

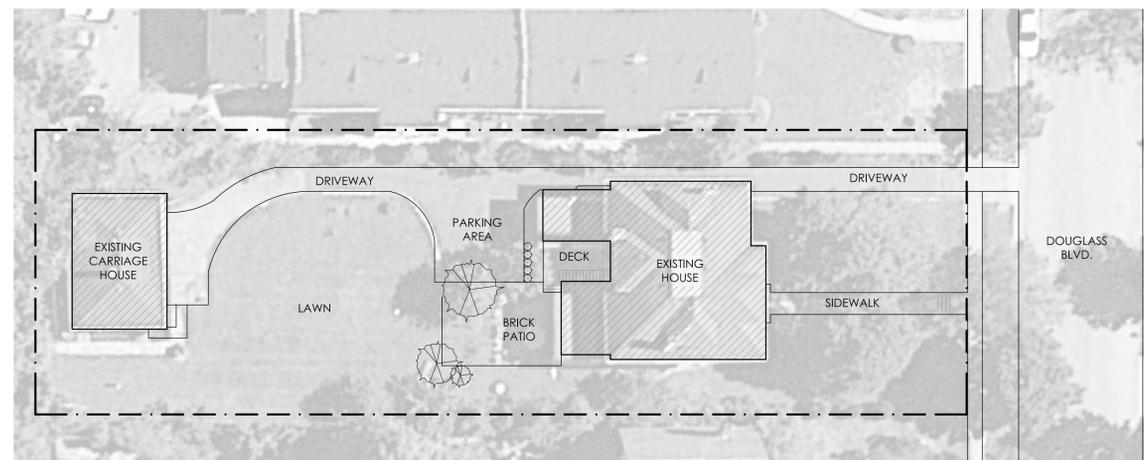
RESIDENTIAL RENOVATION

2073 Douglass Blvd. Louisville, KY 40205

PERMIT SET / JUNE 28th, 2016

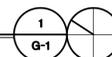
OWNER/
KATY ASHFORD LLC
CONTACT: ERIC CARRICO

CONSTRUCTION MANAGER/
SHINE CONTRACTING
CONTACT: GREGG ROCHMAN



SITE PLAN

SCALE: N.T.S.



GENERAL REQUIREMENTS:

- Owner / Client Responsibilities:** Reference is made throughout these General Notes to responsibilities and standards of care to be fulfilled by those providing services in the development and construction of this project. Owner / Client shall be responsible for adherence to those requirements by the Owner, Builder, Developer, General Contractor, Subcontractors and other professional Consultants not retained by the Designer.
- Builder's Set:** The scope of this set of plans is to provide a "builder's set" of construction documents and general notes hereinafter referred to as "plans". All materials and methods of construction necessary to complete the project are not necessarily described. The plans delineate and describe only locations, dimensions, types of materials and general methods of assembling or fastening. The implementation of these plans requires a Contractor thoroughly knowledgeable with the applicable building codes and methods of construction specific to this product type and type of construction.
- Codes:** All construction shall comply with the most stringent requirements of all current applicable city, county, state and federal laws, rules, codes, ordinances and regulations. If the General Contractor or any Subcontractor performs any work in conflict with the above mentioned laws, rules, codes, ordinances and regulations, then the contractor in violation shall bear all costs of repair arising out of the non-conforming work.
- Permits:** The general building permit and plan check shall be secured and paid for by Owner /Client. All others permits shall be secured and paid for by the Subcontractor directly responsible.
- Insurance:** The General Contractor and every Subcontractor performing work or providing services and/ or materials for the work are required to purchase and maintain in force "All Risk" Builders Insurance prior to commencement of the work and/ or furnishing labor, services and materials. Each "All Risk" policy shall be in an amount sufficient to cover the replacement value of the work being performed and/ or the labor, services and materials being supplied by the General Contractor, Subcontractors, Designer, and all professional Consultants.
- Insurance:** Owner/ Client shall cause the General Contractor and every Subcontractor performing work or providing services and / or materials for the work to purchase and maintain General Liability Insurance.
- Named Products:** The Designer makes no guarantee for products identified by trade name or manufacturer.
- Scope:** The General Contractor and Subcontractors shall furnish all labor, equipment, and material indicated on the plans and reasonably inferred or required by the applicable codes.
- Substitution:** Substitutions of specific materials or products shall not be made without written authorization by Owner/ Client. The General Contractor and any Subcontractor shall not make the structural substitutions or changes without prior written authorization from the structural engineer.
- Changes:** Any addition, deletion, or change in the scope of the work described by the plans shall be by written change order only. Any approval from the building official for a change in the work shall be the responsibility of the General Contractor.
- Intention:** The General Contractor shall ensure that all labor, materials, equipment and transportation shall be included in the work for complete execution of the project. The Designer shall not be responsible for the means and methods of construction.
- Review of Drawings:** The General Contractor and all Subcontractors shall review the full content of the plans for discrepancies and omissions prior to commencement of work. The General Contractor and all Subcontractors shall be responsible for any work not in conformance with the plans or in conflict with any code.
- Use of the Drawings:** Dimensions take precedence over scaled measurements. Details and sections on the drawings are shown at specific locations and are intended to show general requirements throughout. Details noted "typical" imply all like conditions treated similarly, unless noted otherwise. The architectural details shown are intended to further illustrate the visual design concept and the minimum recommended weather protection for this project. Building code requirements, structural considerations, trade association manuals and publications and product manufacturer's written instructions shall also be considered in order to complete the construction of the details, and in some cases may supersede the details.
- Approved Drawings:** The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current building department approved set of plans.
- Cutting and Patching:** All Subcontractors shall do their own cutting, fitting, patching, etc. to make the several parts come together properly and fit it to receive or by work of other trades.
- Clean up:** All trades shall, at all times, keep the premises free from accumulation of waste materials or rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding and surplus materials and leave the job in a broom - clean condition. All fixtures, equipment, glazing, floors, etc. shall be left clean and ready for occupancy upon completion of the project
- Storage of Materials:** The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material suppliers' or manufacturers' instructions. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor of Subcontractor who stored the damaged or lost materials.

SUBMITTALS:

- The General Contractor shall submit product data, samples for initial selection, samples for verification and shop drawings for review by the Architect for products, materials, finishes, fixtures, cabinets, casework, systems and other items to be installed prior to ordering or fabricating.

ROUGH CARPENTRY:

- Framing:**
 - Blocking and Bridging:**
 - Stud Walls: Per applicable building code. Full height walls shall have continuous studs from bottom to top plate.
 - Ceiling Joists: Per applicable building code. Use solid bridging.
 - Backing: Provide solid backing at all pendant or surface - mounted electrical fixtures, rails, grab bars, bath accessories, etc.
 - Fire stopping:** Per applicable building code.
 - Stud Walls:** Per applicable building code. All studs to have full bearing on plate. All studs to be at 16" O.C. unless noted otherwise. Studs to be sized per requirements of code.
 - Use continuous, full height studs in accordance with the highest standard of construction and framing practices.**
 - Provide blocking where required to provide uniform surface where flush joists and beams are different depths**
 - All dimensions given are to face of finish, unless noted otherwise.**

FINISH CARPENTRY:

- Scope:**
 - Furnish and install all finish carpentry complete, including trim, door frames, paneling and shelving.
 - Installation of finish hardware, bath accessories, cabinet pulls, etc.
- Shop Drawings:**
 - Submit shop drawings for cabinets and casework.
- Workmanship:**
 - All joints shall be tight and true and securely fastened. Corners shall be neatly mitered, butted, or coped, with nails set and surfaces free of tool marks.
 - Wood work shall be accurately scribed to fit adjoining surfaces.
 - All work shall be machined or hand sanded, sharp edges and splinters removed, and completely prepared for finish.
 - Full length continuous boards shall be used wherever applicable or specifically noted.
- Fitting and Hanging Doors:**
 - Each door shall be accurately cut, trimmed, and fitted to its respective frame and hardware with due allowance for painter's finishes.
 - Clearance at the lock and hanging stiles and at the top shall not exceed 1/8". Clearance at the bottom shall be adjusted for finish floor covering.
 - Lock stile edges shall be beveled.
 - Door shall operate freely, but not loosely, without sticking or binding, without hinge bound conditions, and with all hardware properly adjusted and functioning.
- Materials:**
 - Door frames:** Frames shall be set plumb and true, rigidly secured, and protected during the course of construction.
 - Door Stops and Casing:** Size and profile as selected by Owner/ Client.
 - Interior Trim:**
 - Interior Rails: Clear material, finished to match casework
 - Window Trim: 1x clear wood to match casework or as noted in drawings (verify with Owner/Client).
 - Base Boards: As noted in drawings or approved by Owner/Client.

INSULATION:

- Installation:**
 - Thermal Insulation:** Install insulation between joists, below all roof surfaces, and areas including any vertical wall areas separating living spaces from unconditioned space and between studs at all exterior walls. Insulation shall be securely installed and tightly fitted without compressing the normal Loft thickness. Provide insulation stops/ baffles as required to prevent obstruction of vents.
 - Sound insulation:** Install insulation between studs, securely and tightly fitted at walls as indicated on drawings.
 - Plumbing insulation:** All domestic hot water piping shall have R-4 insulation. Insulation shall be properly installed on all piping elbows to adequately insulate the 90 degree bend.
 - The General Contractor and Subcontractors shall be responsible for storing the materials on the site according to material supplier's or manufacturers' instructions. The materials shall be kept secure and protected from moisture.

NOTICE "BUILDERS PLANS"

1. THE CONTRACTOR (BUILDER) WARRANTS TO THE ARCHITECT, PICKETT / PASSAFIUME / ARCHITECTS (PPA), THAT HE / SHE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND, FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE ARCHITECT'S SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR THE OWNER, THE ARCHITECT HAS UNDERTAKEN LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDER'S PLANS" IN RECOGNITION OF THE CONTRACTOR'S SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDER'S PLANS" TO MEET THE GOVERNING BUILDING CODES AND FIELD CONDITIONS, AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDER'S PLANS". IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY THE ARCHITECT.

2. THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND IT IS HEREBY EXPRESSLY UNDERSTOOD AND AGREED THAT THEY SHALL NOT BE USED, DUPLICATED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. COMPUTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE DIMENSIONS, AND LARGE SCALE DRAWINGS OVER SMALL SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. (THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN, AND EXTENT OF THE WORK, AND ARE PARTIALLY DIAGRAMMATIC; THEY ARE NOT INTENDED TO BE SCALED FOR ROUGH MEASUREMENTS.) ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK."



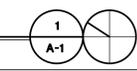
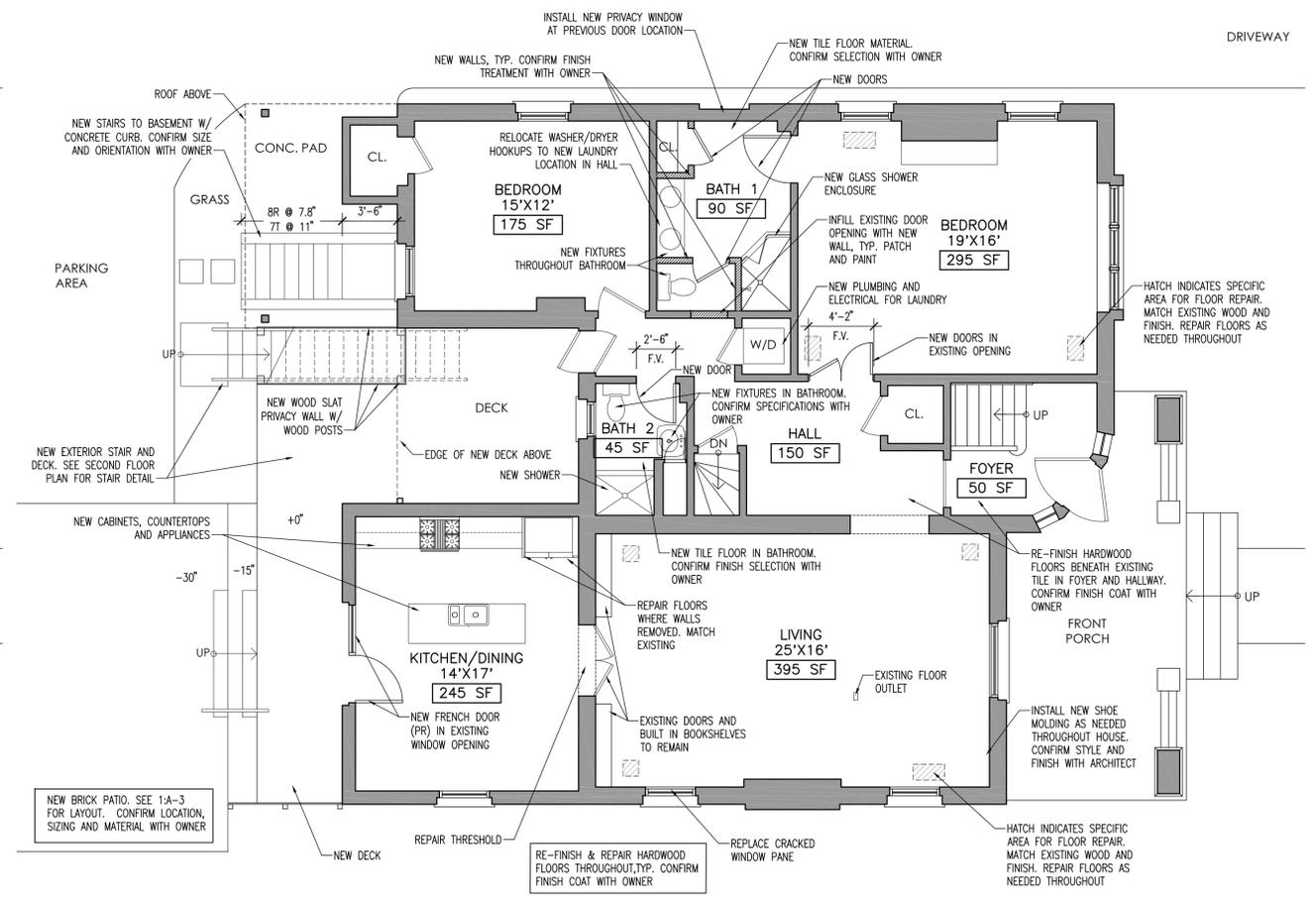
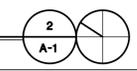
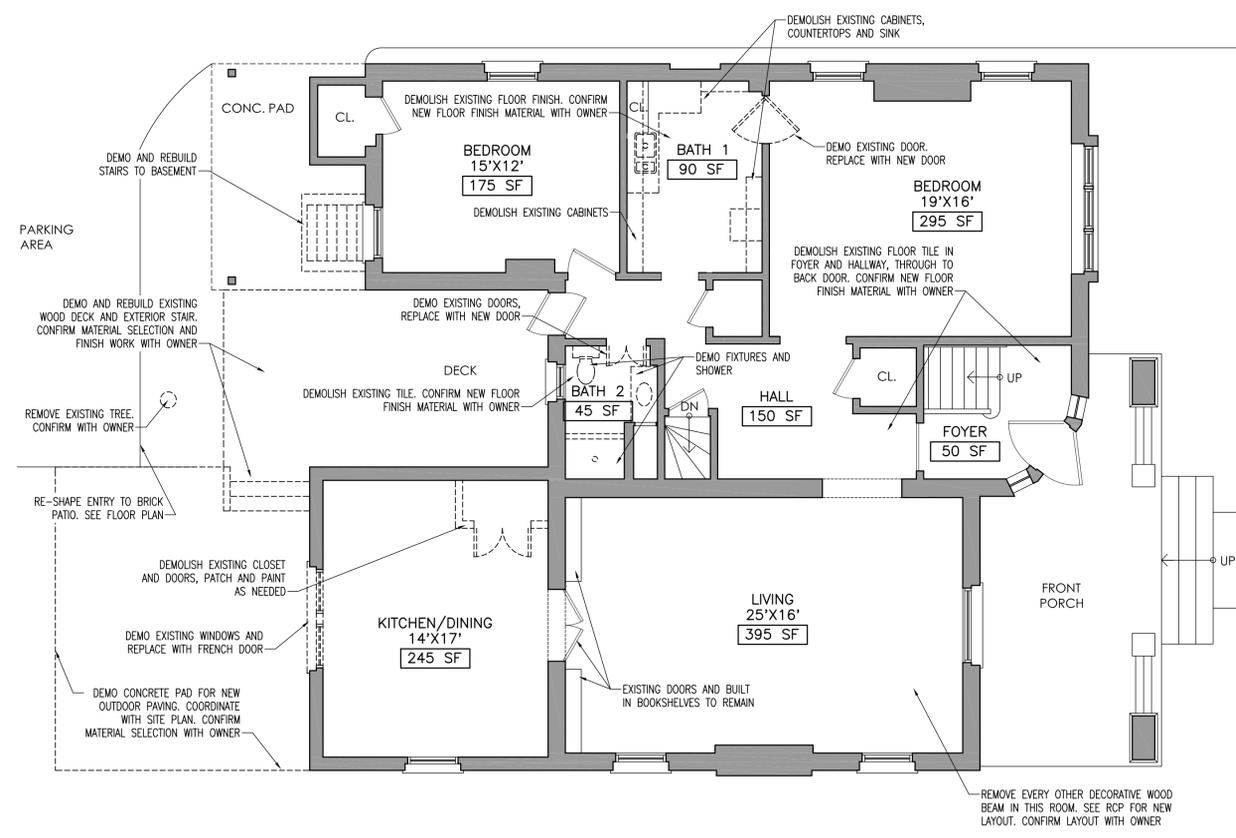
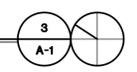
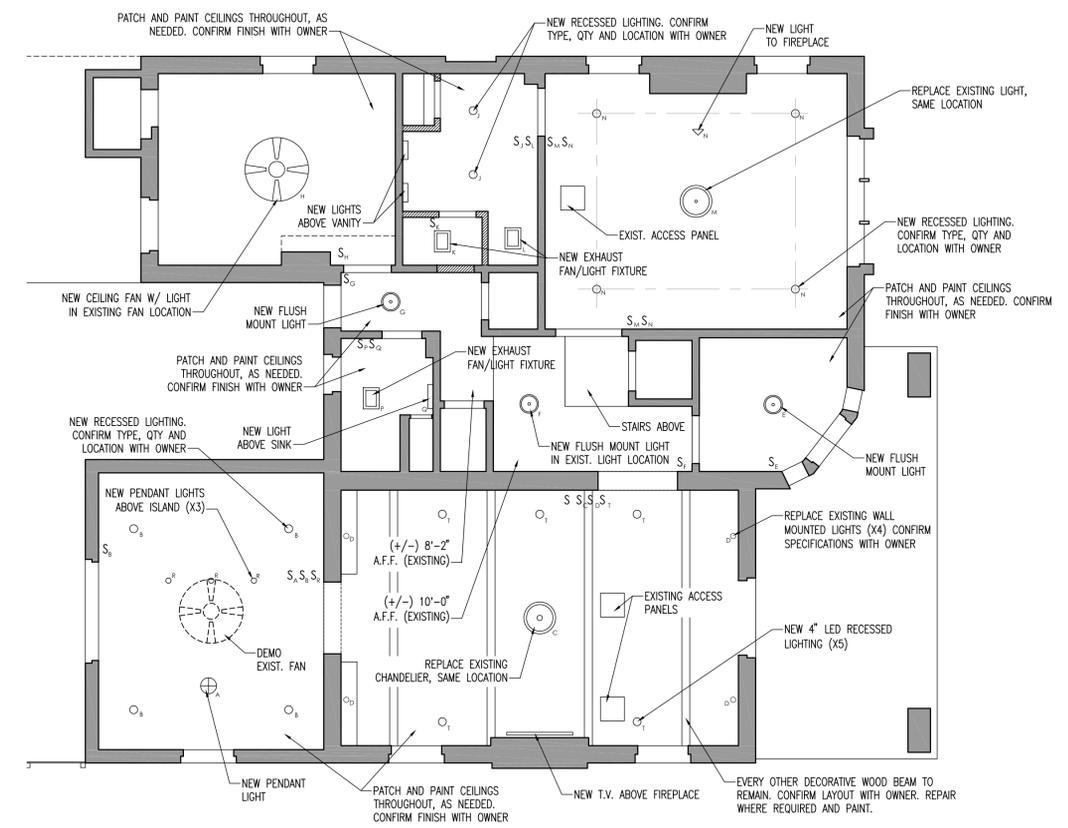
DOUGLASS BLVD.
2073 DOUGLASS BLVD.
LOUISVILLE, KY 40205

ISSUES AND REVISIONS		
MARK	DATE	DESCRIPTION
	5/4/16	PRICING SET

PROJECT NUMBER:	038-093
DATE:	June 28th, 2016
DRAWN BY:	
CHECKED BY:	
COPYRIGHT © 2016 PPA, PLLC	

NOTES / SITE PLAN

G-1



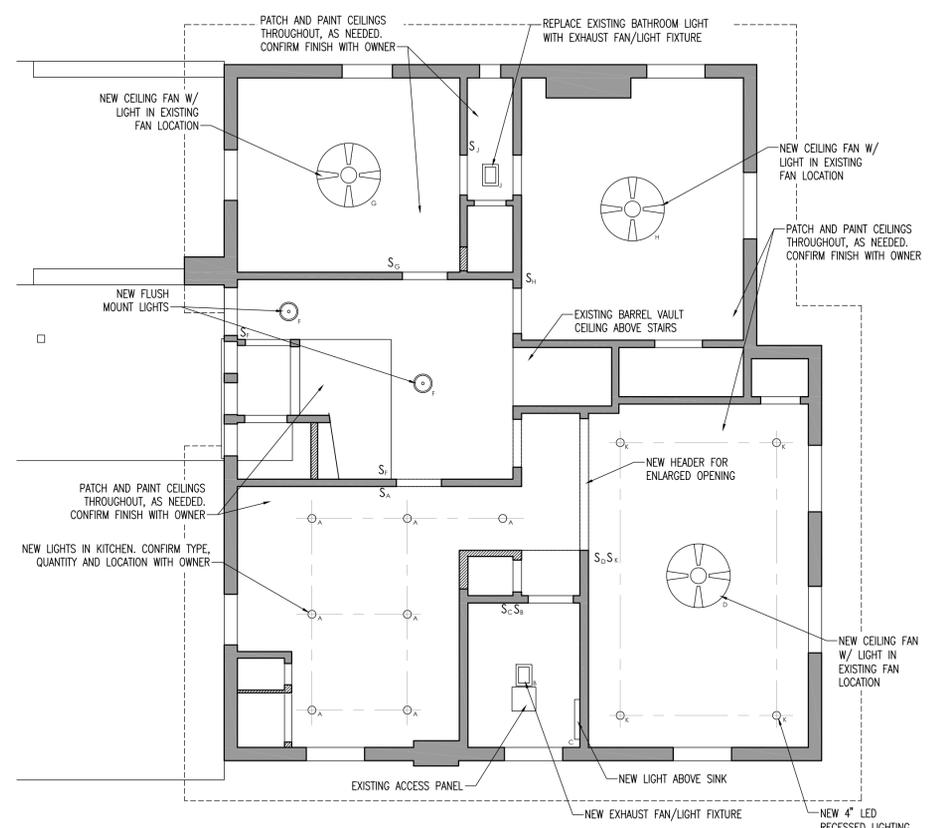
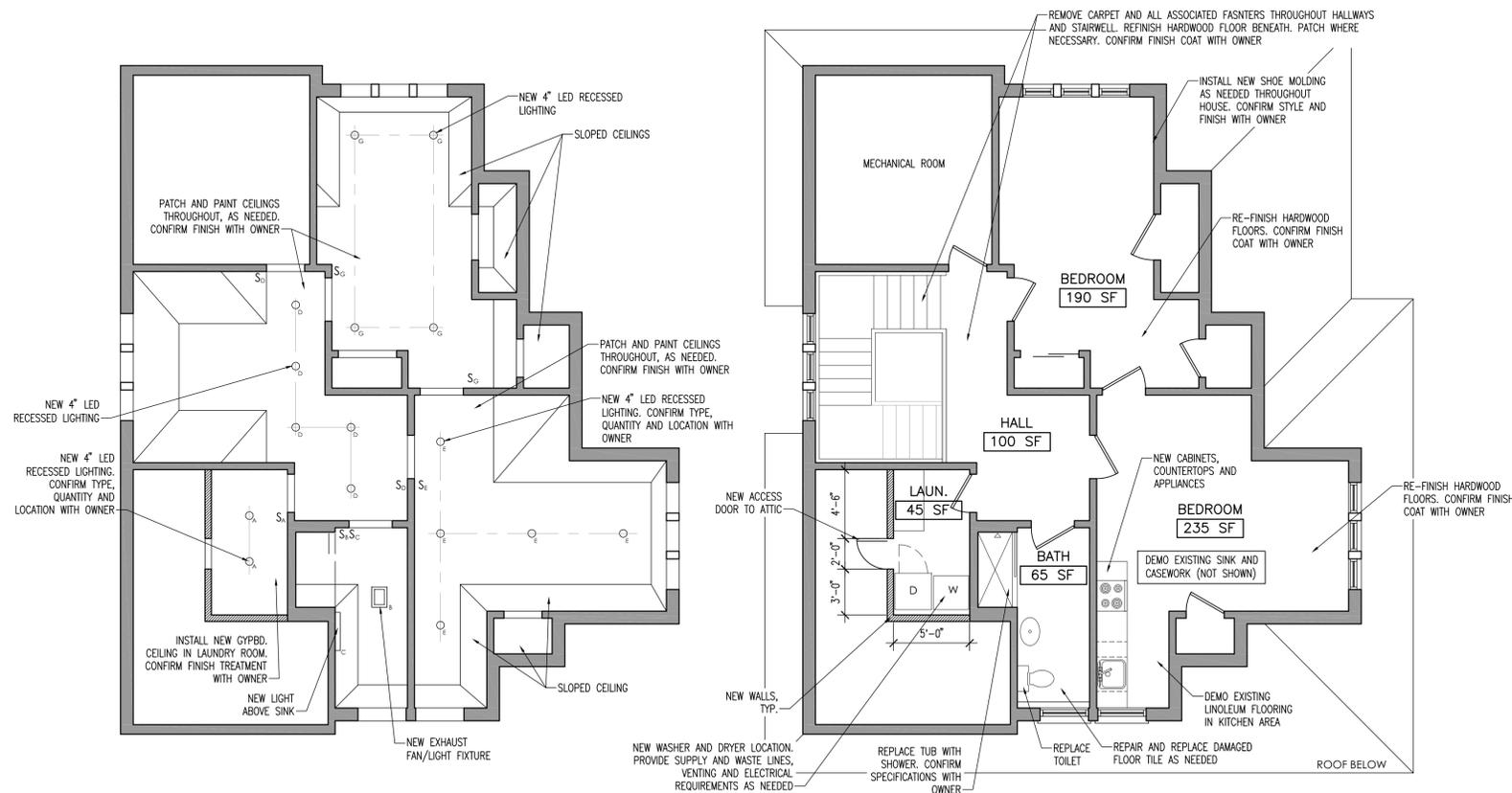
DOUGLASS BLVD.
 2073 DOUGLASS BLVD.
 LOUISVILLE, KY 40205

MARK	DATE	DESCRIPTION	PRICING SET
	5/4/16		

PROJECT NUMBER: 038-093
 DATE: June 28th, 2016
 DRAWN BY:
 CHECKED BY:
 COPYRIGHT © 2016 PPA, PLLC

FLOOR PLANS / RCP

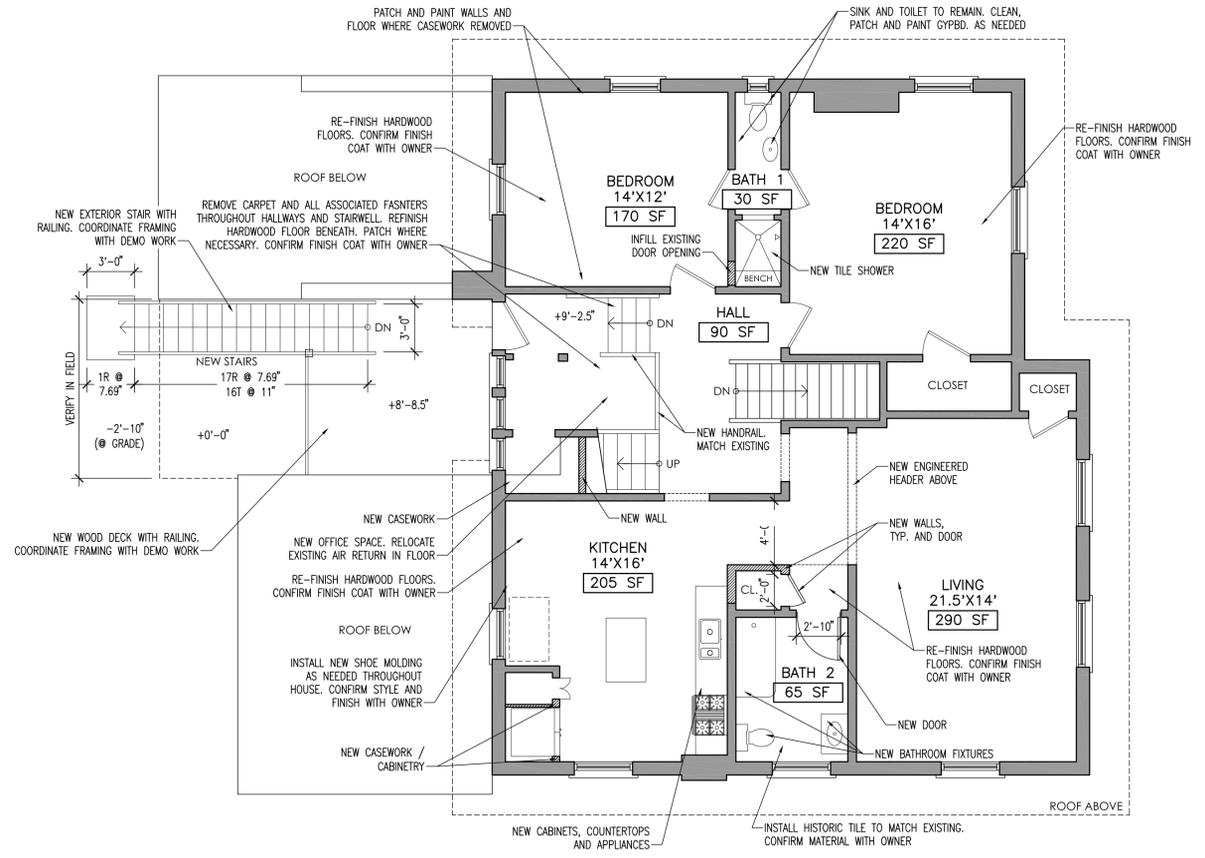
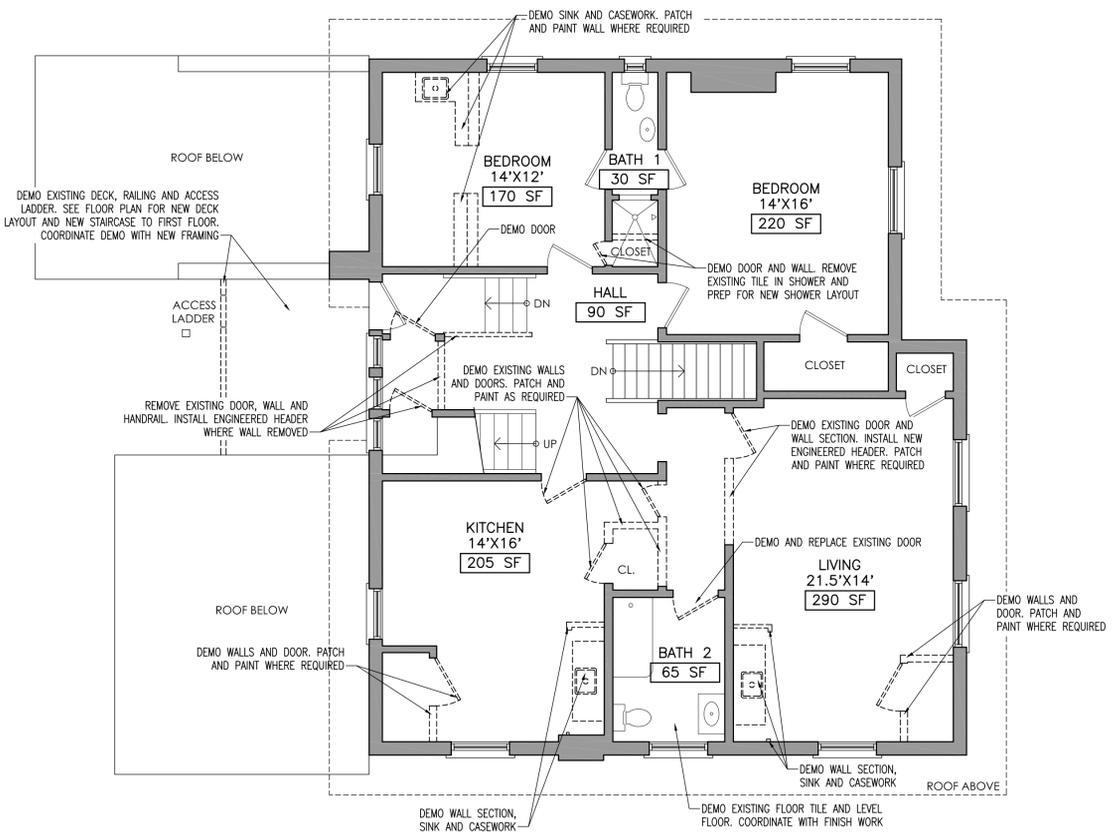
A-1



THIRD FLOOR RCP - PROP.

THIRD FLOOR PLAN - PROP.

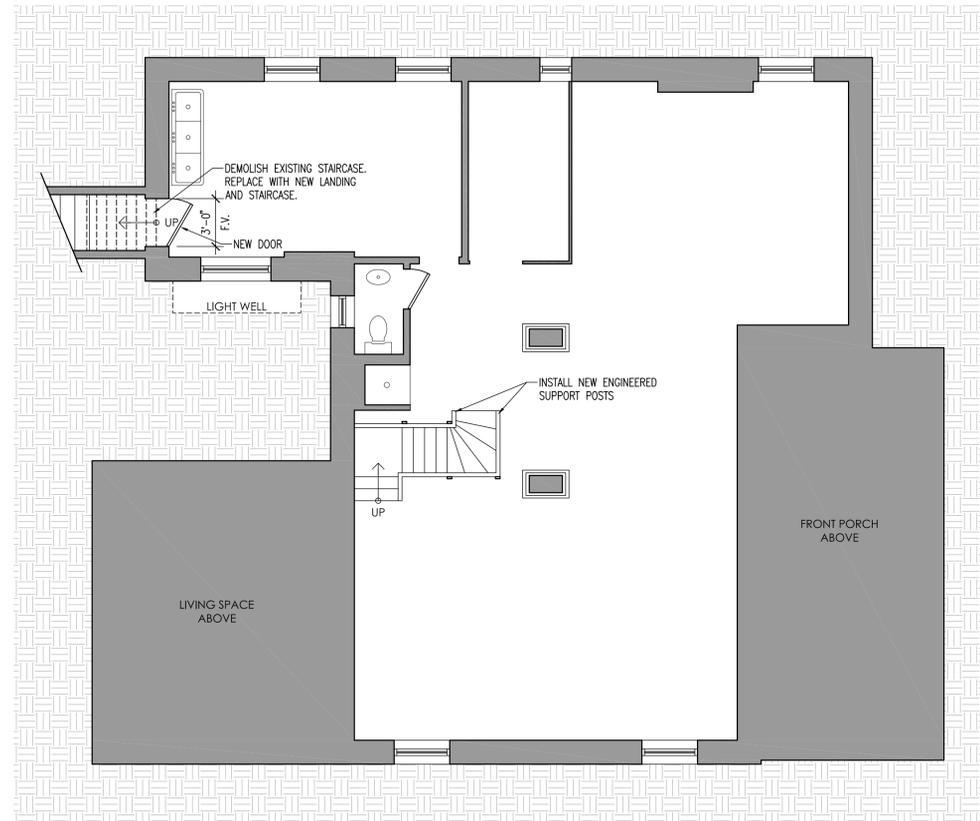
SECOND FLOOR RCP - PROPOSED



SECOND FLOOR PLAN - PROPOSED

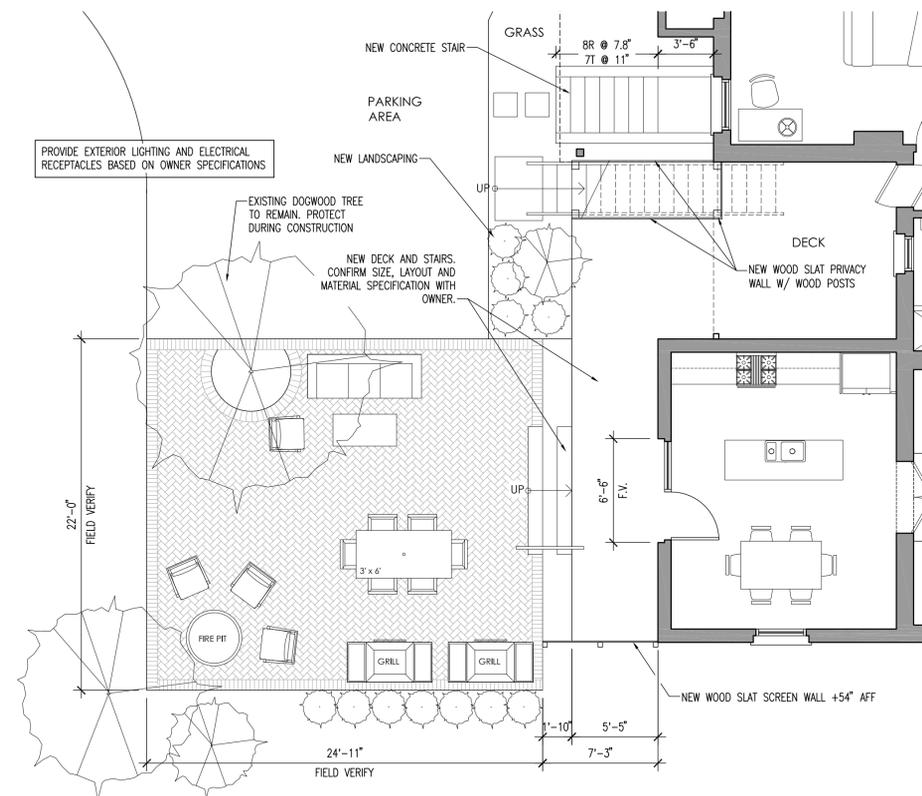
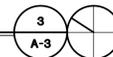
ISSUES AND REVISIONS		
MARK	DATE	DESCRIPTION
	5/4/16	PRICING SET

PROJECT NUMBER:	038-093
DATE:	June 28th, 2016
DRAWN BY:	
CHECKED BY:	
COPYRIGHT © 2016 PPA, PLLC	



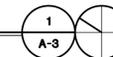
BASEMENT PLAN

SCALE: 3/16" = 1'-0"



BRICK PATIO - PROPOSED

SCALE: 3/16" = 1'-0"



ISSUES AND REVISIONS		
MARK	DATE	DESCRIPTION
	5/4/16	PRICING SET

PROJECT NUMBER:	038-093
DATE:	June 28th, 2016
DRAWN BY:	
CHECKED BY:	
COPYRIGHT © 2016 PPA, PLLC	