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COMMERCIAL & RESIDENTIAL ARCHITECTURE

ABBREVIATIONS

&	AND	E.W.C.	ELECTRIC WATER COOLER
∠	ANGLE	EXIST.	EXISTING
□	SQUARE	EXP.	EXPANSION
℄	CENTERLINE	EXT.	EXTERIOR
Ø	DIAMETER		
℔	PLATE / PROPERTY LINE	F.D.	FLOOR DRAIN
A.B.	ANCHOR BOLT	FDN.	FOUNDATION
A.B.C.	AGGREGATE BASE COURSE	FBRGL.	FIBERGLASS
A.C.	AIR CONDITIONING	F.E.	FIRE EXTINGUISHER
ACOUS.	ACOUSTICAL	F.E.C.	FIRE EXT. GUISHER CAB.
A.C. PAVING	ASPHALTIC CONCRETE PAVING	FFE.	FINISH FLOOR ELEVATION
ADJ.	ADJUSTABLE		
A.F.F.	ABOVE FINISH FLOOR	F.G.	FINISH GRADE
		F.H.C.	FIRE HOSE CABINET
AGGR.	AGGREGATE		
ALUM.	ALUMINUM	FIN.	FINISH
ALT.	ALTERNATE	FIXT.	FIXTURE
APPROX.	APPROXIMATE	FLASH'G	FLASHING
ARCH.	ARCHITECTURAL	FLR.	FLOOR
ASPH.	ASPHALT	FLUOR.	FLUORESCENT
		FPRF.	FIREPROOF
BD.	BOARD	FRMG.	FRAMING
BLDG.	BUILDING	FT.	FOOT OR FEET
BLK.	BLOCK	FTG.	FOOTING
BLKG.	BLOCKING	FURN.	FURNITURE
BM.	BEAM	FURR.	FURRING
B.O.	BOTTOM OF		
BOT.	BOTTOM	GA.	GAUGE
B.U.	BUILT-UP	GALV.	GALVANIZED
		GL.	GRAB BAR
CAB.	CABINET	G.L.BM.	GLASS
C.B.	CORNER BEAD	GR.	GLU-LAM BEAM
C.T.	CERAMIC TILE	GRND.	GRADE
CHAN. (C)	CHANNEL	GWB.	GYPSUM WALL BOARD
C.I.	CAST IRON	GYP. BD.	GYPSUM BOARD.
C.I.P.	CAST IN PLACE		
C.J.	CONSTRUCTION / CONTROL JOINT	H.B.	HOSE BIBB
CLG.	CEILING	H.C.	HOLLOW CORE
CLO.	CLOSET	HCP.	HANDICAP
CLR.	CLEAR	CDWD.	HARDWOOD
C.M.U.	CONCRETE MASONRY UNIT	HDWR.	HARDWARE
		H.M.	HOLLOW METAL
CNTRSNK.	COUNTERSINK	HORZ.	HORIZONTAL
CNTR. TOP	COUNTER TOP	HT.	HEIGHT
C.O.	CLEAN OUT	HW.	HOT WATER
COL.	COLUMN		
CONC.	CONCRETE	I.D.	INSIDE DIAMETER
CONN.	CONNECTION		
CONSTR.	CONSTRUCTION	INSUL.	INSULATION
CONT.	CONTINUOUS	INT.	INTERIOR
CONTR.	CONTRACTOR	INV.	INVERT
CORR.	CORRIDOR		
CTR.	CENTER	JAN.	JANITOR
C.W.	COLD WATER	JT.	JOINT
DBL.	DOUBLE	KIT.	KITCHEN
DEPT.	DEPARTMENT		
D.F.	DRAINAGE FLOW	LAM.	LAMINATE
DIA.	DIAMETER	LAV.	LAVATORY
DIM.	DIMENSION	L.F.	LINEAT FOOT
DISP.	DISPENSER	LT.	LIGHT
DN.	DOWN		
DNSPT.	DOWNSPOUT	MAX.	MAXIMUM
D.O.	DOOR OPENING	M.B.	MACHINCE BOLT/ MODIFIED BITUMINOUS
DR.	DOOR		
DTL.	DETAIL		
DWG.	DRAWING	MECH.	MECHANICAL
DWR.	DRAWER	MED.CAB.	MEDICINE CABINET
		MEMB.	MEMBRANE
E.	EAST	MTL.	METAL
EA.	EACH	MFR.	MANUFACTURER
E.J.	EXPANSION JOINT	MIR.	MIRROR
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS
ELEC. PAN.	ELECTRICAL PANELBOARD	M.O.	MASONRY OPENING
		M.R.	MOISTURE RESISTANT
ELEV.	ELEVATION, ELEVATOR		
		MTD.	MOUNTED
EMER.	EMERGENCY	MUL.	MULLION
ENCL.	ENCLOSURE	N.	NORTH
EQ.	EQUAL	N.I.C.	NOT IN CONTRACT
EQUIP.	EQUIPMENT	NO. OR #	NUMBER

N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISHED/CONTRACTOR INSTALLED
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
PNLG.	PANELING
PAR.	PARAPET
PART'N	PARTITION
PBWL.	PAPER BACKED WIRE LATH
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PR.	PAIR
P.V.C.	POLYVINYL CHLORIDE
PWD.	PLYWOOD
Q.T.	QUARRY TILE
R.	RADIUS/RISER
R.A.	RETURN AIR
R.D.	ROOF DRAIN
REDWD.	REDWOOD
REF.	REFERENCE
REFRIG.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
ROOF'G	ROOFING
R.W.C.	RAIN WATER CONDUCTOR
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.A.	SUPPLY AIR
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
TEL.	TELEPHONE
T & G	TONGUE AND GROOVE
THK.	THICK
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
T.T.B.	TELEPHONE TERMINAL BOARD
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
UR.	URINAL
V.C.T.	VYNIL COMPOSITION TILE
VERT.	VERTICAL
VTR	VENT-THRU ROOF
W.	WEST
W/ & W/O	WITH AND WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WDW	WINDOW
WP.	WEATHERPROOF
WR.	WATER RESISTANT
W.S.	WEEP SCREEN
WT.	WEIGHT

GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL BUILDING CODE AND ANY APPLICABLE STATE, LOCAL CODE REQUIREMENTS.

2. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS, PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVERLOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.

3. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED, PLUGGED OR CAPPED, AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE.

4. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.

5. NO CHANGES, MODIFICATIONS OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ARCHITECT.

6. WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

7. ALL WORK AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.

8. THE OWNER SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC., NECESSARY FOR PROPER COMPLETION OF THE WORK.

9. PROVIDE ADEQUATE CONCEALED BLOCKING AND ANCHORING FOR ALL CEILING AND WALL MOUNTED EQUIPMENT, HARDWARE AND ACCESSORIES.

10. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS.

11. UNLESS OTHERWISE NOTED, ELECTRICAL CONDUITS, PLUMBING LINES, ETC., SHALL BE RUN CONCEALED AND FRAMING SHALL BE ADEQUATE SIZE TO ACCOMPLISH RESULT WITHOUT CAUSING ANY CHANGES IN THE WALL PLANE.

12. COORDINATE WITH ALL TRADES THE LOCATIONS OF SLEEVES OR OTHER PRESET ACCESSORIES INVOLVING OTHER TRADES.

13. DISRUPTED EXISTING CONDITIONS i.e. LANDSCAPING, LIGHTING, IRRIGATION, PEDESTRIAN AND VEHICLE ACCESS SHOULD BE MINIMALLY REPLACED AT THE END OF CONSTRUCTION TO THE SAME CONDITIONS PRIOR TO CONSTRUCTION DISRUPTION.

14. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE.

15. DIMENSIONS ARE SHOWN FROM FACE STUD TO FACE OF STUD AND EDGE OF ROUGH OPENING UNLESS NOTED OTHERWISE.

16. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

17. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION.

SHEET INDEX

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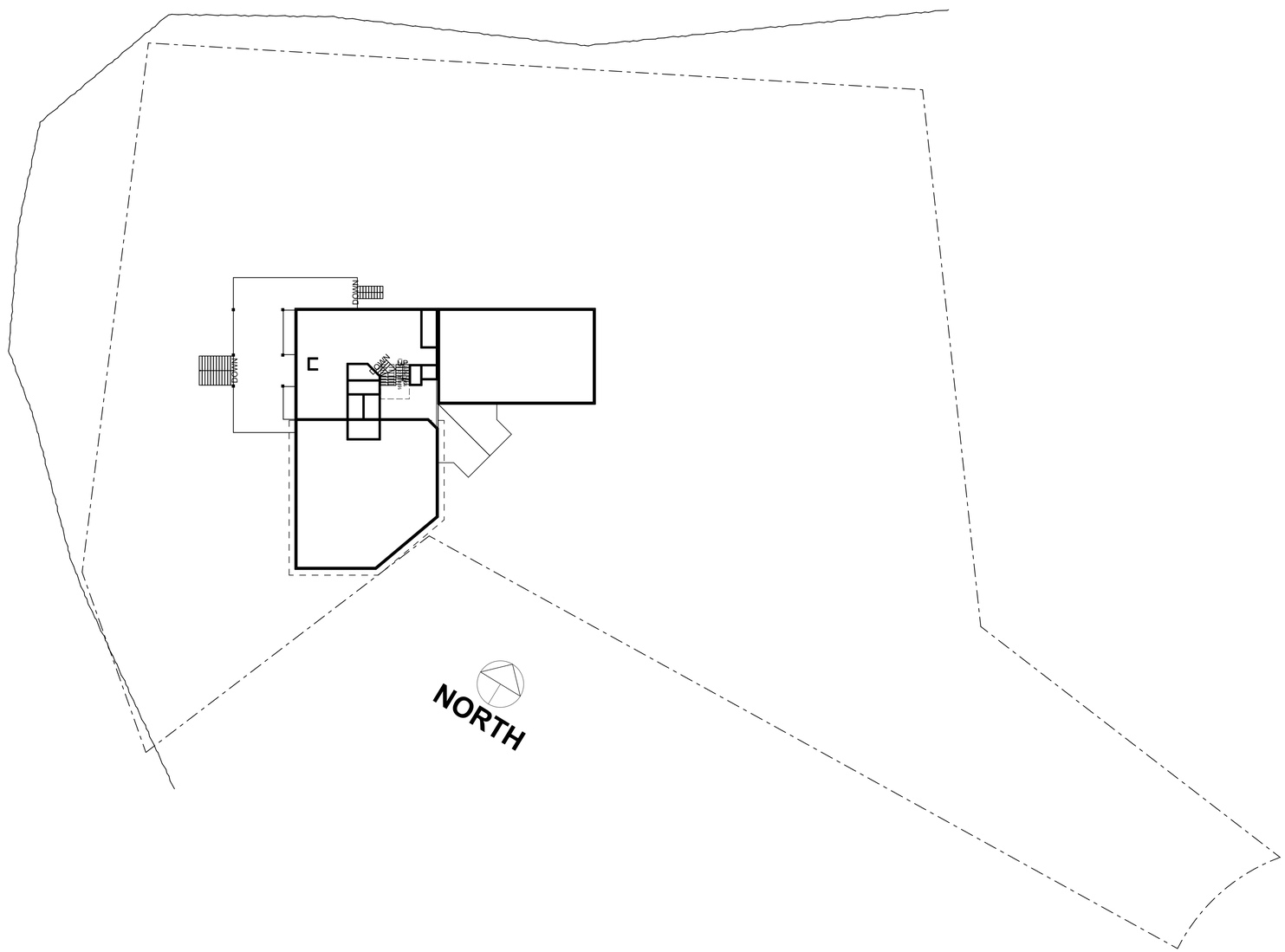
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TITLE SHEET / GENERAL INFO

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1 SITE PLAN
SCALE: 1" = 20'

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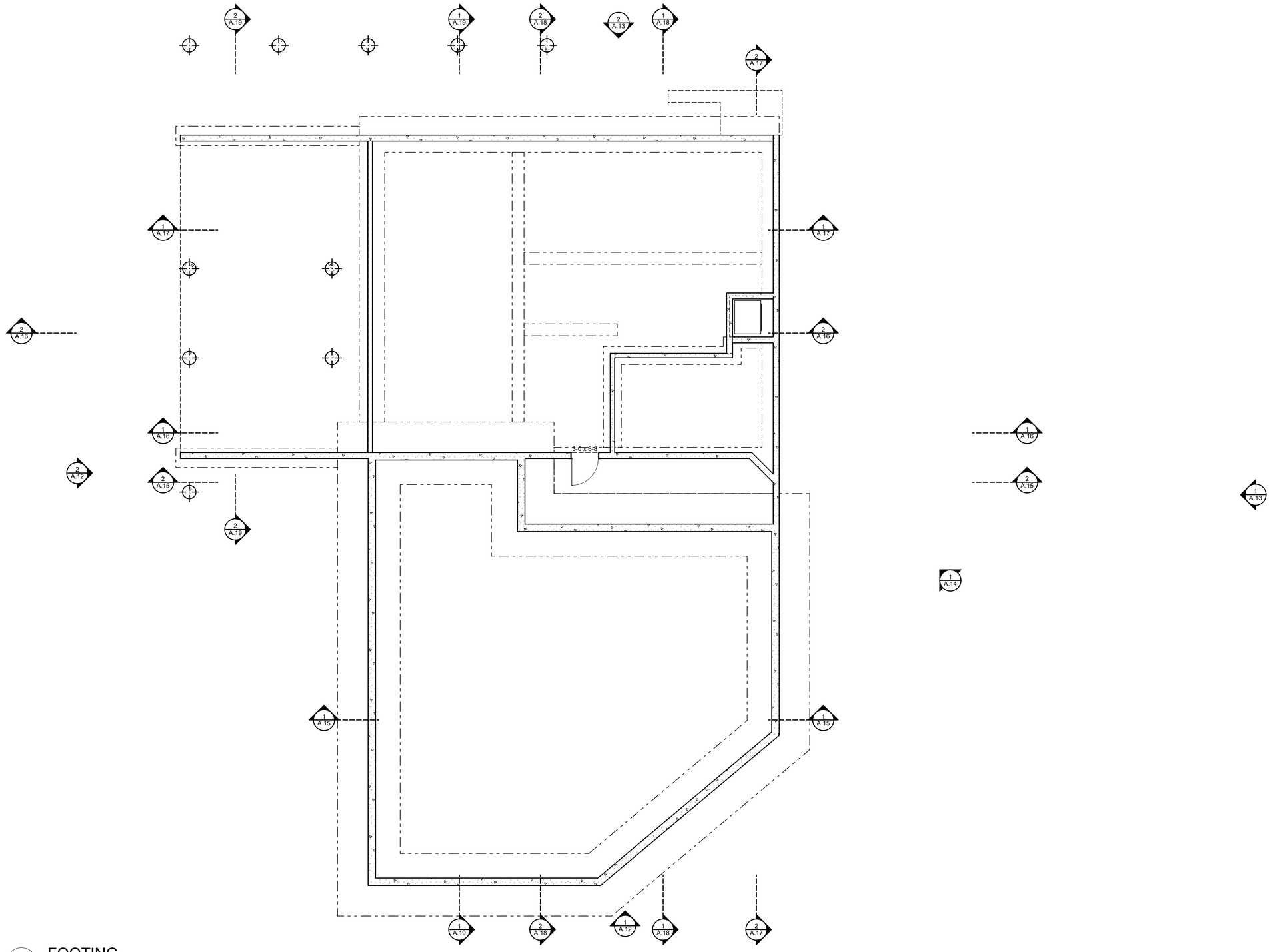
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SITE PLAN

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1 FOOTING
SCALE: 3/16" = 1'-0"

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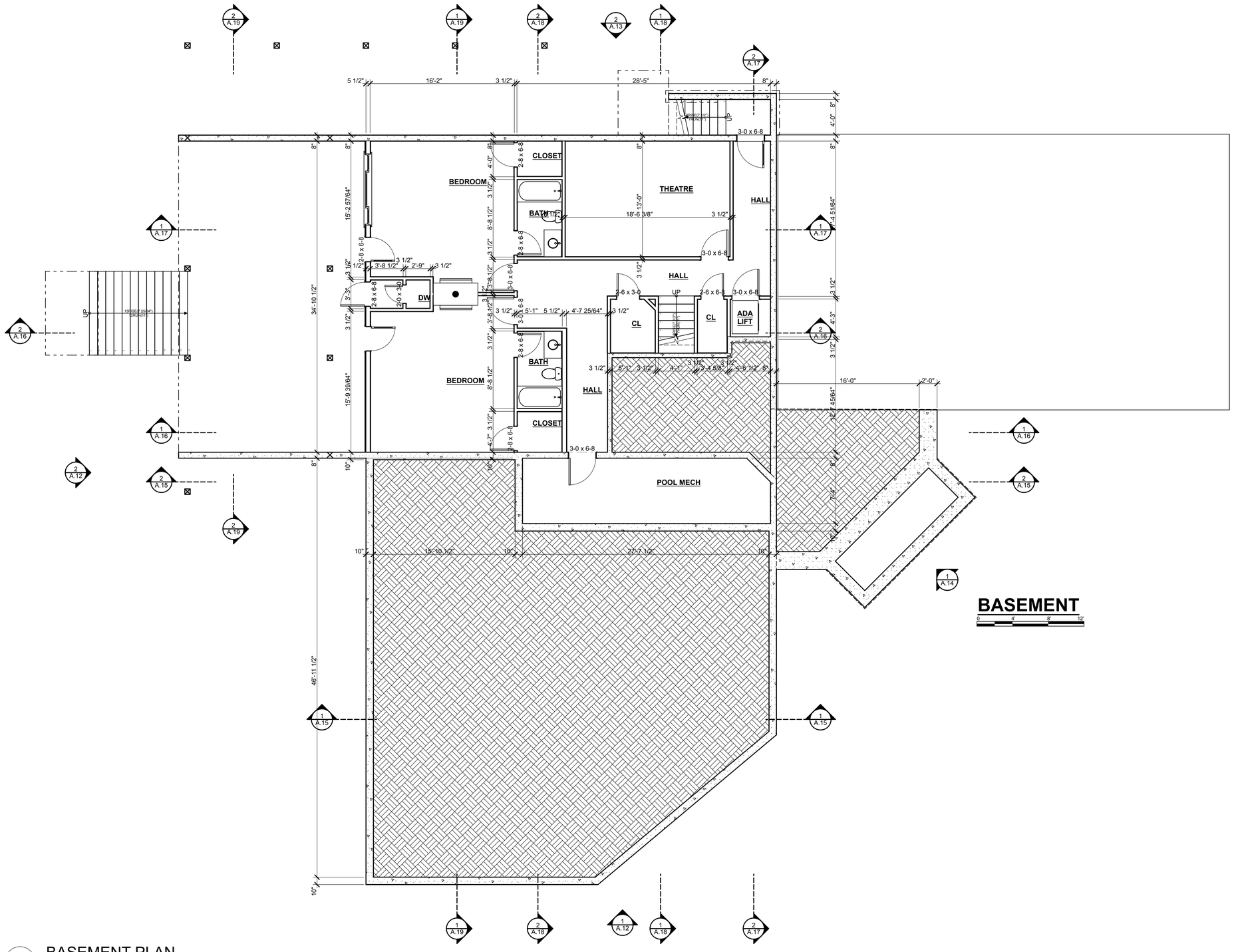
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FOOTING PLAN

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1 BASEMENT PLAN
SCALE: 3/16" = 1'-0"

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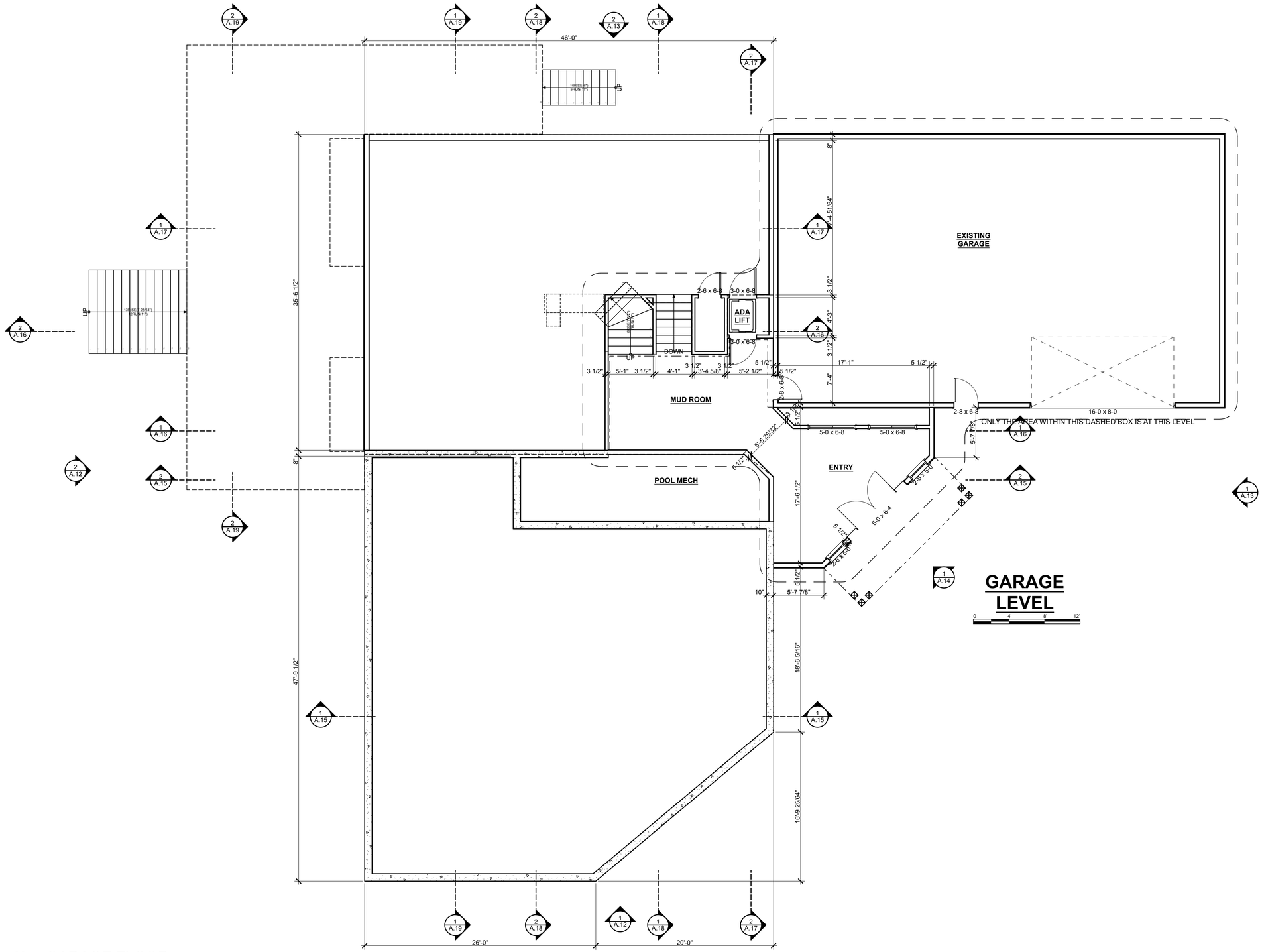
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BASEMENT PLAN

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1 GARAGE FLOOR
SCALE: 3/16" = 1'-0"

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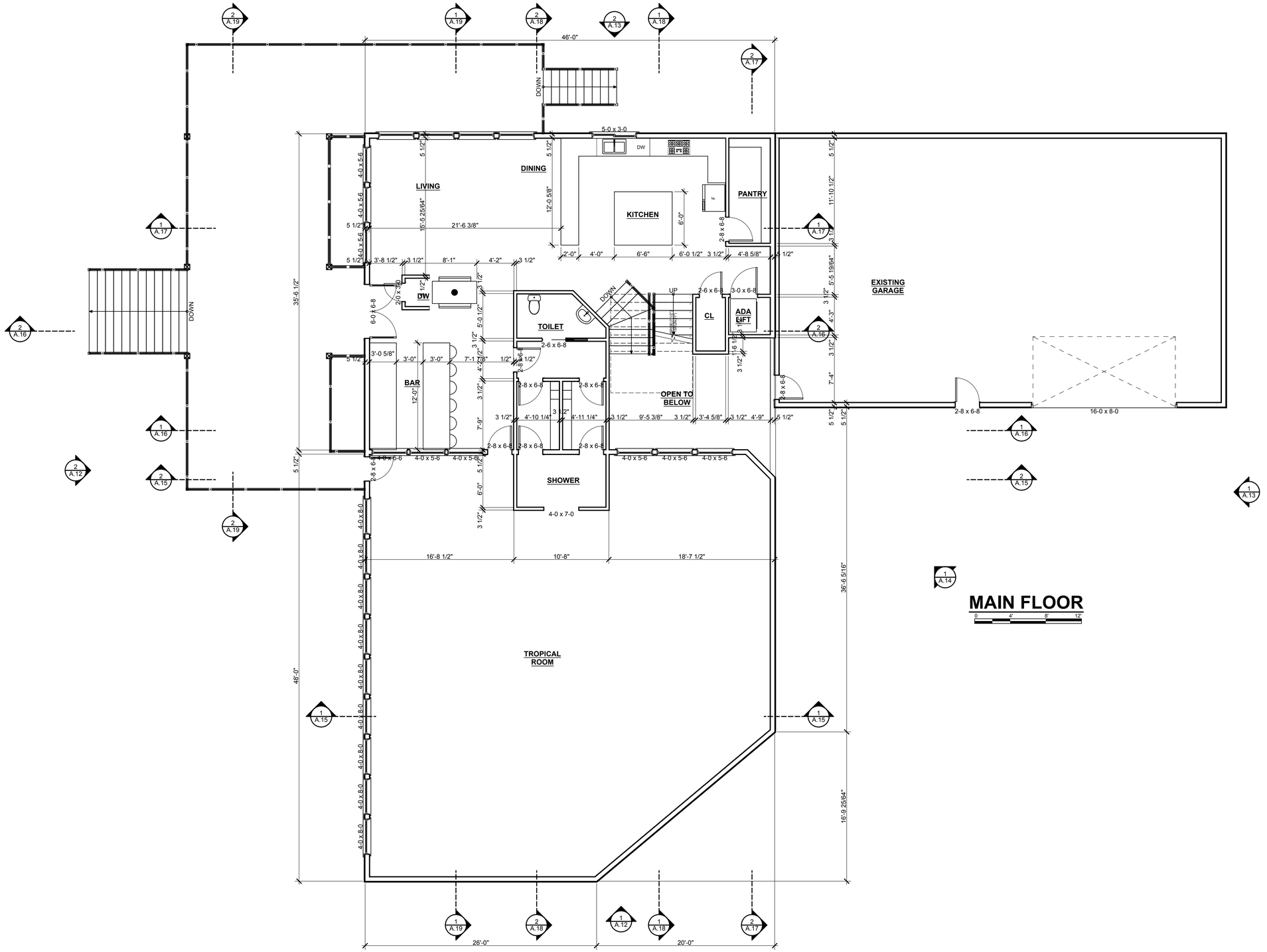
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GARAGE LEVEL PLAN

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MAIN FLOOR

0 4' 8' 12'

1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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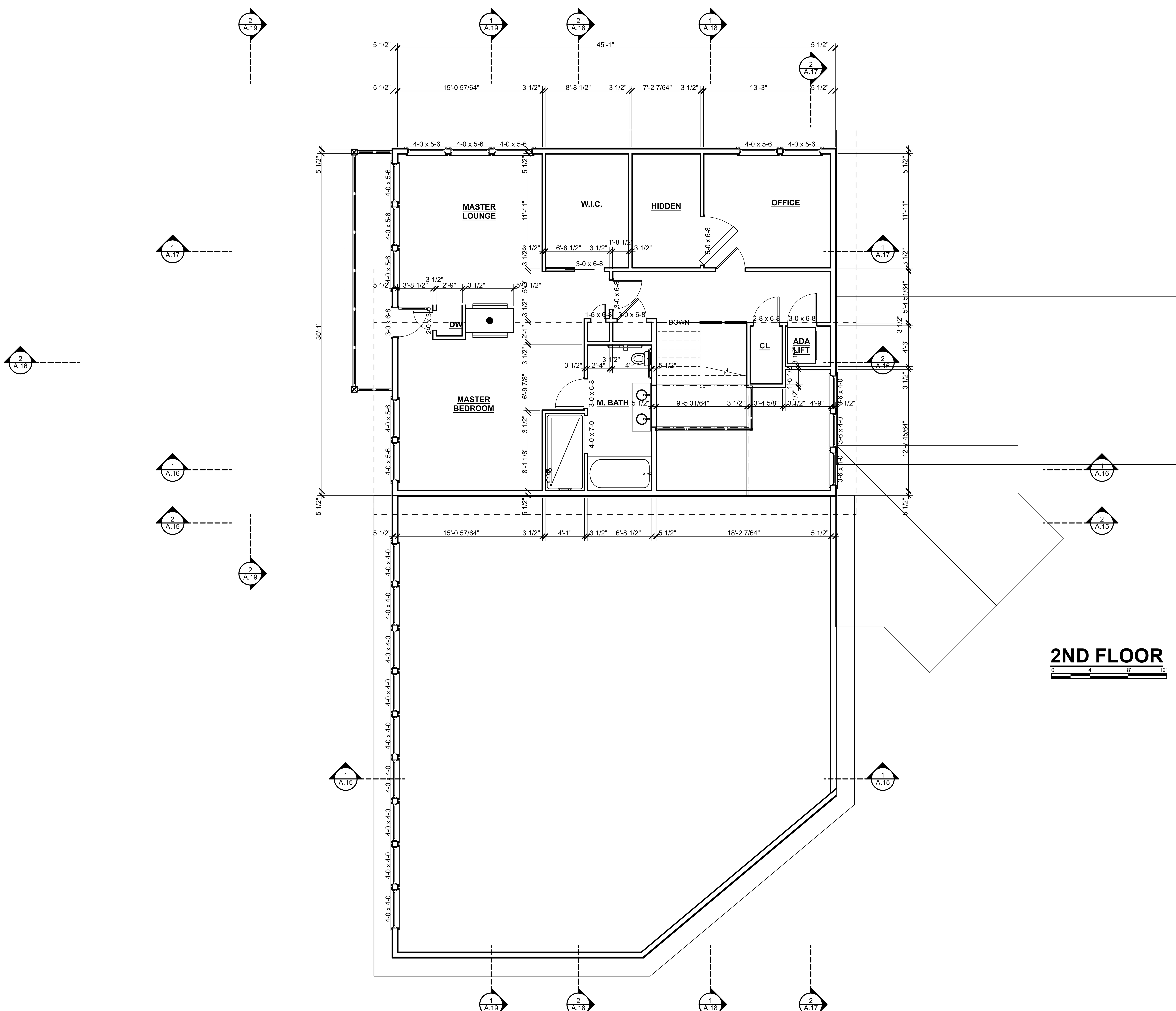
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FIRST FLOOR PLAN

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1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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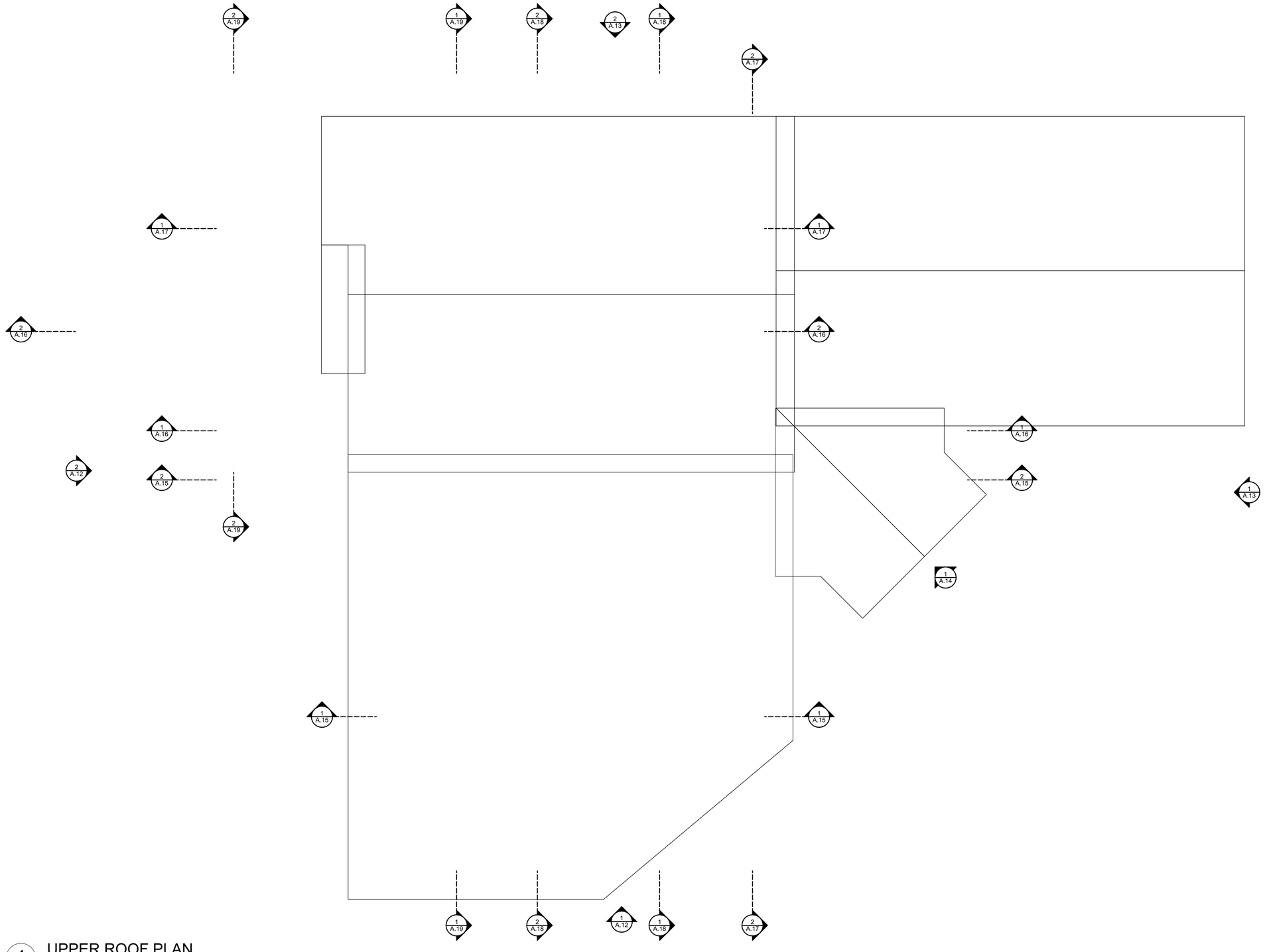
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SECOND FLOOR PLAN

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1 UPPER ROOF PLAN
SCALE: 3/16" = 1'-0"

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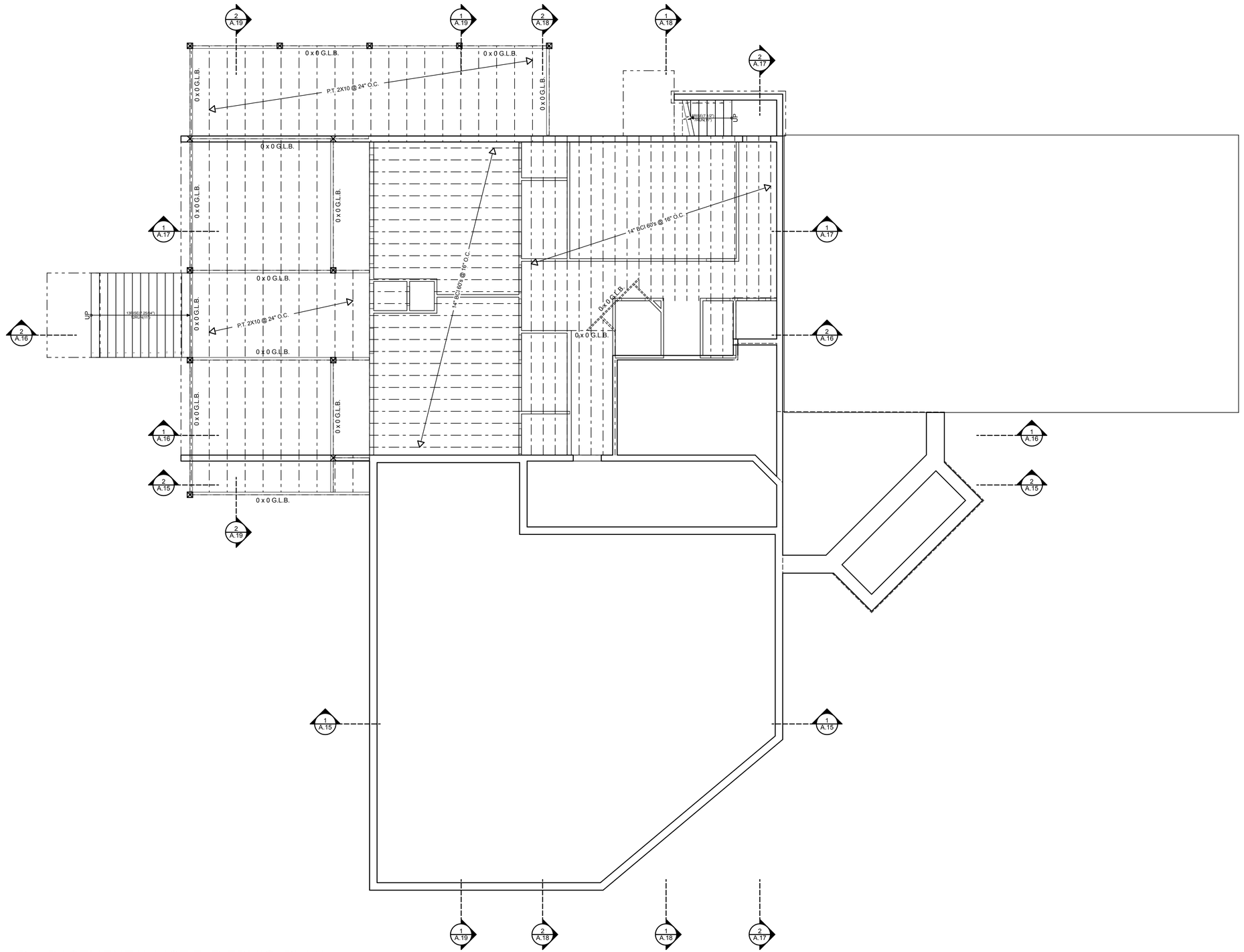
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ROOF PLAN

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1 BASEMENT W/ 1ST FLR FRM'G. PLAN

SCALE: 3/16" = 1'-0"

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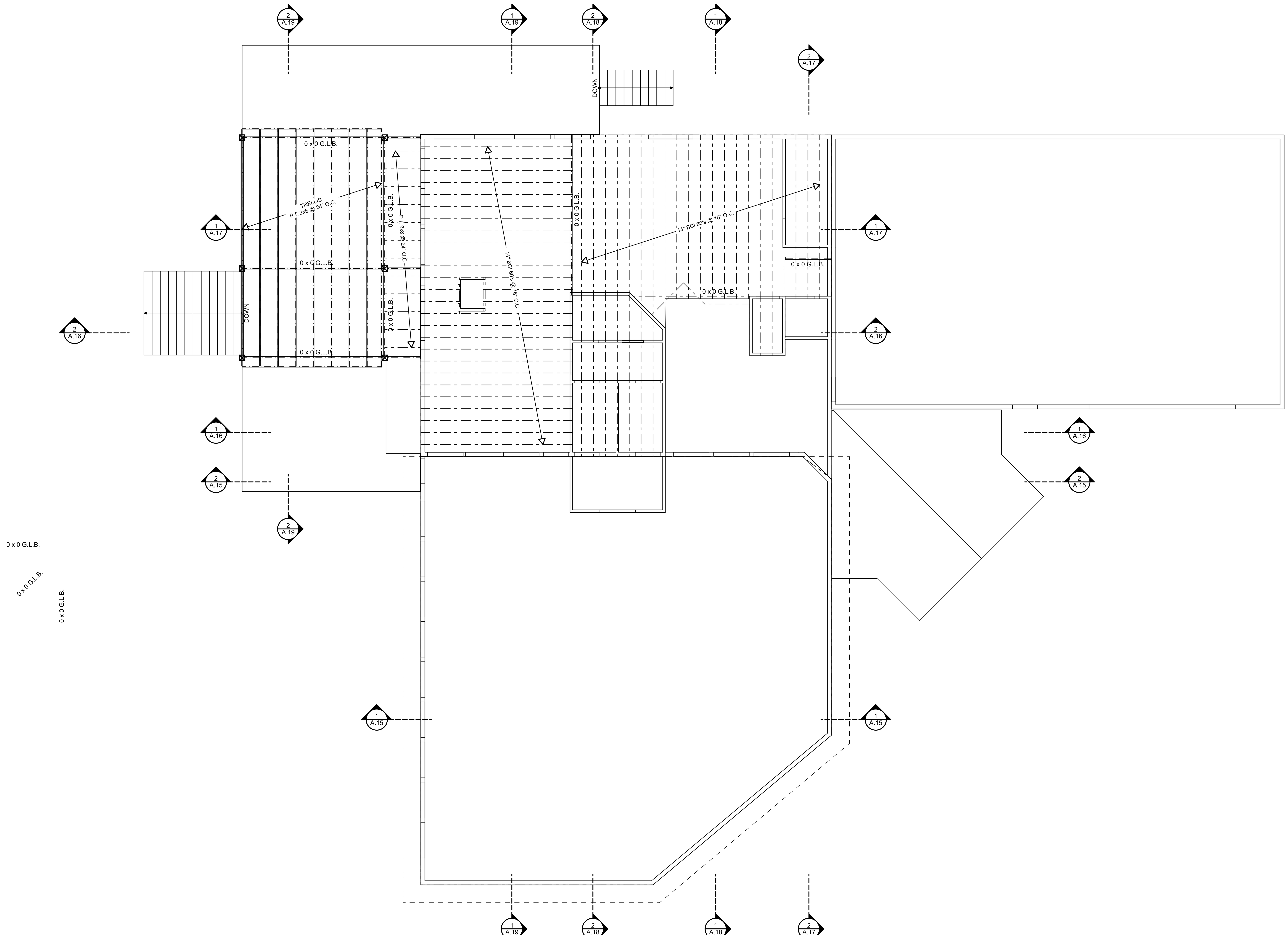
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FIRST FLOOR FRAMING PLAN

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1 1ST FLR WALLS W/ 2ND FLR/ROOF/CLG. FRM'G. PLAN
SCALE: 3/16" = 1'-0"

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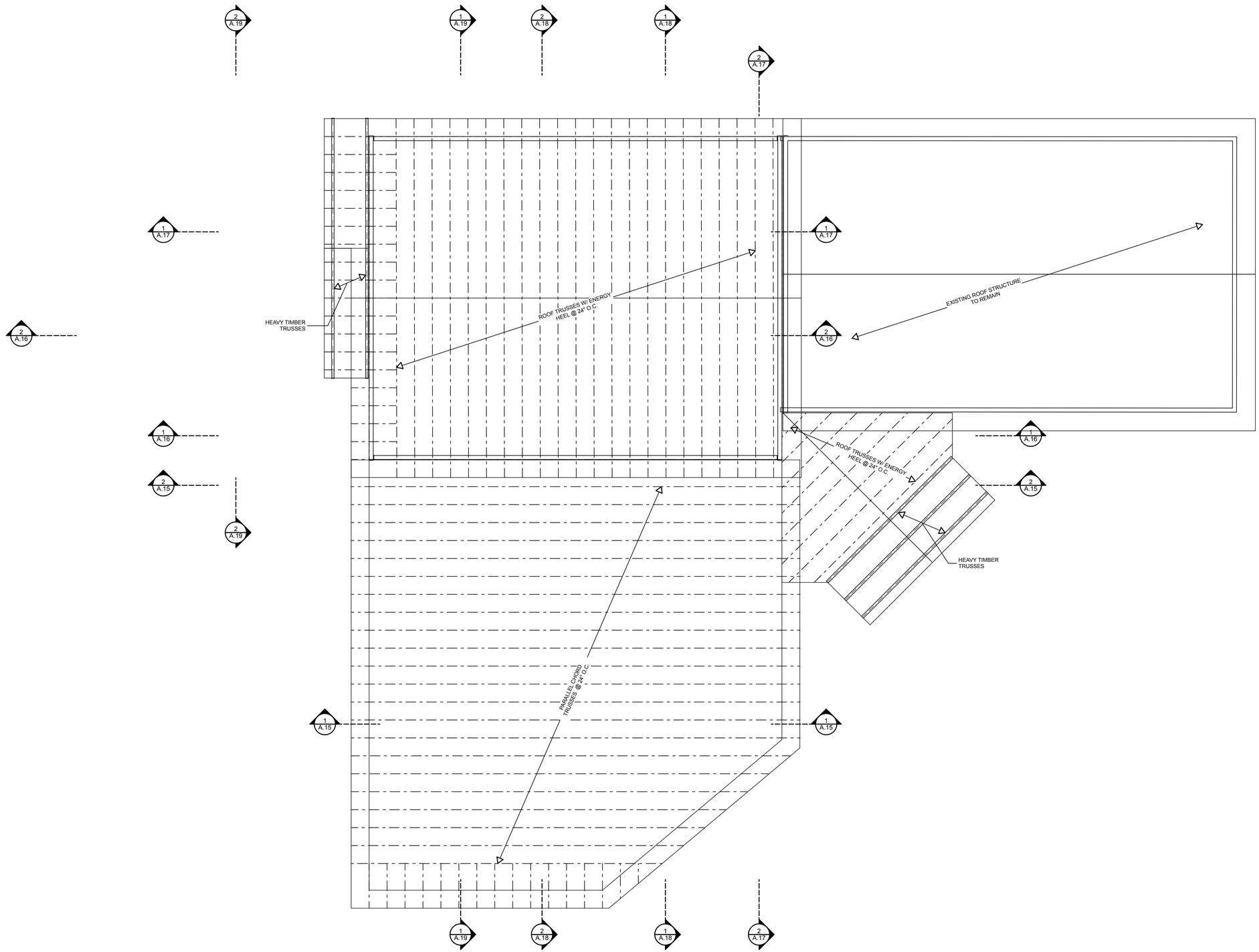
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SECOND FLOOR FRAMING PLAN

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1 ROOF FRAMING PLAN
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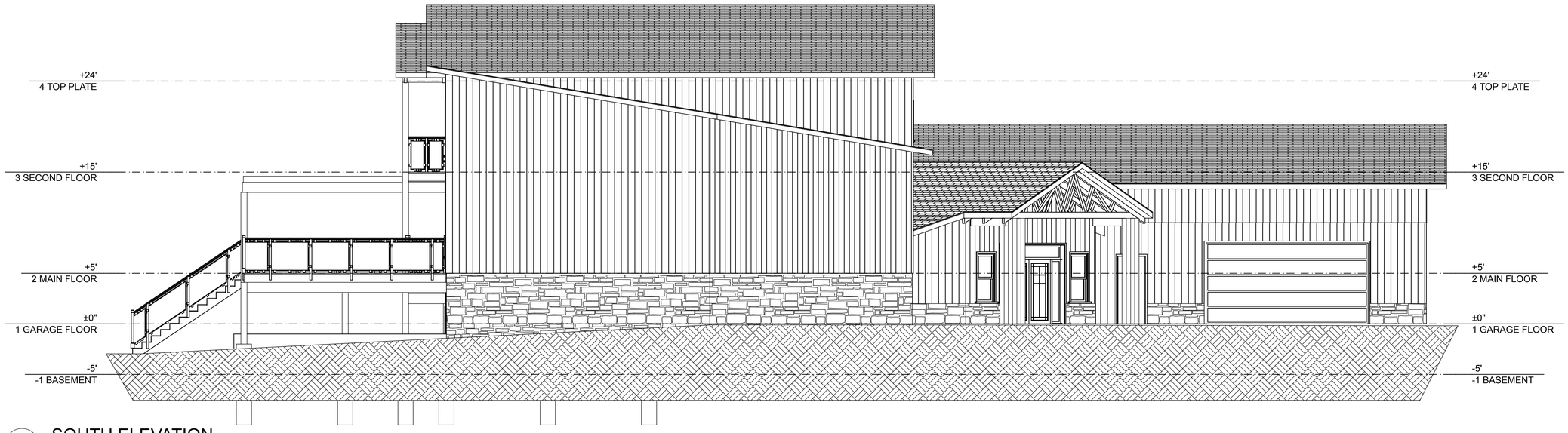
ROOF FRAMING PLAN

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2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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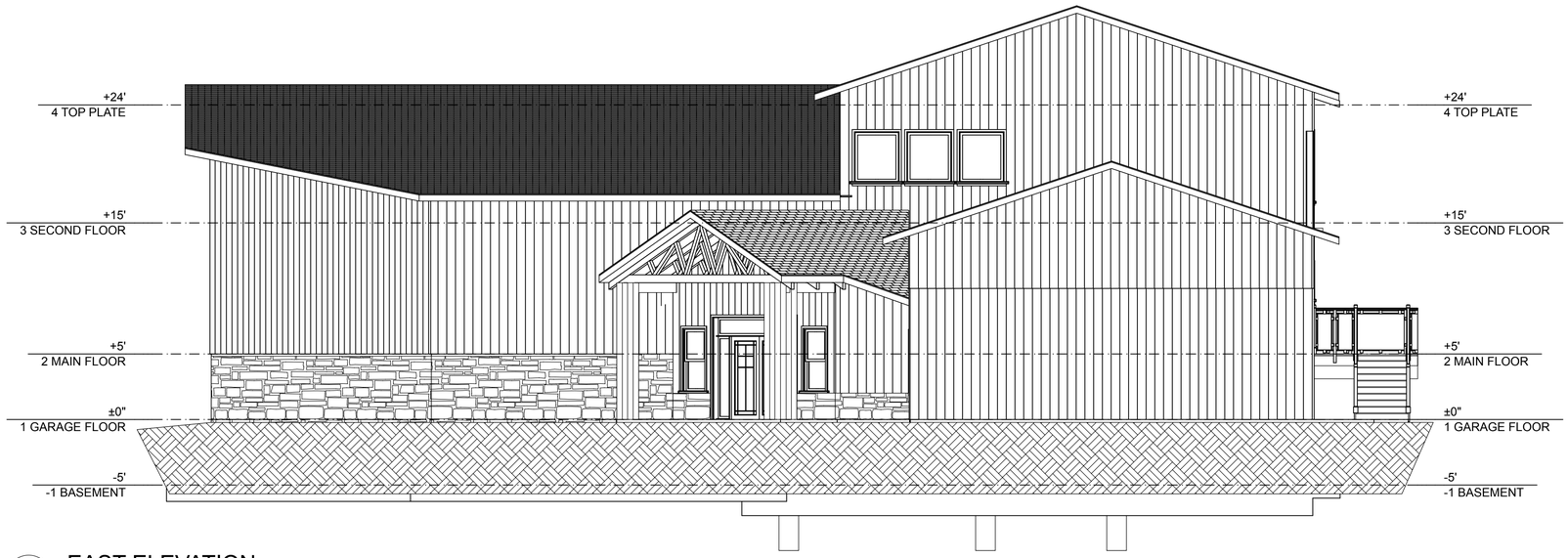
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A.12

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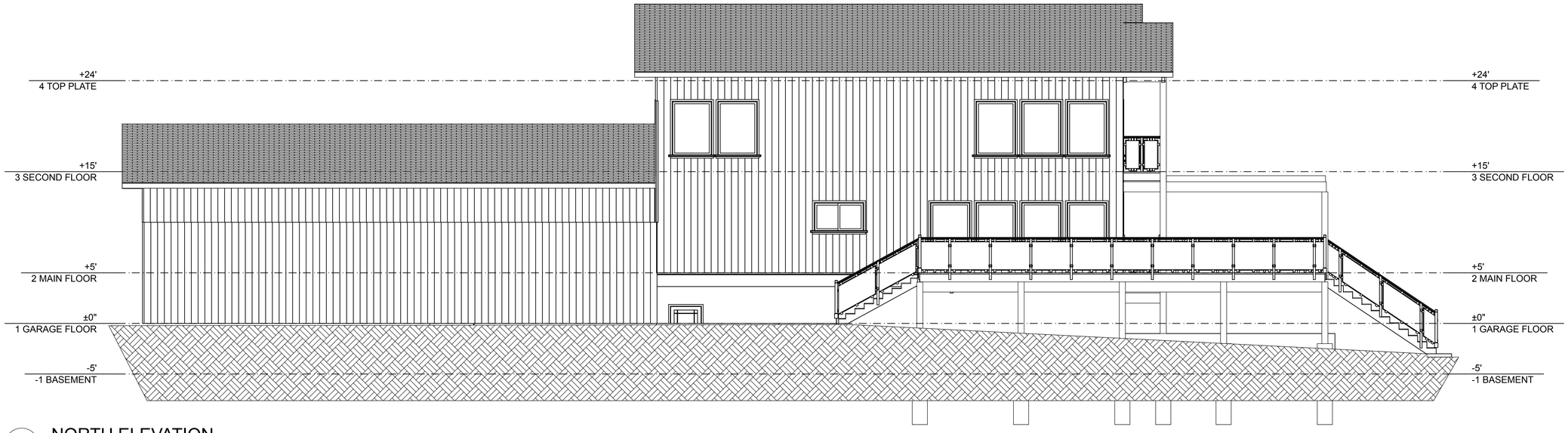
BUILDING ELEVATIONS

I:\Users\brianmcmillen\Documents\Projects\2018\Button House\Button House-Final.pln



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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Email: Brian@McMillenDesigns.com
www.McMillenDesigns.com

McMILLEN DESIGNS

COMMERCIAL & RESIDENTIAL ARCHITECTURE

ECHO LAKE HOUSE

*** CLIENT
*** STREET ADDRESS
*** CITY, STATE
*** TEL ***-***-****

BY	REVISIONS	DATE

DATE:	7/26/19
SCALE:	AS NOTED
JOB #:	#
DRAWN:	
CHECKED:	

A.13

Plotted On: 7/26/19

BUILDING ELEVATIONS

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1 ENTRY ELEVATION
SCALE: 1/4" = 1'-0"

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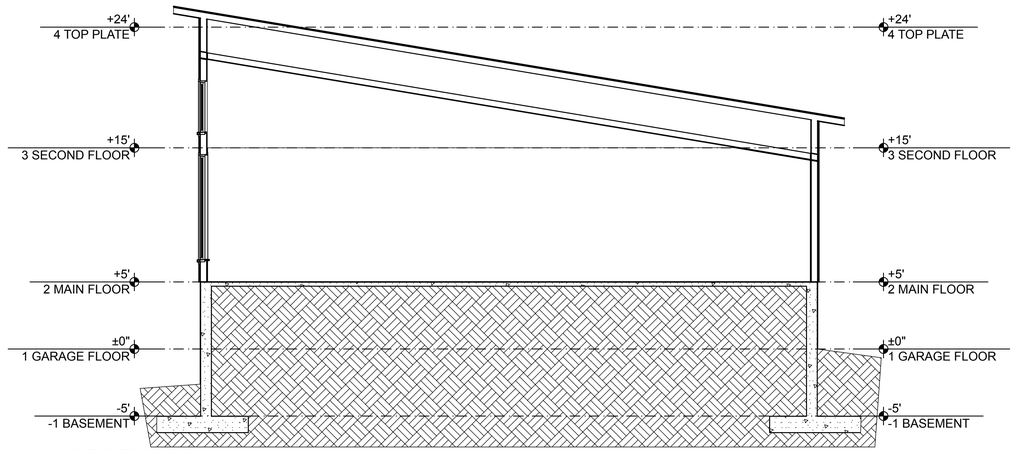
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A.14

Plotted On: 7/26/19

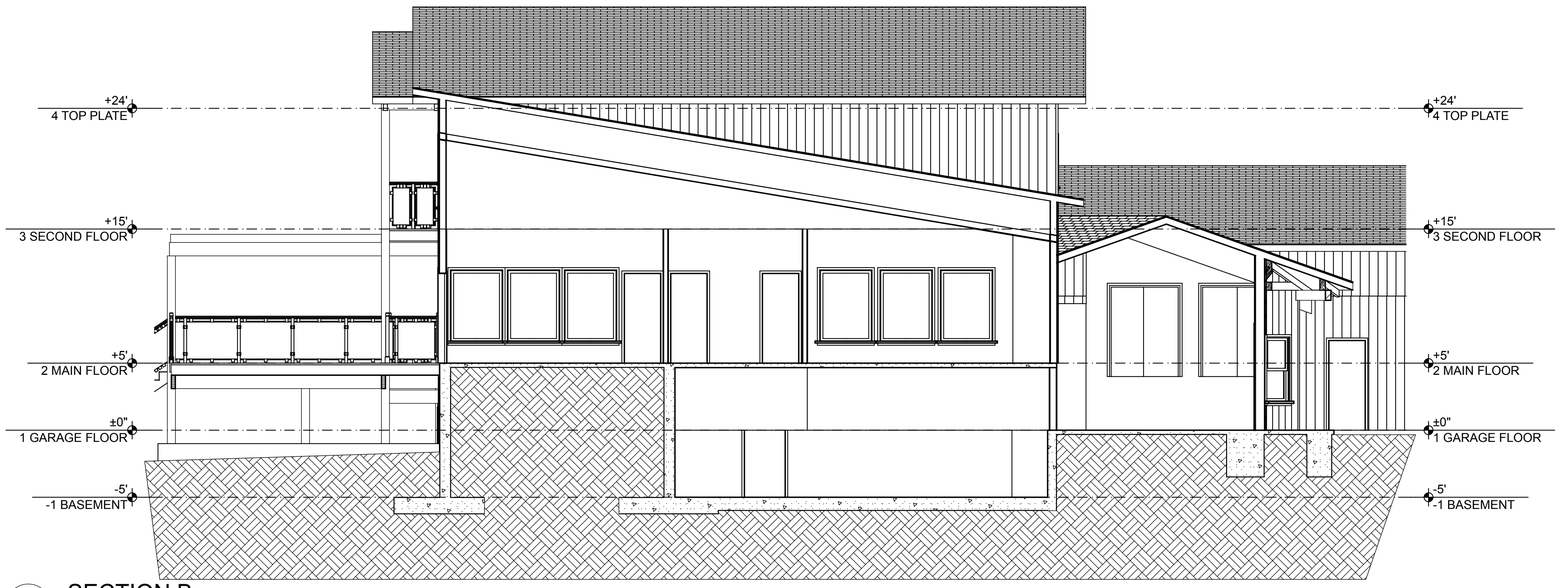
BUILDING ELEVATIONS

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1 SECTION A

SCALE: 3/16" = 1'-0"



2 SECTION B

SCALE: 3/16" = 1'-0"

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SCALE:	AS NOTED
JOB #:	#
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A.15

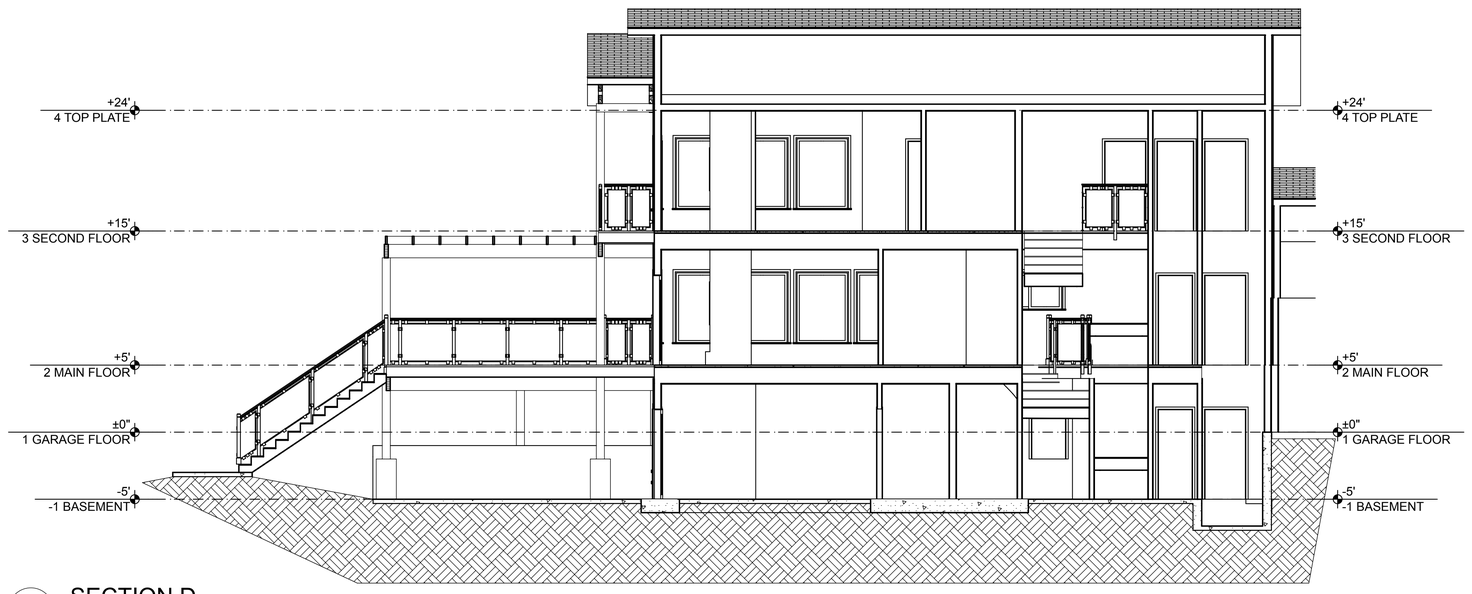
Plotted On: 7/26/19

BUILDING SECTIONS

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1 SECTION C
SCALE: 3/16" = 1'-0"



2 SECTION D
SCALE: 3/16" = 1'-0"

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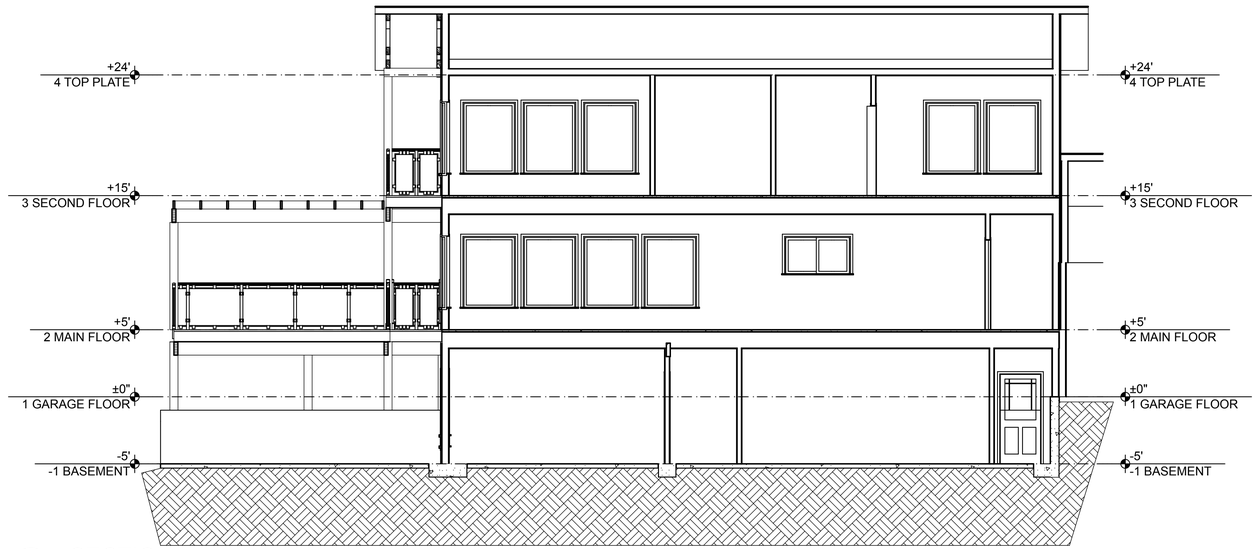
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A.16

Plotted On: 7/26/19

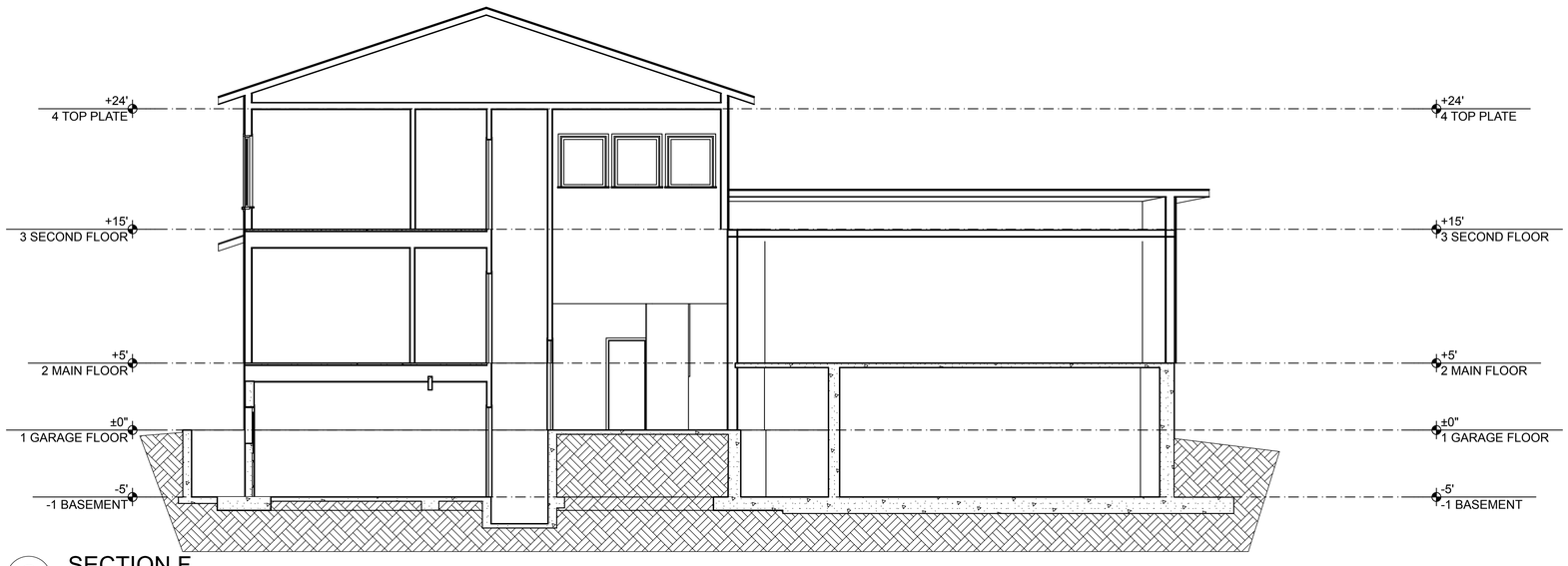
BUILDING SECTIONS

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1 SECTION E

SCALE: 3/16" = 1'-0"



2 SECTION F

SCALE: 3/16" = 1'-0"

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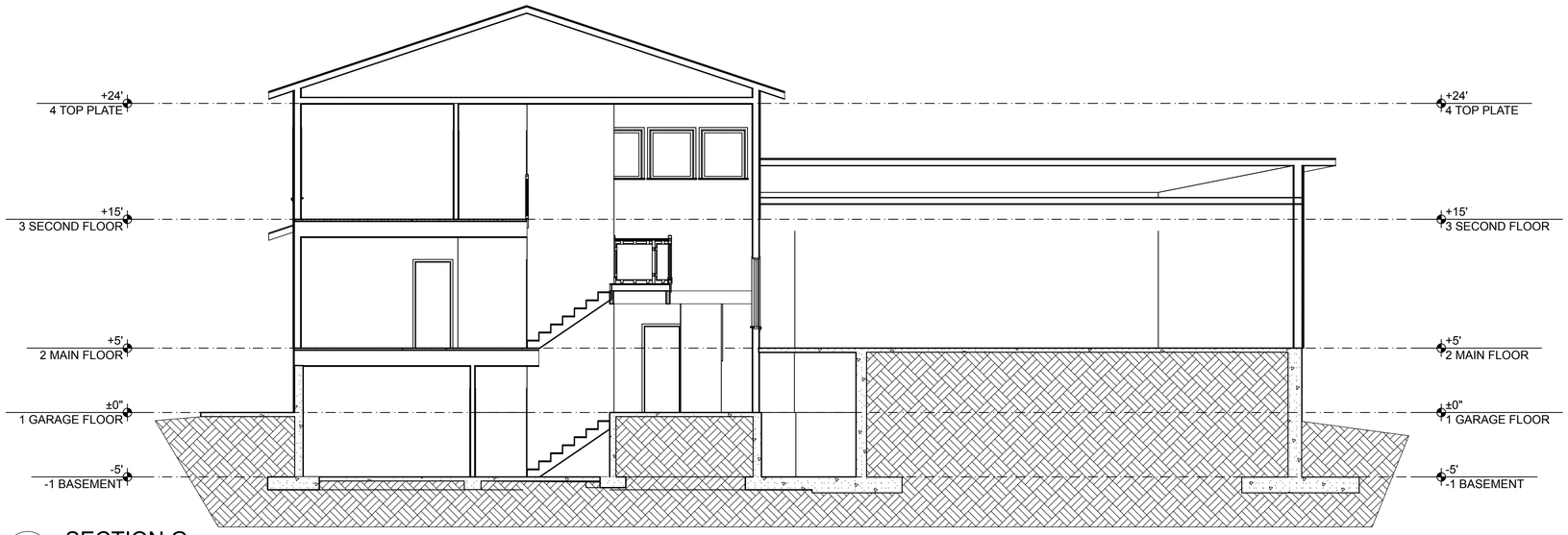
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A.17

Plotted On: 7/26/19

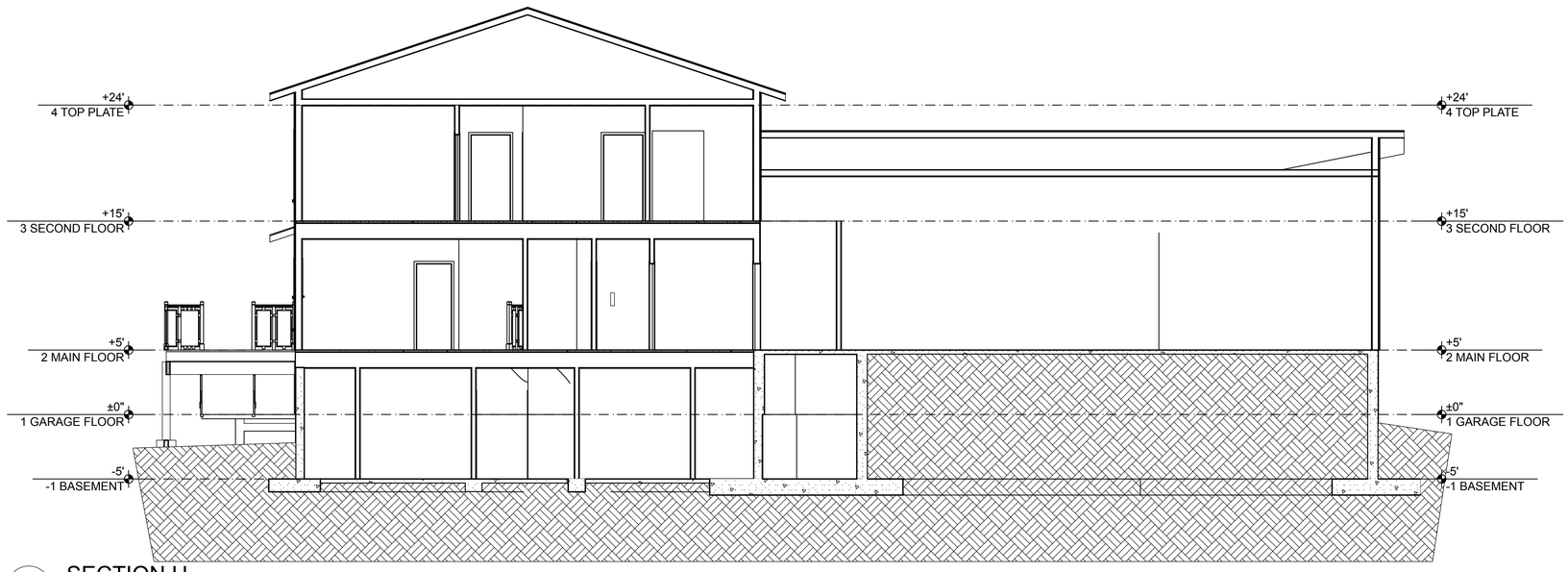
BUILDING SECTIONS

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1 SECTION G

SCALE: 3/16" = 1'-0"



2 SECTION H

SCALE: 3/16" = 1'-0"

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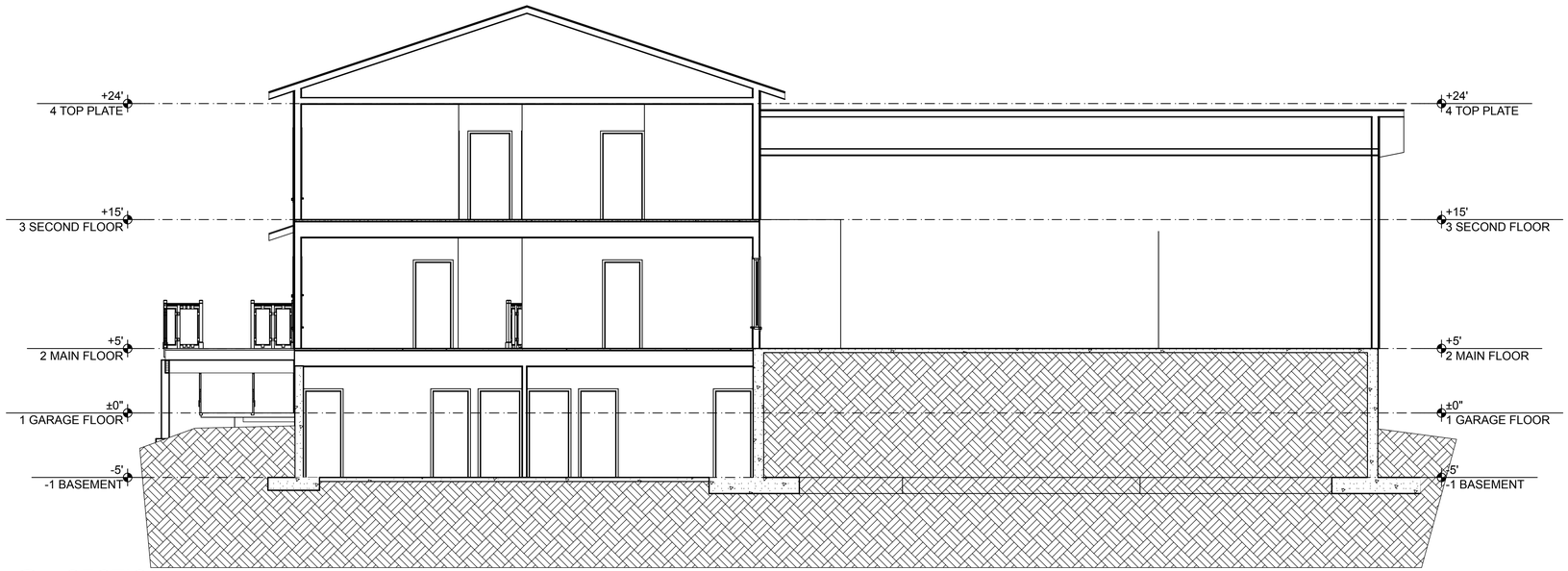
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A.18

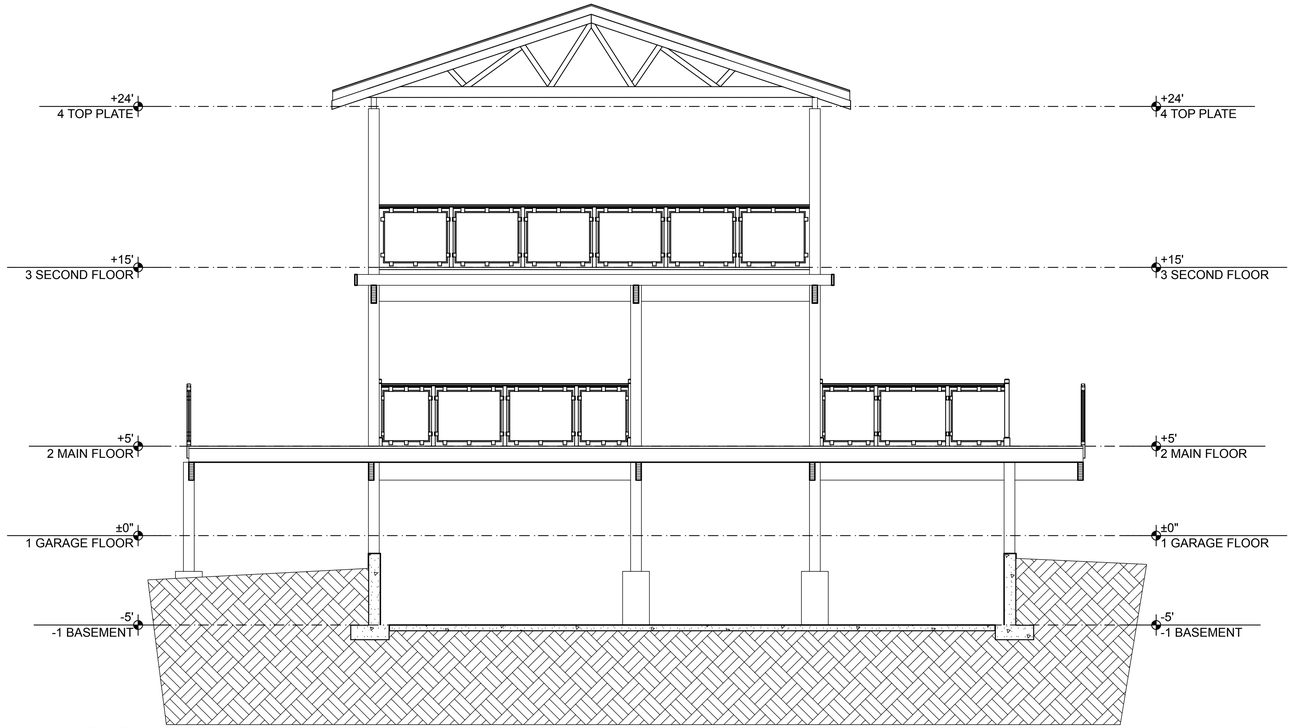
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BUILDING SECTIONS

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1 SECTION J
SCALE: 3/16" = 1'-0"



2 SECTION K
SCALE: 1/4" = 1'-0"

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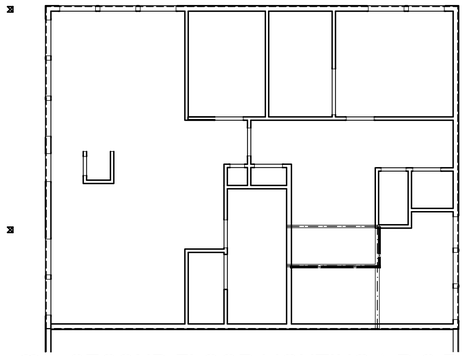
BY	REVISIONS	DATE

DATE:	7/26/19
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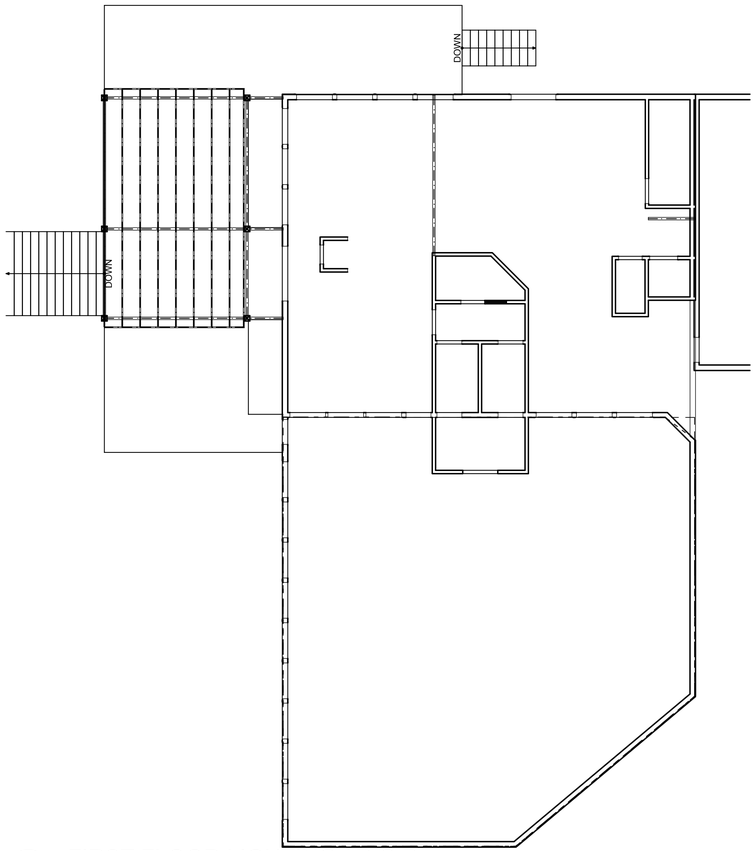
A.19
Plotted On: 7/26/19

BUILDING SECTIONS

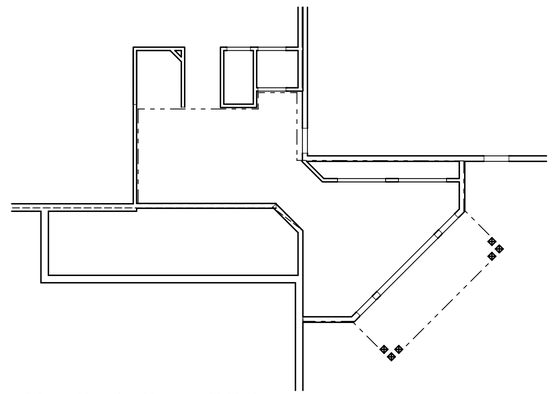
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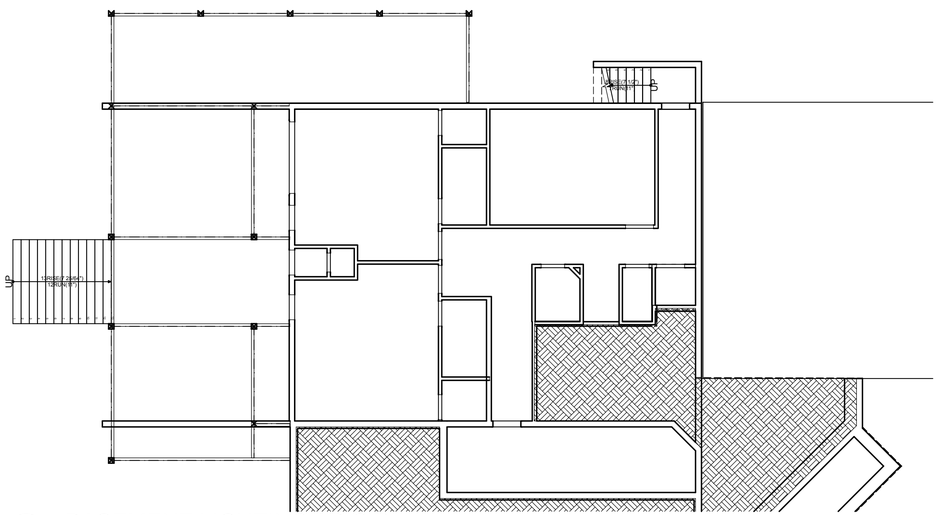
4 SECOND FLOOR LIGHTING / R.C.P.
SCALE: 1/8" = 1'-0"



3 FIRST FLOOR LIGHTING / R.C.P.
SCALE: 1/8" = 1'-0"



2 GARAGE FLOOR
SCALE: 1/8" = 1'-0"



1 BASEMENT LIGHTING / R.C.P.
SCALE: 1/8" = 1'-0"

FINISH MATERIAL LEGEND:

FLOOR:

F1.	CARPET
F2.	WOOD
F3.	VINYL
F4.	TILE
F5.	LIMESTONE
F6.	OTHER STONE
F7.	CUSTOM MOSAIC & LIMESTONE
F8.	EXPOSED CONC.

BASE:

B1	NONE
B2	MILLED WOOD PROFILE

WALLS:

WL1	5/8" G.B., FLAT PAINT
WL2	5/8" G.B., EGGSHELL ENAMEL
WL3	5/8" G.B., SEMI GLOSS
WL4	5/8" G.B. TYPE 'X', FLAT PAINT
WL5	5/8" G.B., WALL PAPER

WALL PANL'G:

WP1	NONE
WP2	BEADBOARD WOOD WAINSCOT

CEILING:

C1	5/8" G.B., FLAT PAINT
C2	CEMENT PLASTER, PAINTED

CROWN MOLD'G:

CM1	NONE

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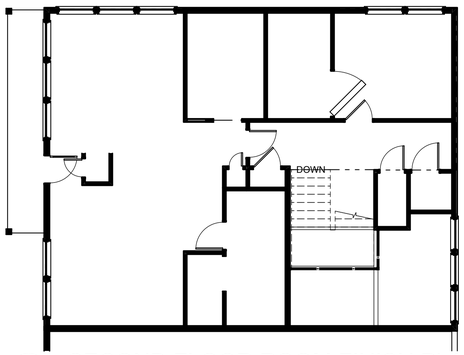
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A.20

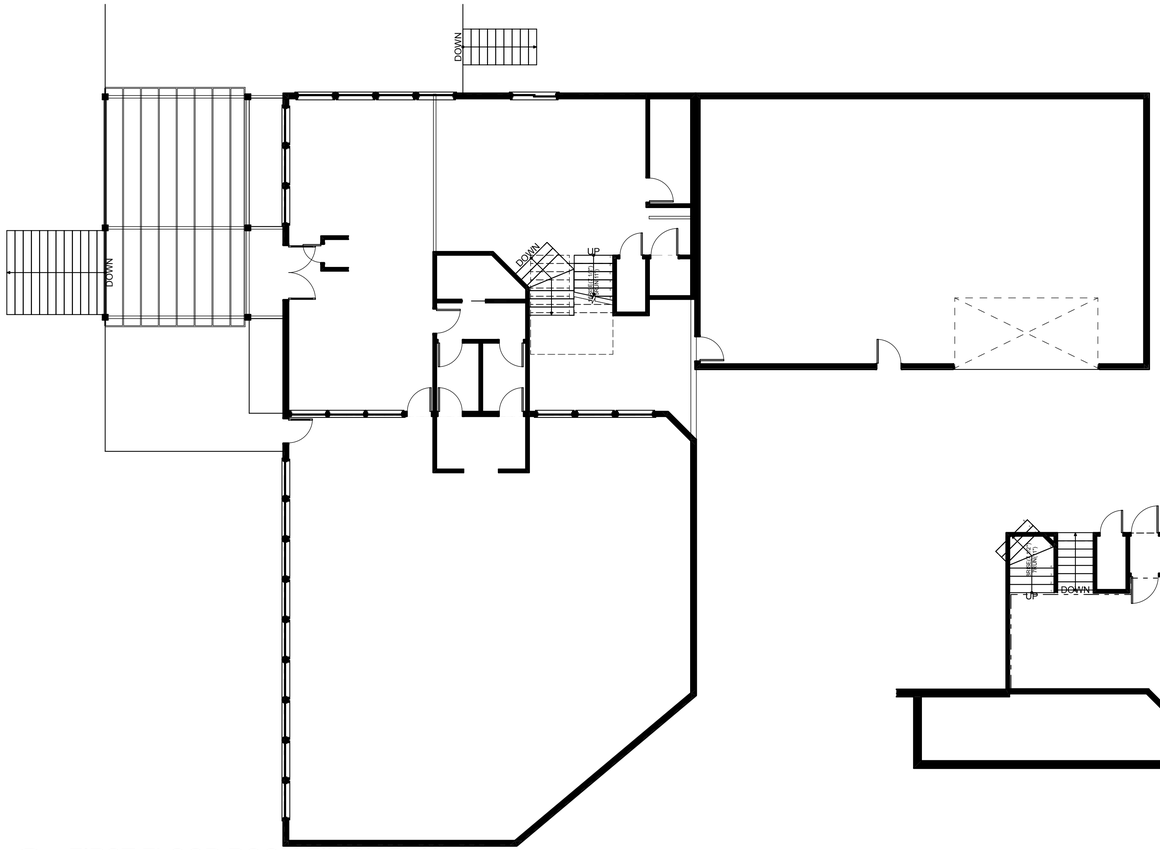
Plotted On: 7/26/19

REFLECTED CEILING / LIGHTING PLAN

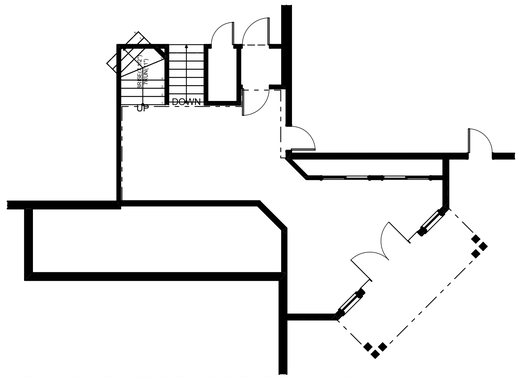
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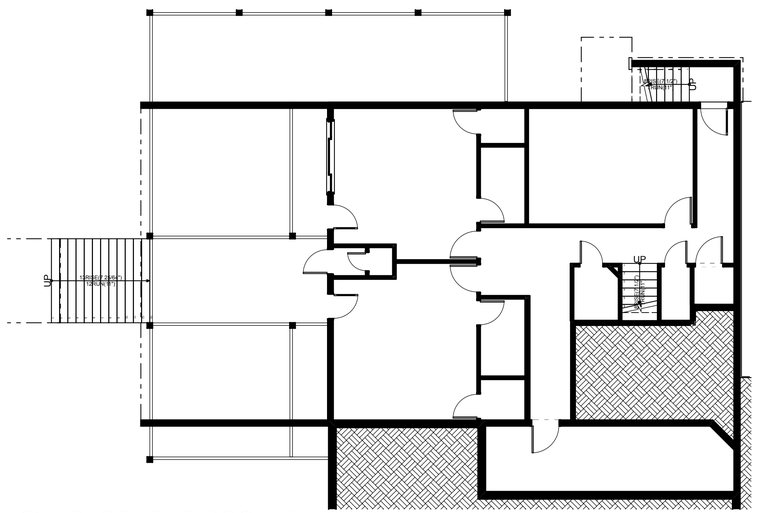
1 SECOND FLOOR ROOM FINISH PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR ROOM FINISH PLAN
SCALE: 1/8" = 1'-0"



3 GARAGE FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"



4 BASEMENT ROOM FINISH PLAN
SCALE: 1/8" = 1'-0"

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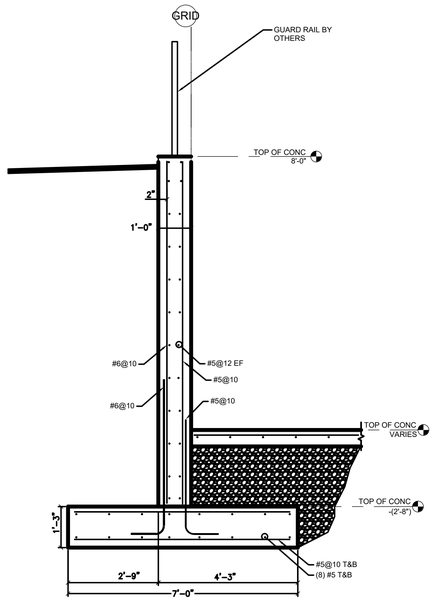
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A.21

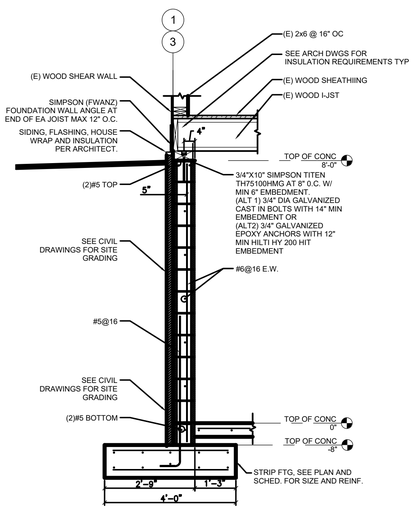
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FINISH PLAN & DOOR / WINDOW SCHEDULES

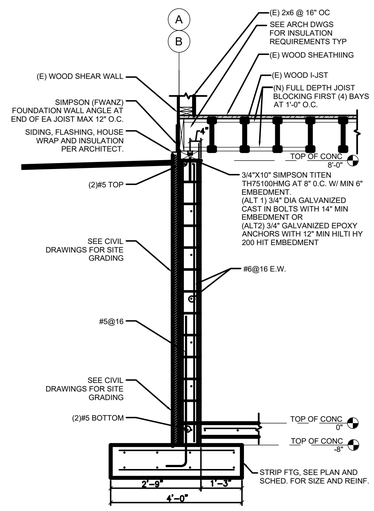
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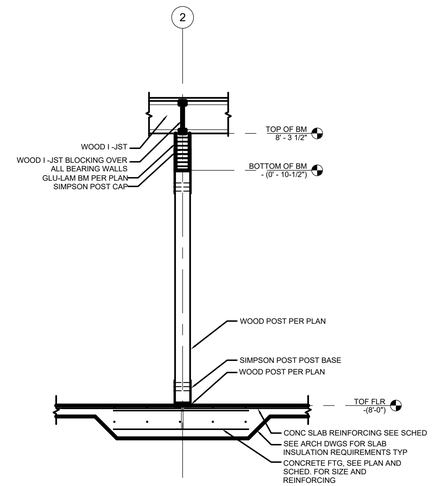
1 0012
SCALE: 1:0.50



1 TYP FOUNDATION SECTION
1/2" = 1'-0"



2 TYP FOUNDATION SECTION
1/2" = 1'-0"



3 TYP INTERIOR SUPPORT POST FOOTING
1/2" = 1'-0"

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A.22
Plotted On: 7/26/19

ARCHITECTURAL DETAILS

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