075D 0008 0009

A-2, R-2

RETAIL

HOTEL / BAR

18,050 SQ FT.

.3975 ACRES

**768 SQ FT** 

15 FT

NONE

5 FT

49'-8"

54'-4"

4,069 SQ FT

18,050 SQ FT

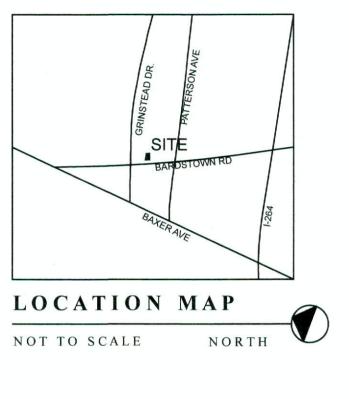
**104 PEOPLE** 

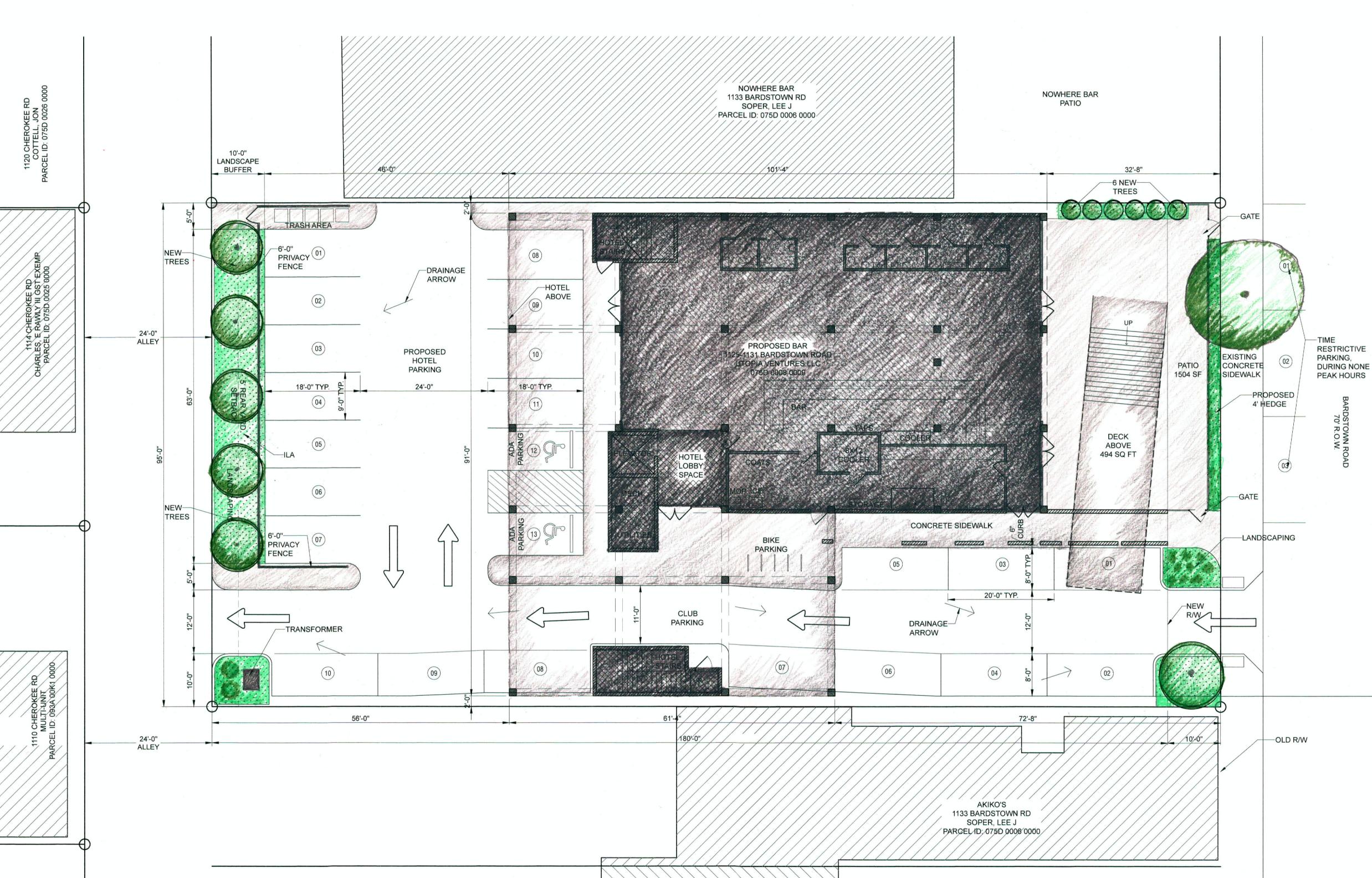
7,797 SQ FT

1,057 SQ FT

JEFF RAWLINS 502 582 3907

**BARDSTOWN ROAD** 





SITE PLAN

SCALE: 1" = 10' - 0"

NORTH

16,993 SQ FT PROPOSED IMPERVIOUS AREA 1,057 SQ FT NET DECREASE OF IMPERVIOUS AREA

ARCHITECT OWNER **DUSTIN HENSLEY** ARCHITECTURAL ARTISANS INC 1125 BARDSTOWN ROAD 213 SOUTH SHELBY STREET LOUISVILLE KY 40204 LOUISVILLE KY 40202

dustinhensley@me.com jr@architecturalartisans.net SCOPE OF WORK

PROPERTY INFO

PARCEL ID ZONING

FORM DISTRICT

HISTORIC SITE

**USE GROUP** 

**ACRES** 

**EXISTING USE** 

PROPOSED USE

**GROSS SITE AREA** 

HOTEL FOOTPRINT

**CLUB FOOTPRINT** 

FRONT YARD SETBACK

REAR YARD SET BACK

**ELEVATOR PENTHOUSE** 

PROPOSED BUILDING HEIGHT

EXISTING IMPERVIOUS AREA

**DUSTIN HENSLEY** 502 442 5151

SIDE YARD SETBACK

**OVERLAY DISTRICT** 

CONSTRUCTION TYPE

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

#### SQUARE FOOTAGES

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

### OCCUPANCY CALCULATIONS

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

# TOTAL OCCUPANCY

PARKING SUMI	MARY	
BAR (3,943 SQ FT) SPACES	MIN @ (1:250) 15.7 SPACES	MAX @ (1:100 39.3 SPACE
OUTDOOR (1,998 SQ FT) SPACES	MIN @ (1:250) 8 SPACES	MAX @ (1:100 20 SPACE
HOTEL (40 UNITS) SPACES	MIN @ 1 PER UNIT 40 SPACES	MAX @ 1.5 PER UNI 60 SPACE

63.7 SPACES TOTAL PARKING PER USE -19 SPACES TARC @ 10% REDUCTIONS

GREEN DEVELOPMENT DESIGN @ 20% **45 SPACES** TOTAL PARKING REQUIRED ON-SITE PARKING PROVIDED (NON RESTRICTED) 21 SPACES 2 SPACES ON-SITE ADA PARKING 3 SPACES ON-STREET PROVIDED (RESTRICTED)

26 SPACES TOTAL PARKING PROVIDED 19 SPACES TOTAL PARKING WAIVER REQUIRED VUA/ILA DATA

## ADDED LANDSCAPE AREAS

GENERAL NOTES

INTERIOR LANDSCAPE AREA REQUIRED

VEHICLE USE AREA:

- 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.
- 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.

REVISIONS

DATE

w m # 00000

11 MARCH 2020

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