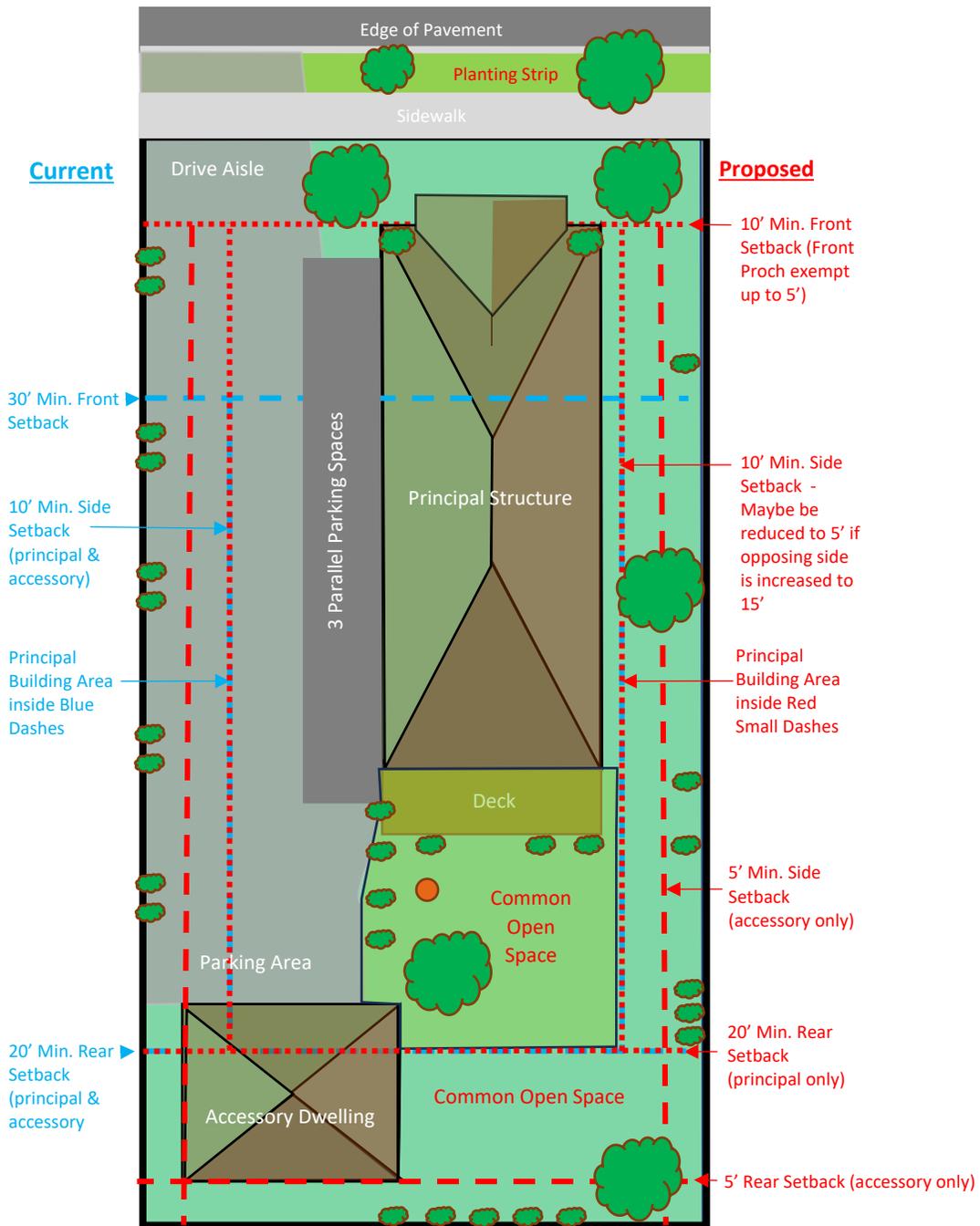


Conceptual Diagram of 4-Unit Quadplex with ADU using Proposed MIC Setbacks

Current setbacks shown in blue
Proposed setbacks shown in red



Lot Size = 65' x 125' or 8,125 Sq Ft | Min: 8,000 Sq Ft

Principal Building Footprint = 25' x 62.5' (1,562.5 Sq Ft) | Max: 4,000 Sq Ft

Height = 35' | Max: 42'

Accessory Dwelling Footprint = 20' x 25' (500 Sq Ft) | 5' Setbacks

Driveway Width = 18' (Fire access satisfied w/o 26' drive due to building depth less than 150' from street)

Parking = 3 Parallel Spaces + 2 spaces under or in front of ADU

Sidewalk = 5' **Planting Strip** = 5'

Common Open Space (Sq Ft) = Provided: 2,808 (35%) | Required: 500 Sq Ft/5 Units = 1,500 Sq Ft