

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Landmark 24				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 653 Wyndham Way				Company NAIC Number:	
City Pooler		State Georgia		ZIP Code 31322	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 495, Forest Lakes, Phase 6, 8th G.M. District, City of Pooler, Chatham County, Georgia, PIN: 5-1014C-06-039 (SMB 51, Page 297)					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>32.14342</u> Long. <u>-81.27560</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>442</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>3</u>					
c) Total net area of flood openings in A9.b <u>660</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number City of Pooler 130261			B2. County Name Chatham		B3. State Georgia
B4. Map/Panel Number 13051C0019	B5. Suffix H	B6. FIRM Index Date August 16, 2018	B7. FIRM Panel Effective/ Revised Date July 7, 2014	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 20.0'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 653 Wyndham Way			Policy Number:
City Pooler	State Georgia	ZIP Code 31322	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: Local Vertical Datum: NAVD 88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

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

			Check the measurement used.
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	21 . 2	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	31 . 7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	19 . 1	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	21 . 7	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	18 . 2	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	18 . 6	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	<input type="checkbox"/> feet	<input type="checkbox"/> meters

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Terry M. Coleman	License Number GA# 2486	
Title Professional Surveyor		
Company Name Coleman Company Inc.		
Address 17 Park of Commerce Boulevard, Suite 201		
City Savannah	State GA	ZIP Code 31405
Signature 	Date 02-18-2019	Telephone 912-200-3041



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

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

Section A9: Garage vented by (3) engineered vents. Flood Flaps, LLC, model FFNF05. See attached certification.  
 Section B9: A 1' (one foot) free board is required by the City of Pooler Flood Damage Prevention Ordinance.  
 Section C2: Benchmark utilized was from Plat Book 51, Page 297.  
 Section C2a: Elevation is top of floor for living space.  
 Section C2e: Lowest elevation of machinery servicing building is the top of HVAC platform.

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

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

Property Owner or Owner's Authorized Representative's Name

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments

Check here if attachments.



## BUILDING PHOTOGRAPHS

### ELEVATION CERTIFICATE

See Instructions for Item A6.

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



Photo One Caption

FRONT VIEW 02/18/2019



Photo Two Caption

REAR VIEW 02/18/2019



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
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City Pooler	State Georgia	ZIP Code 31322	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One Caption

RIGHT VIEW 02/18/2019



Photo Two Caption

LEFT VIEW 02/18/2019

# ADDITIONAL BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008  
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City Pooler	State Georgia	ZIP Code 31322	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One Caption

VENT 02/18/2019



Photo Two Caption

VENT 02/18/2019



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

Reissued September 2015

This report is subject to renewal September 2017.

[www.icc-es.org](http://www.icc-es.org) | (800) 423-6587 | (562) 699-0543

A Subsidiary of the International Code Council®

**DIVISION: 08 00 00—OPENINGS**
**Section: 08 95 43—Vents/Foundation Flood Vents**
**REPORT HOLDER:**
**FLOOD FLAPS® LLC**  
 2707 WATERPOINTE CIRCLE  
 MT. PLEASANT, SOUTH CAROLINA 29466  
 (843) 849-8031

[www.floodflaps.com](http://www.floodflaps.com)  
[info@floodflaps.com](mailto:info@floodflaps.com)
**EVALUATION SUBJECT:**
**FLOOD FLAPS® FLOOD VENTS: MODELS FFWF12;  
 FFNF12; FFWF08; FFNF08; FFWF05; FFNF05**
**1.0 EVALUATION SCOPE**

Compliance with the following codes:

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

**Properties evaluated:**

- Physical operation
- Water flow
- Weathering

**2.0 USES**

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

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

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

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

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

**3.2 Engineered Opening:**

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

**3.3 Model Sizes:**

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

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

For SI: 1 inch = 25.4 mm.

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

**3.4 Ventilation:**

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

**4.0 DESIGN AND INSTALLATION**

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

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



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

#### 5.0 CONDITIONS OF USE

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

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

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

#### 6.0 EVIDENCE SUBMITTED

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

#### 7.0 IDENTIFICATION

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

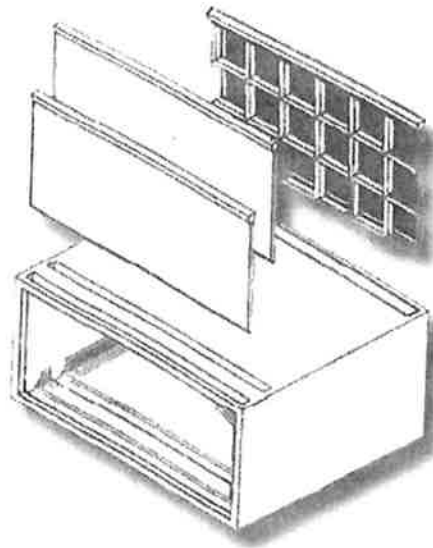


FIGURE 1—FLOOD FLAPS<sup>®</sup> FLOOD VENT

# REINFORCING STEEL OBSERVATIONS REPORT

# Terracon

**Report Number:** ES181156.0096  
**Service Date:** 02/11/19  
**Report Date:** 02/19/19  
**Task:** Cast-In-Place Concrete

2201 Rowland Ave  
Savannah, GA 31404-4434  
912-629-4000

## Client

Parc at Pooler LLC  
Equity Resources, LLC  
Attn: Jack Rhodes  
4509 Pine Tree Cir  
Birmingham, AL 35243

## Project

Parc at Pooler  
Quacco Rd  
Pooler, GA 31322

**Project Number:** ES181156

**Services Requested By:** Wayne Deetz with McShane

**Referenced Drawings:** Terracon reviewed drawings S0-01, S1-11 and SSK-01 prepared by Victor Lissiar Jr dated 3-16-18 and revised on 2-1-19.

**Reinforcing Steel Placement:** Terracon reviewed reinforcing steel placed for foundations at the locations listed below.

**Observation Locations:** Building #100 Front and rear porch column footings (See attached drawing)

**Reinforcing Steel Type:** ASTM A615-60

**Vertical Reinforcement:** Complies with specifications

**Clearances Adequate:** Yes

**Anchor Bolts Using Template:** Not Applicable

**Horizontal Joint Reinforcement:** Not Applicable

**Embed Type, Size & Placement:** Complies with specifications

**Lapping of Reinforcing Bars:** Not Applicable

**Compliance Statement:** Based on our observations, the reinforcing steel placement at the above-referenced locations appeared to be in general accordance with the project drawings identified above.

**Results Reported To:** Wayne Deetz with McShane

**Additional Inspections Required:** No

## Services:

**Terracon Rep.:** White, Javis

**Reported To:** Marion Simuel with McShane

**Contractor:** McShane Construction

### Report Distribution:

(1) Argos Ready Mixed, LLC, John Bradshaw

(1) Eagle Excavation, Inc., Mark Allred

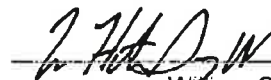
(1) McShane Construction Company, LLC, Marion Simuel, Jr.

(1) City of Pooler GA, Shannon Kirby

(1) McShane Construction Company, LLC, Andrew Odom

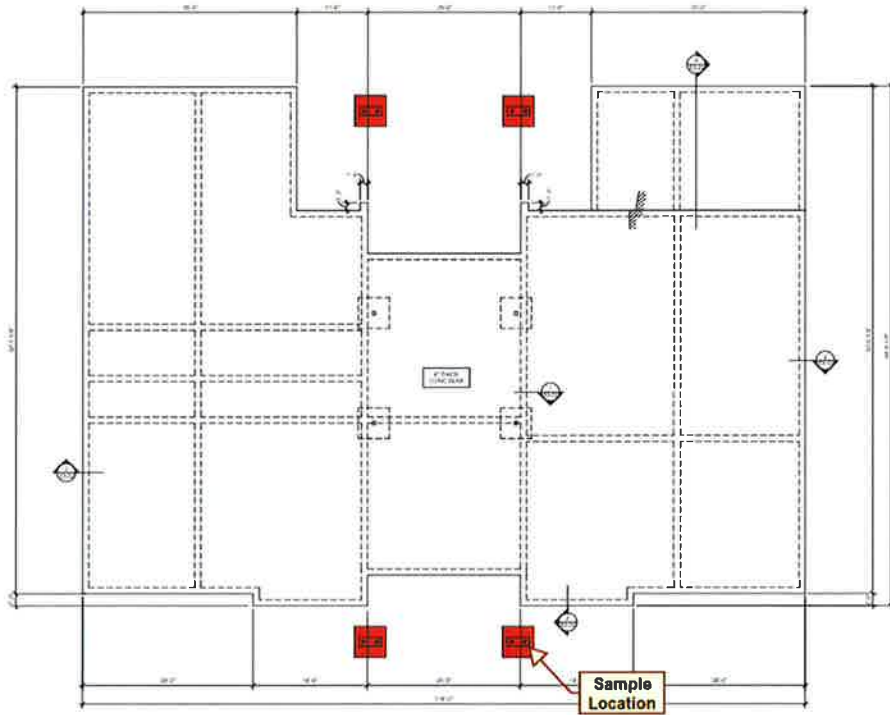
(1) McShane Construction Company, LLC, Wayne Deetz

**Reviewed By:**

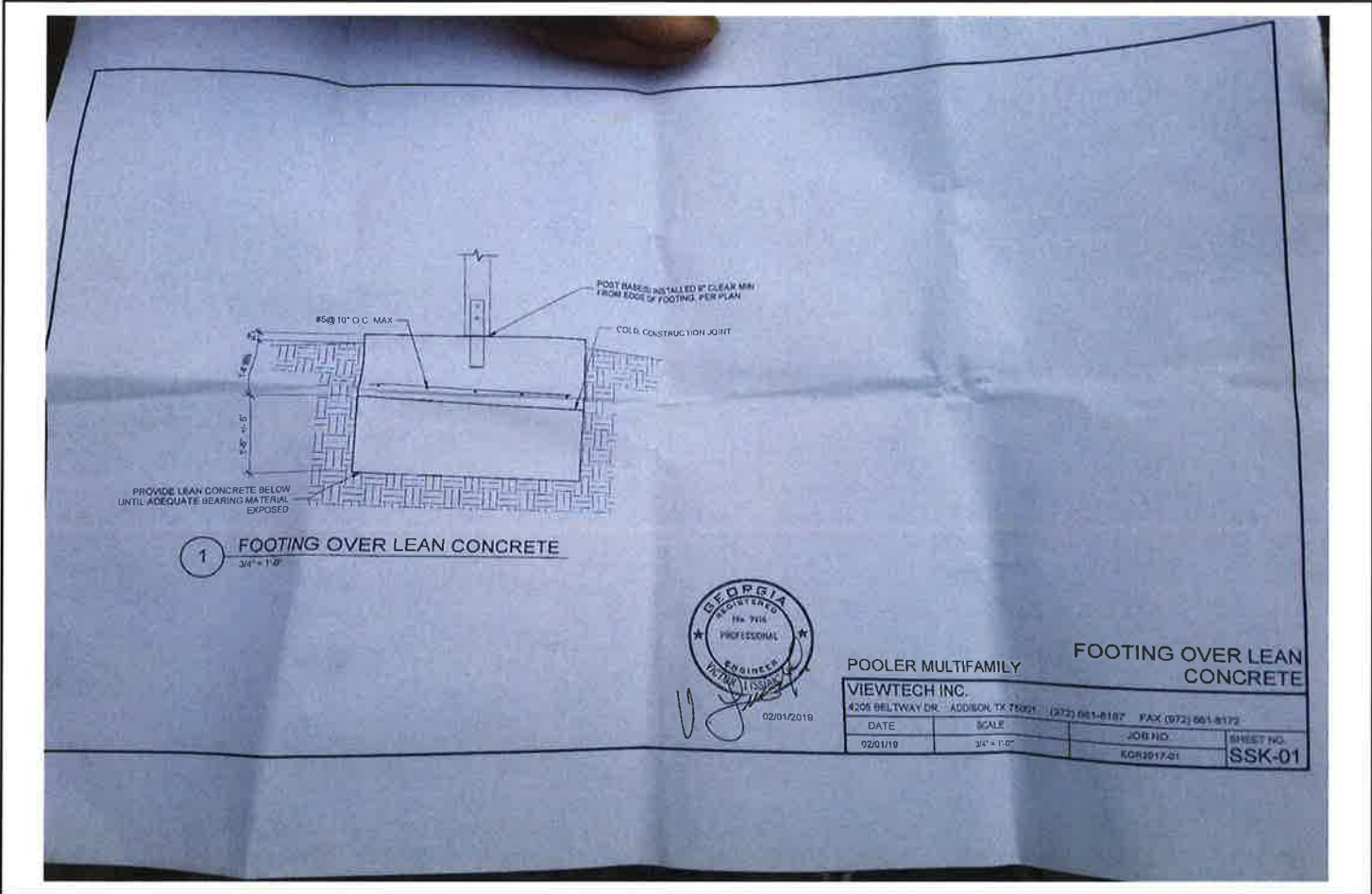


William Saussy  
Project Manager

The tests were performed in general accordance with applicable ASTM, AASHTO, or DOT test methods. This report is exclusively for the use of the client indicated above and shall not be reproduced except in full without the written consent of our company. Test results transmitted herein are only applicable to the actual samples tested at the location(s) referenced and are not necessarily indicative of the properties of other apparently similar or identical materials.



Parc at Pooler	Site Plan: S1-11	<b>Terracon</b>
Quacco Rd	Report Number: ES181156.0096	
Pooler, GA 31322	Technician: White, Javis	2201 Rowland Ave
	Date: 02/11/19	Savannah, GA 31404-4434
	Scale: Not to Scale	912-629-4000



Parcel Pooler	Site Plan:	<b>Terracon</b>
	Report Number: ES181156.0096	
Quacco Rd	Technician: White, Javis	2201 Rowland Ave
Pooler, GA 31322	Date: 02/11/19	Savannah, GA 31404-4434
	Scale: Not to Scale	912-629-4000