

1.0 FOUNDRY — GROUND FLOOR

1/8" = 1'-0"

LEVEL

2

1

ON THIS LEVEL

Floor area
1,456 sq ft

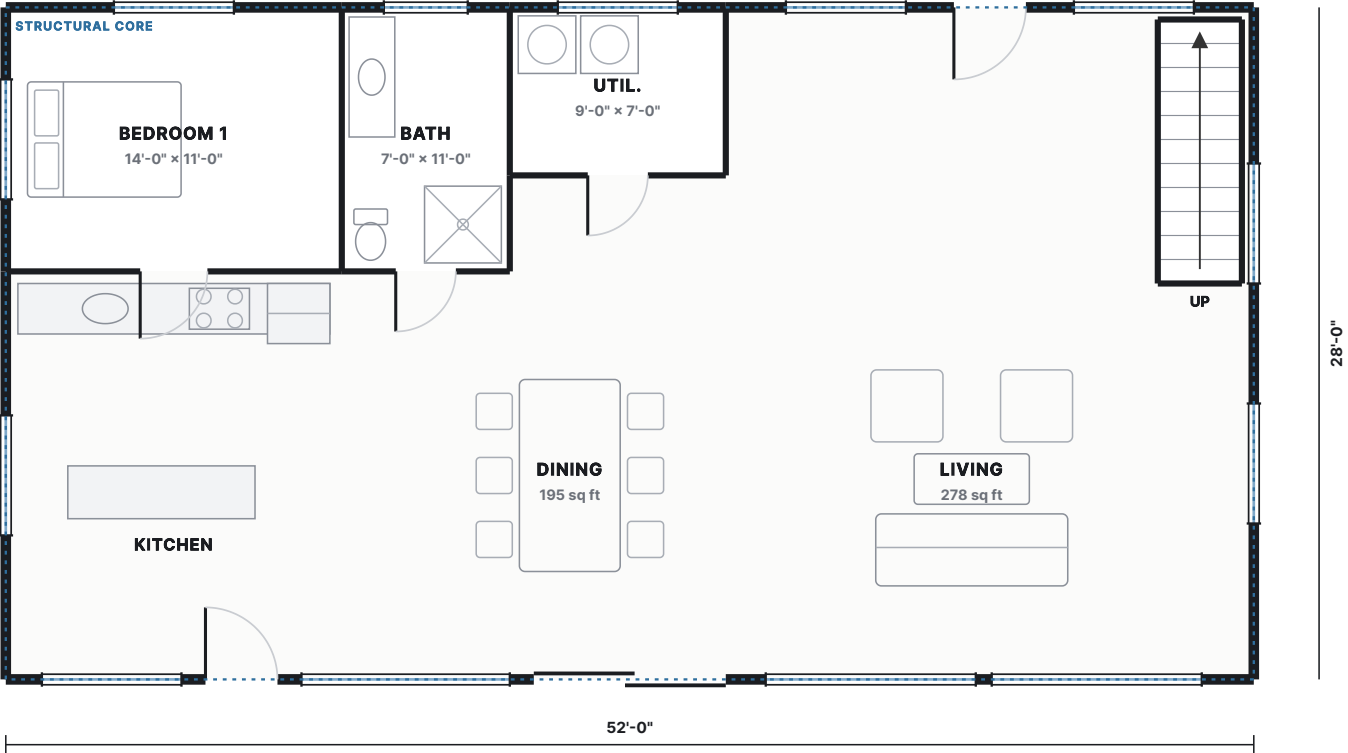
Floor to floor
11'-0"

Clear height
10'-0"

Level
above grade

ROOMS

STAIR	39 sf
BEDROOM 1	154 sf
BATH	77 sf
UTIL.	63 sf



modular**Loft**

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
FOUNDRY

TYPE
INDUSTRIAL · 4 BED · 3 BATH

FOOTPRINT
52' × 28'

AREA
2,912 SQ FT

STRUCTURE
PBT SCIP — PBT140 WALL / PSG6-300 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.

FOUNDRY

A-1.0

1.1 FOUNDRY — UPPER FLOOR

1/8" = 1'-0"

LEVEL
2
1

ON THIS LEVEL

Floor area
1,456 sq ft

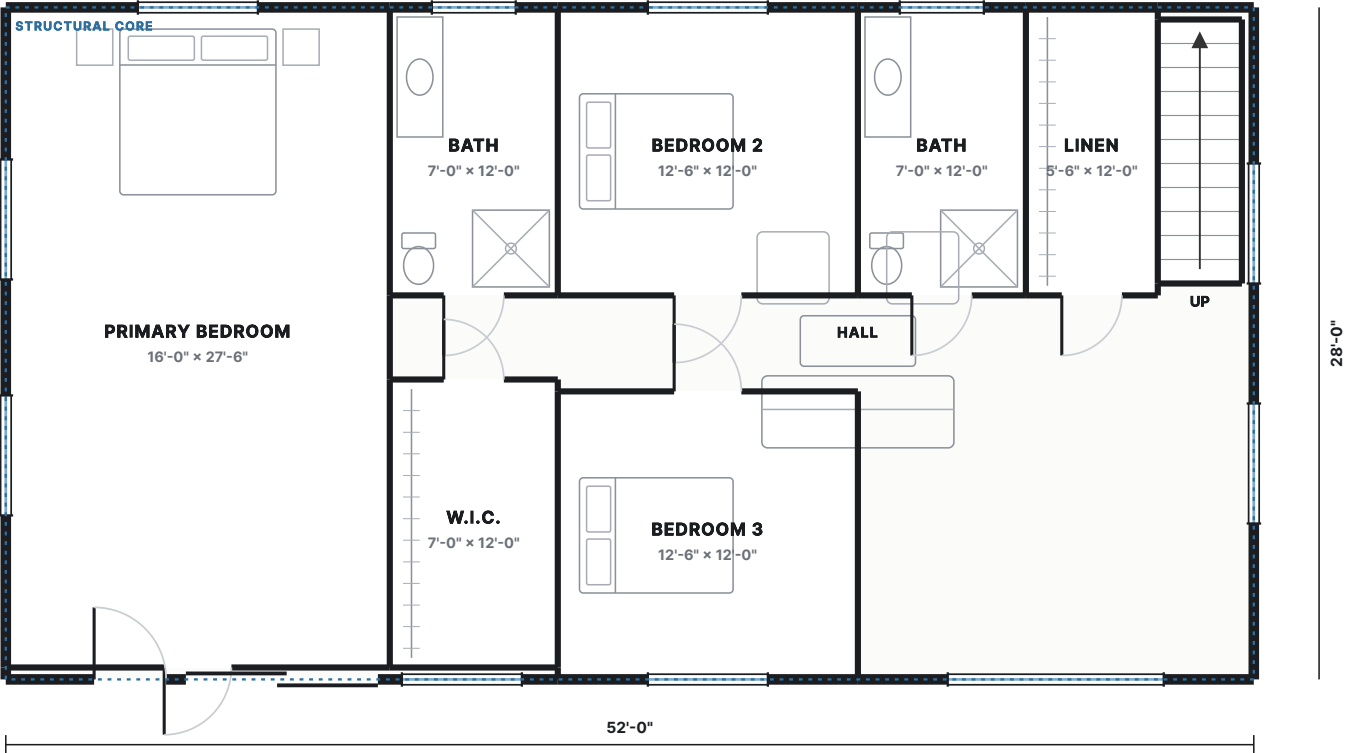
Floor to floor
10'-6"

Clear height
9'-6"

Level
above grade

ROOMS

STAIR	39 sf
PRIMARY BEDROOM	440 sf
BATH	84 sf
W.I.C.	84 sf
BEDROOM 2	150 sf
BEDROOM 3	150 sf
BATH	84 sf
LINEN	66 sf



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FOUNDRY

A-1.1

2 FOUNDRY — SECTION A-A

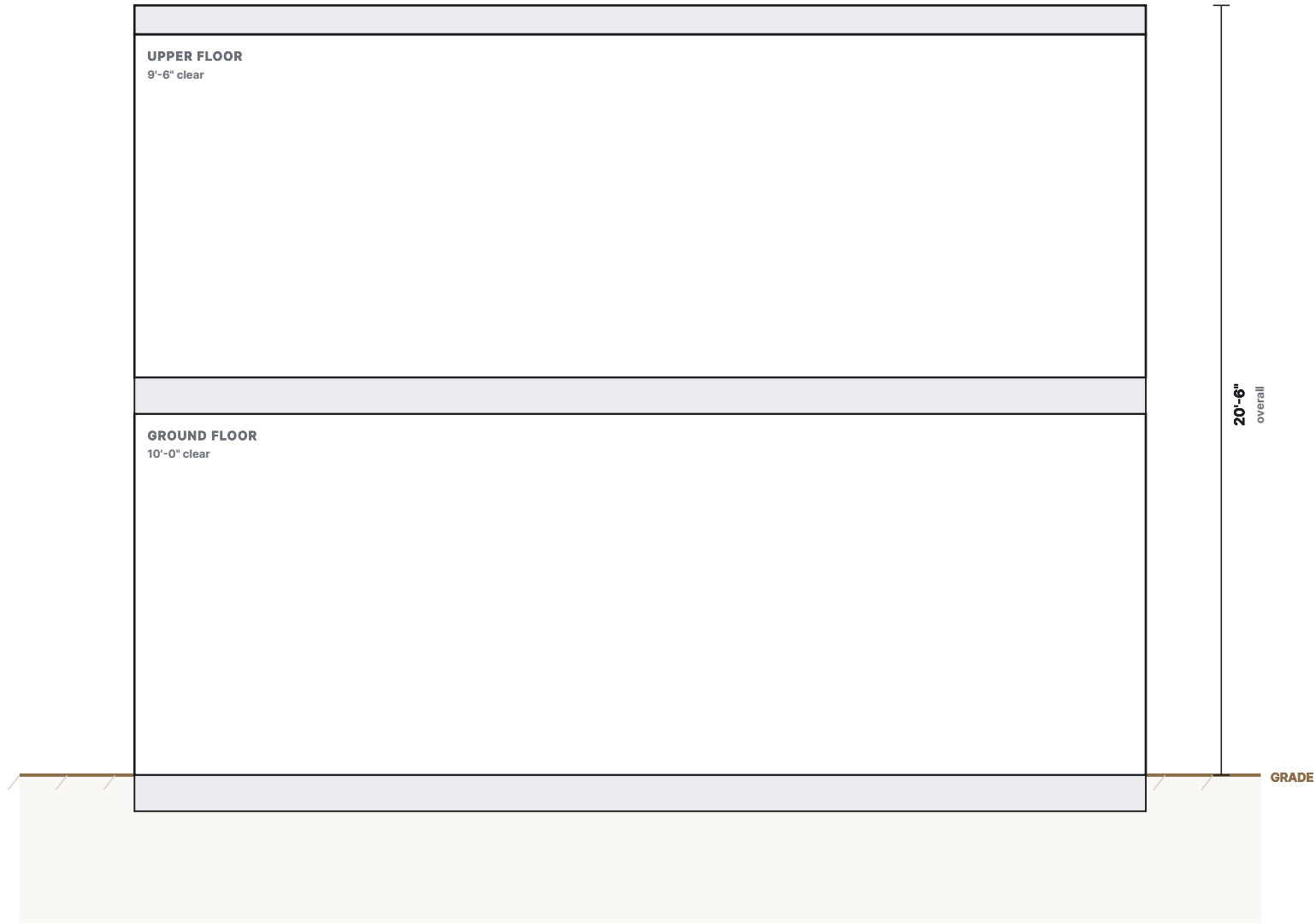
22 px = 1 ft

SECTION NOTES

2 levels, 20'-6" 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

2
1



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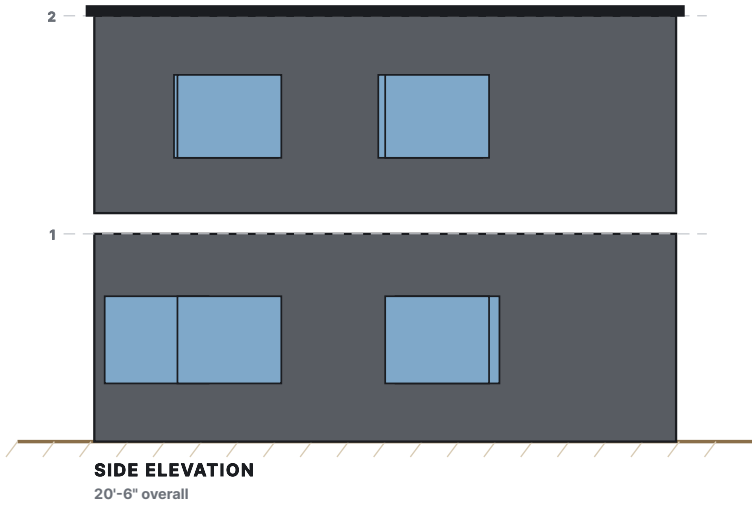
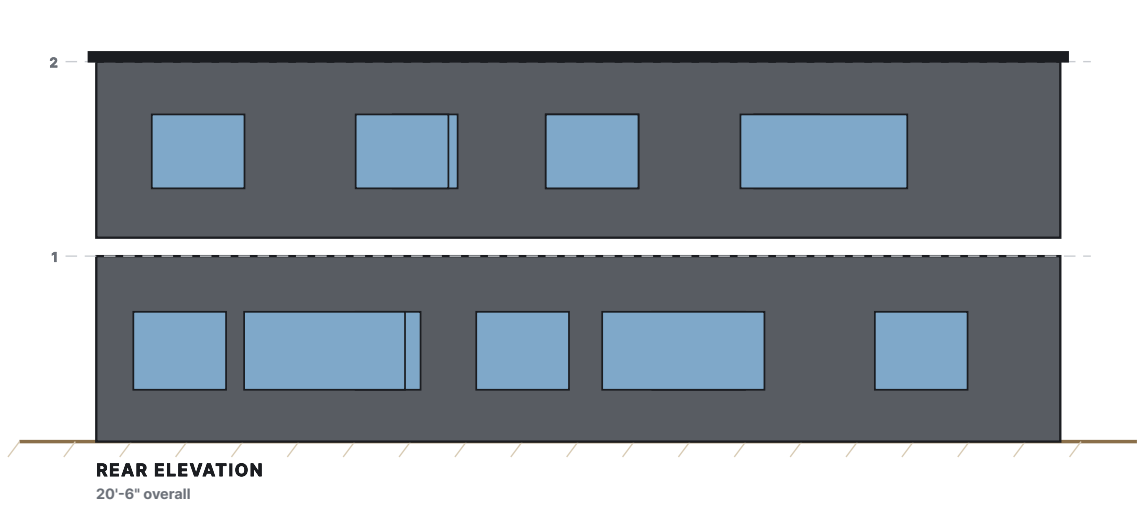
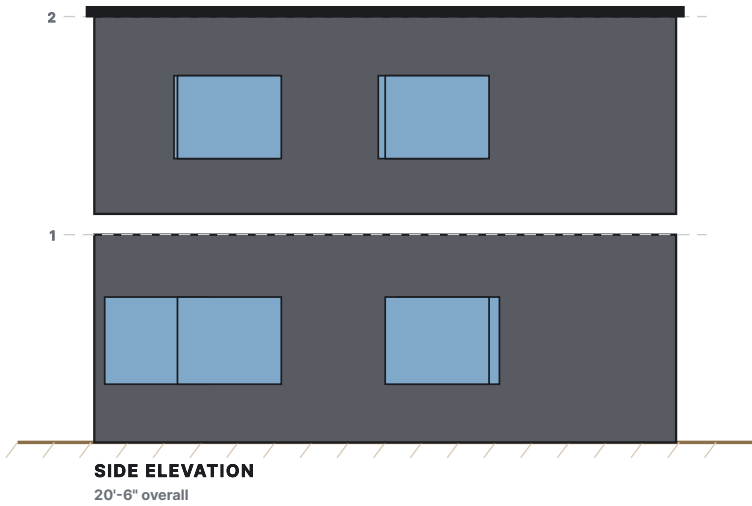
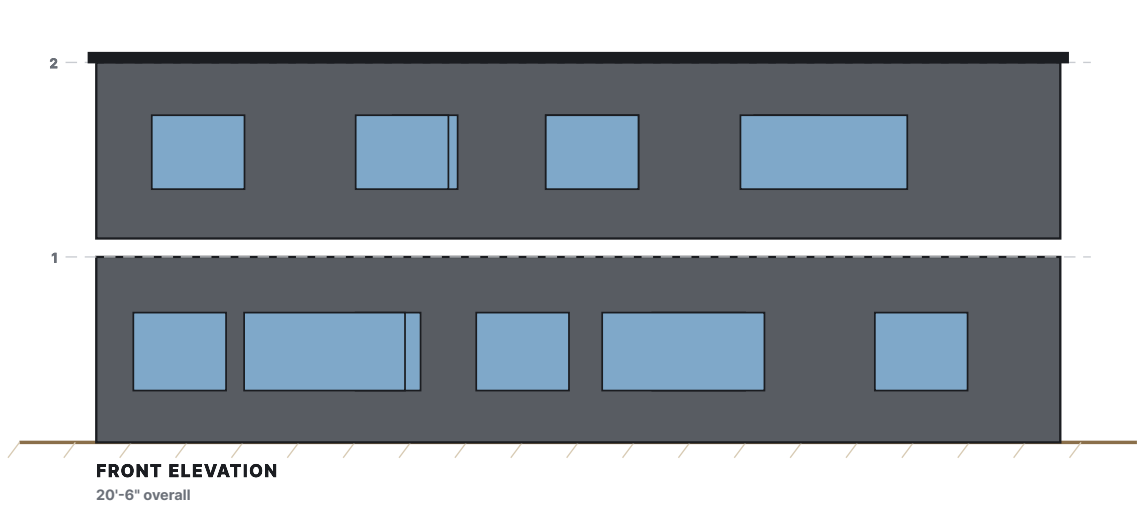
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FOUNDRY

A-2.0

3 FOUNDRY — ELEVATIONS

as noted



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

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FOUNDRY

A-3.0

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

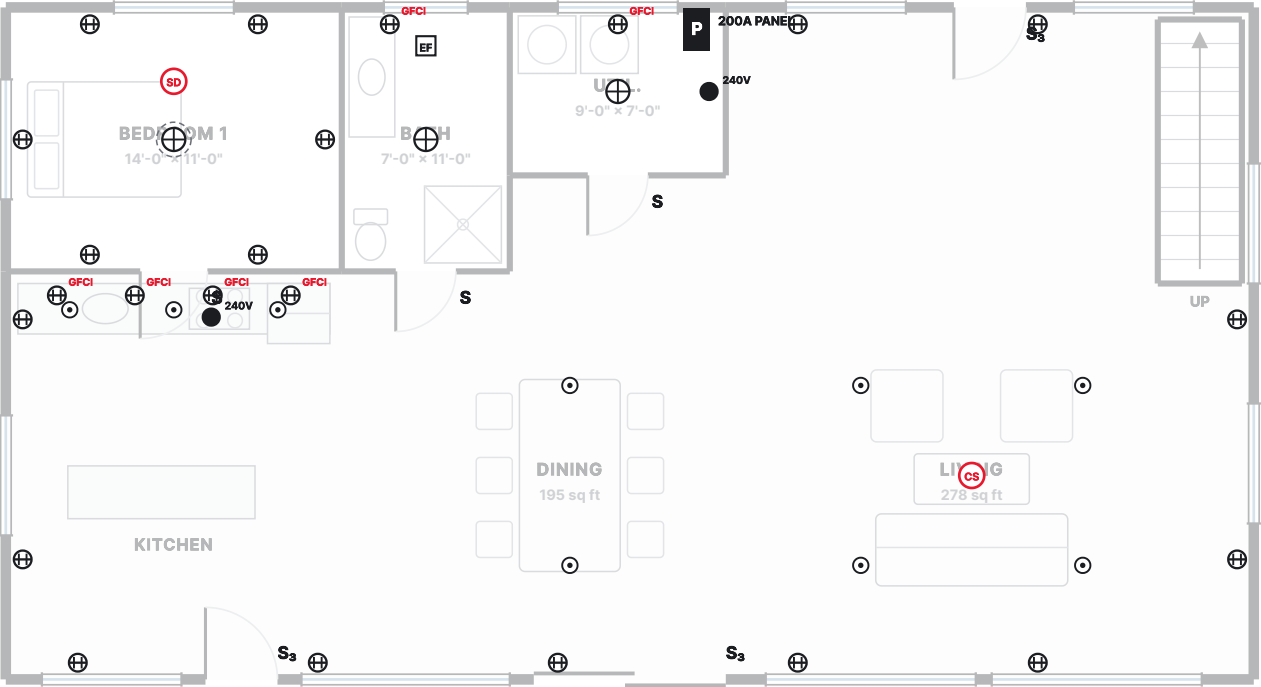
1/8" = 1'-0"

LEGEND

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

ELECTRICAL NOTES

- Estimated connected load 53 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
6	Small appliance A	1	20 A	12-2
7	Small appliance B	1	20 A	12-2
8	Dishwasher	1	20 A	12-2

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

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT

MODULAR LOFT — STOCK PLAN

DESIGN

FOUNDRY — GROUND FLOOR

TYPE

INDUSTRIAL · 4 BED · 3 BATH

FOOTPRINT

52' x 28'

AREA

2,912 SQ FT

STRUCTURE

PBT SCIP — PBT140 WALL / PSG6-300 ROOF

FINISH

ANTHRACITE MINERAL RENDER

SCALE

1/8" = 1'-0"

DATE

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MODULAR LOFT DESIGN STUDIO

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PRELIMINARY

NOT FOR CONSTRUCTION

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ELECTRICAL PLAN

E-1.0

1 **FOUNDRY — UPPER 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
-  Recessed downlight
-  Exhaust fan, ducted to outside
-  Single-pole switch
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-  Smoke alarm, interconnected
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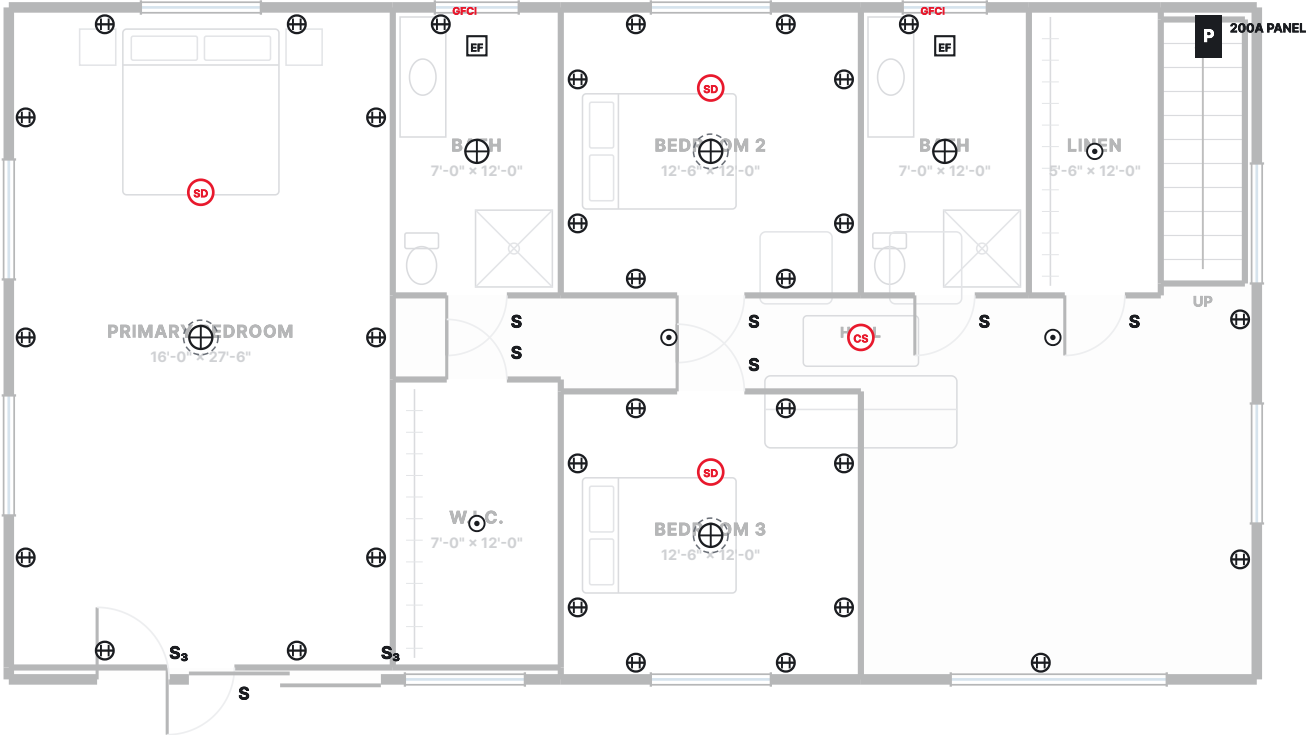
ELECTRICAL NOTES

- Estimated connected load 25 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.
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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	General receptacles 3	1	20 A	12-2
7	Bathroom receptacles (GFCI)	1	20 A	12-2
8	Water heater	2	30 A	10-2
9	Mini-split / air handler 1	2	20 A	12-2
10	Mini-split / air handler 2	2	20 A	12-2



modular**Loft**

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MODULAR LOFT — STOCK PLAN

DESIGN

FOUNDRY — UPPER FLOOR

TYPE

INDUSTRIAL · 4 BED · 3 BATH

FOOTPRINT

52' x 28'

AREA

2,912 SQ FT

STRUCTURE

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ELECTRICAL PLAN

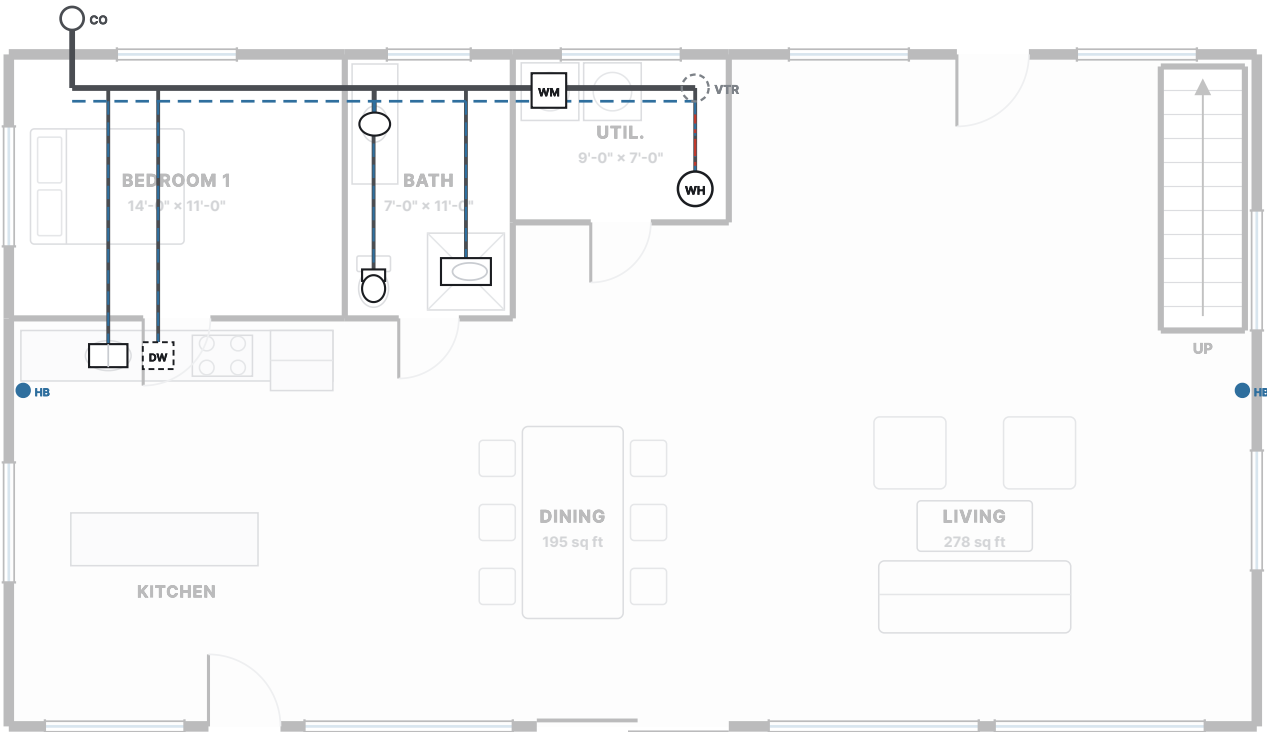
E-1.0

1 FOUNDRY — GROUND FLOOR — 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
- Hose bibb, frost proof



FIXTURE SCHEDULE

MARK	FIXTURE	QTY	DFU EACH	DFU TOTAL
F1	Lavatory	1	1	1
F2	Water closet, 1.28 gpf	1	3	3
F3	Bath tub	1	2	2
F4	Washing machine	1	2	2
F5	Kitchen sink	1	2	2
F6	Dishwasher	1	2	2
F7	Water heater	1	0	0
F8	Hose bibb	2	0	0

DESIGN DATA

Total drainage fixture units	12 DFU
Building drain / sewer	3 in, 1/4 in per ft fall
Total water supply fixture units	19 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.

1/8" = 1'-0"



modularLoft

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P-1.0

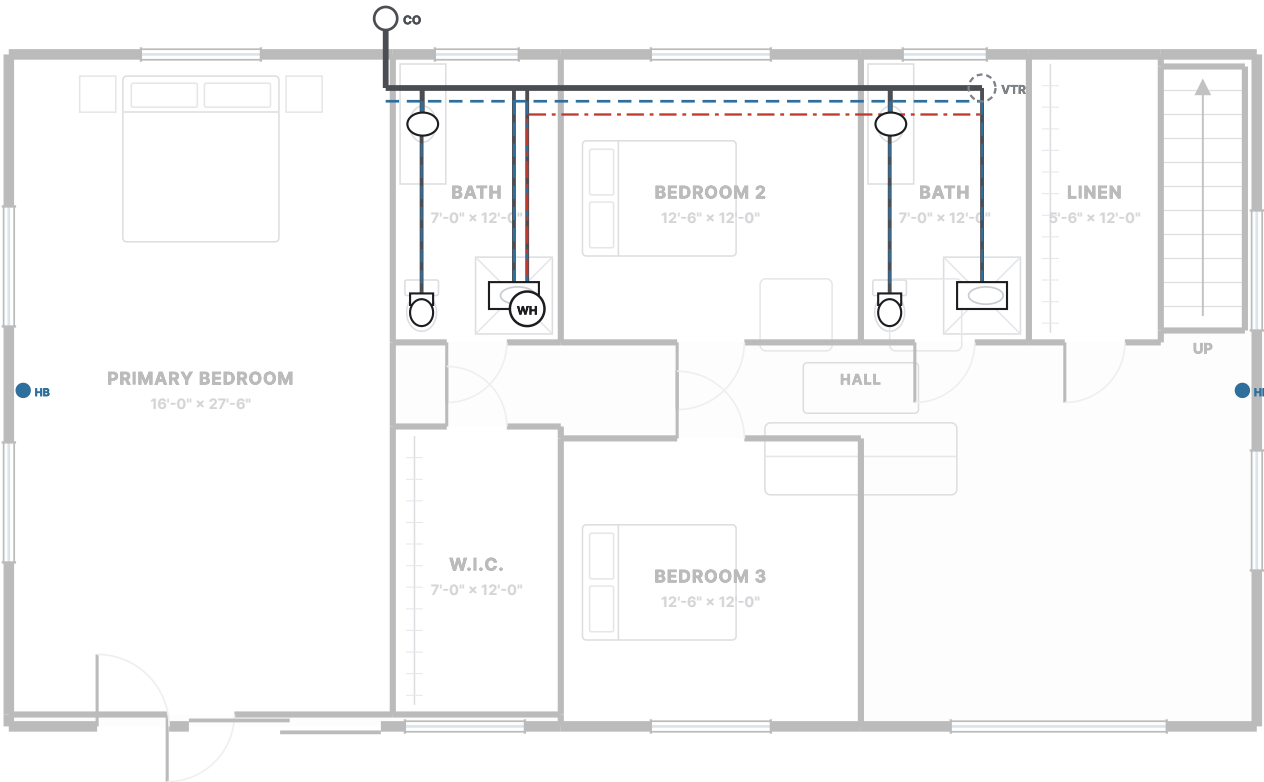
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LEGEND

- 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
- HB

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	Water heater	1	0	0
F5	Hose bibb	2	0	0

DESIGN DATA

Total drainage fixture units	12 DFU
Building drain / sewer	3 in, 1/4 in per ft fall
Total water supply fixture units	19.4 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

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