

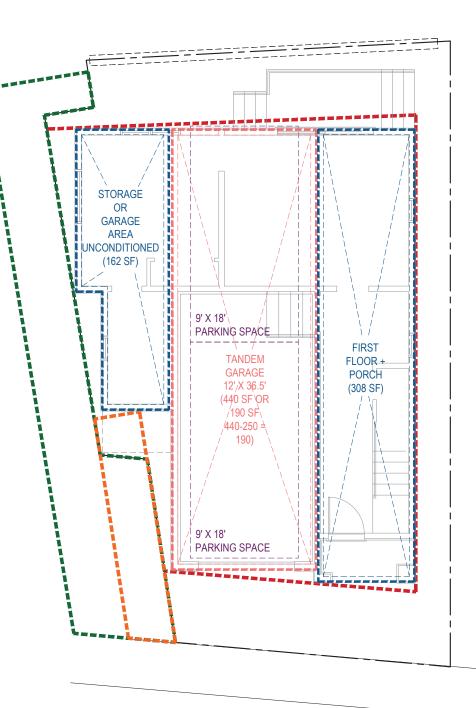
PARKING DIAGRAM 3 - TANDEM GARAGE

CONS OF TANDEM GARAGE

E

NORTH

- ENTRY/FRONT PORCH LOCATED ON EASEMENT SIDE NOT IDEAL DUE TO ADJACENT BUILDING UTILITIES + MAINTENANCE EASEMENT + SERVICE VEHICLES
- ADU WILL BE LIMITED TO STUDIO LAYOUT WITH MINIMAL COMMON AREA
- STAIRS LOCATED IN THE MIDDLE OF SECOND FLOOR + SPLITS FLOW OF HABITABLE SPACE



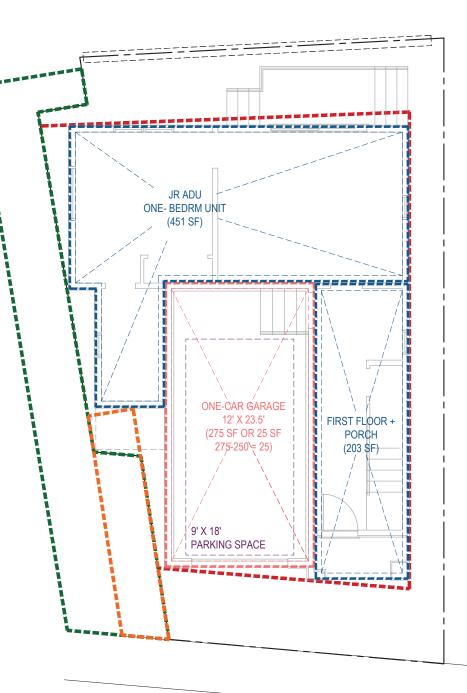


PARKING DIAGRAM 2 - TANDEM GARAGE

CONS OF TANDEM GARAGE

- SUB-STANDARD TANDEM GARAGE
- LIMITED AREA FOR TRASH/RECYCLE BINS, OUTDOOR BINS
 NOT IDEAL
- SPLITS FIRST FLOOR
- •• NO USABLE ADU LAYOUT
- EXCESSIVE AREA FOR STORAGE/GARAGE, UNCONDITIONED SPACE





PARKING DIAGRAM 1 - ONE CAR GARAGE

PROS OF ONE-CAR GARAGE

- USABLE GARAGE, ROOM FOR INDOOR TRASH/RECYCLE BINS
- ENTRY/PORCH OPPOSITE OF UTILITY EASMENT
- STAIR PLACEMENT FOR UPPER LEVEL ALLOWS FOR FLOW
- ALLOWS FOR ONE-BEDROOM ADU + SEPARATE COMMON AREA

LEGEND PROPERTY LINE BUILDING SETBACK MAINTENANCE + UTILITY EASEMENT 2ND EASEMENT