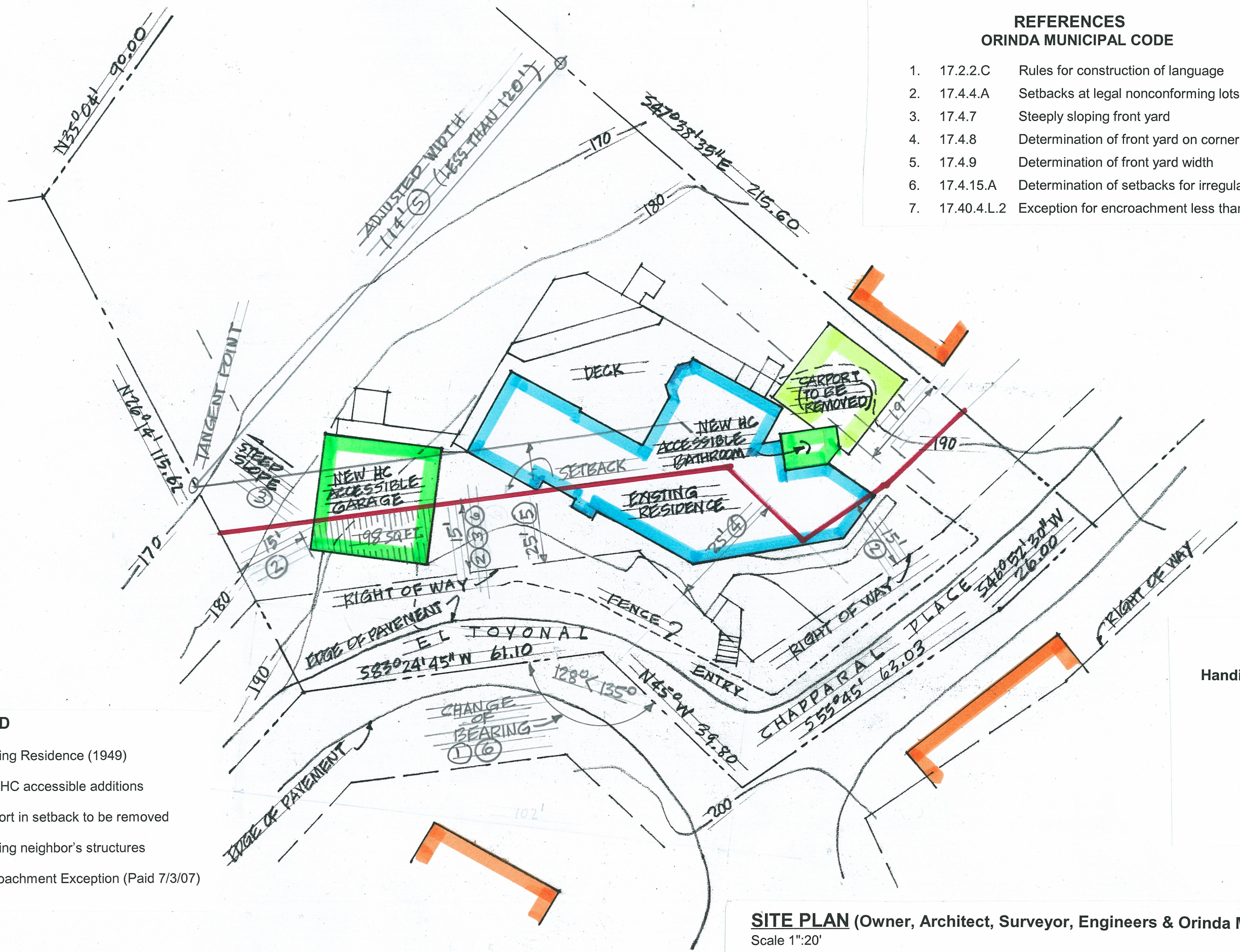


REFERENCES
ORINDA MUNICIPAL CODE

1. 17.2.2.C Rules for construction of language
2. 17.4.4.A Setbacks at legal nonconforming lots
3. 17.4.7 Steeply sloping front yard
4. 17.4.8 Determination of front yard on corner lots
5. 17.4.9 Determination of front yard width
6. 17.4.15.A Determination of setbacks for irregular lots
7. 17.40.4.L.2 Exception for encroachment less than 199 sq. ft.



LEGEND

- Existing Residence (1949)
- New HC accessible additions
- Carport in setback to be removed
- Existing neighbor's structures
- Encroachment Exception (Paid 7/3/07)

SPENCE RESIDENCE
372 El Toyonal, Orinda
Handicapped Accessible Additions

CAROL L. KARP
ARCHITECT A.I.A.
100 Tres Mesas
Orinda, CA 94563
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SITE PLAN (Owner, Architect, Surveyor, Engineers & Orinda Municipal Code)
Scale 1":20'