

Appeal Period Expires 5/23/25 Zoning District R2 **Town of Essex, Vermont** Application for Zoning Permit (Building Permit) Application Date 5/1/25 Permit Number 2025-63

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
 - Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
 - Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
 - Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
 - Provide a diagram showing proposal and any easements, well or septic locations, etc.
- SIGN HERE:** *[Signature]*

A Parcel Account Numb. (Map-Parcel-Lot) 2-079-001-129
 Property Address: 10 Windridge Rd
 Owner: John + Grace T Driftmier
 Owner Address: 8 Grove St. Essex Jct VT 05452
 Owner Phone: (work) _____ (Cell) (206) 778-6897
 (Email) grace.driftmier@gmail.com, john@brevica.com
 Tenant name: Karen Gagne Phone: 802-338-1719
 (or contractor) Cell: _____
 Estimated Construction Dates: Start: 06/01/25 Completion: 10/01/26
 Sq. Feet: 3158 Estimated Cost (labor & materials): \$406,196

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

Residential:	N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B Sewage Disposal (Please attach Sewer and/or State Septic Approval).
 Public Septic Connection Fee \$ 3120 Date Paid: 5/1/25
 Proposed New Bedrooms: 4 Existing Bedrooms 0

C Water (Please attach Water Service Application if applicable).
 Public Well Fee \$ 2180 - Date Paid: 5/1/25

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval: 10/01/21 existing

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

Signature of Tenant and Signature of Owner *[Signature]*

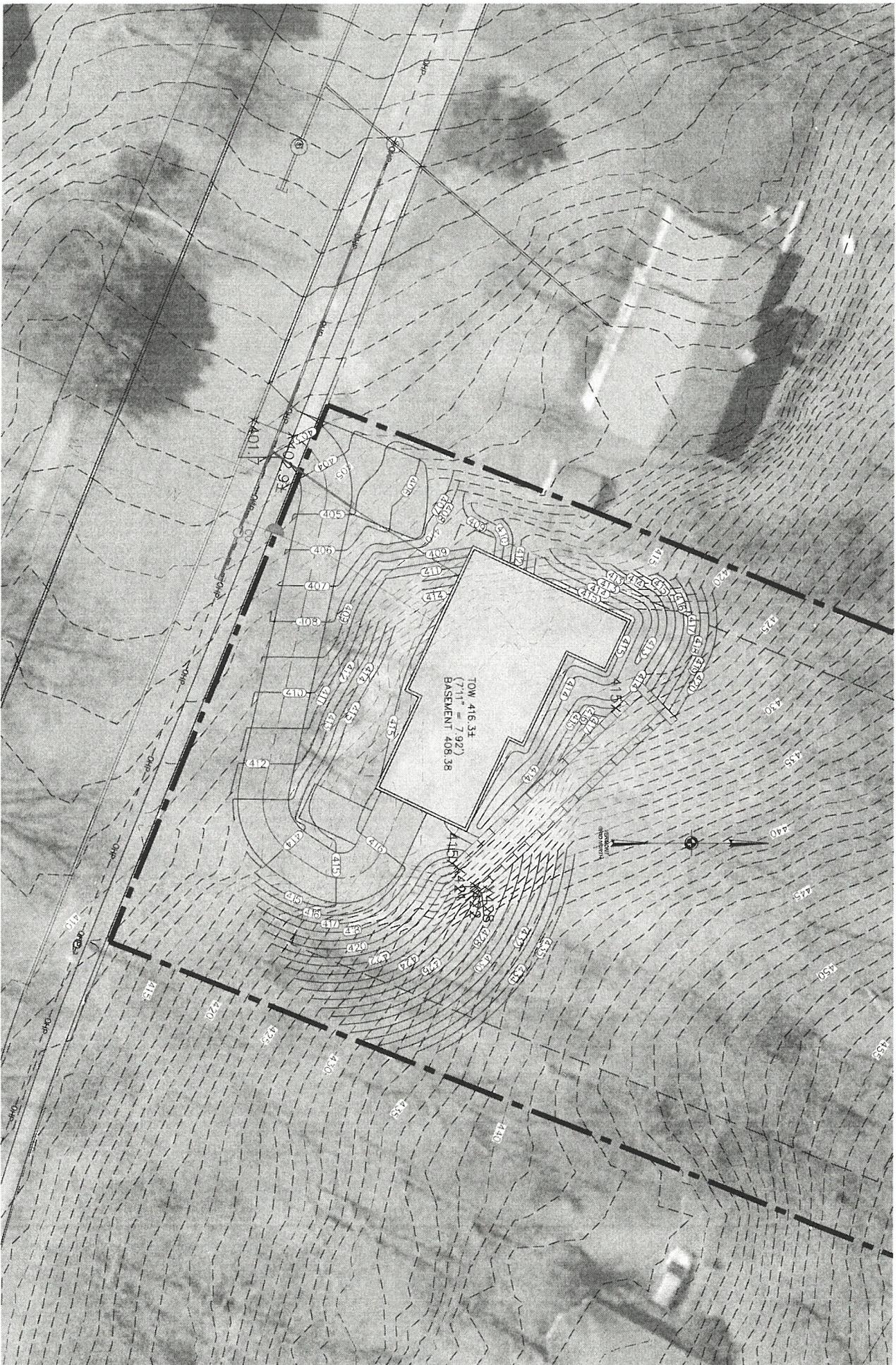
Office Use Only

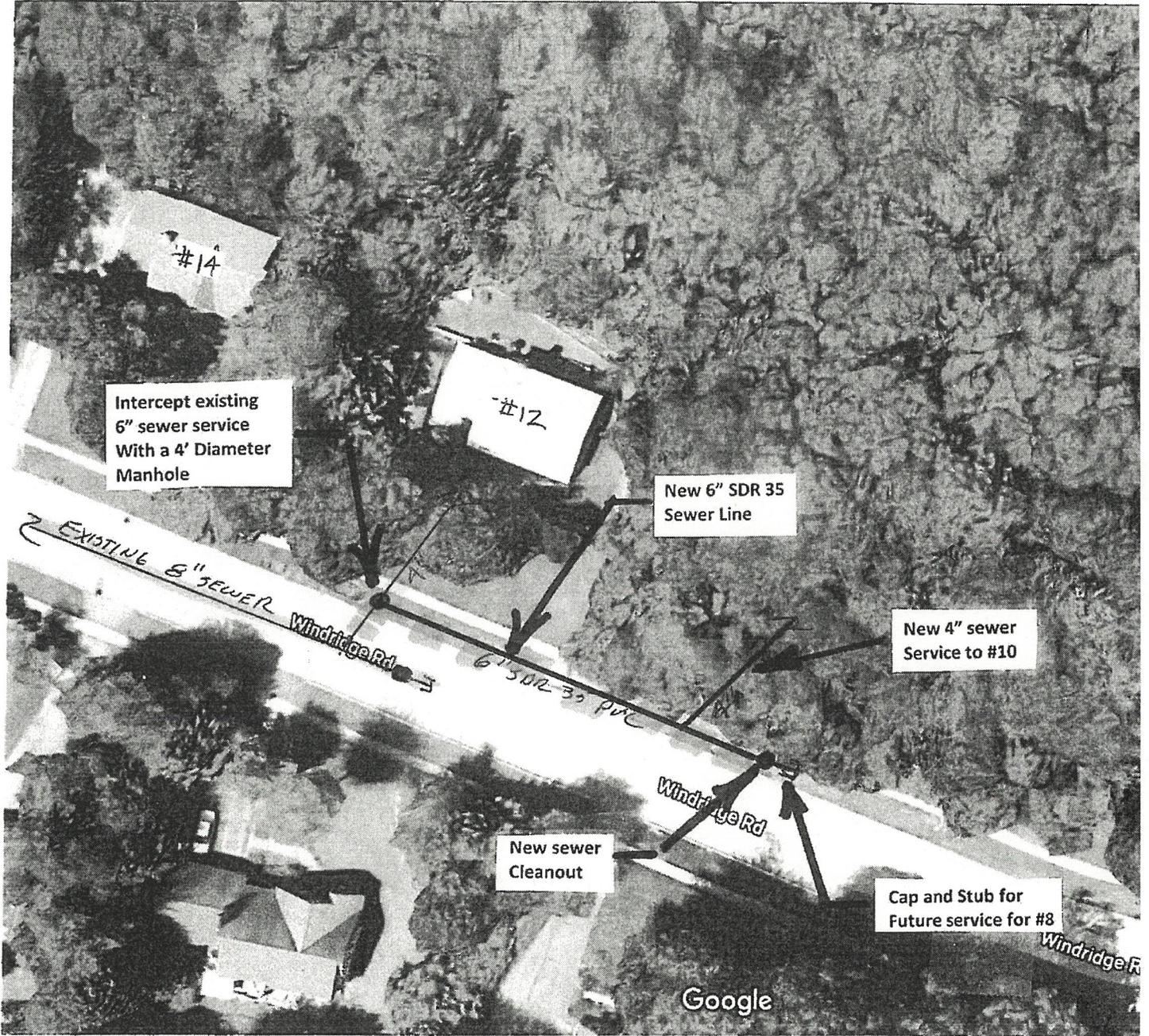
Fees:	Type	Amount	Date Pd
Permit		\$ <u>2176.73</u>	___/___/___
Recreation		\$ <u>1128</u>	___/___/___
Recording		\$ <u>30</u>	<u>5/1/25</u> Pam
Certificate of Occ		\$ <u>100</u>	___/___/___
Other	<u>W+S</u>	\$ <u>5300</u>	___/___/___

Building Permit
 Approved Rejected Date 5/8/25
 Issued to: John F + Grace T Driftmier
 Zoning Administrator: Sharon Kelley
 Notes: RBES Information Given

C.O. Required (Certificate of Occupancy) Yes No

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
 RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**





**TOWN OF ESSEX, VERMONT
APPLICATION FOR CURB CUT / UTILITY PERMIT**

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / MAY 2, 2025
Date

Property Address: 10 Winchbridge Rd.
Owner Address: 8 Grove St., ET 05462
Owner Name: John and Grace Driftmier
Phone Number: (home) _____ (work) _____ (cell) 206-778-5897

Tax Map # 079 Tax Parcel 001 Tax Lot 129

Application is for: (check one) Curb cut is already in place.
A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert : Yes No Water Bar(s) : Yes No

Culvert Diameter: (18 inch minimum) _____ Total length of Culvert: (30 foot minimum) _____

*** FOR OFFICE USE ONLY ***

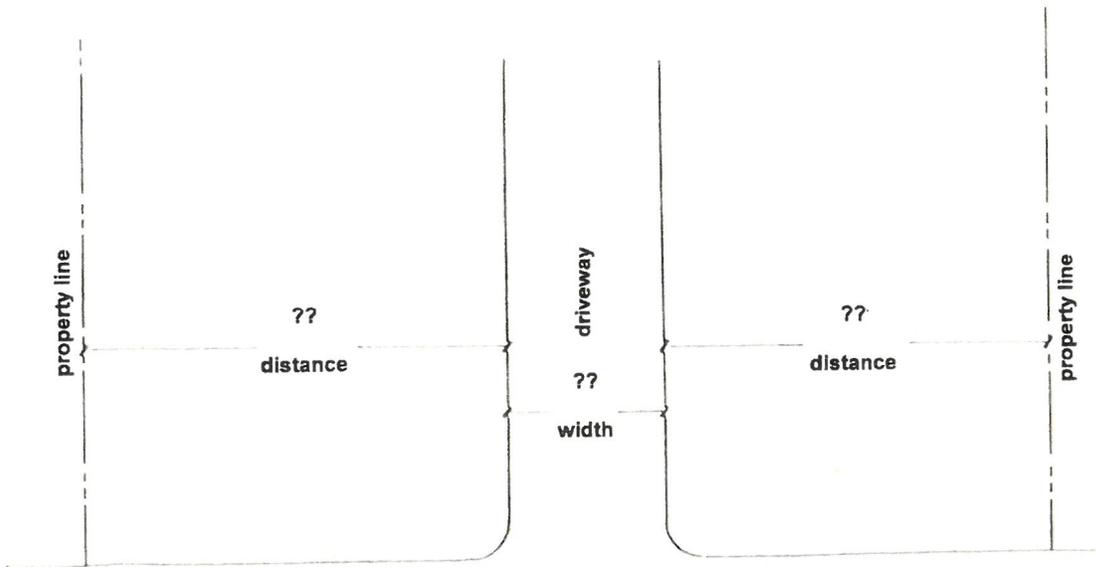
Signature of Owner: [Signature]

Fee Paid \$ NA

Approved Rejected SEE COMMENTS

[Signature]
Per Authority of the Town Manager by the Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.
3. Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



10 Windridge Rd.

STREET NAME

Comments and / or special instructions from Director of Public Works / Town Engineer :

APPROX TO BE REPAVED, DRIVE MUST BE PAVED 30' BACK FROM EDGE OF SIDEWALK.

-DGG

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.

Town of Essex
Application for Water Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

Street Address: 10 Windeidge Rd Development: Pinewood

Tax Map # 079 Tax Parcel 001 Tax Lot 129

Does hereby request a permit to initiate water service as noted below to

serve 1 unit(s) Residential Commercial Industrial structure

Installer / Contractor:

Property Owner:

Name: Dale Pidgeon Excavation Name: John and Grace Driftmier
Address: 49 Hidden Valley Rd Fairfax, VT 05454 Address: 8 Grove St Essex J, VT 05452
Email: dalesexcavating@gmail.com Email: grace.driftmier@gmail
Phone: 802-782-1193 Phone: 206-778-5897

Firm Performing Main Line Tap:

Name: _____

Address: _____

Email: _____

Phone: _____

*NOTE: Home Builders,
High Performance
modular homes
528 Essex Rd Ste 205
Williston, VT 05496
802-338-1719*

- 1.) The above requested service includes the installation of a 3/4" x 5/8" water meter for residential use and up to a 2" simple meter for non-residential use. The information necessary to determine the correct meter size shall be supplied by the applicant (minimum to maximum range of use). Meters 5/8", 3/4" and 1" shall be installed by the Town. Meters above 1" shall be installed by the owner/applicant or qualified representative.
- 2.) Property owner / agent is responsible for and must provide all necessary excavation form the main to the building or structure.
- 3.) Property owner / agent agrees to provide the Town a minimum of 24 hours notice prior to installation for inspection purposes. No part of the water line may be covered until it has been inspected by the Town Representative.
- 4.) Property owner / agent agrees to restore all disturbed areas to original condition after the installation of said water service.
- 5.) The water service can be turned on only by an employee of the Town of Essex Water Department.
- 6.) Meter spacers must be obtained from the Town of Essex Water Department.
- 7.) The owner / agent agrees that all installation and work will conform to the Town Public Works Specifications and the Water Ordinance and Regulations of the Town of Essex.

8.) In consideration of water service supplied by the Town of Essex Water Department, I agree to be responsible for payment of all bills rendered and for all water used by me, my tenants, successors in tenancy or in ownership, and all persons at above locations, unless and until proper notice is given to the Town Water Department of termination of service on a specific date. I also agree to abide by all rules and regulations established by the Essex Water Department.

Signed: *Grace Williams* Date: 04-10-25

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT.
DO NOT COMBINE WITH ZONING PERMIT FEE.

All water services are subject to a service initiation fee as set by the Water/Sewer Fee Schedule adopted by the Selectboard. The following fee schedule shall apply to all municipal water connections.

FOR OFFICE USE ONLY:

200 gallons/day x \$ 5.90 = \$ 1,180 + \$1,000 = \$ 2,180

Connection Fee: \$ 1,000 Rcvd by: PAM Date: 05-01-25 Finance Notified

Approved by: DGC Date: 05-07-25 Letter Sent Finance Notified

Inspected by: _____ Date: ____-____-____ Tie Drawing Finance Notified

Meter Installed Date: ____-____-____

Master List Updated: Approved Inspected Metered

Town of Essex
Application for Sewer Service

Revised Dec 2022

The undersigned, being the owner / owner's agent of the property located at:

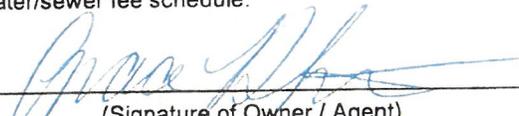
Street Address: 10 Windridge Rd Development: Pinewood
Tax Map # 079 Tax Parcel 001 Tax Lot 129

Does hereby request a permit to install and connect a building sewer to
serve 1 unit(s) Residential Commercial Industrial structure

<u>Installer / Contractor:</u> Name: <u>Dale Pidgeon Excavation</u> Address: <u>49 Hidden Valley Rd</u> Fairfax, VT 05451 Email: <u>dalesexcavating@gmail.com</u> Phone: <u>802-782-1193</u>	<u>Property Owner:</u> Name: <u>John and Grace Driftmier</u> Address: <u>8 Grove St Essex J, VT 05452</u> Email: <u>grace.driftmier@gmail</u> Phone: <u>206-778-5897</u>
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The owner / agent agrees:

- a) That all work shall be in accordance with the Town Sewer Ordinance, the Town Public Works Specifications, and all other pertinent ordinances or regulations of the Town of Essex.
- b) To install and maintain the private building sewer at no expense to the Town.
- c) To notify the Public Works Office twenty four hours prior to the start of construction for inspection purposes. No part of the sewer line may be covered until it has been inspected by the Town Representative.
- d) To pay the sewer charges (construction and operations) which are billed as set forth in the water/sewer fee schedule.

Signed:  Date: 04-14-25
(Signature of Owner / Agent)

PLEASE MAKE CHECK PAYABLE TO TOWN OF ESSEX WATER AND SEWER DEPARTMENT AND RETURN ALONG WITH APPLICATION TO THE COMMUNITY DEVELOPMENT OFFICE. DO NOT COMBINE WITH ZONING PERMIT FEE.

For Office Use Only

200 gallons / day x \$10.60 = \$ 2,120 + \$1,000 = \$ 3,120-

Received by: PAM Date: 05-01-25

***W/CONDITION BELOW**

Approved by: DGC Date: 05-07-25 Letter Sent Finance Notified

Inspected by: _____ Date: _____ Tie Drawing Finance Notified

Master List Updated: Approved Inspected

*** FULL INSTALLATION CERTIFICATION BY THE DESIGNER TO INCLUDE VACUUM TESTING AND AS-BUILT DRAWING.**



PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. MBSP ROOF DESIGN MUST BE INCLUDED IN ANY ON-SITE PORCH ROOF DESIGN. DESIGN AND CONSTRUCTION TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL

SCOTTW 2/11/2025 10:59:09 AM

BUILDER	HIGH PERFORMANCE MODULAR	CUSTOMER	GRACE DRIFTM
CITY	ESSEX	COUNTY	CHITTENDEN
STATE	VT	SNOW LOAD	40
WIND SPEED	90 MPH W/ 3 SEC GUSTS	FILE NO.	P119388(770)
ORDER NO.	119388	SERIAL NO.	
SQ. FT.	3158		

3163-PRESTIGE 2 STORY FRONT ELEVATION

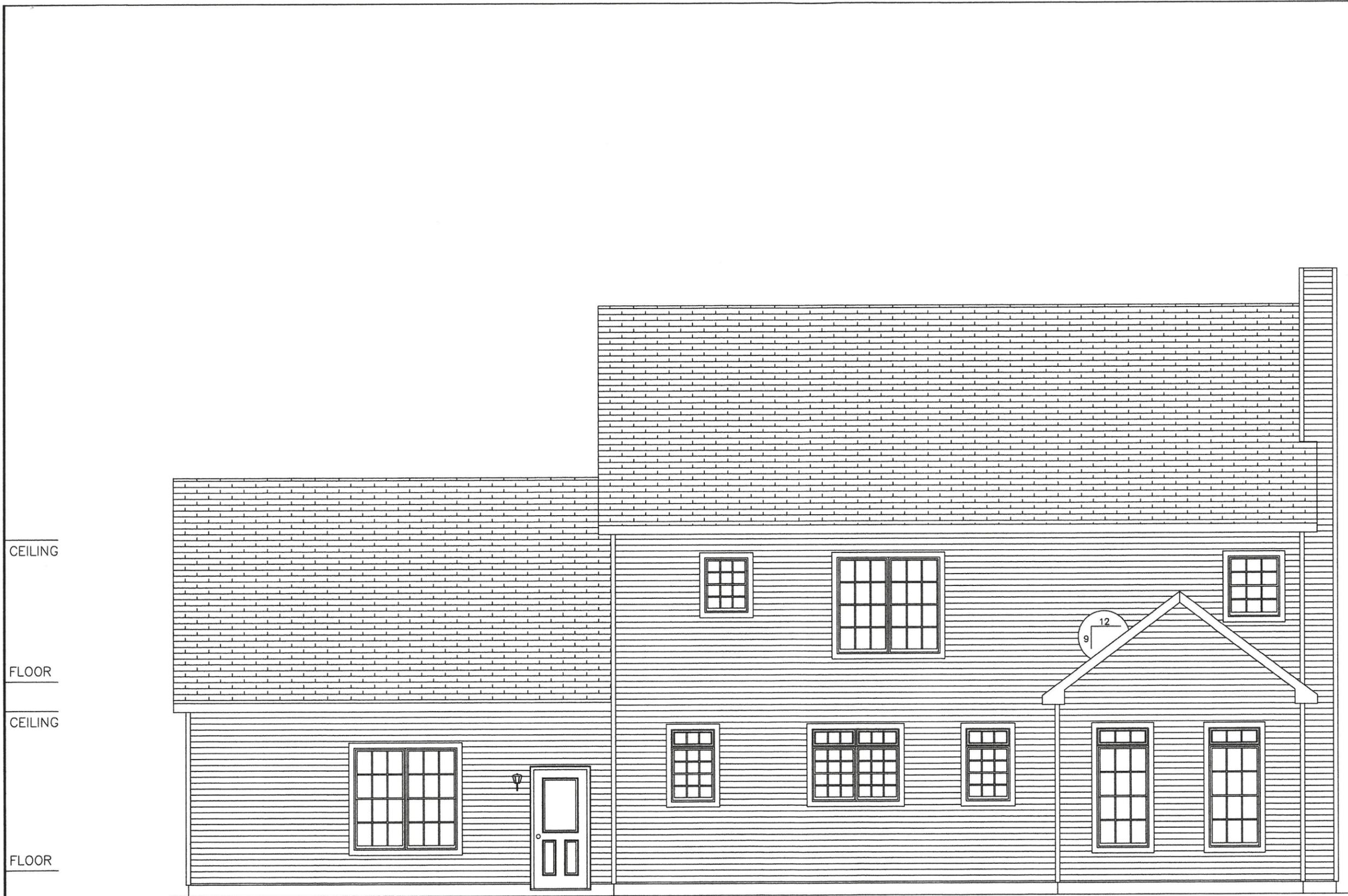
MBSP
MODULAR BUILDING SYSTEMS OF VT

Custom Building Systems LLC
200 Custom Ave.
Hillsborough, PA 17642
(603) 553-1414
www.custombuildingsystems.net

CUSTOM BUILDING SYSTEMS LLC

DATE:	1/7/25	STATUS:	CONFO
DATE:	02/07/2025	STATUS:	FINAL
DRAWN BY:	BLV		
DRAWN BY:	SMW		

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS



CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

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BUILDER		CUSTOMER	
HIGH PERFORMANCE MODULAR	ESSEX	GRACE DRIFTM	VT
CITY	COUNTY	STATE	
ESSEX	CHITTENDEN		
WIND SPEED	SNOW LOAD	SNOW LOAD	STATE
90 MPH W/ 3 SEC GUSTS	40	40	VT
ORDER NO.	SERIAL NO.	FILE NO.	STATE
119388		P119388(770)	VT
			3158

3163—PRESTIGE 2 STORY
REAR ELEVATION




Custom Building Systems LLC
200 Custom Ave.
Middlebury, PA 17062
(800) 533-1444
www.custombuildingsystems.net

SYSTEMS LLC

DATE:	DRAWN BY:	STATUS:
1/7/25	BLV	CONFO
02/07/2025	SMW	FINAL

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

CEILING

FLOOR

CEILING

FLOOR



PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. MBSP WALL DESIGN MUST BE INCLUDED IN ANY ON-SITE PORCH ROOF DESIGN. DESIGN AND CONSTRUCTION TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL.

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CEILING

FLOOR

CEILING

FLOOR

3163—PRESTIGE 2 STORY
LEFT ELEVATION

STATUS:
CONFO
FINAL

DRAWN BY:
BLV
SMW

DATE:
1/7/25
02/07/2025

PAGE:

2.3

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY OTHERS

BUILDER		CUSTOMER	
HIGH PERFORMANCE MODULAR	ESSEX	CHITTENDEN	GRACE DRIFTM
CITY	ESSEX	COUNTY	STATE
WIND SPEED	90 MPH	3 SEC GUSTS	SNOW LOAD
ORDER NO.	119388	FILE NO.	P119388(770)
			VT
			40
			3158

MBSP
MODULAR BUILDING SYSTEMS OF PA

Custom Building Systems LLC
200 Customs Ave.
Middleburg, PA 17042
(888) 552-1444
www.custombuildingystems.net

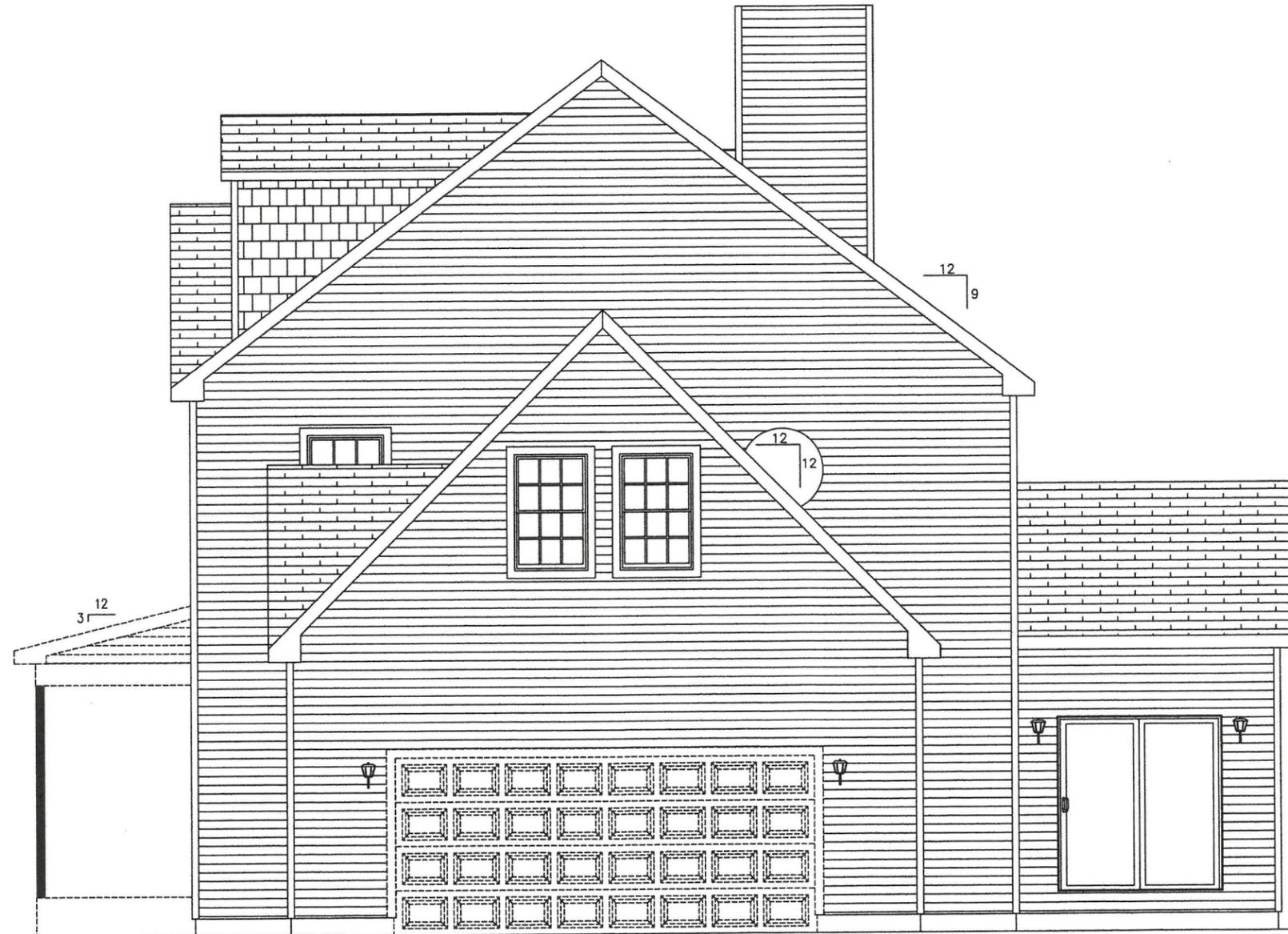
CUSTOM BUILDING SYSTEMS LLC

CEILING

FLOOR

CEILING

FLOOR



PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. MBSP ROOF DESIGN MUST BE INCLUDED IN ANY ON-SITE PORCH ROOF DESIGN. DESIGN AND CONSTRUCTION TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL

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CEILING

FLOOR

CEILING

FLOOR

3163—PRESTIGE 2 STORY
RIGHT ELEVATION

STATUS:
CONFO
FINAL

DRAWN BY:
BLV
SMW

DATE:
1/7/25
02/07/2025

PAGE:

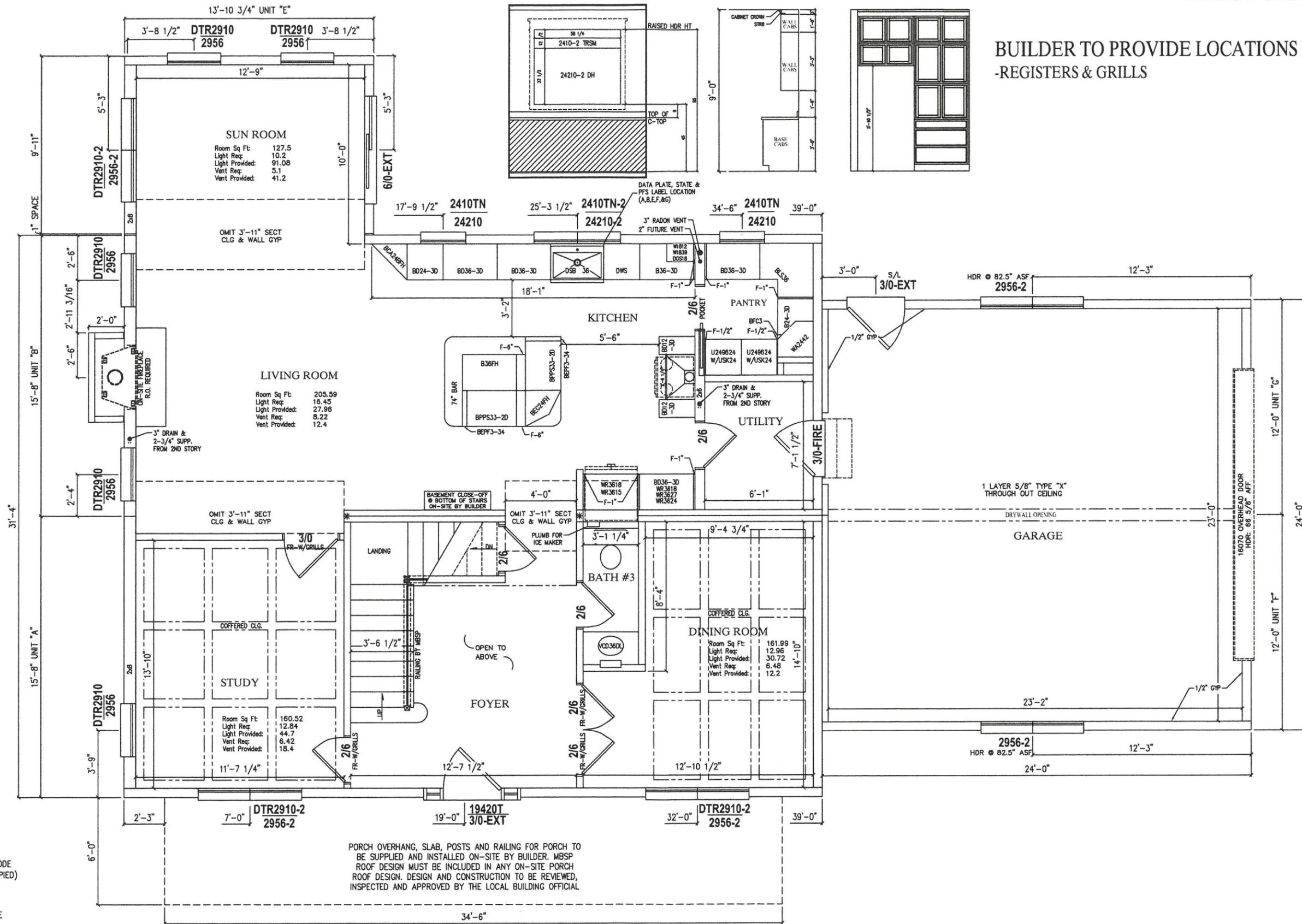
2.4

BUILDER		CUSTOMER	
HIGH PERFORMANCE MODULAR		GRACE DRIFTM	
CITY	COUNTY	STATE	VT
ESSEX	CHITTENDEN	SNOW LOAD	40
WIND SPEED 90 MPH W/ 3 SEC GUSTS	ORDER NO.	FILE NO.	SQ. FT.
119388	119388	P119388(770)	3158

Custom Building Systems LLC
200 Custom Ave.
Middleburg, PA 17042
(800) 553-1414
www.custombuildingproducts.net

MBSP
MODULAR BUILDING SYSTEMS LLC

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON-SITE BY OTHERS



**BUILDER TO PROVIDE LOCATIONS FOR:
-REGISTERS & GRILLS**

CODES:
2012 INTERNATIONAL RESIDENTIAL CODE
(SINGLE FAMILY, OWNER OCCUPIED)
2015 NFPA 101 LIFE SAFETY CODE
2024 VT RESIDENTIAL ENERGY CODE
2020 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL PLUMBING CODE
STRETCH ENERGY COMMUNITY
SOLAR PANEL READY

PORCH OVERHANG, SLAB, POSTS AND RAILING FOR PORCH TO BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER. MBSP ROOF DESIGN MUST BE INCLUDED IN ANY ON-SITE PORCH ROOF DESIGN. DESIGN AND CONSTRUCTION TO BE REVIEWED, INSPECTED AND APPROVED BY THE LOCAL BUILDING OFFICIAL

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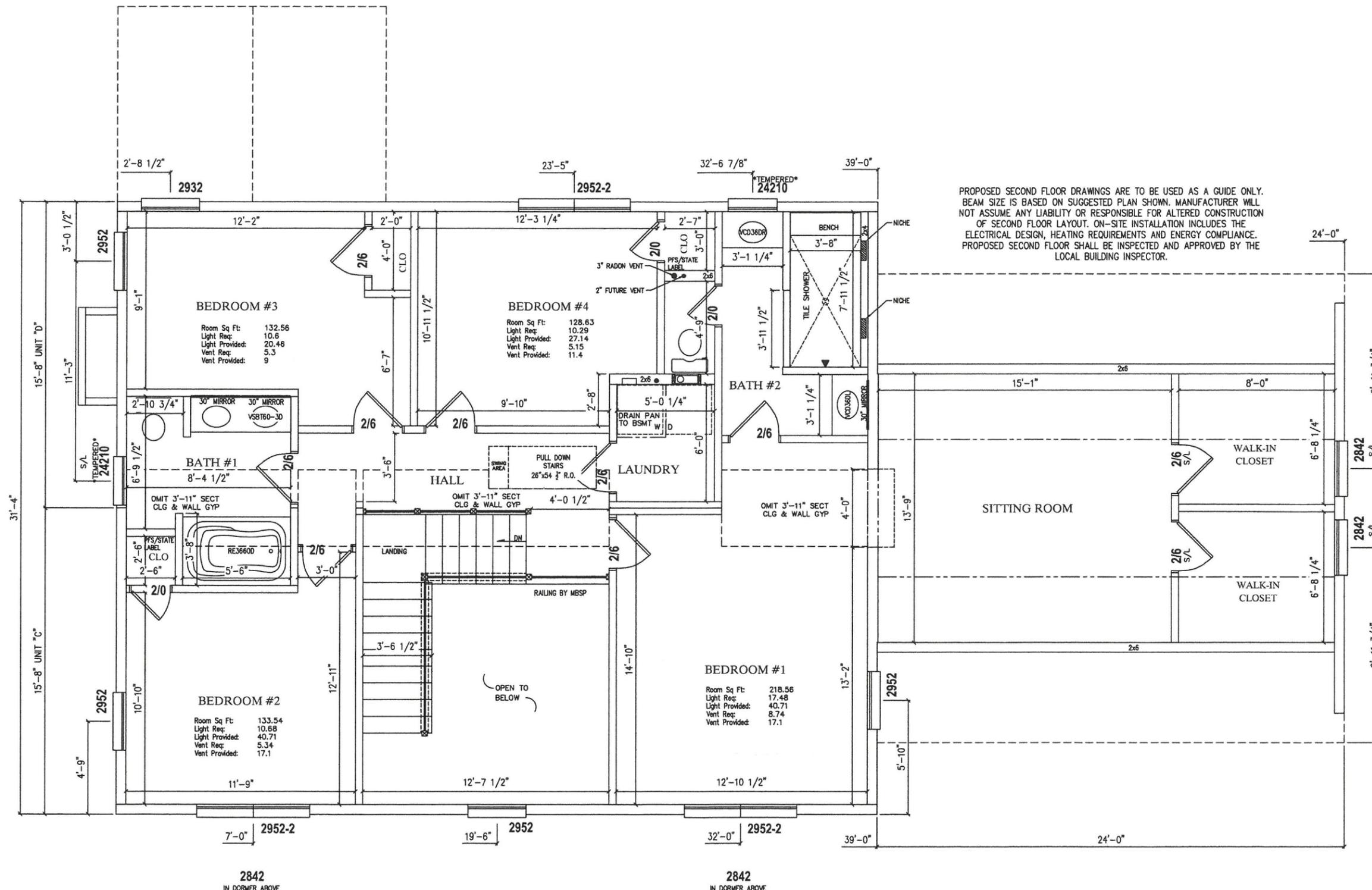
- NOTES: 1. * - DENOTES ADDITIONAL COLUMN IN BASEMENT
2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X4 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.

5. 9'-0" CLG.
6. STAIRS TO BE 7 3/4" RISERS AND 10 1/4" TREADS. PBR
7. MW CLG BEAM OVER GARAGE: 2-1.5" X 18" LVL (PER SIDE)
8. MW CLG BEAM OVER LIV RM: SEE PG. 3.2 NOTE #8

9. PER CLG BEAM OVER SUN RM: 2-1.5" X 18" LVL
10. HEAT LOSS WAS CALCULATED IN ACCORDANCE W/RESCHECK INSULATION VALUES
11. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A BTU LOSS OF 62300
- 12.

DATE:	1/7/25	DRAWN BY:	BLV	STATUS:	CONFO	CUSTOMER:	GRACE DRIFTM
	02/07/2025		SMW		FINAL		CHITTENDEN
PAGE:	3.1	ORDER NO.:	119388	CITY:	ESSEX	COUNTY:	CHITTENDEN
			119388		STATE:		VT
FILE NO.:	P119388(770)	WIND SPEED:	90 MPH W/ 3 SEC GUSTS	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT
SNOW LOAD:	40	SO. FT.:	3158	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT
CUSTOMER:	GRACE DRIFTM	ORDER NO.:	119388	CITY:	ESSEX	COUNTY:	CHITTENDEN
			119388		STATE:		VT
FILE NO.:	P119388(770)	WIND SPEED:	90 MPH W/ 3 SEC GUSTS	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT
SNOW LOAD:	40	SO. FT.:	3158	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT
CUSTOMER:	GRACE DRIFTM	ORDER NO.:	119388	CITY:	ESSEX	COUNTY:	CHITTENDEN
			119388		STATE:		VT
FILE NO.:	P119388(770)	WIND SPEED:	90 MPH W/ 3 SEC GUSTS	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT
SNOW LOAD:	40	SO. FT.:	3158	CITY:	ESSEX	COUNTY:	CHITTENDEN
			40		STATE:		VT

3163-PRESTIGE 2 STORY
1st STORY FLOOR PLAN



PROPOSED SECOND FLOOR DRAWINGS ARE TO BE USED AS A GUIDE ONLY. BEAM SIZE IS BASED ON SUGGESTED PLAN SHOWN. MANUFACTURER WILL NOT ASSUME ANY LIABILITY OR RESPONSIBLE FOR ALTERED CONSTRUCTION OF SECOND FLOOR LAYOUT. ON-SITE INSTALLATION INCLUDES THE ELECTRICAL DESIGN, HEATING REQUIREMENTS AND ENERGY COMPLIANCE. PROPOSED SECOND FLOOR SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.

- NOTES: 1.* - DENOTES ADDITIONAL COLUMN IN BASEMENT
 2. 2X6 EXTERIOR WALLS 16" O.C.
 3. 2X4 MARRIAGE WALLS 16" O.C.
 4. ROOF RAFTERS 16" O.C.

5. 8'-0" CLG.
 6. MW CLG BEAM OVER BATH #1: 1-1.5" X 9.25" LVL (PER SIDE)
 7. MW CLG BEAM OVER HALL: 1-1.5" X 11.25" LVL (PER SIDE)
 8. MW FLR BEAM UNDER BATH #1 #1: 1-1.5" X 18" LVL (DROPPED INTO 1ST FLR CLG)(PER SIDE)
 9.
 10.
 11.
 12.

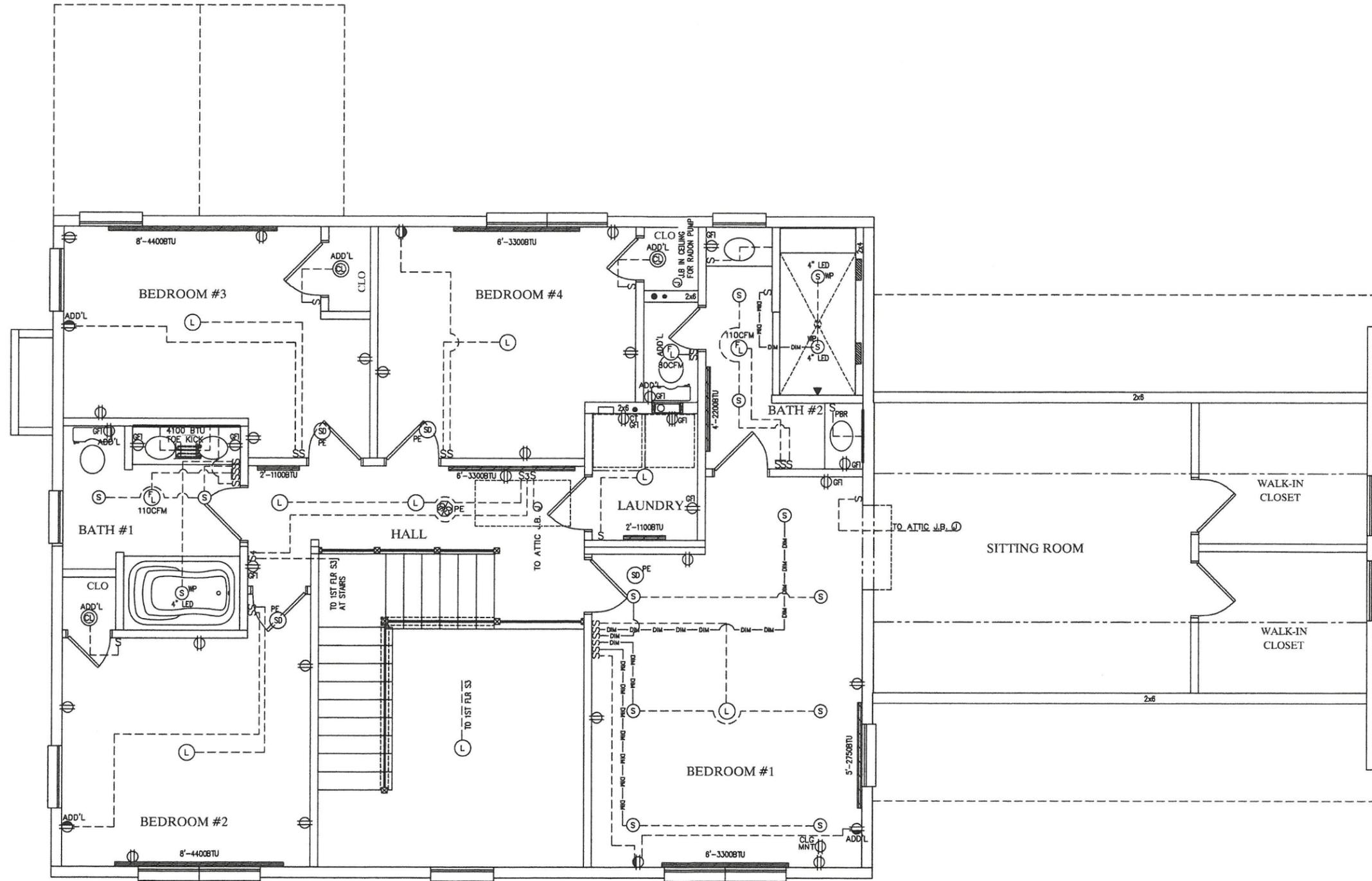
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DATE:	1/7/25	DRAWN BY:	BLV	STATUS:	CONFO	BUILDER:	HIGH PERFORMANCE MODULAR	CUSTOMER:	GRACE DRIFTM
	02/07/2025		SMW		FINAL		ESSEX		STATE
							CITY	CHITTENDEN	VT
							COUNTY		
							WIND SPEED	SNOW LOAD	SQ. FT.
							90 MPH W/ 3 SEC GUSTS	40	3158
							ORDER NO.	FILE NO.	
							119388	P119388(770)	

3163-PRESTIGE 2 STORY
 2nd STORY FLOOR PLAN

MBS
 MODULAR BUILDING SYSTEMS LLC
 200 Canton Ave.
 Shelburne, VT 05482
 (802) 251-1414
 www.cantonbuilding.com

CUSTOM BUILDING SYSTEMS LLC



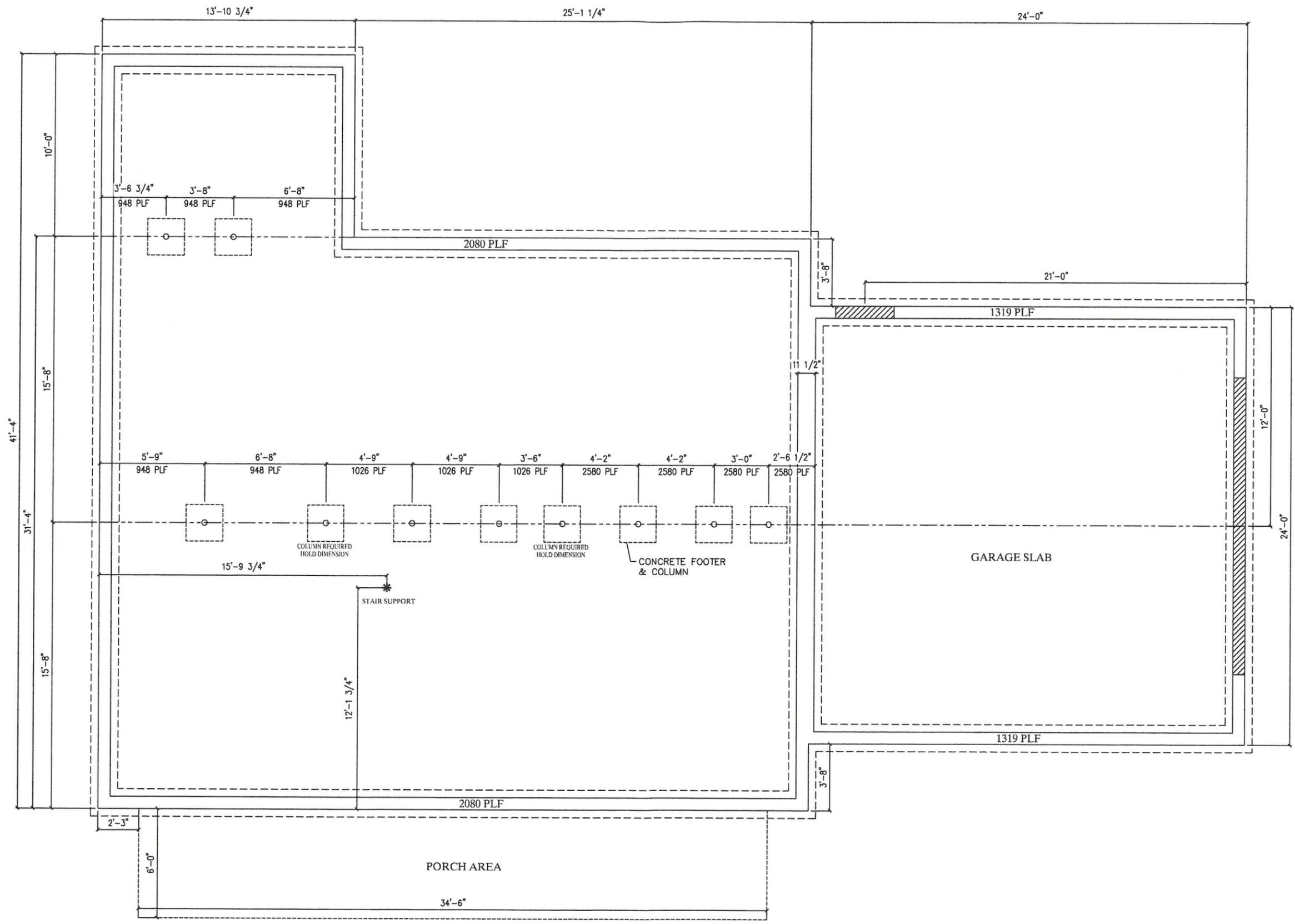
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DATE: 1/7/25 02/07/2025	DRAWN BY: BLV SMW	STATUS: CONFO FINAL	3163-PRESTIGE 2 STORY 2nd STORY ELECT. PLAN		BLDR	CUSTOMER	
			HIGH PERFORMANCE MODULAR	GRACE DRIFTM	CITY	ESSEX	COUNTY
					WIND SPEED 90 MPH W/ 3 SEC GUSTS	SNOW LOAD 40	SQ. FT. 3158
					ORDER NO. 119388	SERIAL NO. P119388(770)	

MBSP
MODULAR BUILDING SYSTEMS LLC
200 Custom Ave.
Middlebury, PA 17042
(888) 553-1444
www.custombuildingystems.net

CUSTOM BUILDING SYSTEMS LLC
200 Custom Ave.
Middlebury, PA 17042
(888) 553-1444
www.custombuildingystems.net

FOUNDATION DRAWINGS ARE TO BE USED AS A GUIDE ONLY. PROFESSIONAL BUILDING SYSTEMS WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR INCORRECT FOUNDATIONS. COLUMN SPACING AND LOADINGS ARE SUBJECT TO CHANGE UPON COMPLETION OF APPROVED DRAWINGS AND OR STRUCTURAL CALCULATIONS.



- NOTES:
1. PERIMETER RAIL ATTACHED TO SILL WITH 16d. NAILS AT 6" O.C.
 2. PIER FOOTINGS BASED UPON 2000 PSF. ALLOWABLE SOIL BEARING PRESSURE
 3. CONCRETE COMPRESSIVE STRENGTH: 3000 PSI
 4. M OR S TYPE MORTAR TO BE USED
 5. MAX. ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX. IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)

SCOTTW 2/11/2025 10:59:09 AM

DATE:	1/7/25	DRAWN BY:	BLV	STATUS:	CONFO	3163—PRESTIGE 2 STORY FOUNDATION PLAN	 <small>Modular Building Systems LLC 200 Custom Ave. Middleburg, PA 17042 (800) 553-1414 www.custombuilding.com</small>	 <small>Custom Building Systems LLC 200 Custom Ave. Middleburg, PA 17042 (800) 553-1414 www.custombuilding.com</small>	CUSTOMER	GRACE DRIFTM	STATE	VT				
	02/07/2025		SMW		FINAL					BUILDER		HIGH PERFORMANCE MODULAR	CITY	ESSEX	COUNTY	CHITTENDEN
									WIND SPEED	90 MPH W/ 3 SEC GUSTS	ORDER NO.	119388	SERIAL NO.	P119388(770)	FILE NO.	
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