

675 Moffat
Street



Introduction

Our Goals

- Opportunity for the Hull family to downsize while enhancing the community.
- Contributing to increased property values in Old Town Erie.
- Meeting changing lifestyle needs as children transition into college.

Project Overview

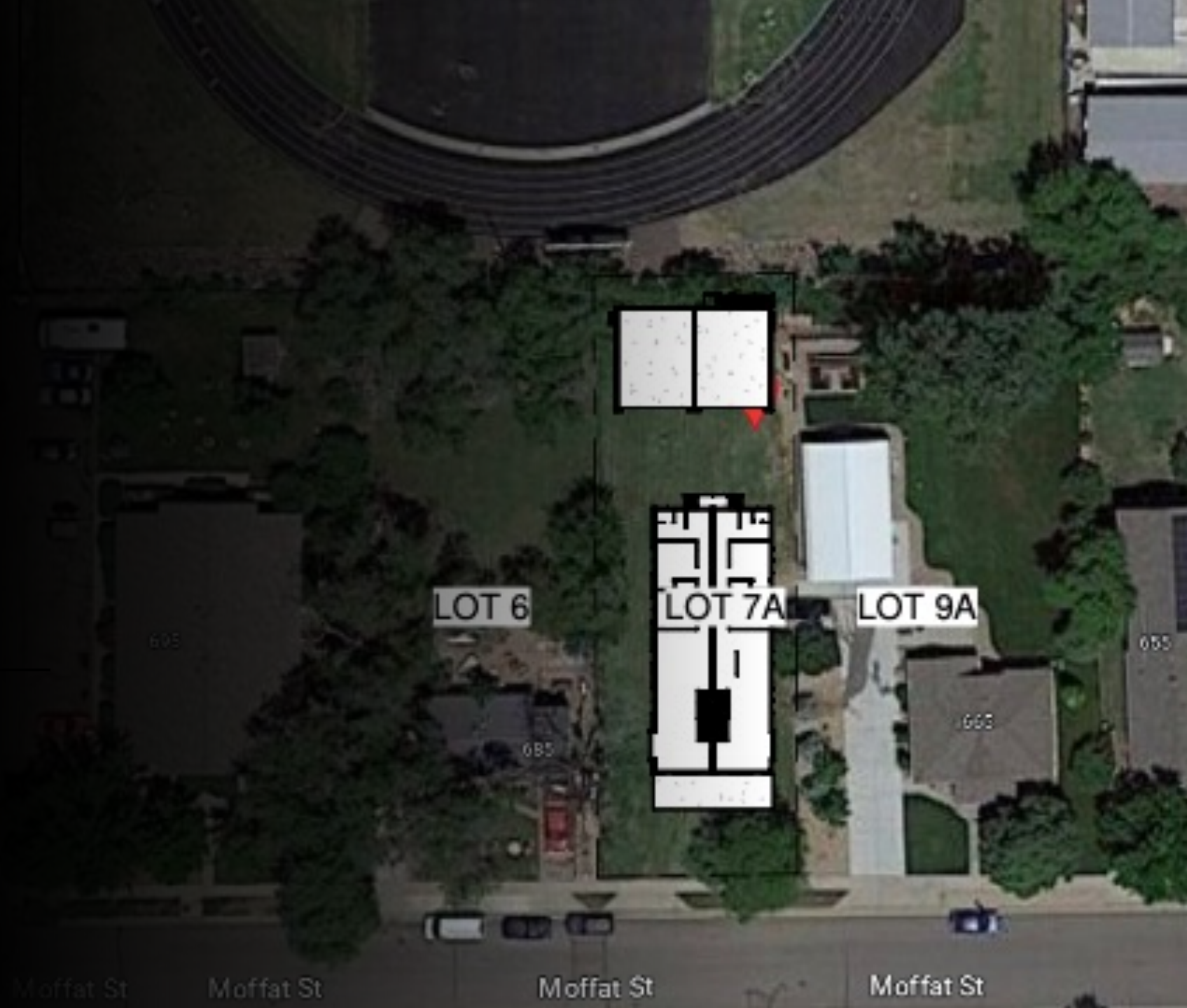
- Aligns with town zoning regulations.
- F9 Productions site plan ensures compliance and harmony.
- Raptor Engineering drainage plan addresses runoff effectively.
- Design plan adheres to the town of Erie's guidelines on building materials and design standards.

Presentation Highlights

1. Detailed site plan
2. Drainage plan summary
3. Visual representations of existing homes



F9 Site Plan 359 Moffat St.



Project Overview

The proposed project is a two-story duplex with a detached garage.

Each unit includes:

- A modern floorplan
- 4 bedrooms/3 bath
- Upper balcony and front patio

Site Summary:

- The project is situated on a 7500 square foot lot
- The detached garage provides off street parking and a shared upper deck area.
- The main floor totals 2007 square feet and a garage floor totaling 1014 square feet.

F9

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.

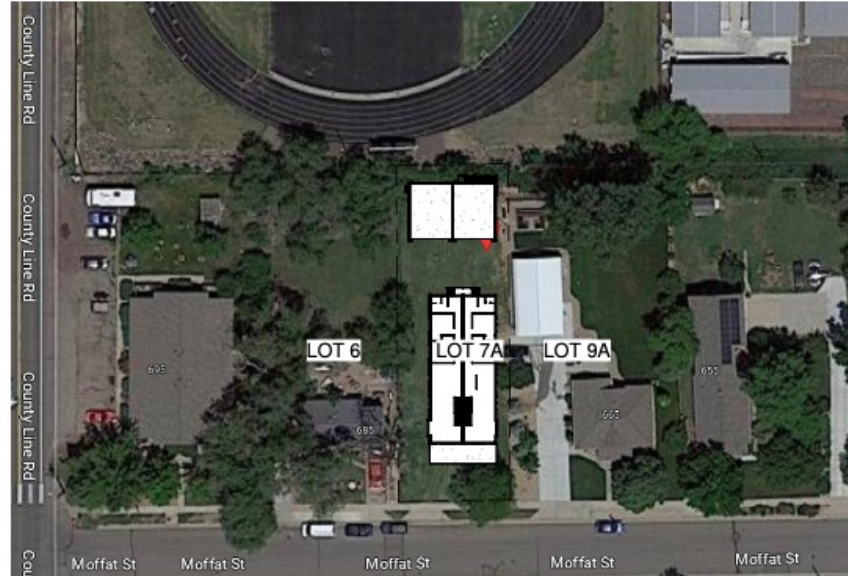
NOTES:

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
GROSS SITE AREA	7499.5	100
HARDSCAPED AREA		
- 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
TOTAL:	5,162.03 SQFT	68.8%
LANDSCAPED AREA		669 Landscaped /
- PROPOSED FRONT YARD	669	819.19 Total Front Yard= 75.5%
- PROPOSED SIDE/REAR YARD	812	812 Landscaped /
TOTAL:	1,481 SQFT	1585.35 Total Front Yard= 51.2%

LANDSCAPING CHART



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

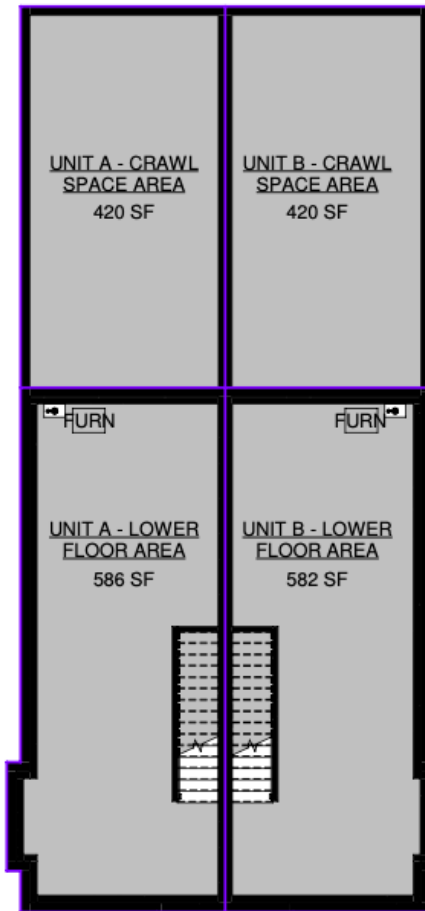
Hull Duplex
675 Moffat St
Erie, Colorado 80516

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F9 PRODUCTIONS INC.
ARCHITECTURE | CONSTRUCTION | DEVELOPMENT

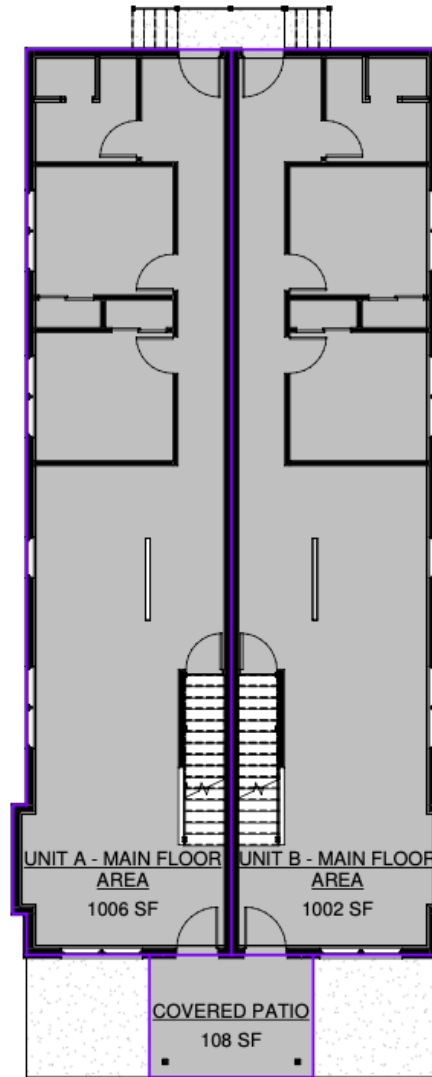
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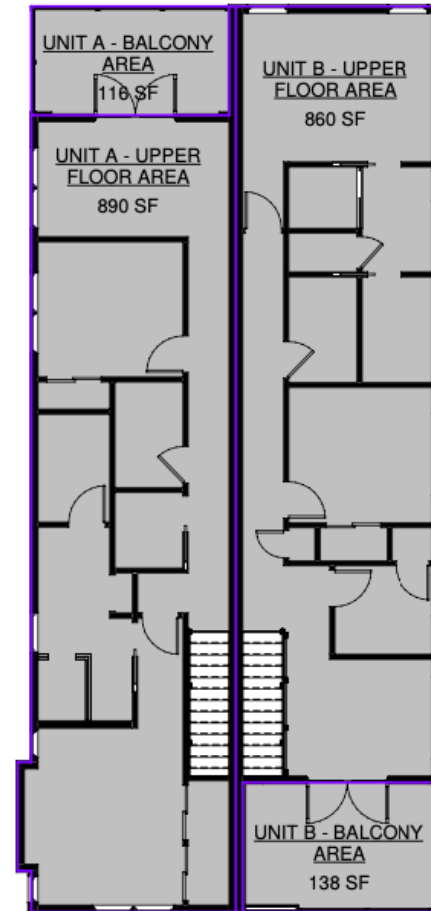
COVER SHEET



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



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



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



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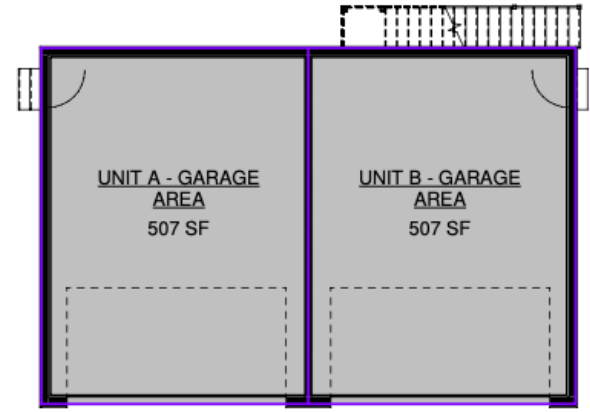
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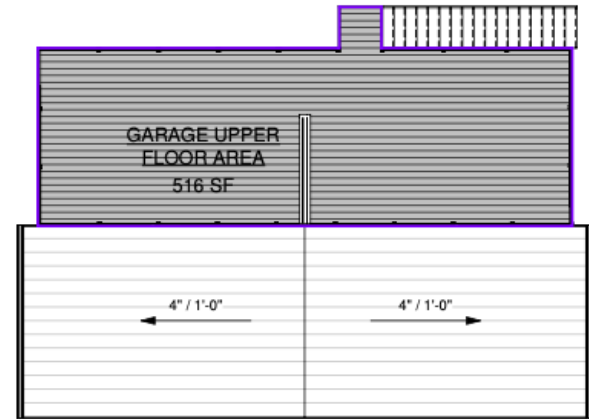
2
AREA PLANS

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



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

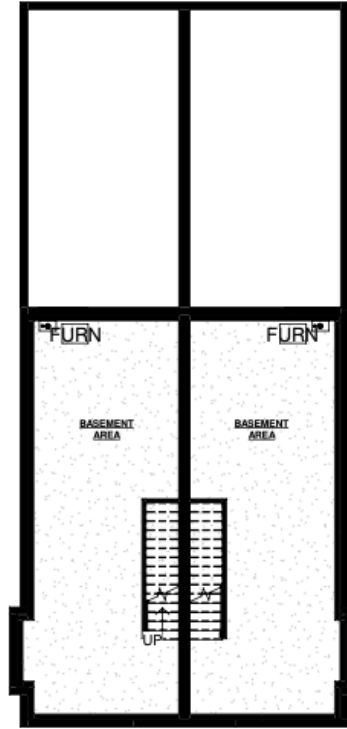


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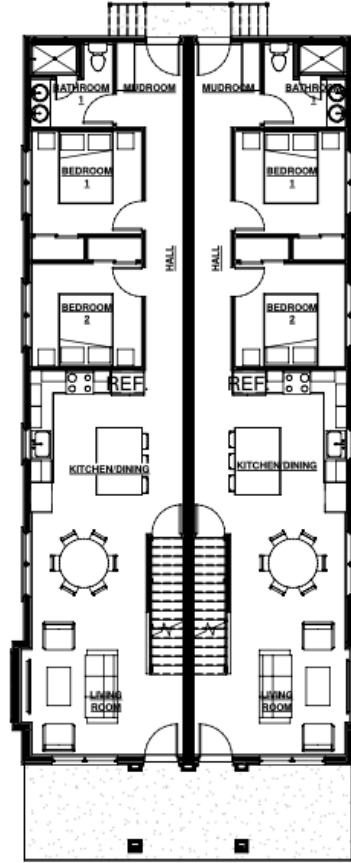
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2.1

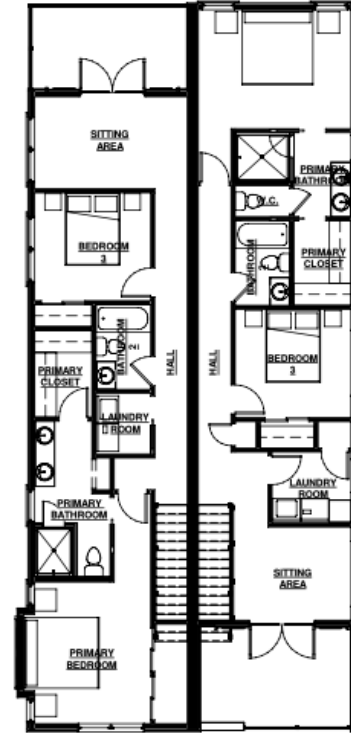
GARAGE AREA PLANS



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



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



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



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3
FLOOR PLANS

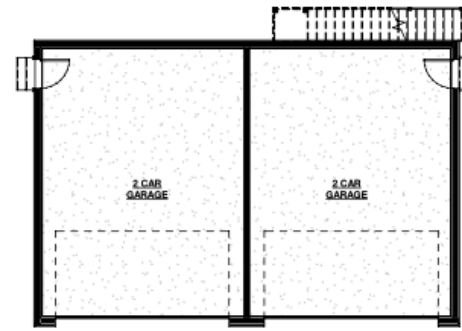
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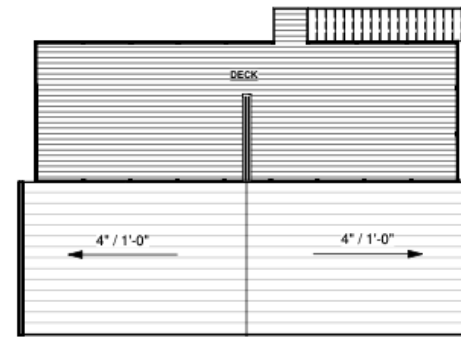
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1 T.O. GARAGE FOUNDATION - PRESENTATION
1" = 10'-0"



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



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GARAGE FLOOR PLAN

Design Elements

Design adheres to the town of Erie's Old Town (OT) guidelines on building materials and design standards.

- Design focuses on orientation, architectural character, design variety, materials, colors, and garages for a duplex.
- Front entrances are oriented towards the street, flush with the front facade, and exhibit consistent architectural detailing on all sides.
- To blend with the neighborhood, we've incorporated a covered front porch with a gable roof, 1'-0" roof overhangs, changes in wall planes, and diverse exterior materials.
- Exterior material selection includes durable metal roofs, brick siding, horizontal cladding siding, and vertical board and batten siding, mirroring the diversity seen in the Old Town Residential zoning neighborhood.
- We believe our proposal reflects the character and charm of the Old Town area while meeting modern residential needs.

Example: Brick Exteriors



Example: Metal Roofing



90 Pierce Street



355 Anderson Street

Example: Two Story Homes



405 Main Street



345 Main Street

Example: Duplexes/Apartments



695 Moffat Street



165 Pierce Street



Drainage Assessment

PREPARED BY

Jennifer Scheer
Design Engineer
Raptor Civil Engineering

REVIEWED BY

Eric Burtzloff
Principal Engineer
Raptor Civil Engineering

DATE: 10/18/2023

JOB: 23-112

RCE Drainage Assessment Summary

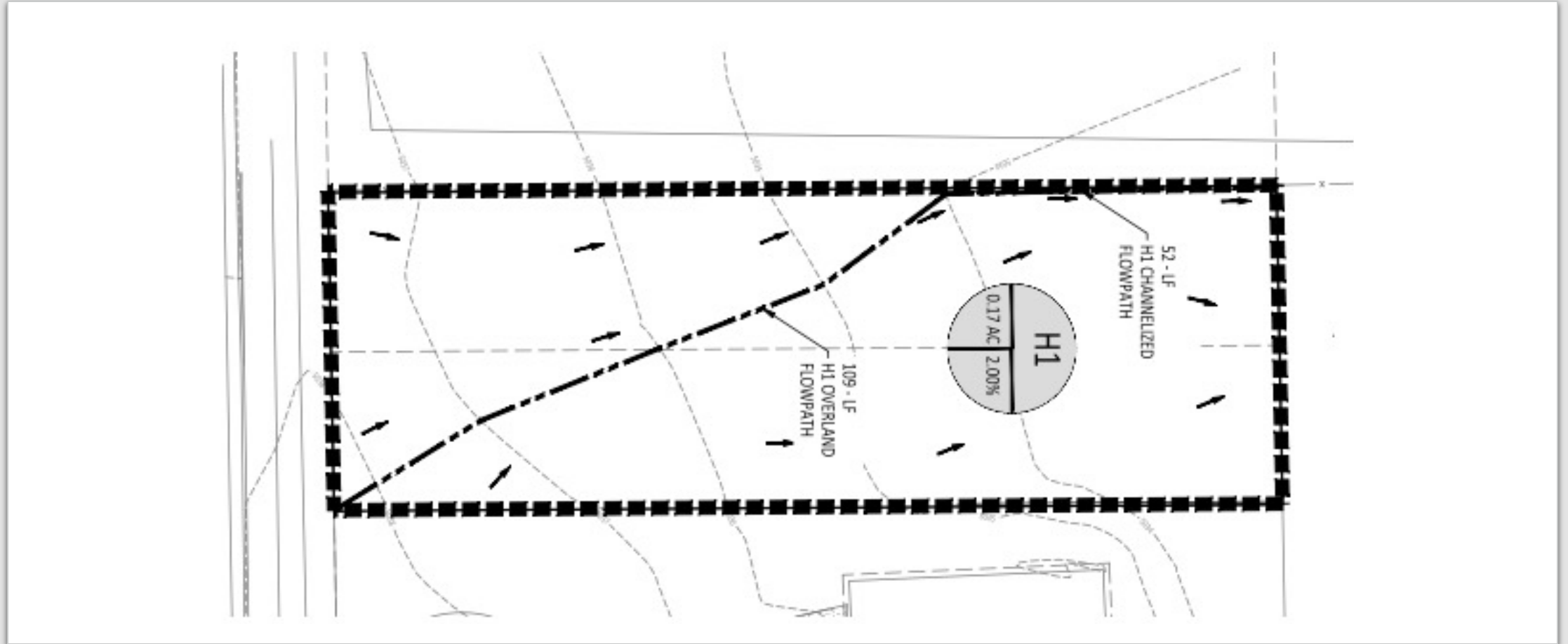
Current Situation:

- The site slopes south to north, with runoff directed to a ditch to the north.

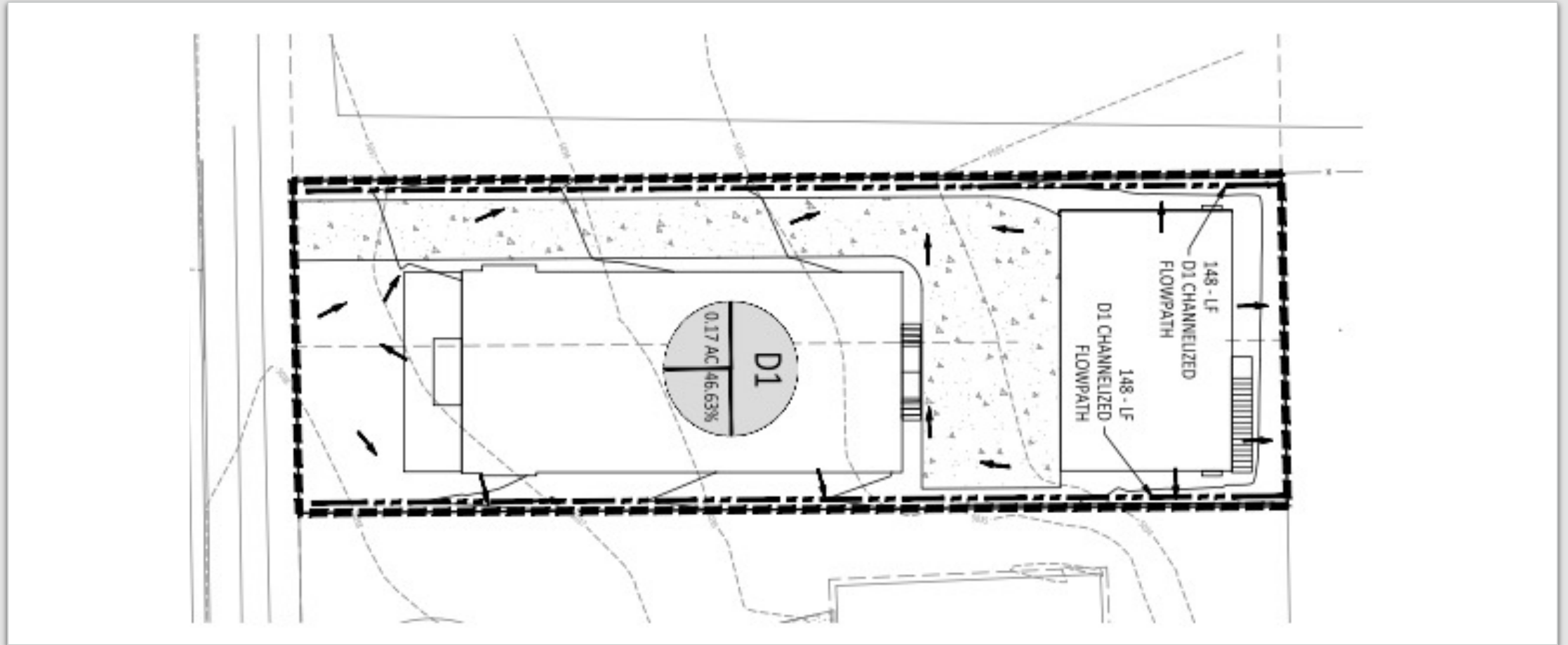
Proposed Updates:

- Adding 5,135 square feet of hard, non-absorbent surface.
- Runoff from buildings will flow north using grass-lined swales.
- A concrete v-pan will channel water from the driveway to the north ditch.
- All runoff will be directed to the previous area at the ditch to the north.

Current Situation



Proposed Updates



Conclusion

- Proposal aligns Hull family goals with Erie's objectives.
- Design blends family needs with Old Town aesthetics.
- Materials and standards reflect Erie's vision.
- Project embodies shared values for a lasting impact.