

## Project Description

THE MODAL 01 is a one-bedroom, one-bathroom, 432-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018). Ceilings are 9 feet tall. Bed, daybed and cabinetry are built in, kitchen is fully equipped, a full-size bathroom, composite glass front door, two independently-zoned heating/cooling units, and LED lighting. Unit weighs 10 tons/20,000 pounds. Dimensions are 32' long x 13' 6" wide, and 11' 3" tall with 432 square feet of living space. The foundation will be poured concrete footings and a site built concrete foundation skirting around the perimeter of the unit. The exterior facade is 6-inch tongue-and-groove painted and sealed western red cedar. Construction materials are 2x6 wood frame, double-plated top and bottom framing, TPO roofing system with an internal drain. R50 roofing/flooring insulation values, R22 wall insulation, and double pane composite 4 windows and doors. Quartz countertops, 3Form custom shower surround and kitchen backsplash, Euro glass shower divide, and engineered hardwood floors. The unit is built offsite, then shipped to the site in a fully completed state.

This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 1712 S 1000 E, currently a single-family home located in the R-1/5,0000 zone. Proposed ADU location is at the west end of the rear yard with the entrance facing the east side of the property. Setbacks are as follows: rear-yard: (10'), front-yard: (95' - 7 ½"), distance from primary structure: (31' - 10 ½"). There is an existing detached garage that will be demolished prior to placement of the ADU. Entrance is located on the southeast side of the ADU with a window to the bedroom on the northeast side, as well as a window on the south side. There will be a 534' - 1" distance from the nearest fire hydrant measured to all exterior portions of the unit. Proposed use is as a rental property. The owner intends to comply with all applicable laws and ordinances. Total building coverage will be 28% including the primary dwelling (1066 SF) and the ADU (432 SF). Rear-yard coverage will be 17% with the ADU. Parking for ADU occupants will be made available on-street in front of the property.

## Conditional Use Information

- Operating/Delivery Hours: N/A
- Adjacent Land Uses: Residential
- Employees: N/A
- Seats: N/A
- Nearby property owners: The project has not been discussed with nearby property owners; however, we look forward to their feedback during the public input period.