

Handwritten initials/signature

ICE SHIELD ON EAVES (2 ROWS)



PORCH OVERHANG SUPPLIED BY MANUFACTURER.
PORCH SLAB, POSTS AND RAILINGS FOR PORCH TO
BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER.

MIKEC 9/15/2022 8:32:04 AM

ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

BUILDER		CUSTOMER		
REAL ESTATE by K LLC		LOT 4		
CITY	COUNTY	STATE		
FREDERICKSBURG	SPOTSYLVANIA	VA		
WIND SPEED	SNOW LOAD	SQ. FT.		
115 MPH VULT	25	1908		
ORDER NO.	SERIAL NO.	FILE NO.		
106472		P106472(650)		

4150-CBS CAPE FRONT ELEVATION

Professional Building Systems
72 East Market Street
Middleburg, PA 17042
(888) 553-1414
WWW.PBSMODULAR.COM

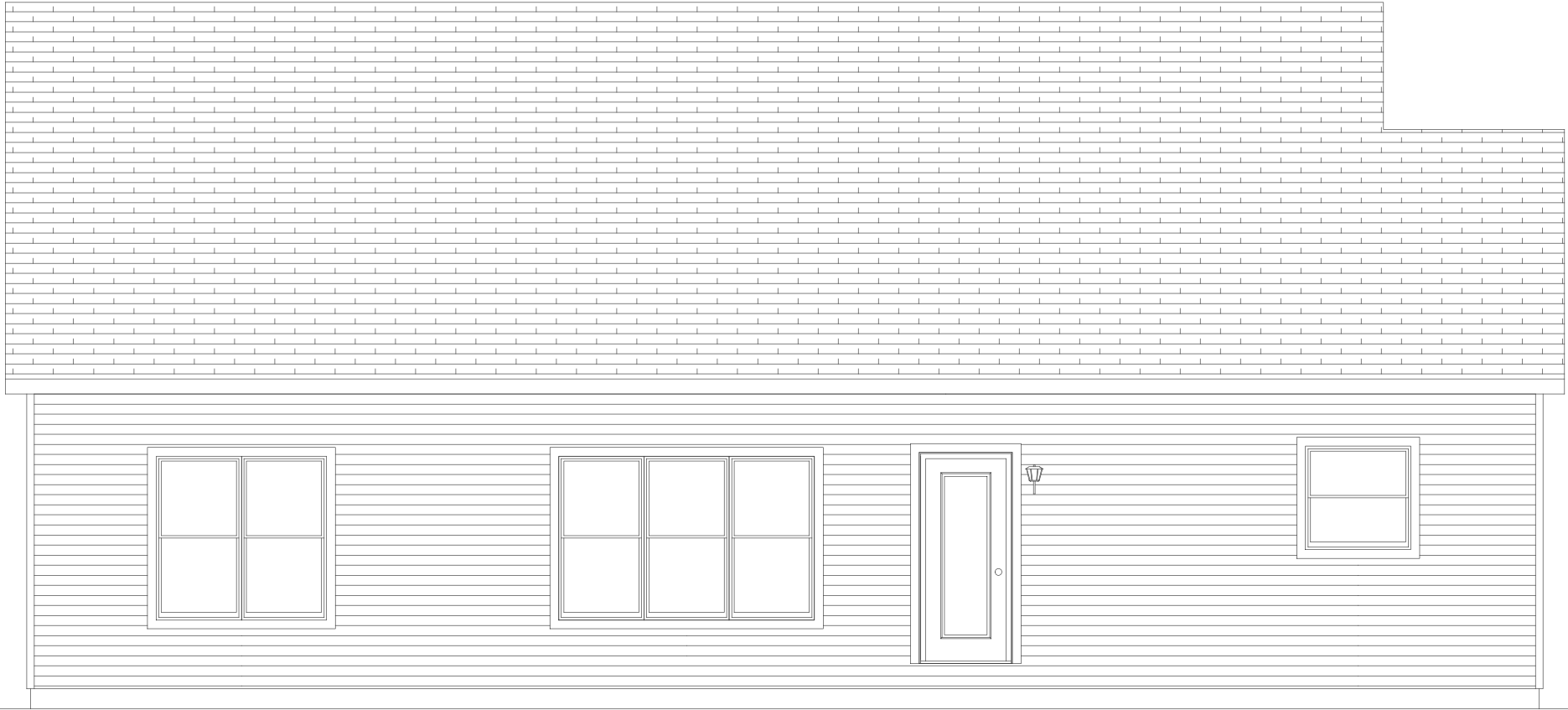
MBSP
MODULAR BUILDING
SYSTEMS OF PA

DATE:	DRAWN BY:	STATUS:
5/24/2022	NPL	CONFO
06/10/2022	MDC	REV. CONFO
07/05/2022	PZ	FINAL
09/13/2022	MDC	REV. FINAL

JK

CEILING

FLOOR



CEILING

FLOOR

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ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

4150—CBS CAPE REAR ELEVATION		BUILDER		CUSTOMER	
Professional Building Systems 72 East Market Street Middleburg, PA 17842 (888) 553-1414 WWW.PBSMODULAR.COM PROFESSIONAL BUILDING SYSTEMS, INC.	Professional Building Systems 72 East Market Street Middleburg, PA 17842 (888) 553-1414 WWW.PBSMODULAR.COM	DATE:	DRAWN BY:	STATUS:	
		5/24/2022	NPL	CONFO	
		06/10/2022	MDC	REV. CONFO	
		07/05/2022	PZ	FINAL	
		09/13/2022	MDC	REV FINAL	
REAL ESTATE by K LLC		CITY		LOT 4	
FREDERICKSBURG		COUNTY		SPOTSVANIA	
STATE		VA		SQ. FT.	
1908		WIND SPEED		SNOW LOAD	
115 MPH VULT		25		FILE NO.	
106472		SERIAL NO.		P106472(650)	

PAGE:

2.2

JK

CEILING

FLOOR



PORCH OVERHANG SUPPLIED BY MANUFACTURER.
PORCH SLAB, POSTS AND RAILINGS FOR PORCH TO
BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER.

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CEILING

FLOOR

ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

BUILDER		REAL ESTATE by K LLC			CUSTOMER	LOT 4
CITY	FREDERICKSBURG		COUNTY	SPOTSVYLVANIA		STATE
WIND SPEED	115 MPH VULT		SNOW LOAD	25		Sq. Ft.
ORDER NO.	SERIAL NO.	FILE NO.		1908		
106472		P106472(650)				

4150—CBS CAPE
LEFT ELEVATION

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Middleburg, PA 17842

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MODULAR BUILDING

SYSTEMS OF PA

PROFESSIONAL

BUILDING

SYSTEMS, INC.

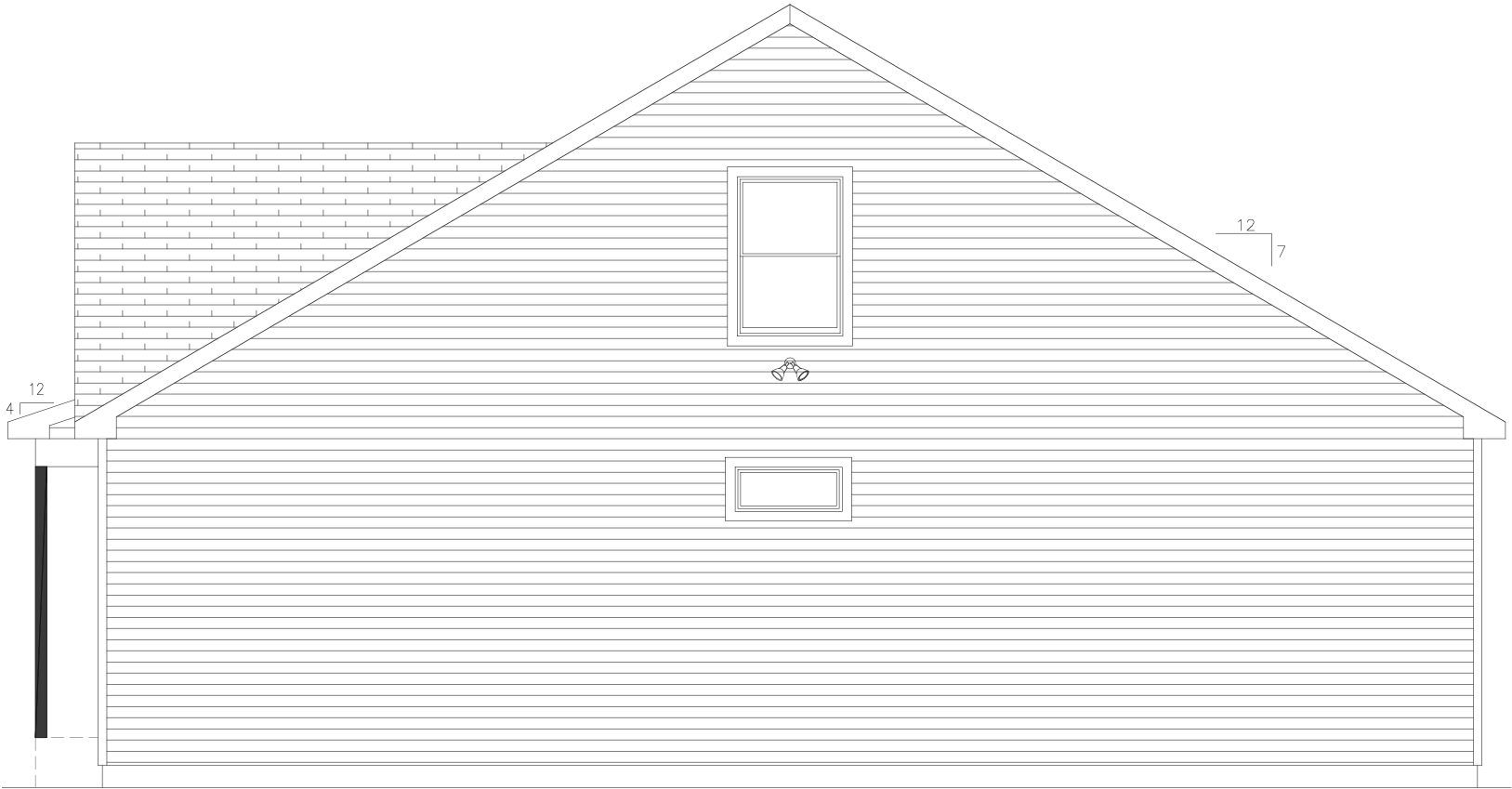
DATE:	DRAWN BY:	STATUS:
5/24/2022	NPL	CONFO
06/10/2022	MDC	REV. CONFO
07/05/2022	PZ	FINAL
09/13/2022	MDC	REV FINAL

32/17

CEILING

FLOOR

PORCH OVERHANG SUPPLIED BY MANUFACTURER.
PORCH SLAB, POSTS AND RAILINGS FOR PORCH TO
BE SUPPLIED AND INSTALLED ON-SITE BY BUILDER.



CEILING

FLOOR

PAGE:

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ACTUAL HOUSE MAY VARY FROM ELEVATION—ACCESS TO GRADE ON—SITE BY OTHERS

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DATE:	DRAWN BY:	STATUS:
5/24/2022	NPL	CONFO
06/10/2022	MDC	REV. CONFO
07/05/2022	PZ	FINAL
09/13/2022	MDC	REV FINAL

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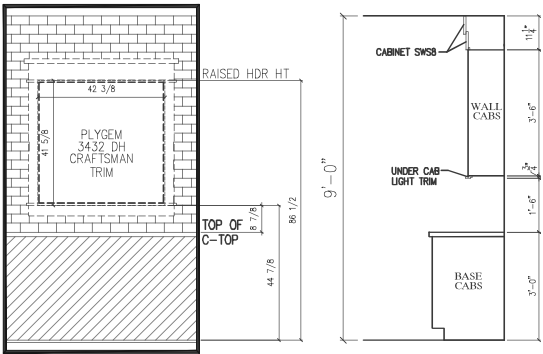
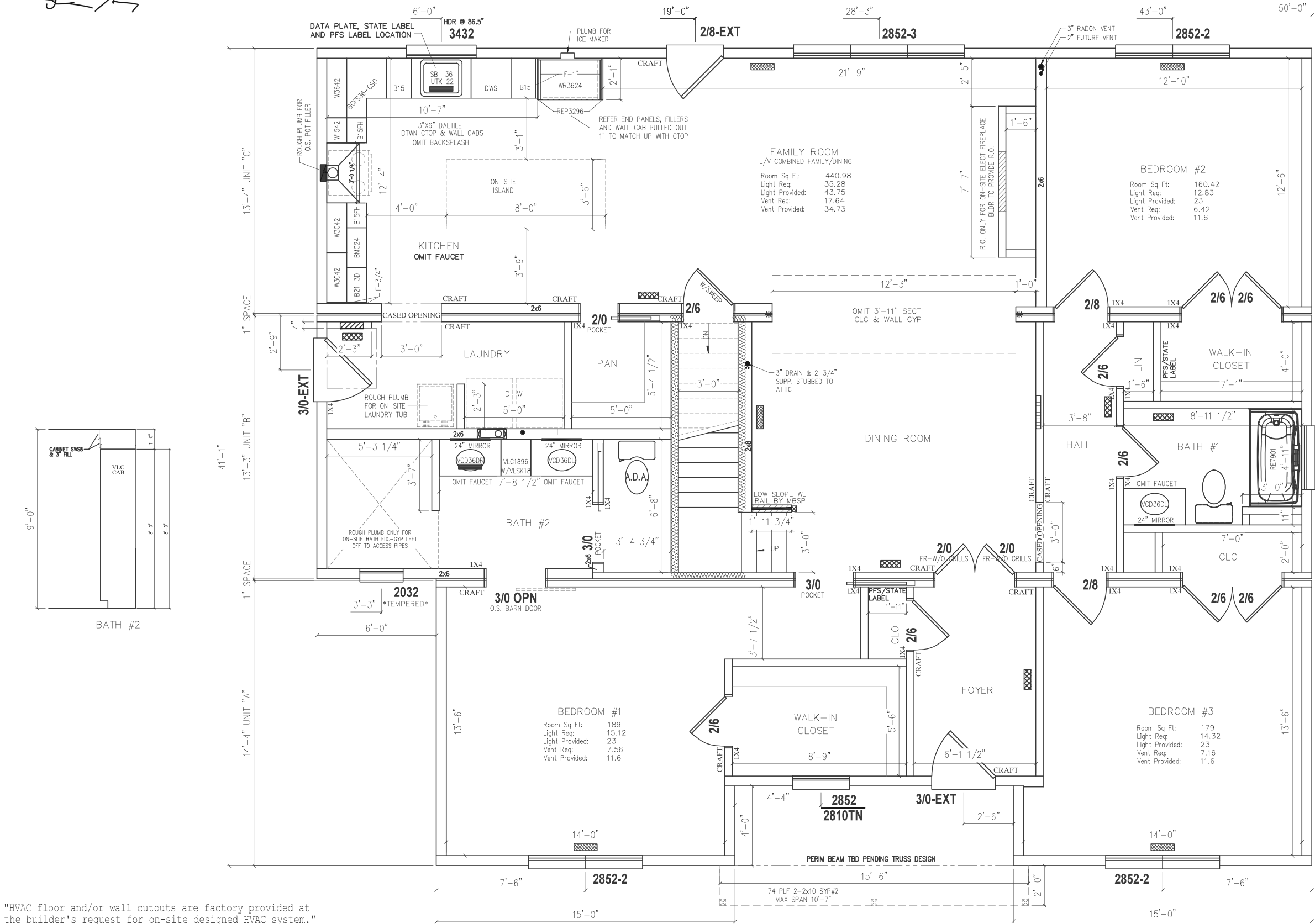
**PROFESSIONAL
BUILDING
SYSTEMS, INC.**

4150—CBS CAPE
RIGHT ELEVATION

BUILDER		CUSTOMER			
REAL ESTATE by K LLC		LOT 4			
CITY	COUNTY	STATE			
FREDERICKSBURG	SPOTSVYLVANIA	VA			
WIND SPEED		SNOW LOAD		SQ. FT.	
115 MPH	VULT	25		1908	
ORDER NO.	SERIAL NO.	FILE NO.			
106472		P106472	(650)		

2/1

THIS HOUSE REQUIRES A TRUSS DESIGN



FLOOR PLANS EQUAL TO OR LESS THAN 2,000 SQ. FT. HAVE LITTLE MARGIN FOR ERROR. THEREFORE, FINISHING THE 2ND FLOORS, CONDITIONING THE BASEMENTS OR CRAWL SPACES MAY BE REQUIRED TO MEET LOCAL ENERGY CODE. PBS/CBS RECOMMENDS UTILIZING A HERS RATER AS PART OF YOUR PLANNING PROCESS. ENERGY MODELING AND CONSULTATION PRIOR TO FINAL EQUIPMENT CHOICES AND FOUNDATION INSTALLATION CAN HELP AVOID CODE COMPLIANCE ISSUES AT THE END OF THE BUILD PROCESS. PBS/CBS OFFERS A 3RD PARTY SERVICE FOR YOUR CONVENIENCE OR YOU MAY UTILIZE YOUR OWN HERS RATER.

CODES:
2018 INTERNATIONAL RESIDENTIAL CODE W/ VA AMENDMENTS (INCLUDING PLUMBING, ELECTRICAL, AND MECHANICAL)
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
2017 NATIONAL ELECTRICAL CODE W/ VA AMENDMENTS

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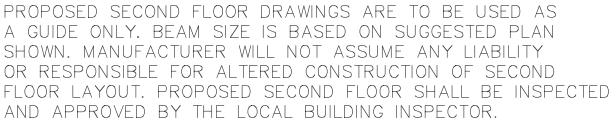
CUSTOMER		LOT 4	
REAL ESTATE BY K LLC		STATE	
CITY		SPOTSVYLVANIA	
FREDERICKSBURG		VA	
WIND SPEED		SNOW LOAD	
115 MPH VULT		25	
ORDER NO.		FILE NO.	
106472		P106472(650)	
4150-CBS CAPE		1st STORY FLOOR PLAN	
STATUS:		CONFO	
DRAWN BY:		MDC	
DATE:		07/05/2022	
REV. CONFO		MDC	
REV. FINAL		MDC	
5/24/2022		09/13/2022	
72 East Market Street		Middleburg, PA 17042	
Professional Building Systems		(888) 553-1414	
www.pbsmodular.com		www.pbsmodular.com	
MBSP		MODULAR BUILDING SYSTEMS OF PA	
PROFESSIONAL BUILDING SYSTEMS, INC.		P106472(650)	

NOTES: 1. *- DENOTES ADDITIONAL COLUMN IN BASEMENT
2. 2X6 EXTERIOR WALLS 16" O.C.
3. 2X4 MARRIAGE WALLS 16" O.C.
4. ROOF RAFTERS 16" O.C.

5. 9'-0" CLG.
6. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
7. BEAMS TBD (PENDING TRUSS DESIGN)
8.

9.
10.
11.
12.

CHILD SAFETY LATCHES REQUIRED



ARTIFICIAL LIGHT				
Light Required		Light Provided		
108.72	/	26.6	=	82.12
82.12	/	0.08	=	1027
6 foot candles		x	1027	= 6159
.40 x 1 x 2 x 870				
6159	/	696	=	8.85
9 60 WATT Bulb Required				
Mechanical Ventilation				
Vent Required		Vent Provided		
54.36	-	19.85	=	34.51
34.51	/	0.04	=	862.75
862.75	x	8	=	6902
6902	x	0.35	=	2415.7
2415.7	/	60	=	40.2617
40 CFM AIR EXCHANGE PROVIDED BY BUILDER				

BONUS ROOM

Room Sq Ft:	1359
Light Req:	108.7
Light Provided:	26.6
Vent Req:	54.36
Vent Provided:	19.85

Add'l Light & Vent Provided By Bldr

BATH #3

RE7901

2020TN
S/L

2020TN
S/L

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NOTES: 1.*- DENOTES ADDITIONAL COLUMN IN BASEMENT
2. 2X6 EXTERIOR WALLS 16" O.C.
3.
4. ROOF RAFTERS 16" O.C.

5.	9.
6.	10.
7.	11.
8.	12.

PAGE:

3.2

4150-CBS CAPE
2nd STORY FLOOR PLAN



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CUSTOMER

REAL ESTATE by K LLC

CITY	COUNTY
------	--------

FREDERICKSBURG	SPOTS
----------------	-------

WIND SPEED	44.5 MPH (17.8 m/s)	SN

115 MPH VULI

ORDER NO.	SERIAL NO.	FILE NO.
1000470		D100470

CUSTOMER

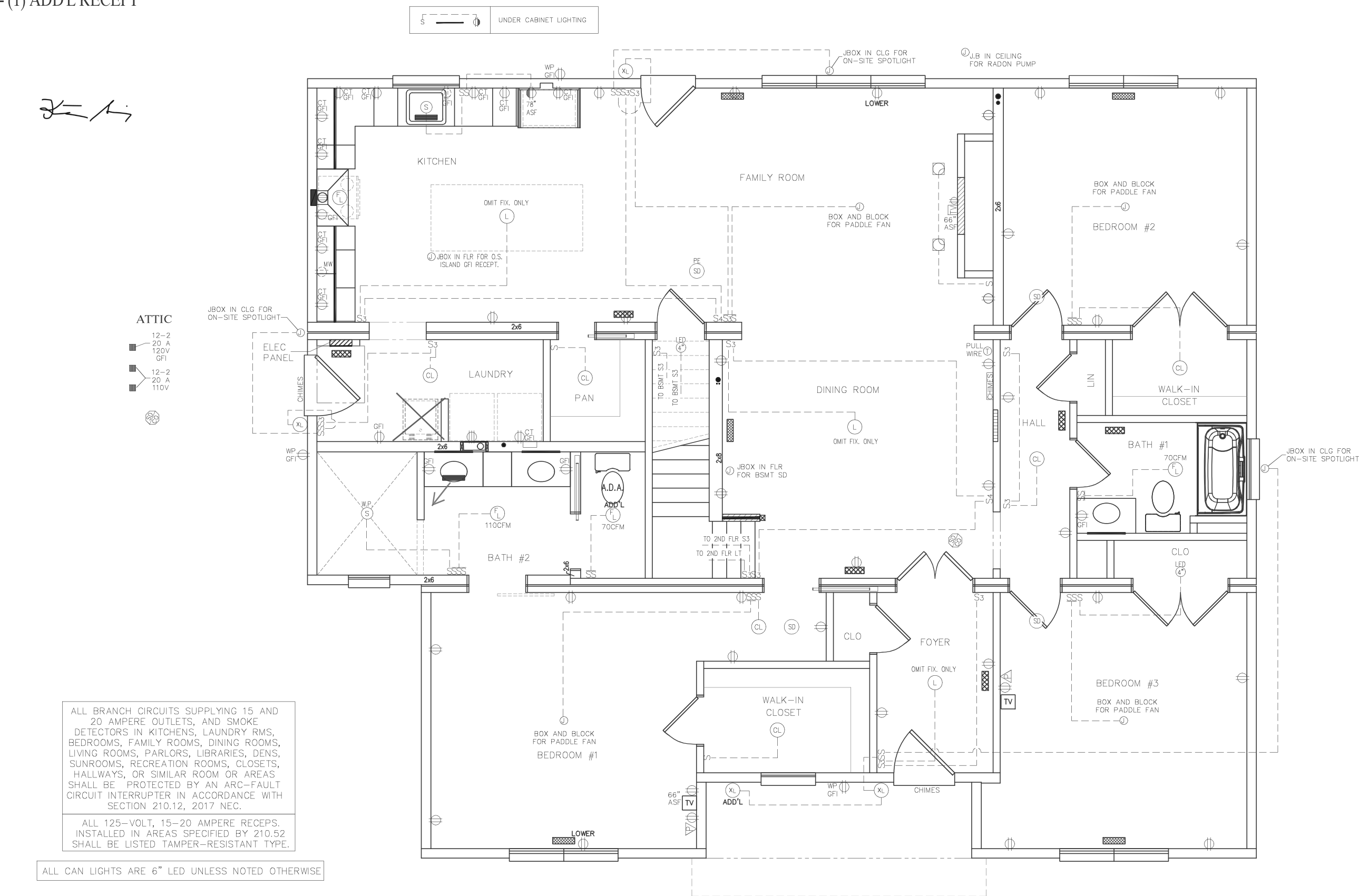
NIA

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BUILDER TO PROVIDE LOCATIONS FOR:
- (1) ADD'L RECEPT

JK



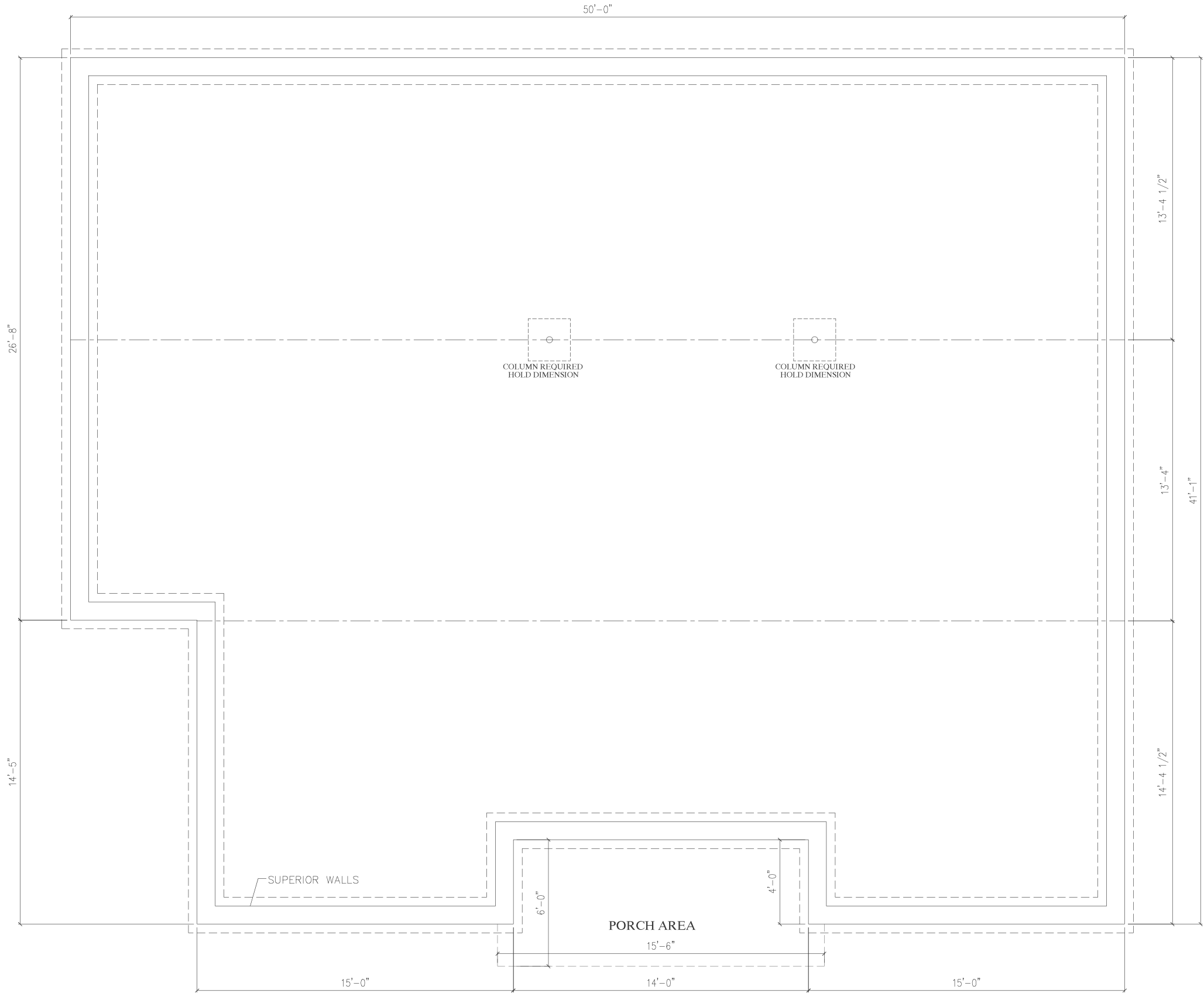
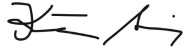
ALL CAN LIGHTS ARE 6" LED UNLESS NOTED OTHERWISE

PAGE:	DATE:	DRAWN BY:	STATUS:	CUSTOMER		
				REAL ESTATE by K LLC		
				LOT 4		
				STATE		
PAGE:	DATE:	DRAWN BY:	STATUS:	CITY	COUNTY	STATE
				FREDERICKSBURG	SPOTSVANIA	VA
				WIND SPEED	SNOW LOAD	SQ. FT.
				115 MPH	25	1908
PAGE:	DATE:	DRAWN BY:	STATUS:	ORDER NO.	SERIAL NO.	FILE NO.
				106472		P106472(650)
				MBSP		
				MODULAR BUILDING SYSTEMS OF PA		
Professional Building Systems 72 East Market Street Middleburg, PA 17042 (888) 553-1414 WWW.PBSMODULAR.COM						
PROFESSIONAL BUILDING SYSTEMS, INC.						

FOUNDATION DRAWINGS ARE TO BE USED AS A GUIDE ONLY. PROFESSIONAL BUILDING SYSTEMS WILL NOT ACCEPT ANY LIABILITY OR RESPONSIBILITY FOR INCORRECT FOUNDATIONS. COLUMN SPACING AND LOADINGS ARE SUBJECT TO CHANGE UPON COMPLETION OF APPROVED DRAWINGS AND OR STRUCTURAL CALCULATIONS.

- NOTES:
1. PERIMETER RAIL ATTACHED TO SILL WITH 16d. NAILS AT 6" O.C.
 2. PIER FOOTINGS BASED UPON 2000 PSF. ALLOWABLE SOIL BEARING PRESSURE
 3. CONCRETE COMPRESSIVE STRENGTH: 3000 PSI
 4. M OR S TYPE MORTAR TO BE USED

5. MAX. ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX. IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)
6. WINDOWS OR VENTS (INSTALLED BY BLDR) ARE REQ'D. TO PROVIDE 1/150 OF FLOOR AREA AS FREE VENTILATION AND SHALL BE LOCATED AS CLOSE TO CORNERS AS POSSIBLE.



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PRELIMINARY - NOT FOR CONSTRUCTION
ADDITIONAL COLUMNS WILL BE REQUIRED

4150-CBS CAPE
FOUNDATION PLAN

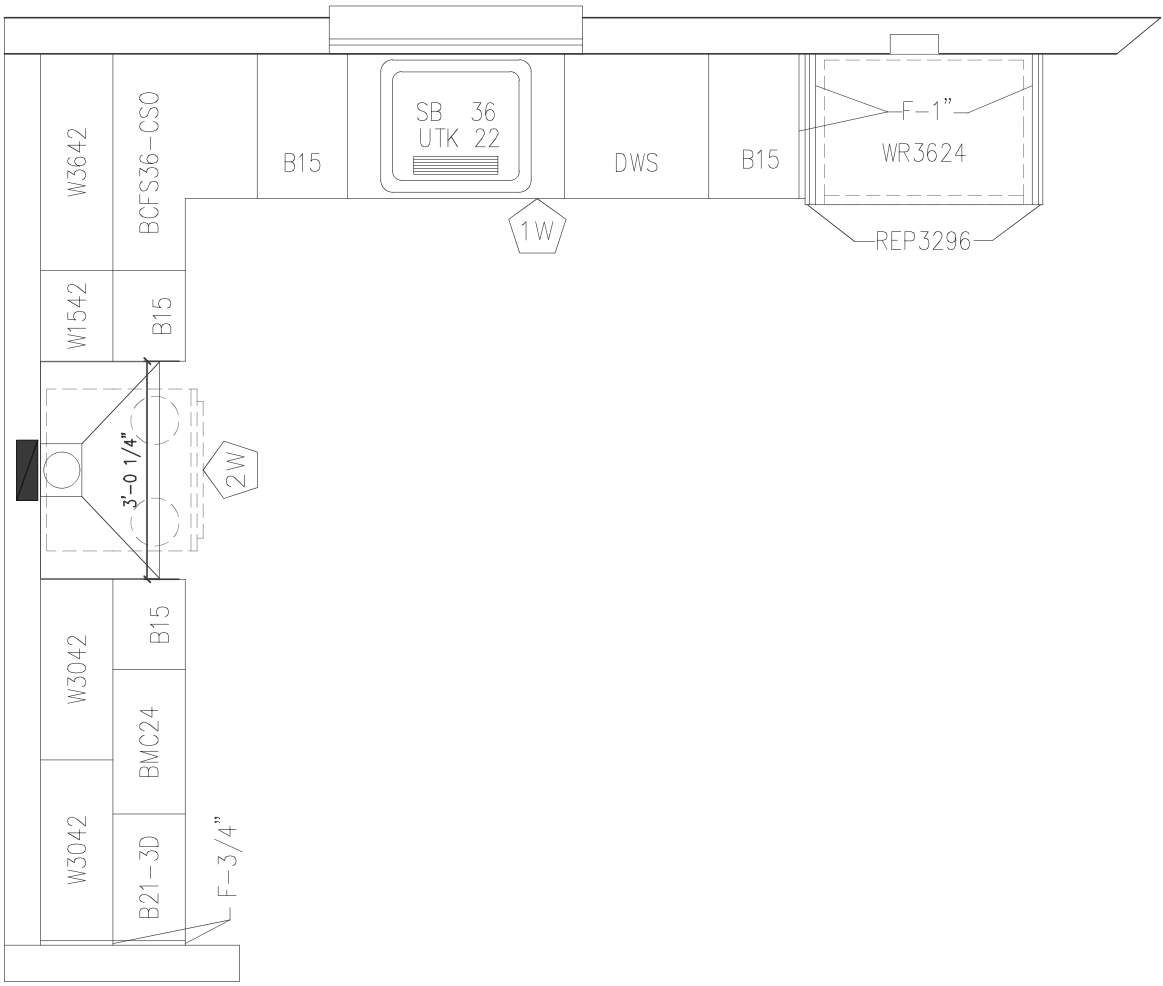
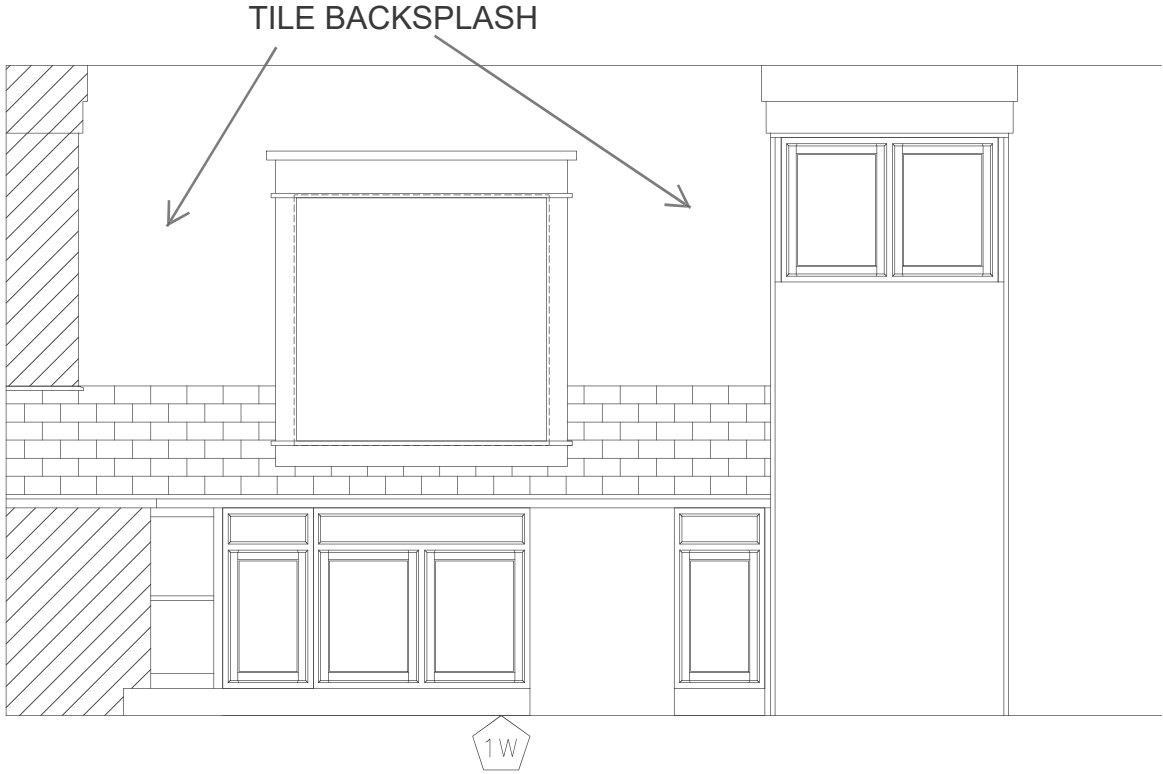
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SYSTEMS OF PA

BUILDER		CUSTOMER		
REAL ESTATE by K LLC		LOT 4		
CITY	FREDERICKSBURG	COUNTY	SPOTSYLVANIA	STATE
WIND SPEED	115 MPH	VULT	SNOW LOAD	SQ. FT.
ORDER NO.	106472	SERIAL NO.	25	1908
		FILE NO.	P106472(650)	

214



DATE:	DRAWN BY:	STATUS:
07/05/2022	PZ	FINAL
09/14/2022	MDC	REV FINAL

4150-CBS CAPE
MISC. DETAILS

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**PROFESSIONAL
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SYSTEMS, INC.**

BUILDER		REAL ESTATE		CUSTOMER	
REAL ESTATE by K LLC		LOT 4			
CITY	FREDERICKSBURG	COUNTY	SPOTSYLVANIA	STATE	VA
WIND SPEED	115 MPH	VULT	SNOW LOAD	25	SQ. FT. 1908
ORDER NO.	106472	SERIAL NO.	FILE NO.	P106472(650)	