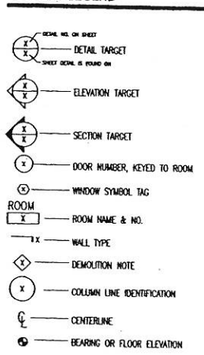
ABBREVIATIONS

A ACOUS.	ACOUSTICAL
ACCES.	ACCESSORIES
A.D.A.	AMERICAN DISABILITY ACT
A.C.T.	ACOUSTICAL CEILING TILE
ADJ.	ADJACENT
ADPTR.	ADAPTERS
ABRSIV.	ABRASIVEBRICK
ALUM.	ALUMINUM
ALTR.	ALTERNATE
ARCHITECT.	ARCHITECTURAL
ARCH.	ARCHITECTURAL
ASPH.	ASPHALTIC
AUD.	AUDIBLE
B BD.	BOARD
BTWN.	BRIDGING(TUS)
BLDG.	BUILDING
BLK.	BLOCKING
BM.	BEAM
B.O.	BOTTOM OF
BRKL.	BRACKIC
BRGE.	BRIDGE
C CPR.	CARPET
C.J.	CONTROL JOINT
C.L.	COVER LINE
CLG.	CEILING
CLR.	CLEAR
CLR.	CLEAR(ANCE)
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
COORD.	COORDINATE
CTR.	CENTER
CPT.	CARPET
C.T.	CERAMIC TILE
CONST.	CONSTRUCTION
D DIA.	DIAMETER
DIAG.	DIAGONAL
DEM.	DEMOLISH
DFT.	DEPARTMENT
DIM.	DIMENSION
DN.	DOWN
DIA.	DIAMETER
DWR.	DRAWERS
DISP.	DISPENSER
DN.	DOWN
DN.	DOWN
DTL.	DETAIL
D.S.	DOWNSPOUT
DSP.	DISPENSER
DWG.	DRAWING
E E.J.	EAST
E.J.	EXPAN
E.C.	ELECTRICAL CONTRACTOR
E.F.	EXTERIOR FINISH SYSTEM
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
ELEV.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
ENGR.	ENGINEER
EPNL.	ENVELOPE PROPLANE INCHE
EQ.	EQUALIZER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXC.	EXCAVATION
E.F.C.	ELECTRIC WATER COOLER
EQUIP.	EQUIPMENT
EXP.	EXPANSION
EXP.	EXPANDED
EXP. JT.	EXPANSION JOINT
EXT.	EXTERIOR
F FND.	FOUNDATION
FIN.	FINISH(ED)
FL.	FLOOR(ING)
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN. FLR.	FINISH FLOOR
FLR.	FLOOR
FLEX.	FLEXIBLE
FLD.	FIELD
FLOR.	FLOURESCENT
FND.	FOUNDATION
FRP.	FIBERGLASS REINFORCED POLYESTER
FT.	FOOT (FEET)
FTG.	FOOTING
G GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GFRG.	GLASS FIBER REINFORCED CONCRETE
GFRC.	GLASS FIBER REINFORCED CONCRETE
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H H.B.	HOSE BIBB
H.C.	HANDICAP
HDW.	HARDWARE
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
HT.	HEIGHT
HVAC.	HEATING, VENTILATION & AIR CONDITIONING
I IN.	INCHES
INCL.	INCLUDE(S)(ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J JOIS.	JOISTER
JOINT.	INCLUDE(S)(ING)
K KIT.	KITCHEN
JOINT.	INCLUDE(S)(ING)
L LAB.	LABORATORY
LAV.	LAVATORY
LAUND.	LAUNDRY
LB.	POUND
L.H.	LEFT HAND
L.P.	LOW POINT
LT.	LIGHT
L-H	LABEL HEADER
M MACH.	MACHINE
MAINT.	MAINTENANCE
MAT.	MATERIAL
MECH.	MECHANICAL
MFD.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MEZZ.	MEZZANINE
MTL.	MANUFACTURE(ING)
MTD.	MOUNTED
MUL.	MULLION
MUNI.	MUNICIPAL
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
N.A.W.A.M.	NATIONAL AUTOMATIC WOOD MANUFACTURERS
NOM.	NOMINAL
MTL.	METAL
MTL.	METAL
MTL.	METAL
NOM.	NOMINAL
N.	NORTH
N/A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O O.C.	ON CENTER
O.D.	OUTSIDE DIAM.
OPP.	OPPOSITE
OPT.	OPTIONAL
OZ.	OUNCE
P PNT.	PAINT(ED)
PL.	PLATE
PLAM.	PLASTIC LAMINATE
PLMB.	PLUMBING
PLYWD.	PLYWOOD
PR.	PAIR
PSF.	PSF
POLY.	POLYETHYLENE
PSI.	PSI
PREFAB.	PREFABRICATED
PNF.	PRINTED PER SQUARE FOOT
PSI.	PRIMED PER SQUARE INCH
PTN.	PARTITION
PVC.	PVC
Q QTY.	QUARRY TILE
QUARTZ.	QUARTZ
R R.O.	RAISE
RAD.	RADIUS
R.B.	RUBBER BASE
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE(D)
REQUIRED	REQUIRED
REV.	REVISE (REVISED)
RFG.	ROOFING
R.L.	ROOF LADDER
RM.	ROOM
R.O.	ROUGH OPENING
RPT.	REPORT
S S.C.	SOLID CORE
SCHED.	SCHEDULE
S.E.	SHOWER SUPERVISOR
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
S.O.G.	SLAB ON GRADE
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
SQUARE	SQUARE
STD.	STANDARD
STAINLESS	STAINLESS STEEL
STL.	STEEL
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL(E)
SUSP.	SUSPENDED(TS)
T T.O.	TOP OF
T.B.	TOWEL & GRAB
TEMP.	TEMPERATURE
THRSH.	THRESHOLD
TOP	TOP OF
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
T.O.S.	TOP OF STEEL/SHELF
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U U.L.	UNDER
UL.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
UTIL.	UTILITY
V V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.I.F.	VERIFY IN FIELD
VOL.	VOLUME
V.R.C.	VINYL WALL COVERING
W W.C.	WATER CLOSET
W.C.	WATER CLOSET
W.F.	WIDE FLANGE
W.H.	WATER HEATER
W/O	WITHOUT
W.P.	WATER PROOF
W.R.	WATER RESISTANT
W.W.F.	WELDED WIRE FABRIC
Y YD.	YARD(S)

SYMBOL LEGEND



ABBREVIATION SYMBOLS

&	AND	'	FEET OR MINUTES
∠	ANGLE	"	INCH OR SECONDS
@	AT	℄	PLATE
°	DEGREE	±	PLUS OR MINUS
	DRAWING CUT LINE	#	POUND OR NUMBER
=	EQUAL	:	RATIO
		~	ROUND
		□	SQUARE OR SQ. FOOT

GENERAL NOTES

1. The Contractor shall examine and become familiar with all contract documents in their entirety. Survey the project and become familiar with the existing conditions and scope of work. All costs submitted shall be based on thorough knowledge of all work and materials required. Any discrepancy and/or uncertainty as to what material or product is to be used should be verified with the Owner.
2. All construction shall comply with all applicable federal, local, and state codes and amendments
3. All site work and landscaping is to be established and designed by Civil and Landscape Architect. (N.I.C.)
4. The Contractor shall be solely responsible for construction means, methods, techniques, sequences, and procedures required for safe execution and completion of work, and for initiating, maintaining and supervising all safety precautions and programs in connection with the work.
5. Any errors, omissions or inconsistencies on these drawings or any variations or ambiguities between these drawings and actual site and construction conditions and/or requirements shall be brought to the attention of the Architect in writing, immediately.
6. In the event a discrepancy is found in the contract documents, the Owner and Architect shall be notified immediately.
7. Contractor shall verify all dimensions in the field and notify the Architect of any discrepancies prior to construction.
8. Contractor shall verify all measurements at site and be responsible for accuracy and correctness of same.
9. Contractor shall coordinate his work with all other trades. Notify Architect of any discrepancies prior to construction.
10. These drawings do not contain complete specifications, details and information required for the interior finishes of the project. Additional information shall be obtained from the Owner.
11. Store materials in spaces designated by Owner.
12. Remove rubbish from premises as often as necessary or as directed.
13. All work and equipment shall be cleaned to the satisfaction of the Owner before turning same over to Owner.
14. Shop drawings shall be submitted to the Architect and Owner for approval prior to ordering, fabrication and installation for any equipment. Three copies of each submittal are required and one set of reproducibles.
15. The Contractor shall pay all fees, give all notices, file all necessary drawings and obtain all permits and certificates or approval required in connection with all work under these contract documents, unless assigned to others. He or she shall comply with all laws, ordinances, rules and regulations of all authorities having jurisdiction.
16. There shall be no deviation from specifications without the written approval of the Owner, Architect and/or Engineer.
17. The Contractor shall employ an approved testing laboratory to make all tests for concrete, soil compaction, and welding of steel to insure compliance with plans, standards and codes. Also provide written results to Architect for their review.
18. Drywall installation shall be in conformance with the Gypsum Association's recommended practices for thickness, nailing, taping and correct stud spacing.
19. All framing to be in conformance with the National Forest Products "Manual for House Framing."
20. The Contractor shall verify the size, location, openings and characteristics of all work and equipment to be furnished by the Owner or others with the manufacturer or supplier before starting any construction related to said work and/or equipment.
21. All materials shall be new and of domestic manufacture and shall be installed in strict conformance with manufacturer's instructions and/or recommendations unless indicated otherwise in the drawings and specifications.
22. All lumber to be grade marked #2 or better.
23. Not used
24. Refer to Civil and Landscape drawings for location of sidewalks and details.
25. Refer to Civil and Landscape drawings for location of fences, retaining walls and details.
26. Do not scale drawings.
27. Control joint minimum spacing of 20'-0" O.C. each way or as recommended by A.C.I.
28. Refer to Civil drawings for dimensional control plan and
29. Refer to Civil drawings for fire hydrant locations.
30. Refer to Civil and MEP and Landscape drawings for transformer locations. (To be verified with local utility service.)
31. Refer to Civil drawings for curb cuts.
32. Mechanical Contractor to verify with Architect for any chase area note shown on drawings. All shop drawings to be submitted for approval prior to ordering any equipment.
33. O.S.B. is an acceptable substitute for plywood.
34. All existing work or landscaping not shown to be altered or removed shall be protected from damage during construction. The contractor shall bear the total expense for and shall repair, to existing condition, any damage to existing construction, equipment or improvements not indicated in the drawings or specifications to receive alterations, additions or removal.
35. The Contractor shall bear the total expense for and shall repair to existing condition, any damage to existing underground utilities, piping, conduit or equipment.
36. Specified products have been used in preparing the contract documents to establish minimum qualities which substitutions of equality rests with the contractor. Adequate supporting information must accompany all substitution submittals and must be submitted to the Architect within 30 days after contract award to receive consideration.
37. The Contractor to provide Dry Chemical ABC Fire Extinguisher, 5 lb. min. capacity, in each dwelling unit. Location to be determined by Fire Department and/or Owner.
38. The Contractor must provide all required ratings for fire-resistive tenant separation walls, floor/ceiling assemblies, in accordance with the latest edition of the governing code and local codes.
39. Static Coefficient of Friction (SCOF) shall be a minimum of 0.8 for all ramps and all accessible routes (sidewalks) 0.6 to avoid slippery footing.
40. The Contractor shall verify all rough openings.
41. Contractor to provide mock-up panels with all exterior materials, windows, roofing and paint colors shown. There shall be two different color panels for each unit facade.

CONSTRUCTION NOTES

1. All stud walls are dimensioned 3 1/2" (actual) U.N.O.
2. The unit separation is dimensioned 8" (3 1/2" + 1" air space + 3 1/2") frame to frame unless otherwise noted.
3. Unit/Unit wall assemblies are rated at STC 54 (est.). Floor/Ceiling assemblies are rated at STC 55-59 (est.) Walls within units are rated at STC 34 (est). or as required by local code.
4. Interior stud walls shall be framed with 2x4 studs unless noted otherwise on unit plans.
5. Stud spacing shall be as follows: Refer to Structural Framing plans for all stud sizing and spacing or as code requires.
6. Attic access panels to be not less than 22" x 30" as located on the unit plans and roof plans and rated per code.
7. All gypsum board assemblies to achieve fire resistance ratings indicated on drawings. ASTM C 36.
8. Roofing shall be Class-A (minimum).
9. Draft stops at floor ceiling assemblies to be in line with walls separating units. Attic draftstops to be in line with walls separating units or as shown on roof plans.
10. All sills in contact with concrete to be be pressure treated and have a continuous sill sealer on entire perimeter of building.
11. All handicapped ramps shall be broom finished perpendicular to slope. Contractor must provide 0.8 SCOF on all ramps. Slope ramps at 1:12 (max.) Refer to Landscape and Civil drawings for details.
12. Cabinet supplier to field measure area of work after rough framing, to assure an exact fit. Notify Architect of any discrepancies.
13. Water-resistant 1/2" or 5/8" moisture resistant gypsum board or cementious backer board shall be used in both tub and shower compartments, unless noted otherwise. All wet walls shall have water resistant gyp. bd. per code.
14. If floor finish is not specified, all flooring in finished areas shall be ceramic tile, carpet or resilient tile. Verify finish with Owner.
15. Maximum flame spread rating on all interior finish materials shall not exceed 200.
16. All exposed materials for balconies, soffits, overhangs, etc. to be approved exterior grade and per code.
17. Provide splashblocks at downspouts, if not connected to storm system.
18. Not Used
19. Framing @ windows and doors shall be adequate to minimize movement and lessen cracking of exterior materials including stucco. (Double studs required at all locations).
20. Any and all precautions over and above any shown on plans shall be taken by Contractor to minimize exterior materials cracking.
21. Insulate all exterior walls w/kraft faced fiberglass insulations staple in place. R value as shown on details. Friction fit not acceptable.
22. Corrosion resistant flashing is required at the head, sill, and jambs of all windows, roof openings, and the intersection of roof and frame walls. Sealant to be used at top and sides to guarantee leak-proof construction.
23. Add sealant to all exterior joints around windows and door frames, between wall panels, and to all penetrations or utilities through walls and roofs. Ref. to local codes for requirements.
24. Provide 6 mil vapor barrier at head, jamb and sill of all doors and windows.
25. Wind brace walls per structural drawings or as required by code.
26. Wrap all exterior building corners with black poly behind sheathing. Extend black poly back 18" each direction and lap upper sheets over lower sheets 4" minimum.
27. Smoke detectors are required and shall conform to local governmental or national requirements including number, location, etc.
28. In all buildings with attached garages, each dwelling unit shall have at least one carbon monoxide detector.
29. All patios and porches to be sloped min. 1/8" per 1'-0" in direction indicated on foundation plans.
30. NOT USED.
31. Refer to unit plans for location of 2 x 6 walls. Refer to structural drawings for unusual or special framing conditions.
32. Minimum gutter size to be 5" with 3" x 4" downspout leaders off gutters.
33. Install blocking in bath and kitchen wall cavities where needed to support cabinets. Provide adequate wood blocking between studs for attachment of stair handrails, balcony guardrails, etc. Minimum size blocking to be 2x10.
34. Roof conductors must go into ground.
35. General Contractor to verify pound force on p.t. lumber railing to determine an adequate # of support post. No middle support preferred.
36. Flashing shall be installed around all window and roof openings and at the intersection of chimneys, wood construction, and frame walls. Caulk and make weather-tight.
37. All toilet accessories are to have proper blocking required for installation.
38. 3 stud minimum at all exterior corners.
39. Grade transition should be shown to resolve sidewalk compliance with ANSI requirement for 6" to finish grade from bottom of siding.
40. Not used
41. Insulate all tub, water heater, and washer walls on exterior and common walls.
42. All dryer vent hookup to be at standard height. All exhaust hoods shall be mounted on ext. walls at consistant heights.
43. No construction traffic allowed in areas where apartments are occupied.
44. Provide solid blocking and/or double joists under all perpendicular and parallel partitions and at fireplace hearth and stair openings.
45. All work and equipment to be fully guaranteed for one (1) year from date of final payment and acceptance.
46. It shall be the Contractor;s responsibility to personally inspect the work in progress, and as a whole, assuring himself that the work on any or all or part of the project is ready for periodic and/or final review, before calling upon the Architect and Owner to make their site/project observation visit of the work.
47. All units with direct access from ground floor shall have door bells installed.

FRAMING SCHEDULE	
FIRST FLOOR:	2x4 STUDS @ 12" O.C.
ALL OTHER FLRs:	2x4 STUDS @ 16" O.C.

HEADERS @ OPENINGS @ TRUSS-LOADED BEARING WALLS		
ROUGH OPENING SIZE	HEADER SIZE	JACK STUD INFO
0'-0"- 6'-0"	(2) 2X10s W/ 1/2" O.S.B. SPACER	1- 2x4 JACK 1- 2x4 KING 1- 2x4 KING U.N.O
6'-0" +	(2) 1-3/4" X 9 1/4"	2- 2x4 JACK 2- 2x4 KING U.N.O

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D·R·HORTON DHI NYSE America's Builder

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Urban Architectural Group PA
Charlotte, NC
61054
REGISTERED ARCHITECTS

LAKE SHORE TOWN HOMES

STATE OF SOUTH CAROLINA
JOHN R. URBAN
MATTHEWS, NC
5409
6/6/06
REGISTERED ARCHITECT

DATE DRAWN:
5 JUNE 2006
PROJECT NO.:
2530
ISSUED FOR:
PERMIT & CONSTRUCTION
5 JUNE 2006

G1.0