ABBREVIATIONS:

ABV	ABOVE
B/	BOTTOM OF
BATH	BATHROOM
BD	BOARD
B.O.	BOTTOM OF
BSMT	BASEMENT
C	CENTER LINE
CL	CLOSET
CONC	CONCRETE
CONT	CONTINUOUS
CRS	COURSE, COURSES
DBL	DOUBLE
DEMO	DEMOLITION
DN	DOWN
DS	DOWNSPOUT
DTLS	DETAILS
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
ELEV	ELEVATION, ELEVATOR
ENG'D	ENGINEERED
ERV	ENERGY RECOVERY VENTILATOR
EXT	EXTERIOR
F/	FACE OF
FD	FLOOR DRAIN
FDN	FOUNDATION
F.O.	FACE OF
FTG	FOOTING
G&N	GLUED & NAILED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDR	HEADER
HORIZ	HORIZONTAL
HPWH	HEAT PUMP WATER HEATER
HR	HOUR
INC	INCLUDING, INCLUDED
JST	JOIST
MAX	MAXIMUM
MEP	MECHANICAL/ ELECTRICAL/ PLUMBING
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OH	OVERHANG, OVERHEAD
ORIENT	ORIENTATION
POLY	POLYETHYLENE
PT	PRESSURE TREATED
PW	PLYWOOD
QUANT	QUANTITY
R	RISERS
RAD	RADIUS
REF	REFERENCE, REFRIGERATOR
RO	ROUGH OPENING
RT	RAFTER TIES
SHGC	SOLAR HEAT GAIN COEFFICIENT
SIM	SIMILAR
STOR	STORAGE
STRUCT	STRUCTURAL
T/	TOP OF
THK	THICK
T.O.	TOP OF
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VISIBLE TRANSMITTANCE
W/D	WASHER/ DRYER
WH	WATER HEATER
WRB	WEATHER RESISTIVE BARRIER

ARCHITECTURAL PLANS FOR:

PRIVATE RESIDENCE

860 BUTTERMILK CIRCLE
WEBSTER, NEW YORK

CODE INFORMATION:

STANDARDS:

- 2020 RESIDENTIAL CODE NEW YORK STATE
- 2020 EXISTING BUILDING CODE OF NEW YORK STATE
- 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

SUGGESTED DESIGN CRITERIA:

SEIMIC DESIGN CATEGORY:	B
ULTIMATE DESIGN WIND SPEEDS:	115 MPH
WIND EXPOSURE CATEGORY:	C
GROUND SNOW LOADS:	40 PSF
WEATHERING POTENTIAL:	SEVERE
CLIMATE ZONE:	5

GENERAL NOTES:

1. SOIL BEARING CAPACITY SHALL BE TREATED AS 1,500 PSF (BASIS FOR DESIGN), IN LIEU OF SITE SAMPLING & VERIFICATION BY GEOTECHNICAL ENGINEER.

2. FINISHED CONCRETE THAT WILL BE EXPOSED TO THE ELEMENTS SHALL BE AIR-ENTRAINED, AND MIXED TO COMPLY WITH MATERIAL RATIOS PRESCRIBED BY THE AMERICAN CONCRETE INSTITUTE (ACI 318-19).

3. LUMBER EXPOSED TO WEATHERING SHALL BE PRESSURE TREATED, OF APPROVED WEATHER-RESISTANT SPECIES, OR PERMANANTLY PROTECTED WITH APPROVED CLADDING SYSTEMS/ MATERIALS. NON-ENGINEERED WOOD FRAME DESIGN IS BASED ON TABULAR VALUES FOR LUMBER GRADED AS HEM-FIR #2, UNLESS NOTED OTHERWISE.

4. MEANS & METHODS NOT DESCRIBED IN THIS DOCUMENT ARE CONSIDERED TO BE OUTSIDE THE SCOPE OF WRITTEN APPROVAL. CHANGES IN THE FIELD SHOULD BE REVIEWED WITH LICENSED DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT.

5. DETAILS, SPECIFICATIONS & OTHER DESIGN ITEMS IN THESE DRAWINGS ARE MEANT TO BE PROJECT-SPECIFIC, AND SHOULD NOT BE APPLIED IN ANY SUBSEQUENT CONSTRUCTION WITHOUT NOVEL & PERTINENT REVIEW.

ENERGY EFFICIENCY:

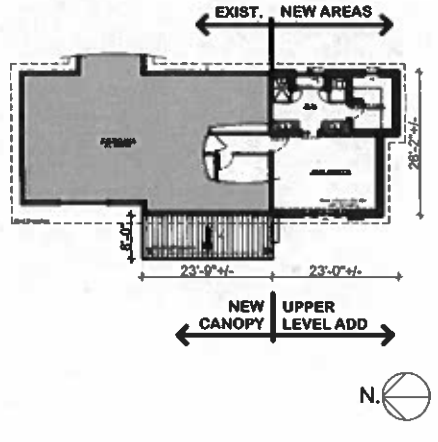
DESIGN CONFORMS TO PRESCRIPTIVE COMPLIANCE METHOD. ENVELOPE R-VALUE/ U-FACTOR REQUIREMENTS (AS NOTED IN DRAWINGS) SHALL MEET OR EXCEED THE FOLLOWING LISTED VALUES:

COMPONENT	R-VALUE	U-FACTOR
WINDOWS	N/A	0.30
DOORS, GLASS (>45% GLAZING)	N/A	0.55
DOORS, OPAQUE (<45% GLAZING)		
- UNINSULATED METAL	N/A	1.20
- INSULATED METAL	N/A	0.60
- WOOD	N/A	0.50
- INSULATED, NONMETAL EDGE - DOUBLE PANE IF GLAZED	N/A	0.35
CEILING	49	0.026
WALLS, WOOD FRAME	20	0.060
FLOOR, WOOD FRAME	30	0.033

ENVELOPE AIR LEAKAGE (AFTER PENETRATIONS) SHALL NOT EXCEED:
THREE AIR CHANGES PER HOUR, WHEN TESTED AT A PRESSURE OF FIFTY PASCALS.

DRAWING LIST:

KEY PLAN:



TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

REVISIONS:

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PRIVATE RESIDENCE
860 BUTTERMILK CIRCLE
WEBSTER, NEW YORK

JUNE 12, 2025

CS

COVER SHEET

CONSTRUCTION LEGEND:

EXISTING/ TO REMAIN

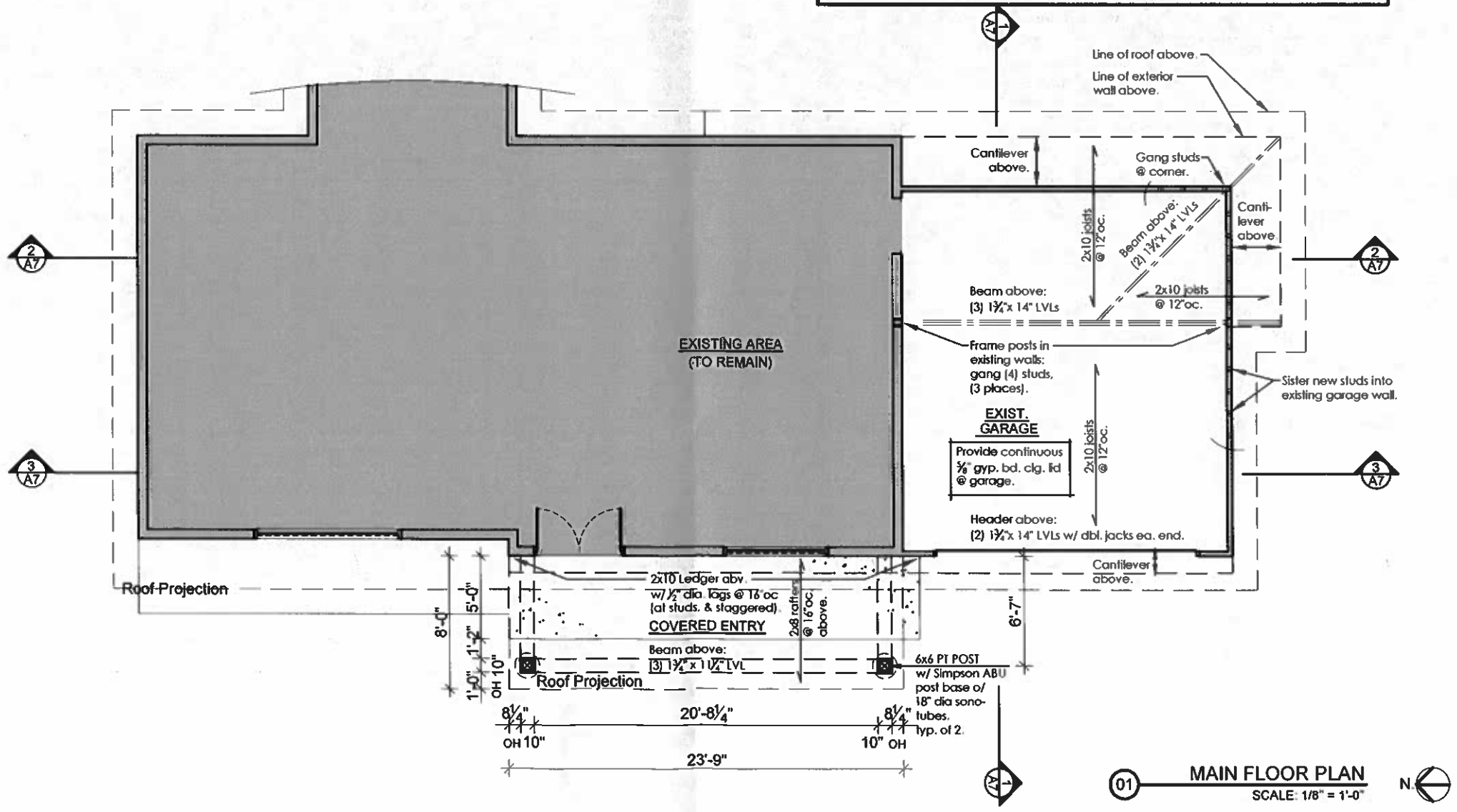
PROPOSED NEW BUILD

DEMOLITION NOTES:

1. PROVIDE TEMPORARY SHORING TO SUPPORT EXISTING CONSTRUCTION DURING DEMOLITION OF LOAD-BEARING ELEMENTS. CONSULT LICENSED DESIGN PROFESSIONAL PRIOR TO REMOVAL OF ANY INTEGRAL MEMBER OR STRUCTURAL SYSTEM TO ENSURE OVERALL STABILITY.
2. COORDINATE REUSE, REROUTING, REMOVAL OR ABANDONMENT OF EXISTING UTILITY LINES (GAS, ELECTRIC, PLUMBING, DUCTWORK, ETC) WITH MEP DESIGN. EXPOSED ROUGH-INS SHOULD BE CAPPED & CONCEALED AT A MINIMUM; IN LIEU OF REMOVAL.
3. PATCH & REPAIR AREAS THAT ARE DAMAGED OR LEFT BARE AS A RESULT OF DEMOLITION. FINISHES TO BE APPLIED IN KIND WITH ADJACENT MATERIALS, UNLESS NOTED OTHERWISE. FINAL FINISHES TO BE COORDINATED WITH OWNER & GC.

FLOOR PLAN GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FRAME, UNLESS NOTED OTHERWISE.
2. WALL BRACING: EXTERIOR WALL SHEATHING IN AFFECTED AREAS SHALL (MIN. 24/0 SPAN RATING) SHALL BE FASTENED WITH 6d COMMON NAILS @ 6"oc. (EDGE) & 12"oc. (FIELD).
3. INTERIOR PARTITIONS TO BE 2x4 OR 2x6 STUD FRAME, AS NOTED ON PLAN, 16" ON CENTER, TYP.
4. HEADERS ABOVE WALL OPENINGS ARE TO BE:
   H6: (2) 2x6s H8: (2) 2x8s
   H10: (2) 2x10s H12: (2) 2x12s
   OR AS NOTED SPECIFICALLY IN PLAN.
   PROVIDE DOUBLE JACK STUDS @ EACH END.
5. PROVIDE FIRE BLOCKING IN STUD WALL CAVITIES @ TEN FOOT MAXIMUM SPACING, VERTICALLY.
6. MILLWORK, FIXTURES & EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE FINAL LAYOUT & SELECTIONS WITH GC, OWNER & M/E/P DESIGN.
7. PROVIDE BLOCKING IN WALLS AS NECESSARY FOR PROPER SUPPORT OF RAILINGS/ GRAB BARS/ EQUIPMENT MOUNTS (IF SELECTED BY OWNER).
8. MECHANICAL, ELECTRICAL, & PLUMBING SYSTEM DESIGN BY OTHERS. SUBMIT DESIGN DRAWINGS FOR RECORD & REVIEW.
9. PROVIDE SMOKE ALARMS & CARBON MONOXIDE DETECTORS AT ALL DESIGNATED SLEEPING AREAS.



01 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

N.

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

REVISIONS:

ARCHITECTURAL PLANS FOR:

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WEBSTER, NEW YORK

JUNE 12, 2025

A1

MAIN LEVEL FLOOR PLAN

CONSTRUCTION LEGEND:

EXISTING/ TO REMAIN

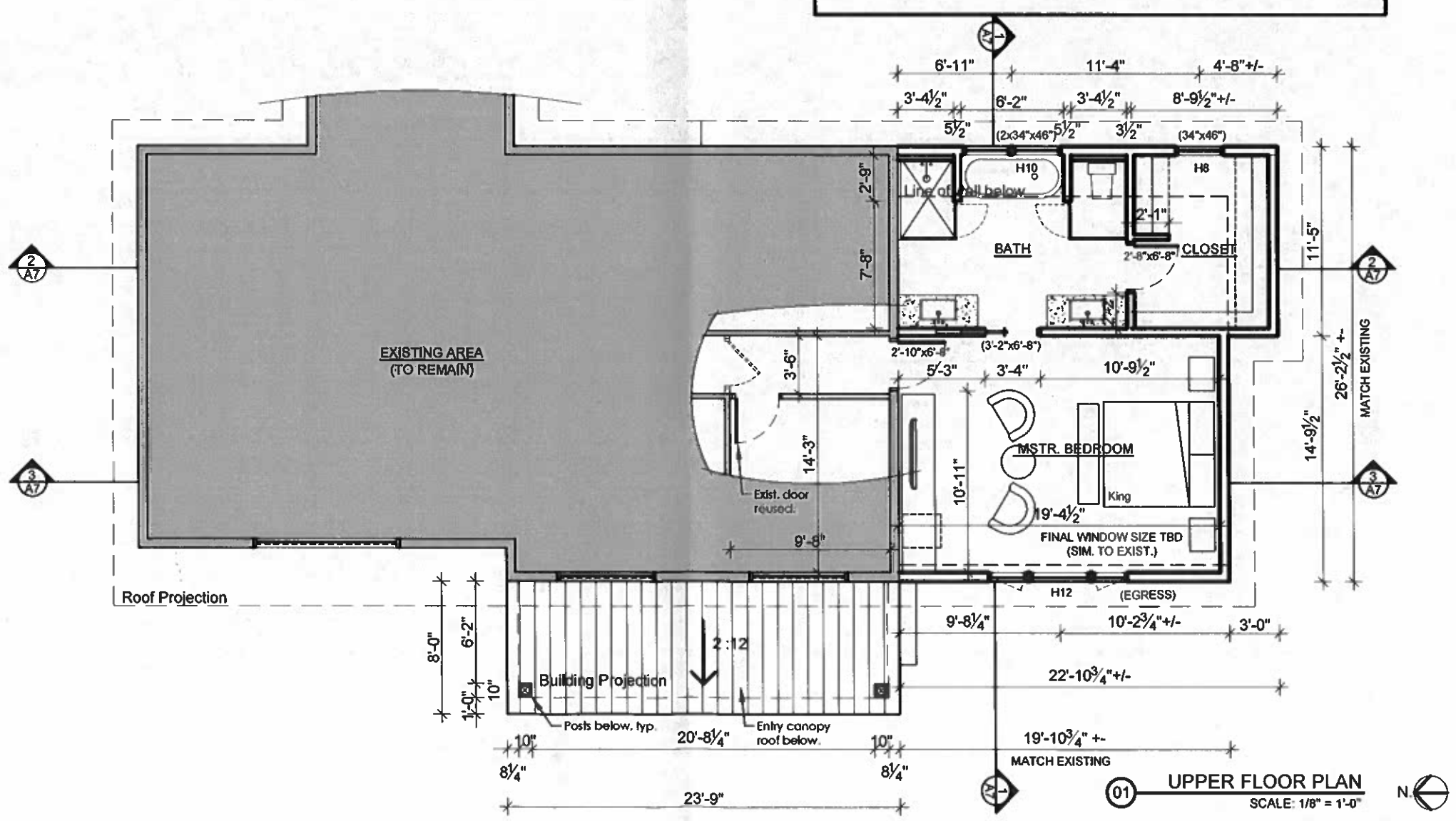
PROPOSED NEW BUILD

DEMOLITION NOTES:

1. PROVIDE TEMPORARY SHORING TO SUPPORT EXISTING CONSTRUCTION DURING DEMOLITION OF LOAD-BEARING ELEMENTS. CONSULT LICENSED DESIGN PROFESSIONAL PRIOR TO REMOVAL OF ANY INTEGRAL MEMBER OR STRUCTURAL SYSTEM TO ENSURE OVERALL STABILITY.
2. COORDINATE REUSE, REROUTING, REMOVAL OR ABANDONMENT OF EXISTING UTILITY LINES (GAS, ELECTRIC, PLUMBING, DUCTWORK, ETC) WITH MEP DESIGN. EXPOSED ROUGH-INS SHOULD BE CAPPED & CONCEALED AT A MINIMUM; IN LIEU OF REMOVAL.
3. PATCH & REPAIR AREAS THAT ARE DAMAGED OR LEFT BARE AS A RESULT OF DEMOLITION. FINISHES TO BE APPLIED IN KIND WITH ADJACENT MATERIALS, UNLESS NOTED OTHERWISE. FINAL FINISHES TO BE COORDINATED WITH OWNER & GC.

FLOOR PLAN GENERAL NOTES:

1. DIMENSIONS ARE TO FACE OF FRAME, UNLESS NOTED OTHERWISE.
2. WALL BRACING: EXTERIOR WALL SHEATHING IN AFFECTED AREAS SHALL (MIN. 24/0 SPAN RATING) SHALL BE FASTENED WITH 6d COMMON NAILS @ 6"oc. (EDGE) & 12"oc. (FIELD).
3. INTERIOR PARTITIONS TO BE 2x4 OR 2x6 STUD FRAME, AS NOTED ON PLAN, 16" ON CENTER, TYP.
4. HEADERS ABOVE WALL OPENINGS ARE TO BE:
   H6: (2) 2x6s H8: (2) 2x8s
   H10: (2) 2x10s H12: (2) 2x12s
   OR AS NOTED SPECIFICALLY IN PLAN.
   PROVIDE DOUBLE JACK STUDS @ EACH END.
5. PROVIDE FIRE BLOCKING IN STUD WALL CAVITIES @ TEN FOOT MAXIMUM SPACING, VERTICALLY.
6. MILLWORK, FIXTURES & EQUIPMENT SHOWN FOR REFERENCE ONLY. COORDINATE FINAL LAYOUT & SELECTIONS WITH GC, OWNER & M/E/P DESIGN.
7. PROVIDE BLOCKING IN WALLS AS NECESSARY FOR PROPER SUPPORT OF RAILINGS/ GRAB BARS/ EQUIPMENT MOUNTS (IF SELECTED BY OWNER).
8. MECHANICAL, ELECTRICAL, & PLUMBING SYSTEM DESIGN BY OTHERS. SUBMIT DESIGN DRAWINGS FOR RECORD & REVIEW.
9. PROVIDE SMOKE ALARMS & CARBON MONOXIDE DETECTORS AT ALL DESIGNATED SLEEPING AREAS.



TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

REVISIONS:

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A2

UPPER LEVEL FLOOR PLAN

CONSTRUCTION LEGEND:

EXISTING/ TO REMAIN

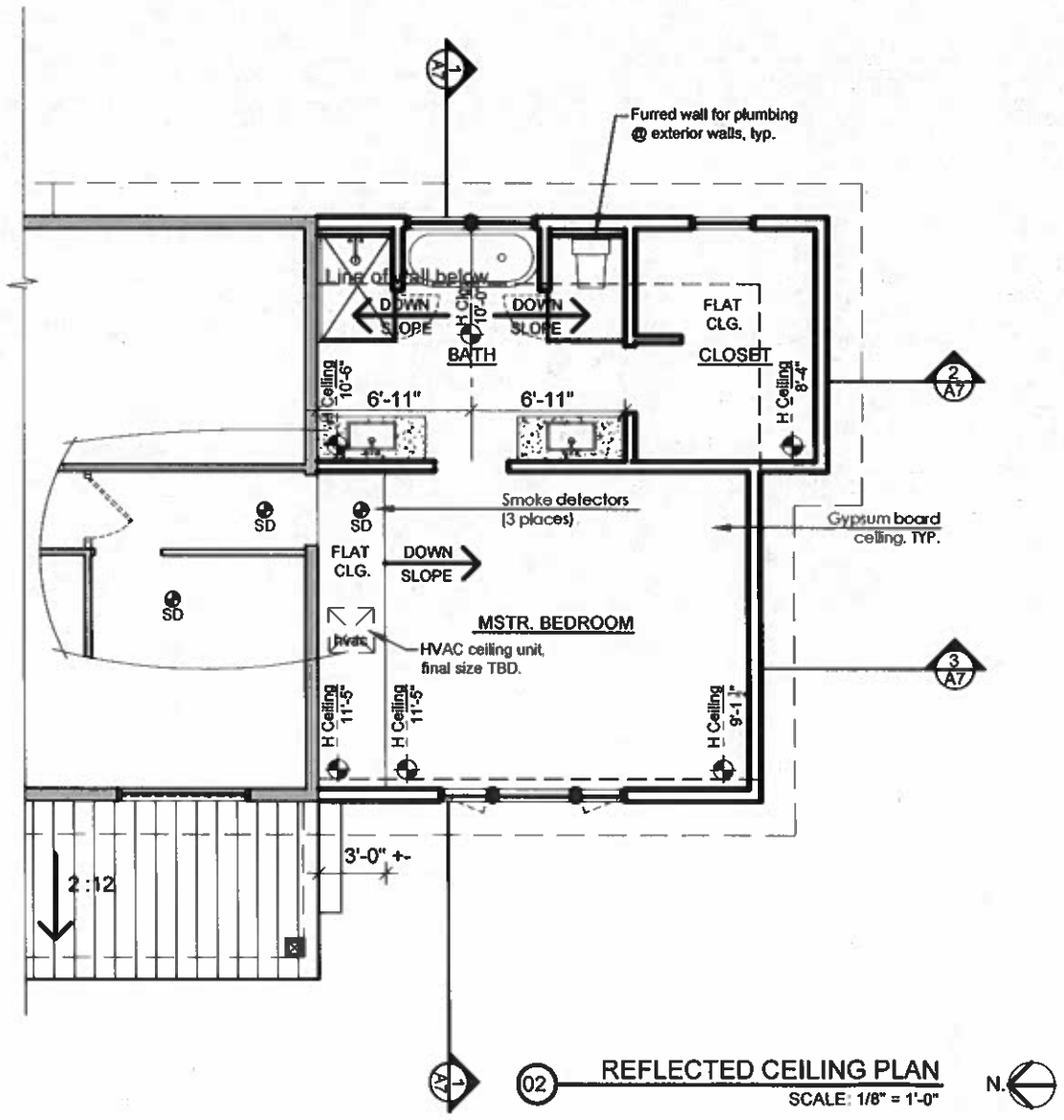
PROPOSED NEW BUILD

DEMOLITION NOTES:

1. PROVIDE TEMPORARY SHORING TO SUPPORT EXISTING CONSTRUCTION DURING DEMOLITION OF LOAD-BEARING ELEMENTS. CONSULT LICENSED DESIGN PROFESSIONAL PRIOR TO REMOVAL OF ANY INTEGRAL MEMBER OR STRUCTURAL SYSTEM TO ENSURE OVERALL STABILITY.
2. COORDINATE REUSE, REROUTING, REMOVAL OR ABANDONMENT OF EXISTING UTILITY LINES (GAS, ELECTRIC, PLUMBING, DUCTWORK, ETC) WITH MEP DESIGN. EXPOSED ROUGH-INS SHOULD BE CAPPED & CONCEALED AT A MINIMUM; IN LIEU OF REMOVAL.
3. PATCH & REPAIR AREAS THAT ARE DAMAGED OR LEFT BARE AS A RESULT OF DEMOLITION. FINISHES TO BE APPLIED IN KIND WITH ADJACENT MATERIALS, UNLESS NOTED OTHERWISE. FINAL FINISHES TO BE COORDINATED WITH OWNER & GC.

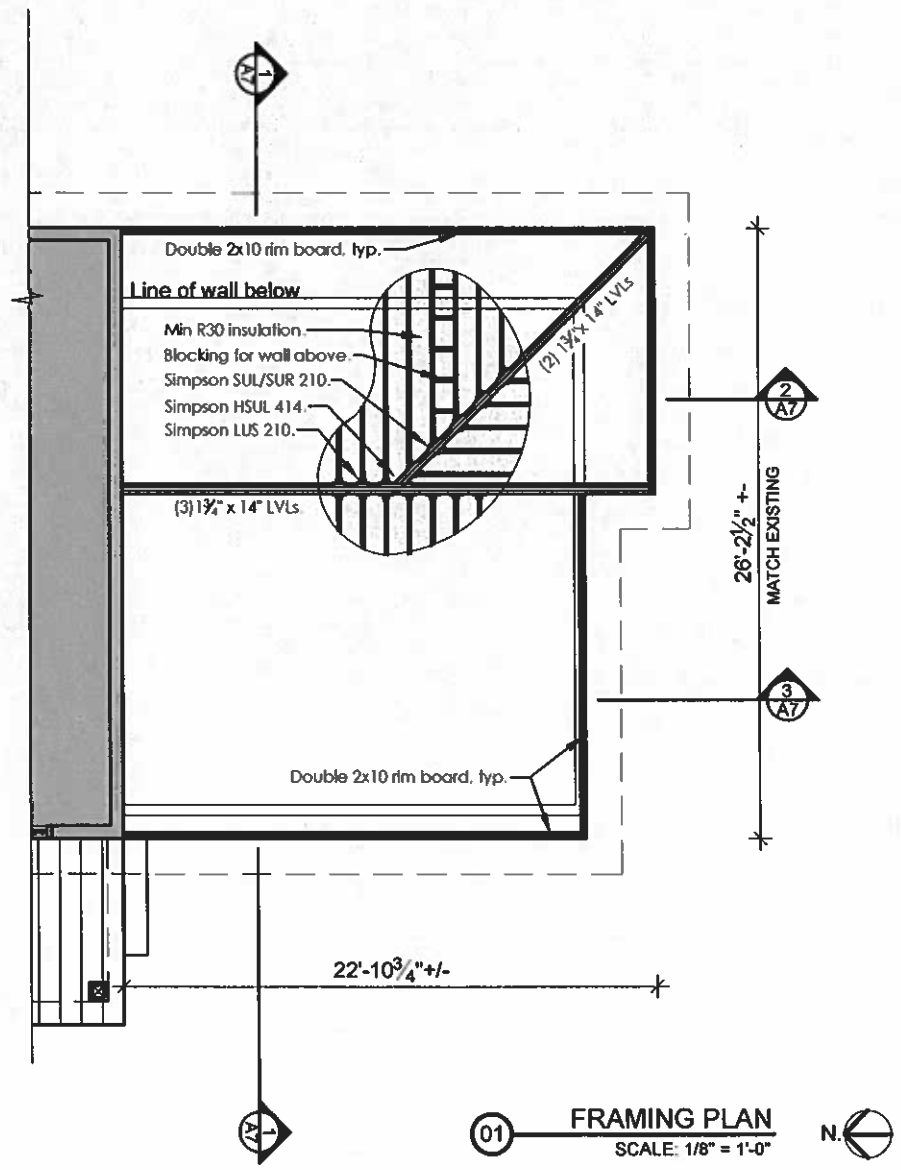
FAMING PLAN GENERAL NOTES:

1. COMMON FLOOR JOISTS ARE TO BE 2x10s @ 12" ON CENTER. SPANS & SPACING ARE DESIGNED FOR A MINIMUM GRADE OF HEM-FIR #2.
2. REFER TO PLAN FOR FLUSH BEAM & HEADER LOCATIONS, ALONG WITH GENERAL JOIST LAYOUT.
3. HANGERS NOTED ON PLAN ARE 'SIMPSON' PRODUCTS. PROVIDE FASTENERS PER MANUFACTURER'S INSTRUCTION. VERIFY THAT LOAD CAPACITIES OF ANY SUBSTITUTION ARE EQUIVALENT, PRIOR TO CONSTRUCTION.
4. VERIFY ALLOWABLE CUTS/ NOTCHES/ HOLES PRIOR TO ANY MODIFYING OF FRAME LUMBER.



02 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

N.



01 FRAMING PLAN
SCALE: 1/8" = 1'-0"

N.

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

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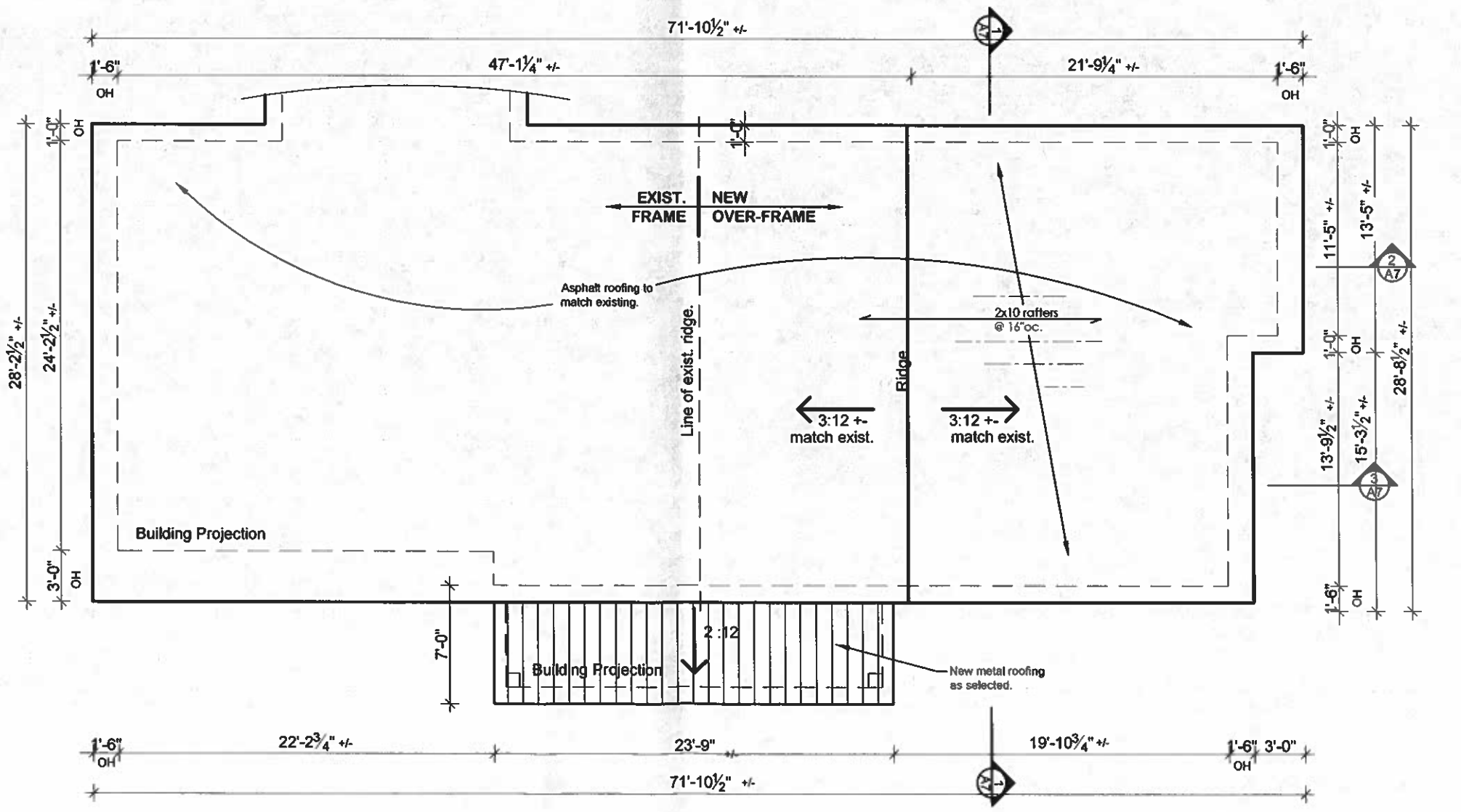
FLOOR FRAMING PLAN & REFLECTED CEILING PLAN

ROOF PLAN GENERAL NOTES:

1. VERIFY ALL HEADERS IN PLACE @ OPENINGS IN WALLS BELOW. REFERENCE FLOOR PLANS.
2. ROOF FRAME TO BE ENGINEERED WOOD TRUSSES @ 24" ON CENTER, TYPICALLY, UNLESS NOTED OTHERWISE. REFER TO SHOP DRAWINGS BY MANUFACTURER. FINAL TRUSS DESIGN TO BE REVIEWED & APPROVED BY LICENSED STRUCTURAL ENGINEER
3. PROVIDE 'SIMPSON H3' CLIP (OR EQUAL) AT EACH TRUSS END, UNLESS NOTED OTHERWISE.
4. ROOF DECK TO RUN PERPENDICULAR TO FRAMING, WITH STAGGERED SEAMS. LAND ALL END SEAMS ON SOLID FRAME.
5. PROVIDE ICE & WATER SHIELD OVER ROOF DECK TO MINIMUM 24" INSIDE OF EXTERIOR WALLS.
6. VERIFY LOCATIONS OF GUTTERS & DOWNSPOUTS ON SITE. PROVIDE SPLASH BLOCKS/ RAIN CHAINS, OR TIE INTO EXTERNAL DRAIN SYSTEM. COORDINATE WATER MANAGEMENT WITH OWNER/ GC.



01 ROOF PLAN
SCALE: 1/8" = 1'-0"

N

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

REVISIONS:

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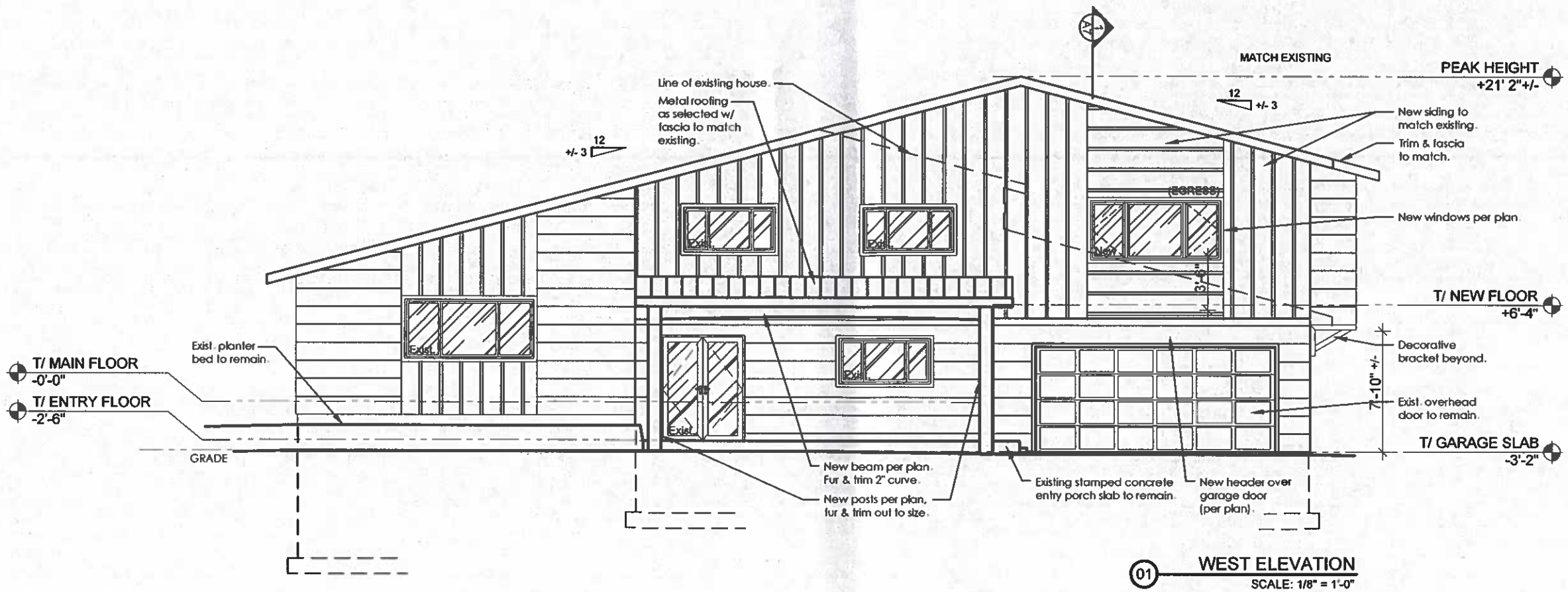
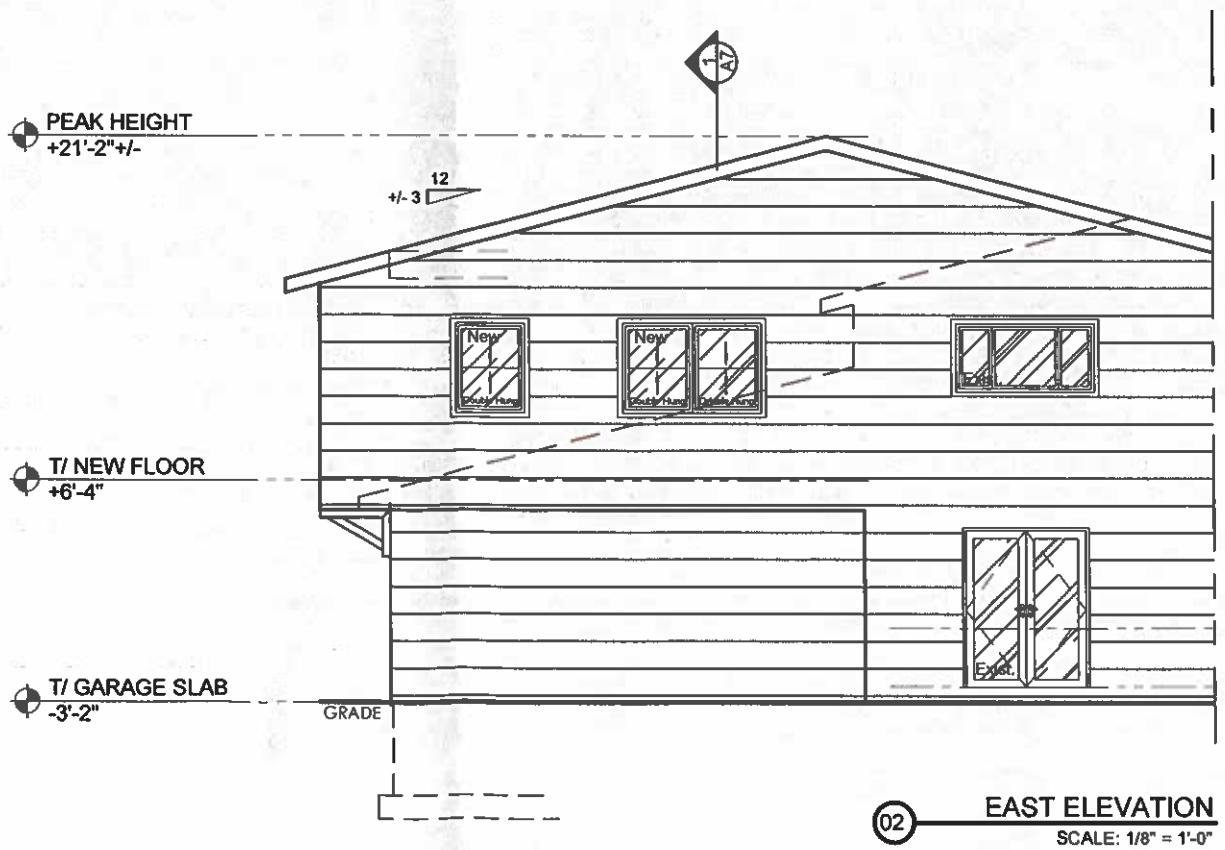
A4

ROOF PLAN



01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
SCALE: 1/8" = 1'-0"

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

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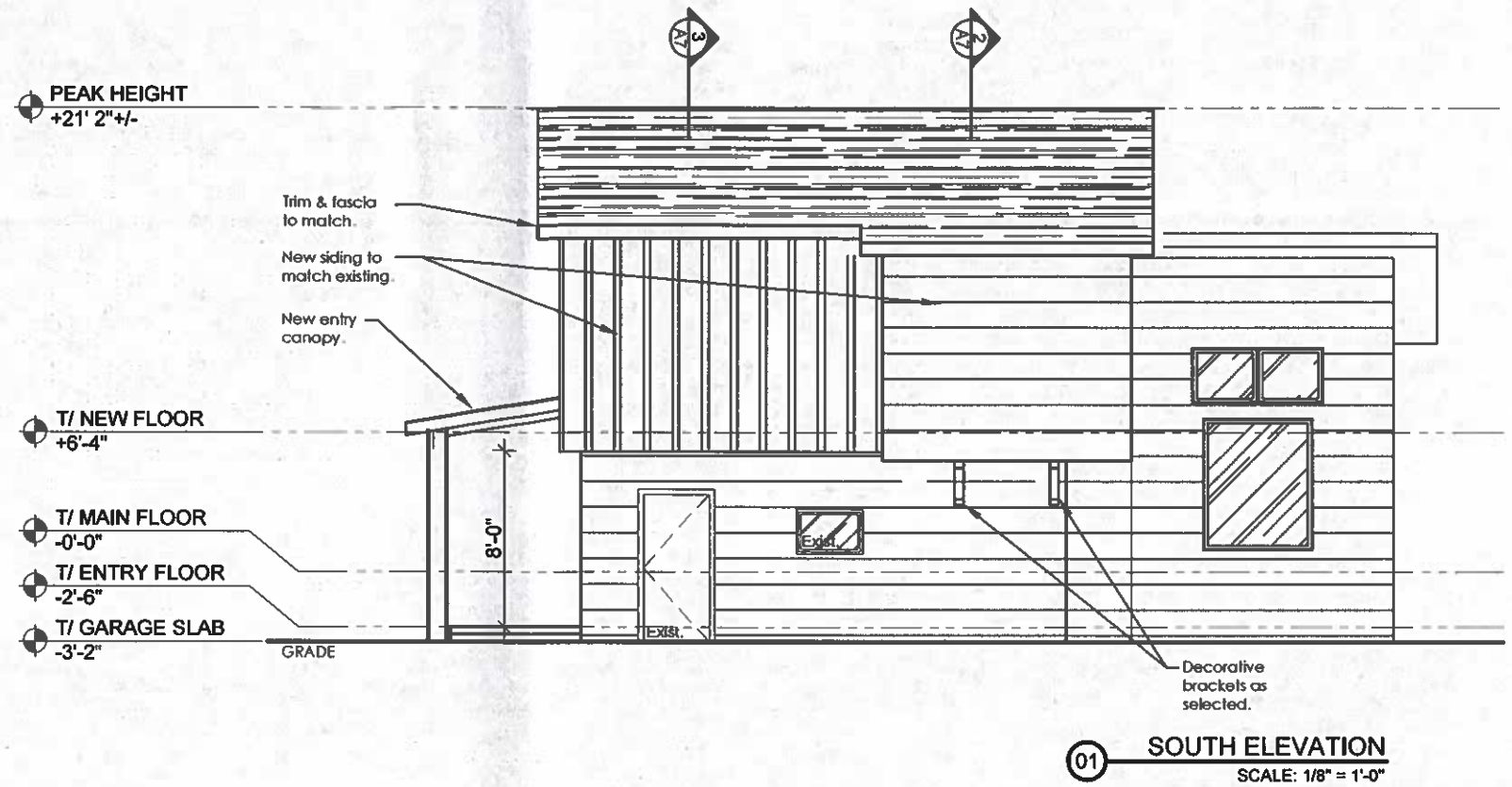
EXTERIOR ELEVATIONS



01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

02 FRONT PERSPECTIVE
(CONCEPT)

03 BACK PERSPECTIVE
(CONCEPT)

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

REVISIONS:

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PRIVATE RESIDENCE

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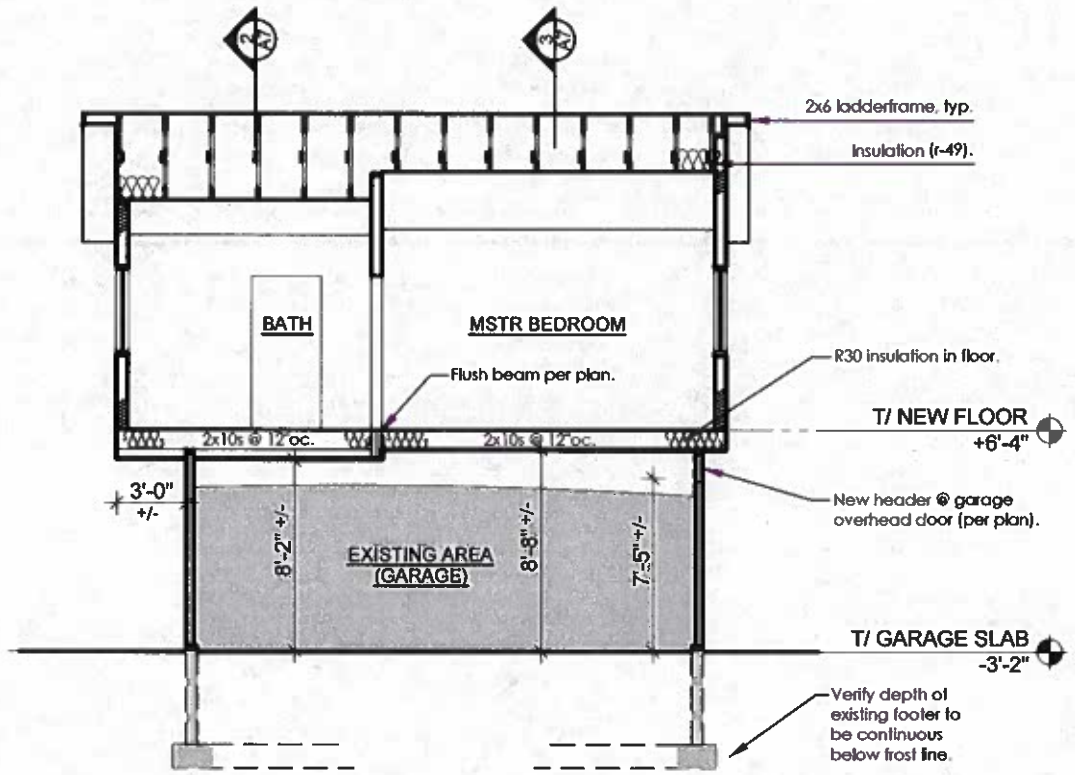
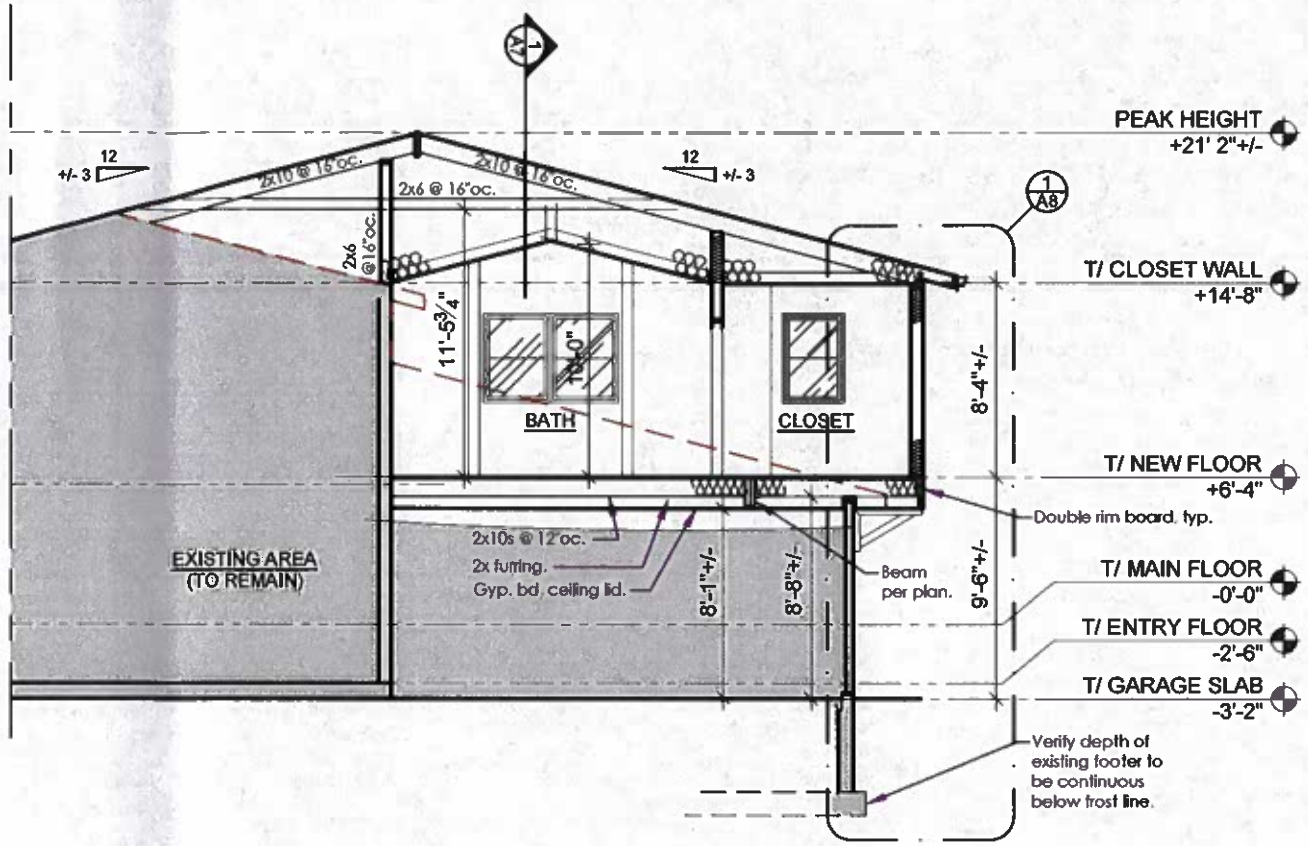
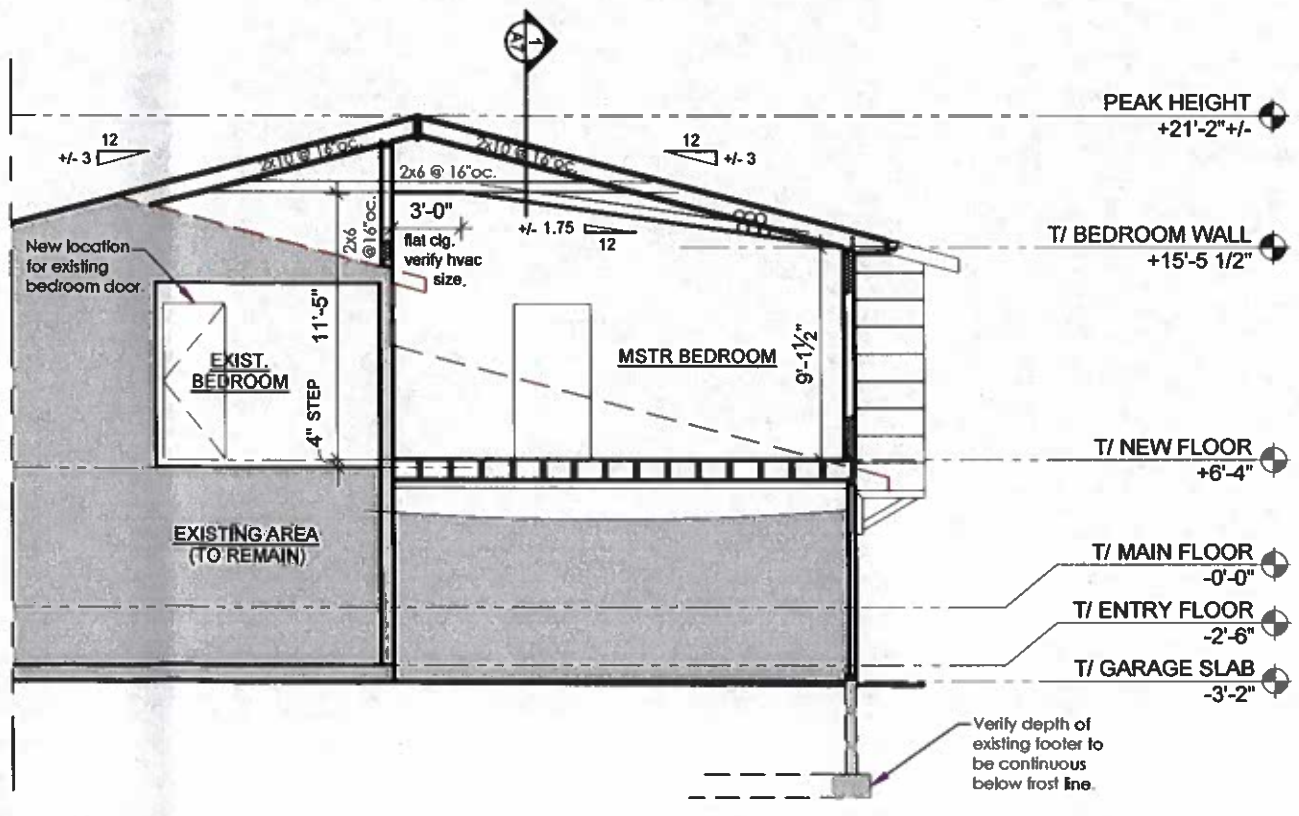
EXTERIOR ELEVATIONS



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



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



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

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

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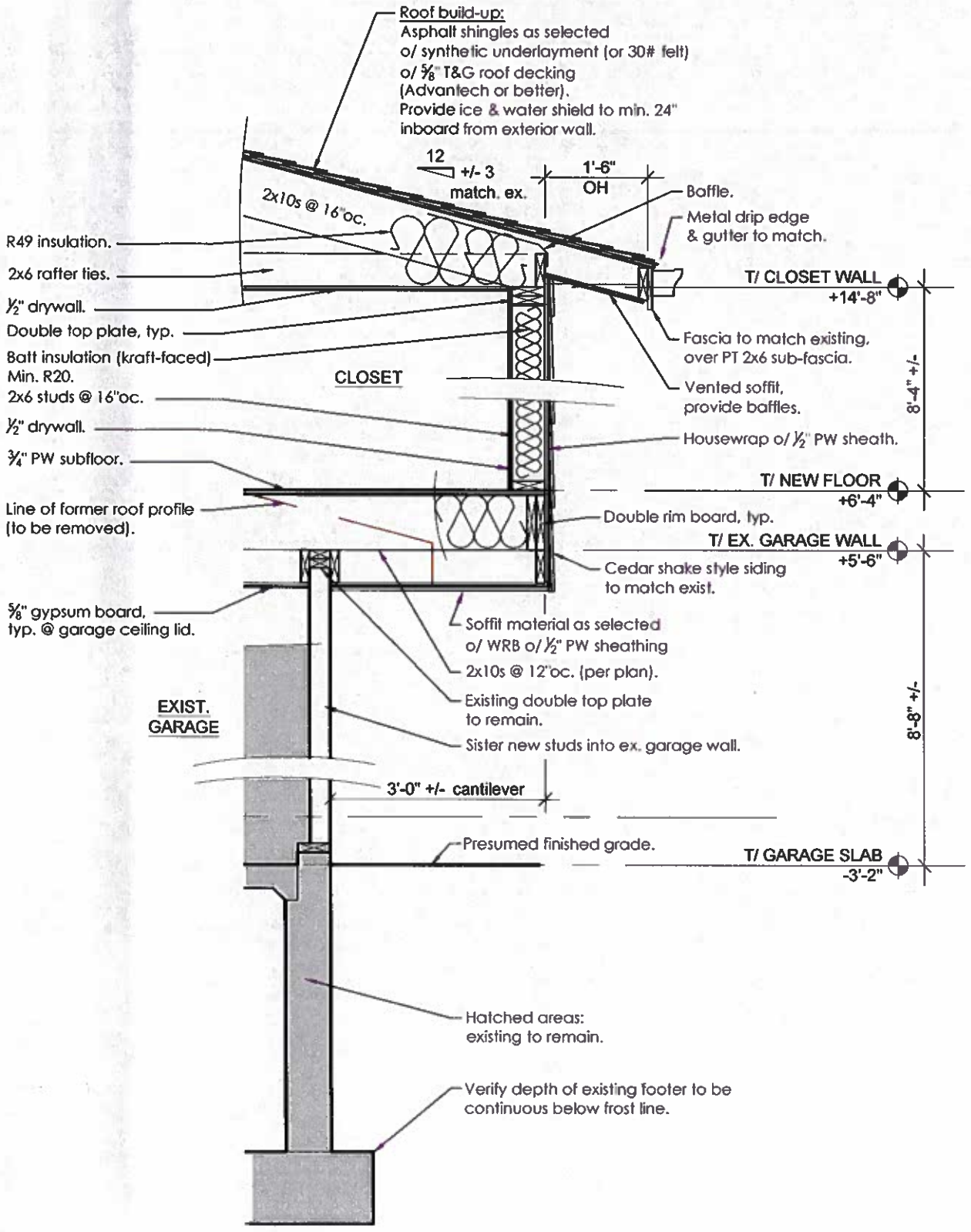
BUILDING SECTIONS



01 SECTION
SCALE: 1/2" = 1'-0"

TODD CAMPBELL
ARCHITECTURE
585 . 747 . 0826
TCArchitecture@outlook.com

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WALL SECTIONS