



**Michael Hatcher
Westchester Modular Homes, Inc.
30 Reagans Mill Road
Wingdale, New York 12594**

July 1, 2021

**Re: Westchester Modular Homes, Inc., Wingdale, NY
NYSDOS Systems Approval No. M0659-2020-056**

Submittal: 21120 Spec Residence at Narragansett Ave Lot #2 in Ossining, NY in Westchester County

Dear Mr. Hatcher,

Enclosed please find one (1) electronic copy of the accepted documents for the above referenced manufacturer.

PFS Corporation has completed a review only of the enclosed documents and found them to be within the approved systems documents on file with New York Department of State Codes Division and comply with the 2020 NYS Uniform Fire Prevention and Building Code which incorporates the 2020 Residential Code of NYS, 2020 Energy Conservation Construction Code of NYS and 2017 National Electrical Code. The review provided by PFS Corporation is to verify compliance within the approved systems documents only. The Design Professional of Record is responsible for the accuracy and compliance of the attached plans.

To the best of our knowledge, these plans have been found to be within compliance with the State of New York Rules and Regulations, Department of State, Title 19 (NYCRR), Chapter XXXII Division of Code Enforcement and Administration, Part 1209 Regulations and Fees for Factory Manufactured Buildings.

This is a file copy for your records, review and approval. Should you have any question, please feel free to call this office at any time.

Sincerely,
John E. Baker
Staff Plan Reviewer
john.baker@pfsteco.com
Northeast Regional Office

Enc: As stated above.
Cc: PFS – File copy
Donald Thomas, Jr., AIA (DOS)

DIVISION OF BUILDING STANDARDS AND CODES

STATE OF NEW YORK

DEPARTMENT OF STATE

ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
TELEPHONE: (518) 474-4073
WWW.DOS.NY.GOV

ANDREW M. CUOMO
GOVERNOR

ROSSANA ROSADO
SECRETARY OF STATE

September 10, 2020

Mr. Mike Hatcher
Westchester Modular Homes, Inc.
30 Reagans Mill Road
Wingdale, NY 12594

NYS RESIDENTIAL MODULAR SYSTEM 2020 CODE UPDATE

NEW SYSTEM APPROVAL NUMBER: **M0659-2020-056**

PREVIOUS APPROVAL NUMBER: **M0659-2016-073**

Dear Mr. Hatcher:

In reference to your written application for approval received April 16, 2020 to construct Factory Manufactured **Detached One- and Two-Family Dwellings and Multiple Single-Family Dwellings (Townhouses) System of Models** designated **M0659-2020-056** is hereby approved to allow such construction in compliance with the 2020 NYS Uniform Codes (2020 RCNYS). This approval is authorized under Title 19 NYCRR Part 1209 and **will remain in effect until September 10, 2022**, unless sooner revoked, and is subject to renewal at that time. A revision in the adopted code version will also warrant a revision in this approval. The conditions of this Systems Approval also include the following:

Construction Classification:	Type VB
Maximum Ground Snow Load:	80 PSF
Seismic Design Category:	B, C, D0 and D1 Townhouses shall be designed to Seismic C or D0 (Per 2020 RCNYS Section R301.2.2)
Wind Speed:	115 mph to ≤ 140 mph Vult Wind speed > 140 mph will require engineered design. <u>Individual Models located in regions having a ultimate wind speed greater than 140 miles per hour shall be submitted to the Division for review and approval.</u>
Exposure Category:	Exp B or C (standard), D
Climate Zone:	4, 5, and 6
Additional Conditions:	See the System Cover Sheet for Wind Design Methodologies used in; "Hurricane Prone Regions" and "Non-Hurricane Prone Regions."

1. The manufacturer will submit their Monthly Permit Report summarizing (listing) all permit sets with information about project location, dwelling type, production serial number, and approval number.
2. Individual permit sets are to be submitted to your independent third-party agent for review prior to fabrication. Any deficiencies that are found will be reported to the Manufacturer and corrective actions shall be immediately undertaken. Every sheet of each permit plan set submitted shall be signed and sealed by a licensed design professional registered to practice in New York State. The design professional must also provide a statement on the cover sheet of the permit plan set that certifies the plans have been developed from the original systems set of plans and specifications. Additionally, the certifying design professional shall not be in any way affiliated or associated with the manufacturer's third-party quality assurance agency. The following statement may be used to provide this certification;

*"The plans and specifications of this permit plan set are derived from and consistent with the systems set of plans and specifications approved and on file with the Department of State, which were approved on September 8, 2020 under Systems number **M0659-2020-056**."*

The approval identified above is limited to all construction that takes place in the factory. Site related work including installation and connection of the building and/or components, foundations, mechanical connections, stairs, decks, etc. is the responsibility of the Code Enforcement Official. The presence of the insignia of approval shall be presumptive evidence that the factory manufactured home or component complies with the provisions of the 2020 RCNYS. If the code enforcement official believes that any factory manufactured component is in violation of one or more provisions of the above referenced code, he/she should contact the DOS for further review and/or determination.

3. All trusses designed for use in Modular Buildings shall meet the requirements of the 2020 RCNYS and the design methodology associated with the ASCE 7-16 design standard.

Individual permit plan sets shall provide as a minimum the following information (but not limited to):

Cover Sheet which provides information on:

- The homeowner/project name, project address including Zip Code and County location
- Structural design criteria listing applicable design loads such as ground snow load, seismic design category, wind speed, live loads, dead loads, flood hazard, etc.
- Applicable building codes and design specifications
- Energy code information including method of compliance, the climate zone used for thermal design parameters, and a statement by a design professional certifying that the plans are in compliance with Chapter 11 Energy Efficiency of the 2020 RCNYS.
- The Occupancy Classification, Type of Construction and square footage
- Applicable general notes
- Index of drawings
- Manufacturer's title block
- List of items NOT being provided by the modular manufacturer
- Verify the intended foundation type and show height above grade, and if the AHJ has determined whether the home is three stories above grade and required to be equipped with an NFPA 13D Sprinkler System.
- Additionally, you must verify the location of the building on the lot according to the 2020 RCNYS Section R302 "Fire-Resistant Construction". Identify the lines used to determine fire separation distance and provide protection complying with Table R302.1(1) "Exterior Walls" and Table R302.1(2) "Exterior Walls – Dwellings with Fire Sprinklers" and Table R302.6 "Dwelling-Garage Separation".

Foundation Plan (*informational only*) showing:

- Identify all uniform and concentrated gravity loads in addition to all sliding, uplift, and overturning loads imposed on the foundation by this specific model, all of which need to be used by a design professional in developing the final foundation design.
- Anchor bolt/hold down locations and spacing, specialty anchor locations and types
- Stairwell location and framing enclosure if required to complete the conditioned space enclosure

Floor Plans showing:

- Location of the "insignia of approval"
- Square footage area of rooms
- Amounts of required/provided light and ventilation and emergency egress window locations
- Location and amounts of wall bracing based on Table R602.10.3 and length requirements based on Table R602.10.5.
- Location/type of fire rated wall assemblies
- Header and beam sizes
- Attic access locations
- Locations of cathedral or vaulted ceilings
- Applicable project specific notes

Building Cross Sections showing:

- Identification of structural members and roof system
- Materials used in roof and wall assemblies
- Insulation locations and types, sizes and "R" values
- Field completed insulation assemblies

- Building integration details (module connections)
- Location/type of horizontal fire separation and required fire blocking
- Roof truss bracing and structural connections (uplift, lateral, etc.)
- Attic ventilation
- Applicable project specific notes

Building Elevations showing:

- Floor to floor wall heights
- Finished grade line with distance to 1st finished floor to show need for compliance with R313 for automatic sprinkler system. Show building mean roof height (MRH)
- Siding materials
- Window types, ventilation and egress area, U values
- Statement concerning code required field completed items (stairs, landings, decks, handrails, lighting, etc.)
- Label emergency egress windows
- Applicable project specific notes

Electrical Plans showing:

- Smoke and carbon monoxide detector locations
- GFCI outlet locations and arc fault protection provided
- Junction box locations for field connections and miscellaneous future installations
- Ventilation fan capacity and outlet locations
- Electrical load calculations
- Electric panel, Lighting and outlet locations
- Applicable project specific notes

Mechanical/Plumbing Plans showing:

- Drain, waste and venting layout including all pipe sizes (specific to permit set)
- Potable water supply piping (specific to permit set)
- Type and location of domestic hot water heating system
- Type and location of HVAC equipment and duct sizing information
- Heat loss calculations (if HVAC is provided by manufacturer)

Miscellaneous Plans and Details showing:

- Manufacturers truss drawings including special requirements addressed such as sliding, drifting or unbalanced snow load conditions
- Completed "Notice of Utilization of Truss Type Construction" form. (Title 19 NYCRR Part 1265)
- Summary of references to system for selection of structural members
- REScheck energy compliance reports (specific to permit set)
- Window and Door Schedules providing manufacturers' information

It should be noted that each page of drawings and calculations shall be signed, sealed, and dated by a New York State registered design professional. This approval is subject to the condition that all construction is to be in conformance with the 2020 New York State Uniform Code (2020 RCNYS). **A copy of this letter shall accompany all plans and specifications submitted as part of a permit application to the local jurisdiction.**

Prior to shipment from the factory each manufactured home, model and component shall have securely attached thereto a NYS Insignia as stipulated in Part 1209 of Title 19 NYCRR, paragraph 1209.5. The Insignia of Approval Order form is available by emailed me at: donald.thomas@dos.ny.gov

Please Note: Use the NEW System Approval Number (at the top of this letter) **when ordering Insignia.**

Sincerely,



Don Thomas Jr., AIA – Senior Architect

Attachment: NYSDOS Stamped set of pdf Systems drawings
cc: Harold Raup and Renee Moist – PFS

Angela Blaney

From: Samantha Gunn
Sent: Monday, March 23, 2020 3:58 PM
To: Angela Blaney
Cc: Vincent Leto
Subject: Fw: Wind Speed in Ossining..

Good afternoon,
Here is the wind speed for the town of ossining.

Samantha

From: Karen Ritell <KRitell@villageofossining.org>
Sent: Monday, March 23, 2020 3:44 PM
To: Samantha Gunn
Subject: Wind Speed in Ossining..

Hi,

In response to your question, the wind speed in Ossining is 115 mph, as per the Bldg. Inspector, Joe Agostinelli.

If you have any further questions, he is available through email at jagostinelli@villageofossining.org.

Thank you,

Karen Ritell



Designer/Contractor:
VINCENT L. GIORGIO
WESTCHESTER MODULAR HOMES
30 REAGANS MILL RD
WINGDALE, NY 12954
845-832-9400

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Date _____








Inspection Checklist



Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the REScheck software












Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Foundation Inspection	Complies?	Comments/Assumptions
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	





Additional Comments/Assumptions:

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U-____	U-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2 [FR13] ¹ 	Ducts, air handlers and filter boxes are sealed with joints/seams compliant with International Mechanical Code or International Residential Code, as applicable.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.3 [FR18] ² 	Hot water pipes are insulated to ≥R-3.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	


Additional Comments/Assumptions:

Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.6 [IN1] ¹ 	Floor insulation R-value.	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2, 402.2.8 [IN2] ¹ 	Floor insulation installed per manufacturer's instructions and in substantial contact with the underside of the subfloor, or floor framing cavity insulation is in contact with the top side of sheathing, or continuous insulation is installed on the underside of floor framing and extends from the bottom to the top of all perimeter floor framing members.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-_____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits per Table R403.6.1.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [FI30] ²	Demand recirculation water systems have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to ≤ 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] ¹	90% or more of permanent fixtures have high efficacy lamps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [FI23] ³ 	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
401.3 [FI7] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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2018 IECC Energy Efficiency Certificate

Insulation Rating	R-Value
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Above-Grade Wall	21.00
Below-Grade Wall	0.00
Floor	19.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
---------------------	----------	------

Window	0.30	0.31
Door	0.30	0.30

Heating & Cooling Equipment	Efficiency
-----------------------------	------------

Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments

**NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION,
PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER
CONSTRUCTION IN RESIDENTIAL STRUCTURES**

(In accordance with Title 19 NYCRR PART 1265)

Local Authority having jurisdiction logo:

TO: Name of Authority having jurisdiction:

OWNER OF PROPERTY: HCNM BUILDERS CORP. [SPEC]

SUBJECT PROPERTY (ADDRESS AND TAX MAP NUMBER):

NARRAGANSETT AVE. LOT #2

TOWN OF OSSINING, NY 10562

PLEASE TAKE NOTICE THAT THE (CHECK ALL THAT APPLY):

- ☒ New Residential Structure
- ☐ Addition to Existing Residential Structure
- ☐ Rehabilitation to Existing Residential Structure

TO BE CONSTRUCTED OR PERFORMED AT THE SUBJECT PROPERTY REFERENCE ABOVE WILL UTILIZE
(check each applicable line):

- ☒ Truss Type Construction (TT)
- ☐ Pre-Engineered Wood Construction (PW)
- ☐ Timber Construction (TC)

IN THE FOLLOWING LOCATION(S) (CHECK APPLICABLE LINE):

- ☐ Floor Framing, Including Girders and Beams (F)
- ☒ Roof Framing (R)
- ☐ Floor Framing and Roof Framing (FR)

SIGNATURE: _____

DATE: _____

PRINT NAME: _____

CAPACITY (Check One): ☐ Owner ☐ Owner's Representative

Job 101637	Truss HMD22104	Truss Type HINGE MONO	Qty 1	Ply 1	West Chester 212 5 HS 13'10
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UFP Industries Inc. Grand Rapids, MI 49525, Steve Minahan 8.220 e Aug 13 2018 MiTek Industries, Inc. Wed Jun 3 08:34:40 2020 Page 1 of 2

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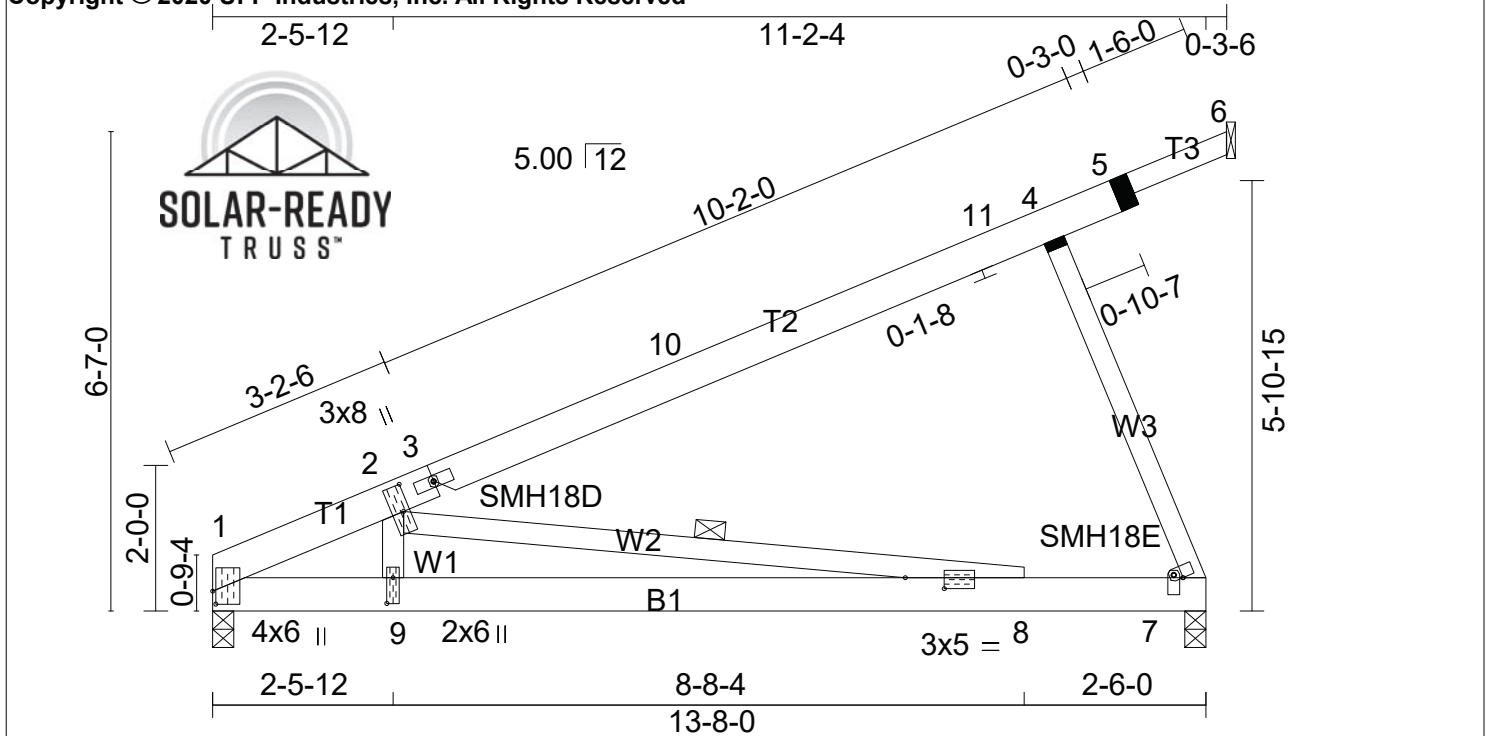


Plate Offsets (X,Y)-- [1:0-2-2,0-0-8], [2:0-4-7,0-1-1], [3:0-1-4,0-0-0], [7:0-1-4,0-1-0], [8:0-6-7,0-1-13], [9:0-4-4,0-1-0]									
SPACING-- 2-0-0 LOADING (psf) TCLL 42.3 (Ground Snow=55.0) TCDL 15.0 BCLL 0.0 * BCDL 10.0		SPACING-- 1-4-0 LOADING (psf) TCLL 63.5 (Ground Snow=82.5) TCDL 22.5 BCLL 0.0 * BCDL 15.0		SPACING-- 1-0-0 LOADING (psf) TCLL 84.7 (Ground Snow=110.0) TCDL 30.0 BCLL 0.0 * BCDL 20.0		SPACING-- 2-0-0 LOADING (psf) Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr YES Code IBC2018/TPI2014		CSI. TC 0.73 BC 0.91 WB 0.83 Matrix-R	
						DEFL. in (loc) l/defl L/d Vert(LL) -0.22 8-9 >744 240 Vert(CT) -0.49 8-9 >332 180 Horz(CT) 0.02 7 n/a n/a		PLATES GRIP MT20 197/144 MT18HS 197/144 Weight: 66 lb FT = 0%	

LUMBER-- TOP CHORD 2x6 SPF No.2 *Except* T2: 2x6 SPF 2100F 1.8E, T3: 2x4 SPF No.2 BOT CHORD 2x6 SPF No.2 WEBS 2x4 SPF Stud *Except* W2: 2x4 SPF No.2	BRACING-- TOP CHORD Structural wood sheathing directly applied or 4-8-1 oc purlins. BOT CHORD Rigid ceiling directly applied or 6-10-1 oc bracing. WEBS 1 Row at midpt 2-8	[P]
REACTIONS. (lb/size) 1=979/0-3-8, 7=866/0-3-8, 6=0/Mechanical Max Horz 1=349(LC 9), 6=-229(LC 14) Max Uplift 1=-382(LC 9), 7=-506(LC 9) Max Grav 1=1107(LC 14), 7=1110(LC 14)		
FORCES. (lb) - Maximum Compression/Maximum Tension TOP CHORD 1-2=-2313/826, 2-3=-943/182, 3-10=-814/125, 10-11=-629/134, 4-11=-371/136, 4-5=-363/132, 5-6=-255/141 BOT CHORD 1-9=-1096/1762, 8-9=-1096/1762, 7-8=-219/354 WEBS 2-9=0/563, 2-8=-1424/888, 4-7=-921/569		
REQUIRED FIELD JOINT CONNECTIONS - Maximum Compression (lb)/ Maximum Tension (lb)/ Maximum Shear (lb)/ Maximum Moment (lb-in) 4=921/569/0/0, 5=303/138/116/0		

NOTES--
1) Wind: ASCE 7-16; Vult=142mph (3-second gust) Vasd=112mph @24in o.c.; TCDL=3.0psf; BCDL=3.0psf; (Alt. 174mph @16in o.c.; TCDL=4.5psf; BCDL=4.5psf); (Alt. 180mph @12in o.c.; TCDL=6.0psf; BCDL=6.0psf); h=30ft; Cat. II; Exp D; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2E) 0-1-12 to 3-1-12, Interior(1) 3-1-12 to 10-10-10, Exterior(2E) 10-10-10 to 13-10-10 zone;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
2) TCCL: ASCE 7-16; Pg=55.0 psf; Ps=42.3 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat D; Sheltered; Ce=1.0; Cs=1.00; Ct=1.10
3) Roof design snow load has been reduced to account for slope.
4) Unbalanced snow loads have been considered for this design.
5) All plates are MT20 plates unless otherwise indicated.
6) See HINGE PLATE DETAILS for plate placement.
7) Provisions must be made to prevent lateral movement of hinged member(s) during transportation.
8) All additional member connections shall be provided by others for forces as indicated.
9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.



The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.

WARNING - Verify design parameters and READ NOTES UFP Industries, Inc. 2801 EAST BELTLINE RD, NE
Truss shall not be cut or modified without approval of the truss design engineer. PHONE (616)-364-6161 FAX (616)-365-0060 GRAND RAPIDS, MI 49525
This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupp\templates\ufp.tpe



Job 101637	Truss HMD22104	Truss Type HINGE MONO	Qty 1	Ply 1	West Chester 212 5 HS 13'10
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UFP Industries Inc., Grand Rapids, MI 49525, Steve Minahan

8.220 e Aug 13 2018 MiTek Industries, Inc. Wed Jun 3 08:34:40 2020 Page 2 of 2

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- 10) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 382 lb uplift at joint 1 and 506 lb uplift at joint 7.
- 12) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
- 13) This truss is designed in accordance with the 2015 IBC Sec 2306.1 and referenced standard ANSI/TPI 1
- 14) Take precaution to keep the chords in plane, any bending or twisting of the hinge plate must be repaired before the building is put into service.
- 15) The field-installed members are an integral part of the truss design. Retain a design professional to specify final field connections and temporary supports. All field-installed members must be properly fastened prior to applying any loading to the truss. This design anticipates the final set position.
- 16) This Solar-Ready Truss™ was designed to accommodate the loading stated on this truss engineering drawing. Reference UFP Engineering Bulletin 19-02 for further information on the Solar-Ready Truss™ program. For loading conditions that differ from those shown on the truss print, a custom design will be necessary. An extra 5 PSF top chord dead load has been included in the TCDL as shown.
- 17) Revision of HMD22103; increased wind, added solar load.

The professional engineering seal indicates that a licensed professional engineer has designed the truss under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.



WARNING - Verify design parameters and READ NOTES

Truss shall not be cut or modified without approval of the truss design engineer.

This component has only been designed for the loads noted on this drawing. Construction and lifting forces have not been considered. The builder is responsible for lifting methods and system design. Builder responsibilities are defined under TPI1. This design is based only upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of building designer - not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult BCSI 1-06 from the Wood Truss Council of America and Truss Plate Institute Recommendation available from WTCA, 6300 Enterprise LN, Madison, WI 53719 J:\support\MitekSupply\templates\ufp.tpe

UFP Industries, Inc.
PHONE (616)-364-6161 FAX (616)-365-0060

2801 EAST BELTLINE RD, NE
GRAND RAPIDS, MI 49525

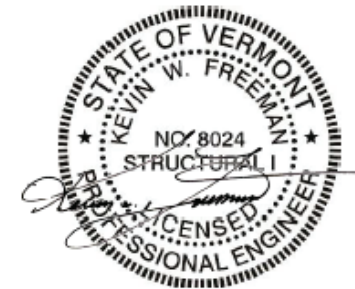
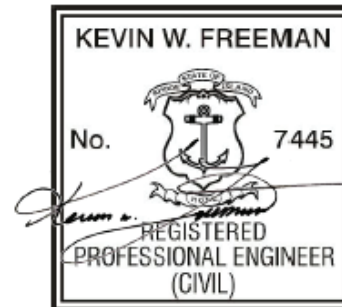




UFP INDUSTRIES

Job	Truss	MFG	Customer
101637	HMD22104	212	WEST CHESTER

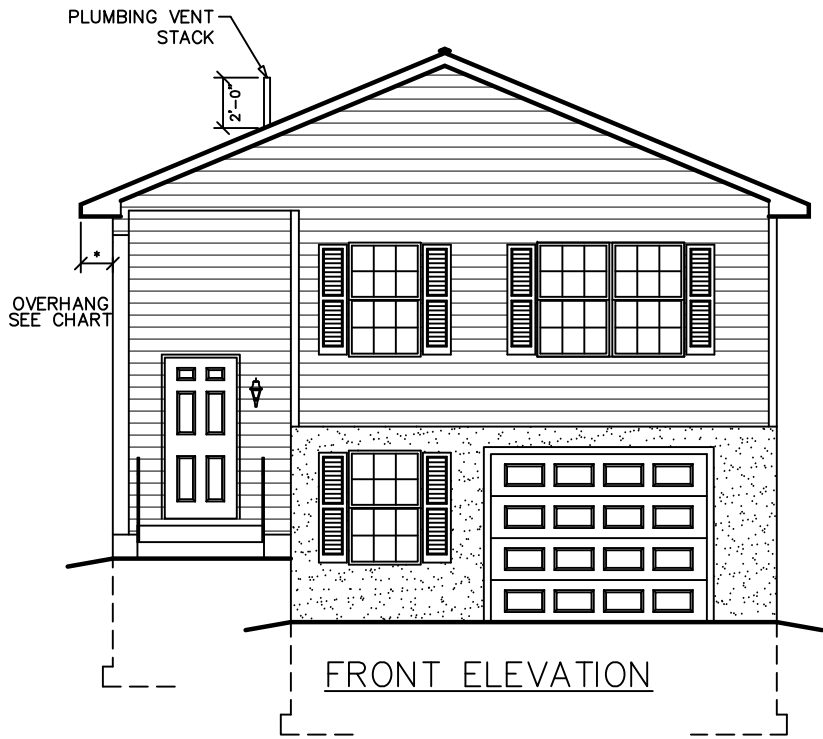
The professional engineering seal indicates that a licensed professional has reviewed the design under the standards referenced within this document, not necessarily the current state building code. The engineering seal is not an approval to use a design in a specific state. The final determination on whether a truss design is acceptable under the locally adopted building code rest with the building official or designated appointee.



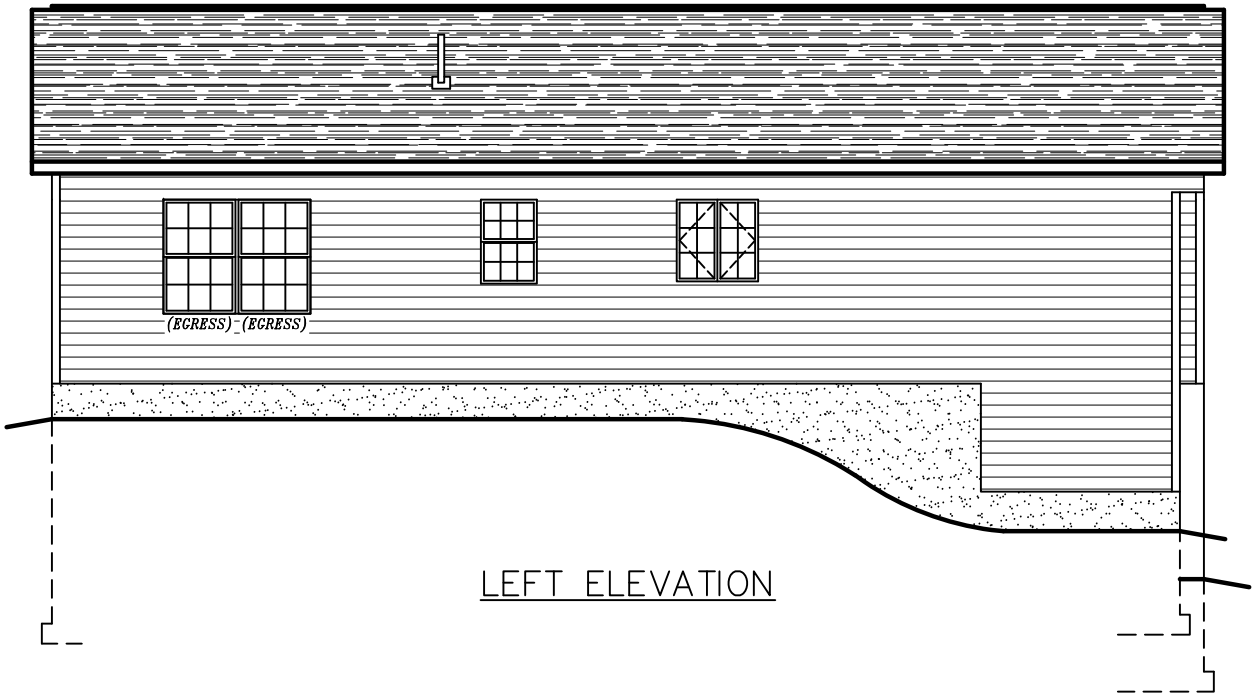
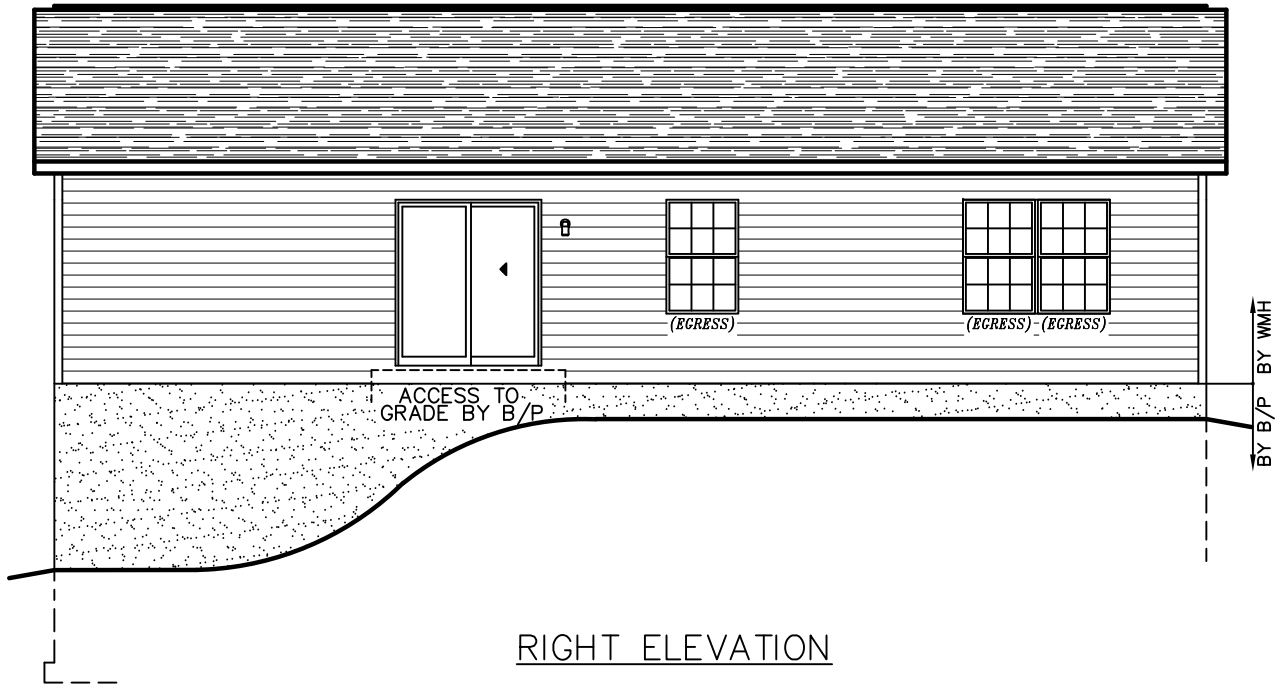
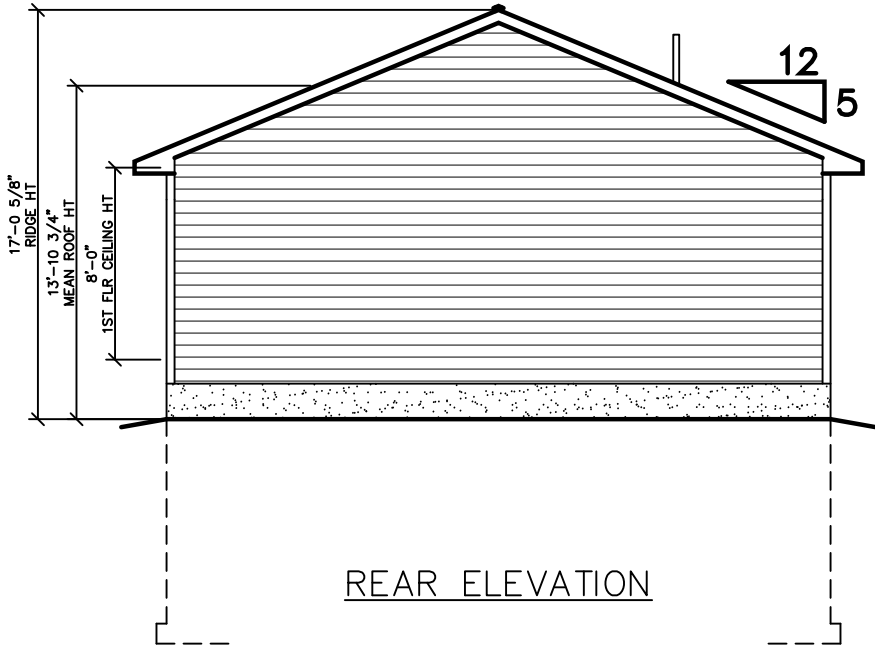
WMH DRAWING LIST		TOTAL AREA USE GROUP CONST. TYPE GROUND SNOW LOAD SEISMIC DESIGN CAT. SOIL SITE CLASS WIND SPEED (Vult) EXPOSURE CATEGORY FLOOD ZONE NUMBER OF STORIES FLOOR LIVE LOAD CLIMATE ZONE		= 1,320 SQ. FT. = DETACHED SINGLE FAMILY DWELLING = WOOD FRAME UNPROTECTED = 40 LB/SF = C = D = 115 MPH = B = NO = 1 = 40 LB/SF 4 (5199 HDD)		THIRD PARTY INSPECTION AGENCY							
PAGE #		PE / RA											
1	ELEVATIONS			21120		SERIAL No. PRODUCTION No.		REVISION DATE		CHECK DATE		RS 01/29/2021	
2	FOUNDATION PLAN												
3A	FLOOR PLAN												
3B	BRACED WALL PLAN												
4	CROSS SECTION												
5A	PLUMBING PLAN												
6A	ELECTRICAL PLAN	DESIGNED TO THE FOLLOWING: <ul style="list-style-type: none">2020 NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE (WHICH INCORPORATES BY REFERENCE)2020 RESIDENTIAL CODE OF NYS2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS2017 NATIONAL ELECTRICAL CODE		NOTES: <ul style="list-style-type: none">1. ALL ITEMS NOTED AS "B/P" REFER TO THE BUILDER AND/OR PURCHASER OF THE HOME.2. B/P SHALL BE RESPONSIBLE TO SUPPLY AND INSTALL ALL MATERIALS ON SITE IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATIONS AND STATE AND LOCAL CODES INCLUDING BUT NOT LIMITED TO THE FOLLOWING ITEMS: ALL PORCHES, DECKS, STAIRS, RAILS AND GUARDS, ALL SUPPORTING STRUCTURE FROM THE BOTTOM OF THE MODULES TO GRADE AND BELOW, ALL PLUMBING PIPING BELOW THE 1ST FLOOR SHEATHING (INCLUDING CLEANOUTS), HOT WATER HEATER, ALL ELECTRICAL SERVICE TO THE PANEL BOX LOCATION, ALL EQUIPMENT REQUIRED FOR HEATING AND COOLING OF THE RESIDENCE NOT INSTALLED BY WMH.3. B/P SHALL BE RESPONSIBLE TO COMPLETE TO FOLLOWING ITEMS PARTIALLY DONE IN THE FACTORY: INSTALL ALL REMAINING SIDING AND ACCESSORIES, CONNECT PLUMBING VENT THROUGH ROOF, INSTALL FRONT DOOR, CONNECT PIPING TO HOT WATER HEATER, INSTALL GWB AT MATING LINE, INSTALL ALL WIRING AND BREAKERS TO ELECTRIC PANEL BOX, AND LOCATE ROOF TRUSS TYPE SIGNAGE (SUPPLIED BY WMH AND INSTALLED ON SITE BY B/P) AT THE ELECTRIC METER.4. ALL CUTTING, BORING, AND NOTCHING OF STRUCTURAL MEMBERS SHALL BE DONE IN ACCORDANCE WITH R502.7, R602.6, R802.7 OR AS APPROVED BY A QUALIFIED DESIGN PROFESSIONAL.		SEE STANDARD NOTES & DETAILS DWG #8		HOMEOWNER: CNM BUILDERS CORP. [SPEC] SITE: NARRAGANSETT AVE. LOT #2 TOWN OF OSSINING, NY 10562		NEW YORK 1 STORY COVER SHEET		Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	
6A	ELECTRICAL PLAN												
8	STD. NOTES & DETAILS	PROJECT ADDRESS NARRAGANSETT AVE LOT #2 TOWN OF OSSINING, NY 10562 "WESTCHESTER" COUNTY		ANTHONY S. PISARRI, P.E. DESIGN PROFESSIONAL 3 ROSALIND DRIVE CORTLANDT MANOR, NY 10567 (914) 739-6580		P.F.S. CORPORATION 3RD PARTY INSPECTION AGENCY 417 CENTRAL ROAD SUITE 2 BLOOMSBURG, PA 17815 (570) 784-8396		DATE: 06/17/21		SCALE: N/A		PAGE: 0	

OVERHANG DIMENSION (*)			
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"



NOTE:
VENT FLASHING SHALL BE
INSTALLED AT VENT PIPE
PENETRATION PER R3103.3



NOTES:
1. ALL EXTERIOR STAIRS, LANDINGS, RAILS, &
GUARDS TO BE DESIGNED, SUPPLIED, AND INSTALLED
ON SITE BY B/P PER R311.7, 312.1, & R303.8
2. ALL STAIRWAY ILLUMINATION AT EXTERIOR DOORS
TO BE PROVIDED BY WMH PER R303.8

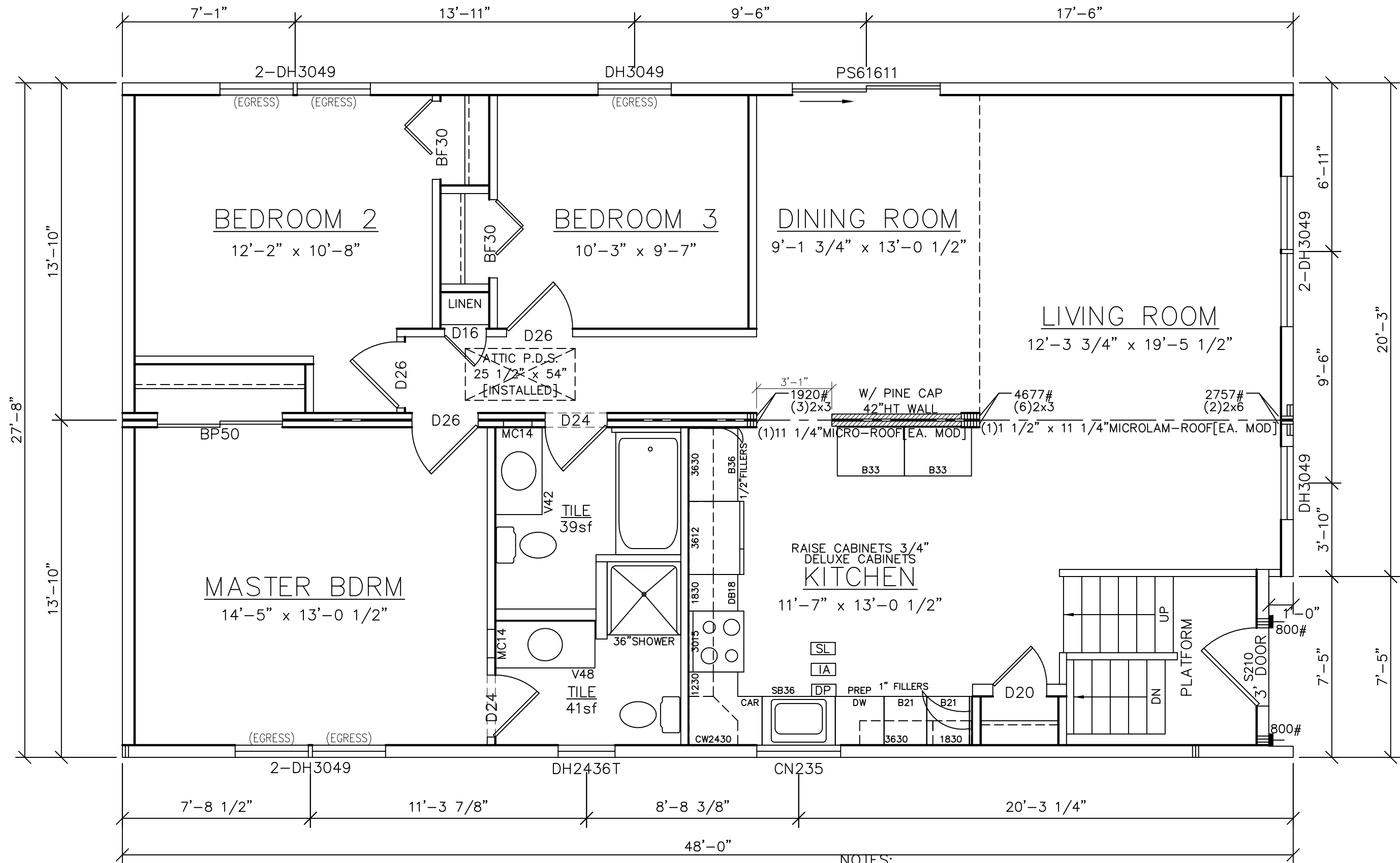


SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY DWELLING		BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509		HOMEOWNER: CNM BUILDERS CORP. [SPEC] SITE: NARRAGANSETT AVE. LOT #2 TOWN OF OSSINING, NY 10562		SERIAL No. 21120 PRODUCTION No.		THIRD PARTY INSPECTION AGENCY					
CONSTR. TYPE: WOOD FRAME UNPROTECTED	DESIGNER: V.GIORGIO	DATE: 06/17/21	SCALE: 1/8" = 1'-0"	PAGE: 1									
					E S S E X CTM-R ELEVATIONS								
					 Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698								
					REVISION DATE								
					CHECK DATE								

LIGHT & VENTILATION SCHEDULE (Sf)					
ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
LIVING RM	240	19.2	29.7	9.60	17.28
DINING RM	119	9.52	32.4	4.76	15.56
KITCHEN	151	12.1	8.0	6.04	7.40
MASTR BDRM	188	15.0	19.8	7.52	11.52
BEDROOM 2	130	10.4	19.8	5.20	11.52
BEDROOM 3	98	7.8	9.9	3.92	5.76

NOTE:
ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24"
ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF
GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED
WITH FALL PROTECTION SUPPLIED AND INSTALLED ON
SITE BY B/P IN ACCORDANCE W/ R312.2

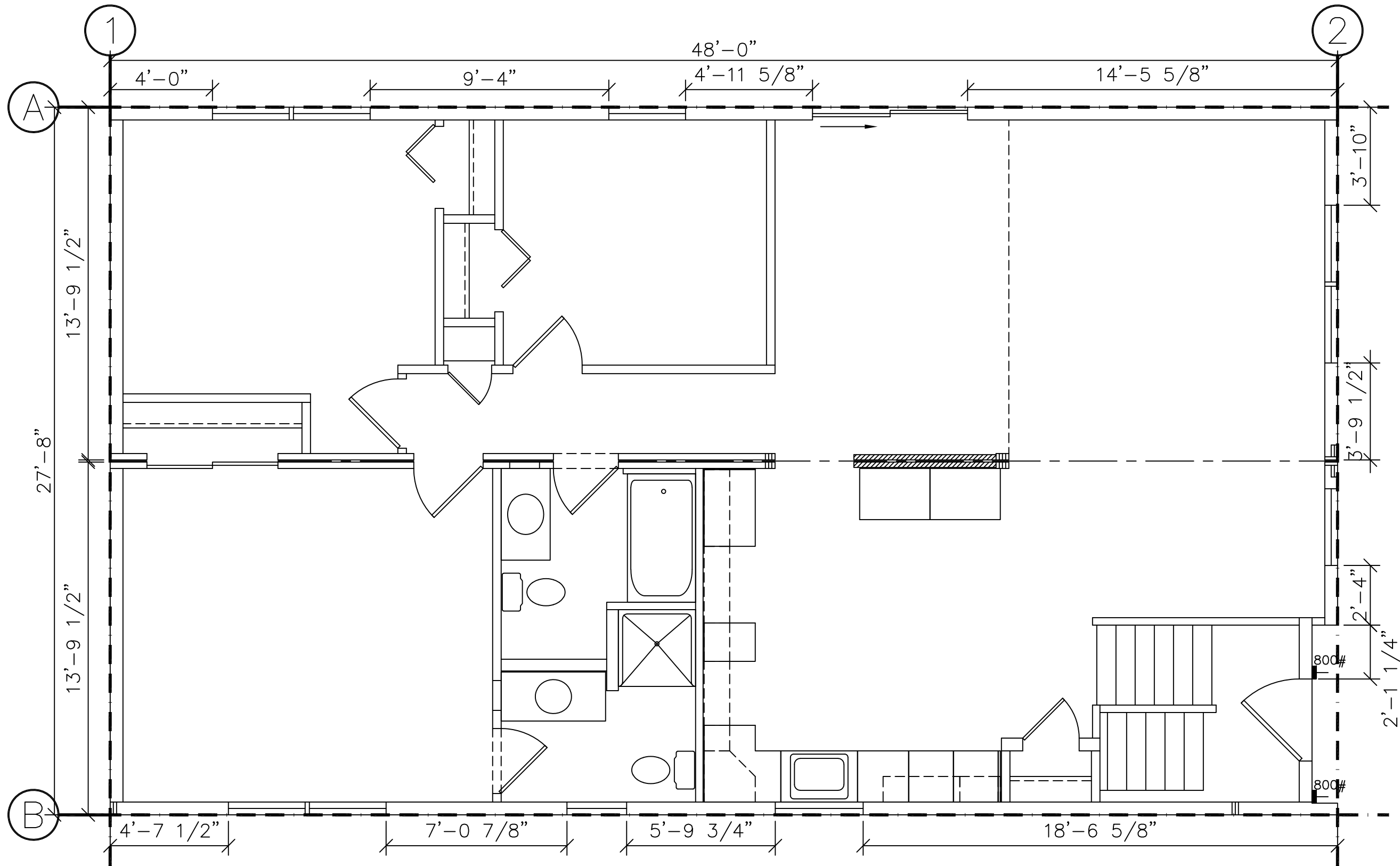


NOTES:
-WINDOWS ARE ANDERSEN 200 SERIES-
-RAISE BASE TRIM 3/8" & INSTALL [S/L WHERE CARPET IS DELETE]

FRONT

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY DWELLING		BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509		HOMEOWNER: CNM BUILDERS CORP. [SPEC] SITE: NARRAGANSETT AVE. LOT #2 TOWN OF OSSINING, NY 10562		SERIAL No. 21120 PRODUCTION No.		PE / RA		THIRD PARTY INSPECTION AGENCY											
DESIGNER: V.GIORGIO		DATE: 06/17/21		SCALE: 1/4" = 1'-0"		REVISION <table> <tr><td> </td><td>DATE</td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>			DATE									CHECK V.GIORGIO		DATE 05/21/10	
	DATE																				
E S S E X C T M - R FIRST FLOOR PLAN						Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698															



Design Parameters

Structure Type	1-2 Family Detached
# Stories	1
Seismic Design Category	B
Wind Speed (Vult)	115
Wind Exposure	B
Stories Above Grade	1
Mean Roof Height	13.92 ft
Eave to Ridge Height	6.83 ft
Roof/Ceiling Dead Load	12 psf
Sheathing Run Horizontally	YES
GWB on Interior of Walls.	YES

CS-WSP BRACING UNLESS NOTED

Wall Bracing Requirements - 2018 International Residential Code

Braced Wall Lines - Ranch, Cape, or Second Story

Wall Bracing North/South Direction Story Height: 9 ft

Adjustment Factors:

Story height Factor Walls Factor Exposure Factor Eave Ridge Factor Blocking Omission Factor

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Bracing Required to Omit Blocking	Braced Walls Provided (ft)	Blocking Required at Horizontal Seams	Passes
Wall #1	48	7.2ft	6.8ft	13.7	27.58ft	NO	Passes
Wall #2	48	7.2ft	6.8ft	13.7	12.06ft	YES	Passes

Wall Bracing East/West Direction

Adjustment Factors:

Story height Factor Walls Factor Exposure Factor Eave Ridge Factor Blocking Omission Factor

Wall Line	Spacing	Required Braced Wall (ft) Tabulated	Required Braced Walls (ft) Adjusted	Bracing Required to Omit Blocking	Braced Walls Provided (ft)	Blocking Required at Horizontal Seams	Passes
Wall A	27.67	4.267ft	4.1ft	8.1	32.77ft	NO	Passes
Wall B	27.67	4.267ft	4.1ft	8.1	36.06ft	NO	Passes

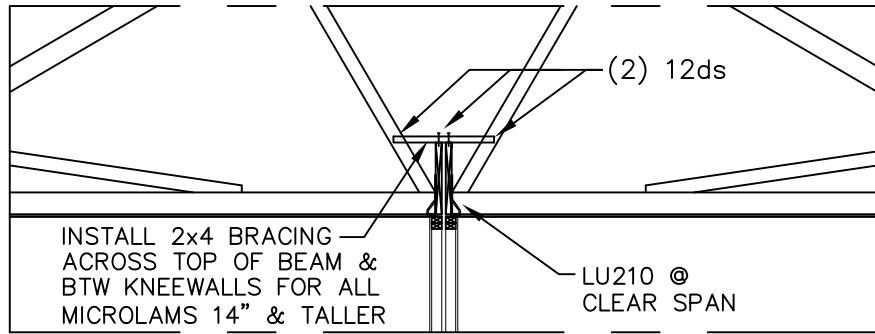
LOAD (lbs)	HOLDDOWN LOCATION AND REQUIRED LOAD (BY B/P-U.O.N)
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NOTE:

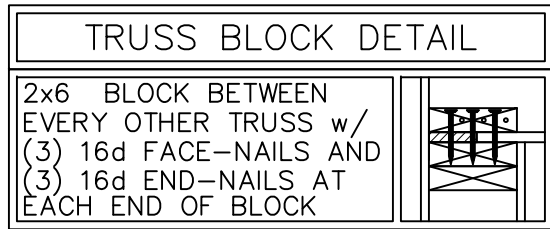
- ALL SHEATHING TO BE INSTALLED HORIZONTALLY
- ALL BRACED WALLS AND ROOF DIAPHRAGM WSP SHEATHING TO BE FASTENED TO STUDS/JOISTS W/ 8D COMMONS AT 6" EDGE NAILING AND 12" FIELD NAILING. BLOCKING AT SEAMS PER BRACED WALL CHART ON THIS PAGE

SEE STANDARD NOTES & DETAILS DWG #8

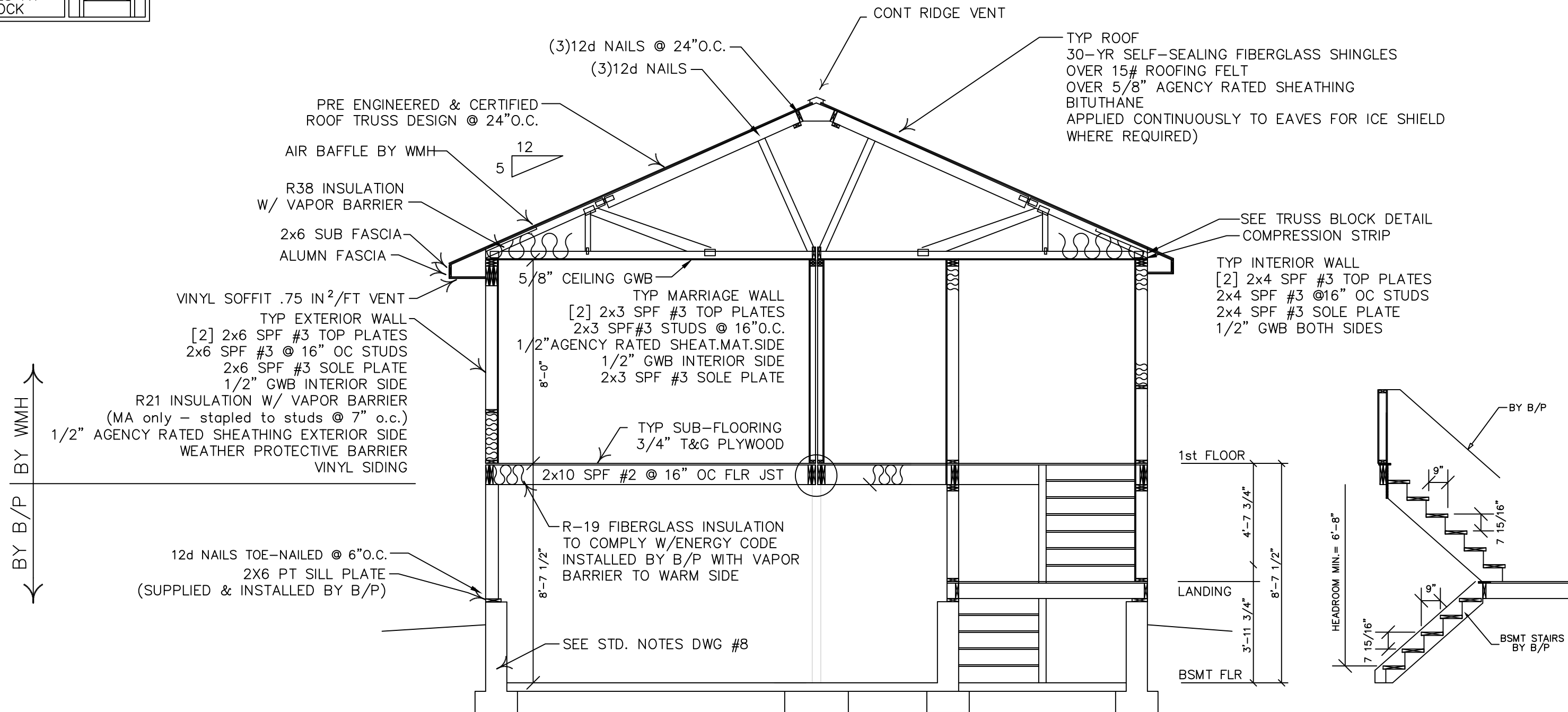
THIRD PARTY INSPECTION AGENCY	
PE / RA	
SERIAL No. 21120	PRODUCTION No.
REVISION	DATE
CHECK V.GIORGIO	DATE 05/21/10
HOMEOWNER: CNM BUILDERS CORP. [SPEC]	SITE: NARRAGANSETT AVE. LOT #2 TOWN OF OSSINING, NY 10562
BUILDER: WMHCC 1995 ROUTE 22 BREWSTER, NY 10509	DESIGNER: V.GIORGIO
USE GROUP: DETACHED SINGLE FAMILY DWELLING	DATE: 06/17/21
CONST. TYPE: WOOD FRAME UNPROTECTED	SCALE: 1/4" = 1'-0"
Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	
3W	



ROOF CLEAR SPAN DETAIL

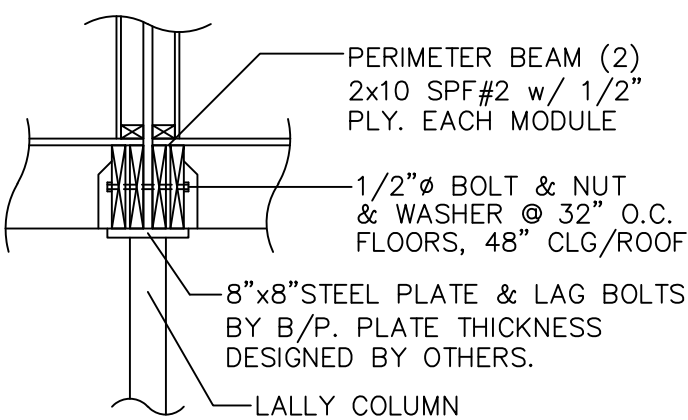


SEE PAGES 2, 3A, 3W & 8
FOR ADDITIONAL
FASTENING REQUIREMENTS



BY B/P
BY WMH

PERIMETER BEAM DETAIL



- WINDOW/DOOR NOTES:**
1. ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS FOR ANCHORAGE PER R609.7
 2. MULLED UNITS TO BE INSTALLED USING (1) 2x4 SUPPORT MULLION PER ANDERSEN COMBINATION DESIGNS FOR 400/200 SERIES D/H WINDOWS AND WILL SUPPORT A PRESSURE OF 42/30psf
 3. ALL WINDOWS AND DOORS LABELED FROM MANUFACTURER TO COMPLY WITH R609.3
 4. ALL WINDOW INSTALLATION AND FLASHING TO BE COMPLIANT PER R609
 5. WIND PRESSURE FOR WINDOWS/DOORS [PER TABLE R301.2(2)]

ENERGY NOTE:
- ALL INSULATION VALUES BASED ON ATTACHED RESCHECK COMPLIANCE REPORT

GWB FASTENING NOTE:
- WALL & CLG GYPSUM FASTENED PER TABLE R702.3.5 (UNLESS OTHERWISE NOTED)

FLAMESPREAD NOTES:

1. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200, PER R302.9.1
2. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 25, PER R302.10.1

JOIST/HDR NOTES:

1. ALL FLOOR JOISTS ARE 2x10 @ 16\"/>

SEE STANDARD NOTES & DETAILS DWG #8

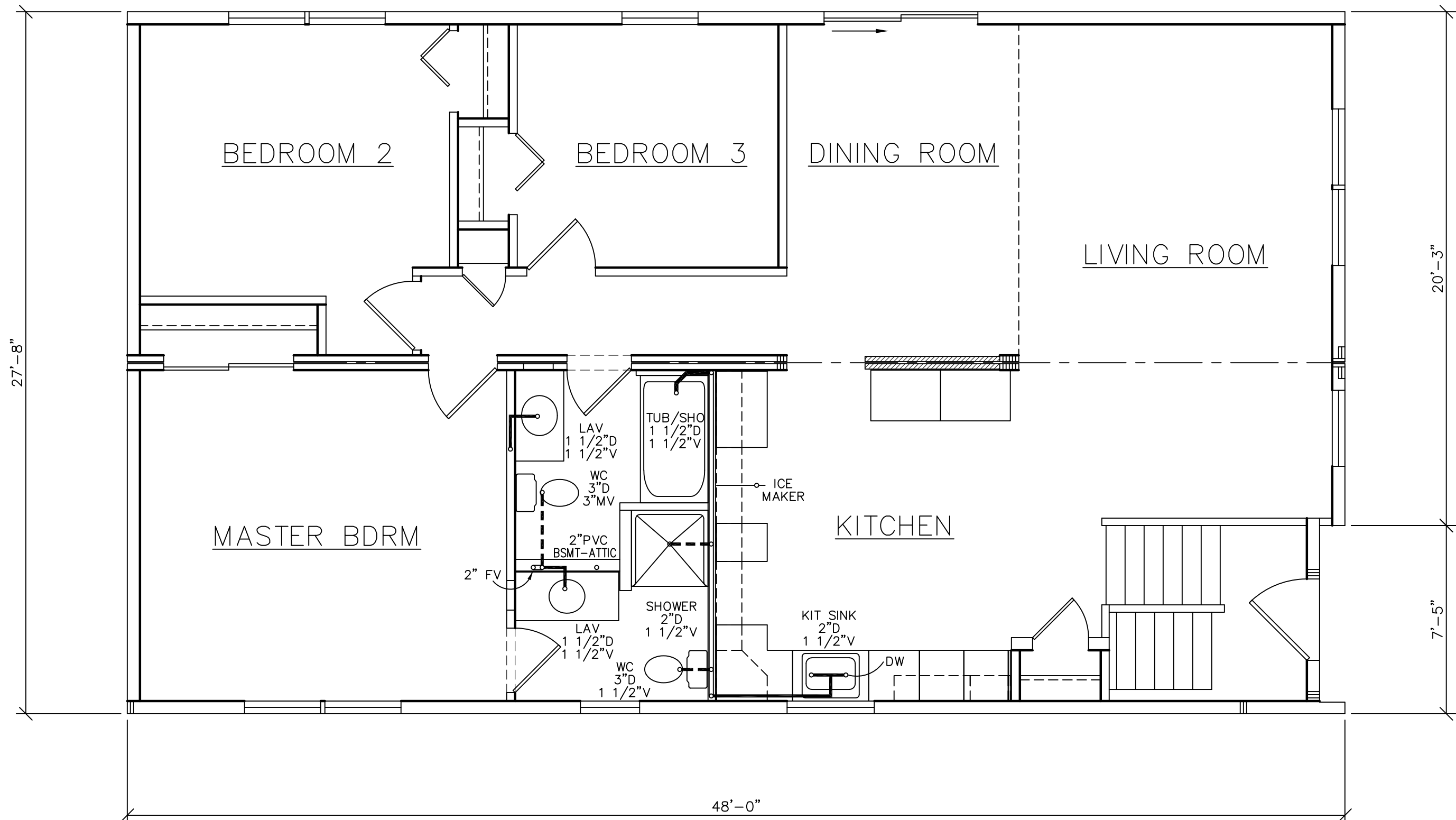
THIRD PARTY INSPECTION AGENCY		PE / RA			
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BUILDER:	WMHCC		REVISION		
USE GROUP:	DETACHED SINGLE FAMILY DWELLING		DATE		
CONST. TYPE:	WOOD FRAME UNPROTECTED		CHECK		
DESIGNER:	V. GIORGIO		DATE		
DATE:	06/17/21		SCALE:	1/4"=1'-0"	
PAGE:	4				

ESSEX CTM-R
CROSS SECTION

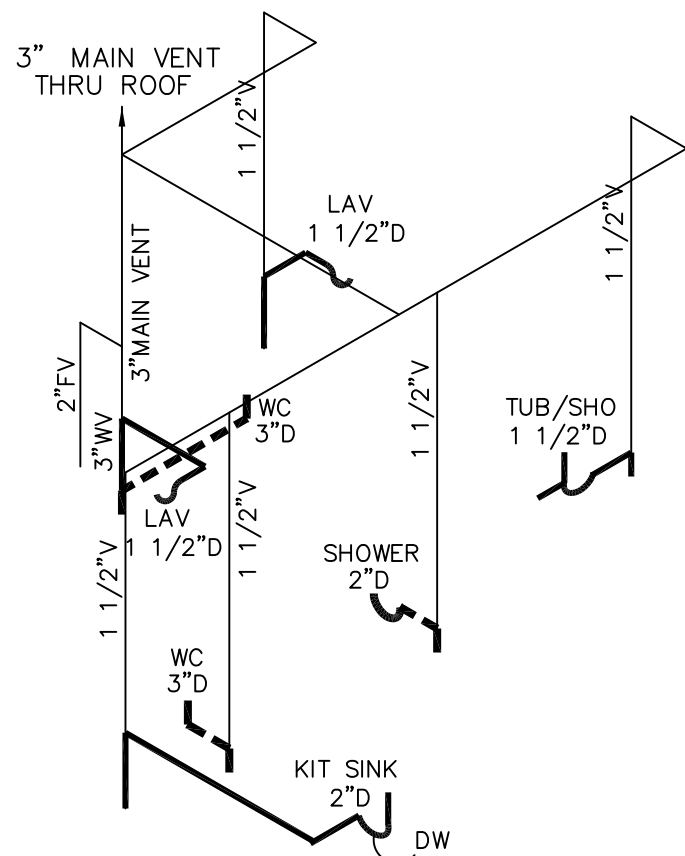
Westchester Modular Homes Inc
30 Regans Mill Road, Wingdale, New York, 12594
Tel (914)832-9400 Fax (914)832-6698

A

B



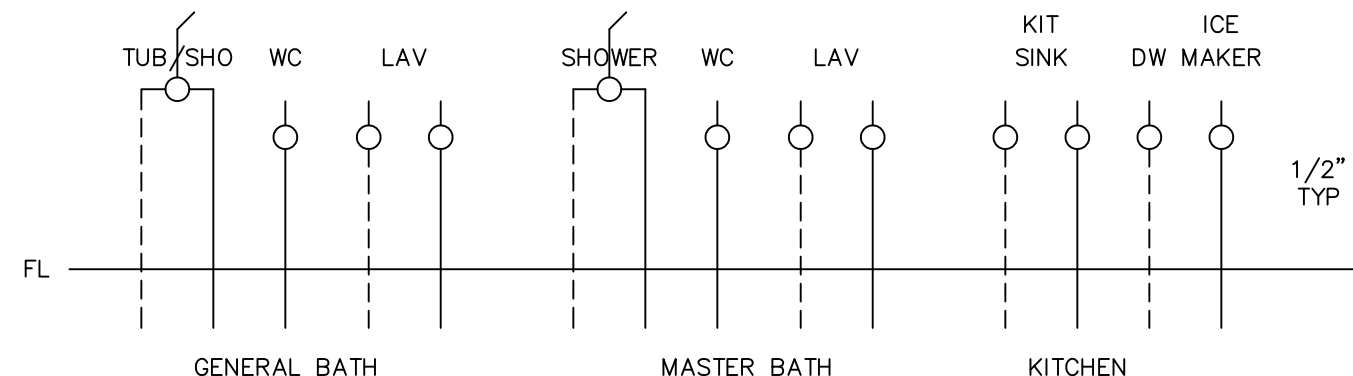
FRONT



- DRAIN BY BP
- DRAIN BY WMH
- VENT BY BP
- VENT BY WMH

SUPPLY DIAGRAM

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



DWV DIAGRAM

- VIEW 'A' - NTS
- D = DRAIN
- V = VENT
- FV = FUTURE VENT
- SP = STAND PIPE
- DW = DISH WASHER
- WC = WATER CLOSET
- FC = FIELD CONNECTION BY B/P
- B/P = BUILDER/PURCHASER

SEE STANDARD NOTES & DETAILS DWG #8

THIRD PARTY INSPECTION AGENCY		PE / RA		SERIAL No. 21120	
PRODUCTION No.		REVISION		DATE	
CHECK		DATE		DATE	
V.GIORGIO		05/21/10		05/21/10	
HOMEOWNER: CNM BUILDERS CORP. [SPEC]		SITE: 1995 ROUTE 22, BREWSTER, NY 10509		DESIGNER: V.GIORGIO	
BUILDER: WMHCC		CONST. TYPE: WOOD FRAME UNPROTECTED		DATE: 06/17/21	
USE GROUP: DETACHED SINGLE FAMILY DWELLING		SCALE: 1/4" = 1'-0"		PAGE: 5A	
E.S.S.E.X. CTM-R FIRST FLOOR PLUMBING PLAN		Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		STATE OF NEW YORK ENGINEER ANTHONY S. PIGARELLO Professional Seal	


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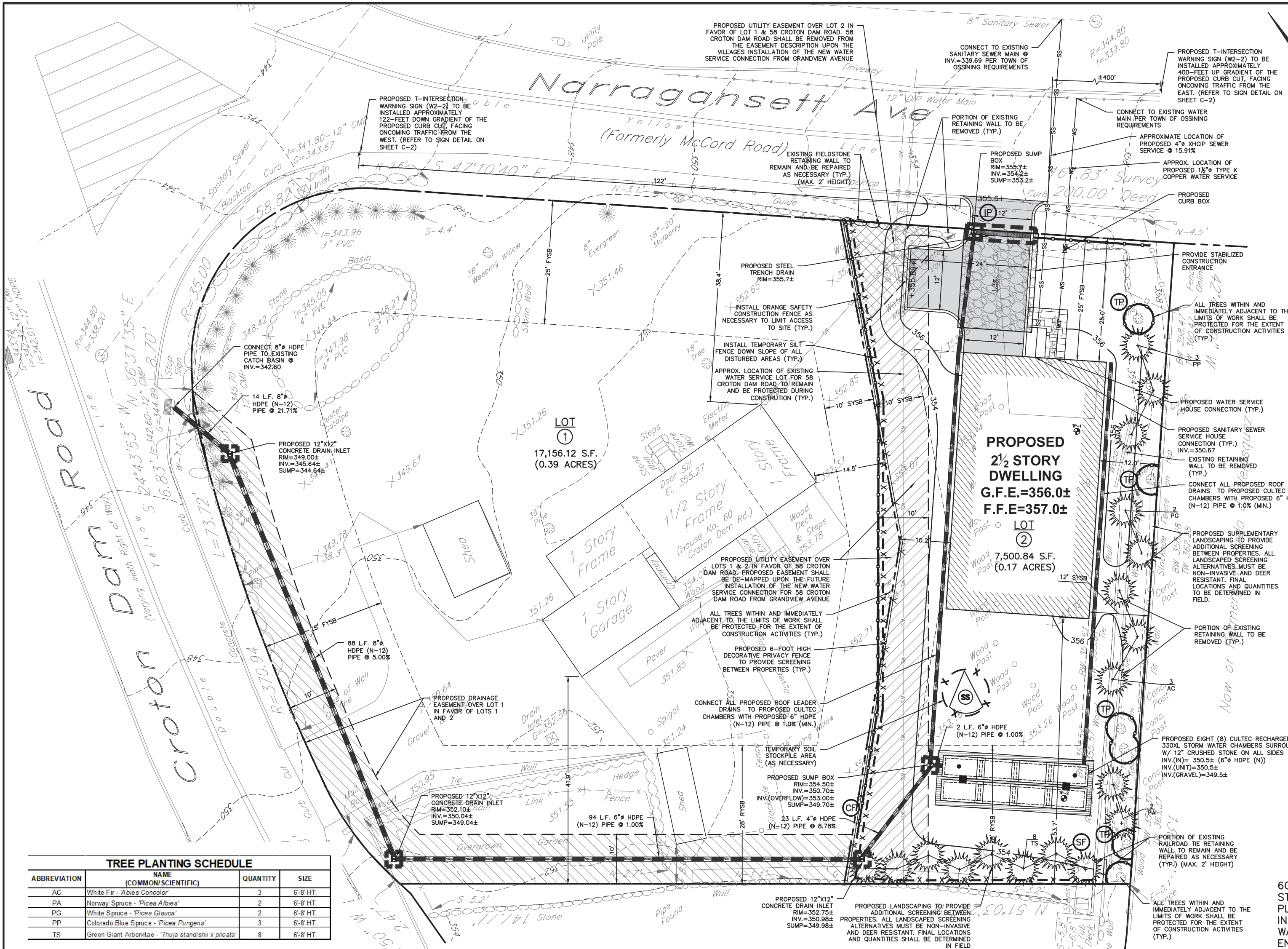
FLOOR PLAN NOTES	
<p>1) THE BUILDER/PURCHASER IS NOTED AS B/P.</p> <p>2) SEE FLOOR PLANS FOR LABEL LOCATIONS, ABBREVIATIONS ARE AS FOLLOWS:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><input type="checkbox"/> STATE LABELS</p> <p><input type="checkbox"/> THIRD PARTY INSPECTION AGENCY</p> <p><input type="checkbox"/> DATA PLATE</p> </div> <div style="width: 45%;"> <p><input type="checkbox"/> INDUSTRIALIZED BUILDINGS COMMISSION</p> <p><input type="checkbox"/> WARRANTY LABEL</p> <p><input type="checkbox"/> CONNECTICUT LABEL/THIRD PARTY INSPECTION AGENCY</p> </div> </div>	<p>7) ALL AREAS TO BE FINISHED OR BUILT BY B/P ON SITE TO BE IN COMPLIANCE WITH ALL APPLICABLE CODE REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) GARAGE, ADDITIONS, PORCHES & FIRE SEPARATIONS. TO BE INSPECTED AND APPROVED BY LOCAL BUILDING OFFICIALS</p> <p>8) ALL INTERIOR AND EXTERIOR HANDRAILS OR GUARDRAILS ARE INSTALLED BY B/P HAVING SPINDLES SPACED 4" APART. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT.</p> <p>9) ALL FACTORY INSTALLED/SUPPLIED FIREPLACES ARE TO BE COMPLETED ON SITE BY B/P, INCLUDING FLUE PIPES AND FIRE STOPS. NOTE: NO COMBUSTION AIR TO BE DRAWN FROM BEDROOMS.</p>
<p>3) MAXIMUM HEIGHT OF EGRESS WINDOW SILLS IS 3'-6" ABOVE FINISHED FLOOR.</p> <p>4) REFER TO ORDER SELECTION FORM FOR SPECIFIC APPLIANCES SUPPLIED WITH THIS HOUSE.</p> <p>5) BATH ROOM FANS ARE RATED AT 70 CFM UNLESS OTHERWISE NOTED ON PLANS.</p> <p>6) ATTIC ACCESS(ES) ON CAPE MODELS ARE TO BE DONE ON SITE BY THE B/P.</p>	

SUPPLY NOTES	DWV NOTES
<div>1) MATERIALS ARE TYPE A PEX.</div> <div>2) WATER SUPPLY SHALL BE SECURELY ATTACHED TO THE BUILDING AT NOT GREATER DISTANCES BETWEEN SUPPORT INTERVALS THAN SPECIFIED: HORIZONTAL PIPE @ 32" VERTICAL PIPE AT MID-STORY (10' MAX)</div> <div>3) WATER HEATER SHALL BE SUPPLIED AND INSTALLED BY B/P.</div> <div>4) ALL SUPPLY LINES ARE STUBBED THROUGH THE FIRST FLOOR. SUPPLY LINES BELOW FIRST FLOOR SUPPLIED AND INSTALLED BY B/P.</div> <div>5) ALL HOT WATER LINES IN UNHEATED SPACES SHALL BE INSULATED BY B/P.</div> <div>6) ALL TUBS AND/OR SHOWERS SHALL BE SUPPLIED WITH ANTI-SCALD VALVES.]</div> <div>7) ALL DEVICES INSTALLED WITH SELF CLOSING VALVES (I.E. WASHER, DISHWASHER) SHALL HAVE A WATER HAMMER ARRESTING DEVICE ON THE SUPPLY LINE SUPPLIED AND INSTALLED BY B/P ON SITE, IN ACCORDANCE WITH ALL STATE AND LOCAL APPLICABLE CODES.</div> <div>8) ALL FIXTURE SUPPLY LINES 1/2"ø SHALL HAVE INDIVIDUAL SHUT OFF VALVES.</div>	<div>1) MATERIALS ARE PVC SCHEDULE 40.</div> <div>2) DRAINAGE AND VENT PIPING SHALL BE SECURELY ATTACHED TO THE BUILDING AT NO GREATER SUPPORT INTERVALS THAN SPECIFIED. HORIZONTAL PIPE @ 4'-0" FOR 2"ø OR LARGER HORIZONTAL PIPE @ 3'-0" FOR 1 1/2"ø OR SMALLER VERTICAL PIPE @ 4'-0"</div> <div>3) ALL DRAINAGE CONNECTIONS HORIZONTAL TO HORIZONTAL AND VERTICAL TO HORIZONTAL ARE LONG SWEEP OR DOUBLE 45° FITTINGS</div> <div>4) HORIZONTAL VENT PIPE CONNECTIONS TO VERTICAL VENT BRANCH OR STACK SHALL OCCUR AT LEAST 6" ABOVE THE FLOOR RIM OF THE HIGHEST FIXTURE SERVED BY THE HORIZONTAL VENT.</div> <div>5) STAND PIPES SHALL EXTEND NOT LESS THAN 18 INCHES AND NOT GREATER THAN 42 INCHES ABOVE THE TRAP WEIR.</div>

ELECTRICAL NOTES	
1) ELECTRICAL PANEL IS RATED 200 AMPS (UNLESS OTHERWISE NOTED) AND LOCATED PER PLAN.	9) WIRELESS DOOR BELL TO BE SHIPPED LOOSE (INCLUDES 2 BUTTONS)
2) NON-METALLIC SHEATHED CABLE IS TYPE NM-B.	10) ONE GFI CIRCUIT SHALL BE INSTALLED IN BASEMENT BY B/P
3) WIRES ARE INSTALLED WITH INSULATED STAPLES.	11) WATER HEATER, FURNACE, BASEMENT GFI, BASEMENT LIGHTS, ETC. ARE THE SITE RESPONSIBILITY OF THE B/P.
4) ELECTRIC SERVICE SHALL BE GROUNDED BY B/P IN COMPLIANCE WITH NEC, STATE AND LOCAL CODES.	12) A CLOTHES WASHER CIRCUIT SHALL BE INSTALLED IN BASEMENT BY B/P IF WASHER LOCATION IS NOT INCORPORATED IN HOUSE.
5) ALL ELECTRICAL COMPONENTS SHALL BE LISTED AND/OR LABELED BY A NATIONALLY RECOGNIZED TESTING LAB AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS AND LOCATIONS/USE INSTRUCTIONS.	13) RECEPTACLES SHALL NOT BE INSTALLED DIRECTLY OVER ELECTRIC BASEBOARD HEATERS.
6) ELECTRIC PANEL SHALL BE LOCATED AND MOUNTED IN BASEMENT BY B/P, UNLESS NOTED OTHERWISE.	14) CIRCUIT BREAKERS FOR ELECTRIC BASEBOARD HEATERS ARE ONLY INSTALLED IN PANELS OF HOUSES WITH ELECTRIC BASEBOARD SYSTEMS.
7) A SERVICE DISCONNECT SHALL BE INSTALLED AT A READILY ACCESSIBLE LOCATION NEAREST THE POINT OF ENTRANCE OF THE SERVICE CONDUCTORS.	15) SMOKE DETECTORS ARE INTERCONNECTED AND INSTALLED ON A LIGHTING CIRCUIT WITH NO INTERVENING SWITCHES ON THAT CIRCUIT.
8) TELEPHONE, AND TELEVISION CABLES TO BE RUN TO THE ELECTRIC PANEL LOCATION. UNLESS OTHERWISE REQUESTED/NOTED	16) SMOKE DETECTORS SHALL HAVE A BATTERY BACK-UP POWER SOURCE.
	17) BASEMENT SMOKE DETECTORS ARE SUPPLIED BY WMH AND INSTALLED BY B/P ON SITE.
	18) ALL RECESSED LIGHTS SHALL BE IC RATED AND ALSO RATED FOR WET LOCATIONS.

<p>FWH (FORCED HOT WATER) BASEBOARD HEATING NOTES</p> <ol style="list-style-type: none"> 1) BASEBOARD RATINGS ARE BASED ON 190°F WATER TEMPERATURE AT 1 GPM FLOW RATE WITH 65° ENTERING AIR. 2) FIRST FLOOR BASEBOARD UNITS ARE INSTALLED WITH HEATING PIPES STUBBED THRU FLOOR. SECOND FLOOR HEATING PIPES BETWEEN BASEBOARD UNITS ARE INSTALLED IN FLOOR AND/OR WALL PANELS. B/P IS RESPONSIBLE FOR INTERCONNECTION BETWEEN MODULES AND FLOORS. BALANCE OF HEATING SYSTEM IS TO BE DESIGNED, SUPPLIED AND INSTALLED BY B/P. 3) ALL HEATING PIPES IN UNHEATED SPACES SHALL BE INSULATED BY B/P. 4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F. 5) ACCESS PANELS ARE FOR THE B/P TO USE IN THE INTERCONNECTION OF THE HEATING SYSTEM. THESE PANELS MAY BE PERMANENTLY ATTACHED AND FINISHED OVER BY B/P AFTER HEATING SYSTEM IS COMPLETED. 	
<p>EBB (ELECTRICAL BASEBOARD) HEATING NOTES</p> <ol style="list-style-type: none"> 1) ELECTRIC BASEBOARD HEATING CIRCUITS ARE 20 AMP, 220 VOLTS WITH 12-2 NON-METALLIC SHEATHED CABLE TYPE NM-B. 2) MAXIMUM WATTAGE PER CIRCUIT SHALL BE 3750 WATTS 3) BASEBOARDS ARE RATED AT 250 WATTS PER LINEAR FOOT. 4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F. 5) GENERAL LIGHTING RECEPTACLES SHALL NOT BE LOCATED ABOVE ELECTRIC BASEBOARD HEATING UNITS. 	

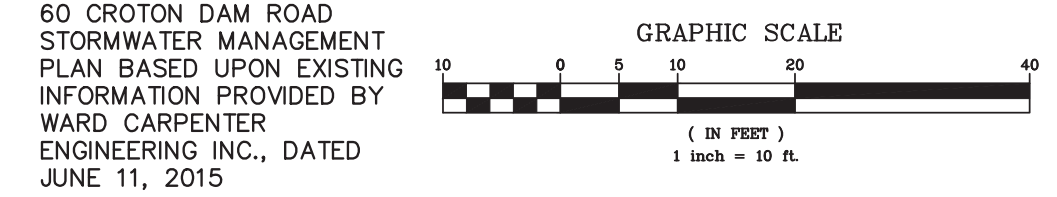
USE GROUP: DETACHED SINGLE FAMILY DWELLING	BUILDER: WMHCC	HOMEOOWNER: CNM BUILDERS CORP. [SPEC]	SERIAL No. 21120	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME UNPROTECTED	1995 ROUTE 22 BREWSTER, NY 10509	SITE: NARRAGANSETT AVE. LOT #2 TOWN OF OSSINING, NY 10562	PRODUCTION No.		
'STANDARD NOTES, SCHEDULES' & DETAILS'			REVISION	DATE	
			CHECK	DATE	
 Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (914)832-9400 Fax (914)832-6698					
DESIGNER: V.CIORGIO					
DATE: 06/17/21					
SCALE: N/A					
PAGE: 8					



- GENERAL NOTES:**
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 - NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 967.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
 - ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 - ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 - THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER CONTRACT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
 - SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 - THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 - FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 - ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 - ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 - OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CC0201 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO AND HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 - INDUSTRIAL CODE RULE 753. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

LEGEND

PROPERTY LINE	PROPOSED ELECTRICAL SERVICE
PROPOSED BELGIAN BLOCK CURB	PROPOSED SANITARY SEWER SERVICE
PROPOSED ASPHALT DRIVEWAY	TEMPORARY INLET PROTECTION
PROPOSED STONE MASONRY WALL	TEMPORARY SILT FENCE
PROPOSED CONTOUR	TEMPORARY CONSTRUCTION FENCE
PROPOSED SPOT GRADE	TEMPORARY SOIL STOCKPILE AREA
PROPOSED STORM PIPE	TREE PROTECTION FENCE
PROPOSED DRAIN INLET	STABILIZED CONSTRUCTION ENTRANCE
PROPOSED TRENCH DRAIN	TEST PIT LOCATION
PROPOSED WATER MAIN	PROPOSED LIMIT OF DISTURBANCE
PROPOSED WATER SERVICE	



60 CROTON DAM ROAD STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY WARD CARPENTER ENGINEERING INC., DATED JUNE 11, 2015

PROJECT:

PROPOSED TWO LOT SUBDIVISION
60 CROTON DAM ROAD
TOWN OF OSSING
WESTCHESTER COUNTY - NEW YORK

SITE LAYOUT

HUDSON ENGINEERING & CONSULTING, P.C.
48 Knollwood Road - Suite 201
Elmsford, New York 10523
P: 914-908-0420
F: 914-960-2086

REVISIONS

No.	Description	Date
1	REVISED PER TOWN COMMENTS	8/15/16
2	REVISED PER TOWN COMMENTS	7/27/16
3	REVISED PER TOWN COMMENTS	5/22/16
4	REVISED PER TOWN COMMENTS	2/22/16
5	REVISED PER TOWN COMMENTS	2/17/16
6	REVISED PER TOWN COMMENTS	12/24/15
7	REVISED PER TOWN COMMENTS	11/6/15

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

HEC

STATE OF NEW YORK
JAMES J. HENRY
No. 80857
LICENSED PROFESSIONAL ENGINEER

Date: 08/26/15
Scale: 1" = 10'
Designed By: T.K.
Checked By: M.S.
Sheet No. 2

C-1

TREE PLANTING SCHEDULE

ABBREVIATION	NAME (COMMON/SCIENTIFIC)	QUANTITY	SIZE
AC	White Fir - <i>Abies Concolor</i>	3	6'-8' HT.
PA	Norway Spruce - <i>Picea Albies</i>	2	6'-8' HT.
PG	White Spruce - <i>Picea Glauca</i>	2	6'-8' HT.
PP	Colorado Blue Spruce - <i>Picea Pungens</i>	3	6'-8' HT.
TS	Green Giant Arborvitae - <i>Thuja standishii x plicata</i>	8	6'-8' HT.

ZONING ANALYSIS TABLE

SECTION: 9005	DISTRICT: R7.5	DISTRICT: R7.5
BLOCK: 2		
LOT: 70		
REGULATION	REQ'D	PROPOSED
Min Lot size (sf)	7,500	17,156
Min Lot Width (ft.)	60	90
Min Lot Depth (ft.)	100	134
Min Yard Setbacks		
- Front (ft.)	25	38.4
- One Side (ft.)	10	14.5
- Both Sides (ft.)	22	22.2
- Rear (ft.)	28	41.9
Bldg. Coverage (sf)	2,250	1,452
Max. Bldg. Coverage (%)	30.00%	8.46%

TEST HOLE DATA:

TEST HOLE #1
DEPTH = 30"
0"-10" TOPSOIL
10"-30" DARK BROWN CLAY
GROUNDWATER @ 30"
NO LEDGE

TEST HOLE #2
DEPTH = 96"
0"-8" TOPSOIL
8"-96" BROWN SANDY LOAM WITH ROCK
GROUNDWATER @ 96"
NO LEDGE
PERC. = 0.5" INCHES/HOUR

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - LANDSCAPING
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL LANDSCAPING
GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY - FINAL INSPECTION
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.