



Historic Preservation Services

Community Development & Neighborhood Services
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250
preservation@fcgov.com
fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE
Site Number/Address: 821 Whedbee Street
Laurel School National Register Historic District
ISSUED: June 16, 2021

Allison and Alexander Klug
821 Whedbee Street
Fort Collins, CO 80524

Dear Mr. and Mrs. Klug:

This report is to document the summary of effects from proposed alterations to the Ferdinand and Lillie Zabel Property at 821 Whedbee Street, pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#), made by the Historic Preservation Commission at their June 16, 2021 meeting. A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

More specifically, the Commission commented on the following work items:

1. Demolition of the existing roof framing, front-gabled front porch, and certain elements of the exterior walls.
2. Renovation to include construction a second story and modification of the building from its historic Arts-and-Crafts period style to a neo-Victorian design.
3. Addition onto the rear of the property.

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i> The property will remain in residential use.	Y
SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i> The Zabel Property is a modest Craftsman Cottage built in c.1921 that currently contributes to the Laurel School Historic District, listed in the National Register of Historic Places in 1980. It is characterized by its single-story, front-gabled	N

	<p>configuration and front-gabled front porch with matching roof slope, stepped down from the main roof by about two feet. It has lapboard siding and multi-light wood windows on all elevations.</p> <p>Nearly all of the distinctive features of the property are proposed to be removed as part of the renovation. The roof form and building massing will be demolished to bring the one-story building up to a two-story. The distinctive front porch will be demolished to attach a full-width, shed roof porch. All windows will be replaced and window patterns and openings significantly modified. The only remaining historic material on the exterior appears to be the lapboard siding which will remain on most of the first floor.</p> <p>The building will effectively be unrecognizable in relation to the historic district’s period of significance (approximately 1875-1940). The project does not meet this Standard.</p>	
<p>SOI #3</p>	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The property was historically a Craftsman-style building, constructed during the Arts and Crafts movement in approximately 1921. The proposed project completely alters the presented architectural style and period from Arts and Crafts to Victorian, creating a neo-Victorian, two-story temple-front with some anachronistic Craftsman elements like brackets along the eaves. The project does not meet this Standard.</p>	<p>N</p>
<p>SOI #4</p>	<p><i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p> <p>Permit records indicate the following history of alterations:</p> <ul style="list-style-type: none"> • 1928 – rear porch added • 1942 – reroofing • 1943 – porch enclosed • 1947 – insulation added • 1994 – reroof • 2012 - reroof <p>There do not appear to be historic alterations that need to be considered as part of this project.</p>	<p>N/A</p>

<p>SOI #5</p>	<p><i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p> <p>As noted in the analysis for Standard 2, nearly all of the features that characterize the property as a one-story Craftsman Cottage built in the 1873 Avery Plat neighborhood in c.1921 are being removed as part of the project. The only historic material to remain is the lapboard cladding on most of the first floor addition. As a result of the extensive loss of historic materials, features, finishes, construction techniques, and examples of early-twentieth century Arts-and-Crafts craftsmanship, this project does not meet this Standard.</p>	<p>N</p>
<p>SOI #6</p>	<p><i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p> <p>The property appears to be in overall excellent condition, with minimal wear-and-tear or rotting on the wood features, including the windows. None of these features are in a condition to justify replacement. Due to the extensive removal of historic features that are in good to excellent condition, this project does not meet this Standard.</p>	<p>N</p>
<p>SOI #7</p>	<p><i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p>N/A</p>
<p>SOI #8</p>	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>Based on the already-disturbed nature of the property, the likelihood of significant archaeological discoveries being made during the project is low.</p>	<p>N/A</p>
<p>SOI #9</p>	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>The exterior alterations to the property, specifically removal of the historic windows, porch, and roof framing, construction of a second story on a home that was historically one-story, and modification of exterior styling from Arts-and-Crafts to largely neo-Victorian in nature, collectively do not meet this Standard.</p>	<p>N</p>

	<p>While the new work is differentiated from the old through the use of vertical beadboard siding, the project does not meet the other two primary requirements of this Standard due to the extensive demolition, removal, and alteration of historic features.</p> <ul style="list-style-type: none"> - <u>Compatibility</u> – Exterior alterations and additions onto historic buildings can meet the Standards, but typically need to retain historic materials and design features, including overall massing, scale, and configuration of the historic building. Alterations and additions should be clustered on the rear of the property and be designed in a sympathetic manner to the historic building. The demolition of the roof framing, addition of a second story, and introduction of inappropriate materials and stylistic features for an Arts-and-Crafts building are not compatible with the building’s overall character as a small Craftsman Cottage. - <u>Subordinate to Historic Building</u> – Exterior alterations and additions should be subordinate to the historic building, being located on a side or rear elevation, and generally smaller in scale than the historic building. A second-story addition onto a small Craftsman residence cannot meet this Standard, nor can the demolition of a character-defining feature like a front porch, or the majority of historic material in the building. 	
<p>SOI #10</p>	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>As noted above, the alterations and demolition of character-defining features are extensive. They will result in permanent loss of historic character and are not reversible, requiring significant demolition and reconstruction to return the building to its historic configuration and design. This project does not meet this Standard.</p>	<p>N</p>

The Commission found that the proposed work, overall, does not meet the criteria and standards in Chapter 14, [Article IV](#) of the Fort Collins Municipal Code. Notice of the completion of this report has been forwarded to building and zoning staff to facilitate the processing of any permits that are needed for the work.

The Commission also recommends that as a result of the project, the building will no longer qualify as an historic resource due to significant loss of the property's character-defining features as a Craftsman Cottage built in the 1920s, during a significant period of residential growth in the then southeast portion of Fort Collins. Loss of historic status will result in permanent loss of access to financial incentives available to historic property owners, and further diminishes the overall historic integrity of the Laurel School Historic District.

Please note that all ensuing work must conform to the approved plans. Any non-conforming alterations are subject to stop-work orders, denial of Certificate of Occupancy, and restoration requirements and penalties.

If you have any questions regarding this report, or if we may be of any assistance, please do not hesitate to contact staff at (970) 416-4250 or preservation@fcgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Meg Dunn", written in a cursive style.

Meg Dunn, Chair
Historic Preservation Commission



Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Applicant's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

Property Information (put N/A if owner is applicant)

Owner's Name	Daytime Phone	Evening Phone
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Note: City Preservation staff modified the table below to be visible and conform with exterior items subject to the City's historic preservation review authority under Chapter 14, Article IV.

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Feature B Name:	
Describe property feature and its condition:	Describe proposed work on feature:

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.



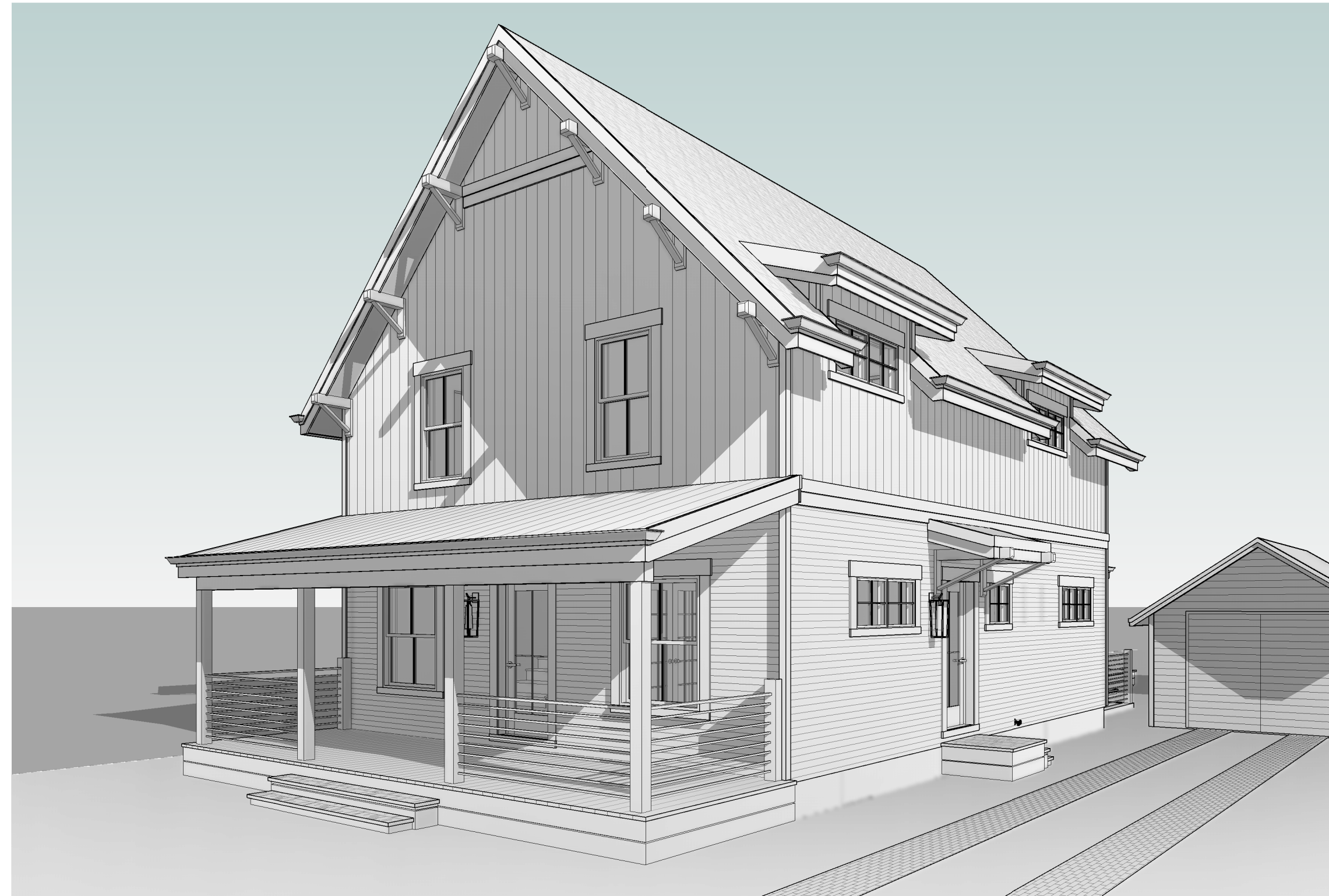
Signature of Applicant

Date



KLUG RESIDENCE on WHEDBEE STREET

APRIL 12, 2021



KLUG RESIDENCE

821 WHEDBEE STREET
FORT COLLINS, CO 80524



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SYSTEM NOTES

DISCLAIMER: SYSTEM NOTES ARE MEANT TO BE A BASIS OF DESIGN - CONTRACTOR(S) ULTIMATELY RESPONSIBLE FOR THE STRUCTURAL AND OTHERWISE INTEGRITY OF THE PRESCRIBED SYSTEMS DESCRIBED BELOW

ROOFS

- R1 ASPHALT SHINGLE ROOF ASSEMBLY:**
 - COMPOSITE ASPHALT SHINGLE ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER FOR EAVES TO 3'-0" INSIDE EXTERIOR BUILDING FACE MEASURED HORIZONTALLY AND VALLEYS w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, ON
 - ROOF DECK SHEATHING PER STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R2 METAL ROOF ASSEMBLY:**
 - STANDING SEAM PREFINISHED METAL ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, AND AT EAVES EXTENDING 36" BEYOND OUTSIDE FACE OF STUD, ON
 - ROOF DECK SHEATHING, RE: STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT,
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R3 FASCIA ASSEMBLY:**
 - 1x6 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - 1X12 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH AS REQ'D PER MANUFACTURER INSTRUCTIONS

EXTERIOR WALLS

- W1 VERTICAL LAP SIDING ASSEMBLY:**
 - TREATED ENGINEERED WD STRAND SUBSTRATE, 3/8" GROOVE @ 8" O.C. OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH OPENINGS PER MANUFACTURER INSTRUCTIONS, OVER
 - 1/2" NOM. OSB SHEATHING, RE: STRUCT, OVER
 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS
- W2 CEDER SHAKE ASSEMBLY:**
 - INDIVIDUAL CEDER SHAKE SIDING, STAINED/SEALED, OVER
 - - BALANCE OF WALL TYPE W1.
- W3 BEADBOARD ASSEMBLY:**
 - BEADBOARD PANEL SIDING, OVER
 - - BALANCE OF WALL TYPE W1.
- W4 BRICK VENEER ASSEMBLY:**
 - FULL BRICK VENEER, FILL ALL JOINTS WITH MORTAR, TOOLED & FINISHED
 - USE PREFORMED OUTSIDE CORNERS OF VARYING SIZES
 - FULLY BUTTER THE BACKS OF STONES
 - TUCK POINT ALL JOINTS FULL w/ MORTAR, TOOLED & FINISHED, OVER
 - PORTLAND CEMENT SETTING BED, OVER
 - GALVANIZED METAL LATH ATTACHED w/ GALVANIZED SELF-FURRING NAILS THRU SHEATHING TO STUDS, OVER
 - 1 LAYER 30# BUILDING FELT SLIP SHEET, OVER
 - TYVEK HOMEWRAP AIR & WEATHER BARRIER, TAPE ALL SEAMS, ON
 - - BALANCE OF WALL TYPE W1.
- W5 GARAGE LAP SIDING ASSEMBLY:**
 - SMOOTH CEMENTITIOUS, MAX. 5" REVEAL LAP SIDING, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH OPENINGS PER MANUFACTURER INSTRUCTIONS, OVER
 - 1/2" NOM. OSB SHEATHING, RE: STRUCT, OVER
 - 1/2" NOM. R-5 CONTINUOUS RIGID INSULATION
 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS

FLOORS

- F1 WOOD FRAMED ASSEMBLY:**
 - FINISH FLOORING RE: SELECTION SHEETS, OVER
 - SHEATHING, RE: STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F2 RADIANT HEAT/WOOD FRAMED ASSEMBLY:**
 - FINISH FLOORING RE: SELECTION SHEETS, OVER
 - 1 1/2" GYPCRE TOPPING w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH, ON
 - FLOOR DECK SHEATHING PER STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F3 RADIANT HEAT/SLAB ON GRADE ASSEMBLY:**
 - FINISH FLOOR RE: SELECTION SHEETS, OVER
 - 5" CONG SLAB w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - 15 MIL VAPOR BARRIER, ON
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - FILL ALL JOINTS IN SLAB WITH SEALANT
- F4 SLAB ON GRADE ASSEMBLY:**
 - 4" CONG SLAB ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - WELDED WIRE
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - VAPOR BARRIER
 - FILL ALL JOINTS IN SLAB WITH SEALANT
- F5 FLATWORK ASSEMBLY:**
 - 4" EXT. CONCRETE SLAB ON GRADE REINF. w/ FIBERMESH, SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- F6 DECK ASSEMBLY:**
 - 2x6 D.FIR T&G WOOD DECK, ON
 - SOLID WOOD DECK JOISTS PER STRUCT

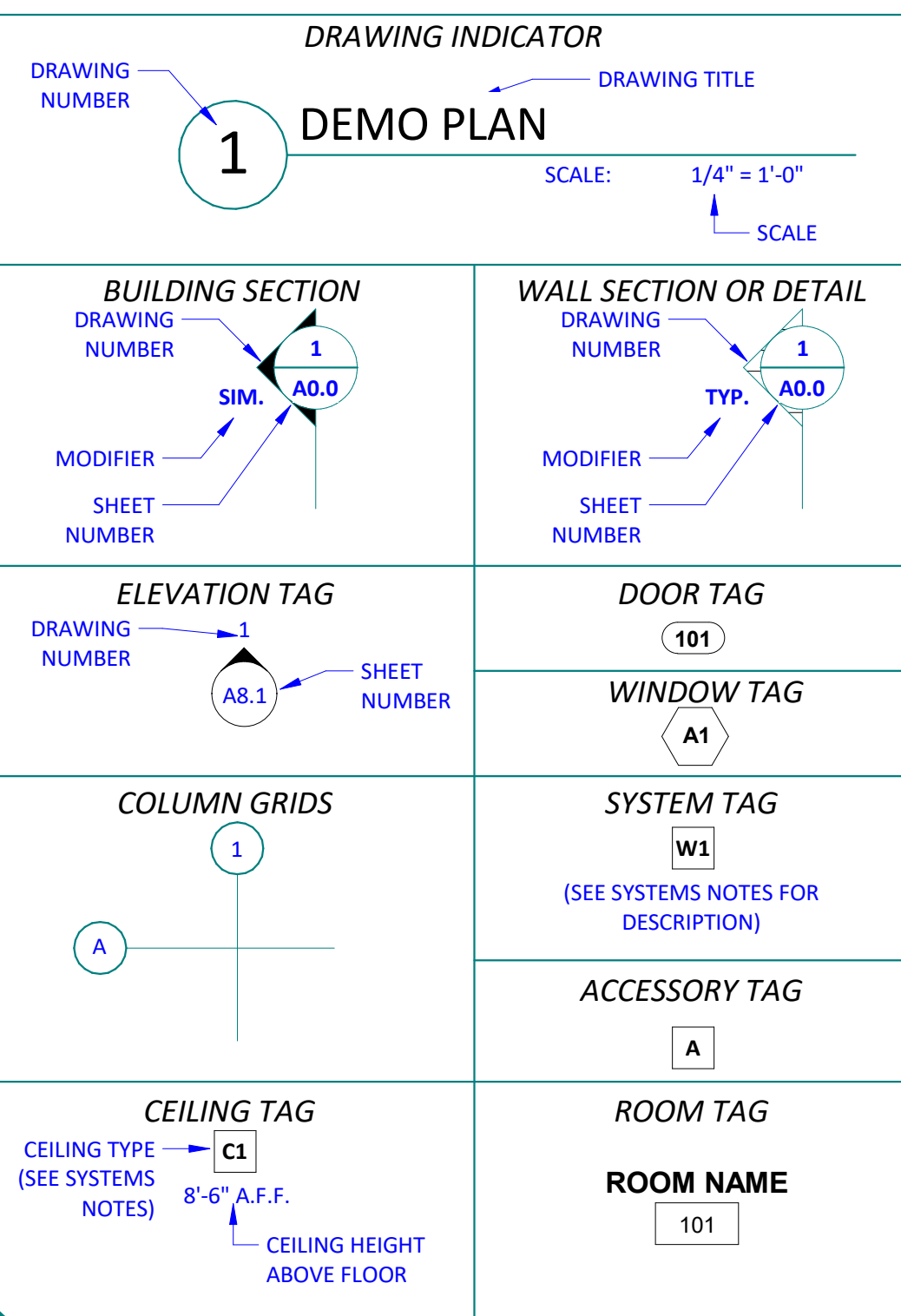
CEILINGS

- C1 GYPSUM BOARD ASSEMBLY:**
 - GYPSUM BOARD (5/8" @ B.O. ROOFS, 1/2" @ B.O. FLOORS)
 - USE EPOXY PAINT ON CEILINGS IN SHOWERS, ON
 - WOOD FRAMING PER PLAN

SOFFITS

- S1 VENTED PANEL ASSEMBLY:**
 - 4' x 8' TREATED ENGINEERED WD STRAND SUBSTRATE VENTED SOFFIT PANELS
 - 10 SQ IN OF VENTILATION PER LINEAR FT (VENTED SOFFIT PANELS @ EDGES OF ROOFS OVER INSULATED SPACES)

DRAFTING SYMBOLS



CODE DATA

CODES:
2018 I.R.C. w/ LOCAL AMMENDMENTS
2018 I.F.C. 2018 I.E.C.C.

NOTE:
ALL RIM JOISTS AND ADJOINING PLATES SHALL BE AIR-SEALED AND INSULATED USING SPRAY FOAM INSULATION TO MIN R-15.

ROOF: MIN R-49
WALLS: MIN R-20
BASEMENT WALLS: MIN R-13
WINDOW U-VALUE: MAX .30

Address: 821 Whedbee Street, Fort Collins CO
Site Area: TBD

Occupancy Classification: One-Family Dwelling

Construction Type: V-B
Number of Stories: Two Stories + Basement

AREA SCHEDULE

GARAGE GROSS AREA		RESIDENCE GROSS AREA	
NAME	AREA	NAME	AREA
GROUND LEVEL	N/A	BASEMENT	1289 SF
		MAIN LEVEL	1295 SF
		UPPER LEVEL	933 SF
TOTAL :	xxx SF	TOTAL :	3517 SF

ABBREVIATIONS

SYMBOLS:	FEET	HGT	HEIGHT
'	FEET	HORIZ	HORIZONTAL
"	INCHES	HR	HOUR
#	POUNDS(S) or NUMBER	IECC	INTERNATIONAL ENERGY CONSERVATION CODE
&	AND	IN	INCH or INCHES
+/-	PLUS OR MINUS	INCL	INCLUDING
@	AT	INSUL	INSULATION
INT	INTERIOR	INT	INTERIOR
ADI	ADJACENT or ADJUSTABLE	IPC	INTERNATIONAL PLUMBING CODE
AFF	ABOVE FINISHED FLOOR	LCL	LAMINATED STRAND LUMBER
ALT	ALTERNATE	LT	LIGHT
ARCH	ARCHITECT or ARCHITECTURAL	LVL	LAMINATED VENEER LUMBER
AUTO	AUTOMATIC	MAX	MAXIMUM
AWB	AIR AND WEATHER BARRIER	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURER
BET	BETWEEN	MIN	MINUTE or MINIMUM
BO	BOTTOM OF	MISC	MISCELLANEOUS
CAB	CABINET	MPH	MILES PER HOUR
CL	CENTERLINE	MFL	METAL
CLR	CLEAR	N	NORTH
CMU	CONCRETE MASONRY UNITS	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
DBL	DOUBLE	OC	ON CENTER
DEM	DEMOLITION or DEMOLISH	OSB	ORIENTED STRAND BOARD
DEPT	DEPARTMENT	PLY	PLYWOOD
DIA	DIAMETER	PRFN	PREFINISHED
DIM	DIMENSION	PTD	PAINT
DISP	DROPPEN	R	RADIUS
DW	DOWN	RCP	REFLECTED CEILING PLAN
DS	DOWNSPOUT	RE	REFER or REFERENCE
DW	DRAWING	REF	REFRIGERATOR
DWG	DRAWING	RENF	REINFORCED
(E)	EXISTING	REQD	REQUIRED
E	EACH	S	SOUTH
EA	EACH	SCHED	SCHEDULE
ELEC	ELECTRICAL or ELECTRICIAN	SECT	SECTION
EQ	EQUAL	SF	SQUARE FEET or SQUARE FOOTAGE
EQUIP	EQUIPMENT	SIM	SIMILAR
EXT	EXTENSION	SPRC	SPECIFICATION(S)
FD	FLOOR FINISH	STRUC	STRUCTURAL or STRUCTURE
FLR	FLOOR	SUB	SUBCONTRACTOR
FD	FACE OF	T&G	TONGUE AND GROOVE
FOUND	FOUNDATION	TBD	TO BE DETERMINED
FT	FOOT or FEET	THRU	THROUGH
FTG	FOOTING	TOP	TOP OF
FLUR	FURRING	TYP	TYPICAL
GA	GALVE	UNFIN	UNFINISHED
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GC	GENERAL CONTRACTOR	VB	VAPOR BARRIER
GD	GARBAGE DISPOSAL	W	WEST
GEOTECH	GEOTECHNICAL	W/	WITH
GL	GLASS or GLAZING	W/O	WITHOUT
GLU LAM	GLUE LAMINATED	WD	WOOD
GYP	GYPSUM	WF	WIDE FLANGE
HB	HOSE BIB	WIND	WINDOW
		WP	WATERPROOF or WATERPROOFING

PROJECT DIRECTORY

ALEX & ALLISON KLUG OWNER
821 WHEDBEE STREET, FORT COLLINS, CO 80524

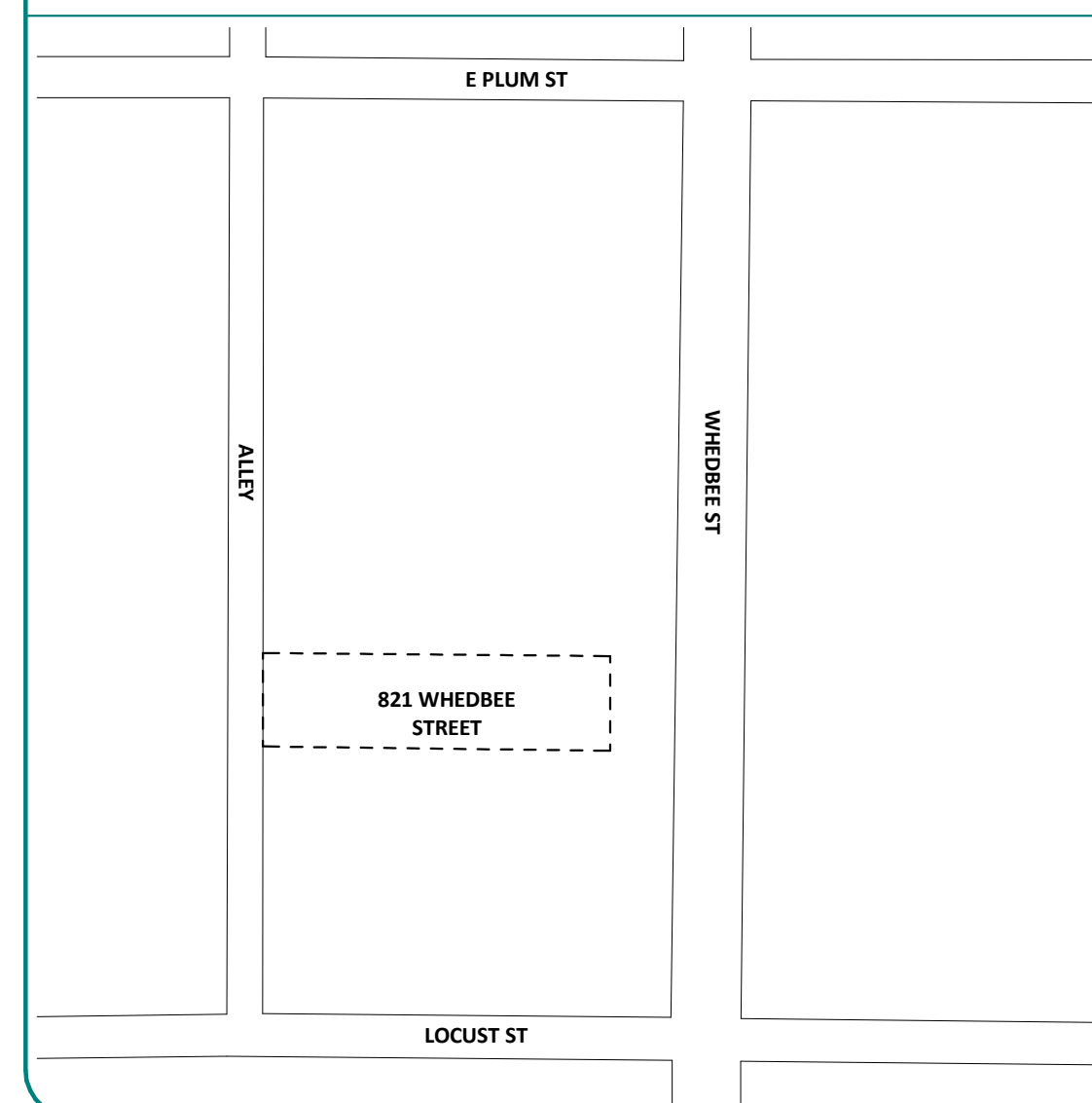
FORGE + BOW DWELLINGS ARCHITECTURAL DESIGNER
116 N COLLEGE AVE, SUITE #5, FORT COLLINS, CO 80524
(970) 797-2354
paul@forgeandbow.com
CONTACT: Paul Esposti

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(970) 372-1140
wendyd@tdstructural.com
CONTACT: Wendy Dworak

VICINITY MAP



DRAWING INDEX

ARCHITECTURE

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- A1.1 MAIN LEVEL PLAN
- A1.2 UPPER LEVEL PLAN
- A2.0 LOWER LEVEL DEMO PLAN
- A2.1 MAIN LEVEL DEMO PLAN
- A3.0 LOWER LEVEL REFLECTED CEILING PLAN
- A3.1 MAIN LEVEL REFLECTED CEILING PLAN
- A3.2 UPPER LEVEL REFLECTED CEILING PLAN
- A4.0 ROOF PLAN
- A5.0 EXTERIOR ELEVATIONS
- A5.1 EXTERIOR ELEVATIONS

INTERIORS

STRUCTURAL

DRAWINGS - NOT FOR CONSTRUCTION

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INDEX SHEET

DRAWING NUMBER:

A0.0

KLUG RESIDENCE

821 WHEDBEE STREET
FORT COLLINS, CO 80524



www.forgeandbow.com
116 N College Avenue, Suite #5, Fort Collins, CO
80524 ph: 970.797.2354

SPONSORSHIP:



UNBOUND

SCHEMATIC DESIGN

Issued		
No.	Description	Date
1	ISSUED FOR REVIEW	
2		
3		
4		
5		
6		

Revisions		
No.	Description	Date

SEAL:

DRAWINGS - NOT FOR CONSTRUCTION

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EXTERIOR ELEVATIONS

DRAWING NUMBER:

A5.0

SYSTEM NOTES

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ROOFS

- R1 ASPHALT SHINGLE ROOF ASSEMBLY:**
- COMPOSITE ASPHALT SHINGLE ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER FOR EAVES TO 3'-0" INSIDE EXTERIOR BUILDING FACE MEASURED HORIZONTALLY AND VALLEYS w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, ON
 - ROOF DECK SHEATHING PER STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R2 METAL ROOF ASSEMBLY:**
- STANDING SEAM PREFINISHED METAL ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, AND AT EAVES EXTENDING 36" BEYOND OUTSIDE FACE OF STUD, ON
 - ROOF DECK SHEATHING, RE: STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT,
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R3 FASCIA ASSEMBLY:**
- 1x6 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - 1x12 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH AS REQ'D PER MANUFACTURER INSTRUCTIONS

EXTERIOR WALLS

- W1 VERTICAL LAP SIDING ASSEMBLY:**
- TREATED ENGINEERED WD STRAND SUBSTRATE, 3/8" GROOVE @ 8" O.C, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH OPENINGS PER MANUFACTURER INSTRUCTIONS, OVER
 - 1/2" NOM. OSB SHEATHING, RE: STRUCT, OVER
 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS
- W2 CEDER SHAKE ASSEMBLY:**
- INDIVIDUAL CEDER SHAKE SIDING, STAINED/SEALED, OVER
 - BALANCE OF WALL TYPE W1.
- W3 BEADBOARD ASSEMBLY:**
- BEADBOARD PANEL SIDING, OVER
 - BALANCE OF WALL TYPE W1.
- W4 BRICK VENEER ASSEMBLY:**
- FULL BRICK VENEER, FILL ALL JOINTS WITH MORTAR, TOOLED & FINISHED
 - USE PREFORMED OUTSIDE CORNERS OF VARYING SIZES
 - FULLY BUTTER THE BACKS OF STONES
 - TUCK POINT ALL JOINTS FULL w/ MORTAR, TOOLED & FINISHED, OVER
 - PORTLAND CEMENT SETTING BED, OVER
 - GALVANIZED METAL LATH ATTACHED w/ GALVANIZED SELF-FURRING NAILS THRU SHEATHING TO STUDS, OVER
 - 1 LAYER 30# BUILDING FELT SLIP SHEET, OVER
 - TYVEK HOMEWRAP AIR & WEATHER BARRIER, TAPE ALL SEAMS, ON
 - BALANCE OF WALL TYPE W1.
- W5 GARAGE LAP SIDING ASSEMBLY:**
- SMOOTH CEMENTITIOUS, MAX. 5" REVEAL LAP SIDING, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH OPENINGS PER MANUFACTURER INSTRUCTIONS, OVER
 - 1 1/2" R-5 CONTINUOUS RIGID INSULATION
 - 1 1/2" NOM. OSB SHEATHING, RE: STRUCT, OVER
 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS

FLOORS

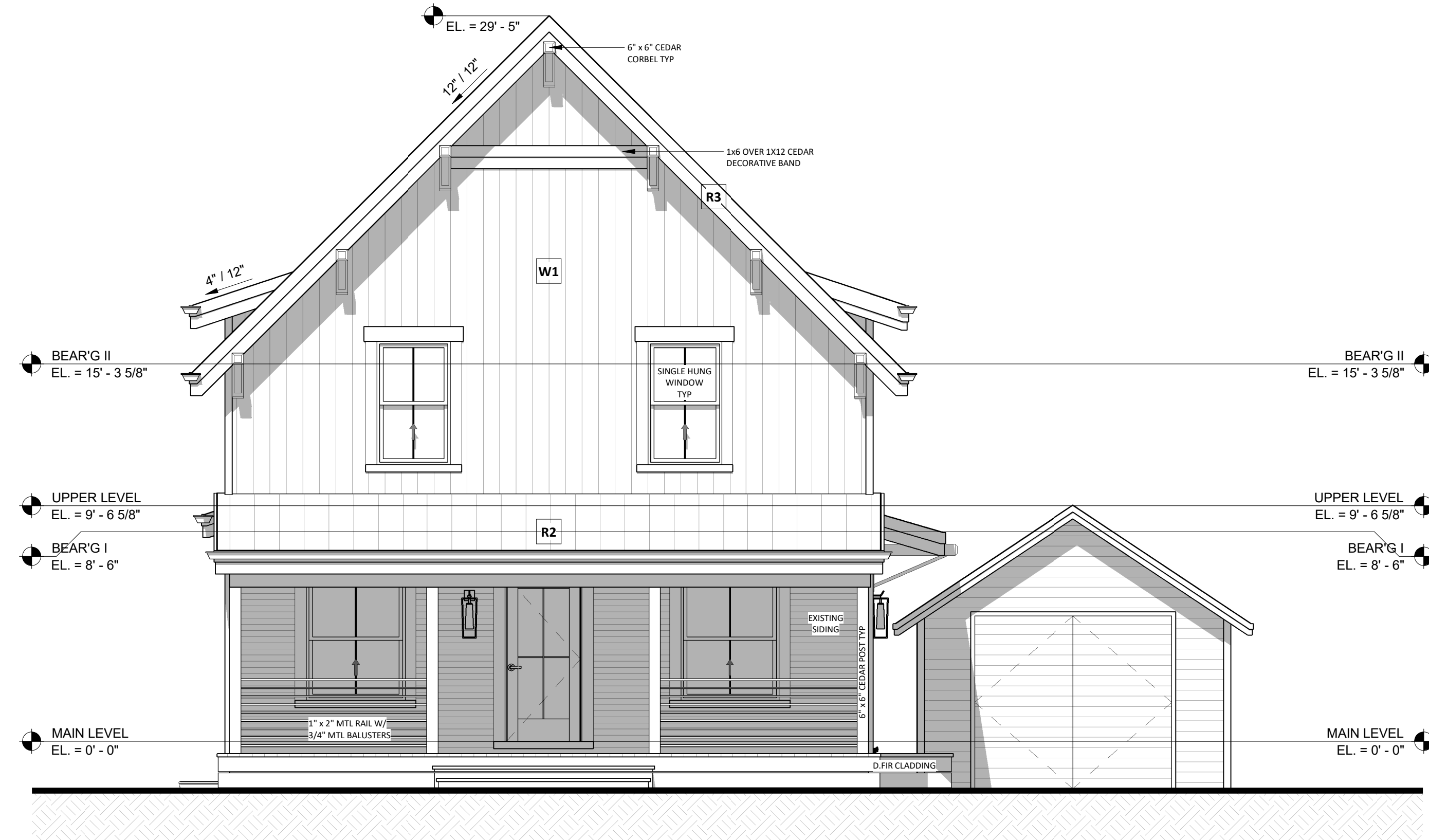
- F1 WOOD FRAMED ASSEMBLY:**
- FINISH FLOORING RE: SELECTION SHEETS, OVER
 - SHEATHING, RE: STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC. BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F2 RADIANT HEAT/WOOD FRAMED ASSEMBLY:**
- FINISH FLOORING RE: SELECTION SHEETS, OVER
 - 1 1/2" GYPCRETE TOPPING w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH, ON
 - FLOOR DECK SHEATHING PER STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC. BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F3 RADIANT HEAT/SLAB ON GRADE ASSEMBLY:**
- FINISH FLOOR RE: SELECTION SHEETS, OVER
 - 5" CONC SLAB w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - 15 MIL VAPOR BARRIER, ON
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - FILL ALL JOINTS IN SLAB WITH SEALANT
- F4 SLAB ON GRADE ASSEMBLY:**
- 4" CONC SLAB ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - WELDED WIRE
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - VAPOR BARRIER
 - FILL ALL JOINTS IN SLAB WITH SEALANT
- F5 FLATWORK ASSEMBLY:**
- 4" EXT. CONCRETE SLAB ON GRADE REINF. w/ FIBERMESH, SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- F6 DECK ASSEMBLY:**
- 2x6 D.FIR T&G WOOD DECK, ON
 - SOLID WOOD DECK JOISTS PER STRUCT

CEILINGS

- C1 GYPSUM BOARD ASSEMBLY:**
- GYPSUM BOARD (5/8" @ B.O. ROOFS, 1/2" @ B.O. FLOORS)
 - USE EPOXY PAINT ON CEILINGS IN SHOWERS, ON
 - WOOD FRAMING PER PLAN

SOFFITS

- S1 VENTED PANEL ASSEMBLY:**
- 4' x 8' TREATED ENGINEERED WD STRAND SUBSTRATE VENTED SOFFIT PANELS
 - 10 SQ. IN OF VENTILATION PER LINEAR FT (VENTED SOFFIT PANELS @ EDGES OF ROOFS OVER INSULATED SPACES)



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
SCALE: 1/4" = 1'-0"

KLUG RESIDENCE

821 WHEDBEE STREET
FORT COLLINS, CO 80524



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EXTERIOR ELEVATIONS

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SYSTEM NOTES

DISCLAIMER: SYSTEM NOTES ARE MEANT TO BE A BASIS OF DESIGN - CONTRACTOR(S) ULTIMATELY RESPONSIBLE FOR THE STRUCTURAL AND OTHERWISE INTEGRITY OF THE PRESCRIBED SYSTEMS DESCRIBED BELOW

ROOFS

- R1 ASPHALT SHINGLE ROOF ASSEMBLY:**
- COMPOSITE ASPHALT SHINGLE ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER FOR EAVES TO 3'-0" INSIDE EXTERIOR BUILDING FACE MEASURED HORIZONTALLY AND VALLEYS w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, ON
 - ROOF DECK SHEATHING PER STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R2 METAL ROOF ASSEMBLY:**
- STANDING SEAM PREFINISHED METAL ROOFING, OVER
 - TITANIUM UNDERLAYMENT PER MANUFACTURER,
 - ICE AND WATER MEMBRANE LAYER w/ METAL FLASHING (MIN. 24 GA. GALV. STEEL) AT VALLEYS AND ABUTTING WALLS PER SMACNA RECOMMENDATIONS, AND AT EAVES EXTENDING 36" BEYOND OUTSIDE FACE OF STUD, ON
 - ROOF DECK SHEATHING, RE: STRUCT, OVER
 - WOOD FRAMING, RE: STRUCT,
 - MIN. R-49 INSULATION OVER CONDITIONED SPACES
- R3 FASCIA ASSEMBLY:**
- 1x6 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - 1X12 TREATED ENGINEERED WD STRAND SUBSTRATE, OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH AS REQ'D PER MANUFACTURER INSTRUCTIONS

EXTERIOR WALLS

- W1 VERTICAL LAP SIDING ASSEMBLY:**
- TREATED ENGINEERED WD STRAND SUBSTRATE, 3/8" GROOVE @ 8" O.C., OVER
 - AIR & WEATHER BARRIER, TAPE ALL SEAMS & PENETRATIONS, FLASH OPENINGS PER MANUFACTURER INSTRUCTIONS, OVER
 - 1/2" NOM. OSB SHEATHING, RE: STRUCT, OVER
 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS
- W2 CEDAR SHAKE ASSEMBLY:**
- INDIVIDUAL CEDAR SHAKE SIDING, STAINED/SEALED, OVER
 - BALANCE OF WALL TYPE W1.
- W3 BEADBOARD ASSEMBLY:**
- BEADBOARD PANEL SIDING, OVER
 - BALANCE OF WALL TYPE W1.
- W4 BRICK VENEER ASSEMBLY:**
- FULL BRICK VENEER, FILL ALL JOINTS WITH MORTAR, TOOLED & FINISHED
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 - FULLY BUTTER THE BACKS OF STONES
 - TUCK POINT ALL JOINTS FULL w/ MORTAR, TOOLED & FINISHED, OVER
 - PORTLAND CEMENT SETTING BED, OVER
 - GALVANIZED METAL LATH ATTACHED w/ GALVANIZED SELF-FURRING NAILS THRU SHEATHING TO STUDS, OVER
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 - 1 1/2" R-5 CONTINUOUS RIGID INSULATION
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 - 2x6 NOM. WOOD STUD FRAMING,
 - R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 1/2" GYPSUM BD, TEXTURED AND PAINTED RE: INTERIORS

FLOORS

- F1 WOOD FRAMED ASSEMBLY:**
- FINISH FLOORING RE: SELECTION SHEETS, OVER
 - SHEATHING, RE: STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC. BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F2 RADIANT HEAT/WOOD FRAMED ASSEMBLY:**
- FINISH FLOORING RE: SELECTION SHEETS, OVER
 - 1 1/2" GYPCRETE TOPPING w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH, ON
 - FLOOR DECK SHEATHING PER STRUCT, OVER
 - SOLID WEB WOOD TJI FLOOR JOISTS PER STRUCT
 - R-13 ACOUSTIC. BATT INSUL. AT BOTTOM OF EA. JOIST SPACE.
- F3 RADIANT HEAT/SLAB ON GRADE ASSEMBLY:**
- FINISH FLOOR RE: SELECTION SHEETS, OVER
 - 5" CONC SLAB w/ HYDRONIC RADIANT TUBE HEATING SYSTEM PER MECH ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - 15 MIL VAPOR BARRIER, ON
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - FILL ALL JOINTS IN SLAB WITH SEALANT
- F4 SLAB ON GRADE ASSEMBLY:**
- 4" CONC SLAB ON GRADE REINF PER STRUCT, C.J.'s PER STRUCT, OVER
 - WELDED WIRE
 - 2" R-10 RIGID INSULATION
 - 4" LAYER OF CLEAN-GRADED GRAVEL, OVER
 - SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
 - VAPOR BARRIER
 - FILL ALL JOINTS IN SLAB WITH SEALANT
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- 4" EXT. CONCRETE SLAB ON GRADE REINF. w/ FIBERMESH, SUBGRADE PREP PER RECOMMENDATIONS OF GEOTECHNICAL REPORT
- F6 DECK ASSEMBLY:**
- 2x6 D.FIR T&G WOOD DECK, ON
 - SOLID WOOD DECK JOISTS PER STRUCT

CEILING

- C1 GYPSUM BOARD ASSEMBLY:**
- GYPSUM BOARD (5/8" @ B.O. ROOFS, 1/2" @ B.O. FLOORS)
 - USE EPOXY PAINT ON CEILING IN SHOWERS, ON
 - WOOD FRAMING PER PLAN

SOFFITS

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- 4' x 8' TREATED ENGINEERED WD STRAND SUBSTRATE VENTED SOFFIT PANELS
 - 10 SQ. IN OF VENTILATION PER LINEAR FT
 - (VENTED SOFFIT PANELS @ EDGES OF ROOFS OVER INSULATED SPACES)



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

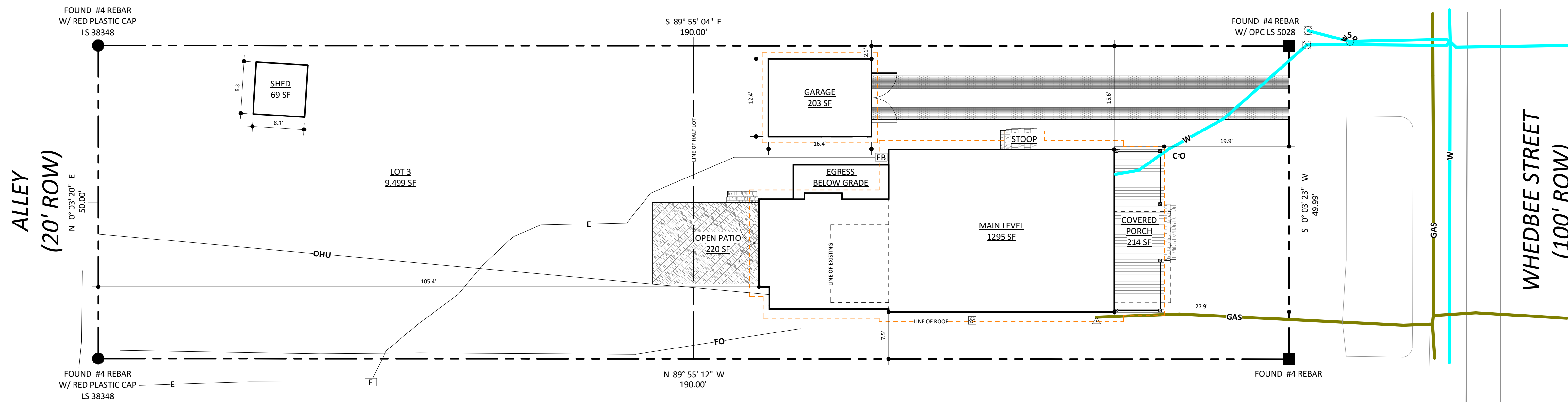


RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

IMPROVEMENT SURVEY PLAT

821 WHEDBEE STREET
LOT 3, BLOCK 158, FORT COLLINS
SITUATE IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

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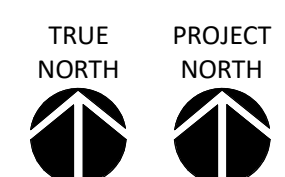
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ARCHITECTURAL SITE PLAN

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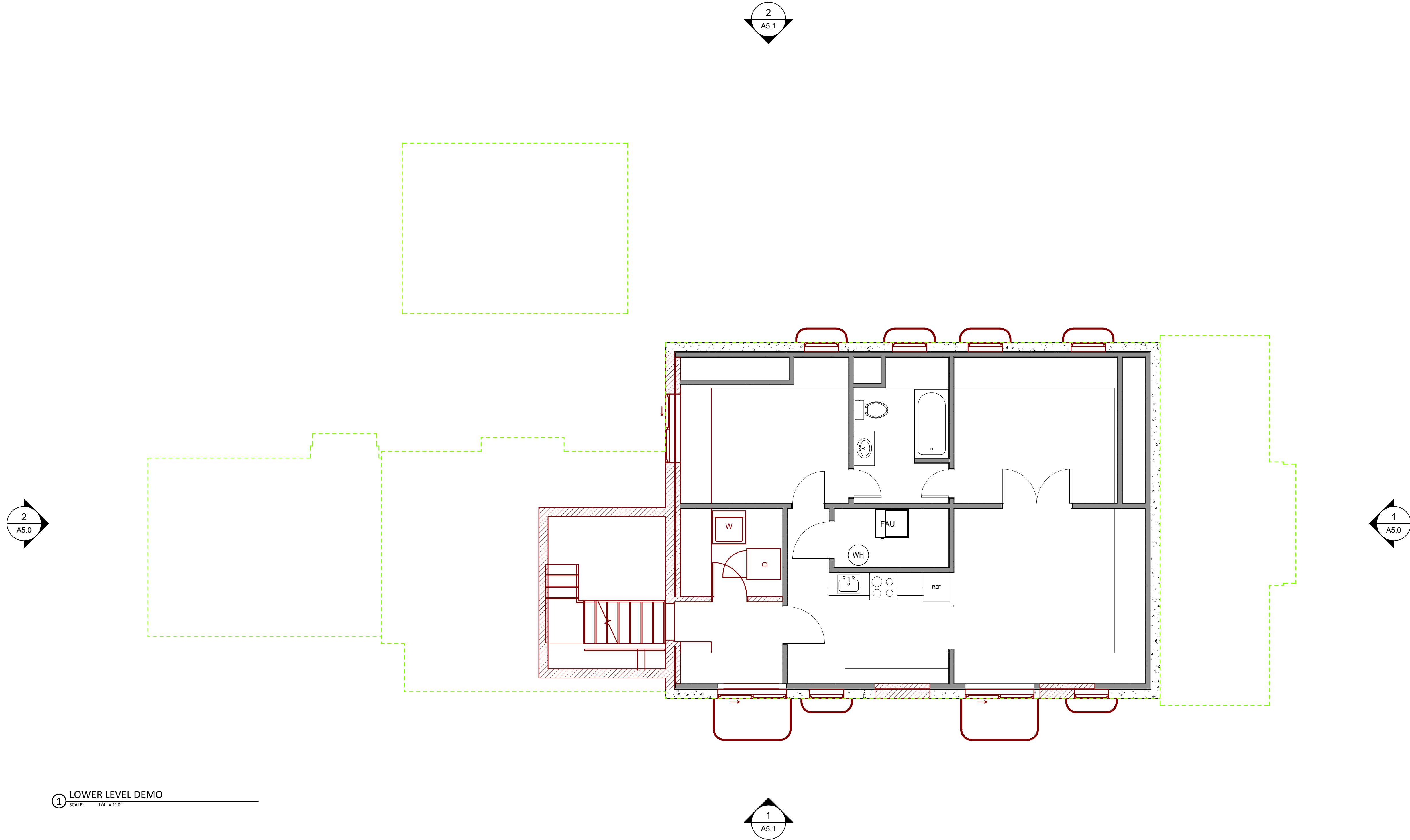
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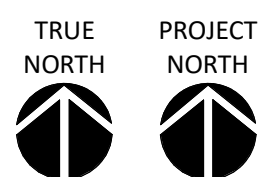
LOWER LEVEL DEMO PLAN

DRAWING NUMBER:

A2.0



① LOWER LEVEL DEMO
SCALE: 1/4" = 1'-0"



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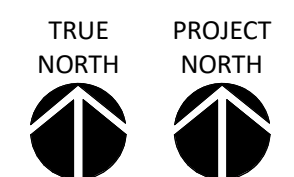
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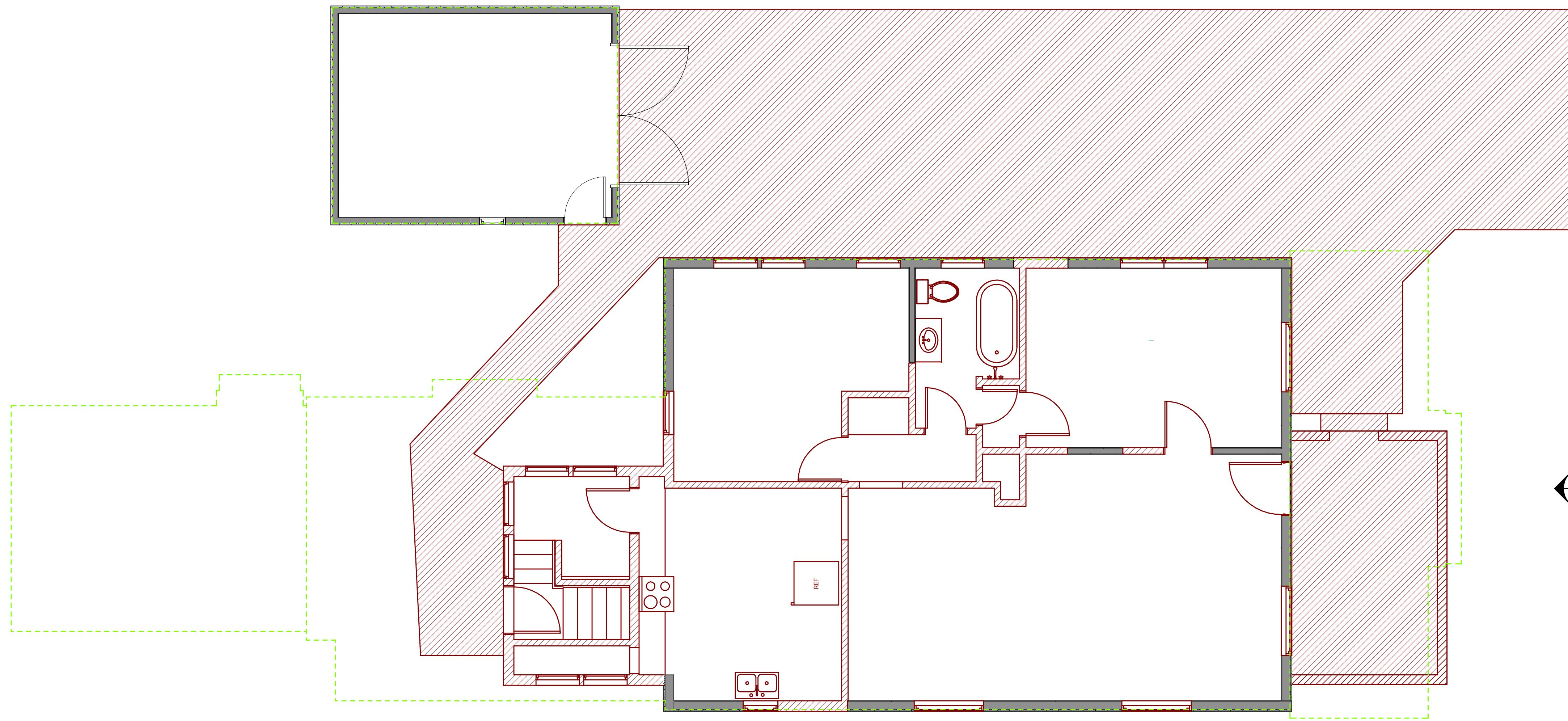
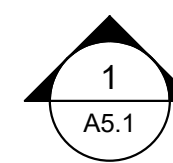
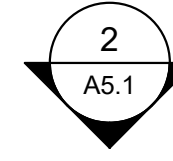
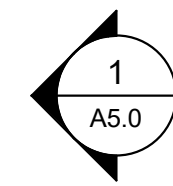
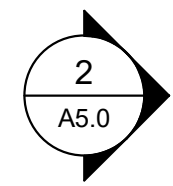
MAIN LEVEL DEMO PLAN

DRAWING NUMBER:

A2.1



① MAIN LEVEL DEMO
SCALE: 1/4" = 1'-0"





821



821

821

7252



821









