

U.S. DEPARTMENT OF HOMELAND SECURITY  
**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expires February 28, 2009

Important: Read the instructions on pages 1-8  
Federal Emergency Management Agency  
National Flood Insurance Program

REVISED:05/22/09

<b>JOB # 09-17598</b> <u>BOL-06060</u> SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Coastal Homebuilders at Key Biscayne II, LLC</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>135 Woodcrest Lane</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 12, Block 20, PB 53, Pg 39, Miami-Dade County Records</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat <u>25°41'50"N</u> Long <u>80°09'55"W</u> <input type="checkbox"/> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" 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>8</u>		
A8. For a building with a crawl space or enclosure(s); provide: a) Square footage of crawl space or enclosure(s) <u>1660 sq ft</u> b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>12</u> c) Total net area of flood openings in A8.b <u>627.6 sq in</u>		A9. For a building with an attached garage, provide: a) Square footage of attached garage <u>N/A sq ft</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 A9.b <u>N/A sq in</u>

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

B1. NFIP Community Name & Community Number <u>City of Key Biscayne 120648</u>		B2. County Name <u>Miami-Dade</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12025C 0281</u>	B5. Suffix <u>J</u>	B6. FIRM Index Date <u>07/17/95</u>	B7. FIRM Panel Effective/Revised Date <u>03/02/94</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>10.0' N.G.V.D.</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)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <span style="float:right"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>					

**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 J-313 (4.94 ft) Dade Vertical Datum N.G.V.D.29  
Conversion/Comments \_\_\_\_\_

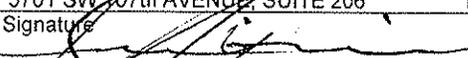
Check the measurement used.

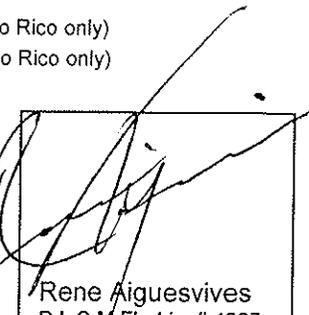
- a) Top of bottom floor (including basement, crawl space, or enclosure floor) (FOYER) 8.57  feet  meters (Puerto Rico only)
- b) Top of the next higher floor (MAIN FLOOR) 10.18  feet  meters (Puerto Rico only)
- c) Bottom of the lowest horizontal structural member (V Zones only) N/A  feet  meters (Puerto Rico only)
- d) Attached garage (top of slab) N/A  feet  meters (Puerto Rico only)
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 10.18  feet  meters (Puerto Rico only)
- f) Lowest adjacent (finished) grade (LAG) 6.1  feet  meters (Puerto Rico only)
- g) Highest adjacent (finished) grade (HAG) 6.3  feet  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>RENE AIGUESVIVES</u>		License Number <u>4327</u>	
Title <u>PROFESSIONAL LAND SURVEYOR &amp; MAPPER</u>		Company Name <u>ALVAREZ, AIGUESVIVES</u>	
Address <u>5701 SW 107th AVENUE, SUITE 206</u>	City <u>MIAMI</u>	State <u>FL</u>	ZIP Code <u>33173</u>
Signature 	Date <u>04/22/09</u>	Telephone <u>(305)385-0385</u>	

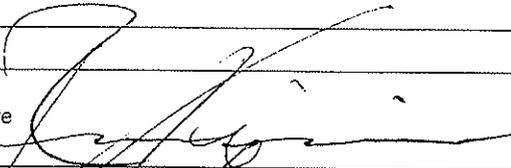
  
Rene Aiguesvives  
P.L.S.M.FL Lic. # 4327  
Date: 04/22/09  
REVISED:05/22/09

<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. 135 Woodcrest Lane			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  
**CROWN OF ROAD ELEVATION=5.11 FT**  
**GAZEBO ELEV =7.53 FT**  
**AIR CONDITIONER CONC. SLAB ELEV.=10.18 FT**

Signature  Date 04/22/09  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. 135 Woodcrest Lane			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 04/22/09



*[Handwritten signature]*

Rear View 04/22/09



*[Handwritten signature]*

# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 135 Woodcrest Lane			For Insurance Company Use: Policy Number
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."

Side View 04/22/09

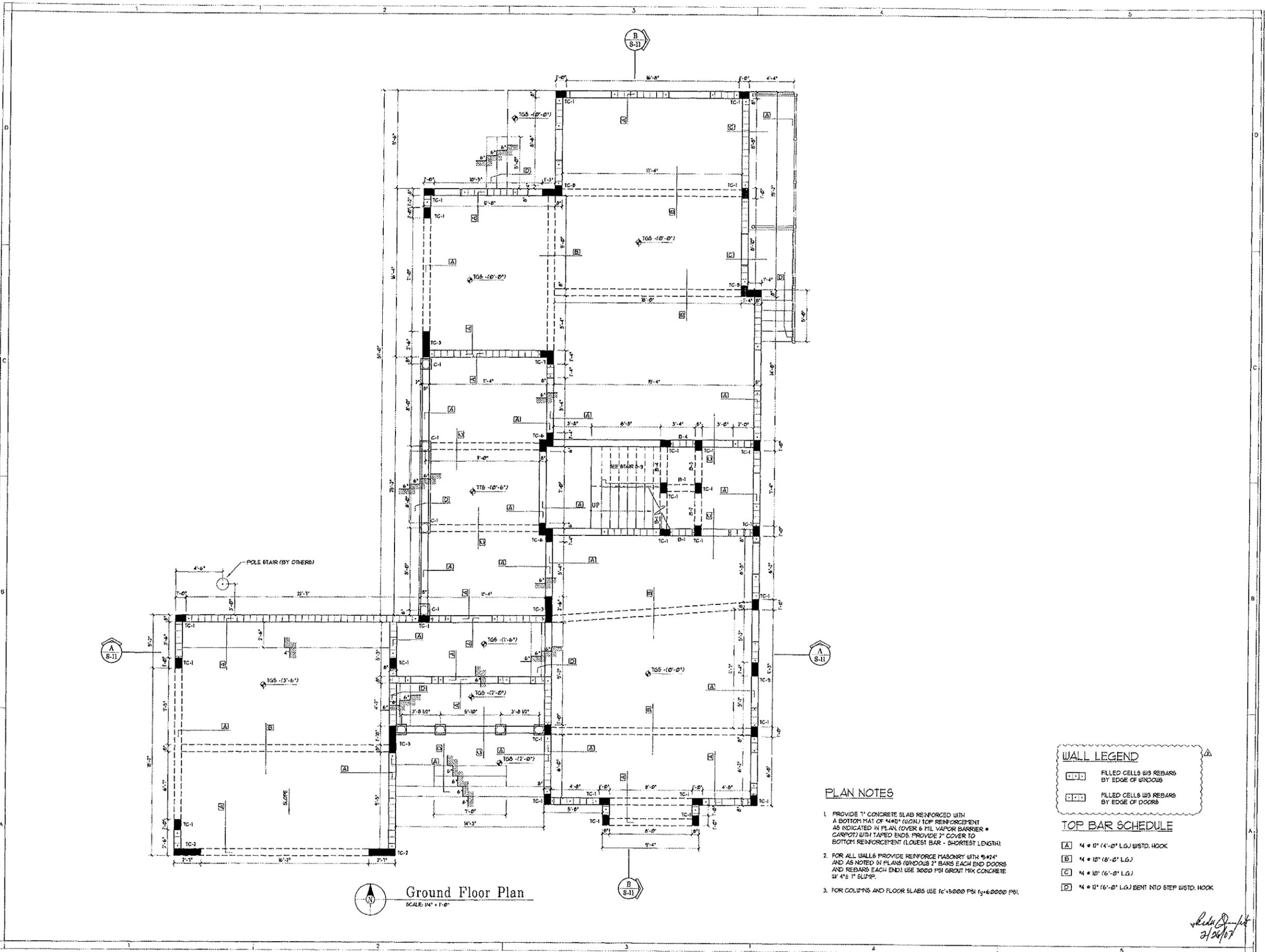


*[Handwritten signature]*

Side View 04/22/09



*[Handwritten signature]*



Ground Floor Plan  
SCALE: 1/4" = 1'-0"

**PLAN NOTES**

1. PROVIDE 1" CONCRETE SLAB REINFORCED WITH A BOTTOM MAT OF #4@2' (100%) TOP REINFORCEMENT AS INDICATED IN PLAN (COVER 6 MIL VAPOR BARRIER • CARPET) WITH TAPERED ENDS. PROVIDE 7" COVER TO BOTTOM REINFORCEMENT (LOWEST BAR - SHORTEST LENGTH).
2. FOR ALL WALLS PROVIDE REINFORCE MASONRY WITH #4@4" AND AS NOTED IN PLANS (WINDOWS 2" BARS EACH END DOORS AND REBARS EACH END) USE 3000 PSI GROUT MIX CONCRETE W/ 4" ± 1" SLUMP.
3. FOR COLUMNS AND FLOOR SLABS USE  $f_c' = 5000$  PSI  $f_y = 60000$  PSI.

**WALL LEGEND**

- FILLED CELLS W/3 REBARS BY EDGE OF WINDOWS
- FILLED CELLS W/3 REBARS BY EDGE OF DOORS

**TOP BAR SCHEDULE**

- A) #4 @ 12" (4'-0" L.G.) W/STD. HOOK
- B) #4 @ 10" (8'-0" L.G.)
- C) #4 @ 10" (6'-0" L.G.)
- D) #4 @ 12" (6'-0" L.G.) BENT INTO STEP W/STD. HOOK

**VILLAGE ARCHITECTS**  
OF KEY-BISCAYNE, INC.  
AA: 0002692

ARCHITECTS  
PLANNERS  
INTERIOR DESIGNERS

14 CRANBURY BOULEVARD  
SUITE 401  
KEY-BISCAYNE, FLORIDA 33149  
Tel: 305-361-3365; Fax: 305-361-3319  
E-Mail: [rlc@villagearchitects.com](mailto:rlc@villagearchitects.com)

CONSULTANTS

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Miami, Florida 33130  
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Fax: (305) 658-5357  
E-Mail: [fred@querejeta.com](mailto:fred@querejeta.com)

**COASTAL HOMEBUILDERS ESTATE**

135 Woodcrest Lane  
Key Biscayne, FL  
33149

OWNERS:  
Coastal Homebuilders  
2450 SW 137th Avenue  
Suite #226  
Miami, FL 33175

Mark	Date	Description
223.07		BLDG DEPT COMM.
0.23.00		Design Development

ALL DEAS, PERMITS, APPROPRIATIONS AND FEES INDICATED OR REPRESENTED BY THIS DRAWING ARE OBTAINED BY THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED USING OUR KNOWLEDGE AND SKILL IN THE SPECIFIC PROJECT. NONE OF SUCH DEAS, PERMITS, APPROPRIATIONS OR FEES SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR ORGANIZATION FOR ANY PROJECT, WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF VILLAGE ARCHITECTS OF KEY-BISCAYNE.

ARCHITECT: AR. 0001576

AA: 0002692  
PROJECT No.: WOODST-2008  
CAD DWG FILE: S-2.Dwg  
DRAWN BY: A.M.  
CHECKED BY: P.D.  
SHEET TITLE:  
GROUND FLOOR PLAN  
SHEET No.:  
**S-2**  
Sheet - of -

*Handwritten signature and date:*  
2/24/07

