

- PLANT:** Preferred Building Systems, inc.
143 Twistback Rd., PO Box 1, Claremont, NH 03743
- THIRD PARTY:** TR Arnold & Associates
4703 Chester Dr., Elkhart IN 46516

- MODEL NUMBER:** Swanzey Standard Model
DESCRIPTION: 13'-10" x 38'-0" Ranch
SITE: New Hampshire, USA
SITE ELEVATION: 1000'-0" Above Sea Level

- PLAN NOTES:**
INTERIOR DIMENSIONS SHOWN ARE FRAME TO FRAME. DIMENSIONS FROM EXTERIOR & MARRIAGE WALLS ARE GWB TO FRAME

- USE GROUP:** Single Family
TYPE OF CONSTRUCTION: VB

- HEIGHT OF BUILDING:** 14'-2" (from top of sill)

- FLOOR AREA, VOLUME, OCCUPANCY LOAD (LIMITED TO MODULAR SCOPE)**

| | Area (sf.) | Volume (cf.) | Occupancy Load |
|---------------|---------------|-----------------|-------------------|
| Basement: | 526 | - | - |
| 1st Floor: | 526 | 4208 | 3 |
| Attic: | - | 1350 | - |
| Total: | 1052 | 5558 | 3 |

- SPECIAL SYSTEMS:**
Line Voltage Smoke Detectors

- DESIGN LIVE LOAD:**
Ground Snow Load: 95 psf
Wind Speed: 115 mph Vult, Exposure B / 91 Vasd
Seismic Design Category: B
Floors: 40 psf
Stairs: 40 psf
Corridors: N/A
Balconies: N/A
Other: N/A

- SPECIAL USE PROVISIONS, CONDITIONS, & LIMITATIONS:**
-Exterior walls & fire resistance ratings per IRC table R302.1(1).
-Disclaimer: This house not to be set in a flood hazard area.
-Window guards shall meet 2018 IRC R312.2 by factory.
-Any strapping required by engineer or provisions/applications called out on plans, sections, elevations, calculations, etc., is sole responsibility of the builder.

- HEATING SYSTEM:** Electric Heat / Mini Split prep by factory for installation onsite by builder. Thermostats wire only by factory.

- ENERGY PROVISIONS:** Units are designed to meet the requirements of the **state of New Hampshire** energy code with attached compliance reports. Calculations are based on destinations and determined with current version of the ResCheck.

- SITWORK:**
Specified in notes throughout plan set as "By builder, dealer, or G.C."

- LABELS:**
Data plate for Box A/B State & Third Party Labels located in Box A in Laundry closet.

- SET BACKS:**
Building may not be within fire limits:
1 Hour resistance < 5'-0"
0 Hour resistance ≥ 5'-0"

APPLICABLE NEW HAMPSHIRE BUILDING CODES:

- 2018 IRC INTERNATIONAL RESIDENTIAL CODE*
 - 2020 NEC NFPA-70 NATIONAL ELECTRIC CODE*
 - 2018 IECC INTL. ENERGY CONSERVATION CODE*
 - 2018 NFGC NFPA-54 NATL. FUEL GAS CODE*
 - Saf-C 6000 NH STATE FIRE CODE
 - 2018 NFPA 101 - LIFE SAFETY CODE*
 - Saf-FMO 300
- *w/ NH AMENDMENTS

**NFPA 13D - SPRINKLER LAYOUT AS FURNISHED BY:
LIFE SAFETY FIRE PROTECTION
97 Lower Jaffrey Rd, Dublin, NH 03444
(603) 563-7700**

DESIGNATION NOTE:
"BLDR"= BUILDER or General Contractor
"CI"= SET CREW or Certified Installer
"PBS"= FACTORY, Preferred Building Systems

* REFER TO ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL MEP RESPONSIBILITIES

GENERAL NOTES

- The term "ship loose" and "shipped loose" refers to items to be installed onsite by the builder. Typical items shipped loose (unless specifically noted otherwise):
- Siding & Accessories
- Fascia & Soffit Trim
- Drip Edge
- Gable End & Rake Trim
- Vent Caps
- Exterior Light Fixtures and Outlets
- Exterior Doors are tacked and final installation is done onsite by the builder.
- Elevations are for graphic representation only.
- The builder is responsible for all final fastening of exterior decks and porches, lally columns, pin rafters, and other items.
- Refer to the Purchase Order, The PBS/NEH Site Reference Manual, and the plan set for typical as well as listed responsibilities.
- All dimensional lumber is SPF#2 or better, unless otherwise noted.
- All material designated "LVL" is 1 3/4" thick 2.0E MICROLLAM® LVL
- Open web joists are: "Open Joist 2000®" and/or "Open Joist TRIFORCE®" which meet the R302.13, Exception-4 requirement. See Product Evaluation Reports 480 and/or 501 at - <https://www.iapmoes.org>.
- Any hold-downs and/or strapping required by engineer or provisions / applications called out on plans, sections, elevations, etc. are the sole responsibility of builder.

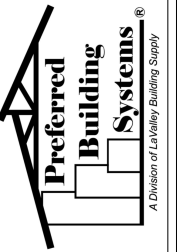
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SHEET LIST PRELIMINARY

| SHEET | NAME |
|-------|-------------------------|
| A0.0 | Cover Sheet |
| A0.1 | Website Sheet |
| A0.2 | 3D Isometric |
| A0.3 | 3D Doll House View |
| A1.1 | Front & Left Elevations |
| A1.2 | Rear & Right Elevations |
| A2.1 | Foundation Plan |
| A3.1 | First Floor Plan |
| A3.3 | Roof Plan |
| A4.0 | Typical Cross Section |

Total: 10

Preferred Building Systems
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Claremont, NH 03743
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Cover Sheet
Swanzey Model
New Hampshire, USA

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| PBS | | | | AMC |
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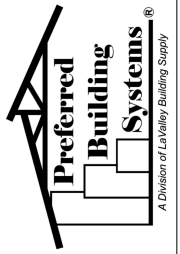
Notes: Do not scale drawing, use dimensions shown



1 - 3-D ISO Front



2 - 3-D ISO Rear



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3D Isometric

Swanzey Model
 New Hampshire, USA

PBS

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Notes: Do not scale drawing, use dimensions shown.

1 - 1st Floor - Plan Perspective



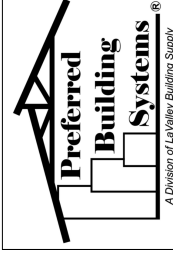
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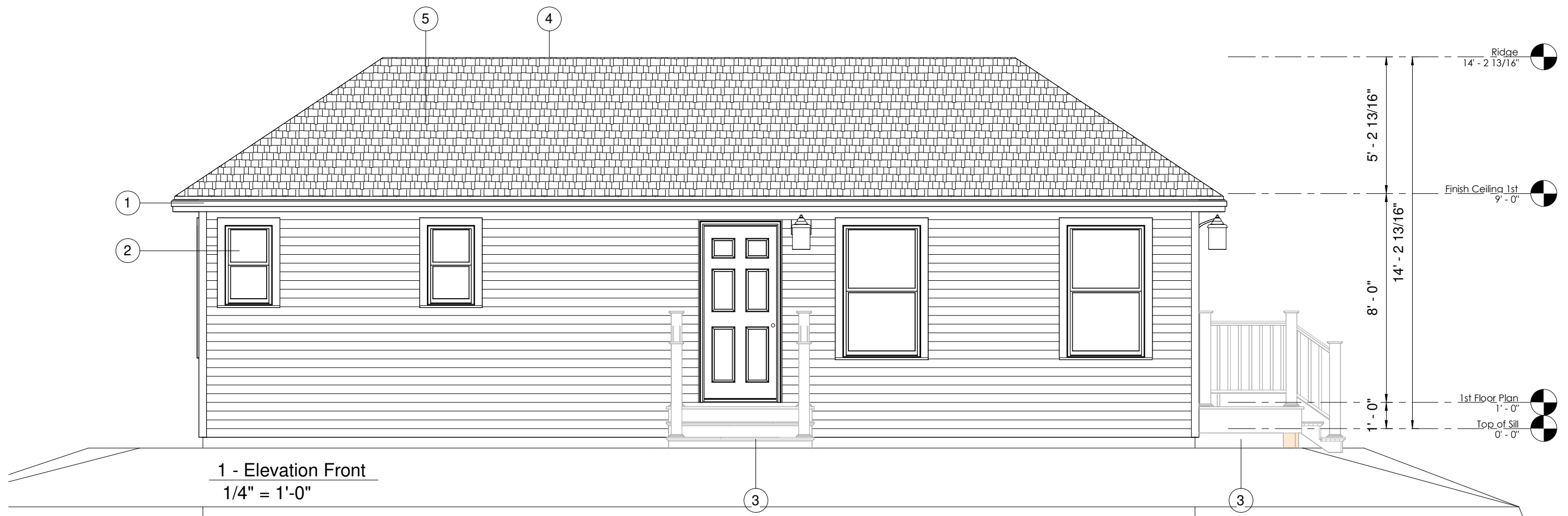
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3D Doll House View
Swanzey Model
New Hampshire, USA

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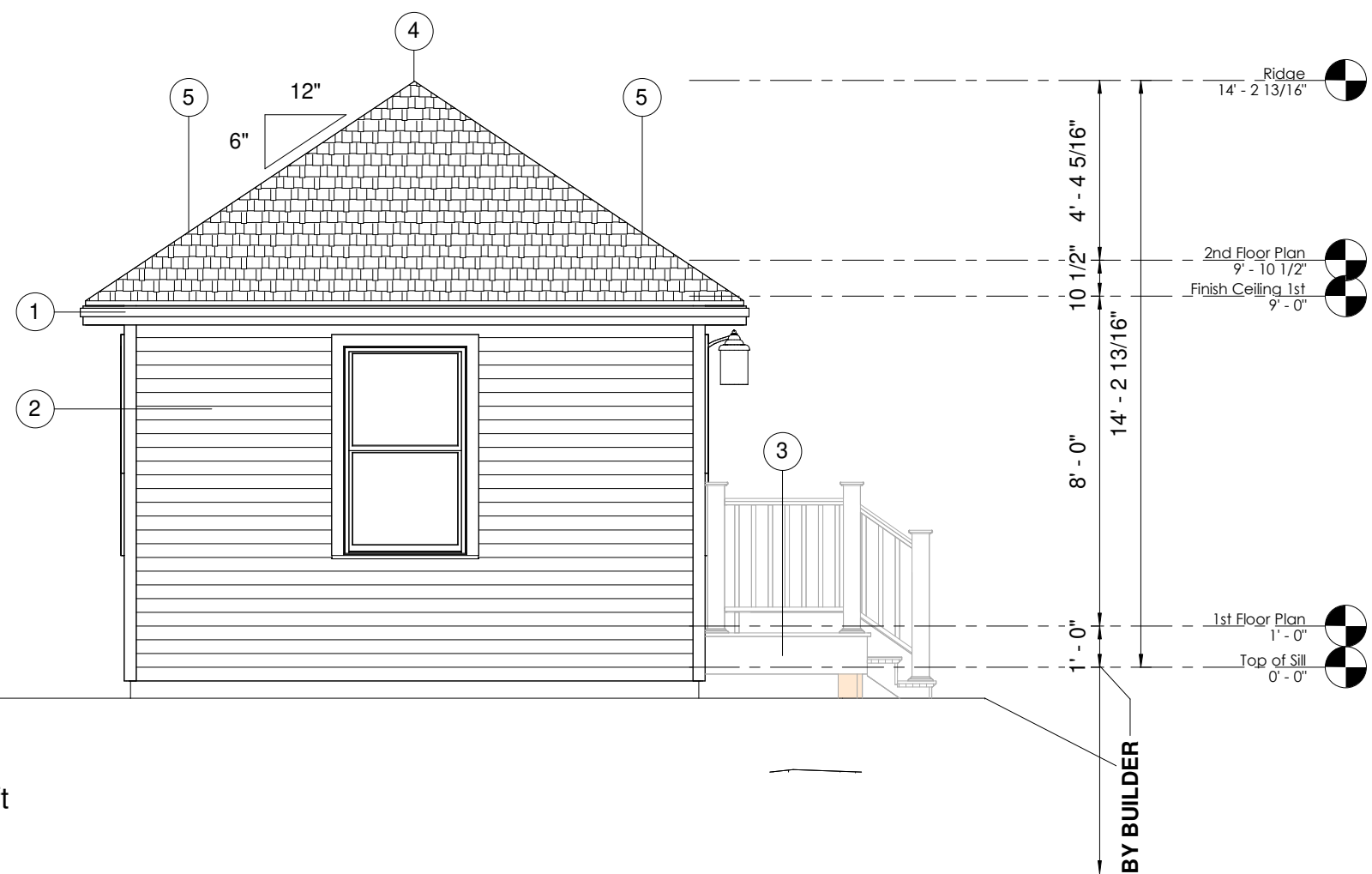


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1 - Elevation Front
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR) TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS). ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS (CI). |
| E | 2 | VINYL SIDING: EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY (PBS). REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS. |
| E | 3 | DECK BY OTHERS: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BLDR, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY PBS. SET CREW (CI) WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDR ONSITE. (PBS) TO PREP ONLY FOR SOLAR. BLDR TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Left
1/4" = 1'-0"

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A Division of Lathrop Building Supply

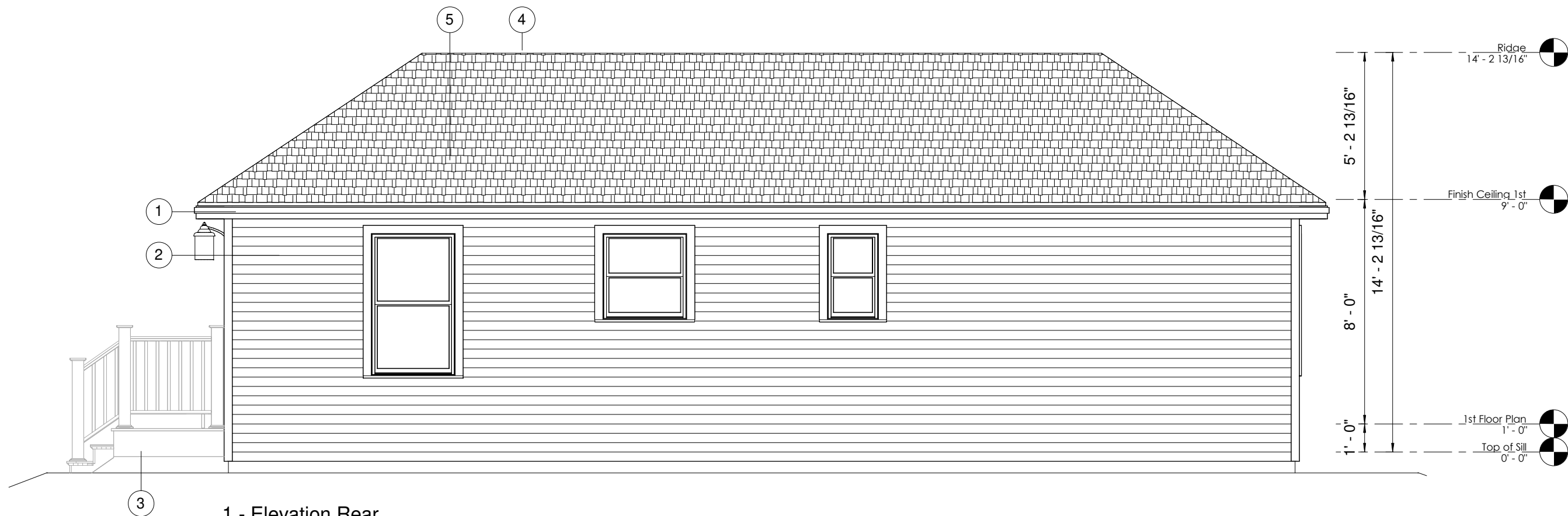
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Front & Left Elevations
 Swanzey Model
 New Hampshire, USA

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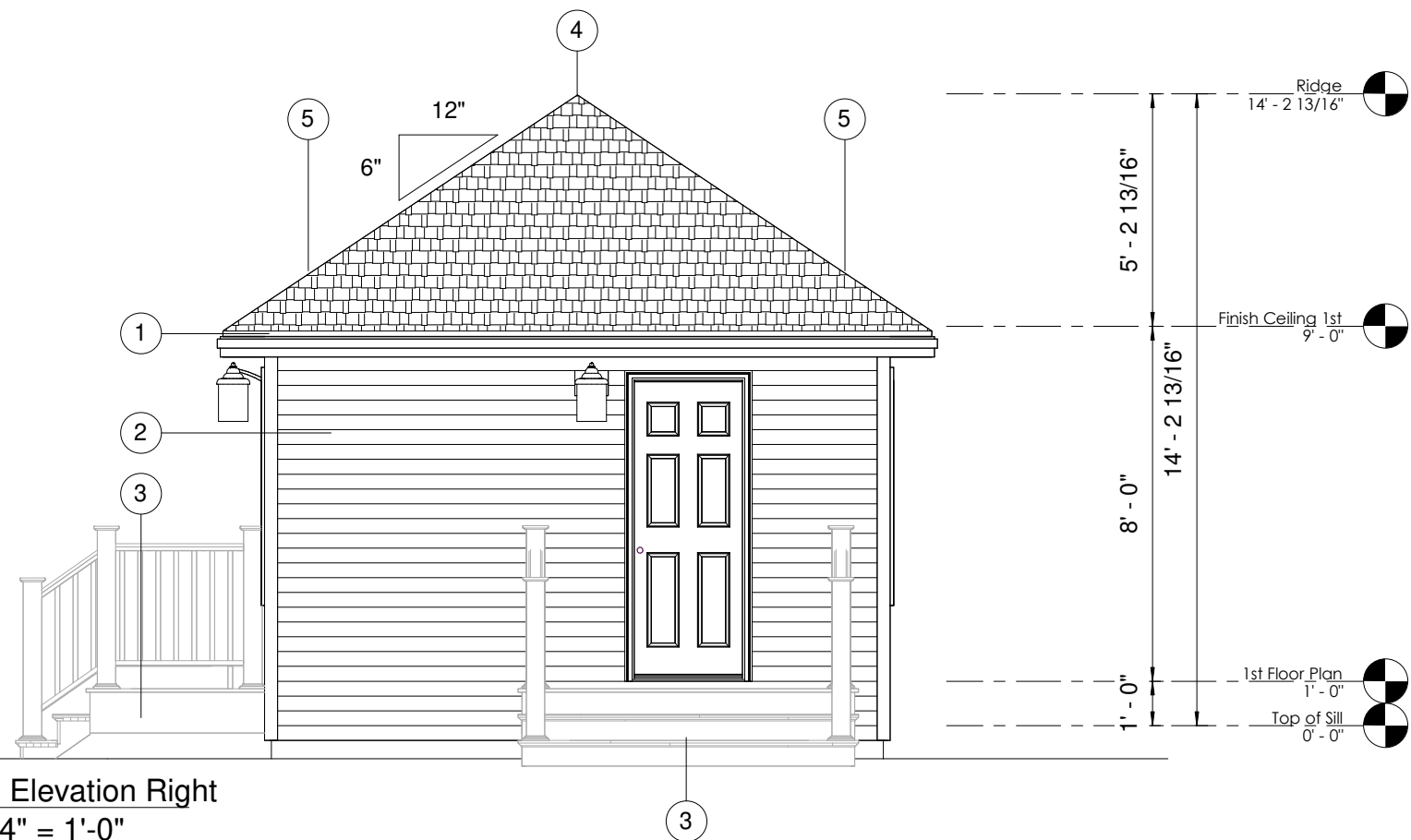
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Notes: Do not scale drawing, use dimensions shown



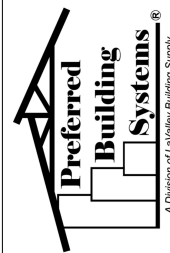
1 - Elevation Rear
1/4" = 1'-0"

| Elevation Notes | | |
|-----------------|-------------|---|
| Note Designator | Note Number | Note Text |
| E | 1 | 12" RAKE AND 12" EAVES. THE FACTORY (PBS) WILL INSTALL AS MUCH SOFFIT, FASCIA, AND SHADOW AS POSSIBLE. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR) TO COMPLETE (INCLUDING ANY ADDITIONAL FRAMING OR SOFFIT BLOCKS TO COMPLETE THE OVERHANGS). ALL DECORATIVE RETURNS, FALSE RAKES AND/OR FALSE EAVES ARE INSTALLED BY OTHERS (CI). |
| E | 2 | VINYL SIDING: EXTERIOR SIDING & SIDING ACCESSORIES PARTIALLY INSTALLED BY FACTORY (PBS). REMAINING BALANCE SHIPPED LOOSE FOR INSTALLATION ONSITE BY OTHERS. ADDITIONAL TRIM SUPPLIED AND INSTALLED BY OTHERS. |
| E | 3 | DECK BY OTHERS: PT DECK, RAILINGS, DECKING, POSTS, & FINISHES SUPPLIED & INSTALLED ONSITE BY BLDR, UNLESS OTHERWISE NOTED. |
| E | 4 | PREP FOR RIDGE VENT BY PBS. SET CREW (CI) WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION. |
| E | 5 | ROOF AREA MEETS SOLAR-READY ZONE, 300 SQFT MIN. PATHWAYS FOR ROUTING COMPONENTS PROVIDED BY BLDR ONSITE. (PBS) TO PREP ONLY FOR SOLAR. BLDR TO PROVIDE ANY SOLAR COLLECTION SYSTEMS ONSITE. REFER TO ELECTRICAL SHEETS FOR CONDUIT LOCATIONS. |



2 - Elevation Right
1/4" = 1'-0"

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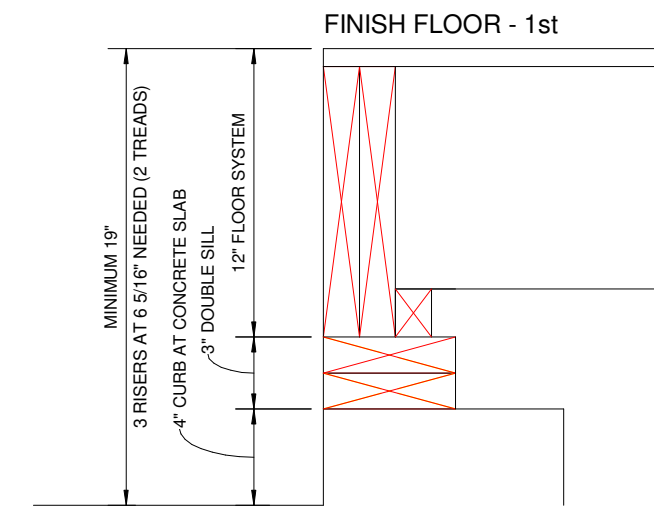
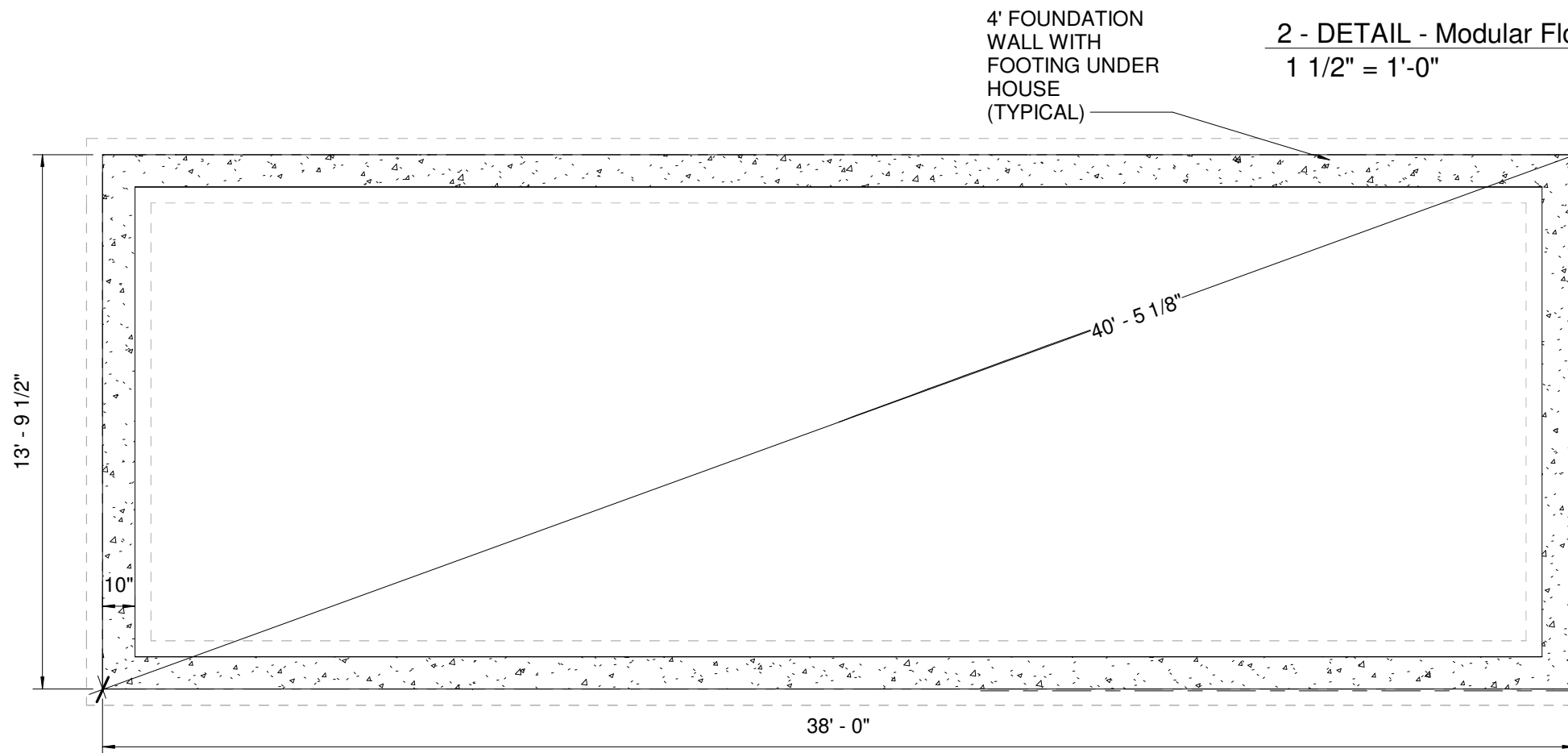
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Rear & Right Elevations
Swanzey Model
New Hampshire, USA

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| 1 | Prelim | 10.08.23 | |

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Notes: Do not scale drawing, use dimensions shown



2 - DETAIL - Modular Floor to Foundation Slab
1 1/2" = 1'-0"

SUGGESTED LAYOUT ONLY. FINAL FOUNDATION SOLE RESPONSIBILITY OF BUILDER.

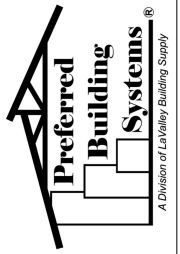
FOUNDATION PLAN IS PROVIDED FOR LALLY COLUMN PLACEMENTS & LOADS FROM MODULAR STRUCTURE ONLY - THIS IS NOT A CONSTRUCTION DOCUMENT PAGE. FINAL FOUNDATION STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE BUILDER. FINAL FOUNDATION DRAWINGS INCORPORATING STRUCTURAL LOADS AND SITE CONDITIONS AND DECKS/PORCHS/ETC ARE THE BUILDER'S RESPONSIBILITY. ALL WALLS, DOORS, WINDOWS & FIXTURES ARE ONSITE BY BUILDER UNLESS NOTED OTHERWISE. ELECTRICAL CONNECTIONS ARE COILED IN FLOOR OF MODULAR BOXES.

GENERAL NOTES

- FOUNDATION STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE BUILDER / DEALER PER SOIL BEARING CONDITION.
- BUILDER / DEALER STRUCTURAL DESIGN SHALL COMPLY WITH ALL APPLICABLE CODES.
- BUILDER / DEALER IS RESPONSIBLE FOR ALL SITE WORK.
- BUILDER / DEALER SHALL PLACE ALL FOOTINGS BELOW FROST LINE ON UNDISTURBED SOIL.
- FOUNDATION PLAN IS PROVIDED FOR LALLY COLUMN PLACEMENT AND OVERALL DIMENSIONS ONLY.
- LALLY COLUMN SPACING TO BE AS SPECIFIED ON THIS PLAN PER ENGINEERING ANALYSIS FOR THIS BUILDING AND LOCATION ONLY.
- BUILDER / DEALER IS RESPONSIBLE FOR ALL THROUGH SLEEVES AND OPENINGS FOR MECH, PLUMBING, & ELEC. CONNECTIONS.
- BUILDER / DEALER IS RESPONSIBLE TO PROVIDE THE REQUIRED AMOUNT OF NATURAL LIGHT AND VENTILATION FOR HABITABLE BASEMENT ROOMS PER APPLICABLE CODES.
- BUILDER / DEALER SHALL PROVIDE THE REQUIRED EGRESS FROM ANY BASEMENT SPACE TO BE USED AS SLEEPING PER APPLICABLE CODES.
- CRAWL SPACES REQUIRE VENTILATION OPENINGS WITH NET AREA NOT LESS THAN 1 SF / 1,500 SF OF FOUNDATION SPACE PER APPLICABLE CODES. ONE VENT OPENING TO BE WITHIN 3' OF EACH CORNER
- BUILDER DEALER IS RESPONSIBLE TO PROPERLY SIZE AND INSTALL HEADERS FOR ANY OPENINGS IN THE BASEMENT / FOUNDATION AREA.
- BUILDER / DEALER SHALL SUPPLY AND INSTALL DAMP PROOFING, DRAINAGE, VAPOR BARRIERS, AND INSULATION PER ALL APPLICABLE CODES.
- BUILDER / DEALER IS RESPONSIBLE TO INCLUDE CONTROL JOINTS AND PROVIDE PROPER WALL THICKNESS TO PROTECT AGAINST LATERAL FORCES ON LONG WALLS.
- BUILDER / DEALER SHALL CHECK THE FOUNDATION DIMENSIONS AND SHALL SHIM THE SILLS IF REQUIRED TO ASSURE MODULES WILL SET SQUARE AND LEVEL.
- BUILDER DEALER SHALL LEVEL THE GIRT FRONT TO BACK AS WELL AS END TO END BEFORE CUTTING AND SETTING THE CONCRETE FILLED LALLY COLUMNS. FAILURE TO DO SO WILL CAUSE ALIGNMENT PROBLEMS WITH THE ROOF SYSTEM.
- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SUPPLIED BY PBS FOR THE BASEMENT, AND ARE TO BE LOCATED BY LOCAL BUILDING OFFICIAL AND INSTALLED BY BUILDER / DEALER.
- ALL BASEMENT MECHANICAL, ELECTRICAL, AND PLUMBING MATERIALS ARE SUPPLIED AND INSTALLED BY BUILDER / DEALER.
- BUILDER DEALER SHALL INSTALL ANY MATERIALS SUPPLIED BY PBS:
- GIRT GASKET MATERIAL
- GIRT FIRE STOP
- CONCRETE FILLED COLUMNS
- END WALL SHIMS AND GASKETS

NOTE: FOUNDATION IS SHOWN TO ROUGH FRAMING OF MODULE. ADJUSTMENTS REQUIRED IF INSULATION IS USED ON THE OUTSIDE OF FOUNDATION WALLS . FOUNDATION LAYOUT IS SHOWN WITH A SUGGESTED LALLY COLUMN/FOOTING. ACTUAL LALLY COLUMN/FOOTING IS THE RESPONSIBILITY OF THE BUILDER.

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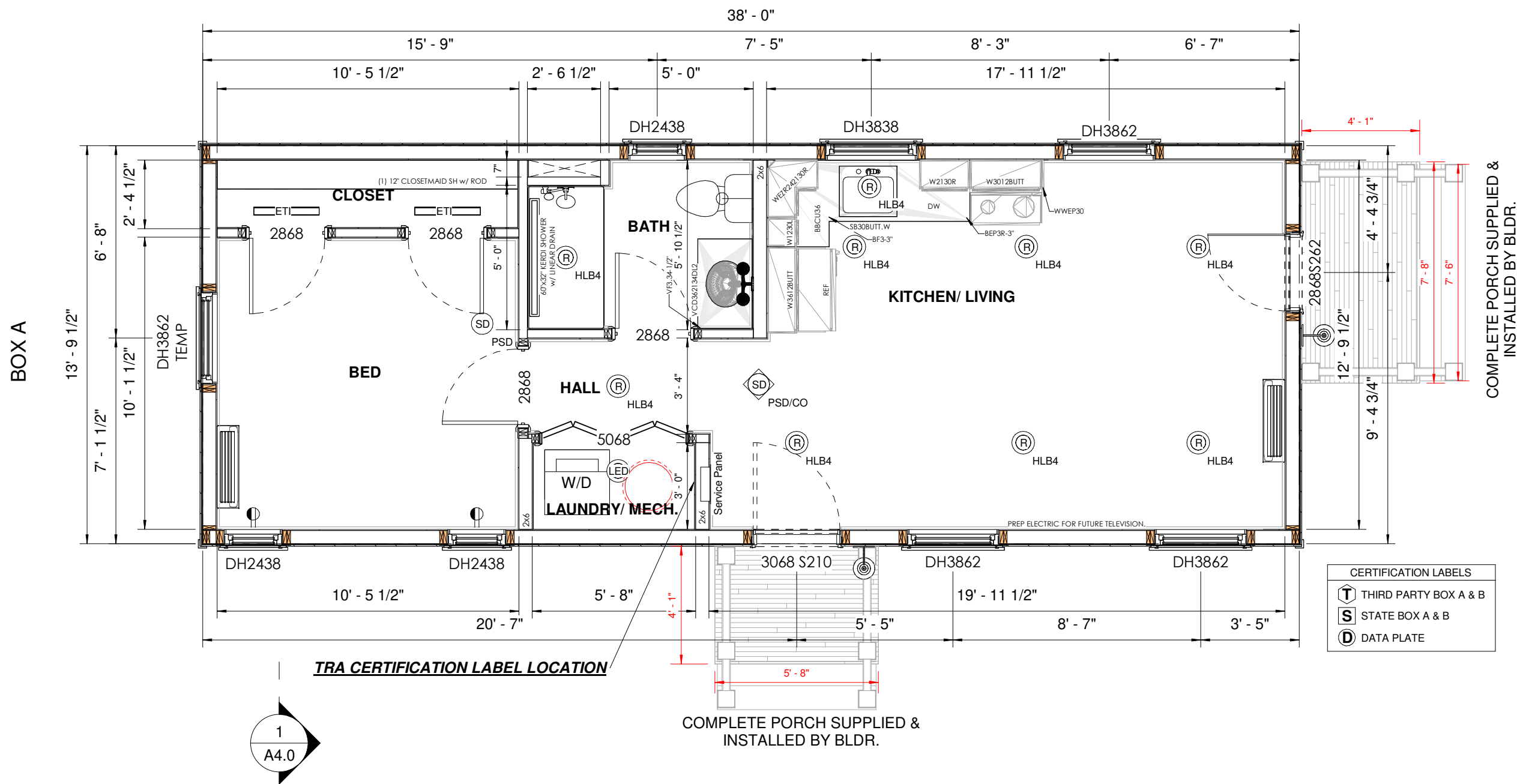
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Foundation Plan
Swanzey Model
New Hampshire, USA

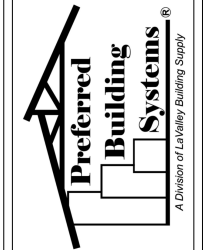
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Notes: Do not scale drawing, use dimensions shown



| CERTIFICATION LABELS | |
|----------------------|-----------------------|
| T | THIRD PARTY BOX A & B |
| S | STATE BOX A & B |
| D | DATA PLATE |



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First Floor Plan
Swanzey Model
New Hampshire, USA

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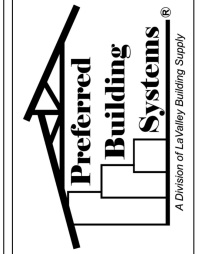
1 - Ridge
 1/4" = 1'-0"



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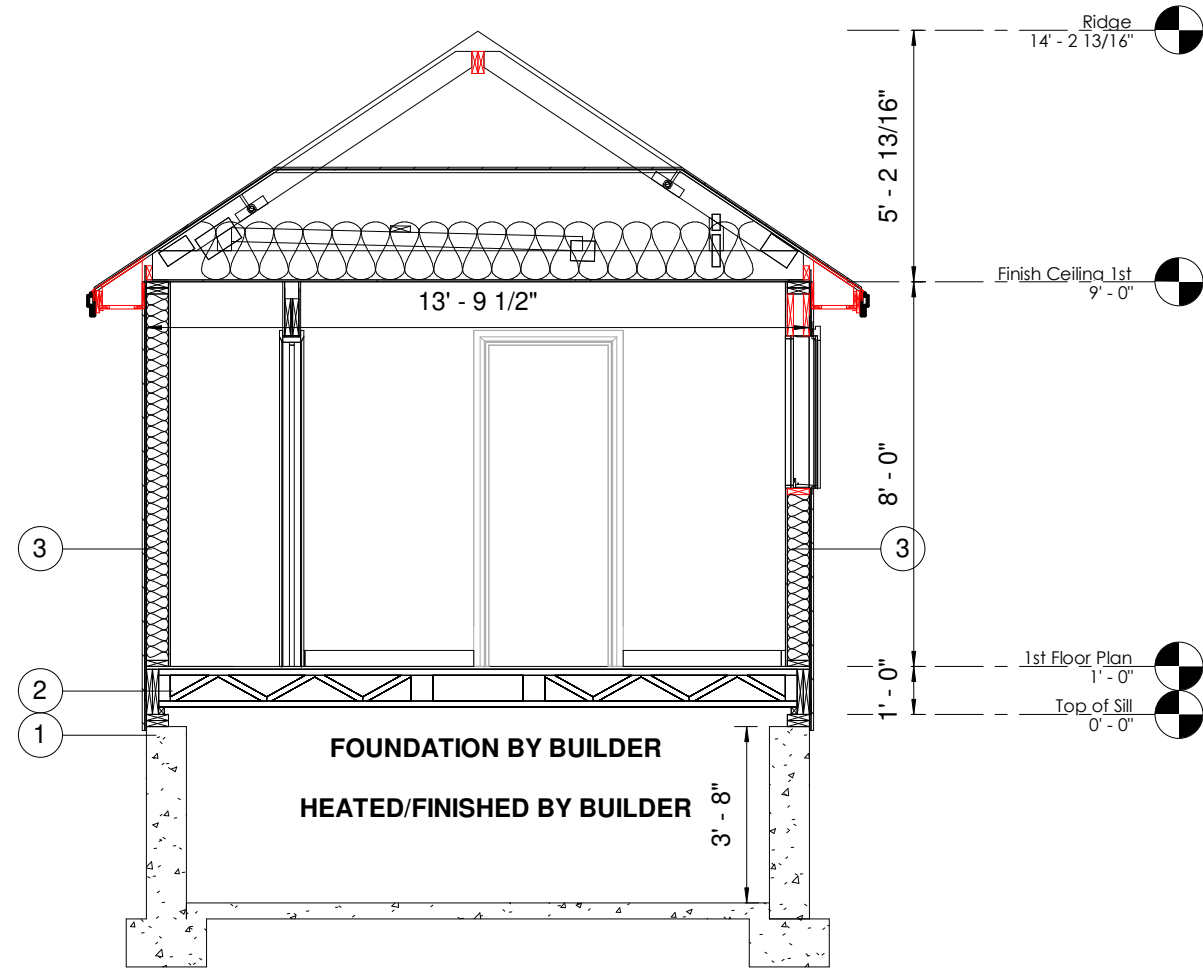
Roof Plan
 Swanzey Model
 New Hampshire, USA

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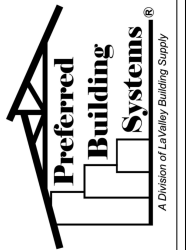


1 - Typical Cross Section
 1/4" = 1'-0"

CI (SET CREW) / BLDR (BUILDER) NOTE:
 UNLESS OTHERWISE NOTED, THE CI IS RESPONSIBLE TO ADEQUATELY SECURE THE STRUCTURE WITH ENOUGH FASTENING FOR THE BUILDING TO BE SAFELY WORKED IN AND AROUND ON THE DAY OF THE SET. **AFTER THE SET, IT IS THE BLDR'S RESPONSIBILITY TO ENSURE THE STRUCTURE IS ALIGNED PRIOR TO FINAL FASTENING. AFTER VERIFYING FINAL ALIGNMENT ALL FINAL FASTENING IS PERFORMED BY THE BLDR.**

| Section Notes | | |
|-----------------|-------------|--|
| Note Designator | Note Number | Note Text |
| S | 1 | FOUNDATION: WALL W/ CONTINUOUS FOOTING UNDER, SILL SEAL, 2-2x6 P.T. SILL, ANCHOR BOLTS (NO BOLTS MAY EXTEND ABOVE THE TOP SILL). ALL DESIGNED SUPPLIED AND INSTALLED BY OTHERS. |
| S | 2 | 1ST FLOOR SYSTEM: 3/4" FLOOR SHEATHING, (2) 2x12 PERIMETER / OPEN JOIST @ 16" O.C./ 2x LEDGER: R21 FOAM BLOCK INSULATION IN PERIMETER OF FLOOR DECK BY FACTORY (TYPICAL), 2x8 SPF FIRE STOP @ MARRAIGE WALL, R-30 INSULATION MMINIMUM BY BUILDER |
| S | 3 | EXTERIOR WALL SYSTEM: FINISH SIDING & EXTERIOR TRIM. HOUSE WRAP, 7/16" SHEATHING ON EXTERIOR, 2x6 SPF #2 DBL TOP / SGL BOTTOM, 2x6 SPF #2 STUDS @ 16" OC, R-21 DENSE PACKED CELLULOSE, 1/2" GWB INTERIOR FINISH, VAPOR BARRIER PAINT. |

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Typical Cross Section
 Swanzey Model
 New Hampshire, USA

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|-----|---|--------|----------|-----|
| PBS | | | | AMC |
| | 1 | Prelim | 10.08.23 | |

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