

LOCATION MAP

NOT TO SCALE NORTH

PROPERTY INFO

|                                 |                |
|---------------------------------|----------------|
| PARCEL ID                       | 075D 0008 0009 |
| ZONING                          | C2             |
| FORM DISTRICT                   | TMC            |
| OVERLAY DISTRICT                | BARDSTOWN ROAD |
| HISTORIC SITE                   | NO             |
| CONSTRUCTION TYPE               | 5A             |
| USE GROUP                       | A-2, R-2       |
| EXISTING USE                    | RETAIL         |
| PROPOSED USE                    | HOTEL / BAR    |
| GROSS SITE AREA                 | 17,315 SQ. FT. |
| ACRES                           | .3975 ACRES    |
| HOTEL FOOTPRINT                 | 649 SQ. FT.    |
| CLUB FOOTPRINT                  | 3,246 SQ. FT.  |
| FRONT YARD SETBACK              | 15 FT          |
| SIDE YARD SETBACK               | NONE           |
| REAR YARD SETBACK               | 5 FT           |
| PROPOSED BUILDING HEIGHT        | 49'-6"         |
| ELEVATOR PENTHOUSE              | 54'-0"         |
| EXISTING IMPERVIOUS AREA        | 17,315 SQ. FT. |
| PROPOSED IMPERVIOUS AREA        | 16,865 SQ. FT. |
| NET DECREASE OF IMPERVIOUS AREA | 450 SQ. FT.    |

OWNER

DUSTIN HENSLEY  
1125 BARDSTOWN ROAD  
LOUISVILLE, KY 40204  
DUSTIN HENSLEY 502.442.5151  
dustinhensley@mo.com

ARCHITECT

ARCHITECTURAL ARTISANS, INC.  
213 SOUTH SHELBY STREET  
LOUISVILLE, KY 40202  
JEFF RAWLINS 502.582.3907  
jr@architecturalartisans.net

SCOPE OF WORK

- PHASE I: CONSTRUCT NIGHT CLUB & PARKING AS SHOWN
- PHASE II: CONSTRUCT HOTEL AS SHOWN

SQUARE FOOTAGES

|                                    |                |
|------------------------------------|----------------|
| PROPOSED HOTEL: (1ST FLOOR)        | 649 SQ. FT.    |
| PROPOSED HOTEL: (2ND-5TH FLOORS)   | 18,644 SQ. FT. |
| TOTAL PROPOSED HOTEL               | 19,293 SQ. FT. |
| PROPOSED CLUB 1ST FLOOR            | 3,246 SQ. FT.  |
| PROPOSED CLUB 2ND FLOOR            | 243 SQ. FT.    |
| TOTAL PROPOSED CLUB                | 3,489 SQ. FT.  |
| TOTAL PROPOSED CLUB EXTERIOR PATIO | 1,871 SQ. FT.  |

OCCUPANCY CALCULATIONS

|   |            |
|---|------------|
| BAR / LOUNGE SEATING (2,067 SQ. FT.) @ 1:7  | 198 PEOPLE |
| BUSINESS SPACE (1,235 SQ. FT.) @ 1:100      | 12 PEOPLE  |
| OUTDOOR PATIO SPACE (1,871 SQ. FT.) @ 1:7   | 267 PEOPLE |
| TOTAL OCCUPANCY                             | 477 PEOPLE |
| HOTEL SPACE (18,808 SQ. FT.) PEOPLE @ 1:200 | 94 PEOPLE  |
| TOTAL OCCUPANCY                             | 94 PEOPLE  |

PARKING SUMMARY

|                                 |   |                                 |
|---------------------------------|---|---------------------------------|
| CLUB (3,489 SQ. FT.) SPACES     | MIN @ (1:250)<br>13.9 SPACES  | MAX @ (1:100)<br>34.8 SPACES    |
| OUTDOOR (1,871 SQ. FT.) SPACES  | MIN @ (1:250)<br>7.4 SPACES   | MAX @ (1:100)<br>18.7 SPACES    |
| HOTEL (40 UNITS) SPACES         | MIN @ 1 PER UNIT<br>40 SPACES   | MAX @ 1.5 PER UNIT<br>60 SPACES |
| TOTAL PARKING PER USE           |   | 62 SPACES                       |
| REDUCTIONS                      | TARC @ 10%<br>MIXED USE HOUSING @ 20%<br>GREEN DEVELOPMENT DESIGN @ 20% | -31 SPACES                      |
| TOTAL PARKING REQUIRED          |   | 31 SPACES                       |
| ON-SITE PARKING PROVIDED        |   | 30 SPACES                       |
| ON-STREET PROVIDED (RESTRICTED) |   | 3 SPACES                        |
| TOTAL PARKING WAIVER REQUIRED   |   | 1 SPACE                         |

VUA/ILA DATA

|                                  |               |
|----------------------------------|---------------|
| VEHICLE USE AREA:                | 9,506 SQ. FT. |
| INTERIOR LANDSCAPE AREA REQUIRED | 0%            |
| ADDED LANDSCAPE AREAS            | 450 SQ. FT.   |

GENERAL NOTES

- 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 CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

THE HENSLEY HOTEL & BAR  
NEW CONSTRUCTION  
1125-1131 BARDSTOWN ROAD LOUISVILLE, KENTUCKY 40204



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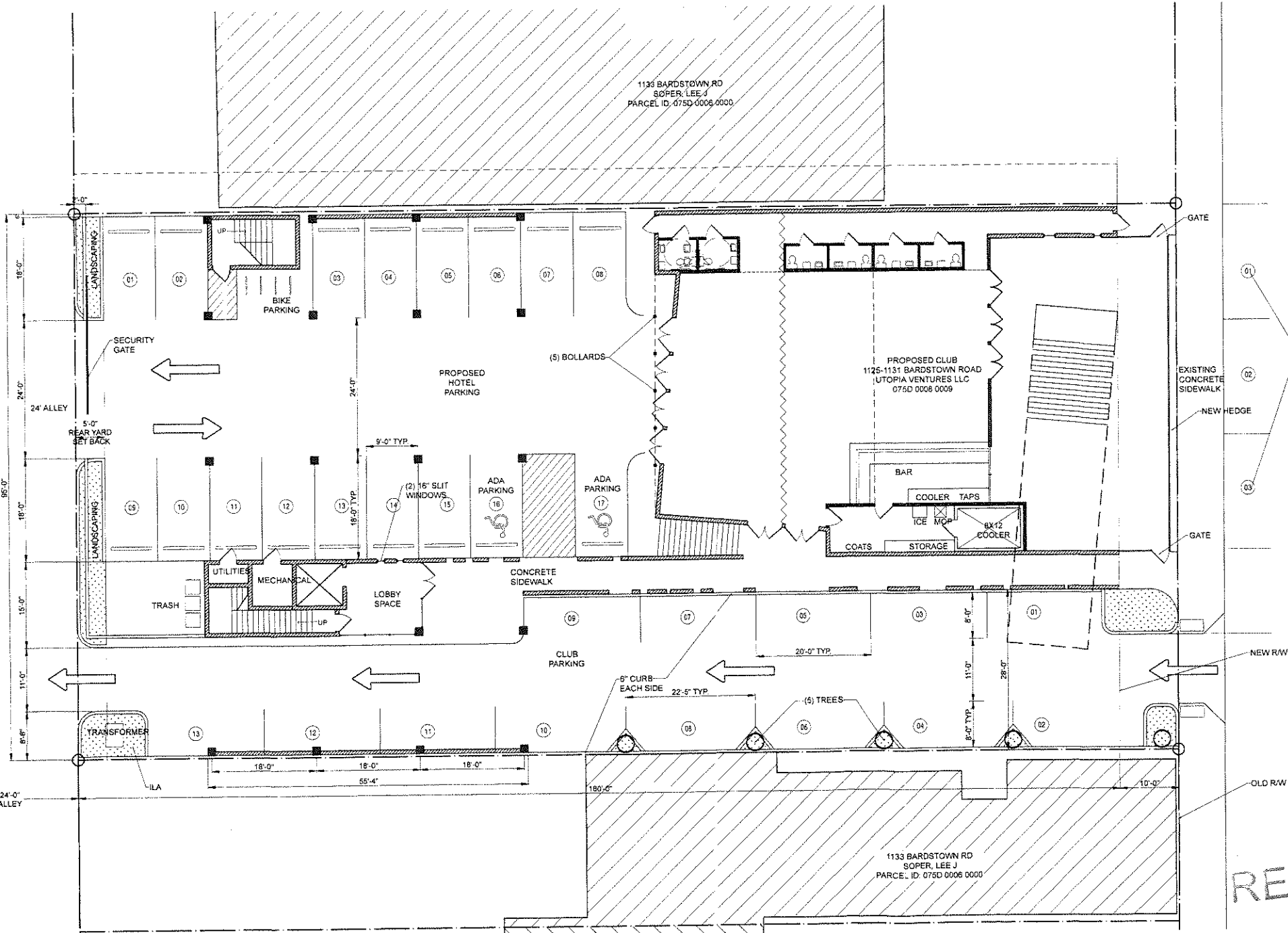
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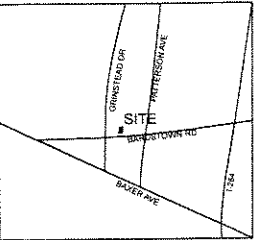
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SITE PLAN

SCALE: 1" = 10'-0"

NORTH





LOCATION MAP  
NOT TO SCALE NORTH

PROPERTY INFO

|                                 |                |
|---------------------------------|----------------|
| PARCEL ID                       | 075D 0008 0009 |
| ZONING                          | C2             |
| FORM DISTRICT                   | TMC            |
| OVERLAY DISTRICT                | BARDSTOWN ROAD |
| HISTORIC SITE                   | NO             |
| CONSTRUCTION TYPE               | SA             |
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THE HENSLEY HOTEL & BAR

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1125-1131 BARDSTOWN ROAD LOUISVILLE, KENTUCKY 40204

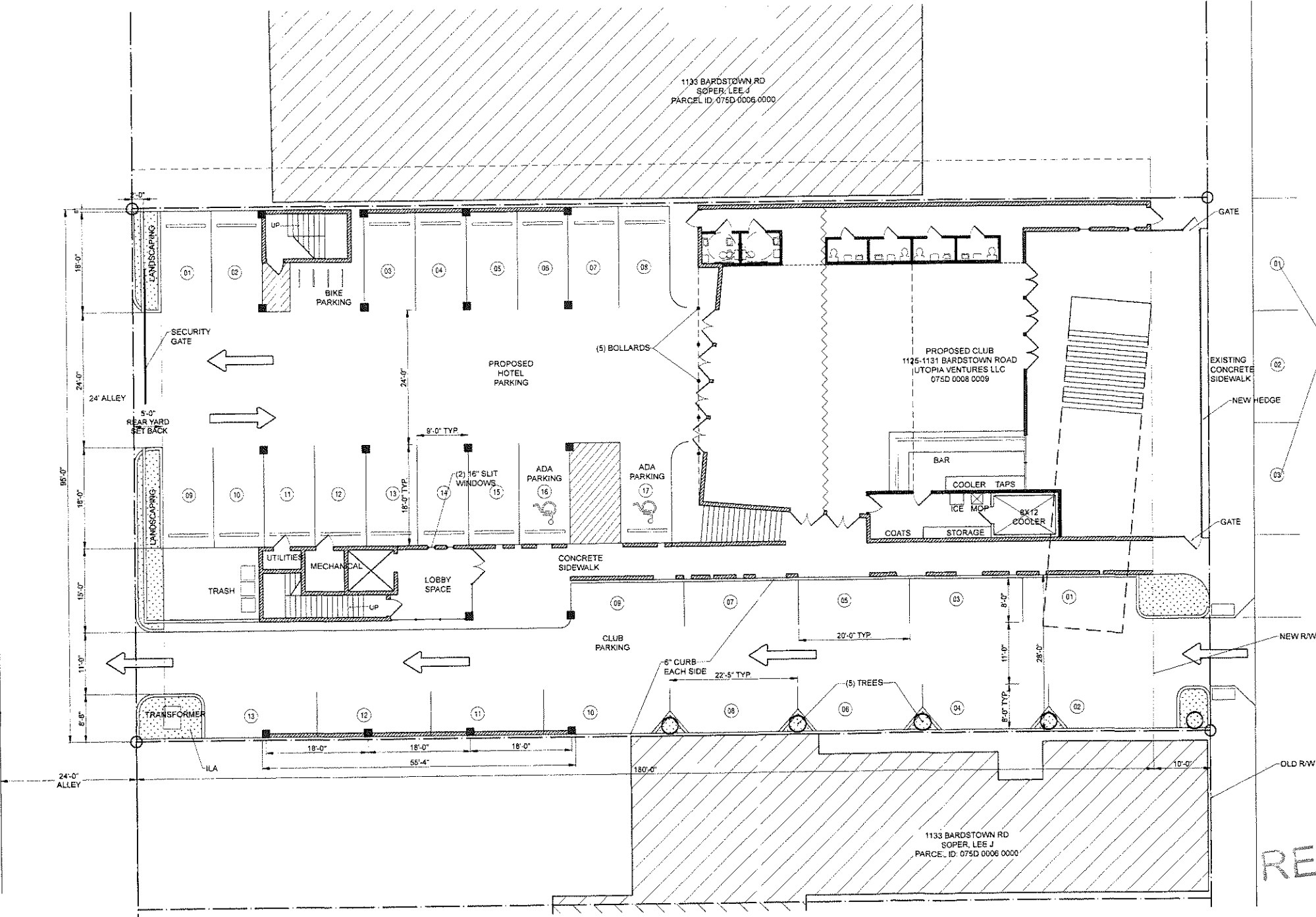


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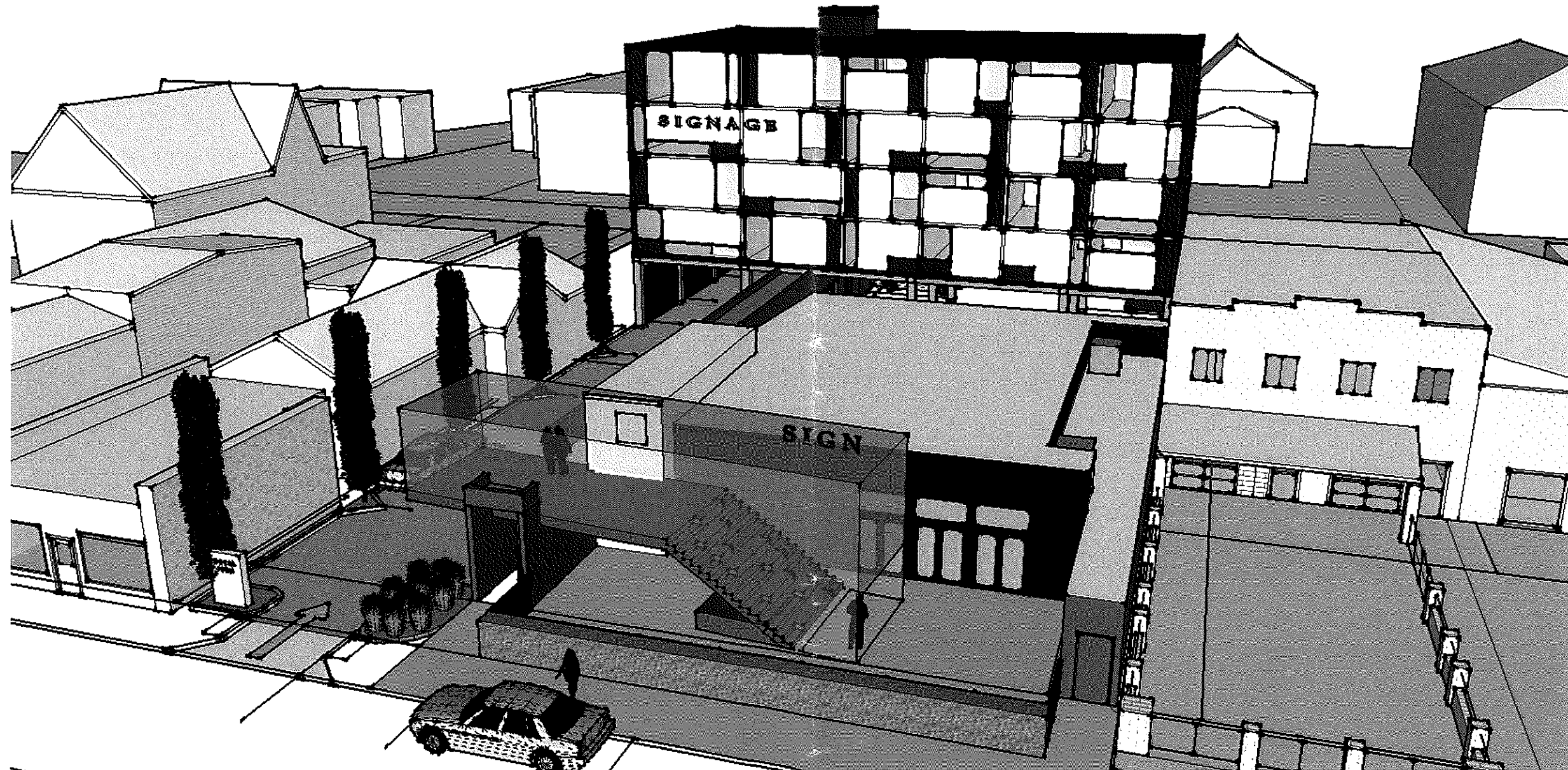


SITE PLAN

SCALE: 1" = 10'-0"



OVERHEAD VIEW



ARCHITECTURAL ARTISANS INC

THE HENSLEY HOTEL & BAR  
1125-1131 BARDSTOWN ROAD  
LOUISVILLE, KENTUCKY 40504

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LOUISVILLE, KENTUCKY 40504

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STREET VIEW FROM THE WEST



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REAR VIEW



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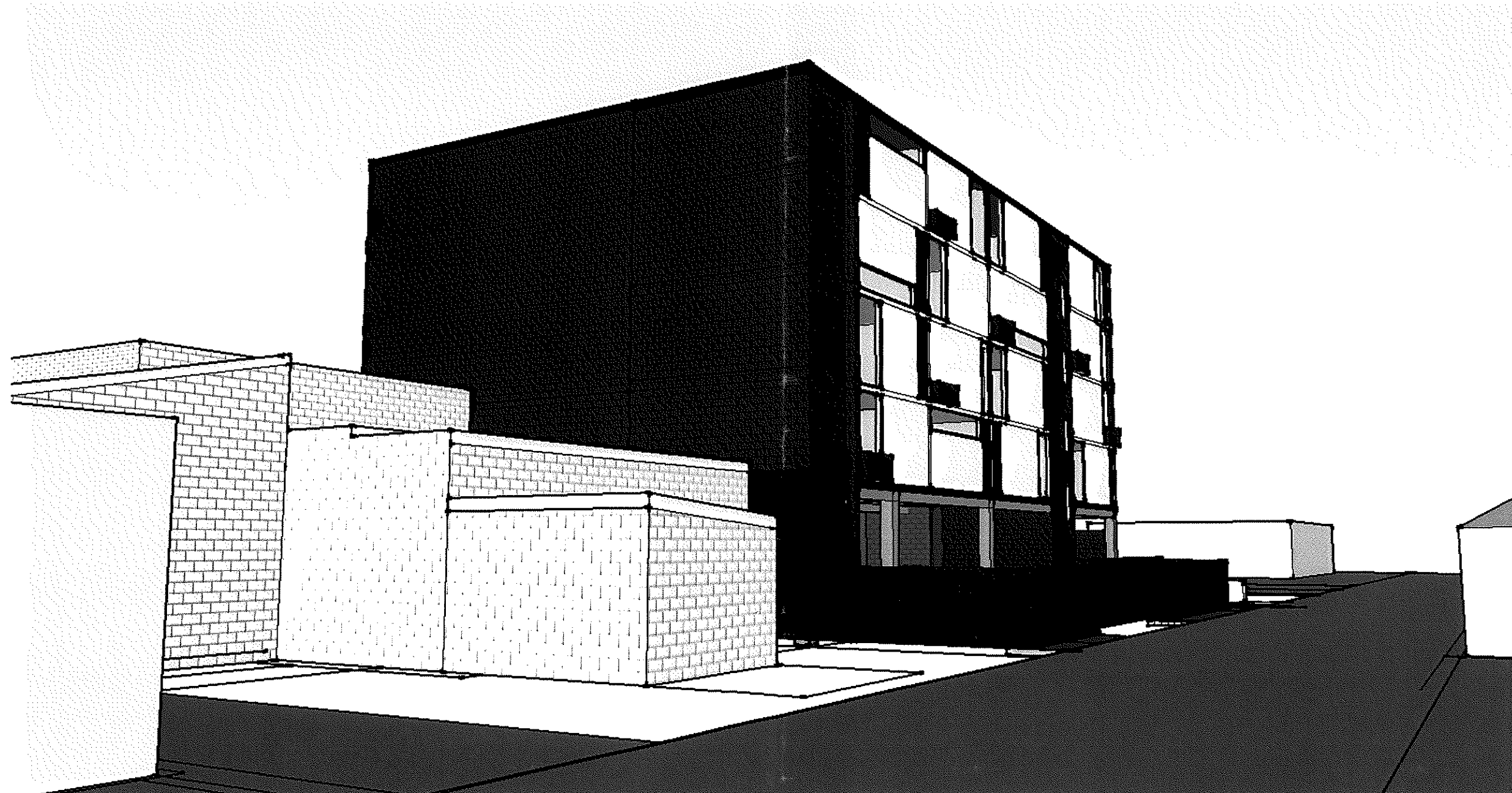
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ALLEY VIEW FROM THE EAST



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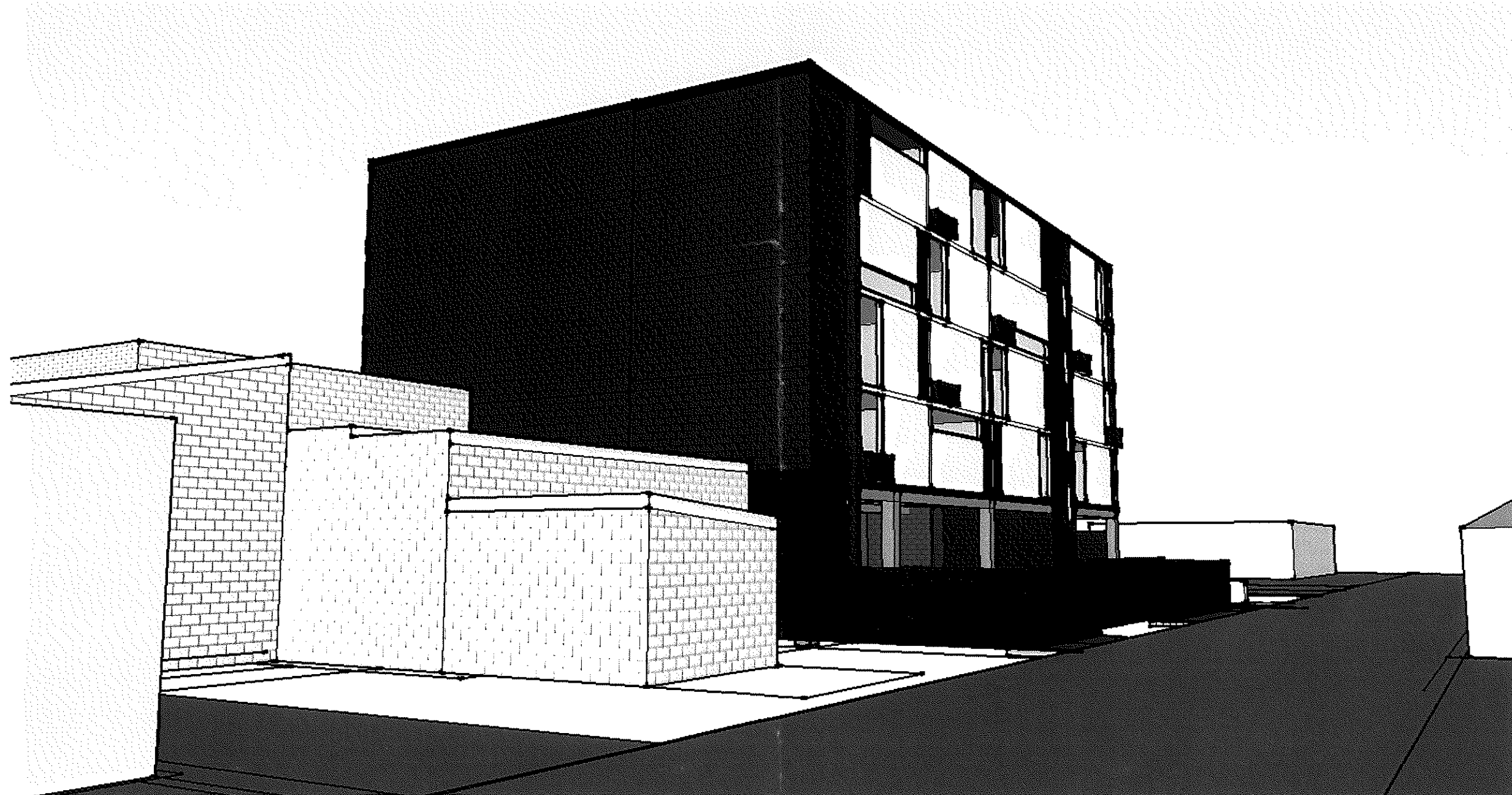
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