



DESIGN + BUILD

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Dover, DE

ARCHITECTURE NOTE

GENERAL NOTES:

1. COMPLY WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS PERTAINING TO CONSTRUCTION.
2. CONNECT WATER, GAS AND ELECTRIC LINES TO EXISTING UTILITIES IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
3. MIN. FINISHED FLOOR ELEVATION WILL BE AT LEAST 6" PLUS 1 PERCENT ABOVE LOW POINT OF LOT. MIN. F.E.M.A. FLOOD ELEVATION, OR AS NOTED ON SITE.
4. ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM AS PER ALL APPLICABLE CODES AT BEARING WALLS. INTERIOR BEARING FOOTINGS 6" INTO NATURAL GRADE UNLESS NOTED OTHERWISE.
5. SLOPE BACKFILL 6" OF FALL PER 10' AWAY FROM FOUNDATION WALL.
6. SEAL SILL PLATE & TOP PLATES OF ALL EXTERIOR WALLS, GARAGE SEPARATION WALLS, AND ALL WINDOW'S & DOOR JAMBS W/ CAULK, GASKETS, BACKER RODS, OR EQUIVALENT.
7. PROVIDE WEATHER STRIPPING AT ALL ATTIC ACCESSES/ ACCESS PANELS.
8. ALL PARTICLE BOARD, MDF, & PLYWOOD TO BE CERTIFIED LOW FORMALDEHYDE EMISSION.
9. PROVIDE MOISTURE RESISTANT BACKER BOARD IN ALL WET AREAS.

GREEN NOTES:

1. ADVANCED FRAMING TECHNIQUES (19.2" OR 24" O.C. FRAMING) WILL BE USED WHERE ALLOWED BY STRUCTURAL ENGINEER.
2. PROVIDE A BATTERY ROOM IN ATTIC WITH ROUGH IN OF PIPING FROM ROOF FOR FUTURE IEEE & UL CERTIFIED PHOTOVOLTAIC, WIND, OR HYDRO RENEWABLE ENERGY SYSTEM.
3. UTILIZE LOCAL/ INDIGENOUS PRODUCTS, RECYCLED CONTENT MATERIALS, & MATERIALS MANUFACTURED FROM RENEWABLE RESOURCES OR AGRICULTURAL BY PRODUCTS SUCH AS SOY-BASED INSULATION, BAMBOO, OR WOOD-BASED PRODUCTS WHERE AVAILABLE.
4. USE ONLY "GREEN LABELED" CARPETS, PADS, & FLOOR COVERING ADHESIVES. USE LOW OR NO-VOC EMITTING WALL PAPER, ADHESIVES, PAINTS, & SEALANTS.
5. IF APPLICABLE, FIREPLACES TO BE DIRECT-VENT SEALED COMBUSTION GAS FIREPLACE.
6. USE "SUN TUNNEL SKYLIGHTS" IN ROOMS WITHOUT WINDOWS OR ROOMS USED OFTEN DURING DAY LIGHT HOURS.
7. ALL WINDOWS TO BE "LOW E-4 ANDERSEN WINDOWS" AS PER BUILDING SITE CLIMATE CONDITIONS AND PASSIVE SOLAR ORIENTATION

SOIL:

ALLOWABLE SOIL PRESSURE - 3000 P.S.F. MINIMUM
MINIMUM FOOTING DEPTH AS PER ALL APPLICABLE BUILDING CODES

CONCRETE:

1. FOUNDATIONS - 3000 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG.
2. FLOOR SLABS - 2500 P.S.I. @ 28 DAYS (4" CONCRETE ON 6 MIL POLYETHYLENE VAPOR BARRIER ON STAINLESS STEEL TERMITTE DETERRENT MESH ON 4" OF GRANULATED STONE, ON TERMITTE TREATED FILL) MAX. SLUMP = 4", TYPE II CONCRETE 6-BAG.
3. PROVIDE CONSTRUCTION JOINTS @ 400 SQ. FT. MAXIMUM IN SLABS.
4. WALKS & DRIVES - 2500 P.S.I. @ 28 DAYS, TYPE II CONCRETE, 6-BAG WITH AIR ENTRAINMENT.

MASONRY:

1. CONCRETE BLOCK UNITS - GRADE N: FM = 1350 P.S.I.
2. GROUT - 3000 P.S.I.
3. MORTAR - TYPE S - 1800 P.S.I.
4. PROVIDE DURO-G-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.
5. ALL CELLS WITH RE-BAR TO BE GROUTED SOLID.

GLASS:

1. ALL EXTERIOR AND INTERIOR GLAZING TO COMPLY WITH ALL APPLICABLE BUILDING CODES.
2. HORIZONTAL WINDOW MUNTINS BETWEEN WINDOW TO BE 1-1/2" & 24" & 36" FROM FLOOR AT ALL WINDOWS LESS THAN 18" FROM FLOOR.
3. ALL GLASS (WITH LEAST DIMENSION GREATER THAN 3") IN DOORS AND ADJOINING WINDOWS LESS THAN 40" FROM LOCKING DEVICE TO BE TEMPERED.

PLUMBING:

1. WATER HEATERS TO BE ELECTRIC. SIZED ACCORDING TO ACTUAL NEEDS, OR SUBSTITUTED FOR TANKLESS GAS OR ELECTRIC SYSTEM, LOCATED WITHIN 30' OF PIPE RUN OF ALL FIXTURES.
2. WATER CLOSETS - 1.2 GAL / FLUSH MAXIMUM OR LOWER. USE POWER ASSIST/ DUAL FLUSH WHERE AVAILABLE.
3. SHOWER HEADS - 2.5 G.P.M. MAXIMUM W/ AERATOR OR VENTURI TECHNOLOGY
4. SINK/ LAVATORY FAUCETS - 2.2 G.P.M. MAXIMUM W/ AERATOR.
5. DISHWASHER TO HAVE AIR GAPS INSTALLED AND BE ENERGY STAR LABELED.
6. ALL WATER SUPPLY PIPES MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
7. ALL WASTE AND VENT PIPE MATERIAL AND INSTALLATION PER ALL APPLICABLE BUILDING CODES & NAHB GREEN BUILDING GUIDELINES.
8. PROVIDE LOCATION IN PIPING FOR ATTACHMENT OF A SOFTENER SYSTEM.

INSULATION:

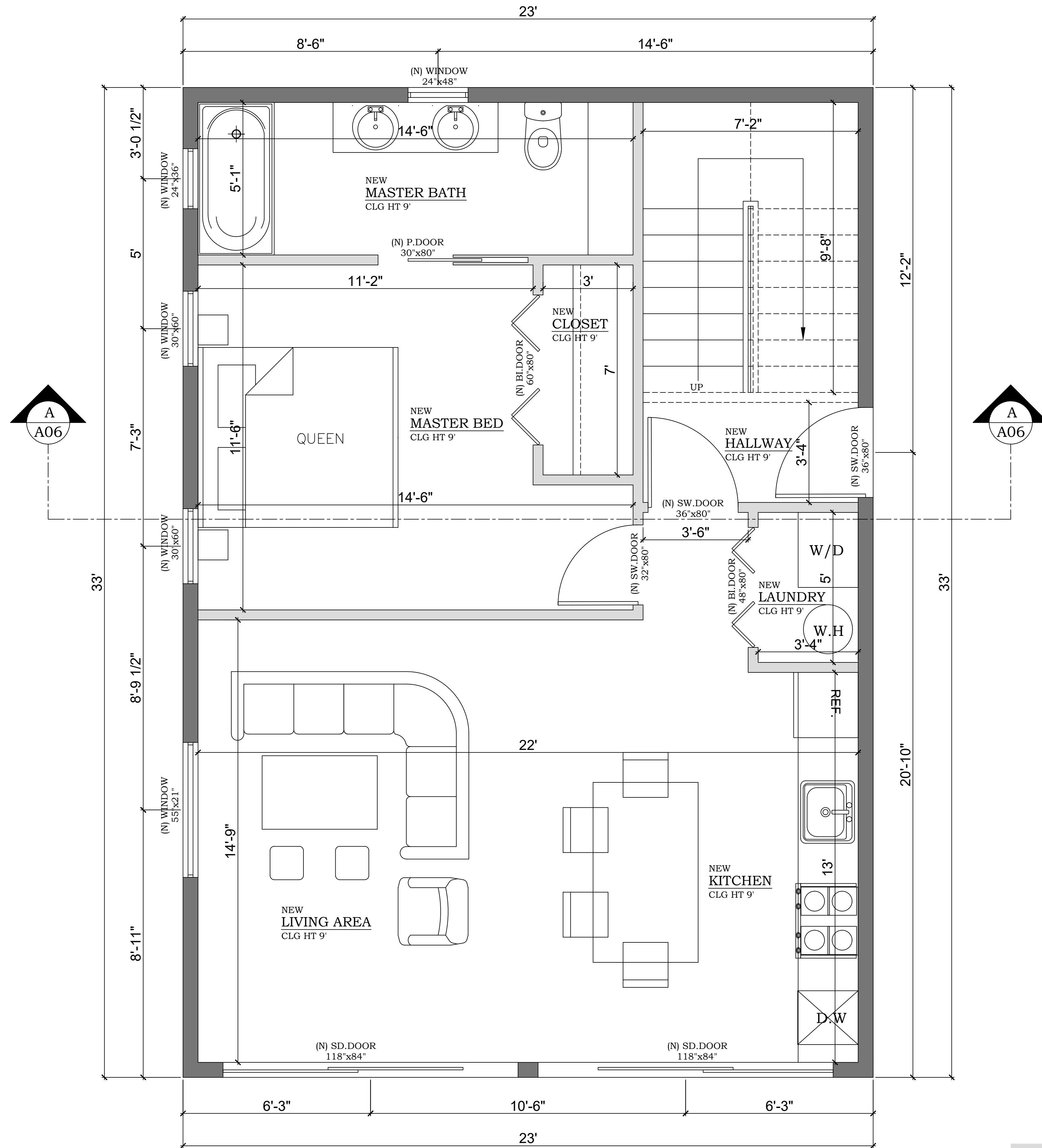
SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

MECHANICAL:

1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.
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3. USE ENERGY STAR LABELED APPLIANCES, ENERGY STAR CEILING FANS, & EXHAUST FANS DUCTED TO OUTSIDE WITH HUMIDISTAT.
4. USE MOTION DETECTORS ON OUTDOOR AREAS
5. PROVIDE AN AUTOMATED MECHANICAL VENTILATION SYSTEM IN GARAGE EXHAUSTING TO OUTSIDE.
6. INSTALL RETURN DUCTS OR TRANSFER GRILLS IN ALL ROOM HAVING DOORS EXCEPT BATHS, KITCHEN, CLOSETS, PANTRIES, & UTILITIES.
7. USE RATED AIR TIGHT TYPE "IC" HOUSING FOR ALL RECESSED LIGHTS.

SMOKE DETECTOR:

PER ALL APPLICABLE BUILDING CODES. SEE ELECTRICAL PLAN FOR LOCATIONS.



WALL LEGEND

	NEW EXTERIOR WALL 8" CMU
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

PROPOSED
FIRST FLOOR PLAN
SCALE : 1/2" = 1'-0"

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
101-THE MODERNIST

DATE:
01-28-2026

DRAWN BY:

SHEET:

A01

ARCHITECTURE NOTE

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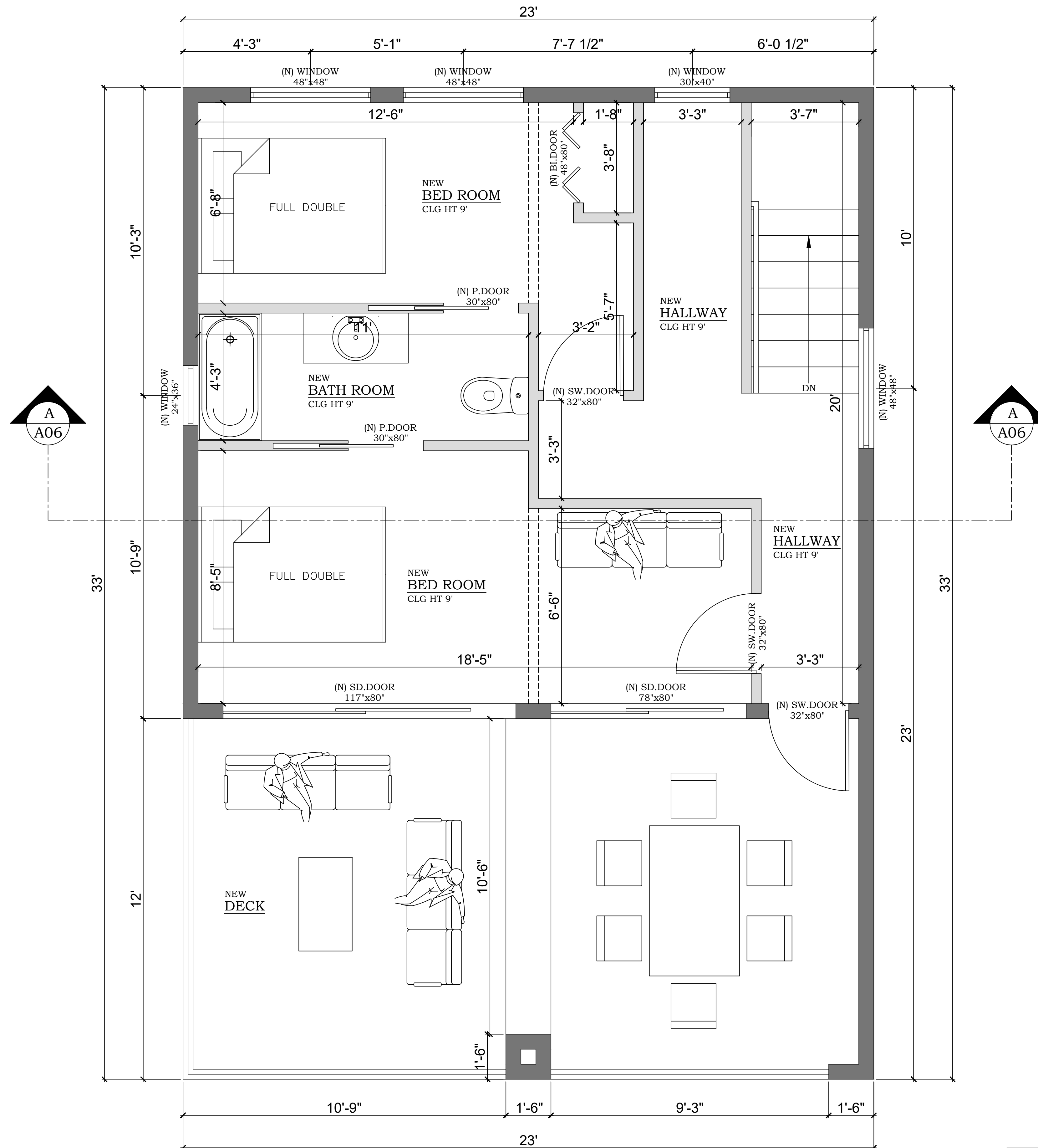
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SMOKE DETECTOR:

PER ALL APPLICABLE BUILDING CODES. SEE ELECTRICAL PLAN FOR LOCATIONS.



**PROPOSED
SECOND FLOOR PLAN
SCALE : 1/2" = 1'-0"**

WALL LEGEND

	NEW EXTERIOR WALL 8" CMU
	NEW EXT.INT WALL (2X6)
	NEW EXT.INT WALL (2X4)
	EXISTING EXT.INT WALL
	DEMOLISH WALL

DESIGNER



PROJECT FOR

NO.	REVISION

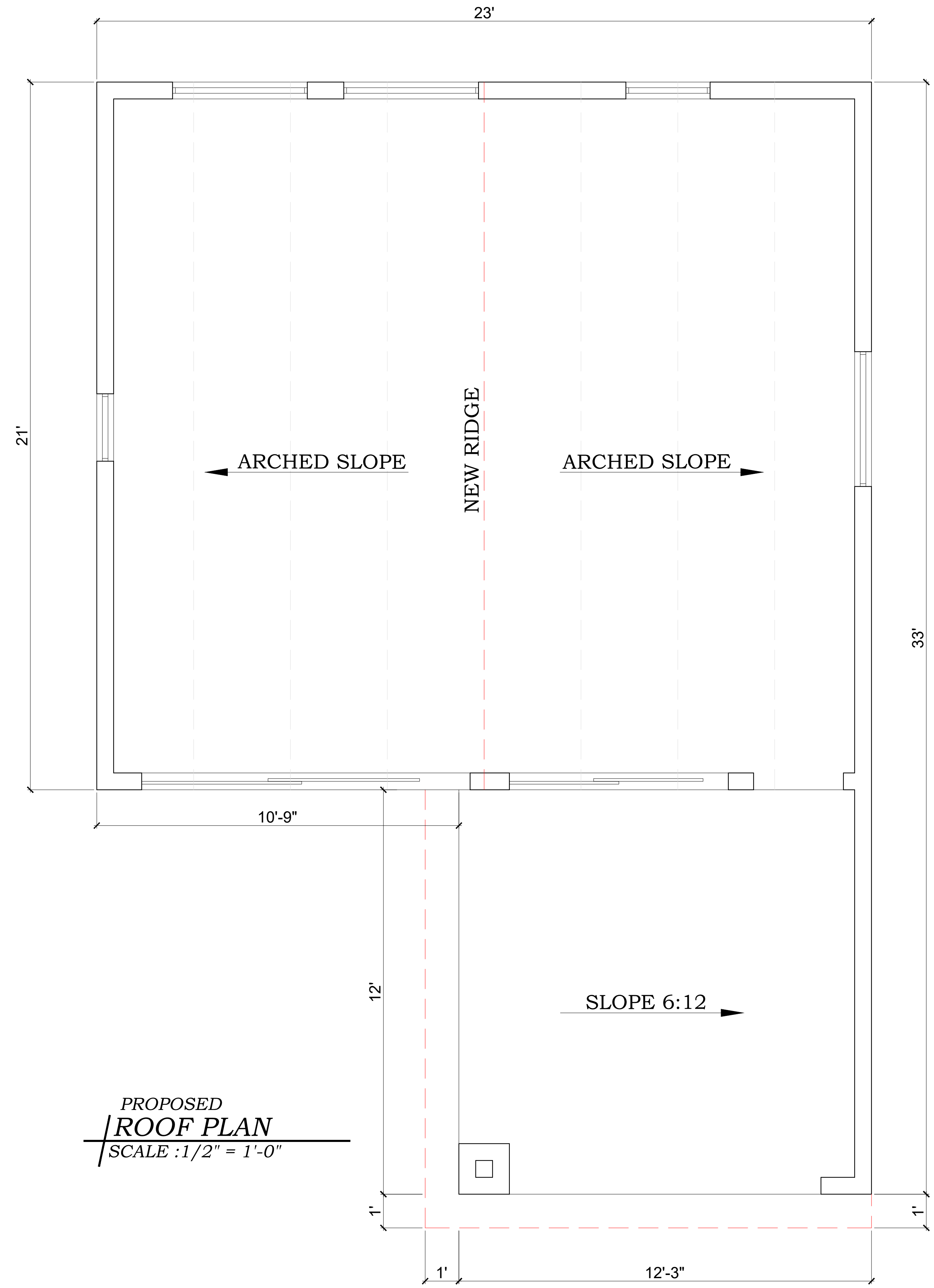
DRAWING NO.:
101-THE MODERNIST

DATE:
01-28-2026

DRAWN BY:

SHEET:

A02



PROPOSED
ROOF PLAN
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

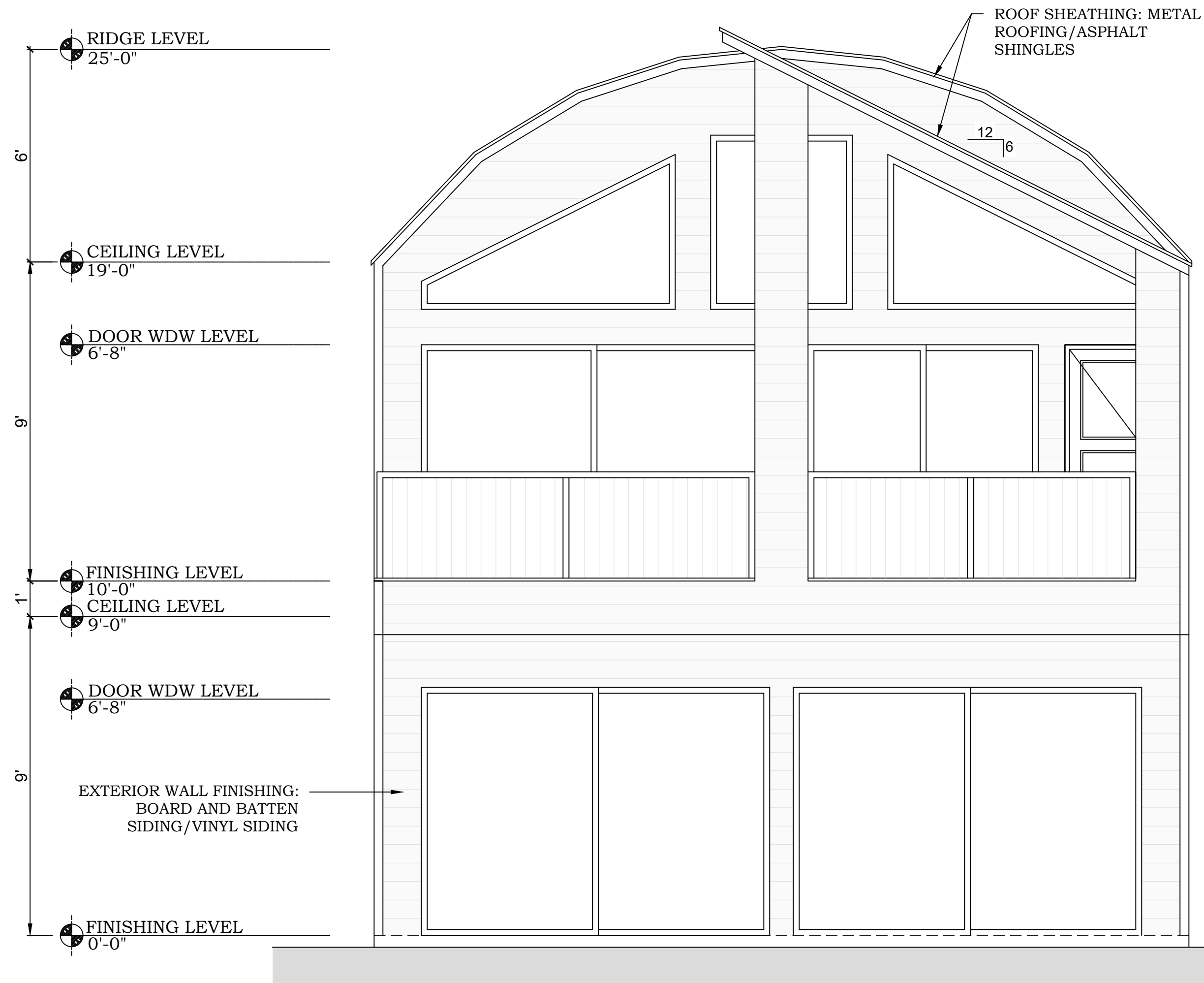
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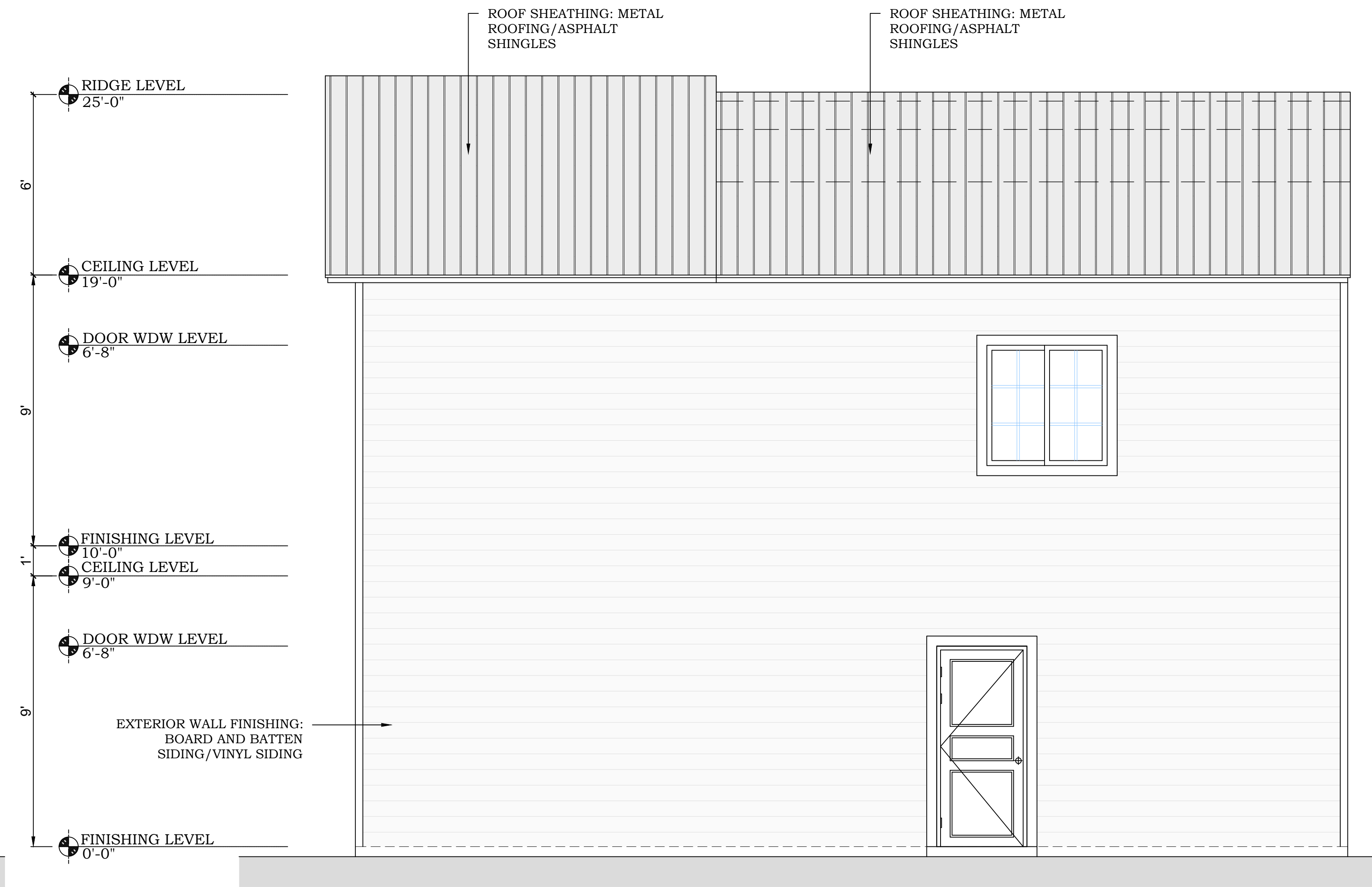
DRAWN BY:

SHEET:

A03



PROPOSED EXTERIOR
1 | SOUTH ELEVATION
 SCALE : 3/8" = 1'-0"



PROPOSED EXTERIOR
2 | EAST ELEVATION
 SCALE : 3/8" = 1'-0"

PROJECT FOR

NO.	REVISION

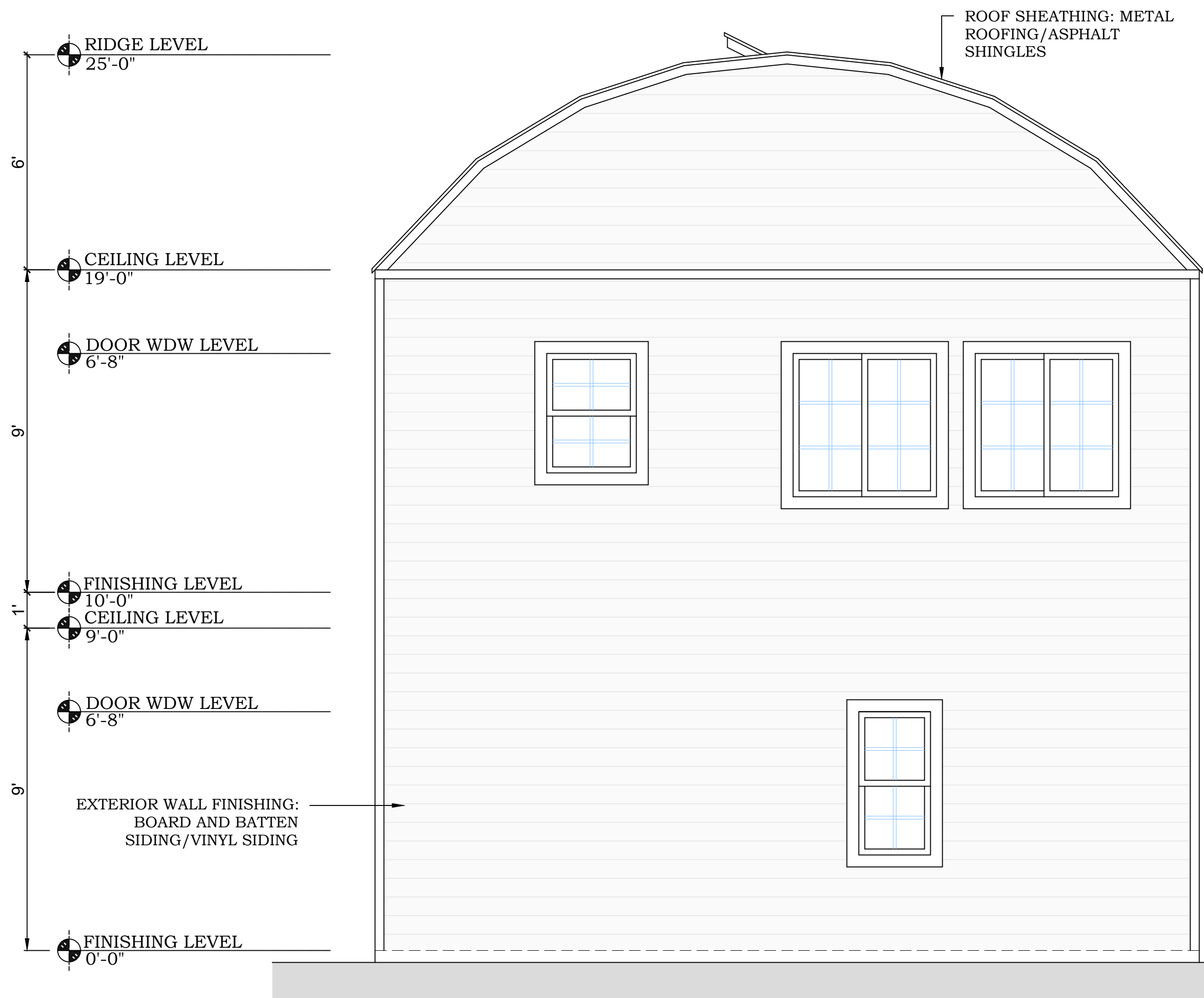
DRAWING NO.:
 101 - THE MODERNIST

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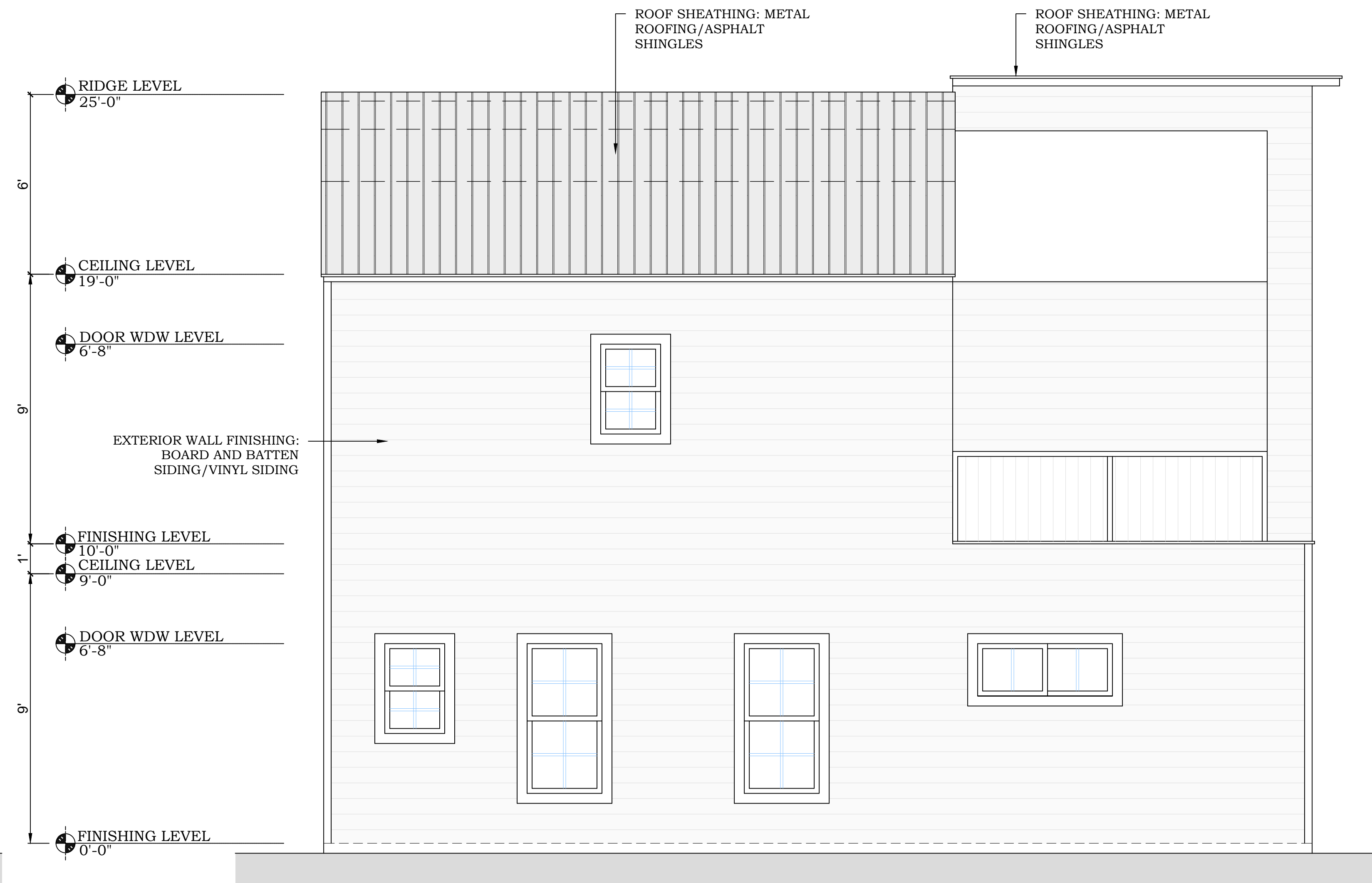
DRAWN BY:

SHEET:

A04



PROPOSED EXTERIOR
1/ NORTH ELEVATION
 SCALE : 3/8" = 1'-0"



PROPOSED EXTERIOR
2/ WEST ELEVATION
 SCALE : 3/8" = 1'-0"

PROJECT FOR

NO.	REVISION

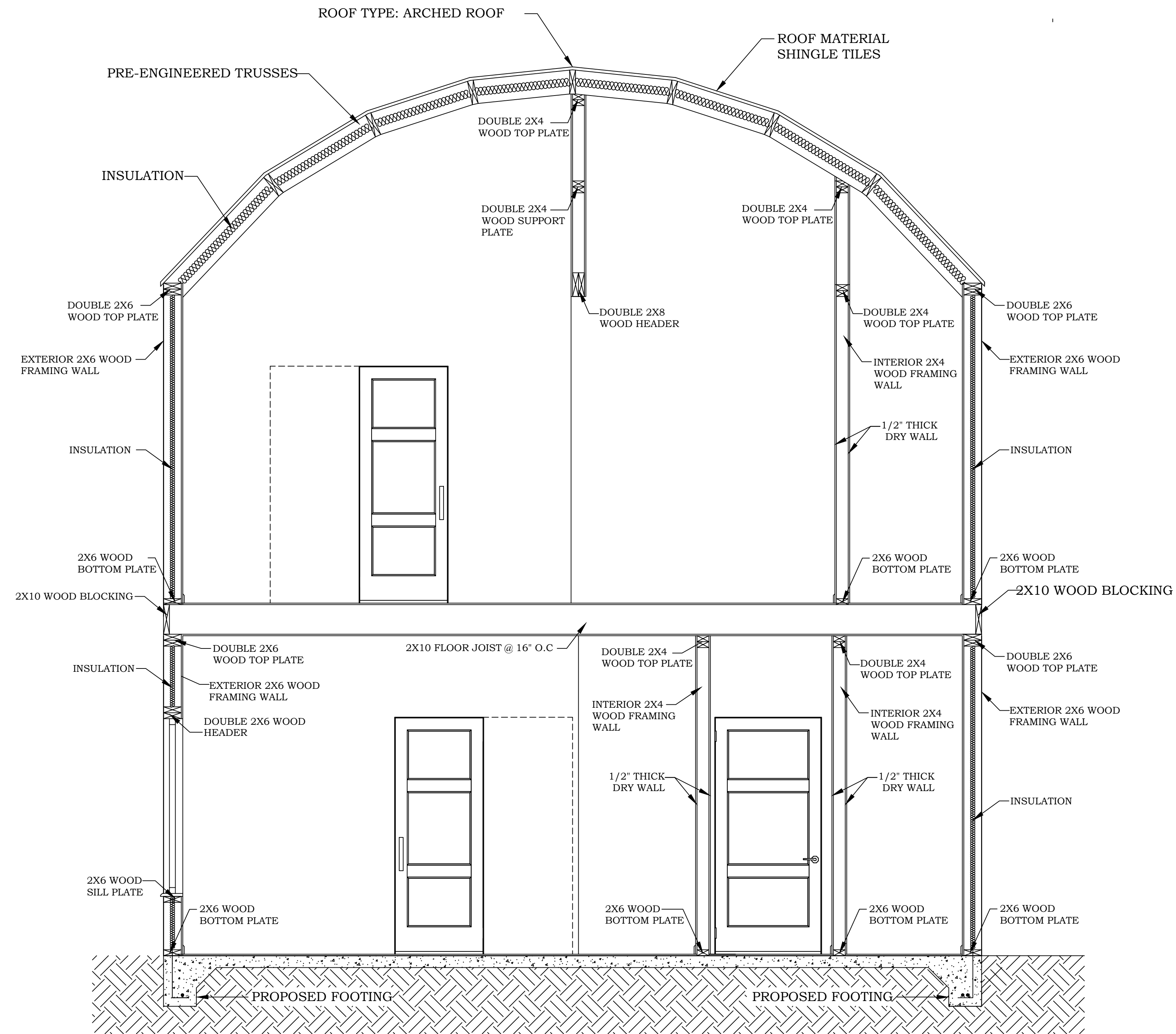
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 101 - THE MODERNIST

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 01-28-2026

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SHEET:

A05



PROPOSED BUILDING
CROSS - SECTION AT 'A'
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

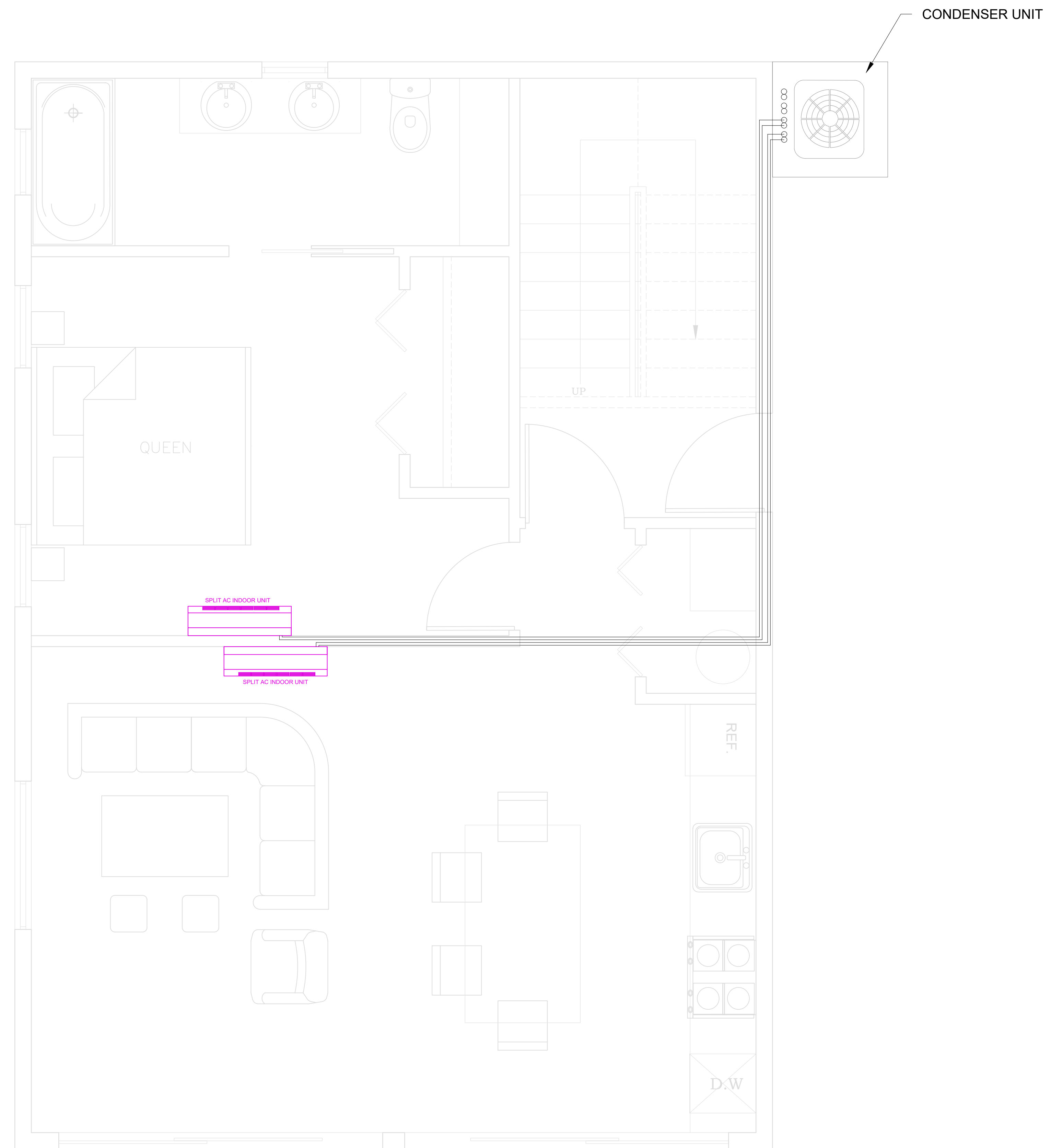
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 101 - THE MODERNIST

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 01-28-2026

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SHEET:

A06



PROPOSED FIRST FLOOR
/MECHANICAL PLAN
SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

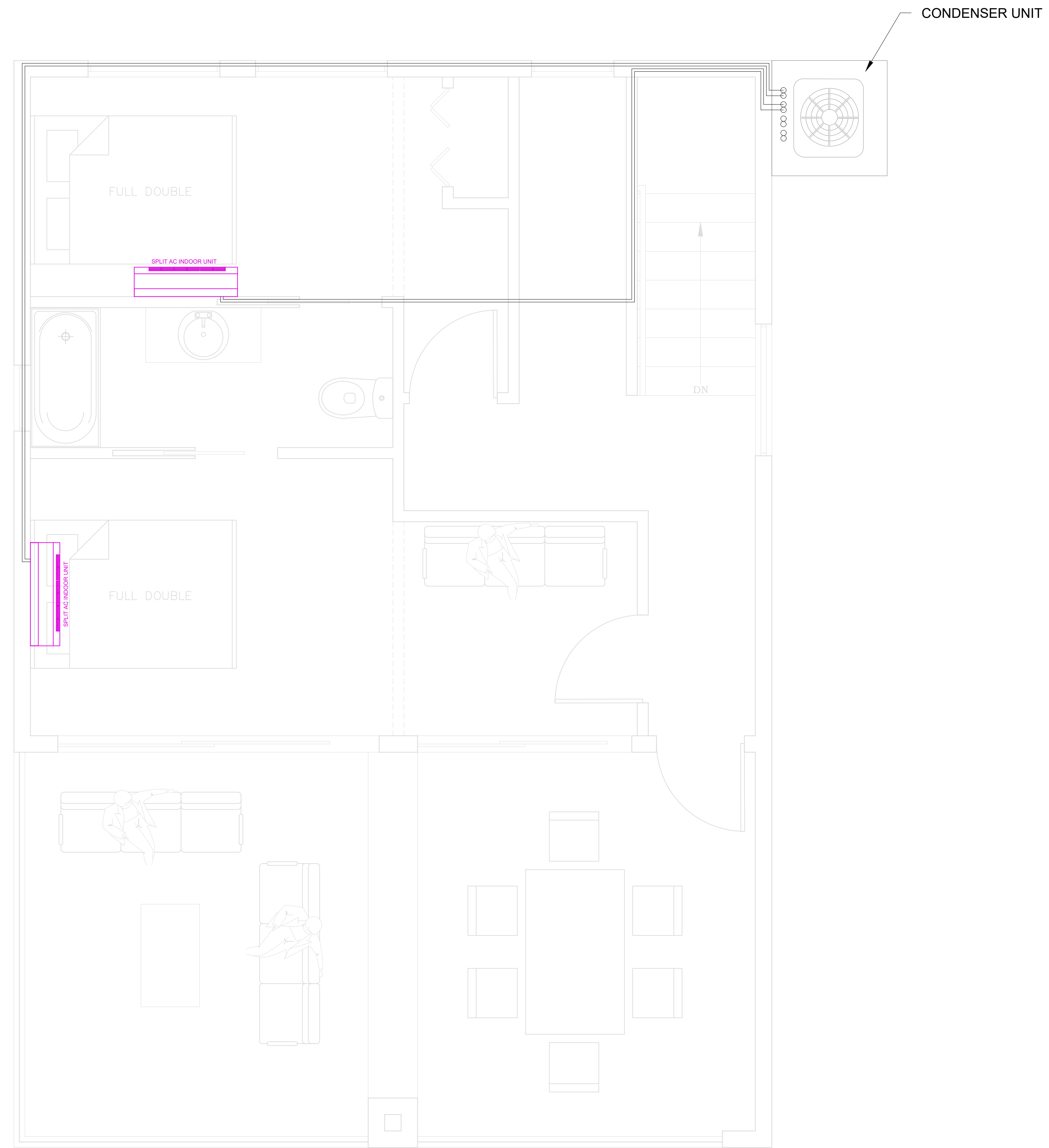
DRAWING NO.:
 101-THE MODERNIST

DATE:
 01-28-2026

DRAWN BY:

SHEET:

M01



PROPOSED SECOND FLOOR
/MECHANICAL PLAN
SCALE : 1/2" = 1'-0"

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 01 – 28 – 2026

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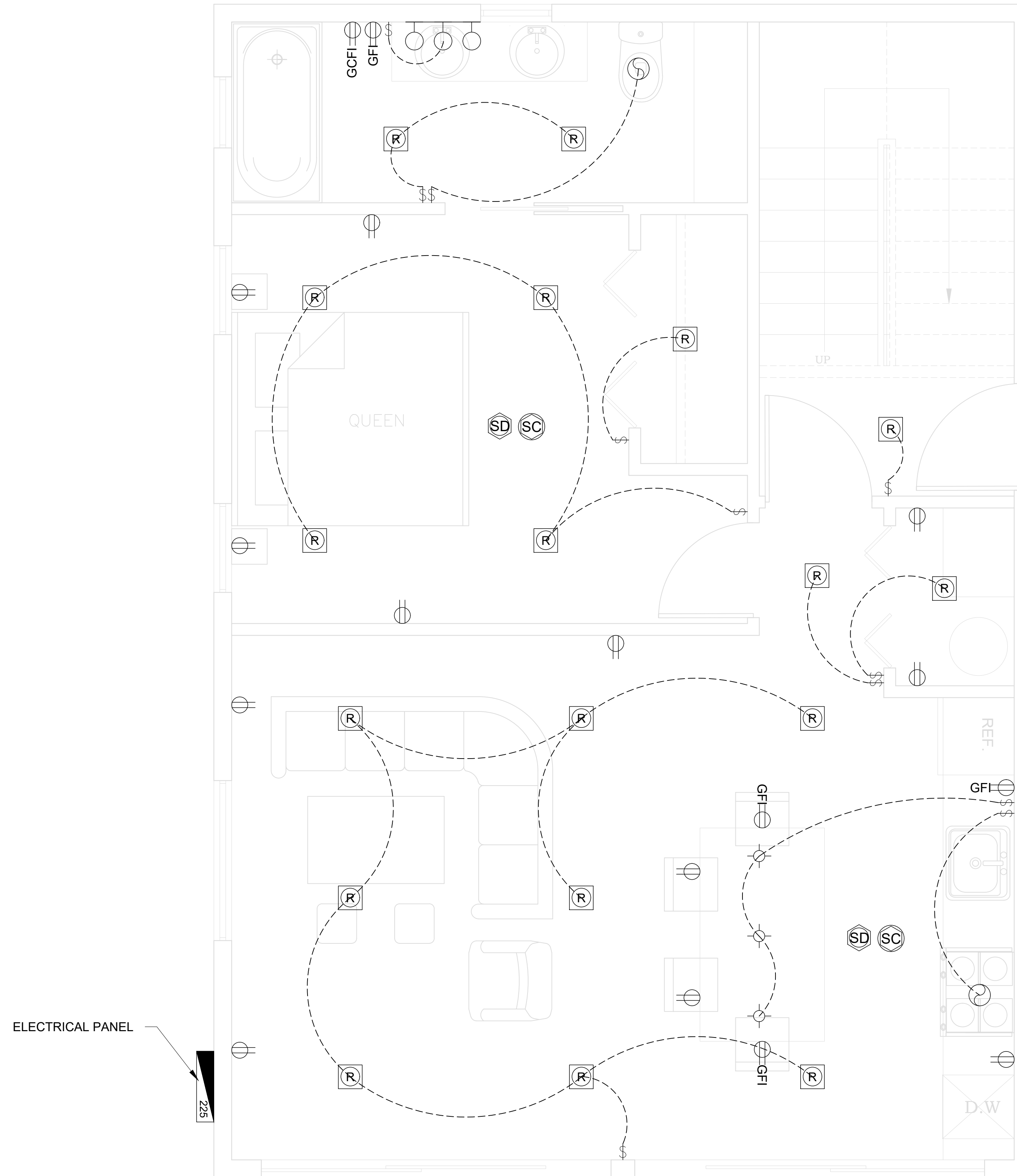
M02

ELECTRICAL NOTES

1. CONTR./ HOME OWNER TO HAVE FINAL APPR. ON ALL FINISHED FIXTURES
2. ALL ELECTRICAL TO MEET 2023 N.E.C. REQ.
3. CONNECT ALL NEW ELEC. TO EXIS CONFORMING SINGLE PHASE SERVICE
4. PROVIDE ALL COPPER WIRING.
5. CONTRACTOR TO CONNECT ALL FIXTURES & APPLIANCES.
6. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK.
7. 50% (MIN) OF ALL FIXTURES TO USE ENERGY EFFICIENT BULBS.
8. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUND STEEL(CONFIRM EXIS)
9. ALL LIGHT SW AT 30" A.F.F. (MIN)
10. CONTR./OWNR. TO COORD. ADDL EQUIP I.E:SEC. SYS., STEREO, COMPUTER & INTERCOM.
11. CONTROL TO PROVIDE ARCH FAULT @ ALL BEDRMS.
12. ALL OUTLETS OTHER THAN GFCI (NOTED) ARE TO BE ARCH FAULT INTERRUPTED (AFCI) PER NEC

SMOKE ALARMS

1. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQ
2. SMOKE ALRMS SHALL BE LOCATED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. SMOKE ALRMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER
4. SMOKE ALRMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE
5. COMBINATION OF SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS
6. SMOKE ALARMS SHAL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND WHERE PRIMARY POWER IS INTERRUPTED SHALL RECIEVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISSCONNECTING SWITCH OTHER THAN THOSE REQ FOR OVERCCURENT PROTECTION



PROPOSED FIRST FLOOR
ELECTRICAL PLAN
 SCALE : 1/2" = 1'-0"

ELECTRICAL KEY:

	DUPLEX OUTLET
	DUPLEX OUTLET ABOVE COUNTER
	DUPLEX OUTLET BELOW COUNTER
	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	1-#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/LIGHT

DESIGNER



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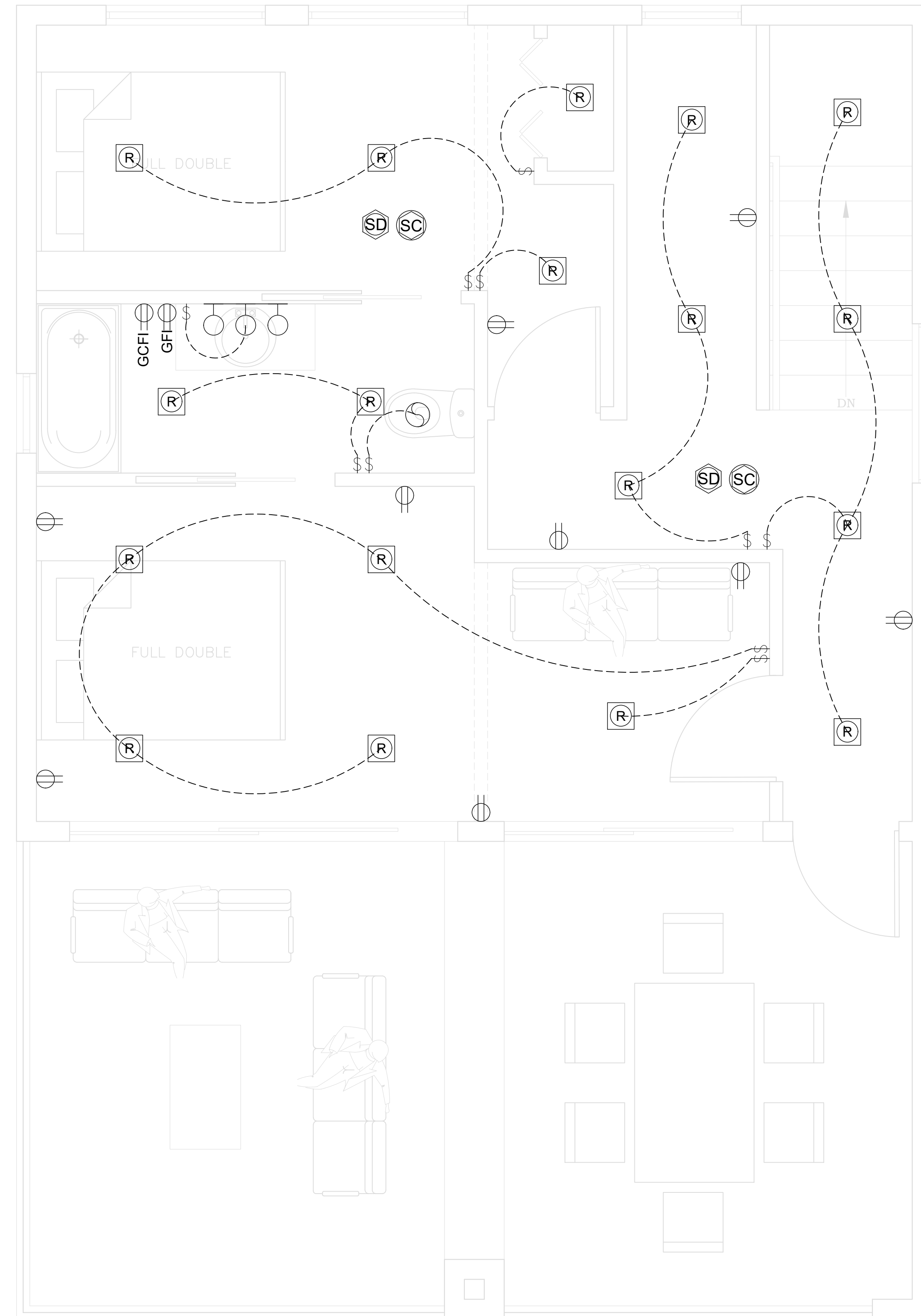
E01

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PROPOSED SECOND FLOOR
ELECTRICAL PLAN
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ELECTRICAL KEY:

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	SPLIT SWITCHED OUTLET
	CEILING OUTLET
	FLOOR OUTLET
	SPLIT SWITCHED FLOOR OUTLET
	4 GANG FLOOR OUTLET
	GROUND FAULT OUTLET
	WEATHER PROOF OUTLET
	GROUND-FAULT CIRCUIT INTERRUPTER
	220v OUTLET
	EXHAUST FAN
	EXHAUST FAN / LIGHT
	RECESSED CAN LIGHT
	RECESSED FLUORESCENT
	EYEBALL LIGHT
	VAPOR PROTECTED LIGHT
	RECESSED WALL OUTLET
	RECESSED MR15
	CEILING LIGHT
	PENDANT LIGHT
	WALL LIGHT
	SINGLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	RHEOSTAT
	CABLE T.V. JACK
	HIGH SPEED INTERNET
	BUTTON
	PHONE JACK
	SMOKE DETECTOR
	SMOKE/CARBON DETECTOR (DIRECT WIRE W/ BATT)
	INTERCOM
	DISCONNECT SWITCH
	ELECTRIC METER
	DIRECT WIRE
	1 BULB FLUORESCENT
	2 BULB FLUORESCENT
	VANITY LIGHTS
	JB FOR CEILING FAN
	CHIMES
	FLOOD LIGHT
	JUNCTION BOX
	SPEAKER HARD WIRE
	CENTRAL VACUUM ACCESS
	OUTDOOR LIGHT / SECURITY CAMERA
	GAS STUB
	HOSE BIB
	1-#5 GROUND FOR ELEC
	CENTRAL VAC
	GAS APP W/H
	300 AMP ELEC PANEL
	225 AMP ELEC PANEL
	100 AMP ELEC PANEL
	CEILING FAN W/LIGHT

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
101 - THE MODERNIST

DATE:
01-28-2026

DRAWN BY:

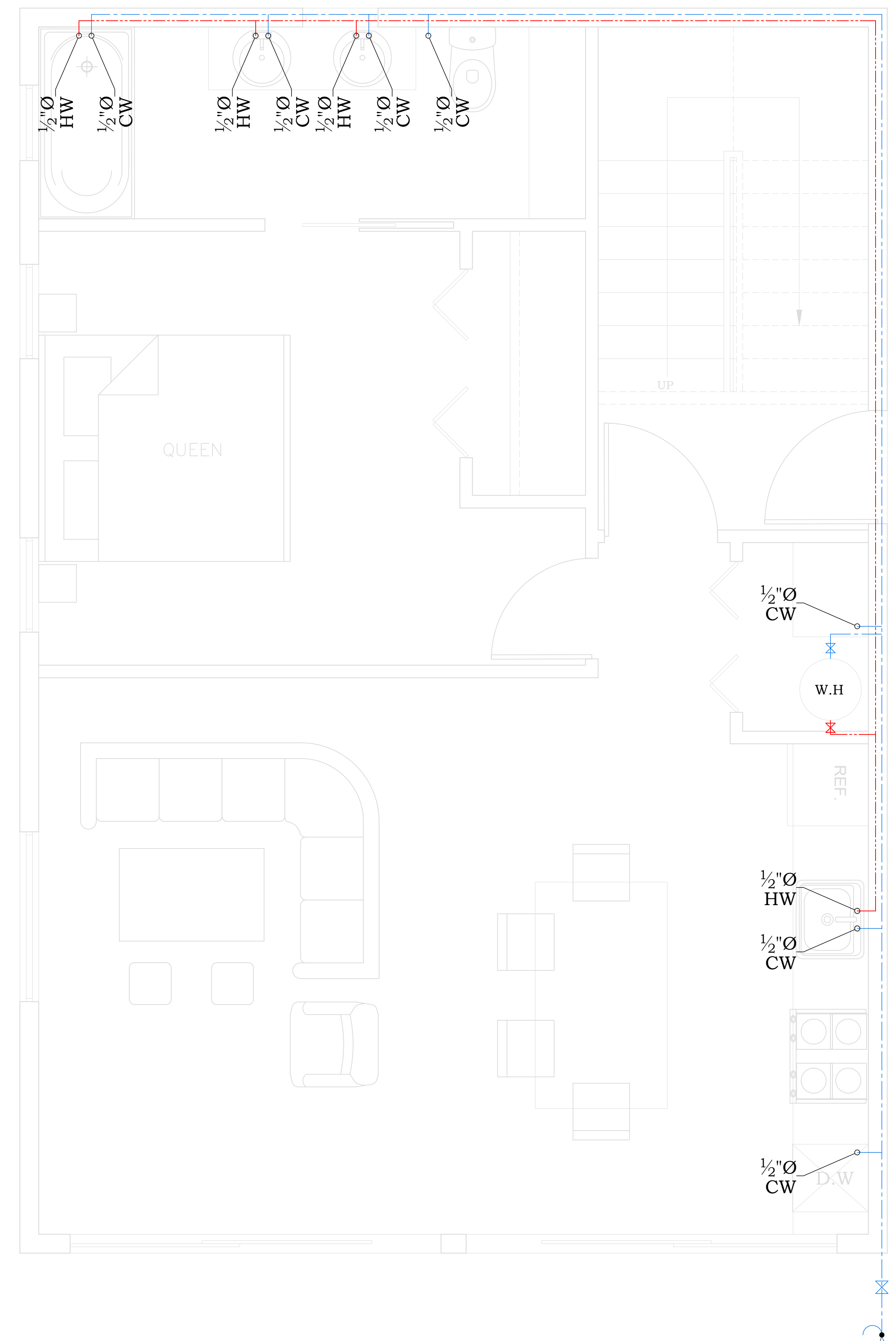
SHEET:

E02

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
O.B.D.	FLOOR CLEAN-OUT.
O.B.D.	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
ZCSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER



**PROPOSED FIRST FLOOR
 WATER SUPPLY PLAN**
 SCALE : 1/2" = 1'-0"

LINE FROM CITY
 1" C.W.

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
 101 - THE MODERNIST

DATE:
 01-28-2026

DRAWN BY:

SHEET:

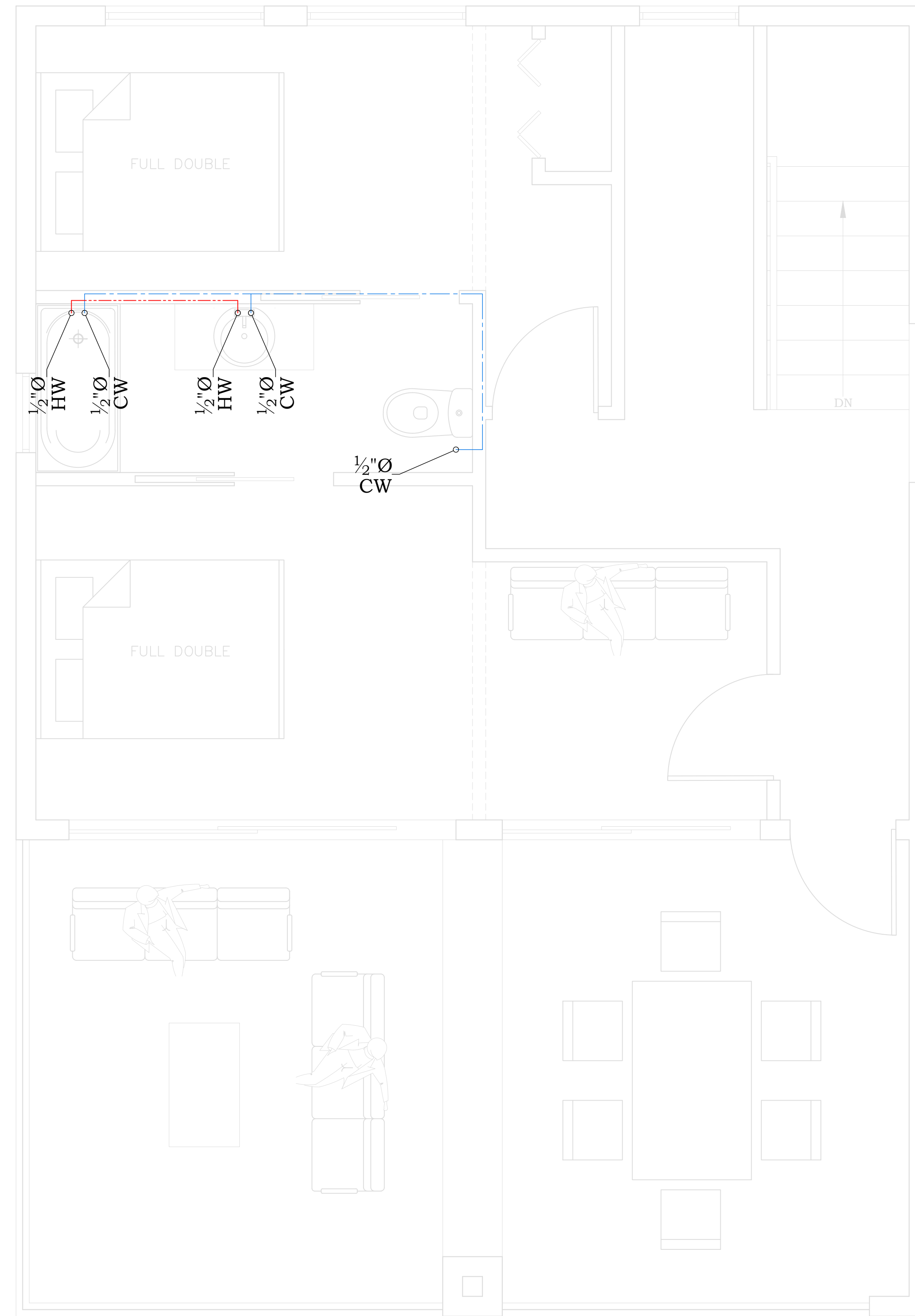
P01



PLUMBING LEGEND	
SYMBOL	DESCRIPTION
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	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W./H.W.	REMARKS / SPECS	
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
ZCSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	VACUUM BREAKER



PROPOSED SECOND FLOOR
WATER SUPPLY PLAN
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

DRAWING NO.:
 101 - THE MODERNIST

DATE:
 01-28-2026

DRAWN BY:

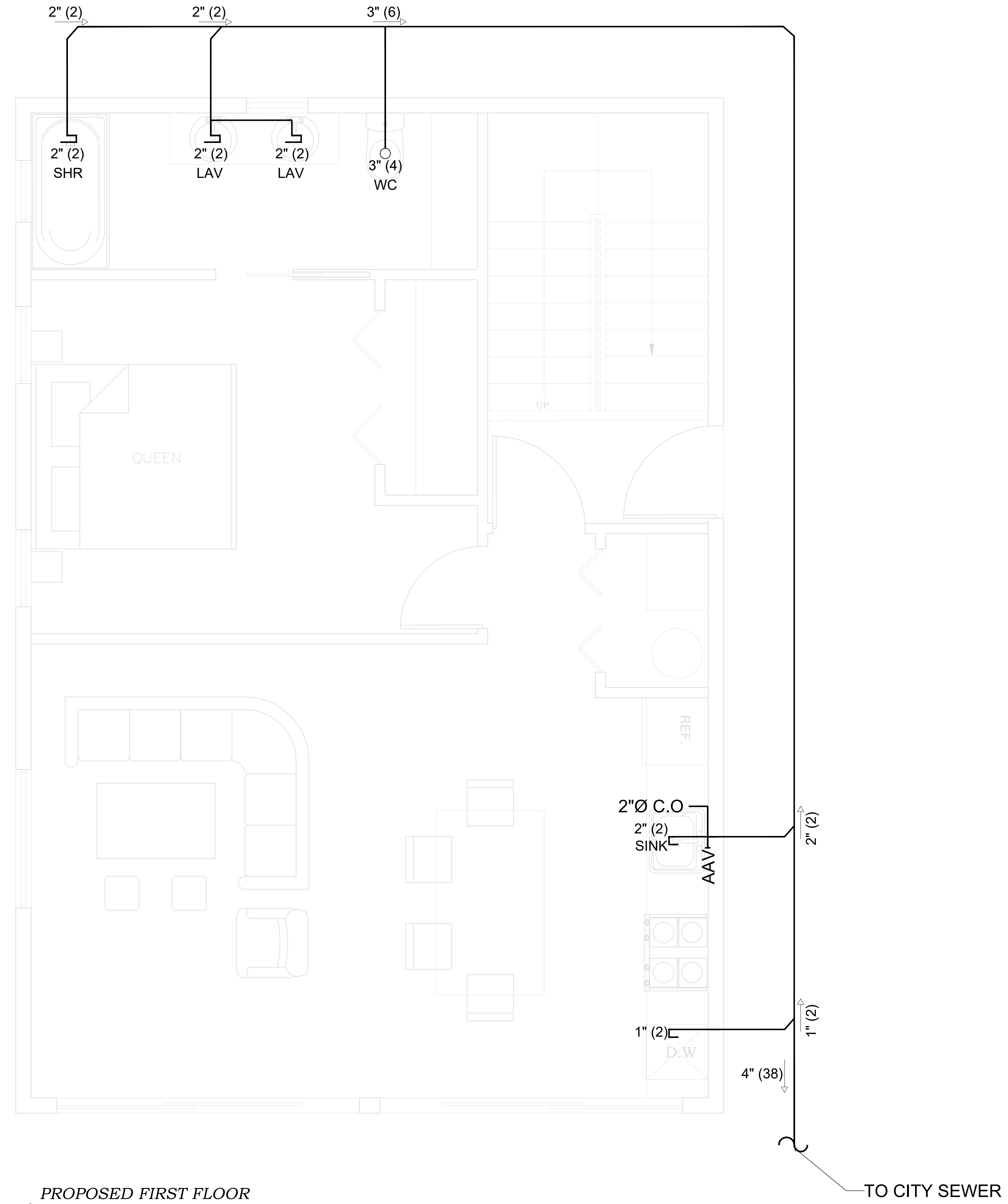
SHEET:

P02

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
	FLOOR CLEAN-OUT.
	CLEAN-OUT TO GRADE.
	COLD WATER.
	HOT WATER.
	VENT THRU ROOF.
	VENT THRU WALL.

PLUMBING NOTE
 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W./H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1-1/2" INDIRECT WASTE LINE.
ZCSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	STAINLESS STEEL SINK FLOOR MTD. WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	VACUUM BREAKER



**PROPOSED FIRST FLOOR
 SEWERAGE PLAN**
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

DRAWING NO.:
 101 - THE MODERNIST

DATE:
 01-28-2026

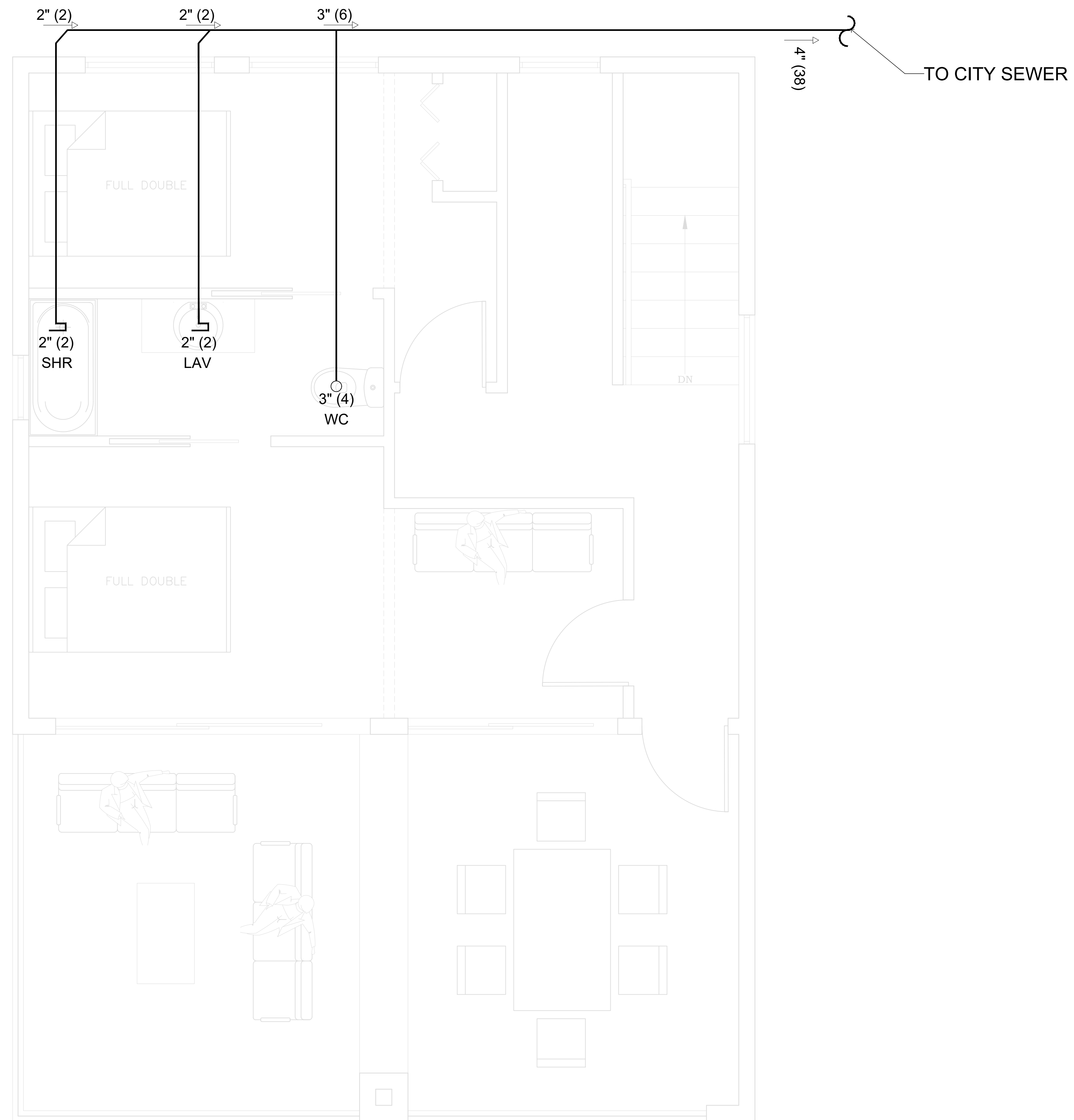
DRAWN BY:

SHEET:
P03

PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	COLD WATER (C.W.) LINE.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
O.B.D.	FLOOR CLEAN-OUT.
O.B.D.	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE
 1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT.
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.

PLUMBING FIXTURE CONNECTION SCHEDULE					
MARK	DESCRIPTION	WASTE	VENT	C.W./H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2" 1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2" 1/2"	1-1/2" INDIRECT WASTE LINE.
ZCSK	TWO COMPARTMENT SINK.	2"	2"	1/2" 1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2" 1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2" 1/2"	WALL MTD, RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	VACUUM BREAKER



PROPOSED SECOND FLOOR
SEWERAGE PLAN
 SCALE : 1/2" = 1'-0"

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
101 - THE MODERNIST

DATE:
01-28-2026

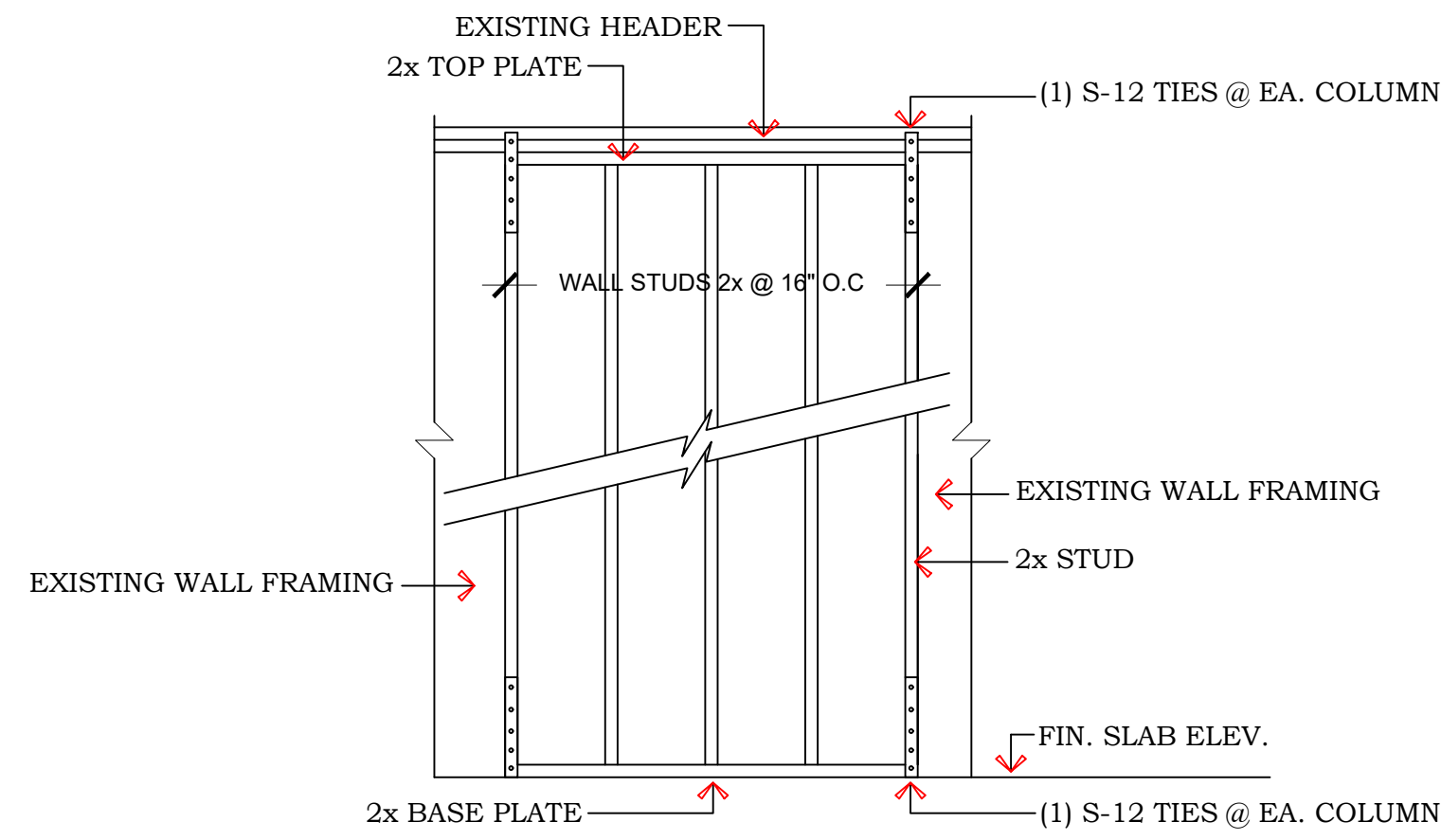
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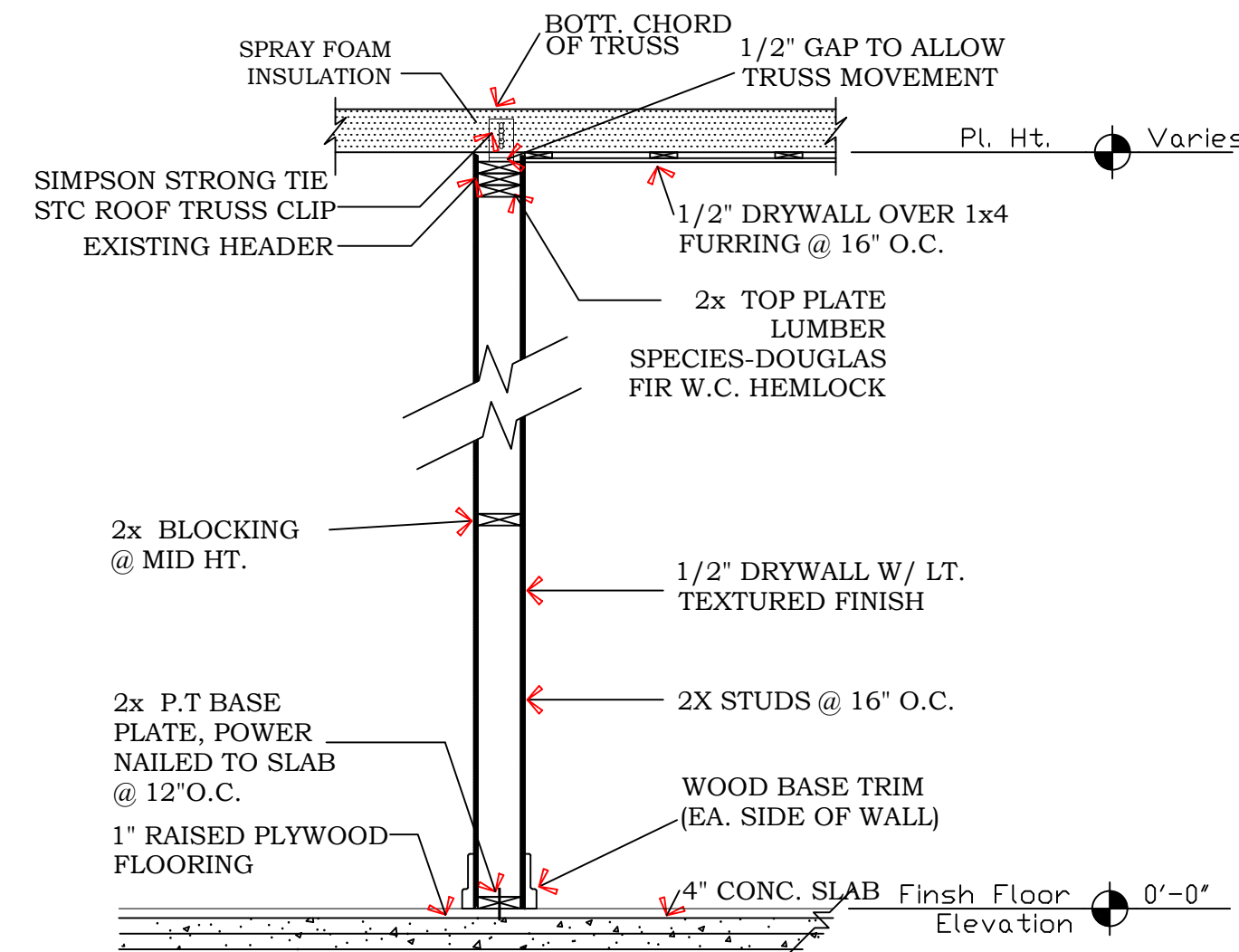
P04

WALL FRAMING NOTES

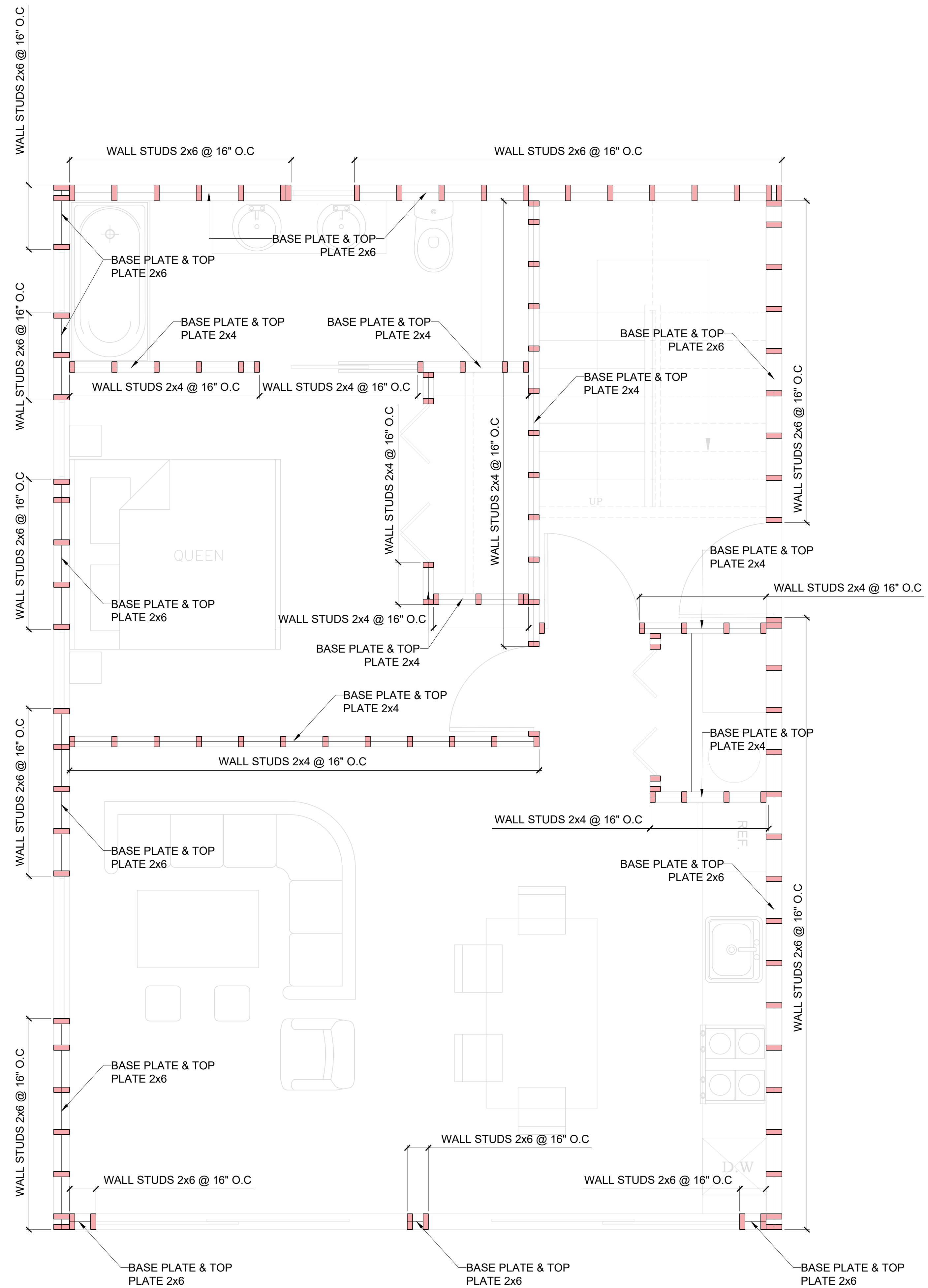
1. WALL FRAMING:
ALL STUD WALLS SHALL BE FRAMED USING 2X4 OR 2X6 STUDS SPACED AT 16 INCHES ON CENTER (O.C.), UNLESS OTHERWISE NOTED.
2. LUMBER SPECIFICATION:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER, KILN-DRIED (KD), CONFORMING TO NDS (NATIONAL DESIGN SPECIFICATION) STANDARDS.
3. TOP & BOTTOM PLATES:
PROVIDE (2) 2X4 OR 2X6 TOP PLATES, LAPPED AT CORNERS AND SPLICES A MINIMUM OF 24 INCHES.
PROVIDE (1) CONTINUOUS 2X4 OR 2X6 BOTTOM PLATE SECURELY ANCHORED TO THE FLOOR OR FOUNDATION.
4. FASTENING:
STUDS TO PLATES: (2) 16D NAILS AT EACH END.
PLATES TO STUDS: NAILED PER CRC OR AS APPLICABLE.
ALL NAILING SHALL COMPLY WITH CBC OR CRC REQUIREMENTS.
5. BLOCKING:
INSTALL SOLID HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL STUDS EXCEEDING 8'-0" HEIGHT OR AS REQUIRED FOR FIRE-STOPPING AND BRACING.
6. SHEATHING:
WHERE APPLICABLE, PROVIDE 7/16" OSB OR PLYWOOD STRUCTURAL SHEATHING, NAILED PER SHEAR WALL SCHEDULE.
7. FIRE-STOPPING:
INSTALL FIRE BLOCKING AT:
TOP AND BOTTOM OF WALLS
INTERSECTIONS WITH FLOORS OR CEILINGS
AT 10-FOOT INTERVALS VERTICALLY.
8. STUD LENGTHS:
STUD LENGTHS SHALL BE VERIFIED FOR EXACT WALL HEIGHT, ACCOUNTING FOR FLOOR FINISH, CEILING FINISH, AND PLATE THICKNESSES.



FRAMING SECTION



TYPICAL INTERIOR PARTITION SECTION



**PROPOSED FIRST FLOOR
/ WALL FRAMING PLAN
SCALE : 1/2" = 1'-0"**

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
101 - THE MODERNIST

DATE:
01-28-2026

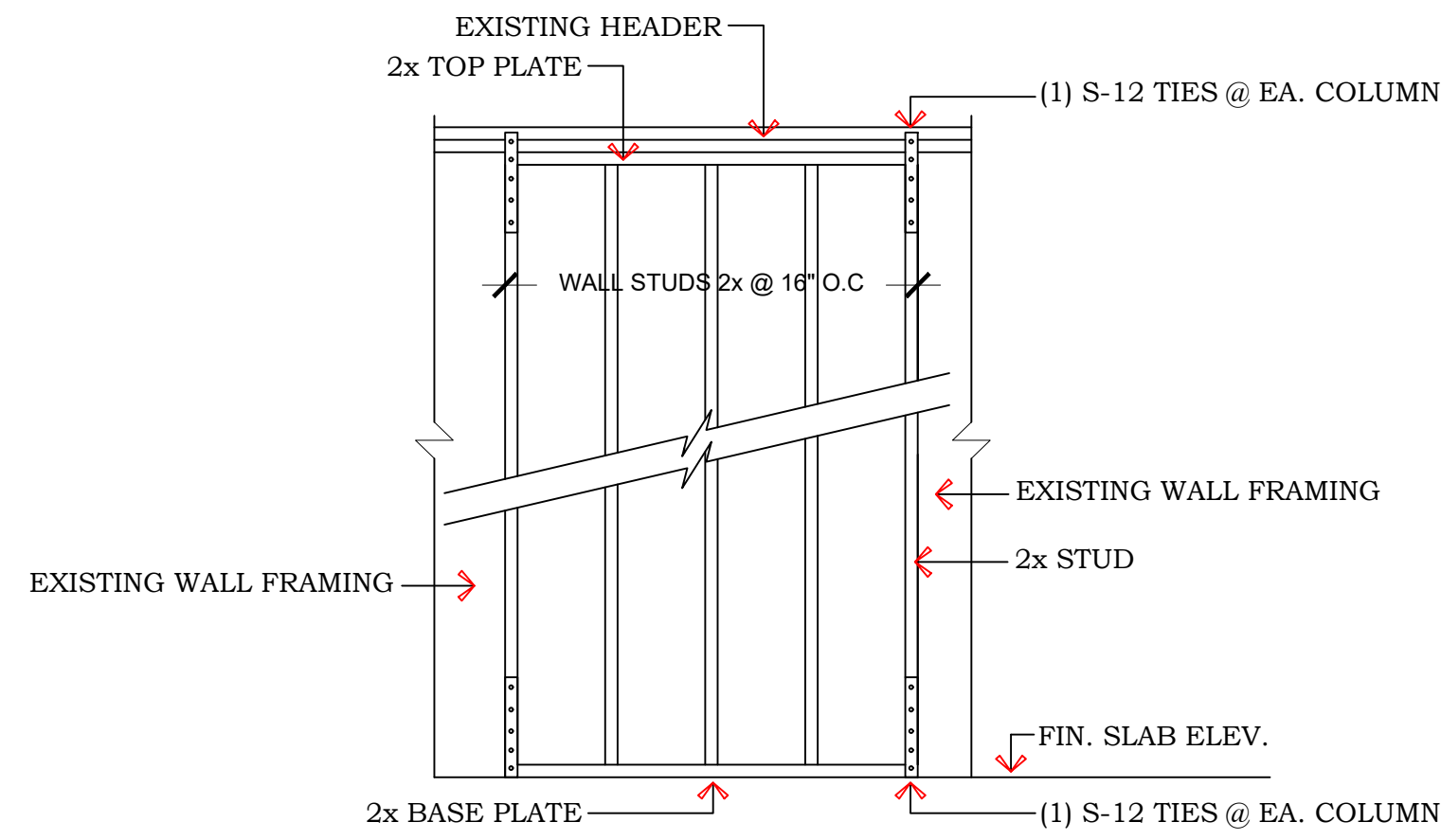
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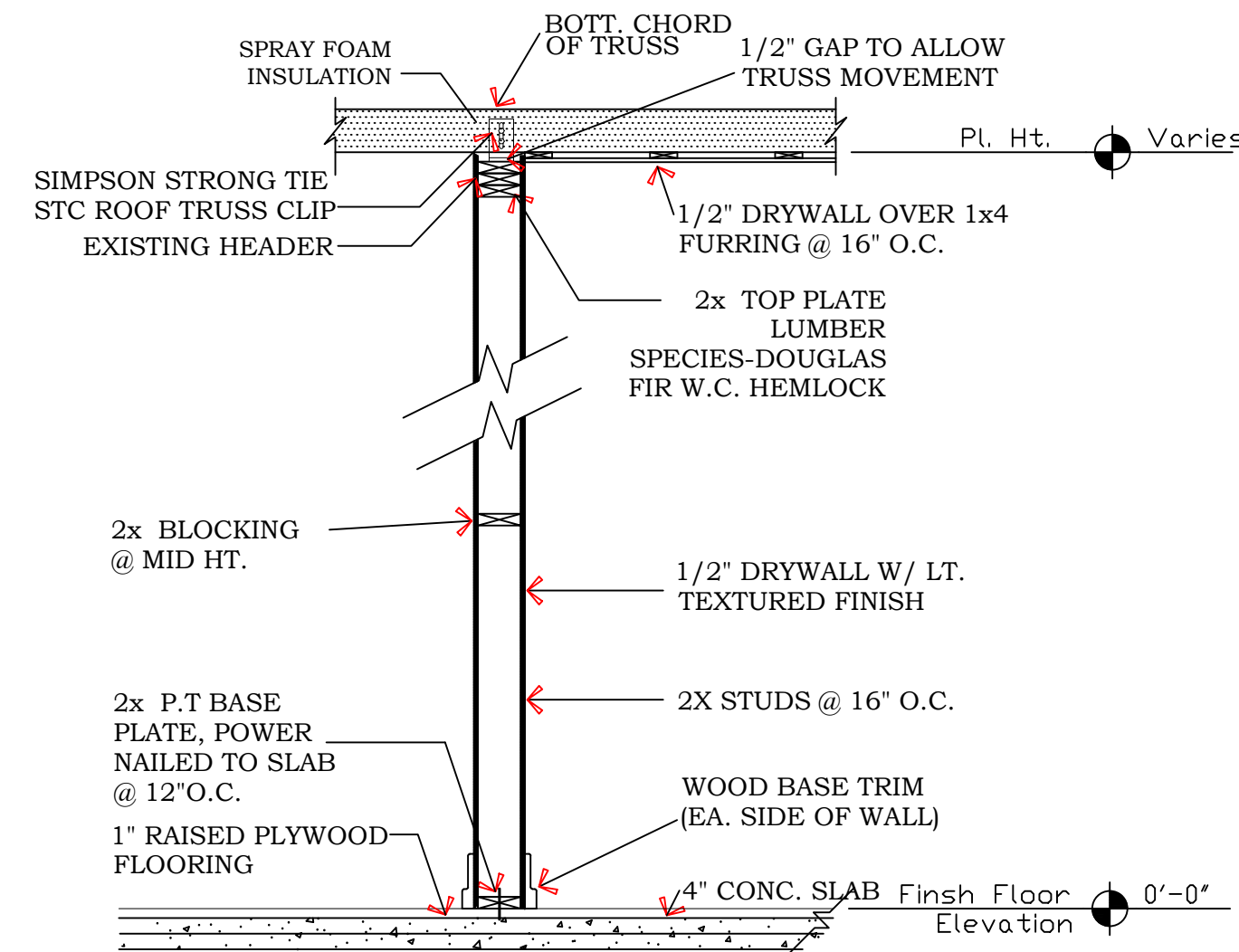
S02

WALL FRAMING NOTES

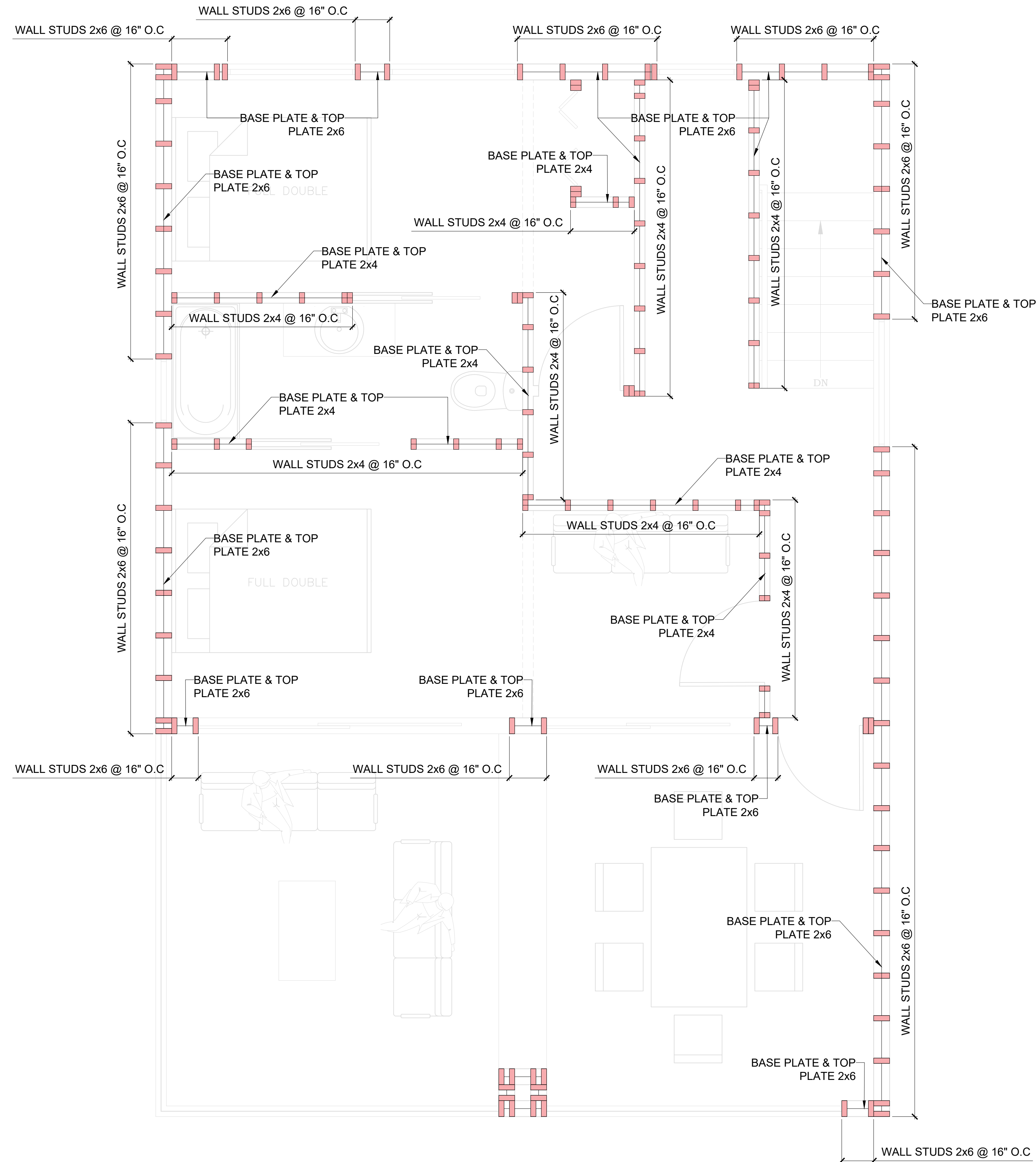
1. WALL FRAMING:
ALL STUD WALLS SHALL BE FRAMED USING 2X4 OR 2X6 STUDS SPACED AT 16 INCHES ON CENTER (O.C.), UNLESS OTHERWISE NOTED.
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ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER, KILN-DRIED (KD), CONFORMING TO NDS (NATIONAL DESIGN SPECIFICATION) STANDARDS.
3. TOP & BOTTOM PLATES:
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PROVIDE (1) CONTINUOUS 2X4 OR 2X6 BOTTOM PLATE SECURELY ANCHORED TO THE FLOOR OR FOUNDATION.
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5. BLOCKING:
INSTALL SOLID HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL STUDS EXCEEDING 8'-0" HEIGHT OR AS REQUIRED FOR FIRE-STOPPING AND BRACING.
6. SHEATHING:
WHERE APPLICABLE, PROVIDE 7/16" OSB OR PLYWOOD STRUCTURAL SHEATHING, NAILED PER SHEAR WALL SCHEDULE.
7. FIRE-STOPPING:
INSTALL FIRE BLOCKING AT:
TOP AND BOTTOM OF WALLS
INTERSECTIONS WITH FLOORS OR CEILINGS
AT 10-FOOT INTERVALS VERTICALLY.
8. STUD LENGTHS:
STUD LENGTHS SHALL BE VERIFIED FOR EXACT WALL HEIGHT, ACCOUNTING FOR FLOOR FINISH, CEILING FINISH, AND PLATE THICKNESSES.



FRAMING SECTION



TYPICAL INTERIOR PARTITION SECTION



**PROPOSED SECOND FLOOR
WALL FRAMING PLAN
SCALE : 1/2" = 1'-0"**

DESIGNER



PROJECT FOR

NO.	REVISION

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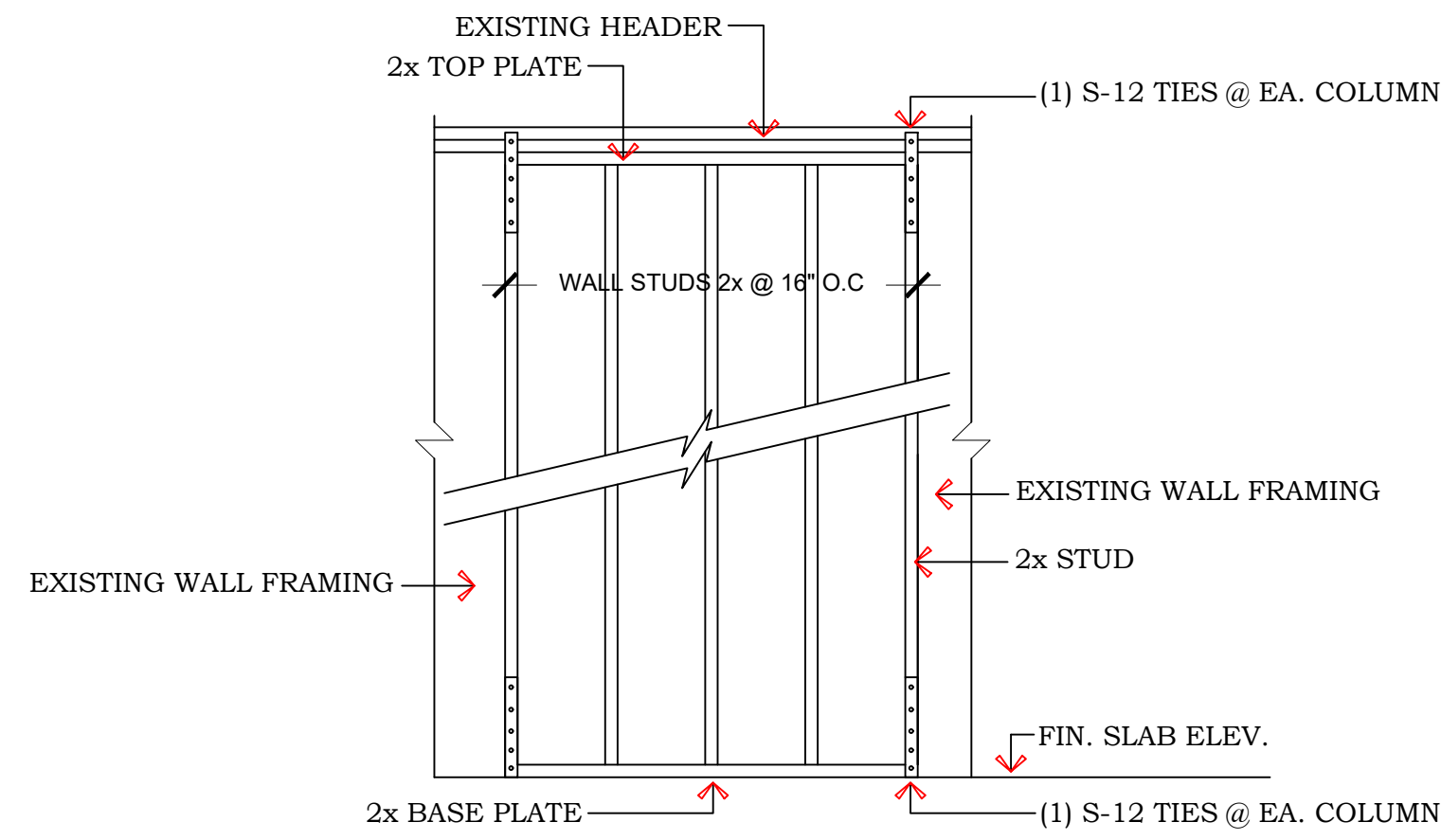
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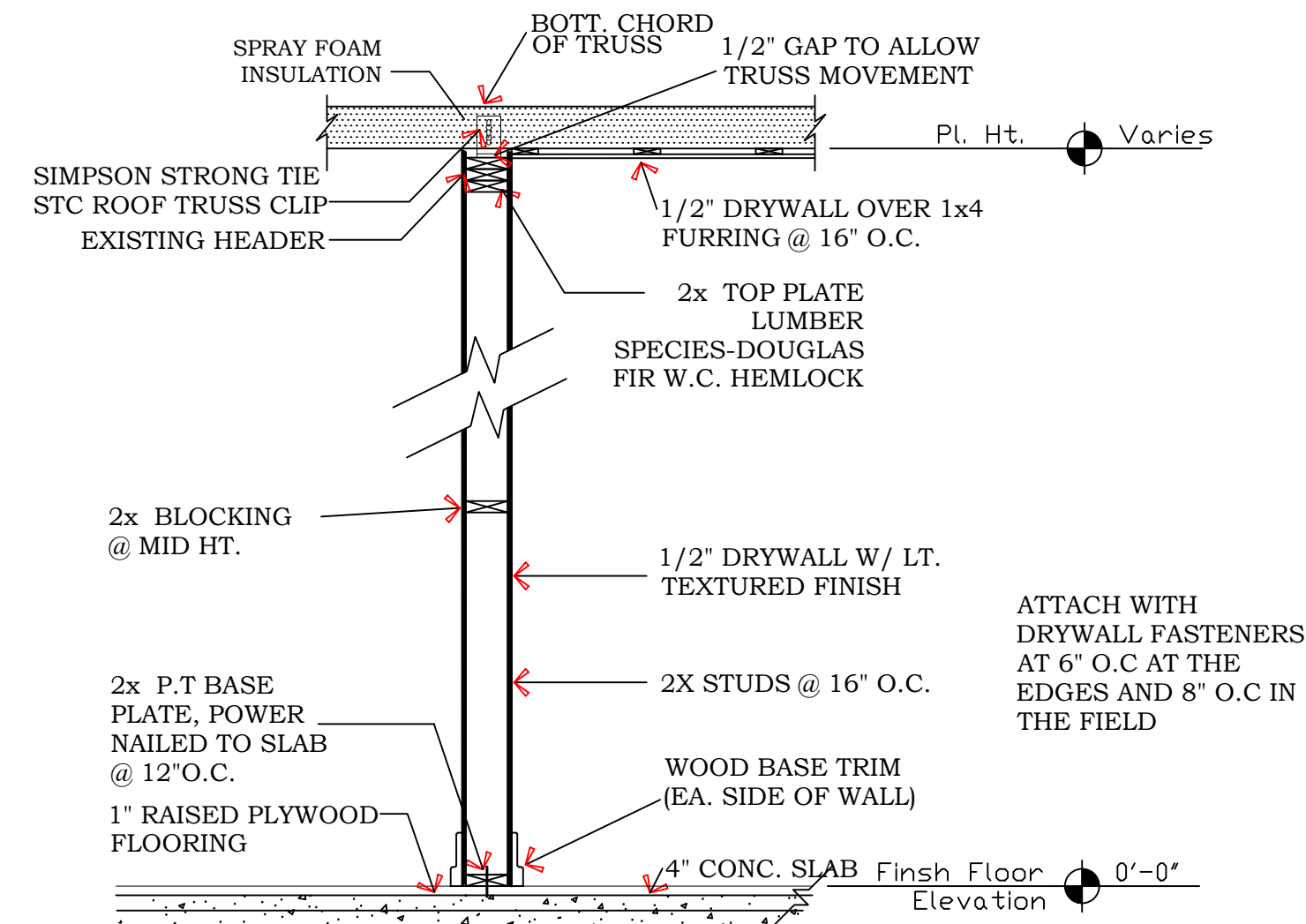
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WALL FRAMING NOTES

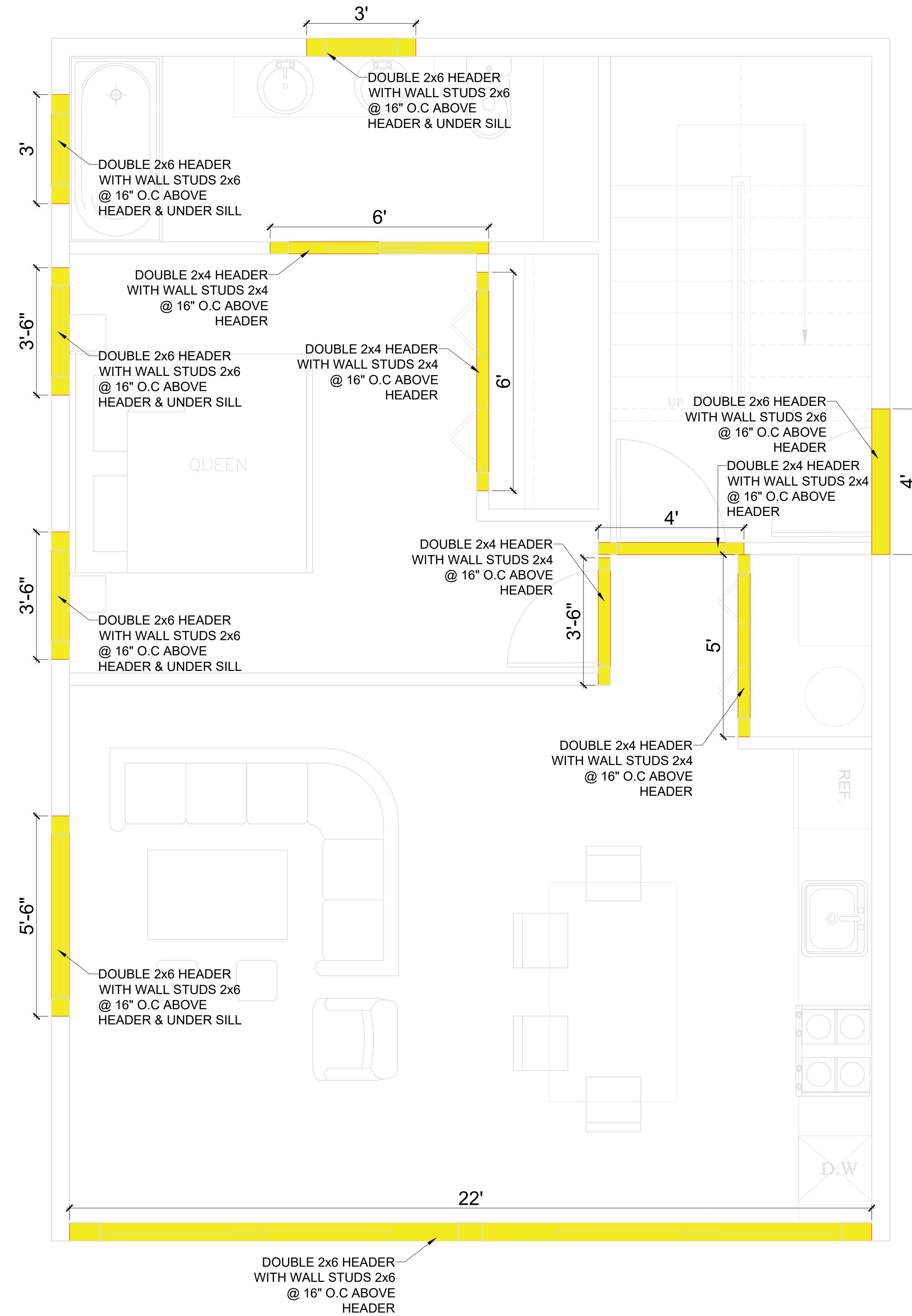
1. WALL FRAMING:
ALL STUD WALLS SHALL BE FRAMED USING 2X4 OR 2X6 STUDS SPACED AT 16 INCHES ON CENTER (O.C.), UNLESS OTHERWISE NOTED.
2. LUMBER SPECIFICATION:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER, KILN-DRIED (KD), CONFORMING TO NDS (NATIONAL DESIGN SPECIFICATION) STANDARDS.
3. TOP & BOTTOM PLATES:
PROVIDE (2) 2X4 OR 2X6 TOP PLATES, LAPPED AT CORNERS AND SPLICES A MINIMUM OF 24 INCHES.
PROVIDE (1) CONTINUOUS 2X4 OR 2X6 BOTTOM PLATE SECURELY ANCHORED TO THE FLOOR OR FOUNDATION.
4. FASTENING:
STUDS TO PLATES: (2) 16D NAILS AT EACH END.
PLATES TO STUDS: NAILED PER CRC OR AS APPLICABLE.
ALL NAILING SHALL COMPLY WITH CBC OR CRC REQUIREMENTS.
5. BLOCKING:
INSTALL SOLID HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL STUDS EXCEEDING 8'-0" HEIGHT OR AS REQUIRED FOR FIRE-STOPPING AND BRACING.
6. SHEATHING:
WHERE APPLICABLE, PROVIDE 7/16" OSB OR PLYWOOD STRUCTURAL SHEATHING, NAILED PER SHEAR WALL SCHEDULE.
7. FIRE-STOPPING:
INSTALL FIRE BLOCKING AT:
TOP AND BOTTOM OF WALLS
INTERSECTIONS WITH FLOORS OR CEILINGS
AT 10-FOOT INTERVALS VERTICALLY.
8. STUD LENGTHS:
STUD LENGTHS SHALL BE VERIFIED FOR EXACT WALL HEIGHT, ACCOUNTING FOR FLOOR FINISH, CEILING FINISH, AND PLATE THICKNESSES.



FRAMING SECTION



TYPICAL INTERIOR PARTITION SECTION



**PROPOSED FIRST FLOOR
WALL HEADER PLAN
SCALE : 1/2" = 1'-0"**

DESIGNER



PROJECT FOR

NO.	REVISION

DRAWING NO.:
101 - THE MODERNIST

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01-28-2026

DRAWN BY:

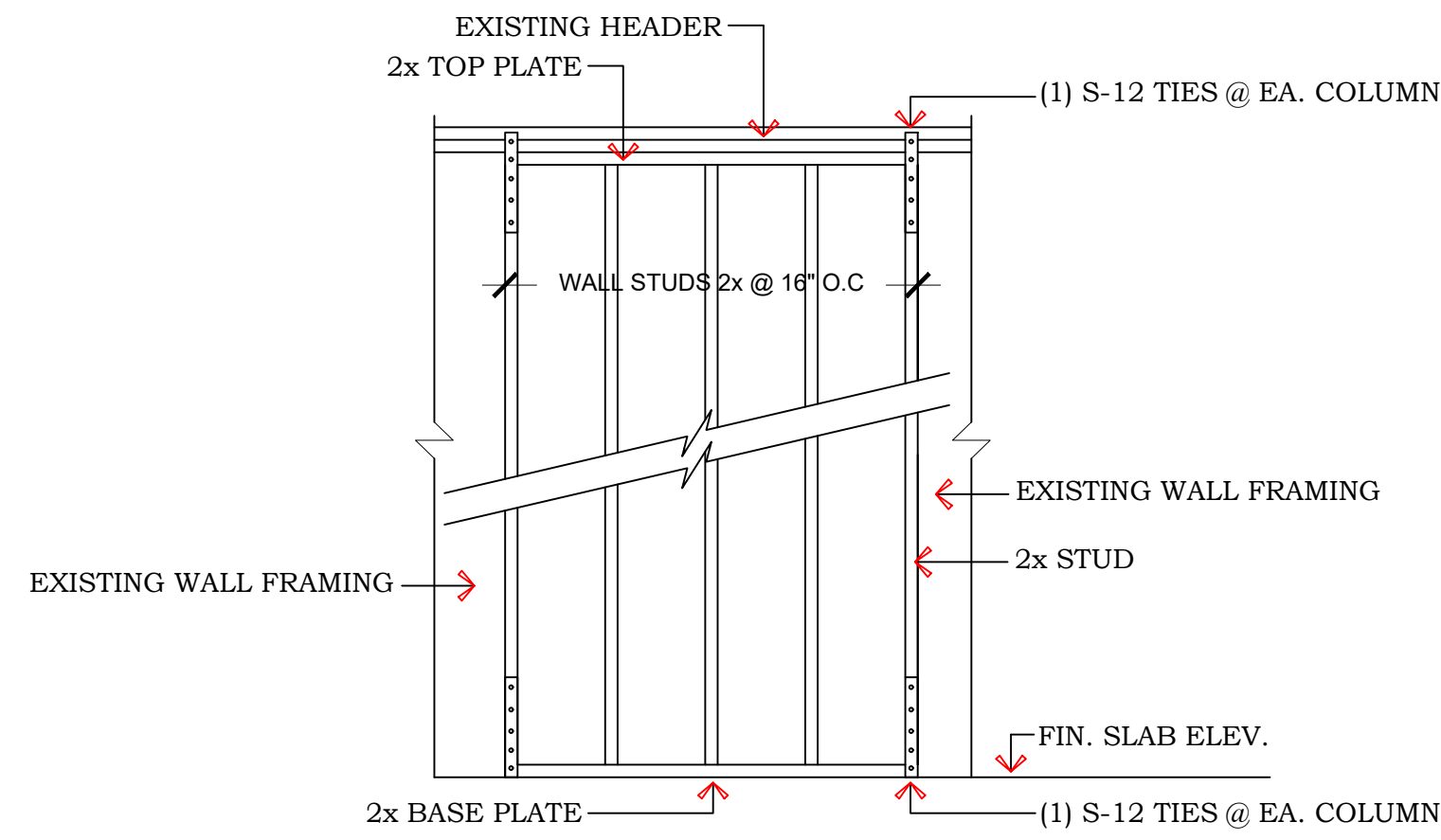
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S04

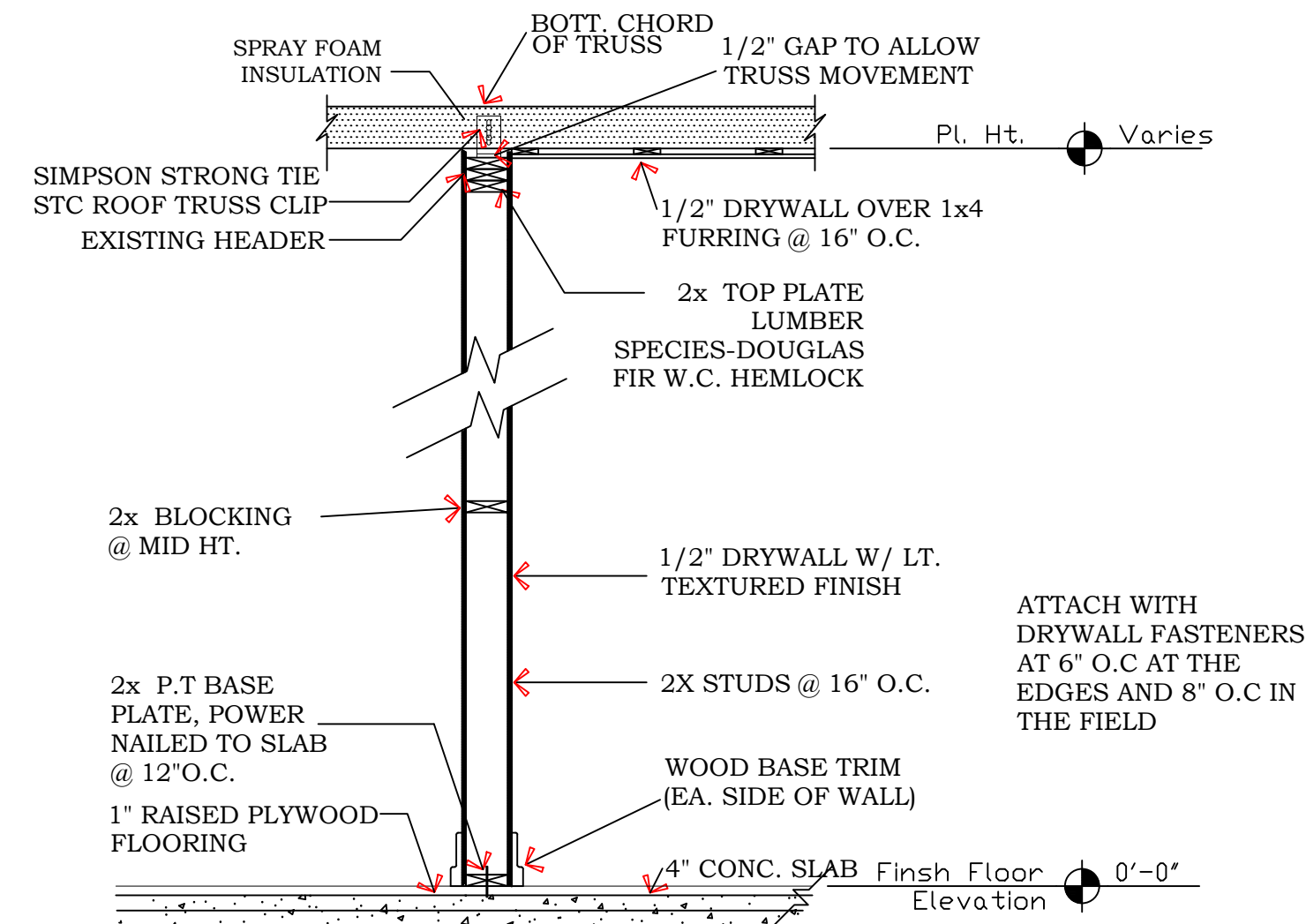


WALL FRAMING NOTES

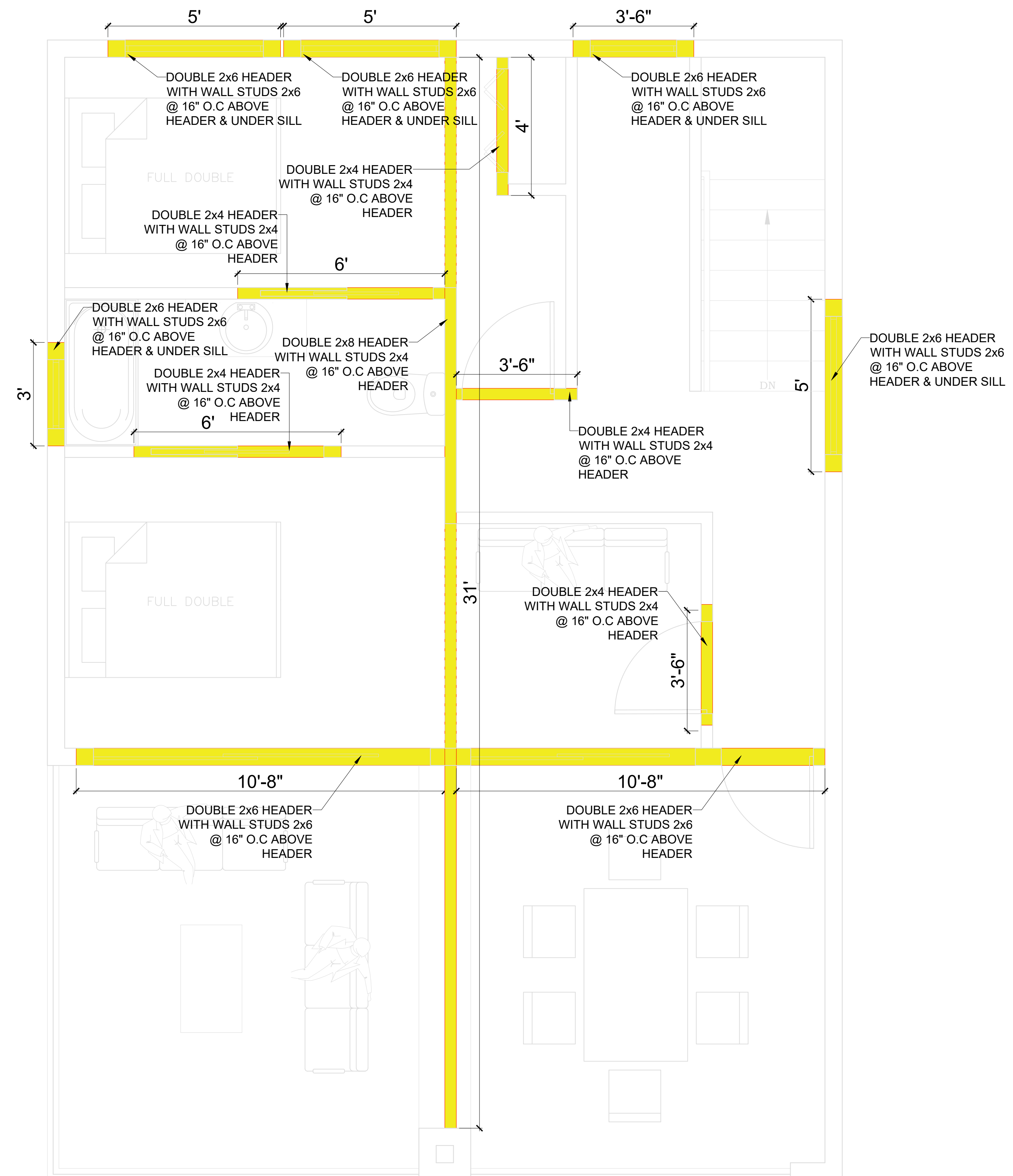
1. WALL FRAMING:
ALL STUD WALLS SHALL BE FRAMED USING 2X4 OR 2X6 STUDS SPACED AT 16 INCHES ON CENTER (O.C.), UNLESS OTHERWISE NOTED.
2. LUMBER SPECIFICATION:
ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 OR BETTER, KILN-DRIED (KD), CONFORMING TO NDS (NATIONAL DESIGN SPECIFICATION) STANDARDS.
3. TOP & BOTTOM PLATES:
PROVIDE (2) 2X4 OR 2X6 TOP PLATES, LAPPED AT CORNERS AND SPLICES A MINIMUM OF 24 INCHES.
PROVIDE (1) CONTINUOUS 2X4 OR 2X6 BOTTOM PLATE SECURELY ANCHORED TO THE FLOOR OR FOUNDATION.
4. FASTENING:
STUDS TO PLATES: (2) 16D NAILS AT EACH END.
PLATES TO STUDS: NAILED PER CRC OR AS APPLICABLE.
ALL NAILING SHALL COMPLY WITH CBC OR CRC REQUIREMENTS.
5. BLOCKING:
INSTALL SOLID HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL STUDS EXCEEDING 8'-0" HEIGHT OR AS REQUIRED FOR FIRE-STOPPING AND BRACING.
6. SHEATHING:
WHERE APPLICABLE, PROVIDE 7/16" OSB OR PLYWOOD STRUCTURAL SHEATHING, NAILED PER SHEAR WALL SCHEDULE.
7. FIRE-STOPPING:
INSTALL FIRE BLOCKING AT:
TOP AND BOTTOM OF WALLS
INTERSECTIONS WITH FLOORS OR CEILINGS
AT 10-FOOT INTERVALS VERTICALLY.
8. STUD LENGTHS:
STUD LENGTHS SHALL BE VERIFIED FOR EXACT WALL HEIGHT, ACCOUNTING FOR FLOOR FINISH, CEILING FINISH, AND PLATE THICKNESSES.



FRAMING SECTION



TYPICAL INTERIOR PARTITION SECTION



**PROPOSED SECOND FLOOR
WALL HEADER PLAN
SCALE : 1/2" = 1'-0"**

PROJECT FOR

NO.	REVISION

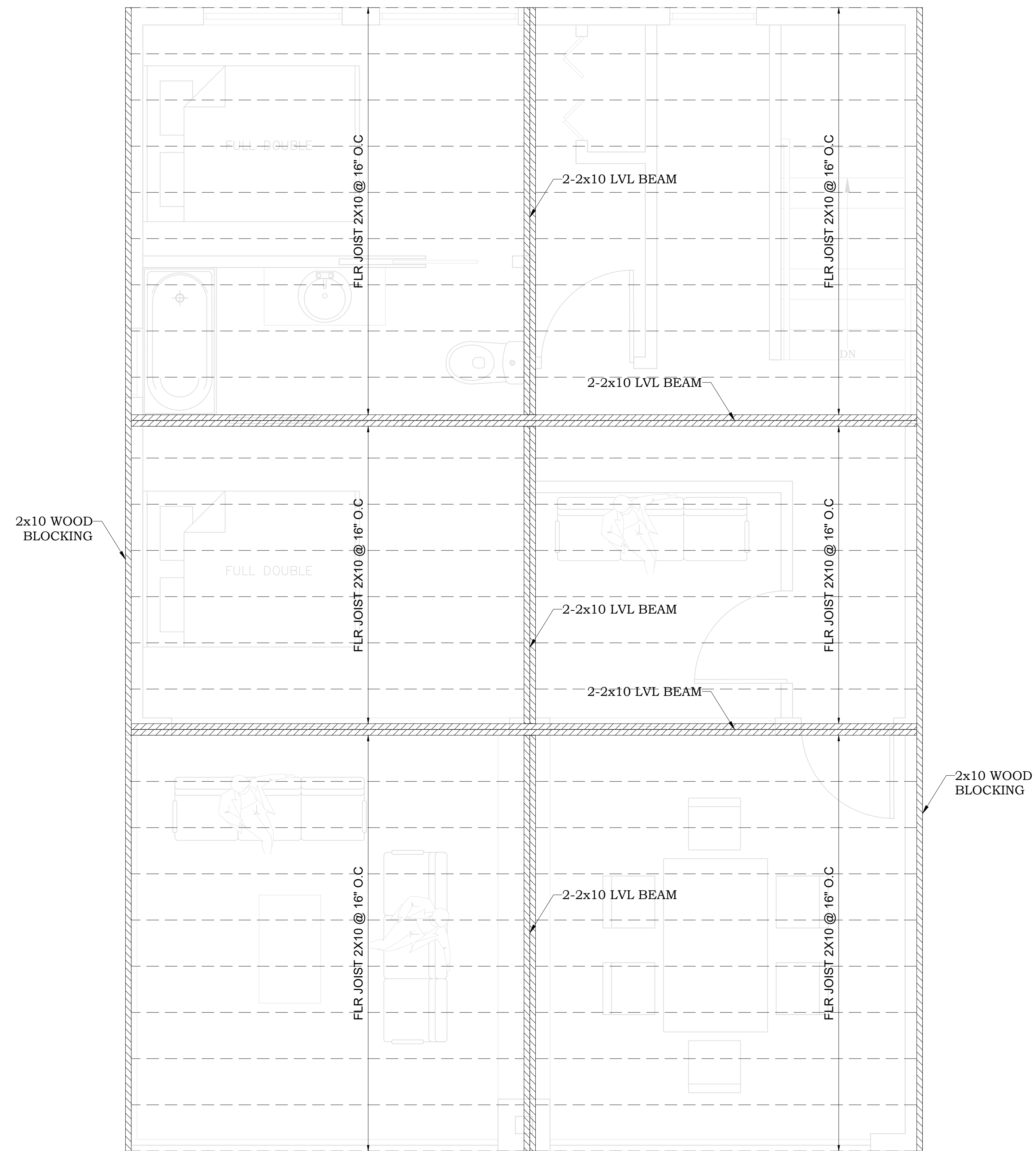
DRAWING NO.:
101 - THE MODERNIST

DATE:
01-28-2026

DRAWN BY:

SHEET:

S05



PROPOSED SECOND
FLOOR FRAMING PLAN
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

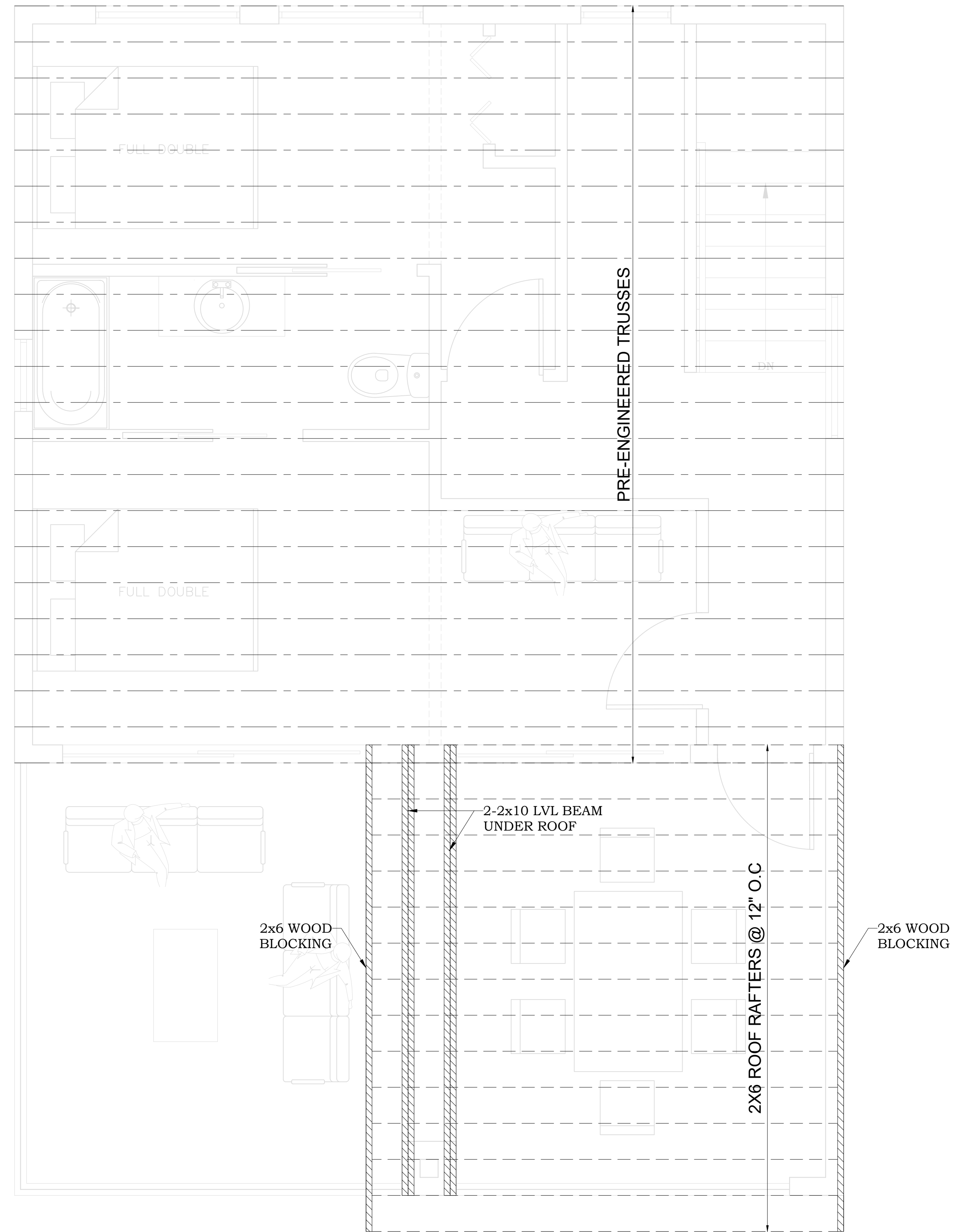
DRAWING NO.:
 101 - THE MODERNIST

DATE:
 01-28-2026

DRAWN BY:

SHEET:

S06



PROPOSED
ROOF FRAMING PLAN
 SCALE : 1/2" = 1'-0"

PROJECT FOR

NO.	REVISION

DRAWING NO.:
 101 - THE MODERNIST

DATE:
 01-28-2026

DRAWN BY:

SHEET:

S07

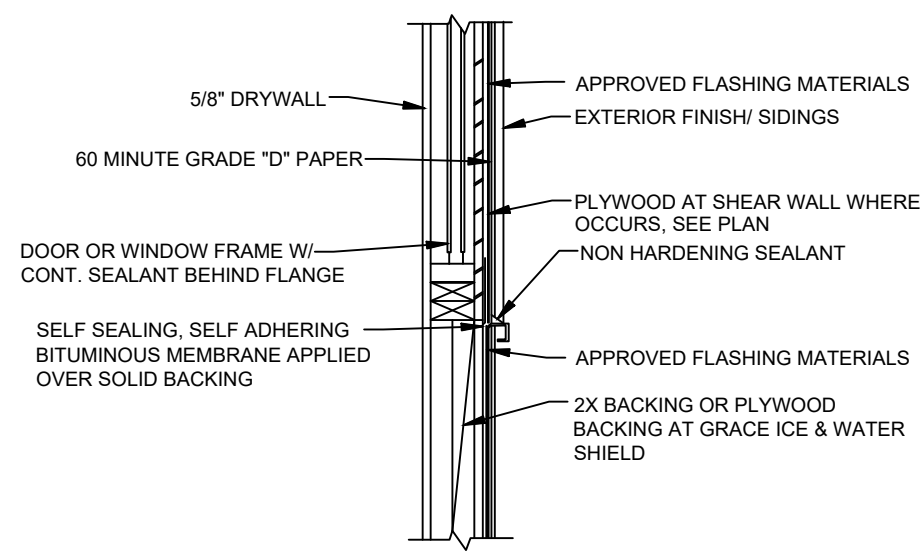


1

2

3

4



WINDOW SILL/ FLASHING DETAIL

GA FILE NO. WP 3243	GENERIC	1 HOUR FIRE	50 TO 54 STC SOUND
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GYPSON WALLBOARD, RESILIENT CHANNELS, MINERAL OR GLASS FIBER INSULATION, WOOD STUDS

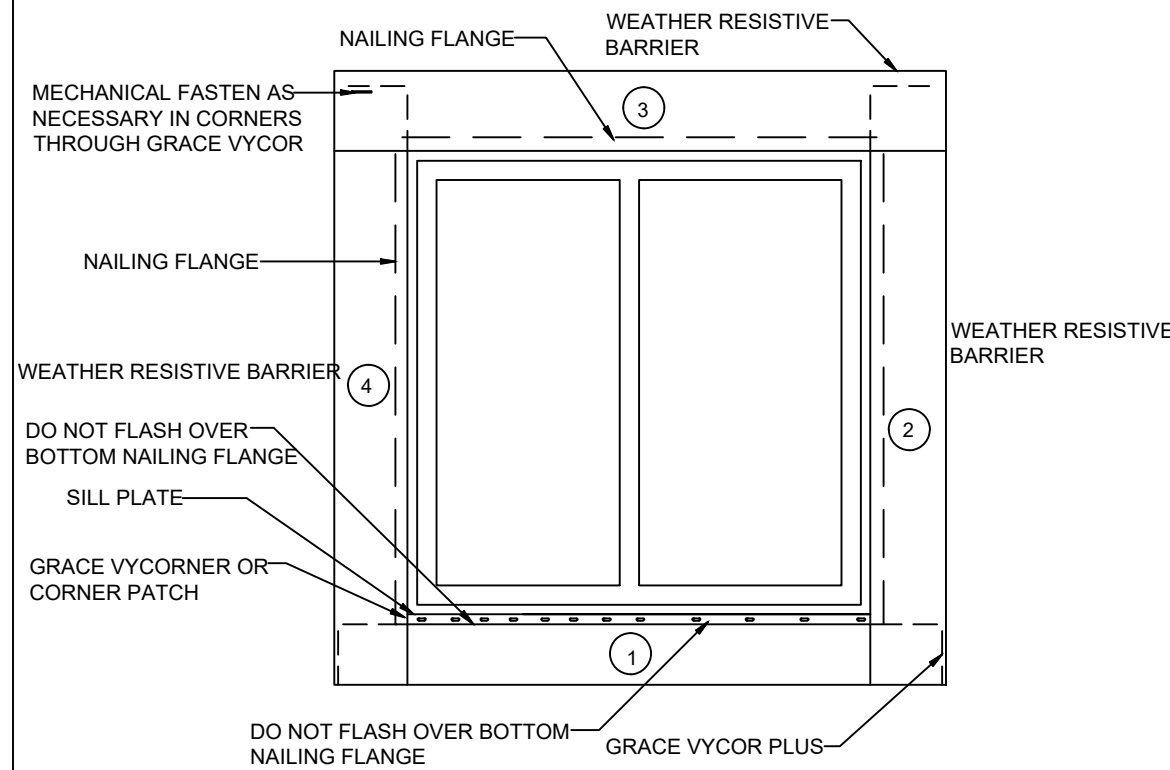
RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS. ONE LAYER 5/8" TYPE X GYPSON WALLBOARD OR GYPSON VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN STUDS. 3" MINERAL OR GLASS FIBER INSULATION IN STUD SPACE.

OPPOSITE SIDE: ONE LAYER 5/8" TYPE X GYPSON WALLBOARD OR GYPSON VENEER BASE APPLIED PARALLEL OR AT RIGHT ANGLES TO STUDS WITH 6D CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 15/64" HEADS, 7" O.C.

VERTICAL JOINTS STAGGERED 24" ON OPPOSITE SIDES. (LOAD-BEARING)

THICKNESS: 5 3/8"
APPROX. WEIGHT: 7 PSF
FIRE TEST: BASED ON UL R14190, 05NKG5371, 2-15-05,
UL DESIGN U309
SOUND TEST: NRCC TL-93-103, IRC-IB-761, 3/98

1 HR RATING-SOUND RATED WALL

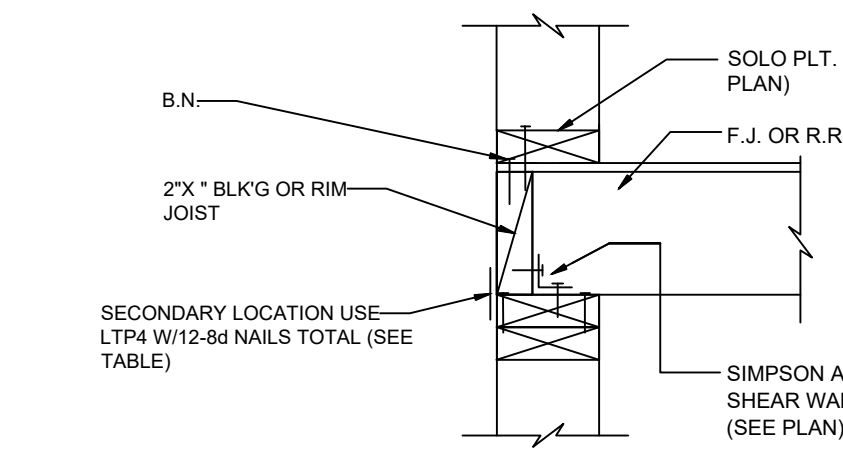


NOTES:

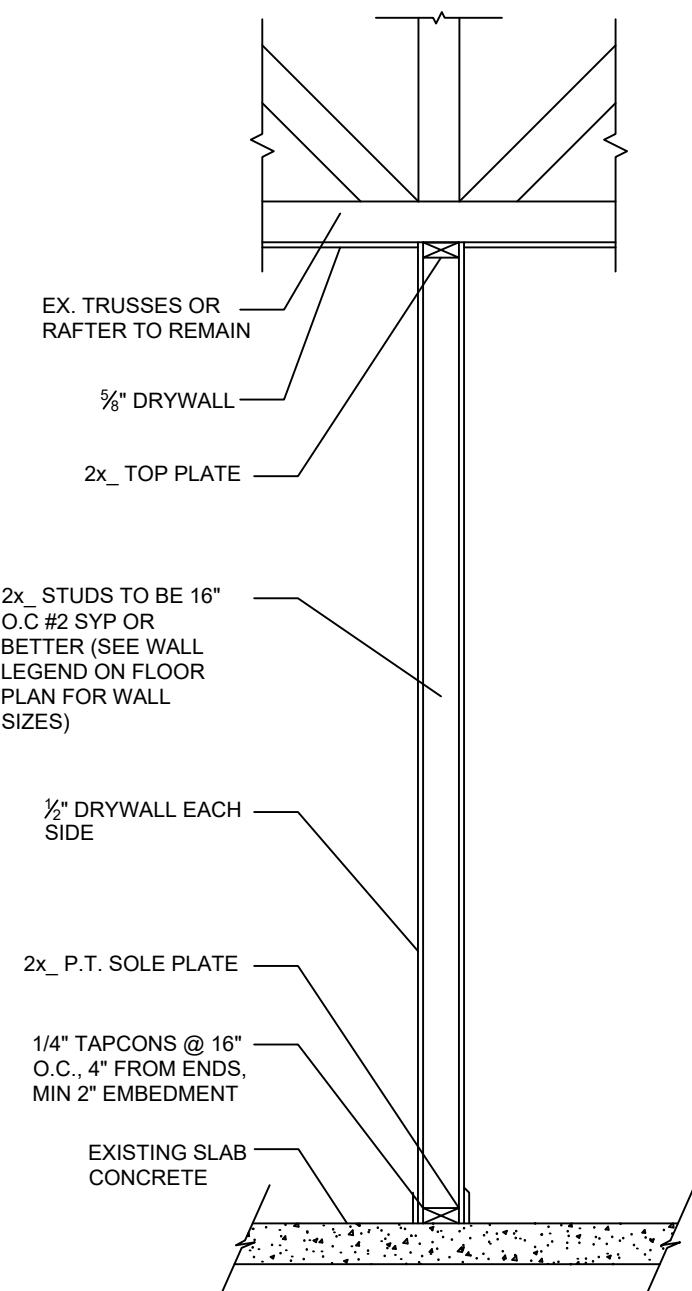
- CUT FOLD UP AND TEMPORARILY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION
- INSTALL GRACE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER
- FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE

WINDOW FLASHING

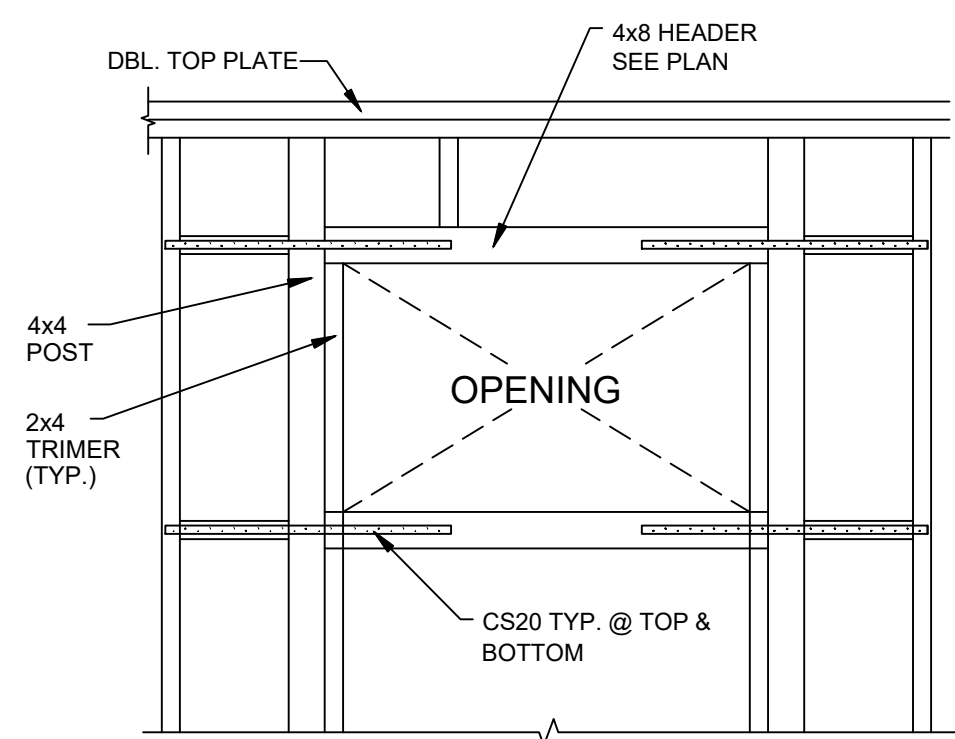
SHEAR WALL CALL OUT	SIMPSON LTP4	AT DETAIL 10d COMMON	SOLE PLT 10d NAILS (O.C.)
AT ROOF U.N.O.	26"	6"	6"
AT FLORR U.N.O.	26"	6"	6"



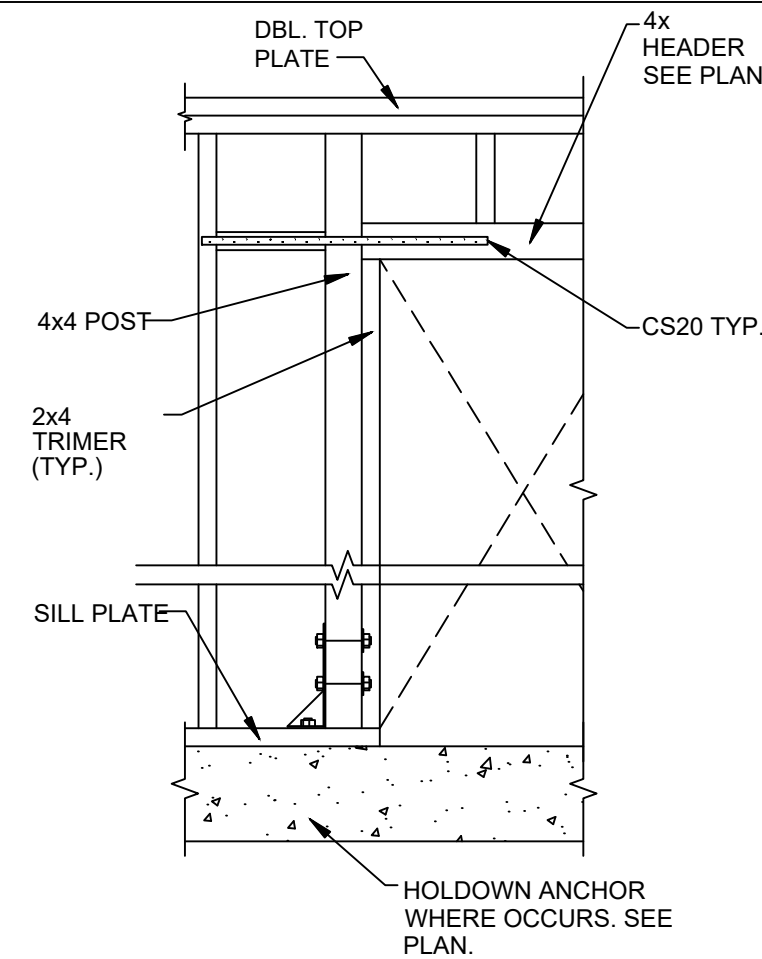
SHEAR TRANSFER SCHEDULE



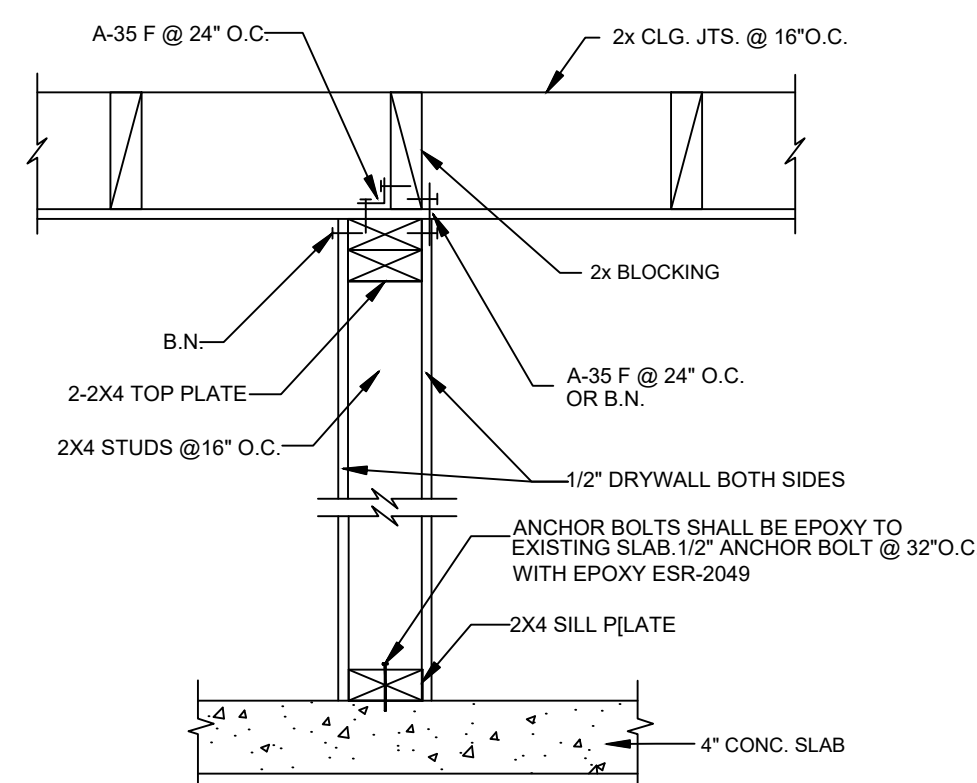
NON-BEARING INTERIOR WALL



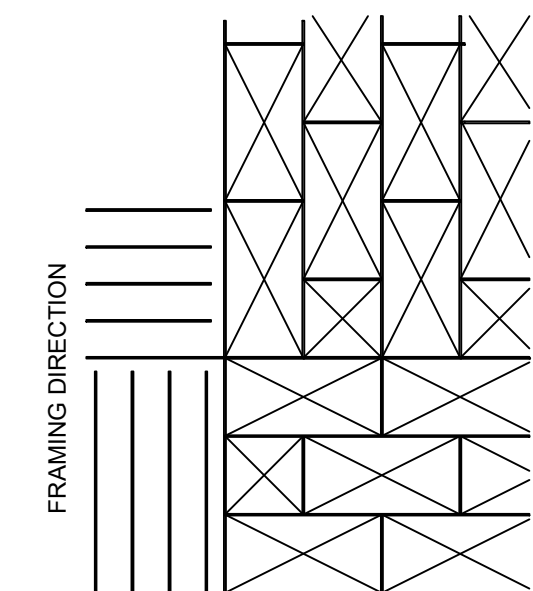
STRAP @ OPENING



SHEAR WALL ELEVATION



INTERIOR NON-BEARING WALL



ROOF DIAGRAM

ROOF: 3/8" & 1/2" PLY APA RATED SHEATHING EXPOSURE I, PS1-83, CDX W/ 10d NAIL @ 6" O.C. BOUNDARY & STRUT 6" O.C. OTHER EDGES 12" O.C. INTERMEDIATE FRAMING

5/8" 3/4" & 1 1/8" PLY APA RATED SHEATHING EXP. I, PS1-83, CDX W/12d @ 6" O.C. BOUNDARY & STRUT 6" O.C. OTHER EDGES 12" O.C. INTERMEDIATE FRAMING

FLOOR: 3/8" & 1/2" PLY APA RATED SHEATHING EXP. I, PS1-83, CDX W/10d NAILS @ 6" O.C. BOUNDARY & STRUT 6" O.C. OTHER EDGES 10" O.C. INTERMEDIATE FRAMING

5/8" 3/4" & 1 1/8" PLY APA RATED SHEATHING EXP. I, PS1-83, CDX W/12d @ 6" O.C. BOUNDARY & STRUT 6" O.C. OTHER EDGES 10" O.C. INTERMEDIATE FRAMING

NOTE: USE BOUNDARY NAILING AT ALL RIDGES VALLEYS & OPENINGS.

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HEADER SCHEDULE			
BEARING AND EXTERIOR WALLS		NON - BEARING WALLS	
OPENING WIDTH	HEADER SIZE	OPENING WIDTH	HEADER SIZE
6'-0" OR LESS	4X6	8'-0" OR LESS	4X6
6'-1" TO 8'-0"	4X8	8'-1" TO 12'-0"	4X8
8'-1" TO 10'-0"	4X10		

NOTE: USE 6X LINTEL MEMBERS IN 2X6 STUDS WALLS

OPENING WIDTH	NUMBER OF FULL - HEIGHT STUDS		
	ALL EXTERIOR WALLS	INTERIOR BRG. WALLS	
7'-0" OR LESS	2	2	1
7'-1" TO 10'-0"	3	2	1
OVER 10'-0"	4	2	1

NOTE: OMIT FULL-HT. STUDS WHERE POST FOR HOLDDOWN ANCHOR OCCURS. SEE PLAN AND TYPICAL HOLDDOWN DETAIL.

PROJECT FOR

NO.	REVISION

DRAWING NO.: 101 - THE MODERNIST

DATE: 01-28-2026

DRAWN BY:

SHEET:

S08