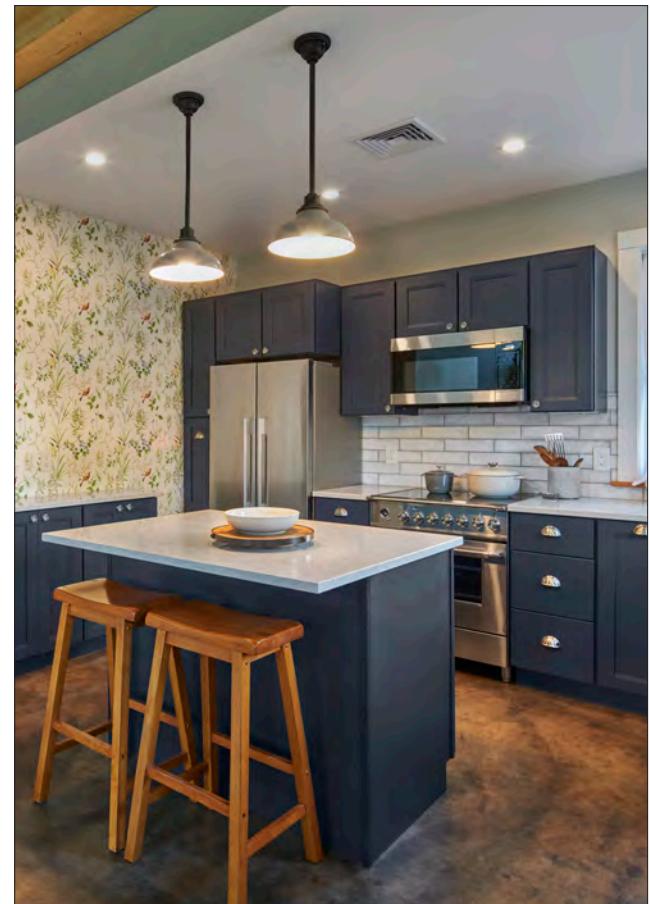




Bensonwood

Sustainable Prefab Homes + Offsite Construction Solutions



Rhode Island Executive Office of Housing

Attn: Peter Asen

Director of Housing Production and Preservation
One Capitol Hill, Fl. 3
Providence, RI 02908

Subject: Proposal Submission – Housing 2030: Get to Know Factory Built Housing Initiative

Dear Peter,

Thank you for the opportunity to contribute to the Rhode Island Executive Office of Housing's Get to Know Factory Built Housing initiative. At Bensonwood, we are deeply aligned with your mission to expand access to high-quality homes through innovative and sustainable building practices.

About Bensonwood

Bensonwood is the preeminent leader and pioneer in high-performance offsite home construction in North America, with a 53-year commitment to innovation, sustainability, and precision craftsmanship. As Rhode Island explores pathways to expand offsite manufacturing, Bensonwood stands ready to support municipalities with proven solutions that align with climate goals, housing needs, and workforce development initiatives. Through our Unity Homes collection, we offer a scalable and efficient approach to residential building that combines advanced panelized construction with energy-efficient design. The Unity home plans exemplify our mission to make healthy, durable, and low-carbon homes more accessible, delivered with speed and consistency through our state-of-the-art, offsite manufacturing process.

We design and fabricate fully insulated, airtight building enclosures or “shells” in our New Hampshire-based facility and deliver them to the site ready for rapid assembly where local builders and trades help to finish out major building systems and finishes inside and out. This streamlined approach offers several key advantages:

- » **SPEED** with building shells raised in days rather than weeks;
- » **PRECISION** thanks to factory-controlled conditions that ensure superior performance and quality;
- » **GREATLY REDUCED RISK** with fewer weather delays and tighter control over project phasing;
- » **MINIMAL DISRUPTION** resulting in less noise, waste, and site congestion—especially beneficial in established neighborhoods.
- » **DEPENDABLE** high-performance outcomes by virtue of a time-tested building system and standards.

Prototype Models for “Your Way Home” Program

We are pleased to share the enclosed selection of prototype models that reflect the goals of the “Your Way Home” program. These designs, including the *Xyla Lumn*, *Xyla Somn*, *Varm Rammen*, *Zum Vilde*, *Zumette*, *Nano Liten*, *Nano Karna*, and *Nano Bas*, range from 600 to 1500 square feet and are thoughtfully crafted to allow for future expansion.

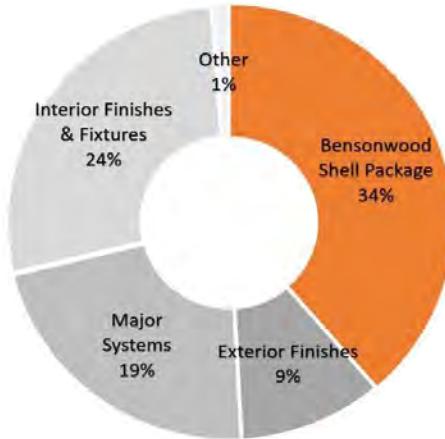
Each model is designed with architectural integrity and performance in mind. This selection represents a small sample of our evolving catalog.

Available at www.bensonwood.com

Clarifying Scope of Work, Price and Value

At Bensonwood, we always remind homeowners that pricing homes by the square foot is a common but often misleading approach. Many variables—such as design complexity, site conditions, and finish selections and other services—can significantly affect actual costs. We maintain updated pricing on our website, but even there, it is presented in broad ranges.

The most reliable pricing information comes as the result of detailed budgeting and direct conversation with our Sales team. Even prior to building, Bensonwood also offers a comprehensive Preconstruction Services process that helps homeowners hone in on price, make design selections, plan their site, and identify a local contractor partner.



When looking at a general construction budget for homes of this size, we tend to see **total construction costs fall between \$355,000–\$680,000**. This represents the house-only budget—excluding site development, landscaping, or furnishings—but inclusive of our Bensonwood shell plus the site-specific scope performed by a local builder under a separate contract. Our building shell packages range between **\$150–\$200 per square foot** and taken alone typically represent about **35% of the total construction scope**. This offers a significant advantage in de-risking the build, as such a substantial portion of the project becomes a fixed-price cost early in the process.

These dollar ranges reflect the exceptional value embedded in our shell systems, which far exceed conventional site-built methods. Our assemblies include:

- » Robustly framed structural panels and timberframe structural components
- » 9.5 inches of factory installed, dense-packed cellulose insulation (R35+ walls, R51 roof)
- » A 2.5" dedicated service cavity for wiring and piping at all exterior walls
- » Interior wall framing, screened porches, deck framing and entry roofs
- » High performance, triple-paned windows and doors that are factory installed
- » A complete air-sealing system that meets the Passive House standard for airtightness
- » Optional Tongue and Groove wood ceiling finish boards

These systems are engineered for durability, beauty, energy efficiency, and occupant health, using double-sheathed walls, high-performance insulation, and low-VOC materials. Our factory-built process ensures consistent quality, reduces waste and risk, and simplifies on-site installation.

Delivery and Site Installation

The Bensonwood shell package includes **delivery and on-site installation**, typically by our own expert site crews. Delivery to Rhode Island sites averages around **\$5,000** for homes of this scale and that is captured in the cost of the Bensonwood shell.

Again, the site-specific work such as electrical and plumbing hookups, fixtures, and finishes—is completed by a **local builder and their subcontractors** under a separate contract. These costs vary based on location, site access, and contractor availability. Our most recent Rhode Island projects were in the following ranges:

» Underground electric	\$4000-5000
» Rough in Electric	\$16,000- \$24,000
» Plumbing	\$20,000 -24,000
» Finish Carpentry	\$18,000 - 36,000

Important to note: Only the underground electric (being a Site Cost) would be in addition to the Home Construction budget listed above.

Volume Pricing

We require only **one unit** to initiate manufacturing, however, for larger-scale initiatives, we typically offer as much as **10% discount** for aggregate orders of **four or more identical units**. This would need to be a point of discussion on a case-by-case basis.

Compliance and Engineering Standards

All Bensonwood home products that we ship to Rhode Island sites carry a project-specific Rhode Island Professional Engineering stamp. We comply with all parts of the IIBC modular building compact including third-party inspection of our products and continue to do so even *after* the passing of bill S2800, which removed the third-party inspection requirement for modular homes in Rhode Island.

In addition to our standard product range, we have an upgraded design for all standard products that meet the structural requirements of Appendix AA. Our standard product wall system is double sheathed and has excellent strength capacity and only requires an increase in nailing and hold down hardware to meet coastal specific wind loads.

We have in the last 5 years demonstrated this successfully, building these products in municipalities such as South Kingstown, North Kingstown, Bristol, Middletown, Tiverton, New Shoreham, and Charlestown.

We welcome the opportunity to collaborate with the State of Rhode Island to explore ways to streamline the third-party inspection process, which currently adds considerable cost to each project.

Contact Us

We hope the attached materials provide a clear and compelling overview of our product home offerings, and support your efforts to highlight the potential of factory-built housing in Rhode Island.

For more detail, we encourage homeowners and partners to contact our Sales team directly:

Bensonwood Sales: (603) 835-3158 direct
sales@bensonwood.com

We also warmly invite the Executive Office of Housing to collaborate with us in refining these offerings to ensure the success of this initiative. We look forward to the opportunity to work together in bringing high-quality, sustainable homes to more communities across Rhode Island.

Sincerely,



Seth Clarke, AIA NCARB
Director of Business Development

Benson Woodworking Company, Inc
sclarke@bensonwood.com



Attachments

Attachment 1	Contract Payment Terms	
Attachment 2	Bensonwood Scope	
Attachment 3	Bensonwood Typical Timelines	
Attachment 4	Finance Guide	
Home Plan 1	Xyla Lugh	Plans & Elevations
Home Plan 2	Xyla Somn	Plans & Elevations
Home Plan 3	Varm Rammen	Plans & Elevations
Home Plan 4	Xum Vild	Plans & Elevations
Home Plan 5	Zumette	Plans & Elevations
Home Plan 6	Nano Liten	Plans & Elevations
Home Plan 7	Nano Karna	Plans & Elevations
Home Plan 8	Nano Bas	Plans & Elevations



DESIGN / PRECONSTRUCTION SERVICE CONTRACTS

Full contract amount is due with signed contract

DESIGN PATH	ADD ON	PSA FEE
Express		\$1,500
	Tempo Package	\$1,500
Streamlined		\$4,000
	Tempo Package	\$1,500
	Full Basement	\$1,000
	Walkout Basement	\$4,000
	Change Order Fee*	\$1,000*
Unity+		\$25,000 (Phase 1 \$15,000, Phase 2 \$10,000+)
	Tempo Package	\$1,500
	Full Basement	\$0
	Walkout Basement	\$0

*Cost per change, Change order fees may vary

BUILD CONTRACTS

Progress billings based on schedule of values

SHELL PACKAGE CONTRACT

PAYMENT NUMBER	% OF CONTRACT AMOUNT	MILESTONE	TIMEFRAME
1	20%	Deposit due at Build Contract signing	Approximately 3-6 months from start of PSA/Design contract
2	35%	When shop work begins	Approximately 6 months from start of Build Contract/previous payment
3	35%	When shop work is completed (before shipping)	Approximately 1 week from previous payment
4	10%	When component installation on site is substantially complete	Approximately 1 week from previous payment

TEMPO PACKAGE CONTRACT

PAYMENT NUMBER	% OF CONTRACT AMOUNT	MILESTONE	TIMEFRAME
1	20% of Shell Cost	Deposit due at Build Contract signing	Approximately 3-6 months from start of PSA/Design contract
2	35% of Shell Cost	When shop work begins	Approximately 6 months from start of Build Contract/previous payment

3	35% of Shell Costs	When shop work is completed (before shipping)	Approximately 2 week from previous payment
4	10% of Shell Costs	When component installation on site is substantially complete/When first finish material delivery is on site	Approximately 2 week from previous payment
5	80% of Tempo Costs	When first shipment of finishes is delivered to site	TBD, dependent on local builder progress
6	20% of Tempo Costs	When final shipment of finishes is delivered to site	TBD, dependent on local builder progress



PACKAGE OPTIONS



SHELL PACKAGE

We prefabricate and assemble the panelized, high-performance, weather-tight building shell and interior partition wall framing on the locally installed foundation. Once the fully-insulated shell (including windows and exterior doors) is installed, the local general contractor completes the exterior and interior of the house.



TEMPO PACKAGE

We supply the shell of your house plus a selection of many finish materials and fixtures specifically curated to complement the design of your Unity home. We guide you in choosing interior and exterior finsih components that are installed by your local builder.



LOCAL BUILDER

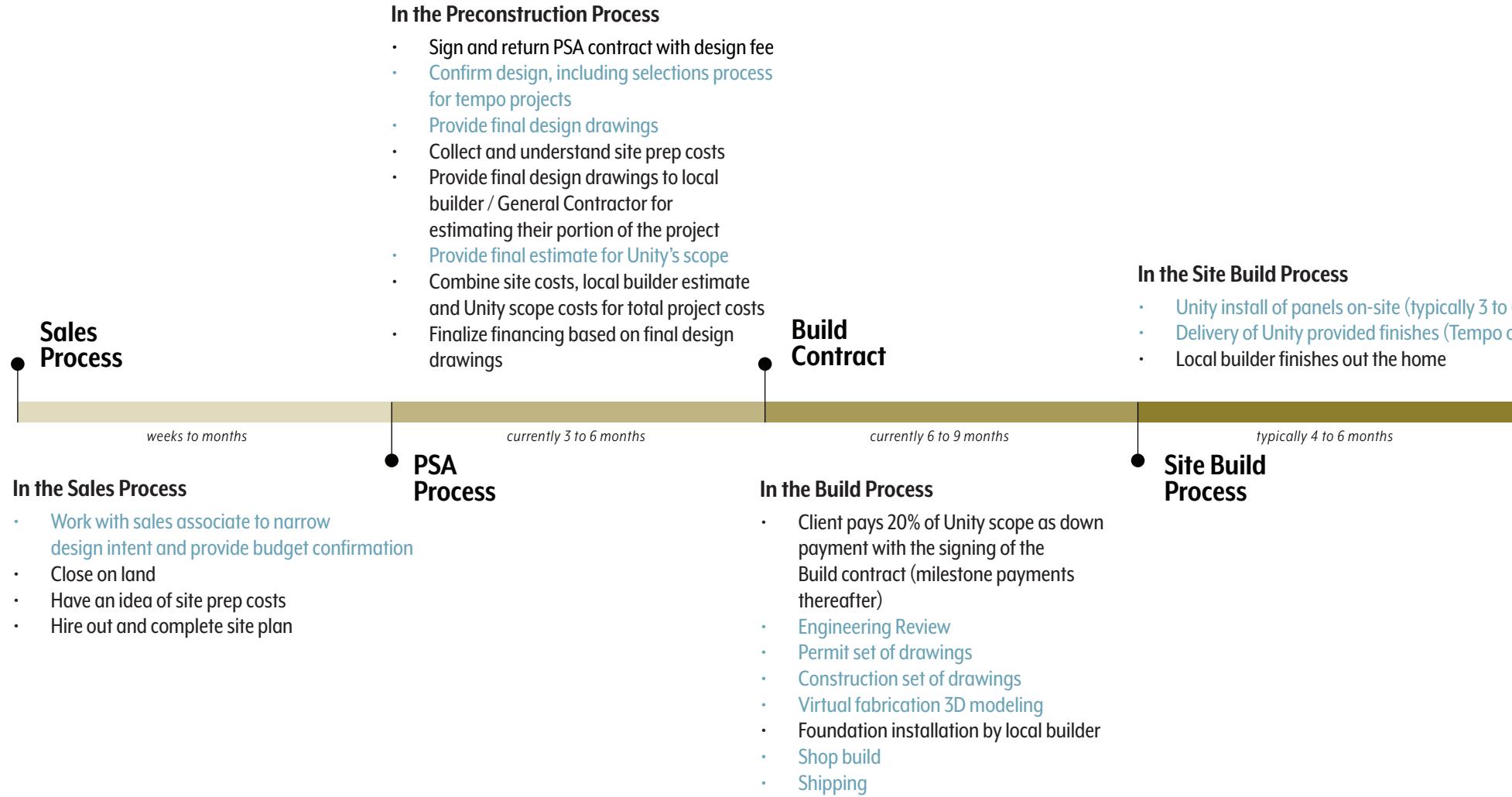
Unity's Shell Package typically comprises 40-45% of the home's construction scope, while a Tempo Package could be more like 60%. Most of the rest of the work required to build the home is done by a local builder, although some scopes may fall to the owner. The chart on the next page shows how the scopes of work are typically allocated on Unity projects.

GUIDELINES FOR SERVICES AND SCOPE

SERVICE / SCOPE	UNITY SHELL	UNITY TEMPO	LOCAL BUILDER
Design and Engineering- including Foundation	•	•	
Permit Plans	•	•	
HVAC Equipment Recommendations	•	•	
Project Management	•	•	•
Shipping, Taxes, and Travel	•	•	
Shell Assembly Equipment	•	•	
Insulated Building Shell	•	•	
Windows / Exterior Doors	•	•	
Interior Wall Framing	•	•	
Porch and Deck Framing	•	•	
Interior Roof Boards	•	•	
Interior Doors		material	labor
Interior Trim		material	labor
Interior Stairs and Rails		material	labor
Exterior Roof Boards		material	labor
Exterior Trim and Siding		material	labor
Exterior Decking, Stairs and Rails		material	labor
Flooring		material	labor
Kitchen and Bathroom Cabinets		material	labor
Bathroom Countertops		material	labor
Plumbing Fixtures, including Tubs and Showers		material	labor
Lighting Fixtures		material	labor
Permitting			•
Site Work and Site Access			•
Utilities			•
Dumpster, Porta-potti			•
Foundation / Insulation			•
Roofing and Underlayment			•
Garage Doors			•
Plumbing System			•
Water Heater			•
Electrical System			•
Heating / Cooling System			•
Ventilation System			•
Sound Insulation			•
Drywall			•
Interior Painting			•
Kitchen Countertops			•
Built-ins and Closet Fit-out			•
Appliances			TBD
Renewable Energy Systems			TBD
Landscaping			TBD

Client responsibilities in **black**

Unity Homes responsibilities in **blue**





Financing Your Home

Lending for an Offsite Approach



unity
homes

OPEN HOME

TEKTONIKS
ADVANCED BUILDING COMPONENTS

Lending for an Offsite Approach

Starting your new home journey is both exciting and potentially overwhelming. Having an early and informed budget that is supported by a financial institution will greatly benefit your design, construction, and decisions along the way, helping you identify potential roadblocks, secure financing, and ensure a smooth successful project.

When building a new house, many choose a “construction-to-permanent” loan with one closing, rate lock at the start, and interest payments during construction. After completion, or typically 12 months later, it converts to a traditional mortgage with principal and interest. Lending for an offsite approach is similar but differs in the initial deposits, milestone disbursements, insurance requirements and appraisal. The ideas in this practical guide will help explain these distinctions and get your project launched on the best course to streamline the building process and save time and resources.

First Things First: Prequalification

As with any major home construction project, it is important to know what is financially feasible at the outset, especially with offsite construction. First, it gives you a clear understanding of your budget and borrowing capacity, helping you plan your project more effectively. Second, it demonstrates to builders that you are a serious buyer, potentially improving your negotiating power and speeding up the procurement process. Lastly, being prequalified early can streamline the overall financing process, reducing delays and uncertainties as you move forward with your construction project. Becoming prequalified for a construction loan is an excellent way to align priorities with your lending institution who may not be as familiar with benefits of an offsite building approach.

It is a proactive step to save time, reduce stress, and set the stage for a smoother building experience. When prequalifying a buyer for a construction loan, banks will seek to gather information to gauge your financial ability to repay the loan and ensure that the financing aligns with the specific requirements of the project. Most “prequals” will address the following questions:

■ Income and employment stability:

What is your current income and employment status? How stable is your income?

■ Credit history:

What is your credit score? Do you have a history of making timely payments on debts?

■ Debt-to-income ratio:

What are your current monthly debts compared to your gross monthly income? This helps assess your ability to manage additional debt.

■ Down payment and savings:

How much do you have available for a down payment and closing costs? How much do you have in savings?

■ Do you already hold a mortgage on the intended property where you plan to build?

This is an important consideration as most banks cannot approve a construction loan to build on a property that the homeowner does not own outright.

■ Intended timeline and completion schedule:

What is the anticipated timeline for completion of the construction project?

■ Insurance and risk management:

How will you manage risks associated with offsite construction, such as insurance coverage during manufacturing and transportation of materials?

Partnering with Lenders

We are pleased to introduce two of our trusted Partners, [Savings Bank of Walpole](#), serving the New England region, and [Cross Country Mortgage](#), operating nationwide with support from Fannie Mae, Freddie Mac, FHA, VA, and USDA. These esteemed institutions have a deep understanding of Bensonwood's process and offer flexible payment terms.

Their familiarity with our standards ensures a seamless integration of financial solutions tailored to meet the unique needs of each client. Homeowners can confidently navigate the home financing journey with expert guidance and support, backed by these institutions that share our dedication to excellence:



Christine Greenwood-Smart

Vice President & Residential Mortgage Sales Manager

NMLS #865412
Office: (603)355-1653
Cell: (603)762-4124
Fax: (603)357-8858
cgreenwood@walpolebank.com



Ford Grigg

*Senior Vice President
The Grigg Team*

NMLS #715407
Office: (732)307-3805
Cell: (732)539-1255
Fax: (732)307-3805
ford.grigg@ccm.com



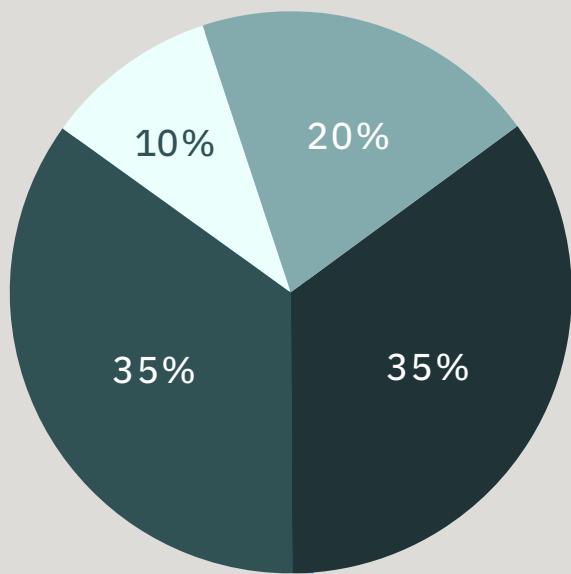
Bensonwood also builds strong partnerships with new financial institutions through proactive outreach and education. By informing lenders about our offsite construction process and specific milestone payment requirements, we aim to streamline the financing techniques and craftsmanship. These visits provide a comprehensive understanding of our operations, from design to final construction, highlighting our efficiency and precision.

Working with knowledgeable lenders ensures a smoother financing experience for our clients, leading to the successful completion of their dream homes.

To that end, we have also included an Open Letter to Lending Institutions at the end of this guide to further these partnerships. This letter serves as a starting point for conversations with your preferred lender, offering insights into our process and the benefits of supporting offsite construction projects. Sharing this letter helps initiate discussions, build rapport, and ensure lenders are well-informed about the unique financing needs of a Bensonwood home. Working with knowledgeable lenders ensures a smoother financing experience for our clients, leading to the successful completion of their dream homes.

Our Milestone Payments Explained

As you narrow down the institutions that you are considering working with, you will want to discuss the requirements they have for dispersing money from the loan, referred to as draws. Typical construction loans disperse a portion of the total loan at specific phases only after work has been completed on site and verified. Since Bensonwood utilizes offsite construction, 90% of the work in our contract is completed before we ever arrive on site. Milestone payments therefore typically follow a structured approach to align with the project's progress:



20% Initial Deposit

An upfront deposit secures your place in Bensonwood's production schedule and covers windows and other long-lead items. This is separate from design and engineering fees.

35% Deposit at Factory Start

The next payment may be required two weeks before the fabrication of components begins in the factory. This marks the transition from planning to production.

35% Deposit for Shipping and Installation

The next milestone payment will be due once components are ready for shipping and installation to cover logistics and preparation for assembly on site.

10% Payments at Completion and Handover

The final payment is made upon substantial completion of assembly and handover, ensuring all contractual obligations with Bensonwood are met before the General Contractor completes the project.

These milestone payments ensure that costs are spread out over the duration of the project, aligning payments with the completion of specific stages in the offsite construction process. We strongly encourage you to talk with your bank upfront about this payment schedule. If they have concerns, there are options yet to explore with your Bensonwood sales advisor.

Appraising the Full Value

The final piece of information that lenders need is an appraisal to determine the finished value of a property for loan purposes. They will hire an independent appraiser to determine the market value of the finished project. Many factors go into an appraisal including the house's size, features, and how it compares to similar properties in that area that have recently been sold. Unfortunately, many appraisers are not yet knowledgeable about high-performance construction, but there are ways to overcome this.

First, you should always ask for the lending institution to work with an appraiser that is Green Certified whenever possible. This means they have received specialized training and certification in evaluating properties with green or sustainable features, and the appraiser has knowledge of green building standards, energy-efficient, Bensonwood technologies, sustainable materials, and their impact on property values. Green Certified appraisers are equipped to assess the benefits and value of eco-friendly features accurately, which can be crucial for homeowners looking to highlight and capitalize on sustainable aspects of their properties.

Second, we strongly recommend you submit the "Green Addendum" to your lenders/appraisers. Developed by the Appraisal Institute, the [Residential Green and Energy Addendum](#) is a standardized document designed to accurately value the energy-efficient and sustainable features of a home. The Green Addendum offers detailed documentation of a home's green features, like energy-efficient appliances, sustainable materials, and renewable energy systems, ensuring they are noted in the appraisal.



This supports informed comparisons, improves market differentiation, and enhances valuation by providing data on energy performance, such as HERS scores and ENERGY STAR certifications. For lenders, it provides essential information to support financing energy-efficient homes and can lead to better loan terms. Speak with your Bensonwood Sales Advisor for help filling out the document.

Not all appraisers are knowledgeable about high-performance construction, but there are ways to overcome this.

Insurance

You may have liability insurance for your property prior to construction, and once the house is finished, you will have homeowner's insurance, but during construction you should have what is called builder's risk insurance. This insurance covers events at your building site such as fire, lightning, falling trees, theft, vandalism and other "acts of God". Bensonwood's insurance will cover any similar events at our production facility and while in transit to your site. In addition, Bensonwood carries liability insurance for any damage incurred from the work we perform while installing the panels.

Your builder should also carry liability insurance to cover the work they perform. Your insurance agent can provide more details and should be able to offer builder's risk coverage.

Carrying these insurances is important because they mitigate financial risks and ensure that the construction process can proceed smoothly without significant setbacks. They protect the homeowner, the builder, and the workers, providing peace of mind and security against the unforeseen events that could otherwise result in costly delays or legal complications.

Additionally, having comprehensive insurance coverage during construction ensures that any accidents, damages, or disputes are handled efficiently, safeguarding the investment in the new home and allowing all parties involved to focus on the successful completion of the project without the undue worry or financial strain.

Insurance Type	Responsibility
Liability on Property	Homeowner
Builder's Risk	Homeowner
General Liability	General Contractor Bensonwood
Worker's Comp	General Contractor Bensonwood
Homeowner's Insurance	Homeowner

Your insurance agent can provide more details and should be able to offer builder's risk coverage.

Achieving the Vision

Building a new home, especially through offsite construction, offers exciting possibilities and unique advantages. However, a solid financial plan and understanding of the specific requirements involved are essential for a smooth project. By partnering with knowledgeable lenders, getting prequalified, and following a structured approach to payments, you can reduce stress and stay on track from start to finish. At Bensonwood, we are committed to supporting you throughout this process, ensuring that your dream home becomes a reality in the most efficient way possible.



Open Letter to Lending Institutions

Dear Mortgage Lender,

We are excited to introduce you to Bensonwood, a pioneer in offsite construction dedicated to delivering high-quality, energy-efficient homes across America. Our approach to building homes offers a transformative alternative to conventional constructions, combining advanced technology, precision engineering, and sustainable practices to create exceptional value.

Unlike traditional on-site construction, our process begins in a controlled factory environment where we manufacture building components to exacting standards. This method offers several distinct advantages:

- 1. Efficiency and Speed:** Offsite construction significantly reduces build time, as components are created simultaneously rather than sequentially. This means homes are assembled on-site in a fraction of the time required for conventional builds.
- 2. Quality and Precision:** Our factory setting allows for precise construction under optimal conditions, minimizing errors and ensuring superior quality. Everything is crafted with meticulous attention to detail.
- 3. Sustainability:** We prioritize sustainability in every aspect of our work, using high-performance materials and energy-efficient designs that exceed industry standards.
- 4. Reduced Risk:** The controlled environment of our factory minimizes the impact of weather and site-related delays, reducing the overall project risk. Our rigorous quality control processes, combined with the fact that we self-perform our installations, ensure that each component meets stringent standards before it leaves our facility.

We invite you to learn and partner with us as financiers of our innovative construction projects. By understanding the unique advantages of our process, you can confidently support clients looking to build with Bensonwood, aligning with your commitment to secure and low-risk lending options. We welcome the opportunity to discuss our milestone payment schedule, which aligns disbursements with key project stages for a transparent and secure financing process. We also extend a warm invitation to visit our state-of-the-art factories in Keene and Walpole, NH. This visit will provide a deeper understanding of our commitment to quality and security, demonstrating the low-risk nature of our process and the high standards we uphold in every project.

Thank you for considering this opportunity to collaborate with Bensonwood and its family of brands. We look forward to working together to deliver exceptional homes to our mutual clients.

Sincerely,

Seth Clarke, AIA, NCARB
Director of Preconstruction
Bensonwood
sclarke@bensonwood.com



Sustainable Prefab Homes + Offsite Construction Solutions



Xyla Lugn

Where Comfort Meets the Landscape

This eave-presenting Xyla is slightly larger than the other Xyla base model, well-suited as a starter home or second home. The covered porch and side yard bracketed entry add functional charm to the exterior.

The open kitchen, living, and dining area feel grand, with an exposed view of the gable and ridge alongside the vaulted ceiling.

Adding an optional library-style ladder provides access to a loft for a distinctive bonus area, or to use as additional storage. The primary bedroom has a walk-in closet and a shared bathroom between the secondary bedroom across the hall.

- » Single Level
- » Vaulted Ceilings
- » Loft

1159 Sq. Ft.



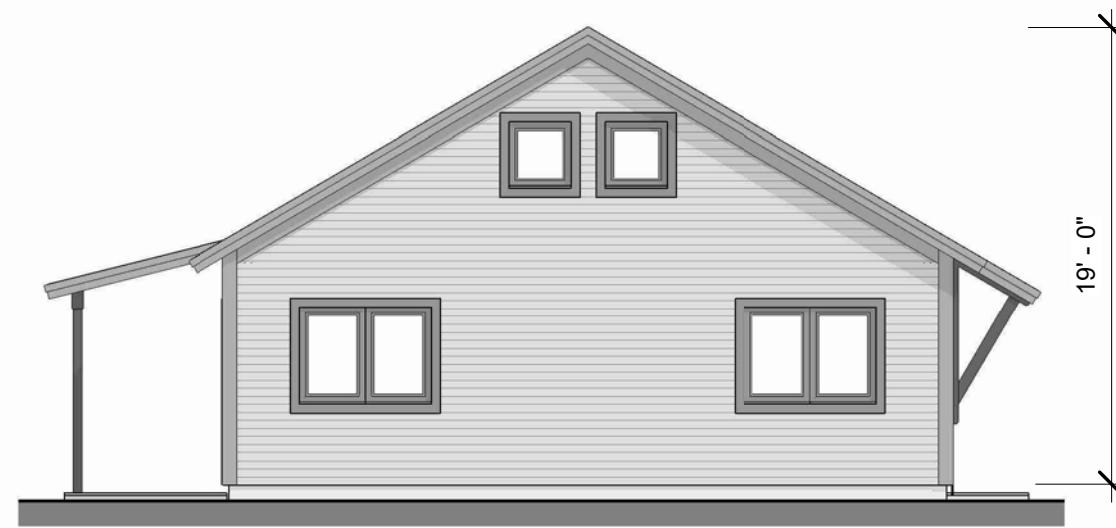
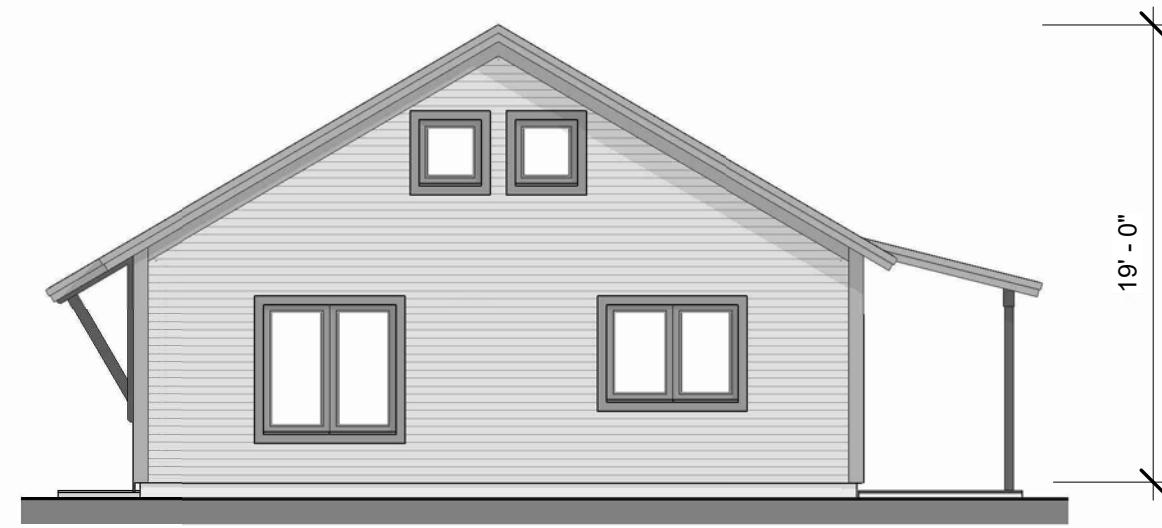
1
Stories



2
Bedrooms



1
Bathrooms



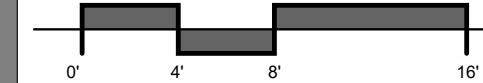
For more information and additional
design options, visit
www.bensonwood.com
or call 603-835-3158.
NOT FOR CONSTRUCTION

XYLA LUGN

ELEVATIONS

DATE: 11/07/2025

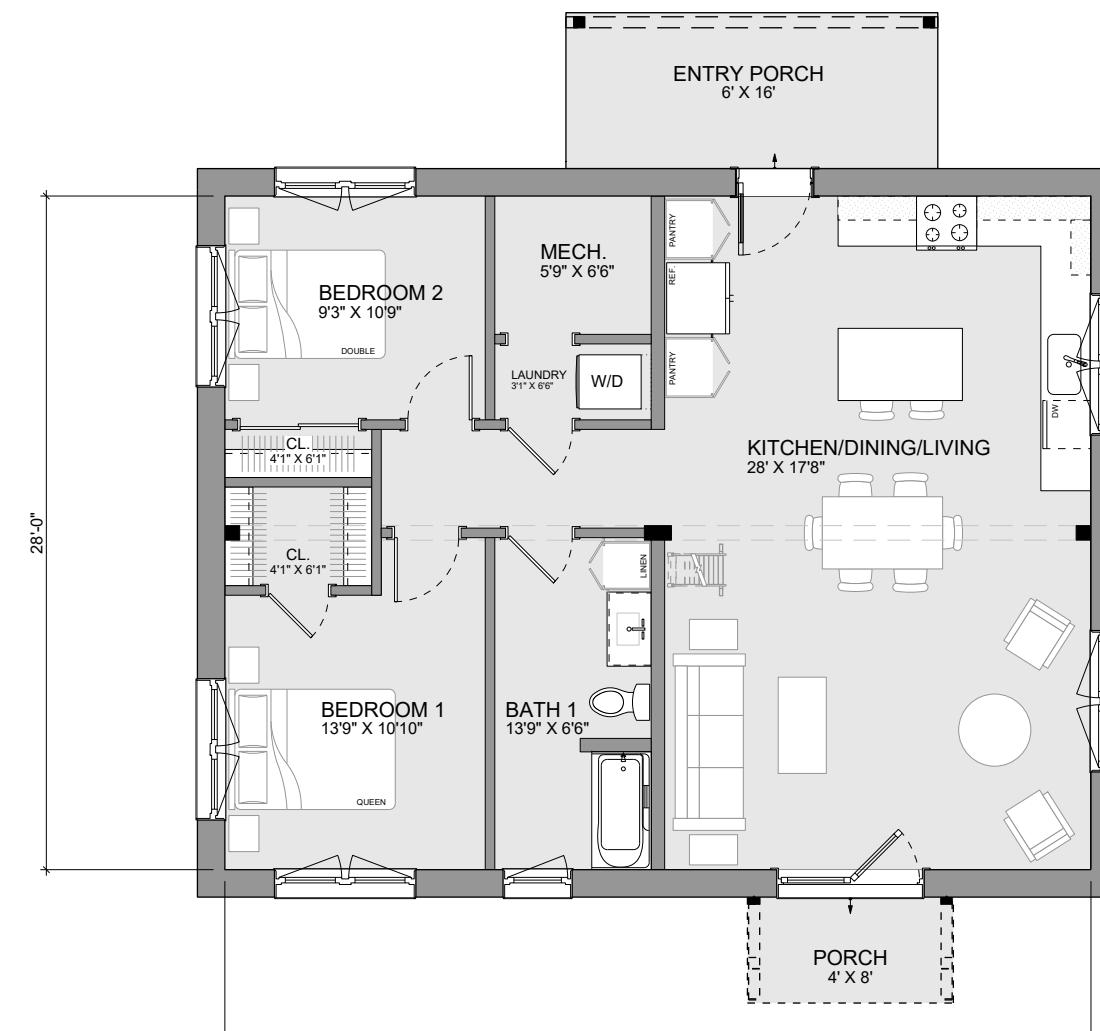
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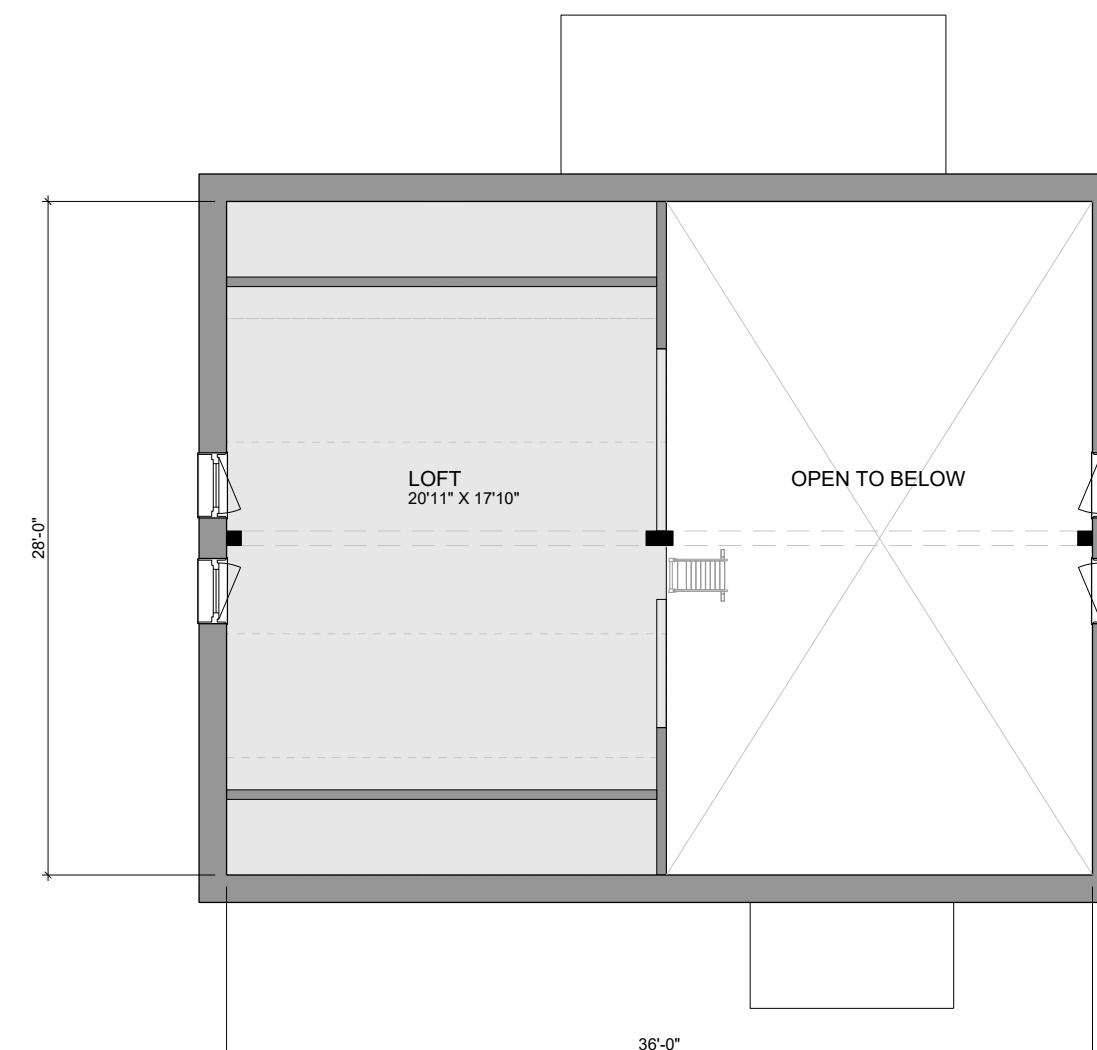
6 BLACKJACK CROSSING
WALPOLE, NH 03608
(603) 756-3600
bensonwood.com

unity
homes

Bensonwood



FIRST FLOOR



SECOND FLOOR

For more information and additional design options, visit www.bensonwood.com or call 603-835-3158.
NOT FOR CONSTRUCTION



Sustainable Prefab Homes + Offsite Construction Solutions



Xyla Somn

Where Comfort Meets the Landscape

This gable-presenting Xyla has an endearing design well-suited as a starter home or second home. The covered porch and side yard bracketed entry add functional charm to its exterior. With a loft running parallel to the ridge, there is plenty of room for storage or to use as a versatile bonus space.

The open kitchen, living, and dining areas have a vaulted ceiling and exposed timbers under a single eave. The primary bedroom has two separate closets, sharing a centralized bathroom and laundry nook with the secondary bedroom.

- » Single Level
- » Loft
- » Vaulted Ceilings
- » Flexible Bedroom Space
- » Exposed Timbers

1038 Sq. Ft.



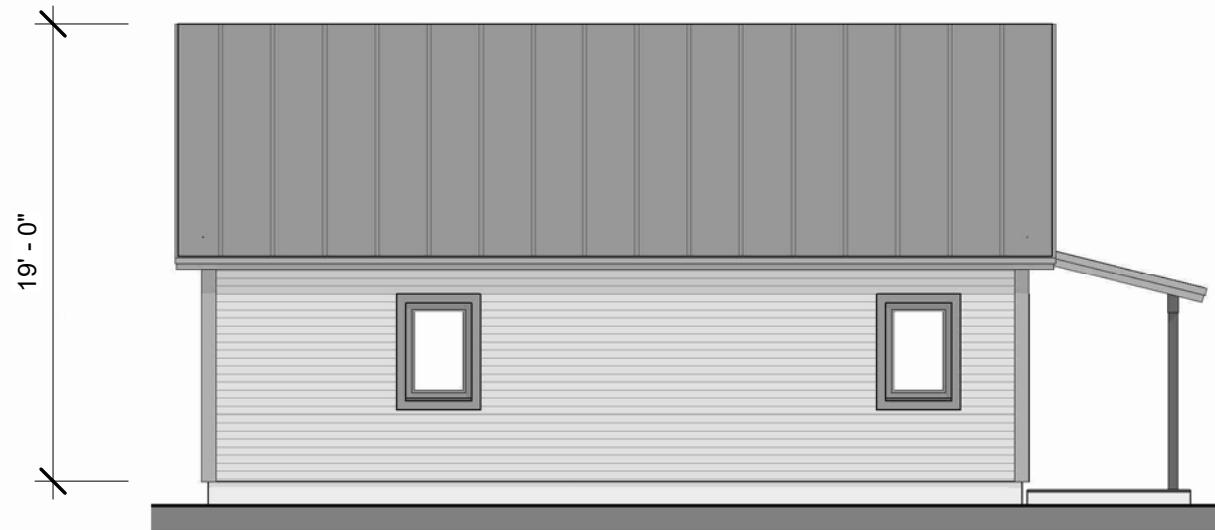
1
Stories



2
Bedrooms



1
Bathrooms

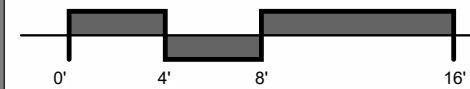


**For more information and additional
design options, visit
www.bensonwood.com
or call 603-835-3158.
NOT FOR CONSTRUCTION**

XYLA SOMN

ELEVATIONS
DATE: 02/26/2021

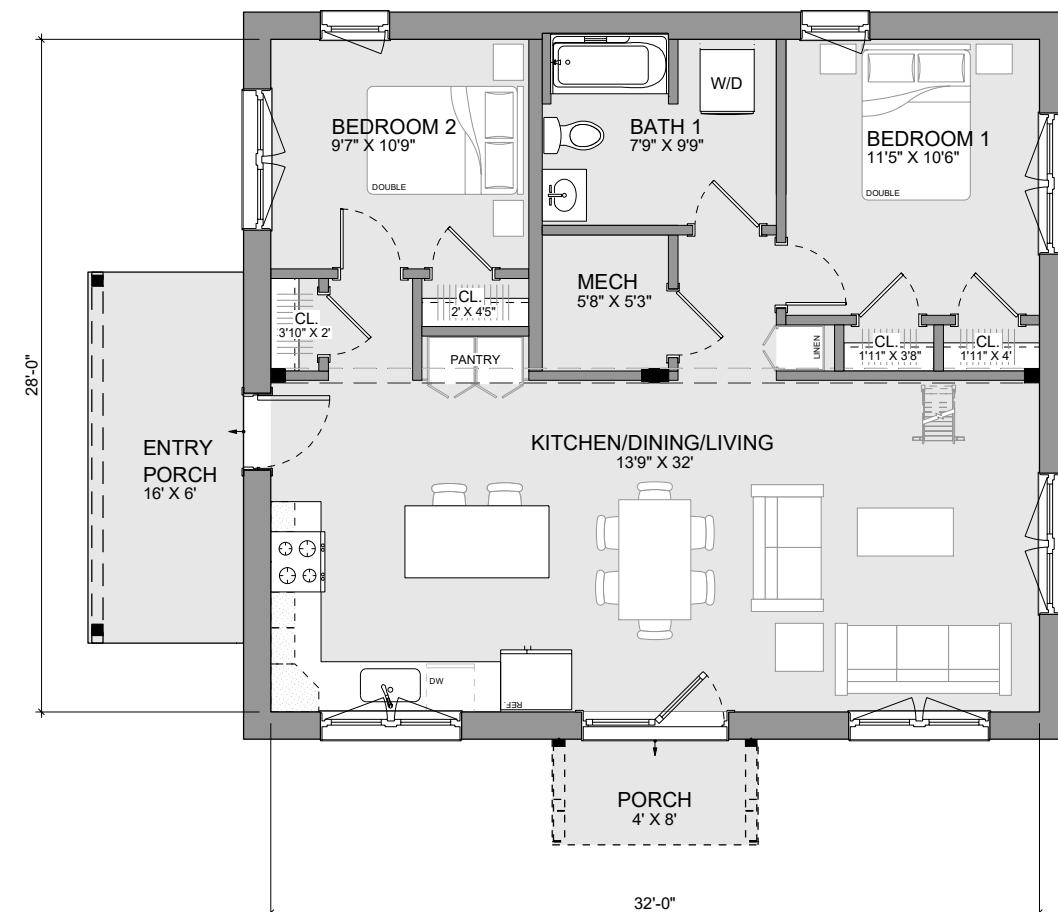
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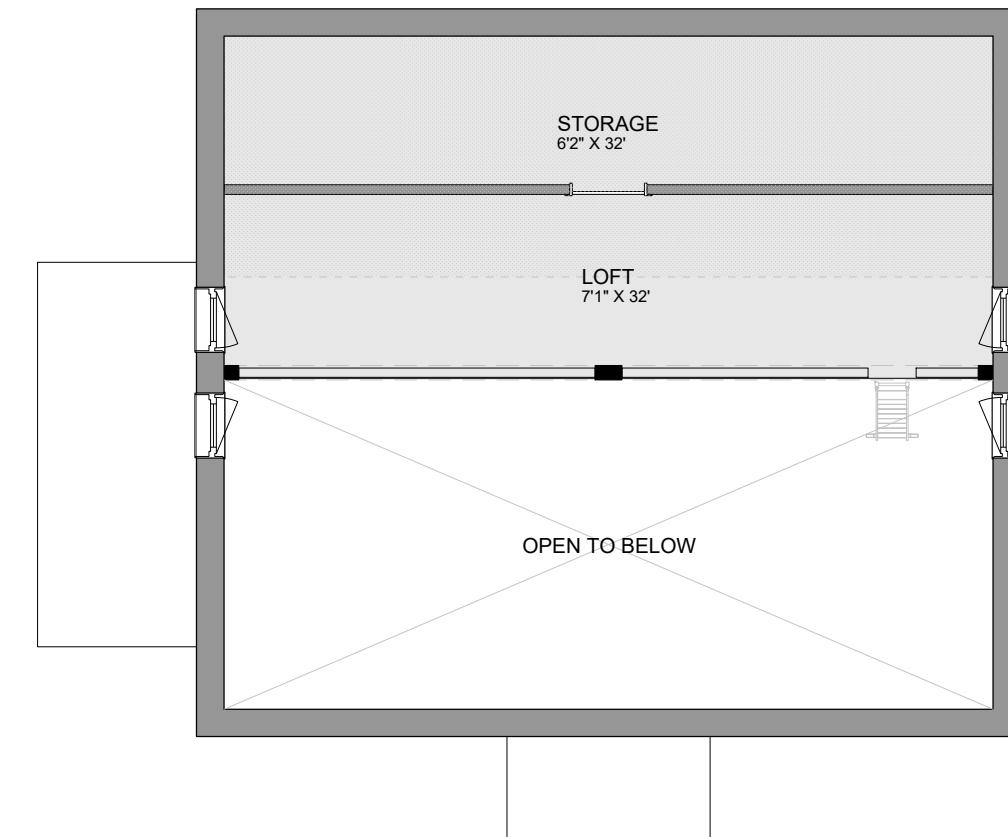
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unity
homes

Bensonwood



FIRST FLOOR



SECOND FLOOR

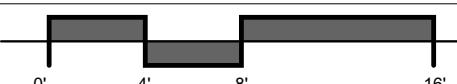
For more information and additional
design options, visit
www.bensonwood.com
or call 603-835-3158.
NOT FOR CONSTRUCTION

XYLA SOMN

FLOOR PLANS

DATE: 11/07/2025

SCALE: 1/8" = 1'-0"



6 BLACKJACK CROSSING
WALPOLE, NH 03608
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Sustainable Prefab Homes + Offsite Construction Solutions



Värm Rammen

Designed for Comfort. Built for Flexibility.

This eave-presenting Värm packs a lot into a small and efficient floor plan. Enter through a covered porch into the open kitchen, dining, and living area containing 9' ceilings with convenient side yard access and a coat closet.

The spacious kitchen island works well for those who wish to entertain, along with the open wall space for artwork. The laundry is on the second floor near the bedrooms, making chores easy without going up and down stairs. The primary bedroom is roomy, separated on the other side of the hallway from the secondary bedrooms with ample flex space to convert to an office or guest room.

- » Efficient Floor Plan
- » Second-Floor Laundry
- » Flexible Bedroom Space

1528 Sq. Ft.



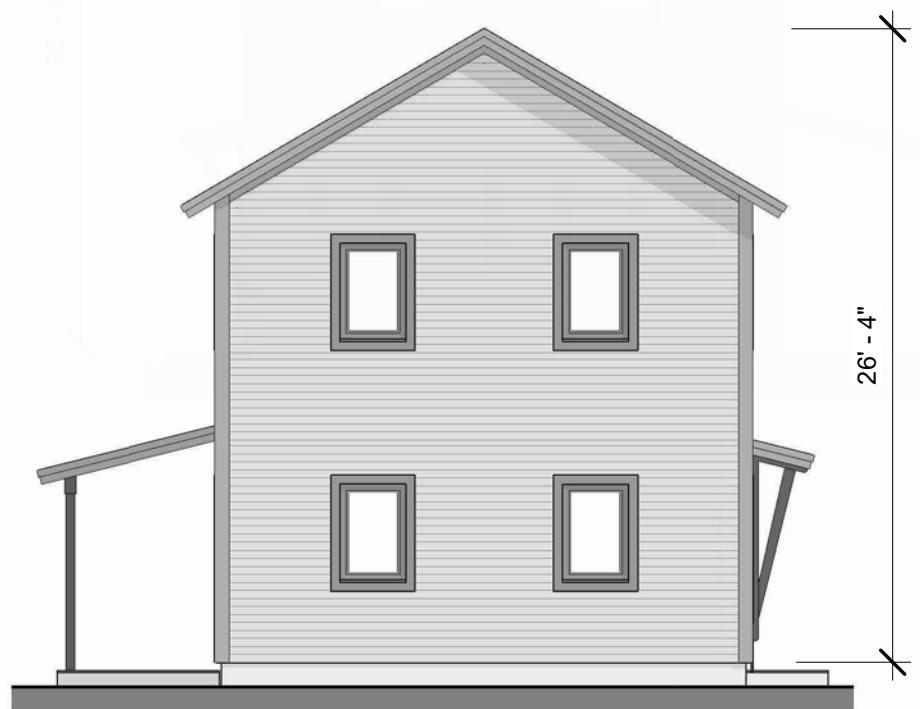
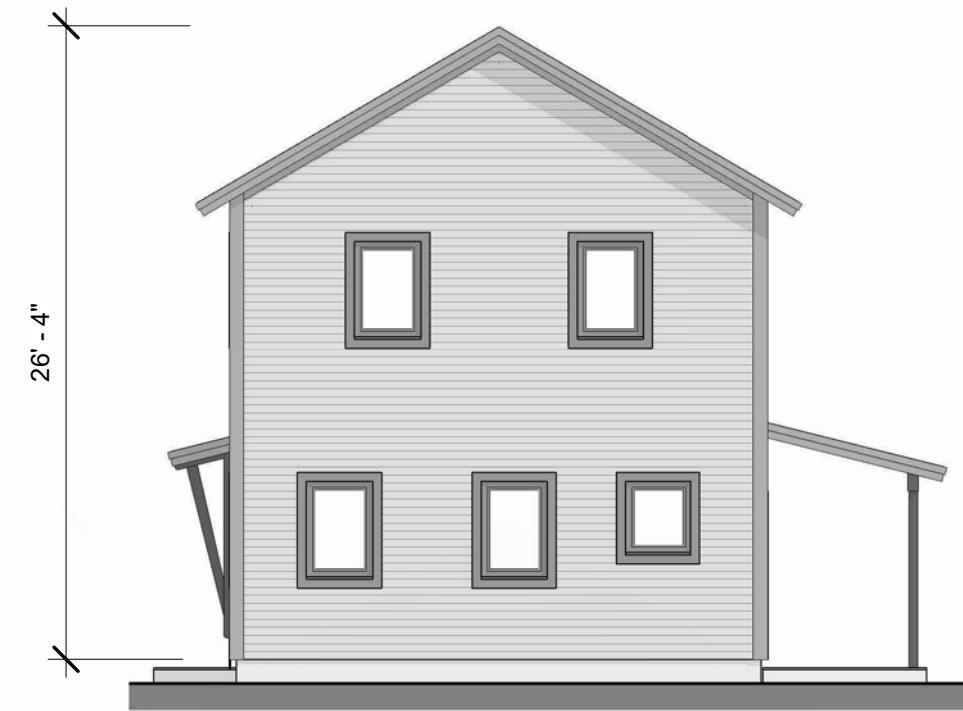
2
Stories



3
Bedrooms



3
Bathrooms



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NOT FOR CONSTRUCTION

VARM RAMMEN

ELEVATIONS

DATE: 02/26/2021

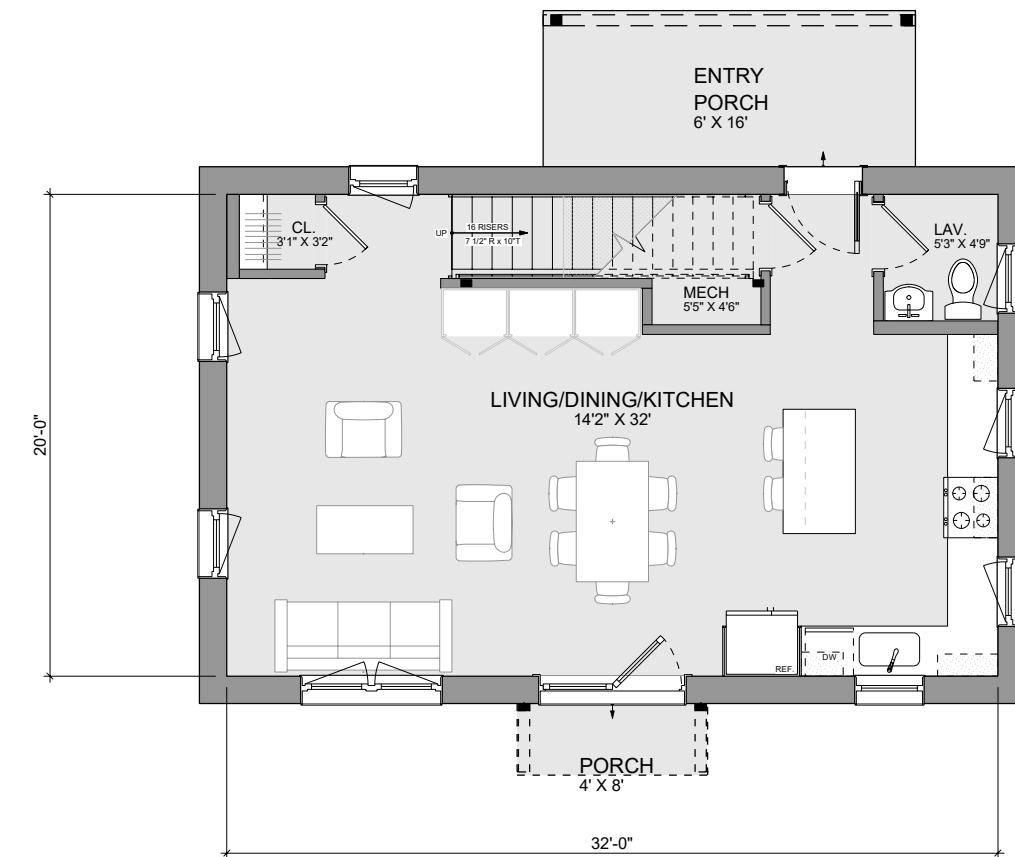
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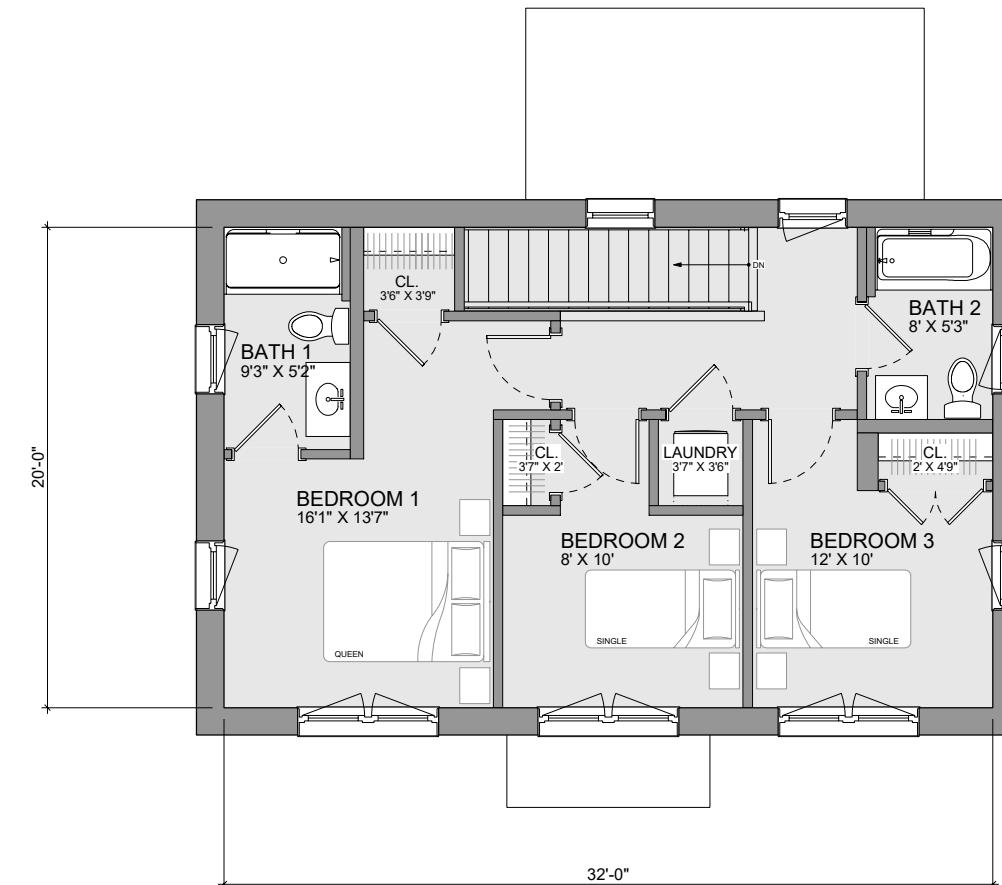
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FIRST FLOOR



SECOND FLOOR

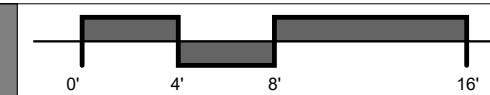
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VARM RAMMEN

FLOOR PLANS

DATE: 11/07/2025

SCALE: 1/8" = 1'-0"



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Zum Vild

Where Modern Architecture Meets Natural Light

This mono-pitch single-level Zum brings together the best aspects of the Zum into one compact footprint. With its entrance on the opposite side of the large transom windows, this single-level design is ideal for land with a view or on a hillside.

Enter through the covered porch into the open kitchen, dining, and living room with exposed posts and timbers, 14' ceilings, and a modern bump-out perfect for admiring the outdoors. There are light-filled views in both the public area and in the primary bedroom, a feature unique to the Zum, allowing for maximum intake of natural light throughout the seasons. Conveniently located across from the bedroom is the primary bathroom and laundry area, making chores a breeze.

1092 Sq. Ft.



1

Stories



1

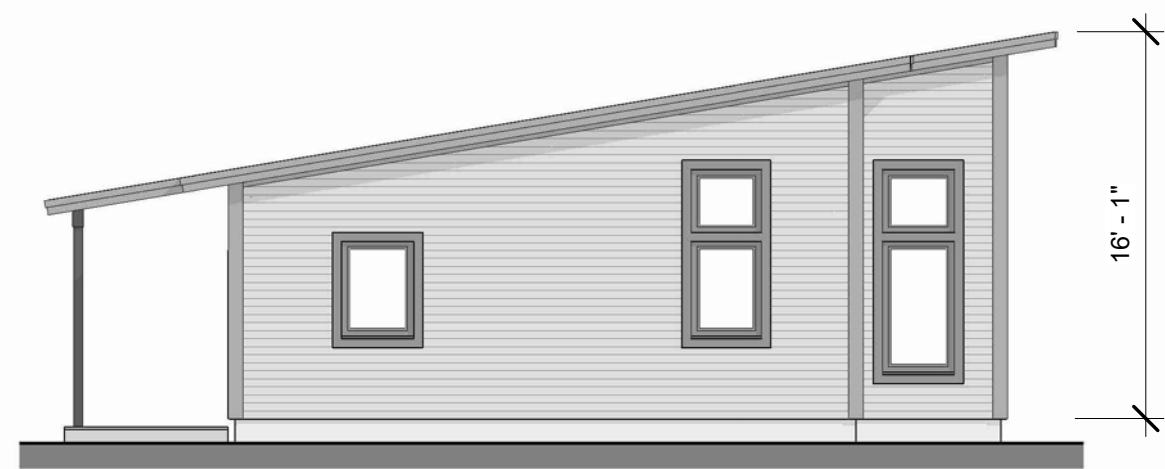
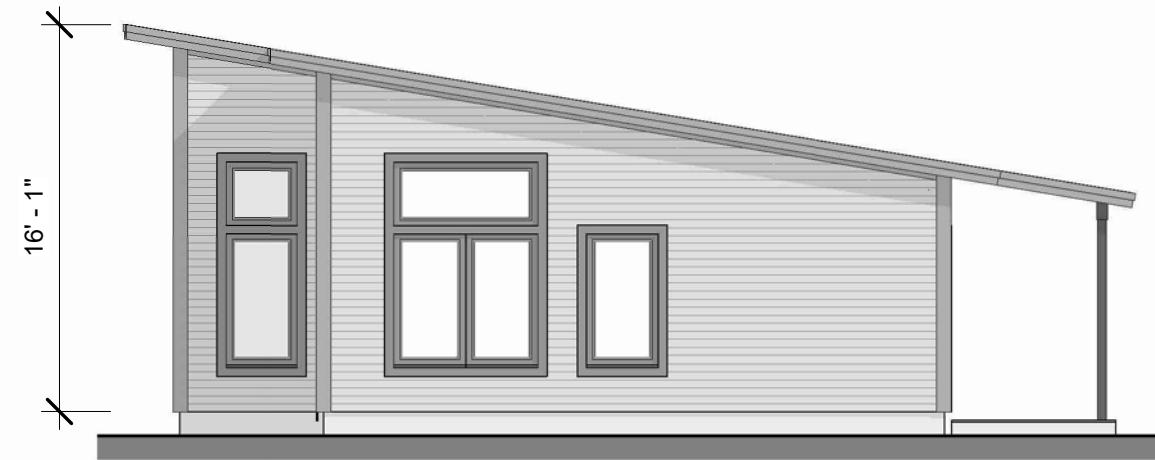
Bedrooms



1

Bathrooms

- » Single Level
- » Mono-Pitch Roof
- » Efficient Floor Plan
- » Large Transom Windows
- » Exposed Posts and Timbers



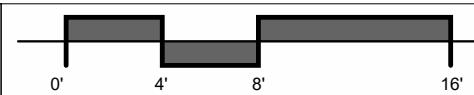
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ZUM VILD

ELEVATIONS

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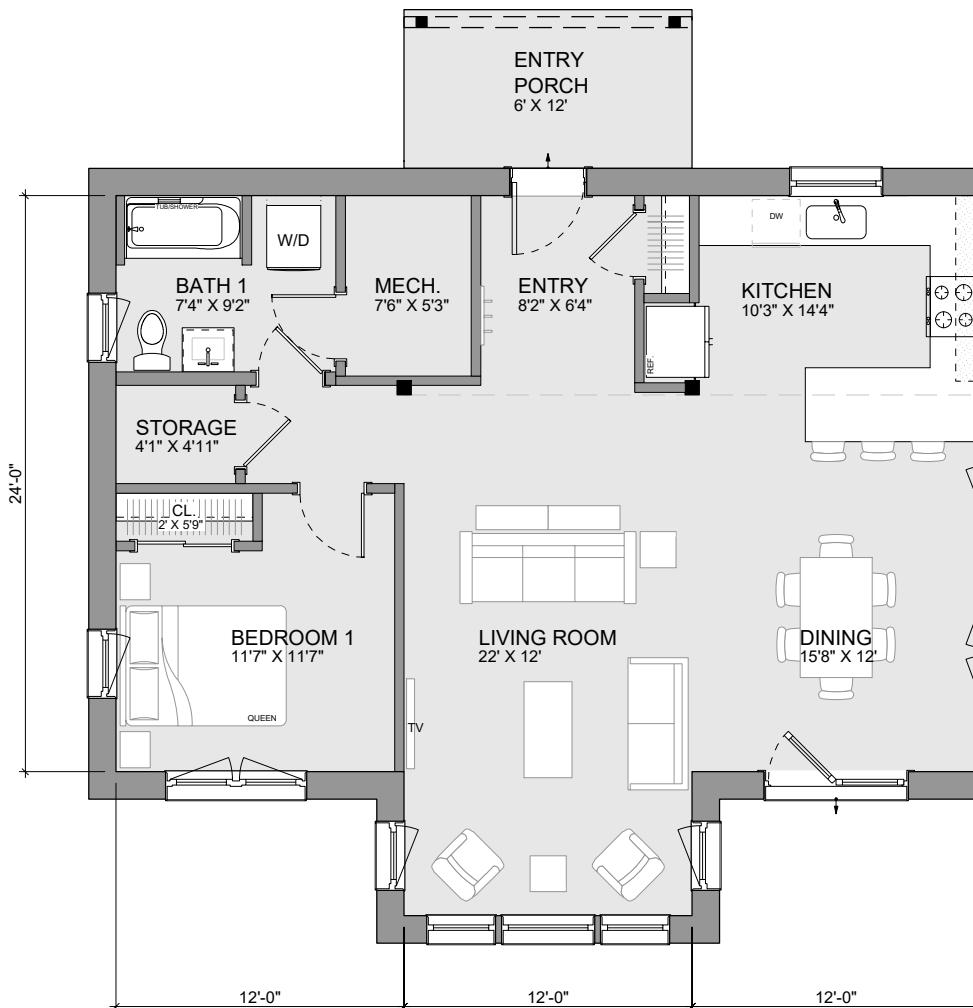
SCALE: 1/8" = 1'-0"



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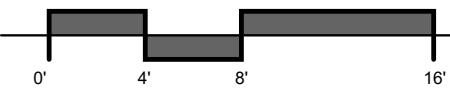
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ZUM VILD

FLOOR PLANS

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Zumette

Where Modern Architecture Meets Natural Light

This ready-to-build mono-pitch Zum is perfect for small-home living or a single-level ADU. Enter through the bracketed entry into the open kitchen, dining, and living area with exposed posts and 14' ceilings.

Accessible from the living room is a covered porch where you can sip coffee in the morning and watch the sun rise. Next to the primary bathroom is a large walk-in closet with a convenient attached laundry area and plenty of storage.

- » Single Level
- » Mono-Pitch Roof
- » ADU

752 Sq. Ft.



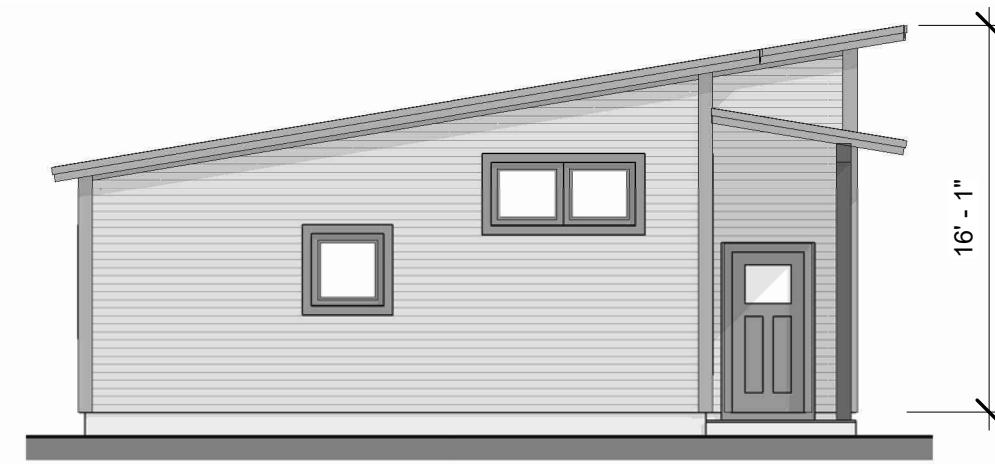
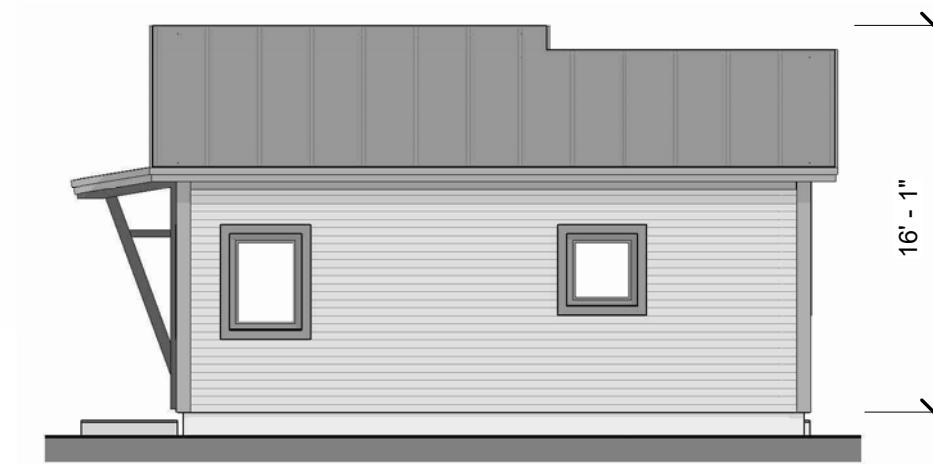
1
Stories



1
Bedrooms



1
Bathrooms



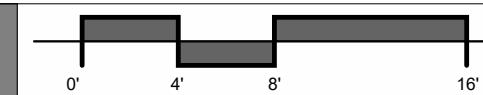
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ZUMETTE

ELEVATIONS

DATE: 02/26/2021

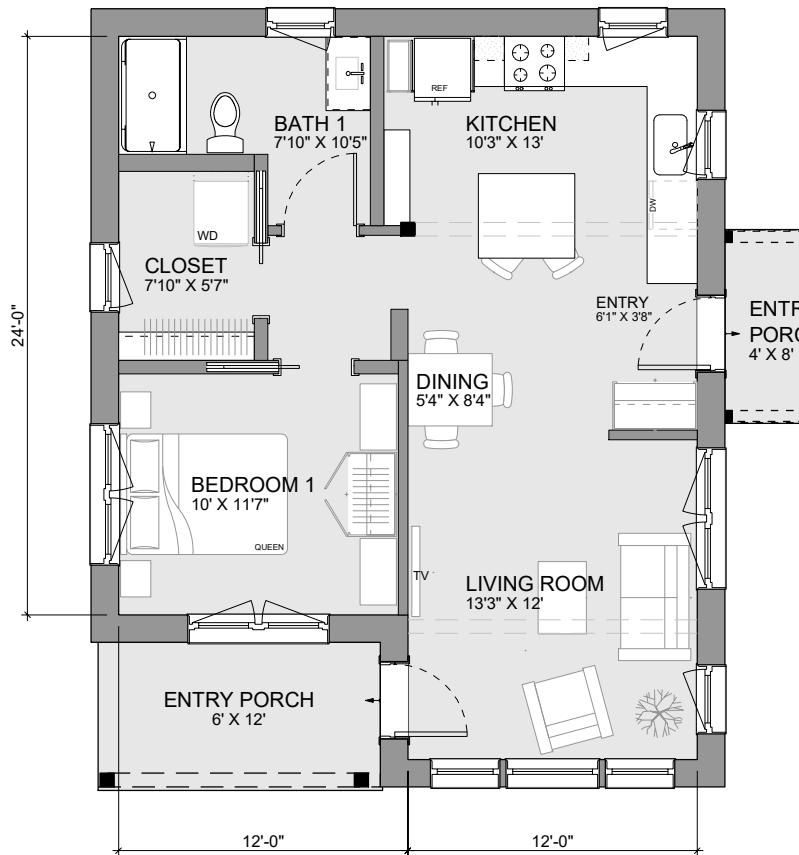
SCALE: 1/8" = 1'-0"



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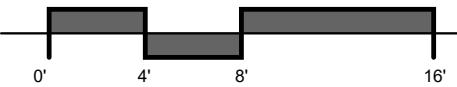
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Nano Liten

Efficient Living, Built to Go Net-Zero

This ready-to-build compact Nano has a shallow roof pitch with simple lines and a vaulted living space. Enter through the bracketed entry into the open kitchen, dining, and living area where the kitchen sink overlooks the window for a pleasant view while doing dishes.

The first-floor primary bedroom and primary bathroom are off the kitchen and living space. A large, practical storage loft is accessible with a pull-down stair, ideal for all your storage needs.

- » Shallow Roof Pitch
- » Vaulted Ceiling
- » Storage Loft
- » ADU

586 Sq. Ft.



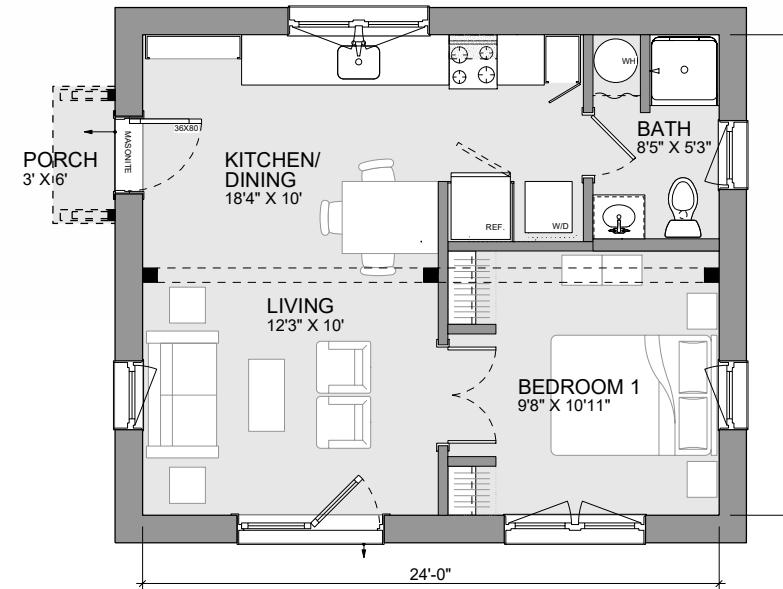
1
Stories



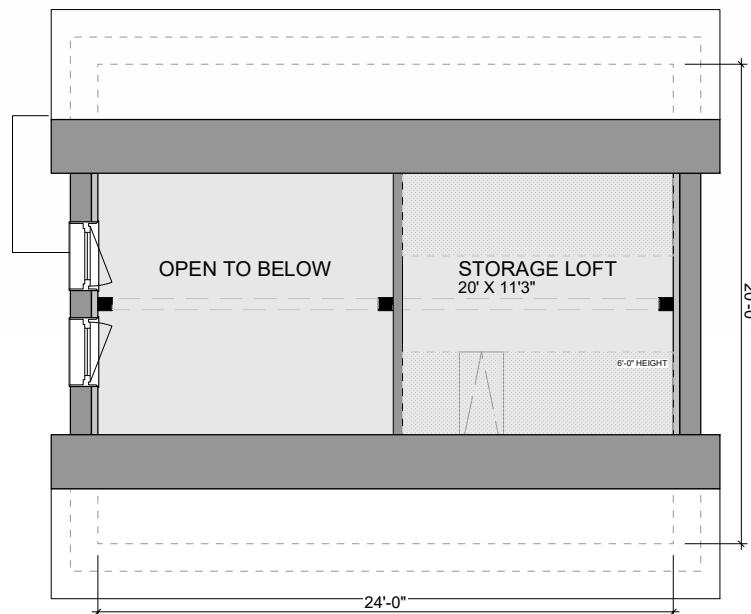
1
Bedrooms



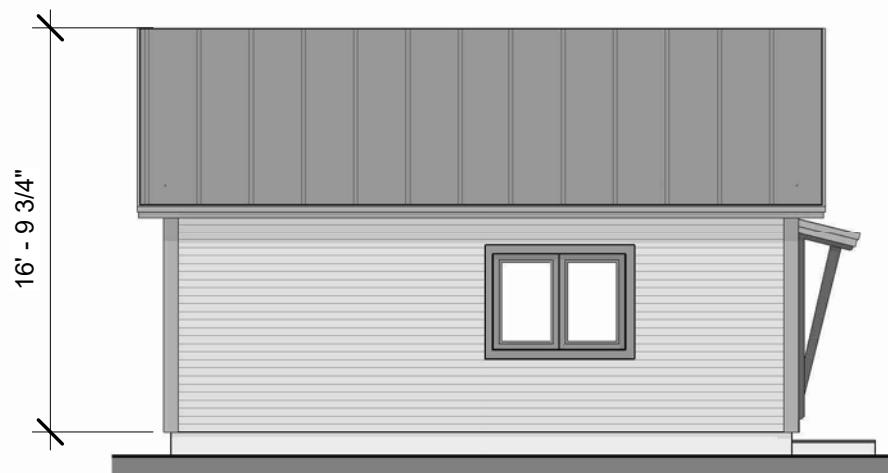
1
Bathrooms



FIRST FLOOR



SECOND FLOOR



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NANO LITEN

ELEVATIONS

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Nano Karna

Efficient Living, Built to Go Net-Zero

This ready-to-build Nano has an endearing aesthetic with its steeply pitched roof, single dormer, and exposed ridgeline. Enter through the bracketed entry into the open kitchen, dining, and living area with plenty of pantry space.

The first-floor primary bedroom is adjacent to the primary bathroom, with convenient access to the downstairs laundry area. The second floor has a vaulted ceiling, with a sizeable storage area and a flexible hallway nook for a variety of uses. Down the hall from the upstairs bathroom is the secondary bedroom with a large closet.

- » Steep Roof Pitch
- » Single Dormer
- » Exposed Ridgeline
- » Vaulted Ceilings

1036 Sq. Ft.



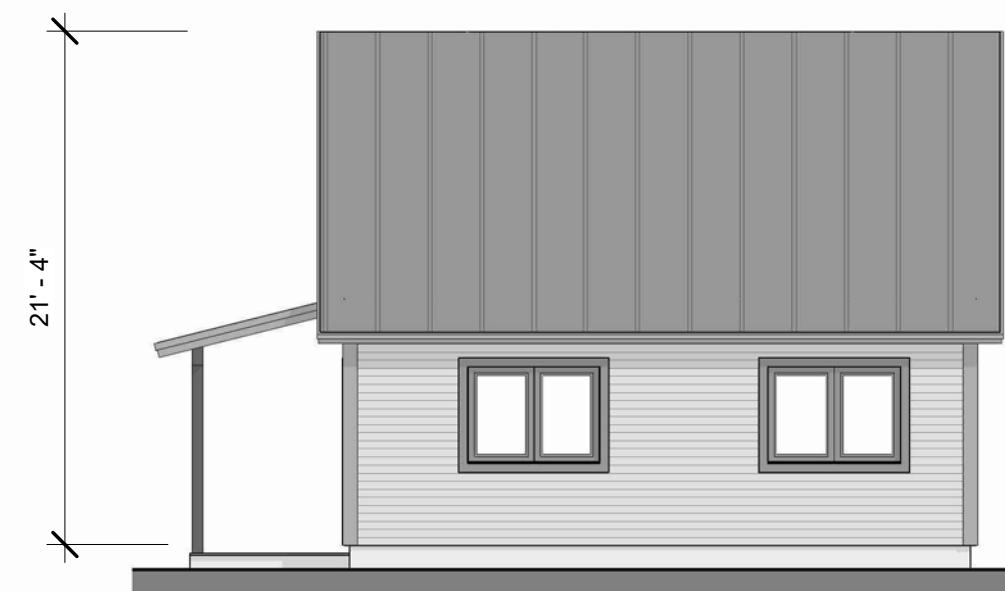
2
Stories



2
Bedrooms



2
Bathrooms



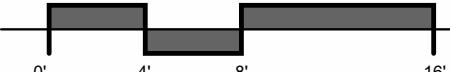
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NANO KARNA

ELEVATIONS

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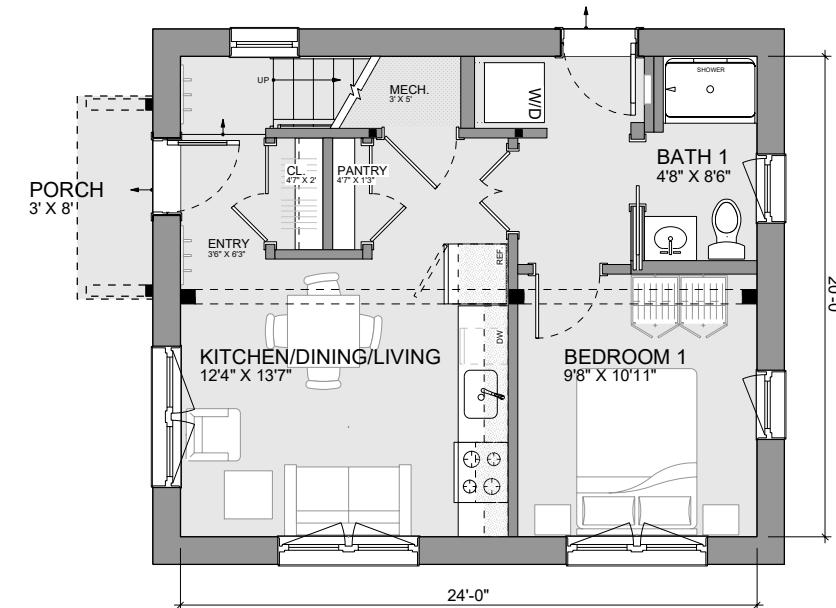
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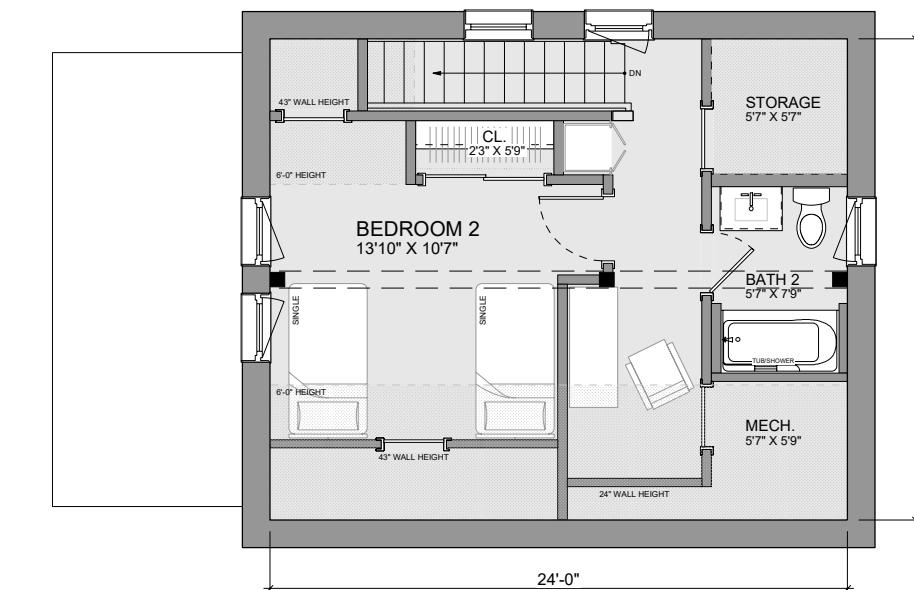
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FIRST FLOOR



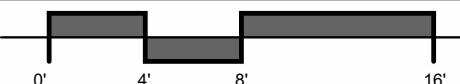
SECOND FLOOR

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NANO KARNA

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Nano Bas

Efficient Living, Built to Go Net-Zero

This ready-to-build compact Nano has a mono-pitch roof for a unique, contemporary feel. Enjoy single-level living within its vaulted open kitchen, dining, and living area. The primary bedroom has a roomy closet and sits adjacent to the primary bathroom with a built-in laundry nook. Off the living room is access to the outdoor patio space for relaxing and gathering with friends.

- » Single Level
- » Mono-Pitch Roof
- » Vaulted Ceilings
- » ADU

586 Sq. Ft.



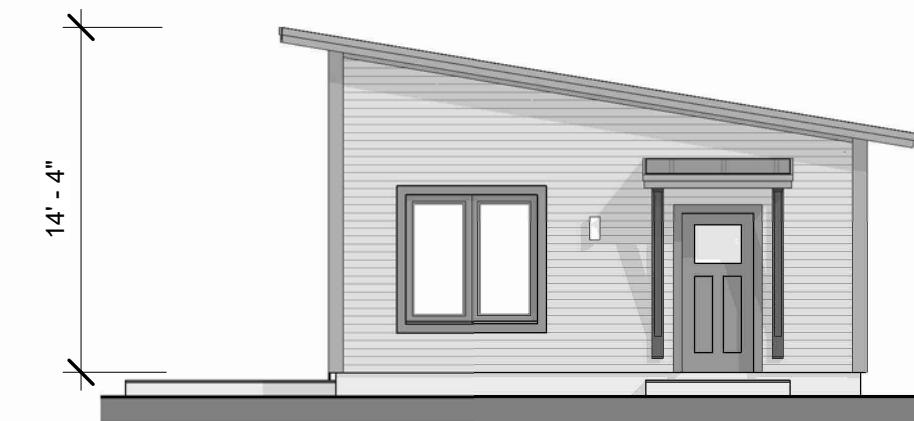
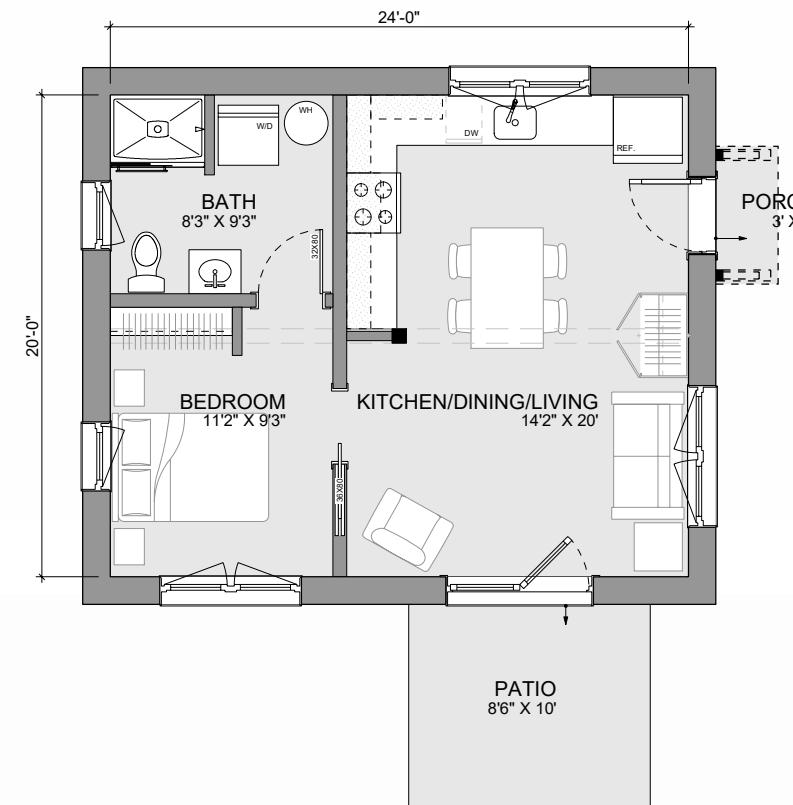
1
Stories



1
Bedrooms



1
Bathrooms



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NANO BAS

ELEVATIONS

DATE: 02/26/2021

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0' 4' 8' 16'

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