

BUILDING INFORMATION

MODEL: CTM DUPLEX, #17166-167

PROJECT SITE: 22 Beecher Pl
Newton, MA 02459

BUILDER/PURCHASER: GARY STRECK CRM
Brookline, MA 02445

TURNKEY: SPEC

USE GROUP: R3

CONSTRUCTION TYPE: WOOD FRAME (VB)

AREA: 17166 = 2074 SQ.FT. Total = 4141 SQ. FT.
17167 = 2068 SQ.FT.

VOLUME: 17166 = 35111 CF. *Meets MA Code exception #2 107.6
17167 = 36105 CF. (1&2 Family) for construction control
Total = 71216 CF.

BUILDING HEIGHT: 31'10" From Fdn

NUMBER OF STORIES: 2 PER DUPLEX

DESIGN OCCUPANCY LOAD: 10 1ST FL = 5
2ND FL = 5

SPECIAL SYSTEMS

FIRE ALARM PHOTO ELECTRIC
SYSTEM TYPE: SMOKE & CO DETECTORS

FIRE SUPPRESSION NA
SYSTEM TYPE:

OTHER: NA

DESIGN LIVE LOADS (PSF)

WALL (WIND): 100 MPH

FLOOR: 1st = 40 2nd = 30

ROOF (SNOW): 40

CORRIDORS: NA

STAIRS: 40

BALCONIES: NA

OTHER: NA

SPECIAL USE PROVISIONS, CONDITIONS OR LIMITATIONS

-BUILDING MAY NOT BE LOCATED WITHIN FIRE LIMITS
-5'-0" MINIMUM CODE REQUIRED SETBACK FROM LOT
-LINES WITH 0 HOUR EXTERIOR WALL - B/P SHALL BE RESPONSIBLE FOR HOUSE LOCATION ON LOT
-ALL CEILING CWB TO BE MECHANICALLY FASTENED
A 48 hour notification is required prior to the set. The CSL on record will relay this to the local building authority. If any connections have been concealed prior to inspection, the building official may request having the removal of elements that conceal the connections to provide access. This would not constitute "Destructive Dis-assembly". All connections on site must be inspected by the local authority.

ITEMS DESIGNATED B/P OR BY OTHER INDICATES ON SITE BY BUILDING CONTRACTOR. ITEMS ON SITE MUST BE DESIGNED BY CONTRACTORS SITE DESIGN PROFESSIONAL AS INDICATED THROUGHOUT THIS APPROVAL. SITE ITEMS TO BE COMPLETED UNDER JURISDICTION OF THE LOCAL BUILDING OFFICIAL.
THIS BUILDING LOT HAS AN EXISTING HOME TO BE REMOVED BEFORE THIS BUILDING IS ERECTED

HEATING SYSTEM TYPE:
BY B/P

HEATING SYSTEM FUEL:
SHALL BE THE RESPONSIBILITY OF BUILDER/PURCHASER

HEATING SYSTEM CHIMNEY OR VENT TYPE:
SHALL BE THE RESPONSIBILITY OF BUILDER/PURCHASER

THIRD PARTY INFORMATION
PFS Corp.
2877 Skatetown Road
Bloomsburg, PA, 17815
TPIA #2, 04/30/2018

The Eng near Seal on these drawings is applicable to the modular portion of the building built in the factory and is not to be taken as Record Design Professional for the project. Items noted E/O, by B/P, by others, by Builder on site, etc. are to be designed by a registered professional on site, and are not designed in this approval.

APPLICABLE BUILDING CODES:

-MASSACHUSETTS STATE RESIDENTIAL CODE 8th EDITION

-MASSACHUSETTS FUEL/GAS/PLUMBING CODE

-2017 NEC W/MASSACHUSETTS AMENDMENTS

-2009 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS

-2015 IECC W/AMENDMENTS

EXTERIOR ENVELOPE THERMAL PERFORMANCE (U VALUES)
SEE ATTACHED RESCHECK COMPLIANCE REPORT

Duct tightness, and blower door test on site by Hers Rater supplied by B/P.
Whole house fan supplied and installed by B/P

TABLE OF CONTENTS	DATE	REVISION
1. ELEVATIONS	01/15/17	11/15/17
2. FOUNDATION PLAN		
3A. FIRST FLOOR PLAN		
3B. SECOND FLOOR PLAN		
3C. ATTIC CONCEPT PLAN		
4. CROSS - SECTION		
5A. FIRST FLOOR PLUMBING PLAN		
5B. SECOND FLOOR PLUMBING PLAN		
6A. FIRST FLOOR ELECTRICAL PLAN		
6B. SECOND FLOOR ELECTRICAL PLAN		
7C. RESERVED N/A		
7D. RESERVED N/A		
8. STANDARD NOTES & DETAILS		
11 TOTAL PAGES + COVER SHEET		

These have been reviewed and accepted

For Building Permit Only

For Demolition Only

For Fire Alarm Approval Only

Site Review Only

For Sprinkler Approval Only

Fire Protection To be Designed & Submitted by Installer

Fire Protection Required Based on Plans Submitted

NEWTON FIRE DEPARTMENT
FIRE PREVENTION

Harold Raup
SIGNATURE

12-18-2017
DATE

STATE LABEL LOCATIONS

1st FLR A Box -
Kit Sink (2) Labels

1st FLR B Box -
SEE KIT SINK

2nd FLR C Box -17166
BDRM #2 CLOSET (2)

2nd FLR C Box - 17167
BDRM #2 CLOSET 2

Entry Mods (1) Ea ent closet

* Inspection Agency Label

* Data Plate is under kitchen sink on right side (one per unit)

PFS CORPORATION
Approval Limited to Factory Built Portion Only

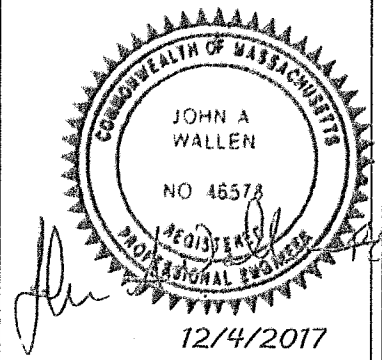
State: Massachusetts

Signature: *Harold Raup*

Title: Staff Plan Reviewer

Date: 12/5/17

THIRD PARTY INSPECTION AGENCY



12/4/2017

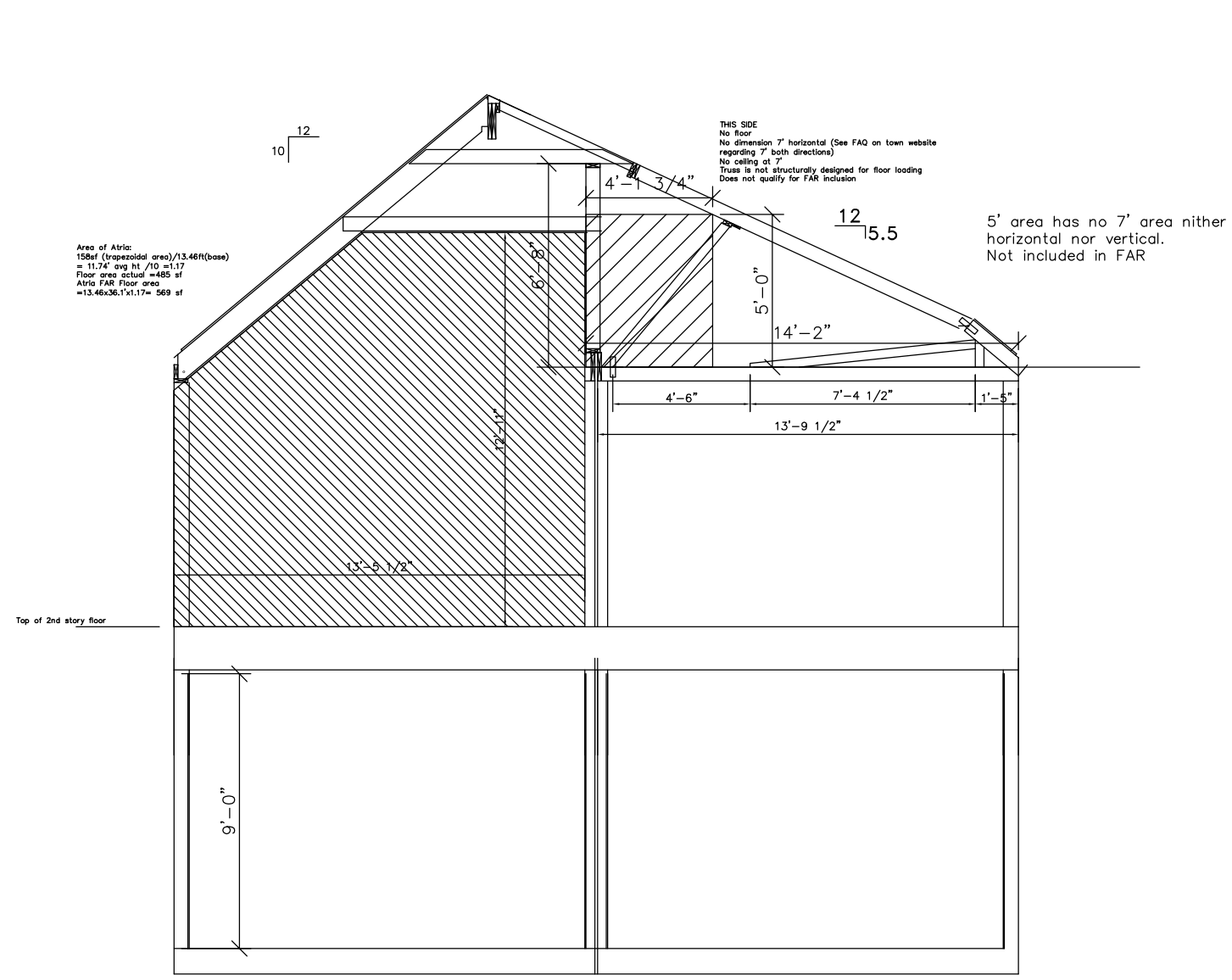
ARCH / ENG

MASSACHUSETTS COVER SHEET

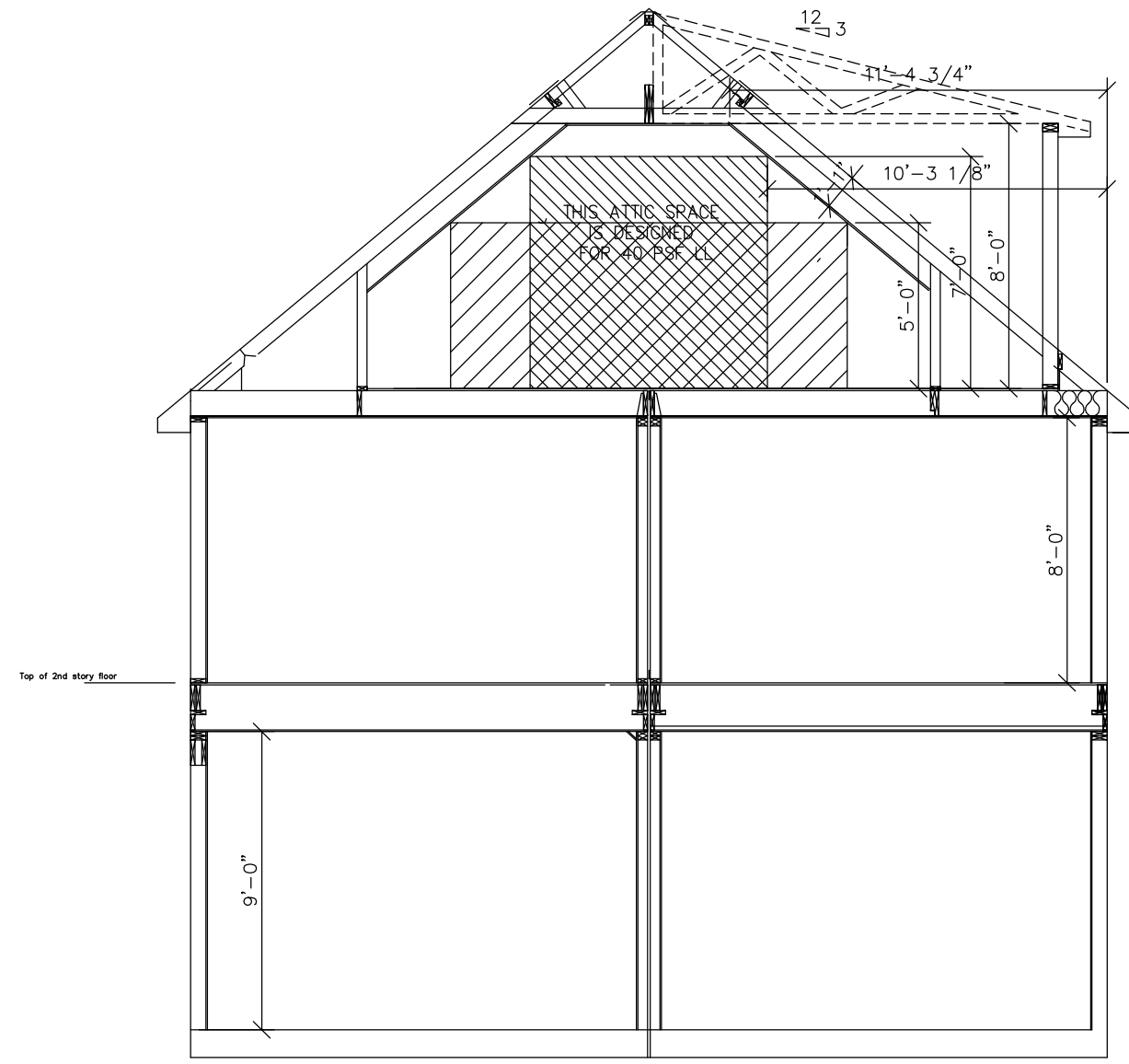


Westchester Modular Homes Inc
Offices and Manufacturer Plant
30 Reagans Mill Road, Wingdale, NY, 12594
Tel (845)832-9400 Fax (845)832-6698

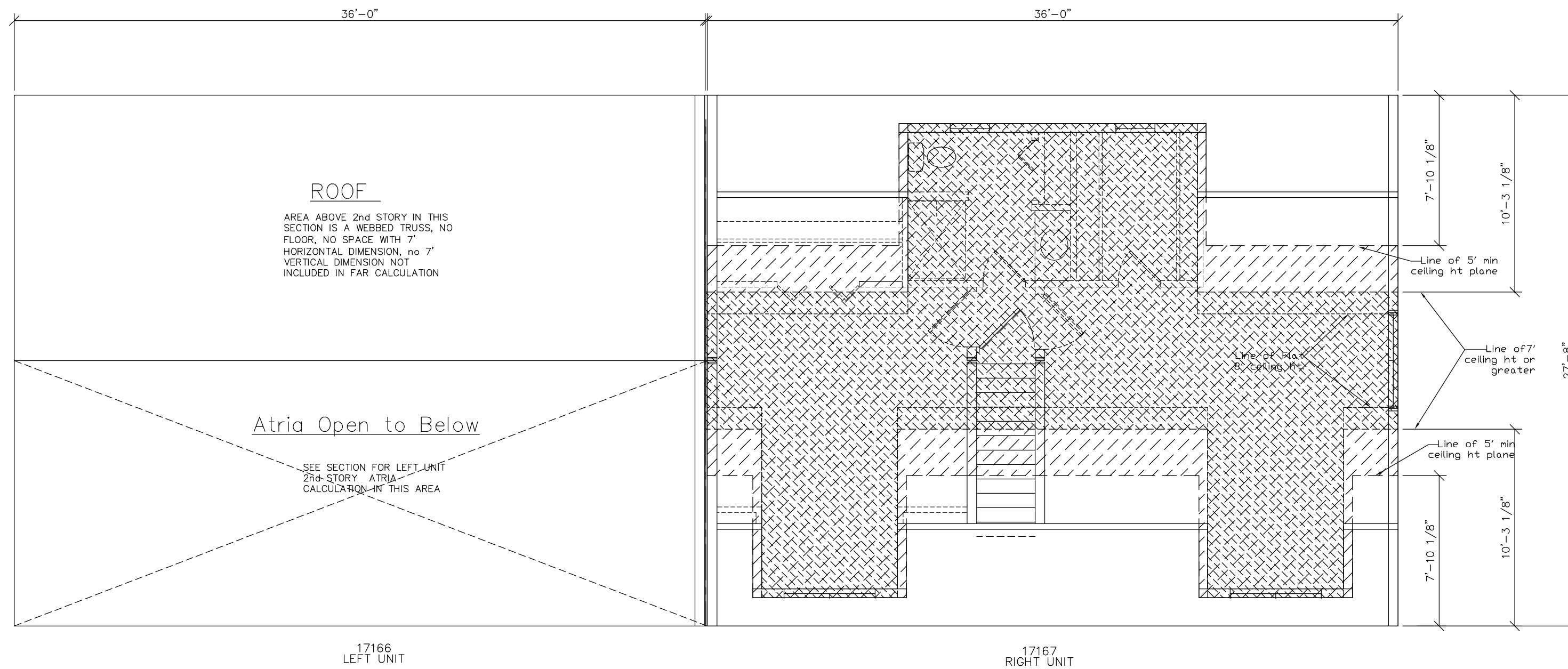
Manufacturer No. MC116
Expiration Date: 04/30/18



LEFT UNIT ATRIA AREA ABOVE 2nd STORY



RIGHT UNIT AREA ABOVE 2nd STORY UNDER ANGLED CEILING



CALCULATION AREAS FOR AREAS ABOVE 2nd STORY

1st story, above basement, (Measured outside of exterior walls, and to center of the party wall):
 Left Unit 1080 sf
 Right Unit 1073 sf

2nd story (Measured outside exterior walls and to center of party wall)
 Left Unit area with Atria:
 Atria floor area (485 sf) x (average ht=11.74 ft) x / (10ft height) = 569 sf
 Left Unit area without Atria = 512 sf
 Right unit (No Atria in this unit) = 998 sf

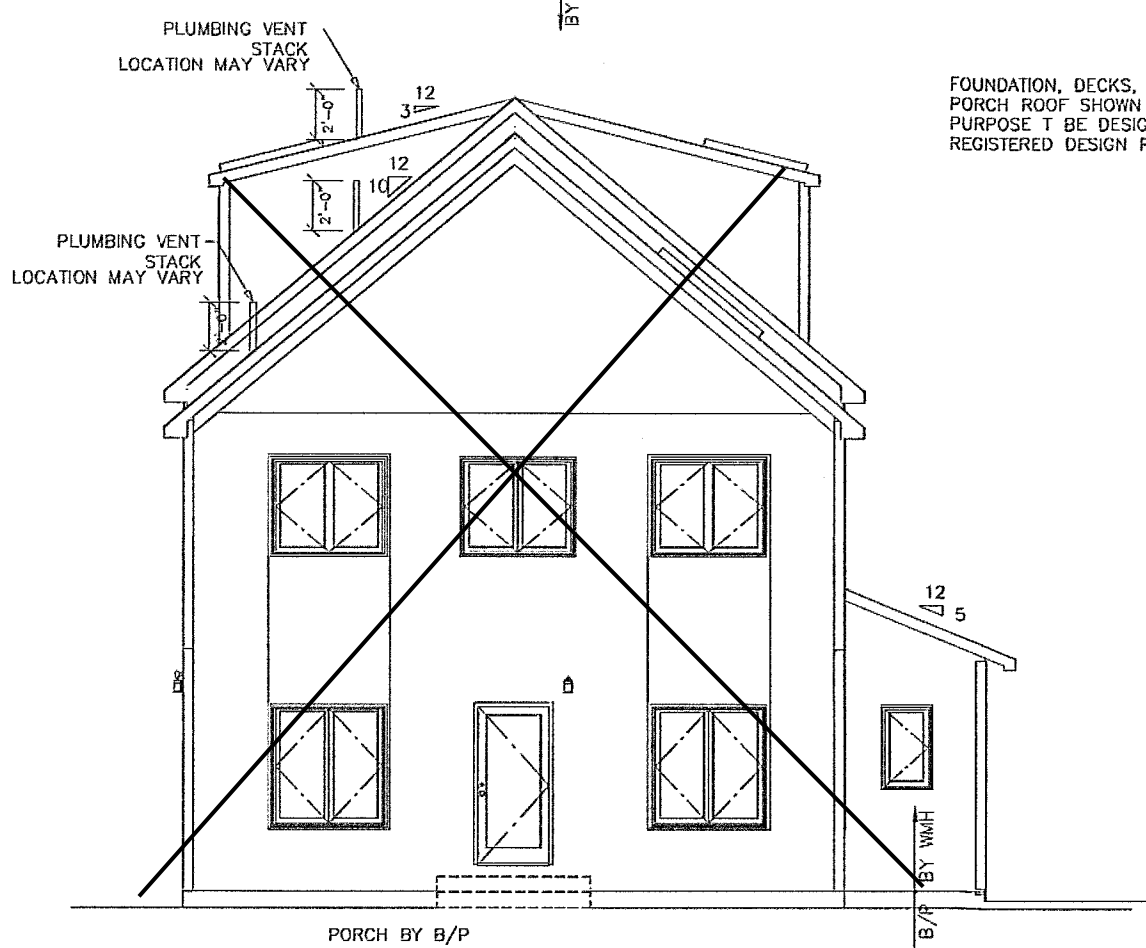
Area above 2nd Story: (Right Side Only) at plane 5' from floor, with slanted ceiling padded down 13" total for insulation
 Right only = 635 sf
 Area of right unit above 2nd story with Ceiling height of at least 7' = 515 sf

Basement highest exposure on foundation is 3', therefore not included in FAR.
 Building Total sf included in FAR = 4867 sf
 Max FAR allowable =(Lot Size x 0.48) = 10146sf x 0.48 = 4870 sf
 4867 < 4870 therefore complies with FAR requirements.

WINDOW GRILLE PATTERNS SHOWN ARE FOR ANDERSEN WINDOWS.
 GRILLE PATTERNS FOR OTHER MANUFACTURERS MAY BE DIFFERENT.
 ALL EXT. STAIRS, STEPS, RAILS & GUARDS TO BE
 DESIGNED, SUPPLIED AND INSTALLED BY B/P



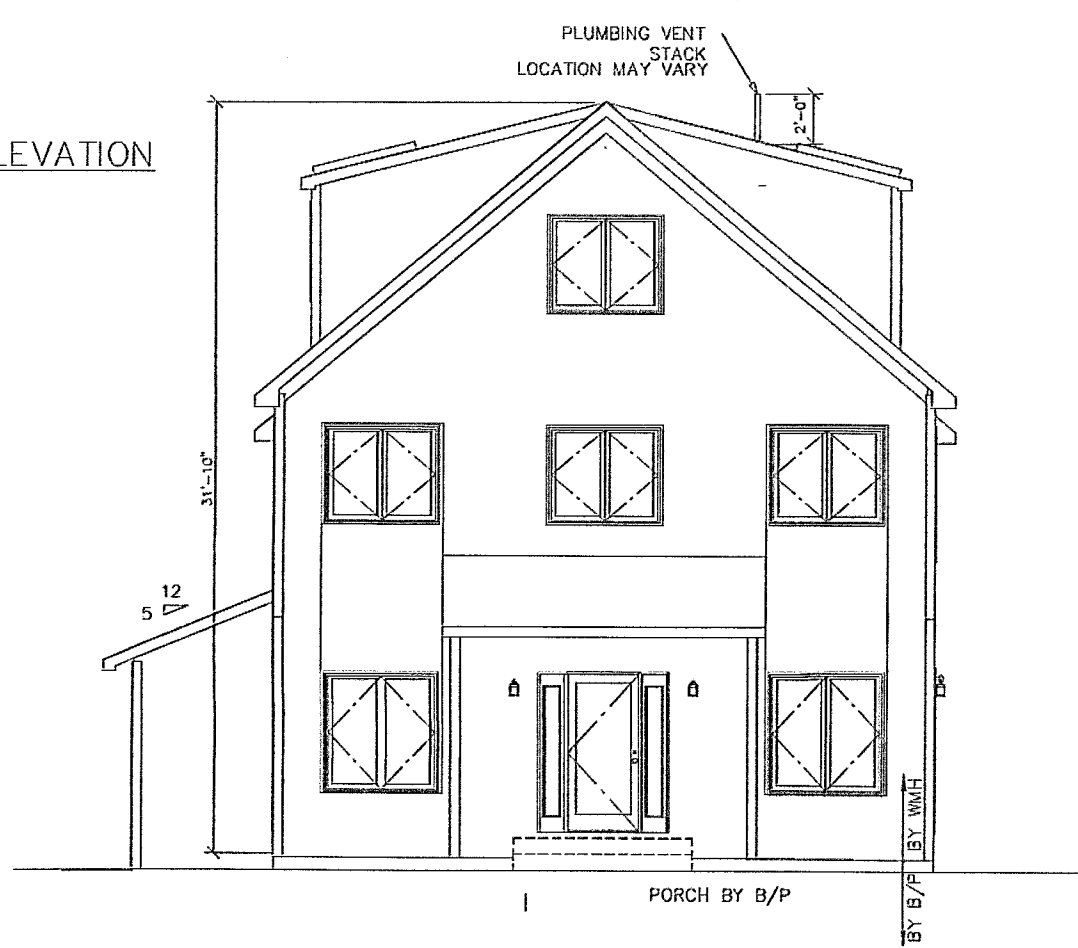
The Engineer Seal on these drawings is applicable to the modular portion of the building built in the factory and is not to be taken as Record Design Professional for the project. Items noted B/D, by B/P, by others, by Builder, on site, etc. are to be designed by a registered professional on site, and are not designed in this approval.



see following page for adjusted left elevation

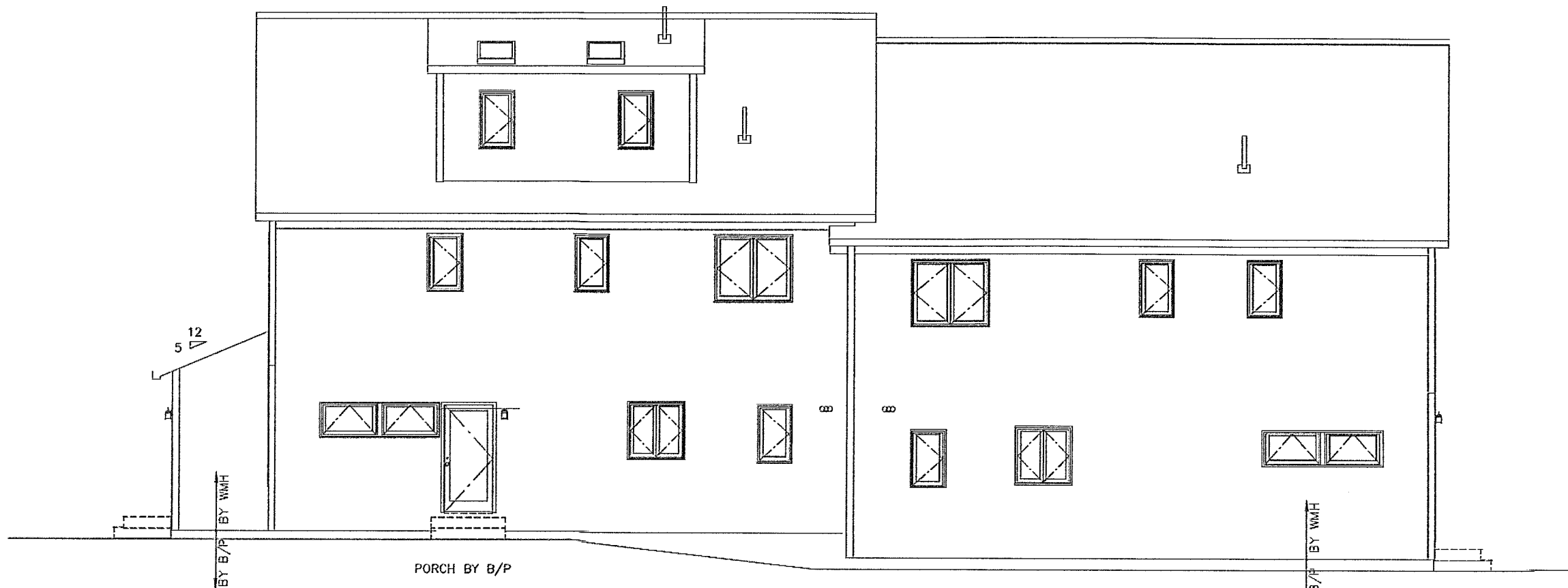
FOUNDATION, DECKS, PORCHES AND PORCH ROOF SHOWN FOR ILLUSTRATIVE PURPOSE T BE DESIGNED ON SITE BY REGISTERED DESIGN PROFESSIONAL.

FRONT ELEVATION



ACTUAL GRILLE PATTERNS MAY VARY FROM THIS ELEVATION. SEE ANDERSEN SPECIFICATIONS

FOUNDATION, DECKS, PORCHES AND PORCH ROOF SHOWN FOR ILLUSTRATIVE PURPOSE T BE DESIGNED ON SITE BY REGISTERED DESIGN PROFESSIONAL.

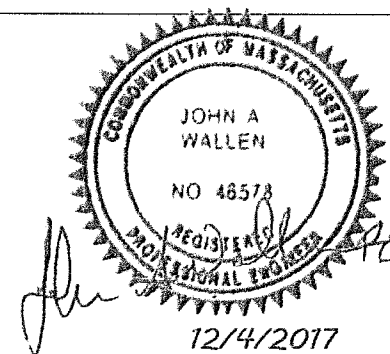


FOUNDATION, DECKS, PORCHES AND PORCH ROOF SHOWN FOR ILLUSTRATIVE PURPOSE T BE DESIGNED ON SITE BY REGISTERED DESIGN PROFESSIONAL.

THIRD PARTY INSPECTION AGENCY

PFS Corporation
 Northeast Region
APPROVED
 H Raup - 3
 12/5/17
 Approval limited to
 Factory Built Portion

PE / RA



SERIAL No. 17166-167

PRODUCTION No.

REVISION	DATE	CHECK	DATE	STD REVISION	DATE
					08/01/02

SEE STANDARD NOTES & DETAILS DWG #8

HOMEOWNER:
 Spec SITE:
 22 Bescher Pl
 Newton, MA 02459

BUILDER:
 GARY STRECK CRM
 47 Corey Rd
 Brookline, MA 02445

USE GROUP: R3
 CONST. TYPE: WOOD FRAME (WB)
 DESIGNER: JAW
 DATE: 11/15/2017
 SCALE: 1/8" = 1'-0"
 PAGE: 1

27-8x36/36 Duplex CTM-L
 ELEVATIONS

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



WINDOW GRILLE PATTERNS SHOWN ARE FOR ANDERSEN WINDOWS.
 GRILLE PATTERNS FOR OTHER MANUFACTURERS MAY BE DIFFERENT.
 ALL EXT. STAIRS, STEPS, RAILS & GUARDS TO BE
 DESIGNED, SUPPLIED AND INSTALLED BY OTHERS



FRONT ELEVATION

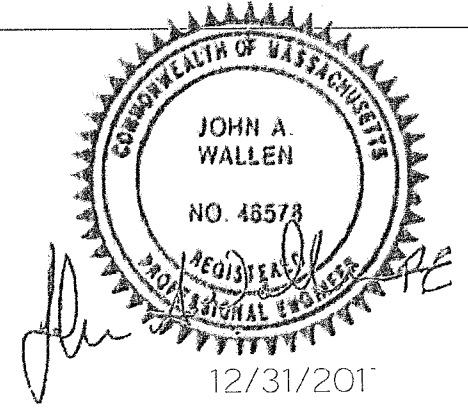


REAR ELEVATION

DECKS, PORCHES AND PORCH ROOF
 SHOWN FOR ILLUSTRATIVE PURPOSE T BE
 DESIGNED ON SITE BY REGISTERED
 DESIGN PROFESSIONAL.

SEE ALL PLANS IN THIS SET FOR DIMENSIONS AND DETAILS

THIRD PARTY INSPECTION AGENCY
 PE / RA



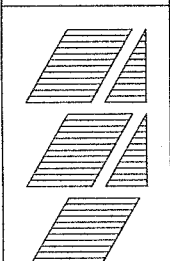
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THIS DRAWING IS NOT TO BE SCALED

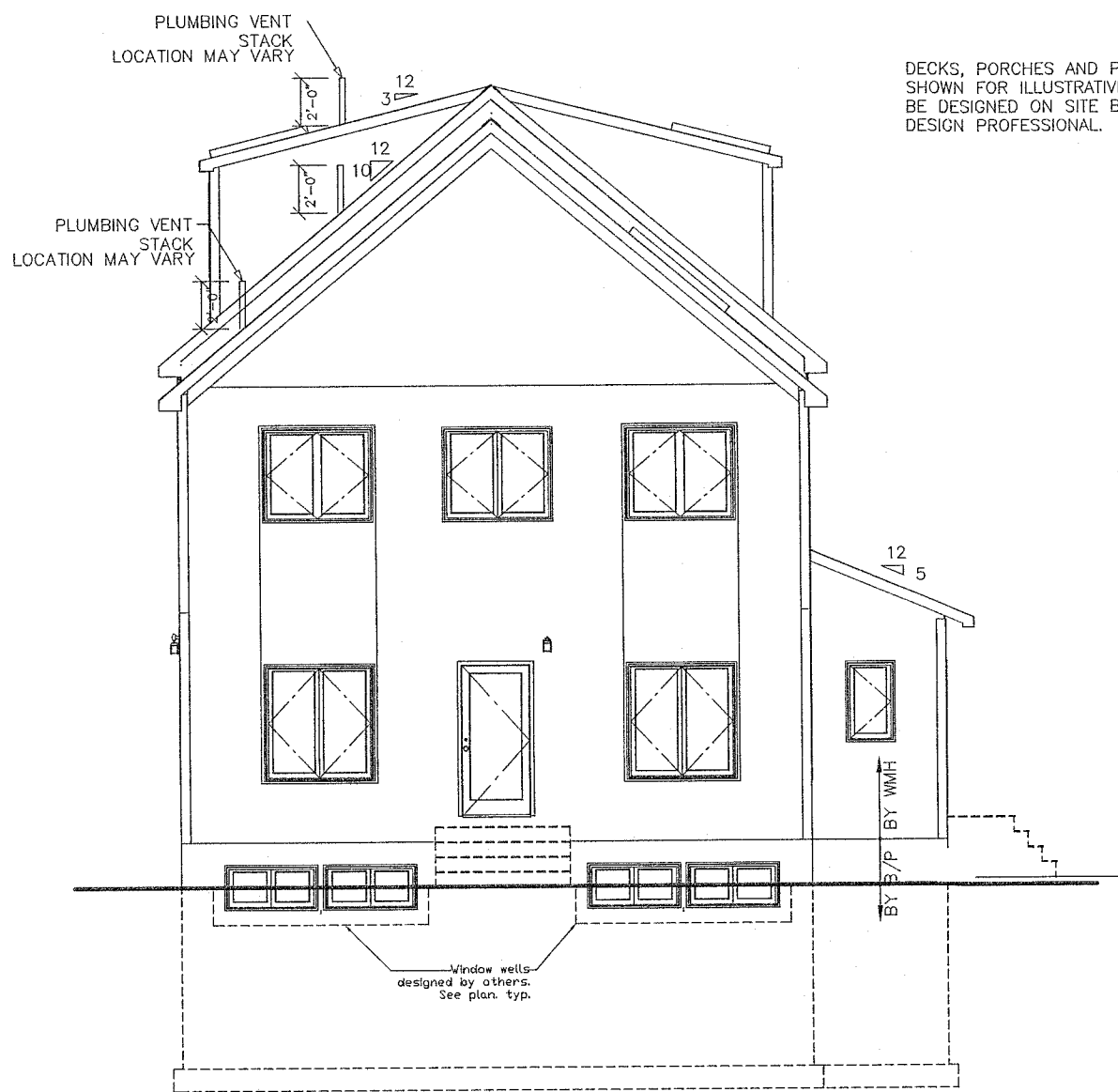
USE GROUP: R3
 CONST. TYPE: WOOD (WB) FRAME
 DESIGNER: JAW
 DATE: 12/29/2017
 SCALE: N.T.S.
 PAGE: 4

HOMEOWNER:
 Spec
 SITE:
 22 Beecher Pl
 Newton, MA 02459

BUILDER:
 GARY STRECK CRM
 47 Corey Rd
 Brookline, MA 02445

Found Elev Front Rear

 The Engineer Group, LLC
 20 Bofat Hill Rd, Chesterfield, MA
 570-263-7296 johnw@theengineergroup.com

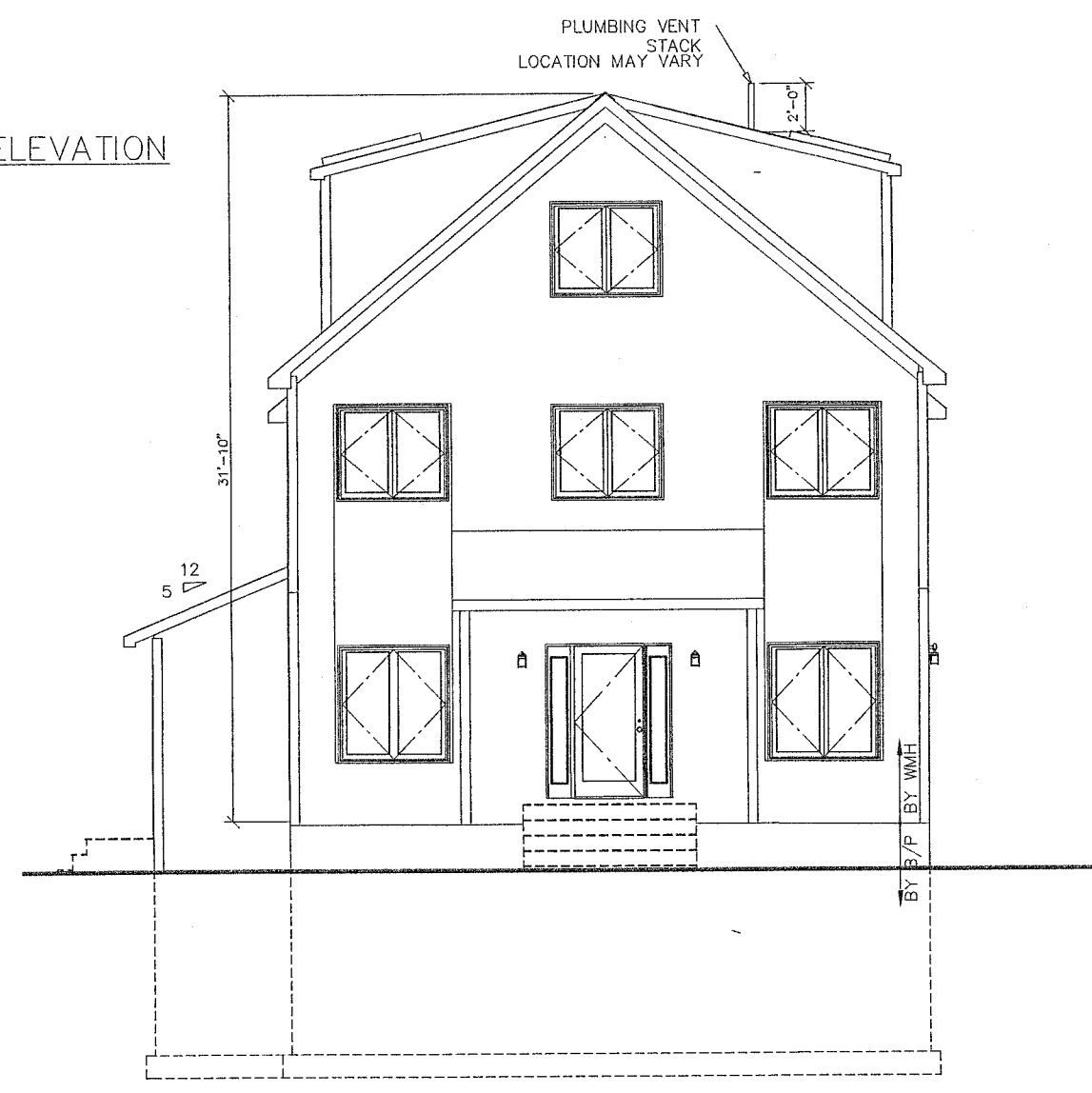
WINDOW GRILLE PATTERNS SHOWN ARE FOR ANDERSEN WINDOWS.
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 ALL EXT.STAIRS, STEPS, RAILS & GUARDS TO BE
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LEFT ELEVATION

DECKS, PORCHES AND PORCH ROOF
 SHOWN FOR ILLUSTRATIVE PURPOSE TO
 BE DESIGNED ON SITE BY REGISTERED
 DESIGN PROFESSIONAL.

FRONT ELEVATION



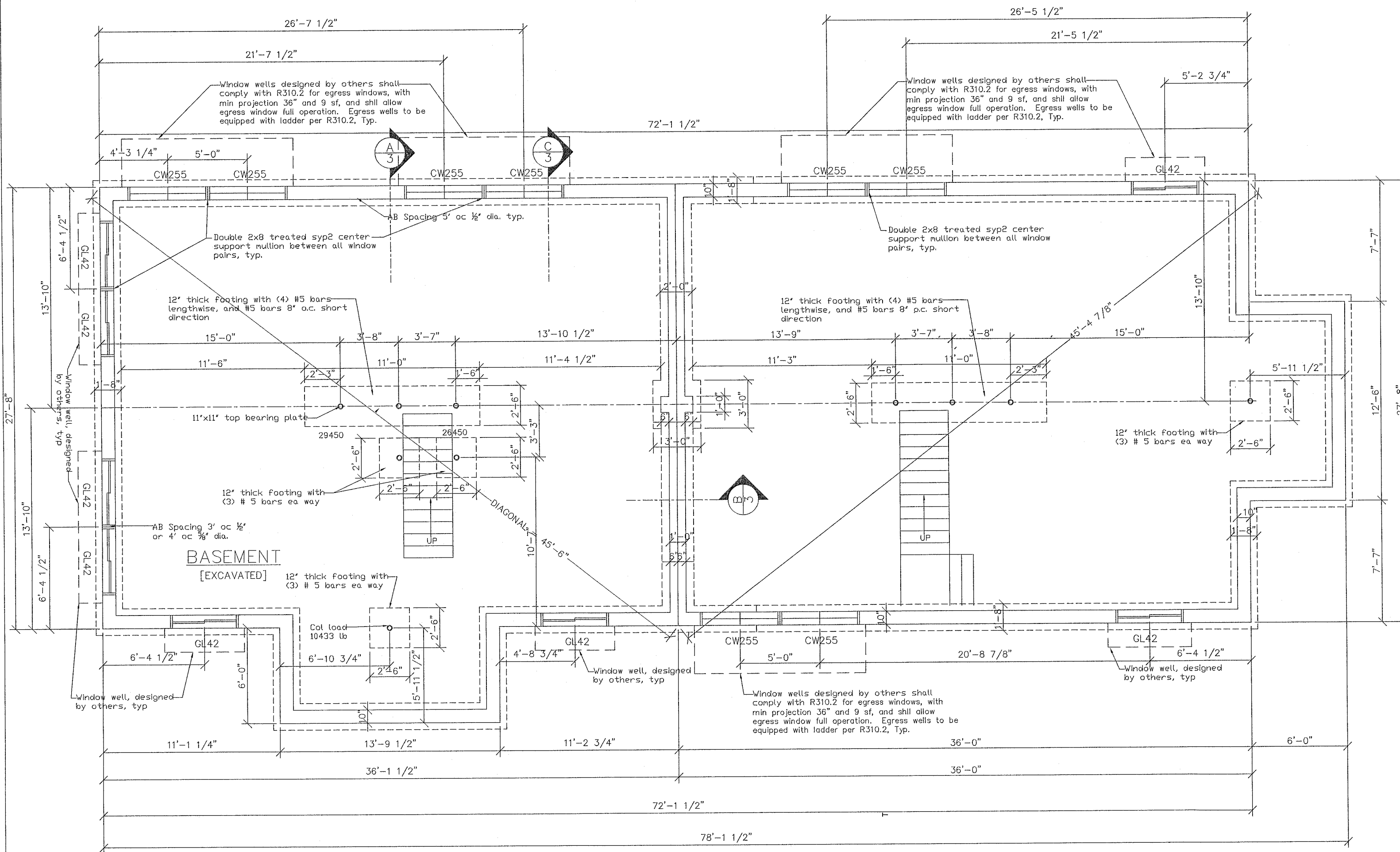
RIGHT ELEVATION

SEE ALL PLANS IN THIS SET FOR DIMENSIONS AND DETAILS

THIS DRAWING IS NOT TO BE SCALED

BUILDER: GARY STRECK CRM 47 Corey Rd Brookline, MA 02445		HOMEOWNER: Spec SITE: 22 Beecher Pl Newton, MA 02459		SERIAL No. PRODUCTION No.		PE / RA THIRD PARTY INSPECTION AGENCY	
USE GROUP: R3	CONST. TYPE: WOOD (VB) FRAME (VB)	DESIGNER: JAW	DATE: 12/29/2017	REVISION DATE	CHECK DATE		
FOUND ELEV LEFT and RIGHT				The Engineer Group, LLC 20 Bofat Hill Rd, Chesterfield, MA 570-263-7296 johnw@theengineergroup.com			
N.T.S.				PAGE:			
5							

- FOUNDATION NOTES:
- In the absence of details or specification on this plan, The Commonwealth of Massachusetts Building code 8th edition with amendments shall be followed as it applies to two family dwellings. Details on this plan that exceed the building code shall be followed.
 - This plan contains structural requirements for the foundation only. Design of other elements such as plumbing, electric, mechanical or architectural features is designed by others.
 - All concrete exposed to weather shall be min 5% air entrained.
 - Concrete to have a 28 day cure strength of min 3000 PSI compressive value unless noted otherwise.
 - Lally columns shall be min 3 1/2" diameter standard steel pipe columns concrete filled with top bearing plate measuring 1/2" thick x 8"x8" welded to top of the column unless noted to be larger. Base plate on the column shall be 1/2" thick x 6 1/2" x 6 1/2"
 - Anchor bolts to be min 1/2" diameter, 7" min embedment, spaced along wall within 12" from each corner, and 5'-0" on center thereafter.
 - Walls shall have modular floor system fastened to sill plate, all anchor bolts fastened, and basement slab poured prior to backfill.
 - All steel reinforcing bars to be grade 60. All horizontal bars are to be bent through the corners and extend min 30" beyond the corner. Bars are to be spliced and wire tied together for a min of 20" for #4 bars, and 30" for #6 bars.
 - All fasteners in contact with concrete to be hot dipped galvanized. All fasteners in contact with Treated lumber to be Hot Dipped Galvanized, or otherwise approved for contact, including nails and screws.
 - Contractor to verify all foundation dimensions with Modular Manufacturers final plans before construction of foundation. Report discrepancies to Engineer prior to construction.
 - All window egress openings are Andersen 400 Series. Contractor to verify all window rough openings with window manufacturers current literature before construction. Dimensions shown are inside wood nailing frame
 - Architectural design of basement layout was done by others.
 - All lumber in contact with concrete to be treated and approved.
 - Drawings are not to be scaled for dimensions. Use written dimensions and verify on site.
 - Any antifreeze or other additives to concrete must be non corrosive to reinforcing steel.



SEE ALL PLANS IN THIS SET FOR DIMENSIONS AND DETAILS

THIRD PARTY INSPECTION AGENCY

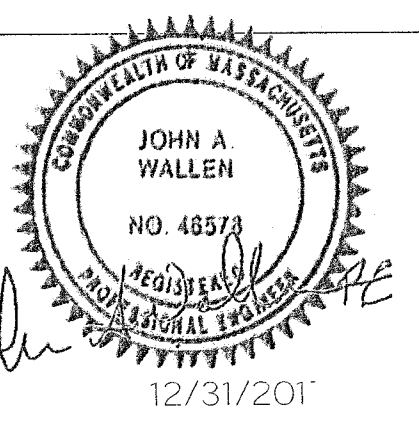
PE / RA

SERIAL No. 17166-67

PRODUCTION No.

HOMEOWNER: GARY STRECK CRM
47 Corey Rd
Brookline, MA 02445

USE GROUP: R3

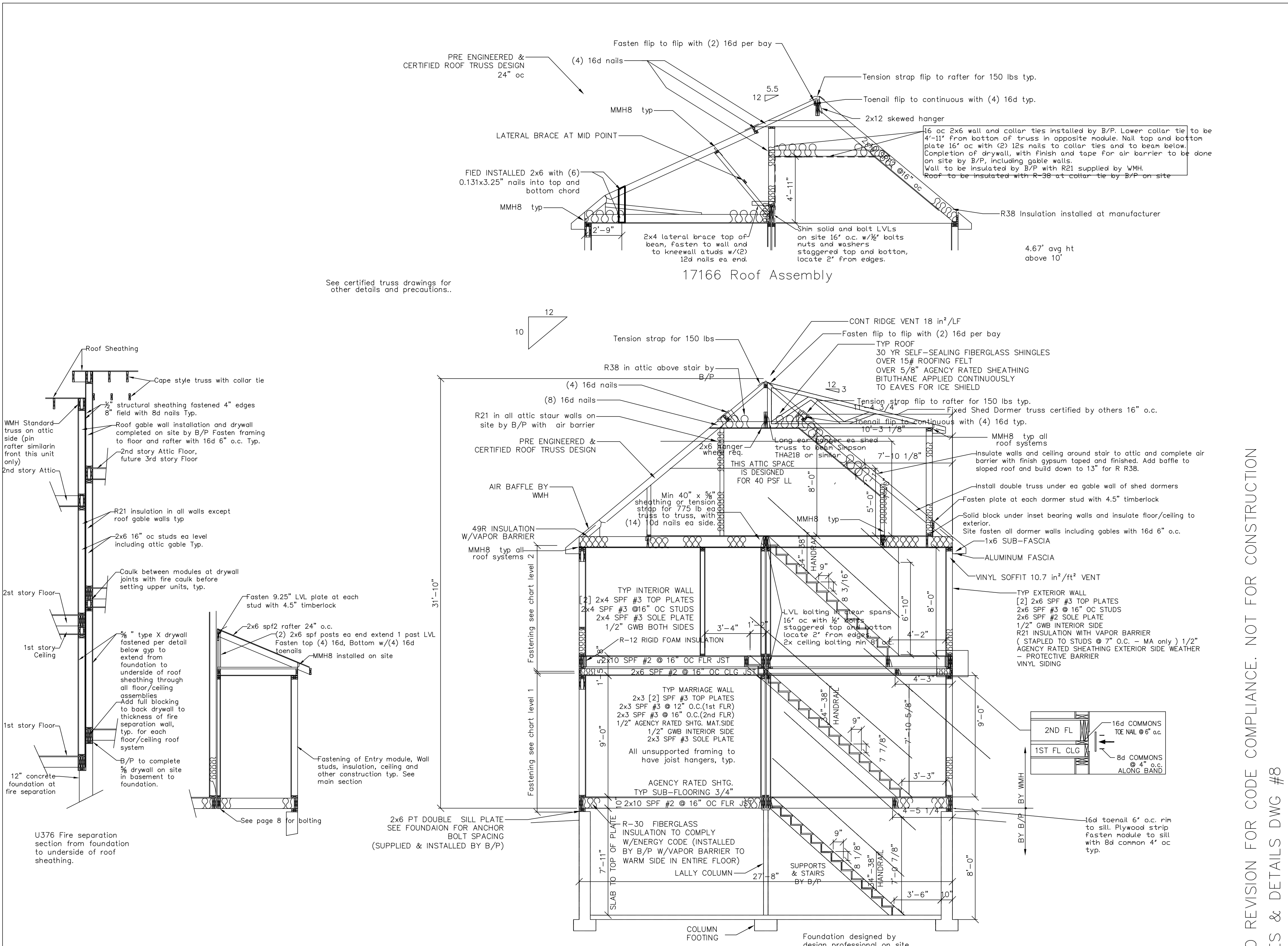


REVISION	DATE	CHECK	DATE	STD REVISION
				12/04/03

27-8x36/36 Duplex CTM-36 FOUNDATION PLAN

The Engineer Group, LLC
20 Bofat Hill Rd, Chesterfield, MA 01012
570-263-7296 johnw@theengineergroup.com

DESIGNER: JAW
DATE: 12/29/2017
SCALE: 3/16" = 1'-0"
PAGE: 2



U376 Config. C		1 HOUR FIRE	56 STC SOUND
<p>1. WOOD STUDS: nominal 2x4 spaced 16" o.c. or 24" o.c. 2F. WALLBOARD, GYPSUM: 5/8" thick, 4 ft wide type 'X', 'C', or 'G' applied either horizontally or vertically to one side of the assembly, nailed to studs and bearing plates w/ 6d cement coated nails 1 7/8 in. long, 0.0915 in. shank diam, heads spaced 7 in. o.c. Finish rating 27 min. 3. JOINTS AND NAILHEADS: Panel joints covered with paper tape and two layers of joint compound. Screwheads covered with two layers of joint compound. 4. BATTS AND BLANKETS: * Glass fiber insulation, 3 1/2" thick, min. density of 0.80 pcf, with a flame spread of 25 or less and a smoke developed of 50 or less, friction-fitted to completely fill the stud cavities. (LOAD-BEARING) * (OPTIONAL)</p>			

17167 Roof Assembly and Typ Cross Section

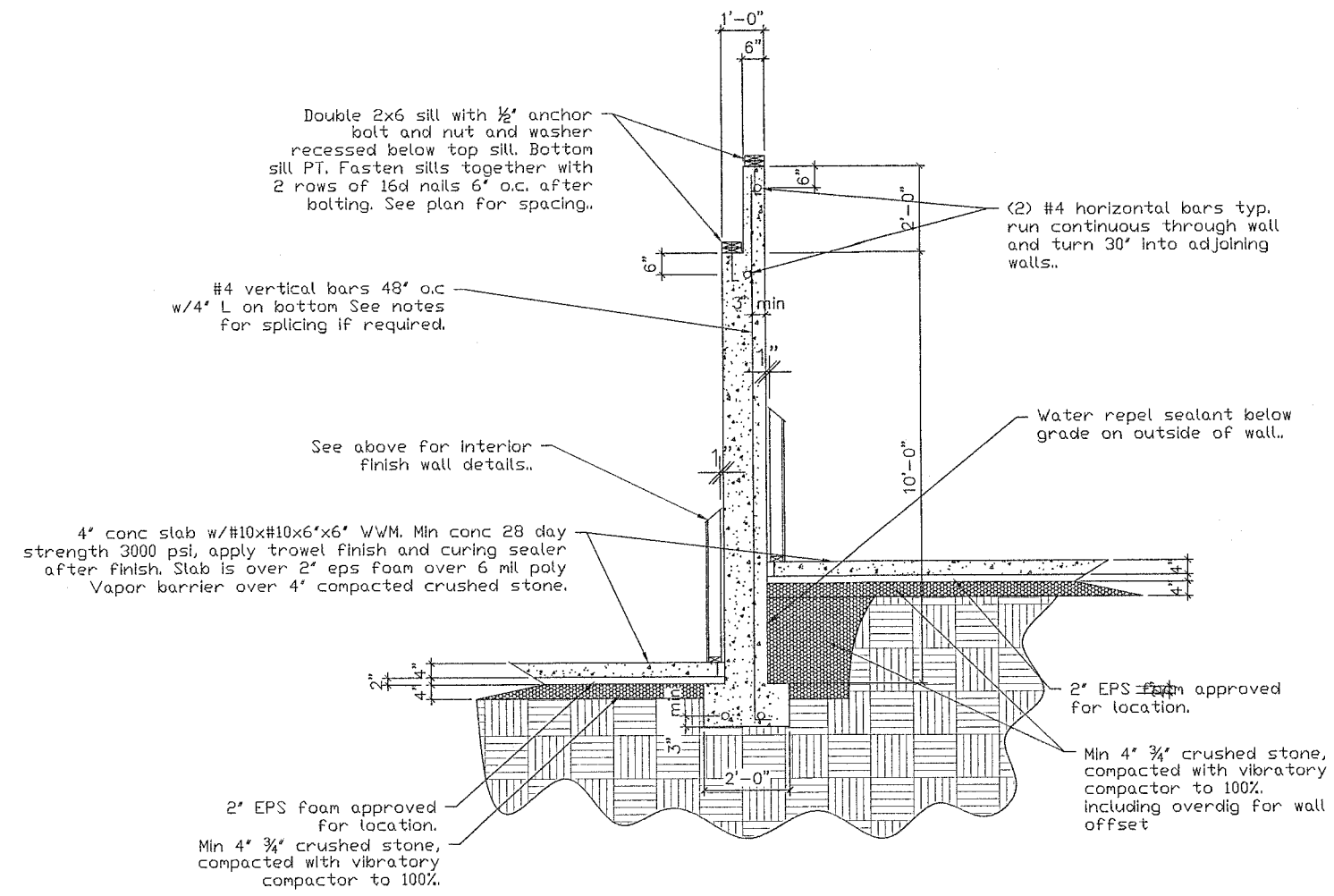
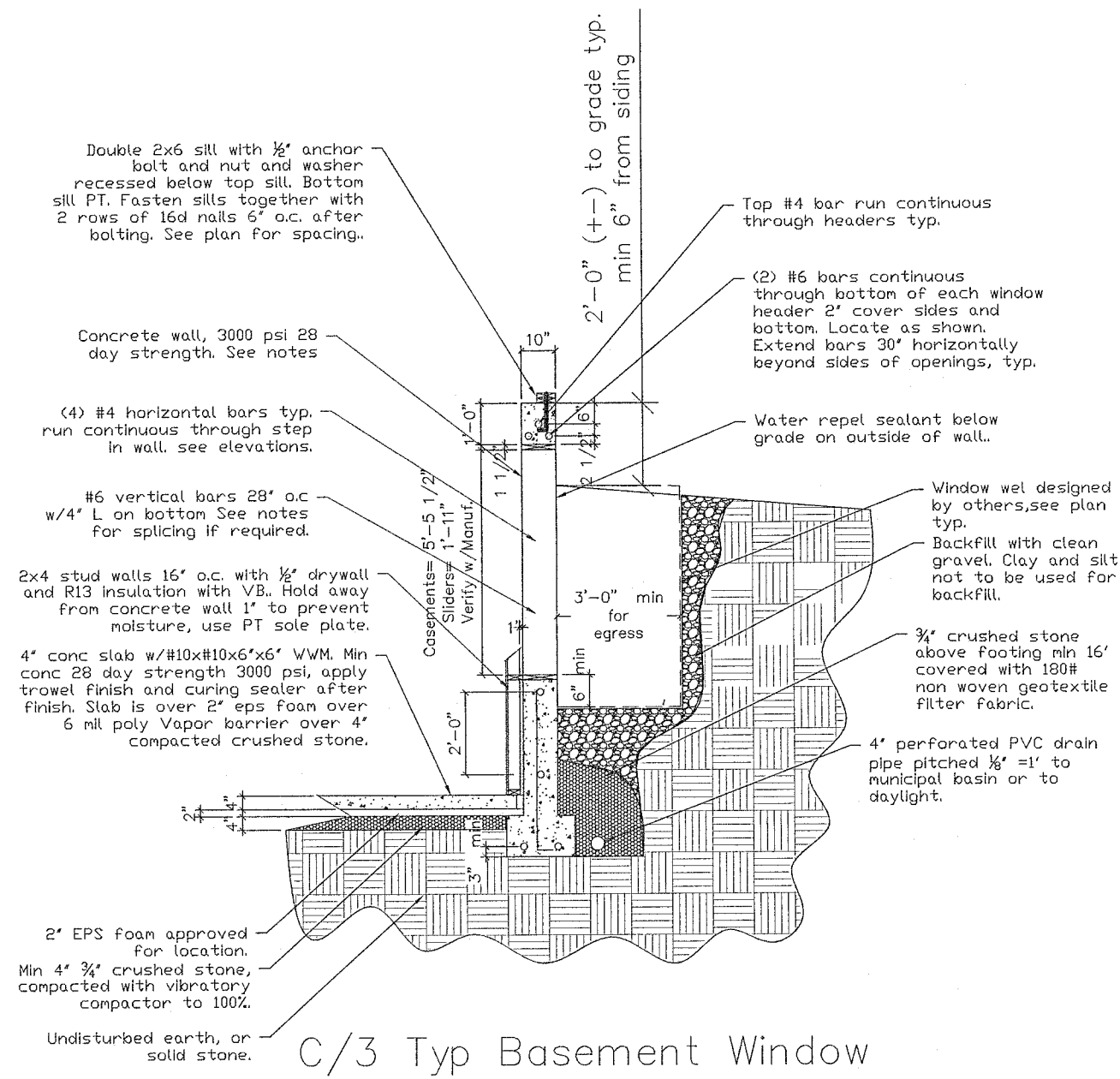
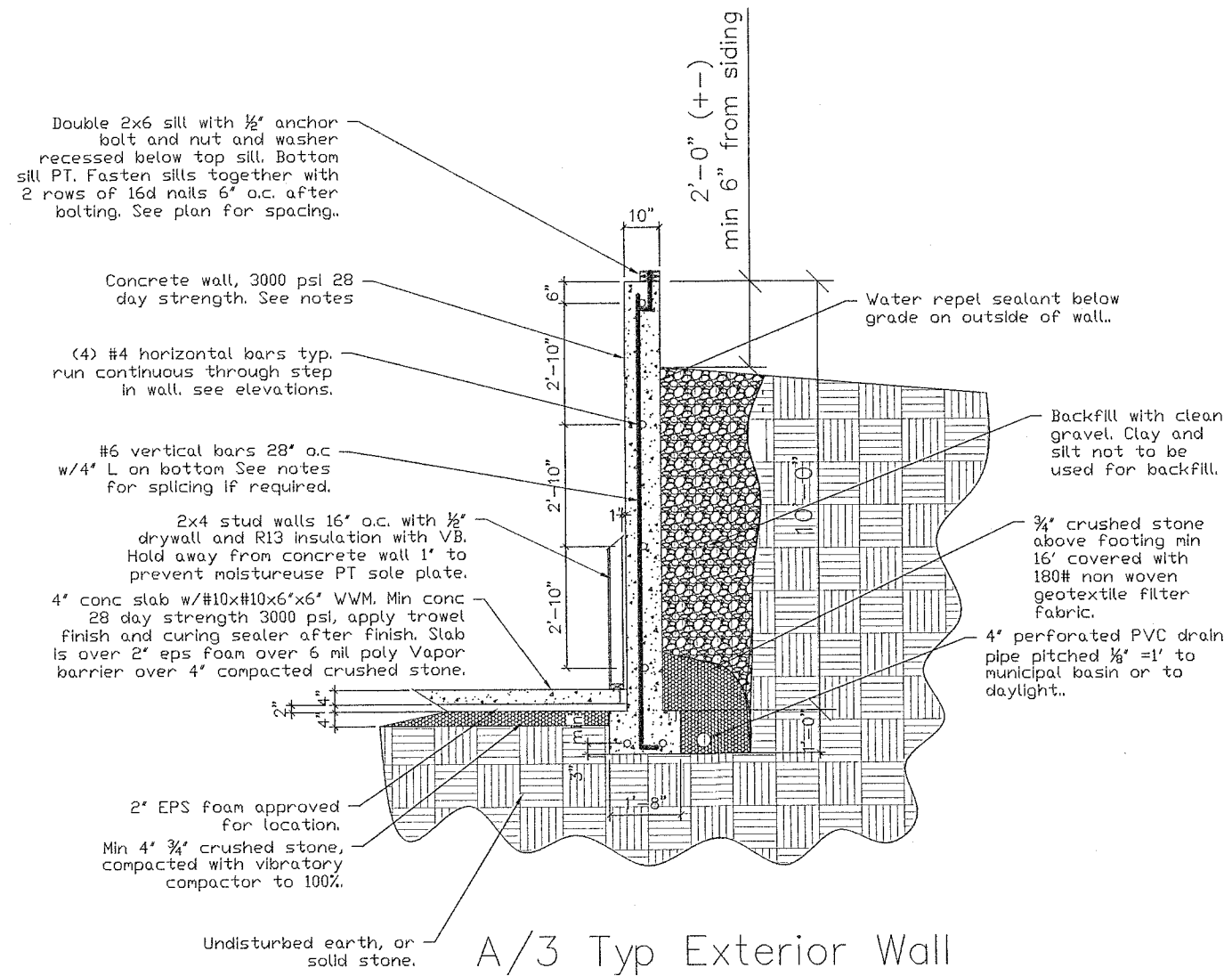
See pages 2, 4A, 4B, and 8 for other fastening requirements

THIS PLAN SUBJECT TO REVISION FOR CODE COMPLIANCE. NOT FOR CONSTRUCTION
 SEE STANDARD NOTES & DETAILS DWG #8

THIRD PARTY INSPECTION AGENCY		PE / RA	
		1/30/2018	
		17166-167	
SERIAL No.	PRODUCTION No.	REVISION	DATE
		Roof	1-30-2018
		Roof Repair	1-30-2018
		CHECK	DATE
HOMEOWNER:	Spec		
BUILDER:	GARY STRECK CRM		
DESIGNER:	47 Corey Rd		
DATE:	Brookline, MA 02445		
CONST. TYPE:	22 Beecher Pl		
WOOD FRAME (VB)	Newton, MA 02459		
SCALE:			
3/16" = 1'-0"			
PAGE:			
			4

CROSS SECTIONS

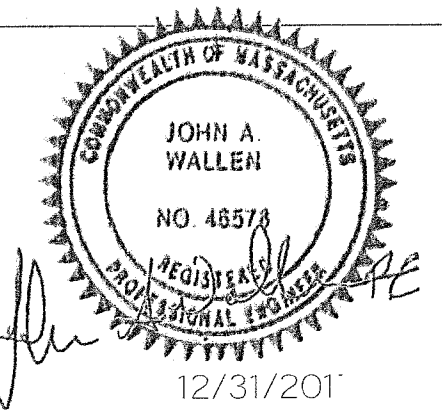
Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-16598



SEE ALL PLANS IN THIS SET FOR DIMENSIONS AND DETAILS

THIRD PARTY INSPECTION AGENCY

PE / RA



SERIAL NO. 17166-67

PRODUCTION NO.

REVISION	DATE	CHECK	DATE	STD REVISION	DATE
					12/04/03

HOMEOWNER:

Spec
SITE:
22 Beecher Pl
Newton, MA 02459

BUILDER:

GARY STRECK CRM
47 Corey Rd
Brookline, MA 02445

USE GROUP:

R3
WOOD TYPE:
FRAME (VB)

DESIGNER:

JAW

DATE:

12/29/2017

SCALE:

1/4" = 1'-0"

PAGE:

3

27-8x36/36 Duplex CTM-
FOUNDATION DETAILS

The Engineer Group, LLC
20 Bofat Hill Rd, Chesterfield, MA 01012
570-263-7296 johnw@theengineergroup.com

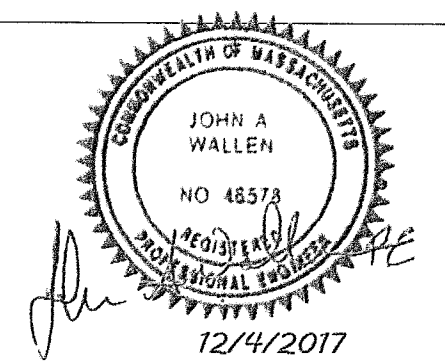
17166

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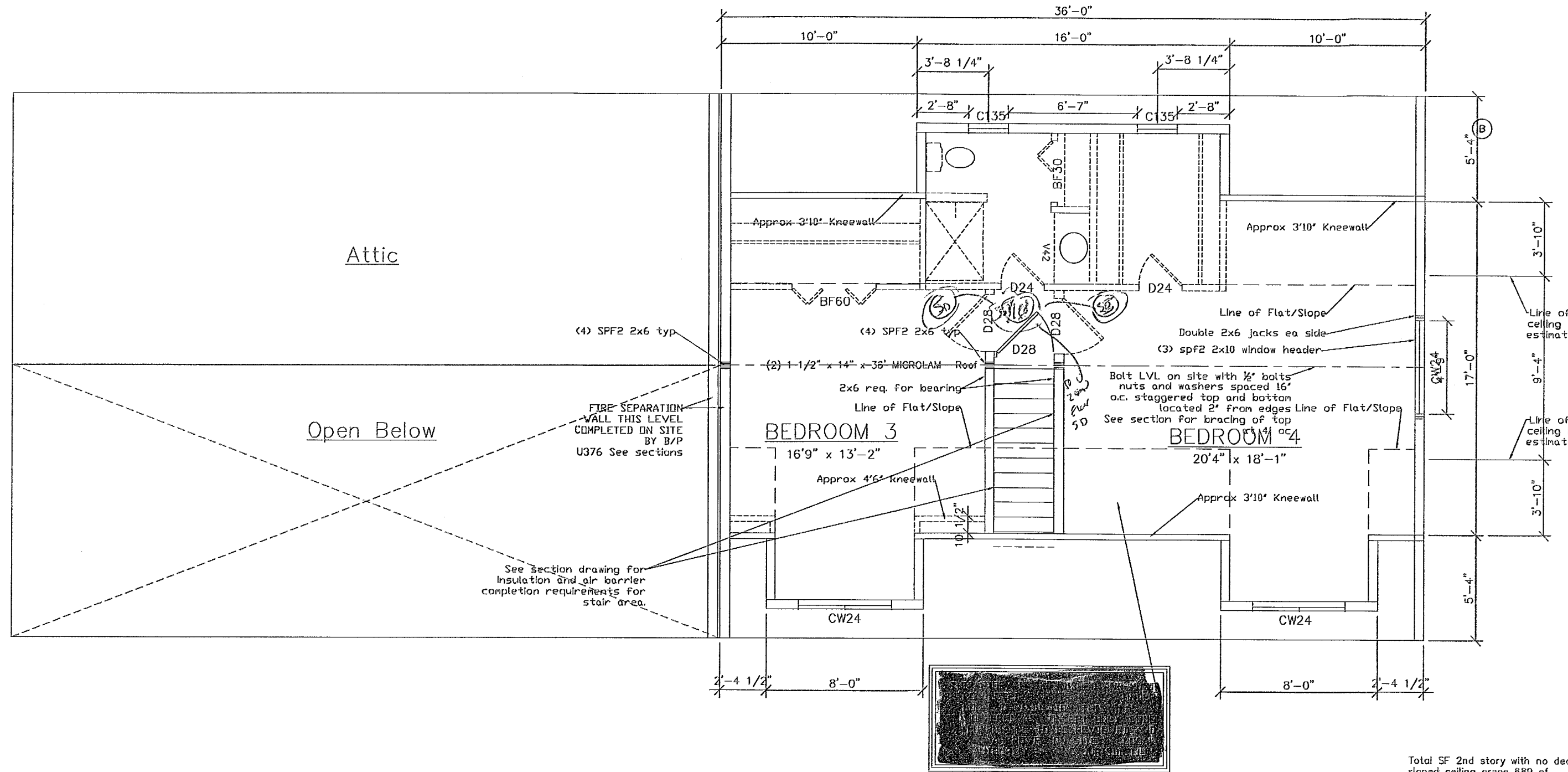
PFS Corporation
Northeast Region
APPROVED
H Raup - 3
 12/5/17
 Approval limited to
 Factory Built Portion

THIRD PARTY INSPECTION AGENCY

PE / RA



17167
 694.2 SF inside exterior walls, and inside knee-walls.



Attic

Open Below

(4) SPF2 2x6 typ
 FIRE SEPARATION WALL THIS LEVEL COMPLETED ON SITE BY B/P U376 See sections
 See section drawing for insulation and air barrier completion requirements for stair area.

Notes:
 -All floor and roof LVL to be bolted 16" o.c., staggered top and bottom, with 1/2" bolts, nuts, and washers, located 2" from edges.
 -All Ceiling LVL to be bolted 32" o.c. with 1/2" bolts, nuts, and washers, located at center of beam.

Total SF 2nd story with no deduction for sloped ceiling areas 689 sf

LIGHT & VENTILATION SCHEDULE (SF)			
ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
BEDROOM 4	292	28.8	30.2
BEDROOM 3	180	14.4	14.6

SEE STANDARD NOTES & DETAILS DWG #8

SERIAL NO.	17166-67
PRODUCTION No.	
REVISION	DATE
CHECK	DATE
STD REVISION	12/04/03

HOMEOWNER: Spec SITE: 22 Beecher Pl Newton, MA 02459

BUILDER: GARY STRECK CRM 47 Corey Rd Brookline, MA 02445

DESIGNER: JAW

DATE: 11/6/2017

SCALE: 3/16" = 1'-0"

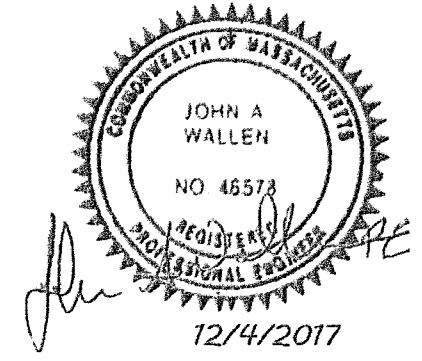
PAGE: 30

27-8x36/36 Duplex CTM - 3rd Story Plan

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

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PFS Corporation
Northeast Region
APPROVED
H Raup - 3
12/5/17
 Approval limited to
 Factory Built Portion



THIRD PARTY INSPECTION AGENCY

PE / RA

SERIAL NO. 17166-67
 PRODUCTION NO.

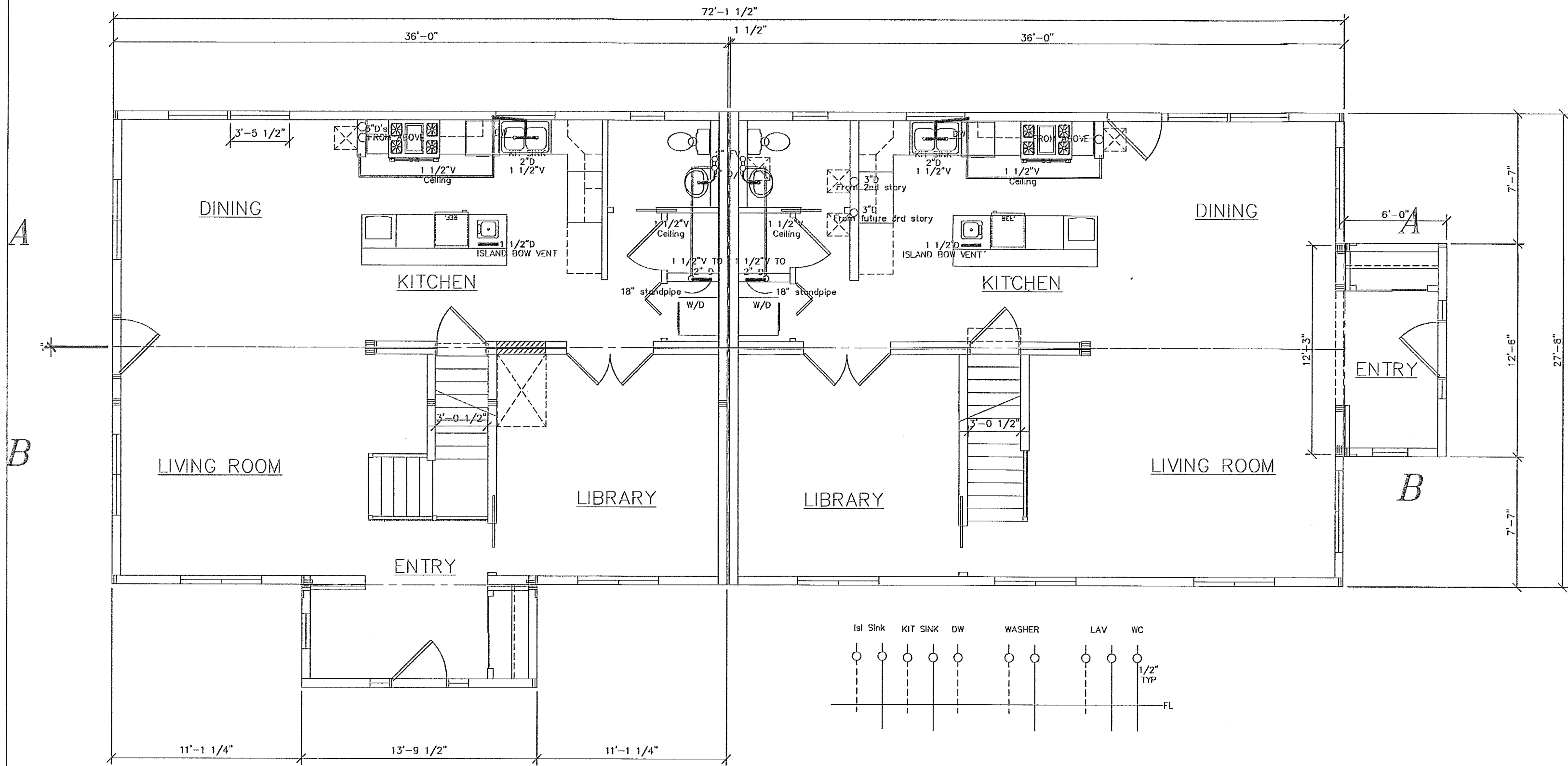
REVISION	DATE	CHECK	DATE	STD REVISION	DATE
					12/04/03

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: R3	BUILDER: GARY STRECK CRM	HOMEOWNER: Spec
CONST. TYPE: WOOD (VB) FRAME (VB)	47 Corey Rd Brookline, MA 02445	SITE: 22 Beecher Pl Newton, MA 02459
DESIGNER: JAW	27-8x36/36 Duplex CTM - FIRST FLOOR PLUMBING PLAN	
DATE: 11/6/2017	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (914)832-9400 Fax (914)832-6698	
SCALE: 3/16" = 1'-0"	5A	
PAGE: 5A		

17166
 1009.67 SF inside Exterior walls

17167
 1002.1 SF inside Exterior walls



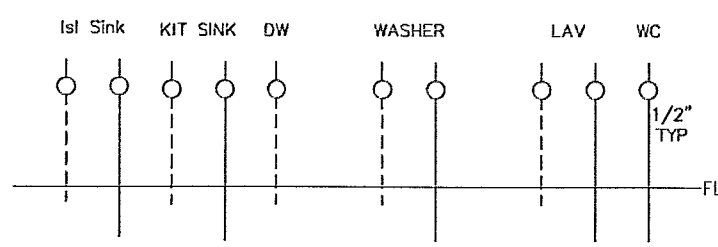
DWV DIAGRAM

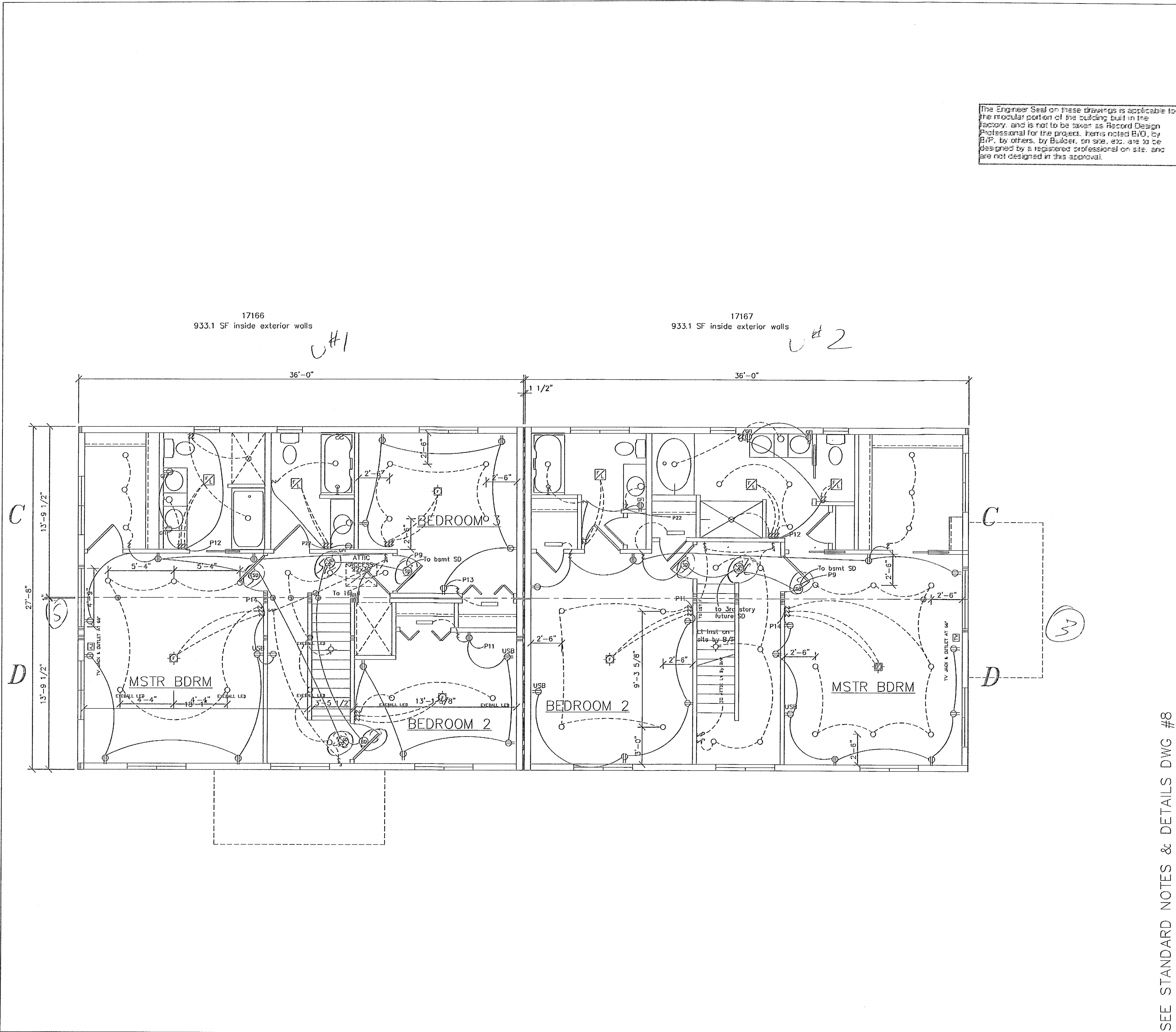
VIEW 'A' - NTS
 D = DRAIN
 V = VENT
 FV = FUTURE VENT
 SP = STAND PIPE
 DW = DISH WASHER
 WC = WATER CLOSET
 FC = FIELD CONNECTION BY B/P
 B/P = BUILDER/PURCHASER

----- DRAIN BY BP
 ———— DRAIN BY WMH
 ===== VENT BY BP
 ===== VENT BY WMH

SUPPLY DIAGRAM

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

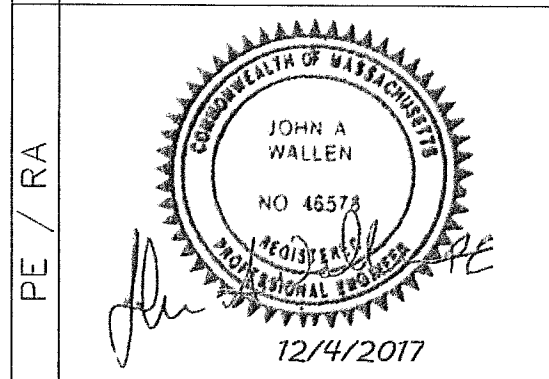




The Engineer Seal on these drawings is applicable to the modular portion of the building built in the factory, and is not to be taken as Record Design Professional for the project. Items noted B/O, by B/P, by others, by Builder, on site, etc. are to be designed by a registered professional on site, and are not designed in this approval.

PFS Corporation
Northeast Region
APPROVED
H Raup - 3
12/5/17
 Approval limited to
 Factory Built Portion

THIRD PARTY INSPECTION AGENCY



SERIAL NO.	17166-67
PRODUCTION NO.	
REVISION	DATE
CHECK	DATE
STD REVISION	12/04/03

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP:	R3	HOMEOWNER:	Spec
BUILDER:	GARY STRECK CRM 47 Corey Rd Brookline, MA 02445	SITE:	22 Beecher Pl Newton, MA 02459
CONST. TYPE:	WOOD FRAME (VB)	27-8x36/36 Duplex CTM- 2nd.FL ELECTRICAL PLAN	
DESIGNER:	JAW	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (914)832-9400 Fax (914)832-6698	
DATE:	11/6/2017		
SCALE:	3/16" = 1'-0"		
PAGE:	6B		

WINDOW SCHEDULE

WINDOW NO.	MFG.	R	TYPE	GLASS	VENTILATION	EGRESS OPENING
1846	ANDERSEN	400	D.H.	5.0	3.02	17 7/8" x 24 1/4" = 3.01 SF
1856	ANDERSEN	400	D.H.	6.2	3.02	17 7/8" x 24 1/4" = 3.01 SF
2432	ANDERSEN	400	D.H.	5.1	2.94	25 7/8" x 16 1/4" = 2.92 SF
2846	ANDERSEN	400	D.H.	9.0	5.05	29 7/8" x 24 1/4" = 5.03 SF
2856	ANDERSEN	400	D.H.	11.2	5.05	29 7/8" x 24 1/4" = 5.03 SF
3032	ANDERSEN	400	D.H.	6.9	3.85	33 7/8" x 18 1/4" = 3.82 SF
3046	ANDERSEN	400	D.H.	10.3	5.73	33 7/8" x 24 1/4" = 5.70 SF
3056	ANDERSEN	400	D.H.	12.9	5.73	33 7/8" x 24 1/4" = 5.70 SF
3446	ANDERSEN	400	D.H.	11.7	6.41	37 7/8" x 24 1/4" = 6.38 SF
3456	ANDERSEN	400	D.H.	14.6	6.41	37 7/8" x 24 1/4" = 6.38 SF
30-3446-18	ANDERSEN	400	D.H.-BAY	21.7	12.45	37 7/8" x 24 1/4" = 6.38 SF
18-4246-18	ANDERSEN	400	D.H.-PIC	25.9	6.04	17 7/8" x 24 1/4" = 3.01 SF
CN235	ANDERSEN	400	CASEMENT	8.0	7.40	10 3/16" x 35 15/16" = 8.0 SF
45-4246-20	ANDERSEN	400	D.H.-PIC	28.62	7.2	N/A
1832	ANDERSEN	400	D.H.	3.5	1.9	N/A

EXTERIOR DOOR SCHEDULE

DOOR NO.	DOOR SIZE	DOOR TYPE
DX28	2'-8" x 6'-8"	INSULATED, METAL, 9 LIGHT
DX30	3'-0" x 6'-8"	INSULATED, METAL, 6 PANEL
DX301	3'-0" x 6'-8"	INSULATED, METAL, 6 PANEL+1 SLIGHT
DX302	3'-0" x 6'-8"	INSULATED, METAL, 6 PANEL+2 SLIGHT
DX60	[2] 3'-0" x 6'-8"	INSULATED, METAL, DOUBLE, 15 LIGHT
PS-6	3'-0" x 6'-9"	WOOD, SLIDING GLASS DOOR
WP5-6	3'-0" x 6'-7"	WOOD, SLIDING GLASS DOOR

FLOOR PLAN NOTES

- Label locations are designated by:
 - State Labels
 - Third Party Inspection Agency
 - Data Plate
- Maximum height of egress window sills is 3'-6" Above Finished Floor
- Refer to order selection form for specific appliances supplied with this house.
- Bath room fans are rated at 50 CFM.

- Attic Access(es) on Cape Models are to be done on site by Builder Purchaser.
- If applied, any part to be finished by builder on site, shall be in compliance with all applicable building code requirements and under jurisdiction of the local building inspector. (garage, additions, porch, etc)
- All interior and exterior Handrails and/or Guardrails are installed by Builder/Purchaser

SUPPLY NOTES

- Materials are Type A PEX.
- Water supply shall be securely attached to the building, at no greater distances between support intervals than specified:
 - Horizontal pipe at 32"
 - Vertical pipe at mid-story (10' max).
- Water heater to be supplied and installed by B/P.
- All supply lines are stubbed through the first floor. Supply lines below first floor supplied and installed by B/P.
- All hot water lines in unheated spaces shall be insulated by B/P.
- All tubs and/or showers to be supplied with anti-scald valves
- All devices installed with self closing valves (i.e. washer, dishwasher) supplied and installed by B/P on site, in accordance with all State and local applicable codes.
- All fixture supply lines 1/2" diameter shall have individual shut off valves.

DWV NOTES

- Materials are PVC schedule 40.
- Drainage and Vent piping shall be securely attached to the building at no greater support intervals than specified.
 - Horizontal pipe at 4'-0" for ø2" or larger
 - Horizontal pipe at 3'-0" for ø1 1/2" or smaller
 - Vertical pipe at 4'-0"
- All drainage connections horizontal to horizontal and vertical to horizontal are long sweep or double 45 fittings.
- 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.

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ELECTRICAL NOTES

- Electrical panel is rated 200 amps.
- Non-metallic sheathed cable is type NM-B.
- Wires are installed with insulated staples.
- Electric service shall be grounded by B/P in compliance with NEC, state and local codes.
- 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.
- Electric panel shall be located and mounted in basement by B/P, unless noted otherwise.
- A service disconnect shall be installed at a readily accessible location nearest the point of entrance of the service conductors.
- Telephone and television cable options run to the electric panel location.
- Door bell wires shall be connected in basement by B/P.

- Door bell button at split entry front doors shall be installed by B/P
- One [1] GFI circuit shall be installed in basement by B/P.
- A clothes washer circuit shall be installed in basement by B/P if washer location is not incorporated into house.
- Receptacles shall not be installed directly over electric baseboard heaters.
- Circuit breakers for electric baseboard heaters are only installed in panels of houses with electric baseboard systems.
- Smoke detectors are interconnected and installed on a lighting circuit with no intervening switches on that circuit.
- Smoke detectors shall have a battery back-up power source.
- Basement smoke detectors are supplied by WMH and installed by B/P.

EBB - HEATING NOTES

- Electric baseboard heating circuits are 20 Amp, 220 Volts with 12-2 non-metallic sheathed cable type NM-B.
- Maximum wattage per circuit shall be 3750 watts.
- Baseboards are rated at 250 watts per linear foot.
- Minimum thermostat range is 45° to 75° F.
- General lighting receptacles shall not be located above electric baseboard heating units.

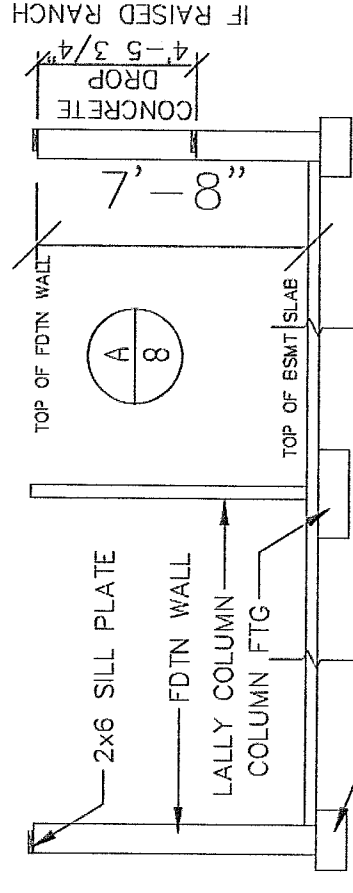
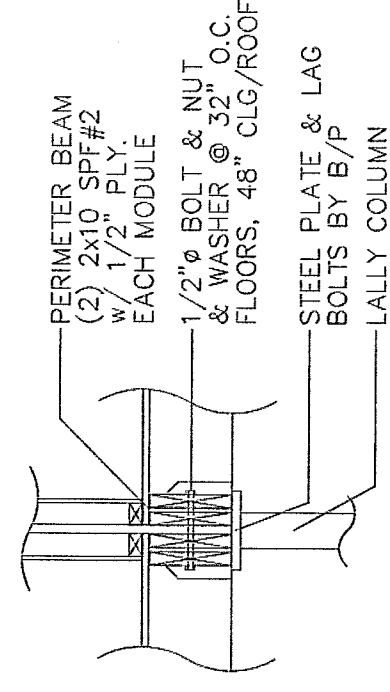
FHW - HEATING NOTES

- Baseboard ratings are based on 190° F. water temperature at 1 GPM flow rate with 65° entering air.
- First floor baseboard units are installed with heating pipes stubbed thru floor. Second floor heating pipes between modules and floors. Balance of heating system is to be designed, supplied and interconnection by B/P.
- All heating pipes in unheated spaces shall be insulated by B/P.
- Minimum thermostat range is 45° to 75° F.
- Access panels are for the Builder/Purchaser 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.

FOUNDATION NOTES

- The foundation plan is provided for foundation design parameters only. Complete foundation engineering based on specific site conditions, applicable local and state codes, to be reviewed and approved by a registered architect or engineer in the state of MA.
- The Builder/Purchaser shall be responsible for design, construction and code compliance of all foundation elements including (but not limited to) structural, plumbing, electrical, heating, energy conservation and waterproofing.
- Minimum concrete footing size shall be 2'-6" x 2'-6" x 10" deep.
- Concrete strength shall be minimum of 3000 psi, greater.
- Lally column shall be minimum ø 3 1/2" steel pipe.
- Foundation sill shall be preservative treated lumber (supplied and installed by B/P prior to house delivery and set). There shall be no protrusion above top of sill plates.

PERIMETER BEAM DETAIL



USE GROUP: SINGLE FAMILY
 CONST. TYPE: VB
 DESIGNER: RC
 DATE: 6/27/2017
 SCALE: N/A
 PAGE: 8

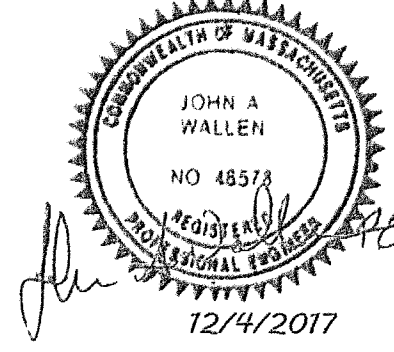
BUILDER: Paul Silva
 105 Millwood Framingham, MA
 HOMEOWNER: Susan Maroc
 SITE: 17 oak Hill Rd NATICK, MA

STANDARD NOTES & DETAILS

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

SERIAL NO. 17132
 PRODUCTION NO.

PE / RA THIRD PARTY INSPECTION AGENCY



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