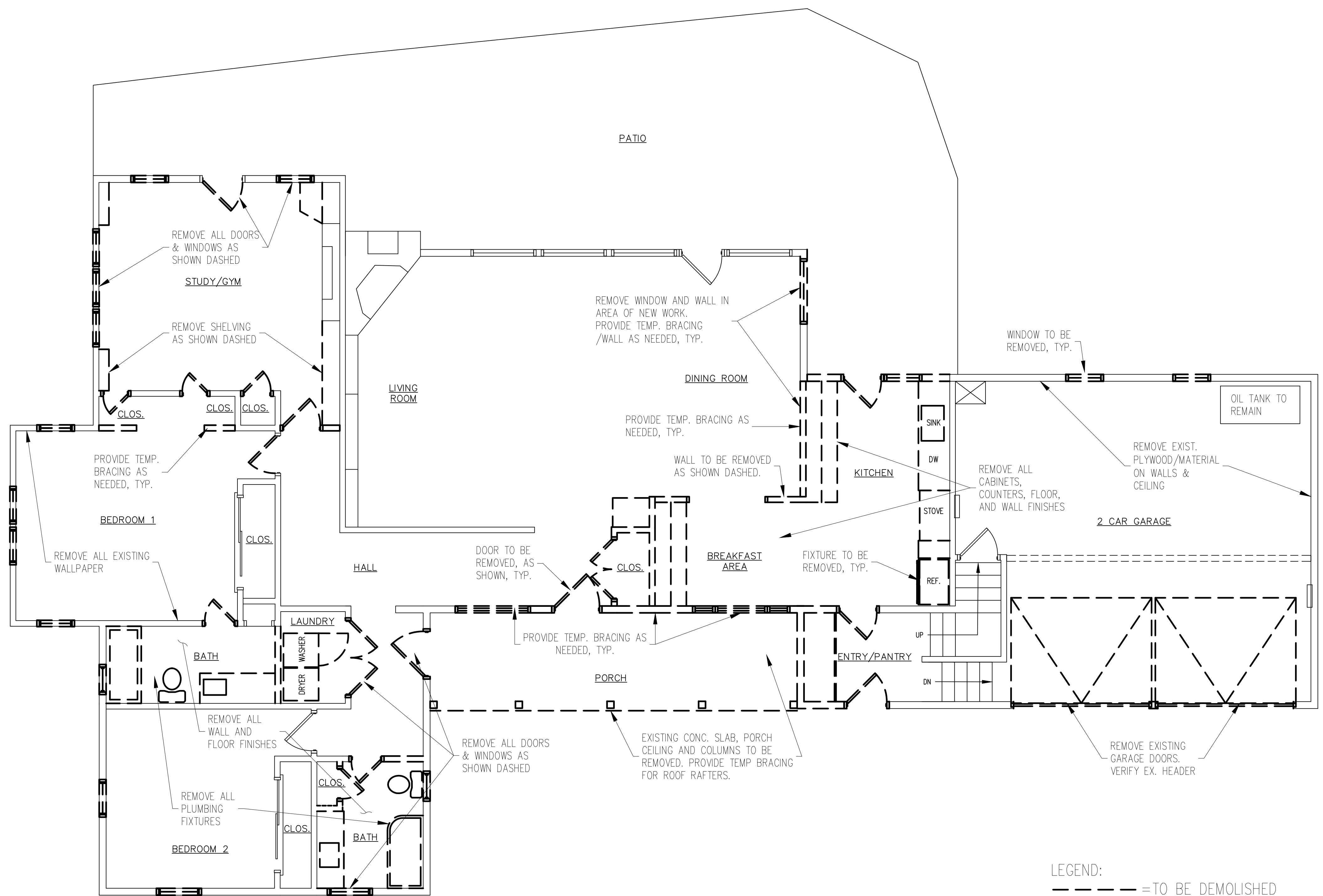


August 22, 2023

To: Commissioners

From: Tom Failla

This is a request for modification on CC Permit 23-07, 18 Kellogg Hill, Garcia. The applicant wants to scale back the project considerably. The modified scope does not increase impervious surfaces in the upland review area. The only additional increase in impervious area is 119 sq. ft. porch roof in the front of the house more than 100 ft from the wetlands. Therefore, the applicant would like to eliminate the need for a drainage system. I recommend that it be treated as a modification because it eliminates the addition of impervious surfaces in the upland review area and relies on existing, well-established drainage conditions across a stable lawn and vegetation providing a buffer between the house/patio areas and pond.



ARCHITECT
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 3 Willow Dr., Weston, CT 06883
 (203) 557-0552 P

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PROJECT ADDRESS
GARCIA RESIDENCE
 18 KELLOGG HILL RD. WESTON, CT 06883
 1701

REVISIONS
 8.11.23 REV PLANS FOR PRICING

SHEET NAME
EXISTING FIRST FLOOR DEMO PLAN

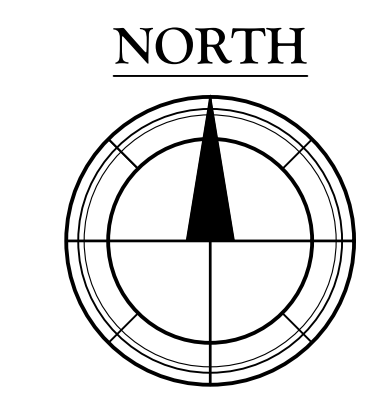
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 1/4" = 1'-0"

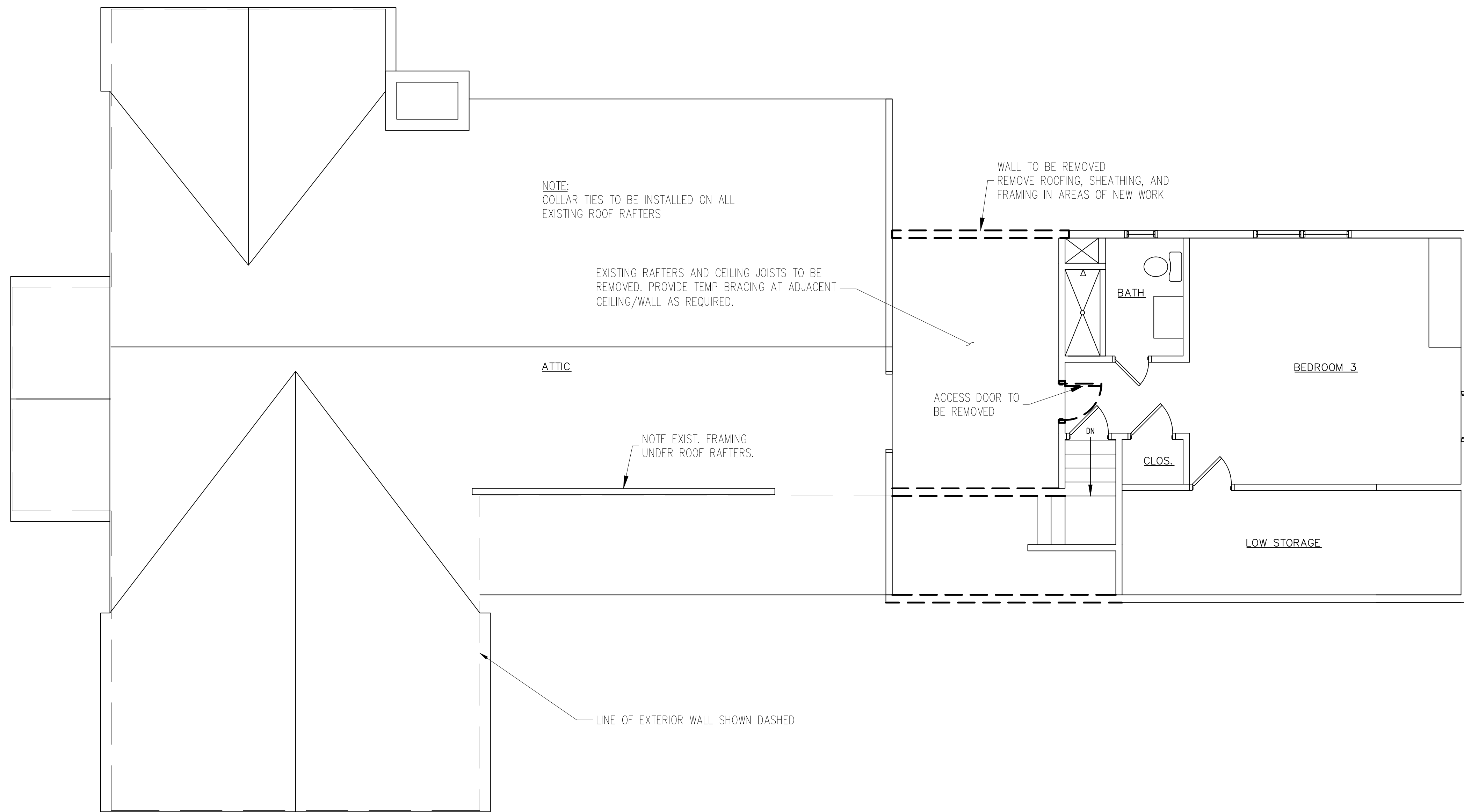
DATE
 NOVEMBER 28, 2022
 ISSUED FOR PERMIT ONLY

SHEET NO.

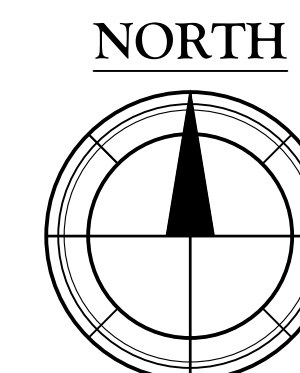
D-1

3 OF 12





LEGEND:
 - - - - - = TO BE DEMOLISHED



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 1701

REVISIONS
 8.11.23 REV PLANS FOR PRICING

SHEET NAME
 EXISTING
 SECOND FLOOR
 DEMO PLAN

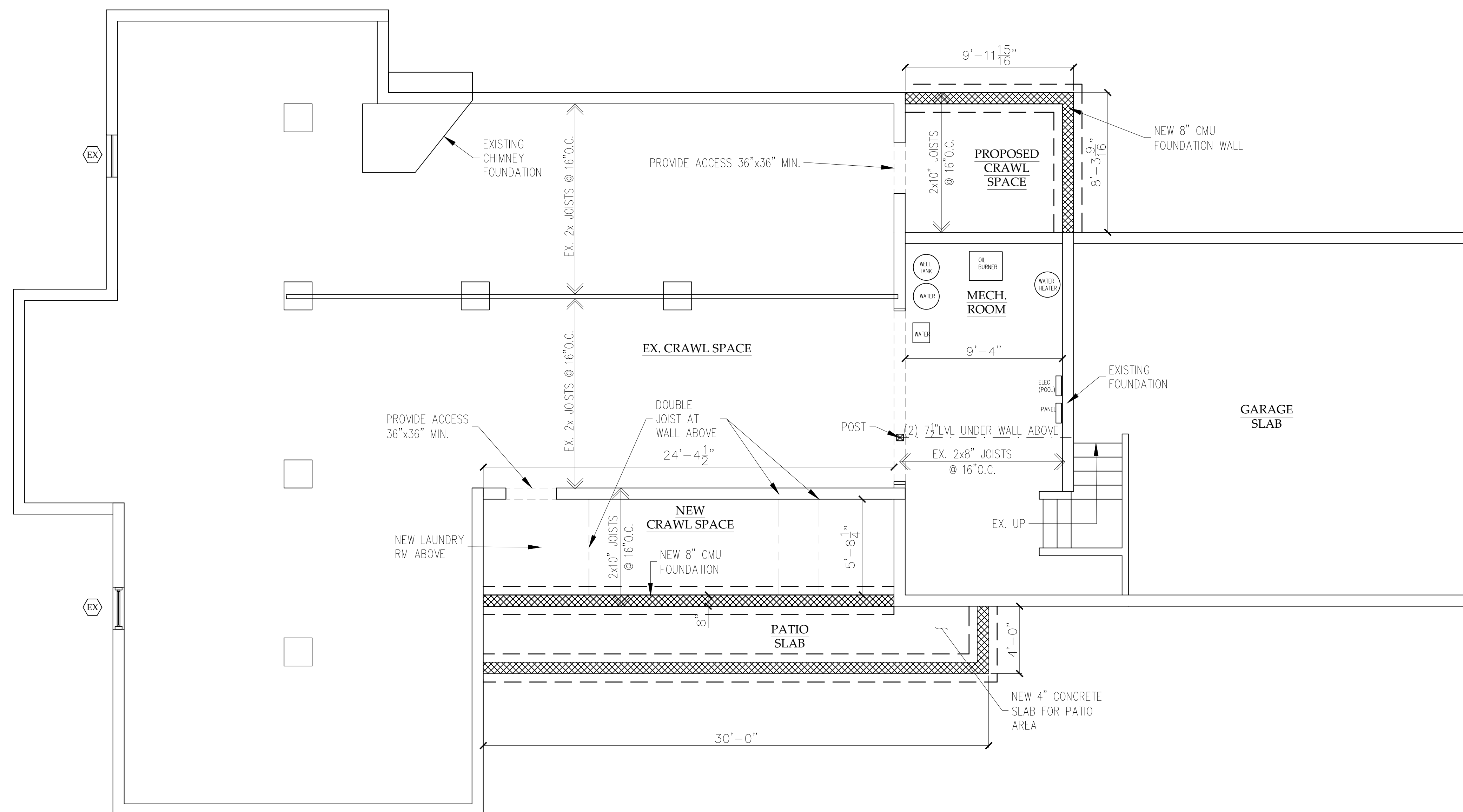
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 1/4" = 1'-0"

DATE
 NOVEMBER 28, 2022
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SHEET NO.

D-2

4 OF 12



FOUNDATION PLAN
Scale: 1/4"=1'-0"

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PROJECT ADDRESS
GARCIA RESIDENCE
18 KELLOGG HILL RD. WESTON, CT 06883
1701

8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED FOUNDATION PLAN

SCALE
1/4" = 1'-0"
0 2 4 6
1/4" = 1'-0"

DATE
NOVEMBER 28, 2022
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SHEET NO.
A-0

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE, AND SHALL REMAIN, THE PROPERTY OF THE DESIGNER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY PARTIES OTHER THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF ANN DAY ARCHITECTS LLC AND / OR ITS AUTHORIZED AGENT(S).

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11.10.22 ISSUED FOR HEALTH REVIEW
 4.4.23 SF AREAS WOOD & TILE

PROJECT ADDRESS
GARCIA RESIDENCE
 18 KELLOGG HILL RD. WESTON, CT 06883
 2103

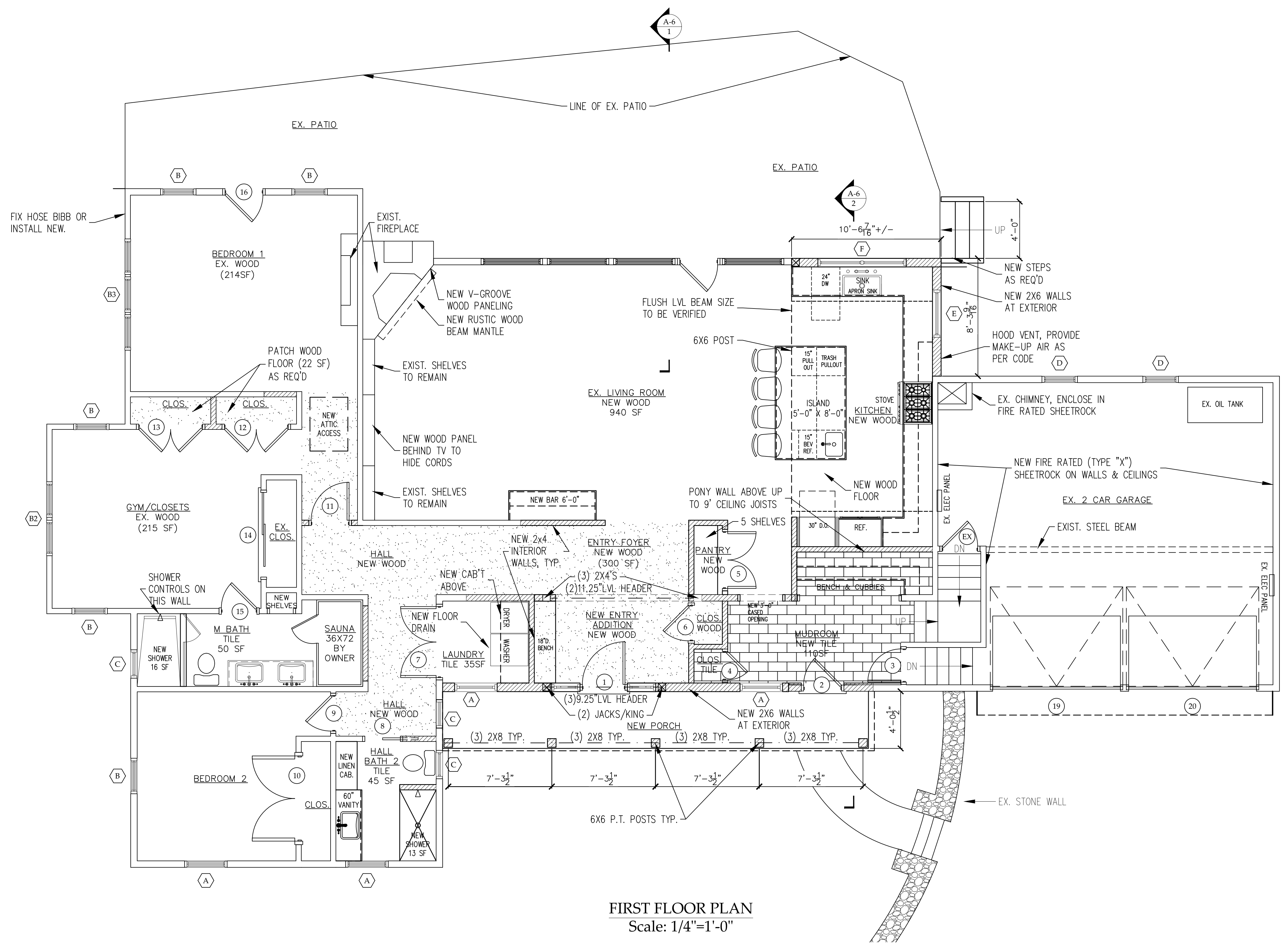
REVISIONS
 8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED FIRST FLOOR PLAN

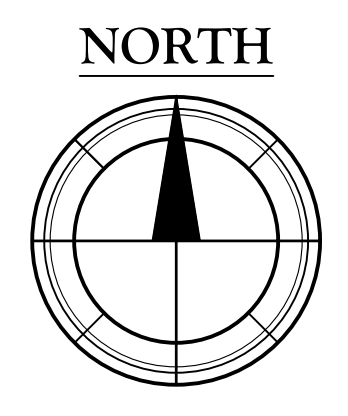
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 1/4"=1'-0"

DATE
 NOVEMBER 28, 2022
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A-1



FIRST FLOOR PLAN
 Scale: 1/4"=1'-0"



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11.10.22 ISSUED FOR HEALTH REVIEW

PROJECT ADDRESS
GARCIA RESIDENCE
 18 KELLOGG HILL RD. WESTON, CT 06893
 2103

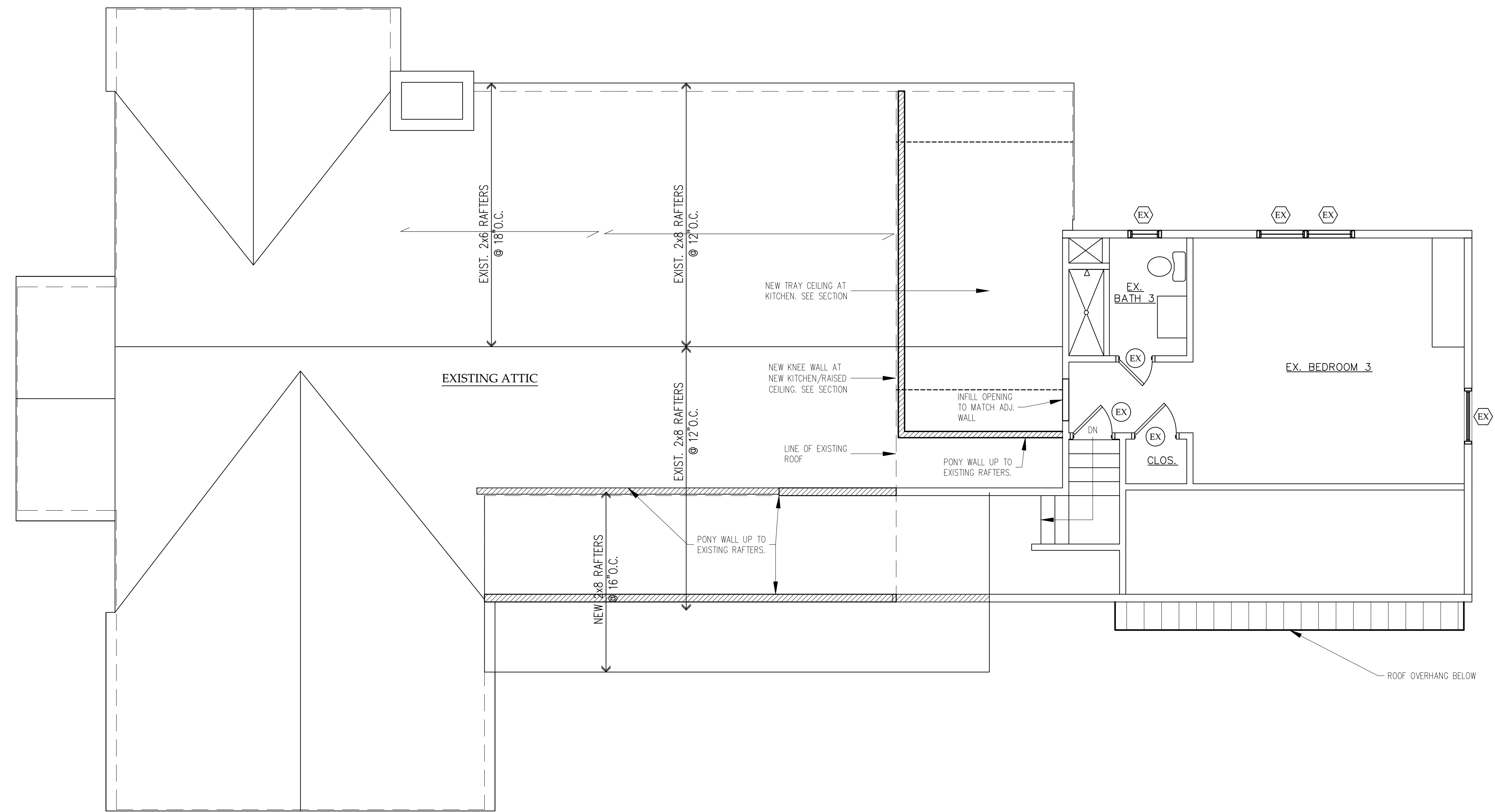
REVISIONS
 8.11.23 REV PLANS FOR PRICING

SHEET NAME
PROPOSED SECOND FLOOR PLAN / DORMER

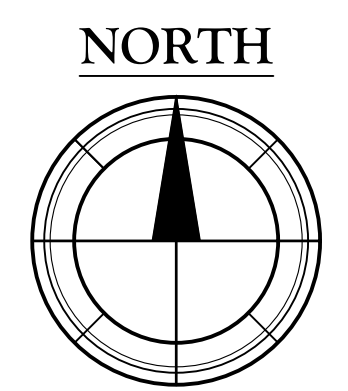
SCALE
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 0 2 4 6
 1/4" = 1'-0"

DATE
 NOVEMBER 28, 2022
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SHEET NO.
A-2



SECOND FLOOR PLAN
 Scale: 1/4"=1'-0"



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11.10.22 ISSUED FOR HEALTH REVIEW

PROJECT ADDRESS
GARCIA RESIDENCE
 18 KELLOGG HILL RD. WESTON, CT 06893
 2103

8.11.23 REV PLANS FOR PRICING

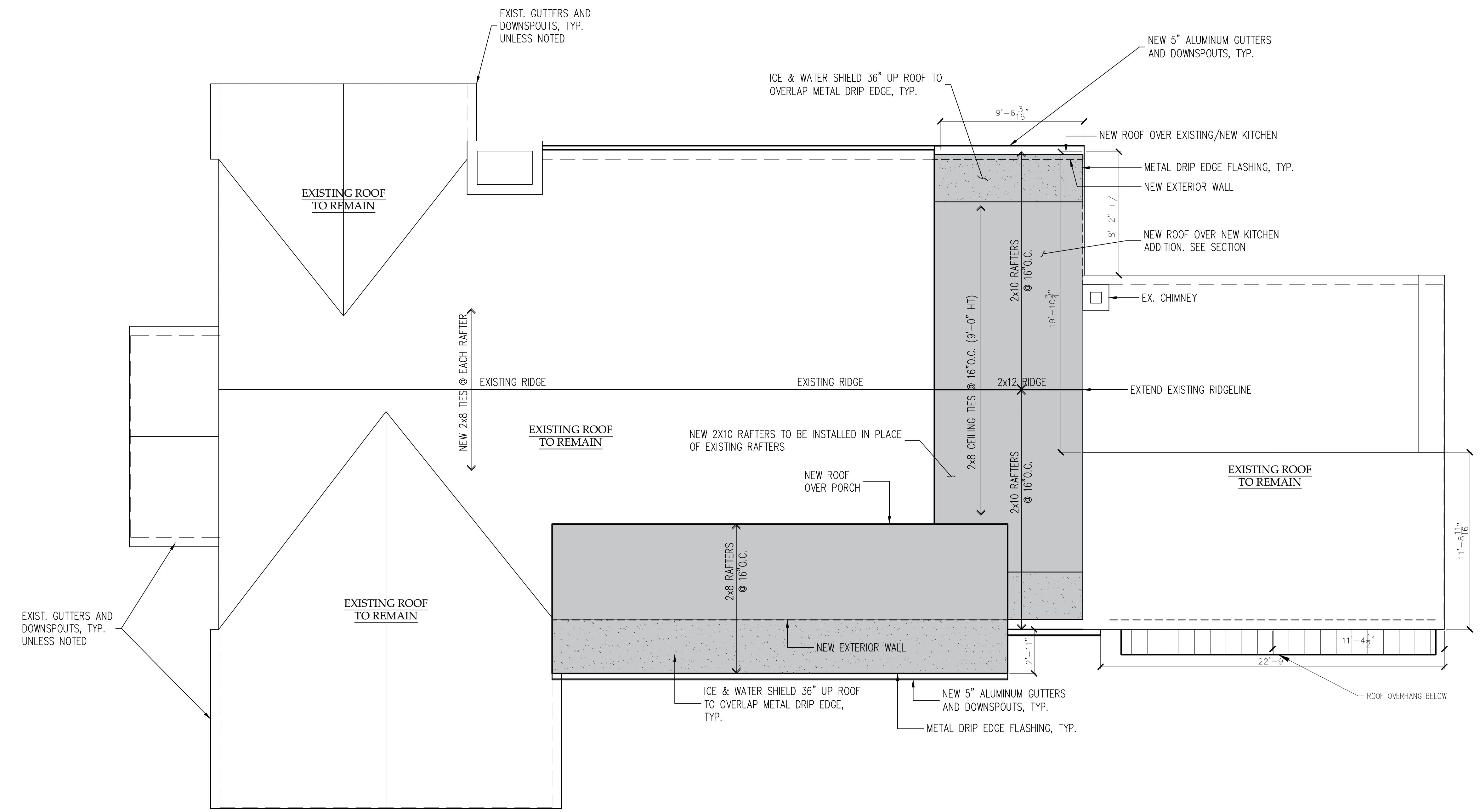
SHEET NAME
PROPOSED ROOF PLAN

SCALE
 1/4" = 1'-0"
 0 2 4 6
 1/4" = 1'-0"

DATE
 NOVEMBER 28, 2022
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SHEET NO.

A-3

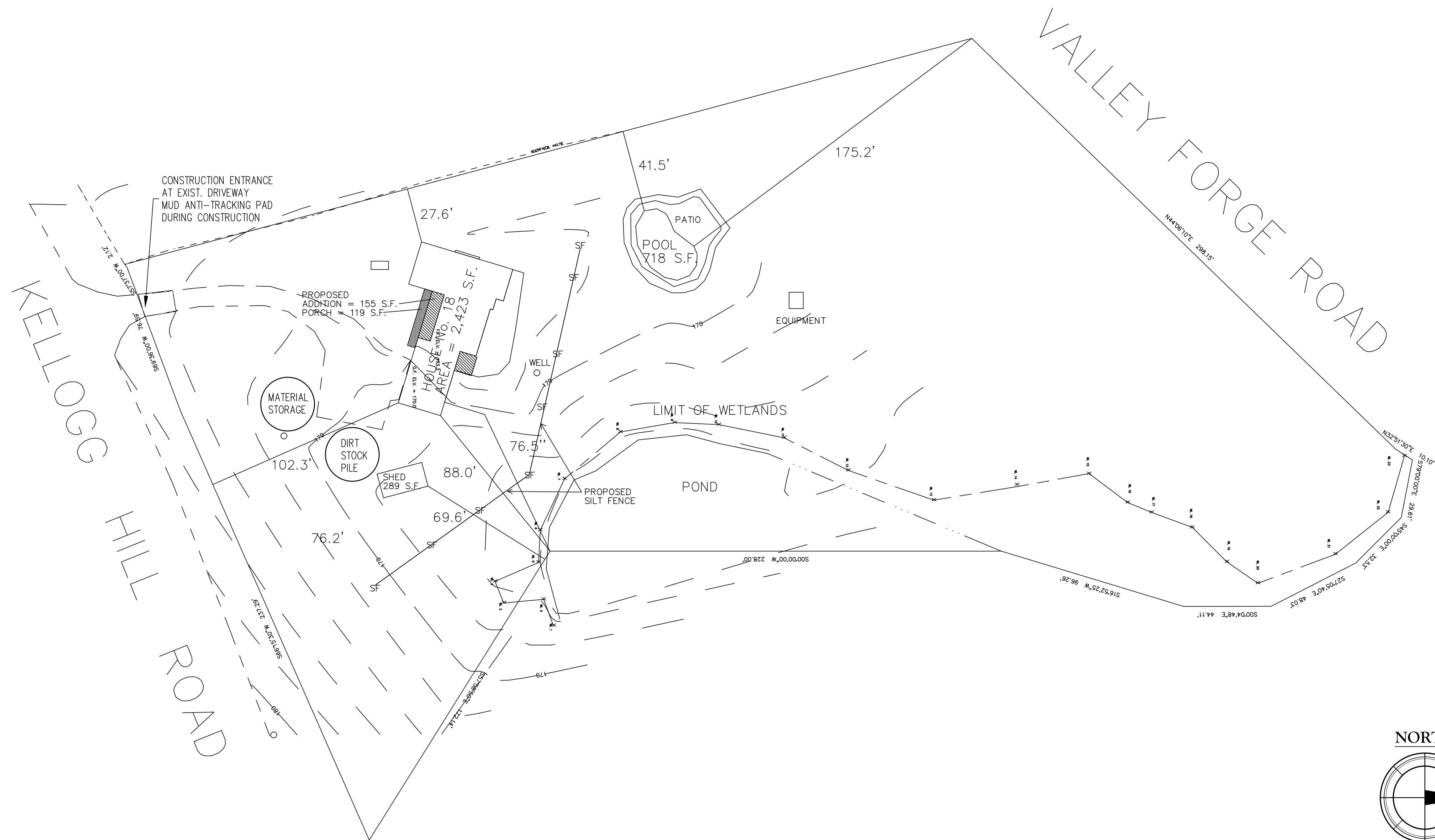
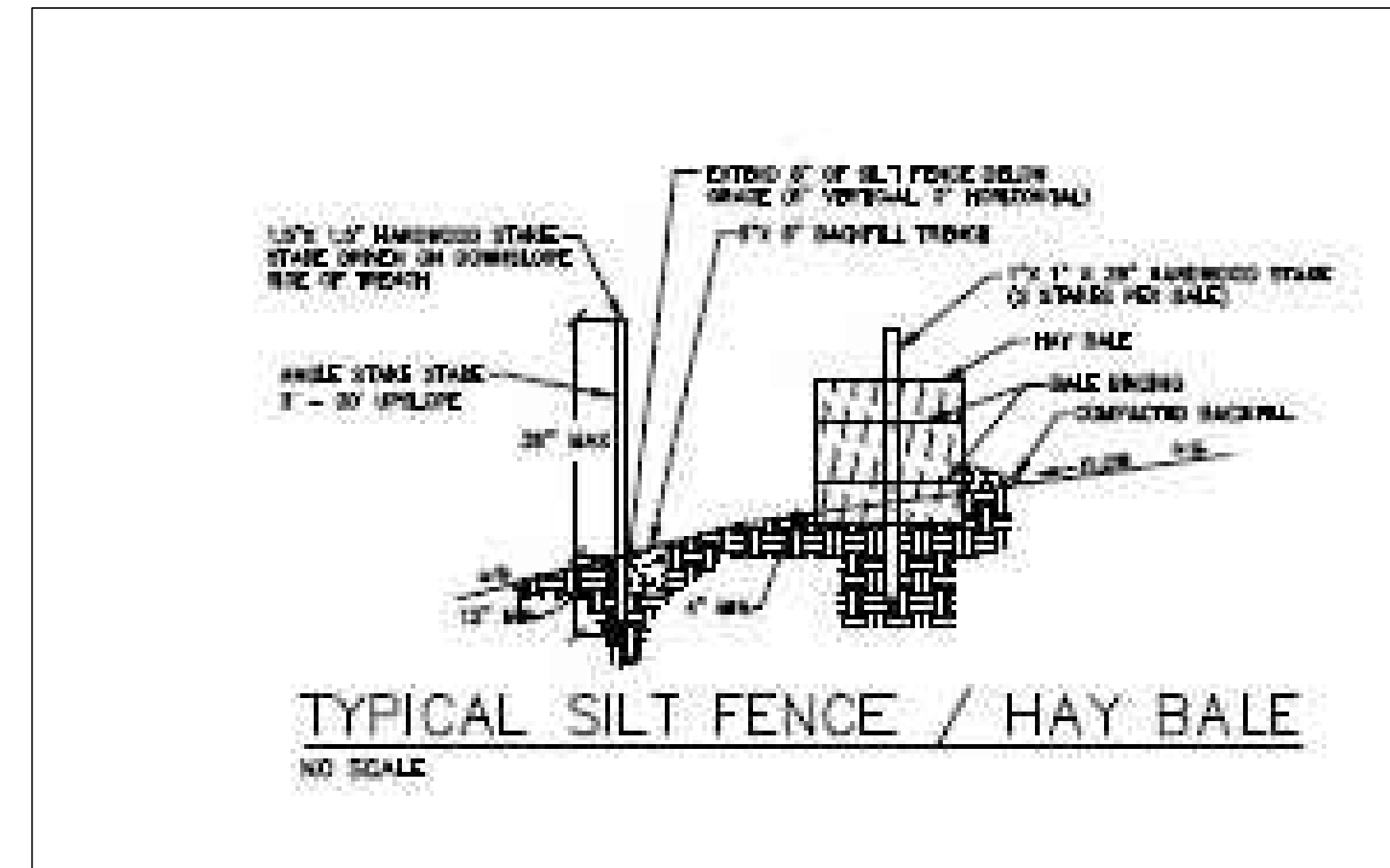


ROOF PLAN
 Scale: 1/4"=1'-0"

SEQUENCE OF CONSTRUCTION

Location: 18 Kellogg Hill Rd, Weston CT 06883

- Installation of sediment & erosion control measures including gravel tracking pads for construction equipment and materials access as shown on the plan and according to standards and specifications of the 2002 (updated 2019) of the Connecticut "Guidelines for Soil Erosion and Sediment Control Handbook".
- Contact the municipal conservation officer one week prior to onset of activity for inspection of controls before construction begins.
- Call before you dig 1-800-922-4455
- Stake areas for construction and excavation.
- Begin site development with excavation and proper temporary storage of excavated materials according to the plan.
- Removal of stone patio and stone walls in area of proposed rear additions.
- Removal of existing stone walkway at front. Save for re-use.
- Demo of existing roof over area of new addition.
- Demo of slab at existing front porch.
- Inspect erosion and sedimentation controls after storm events and repair as needed and clean up and dispose of silt in an environmental acceptable manner.
- Excavation of proposed footings & foundations.
- Install new concrete footings, foundation & slab.
- Framing of proposed addition.
- Enclosing of addition (roof, walls, windows & doors)
- Place and grade banks and provide stabilization as required.
- Rough grading of site around new addition.
- Install walkways.
- Final grading of site with top soil in disturbed areas.
- Installation of plantings & seeding of lawn.
- Remove gravel tracking pad, repair any damage; do not remove erosion control and sedimentation controls until re-seeded areas have been established.
- Contact the municipal conservation officer for site inspection before removing erosion and sedimentation controls.



ARCHITECT
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PROJECT ADDRESS
GARCIA RESIDENCE
 18 KELLOGG HILL RD, WESTON, CT 06883
 2103

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SHEET NAME
**SITE PLAN
 EROSION & SEDIMENT
 CONTROLS**

SCALE
 1" = 30'-0"

DATE
 MARCH 13, 2023
 FOR PERMIT ONLY

SHEET NO.
SP-1

