

LOCATION MAP
NOT TO SCALE NORTH

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PROPERTY INFO

PARCEL ID	026C 0171 0000
ZONING	C1
FORM DISTRICT	NO
HISTORIC SITE	NO
CONSTRUCTION TYPE	5B
USE GROUP	A2 ASSEMBLY
EXISTING USE	OFFICE
PROPOSED USE	RESTAURANT

SCOPE OF WORK

- RENOVATE EXISTING SPACE FOR NEW TENANT
- CONSTRUCT NEW DINING AND ENTRANCE ADDITIONS ACCORDING TO PLAN
- CONSTRUCT PROPOSED LANDSCAPING

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14613015

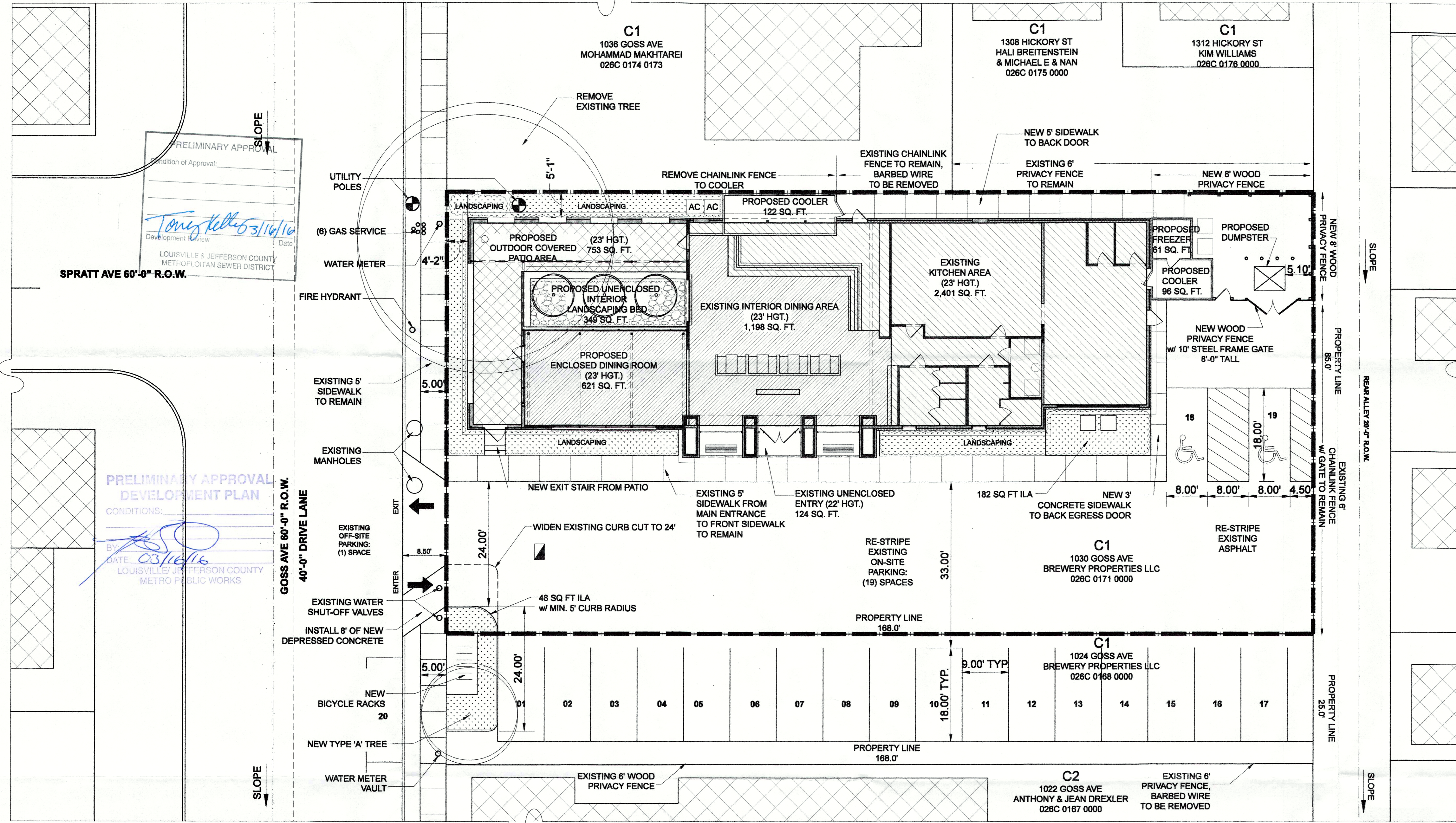
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REVISIONS
24 FEBRUARY 2016
09 MARCH 2016

DATE
22 JANUARY 2015

SHEET
1 OF 11

15 QIP 1047



GENERAL NOTES

- SEWER TREATMENT FACILITY: MORRIS FORMAN 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 FOOD SERVICE ESTABLISHMENTS (FSE) SHALL COMPLY WITH ALL REQUIREMENTS OF THE WDR AND FOG MANAGEMENT POLICY AND ARE SUBJECT TO ENFORCEMENT ACTIONS IN THE MSD ENFORCEMENT RESPONSE PLAN (ERP).
- MSD OR AN AUTHORIZED REPRESENTATIVE SHALL INSPECT ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENTS WITH FOOD SERVICE ESTABLISHMENTS (FSE) FOR PROPER INSTALLATION OF GREASE INTERCEPTORS (GI).
- IWD APPROVAL REQUIRED.
- 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.
- MOSQUITO CONTROL IN ACCORDANCE w/ CHAPTER 98 LICMO
- ANY & ALL FOOD ESTABLISHMENTS MUST BE IN ACCORDANCE w/ 902 KAR 45:005 REGULATIONS.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FLUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE RIGHT-OF-WAY.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY.
- SHORT TERM BIKE PARKING PROVIDED AT ENTRANCE OF PARKING LOT.
- REFUSE TO BE CONTAINED IN STANDARD ROLLING CURB-SIDE CANS. A 6' WOOD FENCE WILL SCREEN CANS WHILE BEING STORED WITHIN THE FENCED REAR YARD.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY MPW.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT WILL BE REQUIRED PRIOR TO FINAL APPROVED PLAN TRANSMITTAL BY MPW.
- CONSTRUCTION PLANS, BOND AND KTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL AND ISSURANCE OF MPW ENCROACHMENT PERMIT.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- NO ALCOHOL SALES SHALL BE PERMITTED ON THE PROPOSED OUTDOOR COVERED PATIO AREA UNTIL THE CONDITIONAL USE PERMIT IS APPROVED.
- NEW CONCRETE ENTRANCE & SIDEWALK TO MEET PUBLIC WORKS DESIGN STANDARDS.
- ALL ROADWAY AND ENTRANCE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY METRO PUBLIC WORKS.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT MPW STANDARDS AND SHALL BE INSPECTED PRIOR TO FINAL BOND RELEASE.

SITE PLAN

SCALE: 1" = 10' - 0" NORTH

PARKING SUMMARY

PROPOSED RESTAURANT (4,973 SQ FT)	MINIMUM @1/250	MAXIMUM @1/125
PARKING PER USE	20 SPACES	40 SPACES
10% TARC REDUCTION	2 SPACES	
TOTAL REQUIRED	18 SPACES REQUIRED	
EXISTING ON-SITE PARKING PROVIDED	2 SPACES	
EXISTING OFF-SITE PARKING PROVIDED	17 SPACES	
ON-STREET PARKING	1 SPACE	
TOTAL PARKING PROVIDED	20 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	

TREE CANOPY CALCULATIONS

REQUIRED (18,491 SQ FT x .10%), CLASS 'A'	1849 SQ FT
TAKING DOWN ONE TREE, ADDING 4 TREES TYPE 'A', 2" EACH (720 SQ FT EACH)	
TOTAL PROPOSED TREE CANOPY AREA	2880 SQ FT

SITE CALCULATIONS

1030 GOSS AVENUE	
GROSS SITE AREA	14,280 SQ FT
ACRES	.33 ACRES
EXISTING GROSS BUILDING FOOTPRINT	4,430 SQ FT
EXISTING BUILDING AREA TO BE REMOVED	831 SQ FT
PROPOSED BUILDING & COVERED PATIO ADDITIONS	1,374 SQ FT
PROPOSED BUILDING FOOTPRINT	4,973 SQ FT
PROPOSED FLOOR AREA RATIO	0.35 FAR
EXISTING IMPERVIOUS AREA	12,824 SQ FT
PROPOSED IMPERVIOUS AREA	12,885 SQ FT
PROPOSED VEHICULAR USE AREA	7,912 SQ FT
REQUIRED ILA (2.5%, 12000 SQ FT < VUA < 6000 SQ FT)	188 SQ FT
PROPOSED ILA	230 SQ FT
PROPOSED BUILDING ADDITION	1,374 SQ FT
PROPOSED INTERIOR LANDSCAPING BED	349 SQ FT
TOTAL AREA OF SITE DISTURBANCE	1,723 SQ FT
SITE LANDSCAPING	1,046 SQ FT
1024 GOSS AVENUE	
GROSS SITE AREA	4,211 SQ FT
ACRES	.1 ACRES
EXISTING IMPERVIOUS AREA	4,207 SQ FT
PROPOSED IMPERVIOUS AREA	4,094 SQ FT
PROPOSED VEHICULAR USE AREA	4,094 SQ FT
SITE LANDSCAPING	113 SQ FT



BUILDING SQUARE FOOTAGES

EXISTING BUILDING	4,430 SQ FT
AREA OF BUILDING TO BE REMOVED	831 SQ FT
EXISTING BUILDING TO BE REMODELED	3,598 SQ FT
PROPOSED NEW ENCLOSED DINING ROOM	621 SQ FT
PROPOSED NEW OUTDOOR COVERED PATIO AREA	753 SQ FT
TOTAL PROPOSED RESTAURANT	4,973 SQ FT
TOTAL PROPOSED COOLERS / FREEZER AREA	279 SQ FT
EXISTING UNENCLOSED ENTRY PORCH	124 SQ FT

OCCUPANCY

INTERIOR SEATING AREAS (1,676 SQ FT @ 1/15)	111 PEOPLE
KITCHEN & RESTROOM AREAS (2,280 SQ FT @ 1/100)	22 PEOPLE
TOTAL BUILDING OCCUPANCY	133 PEOPLE
PATIO DINING AREA (682 SQ FT @ 1/15)	44 PEOPLE
TOTAL RESTAURANT OCCUPANCY	177 PEOPLE