

Crystal Cove - Tract 16455



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.

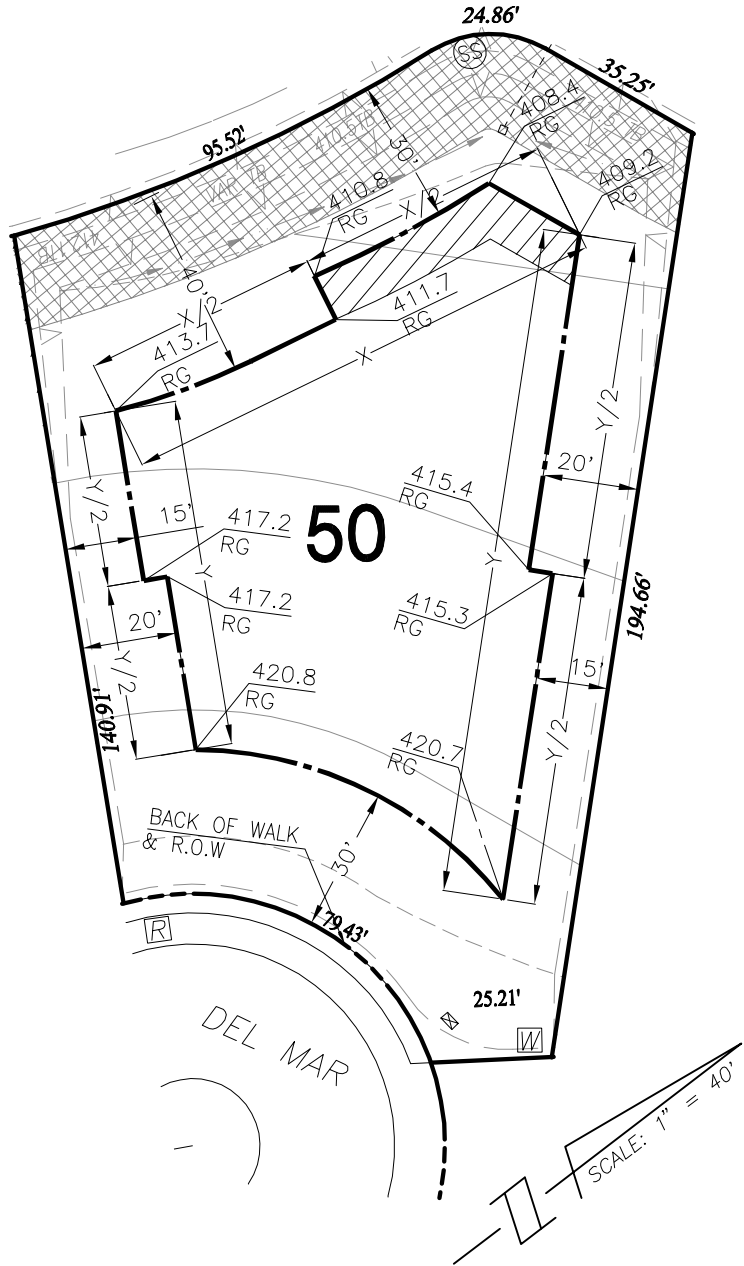
-  FUEL MODIFICATION ZONE
-  STRUCTURAL SETBACK ZONE – SETBACKS MAY BE REDUCED BY USE OF DEEPEMED FOOTINGS OR OTHER MEASURES. PLEASE CONSULT A GEOTECHNICAL ENGINEER REGARDING THESE SETBACKS.

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
-  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"Ø)
-  – MANHOLE (6.5'x4'x6.5') VERIZON
-  – SOE (5'x8.5'x7') SCE



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

LOT AREA: 20,703 S.F.
MAXIMUM ALLOWABLE TOTAL S.F.: 8,200 S.F.
(Incl. ground floor garage)

Lot 50

Prepared For:



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

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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