



UNIT S1 AREA	
A/C SPACE:	540 SF
TOTAL:	540 SF

2 UNIT S1 FLOOR PLAN - NOTES

UNIT S1 - ALL FLOORS SCALE: 1/4" = 1'-0"

1 UNIT S1 FLOOR PLAN - DIMENSIONS

UNIT S1 - ALL FLOORS SCALE: 1/4" = 1'-0"

UNIT PLAN GENERAL NOTES	
1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD OR TO CENTERLINE OF TENANT WALL, AND EXTERIOR DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING.	17. PROVIDE WALLS WITH STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.
2. ALL EXTERIOR WALLS, EXTERIOR TENANT WALLS, CORRIDOR WALLS, AND INTERIOR PARTING WALLS ARE REQUIRED TO BE 1-HOUR FIRED RATED UNLESS NOTED OTHERWISE. REFER TO LIFE SAFETY SHEET FOR ADDITIONAL INFORMATION.	18. STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.
3. ALL EXTERIOR WALLS TO BE 6" WALLS UNLESS OTHERWISE NOTED.	19. PROVIDE SOUND ATTENUATION BLANKETS BETWEEN UNITS AND CORRIDOR, UNIT AND PUBLIC SPACES (INCLUDING BUT NOT LIMITED TO STORAGE CLOSETS, MECHANICAL ROOMS, STAIRS, AND BATHS). ALL HVAC CLOSET WALLS INCLUDING STORAGE ROOMS AND BATHROOMS WITHIN UNITS.
4. ALL INTERIOR FINISHED TO BE CLASS B OR C.	20. PROVIDE INSULATION AT ALL EXTERIOR WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES ACCORDING TO ENERGY CALCULATIONS PROVIDED BY MEP.
5. PROVIDE POSITIVE DRAINAGE AT ALL BALCONIES AND PATIOS PER STRUCTURAL DRAWINGS. PROVIDE POSITIVE DRAINAGE FROM BEHIND COLUMNS.	21. PROVIDE SOUND ISOLATION UNDERLAYMENT UNDER ALL HARD SURFACE FLOORING, ASSEMBLY TO EXCEED 50 IIC RATING.
6. WASHERS/DRYERS TO BE SUPPLIED BY G.C.	22. SEE DETAILS ON SHEET A7.61 FOR FIRESTOPPING AND RATED WALL TERMINATION.
7. SEE SHEET A7.71 FOR SOUND CONTROL NOTES/DETAILS.	23. PROVIDE MOISTURE RESISTANT GYPSUM BOARD TO MIN. 48" A.F.F. AT LAV SINKS, IN WASHER/DRYER ROOMS, AND IN WATER HEATER/AIR HANDLING UNIT CLOSETS.
8. UNIT ENTRY DOORS TO BE 8'-0" TALL, 20 MIN. RATED METAL DOORS WITH SPRING HINGES AND 20 MIN. RATED HARDWARE.	24. PROVIDE BLOCKING FOR SHELVES IN CLOSETS, AND UPPER CABINETS IN KITCHENS. ALL SHELVING WALLS SHALL HAVE WALL BLOCKING CENTERED AT SHELF ELEVATION.
9. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT ALL EXTERIOR AND UNIT ENTRY DOORS. ALL UNITS TO COMPLY WITH ADA AND FHA REQUIREMENTS.	25. ALL WOOD TRIM INTERSECTIONS TO BE CAULKED AND SEALED TIGHT.
10. INTERIOR UNIT DOORS TO BE 6'-8" TALL, 5-PANEL DOORS. DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL OR CENTERED IN SPACE UNLESS NOTED OTHERWISE.	26. LOCATE RANGE ELECTRICAL OUTLET SUCH THAT RANGE CAN BE FLUSH WITH REAR WALL.
11. WINDOWS TO BE DOUBLE PANEL, INSULATED, AND SHALL MEET MEP ENERGY CALCULATION REQUIREMENTS, AND WIND LOAD STRUCTURAL REQUIREMENTS.	27. FLOORING TO EXTEND UNDER ALL SHELVING AND APPLIANCES.
12. PROVIDE SAFETY GLAZING (TEMPERED, INCLUDING BUT NOT LIMITED TO: WITHIN 24" OF A DOOR AND WITHIN 18" ABOVE THE FLOOR).	28. PROVIDE ONE 2 1/2 LB. FIRE EXTINGUISHER PER UNIT, TYPE 2A10BC OR COMPARABLE. EXTINGUISHER TO BE INSTALLED UNDER KITCHEN SINK BASE CABINET UNLESS NOTED OTHERWISE.
13. GROSS SQUARE FOOTAGE CALCULATIONS ARE TAKEN FROM FACE OF SHEATHING OF EXTERIOR WALLS TO FACE OF SHEATHING AT CORRIDOR WALLS, AND FROM CENTERLINE AT TENANT WALLS.	29. FLOORING PATTERNS ARE GRAPHIC REPRESENTATIONS. REFER TO OWNER FOR COORDINATION.
14. PROVIDE UNIT SIGNAGE NEXT TO DOOR JAMB @ 5'-0" A.F.F. WITH TACTILE CHARACTERS AT 48" MIN. A.F.F. MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX A.F.F. MEASURED TO THE BASELINE OF THE HIGHEST TACTILE CHARACTER.	30. ALL TRADES TO CLEAN AND REPAIR FINISH SURFACES THAT THEY DAMAGE.
15. PROVIDE LEVEL BACKING FOR ALL BUILDING/UNIT SIGNS NOT ON NORMAL SUBSTRATE.	31. MIRROR FRAME TO HAVE BRUSHED/SATIN FINISH.
16. ALL UNITS SHALL BE CONSTRUCTED TO COMPLY WITH FHADM 1998. SEE A4.71 - TYPE A ACCESSIBLE UNITS - SEE A4.72. COMMON AREAS SHALL BE CONSTRUCTED TO COMPLY WITH AMERICANS WITH DISABILITIES ACT. REFER TO SHEET A4.73 FOR INFORMATION.	32. LOCATE ELECTRICAL OUTLETS OUTSIDE OF MIRROR.
	33. GLASS SHOWER ENCLOSURES TO BE 70" HEIGHT MINIMUM.
	34. UTILITY CLOSET FLOOR TO BE VCT, WALLS AND CEILING TO BE PAINTED DRYWALL.
	35. SHOWERS TO HAVE CURVED RODS.
	36. BALCONIES DECK TO SLOPE AWAY OF BUILDING.
	37. PAINT THE UNDERSIDE OF DECK AND THE JOIST BELOW A DARK COLOR (TO BE SPECIFIED).
	38. SEE ID DRAWINGS FOR UNITS AND COMMON AREAS FINISHES.

UNIT KEY NOTES			
FRAMING NOTES			
U1	6" STUD WALL		
U2	8" STUD WALL		
U3	10" STUD WALL		
U4	12" STUD WALL		
U5	SOFFIT ABOVE		
U6	PLUMBING WALL		
U7	PROVIDE BLOCKING FOR GRAB BARS. REFER TO SHEET A4.61 FOR REQUIREMENTS		
APPLIANCE/KITCHEN NOTES			
U8	24" DISHWASHER		
U9	18" DISHWASHER		
U10	RANGE WITH MICROWAVE MOUNTED ABOVE		
U11	REFRIGERATOR WITH ICE MAKER		
U12	SINGLE BOWL SINK WITH DISPOSAL. MOUNT FIRE EXTINGUISHER IN CABINETY UNDER SINK		
U13	WASHER		
U14	DRYER		
U15	WASHER AND DRYER - STACKED		
BATHROOM NOTES			
U16	36" TALL MIRROR (WIDTH PER INTERIOR ELEVATIONS) - BRUSHED/SATIN FINISH		
U17	TOWEL RING - MAX 48" A.F.F.		
U18	24" TOWEL BAR - MAX 48" A.F.F.		
U19	TOILET PAPER HOLDER		
U20	CERAMIC SOAP DISH IN ALL TUBS AND SHOWERS		
U21	CURVED SHOWER CURTAIN ROD		
U22	TUB - 36" X 60"		
U23	RECTANGULAR VANITY SINK		
U24	ROBE/TOWEL HOOK		
CABINETS AND SHELVING NOTES			
U25	5 VINYL COATED WIRE SHELVES - 1ST SHELF AT 18" A.F.F., 2ND-5TH SHELVES EACH AT 12" INCREMENTS ABOVE		
U26	ROD AND SHELF AT 5'-0" A.F.F. - VINYL COATED WIRE SHELVES		
U27	2 - ROD AND SHELF AT 3'-6" & 7'-0" A.F.F. AT DOUBLE RODS		
U28	CABINET HARDWARE SHALL BE PULL HANDLE PER FHA REQUIREMENTS		
U29	TILE BACKSPLASH TO UNDERSIDE OF CABINETS		
U30	KITCHEN COUNTERTOP TO BE 3 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.		
U31	4" BACKSPLASH		
U32	FINISH ALL EXPOSED SIDES OF CABINETS SAME AS FACE OF CABINETS		
U33	BATHROOM COUNTERTOP TO BE 2 CM QUARTZ WITH EASED EDGE - PROVIDE SUPPORT AS REQ. BY MANUF.		
U34	OPEN WOOD SHELVING 8'-10" DEEP		
U35	ISLAND COUNTERTOPS TO INCLUDE ADDITIONAL SUPPORT AS NEEDED FOR OVERHANGS THAT EXCEED 10"		
ROOM FINISH NOTES			
U36	VINYL PLANK FLOORING WITH WOOD BASEBOARD		
U37	CARPET ON PAD WITH WOOD BASEBOARD		
U38	TILE FLOORING WITH WOOD BASEBOARD		
U39	2X6 PT WOOD DECKING - SLOPE TO EDGE		
U40	WALL TILE INSTALLED TO 6'-8" AFF		
MISCELLANEOUS NOTES			
U41	ELECTRICAL PANEL (REFER TO ELEC. DRAWINGS)		
U42	ADA COMPLIANT METAL THRESHOLD		
U43	MAINTAIN MIN. OF 12" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REQ.		
U44	MAINTAIN MIN. OF 18" CLEAR FROM EDGE OF UNIT ENTRY DOOR TO WALL PER FHA REQ.		
U45	42" HIGH GUARD RAIL - 48" HIGH AT FIRST FLOOR ADJACENT TO POOL		
U46	WATER HEATER WITH AN A.H.U. ON PLATFORM ABOVE		
U47	PAINT INSIDE FACE OF DOOR AT HVAC CLOSET WITH INTUMESCENT PAINT		
U48	UNIT NUMBER SIGN		

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UNIT S1 FLOOR
PLANS

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

6/4/2019 10:07:17 AM C:\AEC\Custom\Plan\Project\37891_01\CD\A4.01.dwg User: jbruce, shtype: 1528/plotter: rcm04

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