

PER 10.40.070-A, SETBACKS' GENERAL PURPOSE ARE

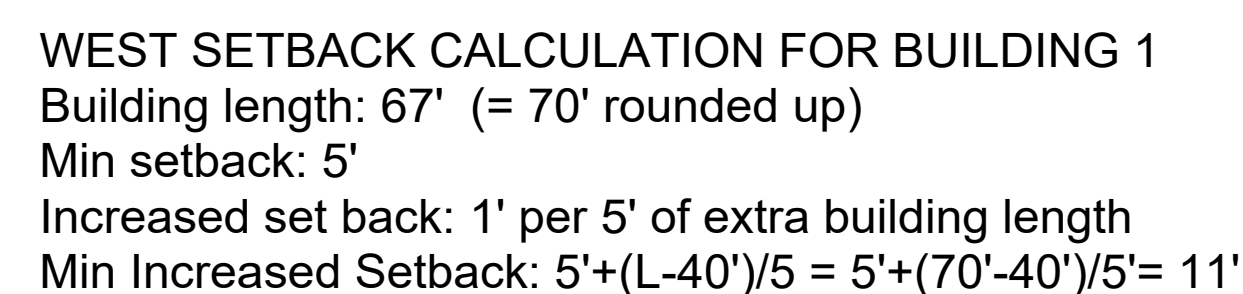
- 1) TO PROVIDE LIGHT AND OPEN SPACE BETWEEN STRUCTURES ON THE SAME AND ADJOINING LOTS
- 2) TO PROVIDE OPEN SPACE BETWEEN STRUCTURES AND ADJOINING PEDESTRIANS WAYS
- 3) TO INCREASE SETBACKS AND PROVIDE VISUAL RELIEF ALONG PROPERTY LINES WITH LONG UNBROKEN WALLS
- 4) TO PROVIDE FLEXIBILITY IN THE APPLICATION AND SETBACK REQUIREMENTS

PER 10.40.40-C, EXCEPTIONS TO REQUIRED SETBACKS, ACCESSORY STRUCTURES AND BUILDINGS MAY OCCUPY REQUIRED YARD AREAS ONLY TO THE EXTENT PERMITTED BY 10.44.020 (ACCESSORY USES AND STRUCTURES)

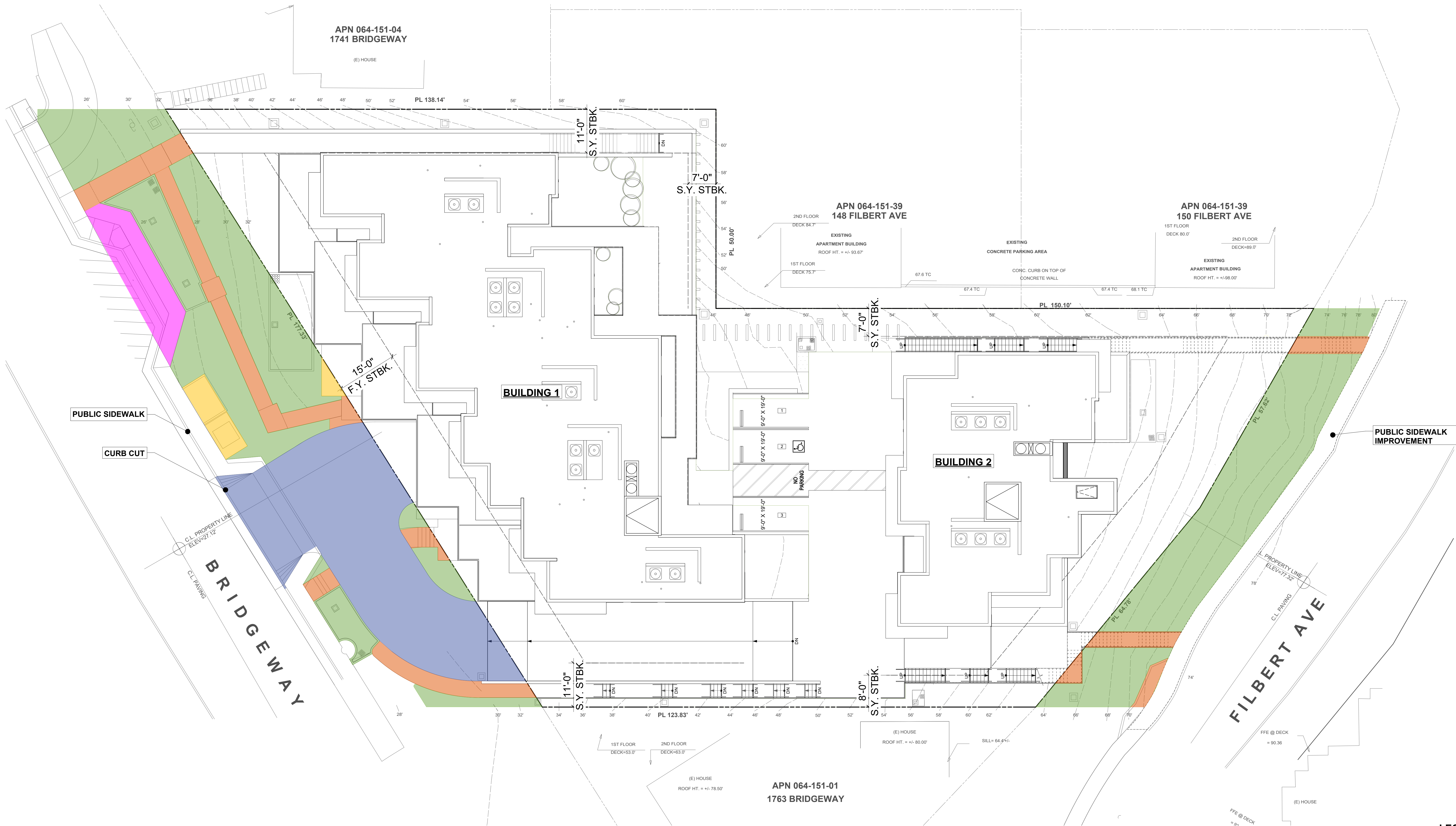
Per 10.40.070 Setbacks, Chapter D.1: Length of Building. The length of a structure shall be measured along a line parallel to the adjoining side lot line. Where the length of a structure, building wall, or series of attached building walls exceeds 40 feet measured parallel to the adjoining side lot line, the minimum setback shall be increased at the rate of one foot for each five feet such length exceeds 40 feet. The full length of the building shall be subject to the increased setback. If the addition will increase the building length to exceed 40 feet, only the addition shall require the additional side yard setback. The full length of the addition shall be subject to the increased setback.

EAST SETBACK CALCULATION FOR BUILDING 2
 Building length: 49' (= 50' rounded up)
 Min setback: 5'
 Increased set back: 1' per 5' of extra building length
 Min Increased Setback: $5' + (L - 40')/5 = 5' + (50' - 40')/5 = 7'$

SOUTH SETBACK CALCULATION FOR BUILDING 1
 Building length: 46' (= 50' rounded up)
 Min setback: 5'
 Increased set back: 1' per 5' of extra building length
 Min Increased Setback: $5' + (L - 40')/5 = 5' + (50' - 40')/5 = 7'$



Calculation at worst case scenario:
 Building length: 55'
 Min setback: 5'
 Increased set back: 1' per 5' of extra building length
 Min Increased Setback: $5' + (L - 40')/5 = 5' + (55' - 40')/5 = 8'$



LEGEND

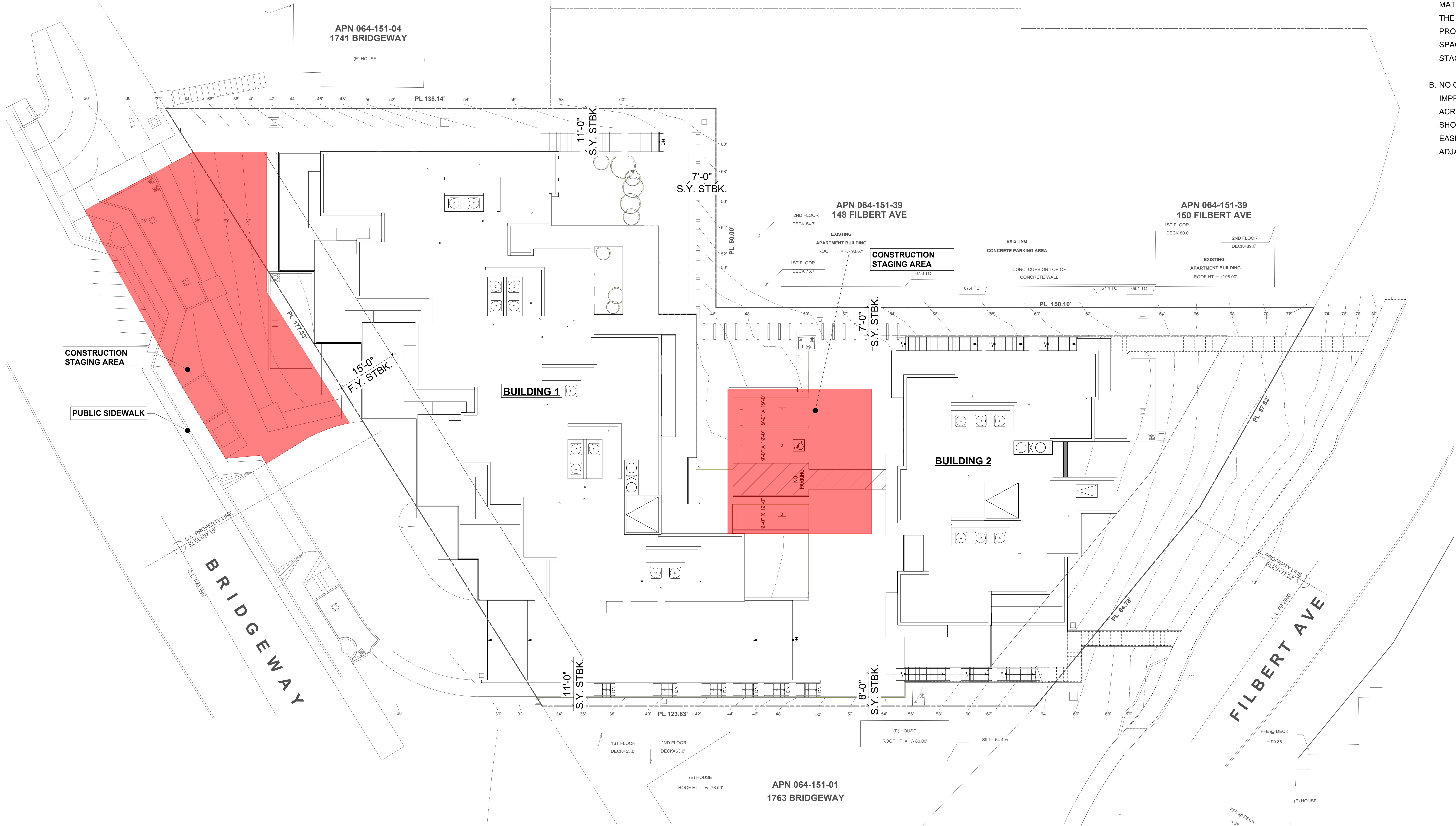
- LANDSCAPE UPGRADES
- CIRCULATION (STAIRS/ FIRE ACCESS)
- CIRCULATION (DRIVEWAY)
- STREET IMPROVEMENTS
- PG&E TRANSFORMER & ELECTRICAL ROOM ACCESS & TRASH STAGING

ENCROACHMENT DIAGRAM

NOTES:

A. DURING CONSTRUCTION, STAGING WILL REMAIN OUT OF THE PUBLIC RIGHT OF WAY AND PUBLIC SIDEWALK. THE LARGE 39' MINIMUM SET BACK WILL BE USED FOR STORING EQUIPMENT AND MATERIALS AS DEPICTED BELOW. ALSO, THE PARKING LOT BETWEEN THE TWO PROPOSED BUILDINGS HAS SUFFICIENT SPACE TO BE USED AS CONSTRUCTION STAGING FOR THE FILBERT BUILDING.

B. NO CONSTRUCTION ACTIVITIES OR IMPROVEMENTS WILL TAKE PLACE ACROSS NEIGHBOR PROPERTY LINES. SHOULD IMPROVEMENTS OCCUR, EASEMENTS SHALL BE REQUIRED FROM ADJACENT PROPERTY OWNERS.



LEGEND

CONSTRUCTION STAGING AREA

