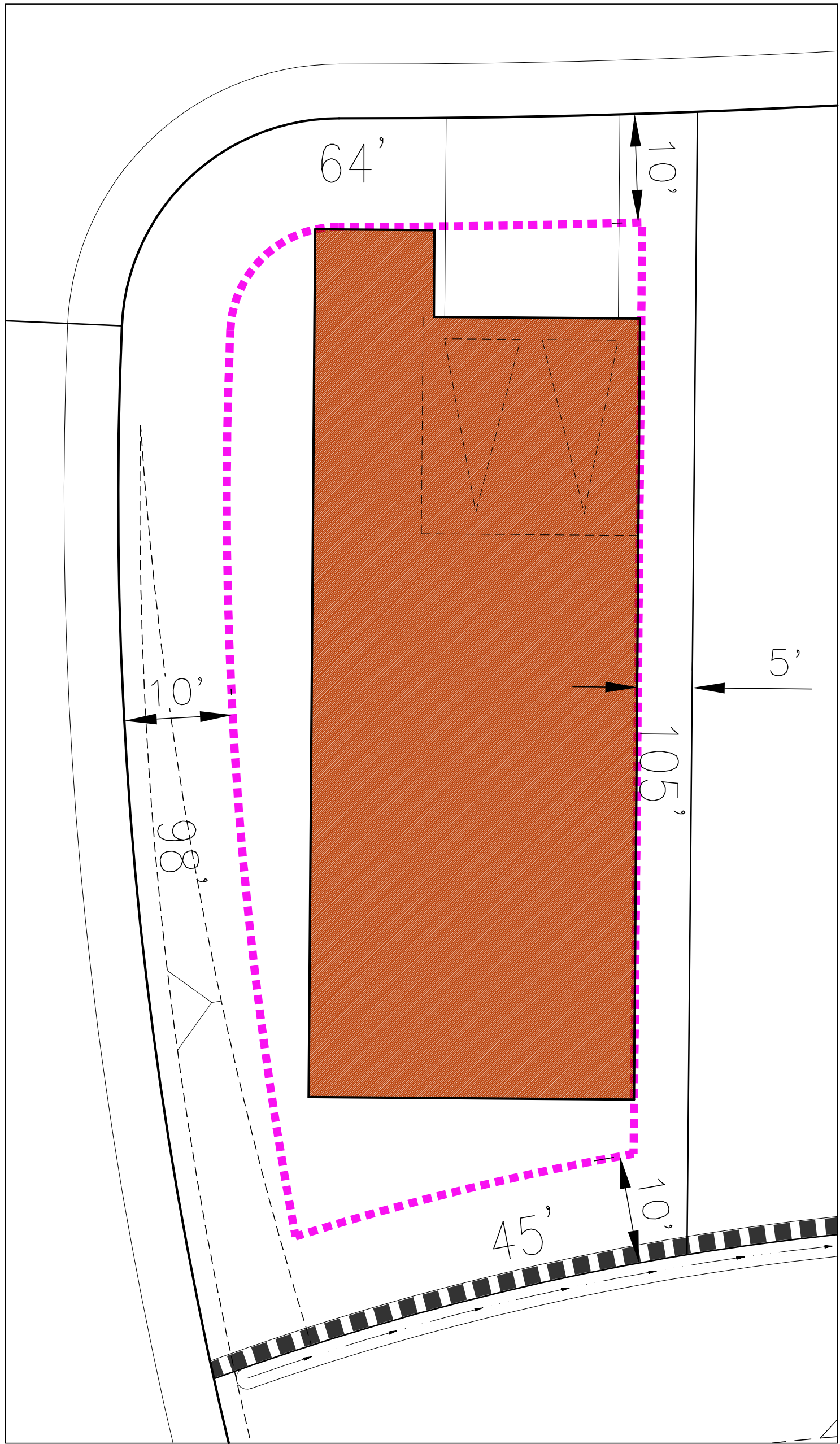
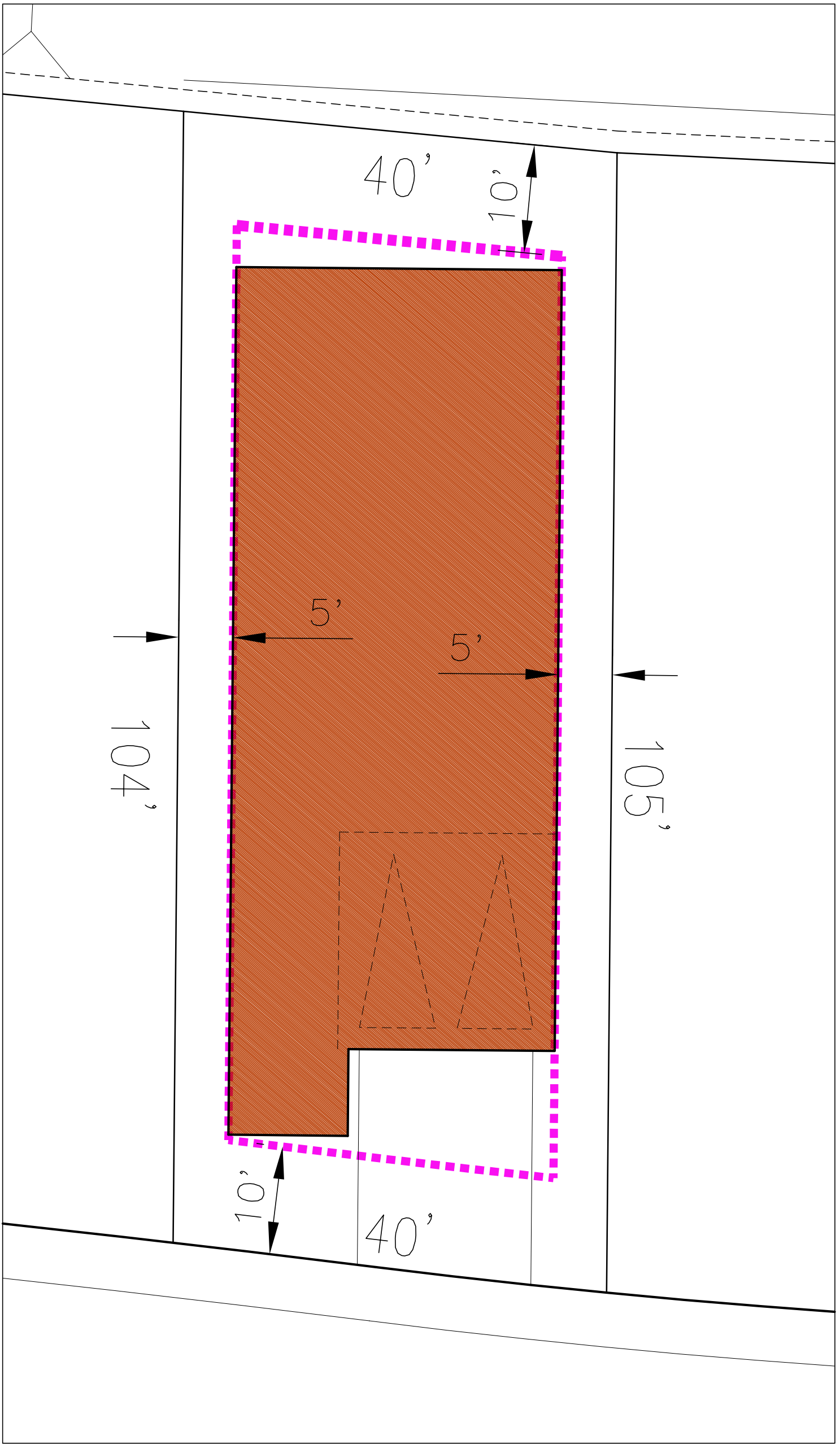


4,000 SF LOTS

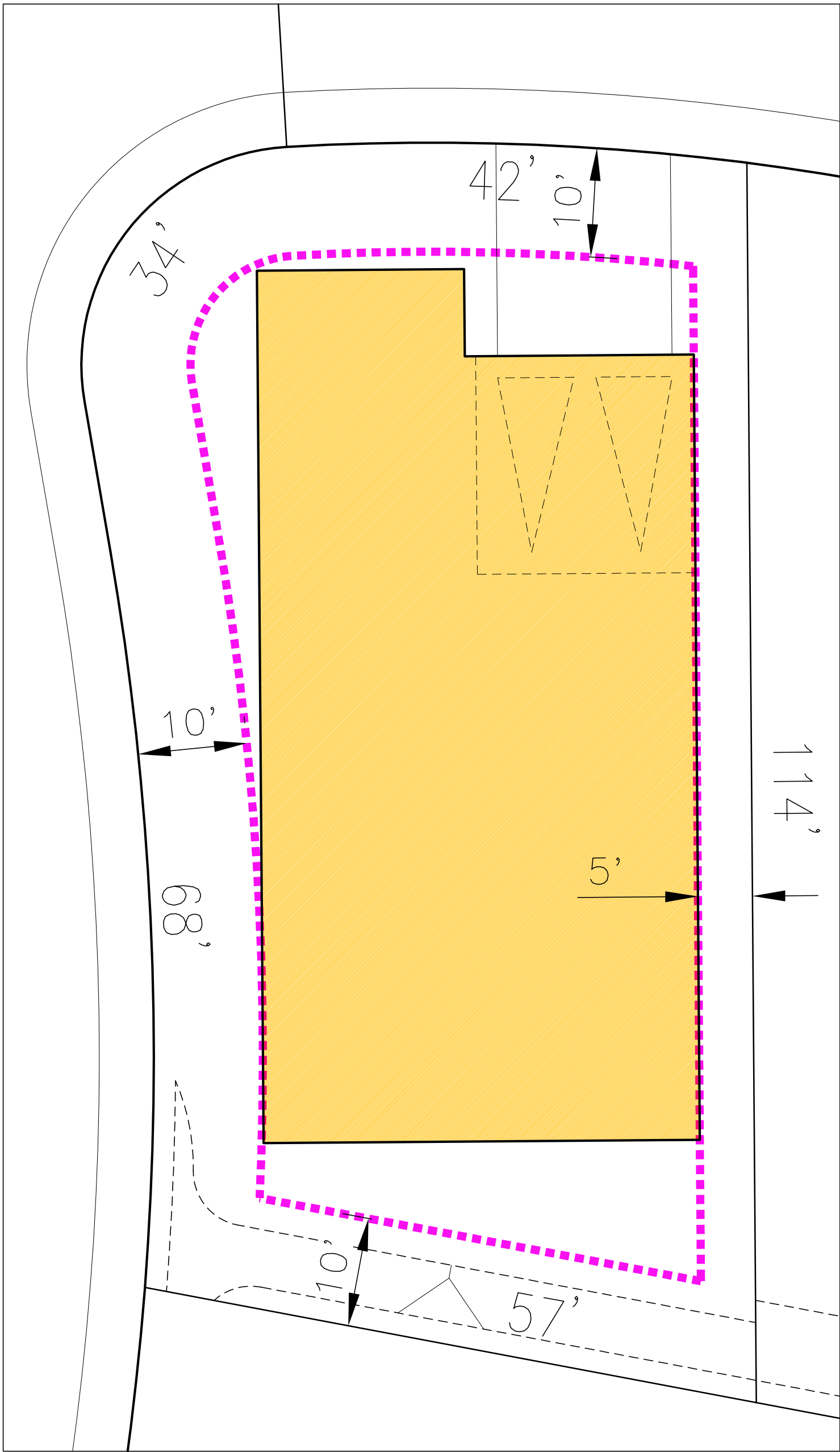


LOT 65

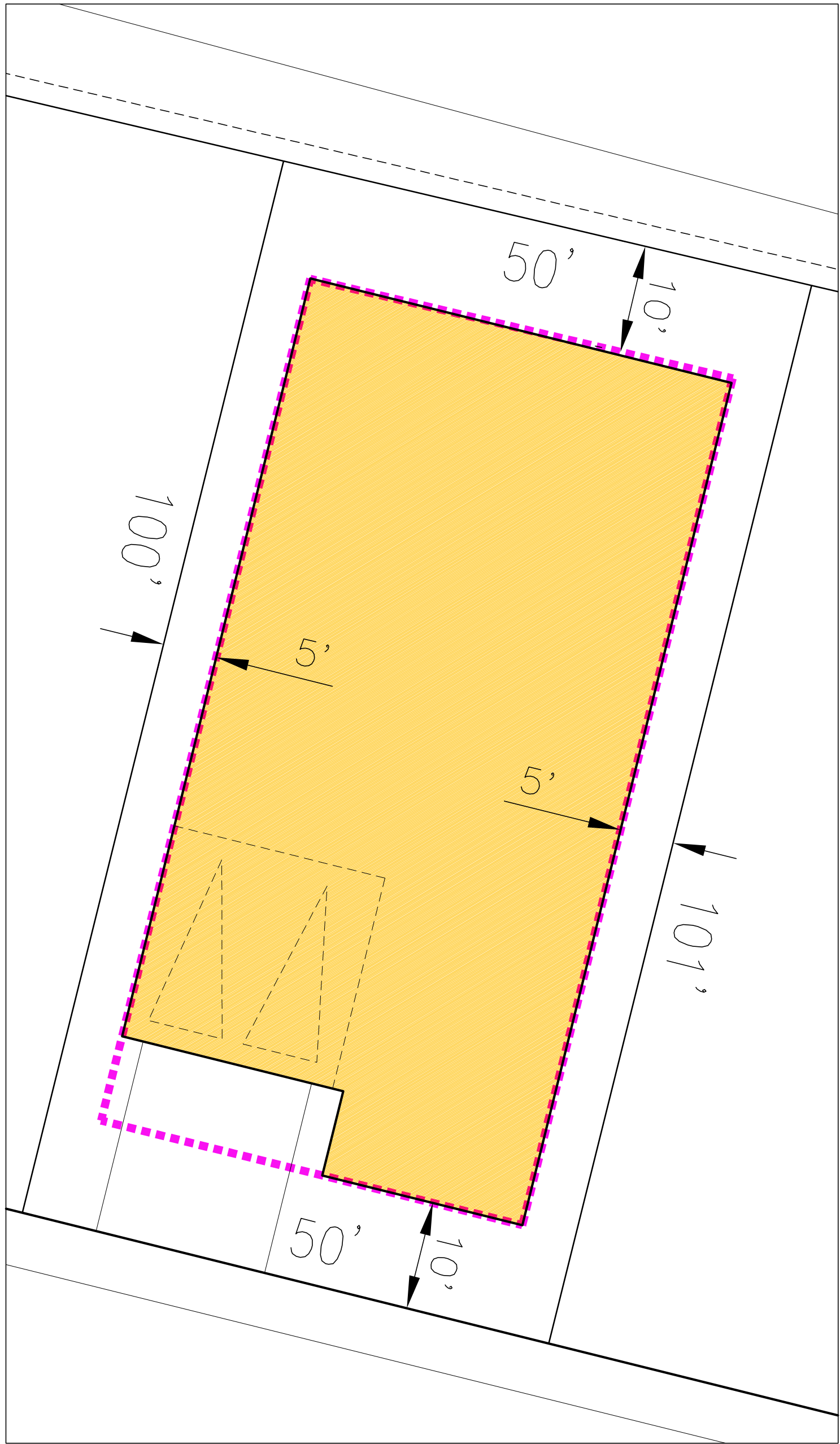


LOT 50

5,000 SF LOTS






LOT 123



LOT 164

LEGEND

-  4,000 SF LOT TYPICAL BUILDING FOOTPRINT
-  5,000 SF LOT TYPICAL BUILDING FOOTPRINT
-  MAXIMUM BUILDABLE AREA BASED ON BUILDING SETBACKS & STANDARDS

BUILDING SETBACKS & STANDARDS

1. SETBACKS (FEET):
 - 1.1. FRONT SETBACK FROM ULTIMATE STREET R/W: TEN (10')
 - 1.2. SIDE SETBACK FROM ULTIMATE STREET R/W: TEN (10')
 - 1.3. REAR SETBACK FROM ULTIMATE STREET R/W: TEN (10')
 - 1.4. SIDE SETBACK FROM PROPERTY LINE NOT ABUTTING STREET R/W: FIVE (5')
 - 1.5. REAR SETBACK FROM PROPERTY LINE NOT ABUTTING STREET R/W: TEN (10')
2. ADDITIONAL STANDARDS:
 - 2.1. PATIOS: NO ATTACHED OR DETACHED COVERED PATIO SHALL BE LOCATED CLOSER THAN THREE FEET (3') TO A PROPERTY LINE EXCEPT THE STREET-SIDE PROPERTY LINE OF A CORNER LOT, IN WHICH CASE A MINIMUM DISTANCE OF EIGHT FEET (8') SHALL BE MAINTAINED.
 - 2.2. PROJECTIONS INTO REQUIRED SETBACKS: EAVES, CORNICES, CHIMNEYS, OUTSIDE STAIRCASES, BALCONIES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT A MAXIMUM OF FOUR FEET (4') INTO ANY REQUIRED FRONT, REAR OR SIDE SETBACK WITHIN ONE FOOT (1') OF THE PROPERTY LINE, WHICHEVER IS THE LEAST PROJECTION INTO THE REQUIRED SETBACK. PORCHES MAY ENCROACH UP TO THREE FEET (3') INTO A FRONT-YARD SETBACK, BUT IN NO CASE SHALL BE LOCATED CLOSER THAN SEVEN FEET (7') FROM THE FRONT PROPERTY LINE.
 - 2.3. MISCELLANEOUS PROVISIONS AND EXCEPTIONS:
 - 2.3.1. ATTACHED ACCESSORY BUILDINGS SHALL BE CONSIDERED AS A PART OF THE MAIN BUILDING.
 - 2.3.2. DETACHED ACCESSORY BUILDINGS SHALL BE LOCATED NO CLOSER THAN THE SETBACK PERMITTED FOR THE MAIN BUILDING.

OWNER/PREPARED FOR: CALIFORNIA QUARTET, L.P.
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TYPICAL LOT EXHIBIT
TTM 15230