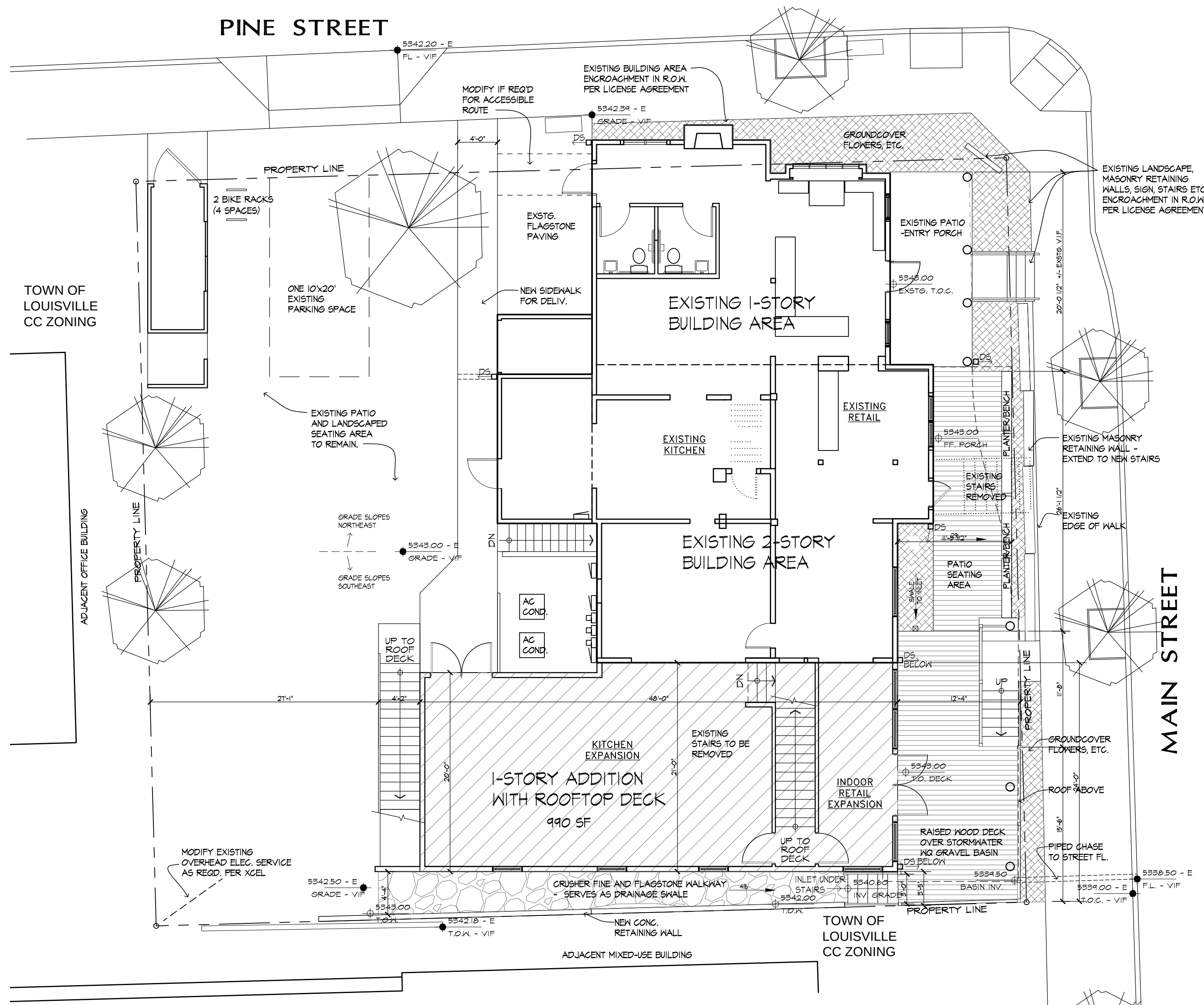


FINAL PUD & SRU
MOXIE BREAD COMPANY - ADDITION
641 MAIN STREET
LOUISVILLE OLD TOWN, BLOCK 5,
EAST 87.5' OF THE SOUTH 1/2 LOT OF 21 & EAST 87.5' OF LOT 22



1 ARCHITECTURAL SITE PLAN
A1 1/8" = 1'-0"

SHEET INDEX		PROJECT DIRECTORY	
SHEET	DESCRIPTION	OWNER	Two Raccoons Inc. c/o Moxie Bread Co. 641 Main Street Louisville, Colorado 80027 Contact: Andy Clark 720-420-9616
ARCHITECTURAL	Cover Sheet, Project Data & Site Plan	ARCHITECT/PLANNER	Hartronft Associates, p.c. 950 Spruce Street, Suite 1A Louisville, Colorado 80027 Contact: Erik Hartronft, AIA 303-673-9304
A1	Floor Plans		
A2	Building Elevations		
A3	Site Photometric		
A4	Special Review Use		

PROJECT DATA

PROJECT LOCATION:	641 Main St. Louisville, CO 80027		
PROJECT DESCRIPTION:	This project consists of a new one story addition to the existing building at 641 Main Street. This addition will be comprised of a new commercial kitchens space with basement storage, a dining roof deck, and new covered porches facing onto Main Street.		
ZONE DISTRICT:	CC- Commercial Community		
PROPERTY AREA:	6,550 sf		
RESIDENTIAL AREA: ⁴ (EXISTING)	2nd Level:	623 sf	
BUILDING AREAS:	NEW BUILDING	¹ EXISTING BUILDING	TOTAL
Basement:	³ 990 gsf	0 gsf	990 gsf
Main Level:	990 gsf	1724 gsf	2714 gsf
2nd Level:	128 gsf	623 gsf	751 gsf
TOTAL BUILDING AREA:	2108 gsf	2347 gsf	4455 gsf
TOTAL BUILDING AREA: (ABOVE GRADE)	1118 gsf	2347 gsf	3465 gsf
TOTAL BUILDING AREA: (FOR PARKING)	² 156 gsf	² 420 gsf	576 gsf
FLOOR AREA RATIO:	.53		
PARKING REQUIRED:	2 spaces (1 dwelling unit + 1 commercial space)		
PARKING PROVIDED:	1 spaces		
BIKE PARKING PROVIDED:	4 spaces		
BUILDING HEIGHT ALLOWED:	35'		
¹ Available square footage to allow one dwelling unit or one dwelling unit + available commercial area.			
² Kitchen, bathroom, stairways, and storage areas excluded from parking area calculations.			
³ Basement level space is intended solely for storage and mechanical equipment. Any change in use is subject to the City's review processes and consideration of the provision set forth under Sec. 17.20.025 of the Louisville Municipal code - Parking Standards Designated for Downtown Louisville or as hereinafter amended.			
⁴ Residential use of the second story is only allowed after the building is renovated to meet all applicable building codes for residential occupancy as determined by the City's Building Official and Louisville Fire Protection District Fire Marshal.			

SIGNATURES

OWNERSHIP SIGNATURE BLOCK
By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ____ day of _____, 20__.

Owner Name and Signature _____

Owner Name and Signature _____ (Notary Seal)

Notary Name (print) _____

Notary Signature _____

My Commission Expires _____

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

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 _____

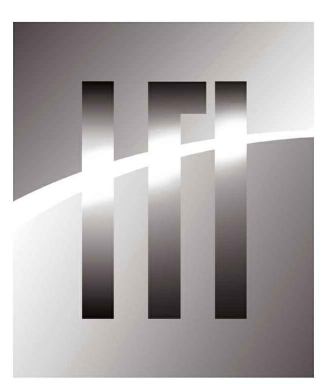
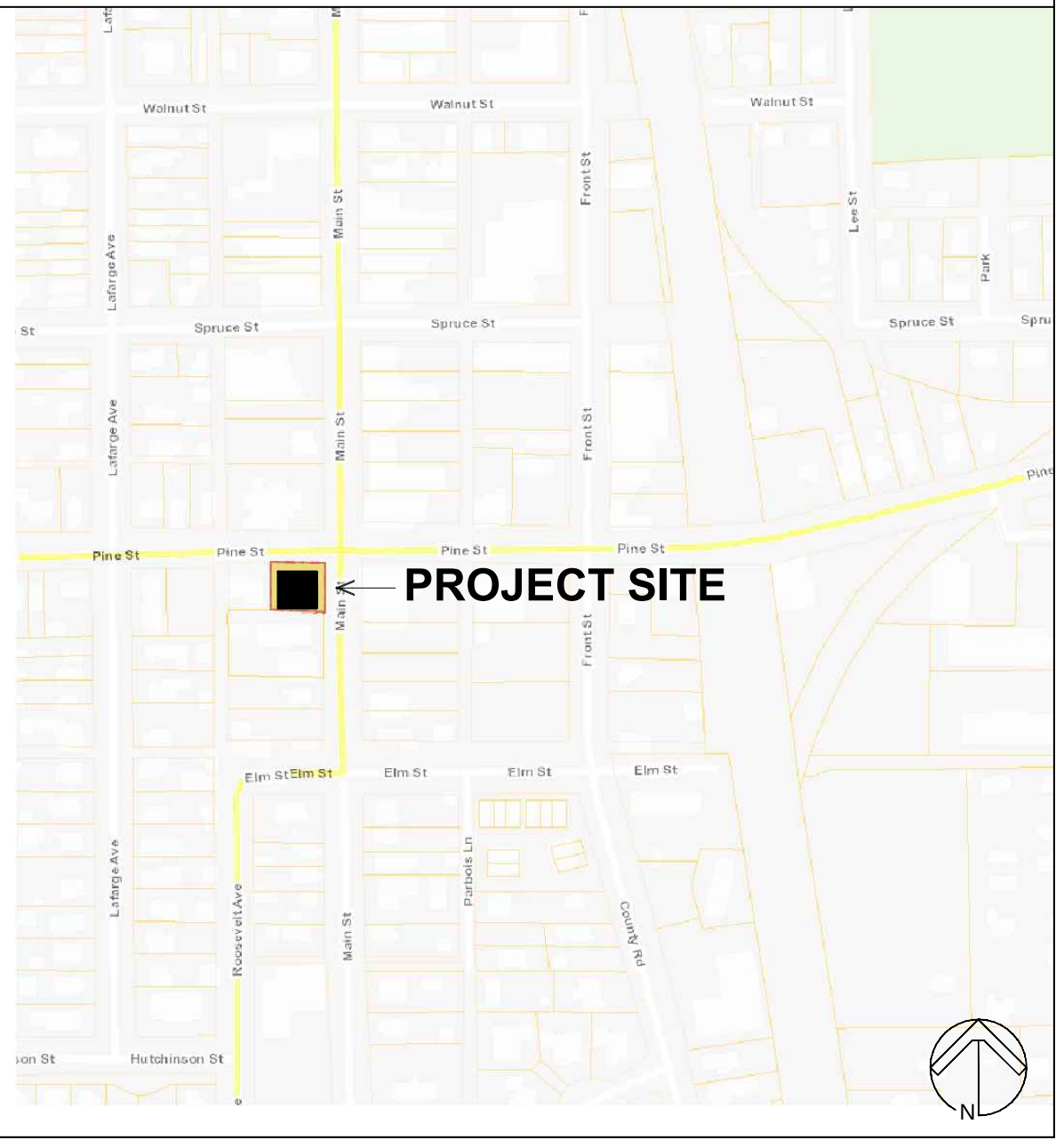
Deputy _____

CITY COUNCIL CERTIFICATE
Approved this ____ day of _____, 20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____ (City Seal)

Mayor Signature _____

City Clerk Signature _____

VICINITY MAP



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A Professional Corporation

Planning
Architecture
Interior Design

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Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

MOXIE BREAD CO ADDITION
FINAL PUD AND SRU
641 Main St, Louisville, CO 80027

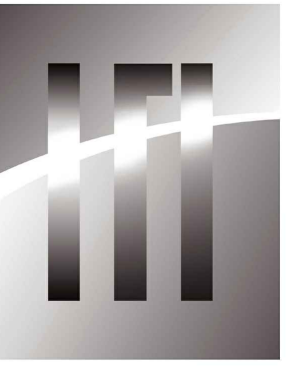
PROJECT # 2051
DATE: 09/08/20
DRAWN BY: HAPC
CHECKED BY: JEH
REVISIONS:

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COVER SHEET
PROJECT DATA
SITE PLAN
SIGNATURES

Sheet
A1
1 of 5 Sheets

1
A2 1ST FLOOR PLAN
1/8" = 1'-0"



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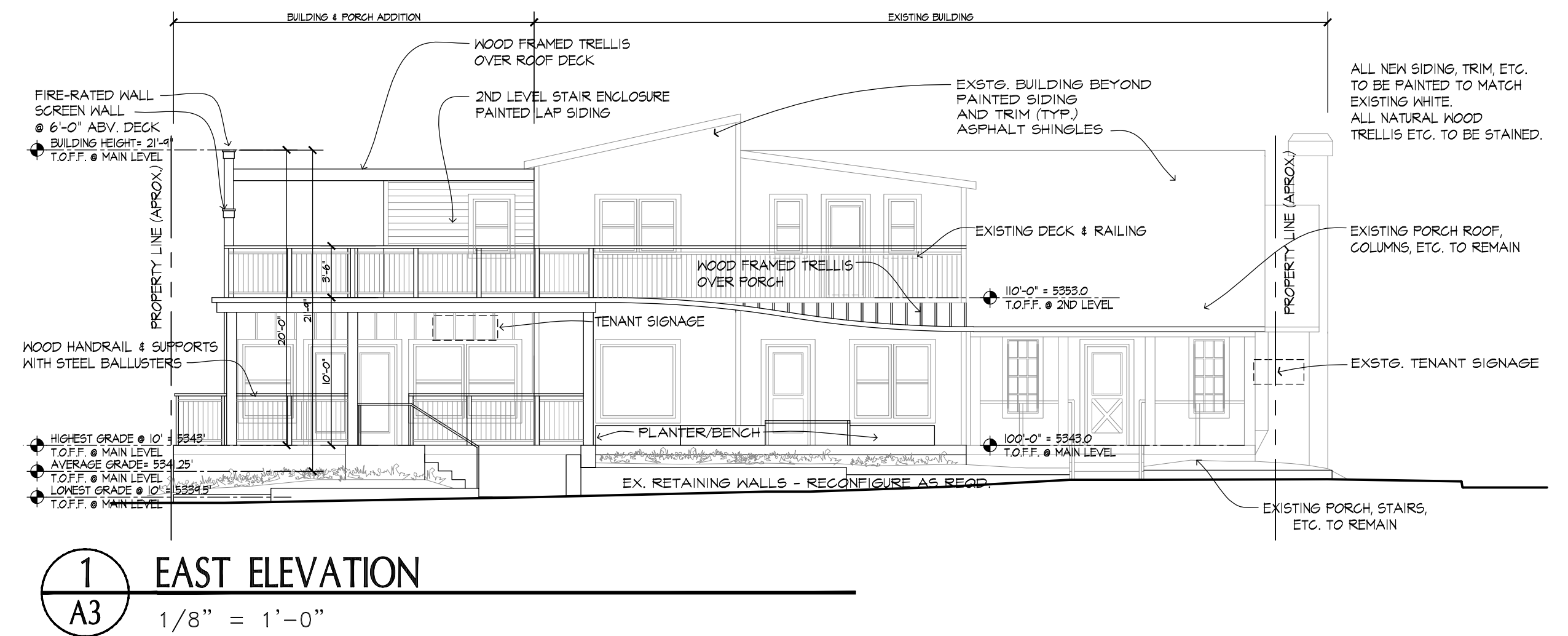
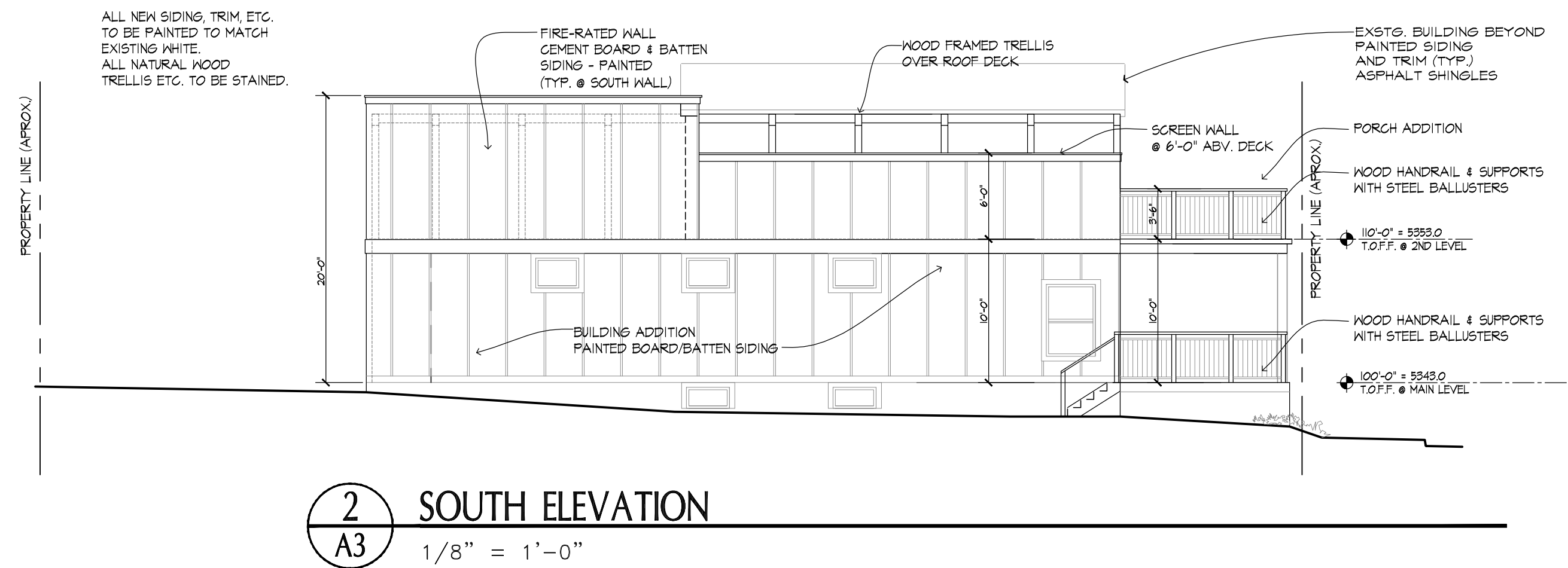
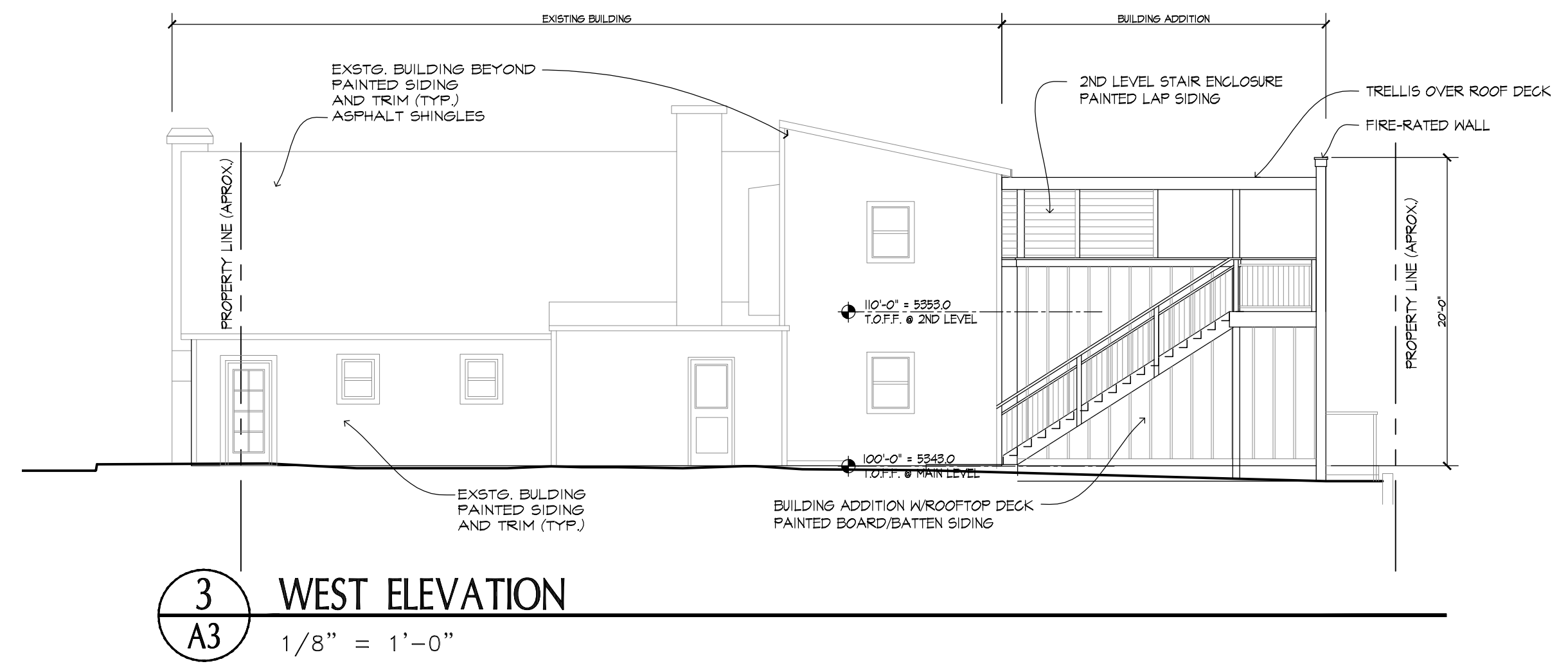
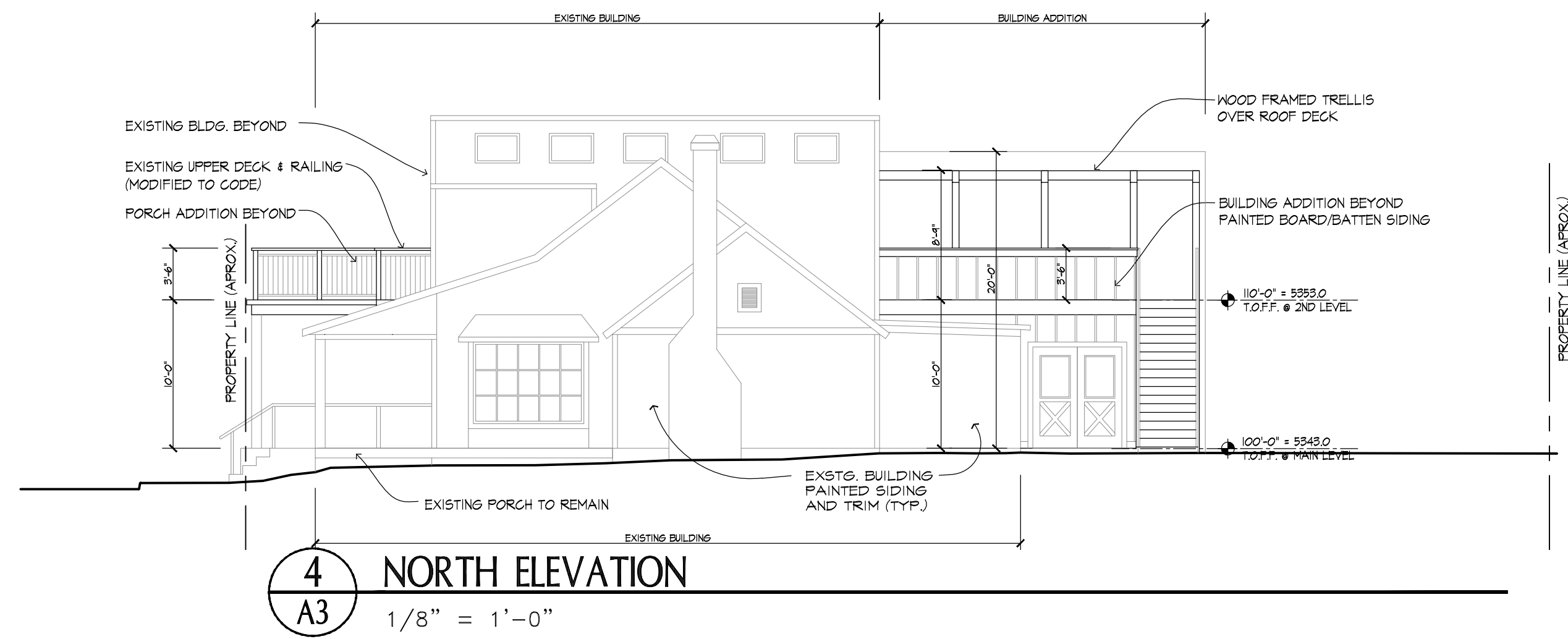
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ELEVATIONS

Sheet

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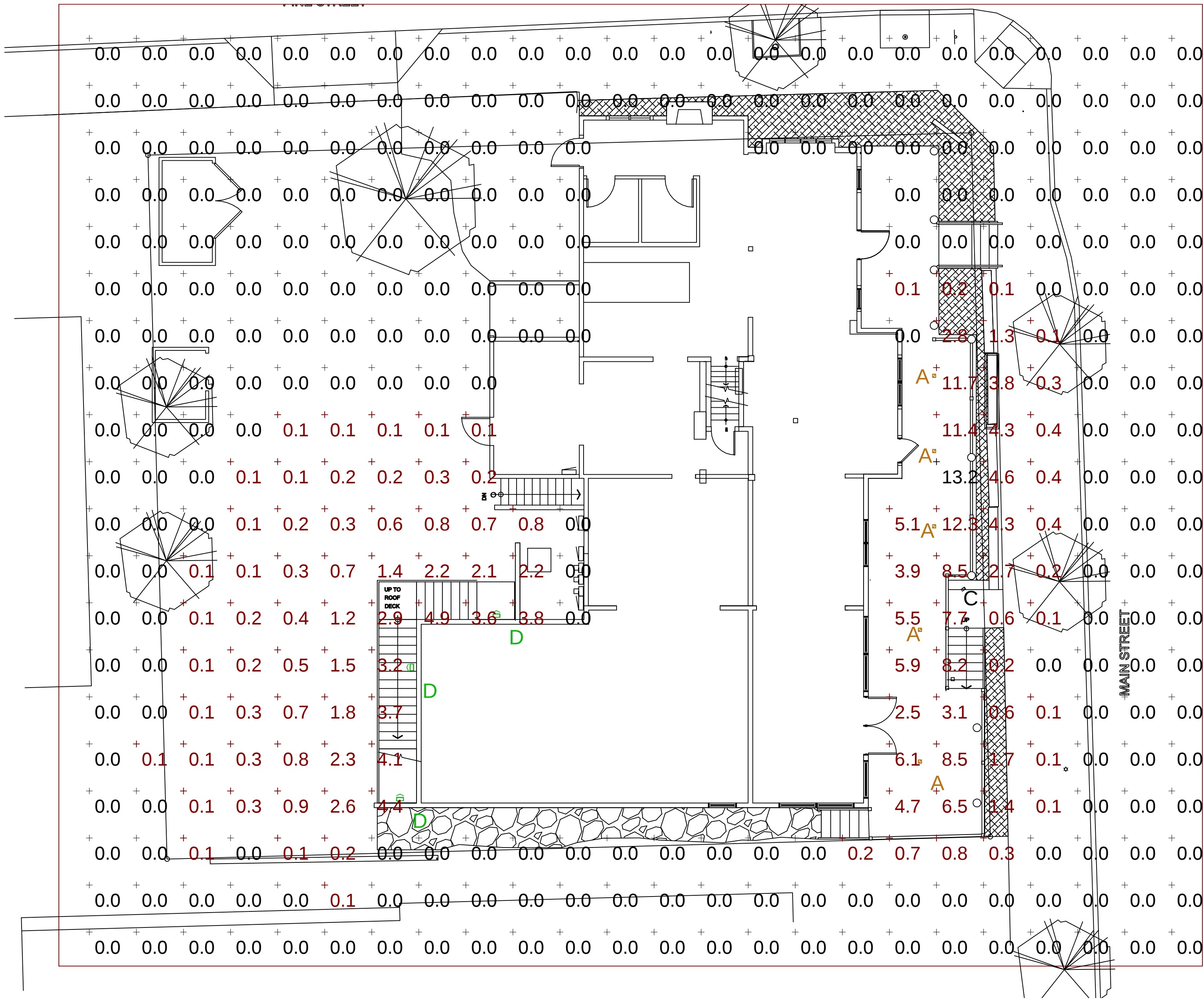


Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency
	A	5	Focal Point	FLC330-SDO-SW-1100L-X-X-X-X-X-SDO-1100L-35K-DNS-WFL-CD-X	RECESSED SQUARE LUMINAIRE DIE-FORMED REFLECTOR CONE ENSURES GLARE FREE OPTICS. TORSION SPRING TIGHTENS TRIM TO CEILING POE COMPATIBLE, OUTDOOR RATED FOR USE IN OUTDOOR COVERED CEILING APPLICATIONS		1	FLC330-SDO-SW-1100L-SDO-1100L-35K-DNS-WFL-CD.ies	1029	0.9	11.8	100%
	B	9	WAC Lighting	WL-LED101F-30-WT	LED LIGHT		1	WL-LED101F-30-WT-022019.IES	85	0.9	4.28779	100%
	C	1	B-K LIGHTING, INC.	MN-LED-e69-MFL-12-C, SN-MN-LED-e69-MFL-12, ST-MN-LED-e69-MFL-12, SF-MN-LED-e69-MFL-12, TP-MN-LED-e69-MFL-12, RM-MN-LED-e69-MFL-12, PM-MN-LED-e69-MFL-12, WM-MN-LED-e69-MFL-12, SM-MN-LED-e69-MFL-12, CH-LED-e69-MFL-12	MACHINED CYLINDRICAL METAL HOUSING, 1 BLACK CIRCUIT BOARD WITH 3 LEDs, ONE CLEAR PRISMATIC PLASTIC LENS WITH ONE CONICAL OPTIC PER LED WITH SEMI-HEMISPHERICAL RECESSED CENTER TOWARD LED, CLEAR MICRO-PRISMATIC FLAT GLASS LENS IN MACHINED CYLINDRICAL BLACK PAINTED METAL LENS FRAME, LENS PRISMS OUT, LUMINAIRE AIMED AT THE HORIZON FOR THIS TEST.	THREE WHITE LIGHT EMITTING DIODES (LEDs), AIMED AT THE HORIZON.	3	LED-e69-MFL-12-ITL86236.IES	Absolute	0.9	6.49	100%
	D	5	WE-EF USA	620-7551	PLS420 LED, Wall Luminaires / Surface Mounted PLS420 [R65] IP66 LED-6/18W/2.7K-PLS420 LED, Wall Luminaires / Surface Mounted	6 LED, Warm White - 120° angle of beam LED LUMENS=370.0 lm, LEDs No=6, TOTALLUMENS= 2220.0 lm, Tj=85° C LED LUMENS=197.2 lm, LEDs No=6, TOTALLUMENS= 1183.1 lm, Tj=25° C	6	620-7551.ies	197	0.9	21	100%
	E	0	WE-EF USA	620-7548	PLS420 LED, Wall Luminaires / Surface Mounted PLS420 [S70] IP66 LED-6/18W/2.7K-PLS420 LED, Wall Luminaires / Surface Mounted	6 LED, Warm White - 120° angle of beam LED LUMENS=370.0 lm, LEDs No=6, TOTALLUMENS= 2220.0 lm, Tj=85° C LED LUMENS=215.1 lm, LEDs No=6, TOTALLUMENS= 1290.6 lm, Tj=25° C	6	620-7548.ies	215	0.9	21	100%

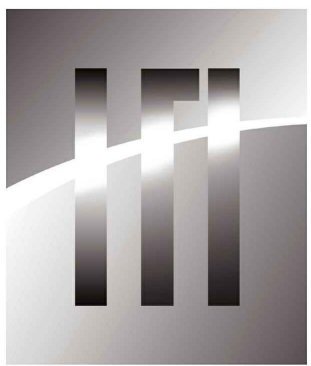
NOTE: ALL LIGHT FIXTURES TO HAVE A COLOR TEMPERATURE OF 3000K



2 SITE PHOTOMETRIC - ROOF DECK
A4 1/4" = 1'-0"



1 SITE PHOTOMETRIC - MAIN FLOOR
A4 1/4" = 1'-0"



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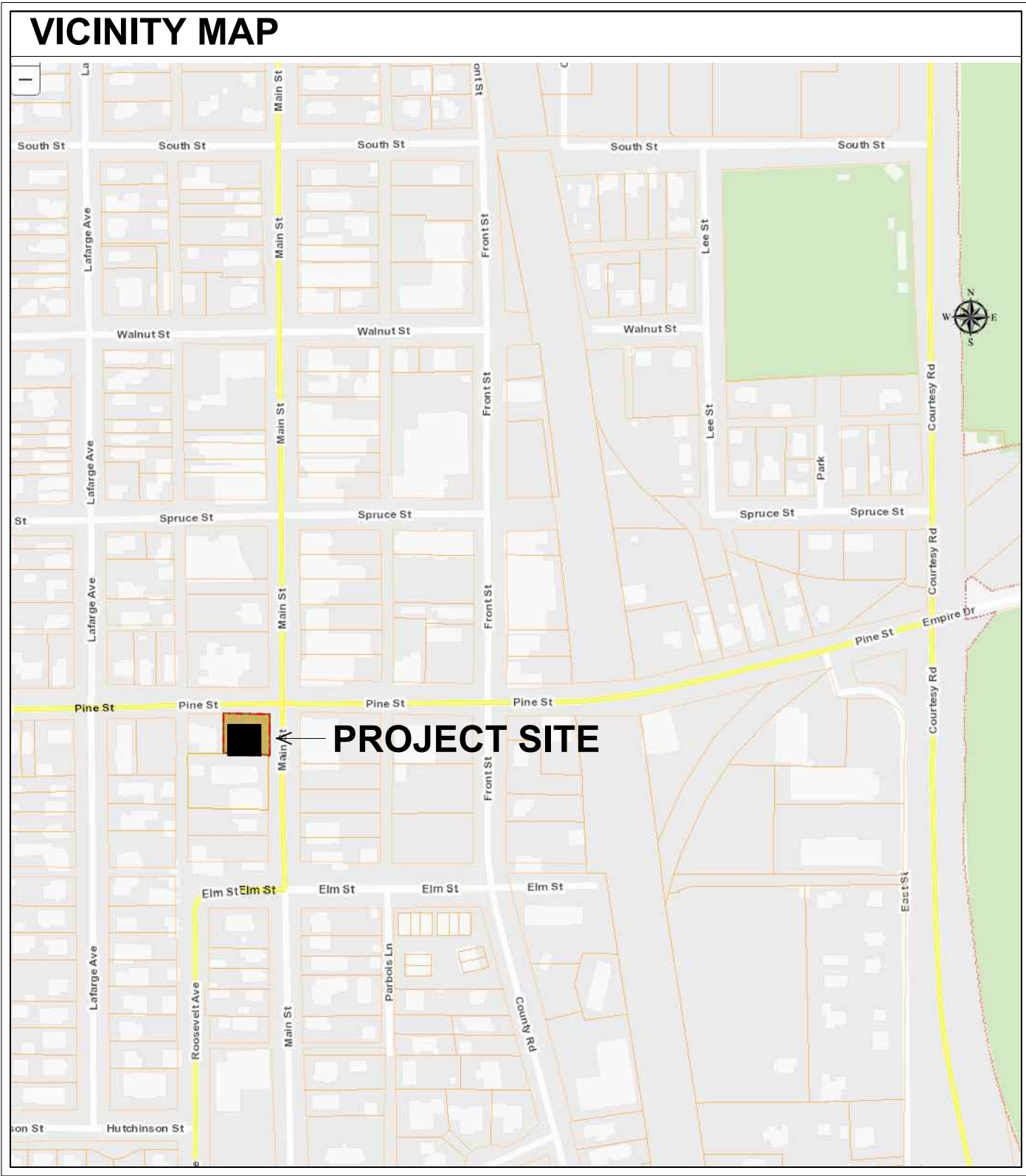
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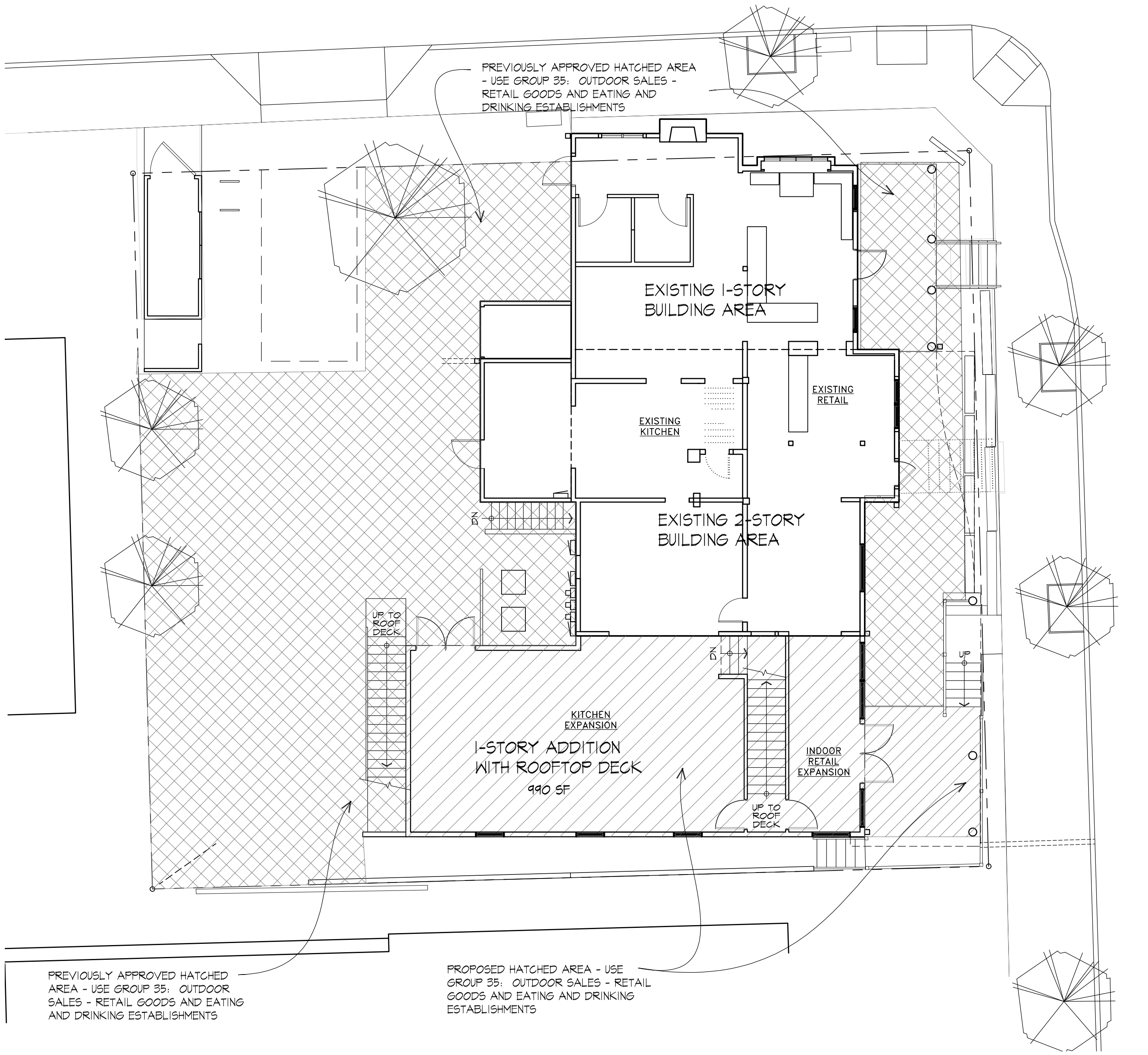
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SITE PHOTOMETRICS



SRU NOTES:

- 1- EXISTING ZONING CC ALLOWS OUTDOOR SALES AND EATING AND DRINKING ESTABLISHMENTS USES WHEN AUTHORIZED THROUGH A SPECIAL REVIEW USE.
- 2- OUTDOOR ACTIVITY USES SHALL INCLUDE: OUTDOOR SALES AND EATING AND DRINKING ESTABLISHMENTS.
- 3- OUTDOOR AMPLIFIED MUSIC WILL BE PROHIBITED.
- 4- NIGHTTIME HOURS OF OPERATION FOR THE OUTDOOR DINING AREAS SHALL NOT EXTEND PAST 12:00AM ON FRIDAY, SATURDAY, AND SUNDAY, OTHERWISE HOURS OF OPERATION FOR OUTDOOR DINING AREAS SHALL NOT EXTEND PAST 10:00PM.
- 5- IF SERVING FOOD, BEVERAGE, OR OTHER ITEMS TO PERSONS IN THE PUBLIC RIGHT OF WAYS, MOXIE BREAD COMPANY SHALL ENSURE THAT A MINIMUM OF 4 FOOT CLEARANCE ON THE SIDEWALK IS MAINTAINED AT ALL TIMES.
- 6- MOXIE BREAD COMPANY SHALL KEEP ALL AMENITIES ASSOCIATED WITH THE BUSINESS ON PRIVATE PROPERTY, INCLUDING TRASH RECEPTACLES, SEATING, AND COUNTER SPACE.
- 7- MOXIE BREAD COMPANY SHALL ENSURE THAT THE SIDEWALK SURFACE, BOTH ON THE PROPERTY AT 641 MAIN STREET AND THE ADJACENT PINE STREET RIGHT-OF-WAY, REMAINS CLEAR OF TRASH AND DEBRIS, AND THE SIDEWALK SURFACE SHALL REMAIN CLEAN FROM SPILLS AND OTHER SUBSTANCES.

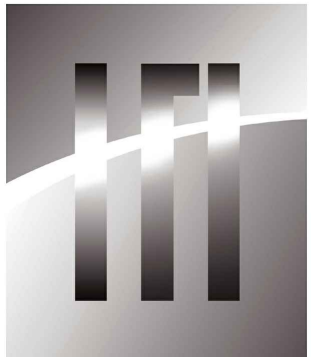


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A5

SPECIAL REVIEW USE PLAN

1/8" = 1'-0"



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A5

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