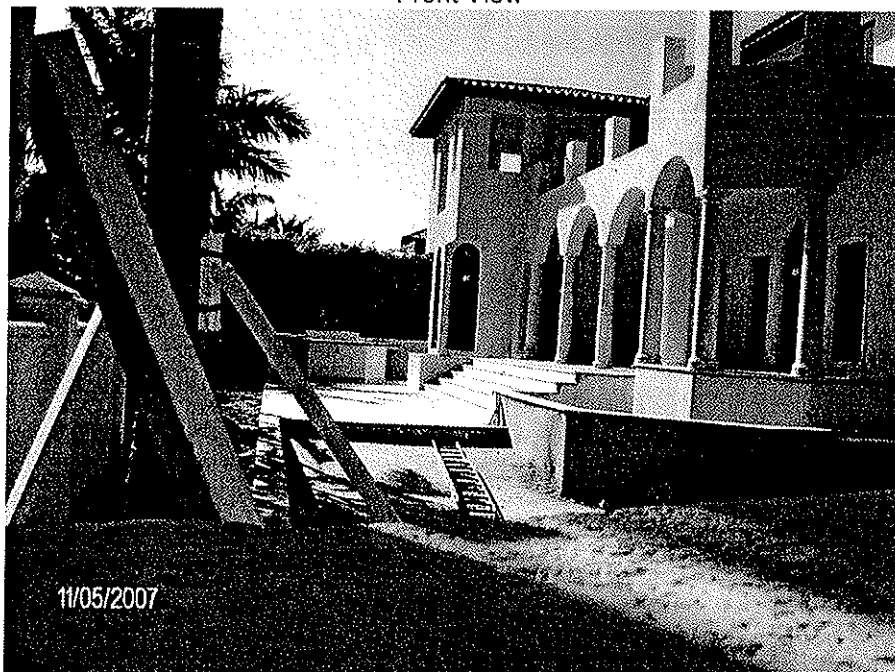
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 250 Buttonwood Drive	For Insurance Company Use: Policy Number
City Key Biscayne State FL ZIP Code 33149	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least two building photographs below according to the instructions for Item A6. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." If submitting more photographs than will fit on this page, use the Continuation Page, following.



Front View



Rear View

# Building Photographs

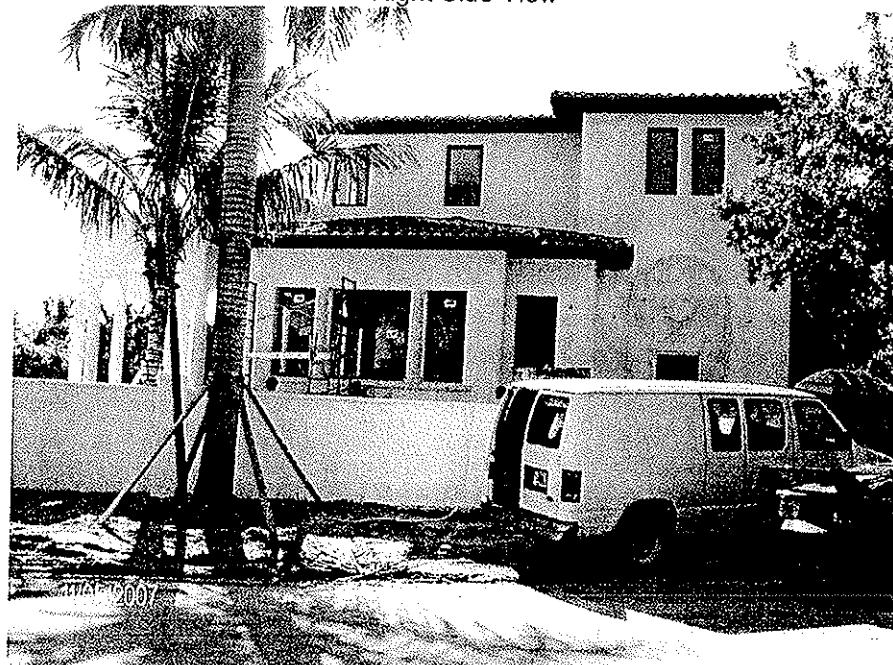
Continuation Page

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City Key Biscayne State FL ZIP Code 33149	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View."



Right Side View



Left Side View

**GENERAL NOTES**

- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING (UNCL) OR ANY GOVERNMENTAL AGENCIES NECESSARY TO OBTAIN UTILITIES, 110V UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
- CONCRETE SHALL HAVE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (UOQ).
- ALL REINFORCING STEEL SHALL BE DEFORMED BARS AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
- ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
- ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES, 10th EDITION.
- STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL, DUCTS, TO LOCATED OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSIONS, SLABS, BOTS, CURBS, ETC.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 308.2C "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI 308.3R RECOMMENDED PRACTICE FOR CONCRETE FORMWORK.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- REBARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REBARS ARE AS PER SCHEDULES.
- NO TIE BARS SHALL BE FORGED/POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
- WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
- ARCHITECT/INTERIOR DESIGN ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
- VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER/ARCHITECT/INTERIOR DESIGNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE FLORIDA BUILDING CODE, CURRENT EDITION. NOTE ALL LOCAL CODES SHALL PREVAIL.
- THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
- THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER FOLLOWED BY A CHANGE ORDER.
- THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FROM AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
- THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
- CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
- CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK AS A CONDITION OF ACCEPTANCE.
- CLEANING AND DEBRIS REMOVAL - THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DIRT, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORTS TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION. LEFTOVERS FROM MEALS CONSIDERED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
- THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEMS. CONTRACTOR MUST NOTIFY THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM OR INTERFERING WITH A/C DUCT OR PLUMBING RUNWAYS EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL AND ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE BY MEANS OF SHOP DRAWINGS ALL ADDITIONAL DETAILS WHICH ARE NECESSARY FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR MUST FURNISH ALL LABOR TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
- UPON ACCEPTANCE AS SUBSTANTIAL, TO COMPLETE THE ARCHITECT SHALL ISSUE THE CONTRACTOR A PUNCH LIST, INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN A CALENDAR WORKING DAYS.
- ANY CHANGES OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECEIVED BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER.
- ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE GENERAL NOTES AND OR SPECIFICATIONS ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
- ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM CHASES, WALL CHASES, GABLETS AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
- CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER 1 BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
- ALL GLASS CHASES AND TUB ENCLOSURES SHALL BE "EMERGED GLASS CAT. II, 3/4" THICK.
- ALL FIXED GLASS SHALL BE 1/2" THICK (UNCL).
- EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION:
  - BETWEEN WINDOWS AND DOORS AND THEIR FRAMES,
  - BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL,
  - BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL PLATES,
  - JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SEATING AT CORNERS AND CHANGES IN ORIENTATION,
  - OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE, SUCH AS UTILITY SERVICES AND PLUMBING,
  - BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN PROGRESS CONSTRUCTION, THE CRACKS BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CALKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF EXTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR AND (WHEN APPLICABLE)
    - BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.

**FLOOR AREA RATIO BONUS CALCULATIONS**

BASE FAR FOR 1/2" VILLAGE RES DENSITY: 0.30

BONUS USE	APPLY	AREA X 3	INCREASE
1. PORCH FACING A STREET	-NO-	N/A	----
2. OPEN BALCONIES	-YES-	6484 x 0.02025	0.0380
3. BUILDING 15-20 FT FRONT	-YES-	1' x 0.01	0.010
4. 2 CAR GARAGE	-YES-	N/A	0.0300
5. SINGLE STORY	-NO-	N/A	----
6. COMB. ONE-TWO STORY	-NO-	N/A	----
7. GARAGE ENTRANCE	-NO-	N/A	----
8. LOCATION OF WINDOWS	-YES-	N/A	0.0200-0.01
9. SIDE YARD SETBACKS	-YES-	0.03000	0.0380
10. BUILDING 15-20 FT REAR	-NO-	N/A	----
11. FRONT BUILDING WALLS	-YES-	N/A	0.0380
12. REDUCTION IN HEIGHTS	-YES-	1' x 0.020	0.0300
FAIR AFTER BONUS (0.30 + 0.31) @ 0.61 MAX ALLOW			0.61

**SITE NOTES**

- ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
- ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
- LANDSCAPING SHALL COMPLY WITH ORDINANCE 2013 CHAPTER 8-4 OF CODE OF FLORIDA LANDSCAPE ORDINANCE.
- NOTE: CROSS-HATCHED AREAS DENOTES TRUSS RECESS FOR COVES, SEE FLOOR PLANS & CROSS SECTIONS FOR DIMENSIONS.
- ALL AREA MARKED "SOO" TO BE SODDED PER LANDSCAPING PLANS (SEE SHEET L-1).
- TERMITE PROTECTION: ALL BUILDINGS SHALL HAVE PRECONSTRUCTION TREATMENT PROTECT ON AGAINST SUBSTRATE IN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOO-TREATMENT FOR PROTECTION AGAINST SUBSTRATE IN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:  
 "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBSTRATE IN TERMITES TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

**FIRE RATINGS DESCRIPTION :**

**FIRE-RATED PARTITION ASSEMBLY U.L. 1465**  
 NO. 75 CHANSEL SHAPED STUDS AT 16" O.C. WITH ONE LAYER OF 5/8" TYPICAL 1/2" GYPSUM BOARD APPLIED VERTICALLY. ATTACHED WITH 1 LONG NOD DRYWALL SCREWS TO EACH SIDE. SCREWS ARE 8" O.C. AROUND PERIMETER AND 12" O.C. ON INTERMEDIATE STUDS.

**FIRE-RATED CEILING ASSEMBLY U.L. 1462**  
 METAL CHANNELS AT 16" O.C. ONE LAYER 5/8" TYPE 'X' GYPSUM WALLBOARD, CEMENT-COATED OR RING SHANKED NAILS 1" O.C. UPRIGHT AT JOINTS STAGGERED, PAPER TAPE EMBEDDED OVER JOINTS AND EXPOSED NAIL HEADS COVERED WITH COMPOUND.

**INTERIOR BEARING PARTITION ASSEMBLY U.L. 1465**  
 1 HOUR FIRE RATED 7/16" OR 7/8" STUDS AT 16" O.C. WITH ONE LAYER 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 16D COPPER NAILS 12" O.C. UPRIGHT JOINTS ON NAILING MEMBERS, PROVIDE 7/16" O.C. 1/2" DOUBLE TOP PLATE AND BASE PLATE SECURED TO FOUNDATION. PROVIDE TWO ROUS BLOCKING AT 40" O.C.

**TYPICAL NON-BEARING PARTITION**  
 NO. 75 GA. CHANSEL SHAPED STUDS AT 24" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE. 16" O.C. AT SET BACKS.

**LEGAL DESCRIPTION**

LOT 9 BLOCK 75 SUBDIVISION TROPICAL SLEES HOMES SUBDIVISION 4TH ADDITION PLAT BOOK 53 PAGE 38 OF MIAMI-DADE COUNTY, FLORIDA

**DRAWING INDEX**

ARCHITECTURAL	MECHANICAL
A-1 SITE PLAN / GENERAL NOTES	M-1 FIRST FLOOR MECHANICAL PLAN
A-2 FIRST FLOOR PLAN	M-2 SECOND FLOOR MECHANICAL PLAN
A-3 SECOND FLOOR PLAN	M-3 MECHANICAL DETAILS
A-4 FRONT / REAR / ELEVATIONS	
A-5 SIDE ELEVATIONS	
A-6 CROSS SECTIONS 'A' 1' 0"	
A-7 CROSS SECTIONS 'C' 1' 0"	
A-8 CROSS SECTIONS 'B' 1' 0"	
A-9 WALL SECTIONS	
A-10 WALL SECTIONS, ROOM FINISH ELEM	
A-11 ARCHITECTURAL DETAILS	
A-12 ARCHITECTURAL DETAILS	
A-13 PLUMBING DETAILS	
STRUCTURAL	ELECTRICAL
S-1 FOUNDATION PLAN	E-1 SITE LIGHTING PLAN
S-2 GROUND FLOOR PLAN	E-2 FIRST FLOOR PLUMBING LAYOUT
S-3 SECOND FLOOR PLAN	E-3 FIRST FLOOR POWER PLAN
S-4 ROOF FRAMING PLAN	E-4 SECOND FLOOR LIGHTING PLAN
S-5 STRUCTURAL SECTIONS	E-5 SECOND FLOOR POWER PLAN
S-6 ELEVATIONS WITH WIND PRESSURES	E-6 SCHEDULES AND NOTES
S-7 STRUCTURAL SECTIONS	
S-8 STRUCTURAL SECTIONS	
S-9 STRUCTURAL SECTIONS	
S-10 STRUCTURAL SECTIONS	
S-11 STRUCTURAL SECTIONS	
S-12 SCHEDULES & STRUCTURAL DETAILS	
S-13 STRUCTURAL DETAILS	
S-14 STRUCTURAL DETAILS	
S-15 GENERAL NOTES	
LANDSCAPING	
L-1 LANDSCAPE DEVELOPMENT PLAN	

**AREA TABULATION FOR KEY BISCAYNE**

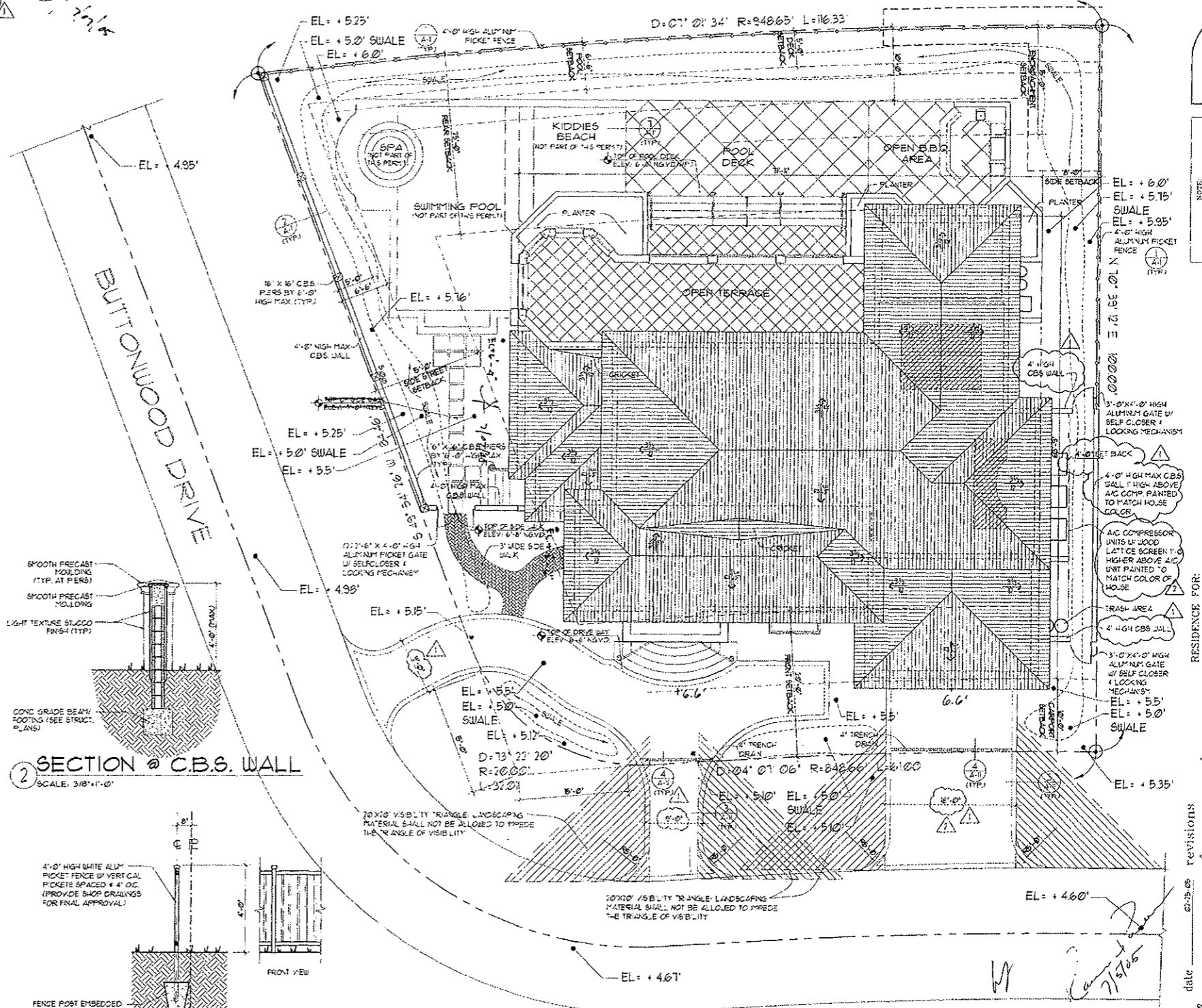
LOT AREA :	8,730 SQ. FT.
LOT COVERAGE :	2,310 SQ. FT.
MAXIMUM ALLOWED : 26% OF 8,730 SQ. FT.	3,409 SQ. FT.
AREA PROVIDED :	3,174 SQ. FT.
FLOOR AREA RATIO (FAR) :	
MAXIMUM ALLOWED : 0.41 OF 8,730 SQ. FT.	4,573 SQ. FT.
AREA PROVIDED :	4,470 SQ. FT.
PERVIOUS AREA :	
MINIMUM ALLOWED : 30% OF 8,730 SQ. FT.	2,819 SQ. FT.
AREA PROVIDED :	2,923 SQ. FT.
TOTAL BONUS :	3,174

**AREA TABULATION**

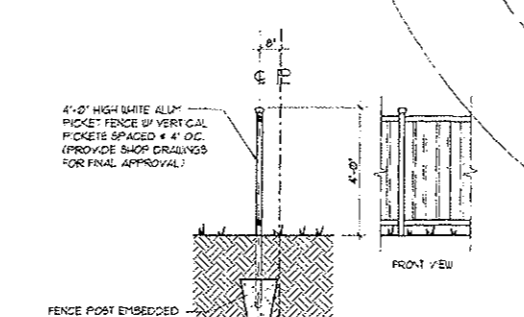
FIRST FLOOR A.C. :	2,310 SQ. FT.
SECOND FLOOR A.C. :	1,908 SQ. FT.
VOLUME/FLOOR SPACE (2000) TWO STORY TOWER : 784 SPACE ABOVE STAIRS :	30 SQ. FT.
TOTAL ADJUSTED AREA :	4,248 SQ. FT.
CARPORT :	450 SQ. FT.
COVERED ENTRY :	498 SQ. FT.
COVERED TERRACE 1st FLOOR :	60 SQ. FT.
COVERED TERRACE 2nd FLOOR :	40 SQ. FT.
OPEN BALCONY 2nd FLOOR :	20 SQ. FT.
6.88 SQ. FT.	

**AREA TAB. FOR CONSTRUCTION ONLY**

FIRST FLOOR A.C. :	2,310 SQ. FT.
SECOND FLOOR A.C. WITHOUT TWO STORY SPACES :	1,908 SQ. FT.
TOTAL A.C. AREA :	4,470 SQ. FT.
CARPORT 488 SQ. FT. * 1/2 :	244 SQ. FT.
COVERED ENTRY :	498 SQ. FT.
COVERED TERRACES 824 SQ. FT. * 1/2 :	40 SQ. FT.
TOTAL ADJUSTED AREA :	5,016 SQ. FT.



**SECTION @ C.B.S. WALL**  
 SCALE: 3/8" = 1'-0"

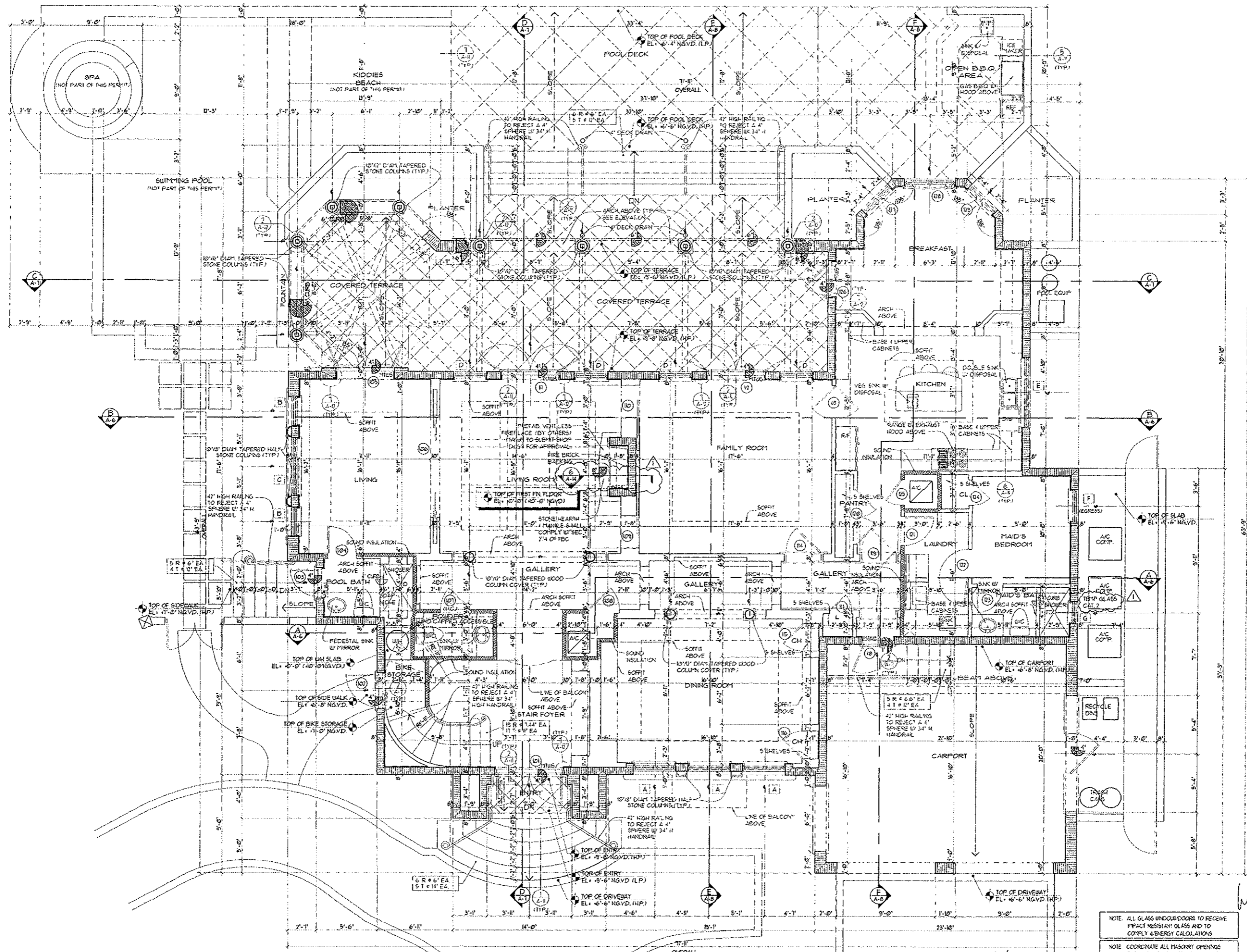


**ALUMINUM PICKET FENCE**  
 SCALE: 3/8" = 1'-0"



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



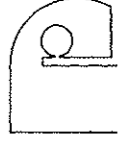


**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

NOTE: ALL GLASS WINDOWS/DOORS TO RECEIVE IMPACT RESISTANT GLASS AND TO COMPLY W/ENERGY CALCULATIONS  
NOTE: COORDINATE ALL MASONRY OPENINGS FOR WINDOWS / DOORS WITH WINDOWS / DOOR MANUFACTURER PRIOR TO THE BEAM AND BLOCK ERECTION.  
NOTE: FOR CEILING DESIGN AND LAYOUT, SEE REFLECTED CEILING PLANS ON THE INTERIOR DESIGN SET.

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2 OF 14

RAMON PACHEC  
architect & planner  
REGISTRATION # 6



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