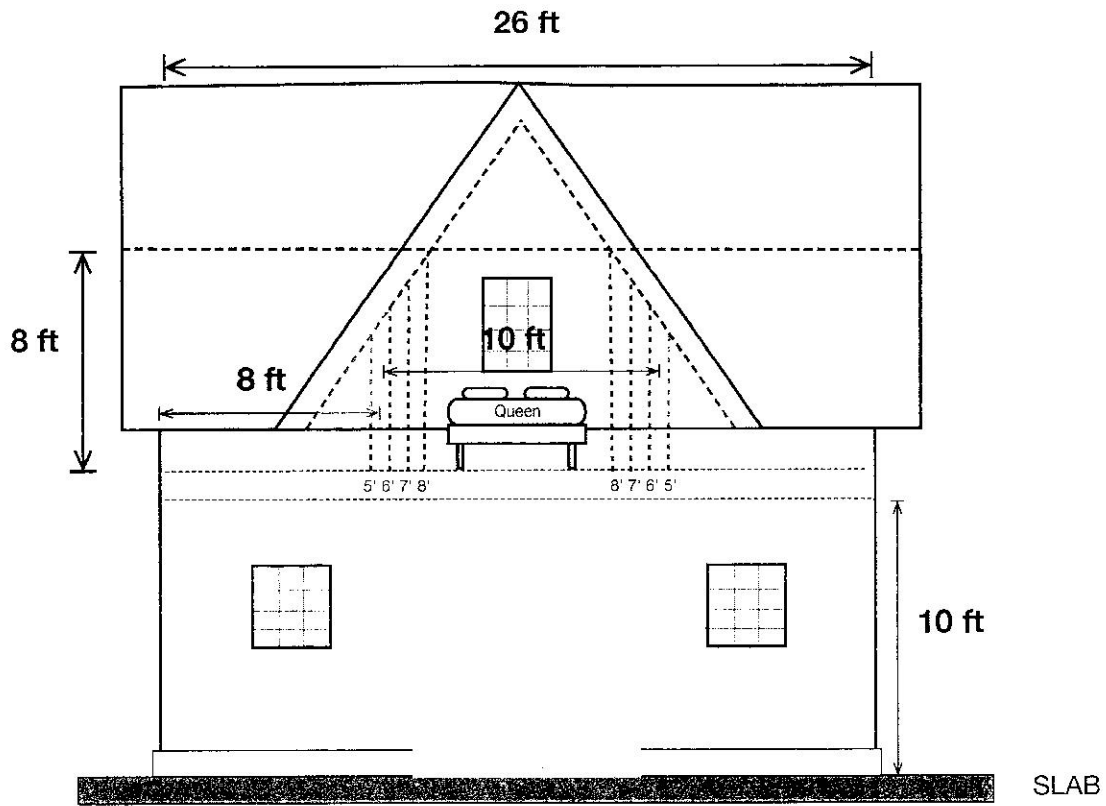
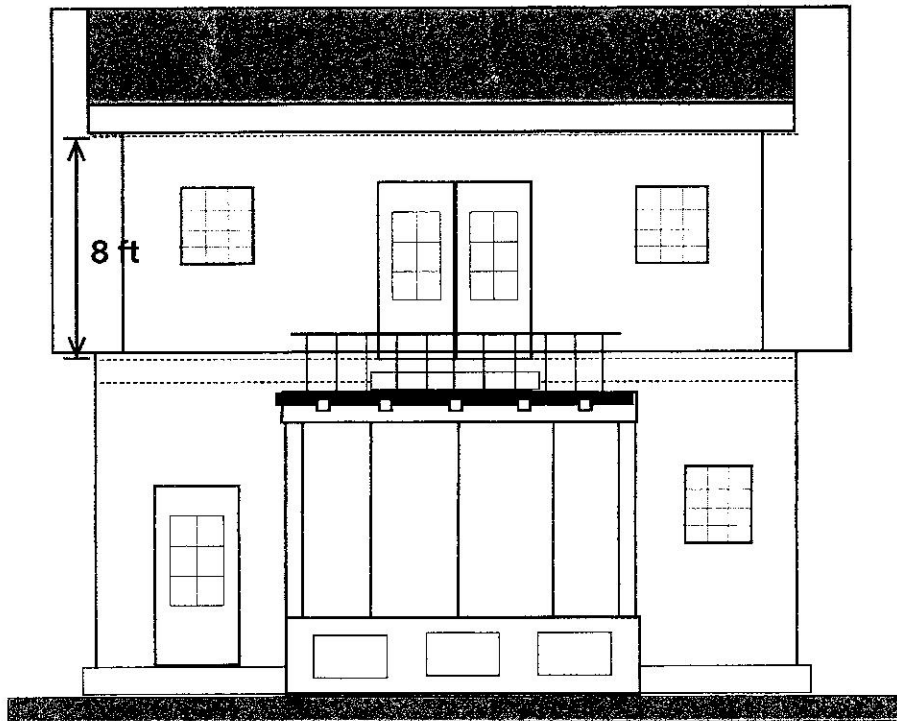


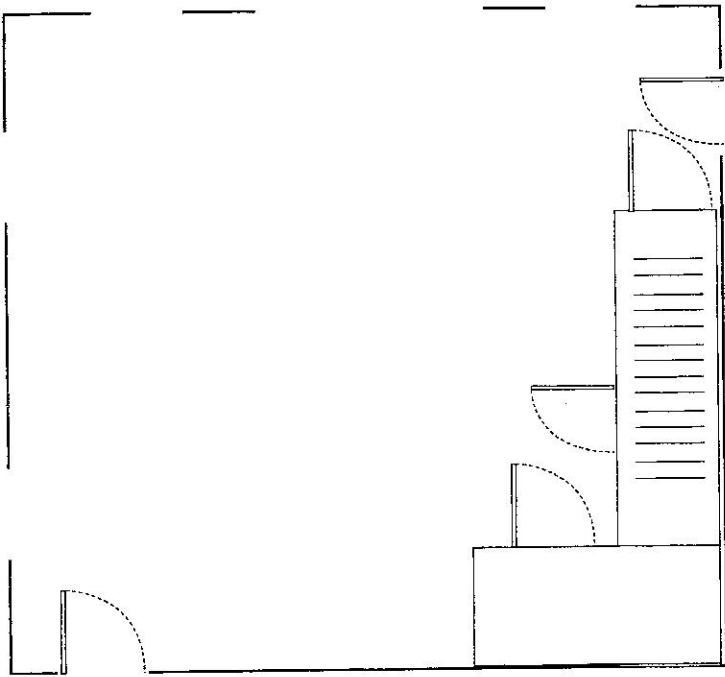
8 DANIELS ROAD
 SITE MAP 1
 LOCATION OF:
 ROAD,
 EDGE OF SNOW EMBANKMENT
 RIGHT-OF WAY.



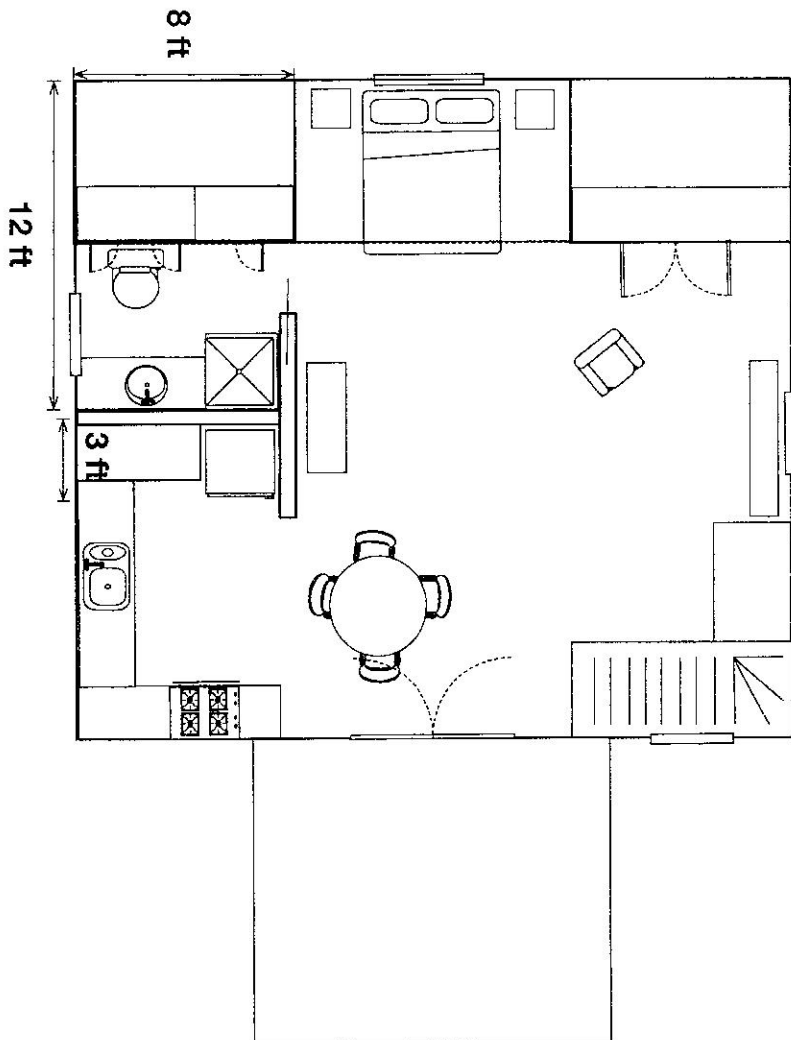
NORTH SIDE



SOUTH SIDE



First Floor



Second Floor

Criteria which apply to all ADU's whether attached or detached:

1. The property owner will continue to occupy the primary unit or the ADU as their permanent residence. Prior to occupancy of the ADU, the property owner will seek, complete and record all necessary documents as required by the Town of Plainfield.
2. At no time will the proposed ADU be converted to a condominium, or any other legal ownership arrangement, distinct from the ownership of the existing primary dwelling unit.
3. The ADU will have no more than the maximum allowed square footage as required by the town. In compliance with the current Zoning Ordinance, the proposed ADU will not exceed 800 sq. feet nor exceed 50% of the gross living area of the primary house. The dimensions of the living area for both are:

Primary dwelling:

First Floor	36' X 26'	936 sq. ft.
Addition	8' X 10'	80 sq. ft.
Addition	10' X 12'	120 sq. ft.
Upstairs @ 50%		<u>468 sq. ft.</u>

total 1,604 sq. ft.

Proposed ADU:

First Floor	400 sq. ft. (total square footage less area used by primary owner)
Second Floor	<u>400 sq. ft.</u> (total square footage less non living area)

total 800 sq. ft.

4. The PDU as currently design will have only one bedroom and one bathroom. Never, will the design and build exceed two bedrooms and one bath (see layout).
5. The parcel on which the proposed garage and ADU will comply with present zoning requirements for lot size road frontage. Because the structure will be 5' within the required setback of 30', a special exception is sought as part of this application (see layout).
6. If needed, the owner will seek a permit from the NH Environmental Services, Subsurface Systems Bureau in accordance with RSA 485-A:38.
7. One parking space will be designated for the ADU (see layout)
8. The ADU will use an existing curb cut on the property (see layout).
9. Initially, the garage will be served by an existing electric circuit coming from the main house. Over time, as the ADU is further constructed, it will be served by its on electric panel. The house and ADU will share propane, and access to an on-demand generator. Similarly, water (PVWD) will be shared off the main house. All construction, including electric, water, and propane will meet or exceed current life safety codes.
10. This application will be noticed to the fire department as stipulated (included with lists of abutters).

Criteria which Apply to Detached ADU's:

1. The proposed building will be located and constructed in a similar manner as to be consistent with the primary residence and neighborhood (e.g., subordinate in scale, size, placement, materials).
2. No part of the structure (excluding cupolas as stipulated) will be constructed in excess of 25'.
3. NA
4. Because the lot is 1.9 acres, the ADU will meet the additional 10,000 sq. feet requirement in additional to the minimum lot size required by the Zoning Ordinance.