

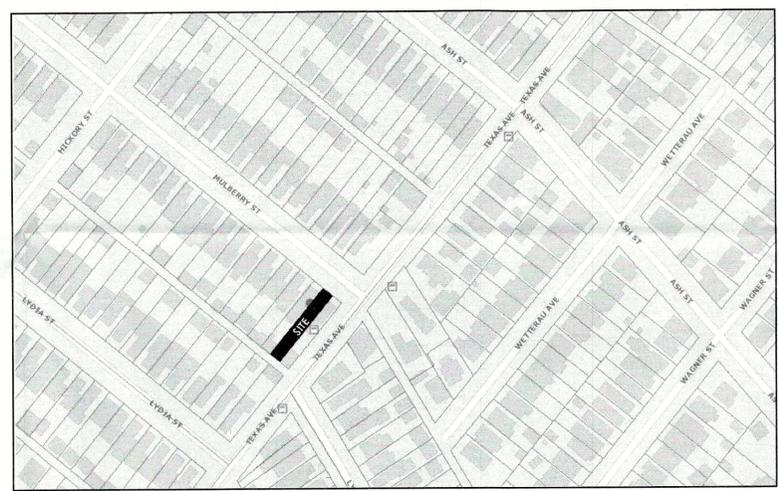
LEGEND

- S--- EXISTING SEWER MAIN
- E--- EXISTING ELECTRIC LINE
- ⊕ EXISTING UTILITY POLE

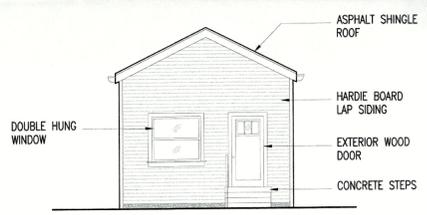
GRAPHIC SCALE

0 8' 16'
1 INCH = 8 FT

1 REFERENCE SITE PLAN
SCALE: 1/8" = 1'-0"



GENERAL INFORMATION		
<p>PROPERTY INFORMATION</p> <p>PRIMARY PARCEL ID : 026C 0069 0000</p> <p>ZONING DISTRICT : R5</p> <p>FORM DISTRICT : TRADITIONAL NEIGHBORHOOD</p> <p>PROPERTY AREA : 2,880 SF</p> <p>DEED BOOK : 12050 PAGE : 194</p> <p>USE CLASSIFICATION : SINGLE FAMILY RESIDENTIAL</p>	<p>SCOPE OF WORK</p> <p>EXPANSION TO THE BUILDING FOOTPRINT OF AN EXISTING RESIDENTIAL DWELLING (PRINCIPAL STRUCTURE)</p> <p>CONSTRUCT NEW 397 SF ADDITION</p> <p>INTERIOR RENOVATION OF EXISTING RESIDENTIAL STRUCTURE</p> <p>EXISTING BUILDING HEIGHT : 22 FT</p> <p>ADDITION BUILDING HEIGHT :</p> <p>USE CLASSIFICATION : SINGLE FAMILY RESIDENTIAL</p>	<p>LDC REQUIREMENTS</p> <p>PRIVATE YARD REQUIREMENT (LOTS UNDER 6,000 SF) = 20% OF LOT AREA</p> <p>LOT AREA : 2,880 SF (PER DEED BOOK 12050, PAGE 194)</p> <p>PRIVATE YARD REQUIRED : 576 SF</p> <p>PRIVATE YARD PROVIDED : 598 SF</p> <p>REQUIRED SIDEYARD SETBACK : 2' *VARIANCE REQUIRED TO REDUCE DOWN TO 1'</p>



GENERAL NOTES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 IBC, 2015 IBC (INTERNATIONAL BUILDING CODE), 2017 ICC AMERICAN NATIONAL STANDARD ADA CODE, DEPT. OF JUSTICE ADA CODE, AND ZONING REGULATIONS OF THE CITY OF LOUISVILLE KENTUCKY.

DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36"

INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAVE BEEN PROVIDED BY OTHERS. CONTRACTOR IS TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.

LMS DESIGN

816 FRANKLIN ST.
LOUISVILLE KY 40206
TEL 317 345 4598
FAX 800 455 7142

PROFESSIONAL SEAL

OWNER :
ALFRED PIZZONIA
4757 ROCKFORD PLZ. LOUISVILLE KY 40216

SITE ADDRESS :
1136 MULBERRY ST. LOUISVILLE KY 40217

GENERAL NOTES :

- CONTRACTOR TO VERIFY ALL PROPOSED & EXISTING DIMENSIONS, QUANTITIES, & FIELD CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF WORK. CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- UNDER NO CIRCUMSTANCES ARE DRAWINGS TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- ALL DESIGNS COPYRIGHT 2021 LMS DESIGN LLC ALL RIGHTS RESERVED.
- THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, ALL GENERAL NOTES, DRAWINGS, ADDENDA, CHANGE ORDERS, AND OTHER APPROVED MODIFICATION TO THE CONTRACT.
- CONTRACTOR SHALL MAKE AVAILABLE TO EACH SUBCONTRACTOR, PRIOR TO SIGNING SUBCONTRACTORS, COMPLETE COPIES OF THE CONTRACT DOCUMENTS AND KEEP ALL CONTRACTORS UP-TO-DATE WITH ALL REVISIONS AND CHANGES TO THE CONTRACT DOCUMENTS THROUGHOUT THE PROJECT. SUBCONTRACTORS ARE BOUND TO GENERAL NOTES AND CONDITIONS THAT MAY BE SHOWN ON PAGES OTHER THAN THOSE WHERE THEIR WORK IS INDICATED.

RECEIVED
JUL 20 2021
PLANNING & DESIGN SERVICES

PROJECT

1136 MULBERRY RENOVATION & ADDITION

PROJECT NO.	2111
ISSUE DATE	07/19/2021
REVISION NO.	REVISION DATE
SCALE	AS NOTED
SHEET TITLE	GENERAL INFORMATION REFERENCE SITE PLAN VICINITY MAP & ELEV.

SHEET NO.

C101