

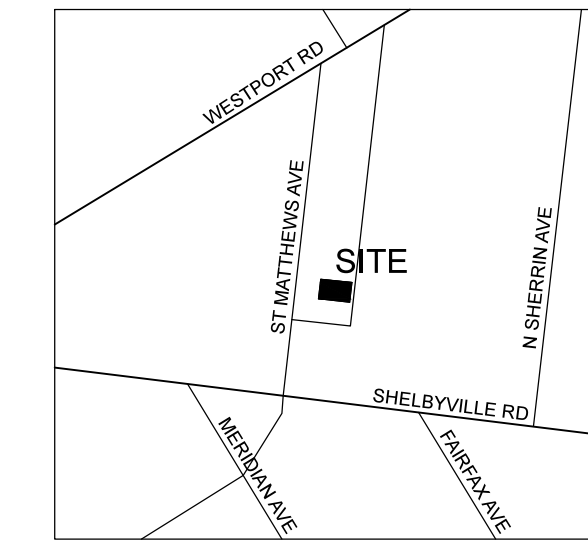
**PARKING SUMMARY**

**ST. MATTHEWS ADOPTED REGULATIONS**

1 BUILDING 117 ST MATTHEWS AVE.	
EXISTING ONE STORY FIREHOUSE 4,095 SQ FT COFFEE SHOP @ 1:200	20 SPACES
EXISTING SECOND FLOOR OFFICE 970 SQ FT OFFICES @ 1:350	3 SPACES
<b>NET REQUIRED PARKING (117)</b>	<b>23 SPACES</b>
129 ST MATTHEWS AVE. EXISTING 4 UNIT RETAIL MALL 7,500 SQ FT RETAIL SPACE	
1850 SQ FT FURNITURE @ 1:400	5 SPACES
3750 SQ FT EYEGLASSES @ 1:250	15 SPACES
1900 SQ FT HAIR SALON @ 1:250	8 SPACES
REQUIRED MINIMUM SPACES	28 SPACES
119 ST MATTHEWS AVE. EXISTING OFFICE 1,500 SQ FT BUSINESS @ 1:350 PROVIDED	4 SPACES 5 SPACES
<b>REQUIRED</b>	
119 ST MATTHEWS AVE	4 SPACES
129 ST MATTHEWS AVE	28 SPACES
117 ST MATTHEWS AVE	23 SPACES
<b>TOTAL REQUIRED</b>	<b>55 SPACES</b>
<b>TOTAL PROVIDED</b>	<b>39 SPACES</b>

**PARKING WAIVER**

117 ST. MATTHEWS AVE (ST. MATTHEWS REGULATIONS)	23 SPACES
WAIVER REDUCTION (30%)	7 SPACES
TOTAL AFTER WAIVER	16 SPACES
129 ST. MATTHEWS AVE (ST. MATTHEWS REGULATIONS)	28 SPACES
WAIVER REDUCTION (32%)	9 SPACES
TOTAL AFTER WAIVER	19 SPACES
119 ST. MATTHEWS AVE (ST. MATTHEWS REGULATIONS)	4 SPACES
<b>TOTAL REQUIRED AFTER WAIVER</b>	<b>39 SPACES</b>
<b>TOTAL PROVIDED</b>	<b>39 SPACES</b>



**LOCATION MAP**

NOT TO SCALE NORTH

**PROPERTY INFO**

PARCEL ID	0253 0016 0000
ZONING	C1
FORM DISTRICT	TC
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B NONSPRINKLERED
USE GROUP	A2, B
EXISTING USE	FIREHOUSE/OFFICE
PROPOSED USE	RESTAURANT/OFFICE
SITE AREA	6043 SQ FT (0.14 acres)
ADJACENT PROPERTY ZONING	C1 & C2

**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.

**OWNER**

J B LESHNER  
117 ST. MATTHEWS AVE  
LOUISVILLE KY 40207

**TENANT**

NATHAN QUILLO  
800 E. MAIN ST.  
LOUISVILLE KY 40206

**ARCHITECT**

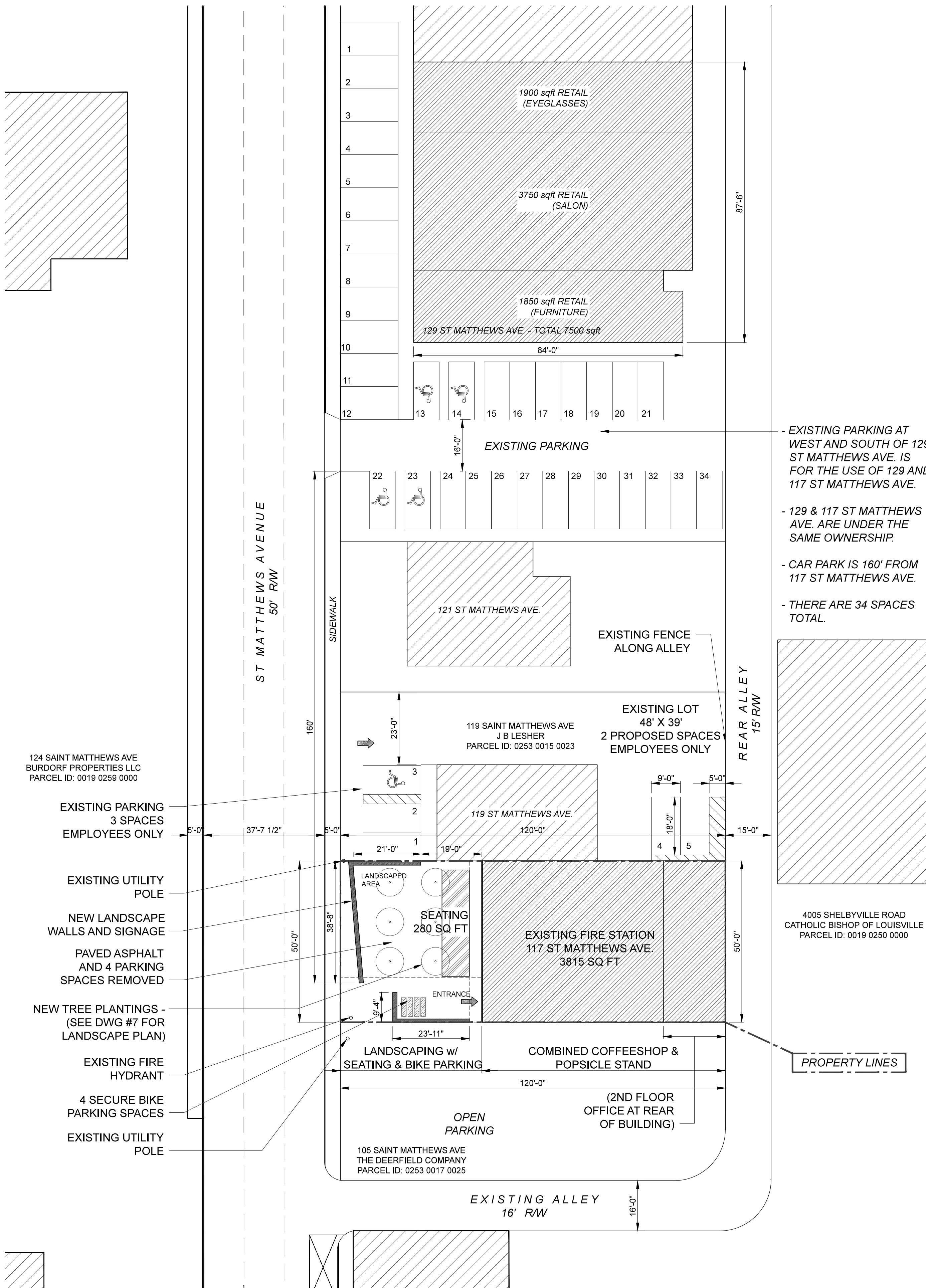
ARCHITECTURAL ARTISANS INC  
748 EAST MARKET STREET  
LOUISVILLE KY 40202  
JEFF RAWLINS 502.582.3907  
jr@architecturalartisans.net

**SCOPE OF WORK**

- RENOVATE EXISTING FIREHOUSE FOR NEW COFFEESHOP POPSICLE SHOP TENANT ACCORDING TO PLAN

**SQUARE FOOTAGES**

EXISTING FIREHOUSE BUILDING (INTERIOR)	3,341 SQ FT
2ND FLOOR OFFICE (INTERIOR)	900 SQ FT
<b>TOTAL</b>	<b>4,241 SQ FT</b>



**SITE PLAN**

SCALE = 1" = 20'-0"

NORTH

REVISIONS

05	MAY 2017
----	----------

DATE

23	MARCH 2017
----	------------

SHEET

1	OF 1
---	------