

480 & 478 RIVERSIDE AVE. SPEC

BUILDER:

MILLENNIUM
INVESTMENT
GROUP

BRAND:

excel[®]
HOMES

CUSTOMER/PROJECT:
480 & 478 RIVERSIDE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

FN

4/12/24 MAB

PROJECT: 45073
2-STORY DUPLEX

TITLE: COVER SHEET

DRAWN BY: STAFF

DATE: 04-01-24

SCALE: N.T.S.

FILENAME: 45073 FN

SHEET:

COVER

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ATED
RANG
NT

Add porch roof 5' wide by 4' deep see photo

Add porch roof 5' wide by 4' deep see photo

2ND FLOOR FLOOR

8'-0" 1ST FLOOR CEILING HEIGHT

1ST FLOOR FLOOR

TOP OF SILL

ACCESS TO GRADE PROVIDED
AND INSTALLED ON-SITE BY
BUILDER

ACCESS TO GRADE PROVIDED
AND INSTALLED ON-SITE BY
BUILDER

FRONT ELEVATION

SITE CONDITIONS:

GROUND SNOW LOAD:	30 PSF
WIND SPEED:	115 VULT MPH
EXPOSURE:	B
SEISMIC CATEGORY:	B
USE GROUP:	R5
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR:	673	SQ. FT. PER UNIT
SECOND FLOOR:	673	SQ. FT. PER UNIT
BONUS ROOM:	NA	SQ. FT.
GARAGE:	NA	SQ. FT.
TOTAL:	1,346	SQ. FT. PER UNIT

OVERALL SIZE	31'-6"x43'-0"
MODEL:	2-STORY DUPLEX

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE: _____

TITLE:

CEO Calvin Cook

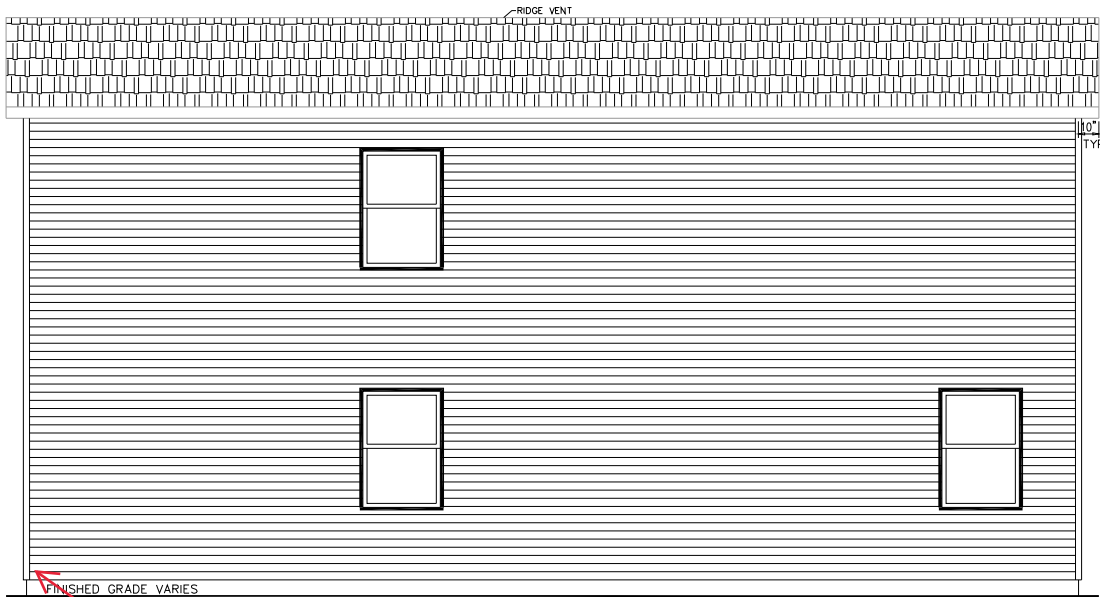
DATE:
10/27/2025

NOTES:

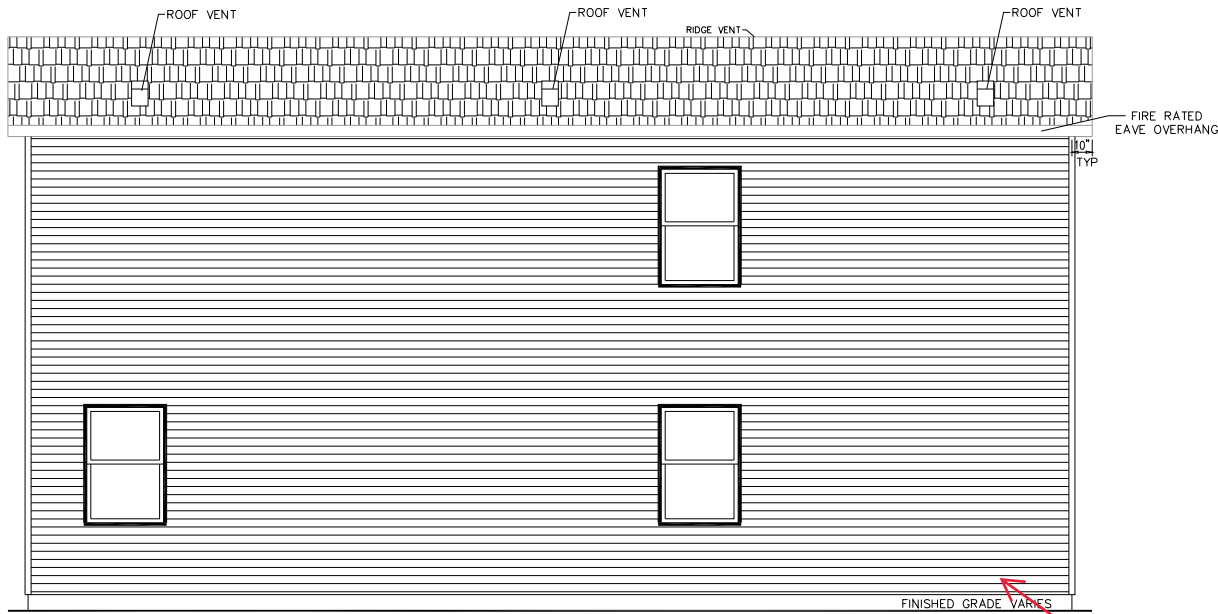
1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY
2. GRILLS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY (SEE WINDOW MANUFACTURER CATALOG FOR ACTUAL GRILL PATTERN)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTES:

1. ITEMS SHOWN ON THE EXTERIOR ELEVATION DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE: CEO Calvin Cook	10/27/2025

CHAMPION FACTORY 041
CHAMPION MODULAR, INC.
10642 S. SUSQUEHANNA TRAIL
LIVERPOOL, PA 17045
CHAMPION
MODULAR

BRAND:
excel
HOMES

BUILDER:
MILLENNIUM INVESTMENT GROUP

CUSTOMER/PROJECT:
480 & 478 RIVERSIDE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45073
2-STORY DUPLEX

TITLE:
ELEVATIONS

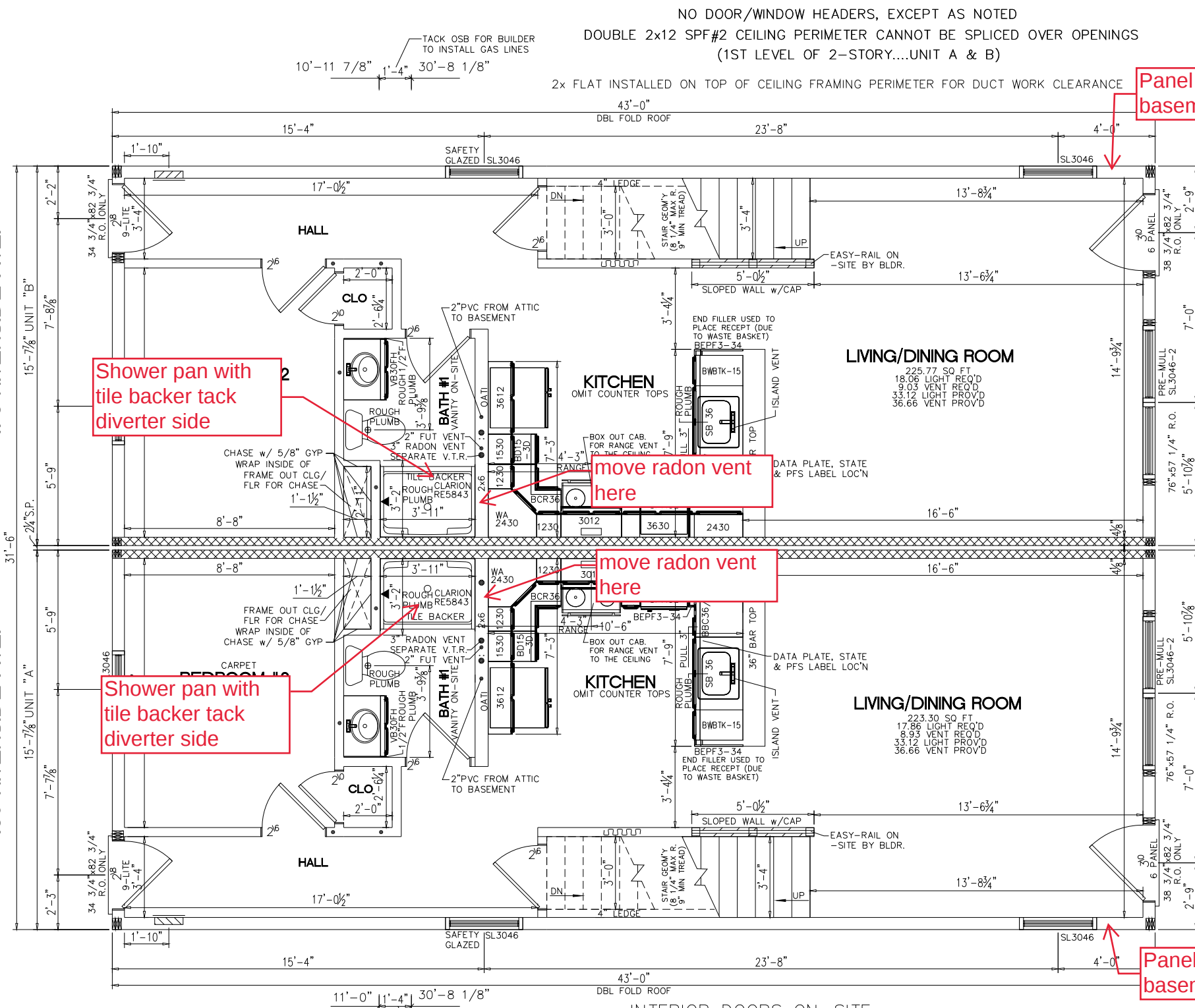
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ELEVATIONS

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478 RIVERSIDE AVE.

480 RIVERSIDE AVE.



- NOTES:
- 1.2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C.
 - 2.8'-0" CLG HT.
 - 3.2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
 - 4.ROOF SYSTEM TO BE 24" O.C.
 - 5.SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
 - 6.BASED ON 115 VUIT MPH WIND LOAD & EXPOSURE "B"
 - 7.INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24"O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7"O.C. JOINTS MAY BE LEFT EXPOSED.
 - 8.HEAT WAS CALCULATED W/ R-30 FLOOR INSULATION.
 - 9.BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER IN MASTER BATH
 - 10.BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A NEW JERSEY QUALIFIED PROFESSIONAL

DOOR W/SWEEP LOCATED AT THE TOP OF THE BASEMENT STAIRS TO CLOSE OFF THE BASEMENT FROM THE THERMAL ENVELOPE OF THE 1ST STORY INSULATE BSMT STAIR WALLS W/R-13

2021 INTERNATIONAL RESIDENTIAL CODE W/NJ AMENDMENTS
2021 PHCC NATIONAL STANDARD PLUMBING CODE W/NJ AMENDMENTS
2021 IECC W/NJ AMENDMENTS
2020 NFPA NATIONAL ELECTRICAL CODE W/NJ AMENDMENTS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: *CEO Calvin Cook* DATE: *10/27/2025*

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MODULAR

BRAND:



BUILDER:

MILLENNIUM INVESTMENT GROUP

CUSTOMER/PROJECT:

480 & 478 RIVERSIDE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45073
2-STORY DUPLEX

TITLE:

FIRST FLOOR
FLOOR PLAN

DRAWN BY: STAFF

DATE: 04-01-24

SCALE: N.T.S.

FILENAME: 45073 FN

SHEET:

1ST FLR

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APPROVERS SEAL

MODIFICATIONS

PROJECT:
45073
2-STORY DUPLEX

TITLE:
SECOND FLOOR
FLOOR PLAN

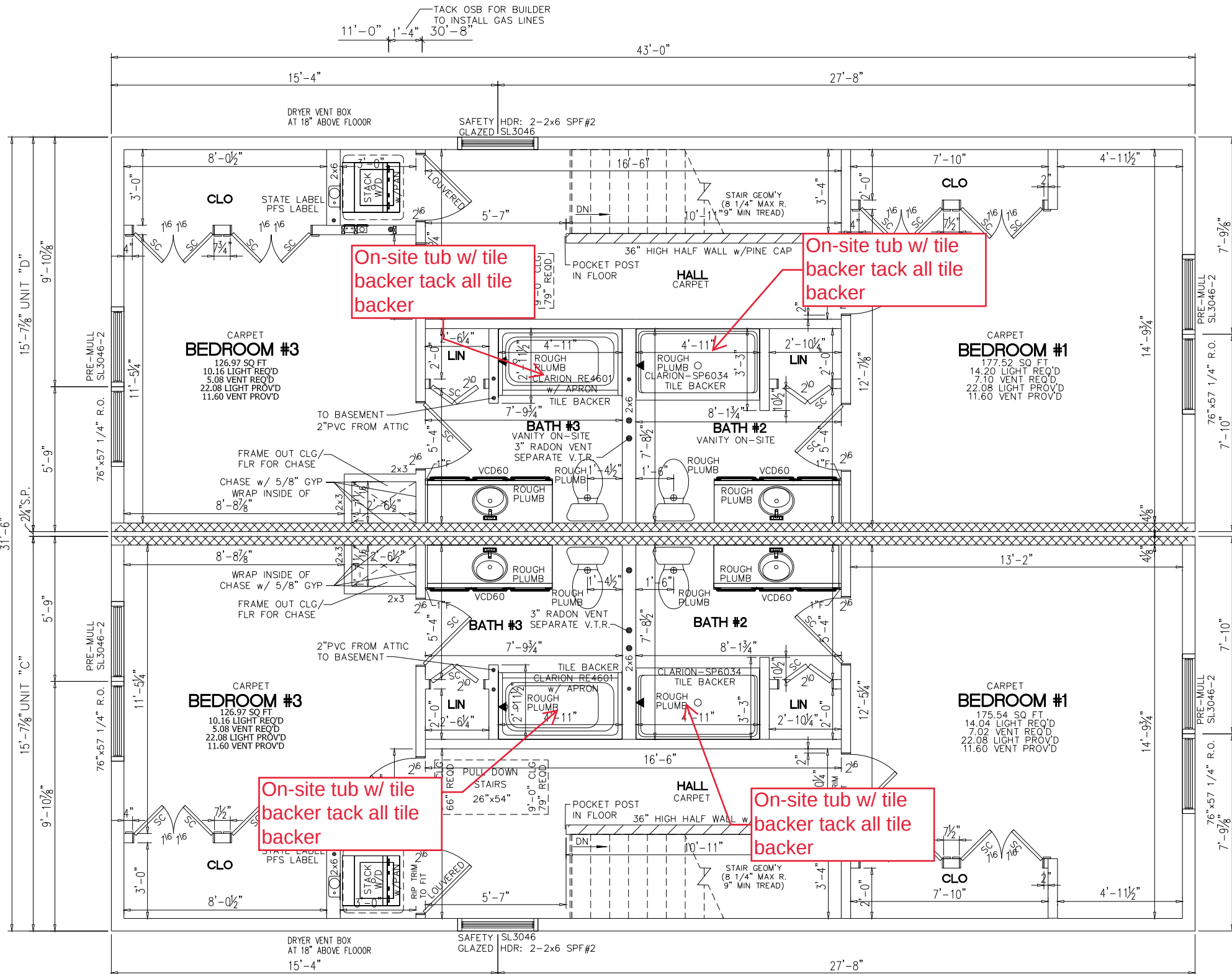
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478 RIVERSIDE AVE.

480 RIVERSIDE AVE.



FRONT

** FOR ALL FOUR BATHROOMS ON THE 2ND STORY, NEED TO SHIP LOOSE AN AIR ADMITTANCE VALVE FOR THE VANITIES. CANNOT PUT A VENT PIPE IN THE FIRE RATED MATE WALL PLUS THE MEDICINE CABINET IS IN THE WAY ON THE SIDE WALL.

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C.
2. 8'-0" CLG HT.
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 24" O.C.
5. SILVERLINE 3000 SERIES DOUBLE HUNG WINDOWS
6. INTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO 2x4 STUDS, 24" O.C. (MAX.) WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEADS 7" O.C. JOINTS MAY BE LEFT EXPOSED.
EXTERIOR SIDE: (1) LAYER 5/8" TYPE "X" GYPSUM SHEATHING APPLIED PARALLEL TO STUDS w/ GALV. ROOFING NAILS, 1 3/4" LONG, 0.120" SHANK, 7/16" OR 1/2" HEADS, 7" O.C. IN FIELD AND TOP AND BOTTOM PLATES, 4" O.C. PERIMETER. (LOAD BEARING) (WP8105)

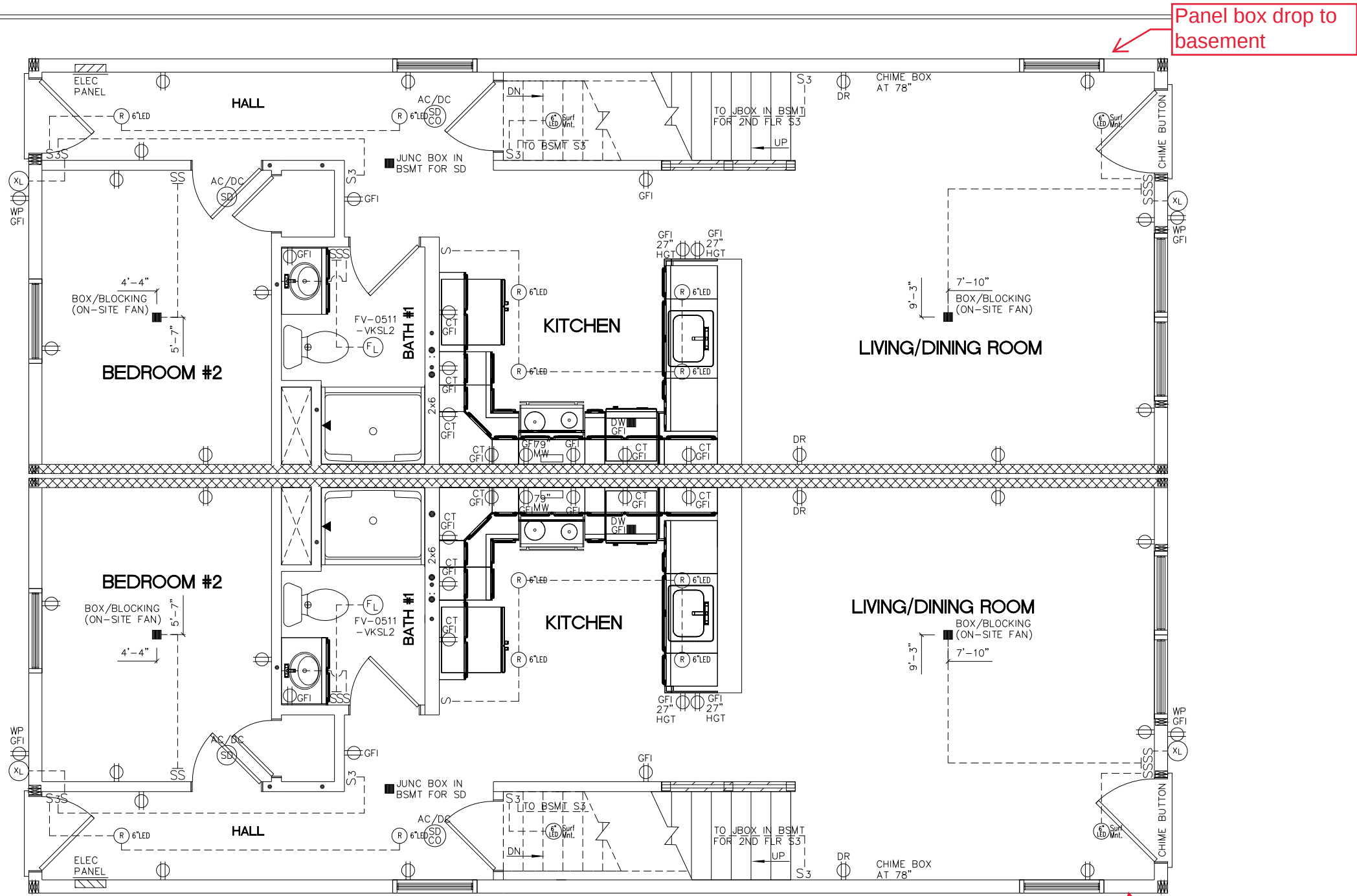
INTERIOR DOORS ON-SITE
R.O. ONLY FOR ALL INTERIOR DOORS

WP8105 SEE NOTE #6

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: *CEO Calvin Cook* DATE: *10/27/2025*

TITLE:



Panel box drop to basement

Panel box drop to basement

2020 NEC

- * THIS PLAN MAY HAVE ADDITIONAL APPLIANCES/FIXTURES ADDED TO THE ELECTRICAL SCHEMATIC AND/OR PANEL BOX PROVIDING THE LOADING DOESN'T EXCEED THE MAXIMUM ALLOWED BY STATE & LOCAL CODES.
- * E-CUTOFF SWITCH ON-SITE BY OTHERS PER ALL STATE & LOCAL CODES.
- * ALL BRANCH CIRCUITS SUPPLYING 15 & 20 AMPERE OUTLETS IN LIVING SPACES ARE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12 2020 NEC.
- * PER 406.12 OF 2020 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPTS INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
- * 50# LIGHT BOXES REQUIRED
- * 70# PADDLE FAN BOXES REQUIRED

THE BUILDER IS RESONSIBLE TO PROVIDE/INSTALL AN "HRV" OR "ERV" SYSTEM PER THE 2021 IRC SECTION N1101.13.5

THE BUILDER IS RESONSIBLE TO PROVIDE/INSTALL AN EV CAR CHARGER PER THE REQUIRED CODE REQUIREMENTS

- * SURGE PROTECTION:
THE BUILDER IS RESPONSIBLE FOR SURGE PROTECTION FOR THE ENTIRE HOUSE PER THE 2020 NEC, SECTION 230.67
- * EMERGENCY DISCONNECT:
THE BUILDER IS RESPONSIBLE FOR SETTING UP AN EMERGENCY DISCONNECT PER THE 2020 NEC, SECTION 230.85

- PER THE 2021 INTERNATIONAL RESIDENTIAL CODE:
- ALL INTERIOR LIGHTS REQUIRE A DIMMER, OCCUPANCY SENSOR OR ANOTHER CONTROLLED DEVICE INSTALLED OR BUILT INTO THE FIXTURE (EXCEPT BATHS, HALLS AND EXTERIOR LIGHTS)
 - ALL PERMANENTLY INSTALLED LIGHTING FIXTURES (EXCLUDING KITCHEN APPLIANCES) SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES.
 - EXTERIOR LIGHTING CONTROLS -- FOR PERMANENTLY EXTERIOR LIGHTING THAT EXCEEDS 30 WATTS (TOTAL COMBINED)
 - A) LIGHTING CONTROL BY MANUAL ON/OFF SWITCH THAT PERMITS AUTO SHUTOFF ACTIONS
 - B) LIGHTING SHALL AUTO-OFF IN DAY LIGHT
 - C) OVERRIDE CONTROLS SHALL NOT BE PRESET TO CHANGE FOR 24 HOURS MAXIMUM

BUILDER / OWNER SIGNATURES:

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DATE:

TITLE:

CEO Calvin Cook

10/27/2025

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excel
HOMES

BUILDER:

MILLENNIUM INVESTMENT GROUP

CUSTOMER/PROJECT:

480 & 478 RIVERSIDE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

45073
2-STORY DUPLEX

TITLE:

FIRST FLOOR
ELECTRICAL PLAN

DRAWN BY: STAFF

DATE: 04-01-24

SCALE: 3/16" = 1'-0"

FILENAME: 45073 FN

SHEET:

1ST ELEC

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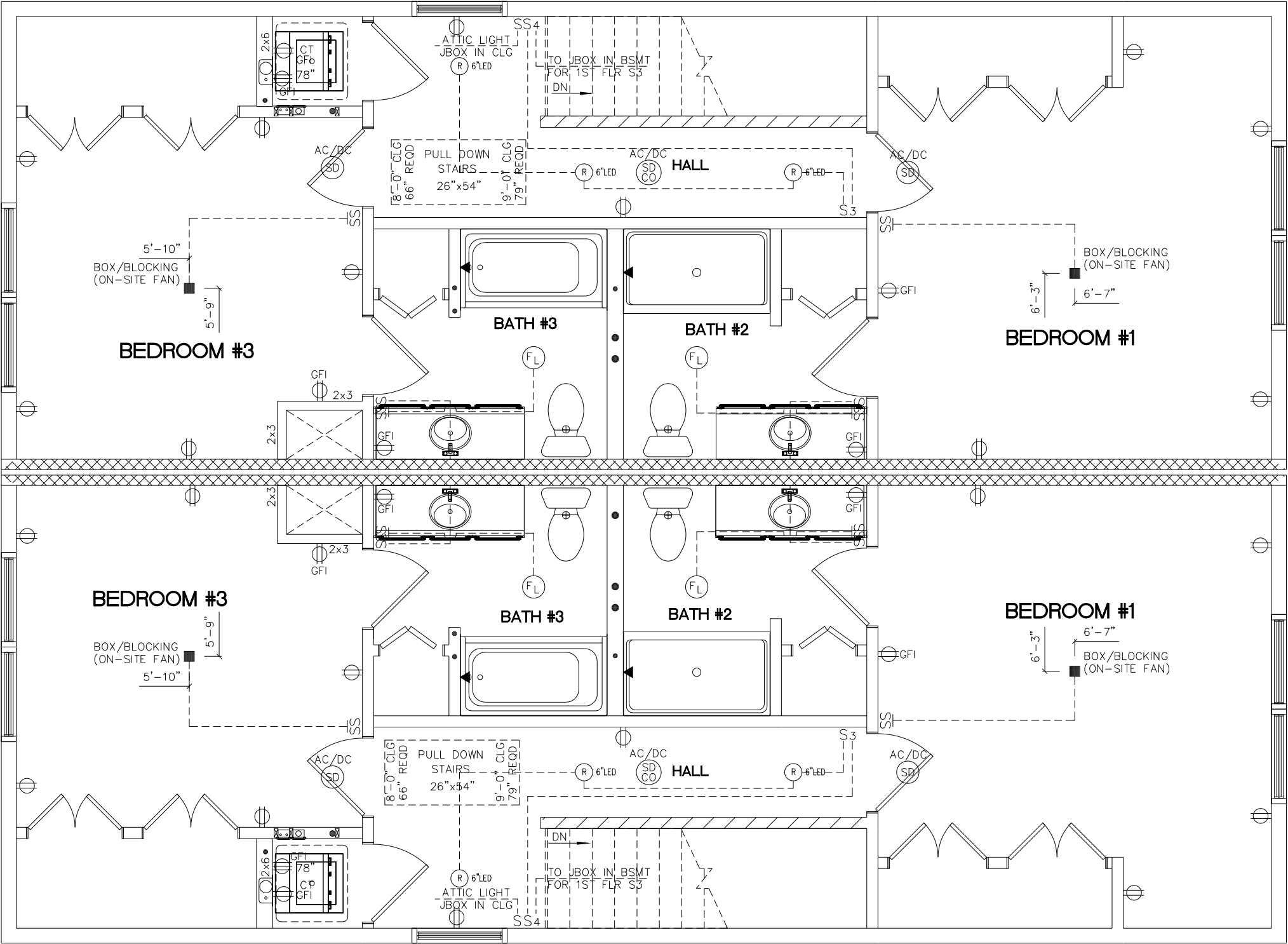
PROJECT:
45073
2-STORY DUPLEX

TITLE:
SECOND FLOOR
FLOOR PLAN

DRAWN BY: STAFF
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SCALE: 3/16" = 1'-0"
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2ND ELEC

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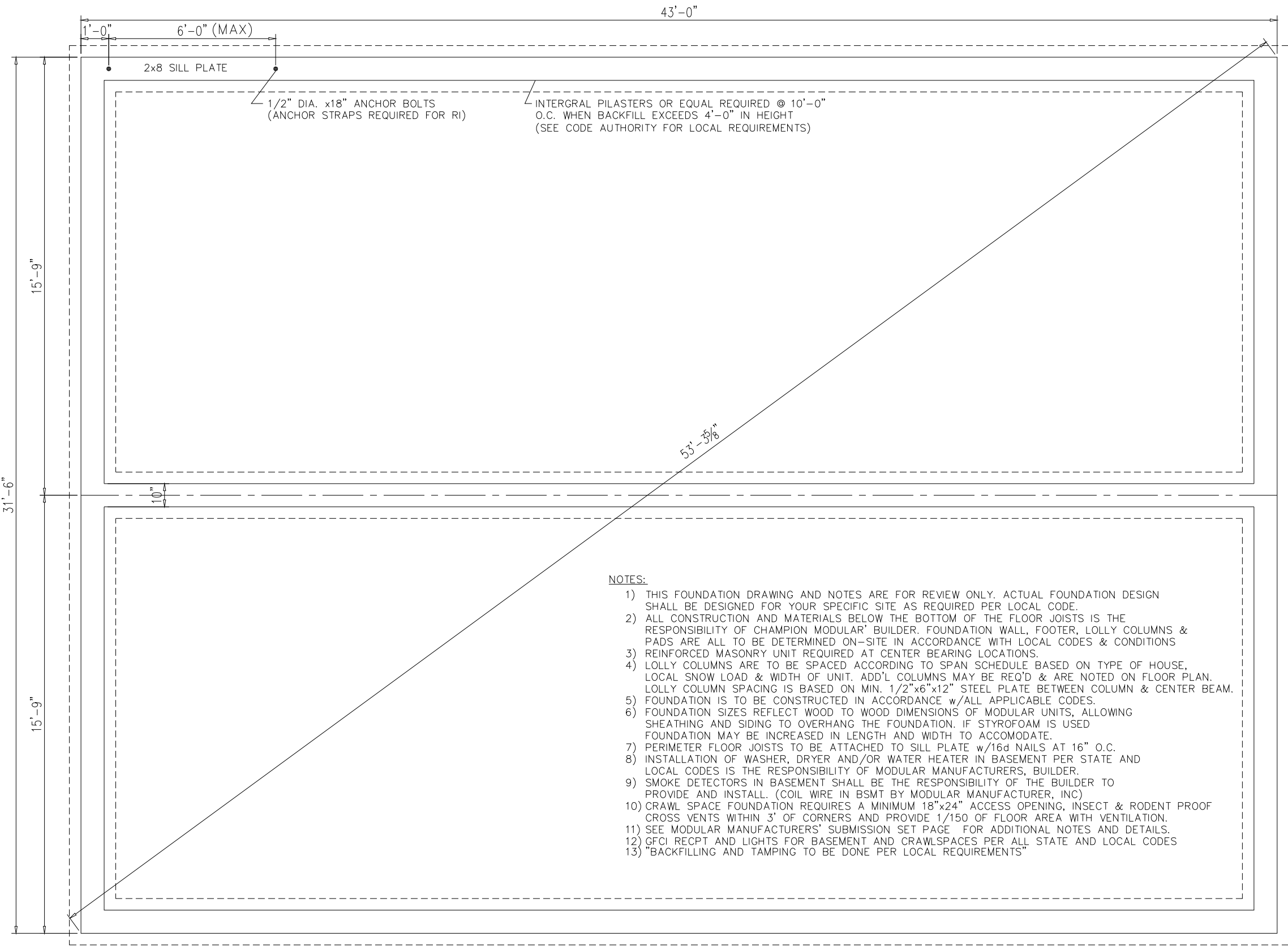
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TITLE:

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DATE:

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BUILDER:
MILLENNIUM INVESTMENT GROUP

CUSTOMER/PROJECT:
480 & 478 RIVERSIDE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
45073
2-STORY DUPLEX

TITLE:
FOUNDATION
PLAN

DRAWN BY: STAFF
DATE: 04-01-24
SCALE: 3/16" = 1'-0"
FILENAME: 45073 FN

SHEET:
FOUNDATION

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