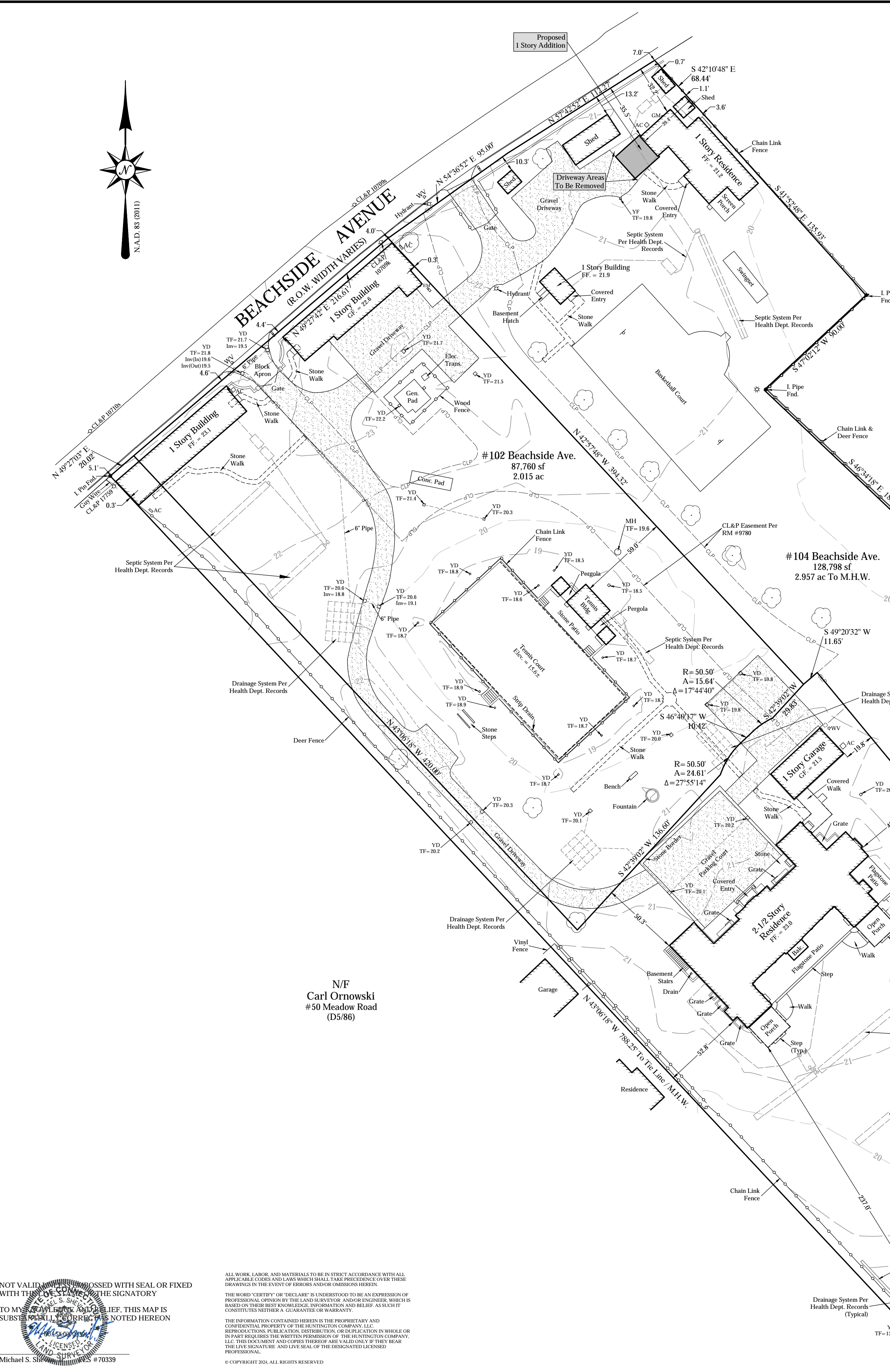
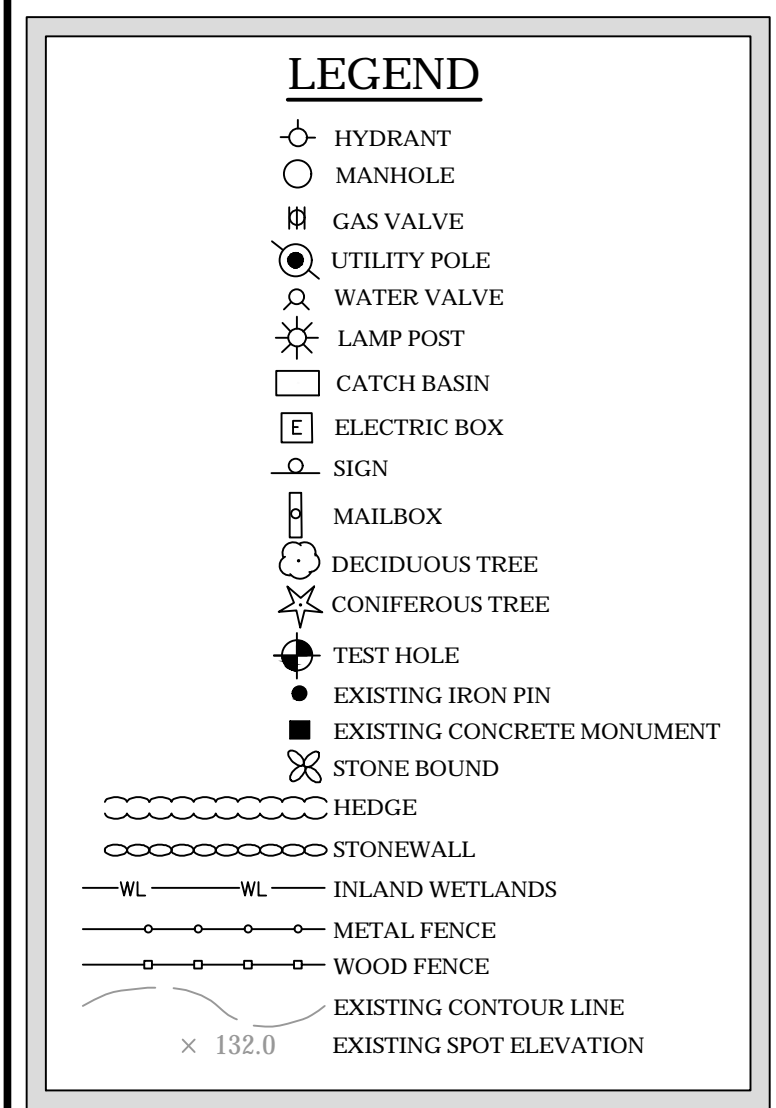


| AVERAGE GRADE | AVERAGE GRADE |
|----------------------------------|----------------------------------|
| #100 Beachside Main Residence | #102 Beachside 1 Story Residence |
| 21.4 | 22.5 |
| 21.0 | 22.1 |
| 21.5 | 21.9 |
| 21.1 | 21.5 |
| 22.0 | 21.5 |
| 22.3 | 22.5 |
| 22.4 | |
| 21.6 | |
| 21.6 | |
| 22.4 | |
| 21.0 | |
| 22.4 | |
| 21.0 | |
| 21.1 | |
| 239.2 (12'-21.6) | |
| 57.80 (Roof Midpt) | 36.1 (Roof) |
| 21.6 (Average Grade) | 22.2 (Average Grade) |
| 36.2 (Height) 40' Max. Principal | 13.9 (Height) 40' Max. Principal |
| 10' Max. Accessory | 10' 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 | |
| 154.9 (7'-22.05) | 122.7 (6'-20.45) |
| 36.0 (Roof) | 32.2 (Roof Midpt) |
| 22.1 (Average Grade) | 20.5 (Average Grade) |
| 13.9 (Height) 40' Max. Principal | 11.7 (Height) 40' Max. Principal |
| 10' Max. Accessory | 10' 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 | | 1. Gross Lot Area | 87,760 | 0 | 0 | | 1. Gross Lot Area | 128,798 | 128,798 | 0 | |
| 2. Aboveground utility easements | 0 | 0 | 0 | | 2. Aboveground utility easements | 0 | 0 | 0 | | 2. Aboveground utility easements | 0 | 0 | 0 | |
| 3. Streets and roads | 0 | 0 | 0 | | 3. Streets and roads | 0 | 0 | 0 | | 3. Streets and roads | 0 | 0 | 0 | |
| 4. Other Exclusive surface easements | 0 | 0 | 0 | | 4. Other Exclusive surface easements | 0 | 0 | 0 | | 4. Other Exclusive surface easements | 0 | 0 | 0 | |
| 5. Total easements and roads (sum of lines 2,3 and 4) | 0 | 0 | 0 | | 5. Total easements and roads (sum of lines 2,3 and 4) | 0 | 0 | 0 | | 5. Total easements and roads (sum of lines 2,3 and 4) | 0 | 0 | 0 | |
| 6. Wetland Area | 0 | 0 | 0 | | 6. Wetland Area | 0 | 0 | 0 | | 6. Wetland Area | 0 | 0 | 0 | |
| 7. Steep slopes of 25% or greater | 89 | 0 | 0 | | 7. Steep slopes of 25% or greater | 0 | 0 | 0 | | 7. Steep slopes of 25% or greater | 338 | 0 | 0 | |
| 8. Total wetland and steep slopes (sum of lines 6 and 7) | 89 | 0 | 0 | | 8. Total wetland and steep slopes (sum of lines 6 and 7) | 0 | 0 | 0 | | 8. Total wetland and steep slopes (sum of lines 6 and 7) | 338 | 0 | 0 | |
| 9. Wetland/slopes reduction (0.80 X LINE 8) | 71 | 0.80 X LINE 8 | 0 | 0.80 X LINE 8 | 9. Wetland/slopes reduction (0.80 X LINE 8) | 0.80 X LINE 8 | 0.80 X LINE 8 | 0 | 0.80 X LINE 8 | 9. Wetland/slopes reduction (0.80 X LINE 8) | 270 | 0.80 X LINE 8 | 270 | 0.80 X LINE 8 |
| 10. Base lot area (line 1, minus line 5 and 9) | 101,474 | 0 | 0 | | 10. Base lot area (line 1, minus line 5 and 9) | 87,760 | 0 | 0 | | 10. Base lot area (line 1, minus line 3 and 9) | 128,528 | 128,528 | 0 | |
| MAXIMUM LOT AREA COVERAGE CALCULATION | | | | | MAXIMUM LOT AREA COVERAGE CALCULATION | | | | | MAXIMUM LOT AREA COVERAGE CALCULATION | | | | |
| 11. Base lot area (rounded from line 10, above) | 101,474 | 0 | 0 | | 11. Base lot area (rounded from line 10, above) | 87,760 | 0 | 0 | | 11. Base lot area (rounded from line 10, above) | 128,528 | 128,528 | 0 | |
| 12. Square feet of total coverage | 22,504 | 0 | 0 | | 12. Square feet of total coverage | 20,545 | 0 | 0 | | 12. Square feet of total coverage | 16,940 | 16,848 | 0 | |
| 13. Line 12 divided by line 11 for a percentage (25% MAX.) | 22.17% | 0 | 0 | | 13. Line 12 divided by line 11 for a percentage (25% MAX.) | 23.41% | 0 | 0 | | 13. Line 12 divided by line 11 for a percentage (25% MAX.) | 13.18% | 13.11% | 0 | |
| 14. Square feet of building coverage | n/a | 0 | 0 | | 14. Square feet of building coverage | n/a | 0 | 0 | | 14. Square feet of building coverage | n/a | 0 | 0 | |
| 15. Line 14 divided by line 11 for a percentage | n/a | 0 | 0 | | 15. Line 14 divided by line 11 for a percentage | n/a | 0 | 0 | | 15. Line 14 divided by line 11 for a percentage | n/a | 0 | 0 | |
| If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies. | | | | | If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies. | | | | | If line 13 and line 15 are equal to or less than the percentage for maximum permitted building and/or total coverage within the zoning district, the coverage complies. | | | | |

| 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 = 0.88sf Main Residence w/ Garage & Covered Walk = 8.792sf Pool Cabana w/ Pergola = 886sf Pool Patio, Pool, Spa, & Raised Concrete Walk = 5.418sf Total = 22,504 sf | Portion of 1 Story Residence = 1,531sf 1 Story Garage Building = 2,279sf Driveways = 11,951sf 50% of Tennis Court = 3,375sf Tennis Buildings = 493sf Total = 20,545 sf | 1 Story Residence = 2,285sf Sheds: 101sf + 112sf + 539sf + 122sf = 874sf Driveways = 5,136sf 1 Story Basketball Court Building = 306sf Basketball (Sport) Court = 8,105sf Portion of Concrete Patio = 250sf Total = 16,940 sf Proposed Driveway Area To Be Removed = -482 sf Proposed Addition = -390 sf Total = 16,848 sf |

- 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 Schliesinger, Westport, Connecticut, Scale: 1" = 40'; Dated: Feb. 21, 1977 Prepared By Dennis A. Deilus.
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 2322, 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 #09001CB556G, 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 survey, which bears the surveyor's embossed seal, renders any declaration 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 siding 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

DATE: AUGUST 12, 2024
SCALE: 1" = 40'
DRAFTER: SJR
JOB NUMBER: H124
PROJECT #: H124

THE HUNTINGTON COMPANY, LLC
Consulting Engineers & Surveyors
A Division Of Shevlin Land Surveying, LLC
303 Linwood Avenue, Fairfield, CT 06424-1091

NO. DATE DESCRIPTION REVISIONS

1/1