

# ADU Project Description - 2321 Windsor St

## Features

The MODAL 02 is a two-bedroom, one-bathroom, 561-square foot footprint Accessory Dwelling Unit (ADU) built in compliance with current residential building codes (IBC/IRC 2018).

- 9' tall ceilings
- Built-in furniture
  - Day bed
  - 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
  - 3' tall by 6' wide
- 2-head independently-zoned, ductless mini-split heating, and cooling units
- Efficient LED lighting
- Plug and play utility hookups

## Specifications

- Weight: Approx. 25,000 lbs
- Dimensions (L/W/H): 42'-1 3/4"/13'-3 3/4"/11'-7 1/2"
- Foundation: Continuous, full perimeter thickened slab foundation

## Materials

### *Exterior*

- Building facade: hardy board cladding, painted gray and sealed.
- 2x6 wood frame construction
- Double plated top and bottom framing

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

#### *Interior*

- 13 ply Baltic Birch cabinetry and wall finishes
- Quartz countertops
- Tiled shower surround
- Tiled kitchen backsplash
- Euro glass shower divider
- Forbo Marmoleum flooring

## Site Specifications

- This Conditional Use application proposes one Accessory Dwelling Unit (ADU) to be placed at 2321 Windsor St, currently a single-family home located in the R-1/5,000 zone.
- The property is 9,692 SQ.FT. and has an existing single-family dwelling with a footprint of 1,621 SQ.FT. and does not exceed more than 50% of the ADU size (561 SQ.FT.).
- Building lot coverage with the proposed ADU will be 28%. 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 26%. This will not exceed the 50% rear yard coverage allowed for ADU's.
- Setbacks are as follows: rear yard: (15'), side yards: (44'-1/2" North, 5' South).
- The proposed ADU would be placed 19'-8" behind the primary dwelling and the closest primary dwelling on an adjacent property would be 47'-8 1/4" .
- The entrance for the proposed ADU is oriented towards the north property line and over the 10' requirement for an ADU facing a property line.
- There is an existing detached garage in the rear yard with a footprint of 570 SQ.FT. The unit would be facing the detached garage and would have a separation distance of 20'-7 1/2".
- The north elevation will have aluminum clad solid wood single light fixed panel dual action french doors that are 9' wide by 8' high and a 6' wide by 3' high window to both

bedrooms. The south, east, and west elevations have no windows.

- Parking for the ADU occupant will be provided on-street in front of the property.
- The proposed ADU will be 40'-8" away from the nearest fire hydrant and 176'-9" from the nearest fire department access road, 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 March 6th, 2020. The inspector found that the 4" sewer has some small offset joints & some hairline cracks in the wye. He didn't see any roots or issues that needed be addressed prior to connecting the ADU's lateral to the existing lateral. All utility design and construction will comply with APWA Standards and SLCPU Standard Practices. All utilities will be separated by a minimum of 5 feet horizontally and 12 inches vertically. Water and sewer lines will be separated by a minimum of 10 feet horizontally and 18 inches vertically.
- To install the unit, we will crane drop the unit in the rear yard.
- The proposed use of the ADU is a rental property. The property owner intends to comply with all applicable laws and ordinances.