STATE OF : NEW YORK

NYS UNIFORM CODE (WHICH INCORPORATES BY REFERENCE):
-2017 UNIFORM CODE SUPPLEMENT, PUBLICATION DATE JULY 2017 (2017 UCS), WHICH REPLACES THE 2016 UNIFORM CODE SUPPLEMENT (2016 UCS)
-REFERENCES THE INTERNATIONAL CODE COUNCIL PUBLICATIONS (THE 2015 IRC, 2015 IBC, 2015 IPC, 2015 IMC, 2015 IFGC, 2015 IFC, 2015 IPMC, AND 2015 IEBC), WITH SPECIFIC CODE PRINTINGS, APPENDICES, AND REFERENCED STANDARDS AS IDENTIFIED IN THE 2017 UCS.
NYS ENERGY CODE (WHICH INCORPORATES BY REFERENCE):
-2016 SUPPLEMENT TO THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, PUBLICATION DATE AUGUST 2016, REVISED AUGUST 2016 (2016 ECS). ALL REFERENCES WITHIN THE 2016 ECS TO THE 2016 UCS, SHALL BE DEEMED TO BE AMENDED TO BE A REFERENCE TO THE

-REFERENCES THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE (2015 IECC), AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, WITH SPECIFIC CODE PRINTING, APPENDICES, AND REFERENCED STANDARDS AS IDENTIFIED IN THE 2016 ECS.
2014 NATIONAL ELECTRICAL CODE

DRAWING INDEX

PAGE	DESCRIPTION
1	COVER SHEET
2.1–2.4	ELEVATIONS
3.1	FIRST STORY FLOOR PLAN
3.2	SECOND STORY FLOOR PLAN
3.3	FIRST STORY BRACED WALL PLAN
3.4	SECOND STORY BRACED WALL PLAN
4.1	FIRST STORY ELECTRICAL
4.2	SECOND STORY ELECTRICAL
5	FOUNDATION
6.1–6.2	CROSS SECTION(s)
7.1–7.2	RAFTER(s)
8.1–8.3	CONNECTION
9.1–9.2	TYPICAL PLUMBING
10	DOOR AND WINDOW SCHEDULES
11	ELEC LOAD CALC
	RESCHECK
	RAFTER / BEAM CALCS

NOTE: THE MANUFACTURER HAS NOT COMPLETED THE FOLLOWING ITEMS IN THE PRODUCTION FACILITY; THE THIRD–PARTY HAS NOT INSPECTED THE ITEMS, AND THE ITEMS ARE NOT CERTIFIED BY THE NEW YORK AND THE THIRD–PARTY CERTIFICATION LABEL. ALL MANUFACTURER SUPPLIED, AND FIELD INSTALLED ITEMS MUST BE INSPECTED AT THE LOCAL LEVEL.

- FIELD CONNECTIONS OF MODULES
- SMOKE DETECTORS TEST
- HVAC INCLUDING DUCTS PROVIDED ON SITE BY OTHERS
- PLUMBING CONNECTIONS TO FIXTURES FROM MAIN LINES
- FOUNDATION
- ELECTRICAL SERVICE
- GARAGE
- WATER HEATER
- GUTTERS
- BATH AND DRYER EXHAUST DUCTS TO EXTERIOR
- EXTERIOR SIDING
- EXTERIOR LIGHT FIXTURES
- PORCH SLABS, POSTS, DECKS
- ALL APPLIANCE INSTALLATIONS
- BASEMENT STAIRS, HANDRAIL AND GUARDRAILS
- MAIN ROOF/PORCH ROOF FIELD CONNECTIONS
- WHOLE HOUSE VENTILATION TO BE SIZED & INSTALLED BY OTHERS PER ACCA MANUAL J

SITE ADDRESS

35 SHADY BROOK LN
CORTLANDT MANOR, NY 10567–

SITE ELEVATION

513 FT. ABOVE SEA LEVEL
+2.1 PSF FOR EVERY 100' ABOVE 1,000 FT.
30 PSF GROUND SNOW LOAD PER MAP
30 PSF ADJUSTED GROUND SNOW LOAD

BUILDING INFORMATION

CONSTRUCTION TYPE: **WOOD FRAME UNPROTECTED**
USE GROUP: **DETACHED SINGLE FAMILY DWELLING**

DESIGN CRITERIA

WIND SPEED (MPH):	130 VULT
WIND EXPOSURE:	B
WIND–BORNE DEBRIS:	NO
GROUND SNOW LOAD:	30 PSF
SEISMIC CATEGORY:	C
CLIMATE ZONE	5
ENERY COMPLIANCE METHOD=	UA TRADE–OFF

FLOOR LOAD (SLEEPING AREAS):	30 PSF
FLOOR LOAD ALL OTHER AREAS:	40 PSF
FLOOR DEAD LOAD:	10 PSF
RAFTER LIVE LOAD:	30 PSF
RAFTER DEAD LOAD:	10 PSF
CEILING LIVE LOAD:	20 PSF
CEILING DEAD LOAD:	10 PSF

LABEL LOCATIONS:
DATA PLATE PER DWELLING AS INDICATED ON PLANS. THIRD PARTY EACH MODULE AS INDICATED ON PLANS. STATE LABELS EACH UNIT AS INDICATED ON PLANS.

BUILDER RESPONSIBLE TO COMPLY WITH NYCRR PART 1265.1 AND NOTIFY CODE ENFORCEMENT OFFICIAL OF THE USE OF ENGINEERED LUMBER / TRUSSES AND POST APPROPRIATE SIGNAGE ON STRUCTURE

ALL MECHANICAL HEATING SYSTEMS TO BE DONE ON–SITE BY OTHERS

FLOOR PLAN MAY BE FLIPPED AND OR MIRRORED

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MBSP MODULAR BUILDING SYSTEMS OF PA
PROFESSIONAL BUILDING SYSTEMS, INC. · CUSTOM BUILDING SYSTEMS LLC · Virginia Homes Building Systems
MULTI-UNIT MODULAR SOLUTIONS

1. IT IS MANDATORY FOR THE BUILDER TO COMPLETE THIS HOME IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE REQUIREMENTS ADDITIONAL SITE WORK MAY BE:
   a. FLOOR INSULATION – CRAWL SPACE
   b. FOUNDATION WALL INSULATION – BASEMENT
   c. PERIMETER INSULATION – SLABS
   d. INSULATION – PIPING EXPOSED TO UNCONDITIONAL SPACES THE ABOVE MUST BE ACCOMPLISHED WITHIN STATE CODE REQUIREMENTS
2. BUILDER RESPONSIBLE TO FILE THE REQUIRED CERTIFICATION FORMS WITH THE LOCAL ELECTRIC UTILITY PRIOR TO OBTAINING PERMANENT ELECTRIC SERVICE
3. PBS TO USE INTERNATIONAL ENERGY COMPLIANCE CODE. SEE SUBMISSION SET FOR EXAMPLE. EACH INDIVIDUAL MODEL TO REQUIRE A RESCHECK TO MEET THE I.R.C. REQUIREMENTS

STATE STAMP

PBS WILL BE CONSIDERED AS A SUB–CONTRACTOR IN ALL BUILDING PROJECTS, SUPPLYING A BUILDING COMPONENT TO A GENERAL CONTRACTOR OR BUILDER. ALL NOTES WITH REFERENCE TO "IN–FIELD", "ON–SITE" OR "BY BUILDER" ARE PERTAINING TO THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR.

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WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

TWO STORY MODEL ON-87228

CORPORATE OFFICE
72 EAST MARKET STREET
P.O. BOX 219
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1424
FAX: (570) 837-6133

P.E. SEAL

STATE OF NEW YORK · DAVID THOMAS FEENEY · 080526 · LICENSED PROFESSIONAL ENGINEER

2-28-20 D.Feeney

TO THE BEST OF MY KNOWLEDGE, BELIEF AND AND PROFESSIONAL JUDGEMENT, THESE DOCUMENTS HAVE BEEN REVIEWED AND ARE IN COMPLIANCE WITH THE 2015 IRC AND THE 2017 NYS UNIFORM CODE SUPPLEMENT AND THESE PLANS ARE IN COMPLIANCE WITH CHAPTER 11 ENERGY EFFICIENCY OF THE 2015 IRC AND THE 2016 ENERGY CONSERVATION CONSTRUCTION CODE SUPPLEMENT OF NEW YORK STATE

PFS STAMP

PFS
New York
Review Only
Date: 02/28/2020
PFS Corporation
Bloomsburg, PA

BUILDINGS IN HIGH WIND AREAS THAT ARE SUSCEPTIBLE TO WIND BORNE DEBRIS SHALL COMPLY WITH SECTION R301.2.1.2 ON–SITE BY BUILDER

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CHRISO 2/19/2020 9:26:57 AM

CUSTOMER	ROBERT GALE
BUILDER	TRS DIRECT
STATE	NY
COUNTY	WESTCHESTER
CITY	CORTLANDT MANOR
SQ. FT.	2832
SNOW LOAD	30
WIND SPEED	130 MPH VULT
FILE NO.	P87228(770)
SERIAL NO.	
ORDER NO.	87228

2864–PRESTIGE 2 STORY
INDEX

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Middleburg, PA 17842
(866) 553–1414
WWW.PBSMODULAR.COM

DATE:	DRAWN BY:	STATUS:
12/11/2019	PK	CONFO
01/02/2020	MDC	FINAL
01/15/2020	SMW	REV. FINAL
2/18/2020	COB	APPROVAL

STATE OF NEW YORK
DAVID THOMAS FEENEY
080526
LICENSED PROFESSIONAL ENGINEER

ATTIC VENTILATION
LOWER 50% @ EAVES
REQ'D 2.97 SUPPLIED 3.96
UPPER 50% 3'-0" MIN. ABOVE EAVES
REQ'D 2.97 SUPPLIED 3.6 (5 PCS)

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION CHRISO 2/19/2020 9:26:57 AM

BUILDER	CUSTOMER
TRS DIRECT	ROBERT GALE
CITY: CORTLANDT MANOR	COUNTY: WESTCHESTER
STATE: NY	
WIND SPEED: 130 MPH VULT	SNOW LOAD: 30
SQ. FT.: 2832	
ORDER NO.: 87228	SERIAL NO.
FILE NO.: P87228(770)	

2864–PRESTIGE 2 STORY
FRONT ELEVATION

PROFESSIONAL BUILDING SYSTEMS, INC.

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BUILDER	TRS DIRECT	CUSTOMER	ROBERT GALE
CITY	CORTLANDT MANOR	COUNTY	WESTCHESTER
		STATE	NY
WIND SPEED	130 MPH VULT	SNOW LOAD	30
		SQ. FT.	2832
ORDER NO.	87228	SERIAL NO.	
		FILE NO.	P87228(770)

2864–PRESTIGE 2 STORY
REAR ELEVATION

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STATE OF NEW YORK
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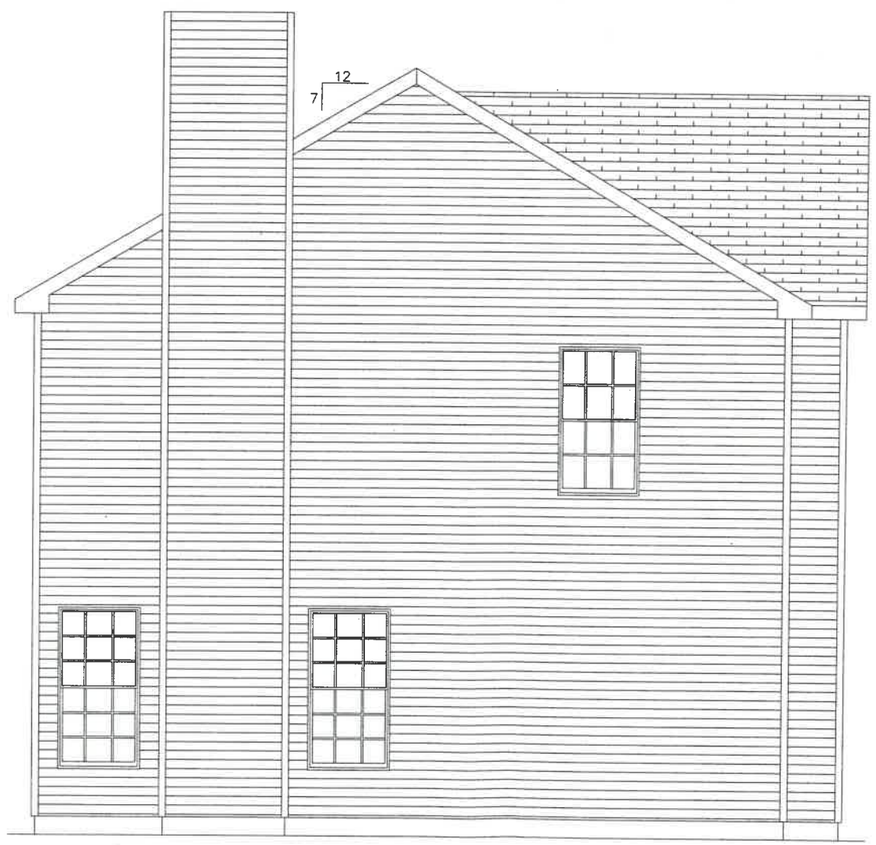
CEILING
FLOOR
CEILING
FLOOR



CEILING
FLOOR
CEILING
FLOOR

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

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BUILDER	TRS DIRECT
CUSTOMER	ROBERT GALE
CITY	CORTLANDT MANOR
COUNTY	WESTCHESTER
STATE	NY
WIND SPEED	130 MPH VULT
SNOW LOAD	30
SQ. FT.	2832
ORDER NO.	87228
SERIAL NO.	
FILE NO.	P87228(770)

2864–PRESTIGE 2 STORY
LEFT ELEVATION

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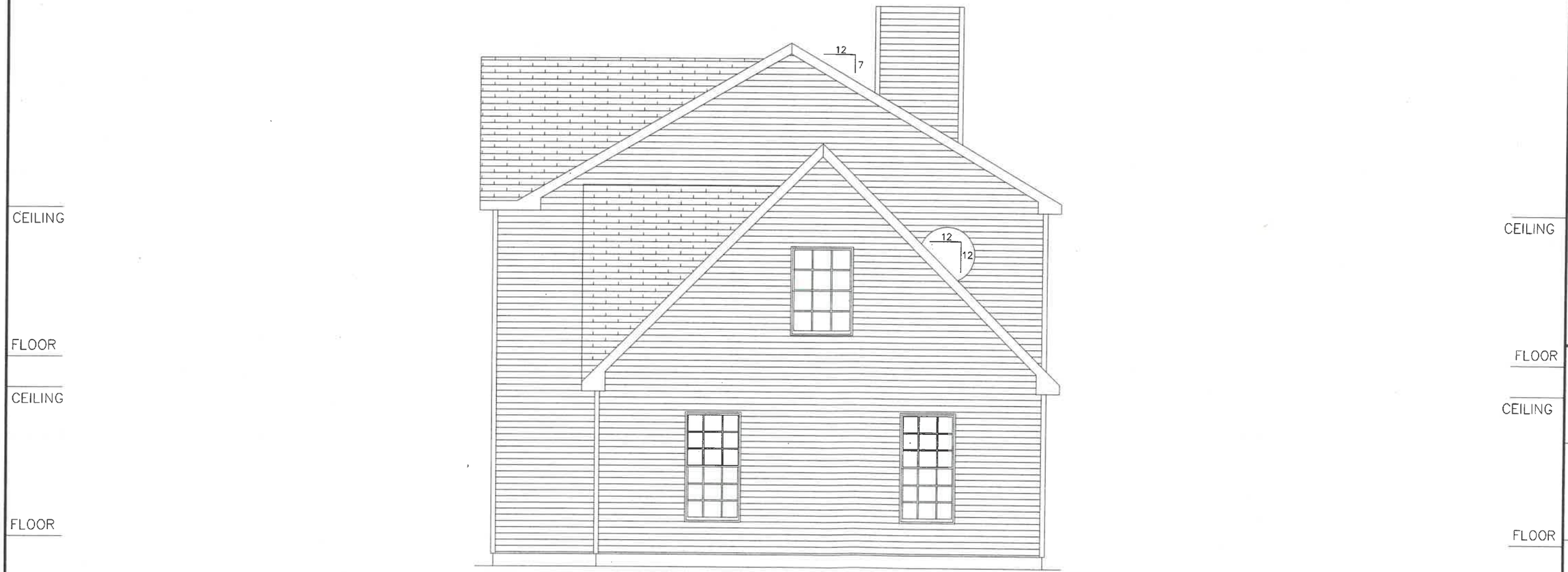

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

STATE OF NEW YORK
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LICENSED PROFESSIONAL ENGINEER

CHRISO 2/19/2020 9:26:57 AM

BUILDER	TRS DIRECT	CUSTOMER	ROBERT GALE
CITY	CORTLANDT MANOR	COUNTY	WESTCHESTER
		STATE	NY
WIND SPEED	130 MPH VULT	SNOW LOAD	30
		SQ. FT.	2832
ORDER NO.	87228	SERIAL NO.	
		FILE NO.	P87228(770)

2864–PRESTIGE 2 STORY
RIGHT ELEVATION

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