

22 Pratt Street
Essex, Connecticut 06426

Lot and Building; Required Characteristics

	Required	Existing	Proposed
Minimum lot area (sq. ft.)	60,000	5,745	5,745
Minimum Lot with (ft.)	120	77.33	77.33
Min. lot area / family dwelling unit (sq. ft.)	60,000	2,873	5,745
Front Setbacks (ft.)	30	10.50	10.50
Side set-backs each (ft.)	25	4 +/-, 1.5 +/-	4 +/-, 1.5 +/-
Rear set-backs (ft.)	30	1 +/-	1 +/-
Maximum building coverage (%)	10	25%	24%

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BY:

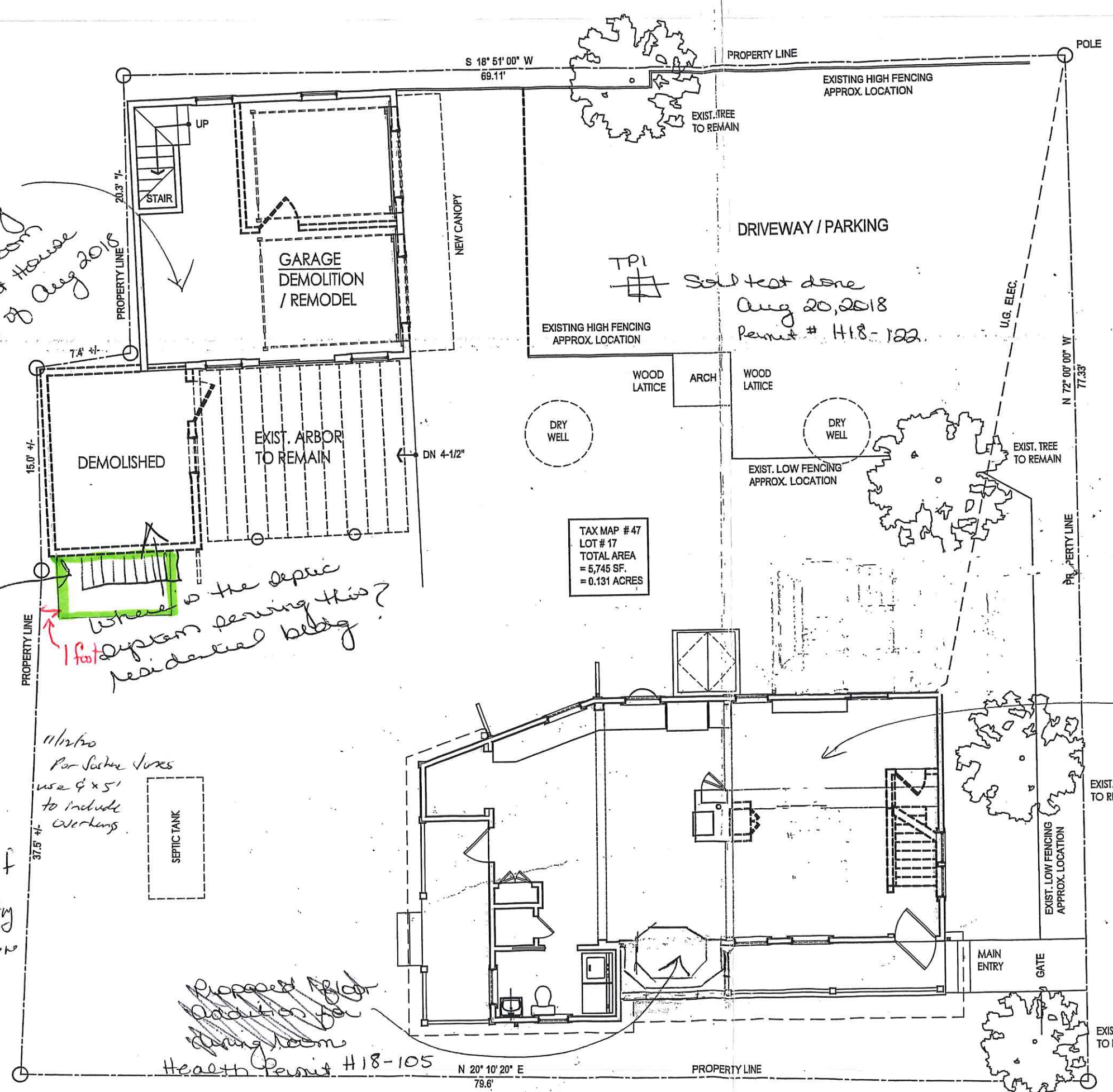


A-1
PROJECT SITE PLAN

18 April 2016
1/8" = 1'-0"

22 Pratt Street
Essex, Connecticut

Peter Jackson Architect
90 Crown Street
New Haven, CT 06510
203.786.4920
203.444.4858



Existing 3-bedroom
Single family
home. as of
Aug 2018

New
Storage
area
2 x 8.5
41 sf
pt floor
asphalt roof
not on posts
on crushed stone
and block

11/12/16
Per Septic Lines
use 4 x 5'
to include
overlapp.

Proposed
Addition for
Living Room
Health Permit #18-105