



Request for Proposal (RFP)

Electrical Hook-Up for New Modular Home

Date Issued: November 8, 2025

Submission Deadline: November 25, 2025, at 5:00 PM EST

Target Start Date: December 5, 2025

Target Completion Date: December 31, 2025

Project Location: 92 Wawbeek Avenue, Tupper Lake, NY

Issued By: Franklin County Land Bank Corporation

I. INTRODUCTION

The Franklin County Land Bank Corporation is seeking qualified electrical contractors to provide all labor, materials, and equipment necessary to complete the electrical hookup of a new two-story modular home on a full basement system. The modular unit will be delivered and set on a pre-installed basement foundation.

The scope of work includes connecting electrical service from the utility to the home, interconnecting modular sections, wiring to the basement service panel, and ensuring all work complies with applicable codes and inspection requirements.

II. SCOPE OF WORK

The selected contractor will be responsible for:

- Provide and install roof boot and weather head for electrical service.
- Provide and Install meter can, 200 amp disconnect, 8 breaker circuit panel and all wire.
- Provide materials for and install conduit and wiring from disconnect to panel in basement
- Install provided electrical service panel.
- Connect all house circuits to panel. Panel and all breakers provided for house. Circuits on second floor must be fished to basement.

- Provide ceiling fixture for and run wiring for front porch lighting. Exterior light fixture provided.
 - Install provided smoke alarm in basement ceiling.
 - Install provided light fixture in attic.
 - Provide dedicated circuits and wiring for washer and dryer in location shown on attached plans. Provide breakers as needed.
 - Provide breakers as needed.
 - Provide and install dedicated circuits to garage in conduit. Minimum one outlet circuit and one lighting circuit. Use exterior panel as shown.
 - Provide and install electric wall-mount 5kw heater(s) in the basement as per attached plans. Provide breakers as needed.
 - Provide and install basement lighting fixtures, breakers and outlets in accordance with the project drawings and applicable electrical codes, per attached plans.
 - Install electrical hook-up to the provided 50-gallon water heater.
 - Grounding and bonding per NEC and local requirements.
 - Ensuring all wiring to the basement system is properly secured, protected, and labeled.
 - Scheduling and coordinating inspections with local code officials.
 - Providing as-built documentation and final inspection sign-off.
-

III. DELIVERABLES

- Proof of qualifications.
 - Copies of Workers' Compensation and General Liability insurance, naming the Franklin County Land Bank as additional insured.
 - List of proposed equipment and supplies for approval by FCLB.
 - Schedule of work.
 - Site completion report including photos and inspection documentation.
-

IV. PROPOSAL REQUIREMENTS

1. Company Profile

- Business name, contact person, and years in business.
- Relevant project experience.
- Three (3) references from previous customers, including contact person, phone, and email address.

2. Work Plan

- Proposed timeline.
- Approach to electrical hookup and wiring.

- List of subcontractors (if applicable).
 - 3. **Cost Proposal**
 - Itemized breakdown of all work.
 - Cost structure for labor and materials.
 - Total not-to-exceed cost.
 - 4. **Licensing & Insurance**
 - Proof of general liability, workers' compensation, and applicable licenses.
-

V. EVALUATION CRITERIA

Proposals will be evaluated based on:

- Experience and qualifications.
 - Compliance with regulatory requirements.
 - Cost and overall value.
 - Project timeline.
 - References.
-

VI. SUBMISSION DETAILS

Please submit proposals no later than **November 25, 2025, at 5:00 PM EST** to:

Agency: Franklin County Land Bank Corporation

Attn: Shiela Conners, Executive Director

Email: executivedirector@franklincountylandbankny.org

Address: 355 W. Main Street, Malone, NY 12953

Late submissions will not be considered.

This project is a non-prevailing wage job.

VII. QUESTIONS

Questions may be submitted in writing to **Shiela Conners** at executivedirector@franklincountylandbankny.org no later than **November 25, 2025, at 5:00 PM EST**. Responses will be shared with all potential bidders.

VIII. RESERVATION OF RIGHTS

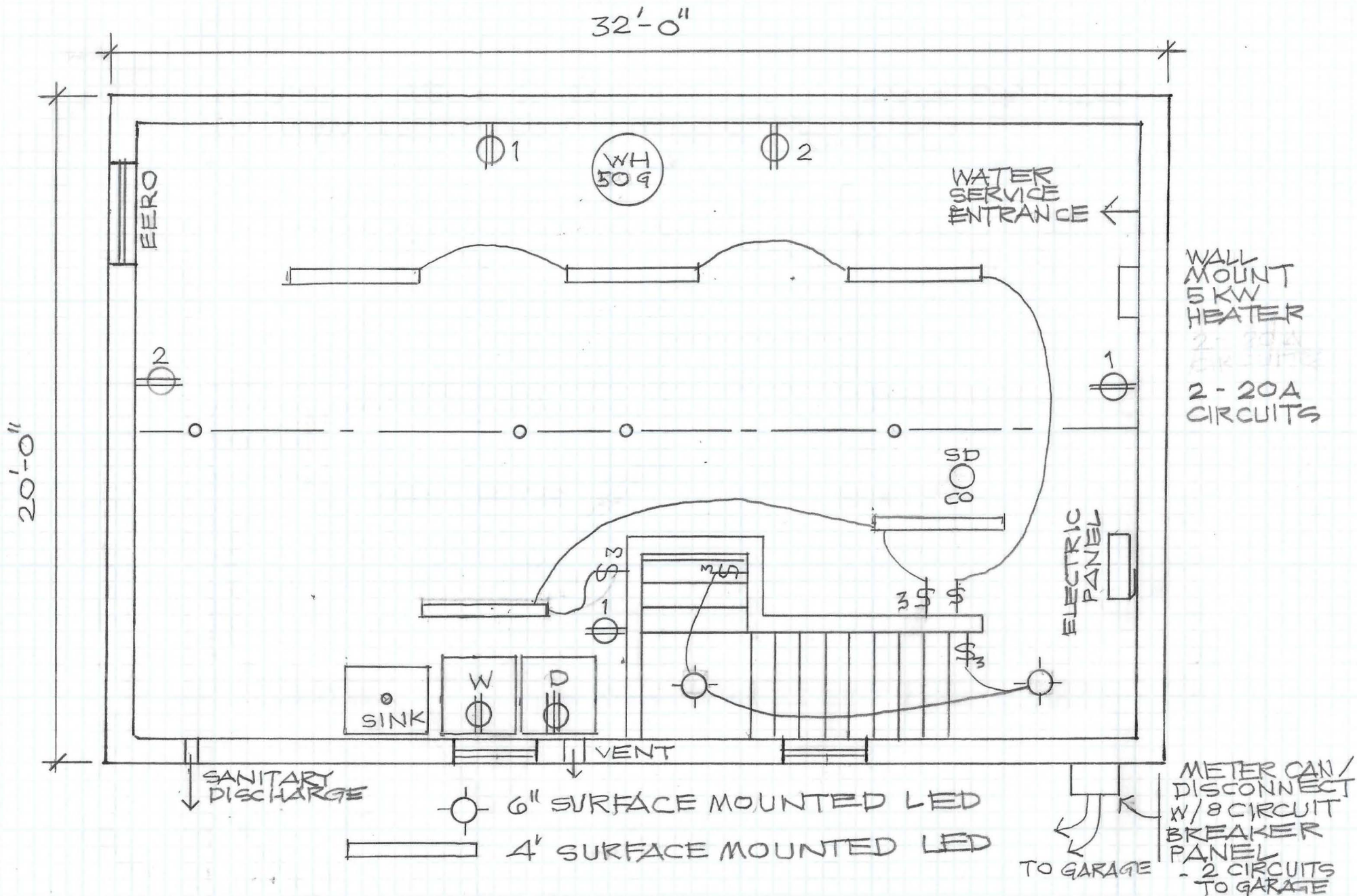
The Franklin County Land Bank reserves the right to:

- Reject any or all proposals.
 - Waive informalities or irregularities.
 - Cancel this RFP at any time.
 - Award the contract in whole or in part.
-

NON-COLLUSION BIDDING CERTIFICATION

By submission of this bid or proposal, the bidder certifies that to the best of their knowledge and belief:

1. The prices in this bid have been arrived at independently, without collusion, consultation, communication, or agreement for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or competitor.
2. Unless otherwise required by law, the prices quoted in this bid have not been knowingly disclosed by the bidder, and will not knowingly be disclosed prior to the opening, directly or indirectly, to any other bidder or competitor.
3. No attempt has been made or will be made by the bidder to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.



92 WAWBEEK AV TUPPER LAKE NY

FCLB 6 NOV 2025

BASEMENT ELECTRIC + PLUMBING PLAN SCALE: 1/4" = 1'-0"



- ANDERSEN 400 SERIES WINDOWS, NO GRILLES, w/ SILLS & STOOLS
- R21 EXT. WALL INSULATION w/ 1" FOAM BOARD (R6.5)
- SMOOTH SOLID CORE 6-PANEL INT. DOORS
- R49 ROOF INSULATION

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

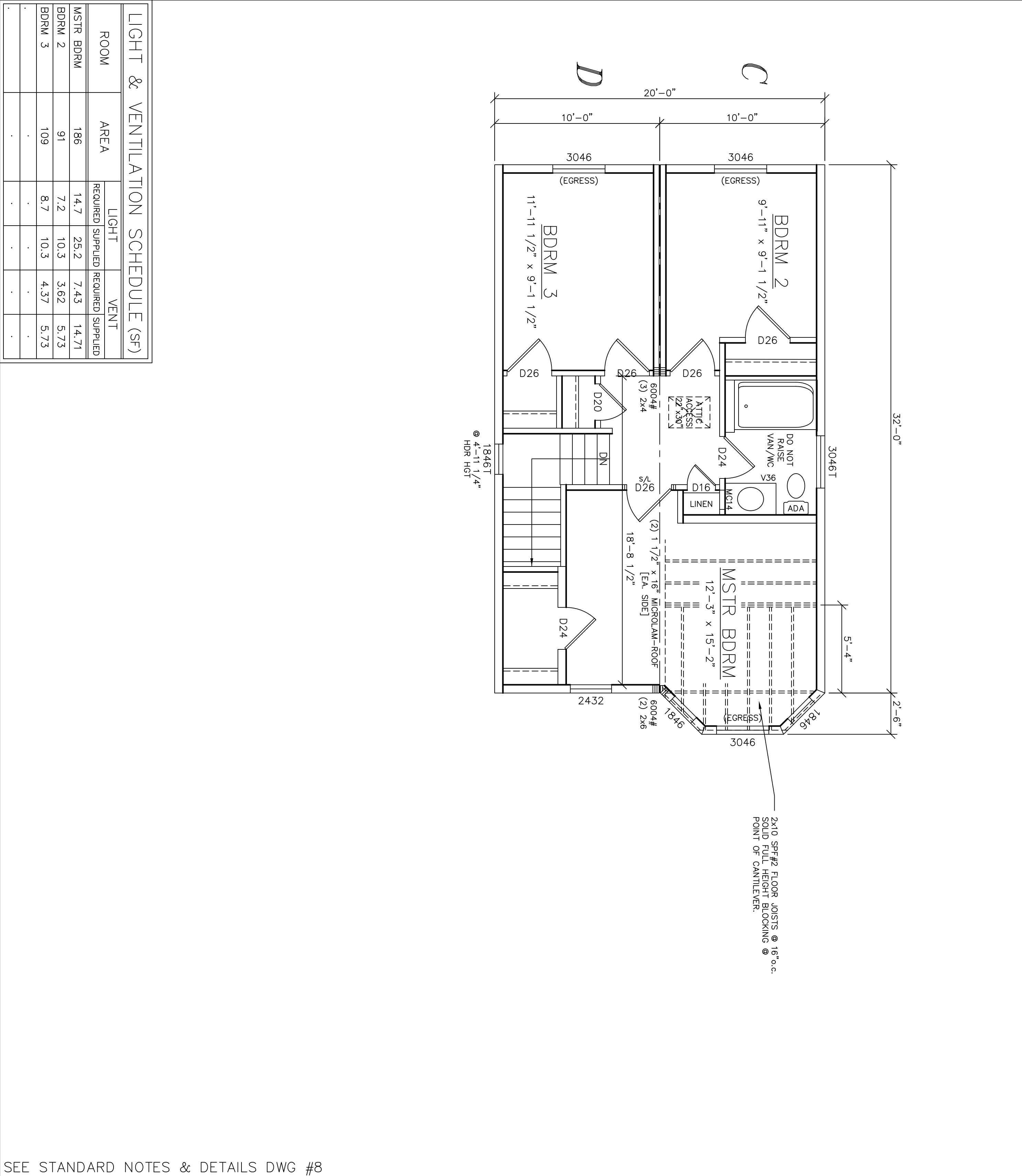
LIGHT & VENTILATION SCHEDULE (SF)					
ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
KITCHEN	136	10.9	6.9	5.44	3.85
DINING ROOM	97	7.7	53.0	3.88	27.02
LIVING ROOM	236	18.9	20.6	9.45	31.46
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.	.	.	.	.	.

COMBINE

SEE STANDARD NOTES & DETAILS DWG #8

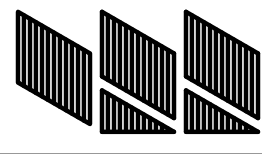
USE GROUP: DETACHED SINGLE FAMILY DWELLING		BUILDER: SHOWCASE HOMES OF MALTA 2651 ROUTE 9 MALTA, NY 12020		HOMEOWNER: SPEC SITES: 92 WAYBEEK AVENUE TUPPER LAKE, NY 12986		SERIAL NO. 25073		THIRD PARTY INSPECTION AGENCY	
CONSTR. TYPE: WOOD FRAME UNPROTECTED		COLONIAL CTM-R FIRST FLOOR PLAN		DATE: 05/08/2025		REVISION BCH		PE / RA	
DESIGNER: BCH		DATE: 05/08/2025		REVISION BCH		DATE 08/22/2025		STATE OF NEW YORK C. HATCHER 108206 LICENSED PROFESSIONAL ENGINEER	
SCALE: 1/4" = 1'-0"		PAGE: 3A		CHECK		DATE		PFS CORPORATION BLOOMSBURG, PA Date: 09/04/2025	

LIGHT & VENTILATION SCHEDULE (SF)					
ROOM	AREA	LIGHT		VENT	
		REQUIRED	SUPPLIED	REQUIRED	SUPPLIED
MSTR BDRM	186	14.7	25.2	7.43	14.71
BDRM 2	91	7.2	10.3	3.62	5.73
BDRM 3	109	8.7	10.3	4.37	5.73
.	.	.	.	.	.
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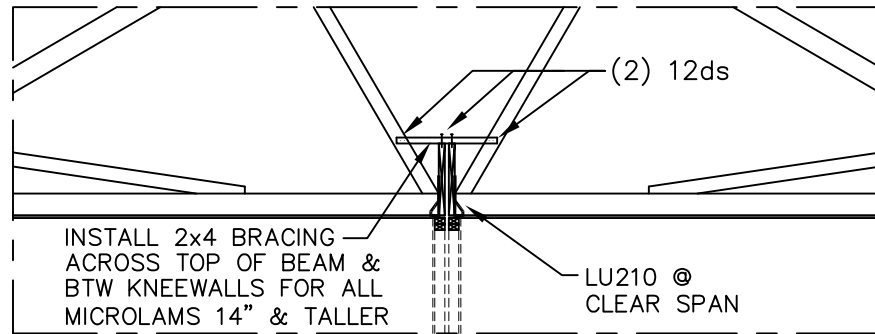


SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: DETACHED SINGLE FAMILY DWELLING CONST. TYPE: WOOD FRAME UNPROTECTED DESIGNER: <i>BCH</i> DATE: 05/08/2025 SCALE: 1/4" = 1'-0" PAGE: 3B	BUILDER: SHOWCASE HOMES OF MALTA 2651 ROUTE 9 MALTA, NY 12020 COLONIAL CTM-R SECOND FLOOR PLAN	HOMEOWNER: SPEC SITE: 92 WAWBEEK AVENUE TUPPER LAKE, NY 12986	SERIAL No. 25073	PE / RA  09/04/2025	THIRD PARTY INSPECTION AGENCY  New York Review Only Date: 09/04/2025 PFS Corporation Bloomsburg, PA									
			PRODUCTION No. <table border="1"> <tr> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>BCH</td> <td>08/22/2025</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>CHECK</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>			REVISION	DATE	BCH	08/22/2025					
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Westchester Modular Homes Inc
 30 Reagans Mill Road, Wingdale, New York, 12594
 Tel (845)832-9400 Fax (845)832-6698



ROOF CLEAR SPAN DETAIL

2x6 BLOCK BETWEEN EVERY OTHER TRUSS w/ (3) 12d FACE-NAILS AND (3) 12d END-NAILS AT EACH END OF BLOCK

5/8" COMPRESSION STRIP

(3) 12d FACE-NAILS = (3)(82#) = 246# (WITHDRAWAL)
(3) 12d END-NAILS = (3)(128#) = 384# (SHEAR)
[BOTH GREATER THAN 175# MINIMUM.]

R-13.1 RIGID FOAM INSULATION IN FLOOR PERIMETER w/ R6.5 FOAM @ EXTERIOR
R21 BATT INSULATION IN CEILING PERIMETER W/ R6.5 FOAM @ EXTERIOR

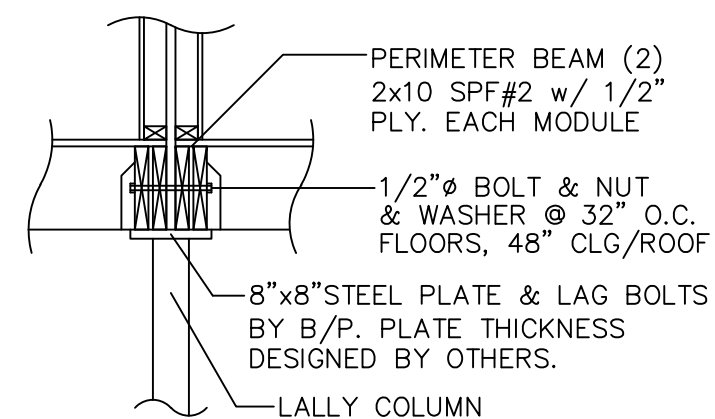
12d @ 6" O.C.
2x6 PT SILL PLATE
(SUPPLIED & INSTALLED BY B/P)

FOUNDATION WALL (R21.3)
FOUNDATION FOOTING

WINDOW/DOOR NOTES:

- ALL WINDOWS AND DOORS TO BE INSTALLED PER MANUFACTURE'S INSTRUCTIONS FOR ANCHORAGE PER R609.7
- MULLED UNITS TO BE INSTALLED USING (1) 2x4 SUPPORT MULLION PER ANDERSEN COMBINATION DESIGNS FOR 400 SERIES D/H WINDOWS AND WILL SUPPORT A PRESSURE OF 40psf
- ALL WINDOWS AND DOORS LABELED FROM MANUFACTURER TO COMPLY WITH R609.3
- ALL WINDOW INSTALLATION AND FLASHING TO BE COMPLIANT PER R609
- WIND PRESSURE FOR WINDOWS/DOORS [PER TABLE R301.2(2)]

PERIMETER BEAM DETAIL



ENERGY NOTE:

— ALL INSULATION VALUES BASED ON ATTACHED RESCHECK COMPLIANCE REPORT

FLAMESPREAD NOTES:

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

STAIR NOTES:

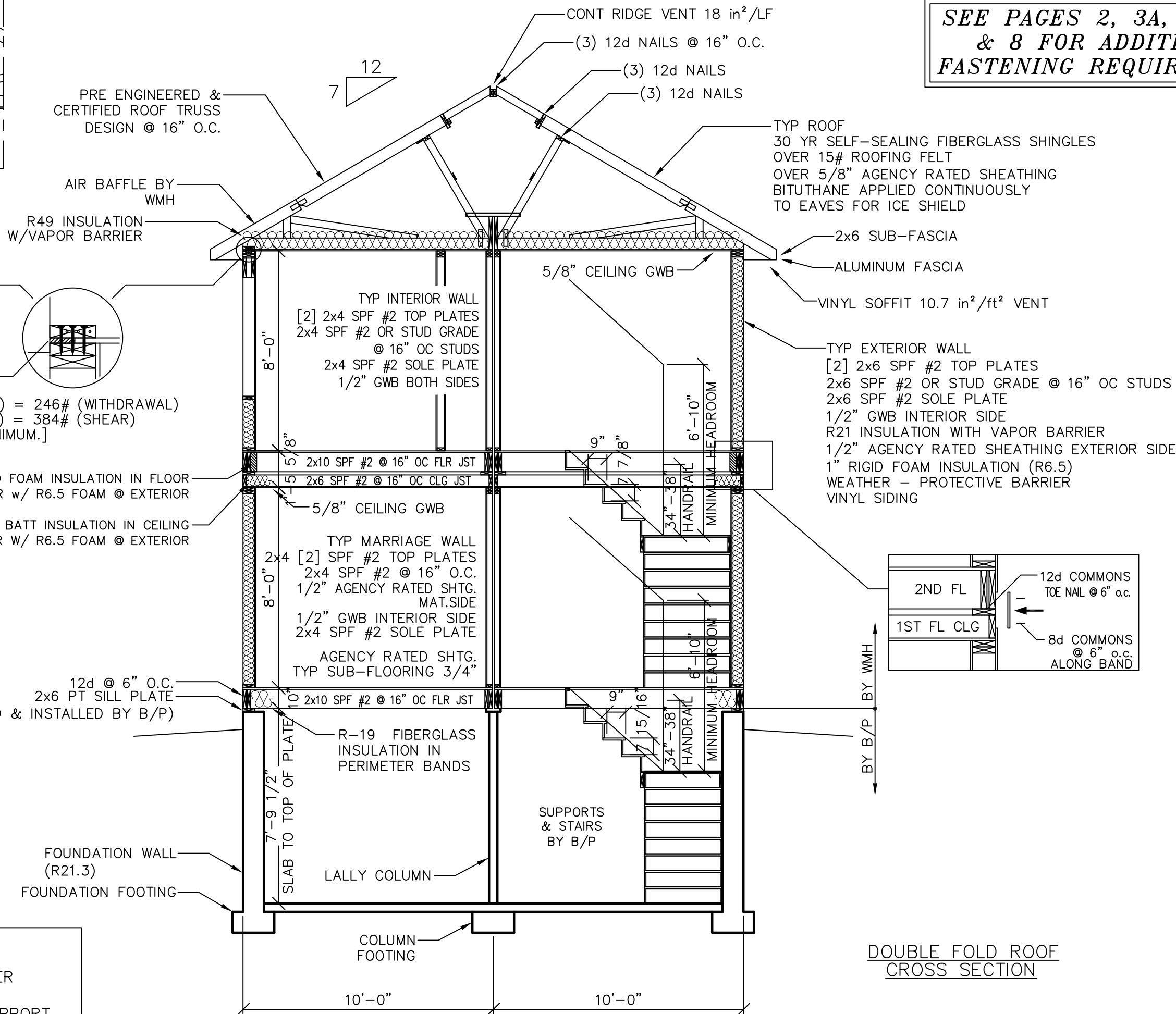
- ALL LANDINGS & STAIRS ABOVE FOUNDATION SUPPLIED BY WMH, INSTALLED BY B/P
- B/P RESPONSIBLE TO FINISH FIRE BLOCKING IN THIS AREA PER R302.11

GWB FASTENING NOTE:

— WALL & CLG GYPSUM FASTENED PER TABLE R702.3.5 (UNLESS OTHERWISE NOTED)

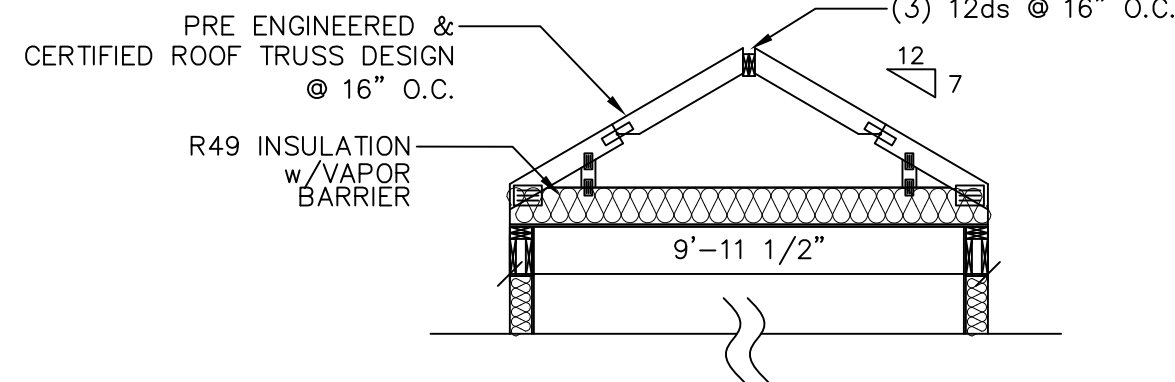
JOIST/HDR NOTES:

- ALL FLOOR JOISTS ARE 2x10 @ 16" O.C. SPF#2 PER TABLE R502.3.1(2) W/MAX SPAN OF 15'-5"
- ALL WINDOW/DOOR HEADERS ARE [2] 2x10 SPF#2 PER TABLE R602.7(1), UNLESS OTHERWISE NOTED.
- FLOOR GIRDERS ARE [2] 2x10 SPF#2 IN EACH MODULE



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

DOUBLE FOLD ROOF
CROSS SECTION



SEE STANDARD NOTES & DETAILS DWG #8

THIRD PARTY INSPECTION AGENCY

PE / RA

SERIAL No. **25073**

PRODUCTION No.

New York

Review Only

Date: 09/04/2025

PFS Corporation
Bloomsburg, PA



COLONIAL CTM-R
CROSS SECTION

BUILDER: SHOWCASE HOMES OF MALTA
2651 ROUTE 9
MALTA, NY 12020

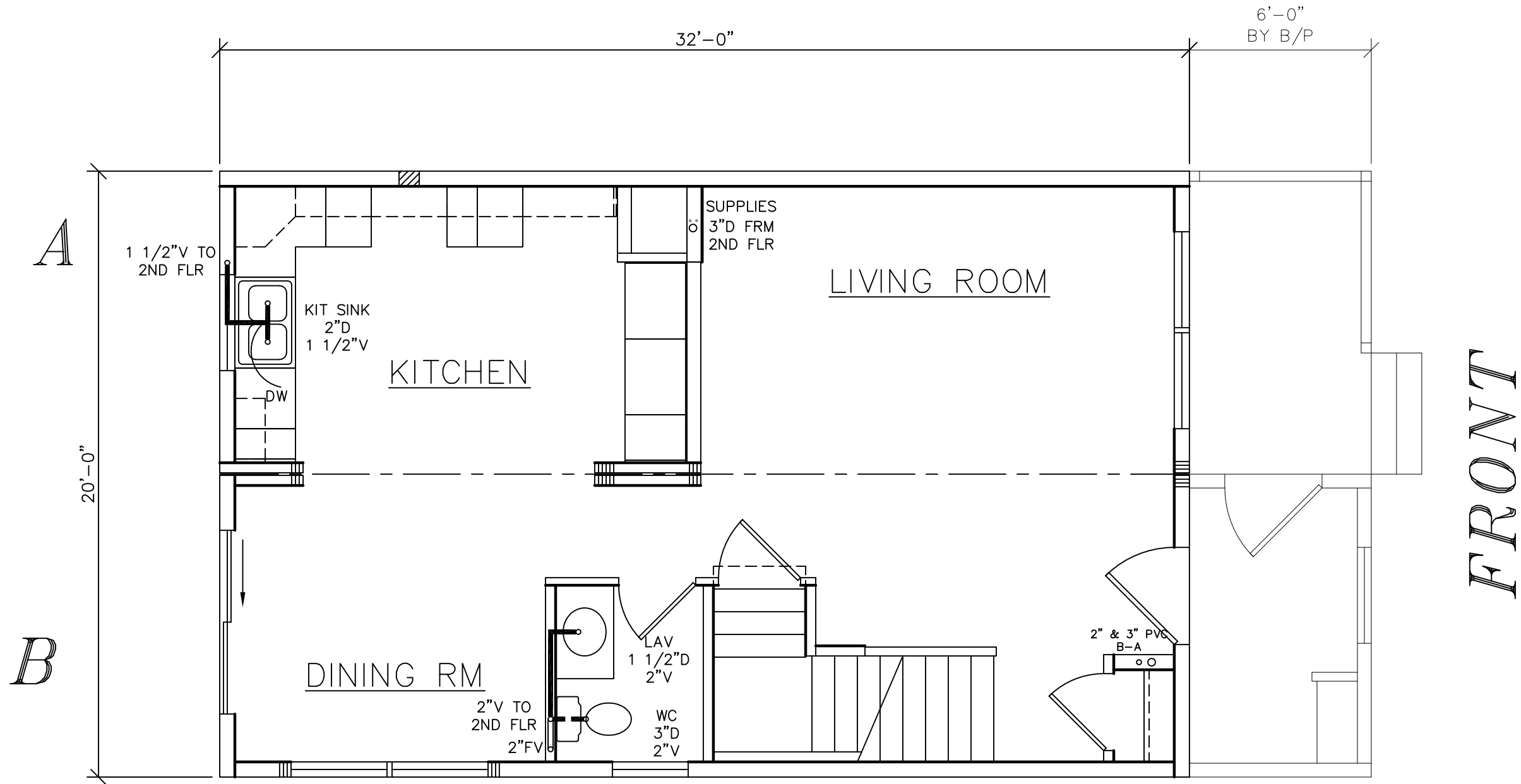
HOMEOWNER: SPEC
SITE: 92 WAWBEEK AVENUE
TUPPER LAKE, NY 12986

REVISION	DATE
BCH	08/22/2025
CHECK	DATE
RS	04/21/2023

Westchester Modular Homes Inc
30 Reagans Mill Road, Wingdale, New York, 12594
Tel (845)832-9400 Fax (845)832-6698



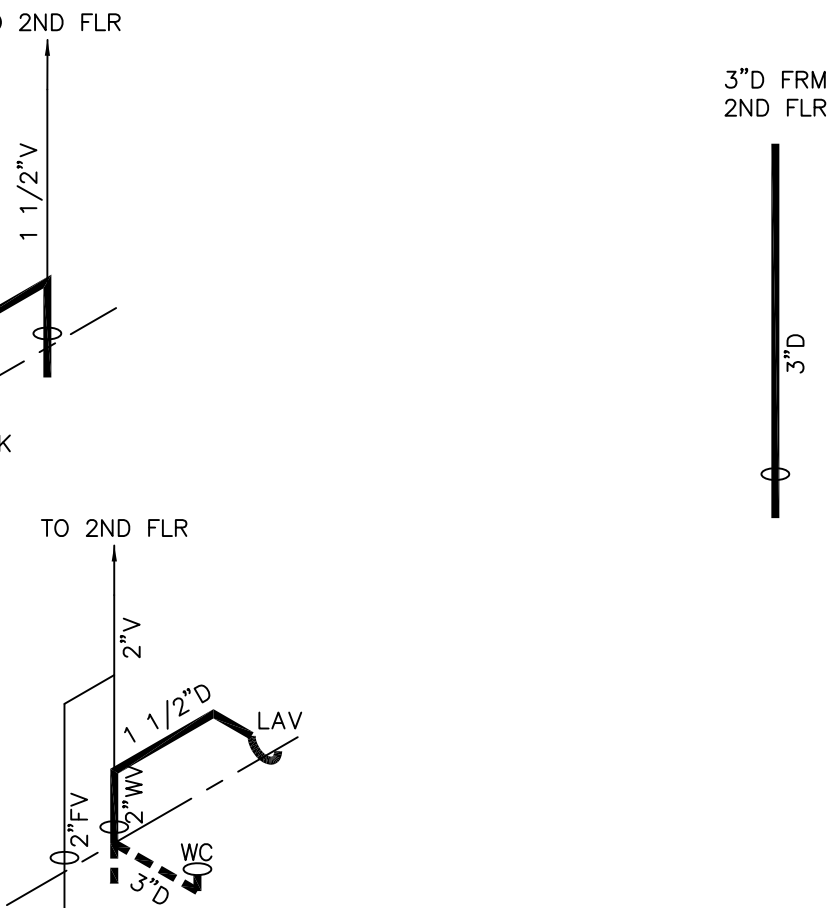
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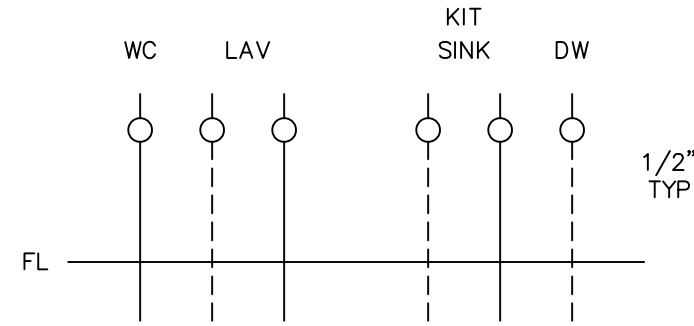
FRONT

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 B/P
===== DRAIN BY WMH
----- VENT BY B/P
===== VENT BY WMH

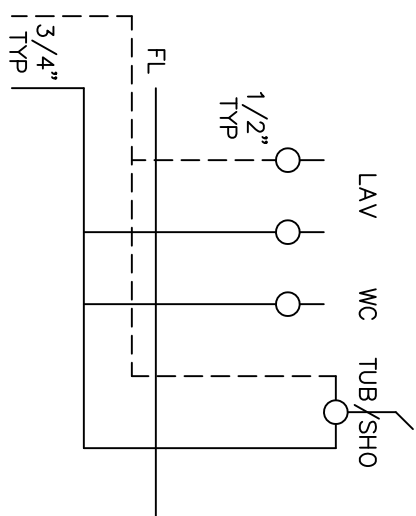
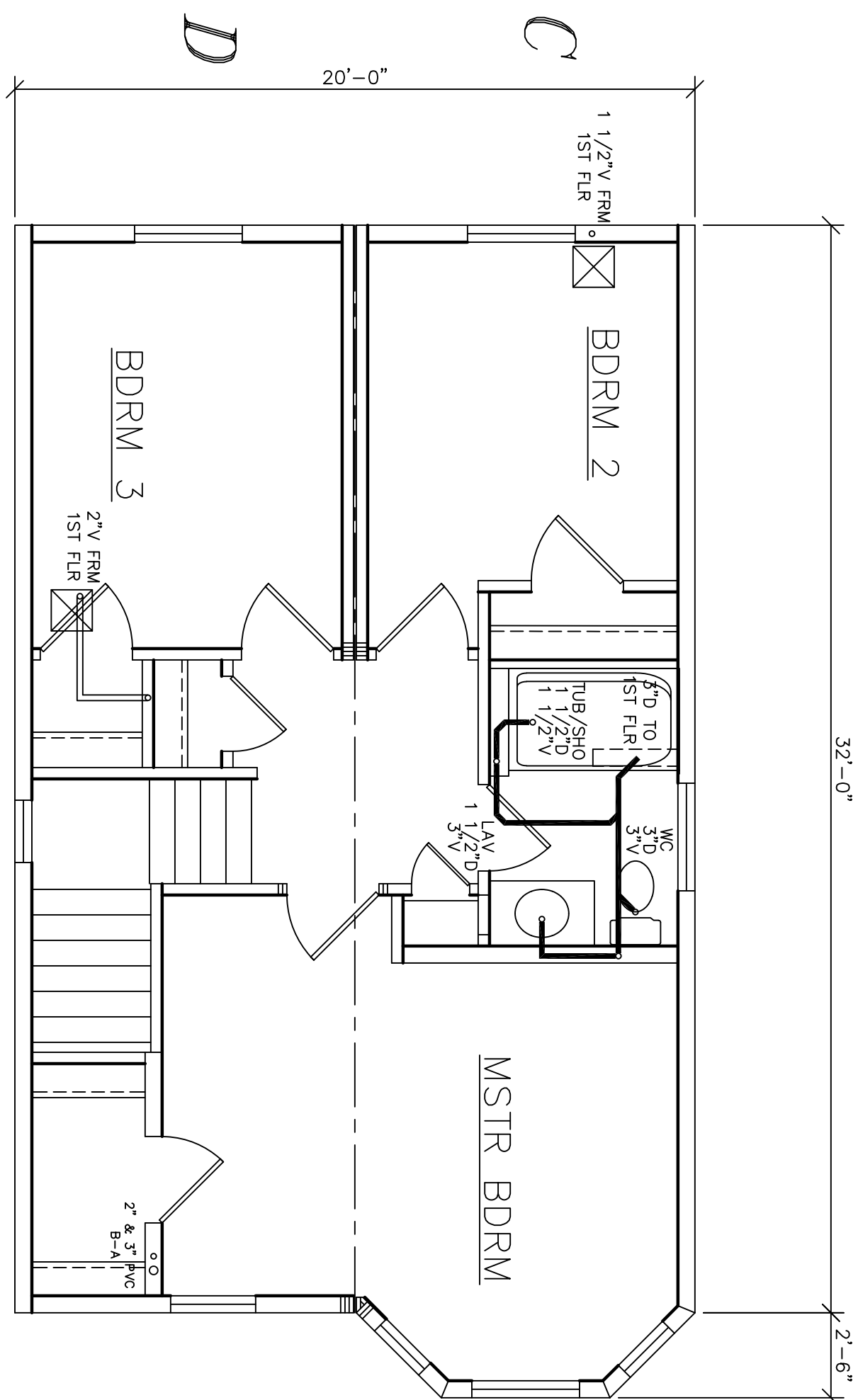


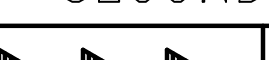
SUPPLY DIAGRAM

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

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DATE: 05/08/2025	REVISION	DATE					
SCALE: 1/4" = 1'-0"	BCH	08/22/2025					
PAGE: 5A							
		CHECK	DATE				
COLONIAL CTM-R FIRST FLOOR PLUMBING PLAN							
				Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698			



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DESIGNER: BCH DATE: 05/08/2025 SCALE: 1/4" = 1'-0" PAGE:		COLONIAL CTM-R SECOND FLOOR PLUMBING PLAN		PRODUCTION No.		 09/04/2025		 New York Review Only Date: 09/04/2025 PFS Corporation Bloomsburg, PA			
REVISION BCH				DATE 08/22/2025							
5B		 Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		CHECK		DATE					

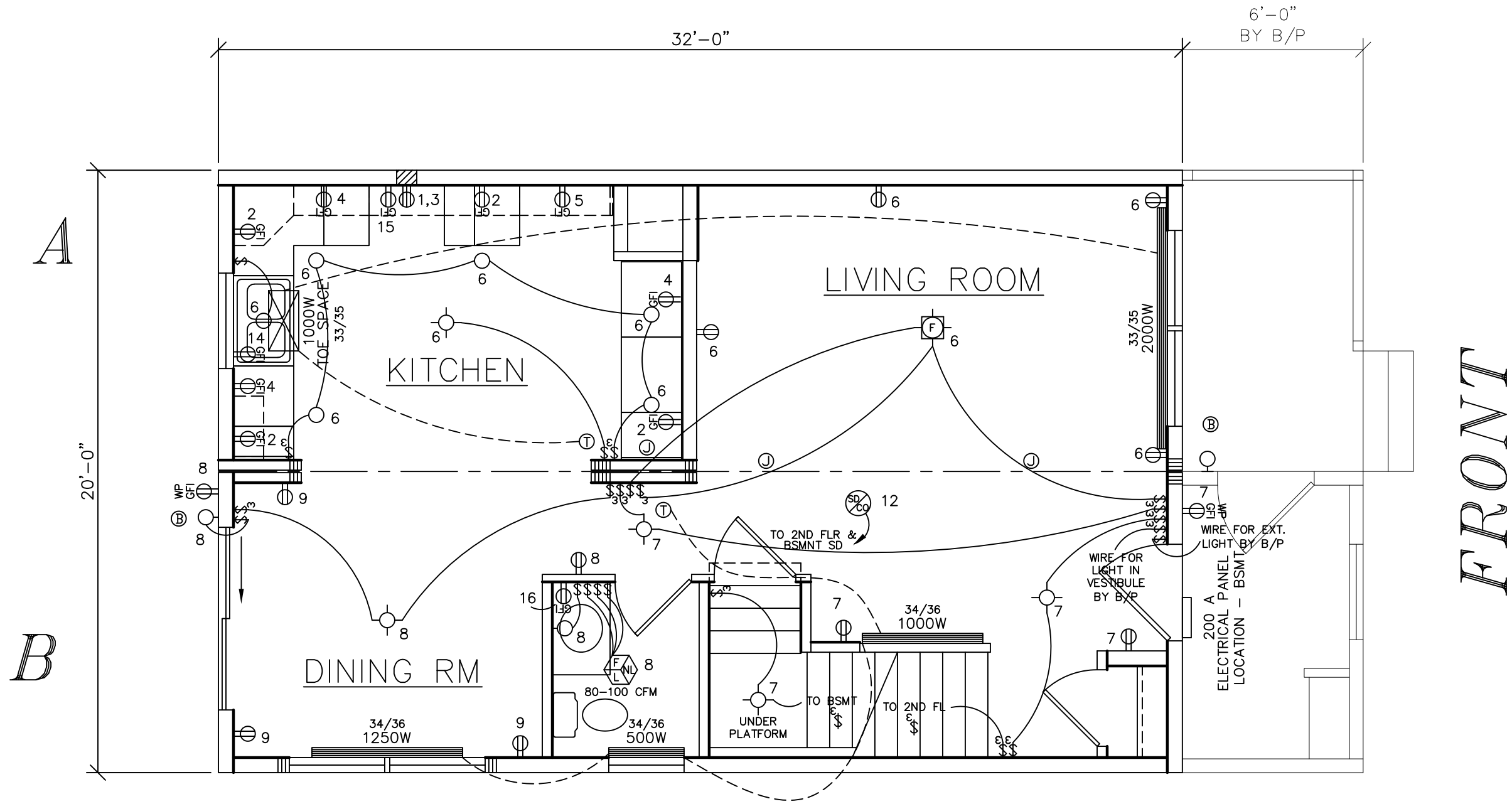
LEGEND	
	PANEL BOX
	110V DUPLEX RECEPTICAL
	110V DUPLEX RECEPTICAL - SPLIT WIRED
	220V RECEPTICAL
	WALL LIGHT
	CEILING LIGHT SURFACE MOUNTED
	RECESSED LIGHT AT CEILING
	SWITCH, SINGLE POLE
	SWITCH, THREE WAY
	SWITCH, FOUR WAY
	FAN/LIGHT FIXTURE
	RANGE/HOOD FIXTURE
	FAN/LIGHT & HEAT CEILING UNIT
	SPECIAL PURPOSE CONNECTION
	JUNCTION BOX
	AC/DC SMOKE DETECTOR
	BELL
	DOOR BELL BUTTON
	TELEPHONE OUTLET
	TELEVISION CABLE OUTLET
	THERMOSTAT
	VACUUM SYSTEM OUTLET
	CEILING FAN & LIGHT
	CEILING FAN
	FLOOD LIGHTS

CIRCUIT DIRECTORY							
NO.	AMP	WIRE	CIRCUIT	CIRCUIT	WIRE	AMP	NO.
1	40	8-4	RANGE	KITCHEN COUNT[AFI]	12-2	20	2
3				KITCHEN COUNT[AFI]	12-2	20	4
5	20	12-2	REFRIGERATOR[AFI]	GL-KIT,L/R[AFI]	14-2	15	6
7	15	14-2	GL-ENTRY[AFI]	GL-D/R,H.BATH,HALL[AFI]	14-2	15	8
9	20	12-2	DINING ROOM[AFI]	GL-BDRM2,HALL[AFI]	14-2	15	10
11	15	14-2	GL-G.BATH,M.BDRM[AFI]	GL-M.BDRM,SD/CO[AFI]	14-2	15	12
13	15	14-2	GL-BDRM3[AFI]	DISHWASHER[AFI]	12-2	20	14
15	20	12-2	MICROWAVE[AFI]	BATH GFI's[AFI]	12-2	20	16
17							18
19							20
21							22
23							24
25							26
27							28
29							30
31							32
33	20A	12-2	ELEC BB HEAT	ELEC BB HEAT	12-2	20A	34
35	2 POLE		KIT,LIVING ROOM	D/R,H.BATH,ENTRY		2 POLE	36
37	20A	12-2	ELEC BB HEAT	ELEC BB HEAT	12-2	20A	38
39	2 POLE		BDRM2,BDRM3	MSTR BDRM,G.BATH		2 POLE	40

LEGEND	
	W WATTS
	THERMOSTAT
	ELECTRIC BASEBOARD UNIT
	ELECTRIC BASEBOARD UNIT W/INTEGRAL THERMOSTAT

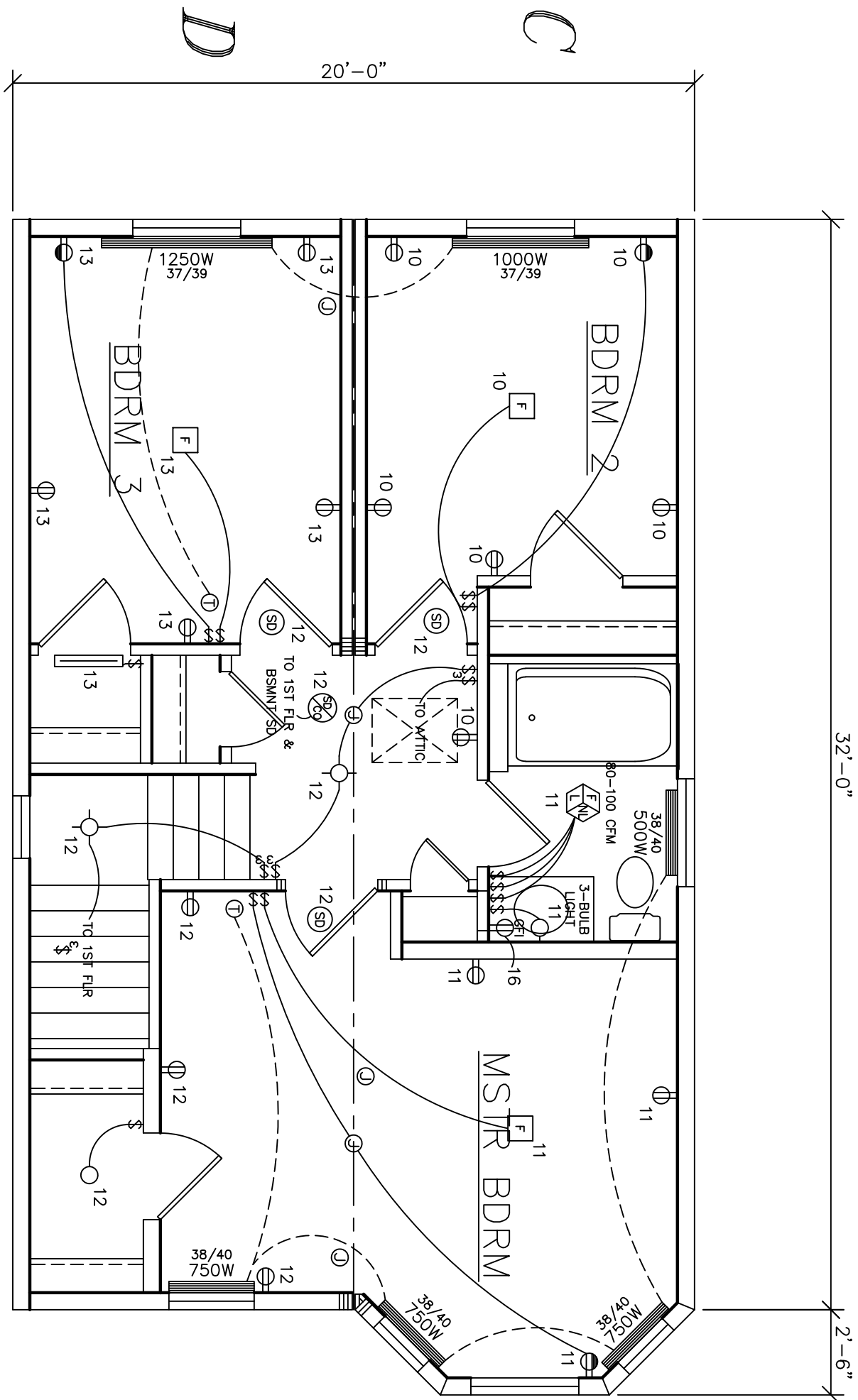
2017 N.E.C.

- * ALL OUTLETS TO BE TAMPER RESISTANT *
- * ALL LIGHT FIXTURE BOXES TO BE HEAVY DUTY [50# MIN.] *
- * ALL EXT. GFI RECEPTACLES TO BE UV RATED *
- * FOAM GASKETS ON ALL EXT. WALLS *



SEE STANDARD NOTES & DETAILS DWG #8

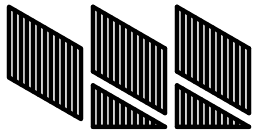
USE GROUP: DETACHED SINGLE FAMILY DWELLING		BUILDER: SHOWCASE HOMES OF MALTA 2651 ROUTE 9 MALTA, NY 12020		HOMEOWNER: SPEC SITE: 92 WAWBEEK AVENUE TUPPER LAKE, NY 12986		SERIAL No. 25073		THIRD PARTY INSPECTION AGENCY	
CONSTR. TYPE: WOOD FRAME UNPROTECTED		DESIGNER: BCH		DATE: 05/08/2025		REVISION BCH		PE / RA	
SCALE: 1/4" = 1'-0"		PAGE: 7A		CHECK		DATE		09/04/2025	
FLOOD LIGHTS		COLONIAL CTM-R 1st.FL ELECTRICAL PLAN W/EBB		Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		PFS New York Review Only Date: 09/04/2025 PFS Corporation Bloomsburg, PA		STATE OF NEW YORK BRAND C. HATCHER 108206 LICENSED PROFESSIONAL ENGINEER 09/04/2025	

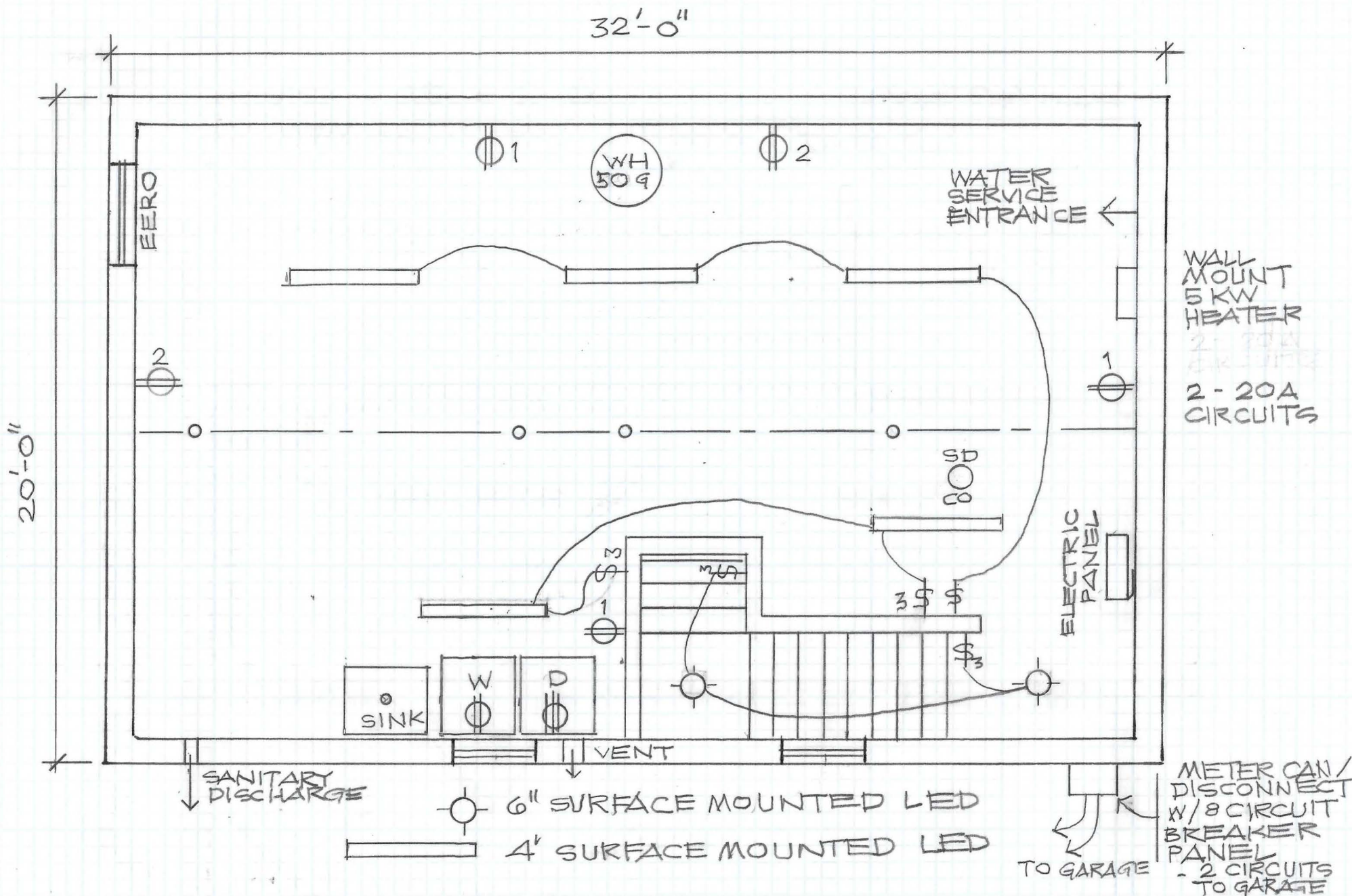


2017 N.E.C.
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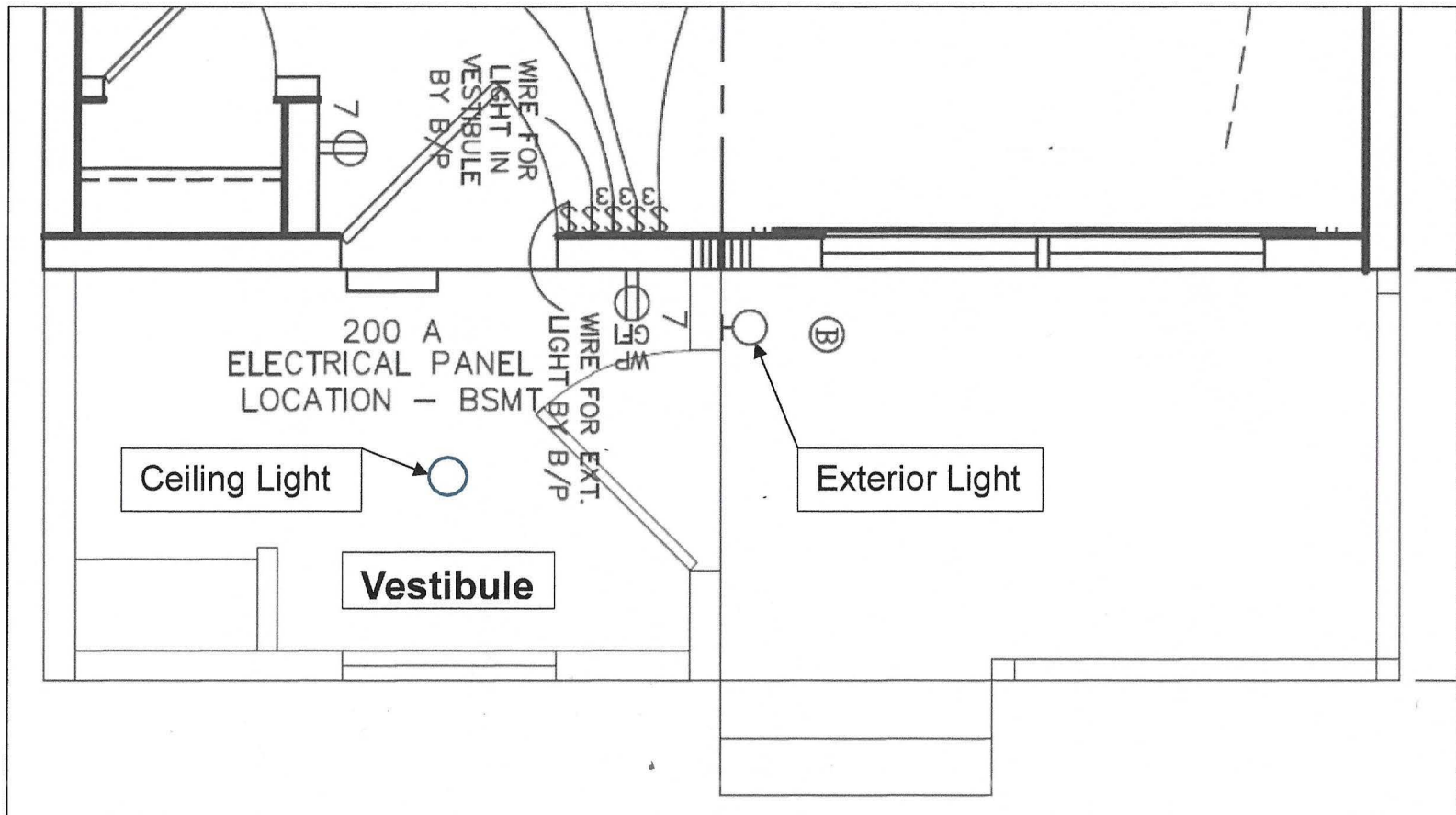
**Westchester Modular Homes Inc**
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92 WAWBEEK AV TUPPER LAKE NY

FCLB 6 NOV 2025

BASEMENT ELECTRIC + PLUMBING PLAN SCALE: 1/4" = 1'-0"



92 Wawbeek Av Tupper Lake NY – Vestibule and Exterior Lights

FCLB 6 November 2025

Electrical contractor to provide and install ceiling light in Vestibule and Exterior Light on Porch using electrical wires and switches provided with modular housing units.

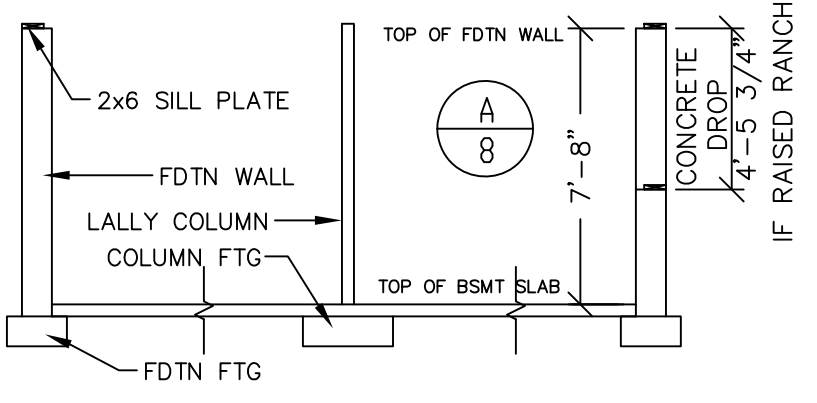
ANDERSEN WINDOW SCHEDULE							
WINDOW	SERIES/STYLE	GLASS(SF)	VENT(SF)	"U"VALUE	SHGC	ROUGH OPENING	UNIT AREA(SF)
◇ 3046	400/DOUBLE HUNG	10.3	5.73	0.30	0.31	3'-2 1/8" x 4'-8 7/8"	14.85
3032	400/DOUBLE HUNG	6.9	3.85	0.30	0.31	3'-2 1/8" x 3'-4 7/8"	10.67
2432	400/DOUBLE HUNG	5.1	2.94	0.30	0.31	2'-6 1/8" x 3'-4 7/8"	8.40
1846	400/DOUBLE HUNG	4.9	3.02	0.30	0.31	1'-10 1/8" x 4'-8 7/8"	8.54
◇ CXW155	400 CASEMENT	13.1	12.60	0.29	0.32	3'-0 1/2" x 5'-5 3/8"	16.2
3016A	100 AWNING	2.3	1.66	0.28	0.28	3'-0" x 1'-6"	4.31
◇ = THESE UNITS MEET OR EXCEED A CLEAR OPENABLE AREA OF 5.7 SQ. FT., WIDTH OF 20", & HEIGHT OF 24". WINDOWS FOLLOWED BY 'T' IN FLOOR PLANS ARE TEMPERED							

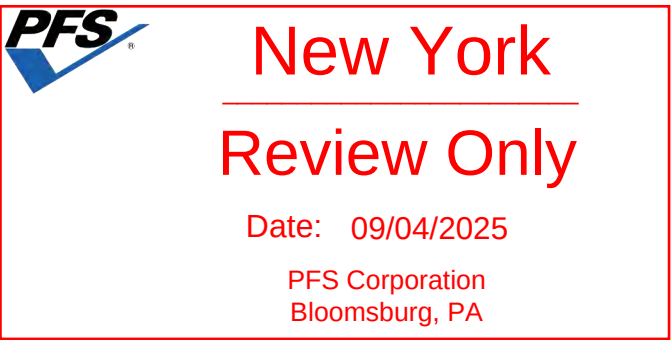
EXTERIOR DOOR SCHEDULE							
THERMATRU DOORS							
DOOR	TYPE	SIZE	GLASS(SF)	VENT(SF)	"U"VALUE	MATERIAL	REMARKS
DX30(S210)	HINGED	3'-0" x 6'-8"	N/A	20	0.14	FIBERGLASS	6-PANEL
ANDERSEN DOORS							
DOOR	TYPE	SIZE	GLASS(SF)	VENT(SF)	"U"VALUE	MATERIAL	
PS61611	PERMA-SHIELD GLIDING	6'-1" x 6'-11"		32.40	15.56	0.29	WOOD/VINYL
- ALL THERMATRU DOORS HAVE LEVERS W/ KEY SET UNLESS OTHERWISE NOTED ON PLANS. - ALL GLASS IN DOORS TO BE TEMPERED - ALL FIRE RATED DOORS HAVE SELF-CLOSING HINGES							

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

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

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

FWH (FORCED HOT WATER) BASEBOARD HEATING NOTES	EBB (ELECTRICAL BASEBOARD) HEATING NOTES	TYPICAL B/P FOUNDATION DETAIL
1) BASEBOARD RATINGS ARE BASED ON 190°F WATER TEMPERATURE AT 1 GPM FLOW RATE WITH 65° ENTERING AIR. 2) FIRST FLOOR BASEBOARD UNITS ARE INSTALLED WITH HEATING PIPES STUBBED THRU FLOOR. SECOND FLOOR HEATING PIPES BETWEEN BASEBOARD UNITS ARE INSTALLED IN FLOOR AND/OR WALL PANELS. B/P IS RESPONSIBLE FOR INTERCONNECTION BETWEEN MODULES AND FLOORS. BALANCE OF HEATING SYSTEM IS TO BE DESIGNED, SUPPLIED AND INSTALLED BY B/P. 3) ALL HEATING PIPES IN UNHEATED SPACES SHALL BE INSULATED BY B/P. 4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F. 5) ACCESS PANELS ARE FOR THE B/P TO USE IN THE INTERCONNECTION OF THE HEATING SYSTEM. THESE PANELS MAY BE PERMANENTLY ATTACHED AND FINISHED OVER BY B/P AFTER HEATING SYSTEM IS COMPLETED.	1) ELECTRIC BASEBOARD HEATING CIRCUITS ARE 20 AMP, 220 VOLTS WITH 12-2 NON-METALLIC SHEATHED CABLE TYPE NM-B. 2) MAXIMUM WATTAGE PER CIRCUIT SHALL BE 3750 WATTS 3) BASEBOARDS ARE RATED AT 250 WATTS PER LINEAR FOOT. 4) MINIMUM THERMOSTAT RANGE IS 45° TO 75°F. 5) GENERAL LIGHTING RECEPTACLES SHALL NOT BE LOCATED ABOVE ELECTRIC BASEBOARD HEATING UNITS.	

USE GROUP: DETACHED SINGLE FAMILY DWELLING CONST. TYPE: WOOD FRAME UNPROTECTED DESIGNER: BCH DATE: 05/08/2025 SCALE: N/A PAGE: 8	BUILDER: SHOWCASE HOMES OF MALTA 2651 ROUTE 9 MALTA, NY 12020	HOMEOWNER: SPEC SITE: 92 WAWBEEK AVENUE TUPPER LAKE, NY 12986	SERIAL No. 25073 PRODUCTION No. REVISION BCH DATE 08/22/2025 CHECK DATE	PE / RA  09/04/2025	THIRD PARTY INSPECTION AGENCY  Date: 09/04/2025 PFS Corporation Bloomsburg, PA
STANDARD NOTES, SCHEDULES & DETAILS Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698					