

**GENERAL NOTES:**

ALL WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION CABINET'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION, UNLESS SHOWN OTHERWISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL FEDERAL, STATE AND LOCAL PERMITS NECESSARY TO PERFORM AND COMPLETE THE PROJECT AS SHOWN ON THESE PLANS.

CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL INFORMATION FOR STAKING THE PROJECTS LINES AND GRADES AS SHOWN ON THESE PLANS WILL BE PROVIDED UPON REQUEST IN AUTOCAD FORMAT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE UTILITY COMPANIES SUCH THAT ACCESS TO WORK AREAS OR SCHEDULE CONFLICTS DO NOT INTERRUPT OR DELAY THE PROJECT'S SCHEDULE.

THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION AND TO COORDINATE ALL CONNECTIONS WITH UTILITY COMPANIES.

ALL CULVERTS UNDER PAVING HAVING LESS THAN 12" OF COVER SHALL BE CONCRETE ENCASED.

ALL STROM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE METROPOLITAN SEWER DISTRICT'S STANDARD SPECIFICATIONS.

DENSE GRADED AGGREGATE BASE SHALL BE COMPACTED IN SEPARATE LIFTS.

ASPHALT CONCRETE SHALL BE CLASS I, TYPE A, COMPACTED DEPTH AS SHOWN ON THE PLANS.

ALL SUBGRADES SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR. THE UPPER 12" OF FILL BENEATH PAVEMENTS SHALL BE COMPACTED TO 100% MOISTURE CONTENT SHALL BE WITHIN +2% TO -4% OF OPTIMUM.

TACK COAT SHALL BE APPLIED AT THE RATE OF 0.1 GALLONS PER SQUARE YARD WITH INSTALLATION OF SURFACE ASPHALT WHEN FINAL PAVING HAS BEEN DELAYED FROM THE BINDER INSTALLATION.

THE CONTRACTOR SHALL SLOPE ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE. FLAT AND PONDING AREAS WILL NOT BE ACCEPTABLE.

THE CONTRACTOR SHALL PROVIDE A COMPACTED DEPTH OF 6" TOPSOIL OVER ALL PERVIOUS AREAS ON THE PROJECT.

WASTE CONCRETE, MASONRY AND OTHER MATERIAL AND DEBRIS SHALL BE DISPOSED OF OFFSITE AT A LANDFILL OR DISPOSAL SITE LICENSED TO ACCEPT SUCH MATERIALS OR DEBRIS. IN NO CASE SHALL DISCARDED MATERIALS BE LEFT IN WINDROW OR PILES ON OR ADJACENT TO THE SITE. THE CONTRACTOR SHALL BE REQUIRED TO PAY ALL FEES FOR DISPOSAL OF MATERIALS AND DEBRIS.

DIMENSIONS SHOWN HEREON ARE FROM THE FACE OF CURBS OR WALLS UNLESS SHOWN OTHERWISE.

SIDEWALKS SHALL BE A MINIMUM 4" THICK WITH 6"x6" W.W.F. ON A 4" D.G.A. BASE. SIDEWALKS AT DRIVEWAYS SHALL HAVE A MINIMUM THICKNESS OF 6". A FINE BROOM FINISH SHALL BE PROVIDED WITH CONTROL JOINTS SPACED AT 5' INTERVALS AND EXPANSION JOINTS AT 25' INTERVALS, AT ALL BENDS AND WHERE ABUTTING RIGID STRUCTURES.

LIGHT STANDARDS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE ELECTRICAL PLAN FOR INSTALLATION DETAILS.

**STORMWATER NOTES:**

IMPERVIOUS AREA:

EXISTING IMPERVIOUS SURFACE	21,360 SQ.FT.
PROPOSED IMPERVIOUS SURFACE	35,179 SQ.FT.
TOTAL AREA OF SITE	45,953 SQ.FT.

**STORMWATER MANAGEMENT:**

PRE-DEVELOPMENT:

IMPERVIOUS AREA	21,360 SQ.FT.
PERVIOUS AREA	24,593 SQ.FT.
"C" FACTOR	0.57

POST-DEVELOPMENT:

IMPERVIOUS AREA	35,179 SQ.FT.
PERVIOUS AREA	10,766 SQ.FT.
"C" FACTOR	0.79

$(0.79 - 0.57) \times 2.9 \times (1.05) = 0.056 \text{ AC-FT}$

12

THE PROJECT IS SUBJECT TO REGIONAL FACILITY FEES

**LANDSCAPING SUMMARY:**

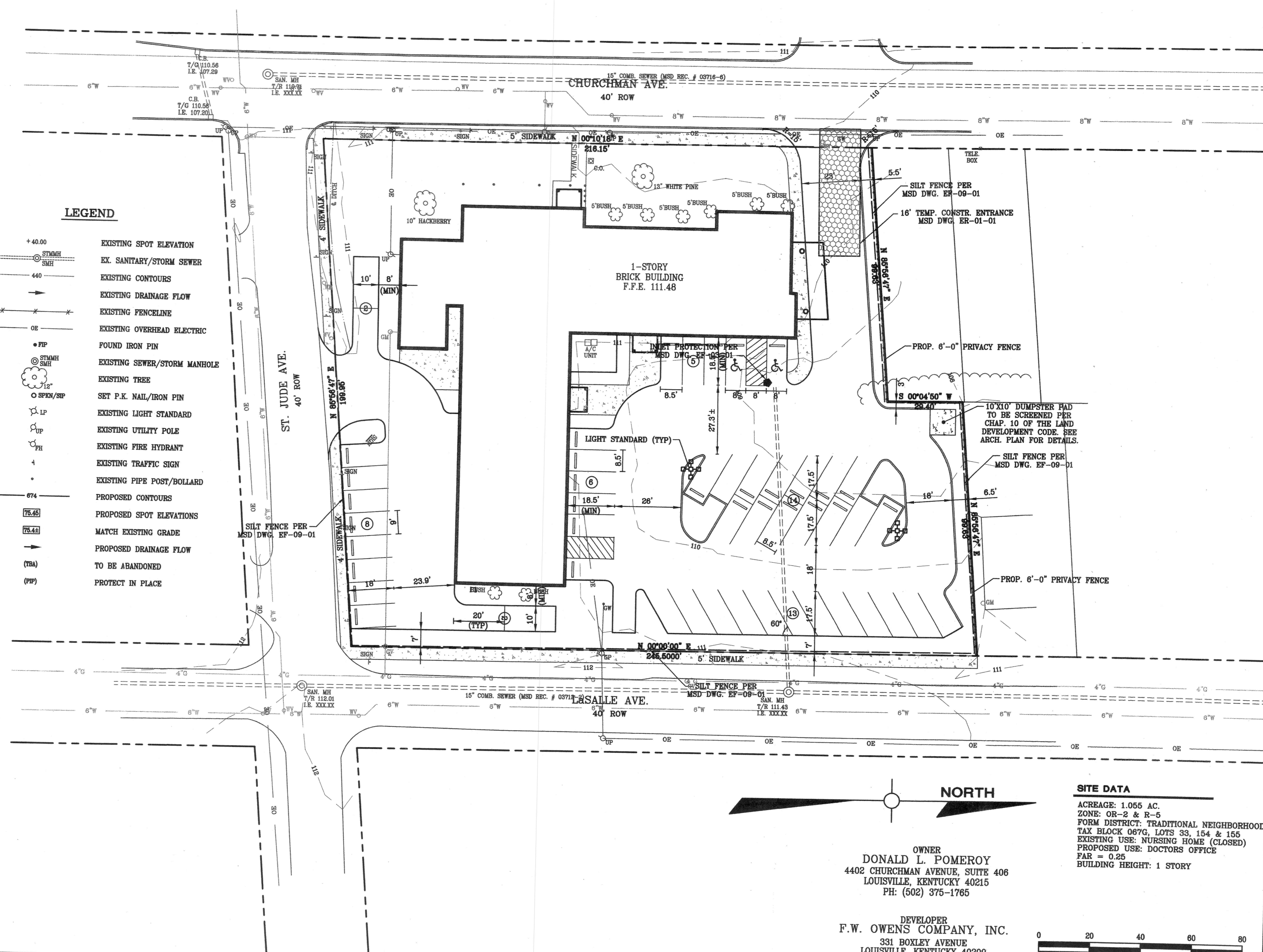
TOTAL PROJECT AREA	45,953 S.F.
PROJECT AREA GREENSPACE	10,721 S.F.
VEHICULAR USE AREA	19,653 S.F.
REQUIRED INTERIOR LANDSCAPING	1,474 S.F.
PROVIDED INTERIOR LANDSCAPING	1,956 S.F.

**PARKING SUMMARY**

MINIMUM PARKING	(1 SP. / 250 SF) X 11,500 SF = 46 SPACES
MAXIMUM PARKING	(1 SP. / 150 SF) X 11,500 SF = 77 SPACES
PARKING PROVIDED	50 SPACES INCL. 2 HANDICAP

**LEGEND**

+	EXISTING SPOT ELEVATION
SMH	EX. SANITARY/STORM SEWER
---	EXISTING CONTOURS
→	EXISTING DRAINAGE FLOW
---	EXISTING FENCELINE
---	EXISTING OVERHEAD ELECTRIC
•	FOUND IRON PIN
SMH	EXISTING SEWER/STORM MANHOLE
○	EXISTING TREE
•	SET P.K. NAIL/IRON PIN
LP	EXISTING LIGHT STANDARD
UP	EXISTING UTILITY POLE
PH	EXISTING FIRE HYDRANT
+	EXISTING TRAFFIC SIGN
+	EXISTING PIPE POST/BOLLARD
---	PROPOSED CONTOURS
75.46	PROPOSED SPOT ELEVATIONS
75.42	MATCH EXISTING GRADE
→	PROPOSED DRAINAGE FLOW
(TBA)	TO BE ABANDONED
(PIP)	PROTECT IN PLACE



**WORK WITHIN RIGHT-OF-WAY:**

A CITY OF LOUISVILLE ENCROACHMENT PERMIT WILL BE REQUIRED FOR WORK WITHIN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL COMPLY WITH THE INSTRUCTIONS CONTAINED IN THE PERMIT.

**EROSION CONTROL NOTE:**

SEE DEMOLITION PLAN FOR EPSC MEASURES.

**MSD NOTE:**

MSD DOES NOT WARRANT THE DESIGN OR COMPUTATIONS CONTAINED IN THIS PLAN. THE CORRECTNESS OR ACCURACY OF ALL ENGINEERING COMPUTATIONS REMAIN THE SOLE RESPONSIBILITY OF THE APPLICANT'S DESIGN PROFESSIONAL. MSD'S APPROVAL TO PROCEED WITH CONSTRUCTION IS BASED SOLELY ON THAT DESIGN PROFESSIONAL'S SEAL AND SIGNATURE.

**UTILITY PROTECTION NOTE:**

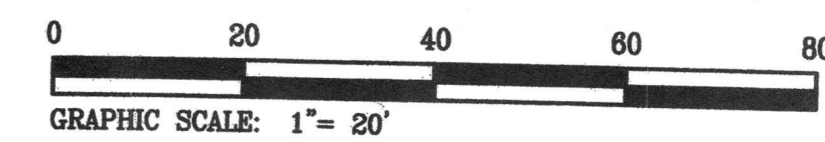
ALL UTILITIES ON THIS PLAN ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. PRIOR TO ANY EXCAVATION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY PROTECTION CENTER. BUD PHONE 1-800-752-6007, WHICH WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF THE BELOW GROUND UTILITIES. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.

**SITE DATA**

ACREAGE: 1.055 AC.  
 ZONE: OR-2 & R-5  
 FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
 TAX BLOCK 067G, LOTS 33, 154 & 155  
 EXISTING USE: NURSING HOME (CLOSED)  
 PROPOSED USE: DOCTORS OFFICE  
 FAR = 0.25  
 BUILDING HEIGHT: 1 STORY

OWNER  
**DONALD L. POMEROY**  
 4402 CHURCHMAN AVENUE, SUITE 406  
 LOUISVILLE, KENTUCKY 40215  
 PH: (502) 375-1765

DEVELOPER  
**F.W. OWENS COMPANY, INC.**  
 331 BOXLEY AVENUE  
 LOUISVILLE, KENTUCKY 40209  
 PH: (502) 637-4225



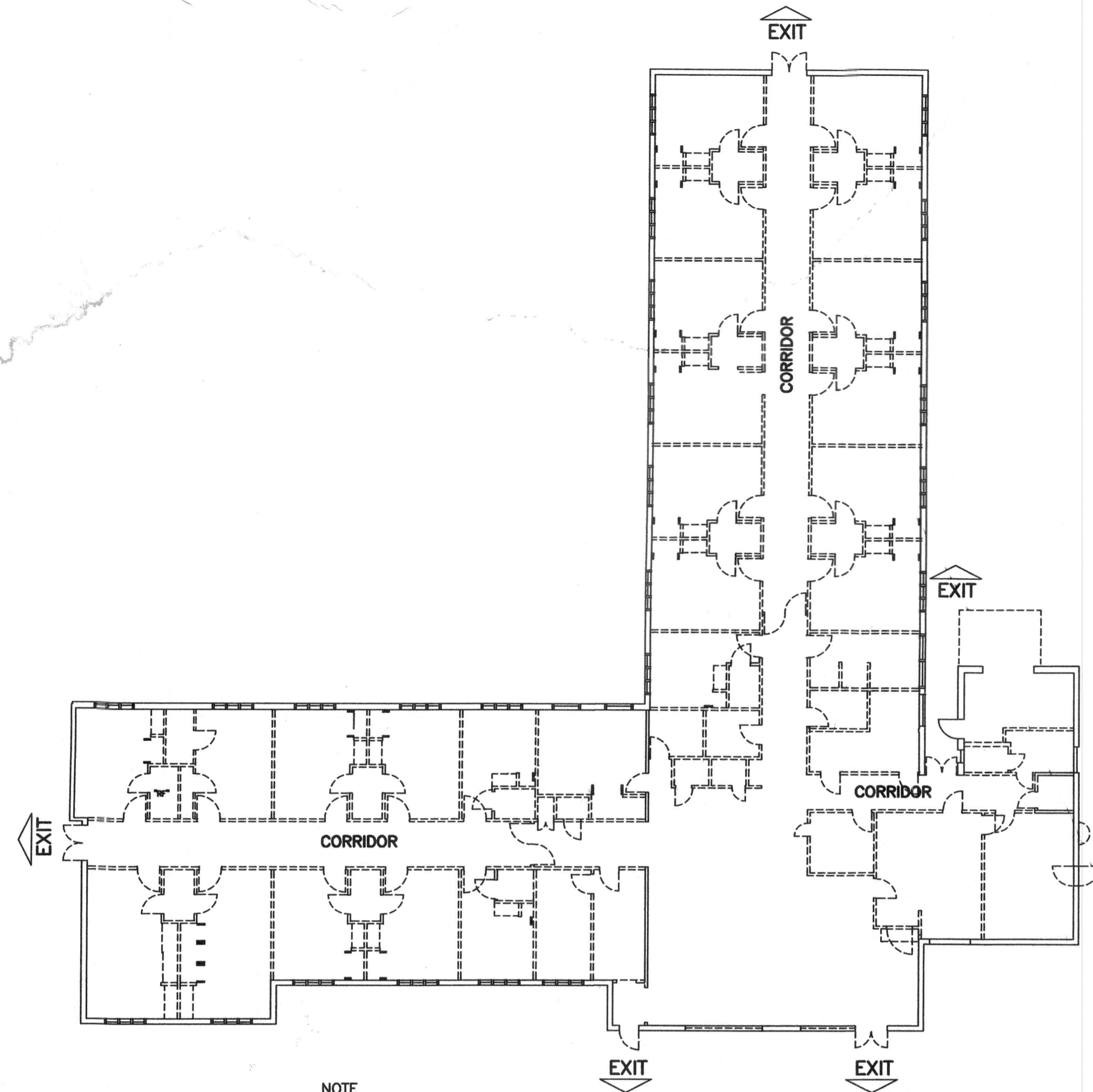
NO.	DATE	REVISIONS DESCRIPTION

**DUNAWAY ENGINEERING, INC.**  
 3404 STONY SPRING CIRCLE  
 LOUISVILLE, KENTUCKY 40220  
 PH: 671-0060 FAX: 671-0311  
 EMAIL: DUNAWAYEGR@AOL.COM

DATE  
 SIGNATURE

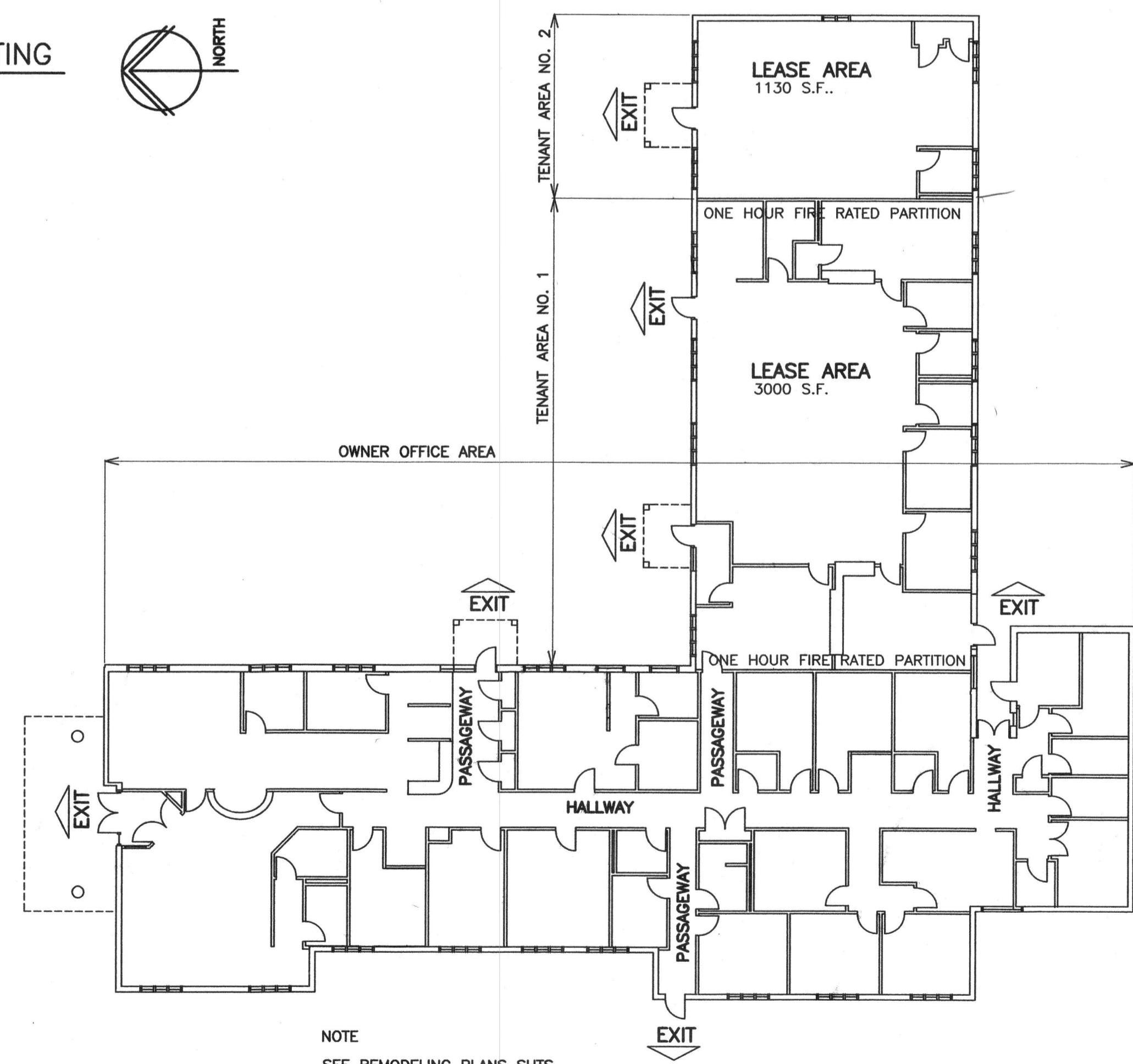
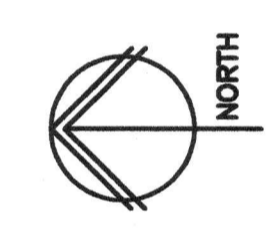
**DR. POMEROY OFFICE BUILDING**  
 4331 CHURCHMAN AVENUE  
 LOUISVILLE, KENTUCKY 40217

DRWN BY: TST	CHKD BY: XXX
DATE: SEPT. 1, 2004	
DRAWING: SITE PLAN	
SCALE: 1" = 20'	
SHEET 2 OF 4	



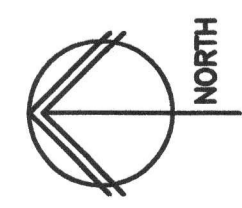
NOTE  
SEE DEMOLITION PLAN SHT. D1

**FLOOR PLAN—EXISTING**  
SCALE: 1/16"=1'-0"



NOTE  
SEE REMODELING PLANS SHTS.  
A1, FP1, P1, M1, E1, E2

**FLOOR PLAN—REMODELING**  
SCALE: 1/16"=1'-0"



**SCHEDULE OF DRAWINGS**

SHEET	SHEET TITLE
1 of 4	SITE PLAN—EXISTING DEMOLITION
2 of 4	SITE DEVELOPMENT PLAN
3 of 4	SITE GRADING & DRAINAGE PLAN
4 of 4	SITE LANDSCAPING PLAN
D1	FLOOR PLAN—EXISTING DEMOLITION
A1	FLOOR PLAN—REMODELING
A1.1	REFLECTED CEILING PLAN
A2	ROOF PLAN
A3	MAIN ENTRANCE CANOPY PLANS
A4	CANOPY DETAILS & SECTIONS
A5	EAST & WEST ELEVATIONS
A5.1	NORTH & SOUTH ELEVATIONS
A5.2	CANOPY ELEVATIONS
A6	ROOM FINISH SCHEDULE
A7	WALL SECTIONS 1
A8	WINDOW TYPES/MISC. SECTIONS & DETAILS
A9	DELETED FROM PROJECT
A10	ROOM LAYOUTS
A11	ROOM LAYOUTS/COUNTER & CABINET ELEVATIONS 1
A11.1	ROOM LAYOUTS/COUNTER & CABINET ELEVATIONS 2
A11.2	ROOM LAYOUTS/COUNTER & CABINET ELEVATIONS 3
A11.3	ROOM LAYOUTS/COUNTER & CABINET ELEVATIONS 4
A12	MISCELLANEOUS SECTIONS & DETAILS
A13	DOOR SCHEDULE
U1	UTILITY SITE PLAN
FP1	FLOOR PLAN—FIRE PROTECTION
P1	PLUMBING FLOOR PLAN
P2	PLUMBING DETAILS & SCHEDULES
M1	HVAC FLOOR PLAN
M2	HVAC DETAILS & SCHEDULES
E1	ELECTRICAL PLAN—POWER
E2	ELECTRICAL PLAN—LIGHTING
E3	ELECTRICAL PANEL SCHEDULES

**BUILDING AREA**

NOTE  
EXISTING BUILDING TO BE REMODELED/AREA TO REMAIN AS IT EXISTS  
ONE STORY, CONCRETE SLAB ON GRADE  
WOOD FRAME CONSTRUCTION WITH EXTERIOR FACE BRICK AND ASPHALT SHINGLE ROOFING/FACE BRICK TO BE COVER WITH FIRE RESISTANT FIBER CEMENT CLADDING

BUILDING AREA	
OWNER OFFICE	7,500 S.F.
TENANT SPACE NO. 1	3,000 S.F.
TENANT SPACE NO. 2	1,130 S.F.
<b>TOTAL AREA</b>	<b>11,630 S.F.</b>

**BUILDING USAGE**

MEDICAL OFFICES BUSINESS OCCUPANCY

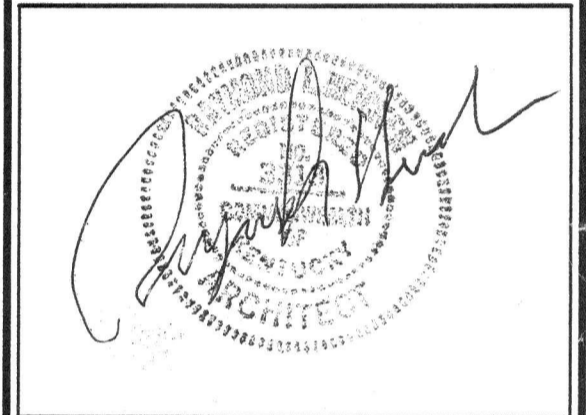
**FIRE PROTECTION**

BUILDING TO BE PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT INCLUDING THE ATTIC AND AREA BELOW THE CEILING

**DOCTORS OFFICE BUILDING REMODELING**

EXISTING BUILDING REFURBISHING & REMODELING FOR DOCTOR DONALD L. POMEROY M.D.

4331 CHURCHMAN AVE.  
LOUISVILLE, KENTUCKY



GENERAL CONTRACTORS  
CONSTRUCTION MANAGERS

331 Boxley Avenue  
Louisville, Kentucky 40209

**COVER SHEET**

DRAWN BY	DATE	DWG. NO.
RLH	09/09/04	
REVISIONS		