

1 ELL — MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

AREA SUMMARY

|                              |             |
|------------------------------|-------------|
| Conditioned area, main level | 1,842 sq ft |
| Total finished area          | 1,842 sq ft |
| Covered deck / porch         | 209 sq ft   |
| Exterior panel wall          | 200 lf      |
| Interior partition           | 171 lf      |



modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT  
MODULAR LOFT — STOCK PLAN

DESIGN  
ELL

TYPE  
PATIO · 3 BED · 2 BATH

FOOTPRINT  
58' x 42'

AREA  
1,842 SQ FT

STRUCTURE  
PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH  
SAND 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).
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**PRELIMINARY**  
NOT FOR CONSTRUCTION

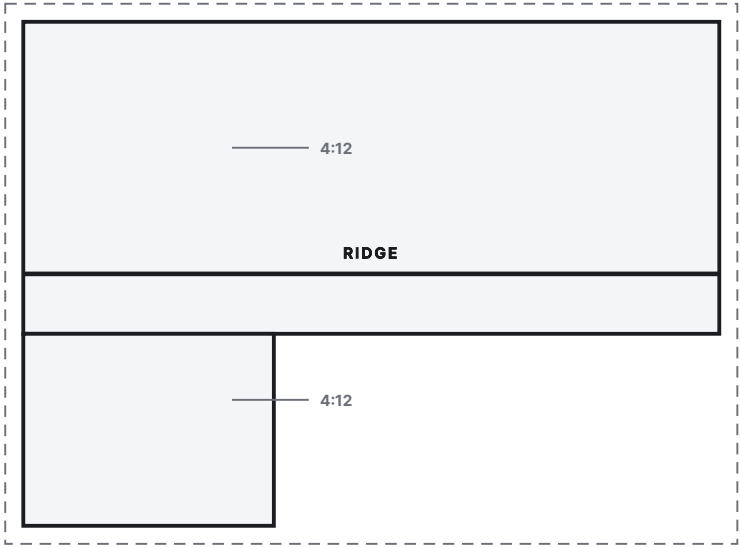
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MAIN LEVEL FLOOR PLAN

A-1.0

1 ELL — ROOF PLAN

1/16" = 1'-0"

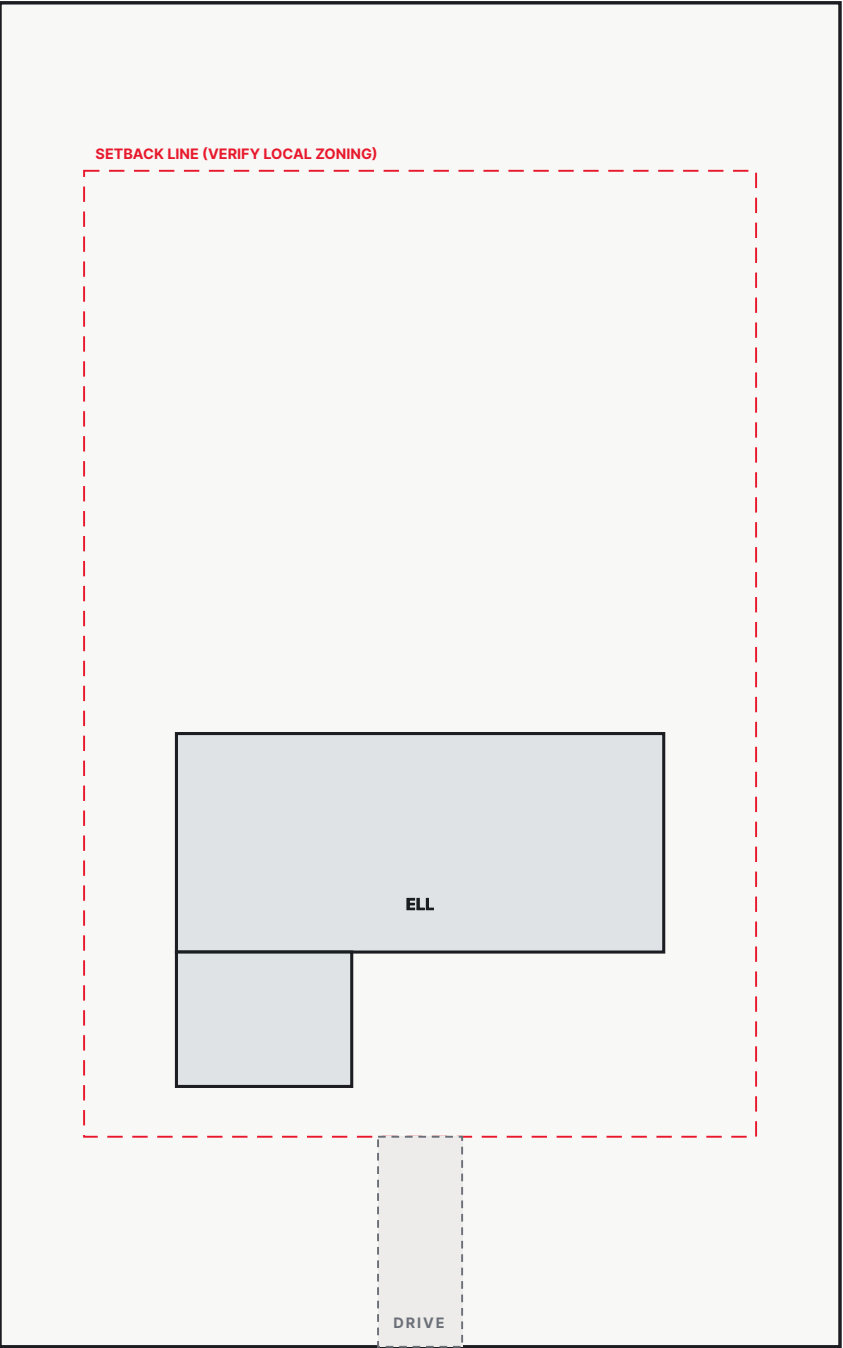


PSG3-240 roof panels spanning 26' max

2 ILLUSTRATIVE SITE PLAN

1" = 20'-0" (typ. lot shown)

TYPICAL 100' x 160' LOT SHOWN FOR ILLUSTRATION ONLY



STREET / ACCESS



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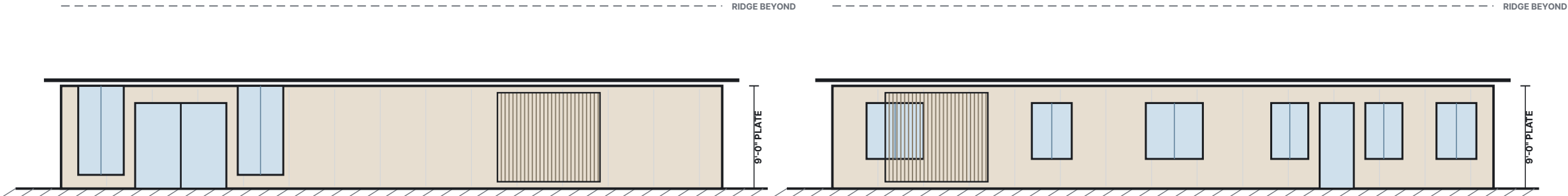
ROOF PLAN + SITE PLAN

1 FRONT (SOUTH) ELEVATION

1.12" = 1'-0" approx.

2 REAR (NORTH) ELEVATION

1.12" = 1'-0" approx.

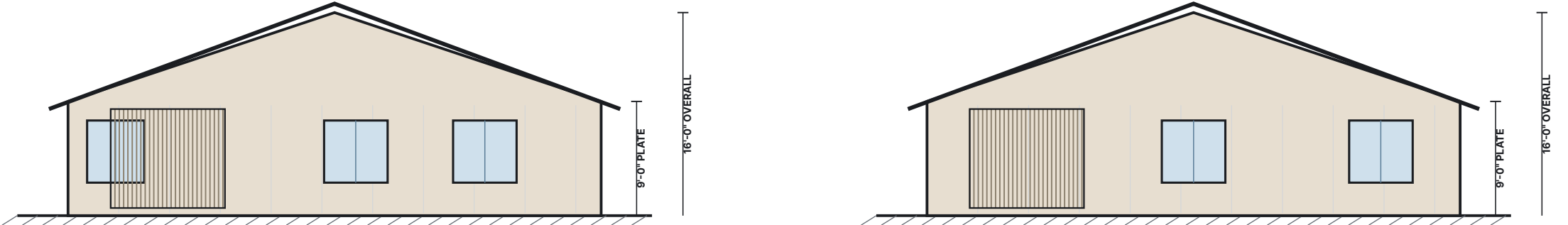


3 LEFT (WEST) ELEVATION

1.12" = 1'-0" approx.

4 RIGHT (EAST) ELEVATION

1.12" = 1'-0" approx.



EXTERIOR FINISH SCHEDULE

|                  |                                                                       |
|------------------|-----------------------------------------------------------------------|
| WALL             | PBT140 SCIP panel, 6.8" finished - Sand mineral render, smooth trowel |
| ROOF             | PSG3-240 panel deck, standing-seam metal, 4:12                        |
| SHADING          | Vertical timber slat privacy screen, 2 in slats at 4 in centres       |
| SOFFIT / SCREENS | Iroko or thermally modified timber, oiled, 18" typical overhang       |
| GLAZING          | Thermally broken aluminium, anthracite, double glazed low-e           |
| PAVING           | Stone or in-situ concrete terrace with gravel margin                  |

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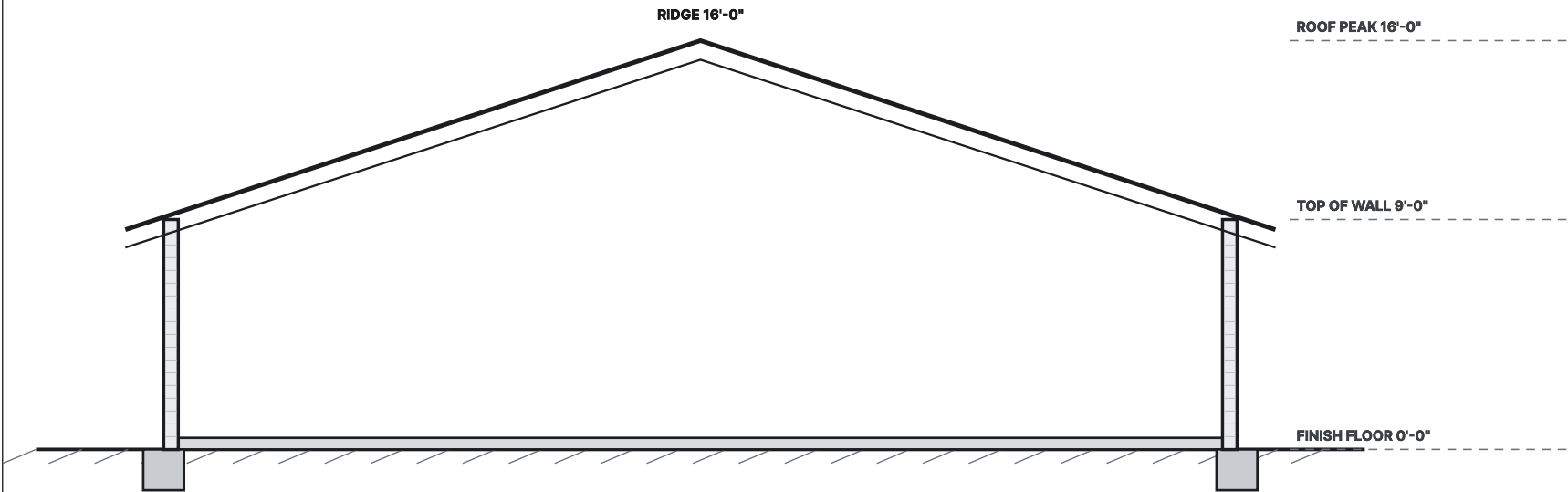
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EXTERIOR ELEVATIONS

A-2.0

1 BUILDING SECTION A-A

1.75" = 1'-0" approx.



SECTION LOOKING WEST — 42'-0" CLEAR SPAN, PSG3-240 ROOF PANELS

3 PANEL ERECTION ELEVATION — LONG WALL

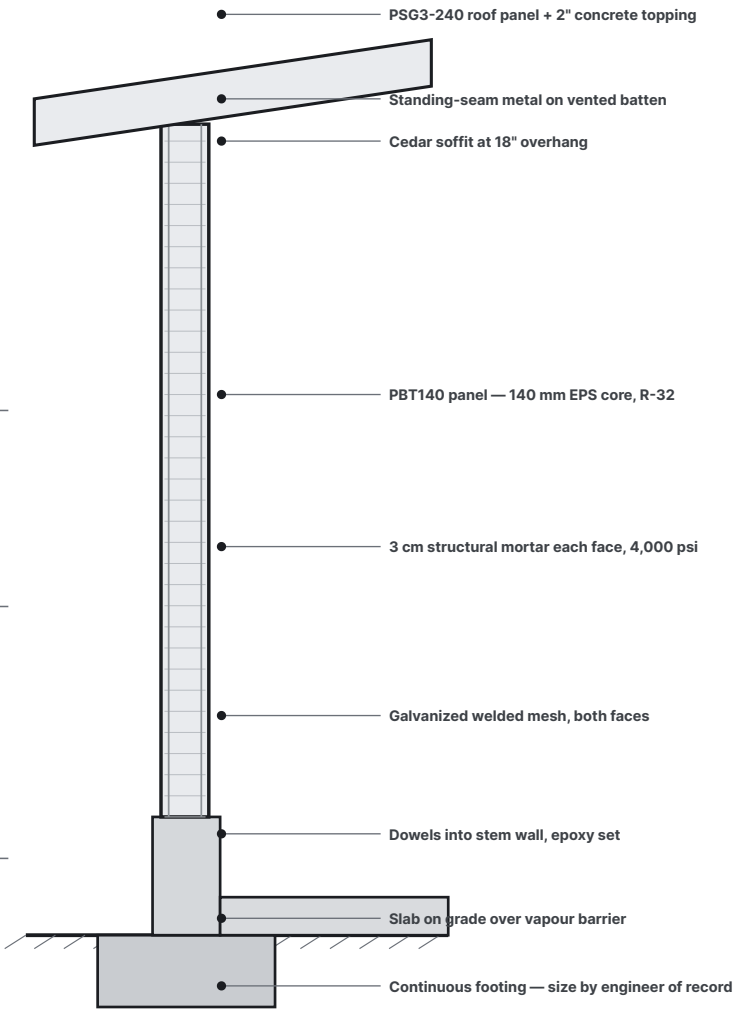
PANEL MODULE 4'-0"

|       |       |       |       |       |       |       |       |       |       |       |       |       |       |  |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|
| W1-01 | W1-02 | W1-03 | W1-04 | W1-05 | W1-06 | W1-07 | W1-08 | W1-09 | W1-10 | W1-11 | W1-12 | W1-13 | W1-14 |  |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--|

15 wall panels at 4'-0" nominal — cut panel at end run. Panels arrive numbered and are set on the slab dowels, plumbed, braced, then rendered.

2 TYPICAL WALL SECTION

1 1/2" = 1'-0"



DESIGN CRITERIA — TO BE CONFIRMED BY THE ENGINEER OF RECORD

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| Wall panel      | PBT140 — 140 mm EPS core, 6.8 in finished                             |
| Nominal thermal | R-32 wall assembly (core + render, before bridging)                   |
| Roof panel      | PSG3-240, clear span to 26 ft                                         |
| Mortar          | 4,000 psi structural mortar, 3 cm each face                           |
| Reinforcement   | Double galvanized welded mesh, both faces, lapped at all joints       |
| Fire rating     | Not established by this drawing set — obtain a tested assembly report |
| Wind / seismic  | Site specific — lateral system by engineer of record                  |

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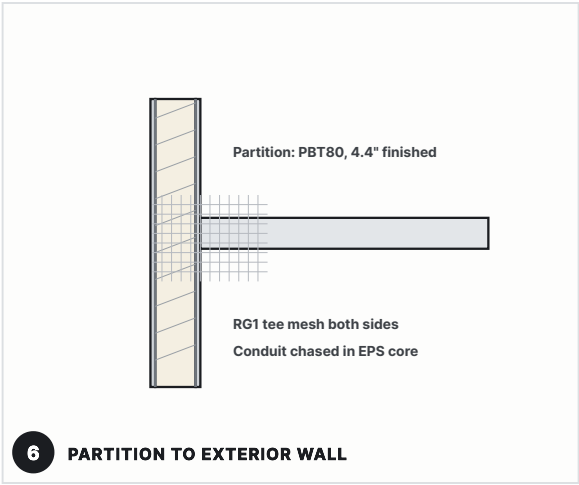
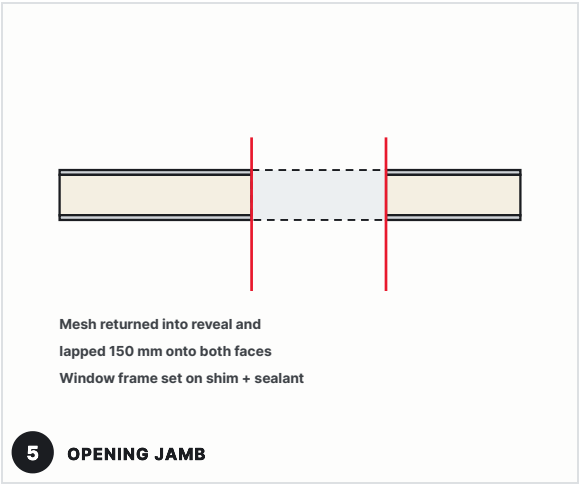
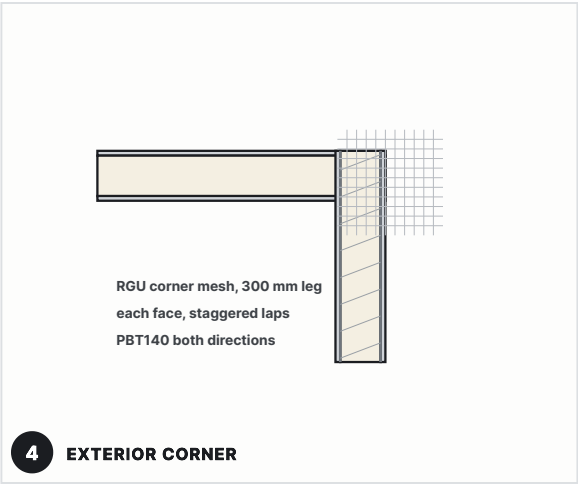
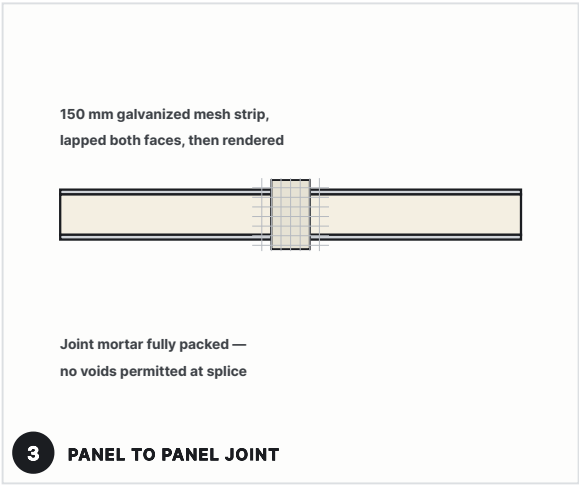
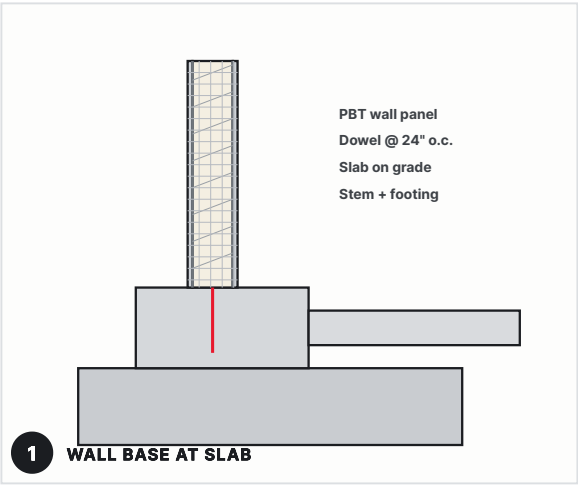
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BUILDING + WALL SECTION

ELL — PBT PANEL DETAILS & SCHEDULES

DETAILS NOT TO SCALE



PANEL SCHEDULE

| MARK | TYPE                 | CORE              | FINISHED | R-VALUE | QTY / AREA  |
|------|----------------------|-------------------|----------|---------|-------------|
| W1   | PBT140 exterior wall | 140 mm EPS        | 6.8 in   | R-32    | 1,984 sq ft |
| P1   | PBT80 partition      | 80 mm EPS         | 4.4 in   | R-18    | 1,539 sq ft |
| R1   | PSG3-240 roof        | EPS + steel joist | 4:12     | —       | 2,568 sq ft |

SHELL QUANTITIES (INDICATIVE)

|                                    |             |
|------------------------------------|-------------|
| Wall panel area                    | 1,984 sq ft |
| Roof panel area                    | 2,568 sq ft |
| Structural mortar (3 cm each face) | 34.8 cu yd  |
| Exterior wall length               | 200 lf      |
| Interior partition length          | 171 lf      |
| Interior doors                     | 8           |
| Windows                            | 17          |

DOOR & WINDOW SCHEDULE

| MARK | TYPE                  | SIZE           | QTY |
|------|-----------------------|----------------|-----|
| D1   | Interior hinged       | 2'-10" × 6'-8" | 3   |
| D2   | Interior hinged       | 2'-6" × 6'-8"  | 5   |
| D3   | Glass slider          | 8'-0" × 6'-8"  | 1   |
| D4   | Exterior entry        | 3'-0" × 6'-8"  | 1   |
| W1   | Fixed / operable unit | 5'-0" × 4'-11" | 9   |
| W2   | Fixed / operable unit | 4'-6" × 4'-11" | 1   |
| W3   | Fixed / operable unit | 4'-0" × 4'-11" | 2   |
| W4   | Fixed / operable unit | 3'-6" × 4'-11" | 3   |
| W5   | Fixed / operable unit | 3'-3" × 4'-11" | 2   |

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PBT DETAILS + SCHEDULES

A-4.0

1 ELL — 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 63 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 — 150 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   | Lighting 4            | 1 | 15 A | 14-2      |
| 5   | General receptacles 1 | 1 | 20 A | 12-2      |
| 6   | General receptacles 2 | 1 | 20 A | 12-2      |
| 7   | General receptacles 3 | 1 | 20 A | 12-2      |
| 8   | General receptacles 4 | 1 | 20 A | 12-2      |
| 9   | Small appliance A     | 1 | 20 A | 12-2      |
| 10  | Small appliance B     | 1 | 20 A | 12-2      |
| 11  | Dishwasher            | 1 | 20 A | 12-2      |

| CKT | DESCRIPTION                        | P | TRIP | CONDUCTOR |
|-----|------------------------------------|---|------|-----------|
| 12  | Disposal                           | 1 | 20 A | 12-2      |
| 13  | Range                              | 2 | 50 A | 6-3       |
| 14  | Bathroom receptacles (GFCI)        | 1 | 20 A | 12-2      |
| 15  | Laundry receptacle                 | 1 | 20 A | 12-2      |
| 16  | Dryer                              | 2 | 30 A | 10-3      |
| 17  | Water heater                       | 2 | 30 A | 10-2      |
| 18  | Mini-split / air handler 1         | 2 | 20 A | 12-2      |
| 19  | Mini-split / air handler 2         | 2 | 20 A | 12-2      |
| 20  | Mini-split / air handler 3         | 2 | 20 A | 12-2      |
| 21  | Exterior receptacles + site (GFCI) | 1 | 20 A | 12-2      |



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ELECTRICAL PLAN

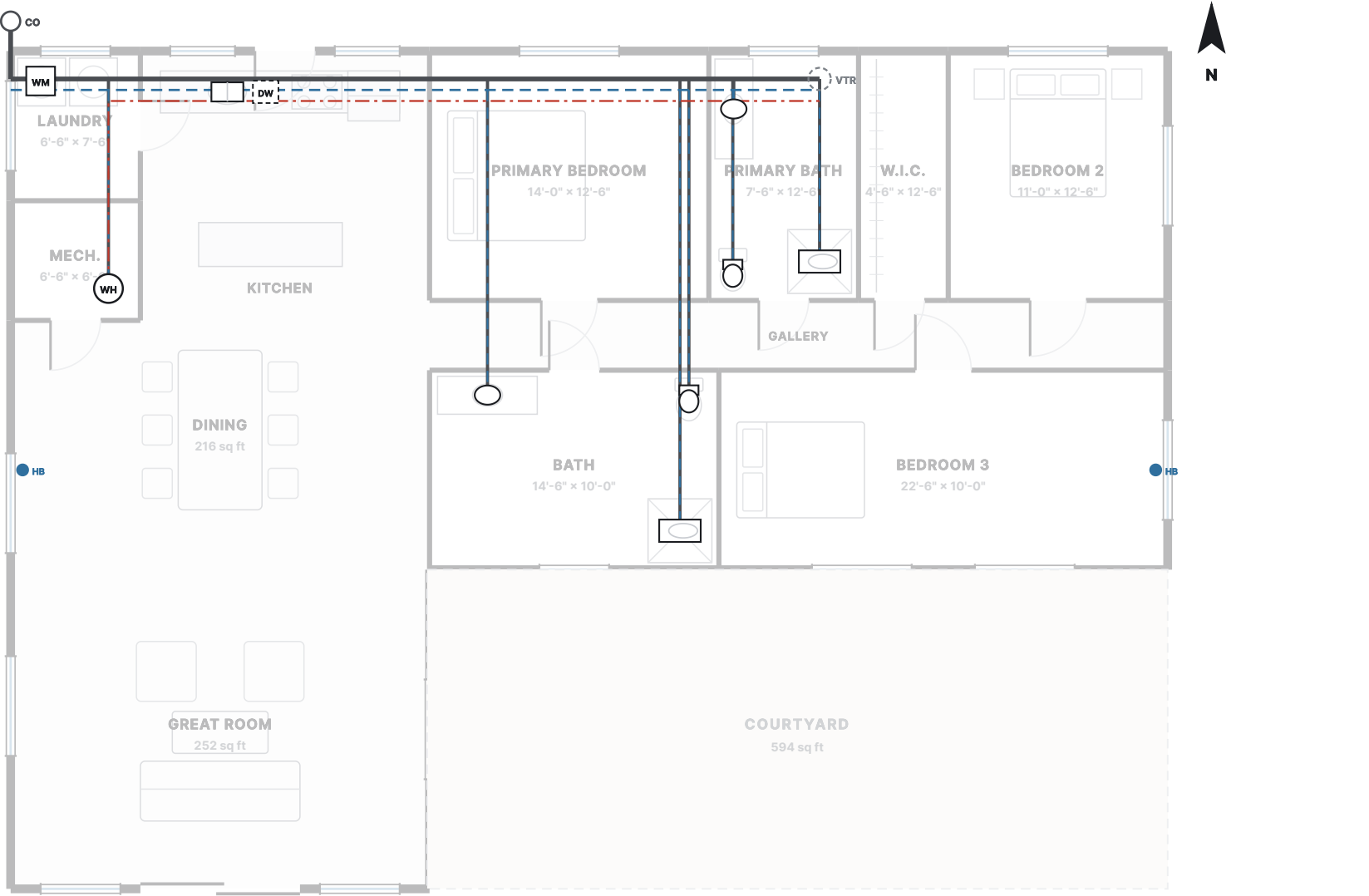
E-1.0

1 ELL — PLUMBING PLAN

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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   | Washing machine        | 1   | 2        | 2         |
| F5   | Water heater           | 1   | 0        | 0         |
| F6   | Kitchen sink           | 1   | 2        | 2         |
| F7   | Dishwasher             | 1   | 2        | 2         |
| F8   | Hose bibb              | 2   | 0        | 0         |

DESIGN DATA

|                                  |                                 |
|----------------------------------|---------------------------------|
| Total drainage fixture units     | 18 DFU                          |
| Building drain / sewer           | 3 in, 1/4 in per ft fall        |
| Total water supply fixture units | 26.2 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.
- 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.



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P-1.0