



MEETING: Site Review Committee
SUBJECT Rolling Stone Baker
Rooftop Restaurant

LOCATION: City Hall
DATE: October 11, 2016

ADDRESS: 54 Lafayette Street
PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

PRESENTERS:

Art & Andrea Georgion, Rolling Stone Baker
 (219) 462-0993 / admin@pestos.net
 Brent Wagner, Wagner Architecture
 (219) 531-2468 / brent@wagnerarchitecture.com
 Jack Hines, Building Owner
 (219) 476-5551 / hinesplumbing@gmail.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Rolling Stone Baker Rooftop Restaurant. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: This project is a rooftop area for the current restaurant. The entire roof will be used for the project and there will be access from the Lafayette Street entrance. Restrooms for the rooftop will be on the second floor as well as a small kitchen area, storage and ancillary seating. Wagner said this space is currently an apartment. The apartment will be converted into part of the restaurant. A stair will be added from the second floor to the rooftop. There is an apartment in the front of the building that will remain as an apartment. The project is half of the second floor and all of the rooftop.

STAFF COMMENTS:

BURKMAN: It appears all work will be inside the building and no exterior work is being done; therefore, Burkman provided no comments on the project.

THRASHER: Thrasher asked if the existing stairway goes all the way to the rooftop. Wagner confirmed this and stated a second stairway will be added that will also go to the rooftop. Thrasher asked where the access from the first floor for the existing stairway exits. Wagner said the existing stairway exits to Lincolnway. The second stairway will only be accessible through the restaurant. A State Construction Design Release will be required prior to issuance of Building Permits.

MCALPINE: McAlpine asked how the flat roof will be changed to accommodate the restaurant. Wagner indicated that currently there is a rubber membrane and the current structure cannot support the restaurant. Columns will be taken up through the existing building and a new structural system will be built above the roof to support the deck. The rubber roof will remain underneath the deck. McAlpine asked about the location of the drains. Hines indicated it is a slope drain that goes south to the gutter and down to Lafayette Street. The water actually goes to a storm drain

that was installed for the park. The deck will not be pitched. The water will drain through the planks to the membrane and then drain to the gutter.

KENT: Kent asked for an explanation concerning safety features. Wagner said they want to set the deck down slightly below the parapet. The rail system will be around the perimeter and inside the parapet; however, most of the railing will be above the parapet. The exposed railing will be a minimum of 42" in height. Georgion mentioned they are considering some type of glass railing. Kent conveyed these details must be included on the plans as part of the permitting process. Submitting details for the structures enclosing the stairways is necessary to ensure it is architecturally compatible with downtown design standards. Wagner said a structure for the service area will be built between the two stairways. Kent said the concept is great and hopes to see more of these types of ideas in the downtown area. Hines asked about a façade grant for the rear of the building. Kent asked if they ever received a grant. Hines said they received a grant for the front façade. Kent conveyed that currently there is a ten-year waiting period to apply for another grant; however, he will research this issue to see when the first grant was approved.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly asked if there will be a commercial kitchen on the second floor. Georgion said this is the plan and there will be an ansul system. Daly asked where the stairs off of Lafayette Street go. Hines said they go to an apartment; however, this apartment will be removed and replaced with the kitchen. Daly asked if the door on the Lincolnway will remain unlocked. Wagner said that will be required. The door may not be used as an entrance into the building, but it will be accessible as an exit from the inside. Daly said it will be necessary to place emergency and exiting lighting appropriately so that individuals can find their way out of the building. The first floor will remain as is. Daly asked if the doors at the rooftop will be locked. Wagner said they will probably close with a latch. Daly cautioned them to ensure the aisle widths are appropriate. Exit lights will be placed above the doors. Daly said with the number of people on the first, second and third floors this may become an assembly use and will require an occupant load. Thrasher interjected that it will be classified as an assembly. Wagner said with 64 people, they figured on an A2 occupancy. A sprinkler system will be required. The glass railing will be tempered glass. Thrasher mentioned the Fire Safety Grant and conveyed the application is on the City's website. Funds may not be available for this year. This grant must be approved by the Board of Works. Daly indicated the fire extinguishers must meet code. Daly may be contacted if there are any questions. Contact information was provided.

PILARSKI: Pilarski said there is not enough information on the plans to provide appropriate comments on the project. Submitting an internal plumbing plan will be necessary. The plan will need to show connection points into the sanitary sewer, especially from the kitchen area. The plan needs to be sent to Yacoub Aljobeh. Contact information was provided. Once the plan has been reviewed, there may be further questions.

GESKEY: Geskey said records indicate water comes from 151 Lincolnway and the tap is on the side. Hines indicated that will not be doing anything with this. Geskey said the backflow testing is up to date. Geskey conveyed a second service will be required for the sprinkler system. The second service can be taken off of Lincolnway. Contacting Geskey concerning this issue will be necessary. Contact information was provided.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Internal Plumbing Plan

Include Railing Details on Plans

Include Details for Stairway Enclosures on Plans

Knox Box
Sprinkler System
All Contractors Must Be Registered with City
Fire Safety Grant
Zoning Clearance