

Mag. North
Project North

SITE PLAN
SCALE: 3/32" = 1'-0"

- LEGEND:**
- = NEW CONTOURS AT FINISH GRADE
 - - - = EXISTING CONTOURS
 - ▨ = CRUSH STONE SURFACE
 - ← = DIRECTION OF WATER FLOW IN SWALE
 - ⊗ = REVISIONS
 - ⊗ = SILT FENCE PER MSD STANDARDS

SITE WORK NOTES

1. SEE NOTE 10 BELOW.
2. SOIL STRIPPING: STRIP TOPSOIL AND STOCK PILE AT NORTH PART OF SITE STOCKPILE SUBSOIL AT NEW PARKING AREA.
3. SOIL COMPACTION: PROVIDE COMPACTED SUBSOIL FILL AS NECESSARY AND AS OVERSEEN BY ARCHITECT'S SOILS ENGINEER. COMPACT SUITABLE SUBSOIL IN 6" LIFTS TO DENSITY OF UNDISTURBED SOIL WITH SHEEPSFOOT ROLLER AND/OR GASOLINE COMPACTOR. PURCHASE NEW FILL AS NECESSARY.
4. SOD COVER: PROVIDE NEW SOD OVER 2" MINIMUM TOPSOIL TO FINISH CONTOURS SHOWN. PURCHASE NEW TOPSOIL AS NECESSARY.
5. TREES, BUSHES & PLANTS: BY OWNER.
6. DRIVEWAY AND PARKING AREA: PROVIDE 3" DEEP CRUSH Limestone WITH FINES OVER COMPACTED SUBSOIL PER NOTE #3 ABOVE.
7. AFTER EXCAVATION, IN EXISTING HOUSE AREA, FILL AS NECESSARY WITH CRUSH STONE TO SUPPORT SLAB AND EXTEND FOOTINGS AS NECESSARY TO BEAR ON UNDISTURBED SOIL.
8. PROVIDE 12" DIA. CORR. METAL CULVERT FROM PROPERTY LINE TO PROPERTY LINE. COVER MIN 6" WITH SOIL OR CRUSH STONE. COMPLY WITH MSD REQUIREMENTS.
9. PROVIDE SILT FENCE PER LOUISVILLE MSD STANDARDS JUST INSIDE THE EAST SIDE PROPERTY LINE.
10. PER SITE MEETING ON 7-10-19, ALL NEW SITE ELEVATIONS TO BE INCREASED BY 1'-0", FOR EXAMPLE SITE ELEVATION FOR T.O. MAIN LEVEL SUB FLOOR IS CHANGED FROM 521' TO 522'.
11. PROVIDE METAL RAILING PER CODE AT TOP OF RETAINING WALL AND SCREEN PORCH WALL (ALLOWANCE ITEM).

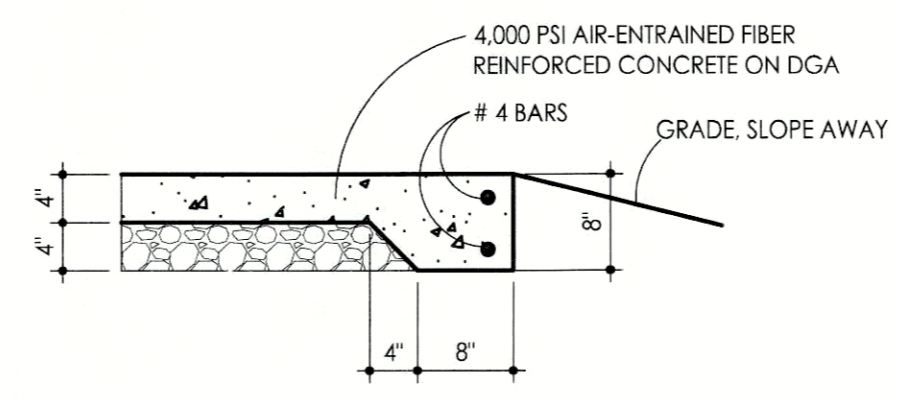
GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
2. ALL PLAN DIMENSIONS TO OUTSIDE FACE OF STUD OR OUTSIDE FACE OF CONCRETE UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
3. ALL CABINETS & COUNTERS TO BE INCLUDED IN CABINET ALLOWANCE.
4. ALL WINDOW OPENING DIMENSIONS SHOWN ON PLAN ARE ROUGH OPENING SIZE (CONTRACTORS TO VERIFY)
5. STUDS TO BE SPRUCE-PINE-FIR, KILN DRIED STRAIGHT
7. ALL FOUNDATION WALLS ARE INSULATED
8. REQUIRED SPECIALTY MATERIALS FOR THIS JOB:
 - STEGO VAPOR BARRIER: WWW.STEGOINDUSTRIES.COM
 - SONOLASTIC #NP2 SEALANT: WWW.BUILDINGSYSTEMS.BASF.COM
 - FOAM SILL SEAL: WWW.DOW.COM
 - SIMPSON STRONG TIE: WWW.STRONGTIE.COM
 - HOUSE SUBFLOOR: ADVANTECH - WWW.ADVANTECHQUIET.COM
 - GLUE TO BE EXTERIOR GRADE: TUFF-AS-NAILS OR EQUAL
 - EIFS FINISH TO BE STO CORP SYSTEM "E100G Sto therm ci Essence" - see WWW.STOCORP.COM
 - PARAPET WALL COPING: PREFAB HICKMAN PERMASNAP .063 ALUM, KYNAR FINISH - see WWW.WPH.COM

SURVEY NOTE:
THE EXISTING SITE INFORMATION IS TAKEN FROM BOUNDARY SURVEY FOR 2727 LINDSEY AVE, LOUISVILLE, KY, TAX BLOCK 88-H, LOT#39, DB. 9655, PG. 970. THE SURVEY WAS PREPARED BY C.R.P. & ASSOCIATES, INC., 7321 NEW LA GRANGE RD., SUITE 111, LOUISVILLE, KY 40222, TEL. (502) 423-8747, DATED OCT. 2, 2017, AND STAMPED BY R.L. ROSENBAUM, JR., KENTUCKY LICENSE NO. 2800.

SPECIFICATION NOTES & ABBREVIATIONS

1. EIFS at Stud Walls: Apply per Sto spec for E100G Sto Therm ci Essence using spray-on Sto Gold liquid flashing over surface OSB sheathing then apply 3" thick foam. Finish to be Quartz Putz 1.5/medium with Lotusan, Stock Color as selected by Owner and Architect.
2. Paint: All interior wood or drywall (DW) surfaces to receive paint (tinted primer plus two finish coats).



1 TYP. EXTERIOR SLAB EDGE
SCALE: 3/4" = 1'-0"

DRAWING INDEX

- AX1 - Site Plan & Notes & Index
- AX1.1 - Foundation Plan
- AX2 - Main Level Floor Plan
- AX3 - Lower Level Plan
- AX4 - Main Level Floor Framing, Roof Plan & Roof Framing
- AX5 - Building Sections A,B,C
- AX6 - Building Sections E,F,G
- AX7 - Ext. Elevations: South & East
- AX8 - Ext. Elevations: North & West
- AX9 - Wall Sections & Details
- AX10 - Wall Sections & Details
- AX11 - Wall Structure Diagrams

NOTES TO CONTRACTORS

1. This job will be "Cost Plus A Fixed Percentage Fee" bid. Use bid forms provided by Architect.
2. Allowances: Provide for following allowance items (mtl = material only, inst = installed price).
 - a. Windows (mtl) = \$ 20,000
 - b. Ext. Doors (mtl) = \$ 6,000
 - c. Garage Doors & Openers (mtl) = \$ 2,000
 - d. HVAC & Fresh Air Systems (inst) = \$ 22,000
 - e. Light Fixtures (mtl) = \$ 3,000
 - f. Finish Flooring (inst) = \$ 20,000
 - g. Cab. & Counter (inst) = \$ 15,000
 - h. EIFS System (inst) = \$ 13.00/sf inst)
 - i. Sarnafil Roofing (inst) = \$ 50,000 (per estimate by installer)
 - j. Metal Railing (inst) = \$ 1,400 (per estimate by shop)
 - k. Conc. Ret. Walls (inst) = \$ 25,000
 - l. Segmented Retaining Wall (inst) = \$ 15,000
3. Scope Of Work: Provide a complete and fully operational home. Kitchen appliances Not Included In Contract (NIC)
4. Code: All work must comply with all applicable provisions and requirements of all buildings and zoning codes for this site location.
5. Permits: Each Contractor or subcontractor shall make required application for and obtain all necessary permits, pay all fees (including tap fees) and obtain all necessary certificates and approvals for this work.
6. Checking: Each Contractor is responsible for checking all conditions and dimensions before proceeding with any portion of his work. Any discrepancies are to be reported to the Architect prior to proceeding. Failure to do shall make the Contractor subject to a correction method as may be later called for by the Architect. Each Contractor shall coordinate his work with the work of all other contractors. Contractor to verify all openings and chases for stairs, flues and ductwork, etc. in relation to framing shown to ensure proper fit and clearances of these items prior to starting framing work.
7. Workmanship: All labor is to be performed in the workmanlike manner by skilled mechanics only. Contractor to provide a complete and operating installation including all obvious and necessary items even though such items are not indicated on the drawings. It is assumed that when a subcontractor starts his work he accepts the substrate below unless written objection is made. All items are to be installed per manufacturers written recommendations. Owner and Architect to approve all finish materials prior to purchase.
8. Clean Up: Each Contractor shall be responsible to clean up his work area daily and remove debris, droppings, and spillage, and shall repair all damage caused by him.
9. Insurance: The Contractor shall maintain such insurance as will protect him from claims under workmens compensation and from any other claims for damages for personal injury, including death and property damage, which may arise from operations under this contract, whether such operations be by himself or by any subcontractor or anyone directly or indirectly employed by either of them. Copy of certificate of such insurance shall be attached to bid documents submitted by the contractor. Contractor shall provide insurance so that Owner and Architect shall be blameless in case of any accident or injury. The Contractor shall maintain insurance against theft or vandalism of building or building materials in the amount necessary to protect himself and the Owner.
10. Harmless: Contractor shall save the Architect and Owner, their associates and agents, harmless from any action brought against them as a result of changes made without written permission from the Architect, even though known to the Architect or Owner.
11. How to Bid Electric: provide 200 amp service.
 - a) outlets: bid per code b) switches: bid 3 per room av. c) Lighting Fixt: all fixtures to be surface mtd.; bid 4 av. per room. One fixture & switch per closet. Three garage door openers. 12 exterior lights mtd on house. d) Fans: provide exhaust fan & switch at Bathrooms. Provide a range hood vented thru exterior wall with switch. House will have all electric appliances (except gas range) purchased by Owner and installed by Contractor. All ceiling lighting will be surface mounted.
12. How to Bid Plumbing: Provide PEX piping. Provide PVC waste below slab. Toilet fixtures and hardware purchased by Owner, installed by Contractor.
13. How to Bid HVAC System: see HVAC allowance (a Dual Fuel Heat Pump System with fresh air system for House and PETK Unit for AirBB will be specified). HVAC contractor to do Manual J calculations and provide HVAC drawings in consultation with the Architect. All ductwork to be metal mastic sealed joint, insulated and secured to structure. Vertical return air duct runs inside interior walls.

RECEIVED
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PLANNING & DESIGN SERVICES

HARRISON-LAIDMAN RESIDENCE
2727 LINDSEY AVE., LOUISVILLE, KY 40206



Watrous
ASSOCIATES ARCHITECTS
2711 W. MAIN ST. LOUISVILLE, KY. 40212
(502) 776-7007 WWW.SUNEARTH.NET

DATE: 3-31-19
REISSUED: 10-31-19

REVISIONS:
5-2-19
6-16-19
7-24-19
10-31-19

FOR CONSTRUCTION
SITE PLAN & INDEX

AX1