

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name: Bruce T. Keller and Soraya Keller 2001 Family TRUST		FOR INSURANCE COMPANY USE
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 4220 Grand Avenue		Policy Number:
City: Ojai	State: CA	Company NAIC Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) APN 029-0-100-060		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential		
A5. Latitude/Longitude: Lat. 34°27'18.85" N Long. 119°11'31.25" W		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: 7		
A8. For a building with a crawspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawspace or enclosure(s): n/a sq ft	b) Number of permanent flood openings in the crawspace or enclosure(s) within 1.0 foot above adjacent grade: n/a	a) Square footage of attached garage: n/a sq ft
c) Total net area of flood openings in A8.b: n/a sq in	d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: n/a
		c) Total net area of flood openings in A9.b: n/a 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 Ventura County (Unincorporated Areas) 060413		B2. County Name Ventura County		B3. State California	
B4. Map/Panel Number 06111C0580/0580	B5. Suffix F	B6. FIRM Index Date Sept. 26, 2014	B7. FIRM Panel Effective/Revised Date Sept 26, 2014	B8. Flood Zone(s) AO	B9. Base Flood Elevation(s) (Zone AO. use base flood depth) 3 ft.
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)? Designation Date: n/a <input type="checkbox"/> CBRS <input type="checkbox"/> OPA N/A <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-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Ventura County 83-6 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, crawspace, or enclosure floor)	1061.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor	n/a	<input 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)	n/a	<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)	1061.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	NATURAL GRADE 1056.70	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	ELEVATION 1056.70	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	1056.10	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

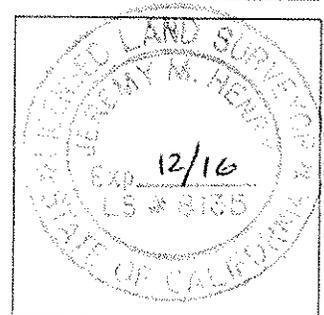
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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.

Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name: Jeremy Henry	License Number: PLS 8135
Title: Land Surveyor	Company Name: Jeremy Henry Land Surveyor
Address: 1118 Ayers Avenue	City: Ojai State: CA ZIP Code: 93023
Signature:	Date: 2-3-2015 Telephone: (805) 216-6124



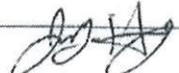
ELEVATION CERTIFICATE, page 2

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. 4220 Grand Avenue		Policy Number:
City Ojai	State Ca ZIP Code 93023	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments: The LAG & HAG are based on the Natural Grade Elevation of 1056.70 feet. All equipment servicing the building including AC and any electrical outlets are all above elevation 1061.10 feet. The enclosed area below the house is filled and compacted. See attached letter from Jon Dieges, Architect, dated Feb. 6, 2015, for the stem walls backfilled w/certified fill and compacted information. The two steps to access the building are anchored down.

Signature  Date 2-3-2015

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.

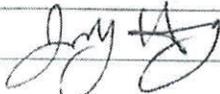
- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawlspace, or enclosure) is 4.40 feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is 4.40 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 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is n/a feet meters above or below the HAG.
- E3. Attached garage (top of slab) is n/a feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 4.40 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. N/A

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's or Owner's Authorized Representative's Name Jeremy Henry

Address 1118 Ayers Avenue City Ojai State Ca ZIP Code 93023

Signature  Date 2-3-2015 Telephone (805)216-6124

Comments

Check here if attachments.

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 FP 2014-03	G5. Date Permit Issued 04/25/2014	G6. Date Certificate Of Compliance/Occupancy Issued 02/09/2015
---------------------------------	--------------------------------------	-------------------------------------------------------------------

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: 1061.10 feet meters Datum NAVD 1988
- G9. BFE or (in Zone AO) depth of flooding at the building site: 3.0 feet meters Datum NAVD 1988
- G10. Community's design flood elevation: 4.0 feet meters Datum NAVD 1988

Local Official's Name Donna Bernard Title Eng. Tech IV, CFM

Community Name County of Ventura Telephone (805) 654-3027

Signature Donna Bernard Date 02/09/2015

Comments

The NSFR & all equipment have been elevated to 4.40 ft Check here if attachments.
above the natural Grade Elevation. Existing 3ft. depth AO zone plus one
ft. freeboard for a total of 4ft. reqd.

BUILDING PHOTOGRAPHS

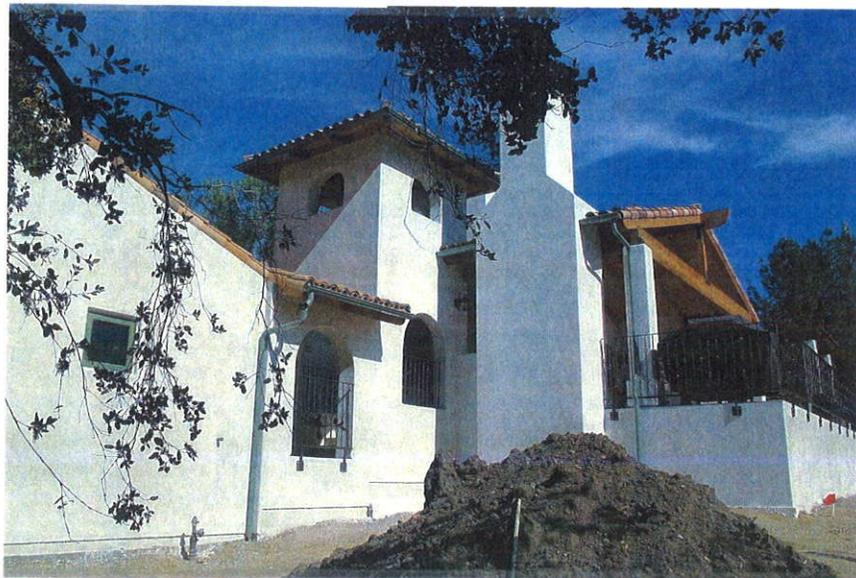
See Instructions for Item A6.

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. 4220 Grand Avenue			Policy Number:	
City Ojai	State CA	ZIP Code 93023	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.



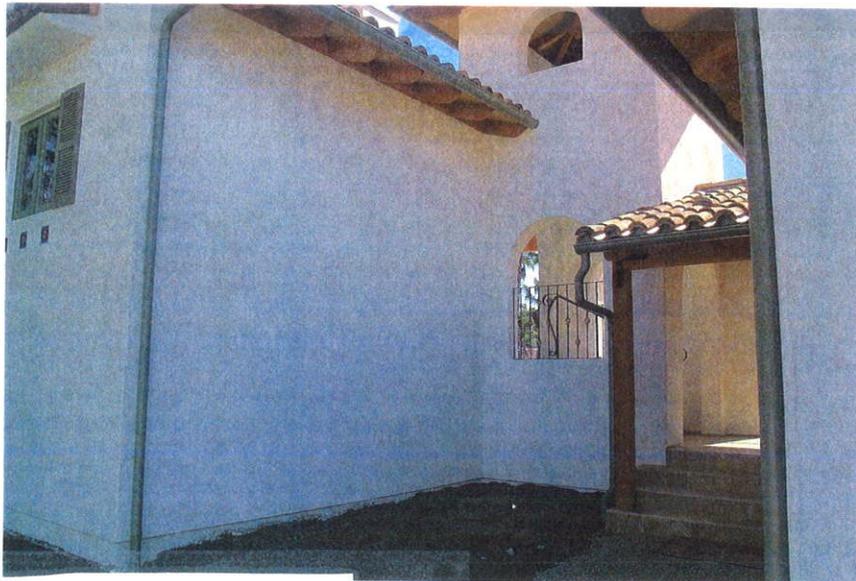
REAR SIDE VIEW OF HOUSE



REAR VIEW OF BREEZWAY AND TOWER

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. 4220 Grand Avenue			Policy Number:
City Ojai	State CA	ZIP Code 93023	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.



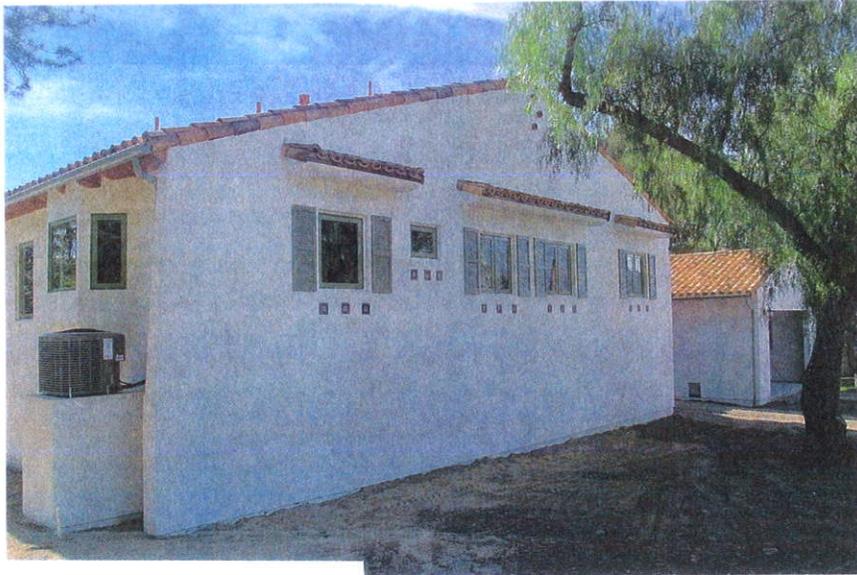
RIGHT SIDE VIEW OF HOUSE



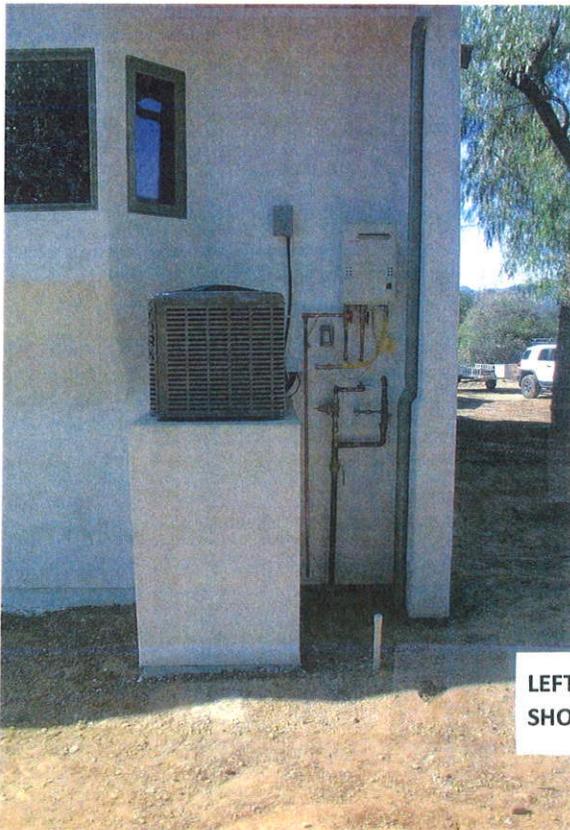
LEFT SIDE VIEW OF HOUSE

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. 4220 Grand Avenue			Policy Number:	
City Ojai	State CA	ZIP Code 93023	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.



FRONT SIDE VIEW OF HOUSE



LEFT SIDE OF HOUSE ELECTRICAL & EQUIPMENT SHOWN 4 FEET ABOVE FLOOD LEVEL



Jon Dieges <jondieges@gmail.com>

Alex Keller Residence and Garage Elevation Certificates

1 message

Jon Dieges <jondieges@gmail.com>

Fri, Feb 6, 2015 at 10:49 AM

To: Raymond Gutierrez PW <Raymond.Gutierrez@ventura.org>, Donna Bernard VCPWfloodZONEpermits <donna.bernard@ventura.org>

Cc: Alex Keller <sts987@gmail.com>, Bruce Keller <bruce1944@sbcglobal.net>

Dear Mr. Gutierrez and Ms. Bernard:

The comments you requested to go with the two separate elevation certificates are as follows:

House/Garage:

The Tower and Entry Breezeway are a structurally integral part of the House and Garage because they are given the necessary strength for resisting earthquakes, wind loading and flood waters by Shear Walls and Beams&Posts being tied and bolted to deep stem walls and footings with continuous reinforcing steel.

Moreover, the house and breezeway are slab-on-grade construction (elevated to the proper BFE requirements using strong stem walls backfilled with certified fill material as well as common fill sand) which are capable of resisting bouyancy forces as well during flooding as was proved last year before the permit was issued.

Since the house and garage require two separate Elevation Certificates with different BFE based on the two different Highest Original Adjacent Grades, the only logical stepping down point is right at the west face of the tower which also supports half of the rest of the breezeway roof whose other half is attached to the garage roof for support.

Any flood water entering the entry walk/breezeway area from the northeast direction (originating from Thacher Creek, that is) will immediately pass through the garage side wall flood openings or go around the front of the garage because the lower level breezeway is nearly 6 inches above the top of the garage stem walls that are four feet about the Highest Original Adjacent Grade for the garage.

If in spite of this, if some flood water spills over the breezeway floor slab it will immediately spill out the south side; moreover any flood waters swirling in against the concrete stairs and side walls of the tower (constructed to the house flood elevation) will also immediately flush out the west opening of the tower steps and then out the south opening of the lower breezeway.

Therefore no vents are required for this slab on grade construction for either the house or the breezeway; the washer and dryer will still be in the garage on a platform of water-resistant materials the same height as the concrete masonry sidewalls with the flood openings and all the electrical and plumbing hook-ups will be above that level (see photos submitted by ~~Vince Keller~~ (by Bruce Keller))

Regarding the height above grade of the flood openings, FEMA guidelines clearly state that flood opening for garages on sloping sites can be more than one foot above the outside sloping grade on the discharge side flood openings as stated in page 15 of FEMA Publication "Openings in Foundation Walls and Walls of Enclosures."

This house and garage now has the unique distinction of being the only house in plain view in this flood zone that is built to current standards.

Respectfully submtted, Jon Dieges, Architect for the Kellers

Jon Dieges, Architect

CA License # 10466 Renewed to 5-31-2015



ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Bruce T Keller and Soraya Keller 2001 Family TRUST</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>4220 Grand Avenue</u> City <u>Ojai</u> State <u>CA</u> ZIP Code <u>93023</u>		Policy Number:
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>APN 029-0-100-060</u>		Company NAIC Number:
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Non-Residential (Garage)</u>		
A5. Latitude/Longitude: Lat. <u>34°27'18.85" N</u> Long. <u>119°11'31.25" W</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>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>n/a</u> sq ft	a) Square footage of attached garage <u>535</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>	b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>4</u>	
c) Total net area of flood openings in A8 b <u>n/a</u> sq in	c) Total net area of flood openings in A9.b <u>1089</u> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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 <u>Ventura County (Unincorporated Areas) 060413</u>		B2. County Name <u>Ventura County</u>		B3. State <u>California</u>	
B4. Map/Panel Number <u>06111C0580/0580</u>	B5. Suffix <u>F</u>	B6. FIRM Index Date <u>Sept. 26, 2014</u>	B7. FIRM Panel Effective/Revised Date <u>Sept. 26, 2014</u>	B8. Flood Zone(s) <u>AO</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>3 ft.</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/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)? Designation Date: <u>n/a</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <u>N/A</u> <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-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: Ventura County 83-6 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.

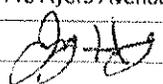
Check the measurement used

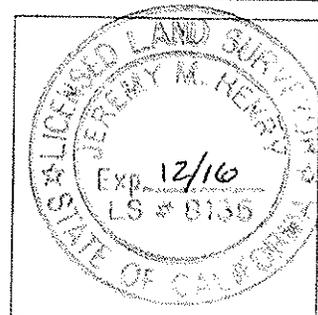
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>1055.90</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>n/a</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal 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>1058.82</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>1053.54</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>1053.54</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>n/a</u>	<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

Check here if comments are provided on back of form Were latitude and longitude in Section A provided by a
 Check here if attachments. licensed land surveyor? Yes No

Certifier's Name <u>Jeremy Henry</u>		License Number <u>PLS 8135</u>	
Title <u>Land Surveyor</u>	Company Name <u>Jeremy Henry Land Surveyor</u>		
Address <u>1118 Ayers Avenue</u>	City <u>Ojai</u>	State <u>Ca</u>	ZIP Code <u>93023</u>
Signature 	Date <u>2-3-2015</u>	Telephone <u>(805) 216-6124</u>	



ELEVATION CERTIFICATE, page 2

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. 4220 Grand Avenue		Policy Number:
City Ojai	State Ca ZIP Code 93023	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments: The LAG & HAG are based on the Natural Grade Elevation of 1053.54 feet. See the 1st attached letter from Jon Dieges, Architect, dated Feb. 6, 2015, for the stem walls backfilled w/certified fill information. All equipment servicing the building is above elevation 1057.54 feet. The elevation of the lowest electrical outlet is at 1058.82 feet and is located on the rear wall inside of the garage. See the 2nd attached letter from Jon Dieges, Architect, dated Feb. 6, 2015, for the 4 ft depth requirement. The elevation of the tankless water heater is at 1060.27 feet and is located outside the rear wall of the garage. The elevation of the electrical panel is 1059.43 feet and is located on the inside of the west wall

Signature

Date 2-3-2015

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 2.36 feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is 2.36 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 8–9 of Instructions), the next higher floor (elevation C2 b in the diagrams) of the building is n/a feet meters above or below the HAG.
- E3. Attached garage (top of slab) is n/a feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is 5.28 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. N/A

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's or Owner's Authorized Representative's Name Jeremy Henry

Address 1118 Ayers Avenue

City Ojai

State Ca

ZIP Code 93023

Signature

Date 2-3-2015

Telephone (805)216-6124

Comments

Check here if attachments.

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>FP 2014-03</u>	G5. Date Permit Issued <u>04/25/2014</u>	G6. Date Certificate Of Compliance/Occupancy Issued <u>02/09/2015</u>
----------------------------------------	---------------------------------------------	--------------------------------------------------------------------------

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: 1055.90 feet meters Datum NAVD 1988
- G9. BFE or (in Zone AO) depth of flooding at the building site: 3.0 feet meters Datum NAVD 1988
- G10. Community's design flood elevation: N/A feet meters Datum Garage

Local Official's Name <u>Donna Bernard</u>	Title <u>Eng. Tech. IV, CFM</u>
Community Name <u>County of Ventura</u>	Telephone <u>(805) 654-3027</u>
Signature <u>Donna Bernard</u>	Date <u>02/09/2015</u>

Comments

The new garage is located on 20" of fill and flood proofing 44" above the lowest adj grade (LAG). All equipment is Check here if attachments.

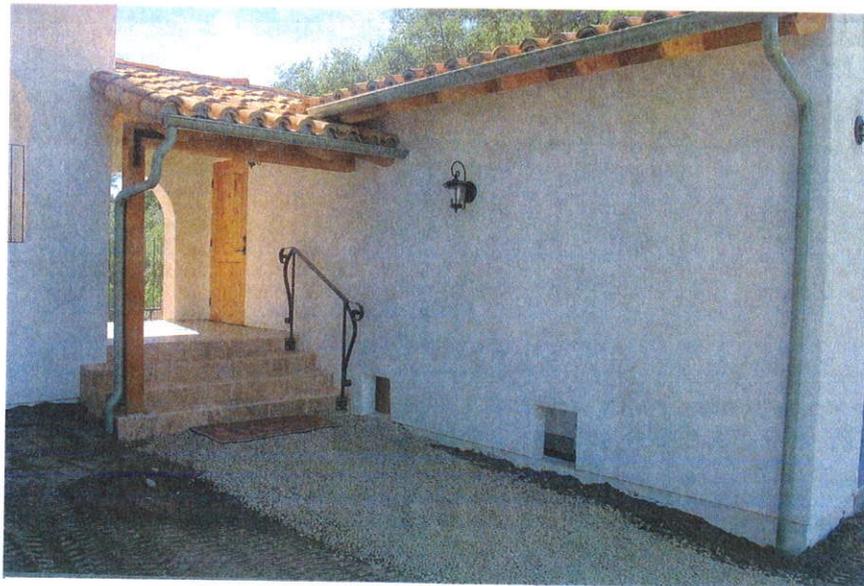
above the 4 ft. requirement. See attached letters from the Architect.

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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. 4220 Grand Avenue			Policy Number:
City Ojai	State CA	ZIP Code 93023	Company NAIC Number:

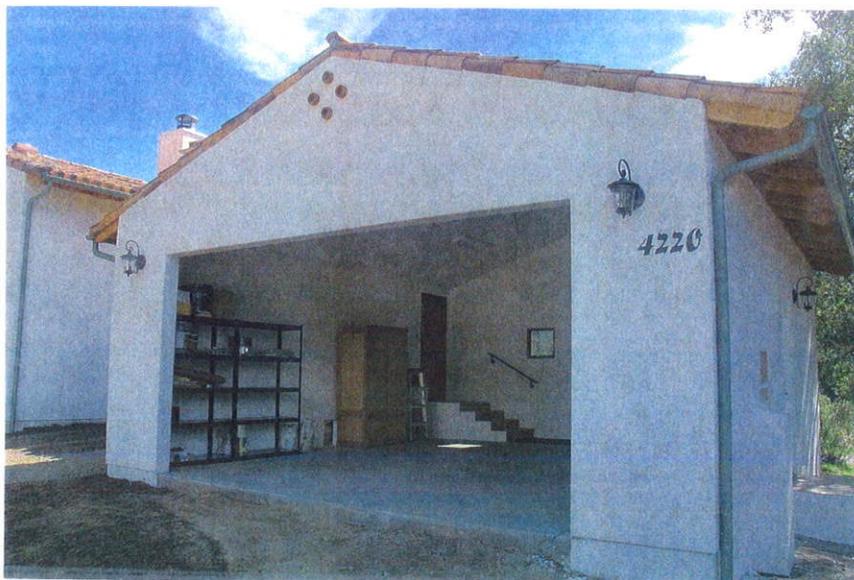
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, 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.



**FRONT VIEW BREEZEWAY, TOWER & STEPS
NOTE FLOOD VENT OPENINGS INTO GARAGE**

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. 4220 Grand Avenue			Policy Number:
City Ojai	State CA	ZIP Code 93023	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.



FRONT SIDE VIEW OF GARAGE



RIGHT SIDE VIEW OF GARAGE

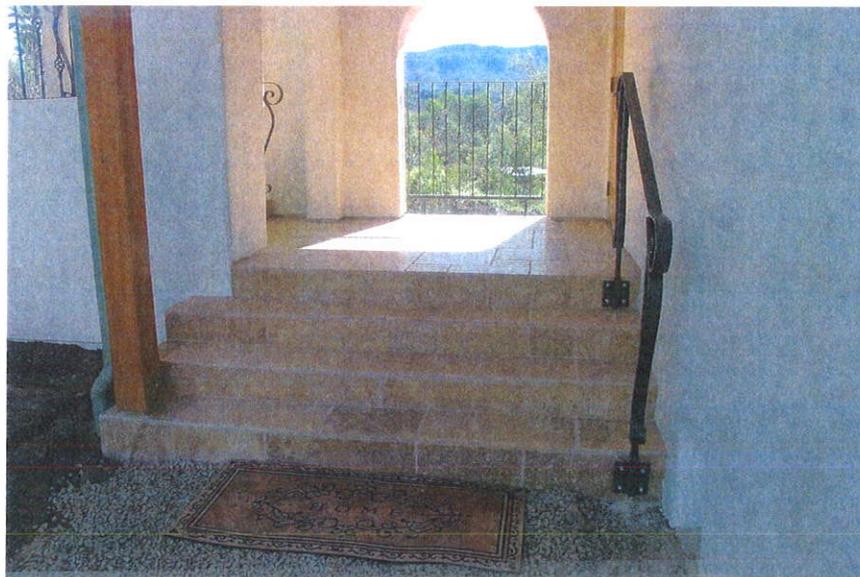
BUILDING PHOTOGRAPHS
Continuation Page

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. 4220 Grand Avenue			Policy Number:
City Ojai	State CA	ZIP Code 93023	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.



REAR SIDE VIEW OF GARAGE & BREEZEWAY



ENTRANCE STAIRS & BREEZEWAY & STAIRS FROM FRONT VIEW



Jon Dieges <jondieges@gmail.com>

Alex Keller Residence and Garage Elevation Certificates

1 message

Jon Dieges <jondieges@gmail.com>

Fri, Feb 6, 2015 at 10:49 AM

To: Raymond Gutierrez PW <Raymond.Gutierrez@ventura.org>, Donna Bernard VCPWfloodZONEpermits <donna.bernard@ventura.org>

Cc: Alex Keller <sts987@gmail.com>, Bruce Keller <bruce1944@sbcglobal.net>

Dear Mr. Gutierrez and Ms. Bernard:

The comments you requested to go with the two separate elevation certificates are as follows:

House/Garage:

The Tower and Entry Breezeway are a structurally integral part of the House and Garage because they are given the necessary strength for resisting earthquakes, wind loading and flood waters by Shear Walls and Beams&Posts being tied and bolted to deep stem walls and footings with continuous reinforcing steel.

Moreover, the house and breezeway are slab-on-grade construction (elevated to the proper BFE requirements using strong stem walls backfilled with certified fill material as well as common fill sand) which are capable of resisting bouyancy forces as well during flooding as was proved last year before the permit was issued.

Since the house and garage require two separate Elevation Certificates with different BFE based on the two different Highest Original Adjacent Grades, the only logical stepping down point is right at the west face of the tower which also supports half of the rest of the breezeway roof whose other half is attached to the garage roof for support.

Any flood water entering the entry walk/breezeway area from the northeast direction (originating from Thacher Creek, that is) will immediately pass through the garage side wall flood openings or go around the front of the garage because the lower level breezeway is nearly 6 inches above the top of the garage stem walls that are four feet about the Highest Original Adjacent Grade for the garage.

If in spite of this, if some flood water spills over the breezeway floor slab it will immediately spill out the south side; moreover any flood waters swirling in against the concrete stairs and side walls of the tower (constructed to the house flood elevation) will also immediately flush out the west opening of the tower steps and then out the south opening of the lower breezeway.

Therefore no vents are required for this slab on grade construction for either the house or the breezeway; the washer and dryer will still be in the garage on a platform of water-resistant materials the same height as the concrete masonry sidewalls with the flood openings and all the electrical and plumbing hook-ups will be above that level (see photos submitted by ~~Vince Keller~~ (by Bruce Keller).

Regarding the height above grade of the flood openings, FEMA guidelines clearly state that flood opening for garages on sloping sites can be more than one foot above the outside sloping grade on the discharge side flood openings as stated in page 15 of FEMA Publication "Openings in Foundation Walls and Walls of Enclosures."

This house and garage now has the unique distinction of being the only house in plain view in this flood zone that is built to current standards.

Respectfully submitted, Jon Dieges, Architect for the Kellers

—
Jon Dieges, Architect

CA License # 10466 Renewed to 5-31-2015



JON DIEGES

ARCHITECT C10466 and General Building Contractor 437536

POST OFFICE BOX 1286

OJAI, CALIFORNIA 93024

TELEPHONE (805) 646-3778

Ray Gutierrez and Donna Bernard
County of Ventura Public Works Agency
Development and Inspection Services

Addendum to Comments on Elevation Certificates for Keller Residence 2440 Grand Avenue Ojai, California:

Dear Mr. Gutierrez and Ms. Bernard:

The top of the garage masonry stem walls above the floor are at four feet above the Highest Original Adjacent Grade at the northeast corner of the new garage.

This was achieved by constructing 6" wide by 20" high solid grouted masonry walls on top of a 4" concrete slab underlain by 2" of sand, then a 6 mil visqueen vapor barrier, then another 2" of sand, on top of 12" deep footings, on top of 8" of compacted native and imported soil to equal the four foot requirement (3 foot flood depth plus one foot "freeboard"); thus, $20" + 4" + 2" + 2" + 12" + 8" = 48"$ which is the correct height.

Respectfully submitted, Jon Dieges, Architect for the Keller Residence

Jon Dieges



**FLOODPROOFING CERTIFICATE
 FOR NON-RESIDENTIAL STRUCTURES**

OMB No. 1660-0008
 Expiration Date: July 31, 2015

The floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation; however, a floodproofing design certification is required. This form is to be used for that certification. Floodproofing of a residential building does not alter a community's floodplain management elevation requirements or affect the insurance rating unless the community has been issued an exception by FEMA to allow floodproofed residential basements. The permitting of a floodproofed residential basement requires a separate certification specifying that the design complies with the local floodplain management ordinance.

BUILDING OWNER'S NAME BRUCE T. KELLER AND SORAYA KELLER FAMILY TRUST		FOR INSURANCE COMPANY USE	
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 4220 GRAND AVENUE		POLICY NUMBER	
OTHER DESCRIPTION (Lot and Block Numbers, etc.) A.P. # 029-0-100-060		COMPANY NAIC NUMBER	
CITY OJAI	STATE CA	ZIP CODE 93023	

SECTION I - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM:

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zones, Use Depth)
060413	0580	F	Sept. 26, 2014	A0	3 FEET

Indicate elevation datum used for Base Flood Elevation shown above: NGVD 1929 NAVD 1988 Other/Source: _____

SECTION II - FLOODPROOFING INFORMATION (By a Registered Professional Engineer or Architect)

Elevations are based on: Construction Drawings Building Under Construction Finished Construction **Non-Residential Garage**

Floodproofing Design Elevation Information:

Building is floodproofed to an elevation of **1057.54** feet (In Puerto Rico only: **N/A** meters). NGVD 1929 NAVD 1988 Other/Source: _____
 (Elevation datum used must be the same as that used for the Base Flood Elevation.)

Height of floodproofing on the building above the lowest adjacent grade is **44 inches** (feet) (In Puerto Rico only: **N/A** meters).
 (highest original is 4')

For Unnumbered A Zones Only:

Highest adjacent (finished) grade next to the building (HAG) **1053.54** feet (In Puerto Rico only: **N/A** meters)
 NGVD 1929 NAVD 1988 Other/Source: _____

(NOTE: For insurance rating purposes, the building's floodproofed design elevation must be at least 1 foot above the Base Flood Elevation to receive rating credit. If the building is floodproofed only to the Base Flood Elevation, then the building's insurance rating will result in a higher premium.)

SECTION III - CERTIFICATION (By a Registered Professional Engineer or Architect)

Non-Residential Floodproofed Construction Certification:

I certify that, based upon development and/or review of structural design, specifications, and plans for construction, the design and methods of construction are in accordance with accepted standards of practice for meeting the following provisions:

The structure, together with attendant utilities and sanitary facilities, is watertight to the floodproofed design elevation indicated above, with walls that are substantially impermeable to the passage of water.

All structural components are capable of resisting hydrostatic and hydrodynamic flood forces, including the effects of buoyancy, and anticipated debris impact forces.

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.

CERTIFIER'S NAME JON DIEGES	LICENSE NUMBER (or Affix Seal) C10466 RENEWED TO 5-8-15		
TITLE ARCHITECT	COMPANY NAME JON DIEGES, ARCHITECT		
ADDRESS P.O. BOX 1286	CITY OJAI	STATE CA	ZIP CODE 93024
SIGNATURE <i>Jon Dieges</i>	DATE 2-3-2015	PHONE (805)-646-3778	

Copies should be made of this Certificate for: 1) community official, 2) Insurance agent/company, and 3) building owner.