

1 SUMMIT — MAIN LEVEL FLOOR PLAN

3/16" = 1'-0"

AREA SUMMARY

Conditioned area, main level
Loft level
Total finished area
Covered deck / porch
Exterior panel wall
Interior partition

1,144 sq ft
526 sq ft
1,670 sq ft
487 sq ft
140 lf
89 lf



modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT

MODULAR LOFT — STOCK PLAN

DESIGN

SUMMIT

TYPE

GABLE · 3 BED · 2 BATH

FOOTPRINT

44' x 26'

AREA

1,670 SQ FT

STRUCTURE

PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH

SAND RENDER WITH ANTHRACITE VOLUME

SCALE

3/16" = 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

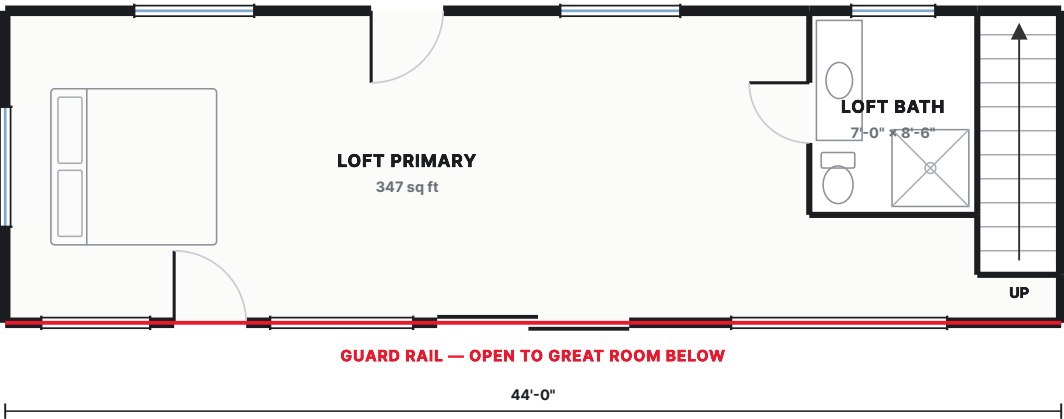
Requires review, engineering and seal by the professional of record for the site.

MAIN LEVEL FLOOR PLAN

A-1.0

1 SUMMIT — LOFT LEVEL PLAN

1/8" = 1'-0"



LOFT LEVEL NOTES

Headroom over the loft floor varies with the roof slope — verify the minimum ceiling height required by the adopted residential code over the required floor area before finalising the plan.

Guard rail at the open edge: height and opening limits per the adopted code.

Stair rise, run, headroom and handrail to the adopted code — the stair shown is dimensionally compliant with a 7 3/4" rise and 10" run at the geometry drawn.

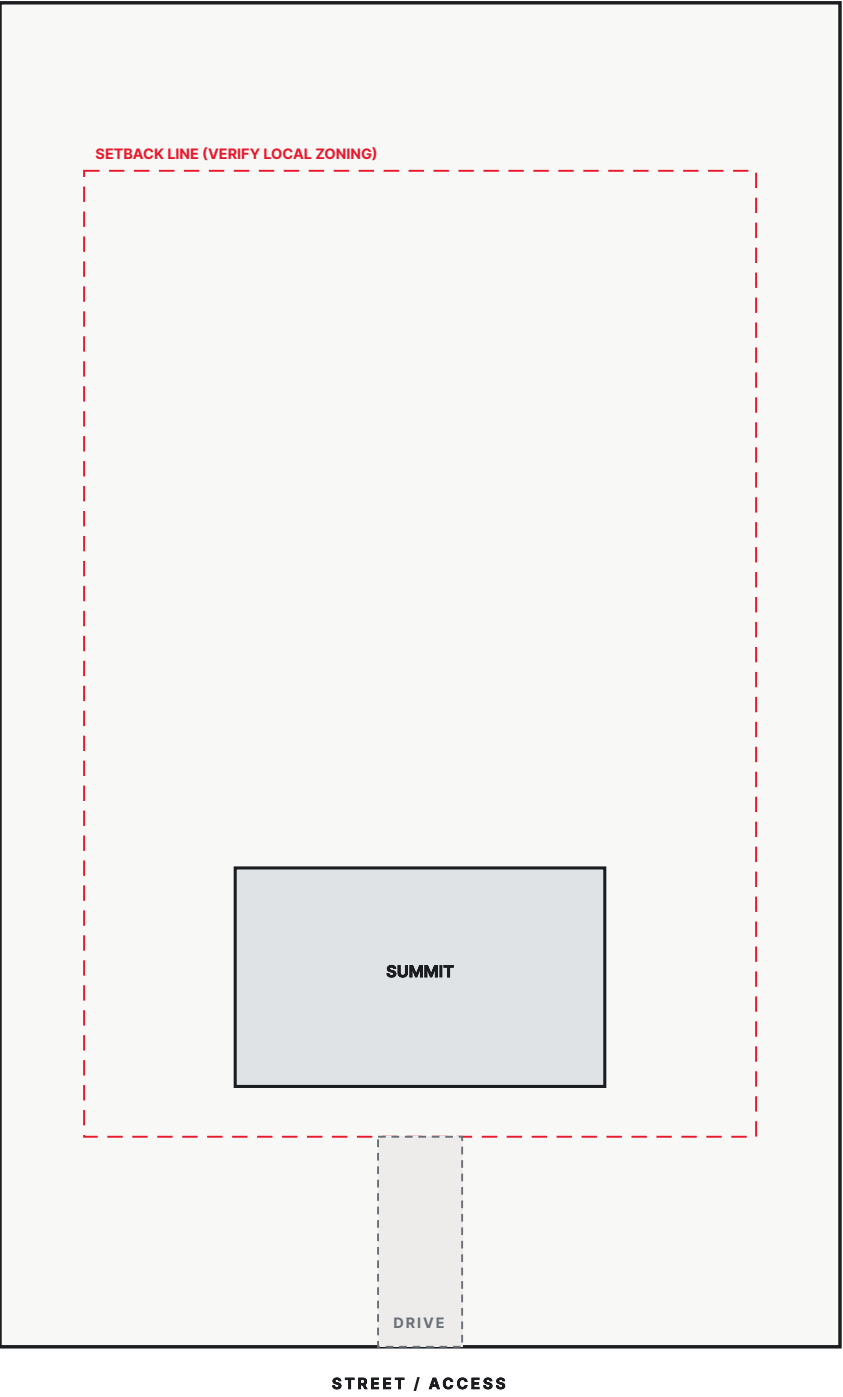
Emergency escape and rescue opening required from any loft used as a sleeping room.

Smoke alarm required in the loft and interconnected with the alarms on the level below.

2 ILLUSTRATIVE SITE PLAN

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

TYPICAL 100' x 160' LOT SHOWN FOR ILLUSTRATION ONLY



PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
SUMMIT

TYPE
GABLE · 3 BED · 2 BATH

FOOTPRINT
44' x 26'

AREA
1,670 SQ FT

STRUCTURE
PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
AS NOTED

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

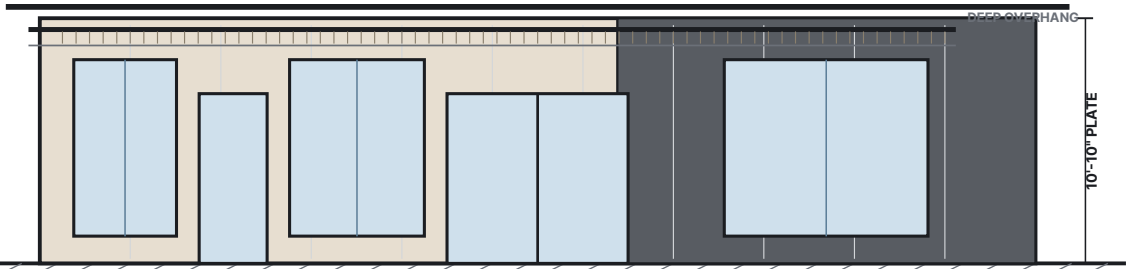
Requires review, engineering and seal by the professional of record for the site.

LOFT LEVEL + SITE PLAN

1 FRONT (SOUTH) ELEVATION

1.41" = 1'-0" approx.

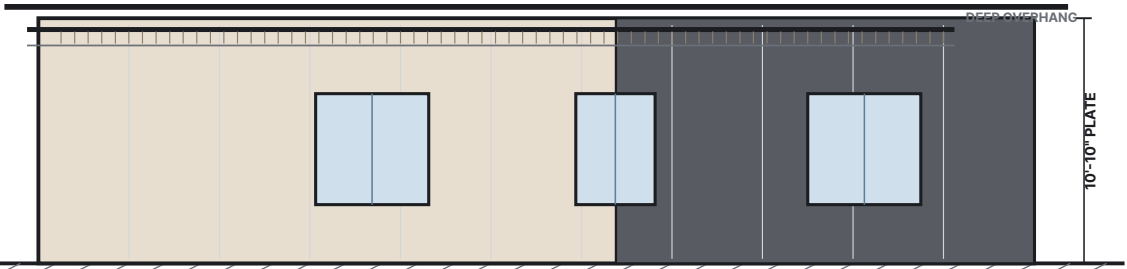
----- RIDGE BEYOND



2 REAR (NORTH) ELEVATION

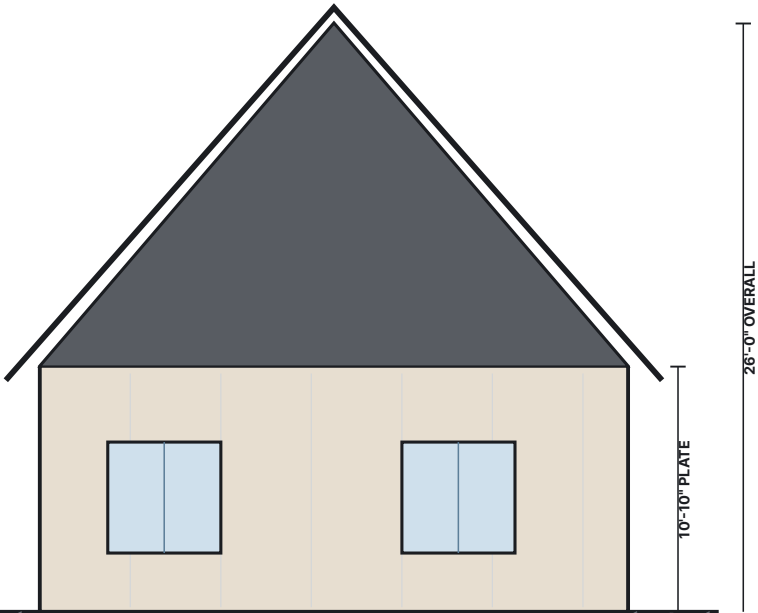
1.41" = 1'-0" approx.

----- RIDGE BEYOND



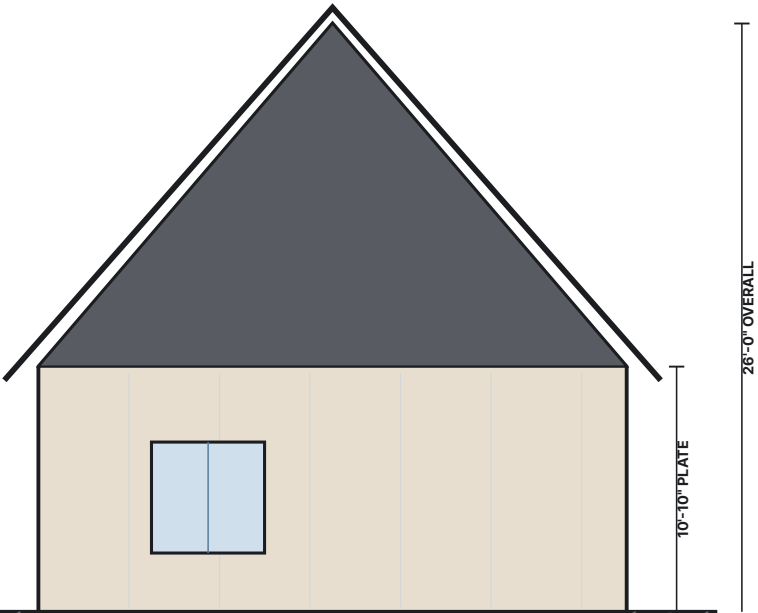
3 LEFT (WEST) ELEVATION

1.41" = 1'-0" approx.



4 RIGHT (EAST) ELEVATION

1.41" = 1'-0" approx.



EXTERIOR FINISH SCHEDULE

WALL	PBT140 SCIP panel, 6.8" finished - Sand render with anthracite volume, smooth trowel
ROOF	PSG3-240 panel deck, standing-seam metal, 14:12
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

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT

MODULAR LOFT — STOCK PLAN

DESIGN

SUMMIT

TYPE

GABLE · 3 BED · 2 BATH

FOOTPRINT

44' x 26'

AREA

1,670 SQ FT

STRUCTURE

PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH

SAND RENDER WITH ANTHRACITE VOLUME

SCALE

AS NOTED

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

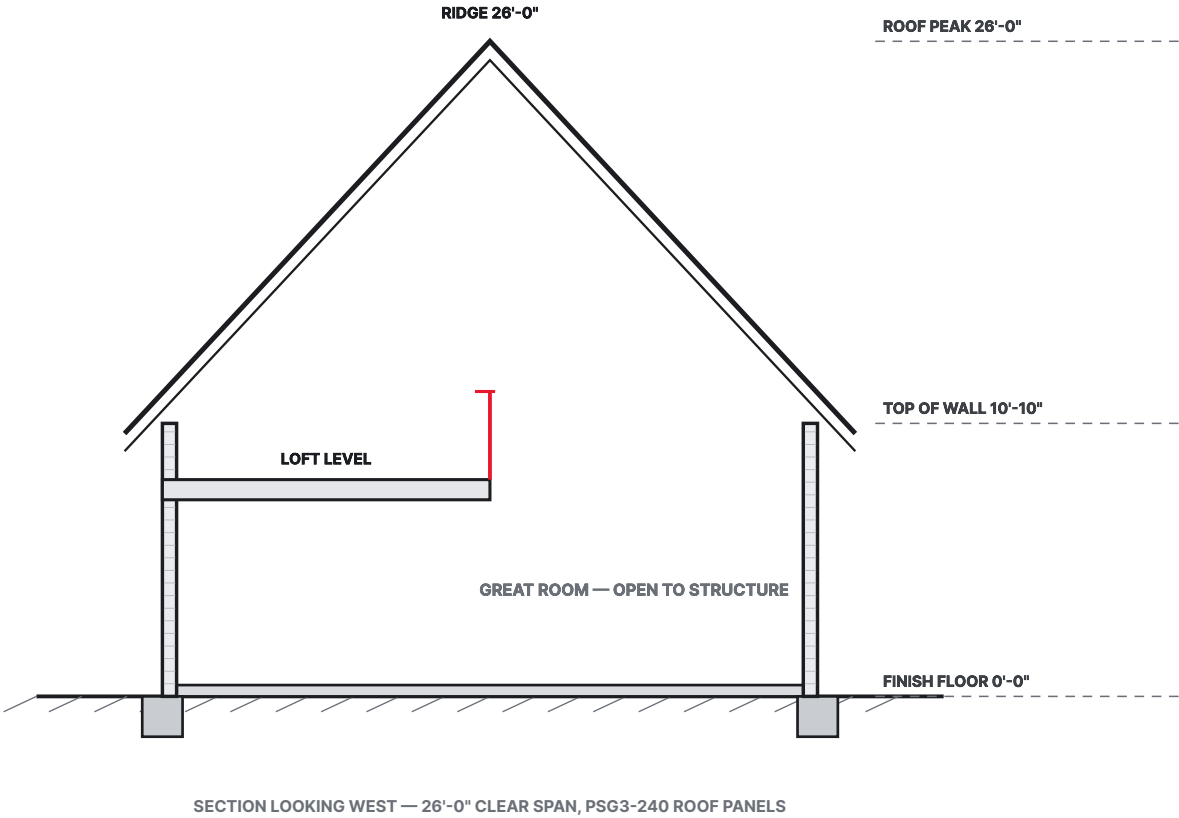
Requires review, engineering and seal by the professional of record for the site.

EXTERIOR ELEVATIONS

A-2.0

1 BUILDING SECTION A-A

1.57" = 1'-0" approx.



3 PANEL ERECTION ELEVATION — LONG WALL

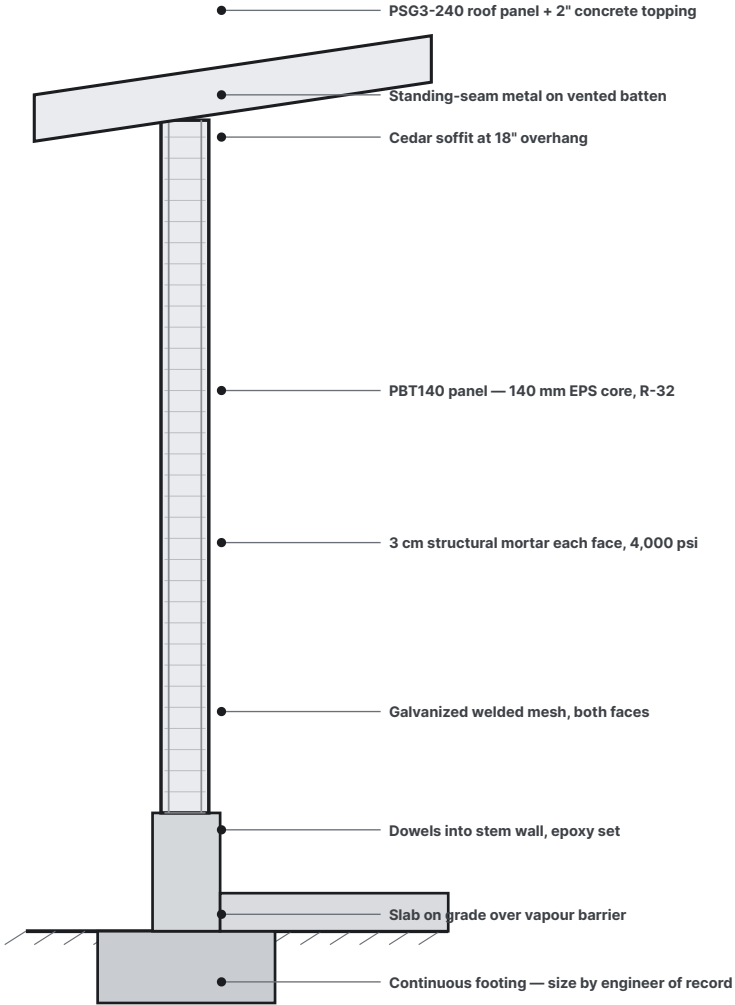
PANEL MODULE 4'-0"

W1-01	W1-02	W1-03	W1-04	W1-05	W1-06	W1-07	W1-08	W1-09	W1-10	W1-11
-------	-------	-------	-------	-------	-------	-------	-------	-------	-------	-------

11 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

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
SUMMIT

TYPE
GABLE · 3 BED · 2 BATH

FOOTPRINT
44' × 26'

AREA
1,670 SQ FT

STRUCTURE
PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
AS NOTED

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

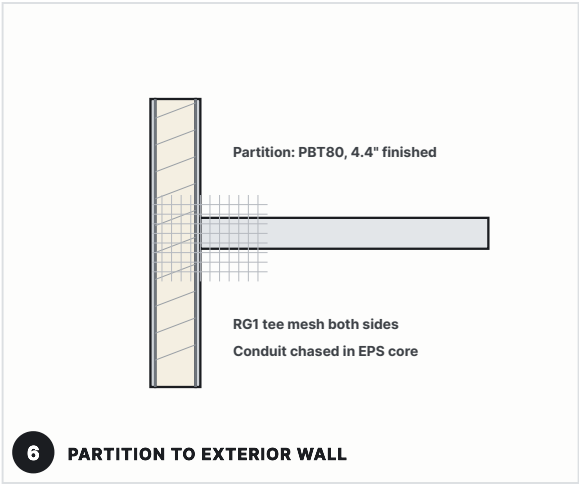
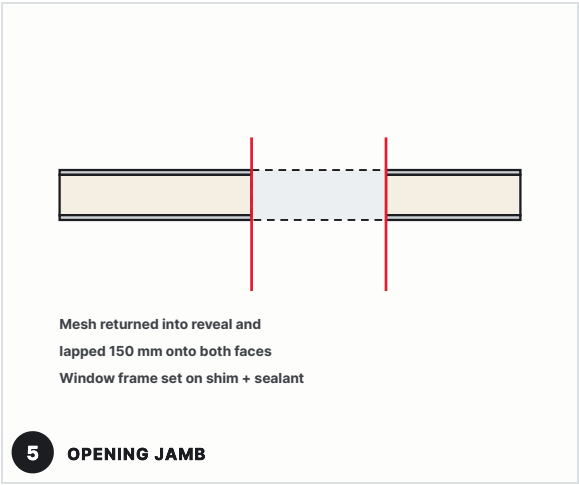
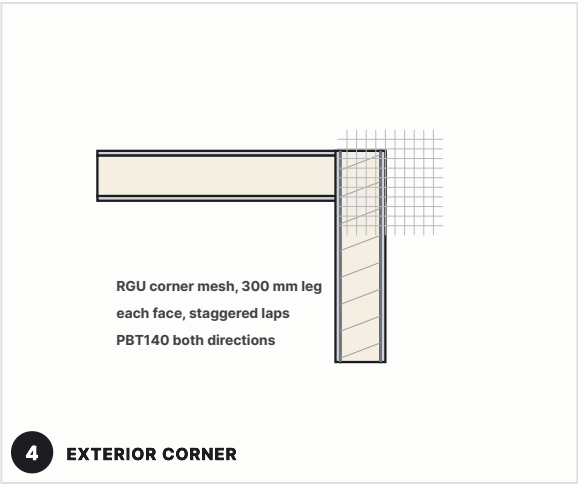
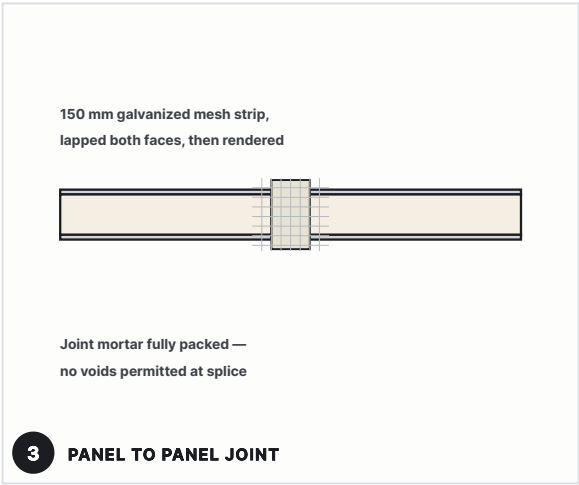
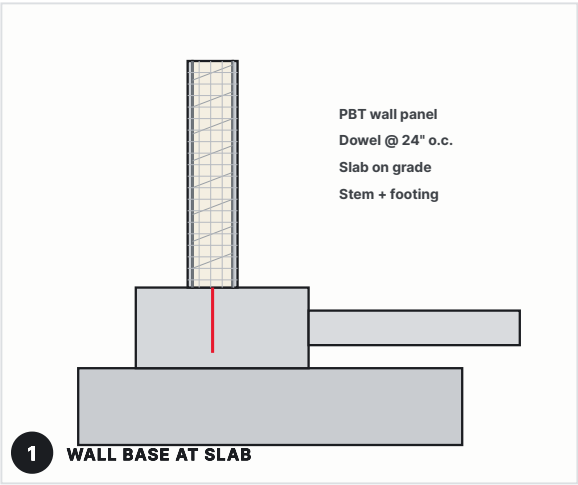
Requires review, engineering and seal by the professional of record for the site.

BUILDING + WALL SECTION

A-3.0

SUMMIT — 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	2,257 sq ft
P1	PBT80 partition	80 mm EPS	4.4 in	R-18	801 sq ft
R1	PSG3-240 roof	EPS + steel joist	14:12	—	1,758 sq ft

SHELL QUANTITIES (INDICATIVE)

Wall panel area	2,257 sq ft
Roof panel area	1,758 sq ft
Structural mortar (3 cm each face)	30.7 cu yd
Exterior wall length	140 lf
Interior partition length	89 lf
Interior doors	4
Windows	9

DOOR & WINDOW SCHEDULE

MARK	TYPE	SIZE	QTY
D1	Interior hinged	2'-10" × 6'-8"	2
D2	Interior hinged	2'-6" × 6'-8"	2
D3	Glass slider	8'-0" × 6'-8"	1
D4	Exterior entry	3'-0" × 6'-8"	1
W1	Fixed / operable unit	9'-0" × 7'-0"	1
W2	Fixed / operable unit	6'-0" × 4'-11"	1
W3	Fixed / operable unit	5'-0" × 4'-11"	5
W4	Fixed / operable unit	4'-6" × 4'-11"	1
W5	Fixed / operable unit	3'-6" × 4'-11"	1

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT
MODULAR LOFT — STOCK PLAN

DESIGN
SUMMIT

TYPE
GABLE · 3 BED · 2 BATH

FOOTPRINT
44' × 26'

AREA
1,670 SQ FT

STRUCTURE
PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH
SAND RENDER WITH ANTHRACITE VOLUME

SCALE
NOT TO SCALE

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.

PBT DETAILS + SCHEDULES

A-4.0

1 SUMMIT — POWER, LIGHTING & ALARM PLAN

3/16" = 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

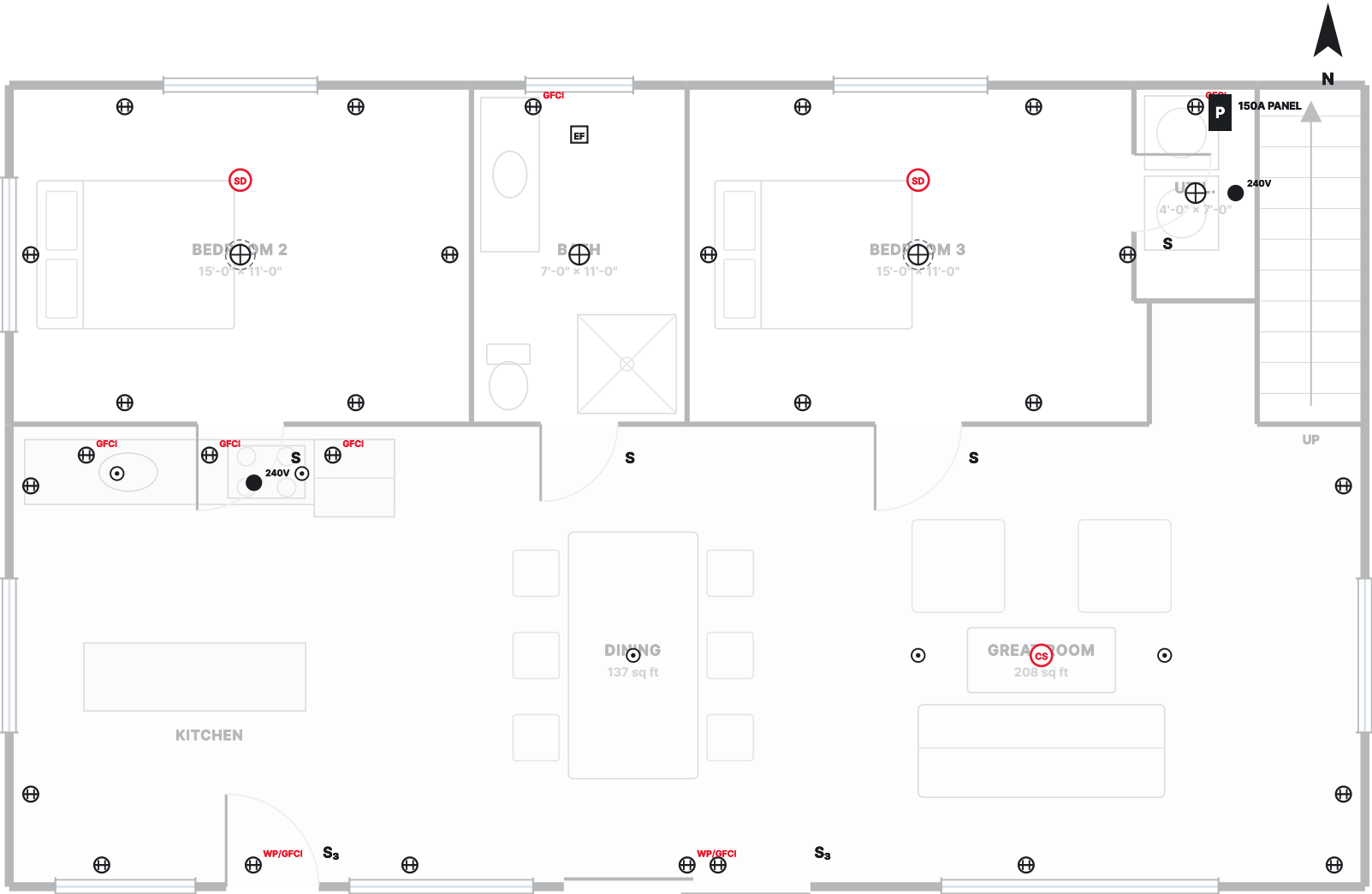
ELECTRICAL NOTES

- Estimated connected load 56 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	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
9	Dishwasher	1	20 A	12-2

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



3/16" = 1'-0"

0

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT

MODULAR LOFT — STOCK PLAN

DESIGN

SUMMIT

TYPE

GABLE · 3 BED · 2 BATH

FOOTPRINT

44' x 26'

AREA

1,670 SQ FT

STRUCTURE

PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH

SAND RENDER WITH ANTHRACITE VOLUME

SCALE

3/16" = 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.

ELECTRICAL PLAN

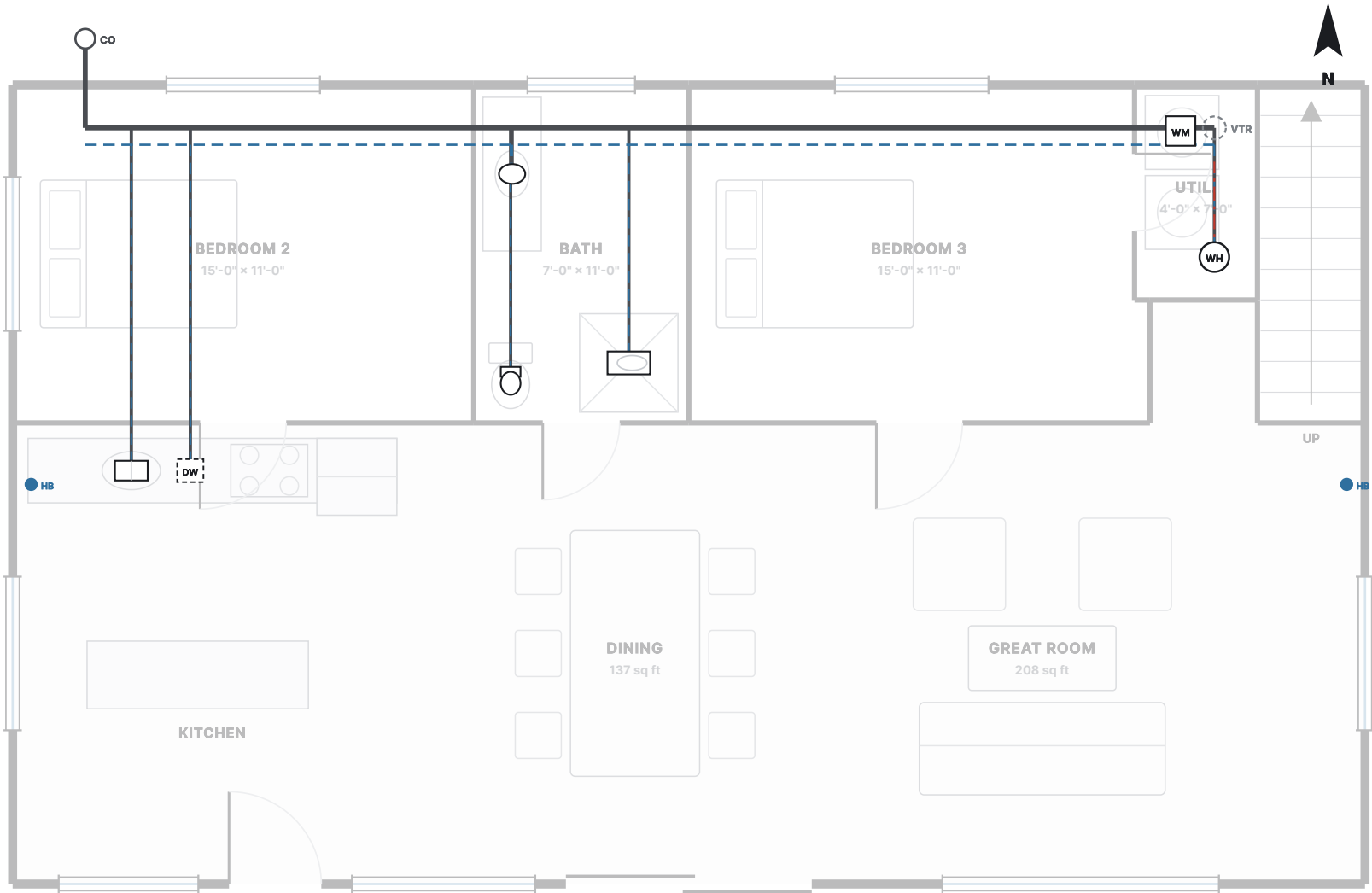
E-1.0

1 SUMMIT — PLUMBING PLAN

3/16" = 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.

modularLoft

MODERN HOUSE PLANS · PRIME BLOCKS TECH

PROJECT

MODULAR LOFT — STOCK PLAN

DESIGN

SUMMIT

TYPE

GABLE · 3 BED · 2 BATH

FOOTPRINT

44' x 26'

AREA

1,670 SQ FT

STRUCTURE

PBT SCIP — PBT140 WALL / PSG3-240 ROOF

FINISH

SAND RENDER WITH ANTHRACITE VOLUME

SCALE

3/16" = 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.

PLUMBING PLAN

P-1.0