

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

<b>ORDER NO. M-9487</b> <u>1307-06567</u> <b>SECTION A - PROPERTY INFORMATION</b>		For Insurance Company Use:
A1. Building Owner's Name <b>PETER L. GIANULLS GABRIELA M. REXACH</b>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>785 ALLANDALE ROAD</b>		Company NAIC Number
City <b>KEY BISCAYNE</b> State <b>FL</b> ZIP Code <b>33149</b>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 24, BLK. 14, BISCAYNE KEY ESTATES, PB. 50, PG 61, MIAMI DADE COUNTY, FL. FOLIO NO. 24-5205-001-2380</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>		
A5. Latitude/Longitude: Lat. <u>25°41'17.14"N</u> Long. <u>80°10'6.03"W</u>		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>g</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>2,950</u> sq ft	a) Square footage of attached garage <u>N/A</u> sq ft	b) No. of permanent flood openings in the attached garage <u>N/A</u>
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>13</u>	b) Total net area of flood openings in A9.b <u>N/A</u> sq in	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c) Total net area of flood openings in A8.b <u>2604</u> sq in		
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

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

B1. NFIP Community Name & Community Number <b>KEY BISCAYNE 120648</b>		B2. County Name <b>MIAMI-DADE</b>		B3. State <b>FLORIDA</b>	
B4. Map/Panel Number <b>12066 C 0483</b>	B5. Suffix <b>L</b>	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date <b>09/11/2009</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>10.0'</b>

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-h below according to the building diagram specified in item A7. Use the same datum as the BFE.  
 Benchmark Utilized M1-14 Vertical Datum NGVD 1929  
 Conversion/Comments N/A

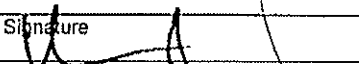
(Check the measurement used.)

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <u>10.10</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>6.19</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 and location in Comments) <u>10.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <u>8.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <u>8.3</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>8.5</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. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name <b>NARCISO J. RAMIREZ</b>	License Number <b>2779</b>
Title <b>LAND SURVEYOR &amp; MAPER</b>	Company Name <b>ATLANTIC SERVICES OF FLORIDA</b>
Address <b>8341 SUNSET DRIVE</b>	City <b>MIAMI</b> State <b>FL</b> ZIP Code <b>33143</b>
Signature 	Date <b>OCTOBER 15, 2009</b> Telephone <b>(305) 596-0888</b>

PLACE  
SEAL  
HERE

*10/15/2009*

P.L.S. No. 2779

<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. 765 ALLANDALE ROAD	Policy Number
City KEY BISCAVNE 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. ELEV = 4.77'; C2e) IS THE A/C PAD ELEVATION: 10.00'

Signature 	Date 10/15/2009	<input checked="" type="checkbox"/> Check here if attachments
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**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, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 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			
<input type="checkbox"/> 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 \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

Check here if attachments

# VILLAGE

ARCHITECTS  
OF KEY BISCAYNE, INC.  
A.A. 0002692

ARCHITECTS  
PLANNERS  
INTERIOR DESIGNERS

24 GRAND BOULEVARD  
SUITE 401  
KEY BISCAYNE, FLORIDA, 33149  
Tel: 305-381-5353 Fax: 305-381-4329  
E-Mail: arch@villagearchitect.com

CONSULTANTS

LEGAL DESCRIPTION:  
LOT 24, BLOCK 14, BISCAYNE KEY ESTATES  
PLAT BOOK 66, PAGE 61  
MIAMI-DADE COUNTY FLORIDA RECORDS  
ZONING CLASSIFICATION:  
V.R. Village Residential

FOLIO NUMBER:  
14-5305-001-2350

PROPOSED USE:  
TWO STORY SINGLE FAMILY RESIDENCE

FLOOD ZONE:  
AR 10  
TOP OF GROUND FLOOR SLAB: +0.00' N.G.V.D.  
TOP OF CABANA SLAB: +8.50' N.G.V.D.  
TOP OF CARPORT SLAB: +6.00' N.G.V.D.

LOT SIZE:  
IRREGULAR 9,779 SQFT  
102'-0" x 87'-3"

SETBACKS:	PROPOSED	REQUIRED
FRONT SETBACK Carport	20'-0" 10'-0"	30'-0" 10'-0"
REAR 25% of lot width (119'-0") 40'-0"	15'-0"	15'-0"
EAST SIDE SETBACK Carport	12'-0"	12'-0"
WEST SIDE SETBACK Carport	7'-0"	7'-0"
Total Side Setback = 25% of lot width 79'-0"	19'-0"	19'-0"
MAXIMUM BUILDING TR. HEIGHT:	22'-6"	22'-6"
MAXIMUM BUILDING TR. HEIGHT:	22'-6"	22'-6"

### FLOOR AREA:

1st FLOOR:	PROPOSED
A/C LIVING AREA:	1,178 sqft
COVERED ENTRY:	69 sqft
COVERED TERRACE:	780 sqft
CARPORT:	438 sqft
STORAGE:	41 sqft
GAZEBO:	194 sqft

2nd FLOOR:	PROPOSED
A/C LIVING AREA:	2,356 sqft
STAFF BALCONY:	220 sqft
FRONT BALCONY:	83 sqft
MASTER BALCONY:	88 sqft

TOTAL A/C LIVING AREA: 4,537 sqft

LOT COVERAGE:	PROPOSED
MAX LOT COVERAGE (35 X 9,779, 3,422.65 SQFT)	8,409 sqft

### FAR Bonus:

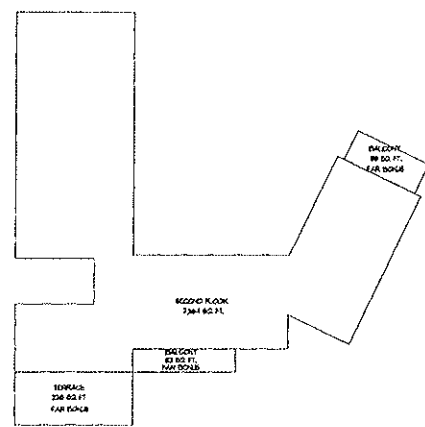
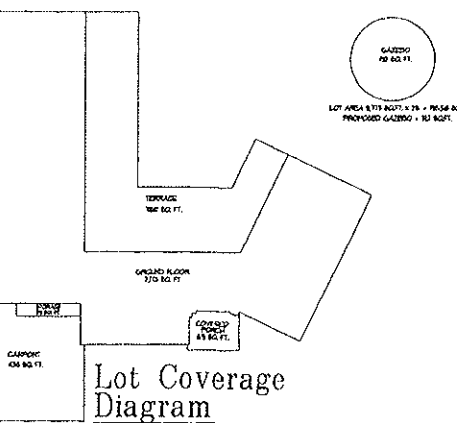
- FAR BASE: .30  
FAR BONUS:
- Porch facing a street 1764 S.F. x .0005 = .009
  - Open Balconies 381 S.F. x .0005 = .02
  - Bldg Located 15-30 ft from Front property Line 41.25 L.F. x .001 = .04 Max .03
  - Bldg Located 15-30 ft within Rear property Line 22 L.F. x .001 = .022 Max .03
  - 10 Car Carport = .03
  11. Front Building Wall/Roof @ 3' lower than Main Bldg = .03
  12. Reduction in Building Height 7' x .006 = .042 Max .03

FAR Bonus Total = .179

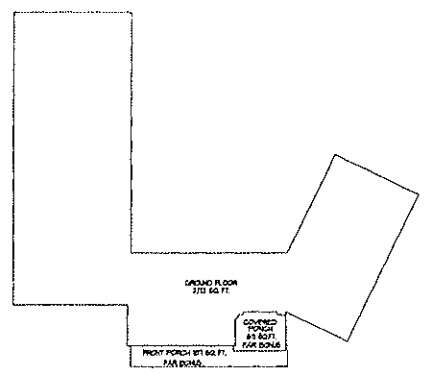
BASE FAR .30 + BONUS FAR .179 = .479 (MAX ALLOWABLE = .47)

MAX FAR: (.47 X 9,779 = 4,596.13 SQFT)

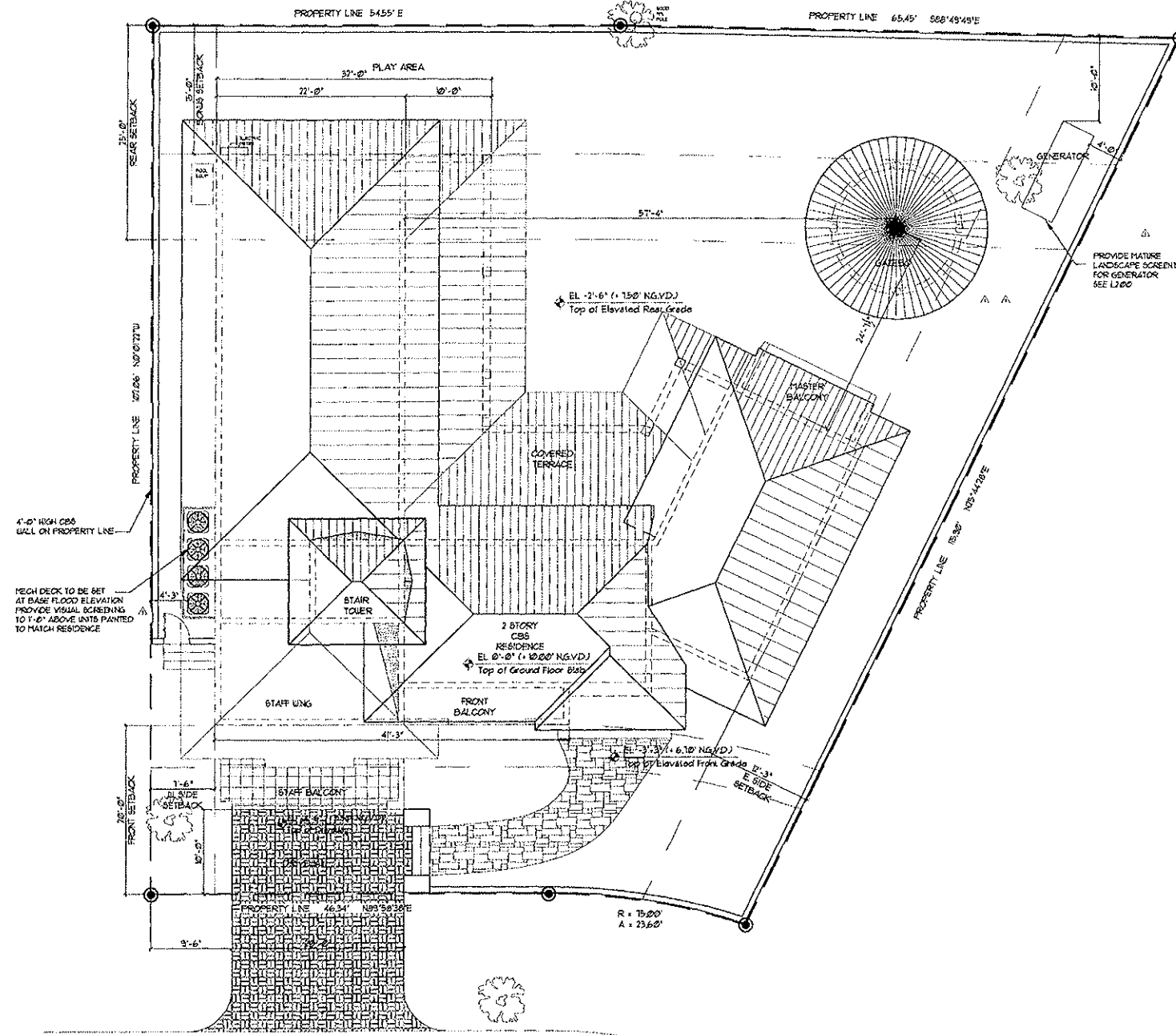
PROPOSED FAR: 4,537 SQFT



FAR Diagram - 2nd Floor  
SCALE: 1/16" = 1'-0"

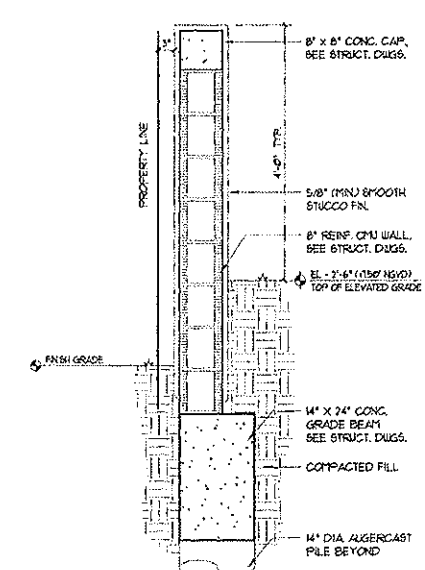


FAR Diagram - Ground Floor  
SCALE: 1/16" = 1'-0"



ALLENDALE ROAD

Site Plan  
SCALE: 1/8" = 1'-0"



D1 Retaining Wall Detail  
SCALE: 3/4" = 1'-0"

## The Gianulis Residence

765 Allendale Road  
Key Biscayne, FL  
33149

Owners:  
Peter and Gabriela  
Gianulis  
228 West Wood Drive  
Key Biscayne, FL 33149

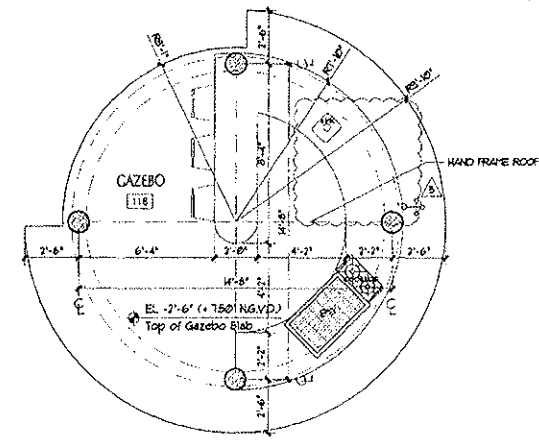
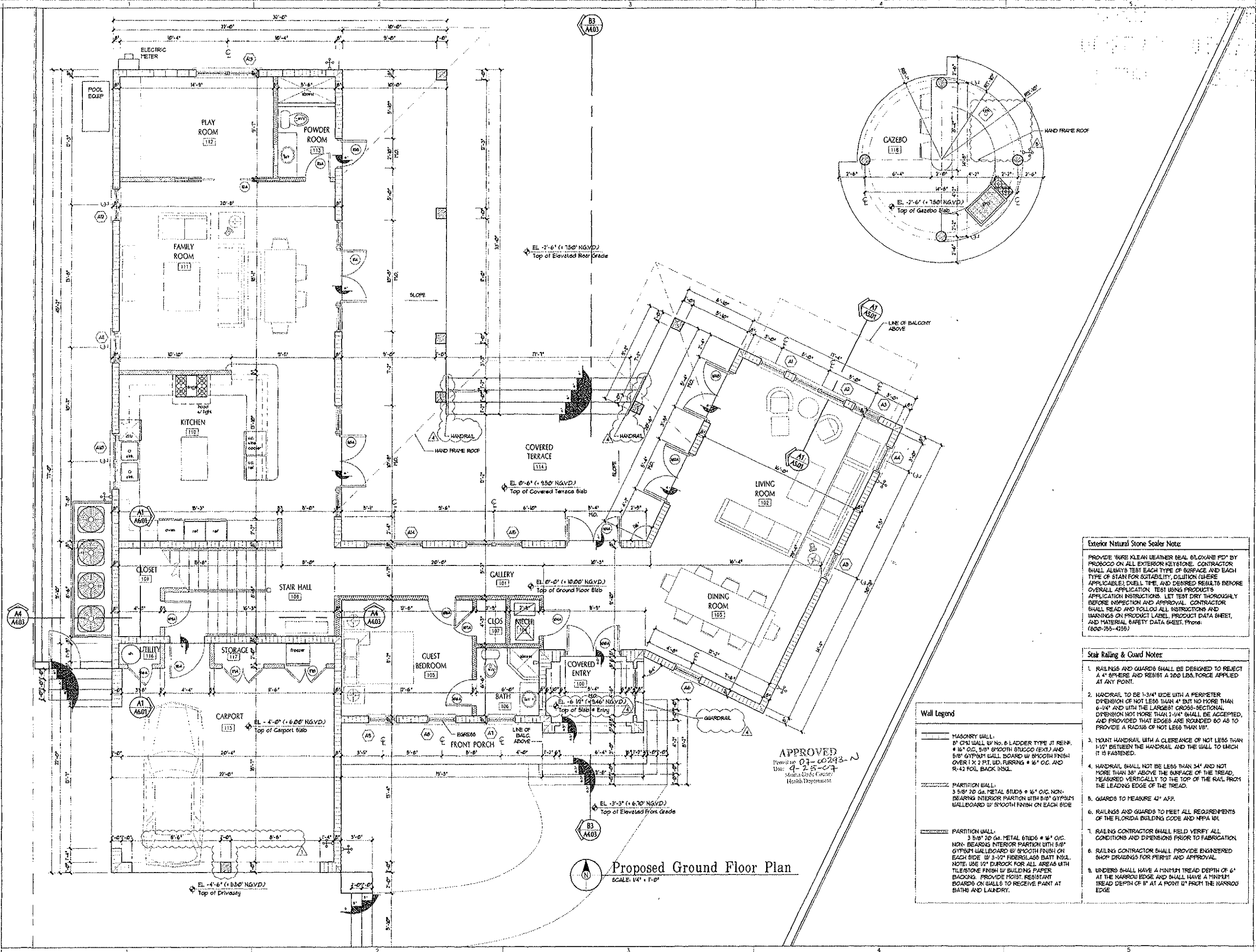
- 4/10/07 Zoning Revision
- 2/26/07 Structural Revision
- 1/29/07 Zoning Comments
- 1/12/07 Permit Set
- 10/6/03 Constr. Documents
- 8/21/03 Design Development

Mark Date Description  
AS: 03/15/06

AS: 03/15/06  
4/13/08

A.A. 0002692  
PROJECT No.: 2008 - Gianulis  
CAD DWG FILE: 01A-A2.00.Dwg  
DRAWN BY: KS  
CHECKED BY: RJ  
SHEET TITLE  
Site Plan

SHEET No.  
A2.00  
Sheet of



**Exterior Natural Stone Sealer Note**

PROVIDE 'SURE KLEAN LEATHER BEAL SLOXANE PD' BY PROBOCO ON ALL EXTERIOR KEYSTONE. CONTRACTOR SHALL ALWAYS TEST EACH TYPE OF SURFACE AND EACH TYPE OF STAIN FOR SUITABILITY, DILUTION (WHERE APPLICABLE), CURE TIME, AND DESIRED RESULTS BEFORE OVERALL APPLICATION. TEST USING PRODUCTS APPLICATION INSTRUCTIONS. LET TEST DRY THOROUGHLY BEFORE INSPECTION AND APPROVAL. CONTRACTOR SHALL READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON PRODUCT LABEL, PRODUCT DATA SHEET, AND MATERIAL SAFETY DATA SHEET. Phone: (800-755-4255)

**Stair Railing & Guard Notes**

1. RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A 4" SPHERE AND RESIST A 200 LBS. FORCE APPLIED AT ANY POINT.
2. HANDRAIL TO BE 1-3/4" WIDE WITH A PERIMETER DIMENSION OF NOT LESS THAN 4" BUT NO MORE THAN 6-1/4" AND WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT MORE THAN 2-1/4". SHALL BE ACCEPTED, AND PROVIDED THAT EDGES ARE ROUNDED SO AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/8".
3. MOUNT HANDRAIL WITH A CLEARANCE OF NOT LESS THAN 1-1/2" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS FASTENED.
4. HANDRAIL SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
5. GUARDS TO MEASURE 42" AFF.
6. RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND NFPA 101.
7. RAILING CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
8. RAILING CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR PERMIT AND APPROVAL.
9. UNDERS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT THE NARROW EDGE AND SHALL HAVE A MINIMUM TREAD DEPTH OF 12" AT A POINT 12" FROM THE NARROW EDGE.

**Wall Legend**

MASONRY WALL:  
8" CMU WALL W/ NO. 8 LADDER TYPE JT REINF.  
# 1/4" O.C. 5/8" SMOOTH STUCCO (EXT.) AND 5/8" GYPSUM WALL BOARD W/ SMOOTH FINISH OVER 1 X 2 P.T. WD. FURRING # 1/4" O.C. AND R-42 FOIL BACK INSUL.

PARTITION WALL:  
3 5/8" 20 GA. METAL STUDS # 1/4" O.C. NON-BEARING INTERIOR PARTITION WITH 5/8" GYPSUM WALLBOARD W/ SMOOTH FINISH ON EACH SIDE.  
NOTE: USE 1/2" DURECK FOR ALL AREAS WITH TILESTONE FINISH W/ BUILDING PAPER BACKING. PROVIDE MOIST. RESISTANT BOARDS ON WALLS TO RECEIVE PAINT AT BATHS AND LAUNDRY.

APPROVED  
Permit No. 07-00293-N  
Date: 4-25-07  
Health Department

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

The Gianulis Residence  
765 Alford Road  
Key Biscayne, FL  
33149

Owners:  
Peter and Gabriela  
Gianulis  
228 West Wood Drive  
Key Biscayne, FL 33149

Mark	Date	Description
△	8/8/07	Blg Dept Comments
△	4/7/07	Blg Dept Comments
△	1/10/07	Zoning Revision
△	2/06/07	Structural Revision
△	1/20/07	Zoning Comments
△	1/12/07	Permit Set
△	10/6/06	Constr. Documents
△	9/21/06	Design Development

ALL USAS RESONS, ARRANGMENTS AND PLANS INCORPORATED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THE OFFICE AND ARE CHARGED, REVIEWED AND DEVELOPED BY THE ARCHITECT AND CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND FOR ANY DAMAGE TO UTILITIES WHICH THE CONTRACTOR SHALL BE RESPONSIBLE FOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES WHICH THE CONTRACTOR SHALL BE RESPONSIBLE FOR.

ARCHITECT: VILLAGE ARCHITECTS OF KEY BISRAYNE, INC.  
A.A. 0002662  
PROJECT No.: 2006 - Gianulis  
CAD DWG FILE: 06A-A2.01.Dwg  
DRAWN BY: JKS  
CHECKED BY: JRU  
SHEET TITLE: Ground Floor Plan

SHEET No. **A2.01**  
Sheet - of -