1 SOLSTICE — MAIN LEVEL FLOOR PLAN

3/32" = 1'-0"

AREA SUMMARY

Conditioned area, main level	2,320 sq ft
Total finished area	2,320 sq ft
Covered deck / porch	969 sq ft
Exterior panel wall	224 lf
Interior partition	222 lf

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MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
SOLSTICE

TYPE
FAMILY · 4 BED · 3 BATH

FOOTPRINT
56' × 32'

AREA
2,320 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG6-300 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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PRELIMINARY

NOT FOR CONSTRUCTION

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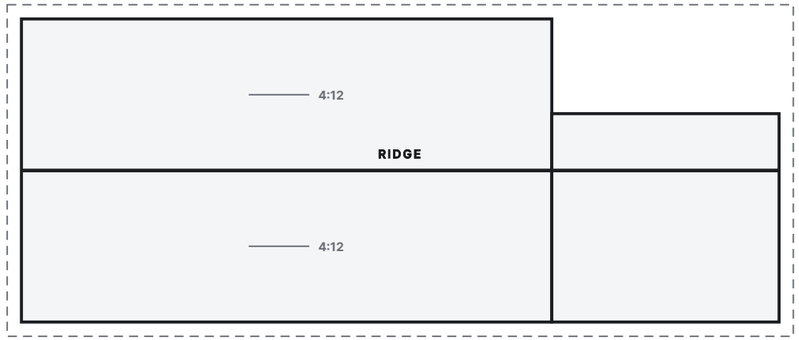
MAIN LEVEL FLOOR PLAN **A-1.0**

1 SOLSTICE — ROOF PLAN

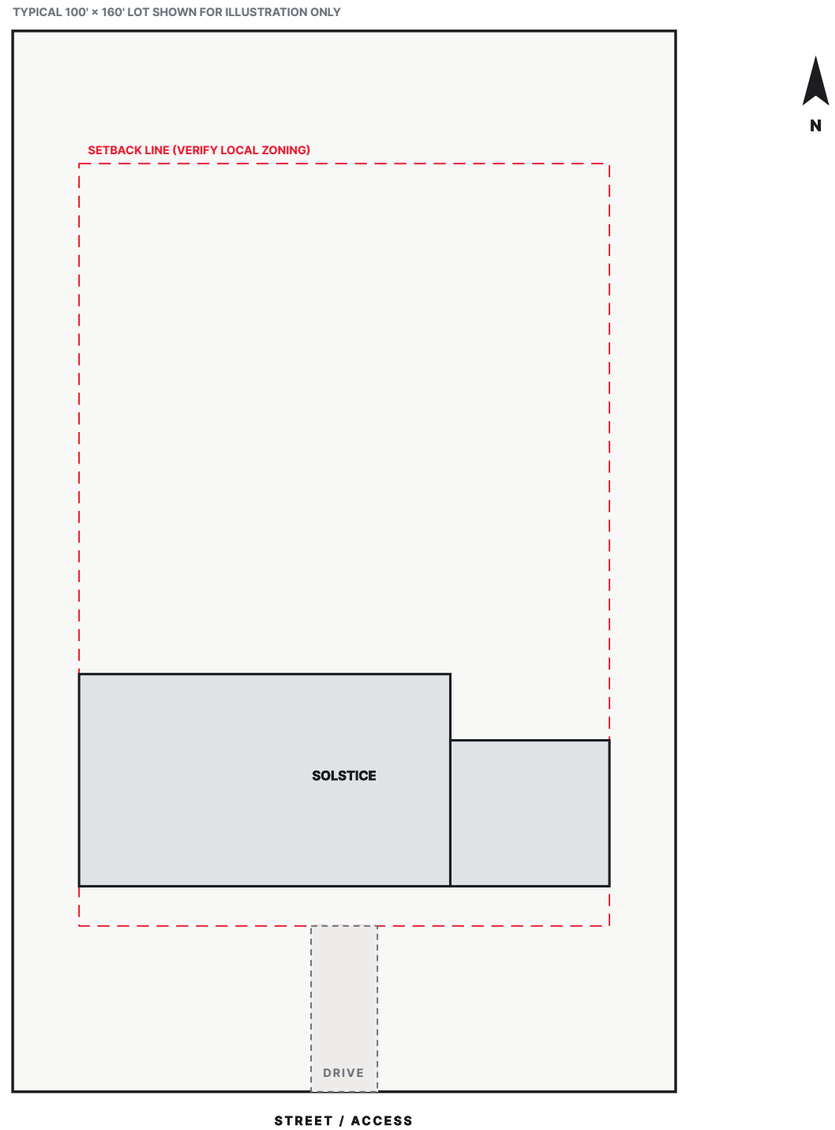
1/16" = 1'-0"



PSG6-300 roof panels spanning 32' 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	PSG6-300 panel deck, standing-seam metal, 4:12
SHADING	Horizontal timber slat brise-soleil, 3 in slats at 5 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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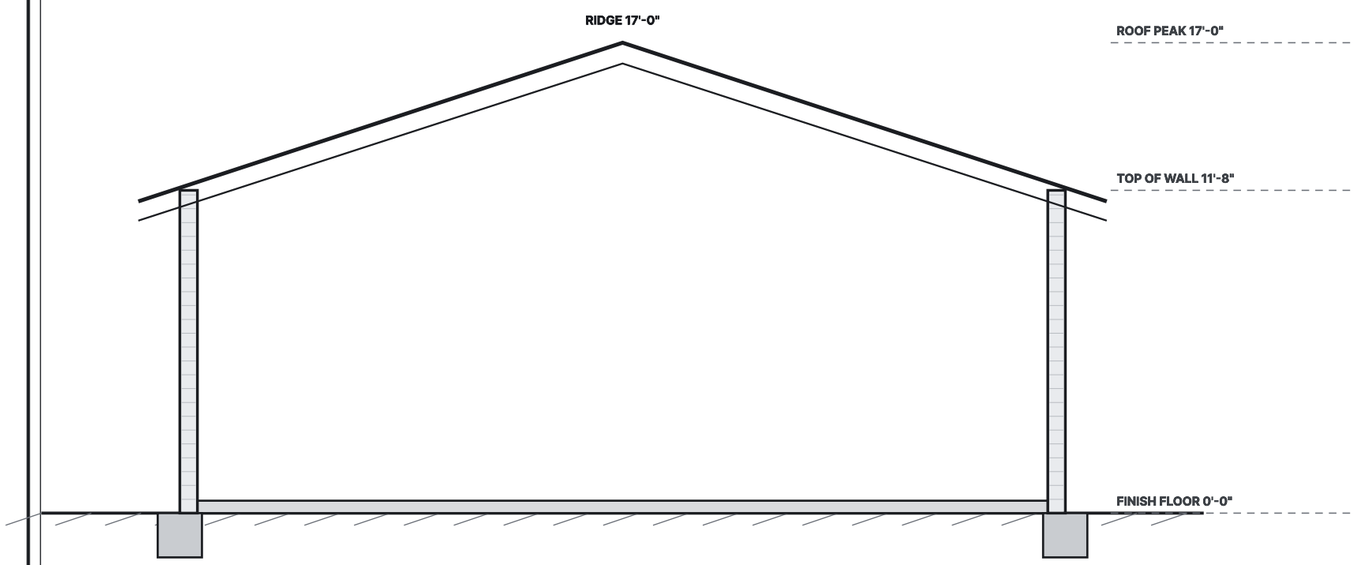
EXTERIOR ELEVATIONS **A-2.0**

1 BUILDING SECTION A-A

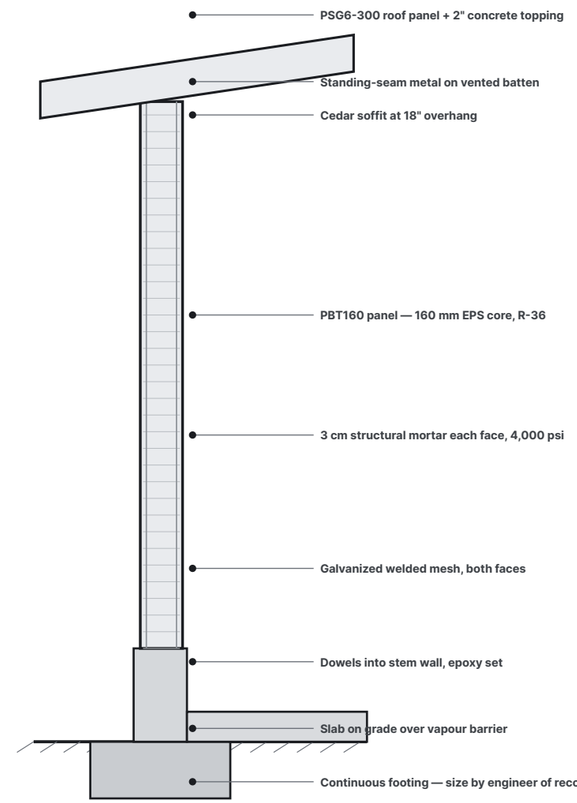
2.19" = 1'-0" approx.



SECTION LOOKING WEST — 32'-0" CLEAR SPAN, PSG6-300 ROOF PANELS

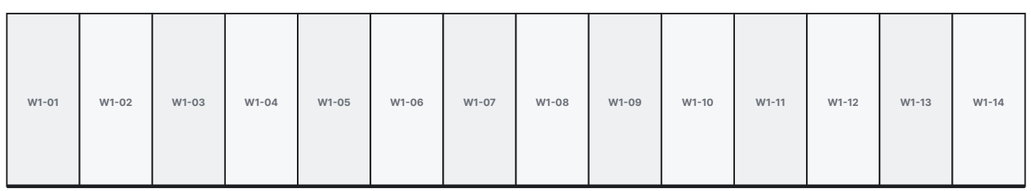
2 TYPICAL WALL SECTION

1 1/2" = 1'-0"



3 PANEL ERECTION ELEVATION — LONG WALL

PANEL MODULE 4'-0"



14 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	PSG6-300, clear span to 32 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

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MODULAR LOFT — STOCK PLAN

DESIGN
SOLSTICE

TYPE
FAMILY · 4 BED · 3 BATH

FOOTPRINT
56' × 32'

AREA
2,320 SQ FT

STRUCTURE
PBT SCIP — PBT160 WALL / PSG6-300 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
AS NOTED

DATE
05 SEP 2026

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MODULAR LOFT DESIGN STUDIO

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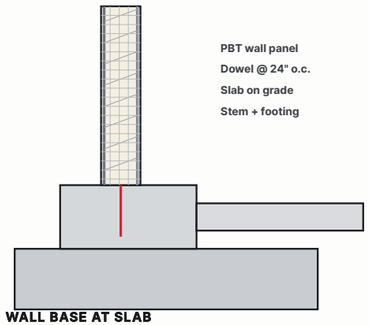
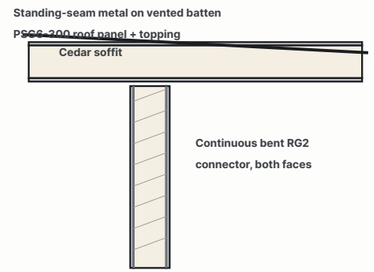
BUILDING + WALL SECTION **A-3.0**

SOLSTICE — PBT PANEL DETAILS & SCHEDULES

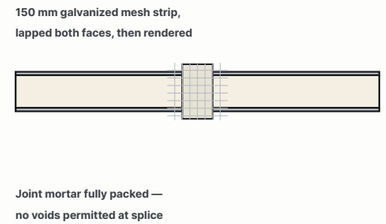
DETAILS NOT TO SCALE



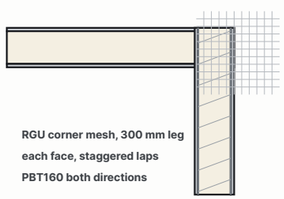
1 WALL BASE AT SLAB



2 EAVE / WALL TO ROOF

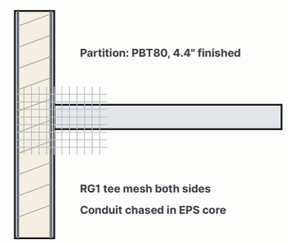


3 PANEL TO PANEL JOINT



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	1,855 sq ft
P1	PBT80 partition	80 mm EPS	4.4 in	R-18	1,998 sq ft
R1	PSG6-300 roof	EPS + steel joist	4:12	—	1,889 sq ft

SHELL QUANTITIES (INDICATIVE)

Wall panel area	1,855 sq ft
Roof panel area	1,889 sq ft
Structural mortar (3 cm each face)	28.7 cu yd
Exterior wall length	224 lf
Interior partition length	222 lf
Interior doors	9
Windows	16

DOOR & WINDOW SCHEDULE

MARK	TYPE	SIZE	QTY
D1	Interior hinged	2'-10" × 6'-8"	4
D2	Interior hinged	2'-6" × 6'-8"	5
D3	Garage passage	2'-10" × 6'-8"	1
D4	Glass slider	8'-0" × 6'-8"	1
D5	Overhead sectional	16'-0" × 6'-8"	1
W1	Fixed / operable unit	5'-0" × 4'-11"	12
W2	Fixed / operable unit	3'-6" × 4'-11"	4

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MODULAR LOFT — STOCK PLAN

DESIGN
SOLSTICE

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FAMILY · 4 BED · 3 BATH

FOOTPRINT
56' × 32'

AREA
2,320 SQ FT

STRUCTURE
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FINISH
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SCALE
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DATE
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DRAWN
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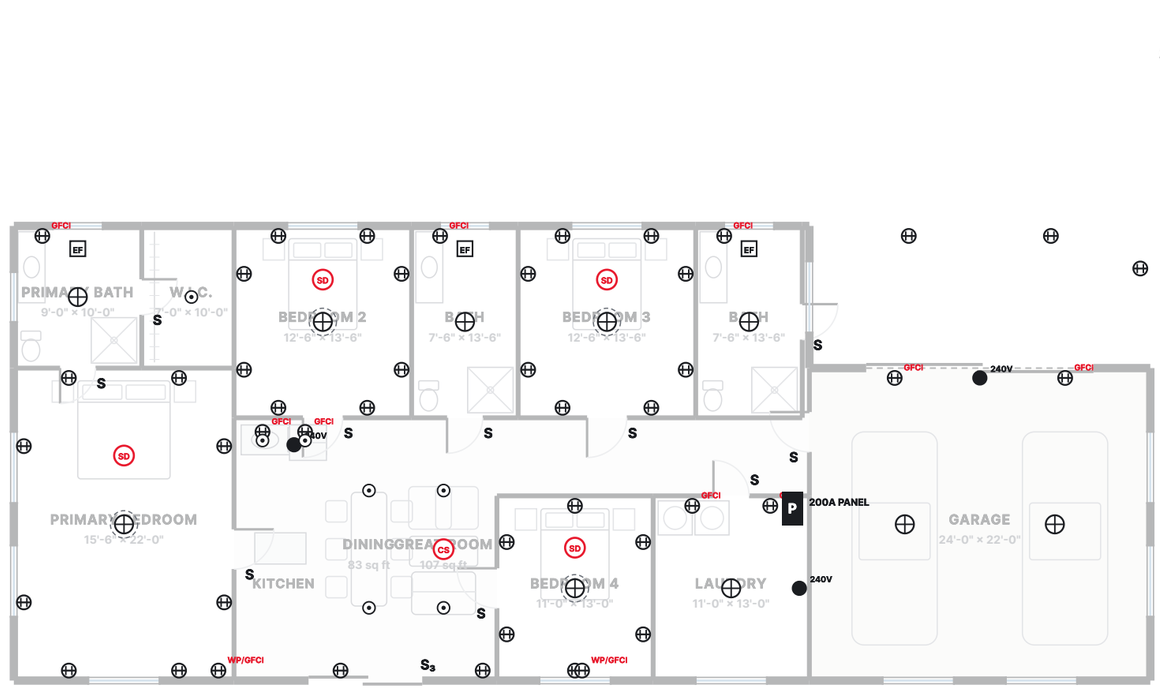
PBT DETAILS + SCHEDULES **A-4.0**

1 SOLSTICE — POWER, LIGHTING & ALARM PLAN

3/32" = 1'-0"

LEGEND

- Duplex receptacle, 15 in a.f.f.
- 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



3/32" = 1'-0"

0 16'

ELECTRICAL NOTES

- Estimated connected load 73 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	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	Garage + EV ready (GFCI)	2	40 A	8-3
22	Exterior receptacles + site (GFCI)	1	20 A	12-2

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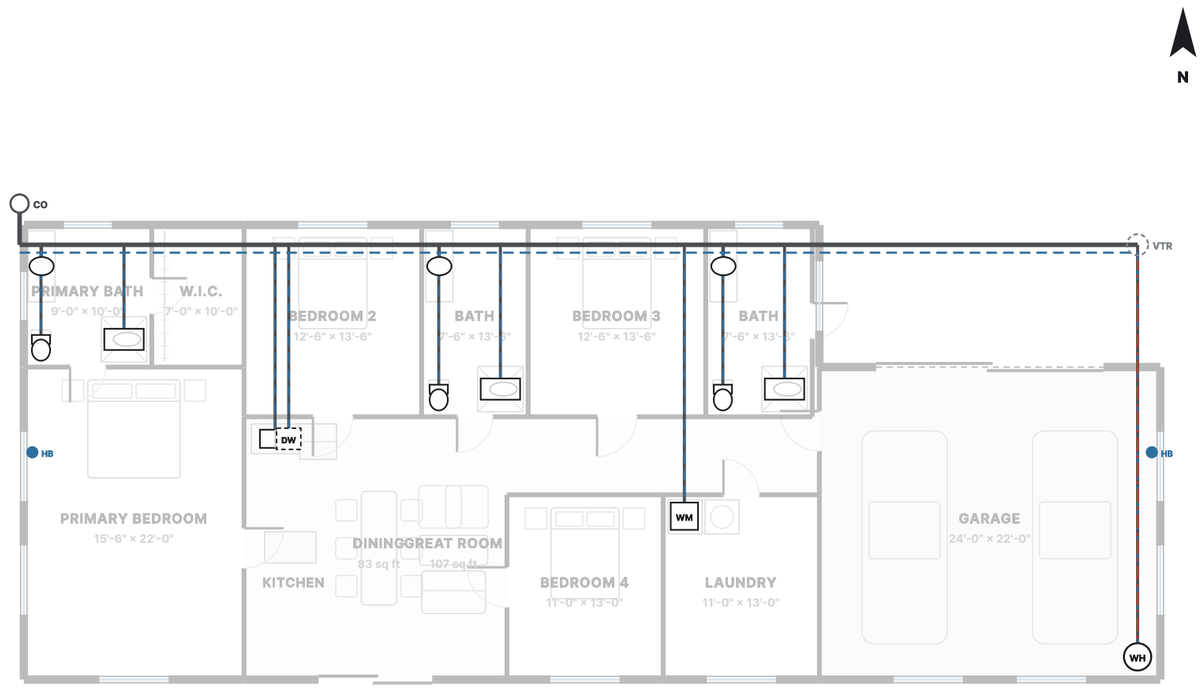
ELECTRICAL PLAN **E-1.0**

1 SOLSTICE — 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



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	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	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