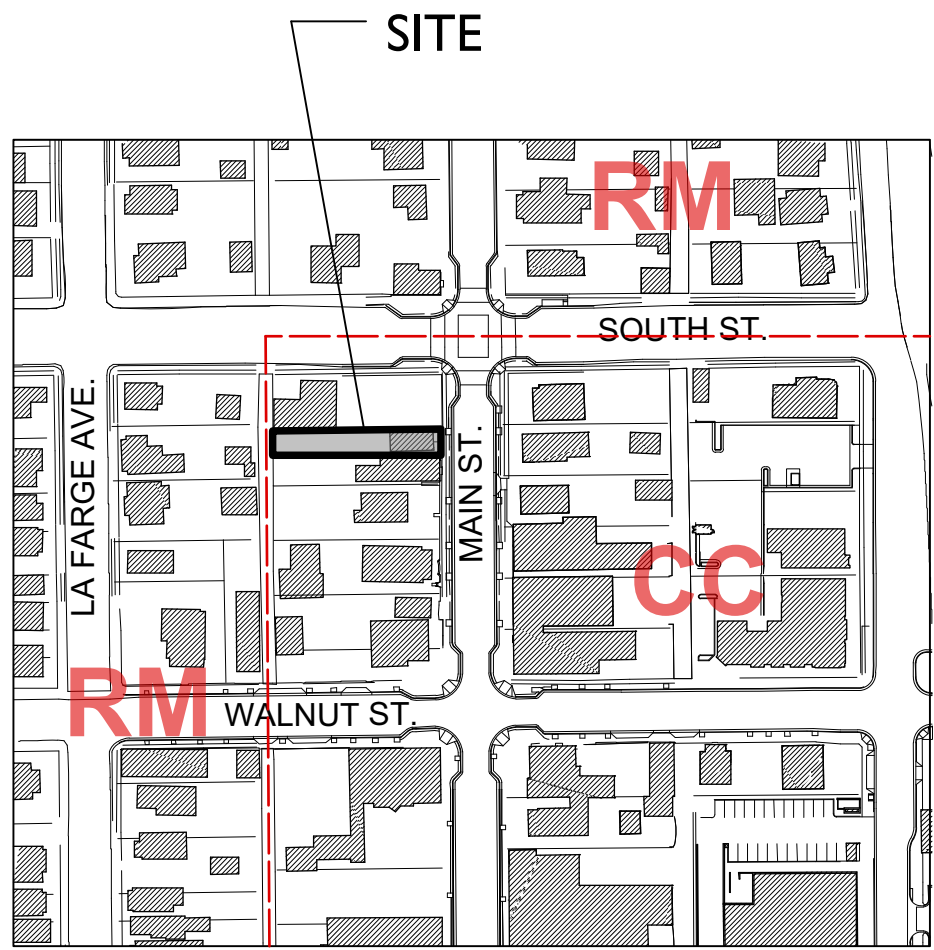
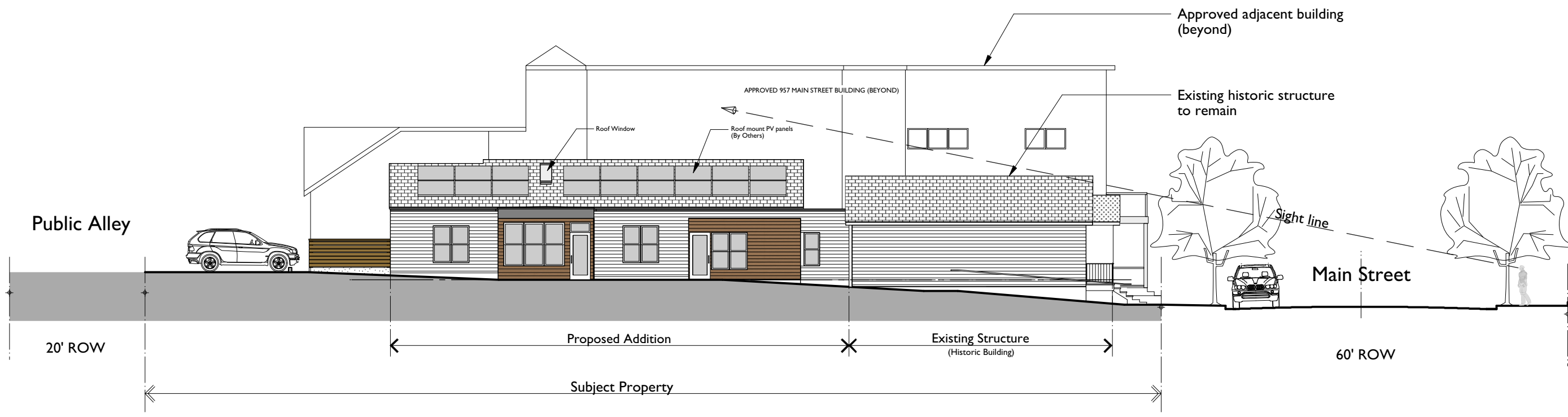


931 MAIN STREET
PUD AMENDMENT # 2



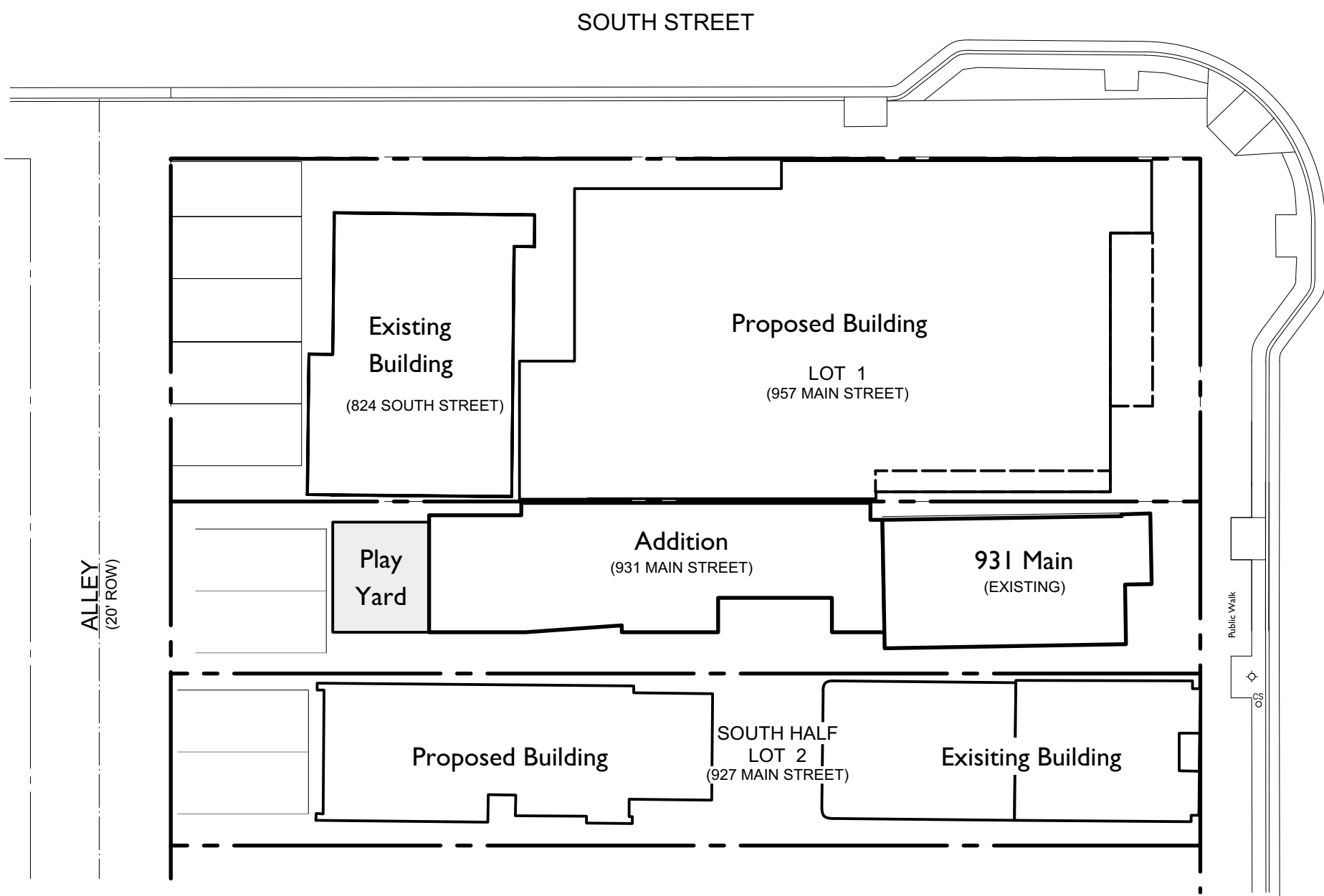
Vicinity Map



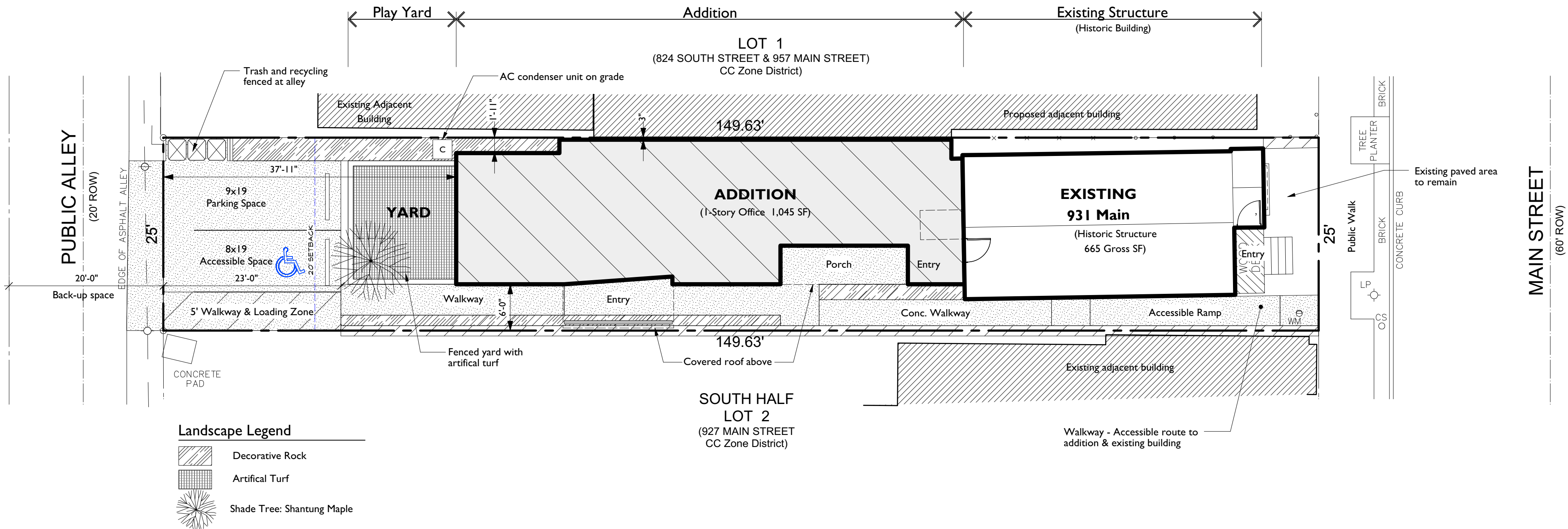
Sight Line Exhibit (South Elevation)



Street Context Elevation



Context Plan



Site Development Plan

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in the Southeast 1/4 of Section 8, Township 1 South, Range 69 West of the 6th principal meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20 ____ by the Planning Commission of the City of Louisville, Colorado. Resolution No. _____, Series _____.

CITY COUNCIL CERTIFICATE

Approved this _____ day of _____, 20 ____ by the City Council of the City of Louisville, Colorado. Resolution No. _____, Series _____.

Mayor Signature _____

(City Seal)

City Clerk Signature _____

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness our hands and seals this _____ day of _____, 20 ____.

(Notary Seal)

Owners: Emily Kean, Jason Kean

Notary Name and Signature

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE

(County of Boulder, State of Colorado)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____ . M., this _____ day of _____, 20 ____ , and is recorded in Plan File _____, Fee _____ paid.

_____ Film No. _____ Reception.

Clerk & Recorder

Deputy

Project Data

General

Address: 931 Main Street, Louisville, Colorado
Legal: North Half of Lot 2, Block 5, Town of Louisville

Project Description: Construction of additional commercial floor area to existing commercial use building. Existing and proposed uses to include retail, office, or professional services.

Zoning: CC (Community Commercial) Central Business District

Design Standards & Guidelines: Design Handbook for Downtown Louisville
Downtown Louisville Framework Plan (Transition Area)

Parking Calculations:

Floor Areas ¹	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less	999 SF
Total	321 SF

Rounded to nearest 500 SF = 500 SF
Parking Spaces Required: 1/ 500 SF
500 SF / 500 SF = 1 parking spaces required

2 Parking Spaces Provided

Zoning Data

Lot Area (149.63' x 25') 3,741 SF	City Standards	Approved PUD	Amendment-1	Amendment-2
Floor Area (Gross) ¹				
Existing	N/A	650 SF	650 SF	650 SF
Addition	N/A	2,050 SF	2,103 SF	1,045 SF
Total Floor Area ¹	N/A	2,700 SF	2,753 SF	1,695 SF
Floor Area Ratio (gross)	1.30	0.72	0.73	0.45
Building Coverage	N/A	1,800 SF	1,919 SF	1,879 SF
Bldg Lot Coverage %	N/A	48%	51%	50%
Commercial Floor Area ²	N/A	N/A	1,955	1,320
Parking Required	2 Spaces	2 Spaces	2 Spaces	1 Space
Building Height	35'	28'	28'	19.5'
Setbacks				
Front Yard Setback ³	0'	7'	7'	7'
Side Yard - north	0'	0.25'	0.25'	0'
Side Yard - south	0'	5'	5'	5'
Rear Setback	20'	26.9'	26.9'	37'11"

¹ Floor area within the exterior walls

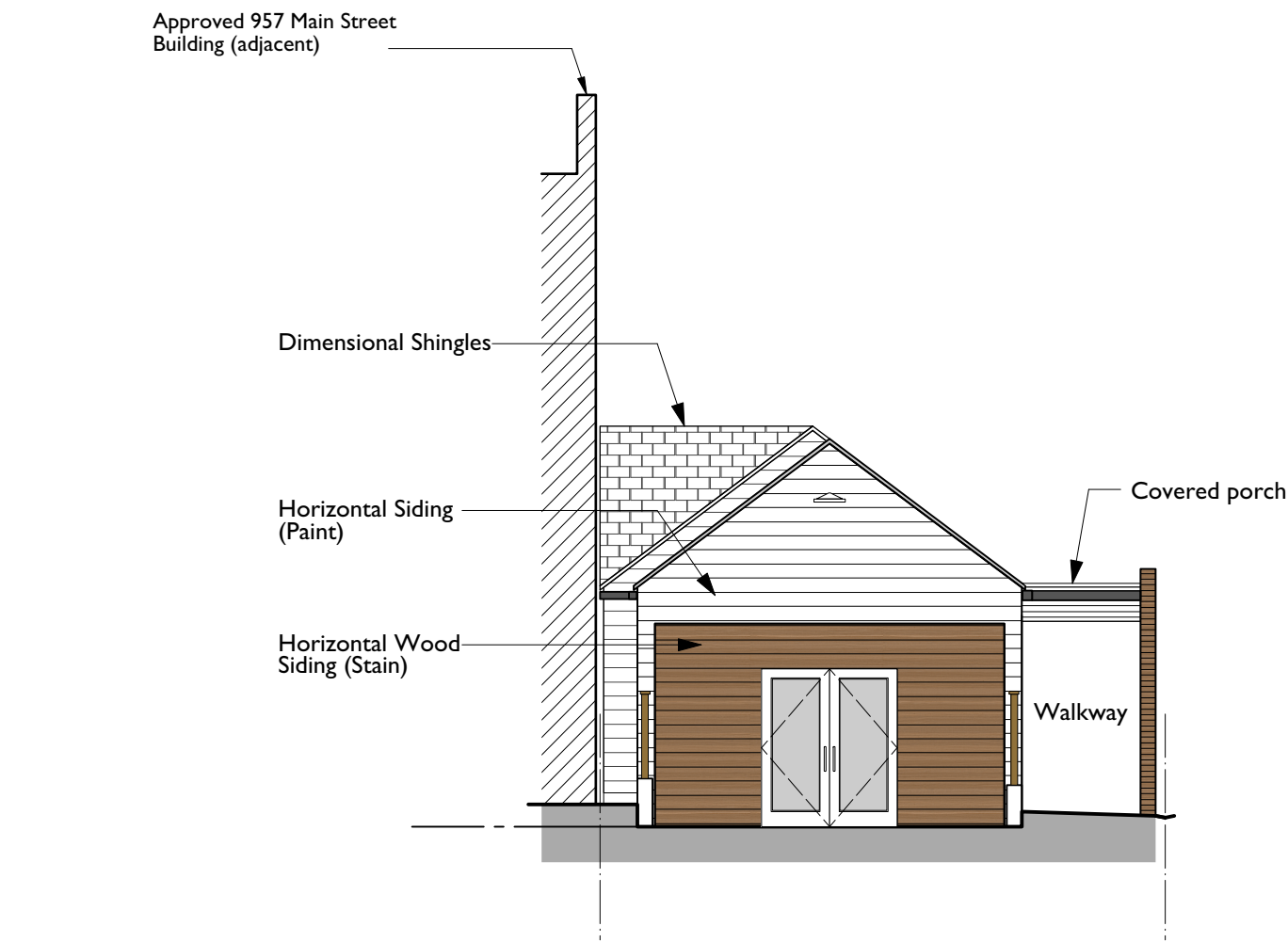
² Only commercial floor area is included in parking calculations per LMC 17.20.025. Parking requirements based on net floor areas less 999 SF per LMC 17.20.025 note F.

³ Front yard setback to existing structure

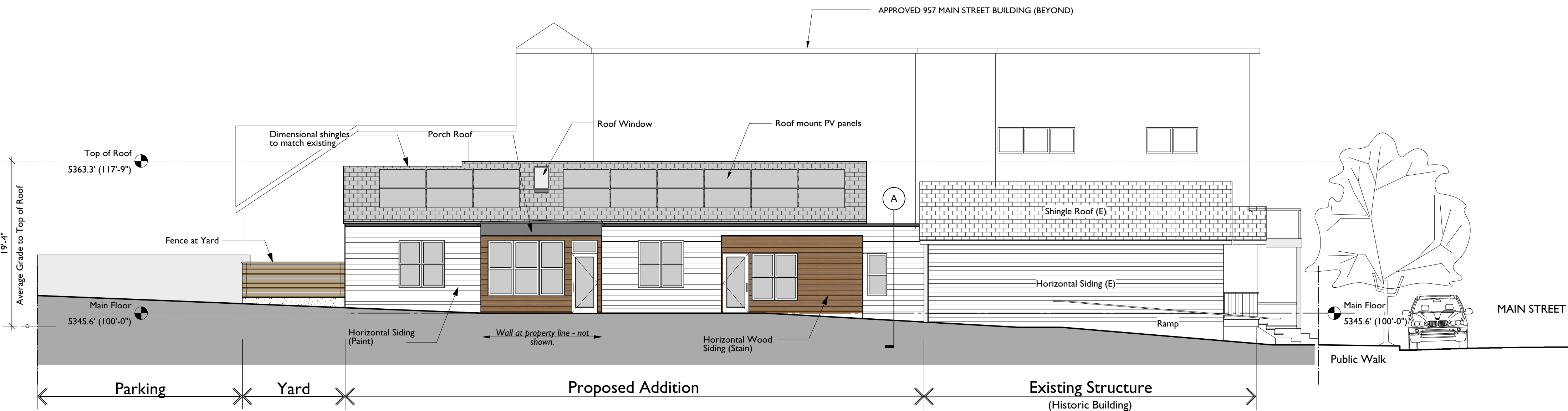
Drawing Index

- 1 SITE DEVELOPMENT PLAN
- 2 ARCHITECTURAL ELEVATIONS
- 3 PHOTOMETRIC PLAN
- 4 UTILITY PLAN
- 5 FLOOR PLAN EXHIBIT

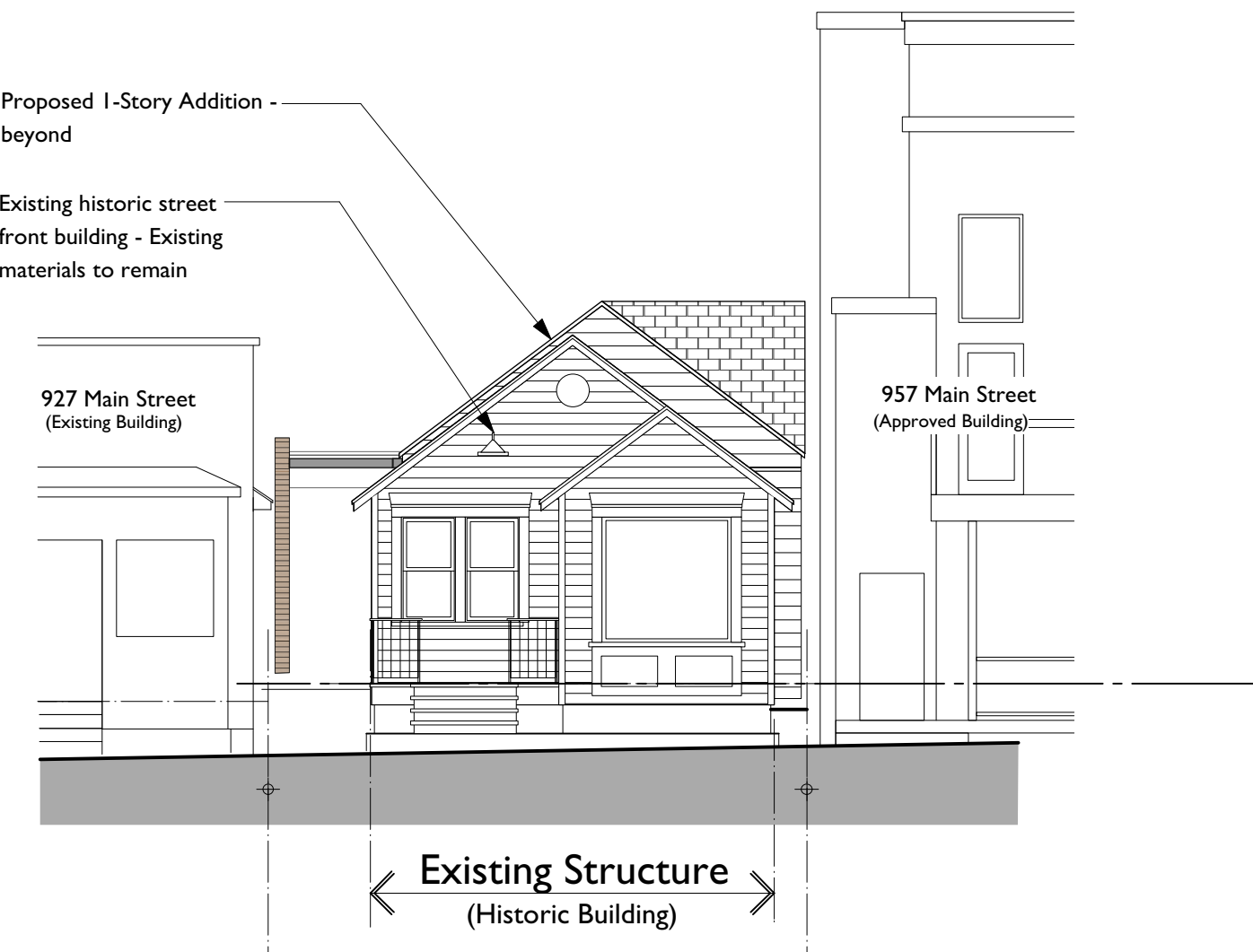
931 MAIN STREET
PUD AMENDMENT # 2



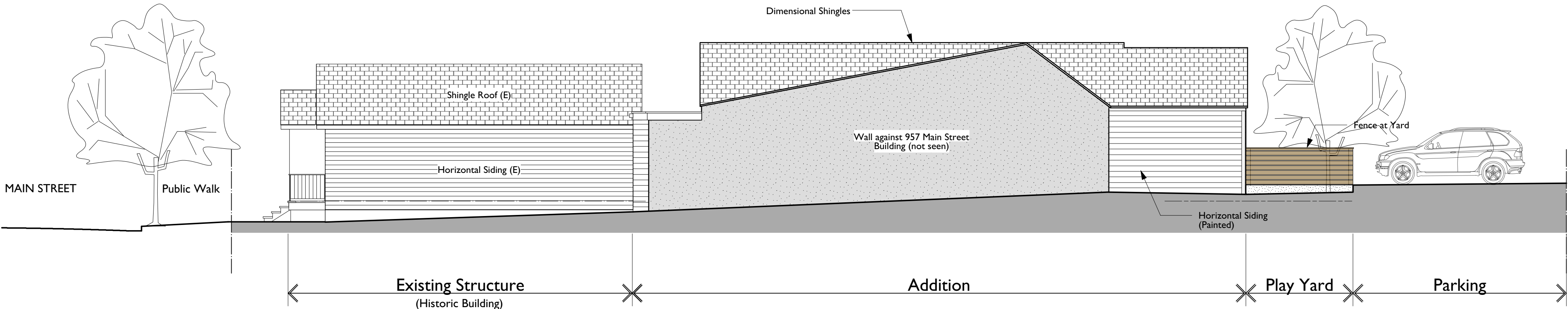
West Elevation
1/8" = 1'-0"



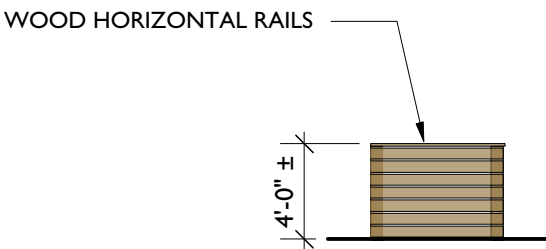
South Elevation
1/8" = 1'-0"



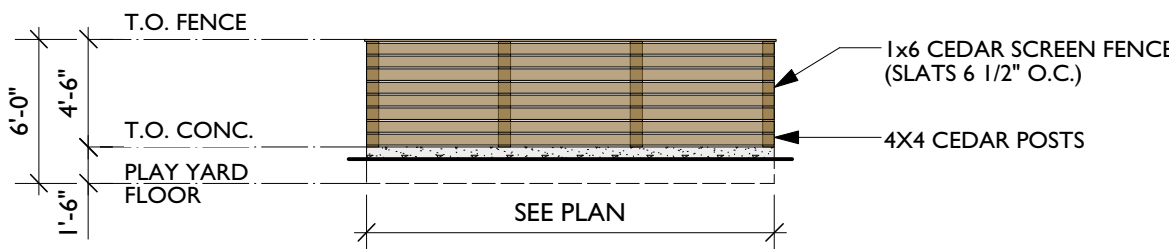
East Elevation
1/8" = 1'-0"



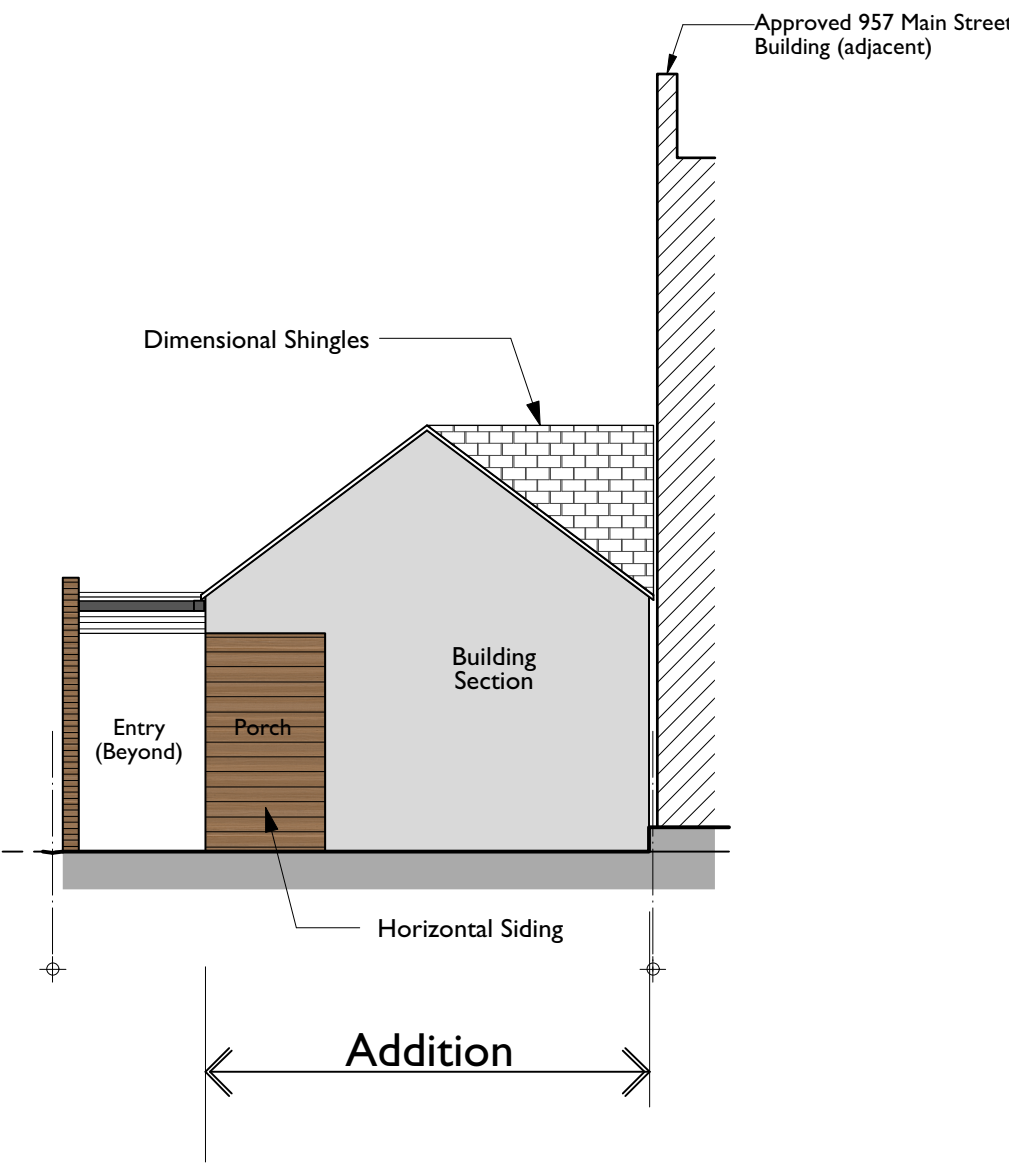
North Elevation
1/8" = 1'-0"



Fence @ Trash Location
(West Elevation)

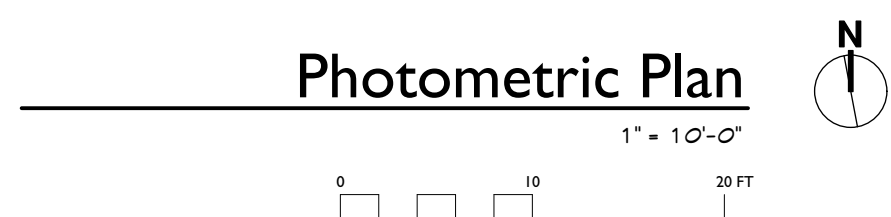
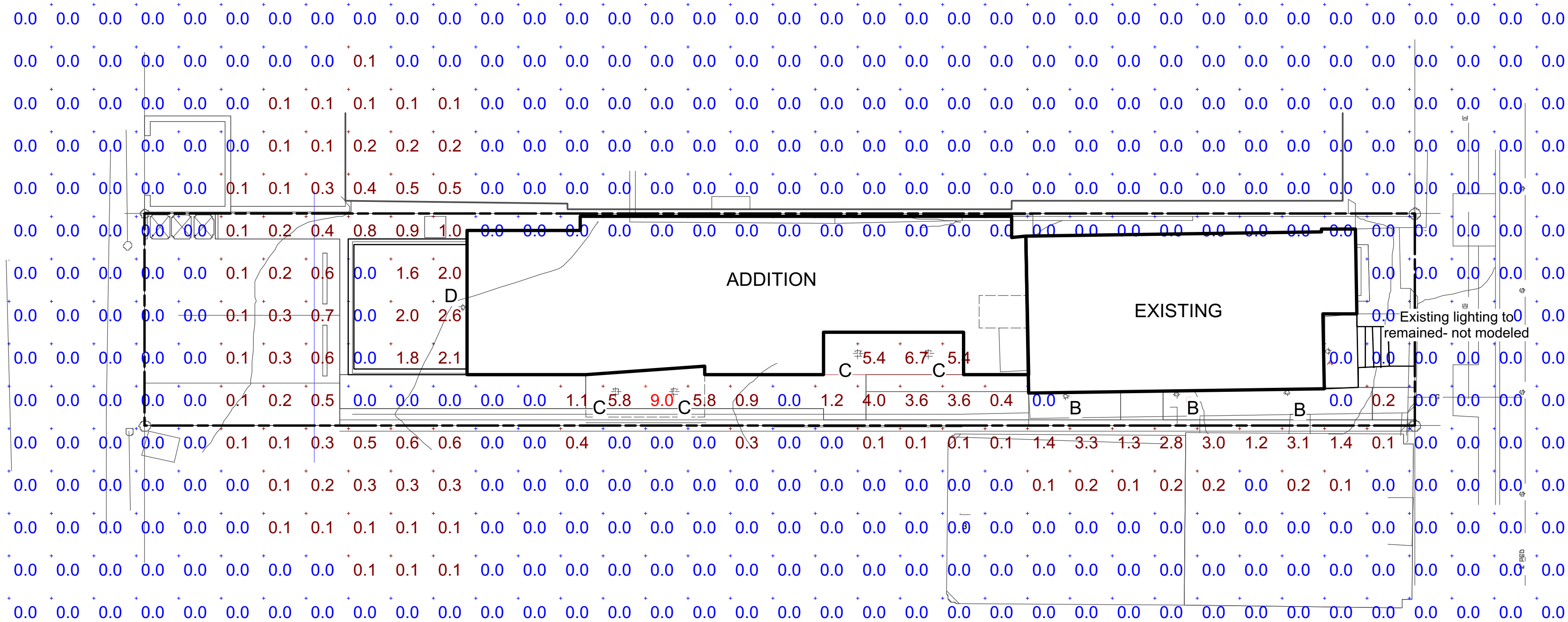
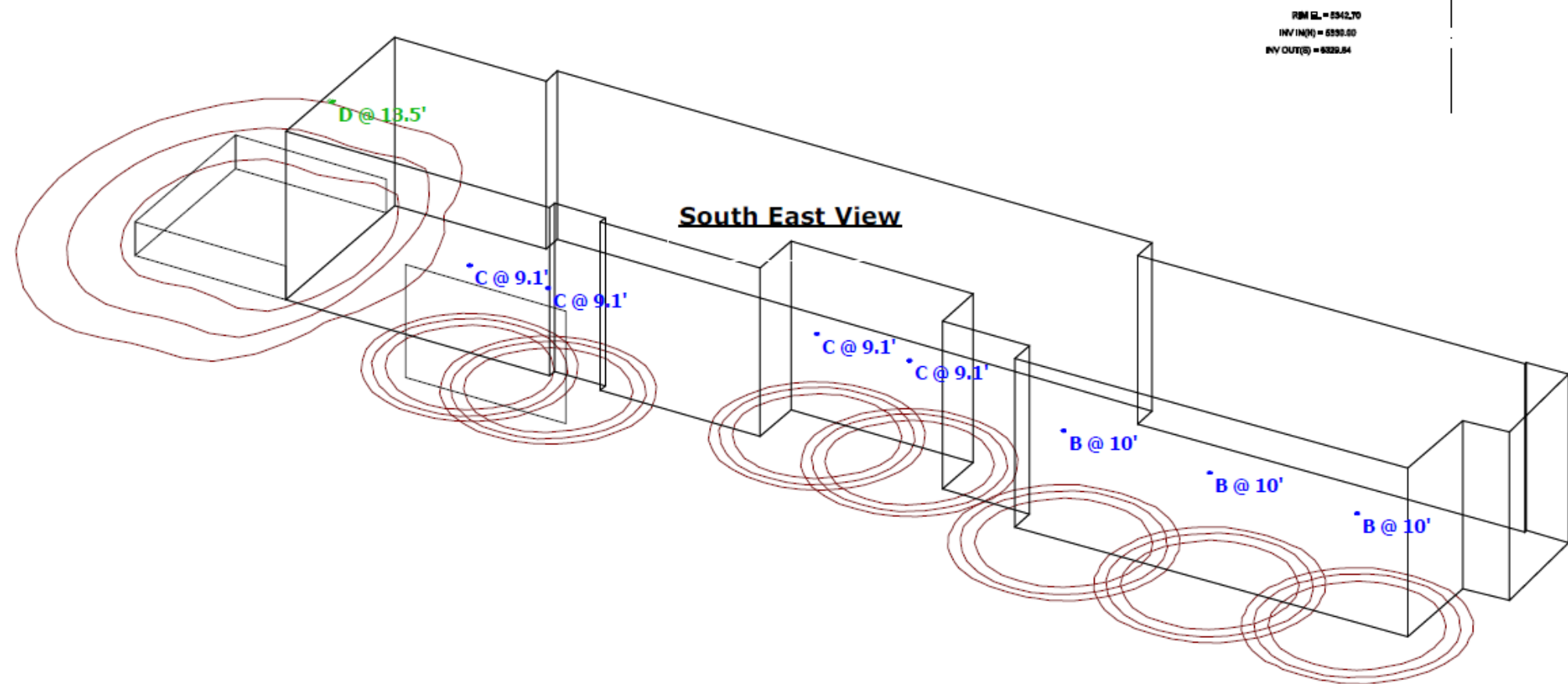


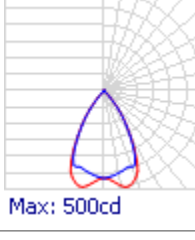
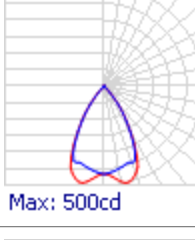
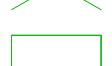
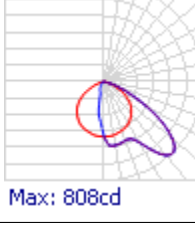
Screen Fence @ Yard
(West Elevation)



West Section Elevation
1/8" = 1'-0"

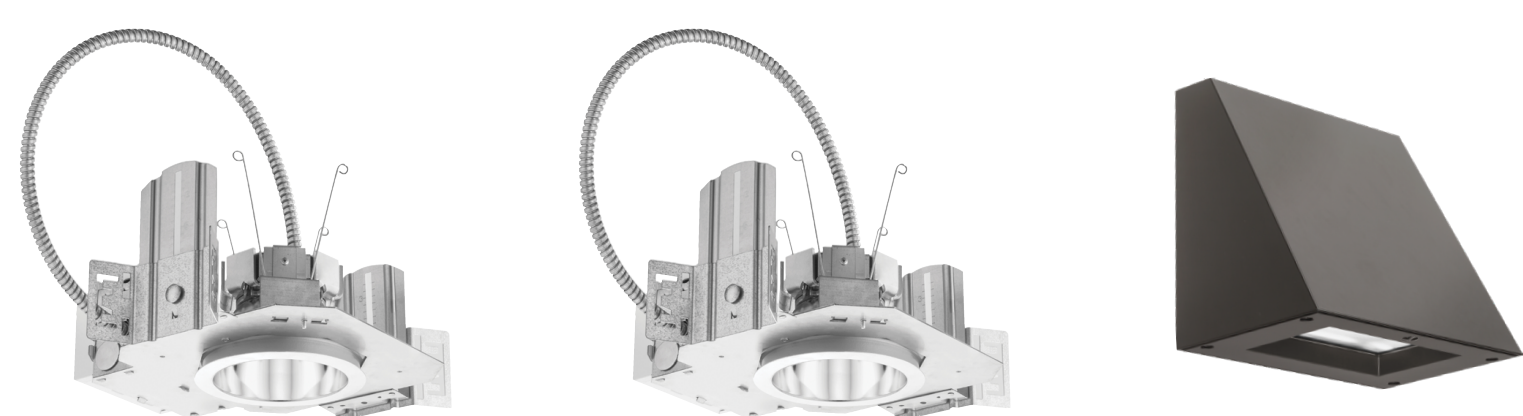
**931 MAIN STREET
PUD AMENDMENT # 2**



Schedule													
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Plot
	B	3	Lithonia Lighting	LDN4 30/05 LO4 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_LO4_WR.ies	473	1	5.74	100%	 Max: 500cd
	C	4	Lithonia Lighting	LDN4 30/05 LO4 WR	4IN LDN, 3000K, 500LM, WHITE, 80CRI		1	LDN4_30_05_LO4_WR.ies	473	1	5.74	100%	 Max: 500cd
	D	1	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VF	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC		1	WDGE1_LED_P1_30K_80CRI_VF.ies	1161	1	10.0002	100%	 Max: 808cd

Luminaire Locations										
		Location			Aim					
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	B	70.25	-4.25	10.00	10.00	0.00	0.00	70.25	-4.25	0.00
2	B	83.25	-4.25	10.00	10.00	0.00	0.00	83.25	-4.25	0.00
3	B	96.25	-4.00	10.00	10.00	0.00	0.00	96.25	-4.00	0.00
1	C	17.00	-3.75	9.10	9.10	0.00	0.00	17.00	-3.75	0.00
2	C	24.00	-3.75	9.10	9.10	0.00	0.00	24.00	-3.75	0.00
3	C	45.50	0.50	9.10	9.10	0.00	0.00	45.50	0.50	0.00
4	C	53.75	0.50	9.10	9.10	0.00	0.00	53.75	0.50	0.00
1	D	-1.00	6.25	13.50	13.50	268.96	0.00	-1.00	6.25	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.2 fc	9.0 fc	0.0 fc	N/A	N/A



Light- B

Light- C

Light- D

**931 MAIN STREET
PUD AMENDMENT # 2**

	<i>Existing</i>	<i>Proposed (Total)</i>
Water Taps		
Sewer Taps		
Commercial Buildings		

Notes:

1. Existing water tap, meter, and water service to the building are to remain.
2. Provide gutter or trench drain along south property line to direct drainage to proposed catch basin.



Type	Date	Incr
1. Application	March 2, 2020	PS
2. Application Rev	June 2, 2020	PS

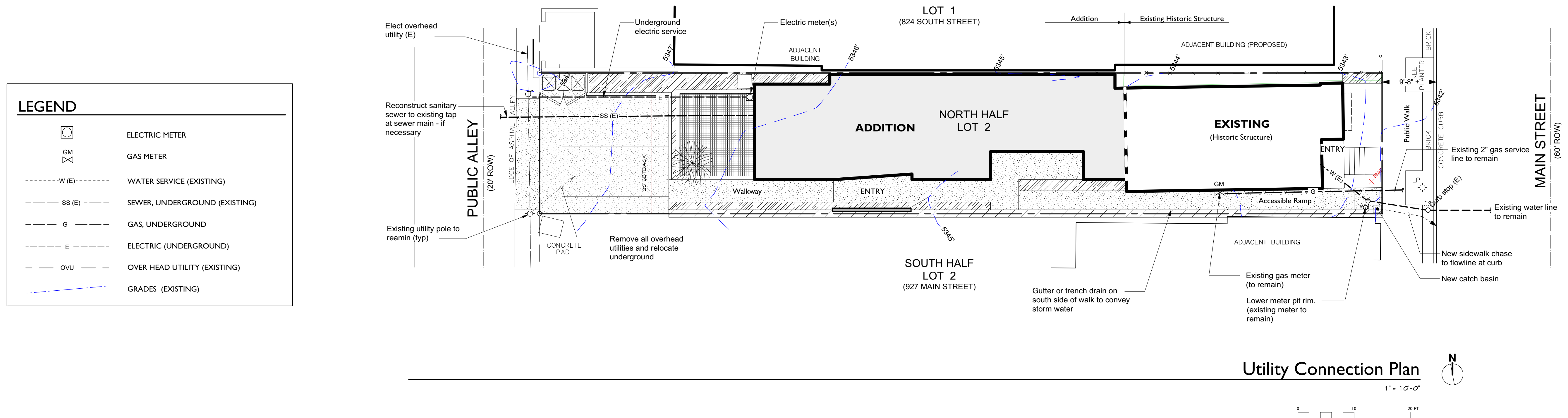
Prepared for: Emily and Jason Kean

931 Main Street, Louisville, Colorado
North Half of Lot 2, Block 5, Town of Louisville, County of Boulder

Sheet Title
Utility Plan

Sheet No.

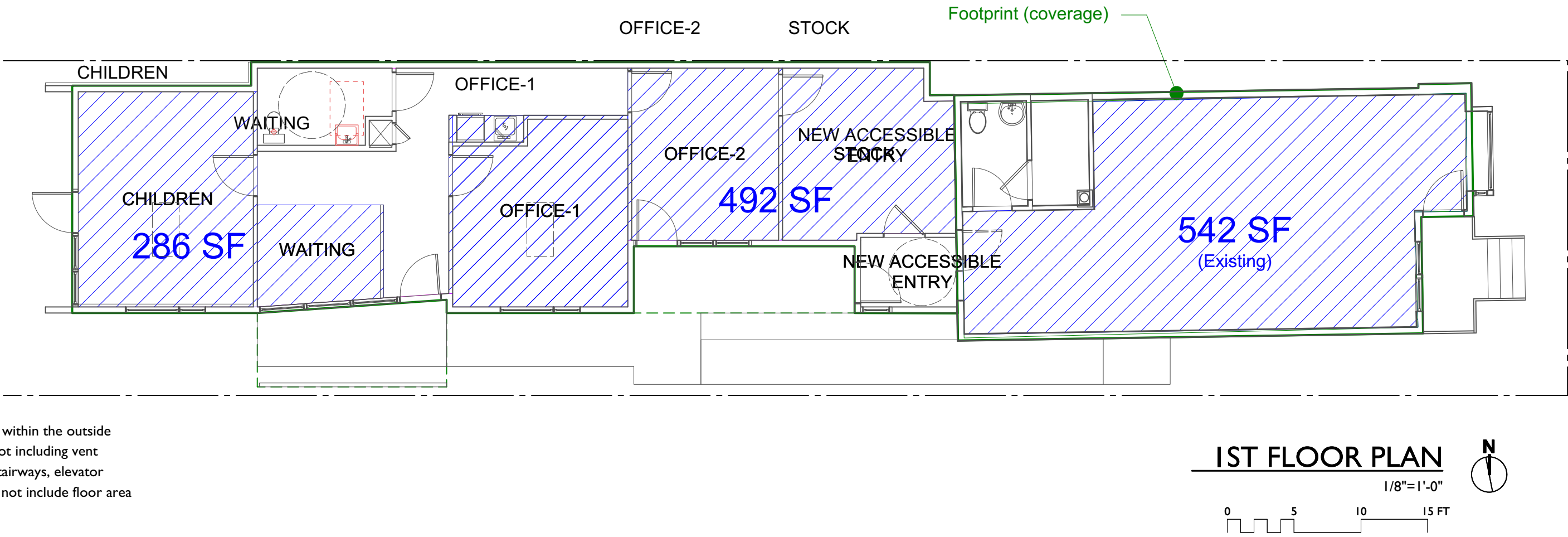
4



931 MAIN STREET
PUD AMENDMENT # 2

Parking Calculations:	
Floor Areas *	
Existing Floor Area	542 SF
New Floor Area	778 SF
Total Floor Area	1,320 SF
Less	999 SF
Total	321 SF
Parking Spaces Required: 1/ 500 SF	
500 SF / 500 SF = 1 parking spaces required	
Rounded to nearest 500 SF = 500 SF	
2 Parking Spaces Provided	

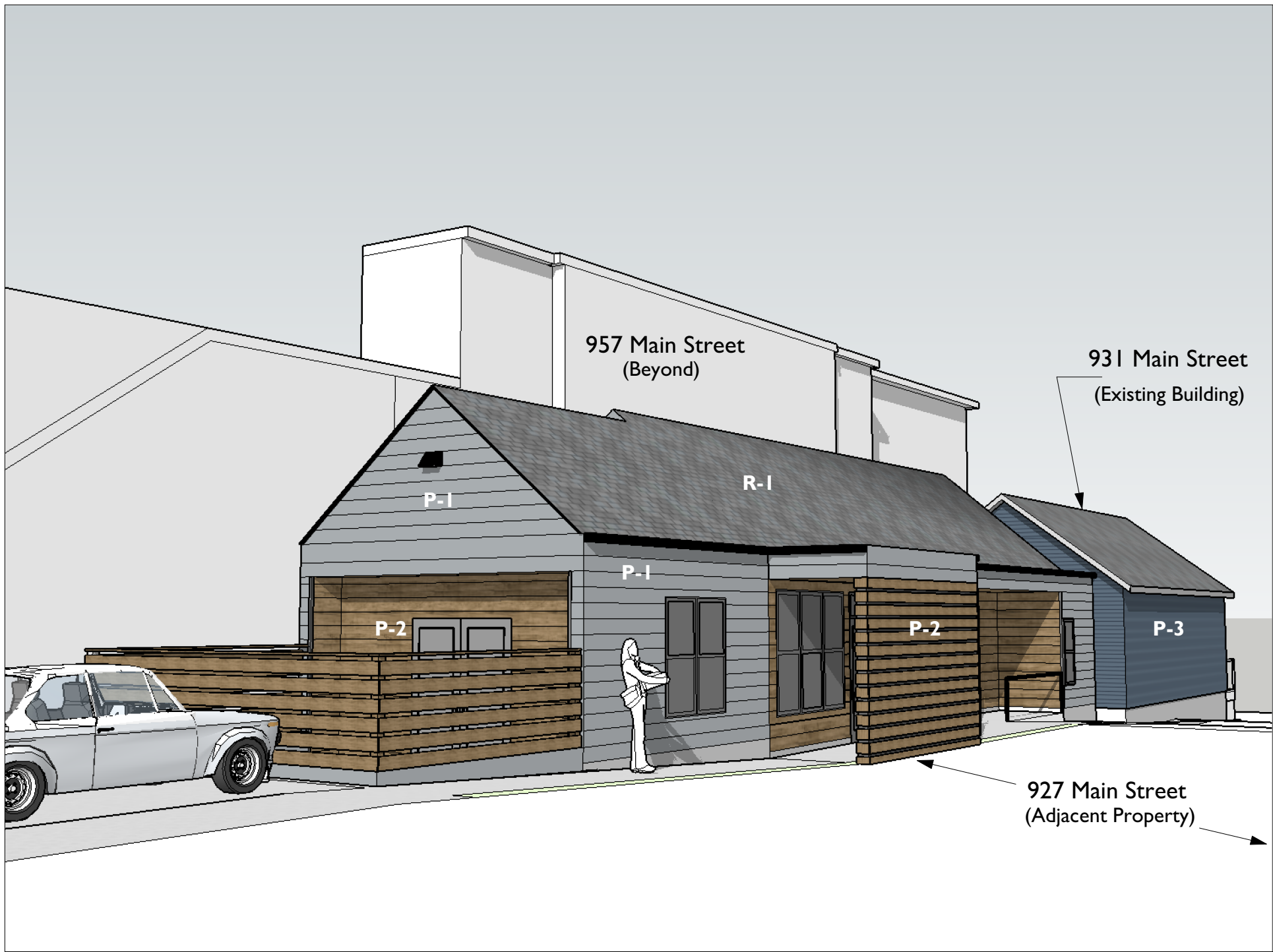
LMC Sec. 17.20.025 B. The area measured for purposes of this section shall include the area within the outside walls of a building or portion thereof including habitable tenant houses and attic space, but not including vent shafts, courts, uninhabitable areas below ground level or in attics, or areas within hallways, stairways, elevator shafts and bathrooms. Additionally, the area measured with respect to a restaurant use shall not include floor area designed primarily for use by service and food preparation staff



COMMERCIAL FLOOR AREA EXHIBIT
(re PARKING)

FINISH SCHEULE

- P-1 Grey paint (SW6249 Storm Cloud
- P-2 Clear wood stain
- P-3 Blue paint (existing to remain)
- R-1 Grey dimensional shingles: (to match existing)



View Looking Northeast
Towards Southwest Building Corner



View Looking Northwest
Towards Southeast Building Corner