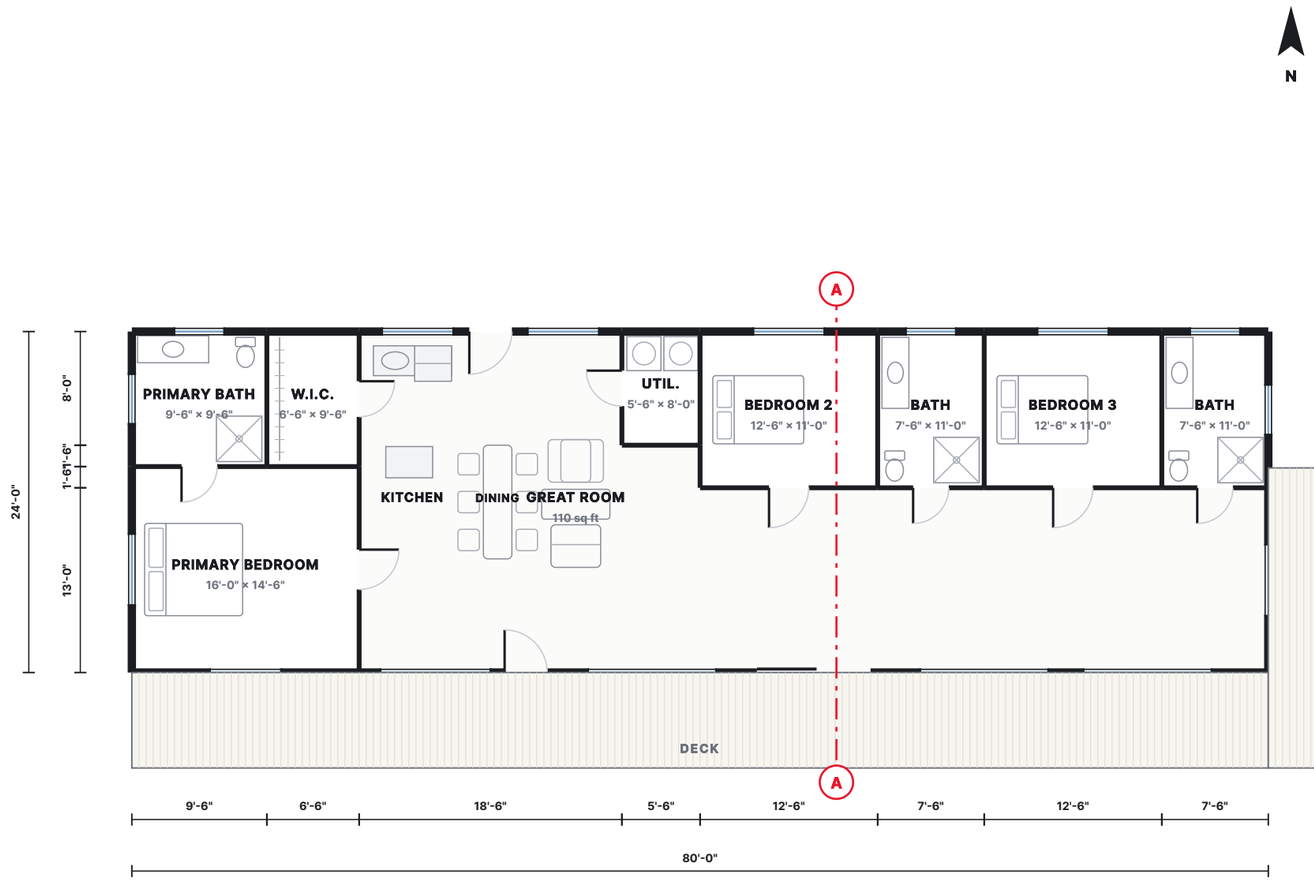
1 OFFSHORE — MAIN LEVEL FLOOR PLAN

3/32" = 1'-0"

AREA SUMMARY

Conditioned area, main level	1,920 sq ft
Total finished area	1,920 sq ft
Covered deck / porch	680 sq ft
Exterior panel wall	208 lf
Interior partition	147 lf



3/32" = 1'-0"

0 16'

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
OFFSHORE

TYPE
LINEAR · 3 BED · 3 BATH

FOOTPRINT
80' × 24'

AREA
1,920 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
3/32" = 1'-0"

DATE
05 SEP 2026

DRAWN
MODULAR LOFT DESIGN STUDIO

GENERAL NOTES

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4. Verify all site, zoning, setback, flood, snow and wind criteria before construction.
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PRELIMINARY

NOT FOR CONSTRUCTION

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

MAIN LEVEL FLOOR PLAN **A-1.0**

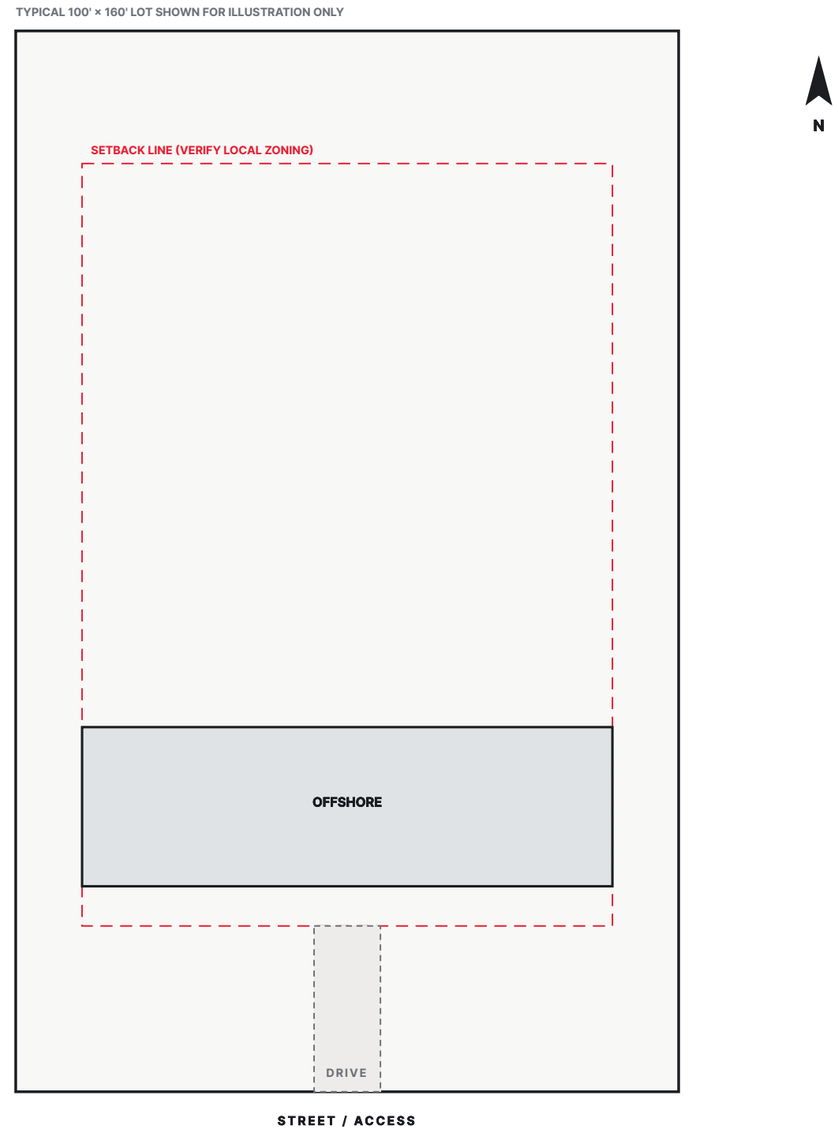
1 OFFSHORE — ROOF PLAN

1/16" = 1'-0"

PSG3-240 roof panels spanning 24' max

2 ILLUSTRATIVE SITE PLAN

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



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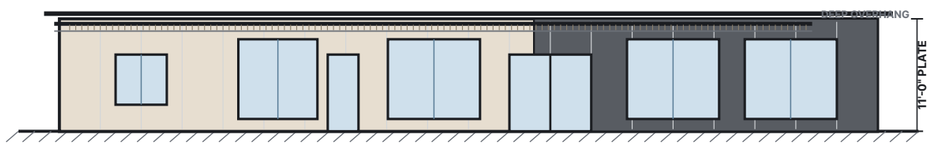
ROOF PLAN + SITE PLAN **A-1.1**

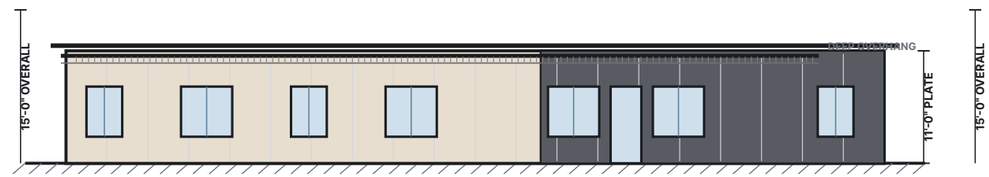
1 FRONT (SOUTH) ELEVATION

0.81" = 1'-0" approx.



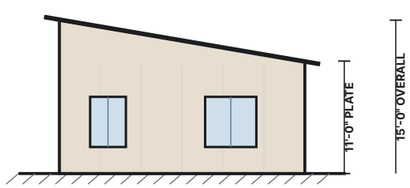
2 REAR (NORTH) ELEVATION

0.81" = 1'-0" approx.



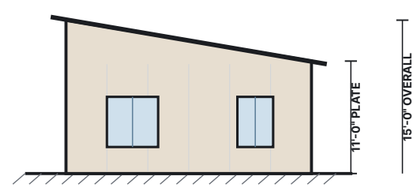
3 LEFT (WEST) ELEVATION

0.81" = 1'-0" approx.



4 RIGHT (EAST) ELEVATION

0.81" = 1'-0" approx.



EXTERIOR FINISH SCHEDULE

WALL	PBT160 SCIP panel, 7.6" finished - Sand render with anthracite volume, smooth trowel
ROOF	PSG3-240 panel deck, liquid membrane, gravel ballast, 2:12
SHADING	Cantilevered roof overhang with exposed timber slat soffit
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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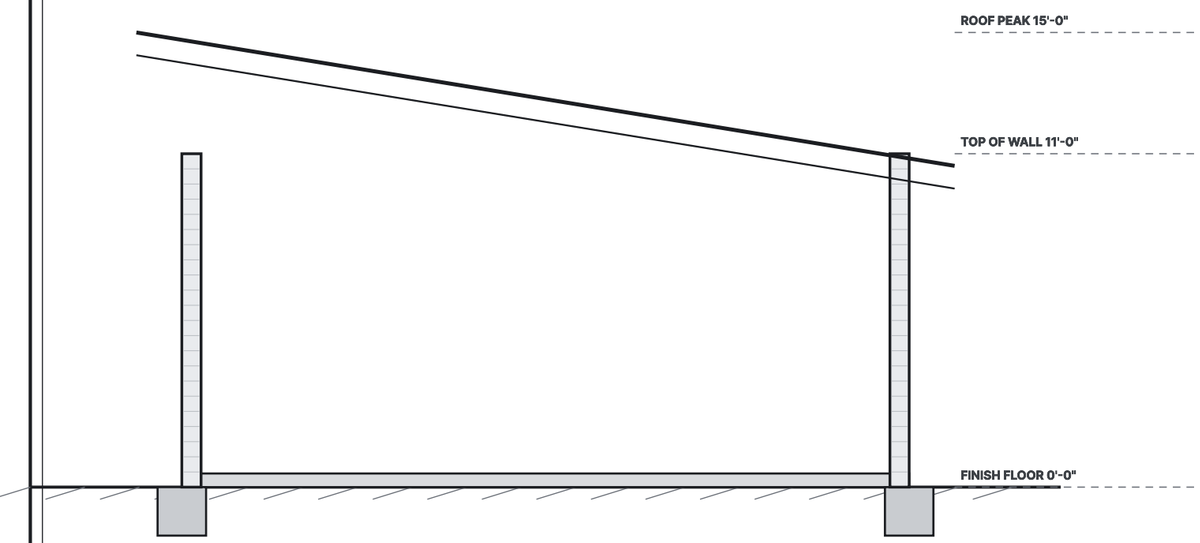
EXTERIOR ELEVATIONS **A-2.0**

1 BUILDING SECTION A-A

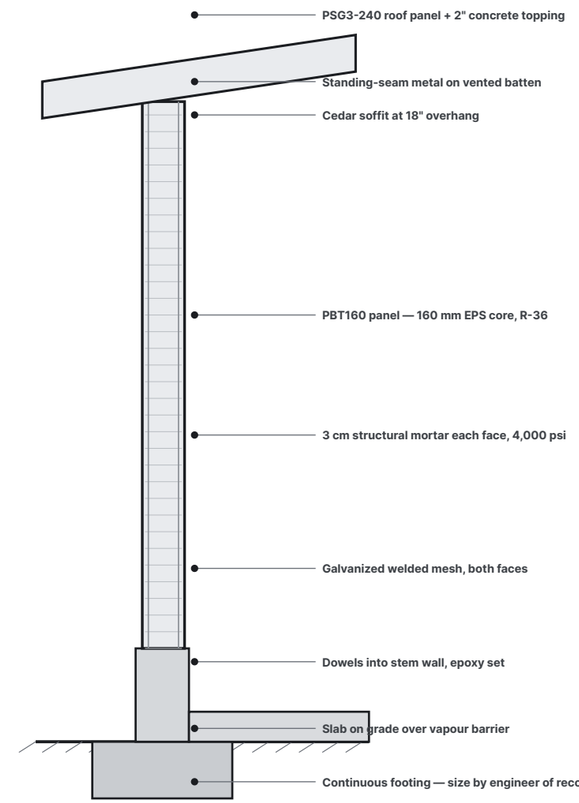
2.40" = 1'-0" approx.



SECTION LOOKING EAST — 24'-0" CLEAR SPAN, PSG3-240 ROOF PANELS

2 TYPICAL WALL SECTION

1 1/2" = 1'-0"



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	W1-15	W1-16	W1-17	W1-18	W1-19	W1-20

20 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.

DESIGN CRITERIA — TO BE CONFIRMED BY THE ENGINEER OF RECORD

Wall panel	PBT160 — 160 mm EPS core, 7.6 in finished
Nominal thermal	R-36 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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MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
OFFSHORE

TYPE
LINEAR · 3 BED · 3 BATH

FOOTPRINT
80' × 24'

AREA
1,920 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
AS NOTED

DATE
05 SEP 2026

DRAWN
MODULAR LOFT DESIGN STUDIO

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PRELIMINARY

NOT FOR CONSTRUCTION

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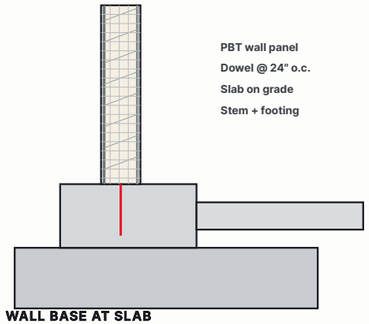
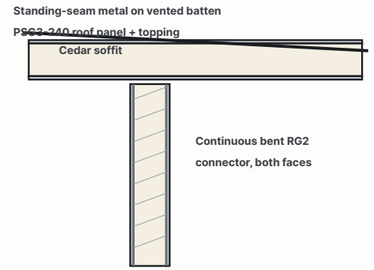
BUILDING + WALL SECTION **A-3.0**

OFFSHORE — PBT PANEL DETAILS & SCHEDULES

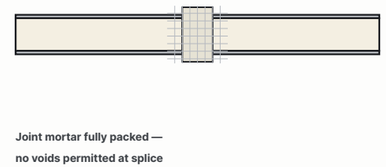
DETAILS NOT TO SCALE



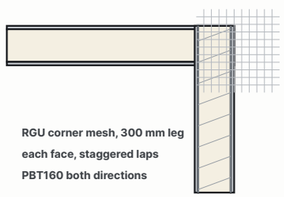
1 WALL BASE AT SLAB



2 EAVE / WALL TO ROOF

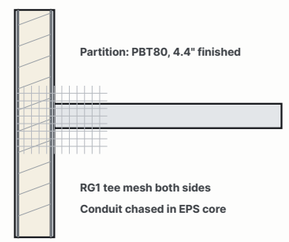


3 PANEL TO PANEL JOINT



4 EXTERIOR CORNER

5 OPENING JAMB



6 PARTITION TO EXTERIOR WALL

PANEL SCHEDULE

MARK	TYPE	CORE	FINISHED	R-VALUE	QTY / AREA
W1	PBT160 exterior wall	160 mm EPS	7.6 in	R-36	1,934 sq ft
P1	PBT80 partition	80 mm EPS	4.4 in	R-18	1,323 sq ft
R1	PSG3-240 roof	EPS + steel joist	2:12	—	1,946 sq ft

SHELL QUANTITIES (INDICATIVE)

Wall panel area	1,934 sq ft
Roof panel area	1,946 sq ft
Structural mortar (3 cm each face)	29.7 cu yd
Exterior wall length	208 lf
Interior partition length	147 lf
Interior doors	8
Windows	16

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"	2
W1	Fixed / operable unit	9'-0" × 7'-0"	3
W2	Fixed / operable unit	7'-9" × 7'-0"	1
W3	Fixed / operable unit	5'-0" × 4'-11"	7
W4	Fixed / operable unit	3'-6" × 4'-11"	5

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MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
OFFSHORE

TYPE
LINEAR · 3 BED · 3 BATH

FOOTPRINT
80' × 24'

AREA
1,920 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
NOT TO SCALE

DATE
05 SEP 2026

DRAWN
MODULAR LOFT DESIGN STUDIO

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PRELIMINARY

NOT FOR CONSTRUCTION

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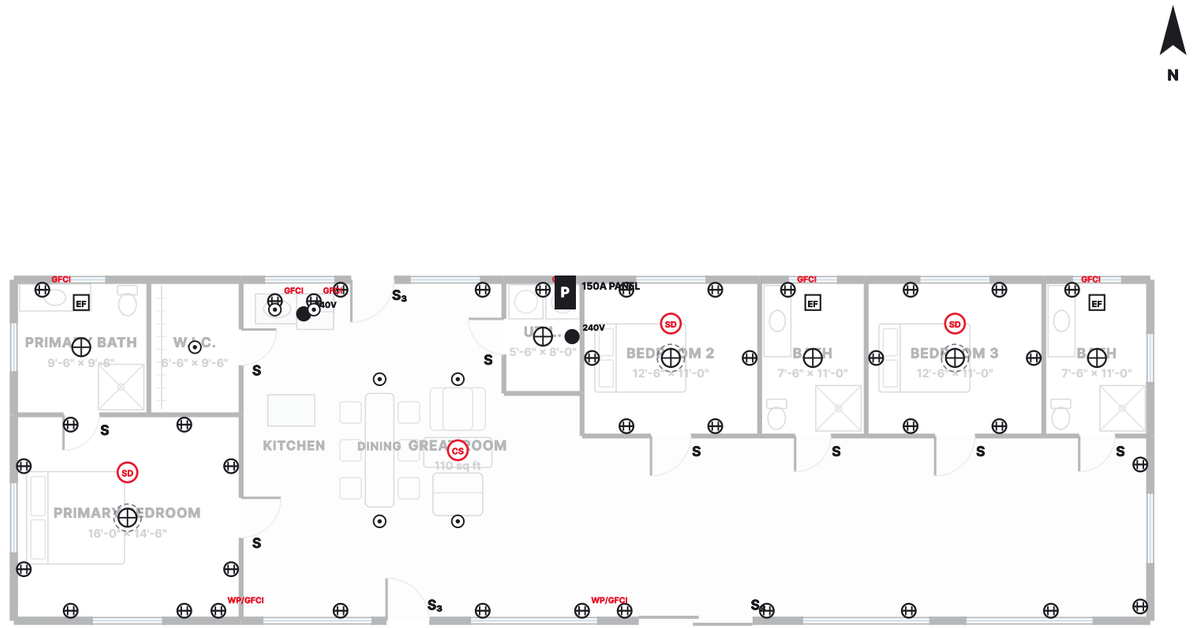
PBT DETAILS + SCHEDULES **A-4.0**

1 OFFSHORE — POWER, LIGHTING & ALARM PLAN

3/32" = 1'-0"

LEGEND

- Duplex receptacle, 15 in a.f.f.
- GFCI — GFCI receptacle — wet locations
- 240V — 240 V outlet — range, dryer, EV
- Surface / pendant fixture
- Recessed downlight
- EF — Exhaust fan, ducted to outside
- S — Single-pole switch
- S_3 — Three-way switch
- SD — Smoke alarm, interconnected
- CS — Smoke + CO alarm



ELECTRICAL NOTES

- Estimated connected load 61 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.

3/32" = 1'-0"

0 16'

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	Small appliance A	1	20 A	12-2
9	Small appliance B	1	20 A	12-2
10	Dishwasher	1	20 A	12-2
11	Disposal	1	20 A	12-2
12	Range	2	50 A	6-3
13	Bathroom receptacles (GFCI)	1	20 A	12-2
14	Laundry receptacle	1	20 A	12-2
15	Dryer	2	30 A	10-3
16	Water heater	2	30 A	10-2
17	Mini-split / air handler 1	2	20 A	12-2
18	Mini-split / air handler 2	2	20 A	12-2
19	Mini-split / air handler 3	2	20 A	12-2
20	Exterior receptacles + site (GFCI)	1	20 A	12-2

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ELECTRICAL PLAN

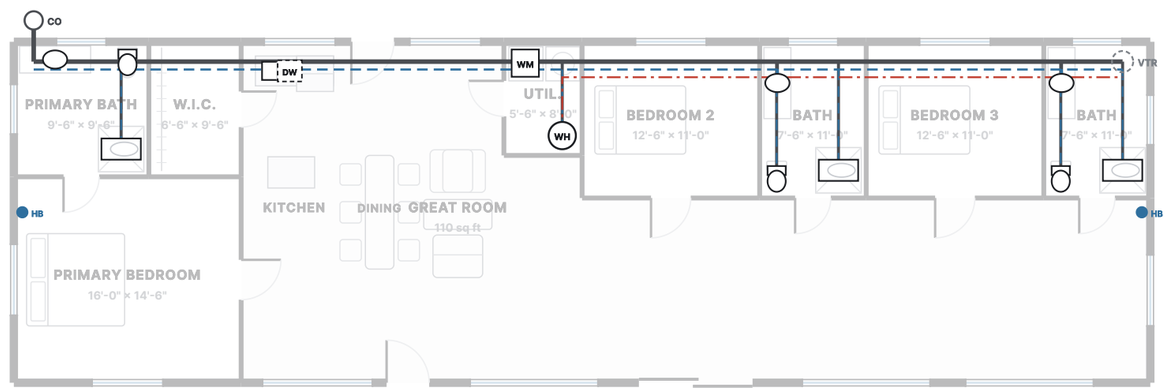
E-1.0

1 OFFSHORE — PLUMBING PLAN

3/32" = 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
- DW Dishwasher
- WM Washing machine
- WH Water heater
- HB Hose bibb, frost proof



N

FIXTURE SCHEDULE

MARK	FIXTURE	QTY	DFU EACH	DFU TOTAL
F1	Lavatory	3	1	3
F2	Water closet, 1.28 gpf	3	3	9
F3	Bath tub	3	2	6
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	24 DFU
Building drain / sewer	4 in, 1/4 in per ft fall
Total water supply fixture units	33.4 WSFU
Water service line	1.25 in
Water heater	66 gal, or on-demand equivalent
Vent through roof	3 in, min. 6 in above roof

3/32" = 1'-0"

0 16'

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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PLUMBING PLAN

P-1.0