

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expires March 31, 2012

HDG # 5064.01	Bk/Pg 968/65	SECTION A - PROPERTY INFORMATION	For Insurance Company Use:
A1. Building Owner's Name Pinnacle Construction			Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1 Bay Avenue			Company NAIC Number
City Ocean City State NJ ZIP Code 08226			

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Block 14, Lot 9

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

A5. Latitude/Longitude: Lat. N 39° 17' 27.3" Long. W 74° 34' 01.0"

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 8

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) 1844 sq ft
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 11
c) Total net area of flood openings in A8.b 2200 sq in
d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:

- a) Square footage of attached garage 506 sq ft
b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 3
c) Total net area of flood openings in A9.b 600 sq in
d) Engineered flood openings? ☒ Yes ☐ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number Ocean City 345310		B2. County Name Cape May		B3. State New Jersey	
B4. Map/Panel Number 0001	B5. Suffix C	B6. FIRM Index Date 7/15/1992	B7. FIRM Panel Effective/Revised Date 9/5/1984	B8. Flood Zone(s) A-7	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 10.00'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe) _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date _____ ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.

Benchmark Utilized Local/Vertical Datum NGVD 1929

Conversion/Comments _____


Check the measurement used.

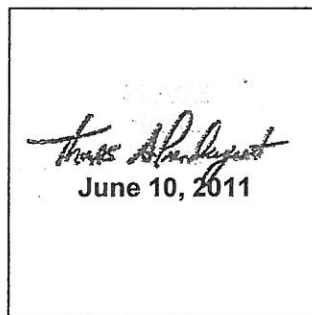
- | | | |
|--|--------------|---|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>6.80</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>12.00</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A.</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>6.65</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | <u>11.26</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>6.60</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>7.25</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only) |
| 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 (Puerto Rico only) |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Thomas A. Prendergast, PLS		License Number GS37604	
Title Professional Land Surveyor	Company Name Hyland Design Group, Inc.		
Address 101 East Eighth Street	City Ocean City	State NJ	ZIP Code 08226
Signature 	Date 6/10/2011	Telephone 609.398.4477	



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. 1 Bay Avenue	Policy Number
City Ocean City State NJ ZIP Code 08226	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 C2b. Main Floor Elev 12.00
C2e. Lowest Mechanicals Exterior Condenser Elev 11.26

Signature  Date 6/10/2011 ☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
a) Top of bottom floor (including basement, 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's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

31. ☐ 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.)
32. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
33. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

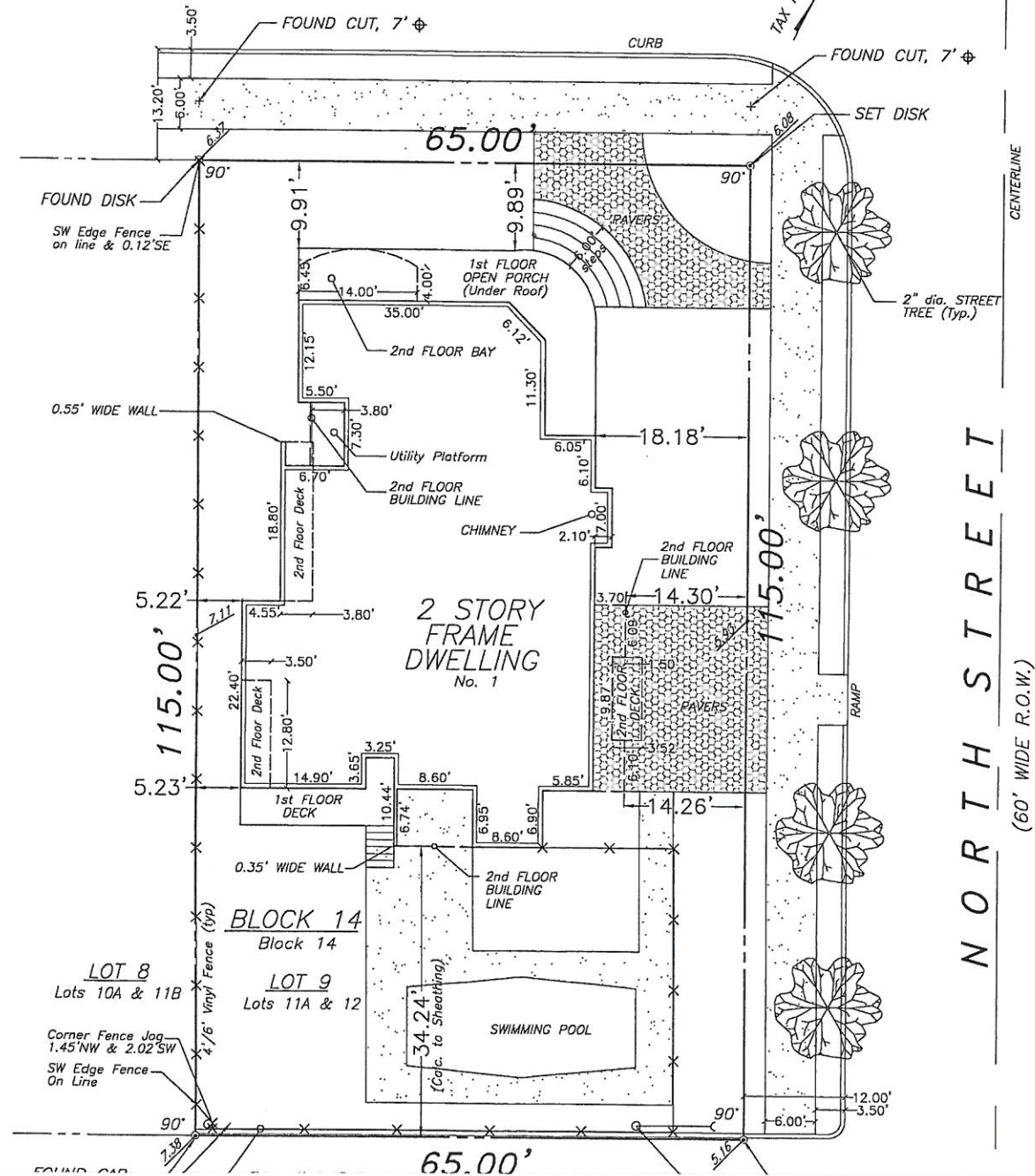
G4. Permit Number 20060444	G5. Date Permit Issued 3/8/06	G6. Date Certificate Of Compliance/Occupancy Issued 6/13/11
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37. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
38. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters (PR) Datum _____
39. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters (PR) Datum _____
310. Community's design flood elevation _____ ☐ feet ☐ meters (PR) Datum _____

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

☐ Check here if attachments

(75' WIDE R.O.W.)



NORTH STREET

(60' WIDE R.O.W.)

FINAL AS-BUILT SURVEY

SCALE: 1" = 20'

DESCRIPTION

BEING LOT 12 AND A PORTION OF LOT 11, NORTH POINT SECTION
AS SHOWN ON PLAN OF LOTS OF OCEAN CITY ASSOCIATION.

BEING KNOWN AS LOTS 11A & 12, BLOCK 14 ON THE FORMER
OFFICIAL TAX MAP OF THE CITY OF OCEAN CITY.

ALSO, BEING KNOWN AS LOT 9, BLOCK 14 ON THE CURRENT OFFICIAL
TAX MAP OF THE CITY OF OCEAN CITY (SHEET No.11).

GENERAL NOTES:

1. FIELD WORK FOR SURVEY PERFORMED ON MAY 11, 2011.
2. SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD WORK. THIS PROPERTY IS SUBJECT TO DOCUMENTS OF RECORD. UNDERGROUND IMPROVEMENTS, EASEMENTS, RIGHTS, RESTRICTIONS, RIGHT OF WAYS, EXCEPTIONS OR COVENANTS NOT VISIBLE OR UNKNOWN TO THE SURVEYOR ARE NOT SHOWN. THE ILLUSTRATION OF ANY MAPPED OR REGULATED ENVIRONMENTAL CONSTRAINTS THAT MAY BE WITHIN THE JURISDICTIONAL LIMITS OF FEDERAL, STATE AND/OR LOCAL REGULATORY AGENCIES AFFECTING THE SUBJECT PROPERTY ARE NOT INCLUDED AS PART OF CONTRACT WITH THE CLIENT UNLESS SPECIFICALLY SHOWN.
4. UNDERLINED TAX LOT AND BLOCK DESIGNATIONS AS SHOWN HEREON ARE PER THE OFFICIAL TAX MAP OF THE CITY OF OCEAN CITY, PREPARED BY JOHN R. WALKER, DATED NOVEMBER 1980. NON-UNDERLINED TAX LOT AND BLOCK DESIGNATIONS REFER TO THE FORMER OFFICIAL TAX MAP OF THE CITY OF OCEAN CITY, PREPARED BY J.F. HYLAND, DATED JUNE 1, 1960.
5. THE SUBJECT LIES IN FLOOD ZONE 'A7' (Ei. 10) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 345310 0001 C, REVISED SEPTEMBER 5, 1984.

ELEVATION DATA:

REFERENCE DATUM: SEA LEVEL DATUM 1929 (NGVD)
BENCHMARK: SQUARE CUT AT NORTHERN CORNER OF
NORTH STREET AND HAVEN AVENUE
ELEV. 6.08

CENTERLINE OF BAY AVENUE: ELEV. 6.32
LOWEST ADJACENT GRADE: ELEV. 6.60
HIGHEST ADJACENT GRADE: ELEV. 7.25
MAIN BUILDING FLOOR: ELEV. 12.00
CRAWL SPACE: ELEV. 6.80
UTILITY PLATFORM: ELEV. 11.26

(Lowest Mechanicals)
CUPOLA: ELEV. 39.01
ROOF PEAK: ELEV. 38.23
(Building Height = 38.23 - 6.32 = 31.91')

LOT COVERAGES:

GARDENS R-1 NEIGHBORHOOD (G-60/6000)
(DISCRETE RESIDENTIAL DISTRICT)

LOT AREA:	7,475.0	S.F.
BUILDING/BUILDING LINE:	2,350.9	S.F.
REAR DECK AREA:	92.4	S.F.
FRONT PORCH AREA (226.4 S.F.):	76.9	S.F. (2)
BUILDING COVERAGE:	2,520.2	S.F. (33.7%) (1)
STEPS, 2nd FLOOR DECKS:	149.8	S.F.
EXPOSED PAVERS/CONCRETE:	1,090.8	S.F.
FRONT PORCH AREA:	149.5	S.F.
POOL AREA:	287.3	S.F. (2)
IMPERMEABLE COVERAGE:	4,197.6	S.F. (56.2%)

COVERAGE NOTES:

- (1) Building coverage calculations represent area at foundation and building line above.
- (2) An allowable 2% of lot area (7,475.0 x 0.02 = 149.5 s.f.) can be designated for a roofed porch not to be calculated in building coverage. Portion of roofed front porch area of (76.9 s.f.) exceeding allowable designated roof area included.

SURVEY NOTE:

Building setbacks as shown hereon were taken to the outermost applications of building (excluding rear yard setbacks calculated to porch), while building dimension were measured along building sheathing at time of Construction Progress Survey.



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• ENGINEERS • ARCHITECTS • SURVEYORS • PLANNERS
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FINAL AS-BUILT SURVEY

1 BAY AVENUE
TAX BLOCK 14 TAX LOT 9
CITY OF OCEAN CITY
CAPE MAY COUNTY, NEW JERSEY
PREPARED FOR:
PINNACLE CONSTRUCTION

I declare that, to the best of my professional knowledge and belief, this map or plan is the result of a field survey made on the date shown below, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the State Board of Professional Engineers and Land Surveyors.

Thomas A. Prendergast
NJ PROFESSIONAL LAND SURVEYOR No. 37604

PROJECT No:	5064.01	No.	DATE	DESCRIPTION
DRAWN BY:	RDS	1.	05.16.11	INITIAL RELEASE
CHECKED BY:	TAP			
FIELD BOOK/PAGE:	98863-69			

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SHEET TITLE:

FINAL AS-BUILT
SURVEY

V1.0

SHEET 1 OF 1