

### BUILDING HEIGHT

BUILDING HEIGHT AS MEASURED FROM THE LOWEST GRADE POINT TO THE MEAN OF THE MAIN ROOF = 60'-3"

BUILDING HEIGHT AS ALLOWED BY INTERNATIONAL BUILDING CODE = 70'-0"  
 ALLOWABLE HEIGHT PER TABLE 504.3 - 50'-0"  
 ALLOWABLE INCREASE PER 504.4 - 20'-0"  
 TOTAL - 70'-0"

\*ALLOWABLE INCREASE IS BASED ON NFPA 13 SPRINKLER SYSTEM INSTALLED PER IBC 903.1.1

### VICINITY MAP

PROJECT LOCATION

### PROJECT NARRATIVE

THE PROPOSED PROJECT IS LOCATED IN NORTON COMMON NORTH, LOUISVILLE, KY. THE PROJECT IS A 273 UNIT 4-STORY MIXED USE BUILDING WITH APARTMENTS AND INTEGRATED CLUB, LEASING/OFFICE, FITNESS, PET SPA, DOG PARK, BIKE STORAGE / VEHICLE ROOM APPROXIMATELY 12,000 S.F. OF RETAIL (COLD DARK SHELL) BELOW PODIUM, AND MAINTENANCE SHOP. APARTMENT DESIGN IS BASED ON (20) UNIT TYPES AND (4) ADA VARIANTS. DESIGN SERVICES FOR 410-450 PARKING COUNT PRECAST PARKING GARAGE DEVELOPED AND COORDINATED WITH OWNER HIRED FIRE-CAST ENGINEERING CONSULTANT WHO WILL PROVIDE STRUCTURAL ENGINEERING DESIGN OF PRECAST AND FOUNDATION. PARKING GARAGE TO BE DEVELOPED AS A SEPARATE SET OF PLANS.

### MAINTENANCE NOTE

THESE BUILDINGS, AS WITH ALL ITS STRUCTURES, ONCE COMPLETED WILL REQUIRE CONTINUOUS AND ONGOING MAINTENANCE AND REPAIR TO KEEP THEM IN GOOD CONDITION AND PREVENT DETERIORATION OVER TIME. THE DEVELOPER IN CONJUNCTION WITH THE CONTRACTOR NEEDS TO DEVELOP A MAINTENANCE PROGRAM BASED UPON THE MATERIALS AND SYSTEMS INCORPORATED INTO THE BUILDINGS. THE OWNER OR THE LEASING/ MANAGEMENT COMPANY WILL NEED TO PROVIDE FOR A QUALIFIED MAINTENANCE STAFF TO PROVIDE CONTINUED MAINTENANCE, RE-PAINTING, RE-APPLICATION OF SEALANTS AND OTHER REPAIR WORK AS REQUIRED BY THE MAINTENANCE PROGRAM ESTABLISHED BY THE OWNER. THE THIRD PARTY, LIKE ALL BUILDING OWNERS, IS REQUIRED TO MAINTAIN AND REPAIR THE BUILDING TO THE MINIMUM LEVEL ESTABLISHED IN THE MAINTENANCE PROGRAM.

### MATERIALS LEGEND

PLAN	SECTION/ELEVATION
STUD WALL	DIMENSIONAL LUMBER
CMU BLOCK WALL	CUT LUMBER
POURED CONCRETE WALL	EARTH FILL
	STRUCTURAL STEEL
	BATT INSULATION
	RIGID FOAM INSULATION
	CONCRETE MASONRY UNIT
	FLOOR TRUSS

### LOCATION MAP

PROJECT SITE

### CODE INFORMATION

APARTMENTS	RETAIL/LEASING CENTER
<b>1.1 BUILDING USE / OCCUPANCY / TYPE</b> GROUP R-2 CONSTRUCTION TYPE: TYPE V-A SPRINKLERED: NFPA-13 <b>1.2 BUILDING HEIGHT (IBC TABLE 504)</b> ALLOWED: 3 STORY / 50' 4 STORIES / 70' (INCREASED PER IBC 504.4) PROPOSED: 4 STORIES, 60'-3" <b>1.3 BUILDING AREA (IBC TABLE 506)</b> ALLOWED: 12,000 SQ. FT. 21,000 SQ. FT. (INCREASE PER IBC 506.2) PROPOSED: 24,372 SQ. FT. MAX (BUILDING TYPE III) <b>1.4 FIRE RESISTANCE RATINGS (IBC TABLE 601)</b> STRUCTURAL FRAME: 1 HOUR INTERIOR BEARING WALLS: 1 HOUR EXTERIOR BEARING WALLS: 1 HOUR EXTERIOR NON-BEARING WALLS: 0 HOUR (IBC TABLE 602) INTERIOR NON-BEARING WALLS: 0 HOUR FLOOR CONSTRUCTION: 1 HOUR ROOF CONSTRUCTION: 1 HOUR <b>1.5 FIRE SEPARATION</b> TENANT SEPARATION: 1 HOUR (IBC 708.3) CORRIDOR: 1 HOUR (IBC 1020.1) <b>1.6 EXIT ACCESS</b> 1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS, INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.	<b>1.1 BUILDING USE / OCCUPANCY / TYPE</b> MIXED OCCUPANCY WITH USE GROUPS: B, A-3 CONSTRUCTION TYPE: TYPE I-A SPRINKLERED: NFPA-13 <b>1.2 BUILDING HEIGHT (IBC TABLE 504.4)</b> ALLOWED: UNLIMITED/UNLIMITED PROPOSED: 1 STORY, 11'-10" <b>1.3 BUILDING AREA (IBC TABLE 506.2)</b> ALLOWED: UNLIMITED PROPOSED: 12,718 SQ. FT. <b>1.4 FIRE RESISTANCE RATINGS (IBC TABLE 601)</b> STRUCTURAL FRAME: 3 HOUR INTERIOR BEARING WALLS: 3 HOUR EXTERIOR BEARING WALLS: 3 HOURS EXTERIOR NON-BEARING WALLS: 0 OR 1 (IBC TABLE 602) INTERIOR NON-BEARING WALLS: 0 HOURS FLOOR CONSTRUCTION: 2 HOUR ROOF CONSTRUCTION: 1 1/2 HOUR <b>1.5 FIRE SEPARATION</b> TENANT SEPARATION: N/A CORRIDOR: N/A <b>1.6 EXIT ACCESS</b> 1015.2.1 WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM AND PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS, INTERLOCKING OR SCISSOR STAIRS SHALL BE COUNTER AS ONE EXIT STAIRWAY.

### KEY TO SYMBOLS

NORTH ARROW

SPACE IDENTIFICATION: LIVING 1234 (SPACE NAME, SPACE NUMBER)

DETAIL SECTION REFERENCE: 14 A7.11 (DETAIL NUMBER, SHEET NUMBER)

DETAIL PLAN/ELEVATION REFERENCE: 14 A7.11 (DETAIL NUMBER, SHEET NUMBER)

WALL SECTION REFERENCE: 14 A7.11 (SECTION ORIENTATION, SECTION NUMBER, SHEET NUMBER)

BUILDING SECTION REFERENCE: 14 A7.11 (SECTION ORIENTATION, SECTION NUMBER, SHEET NUMBER)

WINDOW IDENTIFICATION: A (WINDOW NUMBER)

UNIT DOOR IDENTIFICATION: D (DOOR NUMBER)

BUILDING DOOR IDENTIFICATION: 10 (DOOR NUMBER)

CLOSED DOOR IDENTIFICATION: 100 (DOOR NUMBER)

WALL TYPE IDENTIFICATION: 10 (WALL TYPE)

### APPLIED CODES

INTERNATIONAL BUILDING CODE, 2015  
 KENTUCKY BUILDING CODE, 2013 FOURTH EDITION APRIL 2017  
 KENTUCKY RESIDENTIAL CODE, 2013 CODE, SECOND EDITION FEBRUARY 2014  
 KENTUCKY INTERNATIONAL MECHANICAL CODE, 2012  
 KENTUCKY INTERNATIONAL FIRE CODE, 2012  
 KENTUCKY INTERNATIONAL ENERGY CONSERVATION CODE, 2009 (KY BUILDING CODE)  
 2009 ICC/ANSI ACCESSIBLE AND USABLE BUILDINGS  
 KY PLUMBING 815 KAR 20  
 KRS 236, 815 KAR 15 STATE BOILER REGULATIONS  
 METRO COUNCIL ORDINANCE CHAPTER 150  
 NFPA 1 - 2012 FIRE PREVENTION CODE  
 NFPA 13 - 2010 INSTALLATION OF SPRINKLER SYSTEMS  
 NFPA 13D - 2010 INSTALLATION OF SPRINKLERS SYSTEMS IN 1-2 FAMILY DWELLINGS  
 NFPA 14 INSTALLATION OF STANDPIPE AND HOSE SYSTEMS  
 NFPA 2009 NATIONAL FUEL GAS CODE  
 NFPA 70 - 2014 NATIONAL ELECTRICAL CODE  
 NFPA 72 - 2010 NATIONAL FIRE ALARM AND SIGNALING CODE  
 NFPA 101 - LIFE SAFETY CODE  
 FAIR HOUSING AMENDMENTS ACT OF 1988

### STANDARD ABBREVIATIONS

A.B. ANCHOR BOLT	DRYW. DRY WALL	IN. INCHES	P.S.F. POUND PER SQUARE FEET	SUP. SUPPORT
A/C AIR CONDITIONER	D.W. DISHWASHER	INSUL. INSULATION	P.S.I. POUND PER SQUARE INCH	T.C. TRASH COMPACTOR
ADJ. ADJACENT	DWG. DRAWING	INT. INTERIOR	P.T. PRESSURE TREATED	TEMP. TEMPERATURE
A.H.U. AIR HANDLER UNIT	E.A. EARTH	JST. JOIST	P.N. PARTITION	THK./THICKNESS THICK/THICKNESS
ALUM. ALUMINUM	E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	JT. JOINT	P.H. PAPER HOLDER	TYP. TYPICAL
ALT. ALTERNATE	E.J. EXTENSION	LB. POUND	QUAL. QUALITY	U.L. UNDERWRITERS LABORATORY
APPROX. APPROXIMATE	E.L. ELEVATION	LAM. LAMINATED	QUAN. QUANTITY	U.L. VENTILATION
BRG. BEARING	E.P.S. EXPANDED POLYSTYRENE SYSTEM	LAV. LAVATORY	R.A.G. RETURN AIR GRILL	VERT. VERTICAL
BD. BOARD	E.Q. EQUAL	LTG. LIGHTING	RAD. RADIUS	VOL. VOLUME
BLDG. BUILDING	EST. ESTIMATE	MATL. MATERIALS	R.D. ROOF DRAIN	V.T.R. VENT THROUGH ROOF
BLK. BLOCK	EXT. EXTERIOR	MAX. MAXIMUM	REF. REFRIGERATOR	W. WIDTH/WIDE/WASHER
B.M. BEAM	EXTERIOR	M.C. MEDICAL CABINET	REINF. REINFORCE	W.C. WATER CLOSET
BTM. BOTTOM	FINISH FLOOR	MECH. MECHANICAL	REQD. REQUIRED	W.D. WOOD
COL. COLUMN	FINISH	MIN. MINIMUM	REV. REVISION/REVERSE	WDW. WINDOW
CER. CERAMIC	F.G. FIXED GLASS	MISC. MISCELLANEOUS	RM. ROOM	W.H. WATER HEATER
C.J. CONSTRUCTION JOINT	F.P. FIREPLACE	M.O. MASONRY OPENING	ROS. ROUGH SAWN	W.I.C. WALK IN CLOSET
CLG. CEILING	FT. FEET	M.T. METAL THRESHOLD	S.C. SOLID CORE	W.P. WATERPROOF
C.M.U. CONCRETE BLOCK	FTG. FOOTING	MTL. METAL	SCHED. SCHEDULE	
CONC. CONCRETE	GA. GAGE	O.A. OVERALL	SDNG. SIDING	
CONST. CONSTRUCTION	GALV. GALVANIZED	O.C. ON CENTER	SEC. SECTION	
CONT. CONTINUOUS	GL. GLASS	O.D. OUTSIDE DIAMETER	SH. SHELF	
CTR. CENTER	GYP. GYPSUM	OPP. OPPOSITE	SH. SHEET	
D. DRYER	H.B. HOSE BIB	OPT. OPTIONAL	SIM. SIMILAR	
DBL. DOUBLE	H.C. HOLLOW CORE	P. PANTRY	S.G.D. SLIDING GLASS DOOR	
DET. DETAIL	HDWR. HARDWARE	P.C. PULL CHAIN	SQ. SQUARE	
DIAM. DIAMETER	H.M. HOLLOW METAL	FED. FEDESTAL	S.S. STAINLESS STEEL	
DIM. DIMENSION	HORIZ. HORIZONTAL	PERP. PERPENDICULAR	STD. STANDARD	
DISP. DISPOSAL	HGT. HEIGHT	PL. PLATE	STO. STORAGE	
D.L. DEAD LOAD	HTG. HEATING	PLYWD. PLYWOOD	STR. STRUCTURAL	
DN. DOWN	HTR. HEATER	PROP. PROPERTY	SUB. SUBSTITUTE	

### INSULATION INFORMATION

LOCATION	TYPE OF INSULATION
EXTERIOR WALLS	R20 MIN INSULATION
ROOF	R38 MIN INSULATION
FLOOR/CEILING OVER UNCONDITIONED	R38 MIN INSULATION
SLAB	R10 MIN INSULATION
TENANT FLOOR/CEILING	R11 MIN INSULATION
TENANT WALL	R11 MIN INSULATION
WINDOWS V-VALUES	SEE MEP
SHGC	SEE MEP

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### PROJECT DATA

date: 06/04/2019  
 job no: 3789.15  
 drawn by: EGR JAC, TQT  
 reviewed by: CBA  
 issue history:  
 Δ Date

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