

Property address: 400 Quail Dr Newberg, OR

Total square footage of existing house 1275

The ADU electrical service will be connected to the main service at the existing house. The service will be a sub-panel at the ADU and underground.

The ADU water source will be connected to the existing house's water line. The line will be a minimum of 24" and a 1" line.

Drainage to the property will be connected to the existing drain system.

The property owner proposes to construct a 432 sq ft ADU. The west setback which is a side setback is 18'. The house is on a corner and the 18' is on the corner side of property. The rear setback is 7' and the eastside setback is 39'.

The front setback from the ADU is approx. 68'.

All setbacks meet the zoning code for this zone.

The ADU is a single story, and the highest ridge point is 15' 7". It will be constructed on a slab foundation, and it meets all requirements for the building structure per the local building codes.