

**WAIVER REQUESTED**  
OWNER IS REQUESTING A TREE CANOPY WAIVER  
VUA & IUA INFORMATION (WAIVER REQUEST)

AREA OF VUA:	15,130 SQ FT
IUA % REQ:	7.5%
LA REQ:	1,135 SQ FT
IUA PROVIDED:	0 SQ FT

**PROJECT DESCRIPTION: REQUIRED SITE REVISIONS TO MEET STATE & LOCAL CODE STANDARDS FOR FORM DISTRICT & OCCUPANCY USE**

DOWNER IS REQUIRED TO INSTALL THE FOLLOWING UPGRADE REVISIONS TO THE EXISTING BUILDING ON THE PROPERTY TO MEET THE LOCAL AND STATE CODE REQUIREMENTS: (REFER TO THE NUMBERS BELOW ON THE SITE PLAN)

- NEW WET BARRIER DOOR AS NOTED ON THE GATEWAY PLAN
- NEW FKE SHALL ASSEMBLY BETWEEN TWO SPACES AS NOTED ON THE GATEWAY PLAN
- REPLACE EXISTING DOOR BETWEEN TWO SPACES WITH 20 MIN. FIRE RATED DOOR AS NOTED ON THE LIFE SAFETY PLAN
- NEW OUTSIDE STAIR AT THE END OF THE DOCK AS SHOWN ON THE GATEWAY PLAN
- NEW RAILING ALONG THE DOCK FOR EXIT URGENCY SAFETY AS SHOWN ON THE LIFE SAFETY PLAN
- CONFORM EXISTING FIRE RATING OF ALL EXISTING DOORS. REPLACE DOOR AND/OR WINDOW AS REQUIRED ACCORDING TO STATE & LOCAL CODE. REFER TO DOOR SCHEDULE FOR DETAILS & NOTES ON THE LIFE SAFETY PLAN.

**PROJECT INFORMATION**

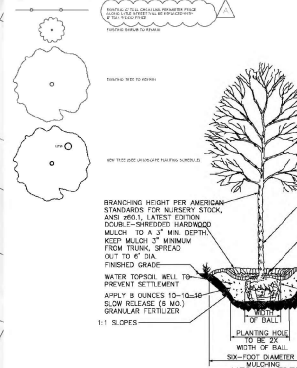
PROJECT SITE LOCATED AT 2111 LYTLE STREET, LOUISVILLE, KY, 40212  
FORM DISTRICT: TRADITIONAL NEIGHBORHOOD  
EXISTING ZONE 4 USE: COMMERCIAL MANUFACTURING, CM  
STORAGE  
PROPOSED ZONE 4 USE: COMMERCIAL MANUFACTURING, CM  
TRAINING FACILITY / STORAGE (MIXED USE)  
SITE ACREAGE: 0.83 AC. (27,443 SQ FT)  
BUILDING HEIGHT: 4 LOWRISE: 45 FT  
EXISTING BUILDING FLOOR: 1 FLOOR  
EXISTING OCCUPANCY CODE: STORAGE  
PROPOSED OCCUPANCY USE: ASSEMBLY / STORAGE

**BUILDING OWNERS:**  
HANCA, LLC - PAT HANCA  
2111 LYTLE STREET, LOUISVILLE, KY, 40212

**BUILDING SET BACK REQUIREMENTS:**  
PER TABLE 3.2.2 DIMENSIONAL STANDARDS FOR TRADITIONAL NEIGHBORHOOD, COMMERCIAL MANUFACTURING DISTRICT  
NO NEW CONSTRUCTION OR BUILDING IS EXISTING

**PARKING REQUIREMENTS:**  
PER TABLE 9.1.3B CODE 4100 FOR TRAINING FACILITY  
MIN REQUIREMENT: TO BE DETERMINED BY PLANNING DIRECTOR OR DESIGNER  
MAX REQUIREMENT: NO MORE THAN 20% ABOVE MINIMUM

**PLANT LEGEND**



**NOTE**

THE ENGINEER MAY SUPPLY CONTRACTOR WITH ADDITIONAL INFORMATION ON TREES AND SPECIES FOR PROPER AND PRODUCE TO BE REMOVED AND REMOVED TREES ARE MEASURED BEFORE THE CONSTRUCTION PROCESS.

VERTICAL ROOTBALLS MUST BE REMOVED PER ARCHITECT'S DESIGNATION. REMOVE ALL CROWNED STONE BASE TO AVOID SOIL OR A MINIMUM OF 24" IF AN ENGINEERED FILL. REMOVE ALL SYNTHETIC MATERIAL FROM AROUND ROOT BALL. REMOVE BURLAP AND SOPE FROM TOP 1/3 OF ROOT BALL.

TREE SHALL BE PLUMB AND CENTERED IN THE HOLE. DID NOT TO DEPTH OF ROOT BALL AND POSITION SHALL ON UNDISTURBED SUBGRADE. PLACE TOP OF ROOT BALL NO MORE THAN 1" ABOVE EXISTING GRADE. TOP OF ROOT BALL SHALL NOT BE PLACED ON FINISHED GRADE.

WATER TOPSOIL WELL TO PREVENT SETTLEMENT. APPLY 8 OUNCES 10-10-10 SLOW RELEASE (8 MG) GRANULAR FERTILIZER TO BE 2X WIDTH OF BALL.

PLANTING DETAIL: 1 1/2" - 2 1/2" CAL. NO SCALE

**LANDSCAPING NOTES**

- MULCH AND/OR GRAVEL MULCH SHALL BE CONTIGUOUS TO EDGE OF LANDSCAPE AREA. ALSO INSTALL MULCH UNDER ALL PLANTS.
  - PROVIDE WIPED BARBER UNDER GRAVEL MULCH.
  - PROVIDE AN INDIAN RED 5" (AN) AND DBP IRRIGATION SYSTEM APPROPRIATE FOR THE SELECTED REGION AND PLANTING TYPES.
  - PLANTS SHALL BE PLANTED PER REGIONAL BEST PRACTICES INCLUDING BUT NOT LIMITED TO SUPPORT, DEPTH / WIDTH OF PLANTING HOLE, AND SOIL AMENDMENTS.
  - ALL PLANTINGS SHOWN ON THE APPROVED PLAN MUST BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITION AND REPLACED WITH NEW PLANT MATERIALS WHEN NECESSARY TO DOUBLE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS.
- TREE SPACING CALCULATIONS**
- CONTRACTOR IDENTIFY TREE REQUIREMENTS PLANTING BETWEEN 6" X 4" X 4" FORMING PROPERTY AT THE FOLLOWING LIMITATIONS:
- 3' CANOPY TREES ALONG SOUTHWEST SIDE PROPERTY LINE

**LOC. ORDINANCE REQUIRED LANDSCAPE NOTES:**

- GRASS OR GROUND COVER SHALL BE PLANTED ON ALL PORTION OF THE LANDSCAPE BUFFER AREA (SHOWN) OCCUPIED BY OTHER LANDSCAPE MATERIAL.
- THE GROUND PLANE OF ALL EXTERIOR LANDSCAPE AREAS SHALL BE PLANTED USING EITHER ST. TURF, GRASS/COARSE, OR TURF.
- EXISTING TREES AND PLANT MATERIAL ARE BEING USED TO MEET LANDSCAPE CODE REQUIREMENTS. IF ANY TREES OR SCREENING VEDICATION ARE OR ARE REMOVED THEY WILL BE REPLACED AS PER THE LANDSCAPE CODE REQUIREMENTS. (IF APPLICABLE)
- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO PERMANENTLY MAINTAIN ALL LANDSCAPE AREAS AND ASSOCIATED PLANT MATERIAL REQUIRED UNDER LAND DEVELOPMENT CODE REGULATIONS. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE URGES AND ASSOCIATED TREES WITHIN THE URGES (UNLESS THE AGENCY HAVING JURISDICTION OVER THAT URGES ASSURES THAT RESPONSIBILITY).
- ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST, WHILE OTHER DETAILED PLANT MATERIAL SHALL BE REPLACED WITHIN THREE (3) MONTHS.
- ALL PLANT MATERIAL LOCATED WITHIN A UTILITY easement THAT IS DAMAGED OR REMOVED DUE TO WORK REQUIRED BY THE UTILITY COMPANY SHALL BE IMMEDIATELY REPLACED BY THE OWNER IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10 REQUIREMENTS.
- STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER DISTANCES.
- ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.6 AND 10.4.9. SERVICE STRUCTURES INCLUDE BUT ARE NOT LIMITED TO: FUEL-TANKS, EQUIPMENT, HVAC UNITS, ELECTRIC TRANSFORMERS, TELECOM BOWERS, ETC.
- LOW-TREE, SCRAMBLES, BENCHES, ETC. SHALL NOT OCCUPY MORE THAN ONE (1) ANY UTILITY LANDSCAPE AREA (OR EXCEED THE WIDTH OF ANY PLANTING AREA TO LESS THAN 4 FEET). CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS WITH LANDSCAPE PLAN APPROVED. TREE PLANTING TO BE IN ACCORDANCE WITH THE FOLLOWING:
- IRRIGATION SHALL BE PROVIDED AS REQUIRED; WHERE BOWERS OR EXISTING MATERIALS ARE PROPOSED. THIS IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF THE PROPOSED PLANT MATERIAL AND LAWN AREAS. THE SYSTEM SHALL CONSIST OF SEVERAL WATERING ZONES CONTROLLED BY A CENTRAL TIME-WITH-TIME POP-UP AND IRRIGATION REGULATOR HEADS OR A DWP IRRIGATION. THE PROPOSED SYSTEM SHALL BE INSTALLED PRIOR TO PLANTING, IF APPLICABLE.

**LANDSCAPE PLANTING SCHEDULE**

NO.	NATURAL SPECIFIC NAME	NATURAL COMMON NAME	VARIETY	QUANTITY	PLANTING DATE	PLANTING METHOD	REMARKS
1	CRATAEGUS ARBORESCENS	HONEYLOCUST	SPHERIC	3	10/20/2026	EMPT	REPLACEMENT FOR PROPERTY

LOC: 26-LANDSCAPE-0061

**NOTICE**

The Associated/ing near does not define the scope of individual trades, subcontractors, material suppliers, or vendors. Any alert warning system used on or vehicles description is solely for the Associated/ing convenience, and is not intended to define a subcontractor's scope of work. Information regarding material trades, subcontractors, material suppliers, and vendors may be obtained, determined and included at all relevant locations throughout these documents. No consideration will be given to requests for exceptions to obtain any

**Received 6/4/26**

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LANDSCAPING PLAN  
PORTLAND BOXING ACADEMY  
2111 LYTLE STREET  
LOUISVILLE, KENTUCKY 40212

DATE: JUN 01, 2026  
DRAWN BY: J. DURALL  
CHECKED BY: K. RILEY  
APPROVED BY: N. GRIMES

REVISIONS:  
1. REV A 06-03-2026

SHEET NUMBER:  
JOB NO.: 2026-036  
JOB 1" = 30'  
JOB NO.: 2026-036

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