



Bldg-Addition 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Last Status: Application Submittal Status Date: 12/31/2007
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 5609	110	1		M B 71-37/38 (SHTS 11-12)	129B157 1259	4315 - 003 - 001

3. PARCEL INFORMATION Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 5 Certified Neighborhood Council - Westside Community Plan Area - West Los Angeles	Census Tract - 2679.00 District Map - 129B157 Energy Zone - 9 Flood Haz. Zone [REDACTED] E=N/A PI Hillside Grading Area - YES	Methane Hazard Site - Methane Zone Near Source Zone Distance - 2.8 Thomas Brothers Map Grid - 632-D5
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ZONE(S): R1-1-O/

4. DOCUMENTS

ZI - ZI-1802 Hillside Grading Ordinance
 SPA - West LA Transportation Improver

Fee Paid: \$239.80
01/02/08

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 Kim, Iksuk And Choi, Myung Ok 10570 Tennessee Ave LOS ANGELES CA 90064 3104676893

Tenant:
 Applicant: (Relationship: Agent for Owner)
 [REDACTED] 3699 Wilshire Blvd LOS ANGELES, CA 90010 [REDACTED]

7. EXISTING USE	PROPOSED USE
(01) Dwelling - Single Family	(01) Dwelling - Single Family

8. DESCRIPTION OF WORK
 HOUSE ADDITION 784 S.F. 3 BED/2 BATH = 5 BED/3 BATH PER TYPE V.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: DAS PC By: _____
 OK for Cashier: Coord. OK: _____
 Signature: Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
 Outside LA County, call (213) 482-0600 or request inspections via Safety
www.ladbs.org. To speak to a Call Center agent, call 311 or
 (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only
 BUILDING PLAN CHECK \$122.65
 ONE TIME SURCH \$12.57
 SYSTEMS DEVT FEE \$37.72
 CITY PLANNING SURCH \$37.72
 MISCELLANEOUS \$5.00

F070141000008969SN

Total Due: \$721.66
 Check: \$721.66

11. PROJECT VALUATION & FEE INFORMATION Submittal Fee Period

Permit Valuation: \$80,000 PC Valuation:

SUBMITTAL TOTAL Bldg-Additio	721.66
Energy Surcharge	
Plan Check Subtotal Bldg-Addition	628.65
O.S. Surcharge	12.57
Sys. Surcharge	37.72
Planning Surcharge	37.72
Planning Surcharge Misc Fee	5.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS



* P 0 7 0 1 4 1 0 0 0 0 0 8 9 6 9 S N *

PUBLIC WORKS, BUREAU OF ENGINEERING
WL 35 61 024101 02/20/09 09:35AM

24 229 FLOOD HAZARD COMPLI CHCK FEE
1.00 X \$250.00 \$250.00

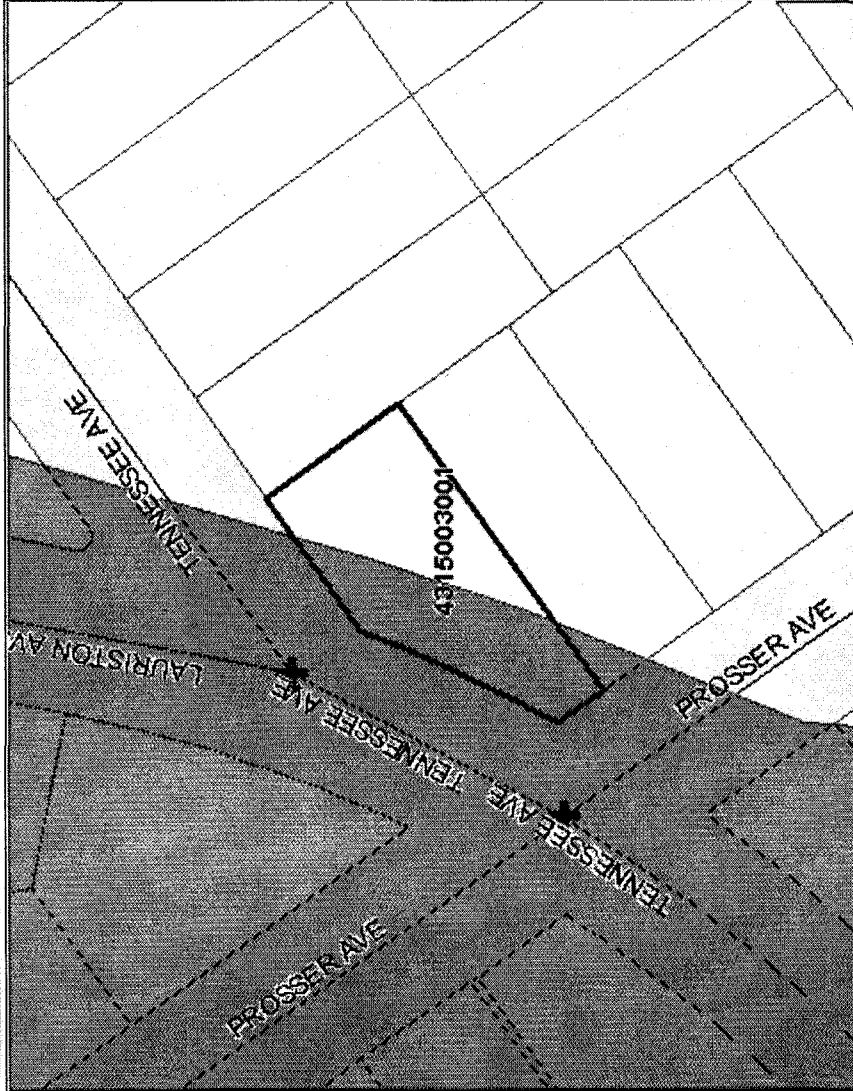
34 502 ONE STOP PERMIT CENTER FEE / M
1.00 X \$5.00 \$5.00

34 503 EQUIP & TRAINING SURCHARGE / M
1.00 X \$17.50 \$17.50

ELEVATION CERTIFICATE, 10870 TENNES
SE AVE, PCIS 07014-10000-08969

Total Due: \$272.50
Check: \$272.50

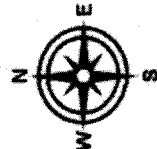
Flood Zone Information Map



APN: 4315003001	
Address	10570 W TENNESSEE AVE
Zip Code	90064
Council Dist	5
LOMR/LOMA	To Be Determine
Flood Status	100 Yr
Zone Type	A0
Flood Depth	3
Elevation	
FEMA Panel No	060137 0071 C
Effective Date	12/02/1980

EXPLANATION OF ZONE DESIGNATION

- SPECIAL FLOOD HAZARD AREAS INUNDAED BY 100-YEAR FLOOD**
- A** Areas of 100-year flood; no base flood elevations determined.
- AE** Areas of 100-year flood; base flood elevations determined.
- AH** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet (usually areas of ponding); base flood elevations are shown.
- AO** Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet (usually sheetflow on sloping terrain); average depths of inundation are shown.
- AO(AF)** Areas of 100-year alluvial fan flooding; average depths of inundation are shown.
- A1-A30** Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- A1-A30(FW)** Floodway areas.
- VE** Areas of 100-year coastal flood with velocity hazard (wave action); base flood elevations determined.
- V1-V30** Areas of 100-year coastal flood with velocity hazard (wave action); base flood elevations and flood hazard factors determined.
- 500-YEAR FLOOD AREAS**
- B or X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
- C or X** Areas determined to be outside 500-year flood plain. Areas of minimal flooding.
- D** Areas in which flood hazards are undetermined.
- Base Flood Elevation Line With Elevation In Feet**** ---513---
- Base Flood Elevation In Feet Where Uniform Within Zone**** (EL987)
- Elevation Reference Mark** RM7 x
- River Mile** M1.5



** Referenced to the National Geodetic Vertical Datum of 1929.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood control structures. This map is for flood insurance purposes only; it does not necessary show all areas subject to flooding in the community or all planimetric features outside special flood hazard areas. City of Los Angeles, Stormwater program / Source: Federal Emergency Management Agency



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF LOS ANGELES, LOS ANGELES COUNTY, CALIFORNIA	Lot 1, Block 110, Tract No. 5609, as described in the Grant Deed recorded as Document No. 20071310257, in the Office of the Recorder, Los Angeles County, California (APN: 4315-003-001)
	COMMUNITY NO.: 060137	
AFFECTED MAP PANEL	NUMBER: 0601370071C	
	DATE: 12/2/1980	

FLOODING SOURCE: SHEET FLOW

APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 34.046, -118.423
SOURCE OF LAT & LONG: PRECISION MAPPING STREETS 8.0 DATUM: NAD 83

DETERMINATION

LOT	BLOCK/SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
1	110	Tract 5609	10570 Tennessee Avenue	Structure	AO (Depth 3)	187.8 feet	185.8 feet	--

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

AO FLOODING-LOMA-N

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the property described above. The lowest adjacent grade elevation to a structure must be at or above the Base Flood Elevation for a structure to be outside of the SFHA.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Amendment. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 338-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

William R. Blanton Jr.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (NON-REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

AO FLOODING-LOMA-N (This Additional Consideration applies to the preceding 1 Property.)

For the structure to be removed from the Special Flood Hazard Area (SFHA) in areas of sheetflow flooding (Zone AO), the elevation of the lowest adjacent grade to the structure (the lowest ground elevation touching the structure) must be above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective National Flood Insurance Program (NFIP) map. In addition, adequate drainage paths are required to guide floodwaters around and away from the structure; therefore the structure should be on an elevated pad within the sheetflow flooding area. Because this area is subject to sheetflow flooding and the elevation of the lowest adjacent grade to the structure is not above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective NFIP map, and because adequate drainage paths to guide floodwaters around and away from the structure have not been provided, the structure is in the SFHA and flood insurance is required.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, 3601 Eisenhower Avenue, Suite 130, Alexandria, VA 22304-6439.

A handwritten signature in cursive script that reads "William R. Blanton Jr." followed by a flourish.

William R. Blanton Jr., CFM, Chief
Engineering Management Branch
Mitigation Directorate

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1149 S. BROADWAY, SUITE 700
LOS ANGELES, CA 90015-2213

<http://eng.lacity.org>

March 18, 2009

Ikuk Kim
10570 Tennessee Ave
Los Angeles, CA 90064

Dear Mr. Kim:


**10570 TENNESSEE AVE – PCIS# 07014-10000-08969, APPROVED ELEVATION
CERTIFICATE**

I received the completed and stamped Elevation Certificate for the above project. The Elevation Certificate conforms to the elevation required at time of sign-off, therefore, my office has no objections for the completion of this project.

This Elevation Certificate can be used at the end of construction to show that the finished floor elevation is in compliance. Please provide a copy of the attached Elevation Certificate to the City Building and Safety Inspector.

If you have any questions, please contact Mr. Mahendra Amin, at (213) 485-4465.

Sincerely,


Susan Shu, Group Manager
Stormwater Group

SS/MA:kj
H:\Kirra\Stormwater\Mahendra\10570 Tennessee Ave - APPROVED ELEVATION CERT.doc

CC: Robert Steinbach, DBS, MS 115
Tom Stevens, DBS, MS 115
Wesley Tanijiri, BOE, MS 503
Cindy Pham, BOE, MS 494



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>IKSUK Kim</u>		For Insurance Company Use:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>10570 Tennessee AVE</u>		Policy Number	
City <u>Los Angeles</u> State <u>CA</u> ZIP Code <u>90064</u>		Company NAIC Number	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>LOT 1 BLOCK 110 OF TRACT 5609 M.B. 71 PAGE 37/38</u>			
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL ADDITION</u>			
A5. Latitude/Longitude: Lat. <u>34° 03' 45.00</u> Long. <u>118° 26' 15" 00</u>		Horizontal Datum: <input checked="" type="checkbox"/> NAD 1927 <input 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>8</u>			
A8. For a building with a crawl space or enclosure(s), provide:		A9. For a building with an attached garage, provide:	
a) Square footage of crawl space or enclosure(s) <u>787</u> sq ft		a) Square footage of attached garage _____ sq ft	
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>6</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____	
c) Total net area of flood openings in A8.b <u>952</u> sq in		c) Total net area of flood openings in A9.b _____ sq in	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>LOS ANGELES 060137</u>		B2. County Name <u>LOS ANGELES COUNTY</u>		B3. State <u>CALIF.</u>	
B4. Map/Panel Number <u>060137-007</u>	B5. Suffix <u>C</u>	B6. FIRM Index Date <u>5/4/1999</u>	B7. FIRM Panel Effective/Revised Date <u>12/2/1980</u>	B8. Flood Zone(s) <u>AO</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>187.80</u>
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 (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input type="checkbox"/> No					

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-g below according to the building diagram specified in Item A7.
Benchmark Utilized 13-07308 Vertical Datum 217.63'
Conversion/Comments _____

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>186</u> <u>30</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>189</u> <u>65</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u> _____ feet	<input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>N/A</u> _____ feet	<input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>90</u> <u>65</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>186</u> <u>01</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>186</u> <u>65</u> <input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

Check here if comments are provided on back of form.

Certifier's Name <u>PETER QUENTIN</u>	License Number <u>C32085</u>
Title <u>CIVIL ENGINEER</u>	Company Name <u>CDS CONSULTING</u>
Address <u>7847 FLORENCE</u>	City <u>DOWNEY</u> State <u>CA</u> ZIP Code <u>90240</u>
Signature <u>Peter Quentin</u>	Date <u>3/17/09</u> Telephone <u>562-760-6040</u>

