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# CITY OF LOS ANGELES

CALIFORNIA



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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. 2743 Malcolm Ave ADU		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 enclosures(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) _____ sq ft		
b) No. of permanent flood openings in the crawl space or enclosures(s) walls within 1.0 foot above adjacent grade _____		
c) Total net area of flood openings in A8.b _____ sq in		
		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 <b>06037C1595</b>	B5. Suffix <b>F</b>	B6. FIRM Index Date <b>09/26/2008</b>	B7. FIRM Panel Effective/Revised Date <b>09/26/2008</b>	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



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

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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:**

**Incorrect map/panel number. Incorrect FIRM date. Datum for B11 is Not Indicated. Map/Panel Number changed to 06037C1595F with FIRM Index Date 09/26/2008; plans stamped before 12/22/2018. B11 Datum corrected.**

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Date of Review: 08/14/20    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 1-9.

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 <b>JOAN STANWYCK</b> ✓				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2743 MALCOLM AVENUE</b> ✓				Company NAIC Number:	
City <b>LOS ANGELES</b> ✓		State <b>CALIFORNIA</b> ✓		ZIP Code <b>90064</b> ✓	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>Lot 48, Tract No. 12382, M.B. 261-25-27 APN: 4255-016-003</b> ✓					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>ACCESSORY DWELLING UNIT (ADU)</b> ✓					
A5. Latitude/Longitude: Lat. <b>34.0348</b> ✓ Long. <b>118.4222</b> ✓ 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 <b>8</b> ✓					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <b>370</b> ✓ sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <b>3</b> ✓					
c) Total net area of flood openings in A8.b <b>386</b> ✓ 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 <b>0 (N/A)</b> ✓ sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <b>0 (N/A)</b> ✓					
c) Total net area of flood openings in A9.b <b>0 (N/A)</b> ✓ 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 060137			B2. County Name Los Angeles		B3. State California
B4. Map/Panel Number <b>06037C1595</b> ✓	B5. Suffix <b>G</b> ✓	B6. FIRM Index Date <b>12/21/2018</b> ✓	B7. FIRM Panel Effective/ Revised Date <b>12/21/2018</b> ✓	B8. Flood Zone(s) <b>A0</b> ✓	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) <b>1' Depth</b> ✓
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: <b>N/A</b> ✓					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: <b>N/A</b> ✓					
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: <b>N/A</b> ✓ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

# 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. <b>2743 MALCOLM AVENUE</b> ✓			Policy Number:
City <b>LOS ANGELES</b> ✓	State <b>CALIFORNIA</b> ✓	ZIP Code <b>90064</b> ✓	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: City of LA BM 13-27475, 150.878' ✓ Vertical Datum: NAVD 88, (2000 ADJ) ✓

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)	<u>152.3'</u> ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	<u>154.5'</u> ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>N/A</u> ✓	<input type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>N/A</u> ✓	<input 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)	<u>155.5'</u> ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>152.19'</u> ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>152.4'</u> ✓	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>152.3'</u> ✓	<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 <b>Lewis Soloff</b> ✓	License Number <b>PLS 5344</b> ✓
Title <b>Licensed Land Surveyor</b> ✓	
Company Name <b>Soloff Surveying &amp; Consulting</b> ✓	
Address <b>1223 Wilshire Blvd., #1635</b> ✓	
City <b>Santa Monica</b> ✓	State <b>California</b> ✓
	ZIP Code <b>90403</b> ✓



Signature *Lewis Soloff* ✓ Date **10-22-18** ✓ Telephone **(310) 729-9606** ✓ Ext.


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)

**C2.a = grade in crawlspace**      **C2.e) Machinery, appliances etc are above finish floor of ADU (= > 2.1' Above HAG)**  
**C2.b = Top of floor of ADU**  
**C2.e = Electrical outlets**  
**C2.h = Lowest grade at stairs**

**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. <u>2743 Malcolm Avenue</u> ✓			Policy Number:	
City <u>Los Angeles</u> ✓	State <u>CA</u> ✓	ZIP Code <u>90064</u> ✓	Company NAIC Number	
<b>SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)</b>				
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, <u>crawlspace</u> , or enclosure) is _____ <u>0.1'</u> ✓ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters above or <input checked="" type="checkbox"/> below the HAG				
b) Top of bottom floor (including basement, <u>crawlspace</u> , or enclosure) is _____ <u>0.11'</u> ✓ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> 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 _____ <u>2.1'</u> ✓ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> below the HAG				
E3 Attached garage (top of slab) is _____ <u>N/A</u> ✓ <input type="checkbox"/> feet <input type="checkbox"/> meters <input type="checkbox"/> above or <input type="checkbox"/> below the HAG				
E4 Top of platform of machinery and/or equipment servicing the building is _____ <u>2.1'</u> ✓ <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters <input checked="" type="checkbox"/> above or <input type="checkbox"/> 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? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown The local official must certify this information in Section G.				
<b>SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION</b>				
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 <u>CORINNA GEBERT</u>				
Address <u>1659 11TH STREET</u>	City <u>SANTA MONICA</u>	State <u>CA</u>	ZIP Code <u>90404</u>	
Signature 	Date <u>9/15/2019</u>	Telephone <u>310.985-2254</u>		
Comments				
<input checked="" type="checkbox"/> Check here if attachments				

# 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. <u>2743 MARCOUM AVE</u>			Policy Number:
City <u>LOS ANGELES</u>	State <u>CA</u>	ZIP Code <u>90064</u>	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 <u>18016-10000-19464</u>	G5. Date Permit Issued <u>8/23/2018</u>	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for:  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: 152.3'  feet  meters Datum NAVD88

G9. BFE or (in Zone AO) depth of flooding at the building site: 1'  feet  meters Datum NAVD88

G10. Community's design flood elevation: 154.4'  feet  meters Datum NAVD88

Local Official's Name <u>Bryan Gathuka</u>	Title <u>CEA I</u>
Community Name <u>City of Los Angeles</u>	Telephone <u>213-487-2149</u>
Signature <u>[Signature]</u>	Date <u>09/16/2019</u>

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

C2.a = grade in crawlspace  
C2.b = Top of floor of ADU  
C2.e = Electrical outlets  
C2.h = Lowest grade at stairs

C2.e) All Machinery, appliances etc are above finish floor of ADU (= > 2.1' Above HAG)

G1. per Survey by Lewis Soloff, Lic # PLS 5344, see page 2

Bureau of Engineering Stormwater Group Elevation Certificate Review	
Permit No. <u>18016-10000-19464</u>	
<input checked="" type="checkbox"/> Approved By: <u>[Signature]</u>	
Date: <u>9/16/2019</u>	

Check here if attachments.

# ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHIC  
See Instructions for Item A6.

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. <b>2743 Malcolm Avenue</b> ✓			Policy Number:	
City <b>Los Angeles</b> ✓	State <b>CA</b> ✓	ZIP Code <b>90064</b> ✓	Company NAIC Number	

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

Photo One Caption

**ADU NORTH ELEVATION** ✓

Clear Photo One



Photo Two

Photo Two Caption

**ADU EAST ELEVATION** ✓

Clear Photo Two

**ELEVATION CERTIFICATE**

<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. <b>2743 Malcolm Avenue</b> ✓			Policy Number:
City <b>Los Angeles</b> ✓	State <b>CA</b> ✓	ZIP Code <b>90064</b> ✓	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.



**OPENING B  
OPG SIZE 8" x 24"  
NET FREE  
OPEN AREA  
= 84 SQ IN**

Photo Three

Photo Three Caption

**ADU WEST ELEVATION** ✓

Clear Photo Three

**(SOUTH ELEVATION NOT AVAILABLE - BLANK WALL AGAINST NEIGHBOR'S FENCE)**

Photo Four

Photo Four Caption

**VENT DIMENSIONS**

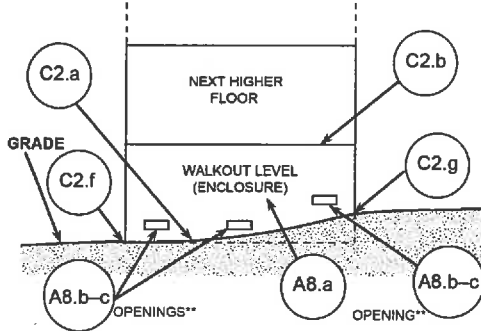
Clear Photo Four



**DIAGRAM 7**

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least 1 side is at or above grade. The principal use of this building is located in the elevated floors of the building.

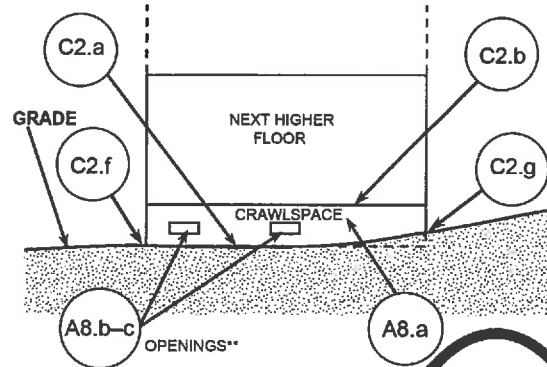
**Distinguishing Feature** – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings\*\* present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A – Property Information.



**DIAGRAM 8**

All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least 1 side, with or without an attached garage.

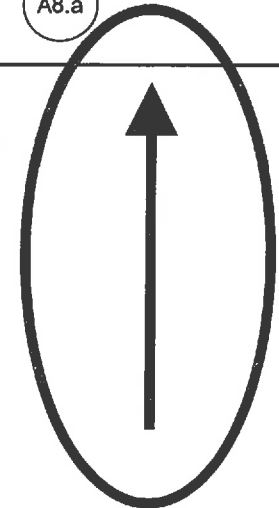
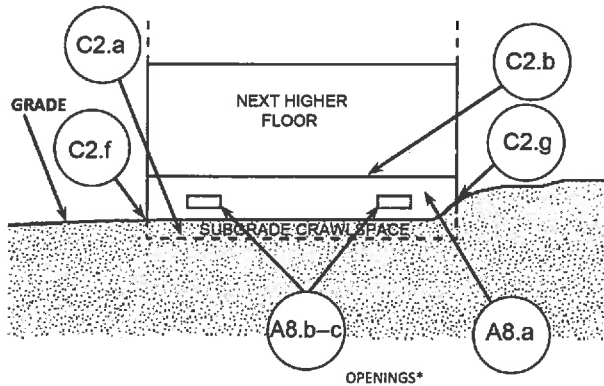
**Distinguishing Feature** – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings\*\* present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A – Property Information.



**DIAGRAM 9**

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

**Distinguishing Feature** – The bottom (crawlspace) floor is below ground level (grade) on all sides.\* (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, or the crawlspace floor is more than 2 feet below the grade [LAG] on all sides, use Diagram 2A or 2B.)



\* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

\*\* An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of 2 openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than 1 square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least 2 sides of the enclosed area. If a building has more than 1 enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.