ARCHITECTURAL ARTISAN

LOCATION MAP NOT TO SCALE

PROPERTY INFO 0750 0008 0009 PARCEL ID ZONING
FORM DISTRICT
OVERLAY DISTRICT
HISTORIC SITE
CONSTRUCTION TYPE BARDSTOWN ROAD NO 5A 5A A-2, R-2 RETAIL HOTEL / BAR 17,315 SQ FT. .3975 ACRES USE GROUP EXISTING USE PROPOSED USE GROSS SITE AREA 649 SQ FT 3,246 SQ FT 15 FT NONE 5 FT 49'-5" HOTEL FOOTPRINT
CLUB FOOTPRINT
FRONT YARD SETBACK
SIDE YARD SETBACK
REAR YARD SET BACK
REAR YARD SET BACK
ELEVATOR PENTHOUSE 17,315 SQ FT 16,865 SQ FT 450 SQ FT EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA NET DECREASE OF IMPERVIOUS AREA

OWNER

ARCHITECT DUSTIN HENSLEY 1125 BARDSTOWN ROAD ARCHITECTURAL ARTISANS INC 213 SOUTH SHELBY STREET LOUISVILLE KY 40204 CHISVILLE KY 40202 DUSTIN HENSLEY 502 442 5151 JEFF RAWLINS 502 582 3907

#### SCOPE OF WORK

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

#### SQUARE FOOTAGES

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

#### OCCUPANCY CALCULATIONS

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

#### PARKING SUMMARY

MAX @ (1:100) 34.8 SPACES CLUB (3,489 SQ FT) SPACES MIN @ (1:250) 13.9 SPACES OUTDOOR (1,871 SQ FT) SPACES MIN @ (1:250) 7.4 SPACES MAX @ (1:100) 18.7 SPACES HOTEL (40 UNITS) SPACES MIN @ 1 PER UNIT MAX @ 1.5 PER UNIT 40 SPACES 60 SPACES 62 SPACES TARC @ 10% MIXED USE HOUSING @ 20% GREEN DEVELOPMENT DESIGN @ 20% REDUCTIONS -31 SPACES

TOTAL PARKING REQUIRED

ON-SITE PARKING PROVIDED ON-STREET PROVIDED (RESTRICTED) TOTAL PARKING WAIVER REQUIRED 1 SPACE

### VUA/ILA DATA

9.506 SQ FT VEHICLE USE AREA: INTERIOR LANDSCAPE AREA REQUIRED ADDED LANDSCAPE AREAS 0% 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 COMMERICAL DEVELOPMENT SHALL CONTACT MSD PRIOR TO CONDUCTING PRIVATE PLUMBING WORK AT THE MULTI-UNIT SITE.

A ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY IME DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WICHAPTER 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

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31 SPACES

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1133 BARDSTØWN RO SØPER: LEE J PARCEL ID, 1750 0006 0000 -GATÉ (04) (97) (08) (O) (06) **(05)** (03) (ii) (02) TIME RESTRICTIVE PARKING, DURING NONE PEAK HOURS (5) BOLLARDS PROPOSED CLUB
1125-1131 BARDSTOWN ROAD
UTOPIA VENTURES LLC
075D 0008 0009 EXISTING CONCRET SIDEWALK PROPOSED (02) HOTEL PARKING REAR YARD SET BACK 9'-0" TYP.\_\_ BAR ADA PARKING 03 PARKING COOLER TAPS 16 V (1) (12) (10)  $\odot$ Ý -GATE CONCRETE SIDEWALK LOBBY TRASH (B) (03) (05) 07 09 -- NEW R/W 6" CURB-EACH SIDE 22-5" TYP (10) (13) 18'-0" 18'-0" 18'-0" 55'-4" 1133 BARDSTOWN RD SOPER, LEE J PARCE LID: 075D 0006 000 DESIGN SERVICES

SITE PLAN SCALE: 1" = 10'-0"

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NORTH NOT TO SCALE

PARCELID
ZONING
PORM DISTRICT
OVERLAY DISTRICT
HISTORIC SITE
CONSTRUCTION TYPE
USE GROUP
EXISTING USE
PROPOSED USE
GROSS SITE AREA
ACRES A-2, R-2 RETAIL HOTEL / BAR 17,316 SQ FT. .3975 ACRES 649 SQ FT 3,246 SQ FT 15 FT NONE 5 FT 49'-8" 54'-0" HOTEL FOOTPRINT CLUB FOOTPRINT FRONT YARD SETBACK SIDE YARD SETBACK REAR YARD SET BACK PROPOSED BUILDING HEIGHT ELEVATOR PENTHOUSE 17,315 SQ FT 16,865 SQ FT 450 SQ FT EXISTING IMPERVIOUS AREA PROPOSED IMPERVIOUS AREA NET DECREASE OF IMPERVIOUS AREA

0750 0008 0009

TMC BARDSTOWN ROAD

ARCHITECT OWNER

DUSTIN HENSLEY 1125 BARDSTOWN ROAD LOUISVILLE KY 40204 DUSTIN HENSLEY 502 442 5151 ARCHITECTURAL ARTISANS INC 213 SOUTH SHELBY STREET LOUISVILLE KY 40202 JEFF RAWLINS 502 582 3907

#### SCOPE OF WORK

PROPERTY INFO

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

#### SQUARE FOOTAGES

PROPOSED HOTEL: (1ST FLOOR)	649 SQ F1
PROPOSED HOTEL: (2ND-5TH FLOORS)	18,644 SQ F1
TOTAL PROPOSED HOTEL	19,293 SQ F1
PROPOSED CLUB 1ST FLOOR	3,246 SQ F
PROPOSED CLUB 2ND FLOOR	243 SQ F1
TOTAL PROPOSED CLUB	3,489 SQ F1
TOTAL PROPOSED CLUB EXTERIOR PATIO	1,871 SQ F

### OCCUPANCY CALCULATIONS

BAR / LOUNGE SEATING (2,067 SQ FT) @ 1 BUSINESS SPACE (1,235 SQ FT) @ 1:100 OUTDOOR PATIO SPACE (1,871 SQ FT) @ 1:	TZ PEUPLI
TOTAL OCCUPANCY	477 PEOPLI
HOTEL SPACE (18,808 SQ FT) PEOPLE @ 10	200 94 PEOPLE
TOTAL OCCUPANCY	94 PEOPLI

#### PARKING SUMMARY

CLUB (3.489 SQ FT	SPACES	MIN @ (1:250)	MAX @ (1:100)
		13.9 SPACES	34.8 SPACES
OUTDOOR (1,871 S	O FT) SPACES	3	
	,	MIN @ (1:250)	MAX @ (1:100)
		7.4 SPACES	18.7 SPACES
HOTEL (40 UNITS) :	SPACES		
		MIN @ 1 PER UNIT	MAX @ 1.5 PER UNIT
		40 SPACES	60 SPACES
TOTAL PARKING P	ER USE		
			62 SPACES
REDUCTIONS	TARC @	10%	
The control of the		SE HOUSING @ 20%	-31 SPACES
		DEVELOPMENT DESIGN	ത 20%
	GREE!	actude martine	G
TOTAL PARKING R	COLUMEN		
TOTAL PARKING K	CQUIRED		24 604656

ON-SITE PARKING PROVIDED ON-STREET PROVIDED (RESTRICTED) 30 SPACES 3 SPACES TOTAL PARKING WAIVER REQUIRED 1 SPACE

### VUA/ILA DATA

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

#### GENERAL NOTES

- MSD SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION. DOWNSPOUTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-LUNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MISD'S WASTEWATER/STORMWATER DISCHARGE REGULATIONS (WDR) AND MISD'S FATS, OILS & GREASE (FOG) MANAGEMENT POLICY.
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- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES

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1133 BARDSTØWN RD SØPER/LEEJ PARCEL ID/075D-0006,0000 -GATE (06) (07) 08 **(05)** (04) (01) (g2) (03) TIME RESTRICTIVE PARKING, DURING NONE PEAK HOURS PROPOSED CLUB 1125-1131 BARDSTOWN ROAD UTOPIA VENTURES LLC 075D 0008 0009 EXISTING (02) CONCRETE HOTEL PARKING 24' ALLEY REAR YARD PARKING COOLER TAPS (I) (16) (10) (12) 09 (II) Š -GATE CONCRETE SIDEWALK (I) **(05)** (0<del>8</del>) PARKING EACH SIDE 22'-5" TYP. (02) (08) 10 (12) 18'-0" 18'-0" 55'-4" -OLD R/W 1133 BARDSTOWN RD SOPER, LEE J PARCE, ID: 075D 0006 0000 JAN 10 Year DESIGN SERVICES

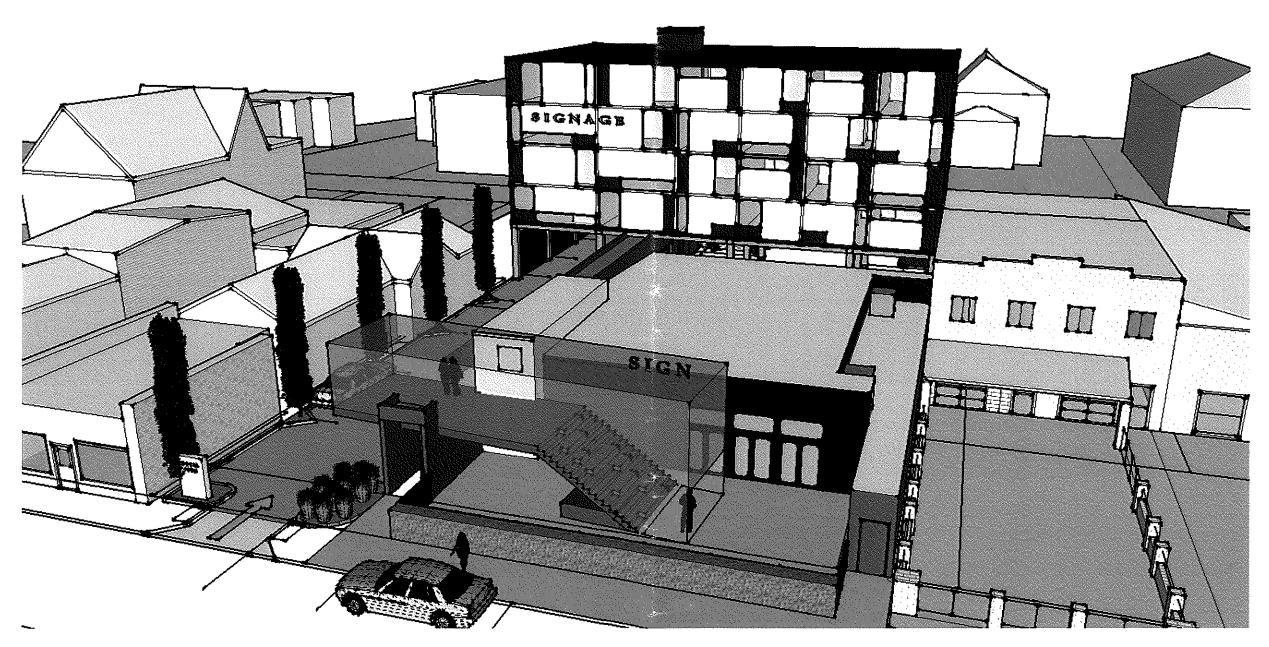
SITE PLAN SCALE: 1" = 10'-0"

NORTH

OVERLAY

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## OVERHEAD VIEW



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JAN TO MIKE

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

FLANGING & DESIGN SERVICES

## STREET VIEW FROM THE EAST



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PLAINMING &
DESIGN SERVICES

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

ARCHITECTURAL ARTISANS INC

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### STREET VIEW FROM THE WEST



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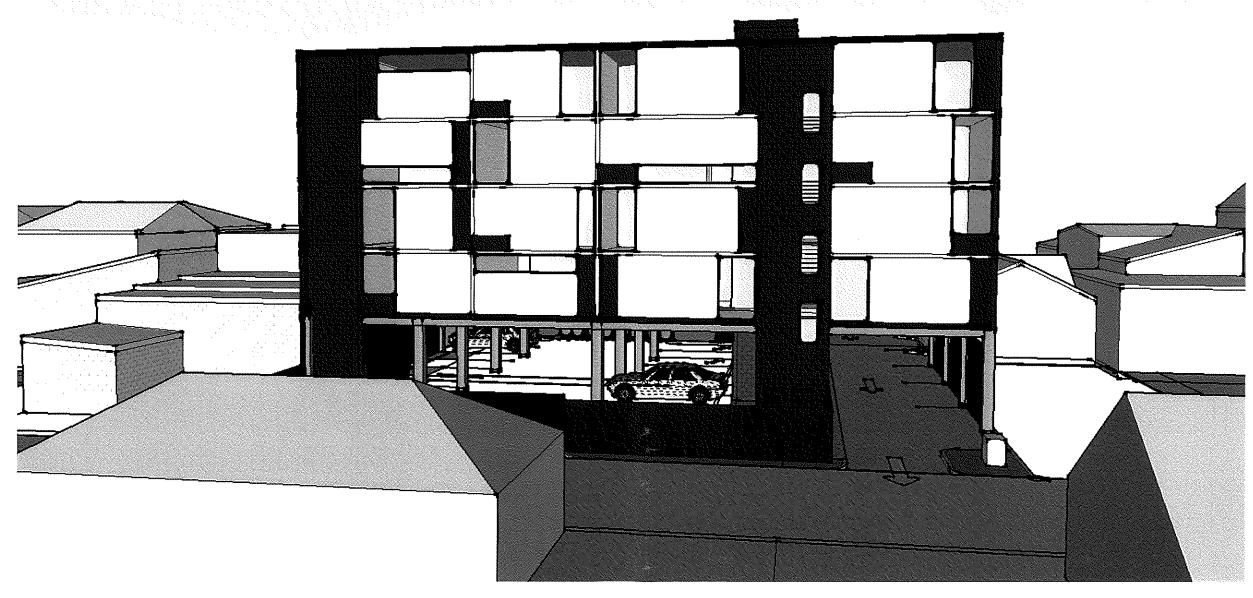
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DESIGN SERVICES

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

ARCHITECTURAL ARTISANS INC

## REAR VIEW



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DESIGN SERVICES THE HENSLEY HOTEL & BAR

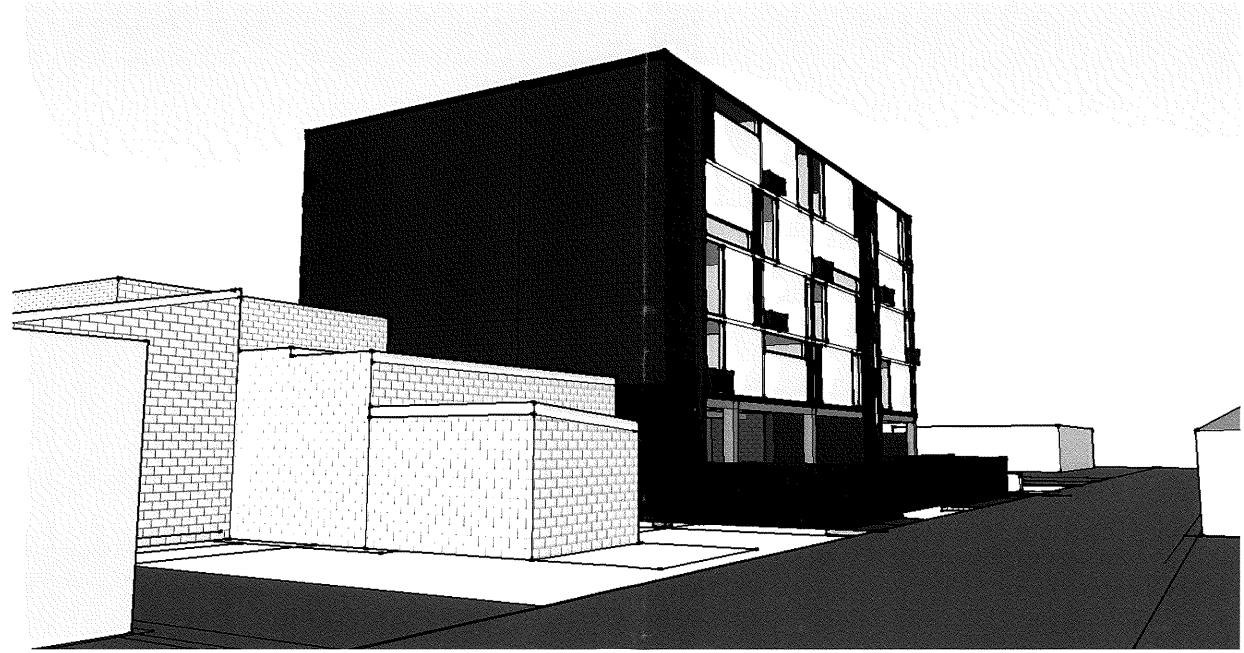
1125-1131 BARDSTOWN ROAD LOUISVILLE, KENTUCKY 40504

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ARCHITECTURAL ARTISANS INC

## ALLEY VIEW FROM THE EAST



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JAN 10 20711

THE HENSLEY HOTEL & BAR DESIGN SERVICES

1125-1131 BARDSTOWN ROAD
LOUISVILLE, KENTUCKY 40504

ARCHITECTURAL ARTISANS INC

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## ALLEY VIEW FROM THE WEST



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JAN 10 2074

PLANNING &
THE HENSLEY HOTEL & BAR DESIGN SERVICES
1125-1131 BARDSTOWN ROAD
LOUISVILLE. KENTUCKY 12 LOUISVILLE, KENTUCKY 40504

ARCHITECTURAL ARTISANS INC

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## STREET VIEW FROM THE WEST



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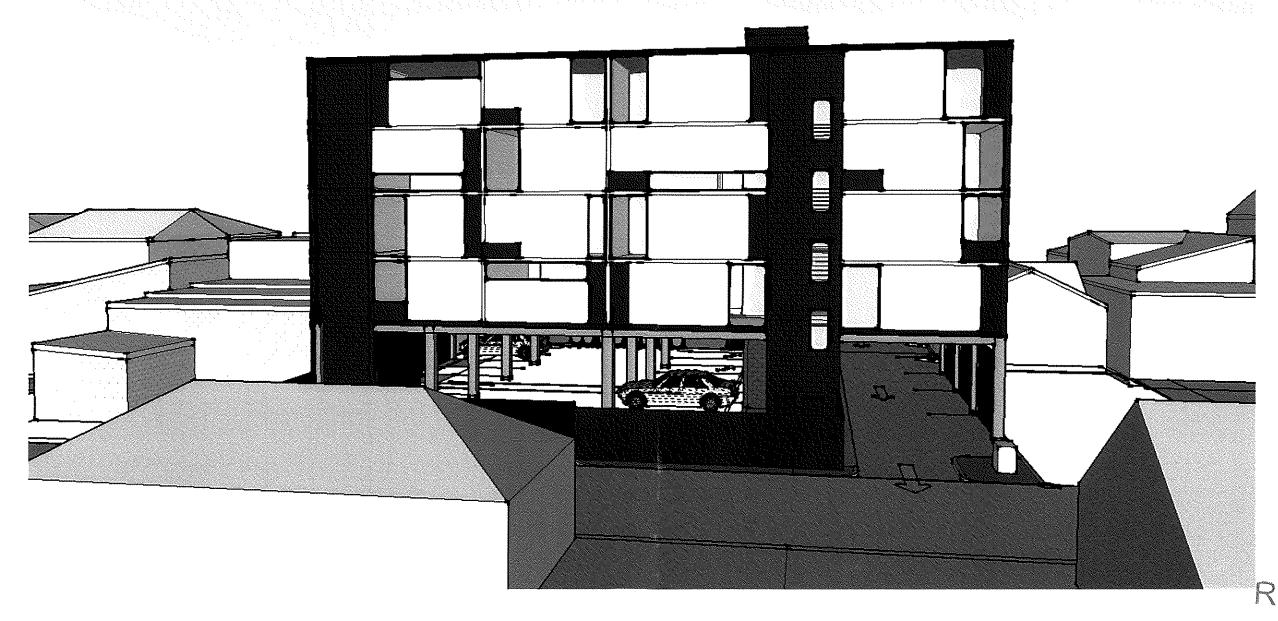
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THE HENSLEY HOTEL & BAR DESIGN SERVICES LOUISVILLE, KENTUCKY 40504

ARCHITECTURAL ARTISANS INC

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PLANNING & DESIGN SERVICES

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

ARCHITECTURAL ARTISANS INC

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## ALLEY VIEW FROM THE EAST



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

PLANNING & DESIGN SERVICES

## ALLEY VIEW FROM THE WEST



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JAN 10 70711

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

ARCHITECTURAL ARTISANS INC

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