

**First Floor Plan**

**Accessory Dwelling Unit**

**Description:**

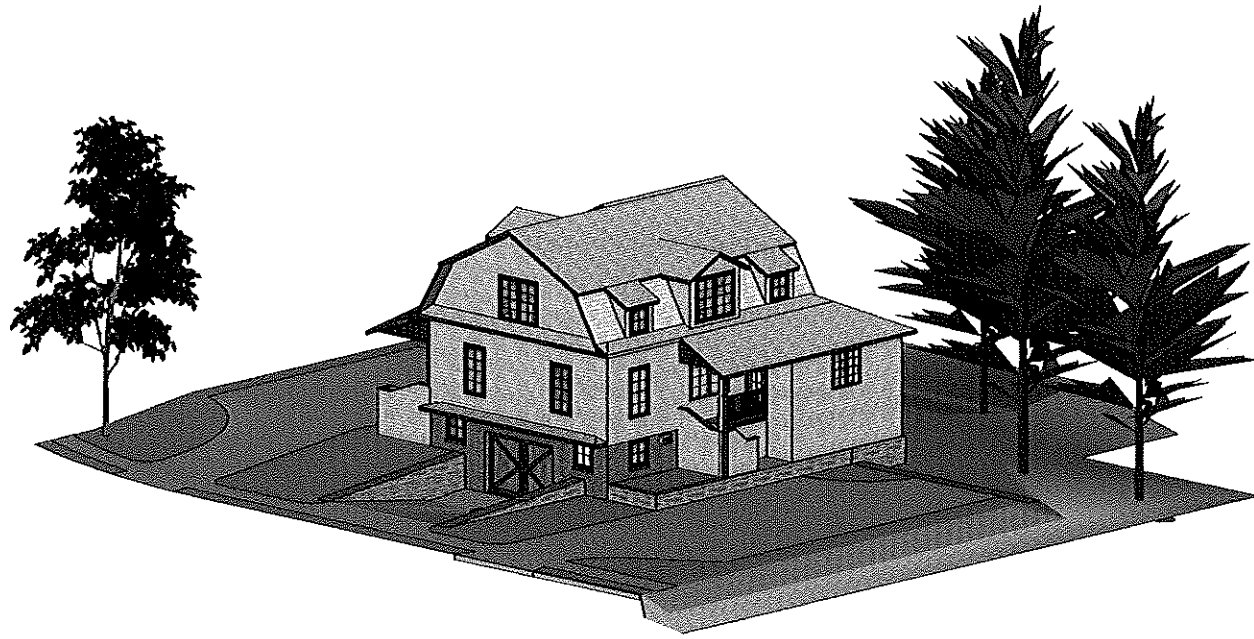
The A.D.U. comprises roughly 1/2 of the first floor area.

The Main Dwelling Unit is comprised of the remaining 1st floor area and the entire 2nd floor area of the structure.

Total of Living Space in Building:	<b>2512 Sq. Ft.</b>
Gross Square Footage of A.D.U. Living Space:	<b>700 Sq. Ft.</b>
Percentage of Total Building Living Space:	<b>27.8%</b>

**Amenities:**

- Private entrance
- Separate parking
- Single bedroom
- Ample living room
- Anderson Series 400 windows
- Custom kitchen
- Bathroom with laundry
- Abundant Storage
- Separate metered utilities
- Rear porch
- Private side yard
- Fire sprinklers per NFPA 13-D
- Centrally monitored hard-wired smoke, heat and intrusion alarm system



**Northeast Approach- View from Summit St.**



**Driving By-on Morningstar Lane**

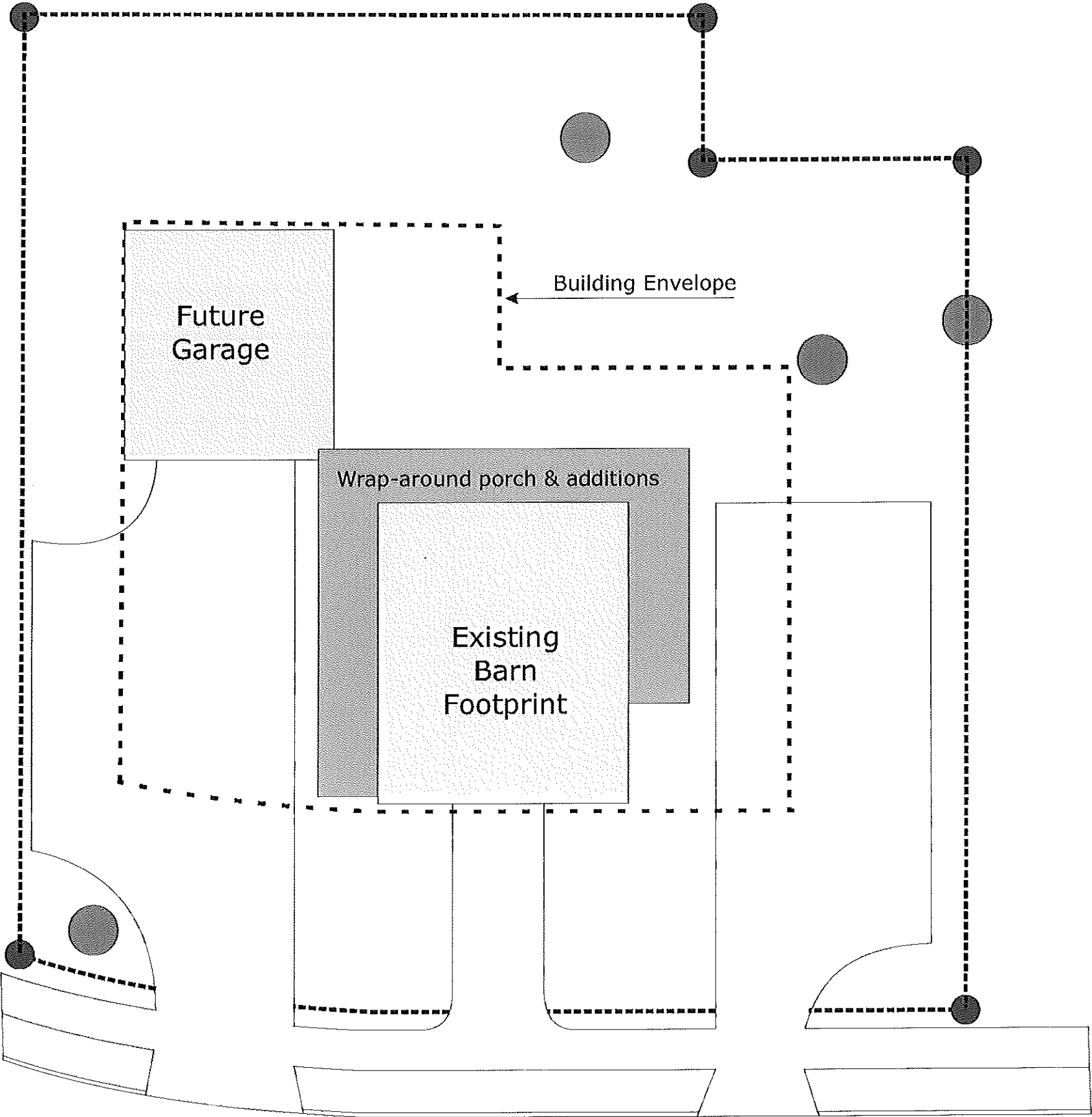


**South Side--view from Lot #3**



**Back Side-View from Rowe residence**

# Plot Plan, Lot #2, Morningstar Lane



Zone: R-2

Area: 13,196 sq. Ft., .30 acre

Setbacks:  
Front 25'  
Rear 25"  
Sides 12'

Key:

- Property boundary marker
- Existing Tree being saved

Planned parking: 10 cars

Morningstar Lane



**Lot #2, Morningstar Lane**

**As-is photos of barn**

30' x 36'  
Modern (30 year old) Post and Beam construction  
Full drive in basement  
Clear-span interior, all three levels

