

GENERAL NOTES

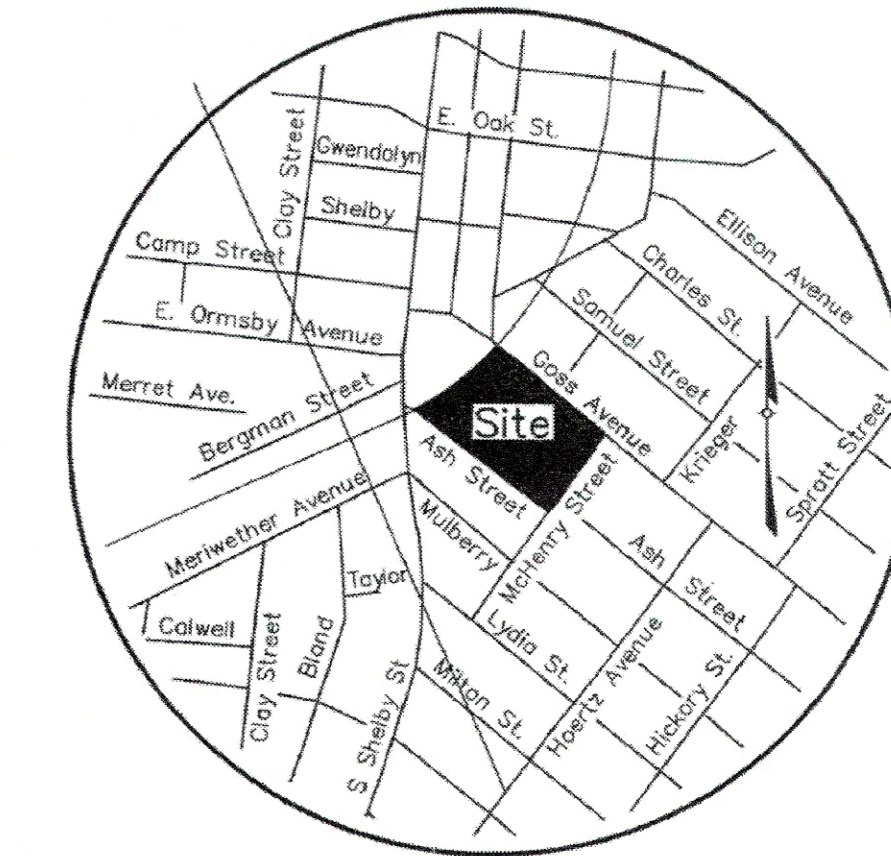
1. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
2. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
3. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
4. ALL FOOD SERVICE ESTABLISHMENTS MUST BE SEPARATED FROM THE PARKING.
5. FOG NOTE: ALL RETAIL SHOPS MUST HAVE INDIVIDUAL CONNECTIONS PER MSD'S FATS, OIL AND GREASE POLICY.
6. MSD SANITARY DEPARTMENT APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
7. AN ENCROACHMENT PERMIT AGREEMENT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL.
8. THE SITE IS SUBJECT TO A REGIONAL FACILITY FEE.

GENERAL INFORMATION

SITE ADDRESS:
1318 MCHENRY STREET
LOUISVILLE, KENTUCKY 40217

OWNER:
MILL LOFTS MT, LLC
1030 GOSS AVENUE
LOUISVILLE, KY 40217

D.B. 0235 PG 0267
ZONING: C-R
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD



ESTED:

LOCATION MAP
NOT TO SCALE

VICINITY PLAN

SCALE: NTS

PARKING SUMMARY

PER CHAPTER 9 REQUIREMENTS
(NOTE: SHARED PARKING ON SITE-SEE 15DEVPLAN1141 FOR OVERALL SITE PARKING)

REQUIRED PARKING SPACES: 18
PARKING SPACES PROVIDED: 18+

SUMMARY OF PARKING CALCULATION
INTERIOR GSF: 3300 GSF
PATIO GSF: 2250 GSF

MINIMUM # OF SPACES REQUIRED:
1 SPACE REQUIRED PER 250 GSF: 5550/250 = 22 SPACES

MAXIMUM # OF SPACES ALLOWED:
1 SPACE ALLOWED PER 250 GSF: 3300/250 = 13 SPACES

**20% REDUCTION ALLOWED PER HISTORIC LANDMARK DESIGNATION:
(22 SPACES) LESS 20% REDUCTION = 18 SPACES

ACCESSIBLE PARKING SPACES REQUIRED
PER TABLE 208.2 (P.69) OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOA):

TOTAL NUMBER OF PARKING SPACES PROVIDED (1 TO 25)=
(1) REQUIRED ACCESSIBLE PARKING SPACE.

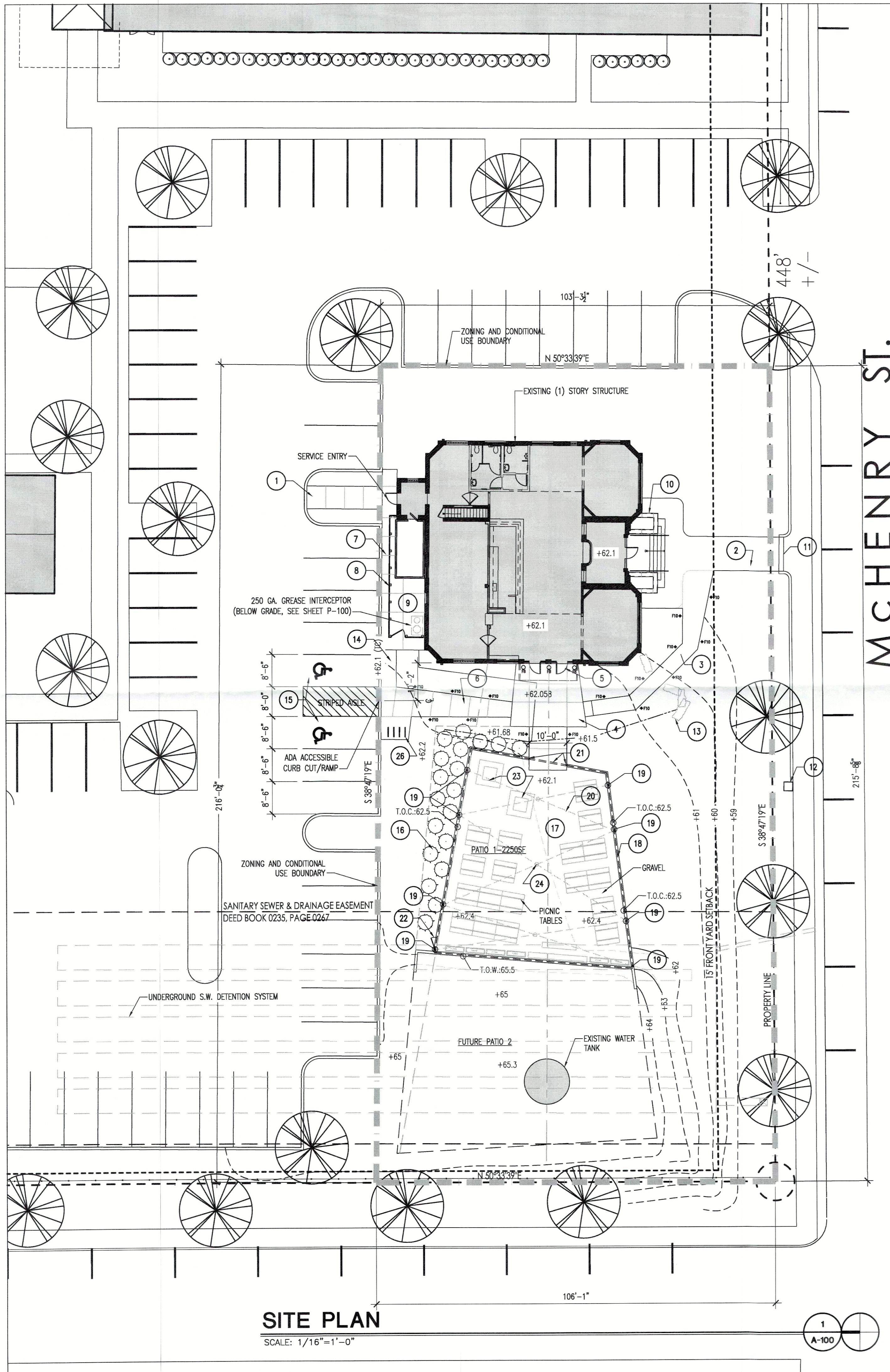
PROPOSED PARKING LAYOUT:
TOTAL PARKING SPACES PROPOSED: 13+2 VAN ACCESSIBLE.

LINETYPE AND HATCH KEY

- [Hatched Box] PAINTED H.C. ACCESS AISLE STRIPING
- [Solid Grey Box] EXISTING STRUCTURE
- [Dashed Line] PROPERTY LINE
- [Centerline] CENTERLINE OF ROAD

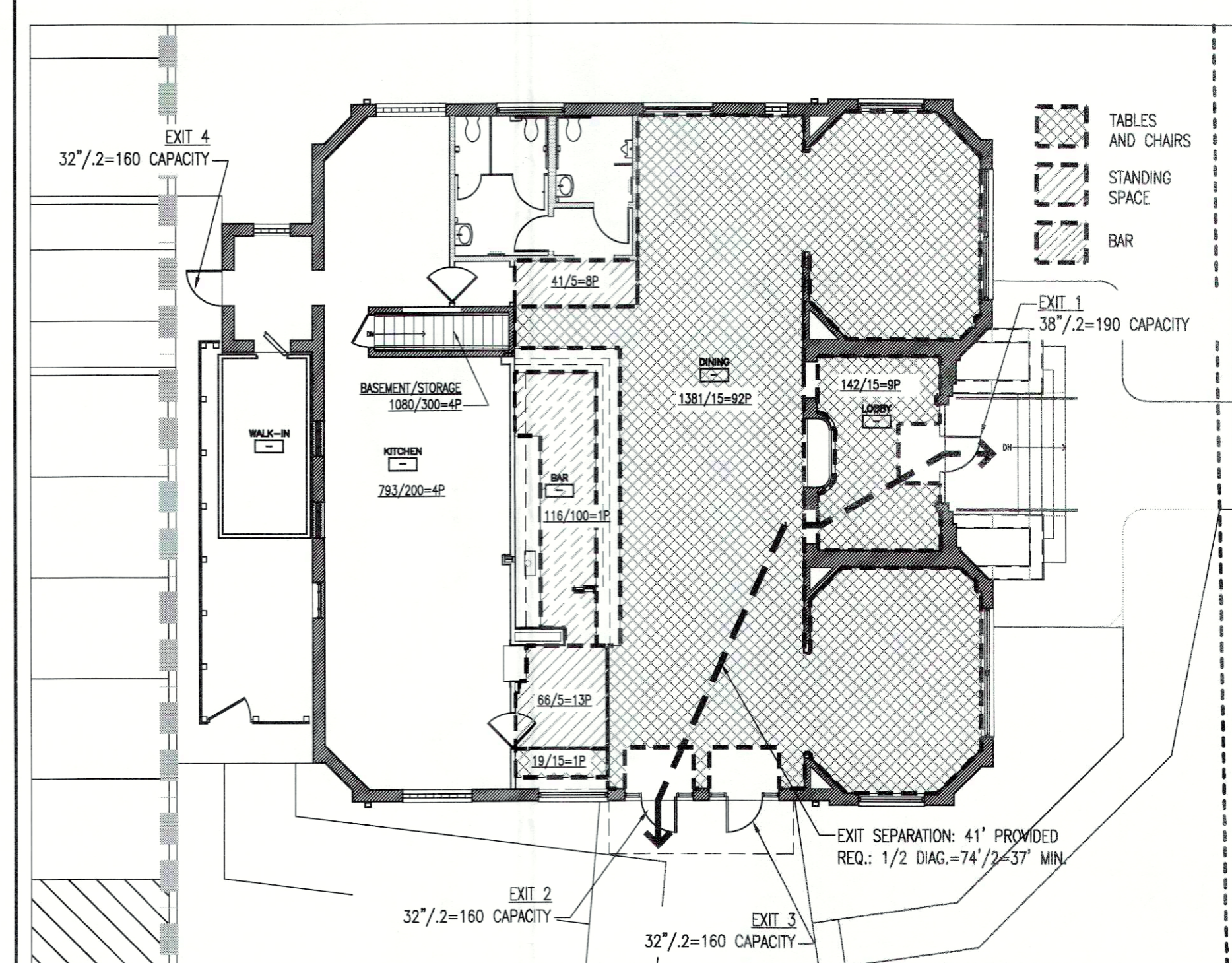
KEYNOTES / PLAN

- 1 NEW 6" WIDE SIDEWALK
- 2 EXISTING WALKWAY
- 3 NEW 4" WIDE WALK, SLOPE, 1 STEP
- 4 NEW 6" CONCRETE SLAB
- 5 ACCESSIBLE ENTRY
- 6 NEW ACCESSIBLE CONCRETE WALK, AS SHOWN TAPER FROM 8' WIDE AT PARKING TO 4' WIDE AT NEW ENTRY PAD
- 7 NEW REINFORCED CONCRETE SLAB, SLOPE AWAY FROM BUILDING, EXCEPT UNDER COOLER. PROVIDE LEVEL SLAB UNDER COOLER. COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER
- 8 NEW SCREEN WALL, SEE 3&4/A-202
- 9 TRASH AND RECYCLING AREA
- 10 NEW CONCRETE STAIRS W/ LIMESTONE AND SALVAGED BRICK PLANTERS
- 11 REPAIR EXISTING STEPS
- 12 DEMO EXISTING BRICK PIER, SALVAGE MATERIAL FOR RE-USE
- 13 EXISTING/SALVAGED LIMESTONE ROUGH-BACK SLABS, PLACE AND GRADE, INTEGRATE WITH LANDSCAPING
- 14 NEW 4" WIDE CONCRETE SIDEWALK TO TRASH ENCLOSURE
- 15 (2) ADA VAN ACCESSIBLE PARKING SPOTS W/ 8' STRIPPED AISLE AND ACCESSIBLE CURB CUT
- 16 LANDSCAPE BUFFER
- 17 GRAVEL/CRUSHED FINES PATIO SURFACE
- 18 2.5"x2.5" CORTEN T.S. FENCE W/ 3X3 W.W. INFILL, 42" TALL, ON 8" WIDE CONCRETE CURB
- 19 4"x4" CORTEN T.S. POLE, 7'-8" TALL TO ANCHOR LIGHTING, CONFIRM HT. AND COORDINATE LOCATIONS
- 20 FESTIVAL/OVERHEAD STRING LIGHTS
CORTEN T.S. FRAME TO DEFINE ENTRY INTO PATIO, 4X4 POSTS W/ 8"x4 HEADER AT 7'-8" TO BOTTOM (COORDINATE W/ HT. OF LIGHT SUPPORT POLES)
- 22 EMERGENCY EXIT GATE
- 23 FIRE PITS
- 24 ROUND CONCRETE OR PIPE COL. SUPPORTS FOR LIGHTS, IF REQUIRED, COORDINATE AND CONFIRM LOCATION & MATERIAL IF NEEDED.
- 25 ENGINEERED CONCRETE RETAINING WALL
- 26 BICYCLE RACK FOR (4) BIKES PER CHAPTER 9 LDC



SITE PLAN

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



LIFE SAFETY/EGRESS PLAN

SCALE: 3/32"=1'-0"

RECEIVED
NOV 09 2015
PLANNING & DESIGN SERVICES

**FINCASTLE BUILDING
RENOVATION AT
GERMANTOWN MILL LOFTS**
946 GOSS AVENUE
LOUISVILLE, KY 40217

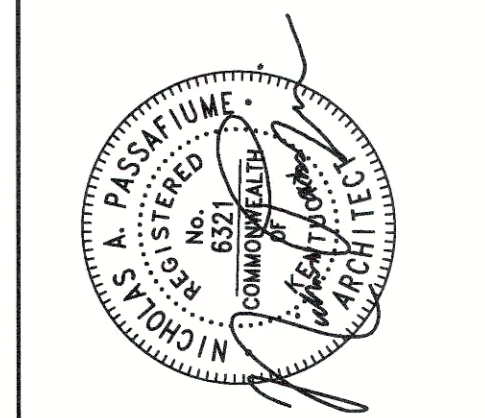
MARK	DATE	DESCRIPTION
	09/30/15	PRICING SET
	10/06/15	REVIEW SET
	10/16/15	CONSTRUCTION SET
	10/30/15	REVISIONS
	11/6/15	ZONING & CU SUBMITAL

PROJECT NUMBER: 029-072
DATE: NOVEMBER 6th, 2015
DRAWN BY:
CHECKED BY:
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SITE PLAN

SP-100

PPA
PICKETT/PASSAFIUME/ARCHITECTS
2538 Carolina Ave. Louisville, KY 40205
pickettppa.com



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