

**BOARD OF PUBLIC WORKS
MEMBERS**

GREG GOOD
PRESIDENT

AURA GARCIA
VICE PRESIDENT

DR. MICHAEL R. DAVIS
PRESIDENT PRO TEMPORE

JESSICA M. CALOZA
COMMISSIONER

M. TERESA VILLEGAS
COMMISSIONER

DR. FERNANDO CAMPOS
EXECUTIVE OFFICER

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

**DEPARTMENT OF
PUBLIC WORKS**

**BUREAU OF
ENGINEERING**

GARY LEE MOORE, PE, ENV SP
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. 4727.5 W St Charles Pl			Company NAIC Number
City	State	Zip Code	
Los Angeles	CA	90019	
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
- 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
- A9. For a building with an attached garage, provide:
- 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:

Missing Information in Section E (for AO Zones). Section E attached.

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.

Lot 5

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 ✓ Uber Properties Unlimited, LLC					Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. ✓ 4727 1/2 St. Charles Place					Company NAIC Number:	
✓ City Los Angeles		✓ State California		ZIP Code 90019		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) ✓ Lot 1 of tract number 72824; Lot 97 and 98 of tract no 569 in the city of Los Angeles, county of Los Angeles, state of California as per map recorded in book 17 pages 66 through 67, in the office of county of said county						
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential ✓						
A5. Latitude/Longitude: Lat. 34.045762 ✓ Long. -118.340248 ✓ 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 8 ✓						
A8. For a building with a crawlspace or enclosure(s):						
a) Square footage of crawlspace or enclosure(s) 532 sq ft ✓						
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 3 ✓						
c) Total net area of flood openings in A8.b 864 ✓ 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 321 sq ft ✓						
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade 2 ✓						
c) Total net area of flood openings in A9.b 336 ✓ 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 ✓ 06037C1615	B5. Suffix ✓ F	B6. FIRM Index Date ✓ 09/26/2008	B7. FIRM Panel Effective/ Revised Date ✓ 09/26/2008	B8. Flood Zone(s) ✓ AO	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) ✓ 2	
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: N/A ✓ <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. ✓ 4727 1/2 St. Charles Pl.		Policy Number:
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019
		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: #13-03048 ✓ Vertical Datum: 128.761 NAVD 1988 ✓

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)	129.59	<input checked="" type="checkbox"/> feet ✓ <input type="checkbox"/> meters
b) Top of the next higher floor	132.59	<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)	129.59	<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)	132.59	<input checked="" type="checkbox"/> feet ✓ <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	128.95	<input checked="" type="checkbox"/> feet ✓ <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	129.59	<input checked="" type="checkbox"/> feet ✓ <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	128.95	<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 ✓ Reynaldo T. De Raman	License Number ✓ 29108
Title ✓ ICE CIVIL ENGINEER	
Company Name ✓ TAA Associates	
Address ✓ 1916 Colby Ave	
City ✓ Los Angeles	State ✓ CA
	ZIP Code ✓ 90028



Signature ✓ [Signature]	Date ✓ 1-29-18	Telephone ✓ (424) 832-3455	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)
 - OUTLETS (inside)
 - subpanels (inside)

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. ✓ 4727 1/2 St. Charles Place			Policy Number:
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019	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 _____ 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 ✓ Uber Properties Unlimited, LLC - Alex Goodson			
Address ✓ 6230 Wilshire Blvd #1154	City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90048
Signature ✓ 	Date ✓ 01/15/2018	Telephone ✓ (424)343-3505	

Comments

Check here if attachments.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

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.			Policy Number:	
City	State	ZIP Code	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 _____ 0.0 feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ 0.64 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 _____ 3.0 feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ 0.0 feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ 3.0 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.

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. ✓ 4727 1/2 St. Charles Place			Policy Number:
City ✓ Los Angeles	State ✓ California	ZIP Code ✓ 90019	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 ✓ 16010-10000-04805	G5. Date Permit Issued ✓ 10/27/2016	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: _____ 129.59 ✓ feet meters Datum NAVD 1988 ✓
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ 2.00 ✓ feet meters Datum NAVD 1988 ✓
- G10. Community's design flood elevation: _____ 132.59 ✓ feet meters Datum NAVD 1988 ✓

Local Official's Name SYLVIA DHIMDIS ✓	Title CEA II ✓
---	-------------------

Community Name City of Los Angeles ✓	Telephone (213) 485-4465 ✓
---	-------------------------------

Signature <i>Sylvia Dhindis</i>	Date 7/23/18
------------------------------------	-----------------

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

✓ - OUTLETS (INSIDE)
- SUBPANELS (INSIDE)

Lot 5

**Bureau of Engineering
Stormwater Group
Elevation Certificate Review**

Permit No. 16010-10000-04805

Approved By: Sylvia Dhindis

Date: 7/23/18

Check here if attachments.

4727 ½ St. Charles PL. Los Angeles, CA 90019 – Lot 5 – Building Photographs Attachment

Photo 1:
07/13/18
Front-First Riser Open for
Ventilation. Vent (18" x 24") behind
the Stairs.



Photo 2:
05/30/18
Outside-Back #1
Front Vent



Photo 3:
05/30/18
Outside-Back #2
Middle Vent



Photo 4:
05/30/18
Outside-Back #3
Back Vent



Photo 5:
05/30/18
Inside-Garage #1
North Wall Vent



Photo 6:
05/30/18
Inside-Garage #2
South Wall Vent



Photo 7:
07/13/18

Interior – Front of Home Vent that is
Across from Outside-Back- Front Vent



Photo 8:
07/13/18

Interior – Back Vent that is
Near Outside – Back #3 Vent

