



Town of Paonia
214 Grand Avenue
Friday, April 24, 2026 6:00 PM
Zoning Board of Adjustments Agenda
<https://us02web.zoom.us/j/87339654728>
Meeting ID: 873 3965 4728

- A) Roll Call
- B) Approval of Agenda
- C) Public Hearing
 - 1) Public hearing to consider an application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for a variance to install an ADA accessible ramp on town property at the property located at 232 Grand Avenue, Paonia, CO 81428.
- D) Adjournment



**TOWN OF PAONIA
PLANNING COMMISSION & COMMUNITY DEVELOPMENT
STAFF REPORT**

**REPORT OF THE PERMIT COORDINATOR
CONTINUANCE OF APPLICATION FOR SPECIAL USE REVIEW**

*(Real Estate Parcel Number: 324506128017,
Commonly known as 232 Grand Avenue Paonia, CO 81428)*

For Public Hearing on April 24, 2026

Background

This meeting is a review of SRV 2026-017 Application for Special Use Review as outlined in § 16-4-40 of the Town of Paonia's Municipal Code of Ordinances for Parcel Number 324506128017, the property commonly known as: 232 Grand Avenue Paonia, CO 81428.

Specifically, the applicant is asking for a variance to construct an ADA accessible ramp in front of the building's entrance as part of a larger remodel, changing the building to a café and refreshing the exterior.

Note: The applicant originally submitted for this zoning variance alongside a request for a variance on parking space requirements. References to the number of parking spaces in this application should be ignored, as the issue is being reviewed by the Planning Commission at a separate meeting.

Plans for the ramp are located on pages 11 and 12 of the larger plan set.

General Information

Zoning and Land Use:

The property is zoned **C-1, Core Commercial District**.

All remodeling must conform to the 2018 International Building Code (IBC), and the Paonia Municipal Code (PMC).



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

Applicable Regulations:

- Paonia Municipal Code Chapter 16 – Zoning, particularly §16-3-70 through §16-3-80 (Schedules of uses and requirements for commercial and industrial districts) and §11-1-60 (Business Sidewalks).
- Paonia Municipal Code Appendix D – Streets, Related Work Specified Elsewhere - General Requirements Specification
- International Building Code (2018)
- ADA Standards for Accessible Design (2010)

Documents Reviewed:

- SRV 2026-017 Application and Construction Plans
- Town of Paonia Comprehensive Plan (2025)
- Chapter 16 – Zoning, Chapter 11 Streets, Sidewalks, and Public Places, and Appendix D, Town of Paonia Municipal Code
- ADA Standards for Accessible Design (2010)
- Property Record Card – R008989

Required Findings Needed to Consider a Special Use Review:

As established in PMC §16-4-50, Site Plan Review Criteria and Performance Standards.

(a) The criteria for review and performance standards are as follows:

(1) *Compliance of the application with this Code in general.*

The proposed ADA accessible ramp does not comply with maintaining the required 10' sidewalk for businesses in the C-1 District. The 200 block of Grand Avenue is specifically mentioned in PMC §11-1-60 as being subject to this requirement.

The proposed ramp oversteps the building's 0' setback outlined in PMC **§16-3-20** as required for C-1 District buildings, and it encroaches into the Town's sidewalk by 60"

(2) *The compatibility of the proposed use and site plan with the character of the surrounding area.*



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

The proposed use for the building, a coffee shop and bookstore, falls well within the C-1 intent *“to provide for the orderly development of those commercial and business uses, government, educational and cultural facilities that are characteristic of downtown areas and promote comparison shopping and pedestrian activity in the core area.”*

Currently, the 10' wide sidewalk along the 100 and 200 blocks of Grand Avenue contain several permanent obstacles within the usable area of the sidewalk including signposts, awning supports with benches, large planters, bike racks, as well as an accessible ramp at 226 Grand Ave. Temporary uses of the space include a piano, magazine racks, benches, sandwich boards, bike racks, dining patios, etc.

The addition of the ramp is not out of character for the area.

(3) The desirability and need for the proposed use.

An ADA accessible entrance is necessary for the building, whether in the front or back, to comply with the 2018 IBC, the 2010 ADA standards, and the Town's goals outlined in the 2025 Comprehensive Plan.

§1103.1 of the IBC, referenced in the applicant's documentation, states that *“Sites, buildings, structures, facilities, elements and spaces, temporary or permanent, shall be accessible to individuals with disabilities.”* The code specifically states that it *“shall apply to the construction, alteration, relocation, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures”* (§101.2).

The ADA Standards for Accessible Design §202.3 states that buildings undergoing alterations are required to comply with the 2010 standards. §106.5 defines alterations as *“A change to a building or facility that affects or could affect the usability of the building or facility or portion thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.”*

The planned renovations clearly require an accessible interior. However, the outside work on the building's facade might be considered superficial resurfacing akin to painting



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

that does not impact the use of the space, thus may not “trigger” the need for the addition of an accessible entrance.

The location of the ramp encroaching on the town’s sidewalk is not the most desirable place, as it impacts the use of the sidewalk by reducing the area. However, the rear patio is elevated significantly above the alley and would provide more difficult challenges to achieve ADA standards.



The concrete pad pictured above is at least 6” above the alley, requiring a ramp 6 feet in length, which would encroach on the alley by 4 feet if placed perpendicular to the building and 2 feet if placed parallel. To get up to the platform where the door is, the ramp would need to be 20 feet long with at least 2 turns with 4’ x 4’ platforms at each turn, leaving a total of 28 feet of ramp.

(4) The potential for adverse environmental influences that might result from the proposed use.

The proposal does not include potential for adverse environmental influences.

(5) Compatibility of the proposed use and site plan with the policies and guidelines of the Comprehensive Plan.

The 2025 Paonia Comprehensive Plan establishes a clear policy framework under its Infrastructure Element that prioritizes dependable, safe, and sustainable infrastructure



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

systems. The Plan envisions infrastructure that is proactive, environmentally responsible, and protective of community assets and neighboring properties. Several adopted policies directly relate to the proposed site modification:

- ECON Policy 9 directs the Town to “[e]nsure that all public buildings, businesses and event venues plan for and include ADA parking and entrances.”
- TRANS Policy 3 directs the town to “[e]nsure that all sidewalk upgrades meet ADA design standards and include features that meet accessibility requirements such as standardized curb ramps at intersection crossings, ample sidewalk width, and an unobstructed pathway clear of overgrowth or tripping hazards.”

The reduction of the front sidewalk conflicts with the second listed policy, but the addition of an accessible entrance adheres to both the first and the second policy.

- (b) *Lights and signs shall be located in a manner that will not be distracting to adjoining properties or passing motorists.*

This criterion is not being evaluated at this time, as changes to the lighting will be reviewed along with the Town’s Dark Skies ordinance (No. 05-2022) with the building permit’s submission. No variance has been requested.

- (c) *Landscaping shall be provided in areas near public right-of-way and located with consideration for energy conservation. An acceptable plan must be provided for the maintenance of the required landscaped areas.*

No landscaping changes have been proposed, therefore this point is not applicable.

- (d) *Control of storm drainage shall be provided so as to not damage adjoining properties. The plan must be approved by the Town Engineer.*

No changes to the existing drainage system have been submitted, therefore this point is not applicable.

- (e) *Site design and building plans shall include provisions for the needs of handicapped individuals as required by the Building Code or other ordinances of the Town.*

This application provides the required provisions for ADA compliance.



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

- (f) *Approved landscaping or solid fencing capable of screening adjacent properties shall be provided where commercial uses abut residential uses.*

No abuttal to residential properties exists, therefore this point is not applicable.

- (g) *Commercial and Industrial uses shall conform to the following performance standards:*

- (1) *No dust, odor, gas, fumes, glare or vibration shall extend beyond lot lines. Glare pertains to sunlight reflected from windows or other integral portions of buildings, as well as from lighting fixtures and signs.*

The addition of an ADA accessible ramp will not create this problem.

- (2) *Smoke shall not be emitted at a density greater than #1 on the Ringleman's scale.*

The addition of an ADA accessible ramp will not create this problem.

- (3) *No particles of fly ash shall exceed two-tenths percent (0.2%) grains per cubic foot of the flue gas at a stack temperature of fifty (50) degrees Fahrenheit.*

The addition of an ADA accessible ramp will not create this problem.

- (4) *Noise. No noise shall be emitted which exceeds a maximum of seventy-five (75) decibels with a maximum increase of five (5) decibels permitted for a maximum of fifteen (15) minutes in any one (1) hour. In addition, every activity shall be conducted so that no noise produced is objectionable due to intermittence, beat frequency or shrillness.*

The addition of an ADA accessible ramp will not create this problem.

- (5) *Water pollution. No water pollution shall be emitted by the manufacturing or other processing.*

The addition of an ADA accessible ramp will not create this problem.

- (6) *Outside storage areas that adjoin R-1, R-2 or R-3 Districts must be screened from view with screening of at least eight (8) feet high. The screening shall be constructed of board fencing, screened metal fencing or shrubs.*

The property does not adjoin Residential Districts, therefore this is not applicable.



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

- (7) Truck traffic to and from the I-1 and I-2 District facilities must be restricted to truck routes. The weight of the trucks is limited to standard highway limits unless otherwise posted.

The property is in a C-1 district, therefore this is not applicable.

- (8) Industrial activity within the I-1 District will be restricted to 7:00 a.m. to 9:00 p.m.

The property is in a C-1 district, therefore this is not applicable.

Summary of Findings:

Based on the evidence and documentation reviewed, the proposed ADA compliant entrance ramp at the front entrance of 232 Grand Avenue:

- Preemptively addresses ADA compliance issues that might arise from the building's remodeling.
- Follows Paonia's Comprehensive Plan.
- Does encroach on the Town of Paonia's property and sidewalks, but not in a way that is uncharacteristic of the existing C-1 use of sidewalk space along Grand Avenue.
- Is designed in accordance with the 2010 ADA standards and specifications.

Staff Analysis:

The benefits of adding an accessible entrance to one of the main storefronts on Grand Avenue outweigh the loss of sidewalk space in front of the building. The 4' 6" unchanged sidewalk path is acceptable for ADA access along the street, especially as there are ample "passing" areas on either side of the proposed ramp.

The proposed ramp provides 6" more space on the main sidewalk than the existing ramp in front of 226 Grand Avenue, and its encroachment does not exceed current uses of the sidewalk along the 100 and 200 blocks.

Placing the ramp in the back may qualify as an "undue burden" and seems to be a much more complicated and less useful way of providing ADA access.

The business' current use of "sandwich board" advertising, however, may need to be limited due to the ramp's location. Limiting the sidewalk use for additional objects along the ramp and within 4' of



**TOWN OF PAONIA
ZONING BOARD OF ADJUSTMENTS & COMMUNITY
DEVELOPMENT
STAFF REPORT**

the ramp's entrance will ensure it remains ADA compliant and that the remaining walkway is not further limited in width.

Staff Recommendation

Staff recommends Conditional Approval of SRV 2026-017 subject to the following addendums:

1. **Limits to Sidewalk Use Permits:** No objects may be left in the sidewalk along the length of the ramp nor within 4' of its entrance.
2. **Engineering Approval:** Shums Coda approves the ramp design as ADA compliant and designed to meet the 2018 IBC standards.

Potential Motions:

- 1) I move to recommend conditional approval of SRV 2026-017, subject to engineering approval and limitations on where sidewalk use permits allow objects to sit.
- 2) I move to recommend denial of SRV 2026-017.



Zoning Variance Application
Town of Paonia, Colorado

Applicant Information

- **Applicant Name:** Emily Sinclair and Jay Kenney
- **Applicant Address:** 37445 Back River Rd, Paonia, CO 81428
- **Applicant Contact Information:**
 - Phone: [REDACTED]
 - Email: kenney.jay@gmail.com
- **Property Owner Name (if different):** 232 Grand Ave LLC
- **Property Owner Address (Address for which the variance is sought, if different from the Applicant Address):** 232 Grand Ave, Paonia, CO 81428
- **Parcel Number:** 324506128017
- **Zoning District:** C-1

Variance Request Details:

- 1. Describe the specific zoning regulation from which you are seeking a variance and the nature of the variance requested:**

2018 IBC relative to ADA access, specifically §1103.1 and following which require accessible access to the building.

The building does not currently comply with the 2018 IBC §1103.1. The current threshold is approximately 4-6" higher than the sidewalk. We propose to install an accessible ramp on town property and use approximately 60 inches of the sidewalk leaving 4'6" clear to the curb.

§16-6-10 - Off street parking spaces required, 1.0 space per 300 square feet

The town code relative to off-street parking requires 7 off-site spaces for 232 Grand Ave. We have 2 spaces and propose to use the public lot off the alley to the west of the building and between Grand Ave and Main St. and any other public parking lot within the general area.

2. Explain the exceptional practical difficulties or undue hardship that strict application of the zoning regulation would cause:

ADA access: Greatly increased costs to create a complicated and distinct vestibule with additional engineering, new headers and posts, and significant framing and structural changes. Disturbance of the original facade in a historic downtown building.

Parking: There is no practical way to comply with §16-6-10 without removing a portion of the building that a previous owner added on to the west end of the building.

3. Describe how the variance request meets the following criteria required for approval:

- **The variance is the minimum necessary to alleviate the hardship.**
- **Granting the variance will not be substantially detrimental to the public good.**
- **The hardship was not created by the applicant and is not due to general conditions in the district.**

The current owners did not create the conditions that require a variance under either the town code or the IBC. There will be little detriment to the public good by allowing a variance for parking. Paonia has off-street parking sufficient to accommodate the needs of the public. The minimum right of way required for use of the town property is 36". The proposed ramp will leave 54" of unobstructed right of way and is designed to be the minimum required under the code and ADA.

Application Process & Hearing:

- **Appeals must be submitted in writing to the Town Clerk within seven (7) days of the decision affecting the ability to obtain a building permit. If the seventh day falls on a weekend or holiday, the next business day shall be the deadline.**
- **A public hearing will be scheduled within thirty (30) days of submission. Applicants will be notified of the date, time, and location.**
- **The Zoning Board of Adjustment, comprised of five (5) members appointed by the Board of Trustees, will review the request in an open meeting. The Board will maintain a public record of its proceedings.**
- **A concurring vote of at least four (4) members is required to approve a variance.**

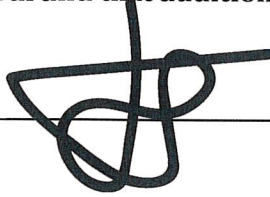
Fees:

- Zoning Variance Application Fee: \$500
- Zoning Board of Adjustment and Appeals Application Fee: \$250
- Town Attorney Review: \$235 per hour (billed in 15-minute increments)

Acknowledgment:

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I acknowledge that submission of this application does not guarantee approval and that additional documentation may be required.

Applicant Signature: _____



Date: March 6, 2026

For Town Use Only:

Date Received: 3/6/26

Received By: DSB

Fee Paid: \$1500.00

Hearing Date: _____

Decision: _____

Board Chair Signature: _____

Town of Paonia

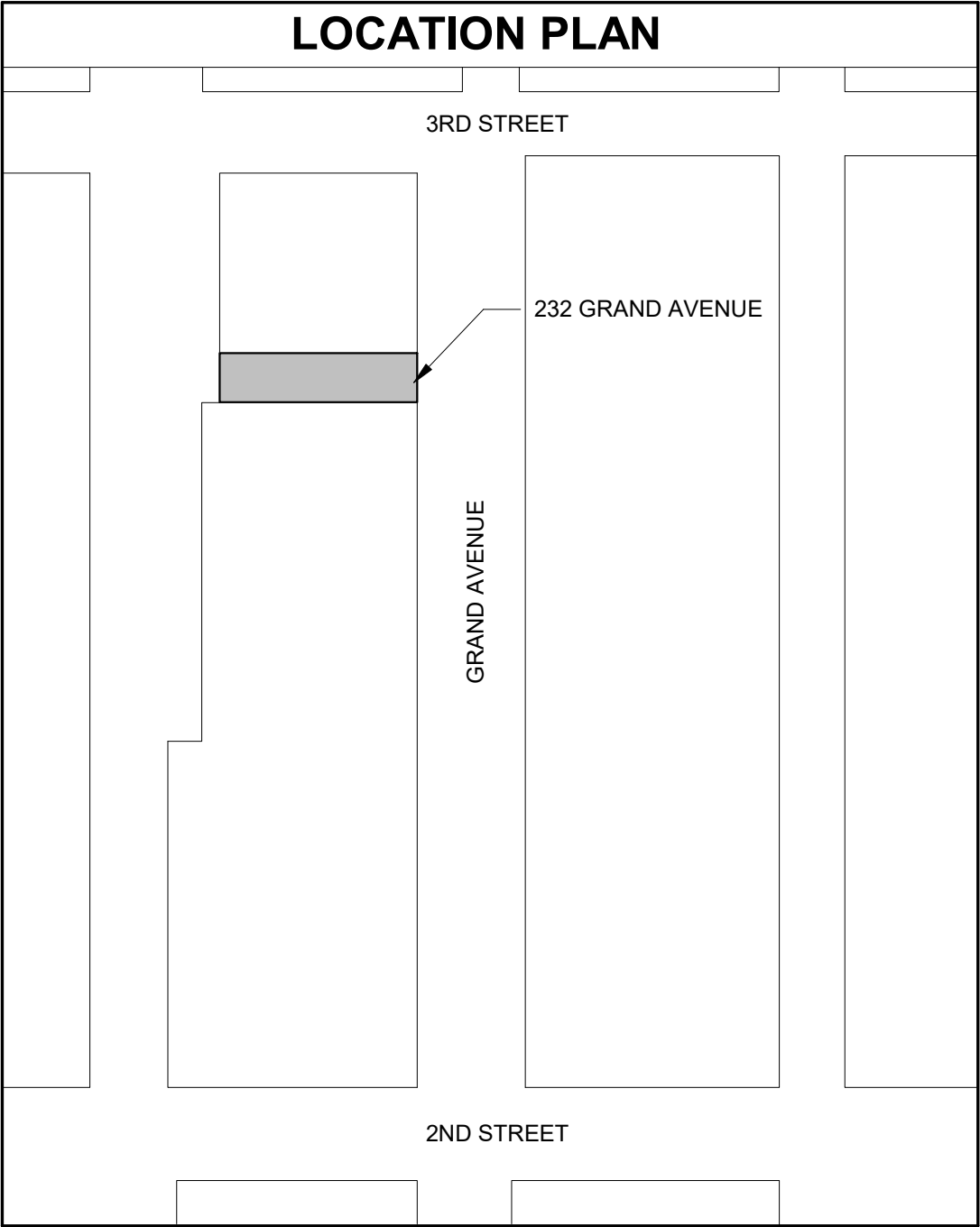
Zoning Board of Adjustment

Contact: Paonia@TownofPaonia.com or (970) 527-4101

CAFE PAEONIA + PAONIA BOOKS

232 GRAND AVENUE
PAONIA, CO 81428

PERMIT DOCUMENTS



CODE SUMMARY

APPLICABLE CODES

International Building Code- 2018 Edition - with Town of Paonia Amendments per Section 18-1-30
International Existing Building Code- 2018 Edition - Prescriptive Method - Chapter 5
International Fire Code- 2018 Edition
International Existing Building Code- 2018 Edition
International Mechanical Code- 2018 Edition
International Plumbing Code- 2018 Edition
International Fuel & Gas Code- 2018 Edition
International Energy Conservation Code- 2021 Edition
National Electric Code- 2023 Edition
ICC A117.1 Accessibility - 2017 Edition

USE AND OCCUPANCY CLASSIFICATION

A-2 - ASSEMBLY (CAFE)
M - MERCANTILE (RETAIL BOOKS)

FIRE PROTECTION SYSTEM

N/A

TYPE OF BUILDING CONSTRUCTION

III



THIS IMAGE IS FOR GRAPHICAL REPRESENTATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION

PROJECT TEAM

OWNER/CLIENT

Emily Sinclair / Jay Kenney
232 Grand Avenue
Paonia, CO 81428
POC: Jay Kenney
e: jay@clearforkcider.com
p: 970.525.2000

ARCHITECT

UNUM:collaborative
1490 N Lafayette Street, Suite 206
Denver, CO 80218
www.unum-collab.com
POC: Adam Steinbach
e: adam@unum-collab.com
p: 720.467.2947

CONTRACTOR

Peak and Prairie
30394 J Road
Hotchkiss, CO 81419
POC: Carl Rasmussen
e: carl@peakandprairie.com
p: xxx.xxx.xxxx

SHEET LIST

SHEET NUMBER	SHEET NAME	SD SET	DD SET	PERMIT	CO SET	ADD #1	ADD #2
GENERAL							
G-000	COVER SHEET	•	•	•	•	•	•
G-001	PROJECT INFORMATION	•	•	•	•	•	•
G-011	1ST FLOOR CODE PLANS	•	•	•	•	•	•
G-020	MOUNTING HEIGHT REQUIREMENTS	•	•	•	•	•	•
G-100	SPECIFICATIONS	•	•	•	•	•	•
G-101	SPECIFICATIONS	•	•	•	•	•	•
G-102	SPECIFICATIONS	•	•	•	•	•	•
G-103	SPECIFICATIONS	•	•	•	•	•	•
ARCHITECTURAL DEMOLITION							
AD-101	1ST FLOOR + EXTERIOR DEMOLITION PLAN	•	•	•	•	•	•
AD-111	1ST FLOOR DEMOLITION REFLECTED CEILING PLAN	•	•	•	•	•	•
ARCHITECTURAL SITE							
AS-100	ARCHITECTURAL SITE PLAN	•	•	•	•	•	•
ARCHITECTURAL							
A-101	1ST FLOOR PLAN	•	•	•	•	•	•
A-103	ROOF PLAN	•	•	•	•	•	•
A-111	1ST FLOOR FINISH PLAN	•	•	•	•	•	•
A-121	1ST FLOOR MILLWORK, FURNITURE, AND EQUIPMENT PLAN	•	•	•	•	•	•
A-200	EXTERIOR ELEVATIONS	•	•	•	•	•	•
A-310	WALL SECTIONS	•	•	•	•	•	•
A-401	1ST FLOOR REFLECTED CEILING AND SOFFIT PLAN	•	•	•	•	•	•
A-402	1ST FLOOR REFLECTED CEILING SWITCHING PLAN	•	•	•	•	•	•
A-403	ENLARGED REFLECTED CEILING PLAN AND DETAILS	•	•	•	•	•	•
A-501	ENLARGED BAR PLANS + ELEVATIONS	•	•	•	•	•	•
A-502	ENLARGED BAR ELEVATIONS	•	•	•	•	•	•
A-503	INTERIOR WALL DETAILS - BAR	•	•	•	•	•	•
A-511	ENLARGED RESTROOM PLANS	•	•	•	•	•	•
A-640	EXTERIOR ROOF DETAILS	•	•	•	•	•	•
A-710	1ST FLOOR INTERIOR ELEVATIONS	•	•	•	•	•	•
A-800	INTERIOR DETAILS - MILLWORK	•	•	•	•	•	•
A-801	INTERIOR DETAILS - WOOD TRIM BAR AND SOFFIT	•	•	•	•	•	•
A-802	INTERIOR DETAILS - WOOD TRIM AND SOFFIT	•	•	•	•	•	•
A-900	PARTITION SCHEDULE AND TYPES	•	•	•	•	•	•
A-910	DOOR SCHEDULE AND TYPES	•	•	•	•	•	•
A-920	WINDOW SCHEDULE AND TYPES	•	•	•	•	•	•
A-930	SCHEDULES	•	•	•	•	•	•

ARCHITECT
unum
UNUM COLLABORATIVE
1490 N LAFAYETTE STREET, SUITE 408
DENVER, CO 80218
610.442.1739

**CAFE PAEONIA + PAONIA
BOOKS**
232 Grand Avenue
Paonia, CO 81428



History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DEFERRED SUBMITTALS

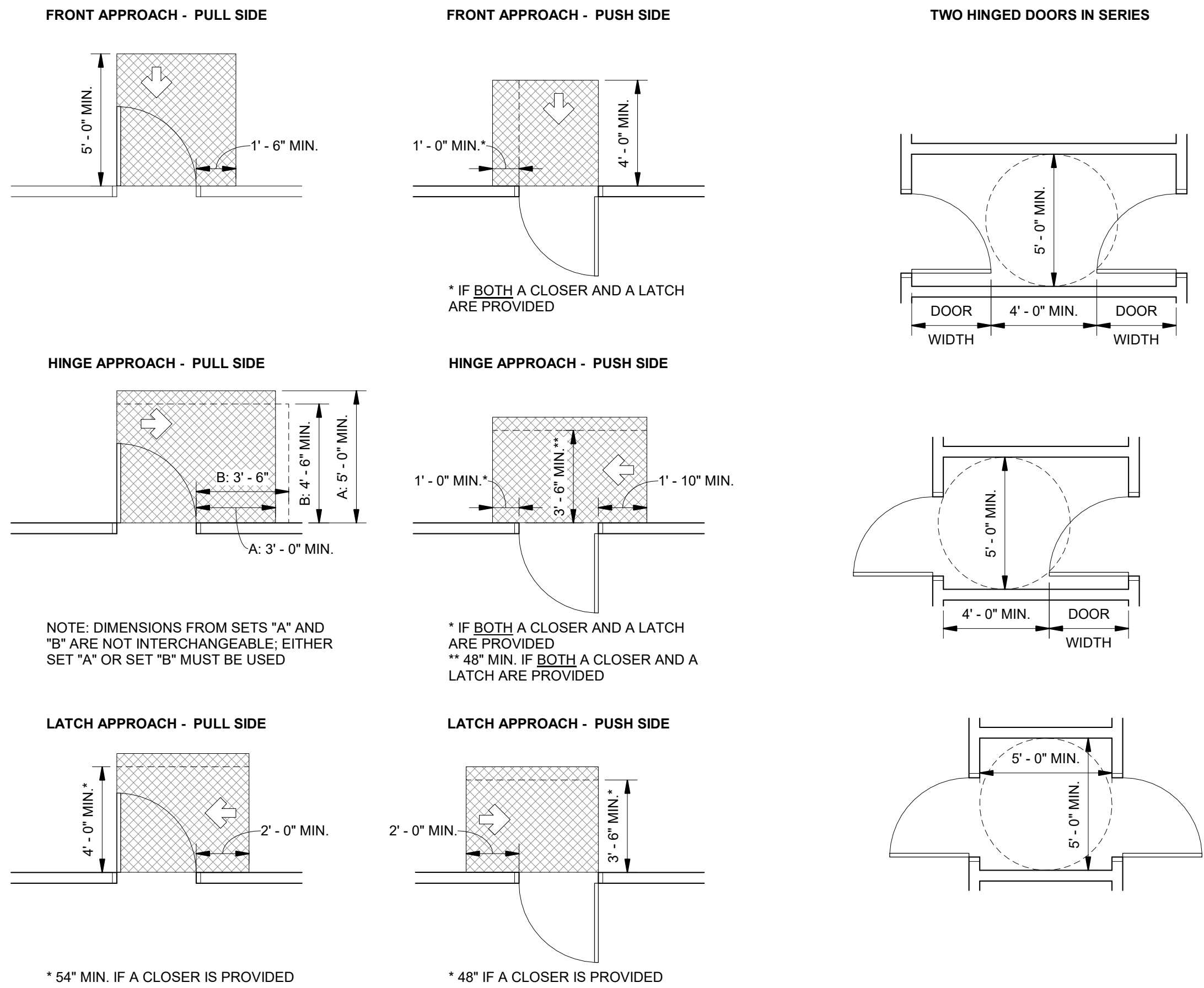
THE FOLLOWING ITEMS ARE TO BE TREATED AS DEFERRED SUBMITTALS

SIGNAGE PERMIT AND INSTALL - BY VENDOR
AWNING PERMIT AND INSTALL - BY VENDOR

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

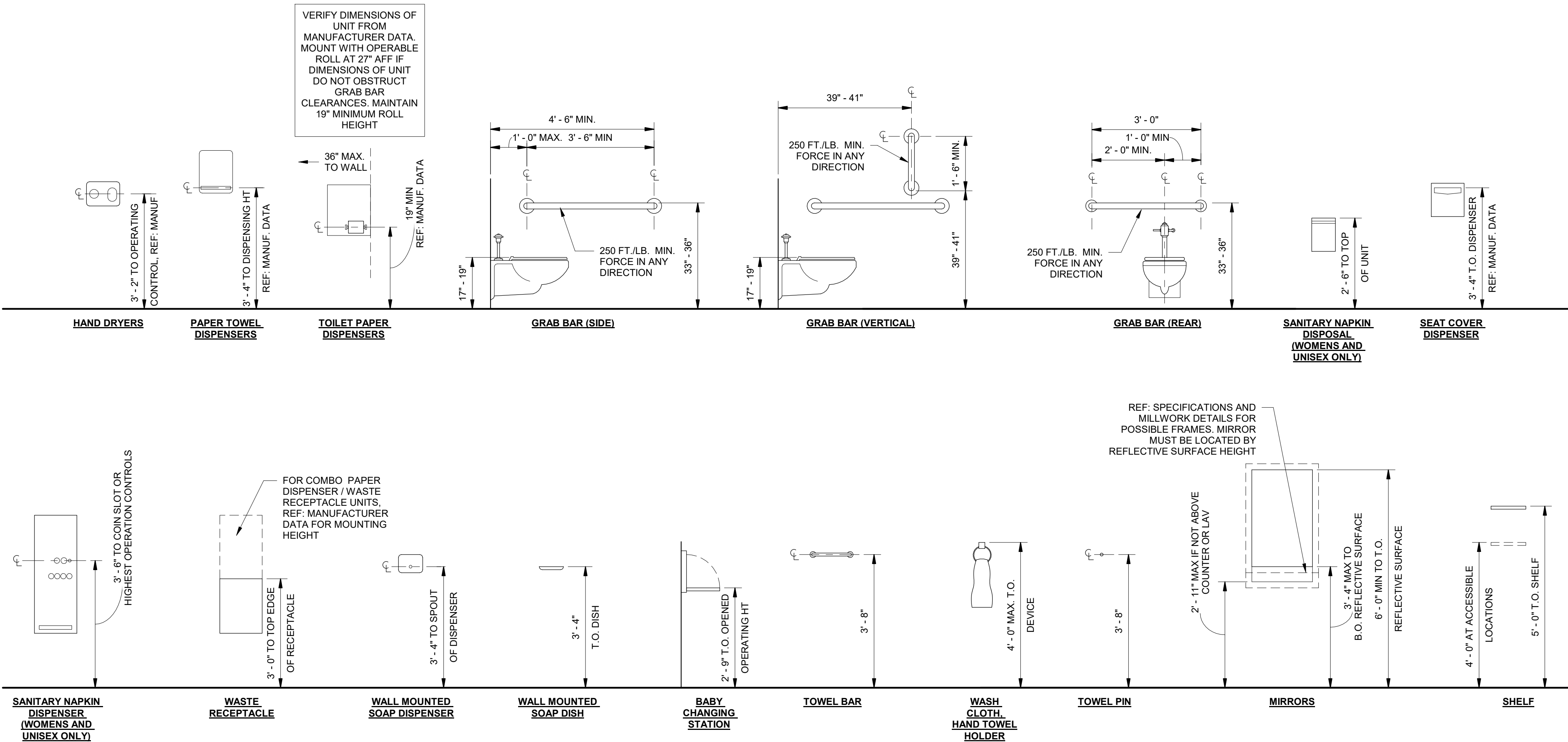
COVER SHEET

G-000



3 ACCESSIBLE DOOR CLEARANCE REQUIREMENTS

1/4" = 1'-0"

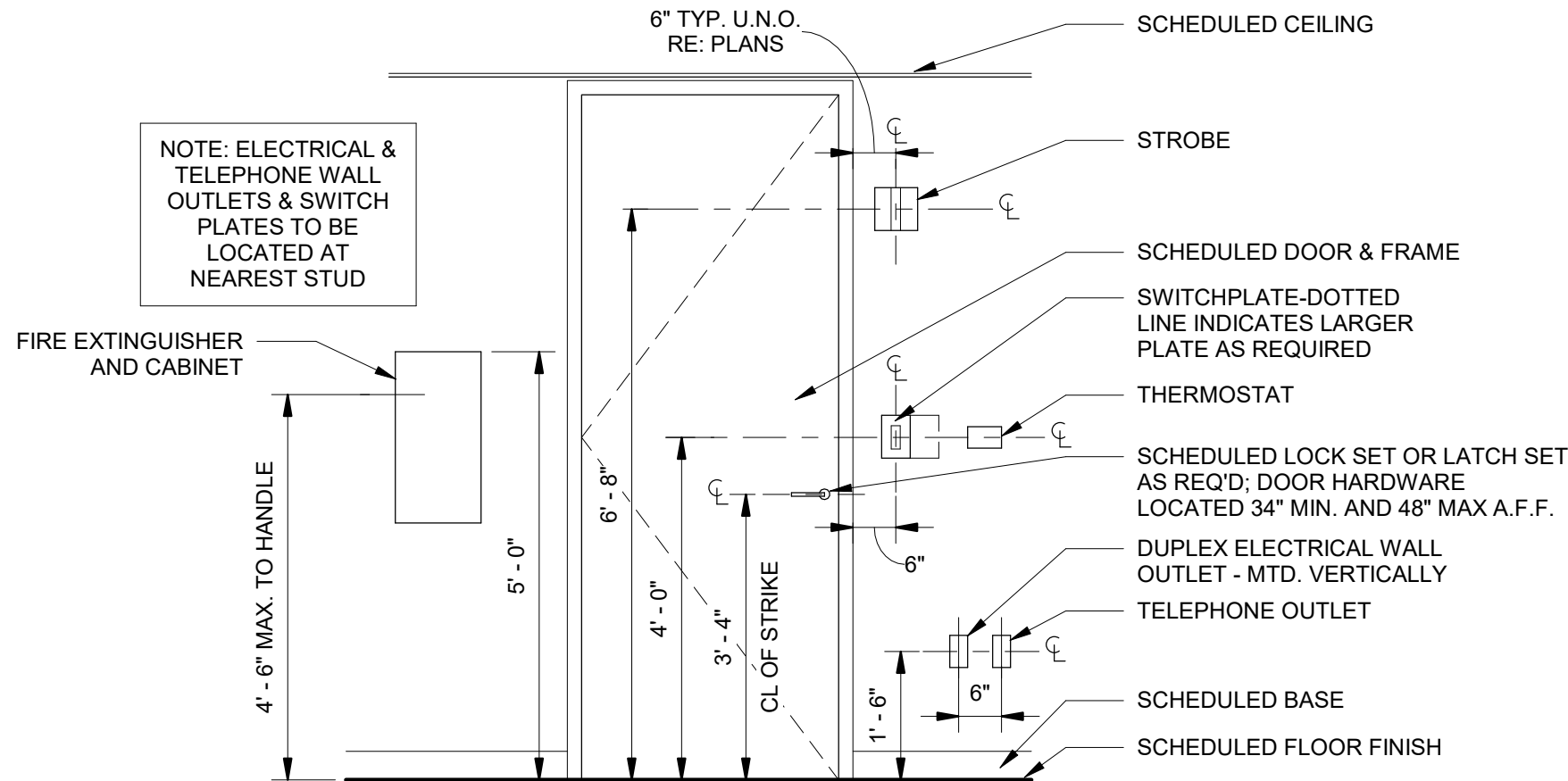


1 RESTROOM MOUNTING HEIGHT REQUIREMENTS

1/2" = 1'-0"

2 FIXTURE MOUNTING HEIGHT REQUIREMENTS

1/2" = 1'-0"



ACCESSIBILITY NOTES

- AN EXIT IS A CONTINUOUS AND UNOBSTRUCTED MEAN OF EGRESS TO A PUBLIC WAY AND SHALL INCLUDE INTERVENING ROOMS, DOORS, AISLES, AND YARDS. A PUBLIC WAY IS ANY STREET, ALLEY OR SIMILAR PARCEL OF LAND UNOBSTRUCTED FROM GROUND TO SKY WHICH IS DEDICATED FOR PUBLIC USE AND HAVING A CLEAR WIDTH OF NOT LESS THAN 10 FEET.
- ALL ENTRANCES AND GROUND FLOOR EXIT DOORS SHALL BE MADE ACCESSIBLE.
- ALL REQUIRED EXIT DOORWAYS SHALL BE OF SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3' WIDTH AND 6'-8" IN HEIGHT.
- MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED. WHEN EXIT DOORS USED IN PAIRS AND APPROVED AUTOMATIC FLUSH BOLTS ARE USED, THE DOOR LEAF HAVING THE AUTOMATIC FLUSH BOLTS SHALL HAVE NO DOOR KNOB OR SURFACE MOUNTED HARDWARE. THE UNLATCHING OF ANY LEAF SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE BY PANIC BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.
- HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.
- EXIT DOORS SHALL OPEN TO A CLEAR WIDTH OF NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF 32".
- THERE SHALL BE A LEVEL AND CLEAR FLOOR OR LANDING ON EACH SIDE OF A DOOR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND A LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING OF 48".
- THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.
- PROVIDE A CLEAR SPACE OF 12" PAST THE STRIKE EDGE OF THE DOOR ON THE OPPOSITE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.
- THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARD.
- THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 15 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS PER 1010.1.3 OF THE 2018 IBC.
- CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS BUT SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH.
- EVERY PORTION OF EVERY BUILDING IN WHICH ARE INSTALLED SEATS, TABLES, MERCHANDISE, EQUIPMENT, OR SIMILAR MATERIALS SHALL BE PROVIDED WITH AISLES LEADING TO AN EXIT.
- EVERY AISLE SHALL NOT BE LESS THAN 3' WIDTH IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-8" WIDTH IF SERVING BOTH SIDES.
- OBJECTS PROTRUDING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALKS, HALLS, PASSAGEWAYS OR AISLES.
- FREE STANDING OBJECTS MOUNTED ON POSTS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE FINISHED FLOOR.
- CLEAR FLOOR SPACE THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT.
- THE HIGHEST AND LOWEST OPERABLE PART OF ALL CONTROLS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN 48" OF THE FLOOR BUT NOT LOWER THAN 15" IF FORWARD APPROACHED AND WITHIN 54" BUT NOT LOWER THAN 9" IF SIDE APPROACHED. ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLES SHALL NOT BE PLACED LESS THAN 15" ABOVE THE FLOOR.
- CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO OPERATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.
- THE MINIMUM CLEAR FLOOR SPACE REQUIRED TO ACCOMMODATE A SINGLE STATIONARY WHEELCHAIR IS 30" BY 48". THE MINIMUM CLEAR FLOOR SPACE MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH.
- THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT AND 36" CONTINUOUSLY.
- THE MINIMUM CLEAR WIDTH FOR 2 WHEELCHAIRS TO PASS SHALL BE 60".
- THE MINIMUM CLEAR WIDTH REQUIRED FOR A WHEELCHAIR TO TURN AROUND AN OBSTRUCTION SHALL BE 36" WHERE THE OBSTRUCTION IS 48" OR MORE IN LENGTH AND 42" WHERE THE OBSTRUCTION IS LESS THAN 48" IN LENGTH.
- IF SEATING FOR PEOPLE IN WHEELCHAIRS IS PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACES AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP SHALL BE PROVIDED.
- THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE AND SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 599B.
- ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:
 - LETTERS AND NUMBERS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
 - RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.
 - PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.



History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / JCF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

MOUNTING HEIGHT REQUIREMENTS

G-020

SECTION 01 10 00	Summary
1.	Project Identification: Espresso Paenonia and Paonia Books
2.	Project summary: Tenant Improvement work in an unused suite for a new restaurant. The construction type is to remain unchanged (Type IIB). The occupancy is existing and will be a retail (M Mercantile with A-2 Assembly). The project will include a cafe and seating area, new restrooms, a bookstore retail and cash wrap area and back of house support spaces. The building is not sprinklered. The Contractor shall provide all labor, materials, equipment, devices and supervisors required for proper execution and completion of the work for the Project described on the drawings and specified herein. Prior to bidding and commencement of the work, the Contractor shall familiarize him/herself, the subcontractors, material suppliers and tradespeople with all construction documents, field conditions and existing dimensions, and shall confirm that the work may be accomplished as shown. The Contractor shall obtain all necessary clarifications from the Architect.
3.	Particular project requirements:
a.	Existing site conditions and restrictions: Do not impact either adjacent business's ability to operate normally.
b.	Pre-purchase and pre-ordered items: Kitchen/Wine Equipment
c.	Owner-purchased, Contractor-installed items: Kitchen/Wine equipment supplied by Owner
4.	Permits and Fees: Apply for, obtain, and pay for permits, fees, and utility company backcharges required to perform the work. Submit copies to Architect.
5.	Codes: Comply with applicable codes and regulations of authorities having jurisdiction. Submit copies of inspections reports, notices and similar communication to Architect.
6.	Dimensions: Verify dimensions indicated on drawings with field dimensions before fabrication or ordering of materials. Do not scale drawings.
7.	Existing Conditions: Notify Architect of existing conditions differing from those indicated on the drawings. Do not remove or alter structural components without prior written approval.
8.	Coordination requirements:
a.	Coordinate the work of all trades.
b.	Prepare coordination drawings for all areas above ceilings where close tolerances are required between building elements and mechanical and electrical work.
c.	Verify location of utilities and existing conditions.
d.	Coordinate the installation of components to assure maximum accessibility for required maintenance, service and repair.
9.	General Installation requirements:
a.	Inspect substrates and report unsatisfactory conditions in writing.
b.	Do not proceed until unsatisfactory conditions have been corrected.
c.	Take field measurements prior to fabrication where practical. Form to required shapes and sizes with true edges, lines and angles. Provide inserts and templates as needed for work of other trades.
d.	Install materials in exact accordance with manufacturer's instructions and approved submittals.
e.	Install materials in proper relation with adjacent construction and with proper appearance.
f.	Restore units damaged during installation. Replace units which cannot be restored at no additional expense to the Owner.
g.	Refer to additional installation requirements and tolerances specified under individual specification sections.
10.	Limit of Use: Limit use of work as indicated; keep driveways and entrances clear.
11.	Existing Construction: Maintain existing building in a weathertight condition. Repair damage caused by construction operations. Protect building and its occupants.
12.	Definitions:
a.	Provide: Furnish and install, complete with all necessary accessories, ready for intended use. Pay for all related costs.
b.	Approved: Acceptance of item submitted for approval. Not a limitation or release for compliance with the Contract Documents or regulatory requirements.
c.	Match Existing: Match existing as acceptable to the Owner.
13.	Intent: Drawings and specifications are intended to provide the basis for proper completion of the work suitable for the intended use of the Owner. Anything not expressly set forth but which is reasonably implied or necessary for proper performance of the project shall be included.
14.	Writing Style: Specifications are written in the imperative mode. Except where specifically intended otherwise, the subject of all imperative statements is the Contractor. For example, 'Provide tile' means 'Contractor shall provide tile.'

SECTION 01 20 00 Price and Payment Procedures

1.	Payment
a.	Applications for Payment: Monthly pay requests shall be submitted by the Contractor to the Architect and Owner for review and approval. Pay is due as specified in the Owner/Contractor Agreement.
b.	Retainage: Refer to the Owner/Contractor Agreement for retainage specifications.

SECTION 01 30 00 Administrative Requirements

1.	Administration of Contract: Provide administrative requirements for the proper coordination and completion of work including the following:
a.	Supervisory personnel.
b.	Preconstruction conference.
c.	Project meetings, minimum of two per month; prepare and distribute minutes.
2.	Submit the following schedules, reports and information:
a.	Work Schedule: Submit progress schedule, updated monthly
b.	Submittal Schedule: Prepare submittal schedule; coordinate with progress schedule.
c.	Schedule of Values: Submit schedule of values.
d.	Schedule of Tests: Submit schedule of requested tests including payment and responsibility.
e.	Perform Surveys: Lay out the work and verifying locations during construction. Perform final site survey.
f.	Emergency Contacts: Submit and post a list of emergency telephone numbers and address for individuals to be contacted in case of emergency.
g.	Record Documents: Submit record drawings and specifications; to be maintained and annotated by Contractor as work progresses.
3.	Types of Submittals: Provide types of submittals listed in individual sections and number of copies required below.
a.	Shop drawings, reviewed and annotated by the Contractor – digital.
b.	Product data – digital.
c.	Samples – 2, plus extra samples as required to indicate range of color, finish, and texture to be expected.
d.	Inspection and test reports – 4 copies, digital.
e.	Warranties – 4 copies, digital.
f.	Survey data – 4 copies, digital.
g.	Closeout submittals – 4 copies, digital.
4.	Submittal Procedures: Comply with project format for submittals. Comply with submittal procedures established by Architect including Architect's submittal and shop drawing stamp. Provide required modifications after submittals have been approved.
5.	Samples and Shop Drawings: Samples and shop drawings shall be prepared specifically for this project. Shop drawings shall include dimensions and details, including adjacent construction and related work. Note special coordination required. Note any deviations from requirements of the Contract Documents.
6.	Architect's Review: The Architects review of submittals is for overall design conformance, color, texture, etc. The Contractor shall assume full responsibility for dimensional accuracy, quantity, performance, errors and omissions of submittals. Any discrepancies between submittals and the construction documents shall be specifically identified on the submittal at the time of submission.
7.	Submittal Review Timeline: The Contractor shall coordinate the preparation and processing of submittals with the performance of construction activities, and shall transmit submittals in advance of construction activities to avoid delay. The Contractor shall allow a minimum of eight (8) business days from Architect's receipt of the submittal for review and processing.
8.	Submittal Review Response: The Architect's action stamp has the following 'actions':
a.	Approved: Contractor may proceed with the work without corrections.
b.	Approved with Changes Noted: Contractor may proceed with the work if the corrections noted are made.
c.	Revise and Resubmit: Some portion of the work does not comply with the contract documents and requires a resubmit. The submittal response will clarify that portion which needs to be resubmitted and why.
d.	Rejected: Submittal fails to meet the intent of the contract documents and needs to be resubmitted entirely.
e.	'For Information Only': Certain product test reports and data required for the record are given this action.
9.	Warranties: Submit all guarantees and warranties which bear the effective date of the final acceptance a written warranty addressed to the Owner, properly signed and notarized, warranting that the Contractor and each Sub-contractor shall remedy any defects due to faulty materials or workmanship and pay consequential damages resulting therefrom, which appear in the work within a period of two (2) years from the date of final acceptance. Warranties shall not limit length of time for remedy of damages Owner may have by legal statute, Contractor, supplier or installer responsible for performance of warranty shall sign warranties.
10.	Submittal Procedures: Comply with project format for submittals. Comply with submittal procedures established by Architect. Provide required resubmittals if original submittals are not approved. Provide distribution of approved copies including modifications after submittals have been approved.

SECTION 01 40 00 Quality Requirements

1.	Quality Monitoring: Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality. Perform quality control procedures and inspections during installation.
2.	Standards: Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
3.	Tolerances: Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate. Comply with manufacturers' tolerances.
4.	Reference Standards: For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of the standard, except when more rigid requirements are specified or are required by applicable codes.

SECTION 01 40 00 Quality Requirements (continued)

5.	Location Verification: Conduct the following site walk-through conferences with tenant and architect:
a.	Verification of all locations and mounting heights of electrical devices for Owner provided equipment.
b.	Verification of all locations and mounting heights of light fixtures.
c.	Verification of all locations and mounting heights of all fire alarm and fire protection devices.
d.	Verification of all locations where sharp corners are to be modified such that a safety hazard is no longer present.
e.	Verification of all locations and scope for all metal cornerguards.
6.	Manufacturer's Field Services: When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to perform the following as applicable, and to initiate instructions when necessary.
a.	Observe site conditions.
b.	Conditions of surfaces and installation.
c.	Quality of workmanship.
d.	Start-up of equipment
e.	Test, adjust and balance of equipment.

SECTION 01 50 00 Temporary Facilities and Controls

1.	Temporary Facilities: All temporary facilities shall be installed as required by applicable code, OSHA, and local ordinances
2.	Temporary Services: Provide temporary services and utilities, including payment of utility costs including the following:
a.	Water (potable and non-potable).
b.	Lighting and power.
c.	Metering.
d.	Telephone.
e.	Toilet facilities.
f.	Materials storage
3.	Construction Facilities: Provide construction facilities, including payment of utility costs including the following:
a.	Construction equipment.
b.	Heating.
c.	Lighting.
d.	Access.
4.	Security and Protection: Provide security and protection requirements including the following.
a.	Fire extinguishers
b.	Site enclosure fence, barricades, warning signs, and lights.
c.	Building enclosure and lock-up.
d.	Environmental protection.
e.	Pest control during and at the end of construction.
f.	Snow and ice removal if applicable.
5.	Personal Support: Provide personnel support facilities including the following.
a.	Sanitary facilities.
b.	Drinking water.
c.	Project identification sign.
d.	Cleaning.

SECTION 01 60 00 Product Requirements

1.	Manufacturers: Provide products from one manufacturer for each type or kind as applicable. Provide secondary materials as acceptable to manufacturers of primary materials.
2.	Product Selection: Provide products selected or equal approved by Architect. Products submitted for substitution shall be submitted with complete documentation, and include construction costs of substitution including related work.
3.	Substitutions: Request for substitution must be in writing. Conditions for substitution include:
a.	An 'or equal' phrase in the specification.
b.	Specified material cannot be coordinated with other work.
c.	Specified material is not acceptable to authorities having jurisdiction.
d.	Substantial advantage is offered to the Owner in terms of cost, time, or other valuable consideration.
4.	Substitution Requests: Substitutions shall be submitted prior to award of contract, unless otherwise acceptable. Approval of shop drawings, product data, or samples containing substitutions is not an approval of a substitution unless an item is clearly presented as a substitution at the time of submittal.

SECTION 01 70 00 Execution and Closeout Requirements

1.	Cutting and Patching: Provide cutting and patching work to properly complete the work of the project, complying with project requirements for:
a.	Structural work.
b.	Mechanical/electrical systems.
c.	Visual requirements, including detailing and tolerances.
d.	Operational and safety limitations.
e.	Fire resistance ratings.
f.	Inspection, preparation, and performance.
g.	Cleaning.
2.	Means and Methods: Do not cut and patch in a manner that would result in a failure of the work to perform as intended, decrease energy performance, increase maintenance, decrease operational life, or decrease safety performance.
3.	Inspection: Inspect conditions prior to work to identify scope and type of work required. Protect adjacent work. Notify Owner of work requiring interruption to building services or Owner's operations.
4.	Performance of Operations: Perform work with workmen skilled in the trades involved. Prepare sample area of each type of work for approval.
5.	Cutting: Use cutting tools, not chopping tools. Make neat holes. Minimize damage to adjacent work. Inspect for concealed utilities and joints before cutting.
6.	Patching: Make patches, seams, and joints durable and inconspicuous. Comply with tolerances for new work.
7.	Cleaning: Clean work area and areas affected by cutting and patching operations.
8.	Substantial Completion: The following are prerequisites to substantial completion. Provide the following:
a.	Punch list prepared by Contractor and subcontractors as applicable.
b.	Supporting documentation.
c.	Warranties.
d.	Certifications.
e.	Occupancy permit.
f.	Start-up and testing of building systems.
g.	Change over of locks
h.	Meter readings.
i.	Commissioning documentation.
9.	Final Acceptance: Provide the following prerequisites to final acceptance:
a.	Final payment request with supporting affidavits.
b.	Completed punch list.
10.	As-Built Drawings: Provide a marked-up set of drawings including changes, which occurred during construction.
11.	Project Closeout: Provide the following during project closeout:
a.	Submission of record documents.
b.	Submission of maintenance manuals.
c.	Training and turnover to Owner's personnel.
d.	Final cleaning and touch-up.
e.	Removal of temporary facilities.

SECTION 01 90 00 Life Cycle Activities

1.	Commissioning: Provide commissioning of building systems, subsystems and equipment including:
a.	HVAC components and equipment.
b.	Building automation systems.
c.	Lighting control systems.
2.	Remedial Work: Modify, adjust, balance, repair or replace systems, subsystems and equipment which does not perform to code requirements or to requirements specified in the Contract Documents at no additional expense to the Owner. Pay for retesting and additional modifications until satisfactory results are obtained.

SECTION 02 41 16 Structural Demolition

1.	Structural Demolition:
a.	Protection of site work and adjacent structures.
b.	Disconnection, capping, and removal of utilities.
c.	Pollution control during building demolition, including noise control.
d.	Removal and legal disposal of materials.
e.	Interruption, capping or removal of utilities as applicable.
2.	Submittals: Submit under provisions of Section 01 30 00 – Administrative Requirements.
3.	Schedule: Submit for approval selective demolition schedule, including schedule and methods for capping utilities to be abandoned and maintaining existing utility service.
4.	Codes and Regulations: Comply with governing codes and regulations. Use experienced workers.
5.	Pre-Installation Meetings: Convene a minimum two weeks prior to starting work of this section.
6.	Sequencing:
a.	Immediate areas of work will not be occupied during selective demolition. The public, including children, may occupy adjacent areas.
b.	No responsibility for buildings and structures to be demolished will be assumed by the Owner.
c.	Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

SECTION 01 40 00 Quality Requirements (continued)

7.	Demolition Operations: Do not damage building elements and improvements indicated to remain. Items of salvage value, not included on schedule of salvage items to be returned to Owner, shall be removed from structure. Storage or sale of items at project site is prohibited.
8.	Utilities: Locate, identify, disconnect, and seal or cap off utilities in buildings to be demolished.
9.	Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing.
10.	Occupied Spaces: Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.
11.	Operations: Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
12.	Security: Provide adequate protection against accidental trespassing. Secure project after work hours.

SECTION 02 41 19 Selective Demolition

1.	Selective Building Demolition:
a.	Selective demolition of interior partitions, systems, and building components designated to be removed.
1.	Protection of portions of building adjacent to or affected by selective demolition.
b.	Removal of abandoned utilities and wiring systems.
c.	Notification to Owner of schedule of shut-off of utilities which serve occupied spaces.
d.	Pollution control during selective demolition, including noise control.
e.	Removal and legal disposal of materials.
f.	Protection of designated site improvements and adjacent construction.
g.	Interruption, capping or removal of utilities as applicable.
2.	Submittals: Submit under provisions of Section 01 30 00 – Administrative Requirements.
3.	Schedule: Submit for approval selective demolition schedule, including schedule and methods for capping utilities to be abandoned and maintaining existing utility service.
4.	Codes and Regulations: Comply with governing codes and regulations. Use experienced workers.
5.	Pre-Installation Meetings: Convene a minimum two weeks prior to starting work of this section.
6.	Sequencing:
a.	Immediate areas of work will not be occupied during selective demolition. The public, including children, may occupy adjacent areas.
b.	No responsibility for buildings and structures to be demolished will be assumed by the Owner.
c.	Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.
7.	Demolition Operations: Do not damage building elements and improvements indicated to remain. Items of salvage value, not included on schedule of salvage items to be returned to Owner, shall be removed from structure. Storage or sale of items at project site is prohibited.
8.	Utilities: Locate, identify, disconnect, and seal or cap off utilities in buildings to be demolished.
9.	Shoring and Bracing: Provide and maintain interior and exterior shoring and bracing.
10.	Occupied Spaces: Do not close or obstruct streets, walks, drives or other occupied or used spaces or facilities without the written permission of the Owner and the authorities having jurisdiction. Do not interrupt utilities serving occupied or used facilities without the written permission of the Owner and authorities having jurisdiction. If necessary, provide temporary utilities.
11.	Operations: Cease operations if public safety or remaining structures are endangered. Perform temporary corrective measures until operations can be continued properly.
12.	Security: Provide adequate protection against accidental trespassing. Secure project after work hours.
13.	Restoration: Restore finishes of patched areas.

SECTION 03 92 50 Repair Mortars

1.	Submittals:
a.	Submit under provisions of Section 01 30 00 – Administrative Requirements
b.	Product Data: Submit manufacturer's product data and installation instructions for each product used, include manufacturer's Material Safety Data Sheets.
c.	Qualifications Data: For installer.
2.	Quality Assurance:
a.	Manufacturer's Qualifications: The manufacturer shall be a company with at least five years' experience and regularly engaged in the manufacture and marketing of products specified herein.
b.	Installer Qualifications: Installation of the product must be completed by a trained applicator using mixing equipment and tools approved by the manufacturer.
3.	Delivery, Storage and Handling: Deliver products in original packaging, labeled with product identification, manufacture, batch number and shelf life. Store products in a dry area with temperature maintained between 50° and 85° F (10° and 29° C) and protect from direct sunlight. Handle products in accordance with manufacturer's printed recommendations.
4.	Project Conditions: Do not install material below 50° F (10° C) surface and air temperatures. These temperatures must also be maintained during and for 48 hours after the installation of products included in this section. Install quickly if substrate is warm and follow warm weather instructions from the manufacturer.
5.	Repair Mortar Products: Formable, pourable, pumpable, Portland cement-based, microsilica-modified, structural repair mortar for horizontal, vertical, and overhead applications for deteriorated interior and exterior concrete above, on, or below grade.
a.	Acceptable Products: ARDEX TRM™ as manufactured by ARDEX Engineered Cements, 400 Ardex Park Drive, Alliquippa, PA 15001 USA 724-203-5000, or equal as approved by Architect.
6.	General Preparation: Prepare substrate in accordance with manufacturer's instructions. Prior to proceeding with any repair, please refer to the International Concrete Repair Institute's ICRI 03730 Guide for Surface Preparation for the Repair of Deteriorated Concrete Resulting from Reinforcing Steel Corrosion; ICRI 03732 Guidelines for Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays; and the American Concrete Institute's ACI 546R-04 Concrete Repair Guide for general guidelines or concrete repair.
7.	Joint Preparation: Honor all expansion and isolation joints up through the repair mortar. A flexible sealing compound suitable for the application may be installed. Control joints and dormant cracks greater than 1/16" shall be filled with a joint filler approved by the manufacturer.
8.	Installation: Examine substrates and conditions under which materials will be installed. Do not proceed with installation until satisfactory conditions are corrected. Coordinate installation with adjacent work to ensure proper sequencing of construction. Protect adjacent areas and landscaping from contact due to mixing and handling of materials. Comply with manufacturer's printed instructions.
9.	Curing: Follow manufacturer's printed instructions.
10.	Cleaning: Remove excess material before material cures. If material has cured, remove using mechanical methods that will not damage substrate.

SECTION 04 01 10 Masonry Cleaning

1.	Definitions
a.	Low-Pressure Spray: 100 to 400 psi; 4 to 6 gpm.
b.	Medium-Pressure Spray: 400 to 800 psi; 4 to 6 gpm.
c.	High-Pressure Spray: 800 to 1200 psi; 4 to 6 gpm.
2.	Preinstallation Meetings: Conduct preinstallation conference at the 1855 Blake Street, Suite 120, Denver, CO 80202.
3.	Quality Assurance
a.	Prepare mockups of cleaning on existing surfaces to demonstrate aesthetic effects and to set quality standards for materials and execution.
b.	Clean an area [approximately 25 sq. ft.] for each type of masonry and surface condition.
c.	Further requirements if utilizing a chemical or other cleaning process; notify Architect and Owner prior to work to establish additional requirements.
4.	Submittals: provide submittals for each product and type of product to be used on the project
5.	Cleaning Materials
a.	Water: Potable.
b.	Hot Water: Water heated to a temperature of 140 to 160 deg F.
c.	Detergent Solution: Job Mixed: Solution prepared by mixing 2 cups of tetrasodium pyrophosphate (TSPP), ½ cup of laundry detergent, and 20 quarts of hot water for every 5 gal. of solution required.
d.	Mold, Mildew, and Algae Remover, Job Mixed: Solution prepared by mixing 2 cups of tetrasodium pyrophosphate (TSPP), 5 quarts of 5 percent sodium hypochlorite (bleach), and 15 quarts of hot water for every 5 gal. of solution required.
e.	Nonacidic Gel Cleaner: Manufacturer's standard gel formulation, with pH between 6 and 9, that contains detergents with chelating agents and is specifically formulated for cleaning masonry surfaces.
f.	Nonacidic Liquid Cleaner: Manufacturer's standard mildly alkaline liquid cleaner formulated for removing mold, mildew, and other organic soiling from ordinary building materials, including polished stone, brick, aluminum, plastics, and wood.
g.	Mild-Acid Cleaner: Manufacturer's standard mild-acid cleaner containing no muriatic (hydrochloric), hydrofluoric, or sulfuric acid; or ammonium bifluoride or chlorine bleaches.
h.	Acidic Cleaner: Manufacturer's standard acidic masonry cleaner composed of hydrofluoric acid or ammonium bifluoride blended with other acids, detergents, wetting agents, and inhibitors.
i.	One-Part Muriatic Acid Cleaner: Manufacturer's standard one-part acidic formulation for cleaning limestone.
6.	Chemical Cleaning Solutions
a.	Further requirements if utilizing a chemical or other cleaning process; notify Architect and Owner prior to work to establish additional requirements.
7.	Protection:
a.	Comply with each manufacturer's written instructions for protecting building and other surfaces against damage from exposure to its products. Prevent paint removers and chemical cleaning solutions from coming into contact with people, motor vehicles, landscaping, buildings, and other surfaces that could be harmed by such contact.
1.	Cover adjacent surfaces with materials that are proven to resist paint removers and chemical cleaners used unless products being used will not damage adjacent surfaces.
2.	Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. Do not apply liquid strippable masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining over adjacent surfaces with materials that are proven to resist paint removers and chemical cleaners used unless products being used will not damage adjacent surfaces. Use protective materials that are waterproof and UV resistant. Apply masking agents according to manufacturer's written instructions. Do not apply liquid strippable masking agent to painted or porous surfaces. When no longer needed, promptly remove masking to prevent adhesive staining.

SECTION 04 01 10 Masonry Cleaning (continued)

8.	Cleaning Masonry, General
a.	Cleaning Appearance Standard: Cleaned Surfaces are to have a uniform appearance as viewed from 400 feet; use the Project west interior wall of 1855 Blake Street, Suite 100, Denver, CO 80206 as a standard of quality.
b.	Proceed with cleaning in an orderly manner; work from top to bottom of each scaffold width and from one end of each elevation to the other. Ensure that dirty residues and rinse water do not wash over dry, cleaned surfaces.
c.	Use only those cleaning methods indicated for each masonry material and location.
1.	Brushes: Do not use wire brushes or brushes that are not resistant to chemical cleaning being used.
2.	Spray Equipment: Use spray equipment that provides controlled application at volume and pressure indicated, measured at nozzle. Adjust pressure and volume to ensure that cleaning methods do not damage surfaces, including joints.
1.	Equip units with pressure gauges
2.	For water-spray application, use fan-shaped spray that disperses water at an angle of 25 to 50 degrees.
3.	For heated water-spray application, use equipment capable of maintaining temperature between 140 and 160 deg F at flow rates indicated.
d.	Perform each cleaning method indicated in a manner that results in uniform coverage of all surfaces, including corners, moldings, and interstices, and that produces an even effect without streaking or damaging masonry surfaces. Keep wall wet below area being cleaned to prevent streaking from runoff.
e.	Perform additional general cleaning, paint and stain removal, and spot cleaning of small areas that are noticeably different when viewed according to the "Cleaning Appearance Standard" Paragraph, so that cleaned surfaces blend smoothly into surrounding areas.
f.	Water-Spray Application Method: Unless otherwise indicated, hold spray nozzle at least 6 inches from masonry surface and apply water in horizontal back-and-forth sweeping motion, overlapping previous strokes to produce uniform coverage.
9.	Preliminary Cleaning
a.	Removing Plant Growth: Completely remove visible plant, moss, and shrub growth from masonry surfaces. Carefully remove plants, creepers, and vegetation by cutting at roots and allowing remaining growth to dry as long as possible before removal. Remove loose soil and plant debris from open joints to whatever depth they occur.
b.	Preliminary Cleaning: Before beginning general cleaning, remove extraneous substances that are resistant to planned cleaning methods. Extraneous substances include paint, caulking, asphalt, and tar.
c.	Carefully remove heavy accumulations of rigid materials from masonry surface with sharp chisel. Do not scratch or chip masonry surface.
d.	Remove paint and caulking with approved alkaline paint remover.
1.	Comply with requirements in "Paint Removal"
2.	Repeat application up to two times if needed.
e.	Remove asphalt and tar with approved solvent-type paste paint remover.
1.	Comply with requirements in "Paint Removal"
2.	Apply paint remover only to asphalt and tar by brush without prewetting.
3.	Allow paint remover to remain on surface for 10 to 30 minutes.
4.	Repeat application if needed.
10.	Paint Removal
a.	Paint-Remover Application, General: Apply paint removers according to paint-remover manufacturer's written instructions. Do not allow paint removers to remain on surface for periods longer than those indicated or recommended in writing by manufacturer.
11.	Cleaning Masonry: methods and products used for cleaning masonry to be proposed by the Contractor to the Owner and Architect for approval.

SECTION 04 01 20 Brick Masonry Repair

1.	Definitions:
a.	Rebuilding (Setting) Mortar: Mortar used to set and anchor masonry in a structure, distinct from pointing mortar installed after masonry is set in place.
2.	Preinstallation Meetings: Conduct preinstallation conference at the 1855 Blake Street, Suite 120, Denver, CO 80202.
3.	Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
4.	Shop Drawings:
a.	Include plans, elevations, sections, and locations of replacement masonry units on the structure.
b.	Show provisions for expansion joints or other adjacent joints.
5.	Samples: For each exposed product and for each color and texture specified.
6.	Quality Assurance
a.	Brick Masonry Repair Specialist Qualifications: Engage an experienced brick masonry repair firm to perform work of this Section. Firm shall have completed work similar in material, design, and extent to that indicated for this Project with a record of successful in-service performance. Experience in only installing masonry is insufficient experience for masonry repair work.
b.	Quality-Control Program: Prepare a written quality-control program for this Project to systematically demonstrate the ability of personnel to properly follow methods and use materials and tools without damaging masonry. Include provisions for supervising performance and preventing damage.
c.	Mockups: Prepare mockups of brick masonry repair to demonstrate aesthetic effects and to set quality standards for materials and execution and for fabrication and installation.
1.	Masonry Repair: Prepare sample areas for each type of masonry repair work performed. If not otherwise indicated, size each mockup not smaller than two adjacent whole units or approximately 48 inches in least dimension. Construct sample areas in locations in existing walls where directed by Architect unless otherwise indicated. Demonstrate quality of materials, workmanship, and blending with existing work.
7.	Products
a.	Masonry Materials
1.	Face Brick: As required to complete the brick masonry repair work.
a.	Brick Matching Existing: Units with colors, color variation within units, surface texture, size, and shape that match existing brickwork.
b.	Physical Properties: According to ASTM C 67.
c.	For existing brickwork that exhibits a range of colors or color variation within units, provide brick that proportionally matches that range and variation rather than brick that matches an individual color within that range.
2.	Special Shapes:
a.	Provide molded, 100 percent solid shapes for applications where core holes or "frogs" could be exposed to view or weather when in final position and where shapes produced by sawing would result in sawed surfaces being exposed to view.
b.	Provide specially ground units, shaped to match patterns, for arches and where indicated.
c.	Mechanically chipped or breaking brick, or bonding pieces of brick together by adhesive, are unacceptable procedures for fabricating special shapes.
2.	Building Brick: ASTM C 62, Grade SW where in contact with earth or Grade SW, MW, or NW for concealed backup; and of same vertical dimension as face brick, for masonry work concealed from view.
b.	Mortar Materials
1.	Portland Cement: ASTM C 150/C 150M, Type I or Type II, except Type III may be used for cold-weather construction; white or gray, or both where required for color matching of mortar
1.	Provide cement containing not more than 0.60 percent total alkali when tested according to ASTM C 114.
2.	Hydrated Lime: ASTM 207, Type S.
3.	Masonry Cement: ASTM C 91/C 91M.
4.	Mortar Cement: ASTM C 1329/C1329M
5.	Mortar Sand: ASTM C 144.
1.	Exposed Mortar: Match size, texture, and gradation of existing mortar sand as closely as possible. Blend several sands if necessary to achieve suitable match.
2.	Colored Mortar: Natural sand or ground marble, granite, or other sound stone of color necessary to produce required mortar color.
6.	Mortar Pigments: ASTM C 979/C 979M, compounded for use in mortar mixes, and having a record of satisfactory performance in masonry mortars.
7.	Water: Potable
c.	Manufactured Repair Materials
1.	Brick Patching Compound: Factory-mixed cementitious product that is custom manufactured for patching brick masonry.
1.	Use formulation that is vapor and water permeable (equal to or more than the masonry units it is used to patch) and exhibits low modulus of elasticity than masonry units being repaired, and develops high bond strength to all types of masonry.
2.	Formulate patching compound in colors and textures to match each masonry unit being patched.
d.	Accessory Materials
1.	Setting Buttons and Shims: Resilient plastic, nonstaining to masonry, sized to suit joint thicknesses and bed depths of masonry units, less the required depth of pointing materials unless removed before pointing.
2.	Other Products: Select materials and methods of use based on the following, subject to approval of a mockup.
1.	Previous effectiveness in performing the work involved.
2.	Minimal possibility of damaging exposed surfaces.
3.	Consistency of each application.
4.	Uniformity of the resulting overall appearance.
5.	Do not use products or tools that could leave residue on surfaces.
e.	Mortar Mixes
1.	Measurement and Mixing: Measure cementitious materials and sand in a dry condition by volume or equivalent weight. Do not measure by shovel; use known measure. Mix materials in a clean, mechanical batch mixer.
2.	Colored Mortar: Produce mortar of color required by using specified ingredients. Do not alter specified proportions without Architect's approval.
1.	Mortar Pigments: Where mortar pigments are indicated, do not add pigment exceeding 10 percent by weight of the cementitious or binder materials, except for carbon black which is limited to 2 percent.

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G-101

SECTION 06 10 00	Rough Carpentry (continued)	SECTION 06 40 12	Interior Architectural Woodwork (continued)	SECTION 06 46 00	Wood Trim (continued)	SECTION 08 12 13	Hollow Metal Frames (continued)
12.	Metal Framing Anchors	d.	Scribe and cut interior architectural woodwork to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.	f.	Anchor wood trim to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing. Use fine finishing nails for exposed fastening, countersunk and filled flush with woodwork.	16.	Fire-Rated Openings: Install frames according to NFPA 80.
a.	Allowable design loads, as published by manufacturer, shall meet or exceed those indicated. Manufacturer's published values shall be determined from empirical data or by rational engineering analysis and demonstrated by comprehensive testing performed by a qualified independent testing agency. Framing anchors shall be punched for fasteners adequate to withstand same loads as framing anchors.	e.	Preservative-Treated Wood: Where cut or drilled in field, treat cut ends and drilled holes according to AWWPA M4.	g.	For shop-finished items, use filer matching finish of items being installed.	17.	Floor Anchors: Secure with post-installed expansion anchors. Floor anchors may be set with powder-actuated fasteners instead of post-installed expansion anchors if so indicated and approved on Shop Drawings.
b.	Galvanized-Steel Sheet: Hot-dip, zinc-coated steel sheet complying with ASTM A 653/A 653M, G60 coating designation.	f.	Fire-Retardant-Treated Wood: Handle, store, and install fire-retardant-treated wood to comply with chemical treatment manufacturer's written instructions, including those for adhesives used to install woodwork.	1.	For shop-finished items, use filer matching finish of items being installed.	18.	Installation Tolerances: Adjust hollow-metal frames to the following tolerances:
1.	Use for interior locations unless otherwise indicated.	g.	Anchor interior architectural woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing. Use fine finishing nails or finishing screws for exposed fastening, countersunk and filled flush with interior architectural woodwork.	1.	Install wall railings on indicated metal brackets securely fastened to wall framing.	a.	Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
c.	Hot-Dip, Heavy-Galvanized Steel Sheet: ASTM A 653/A 653M; structural steel (SS), high-strength low-alloy steel Type A (HSLAS Type A), or high-strength low-alloy steel Type B (HSLAS Type B); G185 coating designation; and not less than 0.036 inch thick.	h.	For shop-finished items, use filer matching finish of items being installed.	2.	Install standing and running trim with no more variation from a straight line than 1/8 inch in 96 inches.	b.	Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
1.	Use for wood-preservative-treated lumber and where indicated.	i.	Standing and Running Trim: Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Do not use pieces less than 96 inches long except where shorter single-length pieces are necessary.	1.	Install wall railings on indicated metal brackets securely fastened to wall framing.	c.	Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
a.	Sill-Sealer Gaskets: Closed-cell neoprene foam, 1/4 inch thick, selected from manufacturer's standard widths to suit width of sill members indicated.	j.	ScarF running joints and stagger in adjacent and related members.	2.	Minimum fireproofing thicknesses needed to achieve required fire-resistance rating of each structural component and assembly.	d.	Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.
b.	Adhesives for Gluing: Furring and Sleepers to Concrete or Masonry: Formulation complying with ASTM D 3498 that is approved for use indicated by adhesive manufacturer.	k.	Fill gaps, if any, between top of base and wall with latex sealant, painted to match wall.	3.	Minimum fireproofing thicknesses needed to achieve required fire-resistance rating of each structural component and assembly.	e.	Requirements for veneer matching.
2.	Installation, General		Install standing and running trim with no more variation from a straight line than 1/8 inch in 96 inches.	C.	Fire Testing: Submit evidence of fire test data.	f.	Doors to be factory finished and finish requirements.
a.	Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.		Touch up finishing work specified in this Section after installation of interior architectural woodwork. Fill nail holes with matching filler where exposed.	D.	Qualification Data: For installer and testing agency.	g.	Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252.
b.	Framing with Engineered Wood Products: Install engineered wood products to comply with manufacturer's written instructions.			E.	Application Instructions.	a.	Cores: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
c.	Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit rough carpentry accurately to other construction. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.			F.	Physical Property Test Reports Demonstrating Compliance.	b.	Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
d.	Install shear wall panels to comply with manufacturer's written instructions.			G.	Product Certificates: For each type of fireproofing.	c.	Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-stile edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.
e.	Install metal framing anchors to comply with manufacturer's written instructions. Install fasteners through each fastener hole.			H.	Preconstruction Test Reports.	d.	Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784.
f.	Do not splice structural members between supports unless otherwise indicated.			I.	Field quality-control reports.	e.	Fabrication: Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated. Comply with NFPA 80 requirements for fire-rated doors. Factory machine doors for hardware that is not surface applied.
g.	Comply with AWWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.					f.	Openings: Factory cut and install openings in rough doors.
h.	Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.					g.	Light Openings: Trim openings with moldings of material and profile indicated.
i.	Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:					b.	Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."
j.	Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code (IBC).					c.	Louvers: Factory install louvers in prepared openings.
k.	ICC-ES evaluation report for fastener.					Shop Priming:	Shop prime faces of doors to receive opaque finish, all four edges, edges of cutouts, and mortises with one coat of wood primer as specified.
3.	Protection					Factory Finishing:	Factory finish doors that are indicated to receive transparent finish as selected by Architect from manufacturer's full range. Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing. Finish fitting doors, all four edges, edges of cutouts, and mortises. Stains and fillers may be omitted on bottom edges, edges of cutouts, and mortises.
a.	Protect wood that has been treated with inorganic boron (SBX) from weather. If, despite protection, inorganic boron-treated wood becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.					Installation Instructions:	Install doors to comply with manufacturer's written instructions and referenced quality standard, as indicated.
b.	Protect rough carpentry from weather. If, despite protection, rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.					a.	Install fire-rated doors according to NFPA 80.
SECTION 06 40 12	Interior Architectural Woodwork					b.	Clearances: Provide 1/8 inch at heads, jambs, and between pairs of doors. Provide 1/8 inch from bottom of door to top of decorative floor finish or covering unless otherwise indicated. Where threshold is shown or scheduled, provide 1/4 inch from bottom of door to top of threshold unless otherwise indicated.
1.	Preinstallation Meetings: Conduct preinstallation conference at the 1855 Blake Street, Suite 120, Denver, CO 80202.					c.	Comply with NFPA 80 for fire-rated doors.
2.	Product Data: for each type of product used.					Factory-Fitted Doors:	Align in frames for uniform clearance at each edge.
a.	Wood-Preservative Treatment: Include data and warranty information from chemical-treatment manufacturer and certification by treating plant that treated materials comply with requirements.					Factory-Finished Doors:	Restore finish before installation if fitting or machining is required at Project site.
3.	Shop Drawings:						
a.	Include plans, elevations, sections, and attachment details.						
4.	Samples: For each exposed product and for each color and finish specified.						
a.	Fabricator Qualifications: Shop that employs skilled workers who custom fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.						
b.	Installer Qualifications: Fabricator of products OR AWI's Quality Certification Program accredited participant.						
5.	Field Conditions						
a.	Environmental Limitations: Do not deliver or install interior architectural woodwork until building is enclosed, wet-work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.						
7.	Fabricators: Subject to compliance with requirements, provide products by the following:						
a.	LVTD Design, 2111 Curtis Street, Denver, CO 80205, 303-888-6884						
8.	Interior Architectural Woodwork, General						
a.	Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of interior architectural woodwork indicated for construction, finishes, installation, and other requirements.						
9.	Wood Materials						
a.	Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of interior architectural woodwork and quality grade specified unless otherwise indicated.						
1.	Do not use plain-sawn softwood lumber with exposed, flat surfaces more than 3 inches wide.						
2.	Wood Moisture Content: 4 to 9 percent.						
b.	Composite Wood and Agrifiber Products: Provide materials that comply with requirements of referenced quality standard for each type of interior architectural woodwork and quality grade specified unless otherwise indicated.						
1.	Recycled content requirements						
2.	Sustainable composite wood product requirements						
3.	MDF: ANSI A208.2, Grade 130.						
4.	Particleboard: ANSI A208.1, Grade M-2.						
5.	Particleboard: Straw-based particleboard complying with requirements in ANSI A208.1, Grade M-2, except for density.						
6.	Softwood Plywood: DOC PS 1.						
7.	Veneer-Faced Panel Products (Hardwood Plywood): HPVA HP-1.						
10.	Preservative-Treated-Wood Materials						
a.	Preservative-Treated-Wood Materials: Provide with water-repellent preservative treatment complying with AWWPA N1 (dip, spray, flood, or vacuum-pressure treatment).						
1.	Use chemical formulations that do not bleed through or otherwise adversely affect finishes. Do not use colorants in solution to distinguish treated material from untreated material.						
b.	Extent of Preservative-Treated Wood Materials: Treat interior architectural woodwork in contact with concrete or masonry and any addition locations otherwise specified.						
11.	Miscellaneous Materials						
a.	Provide self-drilling screws for metal-framing supports, as recommended by metal-framing manufacturer.						
b.	Anchors: Select material, type, size, and finish required for each substrate for secure anchorage. Provide metal expansion sleeves or expansion bolts for post-installed anchors. Use nonferrous metal or hot-dip galvanized anchors and inserts at inside face of exterior walls and at floors.						
c.	Installation Adhesive: Product recommended by fabricator for each substrate for secure anchorage.						
12.	Fabrication						
a.	Sand fire-retardant-treated wood lightly to remove raised grain on exposed surfaces before fabrication.						
b.	Complete fabrication, including assembly, to maximum extent possible before shipment to Project site. Disassemble components only as necessary for shipment and installation. Where necessary for fitting at site, provide allowance for scribing, trimming, and fitting.						
13.	Shop Priming						
a.	Interior Architectural Woodwork for Transparent Finish: Shop seal with stain (if required), other required pretreatments, and first coat of finish as specified in Section 099300 "Staining and Transparent Finishing."						
b.	Preparations for Finishing: Comply with referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing interior architectural woodwork, as applicable to each unit of work.						
1.	Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of woodwork. Apply two coats to surfaces installed in contact with concrete or masonry and to end-grain surfaces.						
14.	Shop Finishing						
a.	General: Finish interior architectural woodwork with finish indicated on Drawings at fabrication shop. Defer only final touchup, cleaning, and polishing until after installation.						
b.	Preparation for Finishing: Comply with referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing interior architectural woodwork, as applicable to each unit of work.						
1.	Backpriming: Apply one coat of sealer, or primer, compatible with finish coats, to concealed surfaces of interior architectural woodwork. Apply two coats to end-grain surfaces.						
c.	Transparent Finish:						
1.	Grade: Custom.						
2.	Wash Coat for Closed-Grain Woods: Apply wash-coat sealer to woodwork made from closed-grain wood before staining and finishing.						
3.	Staining: Match approved sample for color.						
4.	Filled Finish for Open-Grain Woods: After staining, apply wash-coat sealer and allow to dry. Apply paste wood filler and wipe off excess. Tint filler to match stained wood.						
5.	Sheen: Satin, 31-45 gloss units measured on 60-degree gloss meter per ASTM D 523.						
15.	Installation						
a.	Before installation, condition interior architectural woodwork to average prevailing humidity conditions in installation areas.						
b.	Grade: Install interior architectural woodwork to comply with same grade as item to be installed.						
c.	Install interior architectural woodwork level, plumb, true in line, and without distortion. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.						
SECTION 06 46 00	Wood Trim						
1.	Submittals:						
a.	Product Data: for each type of product used.						
b.	Shop Drawings: Show location of each item, dimensioned plans and elevations, large-scale details, attachment devices, and other components.						
c.	Samples:						
1.	Lumber for transparent finish, for each species and cut, finished on one side and one edge.						
2.	Lumber and panel products with shop-applied opaque finish, for each finish system and color, with exposed surface finished.						
2.	Quality Assurance						
a.	Installer Qualifications: Fabricator of products or Certified participant in AWI's Quality Certification Program.						
3.	Field Conditions						
a.	Weather Limitations for Exterior Work: Proceed with installation of exterior wood trim only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish to be applied without exposure to rain, snow, or dampness.						
b.	Environmental Limitations: Do not deliver or install interior wood trim until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at occupancy levels during the remainder of the construction period.						
4.	Fabricators: Subject to compliance with requirements, available fabricators offering products that may be incorporated into the Work include, but are not limited to, the following:						
a.	LVTD Design, 2111 Curtis Street, Denver, CO 80205, 303-888-6884						
5.	Wood Trim, General						
a.	Quality Standard: Unless otherwise indicated, comply with the "Architectural Woodwork Standards" for grades of wood trim indicated for construction, finishes, installation, and other requirements.						
6.	Interior Standing and Running Trim for Transparent Finish						
a.	Grade: Custom.						
b.	Wood Species and Cut: Match species and cut indicated for other types of transparent-finished architectural woodwork located in same area of building unless otherwise indicated.						
1.	Species: White oak.						
2.	Cut: Plain scribed/plain sawn.						
7.	Interior Standing and Running Trim for Opaque Finish						
a.	Grade: Custom.						
b.	Wood Species: Any closed-grain hardwood.						
8.	Closet and Utility Shelving						
a.	Grade: Economy.						
b.	Shelf Material: 3/4-inch veneer-faced panel product with veneer edge banding or thermoset decorative panel with PVC T-mold edge.						
c.	Cleats: 3/4-inch solid lumber.						
9.	Wood Materials						
a.	Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of wood trim and quality grade specified unless otherwise indicated.						
1.	Wood Moisture Content for Interior Materials: 4 to 9 percent.						
2.	Composite Wood and Agrifiber Products: Provide materials that comply with requirements of referenced quality standard for each type of wood trim and quality grade specified unless otherwise indicated.						
1.	Medium-Density Fiberboard: ANSI A208.2, Grade 130.						
2.	Particleboard: ANSI A208.1, Grade M-2.						
3.	Veneer-Faced Panel Products (Hardwood Plywood): HPVA HP-1.						
4.	Thermoset Decorative Panels: Particleboard or medium-density fiberboard finished with thermally fused, melamine-impregnated decorative paper and complying with requirements of NEMA LD 3, Grade VGL, for test methods 3.3, 3.4, 3.6, 3.8, and 3.10.						
10.	Miscellaneous Materials						
a.	Interior Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, Fire-retardant-treated softwood lumber, kiln dried to less than 15 percent moisture content.						
b.	Provide self-drilling screws for metal-framing supports.						
c.	Anchors: Select material, type, size, and finish required for each substrate for secure anchorage. Provide metal expansion sleeves or expansion bolts for post-installed anchors. Use nonferrous metal or hot-dip galvanized anchors and inserts at inside face of exterior walls and at floors.						
d.	Installation Adhesive: Product recommended by fabricator for each substrate for secure anchorage.						
11.	Fabrication						
a.	Sand fire-retardant-treated wood lightly to remove raised grain on exposed surfaces before fabrication.						
b.	Fabricate wood trim to dimensions, profiles, and details indicated. Ease edges to radius indicated for the following:						
1.	Edges of Solid-Wood (Lumber) Members: 1/32 inch unless otherwise indicated.						
2.	Edges of Rails and Similar Members: More Than 3/4 inch Thick: 1/8 inch.						
c.	Backcut or groove backs of flat trim members and kerf backs of other wide, flat members except for members with ends exposed in finished work.						
d.	Assemble casings in shop except where shipping limitations require field assembly.						
12.	Shop Priming						
a.	Interior Wood Trim for Opaque Finish: Shop prime with one coat of wood primer specified in Section 099123 "Interior Painting."						
b.	Interior Wood Trim for Transparent Finish: Shop seal with stain (if required), other required pretreatments, and first coat of finish as specified in Section 099300 "Staining and Transparent Finishing."						
c.	Preparations for Finishing: Comply with referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing wood trim, as applicable to each unit of work.						
1.	Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of wood trim. Apply two coats to surfaces installed in contact with concrete or masonry and to end-grain surfaces.						
13.	Shop Finishing						
a.	General: Finish wood trim at fabrication shop as specified in this Section. Defer only final touchup, cleaning, and polishing until after installation.						
b.	Preparation for Finishing: Comply with referenced quality standard for sanding, filling countersunk fasteners, sealing concealed surfaces, and similar preparations for finishing wood trim, as applicable to each unit of work.						
1.	Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of wood trim. Apply two coats to end-grain surfaces.						
c.	Transparent Finish for Exterior Trim: Comply with Section 099300 "Staining and Transparent Finishing."						
d.	Opaque Finish for Exterior Trim: Comply with Section 099113 "Exterior Painting."						
e.	Transparent Finish for Interior Trim:						
1.	Grade: Custom.						
2.	Finish: Match bar millwork finish system						
3.	Wash Coat for Closed-Grain Woods: Apply wash-coat sealer to woodwork made from closed-grain wood before staining and finishing.						
4.	Staining: Match approved sample for color.						
5.	Sheen: Match bar millwork sheen.						
f.	Opaque Finish for Interior Trim:						
1.	Grade: Custom.						
2.	Finish: System 7, catalyzed vinyl.						
3.	Color: As selected by Architect from manufacturer's full range.						
4.	Sheen: Satin, 31-45 gloss units measured on 60-degree gloss meter per ASTM D 523.						
14.	Preparation						
a.	Before installation, condition wood trim to average prevailing humidity conditions in installation areas.						
b.	Grade: Install wood trim to comply with same grade as item to be installed.						
c.	Install wood trim level, plumb, true, and straight. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.						
d.	Scribe and cut wood trim to fit adjoining work, refinish cut surfaces, and repair damaged finish at cuts.						
e.	Fire-Retardant-Treated Wood: Handle, store, and install fire-retardant-treated wood to comply with chemical treatment manufacturer's written instructions, including those for adhesives used to install woodwork.						
f.	Preservative-Treated Wood: Where cut or drilled in field, treat cut ends and drilled holes according to AWWPA M4.						
SECTION 07 81 00	Spray Applied Fireproofing						
1.3	SUBMITTALS						
A.	Product Data: For each type of product.						
B.	Shop Drawings: Framing plans, schedules, or both, indicating the following:						
1.	Extent of fireproofing for each construction and fire-resistance rating.						
2.	Applicable fire-resistance design designations of a qualified testing and inspecting agency acceptable to authorities having jurisdiction.						
3.	Minimum fireproofing thicknesses needed to achieve required fire-resistance rating of each structural component and assembly.						
C.	Fire Testing: Submit evidence of fire test data.						
D.	Qualification Data: For installer and testing agency.						
E.	Application Instructions.						
F.	Physical Property Test Reports Demonstrating Compliance.						
G.	Product Certificates: For each type of fireproofing.						
H.	Preconstruction Test Reports.						
I.	Field quality-control reports.						
1.4	QUALITY ASSURANCE						
A.	Installer Qualifications: A firm or individual certified, licensed, or otherwise qualified by fireproofing manufacturer as experienced and with sufficient trained staff to install manufacturer's products according to specified requirements.						
B.	Mockups: Build mockups. Indicate portion of Work represented by mockup on Drawings or draw mockup as separate element.						
1.	Build mockup of as shown on Drawings.						
2.	Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.						
3.	Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.						
1.5	PRECONSTRUCTION TESTING						
A.	Preconstruction Testing Service: Owner will engage a qualified testing agency to perform preconstruction testing on fireproofing.						
1.	Provide test specimens and assemblies representative of proposed materials and construction.						
B.	Preconstruction Adhesion and Compatibility Testing: Test for compliance with requirements for specified performance and test methods.						
1.	Cohesion/Adhesion: Test for cohesive and adhesive strength according to ASTM E 736.						
2.	Provide bond strength indicated in referenced fire-resistance design, but not less than minimum specified in Part 2.						
2.	Density: Test for density according to ASTM E 605. Provide density indicated in referenced fire-resistance design, but not less than minimum specified in Part 2.						
3.	Verify that manufacturer, through its own laboratory testing or field experience, attests that primers or coatings are compatible with fireproofing.						
4.	Schedule sufficient time for testing and analyzing results to prevent delaying the Work.						
5.	For materials failing tests, obtain applied-fireproofing manufacturer's written instructions for corrective measures including the use of specially formulated bonding agents or primers.						

CAFE PAEONIA + PAONIA
BOOKS
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Paonia, CO 81428

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SPECIFICATIONS

G-103

Paonia, CO 81428



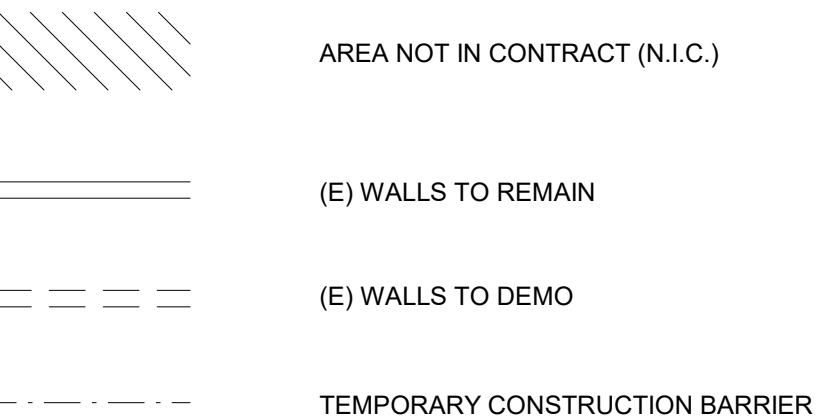
<u>History</u>	<u>Date</u>
SCHEMATIC DESIGN	02.17.2026
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PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

1ST FLOOR + EXTERIOR DEMOLITION PLAN

AD-101

DEMO FLOOR PLAN LEGEND

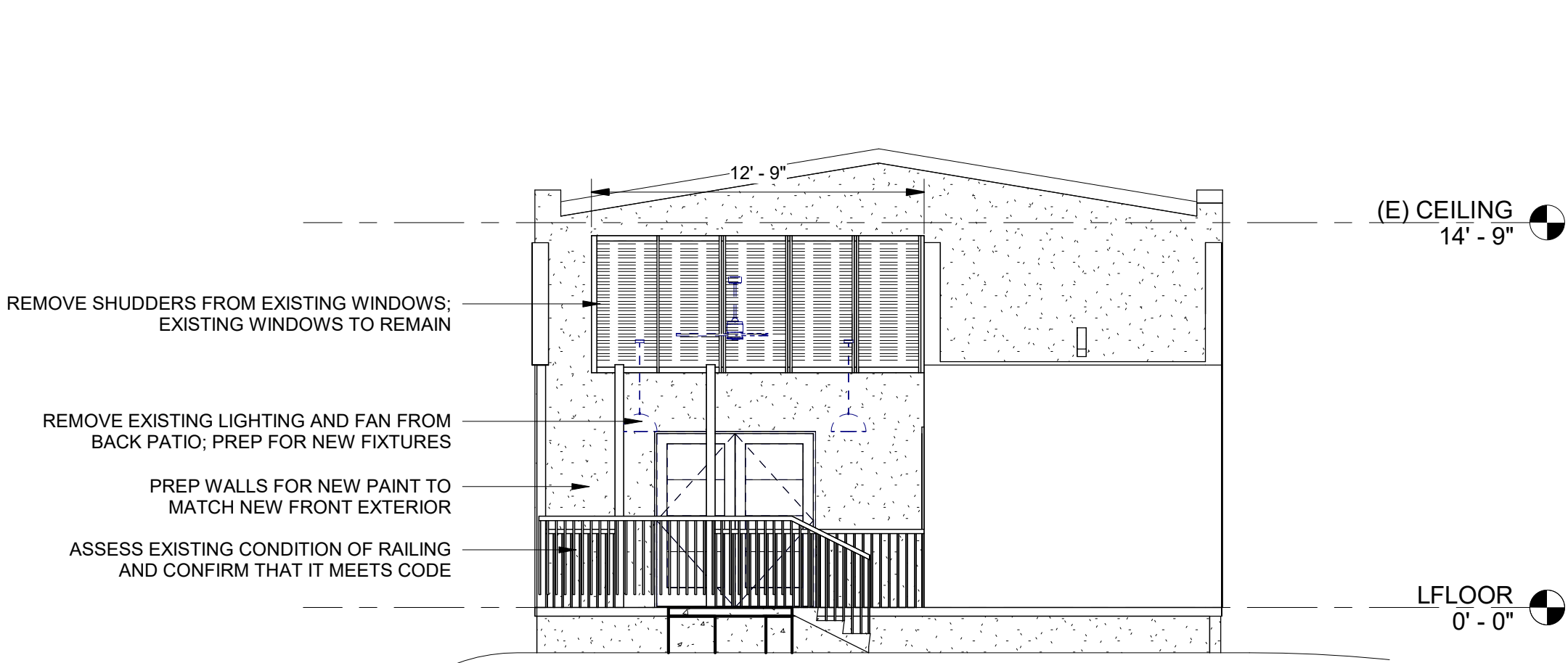


GENERAL DEMOLITION NOTES

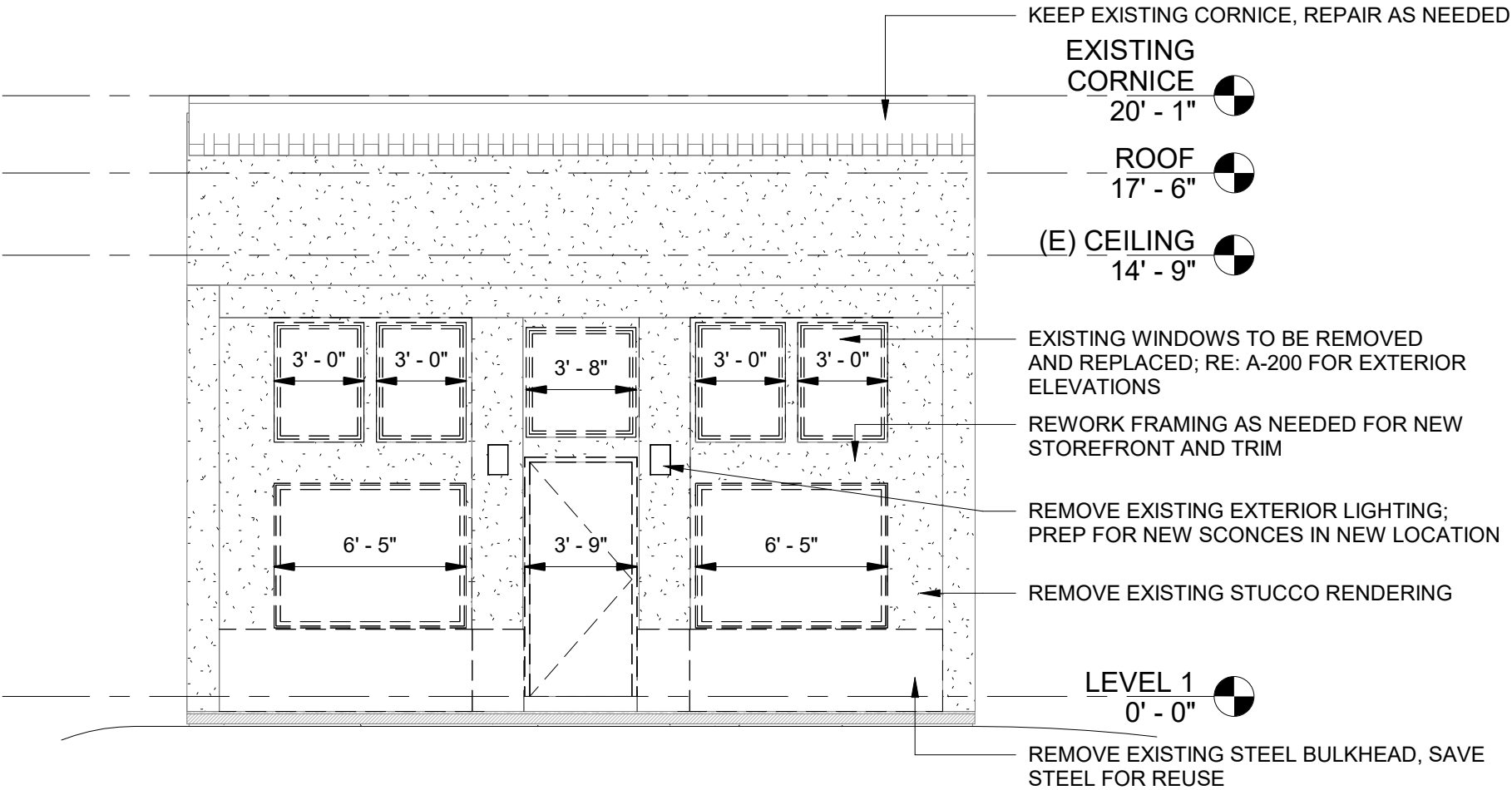
- A THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURAL AND
B FIREPROOFING INTEGRITY OF THE ENTIRE BUILDING EXCEPT WHERE OTHERWISE
C NOTED
D UPON THE DISCOVERY OF HAZARDOUS MATERIALS ENCOUNTERED DURING
E CONSTRUCTION, NOTIFY THE DESIGNER AND OWNER IMMEDIATELY AND AWAIT
F FURTHER INSTRUCTIONS. THE WORK AREA SHALL BE COMPLETELY SEALED OFF
G DURING ABATEMENT
H WORK INCLUDED IN THE CONTRACT IS ILLUSTRATED IN BOLD-DASHED LINE WORK.
I UNLESS NOTED OTHERWISE, BOLD-DASHED ITEMS INDICATED SUCH AS:
J PARTITIONS, DOORS, WINDOWS, EQUIPMENT, ETC. ARE TO BE REMOVED.
K WHERE THE TERM "SALVAGE" IS USED, THE CONTRACTOR SHALL REMOVE THE
L EQUIPMENT ON THIS PROJECT OR RETURN TO OWNER
M WHERE THE TERM "REMOVE" IS USED, THE CONTRACTOR SHALL REMOVE FROM
THE SITE AND LEGALLY DISPOSE OF.
WHERE THE TERM "REMOVE AND REINSTALL" IS USED, THE EXISTING ITEMS OF
CONSTRUCTION ARE NOT TO BE REMOVED.
WHERE THE TERM "EXISTING TO REMAIN" IS USED, THE EXISTING ITEMS OF
CONSTRUCTION ARE NOT TO BE REMOVED.
SEE REFLECTED CEILING DEMOLITION PLANS FOR CEILING DEMOLITION WORK.
H ILLUSTRATED DRAWINGS FOR THE REMOVAL OF SPECIFIC STRUCTURAL,
MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE ALARM SYSTEMS.
J REINSTALLED EQUIPMENT AND DEVICES ARE TO BE CLEANED OF FOREIGN
K MATERIAL.
L WHEREVER MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES ARE REMOVED,
ALL PIPING AND/OR CONDUITS THAT ARE ABANDONED SHALL BE CAPPED OFF
BELOW THE FLOOR, INSIDE THE WALLS, OR ABOVE THE CEILINGS EXCEPT WHERE
NOTED OTHERWISE. LEAVE ALL REMAINING CONDUITS TO BE REMOVED.
REMOVE UNUSED WIRING TO PANEL BOXES. PATCH AND REPAIR FINISHES TO MATCH
SURROUNDING FINISHES. BLANK COVER PLATES OVER EXISTING BOXES ARE NOT
ACCEPTABLE, UNLESS OTHERWISE NOTED.
REMOVE WALL BASE IN AREAS WHERE FLOORING IS BEING REMOVED
FLOORS AND WALLS: WHERE WALLS OR PARTITIONS THAT ARE REMOVED EXTEND
ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR FLOOR AND WALL
FINISHES IN THE NEW SPACE TO MATCH THE EXISTING FINISHES OF THE EXISTING
FINISH, COLOR, TEXTURE, AND APPEARANCE.

DEMOLITION SHEET NOTES

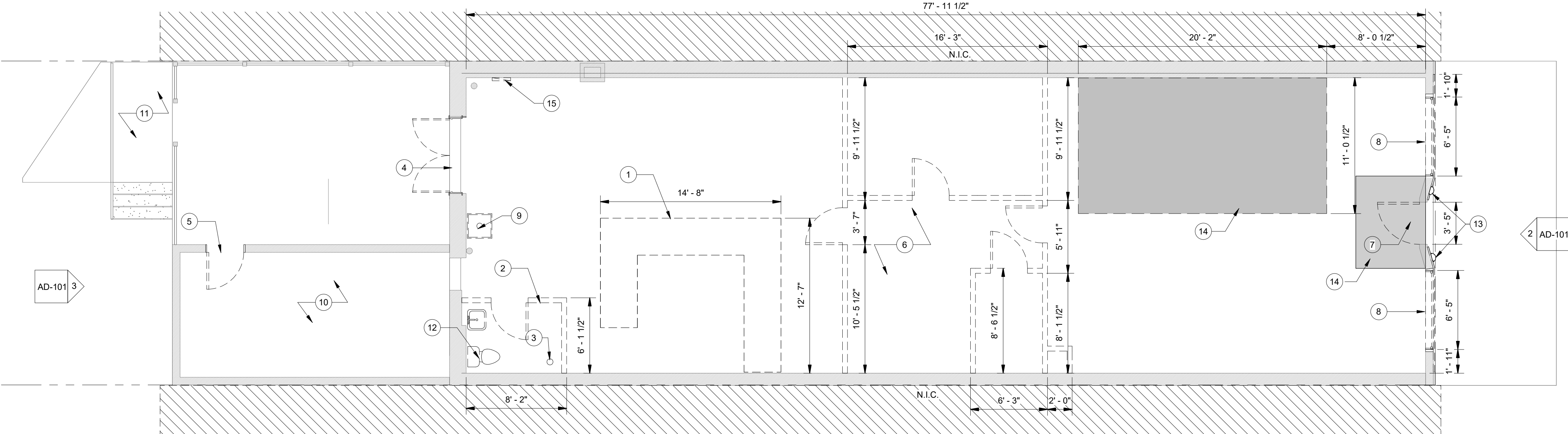
- 1 REMOVE EXISTING BAR WALL AND FINISHES
- 2 REMOVE EXISTING BATHROOM WALLS, PLUMBING FIXTURES AND FINISHES
- 3 REMOVE OR CAP EXISTING PIPE
- 4 REMOVE EXISTING EXTERIOR DOOR, PREP FOR NEW FRENCH DOOR
- 5 REMOVE EXISTING EXTERIOR DOOR, PREP FOR NEW DOOR
- 6 REMOVE EXISTING GYP. WALLS AND DOORS, SALVAGE ANY DOOR THAT COULD BE
7 USED FOR EXTERIOR KITCHEN DOOR.
- 8 REMOVE EXISTING ENTRY DOOR, PREP FOR NEW DOOR
- 9 REMOVE EXISTING WINDOWS AND PREP FOR NEW
- 10 REMOVE EXISTING MOP SINK AND SALVAGE FOR REUSE; PATCH AND REPAIR
11 FLOOR AS NEEDED FOR NEW FLOORING
- 12 ASSESS CONDITION OF EXISTING FLOOR; PATCH AND REPAIR AS NEEDED
- 13 ASSESS CONDITION OF RAILING AND CONFIRM IT MEETS CODE
- 14 REMOVE EXISTING TOILET; SALVAGE IF IN GOOD WORKING CONDITION TO
15 REINSTALL IN FUTURE RESTROOM
- 16 REMOVE EXISTING EXTERIOR WALL SCONES, ASK OWNERSHIP IF THEY WOULD
17 LIKE TO KEEP THEM
- 18 REMOVE EXISTING WOOD FLOORING AND PREP WITH NEW SUBFLOORING FOR
19 RESILIENT AND TILE FLOORING AT CAFE BAR
- 20 EXISTING ELECTRICAL PANEL TO REMAIN.



3 EXTERIOR DEMO ELEVATION - BACK

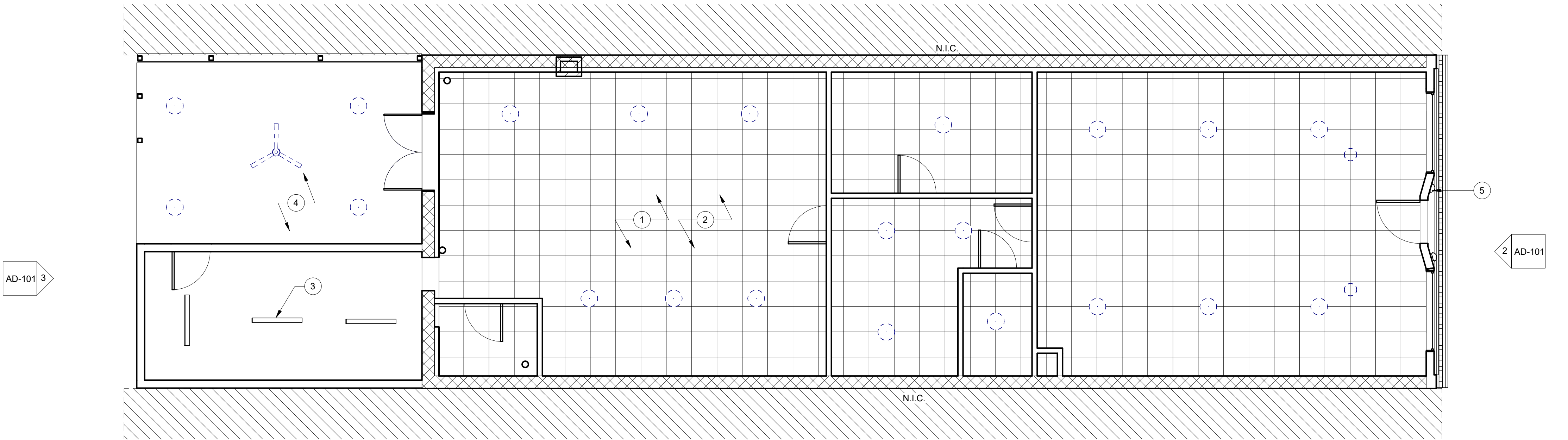
$$3/16'' = 1'-0$$


2 EXTERIOR DEMO ELEVATION - FRONT

$$3/16" = 1'-0"$$


1 LEVEL 1 - DEMO PLAN

$$3/16'' = 1'-0$$



1 LEVEL 1 - REFLECTED CEILING DEMO PLAN
3/16" = 1'-0"

AD-101 3

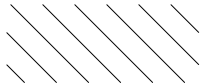
2 AD-101

5

DEMO RCP LEGEND



AREA OF CEILING TO BE REMOVED



AREA NOT IN CONTRACT (N.I.C.)

GENERAL DEMOLITION NOTES

- A THE CONTRACTOR SHALL MAINTAIN THE EXISTING STRUCTURAL AND FIREPROOFING INTEGRITY OF THE ENTIRE BUILDING EXCEPT WHERE OTHERWISE NOTED
- B UPON THE DISCOVERY OF HAZARDOUS MATERIALS ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE DESIGNER AND OWNER IMMEDIATELY AND AWAIT FURTHER INSTRUCTIONS. THE WORK AREA SHALL BE COMPLETELY SEALED OFF DURING ABATEMENT
- C WORK INCLUDED IN THE CONTRACT IS ILLUSTRATED IN BOLD-DASHED LINE WORK. UNLESS NOTED OTHERWISE, BOLD-DASHED ITEMS INDICATED SUCH AS: PARTITIONS, DOORS, WINDOWS, EQUIPMENT, ETC. ARE TO BE REMOVED.
- D WHERE THE TERM "SALVAGE" IS USED, THE CONTRACTOR SHALL REUSE THE EQUIPMENT ON THIS PROJECT OR RETURN TO OWNER.
- E WHERE THE TERM "REMOVE" IS USED, THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISPOSE OF.
- F WHERE THE TERM "REMOVE AND REINSTALL" IS USED, THE EXISTING ITEMS OF CONSTRUCTION ARE NOT TO BE REMOVED.
- G WHERE THE TERM "EXISTING TO REMAIN" IS USED, THE EXISTING ITEMS OF CONSTRUCTION ARE NOT TO BE REMOVED.
- H SEE REFLECTED CEILING DEMOLITION PLANS FOR CEILING DEMOLITION WORK.
- I SEE ENGINEERING DRAWINGS FOR THE REMOVAL OF SPECIFIC STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE ALARM SYSTEMS.
- J REINSTALLED EQUIPMENT AND DEVICES ARE TO BE CLEANED OF FOREIGN MATERIAL.
- K WHEREVER MECHANICAL, ELECTRICAL, AND PLUMBING DEVICES ARE REMOVED, ALL PIPING AND/OR CONDUITS THAT ARE ABANDONED SHALL BE CAPPED OFF BELOW THE FLOOR, INSIDE THE WALLS, OR ABOVE THE CEILINGS EXCEPT WHERE NOTED OTHERWISE. MECHANICAL/ELECTRICAL CONTRACTOR TO REMOVE ALL UNUSED WIRING TO PANEL BOXES. PATCH AND REPAIR FINISHES TO MATCH SURROUNDING FINISHES. BLANK COVER PLATES OVER EXISTING BOXES ARE NOT ACCEPTABLE, UNLESS OTHERWISE NOTED.
- L REMOVE WALL BASE IN AREAS WHERE FLOORING IS BEING REMOVED
- M FLOORS AND WALLS: WHERE WALLS OR PARTITIONS THAT ARE REMOVED EXTEND ONE FINISHED AREA INTO ANOTHER, PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN SURFACE OF UNIFORM FINISH, COLOR, TEXTURE, AND APPEARANCE.

RCP DEMOLITION SHEET NOTES

- 1 EXISTING CEILING TO BE REMOVED, PREP FOR NEW DROP TIN CEILING
- 2 REMOVE ALL EXISTING INTERIOR LIGHTING
- 3 ASSESS CONDITION OF EXISTING FIXTURES; IF IN WORKING ORDER, EXISTING TO REMAIN
- 4 REMOVE EXISTING EXTERIOR FIXTURES; PREP FOR NEW STRING LIGHTS AND NEW FIXTURES
- 5 REMOVE EXISTING EXTERIOR FIXTURES; PREP FOR NEW EXTERIOR LIGHTING BASED ON FINAL DESIGN

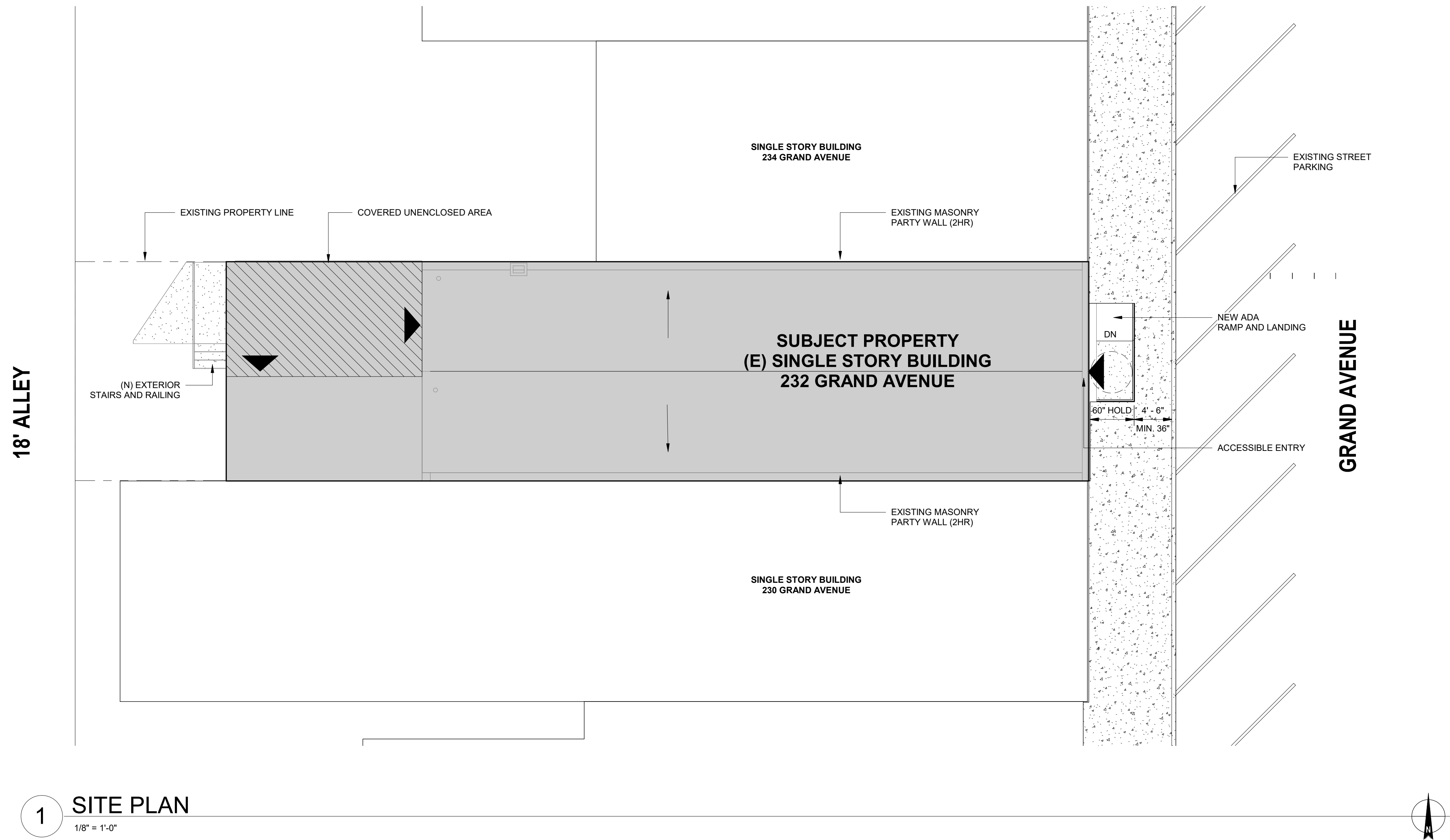


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1ST FLOOR DEMOLITION
REFLECTED CEILING PLAN

AD-111



- GENERAL SITE PLAN NOTES**
1. ALL WORK SHALL CONFORM TO APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS HAVING JURISDICTION.
 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
 3. PROPERTY LINES, EASEMENTS, AND EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE SURVEY INFORMATION AND ARE PROVIDED FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE CIVIL DRAWINGS AND CURRENT SURVEY.
 4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
 5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH CIVIL, STRUCTURAL, LANDSCAPE, AND MEP DRAWINGS. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION RELATED TO GRADING, UTILITIES, AND SITE IMPROVEMENTS.
 6. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 7. CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATION SERVICE PRIOR TO COMMENCING ANY EXCAVATION WORK.
 8. ALL DIMENSIONS TO CURBS, WALKS, BUILDINGS, AND OTHER SITE ELEMENTS ARE TO FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
 9. REFER TO CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE, AND STORMWATER MANAGEMENT REQUIREMENTS.
 10. ALL ACCESSIBLE ROUTES, PARKING SPACES, CURB RAMPS, AND RELATED SITE ELEMENTS SHALL COMPLY WITH APPLICABLE ACCESSIBILITY REQUIREMENTS INCLUDING THE ADA AND LOCAL ACCESSIBILITY CODES.
 11. ALL FIRE ACCESS ROADS, FIRE LANES, AND TURNAROUNDS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
 12. ALL SITE WORK SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DISTURBANCE TO ADJACENT PROPERTIES, PUBLIC RIGHTS-OF-WAY, AND EXISTING SITE FEATURES TO REMAIN.
 13. PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH LOCAL AND STATE REQUIREMENTS.
 14. ALL MATERIALS AND INSTALLATION METHODS FOR SITE IMPROVEMENTS SHALL COMPLY WITH APPLICABLE MUNICIPAL STANDARDS AND PROJECT SPECIFICATIONS.
 15. ALL LANDSCAPING, IRRIGATION, AND SITE PLANTING SHALL BE PROVIDED PER LANDSCAPE ARCHITECT DRAWINGS AND SPECIFICATIONS.
 16. CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO ADJACENT PROPERTIES, PUBLIC SIDEWALKS, AND ROADWAYS DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
 17. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND TEMPORARY MATERIALS FROM THE SITE UPON COMPLETION OF WORK AND LEAVE THE SITE CLEAN AND READY FOR OCCUPANCY.
 18. FINAL LOCATIONS OF SITE ELEMENTS SHALL BE COORDINATED IN THE FIELD WITH THE ARCHITECT AND OWNER AS REQUIRED.

ARCHITECTURAL SITE PLAN SHEET NOTES

ARCHITECT
unum
UNUM COLLABORATIVE
1490 N LAFAYETTE STREET, SUITE 408
DENVER, CO 80218
610.442.1739

CAFE PAEONIA + PAONIA
BOOKS
232 Grand Avenue
Paonia, CO 81428



History	Date
DESIGN DEVELOPMENT	03.24.2026
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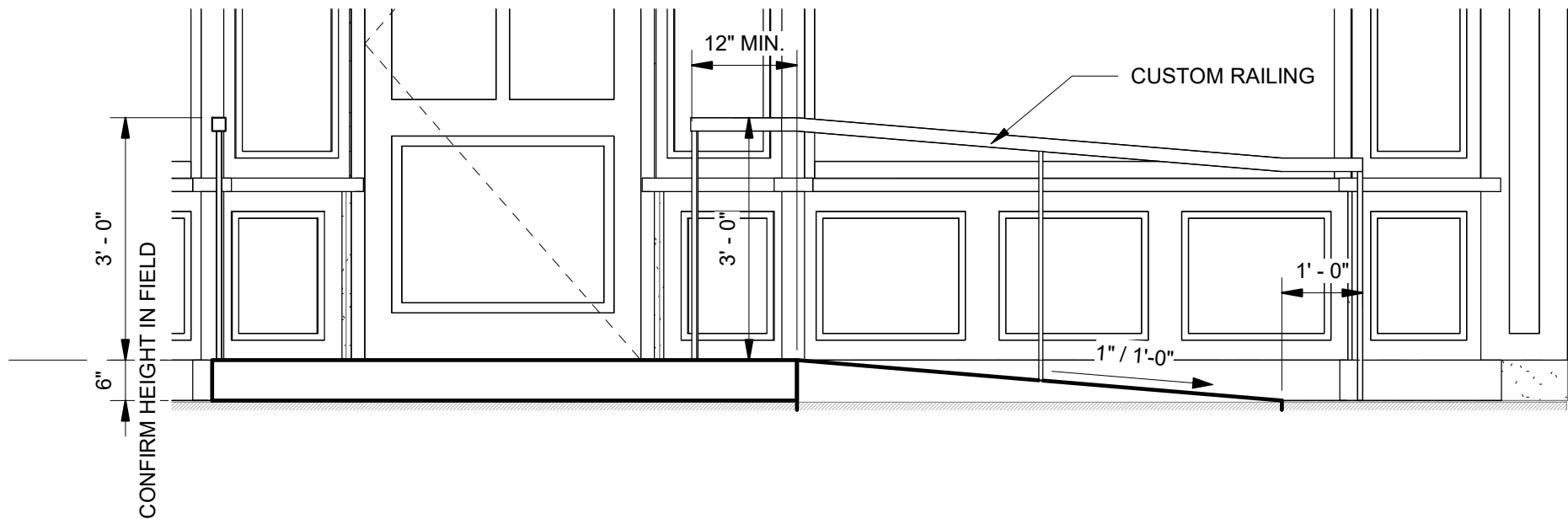
DATE: 04.17.2026
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CHECKED BY: AS

ARCHITECTURAL SITE
PLAN

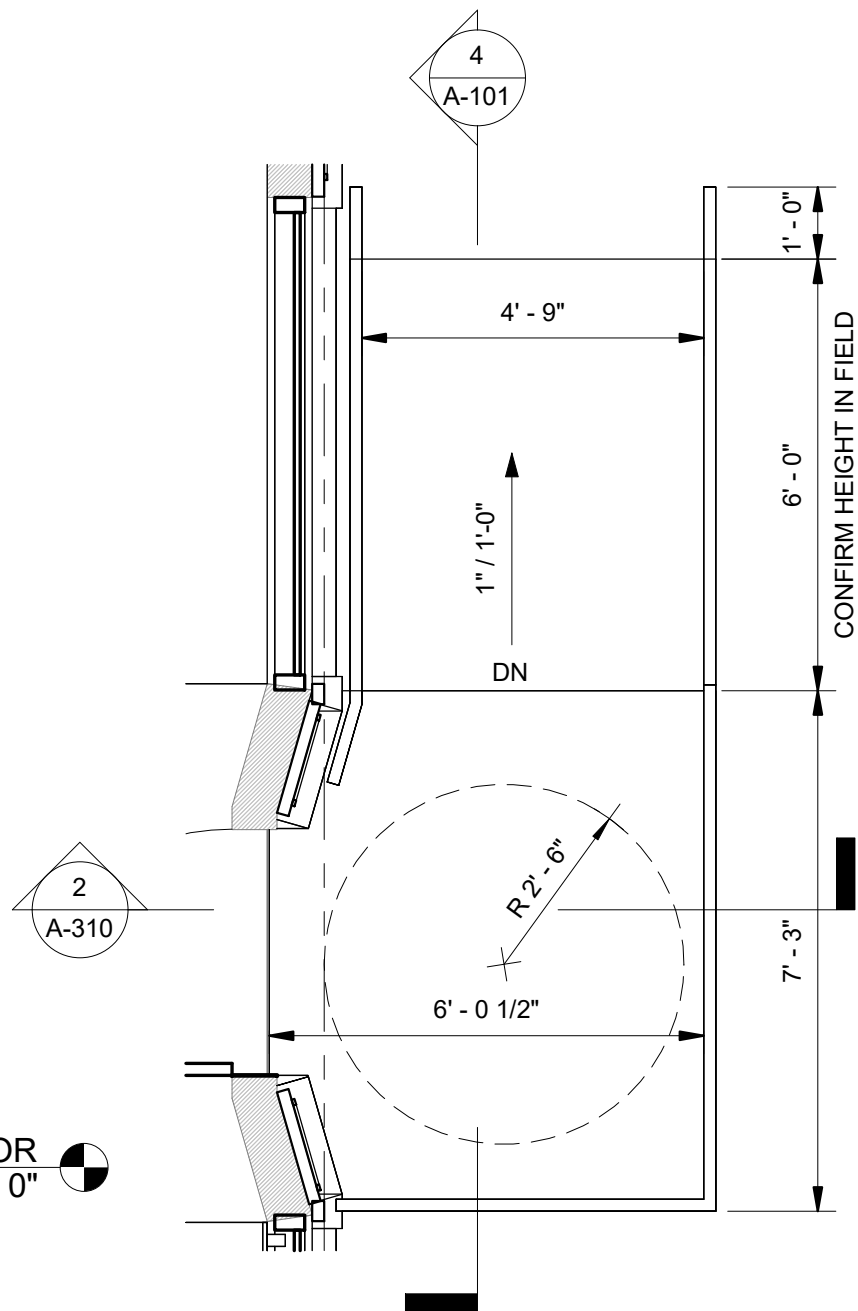
AS-100

ACCESSIBLE RAMP GENERAL NOTES

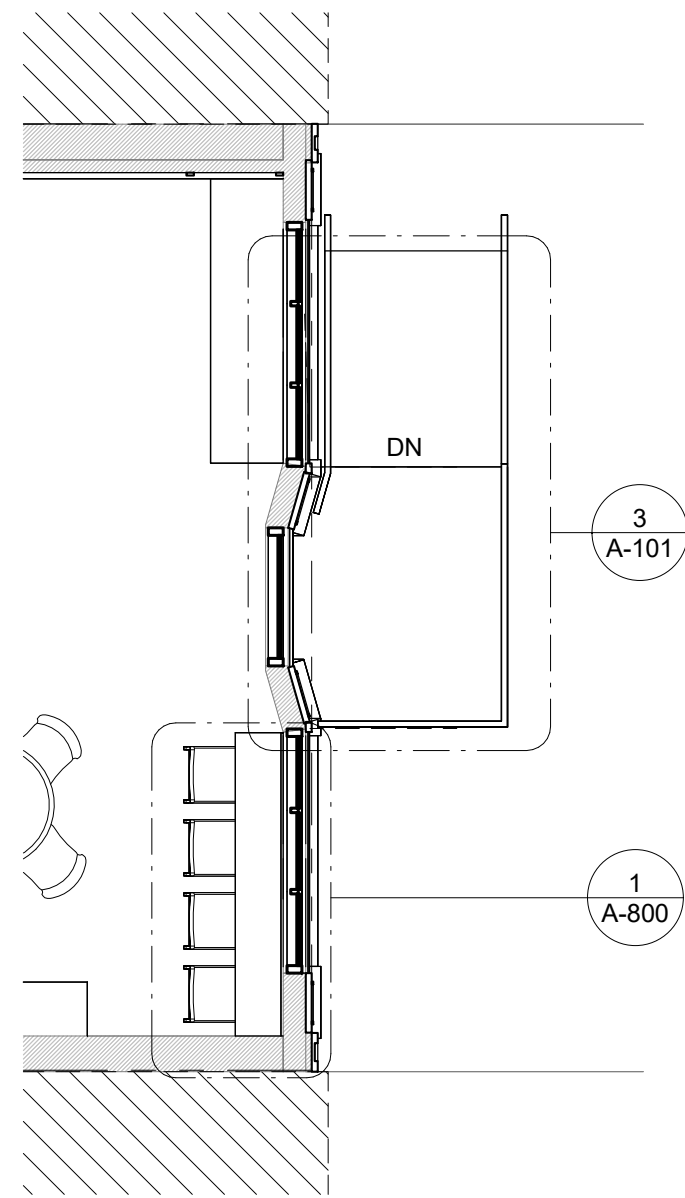
1. ALL ACCESSIBLE RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. MAXIMUM RAMP RUNNING SLOPE SHALL BE 1:12 (8.33%) MAXIMUM IN ACCORDANCE WITH IBC SECTION 1012.2 AND ICC A117.1 SECTION 405.2.
3. CROSS SLOPE OF RAMP SURFACE SHALL NOT EXCEED 1:48 (2%) IN ACCORDANCE WITH ICC A117.1 SECTION 405.3.
4. MAXIMUM RISE FOR ANY SINGLE RAMP RUN SHALL NOT EXCEED 30 INCHES IN ACCORDANCE WITH IBC SECTION 1012.6 AND ICC A117.1 SECTION 405.6.
5. LEVEL LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP RUN AND AT ANY CHANGE IN DIRECTION IN ACCORDANCE WITH IBC SECTION 1012.6 AND ICC A117.1 SECTION 405.7.
6. LANDINGS SHALL HAVE A MINIMUM CLEAR LENGTH OF 60 INCHES IN THE DIRECTION OF TRAVEL AND SHALL BE AT LEAST AS WIDE AS THE RAMP RUN THEY SERVE IN ACCORDANCE WITH ICC A117.1 SECTION 405.7.1.
7. CLEAR WIDTH OF RAMPS SHALL BE 36 INCHES MINIMUM BETWEEN HANDRAILS IN ACCORDANCE WITH ICC A117.1 SECTION 405.5 AND IBC SECTION 1012.5.
8. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF RAMPS WITH A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES IN ACCORDANCE WITH IBC SECTION 1012.8 AND ICC A117.1 SECTION 405.8.
9. HANDRAIL GRIPPING SURFACES SHALL BE INSTALLED 34 INCHES MINIMUM AND 38 INCHES MAXIMUM ABOVE THE RAMP SURFACE IN ACCORDANCE WITH IBC SECTION 1014.2 AND ICC A117.1 SECTION 505.4.
10. HANDRAILS SHALL EXTEND 12 INCHES MINIMUM HORIZONTALLY BEYOND THE TOP AND BOTTOM OF RAMP RUNS IN ACCORDANCE WITH ICC A117.1 SECTION 505.10.
11. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE RAMP RUN AND SHALL RETURN TO A WALL, GUARD, OR THE GROUND IN ACCORDANCE WITH IBC SECTION 1014.6 AND ICC A117.1 SECTION 505.10.
12. EDGE PROTECTION SHALL BE PROVIDED ALONG EACH SIDE OF RAMP RUNS AND LANDINGS WHERE THERE IS A DROP-OFF IN ACCORDANCE WITH IBC SECTION 1012.10 AND ICC A117.1 SECTION 405.9.
13. RAMP SURFACES SHALL BE STABLE, FIRM, AND SLIP-RESISTANT IN ACCORDANCE WITH ICC A117.1 SECTION 302.1.
14. RAMPS AND LANDINGS SHALL BE DESIGNED TO PREVENT WATER ACCUMULATION AND SHALL BE CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE.
15. ALL DIMENSIONS AND CLEARANCES SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.



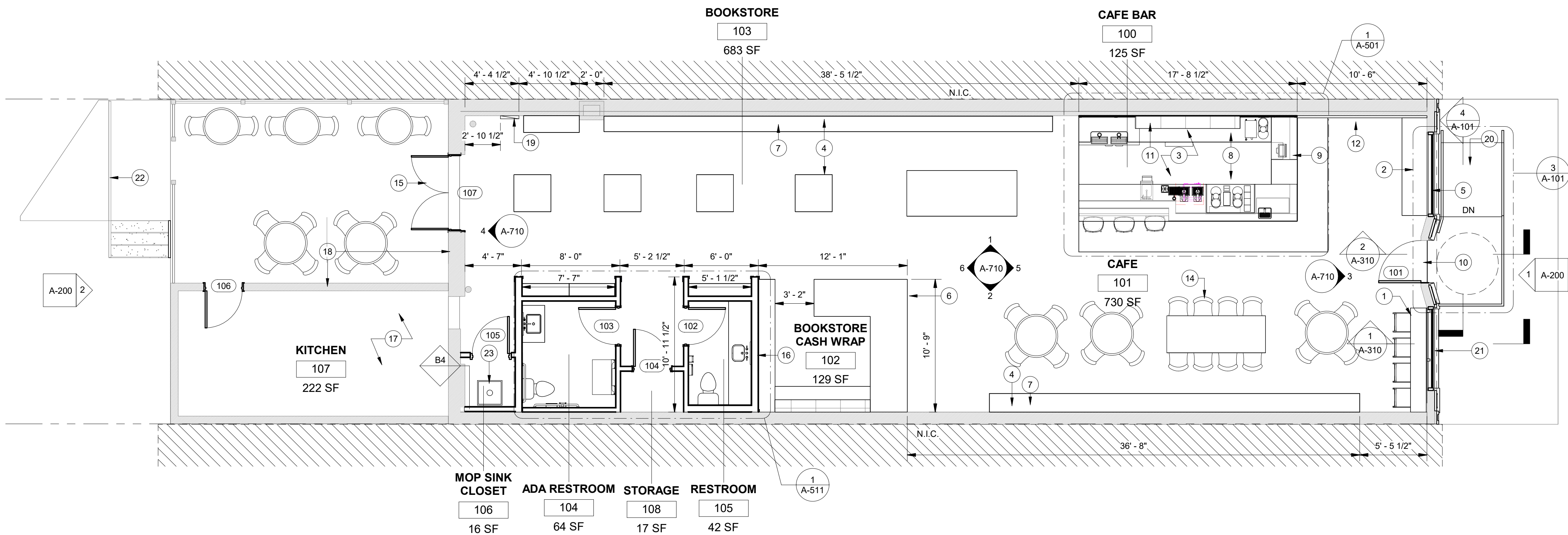
4 SECTION @ ADA RAMP



3 ENLARGED PLAN @ ADA RAMP



2 1ST FLOOR PLAN - CLERESTORY



1 1ST FLOOR PLAN

THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED.

FLOOR PLAN LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- (E) WALLS TO REMAIN
- (N) WALLS
- TEMPORARY CONSTRUCTION BARRIER

GENERAL FLOOR PLAN NOTES

- A ALL SPACES TO MAINTAIN FIRE PROTECTION REQUIREMENTS
- B PROVIDE AIR RETURNS AND TRANSFERS AS REQUIRED TO MAINTAIN MECHANICAL REQUIREMENTS
- C ALL DOORS TO BE INSTALLED 6" FROM ADJACENT PERPENDICULAR WALL U.O.N.
- D DIMENSIONS ARE TAKEN TO FACE OF STUDS, U.O.N.
- E WINDOW AND DOOR DIMENSIONS ARE TO THE CENTERLINE

ARCHITECTURAL PLAN SHEET NOTES

- 1 SOLID SURFACE BUILT-IN COUNTER AT WINDOW
- 2 WINDOW BOOK DISPLAY BY FRANKLIN FIXTURES
- 3 ALL BAR EQUIPMENT IS OWNER PROVIDED AND CONTRACTOR INSTALLED
- 4 BOOK DISPLAYS PROVIDED BY FRANKLIN FIXTURES AND INSTALLED BY CONTRACTOR
- 5 (N) EXTERIOR WINDOWS; RE: EXTERIOR IDEATION
- 6 CUSTOM CASH WRAP BY FRANKLIN FIXTURES; CONTRACTOR TO INSTALL SOLID SURFACE COUNTERTOP ON MILLWORK
- 7 LIGHTING TO BE INTEGRATED INTO BOOKSHELVES ON-SITE BY CONTRACTOR
- 8 UNDER COUNTER LIGHTING AT BACK BAR
- 9 GLASS PASTRY CASE INTEGRATED INTO COUNTERTOP
- 10 (N) FRONT ENTRY DOOR
- 11 OPEN SHELVING AND DISPLAY AT BACK WALL
- 12 RETAIL SHELVING AND MENU DISPLAY FOR CAFE
- 14 CAFE FURNITURE PROVIDED BY OWNER AS FF&E
- 15 (N) FRENCH DOOR TO BACK PATIO
- 16 SIGNAGE FOR BOOK STORE
- 17 ALL KITCHEN EQUIPMENT IS OWNER PROVIDED, CONTRACTOR INSTALLED
- 18 PREP EXTERIOR WALLS FOR NEW PAINT TO MATCH FRONT EXTERIOR CHANGES
- 19 EXISTING ELECTRICAL PANEL TO REMAIN, CONFIRM CONDITION
- 20 NEW EXTERIOR STEEL ADA RAMP
- 21 (N) EXTERIOR TRIM + FINISH BOARD; DESIGN TBD
- 22 CONFIRM CONDITION OF EXISTING RAILING; IF NO RAILING EXISTS ADD NEW RAILING TO MEET CODE
- 23 REINSTALL SALVAGED MOP SINK



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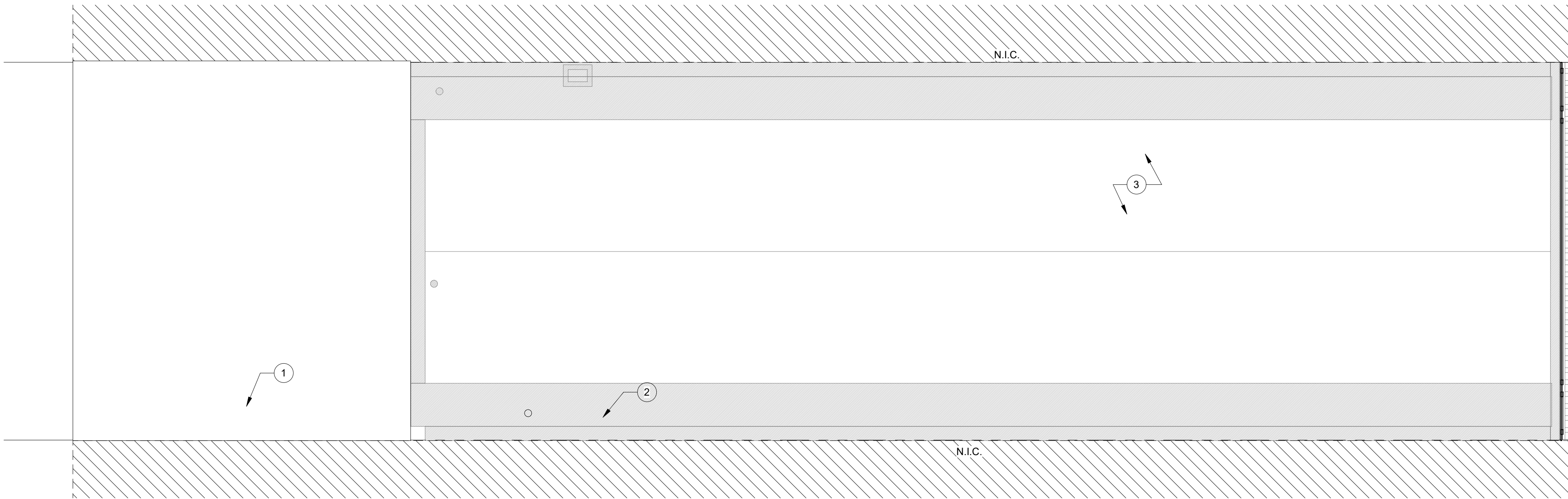
1ST FLOOR PLAN

A-101

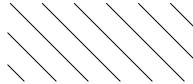
1

ROOF PLAN

3/16" = 1'-0"



ROOF PLAN LEGEND

-  AREA NOT IN CONTRACT (N.I.C.)
-  (E) WALLS TO REMAIN

GENERAL ROOF PLAN NOTES

- A PROVIDE AIR RETURNS AND TRANSFERS AS REQUIRED TO MAINTAIN MECHANICAL REQUIREMENTS; RE: MECH.

ROOF PLAN SHEET NOTES

- 1 PREP FOR ANY NEW ROOF PENETRATIONS
2 PREP FOR ANY NEW EXHAUST PENETRATIONS
3 ASSESS CONDITION OF EXISTING ROOF; REPAIR AS NEEDED



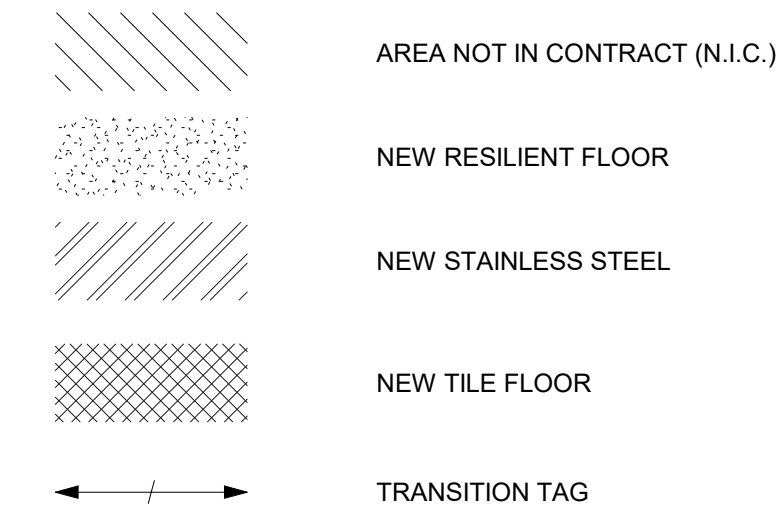
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ROOF PLAN

A-103

FINISH PLAN LEGEND

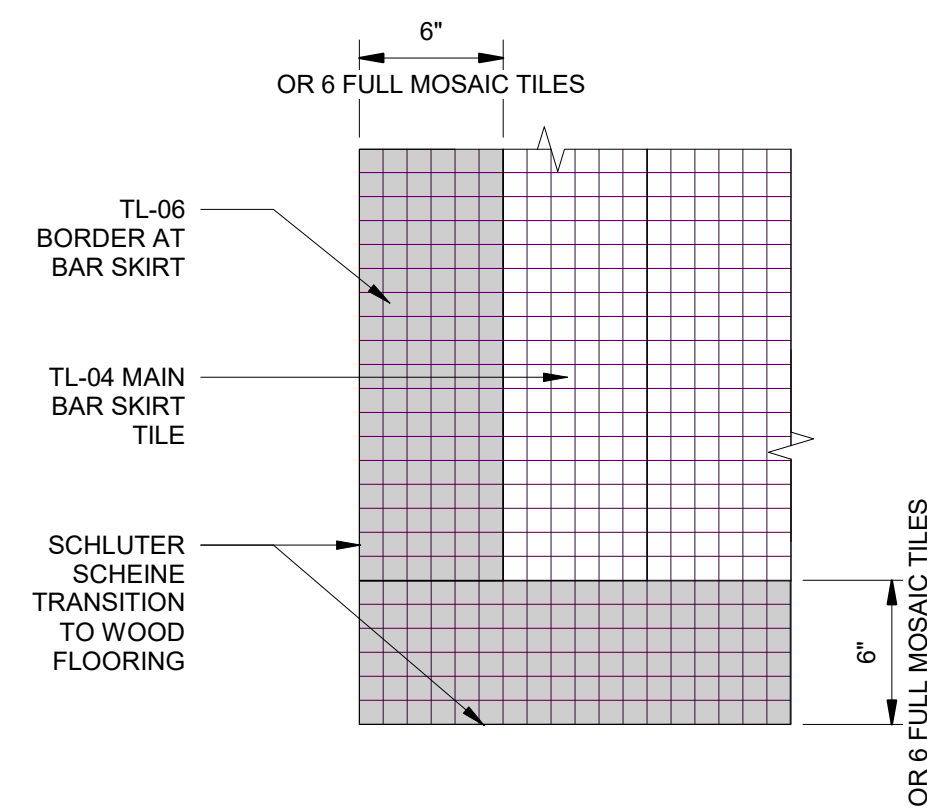


GENERAL FINISH NOTES

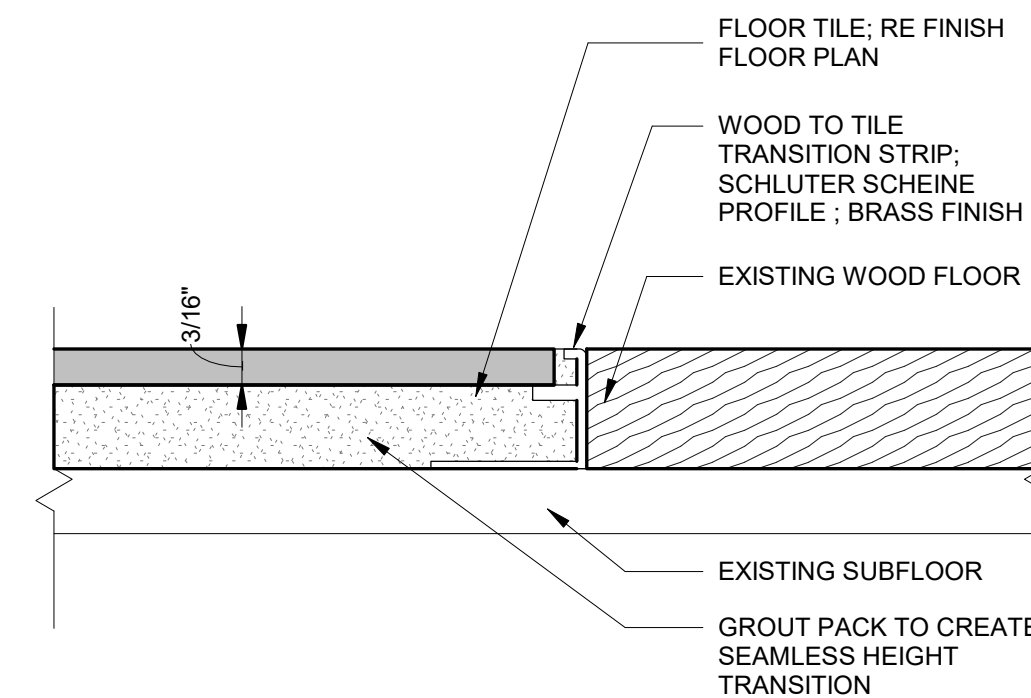
- A ALL GYP. BD. WALLS TO RECEIVE WOOD BASE UNLESS OTHERWISE NOTED
B WALK OFF MATS TO BE OWNER PROVIDED & OWNER INSTALLED.

FINISH PLAN NOTES

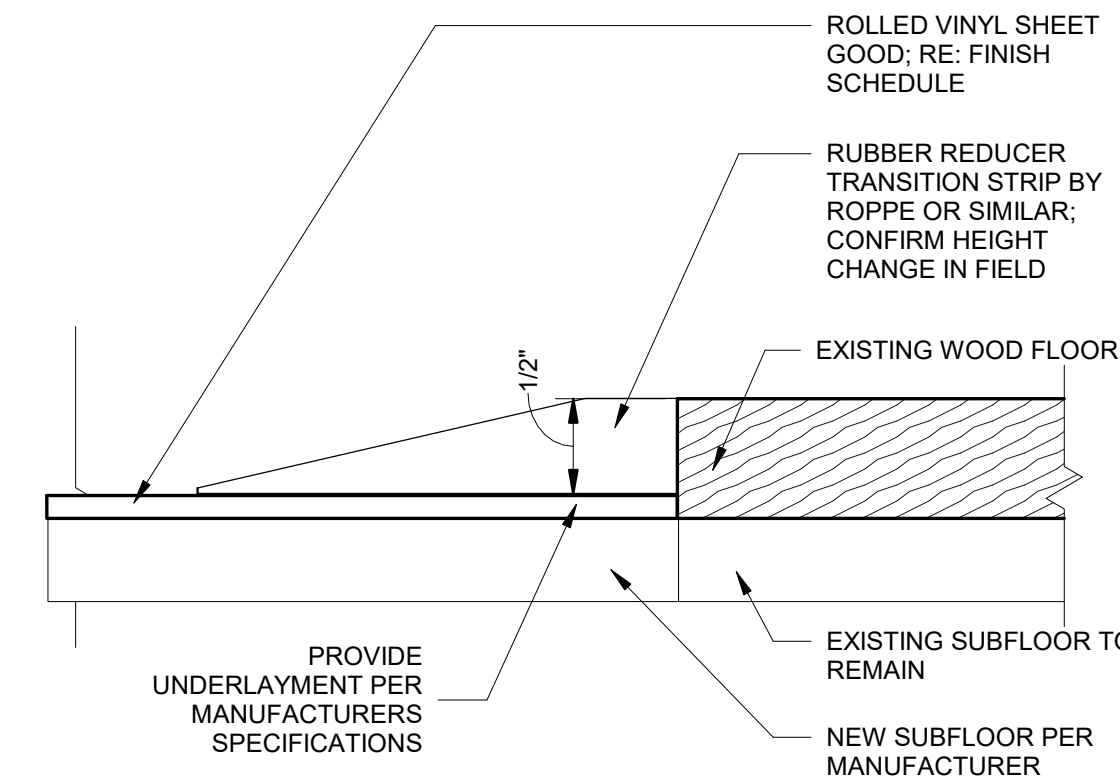
- 1 ASSESS CONDITION OF EXISTING CONCRETE; PATCH AND REPAIR AS NEEDED
- 2 ASSESS CONDITION OF EXISTING FLOORING; PATCH AND REPAIR AS NEEDED
- 3 ASSESS CONDITION OF EXISTING FRP; CLEAN OR REPLACE AS NEEDED
- 4 EXISTING HARDWARE FLOORING TO REMAIN THROUGHOUT; SAND AND REFINISH
AS NEEDED
- 5 (N) TILE FLOORING IN RESTROOM
- 6 (N) TILE FLOORING AT BAR FRONT
- 7 (N) TILE FLOORING AT ENTRY
- 8 PREP EXTERIOR WALLS FOR NEW PAINT TO MATCH FRONT EXTERIOR CHANGES



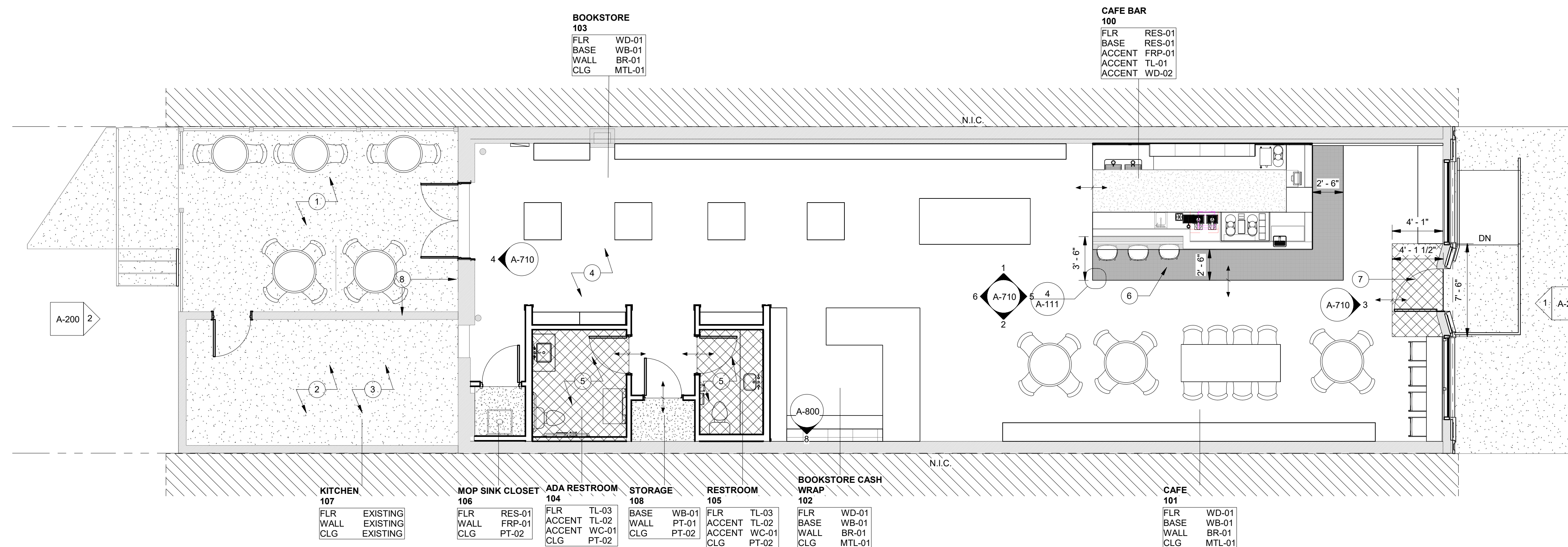
4 DETAIL AT BAR SKIRT TILE



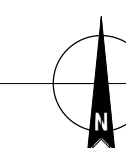
3 FLOOR TRANSITION - WOOD TO TILE



2 FLOOR TRANSITION - VINYL TO WOOD



1 LEVEL 1 - FINISH PLAN



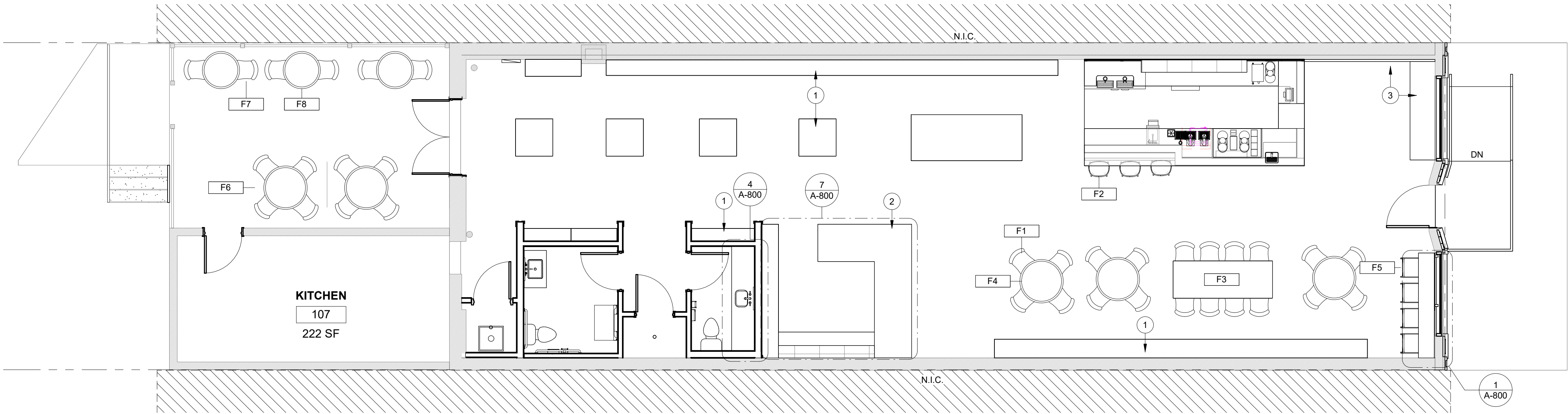
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1ST FLOOR FINISH PLAN

A-111

FURNITURE SCHEDULE				
Type Mark	Manufacturer	Model	Finish	Description
F1	TBD	TBD	TBD	DINING CHAIR
F2	TBD	TBD	TBD	COUNTER HEIGHT STOOL
F3	TBD	TBD	TBD	COMMUNAL DINING TABLE
F4	TBD	TBD	TBD	ROUND DINING TABLE
F5	TBD	TBD	TBD	BAR HEIGHT STOOL
F6	TBD	TBD	TBD	OUTDOOR LARGE TABLE
F7	TBD	TBD	TBD	OUTDOOR DINING CHAIR
F8	TBD	TBD	TBD	OUTDOOR SMALL TABLE



1 1ST FLOOR FURNITURE, AND MILLWORK PLAN
3/16" = 1'-0"

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FURNITURE AND MILLWORK PLAN – GENERAL NOTES

1. REFER TO FURNITURE AND MILLWORK PLANS, INTERIOR ELEVATIONS, AND DETAILS FOR LOCATIONS, DIMENSIONS, AND CONFIGURATIONS OF ALL ITEMS.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION AND INSTALLATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. CONTRACTOR SHALL COORDINATE ALL FURNITURE AND MILLWORK WITH ARCHITECTURAL, STRUCTURAL, AND MEP DRAWINGS, INCLUDING BUT NOT LIMITED TO POWER, DATA, LIGHTING, PLUMBING FIXTURES, AND FIRE PROTECTION SYSTEMS.
5. PROVIDE REQUIRED BACKING, BLOCKING, AND SUPPORT FOR ALL WALL-MOUNTED OR SUSPENDED MILLWORK AND FURNITURE ITEMS. VERIFY LOCATIONS AND LOAD REQUIREMENTS PRIOR TO INSTALLATION.
6. ALL MILLWORK SHALL BE FABRICATED TRUE, LEVEL, PLUMB, AND SQUARE, AND INSTALLED WITH TIGHT, ACCURATE JOINTS. ALIGN ADJACENT SURFACES AND MATERIALS.
7. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM MILLWORK AND BUILT-IN FURNITURE FOR ARCHITECT REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, MATERIALS, FINISHES, AND HARDWARE.
8. ALL EXPOSED EDGES OF MILLWORK SHALL RECEIVE FINISHED EDGEBANDING OR SOLID MATERIAL RETURNS UNLESS NOTED OTHERWISE.
9. VERIFY ALL APPLIANCE, EQUIPMENT, AND OWNER-FURNISHED ITEM DIMENSIONS AND REQUIREMENTS PRIOR TO FABRICATION OF ADJACENT MILLWORK.
10. COORDINATE CLEARANCES AND ACCESS REQUIREMENTS FOR ALL DOORS, DRAWERS, AND OPERABLE COMPONENTS. ENSURE FULL FUNCTIONAL OPERATION WITHOUT INTERFERENCE.
11. PROVIDE SOFT-CLOSE HINGES AND DRAWER GLIDES UNLESS NOTED OTHERWISE.
12. ALL HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ALIGN HARDWARE CONSISTENTLY THROUGHOUT PROJECT.
13. ALL FINISHES SHALL COMPLY WITH PROJECT SPECIFICATIONS. SUBMIT SAMPLES FOR ARCHITECT REVIEW WHERE REQUIRED.
14. SEAL ALL EXPOSED WOOD AND COMPOSITE SURFACES AS REQUIRED TO RESIST MOISTURE, ESPECIALLY IN AREAS SUBJECT TO WATER OR HIGH HUMIDITY.
15. PROVIDE APPROPRIATE CLEARANCES AND COMPLIANCE FOR ACCESSIBILITY REQUIREMENTS PER APPLICABLE CODES, INCLUDING KNEE AND TOE CLEARANCES AT ACCESSIBLE WORK SURFACES AND COUNTERS.
16. PROTECT ALL MILLWORK AND FURNITURE DURING CONSTRUCTION. REPAIR OR REPLACE ANY DAMAGED ITEMS PRIOR TO PROJECT CLOSEOUT.
17. FIELD ADJUST ALL MILLWORK AS REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND ACHIEVE A CLEAN, CONTINUOUS INSTALLATION.
18. ALL ITEMS SHALL BE INSTALLED IN A WORKMANLIKE MANNER CONSISTENT WITH HIGH-QUALITY COMMERCIAL AND RESIDENTIAL STANDARDS.

FURNITURE AND MILLWORK PLAN NOTES

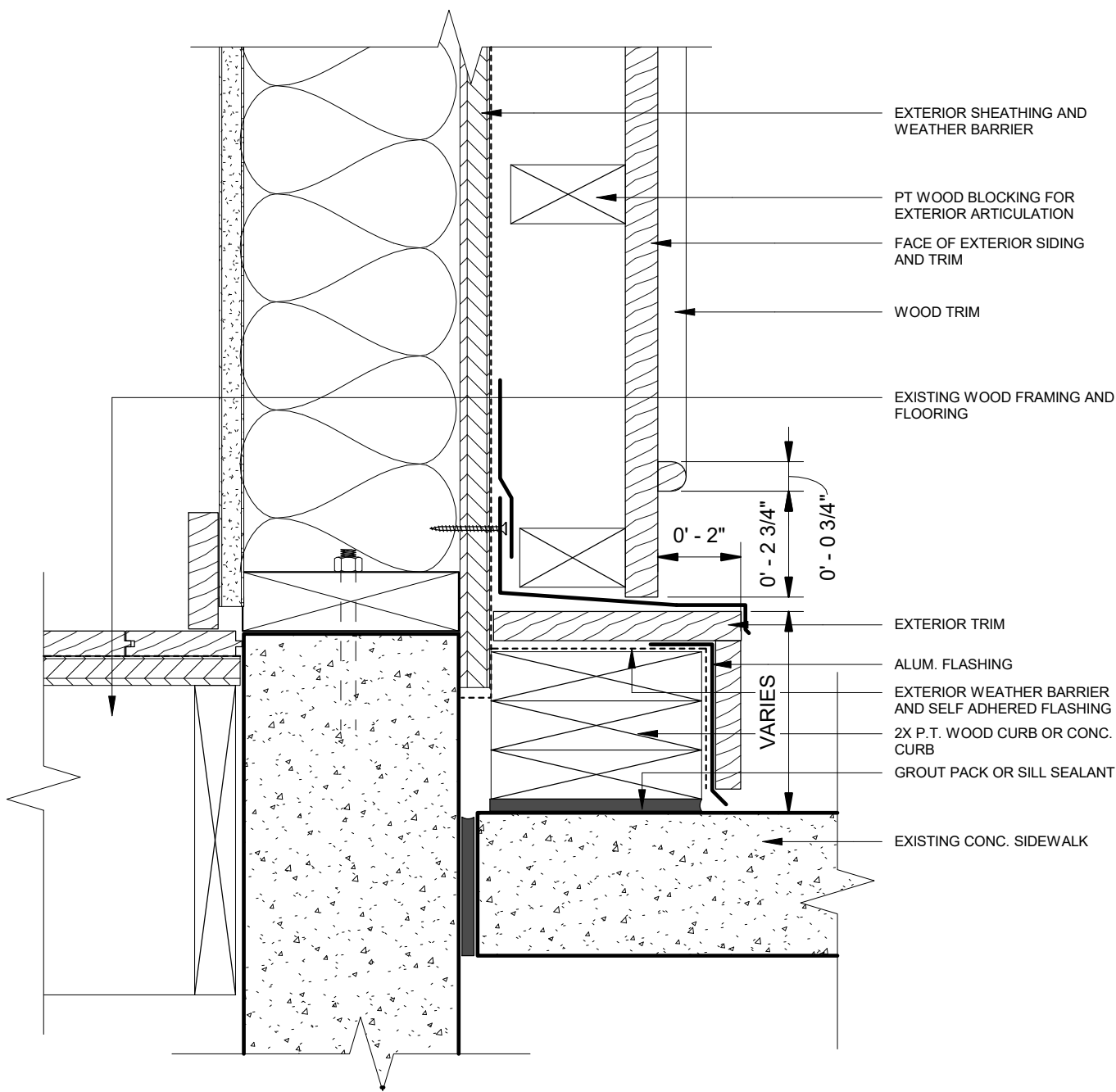
1. BOOK SHELVES AND DISPLAYS BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR
2. CASH WRAP AND SHELVES BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR
3. CORNER RETAIL DISPLAY BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR



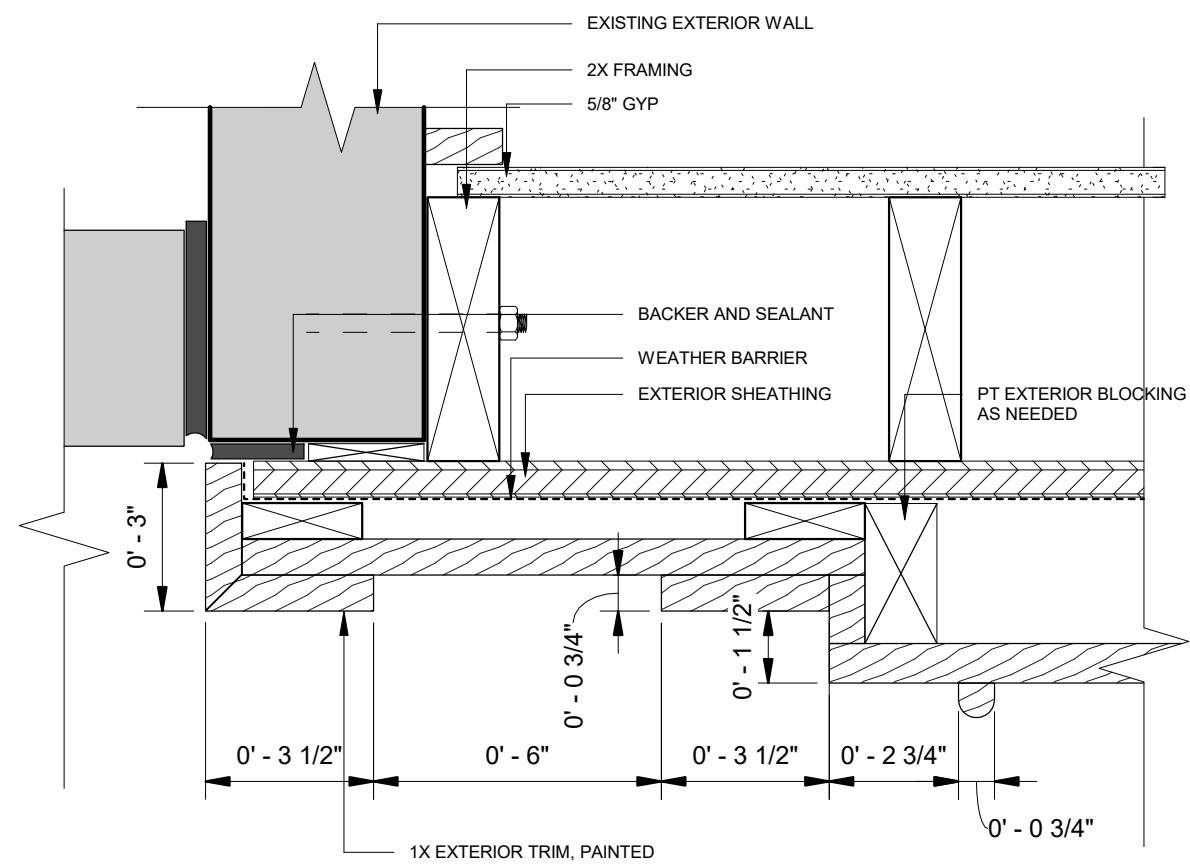
History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

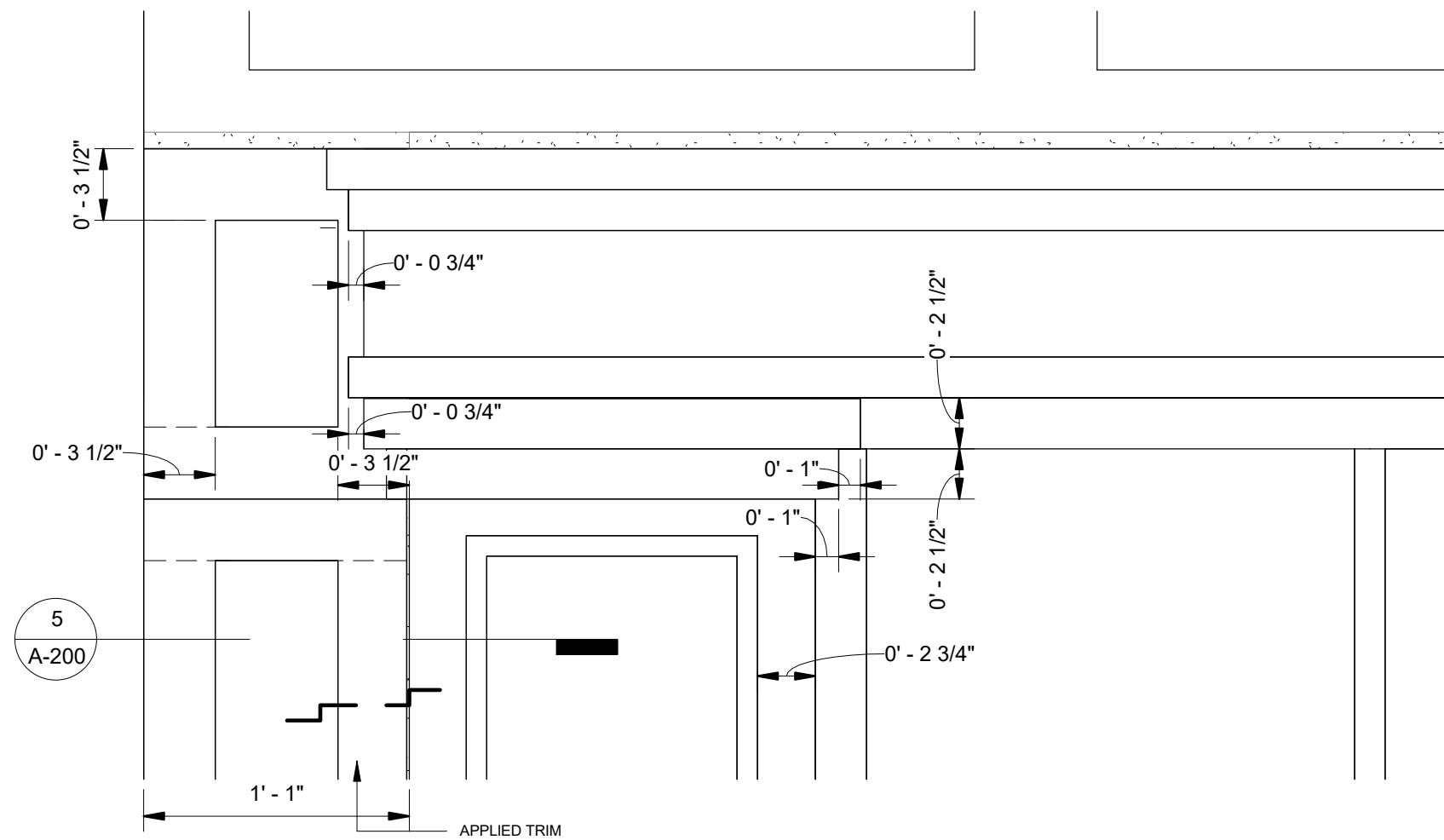
1ST FLOOR MILLWORK,
FURNITURE, AND
EQUIPMENT PLAN



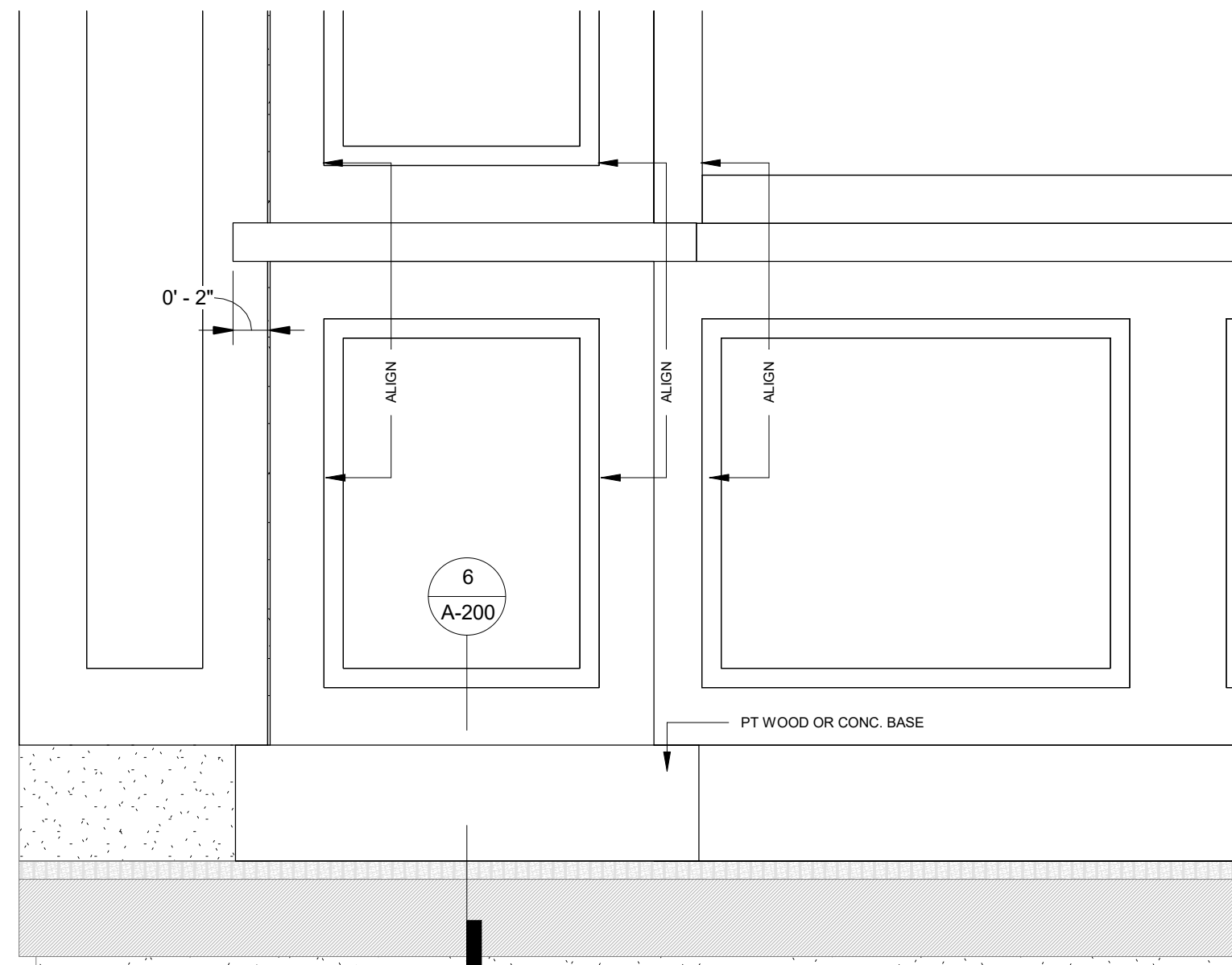
6 SECTION DETAIL @ TRIM BASE
3" = 1'-0"



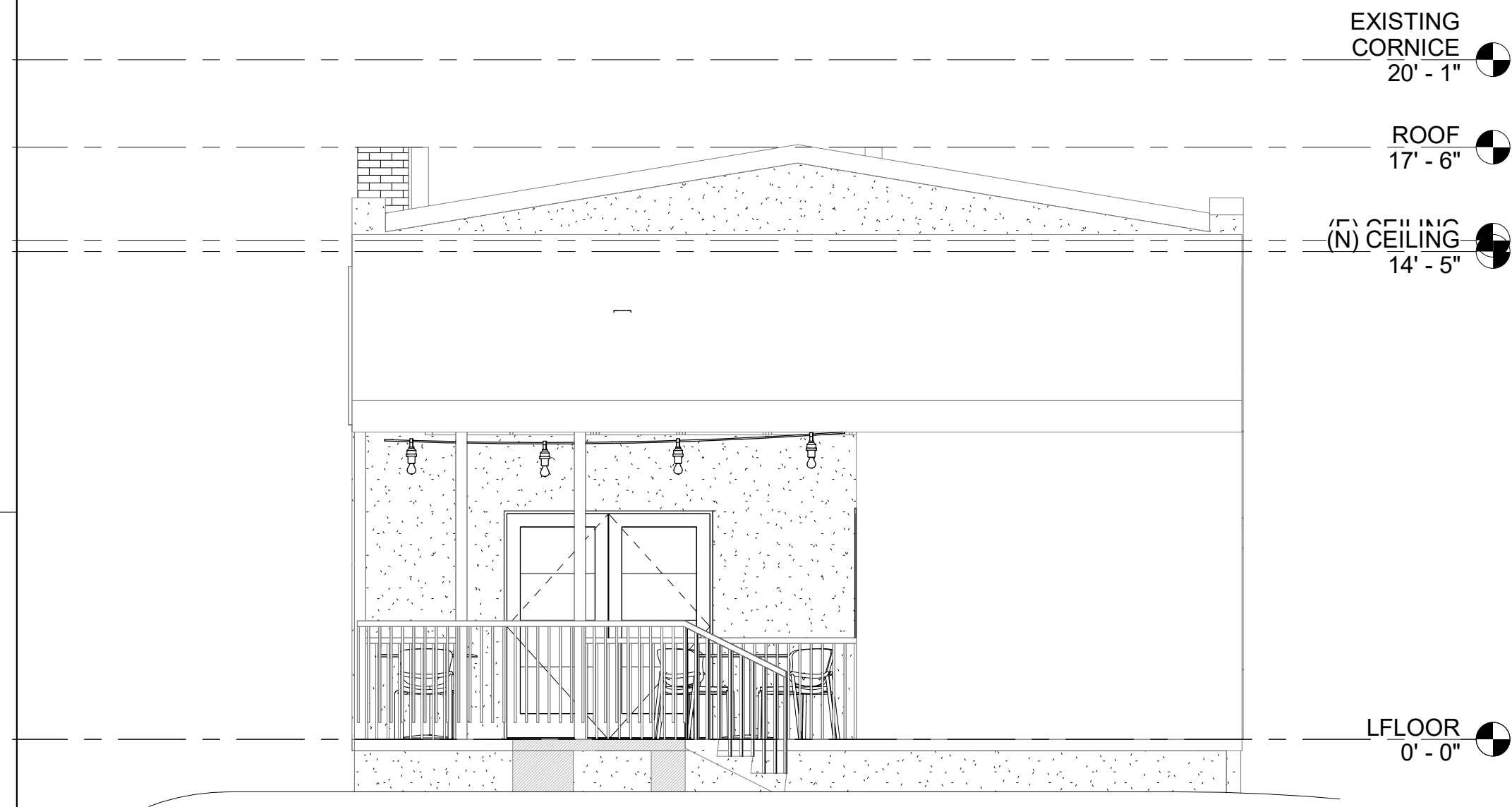
5 PLAN SECTION THRU EXTERIOR TRIM
3" = 1'-0"



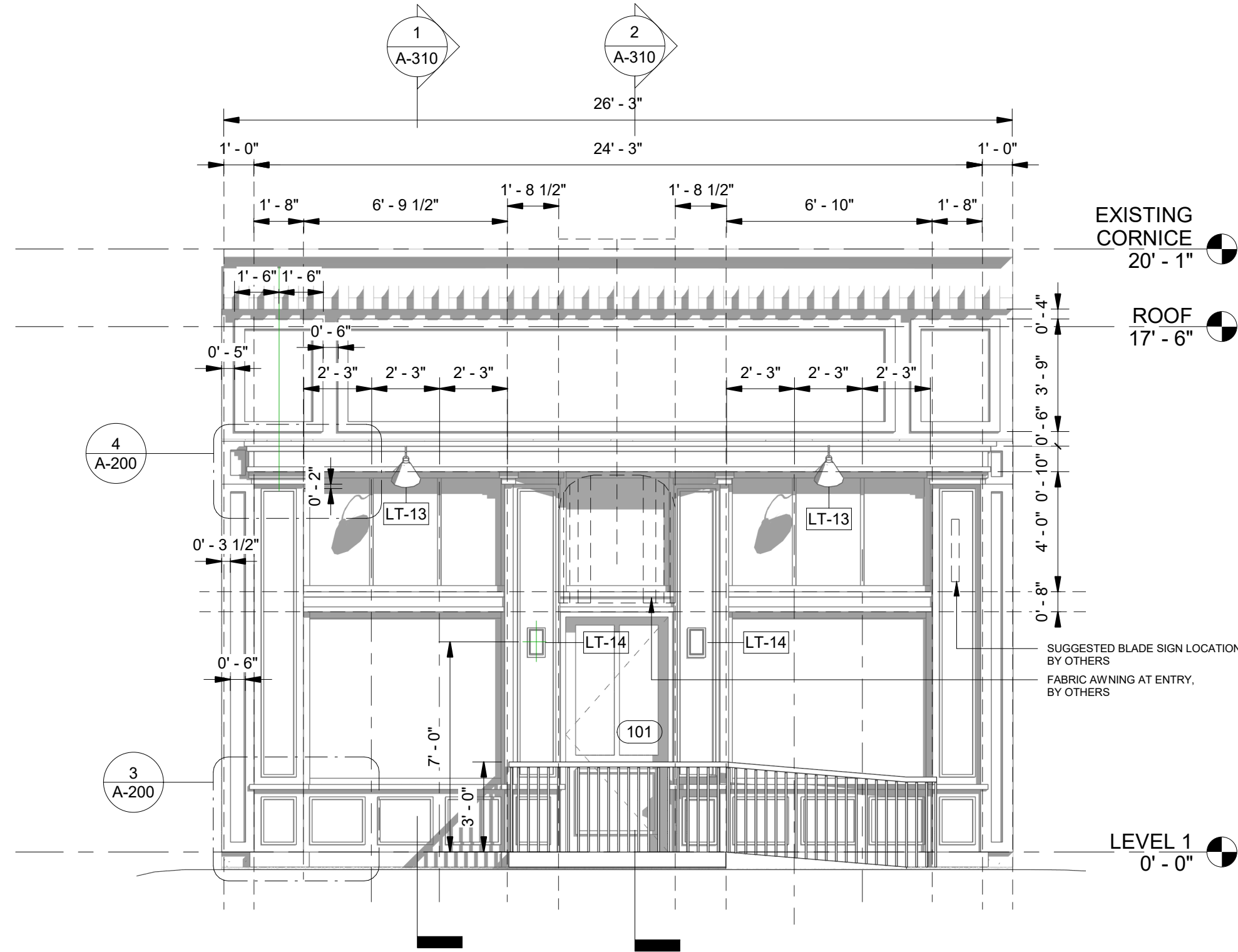
4 EXTERIOR TRIM DETAIL 2
1 1/2" = 1'-0"



3 EXTERIOR TRIM DETAIL 1
1 1/2" = 1'-0"



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



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

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BOOKS**
232 Grand Avenue
Paonia, CO 81428



History	Date
SCHEMATIC DESIGN	02.17.2026
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EXTERIOR ELEVATIONS

A-200

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232 Grand Avenue
Paonia, CO 81428

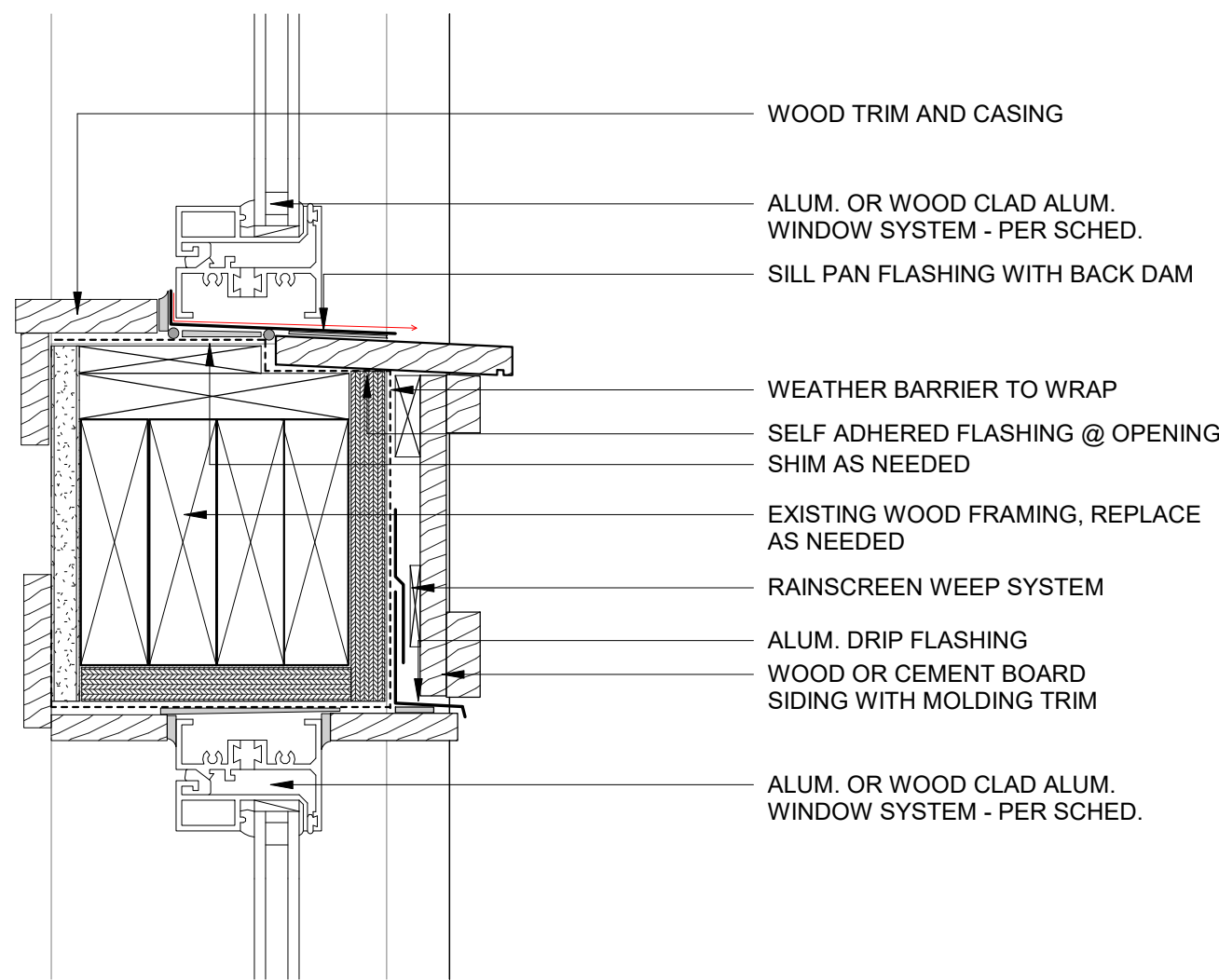


History	Date
SCHEMATIC DESIGN	02.17.2026
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PERMIT SET	04.17.2026

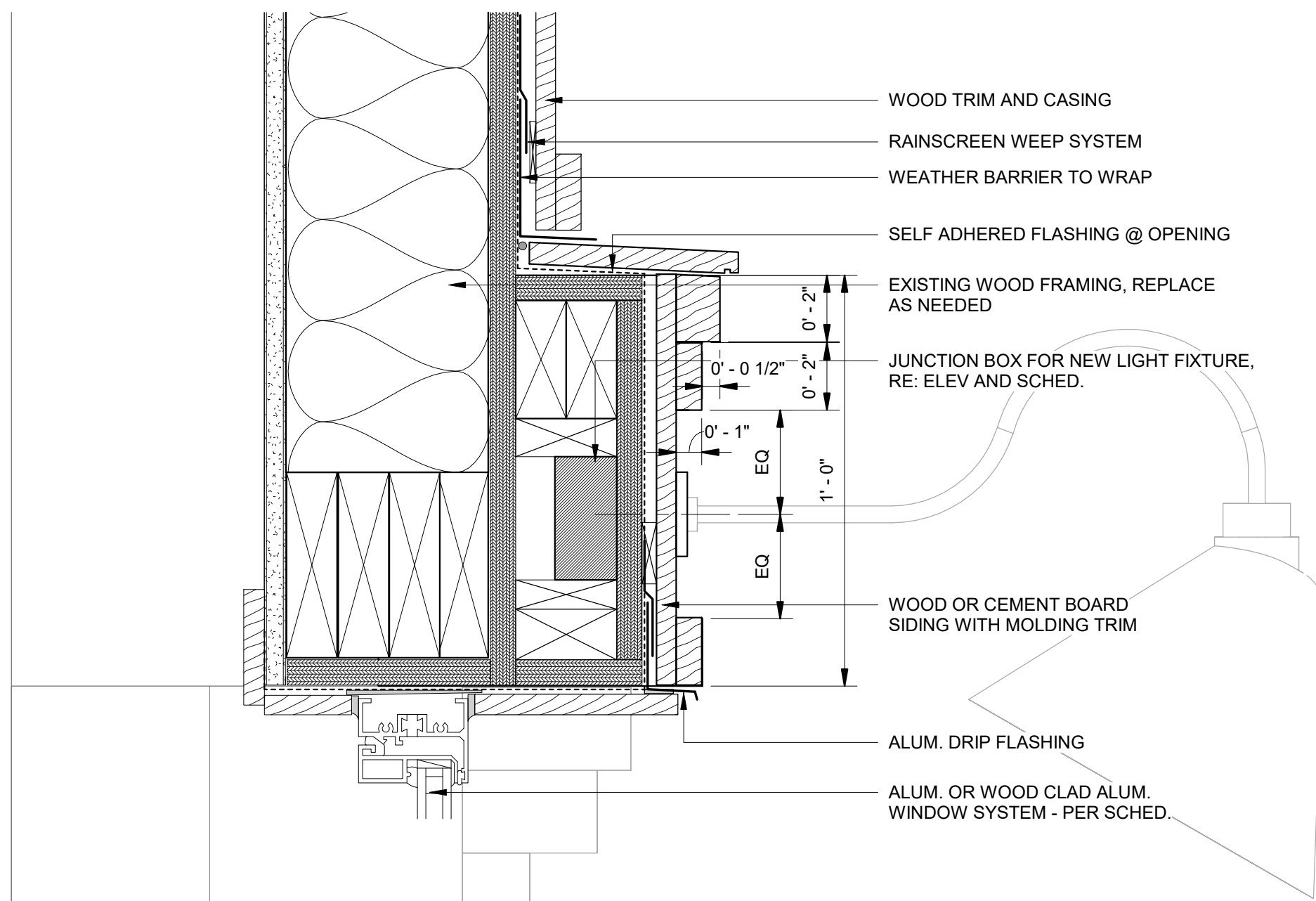
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

WALL SECTIONS

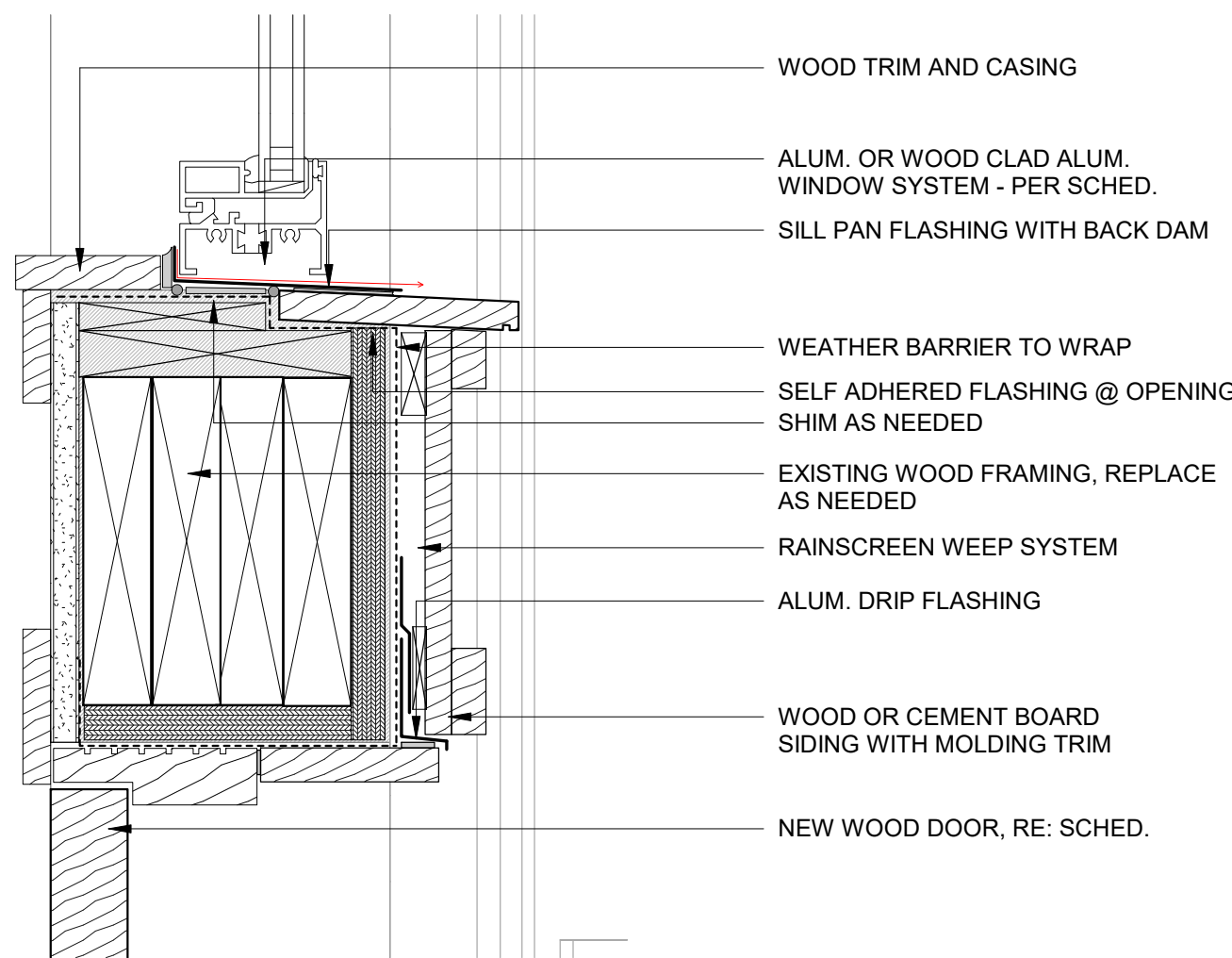
A-310



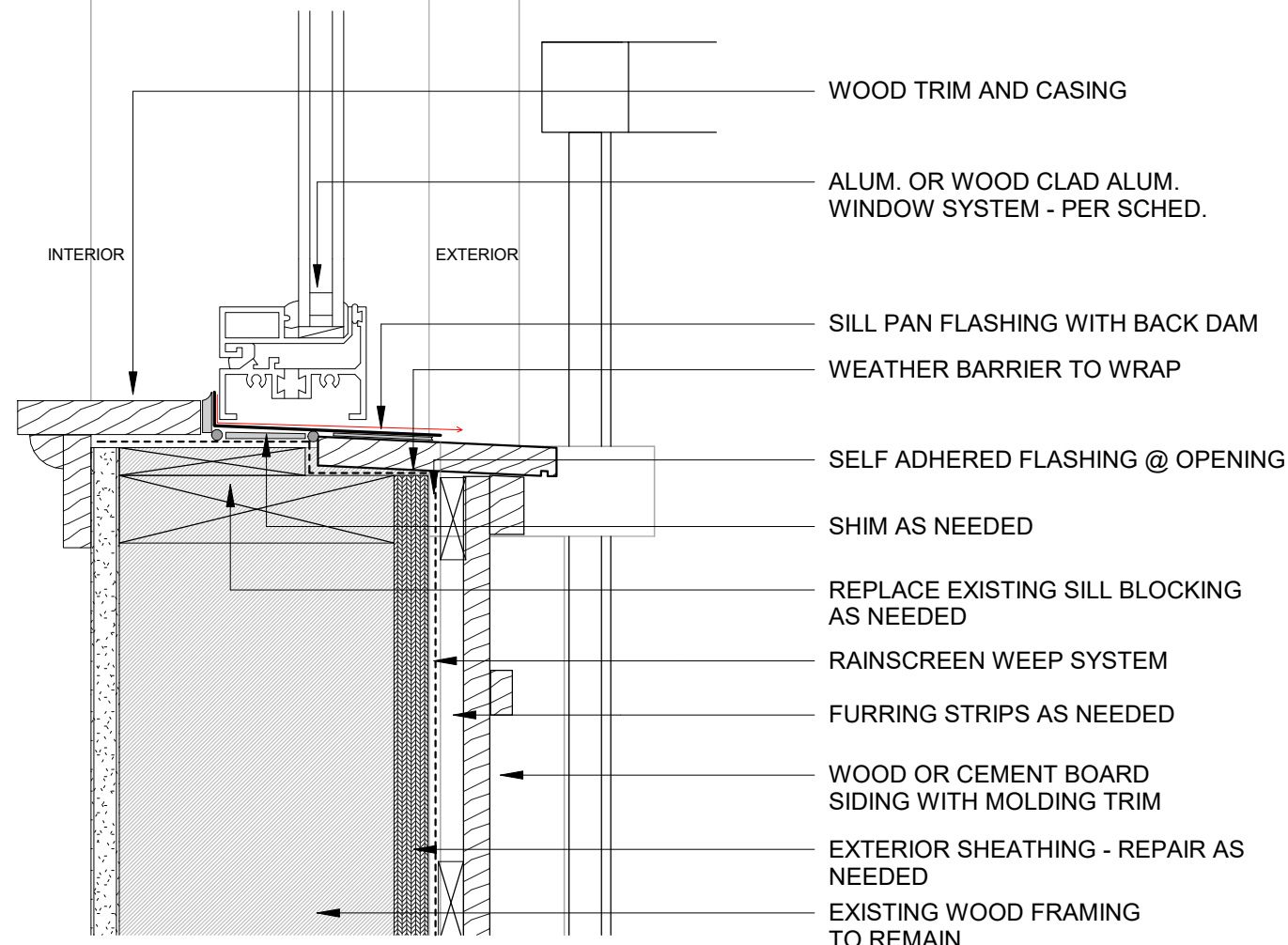
6 DETAIL @ WINDOW SPANDREL
3" = 1'-0"



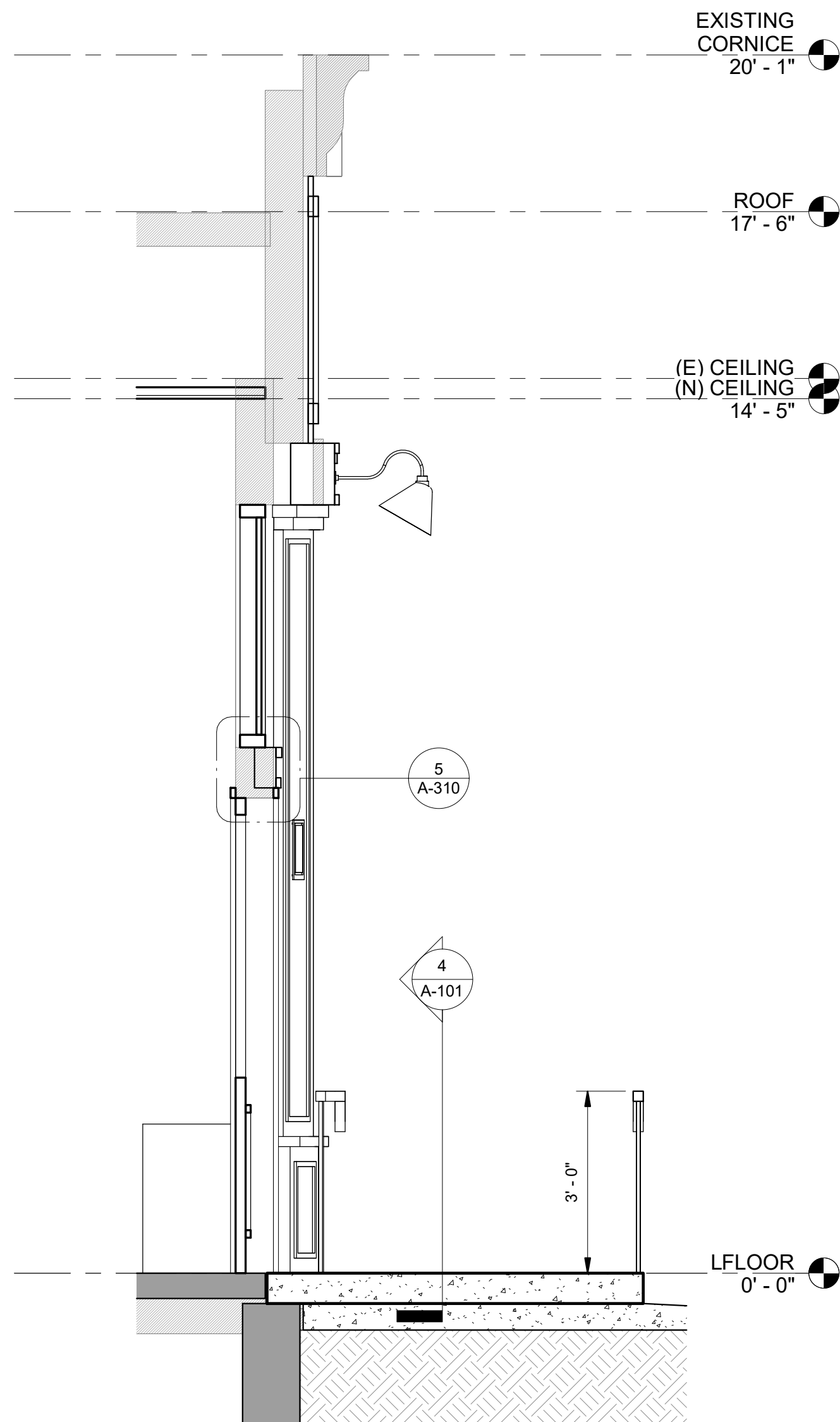
3 DETAIL @ NEW WINDOW HEADER
3" = 1'-0"



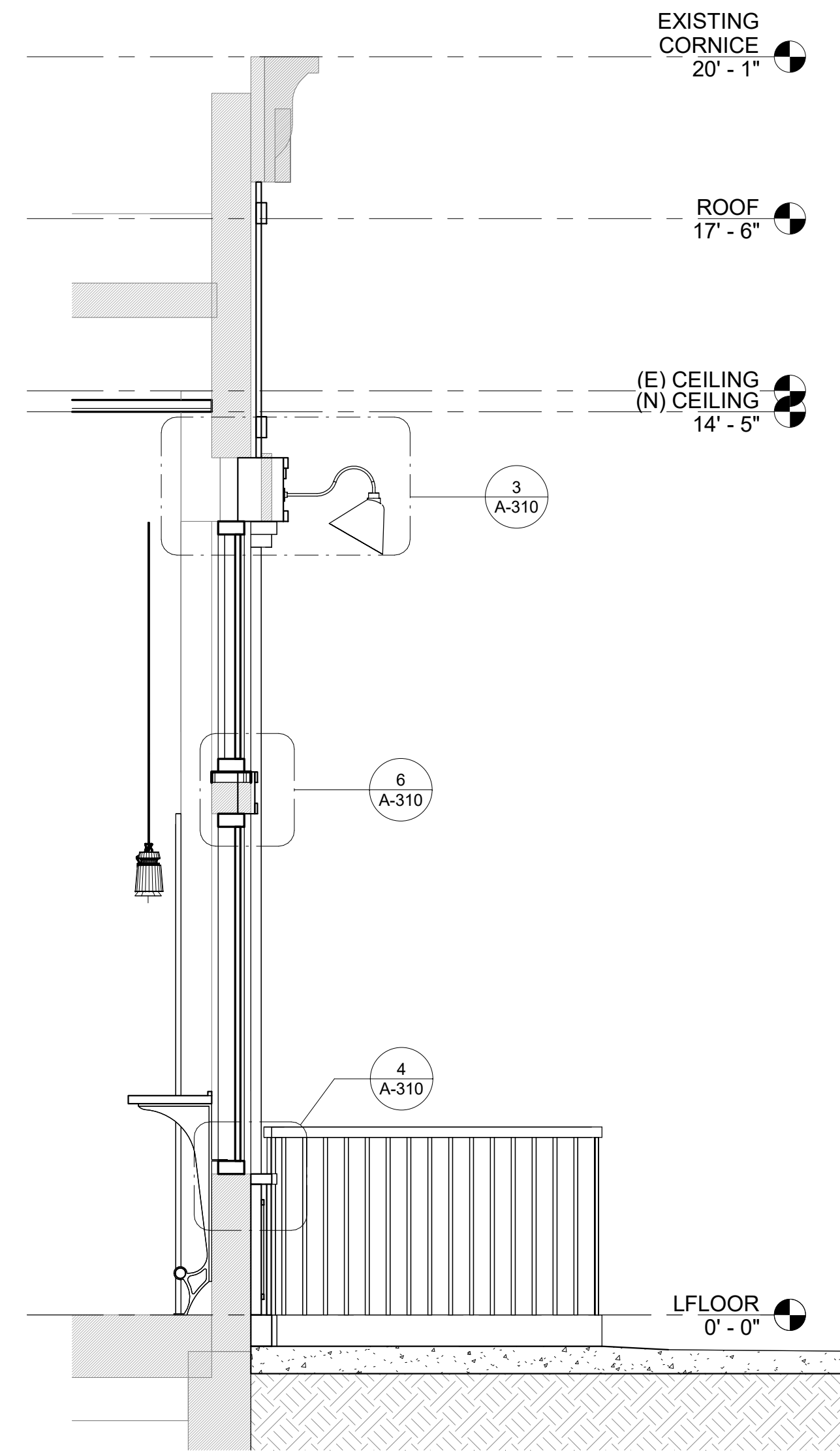
5 DETAIL @ NEW DOOR HEADER
3" = 1'-0"



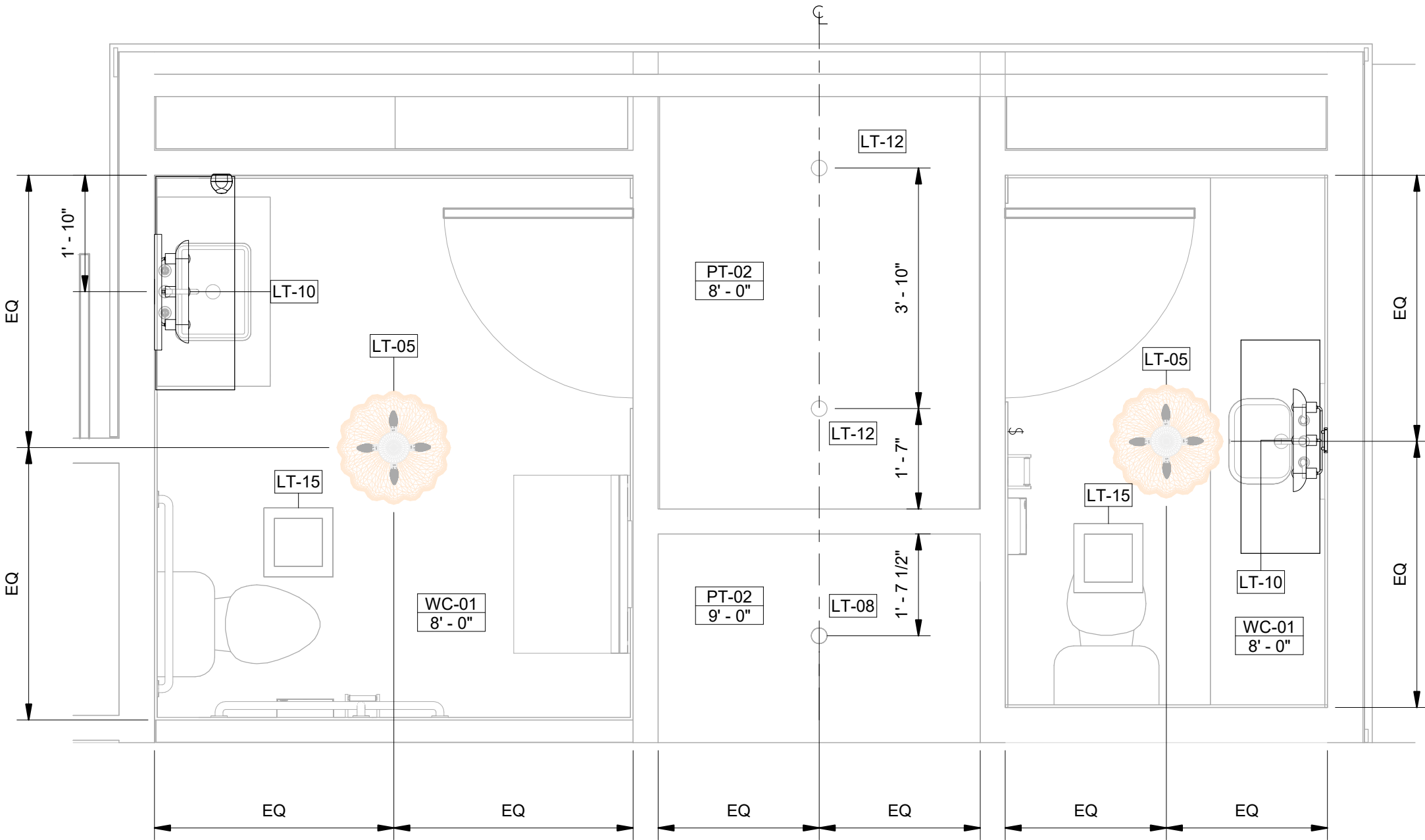
4 DETAIL @ NEW WINDOW SILL
3" = 1'-0"



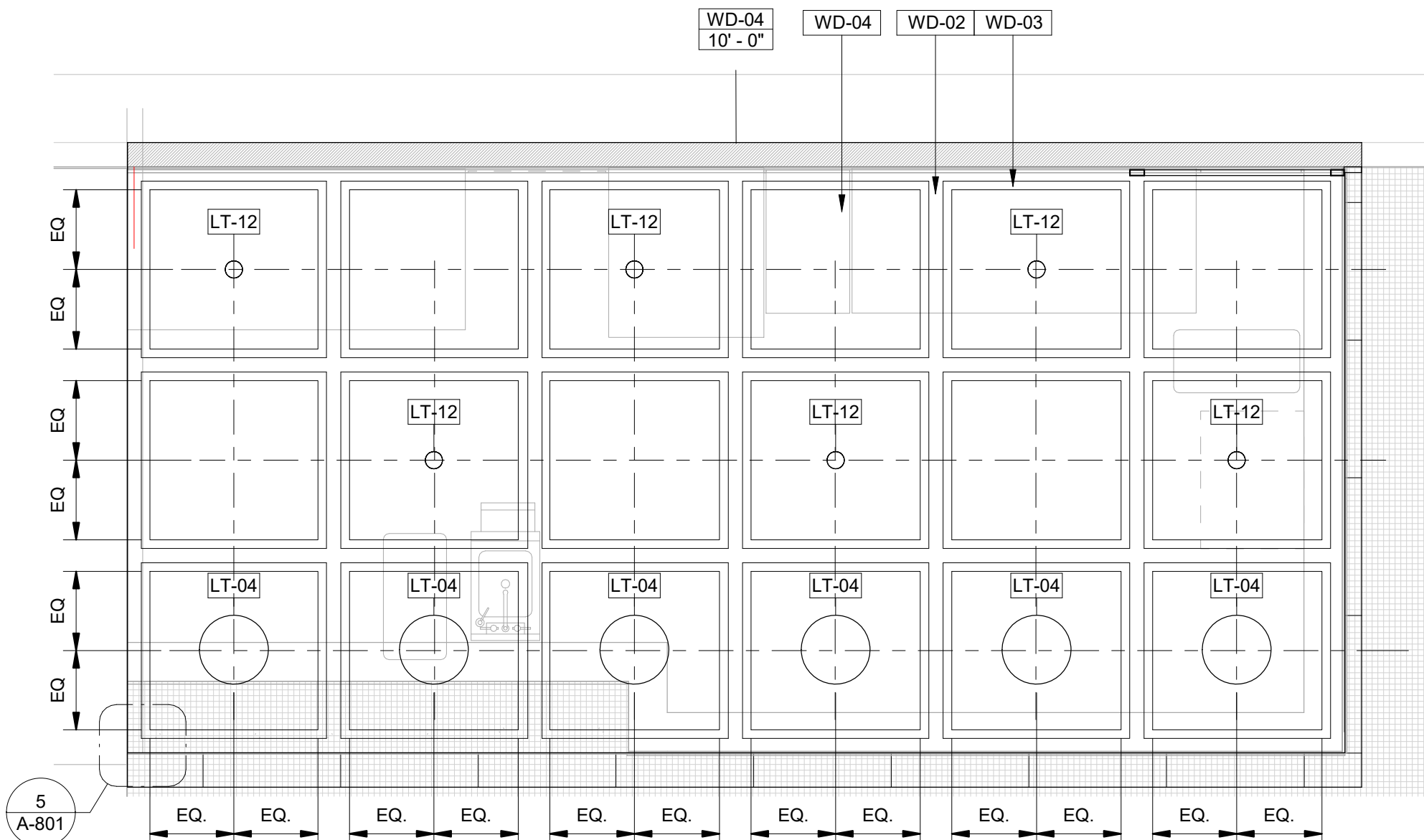
2 WALL SECTION - FRONT FACADE 2
1/2" = 1'-0"



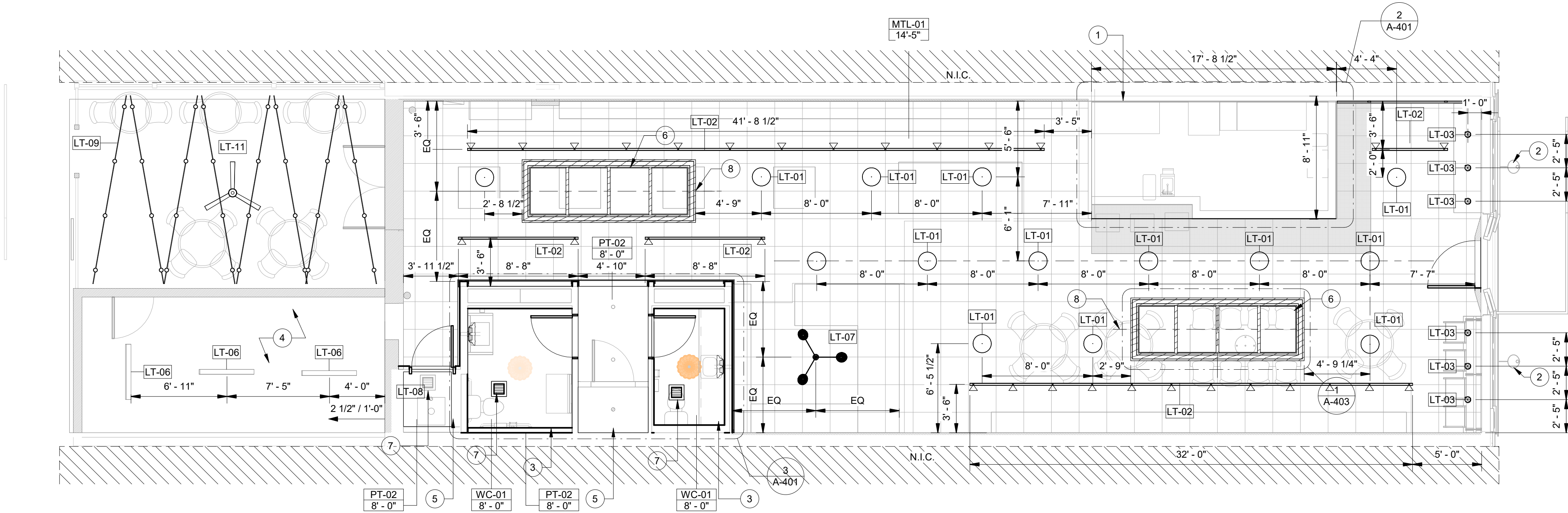
1 WALL SECTION - FRONT FACADE 1
1/2" = 1'-0"



3 ENLARGED RCP @ RESTROOMS
1/2" = 1'-0"



2 ENLARGED RCP @ CAFE BAR
1/2" = 1'-0"



1 LEVEL 1 - REFLECTED CEILING PLAN
3/16" = 1'-0"

RCP LEGEND

- 2x4 EXISTING CEILING TILE
- AREA NOT IN CONTRACT (N.I.C.)
- (E) WALLS TO REMAIN
- OCCUPANCY SENSOR
- SPRINKLER HEAD

GENERAL RCP NOTES

- A ALL REFLECTED CEILING PLAN DIMENSIONS AND HEIGHTS ARE FROM FINISHED FACE TO FINISH FACE
- B ALL CEILING GRIDS ARE CENTERED ON ROOM OR CORRIDOR U.N.O.
- C ALL FIXTURES SHOWN AT CEILING GRID TO BE CENTERED IN BOTH DIRECTIONS WITHIN THE TILE. CENTER ALL CEILING MOUNTED ITEMS WITHIN CEILING ELEMENTS, IN GYPSUM BOARD SOFFITS AND BETWEEN OTHER CEILING MOUNTED FIXTURES.
- D COORDINATE ACCESS PANEL LOCATIONS WITH LOCATIONS OF OTHER CEILING MOUNTED ITEMS
- E ALL EXPOSED DUCTWORK, STRUCTURE, SPRINKLER PIPING AND PLUMBING DEVICES TO RECEIVE PAINT FINISH
- F TRACK LIGHTS SHOULD HAVE A COLOR CONTROL LENS WHENEVER POSSIBLE
- G LOW VOLTAGE CONNECTIONS THAT ARE VISIBILE SUCH AS IN LED TAPE LIGHTING SHALL BE CONNECTED WITH A TERMINATION BOX, COLOR TO MATCH SURROUNDINGS
- H ADD SUSPENDED DRAIN PANS TO ANY EXPOSED PIPING, SEWER OR SPRINKLER THAT IS EXPOSED OVER A SERVICE AREA. CONFIRM ALL LOCATIONS IN FIELD. PAINT TO MATCH SURROUNDING CEILING FINISHES
- I LENS COLOR FOR ALL TAPE LIGHT LED TO BE FROSTED, NOT CLEAR
- J CHANNEL COLOR FOR LED TAPE LIGHTS TO BE CLACK STANDARD
- K NOT POSSIBLE LED DRIVER LOCATIONS - THIS BAY BE BEST IN A STORAGE CLOSET OR ABOVE THE CEILING LIDS. SHOULD BE ACCESSIBLE FOR REPLACEMENT. LABEL ALL DRIVERS TO THEIR FIXTURES
- L CONFIRM ALL TRIM AND BAFFLE COLORS FOR CAN LIGHTS
- M LOW VOLTAGE LIGHT FIXTURE CONNECTIONS SHOULD BE HOUSED IN A SMALL TERMINAL BOX AND NO EXPOSED WIRE NUT CONNECTIONS

RCP SHEET NOTES

- 1 (N) DROP SOFFIT OVER CAFE BAR
- 2 (N) EXTERIOR LIGHTING, LOCATION TO BE DETERMINED ONCE EXTERIOR DESIGN DIRECTION IS FINALIZED
- 3 (N) DROP CEILING OVER RESTROOM; GYP. FINISH
- 4 ASSEESS CONDITION OF EXISTING CEILING; REPAIR OR REPLACE AS NEEDED
- 5 (N) DROP CEILING OVER CLOSET; GYP. FINISH
- 6 DROPPED COFFERED CEILING WITH WITH UPLIGHTING TO MIMIC SKYLIGHT
- 7 EXHAUST FAN LOCATION
- 8 CEILING GRID TO BE CENTERED ON FAUX SKYLIGHT; CENTER ALL LT-01 LIGHT FIXTURES WITHIN 2X2 TILES TO THE CLOSEST DIMENSION



History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

1ST FLOOR REFLECTED
CEILING AND SOFFIT PLAN

A-401



**CAFE PAEONIA + PAONIA
BOOKS**
232 Grand Avenue
Paonia, CO 81428



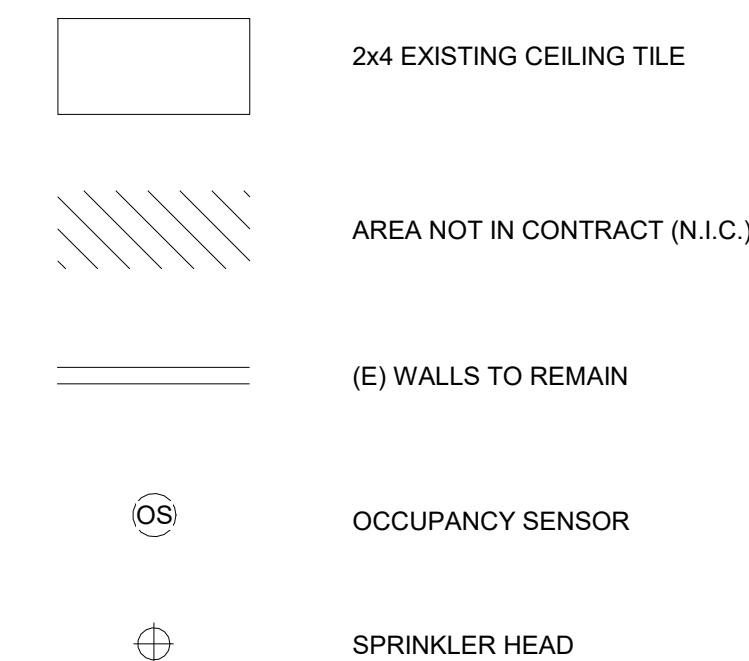
<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

1ST FLOOR REFLECTED CEILING SWITCHING PLAN

A-402

RCP LEGEND

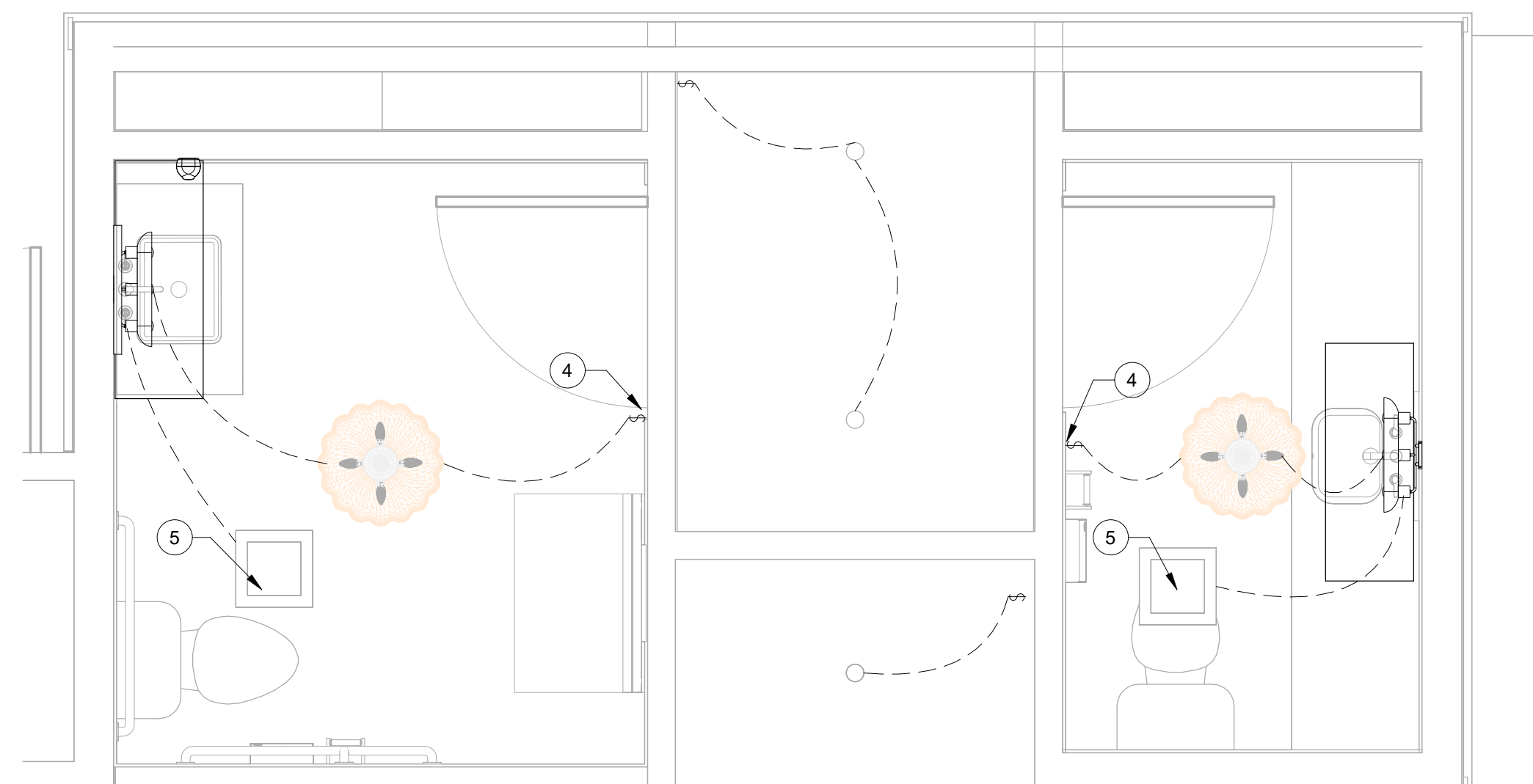


GENERAL RCP NOTES

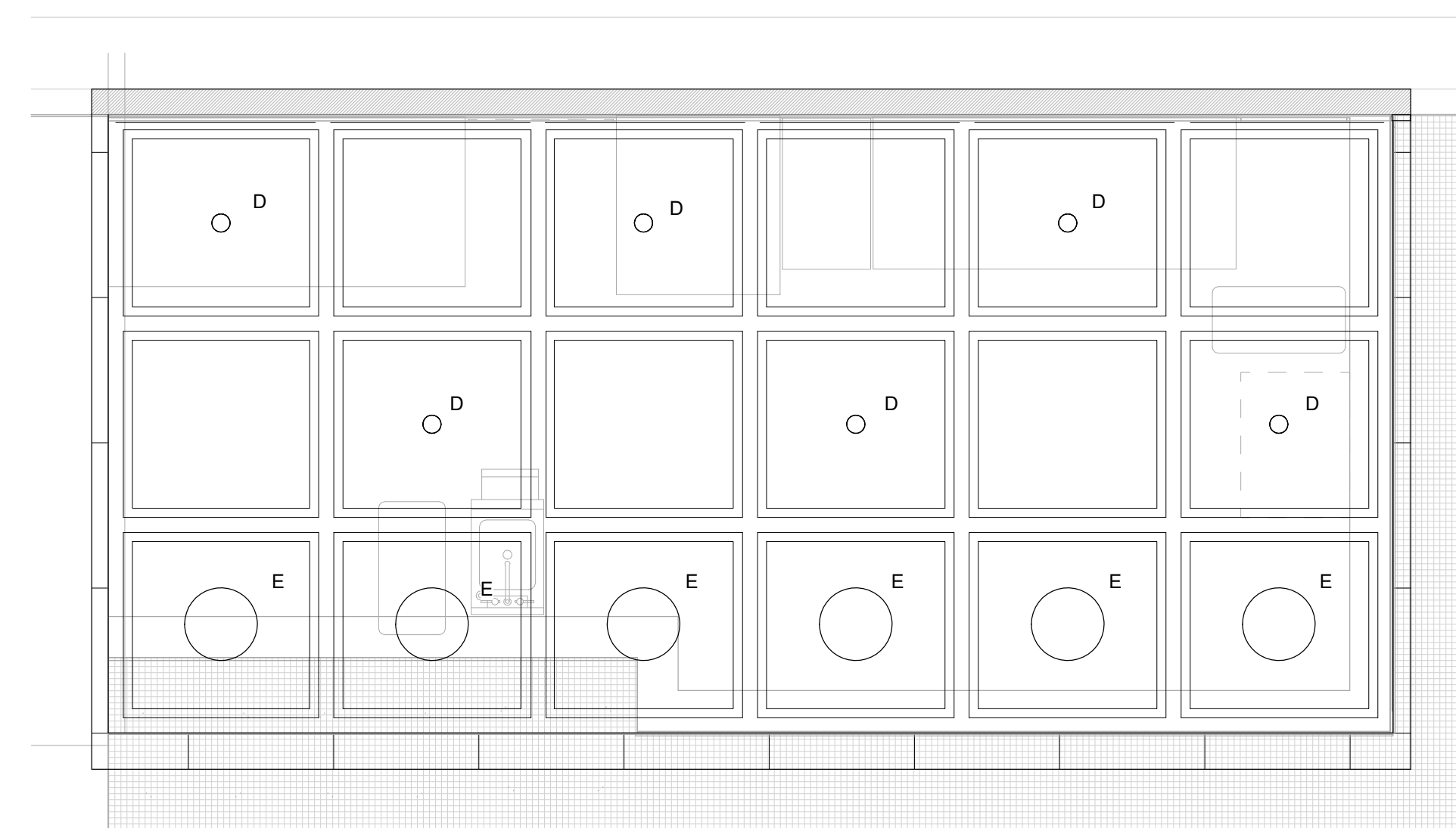
- A ALL REFLECTED CEILING PLAN DIMENSIONS AND HEIGHTS ARE FROM FINISHED FLOOR TO FINISH CEILING
- B ALL CEILING GRIDS ARE CENTERED ON ROOM OR CORRIDOR U.N.O.
- C ALL FIXTURES SHOWN AT CEILING GRID TO BE CENTERED IN BOTH DIRECTIONS WITHIN THE TILE. CENTER ALL CEILING MOUNTED ITEMS WITHIN CEILING ELEMENTS. IN GYPSED BOARD SOFFITS AND BETWEEN OTHER CEILING MOUNTED FIXTURES.
- D COORDINATE ACCESS PANEL LOCATIONS WITH LOCATIONS OF OTHER CEILING MOUNTED ITEMS
- E ALL EXPOSED DUCTWORK, STRUCTURE, SPRINKLER PIPING AND PLUMBING DEVICES TO RECEIVE PAINT FINISH
- F TRACK LIGHTS SHOULD HAVE A COLOR CONTROL LENS WHENEVER POSSIBLE
- G LOW VOLTAGE CONNECTIONS THAT ARE VISIBLE SUCH AS IN LED TAPE LIGHTING SHALL BE CONNECTED WITH A TERMINATION BOX. COLOR TO MATCH SURROUNDINGS
- H ADD SUSPENDED DRAIN PANS TO ANY EXPOSED PIPING, SEWER OR SPRINKLER LINES IS EXPOSED OVER A SERVICE AREA. CONFIRM ALL LOCATIONS IN FIELD. PAINT TO MATCH SURROUNDING CEILING FINISHES
- I LENS COLOR FOR ALL TAPE LIGHT LED TO BE FROSTED, NOT CLEAR
- J CHANNEL COLOR FOR LED TAPE LIGHTS TO BE CLACK STANDARD
- K NOT POSSIBLE LED DRIVER LOCATIONS - THIS MAY BE BEST IN A STORAGE CLOSET OR ABOVE THE CEILING LIDS. SHOULD BE ACCESSIBLE FOR REMOVAL. LABEL ALL DRIVERS AND THEIR FIXTURES
- L CONFIRM ALL TRIM AND BAFFLE COLORS FOR CAN LIGHTS
- M LOW VOLTAGE LIGHT FIXTURE CONNECTIONS SHOULD BE HOUSED IN A SMALL TERMINAL BOX AND NO EXPOSED WIRE NUT CONNECTIONS

SWITCHING SHEET NOTES

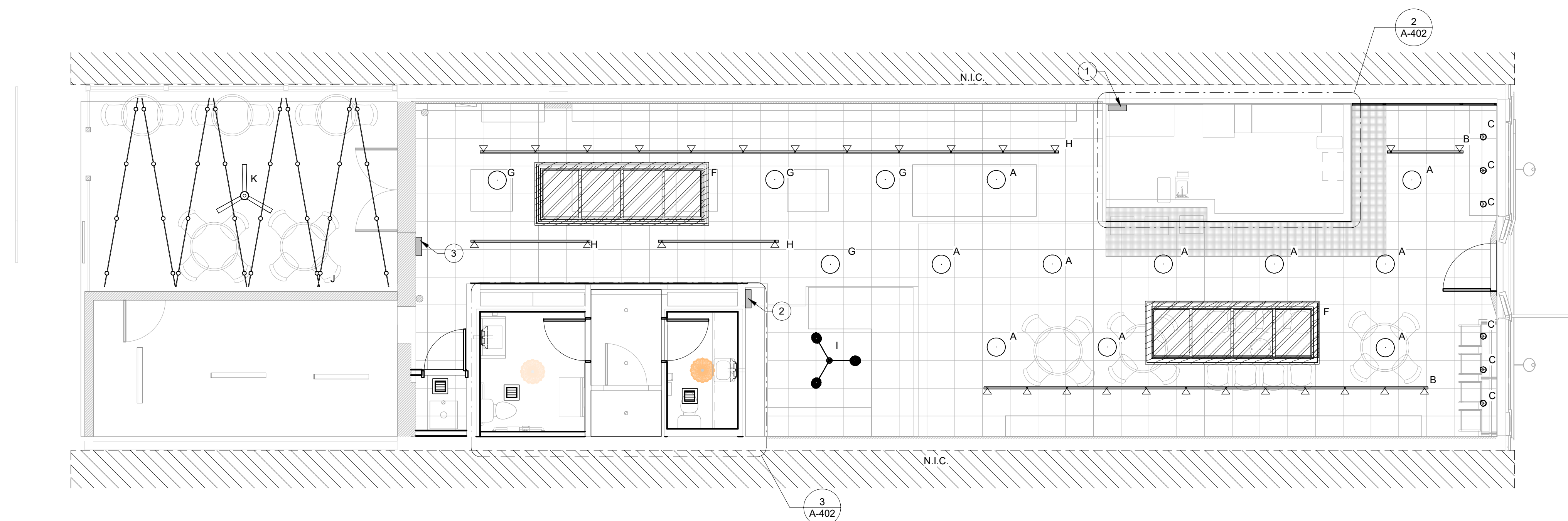
- 1 FRONT SWITCH LOCATION FOR ZONES A,B,C,D,E,F (3-WAY)
2 BACK SWITCH LOCATION FOR ZONES F (3-WAY),G (3-WAY),H,I
3 BACK SWITCH LOCATION FOR ZONES G (3-WAY), J, K
4 OCCUPANCY SENSOR AT SWITCH
5 EXHAUST FAN LOCATION



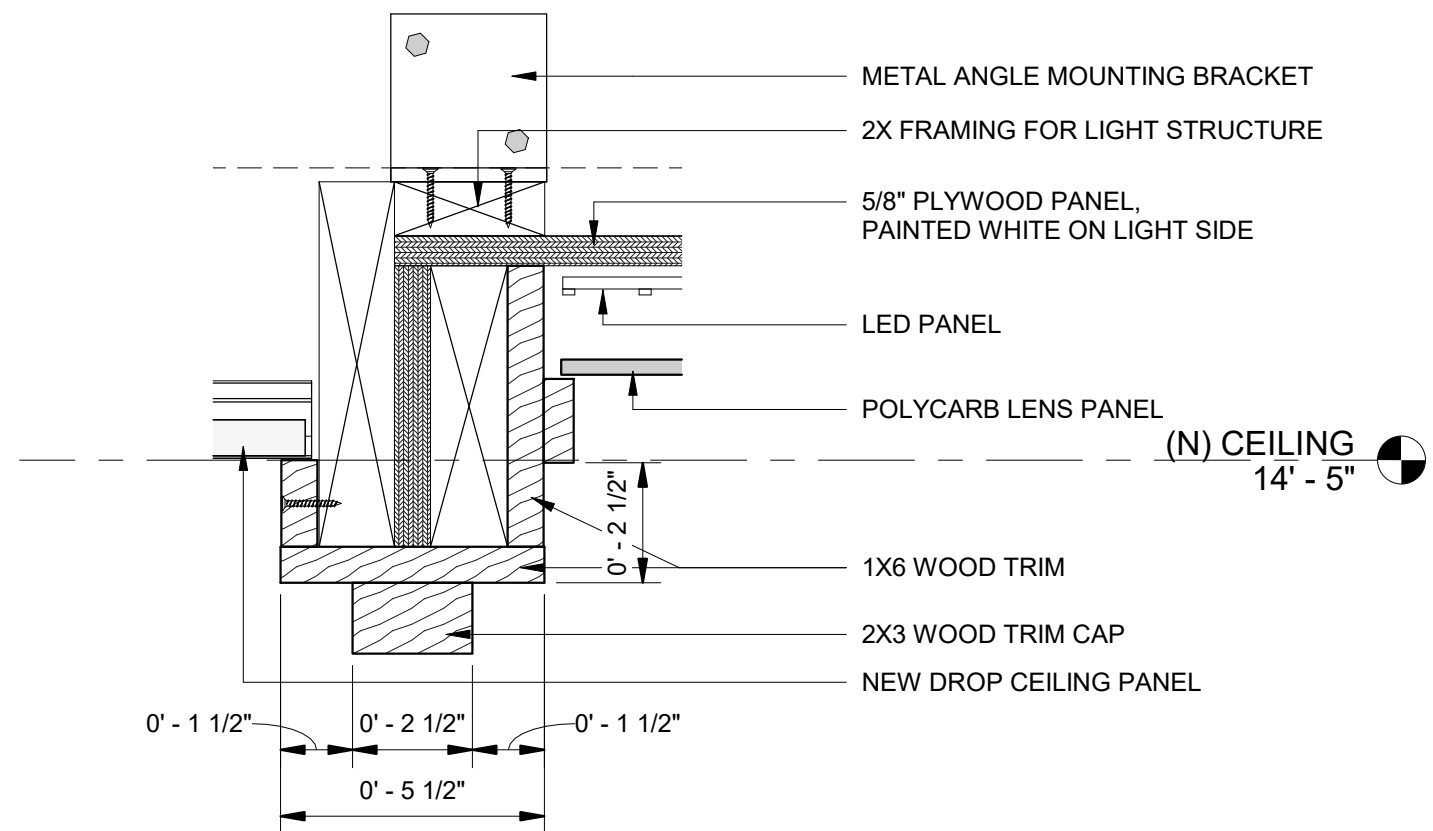
3 ENLARGED RCP SWITCHING PLAN @ RESTROOMS



2 ENLARGED RCP SWITCHING PLAN @ CAFE BAR
1/2" = 1'-0"

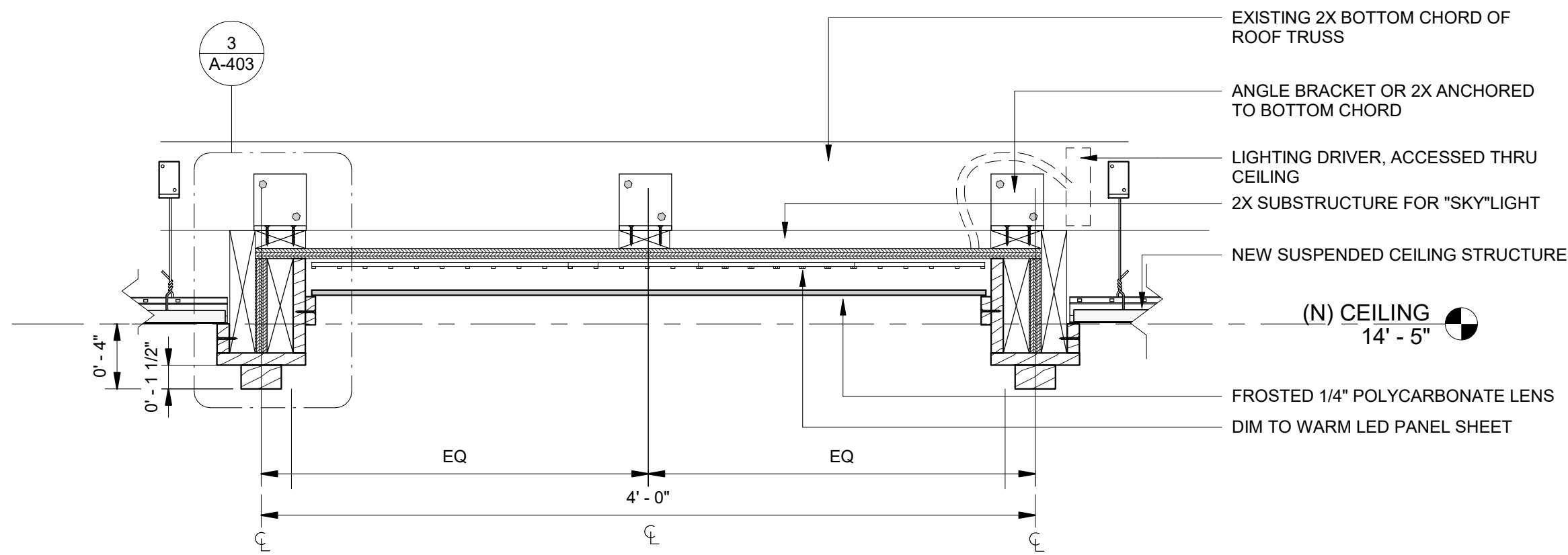


1 LEVEL 1 - RCP SWITCHING PLAN



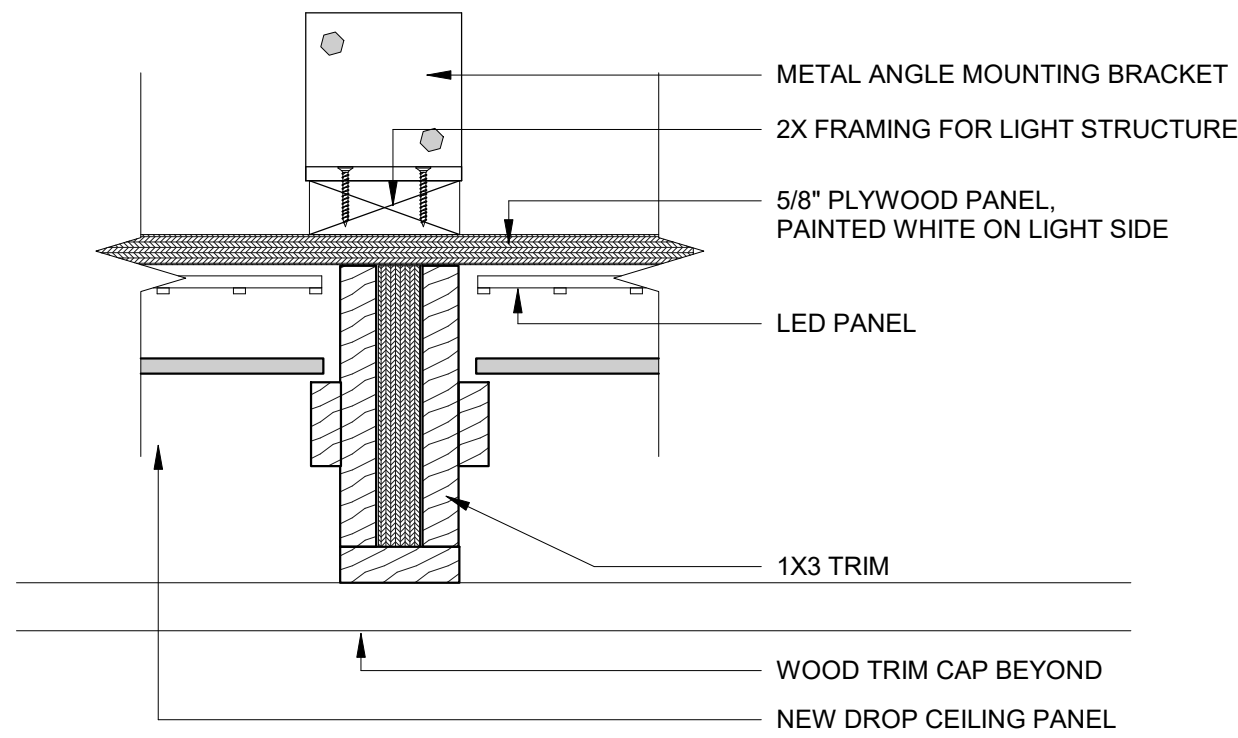
3
3" = 1'-0"

DETAIL @ WOOD TRIM @ "SKY" LIGHT



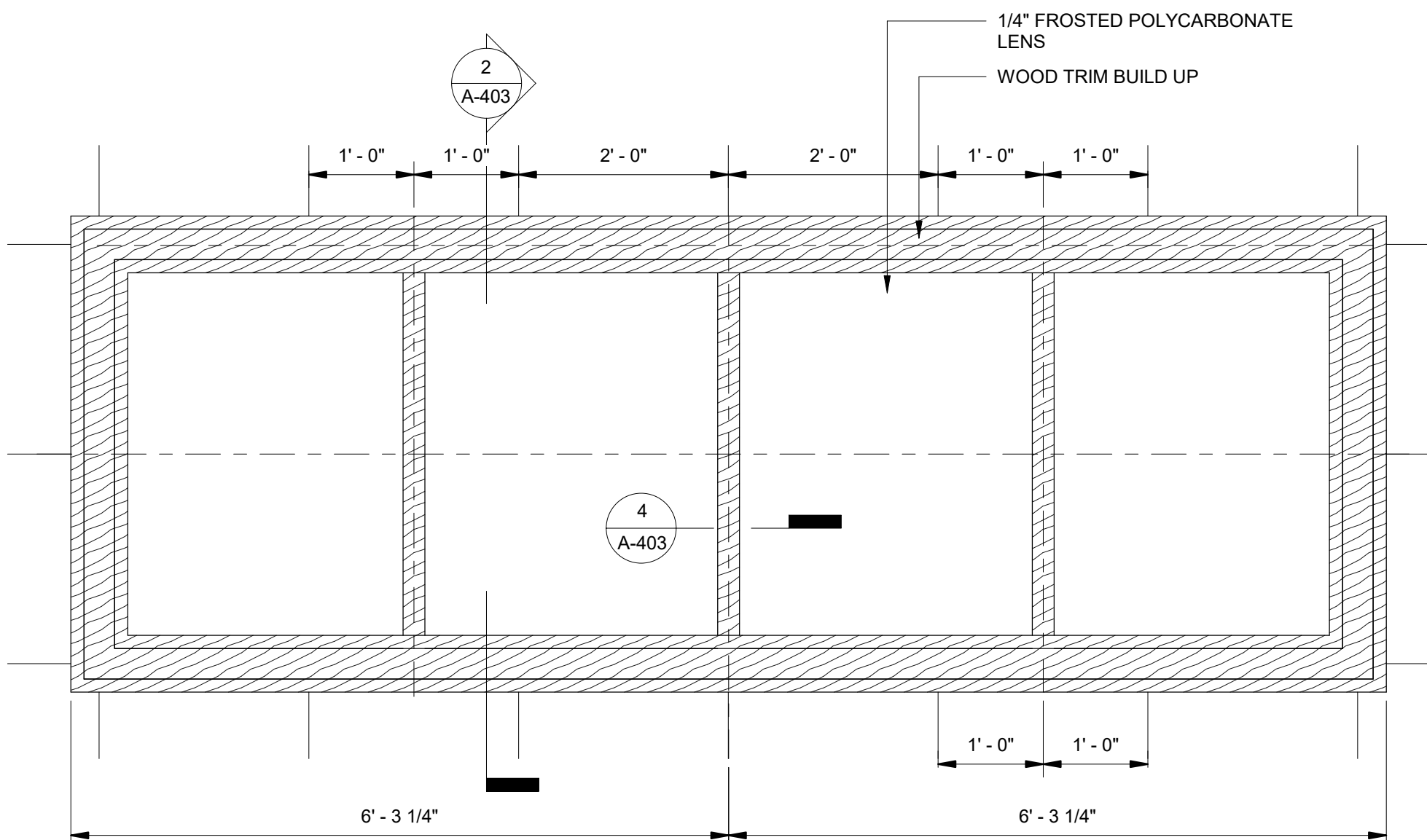
2
1 1/2" = 1'-0"

SECTION DETAIL @ SKYLIGHT LIGHT



4
3" = 1'-0"

SECTION @ CENTER MULLION OF "SKY" LIGHT



1
3/4" = 1'-0"

ENLARGED PLAN DETAIL @ SKYLIGHT LIGHT

RCP LEGEND

- 2x4 EXISTING CEILING TILE
- AREA NOT IN CONTRACT (N.I.C.)
- (E) WALLS TO REMAIN
- OCCUPANCY SENSOR
- SPRINKLER HEAD

GENERAL RCP NOTES

- A ALL REFLECTED CEILING PLAN DIMENSIONS AND HEIGHTS ARE FROM FINISHED FACE TO FINISH FACE
- B ALL CEILING GRIDS ARE CENTERED ON ROOM OR CORRIDOR U.N.O.
- C ALL FIXTURES SHOWN AT CEILING GRID TO BE CENTERED IN BOTH DIRECTIONS WITHIN THE TILE. CENTER ALL CEILING MOUNTED ITEMS WITHIN CEILING ELEMENTS. IN GYPSUM BOARD SOFFITS AND BETWEEN OTHER CEILING MOUNTED FIXTURES
- D COORDINATE ACCESS PANEL LOCATIONS WITH LOCATIONS OF OTHER CEILING MOUNTED ITEMS
- E ALL EXPOSED DUCTWORK, STRUCTURE, SPRINKLER PIPING AND PLUMBING DEVICES TO RECEIVE PAINT FINISH
- F TRACK LIGHTS SHOULD HAVE A COLOR CONTROL LENS WHENEVER POSSIBLE
- G LOW VOLTAGE CONNECTIONS THAT ARE VISIBL E SUCH AS IN LED TAPE LIGHTING SHALL BE CONNECTED WITH A TERMINATION BOX. COLOR TO MATCH SURROUNDINGS
- H ADD SUSPENDED DRAIN PANS TO ANY EXPOSED PIPING, SEWER OR SPRINKLER THAT IS EXPOSED OVER A SERVICE AREA. CONFIRM ALL LOCATIONS IN FIELD. PAINT TO MATCH SURROUNDING CEILING FINISHES
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- L CONFIRM ALL TRIM AND BAFFLE COLORS FOR CAN LIGHTS
- M LOW VOLTAGE LIGHT FIXTURE CONNECTIONS SHOULD BE HOUSED IN A SMALL TERMINAL BOX AND NO EXPOSED WIRE NUT CONNECTIONS

RCP SHEET NOTES

- 1 (N) DROP SOFFIT OVER CAFE BAR
- 2 (N) EXTERIOR LIGHTING. LOCATION TO BE DETERMINED ONCE EXTERIOR DESIGN DIRECTION IS FINALIZED
- 3 (N) DROP CEILING OVER RESTROOM; GYP. FINISH
- 4 ASSEESS CONDITION OF EXISTING CEILING; REPAIR OR REPLACE AS NEEDED
- 5 (N) DROP CEILING OVER CLOSET; GYP. FINISH
- 6 DROPPED COFFERED CEILING WITH WITH UPLIGHTING TO MIMIC SKYLIGHT
- 7 EXHAUST FAN LOCATION
- 8 CEILING GRID TO BE CENTERED ON FAUX SKYLIGHT; CENTER ALL LT-01 LIGHT FIXTURES WITHIN 2X2 TILES TO THE CLOSEST DIMENSION



History	Date
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS
DESIGNED BY:	AS / CF
CHECKED BY:	AS

ENLARGED REFLECTED
CEILING PLAN AND
DETAILS

A-403

CAFE PAEONIA + PAONIA
BOOKS
232 Grand Avenue
Paonia, CO 81428



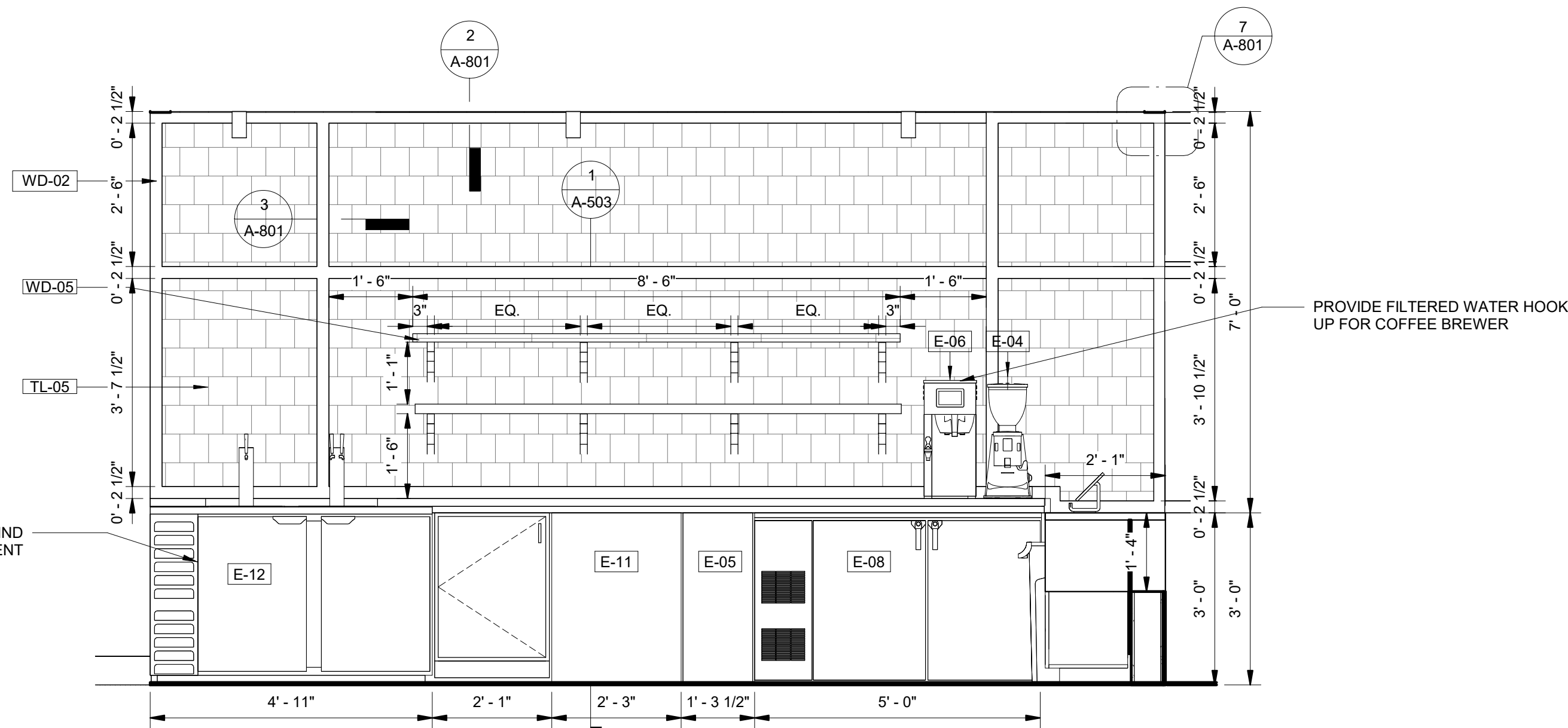
History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
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DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

ENLARGED BAR PLANS +
ELEVATIONS

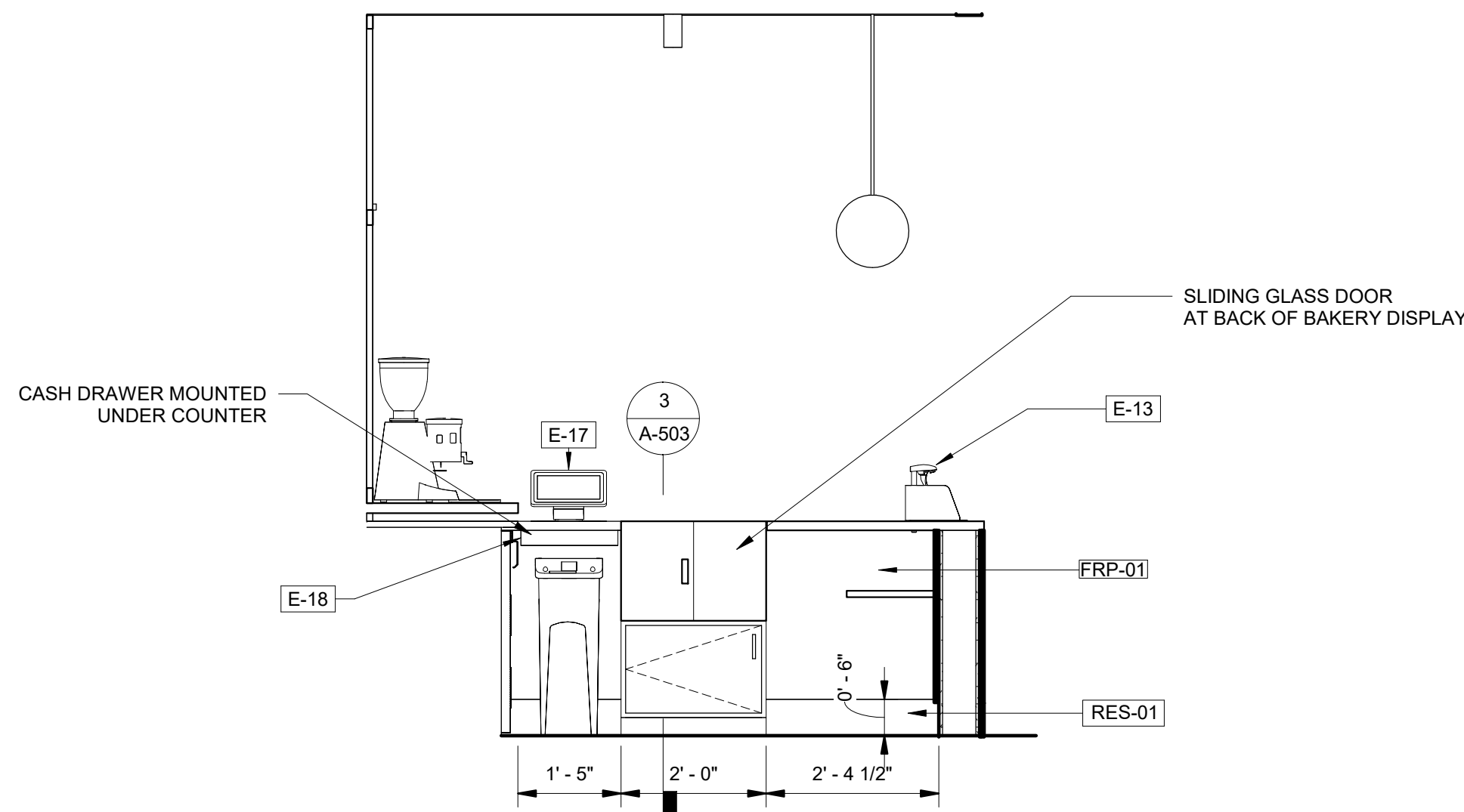
A-501

EQUIPMENT SCHEDULE												
Type Mark	Description	Manufacturer	Model	Electrical				Plumbing				
				Wattage	Voltage	Amps	Volt Phase	CW Connection	HW Connection	Direct Waste	Indirect Waste	Gas Conne ction
E-01	ESPRESSO MACHINE	LA MARZOCCO	MODBAR AV ABR									
E-02	ESPRESSO MACHINE	LA MARZOCCO	MODBAR STEAM									
E-03	PITCHER RINSER	BARISTA BASICS	EPFR 715									
E-04	COFFEE GRINDER	MAHLKONIG	E65 (2) EK43 (1)									
E-05	ICE MACHINE	MAXX ICE	MIM50-0									
E-06	SINGLE COFFEE BREWER	WILBUR CURTIS	G4 Thermo Pro 1.0G									
E-07	KNOCK BOX											
E-08	BACK BAR COOLER, REFRIGERATED	SERV-WARE	BB3-24-HC									
E-09	HAND SINK	STEELTON	PWB302									
E-10	TRASH CAN											
E-11	UNDER COUNTER FRIDGE	TURBO AIR	MUR 28L-N6									
E-12	DISPENSER	BEVERAGE AIR	DD58HC-S									
E-13	WATER STATION	REGENCY PLUMBING	10" or 12"									
E-14	COFFEE TAMPER	LIKARVA										
E-15	CUP DISPENSER											
E-16	WATER FILTRATION SYSTEM	PENTAIR	EV9328-06									
E-17	POINT OF SALE	SQUARE										
E-18	UNDER COUNTER CASH DRAWER											

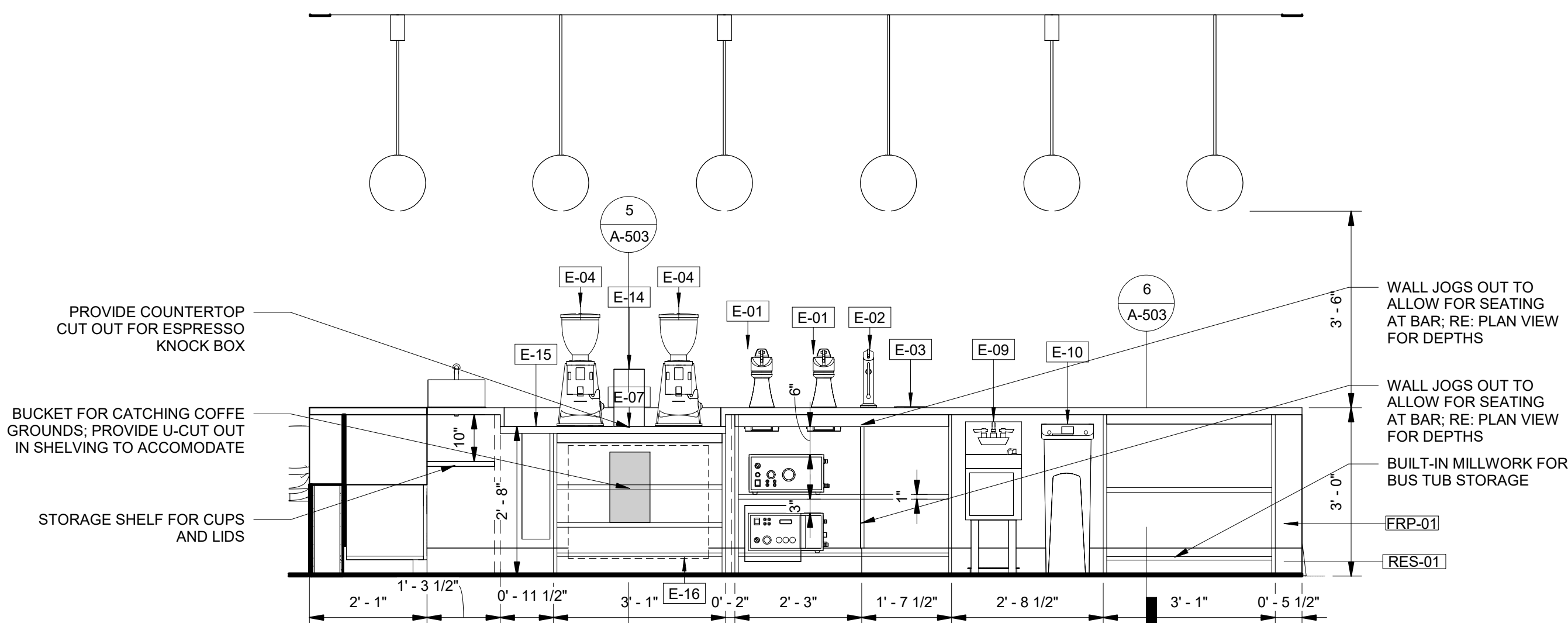


4 BACK OF BAR ELEVATION - NORTH
1/2" = 1'-0"

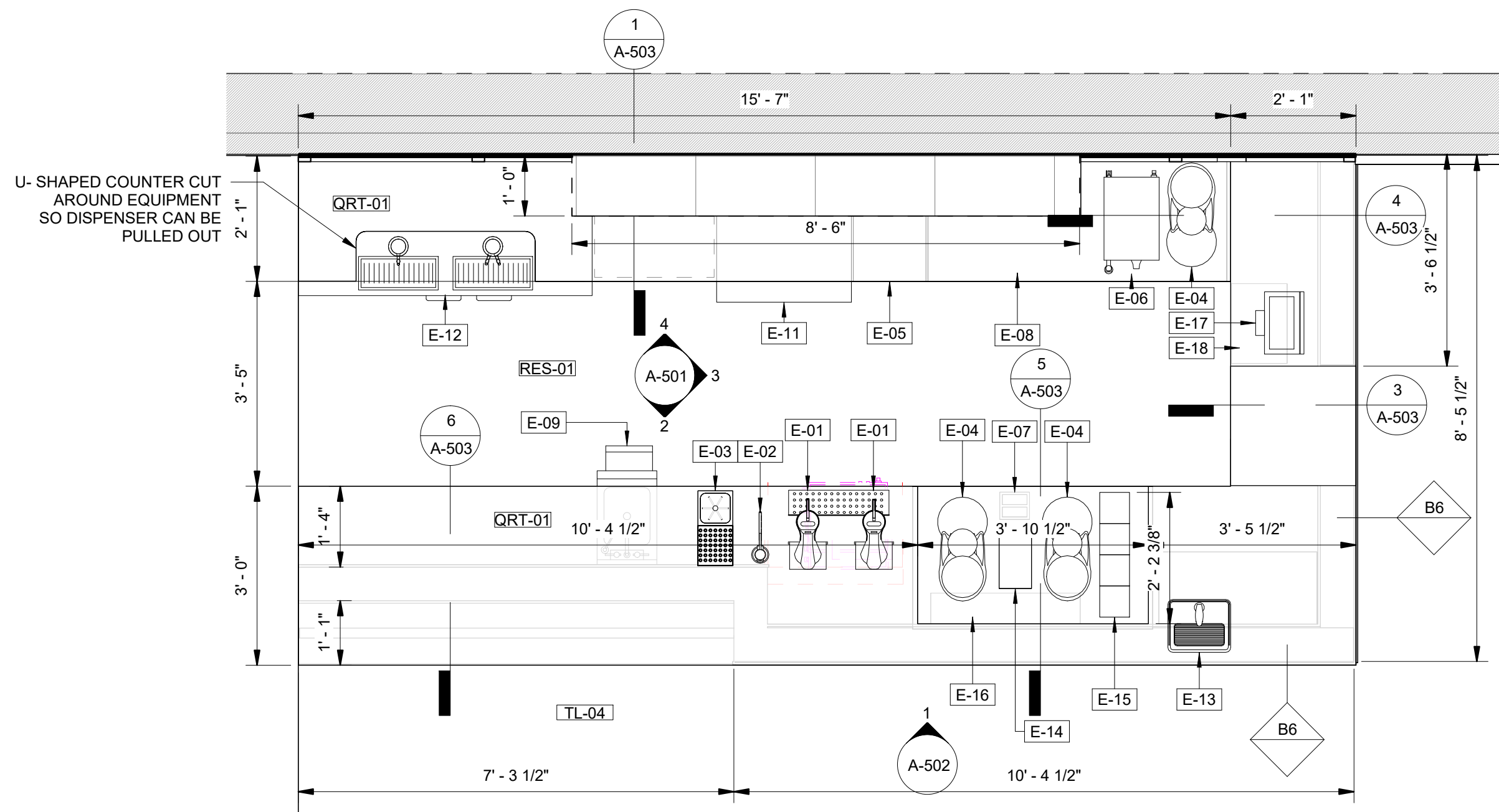
THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED.



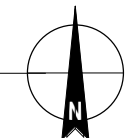
3 BACK OF BAR ELEVATION - EAST
1/2" = 1'-0"



2 BACK OF BAR ELEVATION - SOUTH
1/2" = 1'-0"



1 ENLARGED PLAN AT CAFE BAR
1/2" = 1'-0"



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BOOKS
232 Grand Avenue
Paonia, CO 81428

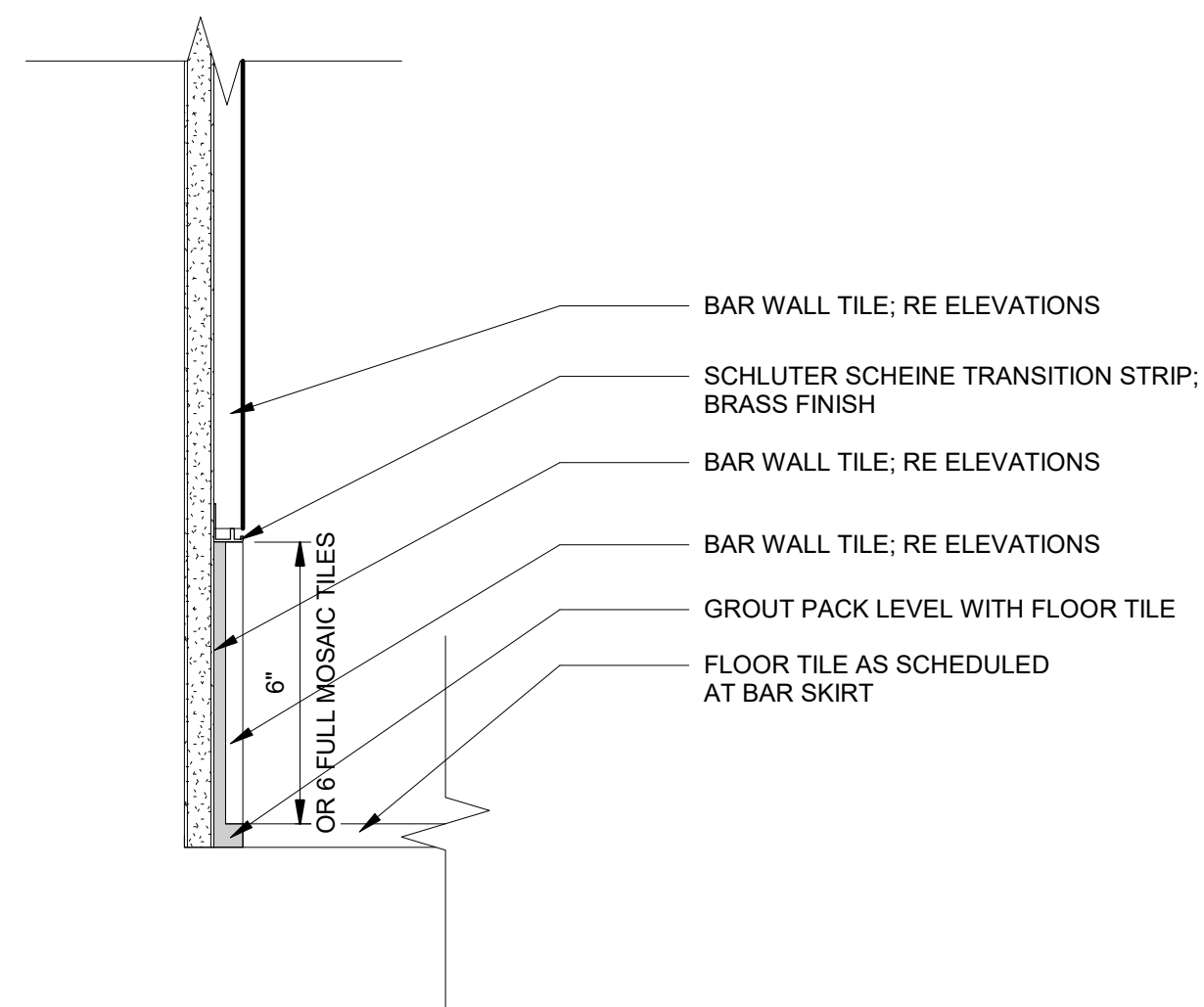


History	Date
DESIGN DEVELOPMENT	03.24.2026
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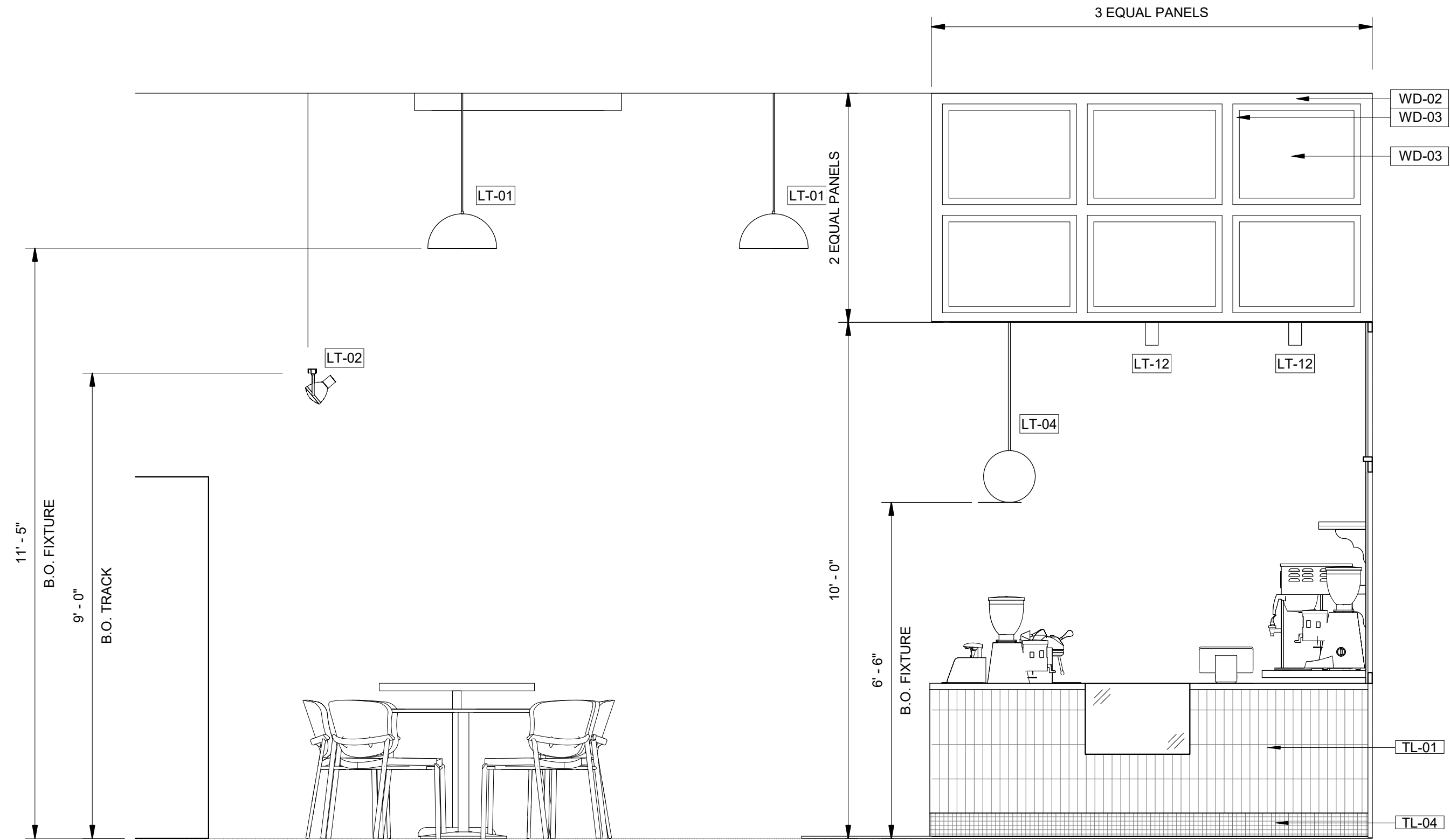
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

ENLARGED BAR
ELEVATIONS

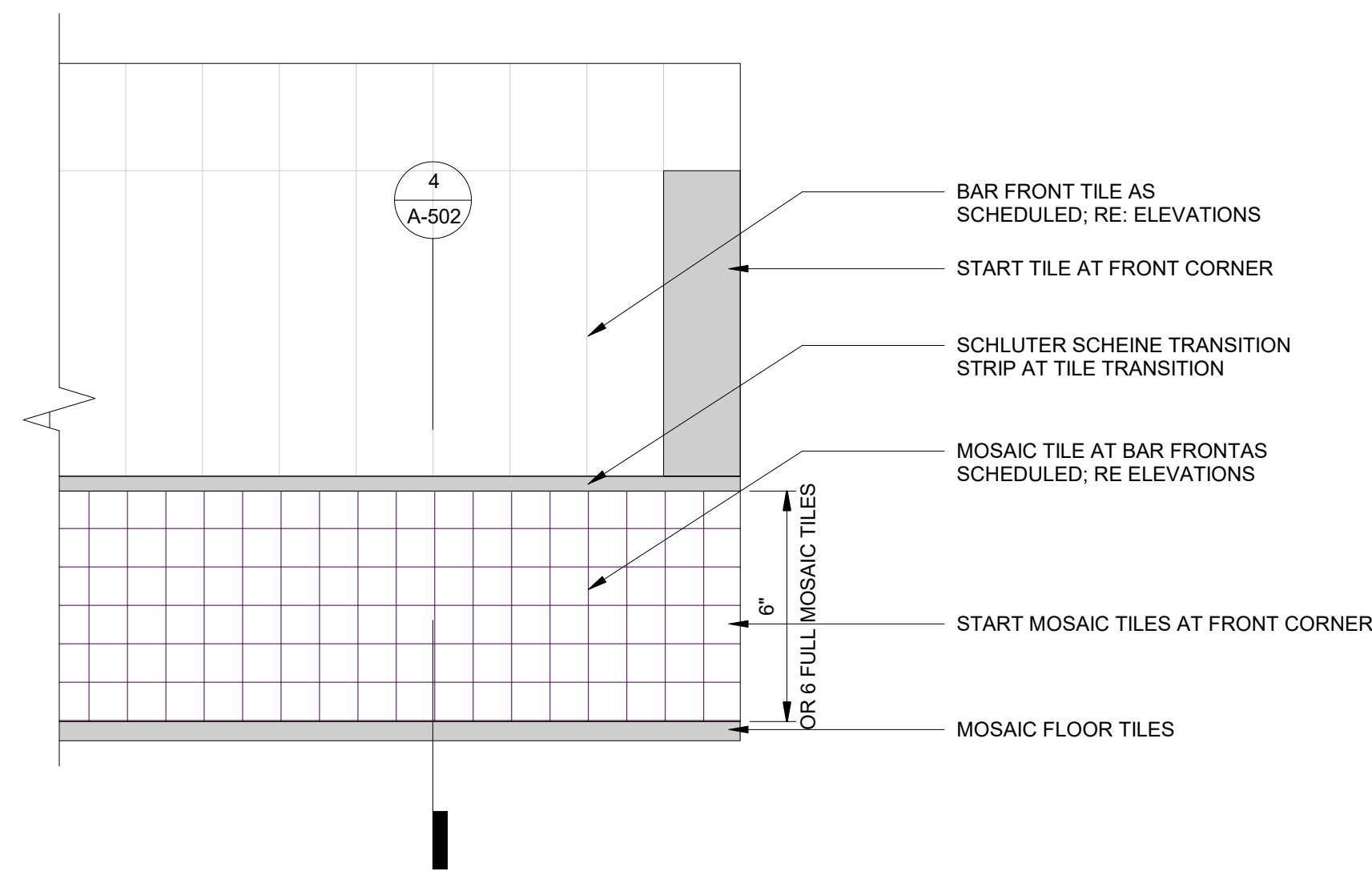
A-502



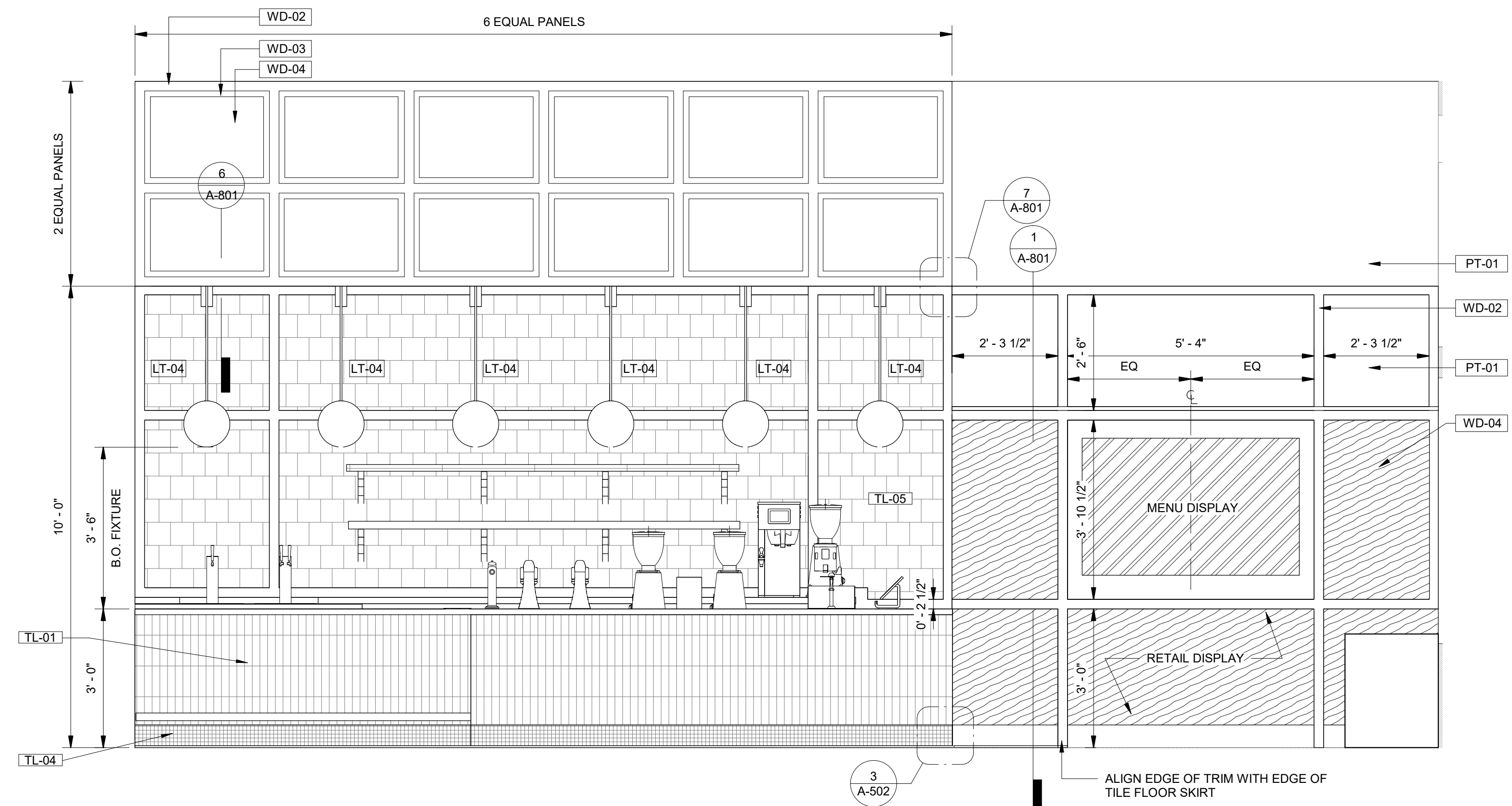
4 DETAIL - FRONT BAR TILE TRANSITION
3" = 1'-0"



2 ELEVATION AT BAR FRONT 2
1/2" = 1'-0"



3 DETAIL AT TILE BAR FRONT
3" = 1'-0"



1 ELEVATION AT BAR FRONT 1
1/2" = 1'-0"



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232 Grand Avenue
Paonia, CO 81428

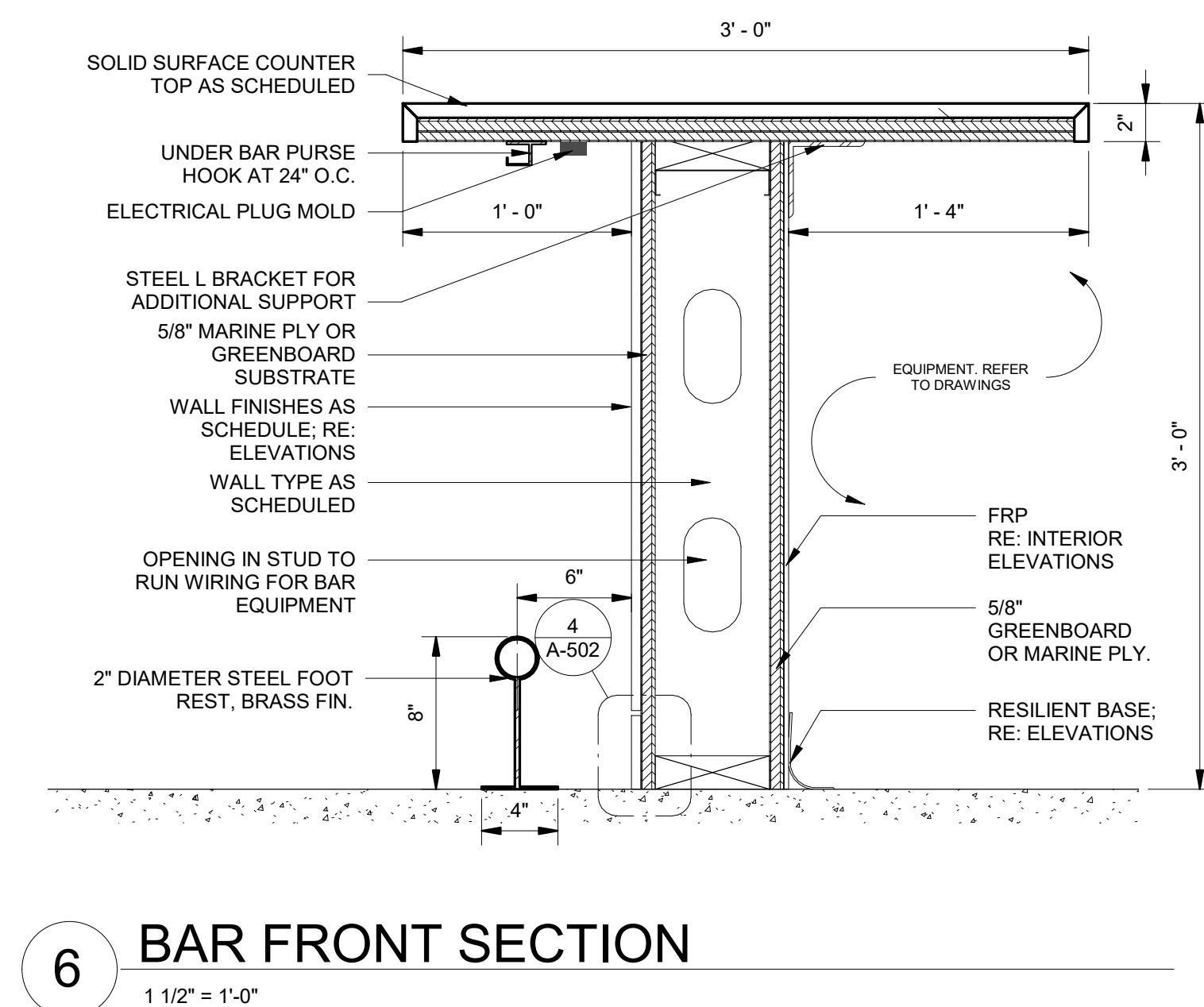
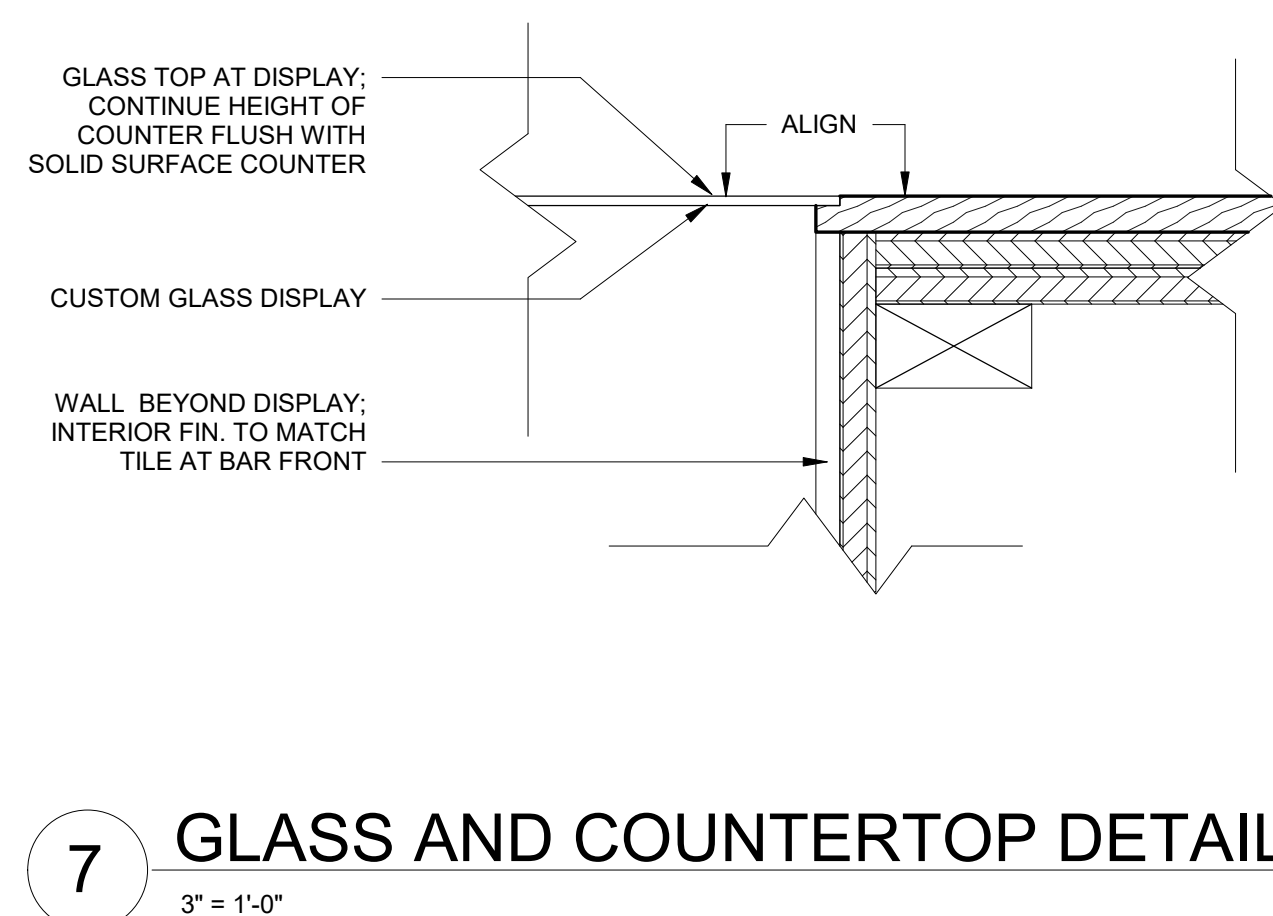
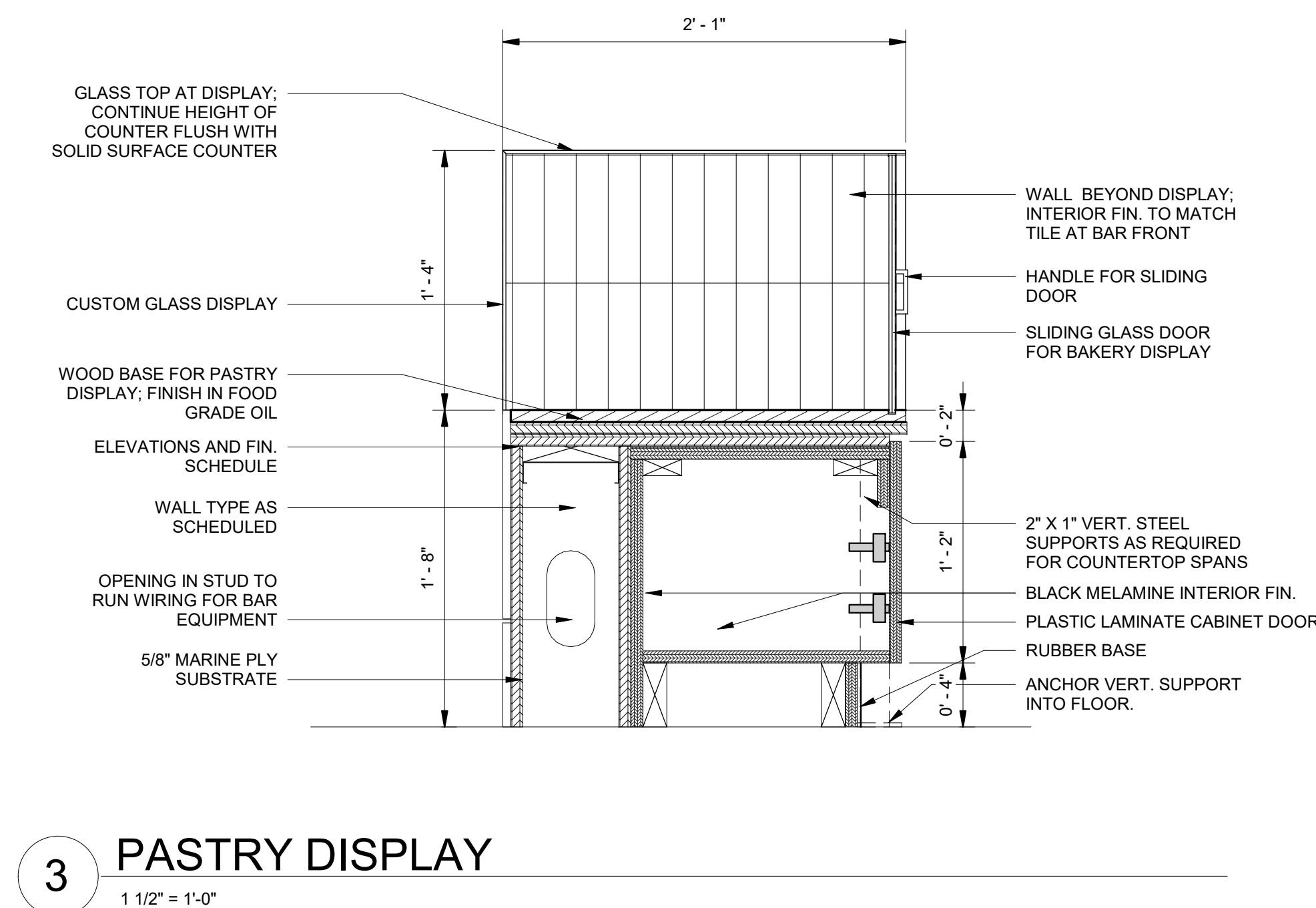
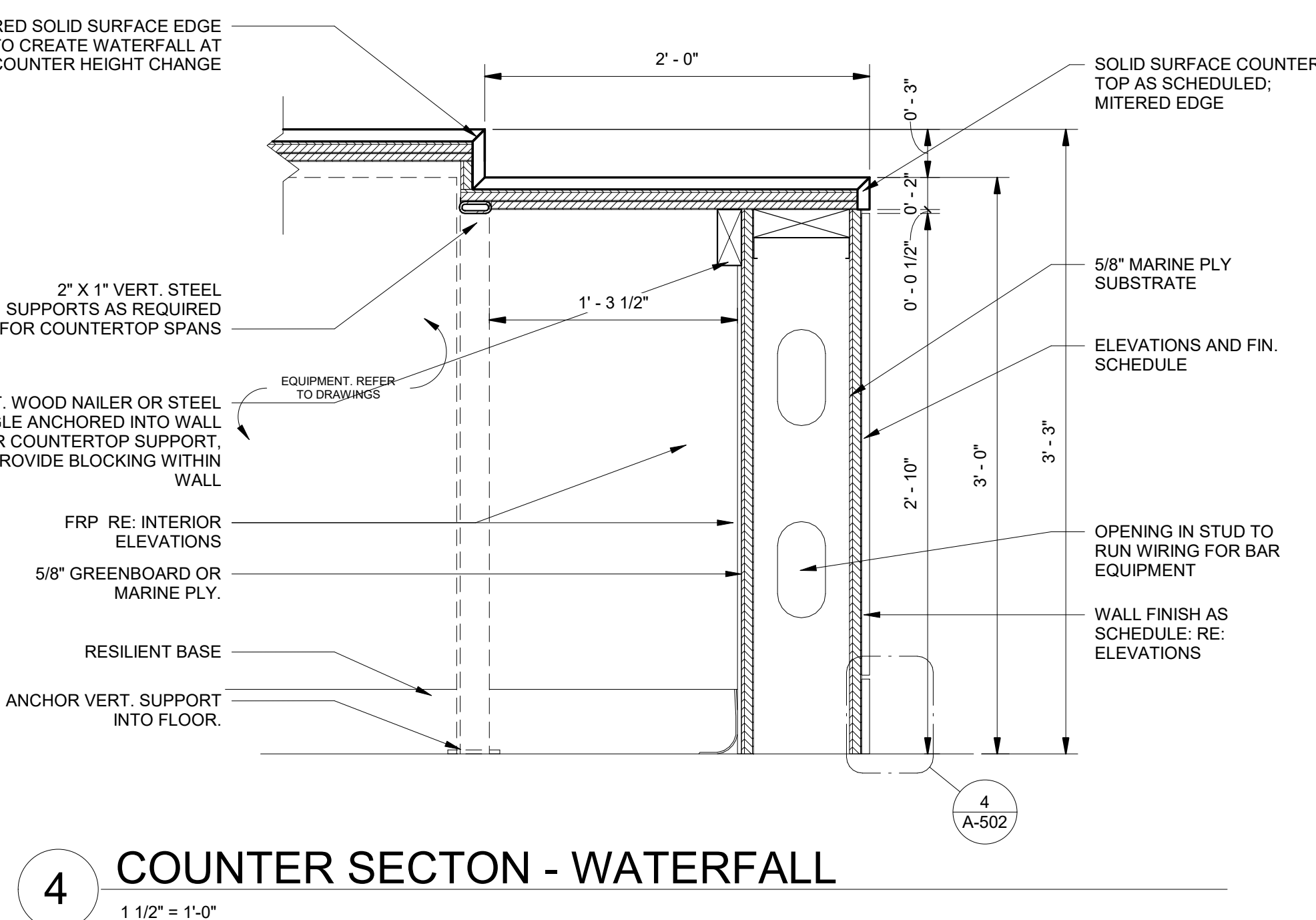
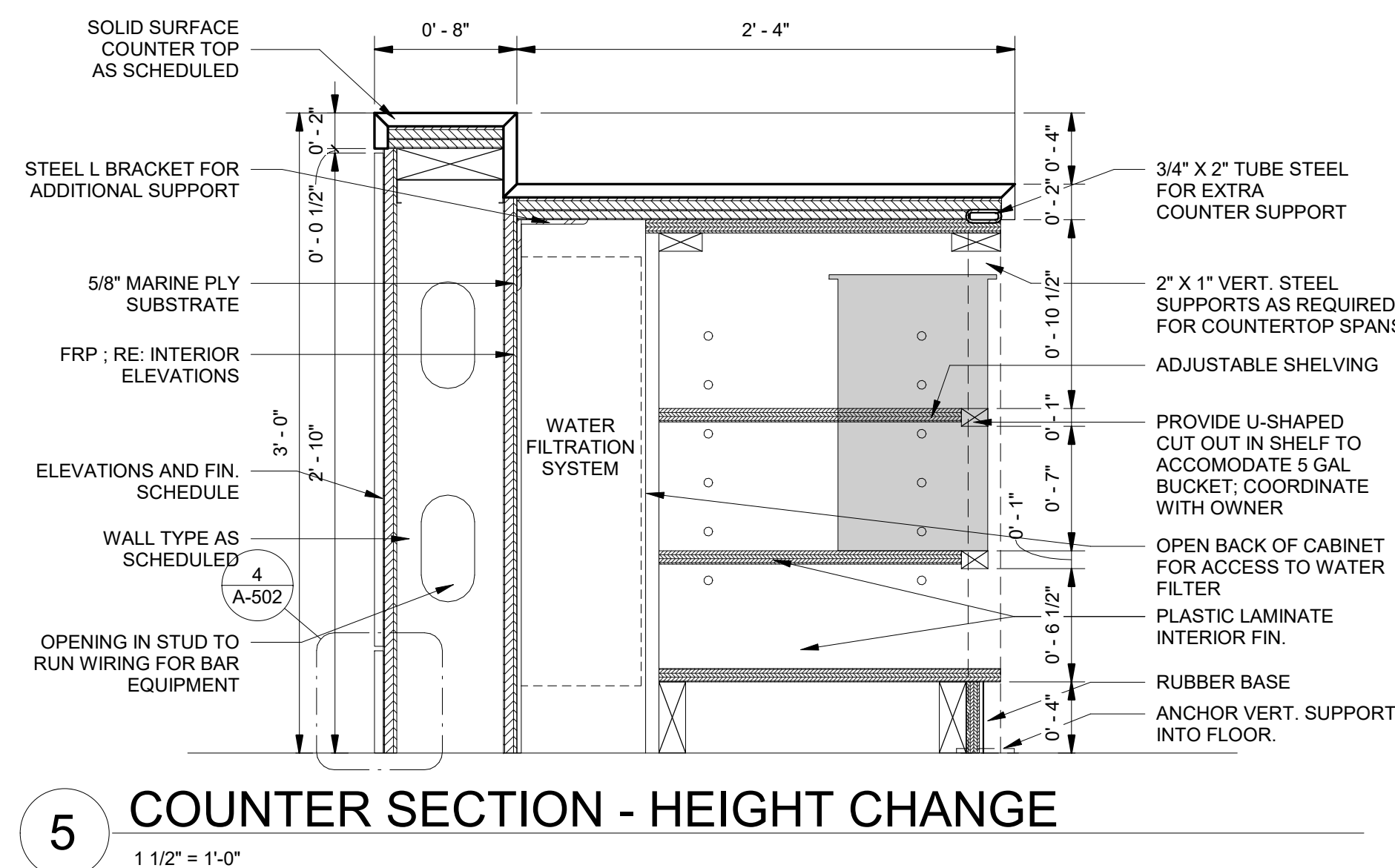
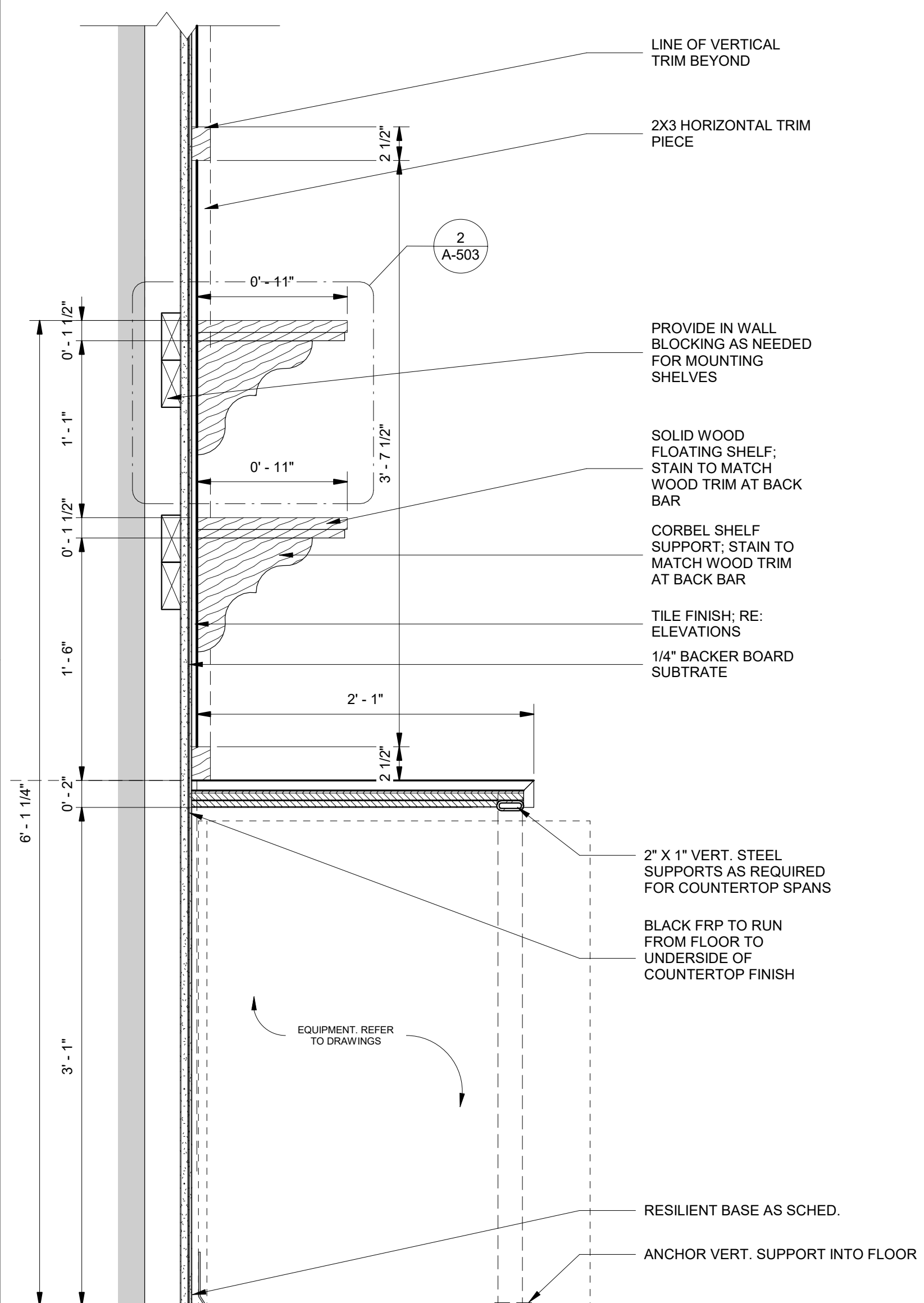
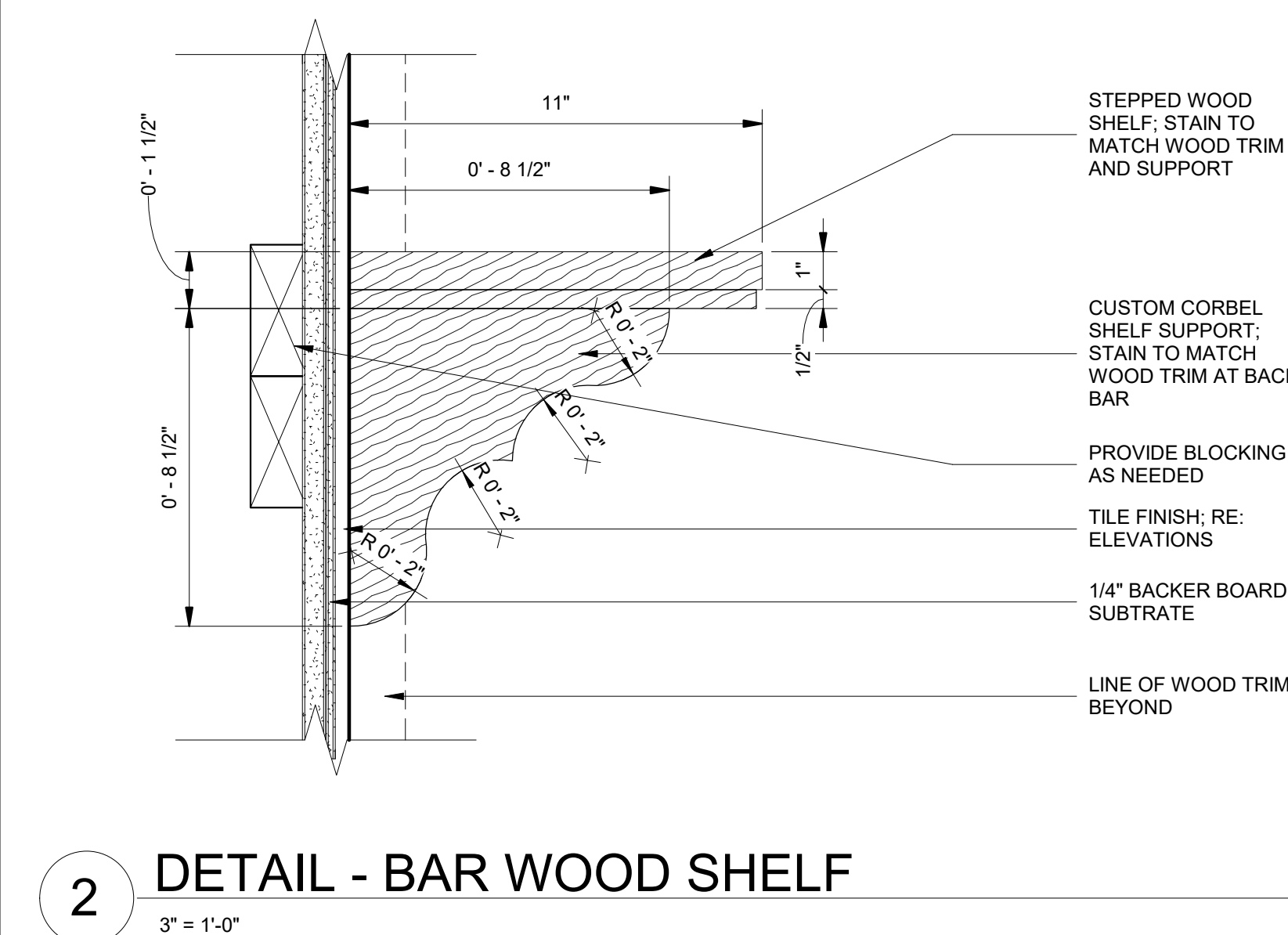


<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

INTERIOR WALL DETAILS - BAR

A-503



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BOOKS
232 Grand Avenue
Paonia, CO 81428

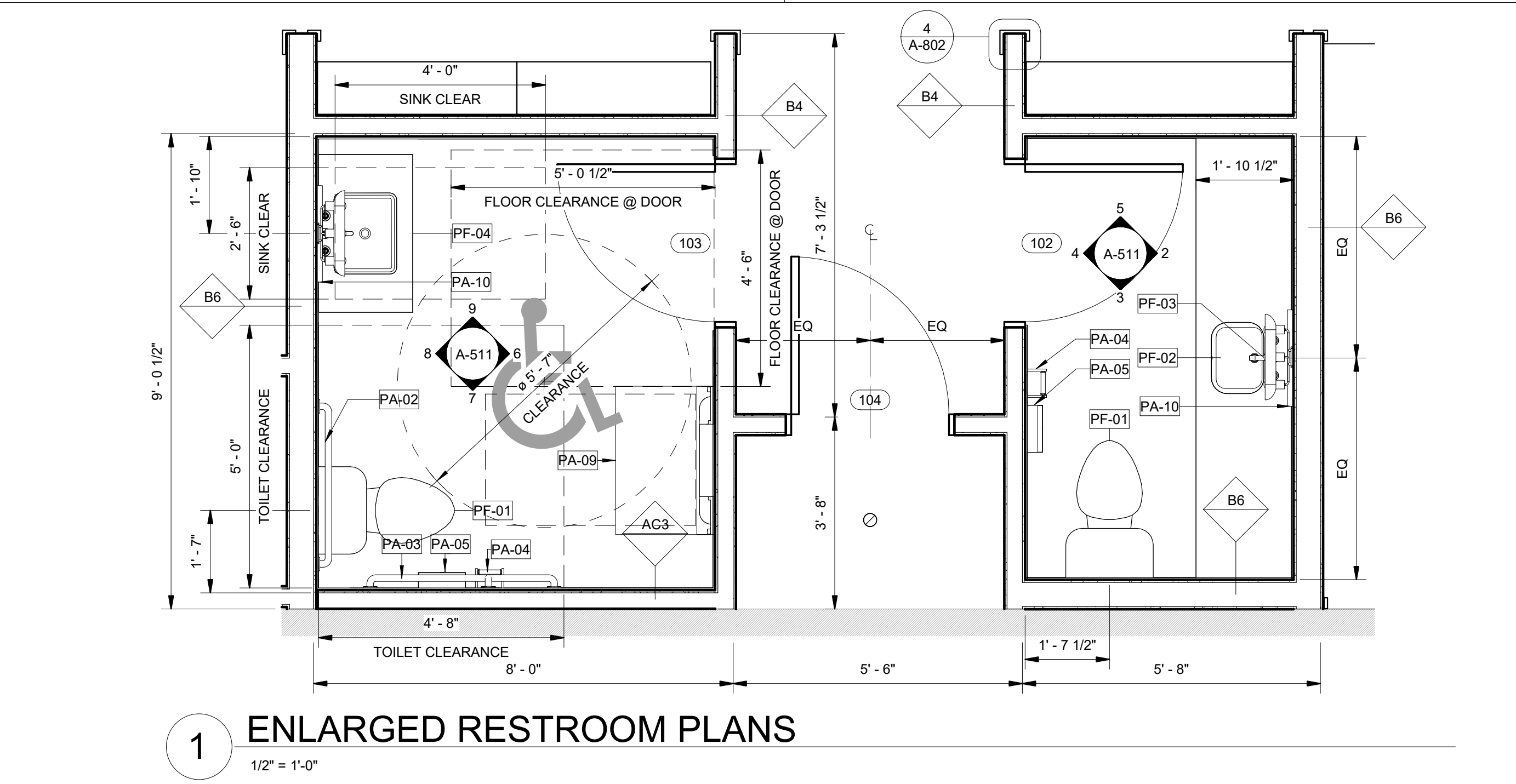
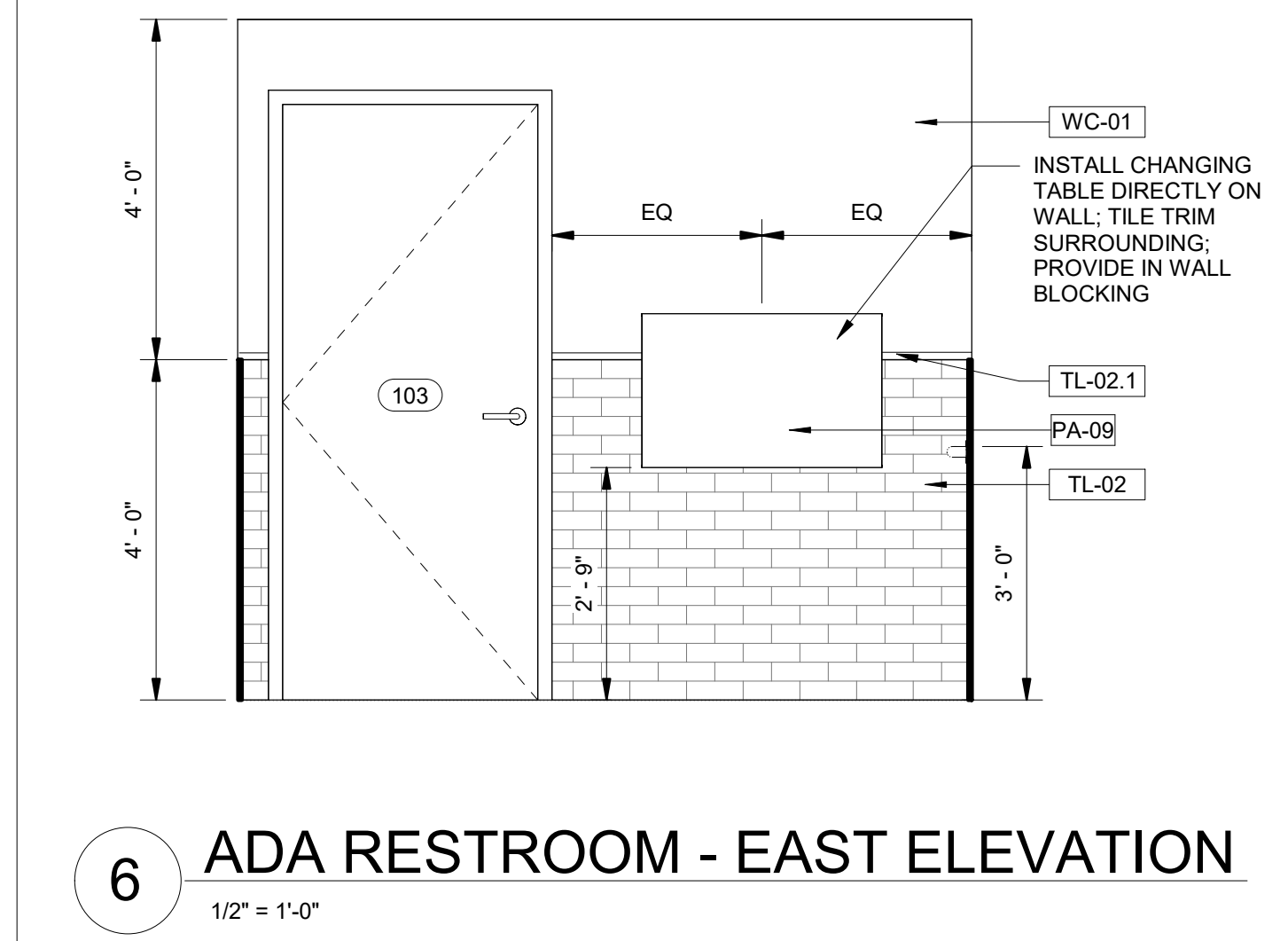
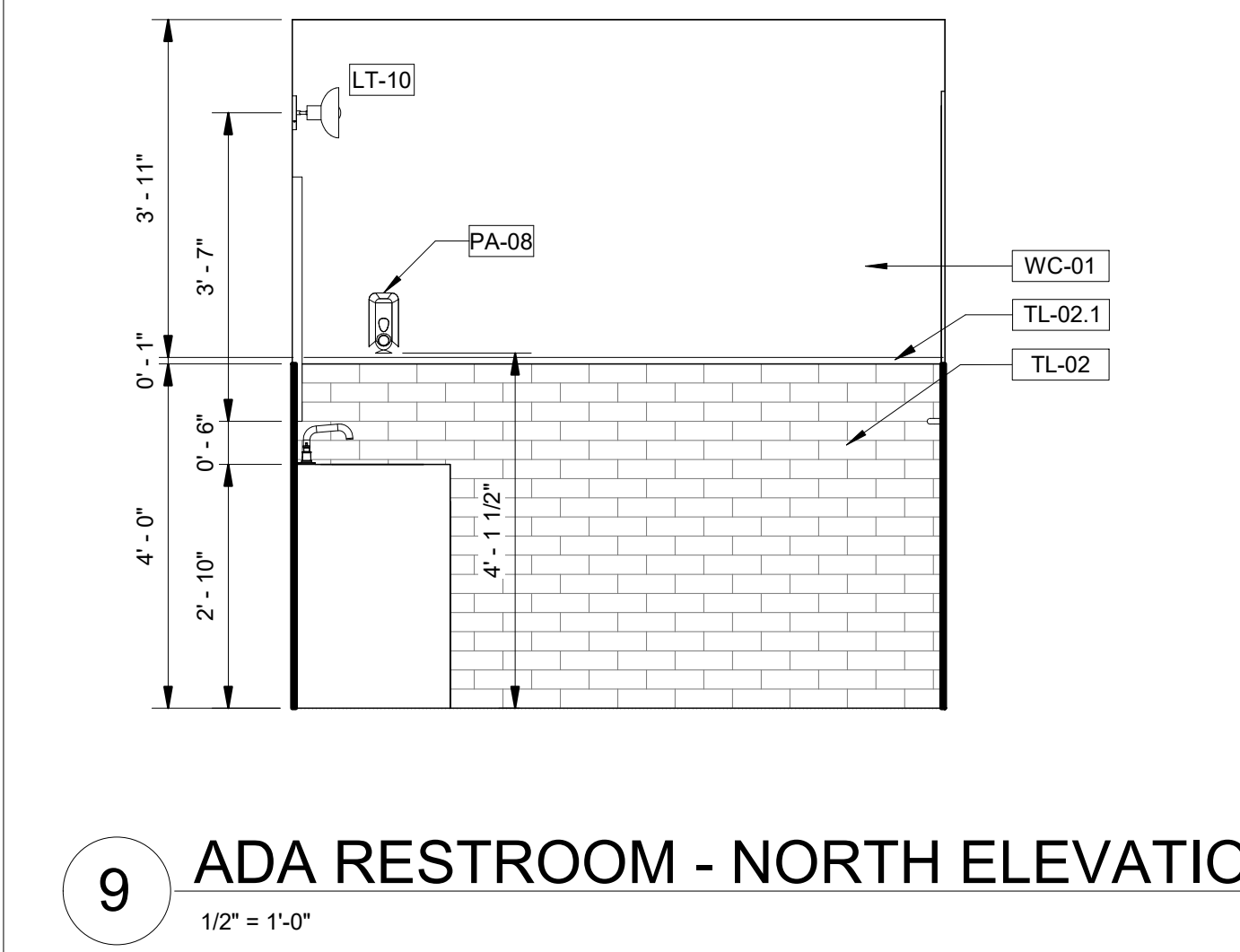
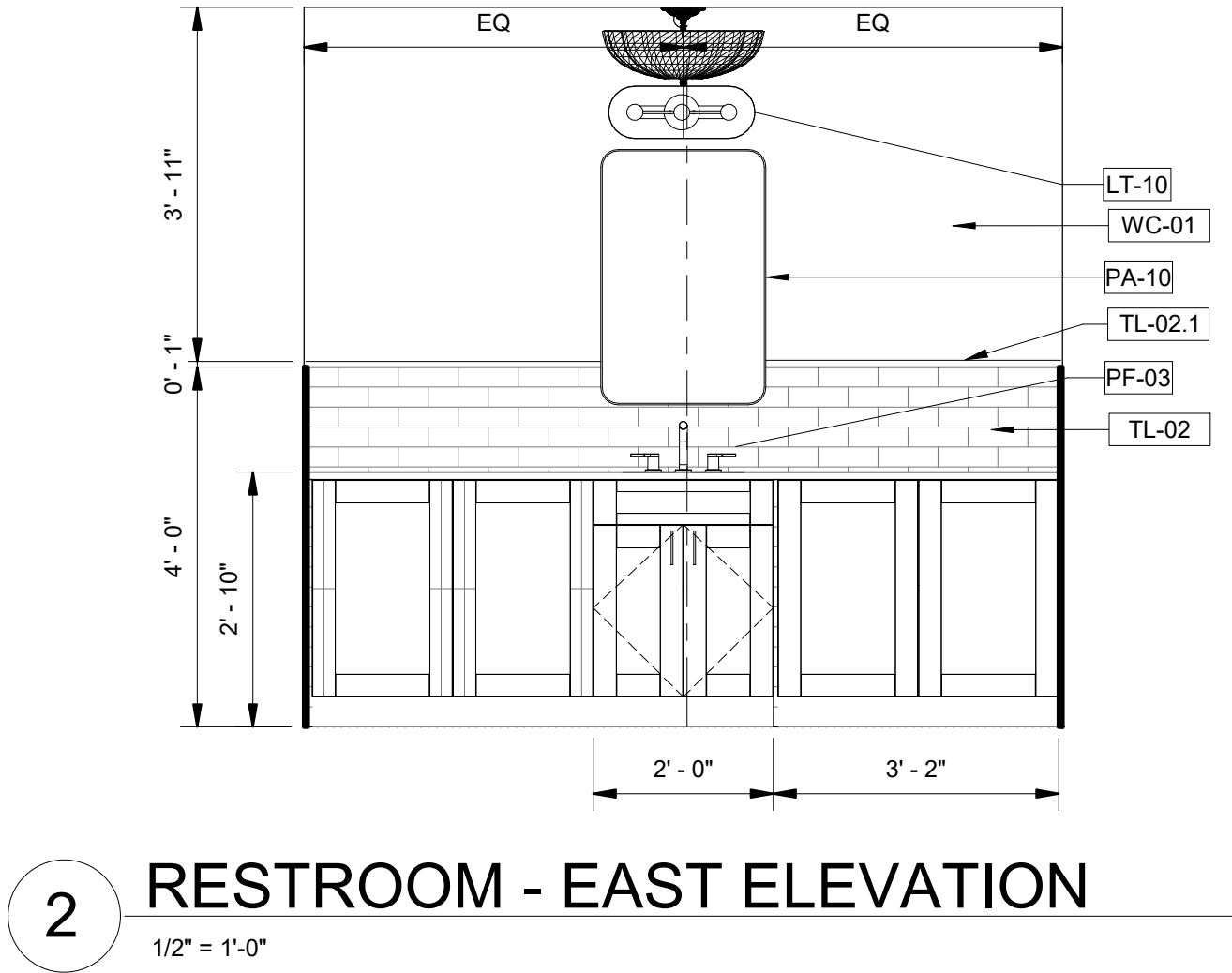
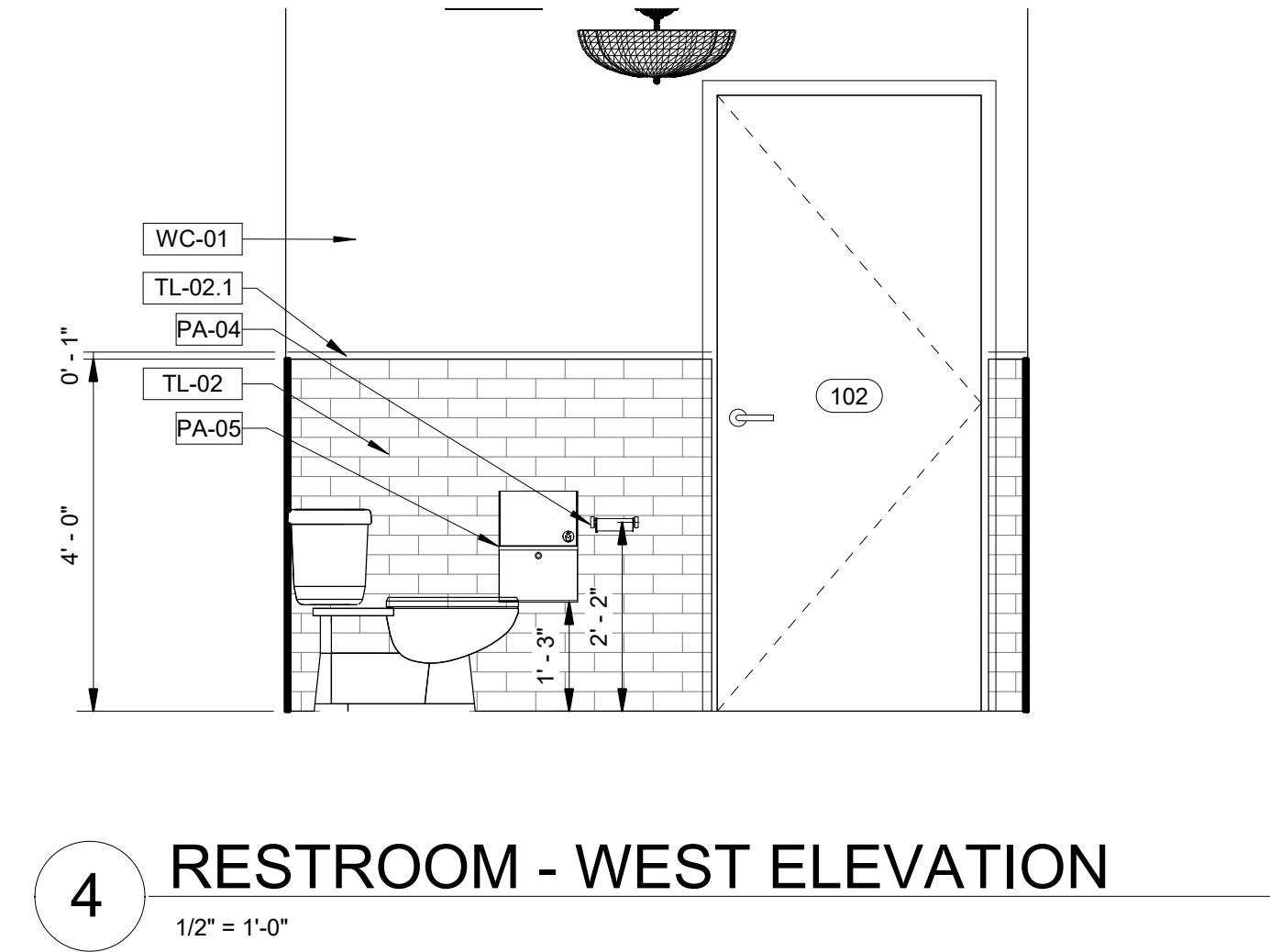
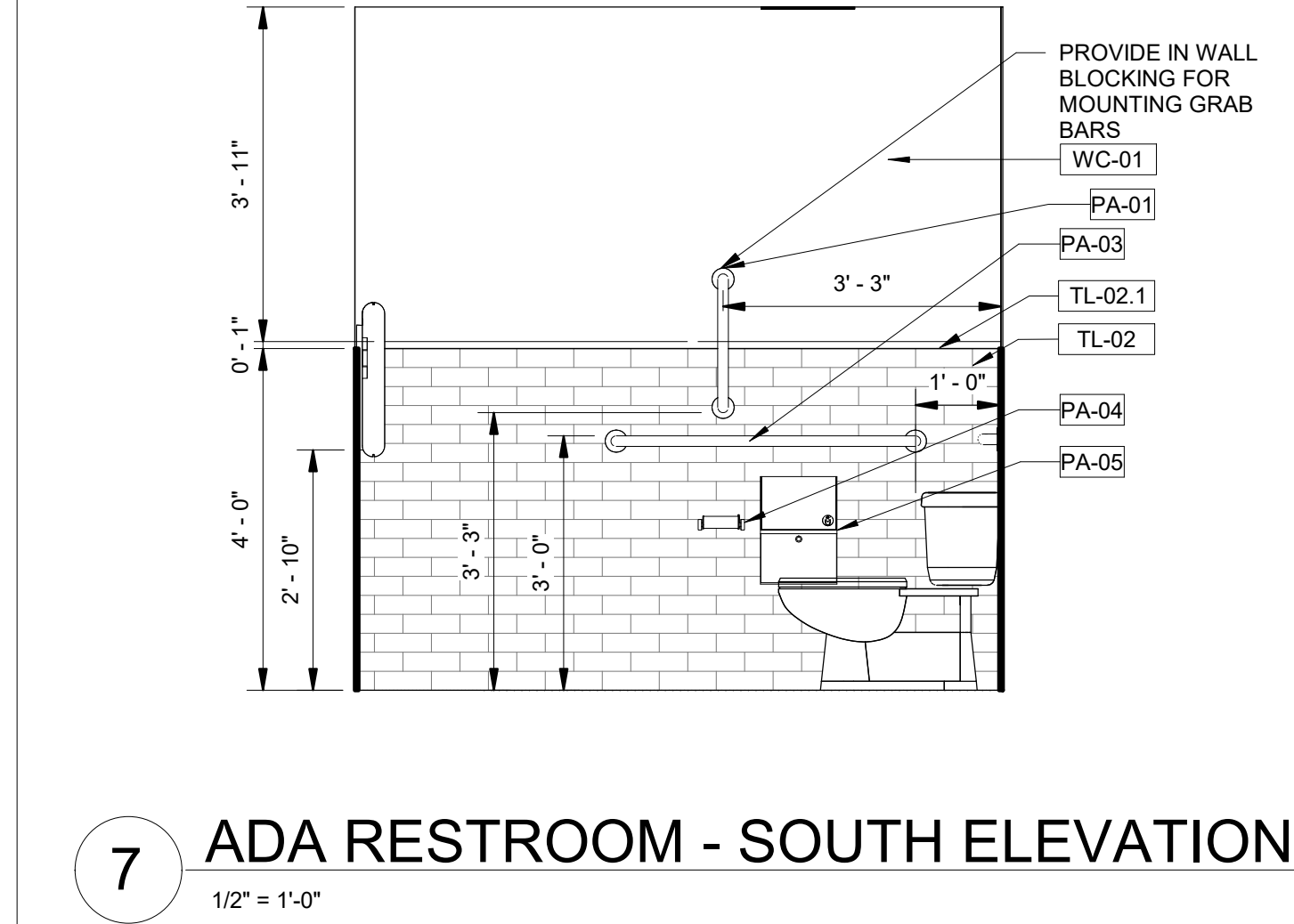
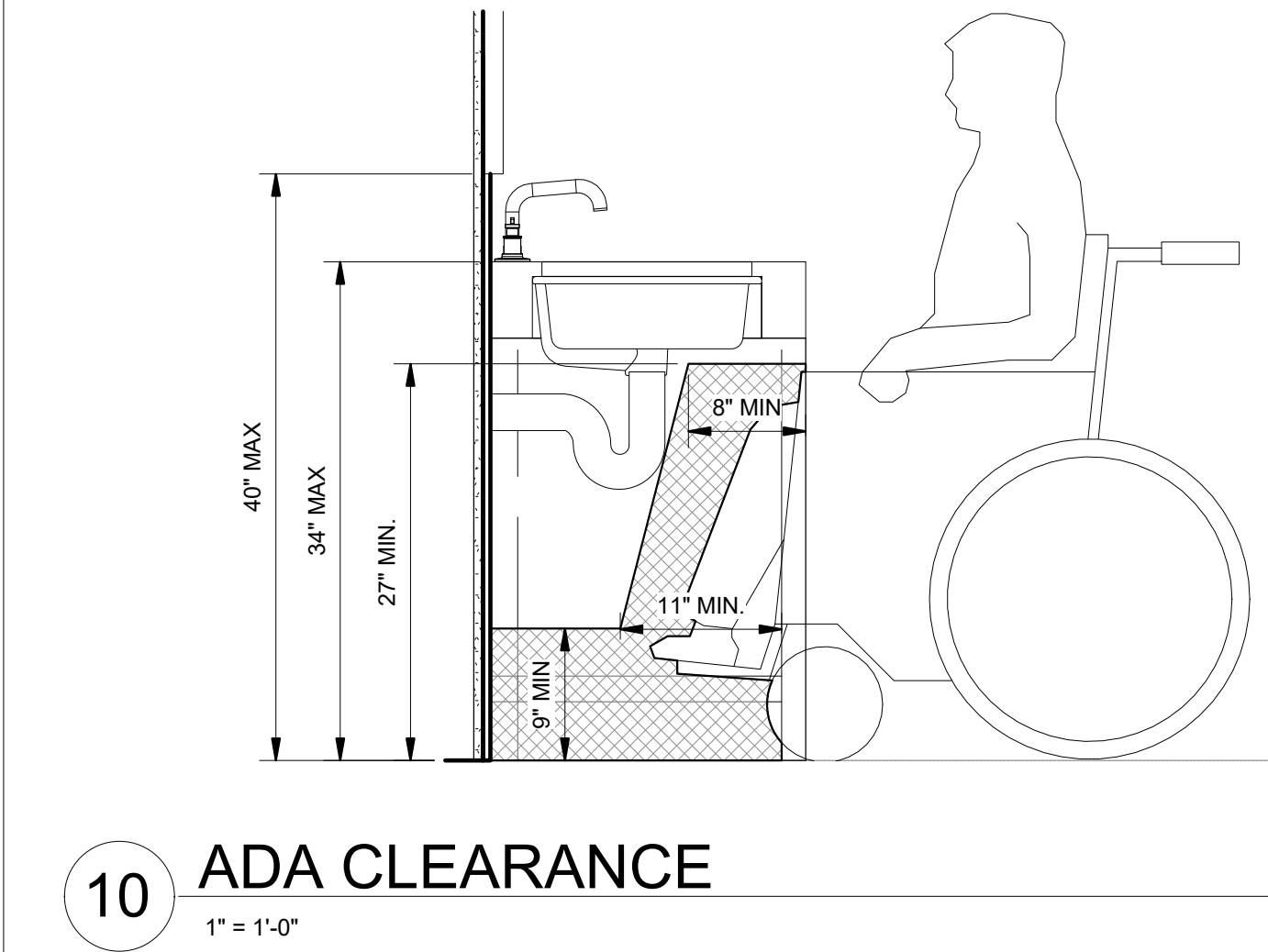
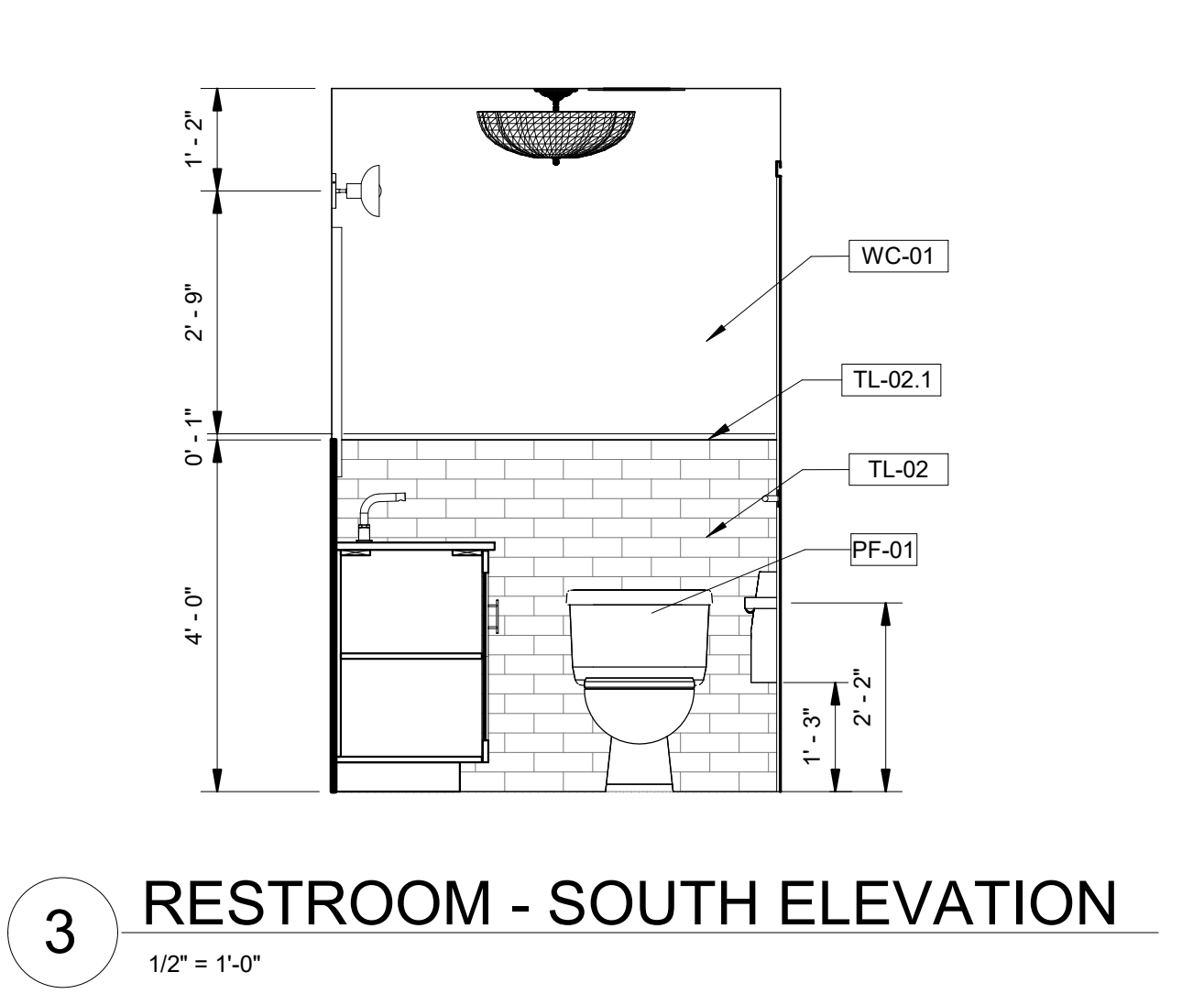
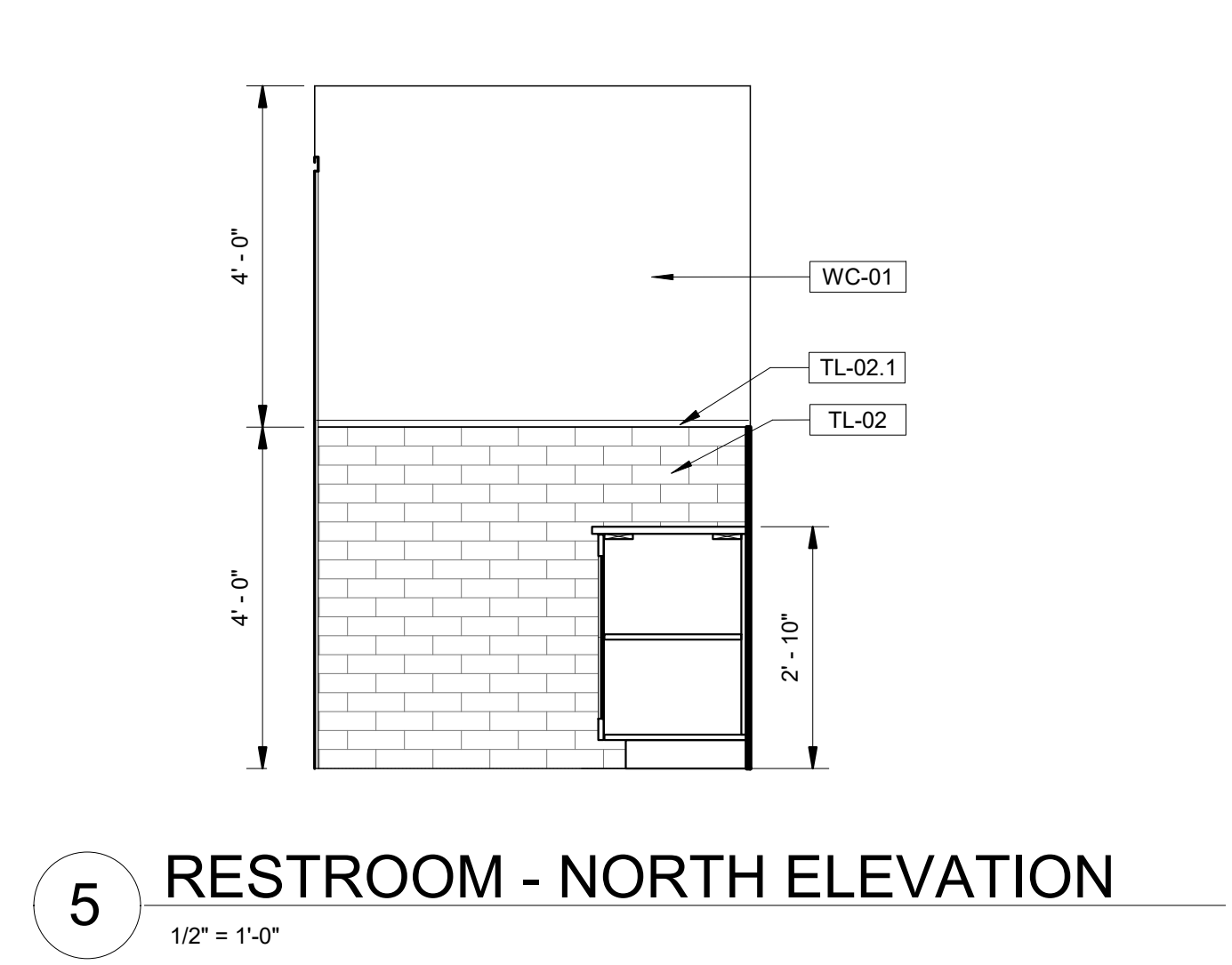
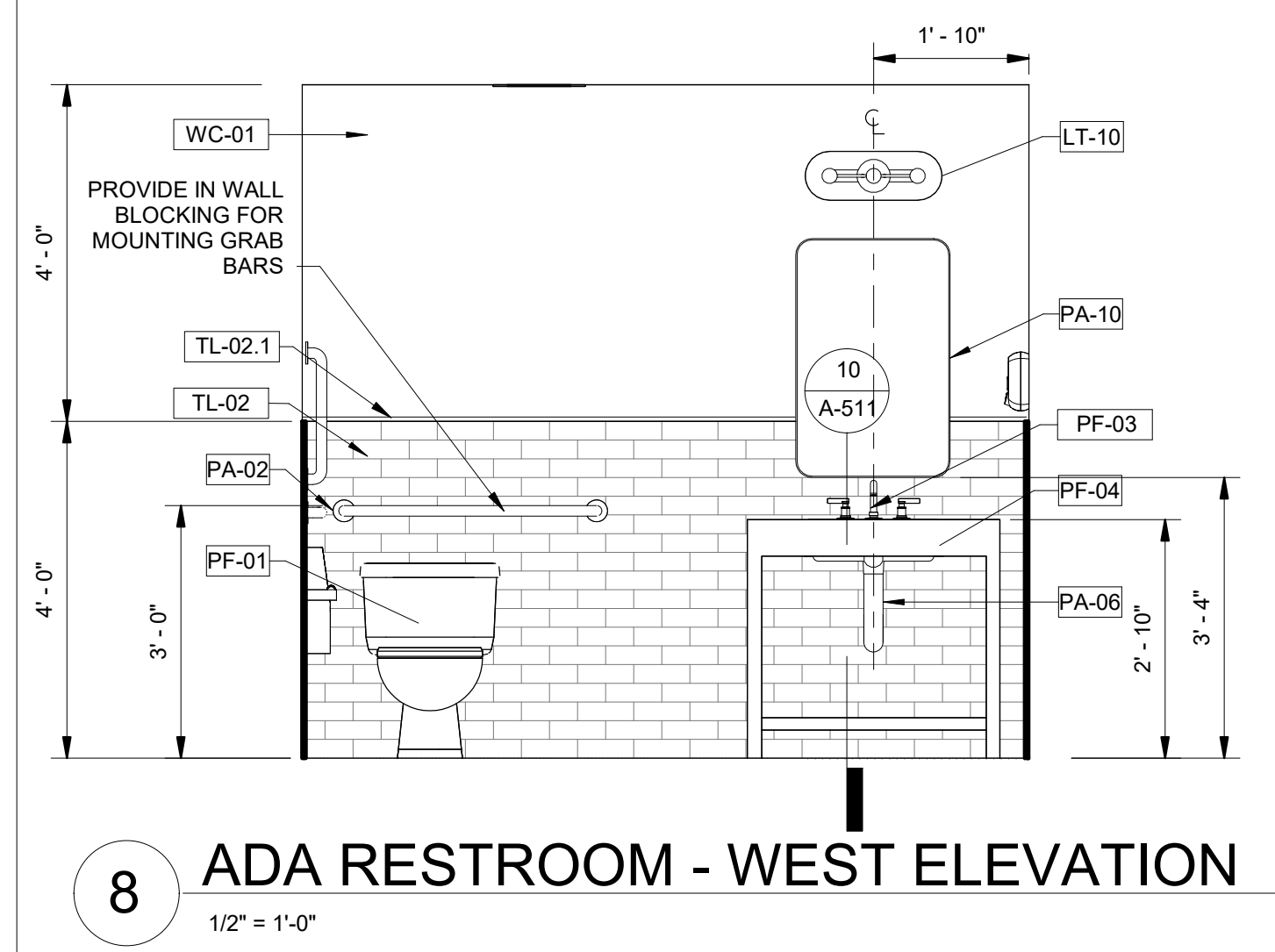


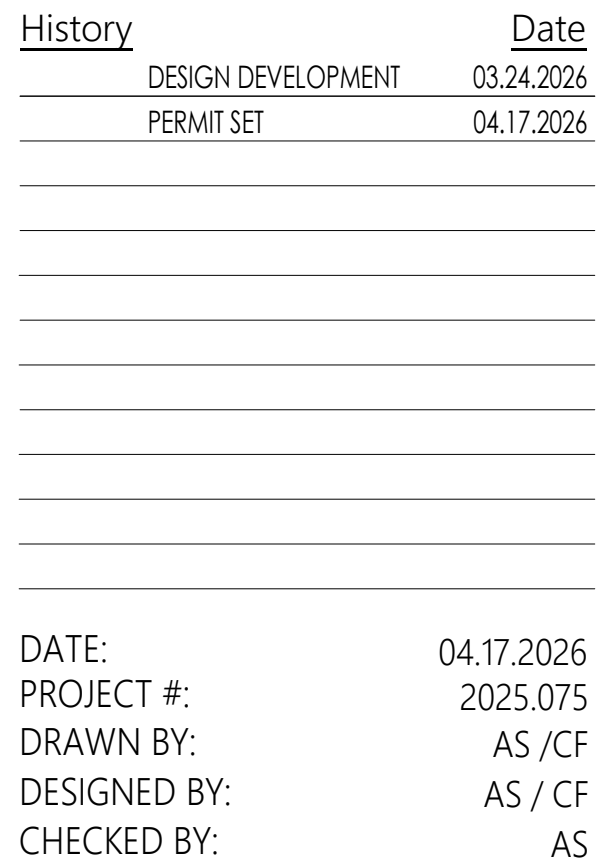
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SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

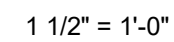
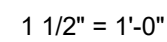
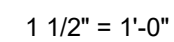
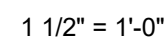
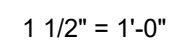
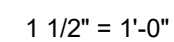
ENLARGED RESTROOM
PLANS

A-511





A-640





1ST FLOOR INTERIOR ELEVATIONS

A-710





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BOOKS**
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Paonia, CO 81428

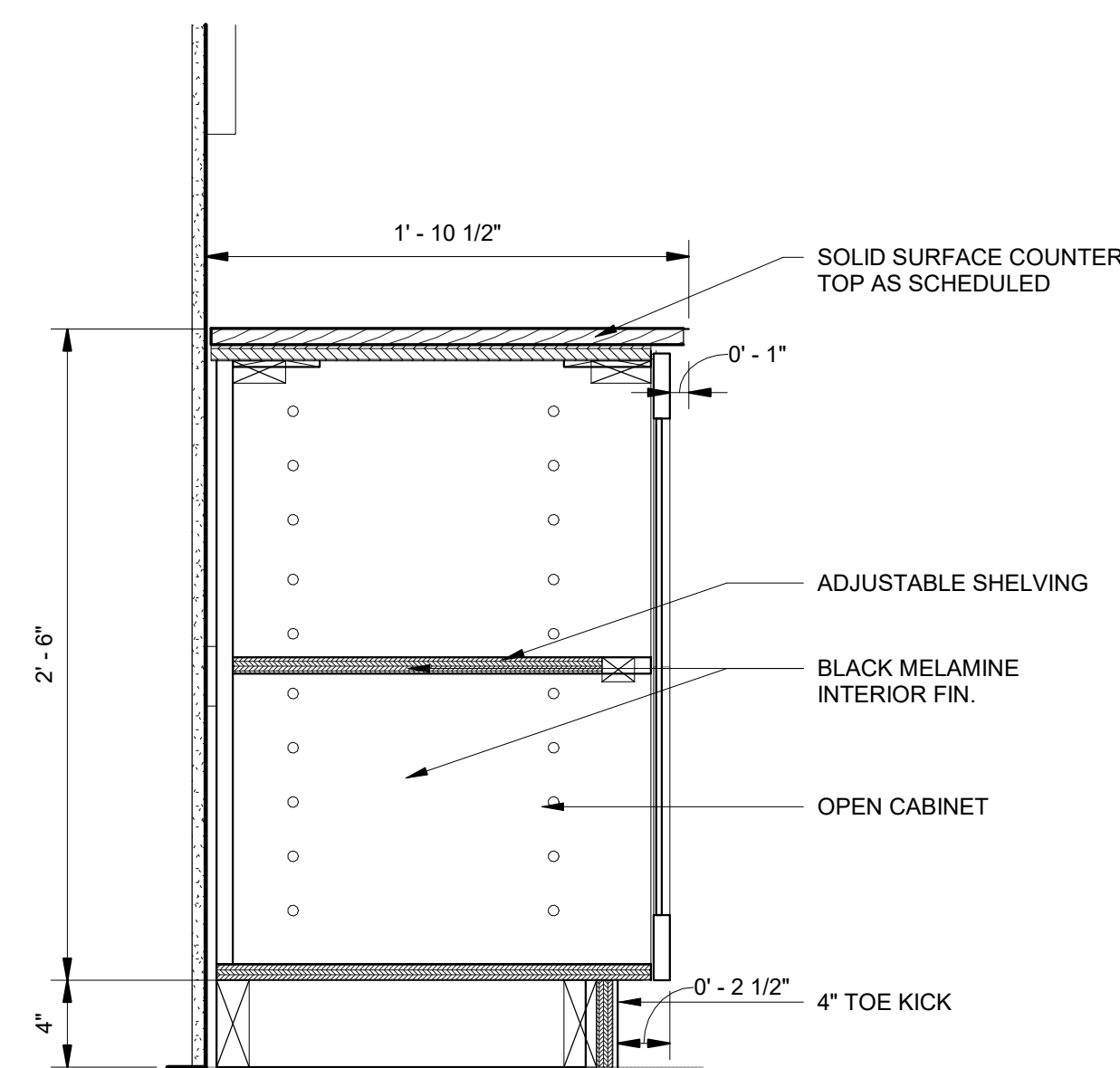


<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

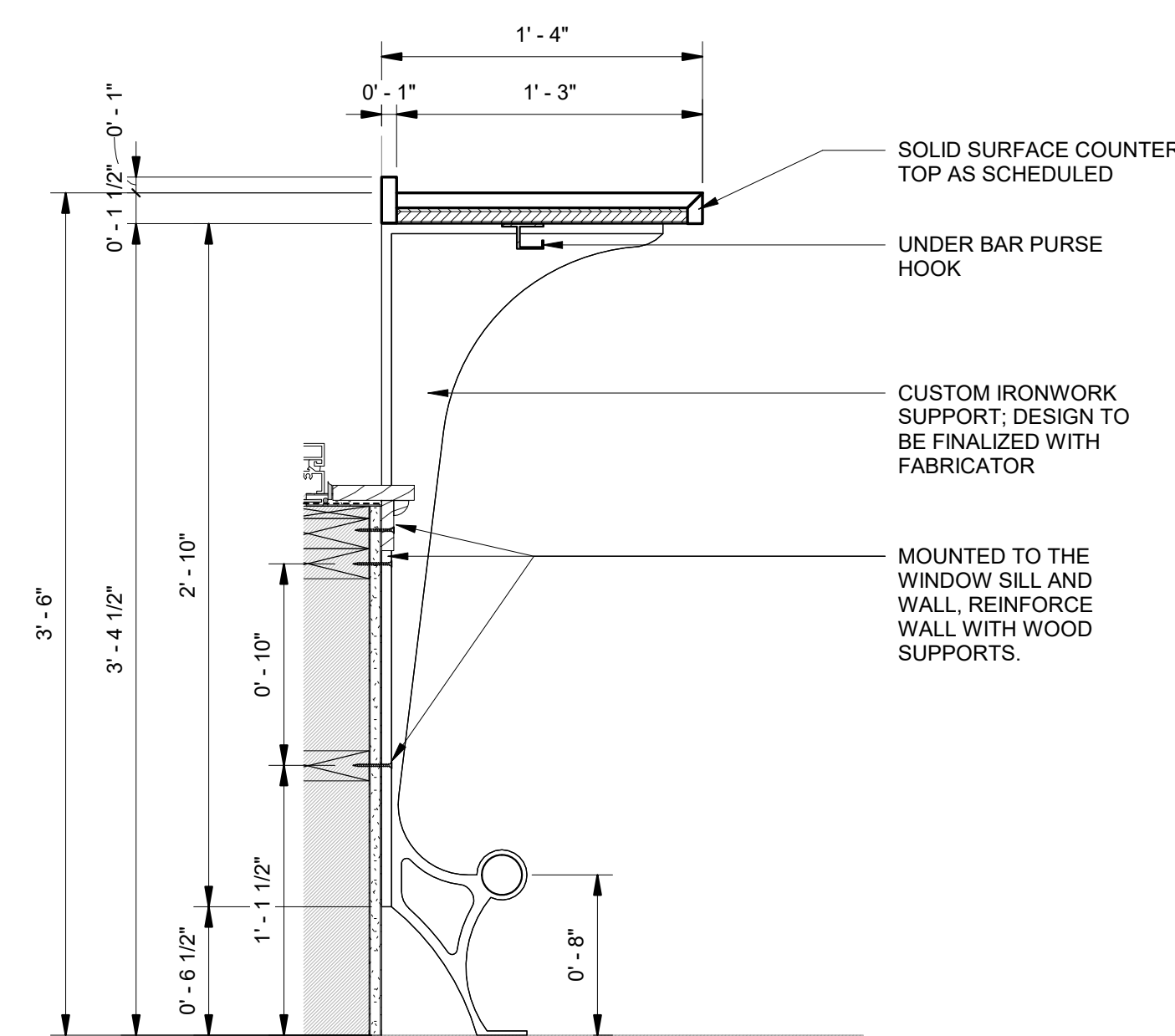
DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

INTERIOR DETAILS - MILLWORK

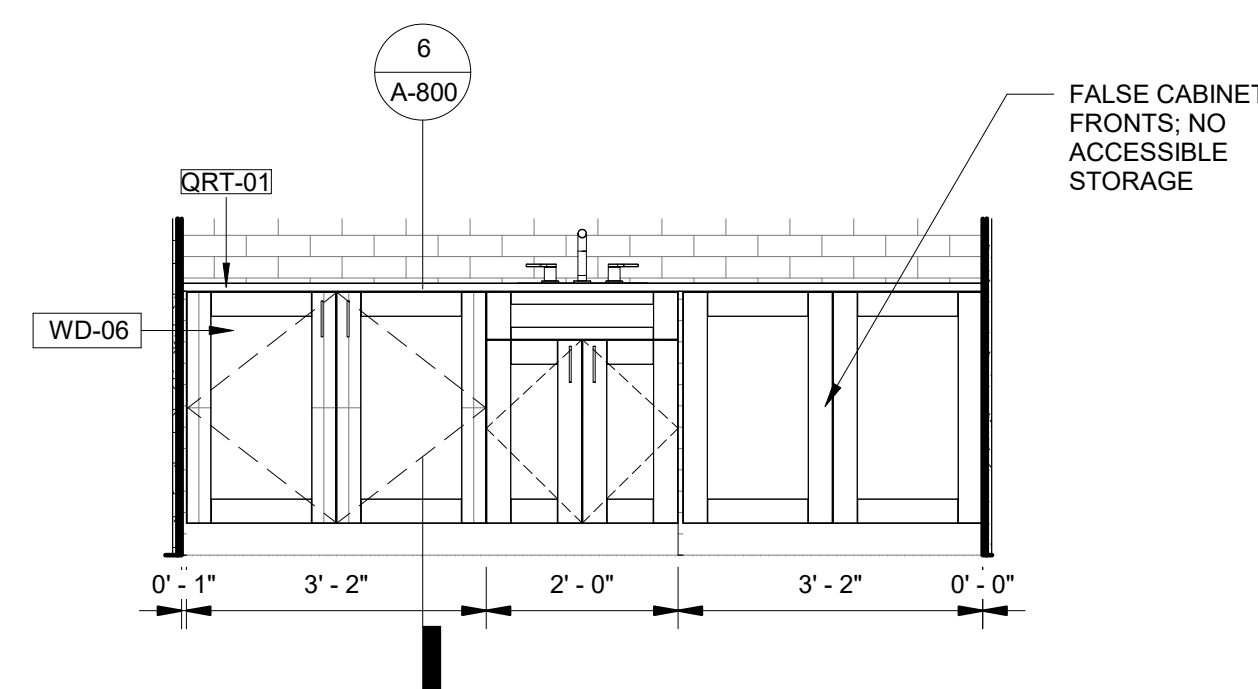
A-800



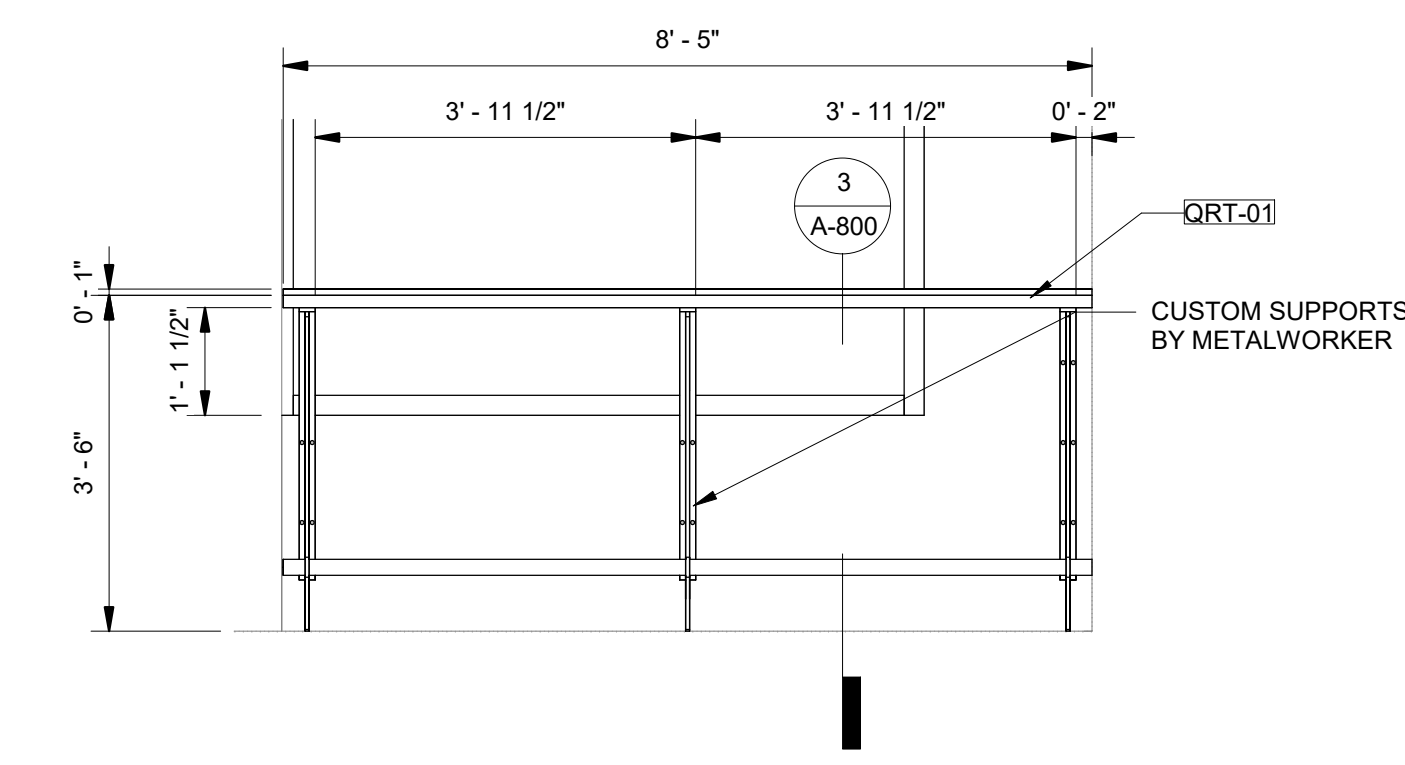
6 DETAIL SECTION RESTROOM VANITY



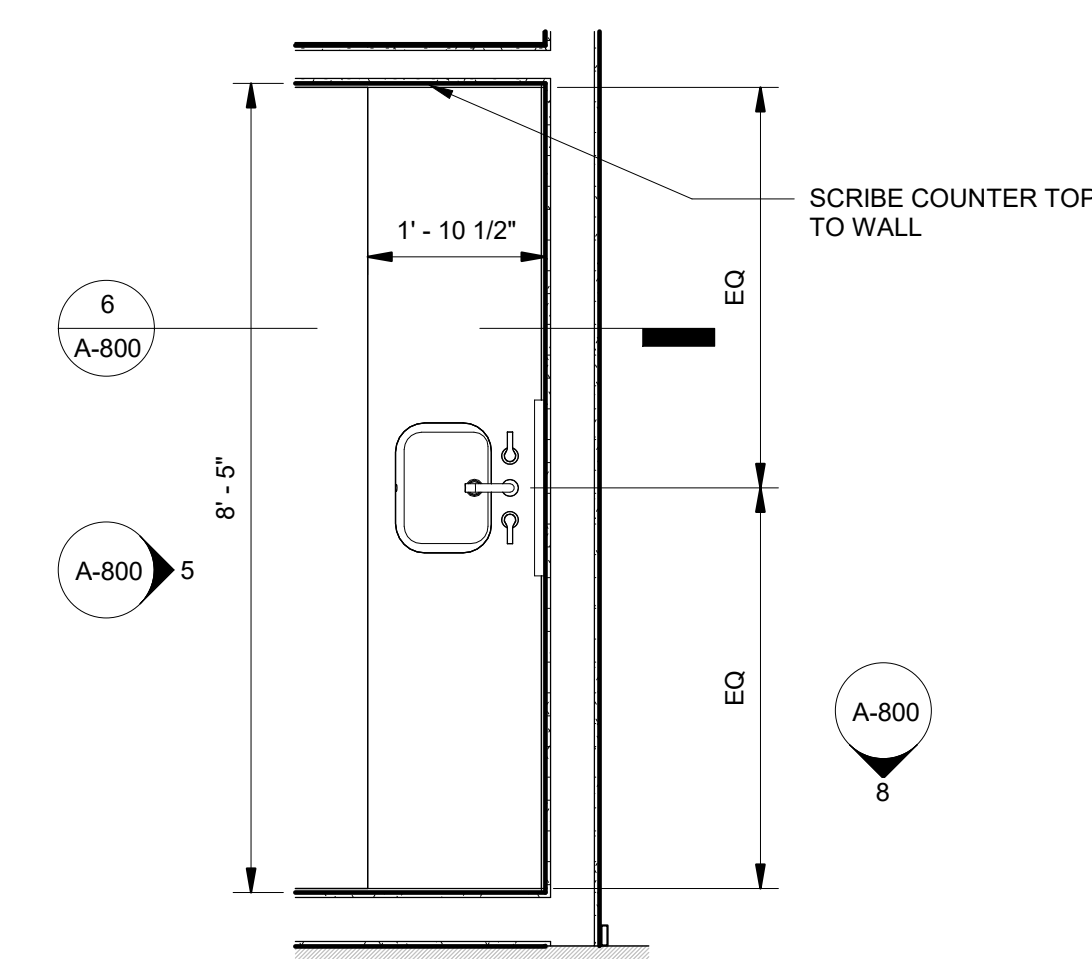
3 DETAIL SECTION WINDOW COUNTER



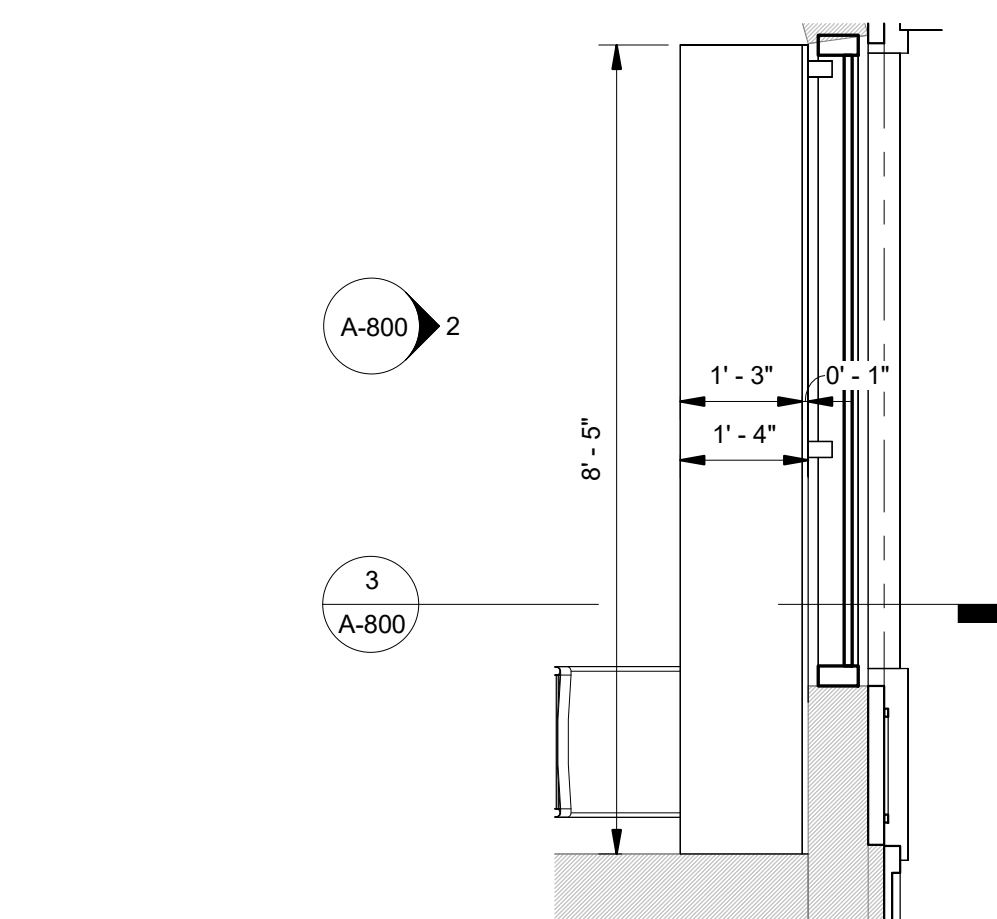
5 ELEVATION AT RESTROOM VANITY
1/2" = 1'-0"



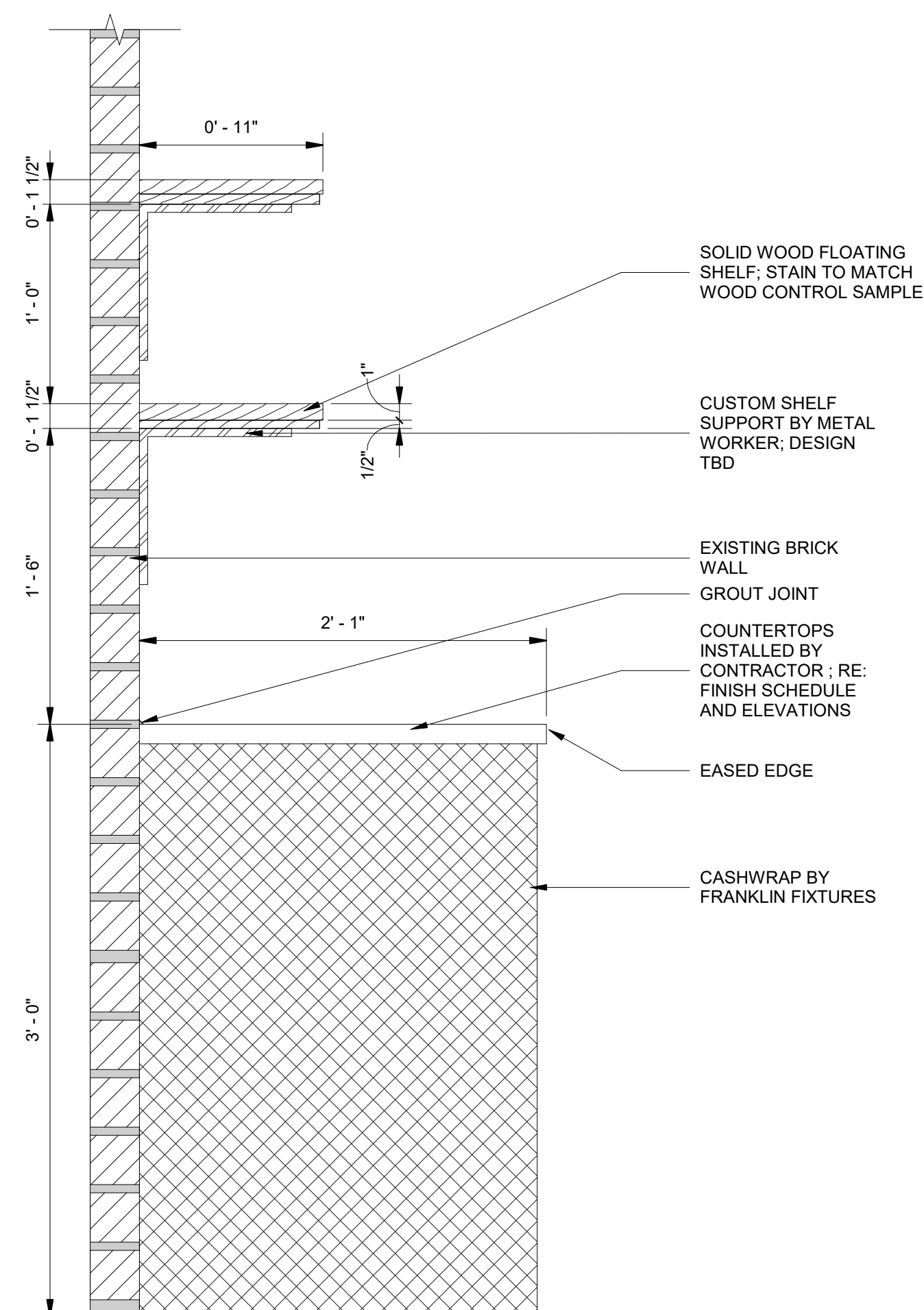
2 ELEVATION WINDOW COUNTER



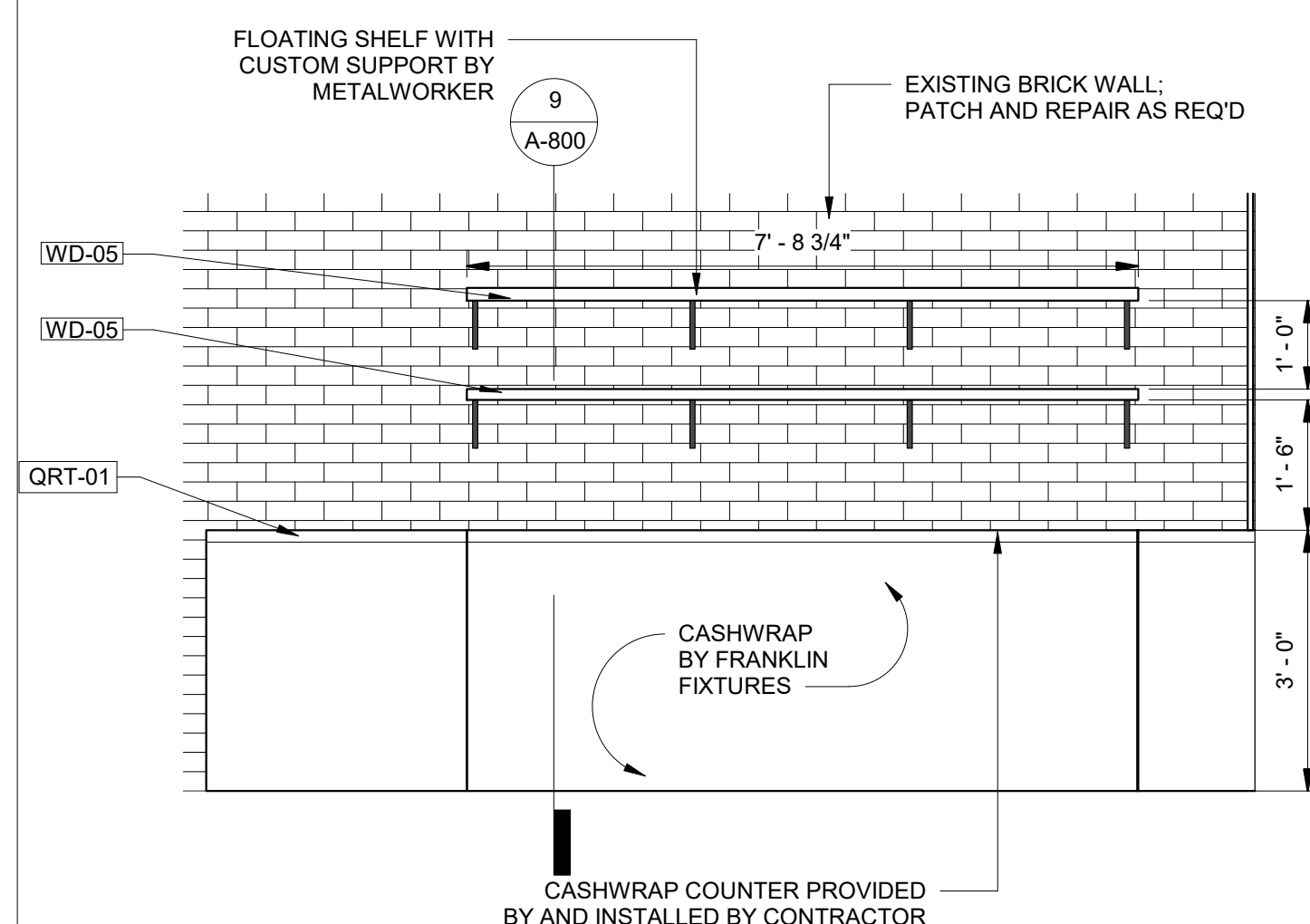
4 ENLARGED PLAN @ RESTROOM
VANITY
1/2" = 1'-0"



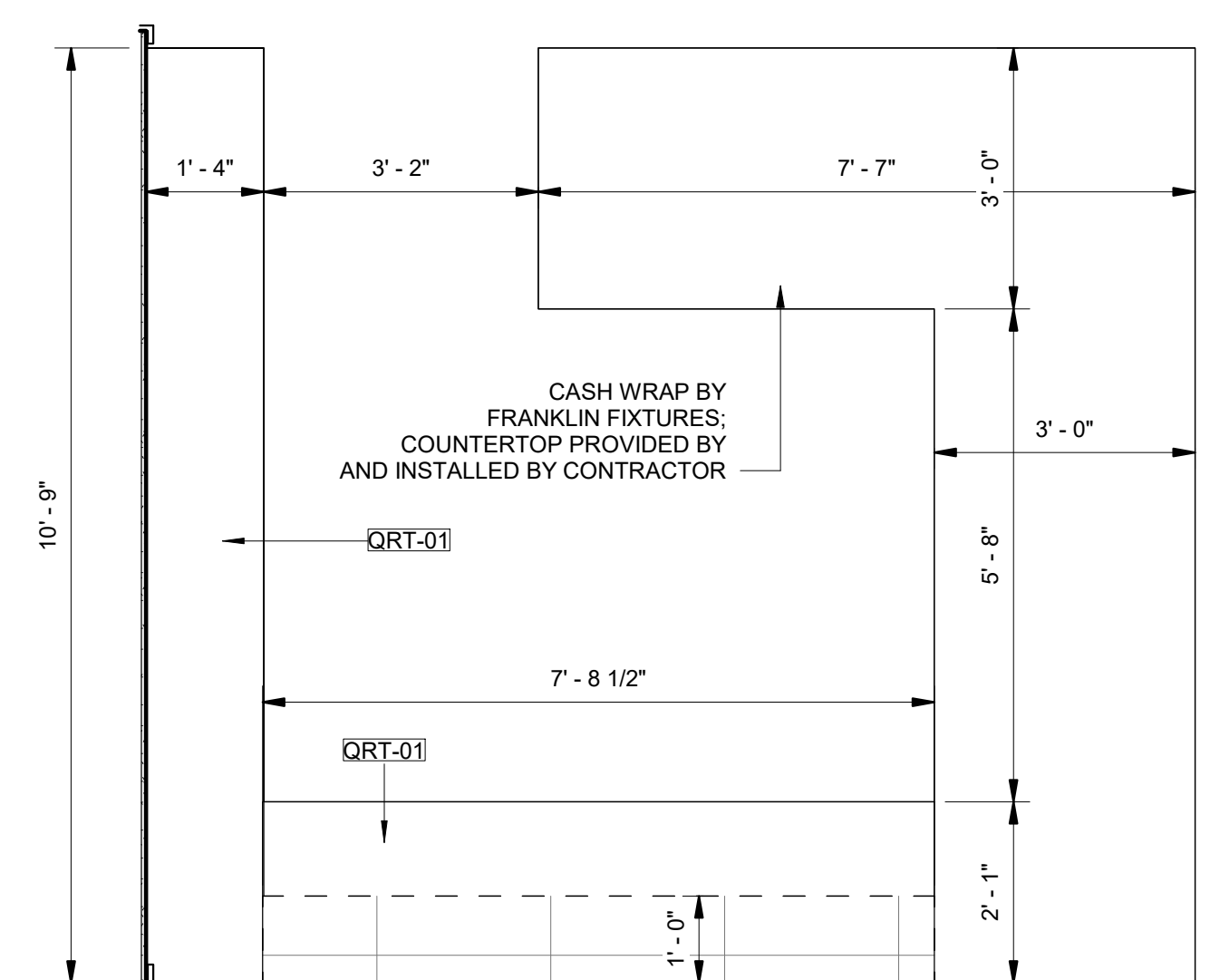
1 ENLARGED PLAN @ WINDOW COUNTER



9 DETAIL SECTION AT CASH WRAP
SHELVING
1 1/2" = 1'-0"



8 ELEVATION AT CASHWRAP SHELVING



7 ENLARGED PLAN AT CASH WRAP



INTERIOR DETAILS -
WOOD TRIM BAR AND
SOFFIT

A-801



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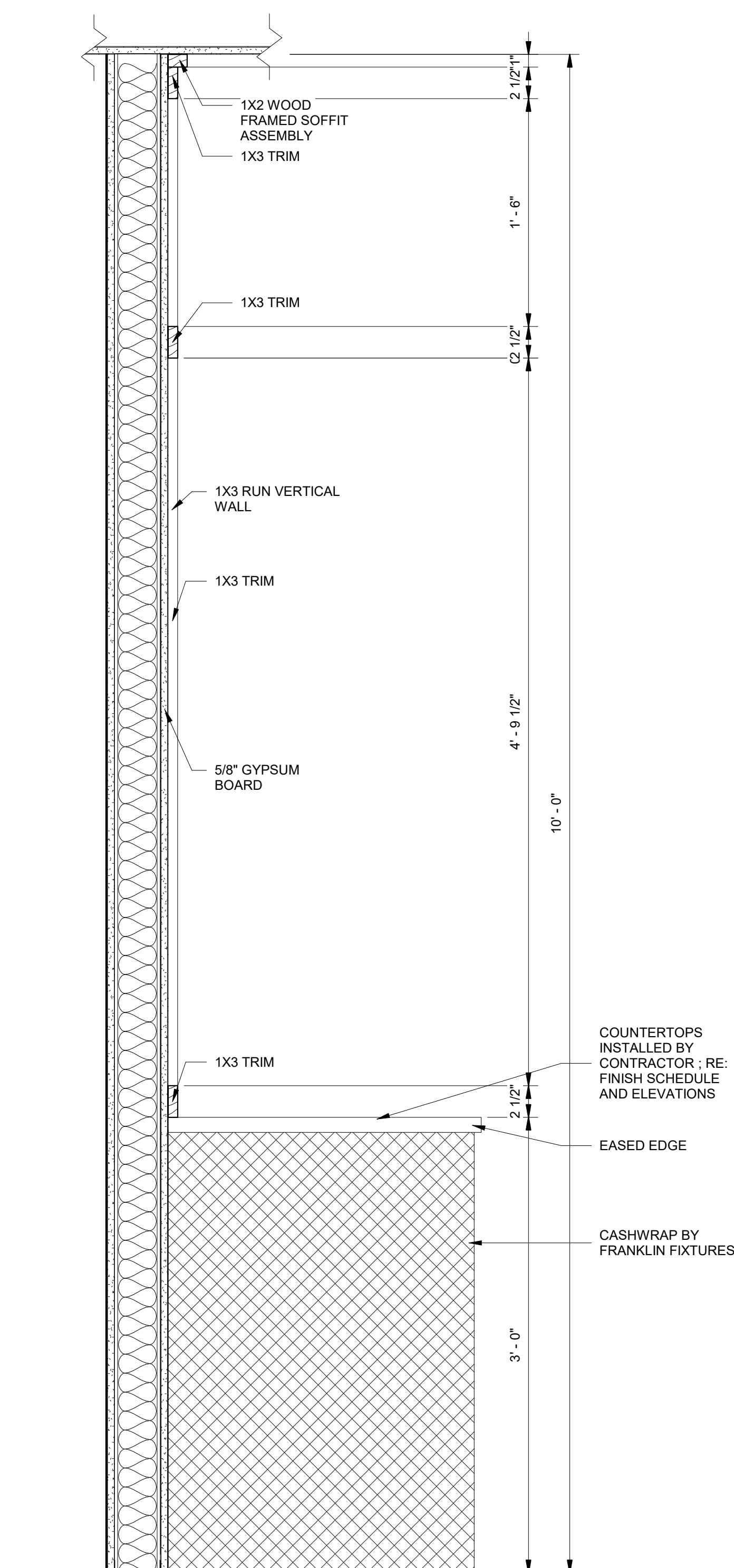


<u>History</u>	<u>Date</u>
PERMIT SET	04.17.2026

DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: Author
DESIGNED BY: Designer
CHECKED BY: Checker

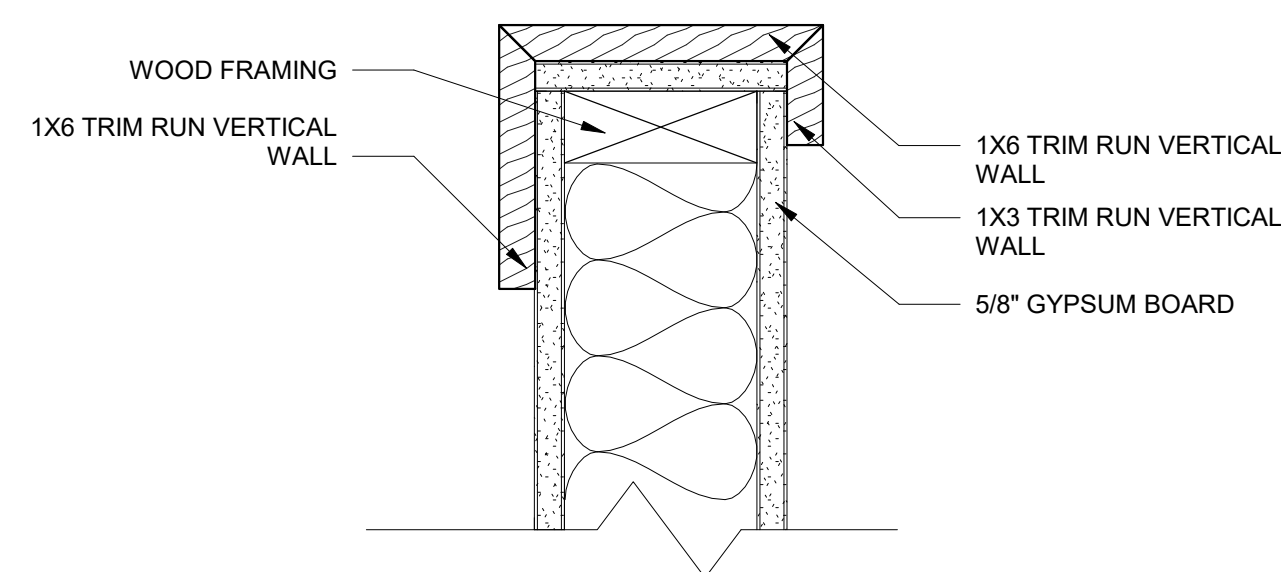
INTERIOR DETAILS - WOOD TRIM AND SOFFIT

A-802

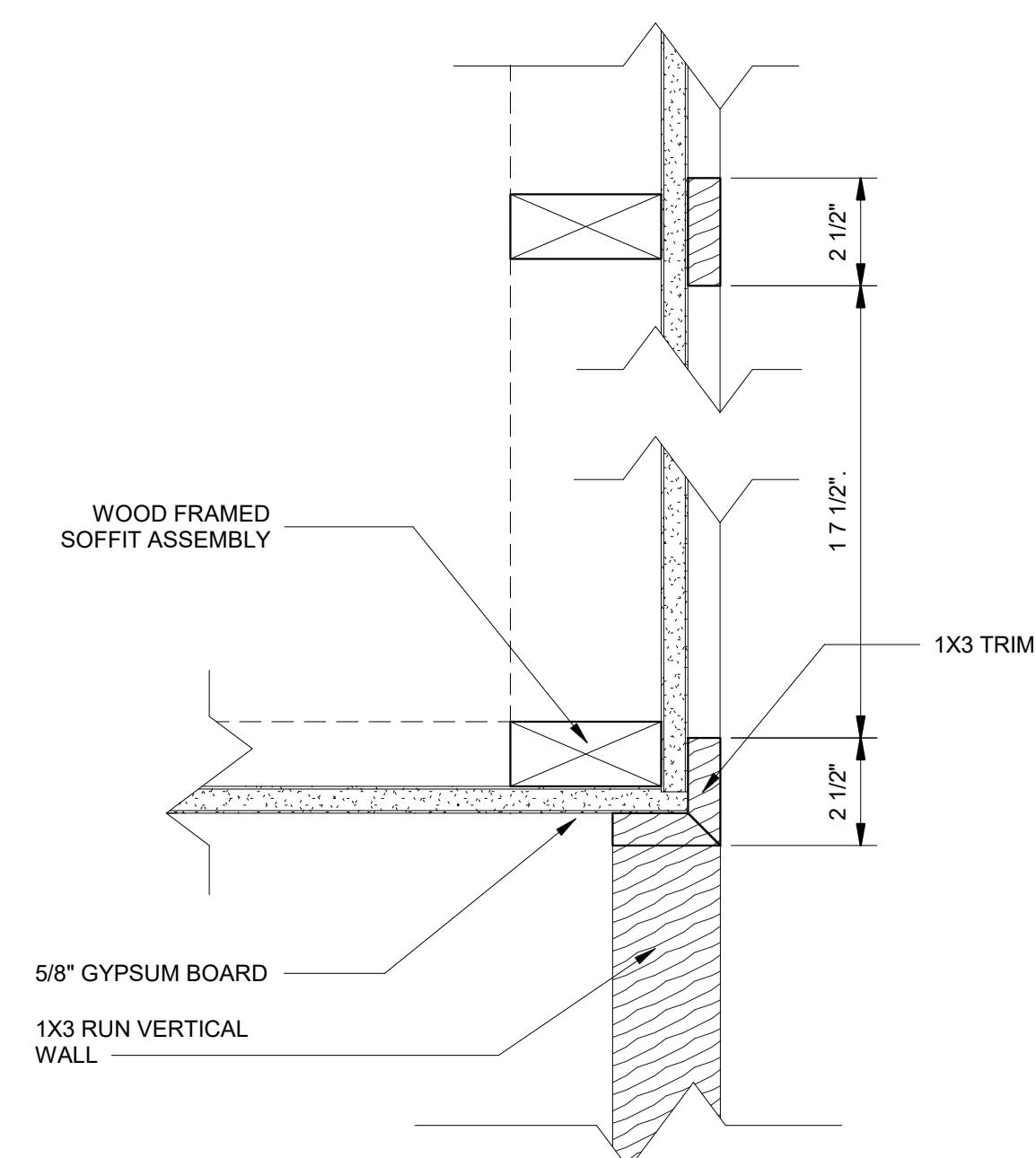


5 DETAIL SECTION BOOK COUNTER
1 1/2" = 1'-0"

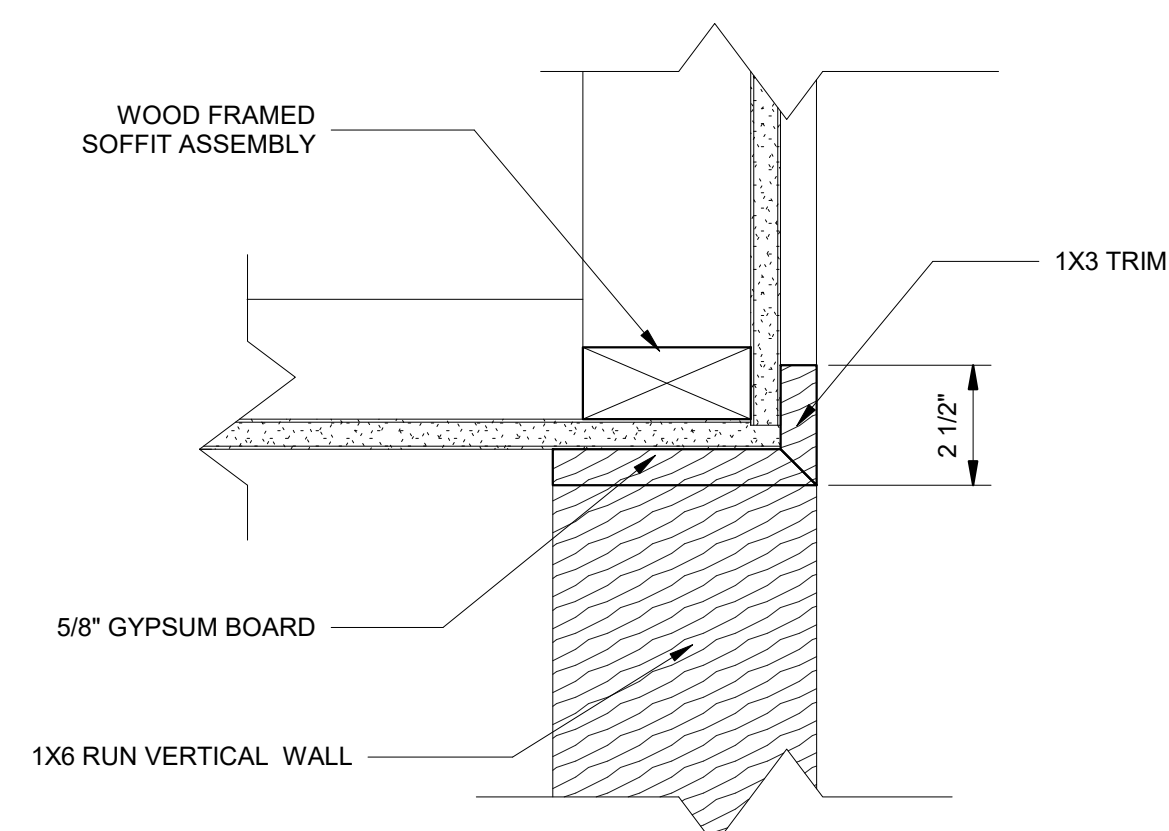
THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED



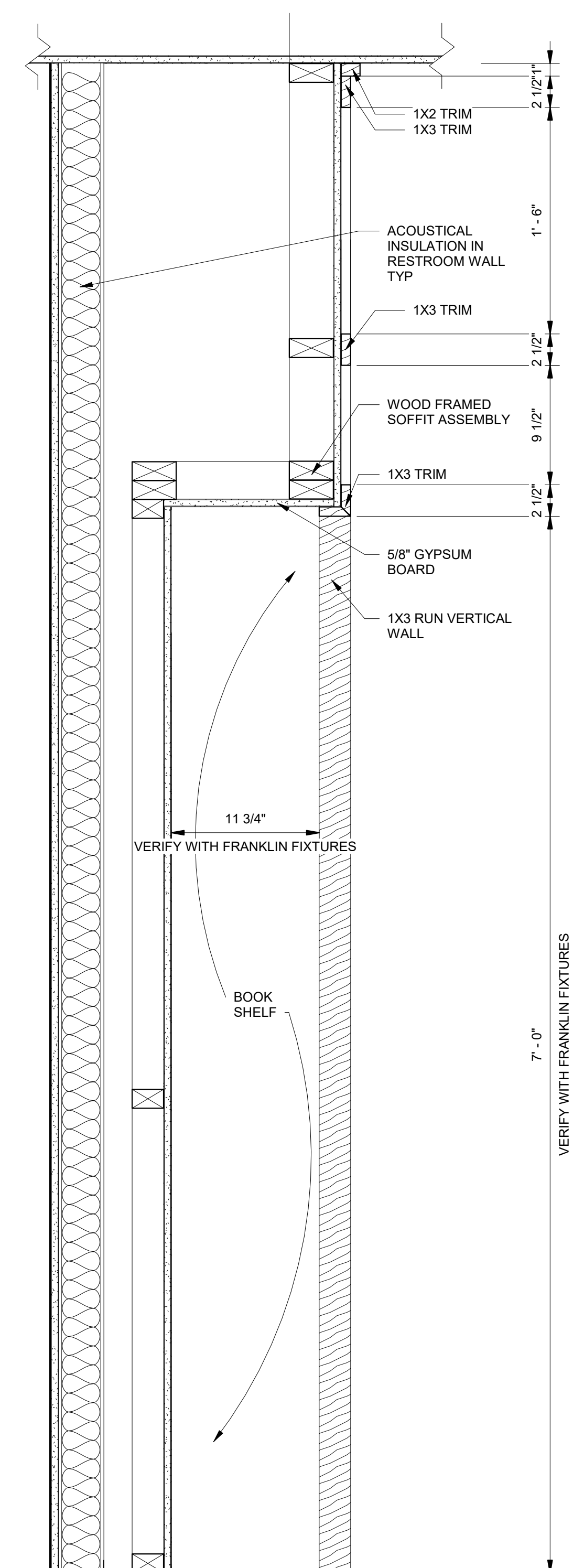
4 DETAIL @ WOOD TRIM CORNER OF WALL
3" = 1'-0"



3 DETAIL @ WOOD TRIM ON BOOK SHELF



2 DETAIL @ WOOD TRIM BATHROOM
3" = 1'-0"



1 DETAIL SECTION BOOK SHELF

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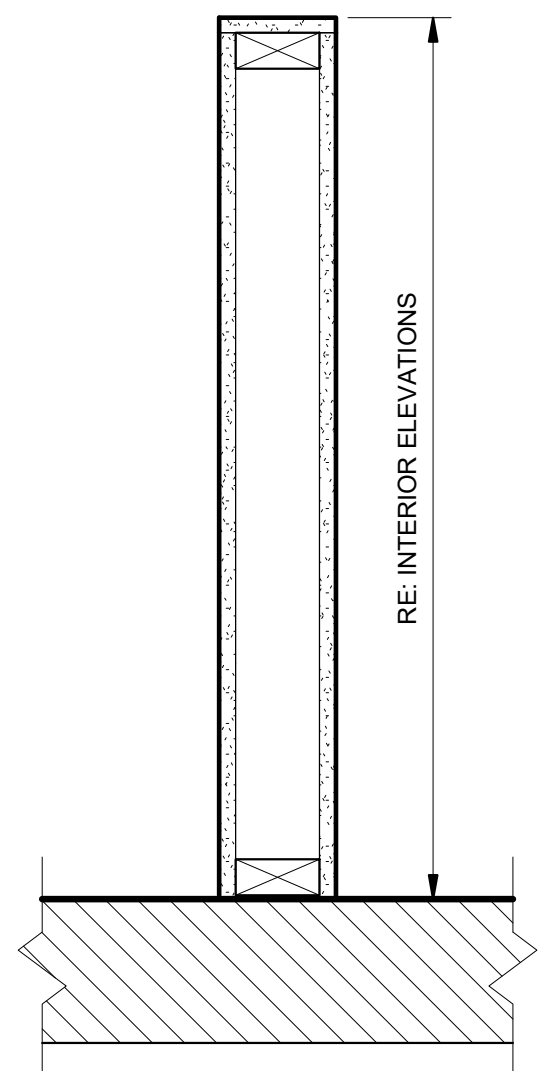


History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS /CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

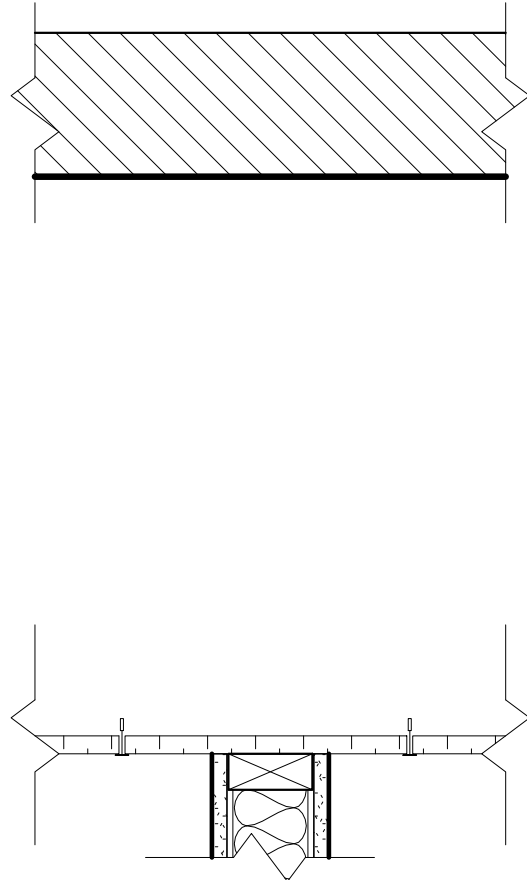
PARTITION SCHEDULE
AND TYPES

A-900



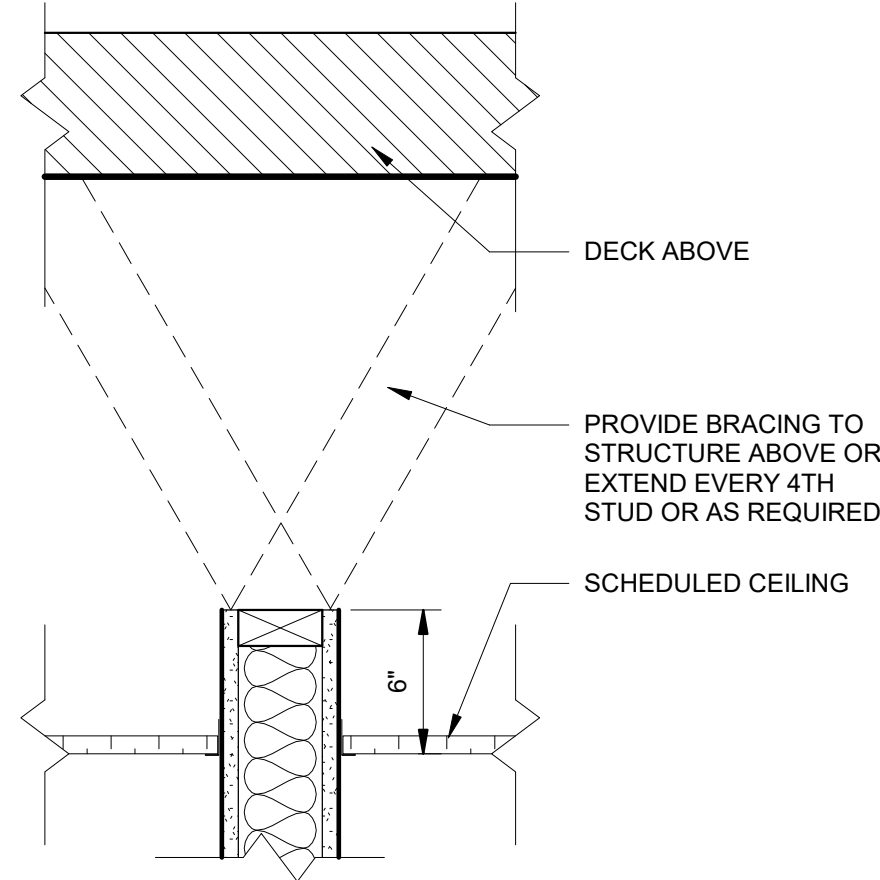
TOP CONDITION 'V'

PARTIAL HEIGHT WALL. REFER TO
INTERIOR ELEVATIONS FOR HEIGHT
A.F.F. CAP WITH GWB U.N.O.



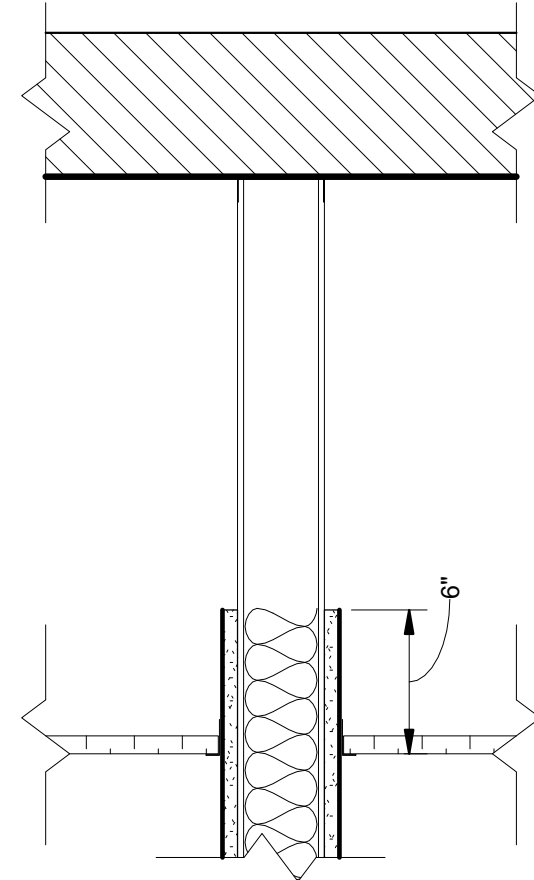
TOP CONDITION 'W'

FRAMING AND GWB TO EXTEND TO
UNDERSIDE OF FINISHED CEILING.
PROVIDE ACOUSTICAL TREATMENT AS
SCHEDULED.



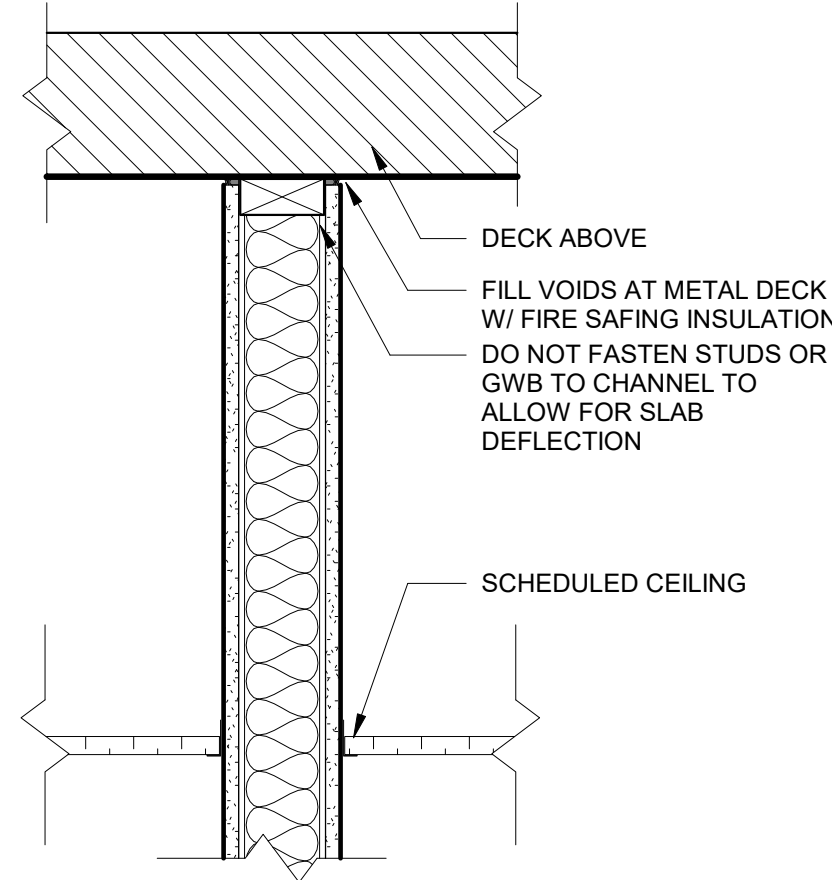
TOP CONDITION 'X'

FRAMING AND GWB TO EXTEND 6" ABOVE
FINISHED CEILING. PROVIDE BRACING TO
STRUCTURE ABOVE OR EXTEND EVERY
4TH STUD. PROVIDE ACOUSTICAL
TREATMENT AS SCHEDULED.



TOP CONDITION 'Y'

FRAMING TO EXTEND TO DECK ABOVE.
GWB TO EXTEND 6" ABOVE FINISHED
CEILING. PROVIDE ACOUSTICAL
TREATMENT AS SCHEDULED.



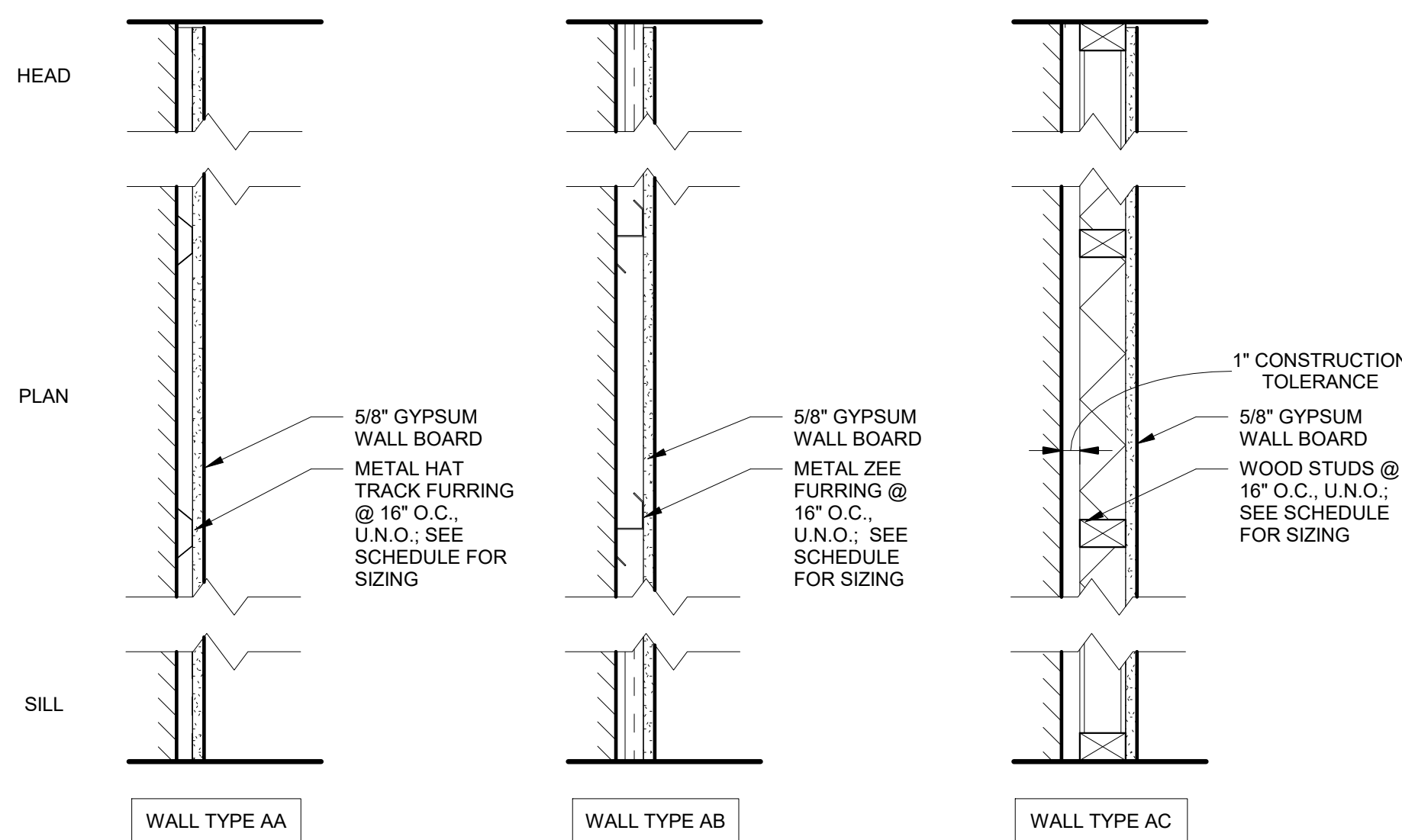
TOP CONDITION 'Z'

FRAMING AND GWB TO EXTEND TO
DECK ABOVE. PROVIDE ACOUSTICAL
TREATMENT AS REQUIRED. SEAL
JOINTS AND PENETRATIONS AS
REQUIRED

1

T.O. WALL CONDITIONS

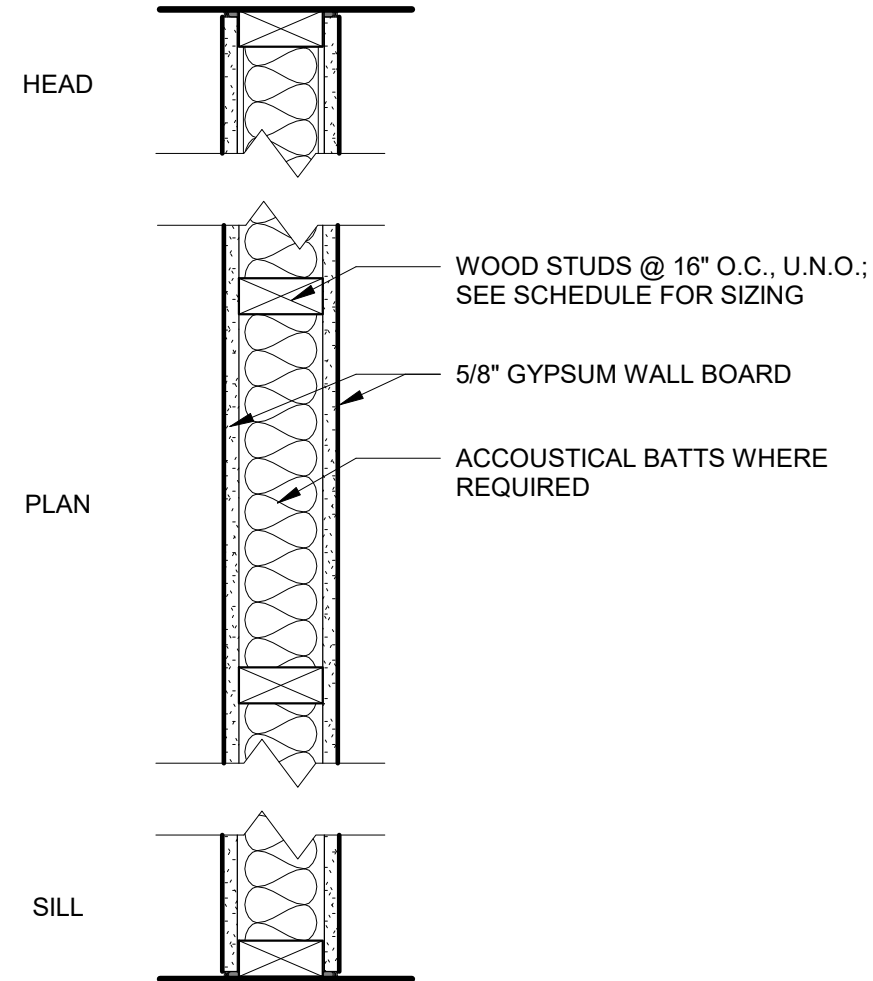
NTS



WALL TYPE A					
Type Mark	Width	Structural Material	Structural Material Size	Fire Rating	Type Comments
AC3	0' - 4 1/4"	Wood Stud	0' - 3 5/8"		

WALL TYPE A

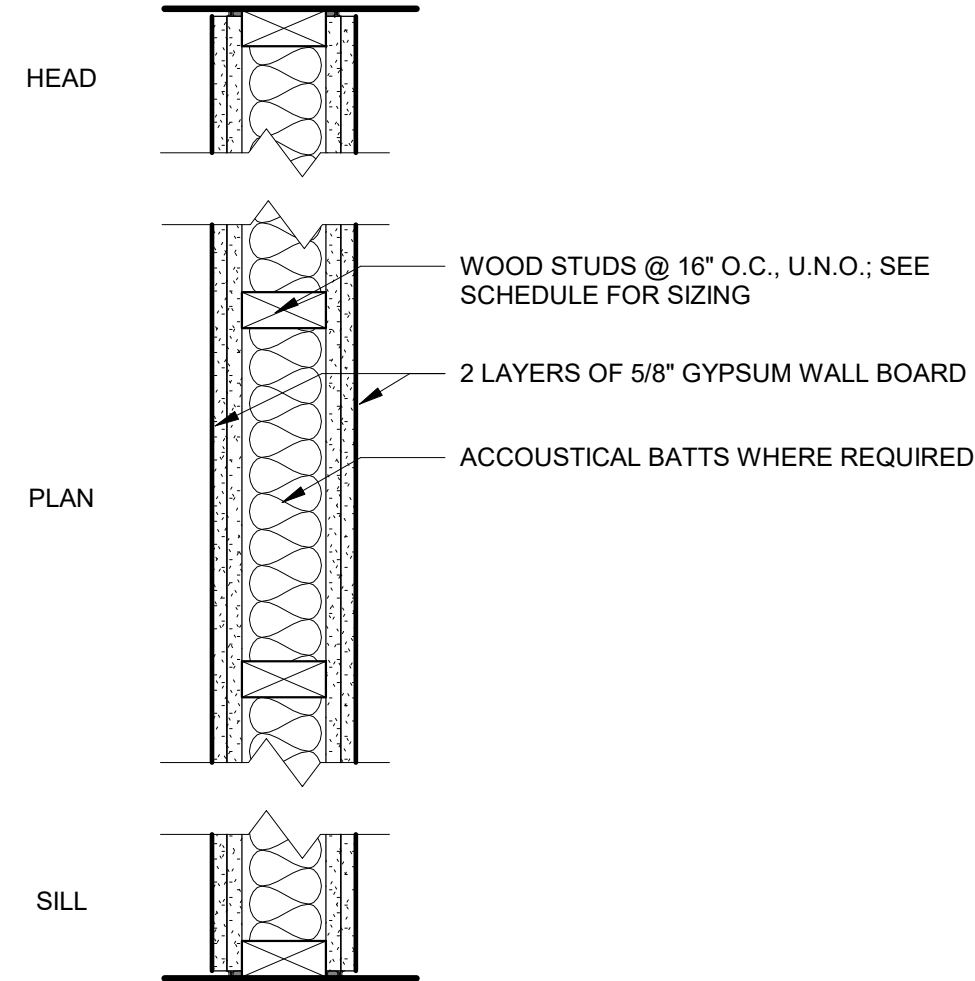
1 1/2" = 1'-0"



WALL TYPE B					
Type Mark	Width	Structural Material	Structural Material Size	Fire Rating	Type Comments
B4	0' - 4 3/4"	Wood Stud	0' - 3 1/2"		
B6	0' - 6 3/4"	Wood Stud	0' - 5 1/2"		

WALL TYPE B

1 1/2" = 1'-0"



WALL TYPE C					
Type Mark	Width	Structural Material	Structural Material Size	Fire Rating	Type Comments

WALL TYPE C

1 1/2" = 1'-0"

DOOR SCHEDULE												
DOOR NUMBER	DOOR						FIRE RATING	FRAME			COMMENTS	Hardware Sets
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH		TYPE	MATERIAL	FINIS H		
101	A	3' - 5"	7' - 10"	0' - 2"	WD	CL	-	2	WD	WD		ENTRY
102	C	3' - 0"	7' - 0"	0' - 1 3/4"	WD	WP	-	2	WD	WP		RESTROOM
103	C	3' - 0"	7' - 0"	0' - 1 3/4"	WD	WP	-	2	WD	WP		ADA RESTROOM
104	C	3' - 0"	7' - 0"	0' - 1 3/4"	WD	WP	-	2	WD	WP		STORAGE
105	C	3' - 0"	7' - 0"	0' - 1 3/4"	WD	WP	-	1	HM	MP		STORAGE
106	E	3' - 0"	6' - 8"	0' - 1 3/4"	HM	MP	-	1	HM	MP		KITCHEN
107	B	6' - 0"	6' - 8"	0' - 1 3/8"	WD	WP	-	2	WD	WP	REUSE SALVAGED DOOR; CONFIRM HEIGHT OF EXISTING OPENING IN FIELD; CONFIRM HEIGHT OF EXISTING OPENING IN FIELD; REPLACE WITH SAME HEIGHT DOOR	BACK PATIO

DOOR HARDWARE SCHEDULE												
FUNCTION	SET #	LOCKSET FUNCTION	HARDWARE COMPONENTS									
			LEVER/ HANDLE STYLE	CYLINDER	HINGES	CLOSER	SILENCER	WEATHER STRIP/ GASKETING	DOOR STOP	THRESHOLD	ACCESSORIES	
ENTRY	1	ENTRY	CUSTOM	N/A	3x (MK) TA2714 (NRP) BSP	NORTON 8501 (BSP) DOOR CLOSER	N/A	1x (PE) S773D	IVES WS406/407 (CCV) (BLK)	N/A	N/A	
RESTROOM	2	RESTROOM	SCHLAGE F40 LAT 622	N/A	3x IVES 5BB1 4.5 x 4.5 (F-BLK)	NORTON 8501 (BSP) DOOR CLOSER	N/A	N/A	IVES WS406/407 (CCV) (BLK)	N/A	IVES 8400 10" x 28" LDW B-CS (P-BLK)	
ADA RESTROOM	3	RESTROOM	SCHLAGE F40 LAT 622	N/A	3x IVES 5BB1 4.5 x 4.5 (F-BLK)	NORTON 8501 (BSP) DOOR CLOSER	N/A	N/A	IVES WS406/407 (CCV) (BLK)	N/A	IVES 8400 10" x 28" LDW B-CS (P-BLK)	
STORAGE	4	STORAGE	SCHLAGE F40 LAT 622	N/A	3x IVES 5BB1 4.5 x 4.5 (F-BLK)	N/A	N/A	N/A	IVES WS406/407 (CCV) (BLK)	N/A	N/A	
MOP SINK CLOSET	5	CLOSET	SCHLAGE F40 LAT 622	N/A	3x IVES 5BB1 4.5 x 4.5 (F-BLK)	N/A	N/A	N/A	IVES WS406/407 (CCV) (BLK)	N/A	N/A	
KITCHEN	6	KITCHEN	TBD	N/A	3x IVES 5BB1 4.5 x 4.5 (US32D)	NORTON 8501 (689) DOOR CLOSER	N/A	N/A	IVES WS406/407 (CCV) (BLK)	N/A	PEMKO 307BSP, IVES 8400 10" x 34" LDW B-CS (US32D), YALE 6100	
BACK PATIO	7	PATIO	TBD	N/A	6x (MK) TA2714 (NRP) BSP		N/A	2x (PE) S773D	2x IVES WS406/407 (CCV) (BLK)	N/A	2X IVES 261B3 (FOR TOP AND BOTTOM),	

DOOR TYPE: SEE DOOR TYPE SCHEDULE ON DWG A910

DOOR TYPE: SEE DOOR TYPE SCHEDULE ON DWG A910

DOOR CONSTRUCTION:

DOOR CONSTRUCTION:		DOOR FINISH:	
AL	ALUMINUM	AF	ALUMINUM FACTORY FINISH
HM	HOLLOW METAL	MF	METAL FACTORY FINISH
SS	STAINLESS STEEL	SS	STAINLESS STEEL
WD	WOOD	CL	HARDWOOD WITH
SC	SOLID CORE WOOD	MP	TRANSPARENT FINISH
HC	HOLLOW CORE WOOD	WP	METAL FIELD PAINTED
AL	ALUMINUM GLAD WOOD	WP	WOOD PAINTED
GL	GLASS WITH RAILS		

DOOR FINISH:

DOOR FINISH:

AF	ALUMINUM FACTORY FINISH
MF	METAL FACTORY FINISH
SS	STAINLESS STEEL
CL	HARDWOOD WITH
	TRANSPARENT FINISH
MP	METAL FIELD PAINTED
WP	WOOD PAINTED

GLASS TYPE:

TF	1/4" UNCOATED CLEAR FULLY TEMPERED FLOAT
CW	1/4" WIRE
FR	1/4" - (FIRE RATED)
IG	1" INSULATED GLASS
LG	LAMINATED GLASS
T	1/2" TEMPERED

FRAME CONSTRUCTION:

FRAME CONSTRUCTION:		FRAME FINISH:	
AC	ALUMINUM CLAD WOOD	AF	ALUMINUM FACTORY FINISH
AL	ALUMINUM	CL	HARDWOOD WITH
HM	HOLLOW METAL		TRANSPARENT FINISH
SS	STAINLESS STEEL	MF	METAL FACTORY FINISH
WD	WOOD	MP	METAL FIELD PAINTED
PS	PRESSED STEEL	WP	WOOD PAINTED

FRAME FINISH:

FRAME FINISH:

AF	ALUMINUM FACTORY FINISH
CL	HARDWOOD WITH TRANSPARENT FINISH
MF	METAL FACTORY FINISH
MP	METAL FIELD PAINTED
WP	WOOD PAINTED

PRODUCT KEY:

PRODUCT KEY:

QUANTITY (MANUFACTURER) MODEL # FINISH #

EX: 3x (ASSA ABLOY) BLBP 606

BHMA (BUILDERS HARDWARE MANUFACTURERS ASSOCIATION) AND U.S. STANDARD FINISH CODES

BHMA	USXX	FINISH/BASE METAL
600	USP	PRIMED FOR PAINTING - STEEL
602	US2C	CADMIUM ON STEEL
603	US2G	ZINC ON STEEL
604		ZINC DICHROMATE ON STEEL
605	US3	BRIGHT BRASS ON BRASS
606	US4	SATIN BRASS ON BRASS
609	US9	SATIN BRASS BLACKENED (ANTIQUE) ON BRASS
610	US9	SATIN BRASS BLACKENED (BRIGHT) ON BRASS
611	US9	BRIGHT BRONZE ON BRONZE
612	US10	SATIN BRONZE ON BRONZE
613	US10B	OIL RUBBED BRONZE ON BRONZE
616	US11	SATIN BRONZE - BLACKENED ON BRONZE
618	US14	BRIGHT NICKEL ON BRASS OR BRONZE
619	US15	SATIN NICKEL ON BRASS OR BRONZE
620	US15A	SATIN NICKEL (ANTIQUE) ON BRASS OR BRONZE
622	US20	FLAT BLACK COATED ON BRASS OR BRONZE
623	US23	OXIDIZED BRIGHT BRONZE ON BRONZE
624	US20A	OXIDIZED BRIGHT STEEL - STAINLESS STEEL
625	US26	BRIGHT CHROMIUM ON BRASS OR BRONZE
626	US26D	SATIN CHROMIUM ON BRASS OR BRONZE
627	US27	SATIN ALUMINUM - ANODIZED - ALUMINUM
628	US28	SATIN ALUMINUM (ANODIZED) - ALUMINUM
629	US32	SATIN STAINLESS STEEL - STAINLESS STEEL
630	US32D	SATIN STAINLESS STEEL - STAINLESS STEEL
666	US3	BRIGHT BRASS PLATED ALUMINUM
667	US4	SATIN BRASS PLATED ALUMINUM
668	US10	SATIN BRONZE PLATED ALUMINUM
669	US14	BRIGHT NICKEL PLATED ALUMINUM

MANUFACTURER LEGEND:

ASSA ABLOY

MCKINNEY	M
RIXSON	R
YALE	Y
HES	H
ROCKWOOD	R
NORTON	N
PEMKO	P
OTHER	O

- 1 LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A
2 PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE
3 HARDWARE, BY PANIC BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE
4 RELEASE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.
- 5 HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44"
6 ABOVE THE FLOOR.
- 7 THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE
8 THRESHOLD OF THE DOORWAY.
- 9 THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 15 LBS FOR
10 RECESSED OR LOCK INTERIOR DOORS PER 1010.1.3.3 AND 1010.1.3.8 B.
11 EGRESS DOORS TO HAVE LOCK THAT CAN BE RELEASED WITH SINGLE ACTION IN
12 COMPLIANCE WITH SECTION 1010.1.3.3

1 ALL DOORS ARE 1 3/4" THICK UNLESS OTHERWISE NOTED.
2 PROVIDE 3/4" UNDERCUT ON THE FOLLOWING DOORS:
3 REFER TO DRAWINGS ON A101 FOR LOCATION OF DOORS
4 ALL GLASS TO BE TEMPERED

1/2" = 1'-0"

RE: SCHEDULE

0'-4"

3'-6"

TYPE A

TYPE B

TYPE C

TYPE D

TYPE A NO FIRE RATING
TYPE A45 45 MINUTE FIRE RATING
TYPE A90 90 MINUTE FIRE RATING

TYPE B NO FIRE RATING
TYPE B45 45 MINUTE FIRE RATING
TYPE B90 90 MINUTE FIRE RATING

TYPE C NO FIRE RATING

TYPE D NO FIRE RATING / EXISTING TO REUSE

◇ INDICATES TEMPERED GLASS

$$1/2'' = 1'-0''$$

DOOR AND HARDWARE SCHEDULE – GENERAL NOTES

1. ALL DOORS, FRAMES, AND HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.
2. REFER TO DOOR SCHEDULE FOR DOOR TYPES, SIZES, FIRE RATINGS, AND HARDWARE SETS. REFER TO HARDWARE SCHEDULE FOR COMPLETE HARDWARE REQUIREMENTS.
3. ALL EGRESS DOORS SHALL COMPLY WITH IBC SECTION 1010 - DOORS, GATES, AND TURNSTILES, INCLUDING REQUIREMENTS FOR OPERATION, CLEAR WIDTH, AND TURNING DIRECTIONS.
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT IN ACCORDANCE WITH IBC SECTION 1010.1.9.
5. DOOR HARDWARE SHALL BE INSTALLED BETWEEN 34 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR IN ACCORDANCE WITH ICC A117.1 SECTION 404.2.7.
6. HAND-ACTIVATED DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST IN ACCORDANCE WITH IBC SECTION 1010.1.9.1 AND ICC A117.1 SECTION 309.4. MINIMUM CLEAR WIDTH OF CLEAR OPENING OF DOOR FRAME SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES IN ACCORDANCE WITH IBC SECTION 1010.1.1 AND ICC A117.1 SECTION 404.2.3.
7. REQUIRED EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR WHEN SERVING A HIGH HAZARD OCCUPANCY IN ACCORDANCE WITH IBC SECTION 1010.1.2.
8. FIRE-RATED DOORS AND FRAMES SHALL BE PROVIDED WHERE REQUIRED BY THE CODE AND SHALL COMPLY WITH IBC SECTION 716 - OPENING PROTECTIVES. FIRE-RATED ASSEMBLIES SHALL BE INSTALLED AND LABELED IN ACCORDANCE WITH THEIR LISTING.
9. FIRE DOOR ASSEMBLIES SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING WHERE REQUIRED IN ACCORDANCE WITH IBC SECTION 716.2.6.
10. PANIC HARDWARE OR FIRE EXIT HARDWARE SHALL BE PROVIDED ON DOORS SERVING ASSEMBLED OR EDUCATIONAL OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS AND ON HIGH HAZARD OCCUPANCIES IN ACCORDANCE WITH IBC SECTION 1010.1.10.
12. DOOR OPENING FORCE FOR INTERIOR HINGED DOORS SHALL NOT EXCEED 5 POUNDS IN ACCORDANCE WITH ICC A117.1 SECTION 404.2.9.
13. MINIMUM CLEARANCES AT DOORS SHALL COMPLY WITH ICC A117.1 SECTION 404.2.4.
14. GLAZING IN DOORS AND ADJACENT PANELS SHALL COMPLY WITH IBC SECTION 2406 - SAFETY GLAZING WHERE REQUIRED.
15. DOOR HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
16. ALL DOORS AND HARDWARE SHALL BE COORDINATED WITH SECURITY, ACCESS CONTROL, FIRE ALARM, AND ELECTRICAL SYSTEMS WHERE APPLICABLE.
17. VERIFY ALL DOOR FRAME TYPES, WALL CONDITIONS, AND ROUGH OPENINGS PRIOR TO FABRICATION AND INSTALLATION.
18. ANY DISCREPANCIES BETWEEN THE DOOR SCHEDULE, HARDWARE SCHEDULE, AND FLOOR PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.



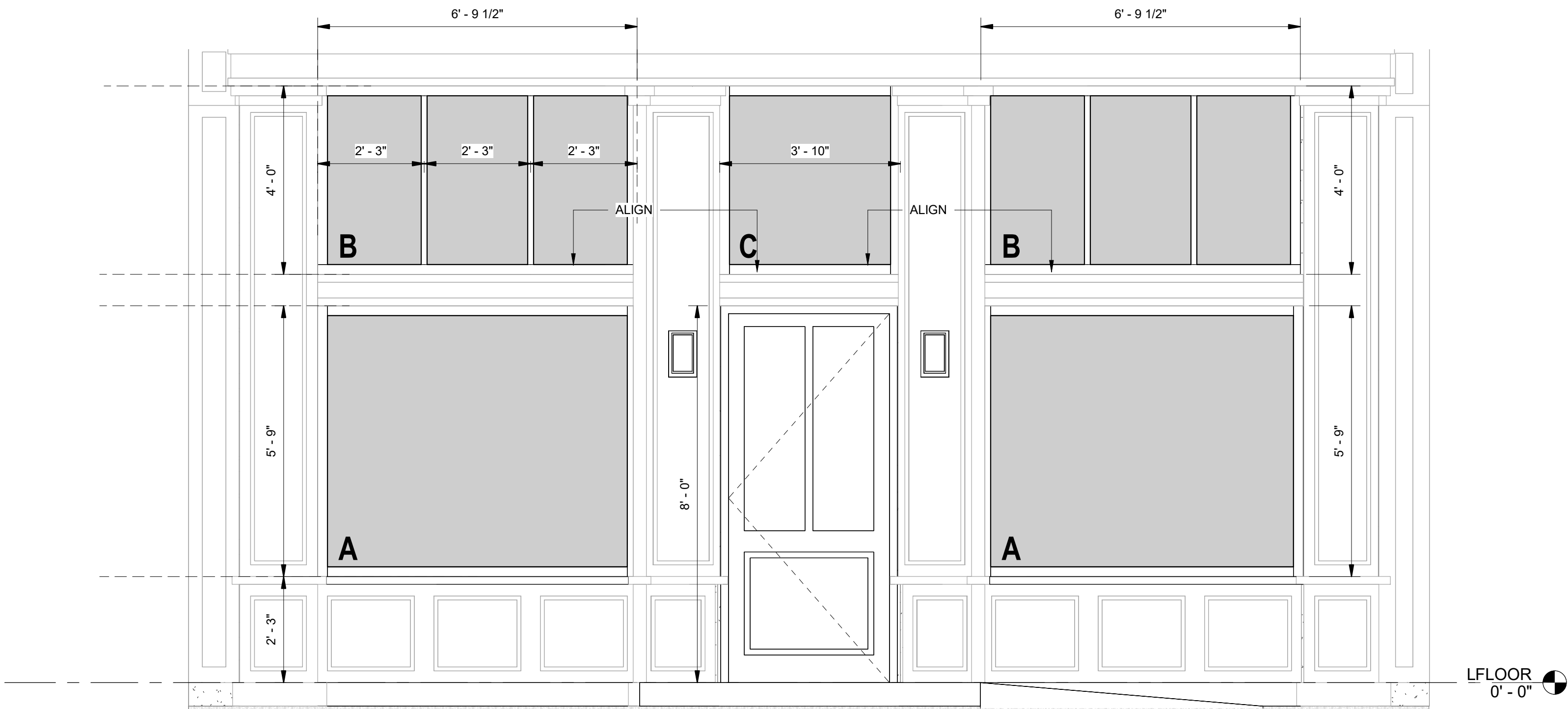
History

<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

DOOR SCHEDULE AND TYPES

A-910



1 WINDOW SCHEDULE

1/2" = 1'-0"

WINDOW SCHEDULE GENERAL NOTES

- A. PROVIDE WINDOW ASSEMBLIES IN COMPLIANCE WITH THE International Building Code (2018 Edition) AND ALL APPLICABLE LOCAL AMENDMENTS.
- B. GLAZING ASSEMBLIES SHALL COMPLY WITH BUILDING THERMAL ENVELOPE REQUIREMENTS OF International Building Code (2018 Edition) CHAPTER 13 AND THE International Energy Conservation Code (2018 Edition).
- C. PROVIDE WINDOW ASSEMBLIES COMPLYING WITH International Energy Conservation Code (2018 Edition) SECTION C402.4 (FENESTRATION) FOR CLIMATE ZONE 5B.
- D. PROVIDE FENESTRATION WITH THE FOLLOWING MAXIMUM THERMAL PERFORMANCE VALUES PER IECC TABLE C402.4:
MAXIMUM U-FACTOR: 0.30
MAXIMUM SHGC: NOT REQUIRED FOR CLIMATE ZONE 5 UNLESS REQUIRED FOR PRESCRIPTIVE OR PERFORMANCE COMPLIANCE PATH.
- E. WINDOWS SHALL BE TESTED AND LABELED IN ACCORDANCE WITH AAMA/WDMA/CSA 101/I.S.2/A440.
- F. WINDOW ASSEMBLIES SHALL BE DESIGNED TO RESIST WIND LOADS IN ACCORDANCE WITH ASCE 7 AND PROJECT STRUCTURAL DRAWINGS.
- G. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS PER International Building Code (2018 Edition) SECTION 2406.
- H. SAFETY GLAZING SHALL COMPLY WITH ONE OF THE FOLLOWING:
ANSI Z97.1
CPSC 16 CFR 1201
- I. WHERE INDICATED, PROVIDE FIRE-RESISTANCE-RATED GLAZING ASSEMBLIES COMPLYING WITH ASTM E119 OR UL 263.
- J. INSTALL WINDOWS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ASTM E2112.
- K. WINDOW ASSEMBLIES SHALL MEET AIR INFILTRATION AND WATER PENETRATION REQUIREMENTS OF AAMA/WDMA/CSA 101/I.S.2/A440.
- L. PROVIDE FLASHING, SEALANTS, AND WEATHER BARRIERS AS REQUIRED TO MAINTAIN CONTINUITY OF THE BUILDING ENVELOPE AND PREVENT WATER INTRUSION.
- M. PROVIDE PERMANENTLY LABELED WINDOW UNITS INDICATING CERTIFIED PERFORMANCE RATINGS IN ACCORDANCE WITH THE National Fenestration Rating Council.
- N. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS AND FIELD CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF WINDOW ASSEMBLIES.



History	Date
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker

WINDOW SCHEDULE AND TYPES

A-920



History	Date
SCHEMATIC DESIGN	02.17.2026
PERMIT SET	04.17.2026

DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS/CF
DESIGNED BY:	AS/CF
CHECKED BY:	AS

SCHEDULES

A-930

FINISH & ACCESSORY SCHEDULE									
Comments	TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE #	COLOR	SIZE	LOCATION	COMMENTS	REP CONTACT INFO
04 05 00 - MASONRY									
04 05 00 - MASONRY	BR-01	BRICK	EXSTING				EXTERIOR WALLS		
05 70 00 - DECORATIVE METALS									
05 70 00 - DECORATIVE METALS	MTL-01	TIN CEILING	AMERICAN TIN CEILINGS	TBD	TBD	2'X2'	CEILING FINISH	ALLOCATE \$12 / SF	
06 00 00 - WOOD, PLATIC, AND COMPOSITES									
06 00 00 - WOOD, PLATIC, AND COMPOSITES	PL-01	LAMINATE @ BOH	WILSONART	BLACK - FINEGRAIN				UNDER COUNTER CAFE CABINETRY	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	RB-01	RUBBER BASE	ROPPE	700 SERIES / 6" COVE BASE	100 BLACK	6"		BOH HOUSE CAFE BAR	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WB-01	WOOD BASE	LOCAL	-		1X6		PAINT GRADE WOOD BASE	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-01	WOOD FLOORING	EXISTING		.			REPAIR AS NEEDED, RESAND AND REFINISH AS NEEDED	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-02	WOOD TRIM	LOCAL		STAIN	1X3	BACK BAR / WALL TRIM / SOFFIT TRIM	STAIN TO MATCH CONTROL SAMPLE	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-03	WOOD TRIM	LOCAL		STAIN	1X6	WOOD PANEL AT WAINSCOTTING / SOFFIT	STAIN TO MATCH CONTROL SAMPLE	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-04	WOOD VENEER OVER PLYWOOD	LOCAL		STAIN	VARIES	SOFFIT/ WAINSCOTTING PANELING	STAIN TO MATCH CONTROL SAMPLE	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-05	SOLID WOOD	LOCAL		STAIN	VARIES	WOOD SHELIVING AT BAR AND CASHWRAP	STAIN TO MATCH CONTROL SAMPLE	
06 00 00 - WOOD, PLATIC, AND COMPOSITES	WD-06	WOOD VENEER	TBD				FINISH AT RESTROOM VANITY		
09 30 00 - TILING									
09 30 00 - TILING	TL-01	WALL TILE	ZIA TILE	CERAMICS - GLOSSY	PONDEROSA	2X8	CAFE BAR FRONT	ALLOCATE \$15/SF	trade@ziatile.com
09 30 00 - TILING	TL-02	WALL TILE	BEDROSANS	MARIN - GLOSSY	MISTY BLUE	2.5 X 5	BATHROOM WET WALL	ALLOCATE \$7/SF	ALMA PAYAN, alma.payan@bedrosians.com
09 30 00 - TILING	TL-02.1	JOLLY TILE	BEDROSANS	MARIN - GLOSSY	MISTY BLUE	.5"X12"	TRIM AT BATHROOM TILE WALL	ALLOCATE \$6/ PIECE	ALMA PAYAN, alma.payan@bedrosians.com
09 30 00 - TILING	TL-03	FLOOR TILE	BEDROSANS	LE CAFE - DECLEC1D2	DECO DESIGN 2	MOSAIC	BATHROOM FLOOR TILE	ALLOCATE \$6/SF	ALMA PAYAN, alma.payan@bedrosians.com
09 30 00 - TILING	TL-04	FLOOR TILE	ZIA TILE	ELLS MILK AND MARMOT - GLASS MOSAIC	ELLS MILK AND MARMOT	12X12 SHEET	BAR FRONT FLOOR TILE	ALLOCATE \$25 /SF	trade@ziatile.com
09 30 00 - TILING	TL-05	WALL TILE					BACK OF BAR WALL TILE	ALLOCATE \$10 /SF	
09 30 00 - TILING	TL-06	FLOOR TILE	ZIA TILE	VESPERTINE - GLASS MOSAIC	VESPERTINE	1212 SHEET	BAR FRONT FLOOR TILE - BORDER	ALLOCATE \$20 /SF	trade@ziatile.com
09 65 00 - RESILIENT FLOORING									
09 65 00 - RESILIENT FLOORING	RES-01	FLOORING	ALTRO	STRONGHOLD 30			MOPSINK AND STORAGE, AND CAFE FLOOR		
09 72 00 - WALL COVERING									
09 72 00 - WALL COVERING	FRP-01	FRP KITCHEN PANELING	ALTRO	PURAGUARD	BLACK		BOH WALL AT CAFE BAR AND KITCHEN		
09 72 00 - WALL COVERING	WC-01	WALLCOVERING	CHASING PAPER	PEONIES / MATTE PERFORMANCE VINYL	GREY	2X4	BATHROOM WALLS		
09 91 00 - PAINT									
09 91 00 - PAINT	PT-01	WALL PAINT	SHERWIN WILLIAMS	EGGSHELL			OVERALL		
09 91 00 - PAINT	PT-02	CEILING PAINT	SHERWIN WILLIAMS	MATTE			RESTROOM HALLWAY		
09 91 00 - PAINT	PT-03	WALL PAINT	SHERWIN WILLIAMS	EGGSHELL			WALLS AT BATHROOM CORE		
10 26 00 WALL AND DOOR PROTECTION									
10 26 00 WALL AND DOOR PROTECTION	CG-01	CORNER GUARDS	KOROSEAL				THROUGHOUT		
12 36 00 - COUNTERTOPS									
12 36 00 - COUNTERTOPS	QRT-01	QUARTZ					RESTROOM VANITY / CAFE BAR COUNTER / CASH WRAP COUNTER		

PLUMBING ACCESSORY SCHEDULE				
TYPE MARK	MANUFACTURER	MODEL	FINISH	DESCRIPTION
PA-01	MR GRAB BAR	DESIGNER GRAB BAR MODERN	SATIN NICKEL	18 INCH GRAB BAR
PA-02	MR GRAB BAR	DESIGNER GRAB BAR MODERN	SATIN NICKEL	36 INCH GRAB BAR
PA-03	MR GRAB BAR	DESIGNER GRAB BAR MODERN	SATIN NICKEL	42 INCH GRAB BAR
PA-04	BOBRICK	B-540	STAINLESS STEEL	TOILET PAPER HOLDER
PA-05	BOBRICK	B-254	STAINLESS STEEL	NAPKIN DISPOSAL
PA-06	JALCO	820-SN	SATIN NICKEL	RESTROOM P TRAP
PA-07	SURE-LOC	SO-RH1 FBL	FLAT BLACK	HOOK RESTROOM DOOR
PA-08	TBD			SOAP DISPENSER
PA-09	FOUNDATIONS	5410339	STAINLESS STEEL	BABY CHANGING STATION
PA-10	BIRCH LANE	HEREEN RECTANGLE WALL MIRROR	BROWN	25"X35" RESTROOM MIRROR

LIGHTING FIXTURE SCHEDULE							
TAG	MANUFACTURER	MODEL	SIZE	BULB	FINISH	DESCRIPTION	VENDOR/ REP. CONTACT INFO
LT-01	MONTCLAIR	PEB433-41	18"	LED, 2700K	BLACK	DOME PENDANT	
LT-02	HALO	L830S - 60 DEGREE BEAM ANGLE	3" TRACK HEAD		BLACK	TRACK LIGHTING THROUGHOUT	GINA MORGAN.gina.morgan@illumsys.com
LT-03	COLOR CORD	AIO PUCK CEILING PENDANT / AIO-H-078 / CUSTOM CORD LENGTH	4.75" D	LED GLOBE 625 FROSTED	BLACK	PENDANT @ WINDOW	
LT-04	TROY LIGHTING	MIDVALE PENDANT / F1915-PBR	14.75"D	LED, 2700K	PATINA BRASS	PENDANT @ CAFE BAR	
LT-05	SHADES OF LIGHT	BOWLBY SEMI-FLUSH FIXTURE /FM22038 BK	14.25"D	LED G9 2700K	MATTE BLACK / GLASS	FLUSH MOUNT @ RESTROOM	
LT-06	EXISTING					STRIP LIGHT @ KITCHEN	
LT-07	TROY LIGHTING	SACRAMENTO CHANDELIER / F8163-PBR/SSD	63"D	LED 2700K	BRASS / SCOF SAND	CHANDELIER @ CASH WRAP	
LT-08	G.C. PREFERRED					3" DOWNLIGHT @ STORAGE	
LT-09	TBD					STRING LIGHT @ OUTDOOR PATIO	
LT-10	MITZI	PAISLEY BATHROOM VANITY LIGHT / H678303-SBK	21"	LED 2700K	BLACK	BATHROOM VANITY LIGHT	
LT-11	MINKA AIRE FAN	FLUSHMOUNT OUTDOOR CEILING FAN / F873-CL	52"	N/A	BLACK	52" EXTERIOR CEILING FAN	
LT-12	MULLAN	QUIN BRASS CYLINDER DOWNLIGHT / MLCF50		LED GU10 2700K	MATTE BLACK	SURFACE MOUNTED DOWNLIGHT	GINA MORGAN.gina.morgan@illumsys.com
LT-13	BARNLIGHT	THE ORIGINAL WAREHOUSE GOOSENECK LIGHT	12" SHADE		BARN RED	OUTDOOR OVER WINDOW SCONCE	
LT-14	BARNLIGHT	BOWIE WALL SCONCE	6' SHADE		BARN RED	OUTDOOR FRONT ENTRY SCONCE	
LT-15	BY G.C.				TO MATCH CEILING FINISH	EXHAUST FAN	
LT-16	ACOLYTE	FLEXIBLE BACKLYTE - VARIABLE WHITE				FLEXIBLE LED PANEL AT FAUX SKYLIGHT	GINA MORGAN.gina.morgan@illumsys.com

THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED.

PLUMBING FIXTURE SCHEDULE					
Type Mark	Manufacturer	Model	Finish	Description	Comments
PF-01	KOHLER	K-30810 / SANTA ROSA	WHITE	TOILET	
PF-02	KOHLER	K-2214-0 / LADENA	WHITE	UNDERMOUNT SINK (RESTROOM)	
PF-03	DELTA	NICOLI / 35749LF-SS	STAINLESS STEEL	DECK MOUNT FAUCET	PAIR WITH AERATOR TO MAKE FAUCET .5 GPM RP92901
PF-04	ELEGANT LIGHTING	HUDSON VANITY 36 IN ADA COMPLIANT / EGVF14836NT	NATURAL OAK	ADA BATHROOM VANITY	SINK AND COUNTERTOP INCLUDED; FAUCET SPECIFIED SEPERATELY



TOWN OF PAONIA, COLORADO NOTICE OF PUBLIC HEARING

NOTICE is hereby given that the Zoning Board of Adjustments will hold a Public Hearing at 6:00 p.m. on Friday, April 24th, 2026, at Paonia Town Hall, 214 Grand Avenue, Paonia, CO 81428. The purpose of the public hearing will be to consider an application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for a variance to install an ADA accessible ramp on Town Property and a variance for the off-street parking requirement in Paonia Municipal Code §16-6-10 at the property located at 232 Grand Avenue, Paonia, CO 81428.

FURTHER NOTICE is hereby given that the Paonia Board of Trustees will hold a public hearing at 6:30 pm on Tuesday, April 28, 2026 to consider the application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for the variance to install an ADA accessible ramp on town property to provide access to their property at 232 Grand Avenue, Paonia, CO 81428.

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. For further information concerning the Public Hearing, please contact the Town Clerk at 970-527-4101 during regular business hours.

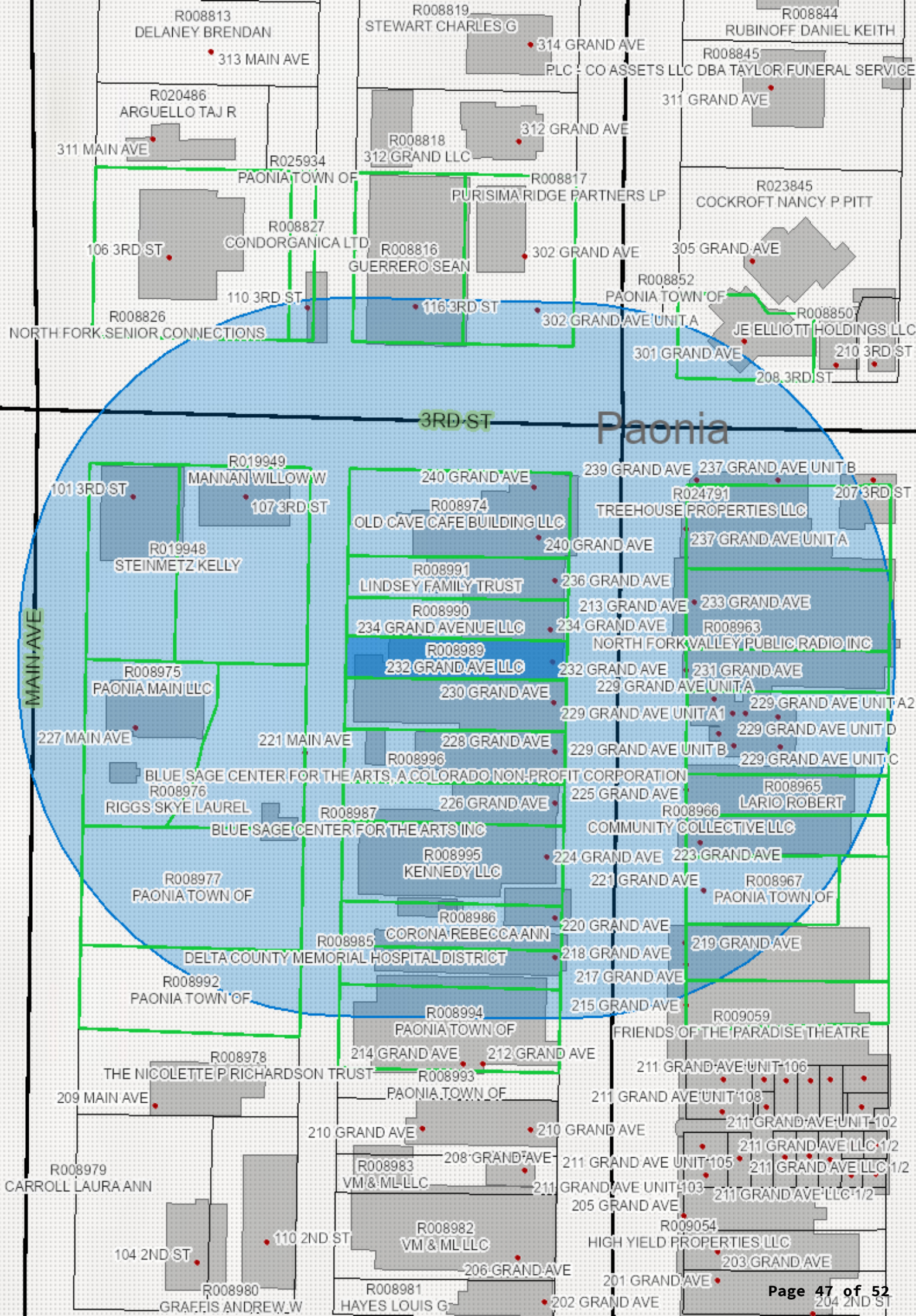
Dated the 1st day of April 2026.

TOWN OF PAONIA, COLORADO
Samira Vetter, Town Clerk

Posted on: April 1, 2026

214 Grand Avenue | Paonia, CO 81428 | (970) 527-4101 | FAX: (970) 527-4102

BUILDING PERMIT		TOWN OF PAONIA	
214 GRAND AVENUE		PAONIA, CO 81428	
PAONIA, CO 81428		PAONIA, CO 81428	
BUILDING PERMIT (WITH 527-4101, OPTION 1)		APPROVED DATE: 04/01/2026	
Expiration Date:		04/01/2026	
OWNER INFORMATION		CONTRACTOR INFORMATION	
NAME: Emily Sinclair & Jay Kenney, LLC		NAME: Mike and Phyllis Haines (Carl Haines)	
ADDRESS: 232 Grand Ave		ADDRESS: 232 Grand Ave	
CITY: Paonia		CITY: Paonia	
TELEPHONE # 970-527-4101		TELEPHONE # 970-527-4101	
PROPERTY USE: Commercial		CONTACT: 970-527-4101	
APPLICANT INFORMATION		APPLICANT INFORMATION	
NAME: Emily Sinclair & Jay Kenney, LLC		NAME: Emily Sinclair & Jay Kenney, LLC	
ADDRESS: 232 Grand Ave		ADDRESS: 232 Grand Ave	
CITY: Paonia		CITY: Paonia	
TELEPHONE # 970-527-4101		TELEPHONE # 970-527-4101	
LAND USE: 001		LAND USE: 001	
BUILDING: 001		BUILDING: 001	
1. The Owner/Agent/Inspector/Client and approved stamped plans shall remain on the job site and available to the Inspector at all times. No portion of the plans shall be removed from the site without the approval of the Inspector.			
2. All applicable inspections must be called for with a minimum of twenty (20) hours notice to the building department. (970-527-4101). Work shall not proceed until work is completed, inspected and approved by the Inspector.			
3. NO WORK SHALL BE DONE UNTIL APPROVED BY THE INSPECTOR.			
4. All contractors and subcontractors must follow all laws, rules and regulations of the Town and all state laws within the Town limits.			
5. Erection of any structure shall be done in accordance with the State of Colorado Department of Regulatory Agencies, (C.D.R.A. 2003).			
6. This permit covers the right to occupy any lot, site, or any part thereof, either temporarily or permanently, for the purpose of erecting, maintaining, or repairing any structure, or any part thereof, not specifically permitted under the building code and must be approved and permitted by the Town of Paonia.			
7. Public Safety Department with a right of way permit (970-527-4101).			
8. Permit will expire on the date of the construction work is completed or abandoned for a period of 180 days after work is commenced.			
9. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE CONSTRUCTION PERMIT HOLDER before building is occupied.			
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100. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE CONSTRUCTION PERMIT HOLDER before building is occupied.			



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Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

BLUE SAGE CENTER FOR
THE ARTS INC
PO BOX 700
PAONIA, CO 81428-0700

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Boulder, CO 80302

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

COMMUNITY COLLECTIVE LLC
215 LEFT FORK RD.
BOULDER, CO 80302-9251

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Delta, CO 81416

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

DELTA COUNTY MEMORIAL
HOSPITAL DISTRICT
PO BOX 10100
DELTA, CO 81416-0008

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Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

234 GRAND AVE LLC
PO BOX 943
PAONIA, CO 81428-0943

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Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

LAURA CHITTENDEN
PO BOX 967
PAONIA, CO 81428-0967

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Paonia, CO 81428

Certified Mail Fee	\$5.30	0541
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	8
☐ Return Receipt (hardcopy)	\$0.00	
☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	

Total Postage and Fees
\$10.48

Sent To

Street and

City, State

REBECCA CORONA
PO BOX 1667
PAONIA, CO 81428-1667

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9589 0710 5270 2673 7521 08

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Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and PO BOX 1615
 City, State PAONIA, CO 81428-1615

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Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and ROBERT LARIO
 City, State PO BOX 778
 PAONIA, CO 81428-0778

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 Crawford, CO 81415

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and LINDSEY FAMILY TRUST
 City, State 380 HIGHWAY 92
 CRAWFORD, CO 81415-9184

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 Paonia, CO 81428

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and FRIENDS OF THE
 City, State PARADISE THEATRE
 PO BOX 886
 PAONIA, CO 81428-0886

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 Paonia, CO 81428

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and KENNEDY LLC
 City, State PO BOX 1554
 PAONIA, CO 81428-1554

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 Mandeville, LA 70471

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78
 Total Postage and Fees \$10.48

Sent To
 Street and ROBERT LEHMAN
 City, State 204 SCOTCHPINE DR.
 MANDEVILLE, LA 70471-2545

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
MEDRANO INVESTMENTS LLC
PO BOX 1467
PAONIA, CO 81428-1467

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
WILLOW MANNAN
PO BOX 926
PAONIA, CO 81428-0926

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
NORTH FORK VALLEY PUBLIC
RADIO INC.
PO BOX 1350
PAONIA, CO 81428-1350

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
NORTH FORK SENIOR
CONNECTIONS
PO BOX 1738
PAONIA, CO 81428-1738

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
PAONIA MAIN LLC
PO BOX 356
PAONIA, CO 81428-0356

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$	\$4.40
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
Street and
City, State
OLD CAVE CAFE BUILDING LLC
PO BOX 279
PAONIA, CO 81428-0279

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Sandpoint, ID 83864

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

PURISIMA RIDGE PARTNERS LP
 1665 RAPID LIGHTNING RD.
 SANDPOINT, ID 83864-4755

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

NANCY PITT
 PO BOX 699
 PAONIA, CO 81428-0699

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

LINDA SMITH
 PO BOX 1562
 PAONIA, CO 81428-1562

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

SKYE RIGGS
 39405 LUND RD.
 PAONIA, CO 81428-6447

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

TREEHOUSE PROPERTIES LLC
 12970 ROEBER RD.
 PAONIA, CO 81428-4115

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Paonia, CO 81428

Certified Mail Fee \$5.30 0541 8

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$4.40
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To
 Street and
 City, State

KELLY STEIMETZ
 PO BOX 1825
 PAONIA, CO 81428-1825

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9589 0710 5270 2673 7520 16

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Paonia, CO 81428

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

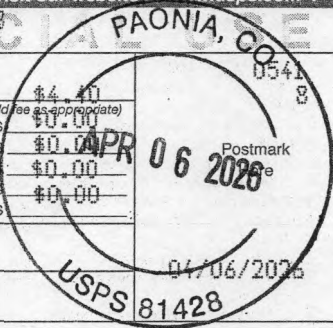
Total Postage and Fees \$10.48

Sent To

Street and

City, State

232 GRAND AVE LLC
37445 BACK RIVER RD.
PAONIA, CO 81428-6317



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Paonia, CO 81428

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$4.40
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To

Street and

City, State

CANDORGANICA LTD
PO BOX 851
PAONIA, CO 81428-0851



04/06/2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions