

# ADU Project Description - 1364 Emigration St

## Features

The MODAL 02 is a two-bedroom, one-bathroom, 553-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- 9' tall ceilings
- Built-in furniture
  - Custom wardrobe
  - Bed frame with integrated storage
- Fully equipped kitchen
  - Dishwasher
  - Refrigerator and freezer
  - Garbage disposal
  - 4-burner electric stove
- Full-size bathroom
  - Washer & dryer
- Front entrance
  - Aluminum clad solid wood single light fixed panel dual action french doors
  - 8' tall by 9' wide
- Bedroom windows
  - 8' tall by 3' wide
- 3-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

## Specifications

- Weight: Approx. 28,000 lbs
- Dimensions (L/W/H): 42'/13'-2"/12'-0 3/4"
- Foundation: Continuous, full perimeter concrete foundation

## Materials

### *Exterior*

- Building facade: James Hardie Board Shiplap Siding in White
- 2x6 wood frame construction
- Double plated top and bottom framing

- TPO roofing system
- R53 roofing/flooring insulation
- R24 wall insulation
- Double pane composite windows and doors

*Interior*

- Quartz countertops
- Tiled shower surround
- Tiled kitchen backsplash
- Glass shower doors
- Forbo Marmoleum flooring

## Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1364 Emigration St, currently a single-family home located in the R-1/5,000 zone.
- The property is 9,779 SQ.FT. and has an existing single-family dwelling with a footprint of 1,602 SQ.FT. and does not exceed more than 50% of the ADU size (553 SQ.FT.).
- Building lot coverage with the proposed ADU will be 22%. This will not exceed the 40% maximum building coverage allowed in the R-1/5,000 zone.
- Rear yard building coverage with the proposed ADU will be 12%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- Setbacks are as follows: rear yard: (5'), side yards: (5' North, 18'-10 1/2" South).
- The proposed ADU would be placed 44'-2 1/2" behind the primary dwelling and the closest primary dwelling on an adjacent property would be 52'.
- The entrance for the proposed ADU is oriented towards the rear of the primary dwelling.
- There is an existing detached garage and detached shed in the rear yard that will be demolished prior to ADU placement.
- The front elevation will have aluminum clad solid wood single light fixed panel dual action french doors that are 9' wide by 8' high and a 3' wide by 6' high window to both

bedrooms. There will be no other windows or doors on the building.

- Parking for the ADU occupant will be provided on-street in front of the property.
- The proposed ADU will be approximately 393'-6" away from the nearest fire hydrant measured from the furthest point of the unit.
- Sewer, power, and water service to the ADU will be connected to the existing primary dwelling's utility lines. A televised sewer lateral inspection on the existing sewer lateral was inspected on June 8th, 2020. The inspector found that the 4" cast sewer line has lots of scaling build up in it. The line will need to be cleaned & descaled. The wye at the main was in good condition.
- To install the unit, we will crane drop the unit in the rear yard.
- The proposed use of the ADU is for the property owner's daughter to live in. The property owner intends to comply with all applicable laws and ordinances.