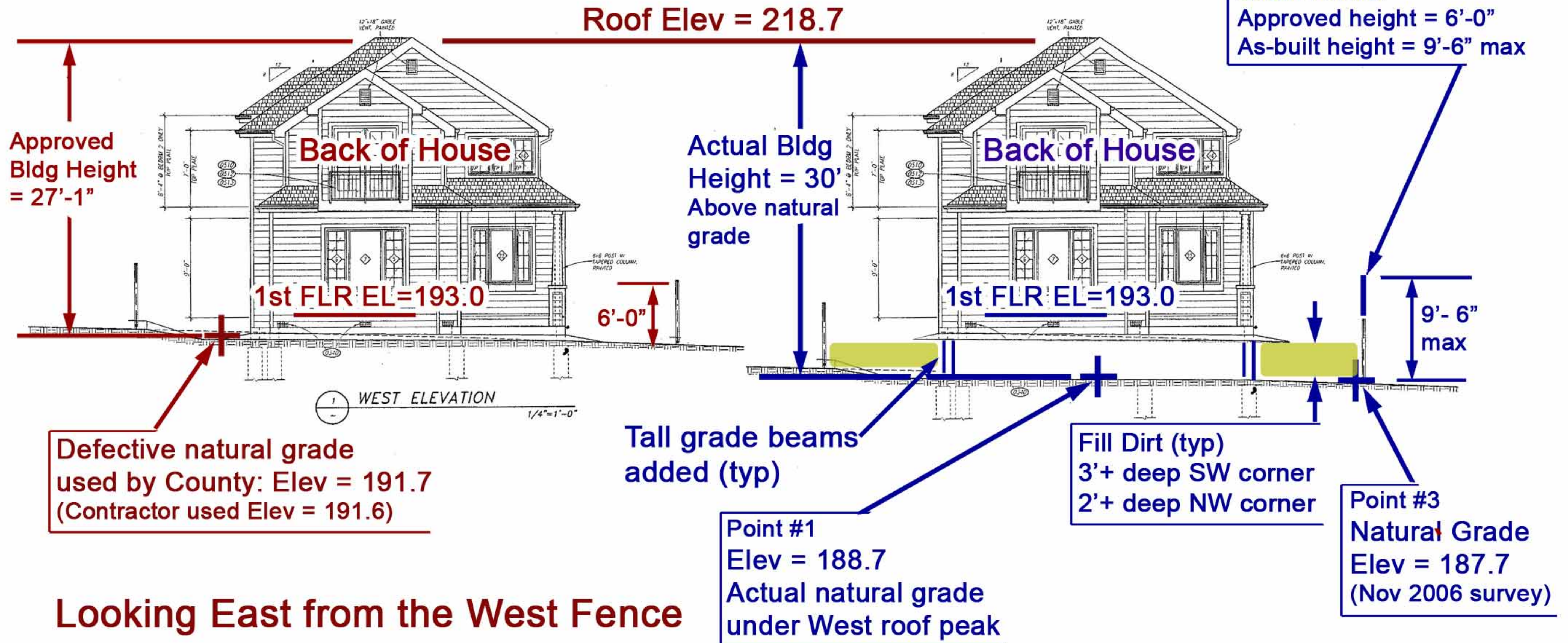


Only base house drawing is by M. Froehlich. All heavy & color type is by others.



APPROVED DESIGN

AS BUILT



Looking East from the West Fence

Plans approved by the CDRC in Nov 2005 show the following: 1) The ground elevations much higher than actual - the error is up to about 3' at the west end of the property (i.e. the contours on the submitted plans were defective). 2) The 1st floor about 2' above the ground on the west end of the house. 3) No fill dirt around the house except for a few inches around the foundation. 4) House height of 27'-1" (so 27'-1" is the approved maximum height above 'natural grade'). 5) A 6' high fence on the South side with no fill dirt next to the fence.

Due to the defective elevations used on the design plans the as-built 1st floor is about five feet above the actual original ground at the West end (not the approximate 2' shown on approved plans). To compensate for the actual ground level being lower than shown on the plans, the contractor built tall grade beams (foundation walls) and placed deep fill dirt around the foundation walls; depth of dirt fill is about 3' at the Southwest corner of the house.

The actual house height of approximately 30' (above natural grade) violates the max allowable height of 28' under Zoning Regulation 6300.2.6. The dirt fill violates Zoning Regulation 6300.2.6 and Grading Ordinance 8602. The as-built fence on the South boundary reaches a max height of 9'-6" - a violation of Zoning Regulation 6412 (max allowable fence height = 6'-0").

For more info:
www.1050Acacia.info

1050 Acacia, Montara

Building Height Calculation
 Revised 9/24/07 Prepared by: RC

EXHIBIT H-2
 (rev 4)

A6.2
 partial