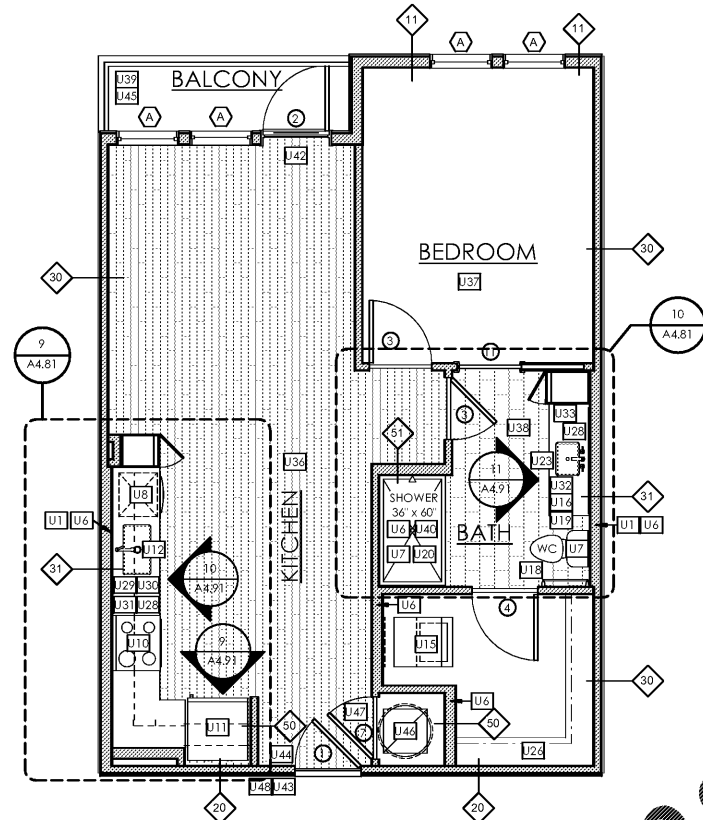


3 UNIT A3.1 FLOOR PLAN
 ALT. 1 - REFER TO FLOOR PLAN FOR LOCATIONS- UPPER FLOORS SCALE: 1/4" = 1'-0"

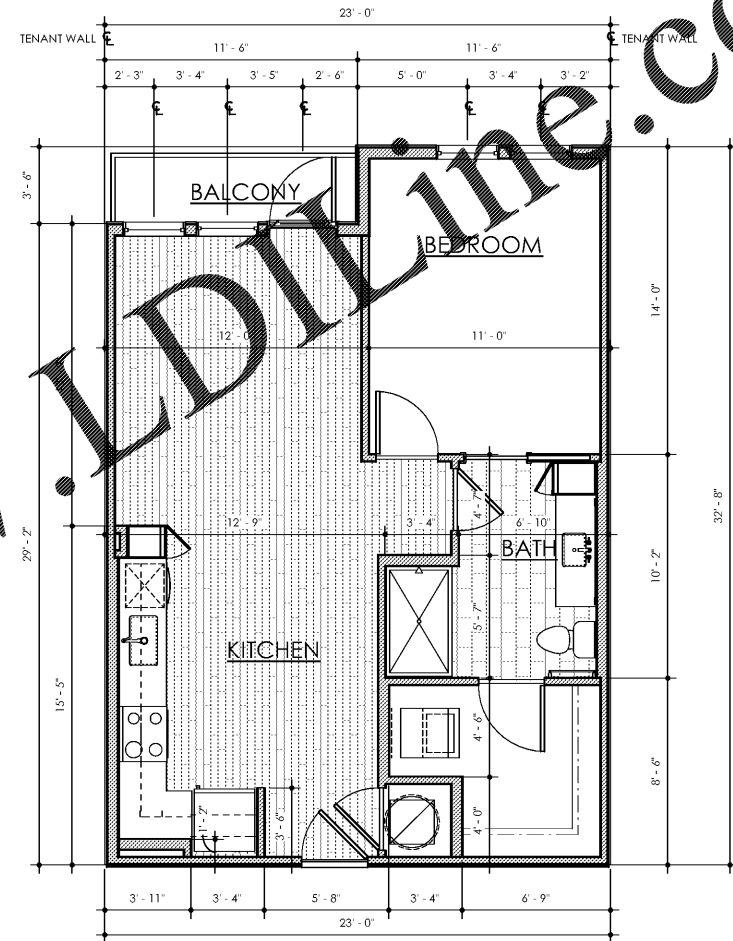


UNIT A3.1 AREA	
A/C SPACES	40 SF
BALCONY	40 SF
TOTAL:	750 SF

2 UNIT A3.1 FLOOR PLAN - NOTES
 UPPER FLOORS SCALE: 1/4" = 1'-0"

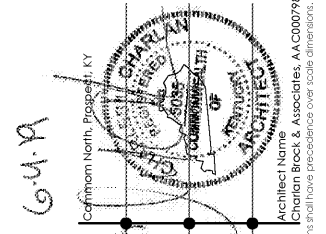
UNIT PLAN GENERAL NOTES	
1. ALL INTERIOR DIMENSIONS TAKEN TO FACE OF STUD OR TO CENTERLINE OF TENANT WALL. ALL EXTERIOR DIMENSIONS TAKEN TO FACE OF EXTERIOR SHEATHING.	17. PROVIDE WALLS WITH STC RATING OF 50 OR GREATER BETWEEN UNITS AND CORRIDOR, AND UNITS AND PUBLIC SPACES.
2. ALL EXTERIOR WALLS, EXTERIOR TENANT WALLS, CORRIDOR WALLS, AND INTERIOR BEARING WALLS REQUIRED TO BE 1-HOUR FIRED RATED UNLESS NOTED OTHERWISE. REFER TO THE SAFETY SHEETS 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 FOR DOORS WITH SPRING HINGES AND 20 MIN. RATED HARDWARE.	23. PROVIDE MOISTURE RESISTANT GYP BOARD TO MIN. 48" A.F.F. AT LAV SINKS, IN WASHER/DRYER ROOMS, AND IN WATER HEATER/AIR HANDLING UNIT CLOSETS.
8. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT ALL EXTERIOR AND UNIT ENTRY DOORS. ALL UNITS TO COMPLY WITH ADA AND FHA REQUIREMENTS.	24. PROVIDE BLOCKING FOR SHELVES IN CLOSETS, AND UPPER CABINETS IN KITCHENS. ALL SHELVING WALLS SHALL HAVE WALL BLOCKING CENTERED AT SHELF ELEVATION.
9. 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.	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 BACKINGS 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. SHOWERS TO HAVE CURVED RODS.
	35. BALCONIES DECK TO SLOPE AWAY OF BUILDING.
	36. PAINT THE UNDERSIDE OF DECK AND THE JOIST BELOW A DARK COLOR (TO BE SPECIFIED)
	37. SEE ID DRAWINGS FOR UNITS AND COMMON AREAS FINISHES.

1 UNIT A3.1 FLOOR PLAN - DIMENSIONS
 UPPER FLOORS SCALE: 1/4" = 1'-0"



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



UNIT A3.1 FLOOR PLANS

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

A4.08

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