



I hereby certify that these drawings were prepared by me and to the best of my knowledge conform to all applicable building codes.

This drawing is not valid for construction without original seal and signature of Architect.
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 Mary O'Dell, Architect

THE O'DELL GROUP
 51 Riverside Avenue
 Westport, CT 06880
 203-216-5605

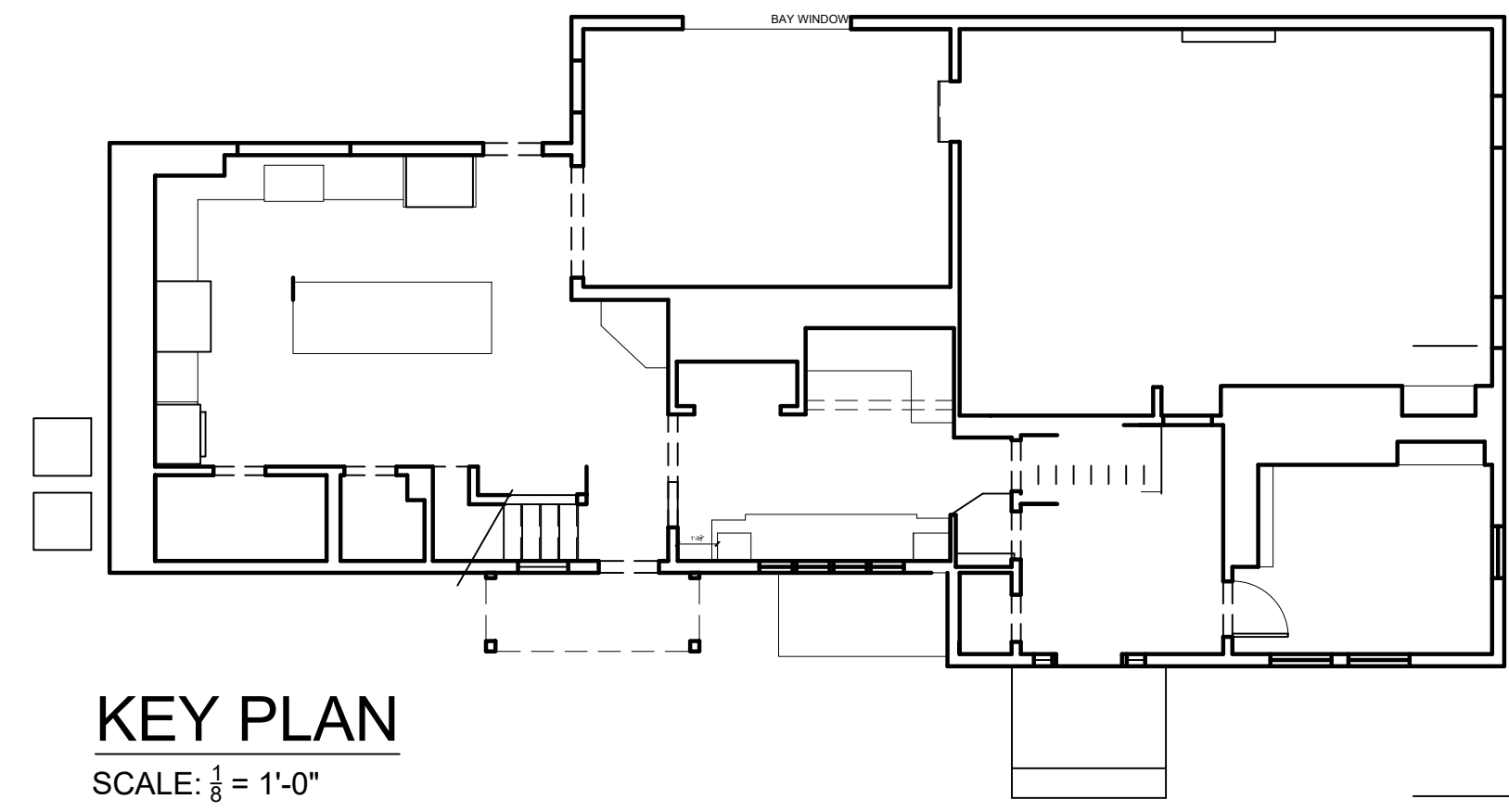
Residence
 17 Broad Street
 Weston, CT 06883

NO.	DATE

PROPOSED ELEVATIONS

date of sheet: 02.03.22

A2.1



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



1 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



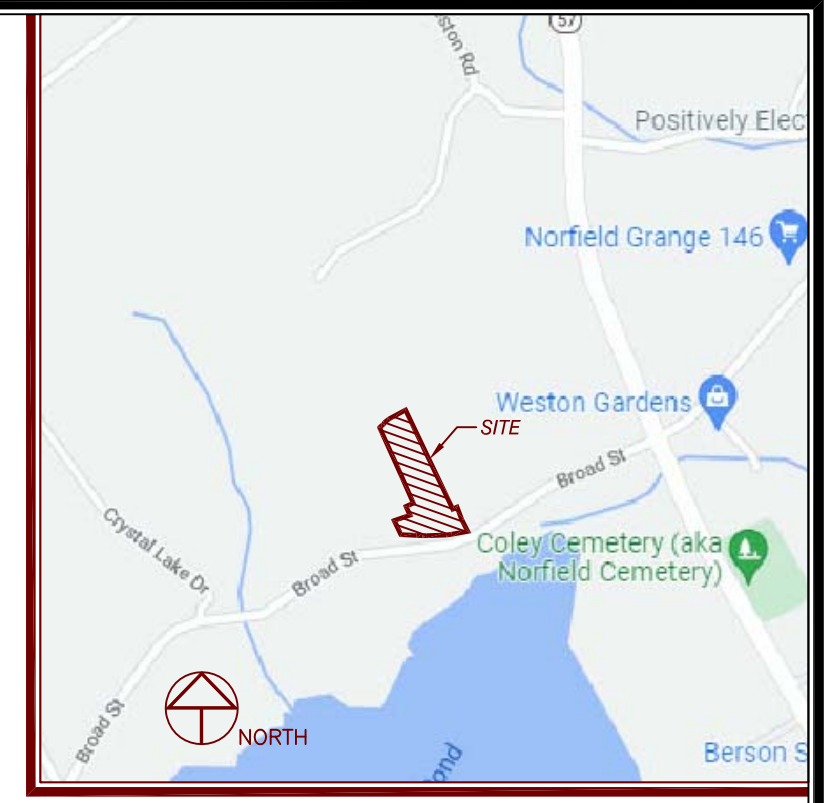
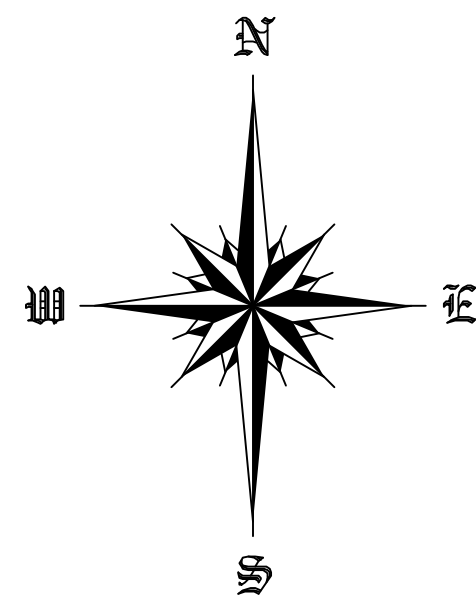
3 BACKYRAD ELEVATION
 SCALE: 1/4" = 1'-0"



2 STREET FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING	PROPOSED	AS-BUILT
Minimum Lot Area	2 Acre	131,333± SF	131,333± SF	
Minimum Rectangle	170' X 200' REC.	170' X 200'+	170' X 200'+	
Minimum Lot Frontage	170.0'	349.07'	349.07'	
Setbacks	--	--	--	
Front	50.0'	79.8'	79.8'	
Side	30.0'	80.8'	70.6'	
Rear	30.0'	498.3'	488.3'	
Watercourse	50.0'	N/A	N/A	
Maximum Building Coverage	15.0%	2.3%	2.6%	
Maximum Height for a Building or Structure	35.0'	27±	27±	

BUILDING ZONE: R-2A



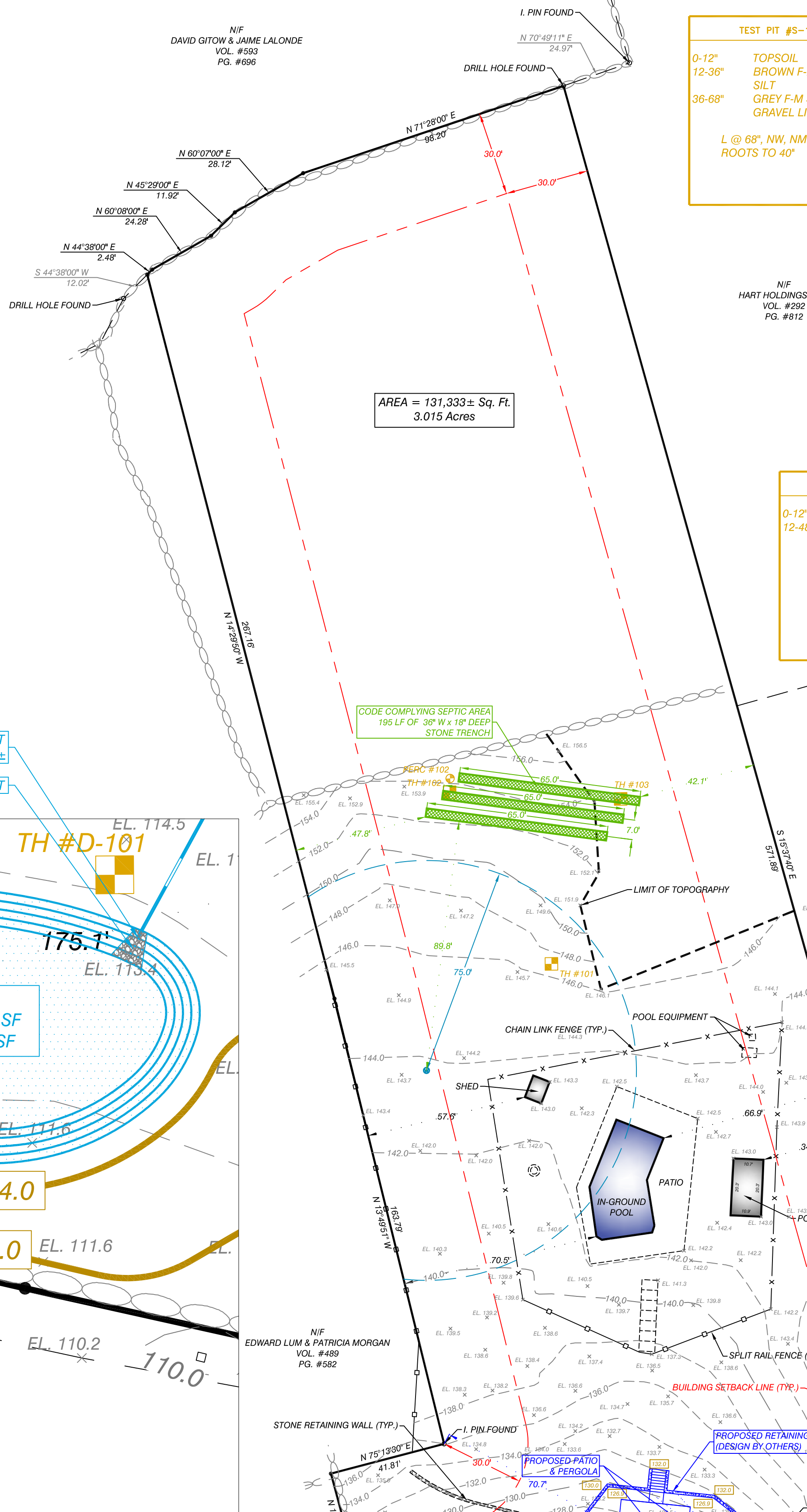
LOCATION MAP

GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2/T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference #1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Lot served by private septic system and private water supply.

MAP REFERENCES:

- RECORD MAP #1265
- RECORD MAP #2217
- RECORD MAP #3760



SOIL DESCRIPTION OBSERVATION PITS (SEPTIC)
TEST DATE: 01-19-2023

TEST PIT #S-101	TEST PIT #S-102	TEST PIT #S-103
0-12" TOPSOIL	0-9" TOPSOIL	0-6" TOPSOIL
12-36" BROWN F-M SAND LI SILT	9-21" BROWN F-M SAND LI SILT	6-16" BROWN F-M SAND LI SILT
36-68" GREY F-M SAND LI GRAVEL LI SILT	21-62" GREY F-M SAND LI GRAVEL LI SILT	16-59" GREY F-M SAND LI GRAVEL LI SILT
L @ 68", NW, NM ROOTS TO 40"	L @ 62", NW, NM ROOTS TO 30"	L @ 59", NW, NM ROOTS TO 30"

PERCOLATION TEST RESULTS
TEST DATE: 01-19-2023

TIME	READING	DROP
11:22	7 1/2"	N/A
11:32	11"	3 1/2"
11:42	13 1/4"	2 1/4"
11:52	15 1/4"	1 1/2"
12:02	16 3/4"	1 1/2"
12:12	18 1/4"	1 1/2"
12:22	DRY	

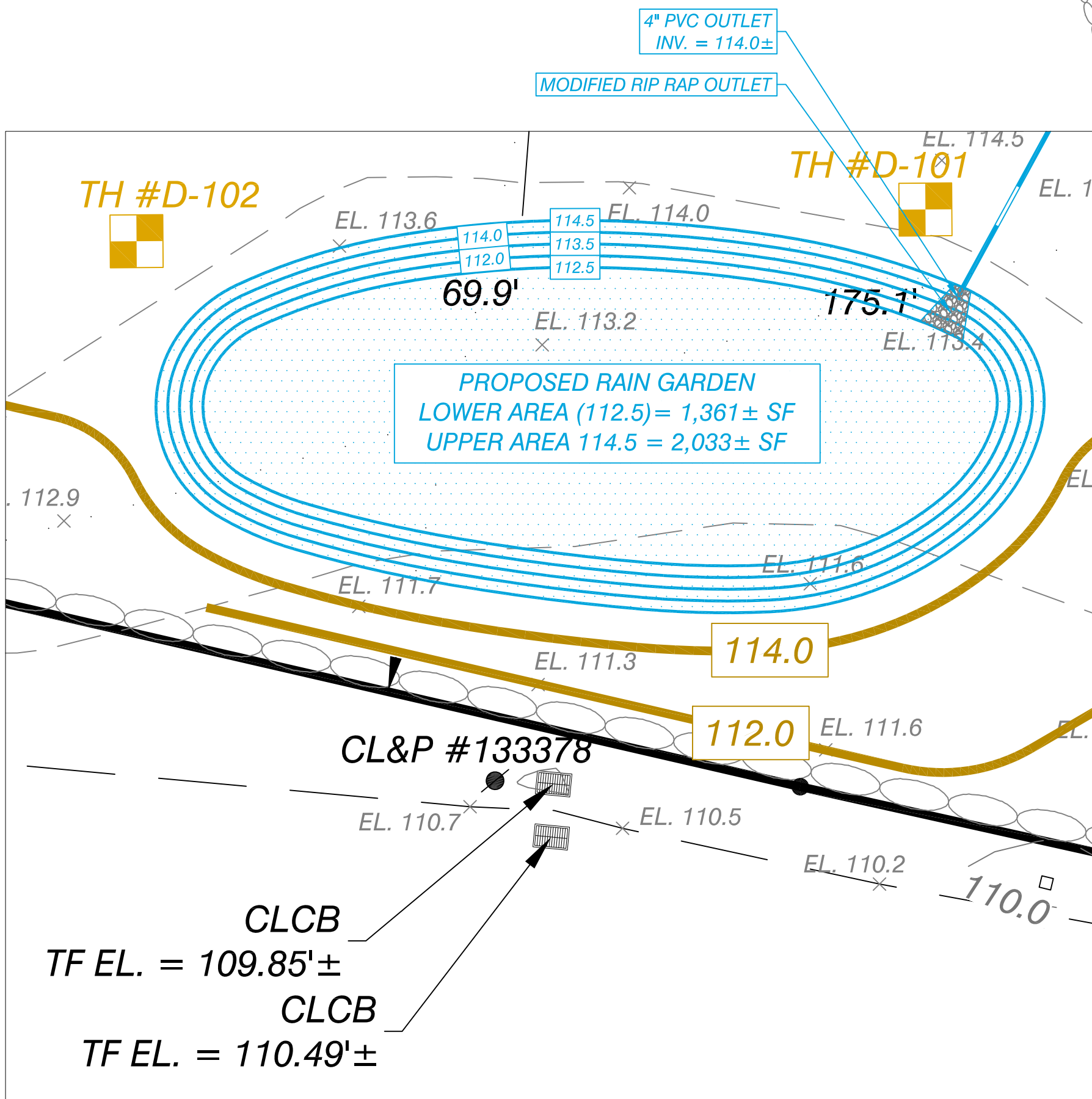
1" IN 6.7 MIN.

SOIL DESCRIPTION OBSERVATION PITS (DRAINAGE)
TEST DATE: 01-12-2023

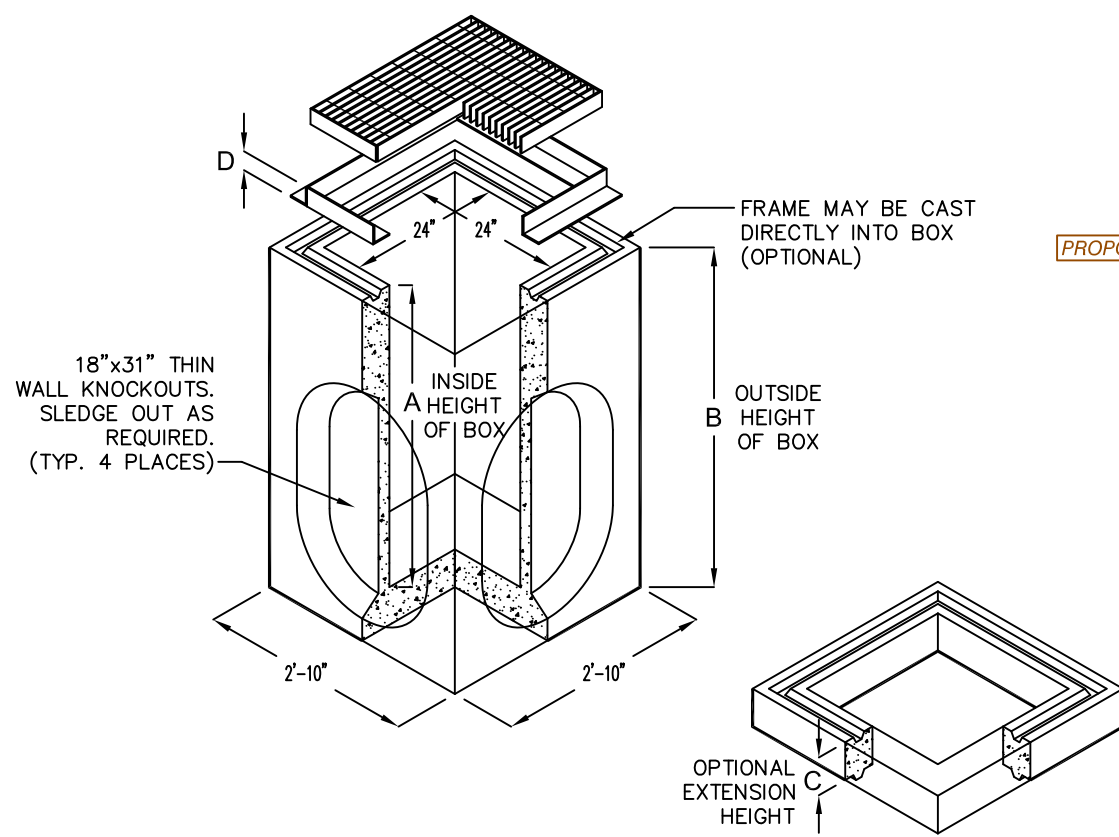
TEST PIT #D-101	TEST PIT #D-102
0-12" TOPSOIL	0-12" TOPSOIL
12-48" GREY F-M SAND AND SILT	12-48" GREY F-M SAND AND SILT
L @ 48", W @ 40", M @ 24"	L @ 48", W @ 12", NM

B100 SEPTIC DESIGN CALCULATIONS:

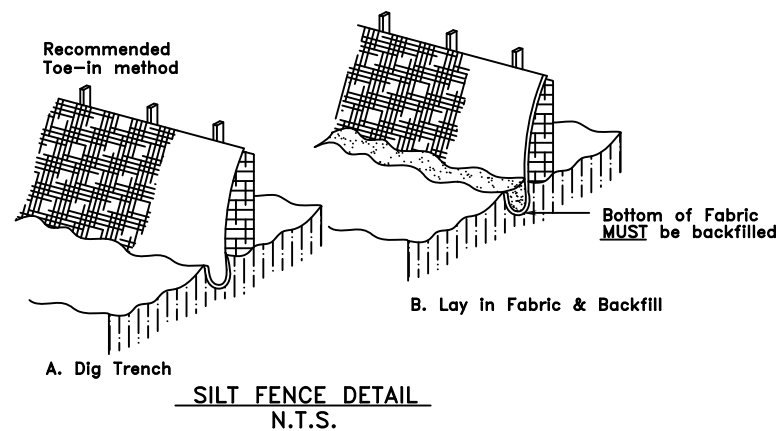
BEDROOMS
EXISTING DWELLING: 4 BEDROOM
TOTAL EFFECTIVE LEACHING AREA REQUIRED = 577.5 SF
TOTAL PROVIDED = 585 SF (LA W/ 195 LF OF 36" W X 18" DEEP STONE TRENCH)
MLSS
GRADIENT = 4.1 - 6.0%
RESTRICTIVE @ 59"
HF = 20
FF = 1.75
PF = 1.0
MLSS REQUIRED = 35.0 LF
MLSS PROVIDED = 65.0 LF
TOTAL OF 195 LF OF 36" W X 18" DEEP STONE TRENCH CONFIGURED IN 3 ROWS WITH 65 LF IN EACH ROW (7.0' ON CENTER).



RAIN GARDEN INSET MAP
SCALE: 1" = 10'



24" x 24" PRECAST CONCRETE YARD DRAIN (H-20)
N.T.S.



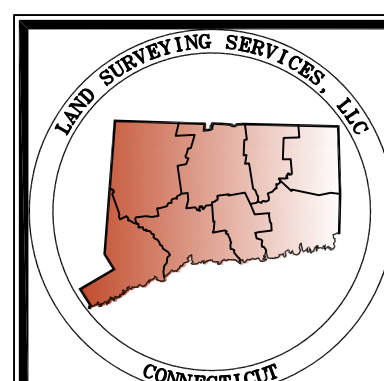
SILT FENCE DETAIL
N.T.S.

B100A & DRAINAGE DESIGN

HK ASSOCIATES, LLC.
20 TOPAZ LANE
TRUMBULL, CT 06611
OFFICE/FAX: 203-459-2471

HEM KHONA

PE #9947



LAND SURVEYING SERVICES, LLC
1275 POST ROAD, SUITE A-20
FAIRFIELD, CONNECTICUT 06824
TEL. (203) 522-4177
FAX. (203) 615-0123
EMAIL: info@a2survey.com

RES: JPK SKT: ZN PL: WJ MAP: JWG DWG: 22463

TITLE BLOCK
ASSESSORS MAP # 31, PARCEL # 1173
APPLICANT: SAME AS OWNER
DESCRPTIVE TITLE: CLASS A-2 SURVEY
To the best of my knowledge and belief this map is substantially correct as noted hereon.
NEAL K. JAIN L.S. # 18139

DATE:	DESCRIPTION	REVISIONS

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
MICHAEL & LAURA QUZEWICZ
17 BROAD STREET, WESTON, CONNECTICUT 06883
SCALE: 1" = 30'
DATE: DEC. 02, 2022

Historic District Commission

Weston, Connecticut

Application for Certificate of Appropriateness

Date: 9.13.23 Application #: _____

Name of District: Kettle Creek

Name of Property Owner: Michael and Laura Guzevicz

Phone: 314-422-4985 / 314-420-0613 Email: mguzevicz@gmail.com / laura83@gmail.com

Address of property where work is to be done: 17 Broad street, Weston, CT 06883

Name of Proposed Contractor (if known): The O'Dell Group

Address of Proposed Contractor (if known): 51 Riverside Ave, Westport, CT 06880

Description of proposed work to be done (should include description of materials to be used, eg. wood shingles, bring, stone etc.

We hope to build a basement (no windows) and a great room. Siding, roof and windows will be the same as on house.

Proposed date of commencement: 5/12/23

Proposed date of completion: 4/1/23

Please note - All of the following should be included with this application:

- Photo of property
- Scaled drawing of proposed work
- Plot plan of property indicating location of proposed work
- Other helpful information, including information regarding historical significance of existing structures

Signature of Applicant: 

To facilitate this application, the Historic District Commission suggests you meet with them prior to the public hearing. If you have any question, please contact Chris Kimberly, Historic District Commission Chair at wkimberly@westonct.gov or the Town Clerk at 203-222-2616. Application can be emailed to wkimberly@westonct.gov