



Sal's Famous Pizzeria – Building Additions Building Narrative

Property

Sal's Famous Pizzeria
350 E. Main St.
Plainfield, IN 46168

Owner

Salvatore and Rocio Russo
3100 S. County Road 475 E
Plainfield, IN 46168

Architect

Prince Alexander Architecture
850 S. Meridian St
Indianapolis, IN 46225

Project Description

The owners of the existing Sal's Famous Pizzeria are planning to expand a commercial restaurant at 350 E Main street, adding extra square footage to the kitchen and enclosing the existing patio in a solarium. The building use, occupancy and function will remain largely unchanged.

Proposed Building

The building will retain the existing materials and elevation of the current building. It will add new walls to the north and east of the current northeast corner, squaring the building out entirely. The front façade above the patio will be reduced, and a bulkhead will be installed to house equipment and structure for the new solarium. The solarium will bear on the existing patio wall and terminate at the building's new façade bulkhead. The finishes will match the existing, using the same dry-stack thin brick and EIFs materials. The new solarium will be all dark glass and steel/aluminum and will feature a pitched roof that runs east and west.

Site Access and Circulation

Site access will remain unhindered from its existing state. The site will have primary access to the south from Main Street, and secondary access from the east on Eastern Ave. Eastern Ave serves as the primary shipping and receiving entrance for the parking lot. Accessible parking will remain situated in the south of the main entrance, while primary parking will be to the north of the building, with visitors walking from the north to the south of the building for dining or to the east of the building for the new take-out entrance.

Drainage

All new building additions will drain to the north and connect into the existing drainage system. The solarium will drain to the existing roof on the north, and to a new drainage route on the south.

Signage

Signage will remain mounted to the building front façade and the pole sign to the south of the front entrance.

Parking and Storage

This project will retain its existing parking configuration. The flow allows all incoming traffic to come off of the main street unhindered, while allowing outgoing traffic to flow off of Eastern Ave without backing up into the lot. The Dumpster is located in a screened masonry enclosure at the northern end of the lot. The Dumpster will be updated to include new materials that match the existing building. The new building will be protected with bollards at critical locations that intersect with the drive lane. The parking near the exterior of the patio will be relocated as temporary take-out parking near the takeout entrance.

Development Schedule

The project will operate in a multi-phase schedule. The kitchen renovation will occur first, moving the existing kitchen to the new space and relocating the cooler to the previous wash-room. Then the patio will follow in the later phase, once the kitchen has finished.