

1.0 CRESTLINE — LOWER LEVEL

1/8" = 1'-0"

LEVEL

1

B

ON THIS LEVEL

Floor area
1,248 sq ft

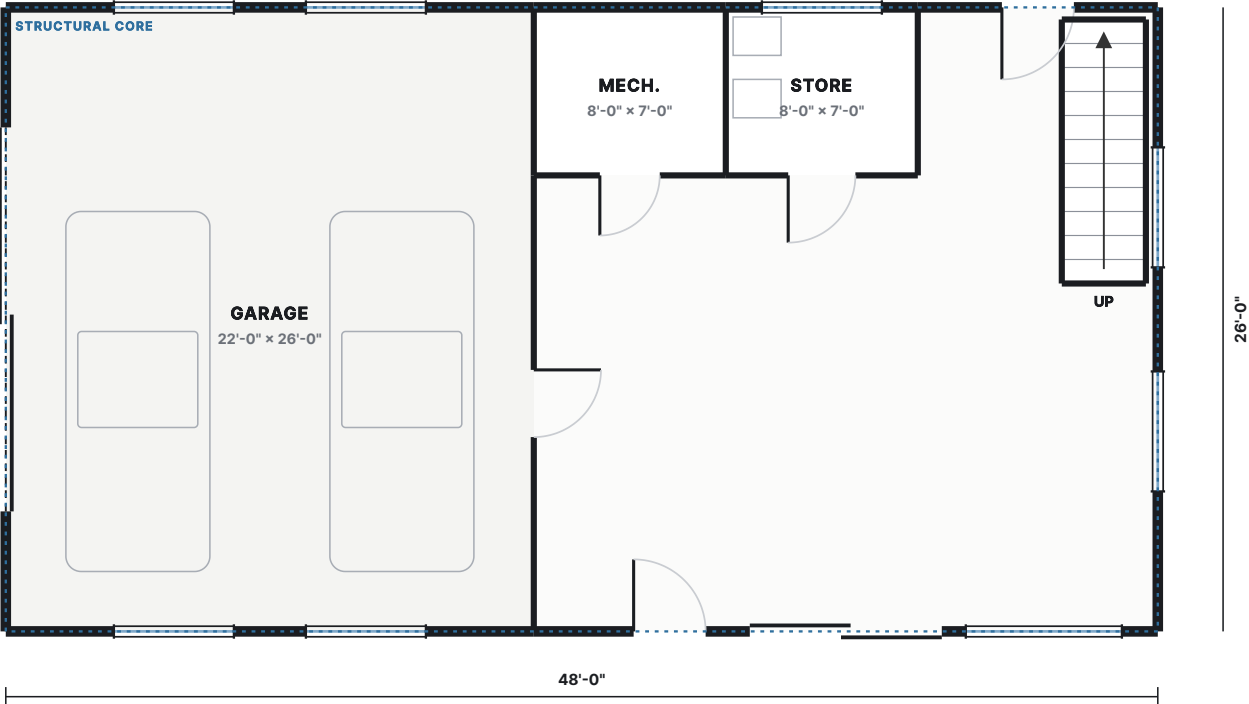
Floor to floor
10'-0"

Clear height
9'-0"

Level
above grade

ROOMS

STAIR	39 sf
GARAGE	572 sf
MECH.	56 sf
STORE	56 sf



modular**Loft**

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
CRESTLINE

TYPE
HILLSIDE · 3 BED · 2 BATH

FOOTPRINT
48' x 26'

AREA
1,810 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG3-240 ROOF

FINISH
ANTHRACITE MINERAL RENDER

SCALE
1/8" = 1'-0"

DATE
05 SEP 2026

DRAWN
MODULAR LOFT DESIGN STUDIO

- GENERAL NOTES
- Dimensions are to face of panel unless noted.
 - Wall / roof panels: EPS core with double galvanized welded mesh and 4,000 psi structural mortar applied to both faces (PBT SCIP system).
 - Structural panel design, connections, foundation and lateral system to be sized and sealed by a registered design professional in the project jurisdiction. These sheets are not sealed.
 - Verify all site, zoning, setback, flood, snow and wind criteria before construction.
 - Egress, glazing area, stair geometry and smoke alarms to comply with the adopted residential code edition of the local jurisdiction.

PRELIMINARY
NOT FOR CONSTRUCTION

Requires review, engineering and seal by the professional of record for the site.

CRESTLINE

A-1.0

1.1 CRESTLINE — GROUND FLOOR

1/8" = 1'-0"

LEVEL
1
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ON THIS LEVEL

Floor area
1,248 sq ft

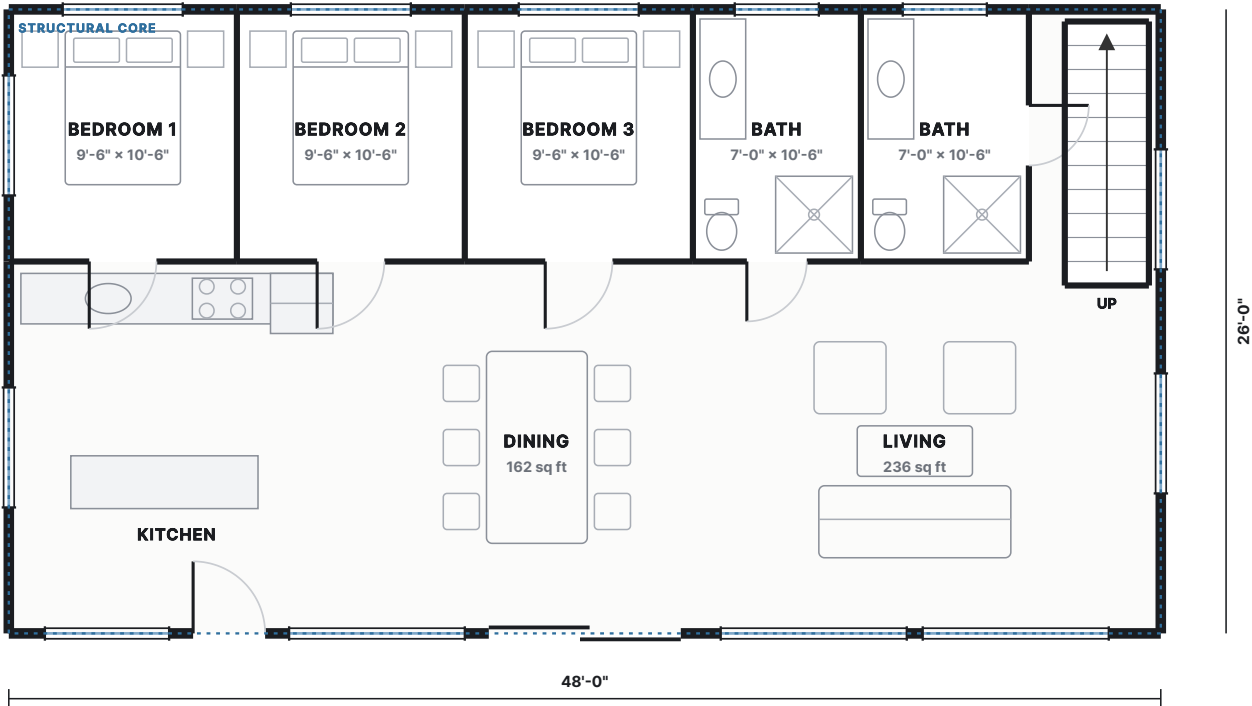
Floor to floor
11'-0"

Clear height
10'-0"

Level
above grade

ROOMS

STAIR	39 sf
BEDROOM 1	100 sf
BEDROOM 2	100 sf
BEDROOM 3	100 sf
BATH	74 sf
BATH	74 sf



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CRESTLINE

A-1.1

2 CRESTLINE — SECTION A-A

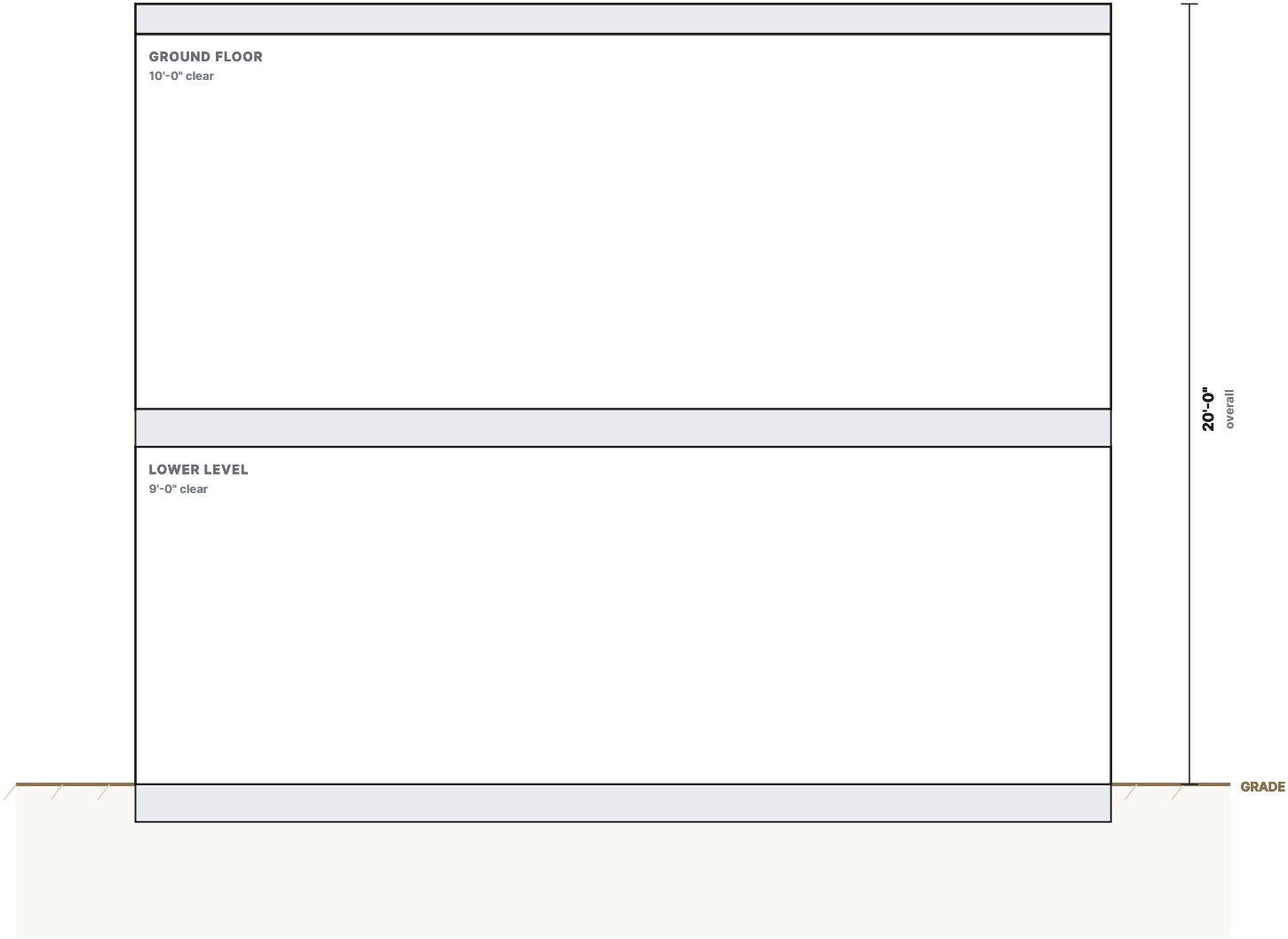
22 px = 1 ft

SECTION NOTES

2 levels, 20'-0" overall above grade.
All levels above grade.
Floor structure between levels is 12 in, panel deck plus topping.
Stair core is continuous and lands in the same bay on every level.

LEVEL

- 1
- B



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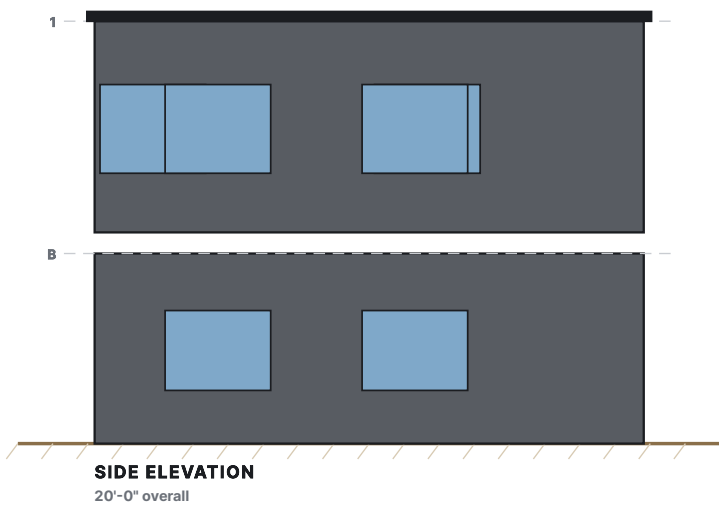
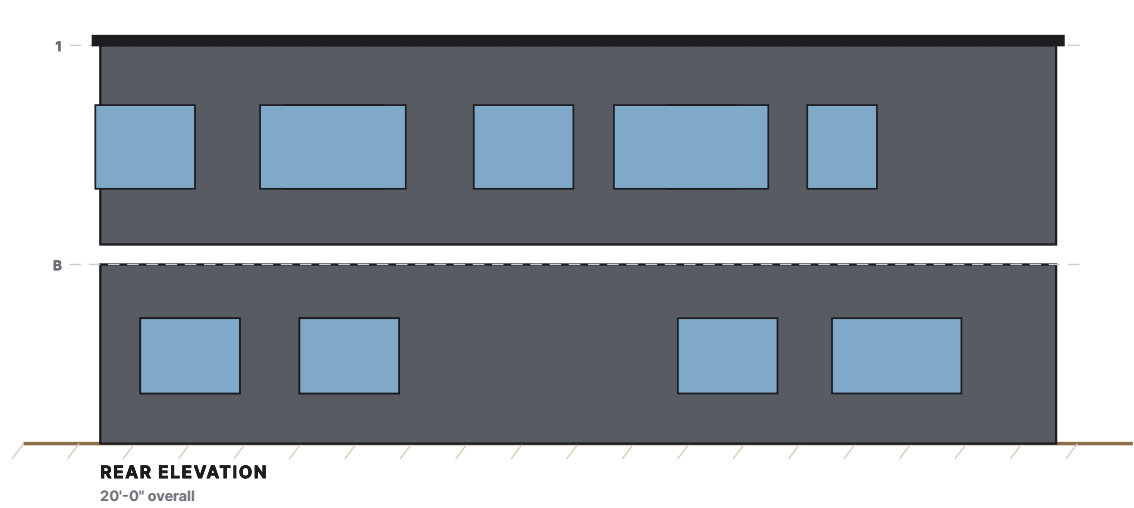
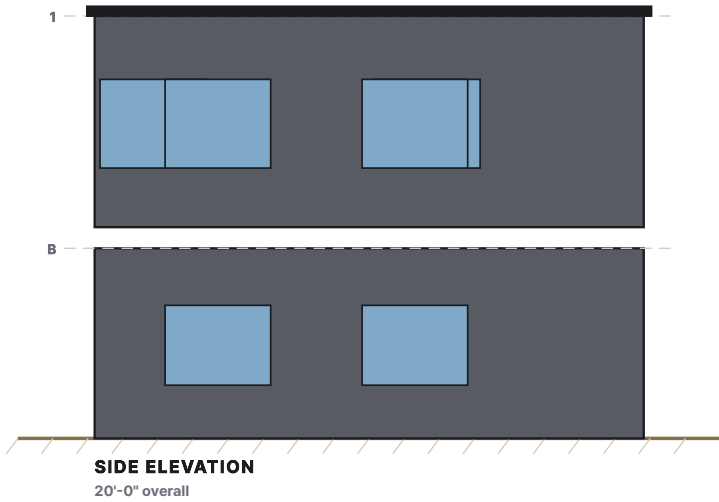
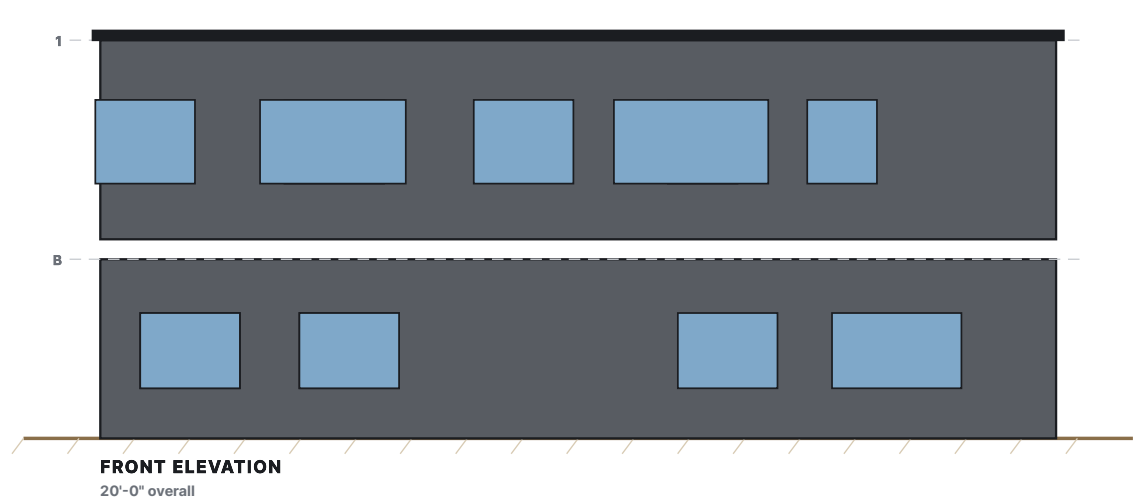
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CRESTLINE

A-2.0

3 CRESTLINE — ELEVATIONS

as noted



Finish: Anthracite mineral render. Grade line shown is nominal; set out against the survey.

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CRESTLINE

A-3.0

1 CRESTLINE — LOWER LEVEL — POWER, LIGHTING & ALARM PLAN

1/8" = 1'-0"

LEGEND

-  Duplex receptacle, 15 in a.f.f.
-  GFCI receptacle — wet locations
-  240 V outlet — range, dryer, EV
-  Surface / pendant fixture
-  Recessed downlight
-  Exhaust fan, ducted to outside
-  Single-pole switch
-  Three-way switch
-  Smoke alarm, interconnected
-  Smoke + CO alarm

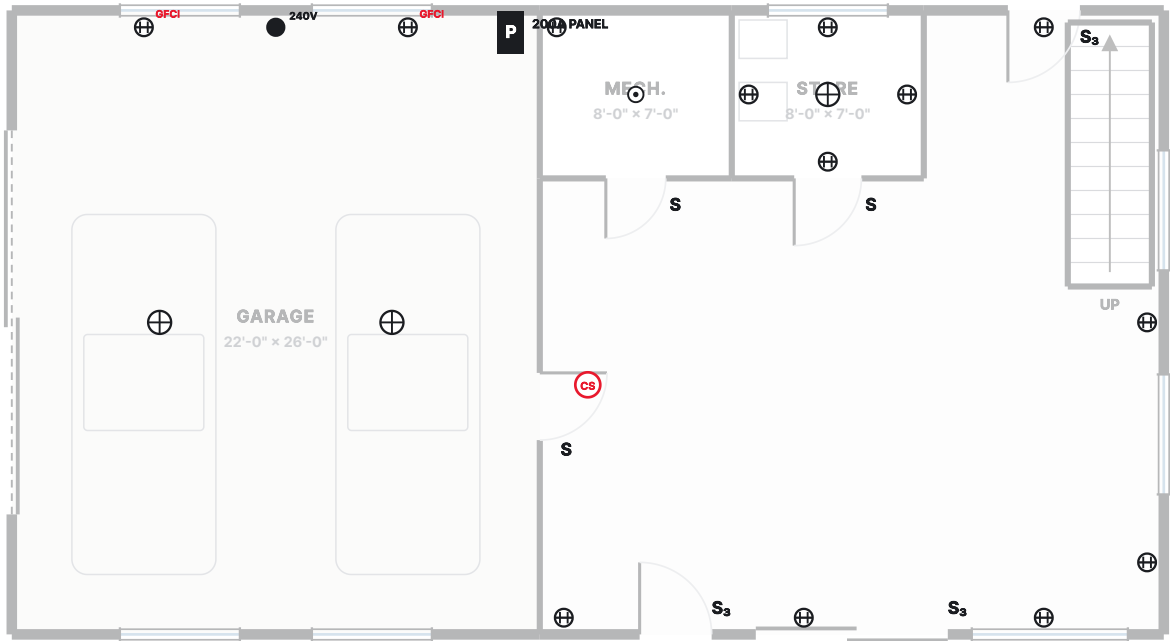
ELECTRICAL NOTES

- Estimated connected load 32 kW after demand factors — confirm with a full load calculation.
- All 125 V, 15 and 20 A receptacles in kitchens, bathrooms, laundry, garage, exterior and within 6 ft of a sink to be GFCI protected.
- Arc-fault protection to all circuits serving habitable rooms.
- Alarms interconnected and provided with battery backup; one in each sleeping room, one outside each sleeping area, one per level.
- Conduit and boxes are chased into the EPS core of the PBT panel before rendering — coordinate device locations with the panel schedule.
- Circuiting and load calculation to be confirmed by the licensed electrical contractor against the adopted electrical code.

PANEL SCHEDULE — 200 A, 120/240 V, 1Ø, 3W

CKT	DESCRIPTION	P	TRIP	CONDUCTOR
1	Lighting 1	1	15 A	14-2
2	Lighting 2	1	15 A	14-2
3	Lighting 3	1	15 A	14-2
4	General receptacles 1	1	20 A	12-2
5	General receptacles 2	1	20 A	12-2

CKT	DESCRIPTION	P	TRIP	CONDUCTOR
6	Water heater	2	30 A	10-2
7	Mini-split / air handler 1	2	20 A	12-2
8	Mini-split / air handler 2	2	20 A	12-2
9	Garage + EV ready (GFCI)	2	40 A	8-3



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DESIGN

CRESTLINE — LOWER LEVEL

TYPE

HILLSIDE · 3 BED · 2 BATH

FOOTPRINT

48' x 26'

AREA

1,810 SQ FT

STRUCTURE

PBT SCIP — PBT160 WALL / PSG3-240 ROOF

FINISH

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SCALE

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PRELIMINARY

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ELECTRICAL PLAN

E-1.0

1 CRESTLINE — GROUND FLOOR — POWER, LIGHTING & ALARM PLAN

1/8" = 1'-0"

LEGEND

-  Duplex receptacle, 15 in a.f.f.
-  GFCI receptacle — wet locations
-  240 V outlet — range, dryer, EV
-  Surface / pendant fixture
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-  Smoke alarm, interconnected
-  Smoke + CO alarm

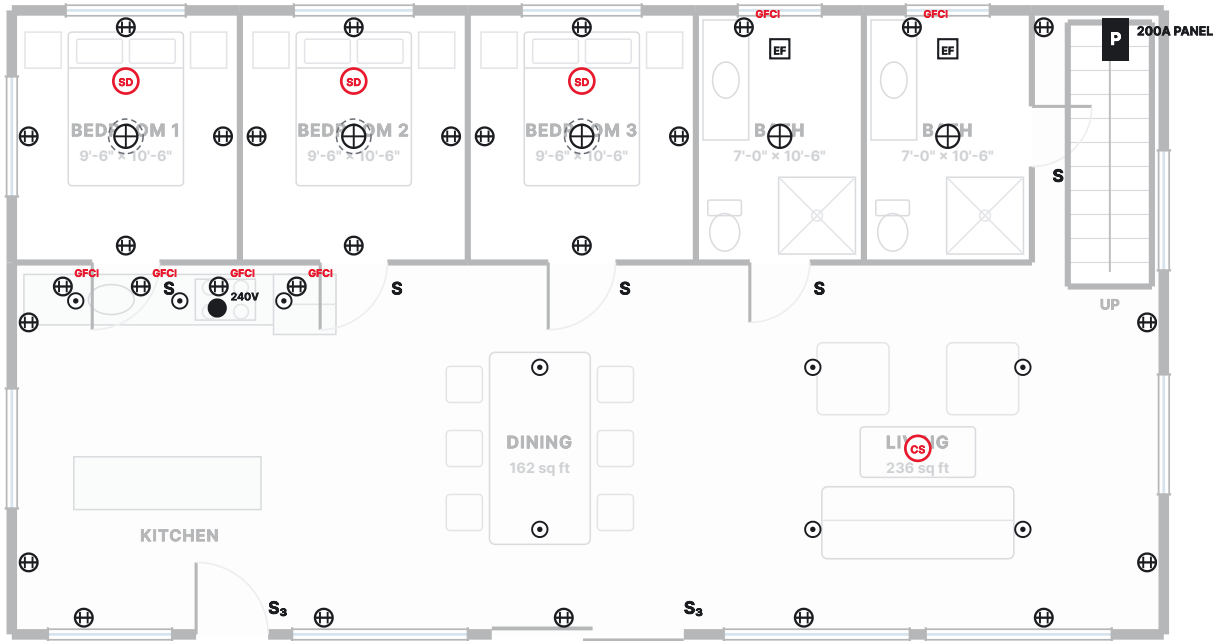
ELECTRICAL NOTES

- Estimated connected load 45 kW after demand factors — confirm with a full load calculation.
- All 125 V, 15 and 20 A receptacles in kitchens, bathrooms, laundry, garage, exterior and within 6 ft of a sink to be GFCI protected.
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- Alarms interconnected and provided with battery backup; one in each sleeping room, one outside each sleeping area, one per level.
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1	Lighting 1	1	15 A	14-2
2	Lighting 2	1	15 A	14-2
3	Lighting 3	1	15 A	14-2
4	General receptacles 1	1	20 A	12-2
5	General receptacles 2	1	20 A	12-2
6	General receptacles 3	1	20 A	12-2
7	Small appliance A	1	20 A	12-2
8	Small appliance B	1	20 A	12-2

CKT	DESCRIPTION	P	TRIP	CONDUCTOR
9	Dishwasher	1	20 A	12-2
10	Disposal	1	20 A	12-2
11	Range	2	50 A	6-3
12	Bathroom receptacles (GFCI)	1	20 A	12-2
13	Water heater	2	30 A	10-2
14	Mini-split / air handler 1	2	20 A	12-2
15	Mini-split / air handler 2	2	20 A	12-2



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ELECTRICAL PLAN

E-1.0

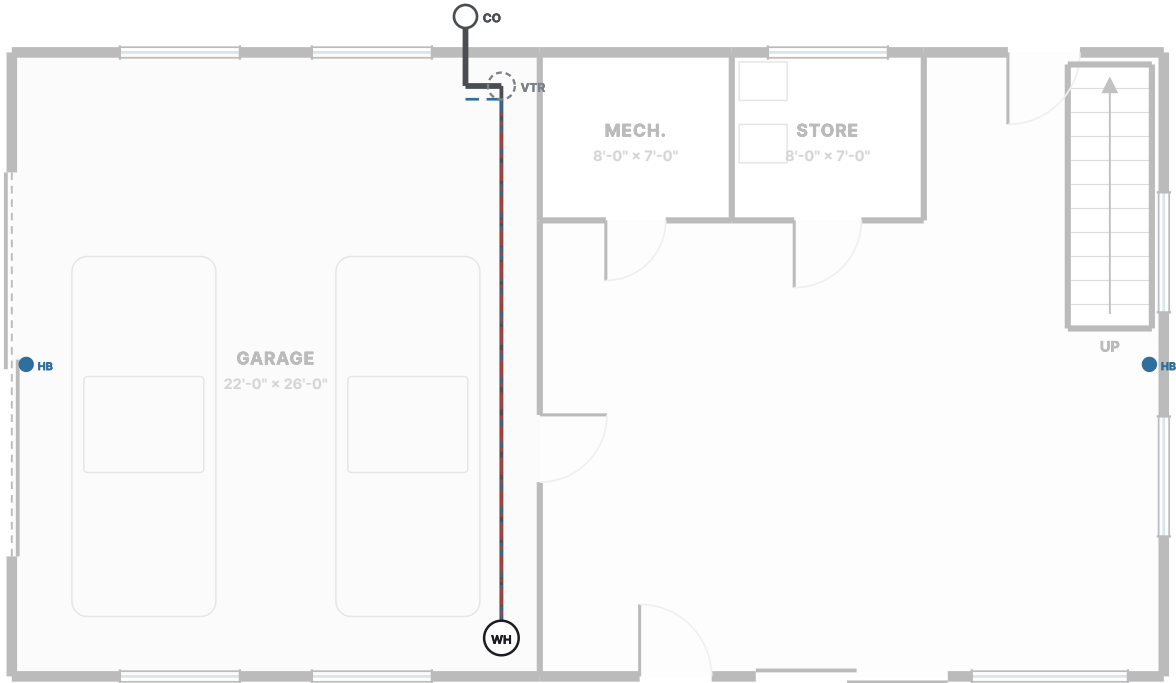
1 CRESTLINE — LOWER LEVEL — PLUMBING PLAN

1/8" = 1'-0"

LEGEND

- Sanitary drain — sloped 1/4 in per ft
- Cold water supply
- Hot water supply
- Vent
- Water closet
- Lavatory
- Shower
- Bath tub
- Kitchen sink
- Dishwasher
- Washing machine
- Water heater
- HB

Hose bibb, frost proof



FIXTURE SCHEDULE

MARK	FIXTURE	QTY	DFU EACH	DFU TOTAL
F1	Water heater	1	0	0
F2	Hose bibb	2	0	0

DESIGN DATA

Total drainage fixture units	0 DFU
Building drain / sewer	3 in, 1/4 in per ft fall
Total water supply fixture units	5 WSFU
Water service line	0.75 in
Water heater	66 gal, or on-demand equivalent
Vent through roof	3 in, min. 6 in above roof

PLUMBING NOTES

- Supply and waste runs are shown diagrammatically. Final routing, pipe sizing and venting by the licensed plumbing contractor.
- Supply piping does not pass through the EPS core: run it in a furred service wall or in the partition, and sleeve every panel penetration.
- Provide accessible shut-offs at every fixture and a main shut-off at the service entry.
- Insulate hot water piping; protect any pipe in an unconditioned space against freezing.
- Fixture units and pipe sizes to be verified against the plumbing code adopted in the jurisdiction.

1/8" = 1'-0"



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LEGEND

- Sanitary drain — sloped 1/4 in per ft
- Cold water supply
- Hot water supply
- Vent
- Water closet
- Lavatory
- Shower
- Bath tub
- Kitchen sink
- Dishwasher
- Washing machine
- Water heater
- Hose bibb, frost proof



FIXTURE SCHEDULE

MARK	FIXTURE	QTY	DFU EACH	DFU TOTAL
F1	Lavatory	2	1	2
F2	Water closet, 1.28 gpf	2	3	6
F3	Bath tub	2	2	4
F4	Kitchen sink	1	2	2
F5	Dishwasher	1	2	2
F6	Water heater	1	0	0
F7	Hose bibb	2	0	0

DESIGN DATA

Total drainage fixture units	16 DFU
Building drain / sewer	3 in, 1/4 in per ft fall
Total water supply fixture units	22.2 WSFU
Water service line	1 in
Water heater	66 gal, or on-demand equivalent
Vent through roof	3 in, min. 6 in above roof

PLUMBING NOTES

- Supply and waste runs are shown diagrammatically. Final routing, pipe sizing and venting by the licensed plumbing contractor.
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