



Floodplain Use Permit- Case History

RECORD: P23FC00883

Building/Floodplain Use Permit

Case Name:SFR

Issue: Custom single family residence

10/30/2023 Application Intake - Submitted: Application successfully submitted

Case Reviewer:Ben Scholl

10/30/2023 Review - Note: Site plan appears to be incomplete, shows a portion of parcel #21237347A but not the full extent of the property.

Case Reviewer:Ben Scholl

11/27/2023 Review - Note: Carlos Brown visited front counter for FPUP status updates. See FPUPs 23-884 & 23-891 on same property. Advised Mr. Brown to check back in min. 2 weeks.

Case Reviewer:Ben Scholl

12/8/2023 Review - Note: Conducting reviews in parallel for 23-883, 23-884, & 23-891. Spoke with applicant & requested surveyed document showing new lot lines. In absence of lot lines, unclear where each SFR is proposed. Appears latest recorded deeds associated with intended splits have an issue where no grantee is listed on the deed, will be an issue for creation of covenants. Spoke with applicant again & informed them of issue relating to deeds.

Case Reviewer:Ben Scholl

12/11/2023 Review - Request for Corrections: Emailed applicant requesting survey document showing new lot lines created by split of parcel #21237347A; also requested correct latest recorded deed evidencing who is the current property owner. At present, three deeds, each recorded 08/29/2023, are associated with parcel #21237347A. I suspect each deed is meant to record the legal description of a new parcel created by the lot split. However, each deed has an error where no grantee is listed to whom the property is to be transferred. See efile for correspondence.

Case Reviewer:Ben Scholl



12/11/2023 Application Intake - Note: Carlos Brown (shares his father's name) visited the front counter for FPUP status update for 23-883, 23-884, and 23-891. Relayed to him details re. need for 1) survey document w/ lot lines, & 2) corrected latest recorded deeds for each of three properties which are being split from parcel #21237347A.

Case Reviewer:Ben Scholl

1/5/2024 Application Intake - Resubmit: Received resubmittal via email from Charles Corrales dated 12/20/2023.

Case Reviewer:Ben Scholl

1/30/2024 Review - Note: Charles Corrales (c.corrales@swconsultingce.com) working on behalf of applicant, submitted new deed & subdivision plat for Millstone Manor in order to resolve deed/addressing issue. Latest recorded deed still lacks grantee, emailed Mr. Corrales w/ applicant copied; advised I will proceed w/ FPUP review & provide feedback as needed, but deed/addressing issue will need to be resolved prior to FPUP finalization. Not sure if new addressing permit will be needed, to assign address based on complete deed.

Case Reviewer:Ben Scholl

1/31/2024 Review - Note: Suspect some of the structures visible in latest nearmap image (05/22/2023) may have been removed, spoke w/ applicant over the phone & requested photos of the site to see what remains.

Case Reviewer:Ben Scholl

2/2/2024 Review - Request for Corrections: Returning to RFC status pending resolution of issue w/ deed not showing a grantee.

Case Reviewer:Ben Scholl

2/21/2024 Application Intake - Resubmit: Received latest recorded deed via email from Charles Corrales dated 02/15/2024, looks OK, bringing FPUP back under review.

Case Reviewer:Ben Scholl

3/12/2024 Review - Note: Received photos from applicant documenting current site conditions. See efile for correspondence.

Case Reviewer:Ben Scholl

3/14/2024 Review - Note: Teamsed FR informing him that FPUP up for supervisor review & approval. Review applicant photos of property w/ supervisor to confirm no existing violations on property--quality of photos is not great.

Case Reviewer:Ben Scholl



3/14/2024 Review - Note: Confirmed w/ FR applicant photos sufficiently demonstrate that no vios remain on property.

Case Reviewer:Ben Scholl

3/14/2024 Review - Approved: Reviewed FPUP w/ FR, approved, D1FC1 uploaded to BP.

Case Reviewer:Ben Scholl

3/19/2024 Issuance - Note: Emailed approval package to applicant.

Case Reviewer:Ben Scholl

3/21/2024 Issuance - Issued - Documents Required: Received signed FPUP at counter

Case Reviewer:Melissa Fisher

3/21/2024 Inspection - Documents Received: Covenants notarized at counter - MF - RFCD

Case Reviewer:Melissa Fisher

7/8/2024 Inspection - Note: Wayne Thureson requested elevation certificate. EM elevation certificate

Case Reviewer:Rodrigo Morales

7/9/2024 Inspection - Note: Contractor Carlos Brown phone call. Claims El cert dropped off. Brenda T. to check general mail

Case Reviewer:Rodrigo Morales

7/9/2024 Inspection - Note: Contractor misunderstood. Surveyor will drop off El cert tomorrow (7/10)

Case Reviewer:Rodrigo Morales

7/10/2024 Inspection - Note: Wayne Thureson visited front counter & dropped off P2S el cert. Gave P2S el cert to PC. Parcel number for 9275 W Floyd St. has been updated to 21237347C. Edited P2F el cert & gave Mr. Thureson updated copy.

Case Reviewer:Ben Scholl

7/10/2024 Inspection - Documents Received: 7/10/2024 P2S - El-cert reviewed and approved. FFE = 1.0' above the BFE. IC

Case Reviewer:Irene Castillo



3/27/2025 Inspection - Documents Received: Wayne Thureson dropped off phys. P2F el cert at front counter. I placed P2F el cert in Irene's "El Certs for Review" inbox.

Case Reviewer:Ben Scholl

3/27/2025 Inspection - Documents Approved: 3/27/2025 P2F - El-cert reviewed and approved. FFE = 1.0' above BFE. IC

Case Reviewer:Irene Castillo

4/14/2025 Close Out - Complete: No Comments

Case Reviewer:Valerie Gonzales

FPUP # P23FC00883

DSD # P23BP10273

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

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
<p>A1. Building Owner's Name: <u>Abraham Andraux</u></p> <p>A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>9275 W Floyd St.</u></p> <p>City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u></p> <p>A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Taxcode: <u>212-37-347A</u> Township <u>14</u> Range <u>12</u> Section <u>30</u> MILLSTONE MANOR NO 6 LOT 8 BLK 11</p> <p>A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential: Single Family Residence</u></p> <p>A5. Latitude/Longitude: Lat. <u>32.180190</u> Long. <u>-111.162830</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84</p> <p>A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8). <small>Pima County Regional Flood Control District requires four (4) photographs</small></p> <p>A7. Building Diagram Number: <u>- 1-B</u></p> <p>A8. For a building with a crawlspace or enclosure(s):</p> <p>a) Square footage of crawlspace or enclosure(s): <u>NA</u> sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>NA</u> Engineered flood openings: <u>NA</u></p> <p>d) Total net open area of non-engineered flood openings in A8.c: <u>NA</u> sq. in.</p> <p>e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>NA</u> sq. ft.</p> <p>f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>NA</u> sq. ft.</p> <p>A9. For a building with an attached garage:</p> <p>a) Square footage of attached garage: <u>NA</u> sq. ft.</p> <p>b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p> <p>c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>NA</u> Engineered flood openings: <u>NA</u></p> <p>d) Total net open area of non-engineered flood openings in A9.c: <u>NA</u> sq. in.</p> <p>e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>NA</u> sq. ft.</p> <p>f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>NA</u> sq. ft.</p>	<p>Policy Number: _____</p> <p>Company NAIC Number: _____</p>
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
<p>B1.a. NFIP Community Name: <u>Pima County</u> B1.b. NFIP Community Identification Number: <u>040073</u></p> <p>B2. County Name: <u>Pima County</u> B3. State: <u>Arizona</u> B4. Map/Panel No.: <u>04019C 2245</u> B5. Suffix: <u>L</u></p> <p>B6. FIRM Index Date: <u>09/28/2012</u> B7. FIRM Panel Effective/Revised Date: <u>06/16/2011</u></p> <p>B8. Flood Zone(s): <u>X</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>100.5</u></p> <p>B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input type="checkbox"/> FIRM <input checked="" type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____</p> <p>B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other/Source: _____ Highest Adjacent Natural Grade (=100.0 ft)</p> <p>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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA</p> <p>B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 9275 W Floyd St.	FOR INSURANCE COMPANY USE
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	Policy Number: _____
	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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NA Vertical Datum: "LOCAL"
PCRFC Note: When HANG is used as Datum, fill out "Vertical Datum" as "LOCAL"

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: H.A.N.G. = 100.00 FT

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	<u>101.50</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
b) Top of the next higher floor (see Instructions):	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (see Instructions):	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
d) Attached garage (top of slab):	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	<u>101.75</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
f) Lowest Adjacent Grade (LAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	<u>99.17</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
g) Highest Adjacent Grade (HAG) next to building: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Finished	<u>100.00</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	<u>NA</u>	<input checked="" type="checkbox"/> feet	<input type="checkbox"/> meters

PCRFC Note: For projects involving a fill pad indicate lowest adjacent finished grade in Section D
PCRFC Note: For projects involving a fill pad indicate highest adjacent finished grade in Section D

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state 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 and describe in the Comments area.

Certifier's Name: WAYNE E. THURESON License Number: 15292

Title: ENGINEER (CIVIL)

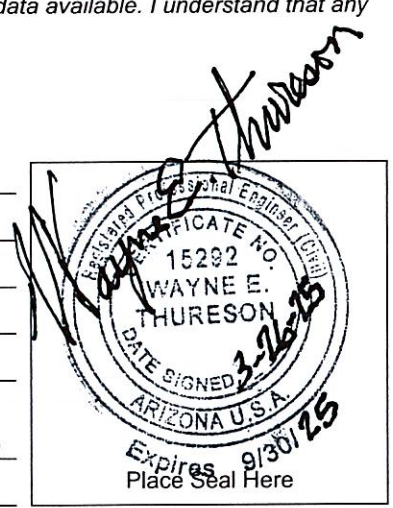
Company Name: NONE

Address: 5610 W. EL CAMINO DEL CERRO

City: TUCSON State: AZ ZIP Code: 85745

Signature: Wayne Thureson Date: 3-26-25

Telephone: 520/743-9971 Ext.: - Email: AGADTUC@GMAIL.COM



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

The lowest service equipment (C2.e) is the WTR. MTR. 101.75
Highest adjacent finished grade is 101.25 Lowest adjacent finish grade is 101.00
Lowest floor elevation of the existing structure 101.50

ATT. - BLDG. SKETCH

ELEVATION CERTIFICATE

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City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	Policy Number: _____ Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments: _____

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>9275 W Floyd St.</u>	FOR INSURANCE COMPANY USE Policy Number: _____ Company NAIC Number: _____
City: <u>Tucson</u> State: <u>Arizona</u> ZIP Code: <u>85735</u>	

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: P23FC00883 G6. Date Permit Issued: 03/14/2024
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: 100.5 feet meters Datum: HANG
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: 101.5 feet meters Datum: HANG
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: Ben Scholl Title: Hydrologist

NFIP Community Name: Pima County

Telephone: 520-724-4600 Ext.: _____ Email: _____

Address: 201 N Stone Ave 9th Fl

City: Tucson State: AZ ZIP Code: 85701

Signature: Ben Scholl Date: 03/14/2024

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 9275 W Floyd St.	FOR INSURANCE COMPANY USE
City: Tucson State: Arizona ZIP Code: 85735	Policy Number: _____ Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
9275 W Floyd St.

City: Tucson State: Arizona ZIP Code: 85735

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: *FRONT VIEW — NORTH — 3-26-25*



Photo Two

Photo Two Caption: *RIGHT SIDE VIEW — WEST — 3-26-25*

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 1-11
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
9275 W Floyd St.

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

City: Tucson State: Arizona ZIP Code: 85735

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: *REAR VIEW — SOUTH — 3-26-25*



Photo Four

Photo Four Caption: *LEFT SIDE VIEW — EAST — 3-26-25*