

**BOARD OF PUBLIC WORKS
MEMBERS**

CYNTHIA M. RUIZ
PRESIDENT

JULIE B. GUTMAN
VICE PRESIDENT

PAULA A. DANIELS
PRESIDENT PRO TEMPORE

ERNESTO CÁRDENAS
COMMISSIONER

VALERIE LYNNE SHAW
COMMISSIONER

JAMES A. GIBSON
EXECUTIVE OFFICER

**CITY OF LOS ANGELES
CALIFORNIA**



ANTONIO R. VILLARAIGOSA
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

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

<http://eng.lacity.org>

MEMO OF REVIEW FOR CORRECTNESS AND COMPLETION

In accordance with this community's participation in the National Flood Insurance Program's Community Rating System, all FEMA Elevation Certificates must be correct and complete. The attached Certificate has some incorrect items which are noted here.

SECTION A – PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.o. Route and Box No. 2722 Kelton Ave		Company NAIC Number

City State Zip Code
Los Angeles CA 90064

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

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

A5. Latitude/Longitude: Lat. _____ Long. _____ Horizontal Datum: NAD 1927 NAD 1983

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

A7. Building Diagram Number _____

A8. For a building with a crawl space or enclosure(s), provide

- a) Square footage of crawl space or enclosure(s) _____ sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade _____
- c) Total net area of flood openings in A8.b _____ sq in

A9. For a building with an attached garage, provide:

- a) a) Square footage of attached garage _____ sq ft
- 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 A9.b _____ sq in

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number City of Los Angeles 060137	B2. County Name	B3. State
---	-----------------	-----------

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
----------------------	------------	---------------------	---------------------------------------	-------------------	---

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

- FIS Profile FIRM Community Determined Other (Describe) _____

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

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

Designation Date _____ CBRS OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.

a-g below according to the building diagram specified in Item A7.

Benchmark Utilized _____ Vertical Datum _____

Conversion/Comments _____



COMMENTS:

No corrections.

Date of Review: 09/24/2020 Community Official: 

All elevation certificates shall be maintained by the community and copies with the attached memo made available upon request.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-8

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 Mc DRAGS INVESTMENTS LLC ✓					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2722 KELTON AVE ✓					Company NAIC Number:	
City LOS ANGELES ✓		State California ✓		ZIP Code 90064 ✓		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 408, TRACT No 8939 M.B. 93-92 SHT2, APN: 4256029022 ✓						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.)					RESIDENTIAL ✓	
A5. Latitude/Longitude: Lat 34.033685 ✓ Long. -118.425657 ✓					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>8</u> ✓						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) <u>1518.11</u> sq ft ✓						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>19</u> ✓						
c) Total net area of flood openings in A8.b 1518.11 sq in <u>2829.6</u> ✓						
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>345.2</u> sq ft ✓						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>6</u> ✓						
c) Total net area of flood openings in A9.b <u>720</u> sq in ✓						
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ✓						
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION						
B1. NFIP Community Name & Community Number CITY OF LOS ANGELES /080137 ✓				B2. County Name LOS ANGELES ✓		B3. State California ✓
B4. Map/Panel Number 06037C1595 ✓	B5. Suffix G ✓	B6. FIRM Index Date 12-21-2018 ✓	B7. FIRM Panel Effective/Revised Date 12-21-2018 ✓	B8. Flood Zone(s) AO ✓	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) DEPTH = 1' ✓	
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: <u>N/A</u> ✓ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA						

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2722 KELTON AVE ✓			Policy Number:	
City LOS ANGELES ✓	State California ✓	ZIP Code 90064 ✓	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: LA CITY BM: 13-27425, 2000 ADJ ✓ Vertical Datum: NAVD88, ELV=150.289 ✓

Indicate elevation datum used for the elevations in items a) through n) below:
 NGVD 1929 NAVD 1988 Other/Source _____

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

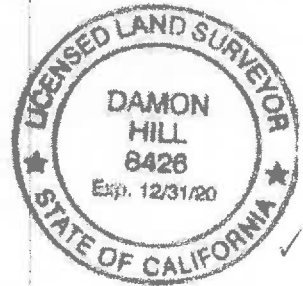
		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	148.5 ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	152.1 ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) 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)	149.7 ✓	<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)	152.12 ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	148.5 ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	150.6 ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	149.9 ✓	<input checked="" 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 DAMON HILL ✓	License Number 8426 ✓
Title PRESIDENT ✓	
Company Name DAMON HILL LAND SURVEYING SERVICES INC ✓	
Address 3434 SHERBOURNE DR ✓	
City CULVER CITY ✓	State California
	ZIP Code 90232
Signature  ✓	Date 03-23-2019
	Telephone (310) 422-1445



Copy all pages of the 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):
 Photos Submitted w Elevations
 HVAC Comp./water Heater/Vents ✓
 HVAC Compressor = 152.12
 Water Heater = 154
 19 Total Vents (All Same Dimension)

ELEVATION CERTIFICATE

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

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2722 KELTON AVE ✓			Policy Number	
City LOS ANGELES ✓	State California ✓	ZIP Code 90034 ✓	Company NAIC Number	

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 _____ 1.5 feet meters above or below the HAG

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 1.1 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 _____ 2.1 feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ 0.3 feet meters above or below the HAG

E4. Top of platform of machinery and/or equipment servicing the building is _____ 2.14 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
Ryan McCarthy McDrag Investments LLC ✓

Address
1223 Wilshire Blvd # 583 Santa Monica CA 90405 ✓

Signature _____ Date 4/24/19 ✓ Telephone 805-568-3284 ✓

Comments

N/A Photos Submitted w/ Elevations
HVAC / water Heater / Vents ✓
HVAC Compressor = 152.12
Water Heater = 154
19 Total Vents (All Same Dimension)

Check here if attachments

ELEVATION CERTIFICATE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg No.) or P.O. Route and Box No. 2722 KELTON AVE ✓			Policy Number:
City LOS ANGELES ✓	State California ✓	ZIP Code 90064 ✓	Company/NAIC Number

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 10014-20000-01430 ✓	G5. Date Permit Issued 05-10-2018 ✓	G6. Date Certificate of Compliance/Occupancy Issued
G7. This permit has been issued for: <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Substantial improvement		
G8. Elevation of as-built lowest floor (including basement) of the building	✓ 148.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum NAVD88 ✓
G9. BFE or (in Zone AO) depth of flooding at the building side	✓ 1.0	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum NAVD88 ✓
G10. Community's design flood elevation	✓ 151.92	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters Datum NAVD88 ✓

Local Official's Name HENRY SISOMRANG	Title CIVIL ENGINEERING ASSOCIATE II
Community Name CITY OF LOS ANGELES	Telephone (213) 847-1933
Signature <i>Henry V. Sisomrang</i>	Date 4/29/2019

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

N/A Photos Submitted w Elevations
HVAC Comp / water Heater / vents ✓
HVAC Compressor = 152.12
Water Heater = 154
19 total vents (All Same Dimension)

Bureau of Engineering
Stormwater Group
Elevation Certificate Review

Permit No. 10014-20000-01430

Approved By: *[Signature]*

Date: 4/29/2019 For Henry S.

Check here if attachments