

May 18, 2015

Dear Mr. Moody,

Here is the description of the ADU I am planning to build on my property at 718 Talent Ave. where I reside. I worked with two local builder/designers to arrive at this design. We started with the notion of building a garage with living space above but ultimately rejected that idea in favor of a one story cottage-style with an attached garage.

I feel this design respects the privacy, views and solar exposure of the neighboring homes. We have taken steps to insure that this new building is of a style and scale that fits well in the neighborhood. We changed the roof design to an 8 in 12 pitch to mimic the existing structure and the plan calls for using fiber cement siding and the same three color paint scheme so as to maintain visual continuity with the existing house.

This building meets all of the setback requirements [see site map] and has 544.5 sq. ft. of living space. The attached garage is 279.5 sq. ft. and there is a small covered porch of 56 sq. ft. The total footprint is 880 sq. ft.

I look forward to any input you or your staff may have regarding this project.

Cheers,

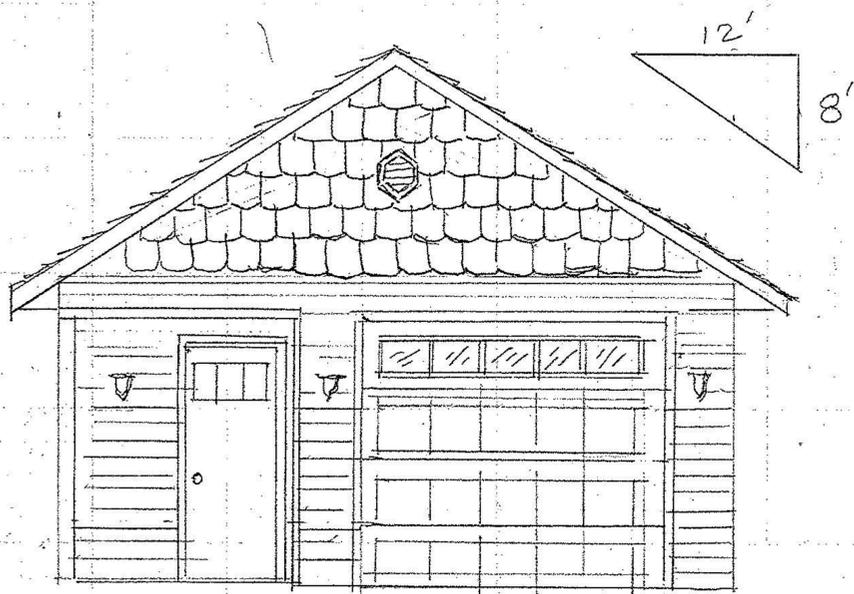
William Carroll

718 Talent Av.

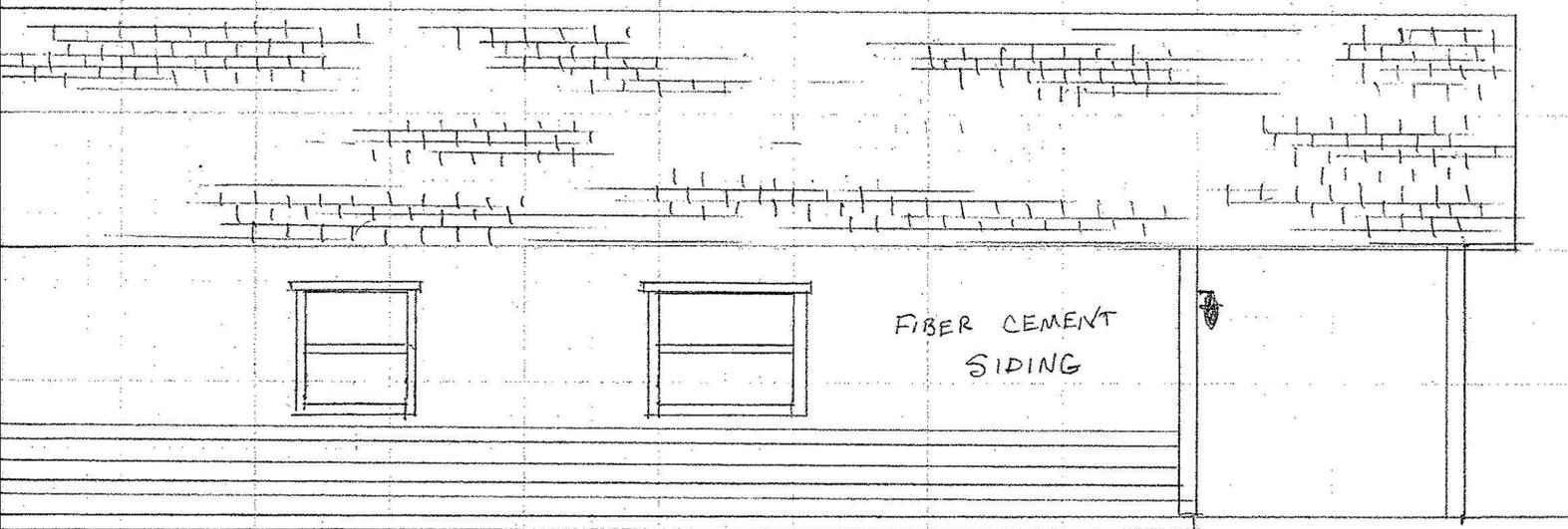
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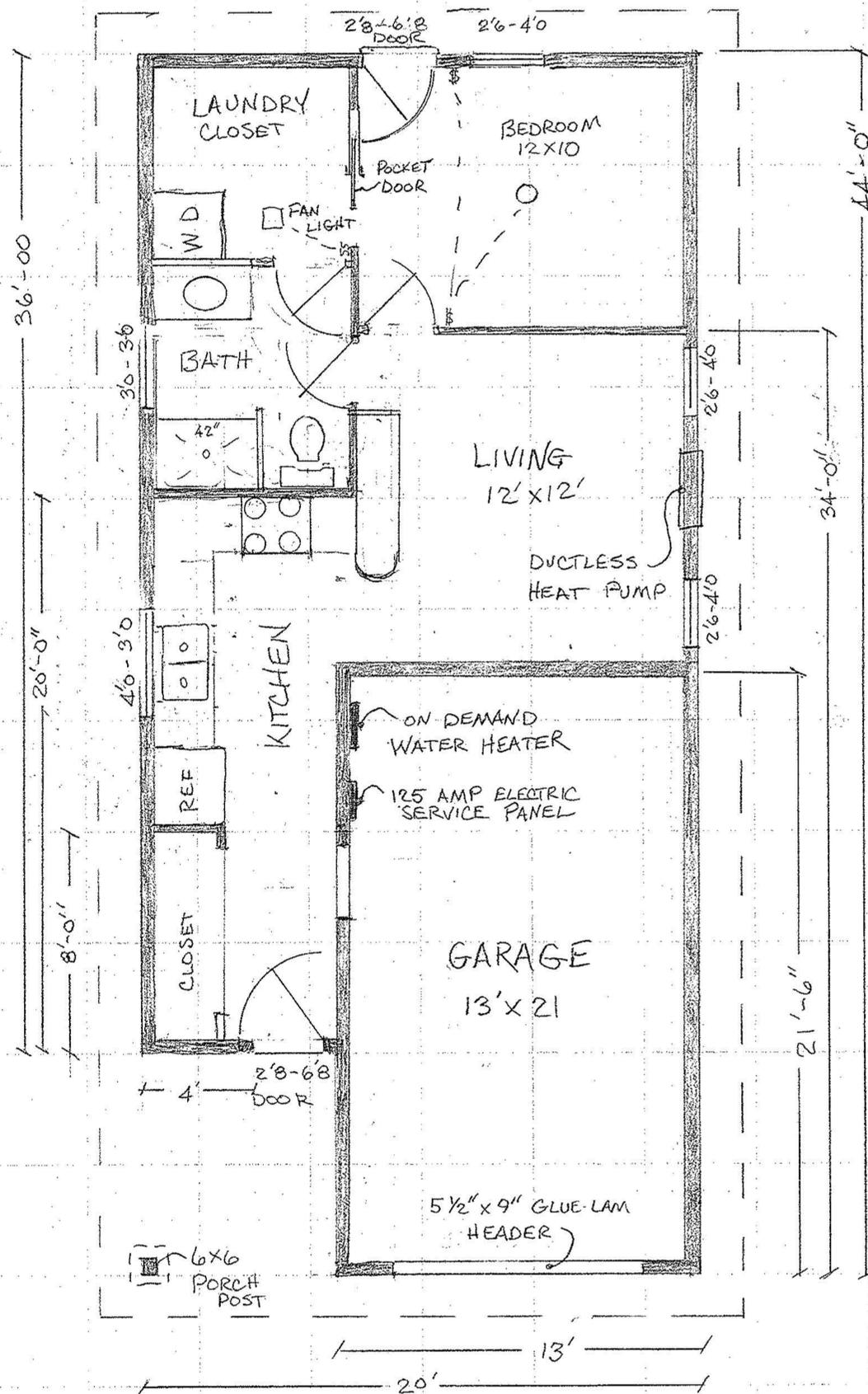


FRONT

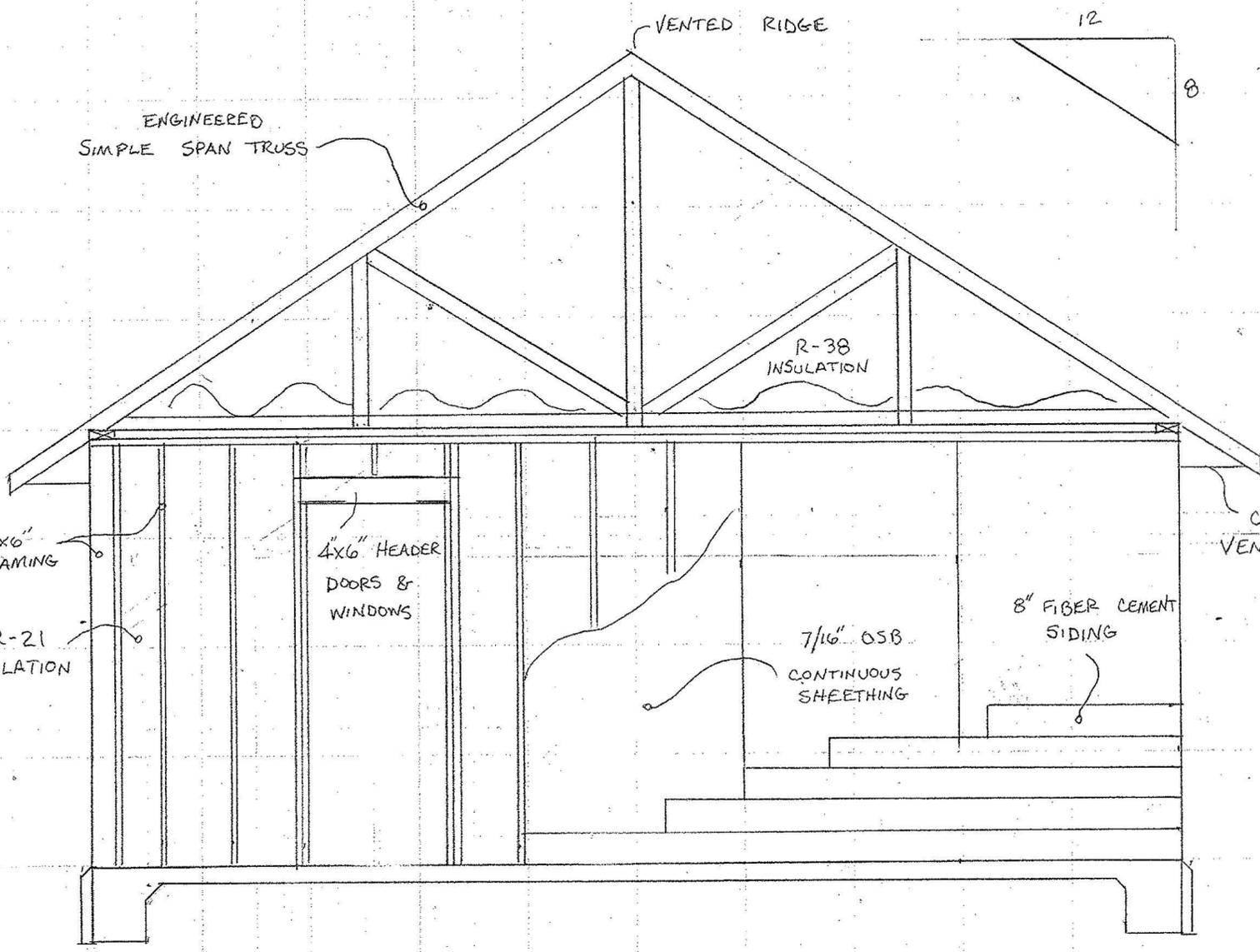


SIDE ELEVATION

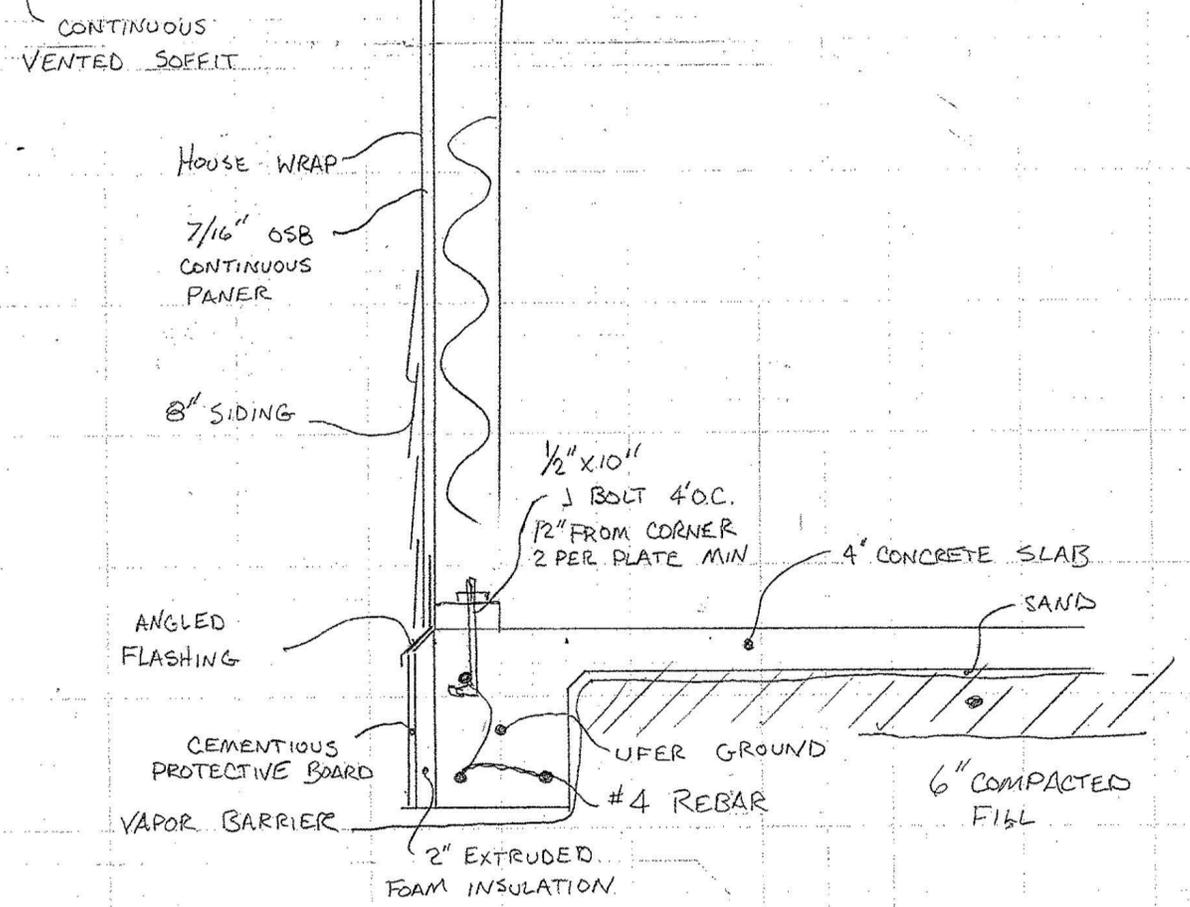
1/4" = 1'



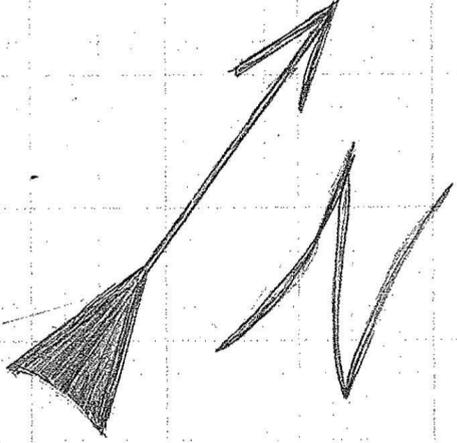
FLOOR PLAN



FRAMING DETAIL

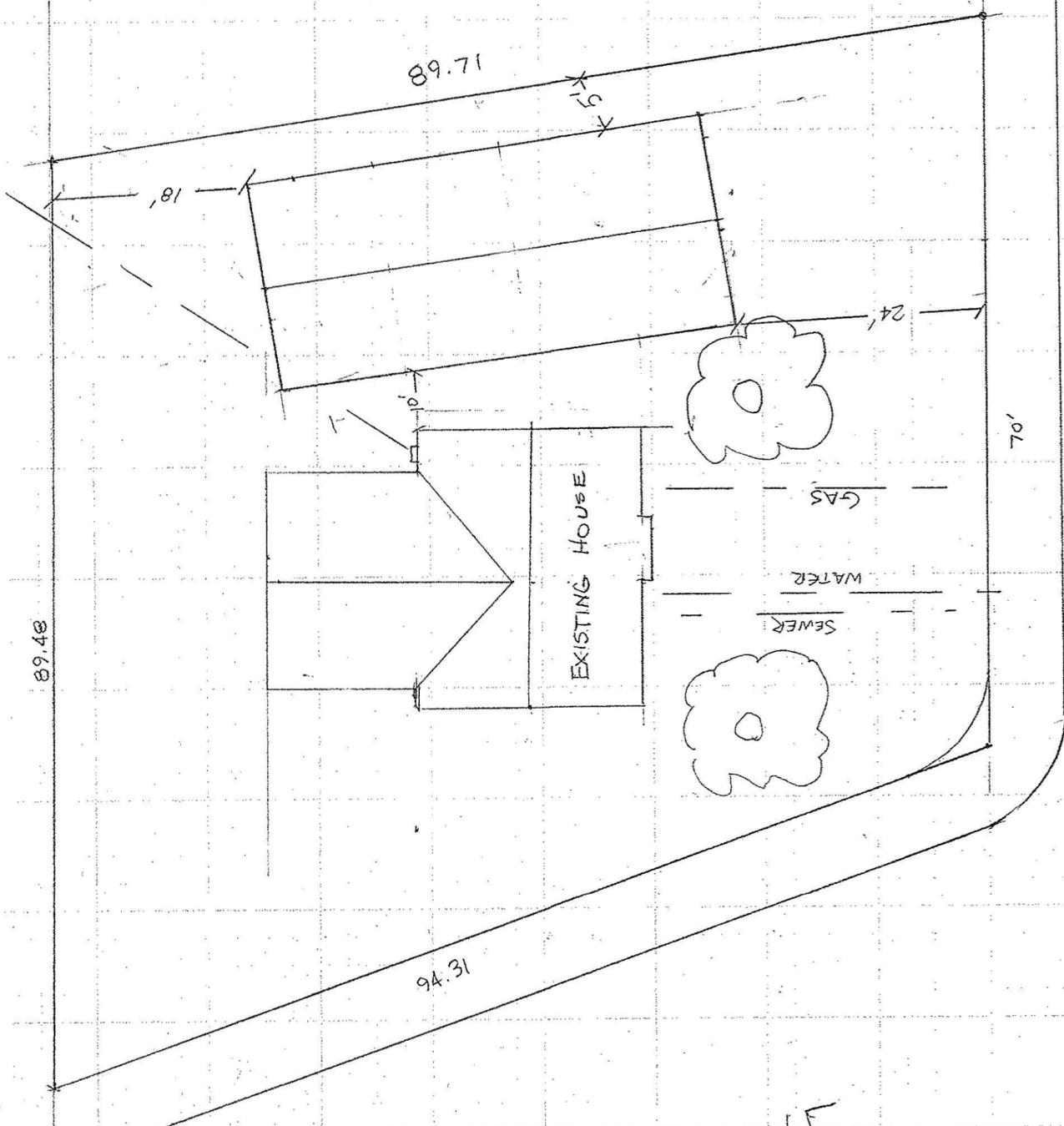


FOUNDATION



ELECTRIC UNDER GROUND

LOT 100 GRIMES SUB DIVISION .16 ACRE



MEADOW SLOPE DRIVE

TALENTIC AVENUE

ACCESSORY DWELLING UNIT  
 WILLIAM CARROLL  
 718 TALENT AVE  
 TALENT OR

PLOT PLAN

SCALE  
3/32" = 1'