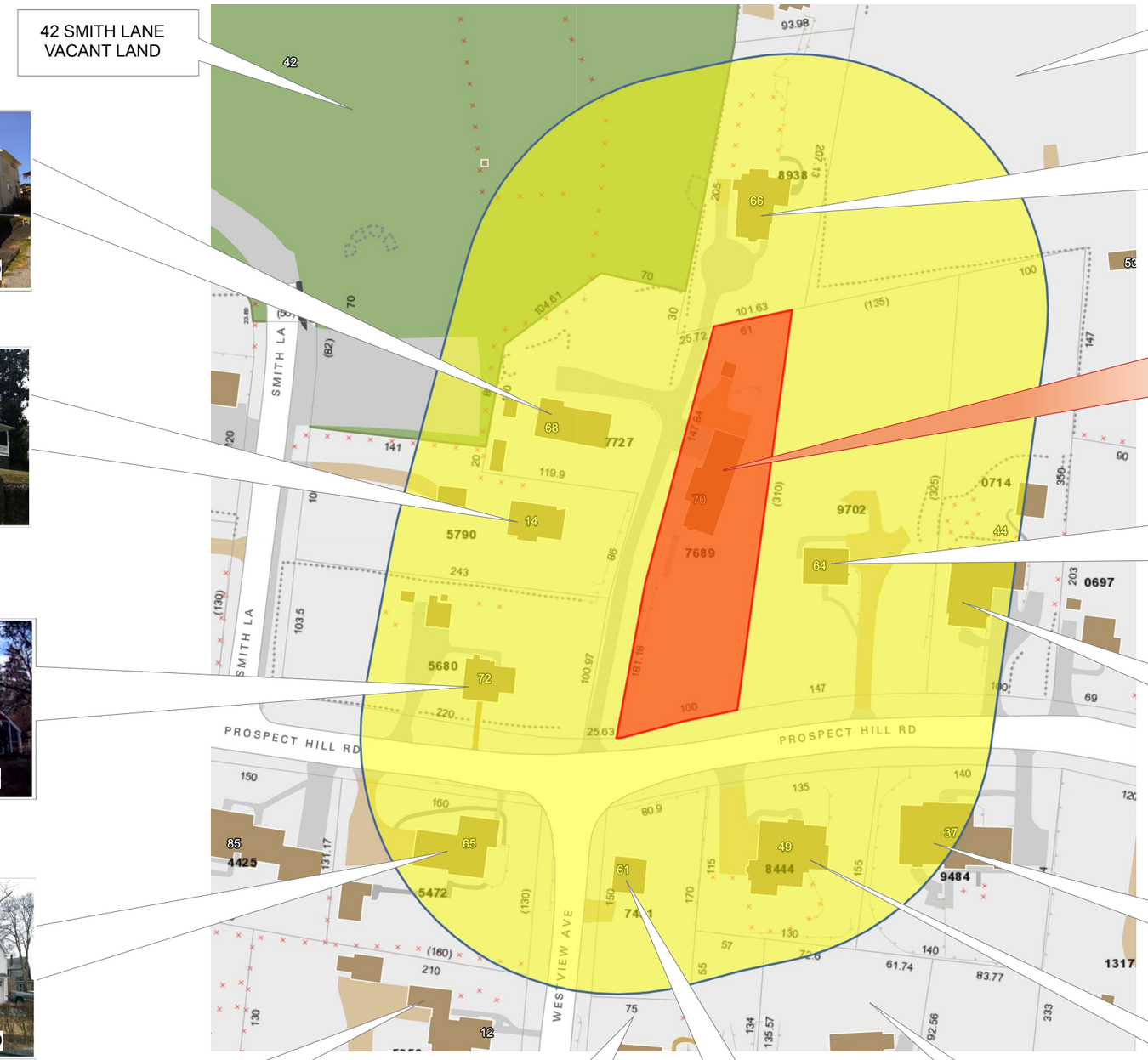











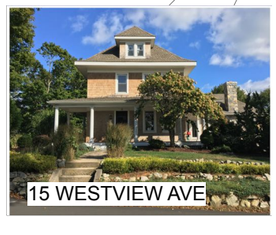



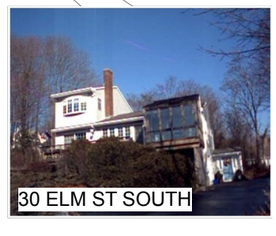













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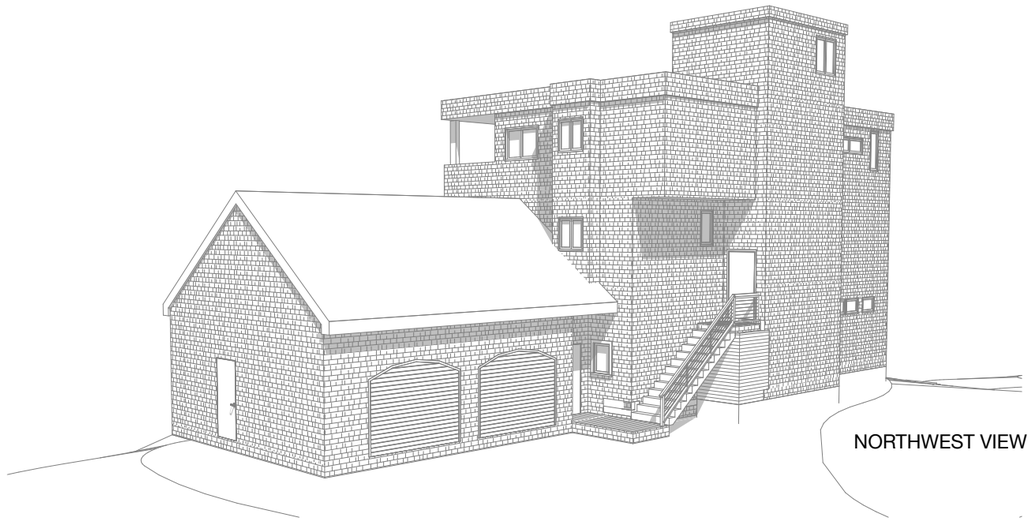
70 Prospect Hill Rd
Noank, Ct

GIS MAP 200FT

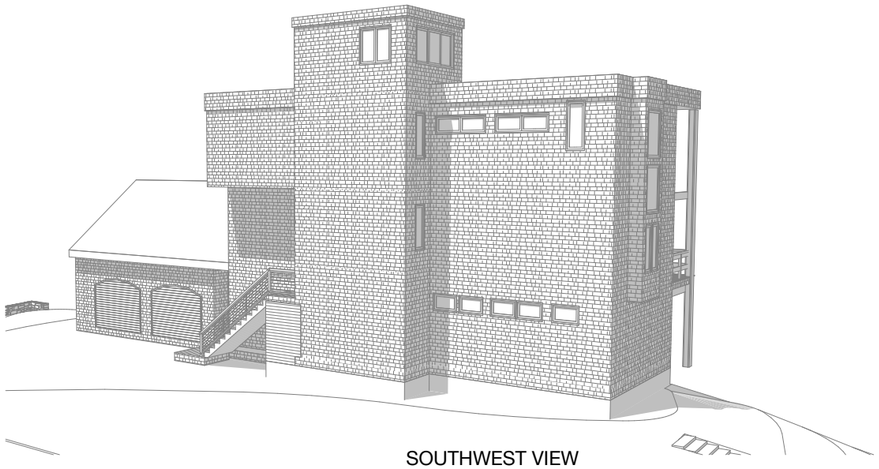
date: 10-20-26
revision:



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW









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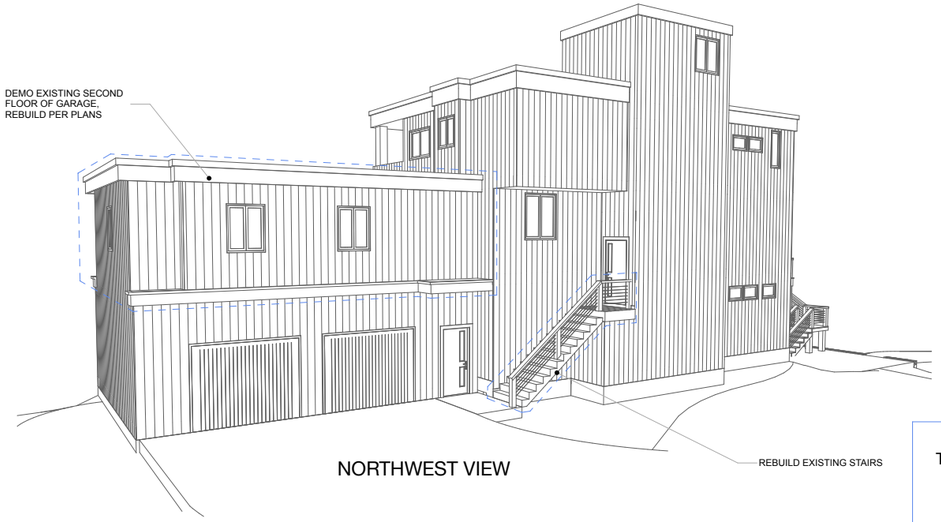
EXISTING 3D VIEWS

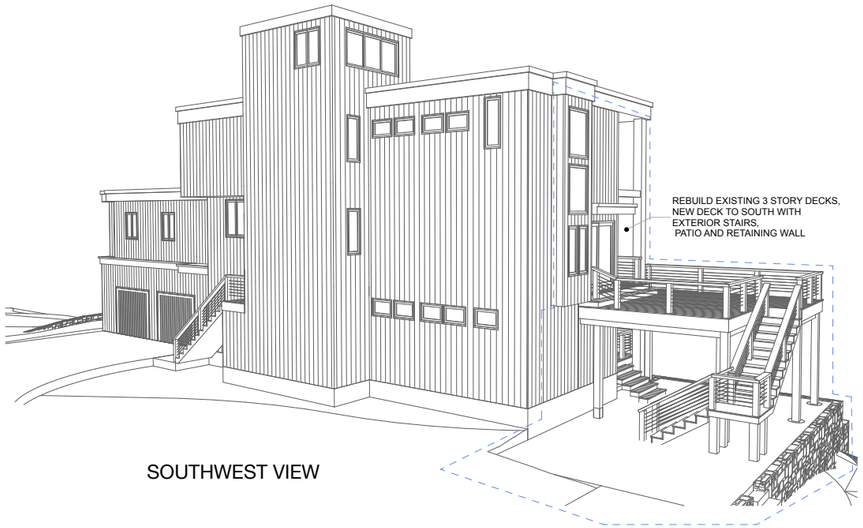
date: 10-20-26
revision:



NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW

MATERIALS:

EXT TRIM: COMPOSITE TRIM, BORAL, PNTD, WHITE

EXT SIDING: COMPOSITE VERTICAL SIDING, BORAL, PNTD, WHITE

EXT SIDING: SIMULATED WOOD FINISH COMPOSITE VERTICAL SIDING, PURA BY TRESPA

COLUMNS: COMPOSITE TRIM, BORAL, PNTD, BLACK

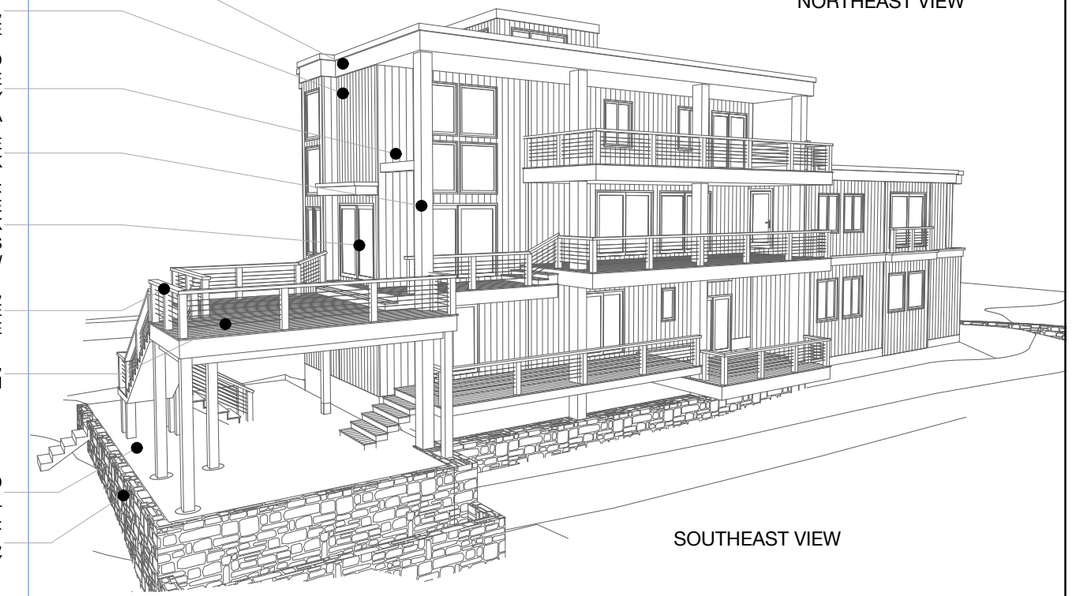
WINDOWS + DOORS: ALUMINUM CLAD, WHITE AT WHITE SIDING, BLACK AT DARK SIDING, AS SHOWN BELOW

RAILING: COMPOSITE, BROWN AND SSTL WIRE ROPE

DECKING: COMPOSITE, BROWN

PATIO: STAMPED CONCRETE, NATURAL

RETAINING WALLS: STACKED BLOCK WALL, UNILOCK, NATURAL GREY



SOUTHEAST VIEW



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



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PROPOSED 3D VIEWS

date: 10-20-26
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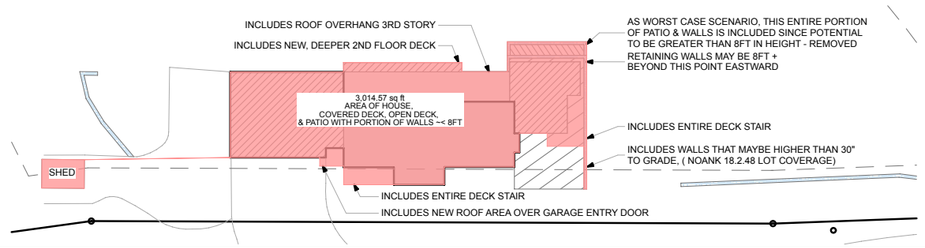
COVERAGE CALCULATIONS



LOT, YARD, AND BUILDING REQUIREMENTS

SINGLE FAMILY RESIDENCE DISTRICT **R-20**

70 Prospect Hill Road - NOANK, CT

	MINIMUM LOT		MINIMUM YARDS			MAX BUILDING	
	AREA	WIDTH	FRONT	SIDE	REAR	CVRG	HGT
	(sq ft)	(feet)	(feet)	(feet)	(feet)	(%)	(feet)
REQUIRED	20,000	30	30	15	30	15	25
EXISTING	25,815	99.21	155.27	30.47, 10.56*	86.62*	8.9	39.9
PROPOSED	25,815	99.21	126.52	30.40, 10.56*	86.62*	11.68	N/C

NOTES:
N/C: NO CHANGE

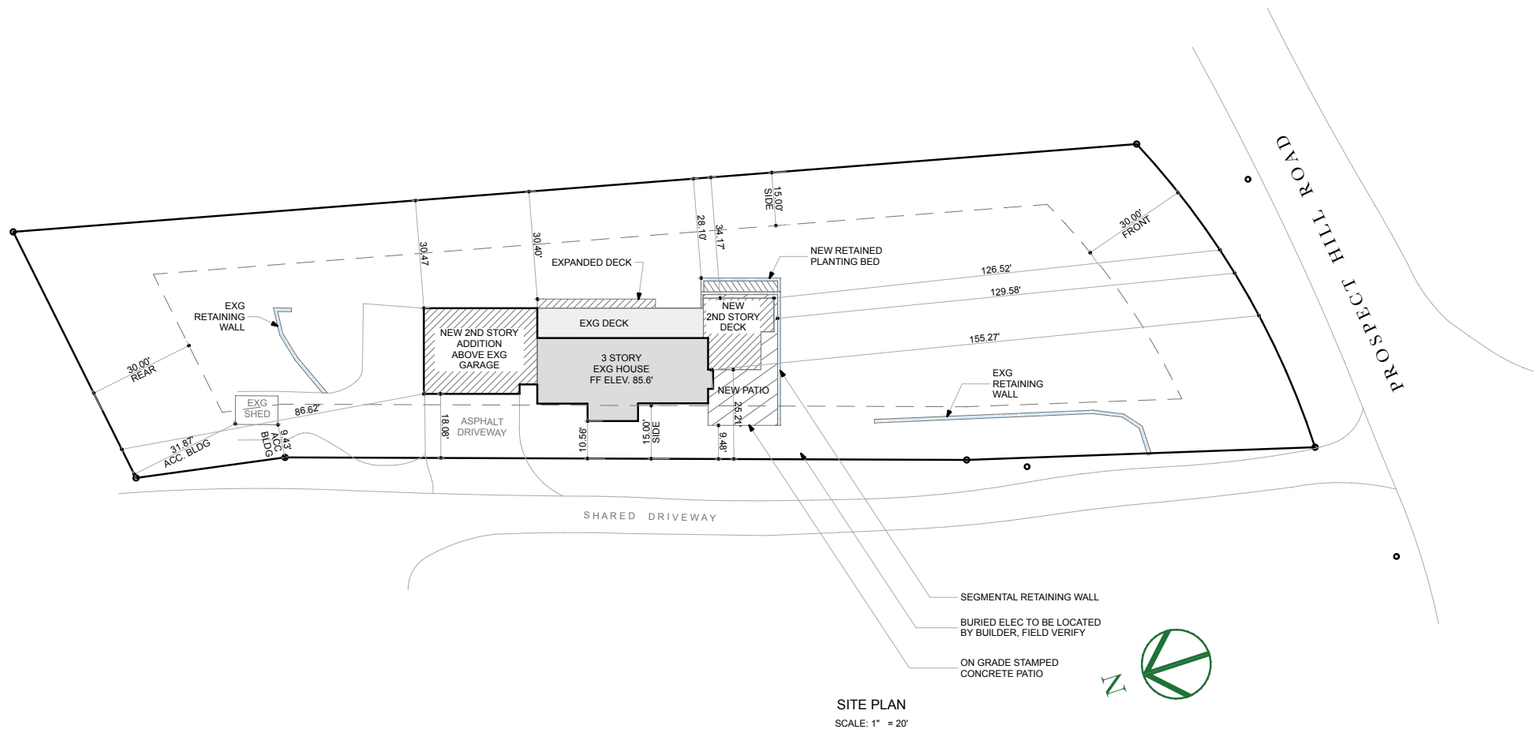
* ACCESSORY BUILDING SIDE YARD: 9.43', REAR YARD: 31.87"
PER ZONING REGULATIONS FOR THE NOANK FIRE DISTRICT, SECTION 2.10 a

FLOOR AREA SUMMARY

	EXST'G FLR AREA (sq ft)	PROP FLR AREA (sq ft)
BSMT	980	980
1ST FLOOR	1719	1733
1ST FLOOR DECK	131	343
2ND FLOOR	1129	1744
2ND FLOOR DECK	401	803
3RD FLOOR	1030	1030
3RD FLOOR DECK	132	363
4TH FLOOR	165	165
SHED	97	97
RETAINING WALLS	0	54
TOTAL	5784	7312

SITE LEGEND

- PROPERTY LINE
- YARD SETBACK LINE
- FIRM BOUNDARY
- LIMWA BOUNDARY
- XX EXST'G CONTOUR
- XX NEW CONTOUR
- + XX EXST'G SPOT ELEV
- + XX NEW SPOT ELEV



SITE PLAN
SCALE: 1" = 20'

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MILLER RESIDENCE
70 Prospect Hill Rd
Noank, Ct

SITE PLAN

date: 10-20-26
revision: