

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

308-07579		SECTION A - PROPERTY INFORMATION		For Insurance Company Use:	
A1. Building Owner's Name SEAHORSE CONSTRUCTION, LLC.				Policy Number	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 422 FERNWOOD ROAD				Company NAIC Number	
City KEY BISCAYNE State FL ZIP Code 33149					

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOT 16, BLOCK 8 "TROPICAL ISLE HOMES SUBDIVISION 1ST ADDITION", PB. 50-72, MIAMI-DADE COUNTY RECORDS.

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

A5. Latitude/Longitude: Lat. 25°41'35.74" Long. 80°09'52.75" 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>1731</u> sq ft	A9. For a building with an attached garage, provide:	
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>	a) Square footage of attached garage	<u>N/A</u> sq ft
c) Total net area of flood openings in A8.b	<u>N/A</u> sq in	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 120648 Village of Key Biscayne		B2. County Name Miami-Dade		B3. State FL	
B4. Map/Panel Number 12025C0281	B5. Suffix J	B6. FIRM Index Date 07-17-95	B7. FIRM Panel Effective/Revised Date 03-02-94	B8. Flood Zone(s) A-E	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.00

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 N/A 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 KB-7-R Vertical Datum N.G.V.D. 1929
Conversion/Comments N/A

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>13.40</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>23.57</u>	<input checked="" 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 checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u>	<input checked="" 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>N/A</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.7</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>5.0</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.

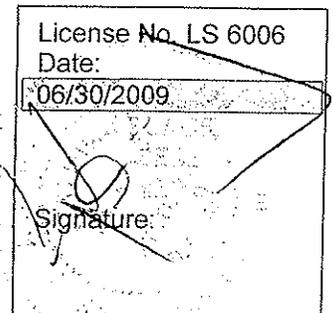
Check here if comments are provided on back of form.

Certifier's Name ABRAHAM HADAD License Number LS 6006

Title Professional Surveyor and Mapper Company Name Hadonne Corp.

Address 7855 NW 12th Street, Suite 202 City Doral State FL ZIP Code 33126

Signature [Signature] Date 06/30/2009 Telephone (305) 266-1188



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. 422 FERNWOOD ROAD	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 C2 b) Refers to Second Floor Elevation, C2 e) Refers to Slab of Air Conditioning Unit servicing the building; No flood vents defined yet; Elevation of tiebeam supporting roof= 32.24 Feet.

Folio No. 24-4232-004-1240

Highest Crown of Road = 4.54 Feet N.G.V.D.

Signature ABRAHAM HADAD, PSM

Date 06/30/09

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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37. This permit has been issued for: New Construction Substantial Improvement

38. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____

39. 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. 422 FERNWOOD ROAD	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.

BUILDING FRONT VIEW (PICTURE TAKEN ON JUNE 30/ 2009



BUILDING REAR VIEW (PICTURE TAKEN ON JUNE 30/2009



Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 422 FERNWOOD ROAD	For Insurance Company Use: Policy Number
City KEY BISCAIYNE 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."	

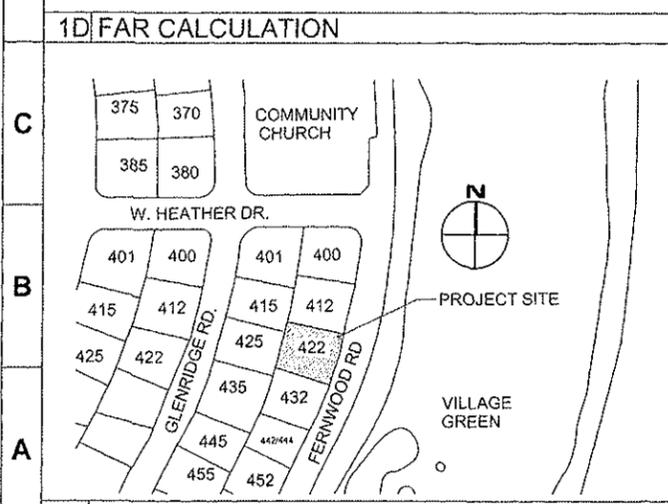
BUILDING RIGHT SIDE VIEW (PICTURE TAKEN ON JUNE 30 2009



BUILDING LEFT SIDE VIEW (PICTURE TAKEN ON JUNE 30/2009



CRITERIA	FAR INCREASE
1 - PORCH FACING A STREET	515 x 0.00005 = 0.0257
2 - OPEN AND UNENCLOSED BALCONIES LOCATED ABOVE THE FIRST FINISHED FLOOR	846 x 0.00005 = 0.0423 (max bonus 0.03)
3 - BUILDING LOCATED 15-20 FT FROM THE FRONT PROPERTY LINE	19.00' x 0.001 = 0.019
4 - GARAGE OR CARPORT CONTAINING TWO OR MORE VEHICLES PARKED PARALLEL WITH AN EXTERIOR COLUMN SEPARATING EACH OF THE SPACES	0.03
5 - SINGLE STORY HOME	N/A
6 - COMBINATION OF ONE AND TWO STORY HOME WITH THE SECOND FLOOR OCCUPYING LESS THAN 50 PERCENT OF THE FIRST FLOOR AREA UNDER ROOF	N/A
7 - ENTRANCE TO PARKING GARAGES: INTERIOR LOT: PLACED IN A LOCATION THAT DOES NOT FACE THE STREET.	N/A
CORNER LOT: ENTRANCE IN A SIDE YARD	N/A
8 - LOCATION OF WINDOWS -WINDOWS LOCATED ABOVE THE FIRST FLOOR FACING AN ADJACENT BUILDING WHICH ARE AT LEAST 5 FT. ABOVE THE FINISHED FLOOR. NO WINDOWS FACING AN INTERIOR SIDE PROPERTY LINE.	N/A
9 - SIDE YARD SETBACK: a. EXCEEDS THE REQUIRED YARD SETBACK. b. HAS A MINIMUM 15 FT SIDE YARD SETBACK.	136.0 x 0.00005 = 0.0068 N/A
10 - BUILDING LOCATED WITHIN 15-20 FT OF REAR PROPERTY LINE.	N/A
11 - FRONT BUILDING WALLS: VR AND PS DISTRICTS: STRUCTURES THAT PROVIDE A FRONT SETBACK OF LESS THAN 25 FT WHICH HAVE A ROOF AT LEAST 3 FT LOWER THAN THE ROOF OF THE MAIN BUILDING. IR AND VE DISTRICTS: A PORTION OF THE BUILDING HAVING A LENGTH OF A LEAST 10 FT WITH A FRONT YARD SETBACK THAT EXCEEDS THE REQUIRED 25 FT.	0.03 N/A
12 - REDUCTION IN BUILDING HEIGHT MAX 45' ngvd.	6.17' x 0.006 = 0.038 (max bonus 0.03)
SUBTOTAL	= 0.1715
TOTAL PROJECTED F.A.R. = 0.30 + 0.1715 = 0.4715 = 47.15%	
TOTAL PROVIDED F.A.R. = 0.47 = 47% maximum allowed	



SITE
422 FERNWOOD ROAD, KEY BISCAINE, FLORIDA
(LOT 16, BLOCK 8)
TOTAL LOT AREA: 7,808 sf

MULTISTORY RESIDENCE DEVELOPMENT REGULATIONS

	ALLOWED	PROJECTED
MAX FLOOR AREA RATIO (47%)	3,669.76 sf	3,618.40 sf (7,808 sf x 46.342%)
MAX LOT COVERAGE (35%)	2,732.80 sf	2,720.00 sf (7,808 sf x 34.80%)
MIN PERVIOUS AREA (30%)	2,342.40 sf	2,687.00 sf (7,808 sf x 34.41%)
MAX BUILDING HEIGHT	35' from BFE	28'-10"
MAIN BUILDING FRONT SETBACK	15' to 20'	19'-0"
MAIN BUILDING REAR SETBACK	15' to 20' (to obtain bonus)	N/A
MAIN BUILDING INTERIOR SIDE SETBACK	25% of lot width	19'-0" and 10'-0" (total 29'-0")
BASE FLOOD ELEVATION (BFE)		+10'-0" N.G.V.D. (zone AE)

CONSTRUCTION DATA

FIRST FLOOR	1,774.00 sf
SECOND FLOOR	1,765.00 sf
CARPORT	996.00 sf
STORAGE	94.00 sf
COVERED PORCH	515.00 sf
TERRACE	433.00 sf
UNENCLOSED BALCONIES	902.00 sf
POOL DECK	608.00 sf
DRIVEWAY	1,156.00 sf
DOUBLE VOLUME	130.00 sf

F.A.R. CALCULATIONS

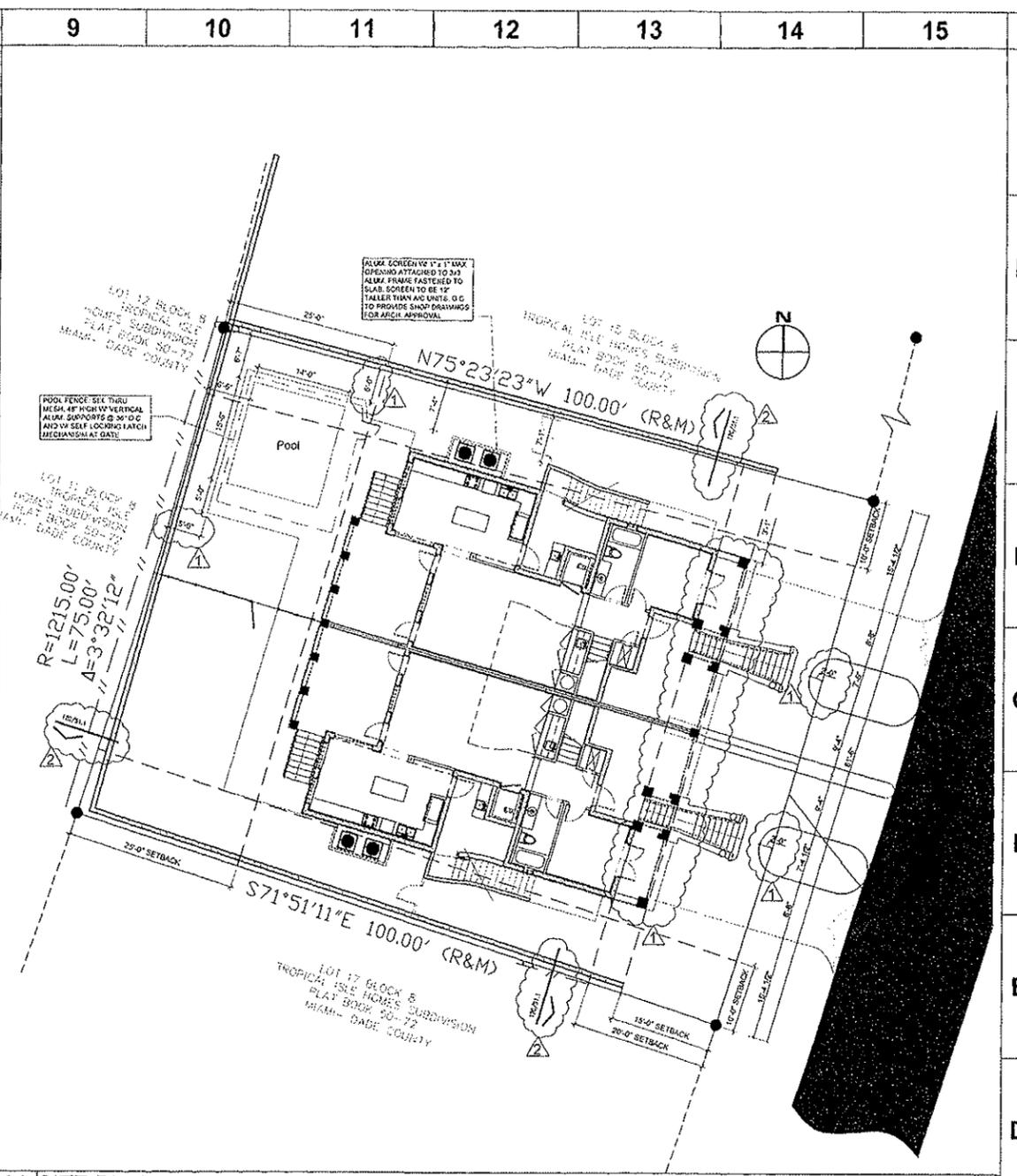
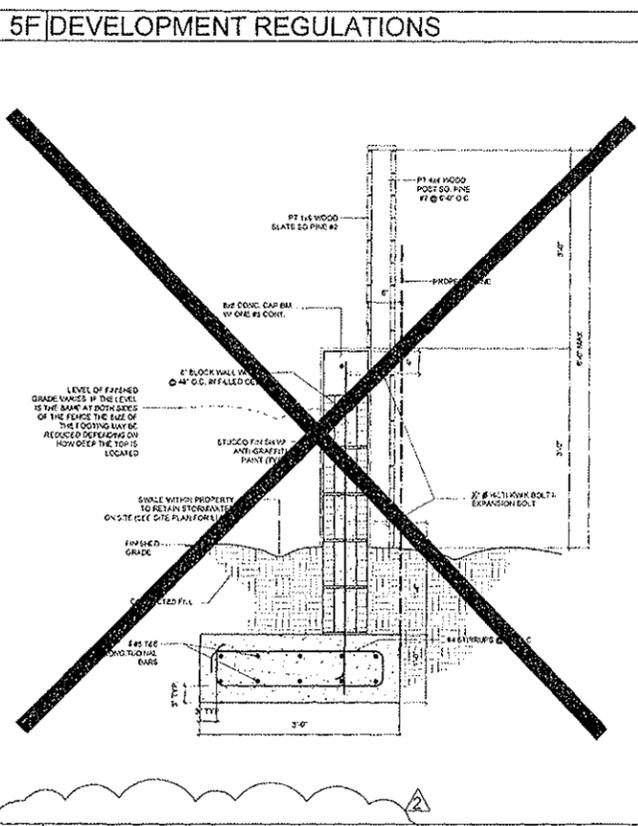
GROUND FLOOR: STORAGE	94.00 sf x 10% = 9.40 sf
GROUND FLOOR: GARAGE	N/A
FIRST FLOOR A/C	1,774.00 sf
SECOND FLOOR A/C	1,765.00 sf
DOUBLE VOLUME	200.00 sf x 6.5' x .10 = 130.00 sf
TOTAL	3,618.40 sf < 3,669.76 sf (max. allowed)

LOT COVERAGE

TOTAL (first floor + covered porch + terrace)	2,720.00 sf < 2,732.80 sf (max. allowed)
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PERVIOUS AREA

LOT AREA	7,808.00 sf
IMPERVIOUS AREA (bldg. footprint + paved areas + pool deck)	5,266.00 sf
PERVIOUS AREA (lot area - impervious area)	2,542.00 sf > 2,342.40 sf (min. allowed)



- 9A SITE PLAN** SCALE: 3/32" = 1'-0"
- SITE MUST RETAIN FIRST 1" OF RAIN WATER
 - SITE MUST SLOPE INWARD. NO DRAINAGE TO OUTSIDE OF PROPERTY ALLOWED. FRONT GRADE FIN ELEV. 4'-6" N.G.V.D.
 - DISCHARGE OF RAIN WATER AND CONDENSATE MUST BE AT LEAST 12" AWAY FROM THE FOUNDATION
 - FLOOD ZONE AE 10.0' N.G.V.D.

WOD
MERIDON OLEAS DESIGN
3339 8401435
50 W MANRYA DRIVE, SUITE 2
KEY BISCAINE, FL 33149
PHONE: (305) 365-7676
FAX: (786) 924-9020

JOSE E. OLEAS, AIA
AR# 0016814

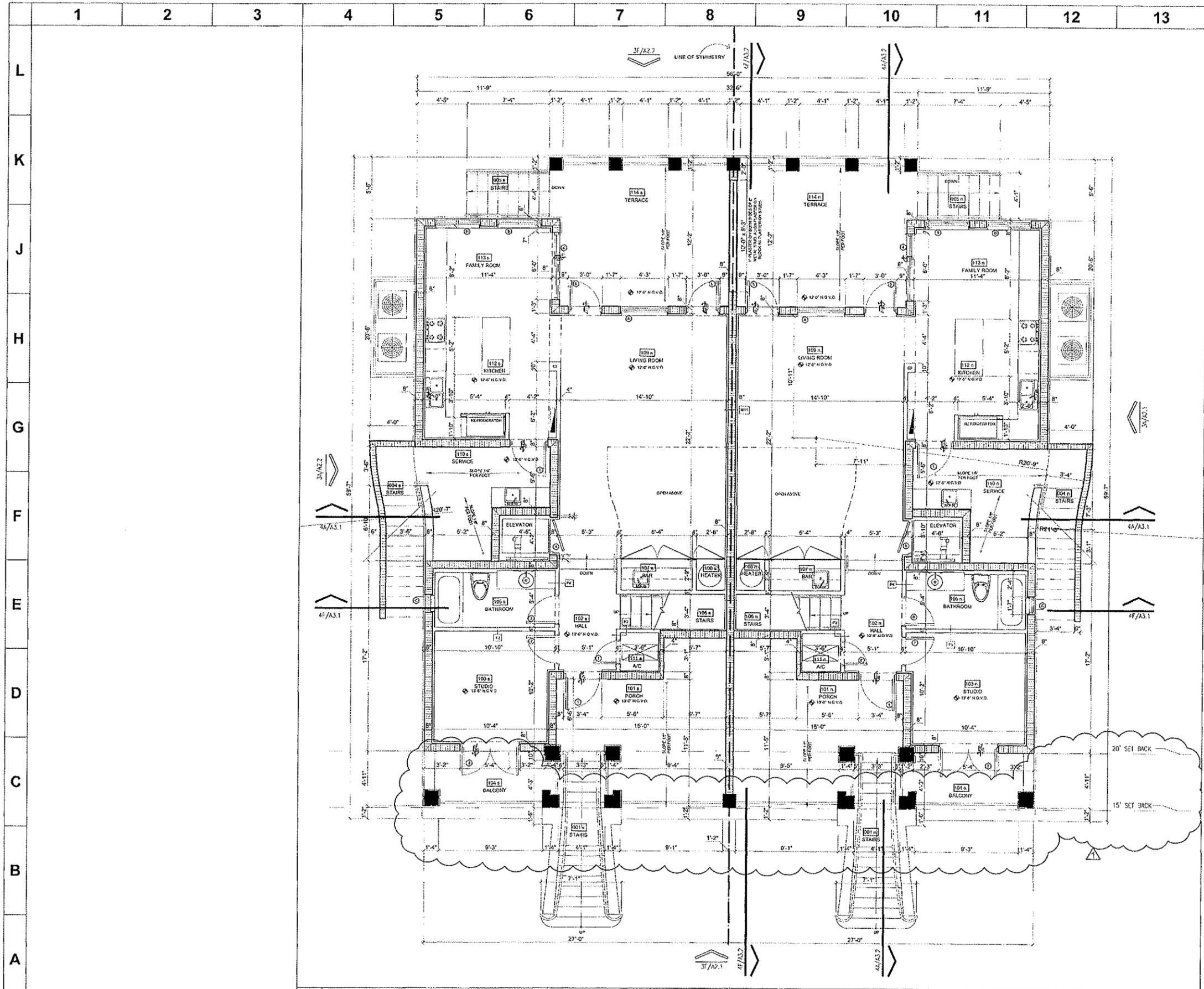
South Bay Developers XXIV, LLC
422 FERNWOOD ROAD
Key Biscayne, Florida 33149

Project Number
SBD24.01
Issue Date
12-19-07
Revisions
01-28-08
By: B.D. ZONING
02-28-08
By: B.D.

Plan North

Cad File Name
422F-G1.2
Drawing Title
SITE PLAN
Sheet Number

G1.2



- 14 GENERAL NOTES
1. ALL WALLS ARE TYPE P1 UNLESS NOTED OTHERWISE.
 2. ALL GYPSUM BOARD IN WET AREAS TO BE M.R. TYPE.
 3. ALL FURRING STRIPS ON BLOCK WALLS TO BE EITHER 1x2 P.T. WOOD OR 1/2" HAT CHANNELS.
 4. REFER TO FINISH SCHEDULE FOR ALL ROOMS WALL FINISHES.
 5. USE TYPE 'X' GYP. BOARD ONLY WHERE INDICATED.



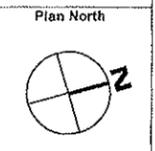
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02.04.08

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APPROVED
Permit No. AP 84 3941
Date: 02-11-08
Miami-Dade County
Health Department



Cad File Name
422F-A1.2
Drawing Title
First Floor Plan
Sheet Number

A1.2

4A/FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"