

GENERAL CONDITIONS ASSESSMENT REPORT

FOR THE

EXISTING STRUCTURAL SYSTEMS

AT

EXISTING RESIDENTIAL APARTMENT BUILDING

1158 MARSEILLE DRIVE
MIAMI BEACH, FLORIDA

AUGUST 28, 2021

PREPARED BY:

DOUGLAS WOOD ASSOCIATES, INC.

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5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33126

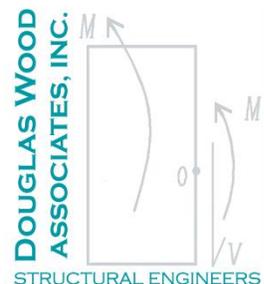
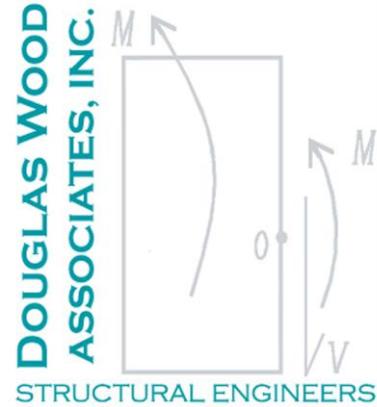


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GENERAL CONDITIONS ASSESSMENT REPORT FOR THE EXISTING STRUCTURAL SYSTEMS

Existing Residential Building
1158 Marseille Drive
Miami Beach, Florida



August 28, 2021

INTRODUCTION

General

As requested by the City of Miami Beach, we have conducted a general assessment of the present conditions of the existing primary structural systems for the existing residential building located at 1158 Marseille Drive in Miami Beach, Florida.

Purpose

The purpose of this investigation is to provide a general assessment of the present conditions of the existing primary structural systems at this point in time and to provide a general determination of how these conditions may relate to possible repair, renovation, enhancement and restoration.

Scope

This investigation includes only the primary structural systems for this building. Primary structural systems for this building generally consist of the following:

- Wood roof sheathing and framing,
- Masonry bearing walls,
- Wood-framed bearing partitions,
- Concrete tie beams and tie columns,
- Concrete floor slabs, and
- Foundations.

Primary structural systems do not include roofing or other waterproofing systems, doors, windows, decorative elements, fixtures, non-bearing partitions, equipment, and architectural finishes. While conducting our observations of structural systems, however, we may have observed conditions relative to some of these systems or observed conditions in these elements that relate to structural systems, and we may report them herein for the benefit of the reader.

Roofing, insect infestations (including termites and other wood-destroying insects), mechanical, plumbing and electrical systems, environmental issues (including radon,

mold and ground contamination) and hazardous materials (including lead paint and asbestos) are not included in the scope of this limited structural assessment.

METHODOLOGY AND LIMITATIONS

Our investigation of existing structural conditions was primarily conducted as follows:

Visual Observations

- Since architectural finishes remain in place throughout most of the exterior and interior of the building, direct observation of structural materials was limited to structural members which were readily visible. Since the building is fully occupied at this time, and since no asbestos report was made available to us, we did not disturb existing materials. Direct observation of structural materials was very limited.
- Where structural members could not be or were not directly observed, a sampling of members was observed, or observations were directed at secondary signs of structural distress such as cracking, bulging, staining and deflections. An exhaustive member by member inspection was not part of this study's scope. Therefore, it must be recognized that at future times, deteriorated or distressed structural components that were not directly observed or specifically reported during this investigation, are likely to be found.

Limited "Sounding" of existing masonry and concrete members

- "Sounding" consists of tapping the surfaces of existing masonry and concrete members using a small steel hammer or similar device. Areas which respond with a hollow or dull sound indicate areas of spalled or otherwise deteriorated concrete, masonry or stucco.

Calculations have not been performed to verify the adequacy of the design and construction of the existing structural systems for these buildings. Douglas Wood Associates assumes no responsibility for the structural design or construction of this existing building. The findings presented in this report do not imply any warranty on the performance or Building Code conformance of the existing structural systems.

In the absence of observations to the contrary, we have assumed that the existing structural systems were properly designed, permitted, constructed and approved in accordance with the building code and general design and construction practices in effect at the time of construction. Also, while we performed observations of the existing structural systems, our observations were limited to what could be readily observed in the existing buildings.

At the time of this writing, no significant exploration (excavation of soils and removal of existing building materials) has been authorized or conducted for this investigation. No drawings of the existing construction have been provided.

The time between authorization of our services and preparation of this report did not permit sampling and testing of existing materials.

GENERAL DISCUSSION

In general, this building might be considered to have withstood the “test of time” and therefore, to have had structural systems that were generally considered adequate for their intended purposes. However, it must be recognized that the standards, methods, products and practices of the times this building and any subsequent renovations were constructed vary considerably from those of today. Therefore, it should be assumed that there are many aspects of the existing structural systems which do not conform to today’s standards, practices and codes. Of course, over time, structural deterioration can also significantly diminish the capacities of existing structural systems.

It also should be recognized that standards of structural engineering practice for older buildings were generally much lower than those of today. Resistance to design gravity loads, live-load deflection and high wind forces in older buildings are often significantly deficient relative to current standards.

While this building may have survived hurricane force winds, it should be noted that the effects of wind on a building may vary greatly depending on wind direction and wind exposure (which, as a function of the building’s surroundings, can substantially change over time). Wind speed is, of course, the prime determinant of wind pressures. Wind pressure at a minimal category 5 hurricane is four times the pressure at a minimal category 1 hurricane. Of course, structural deterioration is also progressive. Therefore, a building’s performance in one hurricane may be very different from its performance in another hurricane.

EXISTING SITE CONDITIONS RELATIVE TO STRUCTURAL ISSUES

Environmental Influences

Hurricanes

All of South Florida is vulnerable to hurricanes, and most all older buildings in South Florida, including this building, have been subjected to hurricane-force winds. Past performance, however, cannot be considered a reliable predictor of future performance. Obviously of course, deterioration is progressive, and structural systems may weaken over time. Wind direction and the effects of surrounding trees and nearby construction are also significant factors.

Flooding

Floods are possible in many locations throughout South Florida. According to FEMA's Flood Map Service Center website, this building appears to be located within a FEMA Flood Zone AE-8. Therefore, this site is considered to be vulnerable to flooding due to tidal surge. The Base Flood Elevation (BFE) is +8.0 ft. N.G.V.D. The current Building Code and FEMA regulations require a Design Flood Elevation (DFE) of BFE + 1.0 ft. Therefore, the current Design Flood Elevation for this site is +9.0 ft. N.G.V.D. An elevation certificate was prepared for this building in 2014 (Refer to Appendix B). This certificate indicates that the interior floor of this building is at elevation +5.43 ft. N.G.V.D. Therefore, the existing floor of this building is 3.57 feet below the currently required Design Flood Elevation of +9.0 N.G.V.D.

GENERAL BUILDING CODE ISSUES RELATIVE to FUTURE REPAIR, RENOVATION and ADDITIONS

For this discussion, we refer to the Florida Building Code, 2020 and the Florida Building Code – Existing Building, 2020. Of course, it is possible that future Building Code editions may contain changes applicable to future repairs, renovations and additions of this building, but we cannot speculate on such future changes.

At this time, the Building Code will generally allow straight forward minor repairs to structural members, without requirement for a specific investigation of the adequacy of the existing members.

Any future renovations with a work area of less than 50% of the total floor area would be classified as an Alteration Level 2. “Work Area” is generally defined as reconfiguration of spaces. In any case, however, any change to a structural member would require compliance with current Building Code requirements for that particular member and for any directly affected members.

If it were determined through specific and appropriate investigation and evaluation that a structural member or system were “dangerous” (as defined in Chapter 2, section 202, of the Florida Building Code – Existing Building, 2020), it would be required to correct the dangerous condition.

Where it is determined that the building as a whole or specific systems have suffered “Substantial Structural Damage” (Chapter 2, section 202 of the Florida Building Code 2020 – Existing Building), such damage would need to be corrected and brought into compliance with current Building Code requirements.

When proposed renovations have a work area greater than 50% of the total floor area, a project will be classified as an Alteration Level 3. The Building Official should be consulted where there is any question of interpretation relative to the determination of Alteration Level 2 or Alteration Level 3. Under Alteration Level 3, there are two levels of structural consideration. If less than 30% of the total structural area (floors and roofs) is directly involved in the renovation, structural aspects of the renovation are generally the same as for an Alteration Level 2. The area considered to be directly involved in the renovation is generally calculated to include all areas of roofs and floors undergoing structural alteration plus all areas (not already included) of roofs and floors which are gravity-load-tributary to any vertical structural support members which are altered. When the area of structural alteration exceeds 30% of the total floor and roof area, the project is considered a Substantial Structural Alteration. For this case, it is required that the altered building conform to the Florida Building Code Requirements for wind loading.

If the construction cost of proposed renovations, repairs and additions over a specified period of time exceeds 50% of the construction cost value of the existing building, compliance with current flood design criteria would usually be required. However, buildings which are officially designated historical (or officially designated as contributing to a historical district) can be exempted from this requirement. As

previously noted in this report, the existing floor of this building is 3.57 feet below the currently required Design Flood Elevation of +9.0 ft. N.G.V.D.

If a change of use for the building were proposed, structural enhancement for current Building Code requirements for wind loads would be required, if the proposed occupancy qualifies as a higher Risk Category as defined in the Florida Building Code/ASCE 7-16. It is unlikely that a future use of this building would require a higher Risk Category.

Proposed additions would need to comply with Chapter 11 of the Florida Building Code 2020– Existing Building.

GENERAL BUILDING INFORMATION

According to the Miami-Dade County Property Appraiser's website, this building was constructed in 1954. The building is one story with a flat roof. The only parapets are in the northeast corner of the building. The wood-framed roof overhangs the exterior walls all around the perimeter, except at the northeast parapets. There is a concrete eyebrow above the windows in the northeast corner. There are five slender steel pipe columns under the eyebrow. The exterior walls are clad in stucco. There are four residential apartment units.

There are several storage closets (also contain a clothes washer, a clothes dryer and electric meters) attached to the west side of the building. It appears that these closets were original to the building.

There are small porches in front (east side) of the units. The porches are two steps up from the adjacent grade, and the interior floors are one step up from the porches. One of the porches has an edge rail, while the others do not. There are no access ramps.

Refer to Appendix A "Photographs."

GENERAL DESCRIPTION OF EXISTING STRUCTURAL SYSTEMS

Roof

There is no direct visual access to the roof members. The roof structure is assumed to be wood board sheathing on wood rafters. The roof is flat. At this time, there is a single-ply roofing membrane. Due to the span limitations of wood, it is assumed that some of the interior partitions are load bearing for the roof. Which partitions are load bearing and which are not was not fully determined. Except at the northeast corner of the building, where there is a parapet, the roof overhangs the exterior walls. The overhang soffits are rounded at the outward edges, and they are finished with stucco.

Bearing Walls

The exterior walls are constructed of concrete unit masonry (concrete blocks). There are reinforced concrete tie beams at the tops of the bearing walls. There also appear to be some concrete tie columns (assumed due to detected concrete spalling). There are concrete lintels over the window and door openings which generally seem to be monolithic with the tie beams. The walls of the attached storage closets are also concrete block.

Due to the span limitations of wood, it is assumed that some of the interior wood-stud partitions are load bearing to the roof.

Floors

The interior floors and the front porches are finished with terrazzo (some kitchens and bathrooms have other floor finishes). The floor structure is assumed to be concrete. It is not known if the slab is supported and structurally reinforced or if it is a slab-on-ground.

Foundations

The foundations are buried, and since explorations and excavation were not performed, they are unobservable at this time. There is no crawl space below the floor. No drawings of the original construction have been provided. Therefore, the type and configuration of the existing foundation system is unknown. Exploration would be necessary to determine the foundation system.

SPECIFIC NOTED OBSERVATIONS AND EVALUATIONS

Roof

1. There is some puddling on the roof (refer to Photographs Nos. 18 through 23).
2. There are several patches in the roofing (refer to Photographs Nos. 18 through 25). There was a recently reported roof leak which is reported to have been stopped. Patched areas on the ceilings in a few locations inside the building indicate previous roof leaks (refer to Photographs Nos. 43 and 44).
3. There is an odd, hard ridge under the roofing, running diagonally from the east end of the northeast parapet (refer to Photograph No. 25). It appears that this ridge may be the end of shallow cricket installed to improve drainage from the corner of the roof edge closed by the parapet. This sharp edge could wear on or tear the roofing membrane if subjected to foot traffic, debris or impact.
4. The roofing membrane is unbonded throughout wide areas of the roof. This condition could lead to general failure of the roofing system in a windstorm.
5. The screening at the eave soffit vents is deteriorated and torn (refer to Photograph No. 9). This condition can allow the entry of insects, birds, and rodents.
6. The roofs of the storage closets are thin concrete slabs. There are several locations of spalled concrete (detected by “sounding”) and cracked concrete (refer to Photograph No. 37) in these slabs. There is a location of “honeycombed” concrete on the bottom of these slabs (refer to Photograph No. 41). This condition is from the original construction. This condition hastens deterioration of the concrete member.
7. The top of the concrete eyebrow is not waterproofed (refer to Photograph No. 27). This condition allows air and water to hasten deterioration of the concrete member.

Bearing Walls

1. There are many locations throughout the exterior of the building that respond with a hollow sound when “sounded.” These locations include:
 - a. many locations along the tie beams/lintels below the roof around all four sides of the building (refer to Photographs Nos. 29 and 31),
 - b. many locations along the stem walls and slab edges around all four sides of the building (refer to Photographs Nos. 10 and 33),
 - c. column at the south end of the east side eyebrow,
 - d. numerous locations at the windowsills (refer to Photograph No. 30),
 - e. a few locations in the concrete eyebrow (refer to Photographs Nos. 12, 15, and 27), and
 - f. the top of the south end of the parapet (refer to Photograph No. 26).

2. There is a crack in the concrete block bearing wall of the main building at the back of the washing machine closet (refer to Photograph No. 38). This crack is likely the result of some foundation settlement.
3. There is a horizontal crack in the concrete block masonry above the electric meter closet on the west side of the building (refer to Photograph No. 32). This crack also appears to be the result of some foundation settlement.
4. There are many locations of previous patching of concrete members around the exterior of the building (refer to Photographs Nos. 10, 11, 15, and 26).
5. There are through-wall air conditioning units (refer to Photographs Nos. 1, 3, 6, 14, 28, and 30). Most of these units have been replaced, leaving former housings and reduced openings. These units are likely sources of air and water leaks, and they do not provide appropriate wind and impact resistance.
6. The five steel pipe columns under the concrete eyebrow are corroded, with deep corrosion pits in some locations (refer to Photographs Nos. 16 and 17).
7. There are a few locations around the building that respond with a shallow hollow sound when “sounded.” This indicates unbonded stucco in these locations.
8. There are numerous locations of cracked interior plaster (particularly around windows) and cracked bathroom tile (refer to Photograph No. 45). These cracks may be related spalled concrete and/or foundation/floor settlements.

Floors

1. The exterior steps to unit #2 respond to “sounding” with a hollow sound, indicating spalled concrete.
2. There are numerous cracks in the terrazzo floors (refer to Photographs Nos. 42 and 46 through 50). These cracks may indicate cracking and spalling in the concrete floor slab below the terrazzo finish.
3. There are cracks in the exterior site walkways (refer to Photographs Nos. 39 and 40). These cracks are likely due to a combination of concrete shrinkage and soil settlement.
4. As noted above, many locations at the edges of the concrete floor and porch slabs respond with a hollow sound when “sounded.” This indicates many locations of spalled concrete.

Other Issues

1. All of the exterior windows are the jalousie type (refer to Photographs Nos. 3 through 8, 28, 29, and 30). The windows on the north and east sides have been equipped with accordion shutters. The windows on the west and south sides have not been equipped with shutters. Jalousie windows perform

poorly relative to wind resistance, impact resistance, air infiltration, and water infiltration.

2. There are abandoned pipes and pipe enclosures on the west side of the building (refer to Photographs Nos. 3, 4, 5, 8, 13, 32, and 35). These pipes appear to have been former roof drainpipes. At this time, the roof drains directly from the edge of the roof.
3. The doors of the storage closets (and meter closet, washer closet and dryer closet) consist of single sheets of plywood with two surface-mounted hinges and a hasp lock (refer to Photographs Nos. 4, 5, 34, and 36). One hinge is broken, and one hasp is broken. One door is rotted at the bottom. These doors and their attachments are flimsy. They are not appropriately wind resistant.
4. There is a wood fence near the west end of the south wall (refer to Photograph No. 35). This fence is in poor condition, and it or its parts could become wind-borne debris in a windstorm.
5. Access to the units is only by stair steps. There are no ramps. There are no handrails at the steps. The rear (west side) access steps do not have an appropriate landing. Only one of the front porches has a guardrail, and it does not conform to current requirements for height and strength.

GENERAL STRUCTURAL ISSUES

1. Given the current conditions:
 - a. deterioration of structural members,
 - b. deterioration of roofing,
 - c. deterioration of interior finishes,
 - d. lack of handicapped accessibility,
 - e. jalousie windows, and
 - f. other issues,any reasonable repair, renovation and restoration project for this building would cost in excess of 50% of the current construction cost value of the existing structure. Therefore, it would be necessary to exempt (due to its status as contributing to the district) the project from compliance with current FEMA flood design criteria. Of course, exempting the building from flood design criteria would leave it 3.57 feet below the currently required Design Flood Elevation. Alternatively, it is conceivable to elevate the building such that the lowest floor is at the DFE. This, of course, would add considerable expense. Also, elevating the building at least 3.57 feet would significantly impact its historical appearance.
2. The original construction of the wood roof sheathing and rafters is assumed to be in keeping with general practice at the time they were constructed. Several aspects of these roofs would not be in compliance with present day codes and practice. A prudent approach would include a program of enhancements to the roof framing.
3. The original construction of the masonry bearing walls is assumed to be in keeping with general practice at the time they were constructed. A prudent approach would include a program of enhancement (reinforcement) of the existing walls.
4. It is not known at this time if the floor slabs are supported and structurally reinforced or if they are concrete slabs-on-ground. If they are structurally reinforced, they could be significantly deteriorated, as may be evidenced by the extensive spalling (and/or previously patched) concrete around the exterior perimeter of the floor slab and as may also be evidenced by the terrazzo cracking on top of the floor slab.
5. The original wood-stud bearing partition construction is assumed to be in accordance with general practice at the time they were constructed. A prudent approach would include appropriate enhancements to comply with present-day requirements.
6. Since the building is currently fully occupied and since finishes conceal nearly all of the structural members, it must be assumed that during any future investigation and/or future work, numerous locations of structural deterioration and deficiency will be revealed.

CONCLUSIONS

In our opinion, additional investigation is required to fully define the extent of structural deterioration and deficiency. At this time, however, extensive deterioration and deficiency have been identified. In our opinion, appropriate repairs, replacements and enhancements for this building will be extensive and expensive. Assuming that elevating the building at least 3.57 feet, is prohibitively expensive and historically unacceptable, the building is and would remain vulnerable to destructive flooding.

Appendix A:

Report Photographs



PHOTOGRAPH NO. 1



PHOTOGRAPH NO. 2

WWW.DOUGLASWOOD.BIZ

5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 3



PHOTOGRAPH NO. 4

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PHOTOGRAPH NO. 5



PHOTOGRAPH NO. 6

WWW.DOUGLASWOOD.BIZ

5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 7



PHOTOGRAPH NO. 8



PHOTOGRAPH NO. 9



PHOTOGRAPH NO. 10

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PHOTOGRAPH NO. 11



PHOTOGRAPH NO. 12



PHOTOGRAPH NO. 13



PHOTOGRAPH NO. 14



PHOTOGRAPH NO. 15

WWW.DOUGLASWOOD.BIZ

5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 16



PHOTOGRAPH NO. 17



PHOTOGRAPH NO. 18



PHOTOGRAPH NO. 19

WWW.DOUGLASWOOD.BIZ

5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 20



PHOTOGRAPH NO. 21



PHOTOGRAPH NO. 22



PHOTOGRAPH NO. 23



PHOTOGRAPH NO. 24

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PHOTOGRAPH NO. 25



PHOTOGRAPH NO. 26



PHOTOGRAPH NO. 27



PHOTOGRAPH NO. 28



PHOTOGRAPH NO. 29



PHOTOGRAPH NO. 30

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PHOTOGRAPH NO. 31



PHOTOGRAPH NO. 32



PHOTOGRAPH NO. 33



PHOTOGRAPH NO. 34



PHOTOGRAPH NO. 35



PHOTOGRAPH NO. 36



PHOTOGRAPH NO. 37

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5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 38



PHOTOGRAPH NO. 39



PHOTOGRAPH NO. 40



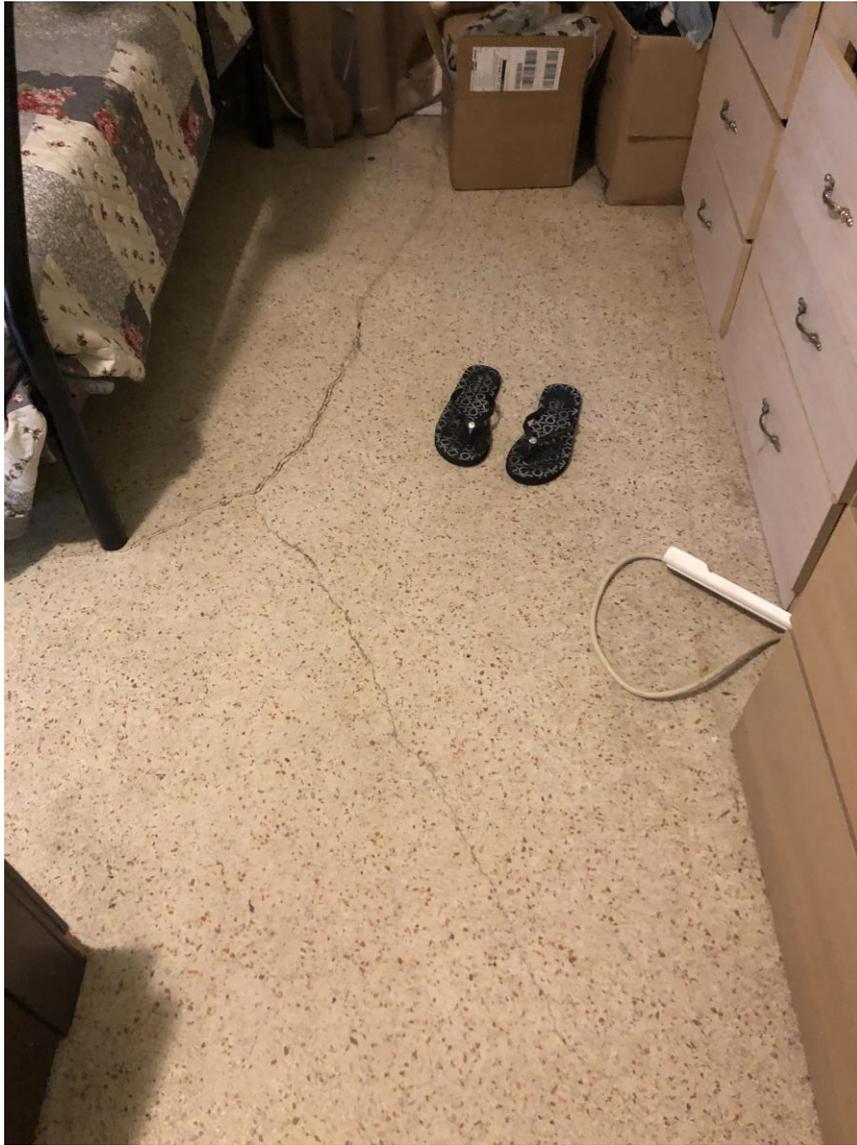
PHOTOGRAPH NO. 41



PHOTOGRAPH NO. 42



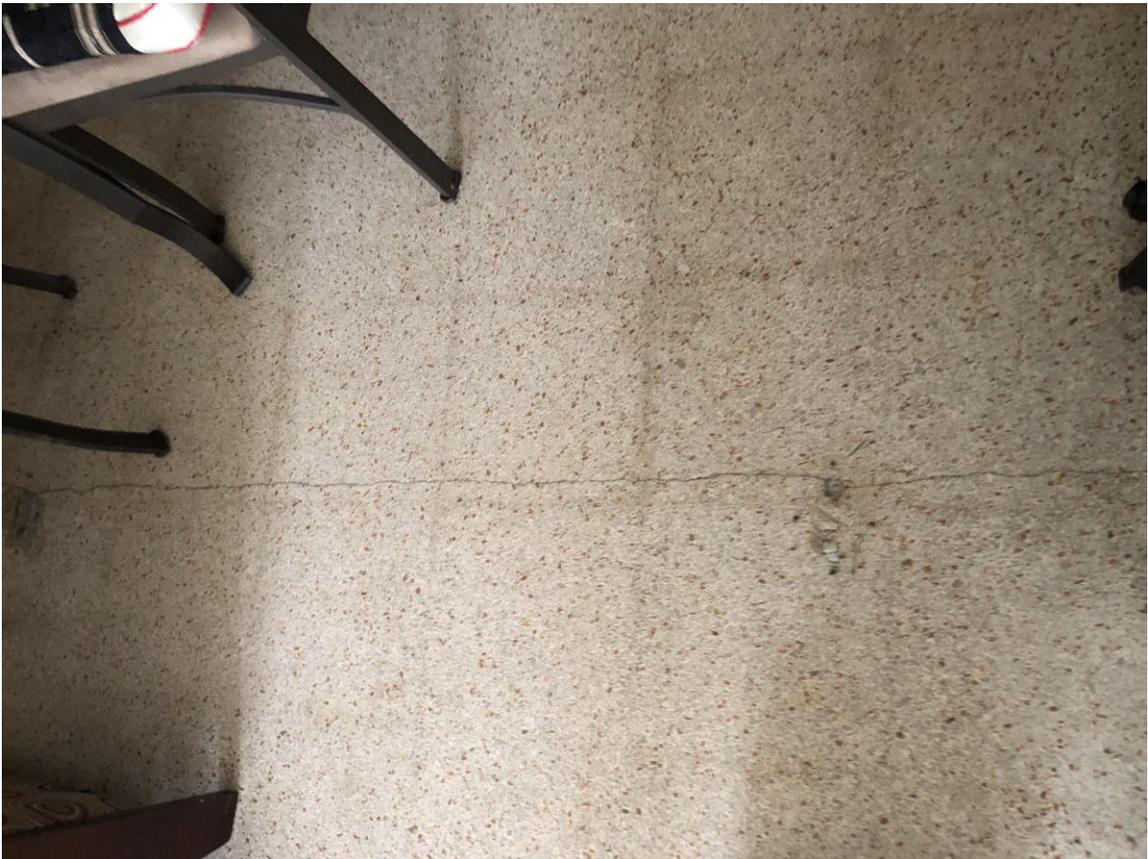
PHOTOGRAPH NO. 43



PHOTOGRAPH NO. 46



PHOTOGRAPH NO. 47



PHOTOGRAPH NO. 48

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5040 N.W. 7TH STREET, SUITE 820, MIAMI, FLORIDA 33134, T: (305) 461 – 3450



PHOTOGRAPH NO. 49



PHOTOGRAPH NO. 50

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Appendix B:

Elevation Certificate

ELEVATION CERTIFICATE

IMPORTANT: Follow the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015



SECTION A - PROPERTY INFORMATION

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name Miami Beach Housing Initiatives, Inc.; 14-0131015AK		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1158 MARSEILLE DR		Company NAIC Number:
City MIAMI BEACH	State FL	ZIP Code 33141
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) 2ND REV PL OF PORT OF OCEANSIDE & TROUV SEC ISL OF NORM PB 40-35 LOT 15 & E1/2 LOT 14 BLK 9 02-3210-012-0320		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL		
A5. Latitude/Longitude: Lat. N25°51'23" Long. W80°07'51" 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 1A		
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) "0" sq ft	b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade "0"	a) Square footage of attached garage "0" sq ft
c) Total net area of flood openings in A8.b "0" sq in	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade "0"
		c) Total net area of flood openings in A9.b "0" sq in
		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number MIAMI BEACH - 120651			B2. County Name MIAMI-DADE		B3. State FL
B4. Map/Panel Number 12086C 0307	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/ Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone A0, use base flood depth) 8.0
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/Source: _____					
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/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ / _____ / _____ <input type="checkbox"/> CBRS <input type="checkbox"/> 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. In Puerto Rico only, enter meters.
 Benchmark Utilized: **DC** Vertical Datum: **NGVD 1929**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____
 Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5 . 43</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>N/ . A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/ . A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/ . A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>N/ . A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>3 . 55</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3 . 75</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>N/ . A</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters

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
 Check here if attachments.

Certifier's Name EFRAIN C. LOPEZ		License Number 2300 & LB 7538	
Title P.L.S.	Company Name D'AVILA & ASSOCIATES SERVICES, INC		
Address 680 E 49 STREET	City HIALEAH	State FL	ZIP Code 33013
Signature 	Date 01/13/2014	Telephone (305) 953-2600	



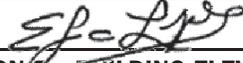
IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1158 MARSEILLE DR			Policy Number:
City MIAMI BEACH	State FL	ZIP Code 33141	Company NAIC Number:

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.2.E. REFERS TO AIR CONDITIONER MACHINERY SERVICING BUILDING
 LATITUDE AND LONGITUDE OBTAINED BY GPS/FLOOD ZONE DETERMINATION IS FURNISHED BY FEMA

THIS ELEVATION IS INTENDED FOR FLOOD INSURANCE PURPOSES ONLY; NOT TO BE USED FOR LOMA OR ZONING

Signature  Date 01/13/2014

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 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–G10. In Puerto Rico only, enter meters.

- 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 Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ . _____ feet meters Datum _____

G10. Community's design flood elevation: _____ . _____ feet meters Datum _____

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

Comments _____

Check here if attachments.

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. 1158 MARSEILLE DR			Policy Number:
City MIAMI BEACH	State FL	ZIP Code 33141	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT VIEW/SIDE VIEW



DATE: 01-13-2014

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. 1158 MARSEILLE DR			Policy Number:
City MIAMI BEACH	State FL	ZIP Code 33141	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." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

REAR SIDE/VIEW SIDE



DATE: 01-13-2014