U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENC

ELEVATION CERTIFICATE

Notional Flood Insurance Program		I the instructions on p	pages 1–9.	OMB No. 1660-0008 Expiration Date: July 31, 2015
	SECTIO	N A - PROPERTY INFOR	RMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name Br	uce T. Keller and Soraya Keller 200	1 Family TRUST		Policy Number:
A2. Building Street Address (inc 4220 Grand Avenue	luding Apt., Unit, Suite, and/or Bldç	, No.) or P.O. Route and Box	× No.	Company NAIC Number:
City Ojai	ang digitah di Sang ng Panggang ang digitah digitan yang mang digitang ang digitang manggang digitang ang digitang digit	State CA ZIP Code	93023	
A3. Property Description (Lot an APN 029-0-100-060	d Block Numbers, Tax Parcel Num	ber, Legal Description, etc.)	***************************************	
 A5. Latitude/Longitude: Lat. 34° A6. Attach at least 2 photograph A7. Building Diagram Number 2 A8. For a building with a crawlspan Square footage of crawlspan Number of permanent flor 	ace or enclosure(s): space or enclosure(s) space or enclosure(s): space or enc	W being used to obtain flood in A9. For sq ft a) :	surance a building with an atta Square footage of atta Number of permanent within 1.0 foot above a Total net area of flood Engineered flood oper	ached garage <u>n/a</u> sq ft if flood openings in the attached garage adjacent grade <u>n/a</u> sq in openings in A9.b <u>n/a</u> sq in nings?
	SECTION B - FLOOD INS	URANCE RATE MAP (FI	RM) INFORMATIO	N
B1. NFIP Community Name & Co Ventura County (Unincorporated	mmunity Number B2. Areas) 060413 Ver	County Name ntura County		B3. State California
B4. Map/Panel Number B5 06111C0580/0580	S. Suffix B6. FIRM Index Date F 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)
☐ FIS Profile ☑ I 311. Indicate elevation datum use	se Flood Elevation (BFE) data or b FIRM Community Determin d for BFE in Item B9: NGVD 19 pastal Barrier Resources System (C	ned ☐ Other/Source 929 ဩ NAVD 1988	Other/Source:	☐ Yes ☐ No
	SECTION C - BUILDING ELE	VATION INFORMATION	•	RED)
 Elevations – Zones A1–A30, A below according to the building Benchmark Utilized: <u>Ventura C</u> Indicate elevation datum used 	on: Construction Drawin III be required when construction of vE, AH, A (with BFE), VE, V1–V30, g diagram specified in Item A7. In P County 83-6 V for the elevations in Items a) throug	gs* Building Unc the building is complete. V (with BFE), AR, AR/A, AR/ uerto Rico only, enter meters ertical Datum: NAVD 88 th h) below. IT NGVD 1929	fer Construction* AE, AR/A1-A30, AR/as.	☑ Finished Construction AH, AR/AO. Complete Items C2.a–h
Datum used for building eleval	ions must be the same as that use	d for the BFE.		the measurement used.
 b) Top of the next higher floor c) Bottom of the lowest horizor d) Attached garage (top of slate) e) Lowest elevation of machine (Describe type of equipment f) Lowest adjacent (finished) g g) Highest adjacent (finished) 	ity or equipment servicing the build and location in Comments) rade next to building (LAG) > µA	ing 10 TUICL GENCE 10 ELEUATION 10	61.10 3. 3. 61.10 56.70	feet
	SECTION D - SURVEYOR, E	NGINEER, OR ARCHITE	CT CERTIFICATIO	N Comments
nformation. I certify that the inform	d sealed by a land surveyor, engination on this Certificate represents and may be punishable by fine or improvided on back of form. Wer	eer, or architect authorized b	y law to certify elevatine data available. If the data available. If the data available data available. If the data available	on AND SOL
Fitle Land Surveyor	Company Name Jeremy	Flenry Land Surveyor		- 100 LS * 8105 / 81
Address 1118 Ayers Avenue	City Ojai		Code 93023	
Signature Dath	Date 2-3-2015	Telephone (805)	500 - 170 - 3 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 - 170 -	

IMPORTANT: In these spaces,	copy the corresponding information from Section A.	TEOR	R INSURANCE COMPANY USE
	ot., Unit. Suite, and/or Bldg. No.) or P.O. Route and Box No.		by Number:
City Ojai	State Ca ZIP Code 93023		A PAIN NO. 1
SECTION			npany NAIC Number:
	N D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFIC		
mmonter. The LAC S HAC are best of	tificate for (1) community official, (2) insurance agent/company, and	(3) building owner	,
acion 1001.10 leet. The enclosed are	n the Natural Grade Elevation of 1056.70 feet. All equipment servicing the ea below the house is filled and compacted. See attached letter from information. The two steps to access the building are anchored down.	le building including Jon Dieges, Archite	g AC and any electrical outlets are al ect, dated Feb. 6, 2015, for the ster
ignature A	Date 2-3-2015		
SECTION E - BUILDING ELE	EVATION INFORMATION (SURVEY NOT REQUIRED) FOR	ZONE AO ANI	ZONE A (WITHOUT BFE)
for Zones AO and A (without BFE), c and C. For Items E1–E4, use natural 1. Provide elevation information fo grade (HAG) and the lowest adj	complete Items E1–E5. If the Certificate is intended to support a LON grade, if available. Check the measurement used. In Puerto Rico or or the following and check the appropriate boxes to show whether the facent grade (LAG).	MA or LOMR-F red lly, enter meters a elevation is abov	quest, complete Sections A, B,
 b) Top of bottom floor (including For Building Diagrams 6–9 with (elevation C2.b in the diagrams) Attached garage (top of slab) is 	permanent, crawlspace, or enclosure) is 4.40	rs ⊠ above or □ see pages 8–9 of I] below the HAG.	below the LAG. nstructions), the next higher floor
 Top of platform of machinery an Zone AO only: If no flood death 	d/or equipment servicing the building is 4.40 ⊠ feet ☐ meters ₽	above or □ bel	ow the HAG.
Zone AO only: If no flood depth	d/or equipment servicing the building is 4.40 \(\times\) feet \(\times\) meters \(\times\) number is available, is the top of the bottom floor elevated in accord \(\times\) Unknown. The local official must certify this information in Section	above or Del	ow the HAG. nmunity's floodplain management
ordinance? Yes No	d/or equipment servicing the building is 4.40 \(\times \) feet \(\times \) meters \(\tilde{\text{D}} \) number is available, is the top of the bottom floor elevated in accordance.	above or ☐ bet dance with the cor a.G. PA	nmunity's floodplain management
ordinance? Yes No SECTION se property owner or owner's authoric	If of property of the building is 4.40 ⊠ feet ☐ meters ☐ number is available, is the top of the bottom floor elevated in accord Unknown. The local official must certify this information in Section IF — PROPERTY OWNER (OR OWNER'S REPRESENTATIVE of the property of the pr	above or beldance with the corn G. PA	nmunity's floodplain management
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SECTION SECTION SECTION Re property owner or owner's authorized poperty Owner's or Owner's Authorized dress 1118 Ayers Avenue shature mments Security Owner's or Owner's Authorized dress 1118 Ayers Avenue shature mments The information in Section C was authorized by law to certify of A community official completed the The following information (Item Permit Number FP 2014 - 03 This permit has been issued for: Elevation of as-built lowest floor (incomplete continue)	Incomplete servicing the building is 4.40 feet meters in number is available, is the top of the bottom floor elevated in accord. Unknown. The local official must certify this information in Section IF – PROPERTY OWNER (OR OWNER'S REPRESENTAT ized representative who completes Sections A, B, and E for Zone A ments in Sections A, B, and E are correct to the best of my knowledged Representative's Name Jeremy Henry City Ojai Date 2-3-2015 SECTION G – COMMUNITY INFORMATION (OPTIOn or ordinance to administer the community's floodplain management of applicable item(s) and sign below. Check the measurement used in literature in the section information. (Indicate the source and date of the elevation of Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Zone A (without a FEMA-issued	Sabove or beldance with the corn G. NA. IVE) CERTIFIC. (without a FEMA-ige. State Ca Telephone NAL) ordinance can com lems G8-G10. In Fema G8-G10. In Fe	ATION Ssued or community-issued BFE) ZIP Code 93023 805)216-6124 Check here if attachment Plete Sections A. B. C (or E), and Couerto Rico only, enter meters. Inveyor, engineer, or architect who nents area below.) ued BFE) or Zone AO.
SECTION SEC	Index servicing the building is 4.40 feet meters in number is available, is the top of the bottom floor elevated in accord Unknown. The local official must certify this information in Section I.F.—PROPERTY OWNER (OR OWNER'S REPRESENTAT ized representative who completes Sections A, B, and E for Zone A ments in Sections A, B, and E are correct to the best of my knowledged Representative's Name Jeremy Henry City Ojai Date 2-3-2015 SECTION G — COMMUNITY INFORMATION (OPTION or ordinance to administer the community's floodplain management of applicable item(s) and sign below. Check the measurement used in live the state of the elevation of the delevation information. (Indicate the source and date of the elevation of Section E for a building located in Zone A (without a FEMA-issued as G4—G10) is provided for community floodplain management purp in G5. Date Permit Issued G6. Date Certification in G7. Date Permit Issued G7. Date Permit Issued G7. Date Certification in G7. Date Permit Issued G7. Date Certification in G7. Date Demonstruction G7. Substantial Improvement cluding basement) of the building: G7. Date Certification in G7. Date Date G7. Date Certification G7. Date Demonstruction G7. Date Certification G7. Date Certification G7. Date Certification G7. Date Date G7. Date Certification G7. Date Certification G7. Date Certification G7. Date G	Sabove or beldance with the corn G. NA. IVE) CERTIFIC. (without a FEMA-ige. State Ca Telephone NAL) ordinance can comems G8–G10. In Fed by a licensed sudata in the Commor community-issoes. cate Of Compliance cate of	ATION ssued or community-issued BFE) ZIP Code 93923 805)216-6124 Check here if attachment plete Sections A. B. C (or E), and Couerto Rico only, enter meters, inveyor, engineer, or architect who ments area below.) ued BFE) or Zone AO.
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SECTION SECTION The property owner or owner's authorized operty Owner's Owner's Authorized operty Owner's Ow	Index of the servicing the building is 4.40 feet meters in number is available, is the top of the bottom floor elevated in accord unknown. The local official must certify this information in Section I.F.—PROPERTY OWNER (OR OWNER'S REPRESENTAT ized representative who completes Sections A, B, and E for Zone A ments in Sections A, B, and E are correct to the best of my knowledged Representative's Name Jeremy Henry City Ojai Date 2-3-2015 SECTION G.—COMMUNITY INFORMATION (OPTION or ordinance to administer the community's floodplain management of applicable item(s) and sign below. Check the measurement used in literature in the section information. (Indicate the source and date of the elevation of Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Section E for a building located in Zone A (without a FEMA-issued in Zone A (without	Sabove or beldance with the corn G. NA. IVE) CERTIFIC. (without a FEMA-ige. State Ca Telephone NAL) ordinance can comems G8–G10. In Fed by a licensed sudata in the Commor community-issoes. cate Of Compliance cate of	ATION Ssued or community-issued BFE) ZIP Code 93023 (805)216-6124 Check here if attachment Plete Sections A. B. C (or E), and Couerto Rico only, enter meters. Inveyor, engineer, or architect who ments area below.) ued BFE) or Zone AO.

Replaces all previous editions.

FEMA Form 086-0-33 (7/12) A. freeboard for atotal & 4A. rodd.

ELEVATION CERTIFICATE, page 3

BUILDING PHOTOGRAPHS

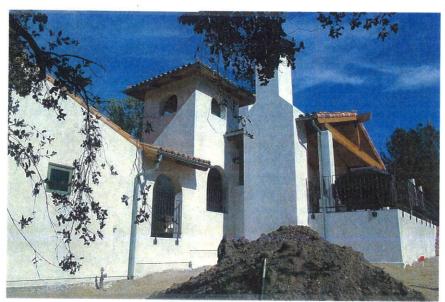
See Instructions for Item A6.

IMPORTANT: In these spaces, cop	FOR INSURANCE COMPANY USE	
Building Street Address (including 4220 Grand Avenue	Policy Number:	
City Ojai	State ZIP Code CA 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

Continuation Page

IMPORTANT: In these spaces, copy	FOR INSURANCE COMPANY USE		
Building Street Address (including Ap 4220 Grand Avenue	Policy Number:		
City Ojai	State ZIP Code CA 93023	Company NAIC Number:	



RIGHT SIDE VIEW OF HOUSE



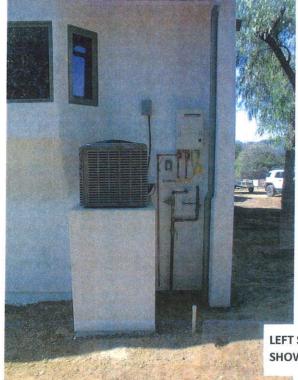
LEFT SIDE VIEW OF HOUSE

Continuation Page

IMPORTANT: In these spaces, copy	FOR INSURANCE COMPANY USE	
Building Street Address (including Ap 4220 Grand Avenue	Policy Number:	
City Ojai	State ZIP Code CA 93023	Company NAIC Number:



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 <bru>etpuce1944@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 y Vruce 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

U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9

OMB No. 1660-0008

	miportant; i	rteau in	e instructions	on pag	ges 1–9.	Expira	tion Date: July 31, 2015
	SEC	CTION A	- PROPERTY I	NFORM.	ATION	FOR IN	SURANCE COMPANY USE
A1. Building Owner's Name Bruce T K	eller and Soraya Kelle	er 2001 Fa	amily TRUST			Policy N	
A2. Building Street Address (including A 4220 Grand Avenue	pt., Unit, Suite, and/o	r Bldg. No).) or P.O. Route a	nd Box No	0,	Compar	ny NAIC Number:
City Ojai	Otato CA Zir Code 93823						
A3. Property Description (Lot and Block APN 029-0-100-060	Numbers, Tax Parcel	Number,	Legal Description	elc.)	kody pokrajívý je kažim kom a monoroppy pokrati krate zámináná kodných a hodoval	***************************************	**************************************
A4. Building Use (e.g., Residential, Non-	Residential, Addition.	Accessor	ry. etc.) <u>Non-Resi</u> c	lential (Ga	rage)		
A5. Latitude/Longitude: Lat. 34°27'18.8t A6. Attach at least 2 photographs of the A7. Building Diagram Number 1A A8. For a building with a crawlspace or e a) Square footage of crawlspace or b) Number of permanent flood oper or enclosure(s) within 1.0 foot ab	building if the Certific enclosure(s): enclosure(s) ings in the crawlspac ove adjacent grade	1.25" VV ate is bein n/a	ng used to obtain fi	ood insura For a bi a) Squ b) Nun with	Horizontal Datur ance. uilding with an atta lare footage of atta nber of permanent in 1.0 foot above a	iched gara ached gara I flood ope adjacent g	nge <u>535</u> sq ft mings in the attached garage rade 4
c) Total net area of flood openings id) Engineered flood openings?	n A8.b □ Yes ⊠ No	<u>n/a</u>	sq in	c) Tota	al net area of flood ineered flood ope	openings	in A9.b 1089 sq in ☐ Yes ☒ No
SE	CTION B - FLOOD	INSUR	ANCE RATE MA			-	C1 ,00 171 140
	and the state of t	Ţ			7 KI OKIDA 110		
B1. NFIP Community Name & Community Ventura County (Unincorporated Areas)	Cooy13		inty Name County	**************************************	M Anghreno a sana a	B3. State California	
B4. Map/Panel Number B5 Suffix 06111C0580/0580 F	B6. FIRM Index I Sept. 26, 201		B7. FIRM Par Effective/Revised Sept. 26, 201	Date	88. Flood Zone(s) AO	69 B	ase Flood Elevation(s) (Zone O, use base flood depth) 3 ft.
310. Indicate the source of the Base Floor	l Elevation (BFE) data	or base t				- The state of the	AND THE CONTRACT OF THE CONTRA
☐ FIS Profile	Community De	termined	Other/S				
 Indicate elevation datum used for BF 	E in Item B9: 🔲 NG	VD 1929	NAVD	1988 [Other/Source:		
312. Is the building located in a Coastal Bi Designation Date: n/a	rrier Resources Syst	em (CBRS	S) area or Otherwi BRS	se Protect	ted Area (OPA)?		☐ Yes ☐ No
SECTI	ON C - BUILDING	ELEVAT	TION INFORMA	TION (SI	URVEY REQUIF	RED)	
 Building elevations are based on: *A new Elevation Certificate will be req 	Construction D	rawinas*	□ Buildir	o Hodaci	Construction*	***************************************	ished Construction
 Elevations – Zones A1–A30, AE, AH, A below according to the building diagrar 	A (with BFE), VE, V1- in specified in Item A7	V30. V (w '. In Puerto	rith BFE), AR, AR/, o Rico only, enter	4, AR/AE, meters.	. AR/A1-A30, AR/	AH, AR/AC). Complete Items C2.a-h
Benchmark Utilized: Ventura County 8:		Vertica	al Datum: NAVD 8	<u> 8</u>			
Indicate elevation datum used for the e Datum used for building elevations mu	levations in items a) t at be the same as tha	hrough h) Lused for	below. DNGVD	1929 ⊠	NAVD 1988 🗆 O	ther/Sourc	(B);
					Check	the meas	urement used.
 a) Top of bottom floor (including basem 	ent, crawispace, or e	nciosure f	loor)	1055.9		⊠ feet	☐ meters
b) Top of the next higher floor				n/a		☐ feet	meters
c) Bottom of the lowest horizontal struc	tural member (V Zone	es only)		<u>n/a</u>	three-mana.	☐ feet	meters
d) Attached garage (top of slab)				<u>n/a</u>		☐ feet	meters
Lowest elevation of machinery or equipment and local Lowest edippent (Finished) and the control of the	ation in Comments)	-		1058.8	32	⊠ feet	meters
 f) Lowest adjacent (finished) grade nex g) Highest adjacent (finished) grade nex 	t to building (LAG) — t to building (HAG) —		thical abase			⊠ feet	☐ meters
h) Lowest adjacent grade at lowest elev	ation of deck or stairs	r includini,	g structural suppor	<u>1053,5</u> t <u>n/a</u>		⊠ feet □ feet	meters meters
	ON D – SURVEYO				~		And the state of t
This certification is to be signed and sealed information. I certify that the information on understand that any false statement may i	by a land surveyor, e this Certificate repres be punishable by fine	engineer, o	or architect author	zed by lav	w to certify elevation		
☐ Check here if comments are provided ☐ Check here if attachments.	on back of form	Were lati	tude and longitude land surveyor?	in Sectio ⊠ Yes	n A provided by a No		
Certifier's Name Jeremy Henry			License Nu	mber PL	\$ 8135		1 Fr 12/16 93
itle Land Surveyor	Company Name J	eremy Hen	ry Land Surveyor	and the second s	Company of the Compan	\(\langle e	2/12/2013/21/21/21/21/21/21/21/21/21/21/21/21/21/
ddress 1118 Ayers Avenue	City Ojai		State Ca	ZIP Cot	de 93023		
signature Ja Ja	Date 2-3-2015		Telephone	(805) 216	o-6124		

IMPORTANT: In these spaces, copy the	e corresponding information from Section A.	FOR INSURANCE COMPANY USE
	uite, and/or Bldg. No.) or P.O. Route and Box No.	Policy Number:
City Ojai	State Ca ZIP Code 93023	Company NAIC Number:
SECTION D - SU	JRVEYOR, ENGINEER, OR ARCHITECT CERTIF	CATION (CONTINUED)
Copy both sides of this Elevation Certificate for	(1) community official, (2) insurance agent/company, and	d (3) building owner.
alls backfilled w/certified fill information. All equip nd is located on the rear wall inside of the garage. !	ral Grade Elevation of 1053.54 feet. See the 1 st attached letter between the servicing the building is above elevation 1057.54 feet. See the 2 nd attached letter from Jon Dieges, Architect, dated occated outside the rear wall of the garage. The elevation of Date 2-3-2015	The elevation of the lowest electrical outlet is at 1058.
SECTION E - PUII DING ELEVATION	LINEODMATION (CUDVEY NOT DECLUSED) AS	
SECTION E - BUILDING ELEVATION	NINFORMATION (SURVEY NOT REQUIRED) FO	R ZONE AO AND ZONE A (WITHOUT BFE)
 E1. Provide elevation information for the following grade (HAG) and the lowest adjacent grade a) Top of bottom floor (including basement b) Top of bottom floor (including basement b) Top of bottom floor (including basement celevation C2 b in the diagrams) of the bute. E2. For Building Diagrams 6–9 with permaner (elevation C2 b in the diagrams) of the bute. E3. Attached garage (top of slab) is n/a. E4. Top of platform of machinery and/or equip 	nt, crawlspace, or enclosure) is 2.36	anly, enter meters. The elevation is above or below the highest adjacent ers The elevation is above or below the had. The ers The above or The below the LAG. The ers The ers The elevation is above or The elevat
ordinance? Yes No Unknow	wn. The local official must certify this information in Secti	on G. HA
SECTION F - PRO	OPERTY OWNER (OR OWNER'S REPRESENTA	TIVE) CERTIFICATION
The property owner or owner's authorized repre-	sentative who completes Sections A, B, and E for Zone A	(without a FEMA-issued or community-issued BFE)
or Zone AO must sign nere. The statements in S Property Owner's or Owner's Authorized Repres	Sections A. B. and E are correct to the best of my knowle	dge.
Address 1118 Ayers Avenue		
	City Ojai	State Ca ZIP Code 93023
Signature	Date 2-3-2015	Telephone (805)216-6124
Comments		
SE	ECTION G - COMMUNITY INFORMATION (OPTI	
e local official who is authorized by law or ordinar	nce to administer the community's floodolain management	ordinance can complete Sections A. P. C. (or E.) and
this Elevation Certificate. Complete the applicable	e item(s) and sign below. Check the measurement used in	Items G8–G10. In Puerto Rico only, enter meters.
The information in Section Course taken	ALLEN DATE OF THE PROPERTY OF	
1. The information in Section C was taken	from other documentation that has been signed and sea information. (Indicate the source and date of the elevation	led by a licensed surveyor, engineer, or architect who in data in the Comments area below.)
The information in Section C was taken is authorized by law to certify elevation in A community official completed Section	E for a building located in Zone A (without a FEMA-issue	in data in the Comments area below.) ad or community-issued BFE) or Zone AO.
The information in Section C was taken is authorized by law to certify elevation in A community official completed Section	information. (Indicate the source and date of the elevation	in data in the Comments area below.) ad or community-issued BFE) or Zone AO.
The information in Section C was taken is authorized by law to certify elevation is 2. A community official completed Section The following information (Items G4–G1	E for a building located in Zone A (without a FEMA-issue i) is provided for community floodplain management put	in data in the Comments area below.) ad or community-issued BFE) or Zone AO.
The information in Section C was taken is authorized by law to certify elevation in 2. A community official completed Section The following information (Items G4–G1 G5. Da FP 2014–03 This permit has been issued for:	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put the Permit Issued Control G6. Date Cert Control G7 Substantial Improvement	and data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued
The information in Section C was taken is authorized by law to certify elevation is authorized by law to certify elevation is authorized by law to certify elevation in the following information (Items G4–G1). The following information (Items G4–G1). G5. Da This permit has been issued for: New St. Elevation of as-built lowest floor (including base).	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put the Permit Issued G6. Date Cent C4 725 2014 G6. Date Cent C4 725 2014 G7. Substantial Improvement assement) of the building: 1055.90 Feet C	in data in the Comments area below.) and or community-issued BFE) or Zone AO. sposes. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988
The information in Section C was taken is authorized by law to certify elevation is authorized by law to certify elevation is 2. A community official completed Section The following information (Items G4–G1 G5. Da FP 2014 – 03 This permit has been issued for: New Belevation of as-built lowest floor (including base). BFE or (in Zone AO) depth of flooding at the	E for a building located in Zone A (without a FEMA-issue to building l	and data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued
The information in Section C was taken is authorized by law to certify elevation is authorized by law to certify elevation is authorized by law to certify elevation is 2. A community official completed Section The following information (Items G4–G1 G5. Da FP 2014 – 03 This permit Number G5. Da G5. Da G6. Belevation of as-built lowest floor (including base). BFE or (in Zone AO) depth of flooding at the long community's design flood elevation:	E for a building located in Zone A (without a FEMA-issue to building l	in data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988 meters Datum NAVD 1988
The information in Section C was taken is authorized by law to certify elevation in the following information (Items G4–G1 G5. Da FP 2014 – 03 This permit has been issued for: Section C was taken is authorized elevation. Items G4–G1 G5. Da G5. Da G5. Da G5. Da G6. Da G6. Da G6. Da G6. Da G6. Da G7. D	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put 125 2014 G6. Date Cert 125 2014 G7. Date Cert 125 G8. Date Cert	in data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988 meters Datum NAVD 1988
The information in Section C was taken is authorized by law to certify elevation in A community official completed Section The following information (Items G4–G1 G5. Da	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put 125 / 2014 W Construction Substantial Improvement assement) of the building: 1055.90	in data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988 meters Datum NAVD 1988
The information in Section C was taken is authorized by law to certify elevation in a community official completed Section. The following information (Items G4–G1 G5. Da FP 2014 – 03 G5. Da G5. Da G6. Da G6. Da G7. This permit has been issued for: Relevation of as-built lowest floor (including base). BFE or (in Zone AO) depth of flooding at the ground official's Name DON A G6. Da G7. Da G7	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put 125 2014 G6. Date Cert 125 2014 G7. Date Cert 125 G6. Date Cert 125 G6. Date Cert 125 G6. Date Cert 125 G6. Date Cert 125 G7. Date Cert 125 G6. Date Cert 125 G7. Date Cert	in data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988 meters Datum NAVD 1988
The information in Section C was taken is authorized by law to certify elevation is authorized by law to certify elevation is authorized by law to certify elevation in a community official completed Section. The following information (Items G4–G1 G4, Permit Number G5. Day G7. This permit has been issued for: This permit has been issued for: Selevation of as-built lowest floor (including base). BFE or (in Zone AO) depth of flooding at the community's design flood elevation: The information in Section C was taken is authorized by law to certify elevation in the community in the community is design flood elevation:	E for a building located in Zone A (without a FEMA-issue 10) is provided for community floodplain management put 125 / 2014 G6. Date Cent O4 / 25 / 2014	in data in the Comments area below.) and or community-issued BFE) or Zone AO. poses. ificate Of Compliance/Occupancy Issued meters Datum NAVD 1988 meters Datum NAVD 1988

Proofing 44" above the lowest adj. grade (CAG). All equipment is

PEMA Form 086-0-33 (7/12)

Replaces all previous editions.

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

ELEVATION CERTIFICATE, page 3

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the cor	FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit 4220 Grand Avenue	Policy Number:	
City Ojai	State ZIP Code CA 93023	Company NAIC Number:

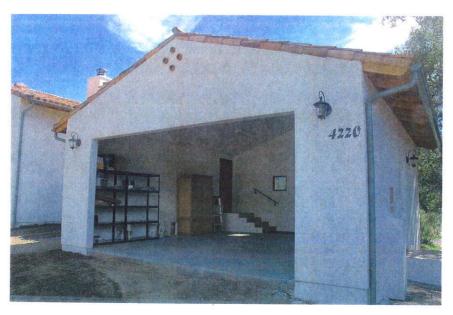
If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable,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

Continuation Page

IMPORTANT: In these spaces, copy th	FOR INSURANCE COMPANY USE	
Building Street Address (including Apt. 4220 Grand Avenue	Policy Number:	
City Ojai	State ZIP Code CA 93023	Company NAIC Number:



FRONT SIDE VIEW OF GARAGE



RIGHT SIDE VIEW OF GARAGE

Continuation Page

IMPORTANT: In these spaces, copy the	FOR INSURANCE COMPANY USE	
Building Street Address (including Apt. 4220 Grand Avenue	Policy Number:	
City Ojai	State ZIP Code CA 93023	Company NAIC Number:



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>

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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

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 " ± 2 " ± 4 " which is the correct height.

Respectfully submitted, Jon Dieges, Architect for the Keller Residence





U.S. DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY National Flood Insurance Program

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	RUCE T. KIL	LUR FAMIL	RAYA KELLE	FOR INSURANCE	E COMPANY USE
STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 4220 GRAND AVELIVE				POLICY NUMBER	er Proposition for the second
OTHER DESCRIPTION (Lot and Block Numbers, etc.) A.P. H. 029-0-100-060			COMPANY NAIC N	UMBER	
CITY OSAI	Water 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2		STATE CA ZI	IP CODE 93023
	SECTION I -	FLOOD INSURANCE	RATE MAP (FIRM)	INFORMATION	
Provide the following from					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION
060413	6580	F	Sept. 26,2014	AO	(In AO Zones, Use Depth)
Indicate elevation datum used	for Base Flood Elevation show	n above: NGVD 1929 N	IAVD 1988 Other/Source		
	II – FLOODPROOFIN				
Elevations are based on:	Construction Drawings 🔲 Bu	ilding Under Construction 📜	Finished Construction	Inn-Rosid	ential Gara
Floodprooting Design Elev	vation Information:				
Building is floodproofed to an e (Elevation datum used must be Height of floodproofing on the For Unnumbered A Zones	elevation of $\frac{1057}{59}$. $\frac{59}{59}$ feet be the same as that used for t	(In Puerto Rico only:	meters). NGVD 192	9 NAVD 1988 Other	r/Source:
Height of floodproofing on the	building above the lowest ad	jacent grade is	feet (In Puerto Rico only:	meters).	
For Unnumbered A Zones	Only: highest	originalis 4')		1	
Highest adjacent (finished) gr	ade next to the building (HAG	1053 . 54 feet (In Pue	erto Rico only: N/A	meters)	
☐ NGVD 1929 X NAVD	1988 Other/Source:	(8)	, ,		
,	urposes, the building's floodp	roofed design elevation must uilding's insurance rating will	be at least 1 foot above the result in a higher premium.)	Base Flood Elevation to rec	eive rating credit. If the building
S	ECTION III – CERTIF	ICATION (By a Regi	stered Professional	Engineer or Archit	ect)
Non-Residential Floodprod	ofed Construction Certific	ation:			
I certify that, based upon are in accordance with ac	development and/or review o ecepted standards of practice	f structural design, specificat for meeting the following prov	ions, and plans for construct visions:	ion, the design and method	s of construction
	ether with attendant utilities a stantially impermeable to the		tight to the floodproofed des	sign elevation indicated abo	ve, with
All structural comp debris impact forc	oonents are capable of resisti es.	ng hydrostatic and hydrodyna	mic flood forces, including th	ne effects of buoyancy, and	anticipated
I certify that the informati by fine or imprisonment u	on on this certificate represer nder 18 U.S. Code, Section 10	nts my best efforts to interpre 1001.	t the data available. I unders	tand that any false stateme	ent may be punishable
CERTIFIER'S NAME	EGES	LICENSE	NUMBER (or Affix Seal)	0466 REHEW	en 70 5-8-15
ARCHIT	€CT	COMPAN	DIE HOL BARY	GES, ARC	HITECT
P.O. BOX	1286	CITY	JAI	STATE CA	ZIP CODE 93024
SIGNATURE	Dieges	DATE 2	-3-2015	PHONE (805)-64	16-3778
Copie	es should be made of this Co	ertificate for: 1) community (official, 2) Insurance agent,	/company, and 3) building	owner.