

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

<u>B06-05677</u>	SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
A1. Building Owner's Name <u>South Bay Developers Group XII, LLC</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>255 Woodcrest Road</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.)
Lot 28, Block 22 of "FOURTH ADDITION TO TROPICAL ISLE HOMES SUB." PB.53-PG.39, Public Records of Miami-Dade, County, FL

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

A5. Latitude/Longitude: Lat. 25°41'47.98"N Long. 80°09'57.88"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 6

A8. For a building with a crawl space or enclosure(s), provide

a) Square footage of crawl space or enclosure(s) <u>964</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>725</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>12</u>
	c) Total net area of flood openings in A9.b <u>750</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>120648 City of Key Biscayne</u>		B2. County Name <u>Miami-Dade</u>		B3. State <u>Florida</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) "AE"	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>10'</u>

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

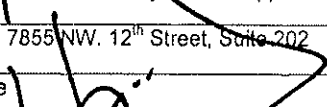
Check the measurement used.

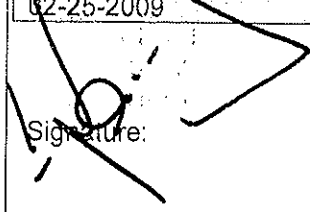
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>14.32</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>24.47</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto 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>5.46</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>10.00</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>5.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>5.2</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>ABRAHAM HADAD</u>		License Number <u>LS 6006</u>	
Title <u>Professional Surveyor and Mapper</u>	Company Name <u>Hadonne Corp.</u>		
Address <u>7855 NW. 12th Street, Suite 202</u>	City <u>Doral</u>	State <u>FL</u>	ZIP Code <u>33126</u>
Signature 	Date <u>02-25-2009</u>	Telephone <u>(305) 266-1188</u>	

License No. <u>LS 6006</u>
Date: <u>02-25-2009</u>
Signature: 

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. 255 Woddcrest 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 a) e) Refers to Slab of Air Conditioning Overhead Unit servicing the building

Folio No. 24-4232-006-1300

Highest Crown of Road = 5.00 Feet N.G.V.D.

Signature ABRAHAM HADAD, PSM

Date 02-25-2009

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 _____

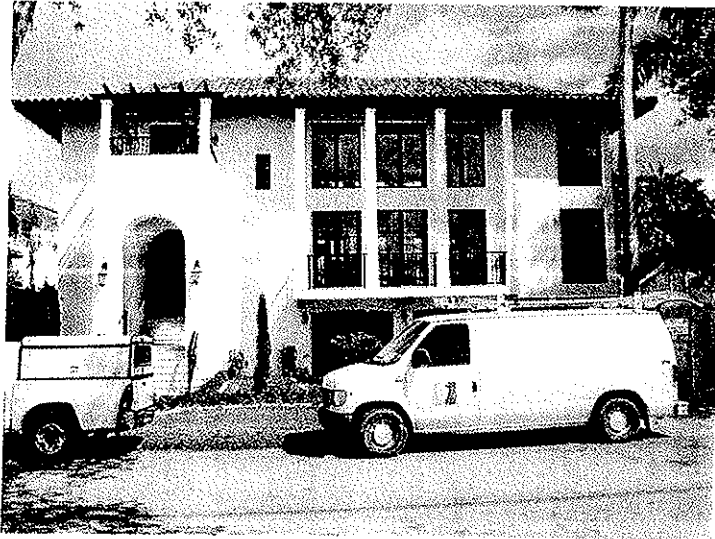
Check here if attachments

Building Photographs

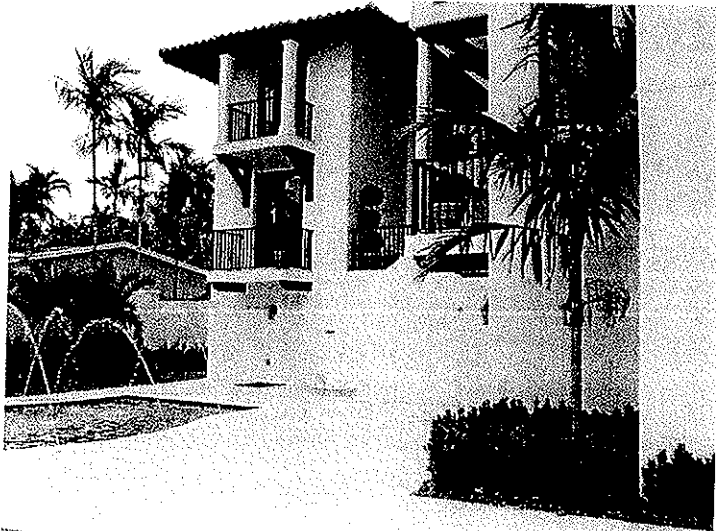
See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 255 Woodcrest Rd.	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 FEBRUARY 25, 2009)



BUILDING REAR VIEW (PICTURE TAKEN ON FEBRUARY 25, 2009)

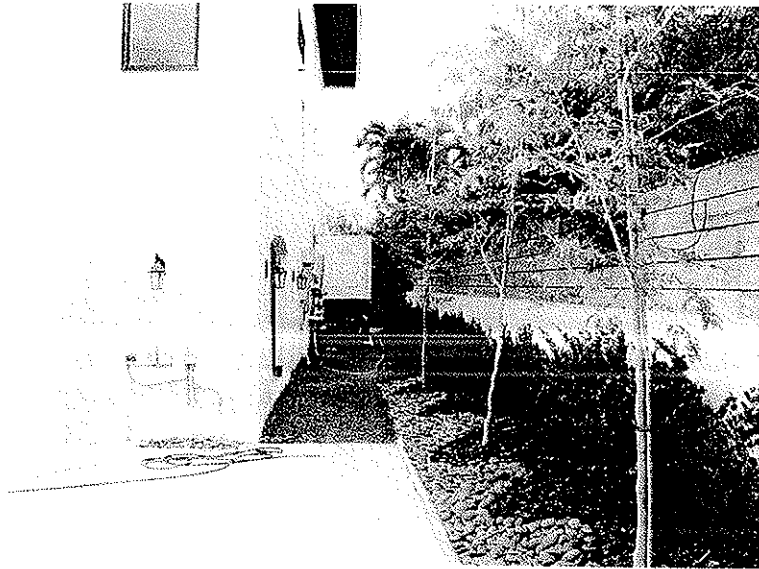


Building Photographs

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 255 Woodridge Rd.	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 LEFT SIDE VIEW (PICTURE TAKEN ON FEBRUARY 25, 2009)



BUILDING RIGHT SIDE VIEW (PICTURE TAKEN ON FEBRUARY 25, 2009)



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. 255 Woodcrest Rd.	For Insurance Company Use: Policy Number
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BUILDING FRONT VIEW (PICTURE TAKEN ON APRIL 17, 2009)



BUILDING REAR VIEW (PICTURE TAKEN ON APRIL 17, 2009)



Building Photographs

Continuation Page

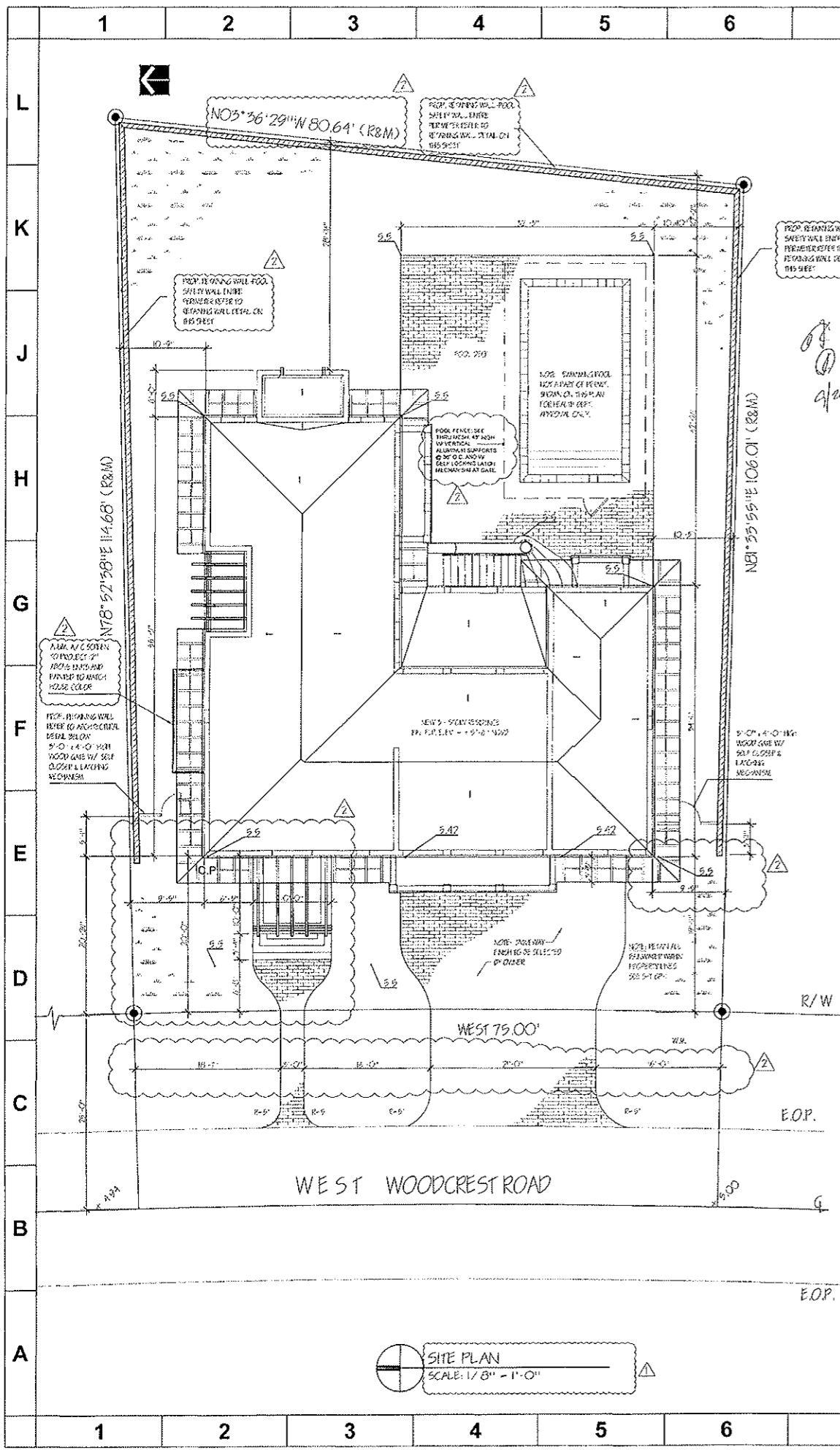
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City Key Biscayne State FL ZIP Code 33149	Company NAIC Number
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BUILDING LEFT SIDE VIEW (PICTURE TAKEN ON APRIL 17, 2009)



BUILDING RIGHT SIDE VIEW (PICTURE TAKEN ON APRIL 17, 2009)





F.A.R. CALCULATION

CRITERIA	F.A.R. INCREASE
1 - PORCH FACING A STREET	$96 \times 0.00005 = 0.0048$
2 - OPEN AND UNENCLOSED BALCONIES LOCATED ABOVE THE FIRST FINISHED FLOOR	$310.77 \times 0.00005 = 0.0155$
3 - BUILDING LOCATED 15-20 FT FROM FRONT PROPERTY LINE	$57.08 \times 0.001 = 0.05708$ (max bonus .03)
4 - GARAGE OR CARPORT CONTAINING TWO OR MORE VEHICLES PARKED PARALLEL WITH AN EXTERIOR COLUMN SEPARATING EACH OF THE SPACES	0.09
5 - SINGLE STORY HOME	N/A
6 - COMBINATION ONE AND TWO STORY HOME WITH THE SECOND FLOOR OCCUPYING LESS THAN 50 PERCENT OF THE FLOOR AREA OF THE FIRST FLOOR UNDER ROOF	N/A
7 - ENTRANCES TO PARKING GARAGES INTERIOR LOT, PLACED IN A LOCATION THAT DOES NOT FACE THE STREET. CORNER LOT ENTRANCE IN A SIDE YARD	N/A
8 - ALL WINDOWS ABOVE THE FIRST FLOOR FACING AN ADJACENT BUILDING WHICH ARE FIVE FT ABOVE THE FINISHED FLOOR OR IF ALL BUILDING WALLS ALONG THE WIDE-ROE SIDE OF A PROPERTY DO NOT HAVE WINDOWS	N/A
9 - SIDE YARD SETBACK WHICH a. EXCEEDS THE REQUIRED YARD b. HAS A MINIMUM 15 FT SIDE YARD SETBACK	$742 \text{ sq ft} \times 0.00005 = 0.037$ (max bonus .03)
10 - BUILDING LOCATED WITHIN 15-20 FT OF THE REAR LOT LINE	N/A
11 - R1 AND R2 DISTRICTS: STRUCTURES THAT PROVIDE A FRONT SETBACK OF LESS THAN 25 FT WHICH HAVE A ROOF AT LEAST THREE FT LOWER THAN THE ROOF OF THE MAIN STRUCTURE. R1 AND R2 DISTRICTS: A PORTION OF THE BUILDING HAVING A LENGTH OF AT LEAST TEN FT WITH A FRONT YARD SETBACK THAT EXCEEDS THE REQUIRED 25 FT SETBACK	0.09
12 - REDUCTION IN BUILDING HEIGHT	$1.5' \times 0.006 = 0.009$
SUBTOTAL	0.1673
TOTAL PROJECTED F.A.R. = 0.30 + 0.1673 = 0.4673 = 46.73%	
MAXIMUM ALLOWABLE F.A.R. = 0.47 = 47%	

SITE
255 WOODCREST ROAD, KEY BISCAIYNE, FLORIDA
(LOT 28, BLOCK 22)
TOTAL LOT AREA: 8,536.00 sf

MULTISTORY RESIDENCE DEVELOPMENT REGULATIONS

	ALLOWED	PROJECTED
MAX FLOOR AREA RATIO (47%)	4,011.92 sf	3,988.87 sf (8,536 sf x 46.73%)
MAX LOT COVERAGE (35%)	2,987.80 sf	2,677.00 sf (8,536 sf x 31.36%)
MIN PERVIOUS AREA (30%)	2,560.80 sf	3,583.08 sf (8,536 sf x 41.97%)
MAX BUILDING HEIGHT	35' from BFE	30'-6"
MAIN BUILDING FRONT SETBACK	15' to 20'	20'
MAIN BUILDING REAR SETBACK	15' to 20' (to obtain bonus)	28'-10"
MAIN BUILDING INTERIOR SIDE SETBACK	25% of lot width	9'-5" and 9'-5" (total 18'-10")
BASE FLOOD ELEVATION (BFE)		+10'-0" N.G.V.D. (zone AE)

CONSTRUCTION DATA

SECOND FLOOR	2,063.10 sf
THIRD FLOOR	1,747.90 sf
GARAGE	782.00 sf
STORAGE	0.00 sf
COVERED PORCH	102.93 sf
COVERED TERRACE	409.75 sf
UNENCLOSED BALCONIES	412.87 sf
POOL DECK	1,241.47 sf
DRIVEWAY	918.47 sf
DOUBLE VOLUME	99.00 sf

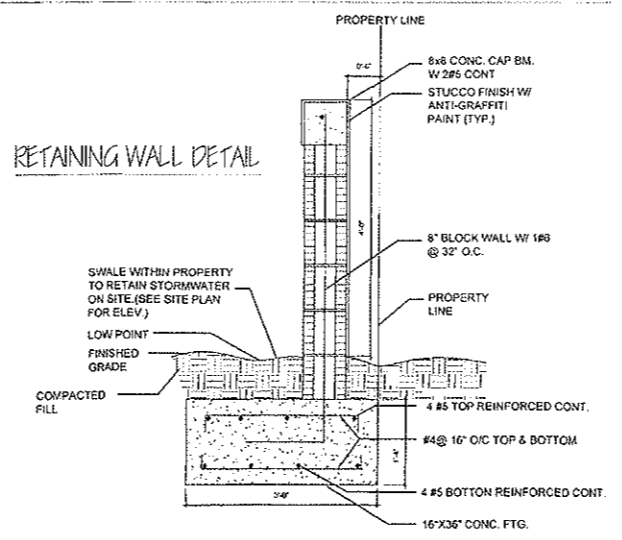
F.A.R. CALCULATIONS

FIRST FLOOR: STORAGE	0.0 sf x 10% = 0.0 sf
FIRST FLOOR: GARAGE	782 sf x 10% = 78.20 sf
SECOND FLOOR: A/C	2,063.10 sf
THIRD FLOOR: A/C	1,747.90 sf
DOUBLE VOLUME	99.00 sf
TOTAL	3,988.20 sf < 3,988.87 sf (max. allowed)

LOT COVERAGE
TOTAL (first floor + covered porch) **2,677.00 sf < 2,987.80 sf (max. allowed)**

PERVIOUS AREA
LOT AREA: 8,536.00 sf
IMPERVIOUS AREA (bldg. footprint + paved areas + pool deck): 4,952.92 sf
PERVIOUS AREA (lot area - impervious area) **3,583.08 sf > 2,560.80 sf (min. allowed)**

LEGAL DESCRIPTION
LOT 28, BLOCK 22
OF "FOURTH ADDITION TO 'TROPICAL ISLE HOMES SUBDIVISION',
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN PLAT BOOK 55
AT PAGE 59, OF THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA



- NOTE # 1:**
SITE MUST RETAIN FIRST 1" OF RAIN WATER
- NOTE # 2:**
SITE MUST SLOPE INWARD. NO DRAINAGE TO OUTSIDE OF PROPERTY ALLOWED. FRONT GRADE FIN. ELEV. 5' 0" N.G.V.D.
- NOTE # 3:**
LANDSCAPE, LANDSCAPE LIGHTING AND IRRIGATION BY OTHERS (SEPARATE PERMIT)
- NOTE # 4:**
DISCHARGE OF RAIN WATER AND CONDENSATE MUST BE AT LEAST 12" AWAY FROM THE FOUNDATION
- FLOOD ZONE AH 100'**
PANEL # 12064B
MAP # 02B-J

JOSE E. OLEAS, AIA
ARCHITECT
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JOSE E. OLEAS, AIA
ARB# 0016814

South Bay Developers XII, LLC
255 Woodcrest Road
Key Biscayne, Florida 33149

Project Number
SBD14.01
Issue Date
Revisions
05/25/07 BY OWNER
06/21/07 B & Z

PLAN NORTH

Cad File Name

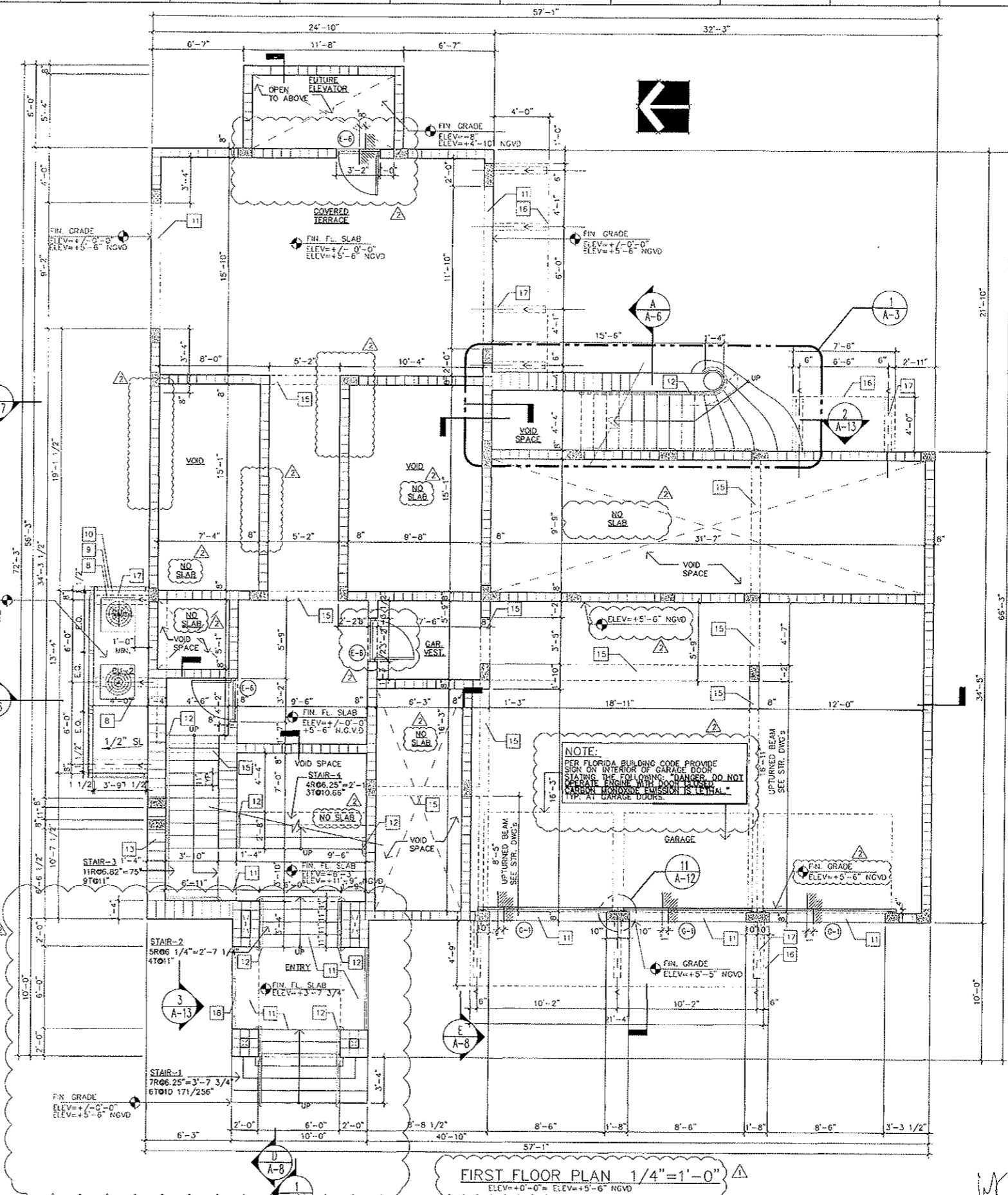
Drawing Title
Site Plan
Sheet Number
SP-1

- FLOOR PLANS KEY NOTES:**
1. DOUBLE SINK WITH GARBAGE DISPOSAL
 2. DISHWASHER
 3. ELECTRIC COOKTOP / RANGE WITH HOOD/FAN
 4. REFRIGERATOR/FREEZER (PROVIDE COLD WATER STUB-OUT)
 5. DOUBLE OVEN BELOW
 6. TALL KITCHEN CABINETS
 7. AIR HANDLING UNITS. (SEE MECHANICAL DWG'S) PROVIDE 4" CLEAR SPACE BETWEEN UNIT AND FINISHED WALL
 8. CONDENSING UNIT. SEE HVAC DWG'S FOR SIZE, SPECIFICATIONS AND ATTACHMENT COORDINATE WITH MANUF. BEFORE POURING SLAB
 9. ALUMINUM SCREEN WITH 1" X 1" MAX. OPENINGS ATTACHED TO 3" X 3" ALUMINUM FRAME ATTACHED TO SLAB. MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO FABRICATION
 10. CONCRETE SLAB AT BASE FLOOD ELEVATION
 11. CONCRETE ARCH BEAM ABOVE. SEE ELEVATIONS AND SECTIONS
 12. 3/4" MIN. ALUMINUM RAILING. CUSTOM MADE. MANUF. PROVIDE SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL
 13. 11" x 52" OPENING ON 16" WIDE CONCRETE BLOCK WALL
 14. STEEL COLUMN WRAPPED WITH WD. AND STUCCO. SEE STR. DWG'S
 15. CONCRETE FLAT BM. SEE STR. DWG'S
 16. LINE OF CONC. BALCONY ABOVE
 17. WD. BM. / BRACKET. SEE PROFILES AND STR. DWG'S
 18. 42" ALUMINUM RAILING. CUSTOM MADE. PICKETS TO REJECT A 4" SPHERE
 19. STEEL COLUMN. SEE STR. DWG'S
 20. FLAT HEADER (7'-0" A.F.F. ON 3RD FL. AND 8'-0" A.F.F. ON 2ND FL.)
 21. SOUND INSULATION
 22. STEEL BM. WRAPPED WITH WD
 23. SHOWER PAN. SEE DTL. A/A-12
 24. SHOWER ENCLOSURE TO BE CATEGORY II, SAFETY GLASS
 25. 4" COPPER PIPE SCUPPER
 26. STACKABLE WASHER AND DRYER
 27. ELECTRIC WATER HEATER
 28. MTL. CRICKET
 29. 4" COPPER PIPE OVERFLOW SCUPPER
 30. 22"x36" MIN. ATTC ACCESS
 31. FLOOR SLOPE LINE
 32. 4"x4" MTL. POST BY RAILING MANUF.
 33. STUCCO ON METAL LATH ON 6" MTL. STUDS @ 16" O.C.(20GA) WITH R-19 BATTIS INSULATION
 34. RETURN AIR GRILL (SEE MECH)

AREA TABULATIONS

A/C SECOND FLOOR	2,115.10 SQ-FT
A/C THIRD FLOOR	1787.03SQ FT
TOTAL	3,902.13 SQF

STAIR-3 FORMULA:
 $2R + 11 = 24$ UN. / 25" MAX. REQUIRED
 $2(6.82) + 11(11) = 24.84$ PROVIDED
 11 RSERS OF 6.82 ENCL = 75 = 6'-3"



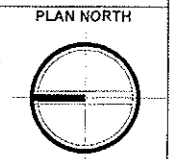
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09.11.07

JOSE E. OLEAS, AIA
 AR# 0016814

South Bay Developers XII, LLC
 255 Woodcrest Road
 Key Biscayne, Florida 33149

- Project Number
 SBD14.01
- Issue Date
- Revisions
- 1 05/25/07 BY OWNER
 - 2 06/21/07 B & Z
 - 3 09/14/07 BDC



Cad File Name

Drawing Title
 FIRST FLOOR PLAN

Sheet Number

A-1