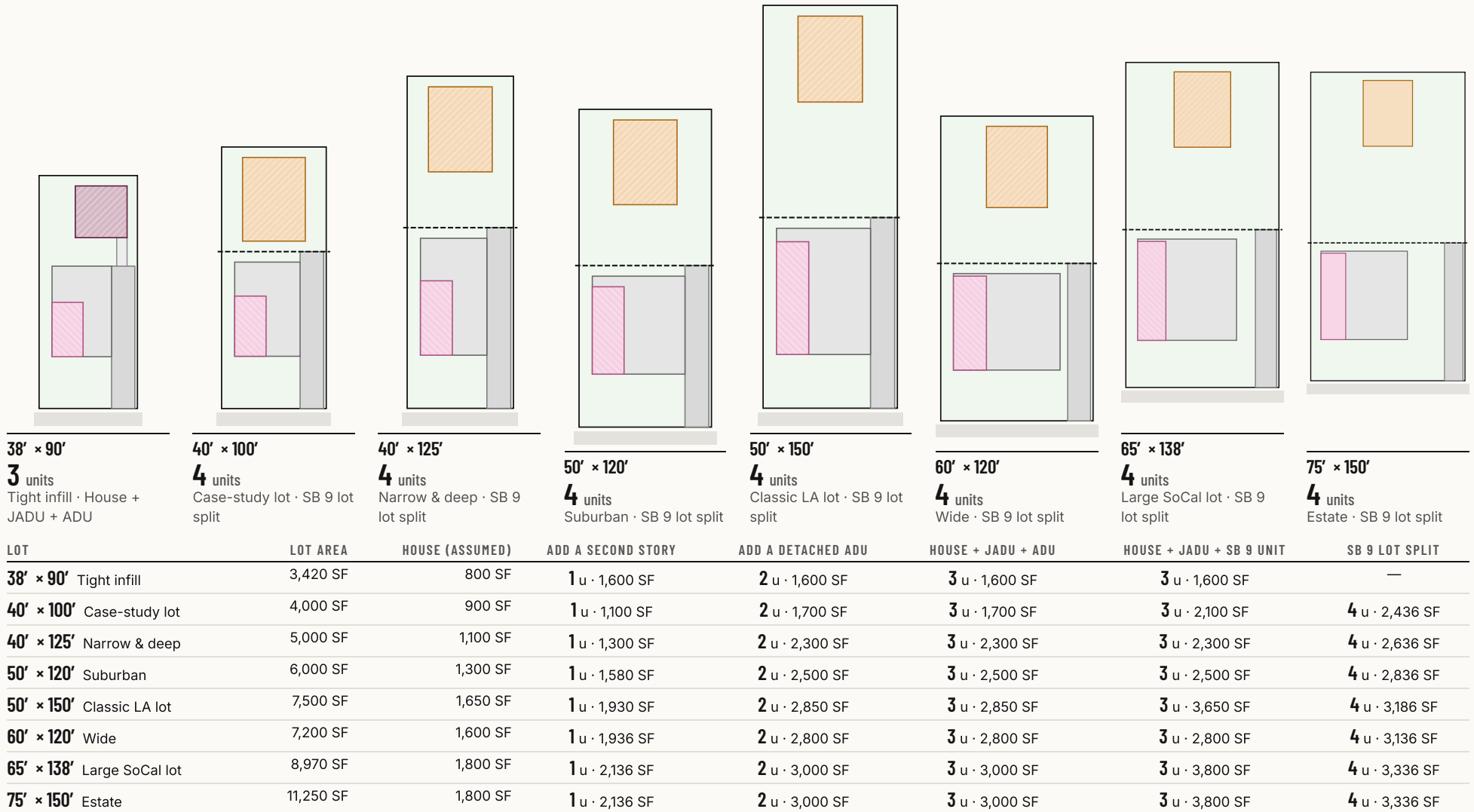


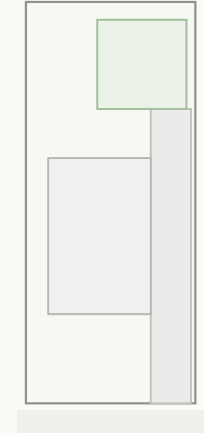
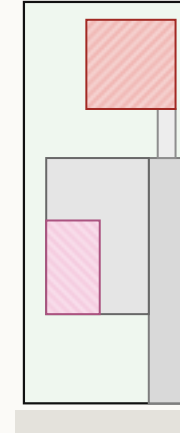
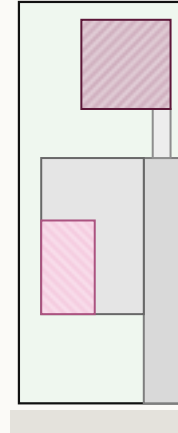
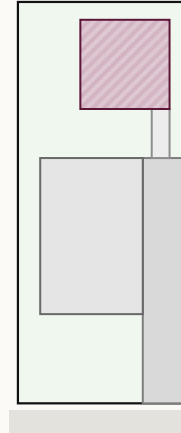
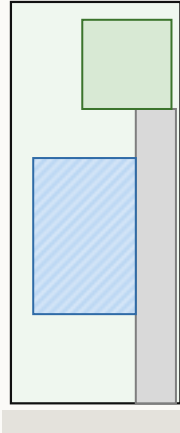
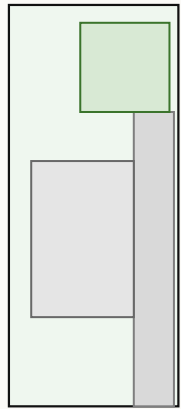
WHAT CAN FIT ON EIGHT TYPICAL LOTS

The same first pass we run in a Feasibility Study, applied to common California single-family lot sizes. Each lot is drawn to the same scale with its highest-yield option. One sheet per lot follows.



Units · approximate total floor area. — = does not fit with typical standards. Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.

38' × 90' TIGHT INFILL

LOT AREA
3,420 SFMAIN-HOUSE ENVELOPE
28' × 55'EXISTING HOUSE (ASSUMED)
800 SF · 1 STORYGARAGE
DETACHEDUP TO
3 UNITS**BEFORE****1** unit · 800 SF

EXISTING HOUSE ADDITION GARAGE ADU JADU SB 9 UNIT DRIVEWAY / EASEMENT WALK SETBACKS

ADD A SECOND STORY**1** unit · 1,600 SF**FITS - VERIFY****ADD A DETACHED ADU****2** units · 1,600 SF**FITS - VERIFY****HOUSE + JADU + ADU****3** units · 1,600 SF**FITS - VERIFY****HOUSE + JADU + SB 9 UNIT****3** units · 1,600 SF**FITS - VERIFY****SB 9 LOT SPLIT**

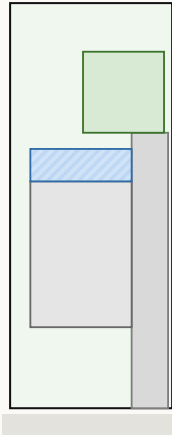
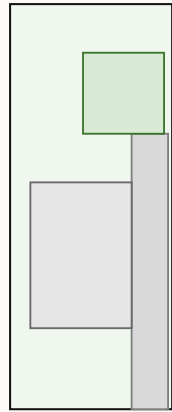
—

DOESN'T FIT

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Add a second story	1	1,600 SF	35.2%	No new spaces required. The 66' driveway holds ~3 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	1,600 SF	35.2%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 55' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	1,600 SF	35.2%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 55' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + JADU + SB 9 unit	3	1,600 SF	35.2%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 55' driveway holds ~3 tandem spaces.	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	—	—	—	—	The house reaches 55' deep, so the rear parcel would be under 40% of the lot. A split needs the front parcel to end by 54'.	Pre-application meeting + PSMP

Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.

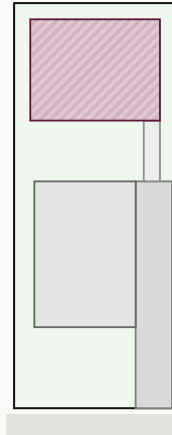
40' × 100' CASE-STUDY LOT

LOT AREA
4,000 SFMAIN-HOUSE ENVELOPE
30' × 65'EXISTING HOUSE (ASSUMED)
900 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS

EXPAND THE HOUSE

1 unit · 1,100 SF

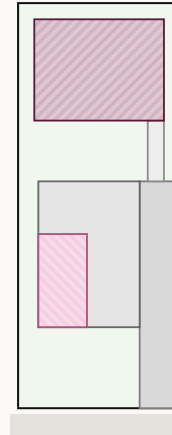
FITS



ADD A DETACHED ADU

2 units · 1,700 SF

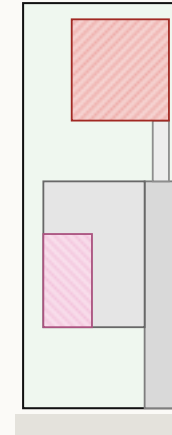
FITS



HOUSE + JADU + ADU

3 units · 1,700 SF

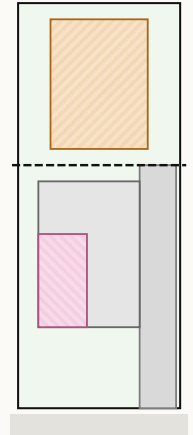
FITS · VERIFY



HOUSE + JADU + SB 9 UNIT

3 units · 2,100 SF

FITS · VERIFY



SB 9 LOT SPLIT

4 units · 2,436 SF

NEEDS ADAPTATION

BEFORE

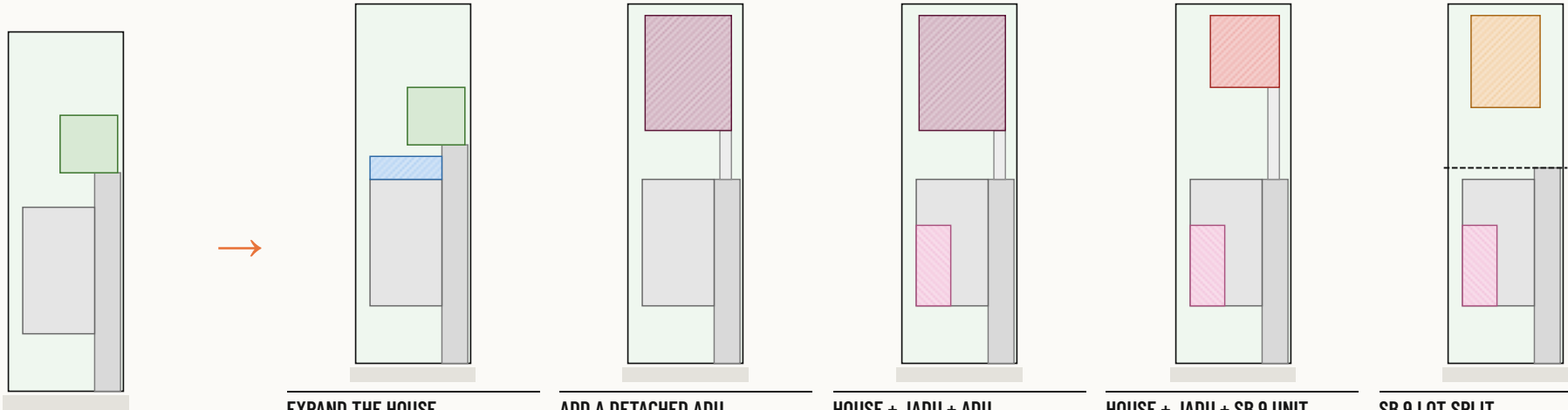
1 unit · 900 SF

EXISTING HOUSE ADDITION GARAGE ADU JADU SB 9 UNIT DUPLEX / 2 UNITS DRIVEWAY / EASEMENT WALK SETBACKS

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	1,100 SF	37.5%	No new spaces required. The 68' driveway holds ~3 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	1,700 SF	42.5%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 56' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	1,700 SF	42.5%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 56' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + JADU + SB 9 unit	3	2,100 SF	37.5%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 56' driveway holds ~3 tandem spaces.	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	2,436 SF	41.7%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 60' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

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40' × 125' NARROW & DEEP

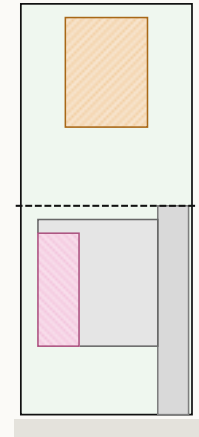
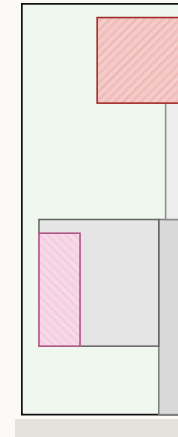
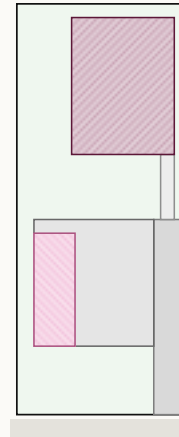
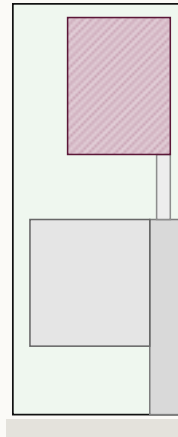
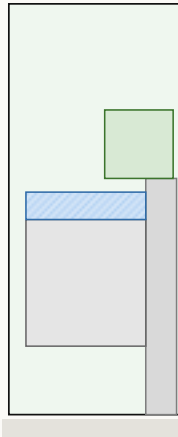
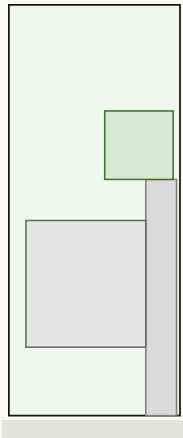
LOT AREA
5,000 SFMAIN-HOUSE ENVELOPE
30' × 90'EXISTING HOUSE (ASSUMED)
1,100 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS**BEFORE****1** unit · 1,100 SF**EXPAND THE HOUSE****1** unit · 1,300 SF**FITS****ADD A DETACHED ADU****2** units · 2,300 SF**FITS****HOUSE + JADU + ADU****3** units · 2,300 SF**FITS · VERIFY****HOUSE + JADU + SB 9 UNIT****3** units · 2,300 SF**FITS · VERIFY****SB 9 LOT SPLIT****4** units · 2,636 SF**FITS · VERIFY**

EXISTING HOUSE ADDITION GARAGE ADU JADU SB 9 UNIT DUPLEX / 2 UNITS DRIVEWAY / EASEMENT WALK SETBACKS

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	1,300 SF	34.0%	No new spaces required. The 76' driveway holds ~4 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	2,300 SF	46.0%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 64' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	2,300 SF	46.0%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 64' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + JADU + SB 9 unit	3	2,300 SF	34.0%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 64' driveway holds ~3 tandem spaces.	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	2,636 SF	37.4%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 68' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

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50' × 120' SUBURBAN

LOT AREA
6,000 SFMAIN-HOUSE ENVELOPE
40' × 85'EXISTING HOUSE (ASSUMED)
1,300 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS

BEFORE

1 unit · 1,300 SF

EXISTING HOUSE · ADDITION · GARAGE · ADU · JADU · SB 9 UNIT · DUPLEX / 2 UNITS · DRIVEWAY / EASEMENT · WALK · SETBACKS

EXPAND THE HOUSE

1 unit · 1,580 SF

FITS

ADD A DETACHED ADU

2 units · 2,500 SF

FITS

HOUSE + JADU + ADU

3 units · 2,500 SF

FITS · VERIFY

HOUSE + JADU + SB 9 UNIT

3 units · 2,500 SF

FITS · VERIFY

SB 9 LOT SPLIT

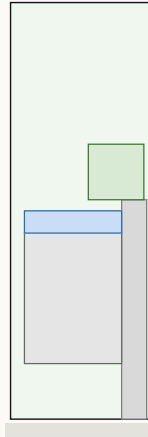
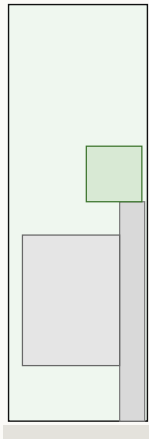
4 units · 2,836 SF

FITS · VERIFY

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	1,580 SF	32.9%	No new spaces required. The 69' driveway holds ~3 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	2,500 SF	41.6%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 57' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	2,500 SF	41.6%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 57' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + JADU + SB 9 unit	3	2,500 SF	31.6%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 57' driveway holds ~3 tandem spaces.	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	2,836 SF	34.4%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 61' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.

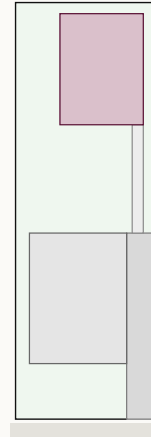
50' × 150' CLASSIC LA LOT

LOT AREA
7,500 SFMAIN-HOUSE ENVELOPE
40' × 115'EXISTING HOUSE (ASSUMED)
1,650 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS

EXPAND THE HOUSE

1 unit · 1,930 SF

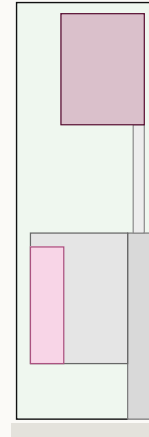
FITS



ADD A DETACHED ADU

2 units · 2,850 SF

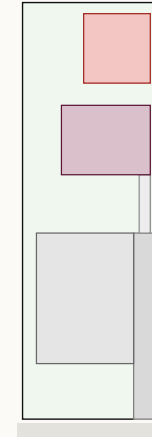
FITS



HOUSE + JADU + ADU

3 units · 2,850 SF

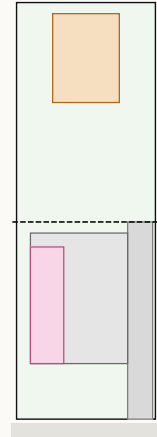
FITS · VERIFY



HOUSE + SB 9 UNIT + ADU

3 units · 3,650 SF

FITS · VERIFY



SB 9 LOT SPLIT

4 units · 3,186 SF

FITS · VERIFY

BEFORE

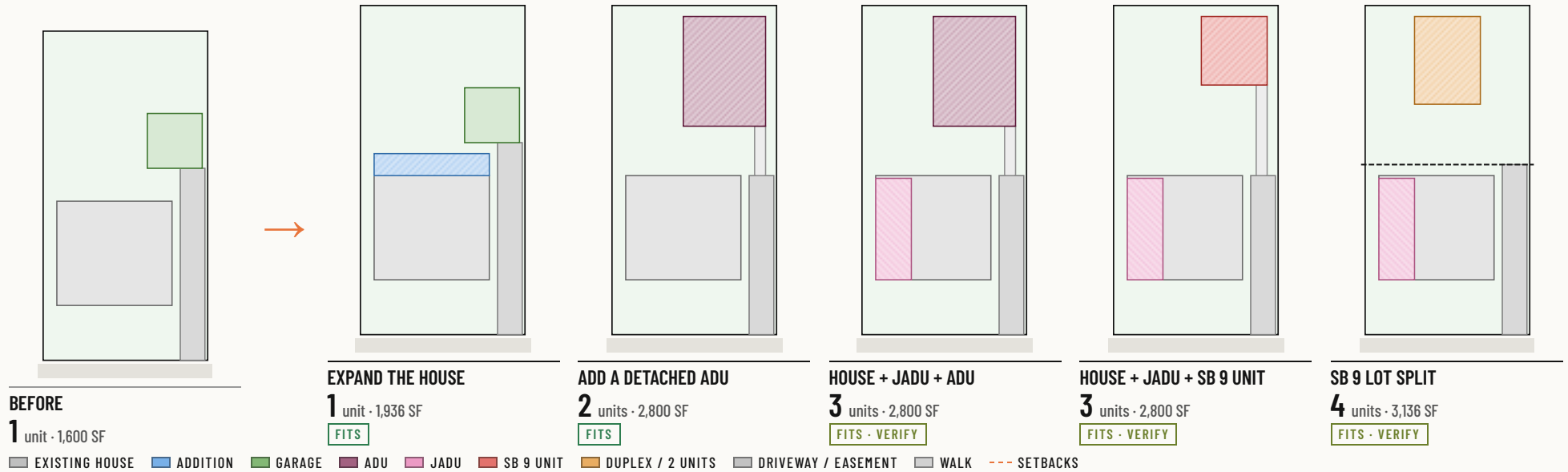
1 unit · 1,650 SF

EXISTING HOUSE · ADDITION · GARAGE · ADU · JADU · SB 9 UNIT · DUPLEX / 2 UNITS · DRIVEWAY / EASEMENT · WALK · SETBACKS

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	1,930 SF	31.0%	No new spaces required. The 79' driveway holds ~4 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	2,850 SF	37.9%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 67' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	2,850 SF	37.9%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 67' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + SB 9 unit + ADU	3	3,650 SF	40.6%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 67' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	3,186 SF	32.2%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 71' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

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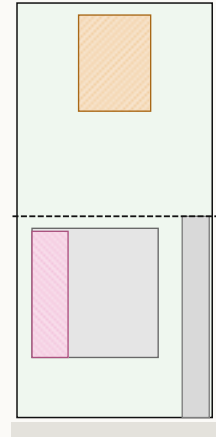
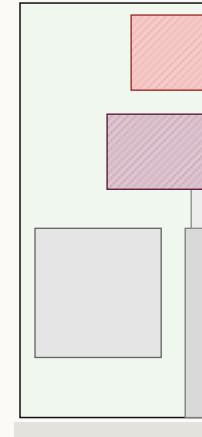
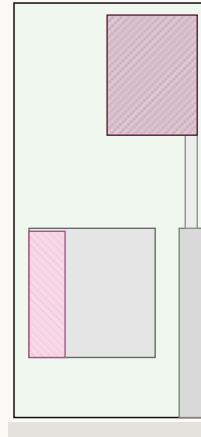
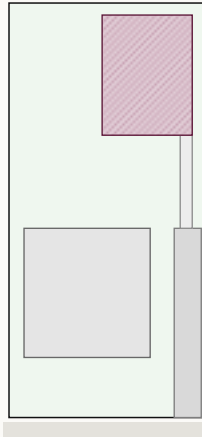
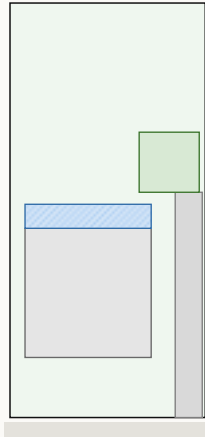
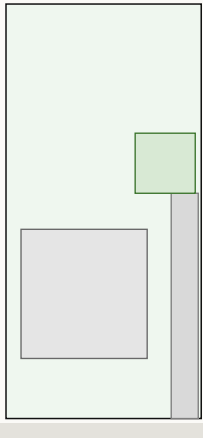
60' × 120' WIDE

LOT AREA
7,200 SFMAIN-HOUSE ENVELOPE
50' × 85'EXISTING HOUSE (ASSUMED)
1,600 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	1,936 SF	32.4%	No new spaces required. The 70' driveway holds ~3 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	2,800 SF	38.8%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 58' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	2,800 SF	38.8%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 58' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + JADU + SB 9 unit	3	2,800 SF	30.5%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 58' driveway holds ~3 tandem spaces.	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	3,136 SF	32.8%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 62' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.

65' × 138' LARGE SOCIAL LOT

LOT AREA
8,970 SFMAIN-HOUSE ENVELOPE
55' × 103'EXISTING HOUSE (ASSUMED)
1,800 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS**BEFORE****1** unit · 1,800 SF

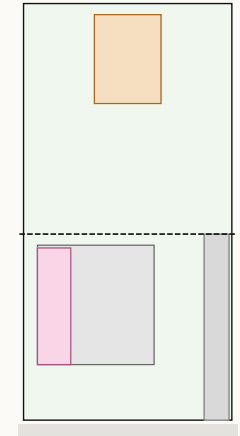
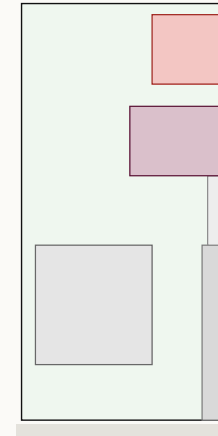
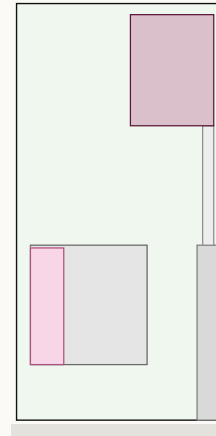
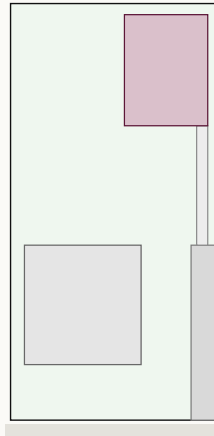
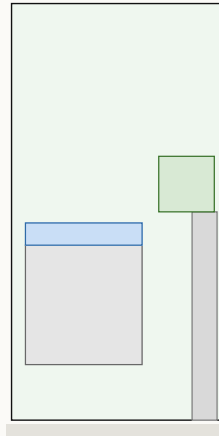
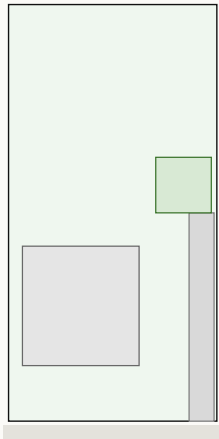
EXISTING HOUSE · ADDITION · GARAGE · ADU · JADU · SB 9 UNIT · DUPLEX / 2 UNITS · DRIVEWAY / EASEMENT · WALK · SETBACKS

EXPAND THE HOUSE**1** unit · 2,136 SF**FITS****ADD A DETACHED ADU****2** units · 3,000 SF**FITS****HOUSE + JADU + ADU****3** units · 3,000 SF**FITS · VERIFY****HOUSE + SB 9 UNIT + ADU****3** units · 3,800 SF**FITS · VERIFY****SB 9 LOT SPLIT****4** units · 3,336 SF**FITS · VERIFY**

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	2,136 SF	28.3%	No new spaces required. The 75' driveway holds ~4 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	3,000 SF	33.5%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	3,000 SF	33.5%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + SB 9 unit + ADU	3	3,800 SF	35.7%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	3,336 SF	28.7%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 67' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.

75' × 150' ESTATE

LOT AREA
11,250 SFMAIN-HOUSE ENVELOPE
65' × 115'EXISTING HOUSE (ASSUMED)
1,800 SF · 1 STORYGARAGE
DETACHEDUP TO
4 UNITS

BEFORE

1 unit · 1,800 SF

EXISTING HOUSE · ADDITION · GARAGE · ADU · JADU · SB 9 UNIT · DUPLEX / 2 UNITS · DRIVEWAY / EASEMENT · WALK · SETBACKS

OPTION	UNITS	FLOOR AREA	COVERAGE	PARKING CONCEPT	MAJOR CONSTRAINTS	NEXT PHASE
Expand the house	1	2,136 SF	22.6%	No new spaces required. The 75' driveway holds ~4 tandem spaces.	Lot coverage and FAR caps; nonconforming setbacks may trigger upgrades; second story needs structural and privacy review.	Schematic Design
Add a detached ADU	2	3,000 SF	26.7%	About 1 space for the new unit (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	Garage removal and utility relocation; 16' height baseline; 4' side/rear setbacks and window privacy; sewer lateral capacity.	Preliminary Site & Massing Plan
House + JADU + ADU	3	3,000 SF	26.7%	About 1 space for the new units (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	JADU owner-occupancy; interior reconfiguration; separate entries; utility capacity.	Feasibility Study → PSMP
House + SB 9 unit + ADU	3	3,800 SF	28.5%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 63' driveway holds ~3 tandem spaces. Replacing a garage removed for an ADU is generally not required (CA).	SB 9 eligibility screen; local limits on combining SB 9 with ADUs/JADUs; two-story privacy review.	Jurisdiction check → SD
SB 9 lot split	4	3,336 SF	22.9%	About 2 spaces for the new units (max 1 per ADU / SB 9 unit). The 67' driveway holds ~3 tandem spaces. Rear parcel is reached by a shared access easement.	Owner-occupancy affidavit (3 yrs) and parcel map; 60/40 split; access easement; separate utility services.	Pre-application meeting + PSMP

Illustrative study only — not a zoning determination or a guarantee of approval. Results use assumed, generic California standards and simple rectangular lots. Final feasibility depends on jurisdictional research (zoning, overlays, SB 9 eligibility, utilities, fire access) and site-specific conditions confirmed by survey.