



Proctor Architects, LLC

May 12, 2020

Site Coverage Calculation

Existing

Total Site Area	18,010 sf (.42 Acres)
Area within EV	11,100 sf
Area within VR	6,910 sf
Coverage	
House	1,800 sf
Garage	650 sf
Shed	85 sf
Total Coverage	2,535 sf (14.1%)

Option A

Coverage	
House	1,800 sf
Garage	750 sf
Shed	85 sf
Total Coverage	2,635 sf (14.6%)

Option B

Coverage	
House	1,800 sf
Garage	750 sf
Shed	85 sf
Total Coverage	2,635 sf (14.6%)

Option C

Coverage	
House	1,800 sf
Garage	650 sf
Shed	0 sf
Proposed ADU	360 sf
Total Coverage	2,810 sf (15.6%)

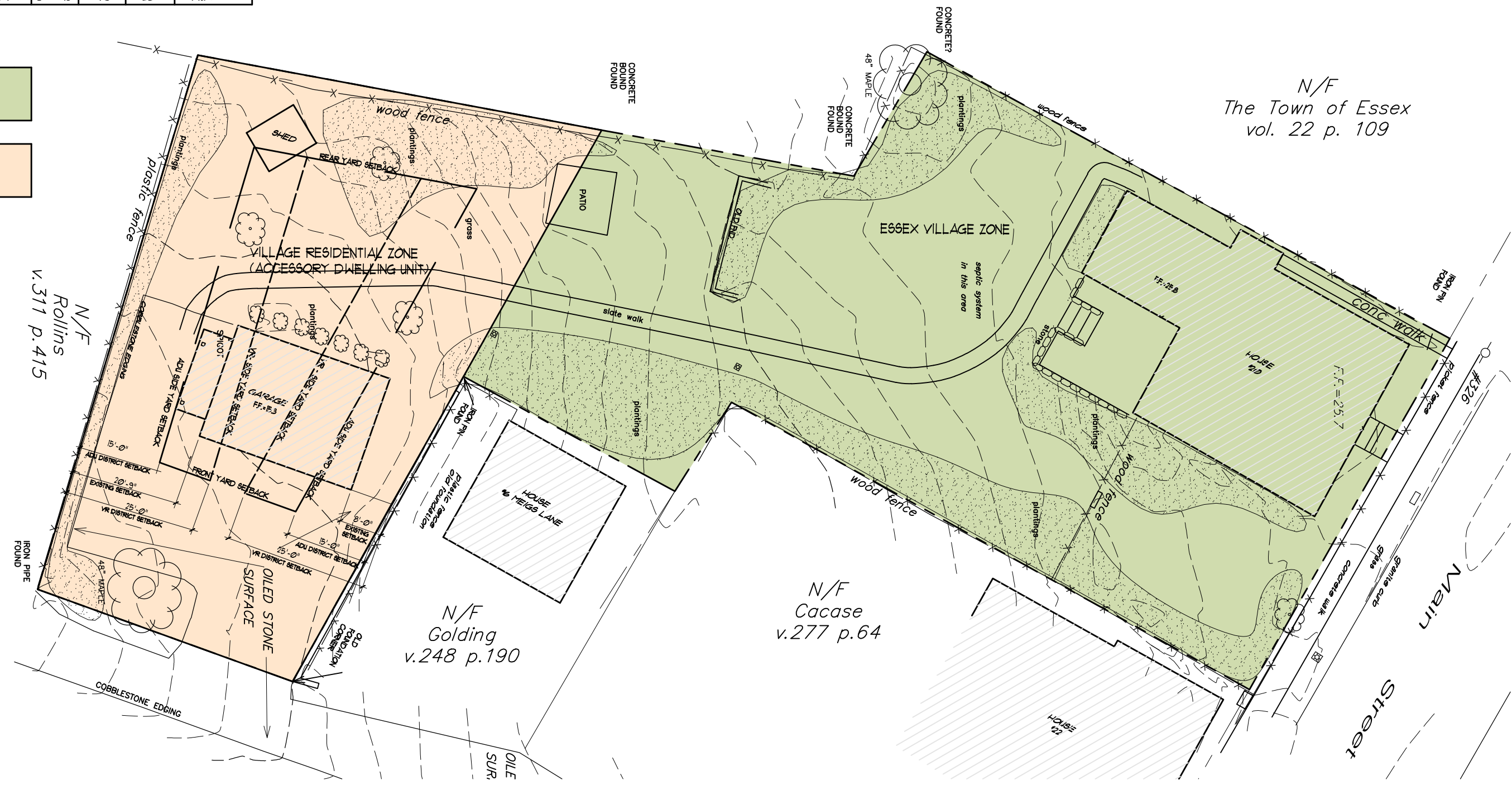
DISTRICT	SETBACKS				
	FRONT	SIDE	REAR	HEIGHT	COVERAGE
EV ESSEX VILLAGE	0'	5'	5'	30'	25%
VR VILLAGE RESIDENTIAL	30'	25'	30'	35'	10%
EXISTING	31'	8' - 21'	49'	15'	14%
PROPOSED	31'	8' - 15'	49'	23'	14.1%



EV - ESSEX VILLAGE
11,105 sf

VR - VILLAGE RESIDENTIAL
6,905 sf

N/F
The Town of Essex
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Glyman-Paulin Residence

Essex, CT

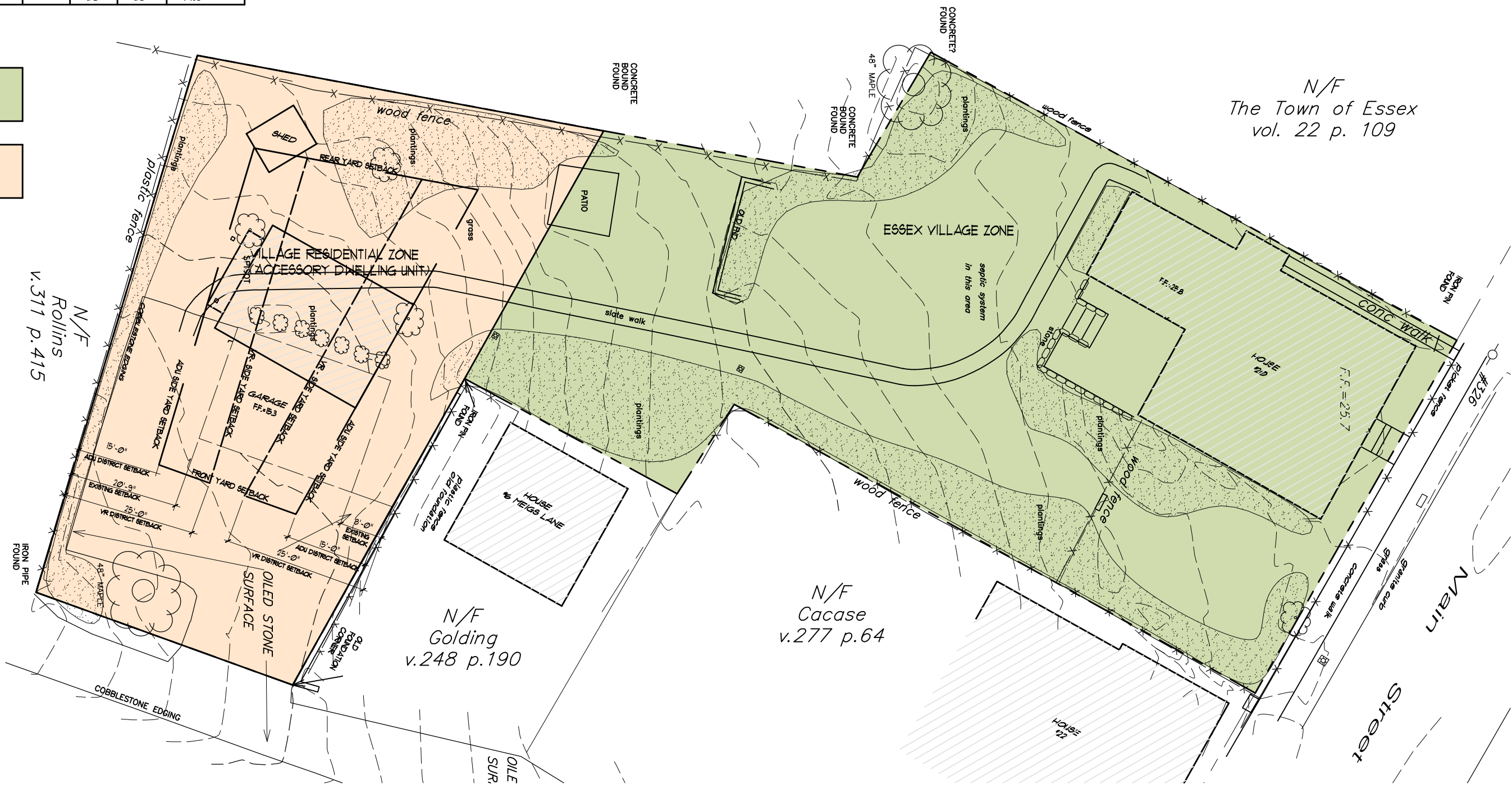
C1.1
PROPOSED SITE PLAN
Option A

DISTRICT	SETBACKS				
	FRONT	SIDE	REAR	HEIGHT	COVERAGE
EV ESSEX VILLAGE	0'	5'	5'	30'	25%
VR VILLAGE RESIDENTIAL	30'	25'	30'	35'	10%
EXISTING	31'	8' - 21'	49'	15'	14%
PROPOSED	55'	15'	28'	23'	14.6%



EV - ESSEX VILLAGE
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VR - VILLAGE RESIDENTIAL
6,905 sf



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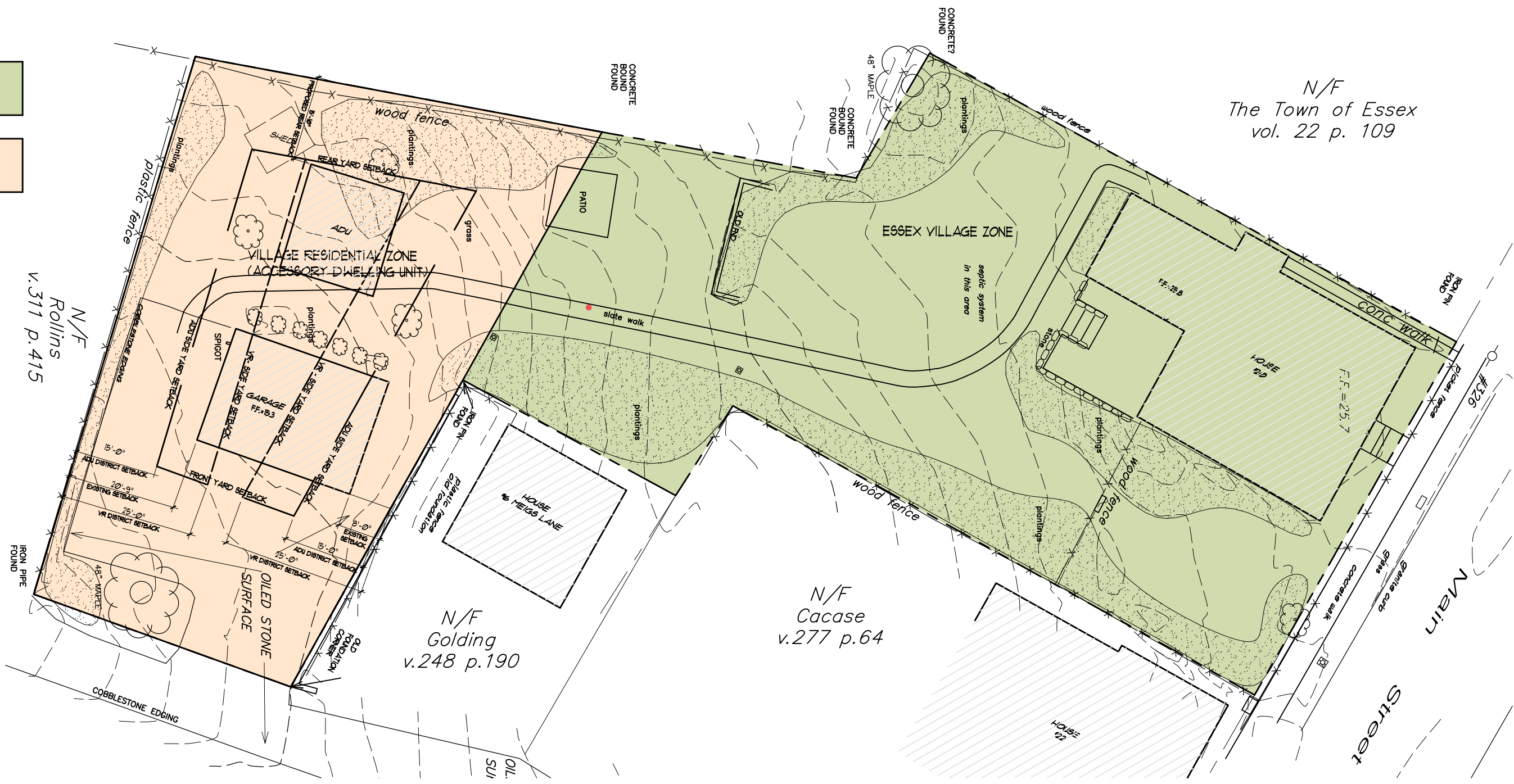
DISTRICT	SETBACKS				
	FRONT	SIDE	REAR	HEIGHT	COVERAGE
EV ESSEX VILLAGE	0'	5'	5'	30'	25%
VR VILLAGE RESIDENTIAL	30'	25'	30'	35'	10%
EXISTING	31'	8' - 21'	49'	15'	14%
PROPOSED	31'	8' - 21'	16'	23'	15.6%



EV - ESSEX VILLAGE
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C1.1
PROPOSED SITE PLAN
Option C