

FINAL P.U.D. AMENDMENT & SRU

950 SPRUCE ST/725 FRONT ST

MIXED USE DEVELOPMENT

LOTS 1, 2, AND 3, EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



STREET VIEW FROM THE NORTHEAST

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 Name (print) _____ (Notary Seal)

Notary 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 _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____, 20____ by the City Council of the City of Louisville, Colorado.

Resolution No. _____ Series _____ (City Seal)

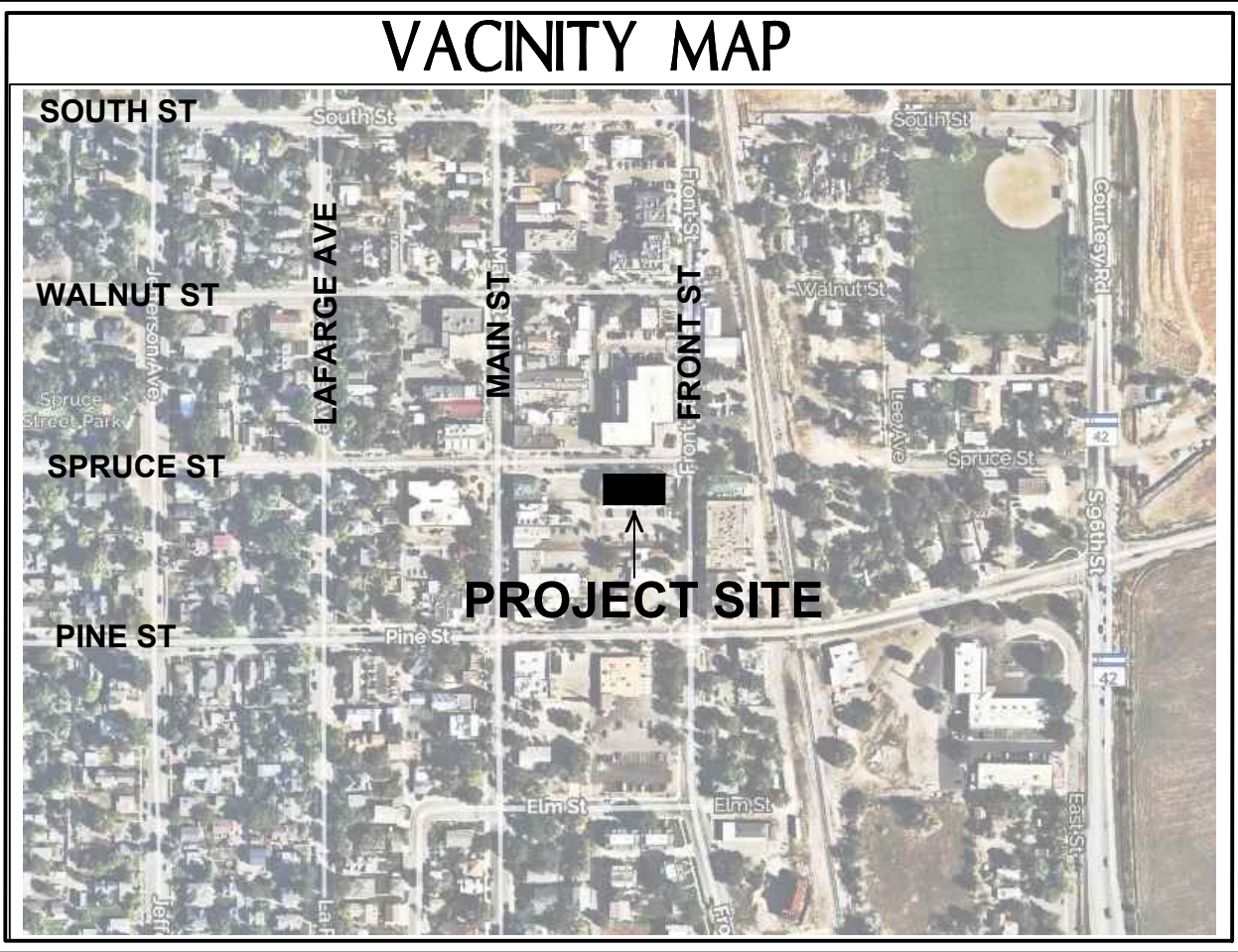
Mayor Signature _____

City Clerk Signature _____

PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____, 20____ by the Planning Commission of the City of Louisville, Colorado.

Resolution No. _____ Series _____



PROJECT DIRECTORY

OWNER

Split Mountain LLC
PO Box 1051
Boulder, CO 80306
Contact: Ryan Rudolph
email: ryan@splitmountain.com
phone: 303-443-2559

ARCHITECT/PLANNER

Harttront Associates, p.c.
950 Spruce Street, Suite 2A
Louisville, Colorado 80027
Contact: Erik Harttront, AIA
email: erik@hapcdesign.com
phone: 303-673-9304

CIVIL ENGINEER

i2 Consultants, Inc.
16911 Potts Place,
Mead, Colorado 80504
Contact: Troy Campbell, PE
email: troy@i2-consultants.com
phone: 970-217-9148

SHEET INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A1	Cover Sheet, Project Data & Renderings
A2	Site, Landscape & Parking Plan Main Floor Plans
A3	Second and Third Floor Plans
A4	Elevations
A5	Site Photometric
A6	Special Review Use
CIVIL	
C-1	Utility Plan
C-2	Grading Plan
C-3	Drainage and Erosion Control Plan
EXHIBITS	
EX-1	ROW Encroachments Exhibit
EX-2	Parking Calculations Exhibit

PROJECT DATA

PROJECT LOCATION: 950 SPRUCE ST. LOUISVILLE, COLORADO

ZONING: CC - COMMERCIAL COMMUNITY

OVERLAYS: DOWNTOWN CORE AREA; CENTRAL BUSINESS DISTRICT

APPLICABLE STANDARDS: LOUISVILLE MUNICIPAL CODE
DESIGN HANDBOOK FOR DOWNTOWN LOUISVILLE
DOWNTOWN LOUISVILLE FRAMEWORK PLAN
DOWNTOWN LOUISVILLE SIGN MANUAL

PROPOSED USES: ANY APPROVED USES INCLUDING RETAIL, RESTAURANT, PROFESSIONAL OFFICES, AND RESIDENTIAL

LEGAL DESCRIPTION: LOTS 1, 2, AND 3, EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3 TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PROJECT DESCRIPTION: THE PROJECT SCOPE IS TO REDEVELOP THE EXISTING COMMERCIAL BUILDING AT 950 SPRUCE STREET WITH SECOND FLOOR RESIDENTIAL ABOVE THE EXISTING FIRST LEVEL COMMERCIAL SPACE AND TO DEVELOP A NEW 3-STORY 3-UNIT RESIDENTIAL TOWNHOUSE STYLE BUILDING AT 725 FRONT ST.

ZONE DISTRICT: CC- Commercial Community
Downtown Louisville

LOT AREA: 20,571 sf
TOTAL FLOOR AREA: 20,653 sf
FLOOR AREA RATIO: 1

PARKING CALCULATIONS:

725 FRONT ST. RESIDENTIAL AREA:		TENANT AREA	GARAGE
Main Level:	1071 sf		1323 sf
Second Level:	2370 sf		
Third Level:	2370 sf		
TOTAL RESIDENTIAL:		5811 sf	1323 sf
DWELLING UNITS FOR PARKING:		3 DU @ 2/Unit = 6 Parking spaces	

950 SPRUCE ST. COMMERCIAL:		TENANT AREA	COMMON AREA/STORAGE
Main Level:	5270 sf		1786 sf
Second Level:	5627 sf		1159 sf
AREA FOR PARKING:		5270 sf	
COMMERCIAL PKG REQ'D:		5270-999 = (4271)/500 = 8.5 = 9 Parking spaces	
RESIDENTIAL PKG REQ'D:		Second Level:* 5 DU @ 2/Unit = 10 Parking spaces	

TOTAL PARKING: *25 Parking spaces req'd / 25 Parking spaces provided

TOTAL BIKE PARKING REQ'D: 3 spaces req'd / 4 provided

*If the two units on the Second Level are Commercial areas and not Residential then the total Commercial tenant area will increase and 1 additional parking space is required.

PARKING NOTES:

- LMC 17.020.025 DESIGNATES PARKING STANDARDS FOR DOWNTOWN LOUISVILLE. REQUIRED: AFTER FIRST 999SF, PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 500SF.
- COMMON AREAS LISTED ON THE FLOOR AREA TABULATION CHART ARE THE AREAS EXCLUDED FROM REQUIRED PARKING CALCULATIONS UNDER LOUISVILLE MUNICIPAL CODE SECTION 17.20.025, WHICH ALLOWS EXCLUSION OF VENT SHAFTS, COURTS, UNINHABITABLE AREAS BELOW GROUND LEVEL OR IN ATTICS, OR AREAS WITHIN HALLWAYS, STAIRWAYS, ELEVATOR SHAFTS AND BATHROOMS. FURTHER, STORAGE & COMMON AREAS IN THE BASEMENT ARE INTENDED SOLELY FOR STORAGE, MECHANICAL EQUIPMENT, A FIRE ROOM & THE ELEVATOR SHAFT AND SHALL NOT COUNT TOWARDS REQUIRED PARKING. ANY MODIFICATIONS TO USE OF THE BASEMENT IS SUBJECT TO CITY REVIEW & APPROVAL AS AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AND REEVALUATION OF REQUIRED PARKING UNDER SECTION 17.20.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.
- THE CITY MAY VERIFY AND ADJUST THE TOTAL REQUIRED PARKING AT THE TIME OF BUILDING PERMIT FOR TENANT FINISH BASED ON THE REQUIREMENTS OF SECTION 17.20.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.

YARD & BULK REQUIREMENTS

	REQUIRED	PROVIDED
MAXIMUM LOT WIDTH	N/A	N/A
MAXIMUM LOT COVERAGE	N/A	N/A
MINIMUM FRONT YARD	0'	0'
MINIMUM SIDE YARD	0'	0'
MINIMUM REAR YARD	20'	111'/84'
MAXIMUM BUILDING HEIGHT	45'	35'

FOOTNOTES PER LMC 17.12.040

- These requirements for the C-C district shall not be applicable in the Central Business District.
- In the Commercial Core Area of Downtown, maximum building height for principal uses shall be 45' or as applicable in the Design Handbook for Downtown Louisville

HARTTRONT ASSOCIATES
A Professional Corporation

*Planning
Architecture
Interior Design*

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Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

950 SPRUCE ST / 725 FRONT ST

MIXED USE DEVELOPMENT

SPLIT MOUNTAIN LLC

950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO

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PUD - SRU

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02.01.21

DRAWN BY:

HAPC

REVIEWED BY:

HAPC

PROJECT #:

2054

REVISIONS:

No.	Description	Date
1	CC REVISIONS	03.24.21

DRAWING TITLE:

RIGHT OF WAY ENCROACHMENT SITE PLAN

A1

LANDSCAPE
LEGEND

Existing
Deciduous Tree

Deciduous Tree

Ornamental
Evergreen Tree

Evergreen Tree

Coniferous Shrub
5 GAL.

- NOTES:
1. APPLICANT TO PROVIDE DETAILED LANDSCAPE & IRRIGATION DRAWINGS TO PUBLIC WORKS FOR REVIEW & APPROVAL DURING THE CIVIL PLAN REVIEW
 2. THE USE OF ROOT BARRIER IS REQUIRED FOR ALL TREES LESS THAN 5' FROM CURB OR WALK
 3. IRRIGATION SYSTEM SHALL NOT SPRAY ONTO PAVED SERVICES



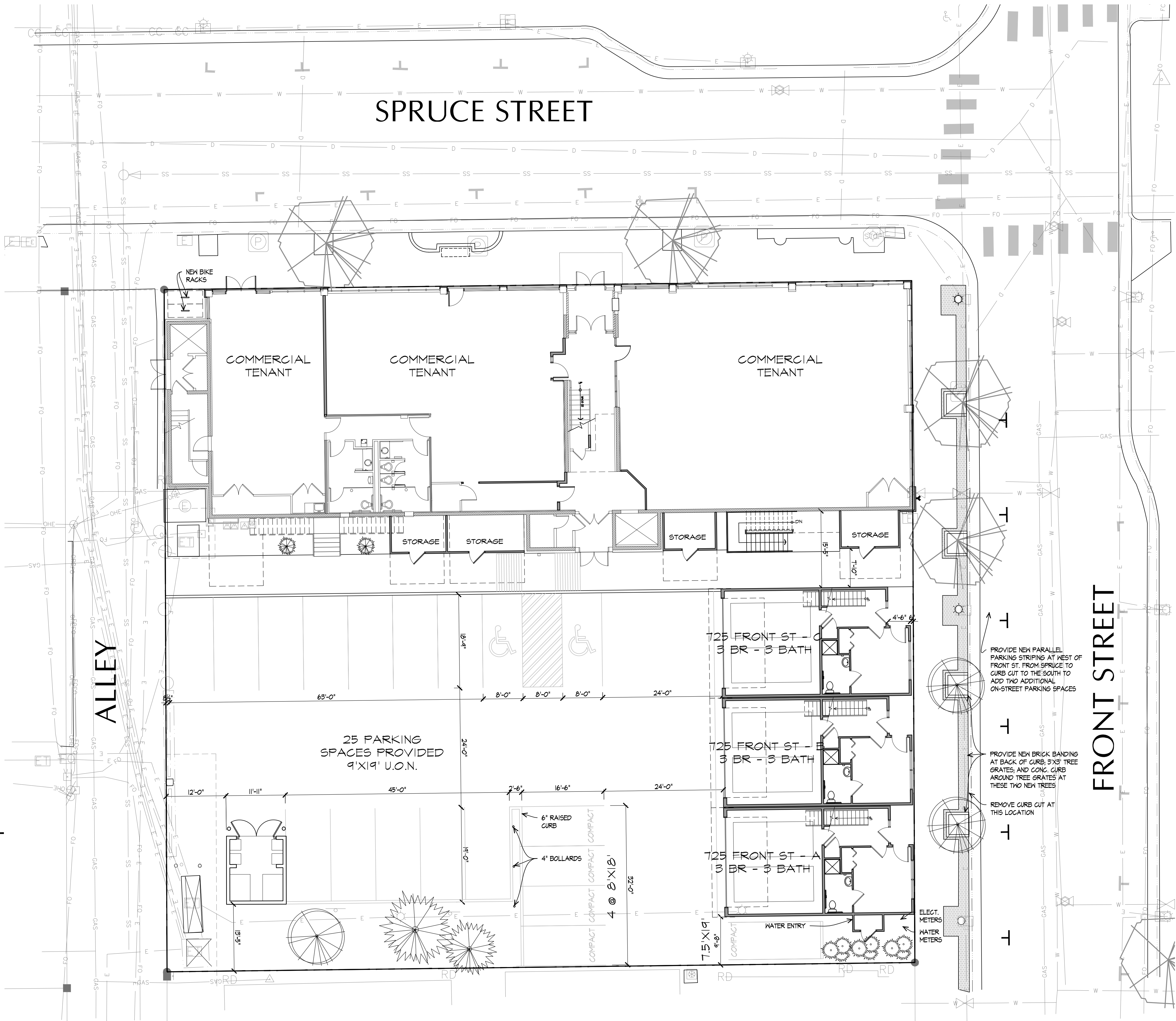
EXISTING PAINTED CMU WALLS WITH CAP FLASHING TO BE MATCHED IN ENLARGED ENCLOSURE

EXISTING CORRUGATED STEEL DOORS AND BOLLARDS TO BE REMOVED AND RELOCATED

2
A2

TRASH ENCLOSURE ELEVATION

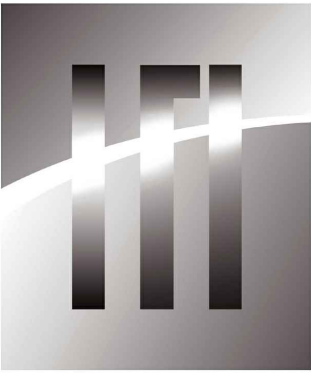
NTS



1
A2

ARCHITECTURAL SITE, LANDSCAPE, & PARKING PLAN

1" = 10'-0"



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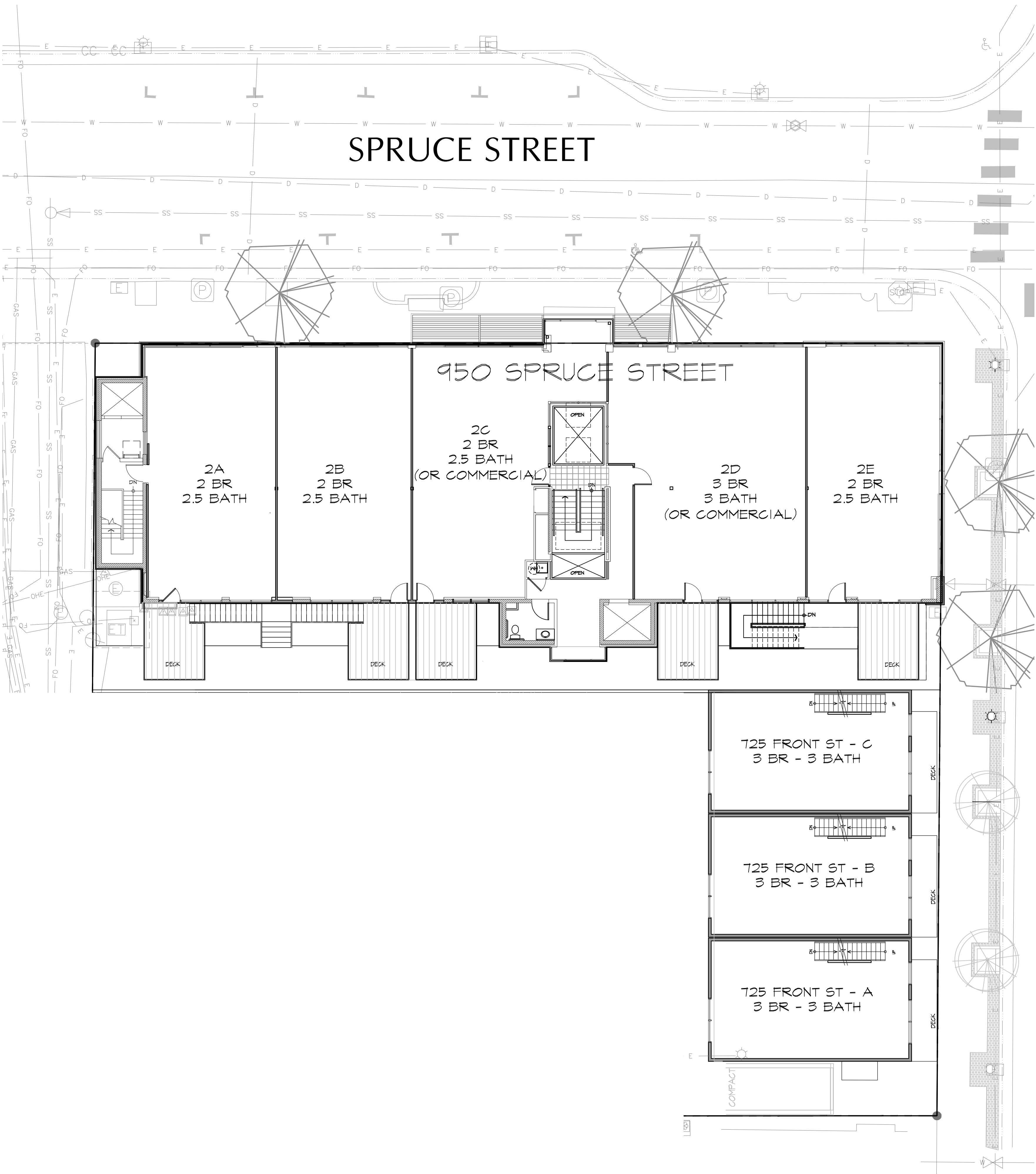
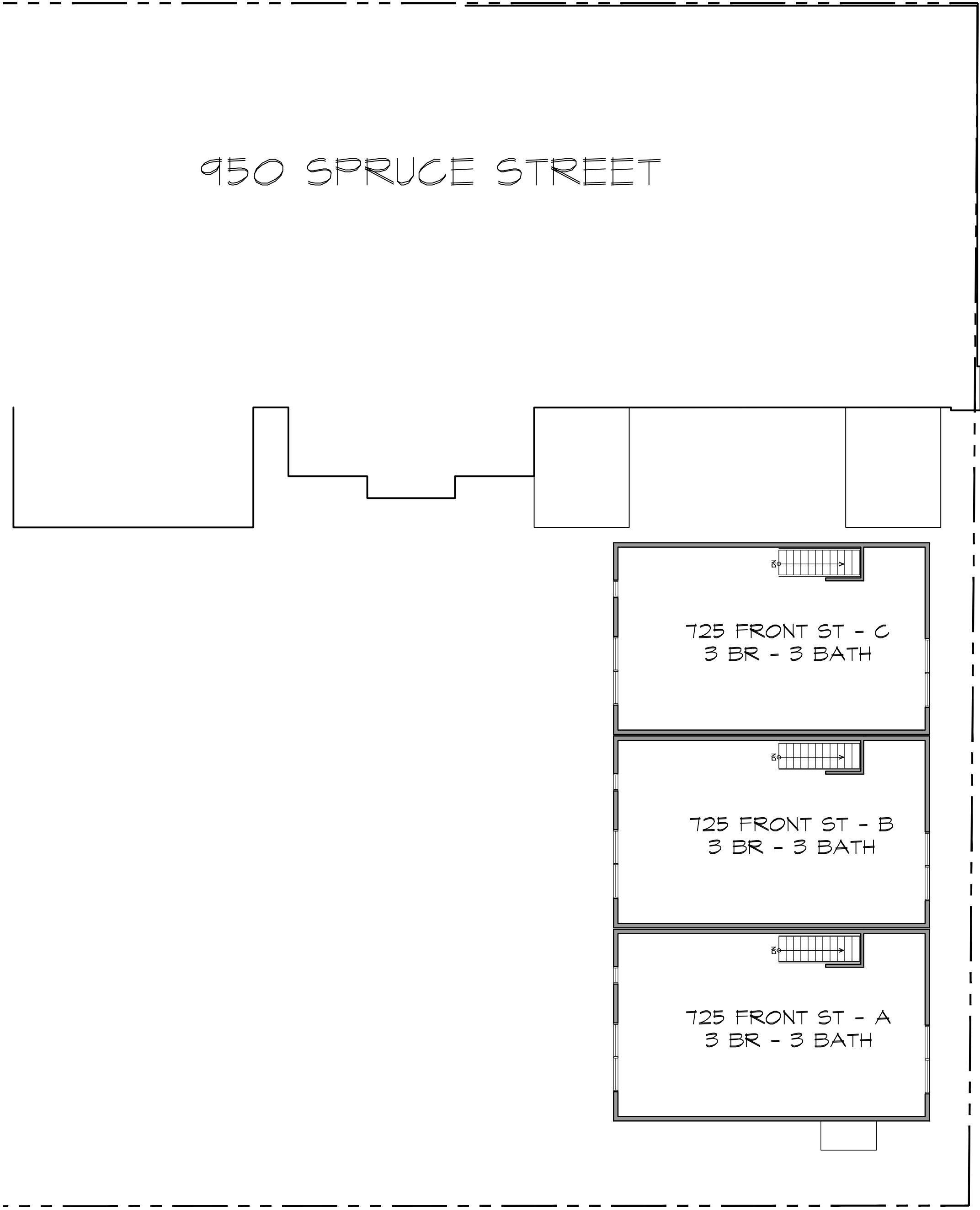
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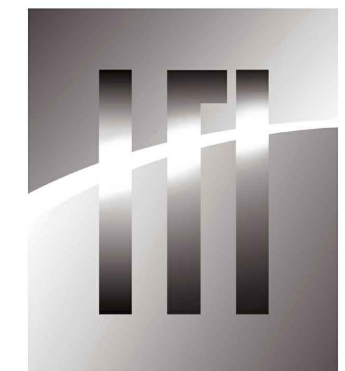
ARCHITECTURAL
SITE, LANDSCAPE, &
PARKING PLAN

A2



2 THIRD LEVEL FLOOR PLAN
A3 1" = 10'-0"

1 SECOND LEVEL FLOOR PLAN
A3 1" = 10'-0"



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DRAWING TITLE:
SECOND AND THIRD
FLOOR PLANS

A3



D1 NORTH ELEVATION - SPRUCE STREET

C1 EAST ELEVATION – FRONT STREET

B1 SOUTH ELEVATION – FROM ADJACENT PROPERTY

A1 WEST ELEVATION - FROM ALLEY (VIA ARTISTA)

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A4

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency
	A	1	Lithonia Lighting	DSX0 LED P3 30K TPTM MVDLT HS	DSX0 LED P3 30K TPTM MVDLT LED with houseside shield		1	DSX0_LED_P3_30K_TPTM_MVDLT_HS.lvs	6122	1	71	100%
	D	1	Lithonia Lighting	WST LED P2 30K VF MVDLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, MVDLT		1	WST_LED_P2_30K_VF_MVDLT.lvs	3236	1	25	100%
	B	8	Gotham Architectural Lighting	ICD250 30/02 AR LD 55D	INCITO 2 INCH RECESSED DOWNLIGHT, SQUARE, 3000K, 250 LUMENS, CLEAR, MATTE DIFFUSE, 55 DEGREE BEAM, 80 CRI		1	ICD250_30_02_AR_LD_55D.lvs	238	1	3.1	100%
	C	4	VAC Lighting	WS-W15708	LED Outdoor Light-201801	NA	1	WS-W15708_201801530.lvs	330	1	918668	100%
	D1	2	Lithonia Lighting	WST LED P1 30K VF MVDLT	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVDLT		1	WST_LED_P1_30K_VF_MVDLT.lvs	1529	1	12	100%



LIGHT - A



LIGHT - B



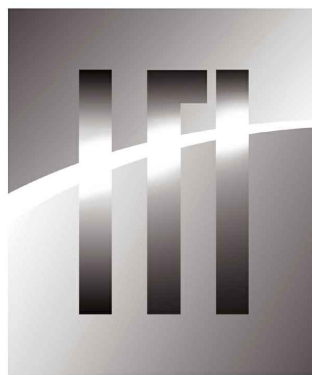
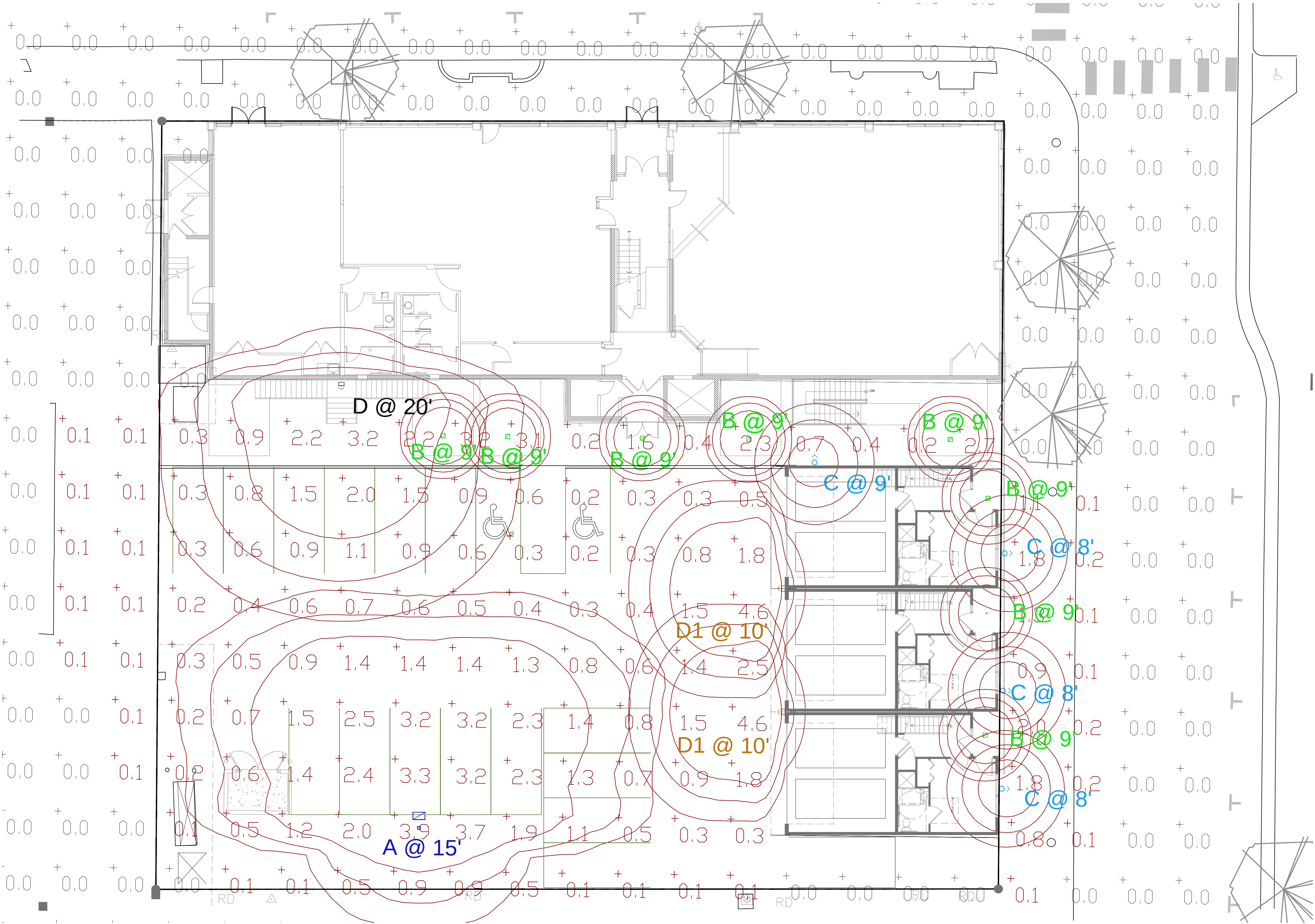
LIGHT - C



LIGHT - D

PHOTOMETRIC GENERAL NOTES:

EXISTING LIGHTING AT THE NORTH AND EAST ELEVATIONS OF 950 SPRUCE ARE TO REMAIN AND NOT SHOWN AS A PART OF THIS SUBMITTAL.



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REVIEWED BY:

HAPC

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DRAWING TITLE:

PHOTOMETRIC
PLAN



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/hour 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
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Mayor Signature _____

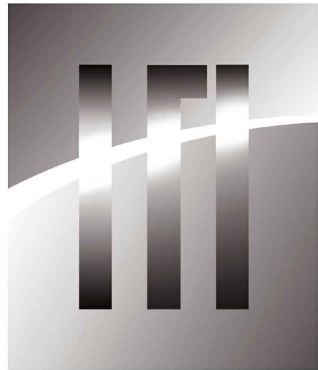
City Clerk Signature _____

SPECIAL REVIEW USE

950 SPRUCE ST/725 FRONT ST

MIXED USE DEVELOPMENT

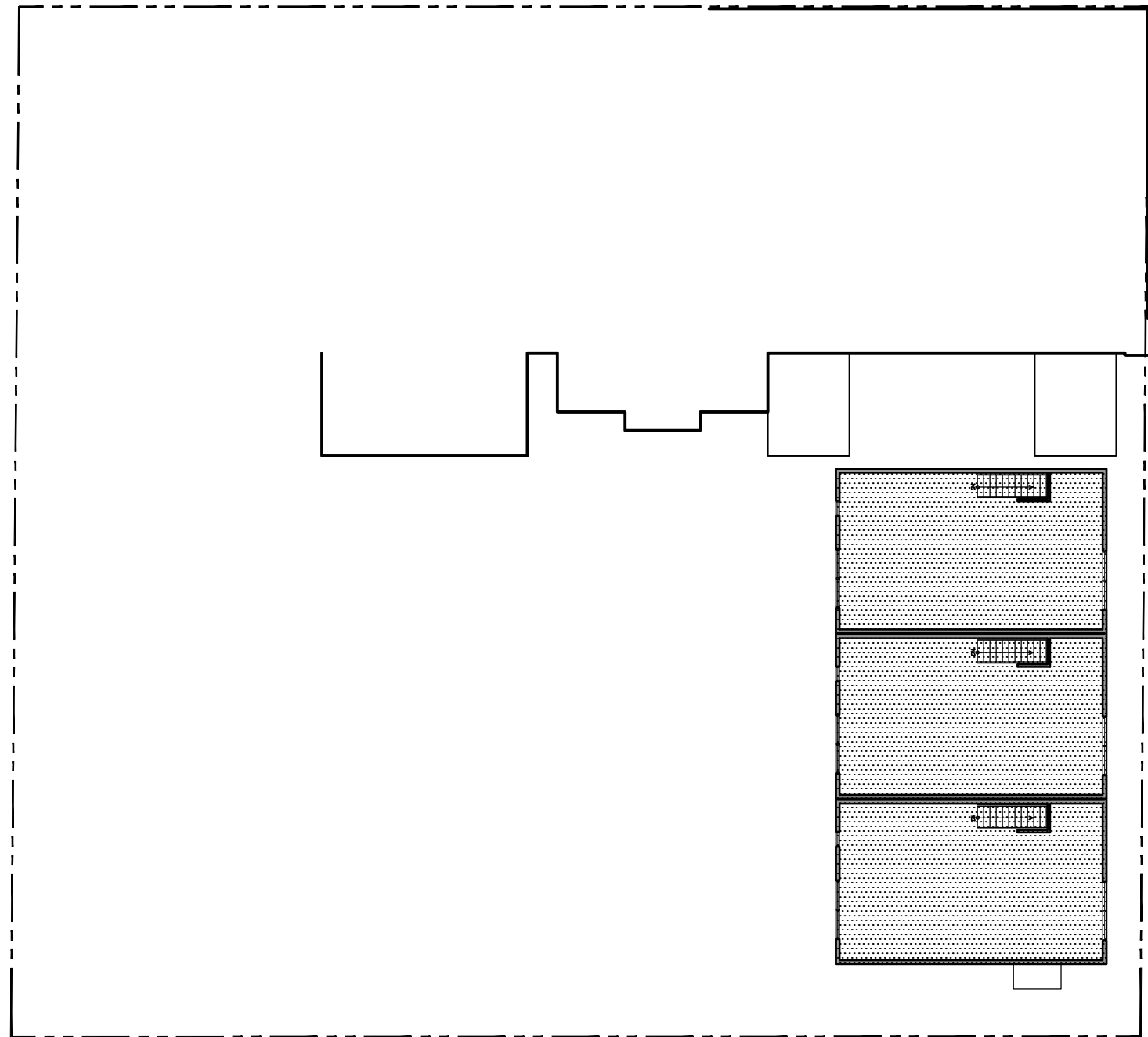
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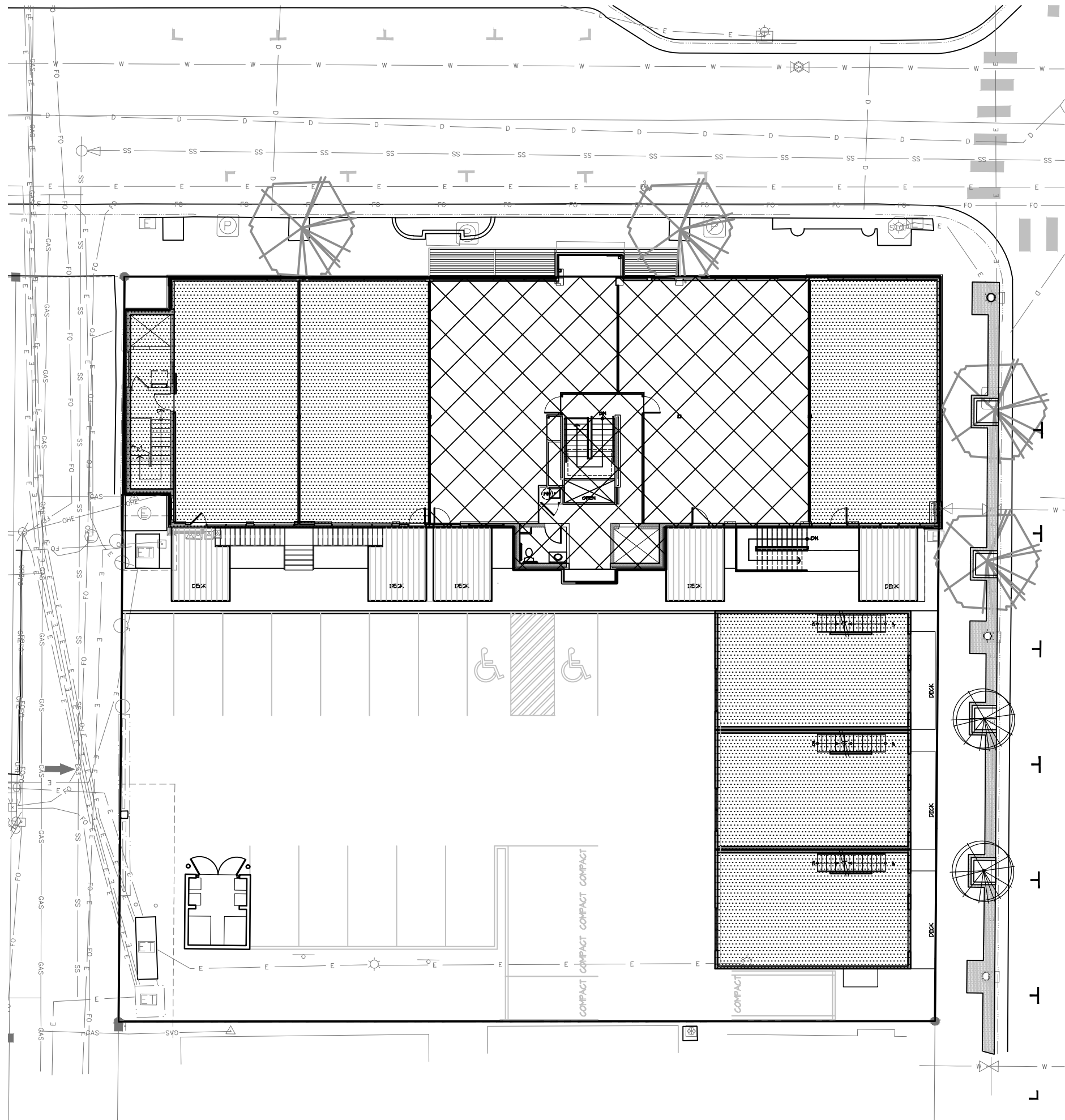
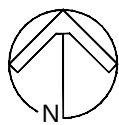
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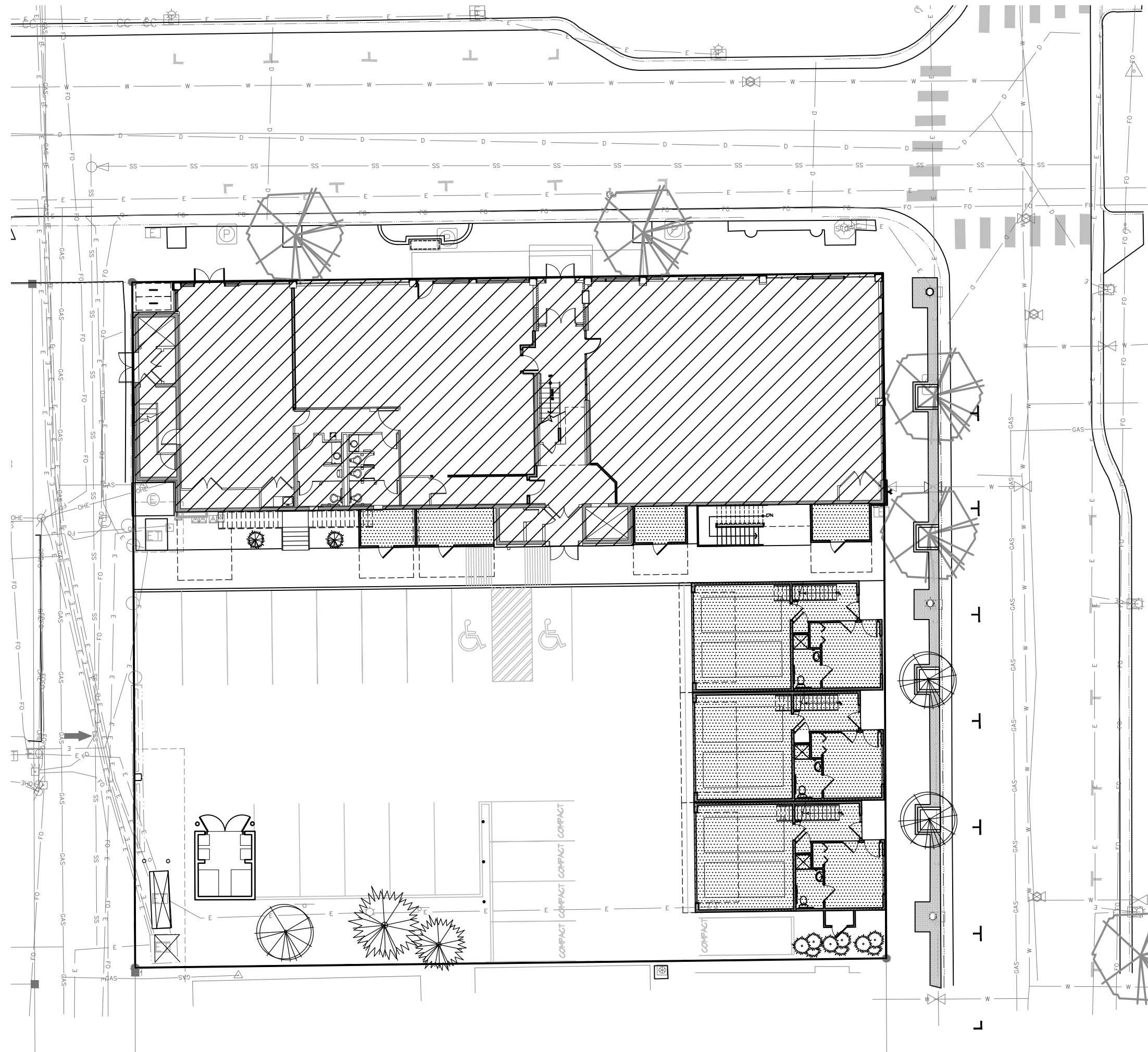
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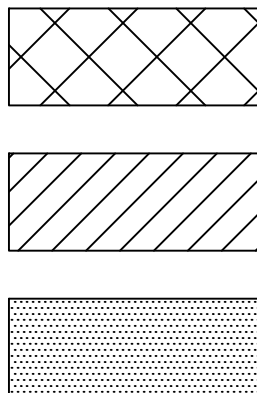
3 SPECIAL REVIEW USE - THIRD LEVEL PLAN
A5 1" = 20'-0"



2 SPECIAL REVIEW USE - SECOND LEVEL PLAN
A5 1" = 20'-0"



1 SPECIAL REVIEW USE - MAIN LEVEL PLAN
A5 1" = 20'-0"



- = PROPOSED RESIDENTIAL AND/OR COMMERCIAL
- = EXISTING COMMERCIAL TO REMAIN
- = PROPOSED RESIDENTIAL

950 SPRUCE ST. - SPECIAL REVIEW USE

NOTES:

- EXISTING ZONING PERMITS MULTIFAMILY RESIDENTIAL USE IN THE CENTRAL BUSINESS DISTRICT WHEN AUTHORIZED THROUGH THE SPECIAL REVIEW USE PROCESS.

950 SPRUCE ST / 725 FRONT ST
MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO

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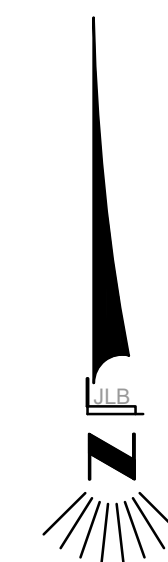
SPECIAL REVIEW
USE PLANS



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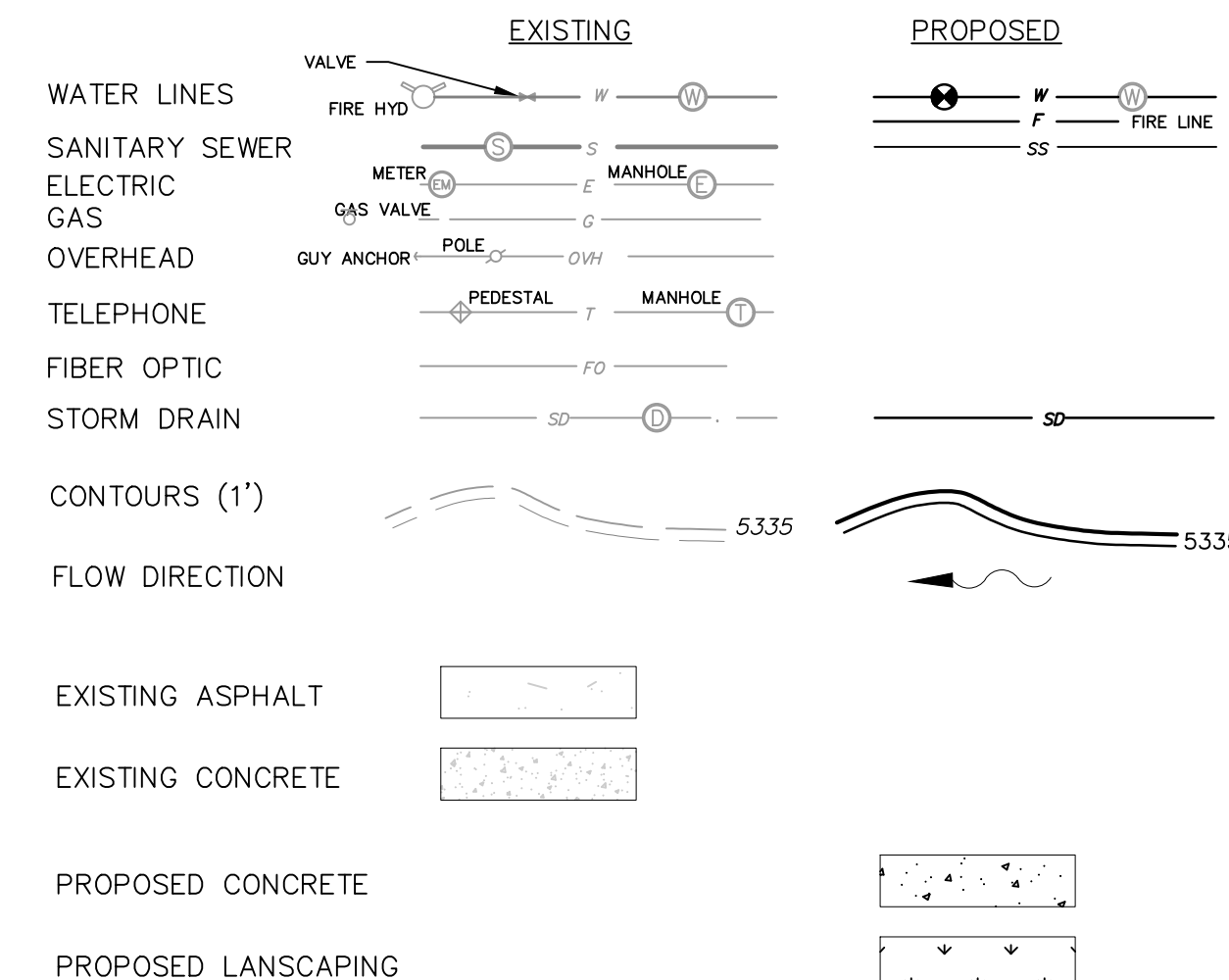
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970.217.9148

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MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST., LOUISVILLE, CO



Scale 1 inch = 10 feet

LEGEND OF SYMBOLS



NOTES

- HORIZONTAL AND VERTICAL LOCATIONS FOR ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF CONSTRUCTION.

SURVEY NOTES

BASIS OF BEARINGS: ASSUMING THE WEST LINE OF LOTS 1, 2 AND 3 EXCEPT THE SOUTH 3 FEET OF LOT 3, BLOCK 3, TOWN OF LOUISVILLE, AS BEARING NORTH 00°14'23" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 137.01 FEET AND WITH ALL OTHER BEARINGS RELATIVE THERETO.

TOPOGRAPHIC INFORMATION SHOWN BASED ON GROUND SURVEY, WITH 1' CONTOUR INTERVAL; BENCHMARK: NGS BENCHMARK WANAKA, ELEVATION 5323.76 (NAVD 88 VERTICAL DATUM)

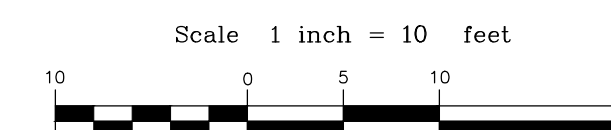
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03/24/2021

UTILITY PLAN

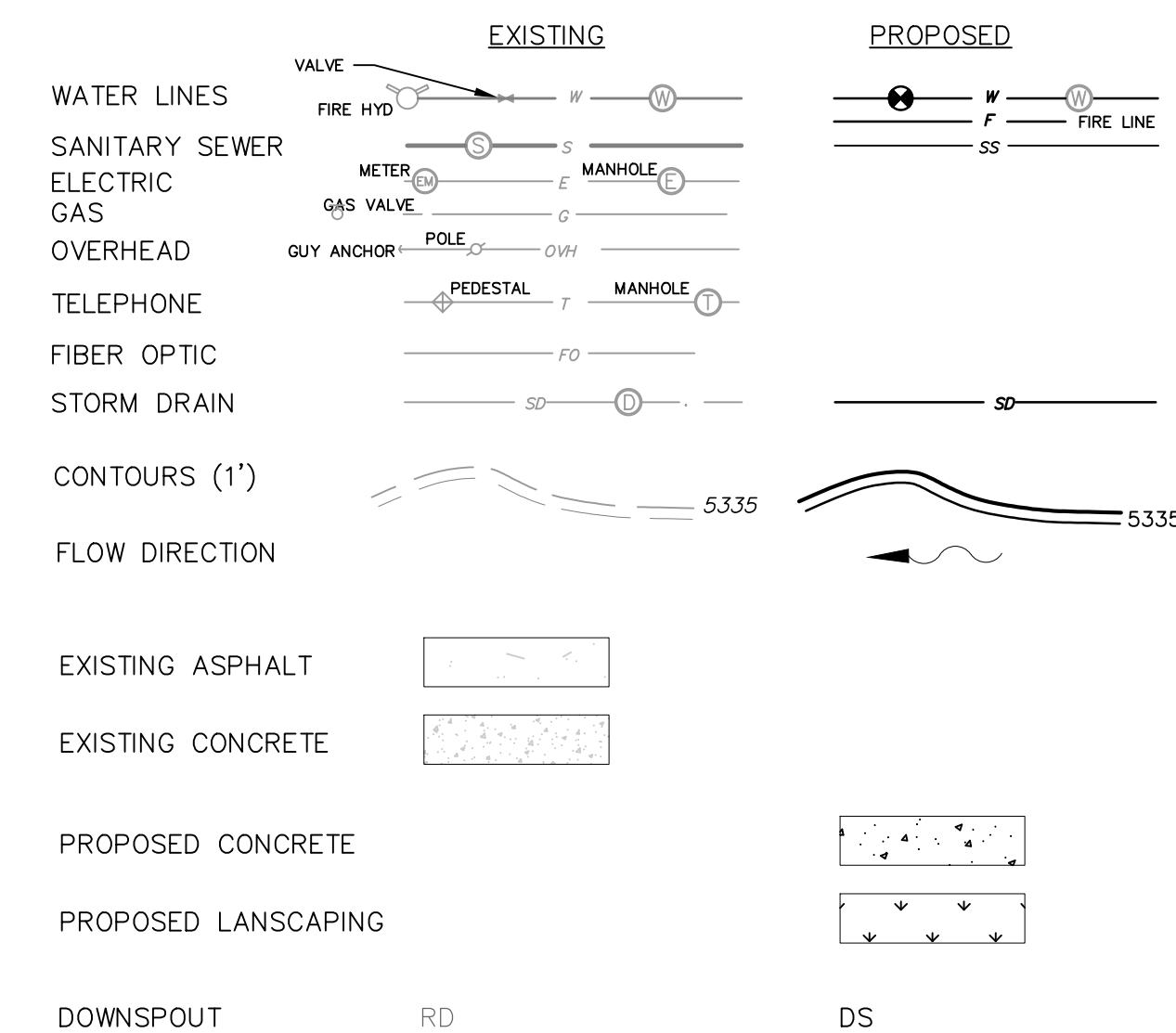
C-1



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LEGEND OF SYMBOLS



NOTES

1. ACTUAL CONCRETE AND ASPHALT REMOVAL AREAS WILL BE BASED ON FIELD CONDITIONS AND IS SUBJECT TO CHANGE.

SURVEY NOTES

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DRAWN BY:

TWC

REVIEWED BY:

TWC

PROJECT #:

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REVISIONS:

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1	PC Revisions	03/24/2021

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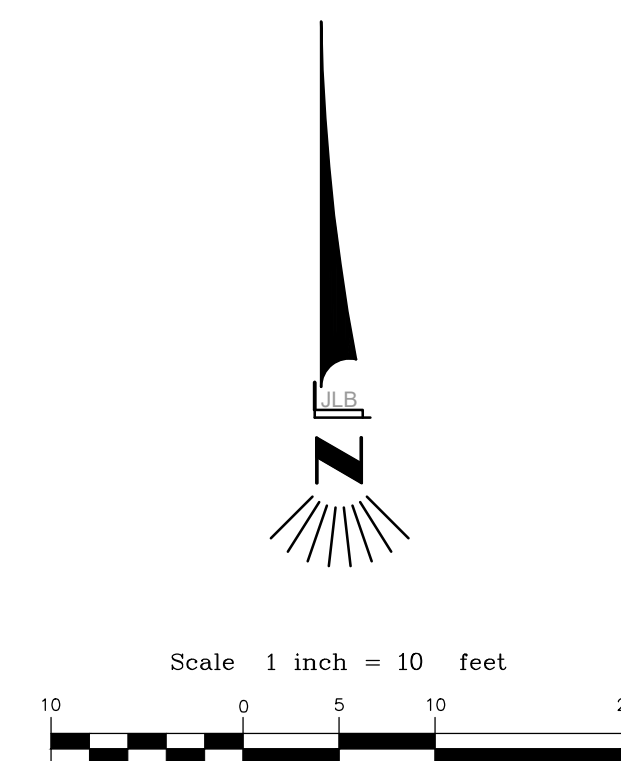
GRADING PLAN

C-2



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970.217.9148



LEGEND OF SYMBOLS

EXISTING		PROPOSED
WATER LINES	VALVE	W
SANITARY SEWER	FIRE HYD	F
ELECTRIC	METER	SS
GAS	GAS VALVE	SS
OVERHEAD	POLE	SS
TELEPHONE	GUY ANCHOR	SS
FIBER OPTIC	PEDESTAL	SS
STORM DRAIN	MANHOLE	SS
CONTOURS (1')		SS
FLOW DIRECTION		SS
EXISTING ASPHALT		SS
EXISTING CONCRETE		SS
PROPOSED CONCRETE		SS
PROPOSED LANDSCAPING		SS
DOWNSPOUT	RD	DS
PROPOSED DIRECTION OF EMERGENCY OVERFLOW		SS
ROCK SOCK		SS
INLET PROTECTION		SS

NOTES

- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR, DURING AND AFTER COMPLETION OF CONSTRUCTION.
- SITE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE UPDATED AS NECESSARY DURING CONSTRUCTION, AS WARRANTED BY SITE CONDITIONS. ROOF DRAINAGE FOR THE SOUTHWESTERN BUILDING SHALL BE RELEASED TO THE PARKING LOT. REFER TO THE ARCHITECTURAL PLANS FOR DETAILS.

SURVEY NOTES

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PROJECT #:

1041-1

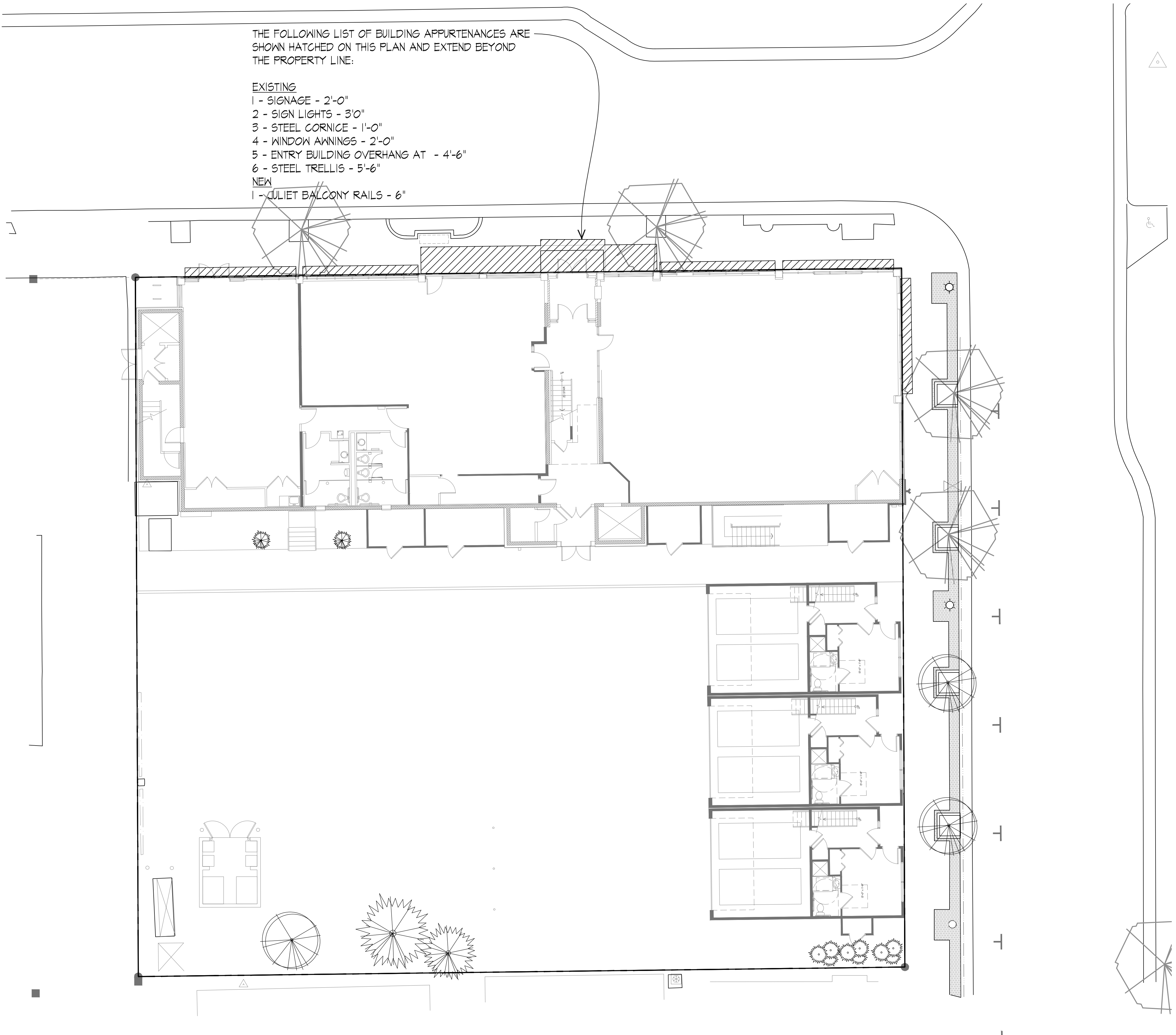
REVISIONS:

No.	Description	Date
1	PG Revisions	03/24/2021

DRAWING TITLE:

DRAINAGE AND
EROSION
CONTROL PLAN

C-3

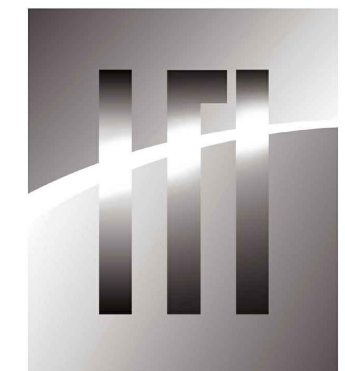


950 SPRUCE STREET - EXHIBIT 1

LICENSE AGREEMENT FOR THE FOLLOWING PURPOSES:

A.) EXISTING WINDOW AWNINGS, ENTRY CANOPY, SIGNAGE, LIGHTS, BUILDING OVERHANG, STEEL TRELLIS, AND STEEL CORNICE ALONG NORTH AND EAST OF PROPERTY ENCROACH INTO ROW.

NOTE: ALL LICENSE AGREEMENTS ARE REVOCABLE BY THE CITY OF LOUISVILLE.



HARTRONFT ASSOCIATES
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

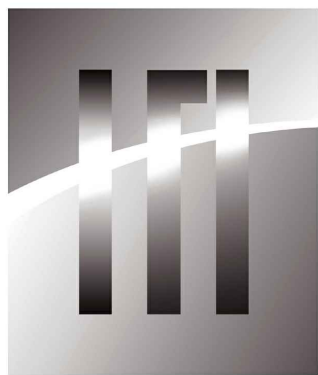
950 SPRUCE ST / 725 FRONT ST
MIXED USE DEVELOPMENT
SPLIT MOUNTAIN LLC
950 SPRUCE ST. & 725 FRONT ST., LOUISVILLE, CO

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DATE:
02.01.21
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HAPC
REVIEWED BY:
HAPC
PROJECT #:
2054

REVISIONS:		No.	Description	Date
1	PC REVISIONS			03.24.21

DRAWING TITLE:
RIGHT OF WAY ENCROACHMENT SITE PLAN



HARTRONFT
ASSOCIATES
A Professional Corporation

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Interior Design

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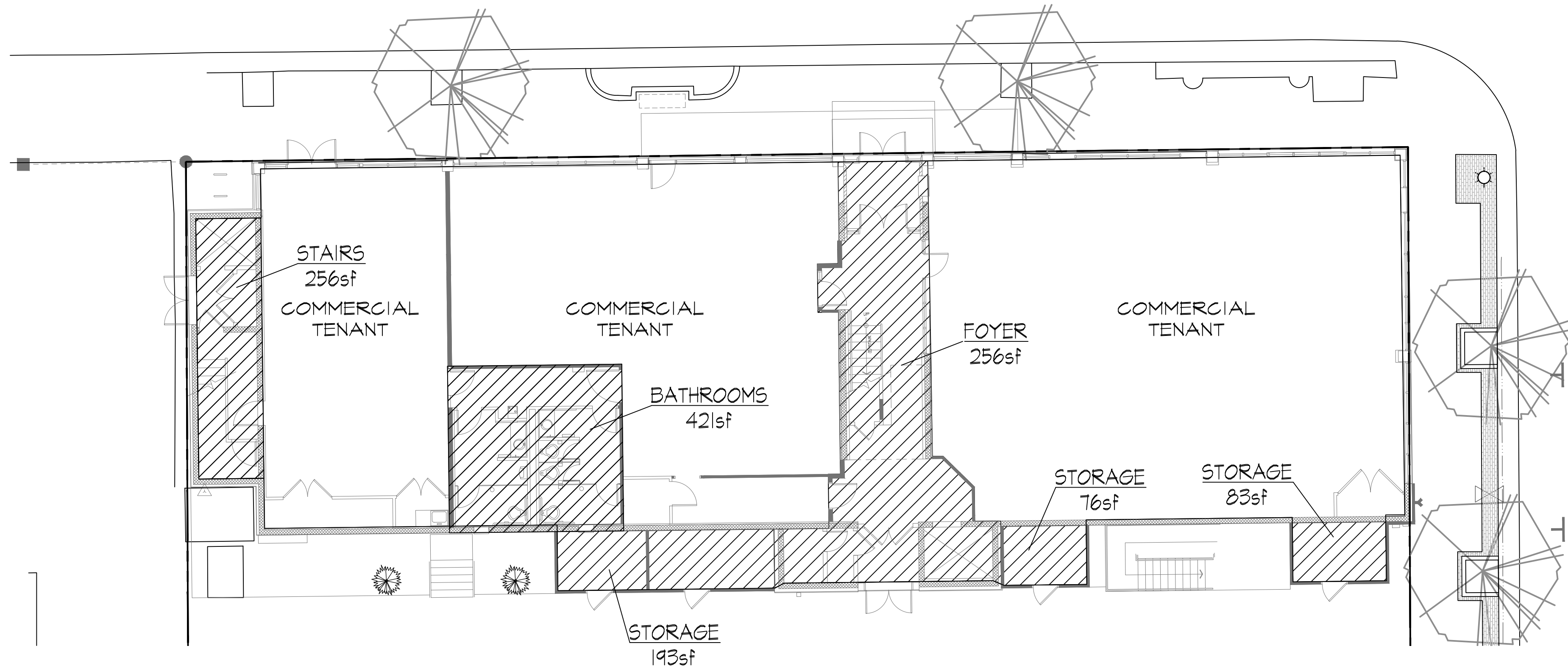
REVISIONS:

No.	Description	Date
1	PC REVISIONS	03.24.21

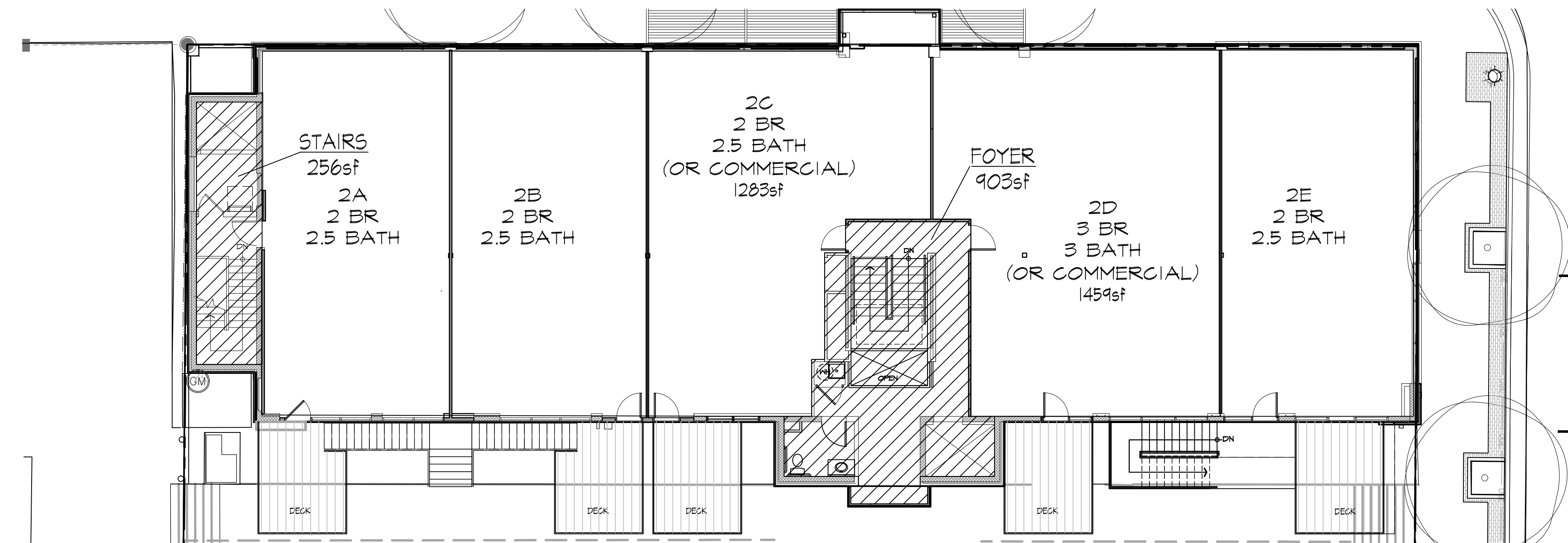
DRAWING TITLE:

PARKING
CALCULATION PLAN

EX-2



A2
EX2 950 SPRUCE PARKING CALCULATIONS MAIN FLOOR PLAN
1" = 10'-0"



A1
EX2 950 SPRUCE PARKING CALCULATIONS 2ND FLOOR PLAN
1" = 10'-0"

MAIN LEVEL PARKING CALCULATIONS:

950 SPRUCE ST. COMMERCIAL:	Main Level:	TENANT AREA 5270 sf	COMMON AREA/STORAGE 1786 sf
AREA FOR PARKING:	Main Level:	5270 sf	
COMMERCIAL PKG REQ'D:		5270-999 = (4271)/500 = 8.5 = 9 spaces	

SECOND LEVEL PARKING CALCULATIONS:

950 SPRUCE ST.	AREA	COMMON AREA/STORAGE
RESIDENTIAL AREA: (up to 5 units)	Second Level:	5815 sf 903 sf
RESIDENTIAL PKG REQ'D:	Second Level:*	5 DU @ 2/Unit = 10 Parking spaces
POTENTIAL COMM. AREA:	Second Level:	2742 sf

TOTAL SITE PARKING CALCULATIONS:

950 SPRUCE ST COMMERCIAL PKG REQ'D:	Main Level:	5270-999 = (4271)/500 = 8.5 = 9 spaces
RESIDENTIAL PKG REQ'D:	Second Level:*	5 DU @ 2/Unit = 10 spaces
TOTAL MINIMUM PKG REQ'D : (ALL RESIDENTIAL 2ND FLOOR)		9 COMM. + 10 RES. = <u>19 spaces</u>
TOTAL COMM. PKG REQ'D WITH ADDITION OF 2nd FLOOR:		5270+2742-999 = (7013)/500 = 14.0 = 14 spaces
TOTAL MAXIMUM PKG REQ'D: (2 UNITS COMMERCIAL 2ND FLOOR)		3 DU @ 2/Unit = 6 RES + 14 COMM. = <u>20 spaces</u>

725 FRONT ST

DWELLING UNITS FOR PARKING:	3 DU @ 2/Unit = 6 spaces
TOTAL PARKING:	*25 Parking spaces req'd / 25 Parking spaces provided
TOTAL BIKE PARKING REQ'D:	3 spaces req'd / 4 provided

PARKING NOTES:

- LMC 17.020.025 DESIGNATES PARKING STANDARDS FOR DOWNTOWN LOUISVILLE
REQUIRED: AFTER FIRST 999SF, PARKING SHALL BE PROVIDED AT A RATE OF 1 SPACE PER 500SF
- COMMON AREAS LISTED ON THE FLOOR AREA TABULATION CHART ARE THE AREAS EXCLUDED FROM REQUIRED PARKING CALCULATIONS UNDER LOUISVILLE MUNICIPAL CODE SECTION 17.20.025, WHICH ALLOWS EXCLUSION OF VENT SHAFTS, COURTS, UNINHABITABLE AREAS BELOW GROUND LEVEL OR IN ATTICS, OR AREAS WITHIN HALLWAYS, STAIRWAYS, ELEVATOR SHAFTS AND BATHROOMS." FURTHER, STORAGE & COMMON AREAS IN THE BASEMENT ARE INTENDED SOLELY FOR STORAGE, MECHANICAL EQUIPMENT, A FIRE ROOM & THE ELEVATOR SHAFT AND SHALL NOT COUNT TOWARDS REQUIRED PARKING. ANY MODIFICATIONS TO USE OF THE BASEMENT IS SUBJECT TO CITY REVIEW & APPROVAL AS AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AND REEVALUATION OF REQUIRED PARKING UNDER SECTION 17.20.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.
- THE CITY MAY VERIFY AND ADJUST THE TOTAL REQUIRED PARKING AT THE TIME OF BUILDING PERMIT FOR TENANT FINISH BASED ON THE REQUIREMENTS OF SECTION 17.20.025 OF THE LMC - PARKING STANDARDS DESIGNATED FOR DOWNTOWN LOUISVILLE OR AS HEREINAFTER AMENDED.