

JC SURVEY
LAND SURVEYING

March 9, 2015

Ms. Miriam Schulman
PALISAIR HOMW OWNERS ASSOCIATION

Re: Project located at 1239 Las Pulgas Road in Los Angeles, CA

Dear Ms. Schulman:


I do hereby certify that I have performed a survey of the site and measured the highest constructed point of the proposed structure at the top of the vertical column to be 482.87' and the highest constructed elevation of the framed roof (rafter) to be 482.31', as per site datum. The top of column elevation is 1.35' above the Palisair HOA maximum construction height limit elevation for this project of 481.52' and the top of rafter elevation is 0.79' above the limit, which is 15.5 vertical feet added to the elevation of the pre-construction grade at the front of the structure (466.02' calculated per previous survey by others); the sum of which adds to the vertical limit elevation of 481.52'.

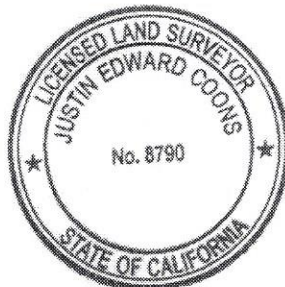
The construction plans for this project show a different pre-construction grade at the front of the house (467.5') than would be established by Palisair HOA guidelines and therefore a different maximum construction height limit elevation (483.00'). It appears that the design team selected elevations at the rear portion of the structure frontage and used those alone to establish their pre-construction grade and in doing so, ignored the finished surface elevations at the true front of the building. The elevations that should have been used to produce the true Palisair HOA compliant pre-construction grade at the front of the structure are $464.79' + 464.79' + 467.12' + 467.39' / 4 = 466.02'$.

GARAGE FF OUTSIDE PLANTER HOUSE FF

If there are any additional questions regarding this project, please contact our office at your convenience.

Sincerely,


Justin Coons, PLS 8790
JC Survey



HOUSE FF = 467.57
467.39
467.40
Ave = 467.52