

ROW of Franklin St SE

The site plan illustrates the layout of an existing single family dwelling, an existing garage, and proposed additions: an ADU (Accessory Dwelling Unit) and a garage serving the ADU. The plan includes various setbacks and dimensions for the buildings and parking areas.

**Existing Single Family Dwelling:** The existing dwelling is located on the left side of the plan. It features a curved driveway with a 135-degree angle and a 5.7-foot setback. The building footprint is 14.6 feet wide and 16.4 feet deep. The setback from the front property line is 12.7 feet. The building is oriented with a 135-degree angle to the property line.

**Existing Garage:** The existing garage is located at the bottom of the plan. It has a footprint of 20.1 feet by 29.4 feet. The setback from the front property line is 6.4 feet. The building is oriented with a 135-degree angle to the property line.

**Proposed ADU:** The proposed ADU is located on the right side of the plan. It has a footprint of 34.6 feet by 23 feet. The setback from the front property line is 10 feet. The building is oriented with a 135-degree angle to the property line.

**Proposed Garage Serving ADU:** The proposed garage serving the ADU is located at the bottom right of the plan. It has a footprint of 18.8 feet by 37.2 feet. The setback from the front property line is 6.4 feet. The building is oriented with a 135-degree angle to the property line.

**Setbacks and Dimensions:** The plan includes various setbacks and dimensions for the buildings and parking areas. The setbacks from the front property line are 12.7 feet for the existing dwelling, 6.4 feet for the existing garage, and 10 feet for the proposed ADU. The setbacks from the side property line are 5.7 feet for the existing dwelling, 5.1 feet for the existing garage, and 5.1 feet for the proposed ADU. The setbacks from the rear property line are 28.3 feet for the existing dwelling, 20.1 feet for the existing garage, and 21.8 feet for the proposed ADU.

1st Floor

BY

| DESCRIPTION |
|-------------|
|-------------|

No.

SHEET TITLE:

PROJECT DESCRIPTION:

301 Maple Park Ave SE  
ADU

DRAWINGS PROVIDED BY:

DATE:

3/26/2019

SCALE:

SHEET:

**A-1**