1. PLANT: Preferred Building Systems, inc.

143 Twistback Rd., PO Box 1, Claremont, NH 03743

2. THIRD PARTY: TR Arnold & Associates

4703 Chester Dr., Elkhart IN 46516

3. MODEL NUMBER: Swanzey Standard Model w/ Hip Roof

DESCRIPTION: 13'-10" x 38'-0" Ranch

SITE: New Hampshire, USA

SITE ELEVATION: 1000'-0" Above Sea Level

4. PLAN NOTES:

INTERIOR DIMENSIONS SHOWN ARE FRAME TO FRAME. DIMENSIONS FROM EXTERIOR & MARRIAGE WALLS ARE GWB TO FRAME

5. USE GROUP: Single Family
TYPE OF CONSTRUCTION: VB

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

7. 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

9. SPECIAL SY	STEMS:	U-VALUES:	
Line Voltage	Smoke Detectors	Walls:	0.057
10. DESIGN LIV	/ELOAD:	Floor:	0.033
	w Load: 90 psf	Roof/Ceiling:	0.02
	d: 115 mph Vult, Exposure B / 91 Vasd	Solid Door:	0.19
Seismic Des	sign Category: B	Windows:	
Floors:	40 psf		
		U Value:	0.26
Stairs:	40 psf	SHGC:	0.27
Corridors:	N/A		
Balconies:	N/A	DP Rating:	+50/-50
O41	NI/A		

Sliding Glass Door
IL 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.

Sliding Glass Door
U Value:
0.29
SHGC: 0.27
DP Rating: +35/-35

-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.

- 12. **HEATING SYSTEM:** Electric Heat / Mini Split prep by factory for installation onsite by builder. Thermostats wire only by factory.
- 13. 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.
- 14. SITEWORK:

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

15. **LABELS** 

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

16. 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 SAFTEY 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.
- 3. 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.
- 6. All dimensional lumber is SPF#2 or better, unless otherwise noted.
- 7. 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.

### RESERVED FOR THIRD PARTY STAMP

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USA

New Hampshire,

Swanzey Model

Cover Sheet

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PO Box 1, 143 Twistback Road
Caremont, NH 03743
603-372-1050

### SHEET LIST PRELIMINARY

SHEET	NAME
A0.0	Cover 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: 0	

Total: 9

Sheet:

A0.0

tes: Do not scale drawing, dimensions shown



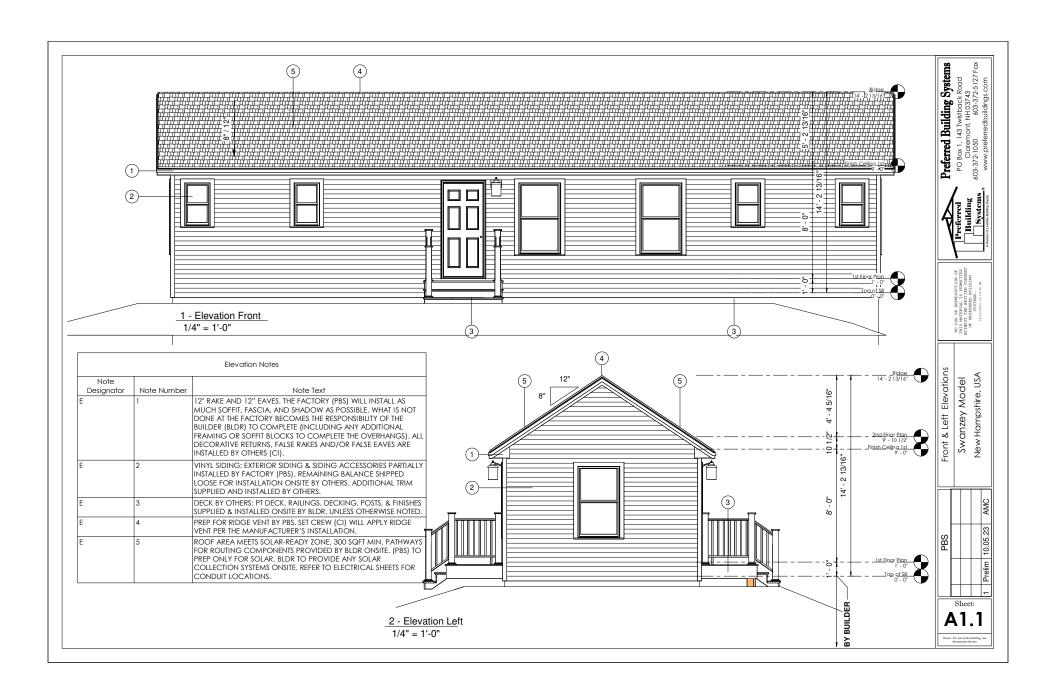


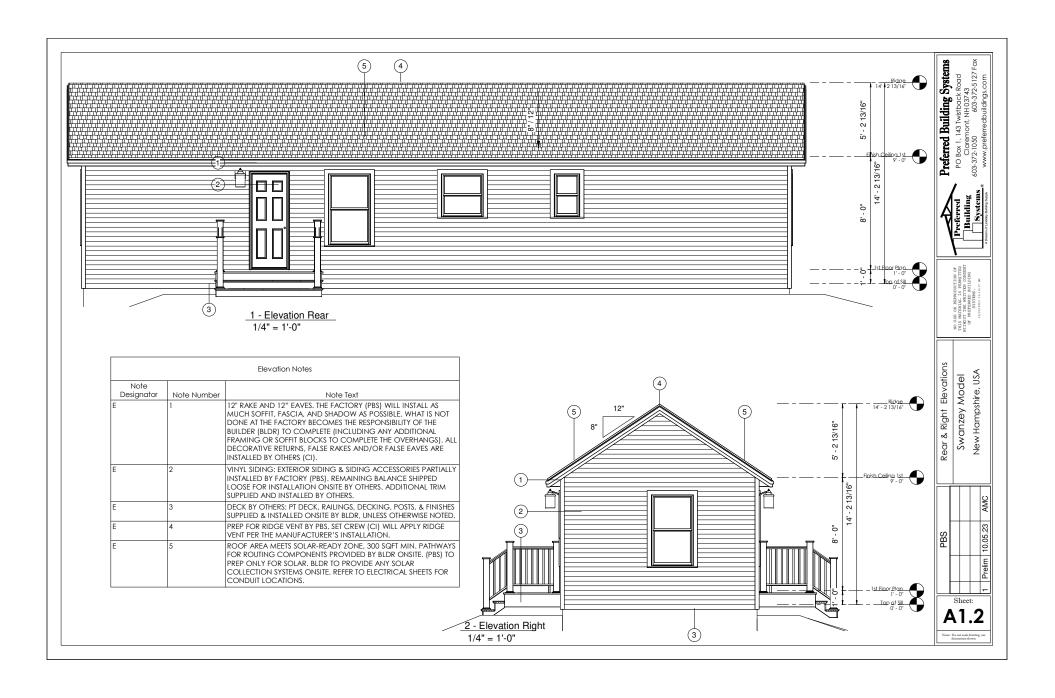
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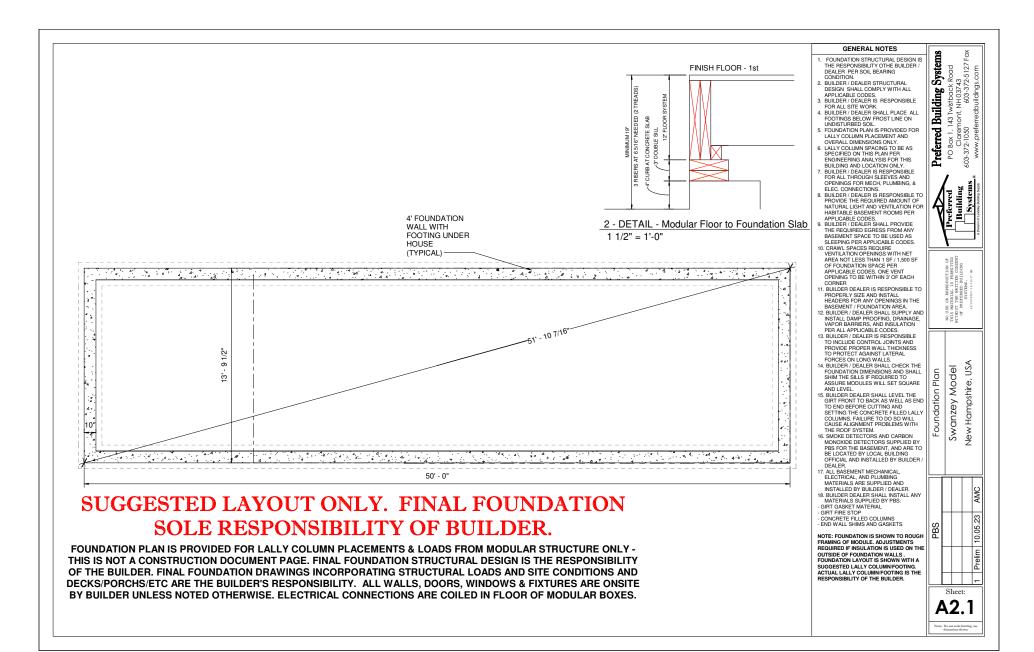
3D Doll House View Swanzey Model New Hampshire, USA

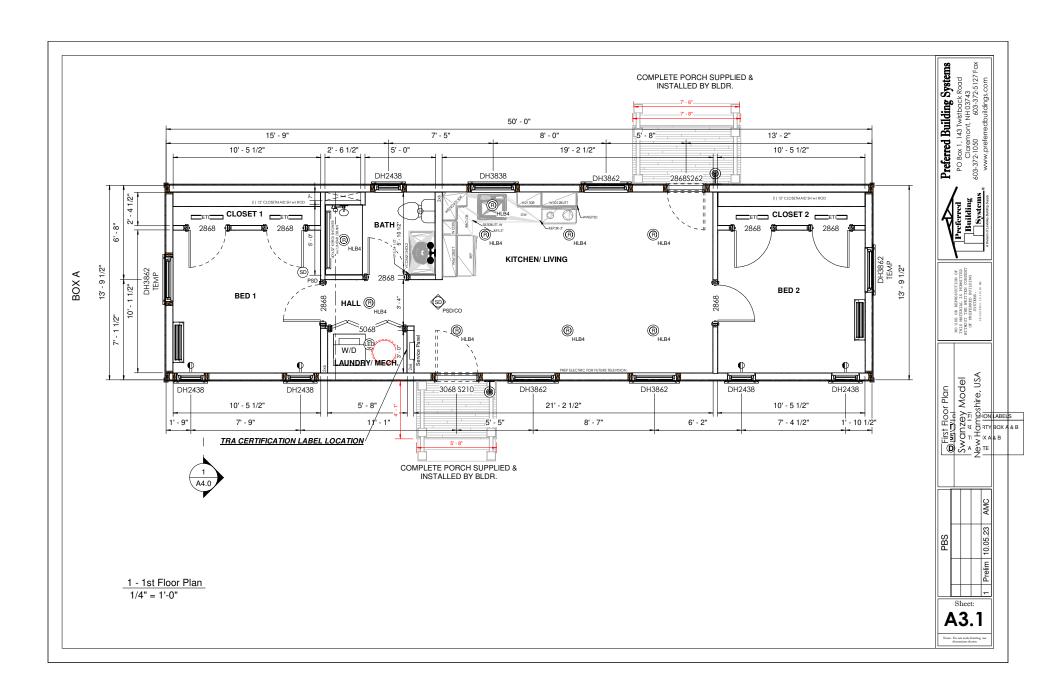
Preferred	Building Systems
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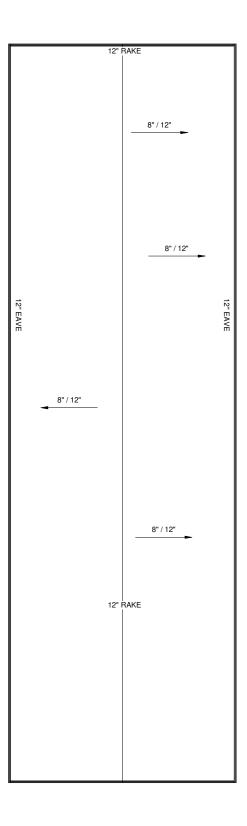








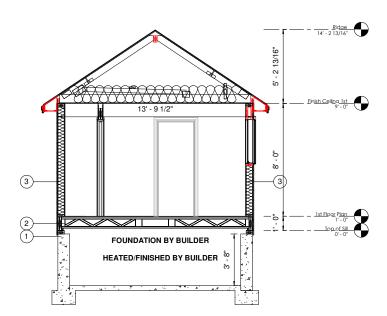
1 - Ridge 1/4" = 1'-0"



Notes	<b>&gt;</b>		PBS			Swanzey Model
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www.preferredbuildings.com



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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Swanzey Model New Hampshire, USA Typical Cross Section

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				Prelim	
				-	
C1					

**A4.0**