THIS HOME HAS BEEN DESIGNED SPECIFICALLY FOR:

HYDRANGEA LANE

7 HYDRANGEA LANE
NANTUCKET, MA 02554
NANTUCKET COUNTY

ALL ON-SITE CONNECTIONS TO BE
VERIFIED BY THE CONSTRUCTION SUPERVISOR
THERE ARE NO LOT LINE FIRE SEPERATION REQUIREMENTS

THIS BUILDING IS PREPPED FOR ON-SITE SOLAR PANELS

THIS SITE IS LOCATED IN A STRETCH CODE COMMUNITY

FRONT ELEVATION

DRAWING INDEX:

PAGE NUMBER	DESCRIPTION
1	COVER SHEET
2	ELEVATIONS
3	1ST FLOOR PLAN
4	2ND FLOOR PLAN
5	1ST FLR ELECTRICAL
6	2ND FLR ELECTRICAL
7	PANEL SCHEDULE
8	ELECTRIC INFORMATION
9	FOUNDATION
10	CROSS SECTION
12	CROSS SECTION
13	CROSS SECTION
14	CROSS SECTION
15	DORMER DETAIL
16	WINDOW/DOOR SCHEDULE
17	1ST FLR SHEAR WALL
18	2ND FLR SHEAR WALL
19	TYPICAL PLUMBING (3 pgs)
20	RES CHECK (10 pgs.)
21	ROOF PRINTS (6 pgs)
22	HEADER CALCULATIONS (18 pgs)
23	HEADER CALCULATIONS (18 pgs)
24	HERS MODELING (1 pgs)
25	SITE PLAN
	TOTAL PAGES

SITE CONDITIONS:

GROUND SNOW LOAD:	25 PSF
WIND SPEED:	140 Vult
EXPOSURE:	C
SEISMIC CATEGORY:	-
USE GROUP:	SINGLE FAMILY
CONSTRUCTION TYPE:	VB WOOD FRAME UNPROTECTED

SQUARE FOOTAGE:

FIRST FLOOR:	1,717 SQ. FT.
SECOND FLOOR:	1,277 SQ. FT.
BONUS ROOM:	- SQ. FT.
GARAGE:	- SQ. FT.
TOTAL:	2,994 SQ. FT.
OVERALL SIZE	36'-4" x 59'-9"
MODEL:	6 BOX CAPE

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

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)

BUILDER:

CUSTOMER/PROJECT: HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

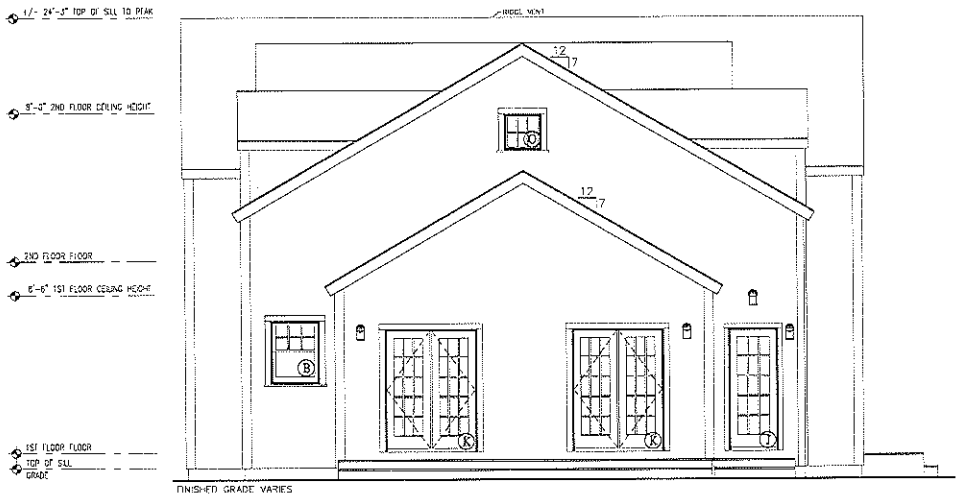
MODIFICATIONS

PROJECT: 42539
6 BOX CAPE

TITLE: COVER SHEET

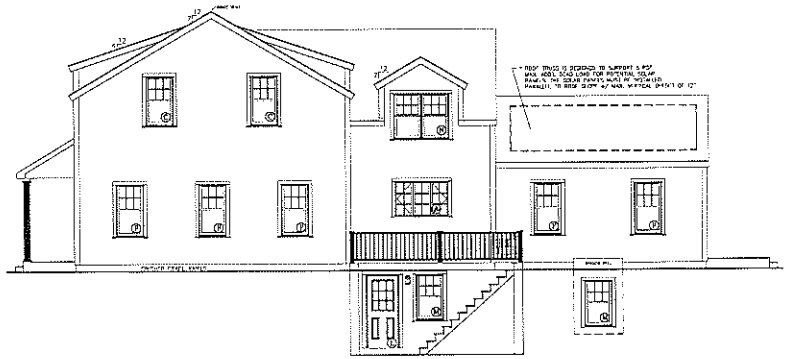
DRAWN BY: ST
DATE: 09-29-20
SCALE:
FILENAME: 42539

SHEET: COVER



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:	

BUILDER:

CUSTOMER/PROJECT:
HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

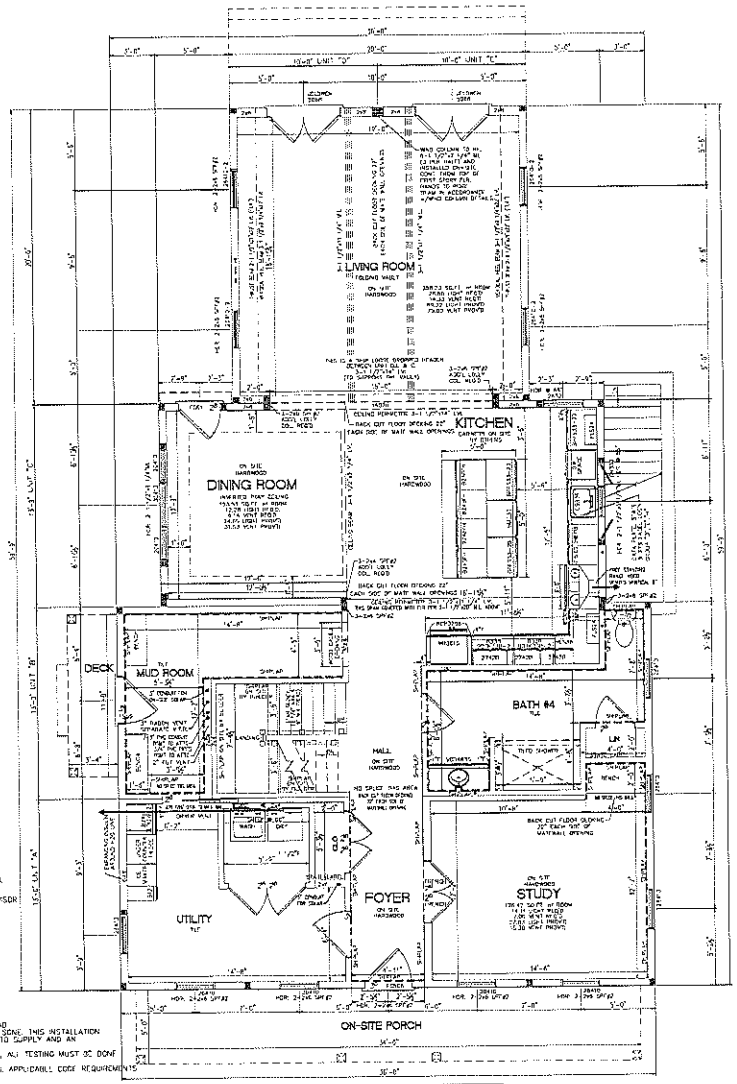
MODIFICATIONS

PROJECT:
42539
6 BOX CAPE

TITLE:
ELEVATIONS

DRAWN BY: ST
DATE: 09-29-20
SCALE:
FILENAME: 42539

SHEET:
ELEVATIONS



SET STAIRS FOR 3/4" HARDWOOD

---MECHANICALLY FASTEN THE CEILING DRYWALL---

* HAULER IS RESPONSIBLE TO PROVIDE AN INSULATED DOOR AT THE BOTTOM OF THE BASEMENT STAIRS TO CLOSE OFF THE BASEMENT FROM THE THERMAL ENVELOPE OF THE 1ST STORY

MASSACHUSETTS

MA CUR. / EAT / PLUMBING CODE (2018 CMR) 2018 CONSTRUCTION MECHANICAL CODE WITH MA AMENDMENTS 2018 INTERNATIONAL ENERGY CODE CODE WITH MA AMENDMENTS 2018 NATIONAL ELECTRICAL CODE W/ MA AMENDMENTS

*** 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

*** WINDOWS INSTALLED WITHIN 24" OF THE FINISHED FLOOR, THE BUILDER WILL INSTALL WINDOW GUARDS IN ACCORDANCE WITH IRC (2015 IRC #3123)

NOTES:
1. 2x6 EXT. WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-6" C.D. HT
3. 2x10 SPF/G FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES WINDOWS
6. HASTED ON THE WIND LOAD & EXPOSURE "C"
7. SITE LOCATION: NANTUCKET, MA. NANTUCKET COUNTY: 25 PSF GROUND SNOW LOAD
8. BUILDER SHALL SUPPLY AND INSTALL WHOLE HOUSE VENTILATION W/ A MAX CFM SONE. THIS INSTALLATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL JURISDICTION. THE FACTORY TO SUPPLY AND AN ENERGY STAR BATH FAN WITH TIMER
9. BUILDER SHALL SUPPLY AND INSTALL A DUCT TIGHTNESS AND BLOWER DOOR TEST, ALL TESTING MUST BE DONE BY A MASS QUALIFIED PROFESSIONAL
10. BUILDER IS RESPONSIBLE TO SIZE, PROVIDE AND INSTALL A HEATING UNIT, PER ALL APPLICABLE CODE REQUIREMENTS

SIMPLAR LOCATIONS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

CUSTOMER/PROJECT:
HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

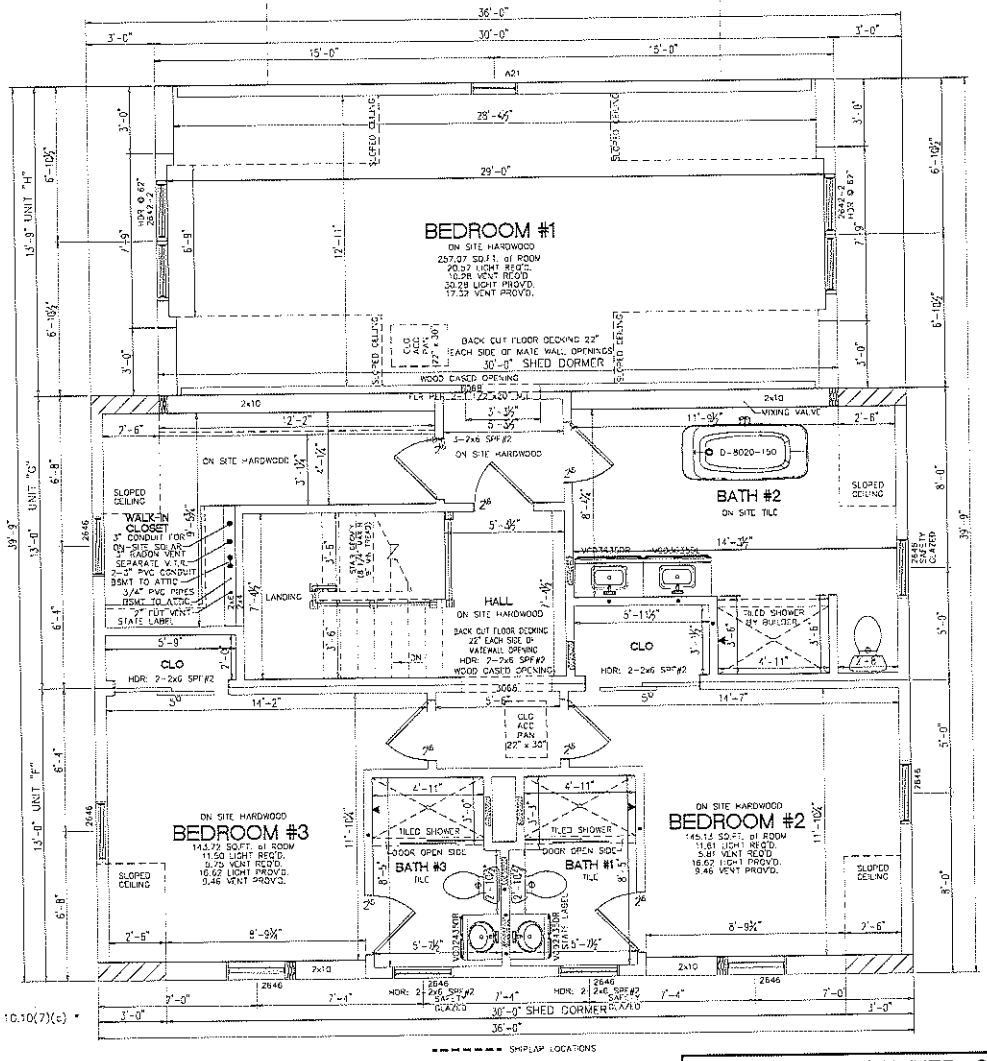
MODIFICATIONS

PROJECT:
42539
6 BOX CAPE

TITLE:
FIRST FLOOR
FLOOR PLAN

DRAWN BY: ST
DATE: 09-29-20
SCALE: NTS
FILENAME: 42539

SHEET:
1ST FLR



SHIPLAP LOCATIONS

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

NOTES:
1. 2x6 EXT WALLS @ 16" O.C./2x4 MARR WALLS @ 16" O.C. (EXCEPT AS NOTED)
2. 8'-0" CLG HT. (MODULE "F", "G", 7'-8" CLG HT)
3. 2x10 SPF#2 FLOOR JOISTS @ 16" O.C.
4. ROOF SYSTEM TO BE 16" O.C.
5. ANDERSEN 400 SERIES WINDOWS

SET STAIRS FOR 3/4" HARDWOOD

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:

CUSTOMER/PROJECT:
HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

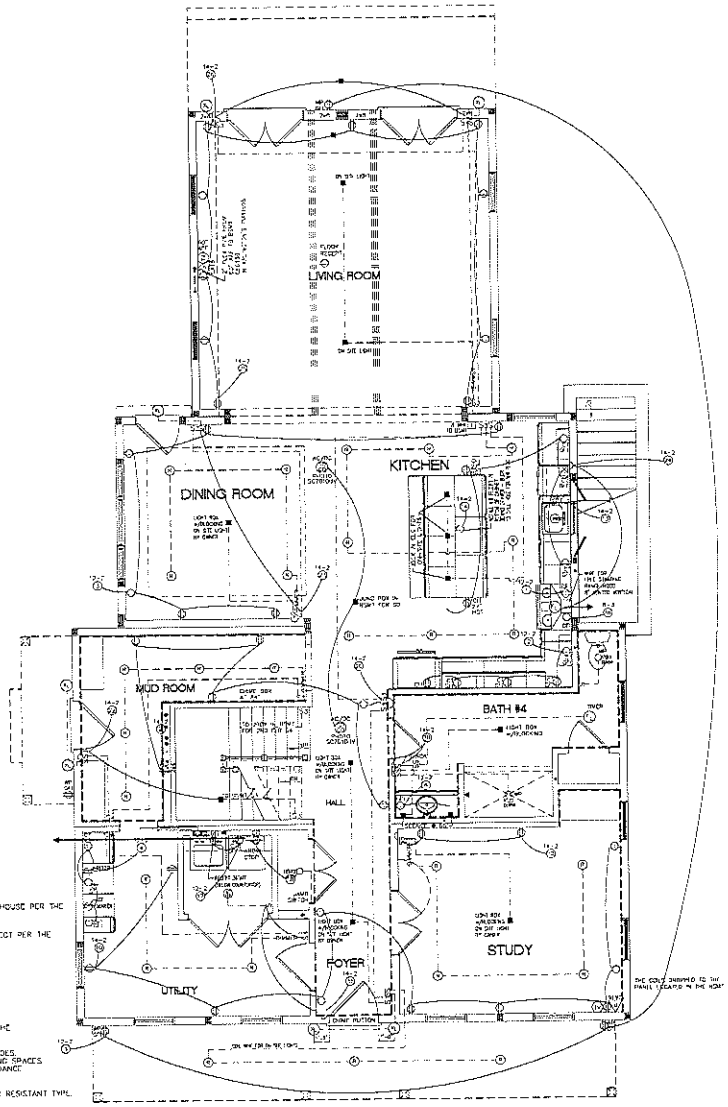
MODIFICATIONS

PROJECT:
42539
6 BOX CAPE

TITLE:
SECOND FLOOR
FLOOR PLAN

DRAWN BY: ST
DATE: 09-29-20
SCALE: 3/16" = 1'-0"
FILENAME: 42539

SHEET:
2ND FLR



NOTE:
4" RECESSED LIGHTS THROUGHOUT
UNLESS OTHERWISE NOTED

- 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

2020NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
- 1919 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1200 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 OWNERS 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

= SMOKE DETECTOR LOCATIONS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:

CUSTOMER/PROJECT:
HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

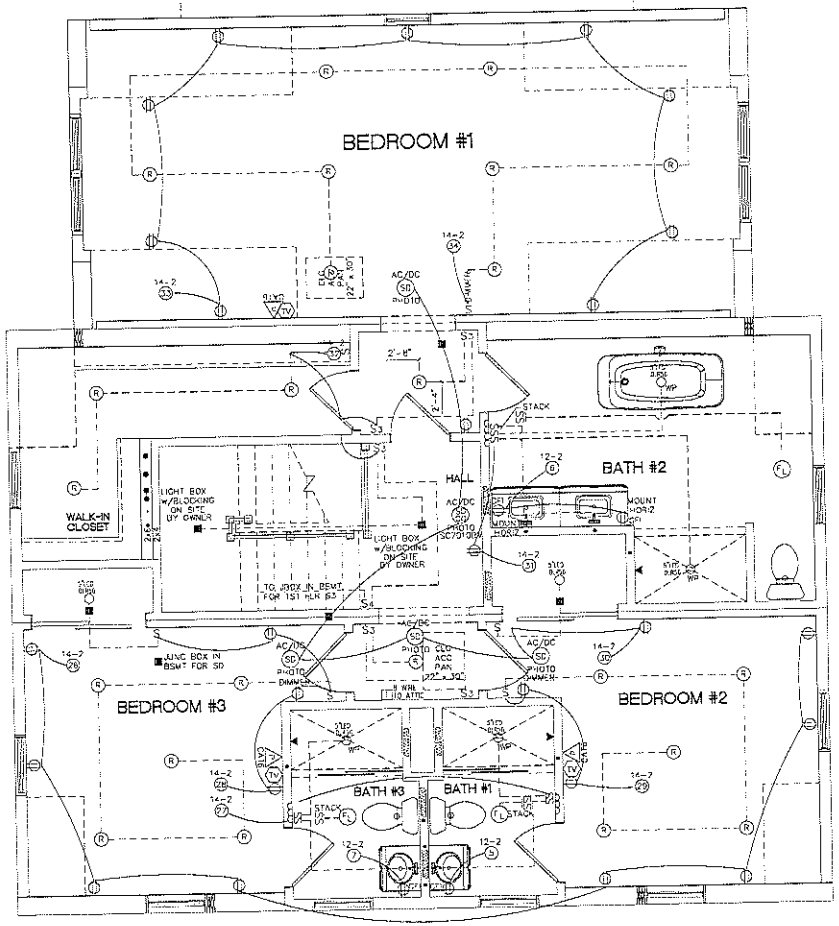
MODIFICATIONS

PROJECT:
42539
6 BOX CAPE

TITLE:
FIRST FLOOR
ELECTRICAL PLAN

DRAWN BY: ST
DATE: 09-29-20
SCALE: 3/16" = 1'-0"
FILENAME: 42539

SHEET:
1ST ELEC



NOTE:
4" RECESSED LIGHTS THROUGHOUT UNLESS OTHERWISE NOTED

2020NEC

- INSULATED STAPLES REQUIRED TO SUPPORT ALL WIRING
- 1277 SQ. FT. SMOKE DETECTORS REQUIRED EVERY 1200 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 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

---------- SHIPLAP LOCATIONS

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:

CUSTOMER/PROJECT: HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

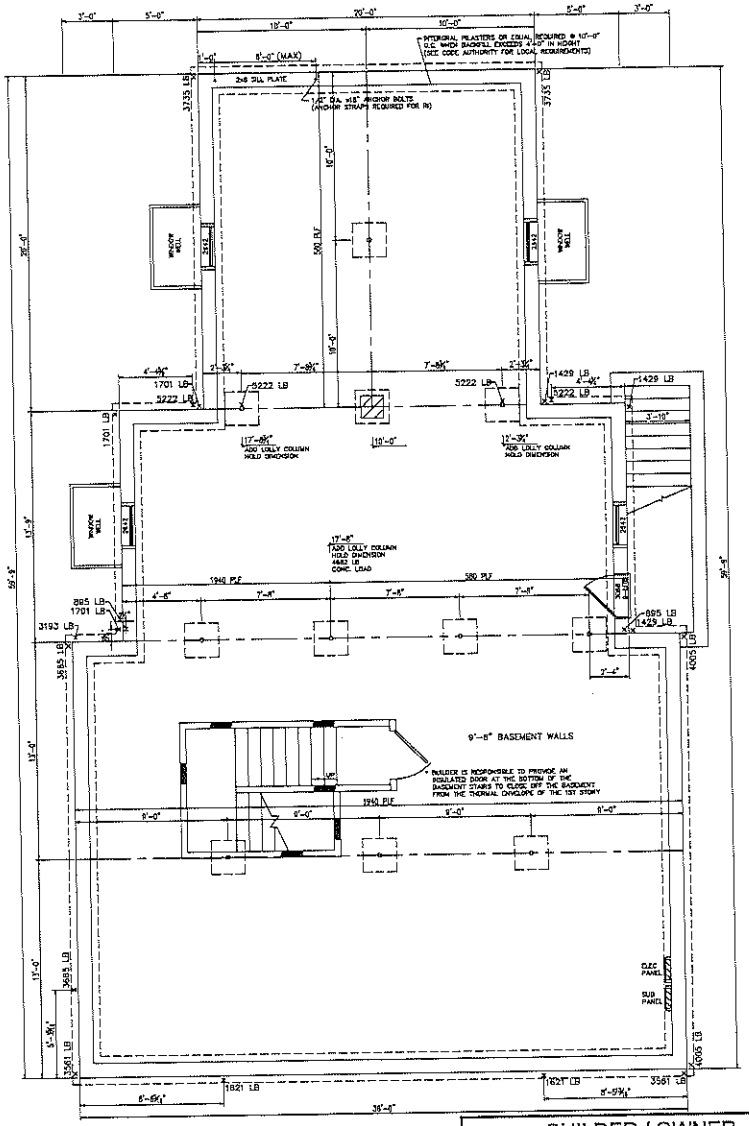
MODIFICATIONS

PROJECT: 42539
6 BOX CAPE

TITLE: SECOND FLOOR FLOOR PLAN

DRAWN BY: ST
DATE: 09-29-20
SCALE: 3/16" = 1'-0"
FILENAME: 42539

SHEET: 2ND ELEC



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.

THE BUILDER'S RA/PE IS TO DESIGN THE FOUNDATION TO THE LISTED LOADS. THE FOUNDATION MUST BE INSPECTED AND & APPROVED BY THE LOCAL BUILDING OFFICIAL.

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 HPL 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 ACCOMODATE.
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. (COL WIRE IN DONE 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) EPCO RIGHT AND LIGHTS FOR BASEMENT AND CRAWLSPACES PER ALL STATE AND LOCAL CODES
13) "BACKFILLING AND TAMPING TO BE DONE PER LOCAL REQUIREMENTS"

BUILDER / OWNER SIGNATURES:

ACCEPTED BY: DATE:

TITLE:

BUILDER:

CUSTOMER/PROJECT:
HYDRANGEA LANE

ENGINEER'S / ARCHITECT'S SEAL

APPROVERS SEAL

MODIFICATIONS

PROJECT:
42539
6 BOX CAPE

TITLE:
FOUNDATION PLAN

DRAWN BY: ST
DATE: 09-04-20
SCALE: NTS
FILENAME: 42539

SHEET:
FOUNDATION