NOTICE AND INFORMATION FOR BIDDERS

Attachment A: Bid Breakdown & Schedule

Bidder:_____ DASNY Contact: Susan Valente at svalente@dasny.org

Services/Product Required By: Fall of 2023 as further directed by the Purchase Orders(s).

Description: Furnish, Deliver and Install Modular Homes to various OMH sites as needed for a two (2) year term with an option for two six month extensions, by mutual consent of DASNY and the contractor.

Bid Open Location: DASNY, Corporate Headquarters, 515 Broadway, Albany, NY 12207 Bid Open Date and Time: April 6, 2023 at 2:30 p.m.

ltem No.	Description	QTY	UOM	Price
1	Modular Home Style 1 as per Detailed Specifications	1	EA	\$
2	Modular Home Style 2 as per Detailed Specifications	1	EA	\$
3	Delivery	1	EA	\$
4	Installation – Home Style 1	1	EA	\$
5	Installation – Home Style 2	1	EA	\$

*Bidder should provide pricing for one (1) modular home style 1 and one (1) modular home style 2 and associated delivery and installation for one (1) modular home. Bidder is required to submit a layout of the proposed modular home as part of the Bid review. The submission should show that the proposed modular home meets all Detailed Specifications included in this Bid.

TOTAL BID_____

NOTICE AND INFORMATION FOR BIDDERS

(The below questions 1) and 2) need only be answered if the above total bid is for one million dollars or more)

- 1. Does your firm anticipate the use of subcontractors and outside suppliers specific to this procurement Yes No
- 2. Does your firm anticipate the creation of employment opportunities arising from this procurement? Yes No

(The below information must be completed for all bids.) Identify all subcontractors, if any:

STATE, PROVINCE FOR FOREIGN COUNTRY THAT YOUR FIRM'S PRINCIPAL PLACE OF	
BUSINESS IS LOCATED:	BIDDER (FIRM NAME)
ADDRESS OF FACTORY OR PLANT WHERE ITEMS ARE MANUFACTURED AND/OR ASSEMBLED. (Attach additional sheet(s) if more	SIGNATURE
than one manufacturer)	NAME (TYPE/PRINTED)
	TITLE

Date

NOTICE AND INFORMATION FOR BIDDERS

Attachment B: Detailed Specifications

DASN	IY - CNYPC Cottages			Modular Homes
Basis O	f Design			
	All items listed here are to be provided by the Bidders unless noted otherwise.			
	All Modular Homes must meet the most recent Residential Code of New York State.			
	All cost of each Modular Home shall include delivery and installation.			
1.0 N	1odular Home - Style #1	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
1.1	Model Name (put in notes section)			
1.2	Total Square Footage on the main level 1,000-1,200			Indicate actual sf -
1.3	Two Bedrooms on the main level			
1.4	The base contract will include a quantity of two of this style of Modular Home			
1.5	A third Modular Home of this style may or may not be added to this project			Add Alternate
2.0 N	1odular Home - Additional Common Overall Criteria	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
2.1	Two Bathrooms on the main level			
2.2	Cape Style (Roof Slope 12:12) with stairs to the second floor			
2.3	Both styles of Modualr Homes will be intsalled on a site built 4 foot deep foundation to			
	be coordinated with the Modular Home builder.			
2.4	An internal stair between the first and second floors with a door at the bottom of the			
	stairs.			
2.5	Two Gables facing the street with accent siding pattern (one large and one small)			
2.0	- large to be at least 1/2 the depth of the house			
2.7	Two dormers - 1 on each the front and the back of the house			
2.0	Utility/ Mud Room with an exterior door opening to the side (where the carport will be)			
2.5	and then opening from the Utililty/ Mud Room into the house.			
2.10	Gable endwall window (on the opposite side from the Utility Room)			
2.11	Provide a 10 year waranty for the nomes being provided and a 1 year warranty for the			
	labor.			
	a tra star a Eta talena			
3 0 F	XTERIOR FINISNES	Instal	lation	
3.0 E	xterior finishes	Instal Factory	lation On-Site	
3.0 E	xterior Finishes	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color)	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color)	Instal Factory Built	lation On-Site Built	Notes
3.0 E	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed)	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport)	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities Electrical forced air heating and air conditioning	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3	Xterior Finishes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric so gal. hot water heater	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6	Xterior Finishes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric washer and dryer 1 electrics 50 gal. hot water heater 200 Amp Electrical Service	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7	Xterior Finishes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the acter back in the near in the with ending on the outlet in the near in the with ending on the outlet in the difference in the with ending on the outlet in the difference in the with ending on the outlet in the difference in the with ending on the outlet in the difference in the with ending on the outlet in the difference in the with ending on the outlet in the dind outlet in the difference in the with ending on the	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric Sogal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space pareors witch heat the crawl space	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 telephone line to a wall jack in the kitchen traced back to Utility Room 1 set electric So gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located)	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located) An exterior light mounted next to each of the three outside doors of the modular house. Each light is to be switched from inside the modular borse.	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10	Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tilities Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located) An exterior light mounted next to each of the three outside doors of the modular house. Each light is to be switched from inside the modular home. One acterior quilte on each of the 2 and walls of the house	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.10 4.10 4.10 4.10	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 set electric washer and dryer 1 electric So gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located) An exterior light mounted next to each of the three outside doors of the modular house. Each light is to be switched from inside the modular home. One hose bib on the back side of the house	Instal Factory Built	lation On-Site Built	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.11	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Sliding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located) An exterior light mounted next to each of the three outside doors of the modular house. Each light is to be switched from inside the modular home. One exterior outlet on each of the 2 end walls of the house.	Instal Factory Built	lation On-Site Built 	Notes
3.0 E 3.1 3.2 3.3 3.4 3.5 3.6 3.7 3.8 3.9 3.10 4.0 U 4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8 4.9 4.10 4.10 4.11 5.0 L	Xterior Finisnes Vinyl siding with 4 inch exposure 4 inch vinyl trim around all exterior windows and doors (contrasting color) 6 inch vinyl corner trim at all outside corners Eaves and gable rakes to extend 1 foot beyond exterior walls with 6 inch vertical eave board (contrasting color) Under side of eaves to be enclosed with vented soffit material Double windows for all first floor rooms 6 foot wide Silding Glass Patio Doors (1 side fixed) Second floor gable window on the opposite side of first floor utility room (carport) 30 year warranty asphalt shingle roof Gutters tillities Electrical forced air heating and air conditioning 1 CAT V cable connection in each room traced back to Utility Room 1 set electric washer and dryer 1 electric 50 gal. hot water heater 200 Amp Electrical Service Utility sink 4 combination - LED light and outlet located within the floor joists under the house (2 on each side of the central bearing wall connected to a switch near where the crawl space access will be located) An exterior light mounted next to each of the three outside doors of the modular house. Each light is to be switched from inside the modular home. One exterior outlet on each of the 2 end walls of the house. One exterior outlet on each of the 2 end wall	Instal Factory Built	lation On-Site Built	Notes

		Factory	On-Site	
		, Built	Built	Notes
51	Light colored Luxary Plank Flooring			Notes
5.1	4 inch white nainted wood hase			
5.2	3 inch white painted wood trim around all windows doors and openings			
5.5	Half inch nainted gynsum walls and ceilings			
5.5	Ceiling mounted light fixtures			
5.5	White devices covers: outlets switches data etc			
5.0	All metalic finishes to be brushed stainless or nickel			
5.7	All doors to be 6 papel bollow core wood doors with lever latch sets			
5.0	An doors to be a parter honow core wood doors with level lattin sets			
5.9				
	•			
6.0 K	itchen	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
6.1	All electric stainless steel appliances (dishwasher, self-cleaning range and hood,			
	refrigerator/ freezer with ice-maker, and microwave)			
6.2	Light colored quartz counter tops			
6.3	Stainless Steel undermount double sink			
6.4	Light colored ceramic backsplash			
6.5	Dark colored wood cabinets with mission style, flat panel doors			
6.6	Separate island facing a dining/ nook area/ morning room			
	irst Floor Bathrooms (2 bathrooms - 1 master 1 other)	linatal	lation	
7.01	inst hoor bathoonis (2 bathoonis - 1 master, 1 other)	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
7.1	Master Bath - shower, toilet, and sink in vanity			
7.2	Ceramic floor and base, grab bar in shower, solid surface counter			
7.3	Other Bath - bath tub with shower, toilet, and sink in vanity			
7.4	Ceramic floor and base, grab bar in shower, solid surface counter			
7.5	For Both: mirror with medicine cabinet, shower curtain rod, toilet paper holder, towel			
	bar, 2 towel hooks in each			
7.6	For Both: exhaust vent/ light/ heater combination			
7.7	For Both: privacy lock-sets			
8.0 S	econd Floor	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
8.1	Plumbing rough-in for 2 nd floor full bath with tub. toilet, and sink.			REQUIRED
8.2	Framed for 2 bedrooms, 2 closets, 1 bathroom, 1 hallway			
8.3	Bathroom fixtures installed including: toilet, sink in vanity with solid surface counter, and			
0.0	tub with shower			
84	- Ceramic tile floor and base			
85	- Mirror, shower curtain rod, toilet paper holder, towel bar, 2 towel hooks			
8.5 8.6	- Exhaust vent/light/heater combination			
8.7	Electrical outlets (4 per bedroom +1 GEL for bathroom)			
8.7 8.8	(3) switched ceiling mounted lights (1 in each bedroom and 1 in ballway)			
9.0 8 Q	(5) 3'-0" x 6'-8" prehung doors frames with privacy lever lock-set			
8 10	All exposed walls and ceilings to be half inch thick nainted drywall			
Q 11	3 inch white nainted wood molding at all openings			
0.11 Q 17	A inch white painted wood base			
0.12	Pod and shalf in all closets			
0.13	Involutional shell in all closets			
0.14	Luxary virgi nooring in beuroonis, closets, nanway, and steps			
	1			

DASN	IY - CNYPC Cottages			Modular Homes
Basis O	f Design			
	All items listed here are to be provided by the Bidders unless noted otherwise.			
	All cost of each Modular Home shall include delivery and installation			
101	Andular Homo Style #2	lu at al	l	
1.0 1	Iodular Home - Style #2	Instal		
		Built	Built	Notes
1.1	Model Name (put in notes section)			
1.2	Total Square Footage on the main level 1,300-1,500			Indicate actual sf -
1.3	Three Bedrooms on the main level			
1.4	The base contract will include a quantity of one of this style of Modular Home			
201	dditiened Commen on Orignall Criteria			
2.0 A	dditional Common Overall Criteria	Instal	lation	
		Factory	On-Site	
2.1	Two Bathrooms on the main level	Duin	Built	Notes
2.1	Cape Style (Roof Slope 12:12) with stairs to the second floor			
2.3	Both styles of Modualr Homes will be intsalled on a site built 4 foot deep foundation to			
	be coordinated with the Modular Home builder.			
2.4	An internal stair between the first and second floors with a door at the bottom of the			
	stairs.			
2.5	Two Gables facing the street with accent siding pattern (one large and one small)			
2.6	- large to be at least 1/2 the depth of the house			
2.7	Two dormers - 1 on each the front and the back of the house			
2.8	Utility/ Mud Room with an exterior door opening to the side (where the carport will be)			
2.0	and then opening from the Utililty/ Mud Room into the house.			
2.10	Gable endwall window (on the opposite side from the Utility Room)			
2.11	labor			
3.0 E	xterior Finishes	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
3.1	Vinyl siding with 4 inch exposure			
3.2	4 inch vinyl trim around all exterior windows and doors (contrasting color)			
3.3	6 inch vinyi corner trim at all outside corners			
5.4	board (contrasting color)			
3.5	Under side of eaves to be enclosed with vented soffit material			
3.6	Double windows for all first floor rooms			
3.7	6 foot wide Sliding Glass Patio Doors (1 side fixed)			
3.8	Second floor gable window on the opposite side of first floor utility room (carport)			
3.9	30 year warranty asphalt shingle roof			
3.10	Gutters			
4.0.1				
4.00	unities	Instal		
		Factory	On-Site Built	Neter
Л 1	Electrical forced air beating and air conditioning	Built	Built	INOLES
4.1	1 CAT V cable connection in each room traced back to Utility Room			
4.3	1 telephone line to a wall jack in the kitchen traced back to Utility Room			
4.4	1 set electric washer and dryer			
4.5	1 electric 50 gal. hot water heater			
4.6	200 Amp Electrical Service			
4.7	Utility sink			
4.8	a combination - LED light and outlet located within the floor joists under the house (2			
	space access will be located)			
4.9	An exterior light mounted next to each of the three outside doors of the modular			
	house. Each light is to be switched from inside the modular home.			
4.10	One exterior outlet on each of the 2 end walls of the house.			
4.11	One hose bib on the back side of the house			
-				
5.0 lr	iterior Finishes	Instal	lation	

		Factory	On-Site	Neter
5 1	Light colored Luxany Plank Electing	Duin	Duin	Notes
5.1	A inch white painted wood base			
5.2	3 inch white painted wood trim around all windows doors and openings			
5.5	Half inch painted gypsum walls and ceilings			
55	Ceiling mounted light fixtures			
5.5	White devices covers: outlets, switches, data, etc.			
5.7	All metalic finishes to be brushed stainless or nickel			
5.8	All doors to be 6 panel hollow core wood doors with lever latch sets			
5.9	Rod and shelf in all closets			
6 O K	itchen	Instal	lation	
0.0 K		Factory	On-Site	
		Built	Built	Notor
6.1	All electric stainless steel appliances (disburgher, self-cleaning range and bood	Dant	Dunt	Notes
0.1	refrigerator (freezer with ice-maker, and microwaye)			
6.2	Light colored quartz counter tons			
6.2	Stainless Steel undermount double sink			
6.4	Light colored ceramic backsplash			
6.5	Dark colored wood cabinets with mission style, flat nanel doors			
6.5	Separate island facing a dining/ nook area/ morning room			
0.0				
	irst Floor Bathrooms (2 bathrooms 1 mastar 1 other)			
7.0 FI	rst Floor Bathrooms (2 bathrooms - 1 master, 1 other)	Instal	lation	
		Factory	On-Site	
		Built	Built	Notes
7.1	Master Bath - shower, toilet, and sink in vanity			
7.2	Ceramic floor and base, grab bar in shower, solid surface counter			
7.3	Other Bath - bath tub with shower, toilet, and sink in vanity			
7.4	Ceramic floor and base, grab bar in shower, solid surface counter			
7.5	bar, 2 towel hooks in each			
7.6	For Both: exhaust vent/ light/ heater combination			
7.7	For Both: privacy lock-sets			
8.0 S	econd Floor	Instal	lation	
0.00		Factory	On-Site	
		Built	Built	Notor
8.1	Plumbing rough-in for 2 nd floor full bath with tub toilet, and sink	Dane	Dant	
8.1	Framed for 2 hedrooms 2 closets 1 hathroom 1 hallway			
83	Bathroom fixtures installed including: toilet, sink in vanity with solid surface counter			
0.5	and tub with shower			
84	- Ceramic tile floor and base			
85	- Mirror shower curtain rod toilet paper holder towel bar 2 towel hooks			
8.6	- Exhaust vent/light/ heater combination			
8.7	Electrical outlets (4 per bedroom +1 GEL for bathroom)			
8.8	(3) switched ceiling mounted lights (1 in each bedroom and 1 in hallway)			
8.9	(5) 3'-0" x 6'-8" prehung doors, frames, with privacy lever lock-set			
8.10	All exposed walls and ceilings to be half inch thick painted drywall.			
8.11	3 inch white painted wood molding at all openings.			
8.12	4 inch white painted wood base			
8.13	Rod and shelf in all closets		l	
8.14	Luxary vinyl flooring in bedrooms, closets, hallway, and steps			
	, ,			

DESIGN LOADS AND CRITERIA 1. DESIGN PROVISIONS: 2020 NYS BUILDING CODE BUILDING RISK CATEGORY, II TERRAIN EXPOSURE CATEGORY, B 2. ROOF DEAD LOAD (CARPORT), 15 PSF 3. SNOW LOAD: GROUND SNOW LOAD (Pg), 70 PSF FLAT ROOF SNOW LOAD (Pf), 50 PSF EXPOSURE FACTOR (C_F), 1.0 THERMAL FACTOR (Ct), 1.0 IMPORTANCE FACTOR (Is), 1.0 RAIN LOAD (PONDING), NOT APPLICABLE RAIN-ON-SNOW SURCHARGE, NOT APPLICABLE DRIFTED, UNBALANCE AND SLIDING SNOW LOADS AS INDICATED IN AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD ASCE 7-10. 4. WIND LOAD: BASIC WIND SPEED, 110 MPH EXPOSURE CATEGORY, B TOPOGRAPHIC FACTOR, 1.0 HEIGHT OF MAIN ROOF, 20 FEET AVERAGE NET WIND UPLIFT PRESSURE, 6 PSF 5. SEISMIC LOADS: **RISK CATEGORY, III** SITE CLASS, D SEISMIC IMPORTANCE FACTOR (I_e), 1.0 SHORT-PERIOD ACCELERATION (S_{ds}), 0.191 g ONE-SECOND ACCELERATION (S_{d1}), 0.093 g SEISMIC DESIGN CATEGORY, B SEISMIC IMPORTANCE FACTOR (I_s), 1.00 6. GEOTECHNICAL DESIGN CRITERIA: FOUNDATION DESIGN IS BASED ON THE RECOMMENDATIONS INCLUDED IN GEOTECHNICAL EVALUATION XXXXXXX DATED XXXXX. PRESUMTIVE SOIL BEARING PRESSURE, X,000 PSF ASSUMED BEARING STRATA, NATIVE SOIL OR COMPACTED STRUCTURAL FILL SOIL LATERAL PRESURES ON STRUCTURES (EQUIVALENT FLUID PRESSURE) AT RESTCONDITION, XX PCF ACTIVE CONDITION, XX PCF PASSIVE CONDITION, XXX PCF COEFFICIENT OF SLIDING FRICTION, 0.30 STRUCTURAL MATERIALS POWDER ACTUATED FASTENERS (PAF): HILTI 0.177 DIA DS/EDS ADHESIVE ANCHORS (SOLID CONC OR MASONRY): HILTI HIT HY 200 CONCRETE: INTERIOR SLABS ON GRADE : 28 DAY COMPRESSIVE STRENGTH, f'c = 3,500 PSI SLUMP, 3 TO 5 INCHES AIR ENTRAINMENT, 3 % (MAX). DO NOT ADD AIR ENTRAINING ADMIXTURE. AIR ENTRAINMENT OCCURS AS A RESULT OF MIXING. SEE SPECIFICATIONS AND NOTES FOR ADDITIONAL INFORMATION. DIMENSION LUMBER: STUDS, NO. 1/NO. 2 OR BETTER, SPRUCE-PINE-FIR (SPF) STRUCTURAL FRAMING, NO. 1/NO. 2 OR BETTER, SPRUCE-PINE-FIR (SPF) ENGINEERED LUMBER: LAMINATED VENEER LUMBER (LVL), MICROLAM AS MANUFACTURER BY ILEVEL. GENERAL NOTES: 1. DIMENSIONS TO, OF, AND IN EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD BY CONTRACTOR. 2. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN THE EXISTING CONDITIONS, ARCHITECTURAL DRAWINGS, AND STRUCTURAL DRAWINGS. 3. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS. 4. SECTIONS, AND DETAILS SHOWN ARE TYPICAL.. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS, UNLESS OTHERWISE INDICATED. 5. THE NOTES ON THIS DRAWING ARE TYPICAL UNLESS OTHERWISE INDICATED. 6. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR DAMAGES WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE EXISTING UTILITIES. 7. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS, OR COMPONENTS SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTED BY THE ENGINEER. 8. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY. SLAB ON GRADE NOTES: 1. SUBGRADE BELOW SLAB ON GRADE SHALL BE REVIEWED AND ACCEPTED BY GEOTECHNICAL ENGINEER BEFORE CONCRETE SLAB PLACEMENT. DO NOT PLACE CONCRETE SLAB UNTIL SUBBASE AND/OR SUBGRADE HAS BEEN TESTED FOR COMPACTION AND RESULTS ARE SATISFACTORY. 2. PROVIDE PROTECTION FROM PRECIPITATION AND EXCESSIVE COLD TEMPERATURES FOR THE VAPOR RETARDER AND SLAB SUBBASE PRIOR TO SLAB-ON-GRADE PLACEMENT. SUBBASE MUST BE DRY AND NOT FROZEN AT THE TIME OF SLAB PLACEMENT. 3. DO NOT PLACE SLABS ON FROZEN GROUND. IF SUBGRADE OR SUBBASE ARE FROZEN AFTER PREPARATION, THEY SHALL BE THAWED THEN RECOMPACTED AND RETESTED FOR COMPACTION PRIOR TO SLAB PLACEMENT, AT THE EXPENSE OF THE CONTRACTOR. 4. PROVIDE PROTECTION FOR THE SLAB ON GRADE FROM DIRECT EXPOSURE TO THE SUN, WIND, PRECIPITATION, AND EXCESSIVE COLD OR HOT TEMPERATURES DURING PLACEMENT AND LASTING UNTIL THE END OF THE CURING PERIOD. DO NOT ALLOW GROUND BENEATH SLABS TO FREEZE ONCE POURED OR TO ACCUMULATE MOISTURE BETWEEN THE SLAB AND VAPOR RETARDER. 5. SLAB JOINTS ARE REQUIRED WHERE SHOWN ON PLAN.

6. REINFORCE SLABS AS NOTED ON DRAWINGS. AT PERIMETER OF SLABS, LOCATE REINFORCING 3 INCHES FROM SLAB EDGES. CONTINUE 50 PERCENT OF SLAB REINFORCEMENT THROUGH CONSTRUCTION AND CONTRACTION JOINTS.

7. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. WOOD FRAMING NOTES:

1. ACCURATELY CUT, FIT, AND SOLIDLY FASTEN MEMBERS TO PROVIDE PLUMB, LEVEL, TRUE, AND RIGID WORK.

- 2. NAILING NOT INDICATED ON DRAWINGS SHALL BE IN ACCORDANCE WITH "FASTENING SCHEDULE" CONTAINED IN THE BUILDING CODE OF NEW YORK STATE.
- 3. COMPLY WITH APPLICABLE RECOMMENDATIONS CONTAINED IN APA, DESIGN/CONSTRUCTION GUIDE - RESIDENTIAL AND COMMERCIAL FOR STRUCTURAL WOOD PANELS INDICATED.
- 4. ANCHOR SILL PLATE OF EXTERIOR WALLS TO FOUNDATION WALLS WITH 1/2-INCH-DIAMETER THREADED RODS OR BOLTS WITH NUTS AND WASHERS. LOCATE ANCHOR RODS 12 INCHES MAXIMUM FROM EACH END AND 4 FEET MAXIMUM ON CENTER. (MINIMUM OF TWO ANCHOR RODS IN EACH SILL PIECE).
- SIMPSON STRONG-TIE FRAMING CONNECTORS ARE INDICATED ON THE DRAWINGS. EQUIVALENT CONNECTORS FROM OTHER MANUFACTURERS MAY BE SUBMITTED FOR REVIEW.
- 6. PROVIDE G185 HOT-DIPPED GALVANIZED COATING MEETING THE REQUIREMENTS OF ASTM A 653 FOR METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER. FASTENERS USED WITH THESE CONNECTORS SHALL BE HOT DIPPED GALVANIZED TO COMPLY WITH ASTM A 153. Z-MAX FINISH BY SIMPSON STRONG-TIE OR ACCEPTED EQUIVALENT.
- 7. INSTALL ROOF SHEATHING WITH FACE GRAIN ACROSS SUPPORTS, USING PANELS CONTINUOUS OVER TWO OR MORE SPANS WITH END JOINTS BETWEEN PANELS STAGGERED AND LOCATED OVER CENTER OF SUPPORTS.
- 8. NAIL SHEATHING WITH 8D COMMON NAILS AT 6 INCHES ON CENTER ALONG PANEL ENDS AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE. ALTERNATE FASTENING SHALL BE EQUIVALENT TO SPECIFIED NAILING AS INDICATED IN ESR-1539. SUBMIT ALTERNATE FASTENING INFORMATION, INCLUDING FASTENER TYPE, DIAMETER, LENGTH, AND SPACING TO ENGINEER FOR REVIEW.
- 9. PROVIDE BUILT-UP STUD COLUMNS AT MEMBER BEARING LOCATIONS IN STUD WALLS UNLESS NOTED OTHERWISE. CONSTRUCT BUILT-UP STUD COLUMNS WITH A MINIMUM WIDTH THE SAME WIDTH AS THE MEMBER SUPPORTED. PROVIDE A MINIMUM BEAM BEARING LENGTH OF 3½ INCHES.

SHOP FABRICATED WOOD TRUSS NOTES:

- 1. TRUSSES SHALL BE OF TYPE IN WHICH CHORDS AND WEB MEMBERS ARE IN ONE PLANE. USE CONNECTOR PLATES WHICH DEVELOP DESIGN STRENGTH REQUIRED AT JOINTS FOR CONNECTIONS.
- 2. MINIMUM TOP AND BOTTOM CHORDS OF TRUSSES SHALL BE 2 INCHES BY 6 INCHES AND MINIMUM WEB MEMBERS SHALL BE 2 INCHES BY 4 INCHES, UNLESS NOTED OTHERWISE. WEB MEMBERS MAY BE LOCATED BY TRUSS MANUFACTURER AS REQUIRED, BUT LOCATIONS MUST BE COORDINATED WITH DUCT LOCATIONS INDICATED ON MECHANICAL DRAWINGS.
- 3. TRUSSES SHALL BE CAPABLE OF SUPPORTING A TOP CHORD BALANCED SNOW LOAD OF 50 psf, TOP CHORD DEAD LOAD OF 10 psf, BOTTOM CHORD LIVE LOAD OF 10 psf, AND BOTTOM CHORD DEAD LOAD OF 10 psf.
- 4. DESIGN TRUSSES FOR BALANCED SNOW LOADS AND UNBALANCED SNOW LOADS (SEPARATE LOAD CASES) IN ADDITION TO DEAD LOADS.
- 5. MAXIMUM TRUSS DEFLECTION SHALL BE L/360 FOR SNOW AND LIVE LOAD; L/240 FOR TOTAL LOAD.
- 6. NO SNOW LOAD REDUCTION WILL BE PERMITTED FOR SLOPE. SEE SPECIFICATION 06 17 53 FOR ADDITIONAL LIMITATIONS AND TRUSS DESIGN CRITERIA.
- 7. SUBMIT SHOP DRAWINGS WHICH CONTAIN DATA IN ACCORDANCE WITH TPI. DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE TRUSS WILL BE ERECTED.
- 8. COMPLY WITH ANSI/TPI-1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE CONNECTED WOOD TRUSS CONSTRUCTION" LATEST EDITION.
- 9. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH QUALITY CONTROL MANUAL OF THE TPI.
- 10. ANCHOR TRUSSES SECURELY TO EXTERIOR WALLS AND BEAMS WITH SIMPSON STRONG TIE, HURRICANE TIE H2, OR ACCEPTABLE EQUIVALENT AT EACH TRUSS.
- 11. PROVIDE CONTINUOUS HORIZONTAL FLAT 2-INCH BY 4-INCH BOTTOM CHORD TRUSS WITH BRACING AT APPROXIMATELY 8 FEET ON CENTER, LOCATED AT OR NEAR EACH PANEL POINT.
- 12. PROVIDE DIAGONAL BOTTOM CHORD BRACING BETWEEN HORIZONAL BRACING FOR FULL WIDTH OF BUILDING AT GABLE END WALL AS INDICATED IN THE DRAWINGS.
- 13. FIRMLY SECURE BRACING TO BOTH GABLE ENDS.
- 14. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ADDL ADDITIONAL ADJ APPROX AP ARCH AF AESS

ADJACENT

B/, BO BC BLDG BLKG BP BRG BTWN BE

CANT CA CIP CJ

CLR CMU

COL CONC CO CONT CO

CFMF

DET DIA DIM DN

ES ELEV ELE EOS EOD EQ EQUIP EQ EW EXIST EX EXT EIFS EXP

EXPANSION

OPNG OPENING

ST	RUCTURAL DRAWING SHEET LIST
SHEET NUMBER	SHEET NAME
S-001	DESIGN DATA AND GENERAL NOTES
S-100	FOUNDATION AND ROOF FRAMING PLANS
S-300	FOUNDATION WALL SECTIONS AND DETAILS
S-600	CARPORT FRAMING SECTIONS AND DETAILS

<u>ک</u> ے	NEW YORK STATE OF OPPORTUNITY.	DASNY
	F	
515 Broc One Per 539 Fro	adway, Albany, New Y nn Plaza, 52 Floor, NY, anklin Street, Buffalo, I WWW. DASNY.OI	(ork 12207-2964 NY 10119-0098 NY 14202-1109 RG
THESE DOCUMEN BE USED FOR THE CEASED, THE DO	ITS CONTAIN POTENTIALLY SENSITIVE IR INTENDED PURPOSE, ONCE THE IN CUMENTS SHALL BE DESTROYED IN A	EINFORMATION AND SHALL ITENDED PURPOSE HAS SECURE MANNER.
IT IS A VIOLATION THE DIRECTION O IN ANYWAY. ALTE DESCRIPTION OF SIGNATURE. CO	OF STATE EDUCATION LAW FOR AN F A LICENSED ARCHITECT/ENGINEER RATIONS MUST HAVE THE SEAL AFFIN THE ALTERATIONS, DATE AND ARCHI PYRIGHT © 2015	Y PERSON, UNLESS UNDER TO ALTER THIS DOCUMENT IED ALONG WITH A TECTS/ENGINEER'S
Consulta	nts	
envis	ENVISIO 52 Jan Albany, 518-4	N Architects nes Street NY 12207 62-1848
Site, Civil, Ha Watts A	z. Mat., & Demo Engineer rchitects & Engin	ieers
95 Perry Stre Phone: 716-2	et, Suite 300, Buffalo, NY 14 06-5100	4203
Structural En Dalto En	^{gineer} gineering, PLLC	
7 Maureen Co Phone: 518-4	ourt, Clifton Park, New York 66-3317	, 14203
Electrical Eng	gineer nsulting, Inc.	
575 Broadwa Phone: 518-2	y, Suite 301, Albany, New Y 66-9600	ork, 12207
Cost Estimation	Construction Sei	rvices Inc. ık, New York, 10504
Filone. 514-7	03-0304	
Project k	(ev	
Tojecti		
	0.10]
REVISI	ONS	

APPROX	APPROXIMATE	FT	FOOT		
ARCH	ARCHITECTURAL	FDN	FOUNDATION	PL	PLATE
AESS	ARCHITECTURAL EXPOSED STRUCTUAL STEEL	FTG	FOOTING	PAF	POWDER ACTUATED FASTENER
		GALV	GALVANIZED	PE	PROFESSIONAL ENGINEER
B/ , BO	BOTTOM OF	GA	GAUGE	PERP	PERPENDICULAR
BLDG	BUILDING			PLF	POUNDS PER LINEAL FOOT
BLKG	BLOCKING	HSS	HOLLOW STEEL SECTION	PSF	POUNDS PER SQUARE FOOT
BP	BASEPLATE	HORIZ	HORIZONTAL	PSI	POUNDS PER SQUARE INCH
BRG	BEARING	HI	HIGH	PCF	POUNDS PER CUBIC FOOT
BTWN	BETWEEN	HP	HIGH POINT	PC	PRECAST
			HEATING VENTILATION	PSL	PARALLEL STRAND LUMBER
CANT	CANTILEVER	HVAC	AIR CONDITIONING	PT	PRESSURE TREATED
CIP	CAST IN PLACE	IF	INSIDE FACE		
CJ	CONTROL JOINT	INFO	INFORMATION	R	RADIUS
CL	CENTER LINE	INT	INTERIOR	RD	ROOF DRAIN
CLR	CLEAR	INV	INVERT		REGISTERED DESIGN
	CONCRETE			RDP	PROFESSIONAL
CMU	MASONRY UNIT(S)	К	KIPS	REQD	REQUIRED
COL	COLUMN	KSF	KIPS PER SQUARE FOOT	REINF	REINFORCING
CONC	CONCRETE			REV	REVISION
CONT	CONTINUOUS	L	ANGLE	RO	ROUGH OPENING
	COLD-FORMED	LBS	POUNDS		
CFMF	METAL FRAMING	LG	LONG	SIM	SIMILAR
COORD	COORDINATE	LLH	LONG LEG HORIZONTAL	SPA	SPACE
		LLV	LONG LEG VERTICAL	STD	STANDARD
DET	DETAIL	LO	LOW	SF	SQUARE FEET
DIA	DIAMETER	LOC	LOCATION	SS	STAINLESS STEEL
DIM	DIMENSION	LW	LIGHT WEIGHT	STL	STEEL
DN	DOWN	1.14	LAMINATED VENEER	SQ	SQUARE
DO	DITTO	LVL	LUMBER		
DWLS	DOWELS			ТНК	THICK
DWG	DRAWINGS	MFR	MANUFACTURER	T/ , TO	TOP OF
		MAX	MAXIMUM	TYP	TYPICAL
EA	EACH	MIN	MIN	T&B	TOP AND BOTTOM
EF	EACH FACE	MECH	MECHANICAL		
ES	EACH SIDE	MISC	MISCELLANEOUS	UNO	THICK
EL	ELEVATION	МО	MASONRY OPENING		
ELEV	ELEVATOR			VERT	VERTICAL
EOS	EDGE OF SLAB	NA	NOT APPLICABLE	VIF	VERIFY IN FIELD
EOD	EDGE OF DECK	NIC	NOT IN CONTRACT		
EQ	EQUAL	NOM	NOMINAL	W	WIDTH, WIDE
EQUIP	EQUIPMENT	NW	NORMAL WEIGHT	W/	WITH
EW	EACH WAY	NS	NEAR SIDE	WD	WOOD
EXIST	EXIST	NTS	NOT TO SCALE	WP	WORK POINT
EXT	EXTERIOR			WWF	WELDED WIRE FABRIC
	EXTERIOR INSULATION	OC	ON CENTER	WCJ	WALL CONTROL JOINT
EIL9	FINISH SYSTEM	OD	OUTSIDE DIAMETER		

ABBREVIATIONS

OPP OPPOSITE

OF OUSIDE FACE

ENGR EDGE OF DECK

FD FLOOR DRAIN

No.	Description	Date
		_

	Client
	Owner 515 Broadway Albany New York 12207
	CNYPC Cottages Replacement
	Central New York Psychiatric Center - Cottages 88, 129, 130, 132, and 133 Rehabilitation
	9005 Old River Road, Marcy, NY, 13403
	Drawing Title
	Design Data and
	General Notes
	General Notes
	Design Development
	Drawn By Checked By Date
	AED AED 01/18/2
	Seal & Signature DASNY Project No
	193098
	Drawing Number



FOUNDATION PLAN 3/16" = 1'-0"

NEW YORK STATE OF OPPORTUNITY. DASNY Y 515 Broadway, Albany, New York 12207-2964 One Penn Plaza, 52 Floor, NY, NY 10119-0098 539 Franklin Street, Buffalo, NY 14202-1109 WWW. DASNY.ORG THESE DOCUMENTS CONTAIN POTENTIALLY SENSITIVE INFORMATION AND SHALL BE USED FOR THEIR INTENDED PURPOSE. ONCE THE INTENDED PURPOSE HAS CEASED, THE DOCUMENTS SHALL BE DESTROYED IN A SECURE MANNER. IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY PERSON, UNLESS UNDER THE DIRECTION OF A LICENSED ARCHITECT/ENGINEER TO ALTER THIS DOCUMENT IN ANYWAY, ALTERATIONS MUST HAVE THE SEAL AFRIZE ALONG WITH A DESCRIPTION OF THE ALTERATIONS, DATE AND ARCHITECT'S/ENGINEER'S SIGNATURE. COPYRIGHT © 2015 Consultants \bigcirc ENVISION Architects 52 James Street Albany, NY 12207 518-462-1848 Site, Civil, Haz. Mat., & Demo Engineer Watts Architects & Engineers 95 Perry Street, Suite 300, Buffalo, NY 14203 Phone: 716-206-5100 Structural Engineer Dalto Engineering, PLLC 7 Maureen Court, Clifton Park, New York, 14203 Phone: 518-466-3317 Electrical Engineer CHA Consulting, Inc. 575 Broadway, Suite 301, Albany, New York, 12207 Phone: 518-266-9600 Cost Estimating NASCO Construction Services Inc. 200 Business Park Dr., Suite 302, Armonk, New York, 10504 Phone: 914-765-0984

Project Key

REVISIONS

No.	Description	Date

Client Owner 515 Broadway Albany New York 12207 CNYPC Cottages Replacement Central New York Psychiatric Center -Cottages 88, 129, 130, 132, and 133 Rehabilitation 9005 Old River Road, Marcy, NY, 13403

Drawing Title

Foundation and Roof Framing Plans

Phase
Design Development
Drawn By
Checked By
Date
AED
AED
Date
01/18/23
Seal & Signature
DASNY Project No:
193098



Drawing Number











X SECTION AT CARPORT APRON FOUNDATION S-X SCALE: 3/4" = 1'-0"

T/PIER SEE PLAN

-FROST LINE

515 Broadway, Albany, New York 12207-2964 One Penn Plaza, 52 Floor, NY, NY 10119-0098 539 Franklin Street, Buffalo, NY 14202-1109 WWW. DASNY.ORG THESE DOCUMENTS CONTAIN POTENTIALLY SENSITIVE INFORMATION AND SHALL BE USED FOR THEIR INTENDED PURPOSE. ONCE THE INTENDED PURPOSE HAS CEASED, THE DOCUMENTS SHALL BE DESTROYED IN A SECURE MANNER. IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY PERSON, UNLESS UNDER THE DIRECTION OF A LICENSED ARCHITECT/ENGINEER TO ALTER THIS DOCUMENT IN ANYWAY, ALTERATIONS MUST HAVE THE SEAL AFFIXED ALONG WITH A DESCRIPTION OF THE ALTERATIONS, DATE AND ARCHITECTS/ENGINEER'S SIGNATURE. COPYRIGHT © 2015 Consultants \bigcirc ENVISION Architects 52 James Street Albany, NY 12207 518-462-1848

STATE OF OPPORTUNITY

NEW YORK DASNY

Site, Civil, Haz. Mat., & Demo Engineer Watts Architects & Engineers 95 Perry Street, Suite 300, Buffalo, NY 14203 Phone: 716-206-5100

Structural Engineer Dalto Engineering, PLLC 7 Maureen Court, Clifton Park, New York, 14203 Phone: 518-466-3317

Electrical Engineer CHA Consulting, Inc. 575 Broadway, Suite 301, Albany, New York, 12207 Phone: 518-266-9600

Cost Estimating NASCO Construction Services Inc. 200 Business Park Dr., Suite 302, Armonk, New York, 10504 Phone: 914-765-0984

Project Key

No.	Description	Date
		_

Client Owner 515 Broadway Albany New York 12207 CNYPC Cottages Replacer Central New York Psychiatr	nent c Center -
Rehabilitation	
Drawing Title	
Foundation W	all
Soctions	
00010115	
Phase Design Develo	nment
Phase Design Develo	pment

Seal & Signature

Drawing Number S-300

DASNY Project No: 193098









NEW YORK STATE OF OPPORTUNITY.	DASNY
515 Broadway, Albany, New Y One Penn Plaza, 52 Floor, NY, 539 Franklin Street, Buffalo, I WWW. DASNY.OI	York 12207-2964 NY 10119-0098 NY 14202-1109 RG
THESE DOCUMENTS CONTAIN POTENTIALLY SENSITIVE BE USED FOR THEIR INTENDED PURPOSE. ONCE THE IN CEASED, THE DOCUMENTS SHALL BE DESTROYED IN A IT IS A VIOLATION OF STATE EDUCATION LAW FOR AN THE DIRECTION OF A LICENSED ARCHITECT/ENGINEE IN ANYWAY. ALTERATIONS MUST HAVE THE SEAL AFFI) DESCRIPTION OF THE ALTERATIONS, DATE AND ARCHI SIGNATURE. COPYRIGHT © 2015	EINFORMATION AND SHALL ITENDED PURPOSE HAS A SECURE MANNER. Y PERSON, UNLESS UNDER I TO ALTER THIS DOCUMENT (ED ALONG WITH A TECTS/ENGINEER'S
Consultants ENVISIO 52 Jan Albany, 518-4	N Architects nes Street NY 12207 l62-1848
Site, Civil, Haz. Mat., & Demo Engineer Watts Architects & Engin 95 Perry Street, Suite 300, Buffalo, NY 14 Phone: 716-206-5100	1 eers 1203
Structural Engineer Dalto Engineering, PLLC 7 Maureen Court, Clifton Park, New York Phone: 518-466-3317	., 1420 3
Electrical Engineer CHA Consulting, Inc. 575 Broadway, Suite 301, Albany, New Y Phone: 518-266-9600	ork, 12207
Cost Estimating NASCO Construction Sel 200 Business Park Dr., Suite 302, Armor Phone: 914-765-0984	r vices Inc. Ik, New York, 10504
Project Key	

No.	Description	Date





DASNY **NEW YORK** STATE OF OPPORTUNITY

515 Broadway, Albany, New York 12207-2964

539 Franklin Street, Buffalo, NY 14202-1109

WWW. DASNY.ORG

BE USED FOR THEIR INTENDED PURPOSE. ONCE THE INTENDED PURPOSE HAS CEASED, THE DOCUMENTS SHALL BE DESTROYED IN A SECURE MANNER.

IT IS A VIOLATION OF STATE EDUCATION LAW FOR ANY PERSON, UNLESS UNDER THE DIRECTION OF A LICENSED ARCHITECT/ENGINEER TO ALTER THIS DOCUMEI

IN ANYWAY, ALTERATIONS MUST HAVE THE SEAL AFFIXED ALONG WITH A

DESCRIPTION OF THE ALTERATIONS, DATE AND ARCHITECT'S/ENGINEER'S

SIGNATURE. COPYRIGHT © 2015

One Penn Plaza, 52 Floor, NY, NY 10119-0098

General Notes

G1. THESE GENERAL NOTES ARE APPLICABLE TO THE ENTIRE CONSTRUCTION DOCUMENT SET UNLESS OTHERWISE NOTED.

G2. ALL DIMENSIONS ARE TO FINISH FACE OF FOUNDATION CONSTRUCTION AND TO FACE OF FRAMING AT DRYWALL CONSTRUCTION, UNLESS OTHERWISE NOTED G3. FOUNDATION DIMENSIONS WILL VARY BASED ON THE ACTUAL MODULAR HOME

STYLE SELECTED. ALLOW FOR +/- 10% DEVIATION FROM DIMENSIONS SHOWN.

OF ANY DISCREPANCIES OR NECESSARY MODIFICATIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Roof Plan Notes

RF1. ALL FLASHINGS, SEAMS, AND TRANSITIONS SHALL BE DONE PER ROOFING MANUFACTURER'S STANDARD DETAILS AND INSTALLATION INSTRUCTIONS. **RF2.** FOLLOW ALL ROOFING SYSTEM MANUFACTURER'S STANDARD





NOTICE AND INFORMATION FOR BIDDERS

Attachment C: Scope of Work

Bidder shall furnish, deliver and install modular homes as per the basis of design included in the Detailed Specifications. Pricing shall be provided for both Style 1 and Style 2 of the Modular Homes as described in the basis of design. Bidder shall also provide delivery and installation price for a qty of 1 Modular Home. Pricing shall be valid for two years from the award date of this Procurement. Purchase Orders will be issued as needed over the two (2) year term with an option for two six month extensions, by mutual consent of DASNY and the contractor.

Project Location

The new Modular Homes outlined for this project will be replacements for existing houses serving Doctors that work at the Central New York Psychiatric Center near Marcy, NY.



Project Schedule

This project is going out to bid at this time with the understanding that once a contract is reached with DASNY/the State of New York, the Modular Home Builder will immediately begin to create Shop Drawings which we will consider Construction Documents. Upon review and incorporation of final comments, fabrication could be delayed for coordination with other site-built components.

We are expecting to have all site-built components to be in place for houses to begin to be delivered and installed before the end of 2023.

Project Description

The facility has decided to select 2 different style Homes with different square footages, color combinations, and street facades. The first and larger style would be from 1,300 - 1,500 sf with 3 bedrooms and 2 bathrooms on the first floor. The second and smaller style home would be 1,000 - 1,200 sf with 2 bedrooms and 2 bathrooms on the first floor.

Installation of the Modular Homes must be included and the final decision as to how many of each size home to be purchased will be based on the overall cost of the project. All Modular Homes will be purchased from one Home Builder with 3 homes currently planned and a 4th home potentially to be added based on the overall project budget.

NOTICE AND INFORMATION FOR BIDDERS

To maximize the street presence and gain additional living spaces, the facility has requested a Cape style home with the majority of functions on the main level and additional usable space on the second floor. While requiring specific characteristics to be common to each home option, we are sensitive to differing configurations that may be available within the Home Builder's standard offerings.

Having a 12:12 roof pitch, with dormers, and a front facing gable maximizes the street presence and also provides the desirable additional rooms on the second floor. Finishing the second floor with a full bathroom and two bedrooms with closets is essential. Modular Home Builders that can finish the second floor will be preferred for this project.

Exterior Features

All windows and edges of siding to be trimmed with a contrasting color 4" wide trim and first floor windows to be double wide. For durability, we are specifying a 30-year warranty roofing. We are also providing a patio slab on the back so having a sliding door from the back of the house will make accessing this area easier and bring additional light into the home.

The OMH facilities team maintains these homes so having a utility room located on the side of the house with a door opening to the outside is imperative. This side entrance door will also allow the residents to pass between their homes and the carport which will be built on site by others. The Modular Home styles selected will need to be able to accept the carport being connected to the end of the house which will also provide cover from the elements for the resident's car.

Since the OMH facilities team will be maintaining these Modular Homes, there will be an exterior areaway to the 4' crawl space at the opposite side of the carport. We are asking that the Modular Home Builder provide 4 utility lights with outlets on the under side of the homes to be operated by a light switch located on the underside of the house next to the areaway (opposite end of the carport). The Areaway and crawl space access door will be provided by others as part of the foundation package.



NOTICE AND INFORMATION FOR BIDDERS

Interior Features

Quartz kitchen counter tops, luxury vinyl plank flooring throughout, ceramic tile tub and shower enclosures and solid surface vanities have been selected. For accessibility we are specifying 36" doors and a walk-in shower with grab bar for the master bath and a tub for the other two bathrooms.

In keeping with NY State Mandates, these houses will be all-electric, including furnaces and air conditioning and meet all current NYS Residential and Energy Conservation Construction Codes. All kitchen appliances (range, refrigerator, and dishwasher) will also need to be provided in either a stainless or black finish with the washer and dryer being white. An island in the kitchen is expected as well as a telephone line. All rooms in the house should be wired with a CAT VI data outlet and all lines terminating in the utility room. The second floor will be accessed through a stair from the first floor and will be plumbed for a full bath and wiring to accommodate two bedrooms with closets.

There are other specific requirements for these Cottages which are listed on the attached document. We must know if each element will be provided as part of the unit being shipped from the factory or requires on site installation.

Attachment Drawings

Attached are preliminary design drawings for the foundation and carport.

NOTICE AND INFORMATION FOR BIDDERS

Attachment C: Scope of Work

Bidder shall furnish, deliver and install modular homes as per the basis of design included in the Detailed Specifications. Pricing shall be provided for both Style 1 and Style 2 of the Modular Homes as described in the basis of design. Bidder shall also provide delivery and installation price for a qty of 1 Modular Home. Pricing shall be valid for two years from the award date of this Procurement. Purchase Orders will be issued as needed over the two (2) year term with an option for two six month extensions, by mutual consent of DASNY and the contractor.

Project Location

The new Modular Homes outlined for this project will be replacements for existing houses serving Doctors that work at the Central New York Psychiatric Center near Marcy, NY.



Project Schedule

This project is going out to bid at this time with the understanding that once a contract is reached with DASNY/the State of New York, the Modular Home Builder will immediately begin to create Shop Drawings which we will consider Construction Documents. Upon review and incorporation of final comments, fabrication could be delayed for coordination with other site-built components.

We are expecting to have all site-built components to be in place for houses to begin to be delivered and installed before the end of 2023.

Project Description

The facility has decided to select 2 different style Homes with different square footages, color combinations, and street facades. The first and larger style would be from 1,300 - 1,500 sf with 3 bedrooms and 2 bathrooms on the first floor. The second and smaller style home would be 1,000 - 1,200 sf with 2 bedrooms and 2 bathrooms on the first floor.

Installation of the Modular Homes must be included and the final decision as to how many of each size home to be purchased will be based on the overall cost of the project. All Modular Homes will be purchased from one Home Builder with 3 homes currently planned and a 4th home potentially to be added based on the overall project budget.

NOTICE AND INFORMATION FOR BIDDERS

To maximize the street presence and gain additional living spaces, the facility has requested a Cape style home with the majority of functions on the main level and additional usable space on the second floor. While requiring specific characteristics to be common to each home option, we are sensitive to differing configurations that may be available within the Home Builder's standard offerings.

Having a 12:12 roof pitch, with dormers, and a front facing gable maximizes the street presence and also provides the desirable additional rooms on the second floor. Finishing the second floor with a full bathroom and two bedrooms with closets is essential. Modular Home Builders that can finish the second floor will be preferred for this project.

Exterior Features

All windows and edges of siding to be trimmed with a contrasting color 4" wide trim and first floor windows to be double wide. For durability, we are specifying a 30-year warranty roofing. We are also providing a patio slab on the back so having a sliding door from the back of the house will make accessing this area easier and bring additional light into the home.

The OMH facilities team maintains these homes so having a utility room located on the side of the house with a door opening to the outside is imperative. This side entrance door will also allow the residents to pass between their homes and the carport which will be built on site by others. The Modular Home styles selected will need to be able to accept the carport being connected to the end of the house which will also provide cover from the elements for the resident's car.

Since the OMH facilities team will be maintaining these Modular Homes, there will be an exterior areaway to the 4' crawl space at the opposite side of the carport. We are asking that the Modular Home Builder provide 4 utility lights with outlets on the under side of the homes to be operated by a light switch located on the underside of the house next to the areaway (opposite end of the carport). The Areaway and crawl space access door will be provided by others as part of the foundation package.



NOTICE AND INFORMATION FOR BIDDERS

Interior Features

Quartz kitchen counter tops, luxury vinyl plank flooring throughout, ceramic tile tub and shower enclosures and solid surface vanities have been selected. For accessibility we are specifying 36" doors and a walk-in shower with grab bar for the master bath and a tub for the other two bathrooms.

In keeping with NY State Mandates, these houses will be all-electric, including furnaces and air conditioning and meet all current NYS Residential and Energy Conservation Construction Codes. All kitchen appliances (range, refrigerator, and dishwasher) will also need to be provided in either a stainless or black finish with the washer and dryer being white. An island in the kitchen is expected as well as a telephone line. All rooms in the house should be wired with a CAT VI data outlet and all lines terminating in the utility room. The second floor will be accessed through a stair from the first floor and will be plumbed for a full bath and wiring to accommodate two bedrooms with closets.

There are other specific requirements for these Cottages which are listed on the attached document. We must know if each element will be provided as part of the unit being shipped from the factory or requires on site installation.

Attachment Drawings

Attached are preliminary design drawings for the foundation and carport.