

1ST FLOOR PLAN - BUILDING "C"  
4,179 s.f.

UNIT C-106  
2 - BDRM / 1 DOWN

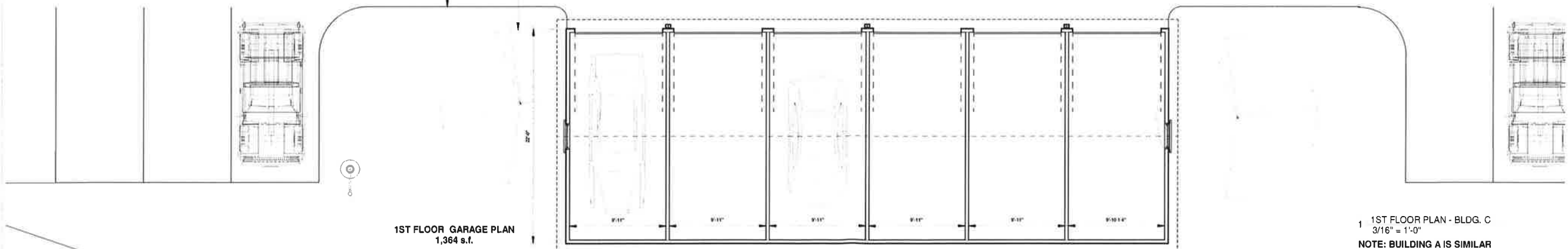
UNIT C-105  
2 - BDRM. UP

UNIT C-104  
2 - BDRM. UP

UNIT C-103  
2 - BDRM. UP

UNIT C-102  
2 - BDRM. UP

UNIT C-101  
2 - BDRM. / 1 DOWN  
TYPE B ACCESSIBLE UNIT



1ST FLOOR GARAGE PLAN  
1,364 s.f.

1 1ST FLOOR PLAN - BLDG. C  
3/16" = 1'-0"  
NOTE: BUILDING A IS SIMILAR  
UNIT A-101 TYPE B ACCESSIBLE UNIT  
UNIT C-101 TYPE B ACCESSIBLE UNIT

**PROPOSED BUILDING C PLANS**

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E - Mail:  
peter.springsteel@anet.net

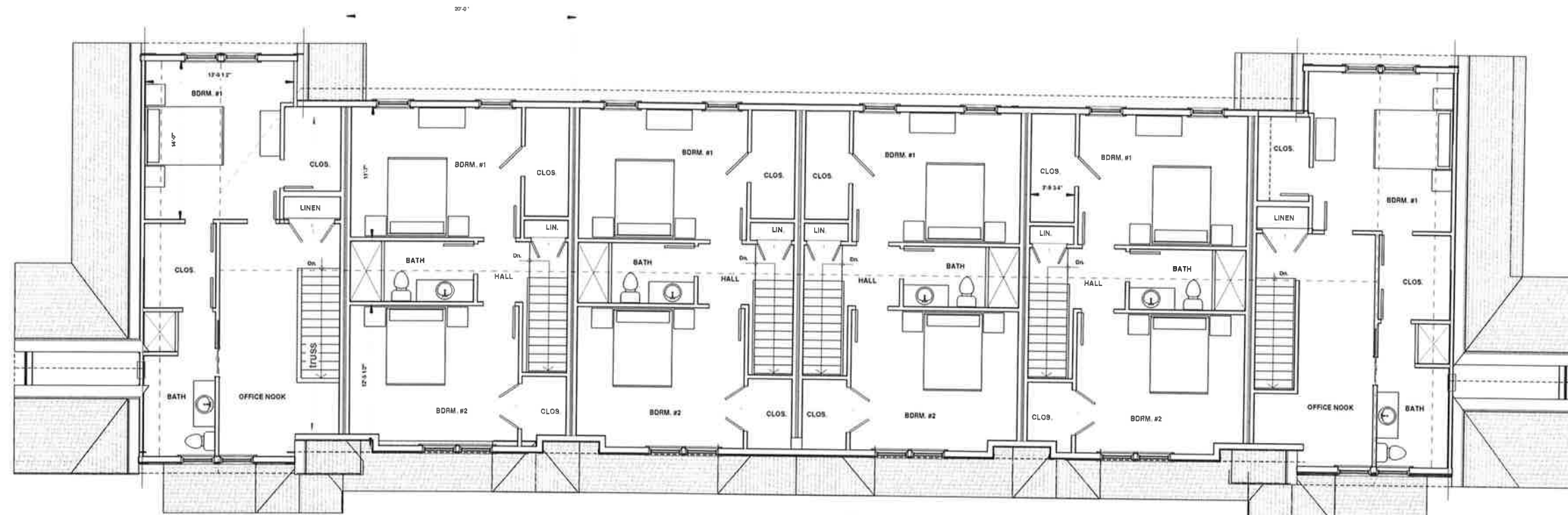


OWNER  
138 BPR LLC

ARCHITECT  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T: (860) 572-7306

DATE: 26 MAY 2022

A-101



2ND FLOOR PLAN - BUILDING "C"  
3,662 s.f.

UNIT C-106  
2 - BDRM / 1 DOWN

UNIT C-105  
2 - BDRM, UP

UNIT C-104  
2 - BDRM, UP

UNIT C-103  
2 - BDRM, UP

UNIT C-102  
2 - BDRM, UP

UNIT C-101  
2 - BDRM / 1 DOWN



1 2ND FLOOR PLAN - BLDG C  
3/16" = 1'-0"  
NOTE: BUILDING A IS SIMILAR

# PROPOSED BUILDING C PLANS

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E - Mail:  
peter.springsteel@anel.net

P J SPRINGSTEEL  
ARCHITECT  
#60 572 7306



OWNER  
138 BPR LLC

ARCHITECT  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T:(860)572-7306

DATE: 28 MAY 2022

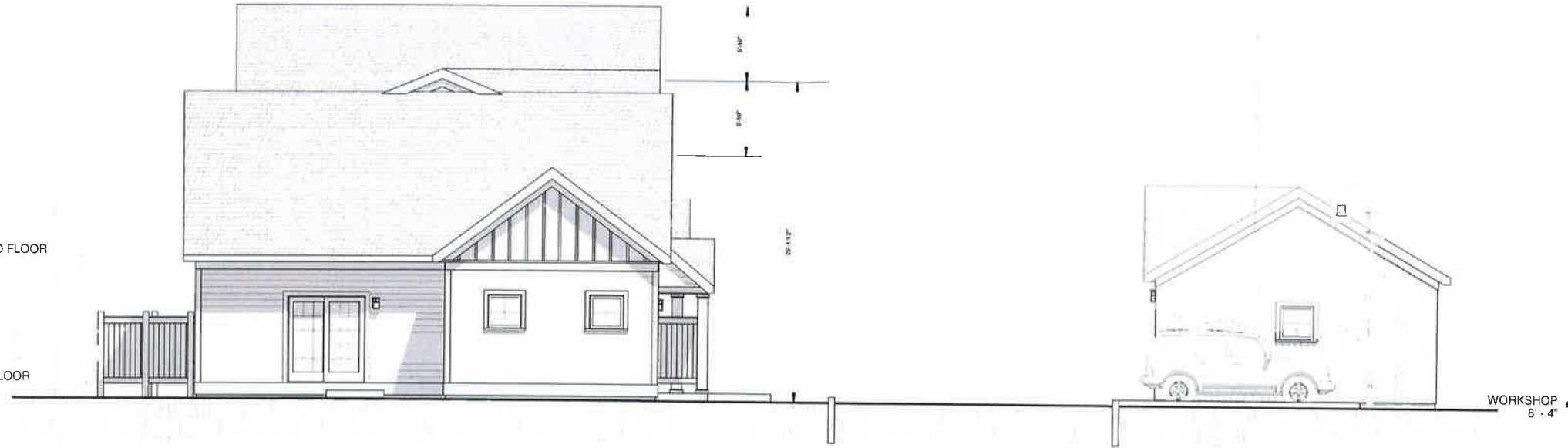
A-102

SCALE: 3/16" = 1'-0"  
COPYRIGHT © 2021 PETER J. SPRINGSTEEL ARCHITECT, LLC

T.O.P.  
27' - 4"

SECOND FLOOR  
19' - 4"

FIRST FLOOR  
9' - 4"



2 BLDG. C - LEFT SIDE ELEVATION  
3/16" = 1'-0"



GENTEK CLAPBOARD  
SIDING IN CHESAPEAKE  
GRAY  
GENTEK BOARD &  
BATTEN IN WHITE

1 BLDG. C - FRONT ELEVATION  
3/16" = 1'-0"

NOTE: BUILDING A IS SIMILAR

# PROPOSED BUILDING ELEVATIONS 2

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E - Mail:  
peter.springsteel@anet.net

**PJ** SPRINGSTEEL  
ARCHITECT  
860 572 7106

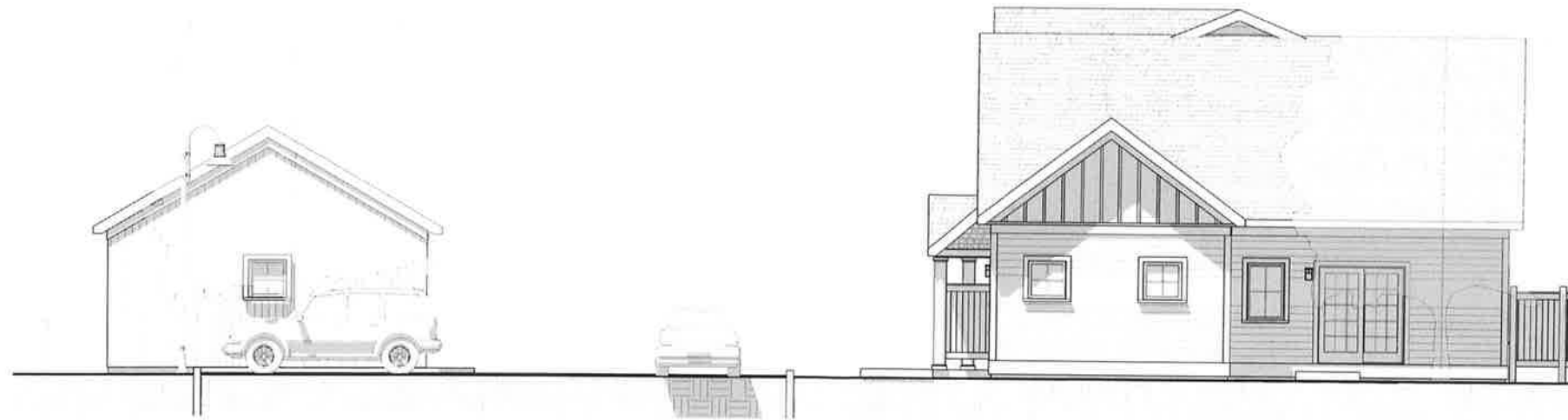


OWNER  
138 BPR LLC

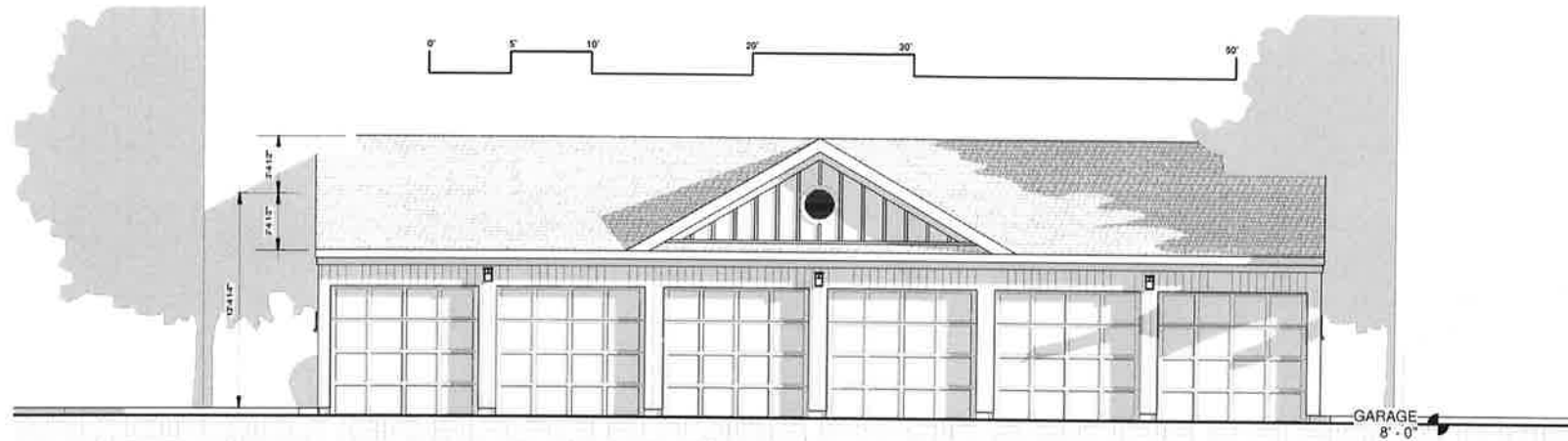
ARCHITECT  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T: (860) 572-7306

DATE: 28 MAY 2022

A-103



2 BLDG. C - RIGHT SIDE ELEVATION  
3/16" = 1'-0"



3 BLDG. C - GARAGE FRONT ELEVATION  
3/16" = 1'-0"

Product of  
**SUNPARK**  
electrifies.com

3-4311 (LED & Fluorescent)  
#43110-4-4311

Strong construction and weather resistant  
High strength steel  
Non-toxic and odorless  
Low Voltage LED or Fluorescent  
Lighting in your project space

Specifications  
3-43110-4-4311 3-43110-4-4311

LED Type

WATTAGE	100W	150W	175W	200W
VOLTAGE	120VAC	120VAC	120VAC	120VAC
LENGTH	144"	144"	144"	144"
WIDTH	4"	4"	4"	4"
DEPTH	4"	4"	4"	4"
WEIGHT	10.5LBS	15.75LBS	18.25LBS	21LBS

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E-Mail:  
peter.springsteel@snel.net

**PJ SPRINGSTEEL**  
ARCHITECT



**OWNER**  
138 BPR LLC

**ARCHITECT**  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T:(860)872-7306

DATE: 26 MAY 2022

A-104

**PROPOSED BUILDING ELEVATIONS 1**

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

SCALE: 1/8" = 1'-0"  
COPYRIGHT © 2021 PETER J. SPRINGSTEEL ARCHITECT, LLC

SECOND FLOOR  
19' - 4"

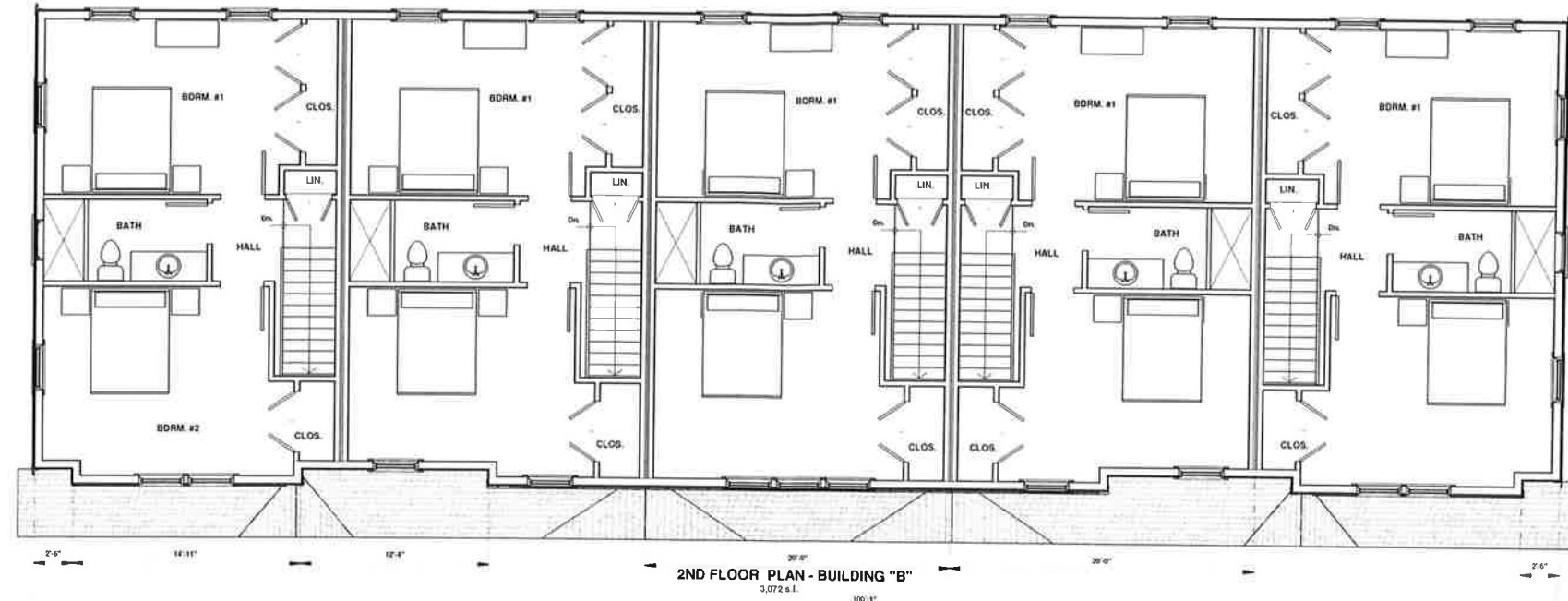
FIRST FLOOR  
9' - 4"



1 BLDG. C - REAR ELEVATION  
3/16" = 1'-0"  
NOTE: BUILDING A IS SIMILAR



FLOOR PLANS - BUILDING B



UNIT B-105  
2 - BDRM. UP

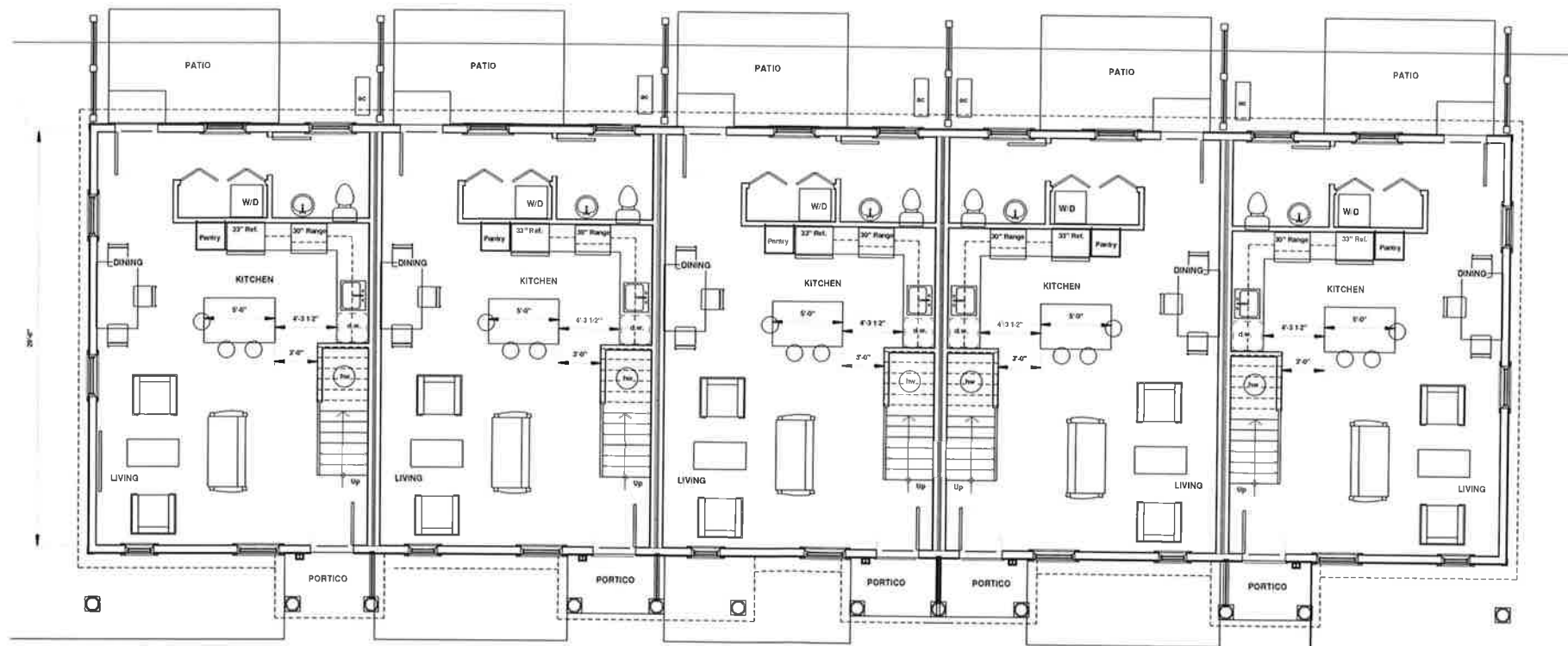
UNIT B-104  
2 - BDRM. UP

UNIT B-103  
2 - BDRM. UP

UNIT B-102  
2 - BDRM. UP

UNIT B-101  
2 - BDRM. / UP

2 2ND FLOOR PLAN - BLDG B  
3/16" = 1'-0"



GARAGE - BUILDING "B"  
1,144 S.F.

1ST FLOOR PLAN - BUILDING "B"  
3,003 S.F.

UNIT B-105  
2 - BDRM. UP

UNIT B-104  
2 - BDRM. UP

UNIT B-103  
2 - BDRM. UP

UNIT B-102  
2 - BDRM. UP

UNIT B-101  
2 - BDRM. / UP

1 1ST FLOOR PLAN - BLDG. B  
3/16" = 1'-0"

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

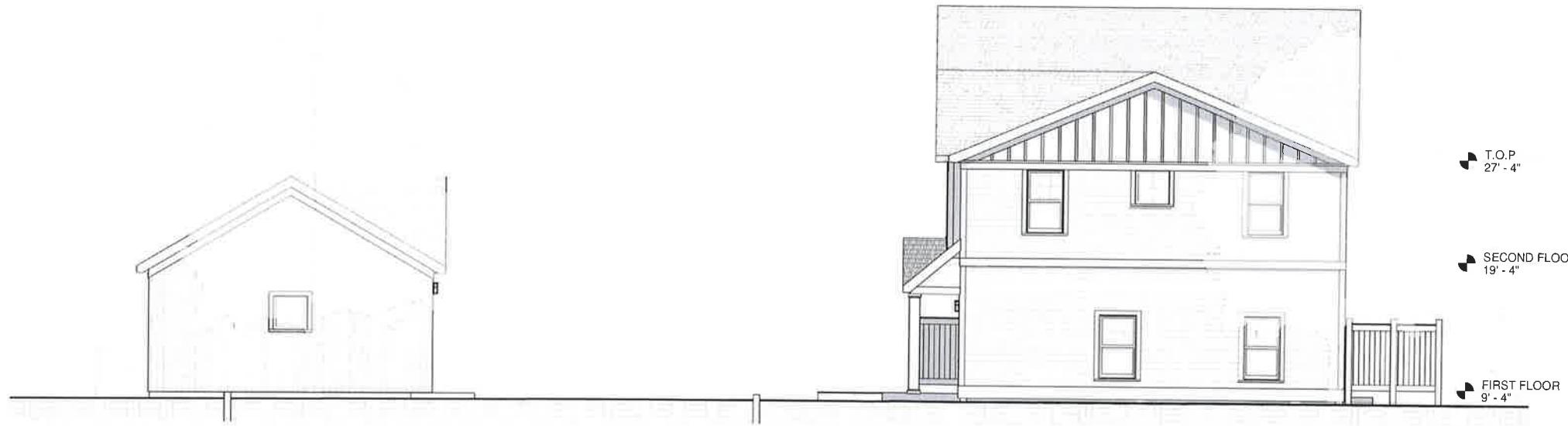
E - Mail:  
peter.springsteel@anet.net



OWNER  
138 BPR LLC

ARCHITECT  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T:(860)572-7306

DATE: 26 MAY 2022



1 BLDG. B - RIGHT SIDE ELEVATION  
3/16" = 1'-0"

T.O.P.  
27' - 4"

SECOND FLOOR  
19' - 4"

FIRST FLOOR  
9' - 4"



3 BLDG. B - FRONT/EAST ELEVATION  
1/4" = 1'-0"

T.O.P.  
27' - 4"

SECOND FLOOR  
19' - 4"

FIRST FLOOR  
9' - 4"

GENTEK CLAPBOARD SIDING IN CHESAPEAKE WICKER

GENTEK BOARD & BATTEN IN WHITE

**PROPOSED BUILDING ELEVATIONS 2**

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

**NOTES:**  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E-Mail:  
peter.springsteel@net.net

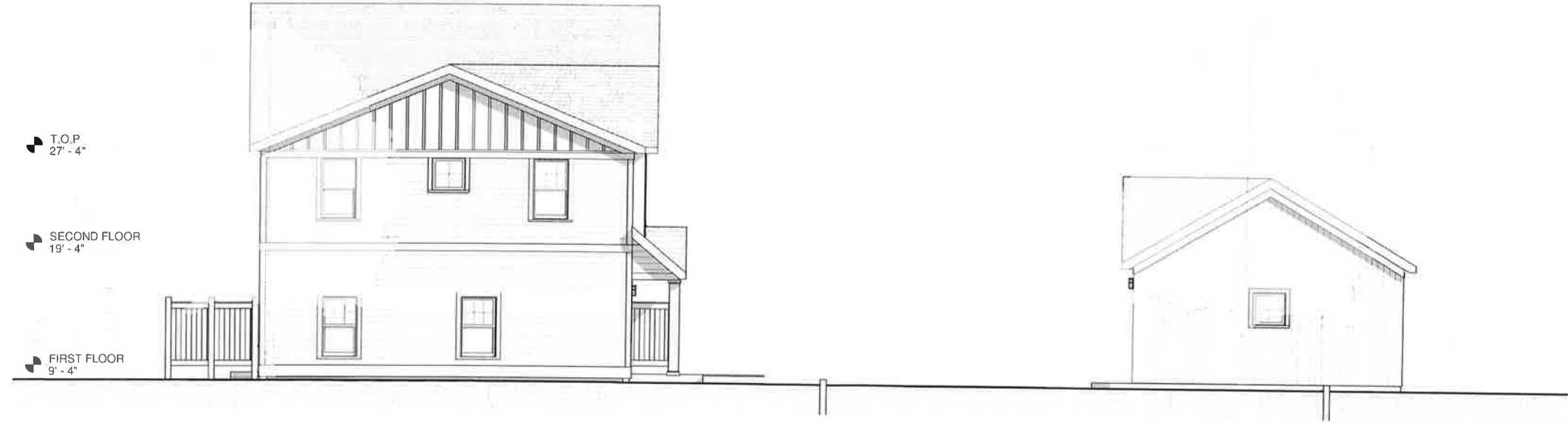
**P J SPRINGSTEEL**  
ARCHITECT



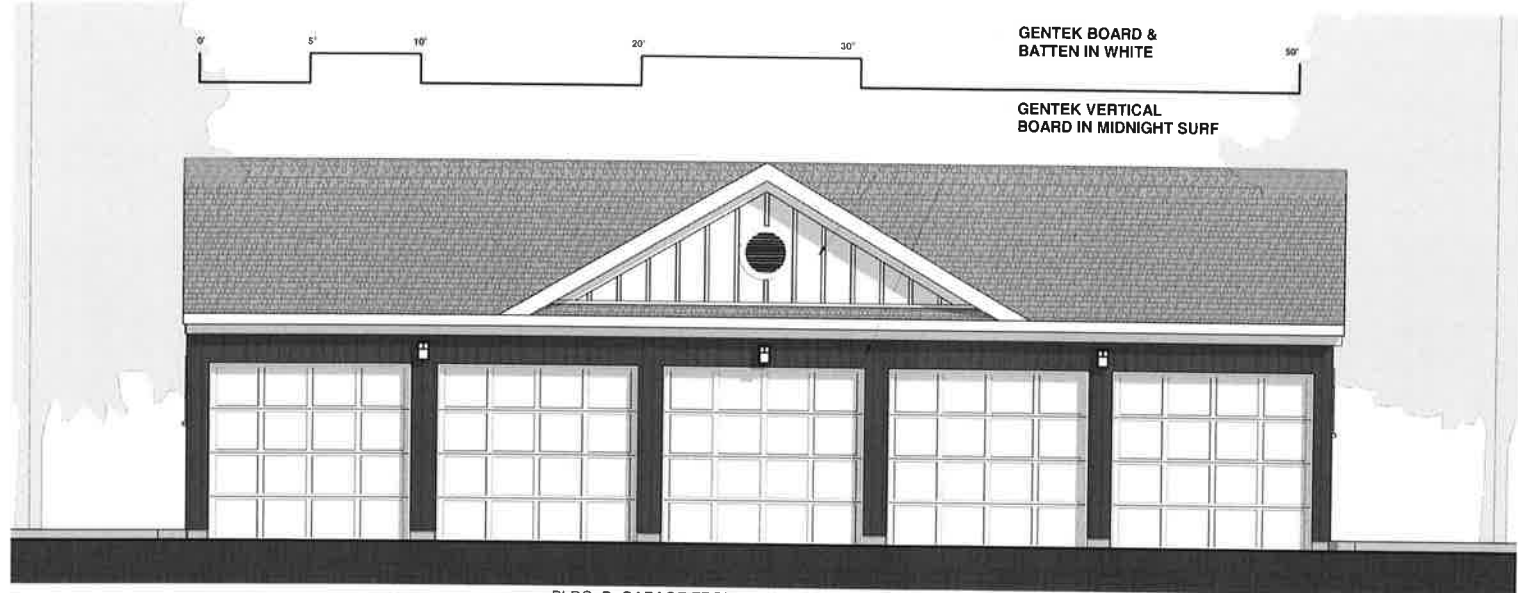
**OWNER**  
138 BPR LLC

**ARCHITECT**  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T:(860)572-7306

DATE: 26 MAY 2022



1 BLDG. B - LEFT SIDE/SOUTH ELEVATION  
3/16" = 1'-0"



2 BLDG. B - GARAGE FRONT/WEST ELEVATION  
1/4" = 1'-0"



3 BLDG. B - REAR/WEST ELEVATION  
3/16" = 1'-0"

**PROPOSED BUILDING ELEVATIONS 2**

**ELDERLY HOUSING PROJECT**

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E - Mail:  
peter.springsteel@snol.net

**P J SPRINGSTEEL**  
ARCHITECT



**OWNER**  
138 BPR LLC

**ARCHITECT**  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T: (860) 572-7306

DATE: 26 MAY 2022

A-107

SCALES INDICATED  
COPYRIGHT © 2021 PETER J. SPRINGSTEEL ARCHITECT, LLC





ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT

NOTES:  
 THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

3-D VIEWS

SCALE: COPYRIGHT © 2021 PETER J. SPRINGSTEEL ARCHITECT, LLC

E-Mail: peter.springsteel@me1.net

P J SPRINGSTEEL ARCHITECT  
 860 572 7306



OWNER  
 138 BPR LLC

ARCHITECT  
 PETER J. SPRINGSTEEL  
 ARCHITECT LLC  
 105 STARR STREET  
 MYSTIC, CT 06355  
 T: (860) 572-7306

DATE: 26 MAY 2022





# BIRD'S EYE VIEW

SCALE: COPYRIGHT © 2021 PETER J. SPRINGSTEEL ARCHITECT, LLC

NOTES:  
THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS IN THE FIELD. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT WITH ANY DISCREPANCIES FROM THE DRAWINGS. DO NOT SCALE THE DRAWINGS.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS OR SAFETY PRECAUTIONS.

E-Mail:  
peter.springsteel@snet.net  
**P.J. SPRINGSTEEL**  
ARCHITECT



**OWNER**  
138 BPR LLC

**ARCHITECT**  
PETER J. SPRINGSTEEL  
ARCHITECT LLC  
105 STARR STREET  
MYSTIC, CT 06355  
T: (860) 572-7306

DATE: 26 MAY 2022

A-109

ELDERLY HOUSING PROJECT

138 BOSTON POST ROAD - EAST LYME, CONNECTICUT