

THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

ZIMMERMAN

25 BEACH GRASS ROAD
NANTUCKET, MA 02554
NANTUCKET COUNTY

BUILDER:

DREAMLINE
MODULAR HOMES

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

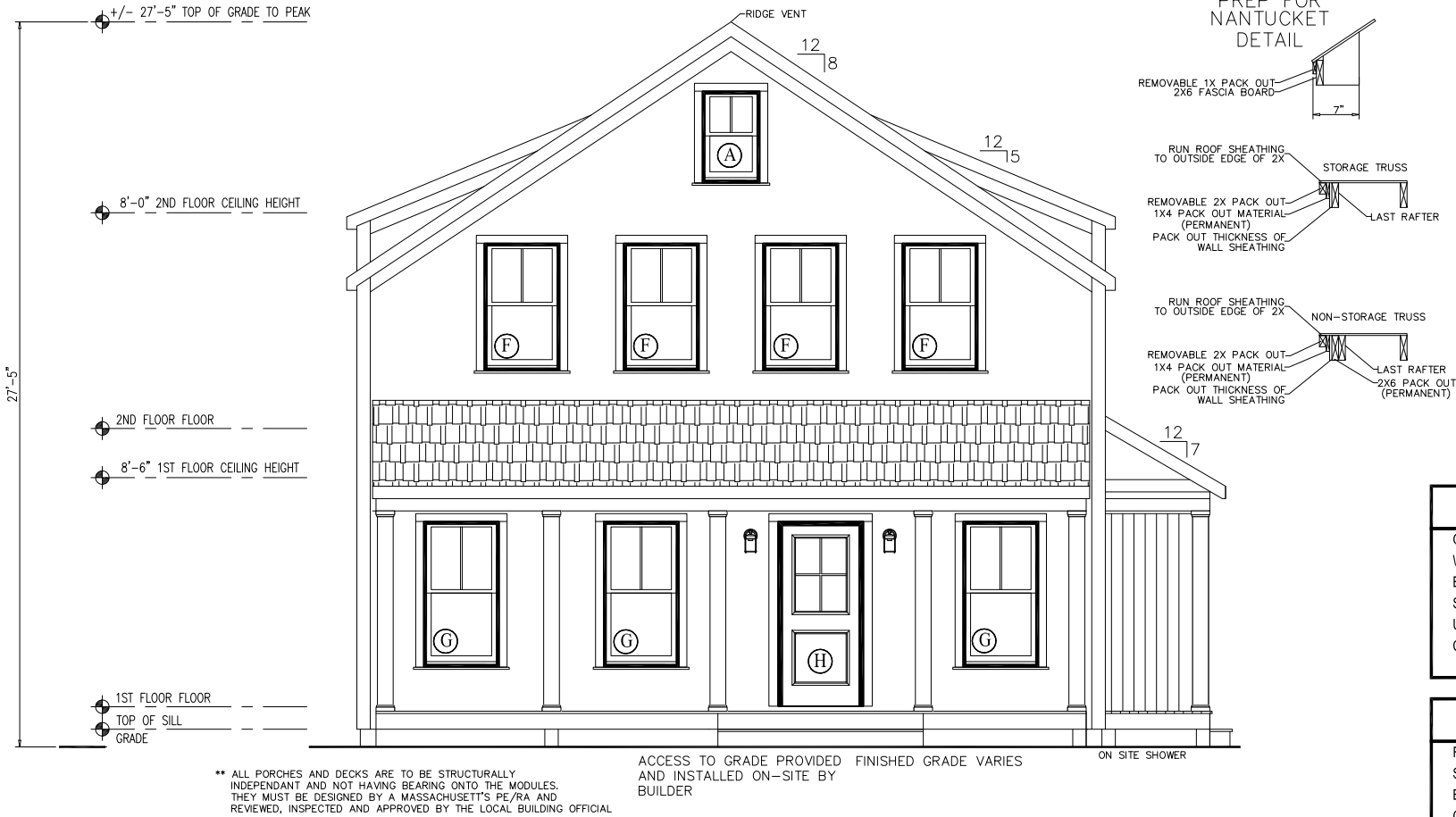
MODIFICATIONS		
FN1	7/11/23	ST
FN2	7/24/23	ST
FN3	7/28/23	ST
FN4	8/17/23	ST

PROJECT:
44401
TWO STORY

TITLE:
COVER SHEET

DRAWN BY: DLN
DATE: 02-17-23
SCALE:
FILENAME: 44401 FN3

SHEET:
COVER



FRONT ELEVATION

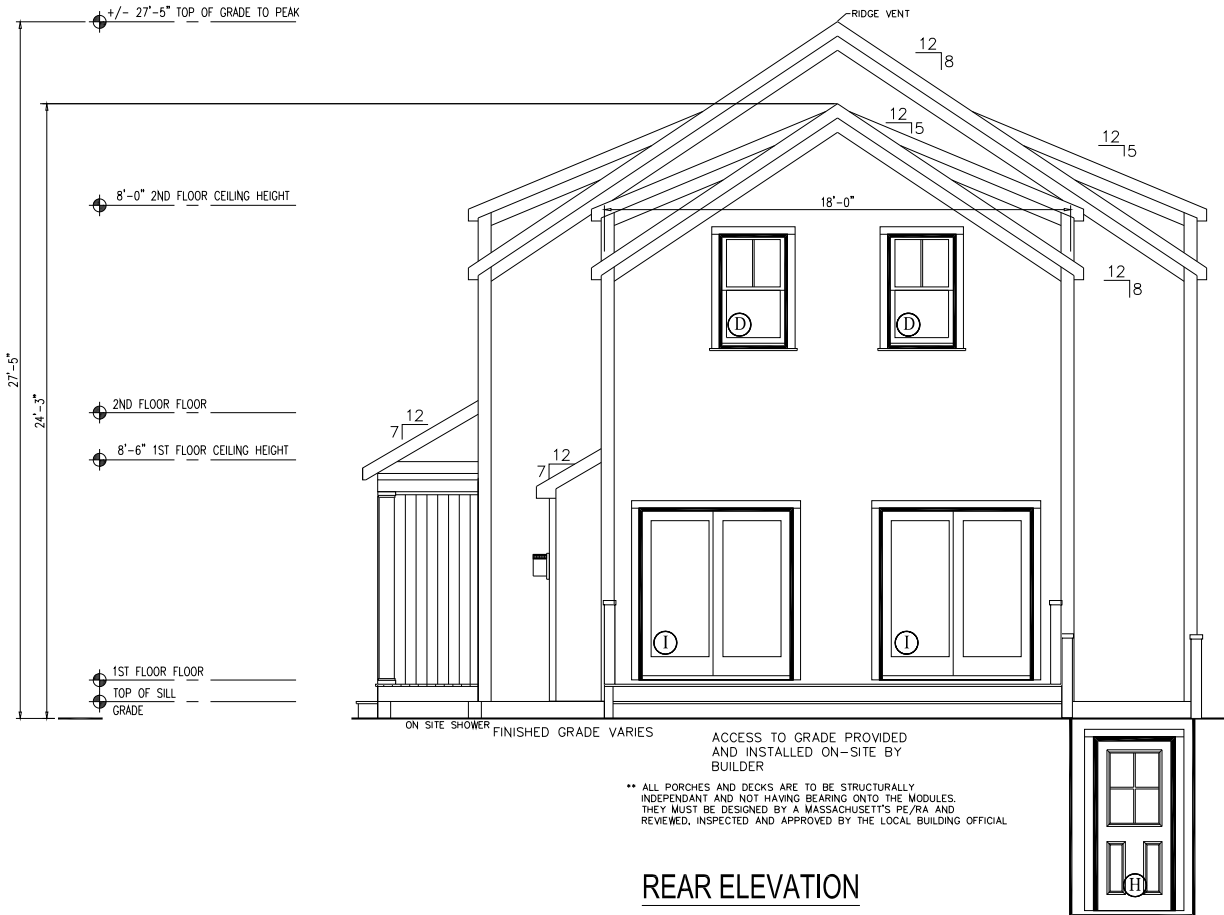
SITE CONDITIONS:		
GROUND SNOW LOAD:	25	PSF
WIND SPEED:	140	MPH
EXPOSURE:	C	
SEISMIC CATEGORY:	B	
USE GROUP:	SINGLE FAMILY	
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED	

SQUARE FOOTAGE:		
FIRST FLOOR:	1,274	SQ. FT.
SECOND FLOOR:	1,274	SQ. FT.
BONUS ROOM:	-	SQ. FT.
GARAGE:	-	SQ. FT.
TOTAL:	2,548	SQ. FT.
OVERALL SIZE	27'-6" x 51'-6"	
MODEL:	TWO STORY	

NOTES:

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

BUILDER / OWNER SIGNATURES:	
ACCEPTED BY:	DATE:
TITLE:	



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTES:

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

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
**44401
TWO STORY**

TITLE:
ELEVATIONS

DRAWN BY: DLN
DATE: 02-17-23
SCALE:
FILENAME: 44401 FN3

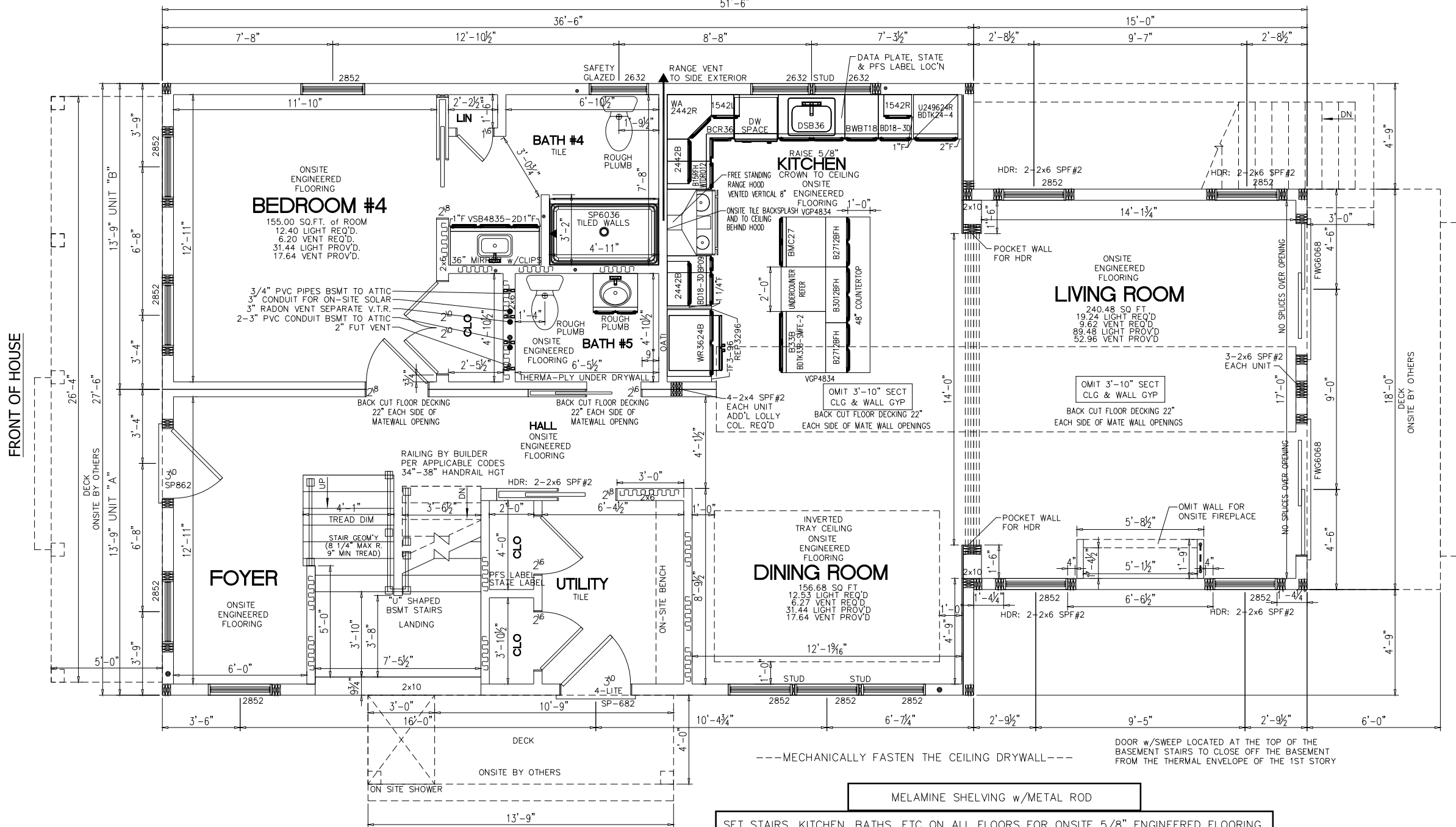
SHEET:
ELEVATIONS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

NO DOOR/WINDOW HEADERS, EXCEPT AS NOTED
DOUBLE 2x12 CEILING PERIMETER CANNOT BE SPLICED OVER OPENINGS
OPENINGS WILL HAVE A SINGLE PLY HEADER
(1ST LEVEL OF 2-STORY....UNIT A & B)
51'-6"



- NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 2. 8'-6" CLG HT.
 3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
 4. ANDERSEN 400 SERIES WINDOWS
 5. RANGE HOOD AND BATH FANS ARE VENTED TO EXTERIOR.
 6. BASED ON 140 MPH WIND LOAD & EXPOSURE "B"
 7. SITE LOCATION: NANTUCKET, MA; NANTUCKET COUNTY; 25 PSF GROUND SNOW LOAD
 8. CLG GIRDER OVER KITCHEN/LIVING ROOM TO BE: 2-1 1/2"x9 1/4"x28'-8"/31'-4" M.L. (PER MOD)
 9. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION w/ A MAX OF 1 SONE. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER
 10. BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL
 11. BUILDER SHALL SUPPLY AND INSTALL A HEATING/COOING SYSTEM PER APPLICABLE CODES

*** A 48-HOUR NOTICE, PRIOR TO THE SET, MUST BE GIVEN TO THE LOCAL BUILDING AUTHORITY, BY THE CSL OF RECORD FOR THIS PROJECT. IF ANY SITE CONNECTIONS ARE CONCEALED PRIOR TO INSPECTION, THE BUILDING OFFICIAL CAN REQUEST REMOVAL OF ELEMENTS THAT CONCEAL THESE CONNECTIONS TO PROVIDE ACCESS.

*** ALL CONNECTIONS DONE ON-SITE MUST BE INSPECTED BY THE CONSTRUCTION SUPERVISOR

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
**44401
TWO STORY**

TITLE:
**FIRST FLOOR
FLOOR PLAN**

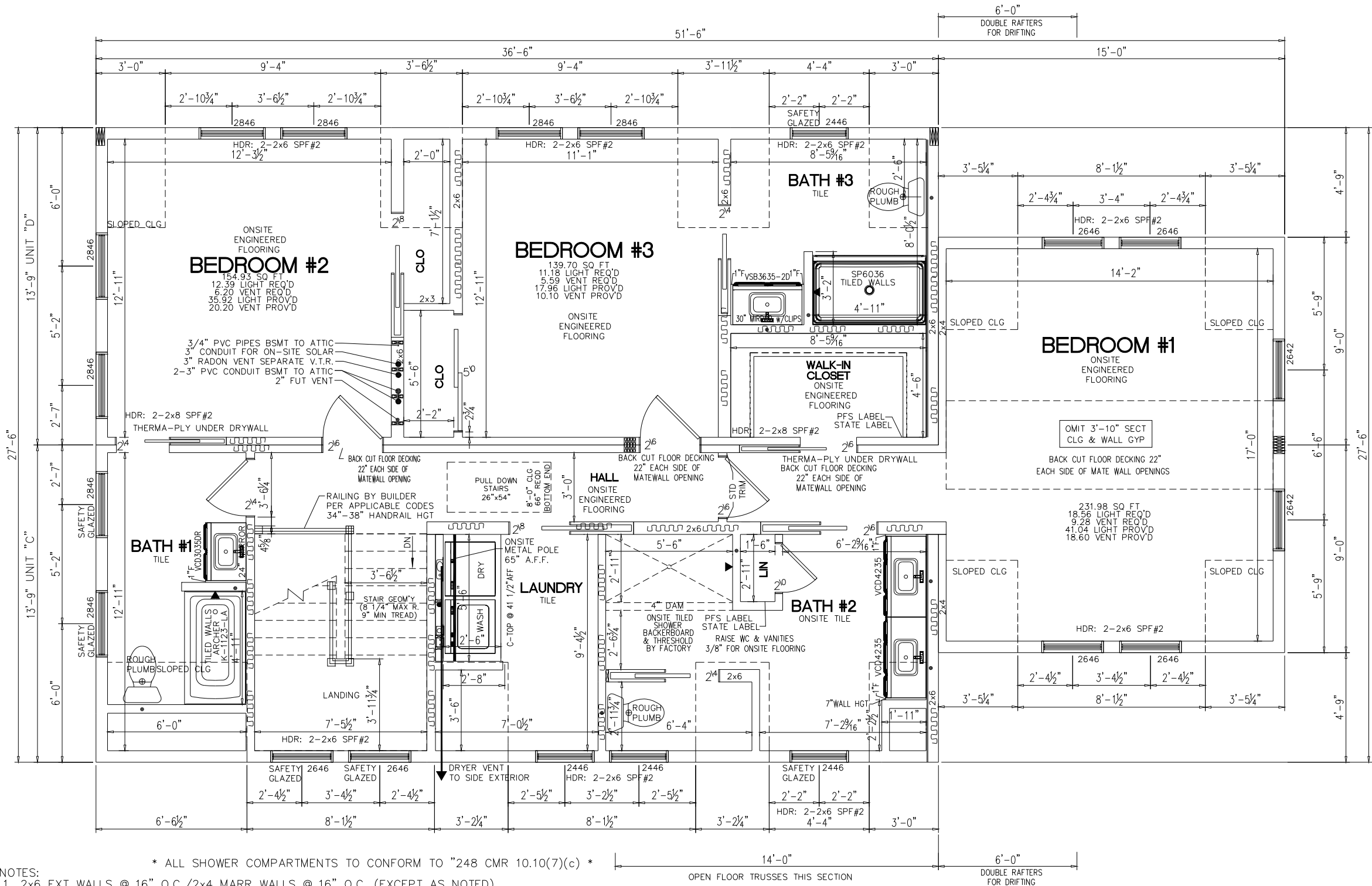
DRAWN BY: DLN
DATE: 02-17-23
SCALE: NTS
FILENAME: 44401 FN3

SHEET:
1ST FLR

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:



- NOTES:
- 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
 - 8'-0" CLG HT.
 - 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
 - ANDERSEN 400 SERIES WINDOWS
 - CLG BEAM OVER BEDROOM 1, WIC, BEDROOM 3 TO BE: 2-1 1/2"x22"x28'-8"/31'-4" M.L.
 - ROOF SYSTEM TO BE 16" O.C.
 - FLR GIRDER UNDER BR1/HALL/BR3/WIC TO BE: 2-1 1/2"x9 1/4"x28'-8"/31'-4" M.L. (PER MOD)

* ALL SHOWER COMPARTMENTS TO CONFORM TO "248 CMR 10.10(7)(c) *

OPEN FLOOR TRUSSES THIS SECTION

MELAMINE SHELVING w/METAL ROD

SET STAIRS, KITCHEN, BATHS, ETC ON ALL FLOORS FOR ONSITE 5/8" ENGINEERED FLOORING

R-19 INSULATION INSTALLED BETWEEN 1ST AND 2ND FLOOR

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

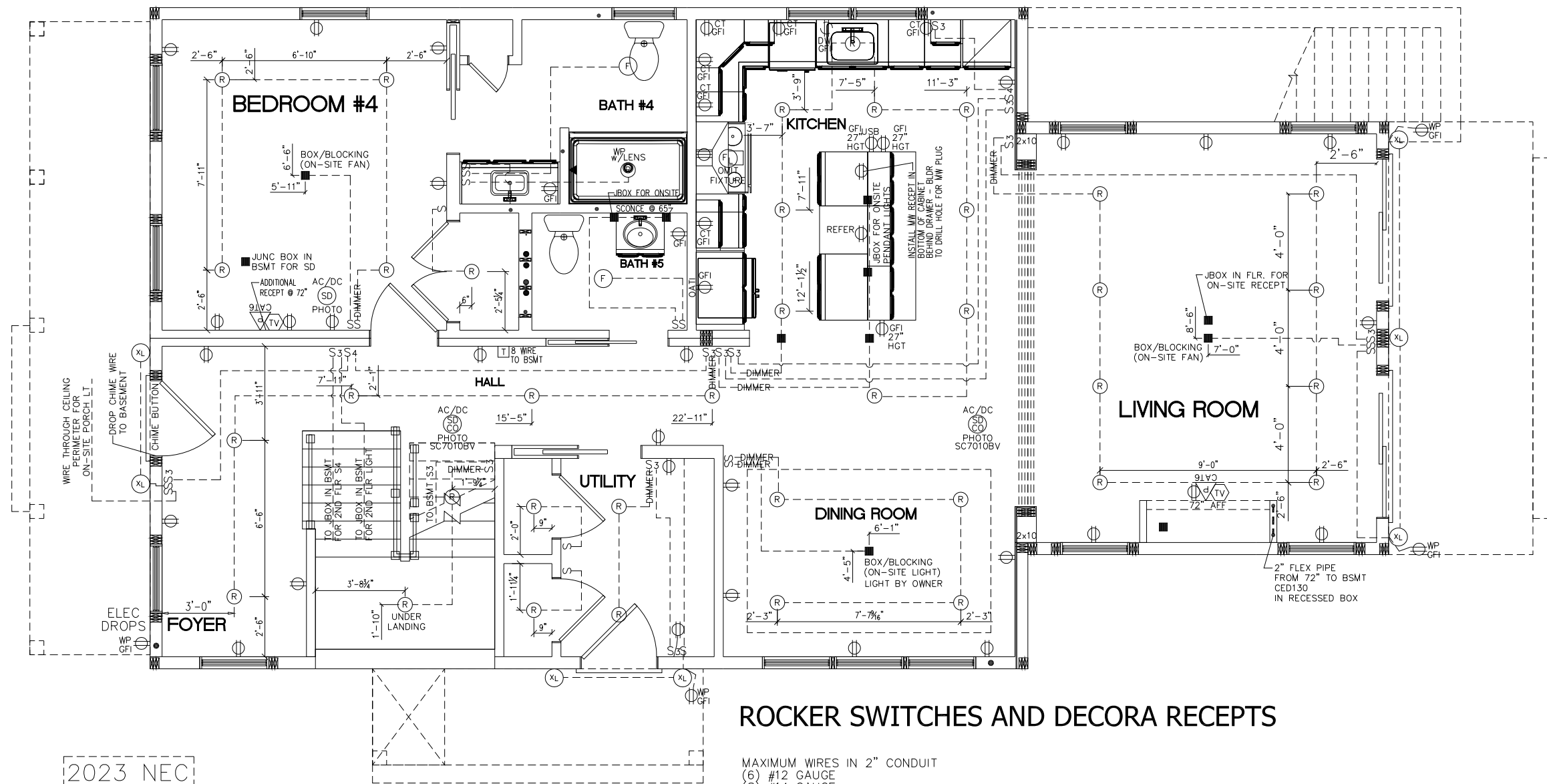
MODIFICATIONS

PROJECT:
**44401
TWO STORY**

TITLE:
**SECOND FLOOR
FLOOR PLAN**

DRAWN BY: DLN
DATE: 02-17-23
SCALE: NTS
FILENAME: 44401 FN3

SHEET:
2ND FLR



BUILDER:
DREAMLINE MODULAR

CUSTOMER/PROJECT:
ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
**44401
TWO STORY**

TITLE:
**FIRST FLOOR
ELECTRICAL PLAN**

DRAWN BY: DLN
DATE: 02-17-23
SCALE: 3/16" = 1'-0"
FILENAME: 44401 FN3

SHEET:
1ST ELEC

2023 NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
1,274 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1000 SQ. FT.
- * 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 2023 NEC.
 - * PER 406.12 OF 2023 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

- 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

ROCKER SWITCHES AND DECORA RECEPTS

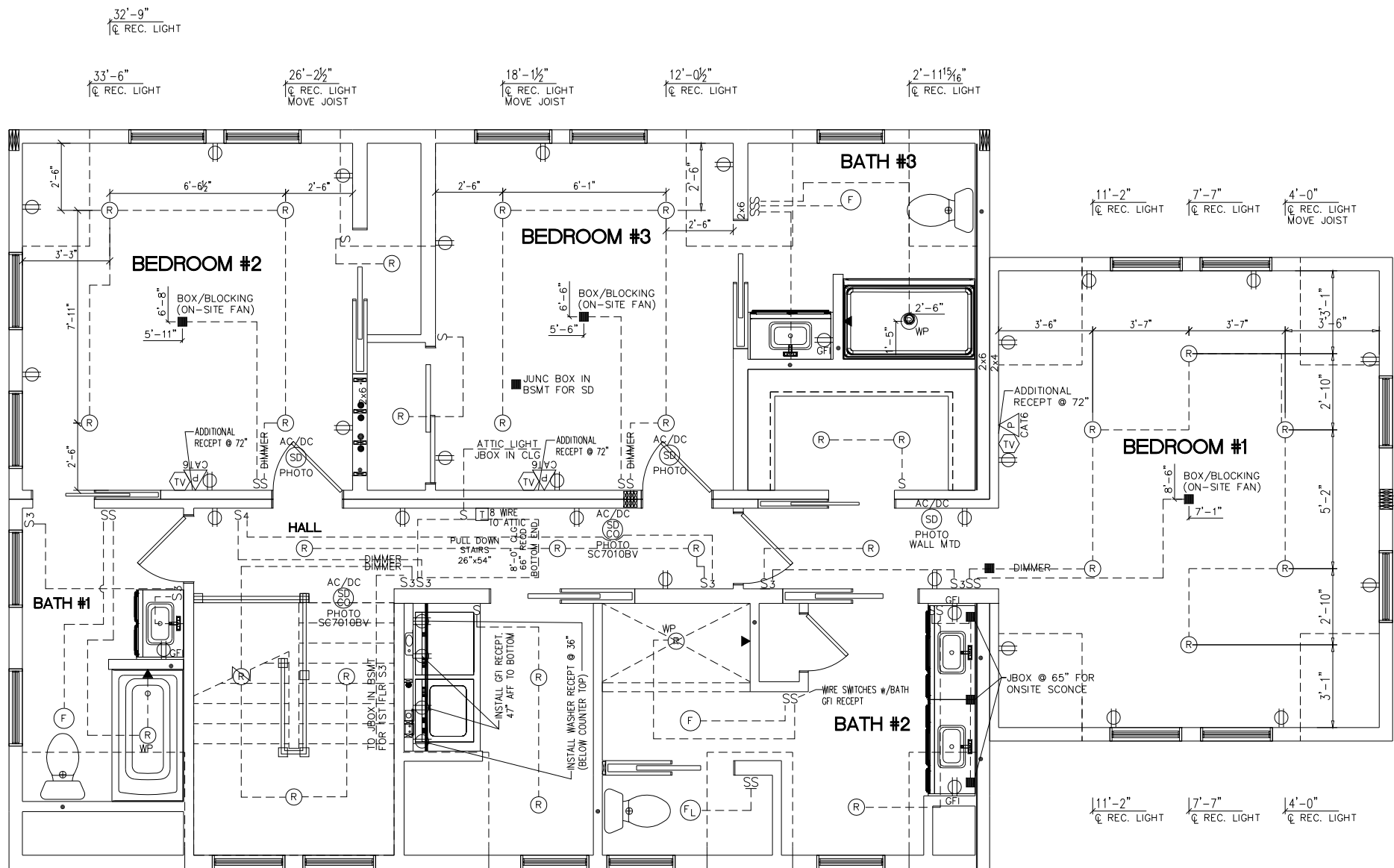
MAXIMUM WIRES IN 2" CONDUIT
(6) #12 GAUGE
(8) #14 GAUGE
LOW VOLTAGE LINES IN SEPARATE CONDUIT

- * SURGE PROTECTION:
THE BUILDER IS RESPONSIBLE FOR SURGE PROTECTION FOR THE ENTIRE HOUSE PER THE 2023 NEC, SECTION 230.67
- * EMERGENCY DISCONNECT:
THE BUILDER IS RESPONSIBLE FOR SETTING UP AN EMERGENCY DISCONNECT PER THE 2023 NEC, SECTION 230.85

THE BUILDER IS RESONSIBLE TO PROVIDE/INSTALL AN "HRV" OR "ERV" SYSTEM PER THE REQUIRED CODE REQUIREMENTS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: _____ DATE: _____
TITLE: _____



2023 NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING 1,274 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1000 SQ. FT.
- 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 2023 NEC.
- PER 406.12 OF 2023 NEC ALL 125 -VOLT, 15 AND 20 AMP RECEPES INSTALLED IN AREAS SPECIFIED BY 210.52, SHALL BE LISTED TAMPER RESISTANT TYPE.
- 50# LIGHT BOXES REQUIRED
- 70# PADDLE FAN BOXES REQUIRED

ROCKER SWITCHES AND DECORA RECEPES

- SURGE PROTECTION:
THE BUILDER IS RESPONSIBLE FOR SURGE PROTECTION FOR THE ENTIRE HOUSE PER THE 2023 NEC, SECTION 230.67
- EMERGENCY DISCONNECT:
THE BUILDER IS RESPONSIBLE FOR SETTING UP AN EMERGENCY DISCONNECT PER THE 2023 NEC, SECTION 230.85

THE BUILDER IS RESONSIBLE TO PROVIDE/INSTALL AN "HRV" OR "ERV" SYSTEM PER THE REQUIRED CODE REQUIREMENTS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

BUILDER:

DREAMLINE MODULAR

CUSTOMER/PROJECT:

ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

44401
TWO STORY

TITLE:

SECOND FLOOR
FLOOR PLAN

DRAWN BY: DLN

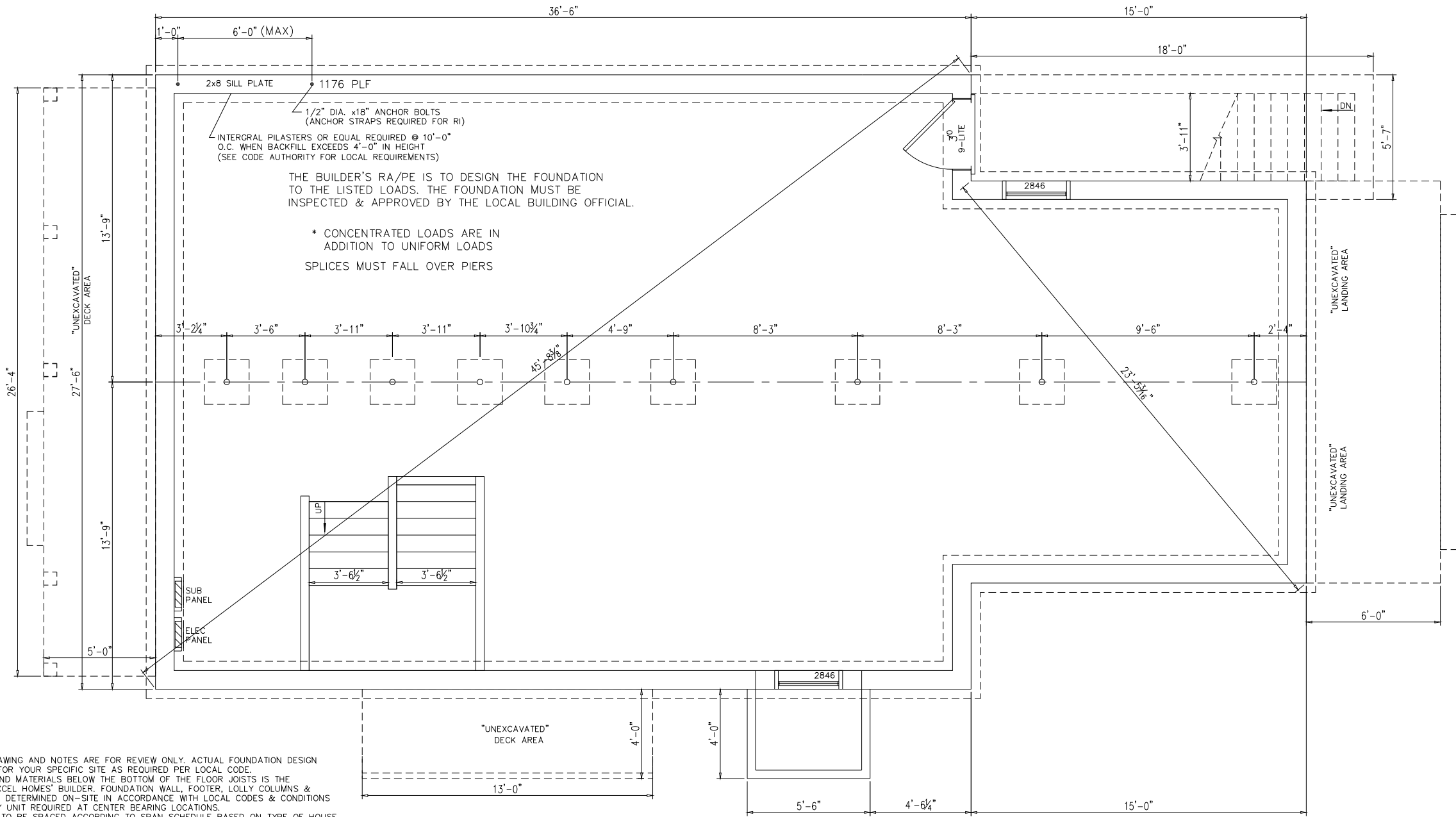
DATE: 02-17-23

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

FILENAME: 44401 FN3

SHEET:

2ND ELEC



NOTES:

- 1) THIS FOUNDATION DRAWING AND NOTES ARE FOR REVIEW ONLY. ACTUAL FOUNDATION DESIGN SHALL BE DESIGNED FOR YOUR SPECIFIC SITE AS REQUIRED PER LOCAL CODE.
- 2) ALL CONSTRUCTION AND MATERIALS BELOW THE BOTTOM OF THE FLOOR JOISTS IS THE RESPONSIBILITY OF EXCEL HOMES' BUILDER. FOUNDATION WALL, FOOTER, LOLLY COLUMNS & PADS ARE ALL TO BE DETERMINED ON-SITE IN ACCORDANCE WITH LOCAL CODES & CONDITIONS
- 3) REINFORCED MASONRY UNIT REQUIRED AT CENTER BEARING LOCATIONS.
- 4) LOLLY COLUMNS ARE TO BE SPACED ACCORDING TO SPAN SCHEDULE BASED ON TYPE OF HOUSE, LOCAL SNOW LOAD & WIDTH OF UNIT. ADD'L COLUMNS MAY BE REQ'D & ARE NOTED ON FLOOR PLAN. LOLLY COLUMN SPACING IS BASED ON MIN. 1/2"x6"x12" STEEL PLATE BETWEEN COLUMN & CENTER BEAM.
- 5) FOUNDATION IS TO BE CONSTRUCTED IN ACCORDANCE w/ALL APPLICABLE CODES.
- 6) FOUNDATION SIZES REFLECT WOOD TO WOOD DIMENSIONS OF MODULAR UNITS, ALLOWING SHEATHING AND SIDING TO OVERHANG THE FOUNDATION. IF STYROFOAM IS USED FOUNDATION MAY BE INCREASED IN LENGTH AND WIDTH TO ACCOMMODATE.
- 7) PERIMETER FLOOR JOISTS TO BE ATTACHED TO SILL PLATE w/16d NAILS AT 16" O.C.
- 8) INSTALLATION OF WASHER, DRYER AND/OR WATER HEATER IN BASEMENT PER STATE AND LOCAL CODES IS THE RESPONSIBILITY OF MODULAR MANUFACTURERS, BUILDER.
- 9) SMOKE DETECTORS IN BASEMENT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO PROVIDE AND INSTALL. (COIL WIRE IN BSMT BY MODULAR MANUFACTURER, INC)
- 10) CRAWL SPACE FOUNDATION REQUIRES A MINIMUM 18"x24" ACCESS OPENING, INSECT & RODENT PROOF CROSS VENTS WITHIN 3' OF CORNERS AND PROVIDE 1/150 OF FLOOR AREA WITH VENTILATION.
- 11) SEE MODULAR MANUFACTURERS' SUBMISSION SET PAGE FOR ADDITIONAL NOTES AND DETAILS.
- 12) GFCI RECPT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
- 13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

FOUNDATION SHALL BE DESIGNED BY A DESIGN PROFESSIONAL WITH KNOWLEDGE OF LOCAL SOILS CONDITIONS. THIS PLAN IS MEANT ONLY TO COMMUNICATE THE DIMENSIONAL AND LOADING INFORMATION TO THE DESIGN PROFESSIONAL SO THE FOUNDATION DESIGN IS COORDINATED WITH THE REQUIREMENTS OF THE MODULAR BUILDING.

BUILDER / OWNER SIGNATURES:

ACCEPTED BY:

DATE:

TITLE:

BUILDER:

DREAMLINE MODULAR

CUSTOMER/PROJECT:

ZIMMERMAN

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:

44401
TWO STORY

TITLE:

FOUNDATION
PLAN

DRAWN BY: DLN

DATE: 02-17-23

SCALE: NTS

FILENAME: 44401 FN3

SHEET:

FOUNDATION