ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name: 303 ASSOCIATES LLC

A2. Building Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2007 BOUNDARY STREET

City: CITY OF BEAUFORT
State: SC
Zip Code: 29902

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PORTION OF LOT 61 & 52 SEC. 31 PB:124 PG:125 TM#: R122 001 000 0012 0000 & R122 003 000 0001 0000

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

A5. Latitude/Longitude: Lat. 32°26'26.42"N Long. 80°41'12.82"W

A6. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade
   N/A

c) Total net area of flood openings in A8b
   N/A sq in

d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade
   N/A

c) Total net area of flood openings in A9b
   N/A sq in

d) Engineered flood openings? Yes No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
CITY OF BEAUFORT 450026

B2. County Name BEAUFORT

B3. State SC

B4. Map/Panel Number 450026 0006

B5. Suffix D

B6. FIRM Index Date 08/28/88

B7. FIRM Panel Effective/Revised Date 09/26/88

B8. Flood Zone(s) A11

B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 13.0

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/Source: NAD 1983

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)?

☐ 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.


Benchmark Utilized: SITE

Vertical Datum: NGVD 29

Indicate elevation datum used for the elevations in Items a) through h) below: ☑ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: 

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 13.69 feet meters

b) Top of the next higher floor

N/A

N/A

c) Bottom of the lowest horizontal structural member (V Zones only)

N/A

N/A

d) Attached garage (top of slab)

N/A

N/A

e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)

N/A

N/A

f) Lowest adjacent (finished) grade next to building (LAG)

12.60 feet meters

12.60

g) Highest adjacent (finished) grade next to building (HAG)

12.90 feet meters

12.90

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support

N/A

N/A

N/A

N/A

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: WILLIAM H. GRAY, JR.

Title: LAND SURVEYOR

Company Name: ATLAS SURVEYING INC.

Address: 49 BROWNS COVE RD, SUITE 5, City: RIDGELAND

State: SC
ZIP Code: 29936

Signature: [Signature]

Date: 06/18/15
Telephone: (843) 645-9277

FEMA Form 080-0-33 (7/12) See reverse side for continuation.
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 PROJECT # 0223_A8. PROPERTY LIES IN A11_B & C ZONES. C2a. ELEVATION IS FOR FINISHED FLOOR OF BUILDING. C2e. AIR CONDITIONER WAS ON THE ROOF AND WAS NOT ACCESSIBLE.

Signature Date 06/18/15

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 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2b 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–G10. In Puerto Rico only, enter meters.

G1. □ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. □ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. □ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number G5. Date Permit Issued G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: □ New Construction □ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ______. ______ feet ______ meters Datum ______

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

G10. Community’s design flood elevation: ______. ______ feet ______ meters Datum ______

Local Official’s Name Title

Community Name Telephone

Signature Date

Comments □ Check here if attachments.
Building Photographs
See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
2007 BOUNDARY STREET

City CITY OF BEAUFORT

State SC

ZIP Code 29902

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.