

LOT		PLAN	LOT SIZE	PLAN FOOTPRINT	LOT COVERAGE	DWELLING SPACE	ADJ DWELLING SPACE	TOTAL HABITABLE LIVING SPACE	FLOOR AREA RATIO	OPEN SPACE	MAXIMUM HEIGHT	1ST STORY MINIMUM SETBACKS	2ND STORY MINIMUM SETBACKS	GARAGE MINIMUM SETBACKS	PORCH MINIMUM SETBACKS
												LEFT	RIGHT	FRONT	REAR
1	EIGHTH STREET PLAN	3,975 sf	1,472 sf	37%	1,320 sf	-	-	1,320 sf	33%	2,446 sq ft / 61%	23'-0"	0'	12.0'	20.0'	34.5'
2	EIGHTH STREET PLAN	4,485 sf	1,472 sf	33%	1,320 sf	-	-	1,320 sf	33%	2,957 sq ft / 66%	23'-0"	0'	13.0'	20.0'	36.0'
3	EIGHTH STREET PLAN	3,130 sf	1,472 sf	47%	1,320 sf	-	-	1,320 sf	33%	1,830 sq ft / 58%	23'-0"	4.7'	0.7'	20.0'	37.0'
4	EIGHTH STREET PLAN	3,366 sf	1,472 sf	43%	1,320 sf	-	-	1,320 sf	33%	1,840 sq ft / 55%	23'-0"	4.7'	0.7'	20.0'	37.0'
5	EIGHTH STREET PLAN	3,960 sf	1,472 sf	37%	1,320 sf	-	-	1,320 sf	33%	2,437 sq ft / 62%	23'-0"	6.2'	0'	20.0'	37.0'
6	STORY AND A HALF PLAN 2	2,520 sf	1,216 sf	48%	1,482 sf	-	-	1,482 sf	56%	1,143 sq ft / 45%	27'-0"	5.3'	0'	22.0'	11.0'
7	STORY AND A HALF PLAN 2	2,550 sf	1,196 sf	47%	1,435 sf	-	-	1,435 sf	56%	1,032 sq ft / 40%	26'-0"	5.3'	0'	31.8'	10.0'
8	STORY AND A HALF PLAN 2	2,550 sf	1,216 sf	48%	1,482 sf	-	-	1,482 sf	56%	1,172 sq ft / 46%	27'-0"	5.3'	0'	22.0'	11.0'
9	STORY AND A HALF PLAN 2	2,550 sf	1,196 sf	47%	1,435 sf	-	-	1,435 sf	56%	1,032 sq ft / 40%	26'-0"	5.3'	0'	31.8'	10.0'
10	STORY AND A HALF PLAN 2	2,550 sf	1,216 sf	48%	1,482 sf	-	-	1,482 sf	56%	1,172 sq ft / 46%	27'-0"	5.3'	0'	22.0'	11.0'
11	STORY AND A HALF PLAN 2	2,550 sf	1,196 sf	47%	1,435 sf	-	-	1,435 sf	56%	1,032 sq ft / 40%	26'-0"	5.3'	0'	31.8'	10.0'
12	STORY AND A HALF PLAN 2	3,194 sf	1,216 sf	38%	1,482 sf	-	-	1,482 sf	46%	1,713 sq ft / 55%	27'-0"	7.3'	0'	24.1'	10.0'
13	STORY AND A HALF PLAN 1	4,495 sf	1,196 sf	27%	1,435 sf	-	-	1,435 sf	32%	2,289 sq ft / 51%	26'-0"	5.3'	0'	32.0'	10.0'
14	LOT 14 PLAN	5,340 sf	TBD	TBD	TBD	-	TBD	TBD	TBD	1,364 sq ft / 26%	TBD	3.1'	4.0'	10.0'	23.0'
15	REAR ALLEY PLAN 2	2,440 sf	1,474 sf	60%	1,795 sf	-	-	1,795 sf	74%	956 sq ft / 39%	27'-0"	5.0'	0'	3.0'	34.2'
16	REAR ALLEY PLAN 1	2,600 sf	1,507 sf	58%	1,761 sf	400 sf	-	1,761 sf	83%	880 sq ft / 33%	26'-0"	5.0'	0'	3.0'	34.4'
17	LOT 17 PLAN	2,820 sf	TBD	TBD	TBD	-	TBD	TBD	TBD	775 sq ft / 27%	TBD	5.0'	4.0'	3.0'	3.0'
18	REAR ALLEY PLAN 1	2,920 sf	1,507 sf	52%	1,761 sf	400 sf	-	1,761 sf	74%	809 sq ft / 28%	26'-0"	5.0'	0'	3.0'	34.4'
19	REAR ALLEY PLAN 2	2,480 sf	1,504 sf	60%	1,795 sf	400 sf	-	1,795 sf	86%	677 sq ft / 26%	27'-0"	5.0'	0'	3.0'	34.2'
20	CLUSTER PLAN 1	2,564 sf	1,477 sf	58%	1,761 sf	-	-	1,761 sf	66%	1,088 sq ft / 42%	26'-0"	0'	3.0'	39.4'	5.0'
21	CLUSTER PLAN 3	2,463 sf	1,346 sf	55%	1,746 sf	-	-	1,746 sf	71%	1,050 sq ft / 43%	26'-0"	0'	10.9'	8.9'	5.0'
22	CLUSTER PLAN 2	2,919 sf	1,716 sf	59%	2,023 sf	-	-	2,023 sf	69%	1,160 sq ft / 40%	27'-0"	5.0'	5.0'	11.9'	3.0'
23	CLUSTER PLAN 1	2,749 sf	1,460 sf	53%	1,746 sf	-	-	1,746 sf	63%	1,225 sq ft / 41%	26'-0"	10.9'	5.0'	11.9'	5.0'
24	CLUSTER PLAN 3	2,152 sf	1,346 sf	63%	1,746 sf	-	-	1,746 sf	81%	747 sq ft / 38%	26'-0"	7.1'	0'	8.9'	3.0'
25	CLUSTER PLAN 2	2,032 sf	1,346 sf	66%	1,746 sf	-	-	1,746 sf	86%	627 sq ft / 31%	26'-0"	0'	6.3'	7.0'	3.0'
26	CLUSTER PLAN 2	2,953 sf	1,716 sf	58%	2,023 sf	-	-	2,023 sf	68%	1,194 sq ft / 40%	27'-0"	5.0'	5.0'		

1. ORIENTATION OF MEASUREMENTS IS VIEWING HOUSE WITH THE GARAGE AT THE REAR. DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY LINE.
2. UNLESS OTHERWISE NOTED, 2ND STORY MINIMUM SETBACK DIMENSIONS ARE THE SAME AS 1ST STORY.
3. "OPEN SPACE" IS DEFINED AS LOT AREA MINUS BUILDING FOOTPRINT MINUS PAVED DRIVEWAY/PARKING AREA.
4. "LOT COVERAGE" IS DEFINED AS GROUND FLOOR BUILDING AREA, INCLUDING GARAGE, DIVIDED BY THE LOT SIZE.
5. "FLOOR AREA RATIO" IS DEFINED AS THE SQUARE FOOTAGE OF ALL HABITABLE SPACE (1ST & 2ND FLOORS) MINUS THE GARAGE, DIVIDED BY THE LOT SIZE.

LOT	PLAN	LOT SIZE	PLAN FOOTPRINT	LOT COVERAGE	DWELLING SPACE	ADU DWELLING SPACE	TOTAL DWELLING SPACE	TOTAL HABITABLE LIVING SPACE	FLOOR AREA OPEN SPACE	MAXIMUM HEIGHT	1ST STORY MINIMUM SETBACKS			2ND STORY MINIMUM SETBACKS			GARAGE MINIMUM SETBACKS			PORCH MINIMUM SETBACKS							
											LEFT	RIGHT	FRONT	LEFT	RIGHT	FRONT	LEFT	RIGHT	FRONT	LEFT	RIGHT	FRONT					
1	EIGHTH STREET PLAN	3,975 sf	1,472 sf	37%	1,320 sf	-	1,320 sf	33%	2,446 sq ft @ 61%	27'-0"	0	12.5	20.0	34.5	0	12.5	20.0	34.5	0	7.5	9.0	-	10.7	22.2			
2	EIGHTH STREET PLAN	4,485 sf 1,198 sf	1,472 sf	33%	1,320 sf	-	1,320 sf	33%	2,507 sq ft @ 61%	27'-0"	0	12.5	20.0	34.5	0	12.5	20.0	34.5	0	7.5	9.0	-	10.7	22.2			
3	EIGHTH STREET PLAN	3,975 sf 1,472 sf	1,472 sf	37%	1,320 sf	-	1,320 sf	33%	1,173 sq ft @ 55%	27'-0"	0	8.2	0.0	31.8	0	8.2	0.0	31.8	0	21.1	21.0	-	27.3	20.7			
4	EIGHTH STREET PLAN	3,966 sf 1,472 sf	413	13%	1,320 sf	-	1,320 sf	33%	1,843 sq ft @ 55%	27'-0"	4	0.7	20.0	37.5	4	0.7	20.0	37.5	12.0	0.7	76.0	3.0	12.0	-	21.8		
5	EIGHTH STREET PLAN	3,960 sf 1,472 sf	37%	1,320 sf	-	1,320 sf	33%	2,437 sq ft @ 62%	27'-0"	6.2	0	20.0	37.5	6.2	0	20.0	37.5	14.7	0	76.0	3.0	-	12.5	21.8			
6	STORY AND A HALF PLAN 1	2,520 sf 1,216 sf	48%	1,482 sf	-	1,482 sf	59%	1,143 sq ft @ 45%	27'-0"	5.3	0	22.0	11.0	5.3	0	20.0	18.8	-	0	20.0	-	5.3	-	19.5			
7	STORY AND A HALF PLAN 1	2,550 sf 1,106 sf	47%	1,435 sf	-	1,435 sf	56%	1,032 sq ft @ 43%	26'-0"	5.3	0	31.8	10.7	5.3	0	20.0	14.4	-	0	20.0	-	5.3	-	23.6			
8	STORY AND A HALF PLAN 2	2,550 sf 1,216 sf	48%	1,482 sf	-	1,482 sf	59%	1,126 sq ft @ 46%	27'-0"	5.3	0	22.0	11.0	5.3	0	20.0	18.8	-	0	20.0	-	5.3	-	19.5			
9	STORY AND A HALF PLAN 2	2,550 sf 1,196 sf	47%	1,435 sf	-	1,435 sf	56%	1,032 sq ft @ 43%	26'-0"	5.3	0	31.8	10.7	5.3	0	20.0	14.4	-	0	20.0	-	5.3	-	23.6			
10	STORY AND A HALF PLAN 2	2,550 sf 1,216 sf	48%	1,482 sf	-	1,482 sf	59%	1,126 sq ft @ 46%	27'-0"	5.3	0	22.0	11.0	5.3	0	20.0	18.8	-	0	20.0	-	5.3	-	19.5			
11	STORY AND A HALF PLAN 1	2,554 sf 1,196 sf	48%	1,435 sf	-	1,435 sf	56%	1,136 sq ft @ 54%	26'-0"	5.3	0	31.8	10.7	5.3	0	20.0	14.4	-	0	20.1	-	5.3	-	23.2			
12	STORY AND A HALF PLAN 1	3,104 sf 1,216 sf	39%	1,482 sf	-	1,482 sf	48%	1,713 sq ft @ 55%	27'-0"	7.3	0	24.1	11.0	7.3	0	21.1	18.8	-	0	21.1	-	7.3	-	29.0			
13	STORY AND A HALF PLAN 1	4,485 sf 1,198 sf	27	1,435 sf	-	1,435 sf	32%	2,289 sq ft @ 51%	26'-0"	5.3	0	32.0	10.7	5.3	0	38.9	14.4	-	0	26.3	-	5.3	-	32.8			
14	LOT 14 PLAN	5,340 sf	TBD	TBD	TBD	TBD	TBD	TBD	1,364 sq ft @ 25%	TBD	3.1	4.0	10.0	23.0	-	-	-	-	29.8	4.0	-	3.0	6.3	-	25.0		
15	REAR ALLEY PLAN 2	2,440 sf 1,474 sf	60%	1,795 sf	-	1,795 sf	74%	896 sq ft @ 33%	27'-0"	5.0	0	3.0	34.2	5.0	0	3.0	32.2	10.4	-	0	57.0	3.0	-	3.0	34.2		
16	REAR ALLEY PLAN 1	2,600 sf 1,507 sf	58%	1,761 sf	400 sf	2,261 sf	83%	960 sq ft @ 34%	27'-0"	5.0	0	3.0	39.4	5.0	0	3.0	34.4	10.3	-	0	57.0	3.0	5.0	0	41.3	34.4	
17	REAR ALLEY PLAN 1	2,320 sf 1,780 sf	TBD	TBD	TBD	TBD	TBD	775 sq ft @ 27%	TBD	5.0	4.0	3.0	-	-	-	4.0	-	10.3	-	-	-	-	-	-	-		
18	REAR ALLEY PLAN 1	2,400 sf 1,504 sf	60%	1,795 sf	400 sf	2,195 sf	74%	809 sq ft @ 33%	27'-0"	5.0	0	3.0	39.4	5.0	0	3.0	34.4	8.6	-	0	57.0	3.0	5.0	0	41.3	34.4	
19	REAR ALLEY PLAN 1	2,288 sf 1,504 sf	60%	1,795 sf	400 sf	2,195 sf	74%	877 sq ft @ 32%	27'-0"	5.0	0	3.0	34.2	5.0	0	3.0	32.2	8.6	-	0	57.0	3.0	-	0	3.0	34.2	
20	REAR ALLEY PLAN 1	2,554 sf 1,477 sf	58%	1,761 sf	-	1,761 sf	69%	1,028 sq ft @ 40%	26'-0"	5.0	0	3.0	39.4	5.0	0	3.0	34.4	10.3	-	0	57.0	3.0	5.0	0	41.3	34.4	
21	CLUSTER PLAN1	2,463 sf 1,346 sf	55%	1,746 sf	-	1,746 sf	71%	1,050 sq ft @ 43%	26'-0"	4.7	10.9	8.8	5.0	15.4	8.9	7.0	0	-	-	0	-	3.0	-	14.0	8.9		
22	CLUSTER PLAN2	2,199 sf 1,716 sf	59%	2,023 sf	-	2,023 sf	69%	1,180 sq ft @ 41%	27'-0"	5.0	5.0	11.9	3.0	18.1	11.9	3.0	0	-	-	0	-	3.0	-	6.6	3.4		
23	CLUSTER PLAN1	2,478 sf 1,460 sf	53%	1,746 sf	-	1,746 sf	63%	1,255 sq ft @ 41%	26'-0"	10.9	5.0	11.9	3.0	10.9	5.0	13.4	5.0	-	-	0	-	3.0	10.3	-	11.4	3.0	
24	CLUSTER PLAN3	2,152 sf 1,346 sf	63%	1,746 sf	-	1,746 sf	81%	1,123 sq ft @ 42%	26'-0"	10.9	5.0	10.7	3.0	10.9	5.0	11.5	5.0	-	-	0	-	3.0	11.1	-	8.9	-	
25	CLUSTER PLAN3	2,032 sf 1,346 sf	63%	1,746 sf	-	1,746 sf	76%	840 sq ft @ 33%	26'-0"	10.9	5.0	10.7	3.0	10.9	5.0	11.5	5.0	-	-	0	-	3.0	10.3	-	9.0	-	
26	CLUSTER PLAN3	2,032 sf 1,346 sf	63%	1,746 sf	-	1,746 sf	82%	1,144 sq ft @ 40%	27'-0"	5.0	7.9	10.0	5.0	18.1	9.5	10.0	5.0	-	-	0	-	3.0	-	9.4	11.5		
27	CLUSTER PLAN1	2,651 sf 1,460 sf	55%	1,746 sf	-	1,746 sf	66%	827 sq ft @ 31%	26'-4"	4.9	5.0	10.0	3.0	4.9	5.0	11.5	3.0	-	-	0	-	3.0	-	4.9	3.0		
28	CLUSTER PLAN3	2,246 sf 1,346 sf	60%	1,746 sf	-	1,746 sf	78%	812 sq ft @ 33%	26'-0"	8.8	0	7.0	5.0	11.2	7.0	7.0	0	-	-	0	-	3.0	8.2	-	7.0	-	
29	CLUSTER PLAN3	2,243 sf 1,346 sf	60%	1,746 sf	-	1,746 sf	78%	839 sq ft @ 37%	26'-0"	0	8.9	7.0	5.0	13.0	7.0	7.0	0	-	-	0	-	3.0	-	11.6	7.0		
30	CLUSTER PLAN2	2,180 sf 1,716 sf	61%	2,023 sf	-	2,023 sf	72%	1,051 sq ft @ 37%	27'-0"	5.0	4.0	13.0	3.0	18.1	6.7	10.0	3.0	0	-	-	0	-	3.0	-	6.6	11.5	
31	CLUSTER PLAN1	2,647 sf 1,460 sf	55%	1,746 sf	-	1,746 sf	63%	1,123 sq ft @ 42%	26'-4"	10.9	5.0	10.7	3.0	10.9	5.0	11.5	5.0	-	-	0	-	3.0	10.3	-	9.0	3.0	
32	CLUSTER PLAN3	2,244 sf 1,346 sf	60%	1,746 sf	-	1,746 sf	76%	840 sq ft @ 33%	26'-0"	10.9	5.0	10.7	3.0	10.9	5.0	11.5	5.0	-	-	0	-	3.0	10.3	-	9.0	-	
33	CLUSTER PLAN1	2,088 sf 1,460 sf	60%	1,746 sf	-	1,746 sf	82%	1,144 sq ft @ 40%	27'-0"	0	5.2	10.0	5.0	7.9	10.0	5.0	11.5	5.0	-	-	0	-	3.0	-	6.3	10.0	
34	CLUSTER PLAN2	3,181 sf 1,716 sf	54%	2,023 sf	-	2,023 sf	64%	1,370 sq ft @ 43%	27'-0"	5.0	8.8	13.0	3.0	18.1	10.5	13.0	5.0	0	-	-	0	-	3.0	-	10.4	11.1	
35	CLUSTER PLAN1	2,449 sf 1,460 sf	59%	1,746 sf	-	1,746 sf	70%	966 sq ft @ 33%	26'-4"	5.0	5.0	13.0	3.0	5.0	14.5	5.0	0	-	-	0	-	3.0	-	4.9	-	10.9	3.0
36	CLUSTER PLAN3	2,346 sf 1,346 sf	56%	1,746 sf	-	1,746 sf	73%	986 sq ft @ 41%	26'-0"	9.7	0	10.0	5.0	12.1	0	10.0	7.0	-	-	0	-	3.0	9.1	-	10.0	-	
37	CLUSTER PLAN3	3,080 sf 1,346 sf	44%	1,746 sf	-	1,746 sf	57%	1,251 sq ft @ 41%	26'-0"	0	5.4	7.0	31.2	0	9.9	7.0	28.7	0	-	-	0	-	25.7	-	8.4	7.0	
38	CLUSTER PLAN2	4,017 sf 1,716 sf	43%	2,023 sf	-	2,023 sf	39%	1,910 sq ft @ 48%	27'-0"	5.0	10.0	24.7	18.1	6.7	10.1	26.8	0	-	-	0	-	24.7	-	6.6	11.5		
39	CLUSTER PLAN1	3,554 sf 1,460 sf	41%	1,746 sf	-	1,746 sf	49%	1,671 sq ft @ 47%	26'-4"	7.3	5.0	10.0	24.9	7.3	5.0	11.5	26.8	-	-	0	-	24.7	-	6.6	11.5		
40	CLUSTER PLAN1	3,548 sf 1,460 sf	40%	1,746 sf	-	1,746 sf	50%	1,671 sq ft @ 47%	26'-4"	7.3	5.0	10.0	24.9	7.3	5.0	11.5	26.8	-	-	0	-	24.7	-	6.6	11.5		
41	CONDOMINIUMS	41,676 sf	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD	
42	LOT 2 PLAN	2,369 sf	TBD	TBD	TBD	TBD	TBD	TBD	991 sq ft @ 43%	TBD	5.0	0	7.0	27.1	-	-	-	-	-	-	-	-	-	2.0	-	5.4	
43	STORY AND A HALF PLAN 1	3,404 sf 1,196 sf	35%	1,435 sf	-	1,435 sf	42%	1,886 sq ft @ 55%	26'-0"	0	11.3	20.1	31.8	3.0	11.3	24.5	24.0	0	-	-	0	-	20.0	-	11.3	-	23.8
44	STORY AND A HALF PLAN 2	3,404 sf 1,216 sf	36%	1,482 sf	-	1,482 sf	43%	2,026 sq ft @ 60%	27'-0"	4.5	11.3	21.1	22.0	0	11.3	26.9	20.0	0	-	-	0	-	20.0	-	11.3	-	19.9
45	STORY AND A HALF PLAN 3	3,404 sf 1,196 sf	35%	1,435 sf	-	1,435 sf	42%	1,886 sq ft @ 55%	26'-0"	0	11.3	20.1	31.8	3.0	11.3	24.5	24.0	0	-	-	0	-	20.0	-	11.3	-	19.9
46	STORY AND A HALF PLAN 2	3,823 sf 1,216 sf	33%	1,482 sf	-	1,482 sf	39%	2,422 sq ft @ 63%	27'-0"	7.9	5.0	21.1	22.0	9.2	5.0	28.9	21.0	7.9	-	-	0	-	21.0	-	5.0	-	23.8
47	DUPLEX PLAN 1	2,565 sf 1,780 sf	46%	1,746 sf	-	1,746 sf	64%	1,166 sq ft @ 43%	27'-0"	10.7	6.6	-	-	10.4	6.6	-	-	5.8	-	-	0	-	3.0	-	10.5	-	10.7
48	DUPLEX PLAN 2	2,554 sf 1,386 sf	54%	1,472 sf	-	1,472 sf	58%	1,472 sq ft @ 55%	27'-0"	5.0	0	5.4	8.0	5.0	3.4	8.8	8.0	0	-	-	0	-	3.0	-	5.0	-	5.4
49	REAR ALLEY PLAN 1	2,400 sf 1,507 sf	57%	1,761 sf	400 sf	2,161 sf	81%	826 sq ft @ 31%	27'-0"	0	5.3	3.0	38.6	0	5.3	34.2	0	9.1	-	0	54.8	3.0	-	5.3	33.3		
50	REAR ALLEY PLAN 2	2,651 sf 1,474 sf	56%	1,765 sf	-	1,765 sf	66%	1,105 sq ft @ 42%	23'-4"	0	7.3	3.0	33.0	0	7.3	3.0	31.0	0	12.9	-	0	55.2	3.0	-	4.7	32.3	
51	REAR ALLEY PLAN 1	2,651 sf 1,507 sf	57%	1,761 sf	400 sf	2,161 sf	81%	921 sq ft @ 33%	23'-4"	0	5.3	3.0	38.6	0	5.3	34.2	0	9.1	-	0	54.1	3.0	-	5.3	33.3		
52	REAR ALLEY PLAN 2	2,651 sf 1,504 sf	57%	1,765 sf	400 sf	2,165 sf	83%	775 sq ft @ 29%	23'-4"	0	7.3	3.0	33.0	0	7.3	3.0	31.0	0	9.1	-	0	54.8	3.0	-	4.7	32.3	
53	REAR ALLEY GREENBELT PLAN 1	2,812 sf 1,500 sf	54%	1,818 sf	-	1,818 sf	65%	1,208 sq ft @ 43%	26'-0"	5.0	5.0	3.0	32.9	5.0	3.0	29.7	14.9	0	-	0	55.2	3.0	0	-	4.2	28.7	
54	REAR ALLEY GREENBELT PLAN 1	2,812 sf 1,545 sf	55%	1,793 sf	-	1,793 sf	64%	1,166 sq ft @ 43%	26'-4"	5.0	3.1	3.0	31.7	5.0	3.1	31.7	0	14.9	-	0	55.2	3.0	-	3.0	34.3	33.3	
55	REAR ALLEY GREENBEL																										

SUBDIVISION MAP # 4953

CHILES RANCH								 <i>Project Planning & Civil Engineering & Landscape Architecture</i> © Copyright 2006 2400 Spillway Street, Suite 200 Davis, CA 95608 (916) 455-2008	FINAL PLANNED DEVELOPMENT									
									TYPICAL HOUSE LAYOUT DIMENSIONS									
									DAVIS CALIFORNIA									
									SHEET									
									FPD-2									
									OF 2									
DATE:								09/16/08										
JOB NO:								919-02										