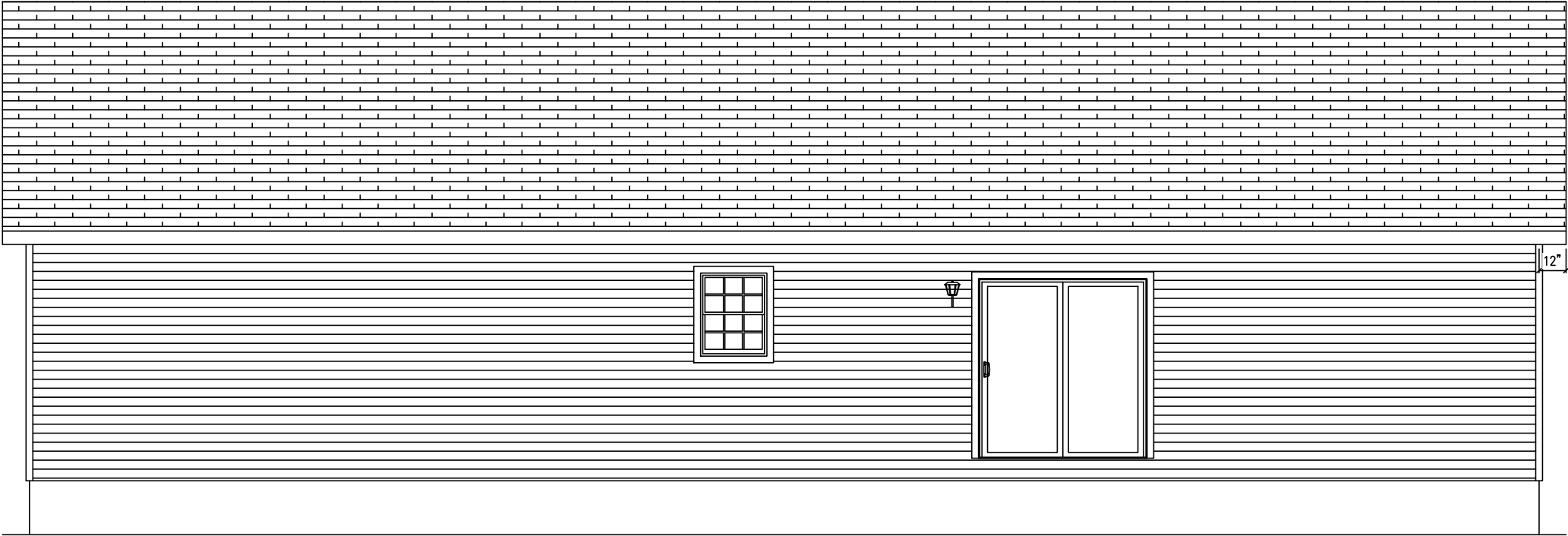


CEILING

FLOOR



CEILING

FLOOR

JONATHANS 6/5/2026 10:59:35 AM

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

PAGE:	2856—PRESTIGE RANCH REAR ELEVATION		BUILDER		CUSTOMER	
			NT INC		JASON ALLEN	
			CITY	ELLSWORTH	COUNTY	HANCOCK
			WIND SPEED		115 MPH	VULT
			SNOW LOAD		50	
			ORDER NO.	127634	SERIAL NO.	FILE NO.
					P127634(110)	
DATE: 6/4/26		DRAWN BY: JSW	STATUS: STF	MBSP MODULAR BUILDING SYSTEMS OF PA Custom Building Systems LLC 200 Custom Ave. Middleburg, PA 17842 (888) 553-1414 www.custombuildingsystems.net  CUSTOM BUILDING SYSTEMS LLC		

FLOOR

FLOOR



BUILDER		NT INC		CUSTOMER		JASON ALLEN	
CITY	ELLSWORTH	COUNTY	HANCOCK		STATE	ME	
WIND SPEED		115 MPH	VULT	SNOW LOAD		SQ. FT.	1540
ORDER NO.	127634	SERIAL NO.	FILE NO.		P127634(110)		

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

FLOOR

CEILING

DATE:
6/4/26

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STF

FLOOR

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2856—PRESTIGE RANCH
RIGHT ELEVATION

MBSP

MODULAR BUILDING
SYSTEMS OF PA

Custom Building Systems LLC
200 Courthouse Ave.
Middleburg, PA 17842
(888) 553-1414
www.custombuildingsystems.net

CUSTOM BUILDING
SYSTEMS LLC

BUILDER

NT INC

CITY

ELLSWORTH

WIND SPEED

115 MPH

VULT

SNOW LOAD

50

ORDER NO.

127634

CUSTOMER

JASON ALLEN

COUNTY

HANCOCK

STATE

ME

SQ. FT.

1540

FILE NO.

P127634(110)

JONATHANS

6/5/2026

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

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1. ALL LVL (LAMINATED VENEER LUMBER), SPECIFIED IN PLAN SET SHALL BE TYPE "2.0E/FB 3100 PSI"
2. THE ON-SITE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN 60 CFM PER TABLE M1507.3.3(1).
3. BUILDER RESPONSIBLE FOR COMPLIANCE WITH SECTION R312.2 (WINDOW SILLS) OF THE 2015 IRC (TO BE DONE ON-SITE IF APPLICABLE).
4. MECHANICAL VENTILATION ON-SITE BY BUILDER PER TABLE M1505.4. LIGHTING TO BE PROVIDED ON-SITE PER N1104.1. VISUAL INSPECTION OF THE INSULATION INSTALLATION IS TO BE DOCUMENTED BY THE QC DEPARTMENT. DRYER VENT PER M1502.3.
5. TENT INSULATION AROUND H2O SUPPLY LINES ON EXTERIOR WALLS TO PREVENT FREEZING.
6. ALL PORCHES, FOUNDATIONS, SLABS & DECKS NOT PART OF THIS APPROVAL REQUIRED TO BE APPROVED BY LOCAL AHJ.
7. 3" RADON VENT TO RUN TO A CLEAR AREA OF 24" DIA. W/CLEAR HT. OF 36" CAPPED AND LABELED W/WIRE FOR FUTURE FAN.
8. SEE NOTES FOR MAINE ENERGY INFORMATION ON THE ENERGY SPECIFICATION PAGE FOR SUFFICIENT INFORMATION TO ASSURE COMPLIANCE.
9. INDIVIDUAL DOORS AND WINDOWS ARE SPECIFIED ON PAGE 12 (SPECIFICATIONS) OF THE MBSP SUBMISSION SET. ALL RANGE AND BATH FANS ARE VENTED TO THE EXTERIOR.
10. THE MAXIMUM RISER HEIGHT OF 8.25" AND A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10". THIS EXCEPTION MAY BE USED WHEN THE STAIRS ARE A COMPONENT OF A FACTORY DESIGN WHICH SPECIFIES THE NECESSARY BASEMENT HEIGHT.
11. RAILING. MIN. HEIGHT CANNOT BE LESS THAN 34" AND NOT MORE THAN 38". [15 IRC R311.7.8]
12. LOT LINE SET BACK, FIRE-RATING/SEPARATION TO COMPLY WITH TABLES R302.1(1)&(2).
13. STRUCTURE DEPICTED AT THIS SITE ADDRESS TO BE DEMOLISHED BY BUILDER AND REPLACED WITH THIS HOUSE.
14. BUILDER IS RESPONSIBLE TO SUPPLY AND INSTALL GAS LINE.

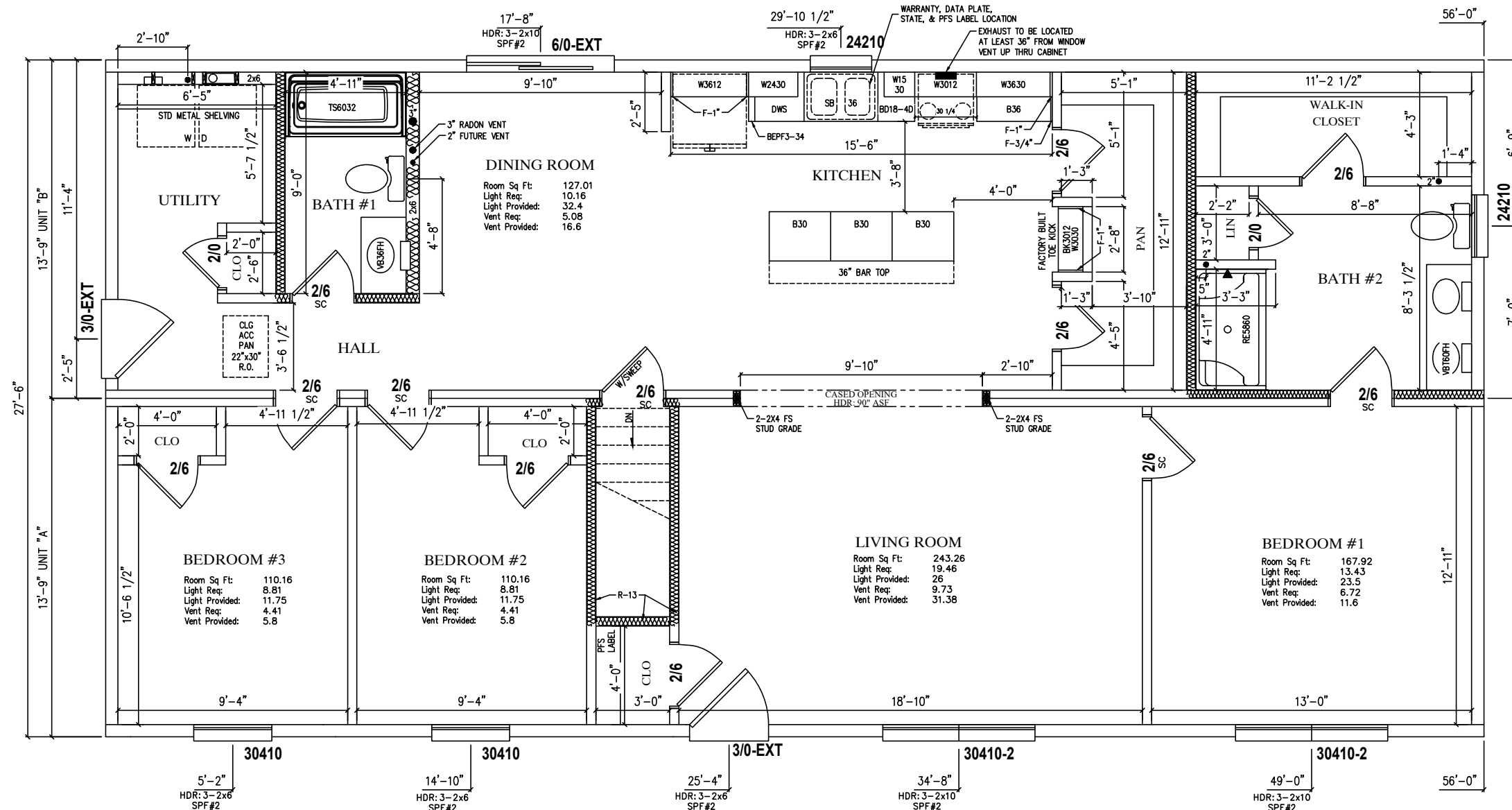
BUILDER		CUSTOMER	
NT INC		JASON ALLEN	
CITY	COUNTY	STATE	
ELLSWORTH	HANCOCK	ME	
WIND SPEED	SNOW LOAD	SQ. FT.	
115 MPH	VULT	50	1544
ORDER NO.	SERIAL NO.	FILE NO.	
127634		P127634(110)	

2856—PRESTIGE RANCH

1st STORY FLOOR PLAN

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ALL SINKS IN CABINETS ARE TO BE VENTED WITH AIR ADMITTANCE VALVES UNLESS OTHERWISE NOTED

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CODES:

- 2015 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
- 2015 UNIFORM PLUMBING CODE WITH EXCEPTIONS
- 2017 NFPA 70, NATIONAL ELECTRICAL CODE WITH EXCEPTIONS
- 2011 NFPA 31, STD. FOR THE INSTALLATION OF OIL BURNING EQUIPMENT
- 2012 NFPA 54, NATIONAL FUEL GAS CODE
- 2013 NFPA 211, STD. FOR CHIMNEYS, FIREPLACES, VENTS & SOLID FUEL BURNING APPLIANCES
- 2011 STATE OF MAINE OIL AND SOLID FUEL BOARD LAW & RULES

NOTES: 1.*- DENOTES ADDITIONAL COLUMN IN BASEMENT	5. 8'-0" CLG.
2. 2X6 EXTERIOR WALLS 16" O.C.	6. STAIRS TO BE 8 1/4" RISERS AND 9" TREADS.
3. 2X4 MARRIAGE WALLS 16" O.C.	7. MW CLG BEAM OVER LIV/KIT: 1-1.5" X 9.25" LVL (PER SIDE)
4. ROOF RAFTERS 16" O.C.	8. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A BTU LOSS OF 31400

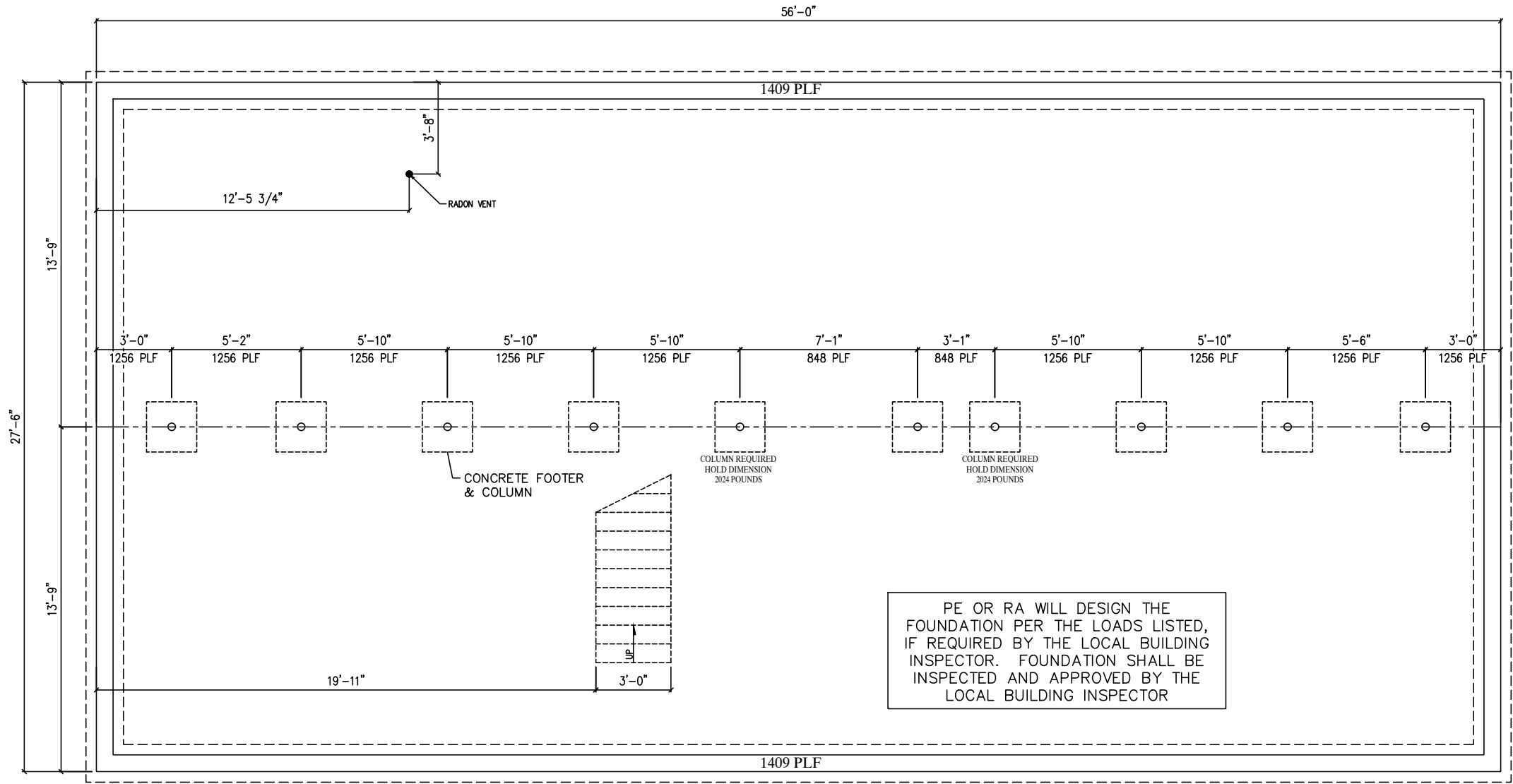
9. HEAT LOSS WAS CALCULATED IN ACCORDANCE
W/STATE REQ'D INSULATION VALUES

10.

11.

12.

GENERAL NOTES:
1. ALL FOOTERS TO BE LOCATED BELOW THE FROST LINE.
2. PE OR RA WILL DESIGN THE FOUNDATION PER THE LOADS LISTED AND FOR ALL FLOODPLAIN REQUIREMENTS IF REQUIRED BY THE LOCAL BUILDING INSPECTOR. FOUNDATION SHALL BE INSPECTED AND APPROVED BY THE LOCAL BUILDING INSPECTOR.
3. FOR BASEMENT STAIRS: THE MAXIMUM RISER HEIGHT OF 8.25" AND A MINIMUM TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10". THIS EXCEPTION MAT BE USED WHEN THE STAIRS ARE A COMPONENT OF A FACTORY DESIGN WHICH SPECIFIES THE NECESSARY BASEMENT HEIGHT.



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.

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)

CUSTOMER		JASON ALLEN	
BUILDER		NT INC	
CITY		COUNTY	
ELLSWORTH		HANCOCK	
STATE		ME	
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2856-PRESTIGE RANCH
FOUNDATION PLAN

Custom Building Systems LLC
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