

**GENERAL NOTES**

- MSD CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- 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.
- ALL RETAIL SHOPS MUST HAVE INDIVIDUAL MSD CONNECTIONS PER MSD'S FATS, OILS, AND GREASE POLICY
- MSD SINGLE LOT RESIDENTIAL CONSTRUCTION PERMIT REQUIRED PRIOR TO ISSUE OF BUILDING PERMITS
- DOWNSTREAM SANITARY CAPACITY REQUEST WILL BE SUBMITTED PRIOR TO PRELIMINARY PLAN APPROVAL
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE
- CONSTRUCTION PLANS, BONDS, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL. ANY WORK DONE IN RIGHT OF WAY WILL REQUIRE BOND.



**LOCATION MAP**

NOT TO SCALE NORTH

**SCOPE OF WORK**

- BLDG A: REMODEL 2ND FL APT., FIRE SEPARATION, AND NEW STAIR
- BLDG. A:(FUTURE) NEW TENANT FIT OUT IN 1ST FL FOR (2) TENANTS
- NO WORK IN BUILDING 'B'

**SITE CALCULATIONS**

GROSS SITE AREA	9,976 SQ FT
ACRES	0.228 ACRES
EXISTING GROSS BUILDING FOOTPRINT	5,349 SQ FT
EXISTING GROSS FLOOR AREA	7,982 SQ FT
PROPOSED ADDITIONS BUILDING AREA	0 SQ FT
PROPOSED FLOOR AREA RATIO	0.80 FAR
EXISTING IMPERVIOUS AREA	9,976 SQ FT
PROPOSED IMPERVIOUS AREA	9,976 SQ FT
NET INCREASE OF IMPERVIOUS AREA	0 SQ FT
TOTAL PROPOSED VEHICULAR USE AREA	3,600 SQ FT
REQUIRED ILA (8,000 SF > VUA)	0 SQ FT
AREA OF DISTURBANCE	300 SQ FT

**BEFORE YOU DIG NOTES**

- ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN.
- THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER KENTUCKY 811 (PHONE: 1-800-762-6007 OR LOCAL BO. 502-298-5123) 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT.
- THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (i.e. cables, electrical wires, gas, and water lines). WHEN CONTACTING KENTUCKY 811 CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**SQUARE FOOTAGE & HEIGHTS**

<b>GROSS SQ FT</b>	<b>7,962 SQ FT</b>
BLDG. 'A' 1ST FLOOR	4,149 SF
BLDG. 'A' 2ND FLOOR	2,613 SF
BLDG. 'B' 1ST FLOOR	1,200 SF
<b>NEW USES</b>	
1ST FLOOR TENANT A (BUSINESS)	1,320 SF
1ST FLOOR TENANT B (FOOD PROCESSING)	2,730 SF
EXISTING USES	
2ND FLOOR (3) APARTMENTS	2,613 SF
BLDG. 'A' HEIGHT	30'
BLDG. 'B' HEIGHT	10'

**PARKING SUMMARY**

	MINIMUM @1/500	MAX @1/150	PROVIDED
TENANT A BUSINESS (1,320 SF)	3	6	3 SPACES
TENANT B FOOD PROCESSING (2,730 SF, 2 EMPLOYEES * 1.5)	3	5	5 SPACES
3 APARTMENTS (* 1.5)	5		7 SPACES
STORAGE BUILDING (1,200 SF)	0		8 SPACES
NO STORAGE OFFICE			
-10% TARC, -10% MIXED USE	-2 SPACES		
-20% GREEN DEVELOPMENT (#1 AND #2 APPLY)	-2 SPACES		
PROVIDED ON SITE ON-STREET PARKING	3 SPACES		
TOTAL REQUIRED	5 SPACES		
TOTAL PROVIDED	7 SPACES		
SHORT TERM BIKE PARKING	6	6	6
LONG TERM BIKE PARKING	7	7	7 INSIDE

**PROPERTY INFO**

PARCEL ID	016K 0072 0000
	016K 0071 0000
CURRENT ZONING	M2
FORM DISTRICT	TN
OVERLAY DISTRICT	NO
HISTORIC DISTRICT	NONE
NATIONAL REGISTER	PHOENIX HILL
PLAN CERTAIN	09-074-80

**w m # 7020**

**OWNER**

NANCY SCHOENHOFF  
608 SOUTH CAMPBELL  
LOUISVILLE KY 40204  
NANCY.SCHOENHOFF@ARCHITECTURALARTISANS.NET 502.727.7743

**ARCHITECT**

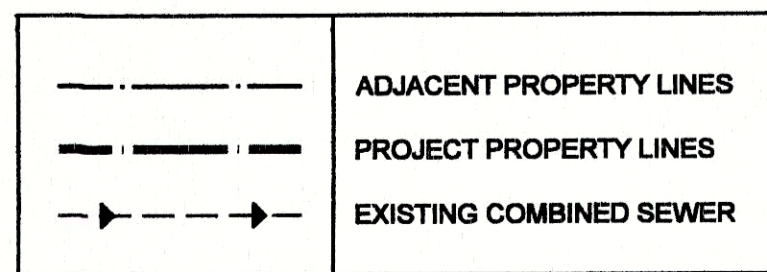
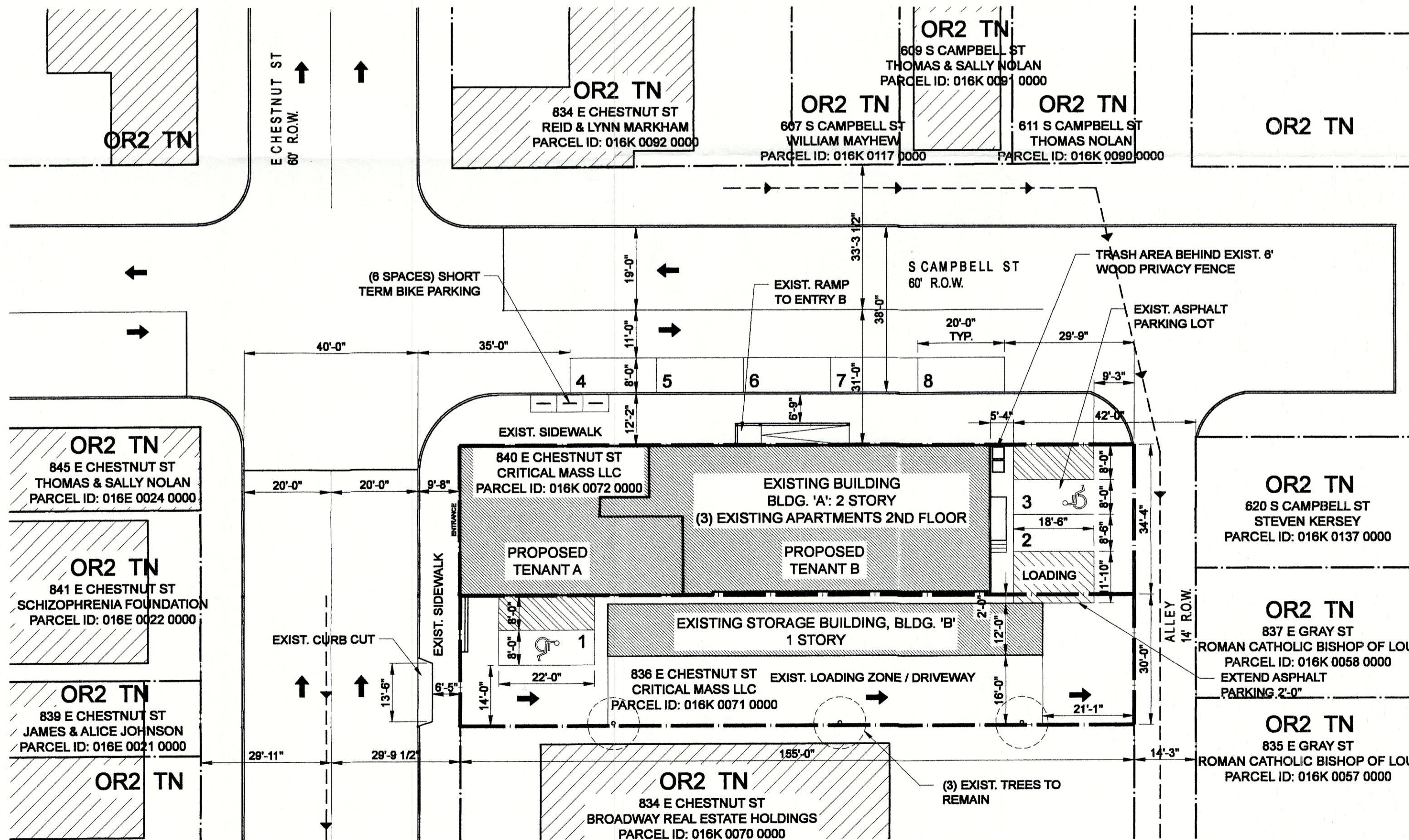
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SCHOENHOFF BAKERY  
DEVELOPMENT PLAN  
608 SOUTH CAMPBELL STREET LOUISVILLE KENTUCKY 40204



REVISIONS

11 JULY 2018
25 MAY 2018
30 APRIL 2018

DATE  
22 MARCH 2018

SHEET  
1

18 ZONE 1036