



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	18,050 SQ. FT.
ACRES	.3975 ACRES
HOTEL FOOTPRINT	768 SQ. FT.
CLUB FOOTPRINT	4,069 SQ. FT.
FRONT YARD SETBACK	15 FT
SIDE YARD SETBACK	NONE
REAR YARD SETBACK	5 FT
PROPOSED BUILDING HEIGHT	49'-8"
ELEVATOR PENTHOUSE	54'-4"
EXISTING IMPERVIOUS AREA	18,050 SQ. FT.
PROPOSED IMPERVIOUS AREA	16,993 SQ. FT.
NET DECREASE OF IMPERVIOUS AREA	1,057 SQ. FT.

OWNER	ARCHITECT
DUSTIN HENSLEY	ARCHITECTURAL ARTISANS INC
1125 BARDSTOWN ROAD	213 SOUTH SHELBY STREET
LOUISVILLE KY 40204	LOUISVILLE KY 40202
DUSTIN HENSLEY 502 442 5151	JEFF RAWLINS 502 582 3907
dustinhensley@me.com	jr@architecturalartisans.net

SCOPE OF WORK

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

SQUARE FOOTAGES

PROPOSED HOTEL: (1ST FLOOR)	635 SQ FT
PROPOSED HOTEL: (2ND-5TH FLOORS)	20,255 SQ FT
<b>TOTAL PROPOSED HOTEL</b>	<b>20,890 SQ FT</b>
PROPOSED BAR 1ST FLOOR	3,934 SQ FT
<b>TOTAL PROPOSED BAR</b>	<b>3,934 SQ FT</b>
<b>TOTAL PROPOSED BAR EXTERIOR PATIO</b>	<b>1,747 SQ FT</b>

OCCUPANCY CALCULATIONS

LOUNGE AREA (2,528 SQ FT) @ 1:7	361 PEOPLE
BUSINESS AREA (1,406 SQ FT) @ 1:100	14 PEOPLE
FRONT PATIO (1,504 SQ FT) @ 1:7	214 PEOPLE
RAISED DECK (494 SQ FT) @ 1:15	32 PEOPLE
<b>TOTAL OCCUPANCY</b>	<b>621 PEOPLE</b>
HOTEL SPACE (20,890 SQ FT) PEOPLE @ 1:200	104 PEOPLE
<b>TOTAL OCCUPANCY</b>	<b>104 PEOPLE</b>

PARKING SUMMARY

BAR (3,943 SQ FT) SPACES	MIN @ (1:250) 15.7 SPACES	MAX @ (1:100) 39.3 SPACES
OUTDOOR (1,998 SQ FT) SPACES	MIN @ (1:250) 8 SPACES	MAX @ (1:100) 20 SPACES
HOTEL (40 UNITS) SPACES	MIN @ 1 PER UNIT 40 SPACES	MAX @ 1.5 PER UNIT 60 SPACES
<b>TOTAL PARKING PER USE</b>		<b>63.7 SPACES</b>
REDUCTIONS	TARC @ 10% GREEN DEVELOPMENT DESIGN @ 20%	<b>-19 SPACES</b>
<b>TOTAL PARKING REQUIRED</b>		<b>45 SPACES</b>
ON-SITE PARKING PROVIDED (NON RESTRICTED)		21 SPACES
ON-SITE ADA PARKING		2 SPACES
ON-STREET PROVIDED (RESTRICTED)		3 SPACES
<b>TOTAL PARKING PROVIDED</b>		<b>26 SPACES</b>
<b>TOTAL PARKING WAIVER REQUIRED</b>		<b>19 SPACES</b>

VUA/ILA DATA

VEHICLE USE AREA:	7,797 SQ FT
INTERIOR LANDSCAPE AREA REQUIRED	1,057 SQ FT
ADDED LANDSCAPE AREAS	

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 w/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.

SITE PLAN

SCALE: 1" = 10' - 0"

NORTH

w m # 00000

REVISIONS