U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Grandview at Bay Beach Condominium Association

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Folio ID: 10467977 - Strap No: 03-47-24-W3-00014 1130 Parcel 16-4, Waterside Vi, Ph-6

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

A5. Latitude/Longitude: Lat. 26°24'30.32" N Long. 81°53'08.16" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

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

a) Square footage of crawlspace or enclosure(s): 8,541.00 sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings: 65

d) Total net open area of non-engineered flood openings in A8.c: 8,320.00 sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): 13,000.00 sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:

d) Total net open area of non-engineered flood openings in A9.c: sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Town of Fort Myers Beach B1.b. NFIP Community Identification Number: 120673

B2. County Name: Lee B3. State: FL B4. Map/Panel No.: 12071C0567 B5. Suffix: G

B6. FIRM Index Date: 11/17/2022 B7. FIRM Panel Effective/Revised Date: 11/17/2022

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 12

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

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

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: BOOB 2 AZ MK 4 NGS Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☐ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	7.00	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	18.00	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):		☐ feet ☐ meters
d) Attached garage (top of slab):		☐ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	18.00	☐ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	6.50	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	6.80	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	5.50	☒ feet ☐ 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 state 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 and describe in the Comments area.

Certifier's Name: Wayne D. Agnoli License Number: No. 5335

Title: Registered Surveyor and Mapper

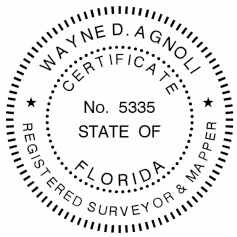
Company Name: Agnoli Barber Brundage, Inc.

Address: 7400 Trail Blvd. Ste. 200

City: Naples State: FL ZIP Code: 34108

Signature: Date: 09/07/2023

Telephone: 239-597-31 Ext.: 234 Email: agnoliw@abbinc.com



Place Seal Here

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
This elevation certificate is for the finished construction of the building only and and the A/C units are on the roof and the elevation shown in C2e is for the electric rooms. The flood vents are Smart Vent Products Inc. Model 1540-520. The Lat. - Lon. was obtained using a Trimble dual frequency receiver based on NGS control. Attachment is for photos of the flood vents.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☒ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☒ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☒ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: 18.50 ☒ feet ☐ meters ☒ above the LAG

H2. **Is all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☒ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name:

Address:

City: State: ZIP Code:

Signature: Date:

Telephone: Ext.: Email:

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: Front View

Clear Photo One

Photo Two

Photo Two Caption: Right Side View

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Ln

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption: Left Side View

Clear Photo Three

Photo Four

Photo Four Caption: Rear View

Clear Photo Four

Grandview at Bay Beach Additional Photos

Exterior Vent Front of the Building

Grandview at Bay Beach Additional Photos

Exterior Vent Front of the Building

Grandview at Bay Beach Additional Photos

Interior Vent of the Building

Grandview at Bay Beach Additional Photos

Interior Vent of the Building

Suffolk

Grandview at Bay Beach – Job No. 221113
Suffolk Construction Company, Inc.
Submittal Cover Sheet

Description: Submittal #071000-15 Revision 0: Insulated Flood Vent

Revision: 0

The review of this submittal by Suffolk Construction Company, Inc. does not relieve the subcontractor or supplier of their responsibility for the quantity, quality, or accuracy of this work herein represented, or any deviation from the plans, specifications, and contract.

Narrative:

Insulated flood vent provided by Fuse Specialty. Colors other than stainless steel will change the price.

SCCI Stamp:

Suffolk

THE REVIEW OF THIS SUBMITTAL BY SUFFOLK DOES NOT RELIEVE THE SUBCONTRACTOR OR SUPPLIER OF HIS RESPONSIBILITY FOR THE QUANTITY OR ACCURACY OF THIS WORK HEREIN REPRESENTED OR ANY DEVIATION FROM THE PLANS, SPECIFICATIONS, AND CONTRACT

JOB NO. 221113

■ REVIEWED	□ REVIEWED AS NOTED	□ REVISE & RESUBMIT	□ REJECTED

BY DS DATE 6/14/2022

SUBM # 071000-15-0

COMMENTS

Reviewer #1 Stamp:

ID TO REVIEW FOR ANY LOBBY ONES THEY SEE AS COLORED OR PAINTED

This review is only for general conformance with the design concept of the project and general compliance with the information given in the Contract Documents. Corrections or comments made on the shop drawings during this review do not relieve the contractor from compliance of the plans and specifications. Approval of a specific item shall not include approval of an assembly of which the item is a component. Contractor is responsible for: confirming and correlating dimensions and quantities; information that pertains solely to the fabrication processes or the means, methods techniques, sequences, procedures of construction; coordination of the Work with that of all other trades and for performing all work in a safe and satisfactory manner.

- [X] A - REVIEWED, NO EXEPTIONS TAKEN
- [ ] B - REVIEWED, EXCEPTION(S) NOTED
- [ ] C - REVIEWED, REVISE AND RESUBMIT
- [ ] D - NOT REVIEWED, REJECTED

By: JJA Date: 06.14.22

Curts Gaines Hall Jones Architects, Inc.
1213 E. 6TH Avenue, Tampa, FL 33605 (813) 228-8000

Reviewer #2 Stamp:

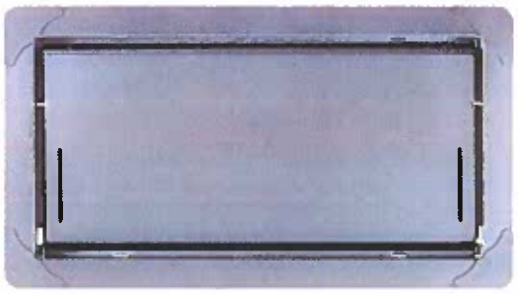
CGHJ Stamp:

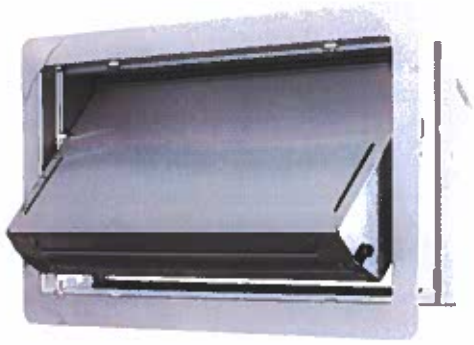
Insulated Flood Vent

The Insulated Flood Vent is an engineered, foundation flood vent designed for use in conditioned spaces where flood protection is required, but natural air ventilation is not desired. Vent flood vents allow for bi-directional water flow that relieves hydrostatic pressure and help protect your foundation from flood damage.

For situations where a sealed crawlspace is being utilized in a floodplain, flood protection is still required.

- 316L MARINE GRADE STAINLESS STEEL
- ICC-ES CERTIFIED | ESR-2074
- FLORIDA BUILDING PRODUCT APPROVED
- FEMA ACCEPTED
- 15 YEAR EXTENDED WARRANTY
- MADE IN THE U.S.A.





Applications

- Full Height Enclosures
- Walk-out Enclosures
- Garages
- Foyers
- Lifted Homes
- Encapsulated Crawlspaces
- Pole Barns

Dimensions

16"W x 8"H x 3"D

Rough Opening

16.25"W x 8.25"H

Certified Flood Protection

200 sq. ft. per unit

Insulation

The flood door contains a 2" insulated core that has an R-Value of 8.34, as well as a felt weather stripping that lines the vent frame helping to keep the enclosure as insulated as possible.

Standard Finish

Stainless Steel

Choose your Vent Color:

Additional Cost - not included in Pricing

ICC EVALUATION SERVICE

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ESR-2074

Reissued 02/2023

This report is subject to renewal 02/2025.

DIVISION: 08 00 00—OPENINGS

SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

ICC-ES PMG LISTED

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

A Subsidiary of ICC INTERNATIONAL CODE COUNCIL

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ANAB ACCREDITED PRODUCT CERTIFICATION BODY

ICC EVALUATION SERVICE

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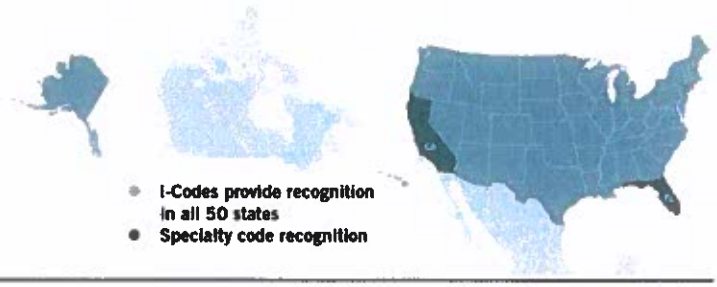


ICC-ES Evaluation Report

Reissued February 2023

ESR-2074

This report is subject to renewal February 2025.

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

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with $^1/_4$-inch-by-$^1/_4$-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm^2) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm^2) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® 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 200 square feet (18.6 m^2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m^2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE

The Smart Vent® FVs 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 Smart Vent® 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 Smart Vent® FVs must not be used in the 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

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2021).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.2 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE (sq. ft.)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m^2

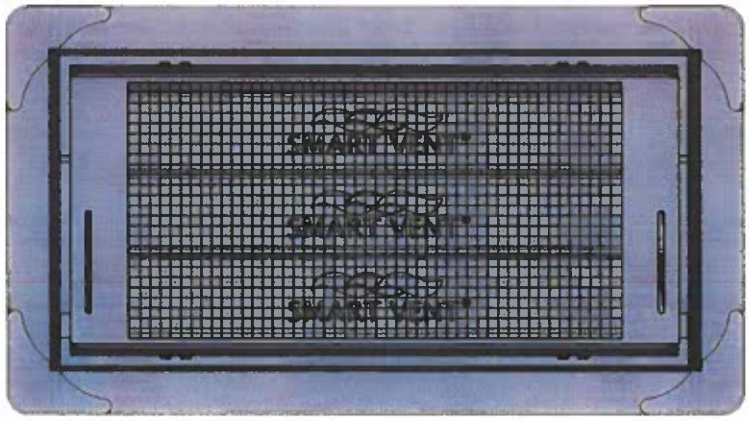


FIGURE 1—SMART VENT: MODEL 1540-510

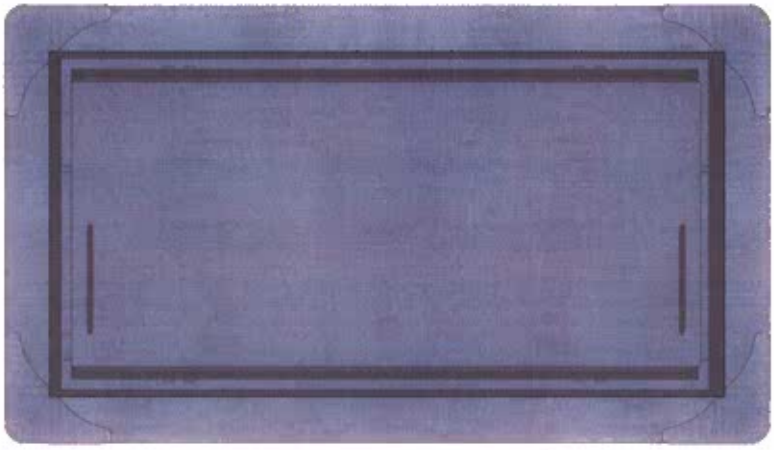


FIGURE 2—SMART VENT MODEL 1540-520

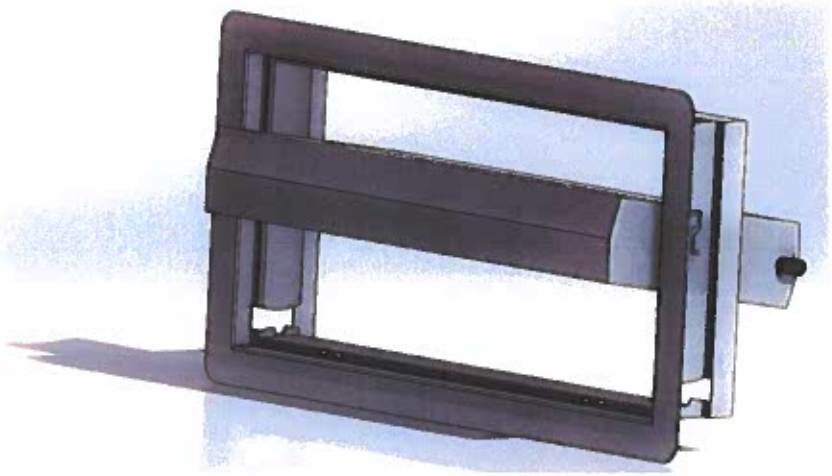


FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

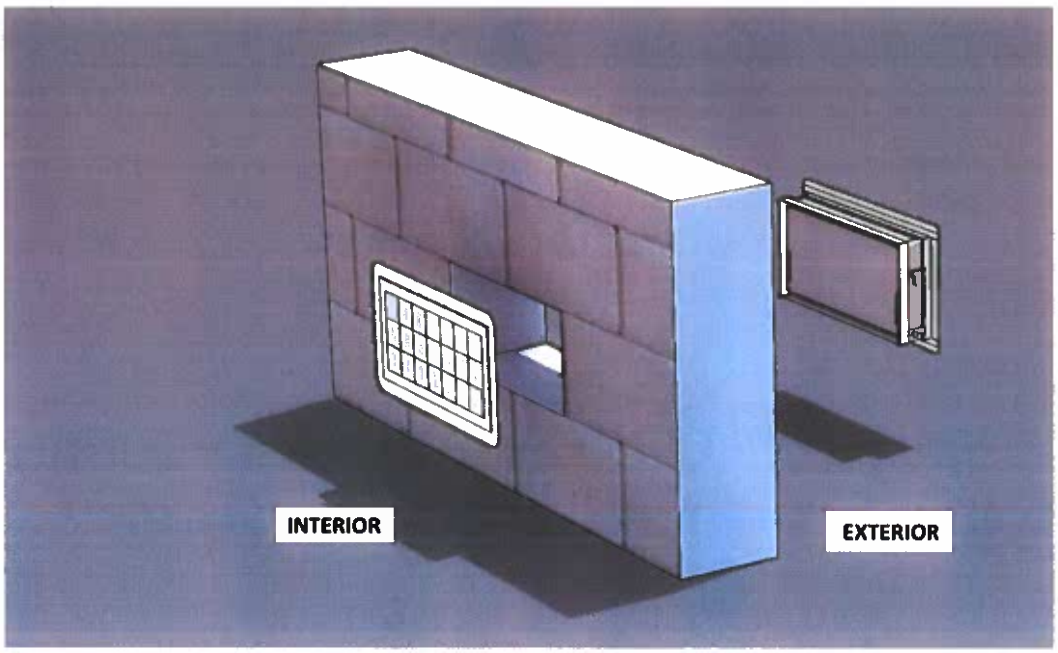


FIGURE 4—FLOOD VENT SEALING KIT

ICC-ES Evaluation Report

ESR-2074 CBC and CRC Supplement

Reissued February 2023

This report is subject to renewal February 2025.

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:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2019 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with 2019 CBC Chapter 12, provided the design and installation are in accordance with the 2018 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the 2019 CRC, provided the design and installation are in accordance with the 2018 *International Residential Code®* (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2023.

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

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2020 *Florida Building Code—Building*
- 2020 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements are determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2018 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—Residential*, as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential*.

For products falling under Florida Rule 61G20-3, 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 evaluation report, reissued February 2023.

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

DRY FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 3.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

General: This information is provided pursuant to Public Law 96-511 (the Paperwork Reduction Act of 1980, as amended), dated December 11, 1980, to allow the public to participate more fully and meaningfully in the Federal paperwork review process.

Authority: Public Law 96-511, amended; 44 U.S.C. 3507; and 5 CFR 1320.

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 60.3, 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – National Flood Insurance Program Files System or Records Notice 79 Fed. Reg. 28747 (May 19, 2014), and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or being subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

PURPOSE OF THE DRY FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

Under the National Flood Insurance Program (NFIP), the dry floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation (BFE) or for certain flood zones, the natural Highest Adjacent Grade (HAG). A dry floodproofing design certification is required for non-residential structures that are dry floodproofed and the dry floodproofed non-residential portions of mixed-use buildings. This form is to be used for that certification. FEMA Form 206-FY-21-122 NFIP Residential Basement Floodproofing Certificate is required for the residential portions of mixed-use buildings.

A dry floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. Before a dry floodproofed building is designed, numerous planning considerations, including flood warning time, uses of the building, mode of entry to and exit from the building and the site in general, floodwater velocities, flood depths, debris impact potential, flood frequency, and any other State and local requirements must be addressed to ensure that dry floodproofing will be a viable floodplain management measure.

The minimum NFIP requirement is to dry floodproof a building to the BFE. However, to be in compliance with the requirements of American Society of Civil Engineers (ASCE) 24, *Flood Resistant Design and Construction*, one foot is subtracted from the dry floodproofed elevation. Therefore, a building must be dry floodproofed to one foot above the BFE to be considered for floodproofing credit. For B, C, or X flood zones, the building's dry floodproofed design elevation must be at least two feet above the natural HAG to be considered for floodproofing credit.

Additional guidance can be found in FEMA Publication 936, *Floodproofing Non-Residential Buildings* (2013), and NFIP Technical Bulletin 3, *Requirements for the Design and Certification of Dry Floodproofed Non-Residential and Mixed-Use Buildings* (2021), available on FEMA's Building Science Resource Library website at www.fema.gov/ar/emergency-managers/risk-management/building-science/publications.

Copy all pages of this Dry Floodproofing Certificate and all attachments for 1) community official, 2) insurance agent/ company, and 3) building owner. The dry floodproofing of non-residential buildings and the non-residential portions of mixed-use buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation (BFE); however, a dry floodproofing design certification is required. This form is to be used for that certification. Dry floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow dry floodproofed residential basements. The permitting of a dry floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

PROPERTY INFORMATION

Building Owner's Name: Grandview at Bay Beach Condominium Association

Building Street Address (Including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
4142 Bay Beach Lane

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE
Policy Number:

Company NAIC Number:

Property Description (e.g., Lot and Block Numbers, or Legal Description) and/or Tax Parcel Number:
Folio ID: 10467977-Strap No: 03-47-24-W3-00014.1130 Parcel 16-4, Waterside VI, Ph-6

Building Use (e.g., Non-Residential, Mixed Use, Addition, Accessory, etc.): Residential Condominium

Latitude/Longitude: Lat. 26d24'30.3 Long. 81d53'08.1 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

SECTION I – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

NFIP Community Name: Town of Fort Myers Beach NFIP Community Identification Number: 120673

County Name: Lee State: FL Map/Panel Number: 120701C0567 Suffix: G

FIRM Index Date: 11/17/2022 FIRM Panel Effective/Revised Date: 11/17/2022 Flood Zone(s): AE

BFE(s) (Zone AO, use Base Flood Depth (BFD)): 12

Indicate the source of the BFE data or BFD entered above: ☐ Flood Insurance Study (FIS) ☒ FIRM

☐ Community Determined ☐ Other:

Indicate elevation datum used for BFE shown above: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Is a Limit of Moderate Wave Action (LiMWA) shown on the FIRM? ☐ Yes ☒ No

If Yes, is the property located in the Coastal A Zone [area between the LiMWA and Zone V boundary (or shoreline)]? ☐ Yes ☒ No

Is the property located in a floodway? ☐ Yes ☒ No If Yes, provide the velocity at the building location:

Is the property located in an alluvial fan? ☐ Yes ☒ No

If Yes, provide the depth at the building location: and velocity:

SECTION II – DRY FLOODPROOFED DESIGN CERTIFICATION

(By a Registered Professional Engineer or Architect licensed in the State where the building is located)

(**Note**: For insurance rating purposes in all zones except for B, C or X, the building's dry floodproofed design elevation must be at least one foot above the BFE to be considered for floodproofing credit. For B, C, or X Zones, the building's dry floodproofed design elevation must be at least two feet above the natural HAG to be considered for floodproofing credit. If the building is not dry floodproofed to the above-mentioned standards, then the building will be ineligible for floodproofing credit. See the Instructions section for information on documentation that must accompany this certificate if being submitted for flood insurance rating purposes.)

Briefly list measures incorporated into the design to meet the performance criteria for dry floodproofing and attach calculations showing the structure is designed with structural components that have the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy and will be watertight and substantially impermeable to the passage of water.

The ground level Fire Command Room was designed as a Dry Flood Proofed Room. The floor and walls were designed to resist hydrodynamic flood loads; were waterproofed and Flood Panels were designed to secure the 2 door openings in the room. Flood Panels are to be stored within the room and installed upon local flood warnings by Management and Maintenance Personnel.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
4142 Bay Beach Lane	Policy Number:
City: Fort Myers State: FL ZIP Code: 33931	Company NAIC Number:

SECTION II – DRY FLOODPROOFED DESIGN CERTIFICATION *(Continued)*

(By a Registered Professional Engineer or Architect licensed in the State where the building is located)

Provide elevations used in design, specifications and construction drawings. In Puerto Rico only, enter meters.

Indicate elevation datum used for the elevations in this section. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Elevation datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Comments area of this Section.

A. Dry Floodproofed Design Elevation:		14.00	☒ feet ☐ meters
B. Lowest Adjacent Grade (LAG) next to the building:	☐ Natural ☒ Finished	6.50	☒ feet ☐ meters
C. Highest Adjacent Grade (HAG) next to the building:	☐ Natural ☒ Finished	6.80	☒ feet ☐ meters

Non-Residential Dry Floodproofed Design Certification:

I certify the structure, based upon development and/or review of the design and specifications for construction, has been designed in accordance with the accepted standards of practice (ASCE 24-05, ASCE 24-14 or their equivalent) and the following provisions.

- *The structure, together with attendant utilities and sanitary facilities will be watertight to the dry floodproofed design elevation indicated above, will be substantially impermeable to the passage of water, and shall perform in accordance with the 44 Code of Federal Regulations (44 CFR 60.3(c)(3)).*
- *All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces up to the dry floodproofed design elevation. Flood damage-resistant materials are used for all areas where seepage is intended to collect inside the dry floodproofed areas up to at least 4 inches above the floor.*

I certify that the information in Section II on this certificate represents a true and accurate determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Certifier's Name: Robert D. Hall License Number (or Affix Seal): AR0014106

Title: President / Architect of Record Company Name: CGHJ Architects, Inc.

Mailing Address: 1213 E. 6th Avenue

City: Tampa State: ZIP Code: 33605

Phone #1: (813) 228-8000 Ext.: 202 Phone #2: Ext.:

Email: bob@cghjarchitects.com

Place Seal Here

Signature: Robert D Hall Digitally signed by Robert D Hall DN: E=bob@cghjarchitects.com, CN=Robert D Hall, O="Curtis Gaines Hall Jones Architects, Inc", L=Tampa, S=FL, C=US Reason: I have reviewed this document Date: 2023.09.18 09:41:07-04'00' Date: 09/18/2023

Comments (including source of conversion factor and description of any attachments):

See plan sheet A2.15.1 attached, attached photos of installed flood panels and attached Flood Elevation Certificate.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 4142 Bay Beach Lane

City: Fort Myers State: FL ZIP Code: 33931

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION III – DRY FLOODPROOFED ELEVATION CERTIFICATION

(By a Registered Professional Land Surveyor, Engineer or Architect licensed in the State where the building is located)

Benchmark Utilized: BOOB2AZMK4NGS Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations provided in this section:

☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

Elevation datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☐ No
If Yes, describe the source of the conversion factor in the Comments area of this section.

A. Dry floodproofed elevation (must be based on finished construction): 7.00 ☒ feet ☐ meters

B. Lowest Adjacent Grade (LAG) next to the building: ☐ Natural ☒ Finished 6.50 ☒ feet ☐ meters

C. Natural Highest Adjacent Grade (HAG) next to the building: 6.80 ☒ feet ☐ meters

Height of floodproofing on the building above the natural or finished LAG is 7.50 feet.
(In Puerto Rico only: meters.)

(**Note**: For insurance rating purposes in all eligible zones inside the SFHA, the building's dry floodproofed design elevation must be at least one foot above the BFE to be considered for floodproofing credit. For B, C, D, or X Zones, the building's dry floodproofed design elevation must be at least two feet above the natural HAG. If the building is not dry floodproofed to the above-mentioned standards, then the building will not be considered for floodproofing credit. See the Instructions section for information on documentation that must accompany this certificate if being submitted for flood insurance rating purposes.)

Non-Residential Dry Floodproofed Elevation Information Certification:

Section III 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 in Section III on this Certificate represents a true and accurate interpretation and determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Certifier's Name: Robert D. Hall License Number (or Affix Seal): AR0014106

Title: President / Architect of Record Company Name: CGHJ Architects, Inc.

Mailing Address: 1213 E. 6th Avenue

City: Tampa State: FL ZIP Code: 33605

Phone #1: (813) 228-8000 Ext.: 202 Phone #2: Ext.:

Email: bob@cghjarchitects.com

STATE OF FLORIDA ROBERT D. HALL NO. 14106 REGISTERED ARCHITECT

Place Seal Here

Signature: Robert D Hall Digitally signed by Robert D Hall DN: E=bob@cghjarchitects.com, CN=Robert D Hall, O="Curts Gaines Hall Jones Architects, Inc", L=Tampa, S=FL, C=US Reason: I have reviewed this document Date: 2023.09.18 09:41:21-04'00' Date: 09.18.23

Comments (including source of conversion factor and description of any attachments):

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	FOR INSURANCE COMPANY USE
4142 Bay Beach Lane	Policy Number:
City: Fort Myers State: FL ZIP Code: 33931	Company NAIC Number:

SECTION IV – DRY FLOODPROOFED CONSTRUCTION CERTIFICATION
(By a Registered Professional Engineer or Architect licensed in the State where the building is located)

Non-Residential Dry Floodproofed Construction Certification:

I certify the structure, based upon development and/or review of the design, specifications, as-built drawings for construction and physical inspection, has been designed and constructed in accordance with the accepted standards of practice (ASCE 24-05, ASCE 24-14 or their equivalent) and any alterations also meet those standards and the following provisions.

- *The structure, together with attendant utilities and sanitary facilities is watertight to the dry floodproofed design elevation indicated above, is substantially impermeable to the passage of water, and shall perform in accordance with the 44 Code of Federal Regulations (44 CFR 60.3(c)(3)).*
- *All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces up to the dry floodproofed design elevation.*
- *The floodproofed elevation is in accordance with the design and any alteration(s) to the design.*
- *Flood damage-resistant materials have been incorporated/used in all areas where seepage would collect inside the dry floodproofed areas up to at least 4 inches above the floor.*

I certify that the information in Section IV on this certificate represents a true and accurate determination by the undersigned using the available information and data. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Certifier's Name: Robert D. Hall License Number (or Affix Seal): AR0014106

Title: President / Architectof Record Company Name: CGHJ Architects, Inc.

Mailing Address: 1213 E. 6th Avenue

City: Tampa State: FL ZIP Code: 33605

Phone #1: (813) 228-8000 Ext.: 202 Phone #2: Ext.:

Email: bob@cghjarchitects.com

Place Seal Here

Signature: Robert D Hall Digitally signed by Robert D Hall DN: E=bob@cghjarchitects.com, CN=Robert D Hall, O="Curts Gaines Hall Jones Architects, Inc", L=Tampa, S=FL, C=US Reason: I have reviewed this document Date: 2023.09.18 09:41:35-04'00'

Date: 09/18/2023

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

REQUIRED DOCUMENTATION

In order to ensure compliance and provide reasonable assurance that due diligence had been applied in designing and constructing dry floodproofing measures, the following information must be provided with the completed Dry Floodproofing Certificate:

1. **Photographs.** All photographs must be clear, identified and include the date taken. Where the building is in the course of construction, provide clear descriptions of any other dry floodproofed components and attachments to be incorporated.
   a. Photographs of all sides and aspects of the floodproofed building.
   b. Photographs of all components used to provide dry floodproofing protections (shields, gates, barriers, sump pumps, backflow (non-return) valves or shutoff valves, etc.).
   c. Photographs of the installed barriers/shields and corresponding clear photographs of openings areas where barriers and shields are deployed without the barriers/shields installed (doors, windows, ventilation intakes, etc.).
   d. Photographs of penetrations through dry floodproofed envelopes (utilities, mechanical).
   e. Photographs of backup power source for sump pumps.

2. **Comprehensive Flood Emergency Operations Plan** for the entire structure to include but not limited to:
   a. The personnel, equipment, tools, and supplies needed to deploy all dry floodproofing system components with sufficient time prior to the onset of flooding or conditions such as high winds that could interfere with efficient deployment of measures.
   b. Clearly defined chain of command and assigned responsibilities for personnel involved in the installation of dry floodproofing measures.
   c. Procedure for notifying personnel responsible for installing dry floodproofing measures, along with a list of duty requirements.
   d. Decision tree that identifies the sequence, timeline, and responsible parties for installing the dry floodproofing components, including the triggers or benchmarks that will initiate procedures.
   e. Written description and map of the storage locations and types of dry floodproofing measures to be installed or deployed (shields, gates, barriers, and components as well as all associated hardware), along with any equipment, tools, and materials required for installation.
   f. Conditions that require the deployment of active dry floodproofing measures (e.g., installation of flood shields, closing of flood doors, closing of manual valves, staging of pumps).
   g. Instructions for installing or deploying each dry floodproofing measure and the order of installation if important for effectiveness.
   h. Instructions for connecting standby (emergency) power source (e.g., generator) for critical equipment such as sump pumps and egress lighting
   i. Contact information for the manufacturer and designer to expedite obtaining replacement parts and support as needed
   j. Evacuation plans for all personnel
   k. Requirements for installation and deployment drills and training program (at least once a year)
   l. Requirement for regular review and update of the plan procedures

3. **Comprehensive Inspection and Maintenance Plan** for the entire structure to include but not limited to:
   a. Exterior envelope of the structure, such as wall and foundation systems, to identify possible structural and waterproofing deficiencies such as cracks, water staining, and penetrations.
   b. All penetrations to the exterior of the structure.
   c. Slabs and wall/slab joints, including structural and drainage deficiencies.
   d. Flood shields, gates, panels, doors, glazing, barriers, and other components designed to provide dry floodproofing protection, including all seals, gaskets, fasteners, and mounting hardware and tools.
   e. Sump pumps (or self-priming pumps) and interior drain system.
   f. Emergency power systems.
   g. Testing of emergency generators, sump pumps, and other drainage measures.
   h. Backflow (non-return) valves or shutoff valves.
   i. Location of all flood shields, gates, panels, and other components including all hardware along with any materials or tools needed to seal the dry floodproofed area.
   j. Contact information for the manufacturer of the shields and other components to determine the availability of replacement gaskets, seals, and other parts and to ask questions.
   k. Cadence of inspection and maintenance plan.

4. **Building owner** acknowledgment that verifies that the owner is aware of the criteria for when the dry floodproofing measures must be installed and that they know how to install all the measures. This would be signed by the owner. Additionally, if the measures are to be installed by a third-party, then the third-party contractor must sign that they know how to install the measures.

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

INSTRUCTIONS FOR COMPLETING THE DRY FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES

To receive credit for dry floodproofing, a completed Dry Floodproofing Certificate for Non-Residential Structures is required for non-residential buildings and the non-residential portions of mixed-use buildings in the Regular Program communities, located in all flood zones, including Zone X. For certification of finished construction, this form is invalid without Sections I through IV.

PROPERTY INFORMATION

This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address, and/or property description. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference.

A map may be attached to this certificate to show the location of the building on the property. A tax map, FIRM, or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of the appropriate section if needed or attach additional comments.

Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 39.504322°, −110.758522°) or degrees, minutes, seconds (e.g., 39° 30' 15.52", −110° 45' 30.72") format. If decimal degrees are used, provide coordinates to at least 6 decimal places or better. When using degrees, minutes, seconds, provide seconds to at least 2 decimal places or better. Provide the datum of the latitude and longitude coordinates (FEMA prefers the use of NAD 1983). Indicate the method or source used to determine the latitude and longitude in the Comments area.

SECTION I – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Dry Floodproofing Certificate using the Flood Insurance Study (FIS) and FIRM in effect at the time of the certification.

The information for Section I is obtained by reviewing the FIS and the FIRM panel that includes the building's location. Information about the current FIS and FIRM is available from FEMA by visiting msc.fema.gov or contacting the local floodplain administrator. If a Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), or LOMR Based on Fill (LOMR-F) has been issued by FEMA, please provide the letter date and case number in the Comments area, as appropriate.

For a building in an area that was mapped in one community but is now in another community due to annexation or dissolution, enter the community name and 6-digit number of the community in which the building is now located in the name of the county or new county, if necessary; and the FIRM index date for the community the building is now located in. Enter information from the actual FIRM panel that shows the building location, even if it is the FIRM for the previous jurisdiction. If the map in effect at the time of the building's construction was other than the current FIRM, and you have the past map information pertaining to the building, provide the information in the Comments area.

Note: Indicate in the Comments Section, if using information based on best available data, such as base-level engineering or advisory flood hazard data (contact the local floodplain administrator to confirm).

NFIP Community Name & Community Identification Number. Enter the complete name of the community in which the building is located, and the associated 6-digit Community Identification Number. For a newly incorporated community, use the name and 6-digit number of the new community. Under the NFIP, a "community" is any State or area or political subdivision thereof, or any Indian tribe or authorized native organization which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the NFIP *Community Status Book*, available on FEMA's web site at www.fema.gov/national-flood-insurance-program-community-status-book.

County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter the county name and "unincorporated area." For an independent city, enter "independent city."

State. Enter the 2-letter state abbreviation (for example, VA, TX, CA).

Map/Panel Number and Suffix. Enter the 10-character "Map Number" or "Community Panel Number" shown on the FIRM where the building or manufactured (mobile) home is located. For maps in a county-wide format, the sixth character of the "Map Number" is the letter "C" followed by a 4-digit map number. For maps not in a county-wide format, enter the "Community Panel Number" shown on the FIRM.

FIRM Index Date. Enter the effective date or the map revised date shown on the FIRM Index.

FIRM Panel Effective/Revised Date. Enter the effective date shown on the current FIRM panel. The current FIRM panel effective date can be determined by visiting **msc.fema.gov** or contacting the local floodplain administrator. In addition, if the area where the building is located was revised by a LOMR, include the LOMR effective date.

Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas. The flood zones are A, AE, A1–A30, V, VE, V1–V30, AH, AO, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Each flood zone is defined in the legend of the FIRM panel on which it appears.

BFE(s). Using the appropriate Flood Insurance Study (FIS) Profile, FIS Data Table (e.g., Transect, Floodway, etc.), or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico). If the building is located in more than one flood zone, list all appropriate BFEs.

BFEs are shown in the FIS or on a FIRM for Zones A1–A30, AE, AH, V1–V30, VE, AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO; flood depth numbers are shown for Zone AO. Use the AR BFE if the building is located in any of Zones AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO.

In unnumbered A or V zones where BFEs are not provided in the FIS or on the FIRM, BFEs may be available from another source. For example, the community may have established BFEs or obtained BFE data from other sources (e.g., Base Level Engineering) for the building site. For subdivisions and other developments of more than 50 lots or 5 acres in Zone A, establishment of BFEs is required per Floodplain Management requirements 44 CFR 60.3(b)(3). If a BFE is obtained from another source, enter the BFE. The BFE entered must be based on hydrologic and hydraulic analyses. In an unnumbered A Zone where BFEs are not obtained from another source, enter N/A.

For areas in which BFEs have not been established, designers can refer to FEMA 265 *Zone A Manual: Managing Floodplain Development in Approximate Zone A Areas* (FEMA 1995), https://www.fema.gov/sites/default/files/documents/fema_approx-zone-a-guide.pdf?id=2215. This guide provides information on obtaining and developing BFEs.

Source of BFE. Indicate the source of the BFE or flood depth that you entered. If the BFE is from a source other than FIS Profile, FIRM, or community, include the name of the study, the agency or company that produced it, and the date when the study was completed. Visit **msc.fema.gov** or contact the local floodplain administrator to access the current FIS and FIRM.

Elevation Datum. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced as shown on the map legend. The vertical datum is shown in the Map Legend and/or the Notes to Users on the FIRM.

Limit of Moderate Wave Action (LiMWA). Indicate if a LiMWA is shown on the FIRM and the location of the building in relation to the LiMWA.

Floodway. Indicate if building is in a floodway and if applicable, the velocity in the area of the building. See FEMA P-936, *Floodproofing Nonresidential Buildings* for more information on determining the velocity.

Alluvial Fan. Indicate if building is in an alluvial fan and if applicable, the depth and velocity in the area of the building.

SECTION II – DRY FLOODPROOFED DESIGN CERTIFICATION

Section II is to be completed by a Registered Professional Engineer or Architect licensed in the State where the building is located to certify the design of the dry floodproofing measures as required by 44 CFR 60.3(c)(4).

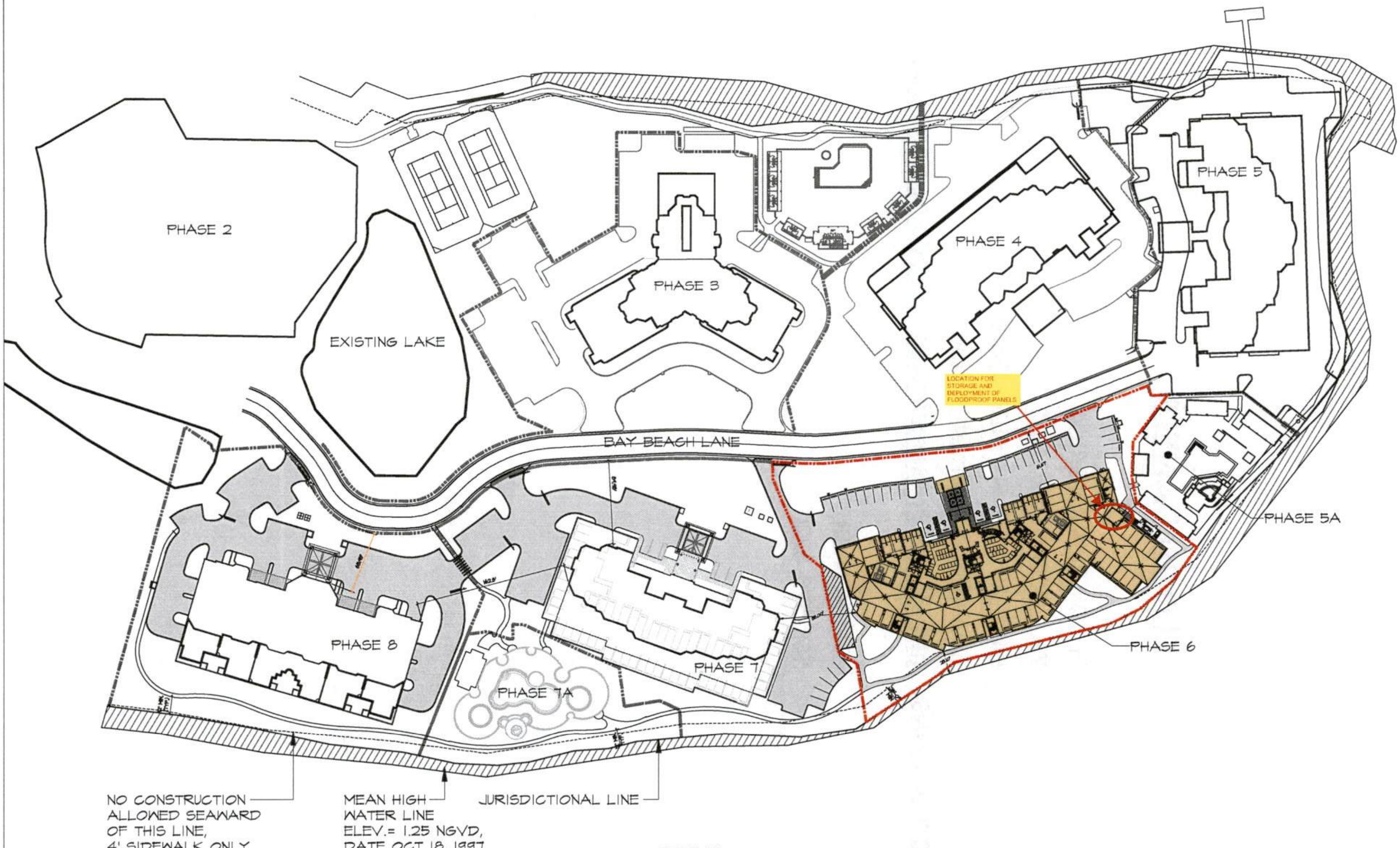
SECTION III – DRY FLOODPROOFED ELEVATION CERTIFICATION

Section III is to be completed by a Registered Professional Land Surveyor, Engineer, or Architect licensed in the State where the building is located to provide the surveyed elevations of the as-built construction. To ensure that all required elevations are obtained, it will be necessary to physically enter the building.

SECTION IV – DRY FLOODPROOFED CONSTRUCTION CERTIFICATION

Section IV is to be completed by a Registered Professional Engineer or Architect licensed in the state where the building is located to certify the structure, based upon development and/or review of the design, specifications, as-built drawings for construction and physical inspection, has been designed and constructed in accordance with the accepted standards of practice (ASCE 24-05, ASCE 24-14 or their equivalent) and any alterations also meet those standards and the provisions listed in Section IV.

FLOOD PANELS	
MANUFACTURER:	FLOOD RISK AMERICA
	720 LUCERNE AVENUE
	LAKE WORTH, FLORIDA 33460
	www.floodriskamerica.com
INSTALLATION INSTRUCTIONS:	https://floodriskamerica.com/products/flood-panels/
CONTACT:	STEPHEN GILL
	561-578-4220



1 SITE PLAN
OVERALL AT GROUND LEVEL 01
Scale: 1:40

PROJECT DATA

BUILDING SETBACKS

REF. LDC 34-2174
BLDG ELEV. = 120.00'
FLOOD ELEV. = -13.00'
MAX. BLDG HT. = -35.00'
SUBTOTAL = 72.00'

ADDITIONAL SETBACK COMPUTATION
72.00' x (.05') = 36.00' ADDITIONAL S.B.

SETBACK INFO
TO STREET ROW LINE: 20.0' + 36.0' = 56.0'
TO WATER BODY: 25.0' (NO CHANGE)
FROM STRUCTURE REAR: 20.0' + 36.0' = 56.0'

PARKING CALCULATIONS

USE: 58 UNIT CONDOMINIUM BLDG.
58 - 3 BEDROOM UNITS
REQUIRED PARKING PER TOWN OF FT. MYERS BEACH SECT. 34-2020 (d). (1) b

3 - BEDROOM: 1.5 SP / DU = 87 SPACES REQ'D

BLDG PROVIDES: 64 COV'D SP / 32 SURFACE SP

TOTAL PARKING: 64 + 32 = 96 SPACES

SETBACKS PHASE 06

	REQ.	PROPOSED
STREET	56.00'	61.67'
SIDE (EAST)	56.00'	57.20'
SIDE (WEST)	56.00'	88.00'
REAR (WATER)	25.00'	25.10'

GRANDVIEW AT BAY BEACH

PROJECT ADDRESS
4142
BAY BEACH LANE
FT. MYERS BEACH,
FLORIDA
33931

JOB NO.
DATE 04.30.17
DRAWN BY

ARCHITECT OF RECORD
ROBERT D. HALL
AR #0014108

GARAGE LEVEL 01
SITE PLAN
OVERALL

A1.00

A1.00 - SITE PLAN OVERALL, 6/8/2022 2:08:21 PM

NOTES:

STORAGE-HANDLING
DO NOT STORE FLOOD PANELS IN A MANNER THAT WILL COMPRESS OR DAMAGE GASKETS OR THAT WILL CAUSE DAMAGE TO THE PANELS, CHANNELS, ANGLES, OR ANCHORING HARDWARE. FLOOD RISK AMERICA IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE PANELS, GASKETS, CHANNELS, ANGLES, OR ANCHORING HARDWARE CAUSED BY STORAGE CONDITIONS.

INSTALLATION
REFER TO ALL MANUFACTURERS' INSTALLATION NOTES AND DRAWINGS. INSTALL PLUMB SQUARE, AND LEVEL INSURING CONTINUOUS AND EVEN GASKET CONTACT. DO NOT DRILL OR PENETRATE ANY SURFACE OF BARRIERS WITH OUT CONSULTING MANUFACTURER. USE ONLY FASTENERS PROVIDED BY THE MANUFACTURER (UNLESS OTHERWISE NOTED).

MAINTENANCE - INSPECTION
PERIODIC INSPECTION AND MAINTENANCE OF FLOOD BARRIER INSTALLATIONS INCLUDING SEALANT, GASKETS, ANCHORS, AND OPERATING HARDWARE IS THE RESPONSIBILITY OF THE OWNER.

STRUCTURAL REVIEW
STRUCTURAL ANALYSIS OF THE BUILDING'S CAPACITY TO WITHSTAND ALL FLOOD BARRIER SERVICE LOADS THAT ARE TRANSFERRED TO THE STRUCTURE SHALL BE PERFORMED BY THE STRUCTURE'S EOR AND IS BASED ON SERVICE LOADS AS INDICATED ON THESE PLANS. FLOOD RISK AMERICA IS NOT RESPONSIBLE TO ENSURE THE BUILDING'S ABILITY TO HANDLE THE IMPOSED LOADS AND SHALL NOT BE RESPONSIBLE FOR EXISTING / AS BUILT FIELD CONDITIONS THAT VARY FROM THESE PLANS.

PERFORMANCE
FLOOD BARRIERS ARE DESIGNED TO CONTROL SHORT TERM HYDROSTATIC, HYDRODYNAMIC AND DEBRIS IMPACT LOADS UP TO THE DESIGNED WATER HEIGHT NOTED ON THESE DRAWINGS ALONG WITH ALL LOAD REQUIREMENTS AS NOTED IN FEMA TECHNICAL BULLETIN 3-JANUARY 2021 & ASCE 24-14. ALL LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURE. ALWAYS ALLOW FOR CONTROL OF ANY LEAKAGE OR CONDENSATION THAT WILL OCCUR DURING FLOODING CONDITIONS. IN APPLICATIONS WHERE THE FLOOD PANEL GASKETS CONTACT THE EXISTING BUILDING STRUCTURE, FLOORS, ETC. ALL SURFACES MUST BE SOUND, FLAT/LEVEL, AND WITHOUT BLEMISH FOR BEST PERFORMANCE.

DESIGN CRITERIA
DESIGN LOADS:

PANELS ARE DESIGNED TO WITHSTAND THE FOLLOWING:

1) HYDROSTATIC LOADS TO ELEVATION AS INDICATED ON DRAWINGS BASED ON HYDROSTATIC WATER LOAD (64 PCF).

2) HYDRODYNAMIC LOADS ON VERTICAL SURFACES OF MOVING FLOODWATERS AT 5 FEET PER SECOND.

3) DEBRIS IMPACT LOAD OF A 1,000 lb OBJECT FOR A 1 SECOND DURATION.

ANCHORAGE
ALL ANCHOR DESIGNS ARE BASED ON ATTACHING TO STRUCTURE CALLED OUT IN THE DRAWINGS. FLOOD RISK AMERICA PANELS ARE TO BE ANCHORED INTO CEMENTITIOUS MATERIAL. ANY SUBSTRATE OTHER THAN THAT AS NOTED VOIDS THE WARRANTY OF THE PANELS AND THE ANCHORING SYSTEM. FLOOD RISK AMERICA IS NOT RESPONSIBLE FOR FASTENING OF PRODUCT INTO LESS THAN IDEAL FIELD CONDITIONS OR MOUNTING TO A STRUCTURE OTHER THAN WHAT IS DETAILED ON THE DRAWINGS.

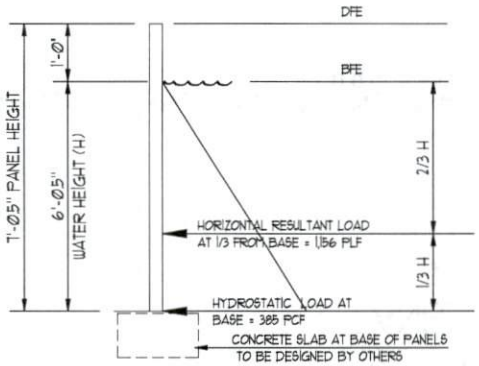
DUE TO VARIABILITY TO EXISTING MOUNTING STRUCTURE FLOOD RISK AMERICA IS NOT RESPONSIBLE FOR STRUCTURAL FASTENER DESIGN THAT VARY FROM THESE DRAWINGS OR INTO LESS THAN IDEAL FIELD CONDITIONS. FLOOD RISK AMERICA PRODUCTS FASTENING SYSTEMS ARE DESIGNED BASED ON CONCRETE OR 8" GROUT-FILLED CMU MASONRY (ASTM C90) MOUNTING STRUCTURE, UNLESS OTHERWISE INDICATED ON THESE DRAWINGS. ANY ANCHORING SUBSTRATE THAT VARIES FROM THESE REQUIREMENTS SHALL BE EVALUATED BY FRA ENGINEERS AND FRA SHALL BE COMPENSATED FOR THE ENGINEERING OF ANCHORS MOUNTED INTO SAID VARIED SUBSTRATES.

IF FIELD CONDITIONS DIFFER FROM THESE PLANS, FLOOD RISK AMERICA REQUIRES THAT MODIFICATIONS OF THE ANCHOR MOUNTING TO THE STRUCTURE BE DESIGNED AND REVIEWED BY BUILDING'S EOR, BASED ON ACTUAL FIELD CONDITIONS, PRIOR TO APPROVING THESE DRAWINGS.

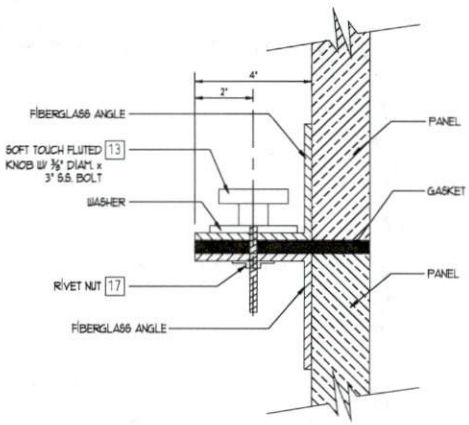
REFER TO ANCHOR MANUFACTURES TECHNICAL DATA MANUAL FOR INSTALLATION LIMITATIONS AND REQUIREMENTS.

MATERIAL LIST

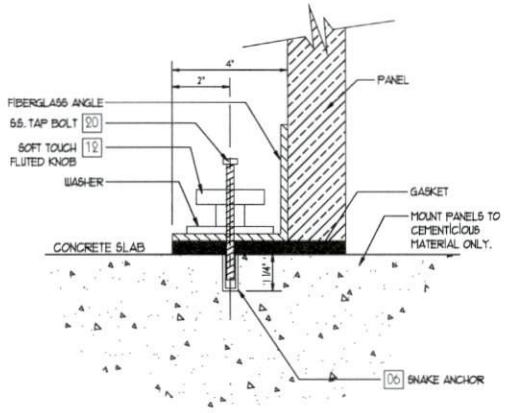
ITEM NO.	PART NO.	DESCRIPTION	QTY	PCS
01	-	10" x 3" CCH GASKET	39 LF	-
04	-	10" x 6" CCH GASKET	20 LF	-
06	-	3/8" x 1 3/4" SNAKE ANCHOR	71	-
09	-	3/8" x 4 3/4" HILTI HAS-N THREADED INSERT W/ THREAD	28	-
11	-	3/8" SS. BIDEWALK BOLT	41	-
12	-	2360" SOFT TOUCH FLUTED KNOB 3/8-16 INSERT, STEEL, ZINC	41	-
13	-	2360" SOFT TOUCH FLUTED KNOB W 3/8" DIAM. x 3" SS. BOLT	9	-
17	-	RIVET NUT	9	-
18	-	3" GALV. DOCK WASHER	46	-
20	-	3/8" x 4" GRADE A307 ZINC COATED CARBON STEEL TAP BOLT	71	-
24	-	3/8" x 8" GRADE A307 ZINC COATED CARBON STEEL TAP BOLT	14	-
44	PANEL 4	DOOR PANEL 30"L x 72"H x 2 3/4"TH - 1	1	2
48	PANEL 8	DOOR PANEL 48"L x 72"H x 2 3/4"TH - 1	1	1



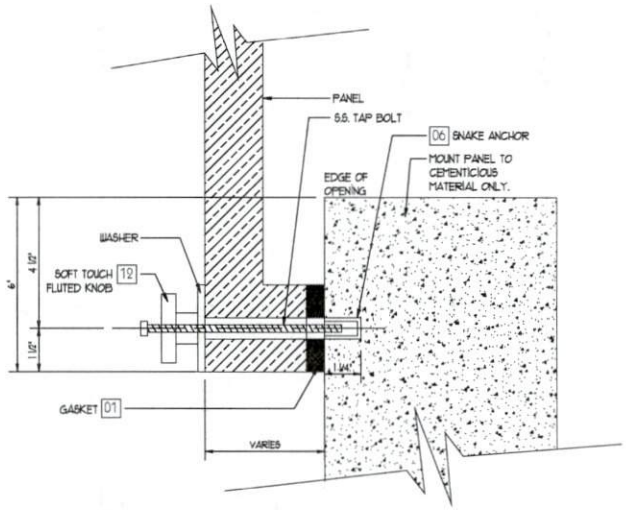
FLOOD LOADING CONDITION
GROUND MOUNTED PANELS



SPLINE DETAIL A1
PANEL TO PANEL — SCALE: 6"=1'-Ø"



CONNECTION DETAIL C1
DOOR PANEL TO CONC. — SCALE: 6"=1'-Ø"



CONNECTION DETAIL D1
CONCRETE — SCALE: 6"=1'-Ø"

FRA SHOP DRAWING REVIEW
- ☐ APPROVED
- ☐ APPROVED AS NOTED (RESUBMISSION NOT REQUIRED)
- ☐ APPROVED AS NOTED, RESUBMISSION REQUIRED
- ☐ REJECTED, RESUBMISSION REQUIRED

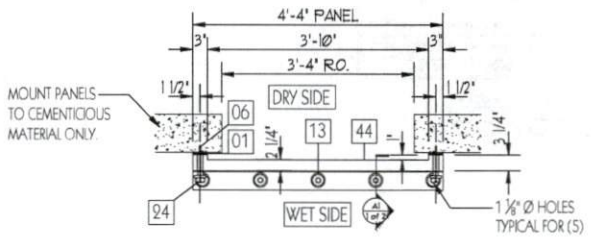
COMPANY NAME
SIGNATURE DATE
PRINTED NAME

GRANDVIEW AT BAY BEACH
4142 BAY BEACH LANE
FORT MYERS BEACH, FL 33931

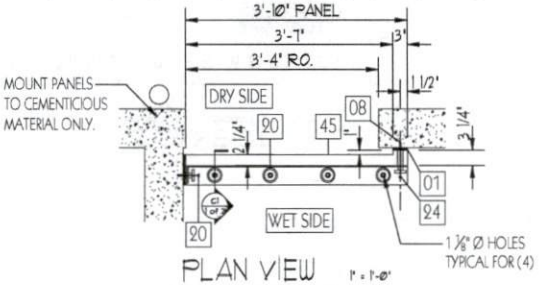
FLOOD RISK AMERICA
720 LUCERNE AVENUE
LAKE WORTH, FLORIDA 33460
561-578-4220 www.floodriskamerica.com

Revisions:	
Date	Description
8/16/22	REVISION 1 - FULL SET

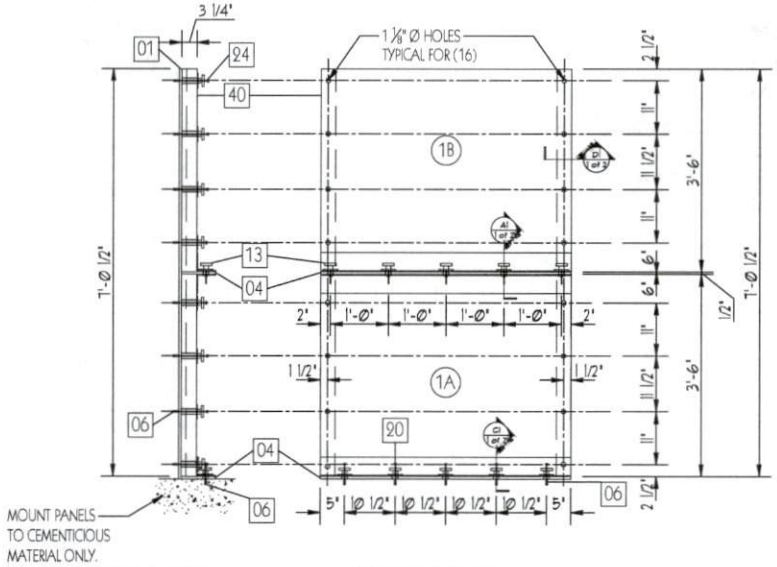
Date: 6-24-22	FRA Proj. No: 0522
Scale: AS NOTED	
Drawn: JLS	Dwg. No. 1 of 2
Checked: DMB	



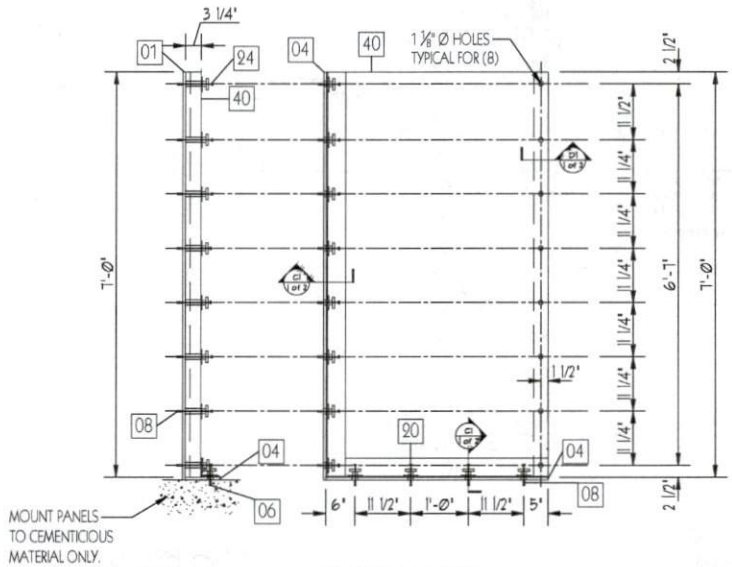
PLAN VIEW 1" = 1'-0"



PLAN VIEW 1" = 1'-0"



SIDE VIEW 1" = 1'-0" FRONT VIEW 1" = 1'-0"



SIDE VIEW 1" = 1'-0" FRONT VIEW 1" = 1'-0"

PANEL 1
EXT. FIRE COMMAND
QTY = 1

NOTES:
1. PANELS VIEWED FROM WET SIDE.

Approx. Total Weight = 105 lb
Approx. Panel Weight = 52.5 lb

PANEL 2
INT. FIRE COMMAND
QTY = 1

NOTES:
1. PANELS VIEWED FROM WET SIDE.

Approx. Panel Weight = 91 lb

FRA SHOP DRAWING REVIEW
- ☐ APPROVED
- ☐ APPROVED AS NOTED (RESUBMISSION NOT REQUIRED)
- ☐ APPROVED AS NOTED, RESUBMISSION REQUIRED
- ☐ REJECTED, RESUBMISSION REQUIRED

COMPANY NAME
SIGNATURE DATE
PRINTED NAME

GRAND VIEW AT BAY BEACH
4142 BAY BEACH LANE
FORT MYERS BEACH, FL 33931

FLOOD RISK AMERICA
720 LUCERNE AVENUE
LAKE WORTH, FLORIDA 33460
561-578-4220 www.floodriskamerica.com

Revisions:

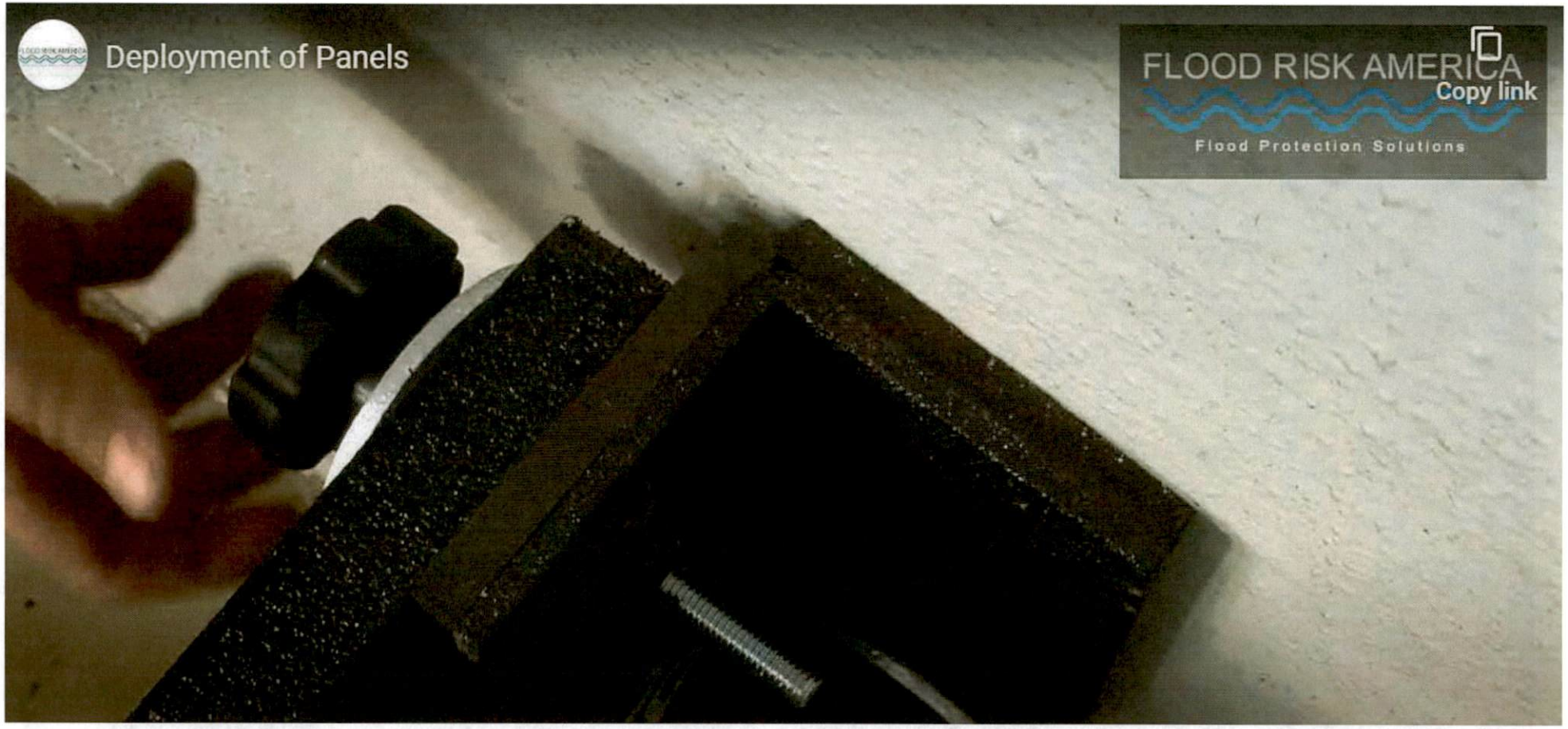
Date	Description
8/6/22	REVISION 1 - FULL SET

Date: 6-24-22	FRA Proj. No: 0522
Scale: AS NOTED	
Drawn: JLS	Dwg. No. 2 of 2
Checked: DWB	


FLOOD RISK AMERICA
Flood Protection Solutions
FRA DEPLOYMENT
SINGLE FLOOD PANEL

REMOVE ANCHOR
PROTECTIVE BOLTS

MOUNT PANELS ONTO WALLS USING
ANCHOR BOLTS WITH HAND-FASTENERS
AND TIGHTEN TO SECURE FIT



MOUNT PANELS INTO FLOOR ANCHORS USING
ANCHOR BOLTS WITH HAND-FASTENERS


Deployment of Panels
FLOOD RISK AMERICA
Copy link
Flood Protection Solutions
MORE VIDEOS
GLE FLOOD PANEL DEPLOYED

LONDON BAY
DEVELOPMENT GROUP

Grandview Comprehensive Inspection and Maintenance Plan

1. Introduction: This plan outlines the procedures for inspecting and maintaining the entire condo structure, focusing on various components, including the exterior envelope, penetrations, slabs, flood protection systems, drainage systems, emergency power systems, and more. The objective is to identify and rectify any deficiencies promptly, ensuring the longevity and functionality of the structure and its components.

2. Exterior Envelope Inspection:

- Conduct regular visual inspections of the exterior walls and foundation systems for cracks, water staining, and penetrations.
- Inspect for signs of water intrusion, deterioration, or any structural issues.
- Document and categorize findings based on severity.
- Schedule repairs as necessary and perform waterproofing measures.

3. Penetrations to the Exterior:

- Inspect all penetrations (pipes, conduits, vents, etc.) for proper sealing and weatherproofing.
- Ensure that any penetrations are properly flashed and sealed to prevent water infiltration.
- Address any deficiencies promptly to avoid potential water damage.

4. Slabs and Wall/Slab Joints:

- Regularly inspect slabs and wall/slab joints for cracks, settling, or drainage issues.
- Check for proper expansion joint materials and conditions.
- Address structural or drainage deficiencies promptly to maintain the integrity of the structure.

5. Flood Protection Systems:

- Inspect flood shields, gates, panels, doors, glazing, and barriers for proper operation and sealing.
- Check all seals, gaskets, fasteners, and mounting hardware for wear or damage.
- Ensure that all components are ready for deployment in case of flooding.

6. Sump Pumps and Interior Drain System:

- Regularly test sump pumps (or self-priming pumps) and interior drain systems.
- Ensure proper functioning and efficient drainage.
- Clean and maintain pumps and drainage channels to prevent blockages.

7. Emergency Power Systems:

- Inspect emergency power systems including generators, transfer switches, and fuel supply.

LONDON BAY
DEVELOPMENT GROUP

8. Testing of Emergency Systems:

- Conduct scheduled testing of emergency generators and sump pumps.
- Verify that all drainage measures are functional and capable of handling potential flood situations.

9. Backflow Valves or Shutoff Valves:

- Inspect backflow valves or shutoff valves to prevent sewage backup during flooding.
- Ensure proper operation and maintenance of these valves.

10. Location and Hardware of Flood Components:

- Create a detailed map indicating the location of all flood protection components.
- Maintain an inventory of necessary hardware, materials, and tools for sealing floodproofed areas.

11. Manufacturer Contact Information:

- Maintain a list of manufacturers' contact information for all flood protection components.
- Use this information to order replacement gaskets, seals, and other parts as needed.

12. Cadence of Inspection and Maintenance:

- Perform visual inspections quarterly to identify any immediate issues.
- Conduct thorough inspections annually, including testing of emergency systems.
- Schedule maintenance and repairs promptly based on inspection findings.

13. Documentation and Reporting:

- Document all inspections, maintenance activities, and repairs performed.
- Maintain a comprehensive record of the structure's condition and any changes made.

14. Continuous Improvement:

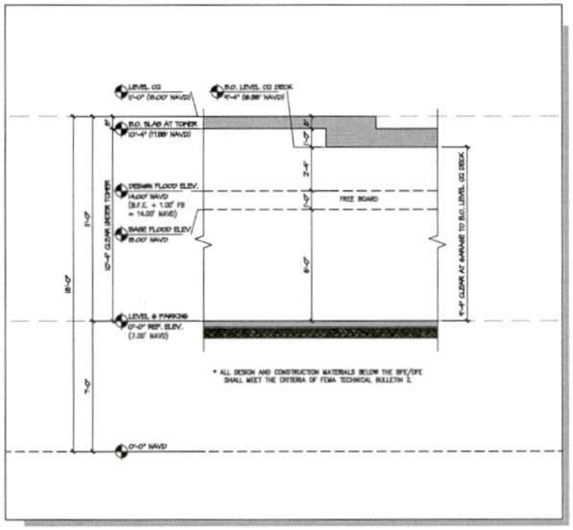
- Regularly review the effectiveness of the inspection and maintenance plan.
- Incorporate feedback from inspections and adjust the plan to address emerging issues.

15. Building Owner Acknowledgement

- Building owner acknowledges by signature below of the awareness of the criteria for when the dry floodproofing measures must be installed and of the procedures to install all of the measures.

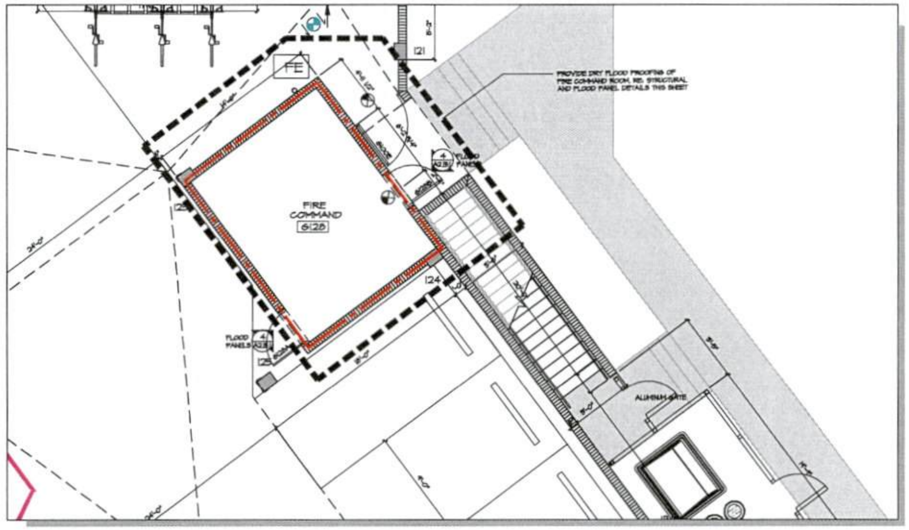
OWNER/TITLE _____ **DATE** 9-11-23

By adhering to this comprehensive inspection and maintenance plan, the condo structure's integrity and functionality will be preserved, ensuring the safety and satisfaction of its residents.



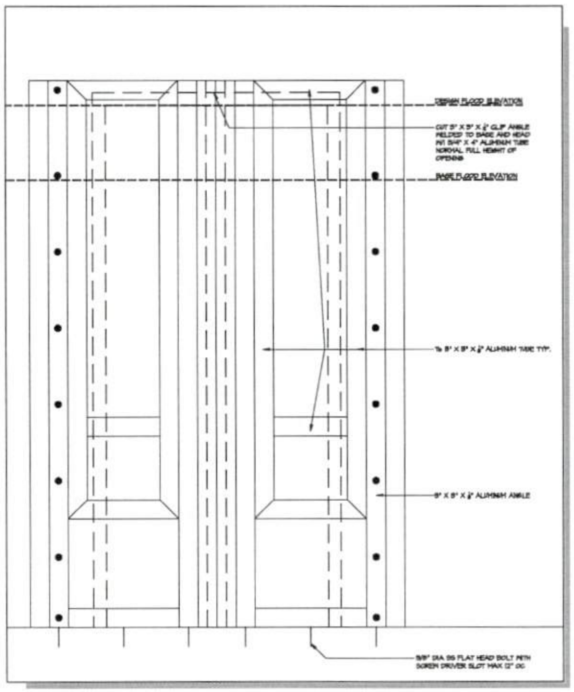
(3) DFE / BFE DIAGRAM

Scale: 3/8" = 1'-0"



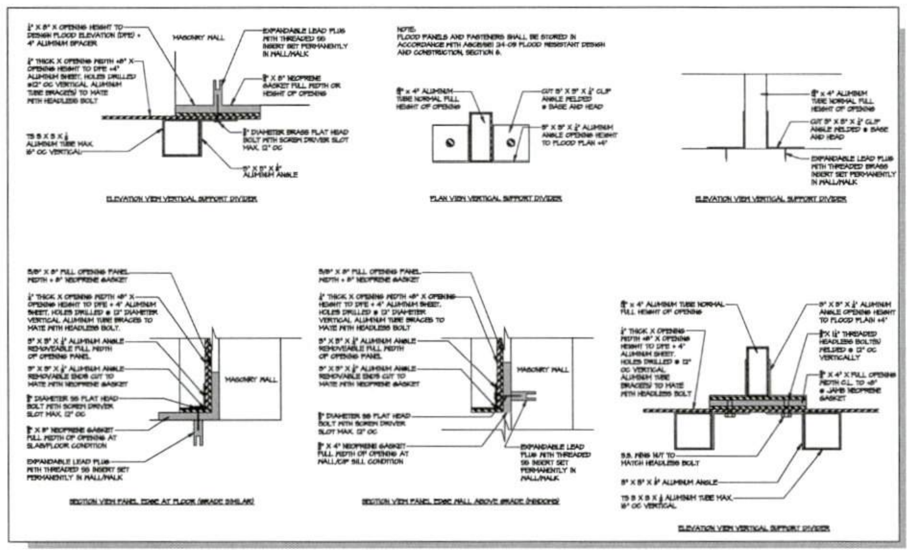
(1) GARAGE LEVEL 01 FIRE COMMAND ROOM

Scale: 3" = 1'-0"



(4) FLOOD PANEL DOOR ELEVATIONS (G128A & G128B)

Scale: 1 1/2" = 1'-0"



(2) FLOOD PANEL DETAILS

Scale: 3" = 1'-0"

GRANDVIEW AT BAY BEACH

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4142 BAY BEACH LANE
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GARAGE LEVEL 01 FLOOD PANEL DETAILS

A2.15.1

FLOOD RISK AMERICA

Flood Protection Solutions

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