

Important: Read the instructions on pages 1-8.

B6L-05338 SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name South Bay Dev. XXII, LLC.		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. 670 Warren Lane		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 6, Block 7 of "BISCAYNE KEY ESTATES" PB.50-PG.61. Public Records of Miami-Dade, County, FL

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential  
A5. Latitude/Longitude: Lat. 25°41'20.42"N Long. 80°10'08.63"W 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) 1645 sq ft  
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade 5  
c) Total net area of flood openings in A8.b 2304 sq in

A9. For a building with an attached garage, provide:  
a) Square footage of attached garage 604 sq ft  
b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade 2  
c) Total net area of flood openings in A9.b 2304 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 Florida
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B4. Map/Panel Number 12025C 0281	B5. Suffix J	B6. FIRM Index Date 07-17-95	B7. FIRM Panel Effective/Revised Date 03-02-94	B8. Flood Zone(s) "AE"	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10'
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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

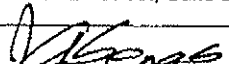
Check the measurement used.

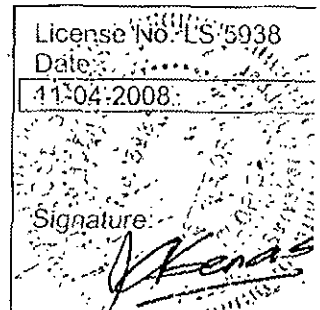
a) Top of bottom floor (including basement, crawl space, or enclosure floor).	<u>12.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>14.15</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (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>5.59</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>13.08</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>4.9</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 JOSE SENAS	License Number LS 5938
Title Professional Surveyor and Mapper	Company Name Hadonne Corp.
Address 7855 NW 12 <sup>th</sup> Street, Suite 202	City Doral State FL ZIP Code 33126
Signature 	Date 11-04-2008 Telephone (305) 266-1188



**IMPORTANT: In these spaces, copy the corresponding information from Section A.**

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
670 Warren Lane  
City Key Biscayne State FL ZIP Code 33149

For Insurance Company Use:

Policy Number

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 a higher level on the first floor. A/C Units on metal rack attached to building wall. Next higher ground floor elevation = 6.17 feet.

Folio No. 24-5205-001-0780

Highest Crown of Road = 4.24 Feet N.G.V.D.

Signature JOSE SENAS

Date 11-04-2008

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. 670 Warren 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.	

## BUILDING FRONT VIEW (PICTURE TAKEN ON NOVEMBER 04, 2008)



## BUILDING REAR VIEW (PICTURE TAKEN ON NOVEMBER 04, 2008)



# Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 670 Warren Ln.	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."	

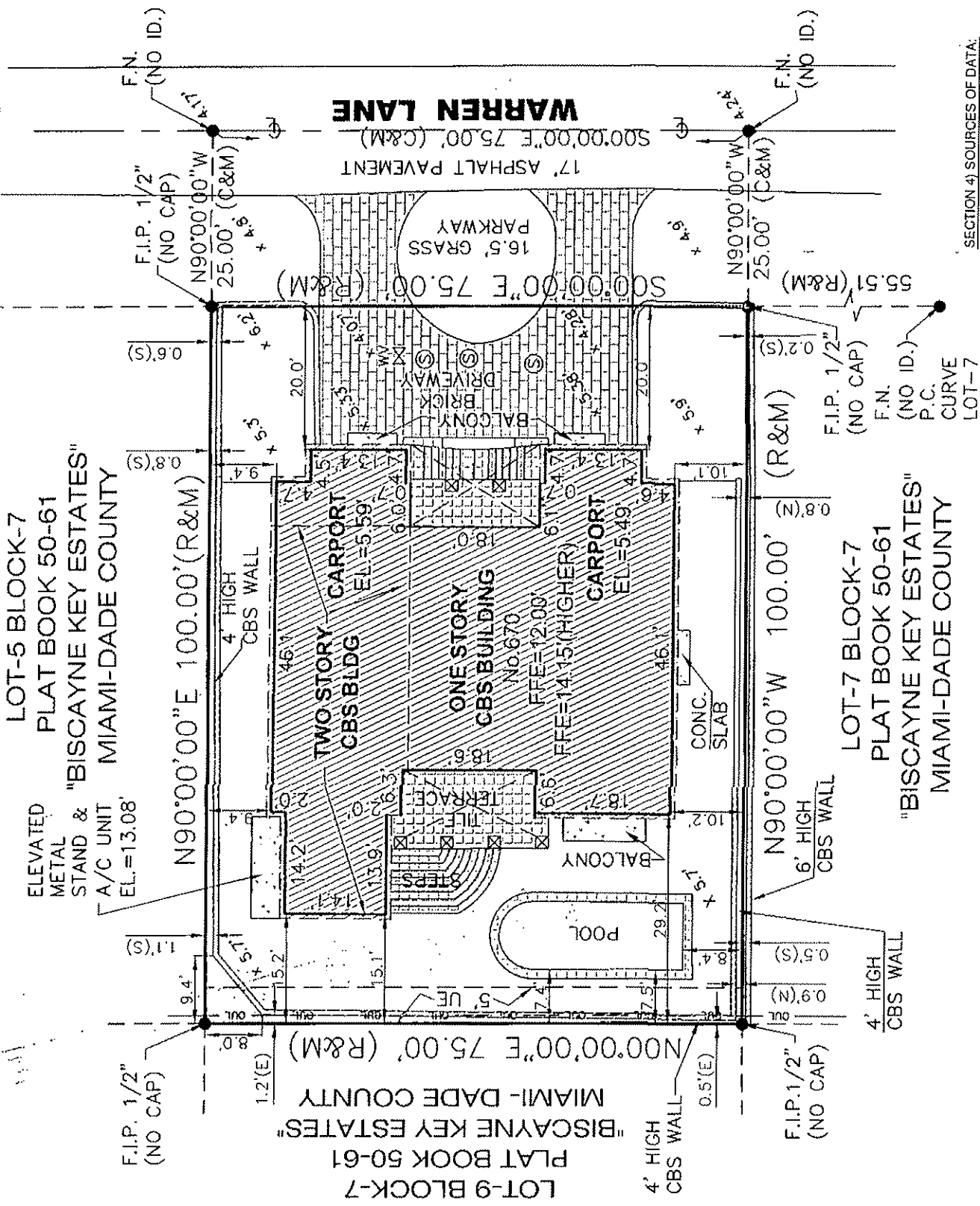
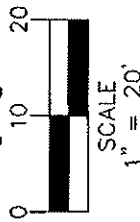
**BUILDING REAR SIDE VIEW (PICTURE TAKEN ON NOVEMBER 04, 2008)**



**BUILDING RIGHT SIDE VIEW (PICTURE TAKEN ON NOVEMBER 04, 2008)**



PB-50 PG. 61



SECTION 4) SOURCES OF DATA:

North arrow direction is based on an  
 Bearings as shown hereon are based  
 line with an assumed bearing of S00°  
 considered a well monumented line.  
 This property appears to be located

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on February 26, 2007.
2. The date of completion of updated field Survey was on



# VILLAGE OF KEY BISCAINE

## Department of Building, Zoning and Planning

*Village Council*  
 Robert L. Vernon, Mayor  
 Jorge E. Mendia, Vice Mayor  
 Michael Davey  
 Enrique Garcia  
 Steve Liedman  
 Thomas Thornton  
 Patricia Weinman


*Director*  
 Jud Kurlancheck, AICP  
  
*Chief Building Official*  
 Eugenio M. Santiago, P.E.

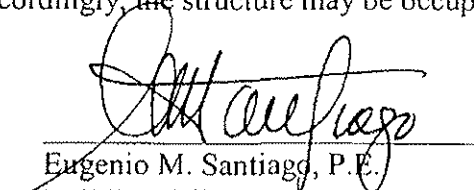
### Certificate of Occupancy

**Certificate #:** CO09112601  
**Issue Date:** 11/26/2008  
**Building Permit #:** B06-05338  
**Job Site Address:** 670 Warren Lane Folio #: 24-52050010780  
**Ownership:** South Bay Developers XXII, LLC.  
**Proposed Use:** Single Family Residence  
**Scope of Work:** New Construction

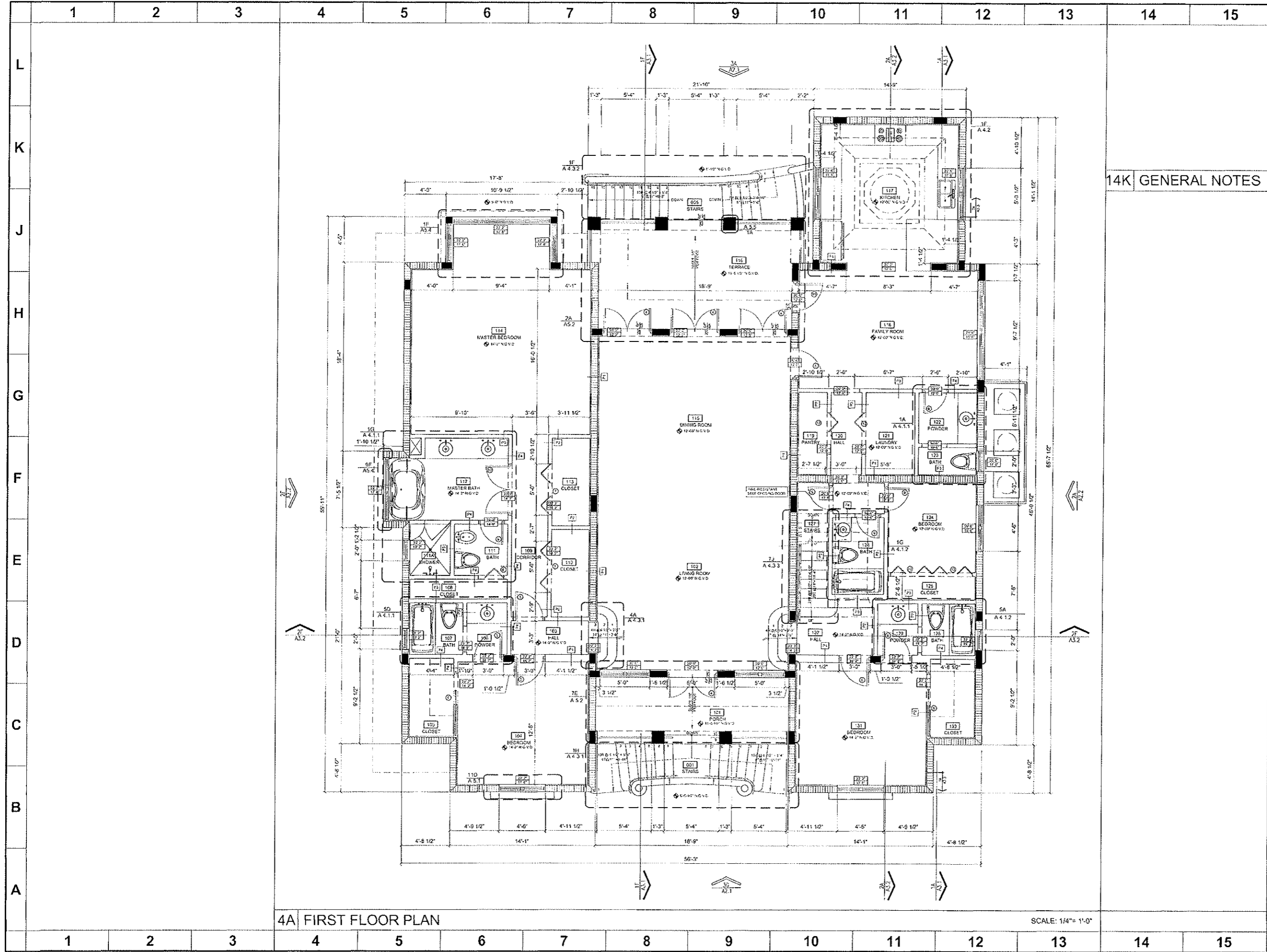
<u>Final Inspection Type</u>	<u>Permit Number</u>	<u>Inspection Date</u>	<u>Inspector</u>
FINAL BUILDING:	B06-05338	11/07/08	J. GARCELL
FINAL ROOF:	B08-07611	11/05/08	J. GARCELL
FINAL POOL:	B08-07567	11/26/08	J. GARCELL
FINAL ELECTRICAL:	E08-03021	10/31/08	E. GUZMAN
FINAL BURGLAR ALARM:	E09-03484	10/31/08	E. GUZMAN
FINAL MECHANICAL:	M08-02439	10/31/08	C. LINDGREN
FINAL PLUMBING:	P08-04606	10/23/08	C. LINDGREN
FINAL SEPTIC TANK:	P08-04925	11/05/08	C. LINDGREN
FINAL IRRIGATION SYST:	P09-05287	11/25/08	C. LINDGREN
FINAL PUBLIC WORKS:	PW09-00464	11/26/08	A. NUNEZ
FINAL ZONING:		11/03/08	W. FEHR
FINAL CODE ENFORCEMENT:		11/26/08	S. BONICH

Please be advised that all final inspections on the above referenced structure have been completed in accordance with the South Florida Building Code. Accordingly, the structure may be occupied for its intended use.

  
 Jud Kurlancheck, AICP, Director  
 Building, Zoning & Planning Department

  
 Eugenio M. Santiago, P.E.  
 Building Official





4A FIRST FLOOR PLAN

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

JOSE E. OLEAS, AIA  
ARCHITECT  
50 W. Mashie Drive, Suite 2  
Key Biscayne, FL 33149  
Phone: (786) 924-5000  
Fax: (786) 924-5620

*Jose E. Oleas*  
05.05.06

JOSE E. OLEAS, AIA  
ARE 0016814

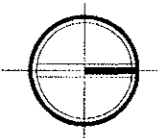
**South Bay Developers XXII**  
670 Warren Lane  
Key Biscayne, Florida 33149

Project Number  
**SBD14.01**

Issue Date  
**01-11-05**

Revisions

North Plan



Cad File Name  
670W-A1.2

Drawing Title  
FIRST FLOOR PLAN

Sheet Number

**AIS A1.2**

14K GENERAL NOTES