

STRUCTURAL ENGINEER:



SURVEYOR:

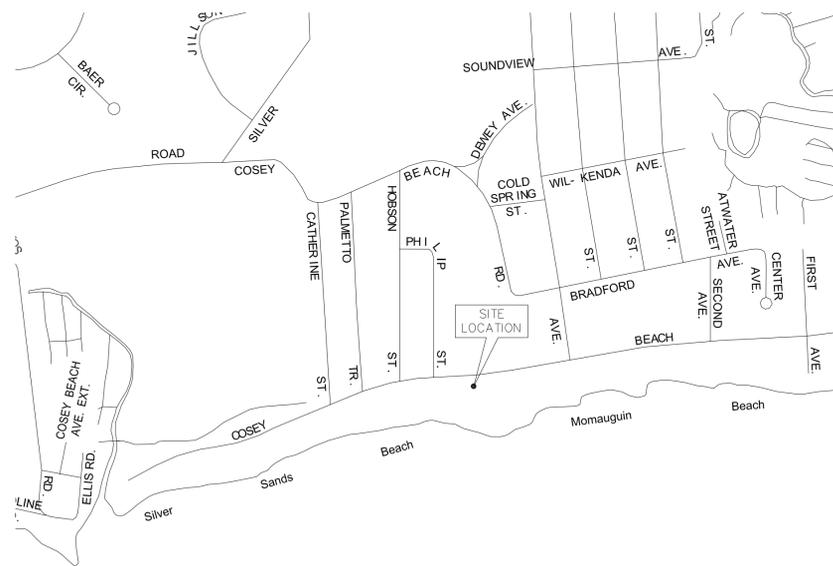


Freeman Companies LLC
Burlington on the Park, 100
Walk Street, Suite 201
Hartford, Connecticut
06103

ENVIRONMENTAL ENGINEER:

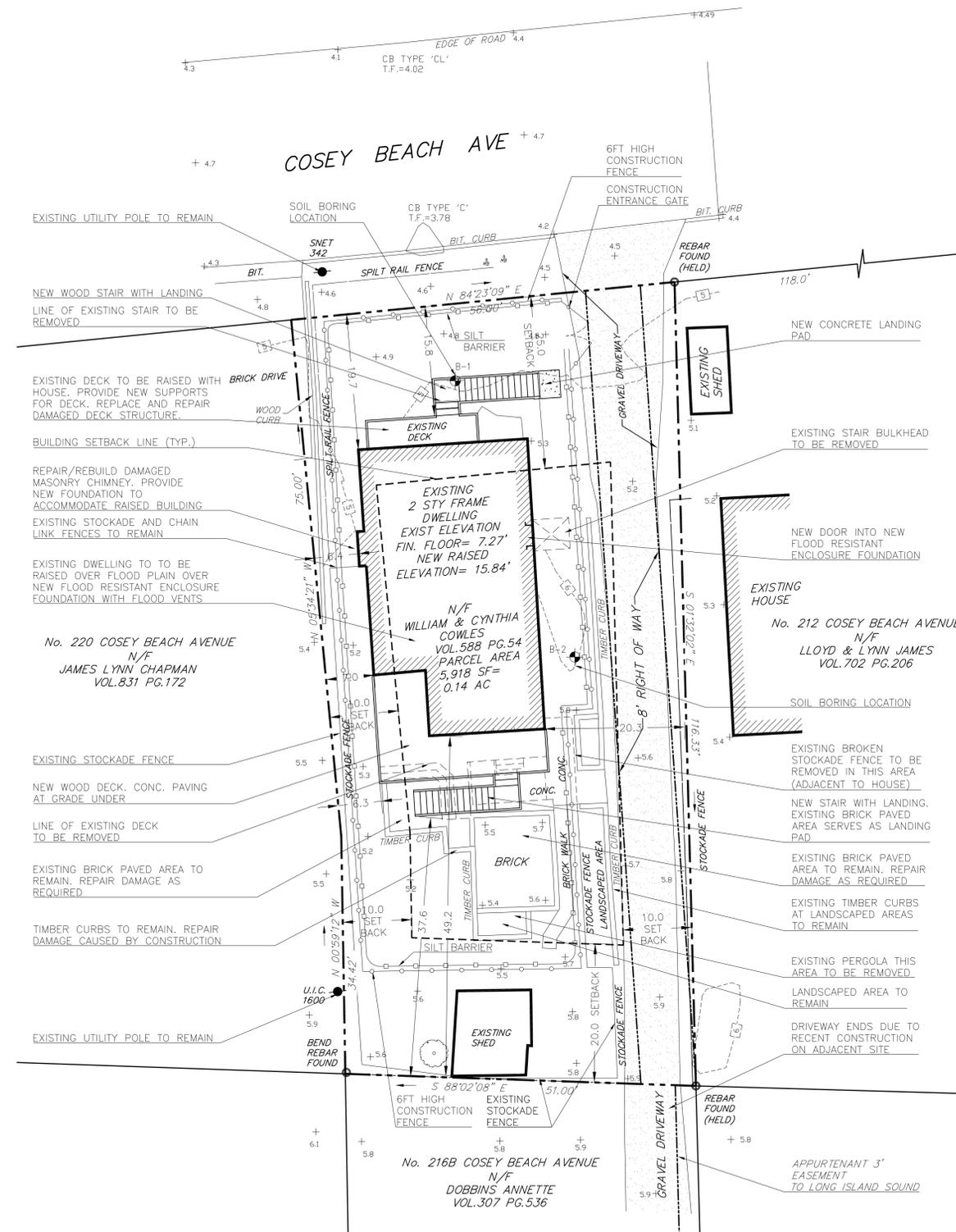


FUSS & O'NEILL
Landscape Architecture
140 WATERBURY ROAD
SOUTH BRITAIN, CONNECTICUT 06488
WWW.FUSSANDONEILL.COM



South End Point
2 LOCATION MAP
1" = 500'

ZONING DATA			
R-1 ZONE	REQUIRED	EXISTING	PROPOSED
LOT AREA	7,200 SF	5,918 SF	5,918 SF EXISTING NONCONFORMANCE
LOT FRONTAGE	60 FEET	56 FEET	56 FEET EXISTING NONCONFORMANCE
MAX BUILDING HEIGHT	40 FEET, 30 FEET WITH SETBACK RESTRICTION	23 FEET	31.57' VARIANCE REQUIRED
SETBACK-STREET LINE	25 FEET	19.7 FEET	10.5 FEET VARIANCE REQUIRED
SETBACK-REAR	20 FEET	49.3 FEET	37.7 FEET
SETBACK-SIDE	10 FEET EA	6.4 WEST 20.3 EAST	6.3 WEST VARIANCE REQUIRED 20.3 EAST
MAX LOT COVERAGE	25%	23.7%	25.6% VARIANCE REQUIRED
MIN SQUARE DIMENSION	60 FEET	50.4 FEET	50.4 FEET EXISTING NONCONFORMANCE
MAX NUMBER OF STORIES	3	2	3
MAX FLOOR AREA	50%	25.80%	25.80%
MIN FLOOR AREA PER DWELLING UNIT	900 SF	1527.4 SF	1527.4 SF



1 SITE PLAN
SCALE: 1" = 10'

SITE PLAN INFORMATION TAKEN FROM A SURVEY
PREPARED BY FREEMAN COMPANIES, LLC
MAP, BLOCK AND LOT: 030-0215-005



ISSUE NO.	ISSUE DATE	DESCRIPTION
2	26 JAN 2015	ISSUED FOR BID
1	11 NOV 2014	90% PROGRESS SUBMISSION

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

Application No. 1170
HAZARDOUS MATERIAL ABATEMENT
NEW FOUNDATIONS, ALTERATIONS AND
RAISING EXISTING RESIDENCE
FOR
WILLIAM & CYNTHIA COWLES
216 Cosey Beach Ave
East Haven, Connecticut 06512

SITE PLAN AND
ZONING DATA

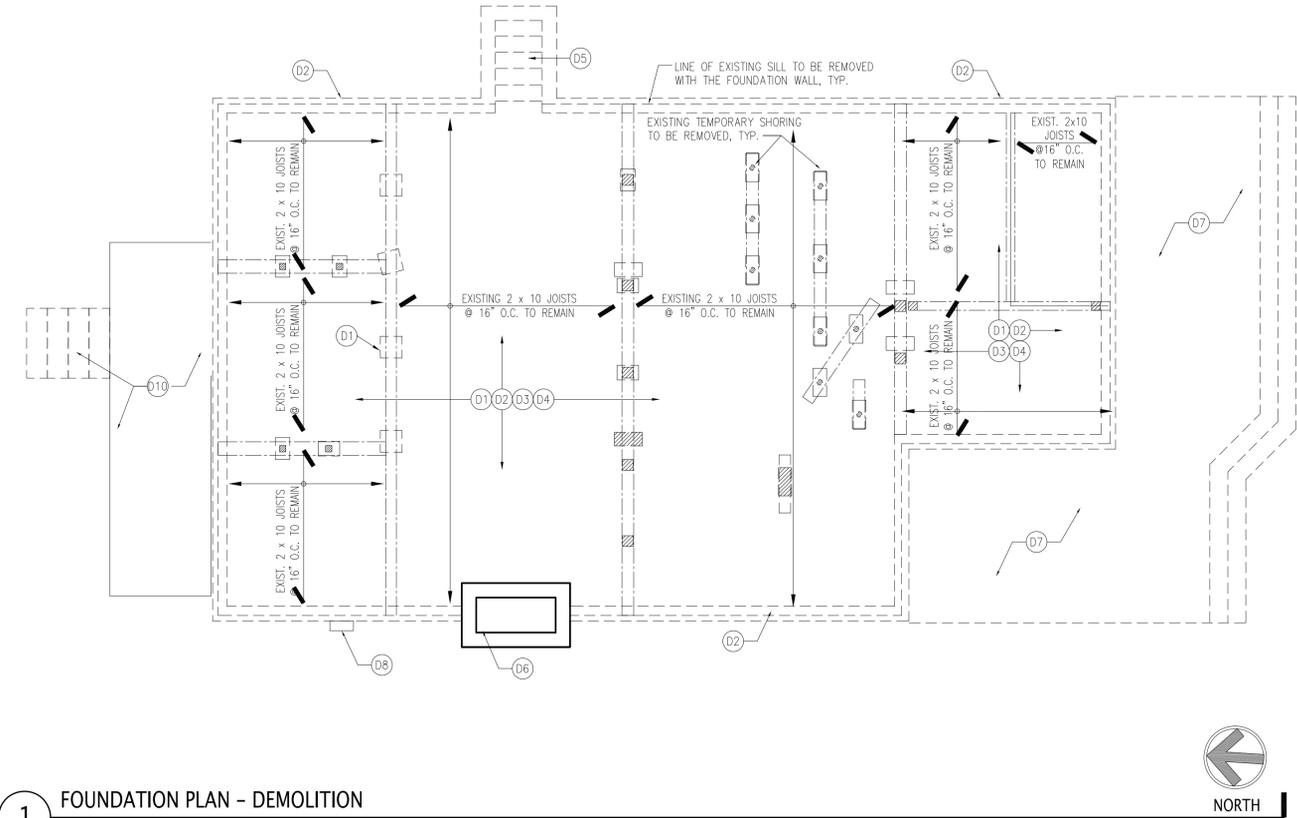
PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO.:

G-002

LEGEND	
	KEYED NOTE TAG
	EXISTING ITEM TO REMAIN
	EXISTING ITEM TO BE REMOVED

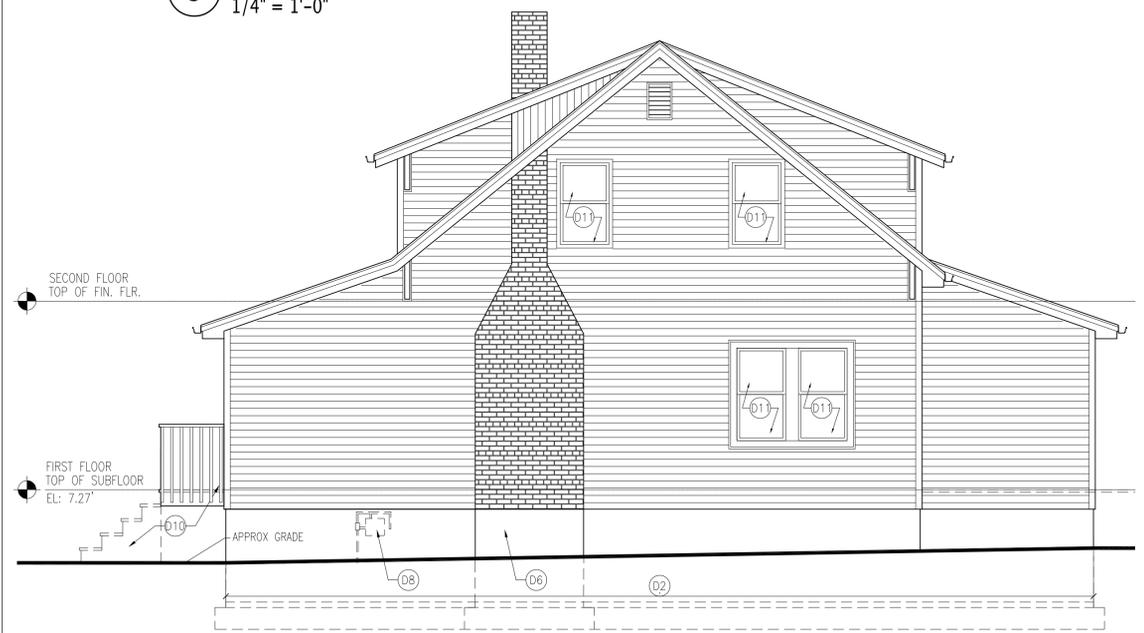
DEMOLITION KEYED NOTES	
D1	REMOVE EXISTING WOOD POSTS, BEAMS, COLUMNS AND PIERS IN THEIR ENTIRETY. PROVIDE TEMPORARY SUPPORT OF BUILDING AS NECESSARY
D2	REMOVE EXISTING FOUNDATION WALLS DOWN TO EXISTING FOOTING
D3	REMOVE EXISTING CONCRETE FLOOR SLAB IN IT'S ENTIRETY
D4	EXISTING FIRST FLOOR JOISTS AND DECK TO BE SAVED AND RAISED IN IT'S ENTIRETY. REMOVE ALL FLOOR INSULATION
D5	REMOVE EXISTING DOOR, STAIR BULKHEAD, CONCRETE SLAB, AND CONCRETE STAIR CONSTRUCTION
D6	EXISTING MASONRY CHIMNEY TO REMAIN, AND RAISED WITH BUILDING. REMOVE EXISTING CHIMNEY FOUNDATION. SEE STRUCTURAL DRAWINGS FOR MODIFICATIONS
D7	REMOVE EXISTING WOOD DECK AND STAIR ASSEMBLY COMPLETE
D8	REMOVE AND RELOCATE EXISTING GAS METER. PROVIDE NEW PIPING
D9	EXISTING ELECTRICAL METER AND SERVICE WIRING TO REMAIN
D10	EXISTING WOOD DECK AND RAIL TO BE SALVAGED AND RAISED WITH DWELLING. REMOVE EXISTING DECK SUPPORT POSTS, AND STAIR ASSEMBLY
D11	EXISTING WINDOWS TO REMAIN
D12	EXISTING BEAM TO BE REMOVED
D13	EXISTING GYPSUM BOARD PARTITION TO BE REMOVED



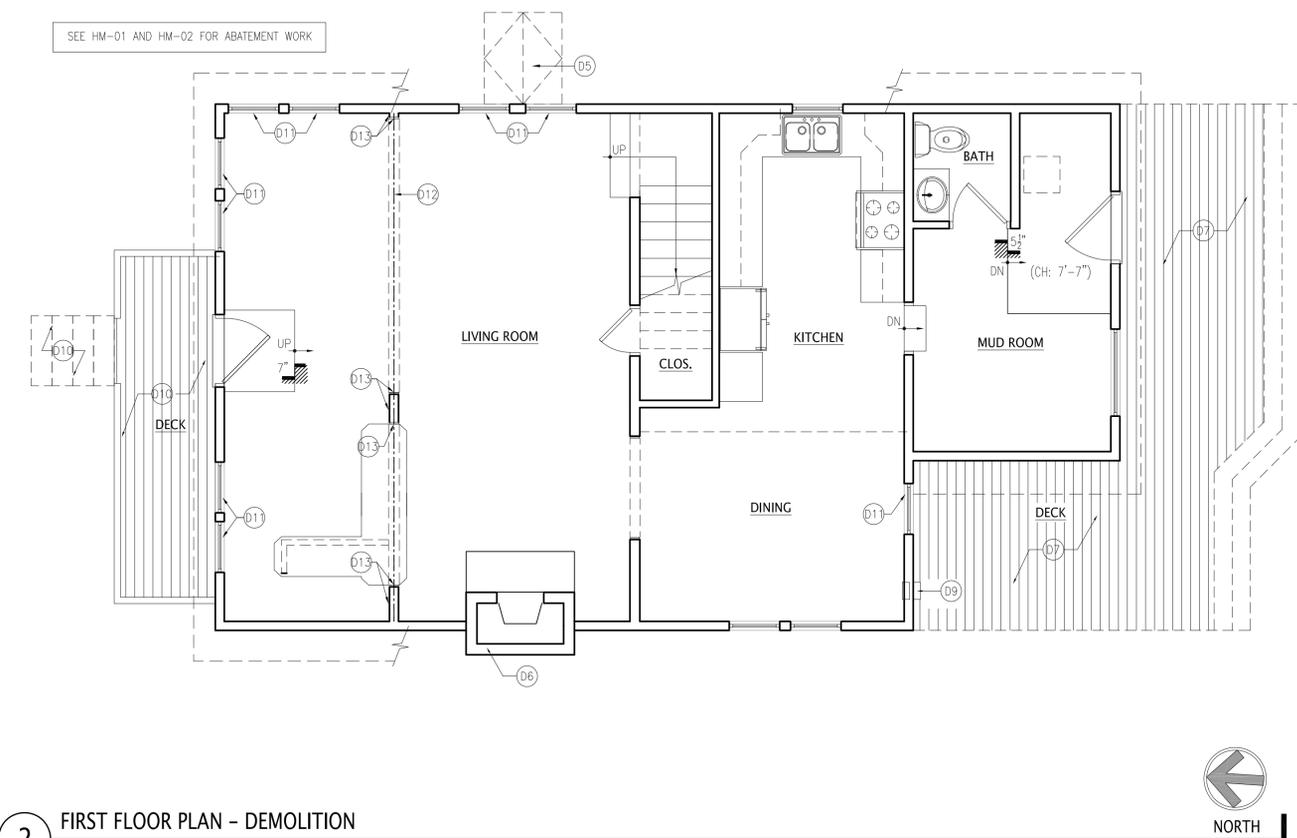
1 FOUNDATION PLAN - DEMOLITION
1/4" = 1'-0"



3 ELEVATION - FRONT
1/4" = 1'-0"



4 ELEVATION - SIDE
1/4" = 1'-0"



2 FIRST FLOOR PLAN - DEMOLITION
1/4" = 1'-0"

Lothrop

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

White Plains Rochester Red Bank Hartford

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SURVEYOR:



ENVIRONMENTAL ENGINEER:



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DEMOLITION PLANS
AND ELEVATIONS

PROJECT NO.: 1524-02	SCALE	AS NOTED
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DRAWING NO.:
AD-101

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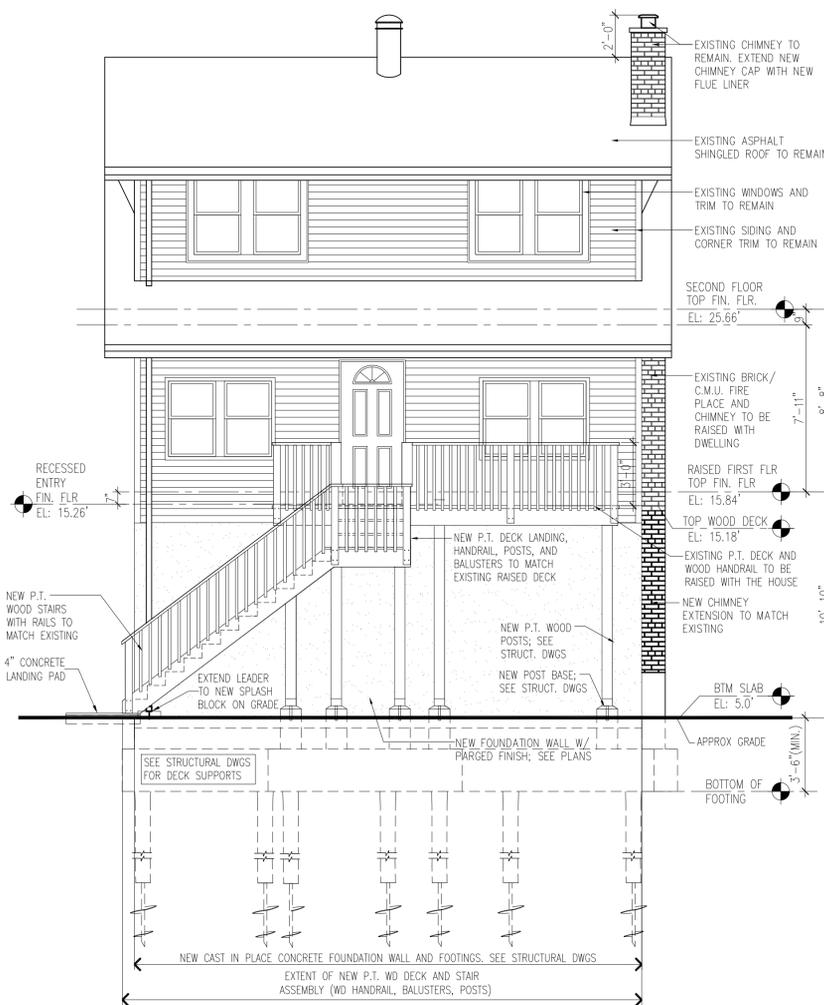
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BUILDING ELEVATIONS I

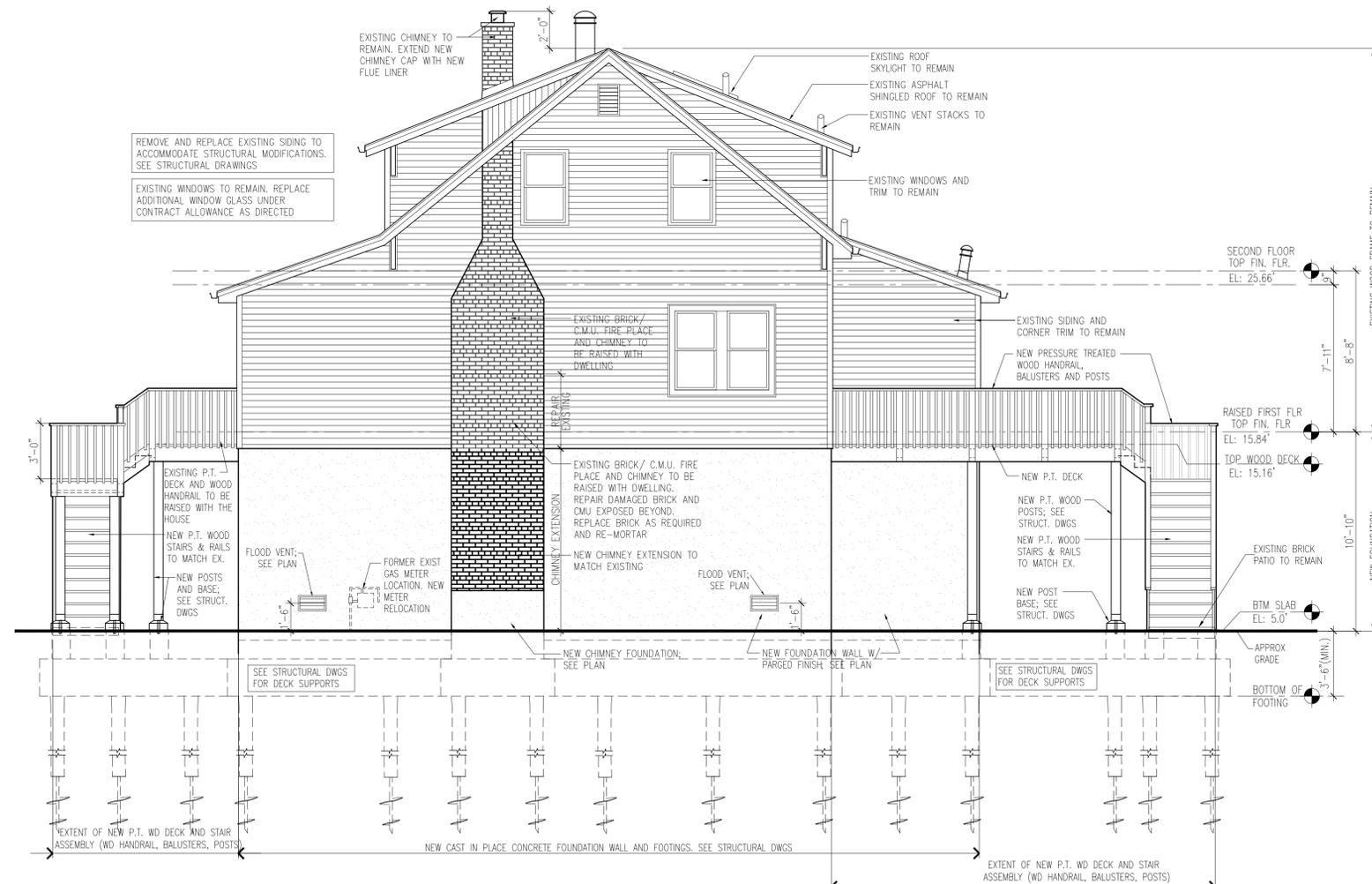
PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO.:

A-201



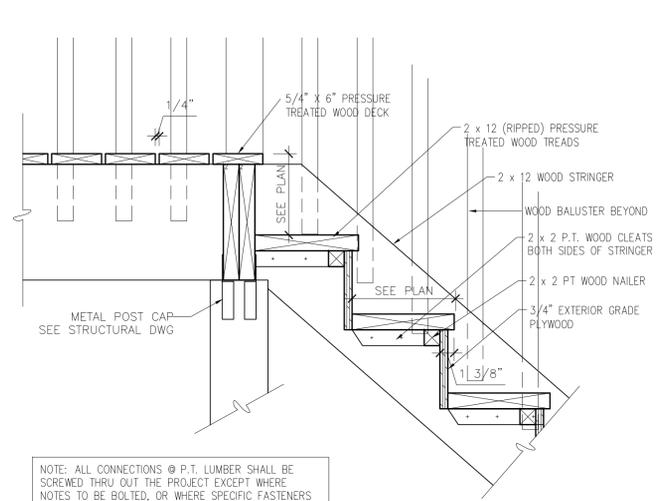
1 ELEVATION - NORTH
 1/4" = 1'-0"



2 ELEVATION - WEST
 1/4" = 1'-0"

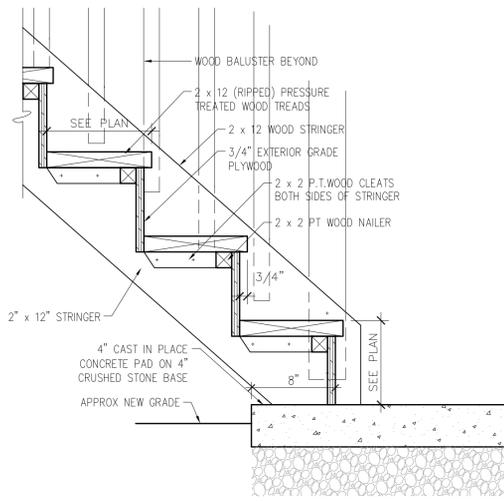
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N:\10 PROJECTS\Housing-Residential\1524-02 - CT DMH 0286-DR - 216 Cosey Beach Ave, East Haven (R170)\1524-02_Drawings\1524-02_A-200 REVISED Elevations.dwg



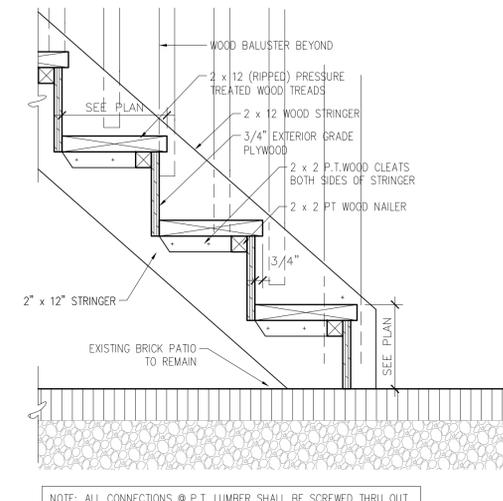
NOTE: ALL CONNECTIONS @ P.T. LUMBER SHALL BE SCREWED THRU OUT THE PROJECT EXCEPT WHERE NOTED TO BE BOLTED, OR WHERE SPECIFIC FASTENERS ARE SPECIFIED AT METAL BRACKET AND HANGERS (TYP.)

1 EXTERIOR STAIR LANDING
1 1/2" = 1'-0"



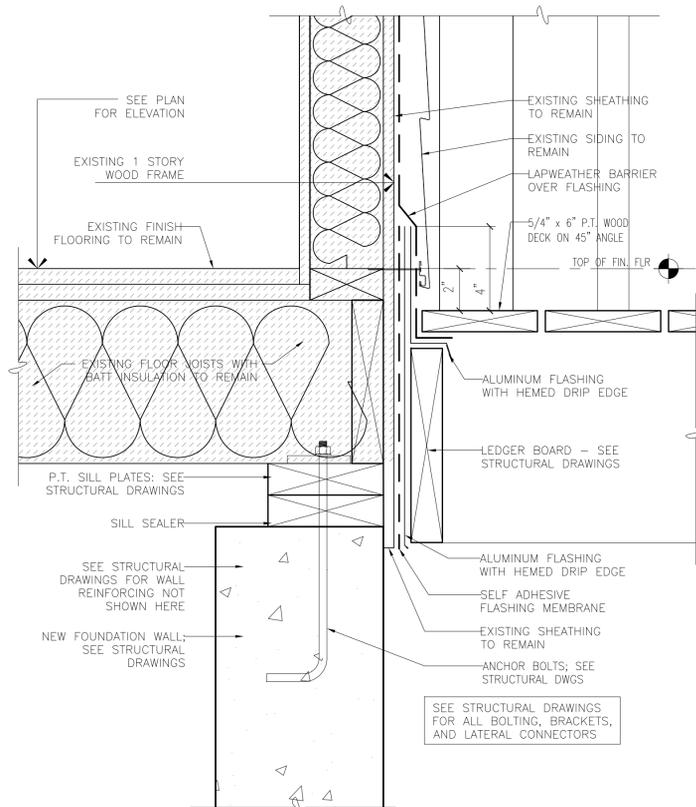
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2 EXTERIOR STAIR DETAIL @ CONC. LANDING
1 1/2" = 1'-0"

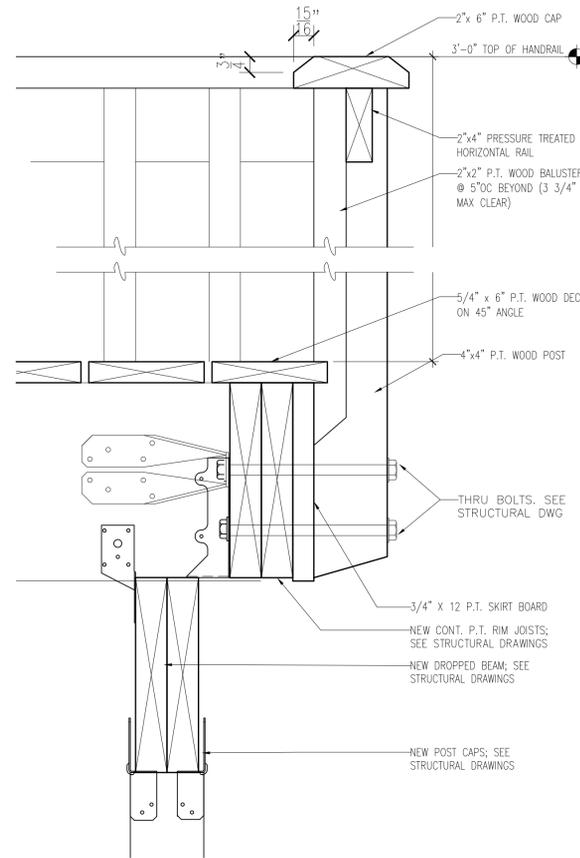


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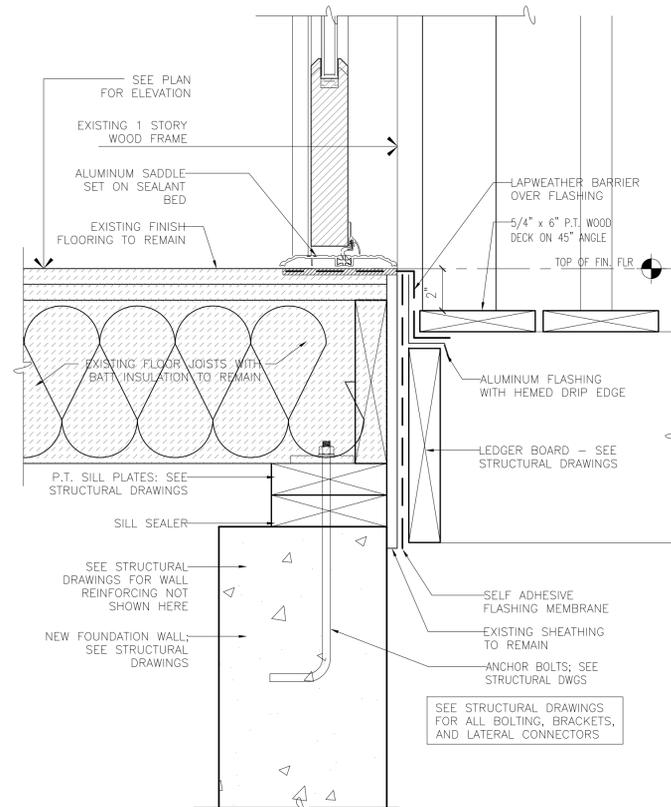
3 EXTERIOR STAIR DETAIL @ EXIST. BRICK PATIO
1 1/2" = 1'-0"



4 DECK DETAIL
3" = 1'-0"



5 DECK DETAIL
3" = 1'-0"



6 DECK DETAIL
3" = 1'-0"

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DETAILS

PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO.:

A-301

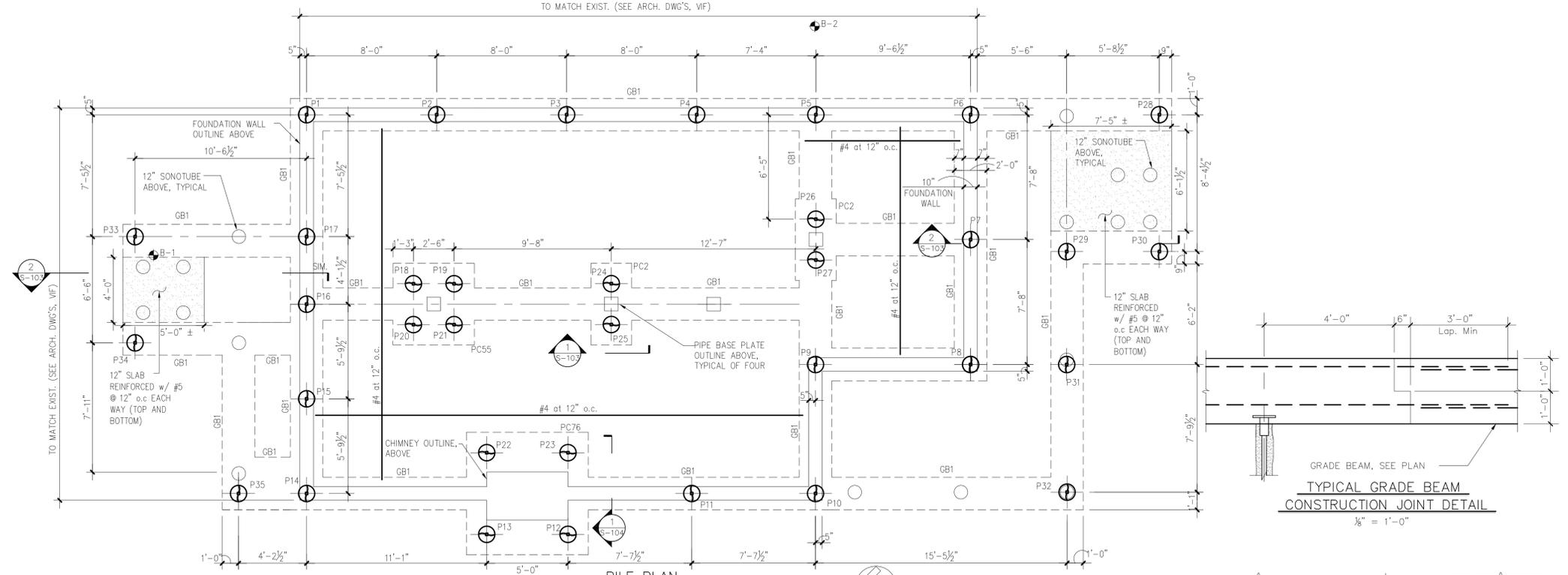
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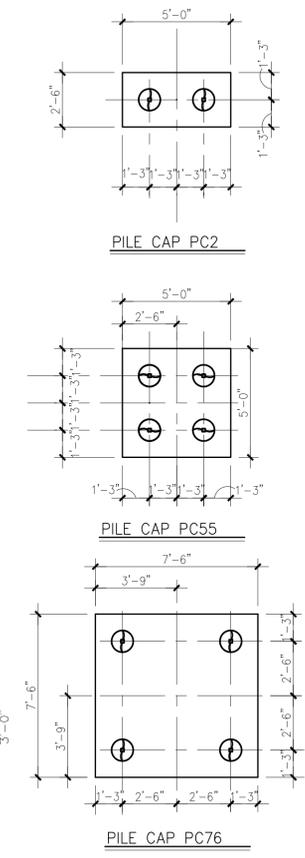
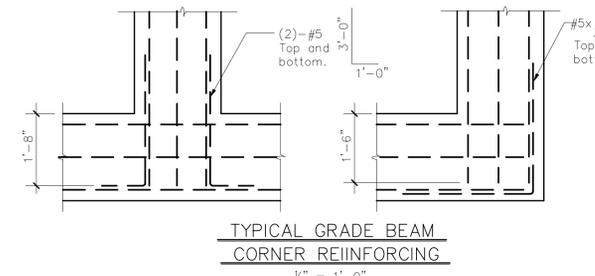
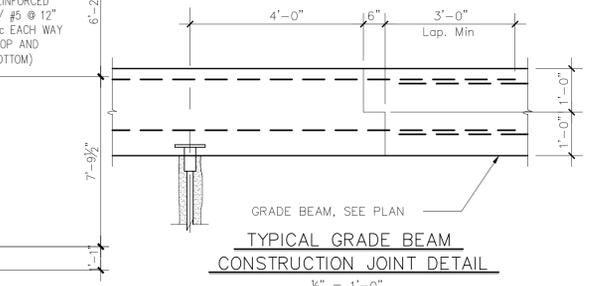
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ENVIRONMENTAL ENGINEER:



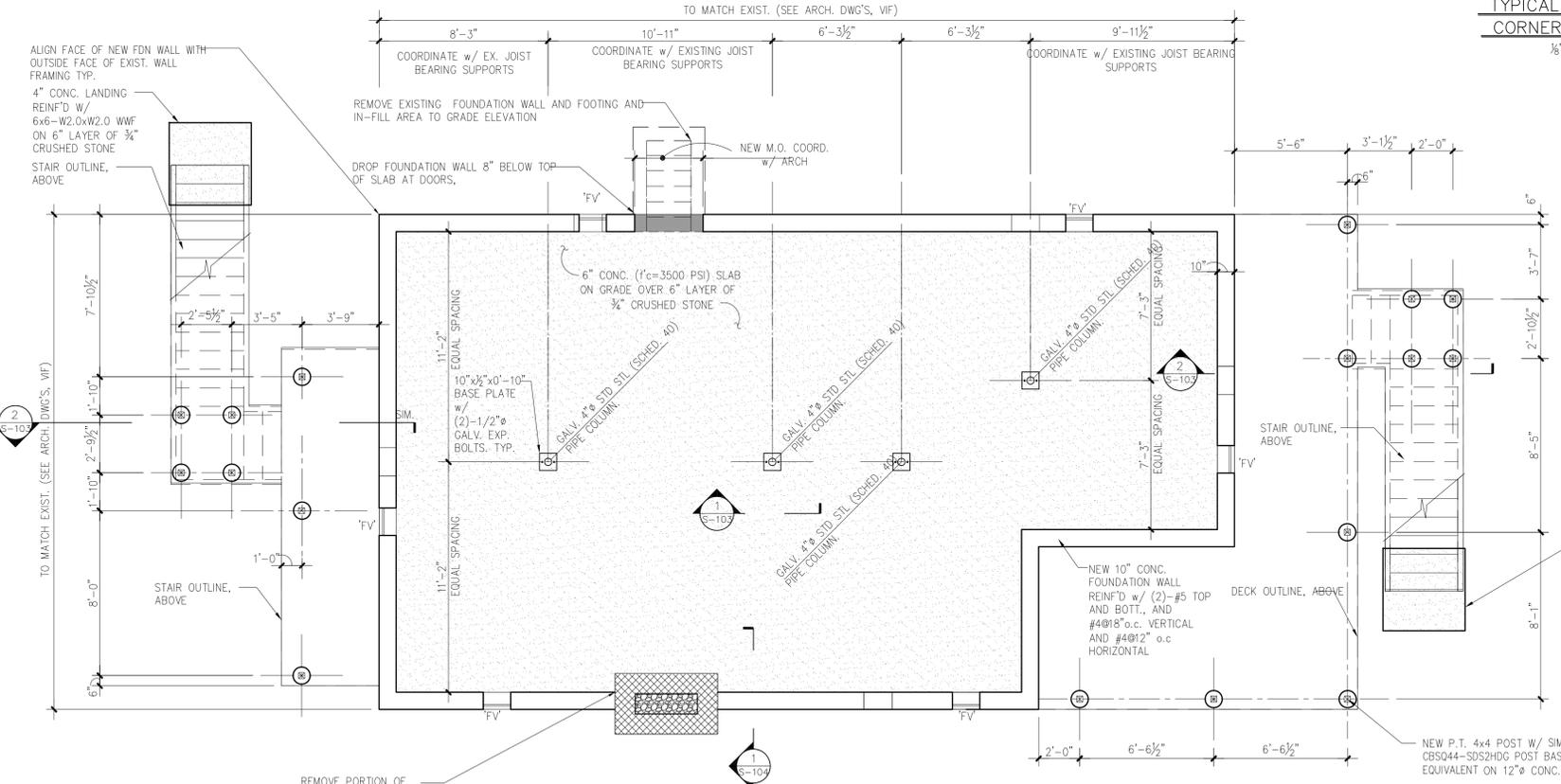
- NOTES:**
1. \odot DESIGNATES 20,000# ALLOWABLE COMPRESSION LOAD HELICAL PILE.
 2. B-# DESIGNATES SOIL BORING LOCATION, REFER TO SOIL BORING LOG, DRAWING S-105.
 3. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
 4. "GB1" DENOTES 2'-0"x2'-0" GRADE BEAM REINFORCED WITH (3)-#5 TOP AND BOTTOM CONTINUOUS- SEE DETAIL.



MARK	THICKNESS	BOTTOM REINFORCING
PC2	24"	(6)-#6 L.W. (5)-#5 S.W.
PC55	24"	(10)-#5 EA. WAY
PC76	24"	(12)-#5 EA. WAY

PILE CAP DETAILS
1/4" = 1'-0"

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- NOTES:**
1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
 2. "FV" DESIGNATE FLOOD VENT ("SMART VENT")
 3. \odot DESIGNATES 12" ϕ CONC. SONOTUBE REINF'D W/ (3)-#4 BENT DOWELS, SEE DETAIL ON SHEET S103

FLOOD VENT NOTES: "FV"

1. OVERALL FOOTPRINT = 958± SQUARE FEET
2. "SMARTVENT" (8"x16") ALLOWABLE AREA RATING = 200 SF/ VENT
3. 958 SF/ 200 = 4.79 USE (6) "SMARTVENTS"

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**STRUCTURAL
PILE LOCATION PLAN
AND FOUNDATION PLAN**

PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO.:

STRUCTURAL ENGINEER:



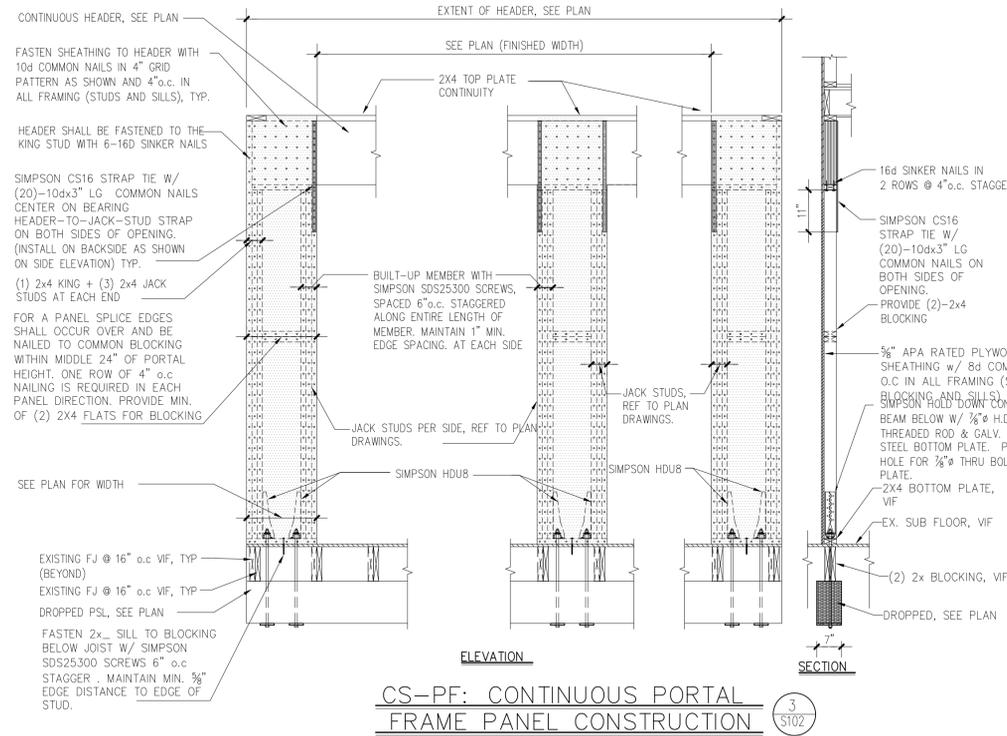
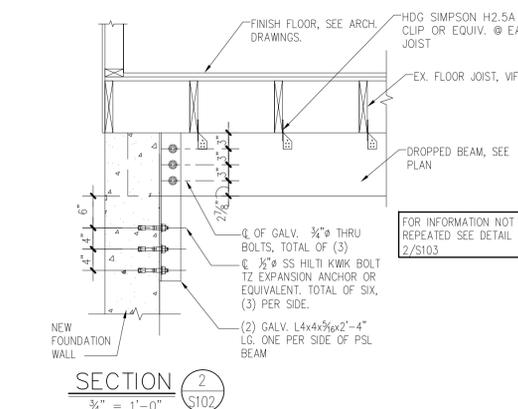
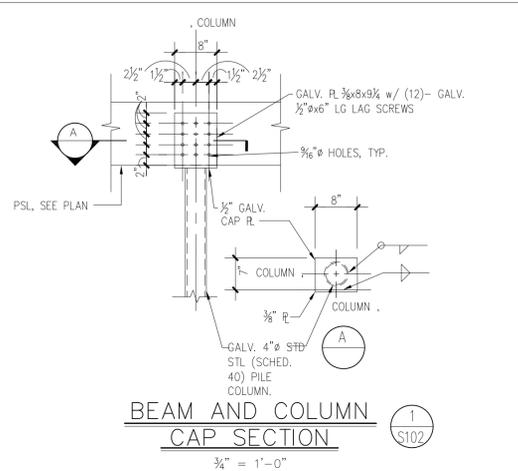
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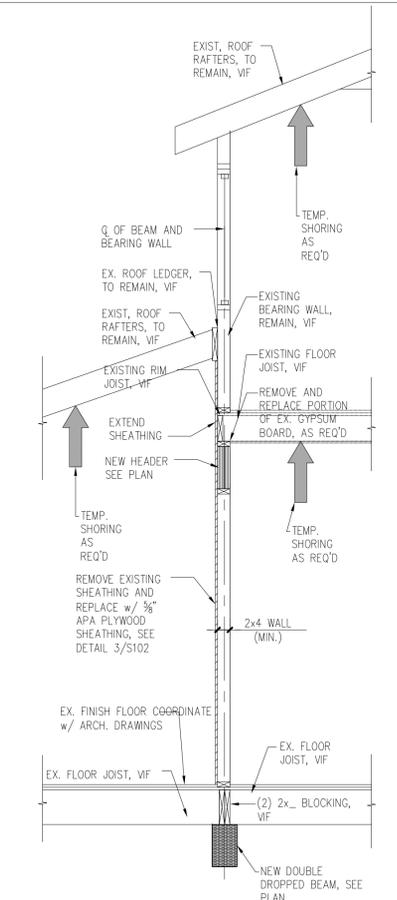
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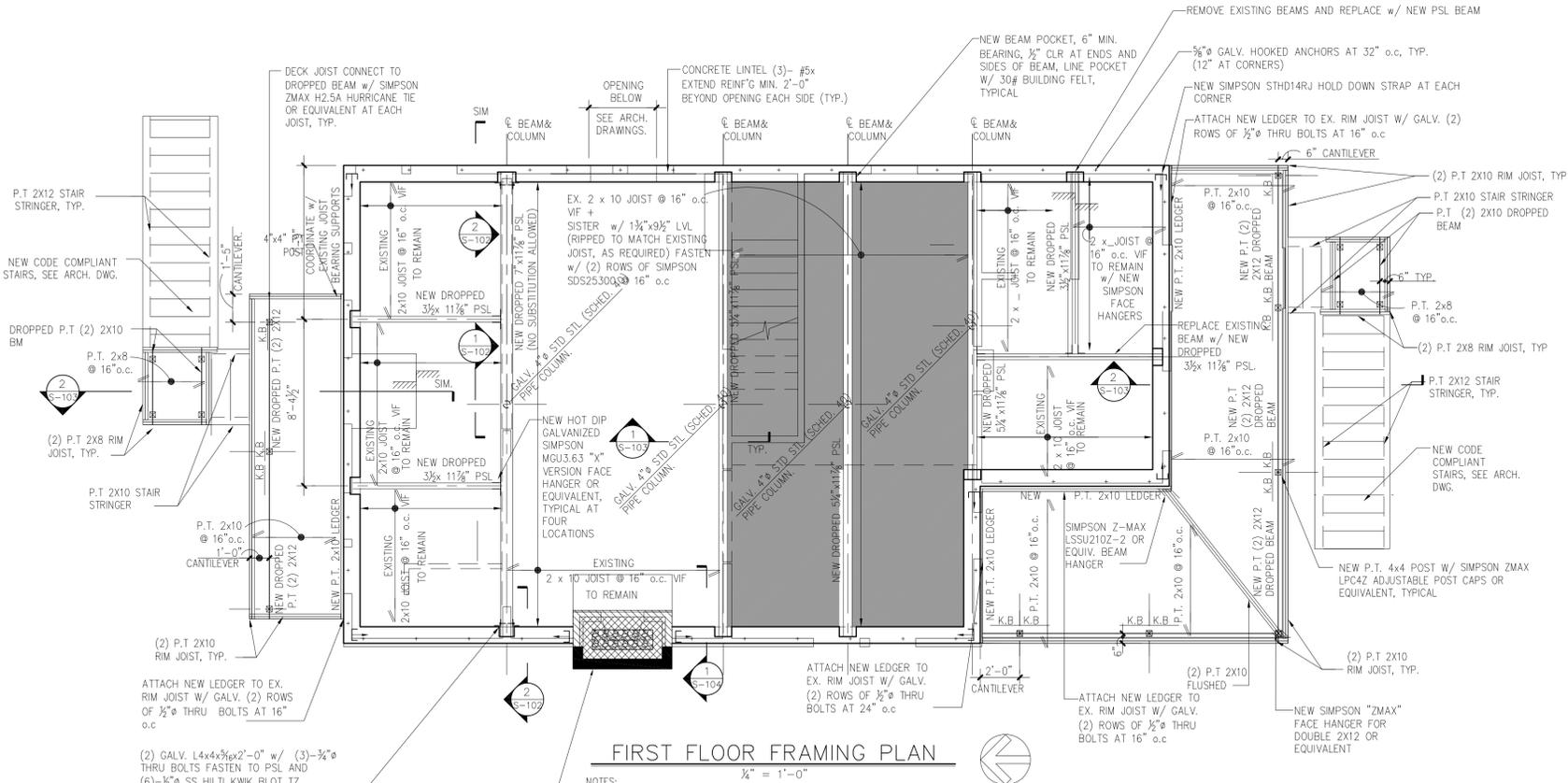
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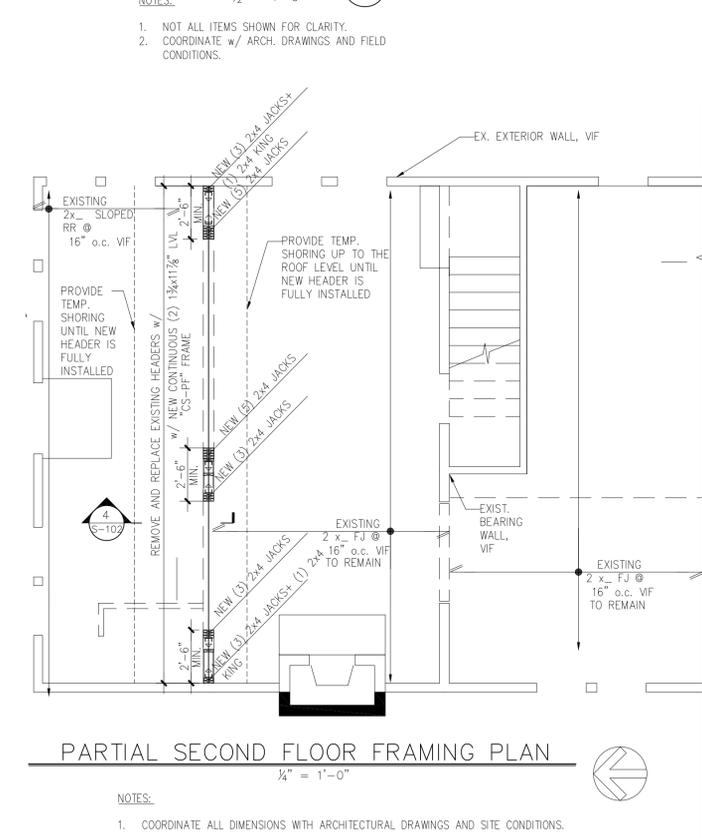
NOTES:
1. NOT ALL ITEMS SHOWN FOR CLARITY.
2. COORDINATE w/ ARCH. DRAWINGS AND FIELD CONDITIONS.



NOTES:
1. NOT ALL ITEMS SHOWN FOR CLARITY.
2. COORDINATE w/ ARCH. DRAWINGS AND FIELD CONDITIONS.



NOTES:
1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
2. "K.B": DENOTES P.T. 2x4 KNEE BRACES. SEE SECTION ON SHEET S104.
3. E- DENOTES NEW SIMPSON STHD14R HOLD DOWN STRAP. SEE DETAIL ON SHEET S104.
4. GC TO VERIFY BOTTOM ELEVATION OF EXISTING FLOOR JOIST AND NOTIFY ENGINEER OF ANY DISCREPANCY.



NOTES:
1. COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND SITE CONDITIONS.
2. E- DENOTES NEW SIMPSON HDU8-SDS2.5 HOLD DOWN w/ 3/8\"/>

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STRUCTURAL FIRST FLOOR
FRAMING PLAN, PARTIAL 2ND
FLOOR FRAMING & SECTIONS

PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO. S-102

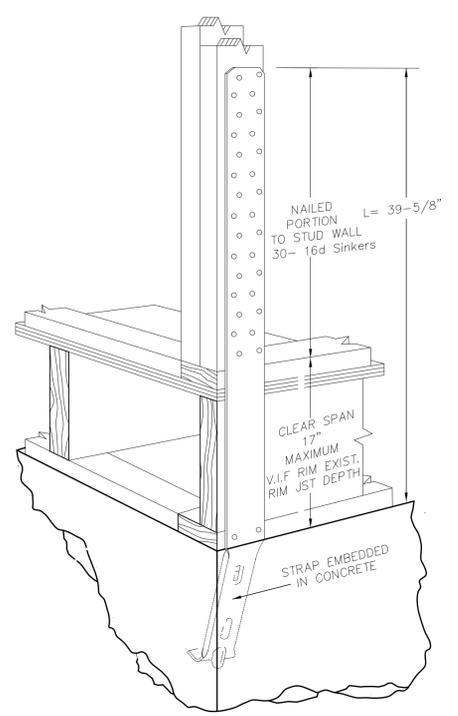
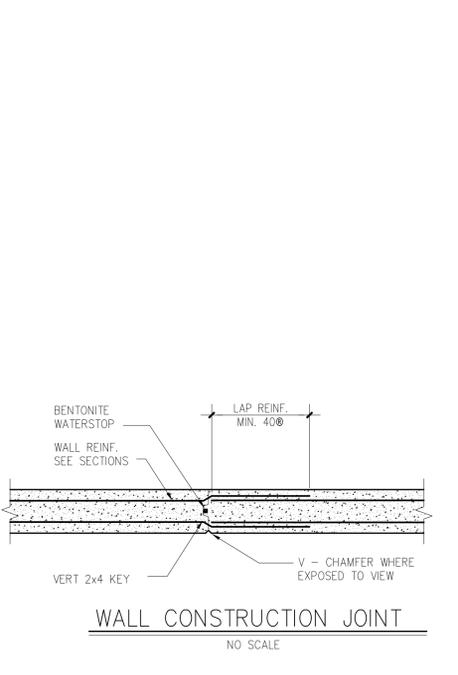
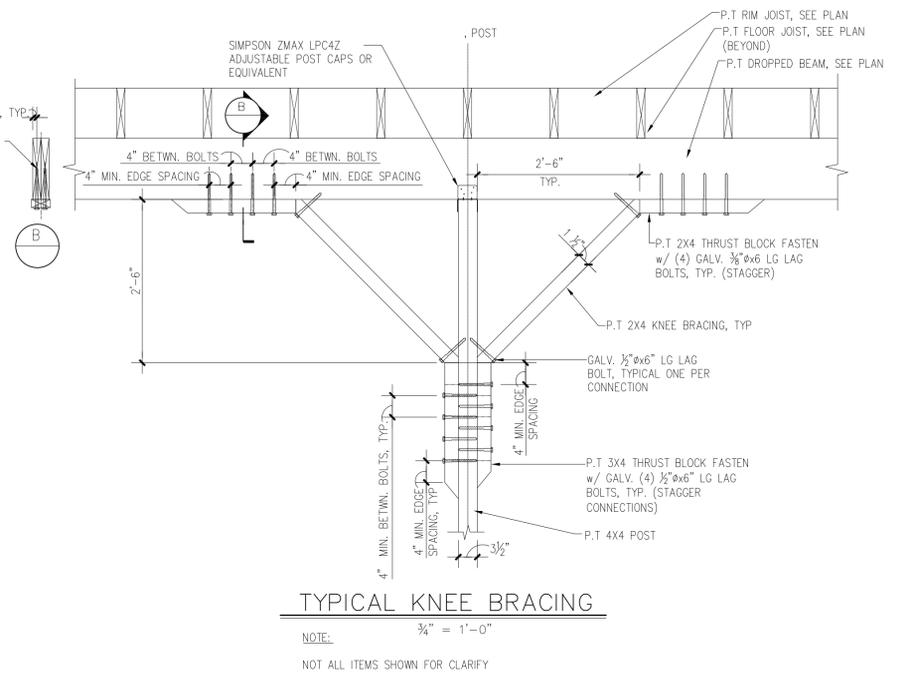
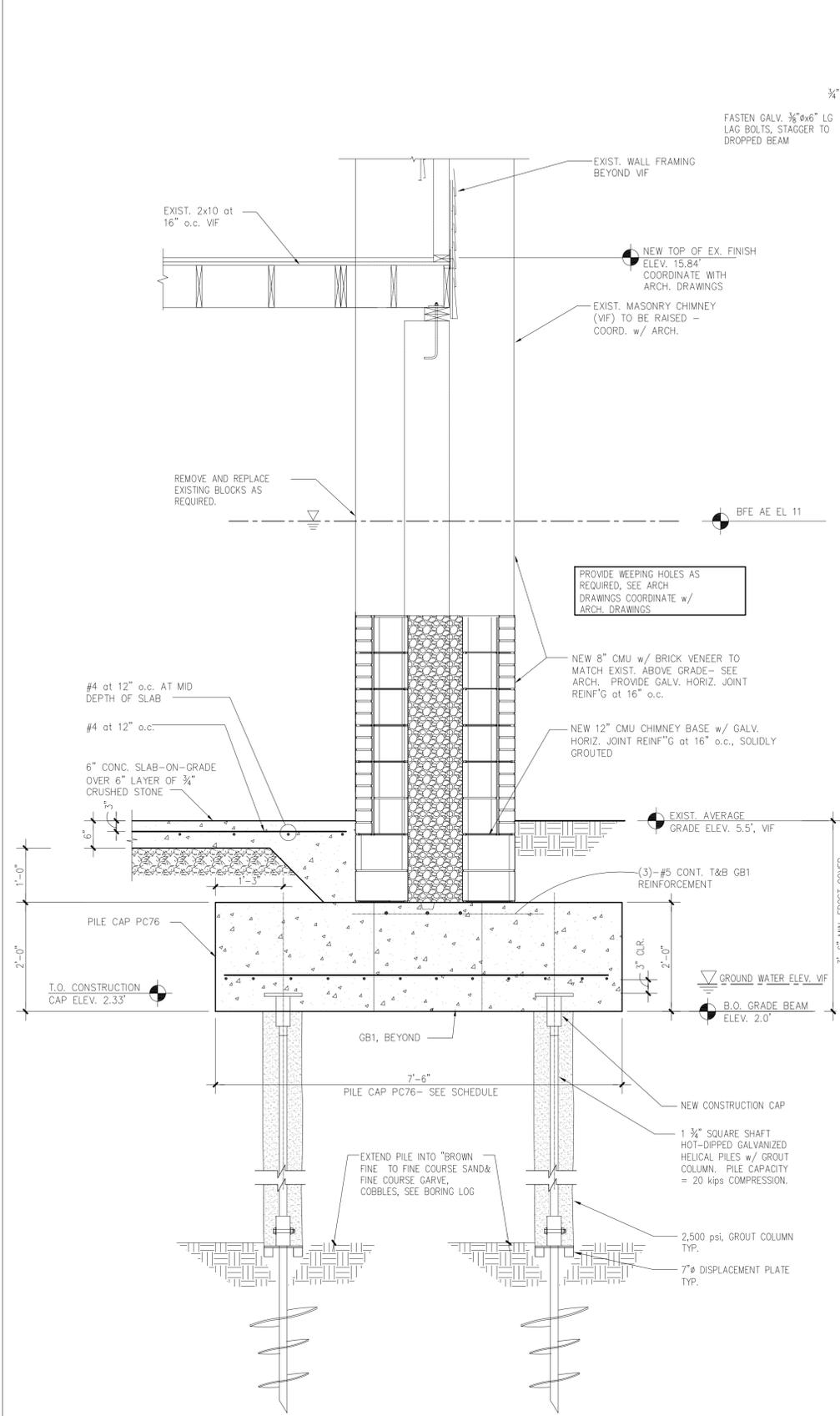
STRUCTURAL ENGINEER:



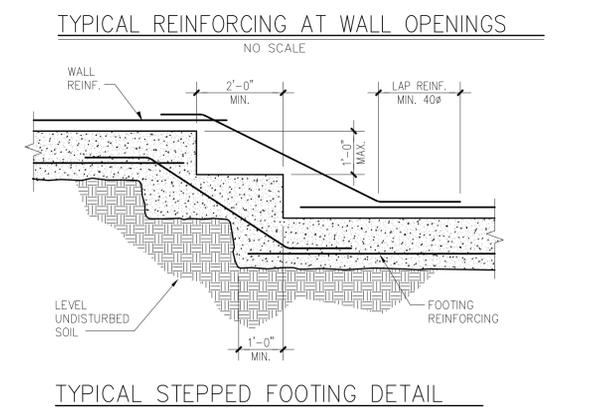
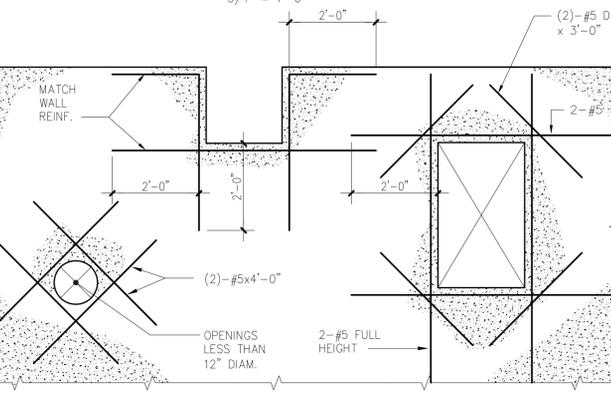
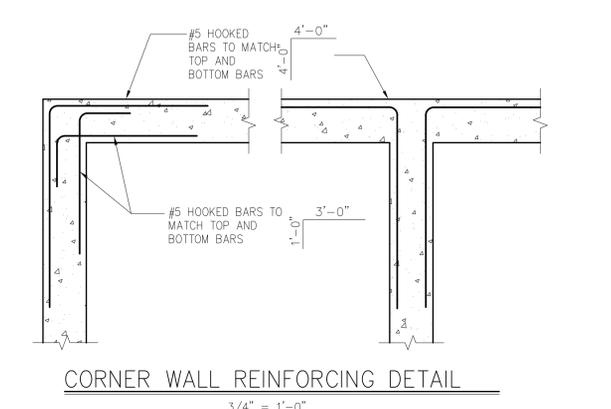
SURVEYOR:



ENVIRONMENTAL ENGINEER:



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.



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**STRUCTURAL SECTIONS
AND TYPICAL DETAILS**

PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO.:

STRUCTURAL ENGINEER:



SURVEYOR:



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STRUCTURAL GENERAL NOTES AND SOIL BORING DATA

PROJECT NO.: 1524-02 SCALE AS NOTED

DRAWING NO. S-105

STRUCTURAL NOTES

GENERAL:

- All details shall be considered typical and shall apply at 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 residential code (CSRC) which includes the 2009 International Residential Code, and the Connecticut 2013 amendments.
- The Contractor shall be solely responsible for construction site safety.

DESIGN LOADS:

- The foundation structure have been engineered to resist the following design loads in accordance with 2009 IRC chapter 3 and the Connecticut 2013 Amendments.
- Floor live loads:
 - First Floor: 40 psf
 - Second Floor: 30 psf
 - Deck: 40 psf
- Snow load:
 - Ground Snow Load - Pg = 30 psf

The roof structure was engineered for a minimum snow load of 30 psf in accordance with CSRC Chapter 3, Snow Loads.
- Wind load:
 - 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 = 0.98
 - Topographical Factor, Kzt = 1.00
 - 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 = 21 psf
 - Design Wind Pressure, p = q x (G x Cp) - q x (GCpI) use 16 psf
- Earthquake load:
 - Site classification - E
 - Occupancy Category, General Building - I
 - Seismic Use Group, I
 - Occupancy Importance Factor, I = 1.0
 - Seismic Design Category = B

Earthquake loads for single-family residences are exempt for SDC = B

HELICAL PILES:

- 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 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:
 - 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 engineer.
 - Add additional piles as recommended by the engineer.
- Helical piles leads shall have a 1 1/2" x 1 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:
 - 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 ESTIMATE PURPOSE:

- All piles shall be installed to a depth of 24 feet below elevation +2.33 ft. The exact embedment lengths shall be verified and recorded in the field by Pile Engineer. Final payment for installation length shall be determined using a contract unit price.

ENGINEERED LUMBER

- Laminated veneer lumber, LVL, shall be Microlam as manufactured by Trus Joist MacMillan or Equivalent.
- LVL material shall have the following minimum allowable stresses:
 - Flexural stress, Fb = 2,600 psi.
 - Modulus of elasticity, E = 1,900,000 psi.
 - Compression perpendicular to grain, Fc⊥ = 750 psi
 - Compression parallel to grain, Fc∥ = 2,510 psi
 - Horizontal shear, Fv = 285 psi.
- Parallel strand lumber, PSL shall be Wolmanized Parallam as manufacture by i Trus Joist, service level 1 or equivalent
- PSL material shall have the following minimum allowable stresses:
 - Flexural stress, Fb = 2,117 psi.
 - Modulus of elasticity, E = 1,660,000 psi.
 - Compression perpendicular to grain, Fc⊥ = 533 psi
 - Compression parallel to grain, Fc∥ = 2,030 psi
 - Horizontal shear, Fv = 241 psi.
 - Tension Street, Ft = 1,519 psi
- Unless otherwise noted on drawings, multiple piles of flush LVL or PSL material shall be bolted together with (2) rows of 5/8 inch diameter, A307 thru-bolts, spaced at 16 inches on center. Both holes are to be the same diameter as the bolt, and be located 2 1/2 inches from the top and bottom of the member. Washers should be used under the head and nut of the bolts. Do not tighten bolts to the point of crushing wood fibers. Bolts are to be snug tight. Members noted as dropped shall be connected with (3) rows of 16d common wire nails at 12" on center.

BORING LOG

SEE SITE PLANS FOR BORING LOCATIONS

SOILTESTING, INC. 80 DONOVAN RD. OXFORD, CT 06478 CT (800) 262-8328 NY (914) 848-8980		CLIENT: Lothrop Associates		SHEET 1 OF 1 HOLE NO. B-1		
PROJECT NO. 0220-0875-14		PROJECT NAME William B. Cowles Residence		BORING LOCATIONS per Plan		
FORAMAN - DRILLER P.Ding		LOCATION 216 Cosey Beach Avenue East Haven, CT				
INSPECTOR		TYPE	HSA BS	SAMPLER CORE BAR	CHISEL	
GROUND WATER OBSERVATIONS		SIZE I.D.	4 1/2" 1 3/8"	DATE START	11/01/14	
AT 1 FT AFTER 1 HOUR		HAMMER WT.	140#	DATE FINISH	11/04/14	
AT 2 FT AFTER 1 HOUR		HAMMER FALL	30"	SURFACE ELEV.		
				GROUND WATER ELEV.		
DEPTH (FEET)	SAMPLE		BLOWS PER 8 IN ON SAMPLER (FORCE ON TUBE) 0-8 8-12 12-18	DENSITY OR CONSBT (pcf)	STRATA OR CHANGE DEPTH	FIELD IDENTIFICATION OF SOIL REMARKS INCL. COLOR, LOSS OF WASH WATER, SEAMS IN ROCK, ETC.
	NO	TYPE PEN REC				
1	SB	24" 13"	20	5	8	mod compact
2	SB	24" 17"	40	3	9	mod compact
3	SB	24" 19"	60	2	2	mod compact
4	SB	24" 17"	80	2	2	mod compact
5	SB	24" 20"	100	2	2	mod compact
6	SB	24" 19"	120	2	1	mod compact
7	SB	24" 18"	140	2	2	mod compact
8	SB	24" 11"	220	1	1	v mod wet
9	SB	24" 10"	270	1	1	v mod wet
10	SB	24" 19"	320	10	33	v mod wet
11	SB	24" 20"	370	24	53	v mod wet
12	SB	24" 20"	420	32	53	v mod wet
13	SB	24" 19"	470	24	53	v mod wet
14	SB	24" 18"	520	10	53	v mod wet
15	SB	24" 18"	570	2	2	v mod wet
16	SB	24" 18"	620	2	2	v mod wet
17	SB	24" 18"	670	2	2	v mod wet
18	SB	24" 18"	720	2	2	v mod wet
19	SB	24" 18"	770	2	2	v mod wet
20	SB	24" 24"	820	1	1	v mod wet
21	SB	24" 24"	870	1	1	v mod wet
22	SB	24" 20"	920	1	1	v mod wet
23	SB	24" 20"	970	4	13	v mod wet
24	SB	24" 20"	1020	4	13	v mod wet
25	SB	24" 20"	1070	24	53	v mod wet
26	SB	24" 20"	1120	24	53	v mod wet
27	SB	24" 20"	1170	24	53	v mod wet
28	SB	24" 20"	1220	24	53	v mod wet
29	SB	24" 20"	1270	24	53	v mod wet
30	SB	24" 20"	1320	24	53	v mod wet
31	SB	24" 20"	1370	24	53	v mod wet
32	SB	24" 20"	1420	24	53	v mod wet
33	SB	24" 20"	1470	24	53	v mod wet
34	SB	24" 20"	1520	24	53	v mod wet
35	SB	24" 20"	1570	24	53	v mod wet
36	SB	24" 20"	1620	24	53	v mod wet
37	SB	24" 20"	1670	24	53	v mod wet
38	SB	24" 20"	1720	24	53	v mod wet
39	SB	24" 20"	1770	24	53	v mod wet
40	SB	24" 20"	1820	24	53	v mod wet

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 USED CASING TO PT. (HOLE NO. B-1)

A = AUGER, UP = UNOBTAINED POINT, T = TRENCH, V = VANE TEST

WCR = WEIGHT OF ROCK WCH = WEIGHT OF HAMMER & RODS C = COARSE M = MEDIUM F = FINE

SB = SPLIT TUBE SAMPLER H.S.A. = HOLLOW STEM AUGER

PROPORTIONS USED: TRACE = 0 - 10% LITTLE = 10 - 20% SOME = 20 - 30% AND = 30 - 50%