



DESIGN + BUILD

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**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 WINDOWS & DOOR JAMBS W/ CAULK, GASSETS, 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 TERMITE DETERRENT MESH ON 4" OF GRANULATED STONE, ON TERMITE 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-O-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:**

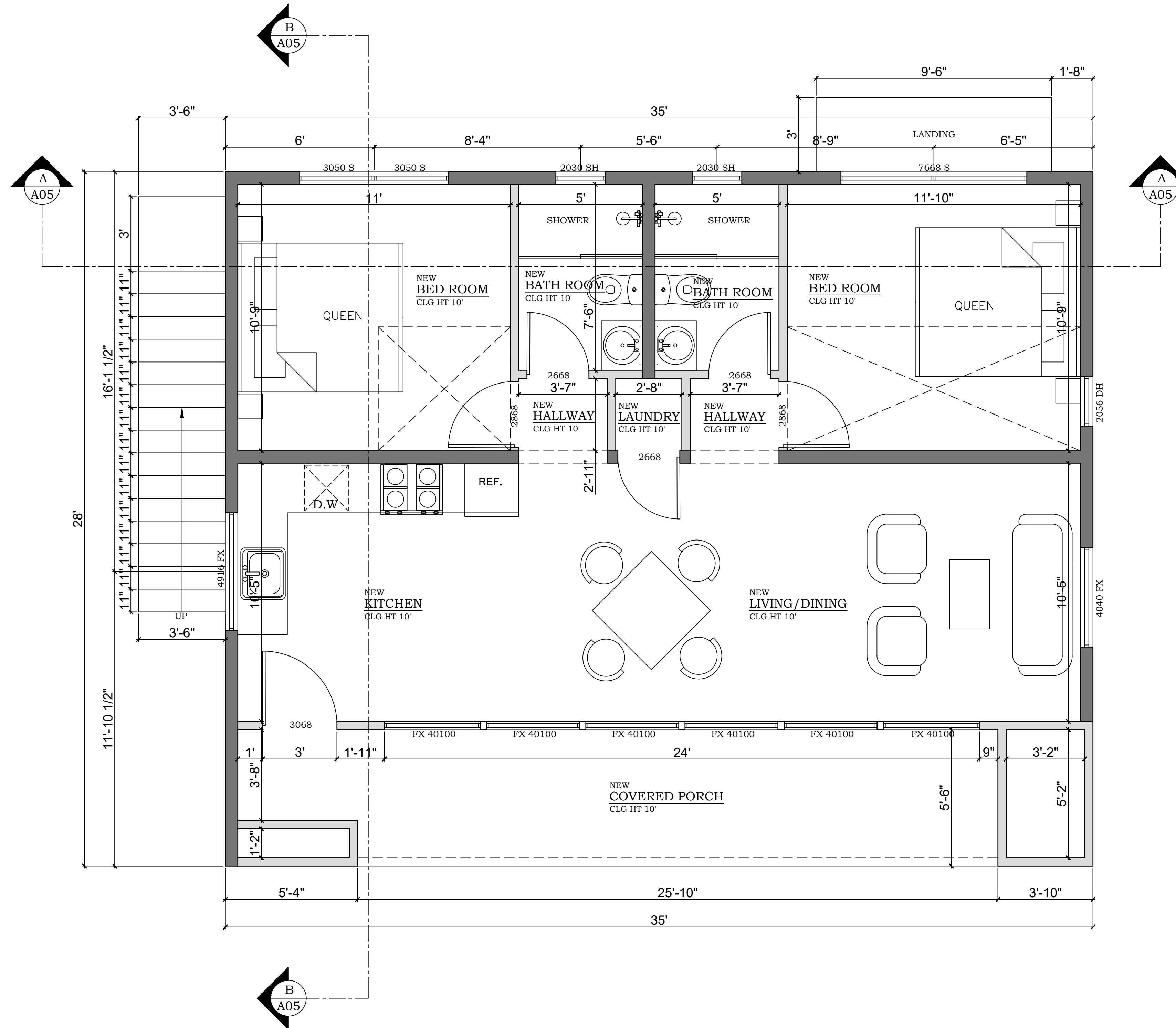
- SPRAY FOAM INSULATION ON ENTIRE BUILDING ENVELOPE AND ALL ELECTRICAL, PLUMBING, & HVAC PENETRATIONS. MINIMUM R-VALUE AS PER ALL APPLICABLE BUILDING CODES. INCREASED R-VALUE SHALL BE UTILIZED WHERE AVAILABLE AS PER SPRAY FOAM INSULATION CONTRACTOR

**MECHANICAL:**

1. ELECTRIC SERVICE PER ALL APPLICABLE BUILDING AND UTILITY CODES.
2. ENTIRE HVAC SYSTEMS TO BE WITHIN CONDITIONED BUILDING ENVELOPE, SIZED ACCORDINGLY BASED ON BUILDING PERFORMANCE, WITH ALL DUCTS, PLENUMS, & EQUIPMENT SEALED WITH UL RATED FOIL TAPE AND OR MASTIC'S
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.



**PROPOSED  
FIRST FLOOR PLAN**  
SCALE :3/8" = 1'-0"

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

DESIGNER



1401 21ST ST,  
SACRAMENTO, CA 95811

PROJECT FOR

2 LUX DR. CUT BANK MT 59427, USA

NO.	REVISION

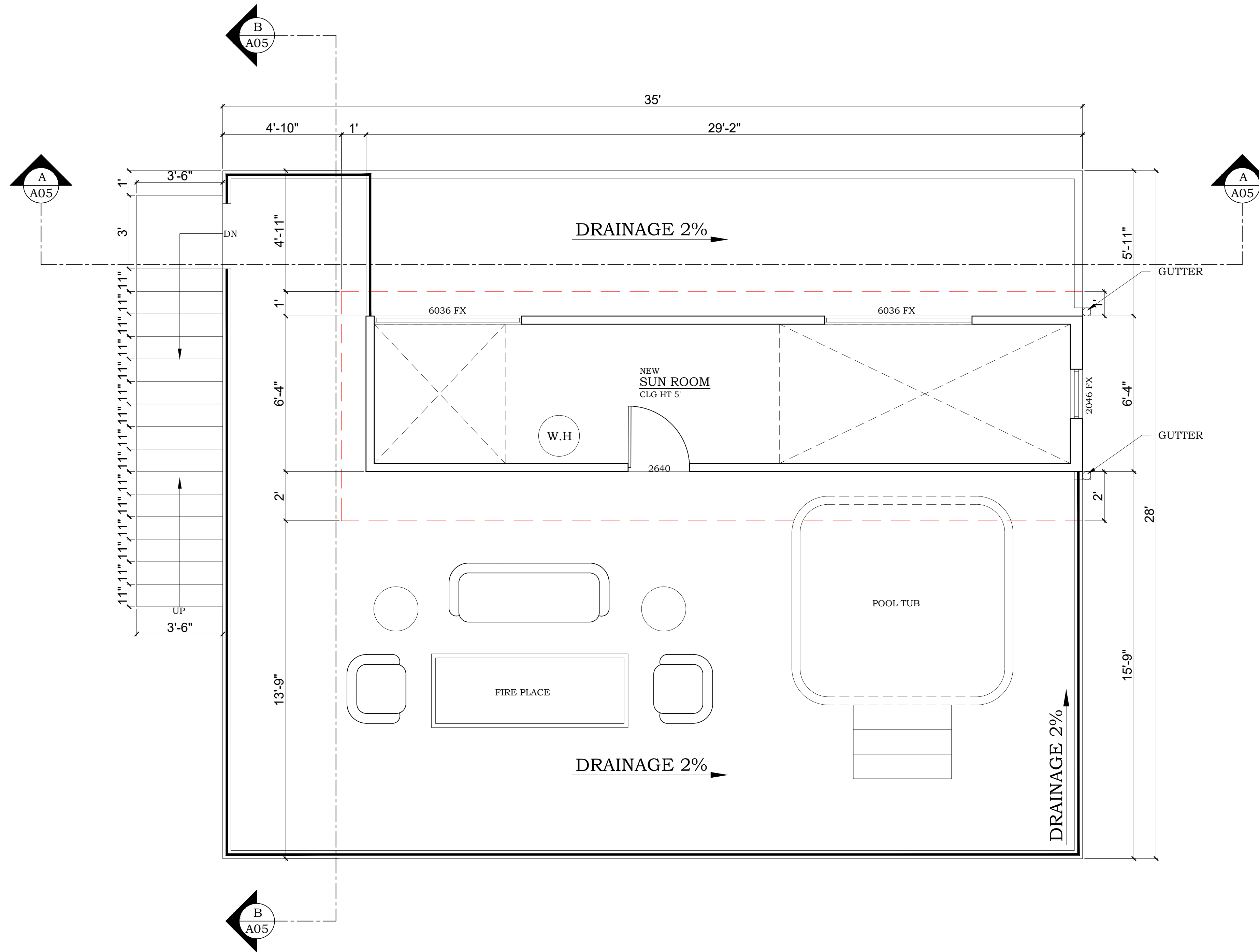
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**A01**



PROPOSED  
**ROOF PLAN**  
 SCALE : 3/8" = 1'-0"

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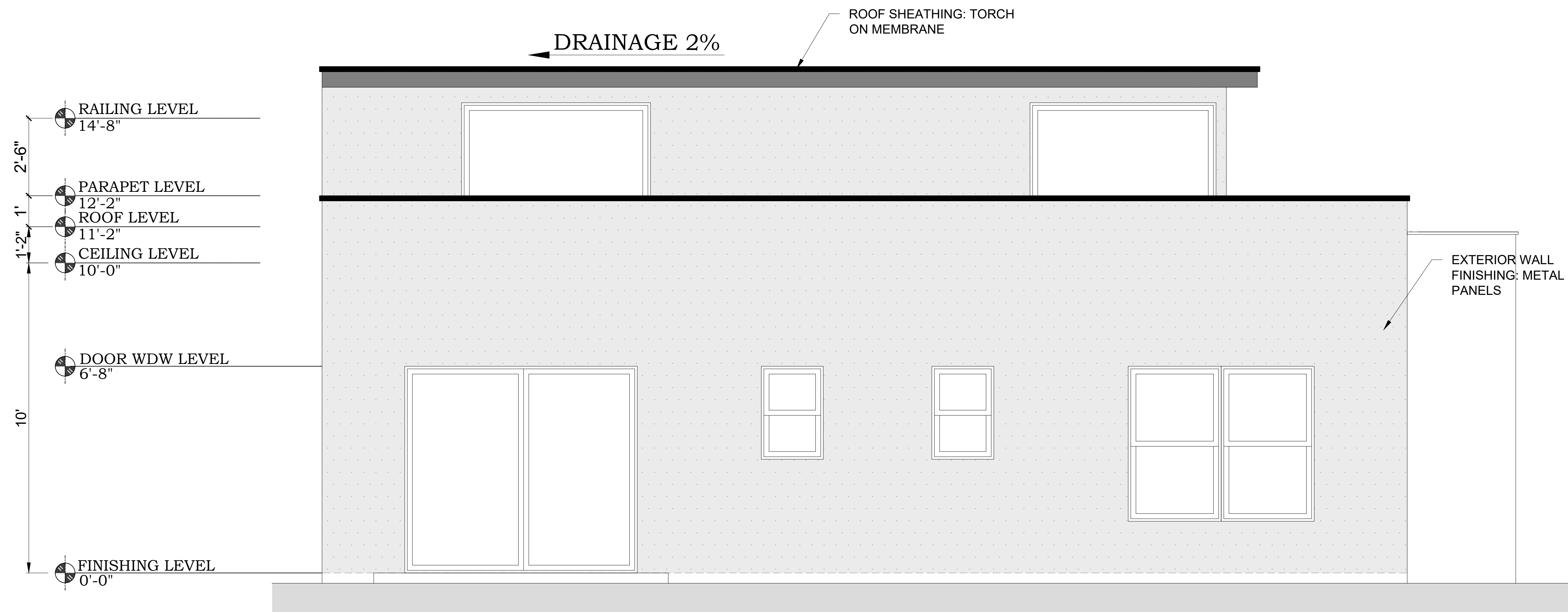
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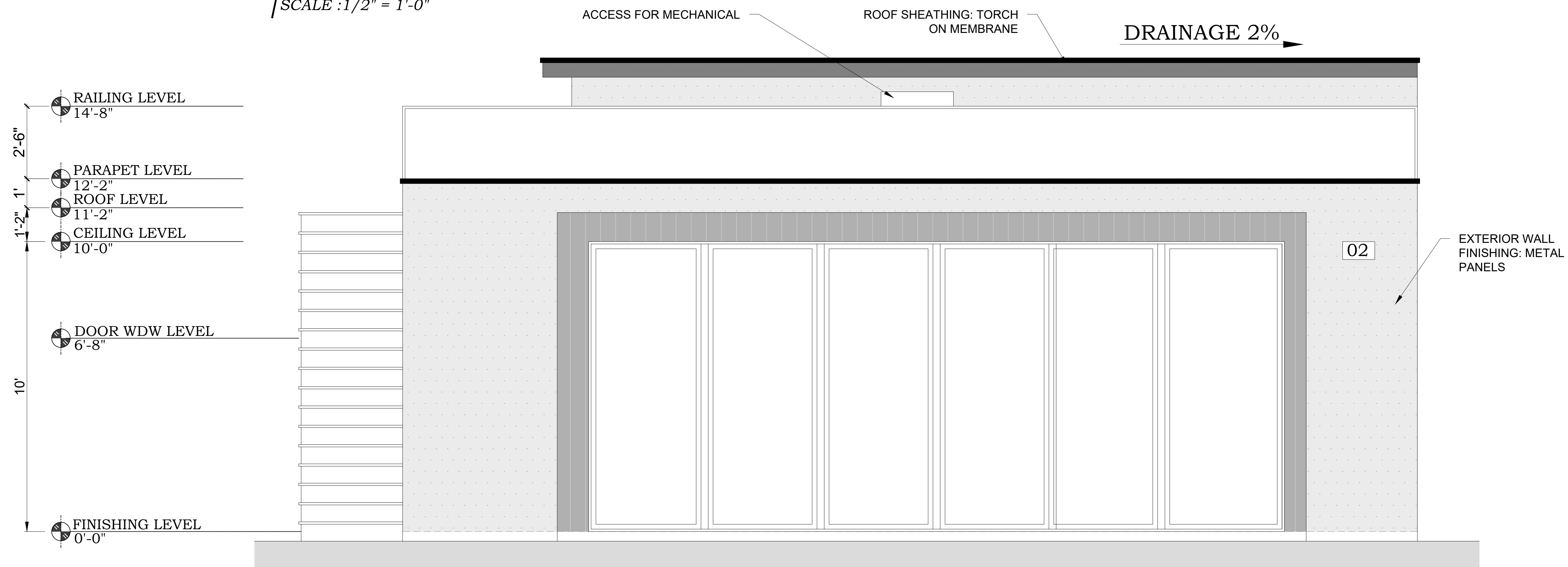
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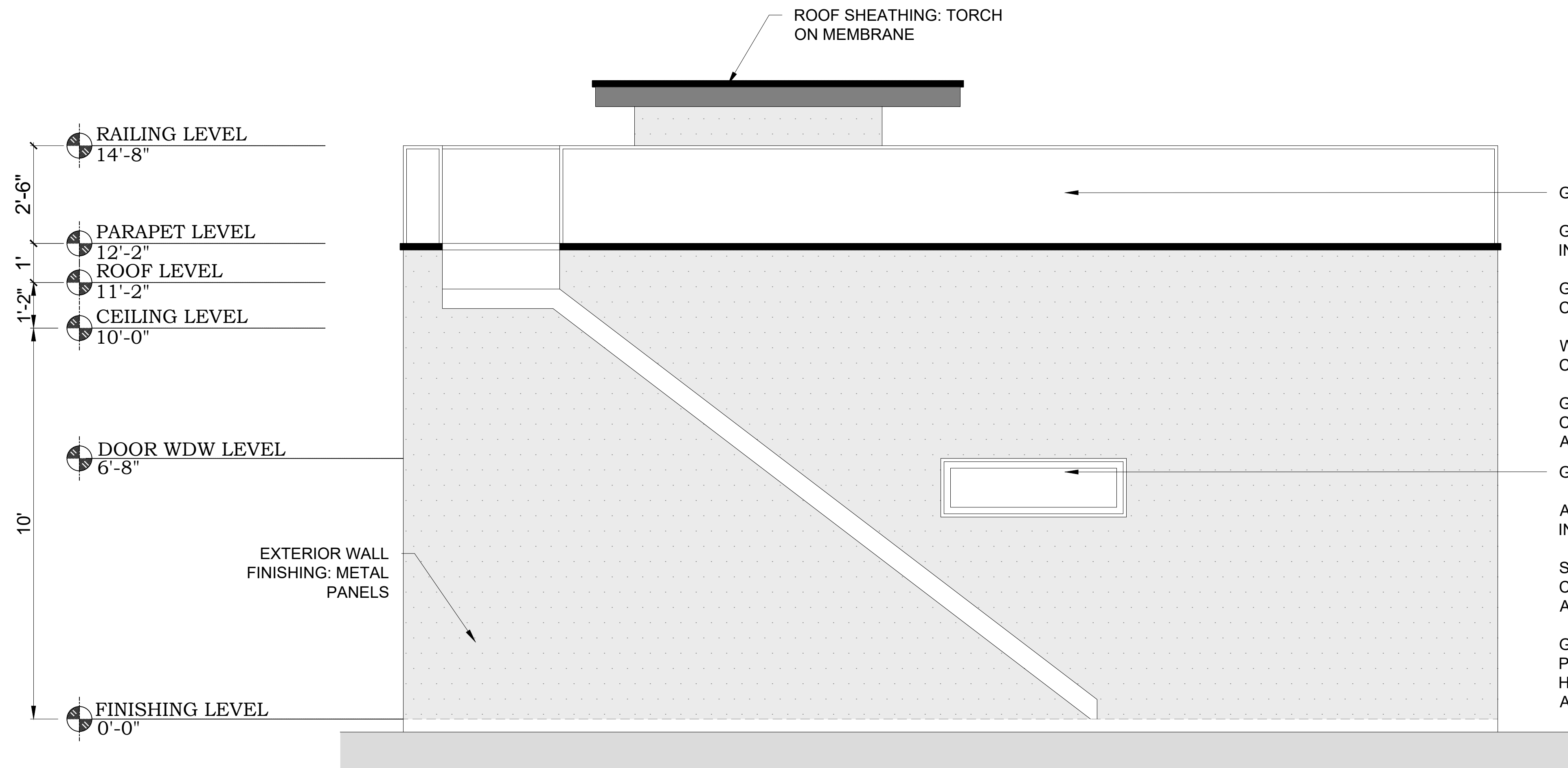
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PROPOSED  
**1/NORTH ELEVATION**  
SCALE : 1/2" = 1'-0"



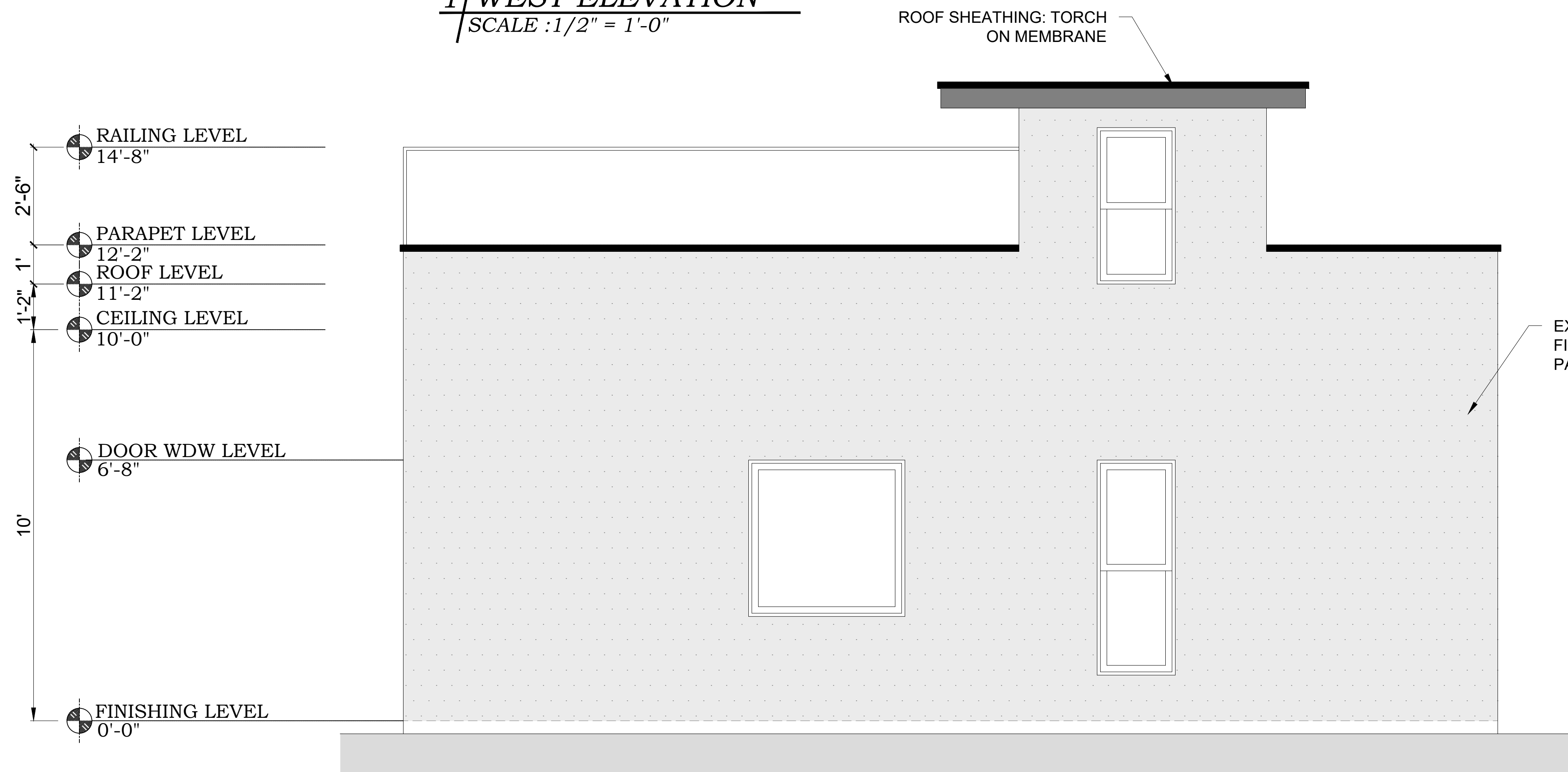
PROPOSED  
**2/SOUTH ELEVATION**  
SCALE : 1/2" = 1'-0"



**GLASS RAILING / GUARD NOTE:**  
 GLASS USED IN GUARDS AND RAILINGS SHALL BE SAFETY GLAZING IN ACCORDANCE WITH IRC SECTIONS R308 AND R308.4.7.  
 GLASS SHALL BE TEMPERED OR LAMINATED AND SHALL COMPLY WITH CPSC 16 CFR 1201 (CATEGORY II) AND ANSI Z97.1.  
 WHERE GLASS SERVES AS THE STRUCTURAL GUARD WITHOUT A CONTINUOUS TOP RAIL, GLASS SHALL BE LAMINATED.  
 GUARD SHALL BE DESIGNED TO RESIST A MINIMUM 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT THE TOP AND SHALL HAVE A MINIMUM HEIGHT OF 36 INCHES PER IRC R312.

**GLAZING NOTE:**  
 ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLAZING IN ACCORDANCE WITH IRC SECTION R308.  
 SAFETY GLAZING SHALL BE TEMPERED OR LAMINATED GLASS COMPLYING WITH CPSC 16 CFR 1201 (CATEGORY II) AND ANSI Z97.1.  
 GLAZING ADJACENT TO STAIRWAYS AND LANDINGS SHALL BE PROVIDED WITH SAFETY GLAZING WHERE LOCATED WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE AND LESS THAN 60 INCHES ABOVE THE WALKING SURFACE PER IRC SECTION R308.4.6.

*PROPOSED*  
**1 | WEST ELEVATION**  
 SCALE : 1/2" = 1'-0"



*PROPOSED*  
**2 | EAST ELEVATION**  
 SCALE : 1/2" = 1'-0"

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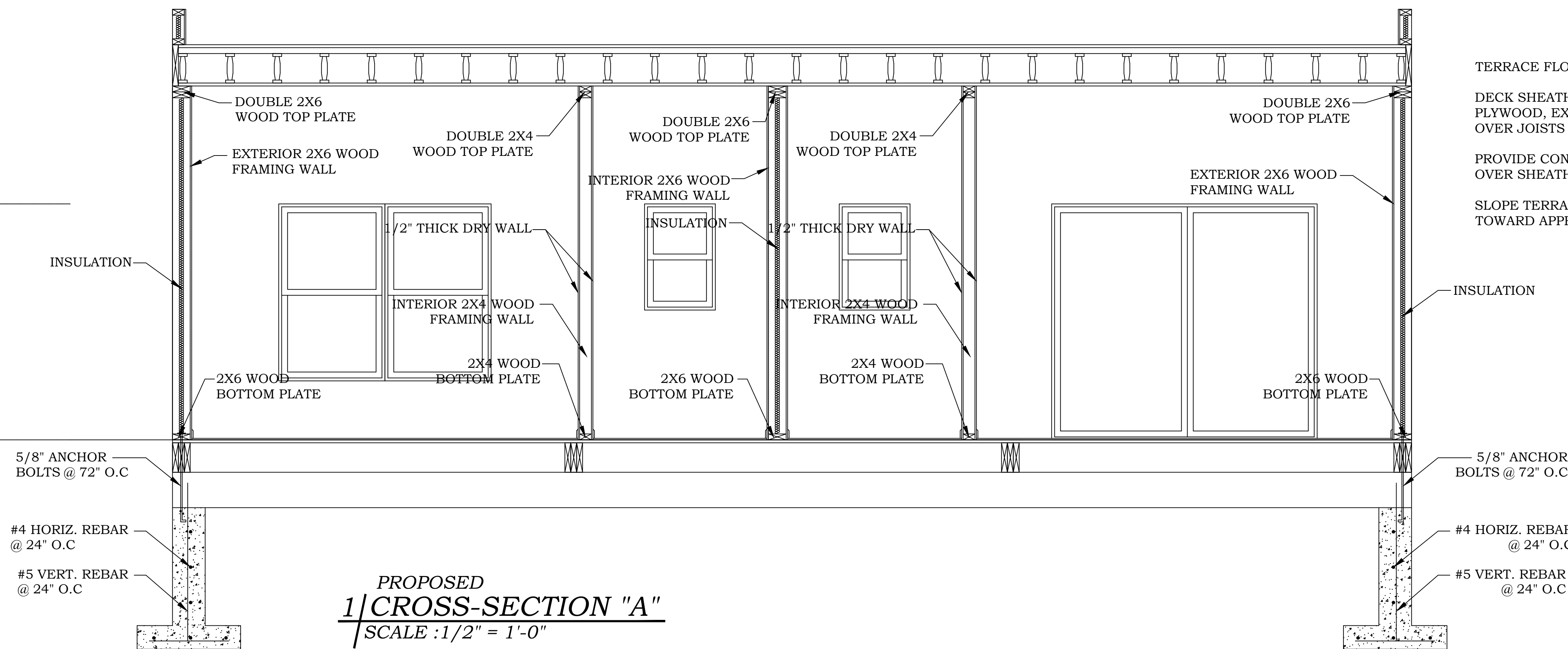
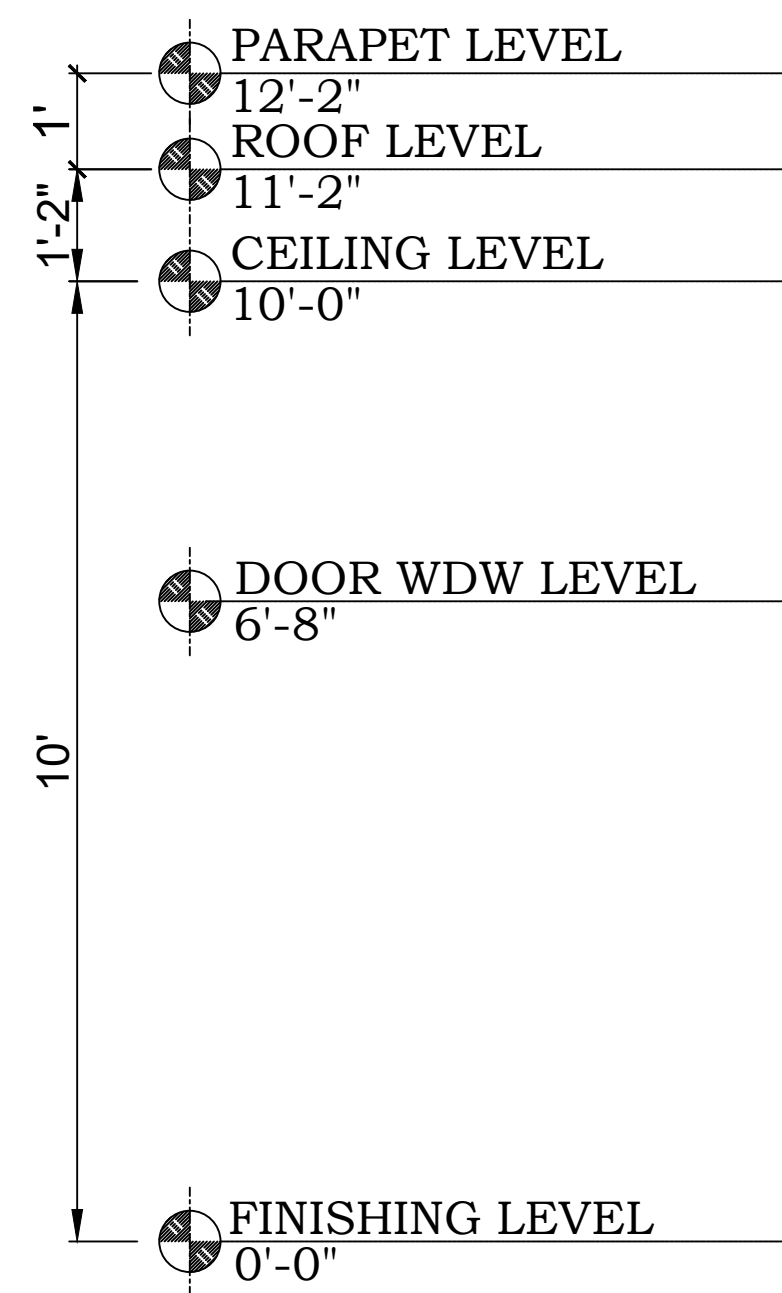
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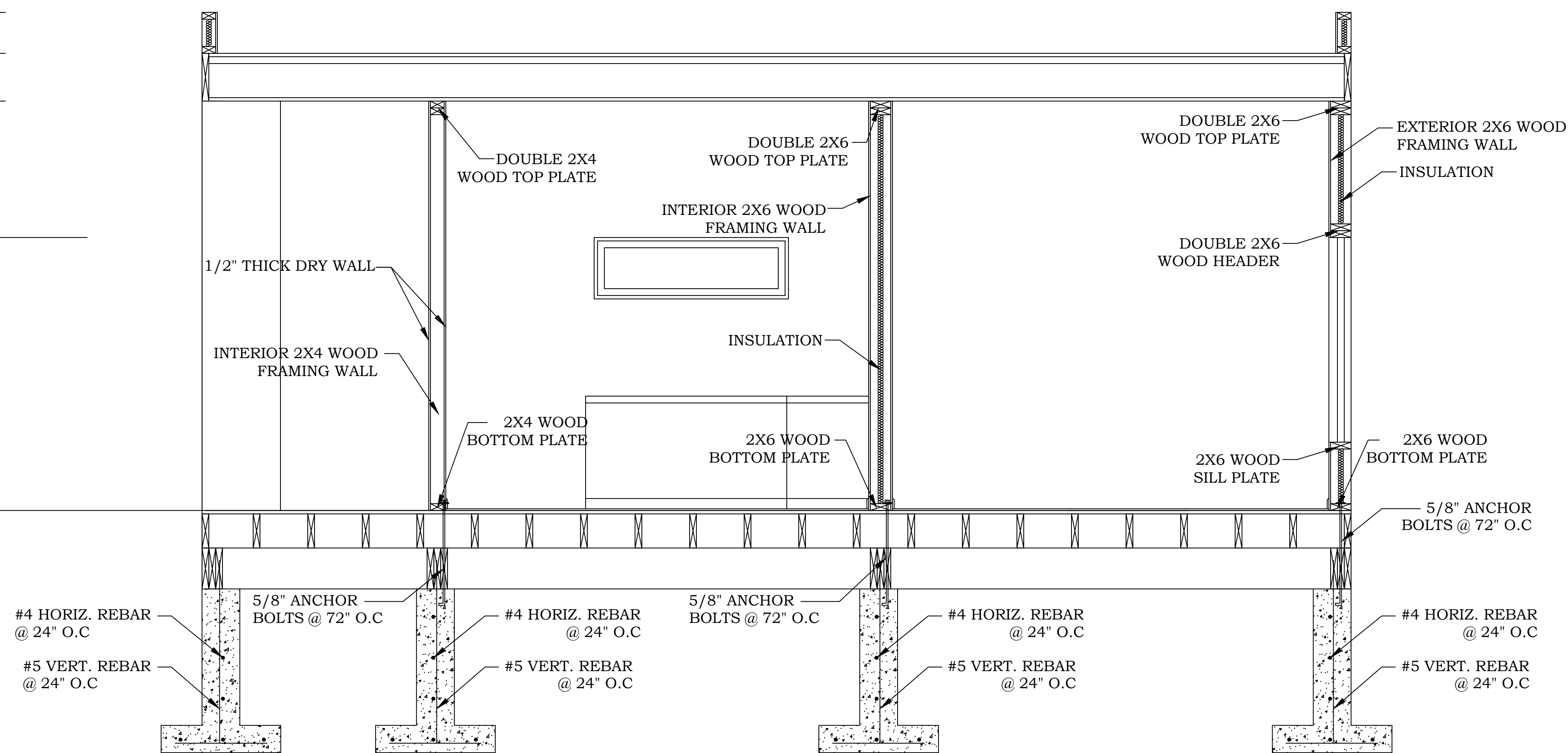
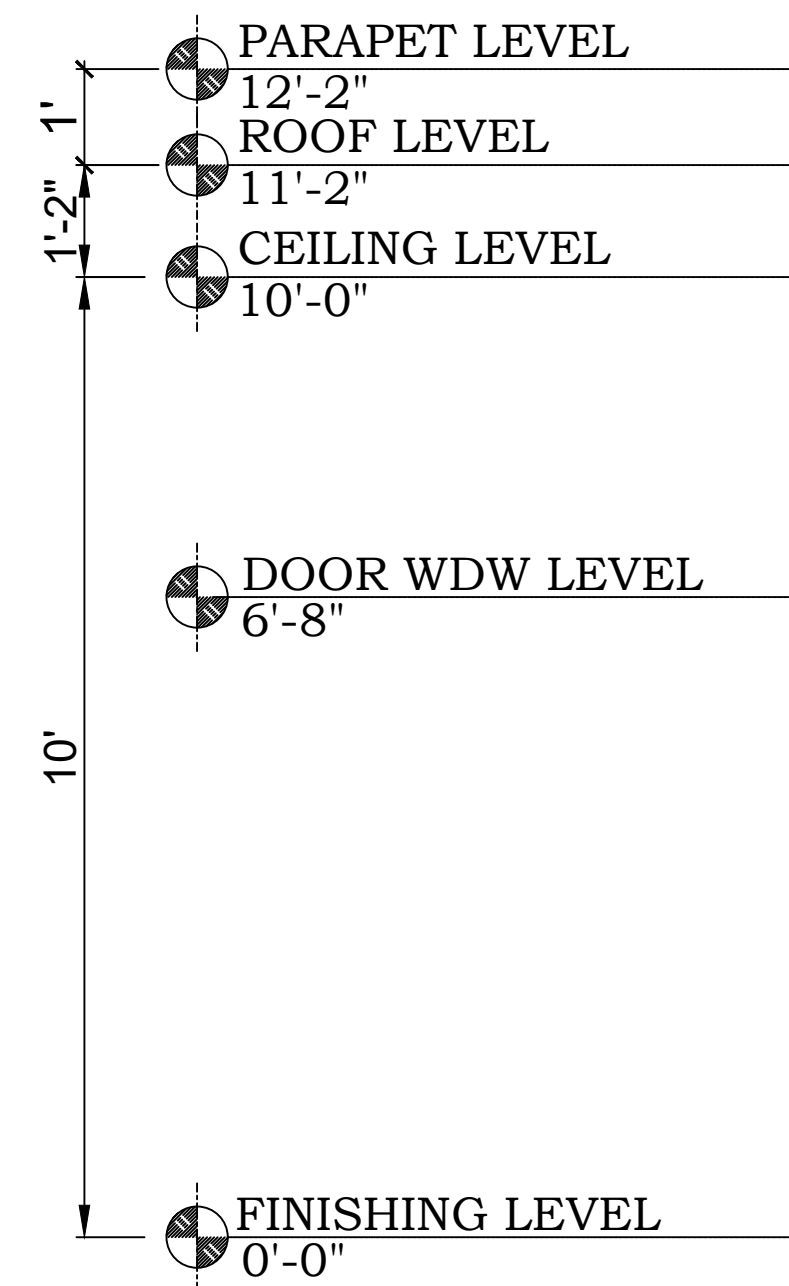
TERRACE FLOOR ASSEMBLY:

DECK SHEATHING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD, EXTERIOR GRADE (EXPOSURE 1), INSTALLED OVER JOISTS IN ACCORDANCE WITH IRC SECTION R503.

PROVIDE CONTINUOUS WATERPROOF MEMBRANE SYSTEM OVER SHEATHING FOR EXTERIOR TERRACE APPLICATION.

SLOPE TERRACE SURFACE TO DRAIN (MIN. 1/4" PER FOOT) TOWARD APPROVED DRAINAGE SYSTEM.

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



**PROPOSED**  
**2/CROSS-SECTION "B"**  
SCALE : 1/2" = 1'-0"

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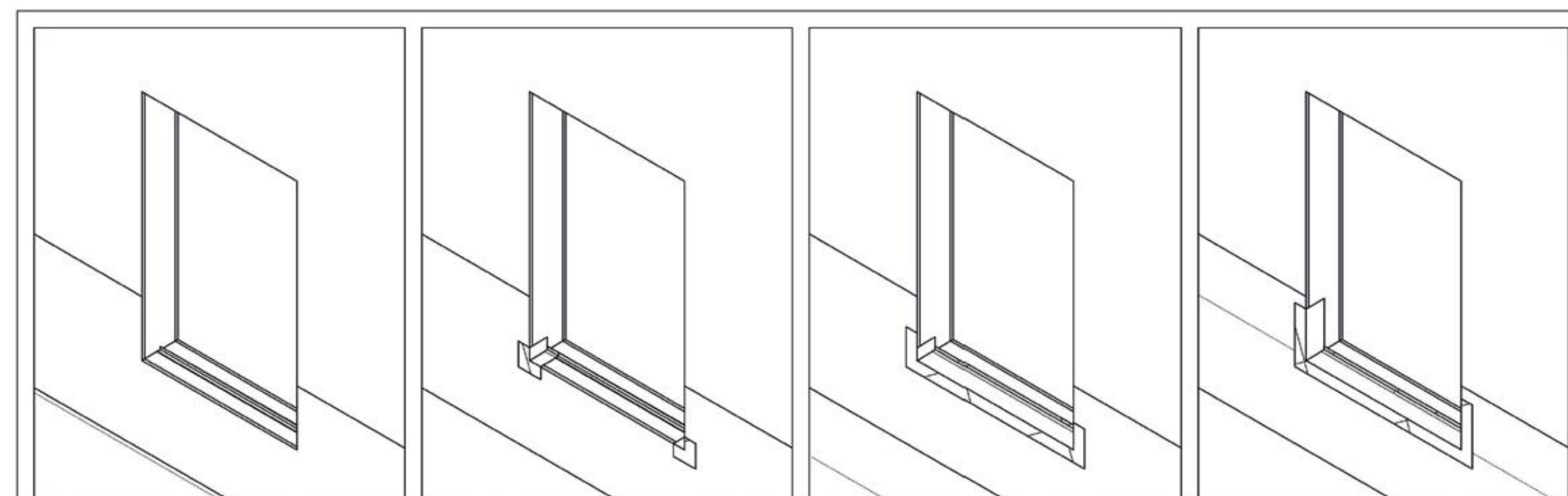
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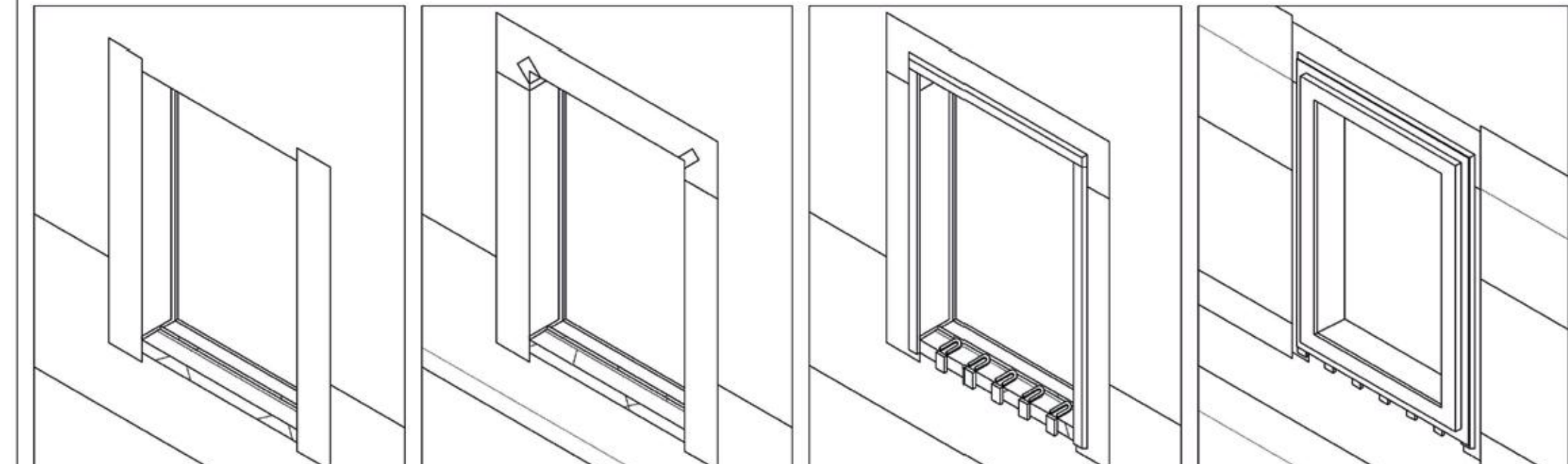
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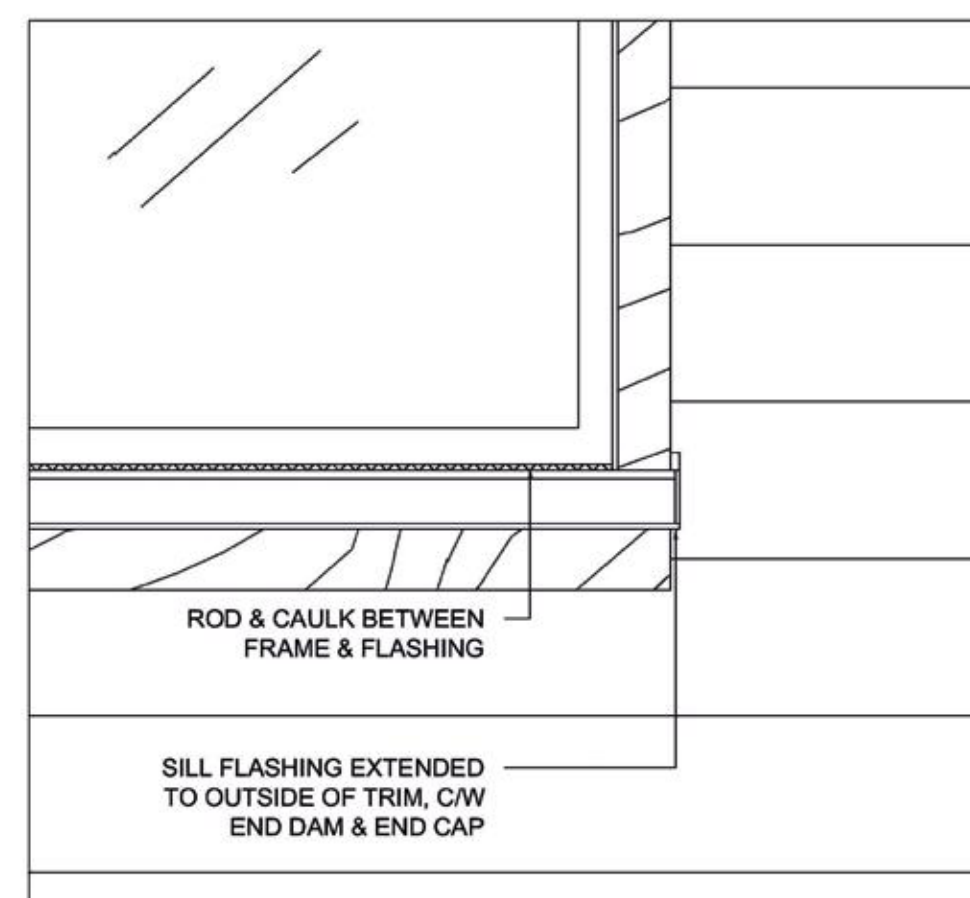
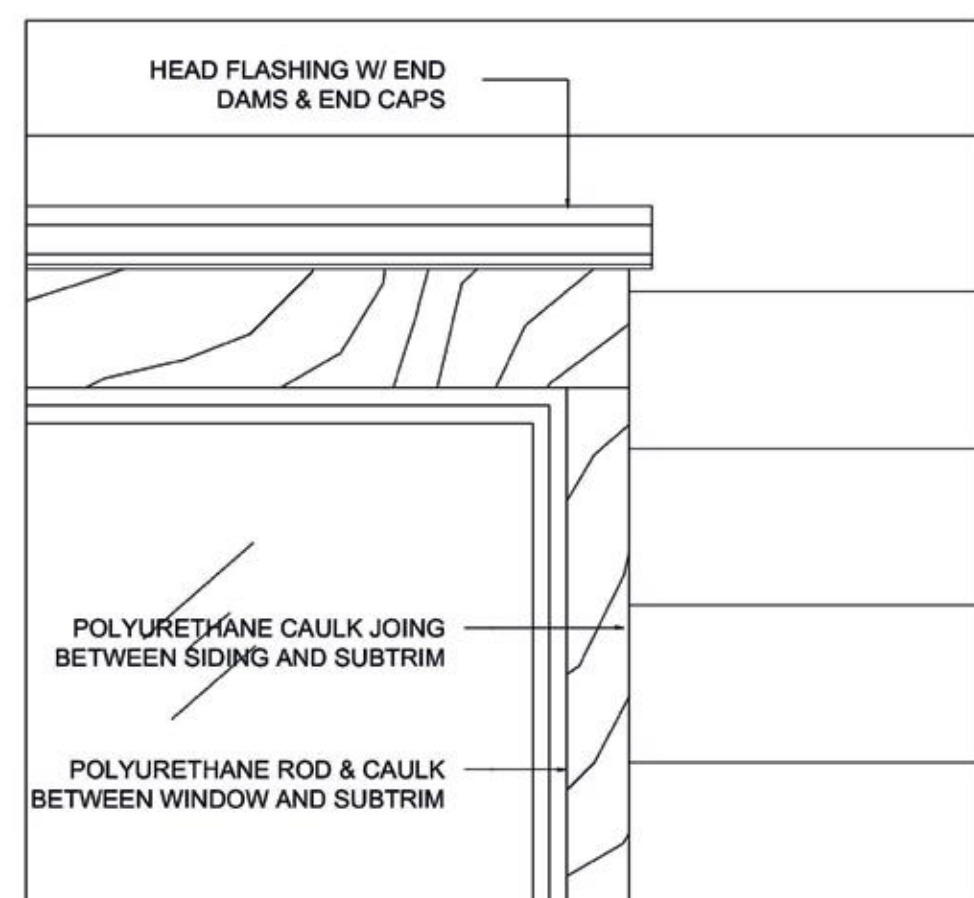
1. INSTALL 2 LAYERS OF BUILDING PAPER (B.P.) TO SILL AND 8" ABOVE SILL AT JAMBS. INSTALL ALUMINUM ANGLE AS SUPPORT BACK-DAM FOR MEMBRANE TERMINATION.  
2. INSTALL SELF-ADHERED MEMBRANE (S.A.M.) GUSSET PATCHES INTO INSIDE CORNERS. INSTALL S.A.M. AS PER MANUFACTURER'S INSTRUCTIONS.  
3. INSTALL S.A.M. AT SILL. ENSURE S.A.M. EXTENDS OVER METAL ANGLE & MIN. 2" ONTO B.P.  
4. INSTALL S.A.M. MIN. 6" UP JAMBS & MIN. 2" ONTO B.P.



5. APPLY B.P. PRE-STRIPPING AT JAMBS. LAP ONTO SHEATHING 6" MIN.  
6. WRAP PRE-STRIPPING MEMBRANE AT HEAD DOWN INSIDE OF JAMBS 3" MIN. & UP HEAD 6" MIN. SEAL TOP CORNERS WITH TAPE.  
7. INSTALL 1/4" CHAMFERED P.T. PLYWOOD SHIMS TO HEAD AND JAMBS. INSTALL PLASTIC SHIMS @ SILL & 1/4" P.T. PLYWOOD SHIMS BEHIND SILL FLANGE WITH MIN. 1" SPACE BETWEEN TO DRAIN.  
8. INSTALL WINDOW TO MANUFACTURER'S SPECIFICATION. BED SILL FRAME IN SEALANT AT METAL ANGLE. CUT B.P. BACK TO ALLOW ROD & CAULK AT INTERIOR HEAD & JAMBS BETWEEN WINDOW FRAME & WOOD FRAMING FOR AIR / VAPOUR SEAL. INSTALL B.P. UP TO JAMB FLANGE EDGES. INSTALL HEAD RETAINING CLIP.

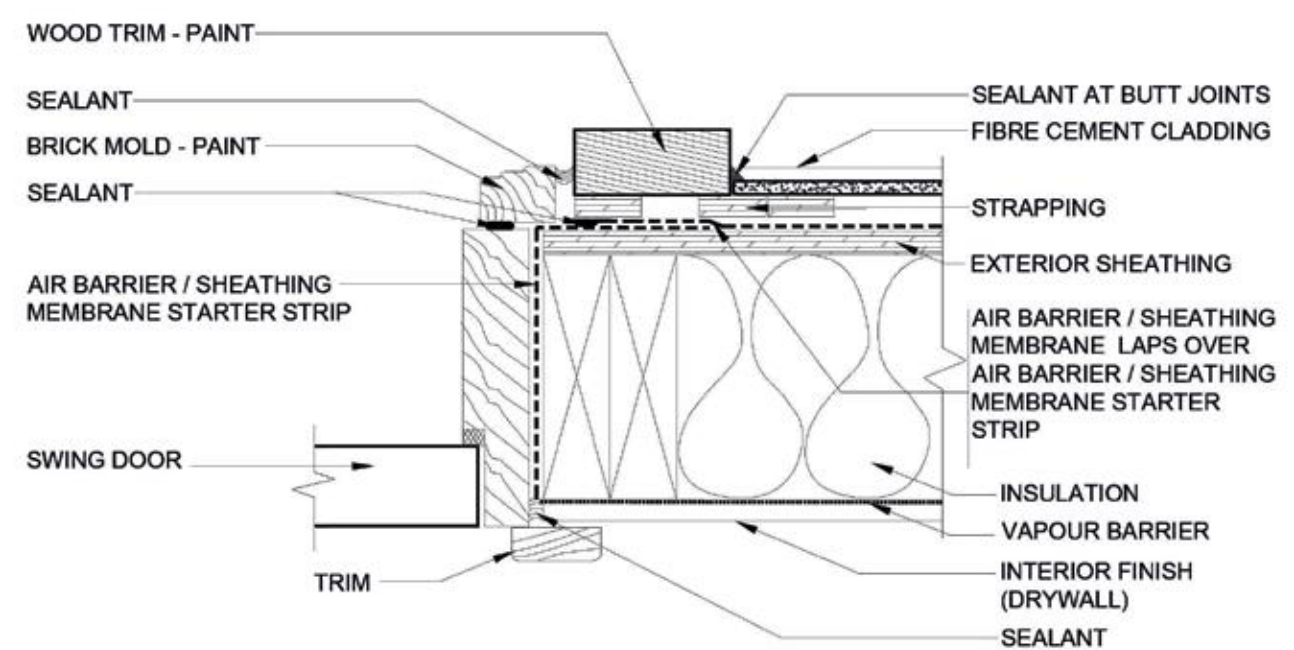
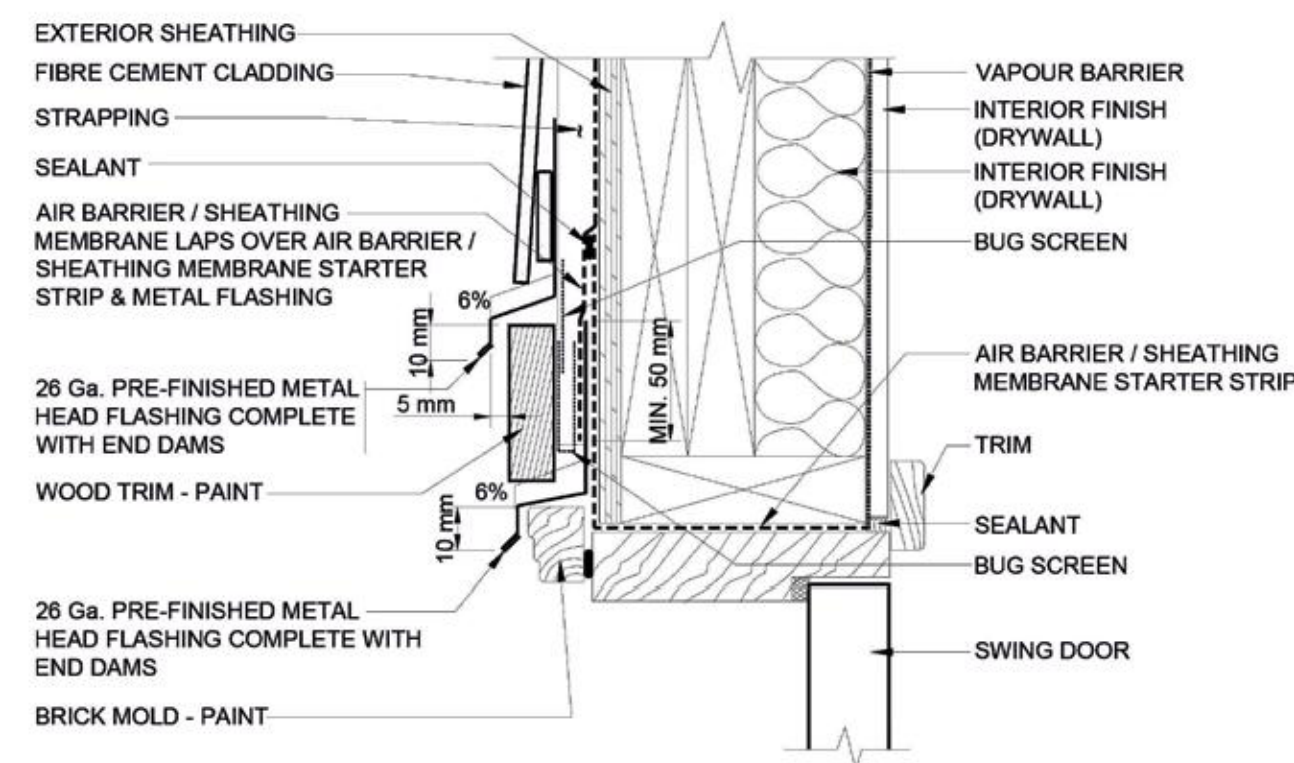


9. APPLY S.A.M. OVER JAMB FLANGES & MIN. 2" ONTO B.P. LAP B.P. OVER RETAINING CLIP AND HEAD FLANGE.  
10. INSTALL SUBTRIM OVER HEAD AND SILL FLANGES. INSTALL TRIM AND FLASHINGS WITH REQUIRED STRAPPING. INSTALL S.A.M. FROM SHEATHING ONTO HEAD FLASHING.  
11. COMPLETE B.P., INSECT SCREEN, & VERTICAL STRAPPING.  
12. INSTALL SUBTRIM OVER JAMB FLANGES. INSTALL WALL CLADDING. CAULK JOINT BETWEEN JAMB SUBTRIM & WINDOW FRAME AND SUBTRIM & CLADDING. INSTALL JAMB TRIM.



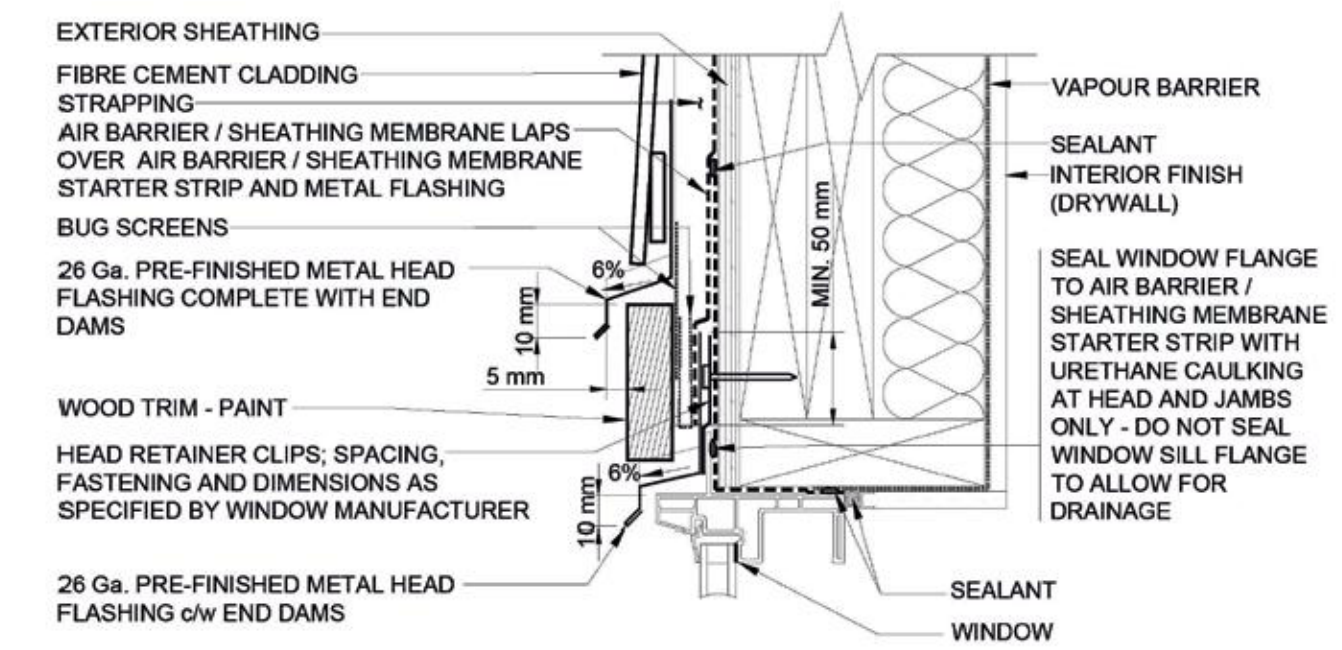
NOTES:

1. AT HEAD LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



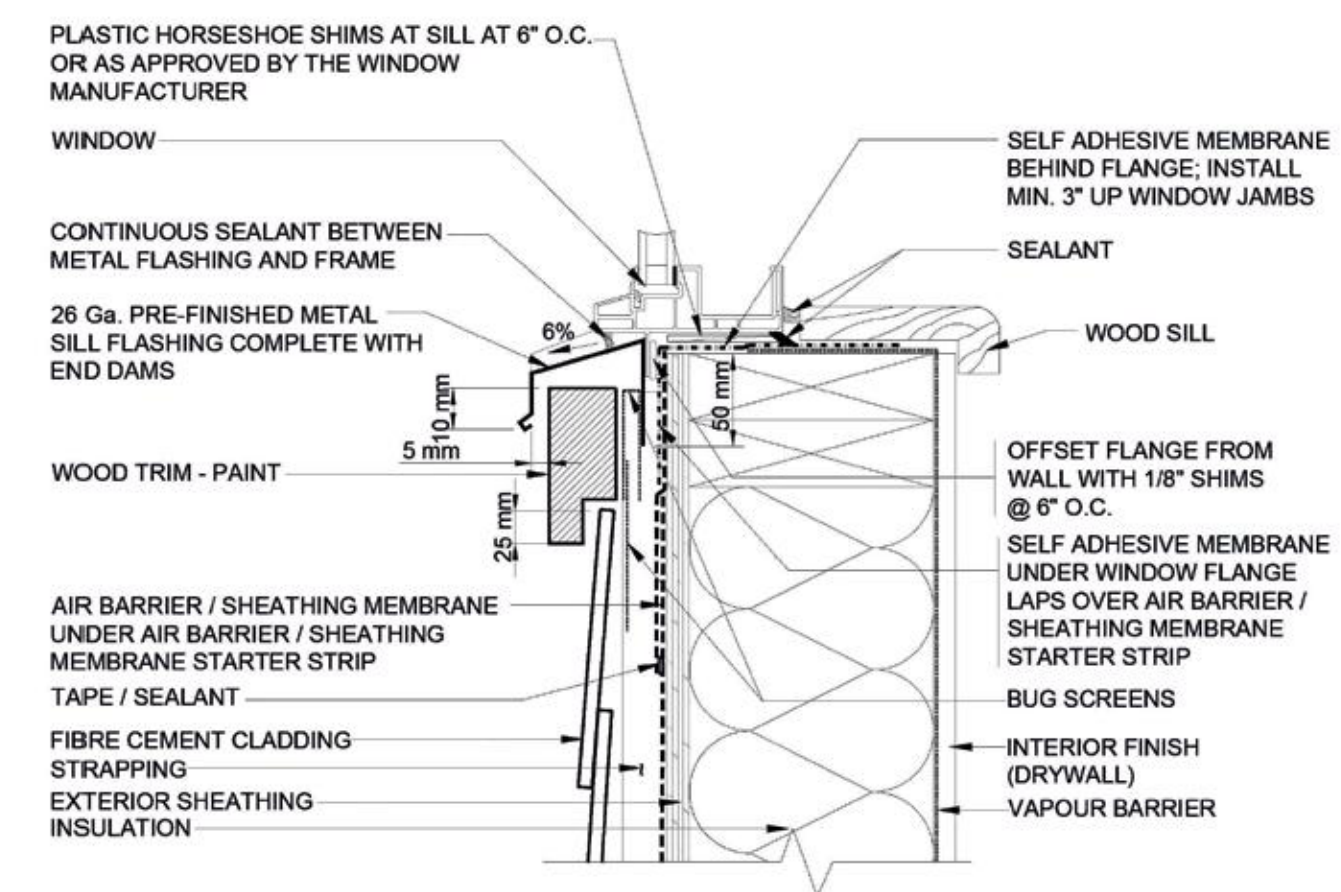
NOTES:

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2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL.
3. HEAD FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.
4. HEAD METAL FLASHING MUST NOT IMPEDE THE OPERATION OF WINDOW.



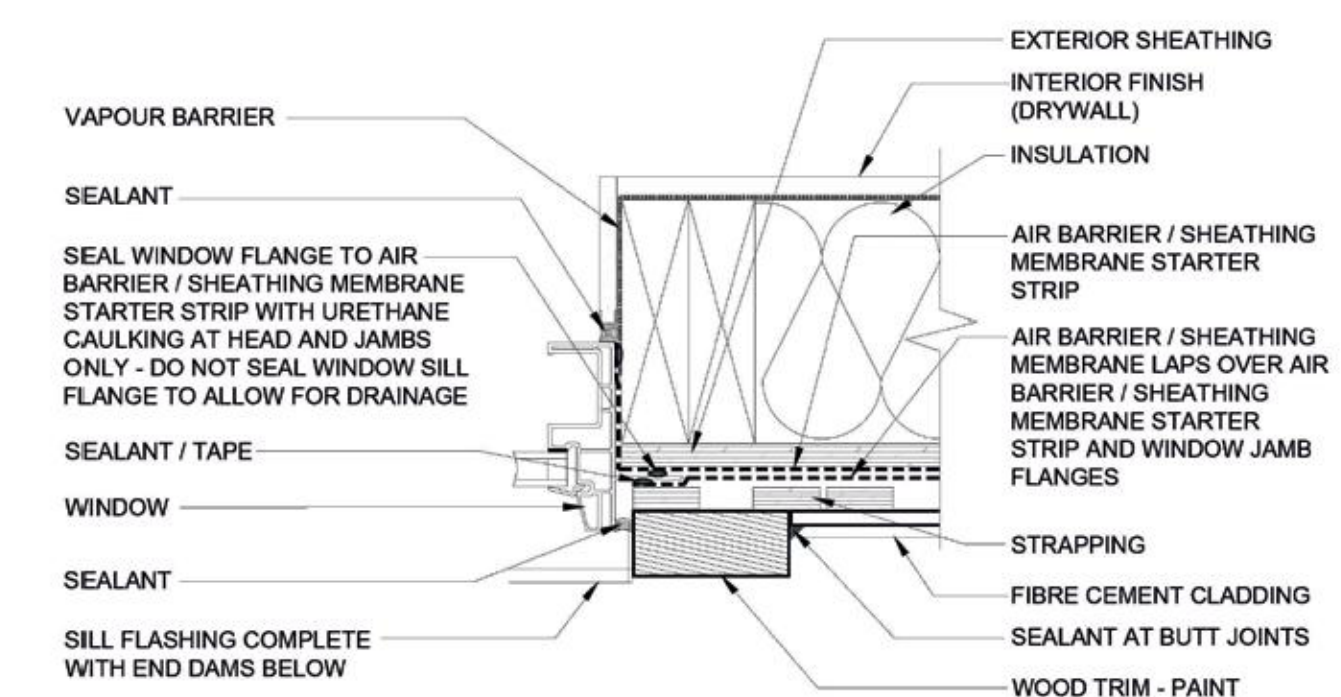
NOTES:

1. AT SILL LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS.
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4i.
3. SILL FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



NOTE:

1. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a-3.4i.



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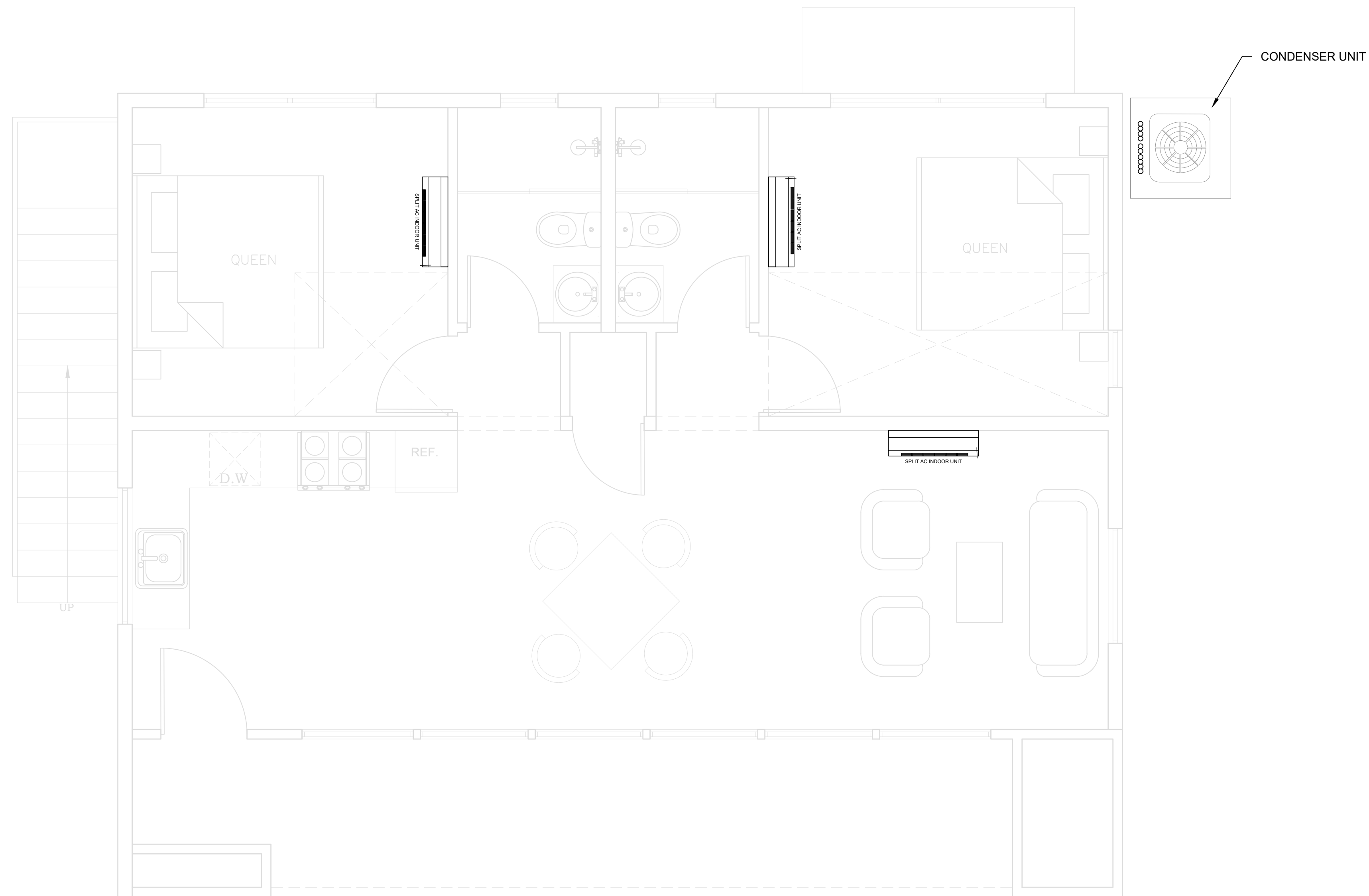
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*PROPOSED*  
**MECHANICAL PLAN**  
 SCALE : 3/8" = 1'-0"

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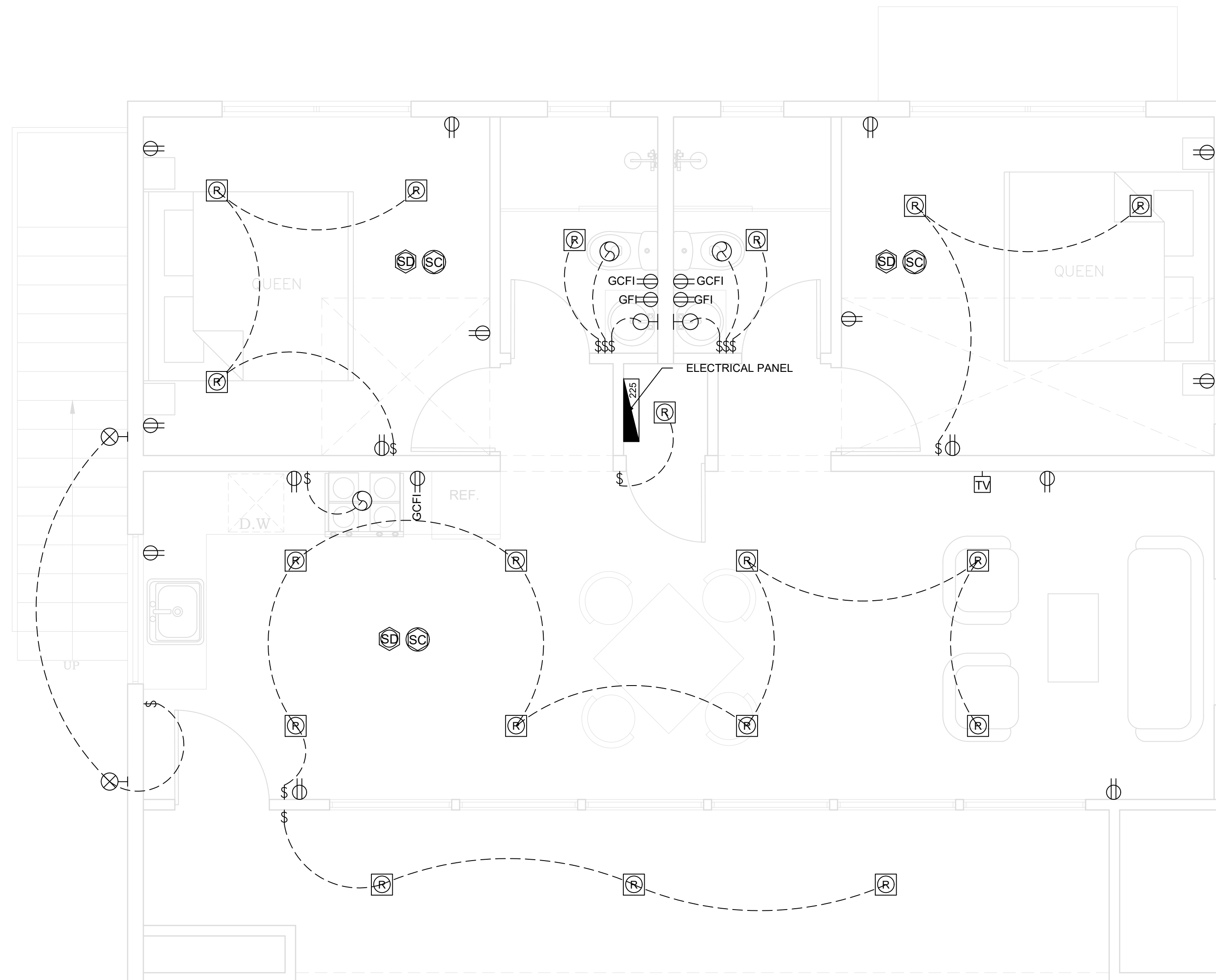
M01

### ELECTRICAL NOTES

1. CONTR./ HOME OWNER TO HAVE FINAL APPR. ON ALL FINISHED FIXTURES
2. ALL ELECTRICAL TO MEET APPLICABLE CODE.
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 : 3/8" = 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
	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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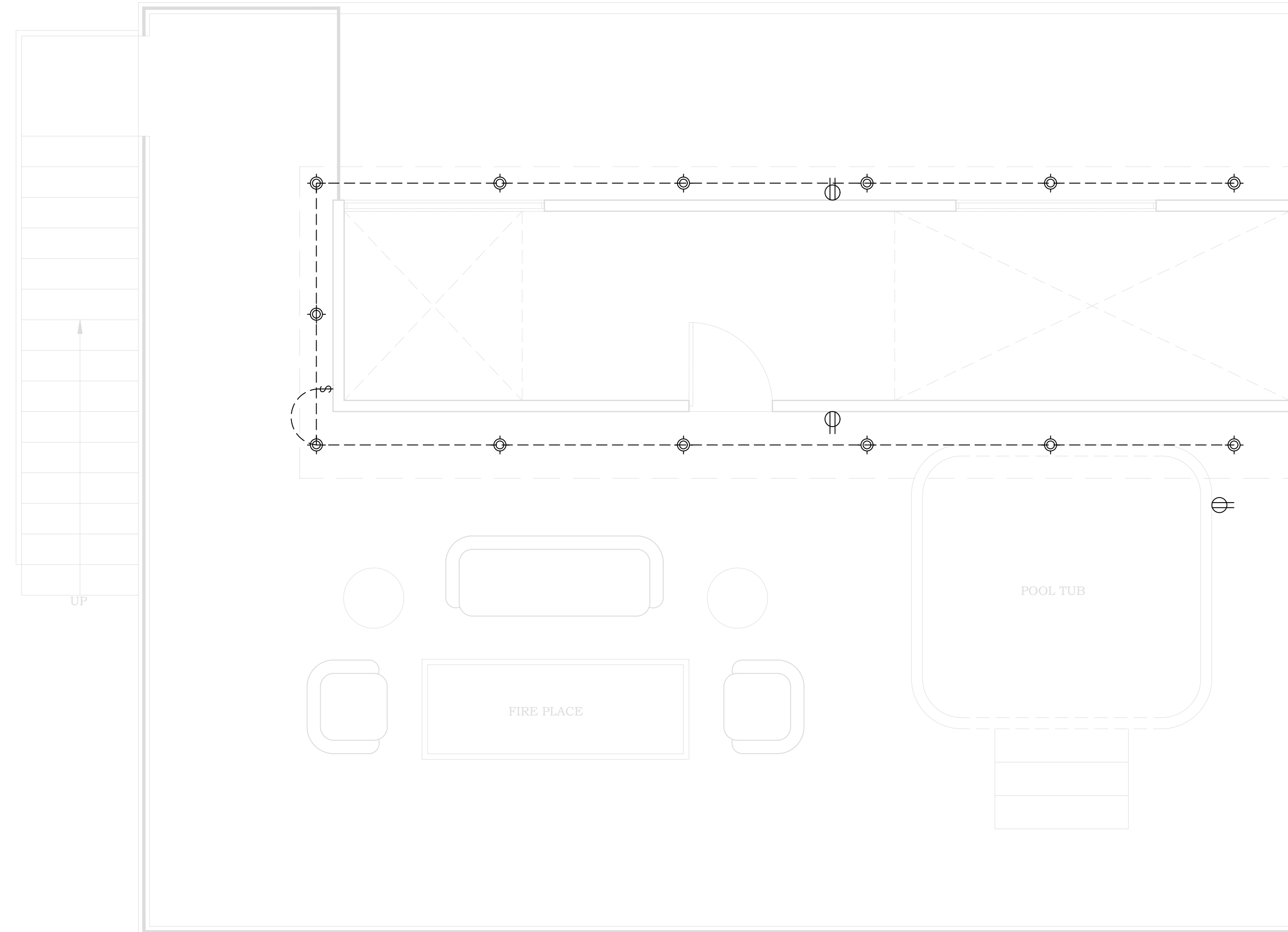
**E01**

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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 ROOF  
**ELECTRICAL PLAN**  
 SCALE : 3/8" = 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
	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



1401 21ST ST,  
 SACRAMENTO, CA 95811

PROJECT FOR

2 LUX DR. CUT BANK MT 59427, USA

NO.	REVISION

DRAWING.:  
 104B--THE MINIMALIST

DATE:  
 04-13-2026

DRAWN BY:

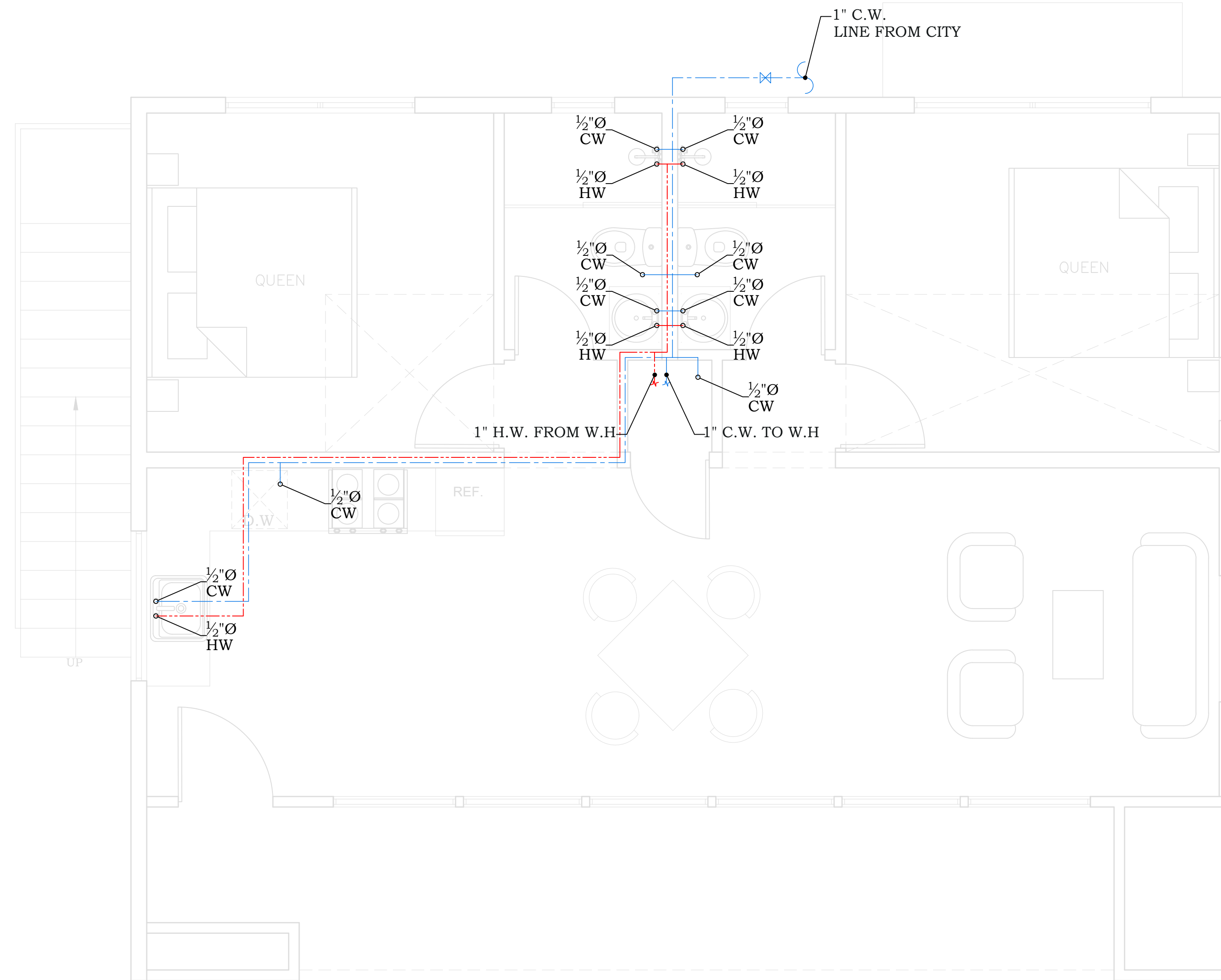
SHEET:

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 F.T.  
 3" OR LARGER SHALL BE SLOPED AT 1/8" PER F.T.

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.
2CSK	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*  
**WATER SUPPLY PLAN**  
 SCALE : 3/8" = 1'-0"

DESIGNER



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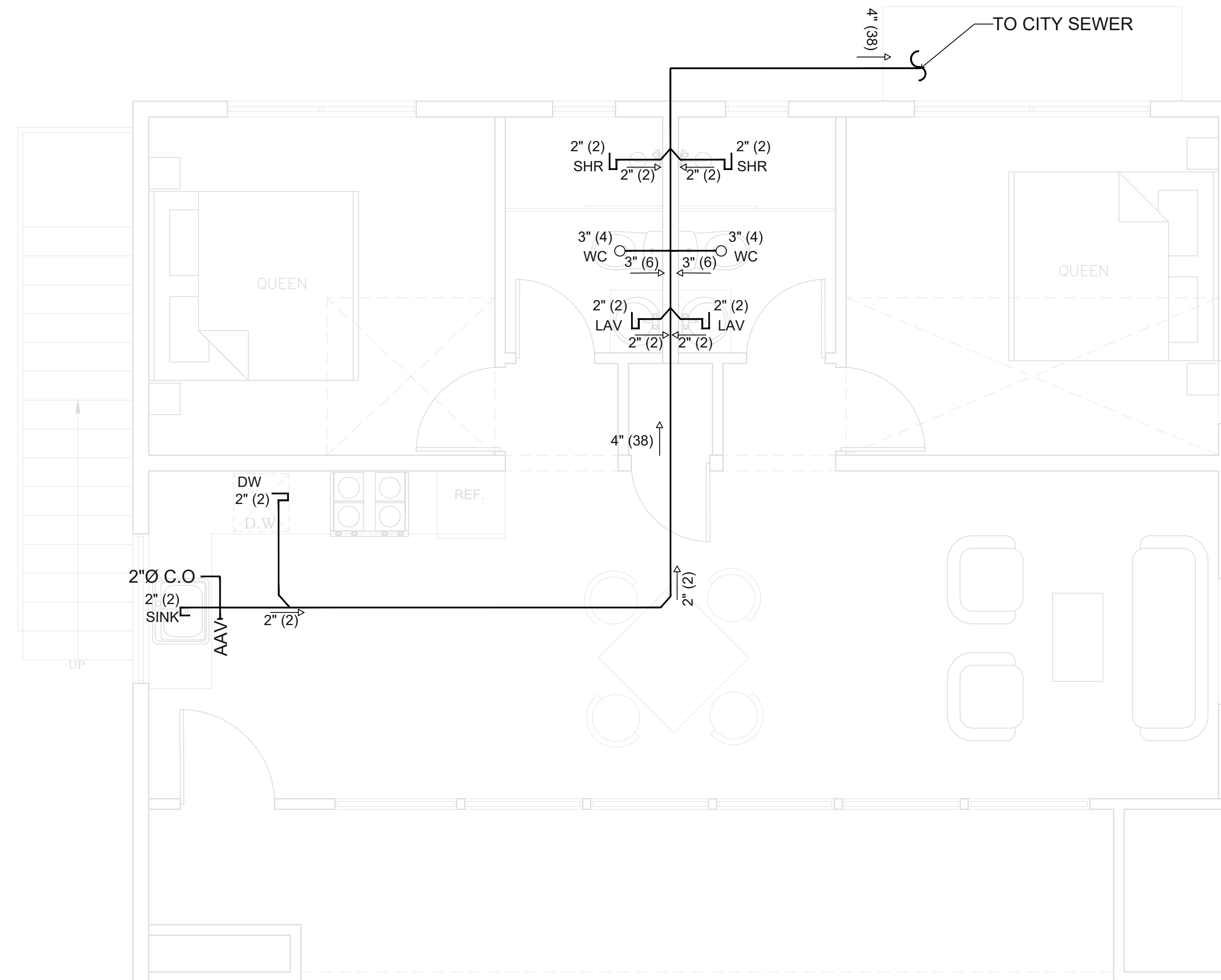
SHEET:

P01

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.
<b>CW</b>	COLD WATER.
<b>HW</b>	HOT WATER.
<b>VTR</b>	VENT THRU ROOF.
<b>VTW</b>	VENT THRU WALL.

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

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
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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.
2CSK	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**  
**SEWERAGE PLAN**  
 SCALE : 3/8" = 1'-0"

DESIGNER



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P02

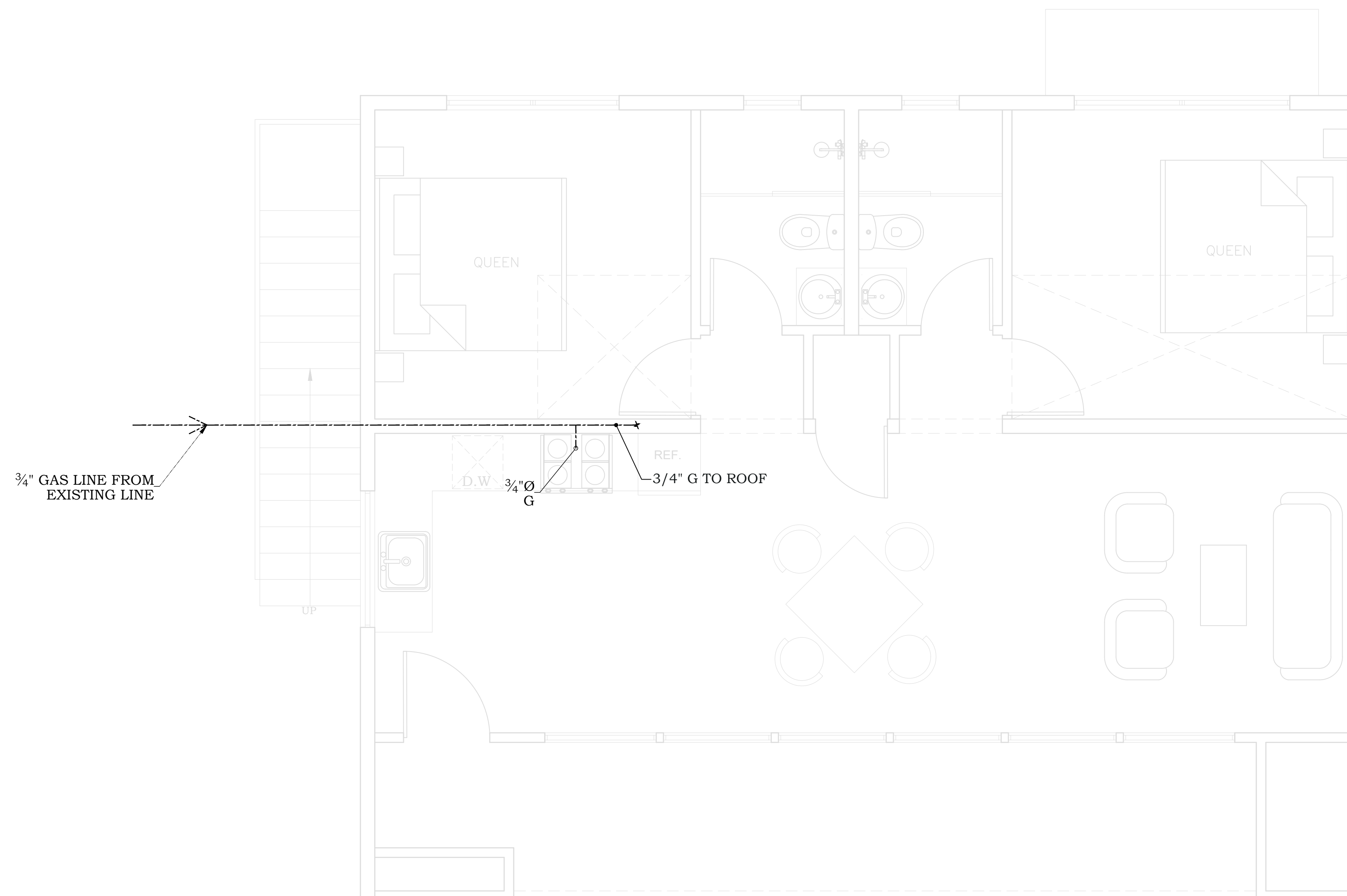
GAS PIPING NOTES:

- A. SIZE OF PIPE BASED ON UNIFORM PLUMBING CODE TABLE 1216.2(1).
- B. GAS PIPING CONNECTIONS SHALL BE THREADED UNLESS OTHERWISE REQUIRED BY CODE.
- C. EXTERIOR GAS PIPING SHALL RECEIVE ONE COAT EACH OF A RUST AND WEATHER RESISTANT PRIMER AND TOP COAT. COORDINATE WITH ARCHITECT FOR COLOR.
- D. ALL GAS BURNING EQUIPMENT SHALL BE INSTALLED PER NFPA #58, NFPA #54 (L.P.G.) OR NFPA #96 (COMMERCIAL COOKING EQUIPMENT).

GAS LINE KEY NOTES: ①

- 1. INSTALL A GAS METER & REGULATOR FOR PROPOSED SPACE, COORDINATE WITH LOCAL GAS COMPANY. CONTRACTOR SEAL AROUND GAS PIPE PENETRATION
- 2. PLUMBER SHALL INSTALL A GAS SHUT-OFF VALVE AND FURNISHED BY CONTRACTOR.
- 3. LOCATION FOR FIRE SUPPRESSION SYSTEM MANUAL PULL STATION.
- 4. INSTALL NEW "ANSUL" R-102 FIRE SUPPRESSION SYSTEM W/. REGULATED RELEASE MECHANISM. REMOTE MANUAL PULL STATION MECHANICAL GAS LINE SHUT OFF VALVE AS PER MANUFACTURER SPECIFICATION.

THE HOOD FIRE EXTINGUISHING SYSTEM SHALL BE INTERCONNECTED TO THE FUEL OR CURRENT SUPPLY, SO THAT THE FUEL OR CURRENT IS AUTOMATICALLY SHUT-DOWN TO ALL EQUIPMENT UNDER THE HOOD WHEN THE SYSTEM IS ACTUATED, TO COMPLY UMC SEC. 510.2.4.2.



*PROPOSED*  
**GAS PLAN**  
*SCALE :3/8" = 1'-0"*

DESIGNER



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SHEET:

**P03**

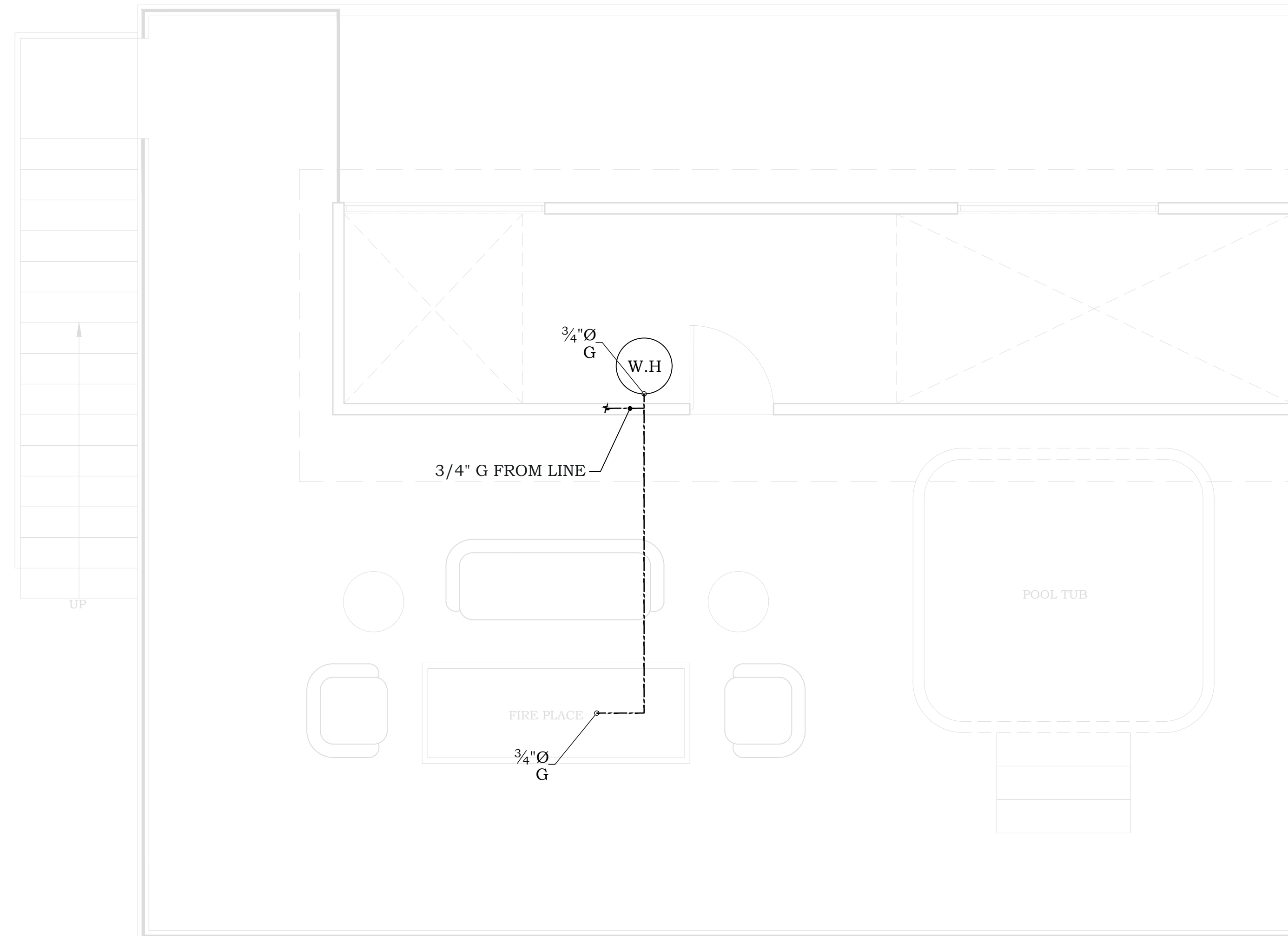
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*PROPOSED*  
**GAS PLAN**  
*SCALE :3/8" = 1'-0"*

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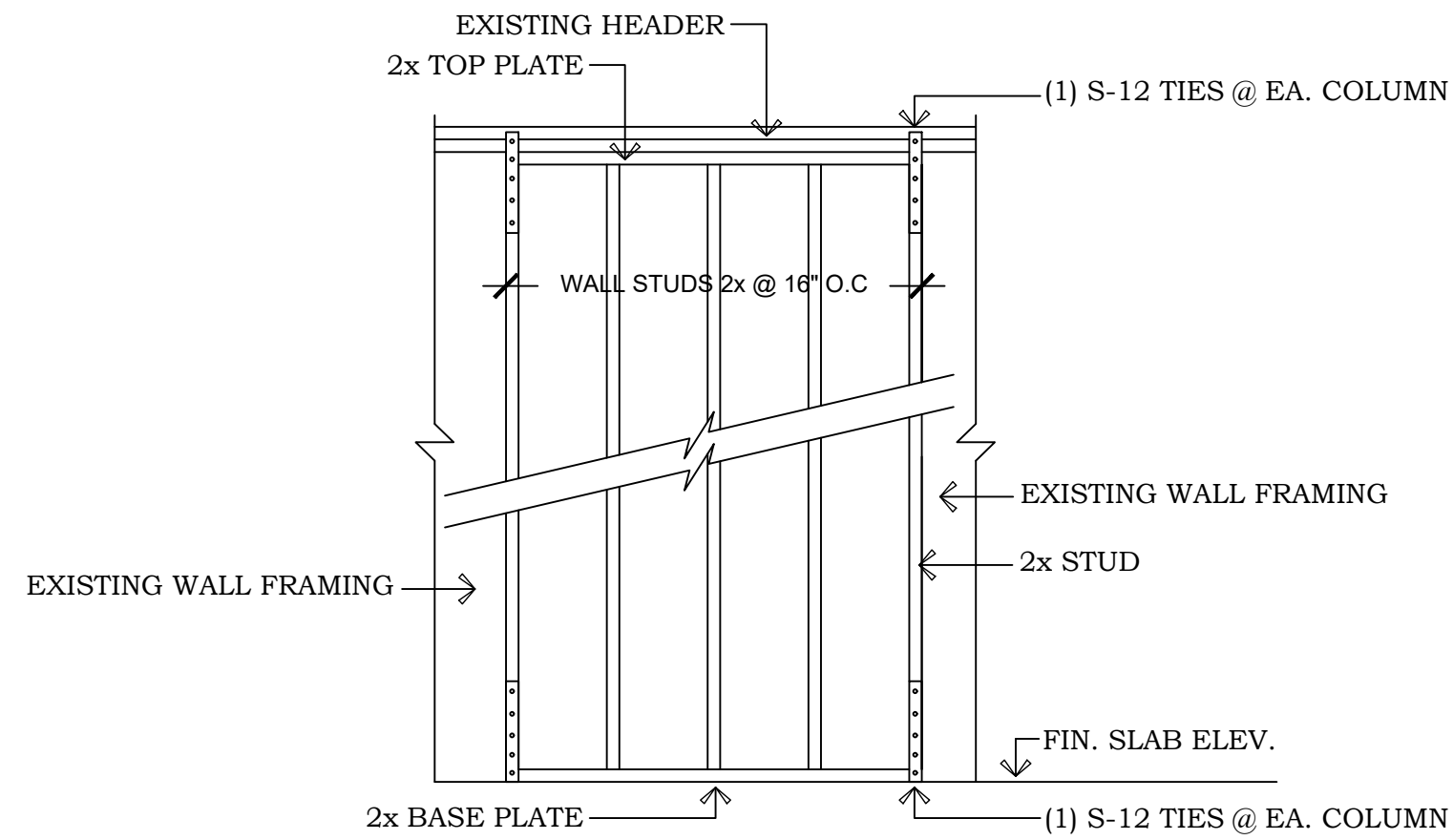
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**P04**

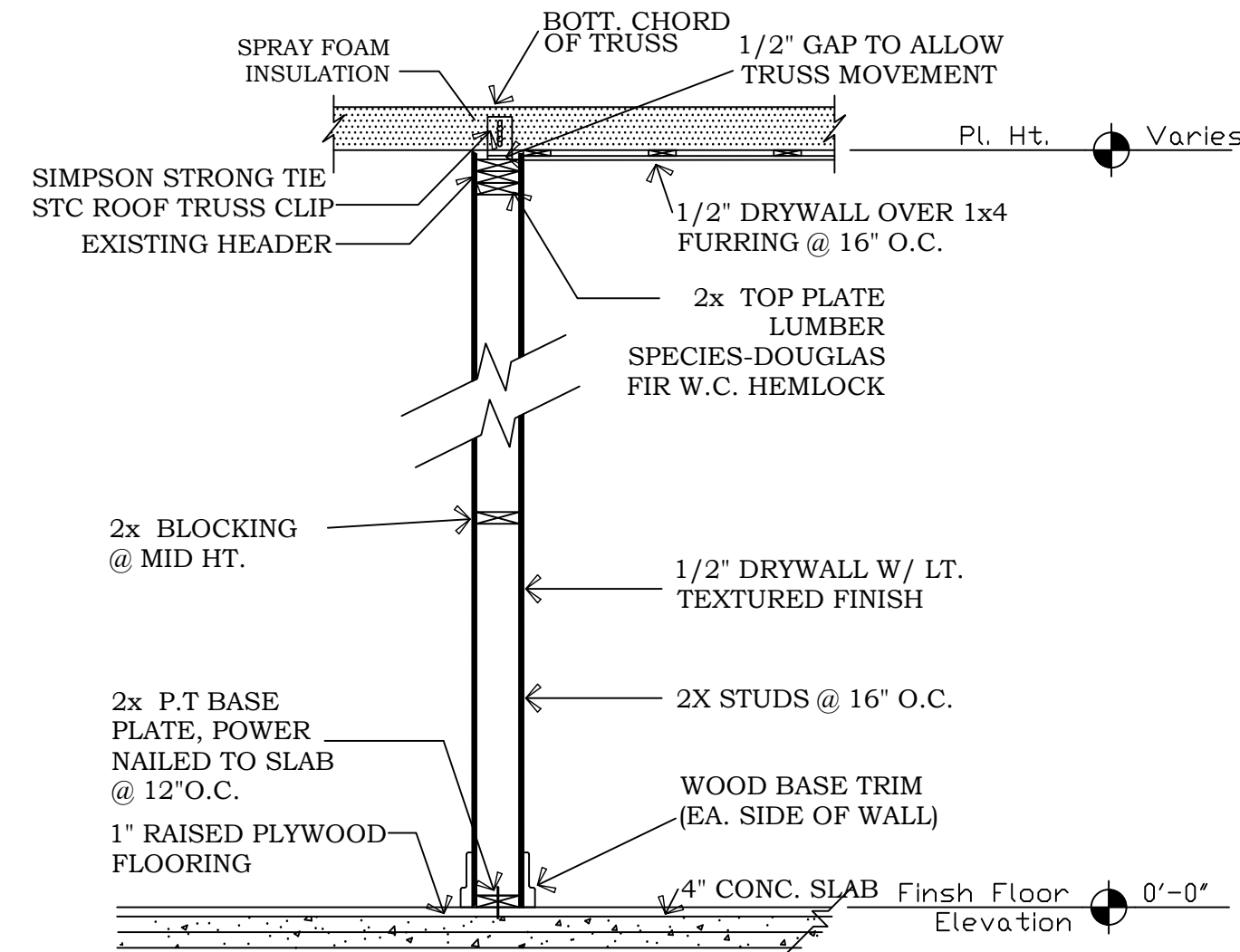


**WALL FRAMING NOTES**

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:  
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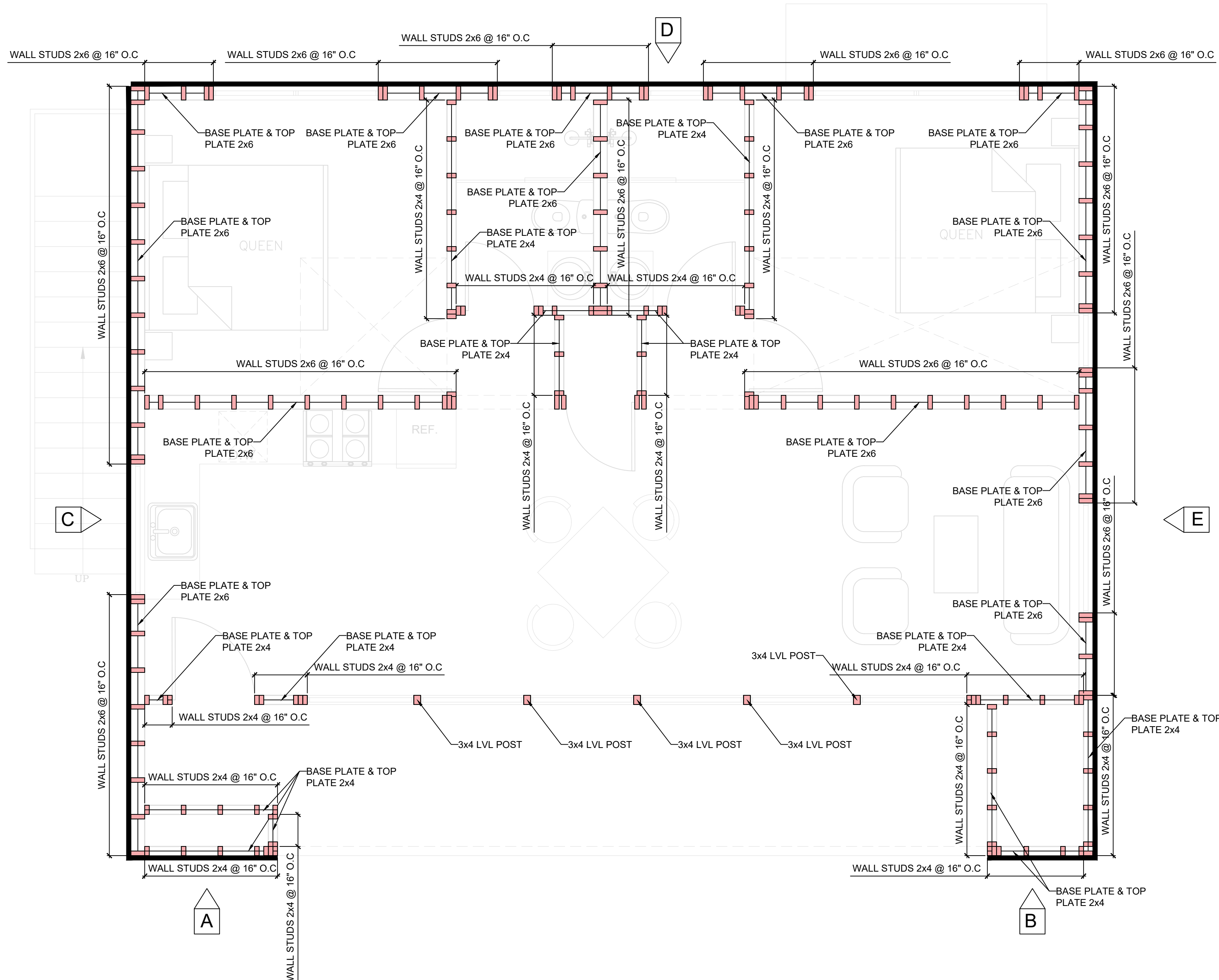


**FRAMING SECTION**



**TYPICAL INTERIOR PARTITION SECTION**

BRACE WALL SCHEDULE				
LINE	LOCATION	BRACING METHOD	PANEL WIDTH	FASTENING DETAILS
A	FRONT LEFT EXTERIOR WALL	CS-WSP (OSB)	4'MIN	8D NAILS 6" O.C.
B	FRONT RIGHT EXTERIOR WALL	CS-WSP (OSB)	4'MIN	8D NAILS 6" O.C.
C	LEFT EXTERIOR WALL	CS-WSP (OSB)	4'MIN	8D NAILS 6" O.C.
D	REAR EXTERIOR WALL	CS-WSP (OSB)	4'MIN	8D NAILS 6" O.C.
E	RIGHT EXTERIOR WALL	CS-WSP (OSB)	4'MIN	8D NAILS 6" O.C.



**PROPOSED FIRST FLOOR  
/ WALL FRAMING PLAN  
SCALE :3/8" = 1'-0"**

DESIGNER



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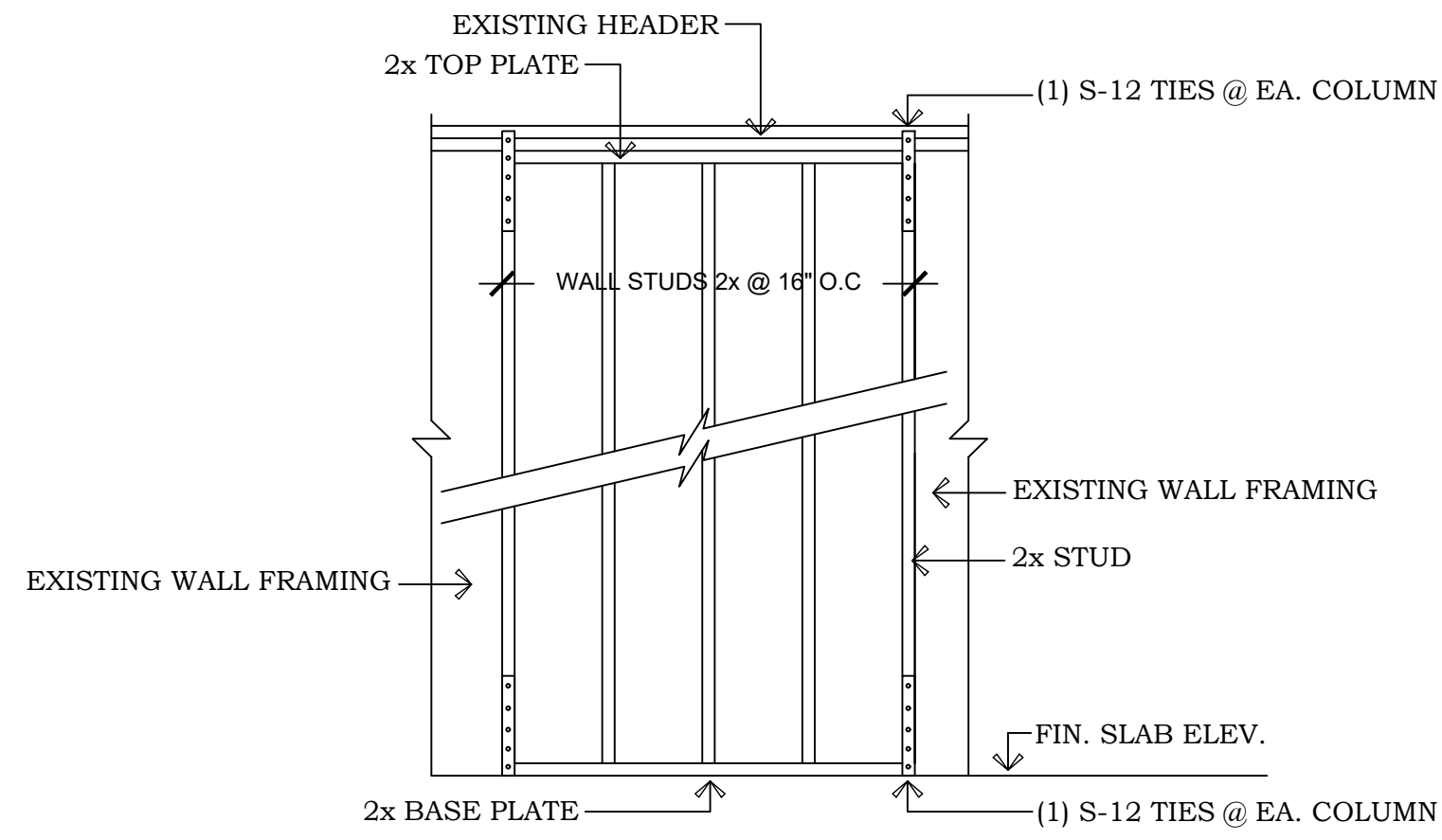
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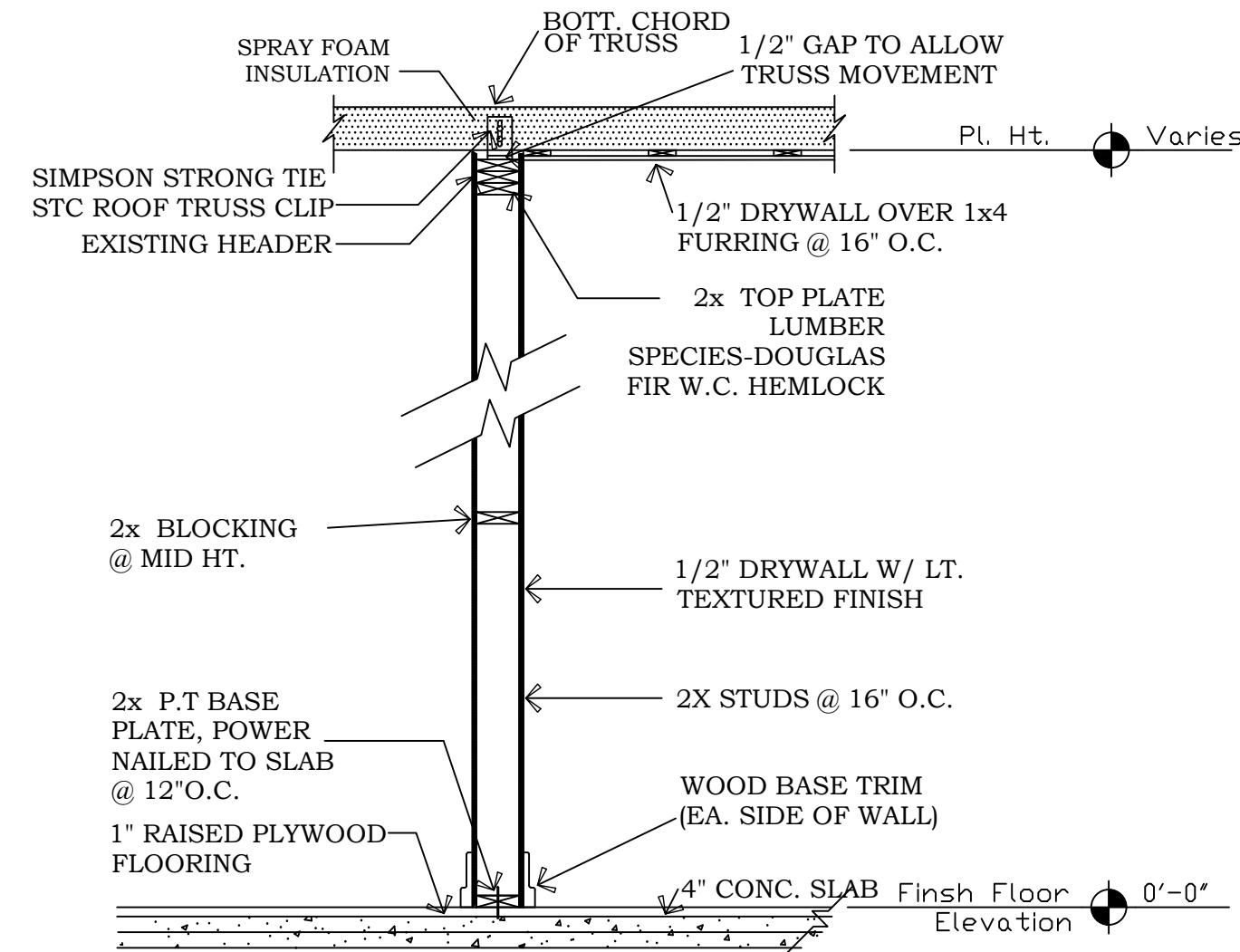
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**WALL FRAMING NOTES**

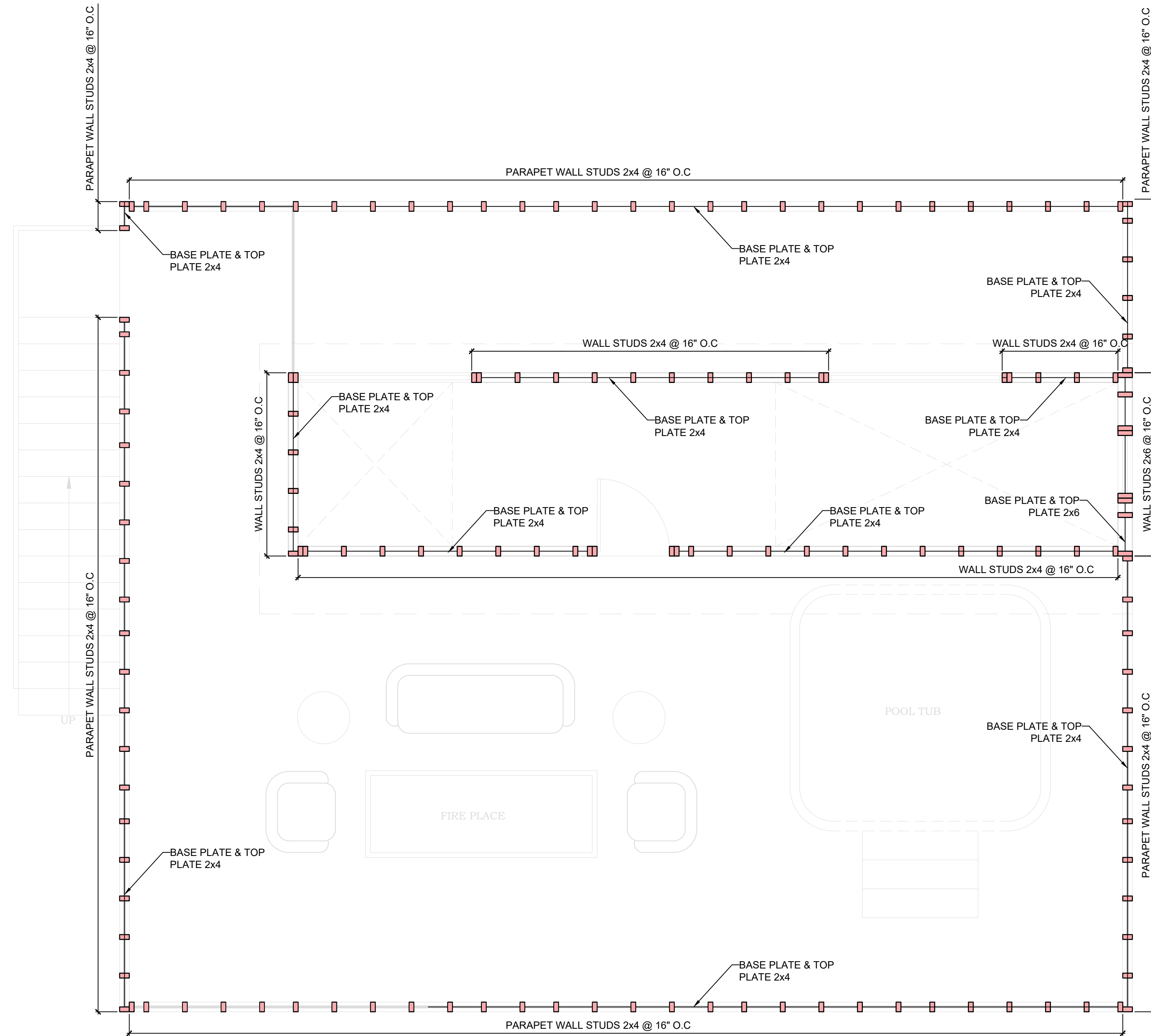
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**FRAMING SECTION**



**TYPICAL INTERIOR PARTITION SECTION**



**PROPOSED UPPER FLOOR  
/ WALL FRAMING PLAN  
SCALE : 3/8" = 1'-0"**

DESIGNER



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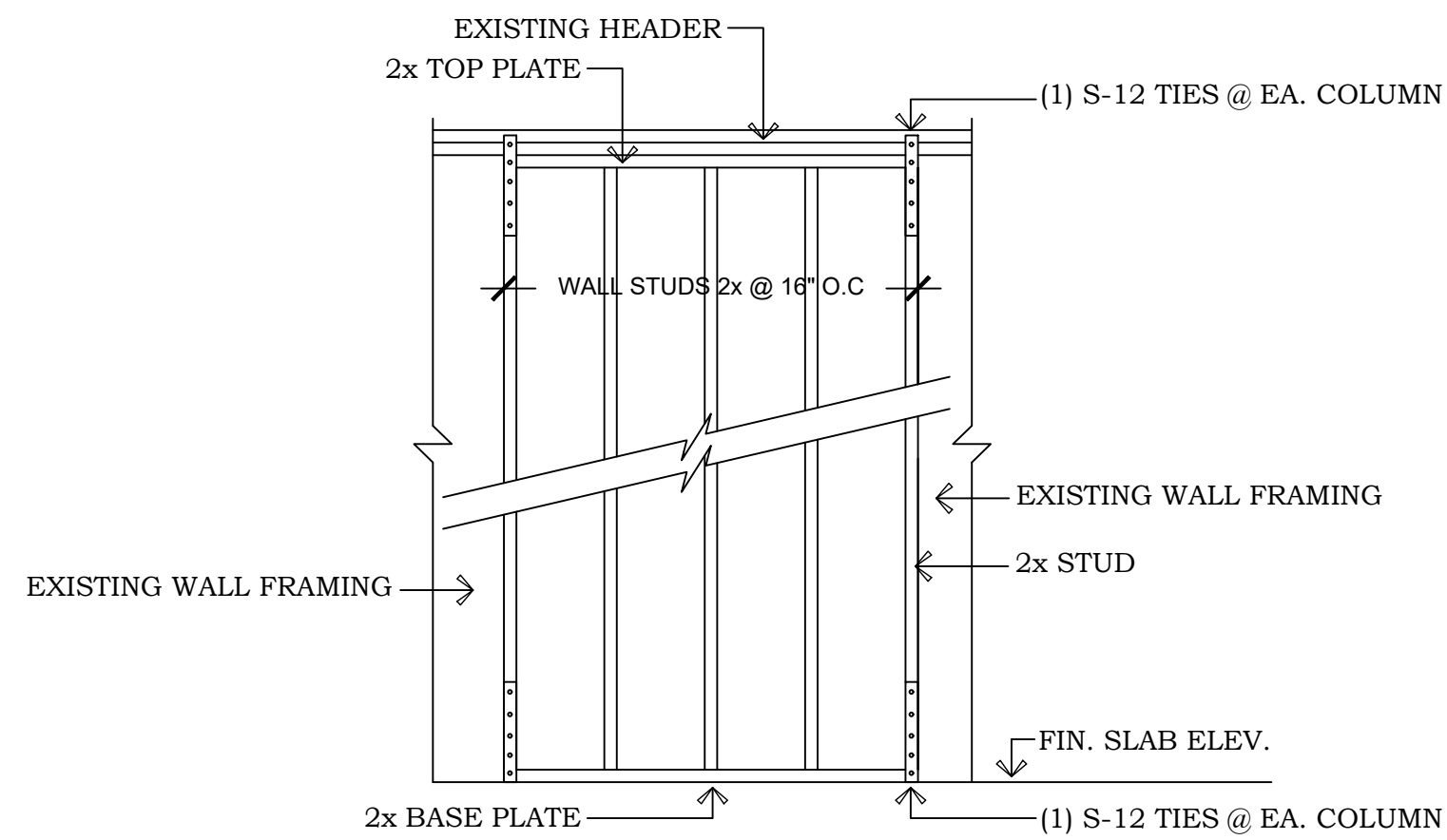
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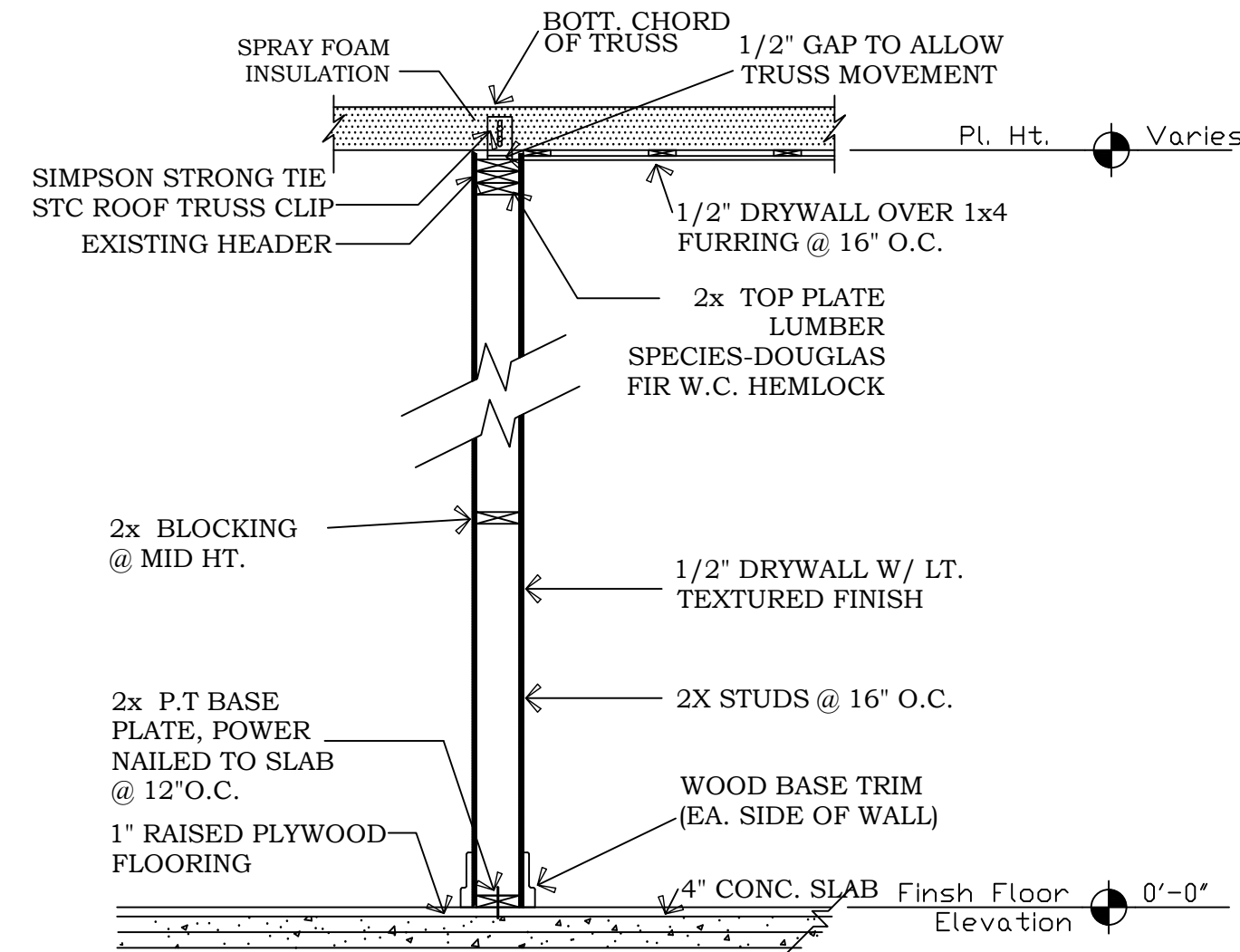
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**WALL FRAMING NOTES**

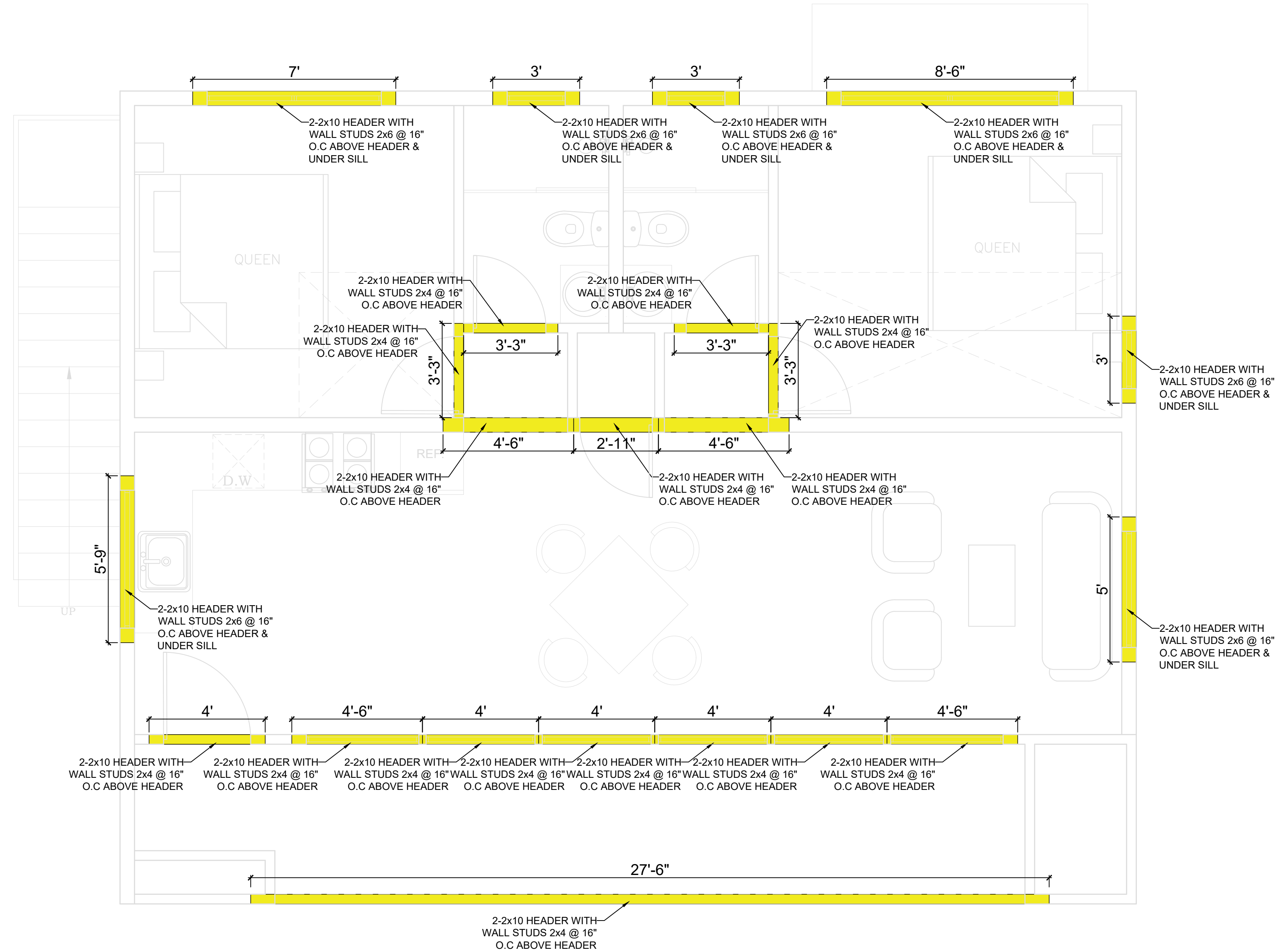
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**FRAMING SECTION**



**TYPICAL INTERIOR PARTITION SECTION**



**PROPOSED FIRST FLOOR  
/ WALL HEADER PLAN  
SCALE :3/8" = 1'-0"**

DESIGNER



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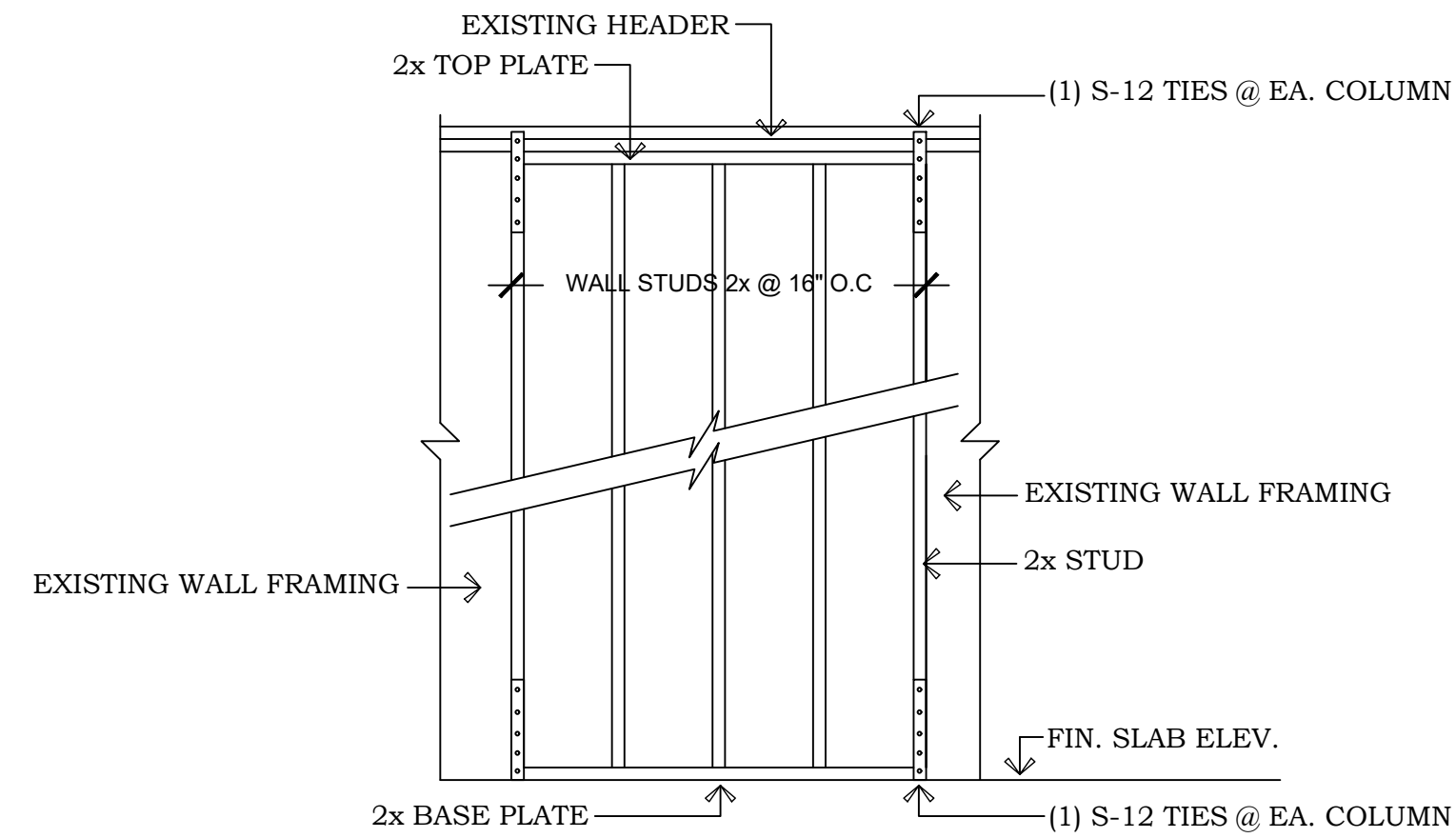
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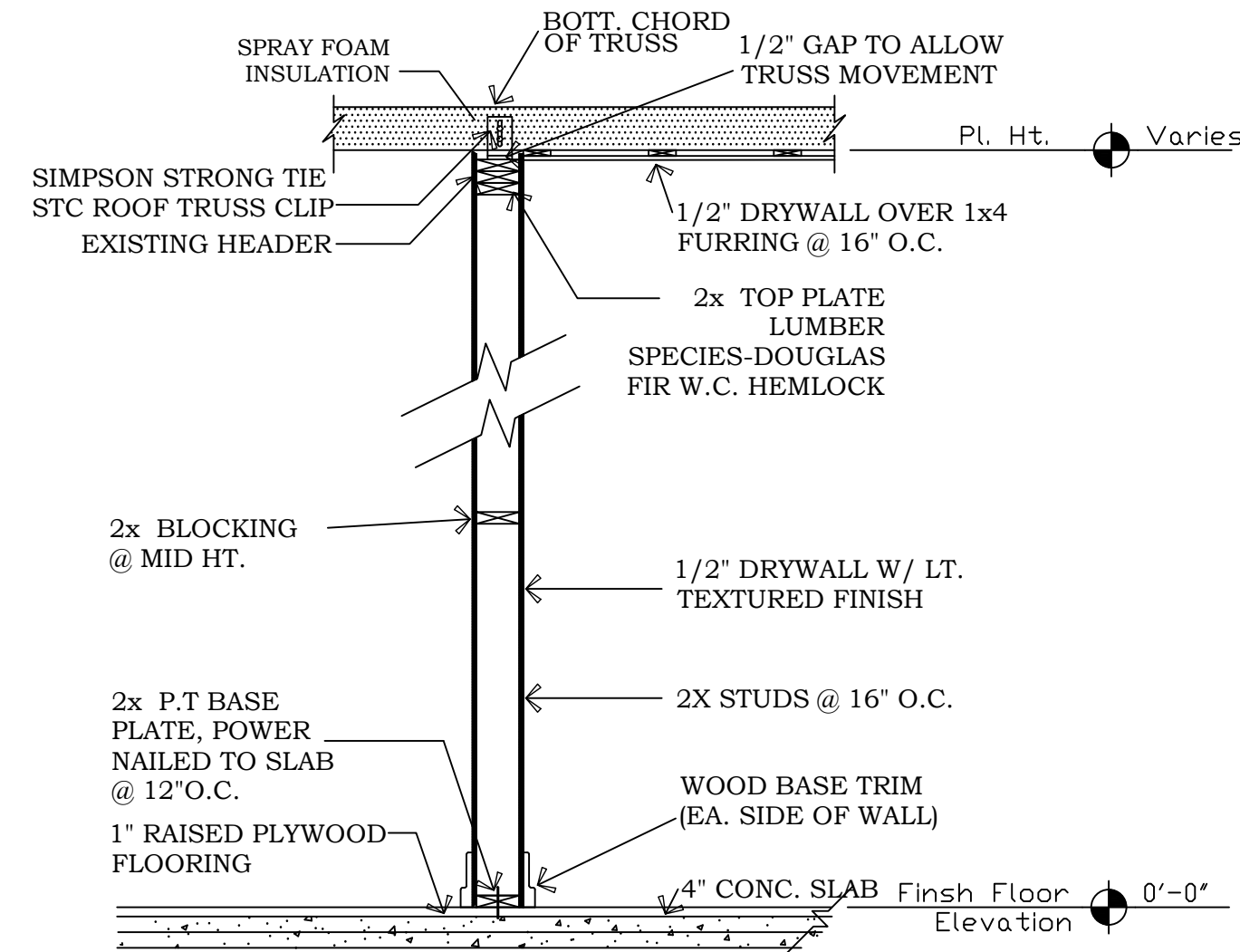
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**WALL FRAMING NOTES**

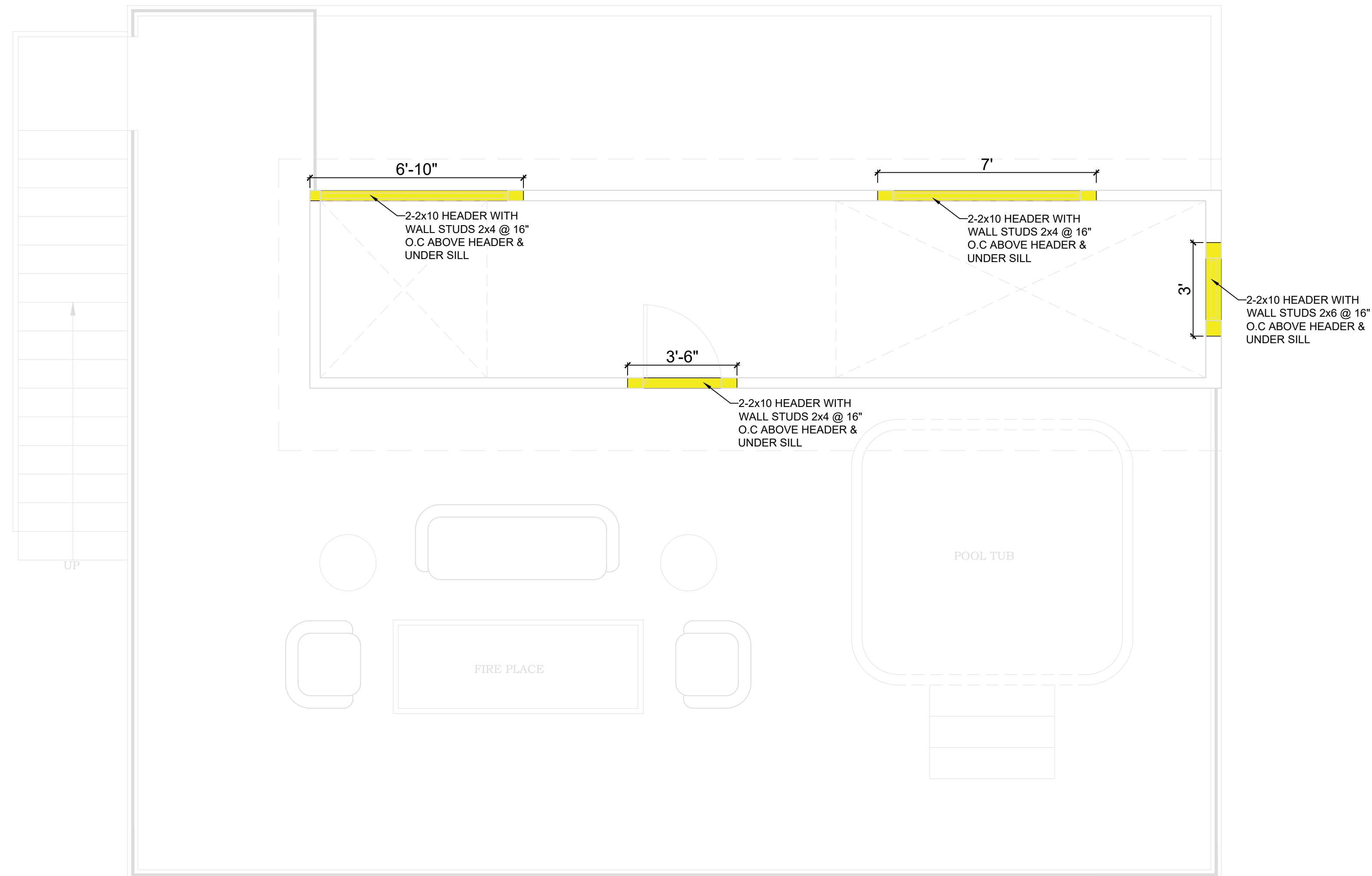
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**FRAMING SECTION**



**TYPICAL INTERIOR PARTITION SECTION**



*PROPOSED UPPER FLOOR  
/ WALL HEADER PLAN  
SCALE :3/8" = 1'-0"*

DESIGNER



1401 21ST ST,  
SACRAMENTO, CA 95811

PROJECT FOR  
2 LUX DR. CUT BANK MT 59427, USA

NO.	REVISION

DRAWING.:  
104B-THE MINIMALIST

DATE:  
04-13-2026

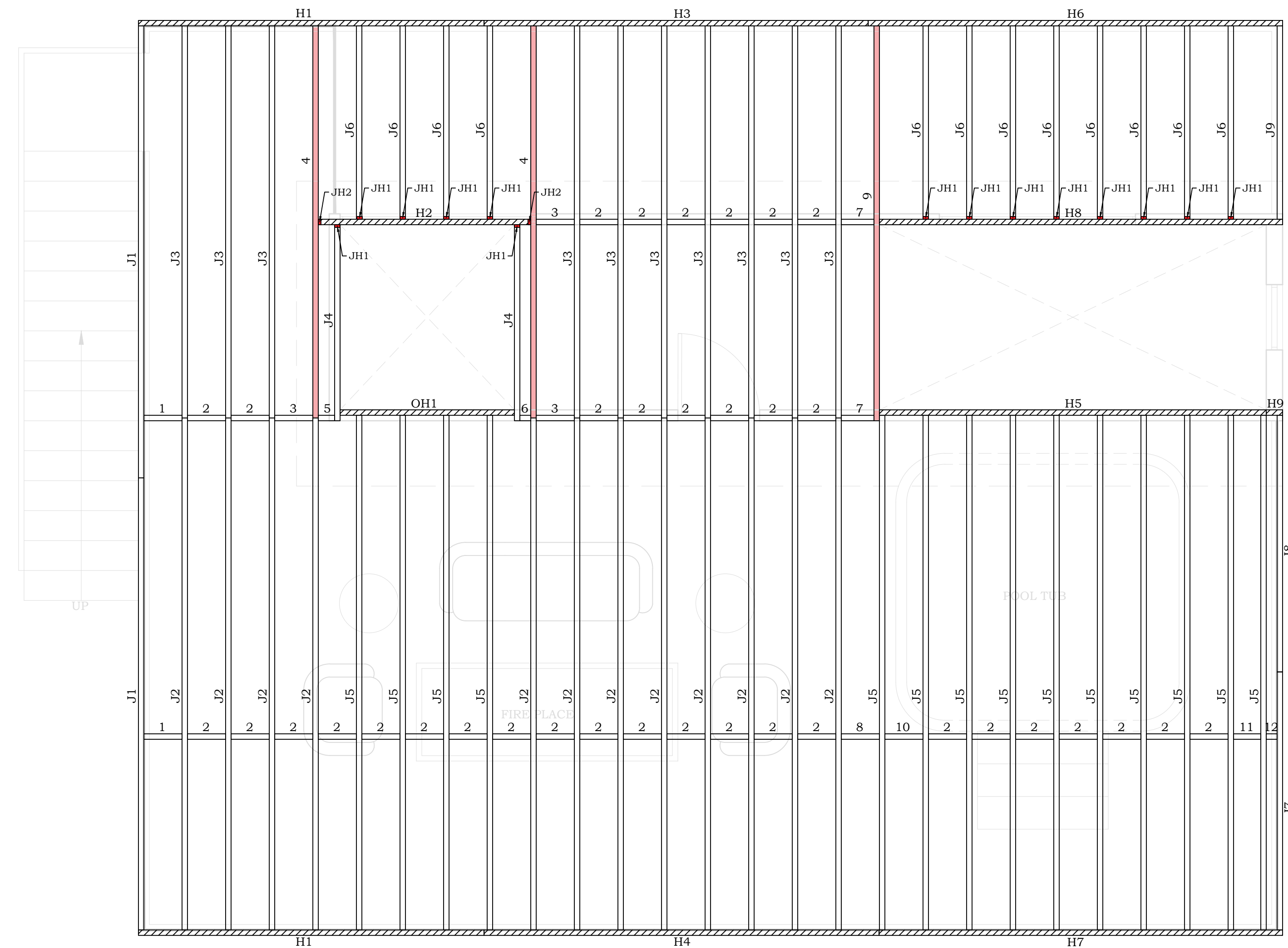
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SHEET:

**S05**

FLOOR JOIST SCHEDULE						
PCE	QTY	MATERIAL	DESCRIPTION	LENGTH	ANGLE 1	ANGLE 2
1	2	TJI-230x1178	JOIST	1'-1 5/8"		
2	36	TJI-230x1178	JOIST	1'-1 11/16"		
3	3	TJI-230x1178	JOIST	1'-0 1/2"		
4	2	LVL-312x1178	Lumber	12'-0"		
5	1	TJI-230x1178	JOIST	6 1/16"		
6	1	TJI-230x1178	JOIST	3 1/16"		
7	2	TJI-230x1178	JOIST	10 7/8"		
8	1	TJI-230x1178	JOIST	1'-2 3/8"		
9	1	LVL-312x1178	Lumber	12'-1"		
10	1	TJI-230x1178	JOIST	1'-1 1/16"		
11	1	TJI-230x1178	JOIST	10 1/16"		
12	1	TJI-230x1178	JOIST	4 1/4"		
H1	2	TJR-125x1178	HEADER	10'-6 7/8"		
H2	1	LVL-312x1178	HEADER	6'-5 11/16"		
H3	1	TJR-125x1178	HEADER	11'-9 3/16"		
H4	1	TJR-125x1178	HEADER	12'-1"		
H5	1	TJR-125x1178	HEADER	11'-10"		
H6	1	TJR-125x1178	HEADER	12'-8"		
H7	1	TJR-125x1178	HEADER	12'-4 1/8"		
H8	1	LVL-312x1178	HEADER	12'-4"		
H9	1	TJR-125x1178	HEADER	6"		
J1	2	TJR-125x1178	JOIST	13'-10 1/4"		
J2	12	TJI-230x1178	JOIST	15'-8"		
J3	10	TJI-230x1178	JOIST	12'-0"		
J4	2	TJI-230x1178	JOIST	6'		
J5	14	TJI-230x1178	JOIST	15'-9"		
J6	12	TJI-230x1178	JOIST	5'-11"		
J7	1	TJR-125x1178	JOIST	7'-10 3/4"		
J8	1	TJR-125x1178	JOIST	7'-10 1/4"		
J9	1	TJR-125x1178	JOIST	5'-11"		
OH1	1	TJR-125x1178	HEADER	5'-3 15/16"		

JOIST HANGER SCHEDULE			
LBL	QTY	MATERIAL	DESCRIPTION
JH1	14	IHFL25112	
JH2	3	THDH412	



PROPOSED  
**LOWER ROOF FRAMING PLAN**  
 SCALE : 3/8" = 1'-0"

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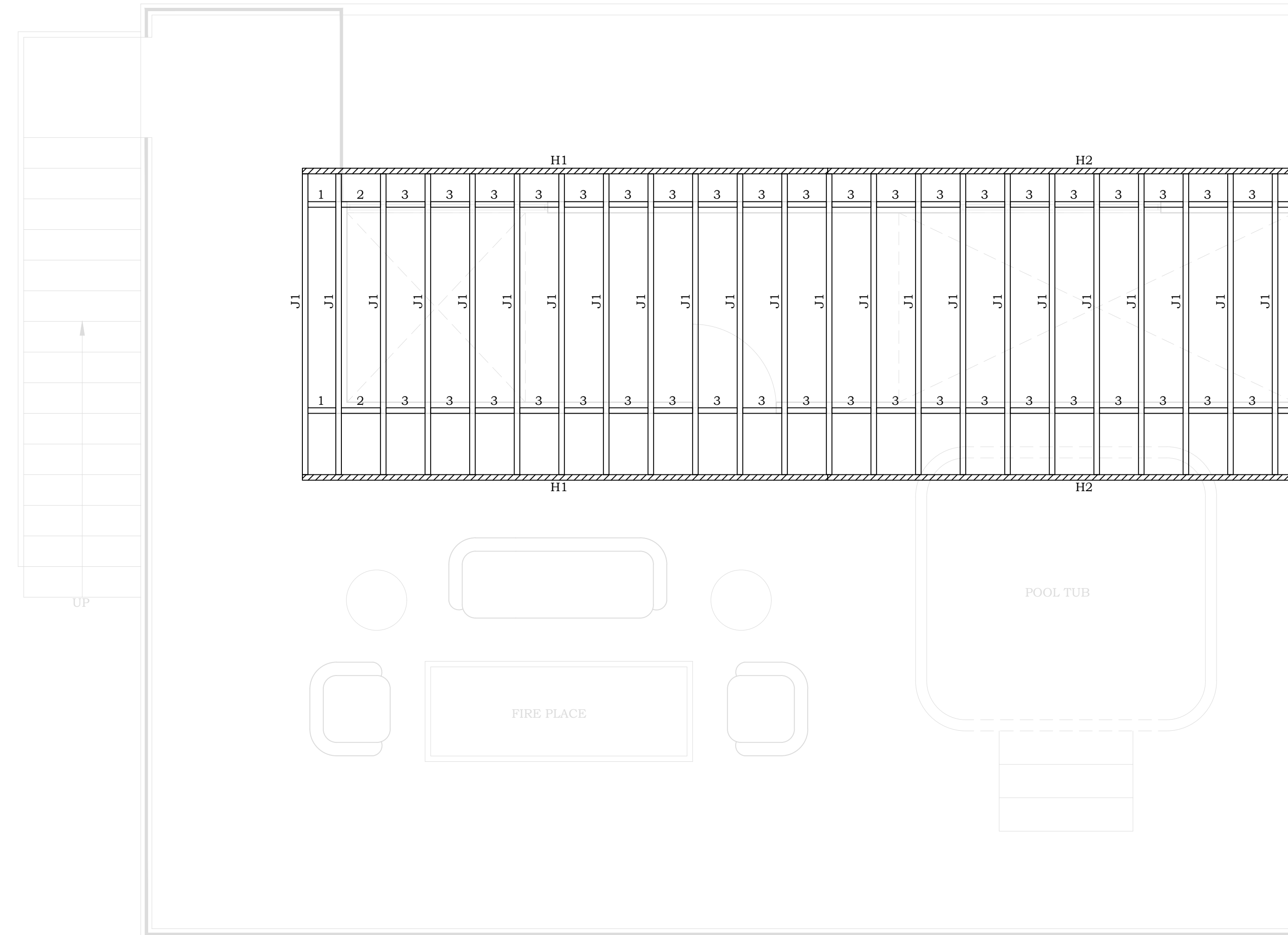
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S06

FLOOR JOIST SCHEDULE						
PC	QTY	MATERIAL	DESCRIPTION	LENGTH	ANGLE 1	ANGLE 2
1	2	2x10	Lumber	11"		
2	2	2x10	Lumber	1'-2 9/16"		
3	40	2x10	Lumber	1'-2 1/2"		
4	2	2x10	Lumber	9 15/16"		
H1	2	2x10	HEADER	15'-8 1/2"		
H2	2	2x10	HEADER	14'-5 1/2"		
J1	24	2x10	JOIST	9'-0"		



*PROPOSED*  
**ROOF FRAMING PLAN**  
 SCALE : 3/8" = 1'-0"

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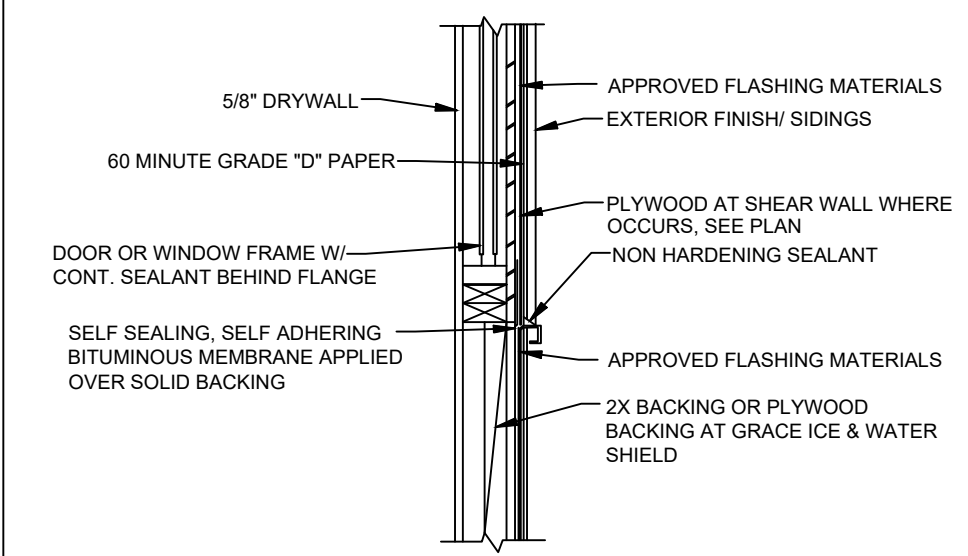
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**S07**



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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

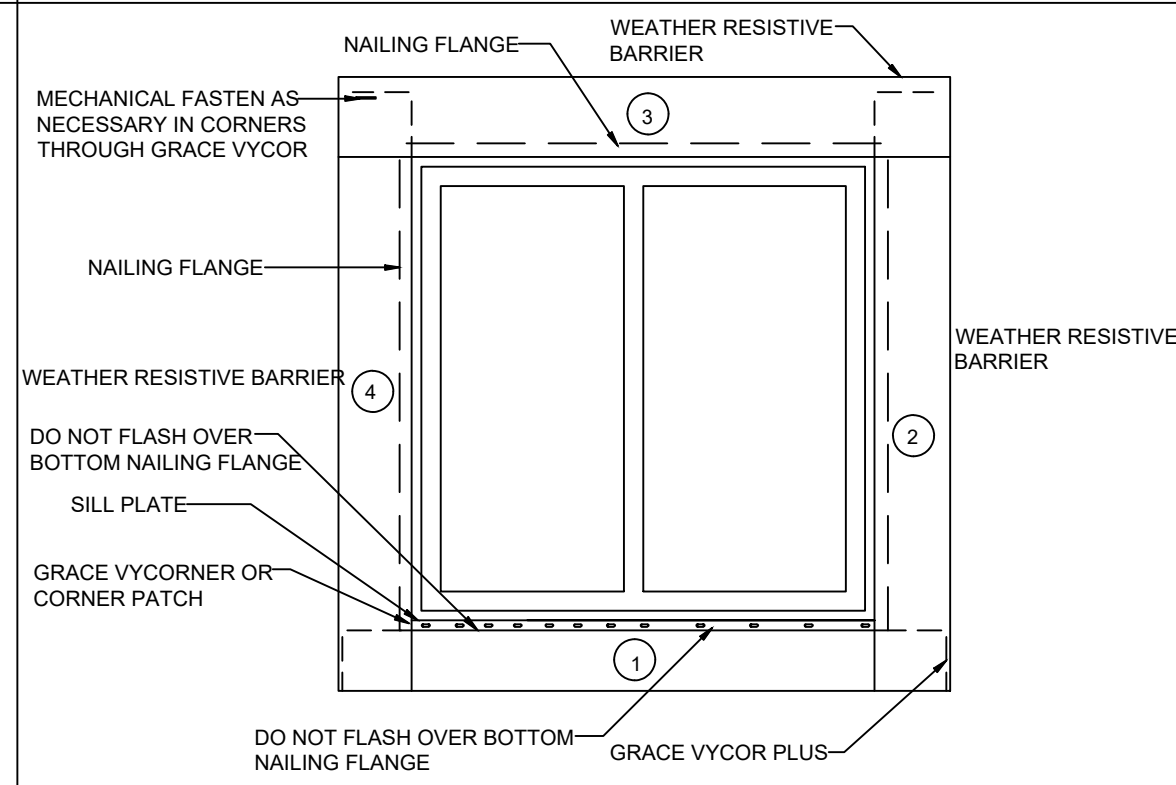
RESILIENT CHANNELS 24" O.C. ATTACHED AT RIGHT ANGLES TO ONE SIDE OF 2 X 4 WOOD STUDS 24" O.C. WITH 1 1/4" TYPE S DRYWALL SCREWS, ONE LAYER 5/8" TYPE X GYPSON WALLBOARD OR GYPSON VENEER BASE APPLIED AT RIGHT ANGLES TO CHANNELS WITH 1" TYPE S DRYWALL SCREWS 8" O.C. WITH VERTICAL JOINTS LOCATED MIDWAY BETWEEN 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 60 CEMENT COATED NAILS, 1 7/8" LONG, 0.0915" SHANK, 1564" HEADS, 7" O.C.

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

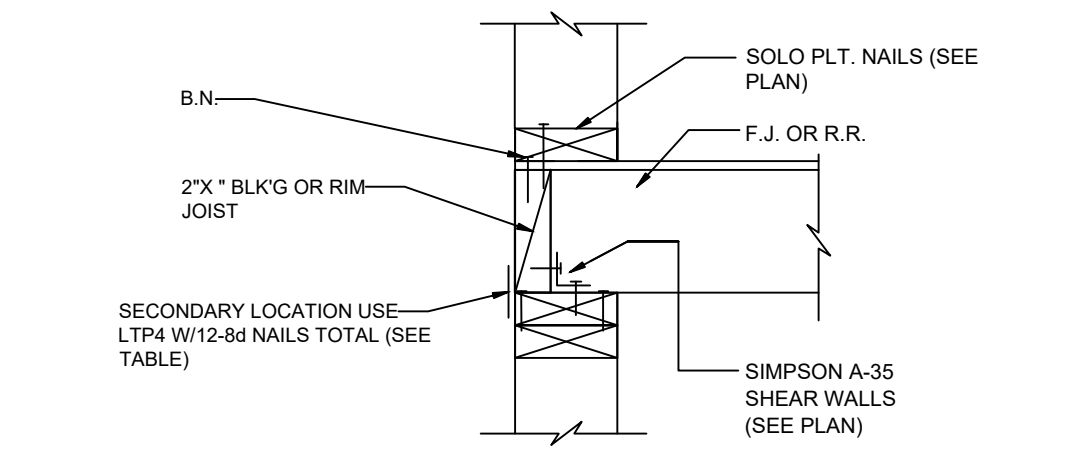
THICKNESS:	5 3/8"
APPROX. WEIGHT:	7 PSF
FIRE TEST:	BASED ON UL R14196, GSK03271, 2-15-05, UL DESIGN U309
SOUND TEST:	NRCC TL-93-103, IRC-IR-751, 3/98

1 HR RATING-SOUND RATED WALL

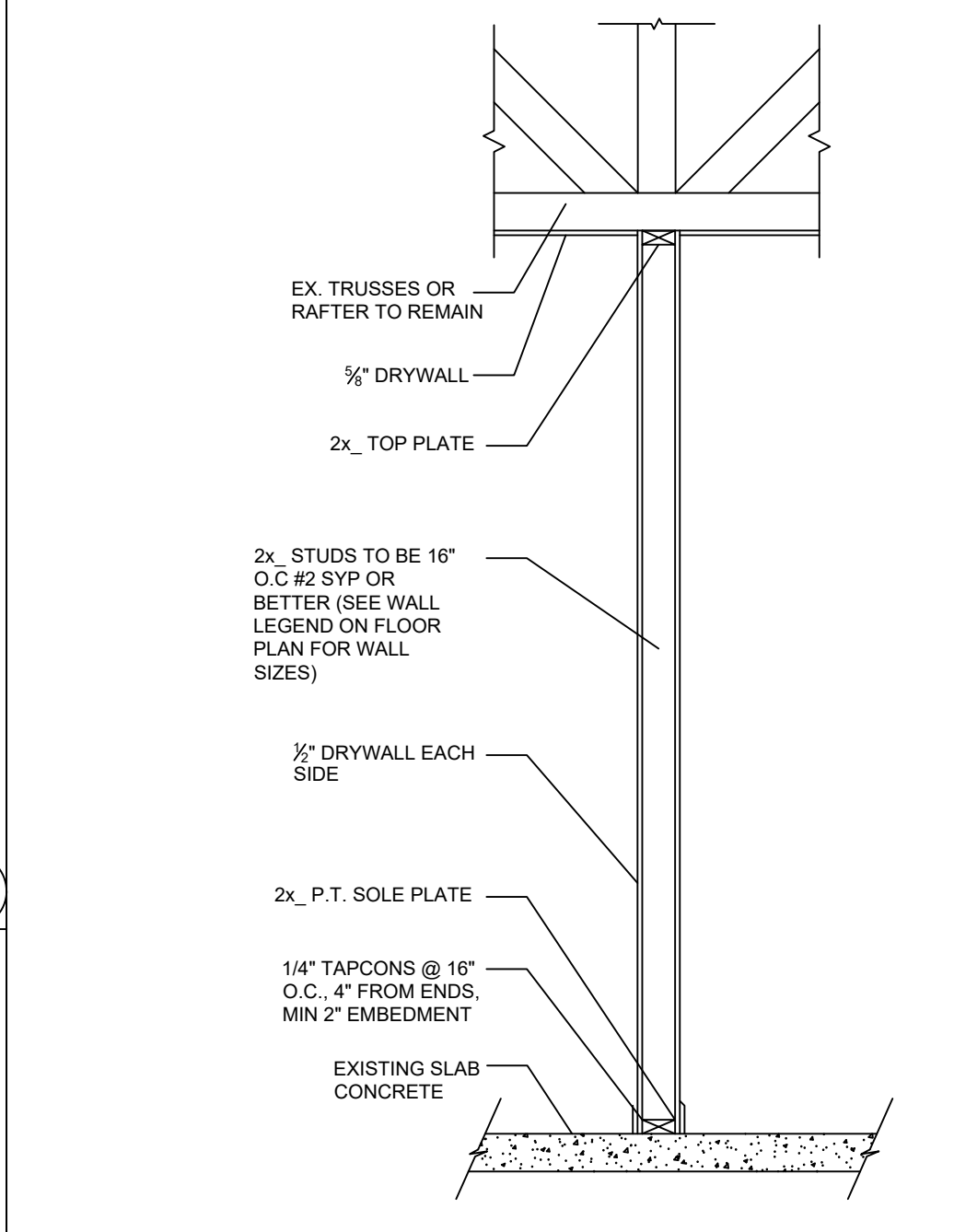


WINDOW FLASHING

SHER 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.	28"	6"	6"



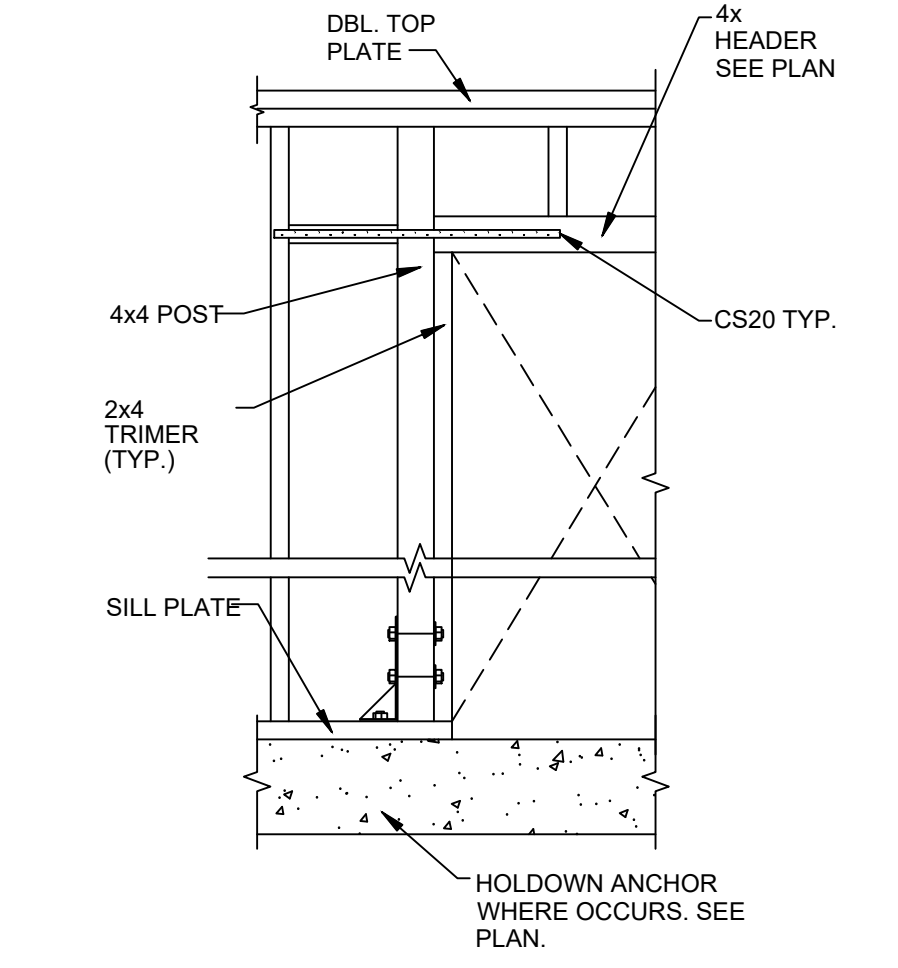
SHEAR TRANSFER SCHEDULE



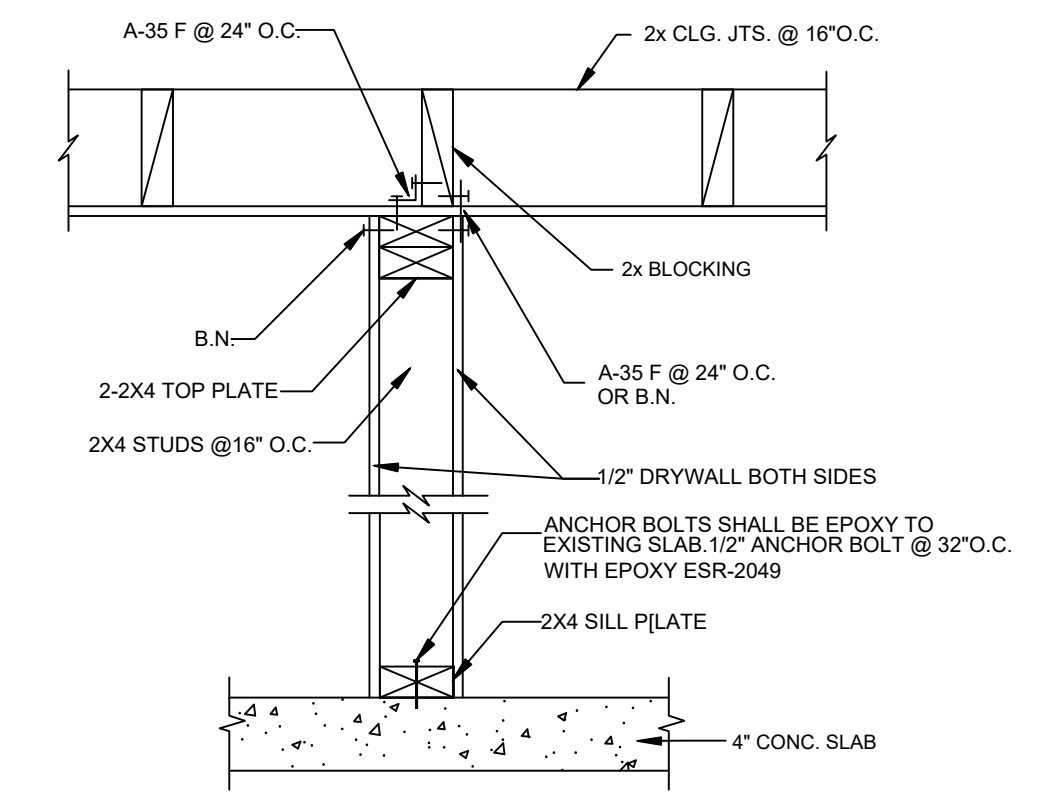
NON-BEARING INTERIOR WALL



STRAP @ OPENING



SHEAR WALL ELEVATION



INTERIOR NON-BEARING WALL

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 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 10" O.C. INTERMEDIATE FRAMING

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

ROOF DIAGRAM

HEADER SCHEDULE					
BEARING AND EXTERIOR WALLS			NON - BEARING WALLS		
OPENING WIDTH	HEADER SIZE	TRIMMER STUDS	OPENING WIDTH	HEADER SIZE	TRIMMER STUDS
6'-0" OR LESS	4X6	2	8'-0" OR LESS	4X6	2
6'-1" TO 8'-0"	4X8	2	8'-1" TO 12'-0"	4X8	2
8'-1" TO 10'-0"	4X10	3			
10'-1" TO 12'-0"	4X12	4			

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