

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>BLUE SEA ESTATES LLC</u> ORDER NO. 0711-32		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>350 REDWOOD LN</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.) <u>LOT 6, BLOCK 14, 3RD ADDN TO TROPICAL ISLE HOMES, PLAT BOOK 50, PAGE 83</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>		
A5. Latitude/Longitude: Lat. <u>N 25 41'</u> Long. <u>W80 10'</u>		Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> 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 <u>1</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>N/A</u> sq ft		a) Square footage of attached garage <u>N/A</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>N/A</u>		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 A8.b <u>N/A</u> sq in		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, VILLAGE OF 120648</u>		B2. County Name <u>MIAMI-DADE</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12025C0 281</u>	B5. Suffix <u>J</u>	B6. FIRM Index Date <u>7-17-95</u>	B7. FIRM Panel Effective/Revised Date <u>3-2-94</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>10.00</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> 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 KB-7-R Vertical Datum NGVD
Conversion/Comments _____

Check the measurement used.

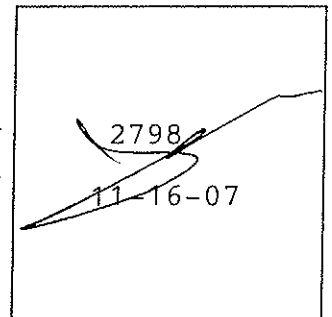
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>10.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
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>9.78</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>6.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>6.3</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>JOSE A DIAZ</u>		License Number <u>2798</u>	
Title <u>PROFESSIONAL LAND SURVEYOR</u>	Company Name <u>CARIBBEAN LAND SURVEYOR,S,INC</u>		
Address <u>11865 SW 26 ST ,STE 13</u>	City <u>MIAMI</u>	State <u>FL</u>	ZIP Code <u>33175</u>
Signature _____	Date <u>11-16-07</u>	Telephone <u>305-227-6967</u>	




IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 350 REDWOOD LN	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 C.O.R 4.23 FT
A/C ELEVATION 9.78 FT

Signature 

Date 11-16-07

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 _____

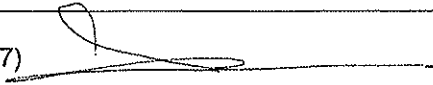
Check here if attachments

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. 350 REDWOOD LN	For Insurance Company Use: Policy Number
City KEY BISCAWAYNE 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.	

JOSE A DIAZ 2798
FRONT VIEW(11-13-07)



REAR VIEW (11-13-07)



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE AND ANY OTHER LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL PRODUCE AND INSTALL ALL WORK IN THE STRICT COMPLIANCE WITH THE DRAWINGS, AND IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND REGULATIONS AT NO EXTRA COST TO THE OWNER. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL NOT KNOWINGLY PROCEED WITH ANY WORK NOT IN CONFORMANCE WITH THE PLANS, GOVERNING CODES AND REGULATIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY FAILURE TO CARRY OUT THE WORK AS REPRESENTED IN OR IMPLIED BY THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE PRIOR TO CONSTRUCTION, AND SHALL ADVISE THE ARCHITECT IN WRITING OF ANY DISCREPANCY.
- IN THE ABSENCE OF DIMENSIONS, CONSULT THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE FROM THE DRAWINGS.
- THE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES IN THE DRAWINGS AND FOR CLARIFICATION PRIOR TO SUBMITTAL AND COMMENCEMENT OF WORK.
- THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENTS A-201, LATEST EDITION, SHALL SERVE AS THE GENERAL CONDITIONS OF SPECIFICATIONS ON THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL WORK TO BE DEMOLISHED PRIOR TO BIDDING AND CONSTRUCTION AND ALL EFFECTS ON SUBCONTRACTORS WORK.
- ALL NEW AND EXISTING CONTIGUOUS SURFACES SHALL BE MADE TO MATCH EVENLY AND SMOOTHLY. ALL AREAS WHERE DEMOLITION HAS OCCURRED SHALL BE PATCHED TO MATCH THE CONTIGUOUS SURFACES.
- THE CONTRACTORS SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS, AND SHALL OBTAIN ALL NECESSARY CONSTRUCTION INSPECTIONS AND CERTIFICATE OF OCCUPANCY AT PROJECT COMPLETION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE BEST PRACTICE OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMAN-LIKE MANNER. ANY WORK NOT CONFORMING TO THESE STANDARDS MAY BE REJECTED BY THE ARCHITECT AND SHALL BE REDONE BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL SHOP DRAWINGS OF ALL SPECIALTY ITEMS INCLUDING BUT NOT LIMITED TO MILLWORK AND CABINETS.
- THESE DRAWINGS ARE FOR CONSTRUCTION AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY REPRODUCTION WITHOUT CONSENT OF THE ARCHITECT IS NOT PERMITTED.
- THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES FOR APPROVAL BY THE ARCHITECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION DETAILS NOT SHOWN OR NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE DRAWINGS FOR PERMITTING AND REVIEW TO THE APPROPRIATE CITY AND COUNTY DEPARTMENTS, AND ANY OTHER GOVERNMENTAL AGENCIES.

ZONING TABULATION OF AREAS Δ 05/02/06

ZONING CLASSIFICATION: VR VILLAGE RESIDENTIAL
 LOT AREA: 7,500 SF

MINIMUM PERVIOUS AREA: 30% REQUIRED: 2,250 SF PROVIDED: 3,012 SF
 MAXIMUM LOT COVERAGE: 35% REQUIRED: 2,625 SF PROVIDED: 2,955 SF

BASE FLOOR AREA RATIO AND BONUSES

- BASE FLOOR AREA RATIO (V/R): 30
1. PORCH FACING A STREET: .00005/S.F. X 286 = .015
 2. OPEN AND UNENCLOSED BALCONIES ABOVE FIRST FIN. FL.: .00005/S.F. X 612 = .03
 3. BUILDING LOCATED 15-20 FT. FROM A FRONT PROPERTY LINE: .001/LINEAR FT. X 286 FT. = ~~0.286~~ **0.13** *8/1/06*
 4. TWO CAR CARPORT PARALLEL AND SEPARATED: .03
 5. SINGLE STORY HOME: NA
 6. COMB. ONE-TWO STY. W/2ND FL. LESS THAN 50%: NA
 7. ENTRANCE TO GARAGE NOT FACING STREET: NA
 8. WINDOWS AT INTER. SIDE OF 2ND FL. 5 FT. A.F.F. (0.75/SIDE): .02
 9. SIDE YARD EXCEEDING REQUIRED: NA
 10. BUILDING LOCATED WITHIN 15-20 FT. REAR P.L.: NA
 11. BUILDING W/ FRONT SETBACK < THAN 25 FT. ROOF < THAN 3 FT. LOWER THAN MAIN ROOF: .03
 12. BUILDING HEIGHT REDUCTION 0.06/FT X 6.66 FT = .03

TOTAL BASE FAR AND BONUSES: 47
 MAXIMUM FLOOR AREA RATIO: 47

ALLOWABLE BUILDING FLOOR AREA RATIO (V/R X 7,500) = 3,525 S.F.

ACTUAL FLOOR AREA CALCULATIONS

FIRST FLOOR (EXCLUDING TERRACES AND TRELLIS AREAS): 1,986 SF OK
 SECOND FLOOR (EXCLUDING STAIRS AND CHASES): 1,321 SF OK

ACTUAL TOTAL BUILDING FLOOR AREA: 3,307 SF *8/1/06*

MAXIMUM BUILDING HEIGHT: 35'-0" REQUIRED, 28'-6" PROVIDED
 MAXIMUM EXTERIOR WALL HEIGHT: 22'-6" REQUIRED, 22'-0" PROVIDED

BUILDING SETBACKS:
 FRONT (CARPORT): 15'-0" REQUIRED, 16'-0" PROVIDED
 REAR: 25'-0" REQUIRED, 25'-0" PROVIDED
 SIDE (25X X 75 FT. 7.5 FT. MIN.): 18'-0" REQUIRED, 9'-0" / 7'-10" PROVIDED

SWIMMING POOL SETBACKS:
 REAR: 6'-6" REQUIRED, 7'-0" PROVIDED
 SIDE: 6'-6" REQUIRED, 12'-10" / 22'-2" PROVIDED

FLOOD LEGEND
 Residential New Construction

ADDRESS: 350 WEST REDWOOD LANE
 LOT: 6 BLOCK: 14 PLAT BOOK: 50 PAGE: 85
 SUBDIVISION: THIRD ADDITION TO TROPICAL ISLE HOMES
 HIGHEST CROWN OF ROAD ELEV.: 14 FT. NGVD. HIGHEST CROWN OF ROAD ELEVATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED SURVEY PREPARED BY WALTER E. VENEGA, PLS. LIC. # 3106

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE FLOOR ELEVATION	ADJACENT GRADE ELEVATION	SWALE AREA ELEVATION
PROPOSED	10.00' FT. NGVD	7.00' FT. NGVD	+/-4.00' FT. NGVD	4.20' FT. NGVD

FLOOD ZONE: AE

ALL ELECTRICAL, MECHANICAL AND PLUMBING WILL BE PLACED AT OR ABOVE THE BASE FLOOR ELEVATION (B.F.E.)

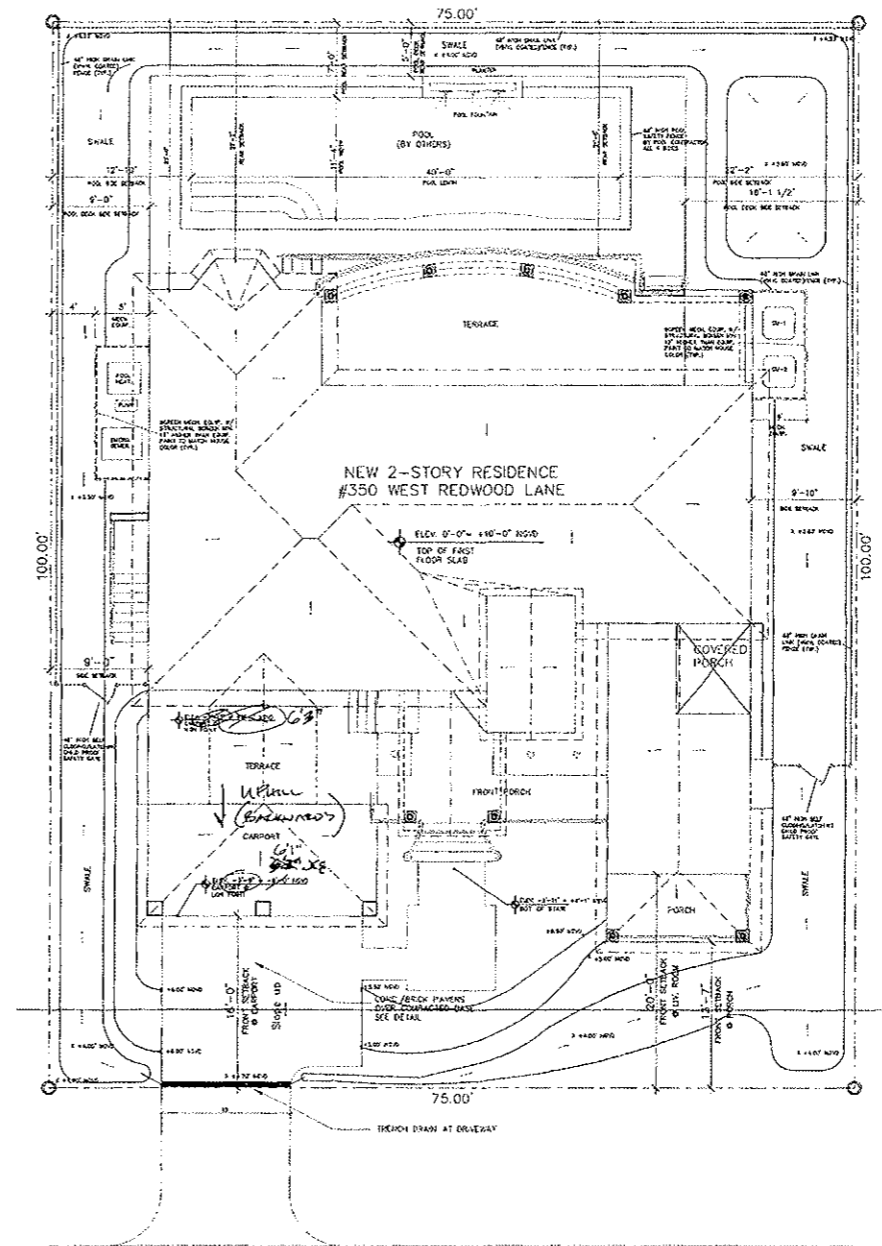
ALL AREAS BELOW B.F.E. SHALL BE PROVIDED WITH A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE SQUARE INCH OF OPENING FOR EVERY SQUARE FOOT OF ENCLOSED AREA SUBJECT TO FLOODING. THE BOTTOM OF THE OPENING WILL BE NO HIGHER THAN ONE (1) FOOT ABOVE GRADE AND LOCATED ON DIFFERENT SIDES OF THE ENCLOSED AREA. OPENINGS WILL BE EQUIPPED WITH SCREENS OR LOUVERS. FLOOD RESISTANT MATERIALS WILL BE USED BELOW B.F.E.

ALTERNATIVELY, SEE A CERTIFICATION BY _____ P.E. ON THE PLAN NOTES INDICATING THAT THE DESIGN WILL ALLOWED FOR THE AUTOMATIC EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.

THE SITE WILL BE GRADED IN A MANNER TO PREVENT THE FLOODING OF ADJACENT PROPERTIES. WHERE NECESSARY INTERCEPTOR SWALES WILL BE CONSTRUCTED ON-SITE WITH NO ENCROACHMENT OVER ADJACENT PROPERTIES.

0' - 0" = 10.00' NGVD

DATE: 04/04/06
 JOB NO: 2336
 DRAWN BY: J.F.B.
 CHECKED BY: J.F.B.
 REV: 05/02/06



SITE PLAN
 SCALE: 1/8"=1'-0" Δ 05/02/06

LEGAL DESCRIPTION:
 LOT 6 BLOCK 14 THIRD ADDITION
 TO TROPICAL ISLE HOMES SUBDIVISION
 P.B.50,PG.83 OF MIAMI DADE COUNTY
 PUBLIC RECORDS

350 REDWOOD LN
 P/N: B06-05589

DATE	DESCRIPTION	INITIALS
8/27/06	PERMIT	WV
8/27/06	CONTRACT	WV
8/27/06	REVISION	WV

International Data Depository
 C0001265543
 Cust #: VIKB01

Form Number: 5086-0019-1296
 Contact Name: MIGUEL DE ARRANS
 Contact Phone: (786)371-7968
 Project Name: BLUE SEA ESTATES S.F.R.
 Date Received: 05/19/2005

BLUE SEA ESTATES, LLC.
 NEW RESIDENCE
 350 WEST REDWOOD LANE
 KEY BISCAIENE, FLORIDA 33149

URBAN ARCHITECTS, INC.
 6377 CORAL WAY, MIAMI, FLORIDA 33155-1928
 TEL: (305) 269-8339
 FAX: (305) 269-8483
 E-MAIL: URBANARCH@GOLDSOUTH.NET
 ARCHITECTS AND PLANNERS
 NELSON MALLO
 JORGE L. ESTEVANEZ
 REGISTRATION: AA-000308
 FLA. REG. # 6098
 FLA. REG. # 6626

A-1

DATE: 1/17/06
 JOB NO.: 2739
 DRAWN BY: J.F.B.
 CHECKED BY: J.E.B.
 REV.

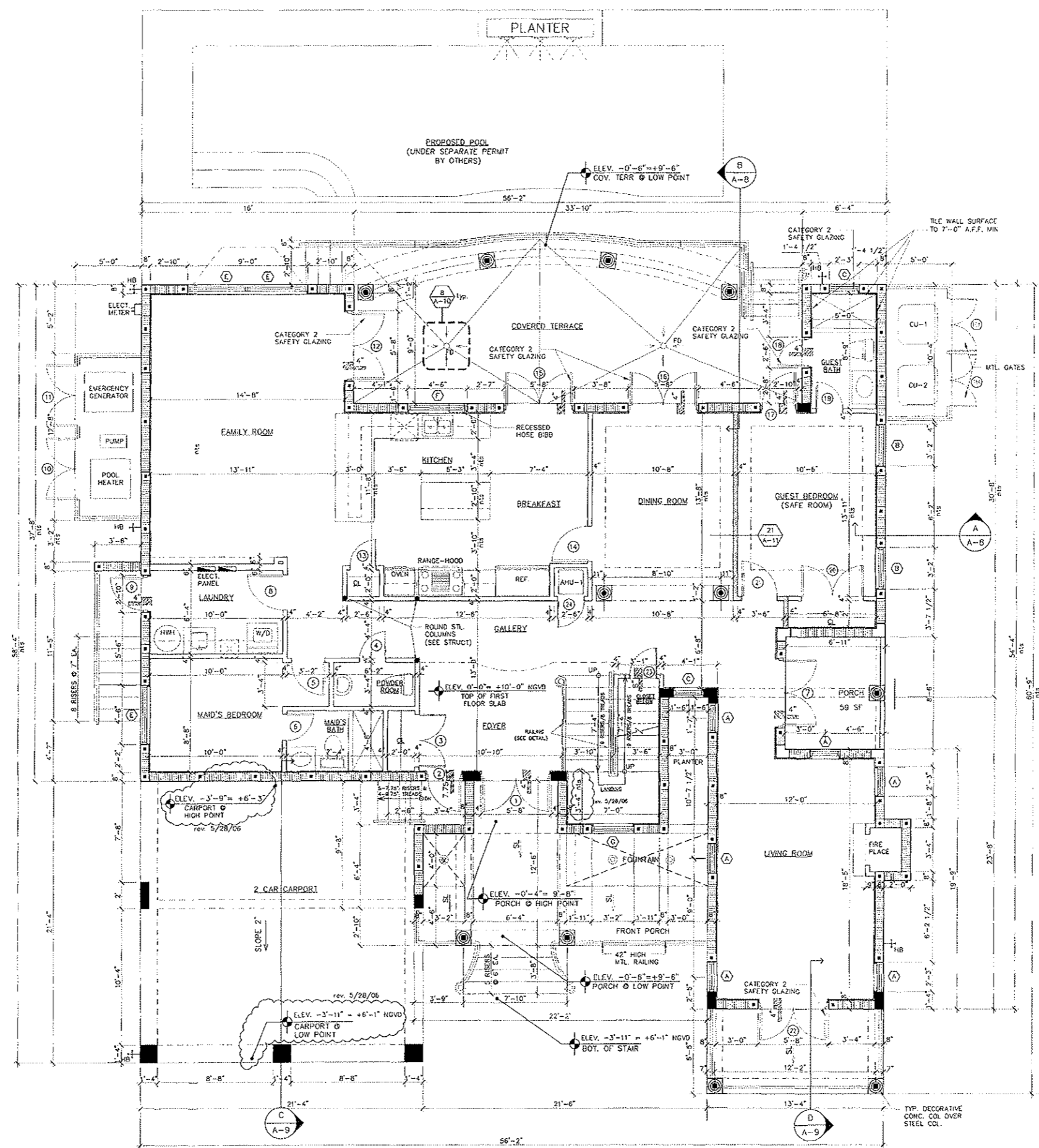
CONSTRUCTION OF THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. A "CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.

BLUE SEA ESTATES, LLC.
 NEW RESIDENCE
 350 REDWOOD LANE
 KEY BISCAWNE, FLORIDA 33149

URBAN ARCHITECTS, INC.
 6377 CORAL WAY · MIAMI, FLORIDA 33155-1928
 TEL: (305) 269-6336
 FAX: (305) 269-8493
 E-MAIL: URBANARCHITECTS@NET
 ARCHITECTS AND PLANNERS
 REGISTRATION: AA-000308
 NELSON MALLO
 JORGE L. ESTEVANEZ
 FLA. REC. # 6038
 FLA. REC. # 6625

A-2

TERMITE NOTE:
 ADDITION TO RECEIVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE "FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES". A "CERTIFICATE OF COMPLIANCE" SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.



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

J.F.B.
 1/17/06

TYP. DECORATIVE CONC. COL OVER STEEL COL.