



D I V E R G E

Erie Junction SRU 2025-00005

Applicant Narrative

Planning Commission & Town Council
Town of Erie
645 Holbrook Street
Erie, CO 80516

To Whom It May Concern:

My name is Nick Jacobs, I am the owner of Diverge Homes. I have been the point of contact and lead person for the Erie Junction development since our initial meetings with the Town in the summer of 2020.

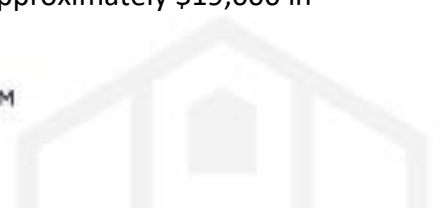
We are here now, applying again for the SRU, because the Town Planning Department and Planning Commission have conducted actions in bad faith at the expense of Diverge Homes. We should not be required to submit another application for SRU because we were awarded approval of the SRU and Triplex Site Plan concurrently with the Final Plat approval in November 2023.

Per the letter attached herein dated November 2021 from Town of Erie Planner, Chris LaRue, the SRU and Triplex Site Plan were to be approved prior to Final Plat. For two years following this letter, Diverge Homes worked with the Town of Erie on staff reviews and meetings for the SRU and Triplex Site Plan. Most importantly, when the Town scheduled the Final Plat hearing, I explicitly asked Mr. LaRue about the need for SRU and Triplex Site Plan approvals. At that time, Mr. LaRue verbally told me that they would be approved simultaneously with the Final Plat. On the night of the Final Plat hearing, Mr. LaRue reconfirmed the same message at the end of the hearing.

The Town then proceeded with the development's construction documents because the SRU and Triplex Site Plan were also approved. Why else would all parties at Diverge Homes and the Town have worked so diligently on the development documents?

Since then, we have met our obligations in every way. We finished infrastructure in July 2025 and received Town Initial Acceptance in August 2025. We submitted our building permit plans for construction of the first duplexes in November 2025 and that is when the Town began working in bad faith.

We have incurred 6 months of delays. Each month this project costs approximately \$19,000 in loan interest, property taxes, insurance, and property maintenance.





With this current SRU application, we expect the Town to honor their commitments and ours since the inception of this project.

Those commitments are as follows:

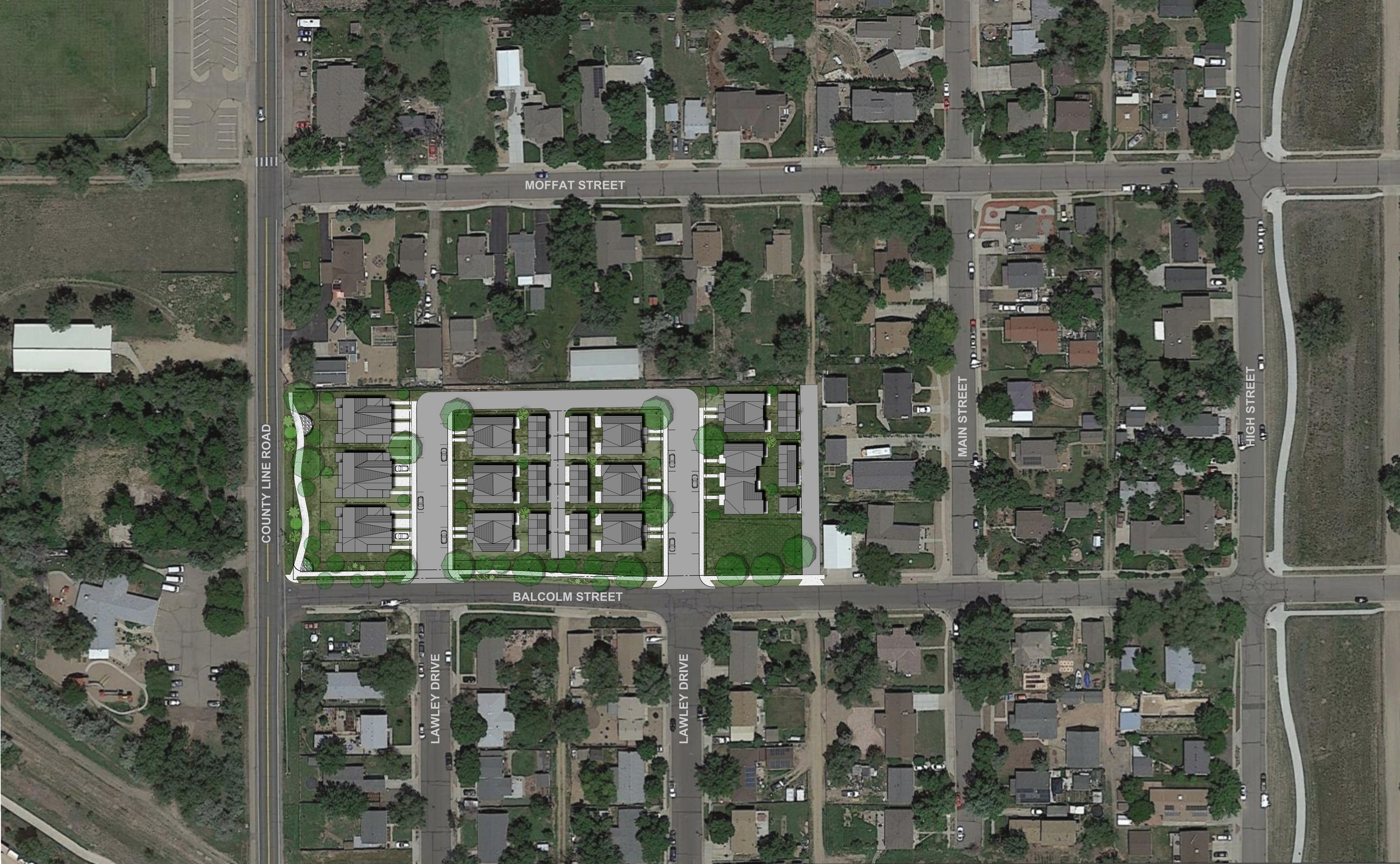
- 1.) To make all duplex lots (Lots 1 through 20) within the Erie Junction Final Plat subject to the following Town codes and ordinances:
 - a. The Unified Development code: Chapter 10 of the Town Code: Mini TOC: Title 10 - UNIFIED DEVELOPMENT CODE | Code of Ordinances | Erie, CO | Municode Library.
 - b. Development Design Standards: Unified Development Code | Erie, CO (also attached).
- 2.) To allow for no variances whatsoever without being subject to another SRU process.
- 3.) To acknowledge the right to submit different architectural styles for the duplexes, some of which are suggested below, provided that there are no conflicts with Town Code and Standards.
 - a. Duplexes with Attached Garages
 - b. Duplexes with Detached Garages
 - c. Duplexes with no Garages if the home buyer chooses not build one.
- 4.) To move forward with Triplex Site Plan as previously approved by the Town in November 2023.

Lastly, I expect an apology from Planning Commission & Town Council and remuneration for the Town's cost of delays via reduction of building permit and water rights fees.

Sincerely,

Nicholas Jacobs, President
Diverge Homes LLC





COUNTY LINE ROAD

MOFFAT STREET

BALCOLM STREET

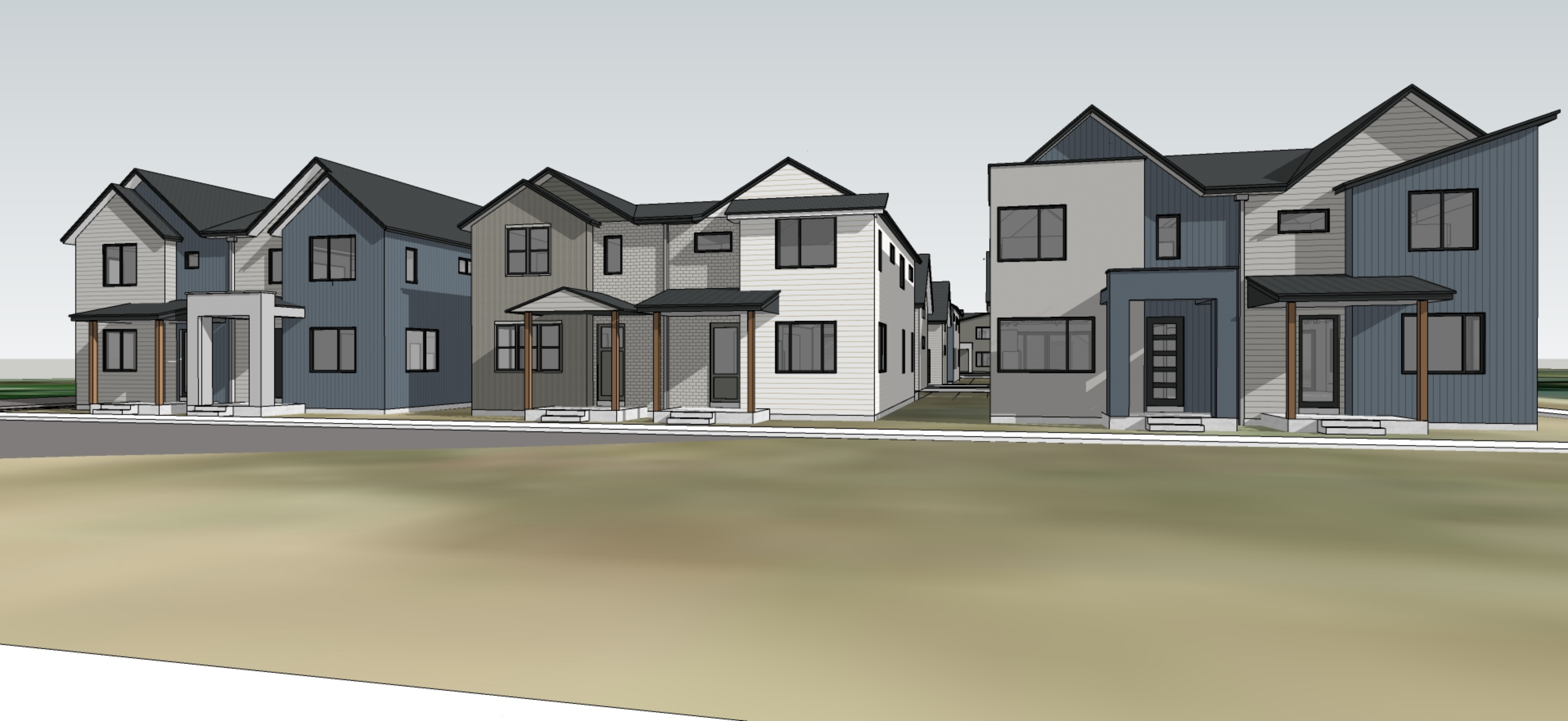
MAIN STREET

HIGH STREET

LAWLEY DRIVE

LAWLEY DRIVE

ERIE JUNCTION ILLUSTRATIVE PLAN

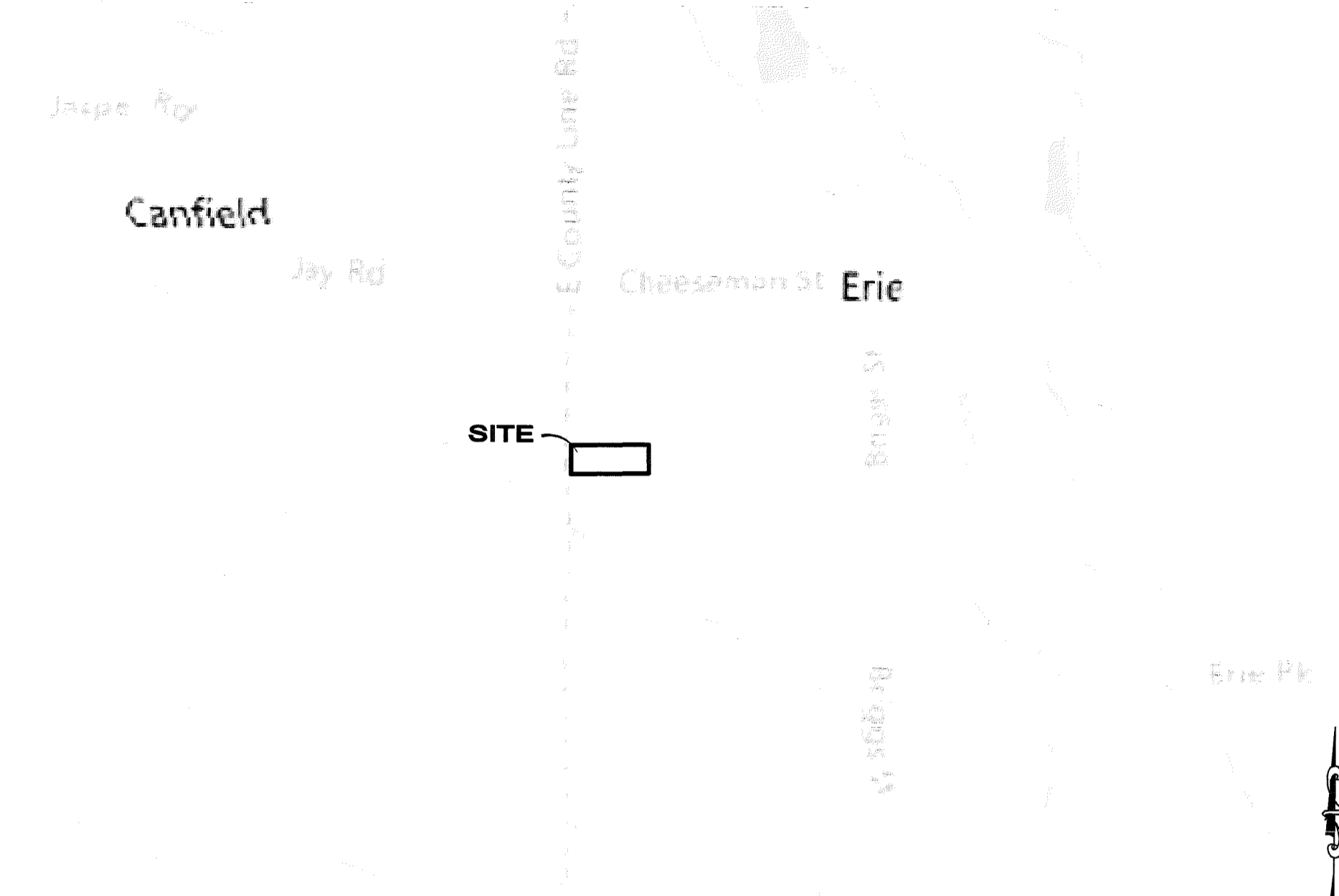


ERIE JUNCTION FINAL PLAT

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
 TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
 2.73 ACRES - 23 LOTS/4 TRACTS
 FP-001422-2022

TRACT SUMMARY CHART			
Tract	Area	Use	Maintenance
TRACT A	0.16 AC	UTILITY, LANDSCAPE & PUBLIC SIDEWALK	HOA
TRACT B	0.60 AC	ACCESS, LANDSCAPE, UTILITY & DRAINAGE	HOA
TRACT C	0.15 AC	LANDSCAPE & DRAINAGE	HOA
TRACT D	0.10 AC	LANDSCAPE, UTILITY & DRAINAGE	HOA

LAND SUMMARY CHART		
Type	Area (AC)	% Of Total Area
RESIDENTIAL LOTS	1.65	60.4%
TRACTS	1.01	37.0%
PUBLIC R.O.W.	0.07	2.6%
TOTAL	2.73	100.0%



Vicinity Map
 SCALE: 1" = 1000'

Dedication and Ownership Statement

THE UNDERSIGNED, BEING ALL THE OWNERS OR LIEN HOLDERS OF CERTAIN LANDS IN THE TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

AN UNPLATTED PARCEL OF LAND AS DESCRIBED IN THE RECORDS OF WELD COUNTY ON DECEMBER 17, 2020, AT RECEPTION NO. 4662334, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18 TO BEAR NORTH 00°24'01" WEST, A DISTANCE OF 2650.86 FEET BETWEEN A FOUND 3 1/4" BRASS CAP IN MONUMENT BOX, ILLEGIBLE AT THE SOUTHWEST CORNER OF SECTION 18 AND A FOUND 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 18, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTHWEST CORNER, THENCE ALONG SAID WEST LINE, NORTH 00°24'01" WEST, A DISTANCE OF 1406.66 FEET; THENCE DEPARTING SAID WEST LINE, NORTH 89°07'40" EAST, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 1, AND THE POINT OF BEGINNING.

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°24'01" WEST, A DISTANCE OF 208.93 FEET;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, AND ALONG THE NORTH LINE OF SAID UNPLATTED PARCEL OF LAND, NORTH 88°54'28" EAST, A DISTANCE OF 564.68 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF A PLATTED ALLEY;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°03'01" EAST, A DISTANCE OF 211.09 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BALCOLM STREET;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°07'40" WEST, A DISTANCE OF 567.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 118,835 SQ. FT., OR 2.73 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, STREETS, TRACTS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF ERIE JUNCTION FINAL PLAT, THE STREETS, AND EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN AND THE PUBLIC, FOR PUBLIC USES AND PURPOSES AS SHOWN HEREON.

OWNER/LIEN HOLDER:
 ERIE JUNCTION LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: Nicholas Jacobs 11/16/23
 BY: NICHOLAS JACOBS, MANAGER DATE

ATTEST:

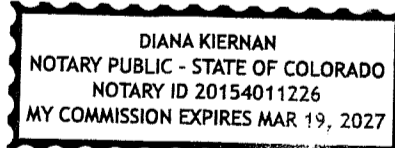
SECRETARY/TREASURER

STATE OF COLORADO)
 COUNTY OF Boulder)SS.

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 2023 BY NICHOLAS JACOBS AS MANAGER OF ERIE JUNCTION LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/19/2027



LIEN HOLDER
 ELEVATIONS CREDIT UNION
 COMMERCIAL AND BUSINESS BANKING

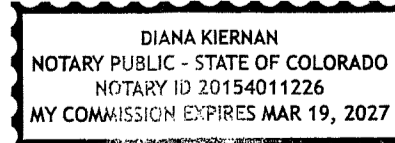
BY: Todd A. Peyok 11/16/23
 BY: TODD A. PEYOK, SENIOR VICE PRESIDENT OF ELEVATIONS CREDIT UNION DATE

STATE OF COLORADO)
 COUNTY OF Boulder)SS.

ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 2023 BY TODD A. PEYOK, SENIOR VICE PRESIDENT OF ELEVATIONS CREDIT UNION.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3/19/2027



Notes

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER FC25169910-2, DATED NOVEMBER 12, 2020 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF N00°24'01"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, BETWEEN A FOUND 3 1/4" BRASS CAP IN MONUMENT BOX, ILLEGIBLE AT THE SOUTHWEST CORNER OF SECTION 18 AND A FOUND 2 1/2" ALUMINUM CAP, ILLEGIBLE IN MONUMENT BOX AT THE WEST 1/4 CORNER OF SECTION 18 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: NOVEMBER 25, 2020
- THE FOLLOWING DOCUMENTS ARE MENTIONED IN THE ABOVE REFERENCED TITLE DOCUMENT AND APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CANNOT BE SHOWN GRAPHICALLY. THE FOLLOWING LIST CONTAINS THE TITLE DOCUMENT EXCEPTION NUMBER, DATE RECORDED, RECEPTION NUMBER AND/OR BOOK AND PAGE.

#9	MAY 24, 1957	BK 1478, PG 310	RESERVATION OF COAL RIGHTS
#10	JUNE 23, 1982	REC. NO. 1895416	OIL AND GAS LEASE
#11	APRIL 27, 2016	REC. NO. 4198726	ALTA/ACSM SURVEY
- THERE ARE NO 100-YEAR FLOODPLAINS, EXISTING/PROPOSED WATERCOURSES, RETENTION AND DETENTION AREAS, WETLANDS AND RIPARIAN AREAS, STREAMS, LAKES, DITCHES AND LATERALS ON THE EFFECTED PROPERTY.
- A BLANKET PUBLIC ACCESS, UTILITY & DRAINAGE EASEMENT IS GRANTED ACROSS TRACT A. A BLANKET PUBLIC ACCESS & DRAINAGE EASEMENT IS GRANTED ACROSS TRACT B. A BLANKET DRAINAGE EASEMENT IS GRANTED ACROSS TRACTS C & D.

Title Verification Certificate

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S).

LAND TITLE GUARANTEE COMPANY

BY: Crystal Marie Swanson DATE: 11/14/23
 TITLE: Closing Manager Asst. VP

STATE OF COLORADO)
 COUNTY OF Boulder)SS

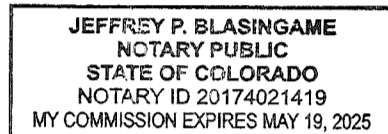
ACKNOWLEDGED BEFORE ME THIS 14th DAY OF November, 2023
 BY: Crystal Marie Swanson Closing Manager Asst. VP Land Title

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

(SEAL)

MY COMMISSION EXPIRES: May 17, 2025



Board of Trustees Approval Certificate

THIS PLAT IS TO BE KNOWN AS ERIE JUNCTION FINAL PLAT IS APPROVED AND ACCEPTED BY RESOLUTION NO. 23-134, PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON THE 16th DAY OF November, 2023

MAYOR Auto Seal

ATTEST: Debbie Stamp
 TOWN CLERK



Planning & Development Approval Certificate

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING & DEVELOPMENT DIRECTOR ON THIS 15th DAY OF November, 2023

Sarah Hanna
 PLANNING & DEVELOPMENT DIRECTOR

Surveyor's Certificate

I, JESS JACOB KUNTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON NOVEMBER 25, 2020, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS 14th DAY OF November, 2023

JESS JACOB KUNTZ
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #38409

DATE	REVISION
-2022-07-11 EP	1-REVISIONS PER CLIENT
-2022-10-27 EP	2-REVISIONS PER CLIENT
-2022-10-28 EP	3-REVISIONS PER CLIENT
-2022-11-15 EP	4-REVISIONS PER CLIENT
-2022-02-09 EP	5-REVISIONS PER CLIENT
-2022-02-22 EP	6-REVISIONS PER CLIENT
-2023-04-21 EP	7-REVISIONS PER CLIENT
	8-REVISIONS PER CLIENT
	9-REVISIONS PER CLIENT

ERIE JUNCTION FINAL PLAT

10 - REVISIONS PER TITLE CO. 11/14/23 JK
 COPYRIGHT 2023 FLATIRONS, INC.

FLATIRONS, INC.
 Land Surveying Services
 www.flatironsinc.com
 3825 IRIS AVE, STE 395
 DENVER, CO 80216
 PH: (303) 776-4733
 FAX: (303) 443-9830

655 FOURTH AVE
 LOAN OFFICE
 PH: (303) 776-4733
 FAX: (303) 776-4355

4501 LOGAN ST.
 DENVER, CO 80216
 PH: (303) 443-9830
 FAX: (303) 923-5180

PROFESSIONAL LAND SURVEYOR
 JESS JACOB KUNTZ
 38409
 11/14/23

JOB NUMBER:
 20-74,335
 DATE:
 02-11-2022
 DRAWN BY:
 E. PRESCOTT
 CHECKED BY:
 JK/JZG/WW
 SHEET 1 OF 2

APPLICANT/DEVELOPER:
 DIVERGE HOMES, LLC
 400 E. SIMPSON SUITE 120
 LAFAYETTE, CO 80026

ERIE JUNCTION FINAL PLAT

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
2.73 ACRES - 23 LOTS/4 TRACTS
FP-001422-2022

Legend

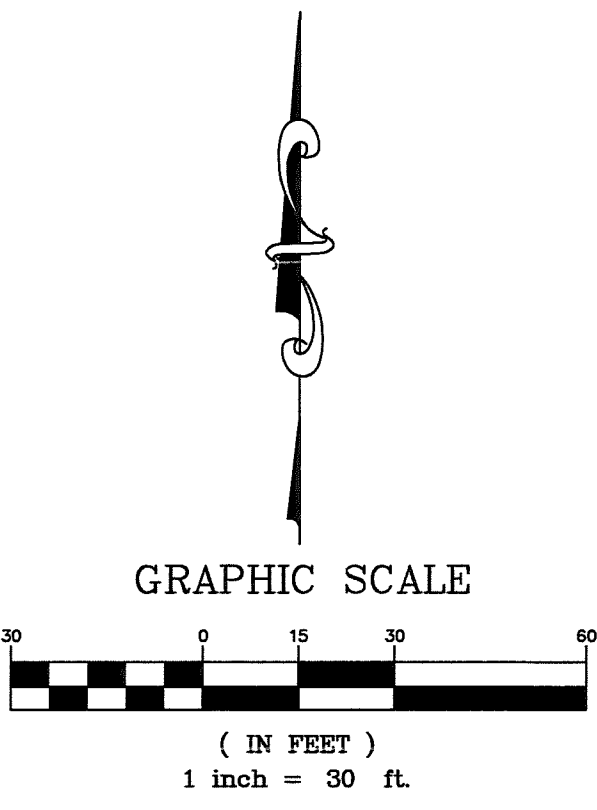
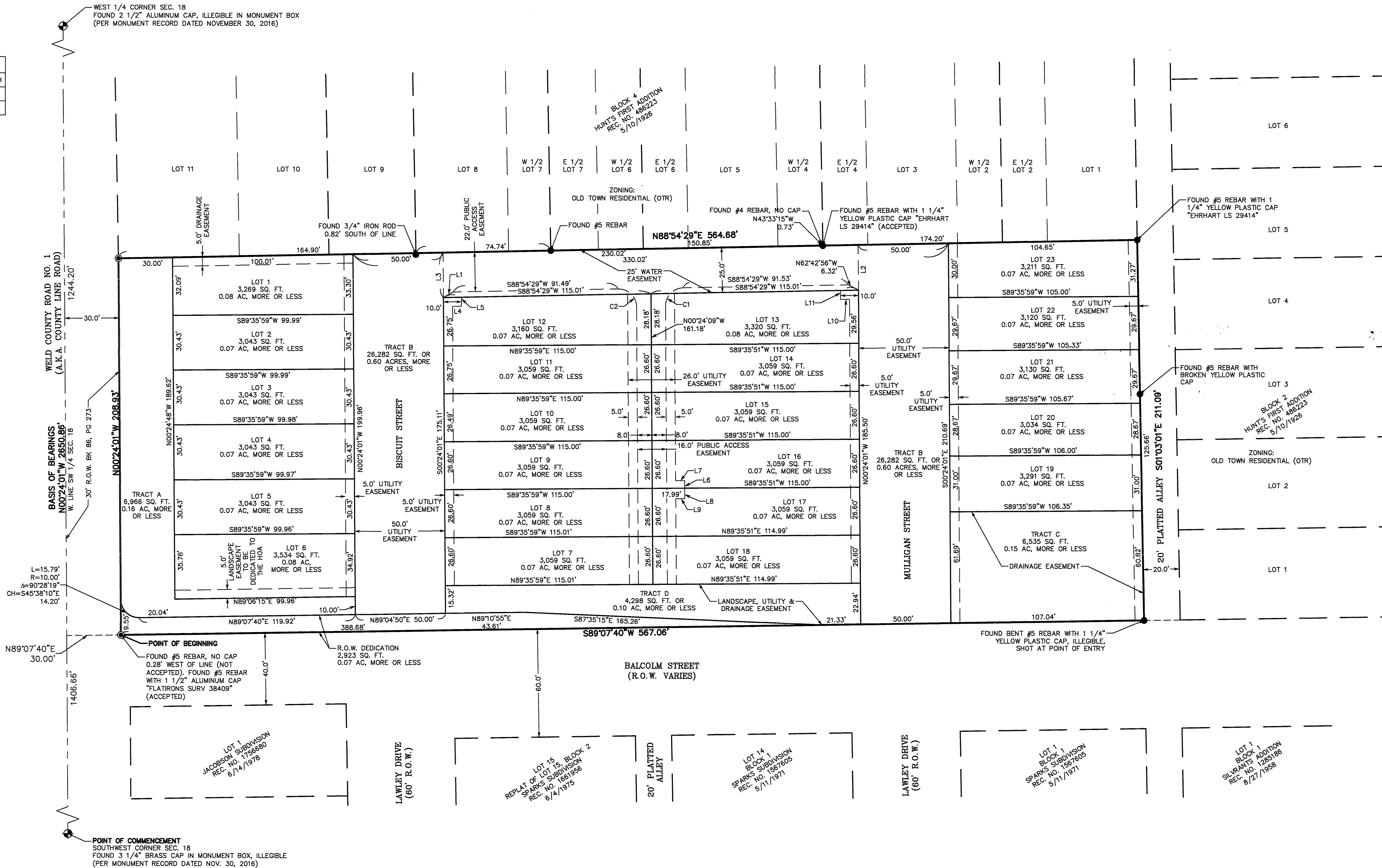
- ⊕ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- ⊙ FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS SURV 38409"

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.58	10.00	89°15'04"	N44°16'57"E	14.05
C2	15.83	10.00	90°41'30"	N45°44'46"W	14.23

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.21	S60°00'31"W
L2	25.00	N00°24'01"W
L3	25.00	N00°24'01"W
L4	5.00	N88°54'29"E
L5	4.88	N00°24'01"W
L6	4.18	N00°24'10"W
L7	5.00	S89°35'50"W
L8	5.82	S00°24'10"E
L9	5.00	S89°35'50"W
L10	5.00	S88°54'29"W
L11	5.00	N00°24'01"W

Boundary Closure Report

COURSE: N00°24'01"W LENGTH: 208.93'
 COURSE: N88°54'29"E LENGTH: 564.68'
 COURSE: S01°03'01"E LENGTH: 211.09'
 COURSE: S89°07'40"W LENGTH: 567.06'
 AREA: 118835 SQ. FT.
 ERROR CLOSURE: 0.01
 ERROR NORTH: -0.001
 PRECISION 1: 155176



REVISION	DATE	DESCRIPTION
1	-2022-04-07	EP
2	-2022-07-11	EP
3	-2022-10-27	EP
4	-2022-10-28	EP
5	-2022-11-15	EP
6	-2022-11-15	EP
7	-2023-02-22	EP
8	-2023-02-22	EP
9	-2023-04-21	EP

ERIE JUNCTION FINAL PLAT
 10 - REVISIONS PER TITLE CO. 11/14/23 JK
 COPYRIGHT 2023 FLATIRONS, INC.

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 www.FlatironsInc.com
 655 FOURTH AVE
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 PH: (303) 776-1733
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4501 LOGAN ST.
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JOB NUMBER:
20-74,335
 DATE:
02-11-2022
 DRAWN BY:
E. PRESCOTT
 CHECKED BY:
JK/JZG/WW

SHEET 2 OF 2

ADDRESS PLAT ERIE JUNCTION FINAL PLAT

A PARCEL OF LAND, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 18,
TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
FP-001422-2022

SHEET 1 OF 1

Parcel Description

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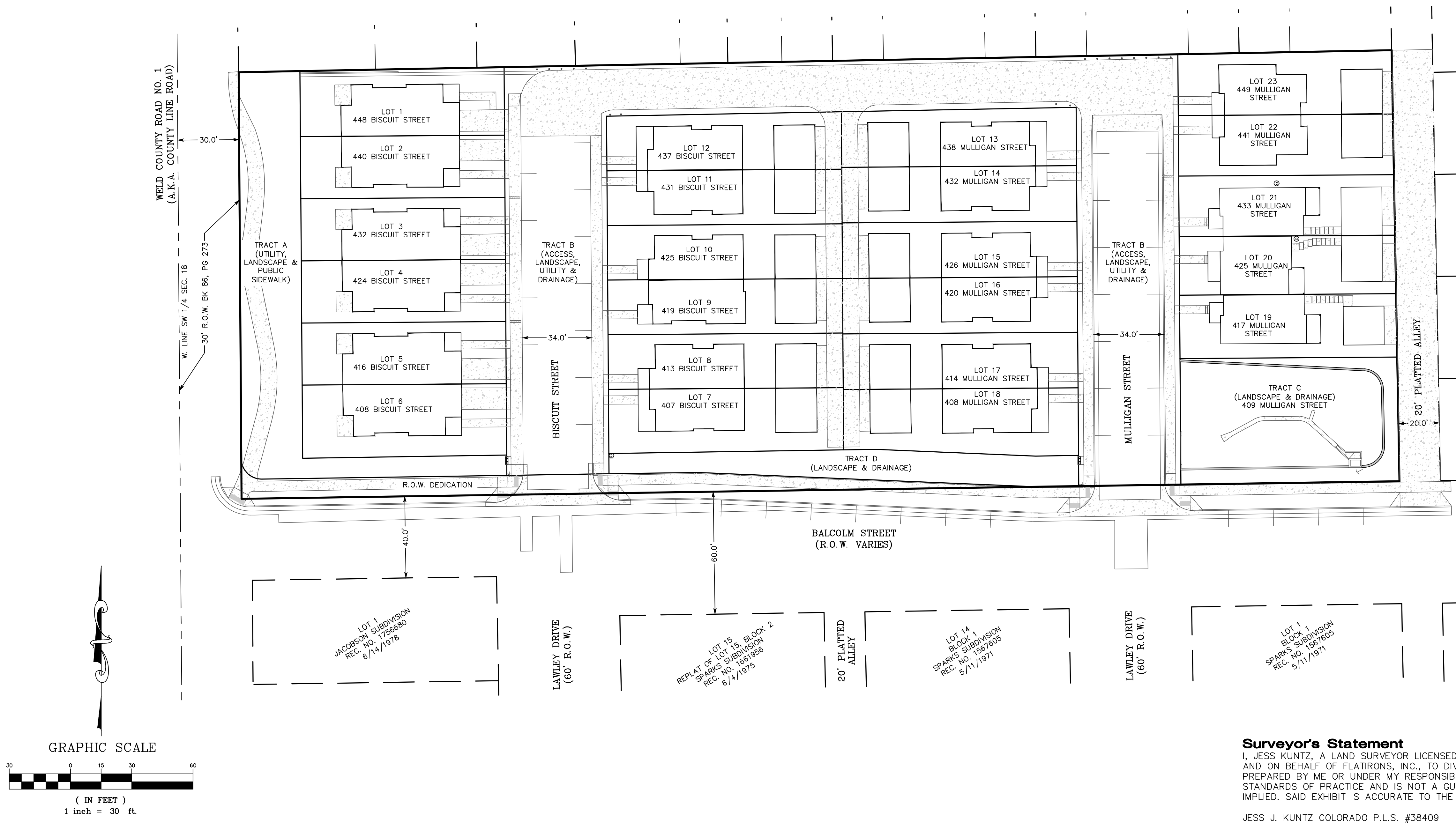
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THENCE DEPARTING SAID WEST LINE, NORTH 89°07'40" EAST, A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 1, AND THE POINT OF BEGINNING.

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SAID PARCEL CONTAINING 118,835 SQ. FT., OR 2.73 ACRES, MORE OR LESS.

Notes

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS EXHIBIT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. THIS EXHIBIT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
3. BOUNDARY DETERMINATION IS NOT A PART OF THIS EXHIBIT. THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF A FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. PARCEL LINES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE DRAWN FROM RECORD INFORMATION AVAILABLE DURING THE PREPARATION OF THIS EXHIBIT. AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
4. THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED ADDRESSES FOR ERIE JUNCTION FINAL PLAT.



Surveyor's Statement

I, JESS KUNTZ, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., TO DIVERGE HOMES, LLC, THAT THIS ADDRESS PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID EXHIBIT IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

JESS J. KUNTZ COLORADO P.L.S. #38409
VICE PRESIDENT, FLATIRONS, INC.

REVISION	DATE
1	2022-04-08 EP
2	2022-04-08 EP
3	
4	
5	
6	
7	
8	
9	
10	

ADDRESS PLAT

COPYRIGHT 2022 FLATIRONS, INC.

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRLS AVE, STE. 395
BOULDER, CO 80501
PH: (303) 776-1733
FAX: (303) 776-4355

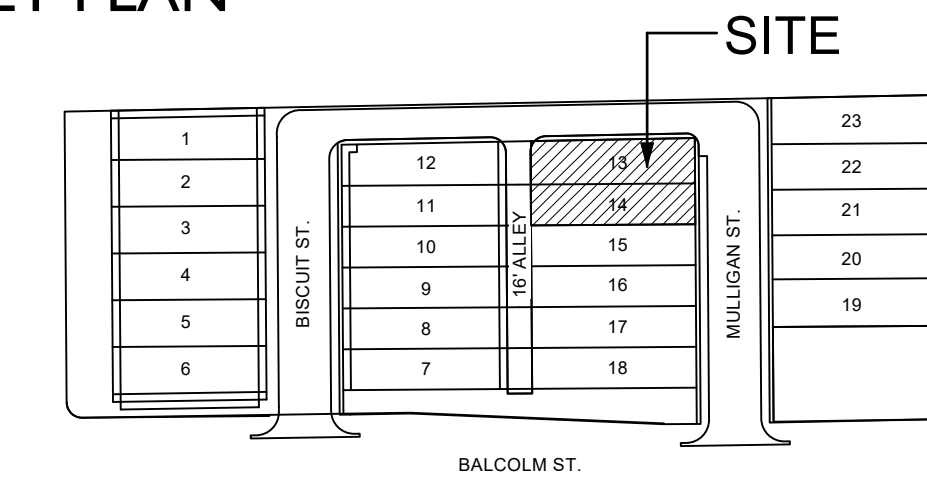
4501 LOGAN ST.
DENVER, CO 80216
PH: (303) 936-6997
FAX: (303) 923-3180



JOB NUMBER:
20-74,335
DATE:
MARCH 28, 2022
DRAWN BY:
E. PRESCOTT
CHECKED BY:
JK/JZG/WW

BY:EPRESCOTT FILE:74335-ADDRESS PLAT C21.DWG DATE:4/8/2022 11:02 AM

KEY PLAN



PROJECT INFORMATION

LEGAL DESCRIPTION:
Lot 13 & 14, Erie Junction. Parcel located in Section 18, Township 1 North, Range 68 West of the 6th P.M. Town of Erie, County of Weld, State of Colorado

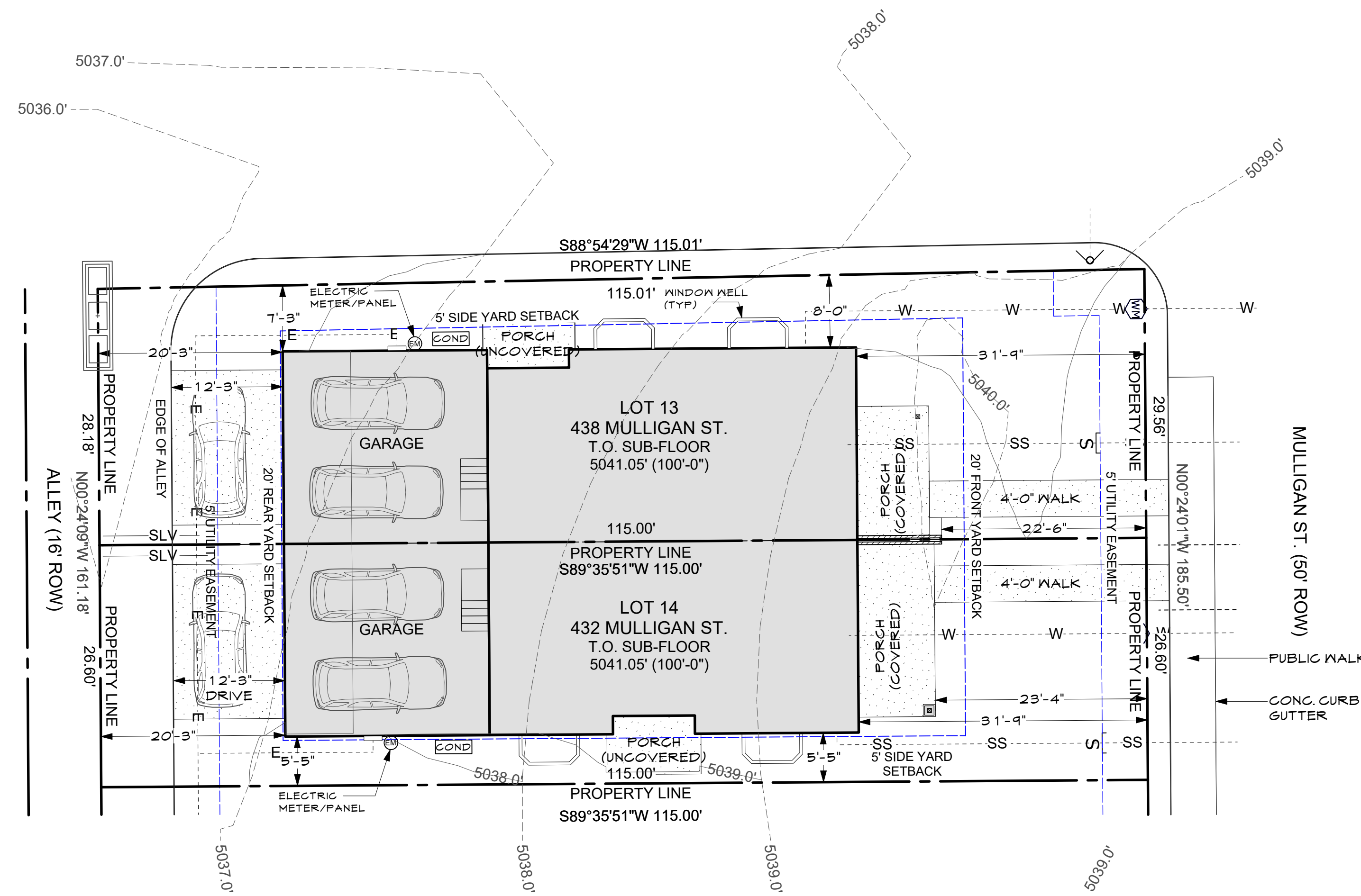
JURISDICTION:
Town of Erie

ZONING:
Zone District: Old Town Residential (OTR)
Approvals: Erie Junction Preliminary Plat & Site Plan
PP-001311-2021, SP-001312-2021

PROJECT DESCRIPTION:
Construct Duplex: 2-Family Residential Structure with attached garage

BUILDING CODES:
2021 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2023 National Electrical Code (NEC)

FIRE SPRINKLERS:
Sprinklers per IRC



432 & 438 MULLIGAN ST.
ERIE JUNCTION

LOT 13 & 14
ERIE JUNCTION SUBDIVISION

SITE PLAN BASED ON SUBDIVISION PLAT PREPARED
BY FLATIRONS SURVEYING DATED: 02/11/2022

FOR DRAINAGE AND GRADING REFER TO LOT
GRADING PLAN SHEET C.1.0
COORDINATE WITH LANDSCAPE PLAN



LOT DATA

LOT 13 AREA: 3,320 SF
LOT 14 AREA: 3,059 SF

FLOOR AREA

	438 (LOT 13)	432 (LOT 14)
Principle Structure		
Basement	821	822
First Floor	821	822
Second Floor	1,134	1,134
Total Principle Structure	2,776	2,778
Garage (Unfinished)	484	484

PROJECT DIRECTORY

BUILDER
Diverge Homes
Louisville, CO 80027
Contact: Nick Jacobs 720-539-3786

STRUCTURAL ENGINEER
40th Parallel Structural Engineering
263 2nd Avenue Suite 106A
Niwot Colorado 80544
Contact: Dana Michel 303-913-6474

ARCHITECT
Stewart Architecture
1132 Jefferson Ave.
Louisville, CO 80027
Contact: Peter Stewart 303-665-6668

CIVIL ENGINEER
Civil Resources
8308 Colorado Blvd, Suite 200
Firestone, CO 80504
Contact: Jim Brzostowic 303-833-1416

Issue:

Date	Comments	Init.
2/18/25	Permit	PS
12/3/25	Rev-1	PS

Prior Approvals:
Erie Junction Preliminary
Plat & Site Plan
PP-001311-2021,
SP-001312-2021

Sheet Title
Cover Sheet
Sheet No.
A0.0

GENERAL NOTES

1. Drawing dimensions are to rough framing unless noted.
2. Do not scale drawings. Verify all dimensions and existing conditions on site. Notify architect of any condition that does not agree with drawings.
3. Verify all rough openings for windows and doors.
4. All products to be installed per manufacturer's recommendations
5. Insulation to be minimum: See Plans
6. Fire stop flues, chases and walls at 10' maximum centers vertical.
7. Fireblocking at all dropped and coffered ceilings per IRC
8. Firecode gypsum board required:
 - a. Under side of stairs where enclosed for storage.
 - b. Garage side of house/garage common wall
9. Egress windows to be maximum sill height of 44" above finish floor, minimum vertical clear opening of 24" minimum horizontal clear opening of 20" and have a minimum clear openable area of 5.7 square feet.
10. Tempered glass required at the following locations:
 - a. Within 24" of door openings
 - b. Within 18" of finished floors
 - c. Adjacent to bath tub areas
 - d. Shower enclosures
11. Landings at exterior doors shall not be more than 7.75" lower than the top of threshold. (door is not to swing over lower landing)
12. Finish all shower areas to 70" min. above the drain inlet with ceramic tile.
13. All roofing to comply with IRC.
14. All products and quality of materials to be installed to be pre-approved by Owner, prior to ordering/ installation.

* All contractors to be familiar with and enforce the regulations of the Occupational Safety and Health Act (OSHA)

COORDINATION NOTES

The following design by others and design reports are part of the Scope of Work by reference.
Soils Report:
Refer to and follow recommendations in Geotechnical Report for site drainage and subsurface foundation drains.
HVAC Design:
HVAC systems and equipment to conform with manual D, J, & S reports
Energy Efficiency
Thermal envelope, air sealing, to conform to HERS report

ENERGY EFFICIENCY

IECC Compliance Path:
2021 IECC Energy Code
ERI Compliance Alternative (See HERS Report)

Air Barrier
See Air barrier table (Sheet A3.0)

Insulation & Air Barrier
Basement: Drape R-19 full perimeter at walls (in unfinished areas)
Stud walls: R-21 cavity
Walls: R-29 cavity (2" CC Sprayfoam + 3 1/2" fiberglass fill)
Rims: Same as walls
Floor: R-40
Roof/Attic: R-59

Window Specifications
U-Value: 0.27 SHGC: 0.35

Heating-Cooling System Specification
Cold Climate Heat Pump (Energy Star Next Gen certified)

Water Heating System
Heat pump water heater- 80 Gallon for 4- bedrooms

Lighting Plan
100% LED

Appliance Plan
Energy Star

SUSTAINABILITY MEASURES

Construction Waste Management
All recyclable wood, metal, and cardboard materials, will be donated, reused, or recycled.

Radon Mitigation
Install a passive radon gas vent, and prepare for post-construction active fan if necessary.

Water Efficiency
Install "WaterSense" labeled fixtures
Lavatory Faucet 1.5 gpm at 60 psi
Shower Heads 2.0 gpm at 80 psi
Sink Faucet 1.5 gpm at 60 psi
Water Closet 1.28 gallons per flush cycle

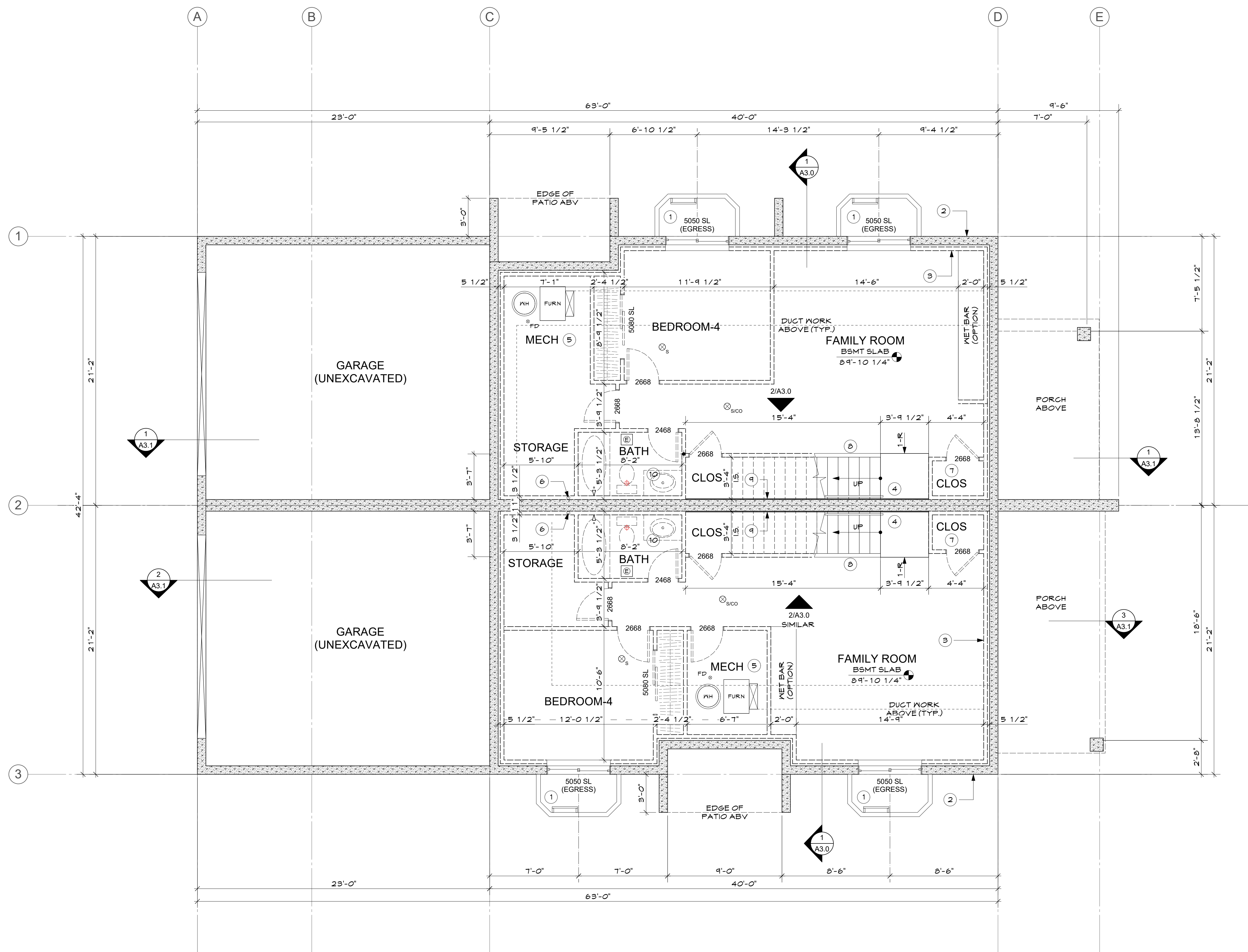
Renewable Energy
PV - roof mount solar ready
Onsite renewable (option by owner)

Electrical
EV Parking Space- Minimum of 40 AMP 240- volt circuit, and receptacle next to parking space
EV Ready Parking Space- Supplied with conduit sized to handle second parking space
Lighting - 100% LED

DRAWING INDEX

Architectural Drawings		Structural Drawings	
A0.0	Cover Sheet	S1.0	General Notes
A1.0	Basement Floor Plan	S1.1	Foundation Plan
A1.1	Main Floor Plan	S1.2	Main Floor Framing
A1.2	Second Floor Plan	S1.3	2nd Floor/Low Roof Framing
A1.3	Roof Floor Plan	S1.4	Roof Framing
A2.0	Elevation	S2.1	Foundation Details
A2.1	Elevation	S2.2	Framing Details
A3.0	Section	S2.3	Steel Framing Details
A3.1	Section and Stair Elevation		
A4.0	Party Wall Details		
E1.0	Basement Lighting Plan		
E1.1	Main Floor Lighting Plan		
E1.2	Second Floor Lighting Plan		

**432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14**
LOT 13 & 14, ERIE JUNCTION



UNFINISHED
BASEMENT PLAN
1/4" = 1'-0"

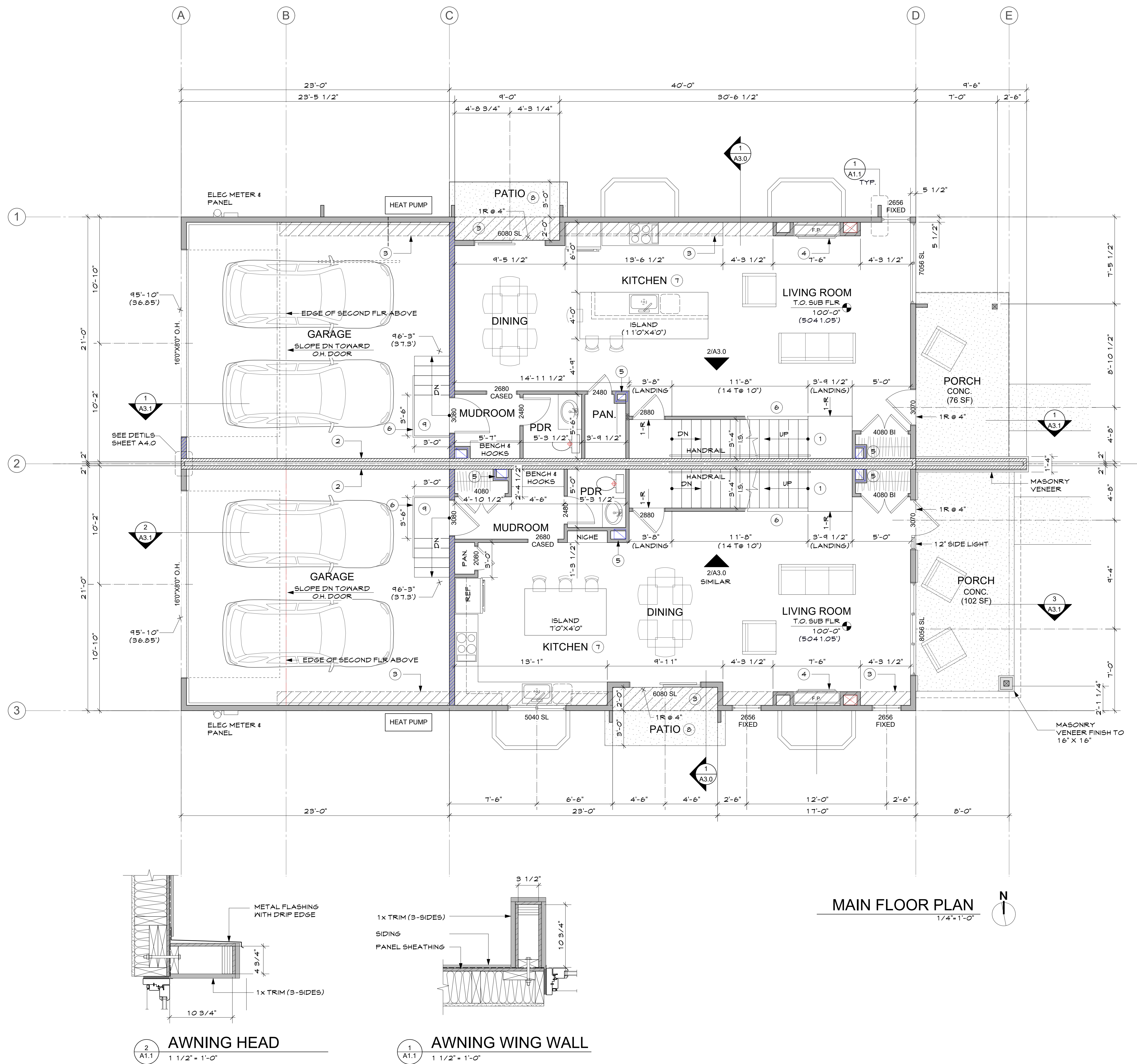
- LEGEND:**
- CONCRETE FOUNDATION WALL
 - FUTURE WALL
 - NEW 2X STUD WALL
 - FIRE RATED WALL
 - SHEAR WALL RE: STRUCTURAL
 - INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
 - INDICATES SMOKE ALARM
 - INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
 - EXHUST FAN
 - WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" X 6'-8")

- COORDINATION NOTES**
- WINDOWS AND DOORS
REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
 - CABINETS AND COUNTER TOPS
SEE CABINET AND COUNTERTOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
 - ROOM FINISHES
SEE ROOM FINISH SCHEDULE BY OTHERS
 - PLUMBING FIXTURES
SEE FIXTURE SCHEDULE BY OTHERS
 - ELECTRICAL LIGHTING
SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

- KEY NOTES**
- 1 WINDOW WELL AT EGRESS WINDOW. MIN. 3'-0" X 4'-0" INSIDE DIMENSION
 - 2 DAMPPROOF WALL BELOW GRADE AND INSTALL FOUNDATION DRAIN PER SOILS REPORT
 - 3 2X STUD WALL & INSULATION @ EXTERIOR WALLS
 - 4 UTILITY GRADE STAIRS SEE STAIR SECTION DRAWINGS FOR DETAILS
 - 5 MECHANICAL EQUIPMENT AND DUCTS PER HVAC DESIGN
 - 6 RADON VENT TO ROOF (PASSIVE SYSTEM)
 - 7 SUMP FIT & PUMP - CONNECT DISCHARGE TO STORM WATER CONNECTION
 - 8 LOW WALL AT STAIR
 - 9 1X FURRING OVER CONCRETE WALL
 - 10 PLUMBING ROUGH-INS (UNFINISHED BASMENT)

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

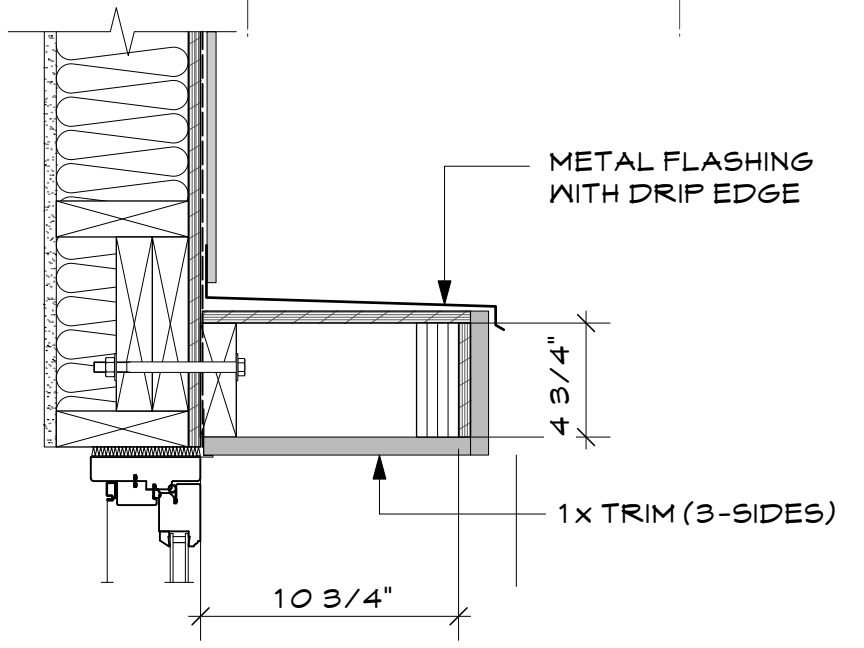
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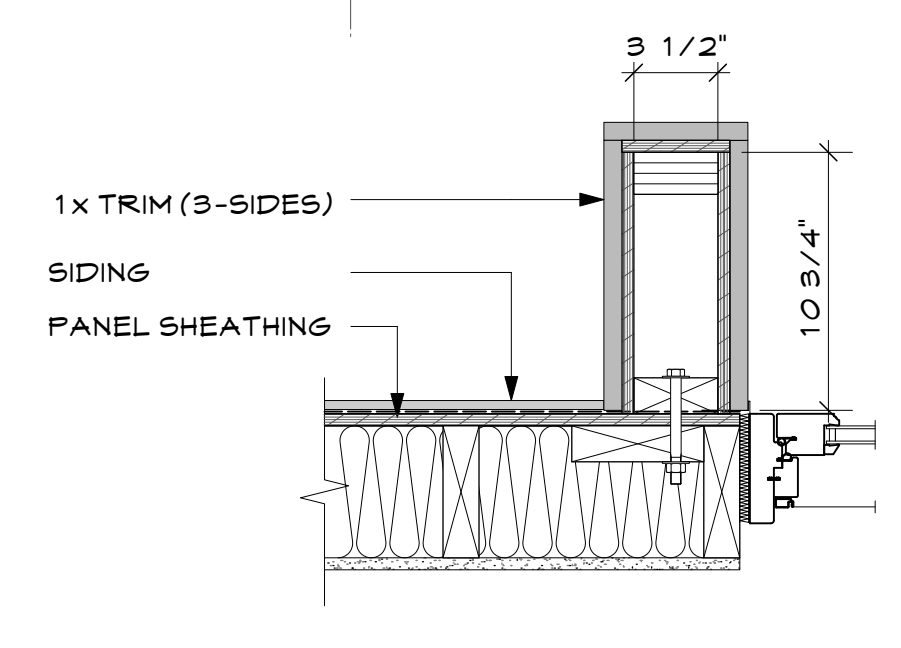
- LEGEND:**
- CONCRETE FOUNDATION WALL
 - FUTURE WALL
 - NEW 2X STUD WALL
 - FIRE RATED WALL
 - SHEAR WALL RE: STRUCTURAL
 - INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
 - INDICATES SMOKE ALARM
 - INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
 - EXHAUST FAN
 - WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" X 6'-8")

- COORDINATION NOTES**
- WINDOWS AND DOORS REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
 - CABINETS AND COUNTER TOPS SEE CABINET AND COUNTERTOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
 - ROOM FINISHES SEE ROOM FINISH SCHEDULE BY OTHERS
 - PLUMBING FIXTURES SEE FIXTURE SCHEDULE BY OTHERS
 - ELECTRICAL LIGHTING SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

- KEY NOTES**
- 1 STAIR AND STAIR HANDRAILS SEE STAIR SECTION DRAWINGS FOR DETAILS
 - 2 1-HOUR RATED PARTY WALL, SEE DETAILS SHEET A4.0
 - 3 DROP SOFFIT WHERE HVAC RUNS PERPENDICULAR TO JOISTS
 - 4 ELECTRIC FIREPLACE OPTION
 - 5 HVAC CHASE
 - 6 GUARDRAIL 36" ABOVE STAIR NOSING
 - 7 VERIFY CABINET & APPLIANCE PLAN WITH SHOP DRAWINGS
 - 8 VERIFY PATIO SIZE AND LOCATION WITH LANDSCAPE PLAN
 - 9 UTILITY GRADE STAIRS WITH GUARDRAIL 36" A.F.F.



AWNING HEAD
1 1/2" x 1'-0"

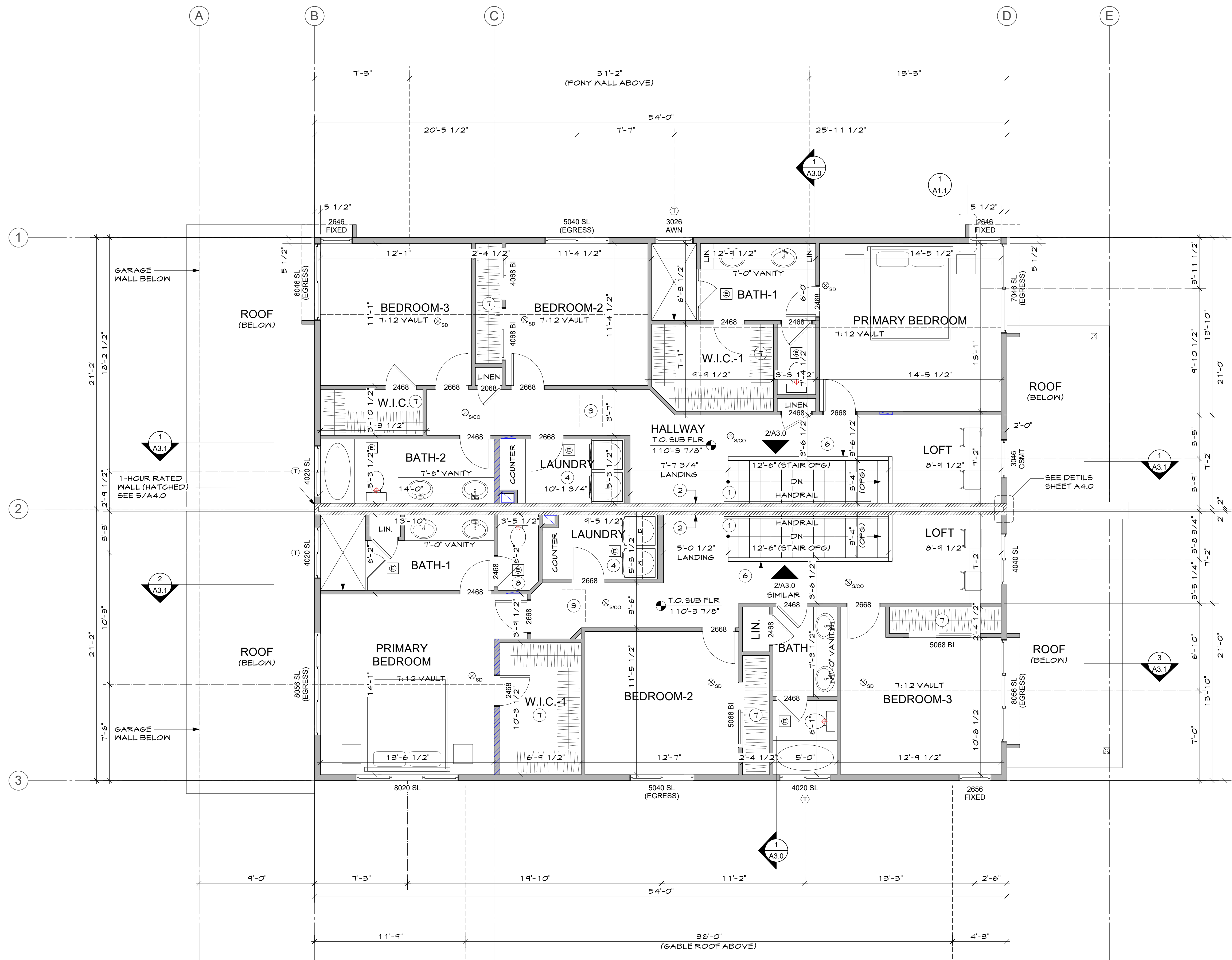


AWNING WING WALL
1 1/2" x 1'-0"

MAIN FLOOR PLAN
1/4" = 1'-0"

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

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SECOND FLOOR PLAN
1/4" = 1'-0"

- LEGEND:**
- CONCRETE FOUNDATION WALL
 - FUTURE WALL
 - NEW 2X STUD WALL
 - FIRE RATED WALL
 - SHEAR WALL RE: STRUCTURAL
 - INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
 - INDICATES SMOKE ALARM
 - INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
 - EXHAUST FAN
 - WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" x 6'-8")

- COORDINATION NOTES**
- WINDOWS AND DOORS
REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
 - CABINETS AND COUNTER TOPS
SEE CABINET AND COUNTER TOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
 - ROOM FINISHES
SEE ROOM FINISH SCHEDULE BY OTHERS
 - PLUMBING FIXTURES
SEE FIXTURE SCHEDULE BY OTHERS
 - ELECTRICAL LIGHTING
SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

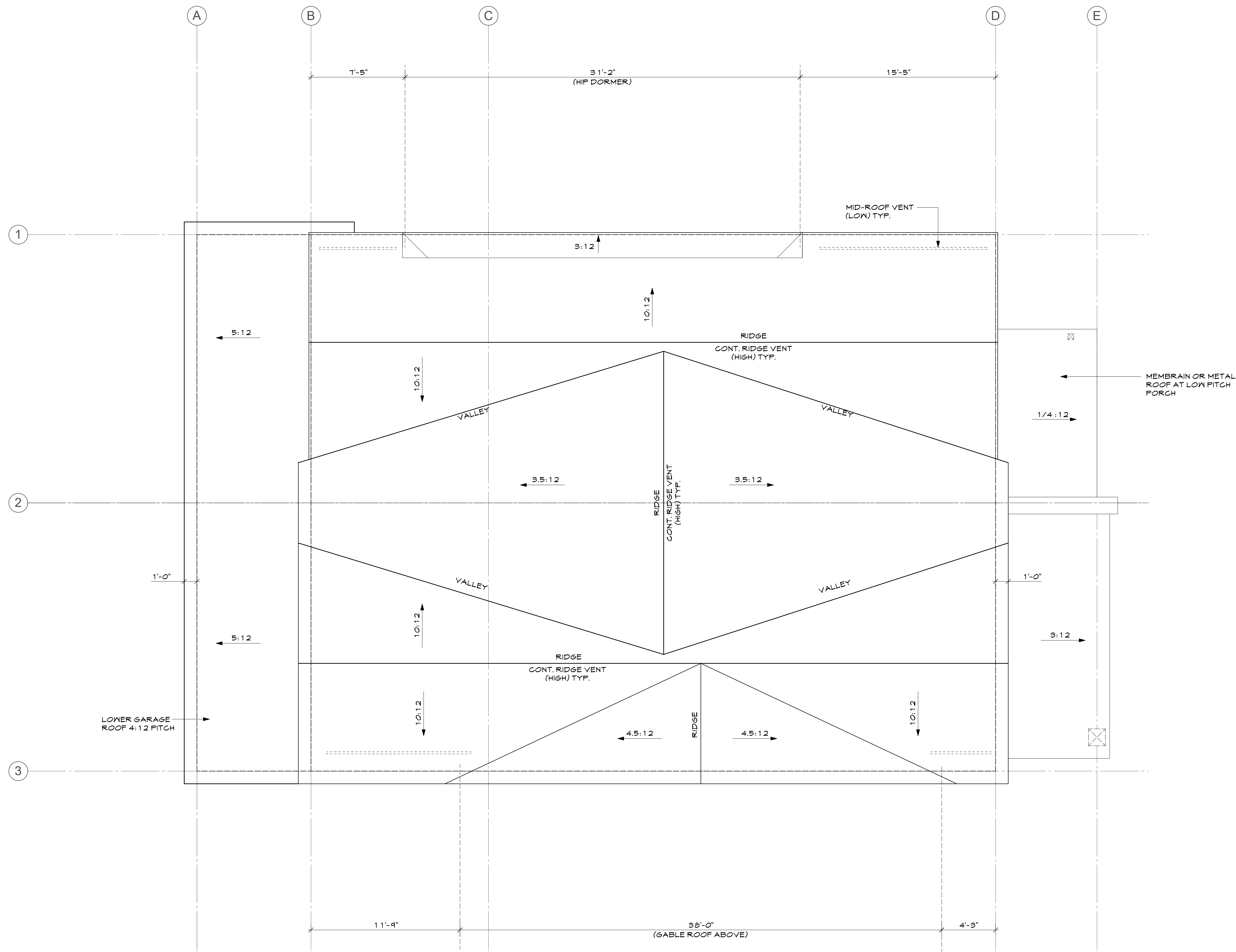
- KEY NOTES**
- 1 STAIR AND STAIR HANDRAILS SEE STAIR SECTION DRAWINGS FOR DETAILS
 - 2 PARTY WALL DETAIL SEE SHEET A4.0
 - 3 ATTIC ACCESS 30" X 22" MIN.
 - 4 PROVIDE WATER AND WASTE CONNECTIONS AND VENTING FOR LAUNDRY EQUIPMENT
 - 5 HVAC RETURN AIR RE: MECHANICAL
 - 6 GUARDRAIL 36" AFF. MIN.
 - 7 CLOSET ROD AND SHELF. INSTALL TOP OF SHELF AT 80" AFF.
 - 8 DROP CEILING FOR HVAC

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

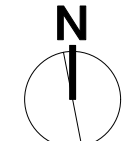
Issue:

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- ROOF NOTES:**
1. ROOF SYSTEM TO BE "CLASS A" FIRE RATING
 2. SHINGLES CLASS 4 IMPACT RATING & 130 MPH WIND RESISTANCE WARRANTY
 3. PROVIDE ICE & WATER GUARD UP 36" AT ALL EAVES & VALLEYS
 4. INSTALL ALL ROOF SYSTEMS PER MANUFACTURERS RECOMMENDATIONS



ROOF PLAN
1/4" = 1'-0"

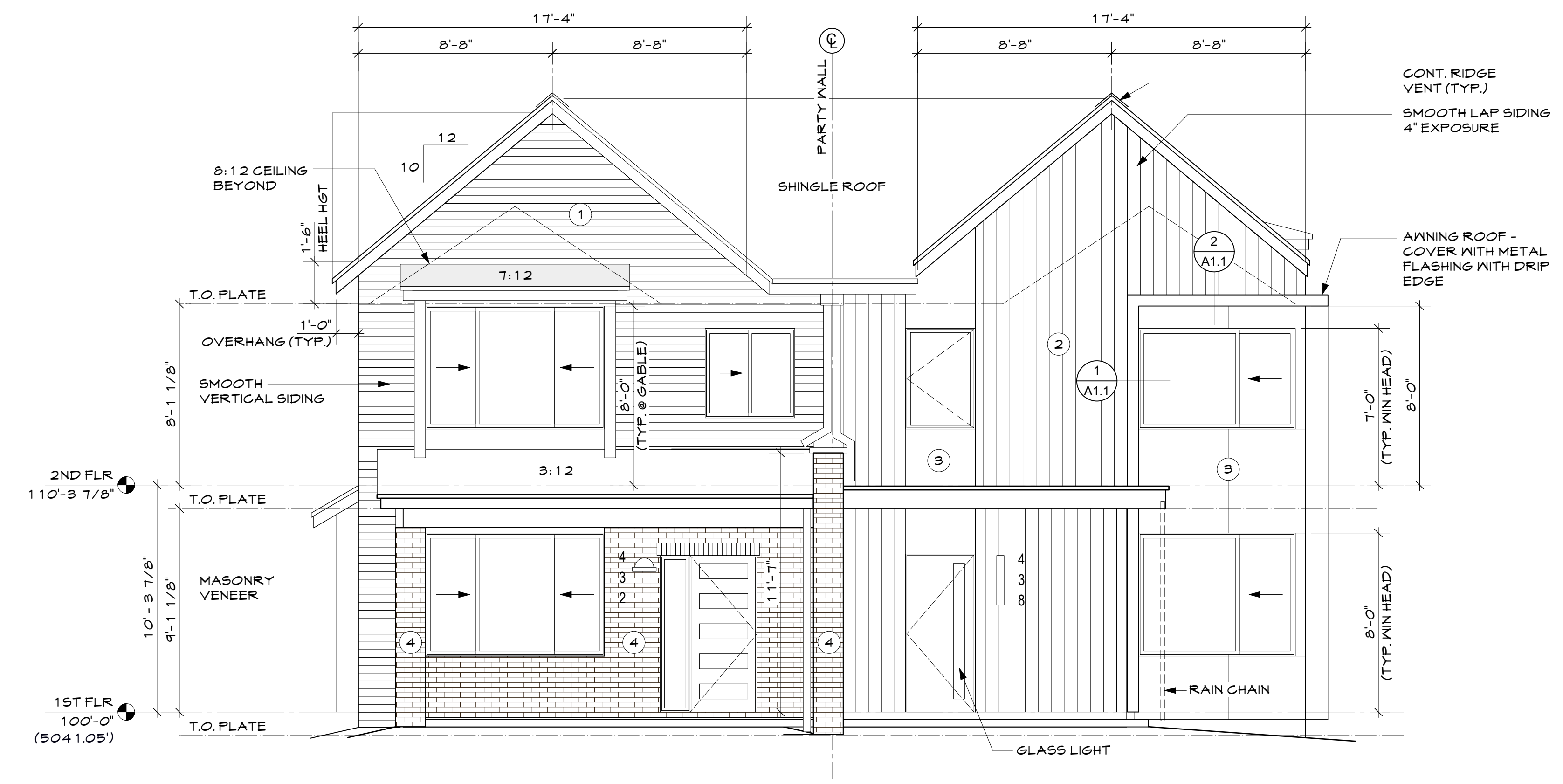


432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

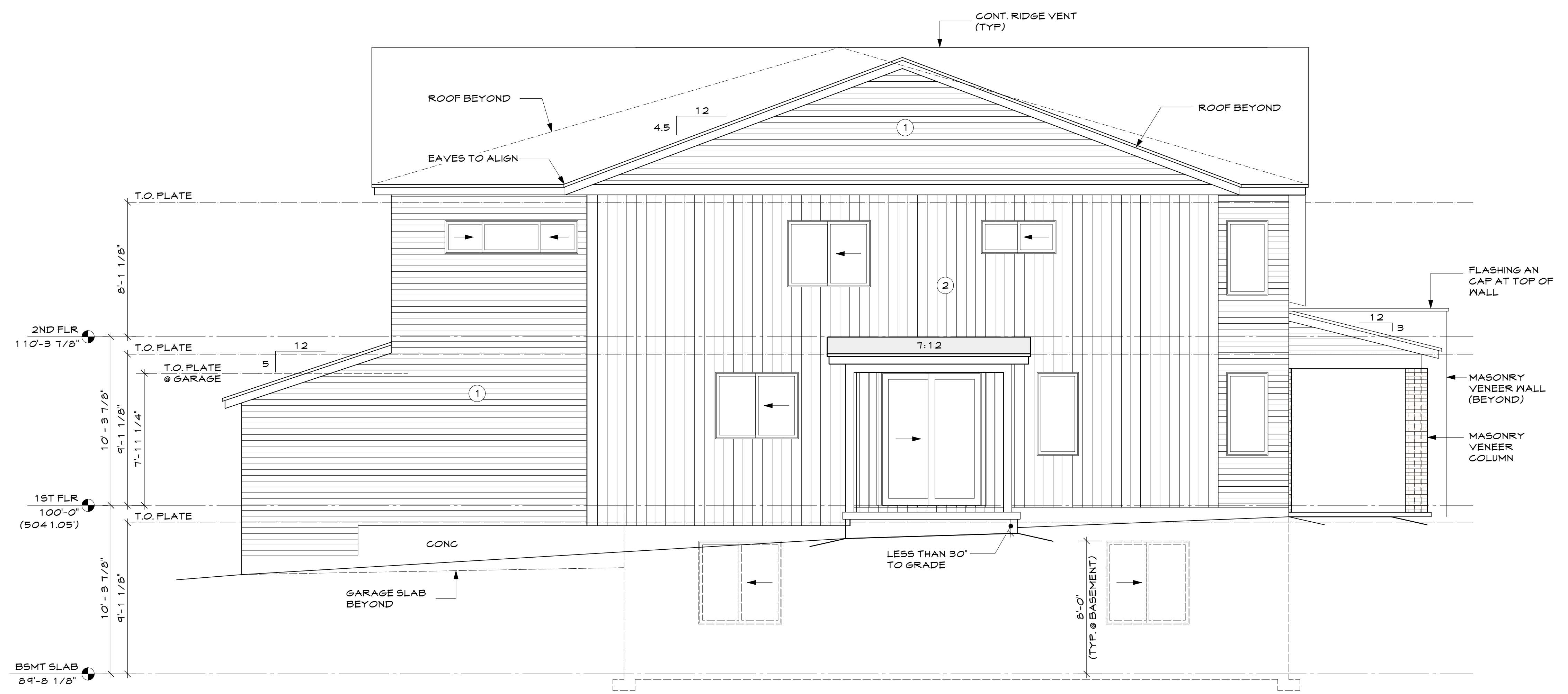
Issue:

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12/3/25	Rev-1	PS

- EXTERIOR MATERIALS** #
- 1 HORIZONTAL LAP SIDING, SMOOTH FINISH - 4 3/4" EXPOSURE
 - 2 VERTICAL SIDING (1x6 BATTENS AT 6.25" OC.)
 - 3 SMOOTH PANEL SIDING WITH EXTRUDED ALUMINUM JOINTS (TYP.)
 - 4 THIN BRICK MASONRY VENEER
- EAVES: SMOOTH LP SMART SIDE (NON VENTED)
- HORZ. SIDING: SMOOTH LP SMART LAP SIDING 4 3/4" EXPOSURE
- PANEL: SMOOTH PANEL SIDING WITH EXTRUDED ALUMINUM JOINTS
- VERT. SIDING: LP SMART TRIM 5.5" WIDE SPACED WITH 3/4" GAP OVER LP SMART SMOOTH PANEL
- WINDOWS: ANDERSEN 100 SERIES, BLACK/BLACK
- ROOFING: CLASS A FIRE RATING- SEE ROOF PLAN



EAST ELEVATION
1/4"=1'-0"



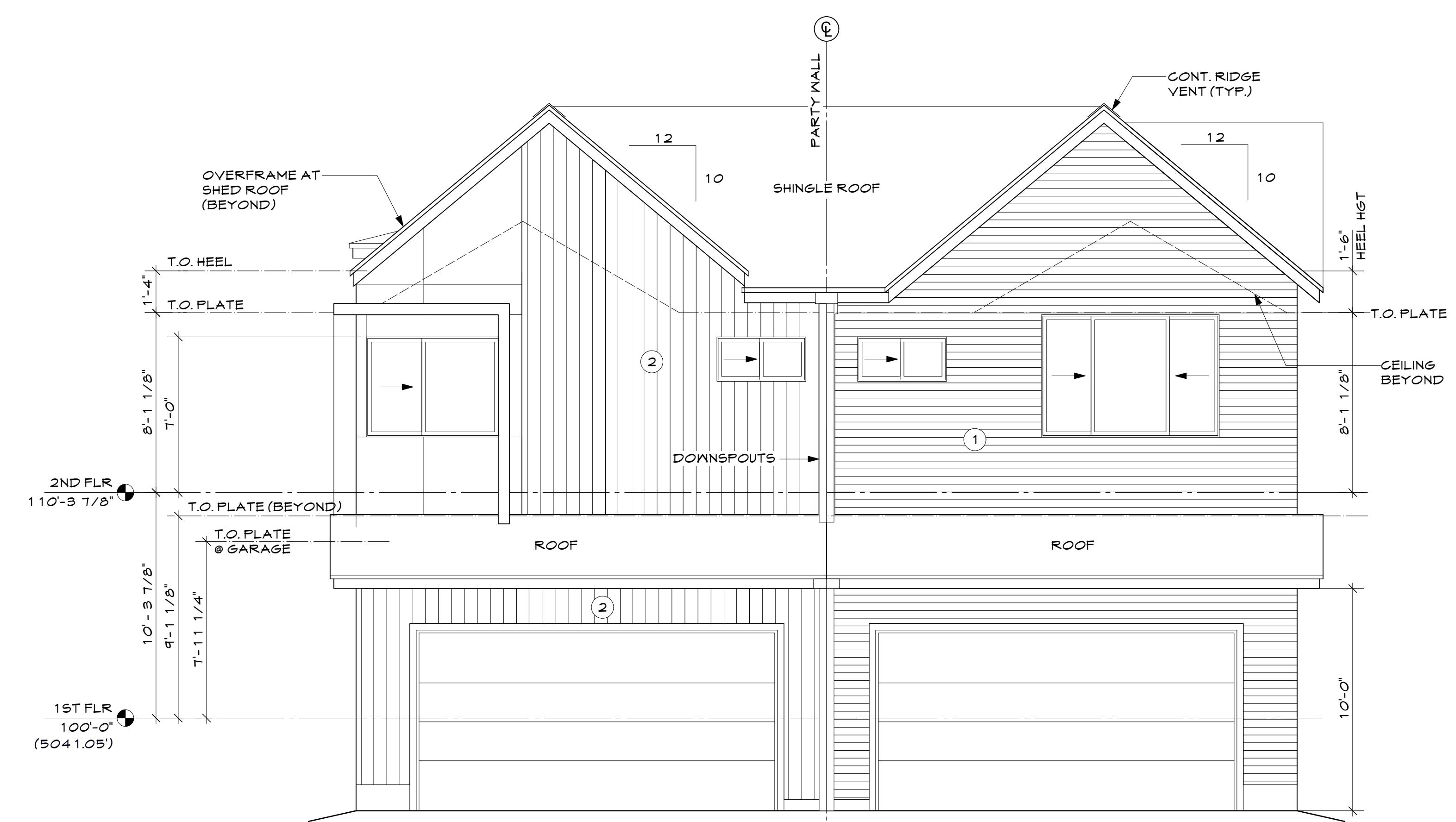
SOUTH ELEVATION
1/4"=1'-0"

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

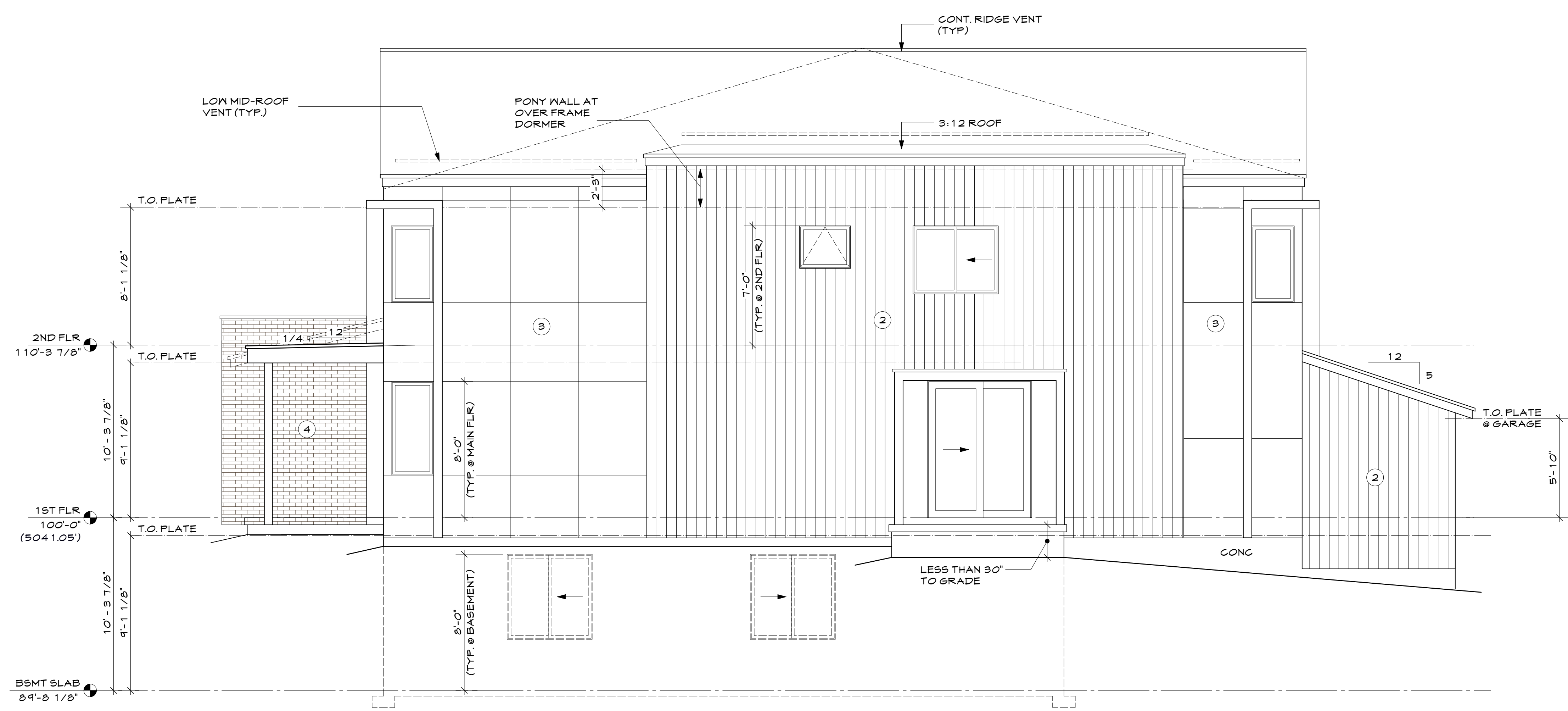
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12/3/25	Rev-1	PS

- EXTERIOR MATERIALS** Ⓢ
- 1 HORIZONTAL LAP SIDING, SMOOTH FINISH - 4 3/4" EXPOSURE
 - 2 VERTICAL SIDING (1x6 BATTENS AT 6.25" OC.)
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- PANEL: SMOOTH PANEL SIDING WITH EXTRUDED ALUMINUM JOINTS
- VERT. SIDING: LP SMART TRIM 5.5" WIDE SPACED WITH 3/4" GAP OVER LP SMART SMOOTH PANEL
- WINDOWS: ANDERSEN 100 SERIES, BLACK/BLACK
- ROOFING: CLASS A FIRE RATING- SEE ROOF PLAN



WEST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

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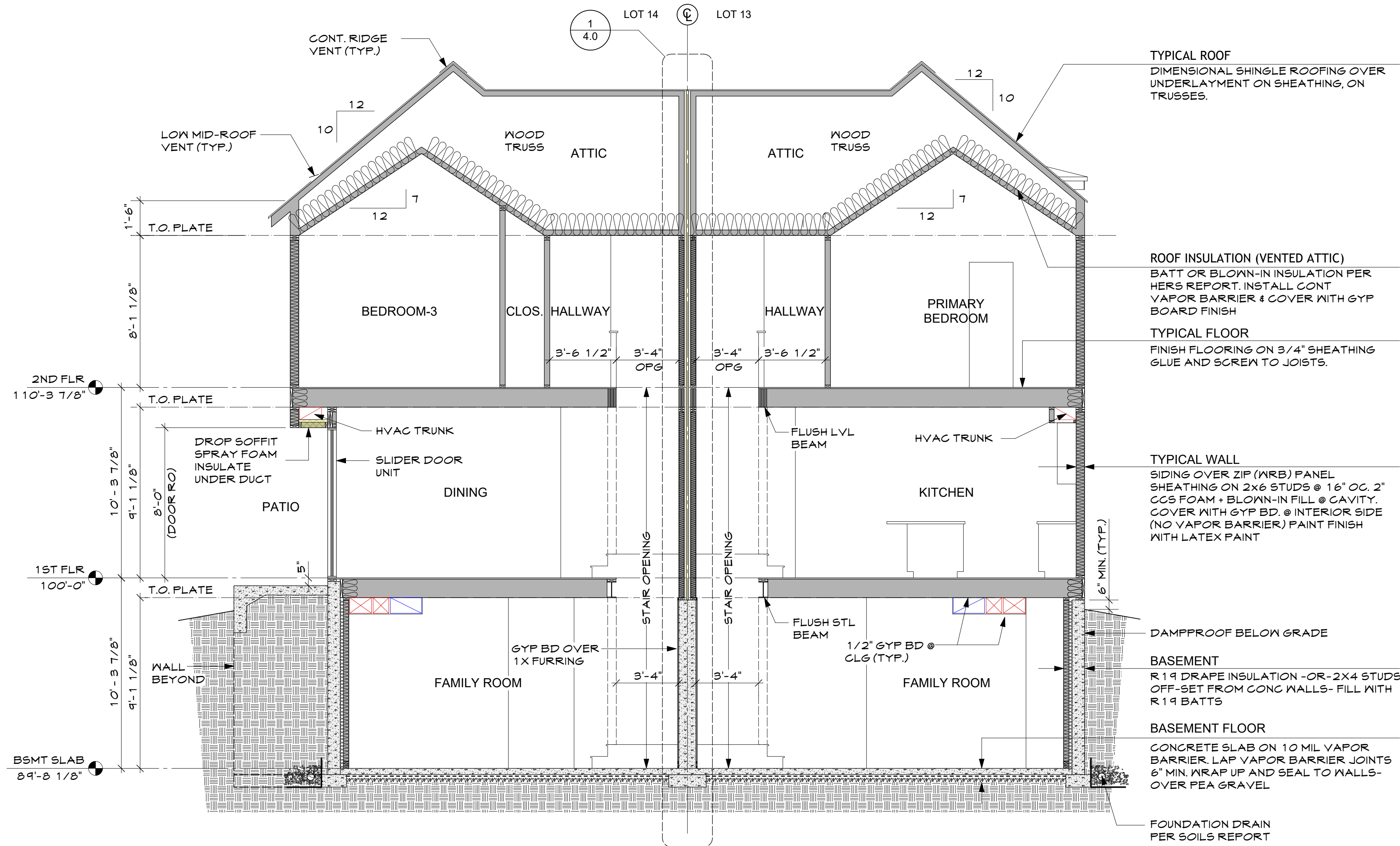
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Elevation

Sheet No.
A2.1

AIR BARRIERS

Building air leakage testing required: See HERS report

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	PROJECT NOTES
General Requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-Permeable insulation shall not be used as a sealing material.	Exterior housewrap and interior drywall used as air barrier. Tape all housewrap seams. Caulk drywall to top and bottom plate. Gap interior wall studs to allow drywall to be cont. on exterior wall.
Ceiling/Attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditional attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier	Weather strip and seal attic access hatch
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R- value, of not less than R-3 per inch. exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	Utilize advanced framing techniques (3-stud corners, insulated headers etc.) Walls to have blown-in insulation for tight fill.
Windows, Skylights, and Doors	The space between window/door jams and framing, and skylights and framing shall be sealed.	---	Seal with low expanding spray foam.
Rim Joists	Rim joists shall include an exterior air barrier. The junctions of the rim board to the sill board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.	Caulk or spray foam rim top and bottom edges. Install insulation tight to rim
Flooring (Including above garage and cantilevered floor)	The air barrier shall be installed at any exposed edge of insulation	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.	Glue and seal subfloor to joists. Caulk or tape seal sub floor joints.
Basement Crawl Space and Slab Foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/barrier in accordance with Section R402.2.10 Penetrations through concrete foundation walls and slabs shall be air sealed. Class I vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10. The basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.10.	Cover earth with min 10 mil poly barrier. Overlap 6 inches and seal joint. wrap up walls 8 inches and seal to wall. Caulk seal floor slab to wall intersection
Shafts, Penetrations	Duct and Flue shafts to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.	Caulk seal all penetrations through drywall including bath exhaust fans
Narrow Cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.	Caulk with backer rod or spray foam fill
Garage Separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.	Tape and Seal all penetrations on both sides of wall
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed in accordance with Section R402.4.5	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.	Build rigid insulation box around recessed lights- seal joints. Recessed cans located adjacent to insulation shall be IC rated and sealed with gasket.
Plumbing, Wiring, or other obstructions	All holes created by wiring, plumbing, or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-Value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.	Fill penetrations with spray foam or gasket type sealers. Minimize number of wires at each penetration.
Shower/Tub on Exterior Wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the shower and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	Provide continuous hardi panel behind tub and caulk seal joints and perimeter
Electrical Box on Exterior Wall	The air barrier shall be installed behind electrical boxes or air-sealed boxes shall be installed	---	Spray foam around back of elect box, caulk to drywall
HVAC Register Boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall	---	caulk seal to drywall
Concealed Sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceiling	---	N/A (none)



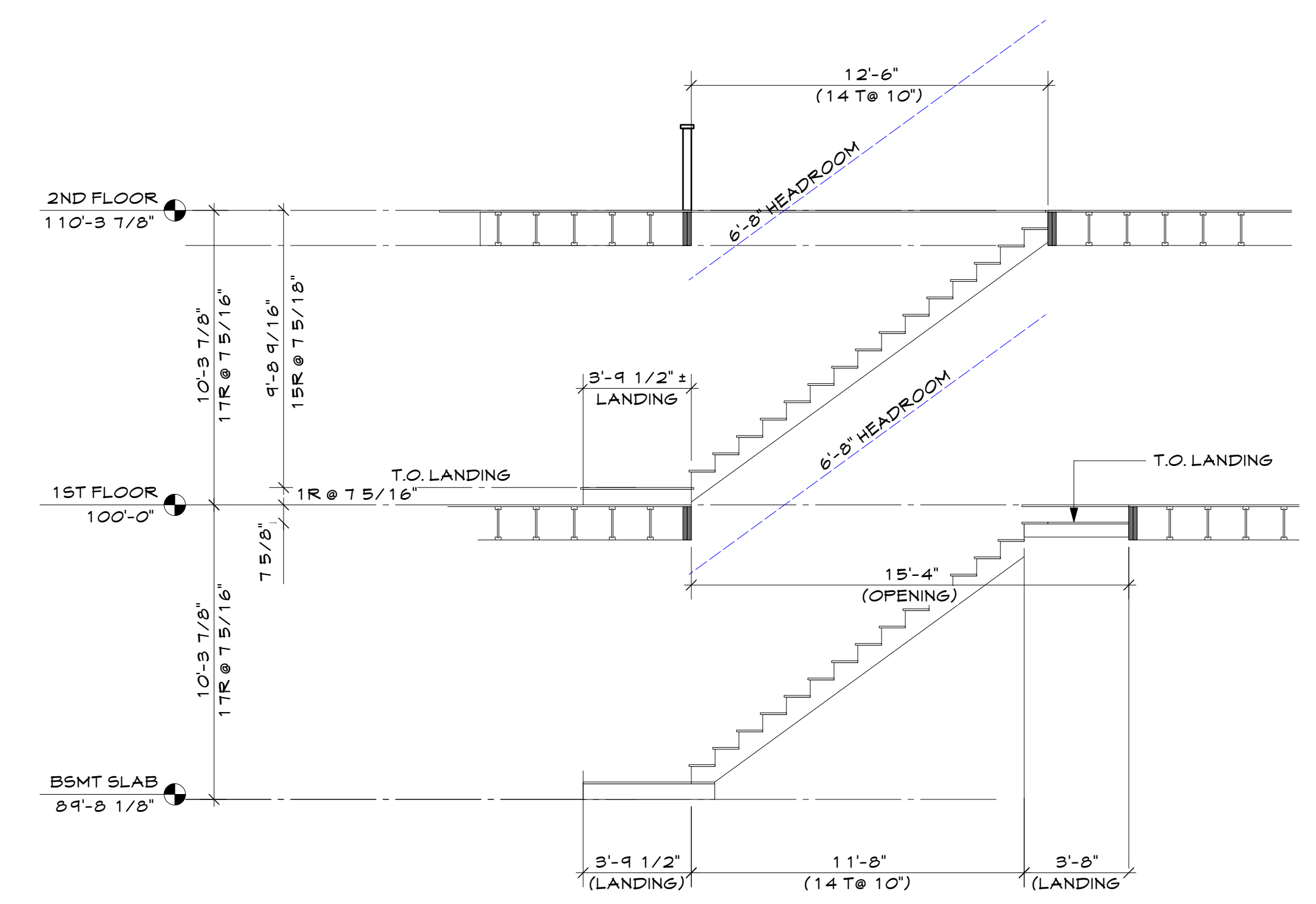
1 CROSS SECTION
A3.0 1/4"=1'-0"

STAIR & GUARDRAIL NOTES

VERIFY ALL FLOOR TO FLOOR HEIGHTS AND HEADROOM CLEARANCES.

STAIR REQUIREMENTS
 - TREADS AND RISERS - AS SPECIFIED ON DRAWINGS (MAXIMUM RISER 7 3/4", MINIMUM TREAD 10" UNLESS NOTED OTHERWISE). MAXIMUM DEVIATION 3/8".
 - MINIMUM HEADROOM 6'-8" ABOVE NOSING.
 - PROVIDE CONTINUOUS HANDRAIL FROM TOP TO BOTTOM RISER ONE SIDE OF STAIRWAY.
 - HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING.

GUARDRAILS
 - GUARDRAILS TO BE INSTALLED 36" ABOVE FINISHED FLOOR
 - OPENINGS TO BE LESS THAN 4"



2 STAIR ELEVATION
A3.0 1/4"=1'-0"

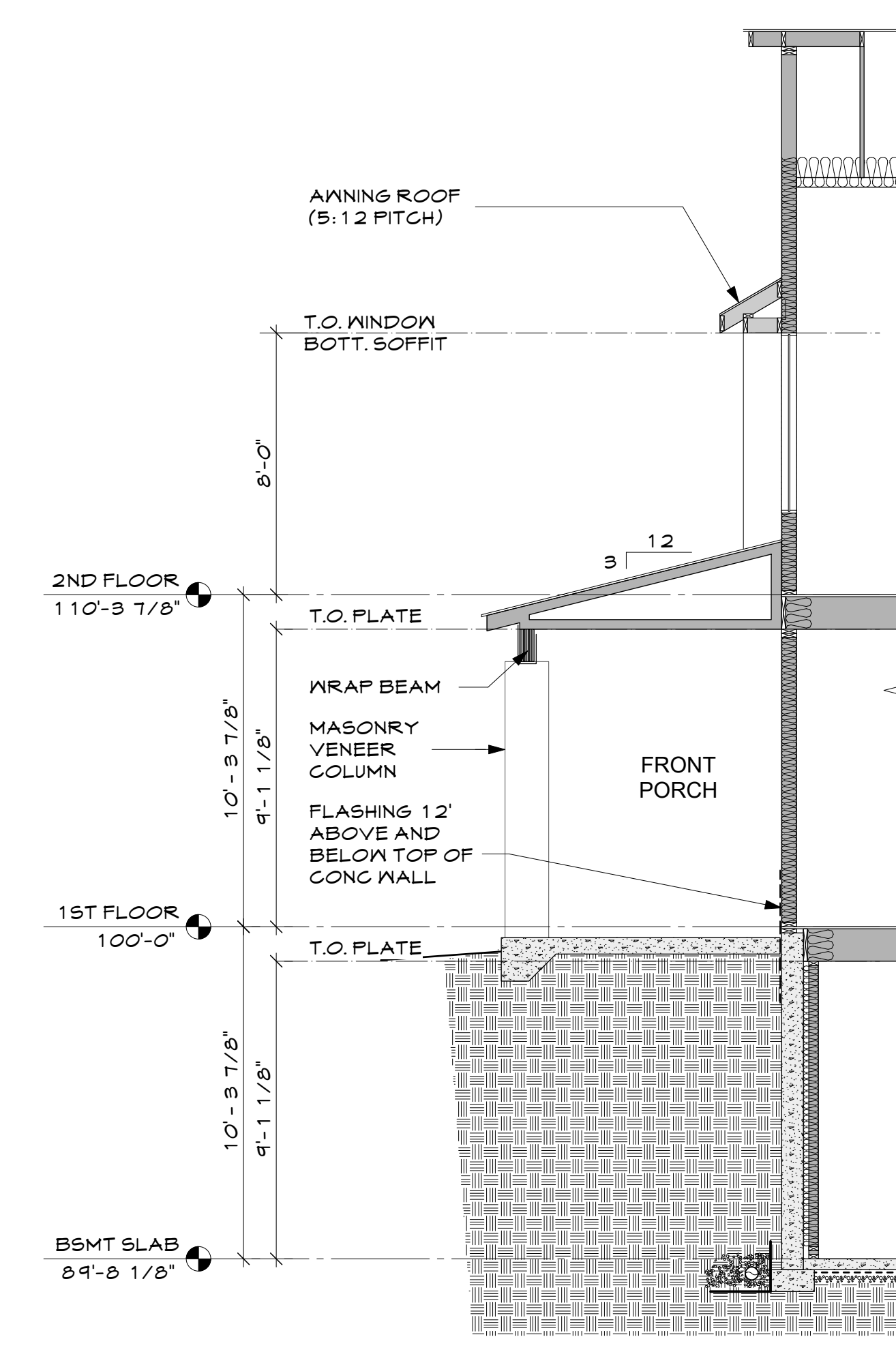
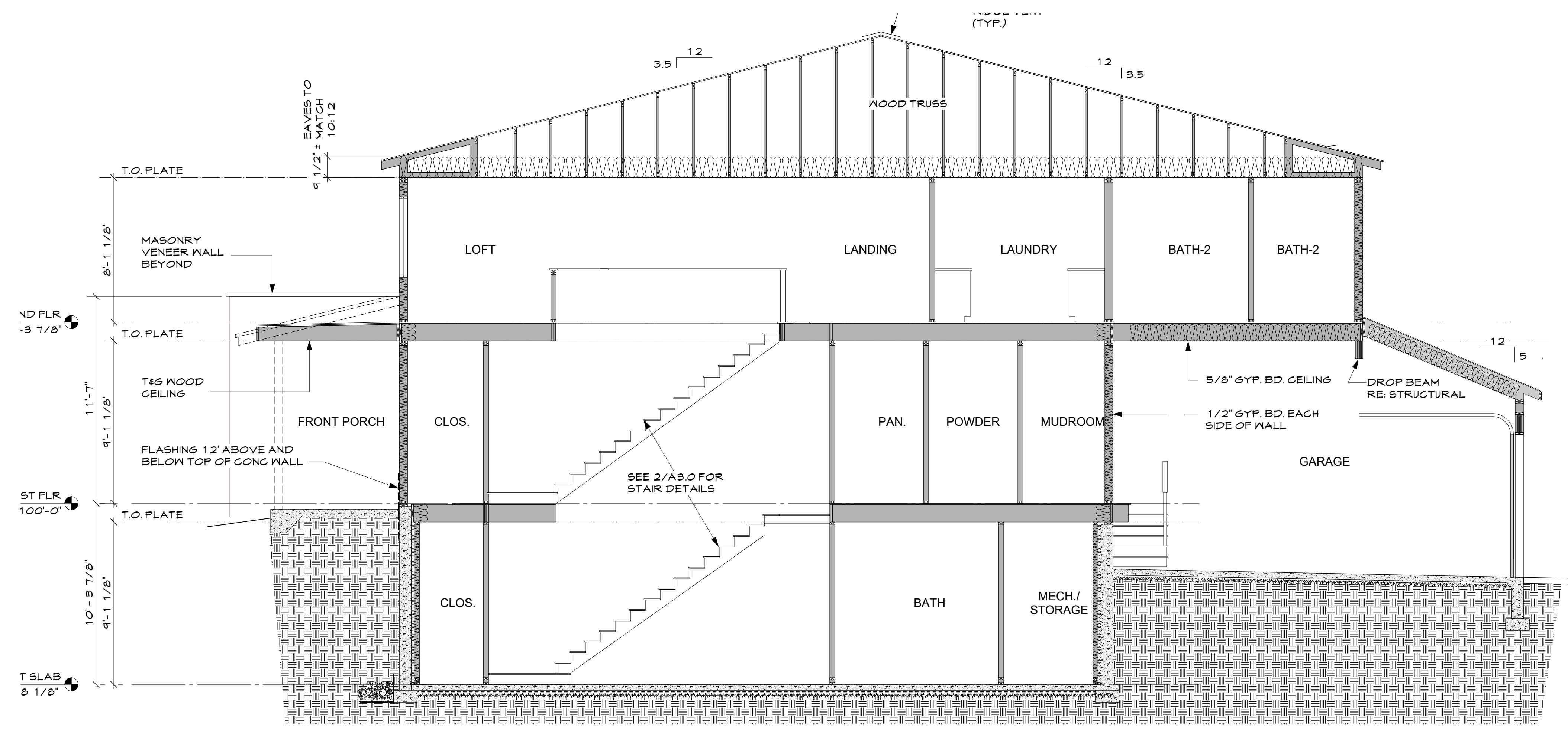
stewart
ARCHITECTURE
1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303. 665. 6668

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

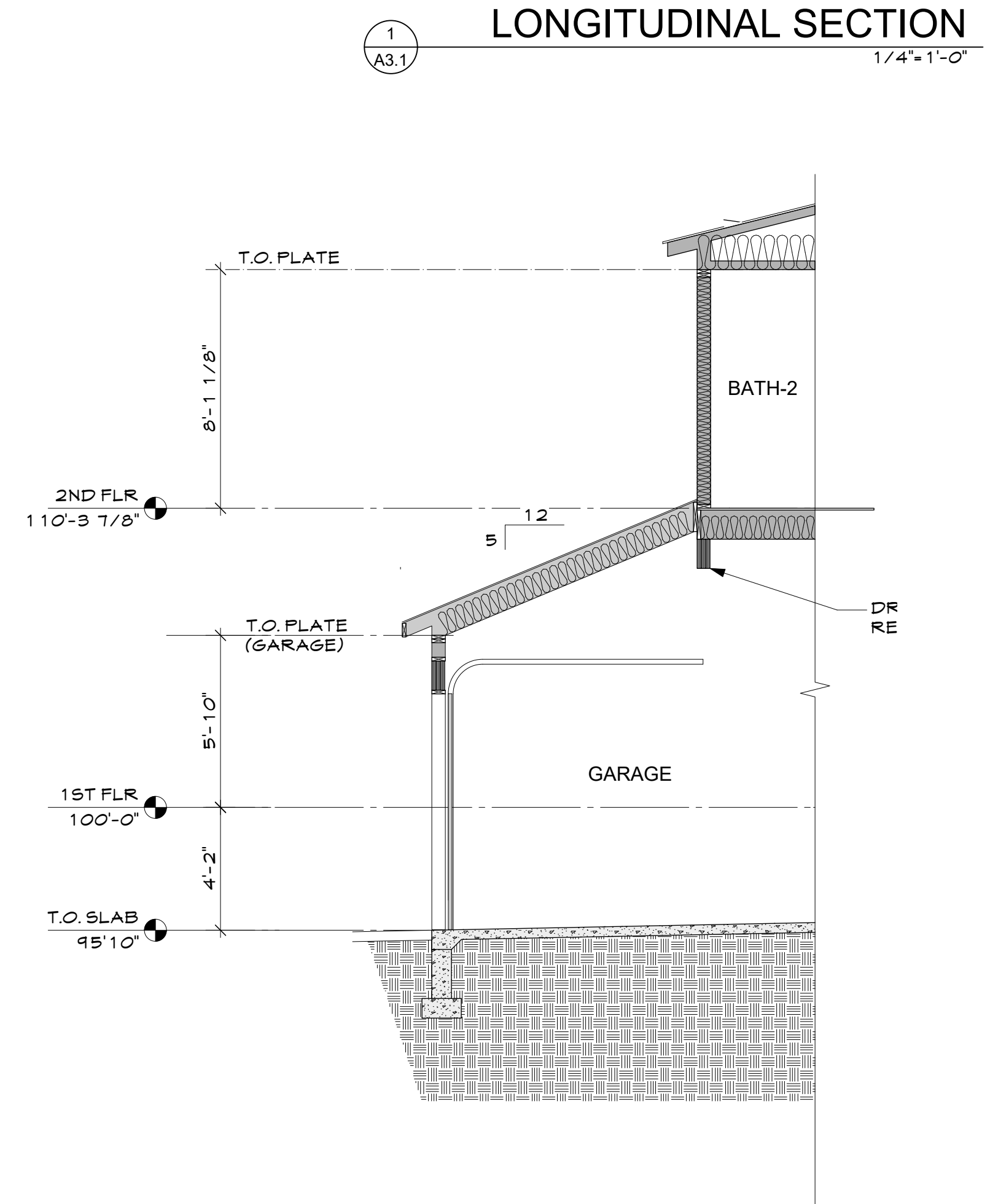
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Sheet Title
Section
Sheet No.
A3.0



3 FRONT PORCH SECTION
A3.1 1/4"=1'-0"



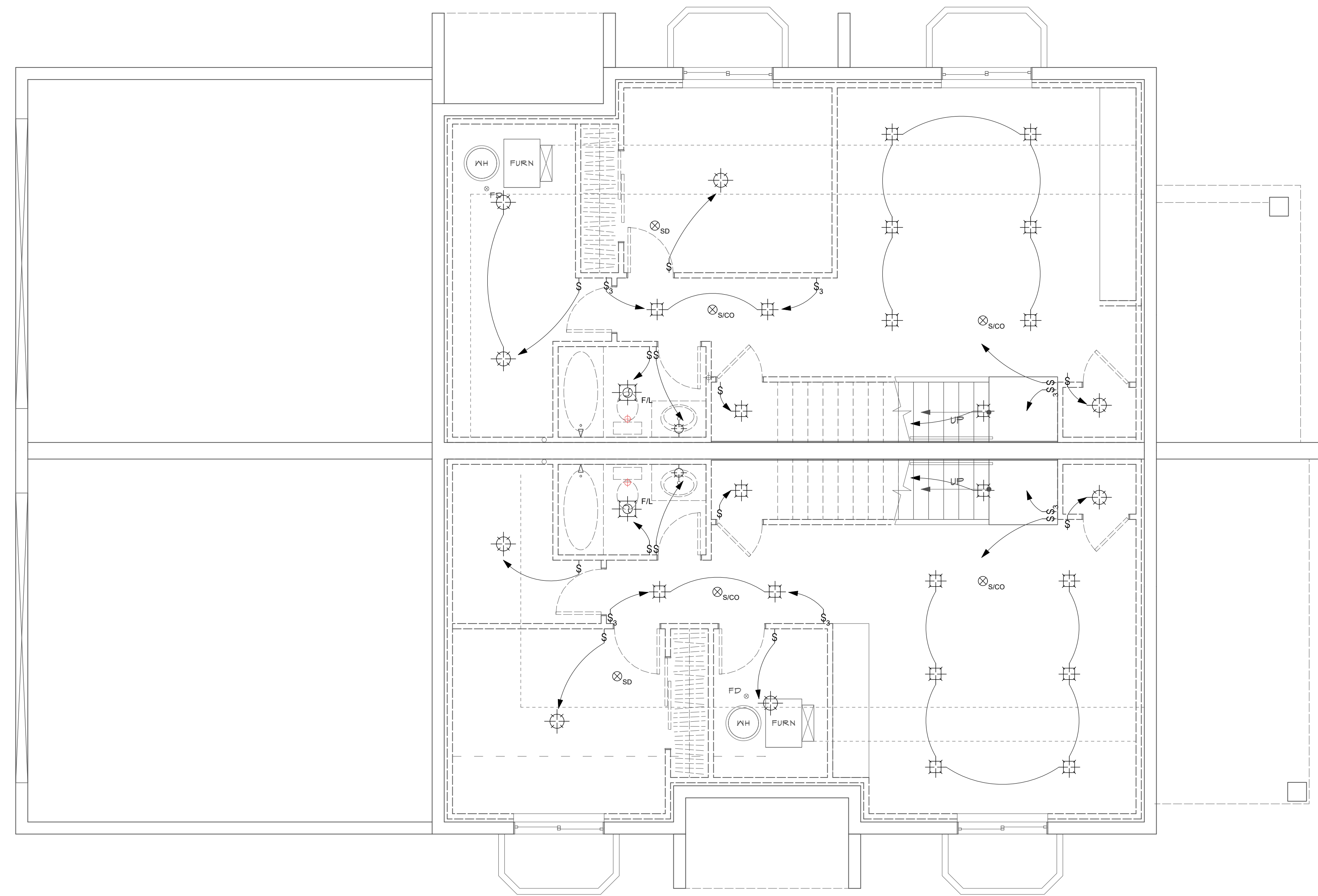
1 LONGITUDINAL SECTION
A3.1 1/4"=1'-0"

2 LONGITUDINAL SECTION
A3.1 1/4"=1'-0"

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

Issue:	Date	Comments	Init.
	2/18/25	Permit	PS
	12/3/25	Rev-1	PS

Prior Approvals:
Erie Junction Preliminary
Plat & Site Plan
PP-001311-2021,
SP-001312-2021



LEGEND

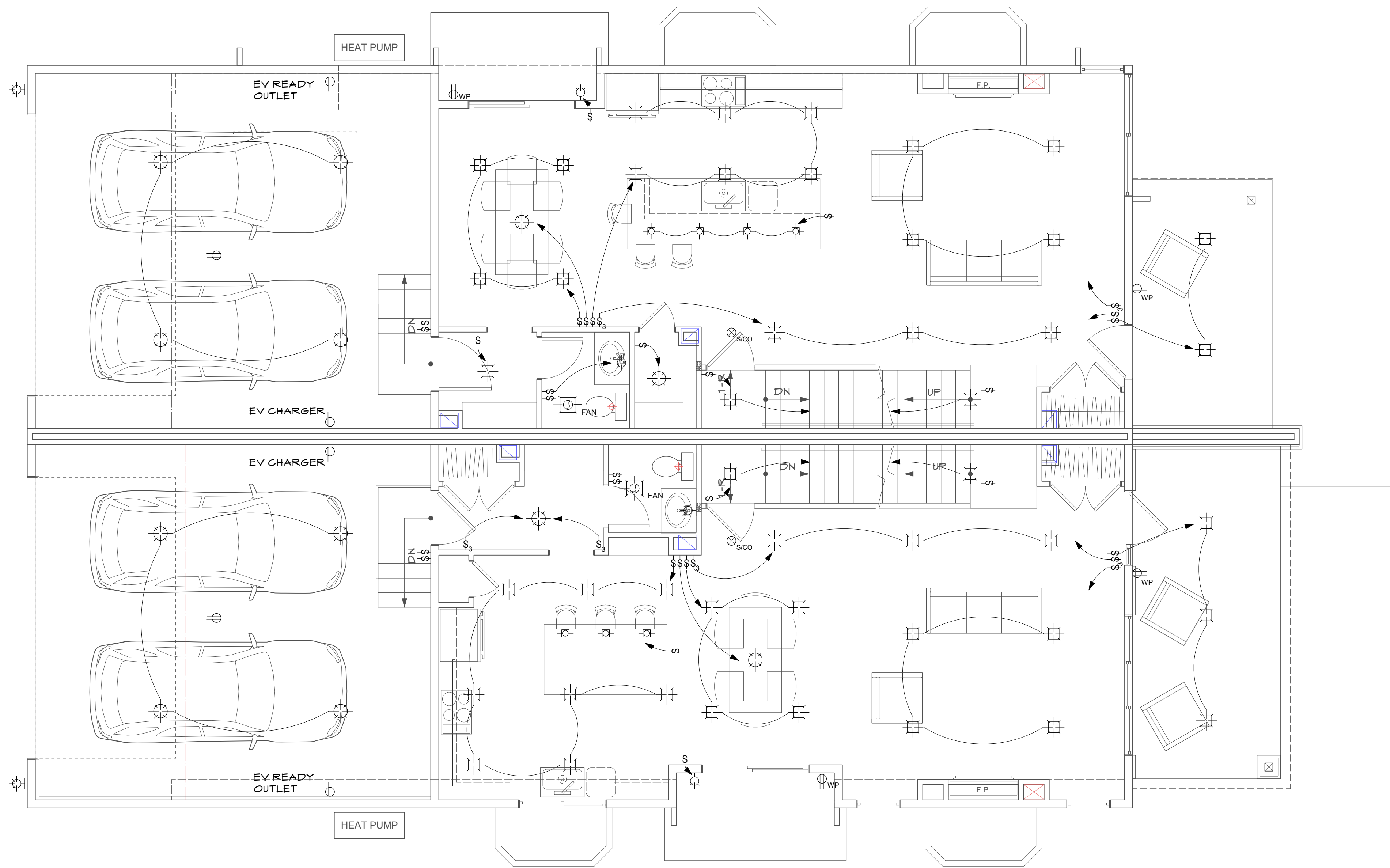
	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
	EXHAUST FAN/LIGHT
	EXHAUST FAN
	CEILING FAN/LIGHT
	SWITCH (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- THREE WAY (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- FOUR WAY (MOUNT @ 48" CENTER A.F.F.)
	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	CAT V/CABLE
	UNDER CABINET LIGHTING

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

BASEMENT LIGHTING PLAN
1/4" = 1'-0"

Issue:

Date	Comments	Init.
2/18/25	Permit	PS
12/3/25	Rev-1	PS



LEGEND

	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
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	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	CAT V/CABLE
	UNDER CABINET LIGHTING

MAIN FLOOR LIGHTING PLAN
1/4" = 1'-0"

432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

Issue:

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LEGEND

- WALL MOUNT-
- CEILING MOUNT-
- RECESSED FIXTURE IN CEILING-
- PENDANT LIGHT
- EXHAUST FAN/LIGHT
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- SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
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- UNDER CABINET LIGHTING

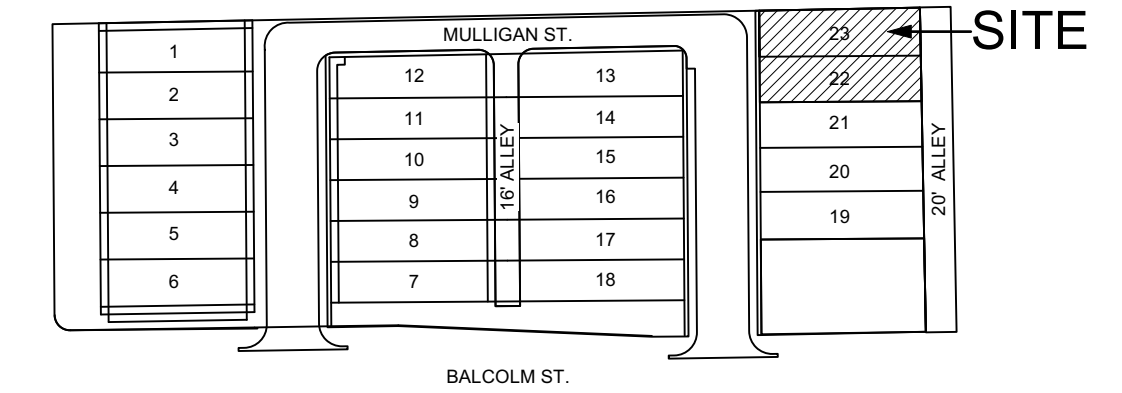
432 & 438 MULLIGAN ST.
ERIE JUNCTION- LOT 13-14
LOT 13 & 14, ERIE JUNCTION

SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"

Issue:

Date	Comments	Init.
2/18/25	Permit	PS
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KEY PLAN



PROJECT INFORMATION

LEGAL DESCRIPTION:
Lot 22 & 23, Erie Junction. Parcel located in Section 18, Township 1 North, Range 68 West of the 6th P.M. Town of Erie, County of Weld, State of Colorado

JURISDICTION:
Town of Erie

ZONING:
Zone District: Old Town Residential (OTR)
Approvals: Erie Junction Special Review Use, Preliminary Plat & Site Plan
SRU-001313-2021, PP-001311-2021, SP-001312-2021

PROJECT DESCRIPTION:
Construct Duplex 2-Family Residential Structure and detached garage

BUILDING CODES:
2021 International Residential Code (IRC)
2021 International Energy Conservation Code (IECC)
2021 ICC A117.1 (Accessibility Code)
2023 National Electrical Code (NEC)

FIRE SPRINKLERS:
Sprinklers per IRC

FLOOR AREA

	441 (LOT 22)	449 (LOT 23)
Principle Structure		
Basement	964	964
First Floor	958	958
Second Floor	986	980
Total Principle Structure	2,908	2,902
Accessory Structure		
Garage	470	470
Bonus Room	470	470
Total Accessory Structure	940	940
Total (Principle + Accessory)	3,848	3,842

PROJECT DIRECTORY

BUILDER
Diverge Homes
Louisville, CO 80027
Contact: Nick Jacobs 720-539-3786

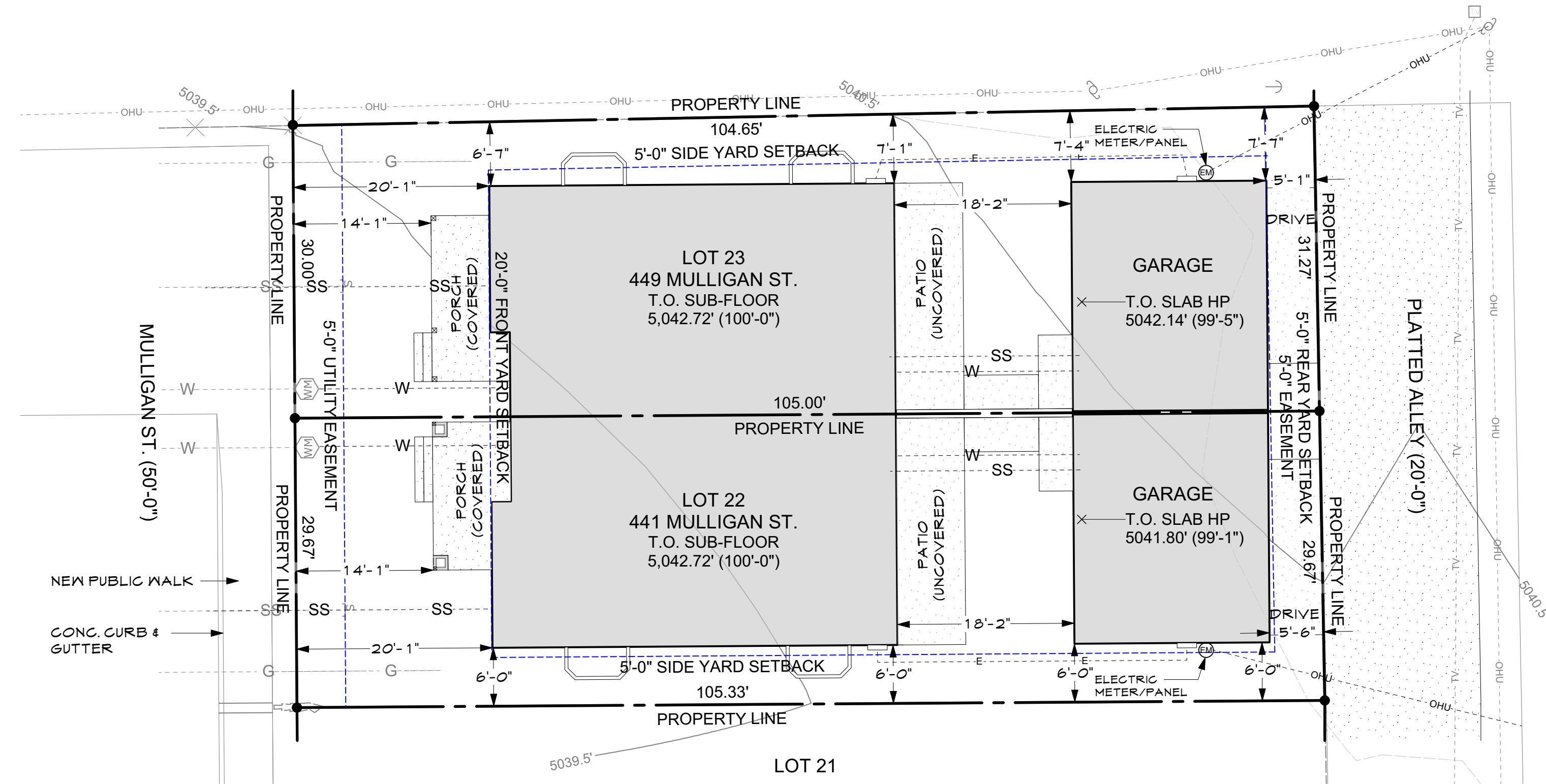
STRUCTURAL ENGINEER
Dana Michel
40th Parallel Structural Engineering
263 2nd Avenue Suite 106A
Niwot Colorado 80544
Contact: 303-913-6474

ARCHITECT
Stewart Architecture
1132 Jefferson Ave.
Louisville, CO 80027
Contact: Peter Stewart 303-665-6668

CIVIL ENGINEER
Jim Brzostowic
Civil Resources
8308 Colorado Blvd, Suite 200
Firestone, CO 80504
Contact: 303-833-1416

DRAWING INDEX

Architectural Drawings		Structural Drawings	
A0.0	Cover Sheet	S1.1	General Notes
A1.0	Basement Floor Plan	S1.2	Foundation Plan
A1.1	Main Floor Plan	S1.2	Main Floor Framing
A1.2	Second Floor Plan	S1.3	2nd Floor/Low Roof Framing
A1.3	Roof Floor Plan	S1.4	Roof Framing
A2.0	Elevation	S1.5	Garage Foundation Plan
A2.1	Elevation	S1.6	Garage Framing
A3.0	Section	S2.1	Foundation Details
A3.1	Section and Stair Elevation	S2.2	Framing Details
A4.0	Party Wall Details	S2.3	Steel Framing Details
G1.0	Garage and Bonus Room Plan		
G2.0	Garage Elevation		
G3.0	Garage Section		
E1.0	Basement Lighting Plan		
E1.1	Main Floor Lighting Plan		
E1.2	Second Floor Lighting Plan		
E1.3	Garage Lighting Plan		



441 & 449 MULLIGAN ST.
ERIE JUNCTION

LOT 22 & 23
ERIE JUNCTION SUBDIVISION

SITE PLAN BASED ON IMPROVEMENT SURVEY PLAT PREPARED BY
FLATIRONS SURVEYING DATED: 05/19/21

FOR DRAINAGE AND GRADING REFER TO LOT GRADING PLAN SHEET C.1.0
COORDINATE WITH LANDSCAPE PLAN



GENERAL NOTES

- Drawing dimensions are to rough framing unless noted.
- Do not scale drawings. Verify all dimensions and existing conditions on site. Notify architect of any condition that does not agree with drawings.
- Verify all rough openings for windows and doors.
- All products to be installed per manufacturer's recommendations
- Insulation to be minimum: See Plans
- Fire stop flues, chases and walls at 10' maximum centers vertical.
- Fireblocking at all dropped and coffered ceilings per IRC
- Firecode gypsum board required:
 - Under side of stairs where enclosed for storage.
 - Garage side of house/garage common wall
- Egress windows to be maximum sill height of 44" above finish floor, minimum vertical clear opening of 24" minimum horizontal clear opening of 20" and have a minimum clear openable area of 5.7 square feet.
- Tempered glass required at the following locations:
 - Within 24" of door openings
 - Within 18" of finished floors
 - Adjacent to bath tub areas
 - Shower enclosures
- Landings at exterior doors shall not be more than 7.75" lower than the top of threshold. (door is not to swing over lower landing)
- Finish all shower areas to 70" min. above the drain inlet with ceramic tile.
- All roofing to comply with IRC.
- All products and quality of materials to be installed to be pre-approved by Owner, prior to ordering/ installation.

* All contractors to be familiar with and enforce the regulations of the Occupational Safety and Health Act (OSHA)

COORDINATION NOTES

The following design by others and design reports are part of the Scope of Work by reference.

Soils Report:
Refer to and follow recommendations in Geotechnical Report for site drainage and subsurface foundation drains.

HVAC Design:
HVAC systems and equipment to conform with manual D, J, & S reports

Energy Efficiency
Thermal envelope, air sealing, to conform to HERS report

ENERGY EFFICIENCY

IECC Compliance Path:
2021 IECC Energy Code, Appendix RC
ERI Compliance Alternative (See HERS Report)

Air Barrier
See Air barrier table (Sheet A3.0)

Insulation & Air Barrier
Basement: Drape R-19 full perimeter at walls (in unfinished areas)
Stud walls: R-21 cavity
R-23 (CC Sprayfoam)
Rims: R-29 (2" CC Sprayfoam + 3 1/2" fiberglass fill)
Walls: R-29 (2" CC Sprayfoam + 3 1/2" fiberglass fill)
Floor: R-30
Roof/Attic: R-60

Window Specifications
U-Value: 0.27 SHGC: 0.29

Heating-Cooling System Specification
Cold Climate Heat Pump (Energy Star Next Gen certified)

Water Heating System
Heat pump water heater- 80 Gallon for 4- bedrooms

Lighting Plan
100% LED

Appliance Plan
Energy Star

SUSTAINABILITY MEASURES

Construction Waste Management
All recyclable wood, metal, and cardboard materials, will be donated, reused, or recycled.

Radon Mitigation
Install a passive radon gas vent, and prepare for post-construction active fan if necessary.

Water Efficiency
Install "WaterSense" labeled fixtures
Lavatory Faucet 1.5 gpm at 60 psi
Shower Heads 2.0 gpm at 80 psi
Sink Faucet 1.5 gpm at 60 psi
Water Closet 1.28 gallons per flush cycle

Renewable Energy
PV - roof mount solar ready
Offsite renewable (option by owner)

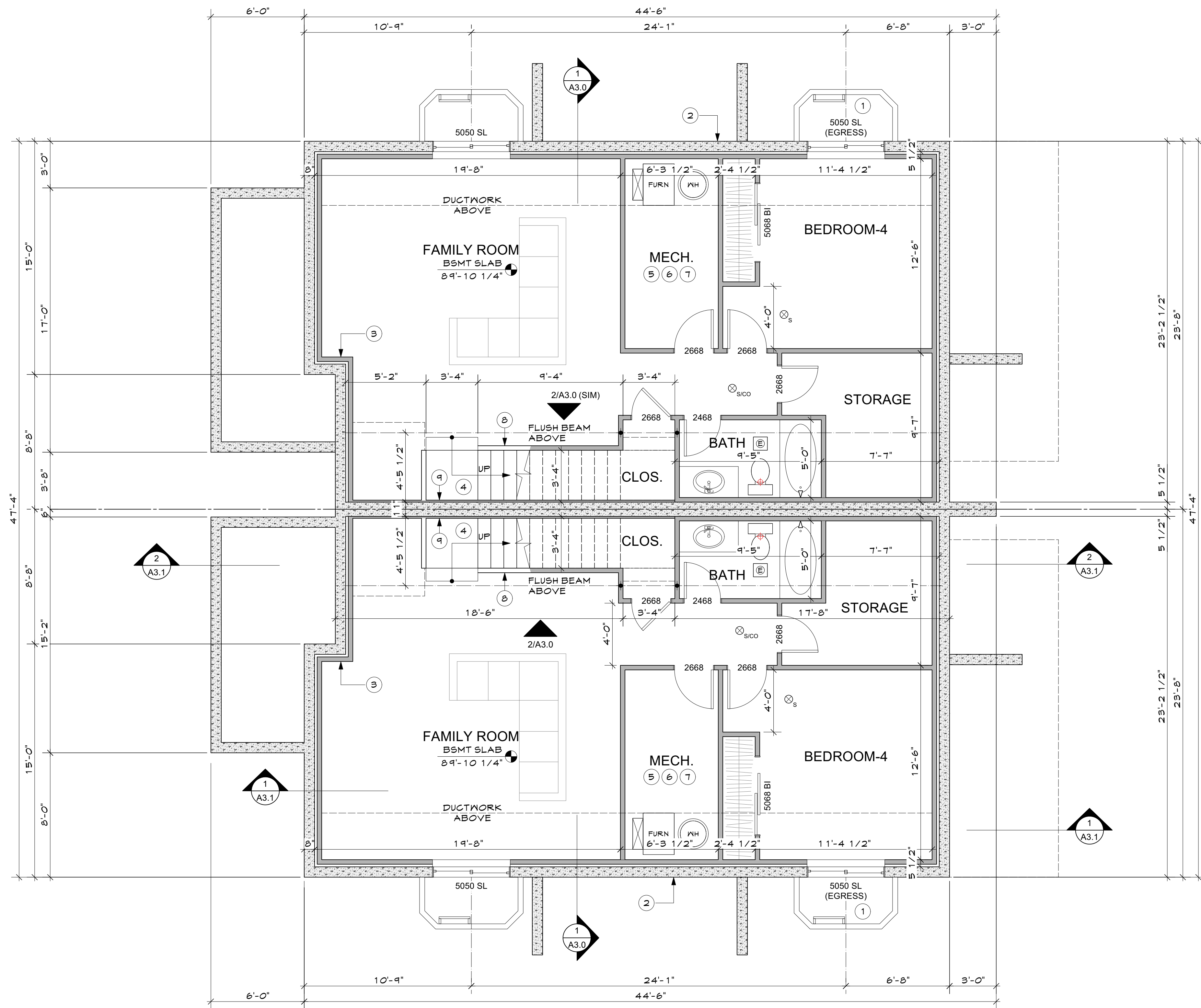
Electrical
EV Parking Space- Minimum of 40 AMP 240- volt circuit, and receptacle next to parking space
EV Ready Parking Space- Supplied with conduit sized to handle second parking space
Lighting - 100% LED

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

Issue:	Date	Comments	Init.
	11/7/24	Permit	PS

Sheet Title
Cover Sheet
Sheet No.
A0.0



BASEMENT PLAN
1/4"=1'-0"

LEGEND:

- CONCRETE FOUNDATION WALL
- FUTURE WALL
- NEW 2X STUD WALL
- INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
- INDICATES SMOKE ALARM
- INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
- EXHAUST FAN
- WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" x 6'-8")

COORDINATION NOTES

- WINDOWS AND DOORS
REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
- CABINETS AND COUNTER TOPS
SEE CABINET AND COUNTERTOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
- ROOM FINISHES
SEE ROOM FINISH SCHEDULE BY OTHERS
- PLUMBING FIXTURES
SEE FIXTURE SCHEDULE BY OTHERS
- ELECTRICAL LIGHTING
SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

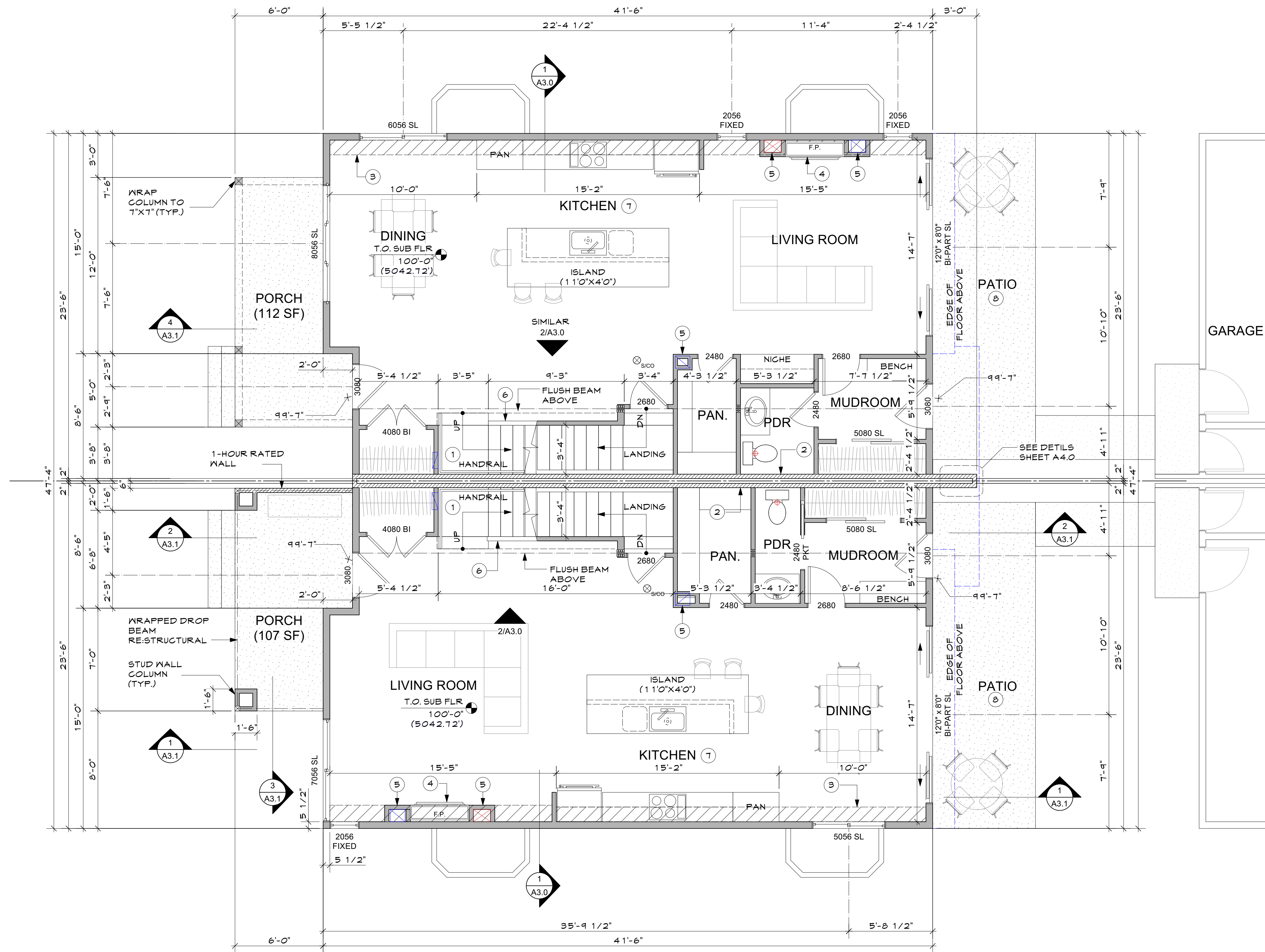
KEY NOTES [Ⓢ]

- 1 WINDOW WELL AT EGRESS WINDOW. MIN. 3'-0" X 4'-0" INSIDE DIMENSION
- 2 DAMPPROOF WALL BELOW GRADE AND INSTALL FOUNDATION DRAIN PER SOILS REPORT
- 3 2X STUD WALL & INSULATION @ EXTERIOR WALLS
- 4 UTILITY GRADE STAIRS. SEE STAIR SECTION DRAWINGS FOR DETAILS
- 5 MECHANICAL EQUIPMENT AND DUCTS PER HVAC DESIGN
- 6 RADON VENT TO ROOF (PASSIVE SYSTEM)
- 7 SUMP PIT & PUMP - CONNECT DISCHARGE TO STORM WATER CONNECTION
- 8 LOW WALL AT STAIR
- 9 1X FURRING OVER CONCRETE WALL

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
LOT 22 & 23, ERIE JUNCTION

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MAIN FLOOR PLAN
1/4"=1'-0"

LEGEND:

- CONCRETE FOUNDATION WALL
- FUTURE WALL
- NEW 2X STUD WALL
- FIRE RATED WALL
- INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
- INDICATES SMOKE ALARM
- INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
- EXHUST FAN
- WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" x 6'-8")

COORDINATION NOTES

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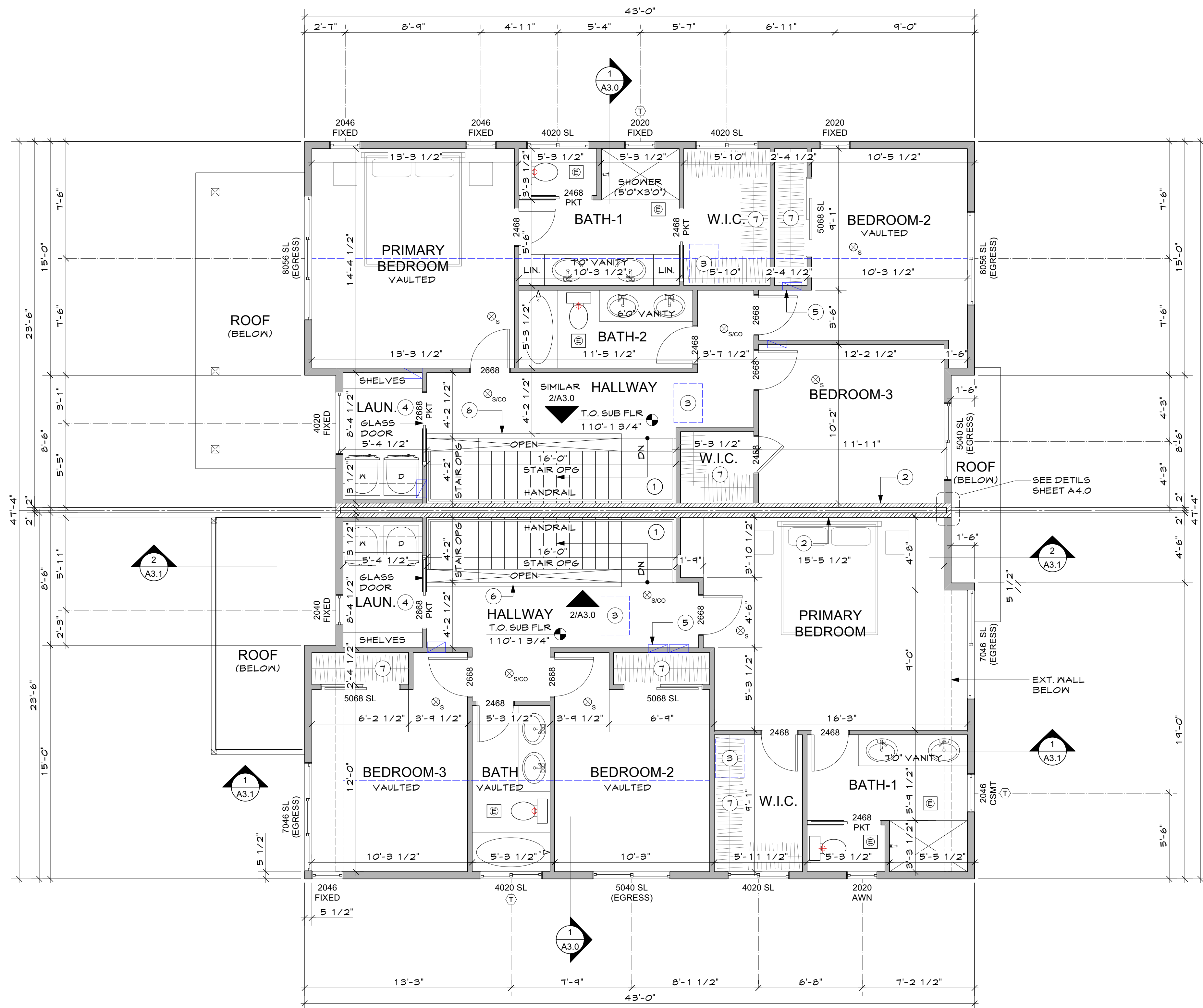
KEY NOTES (#)

- 1 STAIR AND STAIR HANDRAILS SEE STAIR SECTION DRAWINGS FOR DETAILS
- 2 PARTY WALL, SEE DETAILS SEE SHEET A4.0
- 3 DROP SOFFIT WHERE HVAC RUNS PERPENDICULAR TO JOISTS
- 4 ELECTRIC FIREPLACE OPTION
- 5 HVAC CHASE
- 6 GUARDRAIL 36" ABOVE STAIR NOSING
- 7 VERIFY CABINET & APPLIANCE PLAN WITH SHOP DRAWINGS
- 8 VERIFY PATIO SIZE AND LOCATION WITH LANDSCAPE PLAN

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
LOT 22 & 23, ERIE JUNCTION

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SECOND FLOOR PLAN
1/4"=1'-0"

- LEGEND:**
- CONCRETE FOUNDATION WALL
 - FUTURE WALL
 - NEW 2X STUD WALL
 - FIRE RATED WALL
 - INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
 - INDICATES SMOKE ALARM
 - INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
 - EXHUST FAN
 - WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" x 6'-8")

- COORDINATION NOTES**
- WINDOWS AND DOORS REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
 - CABINETS AND COUNTER TOPS SEE CABINET AND COUNTERTOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
 - ROOM FINISHES SEE ROOM FINISH SCHEDULE BY OTHERS
 - PLUMBING FIXTURES SEE FIXTURE SCHEDULE BY OTHERS
 - ELECTRICAL LIGHTING SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

- KEY NOTES** #
- 1 STAIR AND STAIR HANDRAILS SEE STAIR SECTION DRAWINGS FOR DETAILS
 - 2 PARTY WALL DETAIL SEE SHEET A4.0
 - 3 ATTIC ACCESS 30"x22" MIN.
 - 4 PROVIDE WATER AND WASTE CONNECTIONS AND VENTING FOR LAUNDRY EQUIPMENT
 - 5 HVAC RETURN AIR RE-MECHANICAL
 - 6 GUARDRAIL 36" A.F.F. MIN.
 - 7 CLOSET ROD AND SHELF. INSTALL TOP OF SHELF AT 60" AFF.

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
LOT 22 & 23, ERIE JUNCTION

Issue:

Date	Comments	Init.
11/7/24	Permit	PS

HOUSE ROOF CALCULATIONS:

ATTIC VENT AREA REQUIRED:
 AREA OF ATTIC = 2,004 SF
 $1980 / 300 = 6.60$ SF VENT AREA REQUIRED

VENT AREA PROVIDED:
 SOFFIT VENT (LOW): 117.5 FEET X 12 SQ. IN. = 1,410 SQ. IN. OR 9.79 SF
 RIDGE VENT (HIGH): 103.5 FEET X 12 SQ. IN. = 1,242 SQ. IN. OR 8.63 SF

TOTAL NET FREE VENT AREA PROVIDED: 18.42 SF

GARAGE ROOF CALCULATIONS:

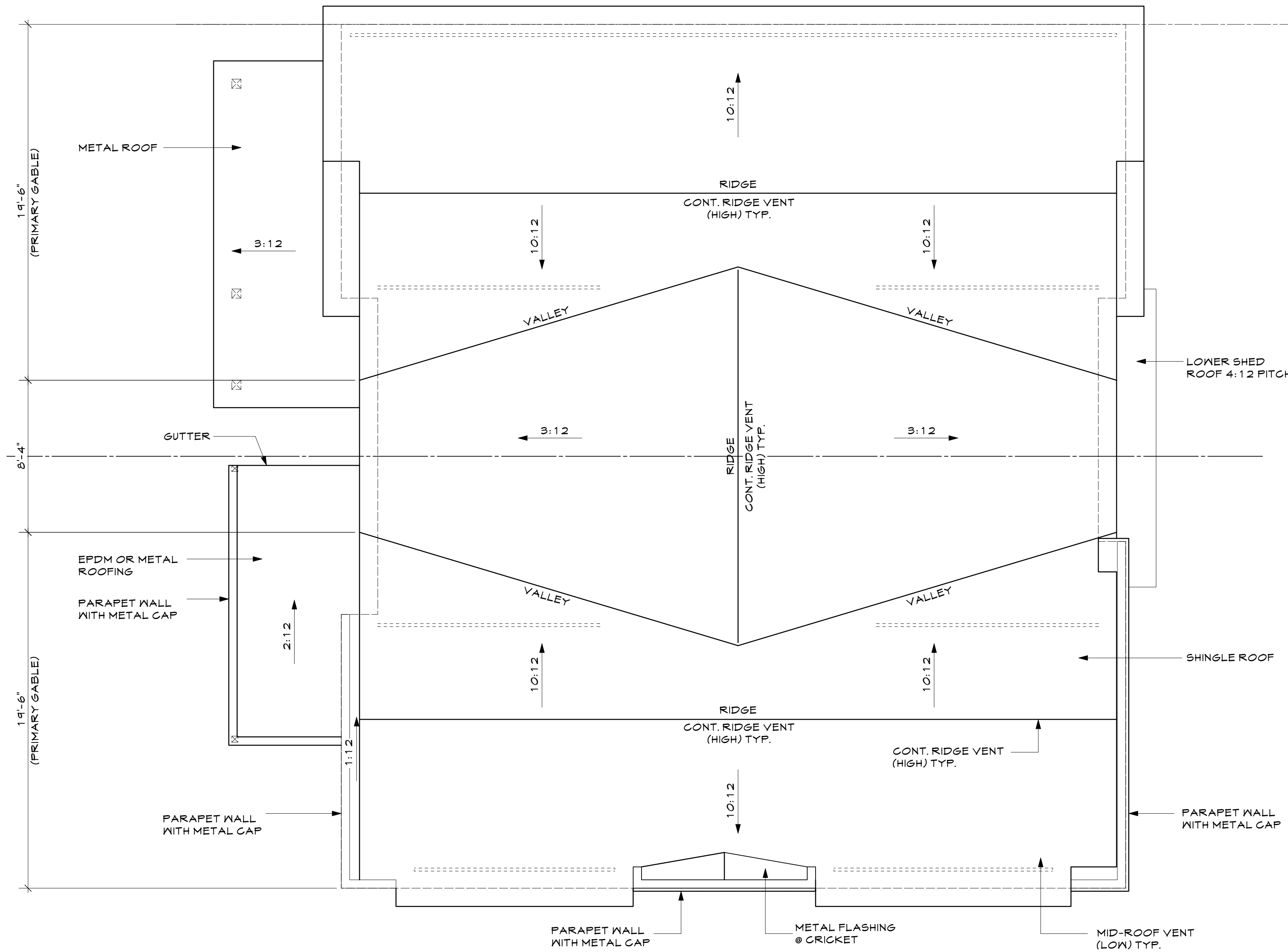
ATTIC VENT AREA REQUIRED:
 AREA OF ATTIC = 974 SF
 $974 / 300 = 3.16$ SF VENT AREA REQUIRED

VENT AREA PROVIDED:
 SOFFIT VENT (LOW): 30.5 FEET X 12 SQ. IN. = 366 SQ. IN. OR 2.54 SF
 RIDGE VENT (HIGH): 49 FEET X 12 SQ. IN. = 588 SQ. IN. OR 4.08 SF

TOTAL NET FREE VENT AREA PROVIDED: 6.62 SF

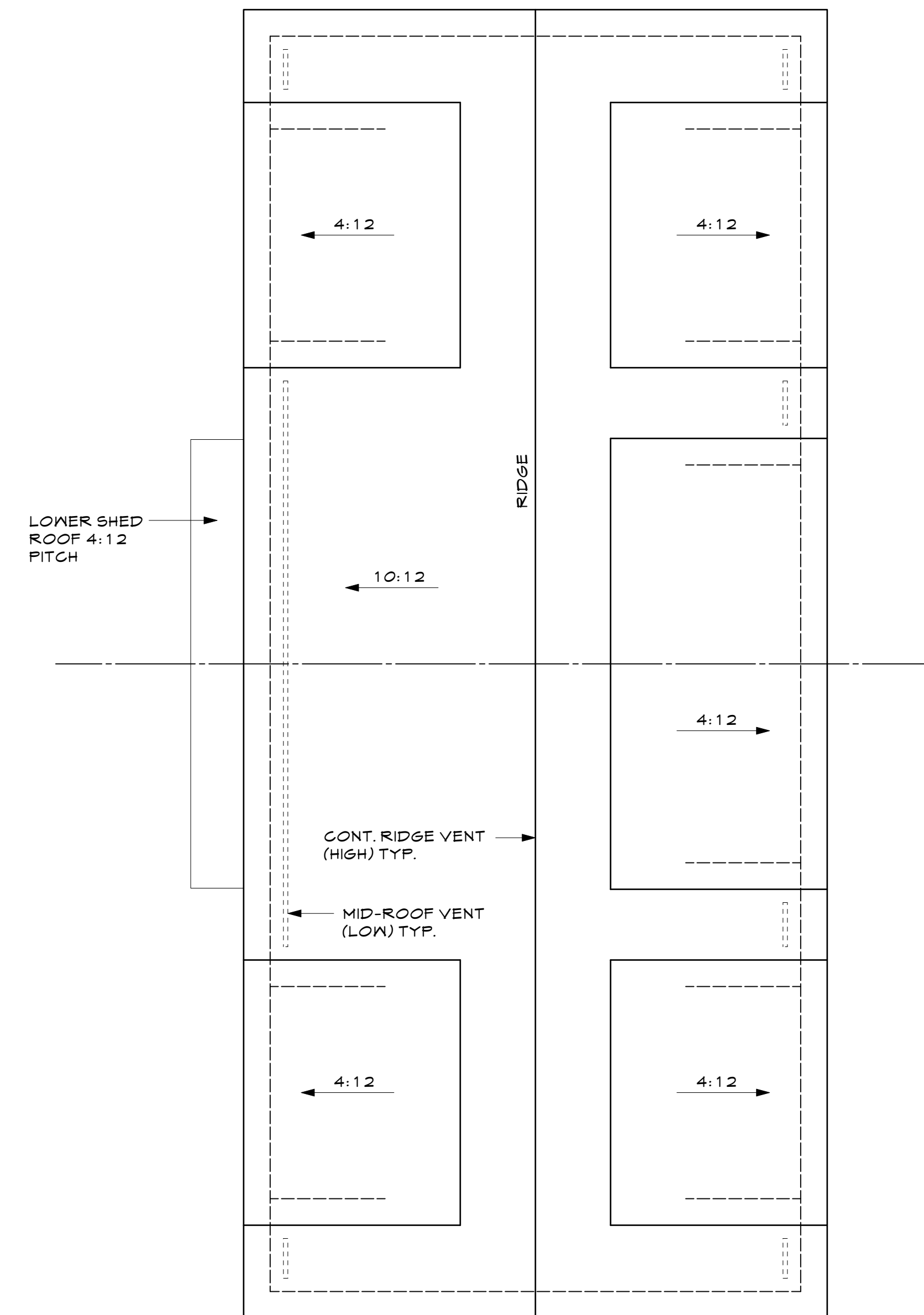
ROOF NOTES:

1. ROOF SYSTEM TO BE "CLASS A"
2. SHINGLES CLASS 4 IMPACT RATING 4 130 MPH WIND RESISTANCE WARRANTY
3. VENTS: EMBER RESISTANT
4. PROVIDE ICE & WATER GUARD UNDER SHIGLES AT 2:12 PITCH
5. LOW PITCH ROOFS (LESS THAN 2:12) TO BE FULLY ADHEARED EPDM OR TPO OVER DENS DECK
6. INSTALL ALL ROOF SYSTEMS PER MANUFACTURES RECOMMENDATIONS



HOUSE ROOF PLAN

1/4"=1'-0"



GARAGE ROOF PLAN

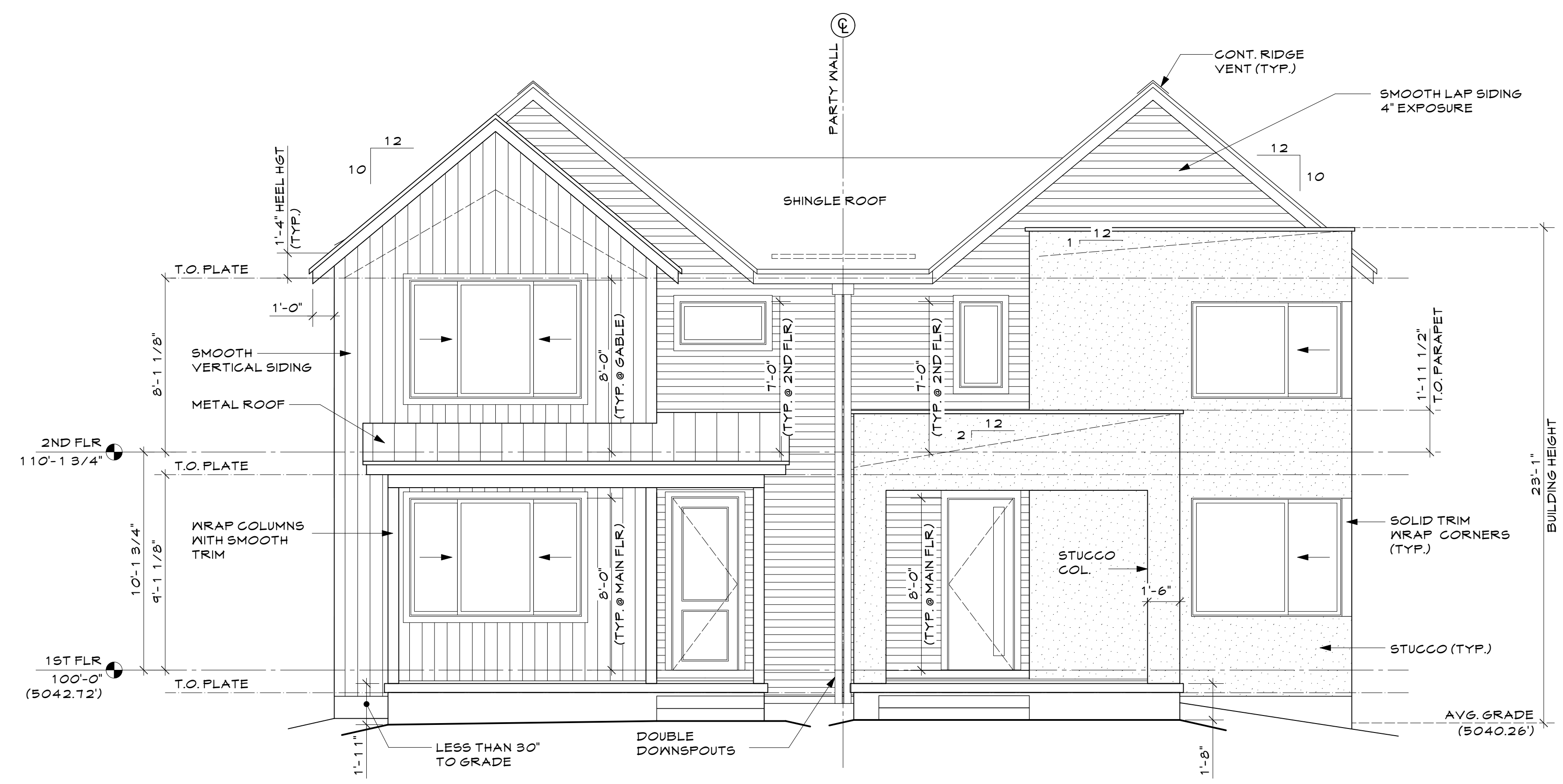
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**441 & 449 MULLIGAN ST.
 ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

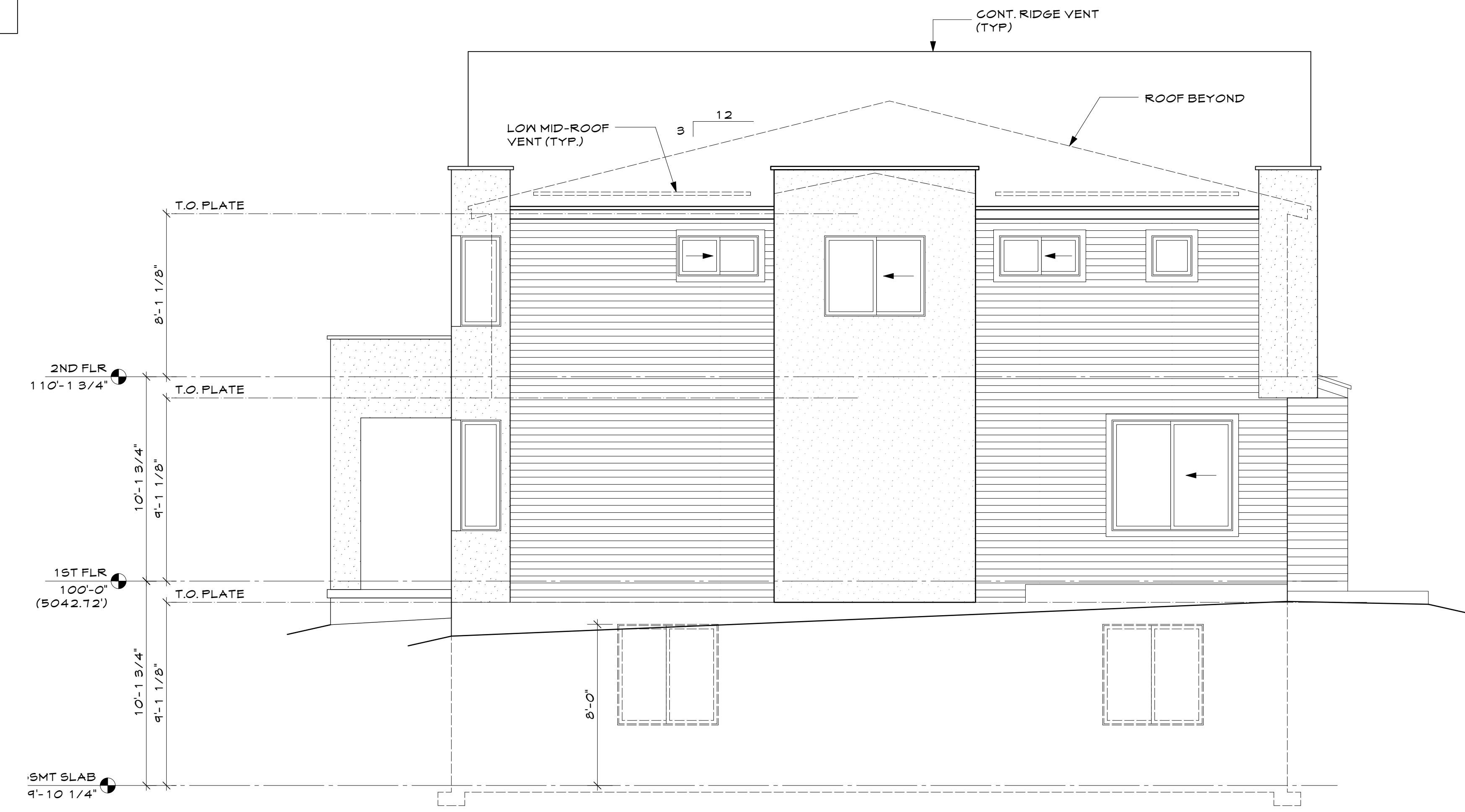
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WEST ELEVATION
1/4"=1'-0"

EXTERIOR MATERIALS

EAVES:	SMOOTH LP SMART SIDE (NON VENTED)
HORZ. SIDING:	SMOOTH LP SMART LAP SIDING 4" EXPOSURE
STUCCO:	HARD-COAT CONC. STUCCO
VERT. SIDING:	LP SMART TRIM 5.5" WIDE SPACED WITH 3/4" GAP OVER LP SMART SMOOTH PANEL
WINDOWS:	ANDERSEN 100 SERIES, BLACK/BLACK
ROOFING:	CLASS A FIRE RATING- SEE ROOF PLAN



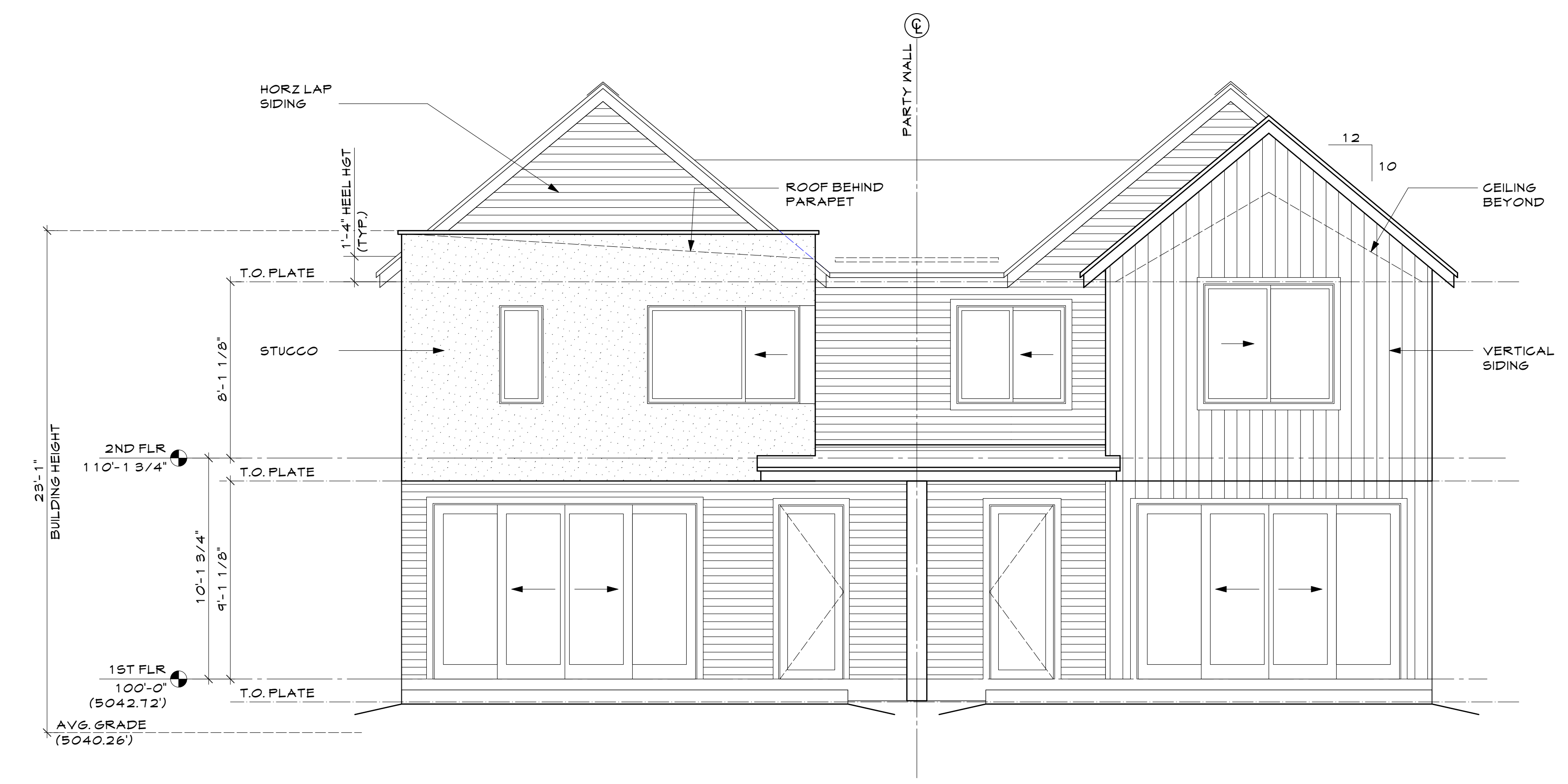
SOUTH ELEVATION
1/4"=1'-0"

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

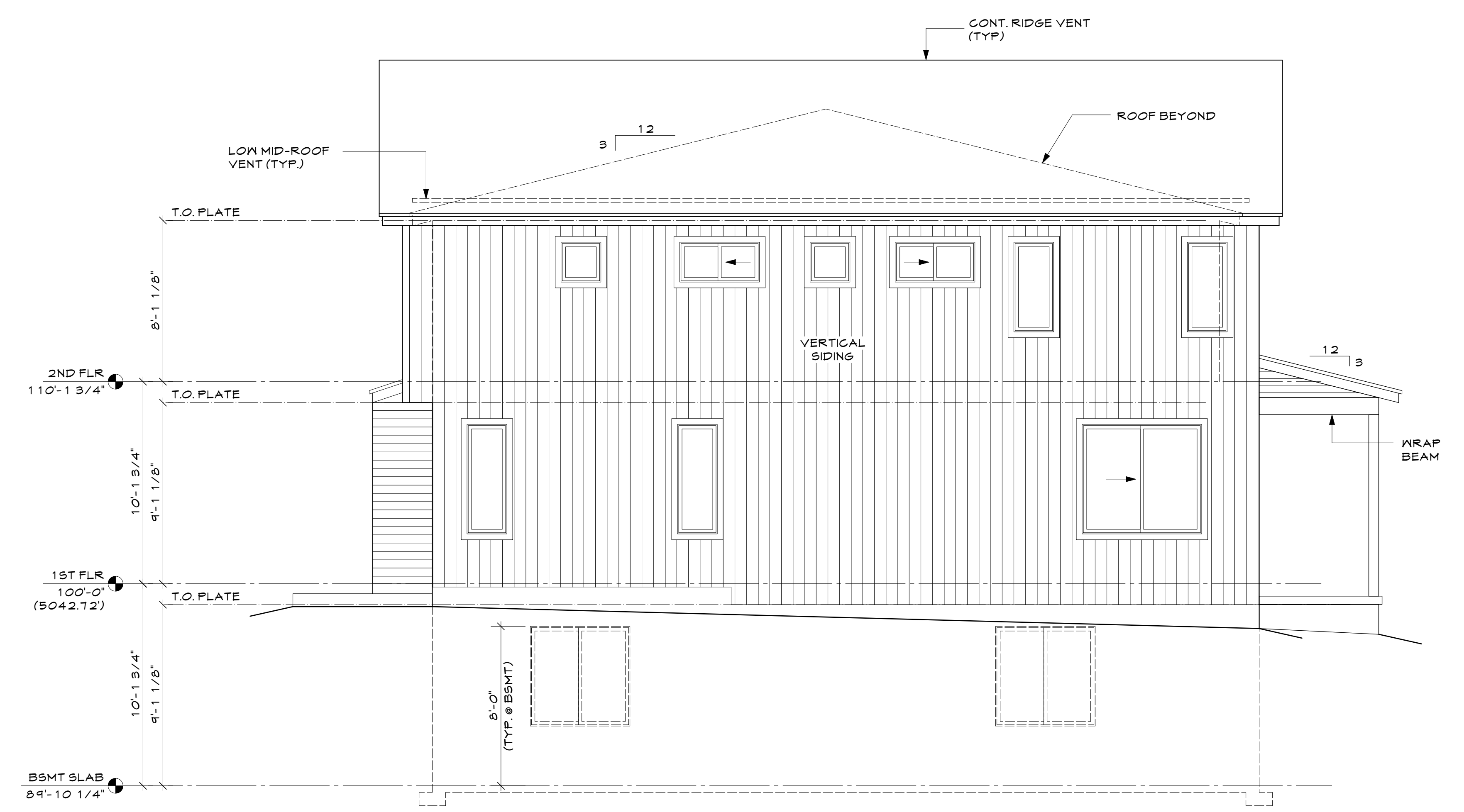
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EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

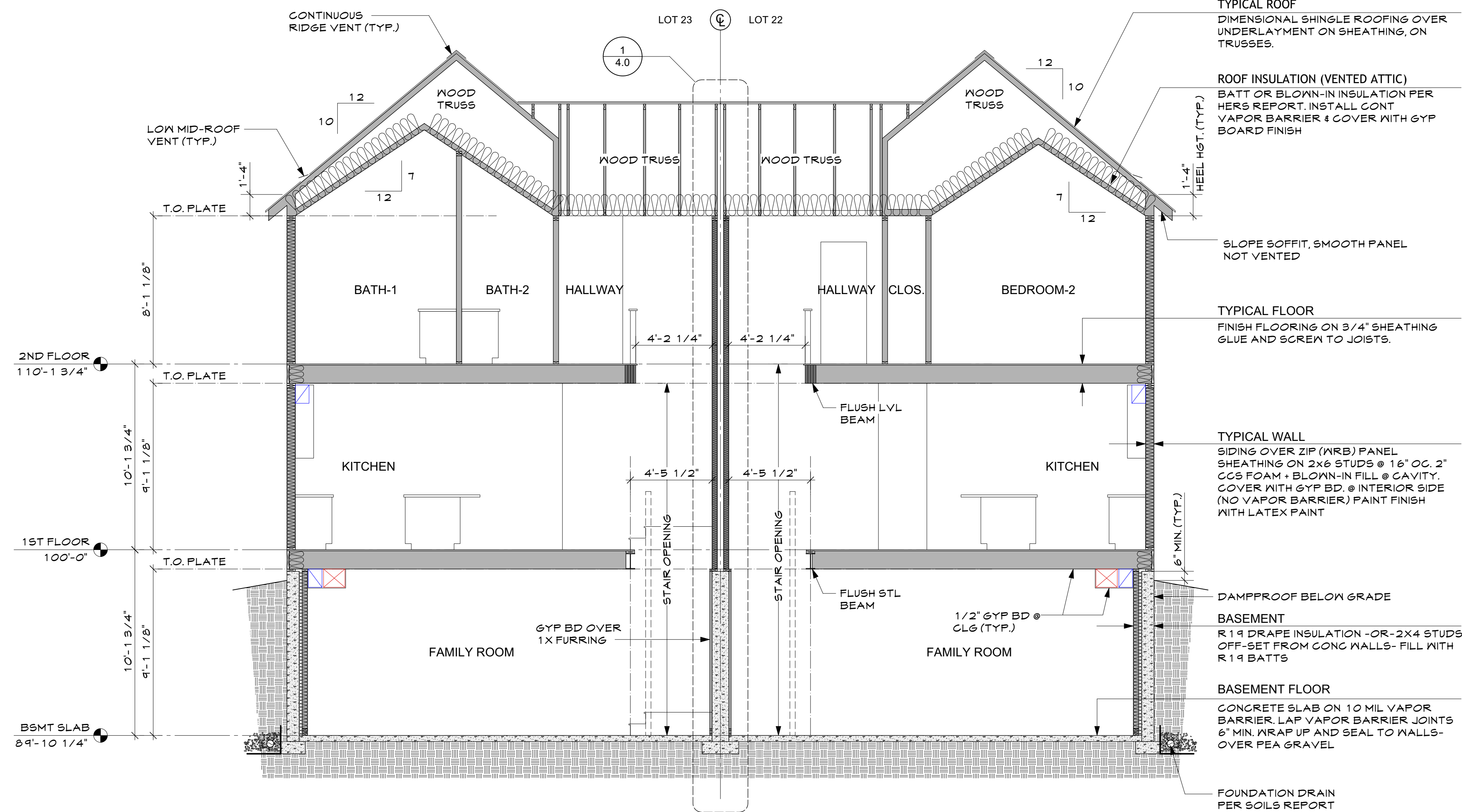
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AIR BARRIERS

Building air leakage testing required: See HERS report

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA	PROJECT NOTES
General Requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-Permeable insulation shall not be used as a sealing material.	Exterior housewrap and interior drywall used as air barrier. Tape all housewrap seams. Caulk drywall to top and bottom plate. Gap interior wall studs to allow drywall to be cont. on exterior wall.
Ceiling/Attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditional attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier	Weather strip and seal attic access hatch
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, R- value, of not less than R-3 per inch. exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.	Utilize advanced framing techniques (3-stud corners, insulated headers etc.) Walls to have blown-in insulation for tight fill.
Windows, Skylights, and Doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	---	Seal with low expanding spray foam.
Rim Joists	Rim joists shall include an exterior air barrier. The junctions of the rim board to the sill board and the subfloor shall be air sealed.	Rim joists shall be insulated so that the insulation maintains permanent contact with the exterior rim board.	Caulk or spray foam rim top and bottom edges. Install insulation tight to rim
Flooring (Including above garage and cantilevered floor)	The air barrier shall be installed at any exposed edge of insulation	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing or continuous insulation installed on the underside of floor framing and extending from the bottom to the top of all perimeter floor framing members.	Glue and seal subfloor to joists. Caulk or tape seal sub floor joints.
Basement Crawl Space and Slab Foundations	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder/barrier in accordance with Section R402.2.10 Penetrations through concrete foundation walls and slabs shall be air sealed. Class I vapor retarders shall not be used as an air barrier on below-grade walls and shall be installed in accordance with Section R702.7 of the International Residential Code.	Crawl space insulation, where provided instead of floor insulation, shall be installed in accordance with Section R402.2.10. The basement foundation wall insulation shall be installed in accordance with Section R402.2.8.1. Slab-on-grade floor insulation shall be installed in accordance with Section R402.2.10.	Cover earth with min 10 mil poly barrier. Overlap 6 inches and seal joint. wrap up walls 8 inches and seal to wall. Caulk seal floor slab to wall intersection
Shafts, Penetrations	Duct and Flue shafts to exterior or unconditioned space shall be sealed. Utility penetrations of the air barrier shall be caulked, gasketed or otherwise sealed and shall allow for expansion, contraction of materials and mechanical vibration.	Insulation shall be fitted tightly around utilities passing through shafts and penetrations in the building thermal envelope to maintain required R-value.	Caulk seal all penetrations through drywall including bath exhaust fans
Narrow Cavities	Narrow cavities of 1 inch or less that are not able to be insulated shall be air sealed.	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.	Caulk with backer rod or spray foam fill
Garage Separation	Air sealing shall be provided between the garage and conditioned spaces.	Insulated portions of the garage separation assembly shall be installed in accordance with Sections R303 and R402.2.7.	Tape and Seal all penetrations on both sides of wall
Recessed Lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed in accordance with Section R402.4.5	Recessed light fixtures installed in the building thermal envelope shall be airtight and IC rated, and shall be buried or surrounded with insulation.	Build rigid insulation box around recessed lights- seal joints. Recessed cans located adjacent to insulation shall be IC rated and sealed with gasket.
Plumbing, Wiring, or other obstructions	All holes created by wiring, plumbing, or other obstructions in the air barrier assembly shall be air sealed.	Insulation shall be installed to fill the available space and surround wiring, plumbing, or other obstructions, unless the required R-Value can be met by installing insulation and air barrier systems completely to the exterior side of the obstructions.	Fill penetrations with spray foam or gasket type sealers. Minimize number of wires at each penetration.
Shower/Tub on Exterior Wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the shower and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.	Provide continuous hardi panel behind tub and caulk seal joints and perimeter
Electrical Box on Exterior Wall	The air barrier shall be installed behind electrical boxes or air-sealed boxes shall be installed	---	Spray foam around back of elect box, caulk to drywall
HVAC Register Boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall	---	caulk seal to drywall
Concealed Sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceiling	---	N/A (none)



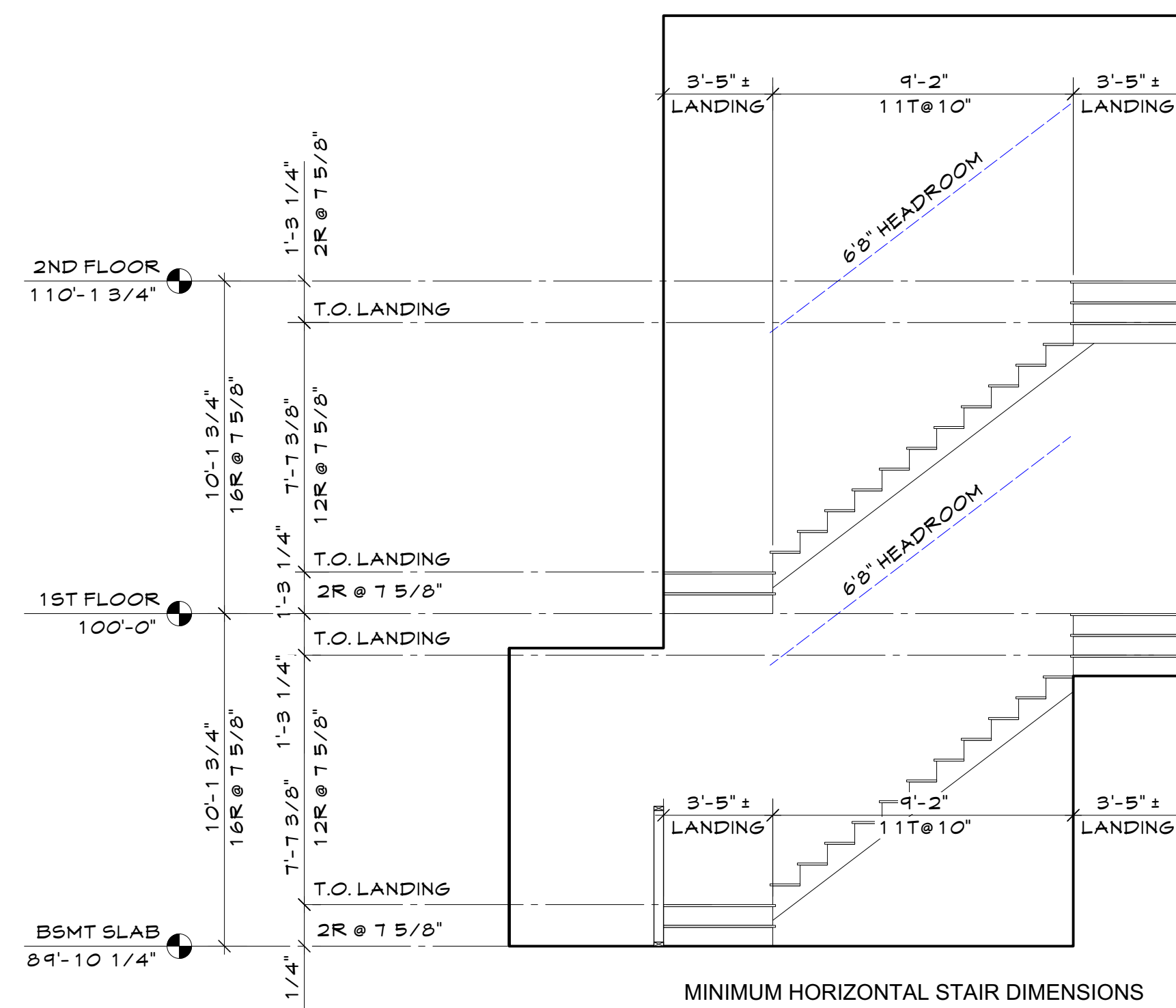
1 CROSS SECTION
A3.0 1/4"=1'-0"

STAIR & GUARDRAIL NOTES

VERIFY ALL FLOOR TO FLOOR HEIGHTS AND HEADROOM CLEARANCES.

STAIR REQUIREMENTS
 - TREADS AND RISERS - AS SPECIFIED ON DRAWINGS (MAXIMUM RISER 7 3/4", MINIMUM TREAD 10" UNLESS NOTED OTHERWISE). MAXIMUM DEVIATION 3/8".
 - MINIMUM HEADROOM 6'-8" ABOVE NOSING.
 - PROVIDE CONTINUOUS HANDRAIL FROM TOP TO BOTTOM RISER ONE SIDE OF STAIRWAY.
 - HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING.

GUARDRAILS
 - GUARDRAILS TO BE INSTALLED 36" ABOVE FINISHED FLOOR
 - OPENINGS TO BE LESS THAN 4"



MINIMUM HORIZONTAL STAIR DIMENSIONS

LOT 23- 449 MULLIGAN STREET SIMILAR

2 STAIR ELEVATION
A3.0 1/4"=1'-0"



1132 JEFFERSON AVE.
LOUISVILLE, CO 80027
303.665.6668

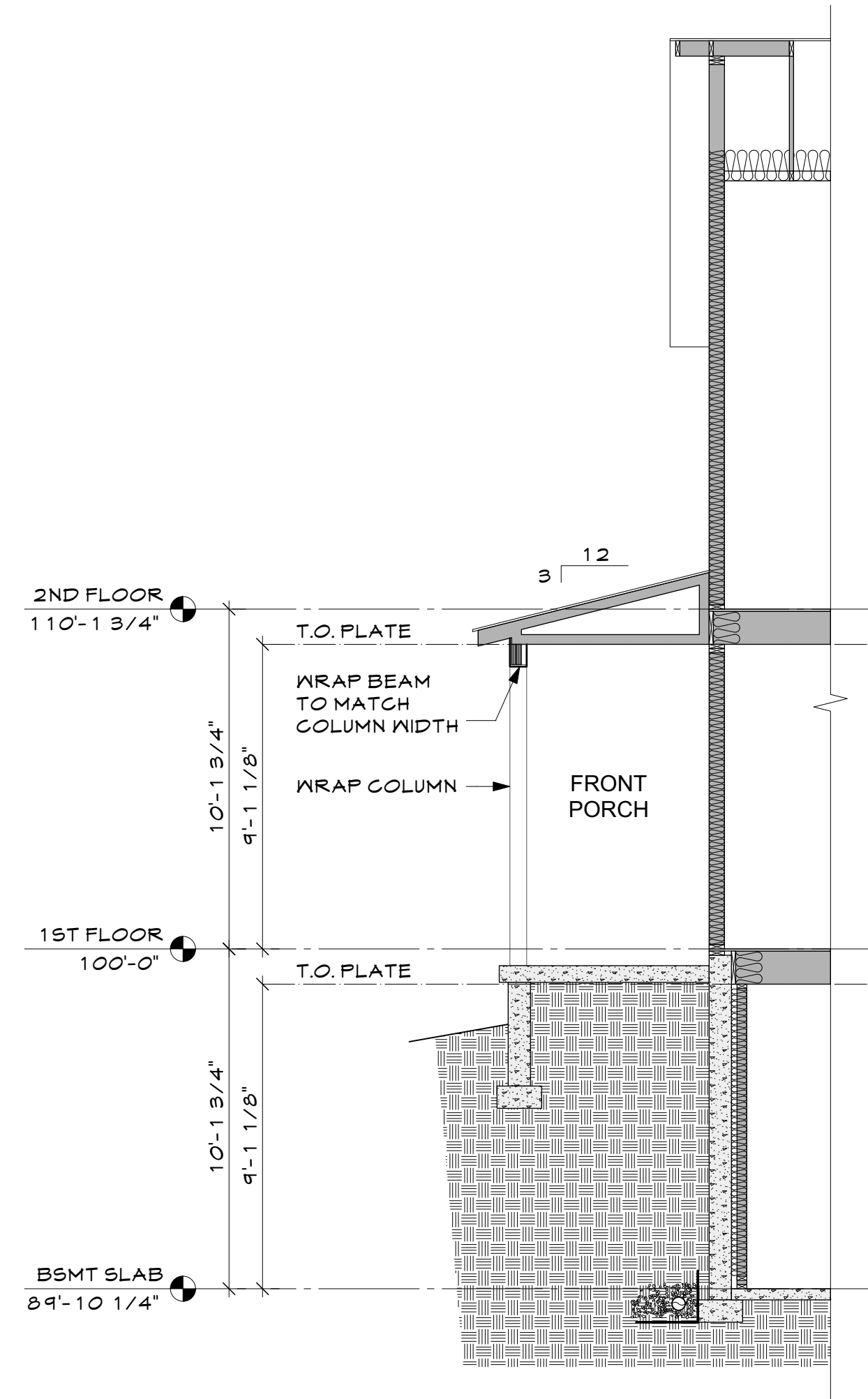
441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

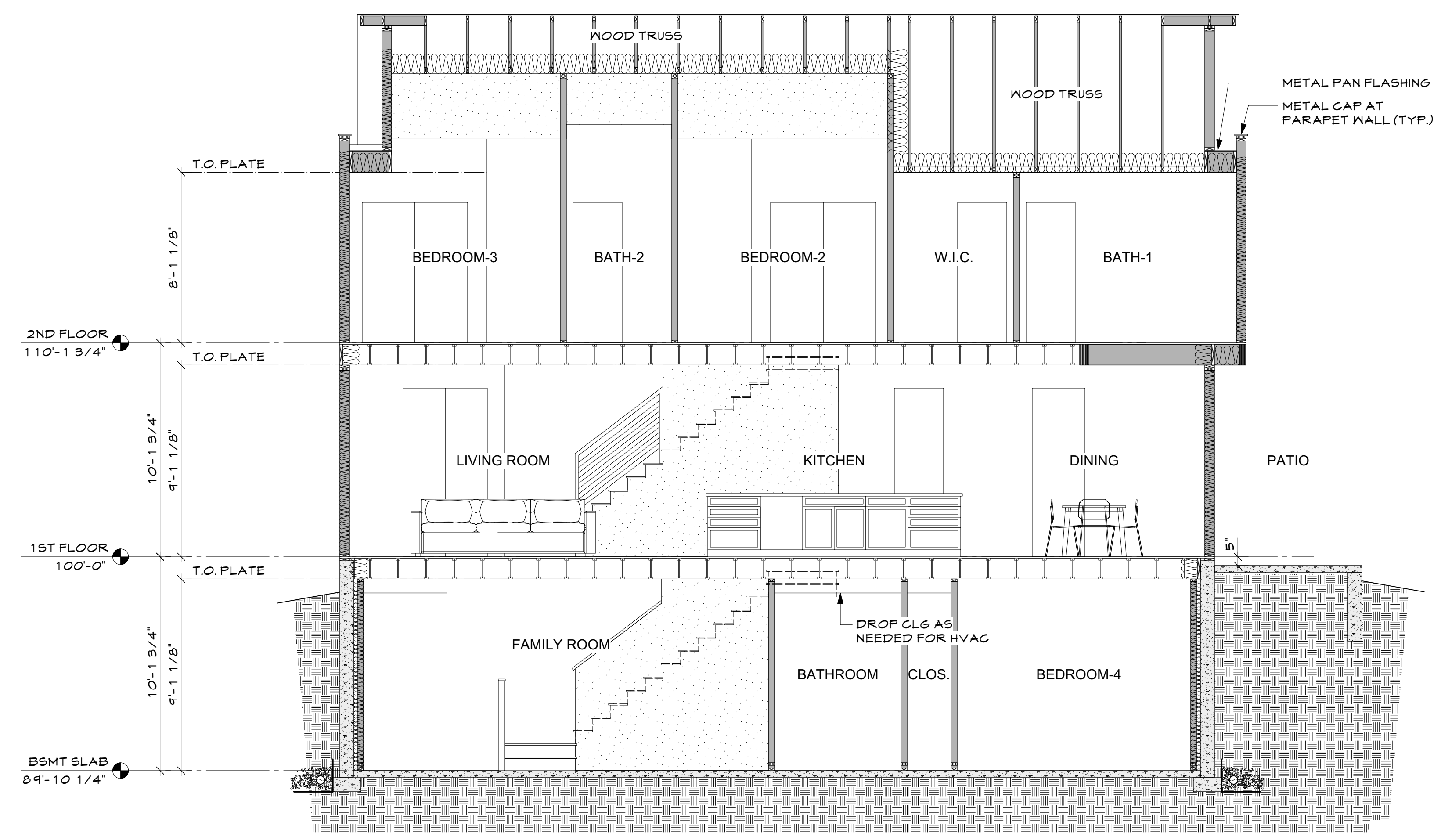
Issue:

Date	Comments	Init.
11/7/24	Permit	PS

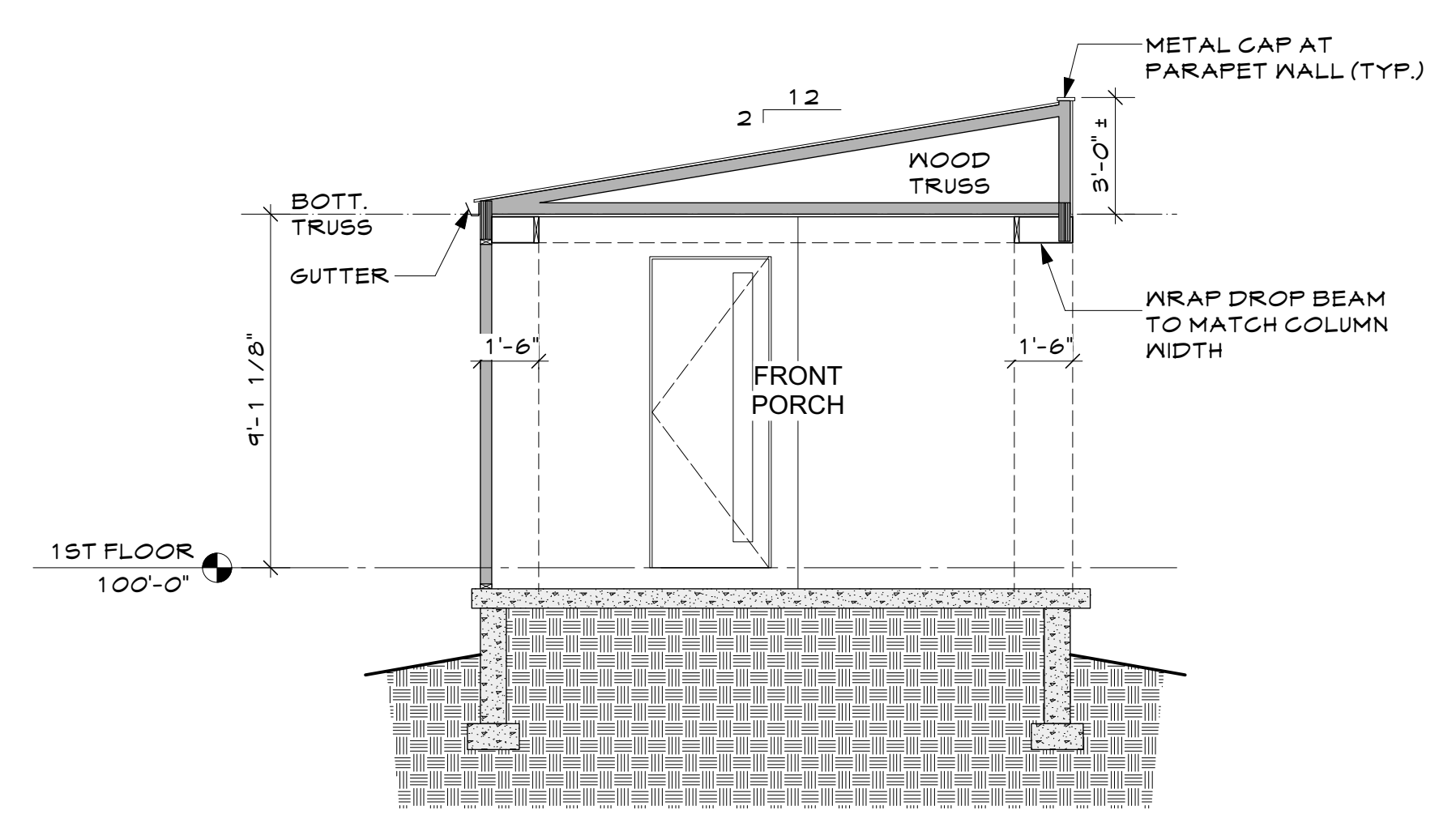
Sheet Title
Section
Sheet No.
A3.0



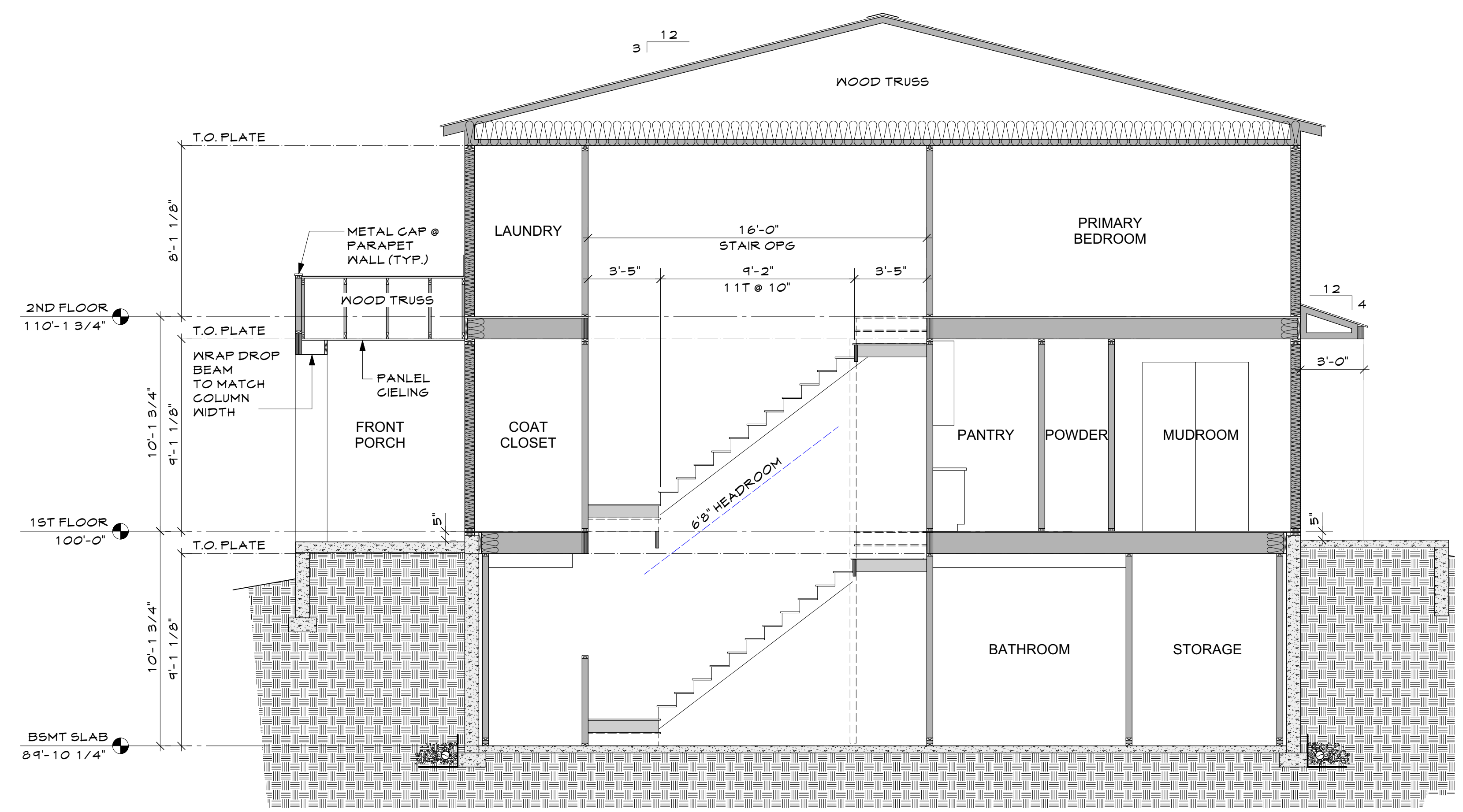
4
A3.1 FRONT PORCH SECTION
1/4"=1'-0"



1
A3.1 LONGITUDINAL SECTION
1/4"=1'-0"



3
A3.1 FRONT PORCH SECTION
1/4"=1'-0"



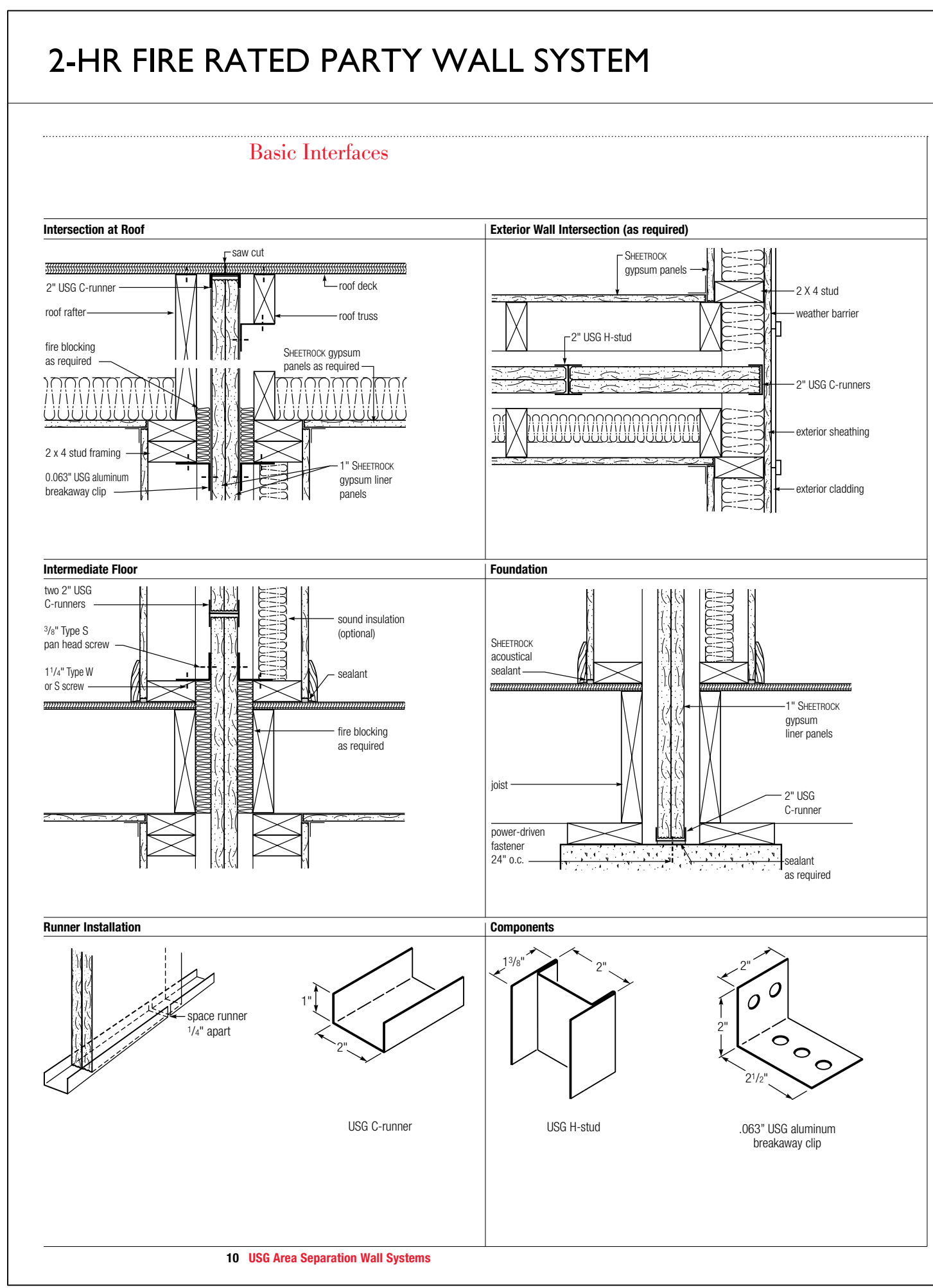
2
A3.1 LONGITUDINAL SECTION
1/4"=1'-0"

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**
SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
LOT 22 & 23, ERIE JUNCTION

Issue:

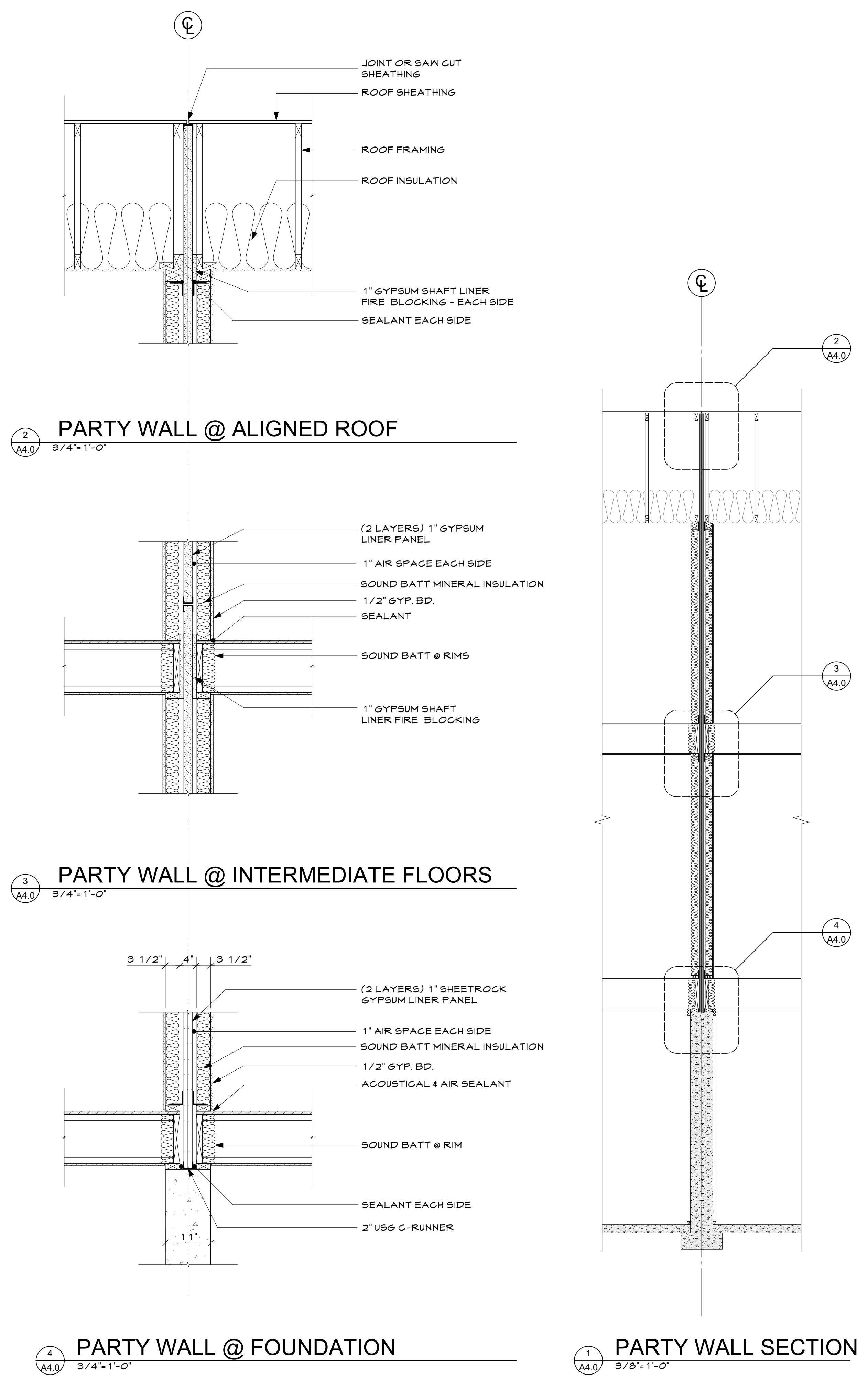
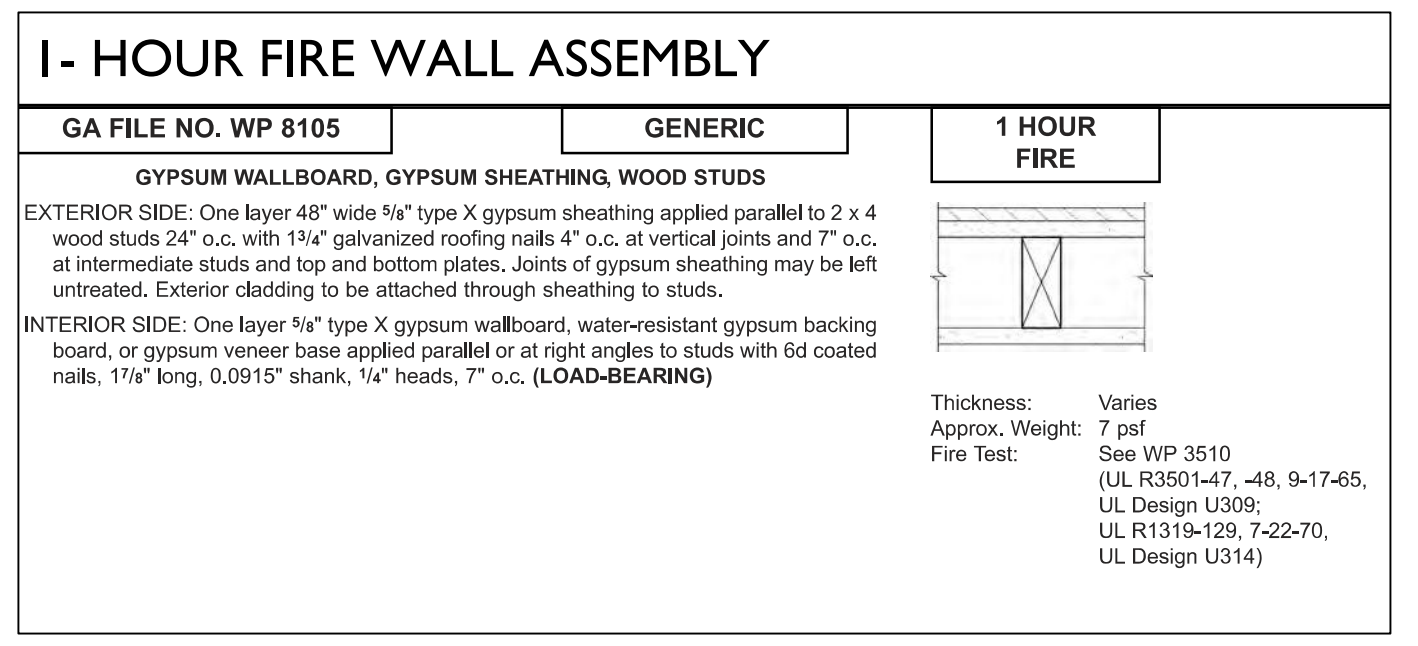
Date	Comments	Init.
11/7/24	Permit	PS

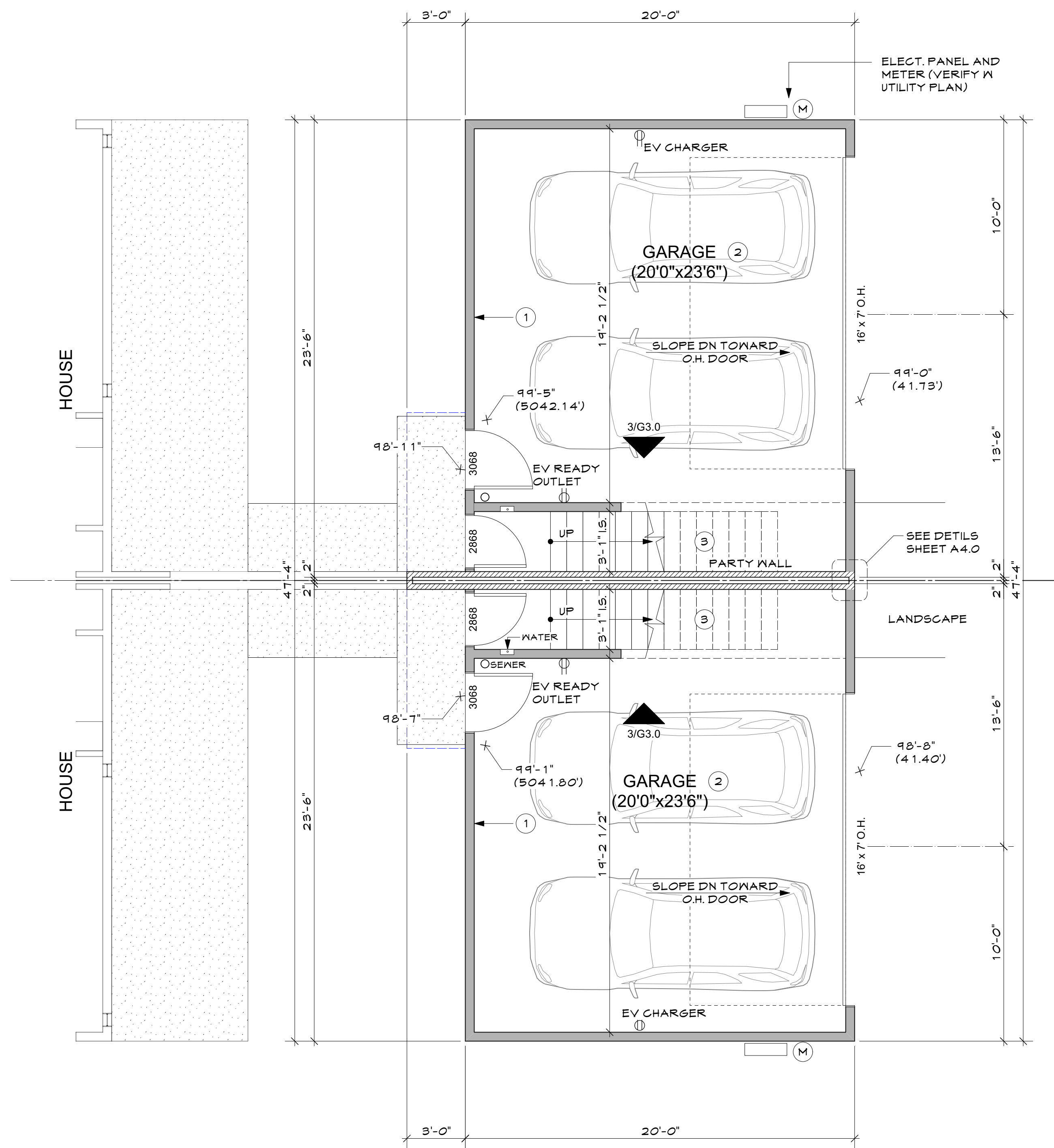
Issue:	Date	Comments	Init.
	11/7/24	Permit	PS



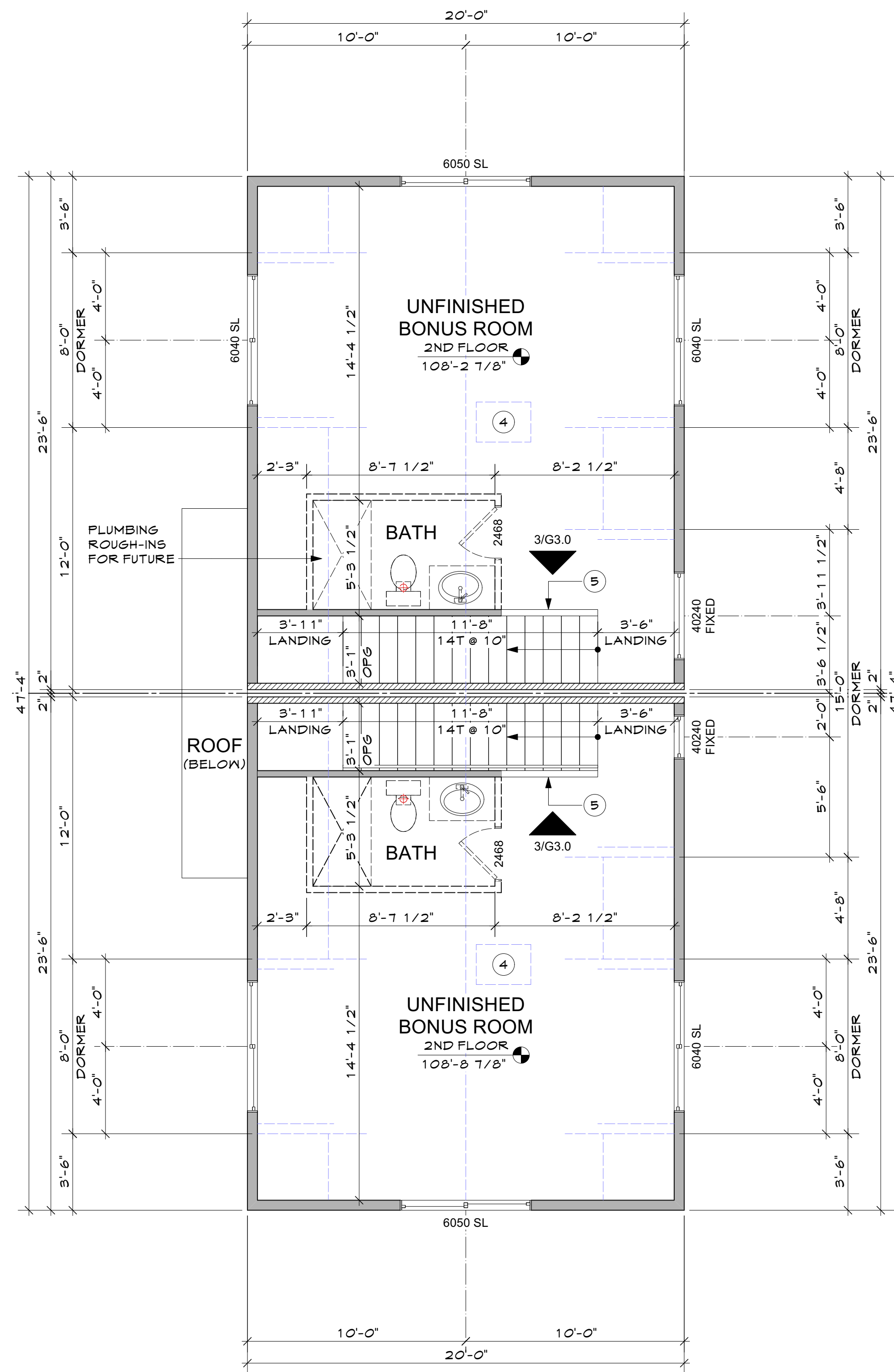
All details, specifications and data contained in this literature are intended as a general guide. These products must not be used in a design or construction of any given structure without complete and detailed evaluation by a qualified structural engineer or architect to verify suitability of a particular product for use in the structure.

2-Hour Fire-rated Construction	Non-load-bearing	Acoustical Performance	Reference			
Construction Detail	Description	Test Number	STC	ARL	Index	
	<ul style="list-style-type: none"> 1" Sheetrock gypsum liner panels 2" USG H-studs 24" o.c. minimum 3/4" air space both sides separating liner panels from adjacent construction 	UL Des US36		54925	1	
	<ul style="list-style-type: none"> Separation wall (non-load-bearing) 1" Sheetrock gypsum liner panels 2" USG H-studs 24" o.c. Protected wall (bearing or non-load-bearing) of wood or steel studs each side min 3/4" from liner panels 1/2" Sheetrock gypsum panels 	UL Des US36	48	RAL-TL-88-353	54925	2
			54	RAL-TL-88-348		
			57	RAL-TL-88-361		
			58	RAL-TL-88-347		
			60	RAL-TL-88-350		





GARAGE PLAN
1/4"=1'-0"



BONUS ROOM PLAN
1/4"=1'-0"

LEGEND:

- CONCRETE FOUNDATION WALL
- FUTURE WALL
- NEW 2X STUD WALL
- INDICATES COMBINATION SMOKE AND CARBON MONOXIDE ALARM
- INDICATES SMOKE ALARM
- INDICATES TEMPERED GLAZING WINDOWS (ALL GLAZING IN ALL DOORS TO BE TEMPERED)
- EXHAUST FAN
- WINDOWS & DOORS ARE NOTED IN FEET-INCHES (3068 INDICATES 3'-0" x 6'-8")

COORDINATION NOTES

- WINDOWS AND DOORS REFER TO WINDOW AND DOOR SCHEDULE FOR ROUGH OPENING SIZES
- CABINETS AND COUNTER TOPS SEE CABINET AND COUNTERTOP SHOP DRAWINGS. COORDINATE WITH APPLIANCES
- ROOM FINISHES SEE ROOM FINISH SCHEDULE BY OTHERS
- PLUMBING FIXTURES SEE FIXTURE SCHEDULE BY OTHERS
- ELECTRICAL LIGHTING SEE FIXTURE SCHEDULE AND SWITCH LOCATIONS BY OTHERS

KEY NOTES

- 1 1/2" GYP BOARD AT GARAGE WALLS (ONLY WHEN UPPER FLOOR IS FINISHED-FUTURE)
- 2 5/8" TYP GYP ON GARAGE CEILING (ONLY WHEN UPPER FLOOR IS FINISHED-FUTURE)
- 3 FURR DOWN UNDER STAIRS FOR R-30 INSULATION. PROVIDE 5/8" TYP "X" GYP BD UNDER STAIRS
- 4 ATTIC ACCESS 30"X22" MIN. GUARDRAIL MINIMUM 36" ABOVE FINISHED FLOOR

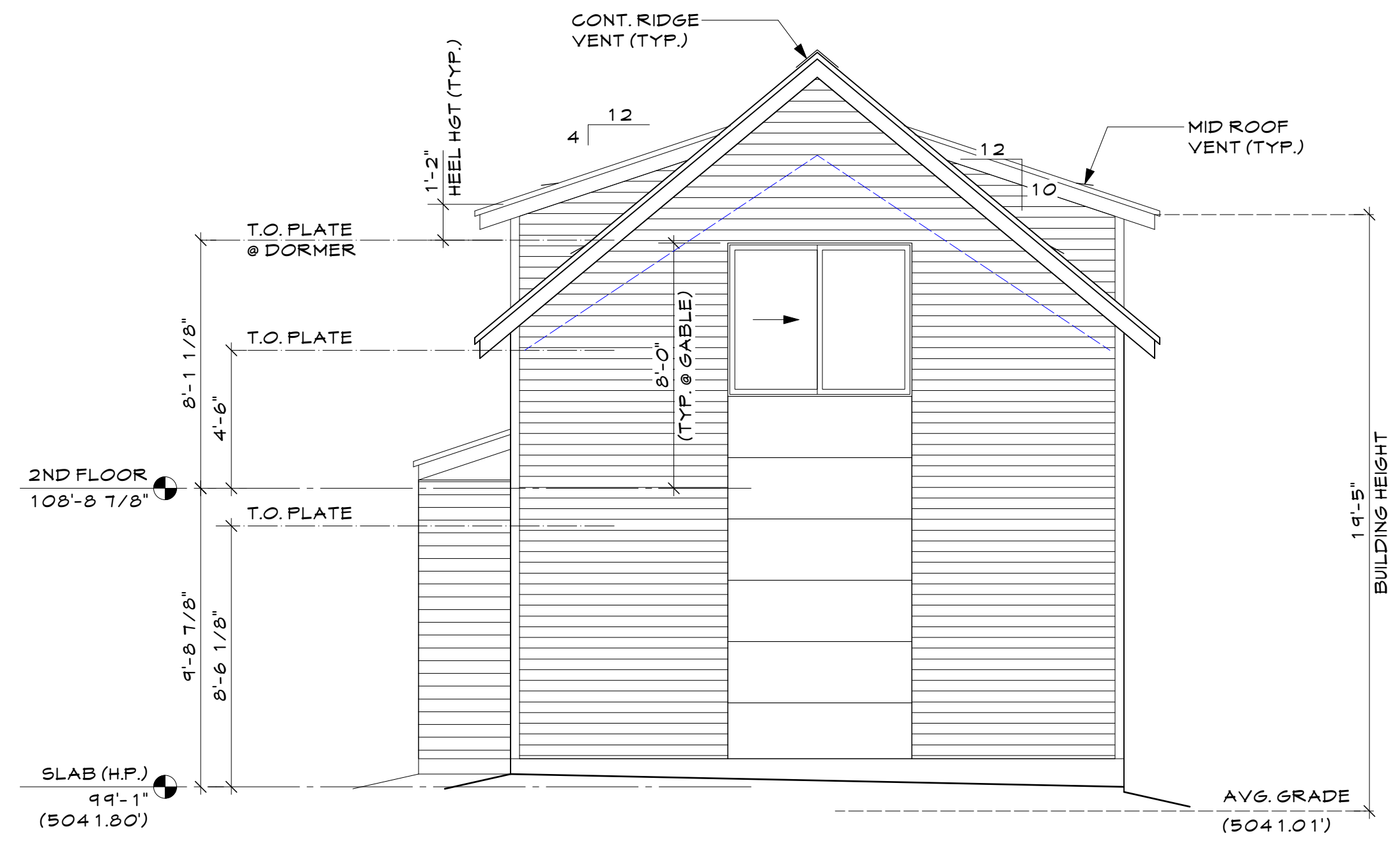
**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M. TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

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WEST ELEVATION
1/4"=1'-0"



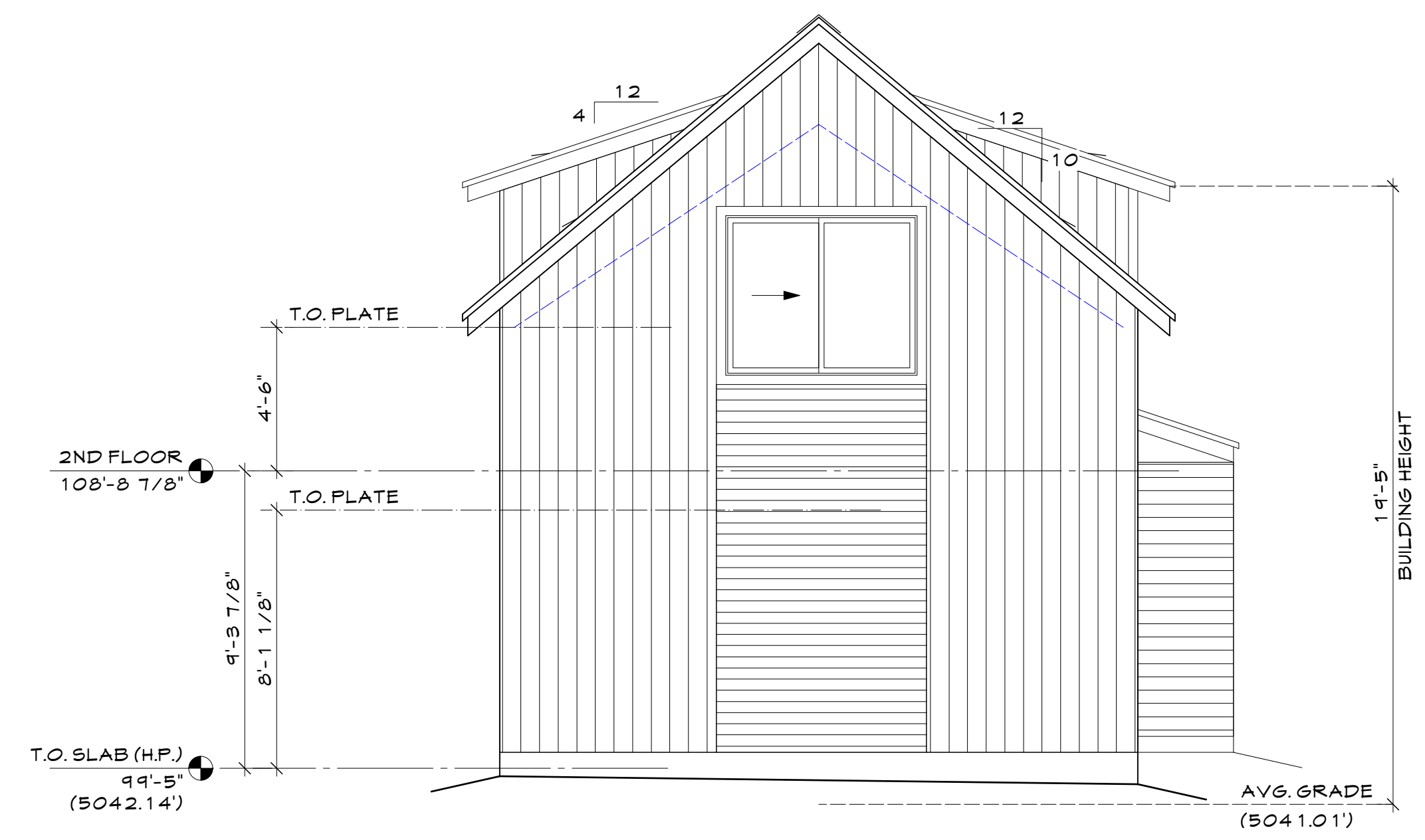
SOUTH ELEVATION
1/4"=1'-0"

EXTERIAL MATERIALS

EAVES:	SMOOTH LP SMART SIDE
SIDING:	SMOOTH LP SMART SIDE
WINDOWS:	ANDERSEN 100 SERIES, BLACK/BLACK
ROOFING:	CLASS A FIRE RATING- SEE ROOF PLAN



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

441 & 449 MULLIGAN ST.
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LOT 22 & 23, ERIE JUNCTION

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STAIR & GUARDRAIL NOTES

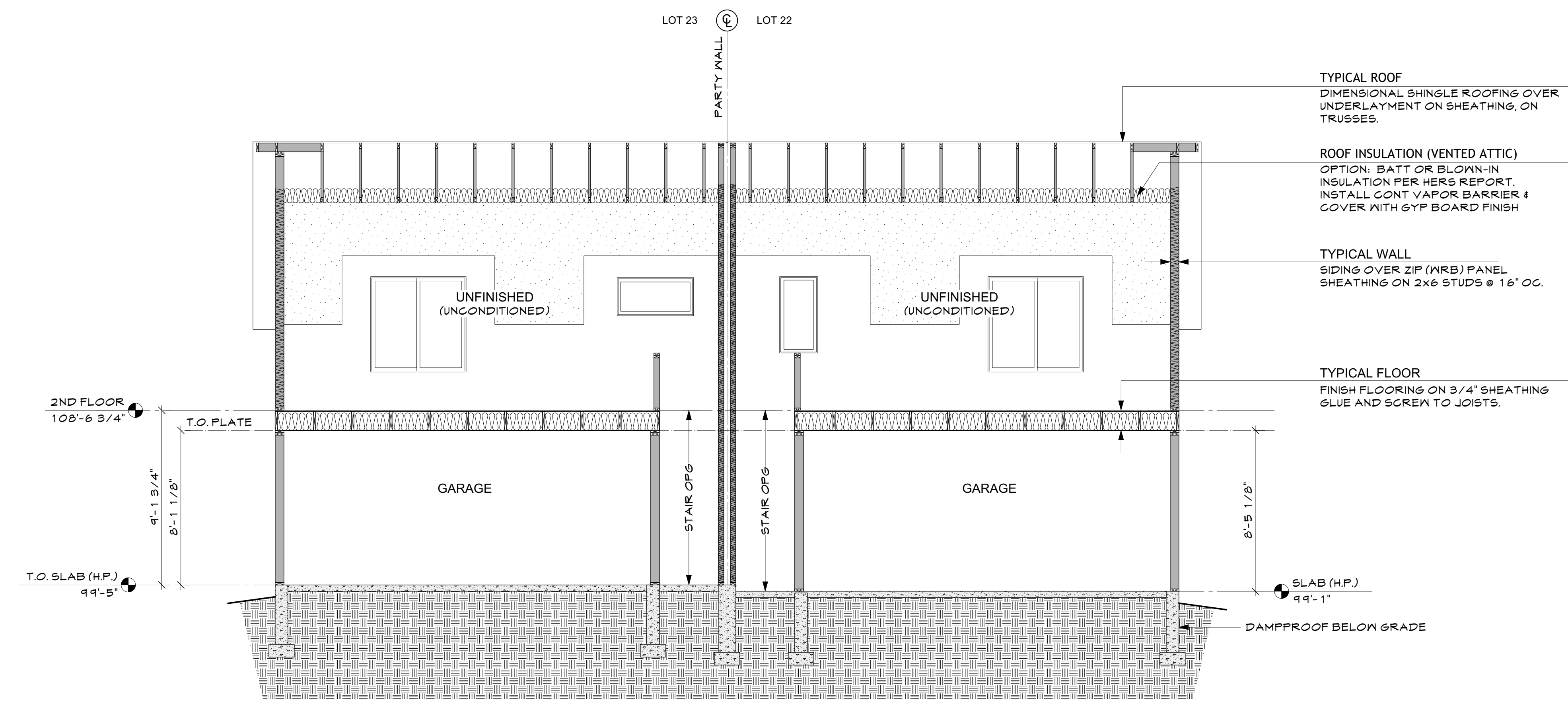
VERIFY ALL FLOOR TO FLOOR HEIGHTS AND HEADROOM CLEARANCES.

STAIR REQUIREMENTS

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- PROVIDE CONTINUOUS HANDRAIL FROM TOP TO BOTTOM RISER ONE SIDE OF STAIRWAY.
- HANDRAILS TO BE 34" TO 38" ABOVE STAIR NOSING.

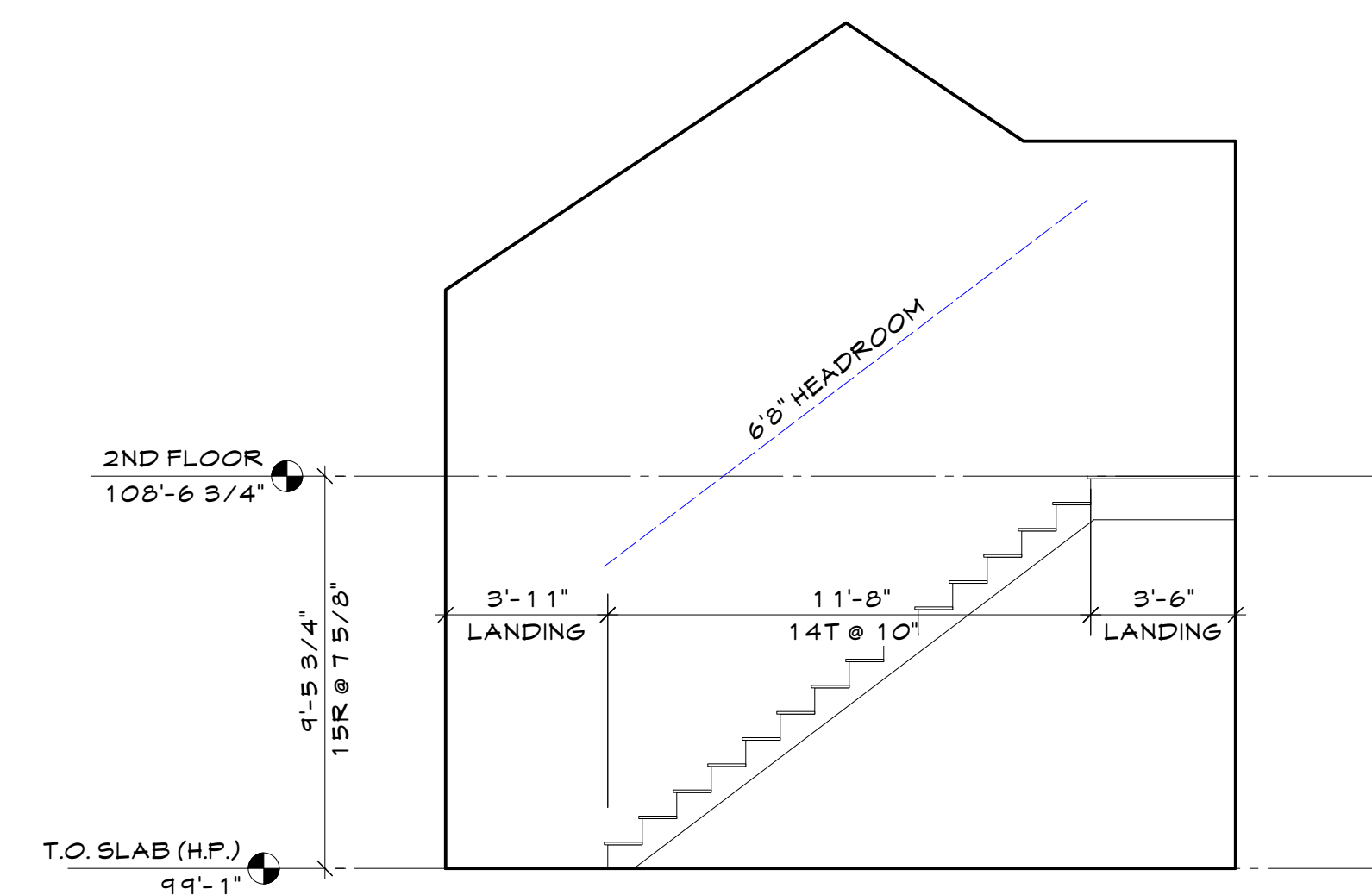
GUARD RAILS

- GUARDRAILS TO BE INSTALLED 36" ABOVE FINISHED FLOOR
- OPENINGS TO BE LESS THAN 4"

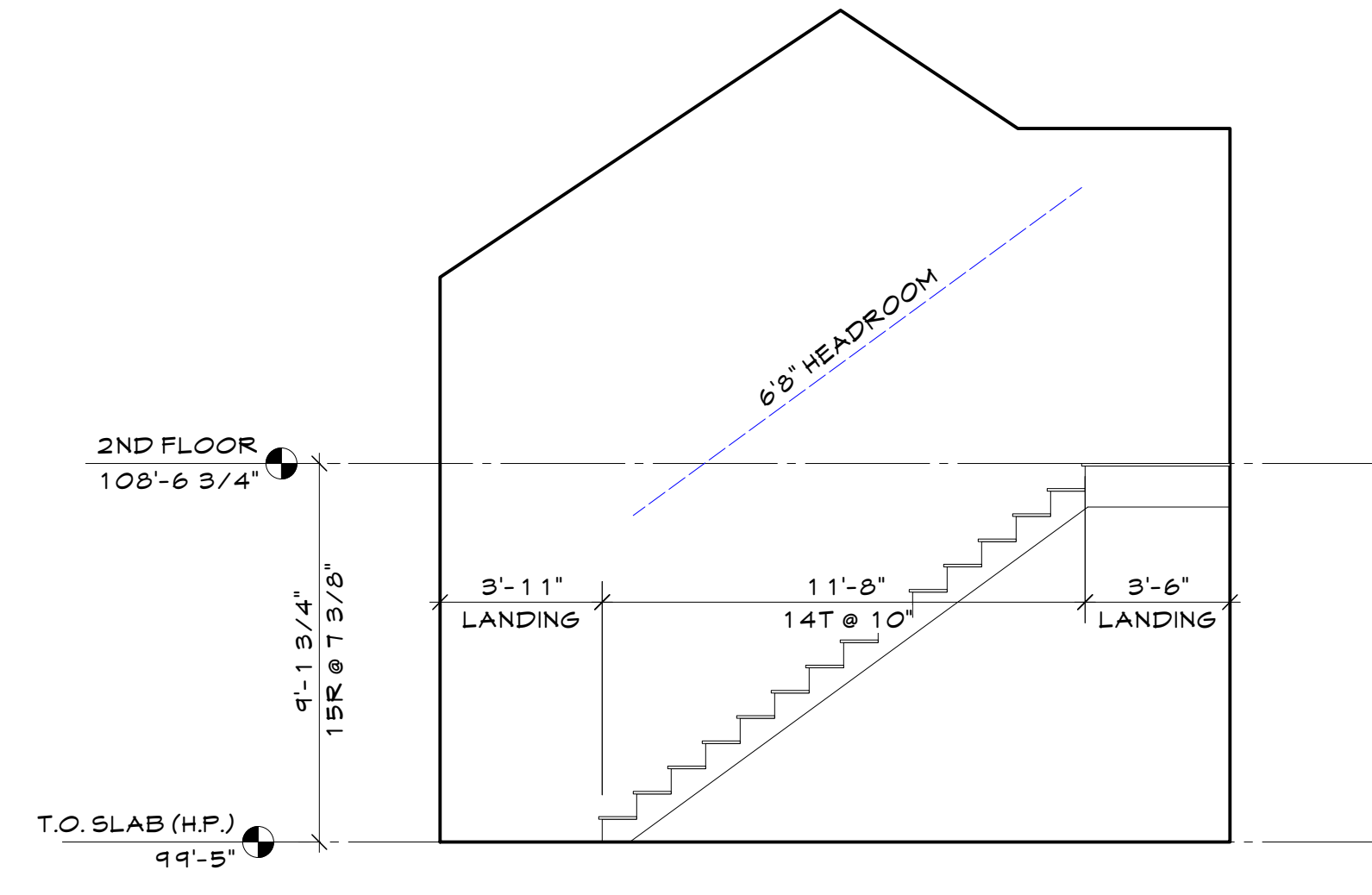


1 GARAGE LONGITUDINAL SECTION
G3.0 1/4"=1'-0"

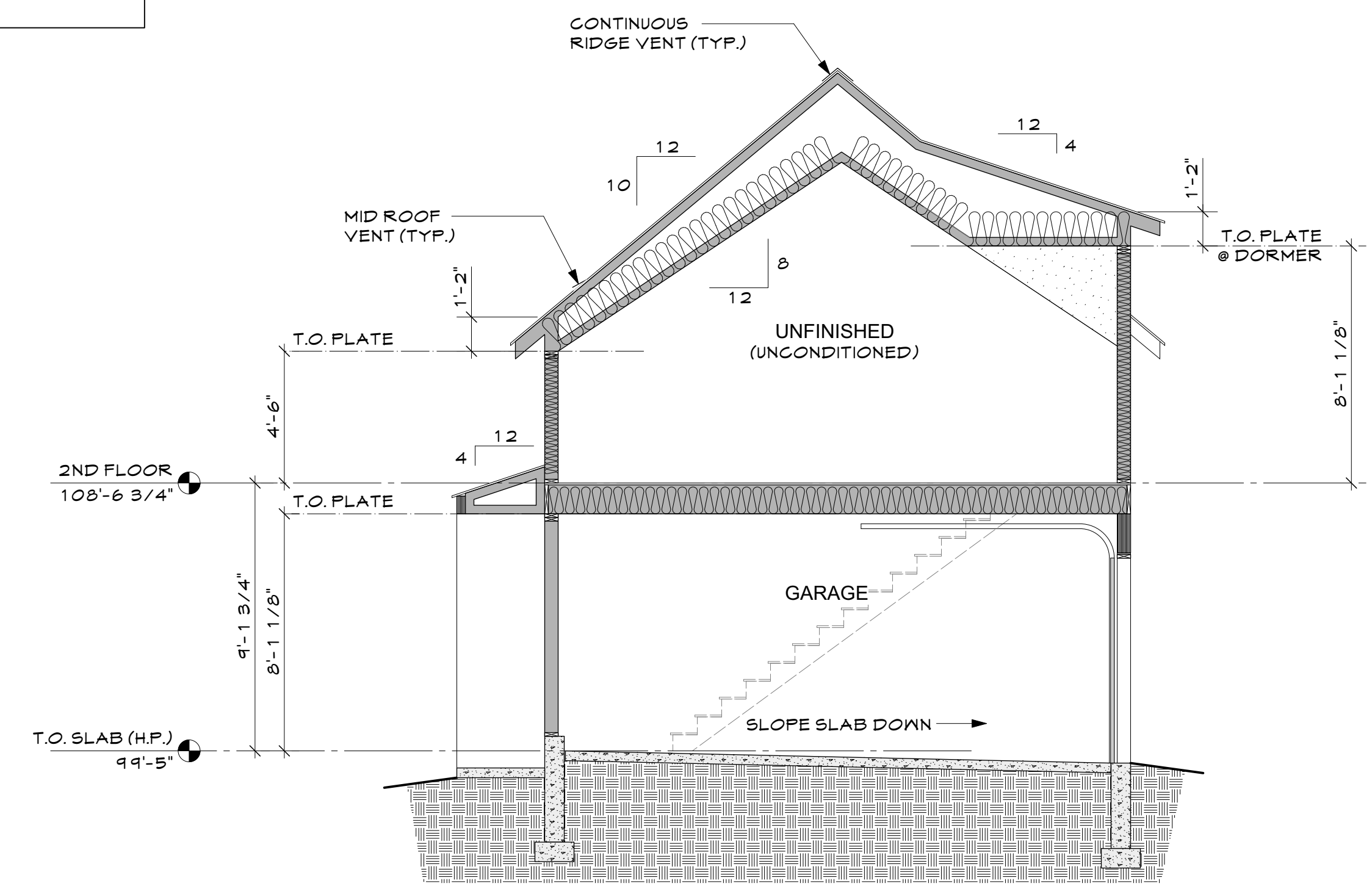
NOTE:
2ND LEVEL IS UNFINISHED AND UNCONDITIONED INSULATION AND FINISHES SHOWN FOR FUTURE FINISHED CONDITIONED SPACE. (NIC) REQUIRES SEPERATE PERMIT



3 LOT 22 GARAGE STAIR SECTION
G3.0 1/4"=1'-0"

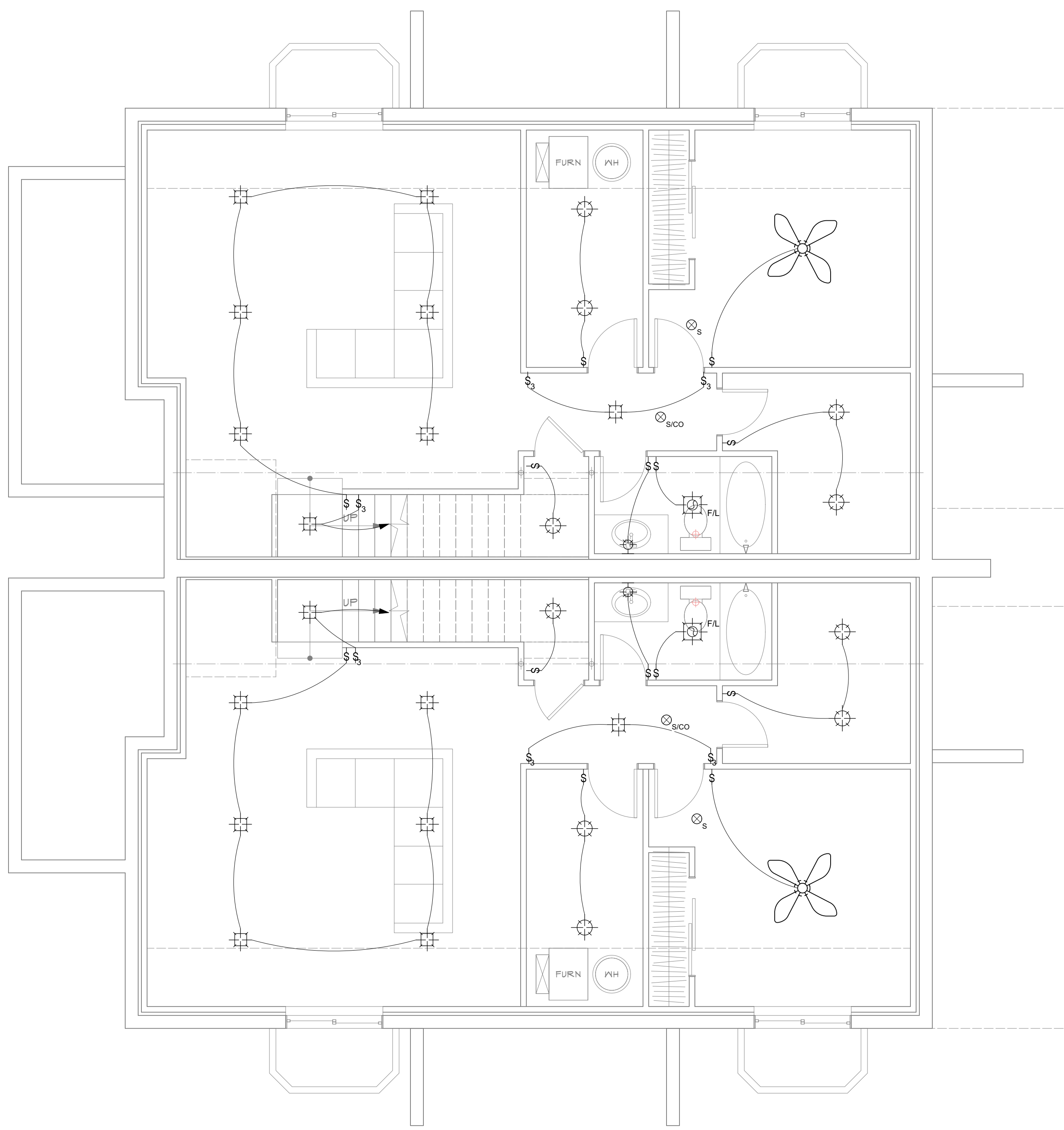


3 LOT 23 GARAGE STAIR SECTION
G3.0 1/4"=1'-0"



2 GARAGE CROSS SECTION
G3.0 1/4"=1'-0"

Issue:	Date	Comments	Init.
	11/7/24	Permit	PS



LEGEND

	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
	EXHAUST FAN/LIGHT
	EXHAUST FAN
	CEILING FAN/LIGHT
	SWITCH (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- THREE WAY (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- FOUR WAY (MOUNT @ 48" CENTER A.F.F.)
	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SOFFIT LIGHT
	CAT V/CABLE
	UNDER CABINET LIGHTING
	TREAD LIGHTING

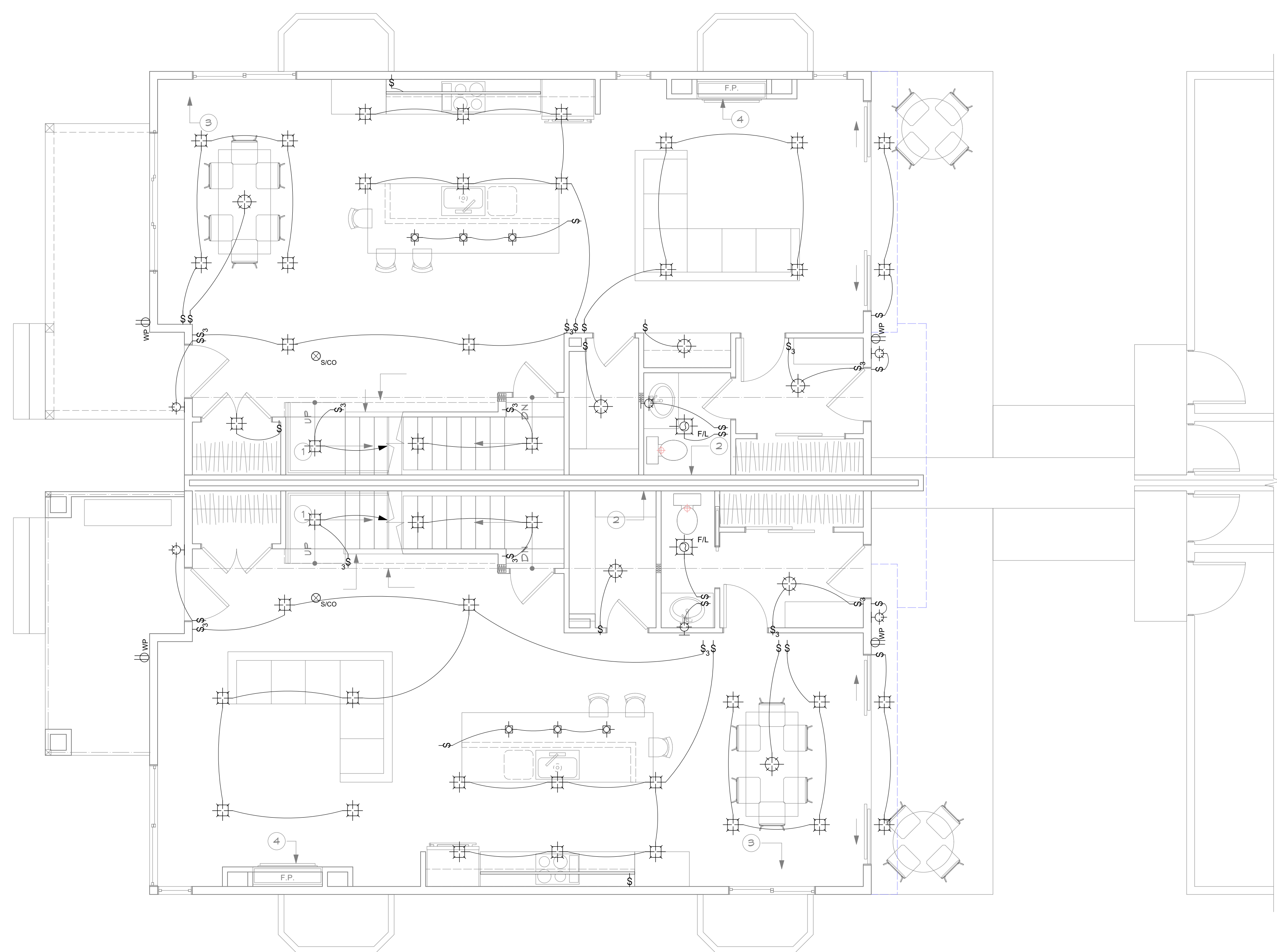
BASEMENT LIGHTING PLAN
1/4"=1'-0"

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

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LOT 22 & 23, ERIE JUNCTION

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LEGEND

	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
	EXHAUST FAN/LIGHT
	EXHAUST FAN
	CEILING FAN/LIGHT
	SWITCH (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- THREE WAY (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- FOUR WAY (MOUNT @ 48" CENTER A.F.F.)
	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SOFFIT LIGHT
	CAT V/CABLE
	UNDER CABINET LIGHTING
	TREAD LIGHTING

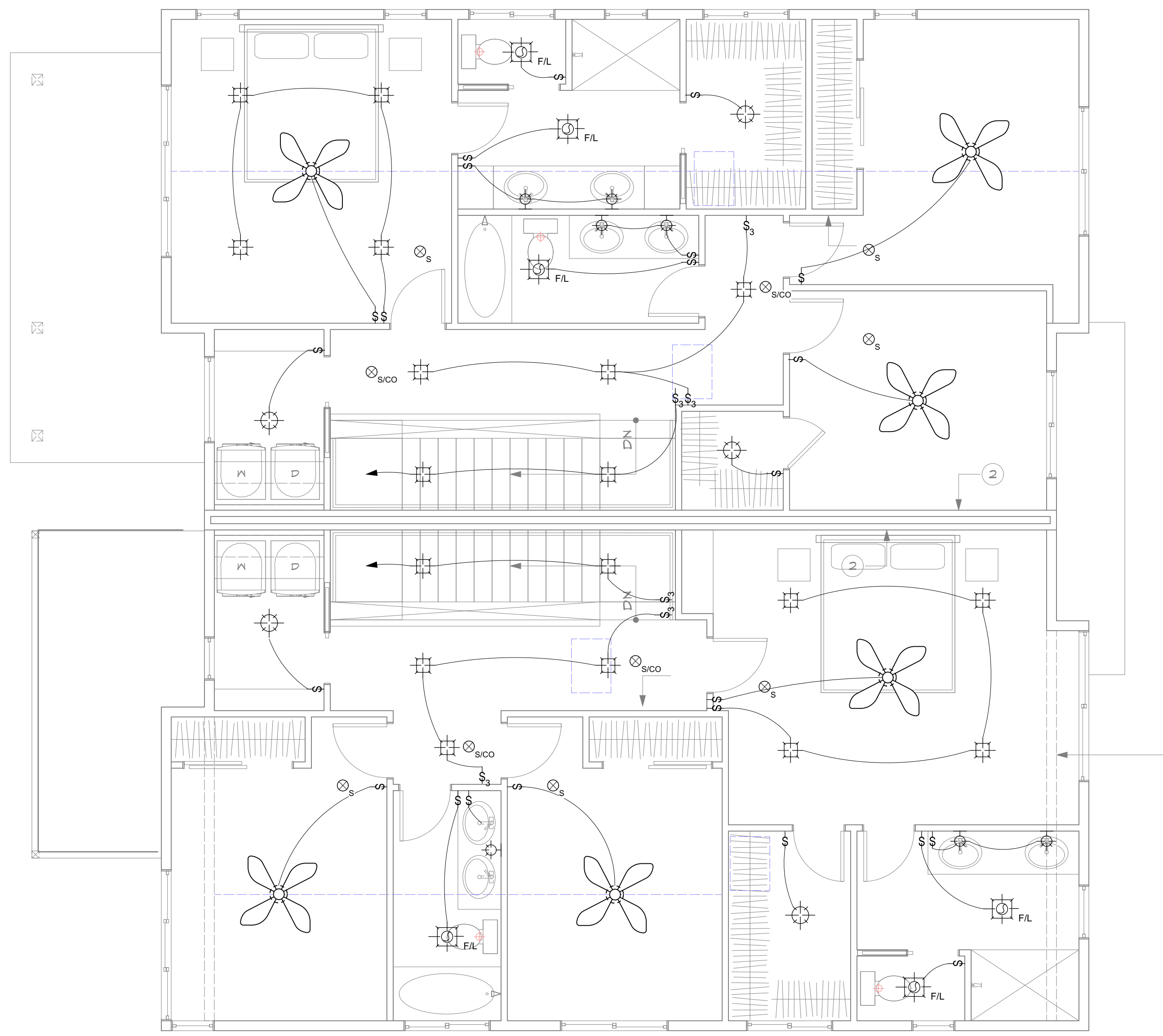
MAIN FLOOR LIGHTING PLAN
1/4"=1'-0"

**441 & 449 MULLIGAN ST.
ERIE JUNCTION- LOT 22-23**

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LOT 22 & 23, ERIE JUNCTION

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LEGEND

	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
	EXHAUST FAN/LIGHT
	EXHAUST FAN
	CEILING FAN/LIGHT
	SWITCH (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- THREE WAY (MOUNT @ 48" CENTER A.F.F.)
	SWITCH- FOUR WAY (MOUNT @ 48" CENTER A.F.F.)
	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SOFFIT LIGHT
	CAT V/CABLE
	UNDER CABINET LIGHTING
	TREAD LIGHTING

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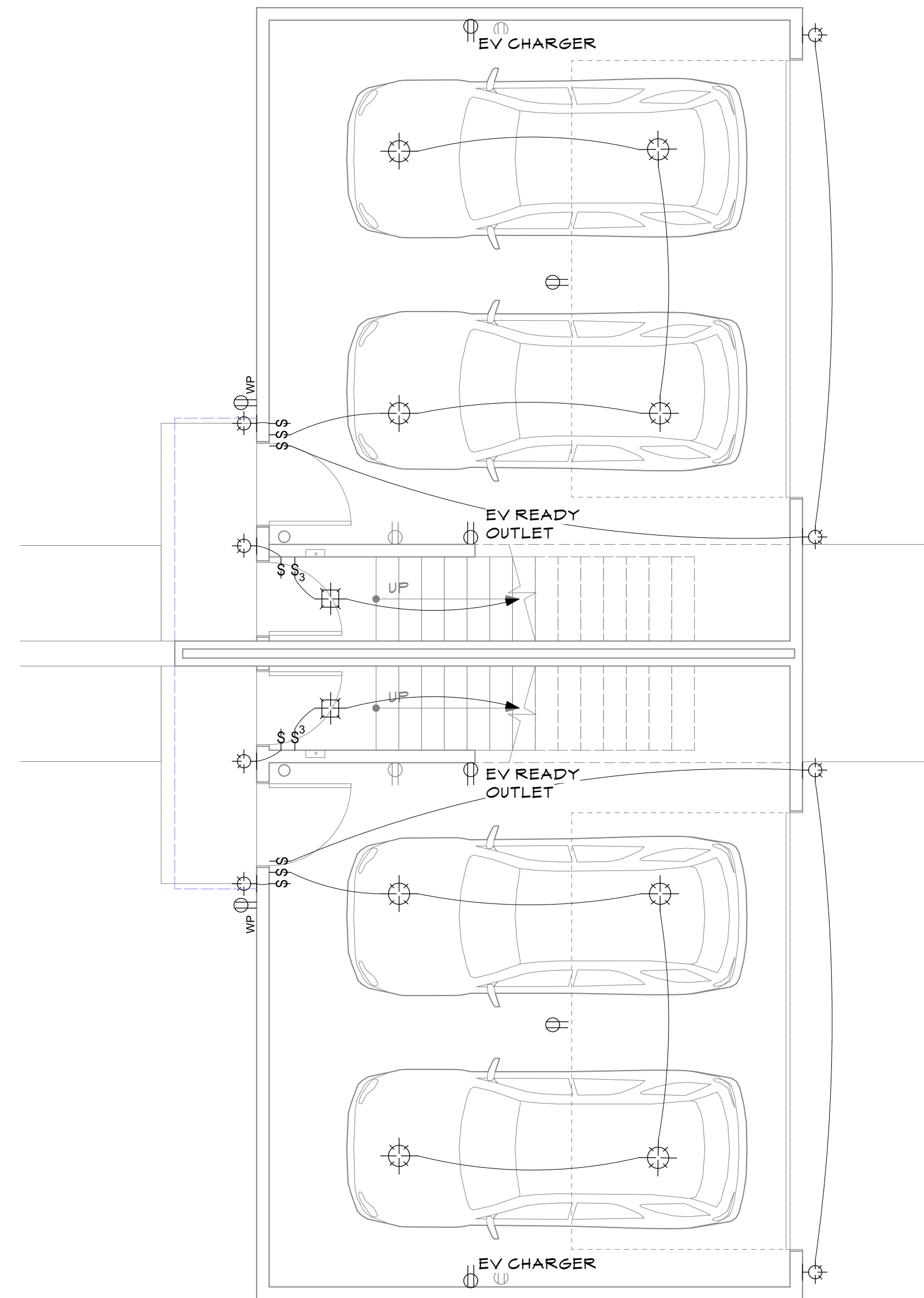
SECOND FLOOR LIGHTING PLAN
1/4"=1'-0"

Issue:

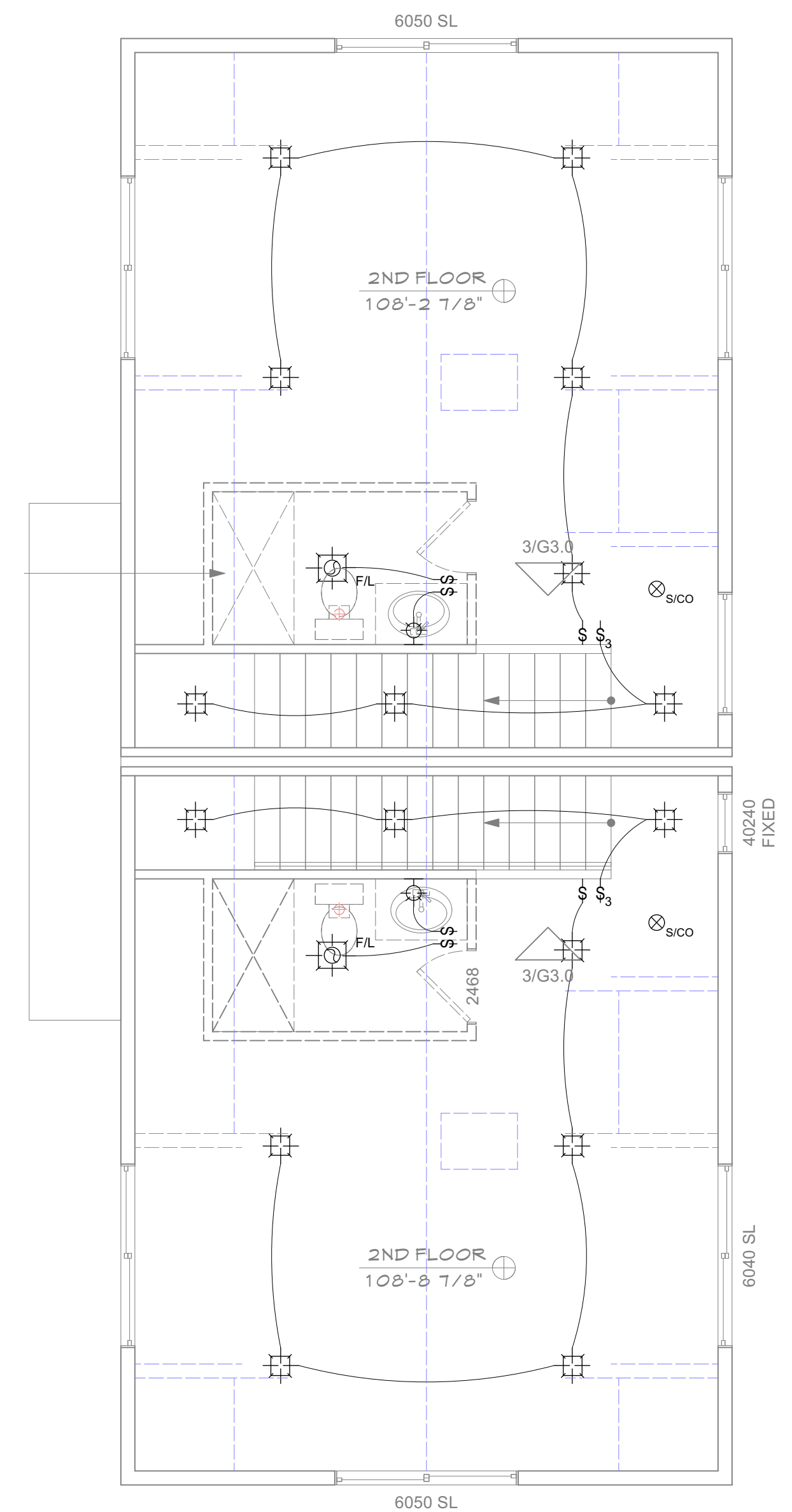
Date	Comments	Init.
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LEGEND

	WALL MOUNT-
	CEILING MOUNT-
	RECESSED FIXTURE IN CEILING-
	PENDANT LIGHT
	EXHAUST FAN/LIGHT
	EXHAUST FAN
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	SWITCH (MOUNT @ 48" CENTER A.F.F.)
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	SWITCH- FOUR WAY (MOUNT @ 48" CENTER A.F.F.)
	CARBON MONOXIDE (HARD WIRED)
	SMOKE DETECTOR (HARD WIRE & INTERCONNECT)
	OUTLET
	WATER PROOF OUTLET
	FLOOR OUTLET
	SOFFIT LIGHT
	CAT V/CABLE
	UNDER CABINET LIGHTING
	TREAD LIGHTING



FIRST FLOOR GARAGE LIGHTING PLAN
1/4"=1'-0"



SECOND FLOOR GARAGE LIGHTING PLAN
1/4"=1'-0"

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