

**LEGEND:**

- LOT COVERAGE 14.83%
- WET LAND
- DEMOLITION
- ZONING NON CONFORMING
- BUILDABLE AREA

HOUSE & GARAGE	1890SF
DECK & STAIRS	460 SF
DRIVEWAY	1438 SF
FRONT STEP	10 SF
GENERATOR PAD	8 SF
<b>TOTAL</b>	<b>3806 SF</b>
<b>LOT COVERAGE</b>	<b>14.83 %</b>

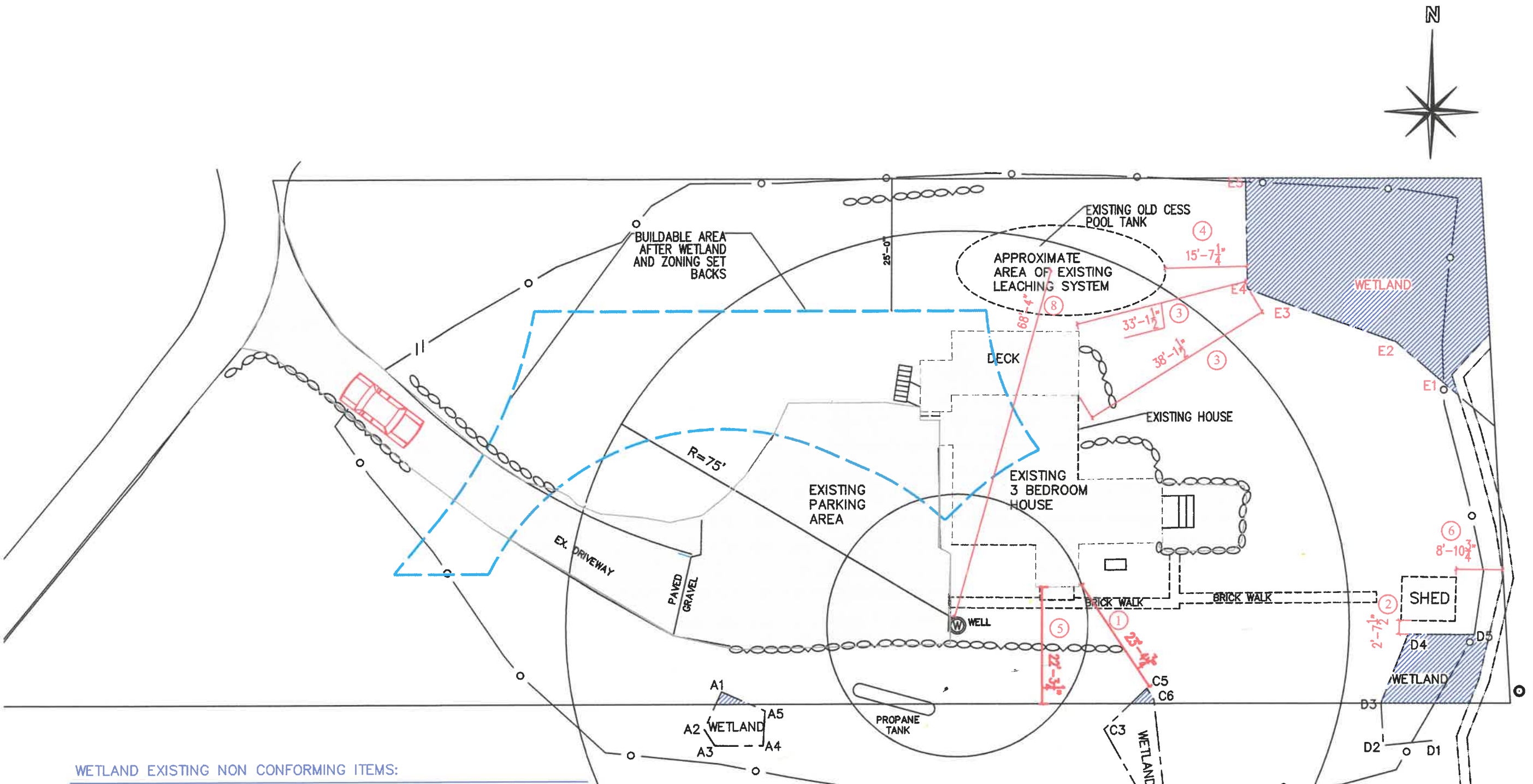
1 PROPOSED SITE PLAN  
S1 Scale: 1: 20=1'-0"

# S1

SITE PLAN  
Scale as noted © 11"x17"  
08-26-21

*Tracy & Jeff Beck*  
*4 Perkins Road*  
*Washington, CT*

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WETLAND EXISTING NON CONFORMING ITEMS:

- ①- WETLAND SETBACK FROM EXISTING BUILDING 23'-4-3/4" (50' MINI REQ.)
- ②- WETLAND SETBACK FROM EXISTING SHED 2'-7-1/2" (50' MINI REQ.)
- ③- WETLAND SETBACK FROM EXISTING HOUSE 38'-1-1/2" & DECK 33'-1-1/2" (50' MINI REQ.)
- ④- WETLAND SETBACK TO EXISTING CESS POOL SEPTIC 15'-7"

ZONING EXISTING NON CONFORMING ITEMS:

- ⑤- ZONING SETBACK FROM PROPERTY LINE TO EXISTING BUILDING 22'-3-1/4" (25' MINI REQ.)
- ⑥- ZONING SETBACK FROM PROPERTY LINE TO EXISTING SHED 8'-10-3/4" (25' MINI REQ.)
- ⑦- EXISTING LOT COVERAGE 18.8% (MAX 15%).

HEALTH EXISTING NON CONFORMING ITEM:

- ⑧- HEALTH SET BACK FROM WELL TO EXISTING CESS POOL SEPTIC APROX. 68'-4"

1 EXISTING SITE PLAN  
SE Scale: 1:20=1'-0"

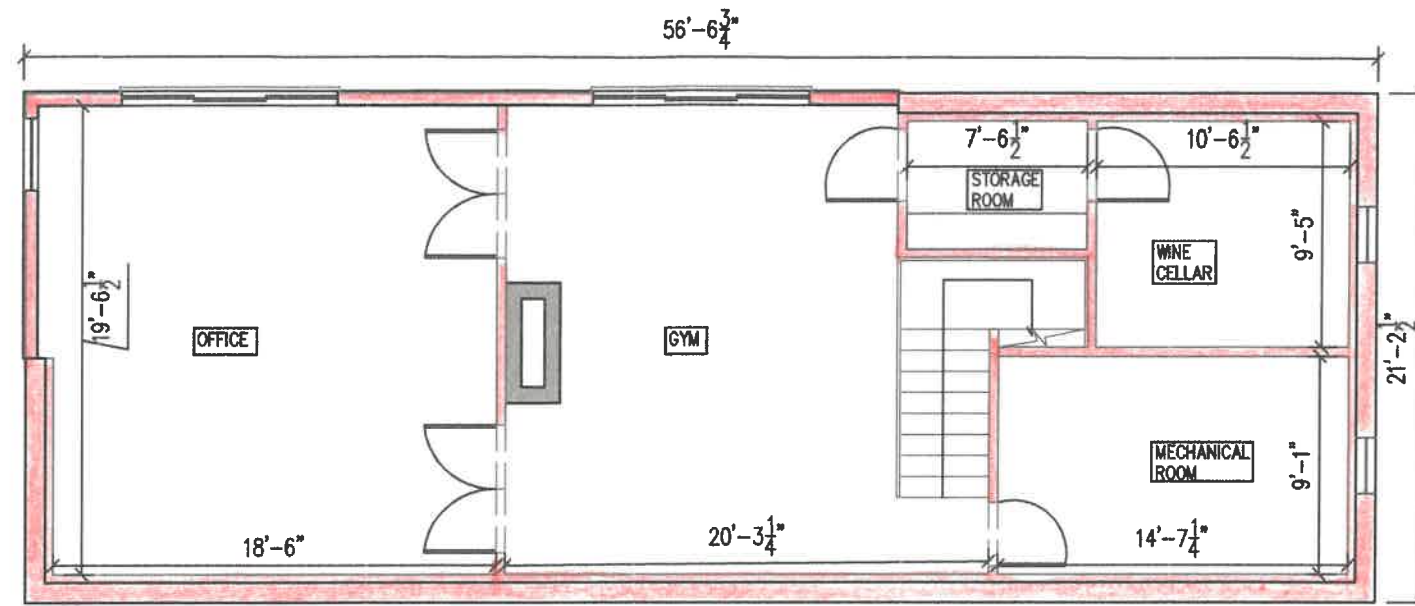
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**SE  
NC**

EXISTING SITE PLAN  
WETLAND, ZONING &  
HEALTH NON CONFORMING

Scale as noted @ 11"x17"



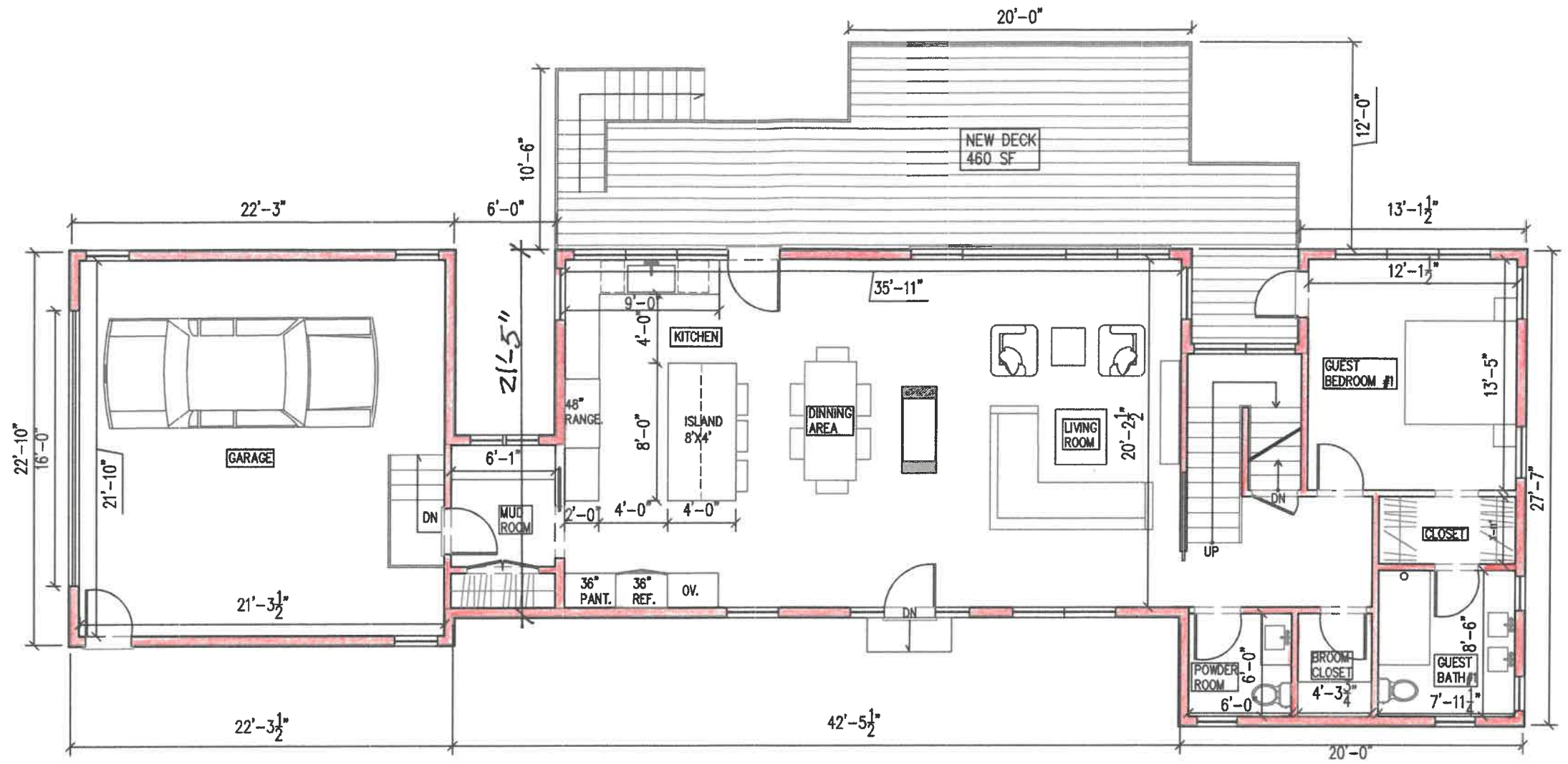
1 BASEMENT FLOOR PLAN  
A0 Scale: 1/8"=1'-0"

**A0**

BASEMENT FLOOR PLAN  
Scale as noted © 11"x17"  
08-25-21

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1 FIRST FLOOR PLAN  
A1 Scale: 1/8" = 1'-0"

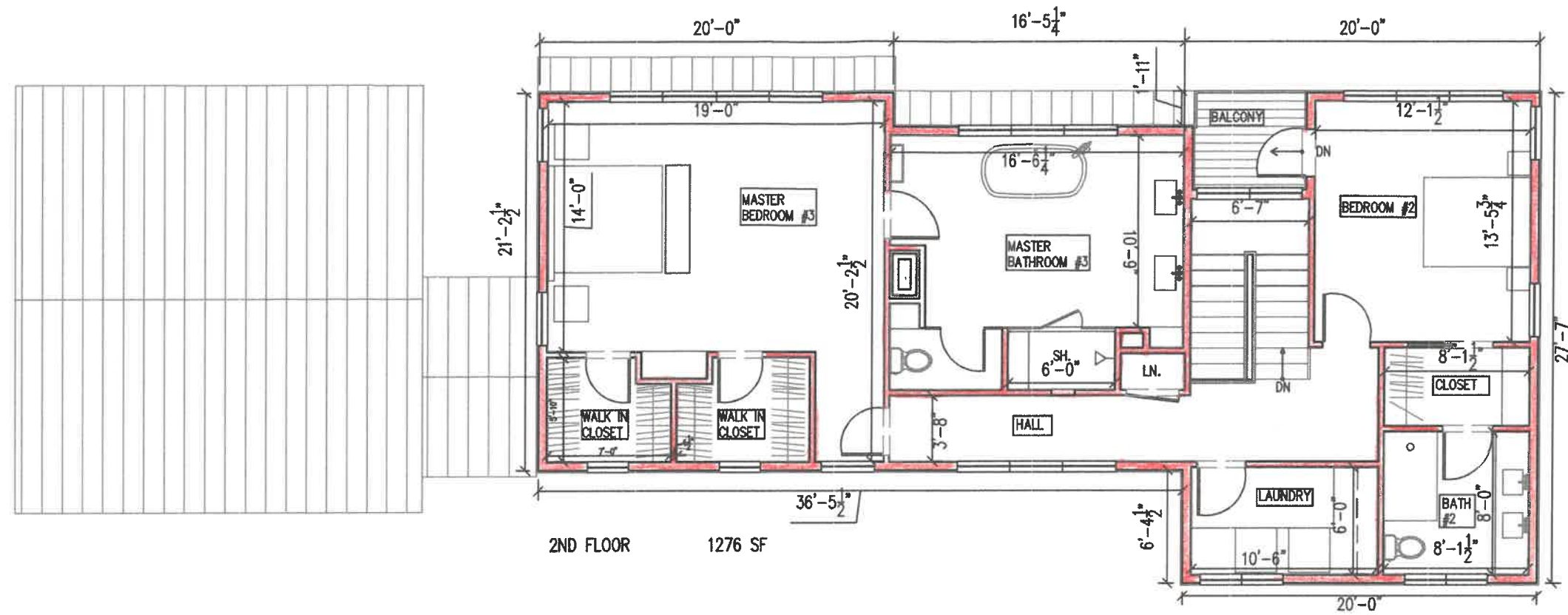
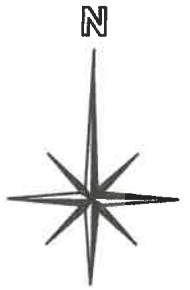
1ST FLOOR	1890 SF
DECK & STAIRS	460 SF
DRIVEWAY	1438 SF
FRONT STEP	10 SF
GENERATOR PAD	8 SF
TOTAL	3806 SF
LOT COVERAGE	14.83 %

# A1

FIRST FLOOR PLAN  
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1 SECOND FLOOR PLAN  
A2 Scale: 1/8"=1'-0"

**A2**

SECOND FLOOR PLAN  
Scale as noted © 11"x17"  
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1 NORTH EXTERIOR ELEVATION  
 A3 Scale: 1/8" = 1'-0"

**A3**

EXTERIOR ELEVATION  
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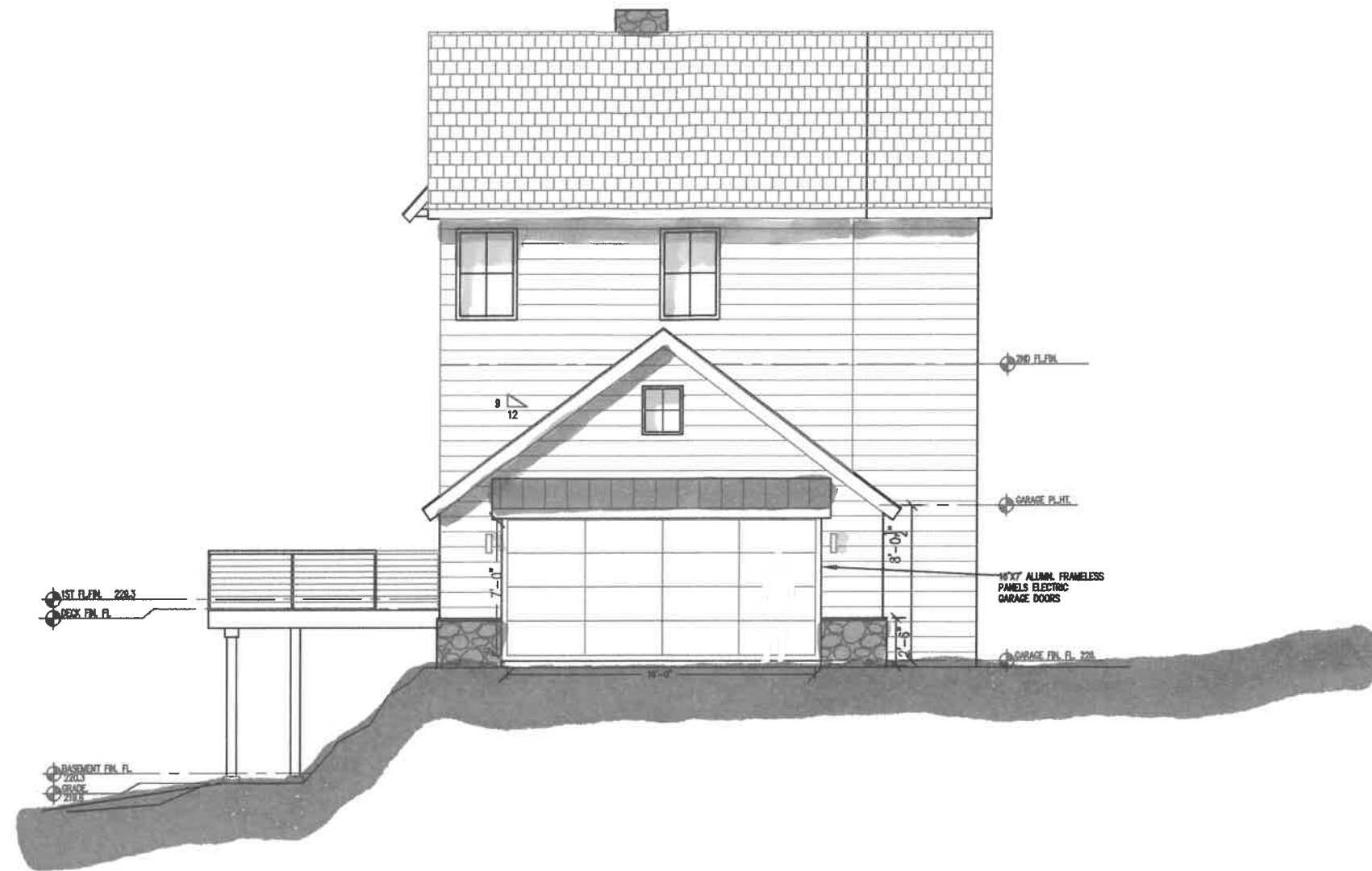
1 SOUTH EXTERIOR ELEVATION  
 A4 Scale: 1/8"=1'-0"

**A4**

EXTERIOR ELEVATION  
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1 WEST EXTERIOR ELEVATION  
 A5 Scale: 1/8" = 1'-0"

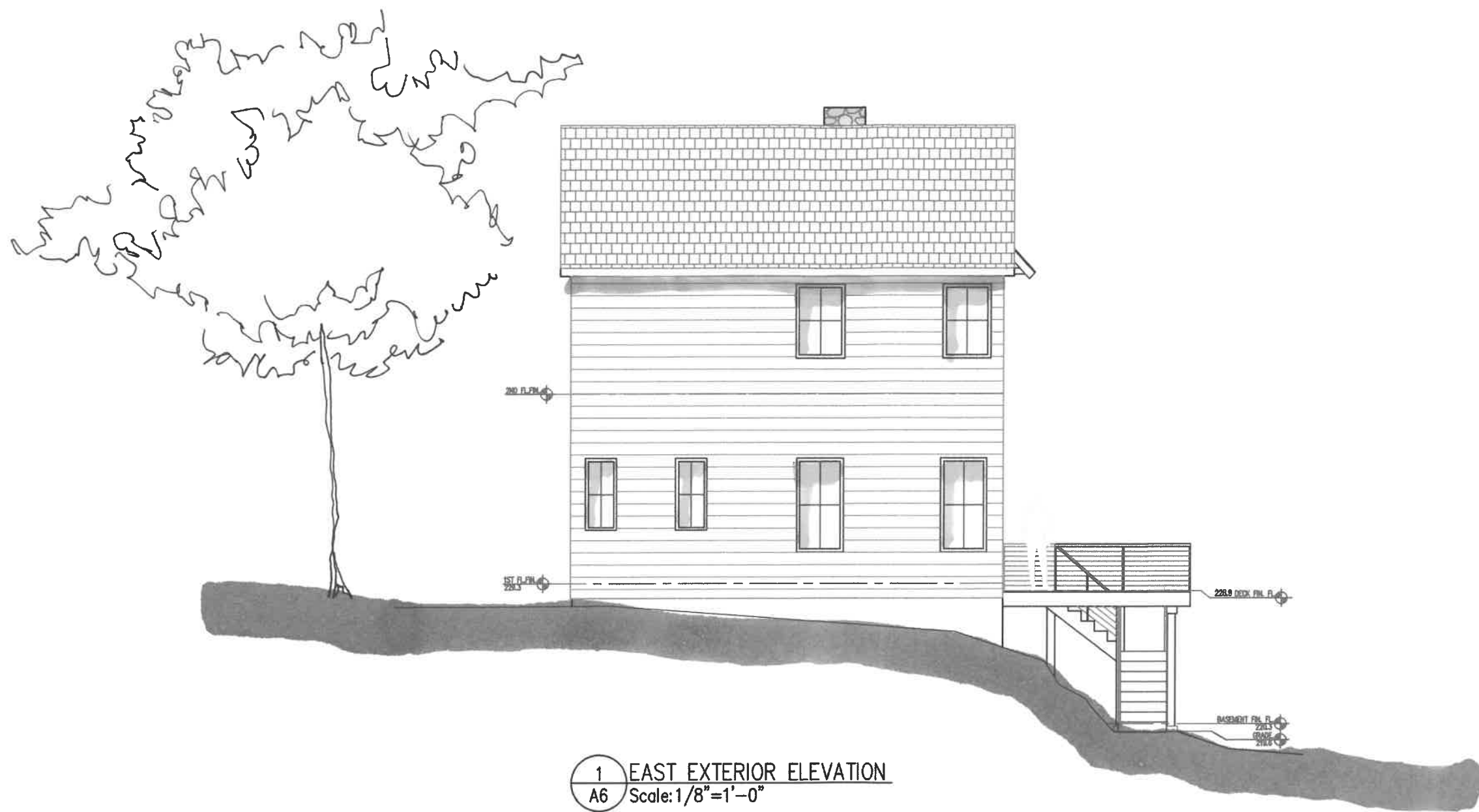
**A5**

EXTERIOR ELEVATION  
 Scale as noted © 11"x17"  
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# A6

EXTERIOR ELEVATION  
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