

LOCATION MAP

NOT TO SCALE NORTH

BUILDING SQUARE FOOTAGES

EXISTING BUILDING TO BE REMODELED	8,414 SQ FT
PROPOSED NEW ADDITION FIRST FLOOR	1,557 SQ FT
PROPOSED NEW ADDITION SECOND FLOOR	1,519 SQ FT
TOTAL PROPOSED BUILDING	11,590 SQ FT

OCCUPANCY CALCULATIONS

16 BDRM REHABILITATION HOME (5,233 SQ FT) @ 1/120	44 PEOPLE
OUTPATIENT CLINIC (3,889 SQ FT) @ 1/100	37 PEOPLE
COMMUNITY ROOM (742 SQ FT) @ 1/15	50 PEOPLE
EXTERIOR WALLS, EGRESS STAIRS & ELEVATOR (1,876 SQ FT)	0 PEOPLE
TOTAL BUILDING OCCUPANCY	131 PEOPLE

PARKING SUMMARY

PROPOSED	MINIMUM	MAXIMUM
REHABILITATION HOME (5,533 SQ FT)	5 SPACES	5 SPACES
5 EMPLOYEES (1 PER EMPLOYEE)	8 SPACES	8 SPACES
18 OCCUPANTS (0.5 PER OCCUPANT)		
PROPOSED OUTPATIENT CLINIC (3,889 SQ FT)	@1/500	@1/150
COMMUNITY ROOM (742 SQ FT)	9 SPACES	30 SPACES
PARKING PER USE	22 SPACES	43 SPACES
TOTAL REQUIRED PARKING SPACES	22 SPACES	43 SPACES

PARKING REMOVED	23 SPACES
EXISTING ON-SITE PARKING PROVIDED	31 SPACES
ON-STREET PARKING	5 SPACES
TOTAL PARKING PROVIDED	36 SPACES

SHORT TERM BIKE PARKING REQUIRED	4 SPACES
SHORT TERM BIKE PARKING PROVIDED	4 SPACES
LONG TERM BIKE PARKING REQUIRED	2 SPACES
LONG TERM BIKE PARKING PROVIDED	2 SPACES
LONG TERM BIKE PARKING LOCATED INSIDE	

PROPERTY INFO

PARCEL ID	030G 0131 0000
ZONING	TN2D
PLAN CERTAIN	09-037-89
FORM DISTRICT	TN INSTITUTIONAL
HISTORIC SITE	OLD LOUISVILLE
CONSTRUCTION TYPE	8B
USE GROUP	B / R-4 16 PATIENTS
EXISTING USE	OFFICE / CLINIC
PROPOSED USE	TRANSITIONAL HOUSING / CLINIC

SCOPE OF WORK

- RENOVATE EXISTING INTERIOR SPACE
- CONSTRUCT NEW RESIDENTIAL ADDITION W/ DINING KITCHEN & OFFICE OF FIRST FLOOR & BEDROOM ABOVE
- REDUCE CURRENT PARKING AREA

CURRENT OWNER

PLANNED PARENTHOOD OF KENTUCKY
1025 SOUTH SECOND STREET
LOUISVILLE KY 40207

PROPOSED OWNER

VOLUNTEERS OF AMERICA
570 SOUTH FOURTH STREET
LOUISVILLE KY 40202

ARCHITECT

ARCHITECTURAL ARTISANS INC
748 EAST MARKET STREET
LOUISVILLE KY 40202
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VOLUNTEERS OF AMERICA
D E V E L O P M E N T P L A N
1025 SOUTH 2ND STREET LOUISVILLE KENTUCKY 40203

GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MSD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MSD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE W/ CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- NO CHANGE TO EXISTING UTILITY SERVICES.
- NO CHANGE TO WESTERN HALF OF SITE INCLUDING ACCESS TO SITE.
- REFUSE TO BE CONTAINED IN STANDARD DUMPSTER. A 6' WOOD FENCE WILL SCREEN DUMPSTER WHILE BEING STORED WITHIN THE FENCED REAR YARD.

EROSION & SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDDED AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

TREE CANOPY CALCULATIONS

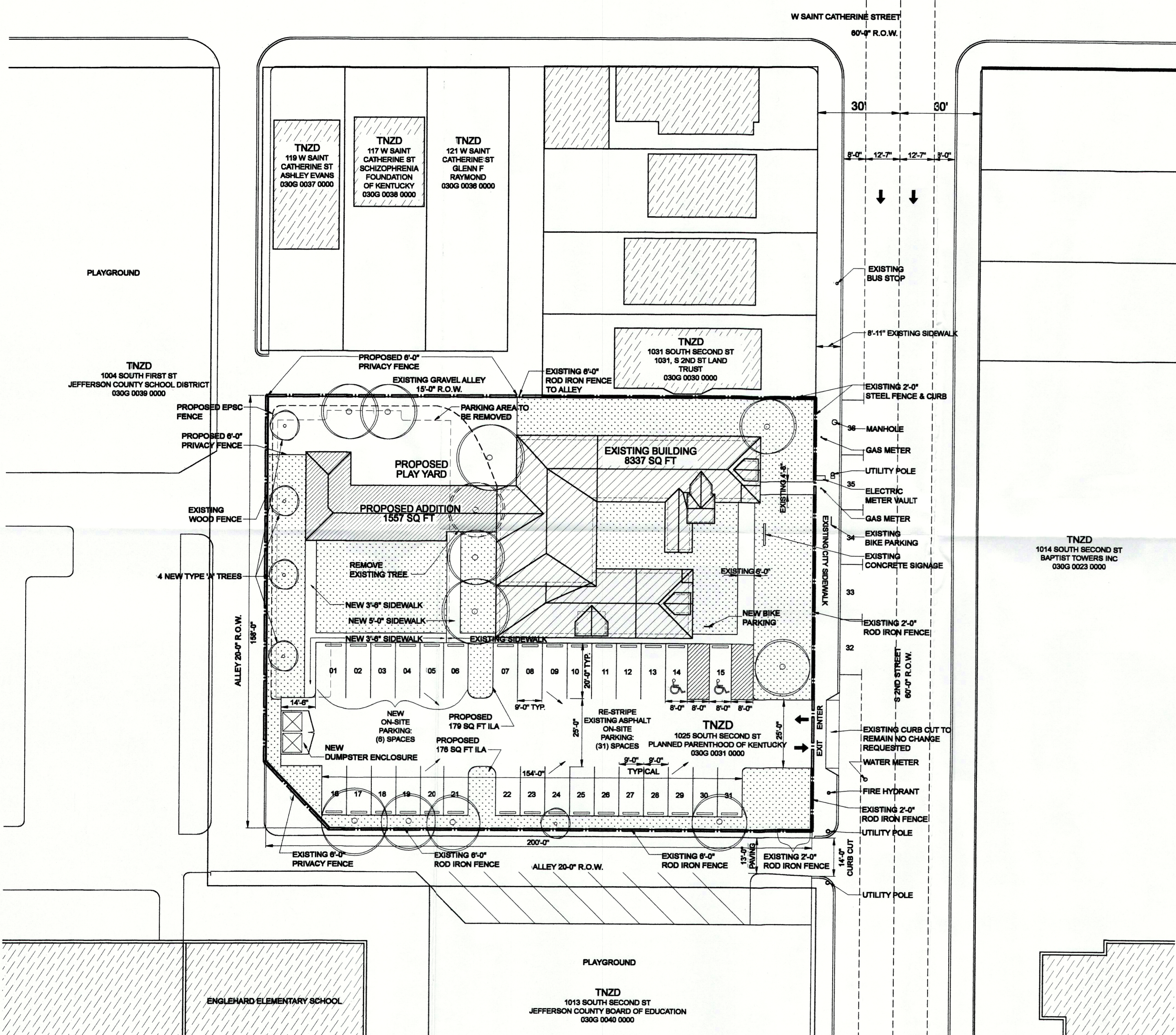
REQUIRED (01,066 SQ FT x .10%), CLASS 'A'	3,107 SQ FT
EXISTING TREE CANOPY (10) TYPE 'A' (10') TREES REMOVING (1) TYPE 'A' (10') (1200 SQ FT EACH)	12,000 SQ FT
ADDING (4) TREES 'A' (1" - 1 1/2") (800 SQ FT EACH)	1,200 SQ FT
	2,400 SQ FT

TOTAL PROPOSED TREE CANOPY AREA 13,200 SQ FT

SITE CALCULATIONS

GROSS SITE AREA	31,066 SQ FT
ACRES	.7132 ACRES
EXISTING GROSS BUILDING FOOTPRINT	4,991 SQ FT
PROPOSED BUILDING ADDITION FOOTPRINT	1,557 SQ FT
PROPOSED TOTAL BUILDING FOOTPRINT	6,548 SQ FT
PROPOSED FLOOR AREA RATIO	0.21 FAR
EXISTING IMPERVIOUS AREA	21,838 SQ FT
PROPOSED IMPERVIOUS AREA	17,886 SQ FT
NET REDUCTION OF IMPERVIOUS AREA	3,952 SQ FT
PROPOSED VEHICULAR USE AREA	11,180 SQ FT
REQUIRED ILA (2.5%, 12000 SQ FT < VUA < 8000 SQ FT)	258 SQ FT
PROPOSED INTERIOR LANDSCAPE BED	337 SQ FT
PROPOSED BUILDING ADDITION	1,557 SQ FT
PROPOSED INTERIOR LANDSCAPING BED	318 SQ FT
TOTAL AREA OF SITE DISTURBANCE	8,888 SQ FT
SITE LANDSCAPING	13,439 SQ FT

w m # 11415



SITE PLAN

SCALE: 1" = 20'-0"



RECEIVED

AUG 26 2016
PLANNING & DESIGN SERVICES

REVISIONS

NO.	DATE	DESCRIPTION
1	20 AUGUST 2016	
2	20 MAY 2016	
3		
4		
5		

SHEET 1 OF 1

