

TWO STORY DUPLEX WITH A DETACHED GARAGE AND A PORTION OF FINISHED BASEMENT.

TOTAL OF 2 UNITS WITH EACH UNIT CONSISTING OF: 4 BEDROOMS, 3 BATHROOMS, KITCHEN AREA, LIVING AREA, SITTING AREA, LAUNDRY ROOM, MUDROOM, CLOSETS, UPPER BALCONY, FRONT PATIO.

THE DETACHED GARAGE CONSISTS OF A SEPARATED PARKING AREA WITH A SHARED UPPER DECK AREA.

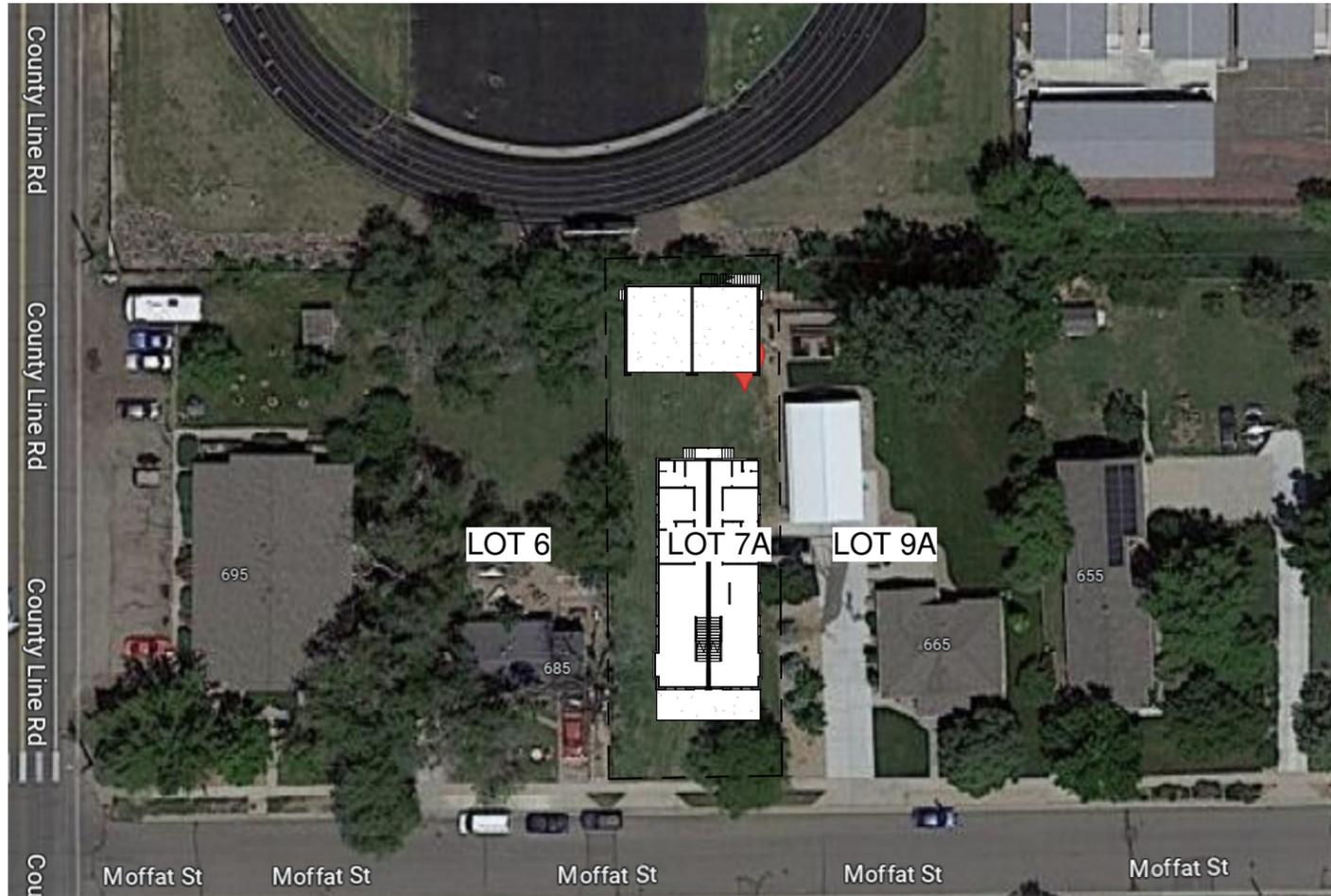
THE PROPOSED PROJECT IS ON A 7500 SQFT LOT WITH A MAIN FLOOR SQFT TOTAL OF 2007, COVERED FRONT PATIO OF 108 SQFT AND GARAGE FLOOR TOTAL OF 1014 SQFT.

**NOTES:**  
ALL LIGHTING SHALL COMPLY WITH THE UDC SEC. 10-6-10 EXTERIOR LIGHTING. NO APPROVED SPECIAL REVIEW USE MAY BE MODIFIED, PHYSICALLY EXPANDED, OR OTHERWISE ALTERED UNLESS AMENDED IN ACCORDANCE WITH THE PROCEDURES APPLICABLE TO INITIAL APPROVAL OF A SPECIAL REVIEW USE AS SET OUT IN THIS UDC.

PROJECT NARRATIVE

	SQFT	% OF GROSS SITE
<b>GROSS SITE AREA</b>	7499.5	100
<b>HARDSCAPED AREA</b>		
- DUPLEX	2007	26.7
- DETACHED GARAGE	1014	13.5
- DRIVEWAY	1827.53	1827.53
- FRONT PATIO	270	3.6
- REAR STEPS	43.5	0.5
<b>TOTAL:</b>	<b>5,162.03 SQFT</b>	<b>68.8%</b>
<b>LANDSCAPED AREA</b>		
- PROPOSED FRONT YARD	669	669 Landscaped / 819.19 Total Front Yard= <b>75.5%</b>
- PROPOSED SIDE/REAR YARD	812	812 Landscaped / 1585.35 Total Front Yard= <b>51.2%</b>
<b>TOTAL:</b>	<b>1,481 SQFT</b>	<b>19.7%</b>

LANDSCAPING CHART



1 VICINITY MAP - MOFFAT STREET  
1" = 50'-0"

PROJECT NUMBER 220415  
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**F9 PRODUCTIONS INC.**  
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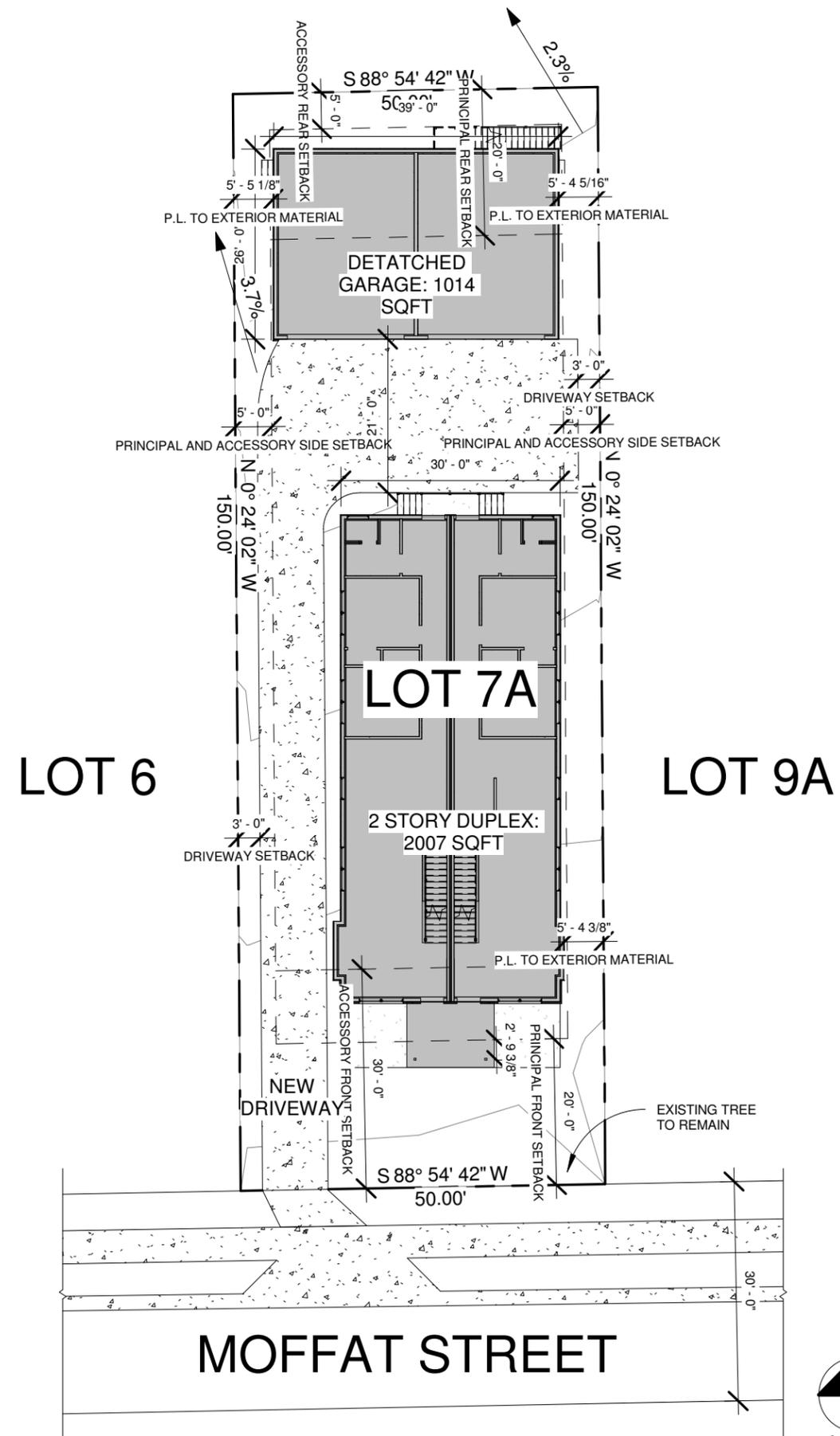
**COVER SHEET**



2 3D PERSPECTIVE - EXTERIOR 1



3 3D PERSPECTIVE - EXTERIOR 2



1 SITE PLAN - PROPOSED  
1" = 20'-0"

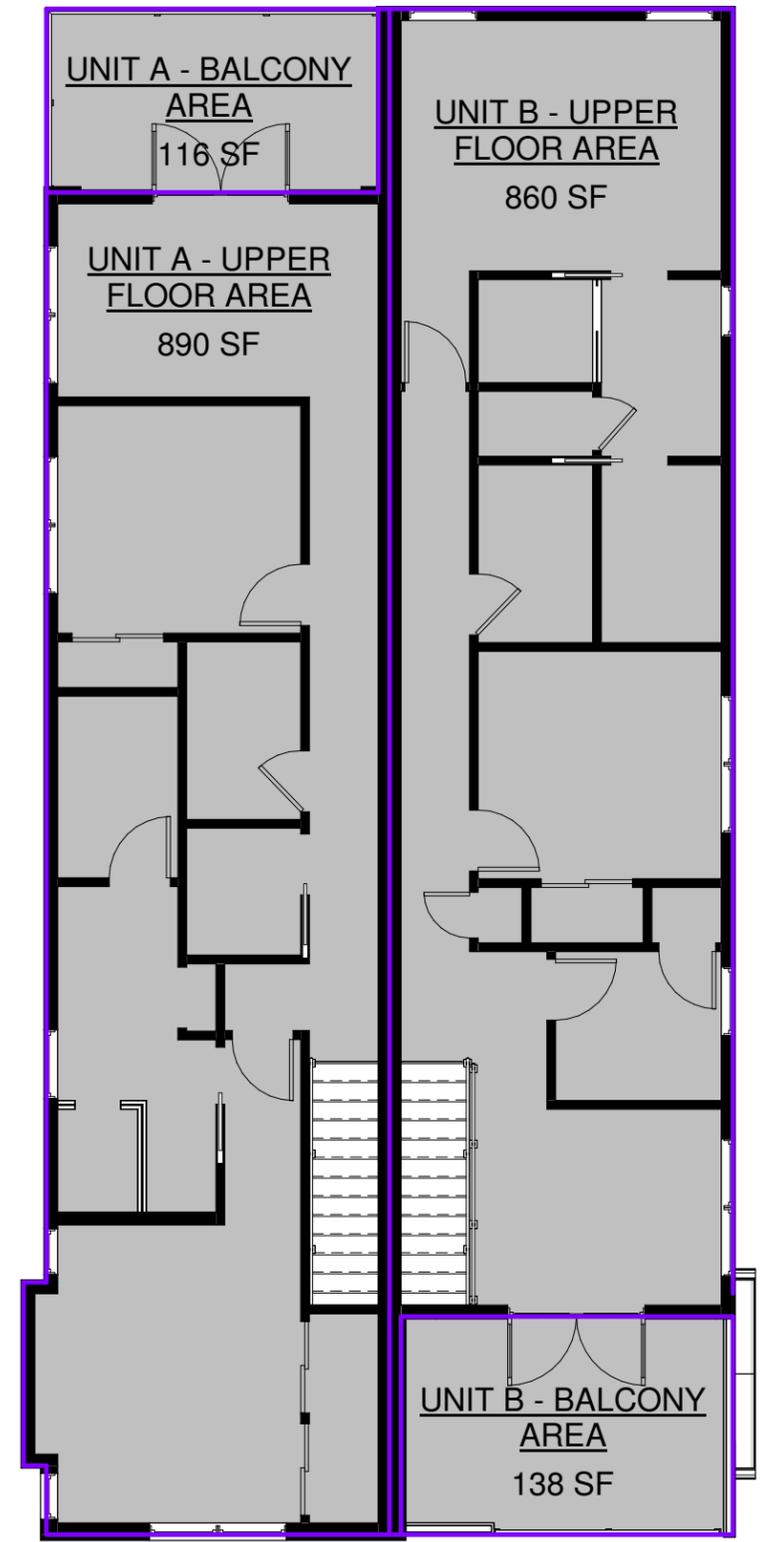


**Hull Duplex**  
675 Moffat St  
Erie, Colorado 80516

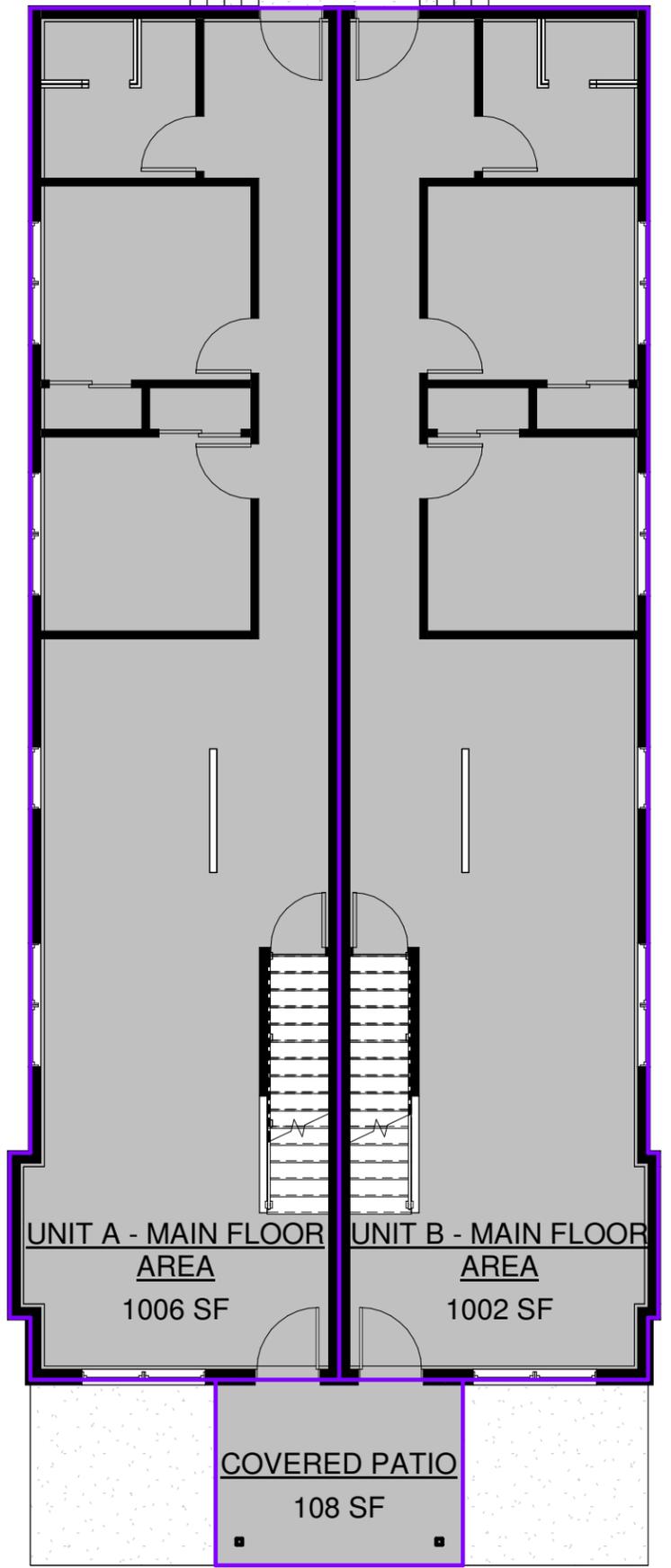
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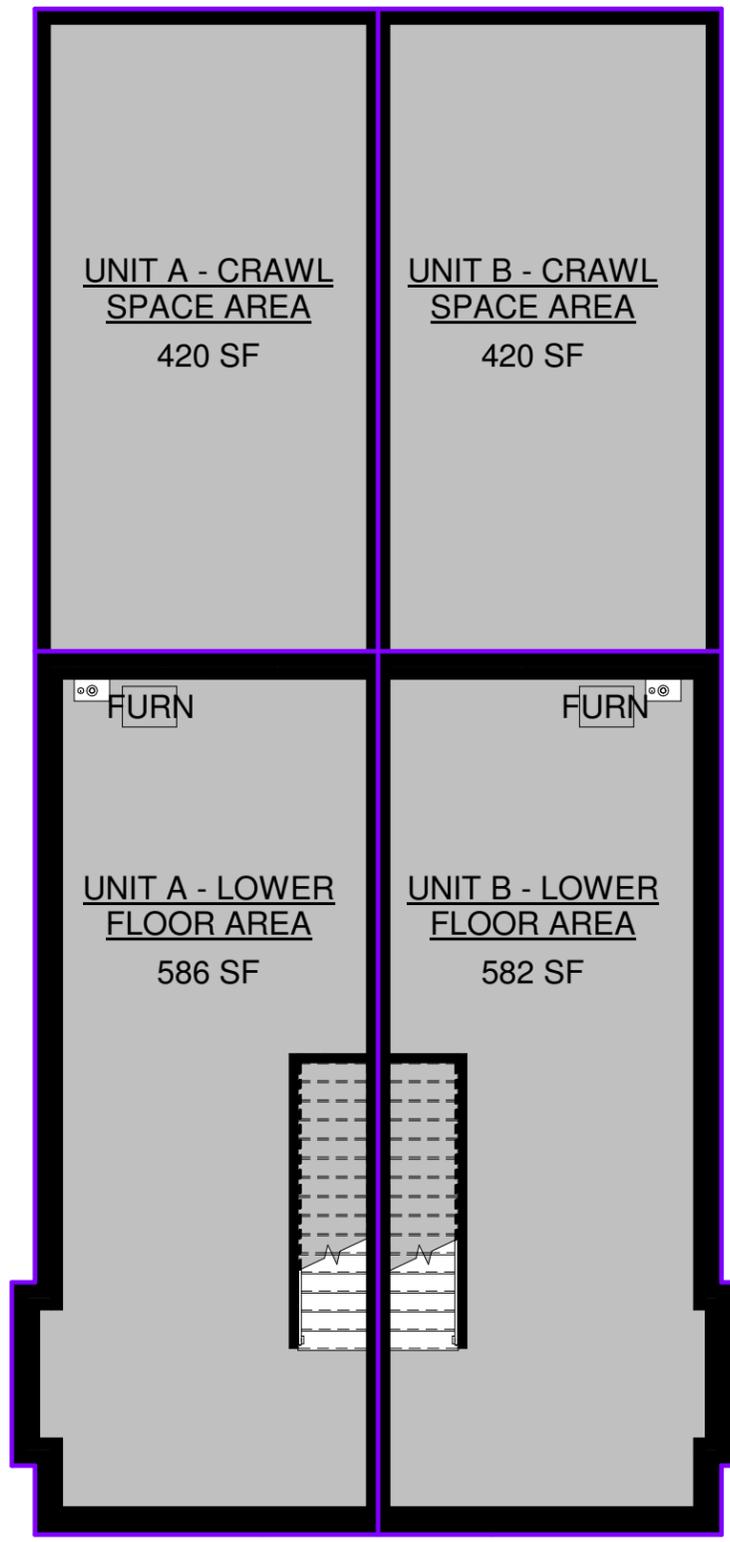
**1**  
SITE PLAN



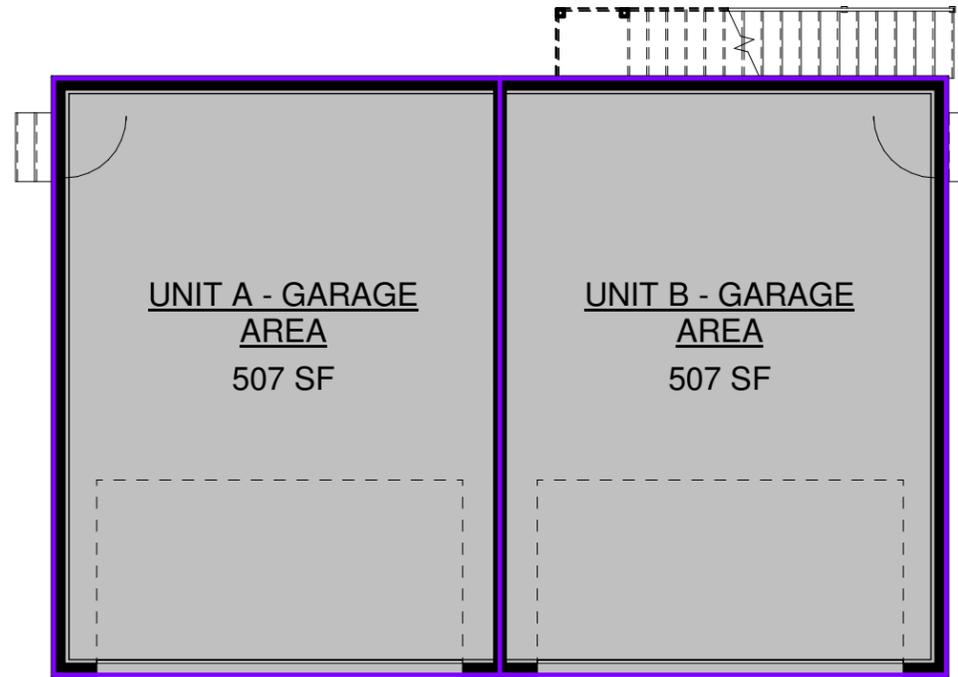
**3** UPPER FLOOR AREA PLAN  
1/8" = 1'-0"



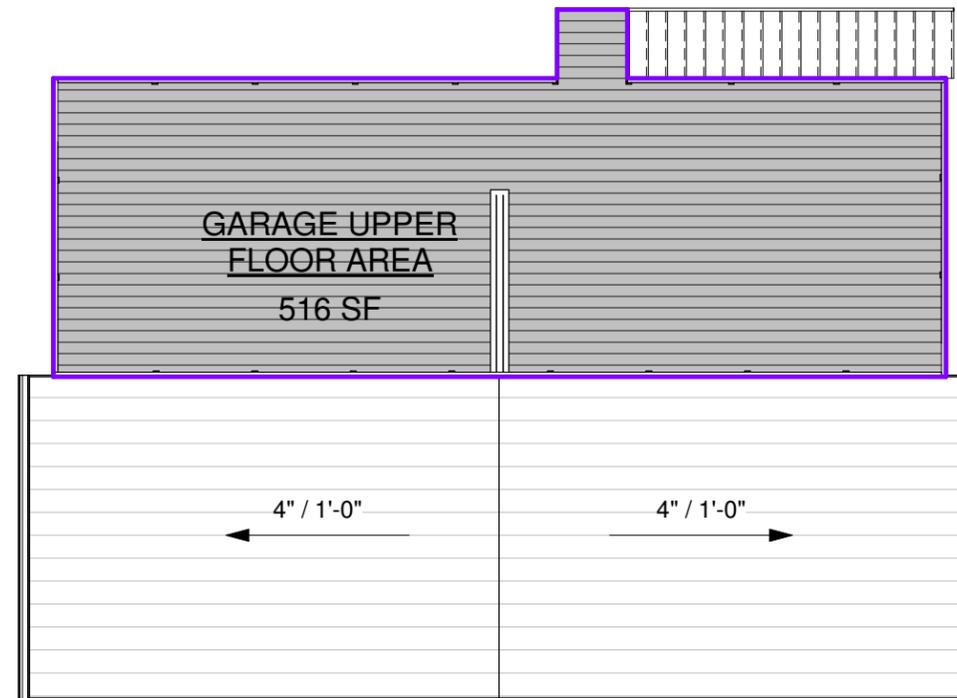
**2** MAIN FLOOR AREA PLAN  
1/8" = 1'-0"



**1** LOWER FLOOR AREA PLAN  
1/8" = 1'-0"



1 GARAGE MAIN FLOOR AREA PLAN  
1/8" = 1'-0"



2 GARAGE UPPER FLOOR AREA PLAN  
1/8" = 1'-0"



North

**GARAGE AREA PLANS**

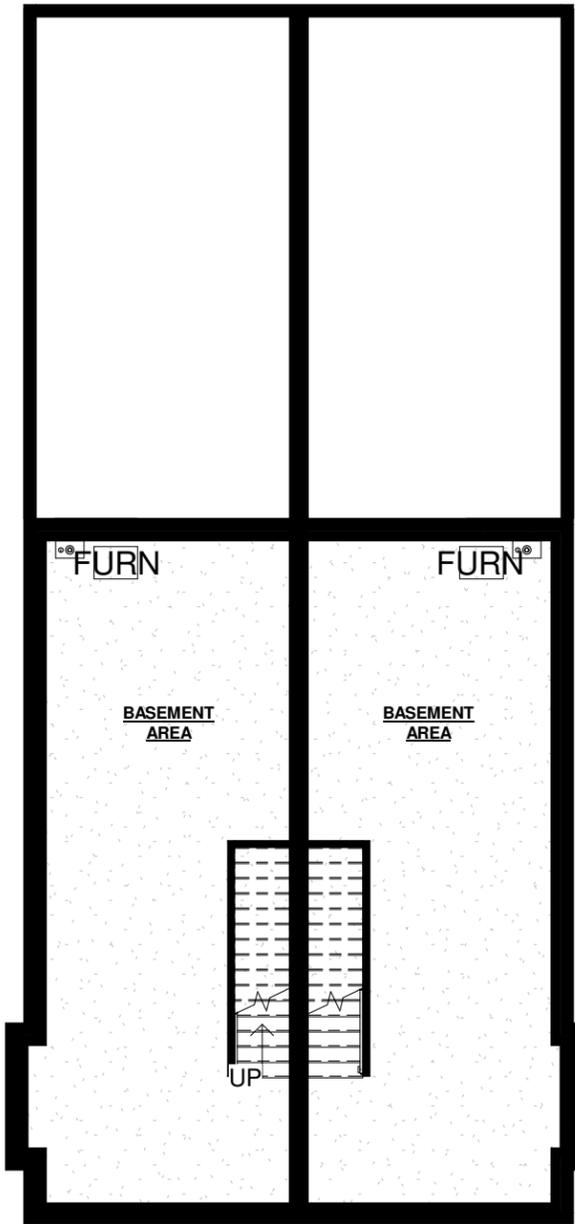
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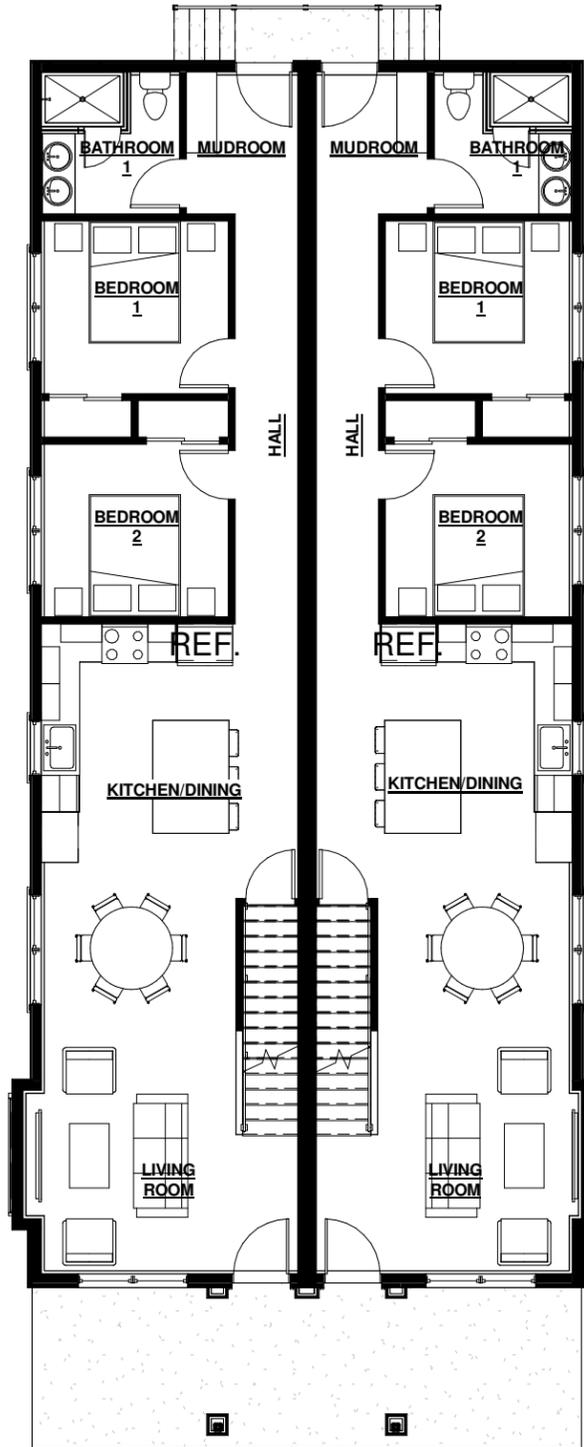
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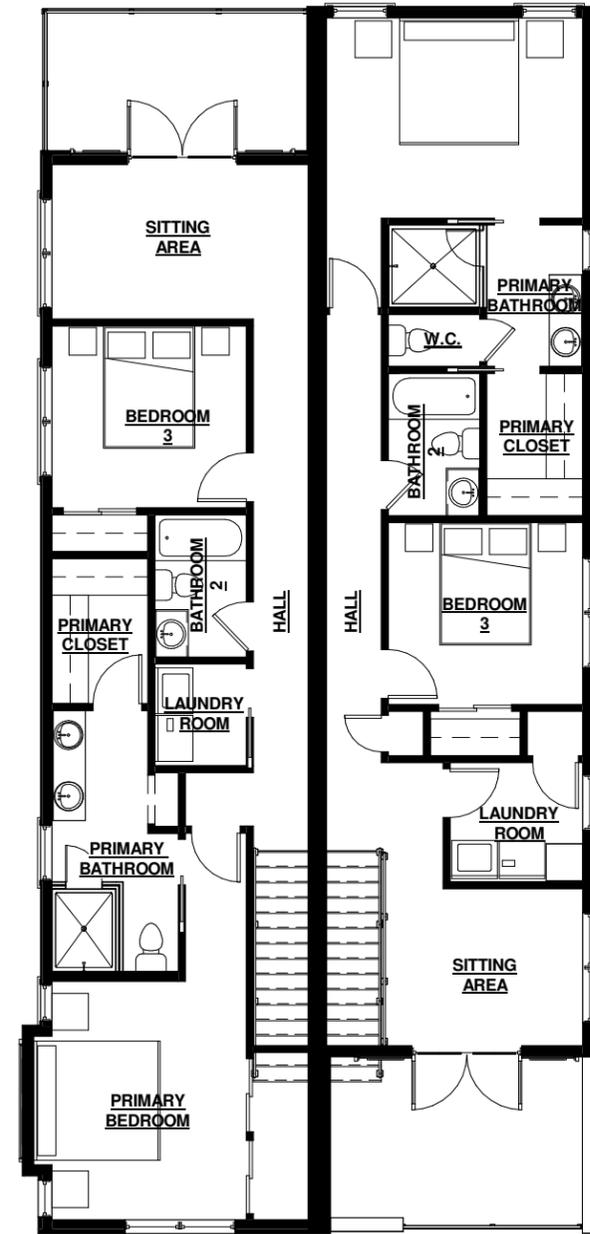
**2.1**



**1** LOWER FLOOR PLAN - PRESENTATION  
1" = 10'-0"



**2** MAIN FLOOR PLAN - PRESENTATION  
1" = 10'-0"



**3** UPPER FLOOR PLAN - PRESENTATION  
1" = 10'-0"



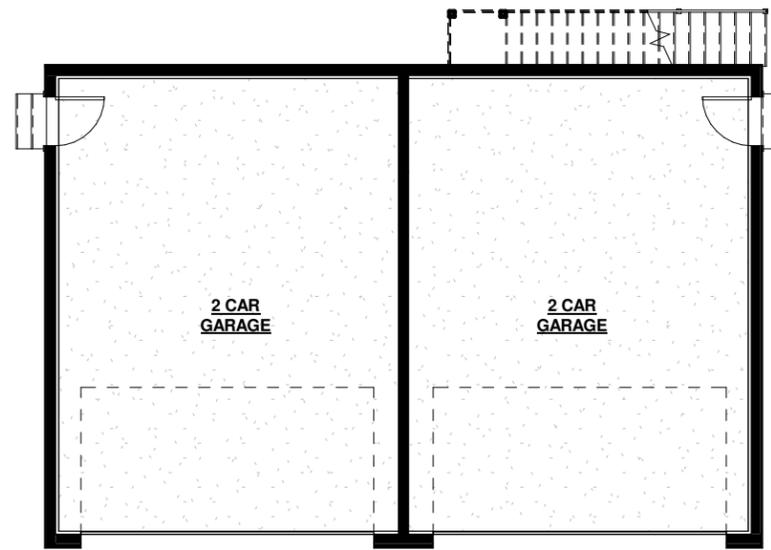
**Hull Duplex**  
675 Moffat St  
Erie, Colorado 80516

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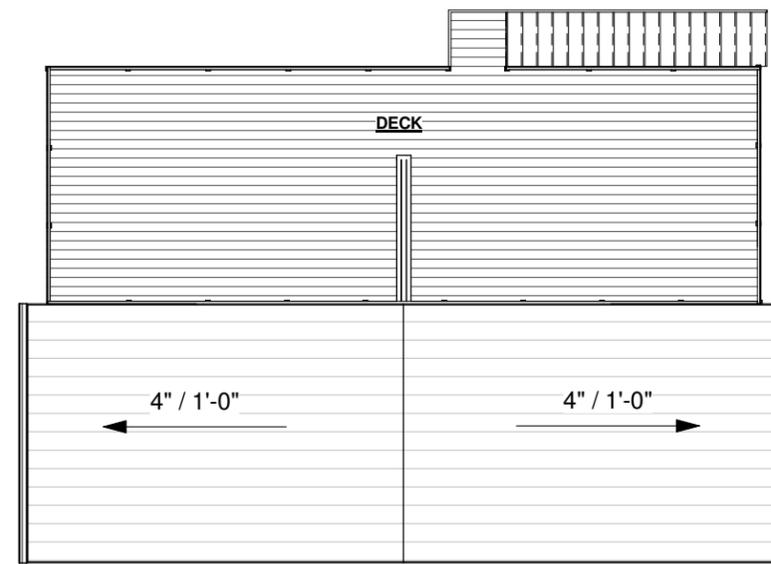
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**3**

**FLOOR PLANS**



1 T.O. GARAGE FOUNDATION - PRESENTATION  
1" = 10'-0"



2 GARAGE UPPER T.O. SUBFLOOR - PRESENTATION  
1" = 10'-0"



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