

# 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 Hugh Gordon III & Jennifer Findlay		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 W Magnolia St.		Company NAIC Number:
City Fort Collins	State Colorado	ZIP Code 80521
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Portions of Lots 11 & 12; Block 73 Fort Collins, Colorado / Larimer County Parcel# 9711420015		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>40.58330N</u> Long. <u>105.08553W</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>9</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s) <u>594.00</u> sq ft		
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>6</u>		
c) Total net area of flood openings in A8.b <u>768.00</u> 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 <u>N/A</u> sq ft		
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>		
c) Total net area of flood openings in A9.b <u>N/A</u> sq in		
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION		
B1. NFIP Community Name & Community Number Fort Collins / 080102		B2. County Name Larimer
		B3. State Colorado
B4. Map/Panel Number 08069CO979/sh15	B5. Suffix H	B6. FIRM Index Date <del>05-02-2012</del> <u>02-06-2013</u>
		B7. FIRM Panel Effective/ Revised Date 05-02-2012/ <u>07-15-2003</u>
		B8. Flood Zone(s) X (100yr)
		B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 5004.2 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 type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other/Source: <u>City of Fort Collins, Colorado/Old Town Master Plan</u>		
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: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA		

# ELEVATION CERTIFICATE

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

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 522 W Magnolia St.			Policy Number:
City Fort Collins	State Colorado	ZIP Code 80521	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: Fort Collins BM# 1-11 Vertical Datum: ~~5008.62~~ - 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)  | 5001.30 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor  | 5005.44 | <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)   | 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) | 5005.40 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | 5003.00 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | 5003.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | 5003.00 | <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 <i>John Lambert</i>	License Number <i>LS 13212</i>
Title <i>Managing Member</i>	
Company Name <i>Lambert Land Consulting, LLC</i>	
Address <i>417 S. Whitcomb St CO</i>	ZIP Code <i>80521</i>
City <i>Fort Collins</i>	State <i>CO</i>
Signature <i>John Lambert</i>	Date <i>1-15-2018</i>
	Telephone <i>970-217-2190</i>
	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)  
Equipment mentioned in C2e includes furnaces, hot water heater, and all ducting. All are above finish floor.

**FORT COLLINS BM# 1-11 AVE. = 5008.62 FT**  
**VENT LOCATIONS + PHOTOS ATTACHED**

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## 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

Address	City	State	ZIP Code
		Colorado	

Signature	Date	Telephone
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Comments

Check here if attachments.

**ELEVATION CERTIFICATE**

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Expiration Date: November 30, 2018

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City Fort Collins	State Colorado	ZIP Code 80521	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 <b>B1604623</b>	G5. Date Permit Issued <b>11.22.2016</b>	G6. Date Certificate of Compliance/Occupancy Issued <b>3.5.2018</b>
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G7. This permit has been issued for:       New Construction     Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building:      5005.4  
~~5001.3~~       feet     meters    Datum NAVD88

G9. BFE or (in Zone AO) depth of flooding at the building site:      5009.2       feet     meters    Datum NAVD88

G10. Community's design flood elevation:      5005.2       feet     meters    Datum NAVD88

Local Official's Name <b>Mark Taylor</b>	Title <b>Civil Engineer II</b>
Community Name <b>City of Ft Collins</b>	Telephone <b>970.416.2494</b>
Signature <b>Mark Taylor</b>	Date <b>3.2.2018</b>

Comments (including type of equipment and location, per C2(e), if applicable)  
**John Lambert PLS 13212 provided elevation information on 1.15.2018**

Check here if attachments.

# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

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If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption 522 W Magnolia St, Ft. Collins, Colorado - Rear (north) elevation November 5th 2017

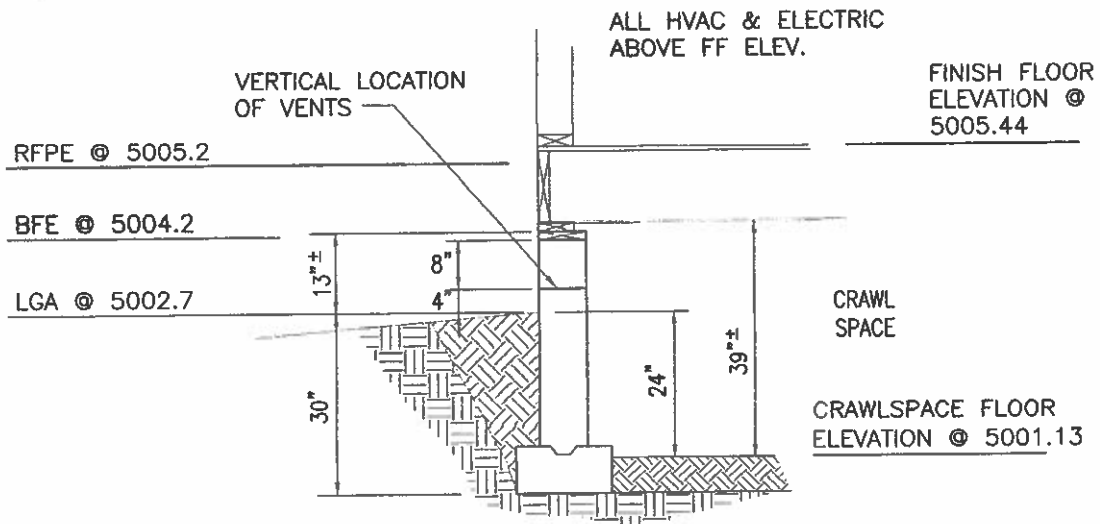
Clear Photo One



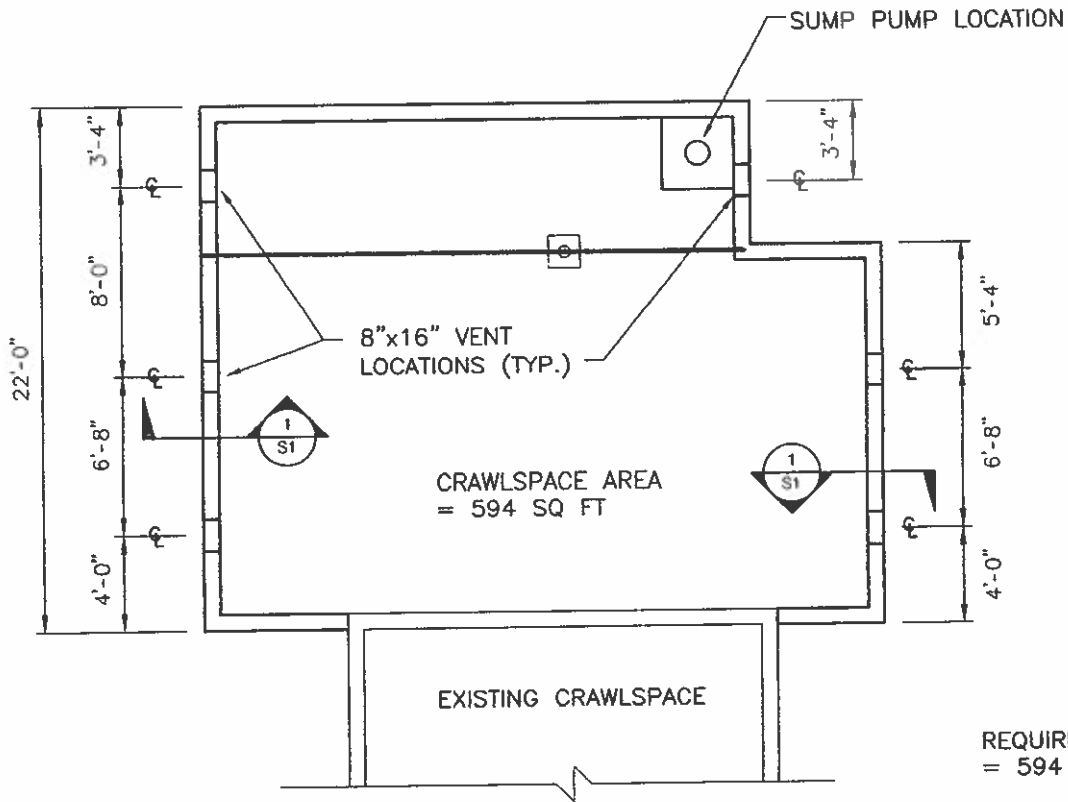
Photo Two

Photo Two Caption 522 W Magnolia St, Ft. Collins, Colorado -Front & side (SE Corner) Elevation November 5th 2017

Clear Photo Two



FOUNDATION DETAIL ①  
SCALE 3/8" = 1'-0"



REQUIRED VENT AREA = 594 SQ IN.

DESIGNED VENT AREA = 768 SQ IN.

VENT LOCATION EXHIBIT  
SCALE 1/8" = 1'-0"

**FORBES ENGINEERING**

2908 CHERLY STREET,  
Ft. Collins, Colorado 80524  
Tele: (970) 295-4874

FULL SERVICE ENGINEERING, DRAFTING AND DESIGN  
CIVIL/STRUCTURAL, FOUNDATIONS, LAND & MUNICIPAL PLANNING

CLIENT: **EMPIRE CARPENTRY LLC**

PROJECT: **522 W MAGNOLIA ST  
FT COLLINS, CO**

SHEET TITLE: **CRAWLSPACE VENT  
LOCATION PLAN**

PREPARED BY **KEVIN FORBES**

DRAWN: **KEF** DATE **11-8-16**

PROJECT # **16-2555** DWG # **2555-EX**



WEST SIDE VENT #1



EAST SIDE VENT #2

6-8X16 VENTS

ADDITION CRAWL SPACE VENTS

522 W. MAGNOLIA ST.

FORT COLLINS, COLORADO

WEST SIDE #2

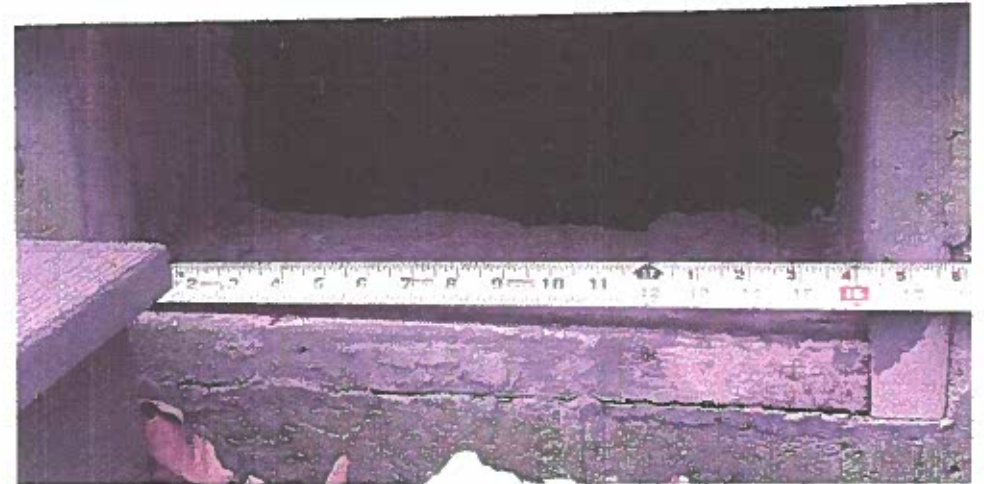


WEST SIDE #3

EAST SIDE #3



EAST SIDE #1



ADDITION CRAWL SPACE VENTS  
577 W. MAGNOLIA ST. - FORT COLLINS CO. COLORADO