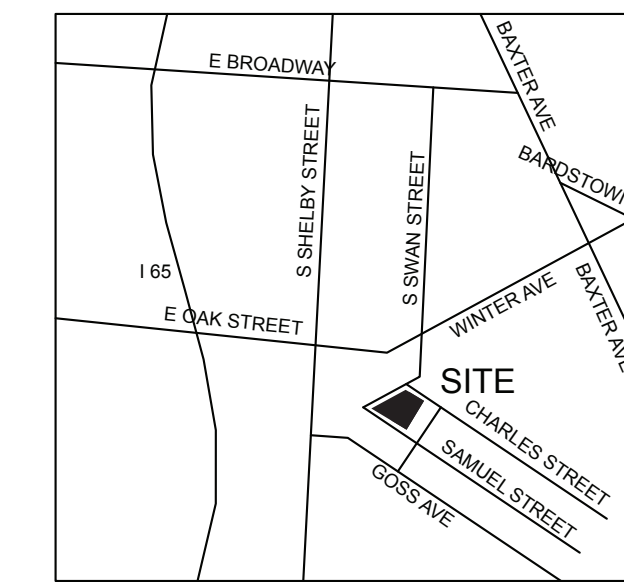


PROPOSED SITE & VICINITY PLAN

SCALE: 1/20" = 1'-0"



LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

PARCEL ID 025E - 0192 - 0000
FORM DISTRICT TRADITIONAL WORKPLACE
CONSTRUCTION TYPE 5B
CURRENT ZONING M2
TAX LOT 192
DEED BOOK PAGE 8409-0941
PLAN CERTAIN 09-038-97
EXISTING USE RESIDENTIAL & OFFICE (MIXED)

PROPOSED ZONING C1
PROPOSED USE NO CHANGE
 RESIDENTIAL & OFFICE (MIXED)

SQUARE FOOTAGE

E.1 EXISTING OFFICE	4200 SQ FT
E.2 EXISTING RESIDENCE	1500 SQ FT
P.1 PROPOSED DUPLEX (HGT 22')	2308 SQ FT
P.2 PROPOSED DUPLEX (HGT 22')	2308 SQ FT
TOTAL NEW CONSTRUCTION	4616 SQ FT
TOTAL RENOVATION (E.1 & E.2)	5700 SQ FT

SITE CALCULATIONS

GROSS SITE AREA	20234 SQ FT
NET SITE AREA	14580 SQ FT
EXISTING GROSS BUILDING FOOTPRINT	5700 SQ FT
EXISTING GROSS FLOOR AREA	5700 SQ FT
PROPOSED GROSS BUILDING FOOTPRINT	2308 SQ FT
PROPOSED GROSS FLOOR AREA	4616 SQ FT
TOTAL GROSS FLOOR AREA	10316 SQ FT
PROPOSED FLOOR AREA RATIO	0.51 FAR
SITE DENSITY	11 UNITS / ACRE
EXISTING IMPERVIOUS AREA	10200 SQ FT
PROPOSED IMPERVIOUS AREA	14840 SQ FT
CHANGE IN IMPERVIOUS AREA	4640 SQ FT
PROPOSED VEHICULAR USE AREA	4284 SQ FT
REQUIRED ILA (0% VUA < 6000 SQ FT)	0 SQ FT
PROPOSED INTERIOR LANDSCAPE AREA	628 SQ FT
LANDSCAPE BUFFER REQ.	WAIVER REQUESTED

SCOPE OF WORK

- RENOVATE EXISTING OFFICE (E.1) FOR SMALL OFFICE TENANT
- RENOVATE EXISTING RESIDENCE
- CONSTRUCT (2) TWO-STORY, TWO-UNIT MULTIFAMILY STRUCTURES, TOTAL OF (4) NEW UNITS, BUILDINGS P.1 & P.2
- CONSTRUCT NEW ASPHALT DRIVE & PARKING AREA
- INSTALL NEW LANDSCAPE ACCORDING TO LBA REQUIREMENTS

PARKING CALCULATIONS

PARKING PROVIDED	
ON SITE PARKING (NEW ASPHALT LOT)	9 SPACES
ON SITE STREET PARKING	3 SPACES
TOTAL PARKING	12 SPACES
MINIMUM	
GENERAL OFFICE	8 SPACES
RESIDENTIAL: 2 DUPLEXES (4 UNITS)	4 SPACES
RESIDENTIAL: SINGLE FAMILY	1 SPACE
TOTAL	13 SPACES
REDUCTIONS 1 & 2 (20%)	-3 SPACES
TOTAL REQUIRED	10 SPACES
MAXIMUM	
GENERAL OFFICE	21 SPACES
RESIDENTIAL: 2 DUPLEXES (4 UNITS)	12 SPACES
RESIDENTIAL: SINGLE FAMILY	5 SPACES
TOTAL REQUIRED	38 SPACES

OWNER

T.C. PETERS CONSTRUCTION
 808 EAST MARKET STREET
 LOUISVILLE KENTUCKY 40206
 TIM PETERS 502 456 1522

ARCHITECT

ARCHITECTURAL ARTISANS INC
 748 EAST MARKET STREET
 LOUISVILLE KY 40202
 JEFF RAWLINS 502 582 3907
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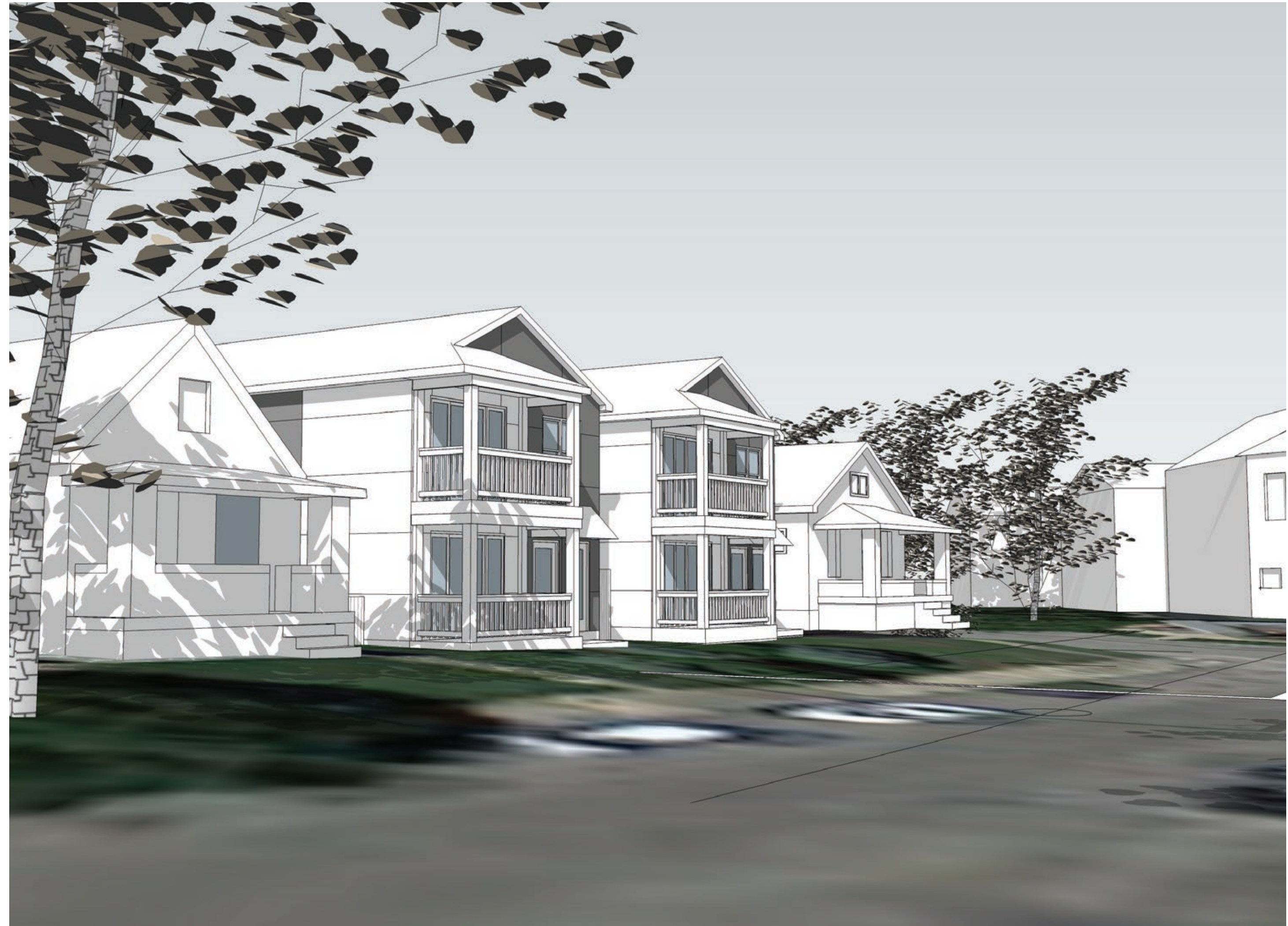
DANDRIDGE OFFICE & HOUSING DEVELOPMENT

920 DANDRIDGE AVENUE & 900-904 CHARLES STREET LOUISVILLE KENTUCKY 40204

REVISIONS

NO.	DATE	DESCRIPTION
1	13 MARCH 2014	

SHEET 1 OF 2



DANDRIDGE OFFICE & HOUSING DEVELOPMENT
920 DANDRIDGE AVENUE & 900-904 CHARLES STREET LOUISVILLE KENTUCKY 40204

REVISIONS

DATE

13 MARCH 2014

SHEET

2 OF 2