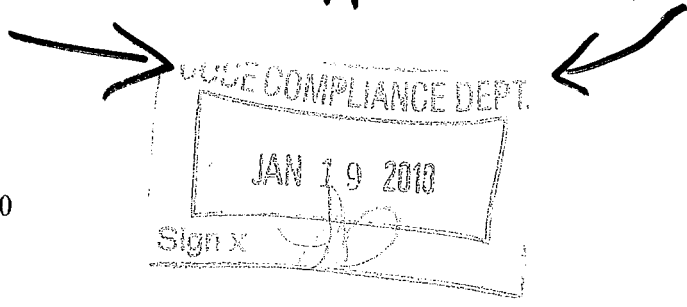


From Code Compliance Application File

January 18, 2018

Town of Newburgh Code Compliance Department
Joseph Mattina, Building Inspector
308 Gardnertown Road, Newburgh, New York 12550



Re.: **Building Renovation Plans for:**
EXR, L.L.C.
71 Hy Vue Drive (S/B/L: 41-4-1.2)
Town of Newburgh, Orange County, New York

Mr. Mattina:

Per Town of Newburgh Code Compliance Department review letter dated December 13, 2017 please consider the following:

- The existing detached shed was inspected and found to be a prefabricated wood framed shed. Per the inspection no structural modifications were made to this shed, it was found to be in good condition, and the contractor only relocated so that it is the required 10' from the side and rear property lines.
- A half bathroom was installed by the previous owner which has been inspected and all aspects of construction including but not limited to materials, fixture separation, plumbing, and vent fans were found to be in conformance with the 2015 International Residential Building Code and the 2017 NYS Supplemental Code.
- The existing sunroom at the front of the building along Hy Vue Drive was recently converted to finished space by the current owner. This area has also been inspected and all materials and methods of construction were found to be in conformance with the 2015 International Residential Building Code and the 2017 NYS Supplemental Code. All information and details for construction have been included on building plans and RESCheck prepared by myself for this property.

Based upon the above, it is the professional opinion of the aforementioned that existing wood framed shed, the first floor powder room, and the conversion of the sunroom at the front of the building to finished space is in compliance with the 2015 International Residential Code, the 2017 New York State Supplemental Code, and the 2016 New York State Energy Code. Please do not hesitate to contact me with any questions or concerns related to this matter. Thank you.

Sincerely

Jonathan Cella, P.E.
N.Y.S. P.E. Lic. No. 085069
jonathancella@hotmail.com -- 845-741-0363

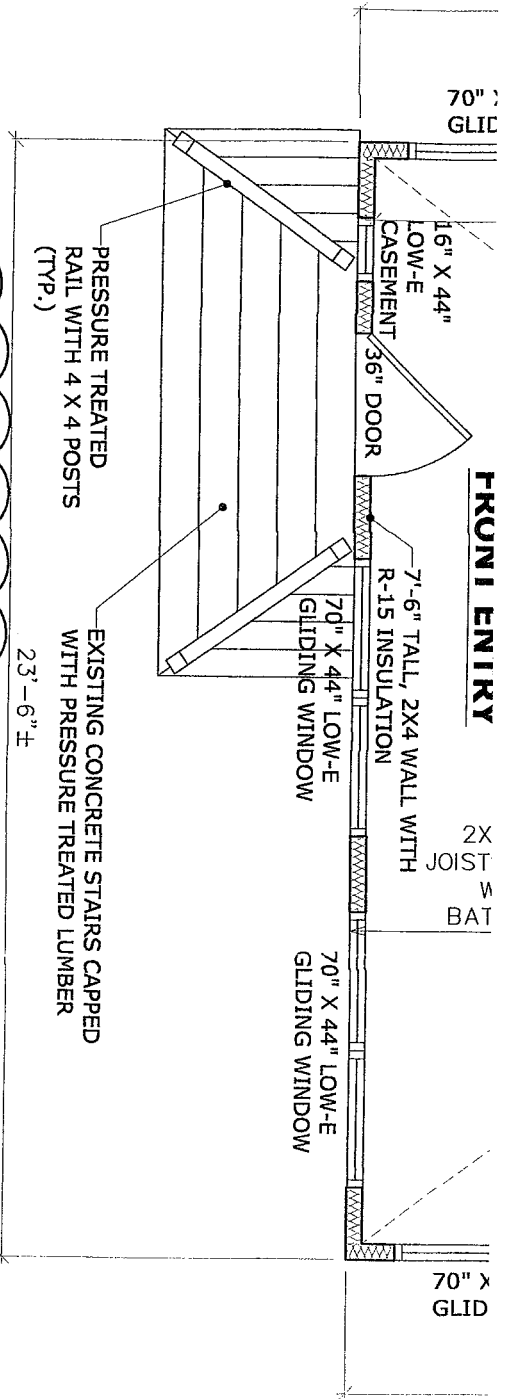


ITEM
15. (1)
WITHIN



FRONT ELEVATION





1ST FLOOR AS-BUILT

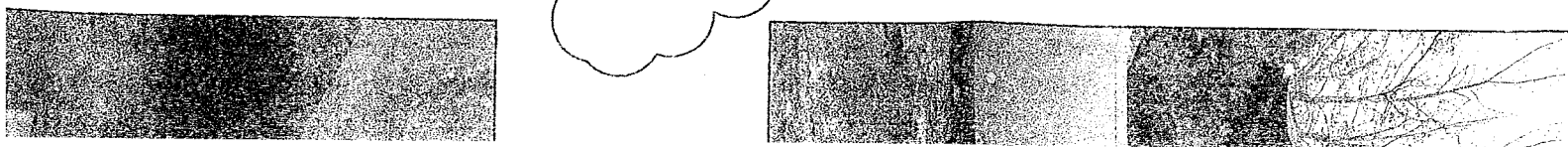
Scale: 1/4" = 1'-0"

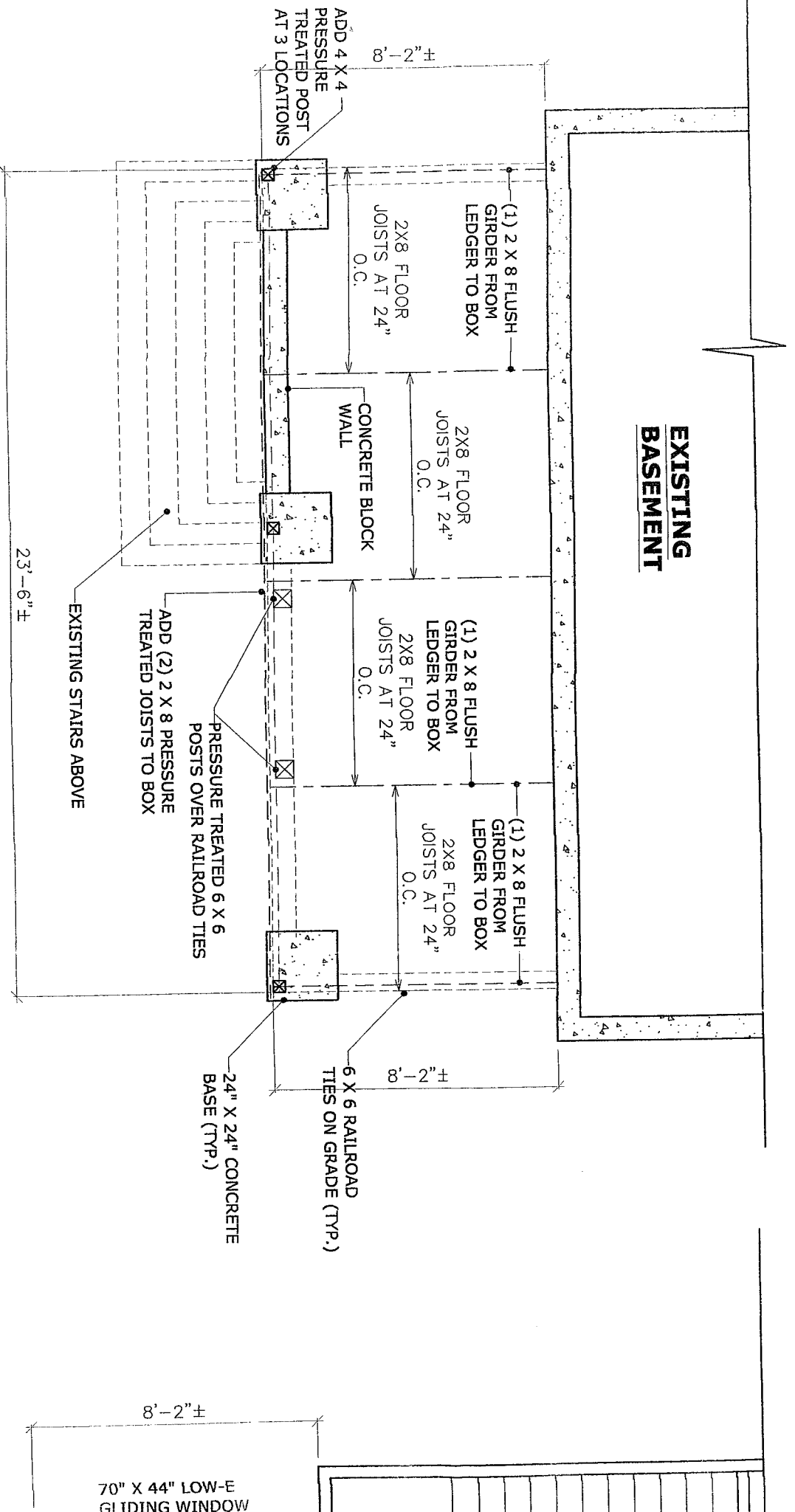
NOTES: 1.) ADD R-21 BATT INSULATION IN FLOOR SYSTEM
 2.) CARBON MONOXIDE DETECTORS SHALL BE LOCATED ON EACH FLOOR WITHIN 15'-0" OF BEDROOMS. (1) SMOKE DETECTOR SHALL BE LOCATED ON EACH FLOOR WITHIN 15'-0" OF BEDROOM IN A COMMON AREA AND WITHIN EACH BEDROOM.

#A18368V

DEL

3" VENT (TYP.)





FOUNDATION AS-BUILT

Scale: 1/4" = 1'-0"

NOTE: ADD R-38 BATT INSULATION IN FLOOR SYSTEM
(FIR OUT JOISTS AS NECESSARY)