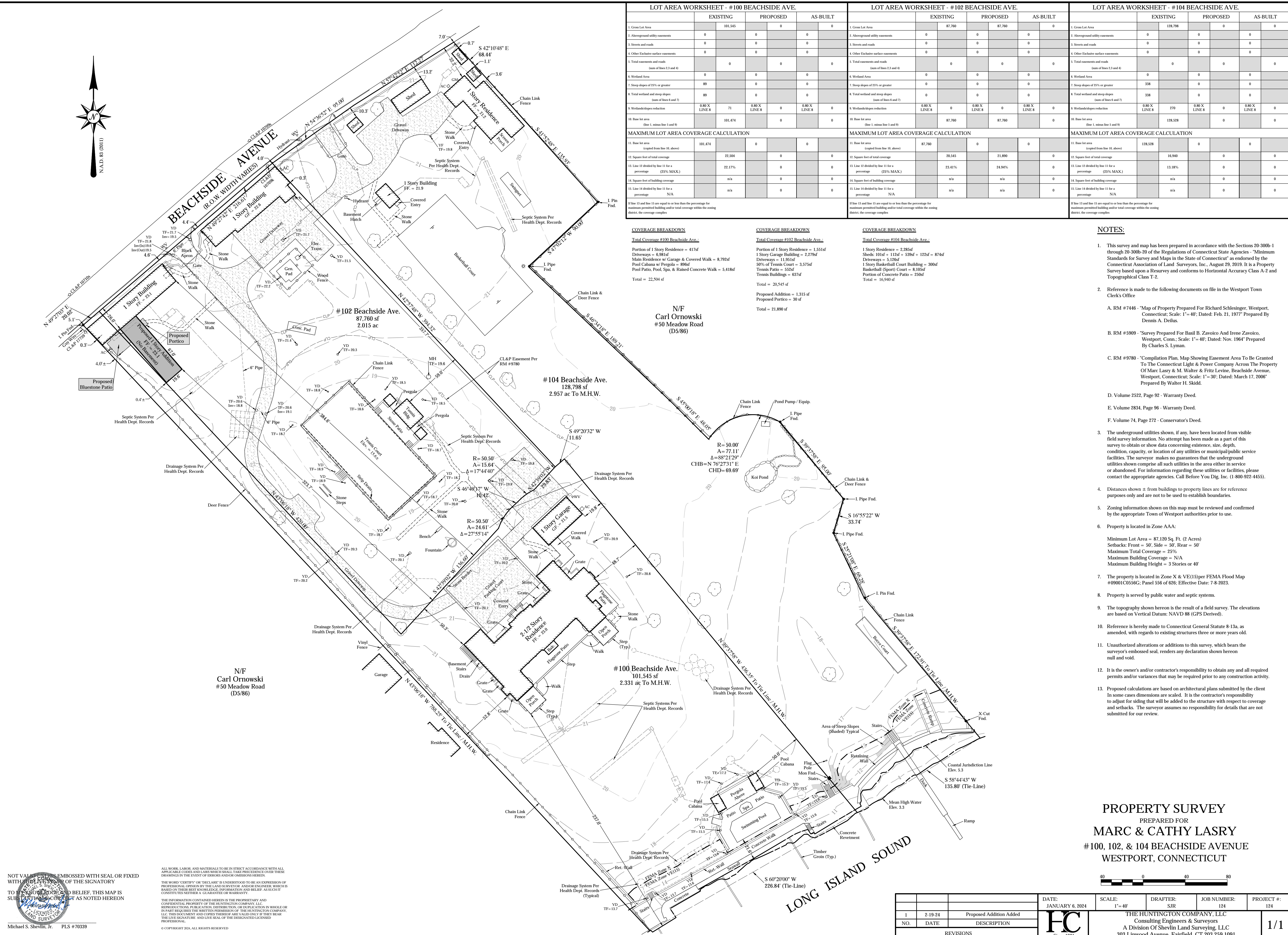
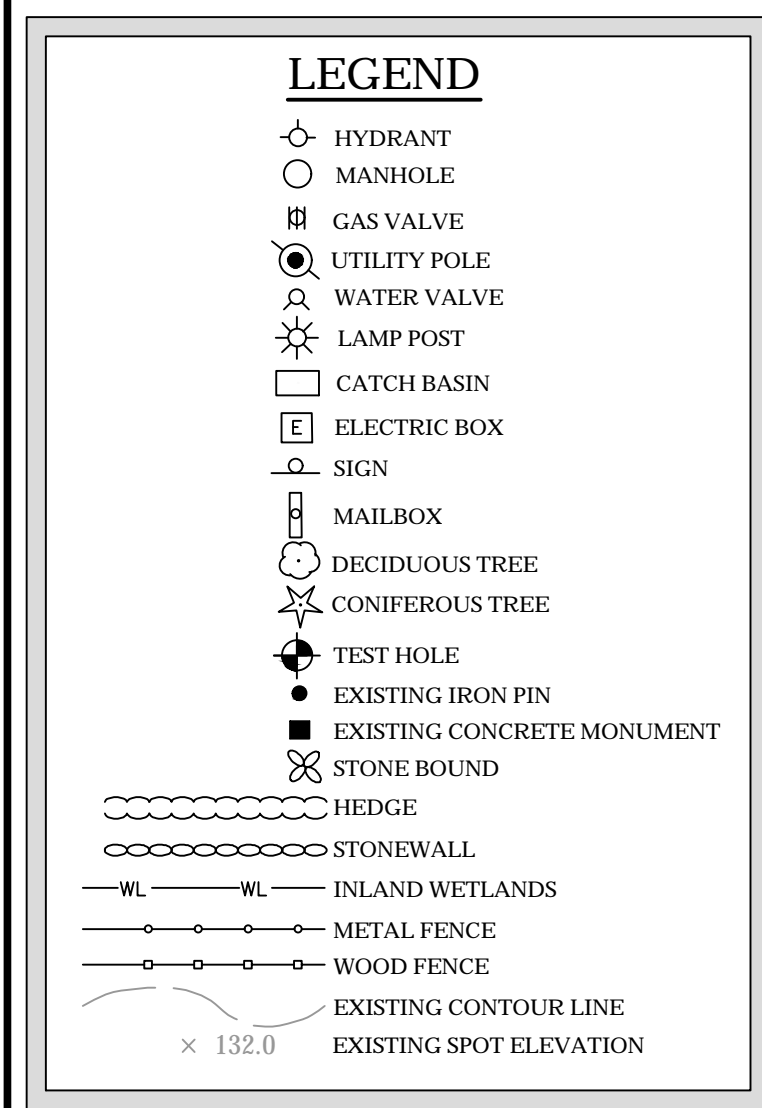


AVERAGE GRADE		AVERAGE GRADE	
#100 Beachside Main Residence		#102 Beachside 1 Story Residence	
21.4	22.3	22.3	
21.0	21.1	21.9	
21.5	21.3	21.9	
21.1	21.3	21.9	
22.0	21.5	21.9	
22.3	22.3	21.9	
22.4		21.6	
21.6		21.6	
21.6		21.6	
22.4		21.9	
21.0		21.1	
21.1		21.1	
299.2 12'-21.6'		133.0 6'-22.16'	
57.80 (Roof Midpt)	36.1 (Roof)		
21.6 (Average Grade)	22.2 (Average Grade)		
36.2 (Height) @ Max. Principal	13.9 (Height) @ Max. Principal		
16 Max. Accessory	16 Max. Accessory		

AVERAGE GRADE		AVERAGE GRADE	
#102 Beachside 1 Story Garage Bldg		#104 Beachside 1 Story Residence	
23.0	20.7		
23.2	20.6		
21.4	20.6		
21.1	20.6		
20.9	20.4		
22.2	19.8		
22.6			
134.4 7'-22.05'		122.7 6'-20.45'	
38.0 (Roof)	32.3 (Roof Midpt)		
22.1 (Average Grade)	20.5 (Average Grade)		
13.9 (Height) @ Max. Principal	11.7 (Height) @ Max. Principal		
16 Max. Accessory	16 Max. Accessory		

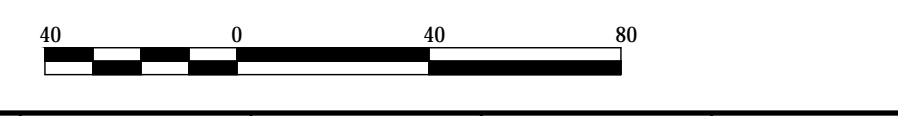


LOT AREA WORKSHEET - #100 BEACHSIDE AVE.						LOT AREA WORKSHEET - #102 BEACHSIDE AVE.						LOT AREA WORKSHEET - #104 BEACHSIDE AVE.					
	EXISTING	PROPOSED	AS-BUILT				EXISTING	PROPOSED	AS-BUILT				EXISTING	PROPOSED	AS-BUILT		
1. Gross Lot Area	101,545	0	0	0	0	87,760	0	0	0	0	0	128,798	0	0	0		
2. Abandoned utility easements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3. Streets and roads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
4. Other Excludes surface easements	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
5. Total easements and roads	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
6. Wetland Area	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7. Steep slopes of 25% or greater	80	0	0	0	0	0	338	0	0	0	0	0	0	0	0		
8. Total wetland and steep slopes	80	0	0	0	0	0	338	0	0	0	0	0	0	0	0		
9. Wetland/shades reduction	0.80 X LINE 8	71	0.80 X LINE 8	0	0.80 X LINE 8	0	0.80 X LINE 8	0	0.80 X LINE 8	0	0.80 X LINE 8	0	0.80 X LINE 8	0	0.80 X LINE 8		
10. Base lot area	101,474	0	0	0	0	87,760	128,528	0	0	0	0	128,528	0	0	0		
MAXIMUM LOT AREA COVERAGE CALCULATION						MAXIMUM LOT AREA COVERAGE CALCULATION						MAXIMUM LOT AREA COVERAGE CALCULATION					
11. Base lot area	101,474	0	0	0	0	87,760	128,528	0	0	0	0	128,528	0	0	0		
12. Square feet of total coverage	22,504	0	0	0	0	20,545	21,890	0	0	0	0	16,940	0	0	0		
13. Line 12 divided by line 11 for a percentage (25% MAX)	22.17%	0	0	0	0	23.41%	24.94%	0	0	0	0	13.18%	0	0	0		
14. Square feet of building coverage	n/a	0	0	0	0	n/a	n/a	0	0	0	0	n/a	0	0	0		
15. Line 14 divided by line 11 for a percentage	N/A	0	0	0	0	N/A	N/A	0	0	0	0	N/A	0	0	0		

COVERAGE BREAKDOWN			COVERAGE BREAKDOWN			COVERAGE BREAKDOWN												
Total Coverage #100 Beachside Ave.			Total Coverage #102 Beachside Ave.			Total Coverage #104 Beachside Ave.												
Portion of 1 Story Residence = 417sf	Driveways = 8,981sf	Main Residence w/ Garage & Covered Walk = 8,792sf	Pool Cabana w/ Pergola = 896sf	Pool Patio, Pool, Spa, & Raised Concrete Walk = 5,418sf	Total = 22,504sf	Portion of 1 Story Residence = 1,551sf	1 Story Garage Building = 2,279sf	Driveways = 11,951sf	50% of Tennis Court = 3,575sf	Tennis Building = 874sf	Total = 20,545sf	1 Story Residence = 2,285sf	Shed: 101sf + 112sf + 539sf + 122sf = 874sf	Driveways = 5,126sf	1 Story Basketball Court Building = 306sf	Basketball Sport Court = 8,105sf	Portion of Concrete Patio = 256sf	Total = 16,940sf
Proposed Addition = 1,315sf	Proposed Porch = 30sf	Total = 21,890sf				Proposed Addition = 1,315sf	Proposed Porch = 30sf	Total = 21,890sf										

- NOTES:**
- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc., August 29, 2019. It is a Property Survey based upon a Resurvey and conforms to Horizontal Accuracy Class A-2 and Topographical Class T-2.
 - Reference is made to the following documents on file in the Westport Town Clerk's Office:
 - A. RM #7446 - "Map of Property Prepared For Richard Schlesinger, Westport, Connecticut, Scale: 1"=40'; Dated: Feb. 21, 1877 Prepared By Dennis A. DeLuis.
 - B. RM #5909 - "Survey Prepared For Basil B. Zavoico And Irene Zavoico, Westport, Conn., Scale: 1"=40'; Dated: Nov. 1964 Prepared By Charles S. Lyman.
 - C. RM #9780 - "Compilation Plan, Map Showing Easement Area To Be Granted To The Connecticut Light & Power Company Across The Property Of Marc Lasry & M. Walter & Fritz Levine, Beachside Avenue, Westport, Connecticut, Scale: 1"=30'; Dated: March 17, 2006 Prepared By Walter H. Skidd.
 - D. Volume 2522, Page 92 - Warranty Deed.
 - E. Volume 2834, Page 96 - Warranty Deed.
 - F. Volume 74, Page 272 - Conservator's Deed.
 - The underground utilities shown, if any, have been located from visible field survey information. No attempt has been made as a part of this survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utilities or municipal public service facilities. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. For information regarding these utilities or facilities, please contact the appropriate agencies. Call Before You Dig, Inc. (1-800-922-4455).
 - Distances shown ± from buildings to property lines are for reference purposes only and are not to be used to establish boundaries.
 - Zoning information shown on this map must be reviewed and confirmed by the appropriate Town of Westport authorities prior to use.
 - Property is located in Zone AAA:
 - Minimum Lot Area = 87,120 Sq. Ft. (2 Acres)
 - Setbacks: Front = 50', Side = 30', Rear = 50'
 - Maximum Total Coverage = 25%
 - Maximum Building Coverage = N/A
 - Maximum Building Height = 3 Stories or 40'
 - The property is located in Zone X & VE(15) per FEMA Flood Map #09001C0556C, Panel 556 of 626, Effective Date: 7-8-2023.
 - Property is served by public water and septic systems.
 - The topography shown hereon is the result of a field survey. The elevations are based on Vertical Datum: NAVD 88 (GPS Derived).
 - Reference is hereby made to Connecticut General Statute 8-13a, as amended, with regards to existing structures three or more years old.
 - Unauthorized alterations or additions to this declaration, which bears the surveyor's embossed seal, renders any survey shown hereon null and void.
 - It is the owner's and/or contractor's responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.
 - Proposed calculations are based on architectural plans submitted by the client in some cases dimensions are scaled. It is the contractor's responsibility to adjust for scaling that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.

PROPERTY SURVEY
 PREPARED FOR
MARC & CATHY LASRY
 #100, 102, & 104 BEACHSIDE AVENUE
 WESTPORT, CONNECTICUT



NOT VALID UNLESS EMBOSSED WITH SEAL OR FIXED WITH SIGNATURE OF THE SIGNATORY

Michael S. Shevlin, Jr. PLS #70339

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NO.	DATE	DESCRIPTION	DATE: JANUARY 6, 2024	SCALE: 1"=40'	DRAFTER: SJR	JOB NUMBER: 124	PROJECT #: 124
1	2-19-24	Proposed Addition Added					