

ADJUST SIDING & SHEATHING FOR DOUBLE SILL PLATE
 OMIT SIDING (INSTALL WIND BARRIER ONLY)



CEILING 8'-0"
 FLOOR
 CEILING 9'-0"
 FLOOR

CEILING
 FLOOR
 CEILING
 FLOOR

BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH VULT	SQ. FT.	4678.16
ORDER NO.	120853	SERIAL NO.	P120853(890)

3176 - MULTI FAMILY 3 STORY
 FRONT ELEVATION

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

DATE:	02/18/25	STATUS:	CONFO
DRAWN BY:	EAH	REV. CONF.	
	SMW		

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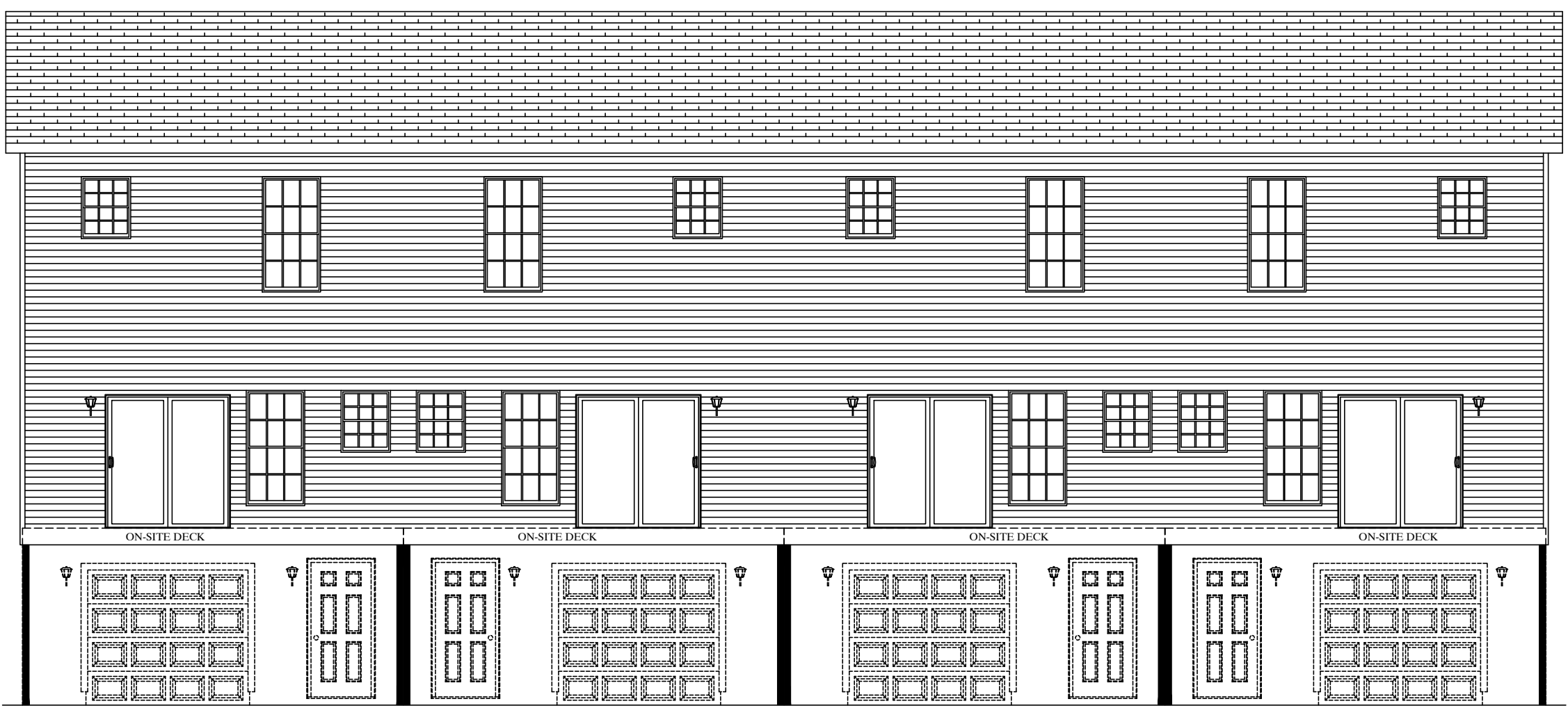
ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

CEILING

FLOOR

CEILING

FLOOR



CEILING

FLOOR

CEILING

FLOOR

3176 - MULTI FAMILY 3 STORY
REAR ELEVATION

BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH VULT	SQ. FT.	4678.16
ORDER NO.	120853	SERIAL NO.	P120853(890)



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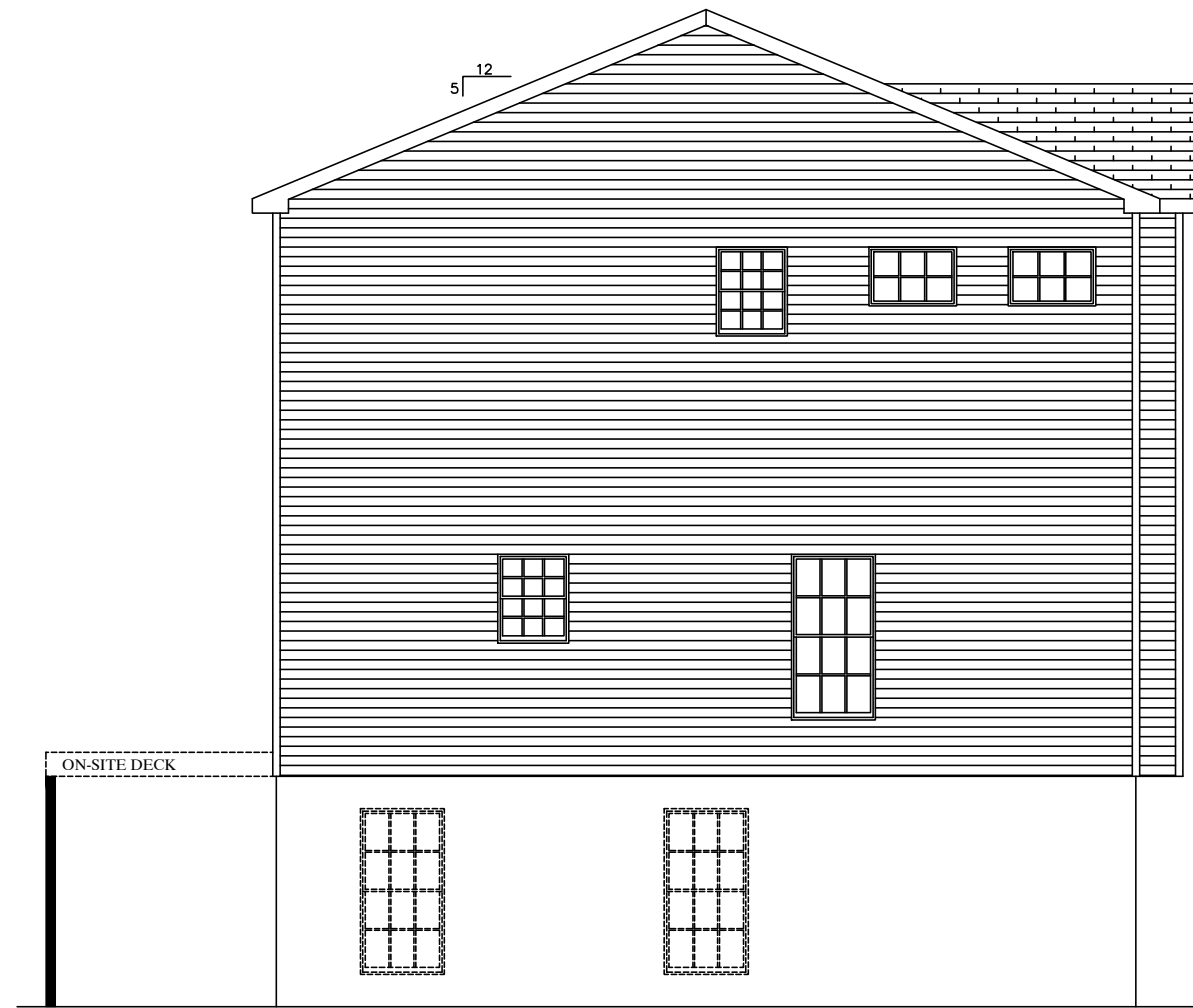
ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

CEILING

FLOOR

CEILING

FLOOR



CEILING

FLOOR

CEILING

FLOOR

BUILDER		CUSTOMER	
HERITAGE MODULAR HOMES LL		SUJIT SUKTHA	
CITY	COUNTY	STATE	MA
WORCESTER	WORCESTER		
WIND SPEED	SNOW LOAD		
117 MPH	50		
ORDER NO.	SERIAL NO.	FILE NO.	
120853	120853	P120853(890)	

3176 - MULTI FAMILY 3 STORY
LEFT ELEVATION



Professional Building Systems
72 East Market Street
Middletown, PA 17842
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02/26/2025	SMW	REV. CONF.

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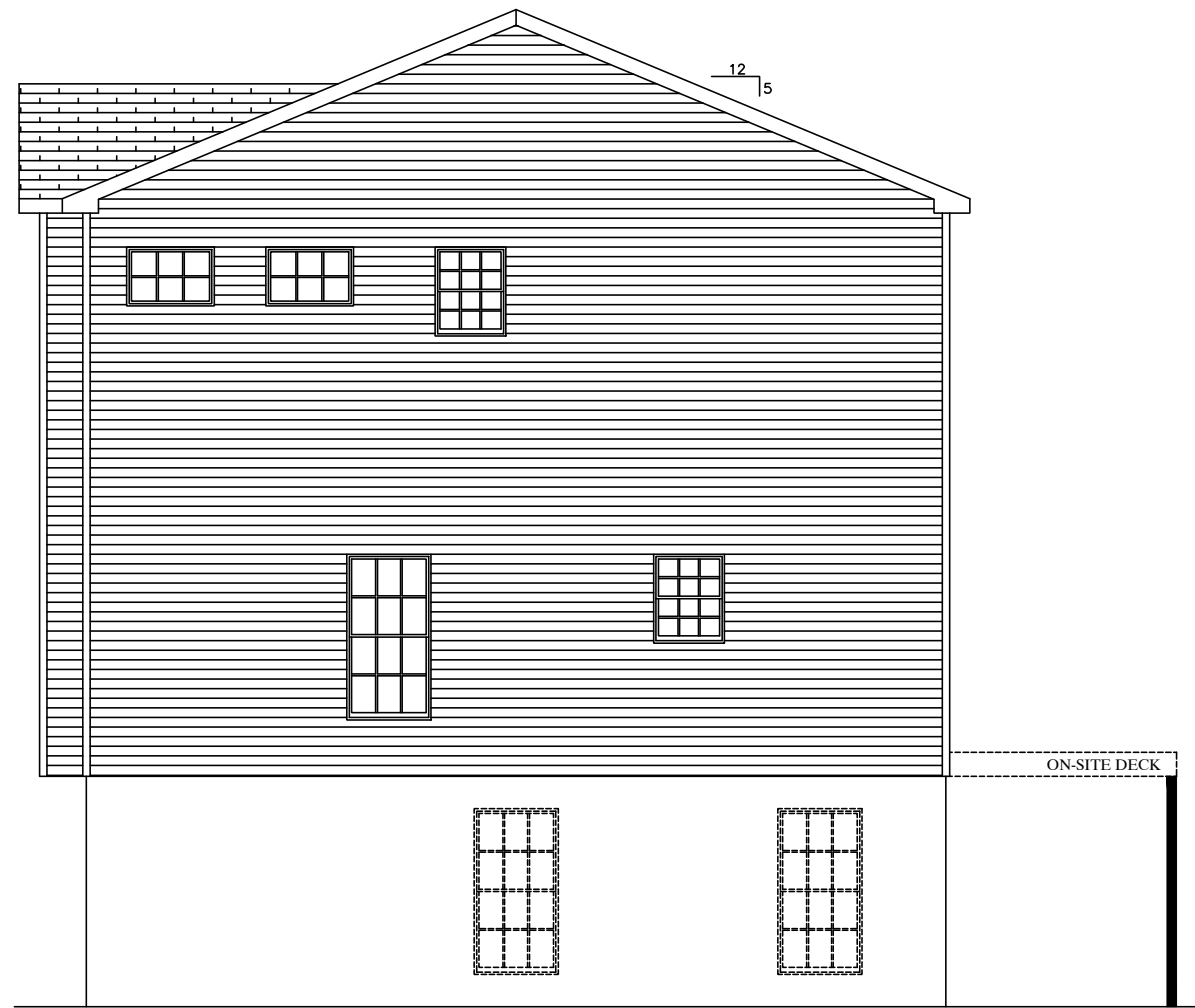
ACTUAL HOUSE MAY VARY FROM ELEVATION-ACCESS TO GRADE ON-SITE BY OTHERS

CEILING

FLOOR

CEILING

FLOOR



CEILING

FLOOR

CEILING

FLOOR

BUILDER		CUSTOMER	
HERITAGE MODULAR HOMES LL		SUJIT SUKTHA	
CITY	COUNTY	STATE	MA
WORCESTER	WORCESTER		
WIND SPEED	SNOW LOAD		
117 MPH VULT	50		
ORDER NO.	SERIAL NO.	FILE NO.	
120853	120853	P120853(890)	

3176 - MULTI FAMILY 3 STORY
RIGHT ELEVATION

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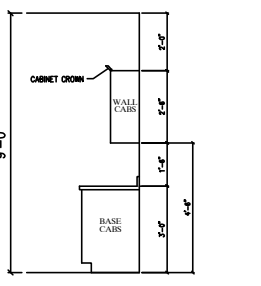
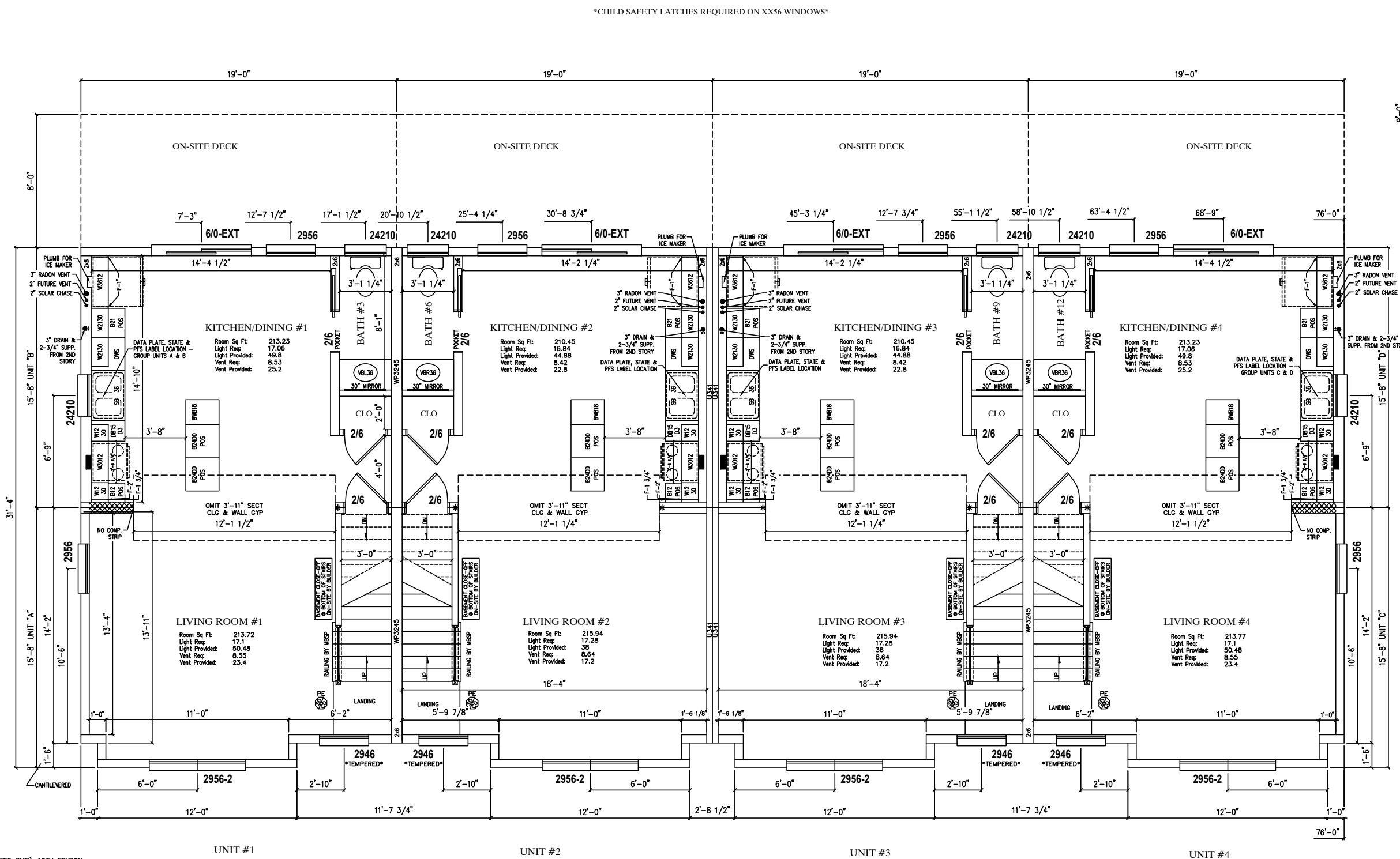
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02/18/25	EAH	CONFO
02/26/2025	SMW	REV. CONF.

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

WINDOW UPGRADE

BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH VULT	SQ. FT.	4678.16
ORDER NO.	120853	SERIAL NO.	
FILE NO.			P120853(890)



3176 - MULTI FAMILY 3 STORY
1st STORY FLOOR PLAN

MBSP
MODULAR BUILDING SYSTEMS OF PA

Professional Building Systems
72 East Market Street
Middletown, PA 17942
(610) 553-1414
www.PBSMODULAR.COM

STATUS:	CONFO
REV. CONF.	
DATE:	02/18/25
DRAWN BY:	EAH SMW

MA SINGLE & TWO FAMILY DWELLING CODE (780 CMR)-10TH EDITION
248 CMR, THE MASSACHUSETTS STATE PLUMBING AND GAS CODE
2021 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE
W/ 2023 MA STRETCH ENERGY CODE AMENDMENTS
2023 NATIONAL ELECTRICAL CODE W/ MA AMENDMENTS
SOLAR READY ZONE PER AU103
STRETCH ENERGY COMMUNITY
SPECIALIZED ENERGY CODE

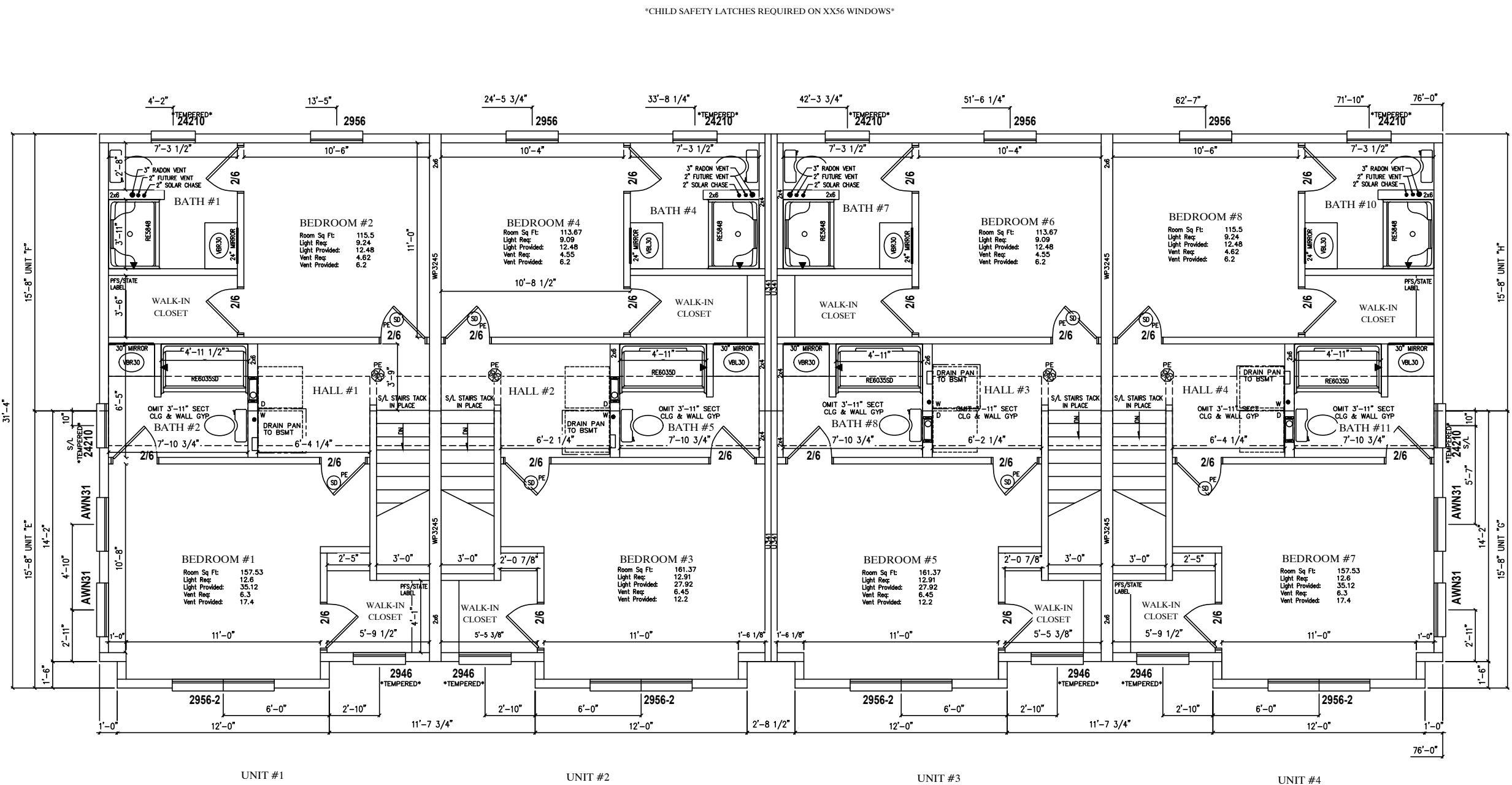
BEAMS TO BE DETERMINED PENDING ROOF DESIGN
SPRINKLER ROUGH PLUMB & W/HEADS BY MBSP

IF GARAGE TO BE LOCATED IN THE FOUNDATION AND THE MAIN MEANS OF EGRESS MUST BE 36" SIDE HINGED DOOR AND IT MUST BE SEPARATED BY A ONE-HOUR FIRE SEPARATION WALL AND DOOR. GARAGE ONE-HOUR FIRE SEPARATION WILL BE REQUIRED ON-SITE BY BUILDER AND INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR

- 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.
8.

9.
10.
11.
12.



CHILD SAFETY LATCHES REQUIRED ON XX56 WINDOWS

BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH VULT	SERIAL NO.	120853
ORDER NO.	120853	FILE NO.	P120853(890)
		SQ. FT.	4678.16

3176 - MULTI FAMILY 3 STORY
2nd STORY FLOOR PLAN

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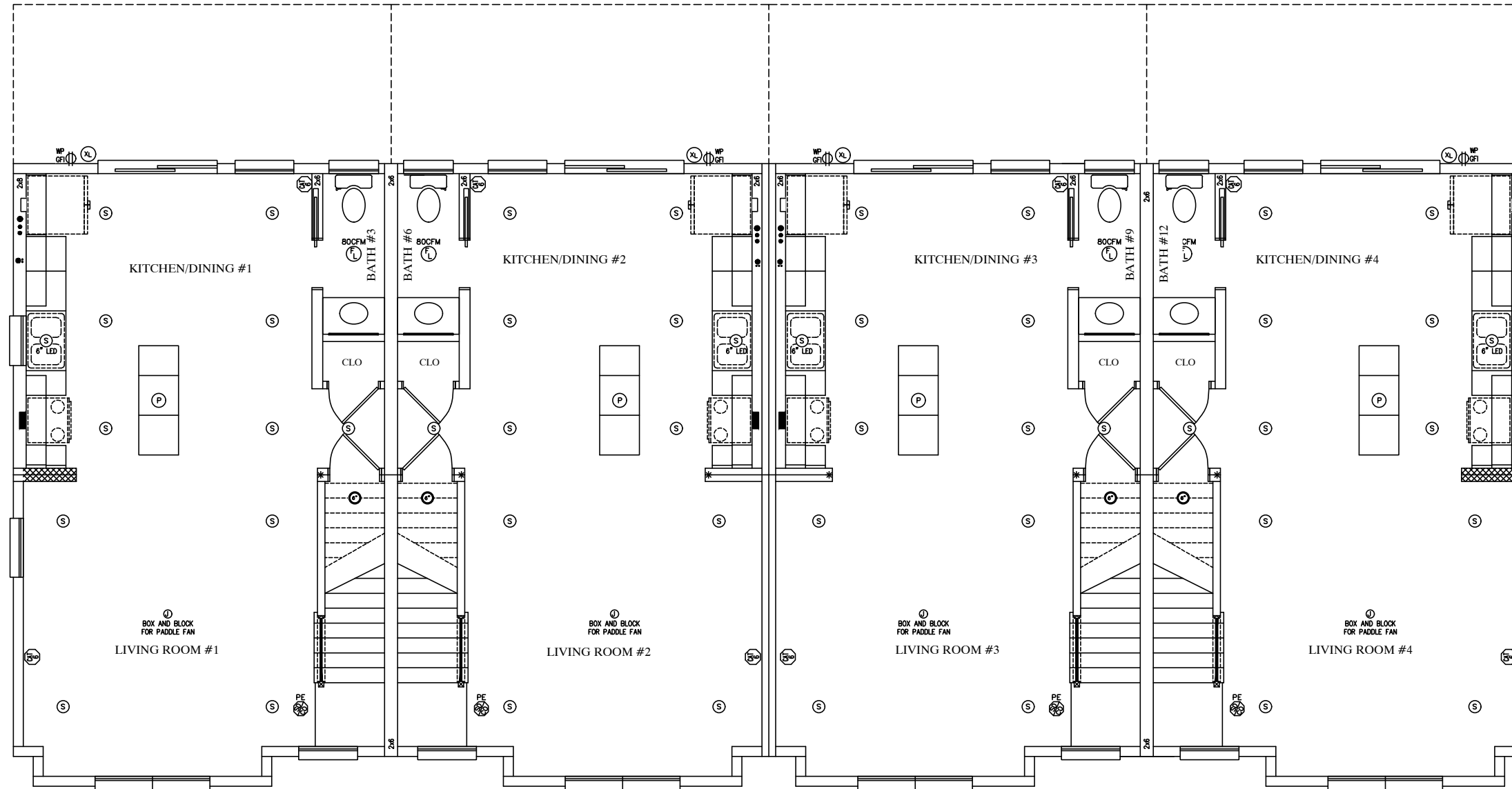
DATE:	02/18/25	DRAWN BY:	EAH	STATUS:	CONFO
	02/26/2025		SMW	REV. CONF.	

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- 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. 8'-0" CLG.
 6.
 7.
 8.
 9.
 10.
 11.
 12.

ALL CAN LIGHTS ARE 4" LED UNLESS NOTED OTHERWISE



ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMPERE OUTLETS, AND SMOKE DETECTORS IN KITCHENS, LAUNDRY RMS, BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOM OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER IN ACCORDANCE WITH SECTION 210.12, 2023 NEC.

ALL 125-VOLT, 15-20 AMPERE RECEPS, INSTALLED IN AREAS SPECIFIED BY 210.52 SHALL BE LISTED TAMPER-RESISTANT TYPE.

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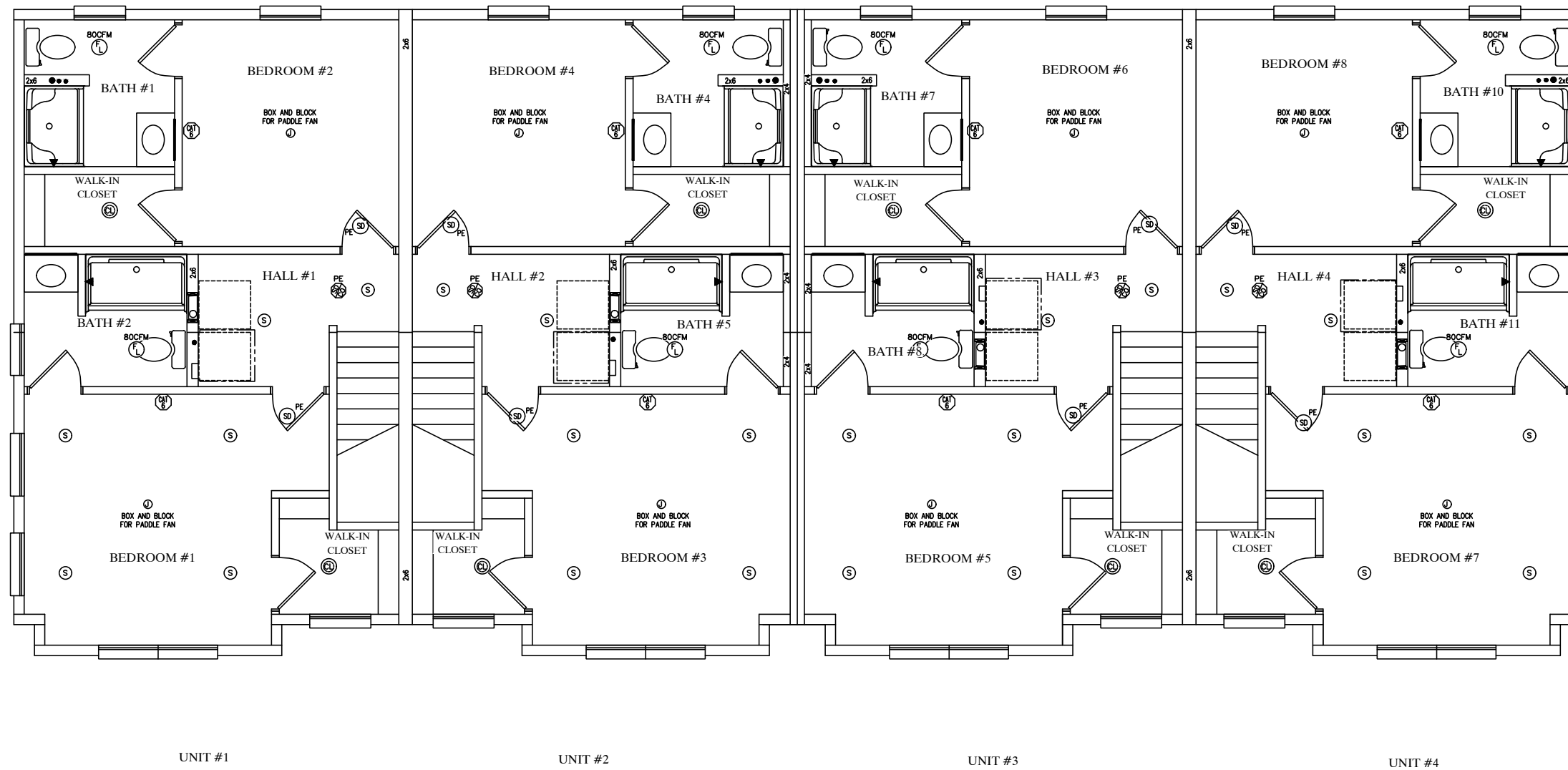
BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SQ. FT.	4678.16
WIND SPEED	117 MPH	VULT	50
ORDER NO.	120853	SERIAL NO.	P120853(890)

3176 - MULTI FAMILY 3 STORY
1st STORY ELECT. PLAN

PROFESSIONAL BUILDING SYSTEMS, INC.
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72 East Market Street
Middleburg, PA 17042
(888) 553-1414
www.PBSMODULAR.COM

MBSP
MODULAR BUILDING SYSTEMS OF PA

DATE:	02/18/25	STATUS:	CONFO
DRAWN BY:	EAH SMW	REV. CONF.	



BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH	VULT	
ORDER NO.	120853	SERIAL NO.	
FILE NO.	P120853(890)		

3176 - MULTI FAMILY 3 STORY
2nd STORY ELECT. PLAN



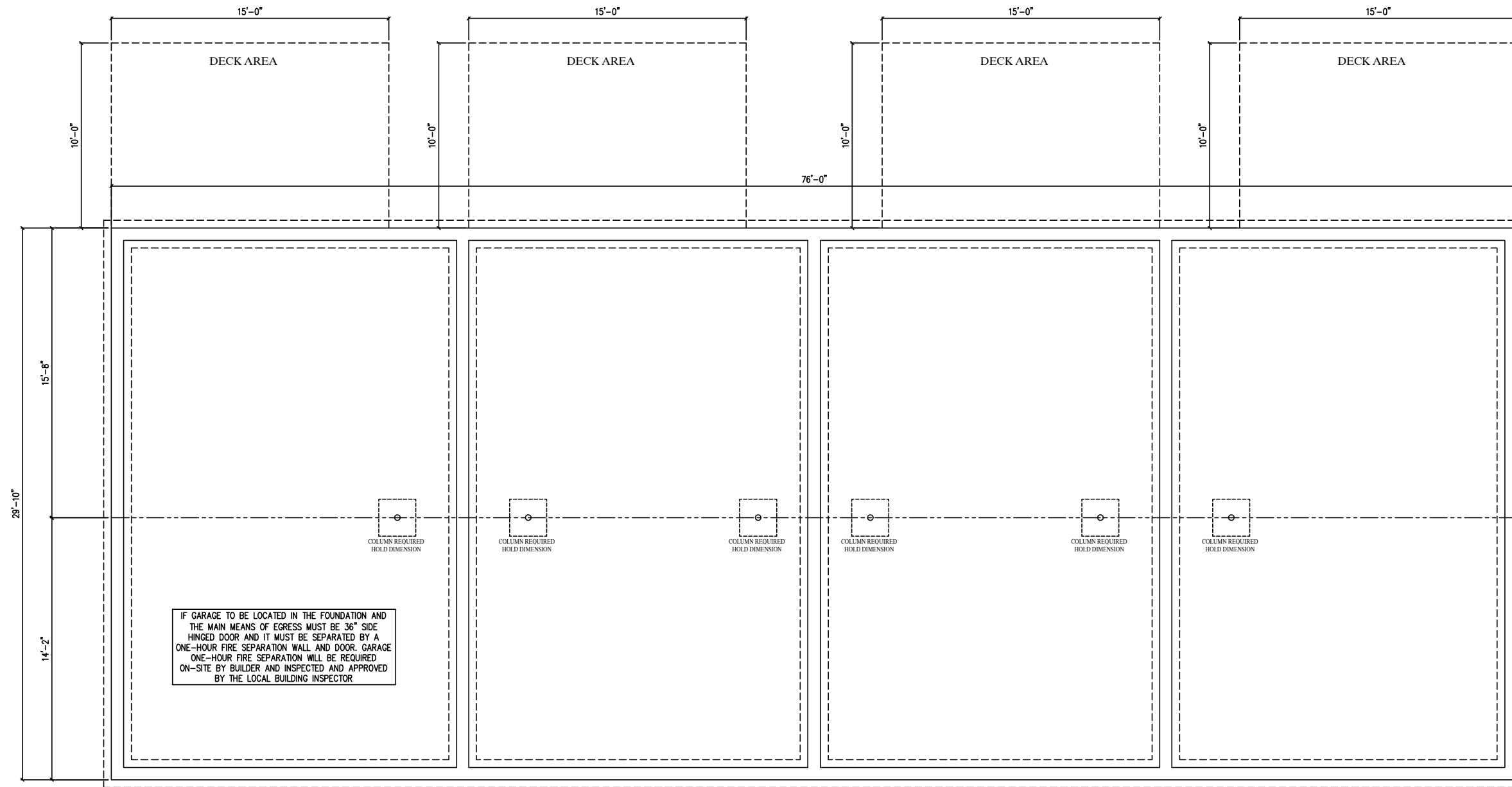
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	SMW		

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PRELIMINARY - NOT FOR CONSTRUCTION ADDITIONAL COLUMNS WILL BE REQUIRED



BUILDER	HERITAGE MODULAR HOMES LL	CUSTOMER	SUJIT SUKTHA
CITY	WORCESTER	COUNTY	WORCESTER
STATE	MA	SNOW LOAD	50
WIND SPEED	117 MPH VULT	SQ. FT.	4678.16
ORDER NO.	120853	SERIAL NO.	120853(890)

**3176 – MULTI FAMILY 3 STORY
FOUNDATION PLAN**

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PROFESSIONAL BUILDING SYSTEMS, INC.

DATE:	02/18/25	STATUS:	CONFO
DRAWN BY:	EAH SMW	REV. CONF.	

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

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- NOTES: 1. PERIMETER RAIL ATTACHED TO SILL WITH 16d. NAILS AT 6" O.C. 5. MAX. ANCHOR BOLT SPACING: 6'-0" O.C. (4'-0" O.C. MAX. IN AREAS WHERE WIND VELOCITY IS @ OR EXCEEDS 100 MPH)
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