

Crystal Cove - Tract 16456

Exhibit "A"

*NOTE:
50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 30 FEET FROM THE REAR PROPERTY LINE AND 50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 40 FEET FROM THE REAR PROPERTY LINE. THESE SETBACKS MAY BE MAINTAINED ON EITHER SIDE.

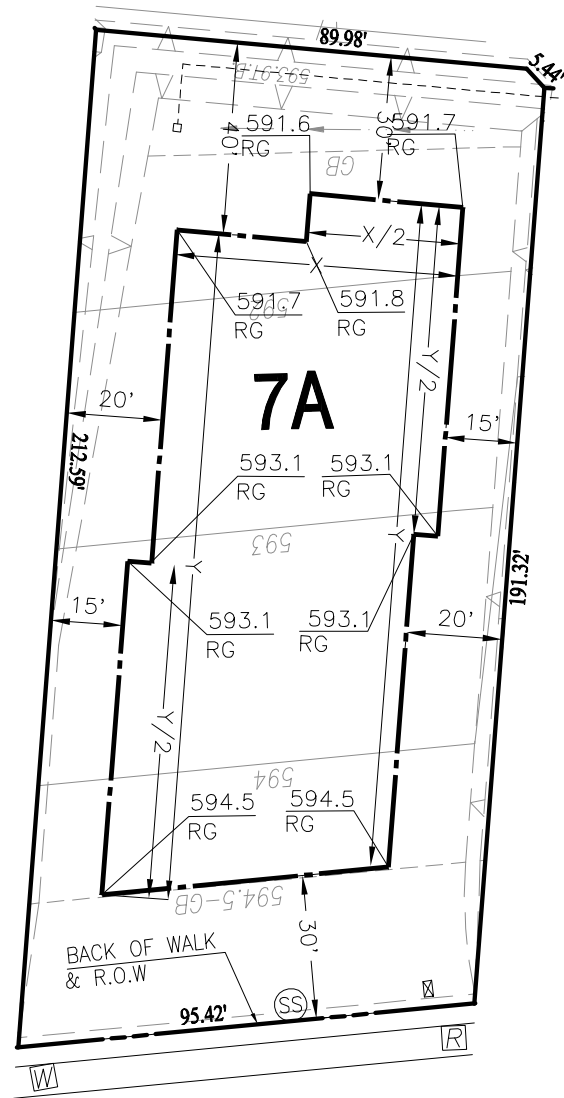
*NOTE:
50% OF THE SIDE YARD SETBACK MUST BE A MINIMUM OF 15 FEET FROM THE SIDE YARD PROPERTY LINE AND 50% OF THE SIDE YARD SETBACK MUST BE A MINIMUM OF 20 FEET FROM THE SIDE YARD PROPERTY LINE. THESE SETBACKS MAY BE MAINTAINED ON EITHER SIDE.

MAXIMUM BUILDING ENVELOPE HEIGHT 28'

ALL ELEVATIONS ARE ±1 FOOT.

X = WIDTH AT REAR OF ENVELOPE
X/2 = 1/2 WIDTH AT REAR OF ENVELOPE
Y = LENGTH AT SIDE OF ENVELOPE
Y/2 = 1/2 LENGTH AT SIDE OF ENVELOPE

NOTE:
THIS DEPICTION IS FOR ILLUSTRATION PURPOSES ONLY AND DOES NOT REPRESENT "AS-BUILT" CONDITIONS.



LEGEND

- DOMESTIC WATER CONNECTION
- RECLAIMED WATER CONNECTION
- SEWER CONNECTION (CLEANOUT)
- AREA DRAIN INLET
- FIRE HYDRANT
- STREET LIGHT
- AREA DRAIN
- CATCH BASIN
- BUILDING ENVELOPE
- PROPERTY LINE
- RIGHT OF WAY

- PMH (5'x10.5'x7') SCE
- VERIZON PULLBOX (3'x5')
- HANDHOLE (17"x30") OR PULLBOX (17"x30")
- UTILITY BOX (17"x30") VERIZON
- AGV (17"x30")
- SPLICEBOX (2.5'x4') SCE
- BURD (54"φ)
- MANHOLE (6.5'x4'x6.5') VERIZON
- SOE (5'x8.5'x7') SCE

Lot 7A

Prepared For:

IRVINE COMMUNITY DEVELOPMENT COMPANY
A Subsidiary of The Irvine Company
550 Newport Center Drive
Newport Beach, CA 92660
Telephone: (949)720-2000

LOT AREA: 19,146 S.F.

MAXIMUM ALLOWABLE 7,600 S.F.
TOTAL S.F.
(Incl. ground floor garage)

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Prepared By:

HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING □ ENGINEERING □ SURVEYING
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759