



Kent County Board of Zoning Appeals
Department of Planning, Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620
410-778-7423 (voice/relay)

**County Commissioners Hearing Room
400 High Street
Chestertown, Maryland**

AGENDA

Monday, October 18, 2021
7:00 p.m.

Members of the public are now welcome to attend meetings in person, virtually, or via conference call. You may also listen to the meeting either online at <https://www.kentcounty.com/commissioners/meeting-live-video> OR via the audio-only phone number and conference identification number listed below. If listening to the meeting online, the way for members of the public to provide verbal comments during the meeting is via the audio-only phone number.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **363 302 71#**

Members of the public are asked to mute their phones/devices, until the Board Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 45-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

MINUTES

July 19, 2021, July 27, 2021, and August 2, 2021

APPLICATIONS FOR REVIEW:

21-38 Bonnie Plants, LLC (D. Drury) – Special Exception – Migrant Worker Housing
12515 Augustine Herman Highway – Second Election District – Zoned Agricultural Zoning District (AZD)
and Crossroads Commercial (CC).....BOA Decision

APPLICANT OR REPRESENTATIVE MUST BE PRESENT

APPLICANTS ARRIVING MORE THAN 10 MINUTES AFTER THE SCHEDULED HEARING WILL NOT BE HEARD AND WILL BE RESCHEDULED AT THE APPLICANT’S EXPENSE.

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Board of Appeals meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the members. Breaks are at the call of the Chairman. Meetings are subject to audio and video recordings.

Projects will not be reviewed prior to their scheduled time. All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.

Other business without assigned times may be discussed during the meeting.



Kent County Planning Commission
Department of Planning, Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620
410-778-7423 (voice/relay)

October 12, 2021

Dr. Al Townshend, Chairman
Kent County Board of Appeals
400 High Street
Chestertown, Maryland 21620

RE: Bonnie Plants LLC
Migrant Labor Camp

Dear Dr. Townshend:

At its October 7, 2021, meeting, the Kent County Planning Commission reviewed the application of Bonnie Plants LLC for a special exception to construct a building to house migrant laborers on its 20.39-acre property located at 12515 Augustine Herman Highway. The applicant has been growing herb and vegetable plants in greenhouses for over 15 years and would like to house the H2A guest workers it hires onsite. The building will house up to 24 workers from February through July and will meet all Department of Labor requirements.

After reviewing the application and testimony, the Planning Commission concluded that the migrant labor camp is consistent with the Comprehensive Plan and the Land Use Ordinance. The Planning Commission voted to recommend approval of the application with the following conditions:

- Final site plan approval is granted.
- The applicant works with staff and adjacent property owners on appropriate screening.

The Planning Commission based its recommendation on the following:

- The proposed building will not be visible from Augustine Herman Highway.
- The proposed use will not change traffic patterns.
- The nature of the surrounding area is agricultural.
- The closest house of worship is Shrewsbury Parish Episcopal Church.
- There will be minimal grading and no clearing of trees.
- The proposal is consistent with the Comprehensive Plan, the general intent and the use, design, and environmental standards found in the *Land Use Ordinance*.

Sincerely,
Kent County Planning Commission

F. Joseph Hickman

F. Joseph Hickman
Vice-Chair

FJH/cmg

cc: David Drury, Bonnie Plants LLC



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: October 7, 2021
Subject: Bonnie Plants LLC / Dave Drury
21-38: Special Exception – Migrant Labor Camp

EXECUTIVE SUMMARY

Request by Applicant

The applicant is proposing to construct a 30-foot by 84-foot one-story structure to house up to twenty-four H2A guest workers from February through July.

Public Process

Per Article VII, the Board of Appeals shall make a decision on the Special Exception.

Summary of Staff Report

The property is located at 12515 Augustine Herman Highway and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC). The dormitory will be located on the rear of the property within the AZD portion. The surrounding area is a mix of commercial uses and farmland. The property is currently improved with many greenhouses and associated structures which are used to grow herbs and vegetables. The proposal is consistent with the Comprehensive Plan and meets the requirements of the Ordinance.

Staff Recommendation

Staff recommends forwarding a favorable recommendation to the Board of Appeals for the special exception.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: Bonnie Plants LLC / Dave Drury
21-38: Special Exception – Migrant Labor Camp
Date: October 1, 2021

Description of Proposal

The applicant is proposing to construct a 30-foot by 84-foot one-story structure to house up to twenty-four H2A guest workers from February through July. The dormitory is proposed to have 2 independent units that will house up to twelve workers in each unit. Each unit will have three bedrooms, a common area with kitchen, and a large bathroom. A mechanical room accessed only from outside will be attached to the front of the building. Guest workers are currently housed in rental hotel rooms that are over 45 minutes from the site.

The property is located at 12515 Augustine Herman Highway and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC). The dormitory will be located on the rear of the property within the AZD portion. The surrounding area is a mix of commercial uses and farmland. The property is currently improved with many greenhouses and associated structures which are used to grow herbs and vegetables.

Relevant Issues

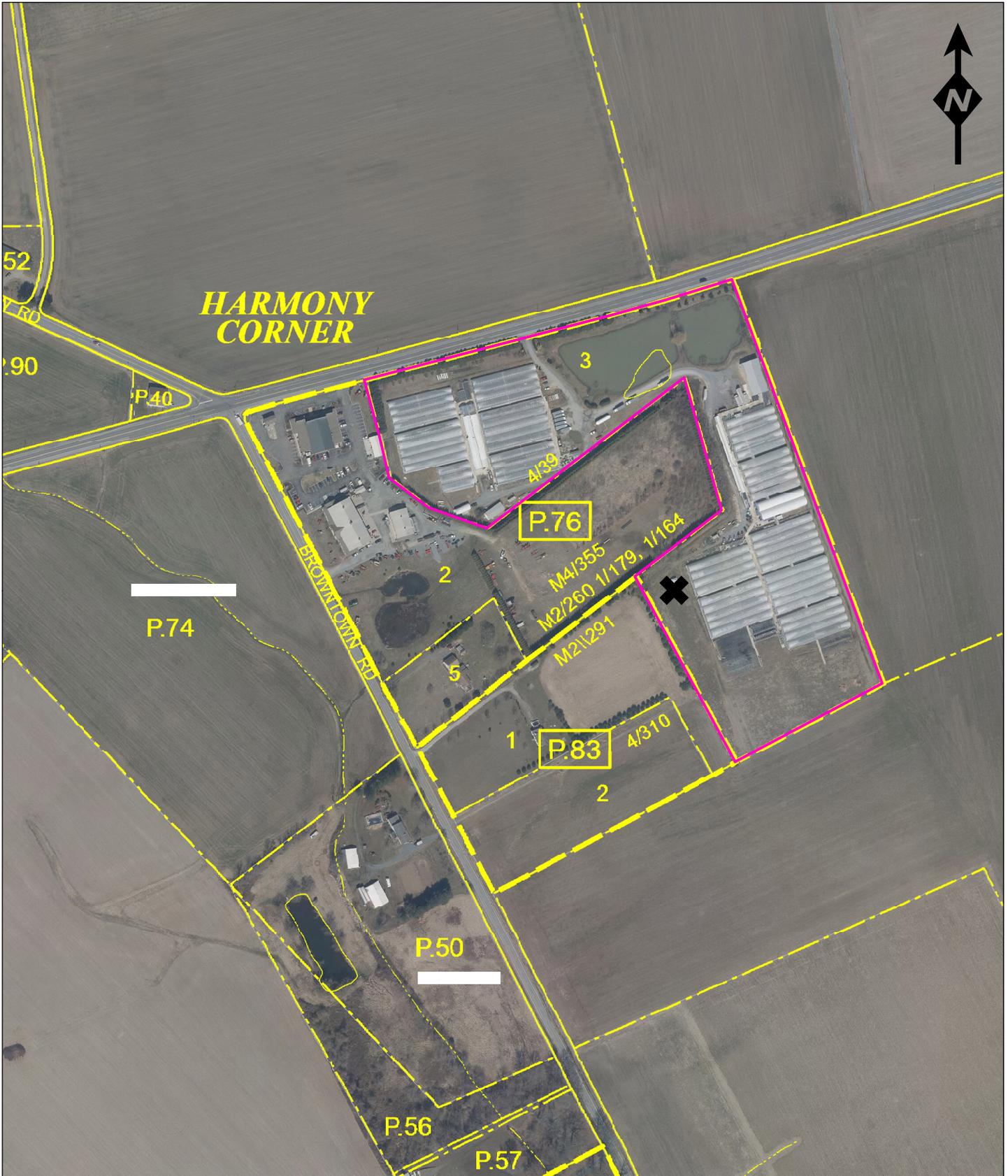
- I. SPECIAL EXCEPTION GENERAL REVIEW CRITERIA
 - A. *Comprehensive Plan*: "Retain and promote existing businesses and assist in their growth." Page 8
"Promote and support the agricultural industry and secure its future in the County." Page 17
 - B. *Applicable Law*: Article VII, Section 7 of the *Kent County Land Use Ordinance* allows migrant labor camps in AZD as a special exception. Article VII, Section 2 sets forth the standards applicable to all special exceptions as follows:

The Board shall make findings on the following where appropriate:

- 1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- 2. Traffic Patterns;
- 3. Nature of surrounding area;
- 4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
- 5. The impact of the development or project on community facilities and services;
- 6. Preservation of cultural and historic landmarks, significant natural features and trees;
- 7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
- 8. The purpose and intent of this Ordinance as set forth in Article II;
- 9. Design, environmental, and other standards of this Ordinance as set forth in Article V;
- 10. The most appropriate use of land and structure;
- 11. Conservation of property values;
- 12. The proposed development's impact on water quality;

13. Impact on fish, wildlife and plant habitat,
 14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
 15. Consistency with the Critical Area Program; and
 16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.
- C. *Staff Comments:* The proposed dormitory will be located on the rear of the irregularly shaped parcel and should not be visible from Augustine Herman Highway. There should be no change to the traffic patterns. The nature of the surrounding area is agricultural in character. The property is adjacent to Molly's and Binkley & Hurst equipment dealer. The closest house of worship is Shrewsbury Parish Episcopal Church. There will be minimal grading and no clearing of trees. The proposal is consistent with the Comprehensive Plan.

Bonnie Plants LLC - Site Plan and Special Exception
Migrant Labor Camp



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared October 2021.

1 inch = 400 feet

BC BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)

Bonnie Plants (David Drury)
12515 AUGUSTINE HERMAN HIGHWAY
KENNEDYVILLE, MD. 21645

Email: Kennedyvillemd@bonnieplants.com

Cell: 571-277-6566 Land Line 410-348-5904

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: Kennedyvillemd@bonnieplants.com Preferred email

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article Section

of the Kent County Zoning Ordinance, as amended, request is hereby made for:

- Appealing Decision of Kent County Zoning Administrator Variance
Special Exception Non-conforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 12515 AUGUSTINE HERMAN HIGHWAY
KENNEDYVILLE, MD. 21645
In the 02 Election District of Kent County.

Size of lot or parcel of Land: 20.39 AC
Map: 0014 Parcel: 0076 Lot #: 3 Deed Ref: 101129/00015

List buildings already on property: Office Trailer / Greenhouses

If subdivision, indicate lot and block number:

If there is a homeowner's association, give name and address of association:

PRESENT ZONING OF PROPERTY:

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) WE WOULD LIKE TO BUILD GUEST WORKER HOUSING ON SITE. MICRANT WORKER HOUSING

If appealing decision of Zoning Administrator, list date of their decision:

Present owner(s) of property: Bonnie Plants LLC Telephone: 410-348-5904

DEPARTMENT OF PLANNING, HOUSING & ZONING RECEIVED 8/18/21

For Office Use Only:
Case Number/Date Filed: 21-38/8/18/21
Filed by:
Applicant:
Planning Commission:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

If Applicant is not owner, please indicate your interest in this property: _____

I, DAVID DRURY, MANAGE AND MAINTAIN THIS FACILITY.

Has property involved ever been subject to a previous application? _____

If so, please give Application Number and Date: _____

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.

List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: _____

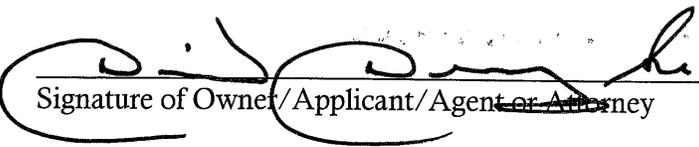
Owner(s) on the South: _____

Owner(s) to the East: _____

Owner(s) to the West: _____

Homeowners Association, name and address, if applicable: N/A

BY SIGNING THIS APPLICATION, I GRANT MEMBERS AND ALTERNATE OF THE BOARD OF ZONING APPEALS THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.


Signature of Owner/Applicant/Agent or Attorney

8-11-2021
Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$350.00** filing fee made payable to the **County Commissioners of Kent County**. If you have any questions, please contact the Clerk at 410-778-7467.

NOTICE: Neither the Board of Appeals nor the Planning Office is required to make out this Application. If the Planning Department assists you, it cannot be held responsible for its contents.

Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.



OUR ROOTS RUN DEEP.™

SINCE 1918

1727 Highway 223 • Union Springs, AL 36089
Phone: 800-345-3384 • 334-738-3104
Fax: 334-738-3141 • www.bonnieplants.com

The Kent County Technical Advisory Committee
County Government Center
400 High Street, Chestertown, MD 21620
T: 410-778-7423

To members of the Kent County Technical Advisory Committee:

The narrative and concept plan for improvements at 12515 Augustine Herman Highway, Kennedyville, MD 21645 are attached. This information is being submitted on behalf of Bonnie Plants, LLC. For additional information please contact David Drury by email at kennedyvillemd@bonnieplants.com or by phone at (571) 277-6566.

Sincerely,

A handwritten signature in blue ink, appearing to read "Taylor Watson", is written over a light blue horizontal line.

Taylor Watson

Narrative

1. **Owner Information:**

Bonnie Plants, LLC.
1727 AL-223, Union Springs, AL 36089

2. **Property Address:**

12515 Augustine Herman Highway, Kennedyville, MD 21645
Parcel 76, Lot 3

3. **Zoning:**

Agricultural Zoning District (AZD) and Crossroads Commercial (CC)

4. **Property Use:**

The property is currently being used to grow herbs and vegetables using agricultural greenhouses. The land use would not change based on the proposed improvements. The improvements consist of adding a 30'x84' dormitory to house migrant workers onsite. The building consists of 6 bedrooms that can house a maximum of 24 workers. Migrant workers are currently being housed in rental hotel rooms that are over 45 minutes from the site.

5. **Site Plan Design**

The proposed structure is 2520 SF. Grade work is negligible and will be kept to the bare minimum on the site. The site plan calls for over 2 acres of pervious, grassed area to remain adjacent to the structure. 1.6 acres of this area will remain as a septic reserve area.

6. **Comprehensive Plan and Land Use Ordinance Compliance:**

The planned improvements will aid in furthering Kent County's economic and cultural commitment to the agricultural industry. Bonnie Plants wishes to continue supporting the agricultural industry in the region by bolstering its production in the area and providing a product in local stores that will continue to promote agricultural practices as buyers buy and plant Bonnie vegetables and herbs.

Bonnie Plants is committed to adhering to all design and environmental standards of the Land Use Ordinance. This includes predesign meetings and permitting, stormwater management and erosion control measures onsite during and after construction, and inspections and certification once construction is complete

7. **Water and Sewer Service**

The proposed dormitory will receive water from an existing well located on the site. A septic system will be adequately sized, approved, and installed per Health Department requirements.

8. **Number of Employees**

Up to 24 seasonal, migrant workers will be housed in the proposed structure

9.

10. **Ownership and Maintenance:**

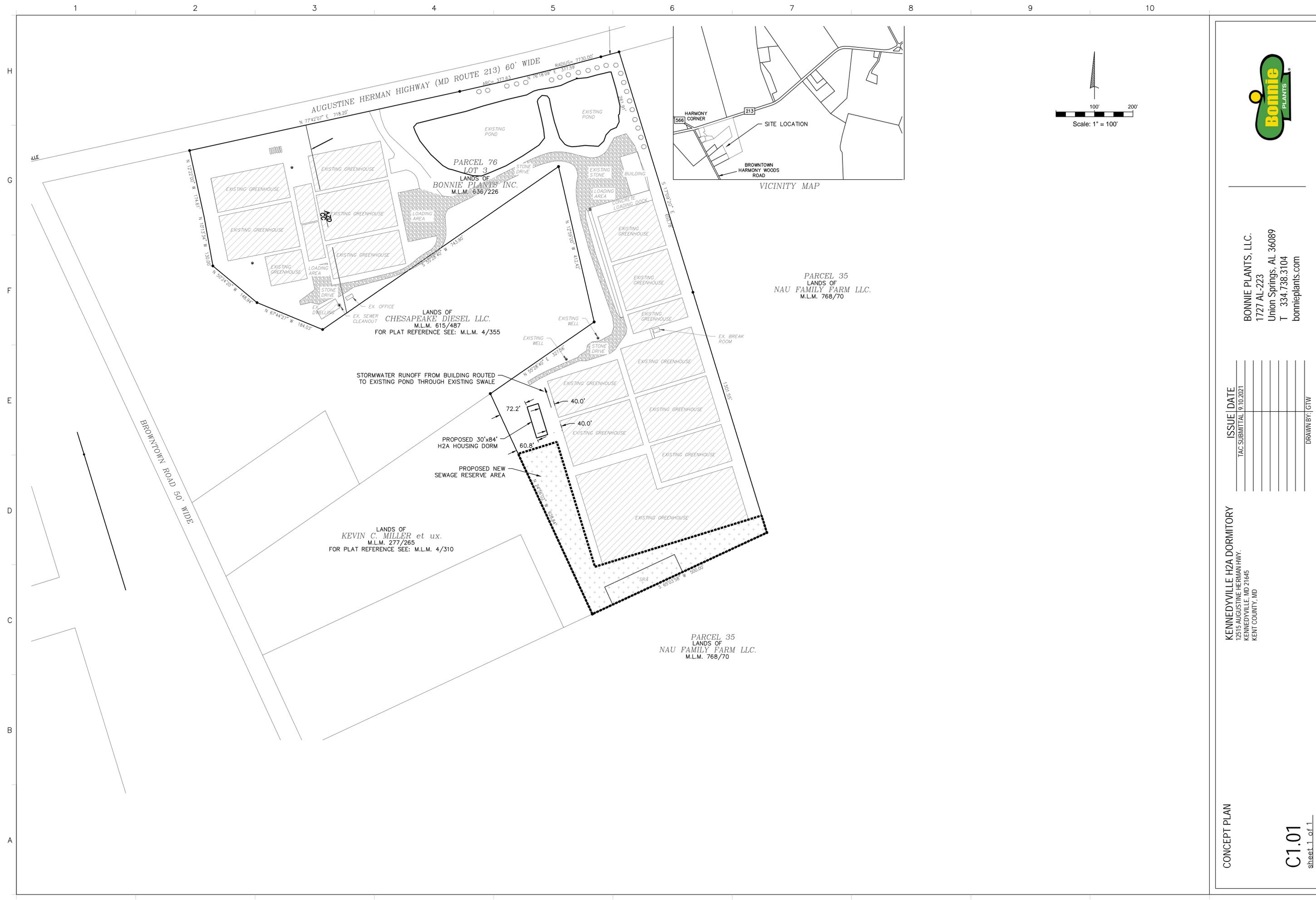
The new structure will be owned and maintained by Bonnie Plants, LLC. The dormitory will meet yearly Department of Labor inspections for H2A housing.

11. **Dependent Uses in Critical Area**

N/A

12. Citizen Participation Plan

A letter and site plan have been sent to the adjacent property owners. The letter, comments and responses will be sent to Kent County to review.



BONNIE PLANTS, LLC.
 1727 AL-223
 Union Springs, AL 36089
 T 334.738.3104
 bonnieplants.com

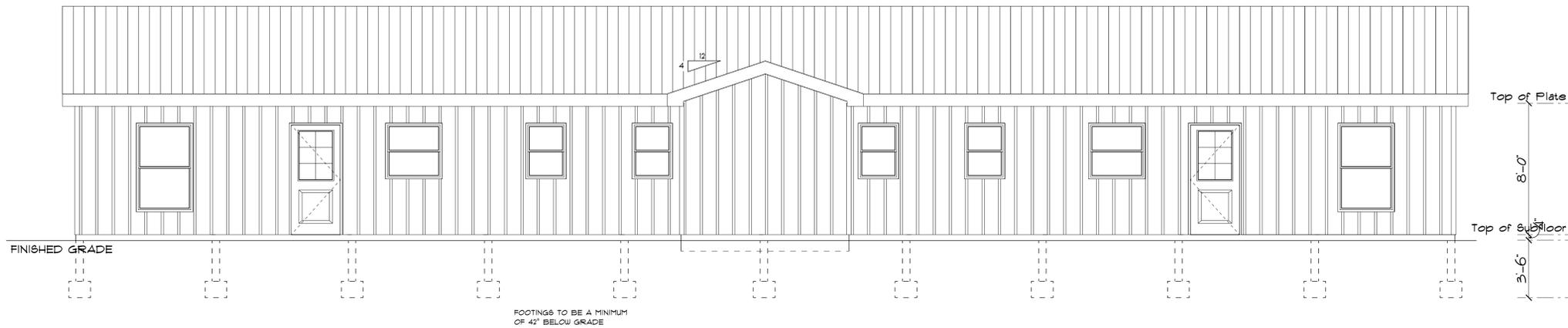
ISSUE DATE
 TAG SUBMITTAL 9.10.2021

KENNEDYVILLE H2A DORMITORY
 12515 AUGUSTINE HERMAN HWY.
 KENNEDYVILLE, MD 21645
 KENT COUNTY, MD

CONCEPT PLAN

C1.01
 sheet 1 of 1

DRAWN BY: GTW



INSULATION REQUIREMENTS:
SEE ATTACHED RESCHECK
COMPLIANCE REPORT

DESIGN CRITERIA:
DEFLECTION LIMITS FLOOR LOADS
LIVE LOADS-- L/480 40 PSF
TOTAL LOAD-- L/240 10 PSF

TOTAL SQ FOOT-- 2520 PLUS UTILITY ROOM 60 SF

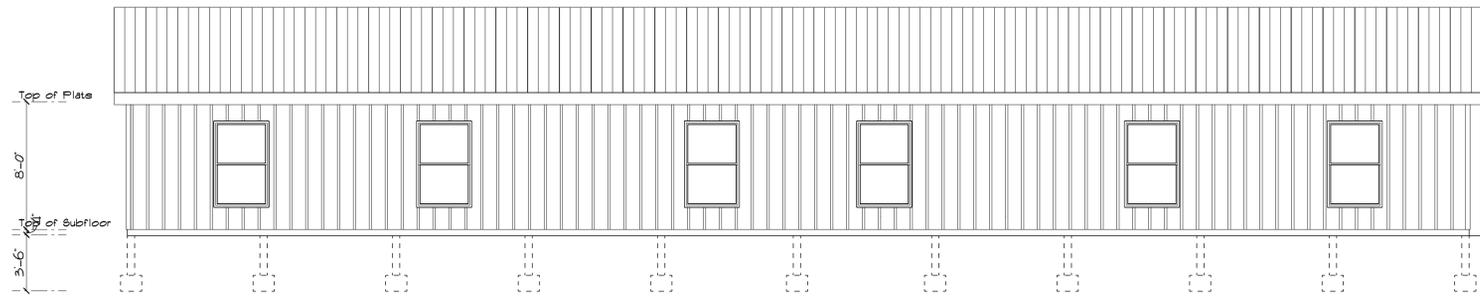
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PART 15 MIGRANT FARMWORKER HOUSING
SATUTORY AUTHORITY: PUBLIC HEALTH LAW §226

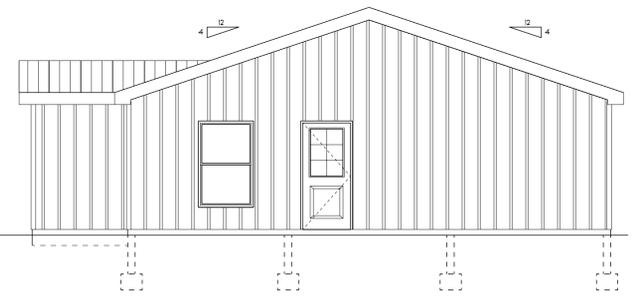
Standards
15.5 Location, grounds.
(a) Location. All migrant farmworker housing facilities shall be well drained, and be free of depressions where water may pool and stagnate. The site shall be located where disposal of sewage can be provided in a safe, sanitary manner which neither creates nor is likely to create a public health nuisance or health hazard.
(b) Grounds. The grounds of a migrant farmworker housing facility shall be maintained in a clean and sanitary condition, and be free of noxious plants. Driveways and access roads shall be maintained to allow free and safe vehicular access to the property.
15.6 Housing fire hazards; maintenance.

(a) Requirements for new construction.
(1) No migrant farmworker housing facility, or any portion thereof, shall be constructed or enlarged for occupancy or use, and no property shall be converted for occupancy or used as a migrant farmworker housing facility without the permit-issuing official being first notified in writing. The required notice of construction, enlargement or conversion shall be submitted at least thirty days prior to beginning such construction on a form approved by the Commissioner of Health. The notice may be supplemented by such further information, plans or specifications as required by the permit-issuing official.
(2) All new construction including alterations, enlargements, conversions, or relocation of mobile homes, shall conform with the Uniform Code. A Certificate of Occupancy, or equivalent documentation to certify the construction was completed in conformance with the Uniform Code requirements, must be obtained prior to occupancy, and be available for review on request by the permit-issuing official.
(b) General requirements. A building or structure which is part of a migrant farmworker housing facility shall be structurally safe, adequate in size for its use, and easy to keep clean. Every foundation, roof and exterior wall, door, skylight and window shall be maintained to prevent entrance by rodents, weathertight and watertight, and shall be kept in sound condition and good repair. Porches, landings, stairs, and railings shall be maintained structurally sound and in good repair. Interior floors, walls, doors and ceilings shall be sound and in good repair.
(c) Flooring required in buildings. A building used for accommodation of people in a migrant farmworker housing facility shall have a floor which is constructed of smooth, readily cleanable, durable material such as sealed concrete, close-grained wood or composition material. Floors and floor covering materials shall be maintained in cleanable condition and in good repair.
(d) Sleeping quarters. Adequate sleeping quarters shall be provided.
(1) Sleeping quarters shall contain at least 50 square feet of floor area for each occupant over two years of age.
(2) The required floor area in a room used for sleeping shall consist only of that part which has a minimum ceiling height of at least five feet, and at least 80 percent of the required floor area shall have a minimum ceiling height of at least seven feet.
(3) In all housing facilities constructed after May 1, 1991, rooms used for sleeping are required to have a minimum ceiling height of seven-foot one-half feet.
(4) Adequate sleeping facilities shall be provided for each person. Such facilities shall consist of beds, cribs or bunks, complete with required springs and mattresses. Every bed, bunk, crib, bed or bunk spring, mattress, pillow, sheet, pillow case, blanket or other bed cover provided by the operator, shall be clean and in good condition at the time of lease.
(5) Each sleeping quarters shall contain adequate space for the storage of clothes and personal possessions of each occupant. As a minimum, this space shall include 21 square feet of wall storage area which has a minimum depth of 12 inches and is equipped with clothes rods or hooks and shelving for each occupant. Other provisions which provide equivalent storage capacity for each person may be substituted.
(6) Separate sleeping quarters for persons of each sex shall be provided except in the housing of families.
(7) There shall be a clear space of at least 27 inches above the sleeping surface of a bed, bunk.
(8) When a separate partitioned sleeping area is provided for parents having one or more children two years of age or over, the partition shall be of sound construction and extend a minimum of six feet above the floor.
(e) Light and ventilation. Adequate light and ventilation shall be provided in each habitable room, and in common use rooms and areas including: kitchens, dining rooms, mess halls, cooking areas, hallways, stairways, laundry rooms, shower rooms, privies and toilet rooms. Adequate artificial lighting and mechanical ventilation may be provided in lieu of natural light and ventilation in toilet rooms and shower rooms where approved by the permit-issuing official.

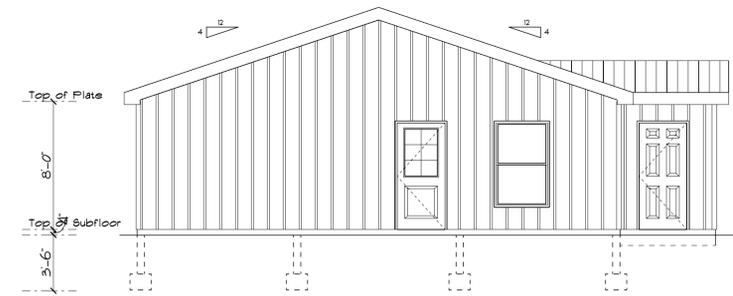
(1) For sleeping quarters, kitchens, cooking areas, dining rooms, mess halls, toilet rooms and privies, natural light shall be provided by windows, transoms or skylights having a total area within the eavelets of at least 10 percent of the floor area of the room.
(2) Provision shall be made for natural ventilation in each sleeping quarters, dining room, kitchen, cooking area, mess hall, bathroom, washroom, public space, toilet room or privy, by providing that at least 40 percent of the area within eavelets required for light shall be capable of being opened.
(3) One or more ceiling or wall-type electric light fixtures which provide adequate lighting shall be installed in each habitable room, and all common use rooms or areas including: kitchen, cooking area, dining room, mess hall, bathroom, washroom, shower room, laundry room, hallway, stairways, public space, toilet room, and at each privy. At least one separate wall-type electric duplex outlet shall be provided in addition to the required electric light fixture in each sleeping quarters, bathroom, washroom, laundry room, cooking and eating spaces. Additional electrical circuits and outlets may be required when problems with overloading or excessive use of extension cords are identified. The electric service, wiring, and fixtures shall be properly installed in accordance with the Uniform Code and be maintained in good repair and safe condition.
(4) Stoves. All stoves, heating units or other source of heat using combustible fuel shall be installed and vented in such a manner as to avoid both a fire hazard and a dangerous concentration of fumes or gas.
(5) No portable heaters or stoves, other than electrical, shall be provided or used. In a room with a combustible floor, there shall be a concrete slab, metal sheet or other fireproof material on the floor under any solid fuel burning stove, or heating unit, extending 18 inches beyond the perimeter of the base of the unit. Any wall, ceiling or other combustible surface or material within 18 inches of a heating unit or chimney pipe shall be adequately protected with fire proof material or moved to a distance of 36 inches or greater from the heater or pipes. Stoves and heating units intended to be connected with a stovepipe shall have such stovepipes connected to the stove and discharging to the outside air or to a chimney. A stovepipe or vent pipe passing through a combustible wall, ceiling, floor or roof shall be installed with adequate fire protection.
(6) Fire exits. A building in which people sleep or eat shall be provided with ready exit in case of fire and shall have at least two exits from each occupied floor. Where sleeping quarters are located above the ground floor, at least one outside exit from each floor above the ground floor is required. Windows in sleeping quarters two stories or less in height may constitute a required exit, if the sill is no more than three feet above the floor, the drop from the window sill to an unobstructed area on the ground below is less than 14 feet, and the window has a minimum openable area of four square feet with a minimum dimension of 18 inches. Every sleeping room in which 10 or more individuals sleep shall have at least two exit doors which swing in the direction of exit travel and open to the outside of the building, or to an interior hall. Any hallway extending beyond two occupied floors in a building shall have tight-fitting, self-closing doors which have a minimum three quarter hour fire rating at each floor level. The doors shall swing in the direction of exit travel. Stairways shall be enclosed within smoke-tight walls. All required exit pathways shall be maintained free and clear.
(7) Fire extinguishing equipment. A minimum of a type 2A rated fire extinguisher shall be provided in a readily accessible location not more than 100 feet from each housing unit. In addition, a minimum of a type 5BC rated extinguisher shall be provided within 30 feet of all rooms containing cooking facilities. Any extinguisher with an equivalent A-B-C rating may be provided.
(8) Fire and smoke detection devices. Each dwelling unit shall have smoke detection devices that are adequately designed, installed and maintained in accordance with the Uniform Code. Battery operated devices are acceptable in existing construction.
(9) Heating. All habitable rooms used or occupied between September 1 and June 1, including bathrooms, shower rooms and washrooms must have heating facilities which are properly installed and maintained, and which are capable of maintaining a minimum temperature of 68 degrees Fahrenheit in each room. Heating facilities may be required by the permit issuing official at housing facilities which are occupied at times other than noted above when the room temperature falls below 68 degrees Fahrenheit. When regulation of the temperature is not controlled by the occupants, the heating facilities must be operated to maintain minimum temperature requirements in all occupied habitable rooms during the specified time period.
(10) In housing constructed after May 1, 1991, all habitable rooms shall have heating equipment which is capable of maintaining a minimum temperature of 70 degrees Fahrenheit, and a minimum temperature of 70 degrees Fahrenheit shall be maintained as required.
(11) Screening of exterior openings. Effective screening shall be provided for all windows and exterior openings of dwelling units. Screen doors shall be tight fitting and self-closing. All screening shall be maintained in good repair.



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



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES:
1. THE ENGINEER CERTIFIES THAT THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND NEW YORK SUPPLEMENT.
2. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE ENGINEER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.
3. ENGINEER SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK-MANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
4. THESE PLANS ARE INTENDED FOR USE ONLY BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERAL ACCEPTED METHODS OF CONSTRUCTION, TECHNOLOGIES, AND INDUSTRY STANDARDS AND WHO ARE FAMILIAR WITH ALL APPLICABLE CODES AND OTHER REGULATIONS THAT GOVERN THE CONSTRUCTION OF THIS STRUCTURE.
5. IN THE ABSENCE OF A SOIL REPORT, THE DRAWINGS SHOWING THE FOOTINGS, FOUNDATIONS AND SLAB ARE TO BE USED AS A GUIDE TO THE CONSTRUCTION AND ARE NOT BASED ON ACTUAL SOIL CONDITIONS OF THE SITE.
6. FLOOR PLAN AND EXTERIOR APPEARANCES HAVE BEEN PROVIDED BY THE OWNER. EXTERIOR FINISHES SHALL BE SELECTED BY THE OWNER, UNLESS OTHERWISE SPECIFIED.
7. THE OWNER/BUILDER MUST VERIFY THAT THE DWELLING IS NOT LOCATED IN A FLOODPLAIN AS DEPICTED IN THE LATEST FIRM FLOOD MAP. SHOULD SUCH BE THE CASE, THE OWNER MUST OBTAIN A DETERMINATION FOR THE LOCAL CODE ENFORCEMENT OFFICIAL AS TO WHETHER THESE PLANS REPRESENT A REGULATED ACTIVITY. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SUCH DETERMINATION UNLESS EXPRESSLY PROVIDED IN WRITING.
8. ELEVATIONS OF GABLES, PORCHES, GRABE LINES, ETC. SHOWN ON DRAWINGS ARE SUBJECT TO CHANGE TO MEET TOPOGRAPHICAL CONDITIONS.
9. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE REPORTED TO THE OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
10. STRUCTURAL SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS INCLUDING SAFETY, EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
11. BUILDER SHALL FILE SEPARATELY: FLOOR PLAN INDICATING FRONT, SIDES, REAR AND DIMENSIONS AND WASTE WATER DISPOSAL, DOMESTIC WATER SUPPLY, 12. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
13. ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ENGINEER AND/OR OWNER.

14. R301.2 Exterior walls. Construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R301.2(1).
15. R301.14 R301.8 Stairway illumination. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior stairs the artificial light sources shall be capable of illuminating treads and landings to levels not less than 1 footcandle (1 lux) measured at the center of treads and landings. Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior stairways providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway. Exceptions:
1. An artificial light source is not required at the top and bottom landings provided an artificial light source is located directly over each stairway section.
2. Over-occupied one-family dwellings not supplied with electrical power in accordance with Section E302.1.1.
16. R301.4 Minimum area. Other habitable rooms shall have a floor area of not less than 10 square feet (9.3 sq. m). Exception: Kitchens.
17. R301.3 Minimum dimensions. Habitable rooms shall not be less than 7 feet (2.14 m) in any horizontal dimension. Exception: Kitchens.
18. R301.5 Weight effects on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1.52 m) or a furled ceiling measuring less than 7 feet (2.14 m) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.
19. R301.6 Minimum height. Habitable space, hallway, and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 ft 6 inches. Exceptions:
1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 7 ft, and not less than 80 percent of the required floor area shall have a ceiling height of not less than 7 ft.
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than six inches above an area of not less than 30 inches by 30 inches as the showerhead is extended.
3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within six inches of the finished floor.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

HEATING DEGREE DAYS	GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM ICE LEAKAGE	INTERMEDIATE WIND SPEED	WIND DESIGN CATEGORY	CLIMATE ZONES	ICE BANKING REQUIRED	FLOOD HAZARD		
DESIGN WIND SPEED (MPH)	DESIGN WIND DIR. BLEW TEMP. F	DESIGN WIND DIR. BLEW TEMP. F	DESIGN WIND DIR. BLEW TEMP. F	DESIGN WIND DIR. BLEW TEMP. F	DESIGN WIND DIR. BLEW TEMP. F	DESIGN WIND DIR. BLEW TEMP. F					
ORANGE CO. DUTCHESS CO.	5750	30-40	90	B-C	BEVERE	42	MODERATE TO HEAVY	6	83	5A	YES
ULSTER CO.	6750	40-50	90	B	BEVERE	48	"	6	83	6A	YES
SULLIVAN CO.	6750	40-50	90	B	BEVERE	48	"	6	83	6A	YES

PART OF ORANGE CO. IS IN SPECIAL WIND REGION SEE R301.2(4) SHINGLES TO BE ATTACHED W/6 FASTENERS

ELEVATIONS

MICHAEL J. AIELLO, P.E.
CONSULTING ENGINEER

JMK TEC INC.
PLANS & DRAFTING

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

Drawn By: J. SCHNEIDER

File Path: NY 12566
452 County Rte. 48
MONTGOMERY NY (845)361-4356
jktec3@gmail.com

DATE: 10-20-16

BONNIE PLANTS MIGRANT HOUSING

REVISION DATE

PAGE: 1

OF: 3

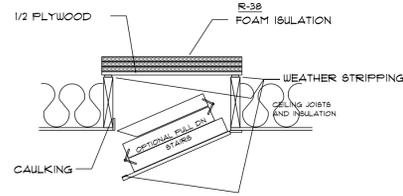
16BONNIEPLANTS-0

SOFTPLAN
PRODUCTS & SERVICES

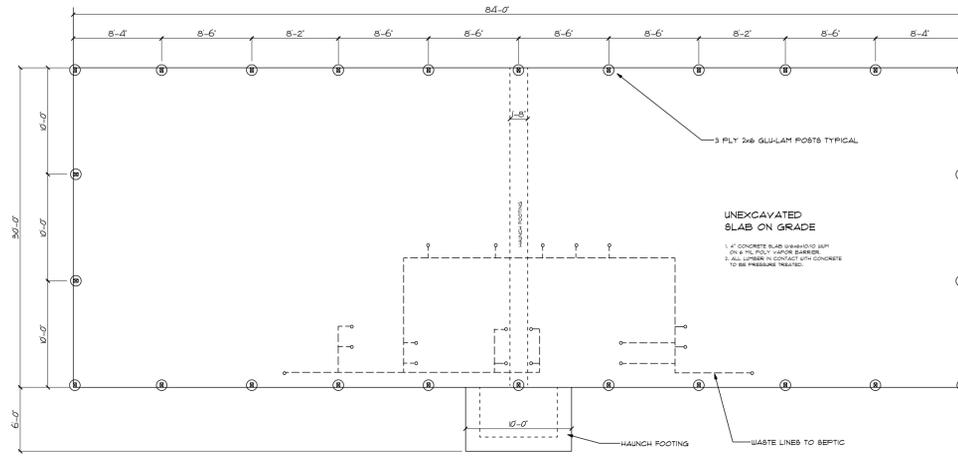
SECTION R801 ATTIC ACCESS

R801.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or more.

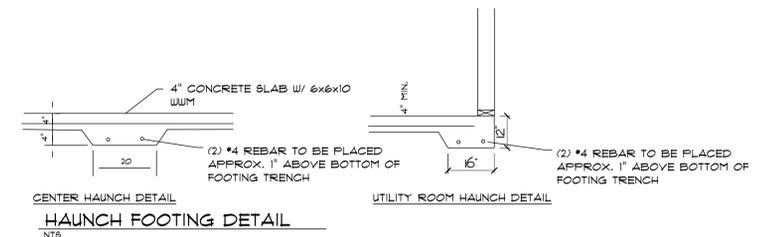
The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1 305.1.3 for access requirements where mechanical equipment is located in attic.



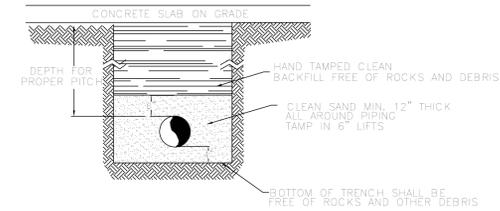
ATTIC ACCESS
INSULATION DETAIL
NTS



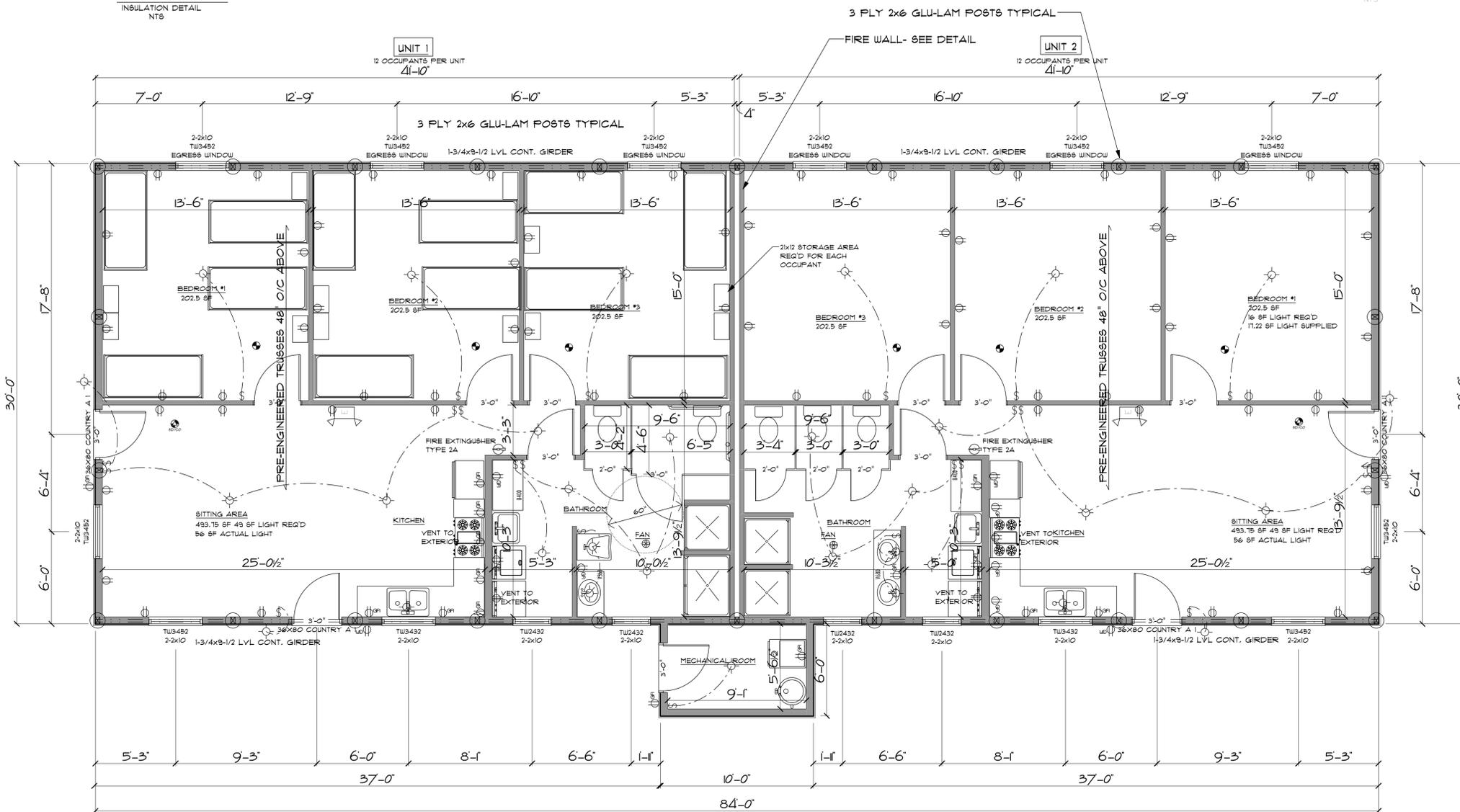
FOOTING PLAN
SCALE: 1/8" = 1'-0"



HAUNCH FOOTING DETAIL
NTS



TYPICAL TRENCH DETAILS
NTS



FLOOR PLAN
SCALE: 1/4" = 1'-0"

UTILITY ROOM NOTES:

- MIN. 16" CLEARANCE AROUND FURNACE. MIN. 18" ABOVE FLOOR.
- SELF CLOSING FIRE RATED DOOR ON UTILITY ROOM.
- 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT UTILITY ROOM AND ON OPPOSITE SIDE OF COMMON WALL.
- FRESH AIR VENT REQUIRED.

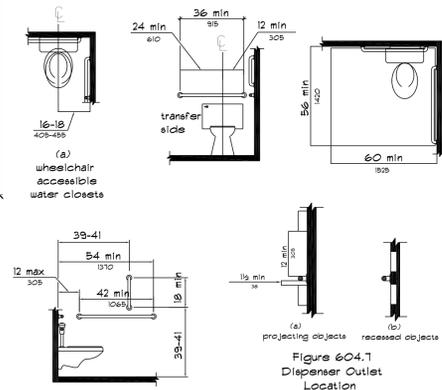
HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J (1401.3)

ALL DOOR AND WINDOW HEADERS NOT SPECIFIED ARE TO BE 2-2x10 ON BEARING WALLS

SECTION 404 ELECTRICAL POWER AND LIGHTING SYSTEMS

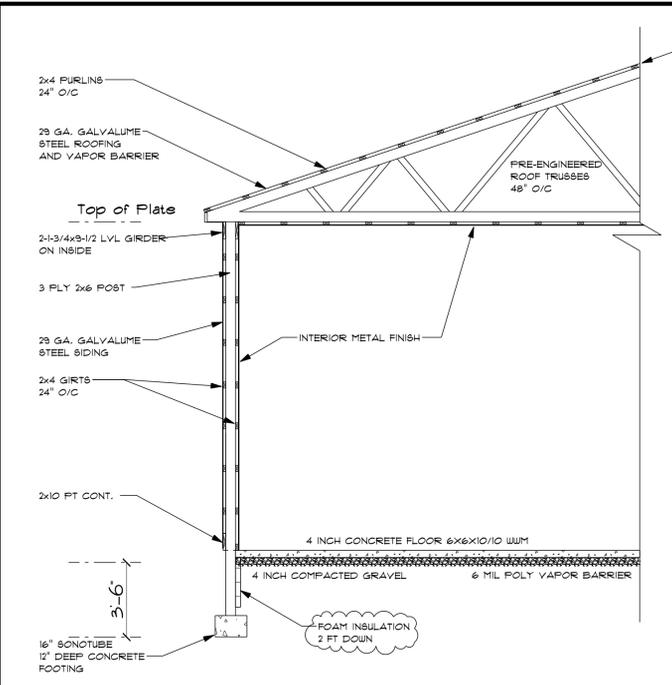
404.1 Lighting equipment (Mandatory). A minimum of 80 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

NO STORAGE OF HAZARDOUS MATERIALS PERMITTED

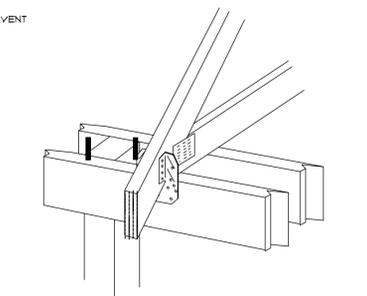


HANDI-CAP DETAILS

SCALE: 1/4" = 1'	JK TEC INC. PLANS & DRAFTING
DRAWN BY: J. SCHNEIDER	MICHAEL J. AIELLO, P.E. CONSULTING ENGINEER
DATE: 10-20-16	452 County Rte. 48 Pine Bush, NY 12566
FLOOR PLAN	
BONNIE PLANTS MIGRANT HOUSING	
MONTGOMERY, NY	
REVISION	DATE
PAGE: 2	OF: 3
16BONNIEPLANTS-0	



TYPICAL SECTION



TRUSS CONNECTION DETAIL

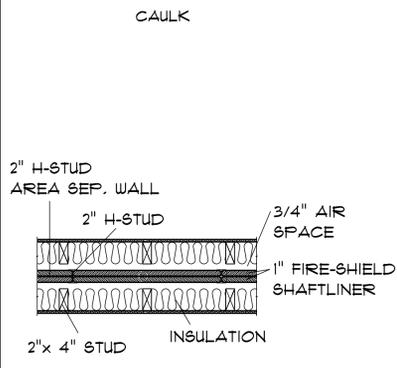
MATERIALS SPECIFICATIONS

WOOD:
PRESSURE TREATED MATERIAL SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER. POSTS IN CONTACT WITH SOIL OR MINIMUM RETENTION SHALL BE #6 (THESE POSTS SHALL BE LABELED AND MEET AWPB STANDARD LP-22)
ALL OTHER PRESSURE TREATED MATERIAL OCA MINIMUM RETENTION SHALL BE #4
THIS MATERIAL SHALL BE USED AND HANDLED IN ACCORDANCE WITH THE LITERATURE ATTACHED TO THESE SPECIFICATIONS. ALL UNTREATED MATERIAL SHALL BE SPF OR BETTER.
PLYWOOD SHALL BE EXTERIOR GRADE, YELLOW PINE APA RATED SHEETING P81-14 C-D EXTERIOR GLUE.
STEEL:
HOT ROLLED STEEL FRAMING REINFORCEMENTS SHALL BE GRADE A36 OR BETTER AND PAINTED WITH ONE COAT OF CORROSION RESISTANT PAINT AFTER DRILLING AND CUTTING AND PRIOR TO ASSEMBLY.
ALL NAILS USED FOR ATTACHMENT TO PRESSURE TREATED MATERIAL SHALL BE PHILADELPHIA FOLEN BARN MECHANICAL GALVANIZED, HARDENED STEEL, SPIRAL THREAD (D 3/4") AND 20 (4") OR APPROVED EQUAL. NUTS AND BOLTS SHALL BE GRADE 5 OR BETTER.
CONCRETE:
CONCRETE SHALL MEET 3000 PSI AT 28-DAYS (.85 ULTIMATE STRENGTH)
FIBERGLASS REINFORCED, 235 LB. MINIMUM 25-YEAR LIFE OR BETTER.
ROOFING:
FIBERGLASS REINFORCED, 235 LB. MINIMUM 25-YEAR LIFE OR BETTER.
TRUSSES:
OWNER/BUILDER TO PROVIDE CERTIFIED TRUSS DESIGNS TO BUILDING OFFICIAL.

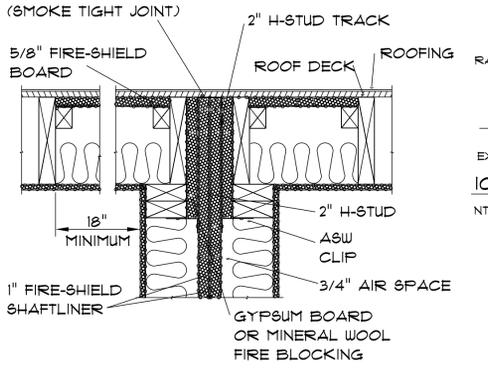
Material and Installation:
Truss Type: Wood chord plate connected.
Connectors for all prefabricated members shall be of an approved type designed with a minimum safety factor as per AISC specifications.
All bridging and lateral bracing required in the finished structure, as well as during all stages of construction, shall be designed and indicated on the shop drawings.
Fabrication details, connectors and individual member types shall be identified. All bridging and lateral bracing required in the finished structure, as well as during all stages of construction, shall be designed and indicated on the shop drawings.
Fabrication details, connectors and individual member types shall be identified. Web penetrations called for on plans shall be provided without loss of structure strength of the member.
All trusses shall be anchored to the end bearing walls as shown on the drawings. Fire-engineered trusses shall utilize machine stress rated lumber (MSRL) with a minimum grade designation of FB 2000F51.
Gusset plates shall be gong nail connector plates of size and quantity to adequately transmit the loads applied.
Gusset plates shall be provided on each side of the joint.
Trusses shall be bottom chord bearing unless otherwise noted.
All gable and roof trusses to be end wall trusses with vertical members for nailing.
All roof trusses are to have temporary and permanent diagonal bracing and lateral bracing as per BUT - 16 of the truss plate Institute.
EXECUTION:
Erect wood framing members in accordance with applicable code. Place members level and plumb. Place horizontal members crown side up.
Frame double joist headers at floor and ceiling openings. Frame rigidly into joists. Frame double joists under wall studing.
Install sheathing to two span continuous minimum length.
Secure wall sheathing with ends sheathing, over firm bearing.
Place building paper over wall sheathing, weather lap joints and ends laps, staple in place.
In attic provide platforms between trusses and support HVAC air handling units as shown on the mechanical drawings.

GENERAL NOTES:

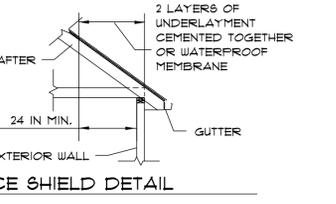
1. IN ALL CASES CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE NEW YORK STATE UNIFORM FIRE PROTECTION AND BUILDING CODE THE LOCAL BUILDING OFFICIAL MAY HAVE MORE RIGOROUS REQUIREMENTS. THE LOCAL BUILDING OFFICIAL MAY ALSO ALLOW VARIANCES TO THESE PLANS BUT THESE VARIANCES SHALL NOT NECESSARILY BE BINDING ON THE ENGINEER WITHOUT EXPRESSED WRITTEN APPROVAL.
2. BUILDER SHALL RIGIDLY ADHERE TO ALL LAWS, CODES, AND ORDINANCES WHICH APPLY TO THIS WORK. HE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM OWNER IN WRITING OF ANY VARIATIONS BETWEEN CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.
3. BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS, AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT JOB SITE, SHALL BE REPORTED TO OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
4. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS, THE MORE STRINGENT PROVISIONS SHALL PREVAIL.
5. STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
6. CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF PRELOADING INDICATED ON DRAWINGS. SEE 803.5.1.
7. SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS (INCLUDING SAFETY) AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
8. BUILDER SHALL FILE SEPARATELY, PLOT PLAN INDICATING FRONT-SIDE AND REAR-YARD DIMENSIONS, ELEVATIONS AT DRIVWAY GARAGE, AND FINISHED 1ST FLOOR.
9. BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID...
A. IF ALTERED.
B. IF NOT SIGNED BY A NEW YORK STATE REGISTERED ENGINEER OR ARCHITECT WHOSE SEAL MUST BE EITHER IMPRESSED OR STAMPED IN RED.
C. IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES.
10. ALL MANUFACTURED MATERIALS, COMPONENTS FASTENERS, ASSEMBLIES, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR. GENERAL EQUALS WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS MAY BE USED.
11. ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ENGINEER OR OWNER.
12. ALL ENGINEERED LUMBER SHALL BE VERIFIED BY THE MANUFACTURER.
13. SMOKE DETECTORS SHALL BE INSTALLED BEFORE WIRING ELECTRICAL SWITCHES. SMOKE DETECTION SHALL BE INSTALLED BY LICENSED FIRE ALARM INSTALLER.
14. ATTIC SHALL BE VENTED USING EITHER EAFF, SOFFIT, OR RIDGE VENTS.
15. ALL ELECTRICAL WORK SHALL BE SUPPLIED BY A COMPETENT LICENSED ELECTRICAL CONTRACTOR AND SHALL CONFORM NATIONAL ELECTRICAL CODE.



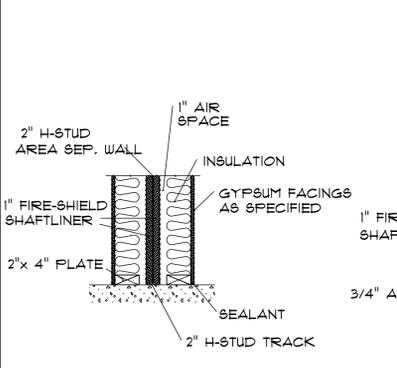
TYPICAL WALL CROSS SECTION



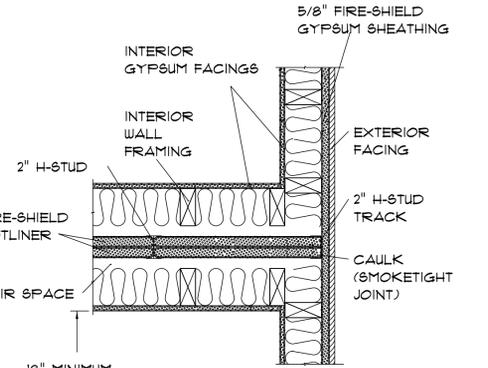
TYPICAL ROOF JUNCTION DETAIL



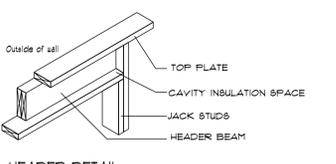
ICE SHIELD DETAIL



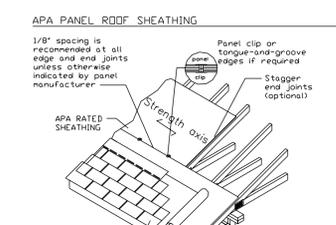
TYPICAL FOUNDATION DETAIL



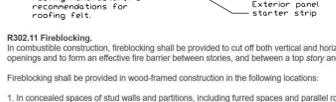
EXTERIOR WALL INTERSECTION



HEADER DETAIL



APA PANEL ROOF SHEATHING



R302.11 Fireblocking

SECTION M1507 MECHANICAL VENTILATION

M1507.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.

M1507.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bedrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

M1507.3 Whole-house mechanical ventilation systems. Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1507.3.1 through M1507.3.3.

M1507.3.1 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate of not less than that determined in accordance with Table M1507.3.3(1).

Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system fan controls that enable operation for not less than 25-percent of each 60-minute segment and the ventilation rate prescribed in Table M1507.3.3(1) is multiplied by the factor determined in accordance with Table M1507.3.3(2).

TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

SWELLING NUMBER OF BEDROOMS	FLOOR AREA (sq. ft.)	CFM
1	0 - 1,500	10
2	1,500 - 3,000	15
3	3,000 - 4,500	20
4	4,500 - 6,000	25
5	6,000 - 7,500	30
6	7,500 - 9,000	35
7	9,000 - 10,500	40

For 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 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