

## ELEVATION CERTIFICATE

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 CASTLE CONSTRUCTION						Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 125 FOREST HILLS DR						Company NAIC Number:
City REDINGTON SHORES		State Florida		ZIP Code 33708		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 13, REDINGTON SHORES YACHT & TENNIS CLUB						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>						
A5. Latitude/Longitude: Lat. <u>27.49°34.0644"N</u> Long. <u>82.49°32.70"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>7</u>						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>2082.00</u> sq ft						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>11</u>						
c) Total net area of flood openings in A8.b <u>2420.00</u> sq in						
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input 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>N/A</u>						
c) Total net area of flood openings in A9.b <u>N/A</u> sq in						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number REDINGTON SHORES 125141			B2. County Name PINELLAS COUNTY		B3. State Florida	
B4. Map/Panel Number 12103C0179	B5. Suffix G	B6. FIRM Index Date 08-18-2009	B7. FIRM Panel Effective/ Revised Date 09-03-2003	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 11'	
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 type="checkbox"/> NGVD 1929 <input checked="" 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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 125 FOREST HILLS DR			Policy Number:
City REDINGTON SHORES	State Florida	ZIP Code 33708	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: AG0833 Vertical Datum: NAVD88

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)	6.50	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	18.18	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	N/A	<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)	11.50	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	6.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	6.50	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	6.50	<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 JOHN R BEACH	License Number 2984		
Title P.L.S.			
Company Name JOHN R. BEACH & ASSOCIATES, INC.			
Address 911 ST PETERSBURG DR W			
City OLDSMAR	State Florida		ZIP Code 34677
Signature 	Date 03-13-2017	Telephone (813) 854-1276	Ext.

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)

C2(e) = A/C ELEV (LEFT SIDE); Data in C2.f-h is only accurate to 0.1'; ignore the second decimal place, as this is automatically added by the FEMA form; FLOOD VENTS ARE FLOOD FLAPS MODEL FFNF08, CERTIFIED ROR 220 SQ. FT. PER VENT

# ELEVATION CERTIFICATE

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

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Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 125 FOREST HILLS DR			Policy Number:
City REDINGTON SHORES	State Florida	ZIP Code 33708	Company NAIC Number

## 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 1–2 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.

# ELEVATION CERTIFICATE

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<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 125 FOREST HILLS DR			Policy Number:	
City REDINGTON SHORES	State Florida	ZIP Code 33708	Company NAIC Number	
<b>SECTION G – COMMUNITY INFORMATION (OPTIONAL)</b>				
<p>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.</p> <p>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.)</p> <p>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.</p> <p>G3. <input type="checkbox"/> The following information (Items G4–G10) is provided for community floodplain management purposes.</p>				
G4. Permit Number		G5. Date Permit Issued		G6. Date Certificate of Compliance/Occupancy Issued
<p>G7. This permit has been issued for:      <input type="checkbox"/> New Construction    <input type="checkbox"/> Substantial Improvement</p> <p>G8. Elevation of as-built lowest floor (including basement) of the building: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G9. BFE or (in Zone AO) depth of flooding at the building site: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p> <p>G10. Community's design flood elevation: _____ <input type="checkbox"/> feet <input type="checkbox"/> meters    Datum _____</p>				
Local Official's Name			Title	
Community Name			Telephone	
Signature			Date	
<p>Comments (including type of equipment and location, per C2(e), if applicable)</p> <div style="text-align: right; margin-top: 10px;"> <input type="checkbox"/> Check here if attachments.         </div>				

# BUILDING PHOTOGRAPHS

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

## ELEVATION CERTIFICATE

See Instructions for Item A6.

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City REDINGTON SHORES	State Florida	ZIP Code 33708	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.



Photo One

Photo One Caption LOT 13, FRONT

Clear Photo One



Photo Two

Photo Two Caption LOT 13, REAR

Clear Photo Two

# ELEVATION CERTIFICATE

## BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 125 FOREST HILLS DR			Policy Number:
City REDINGTON SHORES	State Florida	ZIP Code 33708	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.

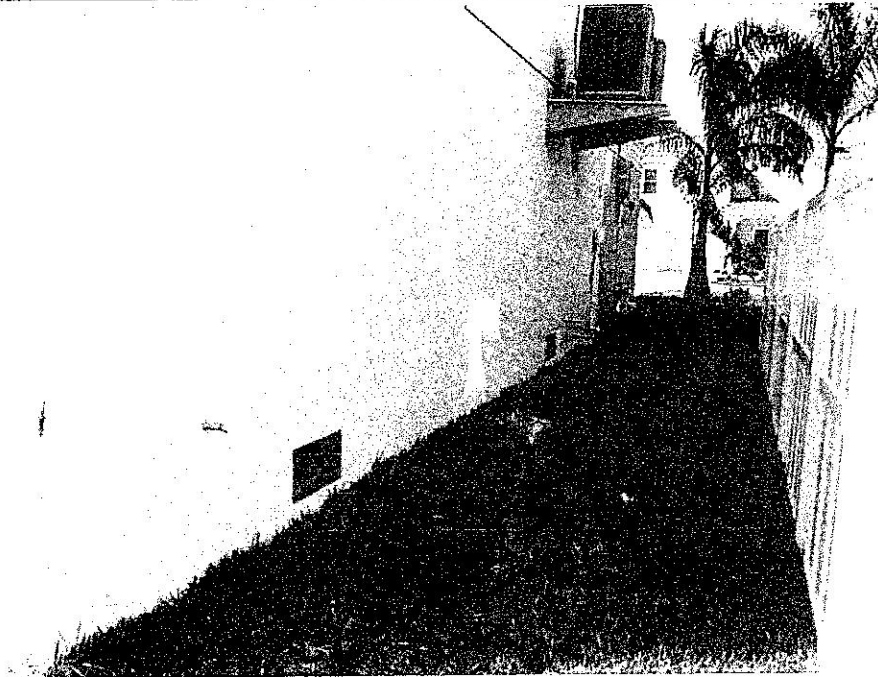


Photo Three

Photo Three Caption LOT 13, SIDE

Clear Photo Three

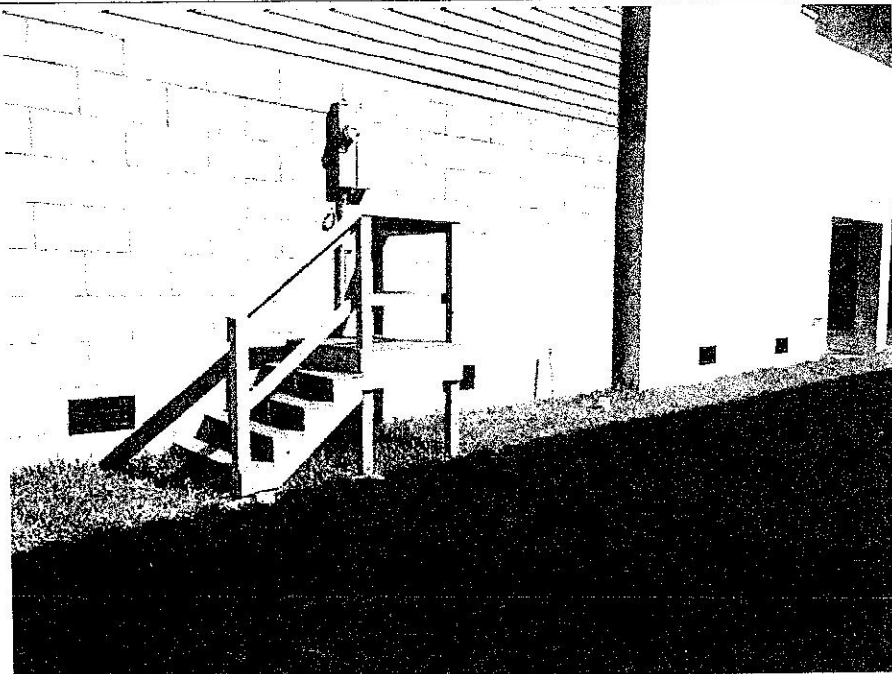


Photo Four

Photo Four Caption LOT 13, SIDE

Clear Photo Four

# ICC-ES Evaluation Report

**ESR-3560**
*Issued September 2014*
*This report is subject to renewal September 2015.*
**www.icc-es.org | (800) 423-6587 | (562) 699-0543**
*A Subsidiary of the International Code Council®*
**DIVISION: 08 00 00—OPENINGS**
**Section: 08 95 43—Vents/Foundation Flood Vents**
**REPORT HOLDER:**

**FLOOD FLAPS®**, LLC  
**2707 WATERPOINTE CIRCLE**  
**MT. PLEASANT, SOUTH CAROLINA 29466**  
**(843) 849-8031**  
**www.floodflaps.com**  
**info@floodflaps.com**

**EVALUATION SUBJECT:**

**FLOOD FLAPS® FLOOD VENTS: MODELS FFWF12;**  
**FFNF12; FFWF08; FFNF08; FFWF05; FFNF05**

**1.0 EVALUATION SCOPE**
**Compliance with the following codes:**

- 2012 and 2009 *International Building Code®* (IBC)
- 2012 and 2009 *International Residential Code®* (IRC)

**Properties evaluated:**

- Physical operation
- Water flow
- Weathering

**2.0 USES**

Flood Flaps® are used to provide for the equalization of hydrostatic flood forces on exterior walls.

**3.0 DESCRIPTION**
**3.1 General:**

Flood Flaps® flood vents are engineered mechanically operated flood vents (FVs) that automatically allow flood waters to enter and exit enclosed areas. The FVs are constructed of ABS plastic which serves as the FV's housing, and a front grill that contains an anodized metal screen imbedded in polypropylene plastic. On contact with rising flood water, the grill will disengage from its secured position, allowing flood water and debris to flow through in either direction.

The sealed series models contain two rubber flaps that close the FV to the passage of air when using with conditioned areas or sealed crawl spaces. In the same manner as the grill, the two rubber flaps are pushed open by water pressure, allowing water and debris to flow

through the FV in either direction. See Figure 1 for an illustration of the Flood Flaps® FV.

**3.2 Engineered Opening:**

The Flood Flaps® FVs comply with the design principle noted in Section 2.6.2.2 of ASCE/SEI 24 for a rate of rise and fall of 5 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Flood Flaps® FVs must be installed in accordance with Section 4.0.

**3.3 Model Sizes:**

The Flood Flaps® FV model designations and sizes are as follows:

MODEL	WIDTH (in)	HIGHT (in)	DEPTH (in)
FFWF12 FFNF12	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	12
FFWF08 FFNF08	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	8
FFWF05 FFNF05	15 <sup>5</sup> / <sub>8</sub>	7 <sup>3</sup> / <sub>4</sub>	5

For SI: 1 inch = 25.4 mm.

The FFWF series include two rubber flaps for the prevention of air flow. The FFNF series omit the rubber flaps.

**3.4 Ventilation:**

Flood Flaps® FV models FFNF12, FFNF08, FFNF05, and FFNF02 have metal screens with 1/4-inch-by-1/4 inch (6 mm by 6 mm) openings and provide 37 square inches of net free opening to supply natural ventilation for under-floor ventilation. Flood Flaps® FV models FFWF12, FFWF08, and FFWF05 have not been evaluated for use as openings for under-floor ventilation.

**4.0 DESIGN AND INSTALLATION**

Flood Flaps® FVs are designed to be installed into walls of existing or new construction. Installation of the FVs must be in accordance with the manufacturer's instructions, the applicable code and this report. Flood Flaps® FVs can be installed in wood, masonry and concrete walls up to a thickness of 12 inches (305 mm). In order to comply with the engineered opening design principle noted in Section 2.6.2.2 of ASCE/SEI 24, the Flood Flaps® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.

- With a minimum of one FV for every 220 square feet (20 m<sup>2</sup>) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305 mm) above grade.

## 5.0 CONDITIONS OF USE

The Flood Flaps<sup>®</sup> flood vents described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- 5.1 The Flood Flaps<sup>®</sup> FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

- 5.2 The Flood Flaps<sup>®</sup> FVs must not be used in place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

## 6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated October 2013.

## 7.0 IDENTIFICATION

The Flood Flaps models recognized in this report are identified by a label bearing the manufacturer's name, the model number, and the evaluation report number (ESR-3560).

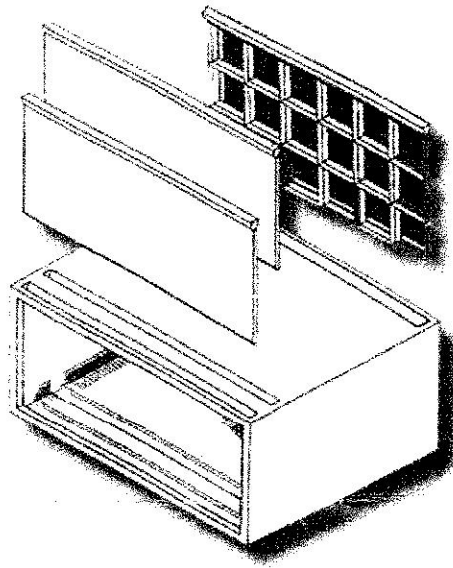


FIGURE 1—FLOOD FLAPS<sup>®</sup> FLOOD VENT

**ICC-ES Evaluation Report****ESR-3560 FBC Supplement**

Issued September 2014

This report is subject to renewal September 2015.

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A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS****Section: 08 95 43—Vents/Foundation Flood Vents****REPORT HOLDER:**

**FLOOD FLAPS®**, LLC  
2707 WATERPOINTE CIRCLE  
MT. PLEASANT, SOUTH CAROLINA 29466  
(843) 849-8031  
[www.floodflaps.com](http://www.floodflaps.com)  
[info@floodflaps.com](mailto:info@floodflaps.com)

**EVALUATION SUBJECT:****FLOOD FLAPS® FLOOD VENTS: MODELS FFWF12; FFNF12; FFWF08; FFNF08; FFWF05; FFNF05****1.0 REPORT PURPOSE AND SCOPE****Purpose:**

The purpose of this evaluation report supplement is to indicate that Flood Flaps flood vents, recognized in ICC-ES master evaluation report ESR-3560, have also been evaluated for compliance with the codes noted below.

**Applicable code editions:**

- 2010 *Florida Building Code—Building*
- 2010 *Florida Building Code—Residential*

**2.0 CONCLUSIONS**

The Flood Flaps flood vents, described in Sections 2.0 through 7.0 of the master evaluation report ESR-3560, comply with the 2010 *Florida Building Code—Building* and the 2010 *Florida Building Code—Residential*, provided the design and installation are in accordance with the *International Building Code®* provisions noted in the master report.

Use of the Flood Flaps flood vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the 2010 *Florida Building Code—Building* and the 2010 *Florida Building Code—Residential* for structures not subject to Section 2326.1 of the 2010 *Florida Building Code—Building* or Section R4409.13.3.1 of the 2010 *Florida Building Code—Residential*, as applicable.

For products falling under Florida Rule 9N-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the master report issued September 2014.

**NONCONVERSION AGREEMENT  
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN**

Application has been made for a Permit from the City of REDINGTON SHORES, FL [state].

Permit # B-10271

#125141 COMMUNITY NUMBER

Property Owner PINEYWOODS CASTLE, LLC

Address 125 FOREST HILLS DR, REDINGTON SHORES, FL 33709

Deed dated \_\_\_\_\_, Recorded \_\_\_\_\_

Tax map N/A, block N/A, parcel 32/30/15/74008/000/0130

Base Flood Elevation at the site is 11.0 feet (NAVD).

SC TW R6 SUBD BK LOT

Map Panel Number 12103C0179G, effective date 9-3-2003

In consideration for the granting of a permit for the above structure, the property owner agrees to the following:

1. That the enclosed area below the base flood elevation shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the flood damage prevention ordinance in effect at the time of conversion.
2. That all interior walls, ceilings, and floors below the base flood elevation shall be unfinished or constructed of flood-resistant materials.
3. That mechanical, electrical, or plumbing devices shall not be installed below the base flood elevation.
4. The walls of the enclosed areas below the base flood elevation shall be equipped with at least two vents which permit the automatic entry and exit of floodwater with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.
5. That any variation in construction beyond what is permitted shall constitute a violation of this agreement and Section 90-39 of Ordinance # 13-02.
6. That this Nonconversion Agreement becomes part of Permit # B-10271.

Signature of Property Owner

Witness

Date

At a minimum, the following has been recorded on the deed to the above property: "This structure has received special permission to be constructed in the Special Flood Hazard Area. The lowest floor shall not be finished or converted to a habitable space unless the enclosed area below the Base Flood Elevation becomes fully compliant with Ordinance # 13-02 in effect at the time of conversion. At this site, the Base Flood Elevation is 11 feet, National Geodetic Vertical Datum."

AMERICAN

Signature, Recorder of Deeds

Date