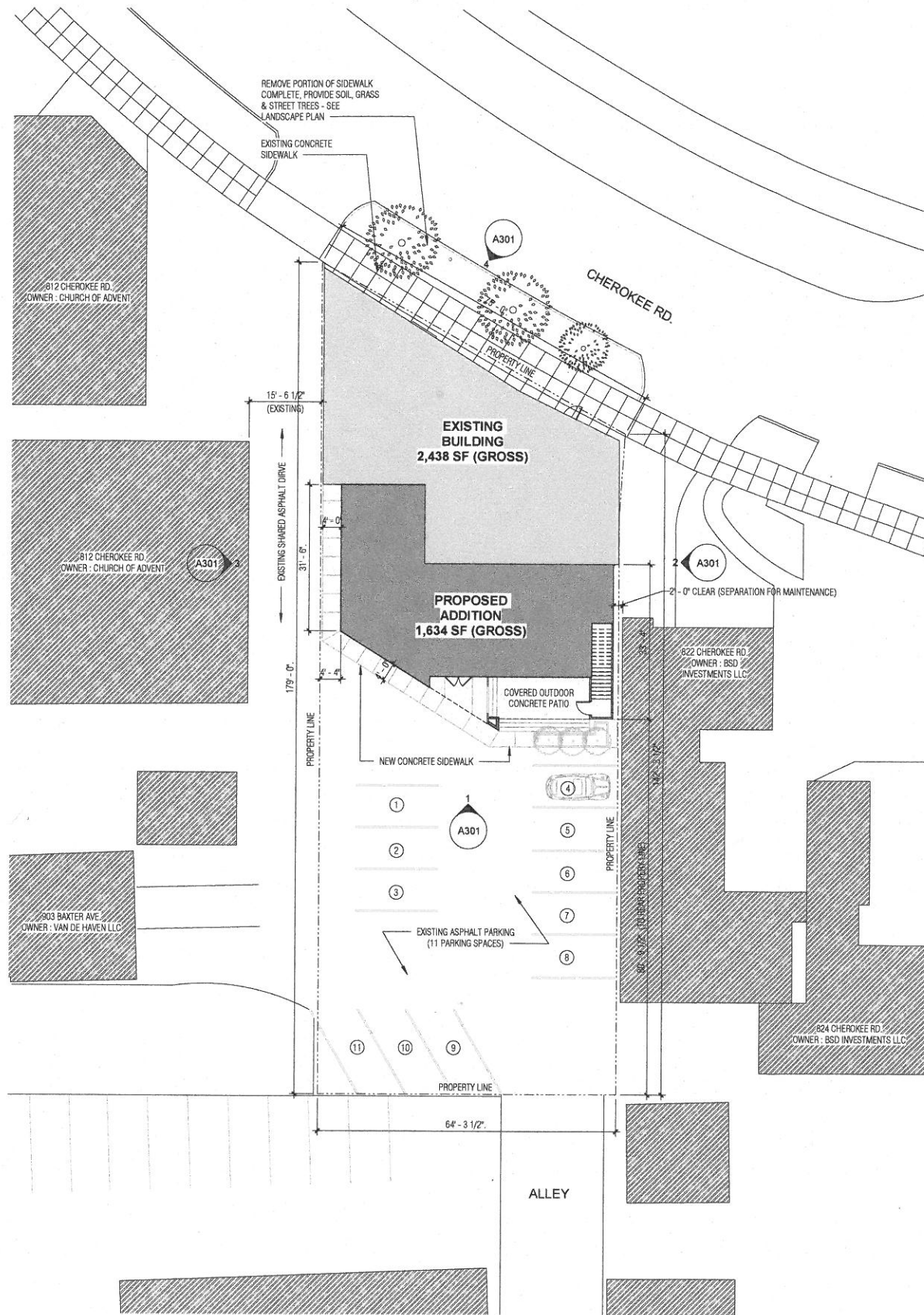
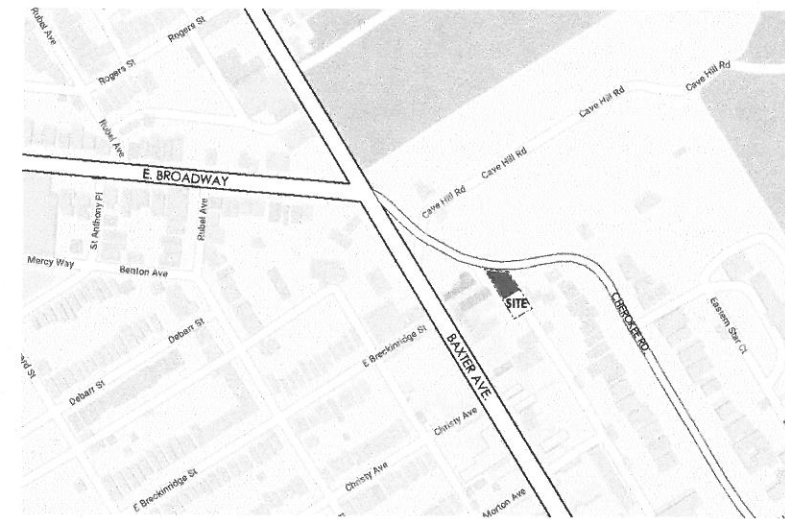




1 REFERENCE SITE PLAN
1/16" = 1'-0"



VICINITY MAP

PROPERTY & BUILDING

PROPERTY INFORMATION

PRIMARY PARCEL ID: 068K 0032 0000
ZONING DISTRICT: C2, C1
FORM DISTRICT: TRADITIONAL MARKETPLACE CORRIDOR
DEED BOOK: 10394 PAGE: 0029
PROPERTY AREA: 11,086 SF
PROPOSED IMPERVIOUS SURFACE - NO CHANGE

BUILDING INFORMATION

OCCUPANCY CLASSIFICATION/USE GROUP:
MIXED USE - SEPARATED (A-3 & R-3)
FIRST FLOOR: A-3 (ASSEMBLY)
SECOND FLOOR: R-3 (RESIDENTIAL)
GROSS BUILDING FOOTPRINT:
FIRST FLOOR: 4,072 SF
SECOND FLOOR: 2,000 SF
EXISTING HEIGHT OF STRUCTURE: 28 FT (2 STORIES)
PROPOSED HEIGHT OF ADDITION: 25 FT

OCCUPANCY SUMMARY

FIRST FLOOR:
EXERCISE AREA: 2795 SF @ 1/50 = 56
RECEPTION AREA: 206 SF @ 1/100 = 3
OFFICE AREA: 57 SF @ 1/100 = 1
STORAGE AREAS: 87 SF @ 1/300 = 1
TREATMENT ROOMS (OUTPATIENT): 208 SF @ 1/100 = 3
TOTAL OCCUPANCY (FIRST FLOOR) = 64 OCCUPANTS
SECOND FLOOR:
RESIDENTIAL: 1,983 SF (GROSS) @ 1/200 = 9.9 (10) OCCUPANTS
EXIT REQUIRED: 1 (PER IBC TABLE 1015.1)

PARKING SUMMARY

USE CATEGORY: RECREATIONAL - YOGA / PILATES STUDIO (1ST FLOOR)
BUILDING SQUARE FOOTAGE: 4,072 SF (GROSS FLOOR AREA - 1ST FLOOR)
MIN. SPACES (1/300 SF): 13.5 (14)
MAX SPACES (1/100 SF): 40.7 (41)
USE CATEGORY: SINGLE FAMILY DWELLING (2ND FLOOR)
MIN. SPACES: 1 SPACE/DWELLING UNIT (LOTS SIZED BETWEEN 6,000-20,000 SF)
MAX. SPACES: 4
TOTAL PARKING SPACES REQUIRED BEFORE REDUCTIONS: 15
PARKING REDUCTIONS:
#1 PROXIMITY TO TRANSIT - 10% = 1 SPACE
#8 HISTORIC SITE - 20% = 3 SPACES
TOTAL MIN. PARKING SPACES REQUIRED: 11
TOTAL PARKING SPACES PROVIDED: 11

SCOPE OF WORK

INTERIOR RENOVATION OF EXISTING 2,438 SF BUILDING.
DEMOLISH EXISTING 886 SF GREENHOUSE, 967 SF CMU BLOCK STRUCTURE, AND EXTERIOR DECK & STAIRS ON REAR OF BUILDING.
CONSTRUCT NEW 1,634 SF ADDITION TO FIRST FLOOR.
CONSTRUCT NEW 454 SF ADDITION TO SECOND FLOOR.
CONSTRUCT NEW EXTERIOR STAIR & DECK TO SECOND FLOOR.

DRAWING INDEX

C101	GENERAL INFORMATION REFERENCE SITE PLAN
A101	DEMOLITION PLAN, FLOOR PLAN & WALL TYPES
A102	FLOOR PLAN - SECOND FLOOR
A103	ENLARGED PLAN & INTERIOR ELEVATIONS - RESTROOMS
A201	REFLECTED CEILING PLAN
A301	EXTERIOR ELEVATIONS
A401	ROOF PLAN
A501	BUILDING SECTIONS
C102	LANDSCAPE PLAN & PLANTING REQUIREMENTS

GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2014 IBC, 2006 IBC INTERNATIONAL BUILDING CODE, 2003 IBC AMERICAN NATIONAL STANDARD ADA CODE, DEPT. OF JUSTICE ADA CODE, AND ZONING REGULATIONS OF THE CITY OF LOUISVILLE KENTUCKY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE.
- DRAWINGS HAVE BEEN PREPARED ON AN ORIGINAL SHEET SIZE OF 24" X 36".
- DIMENSIONS SHOWN INDICATE FACE OF (F.O.) CONCRETE, F.O. MASONRY, F.O. SHEATHING, F.O. FINISH (INTERIOR), OR CENTERLINE OF COLUMN GRIDLINE, U.N.O.
- MEMORANDUM REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS ARE REFERENCE HEREIN.

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DESIGN DEVELOPMENT

CONSULTANT

CONSULTANT SEAL

PROJECT

814 CHEROKEE
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KY 40204

PROJECT NO. 1714

ISSUE DATE 6/15/2018

REVISION NO.

SCALE

SHEET TITLE
GENERAL
INFORMATION
REFERENCE SITE
PLAN

SHEET NO.