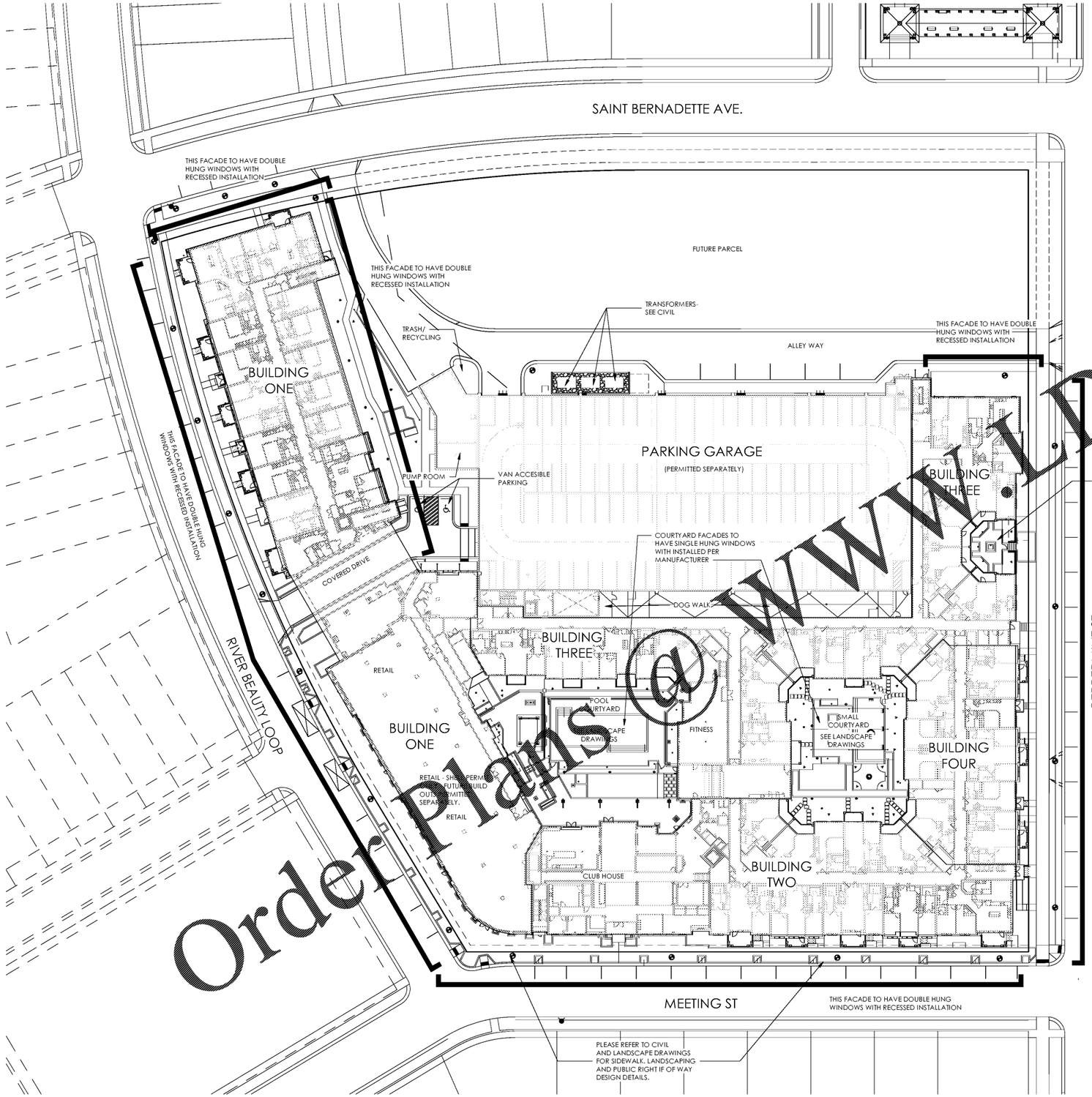

GENERAL NOTES

SITE NOTES:
THIS PROJECT IS BEING DEVELOPED AND CONSTRUCTED WITHIN THE NORTON COMMONS DEVELOPMENT AS A MIXED USE PROJECT WITH BOTH APARTMENTS AND RETAIL. THIS COMMUNITY AND THE TOWN ARCHITECT HAVE DEVELOPMENT STANDARDS TO BE ADHERED TO WHICH THE ARCHITECT OF RECORD AND THE OWNER HAVE TAKEN INTO CONSIDERATION AND DESIGNED TO THE DEGREE POSSIBLE.

SOME ELEMENTS OF SPECIAL ATTENTION INCLUDE:
SIDEWALKS, TREE TYPES AND PLACEMENT OUT AND AROUND THE PROJECT ON PUBLIC WAYS. FOR THIS SCOPE OF WORK, PLEASE REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS AND DETAILS.
THE RETAIL PORTION OF THE PROJECT LOCATED WITHIN THE SOUTH PORTION OF BUILDING ONE DOWN TO CORNER OF RIVER BEAUTY LOOP AND MEETING STREET, IS TO COMPLY WITH THE APPLICABLE RETAIL REQUIREMENTS FOUND WITHIN THE TOWN PATTERN BOOK. SOME RETAIL REQUIREMENTS THAT APPLY INCLUDE: NO DRYER VENTS AT FRONT OF RETAIL AREAS, SCREENING OF ROOFTOP EQUIPMENT, WINDOW IN APARTMENTS TO BE 'RECESSED' DOUBLE HUNG IN PATTERNS SHOWN WITHIN PLANS, BRICK AND PRE-CAST ELEMENTS - SIZES AND CONFIGURATIONS PER PATTERN BOOK. SELECTIONS OF MATERIALS PER TOWN ARCHITECT.

THE CLUBHOUSE PORTION OF THE BUILDING FACING MEETING STREET INCLUDES SOME PATTERN BOOK REQUIREMENTS SUCH AS: NO DRYER VENTS AT FRONT OF RETAIL AREAS, SCREENING OF ROOFTOP EQUIPMENT, WINDOW IN APARTMENTS TO BE 'RECESSED' DOUBLE HUNG IN PATTERNS SHOWN WITHIN PLANS, BRICK AND PRE-CAST ELEMENTS - SIZES AND CONFIGURATIONS PER PATTERN BOOK. SELECTIONS OF MATERIALS PER TOWN ARCHITECT.

APARTMENTS FACING THE PUBLIC WAYS OF RIVER BEAUTY LOOP, MEETING STREET AND PEPPERMINT STREET HAVE SOME APPLICABLE REQUIREMENTS WHICH INCLUDE FIRST FLOOR PORCHES TO HAVE 8 FT. DEPTHS WITH STAIRS LEADING DOWN TO PUBLIC SIDEWALKS, WINDOWS TO BE 'RECESSED' DOUBLE HUNG IN PATTERNS SHOWN IN PLANS, PRE-FABRICATED COLUMNS AND VINYL RAILINGS AS SHOWN IN PLANS, COMPLYING WITH PATTERN BOOK.

IN DEVELOPMENT WITH THE TOWN ARCHITECT, THERE WERE SOME BALCONIES THAT ONLY A 6'-0" DEEP BALCONY WERE ACHIEVABLE AND THEY ARE IDENTIFIED HERE ON THIS SHEET. PLANS TO BE ENCLOSED DEVELOPED WITH THE TOWN ARCHITECTS' REVIEWS AND COMMENTS AS DATED.

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE ROUTES SHALL COMPLY WITH FHA DM 1998 REQUIREMENTS 1, 2 & 4, ANSI A117.1-2003 CHAPTER 4, INCLUDING SECTIONS 401-410, AND 2010 ADA STD CHAPTER 4, INCLUDED SECTIONS 401-410.

2. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN COMMON USE AREAS TO COMPLY WITH ANSI 2003 SECTION 307, INCLUDING:

   a. PROTRUSION LIMITS: OBJECTS WITH LEADING EDGES MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR SHALL PROTRUDE 4" MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. EXCEPTIONS INCLUDE HANDRAILS, DOOR CLOSERS, AND DOOR STOPS.
   b. POST MOUNTED OBJECTS: OBJECTS ON POSTS OR PYLONS SHALL BE PERMITTED TO OVERHANG 4" MAXIMUM WHERE MORE THAN 27" AND NOT MORE THAN 80" ABOVE THE FLOOR. OBJECTS ON MULTIPLE POSTS OR PYLONS WHERE THE CLEAR DISTANCE BETWEEN THE POST OR PYLONS IS GREATER THAN 12" SHALL HAVE THE LOWEST EDGE OF SUCH OBJECT EITHER 27" MAXIMUM OR 80" MINIMUM ABOVE THE FLOOR.
   c. REDUCED VERTICAL CLEARANCE: GUARDRAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE OBJECT PROTRUSION IS BEYOND THE LIMITS ALLOWED BY THE SECTIONS 307.2 AND 307.3 AND WHERE THE VERTICAL CLEARANCE IS LESS THAN 80" ABOVE THE FLOOR. THE LEADING EDGE OF SUCH GUARDRAIL OR BARRIER SHALL BE 27" MAXIMUM ABOVE THE FLOOR.

3. PROTRUDING OBJECTS ON CIRCULATION PATHS WITHIN PUBLIC AREAS TO COMPLY WITH 2010 ADA STD SECTION 307, INCLUDING:

   a. 2010 ADA STD SECTION 307.2: PROTRUSION LIMITS
   b. 2010 ADA STD SECTION 307.3: POST-MOUNTED OBJECTS
   c. 2010 ADA STD SECTION 307.4: VERTICAL CLEARANCE
   d. 2010 ADA STD SECTION 307.5: REQUIRED CLEARANCE WIDTH

4. FLOOR AND GROUND SURFACES (INCLUDED FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL BE STABLE, FIRM AND SLIP RESISTANT AND SHALL COMPLY WITH ANSI A117.1-2003 SECTIONS 302, INCLUDING:

   a. SECTION 302.2 CARPET
   b. SECTION 302.3 OPENINGS

5. CHANGES IN LEVEL (INCLUDING IN FLOOR MATERIAL TRANSITIONS) IN COMMON USE AREAS SHALL COMPLY WITH ANSI A117.1-2003 SECTION 303, INCLUDING:

   a. SECTION 303.2 VERTICAL
   b. SECTION 303.3 BEVELED
   c. SECTION 303.4 RAMPED

6. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) WITHIN COVERED TENANT UNITS TO COMPLY WITH FHADM 1998.

7. FLOOR AND GROUND SURFACES ALONG ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS AND SPACES WITH PUBLIC AREAS SHALL BE STABLE, FIRM, AND SLIP RESISTENT AND SHALL COMPLY WITH 2010 ADA STD SECTION 302 INCLUDING:

   a. 2010 ADA STD SECTION 302.2: CARPET
   b. 2010 ADA STD SECTION 302.3: OPENINGS

8. CHANGES IN LEVEL (INCLUDING FLOOR MATERIAL TRANSITIONS) IN PUBLIC USE AREAS SHALL COMPLY WITH 2010 ADA STD SECTION 303 INCLUDING:

   a. 2010 ADA STD SECTION 303.2: VERTICAL
   b. 2010 ADA STD SECTION 303.3: BEVELED
   c. 2010 ADA STD SECTION 303.4: RAMPS

9. ACCESSIBLE PARKING PROVIDED FOR PUBLIC USE SHALL COMPLY WITH 2010 ADA STANDARDS SECTIONS 208 AND 502. THE MINIMUM NUMBER OF STANDARD AND VAN ACCESSIBLE PARKING SPACES REQUIRED SHALL BE PROVIDED PER SECTION 208.25. PASSENGER LOADING ZONES AND BUS STOPS PROVIDED FOR PUBLIC USE SHALL COMPLY WITH 2010 ADA STANDARDS SECTION 209 AND 503.

SITE PLAN SHOWN IS FOR REFERENCE PURPOSES ONLY. FOR COMPLETE DIMENSIONS, GRADING AND UTILITY INFORMATION REFER TO CIVIL ENGINEERING PLANS. REFER TO CIVIL DRAWINGS FOR COMPLETE SIDEWALK AND GRADING DESIGN. PROVIDE AND ACCESSIBLE ROUTE THROUGH THE SITE THAT CONNECTS ALL REQUIRED ACCESSIBLE FEATURES, ELEMENTS AND SPACES WITH APPROPRIATE WIDTHS, SLOPES, SURFACES, ETC. ACCESSIBLE ROUTE SHALL BE IN COMPLIANCE WITH FAIR HOUSING DESIGN ACT MANUAL - 1998 (FHDAM PAGE 1.6). A MINIMUM OF 2% OF ALL PARKING, BOTH COVERED AND UNCOVERED, SHALL COMPLY WITH FAIR HOUSING DESIGN ACT MANUAL AND THE ADA ACCESSIBILITY GUIDELINES.
FOR LANDSCAPE AND HARDSCAPE INFORMATION AND DETAILING REFER TO LANDSCAPE ARCHITECTS PLANS.

CIVIL ENGINEER
SABAK, WILSON,K & LINGO, INC.
315 WEST MARKET STREET
LOUISVILLE, KENTUCKY 40202
P: 502.584.6271

LANDSCAPE ARCHITECT
DIX.HITE + PARTNERS
150 W. JESSUP AVENUE
LONGWOOD , FL 32750
P: 407.667.1777

1 ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"

Confirmon North, Prospect, KY

Architect Name
Charlan Brock & Associates, AA000798

Lyric at Norton Commons

Prospect, Kentucky

Bristol Development Group
381 Mallory Station Rd, Suite 204
Franklin, TN 37067

cba
charlan • brock associates
architects • planners

1770 fennell street
maitland florida 32751-7208
407.660.8900 | f:407.875.9948
www . cbaarchitects . com

ARCHITECTURAL SITE PLAN

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

A0.10

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