



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Cover Page

Customer Name
Jason Webb
First Draft



DATE:

10/2/2025

SCALE:

SHEET:

24x36

- A
- A/C: Air Conditioner
 - ACOUST: Acoustical
 - ACT: Acoustical Ceiling Tile
 - ADA: Americans with Disabilities Act
 - ADJ: Adjustable
 - ALT: Alternate
 - A.F.F.: Above Finished Floor
 - A.F.G.: Above Finished Grade
 - ALUM: Aluminum
 - ARCH: Architectural
 - ASPH: Asphalt
 - ATT: Attached

- B
- B.O.F.: Bottom of Footing
 - B.O.M: Bill of Material
 - BOT: Bottom
 - B.O.W.: Bottom of Wall
 - BP: Blue Print (or B/P)
 - Brz.: Bronze
 - BV: Butterfly Valve

- C
- CAB: Cabinets
 - CB: Catch Basin
 - C.C.: Center to Center
 - C.D.: Construction Document
 - CEM: Cement
 - C.F.M.: Cubic Feet per Minute
 - CFS: Cubic Feet per Second
 - C.I.: Cast Iron
 - CJ: Control Joint
 - CL.: Closet
 - CL: Center Line
 - CLG.: Ceiling
 - CLR: Clear / ance
 - CMU: Concrete Masonry Unit
 - C.O.: Cleanout
 - CO: Carbon Monoxide Detector
 - COL: Column
 - COM: Customer Owned Material
 - CONT.: Continuous
 - CONST: Construction
 - COORD: Coordinate
 - CORR: Corrugated
 - CSINK: Countersink
 - CT: Ceramic Tile
 - CU, FT.: Cubic Feet
 - CU, YD.: Cubic Yard

- D
- D.S.: Downspout
 - DIA.: Diameter
 - DIM.: Dimension
 - DN.: Down
 - DP: Damp-Proofing, Dew Point, or Distribution Panel
 - DR: Drain
 - DS: Downspout
 - DTL: Detail
 - DW: Dishwasher
 - DWG: Drawing

- E
- Ea.: Each
 - ED: Edge Distance
 - E.F.: Exhaust Fan
 - EJ: Expansion Joint
 - EL: Elevation
 - ELEV: Elevator
 - ELEC: Electrical
 - EP: Electrical Panel
 - EQ: Equal, or Equally
 - EQUIP: Equipment
 - EXC: Excavate
 - E.W.: Each Way
 - BWH: Electric Water Heater
 - EXH: Existing
 - EXP: Expansion
 - Ext.: Exterior

- F
- FAO: Finish All Over
 - F.C.O.: Floor cleanout
 - F.D.: Floor Drain
 - Fin.: Finish
 - F.F.L.: Finished Floor Level
 - FL: Floor Level
 - FRMG: Framing
 - FRPF: Fireproof
 - FSTNR: Fastener
 - FS: Far Side
 - FT: Foot or Feet
 - FTG: Fitting

- G
- Galv.: Galvanized
 - G.C.: General Contractor
 - G.F.C.I. or G.F.I.: Ground-Fault Circuit-Interrupter
 - GL: Glass
 - GPM: Gallons Per Minute
 - G.T.: Glazed Tile
 - Gyp.: Gypsum

- H
- H.B.: Hose Bib
 - HC: Hollow Core
 - HDCP: Handicapped (better if referred to as "Accessible")
 - HDPE: High-Density Polyethylene
 - HDR: Header
 - HDW: Hardware
 - HM: Hollow Metal
 - HORIZ: Horizontal
 - HP: High Point
 - HR: Hour
 - HRS: Hot Rolled Steel
 - HT: Hight
 - HV: High Voltage
 - H.V.A.C.: Heating, Ventilation, and Air Conditioning
 - H.W.: Hot Water

- I
- IAW: In Accordance With
 - ID: Inner Diameter
 - IE: Invert Elevation
 - In.: Inch
 - Insul.: Insulation
 - Int.: Interior
 - Inv.: Invert

- J
- J-Box: Junction Box
 - JCT.: Junction
 - JNT: Joint
 - JST.: Joist

- K
- K: Kitchen

- L
- L: Length
 - LAM: Laminated
 - LDD: Limited Dimension Drawing
 - LFT.: Linear Feet
 - LH: Left Hand
 - LL: Live Load
 - LLH: Long Leg Horizontal
 - LLV: Long Leg Vertical
 - LM: List of Materials
 - LP: Low Point
 - LI.: Light
 - Ltg.: Lighting
 - L.V.L.: Laminated Veneer Lumber
 - LVR: Louver

- M
- MH: Manhole
 - Mas.: Masonry
 - MAX: Maximum
 - MBW: Measurement Between Wires
 - MECH: Mechanical
 - Mtl.: Material
 - MFG.: Manufacturing
 - Min.: Minimum
 - MISC: Miscellaneous
 - MO: Masonry Opining
 - MOW: Measurement Over Wires
 - MTL: Metal
 - MULL: Mullion

- N
- NEC: National Electrical Code
 - N.I.C.: Not In Contract
 - NOM: Nominal
 - N.T.S.: Not to scale

- O
- OAL: Overall Length
 - O.C.: On Center
 - O.D.: Outside Diameter
 - OFCl: Owner Furnished
 - OH: Overhead
 - OPNG.: Opening or Rough Opening
 - OPP: Opposite
 - ORB: Oil Rubbed Bronze

- P
- PCC: Portland Cement Concrete
 - PCS: Pieces
 - PL.: Plaster
 - P.L.: Property Line (or Parts List)
 - Plywd.: Plywood
 - PMT: Point
 - PRFAB: Prefabricated
 - P.S.F.: Pounds per Square Foot
 - P.S.I.: Pounds per Square Inch
 - PT: Pressure Treated
 - Plt: Painted
 - PVC: Polyvinyl Chloride

- Q
- QR: Quarter Round
 - QTR: Quarter
 - QTY: Quantity

- R
- R: Radius
 - RA: Return Air
 - RAG: Return Air Grill
 - RAR: Return Air Register
 - RC: Reinforced Concrete
 - RD: Roof Drain, Round, or Receptacle Distribution Panel
 - R.D.L.: Roof Drain Leader
 - REF: Refrigerator
 - REBAR: Reinforcing Bar
 - REFC: Reference
 - REQD: Required
 - RH: Right Hand
 - RM: Room
 - R.O.: Rough Opening
 - R.O.W.: Right of Way
 - Reinf.: Reinforced
 - RTN: Return
 - RTNA: Return Air

- S
- S&R: Shelf and Rod
 - SAG: Supply Air Grill
 - San.: Sanitary
 - SC: Sharp Corners
 - SCH: Schedule
 - SCWD: Solid Core Wood Door
 - S.D.: Smoke Detector
 - SEC: Security System
 - Sect.: Section
 - Sht.: Sheet
 - Shtg.: Sheathing
 - Specs.: Specifications
 - SQ, FT.: Square Feet
 - SQ, IN.: Square Inches
 - SS: Stainless Steel, Setscrew, Soil Stack, Service Sink, or Slop Sink
 - SST: Stainless Steel Sink
 - Std.: Standard
 - Stl: Steel
 - SWD: Solid Wood Door
 - S.Y.: Square Yard

- T
- T: Treated
 - T&B: Top and Bottom
 - T&G: Tongue and Groove
 - TEMP: Tempered
 - T.O.: Top of
 - T.O.B.: Top of Beam
 - T.O.C.: Top of Curb or Top of Concrete
 - T.O.F.: Top of Footing
 - T.O.J.: Top of Joist
 - T.O.M.: Top of Masonry
 - T.O.W.: Top of Wall
 - TTC: Telephone Terminal Closet
 - TYP: Typical

- U
- UON: Unless Otherwise Noted
 - UR: Unreal

- V
- VA.: Voltage
 - V.B.: Vapor Barrier
 - V.I.F.: Verify in Field

- W
- W.C.: Water Closet (Toilet)
 - Wd.: Wood
 - Wdw.: Window
 - W.I.: Wrought Iron
 - W.I.C.: Walk-In Closet
 - WDW: Window
 - WL: Water Level
 - WO: Without
 - Wp.: Weatherproof
 - WS: Weatherstripping or Water Stop
 - Wt.: Weight
 - Wtr. Htr.: Water Heater
 - WWW: Welded Wire Mesh

- X
- YD: Yards

- Y

- Z

Plans Pages in this set will have a X in front

In this set	Page #	Description
	1	Cover page
	2	Abbreviations page
	3	Foundation
	4	Main Floor 3D
	5	Main Floor plan
	6	Elevations
	7	3D Framing
	8	Roof Framing
	9	Electrical for Main Floor
	10	Main Floor Framing
	11	Plumng Main Floor
	12	HVAC Main Floor

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2018 IEC AND 2018 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2018 IRC AND IBC OR TO MEET LOCAL CODE REQUIREMENTS
ROOF: SNOW LOAD TO BE BASED ON LOCAL CODES
*8 PSF TOP CHORD DL.
*7 PSF BOTTOM CHORD DL.
*5 PSF NET WIND UPLIFT.
FLOOR: 40 PSF LL.
*10 PSF TOP CHORD DL.
*5 PSF BOTTOM CHORD DL.
SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
FROST DEPTH: *2'-0"
SEISMIC ZONE: C.
WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

REVISION TABLE		
NUMBER	DATE	REVISED BY
DESCRIPTION		

Customer Name
Jason Webb
First Draft



DATE:

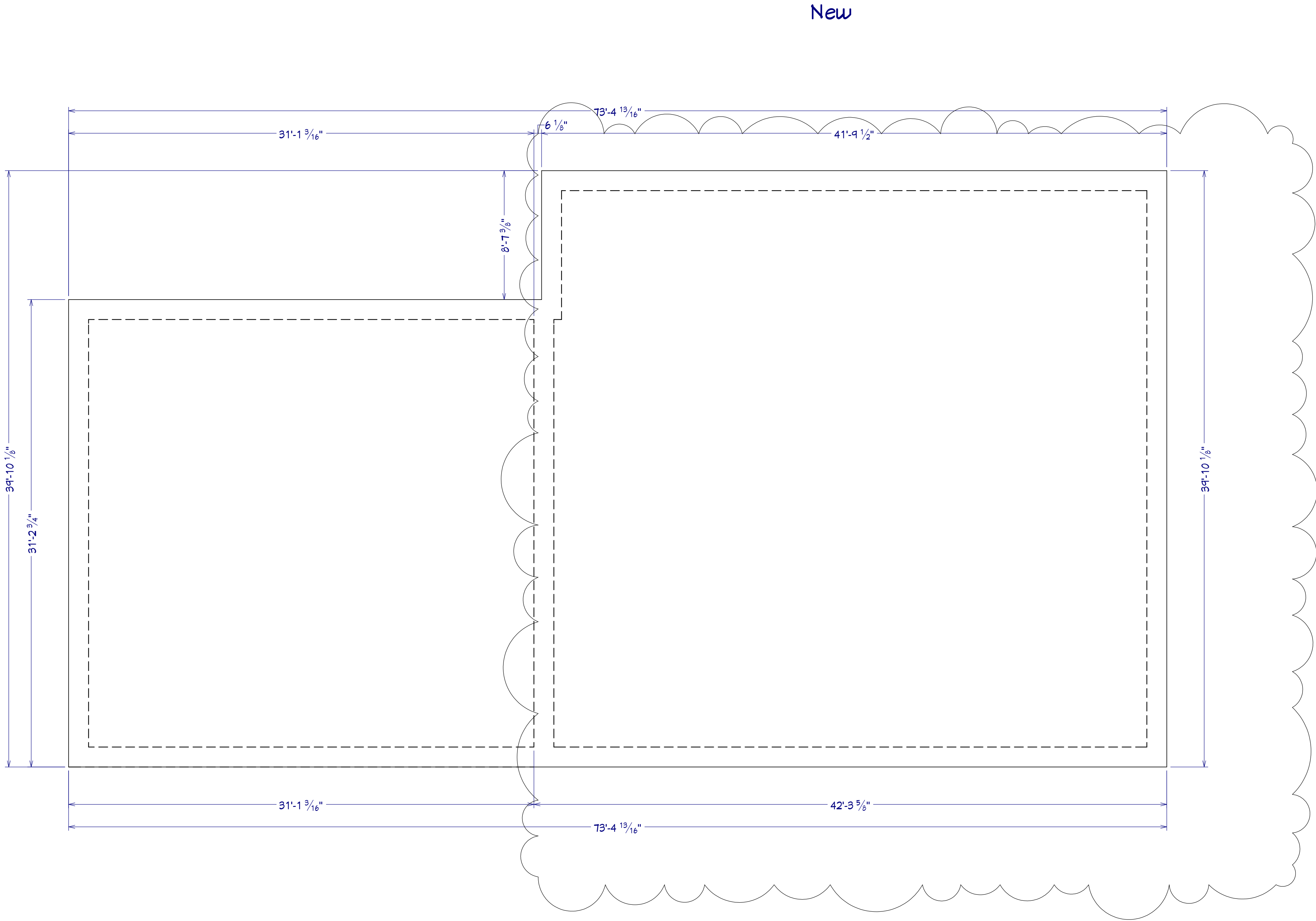
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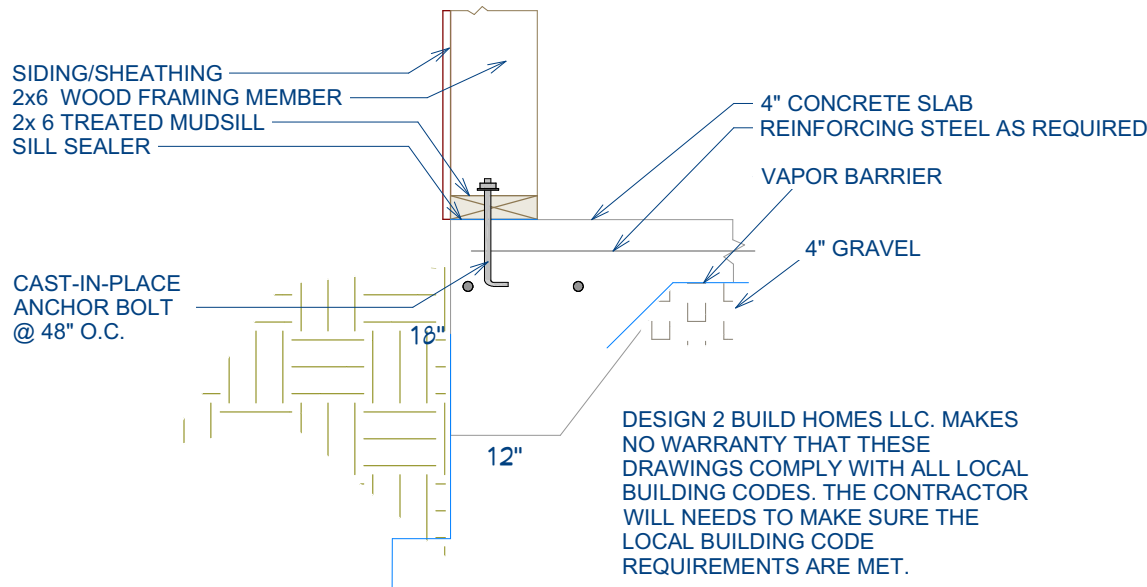
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Foundation



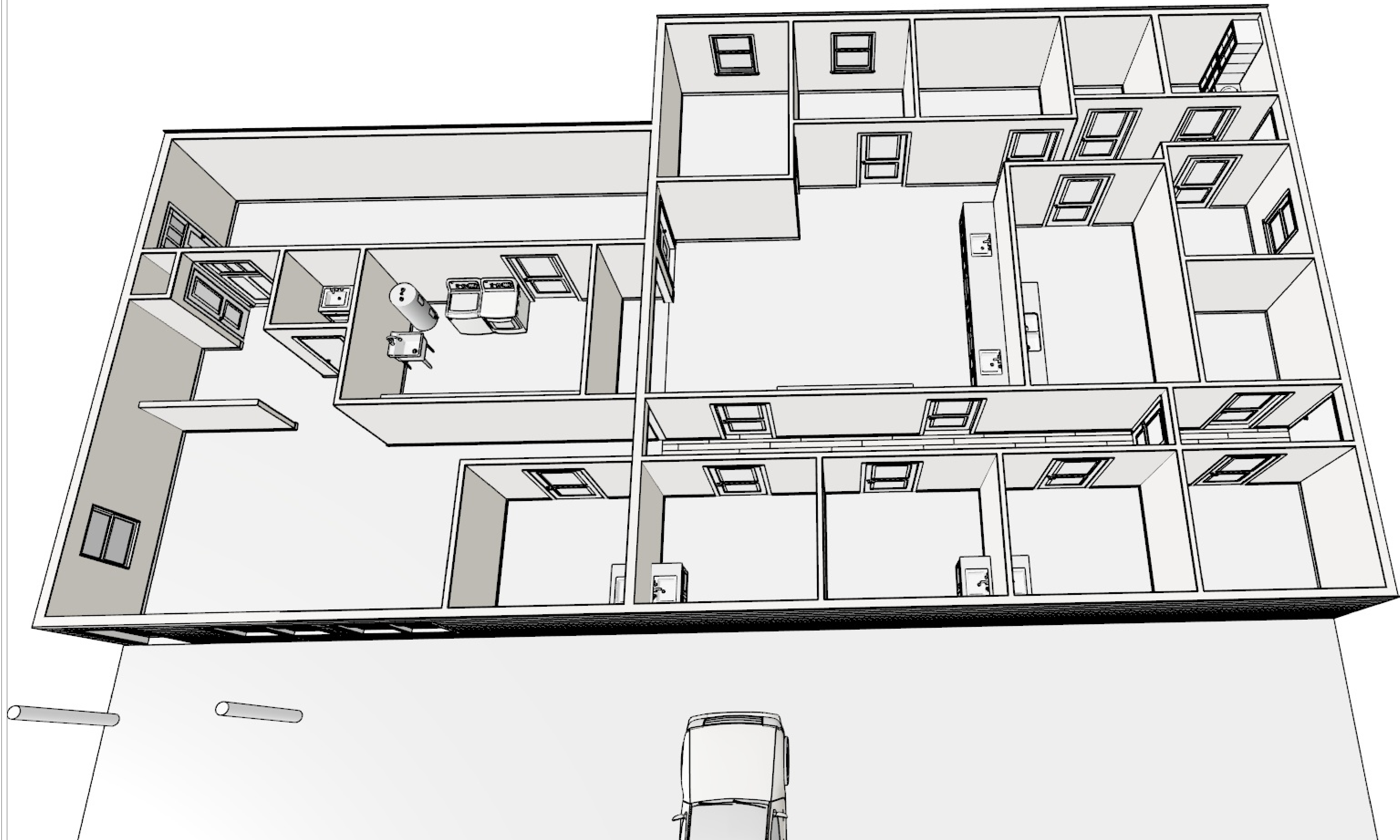
New



Monolithic Slab & Footing

REVISION TABLE		NUMBER	DATE	REVISION BY	DESCRIPTION





REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Main Floor 3D Plan

Customer Name
Jason Webb
First Draft



DATE:

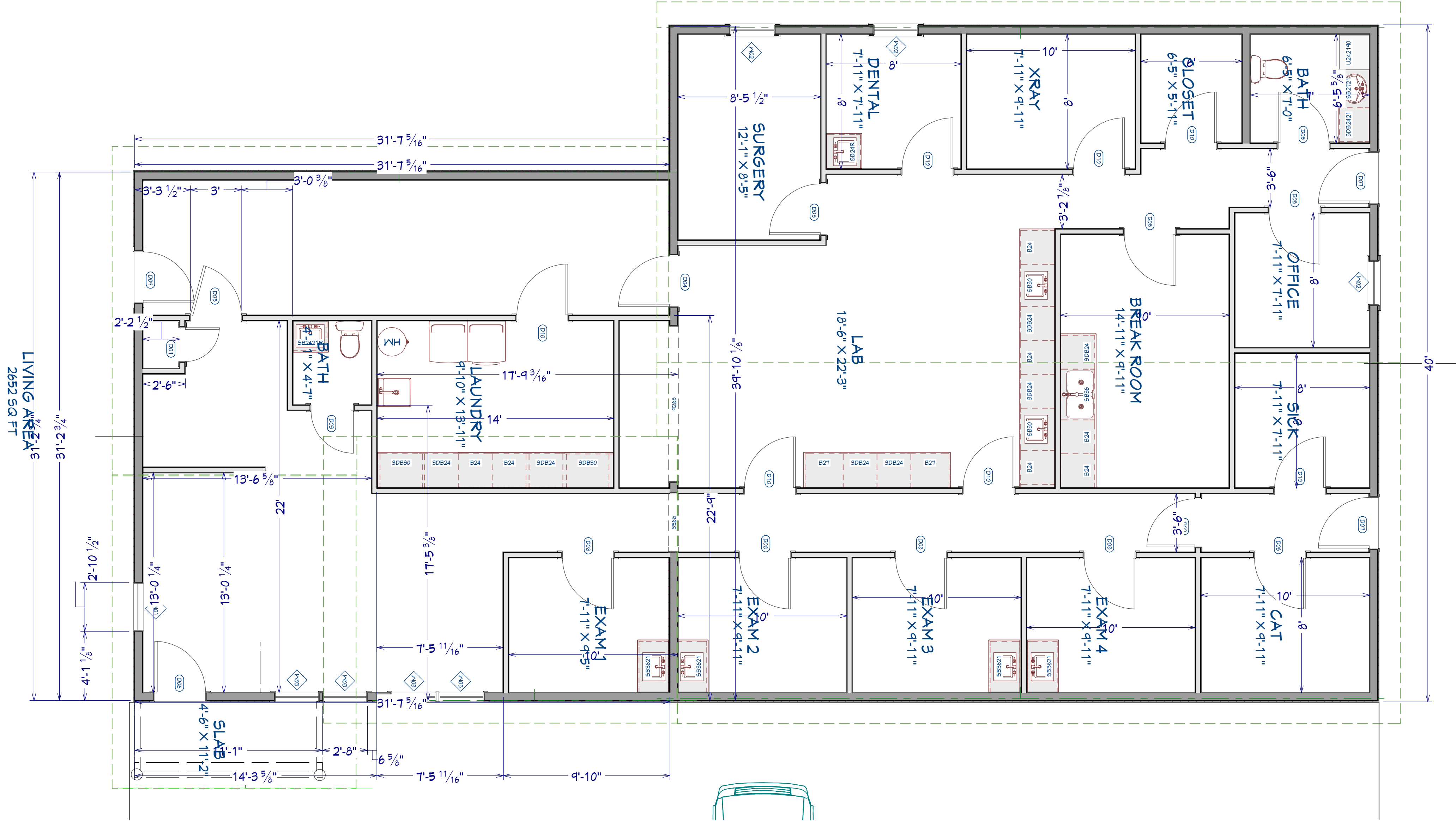
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SCALE:

SHEET:

24x36

1st Floor



REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE				

Main Floor Plan

Customer Name
Jason Webb
First Draft



DATE:

10/2/2025

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1/4"=1'0"

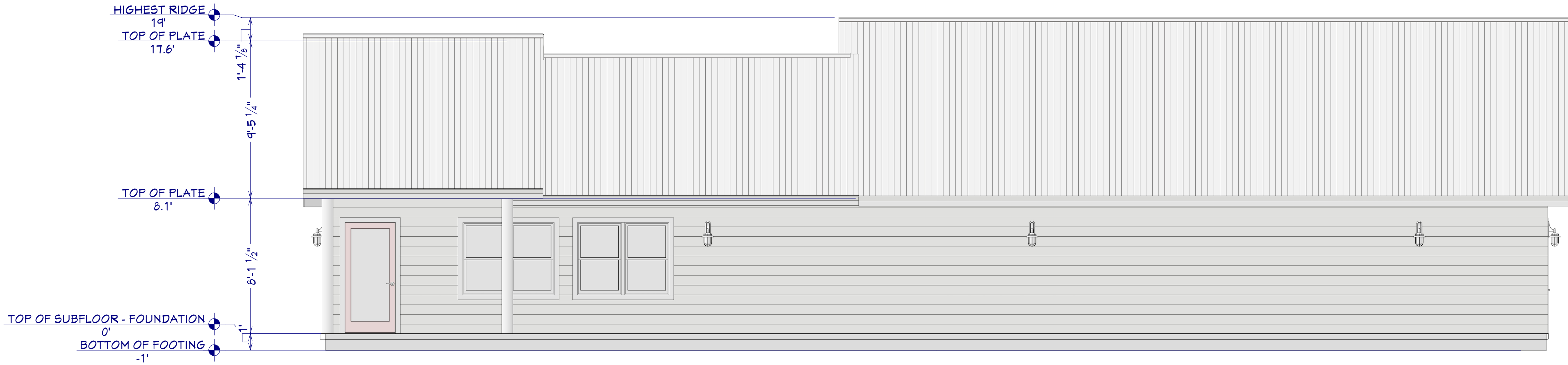
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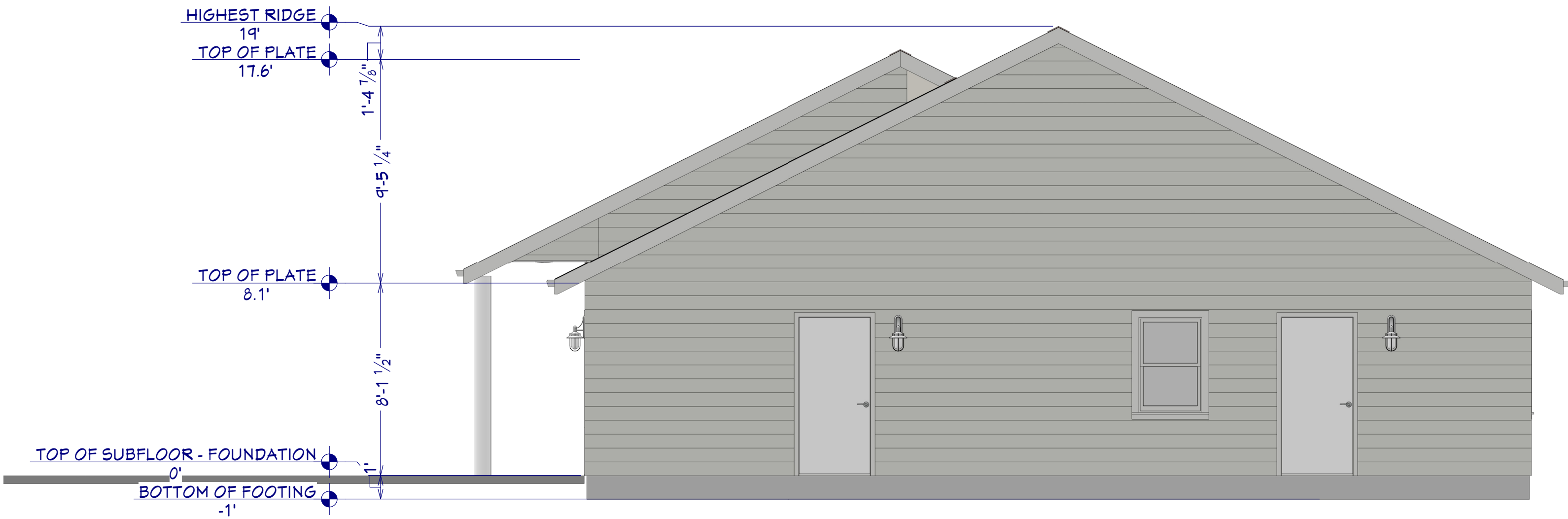
All Roofs are

12

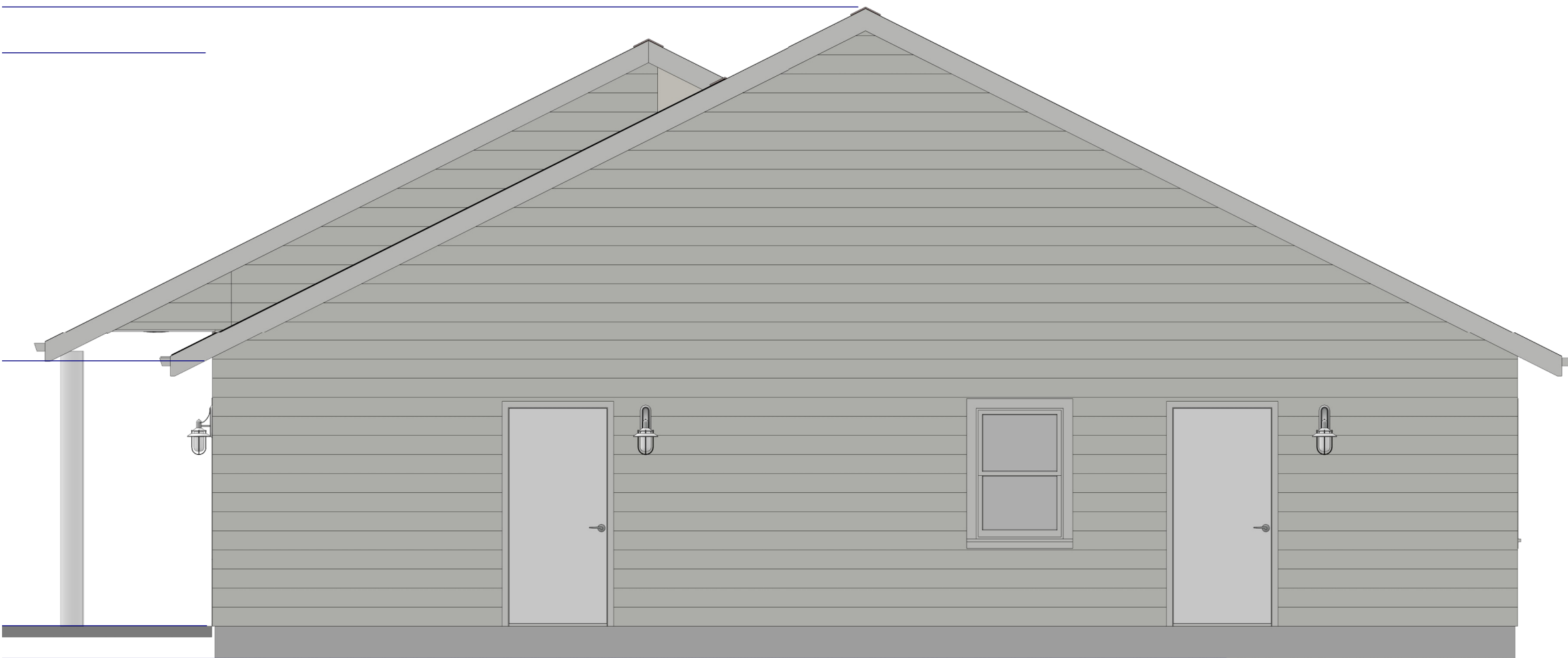
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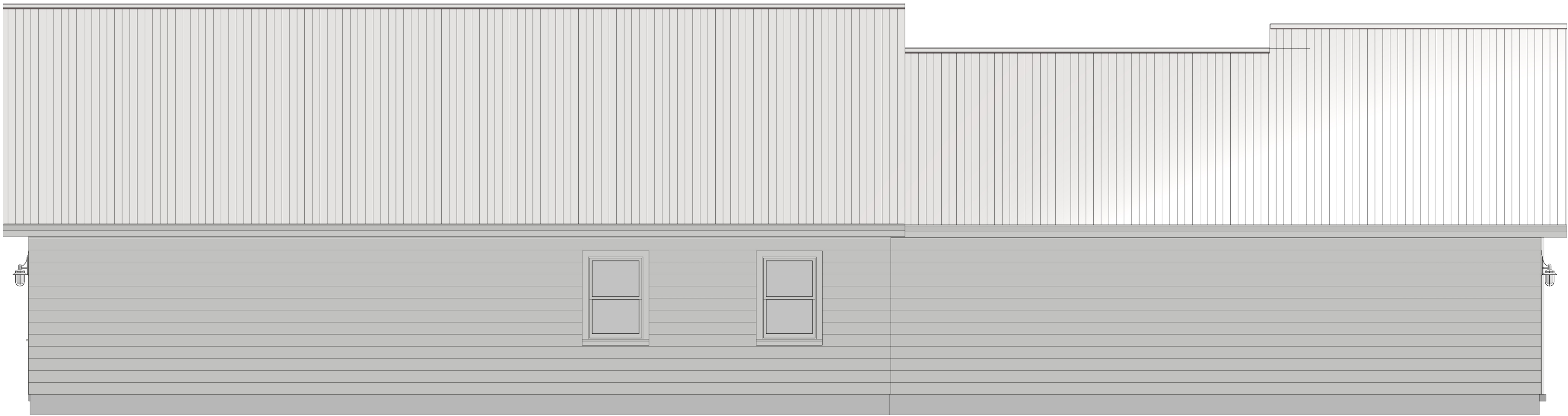
Front



Right

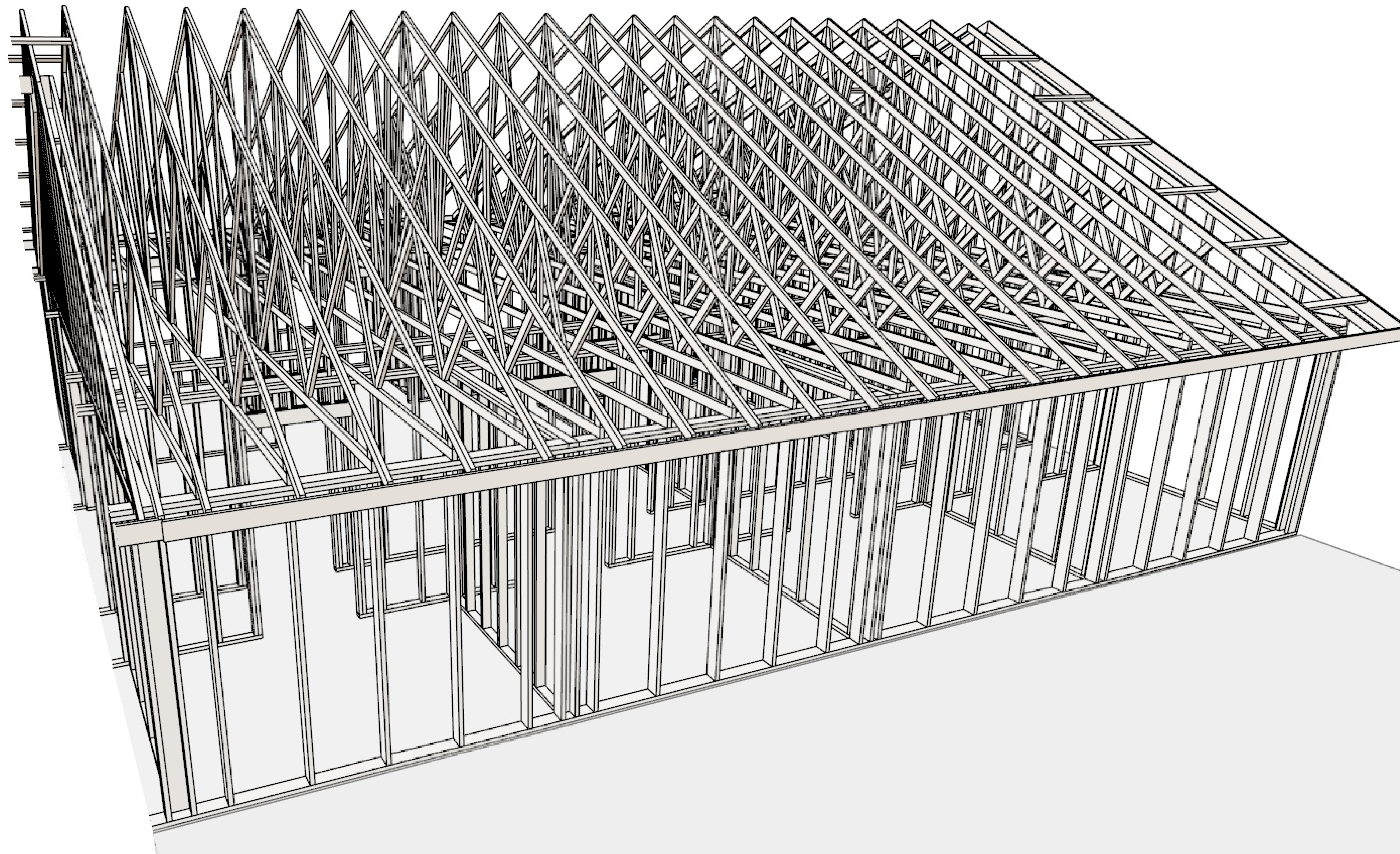


Left



Back

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

New Area Framing Plan

Customer Name
Jason Webb
First Draft



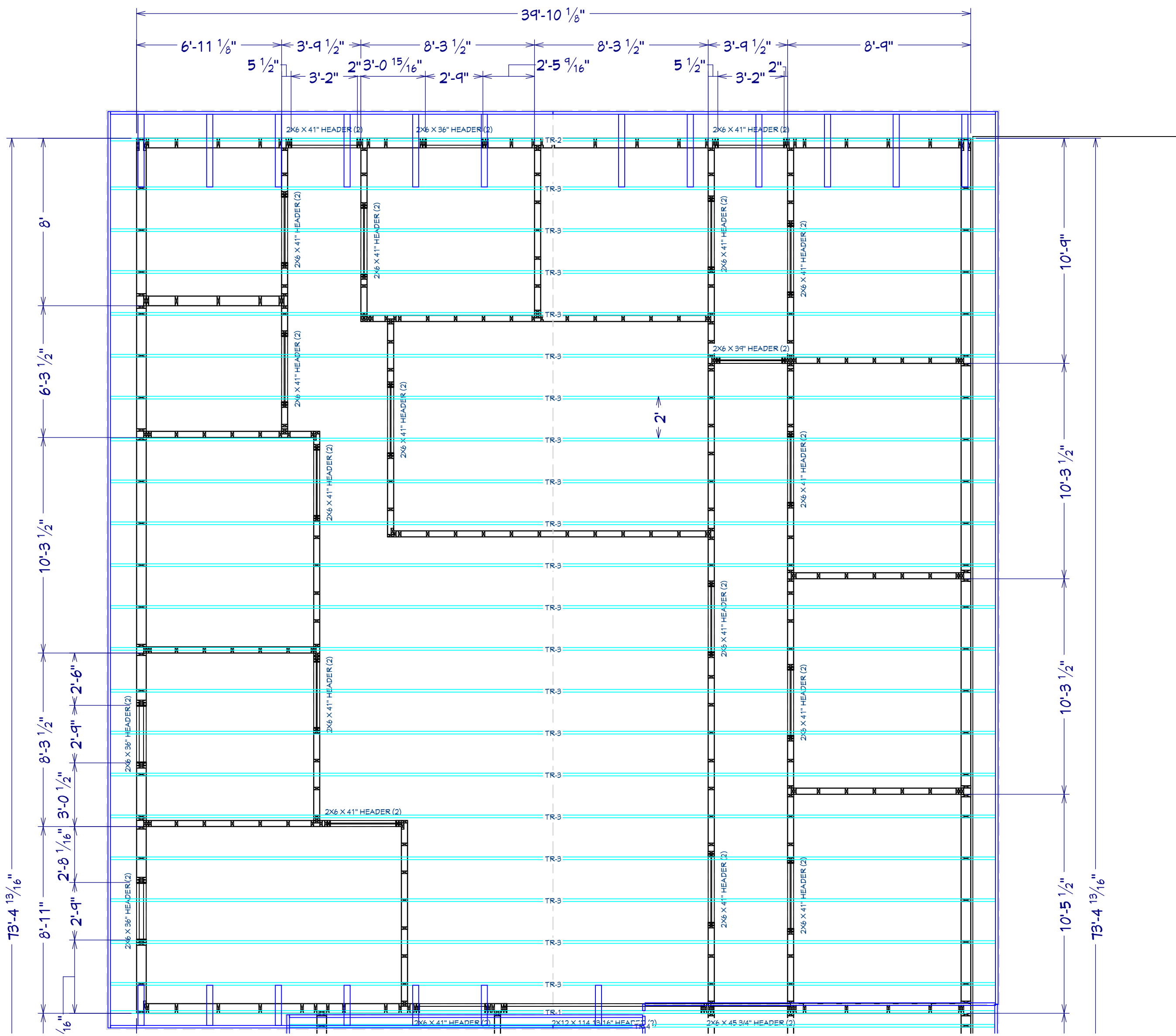
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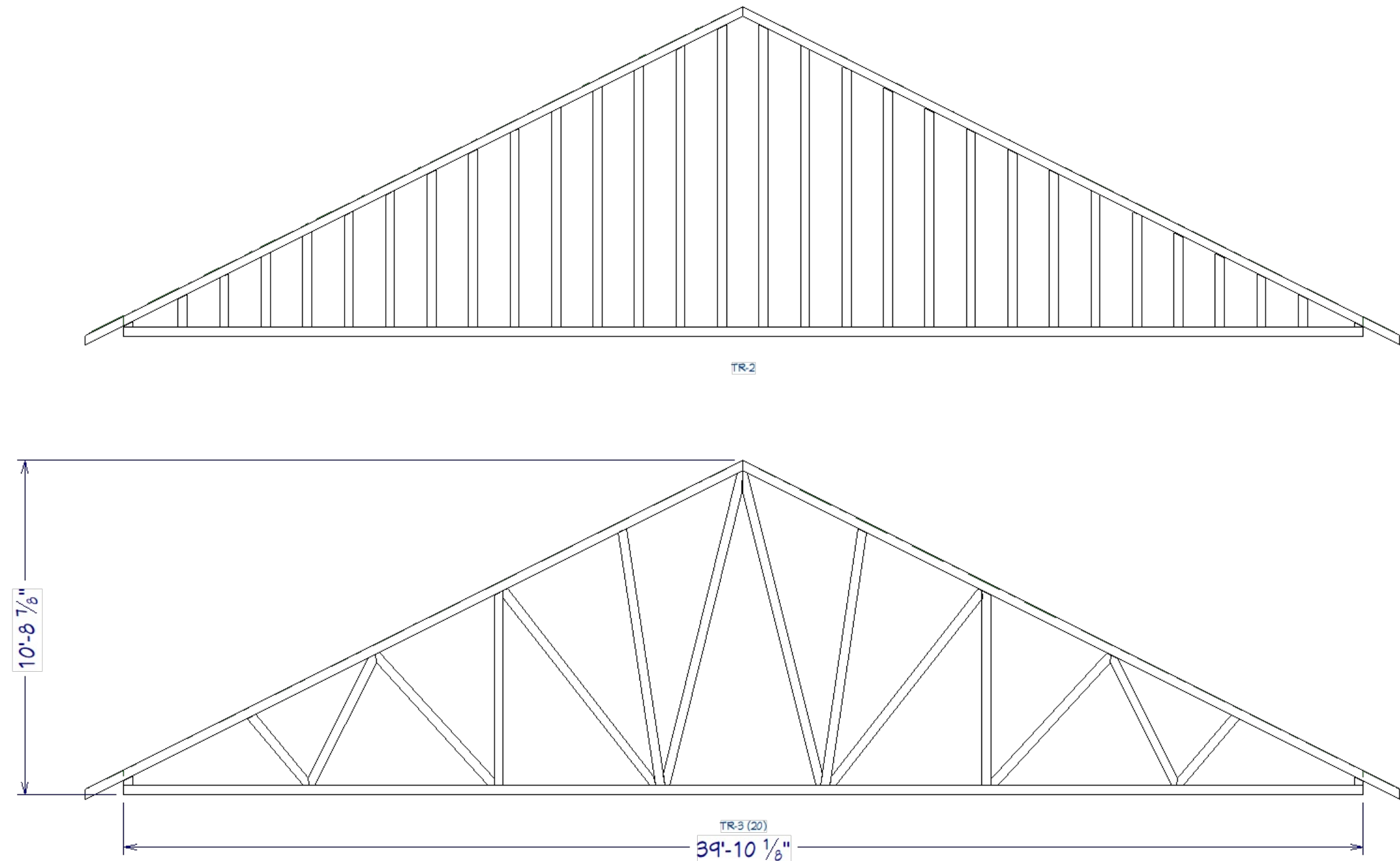
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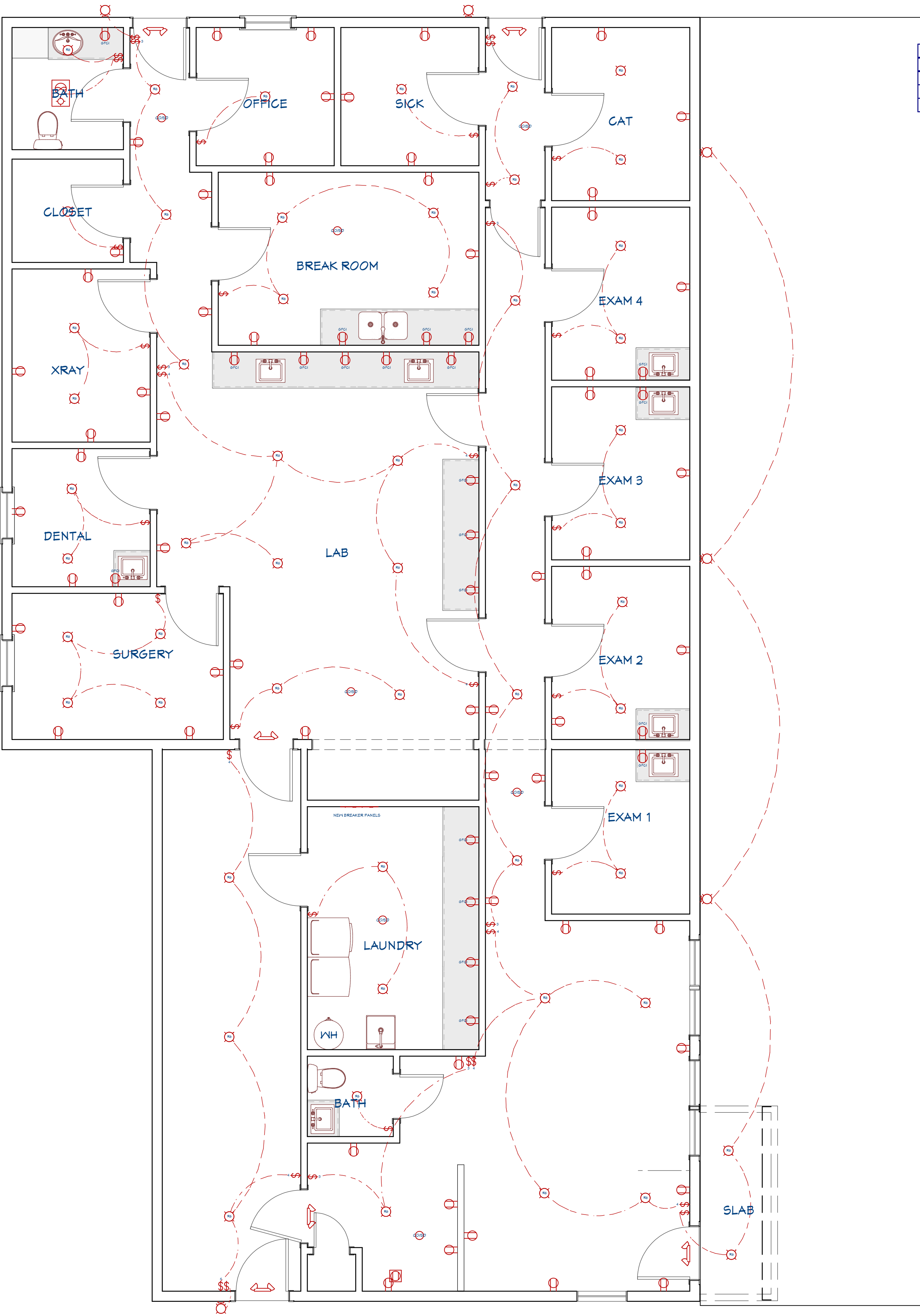
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Framing, Roof Plan View

Trusses to be engineered by the truss company





LIVING AREA
2652 SQ. FT.

Electrical Plan View

REVISION TABLE		REVISION BY	DESCRIPTION
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Electrical for Main Floor

Customer Name
Jason Webb
First Draft



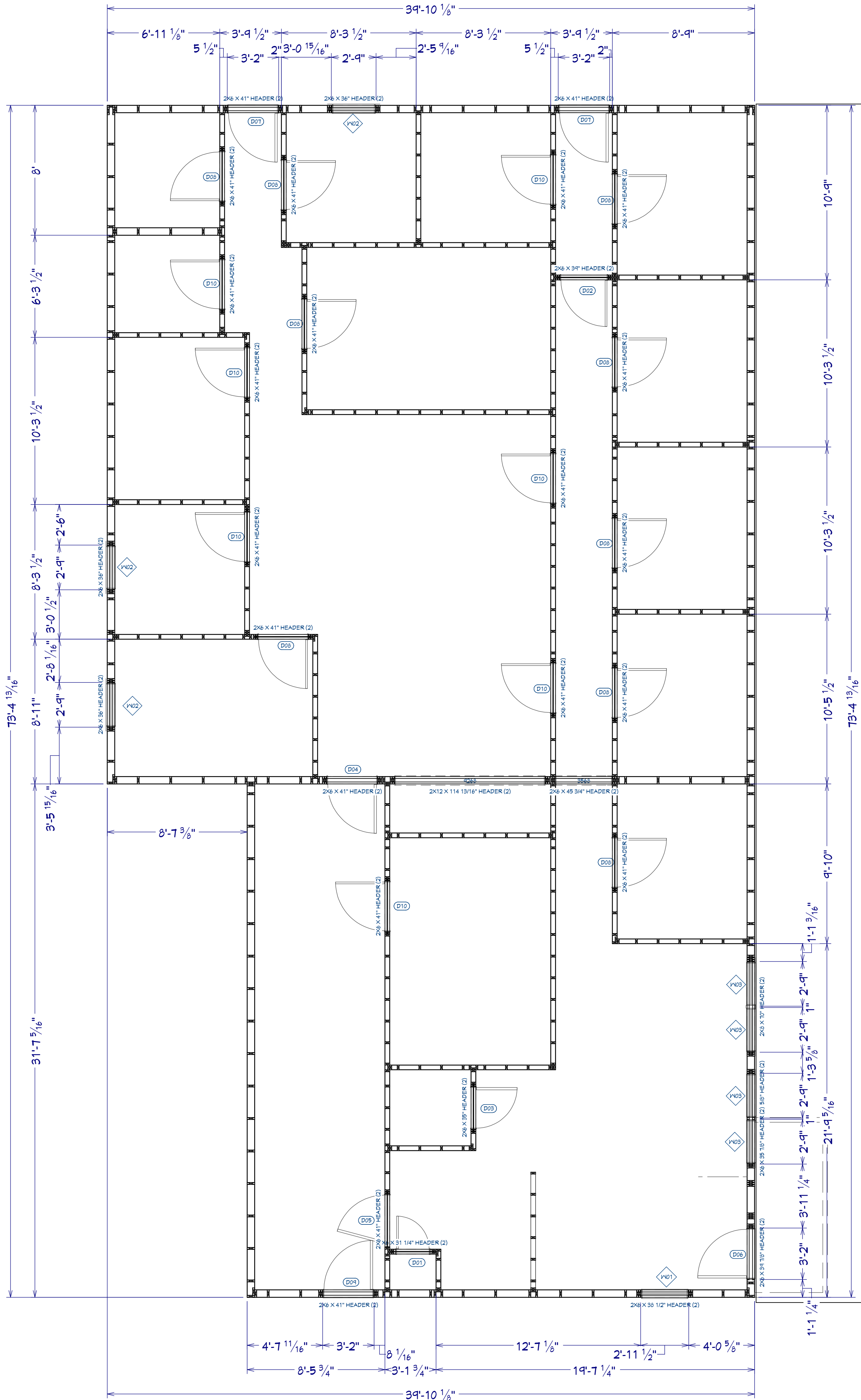
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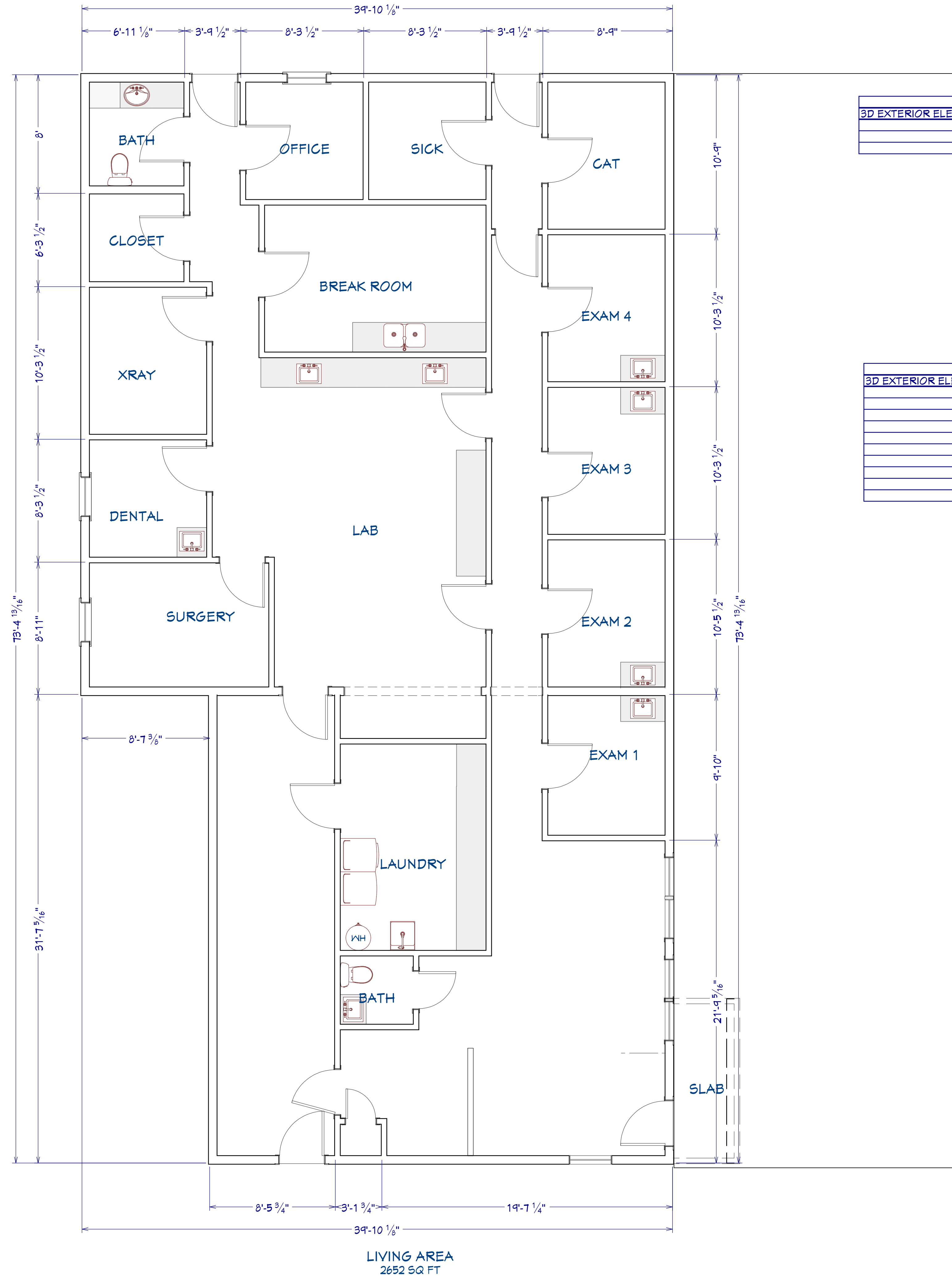
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3D EXTERIOR ELEVATION					WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	DESCRIPTION	HEADER	CODE
W01	21144DH	1	1	21144DH	35	1/2"x53"	DOUBLE HUNG	2"x6"x36" (2)	
W02	2840DH	3	1	2840DH	33"	X49"	DOUBLE HUNG	2"x6"x36" (2)	
W03	2844DH	4	1	2844DH	33"	X53"	DOUBLE HUNG	2"x6"x36" (2)	

3D EXTERIOR ELEVATION					DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER	CODE	
D01	2060	1	1	2060 L IN	26"	X82 1/2"	HINGED-DOOR F04	2"x6"x29" (2)	
D02	21060	1	1	21060 L IN	36"	X82 1/2"	HINGED-DOOR F04	2"x6"x39" (2)	
D03	2660	1	1	2660 L EX	32"	X83"	EXT. HINGED-SLAB	2"x6"x35" (2)	
D04	3060	1	1	3060 L EX	38"	X83"	EXT. HINGED-DOOR E03	2"x6"x41" (2)	
D05	3060	1	1	3060 L EX	38"	X83"	EXT. HINGED-DOOR E21	2"x6"x41" (2)	
D06	3060	1	1	3060 L EX	38"	X83"	EXT. HINGED-GLASS PANEL	2"x6"x41" (2)	
D07	3060	2	1	3060 L EX	38"	X83"	EXT. HINGED-GLASS	2"x6"x41" (2)	
D08	3060	9	1	3060 L IN	38"	X82 1/2"	HINGED-DOOR F04	2"x6"x41" (2)	
D09	3060	1	1	3060 R EX	38"	X83"	EXT. HINGED-DOOR E21	2"x6"x41" (2)	
D10	3060	7	1	3060 R IN	38"	X82 1/2"	HINGED-DOOR F04	2"x6"x41" (2)	



REVISION TABLE		REVISION BY	DESCRIPTION
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Plumbing Main Floor

Customer Name
Jason Webb
First Draft



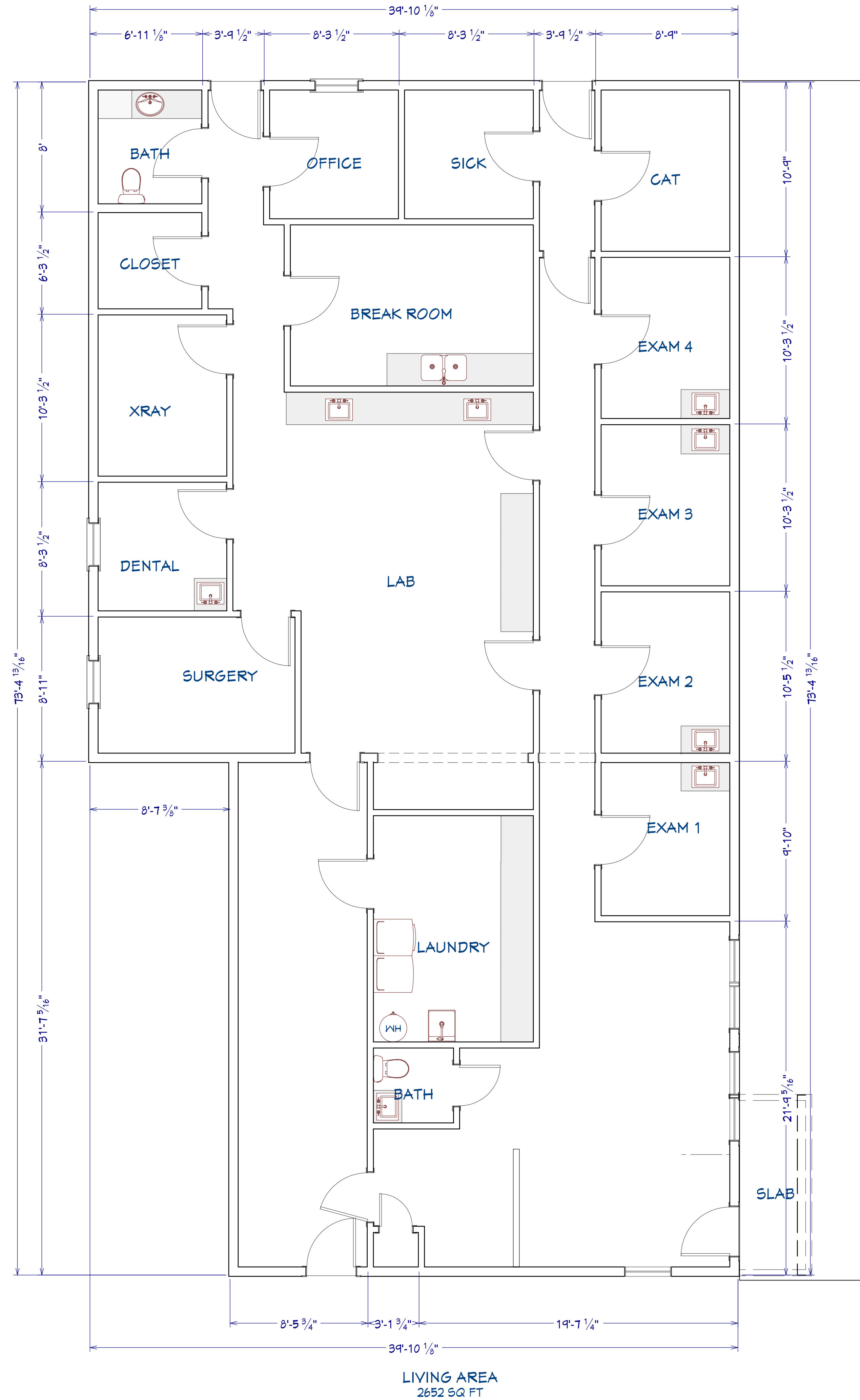
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HVAC layout to be determined by HVAC contractor