

Crystal Cove - Tract 16457

Exhibit "A"

*NOTE:
 50% OF THE SOUTH SIDE YARD SETBACK MUST BE A MINIMUM OF 15 FEET FROM THE SIDE YARD PROPERTY LINE AND 50% OF THE SOUTH 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 35'

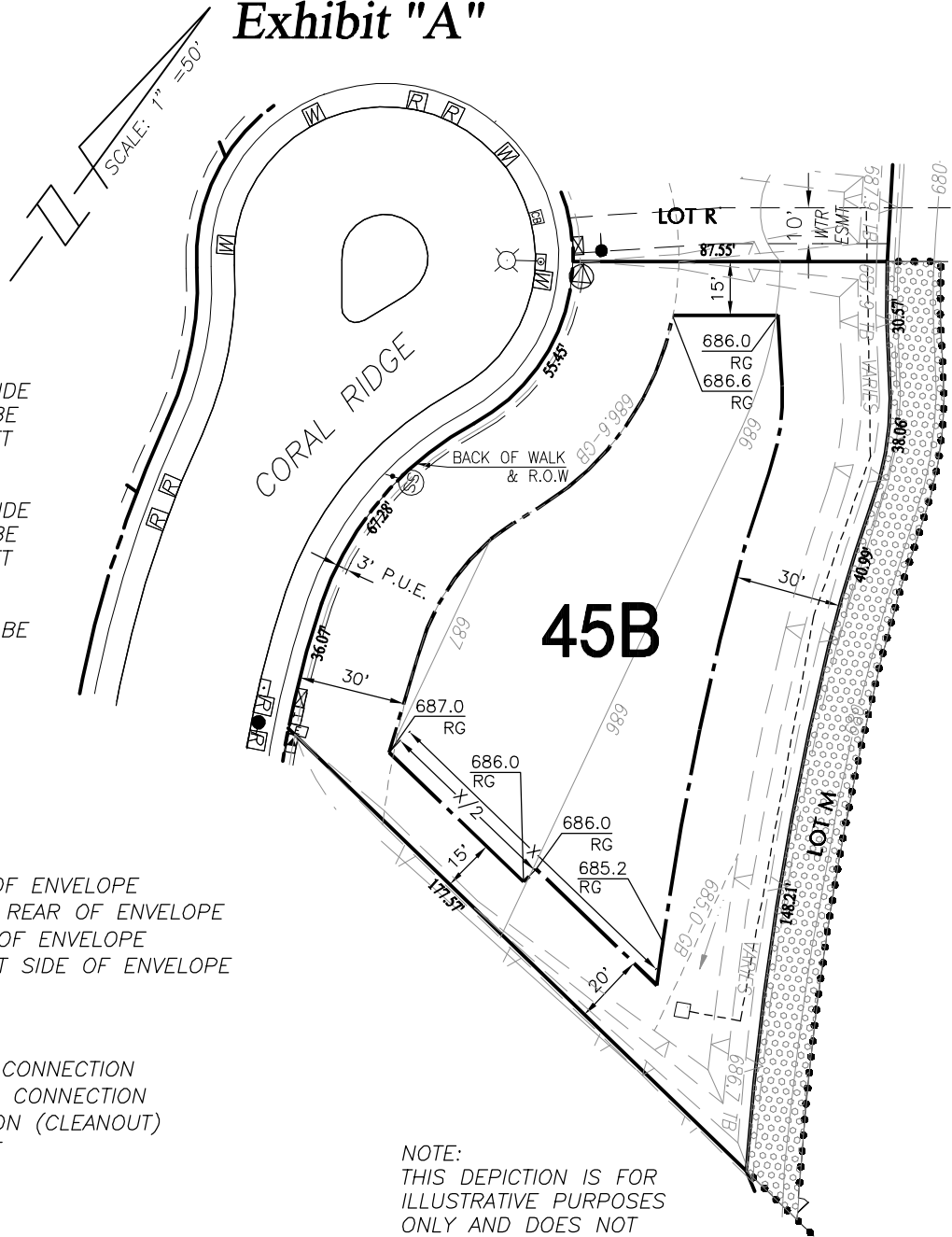
ALL ELEVATIONS ARE ± 1 FOOT.

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

LEGEND

- DOMESTIC WATER CONNECTION
 - RECLAIMED WATER CONNECTION
 - SEWER CONNECTION (CLEANOUT)
 - AREA DRAIN INLET
 - AREA DRAIN LINE
 - FIRE HYDRANT
 - STREET LIGHT
 - CATCH BASIN
 - BUILDING ENVELOPE
 - STRUCTURAL SETBACK
 - PROPERTY LINE
 - RIGHT OF WAY
 - REAR OR SIDE YARD FENCE & GATE
 - COMMON AREA SLOPE
- TB - TOP OF BERM RG - ROUGH GRADE
 GB - GRADE BREAK R.O.W. - RIGHT OF WAY

- SCE HANDHOLE (13"x24"), (2'x3') OR (2.5'x4')
- SCE BURD TRANSFORMER (54"Ø)
- MISC. HANDHOLE (17"x30")
- VERIZON HANDHOLE (17"x30")
- COX ABOVE GROUND VAULT (17"x30")
- HOA HANDHOLE (9"x16")



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

LOT AREA: 25,022 S.F.

MAXIMUM ALLOWABLE 10,000 S.F.
 TOTAL S.F. (Incl. ground floor garage)

Lot 45B

Prepared For:



IRVINE COMMUNITY DEVELOPMENT COMPANY LLC
 An Affiliate of the Irvine Company LLC
 550 Newport Center Drive
 Newport Beach, CA 92660
 Telephone: (949)720-2000

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Prepared By:



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING GEOTECHNICAL ENGINEERING
 Three Hughes • Irvine, CA 92618 • P# (949) 583-1010 • F# (949) 583-0759