



**PARKING DIAGRAM 3 - TANDEM GARAGE**

**CONS OF TANDEM GARAGE**

- 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 EASEMENT
- 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