

GENERAL ASSESSMENT REPORT

FOR THE

EXISTING STRUCTURAL SYSTEMS

AT

**819 2ND STREET
MIAMI BEACH, FLORIDA**

JUNE 28, 2017

PREPARED BY:
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STRUCTURAL ENGINEERS

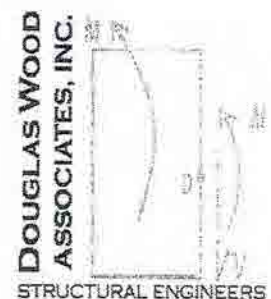
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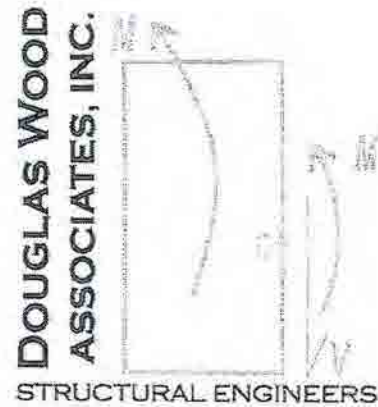
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GENERAL ASSESSMENT REPORT FOR THE EXISTING STRUCTURAL SYSTEMS

819 2nd Street
Miami Beach, Florida



June 28, 2017

INTRODUCTION

General

As requested by the owner, we have conducted a general assessment of the present conditions of the existing primary structural systems for the existing building located at 819 2nd Street in Miami Beach, Florida.

Purpose

The purpose of this investigation was 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 future repair, renovation and restoration.

Scope

This investigation includes the primary structural systems for this existing building.

Primary structural systems for this building generally consist of the following:

- Roof framing,
- Floor framing,
- Bearing walls, and
- Foundations.

Primary structural systems do not include roofing or other waterproofing systems, doors, windows, decorative elements, fixtures, non-bearing partitions, and architectural finishes. While conducting our structural observations, 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 owner.

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 structural assessment.

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METHODOLOGY AND LIMITATIONS

Our investigation of existing conditions was primarily conducted as follows:

- Visual Observations
 - o Since architectural finishes remain in place throughout most of the interior and exterior of the building, direct observation of structural materials was limited. Since no asbestos report was made available to us, we did not disturb existing materials. Direct observation of structural materials was possible in:
 - East unit where ceiling has collapsed, and
 - A few openings in interior finishes which revealed exterior wall and roof construction.
 - o Where structural members were not or could not be 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. Also, due to the constraint of time, investigations did not include an exhaustive member by member inspection. 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.
- If must be noted that this building is very old. Miami-Dade County property records indicate that the building was originally constructed in 1921. This building pre-dates the first City of Miami Beach Building Code ordinance. Construction practices at the times of the original construction and of subsequent additions and modifications vary considerably from those of today. This is particularly true for the design of wind resistance, but is also true relative to gravity loads. Therefore, there are many aspects of the existing structural systems which do not conform to today's standards, practices and codes.
- Limited "sounding" of existing structural members and finishes
 - o "Sounding" consists of tapping the surfaces of existing materials using a small steel hammer. Some information on the type of construction and its condition can be determined in this manner.

Calculations have not been performed to verify the adequacy of the original design and construction of the existing structural systems for this building. 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 (original and subsequent modifications) 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 by time constraints and to what could be readily observed in the existing building.

No sampling and testing of existing materials were conducted for this investigation.

GENERAL DISCUSSION

In general, this building could be considered to have withstood the "test of time" and therefore, to have 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 time this building and subsequent additions and modifications were made vary considerably from those of today. Therefore, there are many aspects of the existing structural systems which do not conform to today's standards, practices and codes. It should also be noted (as will be indicated in this report), that there are a number of large areas of significant deterioration and structural and non-structural collapse.

It also should be recognized that the standards of structural engineering practice for older, historical buildings were far lower than those of today. A structure such as this one would not have been designed by an engineer. Resistance to design gravity loads, live-load deflection and high wind forces in older buildings are almost always 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). 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 construction are also significant factors.

Flooding

Floods are possible in most of the coastal regions of South Florida. According to Miami-Dade County's website, this building is located within a FEMA AE-8 flood zone. The FEMA Base Flood Elevation for this site, therefore, is +8.0 N.G.V.D. The elevation certificate for this property (see Appendix B) indicates that the interior floor elevation is at +6.34 ft. N.G.V.D. Therefore, the existing floor is 1.66 ft. below the Base Flood Elevation.

General Building Code Issues Relative to Future Repair, Renovation and Additions

For this discussion, we refer to the Florida Building Code, 2014 and the Florida Building Code – Existing Building, 2014. 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 affected members.

Where it may be determined through specific and appropriate investigation and evaluation that a structural member or system were "dangerous" (as defined in Chapter 2 of the Florida Building Code – Existing Building, 2014), 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" (Section 202 of the Florida Building Code 2014 – 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 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 ASCE 7.

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

Due to the extent of deterioration, damage and collapse in this building, it appears that any future renovation will likely be classified as correction of Substantial Structural Damage. Since the existing interior spaces are rather small and irregular, it is likely that any possible renovation would of necessity be an Alteration Level 3, and due to the presence of interior bearing partitions and the presence of significant deterioration, damage and collapse, future renovations would be classified as a Substantial Structural Alteration under Alteration Level 3. Therefore, in general, structural systems will need to be made to comply with current Building Code requirements for strength and performance.

GENERAL BUILDING CONFIGURATION

This building is a one-story, residential building. There are east and west wings which project a bit forward of the central section at the front of the building. There is a low roof over the entry area between the east and west wings. This roof is likely an addition. The roofs are generally flat (with slopes to scuppers). There is also a small addition which extends across the majority of the rear of the building. There is a raised front patio. Refer to Photographs Nos. 1 through 6 for general building configuration.

GENERAL DESCRIPTION OF EXISTING STRUCTURAL SYSTEMS

Roof

The original roof structures generally consist of wood boards on 2x6 wood rafters at 24 inches on center. The roof rafters are supported on let boards which are nailed to the wall studs. The ceiling joists are 2x4's at 16 inches o.c., and they are fastened to the wall studs. Refer to Photographs Nos. 7 through 12.

The roof of the rear addition is generally constructed of plywood sheathing on 2x4 rafters with 2x4 ceiling joists. Refer to Photographs Nos. 6 and 13 through 18.

Walls

The original exterior walls are constructed of stucco on wood lath over 2x4 wood studs at 16 inches on center. Refer to Photograph No. 19. The wall studs appear to be continuous up to the tops of the parapets (a balloon frame configuration). Refer to Photograph No. 12. The main north-south interior partitions also appear to support the roof. It appears that portions of the original rear wall were removed to open to the rear addition. The walls of the rear addition are constructed of stucco on concrete block.

Floors

The original floors generally consist of wood board sheathing over wood joists at 16 inches on center. There is a crawl space under these floors, but the only access point was boarded over at the times of the writer's visits. The floor of the rear addition is a concrete slab.

Foundations

The foundations are buried and were not available for observation. Based on the writer's extensive experience with older buildings, it is assumed that the foundations are shallow, continuous wall footings. It is further assumed (based on the writer's experience) that the footings are relatively small.

Miscellaneous

The front patio appears to be a concrete slab-on-ground. The front and rear steps also appear to be concrete on ground. The front planter/retaining walls appear to be stucco on 4-inch concrete brick. Refer to Photograph No. 2.

GENERAL ASSESSMENT OF PRESENT CONDITION OF EXISTING STRUCTURAL SYSTEMS

Roofs

1. There is a significant hole in the roof of the rear addition at the west side of the east unit. Refer to Photographs Nos. 14 and 20.
2. There are areas of rot in the plywood sheathing of the rear addition. Refer to Photographs Nos. 17, 18 and 21. The ceiling of the rear addition has collapsed in a few areas due to roof leaks. Refer to Photographs Nos. 14, 22 and 23.
3. A few areas of the ceilings in the original portions of the building also exhibit collapse or other damage from roof leaks. Refer to Photographs Nos. 24 and 25.
4. Other areas of ceiling are physically damaged. Refer to Photograph No. 26.
5. Most of the ceiling in the front living room of the east unit has collapsed. Refer to Photographs Nos. 7 through 12.
6. A large area of the main roof is covered in leaves, twigs and debris. Refer to Photograph No. 27. There are numerous plants growing in the debris. The lower roof of the front of the east wing is completely covered with leaves, twigs and debris. Refer to Photograph No. 28. The scupper for this roof is partially clogged. The scupper for the low roof at the front of the west wing is clogged. Refer to Photograph No. 29.
7. The low roof at the front portion of the west wing was improperly covered with asphalt/fiberglass shingles (approved only for sloped roofs). Refer to Photograph No. 29.
8. There are a few additional areas of roof patches.

Walls

1. There are numerous areas where the original stucco has been replaced. Where exposed on the interior, there are significant areas at which the original wood lath has been replaced with metal lath. Refer to Photographs Nos. 7, 12, 30, 31 and 32.
2. There are a number of exterior stucco cracks. Refer to Photographs Nos. 33 through 36. Since there is no waterproofing or vapor barrier, these cracks can allow water to leak on to structural wood members.
3. There is a large bulge of stucco at the floor level on the west wall. Refer to Photograph No. 37. Since there is no ready access to the crawl space and since there is a nearby area of collapsed floor, interior side observations were not possible. At this time, it is assumed that this bulge is a result of deterioration.

4. There are two through-wall air-conditioning units with significant gaps around their perimeters. Refer to Photographs Nos. 38 and 39. These gaps can allow water to enter the wall cavities and building interiors, which can cause rot. One of these units is located above the area of the large stucco bulge (Refer to Item No. 3, above). Each of the wall openings appear to be wide enough to have required the cutting of an exterior wall stud.
5. There is a former through-wall A/C opening in the exterior wall of the rear addition which has been in-filled with stucco on wood. Refer to Photograph No. 43. There is another former through-wall A/C opening which has been covered only with plywood. Refer to Photograph No. 44.
6. There is a large sheet of plywood screwed to the exterior rear wall of the west unit. Refer to Photograph No. 45. It is believed that this plywood covers the only possible access to the crawl space.
7. Concrete blocks have been stacked against the stemwall of the west side of the front room of the west wing. Refer to Photograph No. 46. These blocks seem to have been mortared (sparsely) in place and painted. The reason for these blocks is not clear, but they are likely bolstering, or hiding, deterioration in the stemwall.

Floors

1. In general, all of the wood-framed floors deflect and vibrate under foot. The sheathing and joists feel particularly weak in several areas. These areas are probably rotted or insect damaged.
2. The floor in the bedroom of the west unit is significantly deflected, and the floor sheathing has collapsed in a large area. Refer to Photograph No. 40. The living room floor is also significantly deflected. There is a large sheet of plywood screwed over the floor. It is assumed that there are also holes in the floor in this area, under the plywood. Refer to Photograph No. 41.
3. There is a significant drop in the floor level between the living room and hallway in the east unit. Refer to Photograph No. 42.

Miscellaneous

1. There has been a fire in the east unit. There is soot covering most of the surfaces throughout the east unit. Refer to Photographs Nos. 7 through 14, 17, 23, 26, 32 and 42. Most of the ceiling and several areas of the interior wall finish have collapsed or have been removed in the living room of the east unit.
2. Most of the exterior windows and some of the doors have been boarded over.
3. The planter walls and retaining walls around the raised front patio, are cracked in several locations, and they are generally leaning outward. Refer to Photographs

Nos. 47 through 57. These walls are only 4 inches thick. They appear to be constructed of unreinforced concrete brick with a stucco surface.

4. The door to the utility room (west end of rear addition) is a flimsy, bifold door, intended for interior closets.
5. A Building Violation has been issued on this building by the City of Miami Beach Building Department (Refer to Photograph No. 58). The notice states the building, "... shall be referred to the Unsafe Structures Board for Demolition..." The writer agrees that in its present condition, the building is an "Unsafe Structure".

Areas of General Structural Deficiency

1. In general, all of the structural wood framing members (including roof rafters, wall studs and floor joists) appear to be generally undersized.
2. The connections of the structural wood framing members throughout the building are accomplished with only a few nails. In general, the connections throughout the building appear to be inadequate.
3. Each of the three original roof areas are drained by only one scupper. There are no overflow drains.
4. The attic spaces are inadequately vented. There are only two pipe vents on each of the east and west sides of the building. Refer to Photographs Nos. 3 and 5.
5. The floor crawl spaces are inadequately vented. Any front side vents have been blocked by the raised patio and most of any rear vents have been blocked by the rear addition. Only one small vent was found around the entire perimeter.
6. The ceiling of the rear addition is low (less than 7'-0"). The rear doors from the center and east units are very short and narrow. As previously noted, the roof rafters are 2x4's. Based on these conditions, it appears likely that the rear addition may have been constructed without a building permit.
7. As previously documented in this report, the exterior wall cladding consists only of stucco on wood lath, or on metal lath in some areas. Such cladding does not provide appropriate impact resistance. Of course, it also doesn't provide an appropriate moisture or thermal barrier.

CONCLUSIONS

As documented in this report:

1. There is an extensive amount of structural damage, deterioration and collapse throughout the building. A Building Violation has been issued by the Building Department.
2. The existing floor elevation is 1.66 ft. below the FEMA-designated Base Flood Elevation of +8.0 ft. N.G.V.D.
3. General structural deficiencies include:
 - a) Undersized structural wood framing members throughout.
 - b) Inadequate connections of structural members throughout.
 - c) Likely undersizing of existing foundations against wind uplift and overturning.
 - d) Inadequate roof drainage.
 - e) Inadequate attic and crawl space ventilation.
4. The rear addition has low ceilings and inadequately sized doors. The rear addition may have been constructed without building permit.
5. The exterior wall cladding has inadequate resistance to impact from wind-borne debris.

It appears that any reasonable future renovation of this building would need to be classified as a Substantial Structural Alteration under Alteration Level 3. Building Code requirements for this classification, for structural repair and replacement, and for roof structure enhancements due to re-roofing will require that most of the structural members and systems be brought into compliance with strength requirements of the current Building Code.

It will not be possible to correct the existing conditions, damage, deterioration and collapse, meet the Building Code requirements and provide appropriate safety and performance without dismantling the building.

APPENDIX A

PHOTOGRAPHS



PHOTOGRAPH NO. 1



PHOTOGRAPH NO. 2

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PHOTOGRAPH NO. 3



PHOTOGRAPH NO. 4

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PHOTOGRAPH NO. 5



PHOTOGRAPH NO. 6

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PHOTOGRAPH NO. 8

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PHOTOGRAPH NO. 10



PHOTOGRAPH NO. 11

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PHOTOGRAPH NO. 12



PHOTOGRAPH NO. 13

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PHOTOGRAPH NO. 14



PHOTOGRAPH NO. 15

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PHOTOGRAPH NO. 16

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PHOTOGRAPH NO. 17

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PHOTOGRAPH NO. 18

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PHOTOGRAPH NO. 19

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PHOTOGRAPH NO. 20



PHOTOGRAPH NO. 21

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PHOTOGRAPH NO. 22



PHOTOGRAPH NO. 23

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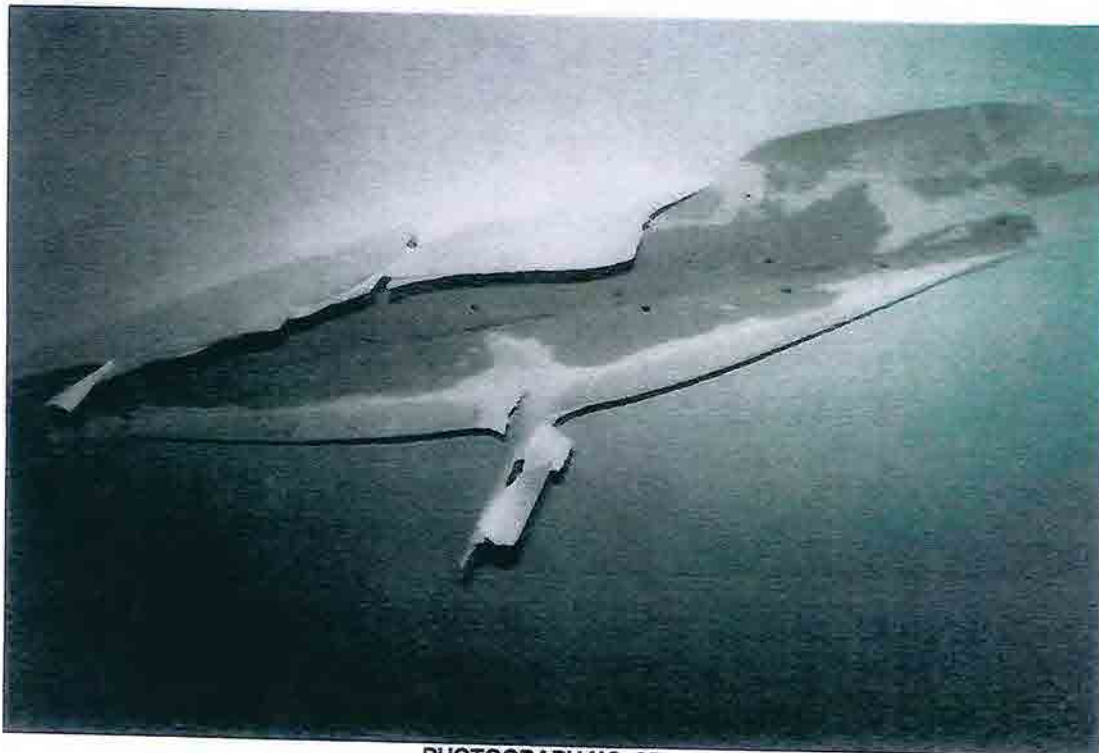
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PHOTOGRAPH NO. 24



PHOTOGRAPH NO. 25

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PHOTOGRAPH NO. 26

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PHOTOGRAPH NO. 27

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PHOTOGRAPH NO. 28

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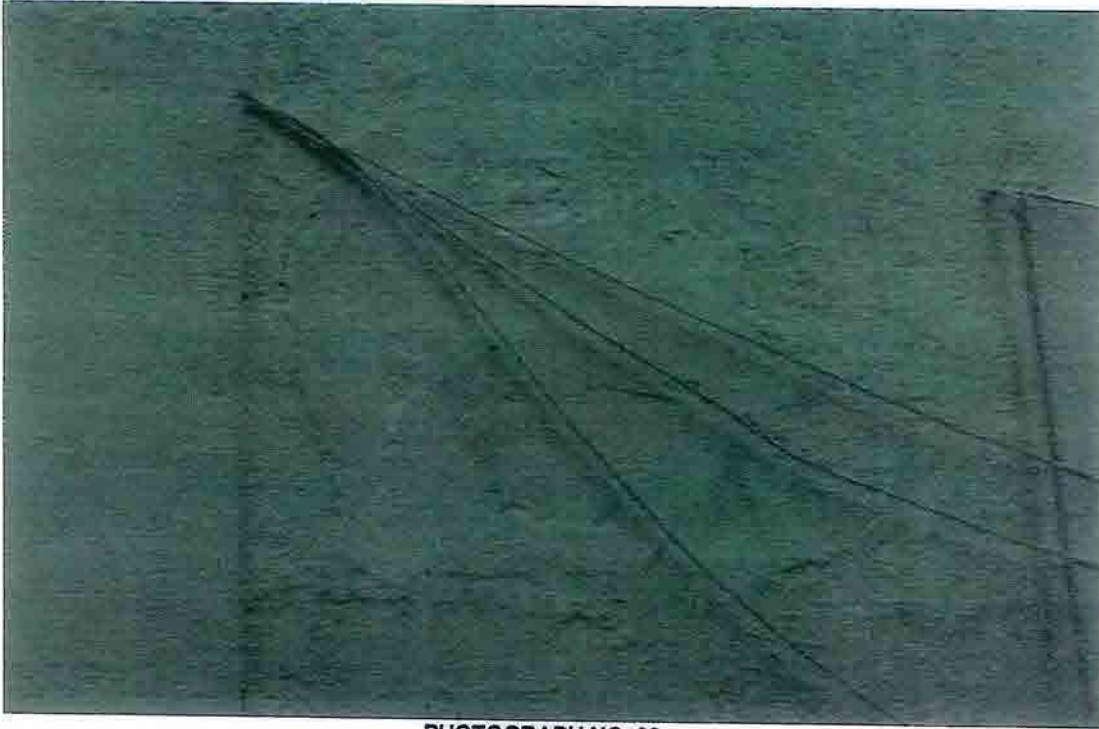
PHOTOGRAPH NO. 29

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PHOTOGRAPH NO. 30



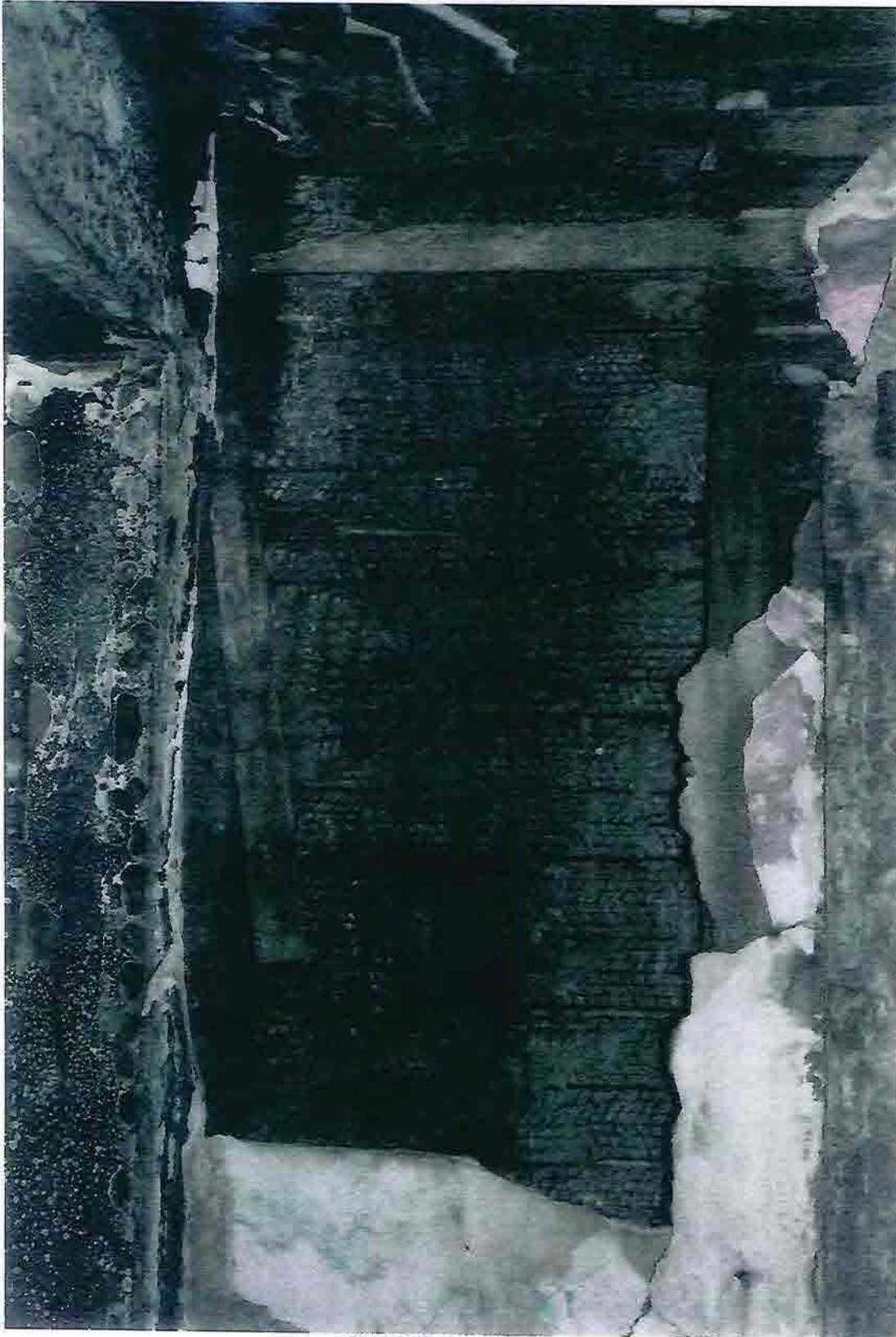
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PHOTOGRAPH NO. 32

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PHOTOGRAPH NO. 33

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PHOTOGRAPH NO. 34

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PHOTOGRAPH NO. 35

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PHOTOGRAPH NO. 36

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PHOTOGRAPH NO. 37



PHOTOGRAPH NO. 38

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PHOTOGRAPH NO. 39



PHOTOGRAPH NO. 40

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PHOTOGRAPH NO. 41



PHOTOGRAPH NO. 42

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PHOTOGRAPH NO. 43



PHOTOGRAPH NO. 44

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PHOTOGRAPH NO. 45

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PHOTOGRAPH NO. 46

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER



PHOTOGRAPH NO. 47

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

FR 6353



PHOTOGRAPH NO. 48



PHOTOGRAPH NO. 49

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

CD 0029



PHOTOGRAPH NO. 50



PHOTOGRAPH NO. 51

WWW.DOUGLASWOOD.SIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 52

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER



PHOTOGRAPH NO. 53

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 54

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 55

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 56

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 57

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353



PHOTOGRAPH NO. 58

WWW.DOUGLASWOOD.BIZ

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

AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

EB 6353

APPENDIX B

ELEVATION CERTIFICATE

(Prepared by Ronald W. Walling, Professional Surveyor and Mapper,
and provided by owner.)

ELEVATION CERTIFICATE

1704.1269EC

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A - PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 818 2ND STREET				Company NAIC Number:	
City MIAMI BEACH		State FLORIDA		ZIP Code 33139	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) THE WEST 47.93 FEET OF LOT 8 AND THE SOUTH 6 FEET OF THE WEST 47.93 FEET OF LOT 7, BLOCK 77, OF OCEAN BEACH ADDITION NO. THREE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>25.7712461 N</u> Long. <u>80.1364906 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>3</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>500</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A8.b <u>384</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> 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 THE CITY OF MIAMI BEACH 120651			B2. County Name MIAMI-DADE		B3. State FLORIDA
B4. Map/Panel Number 12066C-0319	B5. Suffix L	B6. FIRM Index Date 9/11/2009	B7. FIRM Panel Effective/ Revised Date 09/11/09	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
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					

ELEVATION CERTIFICATE

1704.1269EC

OMB No. 1660-0008
Expiration Date: November 30, 2018

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.

819 2ND STREET

City

State

ZIP Code

MIAMI BEACH

FLORIDA

33139

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number

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: CMB 2-M-12 : BM : 2.12

Vertical Datum: NAVD 88

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>4.08</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>6.34</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>3.50</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>3.64</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.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

☐ Check here if attachments.

Certifier's Name

License Number

RON WALLING

LS6473

Title

PROFESSIONAL SURVEYOR AND MAPPER

Company Name

EXACTA LAND SURVEYORS, INC

Address

11940 FAIRWAY LAKES DRIVE SUITE 1

City

State

ZIP Code

FT. MYERS

FL

33913

Signature

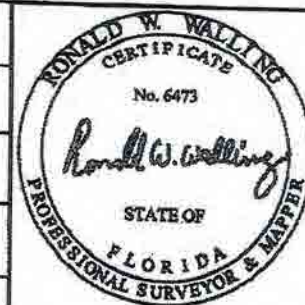
Date

Telephone

R. Walling

4/13/2017

P: (866)735-1916



4/13/2017

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)

NOTE: C2.E = AC UNIT PAD. NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT BE USED FOR CONSTRUCTION OR PLANNING. THE ELEVATIONS HAVE BEEN CONVERTED TO NGVD29 DATUM WITH A CONVERSION FACTOR OF +1.56'.

ELEVATION CERTIFICATE

1704.1269EC

OMB No. 1660-0008

Expiration Date: November 30, 2018

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.			Policy Number:	
819 2ND STREET				
City	State	ZIP Code	Company NAIC Number	
MIAMI BEACH	FLORIDA	33139		

**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 _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ N/A . _____ ☒ 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 1-2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ N/A . _____ ☒ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ N/A . _____ ☒ 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
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Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

1704.1269EC

OMB No. 1660-0008

Expiration Date: November 30, 2018

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. 819 2ND STREET			Policy Number:	
City MIAMI BEACH		State FLORIDA	Company NAIC Number	
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. <input type="checkbox"/> 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. <input type="checkbox"/> 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. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.				
G4. Permit Number		G5. Date Permit issued		G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input type="checkbox"/> Substantial Improvement				
G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters Datum _____				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
Comments (including type of equipment and location, per C2(e), if applicable)				

☐ Check here if attachments.

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

See Instructions for Item A8. 1704.1269EC

OMB No. 1660-0008
Expiration Date: November 30, 2018**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.

819 2ND STREET

City

State

ZIP Code

MIAMI BEACH

FLORIDA

33139

FOR INSURANCE COMPANY USE

Policy Number:

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 A8. 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

Front View Date: 4/13/2017



Rear View

Rear View Date: 4/13/2017



Right Side View

Right Side View: 4/13/2017



Left Side View

Left Side View: 4/13/2017

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page 1704.1269EC

OMB No. 1660-0008
Expiration Date: November 30, 2018**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.

819 2ND STREET

City

State

ZIP Code

MIAMI BEACH

FLORIDA

33139

FOR INSURANCE COMPANY USE

Policy Number:

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.

Photo One

Photo Two

Photo Three

Photo Four