



Smoketown HopeBox
538-534 East Breckinridge Street



An architectural sketch of a building facade, likely a corner building. A banner across the front reads "SMOKETOWN HOPEBOX". The street names "HANCOCK & EAST BRECKINRIDGE" are visible at the bottom. The drawing is in a dark, textured style.

*Smoketown Hopebox:
Components:*

- *Laundromat*
- *Business Incubator*
- *Compassion Clinic*

HANCOCK & EAST BRECKINRIDGE

An architectural rendering of a historic building renovation project. The image shows a multi-story building with a prominent corner entrance and a large, dark, textured overlay that partially obscures the view. The rendering is in black and white, with fine lines and shading to create depth and texture. The building features classical architectural elements like columns and decorative moldings. A street sign is visible on the left side of the building. The overall style is that of a detailed architectural sketch or rendering.

Smoketown Hopebox Building:

- *Historic Building Renovation*
- *2600 square-foot addition*

HANCOCK & EAST BRECKINRIDGE

Site Plan

1) THIS PROJECT IS IN ACCORDANCE WITH THE PLANNING AND ZONING MAP (APPROVED OCTOBER 1, 2004)

2) SANITARY SEWER SERVICE PROVIDED BY EXISTING PISC SUBJECT TO FEES AND ANY SPECIAL CHARGES

3) ALL HANDICAP USE REQUIREMENTS SHALL BE COMPLETED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY

4) CONSTRUCTION PLANS SHALL BE PREPARED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY

5) VIBRATION MEASURES FOR PILE CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE VIBRATIONS FROM REACHING EXISTING ROADS AND SURROUNDING PROPERTIES

6) THE DEVELOPMENT LIES IN THE CORNER OF THE DISTRICT

7) ALL TRACT STRUCTURES SHALL BE CONFINED IN ACCORDANCE WITH CHAPTER 152 OF THE LAND DEVELOPMENT CODE. SIGNING REQUIREMENTS INCLUDE SIGN AND LIGHTS TO BE PLACED AT THE INTERSECTION, SIGNAGE, HYDRA-ELECTRIC TRANSFORMERS AND TELEPHONE BOARDS

10) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH IN ACCORDANCE WITH CHAPTER 175 OF METROPOLITAN GOVERNMENT COUNTY HEALTH ORDINANCES

11) COMPLIANT STREET LIGHTS (RECURRING PUBLIC LIGHTS) SHALL BE PLACED IN A COMMON MANNER UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES

12) EXISTING UTILITIES, REPAIRS AND REPLACEMENTS SHALL BE ACCURATELY AS NECESSARY TO MEET CURRENT CODE STANDARDS AND SHALL BE PROTECTED FROM DAMAGE TO REMAIN

13) ALL ROADWAY AND DRIVEWAY INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS

14) NO INCREASE OF STORY HEIGHT ONTO THE ADJACENT RESIDENTIAL ZONED AREA UNLESS AS A RESULT OF THIS PROJECT

15) THIS SITE IS SUBJECT TO NATIONAL FLOODING

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EPSC NOTES

THE APPROVED PROVISIONS AND STORMY CONDITIONS (EPSC) PLAN SHALL BE APPROVED PRIOR TO ANY CONSTRUCTION OF THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE APPROVED AND APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ANY MODIFICATIONS MUST BE INSTALLED PER THE PLAN AND ALL STANDARDS

BETWEEN BASES IF APPLICABLE SHALL BE CONTINUED FIRST AND SHALL FORMED BY TOLERANT BEARING DURING CONSTRUCTION UNTIL THE CONTINUED BRIDGE HEAVY MET BEING AND STABILIZED

ATROUS MUST BE TAKEN TO AVOID THE TRAILERS OF WED AND SOIL FROM CONSTRUCTION JARMS, ONLY PUBLIC ROADWAYS, ONLY TRAFFIC ONLY THE ROADWAY SHALL BE REVOCED ONLY

THE STRUCTURES SHALL BE LOCATED AWAY FROM STREET, BRIDGE, TRAILS AND OTHER STRUCTURES. STRUCTURES SHALL BE SETBACK, REGIONS, AND ACCORDING TO CONTRACT THROUGH THE USE OF SET BACKS

ALL STREAM CROSSINGS MUST MEET LOW-WATER CROSSING STRUCTURES PER ALL APPLICABLE REGULATIONS

WHEN CONSTRUCTION OF LAND DEVELOPMENT ACTIVITY HAS BEEN COMPLETED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY AND PERMANENT MEASURES SHALL BE RELOCATED TO SOON AS PRACTICABLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE DATE THE PROJECT HAS CEASED

EPSC PHASING

- INSTALL TEMP. CONSTRUCTION CHANGES, BUILT PROTECTION & SET FENCE
- BEGIN CONSTRUCTION
- REMOVE ALL FENCES AND BUILT PROTECTION WHEN USE IS ESTABLISHED & VEGETATION IS ESTABLISHED.

UTILITY NOTE

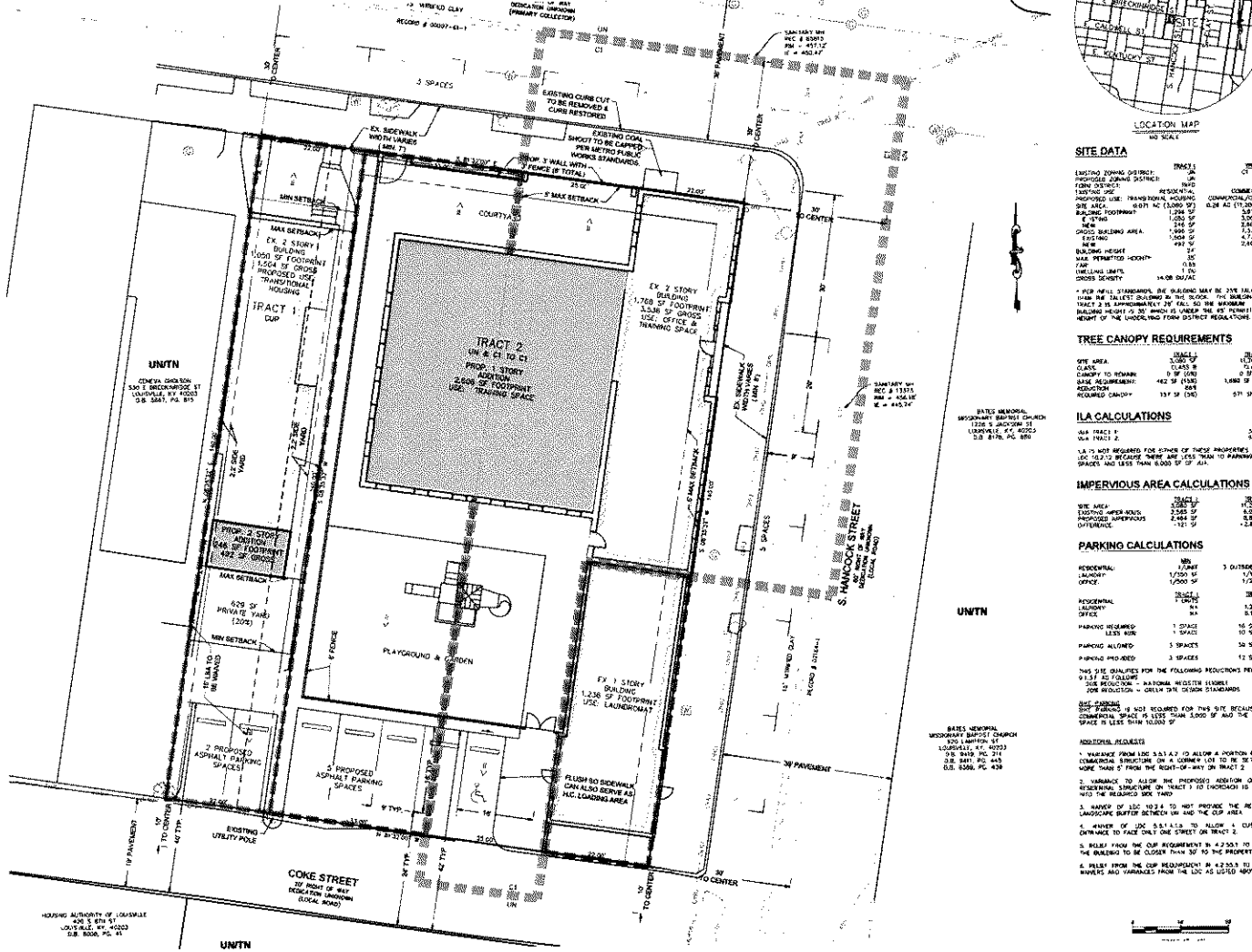
ALL UTILITIES OF THESE PLANS ARE APPROXIMATE. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER (UPLC) 7241 THE PHONE NO. 1-800-527-2543 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON ANY UTILITY

UTILITY LOCATIONS SHALL BE CHECKED BY THE CONTRACTOR TO DETERMINE EXISTING UTILITY LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRE, GAS AND WATER LINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING UTILITIES WITH ALL LEGAL REQUIREMENTS. SET POINTS ON THE PLANS AND IN THE REVISIONS, SPECIFICATIONS AND SPECIAL PROVISIONS

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES AND SHALL NOTIFY, REPORT AND RECORDING TO THE CITY AND LOCATION AS SHOWN ON THE ADJACENT PLANS

LEGEND

- SANITARY SEWER
- GROUND FLOW ARROWS
- - - - EX. CENTER
- - - - OVERHEAD UTILITY
- - - - OVERHEAD ELECTRIC
- - - - GAS
- - - - WATER LINE
- - - - EX. FENCE LINE
- - - - EX. ZONING BOUNDARY
- AREA OF ZONE CHANGE (UN TO C)
- AREA OF DUP
- EXISTING BUILDING TO REMAIN



SITE DATA

EXISTING ZONING DISTRICT	TRACT 1	TRACT 2	TRACT 3	TRACT 4
PROPOSED ZONING DISTRICT	UN	UN	UN	UN
PERMITS	UN	UN	UN	UN
1,500-1,800 SF	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
PROPOSED USE	TRANSNATIONAL HOLDING	COMMERCIAL OFFICE	COMMERCIAL OFFICE	COMMERCIAL OFFICE
SITE AREA	6,071 AC (2,636,972 SF)	0.28 AC (11,200 SF)	0.28 AC (11,200 SF)	0.28 AC (11,200 SF)
BUILDING FOOTPRINT	1,204 SF	1,410 SF	1,410 SF	1,410 SF
PAVING	1,030 SF	3,500 SF	3,500 SF	3,500 SF
BASE	214 SF	1,888 SF	1,888 SF	1,888 SF
DRUG BUILDING AREA	1,040 SF	1,410 SF	1,410 SF	1,410 SF
FLOORING	1,040 SF	1,410 SF	1,410 SF	1,410 SF
BUILDING HEIGHT	20' 0"	21' 0"	21' 0"	21' 0"
MAX. PERMITTED HEIGHT	35'	35'	35'	35'
MAX. LOT COVERAGE	0.83	0.83	0.83	0.83
MAX. GROUND COVER	0.83	0.83	0.83	0.83
CROSS DENSITY	14.08	14.08	14.08	14.08

TREE CANOPY REQUIREMENTS

USE AREA	TRACT 1	TRACT 2	TRACT 3	TRACT 4
EXISTING WETLANDS	0.00	0.00	0.00	0.00
EXISTING OPEN SPACE	0.00	0.00	0.00	0.00
PROPOSED WETLANDS	0.00	0.00	0.00	0.00
PROPOSED OPEN SPACE	0.00	0.00	0.00	0.00
REQUIRED CANOPY	137 SF (0%)	1,482 SF (13%)	1,482 SF (13%)	1,482 SF (13%)

ILA CALCULATIONS

TRACT 1: 500 SF
TRACT 2: 500 SF

IMPERVIOUS AREA CALCULATIONS

USE AREA	TRACT 1	TRACT 2	TRACT 3	TRACT 4
EXISTING IMPERVIOUS	1,030 SF	1,888 SF	1,888 SF	1,888 SF
PROPOSED IMPERVIOUS	1,030 SF	1,888 SF	1,888 SF	1,888 SF
DIFFERENCE	0	0	0	0

PARKING CALCULATIONS

USE AREA	TRACT 1	TRACT 2	TRACT 3	TRACT 4
RESIDENTIAL	1,700 SF	1,700 SF	1,700 SF	1,700 SF
OFFICE	1,410 SF	1,410 SF	1,410 SF	1,410 SF
LAUNDRY	1,200 SF	1,200 SF	1,200 SF	1,200 SF
OFFICE	1,410 SF	1,410 SF	1,410 SF	1,410 SF
PERCENTAGE REQUIRED	1 SPACE	16 SPACES	16 SPACES	16 SPACES
PERCENTAGE ALLOWED	3 SPACES	10 SPACES	10 SPACES	10 SPACES
PERCENTAGE PROVIDED	3 SPACES	12 SPACES	12 SPACES	12 SPACES

ADDITIONAL REQUESTS

- PERMITTING FEE SHALL BE PAID TO ALLOW A PORTION OF THE CONSTRUCTION COSTS TO BE COVERED BY THE CITY.
- VARIOUS TO ALLOW THE PROPOSED DEVELOPMENT TO BE CONSIDERED FOR FUTURE DEVELOPMENT.
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SABAK, WILSON & LINGO
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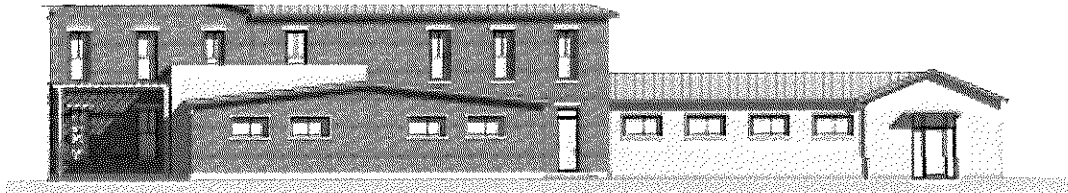
DETAILED DISTRICT DEVELOPMENT PLAN
PROJECT TITLE: YOUTHBuild LOUISVILLE
PROJECT NO: 2004-001
DATE: 08/18/2004
DRAWN BY: J. WILSON
CHECKED BY: M. WILSON
SCALE: AS SHOWN
SHEET NO: 2004-001-001

Existing Conditions

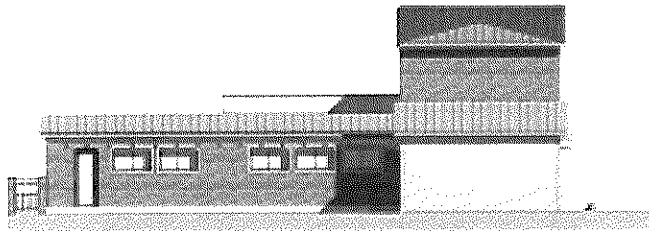


June 13, 2020

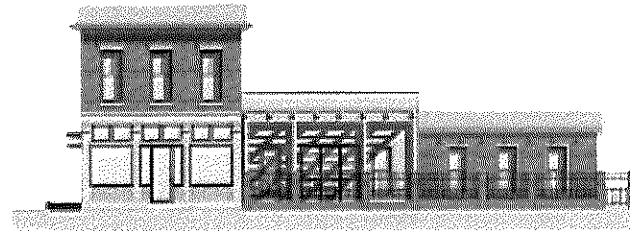




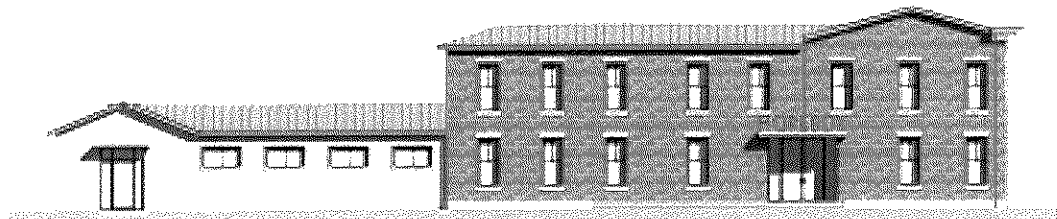
1 WEST ELEVATION VIEW
12/27/20



2 SOUTH ELEVATION VIEW
12/27/20



3 NORTH ELEVATION VIEW
12/27/20

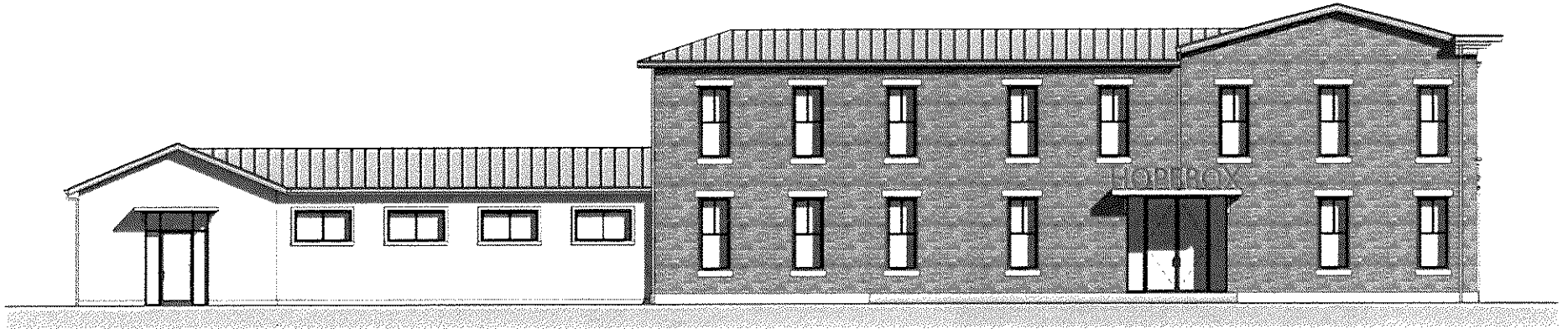


4 EAST ELEVATION VIEW
12/27/20

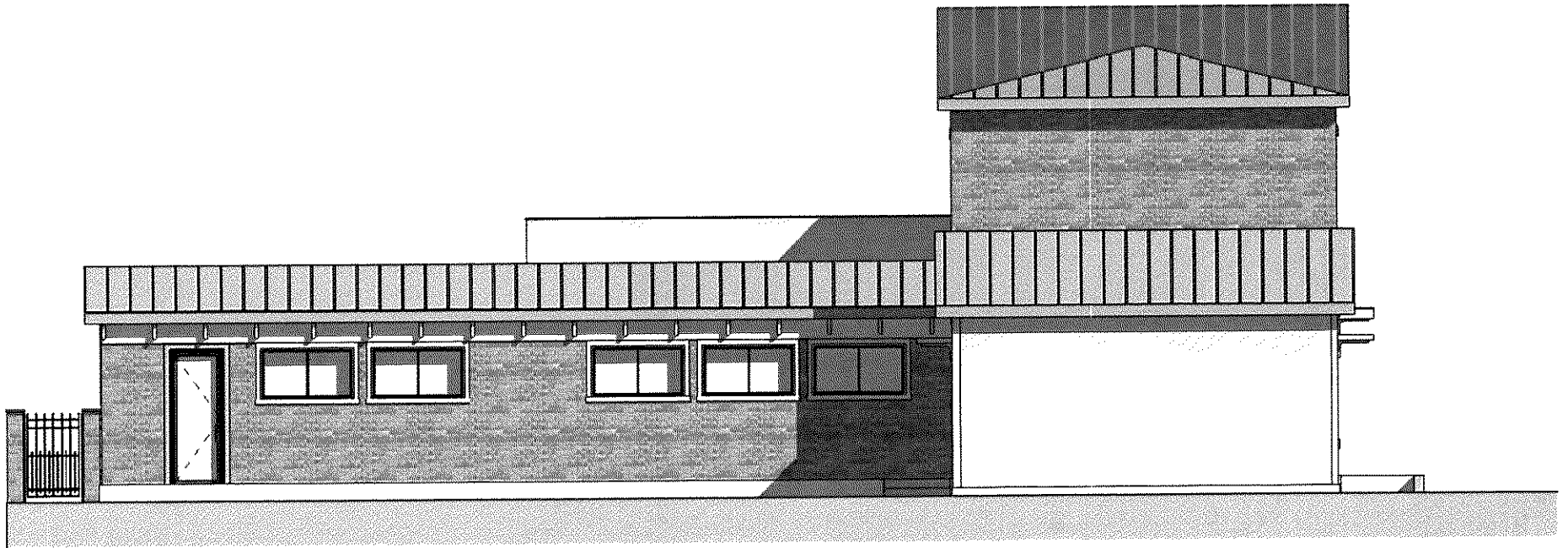
North Elevation



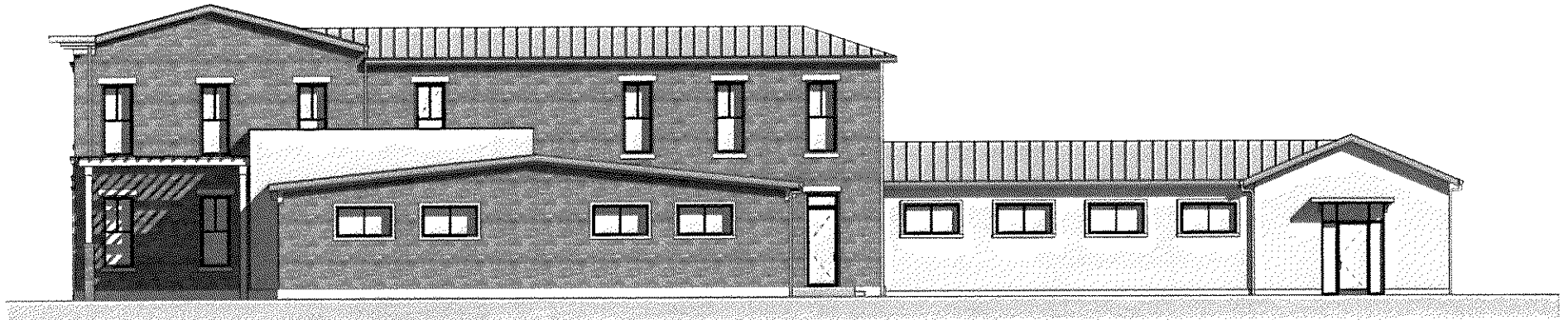
East Elevation



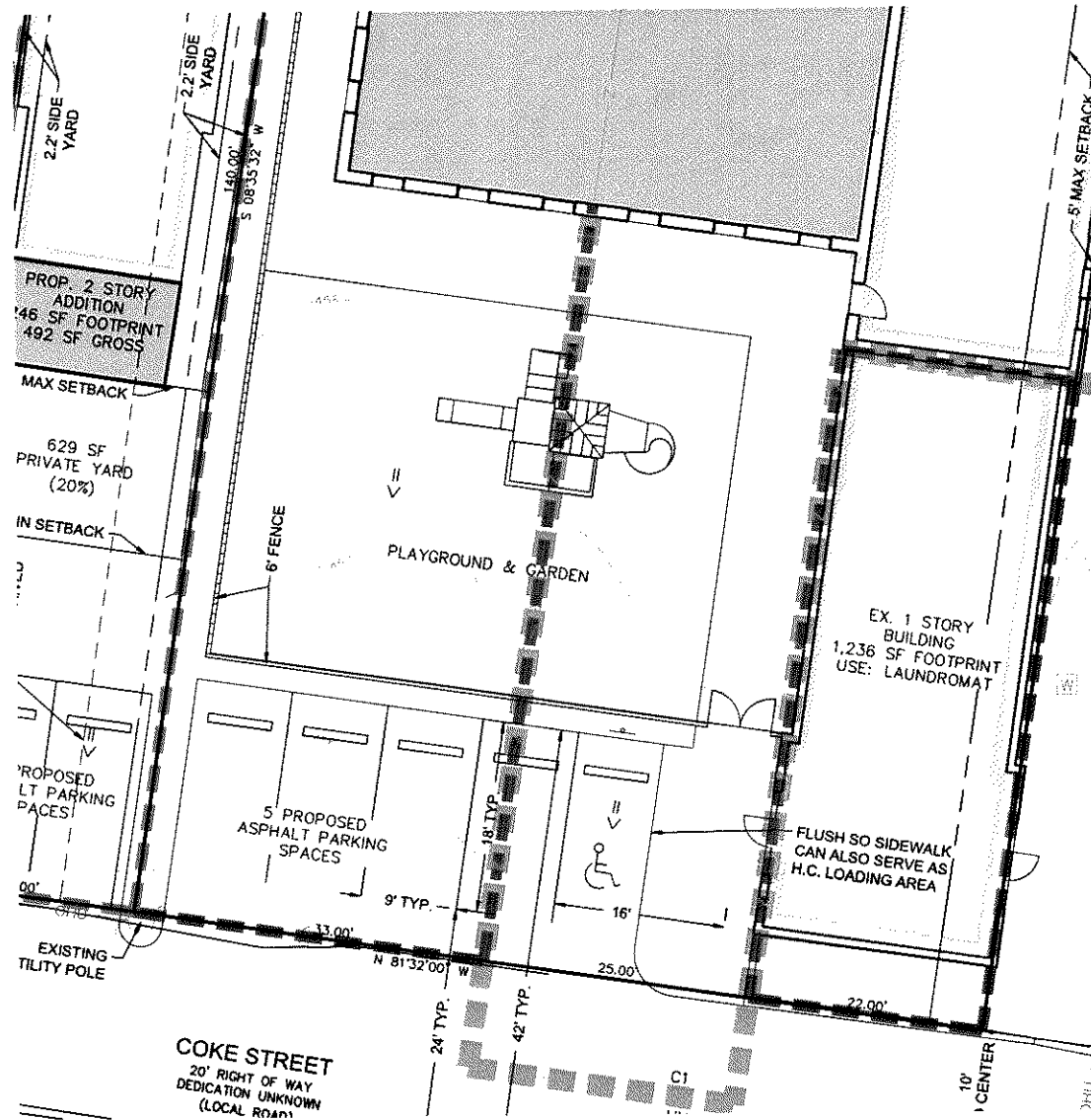
South Elevation



West Elevation



Rear Site Plan Detail





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Components:*

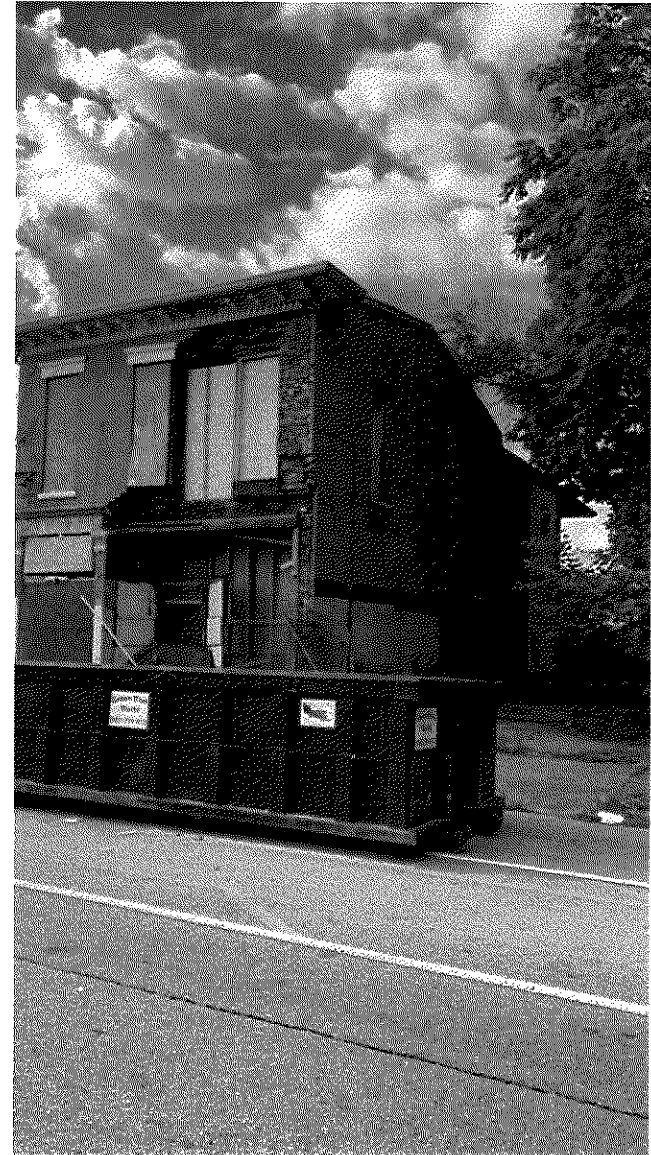
- *Laundromat*
- *Business Incubator*
- *Compassion Clinic*

An architectural rendering of a multi-story building, likely a historic structure, with a dark, semi-transparent overlay. The building features a prominent entrance with a pediment and several windows. The text is overlaid on the left side of the image.

*Smoketown Hopebox
Building:*

- *Historic Building*
- *2600 square-foot addition*

Existing Conditions



June 13, 2020



