

# Conceptual Review Agenda

Schedule for 12/09/21

Meetings hosted via Zoom Web Conferencing

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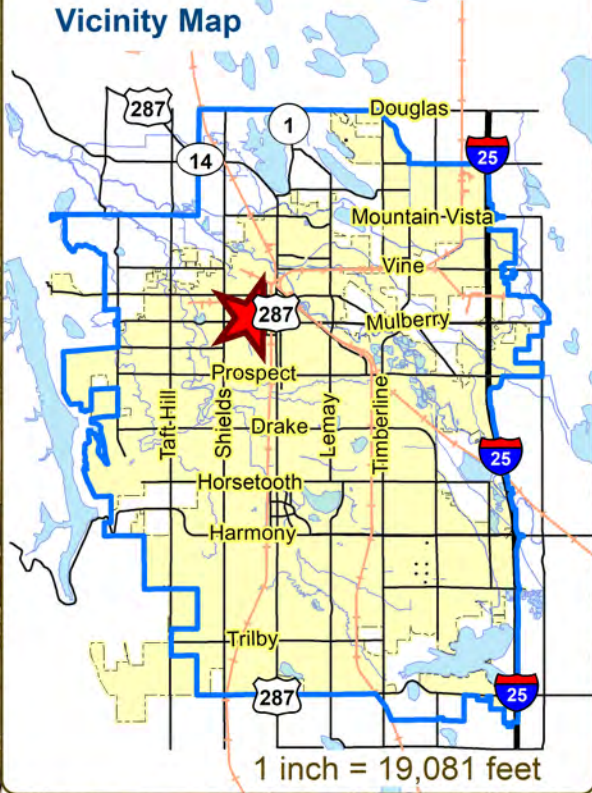
## Thursday, December 9, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	<b>319 S Meldrum St Bank w/ Drive- Thru</b>  CDR210094	Juan Luna 720-599-3330 jluna@roguearchitecture.com	This is a request to demolish and redevelop the existing bank (Canvas Credit Union) located at 319 S Meldrum St (parcel # 9711480002). The proposed new structure is approximately 4,000 sf, and includes a drop box and three drive-thru kiosks. The proposal also includes the provision of 27 parking spaces. Access to the site would be from S Meldrum St directly to the east. The site is directly west of S Meldrum St and approximately .12 miles north feet of W Mulberry St. The site is within the Canyon Avenue Subdistrict of the Downtown (D) zone district and the proposal is subject to an Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy Bethurem Harras

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# 319 S Meldrum St Bank w/ Drive-Thru

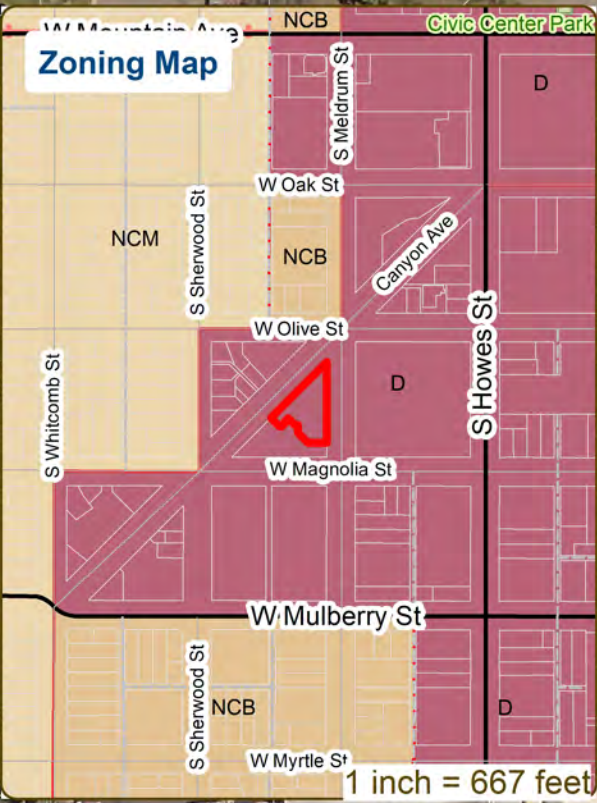
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures \_\_\_\_\_

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [ ] No If yes, then at what risk is it? \_\_\_\_\_

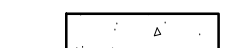
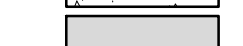
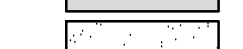

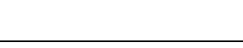
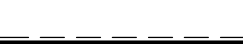



Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area \_\_\_\_\_ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

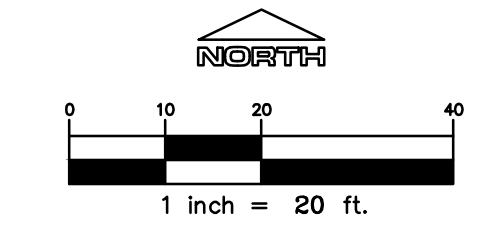
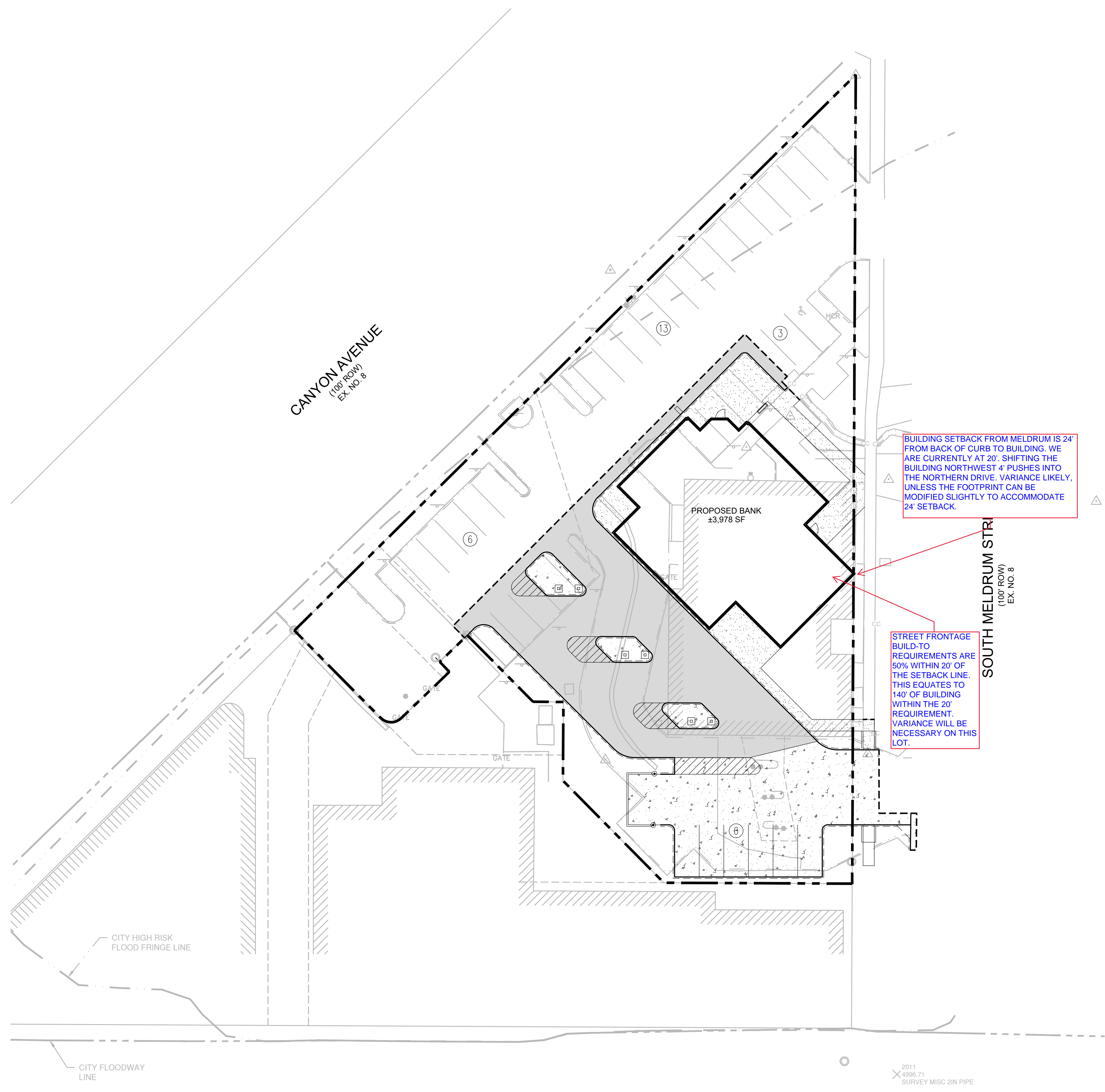
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

**LEGEND**

-  PORTLAND CEMENT CONCRETE PAVEMENT
-  ASPHALTIC CONCRETE PAVEMENT
-  CONCRETE SIDEWALK
-  PROPERTY LINE
-  EDGE OF PAVEMENT
-  VERTICAL BARRIER CURB
-  SAW CUT
-  CANOPY
-  BUILDING

**NOTES**

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/TOWN/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY RIDGETOP ENGINEERING AND SURVEYING, LLC. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
3. **CAUTION - NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
6. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHAL REQUIREMENTS.
9. REFER TO BOUNDARY SURVEY FOR LEGAL DESCRIPTION, DIMENSIONS OF PROPERTY LINES, BASIS OF BEARINGS & BENCHMARK INFORMATION.
10. ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
11. PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, UNLESS OTHERWISE NOTED.
12. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
13. ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
14. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
16. CURB RADIUS ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADIUS SHALL BE 10', UNLESS OTHERWISE NOTED.





# ALTA/NSPS LAND TITLE SURVEY

## LOT 2, CANYON PLACE

### SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.

### CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

#### SHEET 1 OF 1

CURVE TABLE (R)					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	7.78'	5.00'	89°10'31"	7.02'	N89°15'26"W

LINE TABLE (R)						(M) / (C)	
LINE	BEARING	LENGTH	BEARING	LENGTH	TYPE		
L1	N00°22'17"E	27.17	-----	-----	-----		
L2	N89°37'43"W	10.50	-----	-----	-----		
L3	N44°38'31"W	32.24	N44°40'57"W	32.32	(C)	(C)	
L4	N46°09'48"E	13.24	S46°05'25"W	13.25	(M)	(M)	
L5	S43°50'12"E	4.80	S44°13'43"E	4.86	(C)	(C)	
L6	S46°09'48"W	23.09	-----	-----	-----		
L7	N44°40'41"W	42.44	S44°36'27"E	42.44	(C)	(C)	

**TITLE DESCRIPTION:**

FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY  
TITLE REPORT NO. N0033833-010-T02-DK2  
(07-27-2021 AT 8:00 A.M.)

LOT 2, CANYON PLACE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20TH, 2013 UNDER RECEPTION NO. 20130021163

**TITLE COMMITMENT SCHEDULE B-II EXCEPTION NOTES:**

(ITEMS 1-7, ARE NON-SPECIFIC IN NATURE AND THEREFORE NOT SHOWN)

8. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF TOWN OF FORT COLLINS: (PLOTTABLE ITEMS SHOWN HEREON)

RECORDING DATE: JANUARY 17, 1873  
RECORDING NO.: PLAT BOOK F PAGE 77

9. EASEMENTS, NOTES, TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS AS SHOWN ON THE PLAT OF CANYON PLACE: (PLOTTABLE ITEMS SHOWN HEREON)

RECORDING DATE: MARCH 20, 2013  
RECORDING NO.: RECEPTION NO. 20130022183

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE JUDGMENT AND DECREE AS SET FORTH BELOW: (PLOTTABLE ITEMS SHOWN HEREON)

RECORDING DATE: DECEMBER 8, 1978  
RECORDING NO.: BOOK 1913 PAGE 406  
AND  
RECORDING DATE: DECEMBER 14, 1978  
RECORDING NO.: BOOK 1914 PAGE 780

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: (PLOTTABLE ITEMS SHOWN HEREON)

GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: COMMUNICATIONS FACILITIES  
RECORDING DATE: JANUARY 8, 1982  
RECORDING NO.: BOOK 2149 PAGE 669

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: (PLOTTABLE ITEMS SHOWN HEREON)

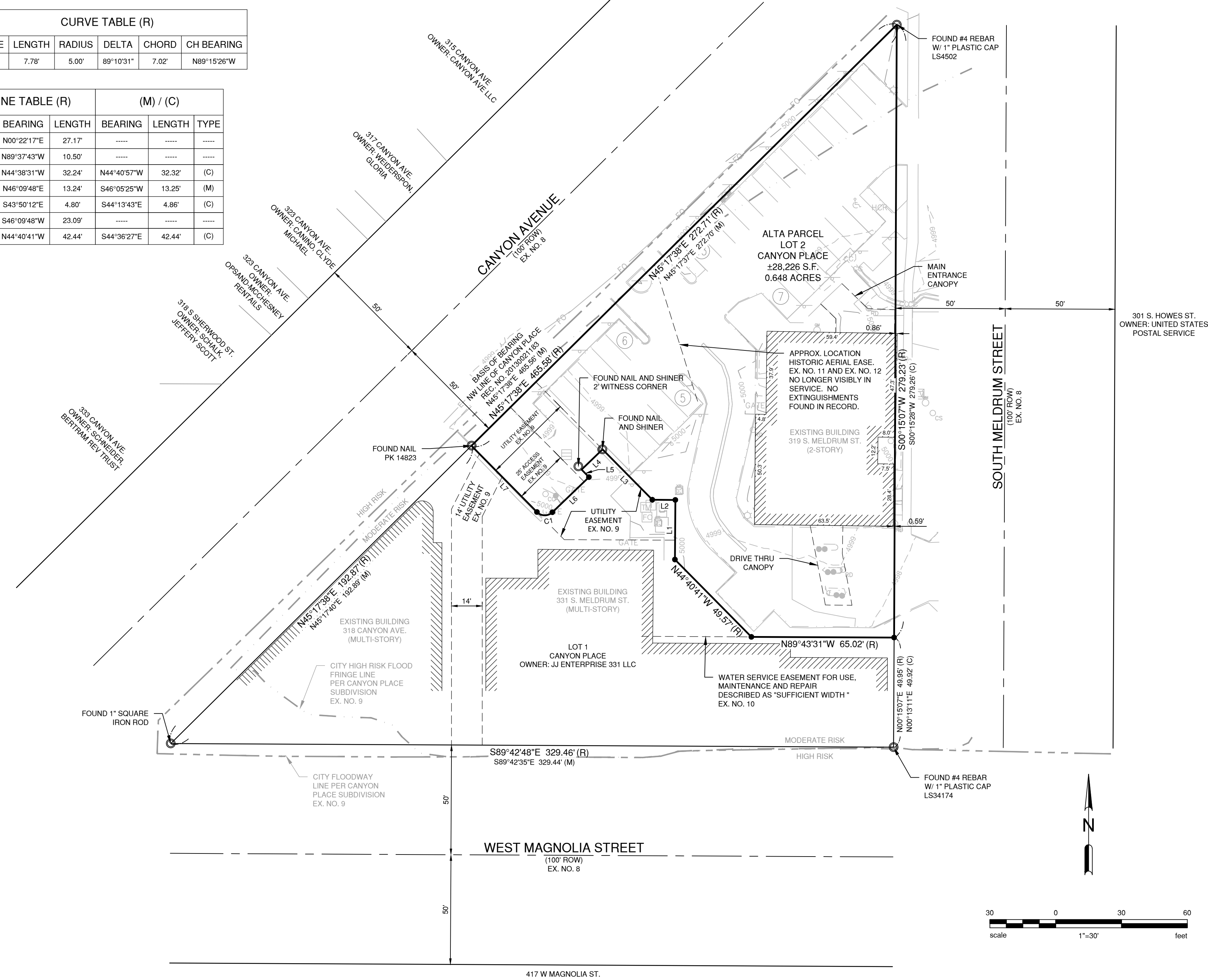
GRANTED TO: THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
PURPOSE: COMMUNICATIONS FACILITIES  
RECORDING DATE: JANUARY 8, 1982  
RECORDING NO.: BOOK 2149 PAGE 671

13. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ORDINANCE NO. 46, 1981 AS SET FORTH BELOW: (NO PLOTTABLE ITEMS)

RECORDING DATE: AUGUST 17, 1983  
RECORDING NO.: BOOK 2233 PAGE 473

14. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT AS SET FORTH BELOW: (NO PLOTTABLE ITEMS)

RECORDING DATE: MARCH 26, 2013  
RECORDING NO.: RECEPTION NO. 20130022801



**SURVEYOR'S NOTES:**

- RIDGETOP ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. RIDGETOP ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RIDGETOP ENGINEERING AND SURVEYING. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, RIDGETOP ENGINEERING AND SURVEYING RELIED ON THE TITLE REPORT FOR TITLE REPORT NO. N0033833-010-T02-DK2, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE: JULY 27, 2021.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS: CONSIDERING THE NORTHWEST LINE OF CANYON PLACE, REC. NO. 20130021183, LARIMER COUNTY COLORADO, CLERK AND RECORDER, BEARING NORTH 45°17'38" EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 1, MONUMENTS ARE FOUND OR SET AS SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 2, THE PROPERTY ADDRESS AS LISTED FOR THE ALTA DESCRIPTION IS "319 S. MELDRUM ST."
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 3, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AS ESTABLISHED BY FEMA FLOOD PANEL INDEX MAP NO.: 080602079H EFFECTIVE: 5/22/12
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 4, THE GROSS LAND AREA OF THE ALTA DESCRIPTIONS IS 28,226 S.F. OR 0.648 ACRES, MORE OR LESS.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 6, SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 9, THERE WERE 30 IDENTIFIABLE PARKING SPACES AND 1 HANDICAPPED SPACES OBSERVED AT THE TIME OF SURVEY.
- CONSISTENT WITH THE ALTA/NSPS TABLE "A" ITEM 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, ARE SHOWN HEREON.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.

**CERTIFICATE OF SURVEYOR:**

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY AND CANVAS CREDIT UNION, A COLORADO NONPROFIT CORPORATION, FORMERLY KNOWN AS PUBLIC SERVICE CREDIT UNION, A COLORADO NONPROFIT CORPORATION

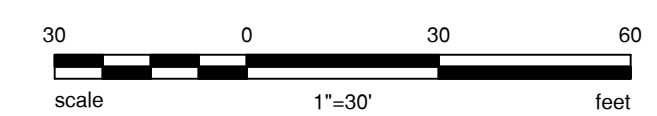
THIS IS TO CERTIFY THAT THIS MAP OR ALTA AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, and 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON AUGUST 4TH, 2021.

DATE OF PLAT OR MAP: AUGUST 19TH, 2021

**LEGEND:**

	EASEMENT LINE	(M)	MEASURED BY SURVEYOR IN FIELD		ELECTRIC VAULT
	PROPERTY LINE	(C)	CALCULATED FOR PLACEMENT IN FIELD		ELECTRIC TRANSFORMER
	BUILDING	(R)	AS RECORDED IN PRIOR DOCUMENTS		LIGHT POLE
	FENCE	(O)	FOUND MONUMENT AS NOTED		STORM GRATE
	CURB AND GUTTER	(•)	SET MONUMENT AS NOTED		GAS METER
	WATER VALVE	(♿)	HANDICAPPED STALL		ROOF DRAIN
	FIRE HYDRANT	(#)	OBSERVED PARKING STALLS		BOLLARD
	WATER METER	(#)	SIGN	XXXX	MAJOR CONTOUR
	CURB STOP	(TV)	CABLE TV PEDESTAL	XXXX	MINOR CONTOUR
	SANITARY SEWER MANHOLE	(TV)	CABLE TV VAULT	FO	FIBER OPTIC LINE
	STORM SEWER MANHOLE	(T)	TELEPHONE PEDESTAL	E	ELECTRIC LINE
	CITY FLOOD FRINGE LINE	(F)	FIBER OPTIC PEDESTAL	CC	CURB CUT
	CITY FLOODWAY				



DRAWING: E:\Projects\2021\08-04-2021\Fort Collins\ALTA\02-ALTA.dwg DATE: Aug 18, 2021 4:24pm

DATE	REQUEST BY	CHECK
2/10/2021	ALTA	
8/19/2021	BA	

Project: ALTA  
Drawn By: BA  
Date: 8/19/2021  
Rev. Date:  
Check By:

**ALTA/NSPS LAND TITLE SURVEY**  
LOT 2, CANYON PLACE,  
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 7 NORTH,  
RANGE 69 WEST OF THE 6TH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

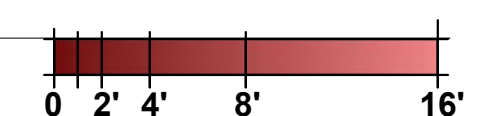
541 E. GARDEN DRIVE  
UNIT N  
WINDSOR, CO 80550  
970-663-4552







1 OVERALL PLAN - SITE FIT TEST  
 AS1.0 SCALE: 1" = 20'-0"



NEW CONSTRUCTION  
**FORT COLLINS**  
 Enter address here

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

**ROGUE**  
 ARCHITECTURE  
 CHALLENGING THE STATUS QUO™  
 1660 Lincoln Street Suite 100, Denver, Colorado 80264 | Ph. 720 599 3330  
 www.roguearchitecture.com © 2020 Rogue Architecture, Inc.

DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_ #:  
 \_\_\_\_\_  
 \_\_\_\_\_  
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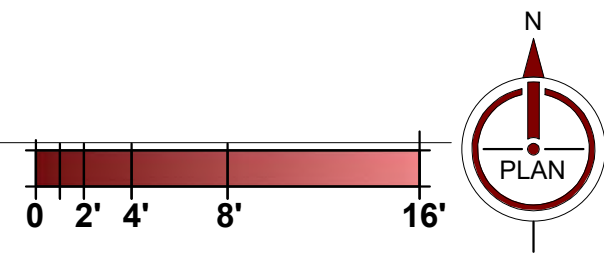
DATE: 09/10/21  
 DRAWN: LZR  
 CHECKED: JGL  
 ROGUE NO.: 2021.43  
 SITE FIT TEST

**AS1.0** 10-1-21





1 BUILDING PLAN LAYOUT  
AS1.1 SCALE: 1" = 20'-0"



NEW CONSTRUCTION  
**FORT COLLINS**  
Enter address here

PRELIMINARY  
NOT FOR  
CONSTRUCTION

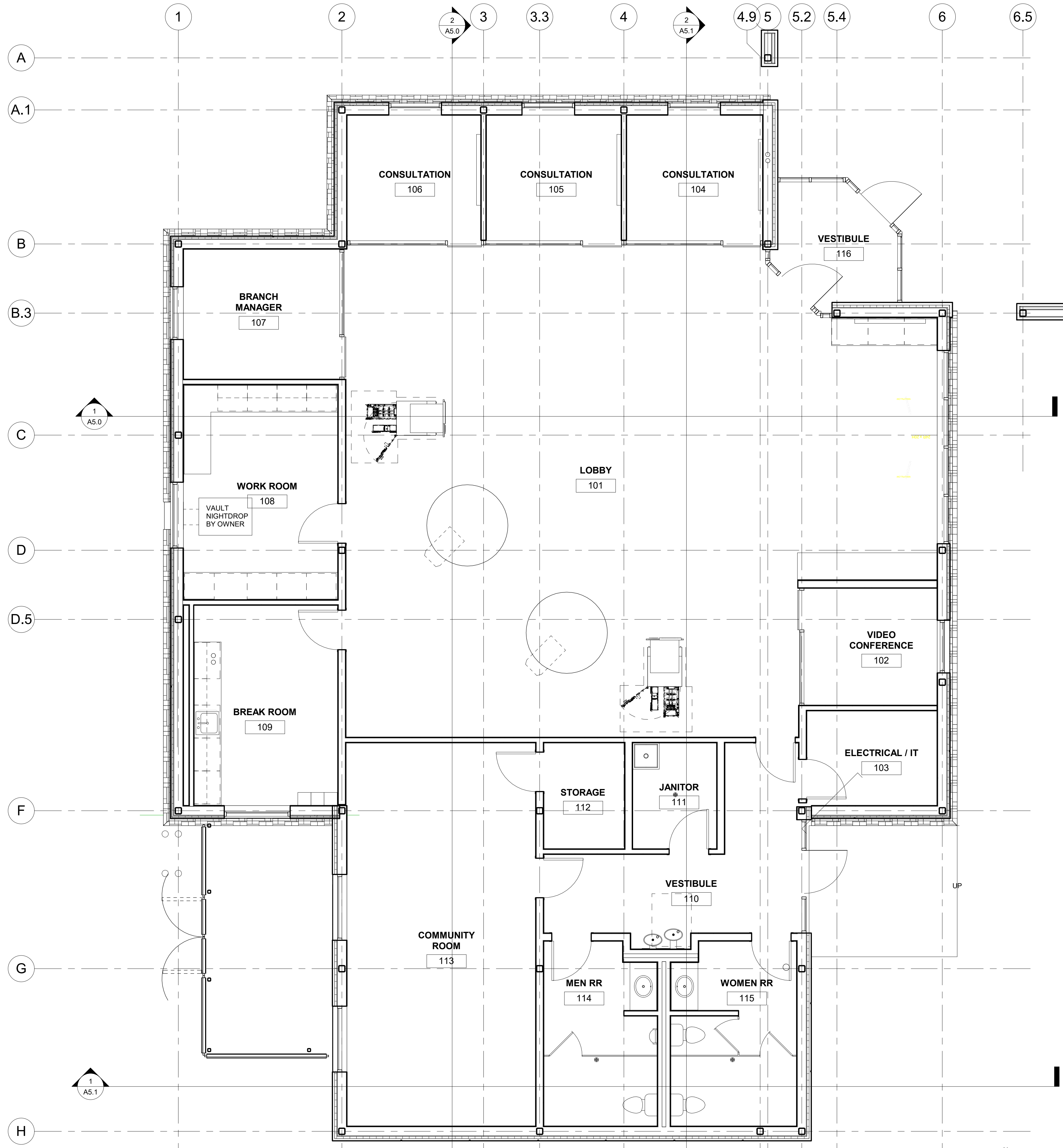
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www.roguearchitecture.com © 2020 Rogue Architecture, Inc.

DATE: \_\_\_\_\_ ISSUE: \_\_\_\_\_ #: \_\_\_\_\_  
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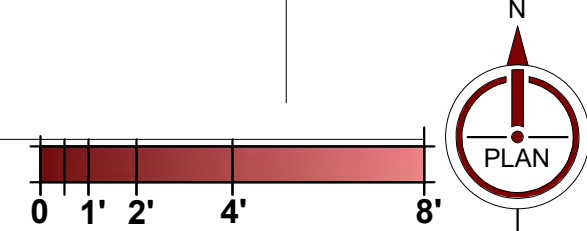
DATE: 09/10/21  
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CHECKED: JGL  
ROGUE NO.: 2021.43

BUILDING PLAN  
LAYOUT

**AS1.1** 10-1-21



1  
A1.0 ARCHITECTURAL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**CANVAS CREDIT UNION**  
TENANT IMPROVEMENT:  
**FORT COLLINS**

Enter address here

CONSULTANT  
LOGO &  
ORIENTATION

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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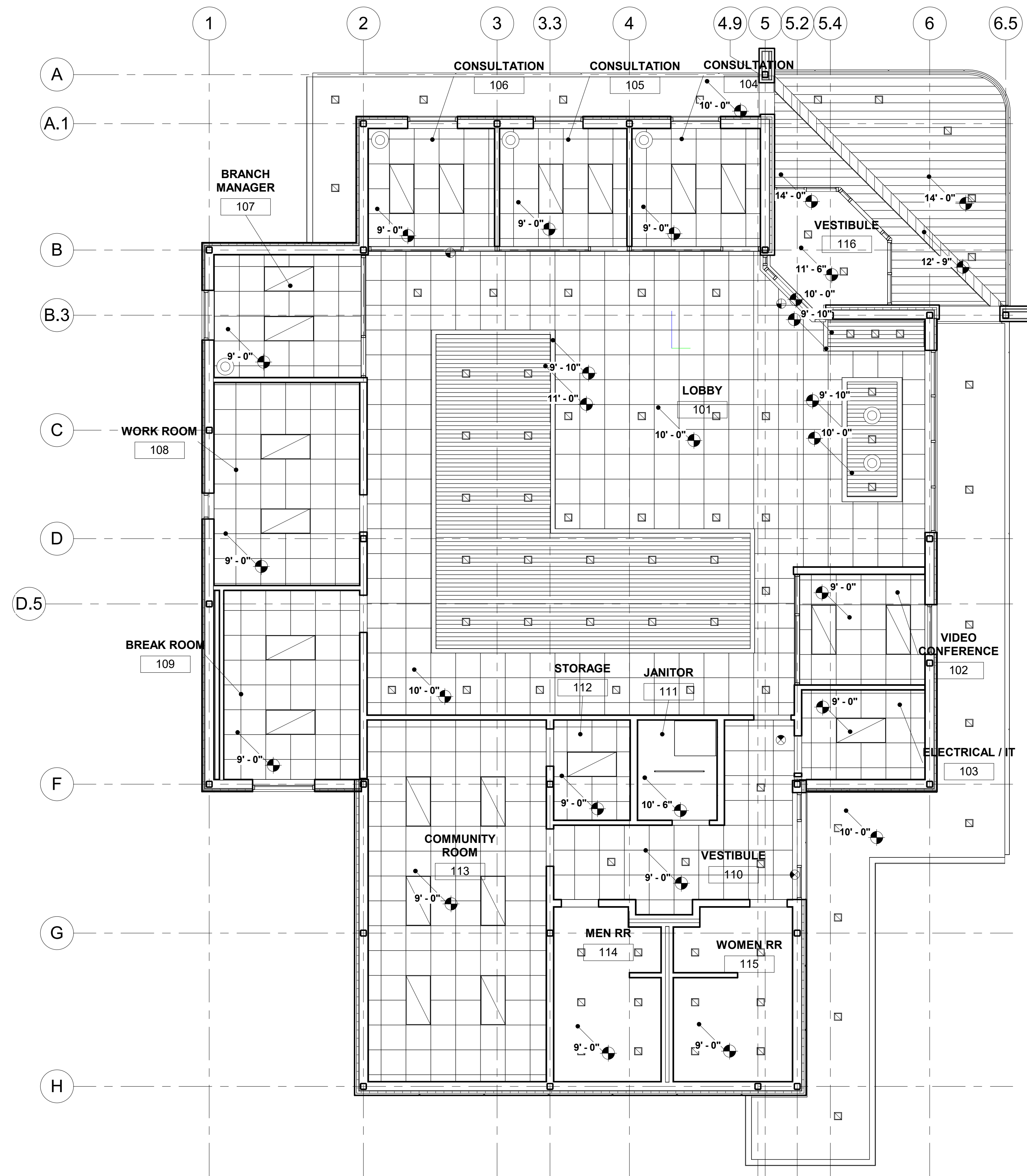
DATE: ISSUE: #:

DATE: 09/22/21  
DRAWN: LZR  
CHECKED: JGL  
ROGUE NO.: 2021.43

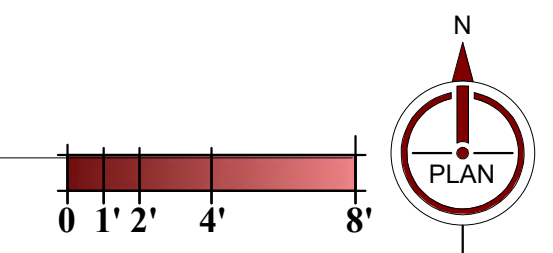
ARCHITECTURAL  
FLOOR PLAN  
**A1.0**

10-1-21





1 REFLECTED CEILING PLAN  
 A2.0 SCALE: 3/16" = 1'-0"



CANVAS CREDIT UNION  
 TENANT IMPROVEMENT:  
 FORT COLLINS

Enter address here

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 LOGO &  
 ORIENTATION

PRELIMINARY  
 NOT FOR  
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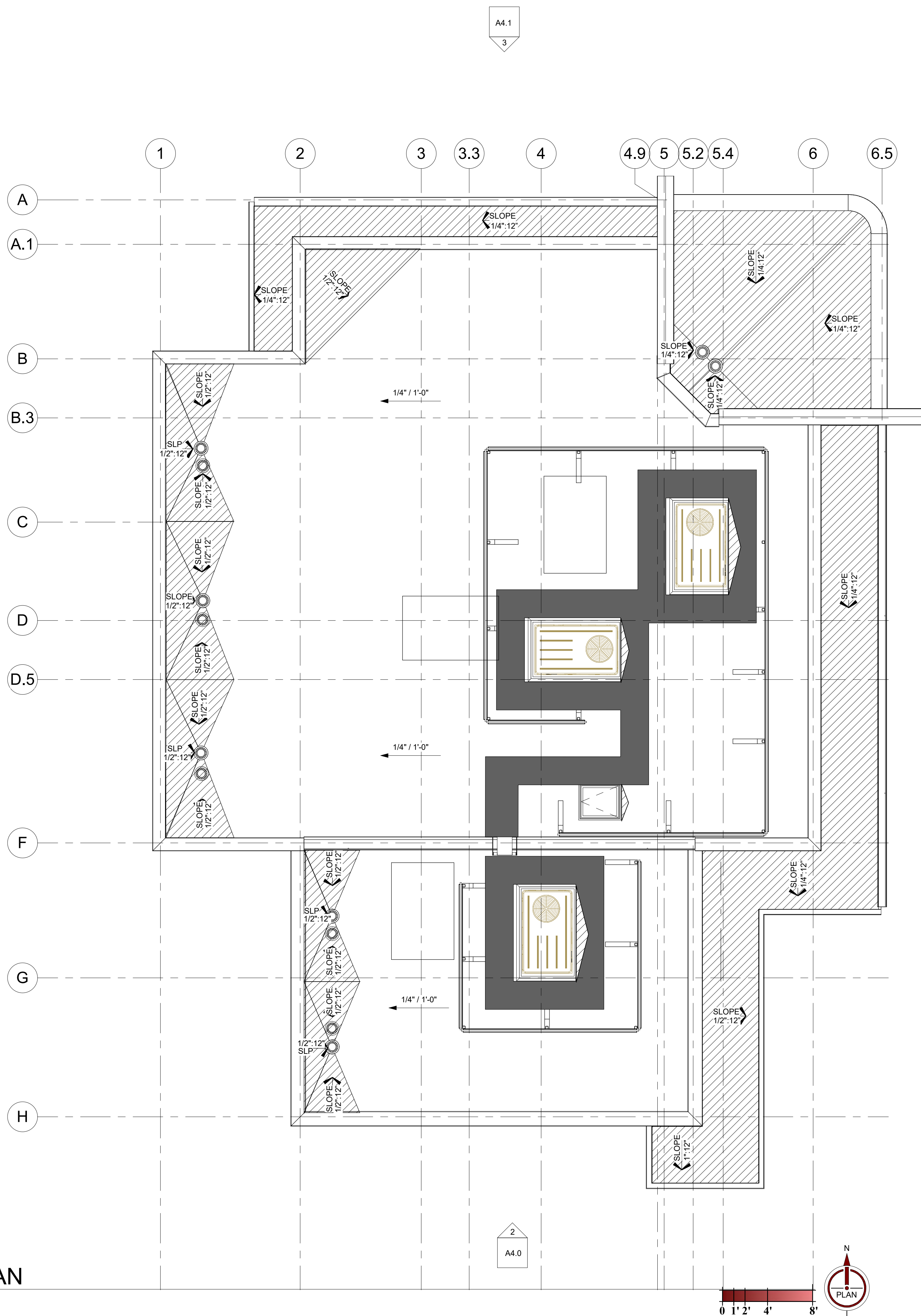
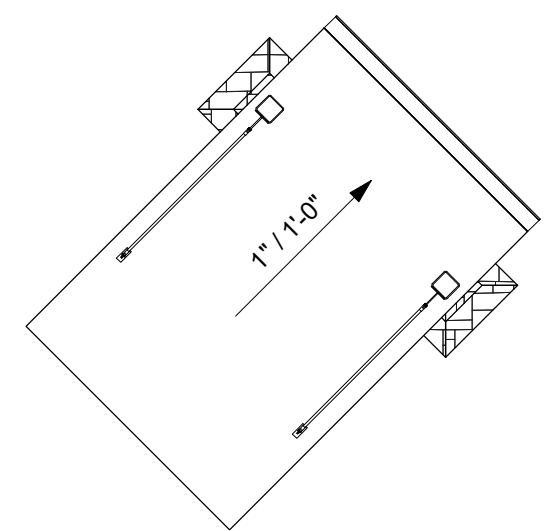
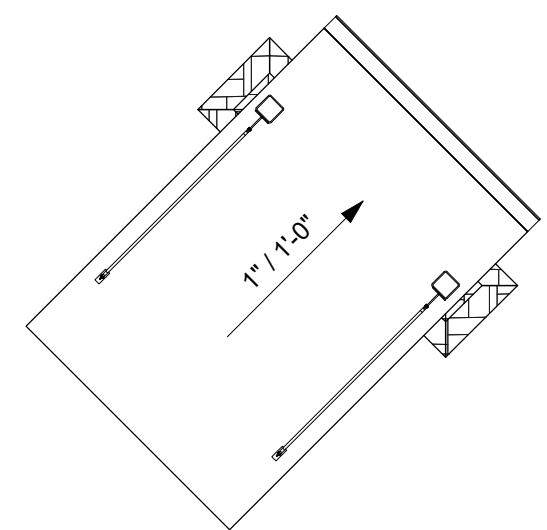
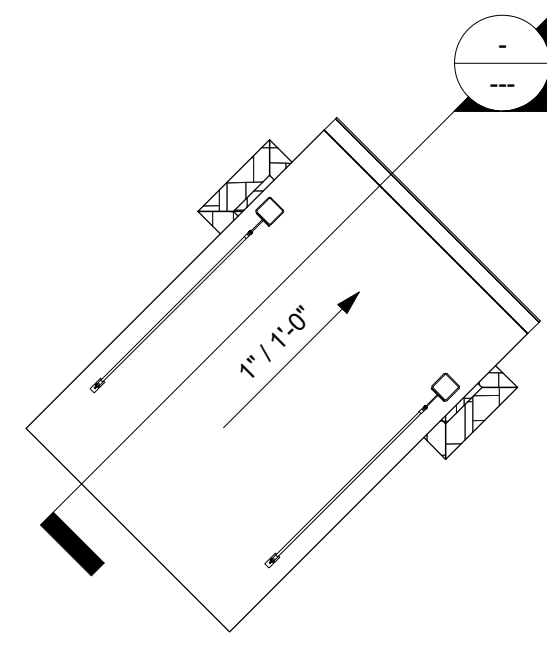
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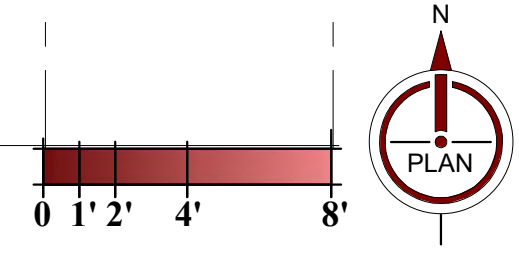
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REFLECTED  
 CEILING PLAN  
**A2.0**

10-1-21



**1**  
A3.0  
**ROOF PLAN**  
SCALE: 3/16" = 1'-0"



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ROOF PLAN  
**A3.0**  
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1 EAST ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"

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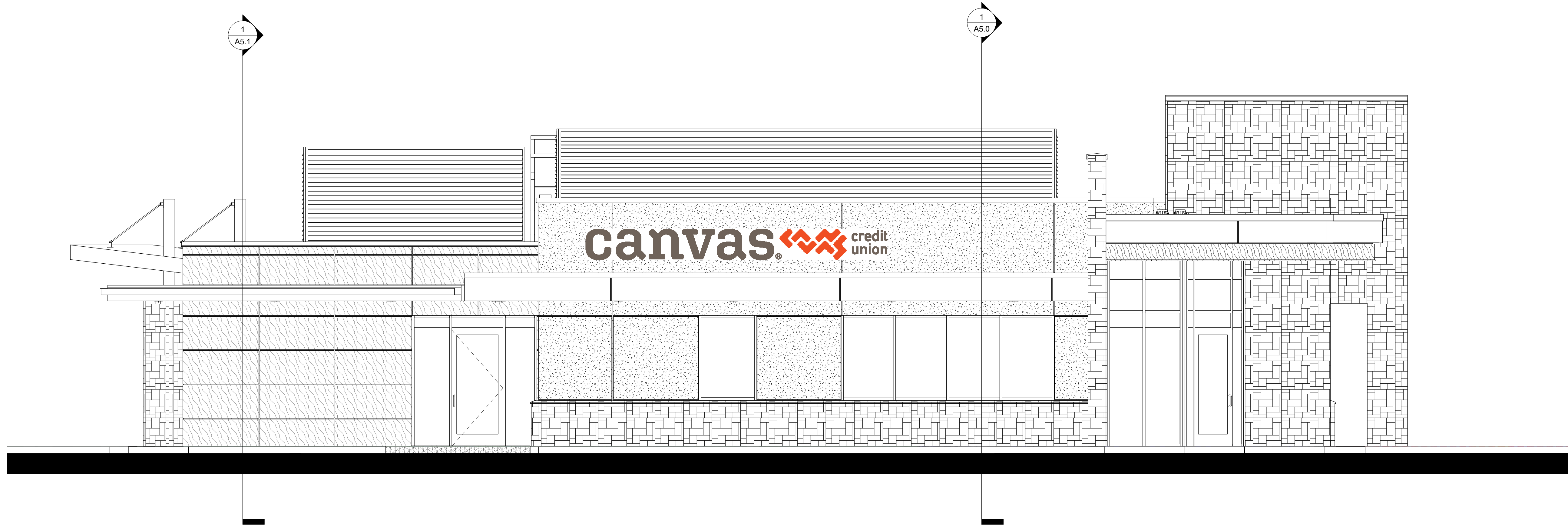
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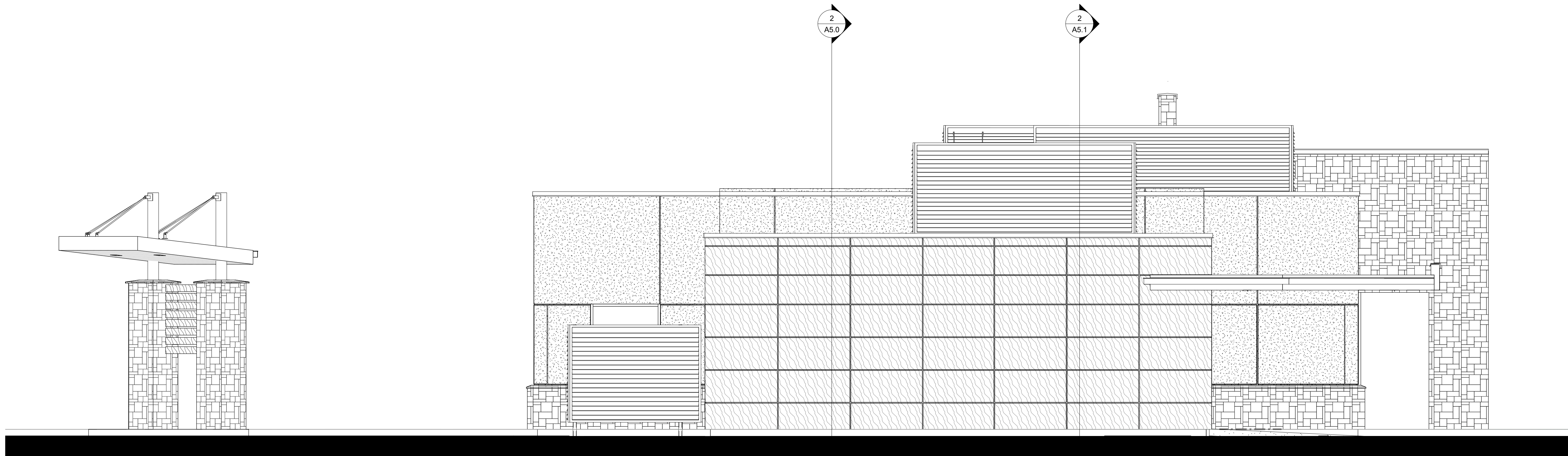
EXTERIOR  
BUILDING  
ELEVATIONS  
**A4.0**

10-1-21





1 EAST ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION  
A4.0 SCALE: 1/4" = 1'-0"

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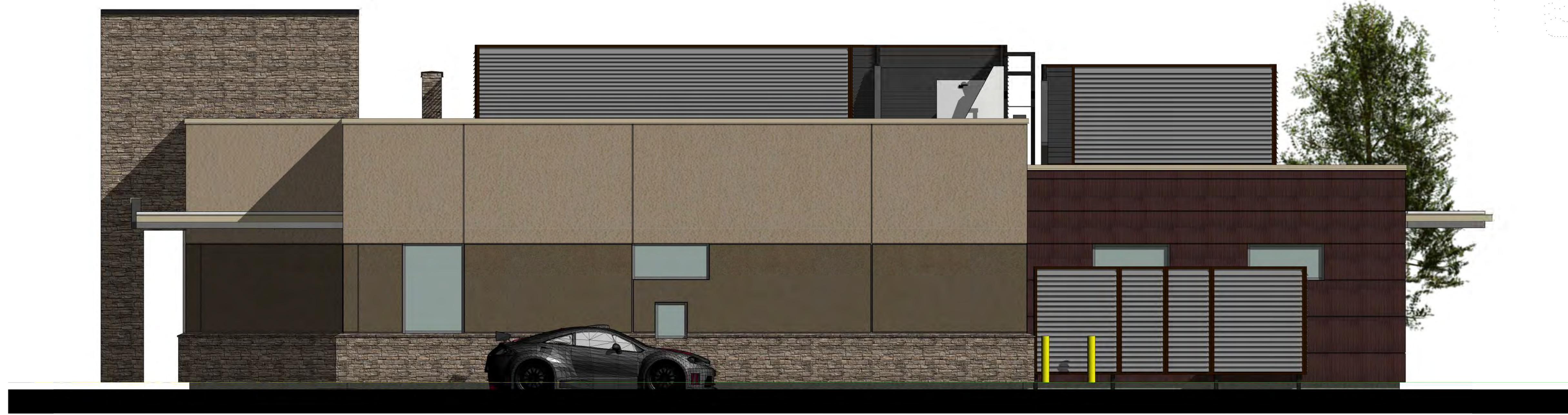
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EXTERIOR  
BUILDING  
ELEVATIONS  
**A4.0**

10-1-21





1 WEST ELEVATION  
A4.1 SCALE: 1/4" = 1'-0"



2 WEST W/ CANOPIES  
A4.1 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION  
A4.1 SCALE: 1/4" = 1'-0"

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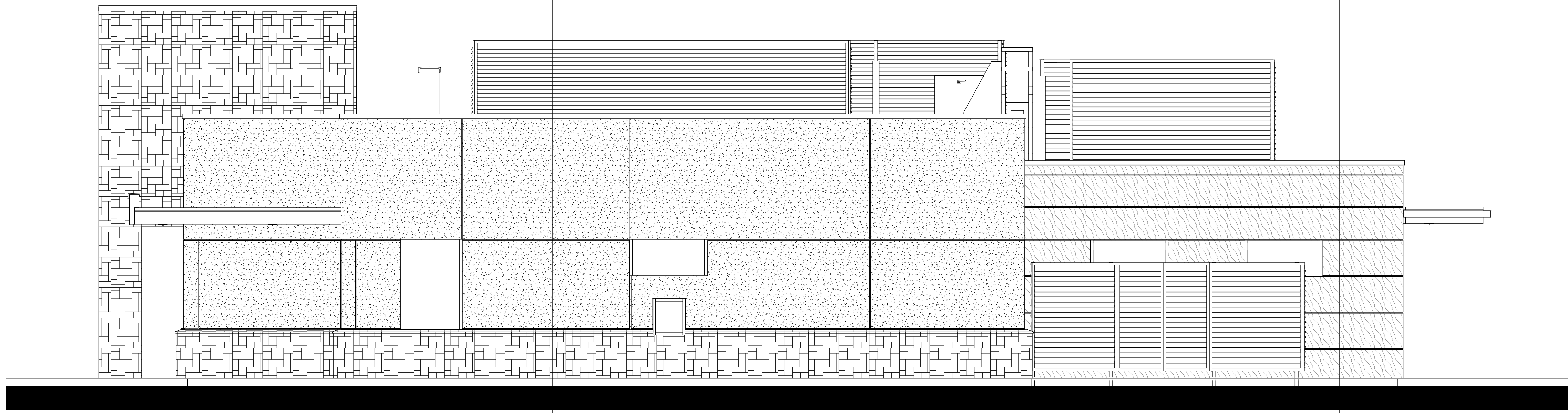
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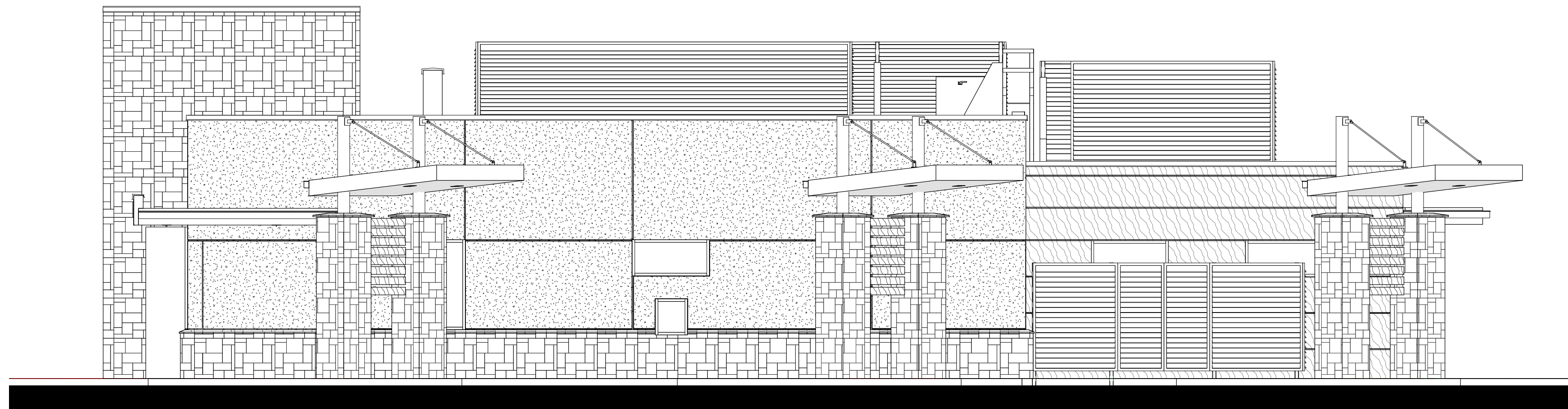
EXTERIOR  
BUILDING  
ELEVATIONS  
**A4.1**

10-1-21

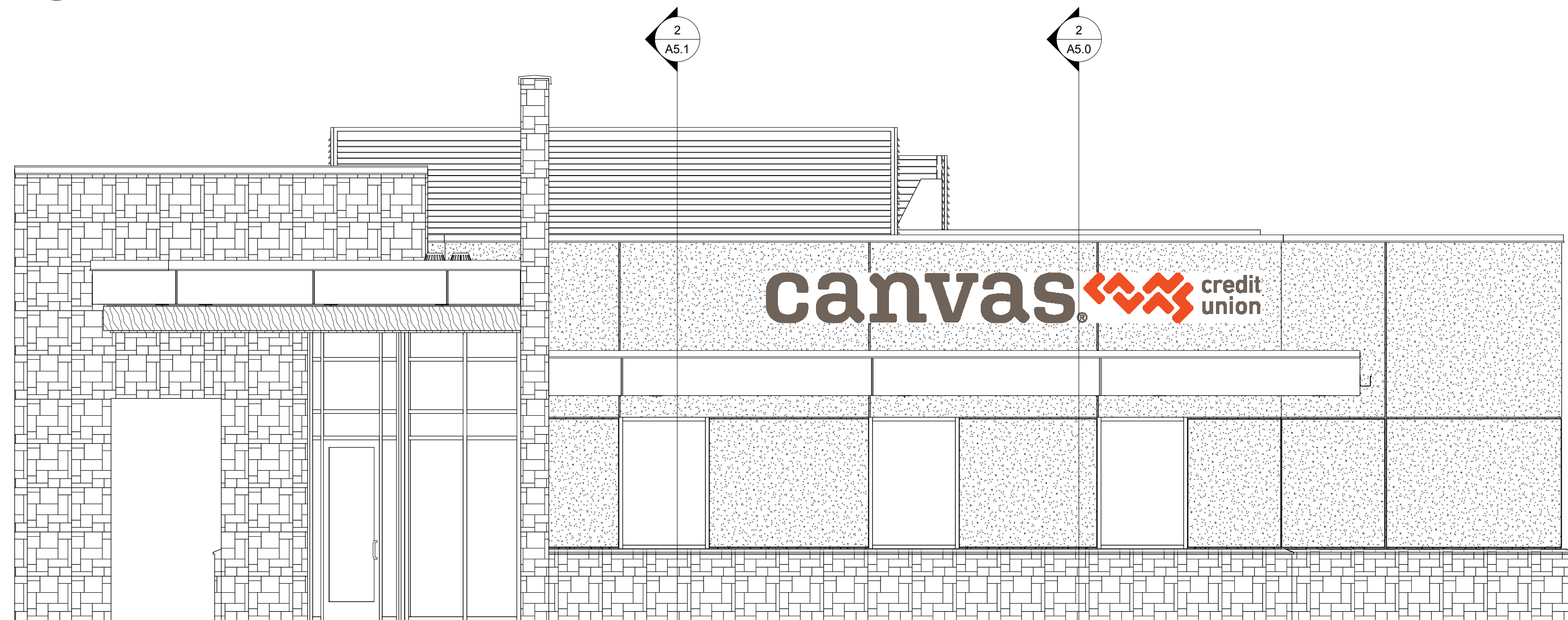




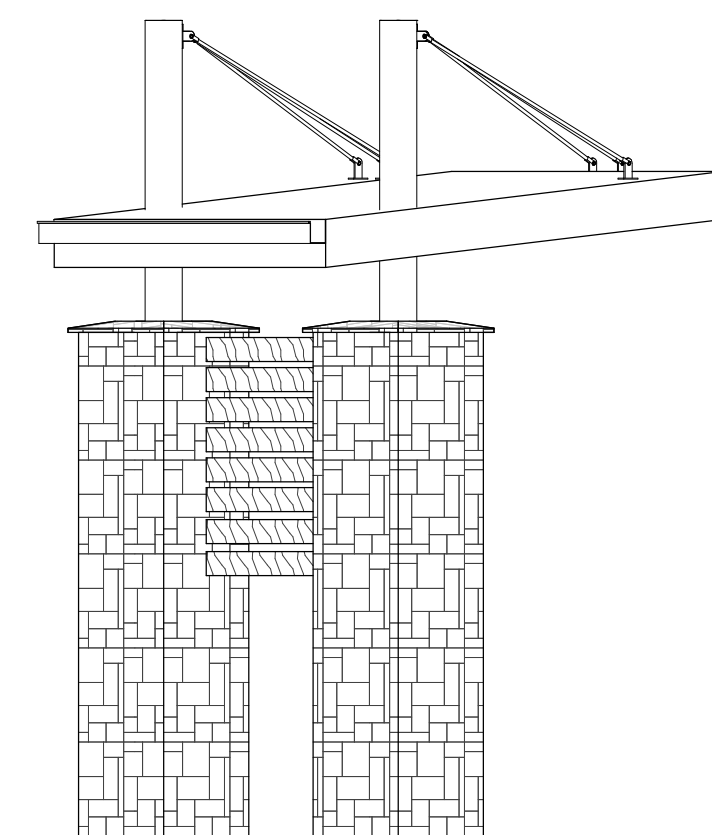
1 WEST ELEVATION  
A4.1 SCALE: 1/4" = 1'-0"



2 WEST W/ CANOPIES  
A4.1 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION  
A4.1 SCALE: 1/4" = 1'-0"



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EXTERIOR  
BUILDING  
ELEVATIONS  
**A4.1**

10-1-21





1 3D 1 ENTRY  
A5.2 SCALE:



3 3D View 1  
A5.2 SCALE:



2 3D View 7  
A5.2 SCALE:



4 3D View 2  
A5.2 SCALE:

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Unnamed

A5.2

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