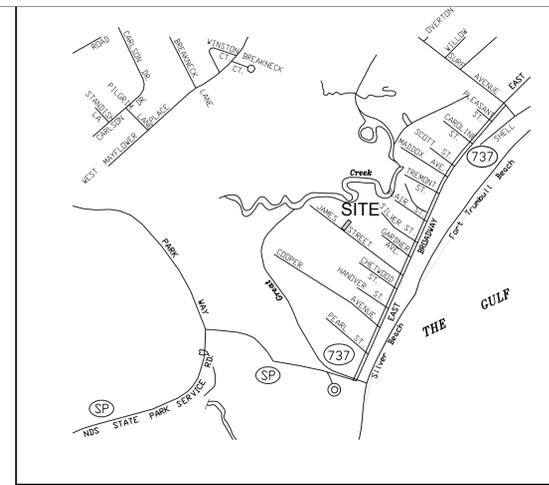


MAP REFERENCES:

1. MAP OF SHORE PROPERTY MILFORD, CT OWNED BY C.A. TOMLINSON & E.L. JAMES APRIL 1909. MAP #E-311 MLR.
2. PROPERTY MAP 37 JAMES STREET MILFORD, CT. 1"=20' DEC. 9, 2002 BY SCHULL ASSOCIATES, INC. MAP #AB2835.
3. EASEMENT GRANTED TO CITY OF MILFORD BY ANTHONY PIERCE ET AL. EAST BROADWAY AND JAMES ST. MILFORD, CT. 1"=10' MAR. 3, 1989 BY H.C. TEDFOR ASSOC. MAP # AB1669.
4. ASBUILT PLOT PLAN 37 JAMES STREET MILFORD, CT. 1"=20' 12-18-03 BY SCHULL ASSOCIATES, INC.

NOTES:

1. 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 GOVERNMENTAL 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 US. 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.
2. THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC.. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE NOTED HEREIN. CODESPOTI & ASSOCIATES, P.C., AND/OR ITS AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE DATE & SCOPE.
3. THE SUBJECT PARCEL APPEARS TO LIE WITHIN FLOOD ZONE AE9 AS DEPICTED ON FEMA'S FLOOD INSURANCE RATE MAP (FIRM), ENTITLED NEW HAVEN COUNTY, CONNECTICUT (ALL JURISDICTIONS), PANEL NO. 529 OF 635, MAP NO.0900000529H EFFECTIVE DECEMBER 17, 2010 1"=500'. ANY FLOOD FLOODPLAIN AND/OR FLOODWAY INFORMATION BY CODESPOTI & ASSOCIATES P.C. DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION, AND MAKES NO REPRESENTATIONS UPON WHICH THE CLIENT SHOULD RELY IN CONNECTION WITH THE FLOOD ZONE OF THE SUBJECT PARCEL OR ANY FEMA FLOODPLAIN AND/OR FLOODWAY INFORMATION DEPICTED HEREON.
4. THE CURRENT FEMA FLOOD ELEVATION IS AE9, THE FUTURE FEMA FLOOD ELEV. WILL BE AE11.
5. ELEVATIONS BASED ON NAVD 1988 DATUM.
6. REFERENCE IS MADE TO CONDITIONS FOUND IN VOL. 2600, PAGE 170.
7. FIELD CONDITIONS AS OBSERVED ON MAY 28, 2013.



LOCATION MAP
SCALE: 1" = 800'

MINIMUM LOT AND BUILDING REQUIREMENTS			
ZONING DATA R-5 SEC. 3.1.4.1.	REQUIRED	EXISTING	PROPOSED
TOTAL SITE AREA	5,000 Sq.Ft.	*3,596 Sq.Ft.±	*3,596 Sq.Ft.±
LOT WIDTH	50'	*35.00'	*35.00'
LOT DEPTH	70'	102.75'	102.75'
FRONT YARD SETBACK	10'	*3.1'±	17.0'±
SIDE YARD	5'/10'	5.8'±/10.2'±	5.0'/10.0'±
REAR YARD	20'	55.6'±	39.8'±
ACCESSORY STRUCTURES:			
SIDE YARD	4'	*0.5'±	
REAR YARD	5'	8.9'±	
DIST. FROM DWELLING	8'	25.5'±	
MAX. HEIGHT			
BUILDING (Stories/Height)	3/35'	1	2/28'-8"
BUILDING AREA AS % OF LOT	45%	22.3% (803 sf)	33.0% (1,188 sf)
LOT COVERAGE (max)	65%	26.9% (968 sf)	42.2% (1,518 sf)

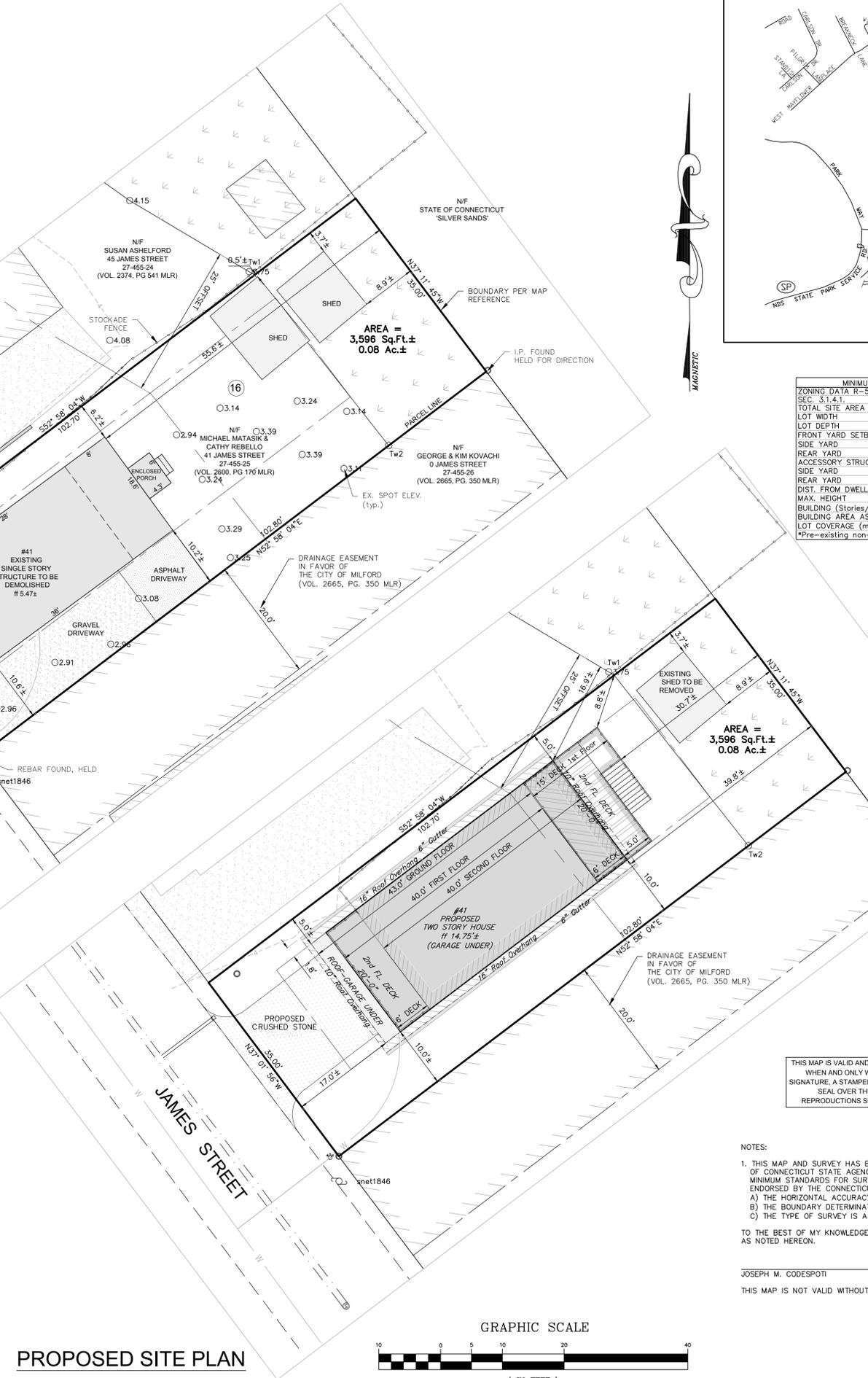
*Pre-existing non-conforming

TOTAL PARCEL AREA: 3,596 SQ.FT.±
0.08 AC.±
ASSESSORS MAP 27, BLOCK 455, LOT 25.
VOLUME 2600, PAGE 170 MLR
PARCEL IS IN ZONE: R-5
PARCEL IS IN F.I.R.M. ZONE: AE11

LEGEND

- ① EXISTING TELEPHONE MANHOLE
- ② EXISTING STORM MANHOLE
- ③ EXISTING SANITARY MANHOLE
- ④ EXISTING CATCH BASIN
- ⑤ EXISTING SANITARY LINE
- ⑥ EXISTING STORM LINE
- ⑦ EXISTING GUTTER LINE
- ⑧ EASEMENT LINE
- ⑨ FENCE
- ⑩ GUARD RAIL
- ⑪ UTILITY POLE
- ⑫ WATER VALVE
- ⑬ WATER GATE
- ⑭ STONE WALL
- ⑮ TREE LINE
- ⑯ MONUMENT FOUND
- ⑰ EXISTING LAMP POST
- ⑱ HYDRANT
- ⑲ EXISTING SPOT ELEVATION
- ⑳ IRON PIPE
- ㉑ UNDERGROUND ELECTRIC
- ㉒ UNDERGROUND TELEPHONE
- ㉓ UNDERGROUND WATER
- ㉔ UNDERGROUND GAS
- ㉕ UNDERGROUND FOOTING DRAIN
- ㉖ UNDERGROUND SANITARY LATERAL

EXISTING CONDITIONS

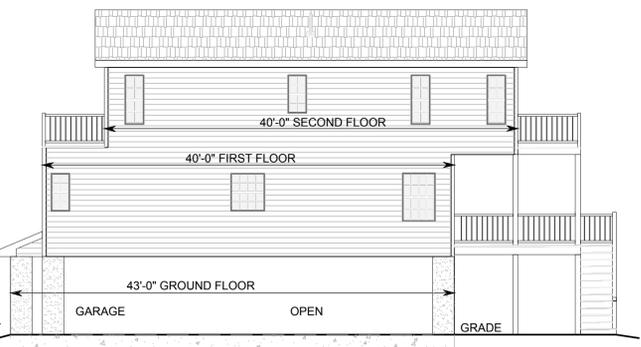


THIS MAP IS VALID AND AUTHORIZED BY THE BELOW SIGNATORY WHEN AND ONLY WHEN ACCOMPANIED WITH A RED LIVE SIGNATURE, A STAMPED SEAL IN BLUE INK AND A LIVE EMBOSSED SEAL OVER THE SIGNATURE'S NAME. ANY OTHER REPRODUCTIONS SHALL BE CONSIDERED UNAUTHORIZED.

- NOTES:**
1. THIS MAP AND SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.:
 - A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
 - B) THE BOUNDARY DETERMINATION CATEGORY IS A "DEPENDENT RESURVEY"
 - C) THE TYPE OF SURVEY IS A "ZONING LOCATION SURVEY"

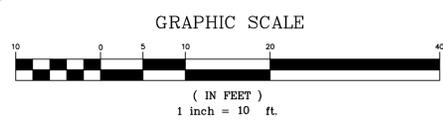
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

JOSEPH M. CODESPOTI DATE L.S.#70177
THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND SEAL.



RIGHT ELEVATION

PROPOSED SITE PLAN



Lothrop

Lothrop Associates LLP Architects
100 Pearl Street
14th Floor
Hartford, Connecticut 06103
860-249-7251

White Plains Rochester Red Bank Hartford

STRUCTURAL ENGINEER:



ENVIRONMENTAL ENGINEER:



ISSUE NO.	ISSUE DATE	DESCRIPTION
2	APRIL 20, 2015	ISSUED FOR RE-BID
1	17 FEB 2015	ISSUED FOR BID

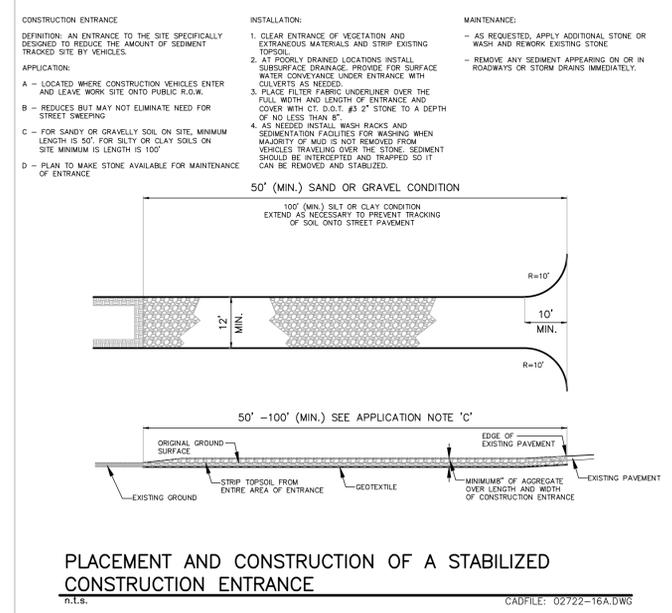
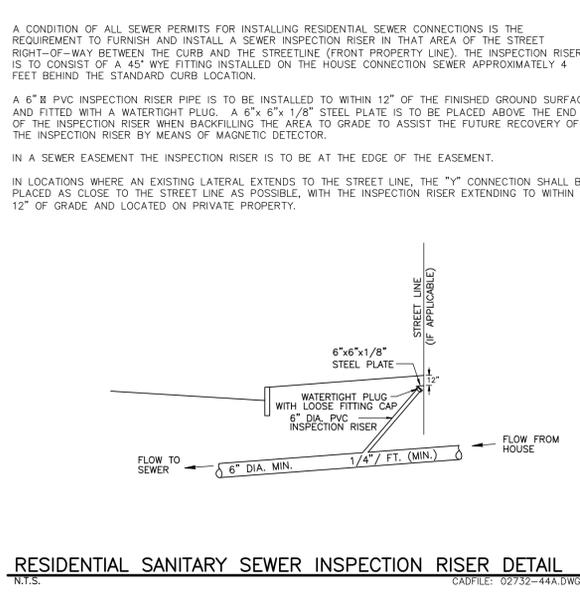
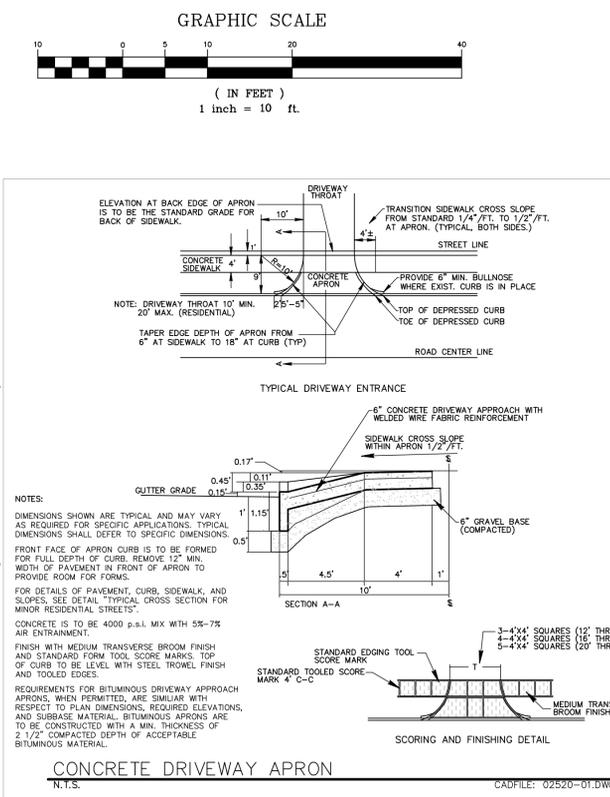
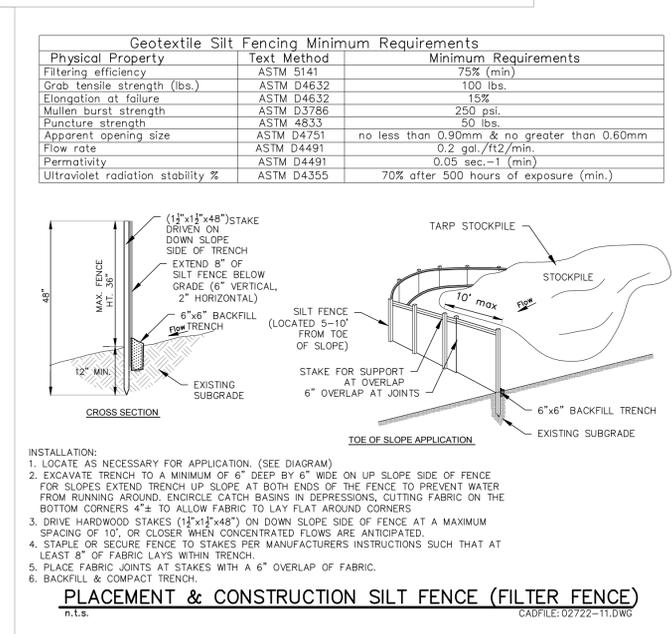
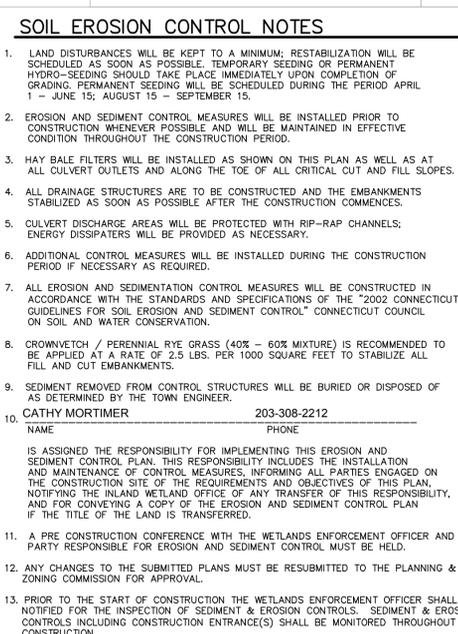
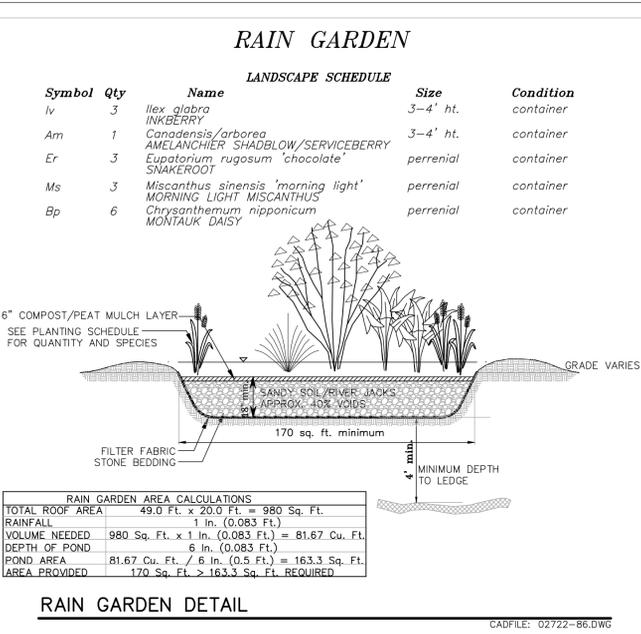
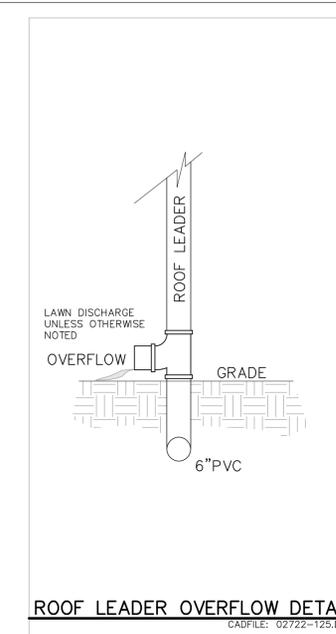
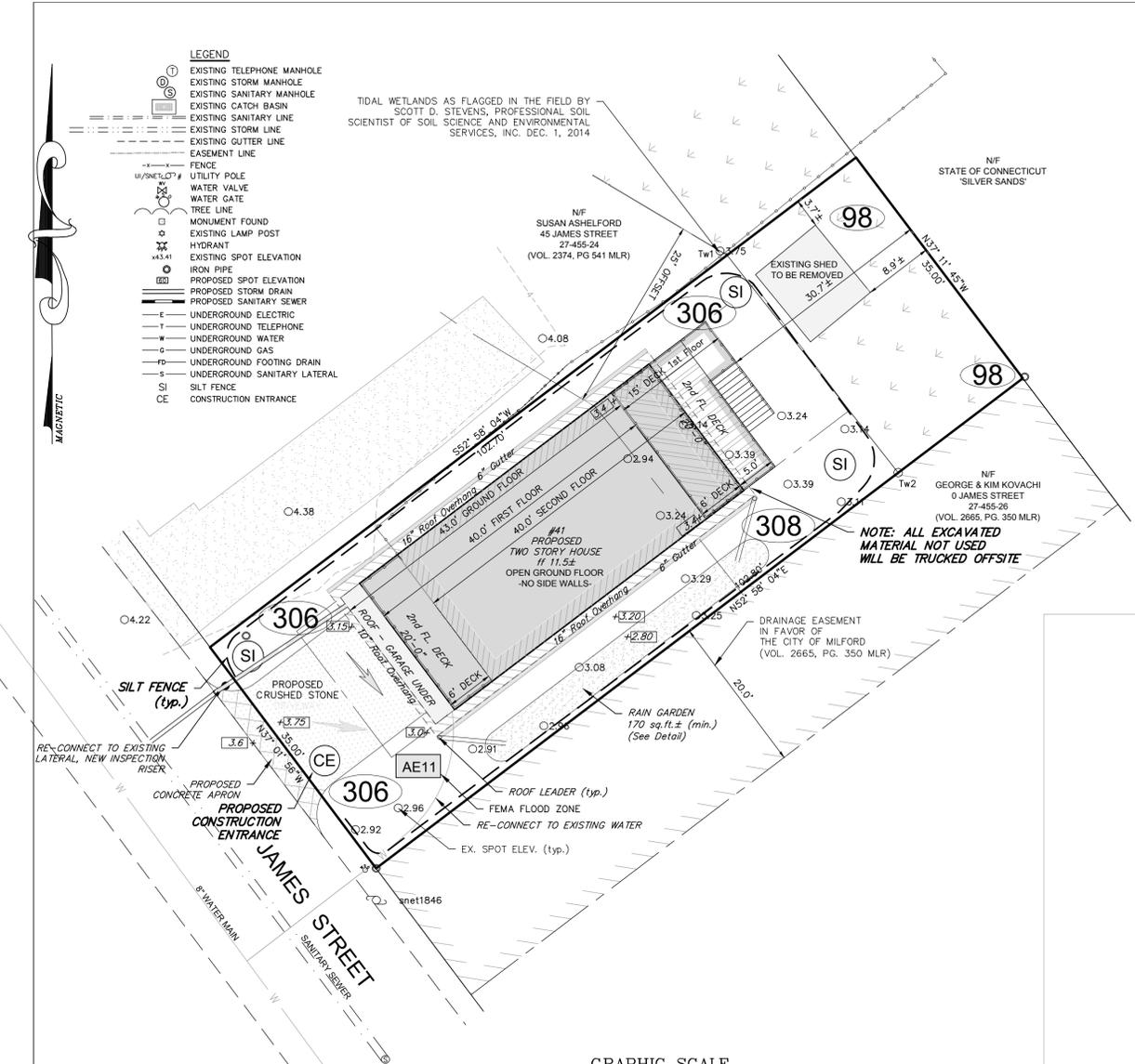
State Of Connecticut
Department Of Housing
505 Hudson Street
Hartford, Connecticut 06106

RE BID
Hazardous Material
Abatement, Demolition of Existing Stairs,
new Foundation, new Decks and Stairs
for
John & Cathy Mortimer
Application No. 5088
41 James Street
Milford, Connecticut 06460

EXISTING CONDITIONS AND SITE PLAN

PROJECT NO.: 1524-39 SCALE AS NOTED

DRAWING NO. SP-001



Lothrop

Lothrop Associates LLP Architects
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14th Floor
Hartford, Connecticut 06103
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White Plains Rochester Red Bank Hartford

STRUCTURAL ENGINEER:



ENVIRONMENTAL ENGINEER:



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State Of Connecticut
Department Of Housing
505 Hudson Street
Hartford, Connecticut 06106

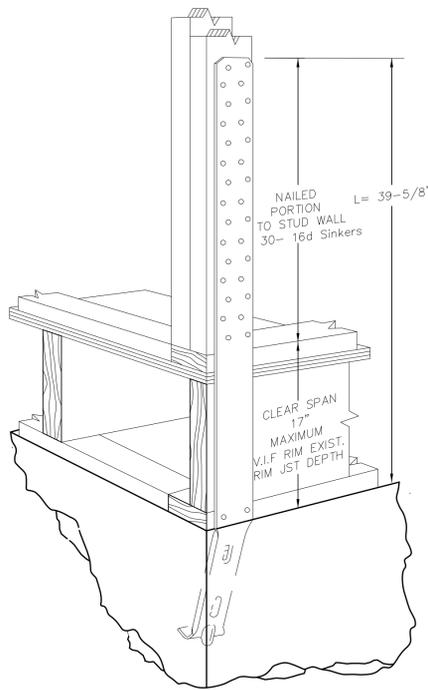
RE BID
Hazardous Material
Abatement, Demolition of Existing Residence,
new Foundation, new Decks and Stairs
for
John & Cathy Mortimer
Application No. 5088
41 James Street
Milford, Connecticut 06460

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO.: 1524-39 SCALE AS NOTED

DRAWING NO.:

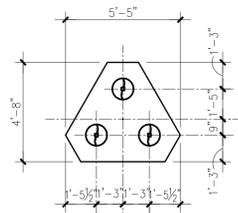
SP-002



SIMPSON STHD14RJ DETAIL

NOT TO SCALE

INSTALL STRAP PER MANUFACTURE SPECIFICATIONS. REMOVE EXISTING SIDING AND INSTALL STRAP DIRECTLY TO FRAMING. CONTRACTOR TO FIELD VERIFY LOCATION OF STUDS PRIOR TO INSTALLING STRAP TO FOUNDATION WALL.



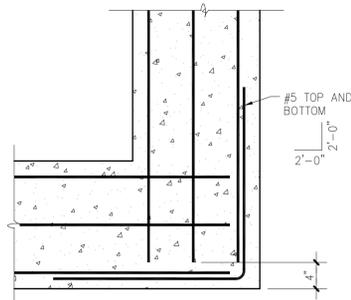
PILE CAP PC3

PILE CAP DETAILS

1/4" = 1'-0"

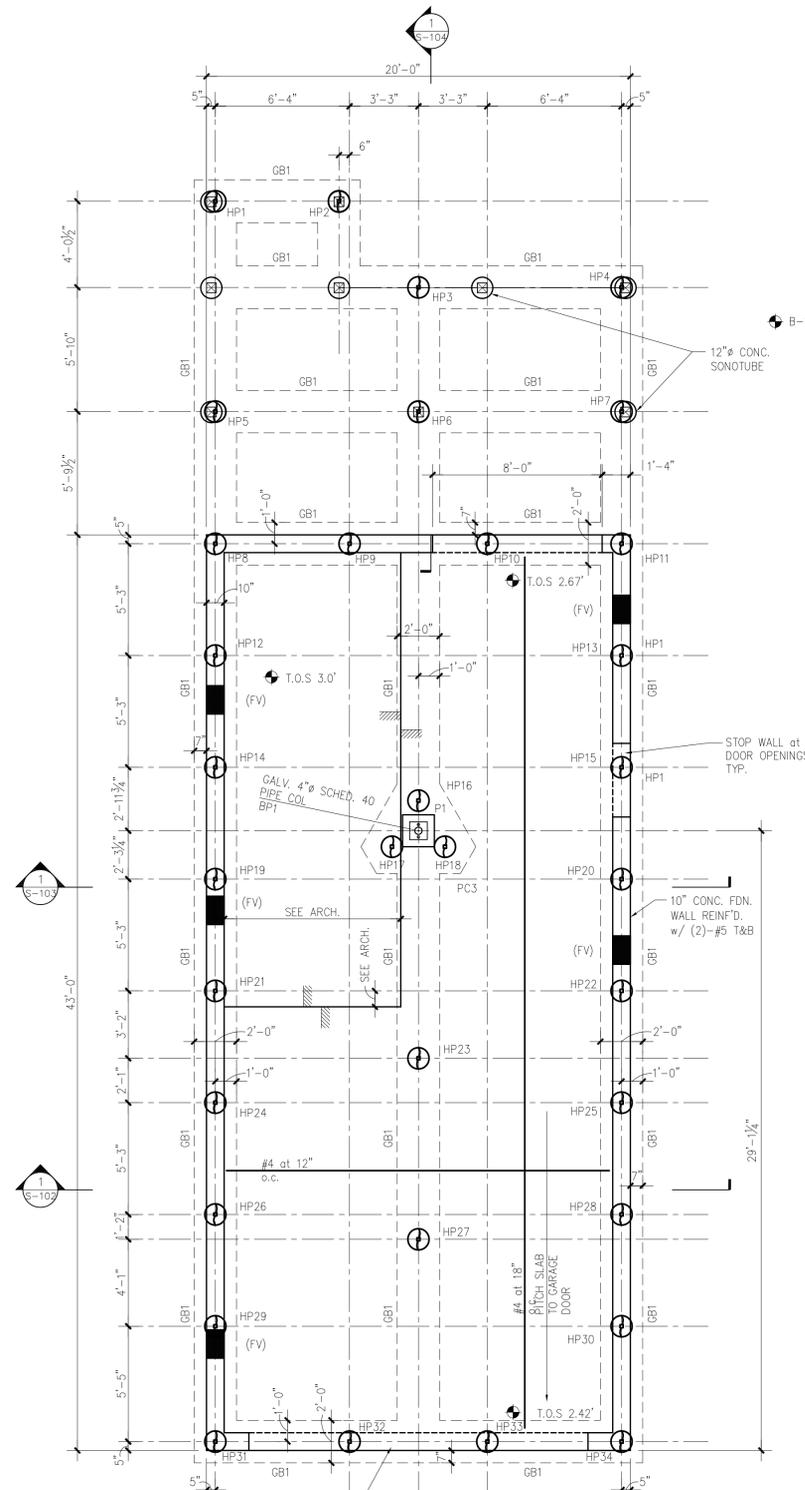
PILE CAP SCHEDULE

MARK	THICKNESS	REINFORCING
PC3	24"	(3) BANDS (5)-#5



TYPICAL GRADE BEAM CORNER REINFORCING

3/4" = 1'-0"

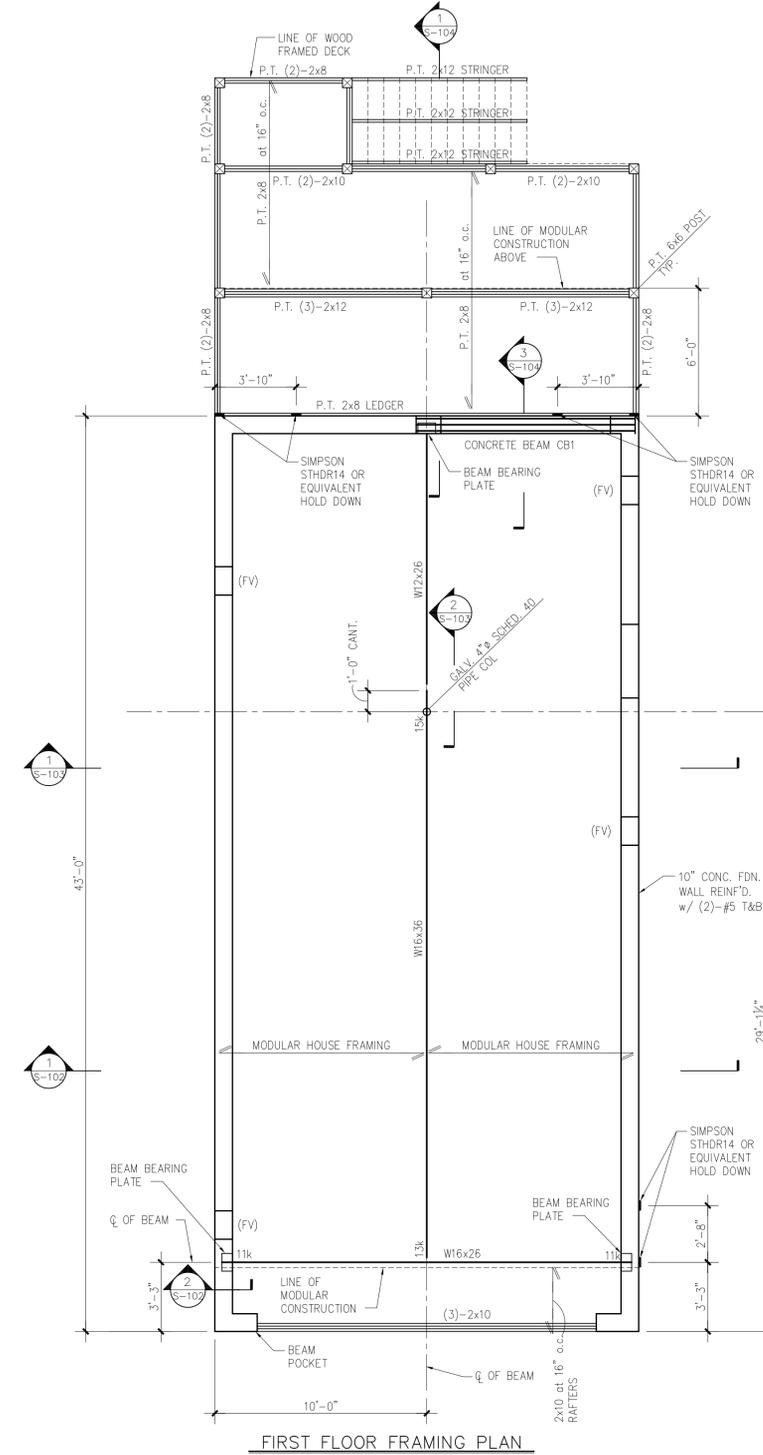


FOUNDATION PLAN

1/4" = 1'-0"

- NOTES:
- HP1-HP34 DESIGNATES 20,000# ALLOWABLE LOAD HELICAL PILE.
 - B-1 DESIGNATES SOIL BORING LOCATION, REFER TO SOIL BORING LOG, DRAWING S-105.
 - COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
 - GB1 DENOTES 2'-0"x2'-0" GRADE BEAM REINFORCED WITH (3)-#5 TOP AND BOTTOM CONTINUOUS- SEE DETAIL.
 - "P1" DENOTES 1'-4" CONCRETE PIER REINFORCED WITH (4)-#4 BENT DOWELS WITH #3 TIES AT 12" o.c., SEE DETAILS.
 - COORDINATE SONOTUBE PIER LOCATIONS WITH ARCHITECTURAL DRAWINGS.

SMART VENT CALCULATION:
 (1) 8"x16" SMART VENT REQUIRED PER 200 SF OF BUILDING AREA
 (2) OVERALL FOUNDATION WALL FOOTPRINT AREA = 860 SF
 860 SF / 200 SF PER VENT = 4.3 VENTS
 USE (5) VENTS



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"

- NOTES:
- CONCRETE BEAM GB1-REINFORCE WITH (3)-#5 TOP AND BOTTOM- EXTEND BARS 1'-2" BEYOND FACE OF OPENING. SEE DETAIL

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White Plains Rochester Red Bank Hartford

STRUCTURAL ENGINEER:



ENVIRONMENTAL ENGINEER:



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**State Of Connecticut
 Department Of Housing**
 505 Hudson Street
 Hartford, Connecticut 06106

RE BID
 Hazardous Material
 Abatement, Demolition of Existing Residence,
 new Foundation, new Decks and Stairs
 for
 John & Cathy Mortimer
 Application No. 5088
 41 James Street
 Milford, Connecticut 06460

**PILE LOCATION AND
 FOUNDATION PLAN, FIRST
 FLOOR FRAMING PLAN**

PROJECT NO.: 1524-39 SCALE AS NOTED

DRAWING NO.:

S-101



CUOCO
STRUCTURAL
ENGINEERS, LLC
100 Pearl Street, Suite 1400
Hartford, CT 06103
860-249-7251



FUSS & O'NEILL
Environmental Science, LLC
140 Waterford Road
Hartford, Connecticut 06106
860-249-7251

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State Of Connecticut
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Hartford, Connecticut 06106

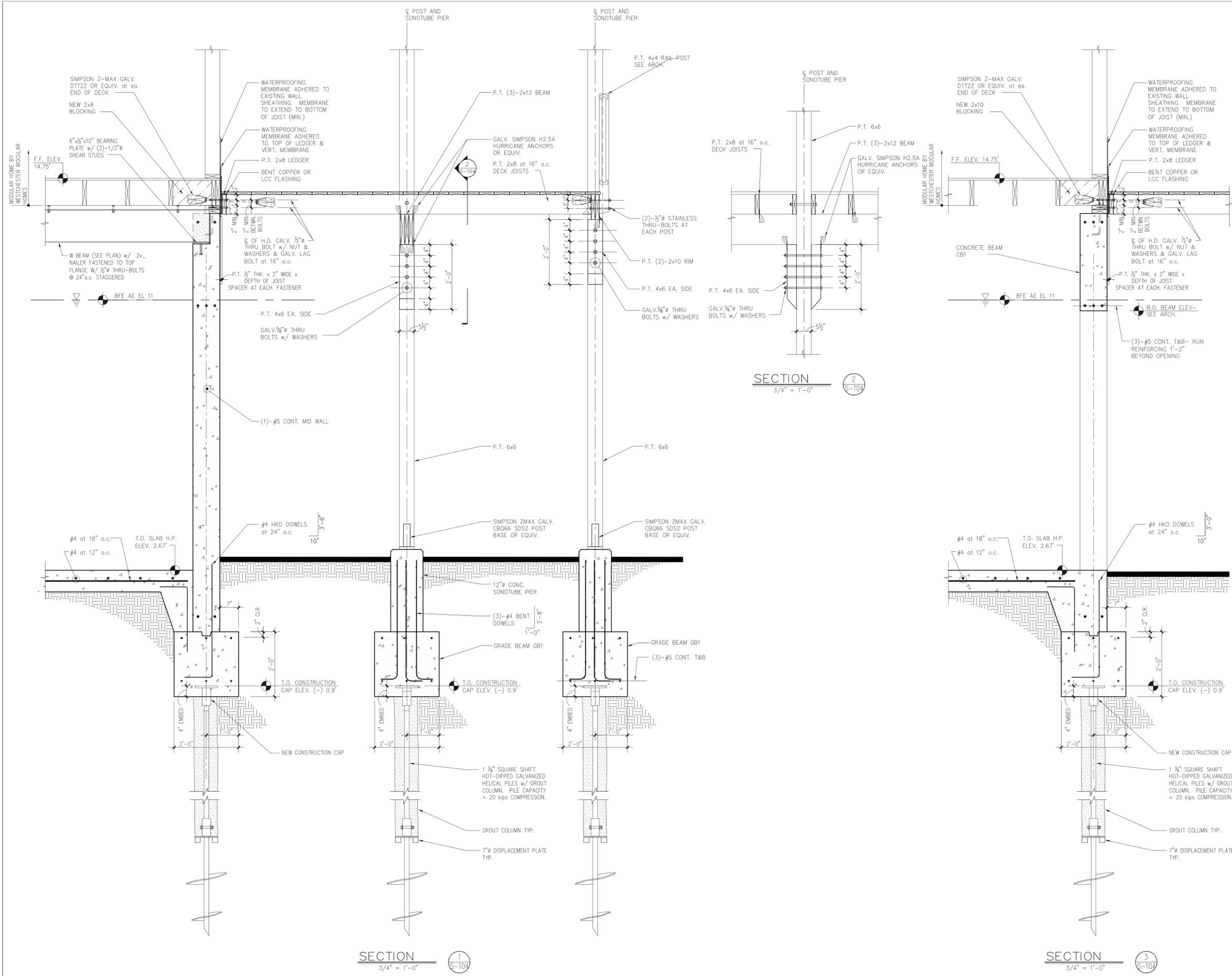
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new Foundation, new Decks and Stairs
for
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Application No. 5088
41 James Street
Milford, Connecticut 06460

SECTIONS AND DETAILS

PROJECT NO.: 1524-39	SCALE	AS NOTED
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DRAWING NO.:

S-104



STRUCTURAL NOTES		
<p>GENERAL NOTES</p> <p>GENERAL:</p> <ul style="list-style-type: none"> All details shall be considered typical and shall apply to all same and similar conditions. The Contractor shall field measure and verify all dimensions of the existing building and all dimensions related thereto. The Contractor shall be responsible for all temporary shoring and bracing required to maintain the structural stability of the building during construction. All work shall be in accordance with Connecticut State Building Code (CSRC) which includes the 2009 International Residential Code, and the 2013 addendum. The Contractor shall be solely responsible for construction site safety. <p>DESIGN LOADS:</p> <ul style="list-style-type: none"> The foundation has been engineered to resist the following design loads in accordance with CSRC Chapter 3. Floor live loads: <ul style="list-style-type: none"> First Floor: 40 psf Second Floor: 30 psf Deck: 60 psf Snow load: <ul style="list-style-type: none"> Ground Snow Load - Pg = 30 psf Wind load: <ul style="list-style-type: none"> Main Wind Force - Resisting System Basic Wind Speed, (3 sec gust), V = 100 mph Exposure Classification - C Importance Factor - I = 1.00 Velocity Pressure Exposure Coefficient, Kz = 0.70 Wind Directionality Factor, Kd = 0.85 Topographical Factor, Kzt = 1.08 Product of Internal Pressure Coefficient and Gust Factor, GCpI = ±0.18 Gust Effect Factor, G = 0.85 External Pressure Coefficient, Cp = varies Windward Wall, Cp = 0.85 Leeward Wall, Cp = -0.50 Side Wall, Cp = -0.70 Velocity Pressure, qz = 0.00256 x Kz x Kzt x Kd x V2 x I = 20 psf Design Wind Pressure, p = q x (G x Cp) - qi x (GCpI) use 23 psf Earthquake load: <ul style="list-style-type: none"> Site classification - D Occupancy Category, General Building - I Seismic Use Group, I Occupancy Importance Factor, I = 1.0 Seismic Design Category (based on SD1) - B <p>Earthquake loads for single-family residences are exempt for SDC = B</p> <p>HELICAL PILES:</p> <ul style="list-style-type: none"> All piles shall be patented helical piles and appurtenances as manufactured by A.B. Chance or an approved equal. Project is located in the vicinity of Long Island Sound, ground water elevation is tidal. Schedule pile installation during periods of low tide. All helical piles shall be installed by factory certified installers. All helical pile installations operations shall be supervised by a professional engineer (Pile engineer), licensed in the State of Connecticut and hired by the Architect. The helical piles shall be installed to achieve an ultimate bearing capacity of 40 kips compression. The design capacity of the piles is 20 kips providing a safety factor of 2. The pile contractor shall submit, for review, calculations indicating the minimum pile depth, helix diameter and required torque to achieve the required load based upon the soil boring. If the minimum torque has not been achieved at the depth level, the contractor shall have the following options: <ol style="list-style-type: none"> Install the pile deeper, using additional extensions until the specified torque has been obtained. Remove the existing pile and install a pile with a larger and/or more helices. The revised pile shall be installed beyond the termination depth of the original pile, as directed by the pile engineer. Add additional piles as recommended by the engineer. Helical piles leads shall have a 1 1/2"x1 1/2" inch shaft with three helices. The lower helix shall have a minimum diameter of 8 inches; the middle helix 10 inches the upper helix shall be 12 inches in diameter. Minimum embedment = 10 feet. The helical piles, extensions, and appurtenances shall be hot dipped galvanized in accordance with ASTM A153. Helical piles shall be installed as shown on the drawings. All changes to the pile locations must be approved by the engineer. If underground obstructions are encountered during the installation, the contractor shall have the option of removing the obstruction if possible, or relocating the pile with the engineer's approval. The latter option may require the relocation of adjacent piles or the installation of additional piles. A neat grout column shall be formed during pile installation. The grout column shall have a minimum compressive strength of 2,500 psi. Written installation records shall be obtained for each helical pile. The records shall include, but are not limited to, the following: <ol style="list-style-type: none"> Project name and location Name of contractor's foreman and representative who witnessed the installation. Date and time of installation. Location and/or reference number of each pile. Description of lead section and extensions installed. Overall depth of installation referenced from bottom of existing pile. Torque reading for the last three feet of installation. Any other relevant information relation the installation, such as but not limited to, depth of any obstructions encountered, sudden loss of torque, offset from plan location. FOR ESTIMATING PURPOSES. All piles shall be installed to a depth of 15 feet below elevation -0.75ft. The exact embedment lengths shall be verified and recorded in the field by the Pile Engineer. Final payment for installation lengths shall be determined using Contract Unit Prices. 	<p>FOUNDATION</p> <ul style="list-style-type: none"> The Contractor shall be responsible for all dewatering, shoring, sheeting, or bracing required to maintain a safe, dry, and stable excavation. No pile caps and grade beams shall be placed in water. Soil adjacent to and below pile caps and grade beams shall be kept from freezing at all times. Provide a granular sub-base under all slabs on grade. Where slab is within a heated space, the sub-base shall be 6 inches of compacted 3/4" crushed stone or bank run gravel with a maximum size of 2 inches. Where the slab is exposed to frost, the sub-base shall be 6 inches of 3/4 inch crushed stone. The Contractor shall verify the location of all underground utility lines, sewers, and fuel storage tanks to avoid any damage to these. Contractor shall contact "Call Before You Dig" prior to any excavation. Where grade beams are below the groundwater elevation, place 6 inches of crushed stone under footings. <p>CAST-IN-PLACE CONCRETE</p> <ul style="list-style-type: none"> Concrete strength at 28 days: <ul style="list-style-type: none"> 3,000 psi for foundation footings. 3,500 psi for concrete slabs-on-grade. Air-entrain all concrete, except for concrete for interior slabs-on-grade. Reinforcing steel: ASTM A615 grade 60. Concrete work shall be in accordance with ACI 301-99 and ACI 318-02. Maximum slump: <ul style="list-style-type: none"> 4 inches for slabs 5 inches for all other concrete. Minimum cover on reinforcing steel: <ul style="list-style-type: none"> concrete cast against the earth 3" concrete exposed to earth or weather #6 and larger 2" #5 and smaller 1 1/2" interior slabs and walls 3/4" Interior floor slab shall receive a steel trowel finish. Exterior slabs and sidewalks shall receive a coarse broom finish. Coordinate with architect. Grout and rub all exposed surfaces of foundation walls within 48 hours of pour. Admixtures containing calcium chloride shall not be used. Apply curing compound to slabs immediately following final troweling. The testing laboratory shall cast 4 test cylinders for each 50 yards or each day's pour. Slump tests shall be performed when cylinders are cast. Test 1 cylinder at 7 days and 3 cylinders at 28 days. Inspections shall be made of reinforcing steel and concrete placement. <p>STRUCTURAL STEEL</p> <ul style="list-style-type: none"> ASTM A36 for angles, channels, plates, and miscellaneous sections ASTM A500 grade b for tube shapes ASTM A501 or A53 for structural pipe Anchor rods: ASTM F1554, 3/4-inch diameter Shop primer: one coat of red oxide rust inhibitive primer, except for members which are to be encased in concrete, spray fireproofed, or within 2 inches of field welds. Steel work shall be in accordance with AISC "Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings." Welders shall be certified in accordance with AWS standard qualification procedures. Welding electrodes: ASTM A233, E70xx series for all structural connections. 	<p>ROUGH CARPENTRY</p> <ul style="list-style-type: none"> All framing lumber and plywood shall be clearly marked with a grade stamp. All wood framing in contact with concrete or masonry shall be ACO preservative treated in accordance with AWWPA Standards. Keep materials under cover and dry. Protect against exposure to weather and contact with damp or wet surfaces. Stack lumber and plywood and other panels; provide air circulation within and around stacks and under temporary coverings including polyethylene and similar material. Provide lumber with 19% maximum moisture content at time of enclosure for sizes 2" or less in nominal thickness, unless otherwise indicated. For structural framing (2" to 4" thick, 5" and wider), provide Douglas Fir-Larch No. 2 grade or better, except preservative treated lumber shall be Southern Pine No. 2 or better. Fasteners and Anchorages: Provide size, type, material and finish as indicated and as recommended by applicable standards, complying with applicable Federal Specifications for nails, staples, screws, bolts, nuts, washers and anchoring devices. Provide metal hangers and framing anchors of the size and type recommended by the manufacturer for each use including recommended nails. Where rough carpentry work is exposed to weather, in ground contact, or in area of high relative humidity, provide fasteners and anchorages with a hot-dip zinc coating (ASTM A 153). Sill Sealer Gaskets: Glass fiber resilient insulation fabricated in strip form for use as a sill sealer, 1" nominal thickness compressible to 1/32"; selected from manufacturer's standard widths to suit width of sill members indicated. Carefully select all members. Select individual pieces so that knots and obvious defects will not interfere with placing bolts or proper nailing or making connections. Cut out and discard all defects which will render a piece unable to serve its intended function. Lumber may be rejected by the Engineer, whether or not it has been installed, for excessive warp, twist, bow, crook, mildew, fungus, or mold, as well as for improper cutting and fitting. Do not shim sills, joists, studs, or other framing components. Set carpentry work to required levels and lines, with members plumb and true and cut and fitted. Securely attach carpentry work to structure by anchoring and fastening as shown and as required by recognized standards. Drill bolt holes 1/16 inch larger in diameter than the bolts being used. Drill straight and true from one side only. Use washers under head and nut. Do not tighten nut to the point of crushing wood fibers. Lag bolts and wood screws shall be screwed into place and not driven with a hammer.

SOILTESTING, INC.		CLIENT: Kathy Mortimer		SHEET 1 OF 1					
80 DONOVAN RD. OXFORD, CT 06478 CT (203) 262-9328 NY (914) 946-4880		PROJECT NO. G213-9557-13		HOLE NO. B-1					
PROJECT NAME 41 James Street		BORING LOCATIONS per Sketch							
FOREMAN - DRILLER TJ/Me		LOCATION Milford, CT							
INSPECTOR		CASING	SAMPLER	CORE BAR	OFFSET				
GROUND WATER OBSERVATIONS		HSA	SS		DATE START 10/31/13				
AT 6 FT AFTER 0 HOURS	TYPE	3 IN	1 3/8"		DATE FINISH 10/31/13				
AT 7 FT AFTER 0 HOURS	SIZE I.D.								
AT 7 FT AFTER 1 HOURS	HAMMER WT.		140#	BIT	SURFACE ELEV.				
	HAMMER FALL		30"		GROUND WATER ELEV.				
DEPTH FEET	SAMPLE				BLOWS PER 6 IN ON SAMPLER (FORCE ON TUBE) 0-6 6-12 12-18	CORE TIME PER FT (MIN)	DENSITY OR CONSBIST MOIST	STRATA CHANGE DEPTH ELEV	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
	CASING BLOWS PER FOOT	NO	TYPE	PEN REC					
5	1	SS	24"	6"	20"	6	8	2'	1" ASPHALT; 1/2 Bm FM SAND, 1/2 F gravel, 1/2 silt (poss. FILL)
	2	SS	24"	4"	40"	2	1		dk Gry/Bm Organic SILT, sm F sand, 1/2 past Bm F SAND, sm Organic silt, 1/2 past
	3	SS	24"	3"	80"	1	2	8'0"	
	4	SS	24"	6"	80"	3	4		
	5	SS	24"	18"	100"	3	4		
10	6	SS	24"	19"	120"	6	3		
						4	5		
15	7	SS	24"	18"	170"	13	18		
						18	16		
20	8	SS	24"	20"	220"	7	7		
						8	11		
25	9	SS	24"	10"	270"	7	8		
						7	10		
30	10	SS	24"	18"	320"	7	12		
						15	16		
35	11	SS	24"	15"	370"	5	7		
						10	10		
40									

NOTE: Subsoil conditions revealed by this investigation represent conditions at specific locations and may not represent conditions at other locations or times.

GROUND SURFACE TO _____ FT. USED _____ CASING TO _____ FT. HOLE NO. B-1

A = AUGER UP = UNDISTURBED PISTON T = THINWALL V = VANE TEST
WDR = WEIGHT OF RODS WCH = WEIGHT OF HAMMER & RODS C = COARSE
SS = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER M = MEDIUM
PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 35% AND = 35 - 60% F = FINE



Lothrop Associates LLP Architects
100 Pearl Street
14th Floor
Hartford, Connecticut 06103
860-249-7251

White Plains Rochester Red Bank Hartford

STRUCTURAL ENGINEER:



ENVIRONMENTAL ENGINEER:



ISSUE NO.	ISSUE DATE	DESCRIPTION
2	APRIL 20, 2015	ISSUED FOR RE-BID
1	17 FEB 2015	ISSUED FOR BID

State Of Connecticut
Department Of Housing
505 Hudson Street
Hartford, Connecticut 06106

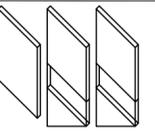
R E B I D
Hazardous Material
Abatement, Demolition of Existing Residence,
new Foundation, new Decks and Stairs
for
John & Cathy Mortimer
Application No. 5088
41 James Street
Milford, Connecticut 06460

GENERAL NOTES,
SOIL BORING LOGS

PROJECT NO.: 1524-39 SCALE AS NOTED

DRAWING NO.:

S-105



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A001	COVER PAGE			
A002	ELEVATIONS	TOTAL AREA	=	1,600 SQ. FT.
A100	FOUNDATION PLAN	USE GROUP	=	SINGLE FAMILY
A101	FIRST FLOOR PLAN	CONST. TYPE	=	VB
A102	SECOND FLOOR PLAN	ROOF LIVE LOAD	=	30 LB/SF
A103	BRACED WALLS	WIND SPEED (3-SEC GUST)	=	100 MPH (EXPOSURE C)
A104	CROSS SECTION			
A105	FIRST FLOOR PLUMBING PLAN	SITE CLASS	=	B
A106	SECOND FLOOR PLUMBING PLAN	FLOOR LIVE LOAD		
A107	FIRST FLOOR ELECTRICAL PLAN	1st FL.	=	40 LB/SF
A108	SECOND ELECTRICAL PLAN	2nd FL.	=	30 LB/SF
A109	FIRST FLOOR FHW HEATING PLAN			
A110	SECOND FHW HEATING PLAN			
A111	STANDARD NOTES & DETAILS			



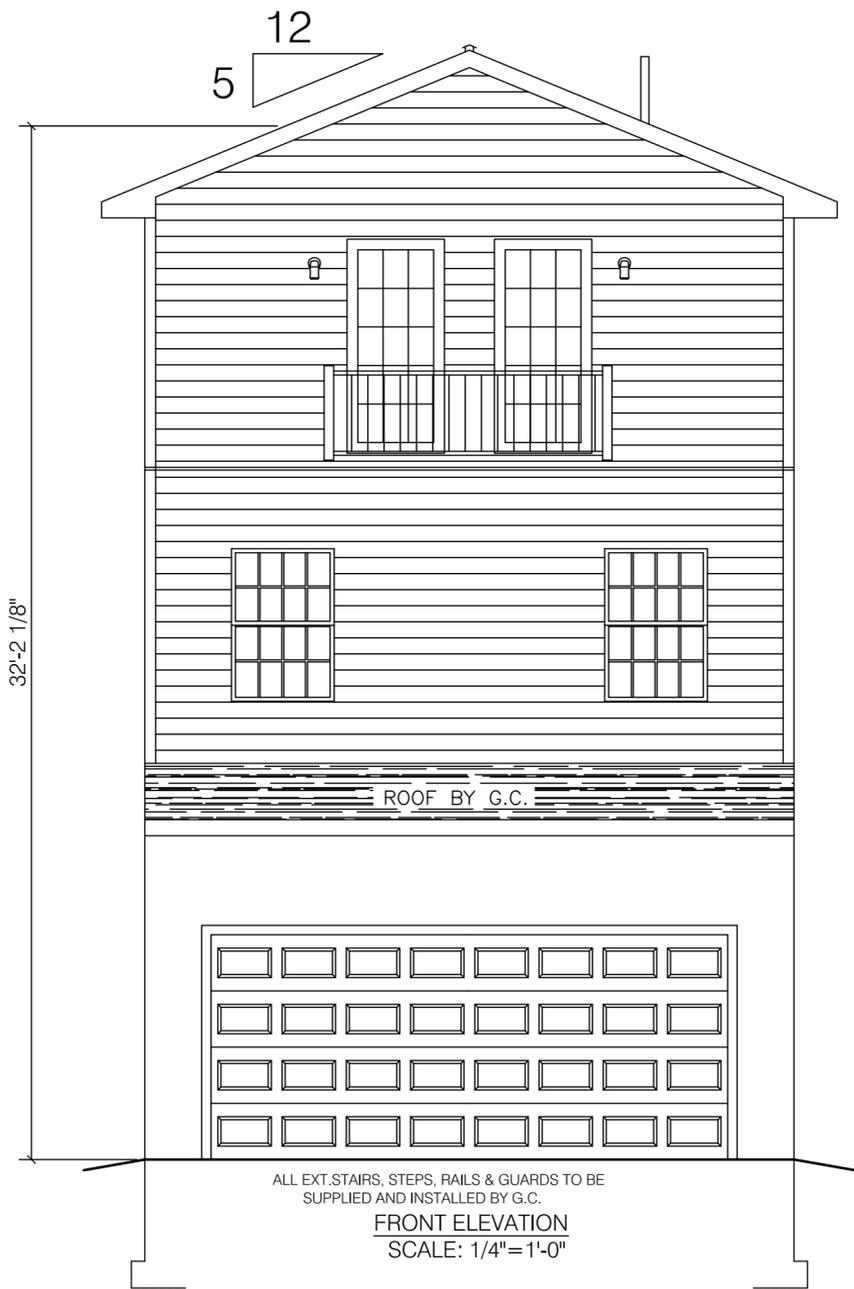
By:	"								
Date:	"								
Description:	"								
Rev:	"								

Drawing Description:
Cover Page

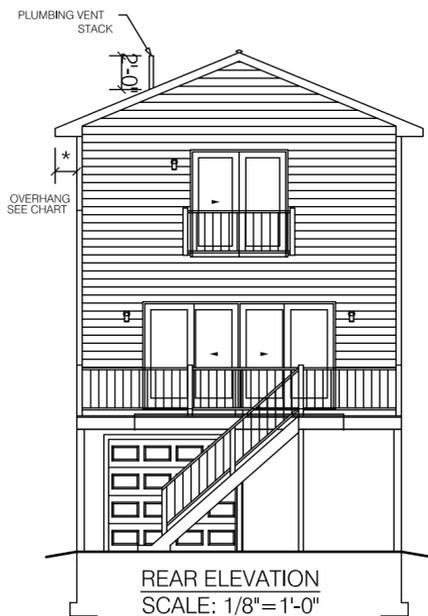
Project:
New Residence at:
41 James Street
Milford, Connecticut

* DESIGNED TO THE FOLLOWING:
-2009 INTERNATIONAL RESIDENTIAL CODE
-2013 AMENDMENTS TO THE 2005 CT STATE FIRE SAFETY CODE
-2001 WOOD FRAME CONSTRUCTION MANUAL
-2011 NATIONAL ELECTRICAL CODE
-2009 INTERNATIONAL ENERGY CONSERVATION CODE

Date:	02.12.2015	Drawing No.	A001
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	1	of 14

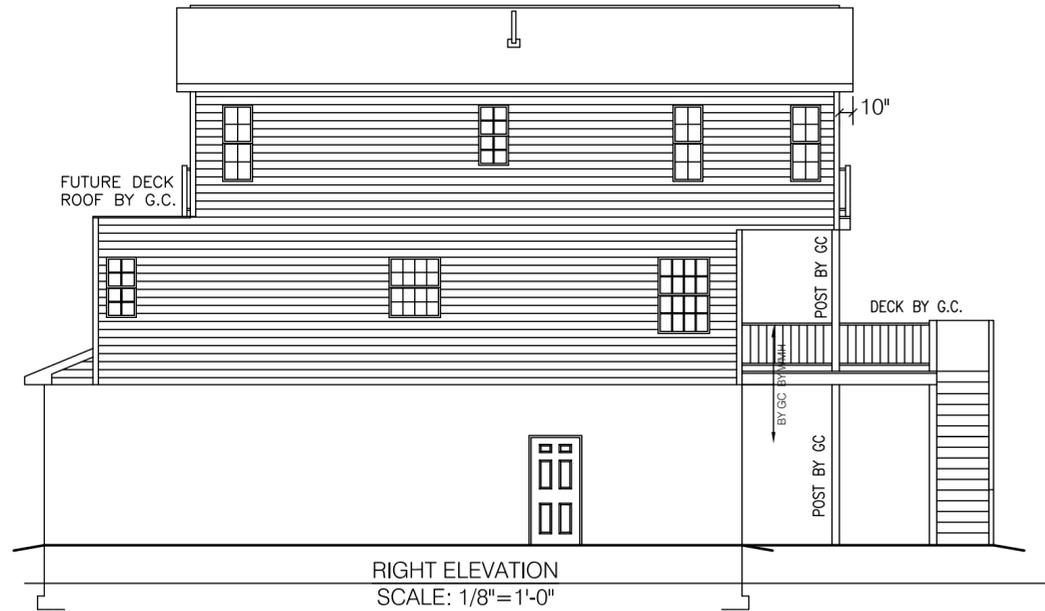


ALL EXT. STAIRS, STEPS, RAILS & GUARDS TO BE SUPPLIED AND INSTALLED BY G.C.
FRONT ELEVATION
 SCALE: 1/4"=1'-0"

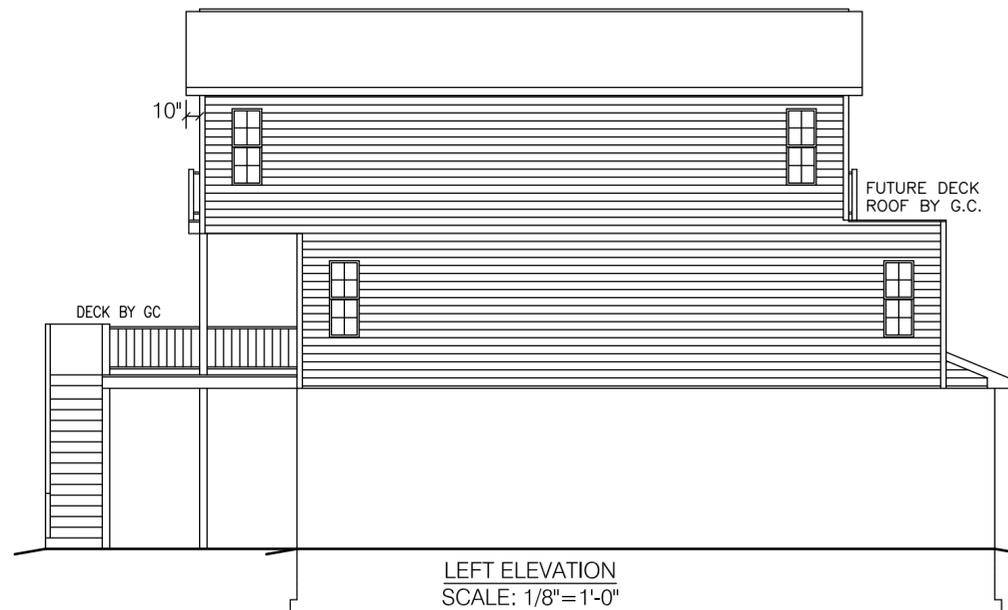


REAR ELEVATION
 SCALE: 1/8"=1'-0"

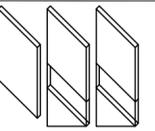
ROOF PITCH	HOUSE WIDTH		
	24'-0"	26'-0"/30'-0"	27'-8"/31'-8"
5/12	16"	11"	16"
7/12	16"	11"	16"
9/12	12"	11"	12"
12/12	8 3/4"	8 3/4"	8 3/4"



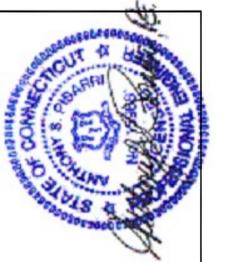
RIGHT ELEVATION
 SCALE: 1/8"=1'-0"



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



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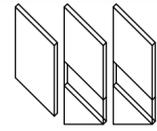


By:	"			
Date:	"			
Description:	"			
Rev:	"			

Drawing Description:
Elevations

Project:
 New Residence at:
 41 James Street
 Milford, Connecticut

Date:	02.12.2015	Drawing No.	A002
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	2 of 14	



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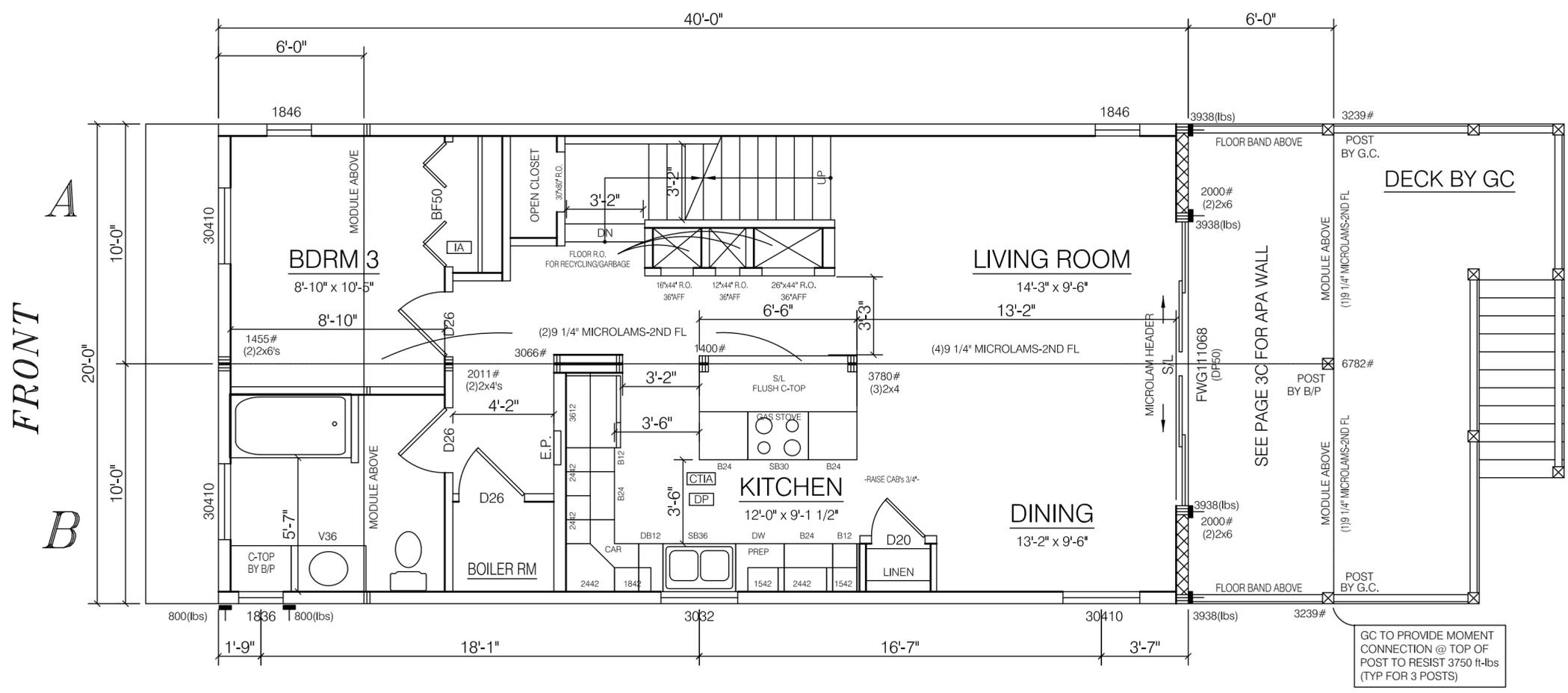


By:	
Date:	
Description:	
Rev:	

Drawing Description:
First Floor Plan

Project:
 New Residence at:
 41 James Street
 Milford, Connecticut

Date:	02.12.2015	Drawing No.	A101
Scale:	As Noted	Job No:	15011
Drawn By:	P. Walter		
Job No:	15011		

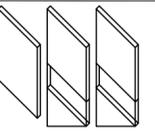


-ENERGY STAR PACKAGE-
 -ANDERSEN 400 SERIES WINDOWS W/ DP 50-
 -SOLID SMOOTH CHEYENNE INT. DOORS-

ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
LIVING ROOM	135	57.1	17.33
DINING	125	11.2	6.2
KITCHEN	109	6.9	3.85
BDRM 3	92	16.2	9.22

COMBINED

	SHEAR WALL-590plf EDGE NAILS: 8d COMMON NAILS @ 4" o.c.
	HOLDDOWN LOCATION AND REQUIRED LOAD (BY B/P-U.O.N.)



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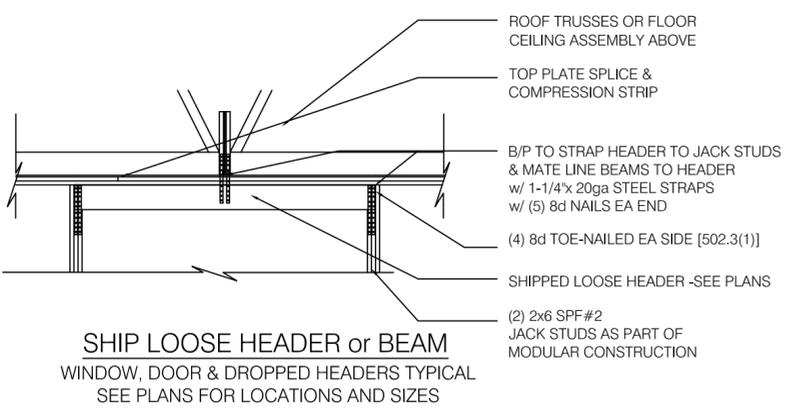
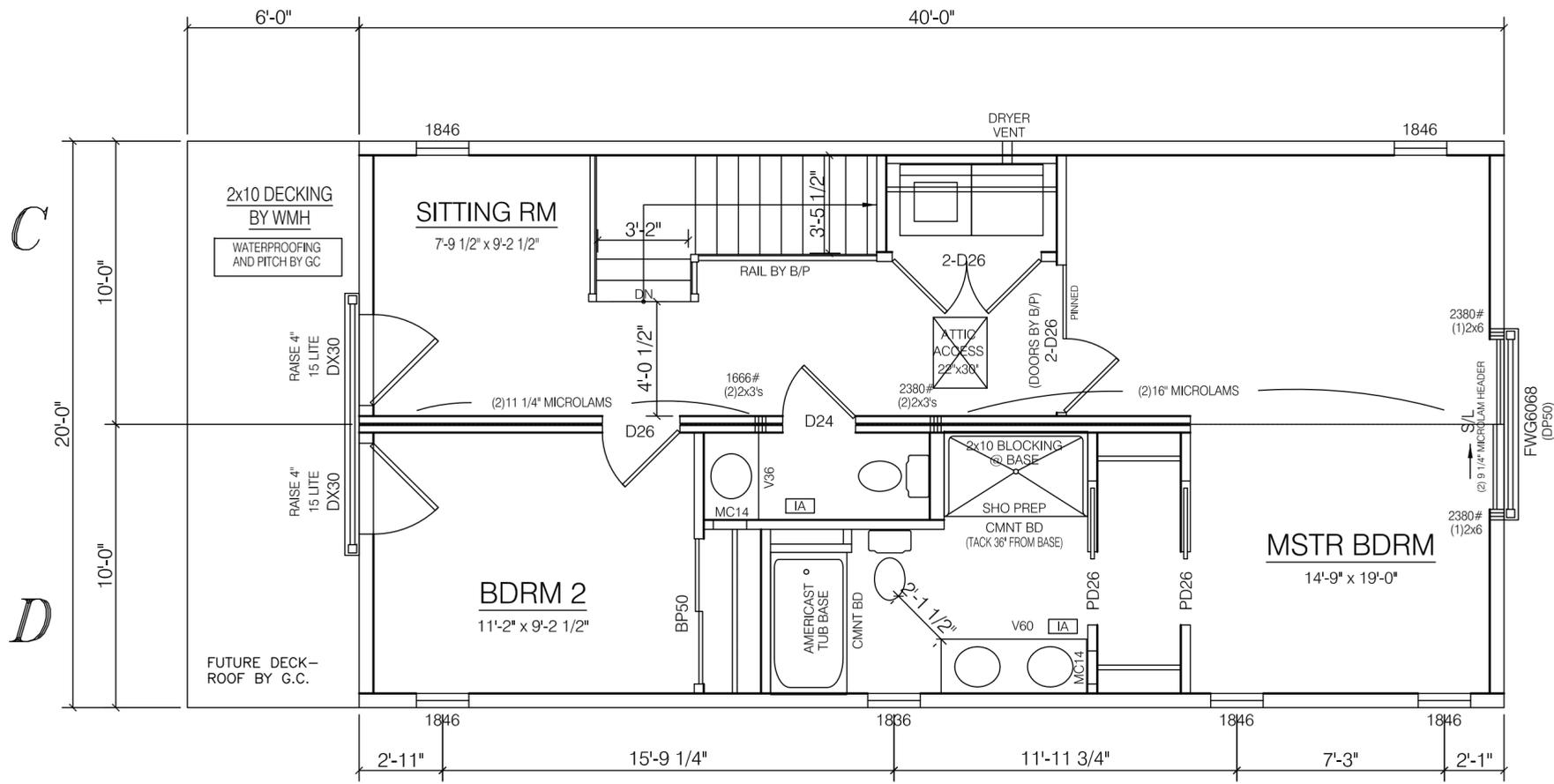


By:	
Date:	
Description:	
Rev:	

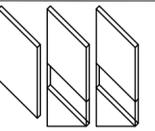
Drawing Description:
Second Floor Plan

Project:
 New Residence at:
 41 James Street
 Milford, Connecticut

Date: 02.12.2015
 Scale: As Noted
 Drawn By: P. Walter
 Job No: 15011 5 of 14
 Drawing No. **A102**



LIGHT & VENTILATION SCHEDULE (SF)			
ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
MSTR BDRM	239	38.8	23.37
BDRM 2	102	15.9	23.02
SITTING	72	15.9	23.02



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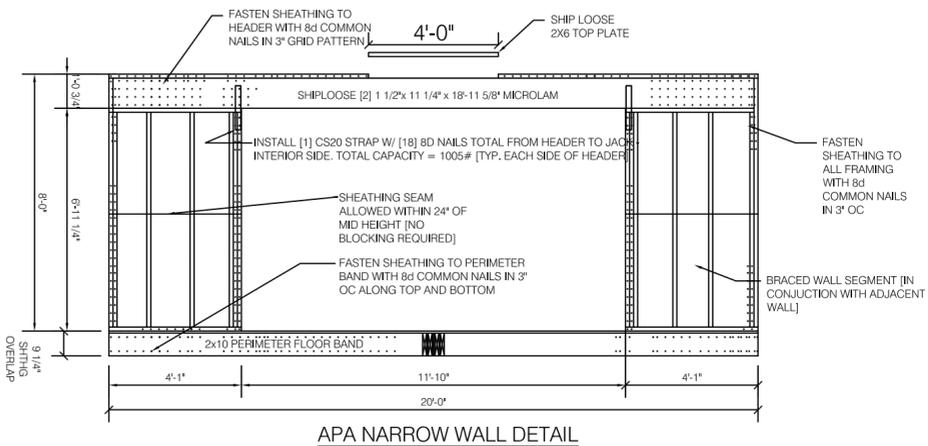
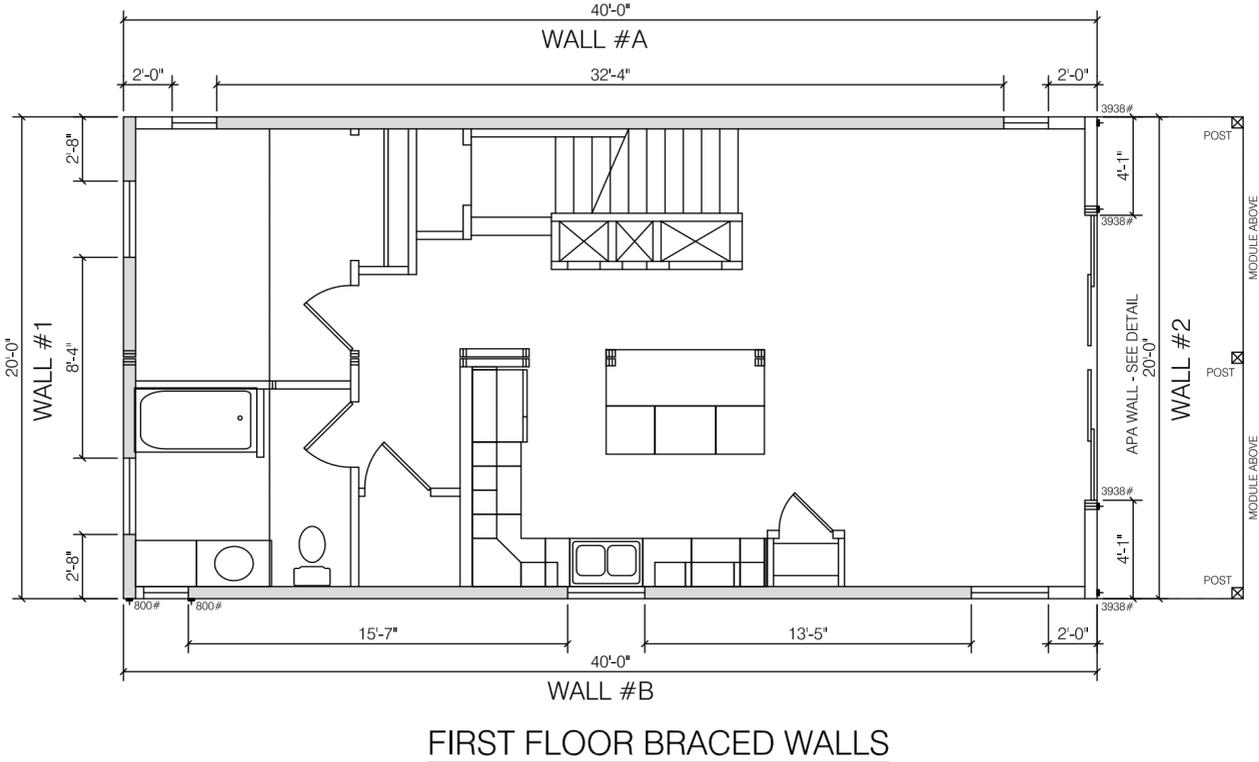
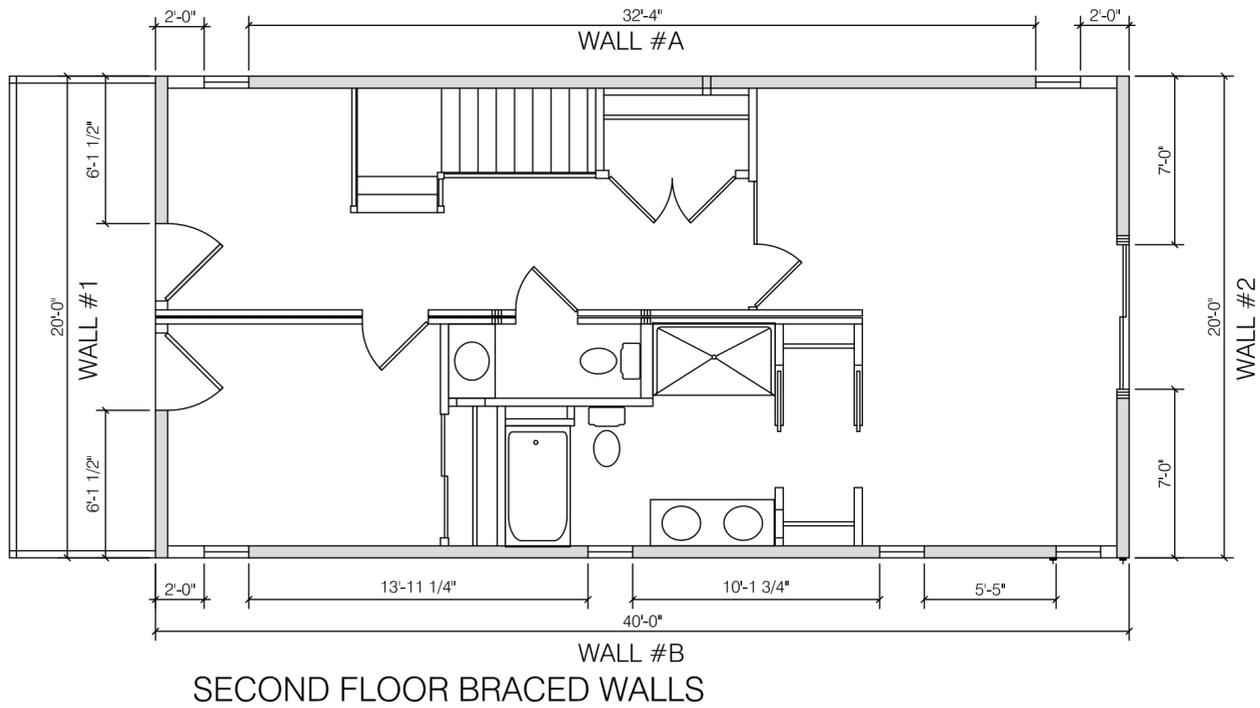
Rev:		Description:		Date:		By:	
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Braced Walls

Project: New Residence at:
 41 James Street
 Milford, Connecticut

Date: 02.12.2015
 Scale: As Noted
 Drawing No. A104
 Job No: 15011 6 of 14

SHEAR WALL DESIGN: 2001 WFCM (ENGINEERED METHOD)		SERIAL #	14033	NOTES
LOCATION		Main House		
DESIGN CRITERIA		Wind Speed (3-sec gust)	100 mph	Floor
Exposure Category		C	Roof pitch (on 12)	5
Exposure Factor		1.4	Number of Stories Braced	2
SHEAR WALL SPECIFICATIONS		7/16" WSP with 1/2" Gypsum	Per Table 3.17D1	Wall Strength (psi)
Min. Segment Ratio (α 1)		3.5	6" Edge Nailing	436
Min. Segment Length (ft)		2.29	4" Edge Nailing	590
			3" Edge Nailing	730
				1390
SEGMENTED (TYPE I) SHEAR WALL DESIGN		Load Parallel to Ridge	Load Perpendicular to Ridge	APA WALL
Building Elevation		Front	Rear	Left
Length of Wall - Lwall (ft)		20	20	20
Effective Length of Full Height Sheathing - L _h (ft)		12.4	12.4	12.4
Unit Lateral Load for Roof (lbs) [Per Table 2.5B&A]		92.4	213	213
Unit Lateral Load for Floor (lbs) [Per Table 2.5B&A]		6104	492	492
Total Shear Wall Load per Side (lbs)		590	1000	1000
Required Shear Wall Strength (psi)		OK	3938	3938
Provided Shear Wall Strength (psi)		OK	493	493
Wall Height Adjustment [Per Footnote 2]		OK	16	16
Holddown Capacity (lbs) - Segmented Walls		OK	11	11
Perimeter Shear and Uplift Between Holddown (psi)		OK		
Perimeter Shear Nailing on centers for 10d nails - Torque-rated		OK		
No 8d nails in each end of 1 1/4" steel straps @ 48" o.c.		OK		
No 8d nails in each end of 1 1/4" steel straps @ 32" o.c.		OK		



Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall # 1	40	14.4ft	13.2ft	13.5ft	Passes
Wall # 2	40	Engineered Wall - See Calcs			

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall A	20	4.2ft	3.2ft	32.3ft	Passes
Wall B	20	4.2ft	3.2ft	29.5ft	Passes

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall # 1	40	7.6ft	5.7ft	12.2ft	Passes
Wall # 2	40	7.6ft	5.7ft	13.8ft	Passes

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
Wall A	20	4.2ft	3.2ft	32.3ft	Passes
Wall B	20	4.2ft	3.2ft	29.5ft	Passes

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
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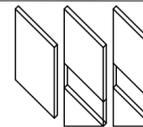
Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Wall (ft) Adjusted	Braced Walls Provided (ft)	Passes
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Wall # 2	40	7.6ft	5.7ft	13.8ft	Passes

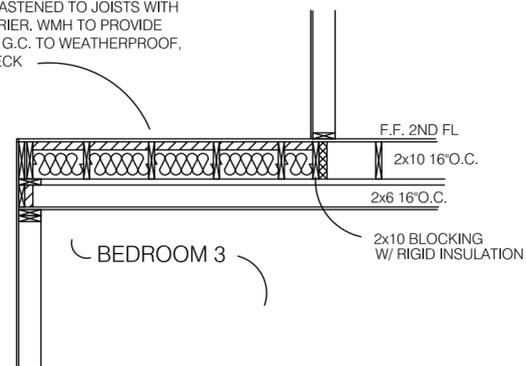


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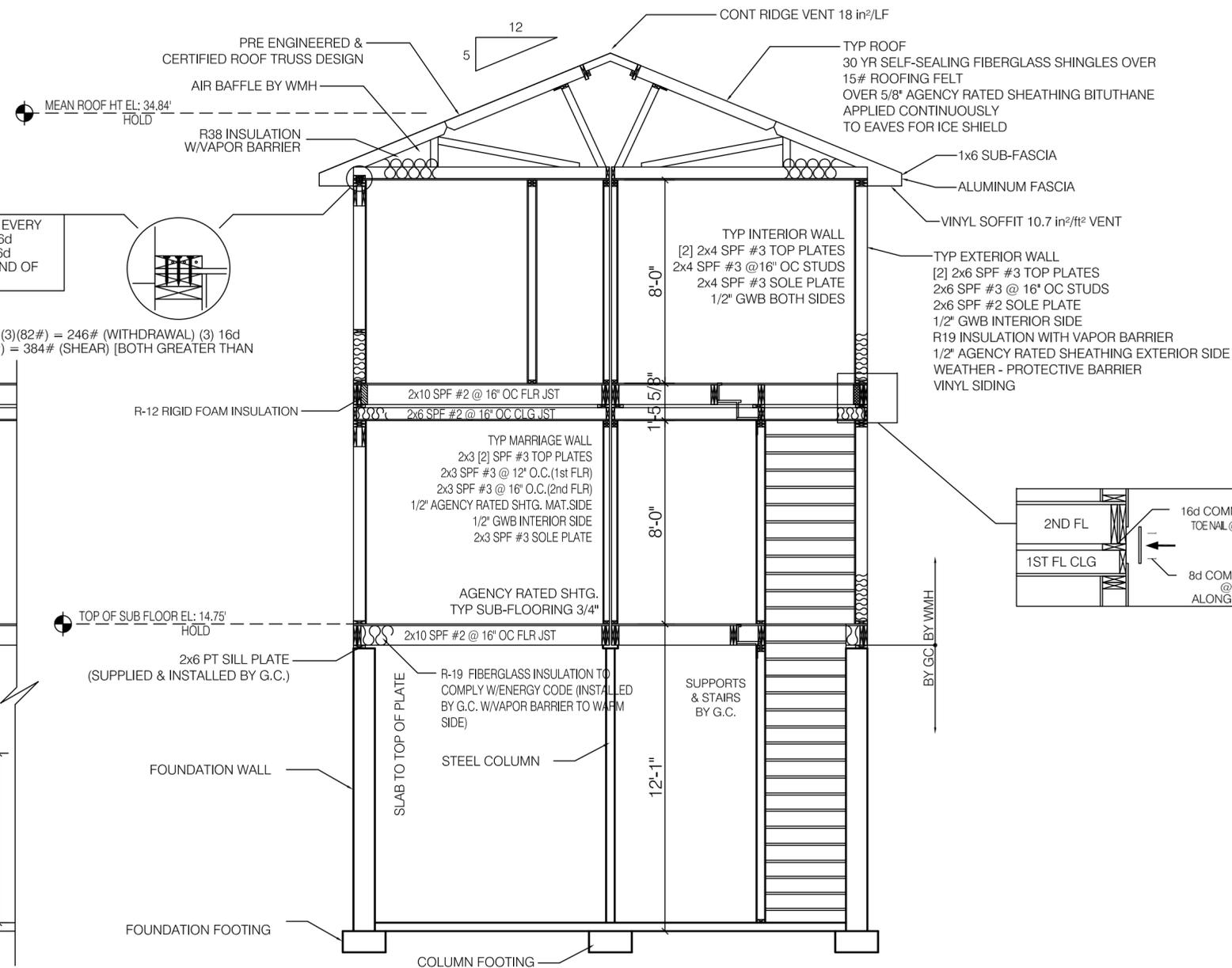
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2x10 SPF#2 JOISTS AT 16'o.c. WITH 2 1/2" RIGID FOAM OVER R30 COMPRESSED BATT CAVITY INSULATION. FOAM INSULATION TO BE FASTENED TO JOISTS WITH FOAM-SEAL AS AN AIR BARRIER. WMH TO PROVIDE 3/4" T&G DECK SHEATHING. G.C. TO WEATHERPROOF, PITCH AND DRAIN ROOF DECK

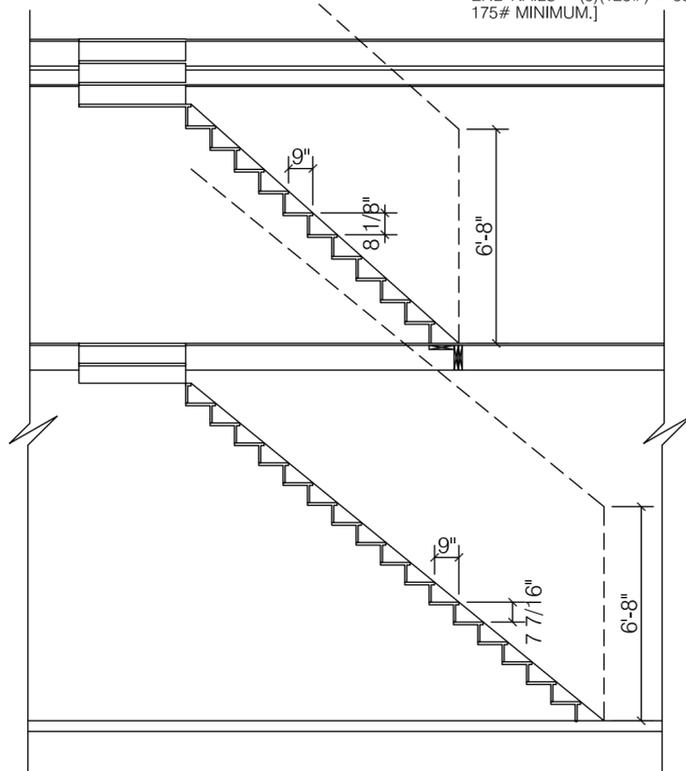


SECTION @ BEDROOM 3/GEN. BATH CEILING



2x6 BLOCK BETWEEN EVERY OTHER TRUSS w/ (3) 16d FACE-NAILS AND (3) 16d END-NAILS AT EACH END OF BLOCK

(3) 16d FACE-NAILS = (3)(82#) = 246# (WITHDRAWAL) (3) 16d END-NAILS = (3)(128#) = 384# (SHEAR) [BOTH GREATER THAN 175# MINIMUM.]



Seal:



By:	
Date:	
Description:	
Rev:	

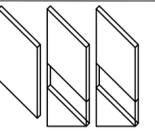
Drawing Description:

Cross Sections

Project:

New Residence at:
41 James Street
Milford, Connecticut

Date:	02.12.2015	Drawing No.	A104
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	7 of 14	



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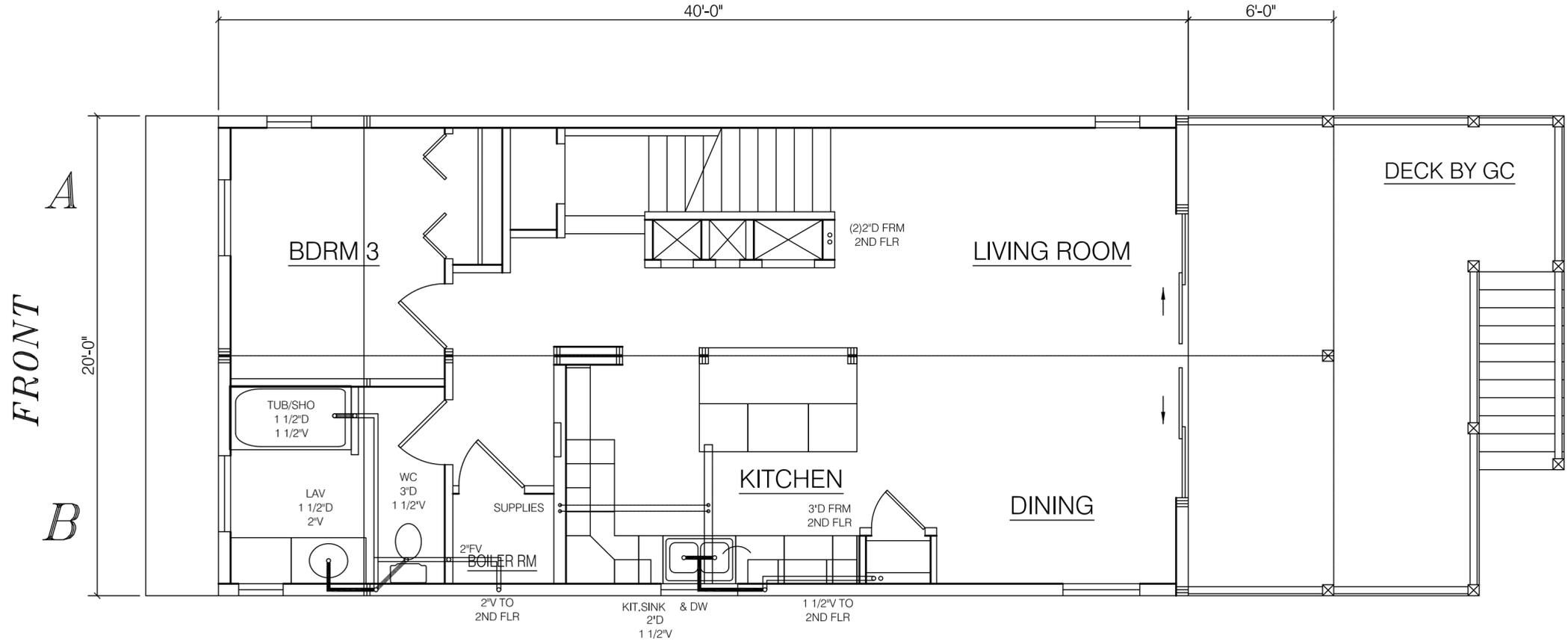
Seal:

By:	"
Date:	"
Description:	"
Rev:	"

Drawing Description:
First Floor Plumbing

Project:
New Residence at:
41 James Street
Milford, Connecticut

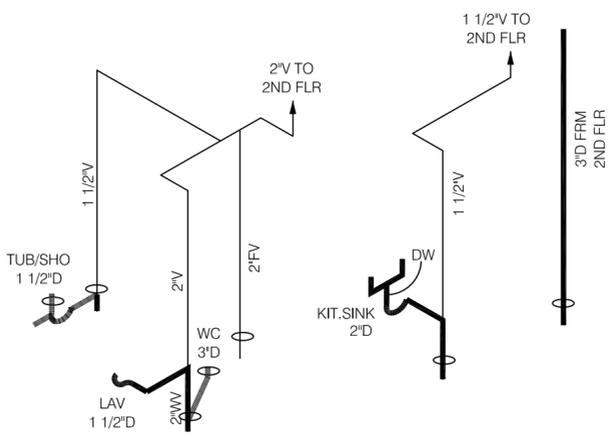
Date:	02.12.2015	Drawing No.	A105
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	8 of 14	



FRONT
A
20'-0"
B

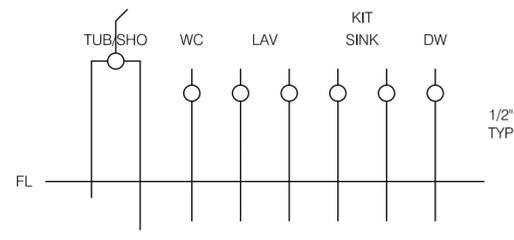
DWW DIAGRAM

VIEW 'A' - NTS
D = DRAIN
V = VENT
FV = FUTURE VENT
SP = STAND PIPE
DW = DISH WASHER
WC = WATER CLOSET
FC = FIELD CONNECTION BY G.C.
G.C. = GENERAL CONTRACTOR

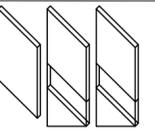


DRAIN BY G.C.
 DRAIN BY WMH
 VENT BY G.C.
 VENT BY WMH

SUPPLY DIAGRAM



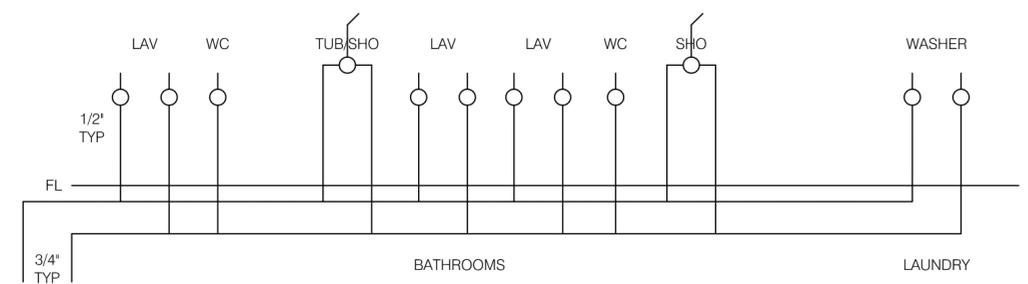
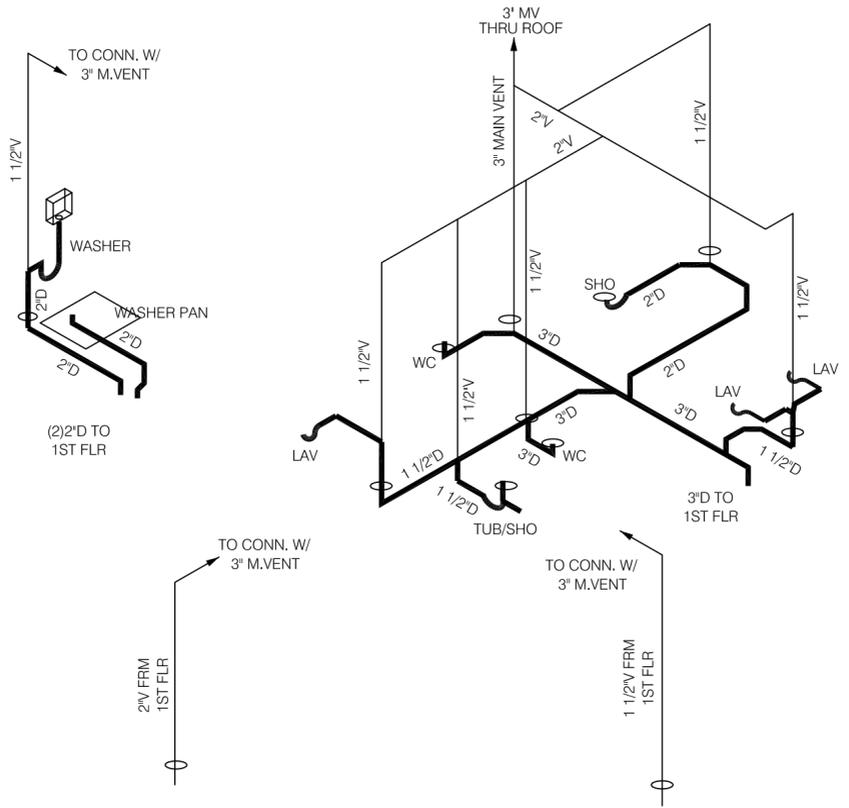
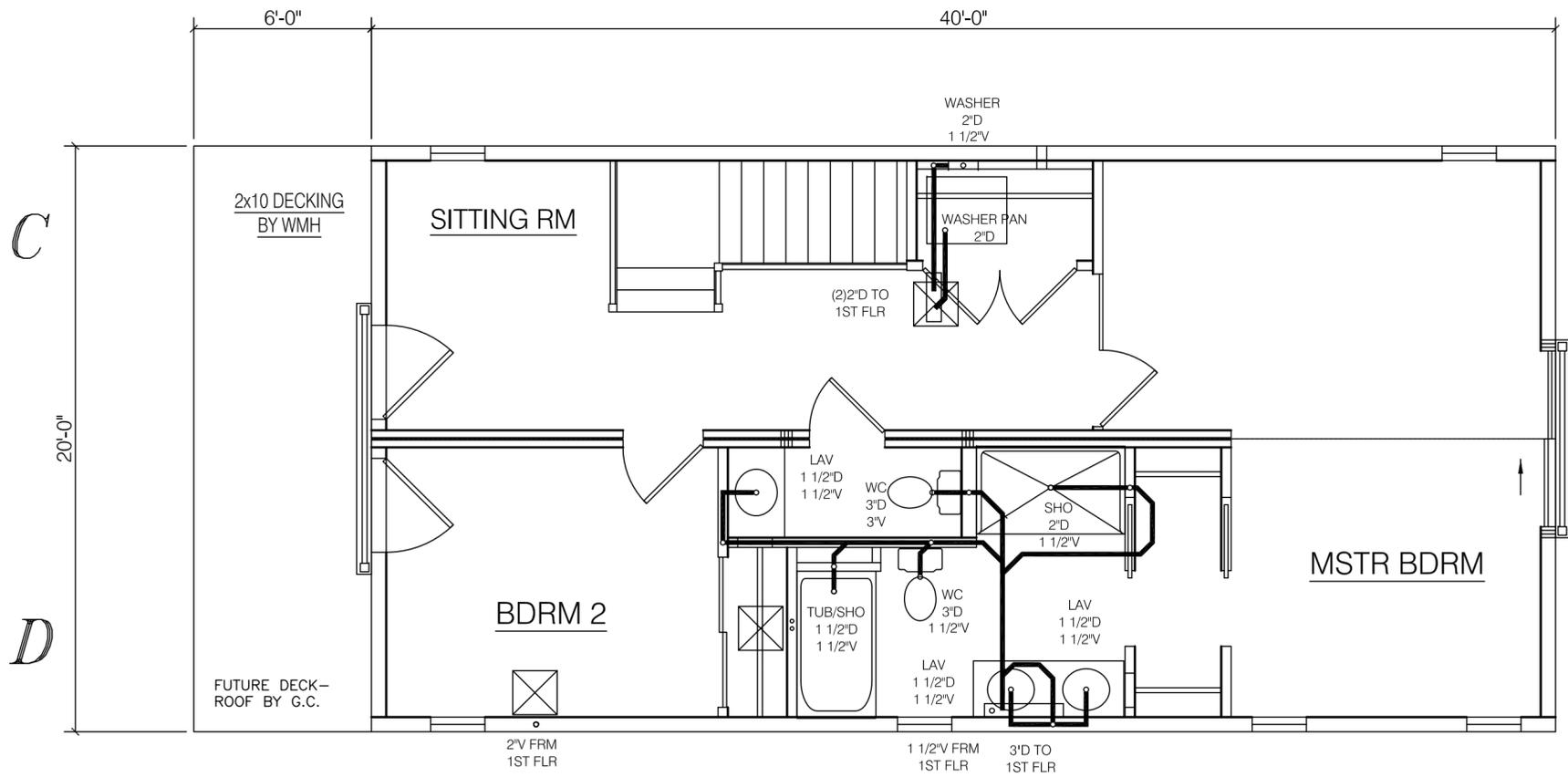
VIEW 'A' - NTS
FL = FLOOR LINE
 = 1/2" SHUT OFF VALVE
 COLD
 HOT



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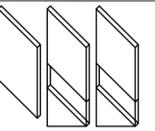
By:	"				
Date:	"				
Description:	"				
Rev:	"				



Drawing Description:
Second Floor Plumbing Plan

Project:
New Residence at:
41 James Street
Milford, Connecticut

Date:	02.12.2015	Drawing No.	A106
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	150119	of 14	



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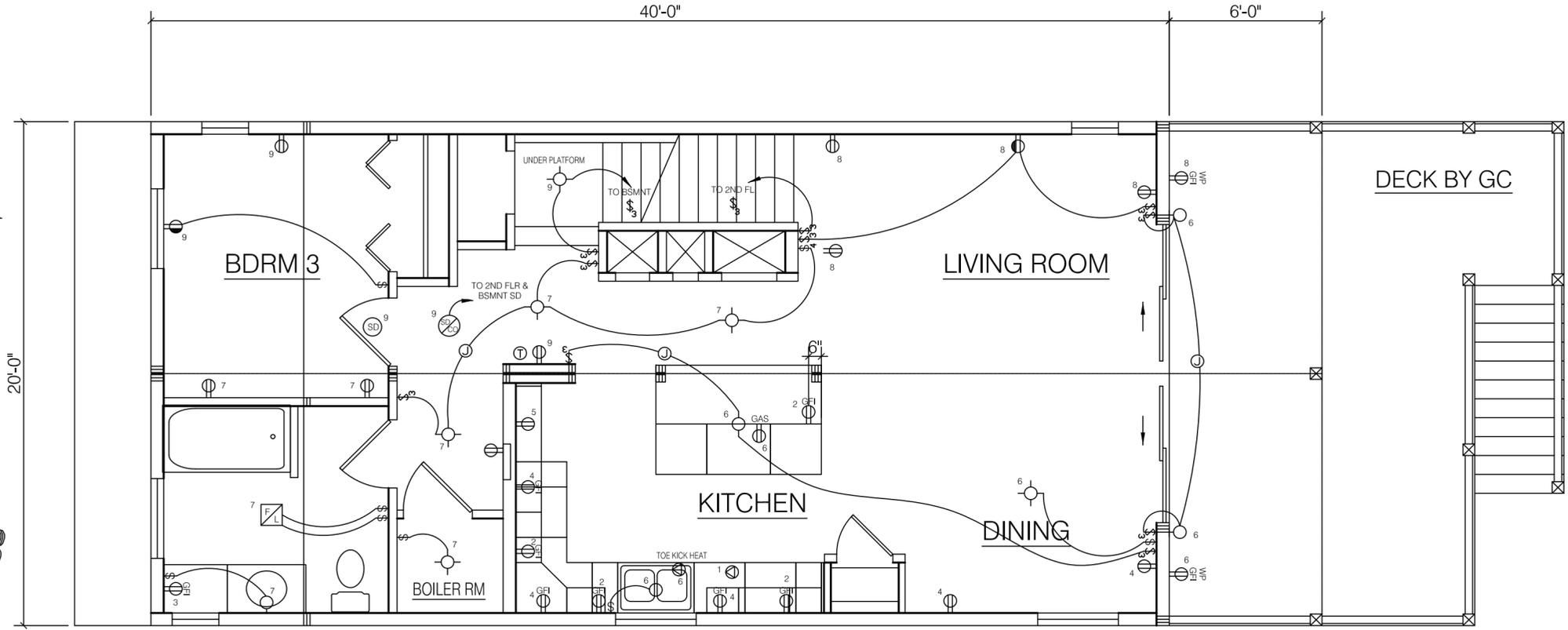


By:	"				
Date:	"				
Description:	"				
Rev:	"				

Drawing Description:
First Floor Electric Plan

Project:
 New Residence at:
 41 James Street
 Milford, Connecticut

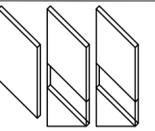
Date: 02.12.2015
 Scale: As Noted
 Drawn By: P. Walter
 Job No: 15011 10 of 14



LEGEND	
	PANEL BOX
	110V DUPLEX RECEPTICAL
	110V DUPLEX RECEPTICAL - SPLIT WIRED
	220V RECEPTICAL
	WALL LIGHT
	CEILING LIGHT SURFACE MOUNTED
	RECESSED LIGHT AT CEILING
	SWITCH, SINGLE POLE
	SWITCH, THREE WAY
	SWITCH, FOUR WAY
	FAN/LIGHT FIXTURE
	RANGE/HOOD FIXTURE
	FAN/LIGHT & HEAT CEILING UNIT
	SPECIAL PURPOSE CONNECTION
	JUNCTION BOX
	AC/DC SMOKE DETECTOR
	BELL
	DOOR BELL BUTTON
	TELEPHONE OUTLET
	TELEVISION CABLE OUTLET
	THERMOSTAT
	VACUUM SYSTEM OUTLET
	CEILING FAN & LIGHT
	CEILING FAN
	FLOOD LIGHTS

CIRCUIT DIRECTORY							
NO.	AMP	WIRE	CIRCUIT	CIRCUIT	WIRE	AMP	NO.
1	20	12-2	DISHWASHER	KIT CNTR,KIT[AFI]	12-2	20	2
3	20	12-2	BATH GFI's	KIT CNTR,DINING[AFI]	12-2	20	4
5	20	12-2	REFRIGERATOR	GL-KIT,DINING,EXT[AFI]	14-2	15	6
7	15	14-2	GL-G BATH,HALL[AFI]	GL-L/R,EXT[AFI]	14-2	15	8
9	15	14-2	GL-BDRM 3,SD/CO[AFI]	GL-SITTING,HALL[AFI]	14-2	15	10
11	15	14-2	GL-MSTR BDRM[AFI]	GL-MSTR BDRM[AFI]	14-2	15	12
13	15	14-2	GL-BDRM 2,POWDER[AFI]				
15	20	12-2	WASHER	DRYER	10-4	30	14
17							18
19							20
21							22
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39							40

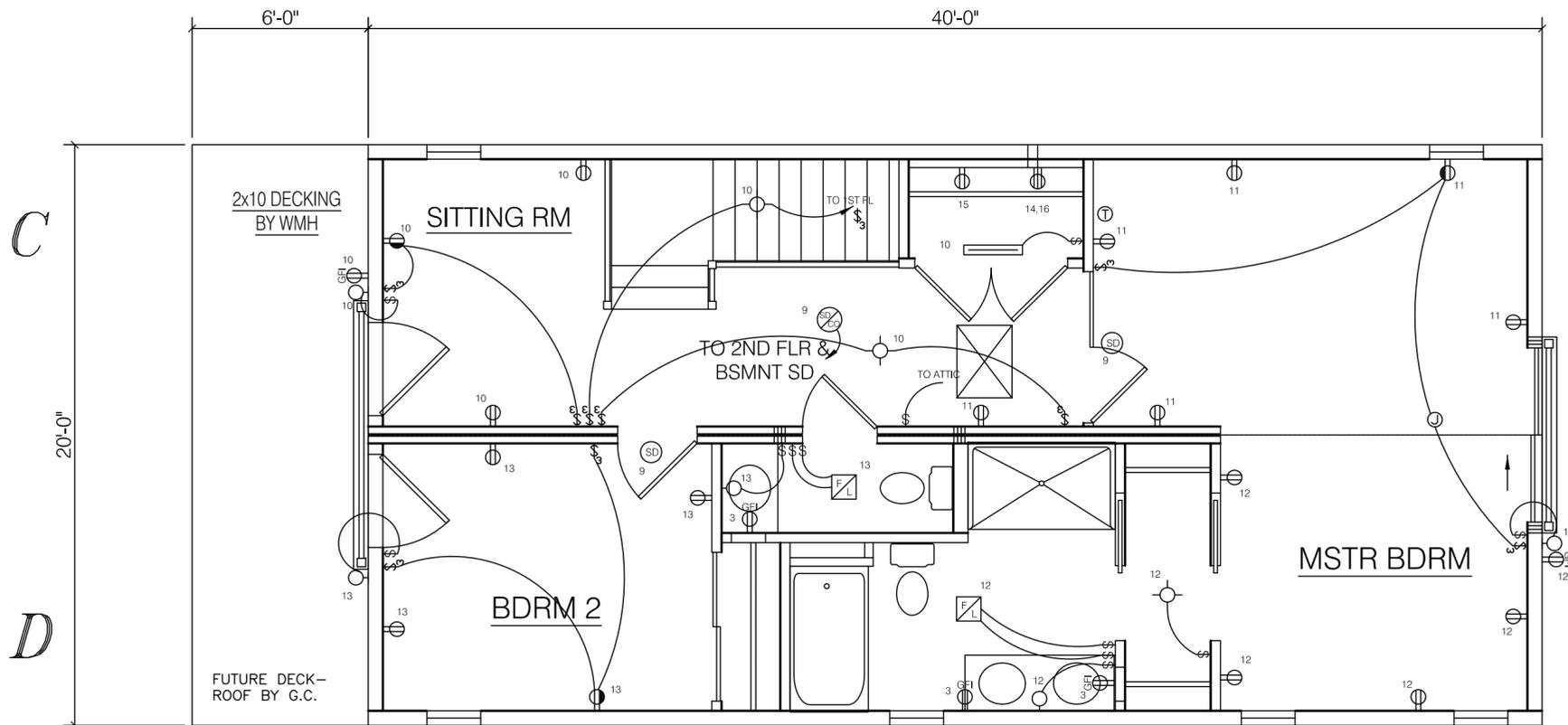
2011 N.E.C.
 * ALL SMOKE DETECTORS TO BE PHOTOELECTRIC *
 * ALL OUTLETS TO BE TAMPER RESISTANT *
 * ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
 * ALL EXT. GFI RECEPTACLES TO BE UV RATED *
 * MAX (2) WIRES PER HOLE THRU PLATES [WHEN CAULKED] *
 * NEUTRAL REQUIRED AT ALL LIGHTING CONTROLS *
 * FOAM GASKETS ON ALL EXT. WALLS *



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of Fairfield County, Inc.
4 Stony Hill Road
Bethel, Ct 06801
phone: 203.790.7777
www.todaysmodulars.com



By:	"				
Date:	"				
Description:	"				
Rev:	"				



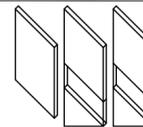
2011 N.E.C.

- * ALL SMOKE DETECTORS TO BE PHOTOELECTRIC *
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Drawing Description:
Second Floor Electric Plan

Project:
New Residence at:
41 James Street
Milford, Connecticut

Date:	02.12.2015	Drawing No.	A108
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	11 of 14	



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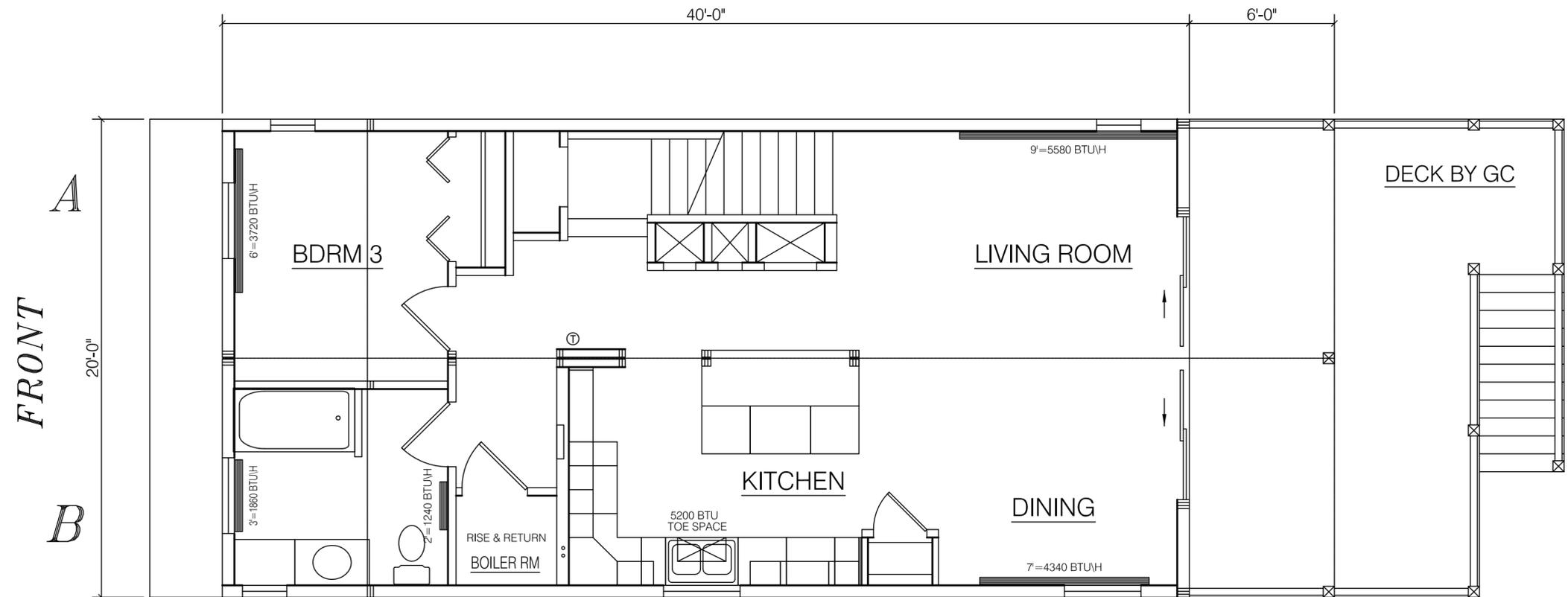
Seal:

Rev:	Description:	Date:	By:

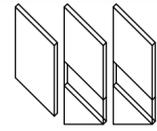
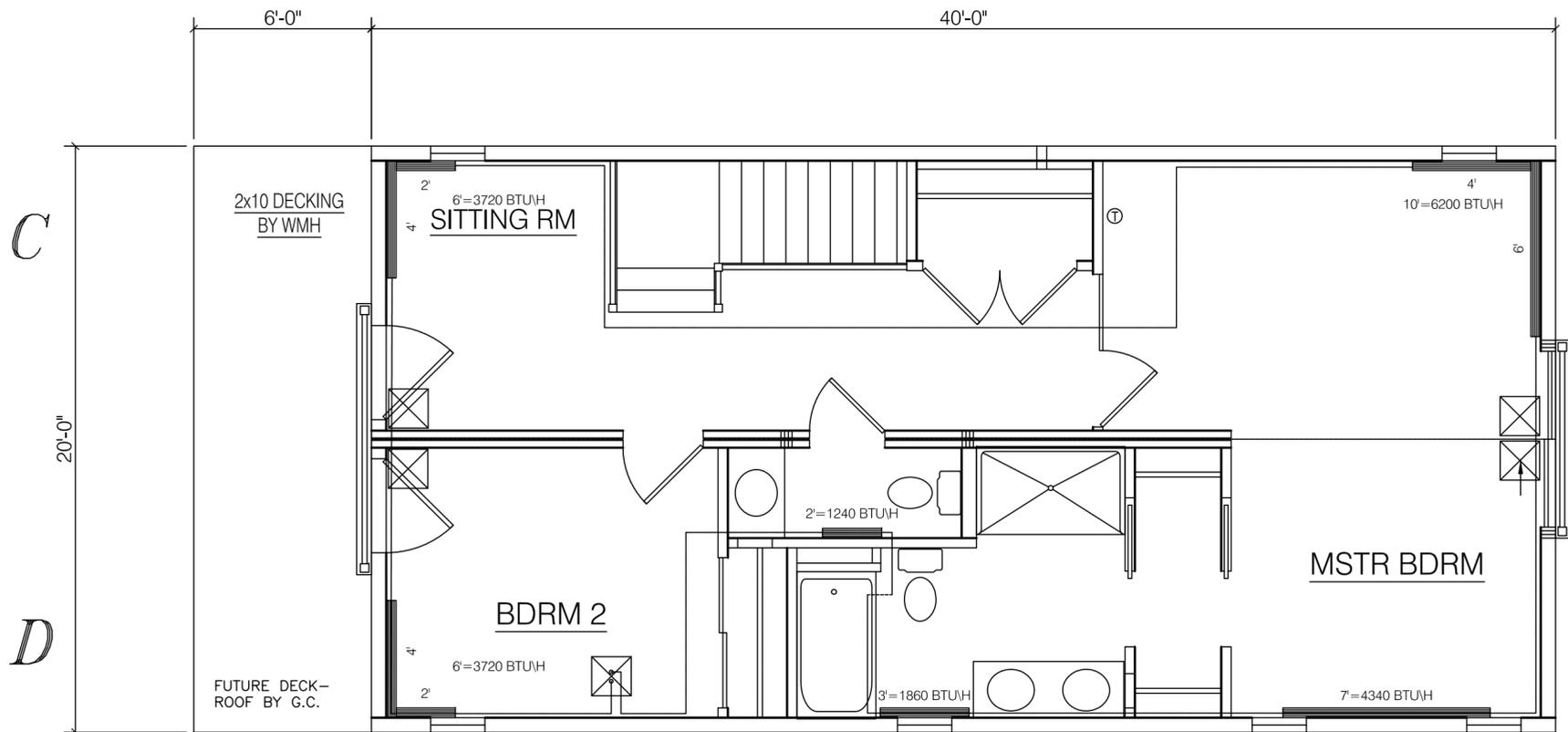
Drawing Description:
First Floor FHW Plan

Project:
New Residence at:
41 James Street
Milford, Connecticut

Date:	02.12.2015	Drawing No.	A109
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	12 of 14	



LEGEND	
	THERMOSTAT
	FHW BASEBOARD UNIT
	ACCESS PANEL THRU FLOOR
	ACCESS PANEL THRU CEILING



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Date:	"								
Description:	"								
Rev:	"								

Drawing Description:
Second Floor FWH Plan

Project:
New Residence at:
41 James Street
Milford, Connecticut

Date:	02.12.2015	Drawing No.	A110
Scale:	As Noted		
Drawn By:	P. Walter		
Job No:	15011	13 of 14	

