



**Town of Paonia
214 Grand Avenue
Monday, May 4, 2026 6:00 PM
Planning Commission Agenda
<https://us02web.zoom.us/j/85217843661>
Meeting ID: 852 1784 3661**

- A) Roll Call
- B) Approval of Agenda
- D) Approval of Minutes
 - 1) Minutes: April 6, 2026 Planning Commission Meeting Minutes
- E) Public Hearing
 - 1) A public hearing to consider an application, from Emily Sinclair and Jay Kenney, for a special use review of the off-street parking requirement in Paonia Municipal Code §16-6-10 at the property located at 232 Grand Avenue, Paonia, CO 81428.
- F) Actions & Presentations
 - Public comments must be related to the agenda item, 3-minute time limit.
- G) Adjournment

As Adopted By:
Town of Paonia, Colorado
Resolution No. 2017-10 – Amended May 22, 2018

I. Rules of Procedure

Section 1. Schedule of Meetings. Regular Board of Trustees meetings shall be held on the second and fourth Tuesdays of each month, except on legal holidays, or as re-scheduled or amended and posted on the agenda prior to the scheduled meeting.

Section 2. Officiating Officer. The meetings of the Board of Trustees shall be conducted by the Mayor or, in the Mayor's absence, the Mayor Pro-Tem. The Town Clerk or a designee of the Board shall record the minutes of the meetings.

Section 3. Time of Meetings. Regular meetings of the Board of Trustees shall begin at 6:30 p.m. or as scheduled and posted on the agenda. Board Members shall be called to order by the Mayor. The meetings shall open with the presiding officer leading the Board in the Pledge of Allegiance. The Town Clerk shall then proceed to call the roll, note the absences and announce whether a quorum is present. Regular Meetings are scheduled for three hours, and shall be adjourned at 9:30 p.m., unless a majority of the Board votes in the affirmative to extend the meeting, by a specific amount of time.

Section 4. Schedule of Business. If a quorum is present, the Board of Trustees shall proceed with the business before it, which shall be conducted in the following manner. Note that all provided times are estimated:

- (a) Roll Call - (5 minutes)
- (b) Approval of Agenda - (5 minutes)
- (c) Announcements (5 minutes)
- (d) Recognition of Visitors and Guests (10 minutes)
- (e) Consent Agenda including Approval of Prior Meeting Minutes (10 minutes)
- (f) Mayor's Report (10 minutes)
- (g) Staff Reports: (15 minutes)
 - (1) Town Administrator's Report
 - (2) Public Works Reports
 - (3) Police Report
 - (4) Treasurer Report
- (h) Unfinished Business (45 minutes)
- (i) New Business (45 minutes)
- (j) Disbursements (15 minutes)
- (k) Committee Reports (15 minutes)
- (l) Adjournment

* This schedule of business is subject to change and amendment.

Section 5. Priority and Order of Business. Questions relative to the priority of business and order shall be decided by the Mayor without debate, subject in all cases to an appeal to the Board of Trustees.

Section 6. Conduct of Board Members. Town Board Members shall treat other Board Members and the public in a civil and polite manner and shall comply with the Standards of Conduct for Elected Officials of the Town. Board Members shall address Town Staff and the Mayor by his/her title, other Board Members by the title of Trustee or

the appropriate honorific (i.e.: Mr., Mrs. or Ms.), and members of the public by the appropriate honorific. Subject to the Mayor's discretion, Board Members shall be limited to speaking two times when debating an item on the agenda. Making a motion, asking a question or making a suggestion are not counted as speaking in a debate.

Section 7. Presentations to the Board. Items on the agenda presented by individuals, businesses or other organizations shall be given up to 5 minutes to make a presentation. On certain issues, presenters may be given more time, as determined by the Mayor and Town Staff. After the presentation, Trustees shall be given the opportunity to ask questions.

Section 8. Public Comment. After discussion of an agenda item by the Board of Trustees has concluded, the Mayor shall open the floor for comment from members of the public, who shall be allowed the opportunity to comment or ask questions on the agenda item. Each member of the public wishing to address the Town Board shall be recognized by the presiding officer before speaking. Members of the public shall speak from the podium, stating their name, the address of their residence and any group they are representing prior to making comment or asking a question. Comments shall be directed to the Mayor or presiding officer, not to an individual Trustee or Town employee. Comments or questions should be confined to the agenda item or issue(s) under discussion. The speaker should offer factual information and refrain from obscene language and personal attacks.

Section 9. Unacceptable Behavior. Disruptive behavior shall result in expulsion from the meeting.

Section 10. Posting of Rules of Procedure for Paonia Board of Trustees Meetings. These rules of procedure shall be provided in the Town Hall meeting room for each Board of Trustees meeting so that all attendees know how the meeting will be conducted.

II. Consent Agenda

Section 1. Use of Consent Agenda. The Mayor, working with Town Staff, shall place items on the Consent Agenda. By using a Consent Agenda, the Board has consented to the consideration of certain items as a group under one motion. Should a Consent Agenda be used at a meeting, an appropriate amount of discussion time will be allowed to review any item upon request.

Section 2. General Guidelines. Items for consent are those which usually do not require discussion or explanation prior to action by the Board, are non-controversial and/or similar in content, or are those items which have already been discussed or explained and do not require further discussion or explanation. Such agenda items may include ministerial tasks such as, but not limited to, approval of previous meeting minutes, approval of staff reports, addressing routine correspondence, approval of liquor licenses renewals and approval or extension of other Town licenses. Minor changes in the minutes such as non-material Scribner errors may be made without removing the minutes from the Consent Agenda. Should any Trustee feel there is a material error in the minutes, they should request the minutes be removed from the Consent Agenda for Board discussion.

Section 3. Removal of Item from Consent Agenda. One or more items may be removed from the Consent Agenda by a timely request of any Trustee. A request is timely if

made prior to the vote on the Consent Agenda. The request does not require a second or a vote by the Board. An item removed from the Consent Agenda will then be discussed and acted on separately either immediately following the consideration of the Consent Agenda or placed later on the agenda, at the discretion of the Board.

III. Executive Session

Section 1. An executive session may only be called at a regular or special Board meeting where official action may be taken by the Board, not at a work session of the Board. To convene an executive session, the Board shall announce to the public in the open meeting the topic to be discussed in the executive session, including specific citation to the statute authorizing the Board to meet in an executive session and identifying the particular matter to be discussed "in as much detail as possible without compromising the purpose for which the executive session is authorized." In the event the Board plans to discuss more than one of the authorized topics in the executive session, each should be announced, cited and described. Following the announcement of the intent to convene an executive session, a motion must then be made and seconded. In order to go into executive session, there must be the affirmative vote of two thirds (2/3) of Members of the Board.

Section 2. During executive session, minutes or notes of the deliberations should not be taken. Since meeting minutes are subject to inspection under the Colorado Open Records Act, the keeping of minutes would defeat the private nature of executive session. In addition, the deliberations carried out during executive session should not be discussed outside of that session or with individuals not participating in the session. The contexts of an executive session are to remain confidential unless a majority of the Trustees vote to disclose the contents of the executive session.

Section 3. Once the deliberations have taken place in executive session, the Board should reconvene in regular session to take any formal action decided upon during the executive session. If you have questions regarding the wording of the motion or whether any other information should be disclosed on the record, it is essential for you to consult with the Town Attorney on these matters.

IV. Subject to Amendment

Section 1. Deviations. The Board may deviate from the procedures set forth in this Resolution, if, in its sole discretion, such deviation is necessary under the circumstances.

Section 2. Amendment. The Board may amend these Rules of Procedures Policy from time to time.

Town of Paonia
214 Grand Avenue
Monday, April 6, 2026 6:00 PM
Planning Commission Meeting Minutes

RECORD OF PROCEEDINGS

Chair Bachran calls the meeting to order at 6:00 PM.

A) Roll Call

Present:

Chair Bachran

Vice-Chair Doherty (via Zoom)

Commissioner Howe

Commissioner Smith

Commissioner Stelter

Commissioner Wynn

Absent:

Commissioner Hunter (recused)

B) Approval of Agenda

Commissioner Stelter makes a motion to approve the agenda. Seconded by Commissioner Smith.

The motion carries unanimously.

C) Approval of Minutes

1) Minutes: March 2, 2026 Planning Commission Meeting Minutes

Commissioner Smith makes a motion to approve the minutes. Seconded by Commissioner Stelter.

The motion carries unanimously.

D) Public Hearing

The Planning Commission held a quasi-judicial public hearing on April 6, 2026, to consider a Special Use Review application submitted by Michael Cook for the addition of a guest parking space west of Unit #4 in the Silver Leaf Co-Housing Development at 1200 3rd Street, Unit 4. This matter was a continuation of the public hearing originally opened on November 3, 2025.

Chair Bachran opens the public hearing at 6:02 PM.

Chair Bachran confirmed required disclosures and outlined the procedures for testimony and deliberation. Daoine Bachran, Utilities & Permits Coordinator, presented on behalf of staff a

detailed findings report of the application, applicable regulations, and prior concerns, noting that the request had been continued to allow the applicant to address issues related to drainage, access, and engineering design. Staff reported that revised plans substantially addressed earlier deficiencies through the addition of a culvert, improved grading, and updated construction details, but recommended conditional approval to ensure full compliance with Town standards and the Silver Leaf Development Agreement.

The staff recommendation of conditional approval of SRV 2025-01 subject to the following minimum requirements:

1. **Additional Approvals:** The Silver Leaf HOA provides their approval for the project in written form.
2. **Culvert Design Modifications:** Notes on the engineered plan showing the use of corrugated, galvanized metal with metal end sections for the culvert, demonstrating the pipe extends a minimum of 12" beyond the embankment/shoulder, and adding a minimum 6" of class 6 aggregate base course material over the culvert.
3. **Driveway Design Modifications:** The addition of a minimum of 6" and ideally 12" of Class 6 base course beneath the driveway's gravel and above the compacted subgrade and information about the type of gravel composing the top of the driveway.
4. **Concrete Edge Treatment or Driveway Apron:** The installation of a reinforced concrete edge pan (minimum 6 inches wide and 8 inches deep) OR a 3" deep and 2' long asphalt apron at the street interface.
5. **Post-Construction Certification:** The provision of a certified engineer's letter confirming that the bioswale, vegetation, and roadway edge have been restored to design standards.

The applicant, through legal counsel Stephanie Fanos, and Bowman engineer Jeff Ruppert, presented the revised proposal and explained that the request was intended to remedy access limitations affecting Unit #4 due to changes made during the original subdivision construction. Updated plans submitted at the hearing included additional modifications related to ADA access and drainage improvements.

Public comment:

- D. Cheeseman, in-town resident and applicant neighbor, provided background on deer fence and pathways put in place.
- M. Bennett, in-town resident and former neighbor, speaks in favor of approval by the Silver Leaf HOA and Planning Commission.
- H. Griswold, in-town resident, raises concerns regarding liability and responsibility for maintenance.
- J. Bennett, in-town resident, speaks in favor of approval.

Staff and the Town Attorney Buchner provided clarification on technical and legal questions raised during the public comment period.

Chair Bachran closes the public hearing at 7:26 PM.

The Planning Commission deliberated on the application. Commissioners generally found that the revised proposal addressed prior concerns and could meet applicable standards with appropriate conditions, including Homeowners Association approval and final engineering requirements.

Commissioner Smith makes a motion to recommend conditional approval of SRV 2025-01, subject to the conditions outlined by staff, numbered one through five, with the modification to recommendation 2, that the underlying pipe can be either HDPE or metal, and finding that the application can meet the intent of Town standards with appropriate design modifications. Seconded by Commissioner Wynn.

Voting Aye:

Chair Bachran

Vice-Chair Doherty

Commissioner Howe

Commissioner Smith

Commissioner Stelter

commissioner Wynn

Voting Nay:

None

The motion carries.

The Planning Commission's recommendation for approval of the Special Use Review application with conditions will be forwarded to the Board of Trustees for final action.

E) Actions & Presentations

None

F) Adjournment

Commissioner Smith makes a motion to adjourn the meeting. Seconded by Commissioner Wynn.

The motion carries unanimously.

Chair Bachran adjourns the meeting at 7:31 PM.

Ruben Santiago, Deputy Town Clerk

Mary Bachran, Chair



**TOWN OF PAONIA
PLANNING, ZONING & COMMUNITY DEVELOPMENT
STAFF REPORT**

Report of the Permit Coordinator

APPLICATION FOR SPECIAL REVIEW

Real Estate Parcel Number: 324506128017,

*Commonly known as **232 Grand Avenue Paonia, CO 81428***

For Public Hearing on May 4th, 2026

Background & Overview

SR2026-001 Application for Special Review is requesting a parking variance for Parcel Number 324506128017, commonly known as 232 Grand Avenue Paonia, CO 81428, from Paonia Municipal Code of Ordinances §16-6 Off-Street Parking and Loading. The Application for Special Review Process is outlined in §16-4-40 of Paonia's Code.

In brief, the building is undergoing a large interior renovation to change the space from a gym into a café bookstore combination, and the applicant is preemptively seeking to address the number of parking spaces required in the Town Code, as presented below.

Referenced and Applicable Documentation

- Town of Paonia Municipal Code of Ordinances (PMC), §16-6 Off-Street Parking and Loading; §16-4 Special Review Application Requirements and Procedures; §16-3-70 Schedule of Uses, Commercial and Industrial Districts
- 2018 International Building Code (IBC) Chapter 11 Accessibility
- 2025 Town of Paonia Comprehensive Plan
- Delta County Property record card R008989
- SR2026-001 232 Grand Ave Special Review Application
- SR2026-001 232 Grand Ave Site Plan
- SR2026-001 202 Grand Ave Signed Plans

Sec. 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 property is zoned C-1, Core Commercial District, and is subject to PMC §16-6-10

(a) Off-Street Parking Spaces Required, which states that *"The following number of off-*

street parking spaces shall be provided with the construction, addition or change of use, which requires a special review to any of the buildings, and uses listed in Table 16-5 below."

Excerpt from Table 16-5
Off-Street Parking Space Requirements

Use	Parking Requirements
<i>Retail businesses except for furniture and appliance stores</i>	<i>1.0 space for every 300 sq. ft. of floor area</i>
<i>Indoor restaurants and bars</i>	<i>1.0 space for every 3 seats or 1.0 space for every 200 sq. ft. of floor area, whichever is greater</i>

Sec. 16-6-20. - Combinations of uses.

When one (1) building is planned to include a combination of different uses, the minimum parking required will be determined by applying the above requirements based upon the floor area for each use. The minimum number of parking spaces required for the building shall be the sum of the requirements for each separate use.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

Sec. 16-6-30. - Parking requirements for uses not listed.

For specific uses not listed, the Planning Commission shall determine the appropriate number of parking spaces required based upon the type of activity, intensity, number of employees and similarity to listed uses.

(Ord. No. 83-116, Art. XIII, 1983; Ord. No. 2000-02, Art. XIII, 2000; Ord. No. 2014-04, § 1, 1-13-2015)

The two uses most closely aligned with the proposed bookstore/café combination are provided above – retail and restaurant. The Property Record Card from the Delta County Assessor lists the building's square footage as 2,670.4 (sketch pg 2), while the applicant's signed plans list the area as 2,360. In its accessibility plan on page G-011, the signed plan set also states there are 40 Seats.

If defined as a restaurant, the required parking spaces would be:

40 seats @ 1 space per 3 seats = **13.33 parking spaces** (40/3)

which is greater than

2360 SF @ 1 space per 200 SF = 11.8 parking spaces (2360/200)

If defined as a retail establishment, the required parking spaces would be:

2360 SF @ 1 space per 300 SF = **7.87 parking spaces** (2360/300)

If defined as a combination of the two (based on the accessibility plan):

913 SF mercantile + 37 SF storage = 950 SF retail = 3.17 spaces

plus

1447 SF Restaurant remaining = 7.24 spaces

equals

10.41 spaces (950/300 + 1447/200)

Currently, the plans for off-street parking provide three spots – two behind 234 Grand Ave, which is also owned by the applicants, and one behind 232 Grand Ave. This provides between 23% and 43% of required parking according to §16-4-50 of Paonia's Code. The application mentions the two spots in front of the business, however the ordinance is specific to "off-street parking," so those spaces are not counted.

Additionally, per §1106.1 of the 2018 IBC, 1 space is required to be accessible if between 1 and 25 spaces are provided.

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

The applicant's proposed use of public parking located behind Town Hall and at 236 Main Avenue does have precedent in the area. 138 Grand Ave was granted a variance to use public parking when they applied for a variance related to a remodel in 2024. Similarly, when 130 Grand required a variance to move to commercial recreational space, they were granted the use of public parking services.

Additionally, buildings on the west side of the 100 and 200 blocks of Grand Ave do not, generally, have additional parking and have relied on street parking, the public lot behind Town Hall, and the lot to the south of 240 Main Ave for customer and employee parking.

The code does have provisions for off site parking, which in this case are difficult to achieve:

Sec. 16-6-40. - Off-site parking.

For any business use, the off-street parking requirements may also be met as follows:

(1) Additional off-street parking spaces may be provided on a site within three hundred (300) feet of the lot that generates the parking requirements, provided that the site is owned by the owner of the parking generating property;

This is already part of the application with 2 spaces behind 234 Grand Ave.

(2) The owner of the lot generating the need for parking spaces may participate in a parking district or joint venture requiring the payment of a fee in lieu of providing on-site parking. The fees collected by the district or joint venture would be then used

to provide off-street parking and assure that the Town's requirements were met. All such parking districts or joint ventures shall be subject to the approval of the Board of Trustees; or

*(3) When a business use is unable to provide the required on-site parking and/or loading requirements, the property owner or applicant shall be required to contribute to the Parking Fund [**currently suspended indefinitely**] a sum as set forth in Section 16-5-50 below per required parking space.*

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

As what is being considered for this application is additional parking spaces, without a traffic and parking study, a clear determination of the desirability cannot be made. Anecdotally, parking on Grand Avenue can get scarce during festivals and summer weekends, and the 2020 CDOT Main St Revitalization Interim Report as presented in Paonia's Comprehensive Plan does report that there is a "strong perception of inadequate parking on Grand Ave" as well as a "lack of awareness of alternate parking options such as side streets and public lots." The shop moving one door down is unlikely to exacerbate or ease parking issues.

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

N/A

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

Three policies from the 2025 Comprehensive Plan address parking in a way that is relevant to this application:

POLICY ENV 3: *Parking of vehicles, trailers and any equipment should be adequately planned for and not impact the tree-growing zones.*

POLICY ECON 8: *Encourage the use of shared parking, on-street parking and other strategies to maximize the use of available resources. Use signage and other wayfinding to direct visitors to parking.*

POLICY ECON 9: *Ensure that all public buildings, businesses and event venues plan for and include ADA parking and entrances.*

Policy ENV 3 promotes the consideration of parking, as this application necessitates. Policy ECON 8 encourages shared lots and redirects the issue of parking from individual business owners to broader work disseminating knowledge about where to park. While not mentioned in the plans, the parking spot behind 232 Grand Ave is of a length and width that it could be a designated accessible van parking space, thus helping support Policy ECON 9.

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

N/A

(c) Landscaping shall be provided in areas near the 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.

N/A

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

N/A

(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.

As mentioned before, the parking spot behind 232 Grand Ave is of a length and width that it could be a designated van parking space. Parking in the lot behind Town Hall includes 2 accessible parking spaces.

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

N/A

(g) Commercial and industrial uses shall conform to the following performance standards:

N/A

(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.

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

(4) 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.

(5) 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.

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

(7) 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.

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

Discussion and Staff Recommendation

This preemptive request to use public parking areas to achieve the required number of spaces is, as mentioned previously, not without precedent. Café Paeonia and Paonia Books' plan substantially conforms to the Comprehensive Plan, especially should they decided to provide a van accessible parking space behind the building. As the applicant notes, the ability to extend parking for businesses on the west side of the 100 and 200 blocks of Grand Ave is also difficult logistically. A thriving bookstore and café in the central business district likely benefits other downtown businesses and probably encourages more time spent downtown.

The two previous examples of 138 Grand Ave and 130 Grand Ave's request to use public parking were issues that arose during the course of a Special Use Review the businesses were required to undergo. During a remodel, 130 Grand Ave (Fiona's Bartique) was requesting to shift the property's use from a common area for gathering to a cocktail lounge/bar which most closely resembled a Commercial Recreational use, a process that requires a special review in the C-1 district per §16-3-70 of Paonia's Municipal Code. 138 Grand Ave (The Hearth or TLC) submitted a building permit application that included uses not permitted by right in the C-1 District (again, a gathering space and public workshop area that fits into Commercial Recreational use, which requires a special review). TLC did submit an application for a variance for parking, but a larger review was required due to the additional uses in the building.

Café Paeonia and Paonia Books in its current location (next door to 232 Grand Ave at 234) is primarily a bookstore with a few tables and a barista behind the counter on one side. The new design provides more seating and more counter space for the café. The remodeled building would be at least partially, if not fully a Retail Business (permitted by right in C-1 districts) and **arguably** a restaurant (permitted by right in C-1 districts). It stands distinct from Fiona's Bartique as it does have a large portion devoted to retail, coffee is not limited to consumption on the premises, and seats and tables are not uncommon in bookstores. Because the applicant is not changing the zoning or applying for a use that requires a special review, it could be argued that the provision requiring compliance with parking regulations has not been "triggered."

Sec. 16-6-10. - Off-street parking spaces required.

*(a) The following number of off-street parking spaces shall be provided with the construction, addition or change of use, which **requires a special review** to any of the buildings, and uses listed in Table 16-5 below.*

Staff recommends a discussion of whether or not the Special Review is necessary in this case. If the Commission determines that it necessary, staff recommends that the Commission recommends acceptance of SR2026-001's request to use public parking to achieve the

required number of spaces, with the addition of an agreement with the Town for parking use signed by the applicant prior to the remodel being given any temporary or permanent certificates of occupancy.

Potential Motions

1. I move to dismiss SR2026-001 because the remodel does not meet the requirements of §16-6-10 (a) to require off street parking.
2. I move to recommend approval of SR2026-001 because the plan substantially conforms to the Comprehensive Plan and the review criteria and performance standards have been met by the applicant with the following condition: that the applicant completes an off-street parking agreement with the Town of Paonia prior to receiving a temporary or permanent certificate of occupancy.
3. I move to recommend denial of SR2026-001 because the applicant has failed to demonstrate substantial conformity to the Comprehensive Plan and has failed to satisfy the review criteria and performance standard requirements of the Town's Code.

Attachments

- Delta County Property record card R008989
- SR2026-001 232 Grand Ave Special Review Application
- SR2026-001 Narrative for Parking Request
- SR2026-001 232 Grand Ave Site Plan
- SR2026-001 202 Grand Ave Signed Plans

Property Record Card

DELTA COUNTY Delta County Assessor

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

Account: R008989
Tax Area: BR- - BR-
Acres: 0.068

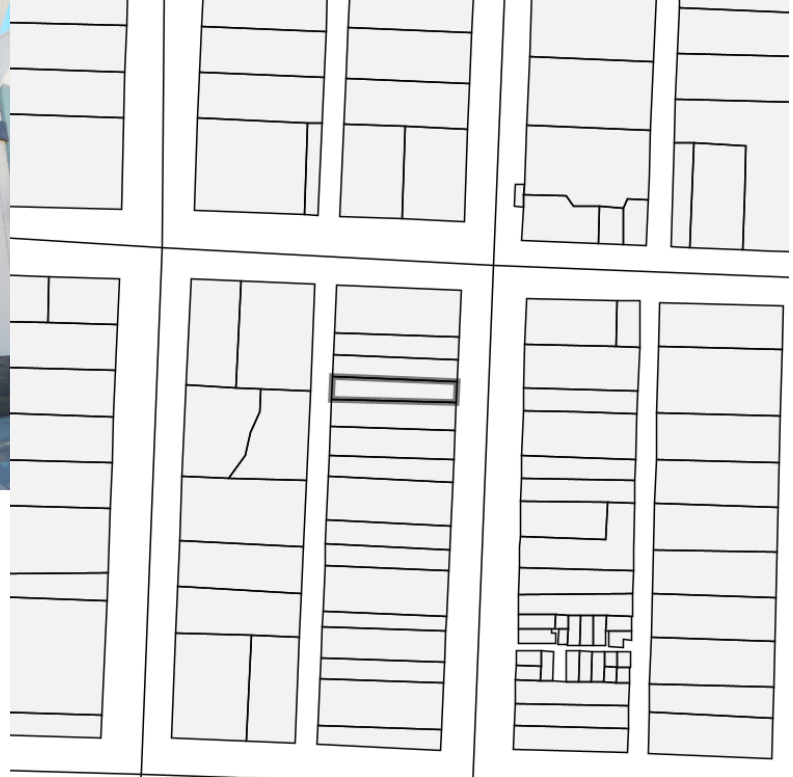
Parcel: 324506128017
Situs Address:
232 GRAND AVE
PAONIA, 81428

Value Summary

Value By:	Market	Override
Commercial (1)	\$176,440	N/A
Land (1)	\$75,525	N/A
Total	\$251,965	\$251,965

Legal Description

232 GRAND AVE PAONIA 81428 S: 6 T: 14S R: 91W Subdivision:
ORIGINAL PAONIA Block: 3 Lot: 16 EXC E10' OF LOT
TOTAL 0.068 AC+- LOT 16 BLK 3 ORIGINAL PAONIA. EXC E10' OF
LOT. SEC 6 T14S R91W 6PM BK 436 PG 1642 (R-339356) BK 449 PG
1641 (R-355644)BK 625 PG 9 BK 678 PG 771 BK 805 PG 992 R-609783
R-653216 POA R-659442 R-678914 R-680224 COR NOTARY R-
682060-AS R-682061-AS R-682062 R757037 SA R757038 SA R757039



Public Remarks

Entry Date	Model	Remark
05/03/2002		MAIL ADD CHNGD TREAS OFFC 5-3-02 GW
09/25/2007		09/25/2007-INVENTORY FORM MAILED-NN 109/28/2007-INVENTORY FORM REC'D-NN
03/20/2015		TD/INVENTORY FORMS MAILED DS TD/INVENTORY FORM RETURNED AND SCANNED DS
		SITE VISIT PER 2015 SALE. UPDATE ACCOUNT -JG
08/18/2015		TD/INVENTORY QUEST MAILED (COMMERCIAL)--DS TD/INVENTORY QUEST RETURNED & SCANNED--DS. REVIEW SALE. UPDATE ACCOUNT -JG
09/23/2015		SITE VISIT 9/22/15. REMODEL IN PROGRESS.-JG
02/22/2016		SITE VISIT 2/3/16 & 3/8/17 TO CHECK REMODEL PROGRESS. SPOKE W/ OWNER. ADD REMODEL EFF 2017. OPENED FOR BUSINESS 03/2016-JG
04/02/2024		SITE VISIT 2/29/2024 IN RESPONSE TO 2023 BP FOR INTERIOR COMMERCIAL REMODEL. LEFT DOOR HANGER. NEW PHOTOS. CONFIRMED SKETCH. NO ADDITIONAL CHANGES AT THIS TIME. -EC
12/11/2024		TD FORMS MAILED -JB 12/19/2024 TD FORMS RECEIVED AND SCANNED -JB

Sale Data

Doc. #	Sale Date	Deed Type	Validity	Verified	Sale Price	Ratio	Adj. Price	Ratio	Time Adj. Price	Ratio
757039	12/06/2024	SP	QV	Y	\$495,000	50.90	\$495,000	50.90	\$495,000	50.90

Property Record Card

DELTA COUNTY Delta County Assessor

Sale Data

682062	08/06/2015	WD	UV	Y	\$114,000	221.02	\$114,000	221.02	\$114,000	221.02
678914	03/02/2015	SP	UI	Y	\$95,000	265.23	\$95,000	265.23	\$95,000	265.23
659442	06/26/2012	PT	UI	Y	\$0	N/A	\$0	N/A	\$0	N/A
609783	11/15/2006	WJ	QV	Y	\$259,000	97.28	\$220,000	114.53	\$220,000	114.53
B: 625 P: 9	05/05/1989	WD	UV	Y	\$45,000	559.92	\$45,000	559.92	\$45,000	559.92

Commercial Occurrence 1

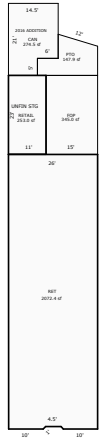
BVAL	221200 - RETAIL	Abstract Code	2212 - MERCHANDISING-IMPROVEMENTS
Arch Style	4 - RETAIL	Exterior wall	19 - COMMON BRK 25 - MOD METAL 17 - CB STUCCO 21 - STONE
RCVR	13 - FOAM	RSTR	2 - SHED 3 - GABLE/HIP
Interior Wall	3 - PLASTER	Flooring	12 - HARDWOOD 15 - HARDTILE 28 - VINYL PLANK 16 - EPOXY STRP
Heating Fuel	3 - GAS	Heating Type	3 - FORCED AIR
Subdivision	200411 - PAO COMMERCIAL	QUAL	3 - AVERAGE
Frame type	3 - MASONRY	STYS	1 - STYS
Number of Baths	0.5	RMS	6
Actual Year Built	1903	Effective Year Built	2000
Neighborhood	200411 - PAO COMMERCIAL	DEPR04	2000 - DEPR04
Use Code	2000		

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
CAN - CANOPY	41			274
FOP - F.OPN/PRCH	52			345
PTO - PATIO	7			148
RET - RETAIL	2,325	2,325	2,325	2,325
Total	2,425.80	2,325.40	2,325.40	3,092.80
	Value	Rate	Rate	Rate
	\$176,440	72.73	75.88	57.05

Property Record Card

DELTA COUNTY Delta County Assessor

Commercial Occurrence 1



Sketch by Apex Medina™

Land Occurrence 1

LVal	200411 - PAO COMMERCIAL < .15 AC	Abstract Code	2112 - 2112 - merchandising land
Lot Front	0	Lot Depth	0
Adj 1	100	Adj 2	100
Adj 3	100	Adj 4	100
Neighborhood	200411 - PAO COMMERCIAL	Road	6 - S PAVED
TOPO	1 - AVG TOPO	Utilities	7 - W/S/E/G
Appr Dist	5 - COMM-IND-ERIN	Subdivision	200411 - PAO COMMERCIAL
Use Code	2000	Review Date	202404 - 24-Apr

SubArea	ADJUSTED	HEATED	PRIME	ACTUAL
LT	1			1
Total	1.00			1.00
	Value	Rate	Rate	Rate
	\$75,525	75,525.00		75,525.00

Abstract Summary

Code	Classification	Non-School Actual Value	Non-School Taxable Value	School Actual Value	School Taxable Value	Actual Override	Taxable Override
2112	2112 - merchandising land	\$75,525	\$20,392	\$75,525	\$20,392	NA	NA
2212	2212 - merchandising- improvements	\$176,440	\$47,639	\$176,440	\$47,639	NA	NA
Total		\$251,965	\$68,031	\$251,965	\$68,031	NA	NA



Special Use Review Application
Town of Paonia, Colorado

1. Applicant Information

- **Applicant Name:** Emily Sinclair and Jay Kenney
 - **Applicant Address:** 37445 Back River Rd, Paonia, CO 81428
 - **Applicant Contact Information:**
 - Phone: 970-525-2000 (JK) 970-527-1919 (ES)
 - Email: kenney.jay@gmail.com
 - **Property Owner Name (if different):** 232 Grand Ave LLC
 - **Property Owner Address:** 232 Grand Ave, Paonia, CO 81428
-

2. Property Information

- **Legal Description of Property:** S: 6 T: 14S R: 91W Subdivision: ORIGINAL PAONIA Block: 3 Lot: 16 EXC E10' OF LOT TOTAL 0.068 AC+- LOT 16 BLK 3 ORIGINAL PAONIA. EXC E10' OF LOT. SEC 6 T14S R91W 6PM BK 436 PG 1642 (R-339356) BK 449 PG 1641 (R-355644) BK 625 PG 9 BK 678 PG 771 BK 805 PG 992 R-609783 R-653216 POA R-659442 R-678914 R-680224 COR NOTARY R-682060-AS R-682061-AS R-682062 R757037 SA R757038 SA R757039
-

(Attach legal description, typically from a deed or survey.)

- **Property Address:** 232 Grand Ave, Paonia, CO 81428
 - **Parcel Number(s):** 324506128017
-

3. Site Plan

The following details must be included in the site plan, which should be drawn to scale on **Mylar**:

- **Site Plan Requirements:**
 - ☐ **Location of all buildings, structures, and other improvements** on the property.
(A building envelope may be used for flexibility in placement.)
 - ☒ **Off-street parking and loading areas** with dimensions and number of spaces.
 - ☐ **Ingress and egress points** (access points for buildings and parking).

- ☐ **Service and refuse collection areas** (locations and type).
- ☐ **Major screening proposals** (type, location, and size of barriers or landscaping to minimize visual impact).
- ☐ **Signage details**, including size, shape, height, and character of all proposed signs.
- ☐ **Open space and recreational areas** (designated areas for public or private recreation, including their size and location).
- ☐ **Outdoor lighting details**, including type and placement of fixtures to avoid light pollution and impact on neighboring properties.
- ☐ **Landscaping plan**, including:
 - Type of plant material
 - Minimum size
 - Quantity of each species
 - Location of landscaping areas on the site plan.
- ☐ **Proposed stormwater management solutions**, including drainage plans and runoff control measures.
- ☒ **Handicapped access provisions** (per Town building code requirements).
(Pending before the ZBOA.)
- ☐ **Timeframe for project completion**, and phasing if applicable.

4. Legal Agreement

An agreement will be placed on the original site plan with the following:

- A statement that the property will be developed **only according to the approved special review site plan** and in compliance with Town of Paonia zoning regulations.
- **Signatures of all owners and lienholders** of the property, notarized.
- **Designated party** responsible for implementation of the site plan and improvements.

5. Title Policy

- **Title Policy Submission:** Provide a title policy indicating that the property is free of ownership disputes, liens, or encumbrances that would impair the use of the property. The policy must:
 - Be effective within **24 hours of Board approval**.
 - Confirm signatures of **all owners and lienholders** on the special review site plan.
 - Be submitted to the **Town Clerk within 7 days** of Board approval.

6. Supporting Documents

Attach the following documents:

- **List of Property Owners Within 200 Feet:** Provide names and addresses of all property owners within 200 feet of the subject property.
- **Additional Reports/Studies** (if applicable):
 - Traffic analysis
 - Soils or geological reports
 - Drainage or engineering studies
 - Environmental impact assessments
 - Noise studies
 - Air quality studies
 - Any other relevant information requested by the Town for further analysis.

7. Review Criteria and Performance Standards

In order for the Board of Trustees to approve the application, the following criteria must be met:

1. **Compliance with Zoning Code:**
The application must comply with the Town of Paonia Zoning Code and all applicable ordinances.
2. **Compatibility with Surrounding Area:**
The proposed use and site plan must be compatible with the character of the surrounding area.
3. **Need and Desirability:**
The proposed use should meet a demonstrated need for the community.
4. **Environmental Considerations:**
The application must address any potential adverse environmental impacts.
5. **Comprehensive Plan Compatibility:**
The proposed use must align with the Town's Comprehensive Plan policies and guidelines.
6. **Performance Standards for Commercial/Industrial Uses:**
 - **Lights and Signs:** No distraction to neighboring properties or motorists.
 - **Landscaping:** Provide energy-efficient landscaping, especially near public right-of-way.
 - **Storm Drainage:** Must prevent damage to adjoining properties.

- **Handicapped Access:** Required by law.
- **Commercial Use Screening:** Commercial and industrial uses abutting residential areas must provide adequate screening.
- **Environmental Performance:**
 - No dust, odor, gas, fumes, glare, or vibration beyond property boundaries.
 - No emissions of particulate matter above specified limits.
 - Noise levels must be kept below 75 decibels, with no sudden, shrill, or intermittent sounds.
 - No water pollution from the activity.
 - Restrictions on truck traffic and hours of operation for certain commercial/industrial zones.
- **Payment of Fees**
 - \$250 Application Fee for Special Use Reviews within zoning districts (Must be paid at time of filing).
 - Administrative Review billed at \$80 per hour in 15-minute increments if review takes longer than 1-hour (Not required at time of filing).
 - Attorney Review billed at \$235 per hour in 15-minute increments, if necessary (Not required at time of filing).

8. Signature of Applicant

By signing below, the applicant affirms that all information provided in this Special Use Review Application is true and complete to the best of their knowledge, and agrees to abide by the terms outlined in the application and related documents.

Applicant Signature: _____

Date: April 7, 2026

Town Use Only

Received by: Daoine Bachran

Date Received: 4/7/2026

Daoine B

From: Jay Kenney <kenney.jay@gmail.com>
Sent: Tuesday, April 7, 2026 10:14 PM
To: Daoine B
Cc: Emily Sinclair; Adam Steinbach; Chelsea Fish; carl rasmussen
Subject: Re: 232 Grand Ave Zoning Variance
Attachments: 232 Grand Ave Site Plan.pdf; Special Use Review Application_1.6.25.pdf

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from kenney.jay@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Ms. Bachran:

Thank you for formally notifying Emily Sinclair and me that our request to build an ADA accessible ramp on Town property has been denied. As I understand the process, that formal denial is a condition precedent to an appeal to the Zoning Board of Adjustment. We are currently scheduled for such a hearing on Friday, April 24 at 6 pm.

You also advised that we must file a special use review application to seek a variance from the town ordinances that pertain to off-street parking, §16-6-10. I have reviewed the application and provided the information germane to our request for relief from the parking requirements, including a site plan prepared by the architect of record. It shows the parking spaces we will have at our disposal. The special use application does not provide any room for a narrative so I ask that you accept this email as an essential part of the special use application. I note that the application looks to be designed to capture a great deal of information that is not part of the remodeling of a building in the core business district. To the extent that you need other, different, or more detailed information, please let us know. We understand that our application will be heard by the planning commission on May 4, 2026 and later by the trustees, but that these dates and hurdles will not affect our ability to apply for a receive a building permit while this and the ZBOA issue are pending.

Substantively, we understand the town's parking ordinance to mean that we need 7 spaces for 232 Grand Ave. We have one space behind the building, and two spaces next door at 234 Grand Ave, the building we also own and currently occupy as Paonia Books, Espresso Paeonia, and Clear Fork Cider. We are asking for relief from the ordinance requirements and propose to use the public lot just west and south of 232 Grand Ave and any other public parking lot within the general area, including 236 Main Ave. There is no practical way to comply with the ordinance without removing a portion of the building that a previous owner added to the west end of the building. As an historical note, Grand Ave and its buildings were laid out at a time before motor vehicles became the predominant form of transportation. In Samuel Wade's day horse-drawn vehicles

were the rule and autos likely didn't become a major form of transportation until the 1930s. 232 Grand Ave apparently dates to 1905, more or less in its current configuration less a small amount of additional space for loading and unloading at the rear of the building. Such a layout was and is still the rule for the bulk of the buildings on the west side of Grand Ave as builders sought to maximize the footprint of their commercial building. In essence, we are trying to squeeze parking requirements that would be totally appropriate for new construction into and onto a structure that is simply being repurposed and remodeled while preserving its historic character. In such a situation it is more that right for the planning commission to recommend to the trustees that we be allowed to use some off-street public parking in lieu of the full 7 spaces that the town ordinance requires.

Regards and thanks,

Emily Sinclair and Jay Kenney

P.S. Your suggestion on the use of fees we've already paid is acceptable to us.

On Tue, Apr 7, 2026 at 4:41 PM Daoine B <DaoineB@townofpaonia.com> wrote:

Hello Jay,

As we discussed, your request to add an accessible ramp at 232 Grand Ave was denied due to the property having a 0' lot-line setback (the property line ending at the face of the building), thus placing the ramp in the Town's right of way on the main sidewalk of Grand Ave. We have received your application to appeal this decision to the Zoning Board of Adjustments.

The request for a variance based on the availability of parking spaces, however, needs to go through the Special Use Review process and be reviewed by the Planning Commission. I've attached the application here.

For your Zoning Variance Application, you paid \$500, which was the first fee listed on the application. On review, you should have paid the \$250 fee for the Zoning Board of Adjustment and Appeals Application. As the Special Use Review application is \$250, if you would like, we can hold on to the overpayment and apply it to the SUR Application when you submit it.

Apologies for the complications, but feel free to contact me if you have any questions about the adjusted process.

Warmly,



Daoine Bachran, Ph.D., R.S.O.

(pronounced "theena backrun")

Utility Billing & Permit Coordinator

Office: (970) 527-4101

Cell: (970) 575-1565

Email: daoineb@townofpaonia.com

214 Grand Ave. | PO Box 460

Paonia, CO 81428

<https://townofpaonia.colorado.gov/>

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

--
Jay Kenney
970-525-2000

Unrelated chart redacted at the
applicant's request.

ARCHITECTURAL SITE PLAN SHEET NOTES

CAFE PAEONIA + PAONIA
BOOKS

232 Grand Avenue
Paonia, CO 81428

STAMP & SIGNATURE:

NOT FOR
CONSTRUCTION

History	Date

DATE:02.17.2026

PROJECT #:2025.075

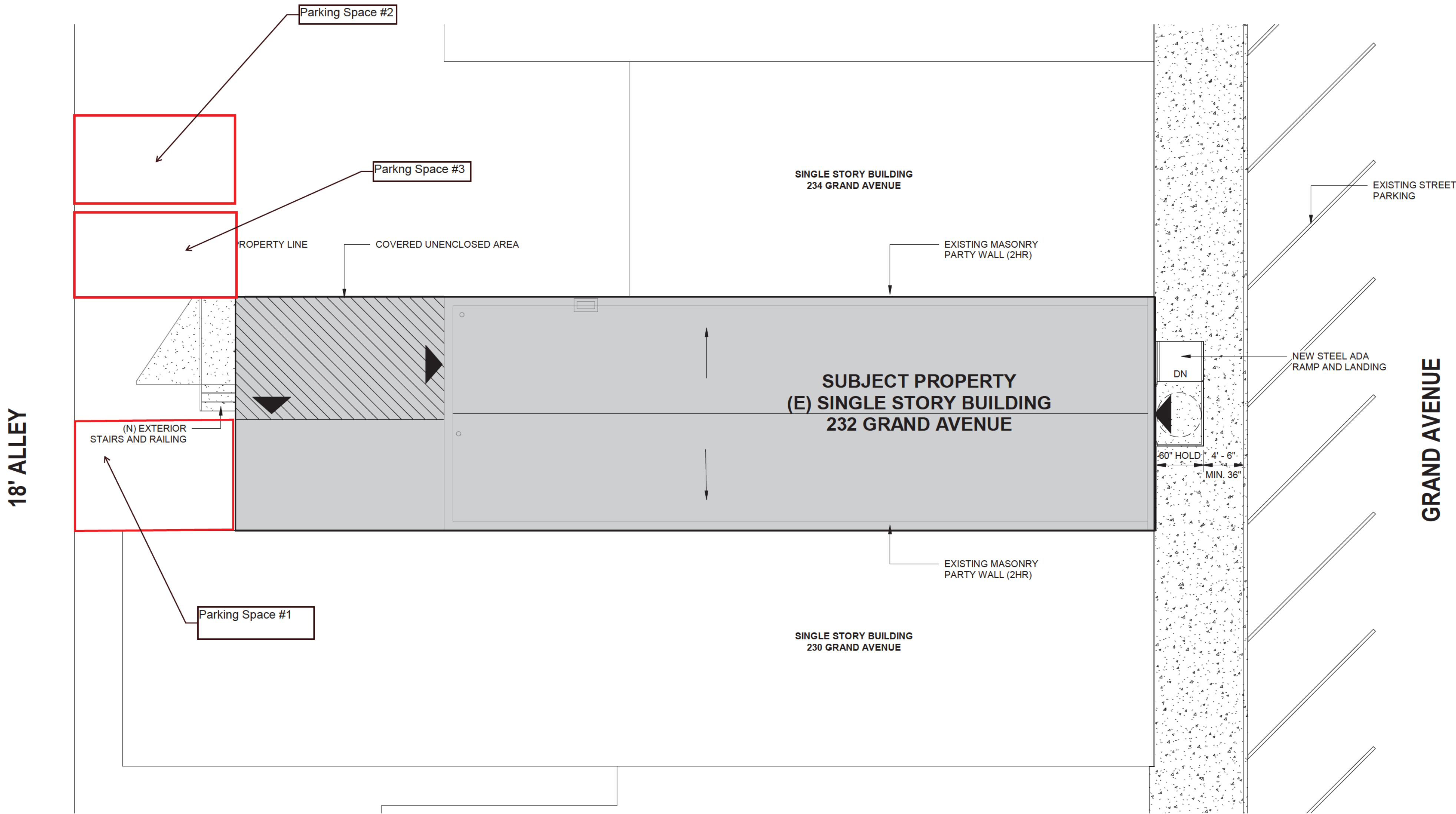
DRAWN BY:JP/AS

DESIGNED BY:AS/JP

CHECKED BY:AS/JP

SITE PLAN

AS-100

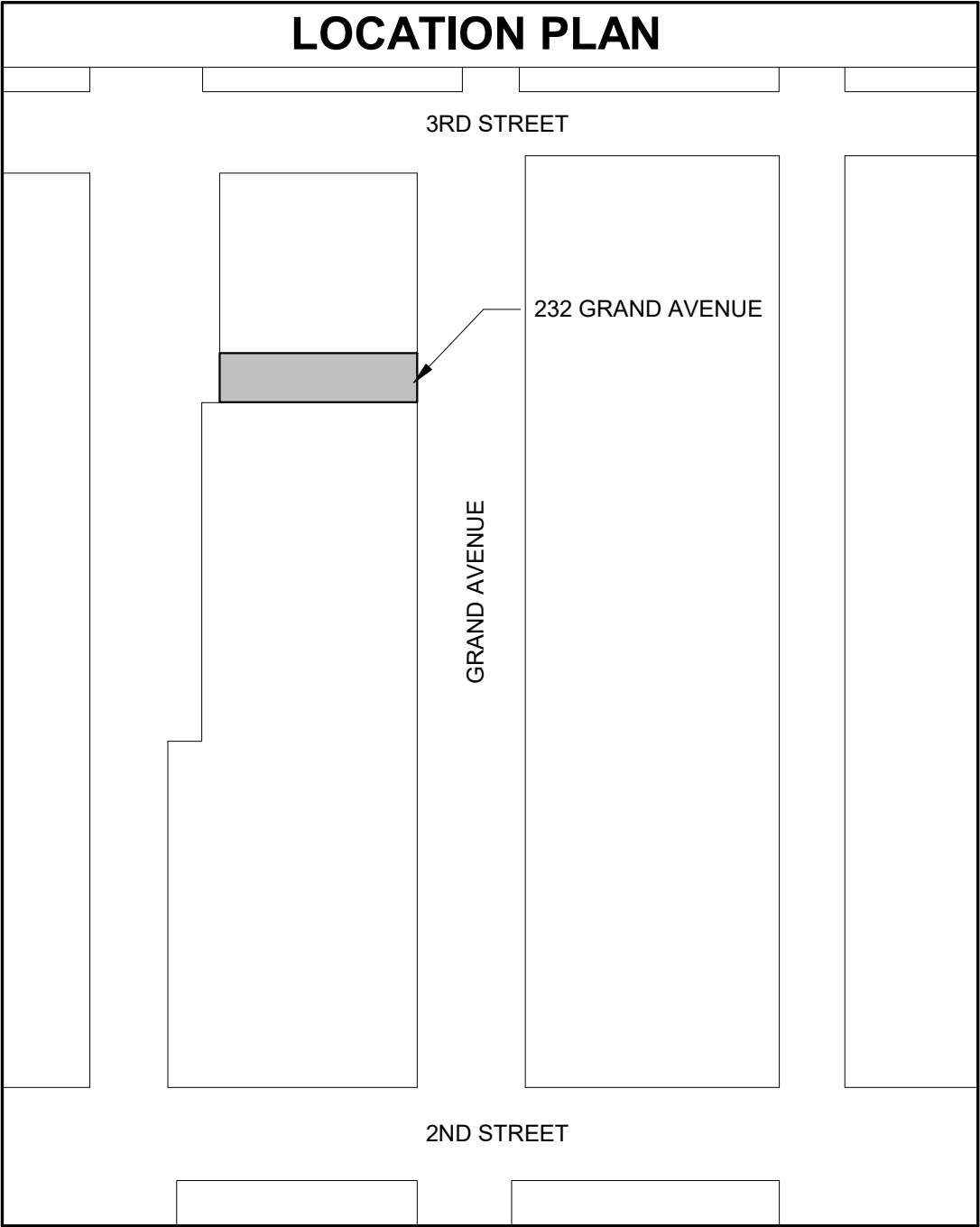


1 SITE PLAN
1/8" = 1'-0"

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

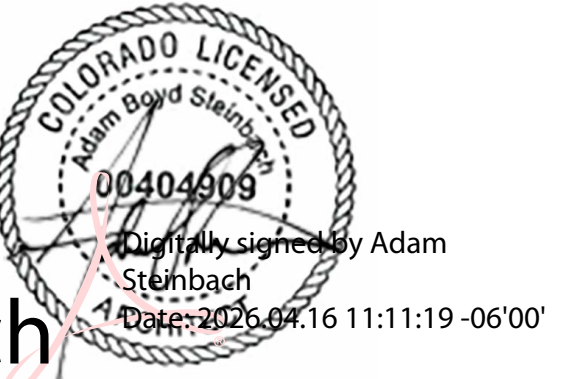
PROJECT TEAM		
OWNER/CLIENT	ARCHITECT	CONTRACTOR
Emily Sinclair / Jay Kenney 232 Grand Avenue Paonia, CO 81428 POC: Jay Kenney e: jay@clearforkcider.com p: 970.525.2000	UNUM:collaborative 1490 N Lafayette Street, Suite 206 Denver, CO 80218 www.unum-collab.com POC: Adam Steinbach e: adam@unum-collab.com p: 720.467.2947	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	CD 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 + 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

Adam
Steinbach



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

SET NAVIGATION

	MASONRY
	EARTH
	CAST-IN-PLACE CONCRETE
	PRECAST CONCRETE
	GYPSUM WALL BOARD
	STEEL
	WOOD

ELEMENT TAGS

WALL TAG

CEILING TAG

DOOR TAG

WINDOW & STOREFRONT TAG

INTERIOR FINISH TAG

LIGHT FIXTURE TAG

— ACCESSORY

— PICTURE NUMBER

E-XX

E-XY

CFCI	CONTRACTOR FURNISHED; OWNER INSTALLED
COI	CONTRACTOR FURNISHED; CONTRACTOR INSTALLED
OFCI	OWNER FURNISHED; CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED; OWNER INSTALLED
AV	AUDIOVISUAL
AB	ANCHOR BOLT
ABV	ABOVE
ACCUOS	ACOUSTICAL
ACT	ACTUATOR
AF	AFF
AFB	AFTER FINISHED FLOOR
ALH	AIR HANDLING UNIT
ALU	ALUMINUM
AND	AND/ZE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
AWP	ACQUISITORY WALL PANEL
B	B
B.O	BOTTOM OF
BD	BOARD
BT	BUTYMASS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM BENCH MARK
BCT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
C.L	CENTERLINE
CAB	CABINET
CEM	CEMENTITIOUS
CG	CORNER GUARD
CIP	CAST IN PLACE
CIRC	CIRCUMFERENCE
CJ	CONJOINT JOINT
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CM	CENTIMETERS
CMU	CONCRETE MASONRY UNIT
COL	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CY	CUBIC
CU	CUBIC YARD
DAMP	DAMPPOOFING
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DWG	DRAWING
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
E	EXISTING
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EW	EACH WAY
EWV	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXT	EXTERIOR
FA	FIRE ALARM
FAC	FIRE ALARM CABINET
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHER(S)
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FHE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FHMS	FLAT HEAD MACHINE SCREW
FHV	FLAT HEAD VALVE
FHWS	FLAT HEAD WOOD SCREW (FINISHED)
FIXT	FIXTURE
FLR	FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STONE
FRP	FIBERGLASS REINFORCED PANEL(ING)
FR	FIRE RETARDANT TREATED
FT	FOOT (FEET)
FTG	FOOTING
FURN	FURNISHED
FURN	FURNED
FUT	FUTURE
FVC	FIRE VALVE CABINET
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
G	GRASS INTERCEPTOR
GL	GLASS OR GLAZING
GR	GRADE
GRT	GROUT
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
GYP BD.	GYPSUM BOARD
HAS	HEAD AND ANCHOR STUD
HB	HOSE BIB
HDBAS	HEADED DEFORMED ANCHOR STUD
HDR	HARDWARE
HWM	HOLLOW METAL
HORIZ	HORIZONTAL
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
HWH	HOT WATER
HWH	HOT WATER HEATER
HWY	HIGHWAY
ID	INSIDE DIAMETER
IN	INCHES
INCAND	INCANDESCENT
INCL	INCLUDED
INT	INTERIOR
INSUL	INSULATION
INTMD	INTERIOR
INVT	INVERT
JST	JOIST
JD	JOINT
KD	KNOCKDOWN
KIT	KITCHEN
KP	KNOCKOUT
KF	KICK PLATE
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LRD	LEADER
LH	LEFT HAND
LKR	LOCKER

LLH	LONG LEG HORIZONTAL
LHV	LONG LEG VERTICAL
LP	LIGHTING PANEL
LTL	LINE
LVR	LOUVER
MACH	MACHINERY
MAG	MAGNETIC
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MOISTURE BARRIER
MEDCH	MECHANICAL
MEZ	MEDIUM
MEMB	MEMBRANE
MEPP	MECHANICAL, ELECTRICAL, and PLUMBING
MEZZ	MEZZANINE
MANF	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	(MOUNTED)
MTL	METAL
MUL	MULLION
N	NORTH
N/C	NOT IN CONTRACT
N0	NUMBER
NOM	NOMINAL
NRC	NOISE REDUCTION COEFFICIENT
NR	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER or OVERFLOW DRAIN
OF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OTO	OUTSIDE-TO-OUTSIDE
PAR	PARALLEL
PC	PRECAST
PERF	PERFORATED
PERIM	PERIMETER
PKG	PACKING
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED
PREF	PREFINISHED
PRESTR	PRESTRESSED
PRIM	PRIMARY
PROJ	PROJECT
PSF	POUNDS PER SQUARE FOOT
PT	POINT TENSIONED
PTD	PAPER TOWEL DISPENSER
PTN	PITCH
PVC	PAPER TOWEL RECEPTACLE
PLV	POLYVINYL CHLORIDE
PVMT	PAVEMENT
QTY	QUANTITY
QT	QUARRY TILE
R	REMOVE
RIS	RISER
RAD	RADIUS
RB	RUBBER BASE
RBC	RUBBER BASE COVE
RBT	RUBBER TILE
RD	ROOF DRAIN
RE	REFER TO
RECPT	RECEPTACLE
REF	REFRIGERATOR
RENF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
REV	REVERSE (SIZED or REVISIONS)
RF	REFLECTING FLOORING
RL	REFLECTED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWS	RIGHT OF WAY
RVS	REVERSE (SIDE)
RWC	RAIN WATER CONDUCTOR
S	SOUTH
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTS	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SOFF	SOFFIT
SPR(S)	SPECIFICATION(S)
SPKL	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
ST	STEEL
STOR	STORAGE
STRUCT	STRUCTURE or STRUCTURAL
SUSP	(SUSPENDED)
SYM	SYMBOL
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T	TONGUE AND GROOVE
T-TAG	THERMOSTAT
TELE	TELEPHONE
TEMP	TEMPERATURE or TEMPERATURE
TH	TEMPERED GLASS
THK	THICK or THICKNESS
THLD	THRESHOLD
TI	TOP OF
TOS	TOP OF CONCRETE
TOT	TOP OF STEEL
TS	TOP OF WALL
TS	TUBE STEEL
TV	TELEVISION
TY	TYPICAL
UL	UNDERWRITERS LABORATORY
UNFIN	UNFINISHED
UNF	UNLESS OTHERWISE NOTED
UR	URINAL
USGS	U.S. GEOLOGICAL SURVEY
V	VERIFY
VAR	VARIABLES
V	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VENT	VENTILATION
VER	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VOL	VOLUME
VWC	VINYL WALL COVERING
W	WEST
WI	WIRE
W/C	WATER CLOSET
W/O	WITHOUT
WR	WATER RESISTANT
WD	WALL COVERING
WO	WOOD
WF	WIDE FLANGE
WG	WIRE GLASS
WP	WATERPROOF(ING)
WT	WEIGHT
WWF	WELDED WIRE FABRIC
Y	YARD

1 THE WORK PERFORMED UNDER THIS CONTRACT SHALL CONSIST OF FURNISHING ALL TOOLS, EQUIPMENT,
2 MATERIALS, SUPPLIES, TRANSPORTATION, SERVICES, POWER AND WATER, ESSENTIAL COMMUNICATIONS,
3 AND THE PERFORMANCE OF ALL LABOR, WORK, REQUIRED CALCULATIONS, TESTING, OR OPERATIONS
4 REQUIRED FOR THE FULFILLMENT OF THE CONTRACT, IN STRICT ACCORDANCE WITH THE PLANS
5 SPECIFICATIONS, AND SCHEDULES, ALL OF WHICH ARE MADE A PART HEREOF, INCLUDING DETAILED
6 SKETCHES AS MAY BE REQUIRED BY THE ARCHITECT OR ENGINEER FROM TIME TO TIME DURING
7 CONSTRUCTION IN EXPLANATION OF THE PLANS. THE WORK SHALL BE COMPLETE AND ALL MATERIAL,
8 SERVICES, INCIDENTS, QUALITY OR NOT SPECIFICALLY CALLED FOR QUALITY AND CONDITIONS NOTED, IN
9 THE SPECIFICATIONS, OR NOT SHOWN ON THE PLANS WHICH MAY BE NECESSARY FOR THE COMPLETE
10 AND PROPER COMPLETION OF THE CONTRACT IN SUB-DIVISION AND IN A SATISFACTORY
11 MANNER SHALL BE PERFORMED, FURNISHED, AND INSTALLED BY THE CONTRACTOR AT NO INCREASE IN
12 COST TO THE OWNER.

13

14 THE CONTRACT DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR IN ONE PART SHALL BE AS
15 BINDING AS IF CALLED FOR BY ALL. THE INTENT OF THE DOCUMENTS IS TO INCLUDE ALL WORK
16 CONSISTENT THEREWITH AND REASONABLY INFERRABLE THEREFROM AS BEING NECESSARY FOR THE
17 COMPLETION OF THE CONTRACT. MATERIALS OR WORK DESCRIBED IN WORDS THAT INDICATE PROPER
18 EXECUTION AND CONSTRUCTION TECHNICAL OR TRADE DESIGNATION SHALL BE HELD TO REFER TO
19 RECOGNIZED STANDARDS.

20

21 ARCHITECT DOES NOT WARRANT THE ACCURACY OF SCALED DIMENSIONS. DIMENSIONS INDICATED BY
22 FIGURES OR NUMERALS SHALL GOVERN. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER
23 SMALLER SCALE DRAWINGS.

24

25 CONTRACTOR TO ISSUE COMPLETE SET OF CONTRACT DOCUMENTS TO EACH OF THE SUB-CONTRACTORS
26 FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE.

27

28 ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNO. ALL REFERENCES TO THE
29 CONTRACTOR SHALL BE TO THE GENERAL CONTRACTOR AND TO THE SUB-CONTRACTOR. THE CONTRACTOR
30 SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL CONSTRUCTION MEANS,
31 TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK
32 REQUIRED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS AND
33 OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUB-CONTRACTORS AND THEIR AGENTS AND
34 EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE
35 CONTRACTOR.

36

37 PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. NOTIFY ARCHITECT WITHIN 5
38 DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY THAT WOULD DELAY THE SCHEDULED
39 COMPLETION OF THE PROJECT.

40

41 COORDINATE SCHEDULING PROVISIONS FOR INSTALLATION AND LOCATIONS OF ITEMS FURNISHED BY
42 OWNER OR BY OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT
43 TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING ANY DISCREPANCIES
44 FROM CONFLICTS BETWEEN SUCH TRADES AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE
45 CONTRACTOR WITH THE RESOLUTION OF THOSE CONFLICTS AT NO ADDITIONAL COST TO THE OWNER.

46

47 THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND
48 EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP AS APPROPRIATE ALL
49 FLOORS, CLEAN WINDOWS AND GLAZING.

50

51 OMISSIONS FROM THE PLANS AND SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE
52 RESPONSIBILITY OF OBTAINING, MAKING, OR INSTALLING ALL ITEMS REQUIRED BY LAW OR USUALLY
53 FURNISHED, MADE, OR INSTALLED IN ACCORDANCE WITH RECOGNIZED STANDARDS, FOR A PROJECT OF
54 THE SCOPE AND CHARACTER INDICATED ON THE PLANS AND SPECIFICATIONS.

55

56 THE PLANS SHOW CONDITIONS AS THEY ARE SUPPOSED OR BELIEVED TO EXIST, BUT IT IS NOT INTENDED
57 OR INFERRED THAT THE CONDITIONS AS SHOWN CONSTITUTE A REPRESENTATION OR WARRANTY
58 EXPRESSED OR IMPLIED, THAT SUCH CONDITIONS ACTUALLY EXIST. CONTRACTOR SHALL FIELD VERIFY
59 EXISTING CONDITIONS. ARCHITECT IN WRITINGS OF ANY DISCREPANCIES FOR CLARIFICATION
60 PRIOR TO PROCEEDING WITH WORK.

61

62 THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK COMPLIES WITH THE CONTRACT
63 DOCUMENTS. UPON DISCOVERY, ALL DEFECTIVE OR NONCOMPLIANT WORK SHALL BE IMMEDIATELY
64 REPAIRED OR REPLACED BY THE CONTRACTOR. FAILURE OF THE ARCHITECT TO IDENTIFY
65 NONCONFORMING WORK SHALL NOT CONSTITUTE ACCEPTANCE OR IMPLIED ACCEPTANCE OF
66 SUCH WORK. NO PARTIAL OR FINAL, SHALL BE CONSTRUED AS ACCEPTANCE OF
67 DEFECTIVE WORK OR IMPROPER MATERIALS.

68

69 ANY DELAYS OR IMPACTS ARISING ON THE WORK AS A RESULT OF CONSTRUCTION, FABRICATIONS OR
70 DELIVERY OF NONCONFORMING WORK OR MATERIALS SHALL BE THE CONTRACTOR'S SOLE EXPENSE,
71 WITHOUT REIMBURSEMENT FOR EXTENDED OVERHEAD.

72

73 THE CONTRACT DOCUMENTS INDICATE THE SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL
74 DESIGN CONCEPT, THE DIMENSIONS OF THE MAJOR ARCHITECTURAL ELEMENTS, AND THE MAJOR DESIGN
75 OF THE STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND INSTALLING THE
76 HEREIN, PROVIDE ALL ITEMS, SYSTEMS, PRODUCTS AND LABOR REQUIRED OR INFERRED FOR THE
77 PROPER EXECUTION AND COMPLETE PERFORMANCE OF THE PROJECT.

78

79 THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL
80 PERMITS AND FEES REQUIRED AND NOT NEGOTIATED AS THE OWNER'S RESPONSIBILITY PRIOR TO
81 CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS.

82

83 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AND THEIR
84 SERVICE CONNECTIONS WITH THE PROPER UTILITY COMPANIES AND AGENCIES.

85

86 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE CONSTRUCTION ON
87 THE SITE.

88

89 DETAILS NOT SHOWN ARE SIMILAR IN NATURE TO THOSE DETAILED, WHERE CONDITIONS ARE SIMILAR.
90 WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT
91 ARCHITECT BEFORE PROCEEDING WITH THE WORK. TYPICAL DETAILS OCCUR AT ALL SIMILAR
92 CONDITIONS, WHETHER REFERENCED OR NOT.

93

94 WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS BY VARIOUS TRADES, THE CONTRACTOR SHALL
95 CONSULT THE ARCHITECT AND RESOLVE THE MATTER WITH THE WORK.

96

97 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES, AND
98 SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL BUILDING
99 COMPONENTS AND EQUIPMENT.

100

101 WHEN DISCREPANCIES EXIST WITHIN THE DRAWINGS, AND BETWEEN THE DRAWINGS AND
102 SPECIFICATIONS, THE GREATER QUANTITY AND QUALITY SHALL PREVAIL.

103

104 THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, PRIOR TO STARTING THE WORK, A
105 COMPREHENSIVE LAYOUT INDICATING DIMENSIONAL CRITERIA FOR ALL VISIBLE BUILDING ELECTRICAL
106 SECURITY, LIFE, AND SAFETY EQUIPMENT.

107

108 PROPRIETARY PRODUCTS AND MATERIALS IDENTIFIED IN THE DRAWINGS SHALL BE INTERPRETED AS
109 THE BASIS OF DESIGN, AND SHALL TAKE PRECEDENCE OVER OTHER PRODUCTS AND COMPONENTS INDICATED
110 IN THE SPECIFICATIONS. ALTERNATE PRODUCTS INDICATED WITHIN THE SPECIFICATIONS MAY BE USED IF
111 EQUAL TO THE BASIS OF DESIGN. ALTERNATE PRODUCTS SHALL MATCH THE PERFORMANCE, QUALITY,
112 AND SCOPE OF THE BASIS OF DESIGN. IF AN ALTERNATE PRODUCT, CONTRACTOR SHALL CONSULT THE ARCHITECT
113 BEFORE PROCEEDING WITH AN ALTERNATE PRODUCT TO WHAT IS SPECIFICALLY IDENTIFIED IN THE
114 DRAWINGS BASIS OF DESIGN PRODUCTS. SUBSTITUTION REQUESTS WILL ONLY BE CONSIDERED DURING
115 THE TIME FRAME ALLOWED BY SPECIFICATIONS DIVISION 1, IF SPECIFIED.

116

117 ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT BUILDING CODES AND ALL FEDERAL,
118 STATE AND LOCAL CODES AND AGENCIES HAVING JURISDICTION. IT SHALL BE THE RESPONSIBILITY OF THE
119 GENERAL CONTRACTOR AND RESPECTIVE SUB-CONTRACTORS TO BUILD TO SATISFY THESE CODES AND
120 FOR ALL NEW WORK.

121

122 THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL NEW AND EXISTING CONDITIONS AND
123 DIMENSIONS AT THE JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO
124 BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR
125 OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING FOR CLARIFICATION PRIOR TO
126 PROCEEDING WITH WORK.

127

128 ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR
129 THE PROPER OPERATION AND MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR
130 NOT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF
131 ACCESS PANEL WITH OTHER CONTRACTORS' WORK AND RECEIVE APPROVAL OF THE ARCHITECT. NO
132 ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE
133 ARCHITECT. PAINT PANELS TO MATCH ADJACENT FINISHED CONDITION OR AS APPROVED BY ARCHITECT.
134 ACCESS PANELS ARE TO BE MOUNTED FLUSH TO ADJACENT CEILING OR FLOOR FINISH,
135 UNLESS OTHERWISE NOTED/APPROVED.

136

137 THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL
138 DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE
139 ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS' WORK AND BRING
140 ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION, IN WRITING, FOR CLARIFICATION.
141 CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE DISCREPANCIES OR CONFLICTS INDICATED
142 BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CONTRACTOR AT HIS EXPENSE
143 AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

144

145 THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO THE EXISTING STRUCTURE OF
146 ANY BUILDING IS EITHER EXPEDIENT OR NECESSARY, PRIOR TO PROCEEDING WITH WORK.
147 REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO THE ARCHITECT AND STRUCTURAL ENGINEER
148 SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS OF ANY
149 BUILDING.

150

151 IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH,
152 OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE/SHE SHALL NOT
153 PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS/HER OWN RISK, UNTIL THE ARCHITECT HAS BEEN
154 NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT, WHERE COMPLETED OR
155 PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES,
156 REGULATIONS AND ORDINANCES. ANY SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER
157 OWN RISK AND WITHOUT DELAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR REMOVING
158 FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO
159 THE OWNER OR ARCHITECT.

160

161 THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE
162 COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY
163 CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT.

164

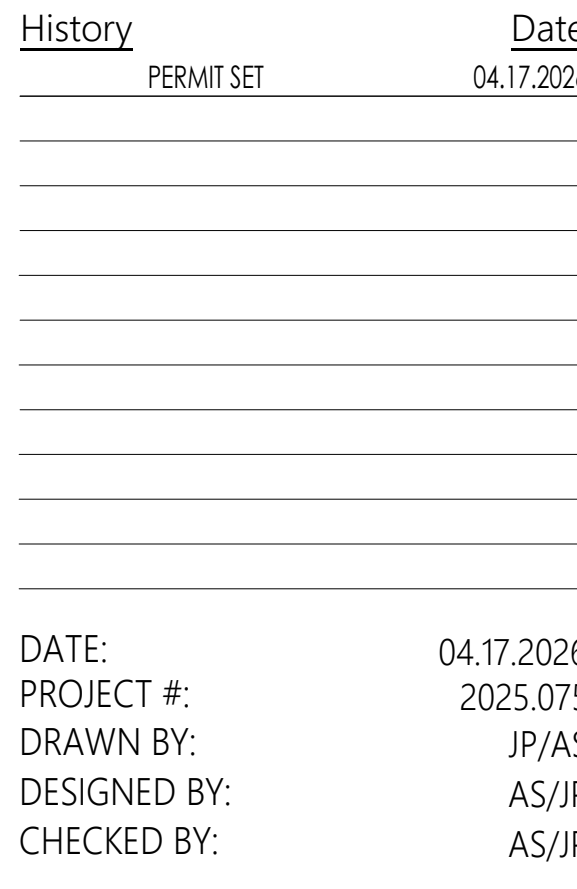
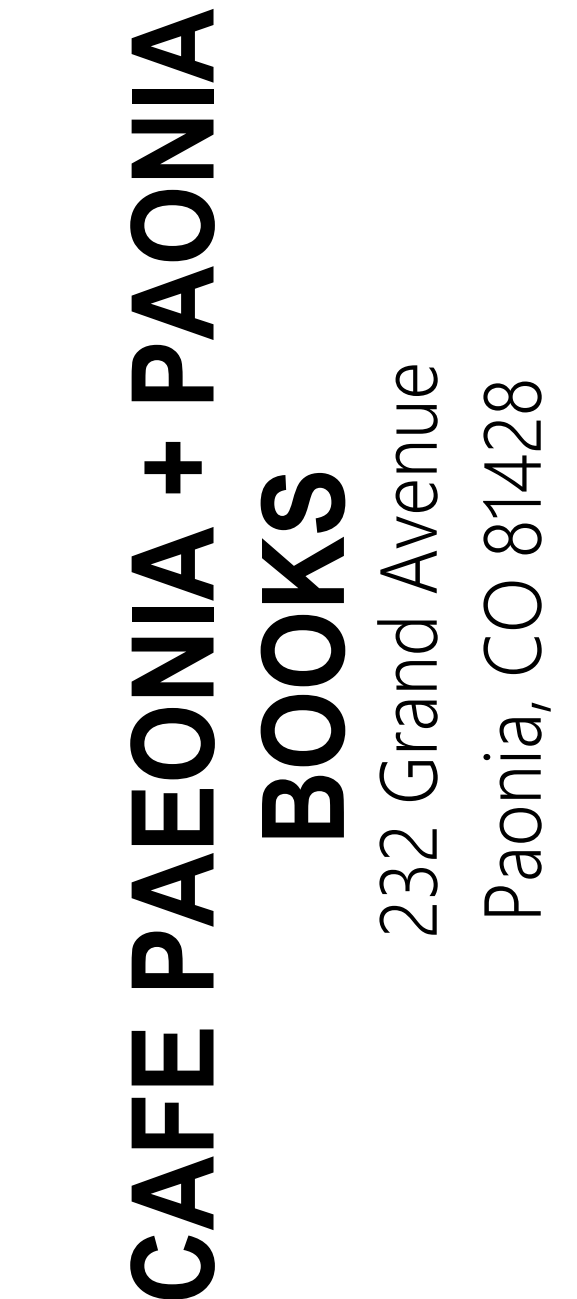
165 ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE OF QUALITY SPECIFIED, FREE FROM
166 DEFECTS, WILL BE PERMITTED ON THE WORK, UNLESS OTHERWISE NOTED.

167

168 THE CONTRACTOR SHALL EXECUTE ALL CONNECTIONS FOR EQUIPMENT, TO BE PROVIDED AND SET IN
169 PLACE BY OTHERS.

170

171 THE CONTRACTOR SHALL REFER TO THE OWNER'S LANDLORD CONSTRUCTION REQUIREMENTS FOR
172 ADDITIONAL GUIDELINES AND CRITERIA.



G-001

2 ACCESSIBILITY PLAN

ACCESSIBILITY PLAN LEGEND

- 1/8" = 1'-0"
- ACCESSIBLE ROUTE TO COMPLY W/ 2017 ICC 403.5
- ACCESSIBLE SEATING TO COMPLY W/ 2017 ICC SECTION 305
- SEATING COUNT

CLEAR FLOOR SPACE PROVIDED COMPLYING WITH ICC 117.1 SECTION 902.2 FOR WHEELCHAIR ACCESS TO TABLES. ACCESSIBLE SEATING AREAS TO COMPLY WITH SECTION 1109.2.9.1 OF THE 2021 IBC. WHERE DINING SURFACES FOR THE CONSUMPTION OF FOOD OR DRINK ARE PROVIDED, AT LEAST 5%, BUT NOT LESS THAN ONE, OF THE DINING SURFACES FOR THE SEATING AND STANDING SPACES SHALL BE ACCESSIBLE AND BE DISTRIBUTED THROUGHOUT THE FACILITY AND LOCATED ON A LEVEL ACCESSED BY AN ACCESSIBLE ROUTE.

ACCESSIBILITY SEATING COUNT

SPACE	TOTAL SEAT COUNTS	REQUIRED	PROVIDED
INTERIOR	26	2	2
EXTERIOR	14	1	2

PER IBC 2021 SECTION 1109.2.9.1 DINING SURFACES REQUIRED

OCCUPANCY TYPE LEGEND

- CIRCULATION/RESTROOM
- CONCENTRATED SEATING
- EXTERIOR PATIO (UNCONCENTRATED ASSEMBLY)
- MERCANTILE
- SERVICE
- STORAGE
- UNCONCENTRATED ASSEMBLY / TABLES AND CHAIRS
- WAITING

EXTERIOR PATIO (UNCONCENTRATED ASSEMBLY)

321 SF
15 SF/OCC.
21.4 OCC.(S)

MERCANTILE

837 SF
60 SF/OCC.
14.0 OCC.(S)

CONCENTRATED SEATING

25 SF
7 SF/OCC.
3.6 OCC.(S)

SERVICE

133 SF
200 SF/OCC.
0.7 OCC.(S)

WAITING

32 SF
5 SF/OCC.
6.4 OCC.(S)

MERCANTILE

79 SF
60 SF/OCC.
1.3 OCC.(S)

CIRCULATION/RESTROOM

179 SF

SERVICE

222 SF
200 SF/OCC.
1.1 OCC.(S)

STORAGE

20 SF
300 SF/OCC.
0.1 OCC.(S)

STORAGE

17 SF
300 SF/OCC.
0.1 OCC.(S)

CIRCULATION/RESTROOM

42 SF

CIRCULATION/RESTROOM

68 SF

UNCONCENTRATED ASSEMBLY / TABLES AND CHAIRS

287 SF
15 SF/OCC.
19.1 OCC.(S)

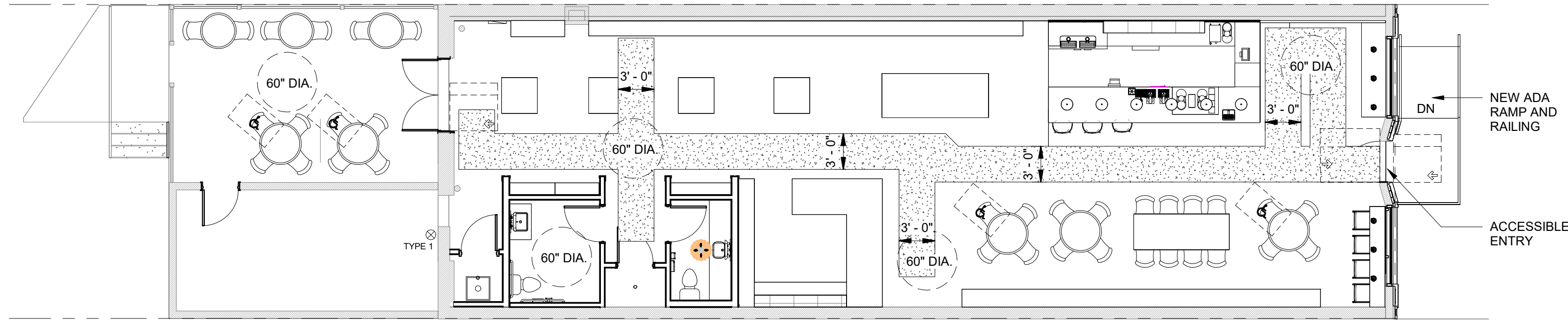
1 CODE PLAN

1/8" = 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.

CODE PLAN LEGEND

- PROJECT LIMITS
- 1-HR RATED WALL
- 2-HR RATED WALL
- EXIT ARROW
- EXIT ACCESS ARROW
- EXIT DISCHARGE ARROW
- TYPE 1 FIRE EXTINGUISHER
- TYPE 2 FIRE EXTINGUISHER
- NOT IN CONTRACT
- B - OCCUPANCY
- F OCCUPANCY
- CIRCULATION/RESTROOMS
- KITCHEN/SERVICE AREA
- UNCONCENTRATED ASSEMBLY
- STANDING SPACE



PROJECT DESCRIPTION

PROJECT ADDRESS: 232 GRAND AVENUE, PAONIA, CO 81428

TENANTS: ESPRESSO PAEONIA AND PAONIA BOOKS

PROJECT SUMMARY: THE PROJECT IS COMPRISED OF THE REPURPOSING OF AN EXISTING SPACE FOR A NEW CAFE AND BOOK STORE. THE CONSTRUCTION TYPE IS TO REMAIN UNCHANGED. THE BUILDING AREA IS NOT CHANGING. THE OCCUPANCY WILL REMAIN AN A-2 (ASSEMBLY) AND M (MERCANTILE) THE FIRST FLOOR WILL INCLUDE A BOOKSTORE, COFFEE BAR, SEATING AREAS, NEW RESTROOMS, AND A BACK OF HOUSE PREP AREA. THE EXTERIOR FACADE WILL BE MODIFIED TO BE MORE RESPECTFUL OF THE TIME PERIOD OF THE BUILDING AND MORE COHESIVE WITH THE TOWN STOREFRONT AESTHETIC. THE BUILDING IS NOT SPRINKLERED

APPLICABLE CODES AND STANDARDS

JURISDICTION: CITY OF PAONIA

ACCESSIBILITY STANDARDS: COLORADO STATUTES & ICC/ANSI 117.1-2017

OCCUPANCY REQUIREMENTS

OCCUPANCY: NO CHANGE OF OCCUPANCY : A-2 (ASSEMBLY) TO A-2 (ASSEMBLY) + M (MERCANTILE)

SEPARATIONS: NON-SEPARATED OCCUPANCIES 508.3

CONSTRUCTION REQUIREMENTS

CONSTRUCTION TYPE: TYPE VB

FLOOR AREA: TOTAL: 2,360 SF

ALTERATION COMPLIANCE METHOD

IEBC SECTION 301.1 - CHAPTER 5 - PRESCRIPTIVE METHOD IEBC 301.1

IEBC 503.1 General.

Except as provided by IEBC Sections 302.4, 302.5 or this section, alterations to any building or structure shall comply with the requirements of the Building Code for new construction. Alterations shall be such that the existing building or structure is not less complying with the provisions of the Building Code than the existing building or structure was prior to the alteration.

GENERAL BUILDING HEIGHTS AND AREAS

BUILDING HEIGHT/STORIES (ALLOWABLE): A-2* 1 STORY (60'-0" / 2 STORY) TABLE 504.4

AREA (ALLOWABLE): A-2* 2,360 SF (24,000 SF) TABLE 506.2

* USAGE AND ASSOCIATED ALLOWABLE AREA BASED ON MOST STRINGENT USE WITHIN THE BUILDING. NON-SEPARATED OCCUPANCIES PER 508.3 WERE USED BASED ON THIS CALCULATION.

FIRE PROTECTION SYSTEMS

SPRINKLERS: A-2, M NON SPRINKLERED 903.2.7

INTERIOR FINISHES

NON-SPRINKLERED INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY TABLE 803.11

GROUP	EXIT ENCLOSURES	CORRIDORS	ROOMS
A-2	A	A	C*
M	A	B	C

*Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less

OCCUPANT LOAD

FIRST FLOOR: 46 OCCUPANTS

SERVICE AREA: 133 + 222 SF @ 200 SF/OCC. = 1.8 OCCUPANTS

WAITING: 32 SF @ 5 SF/OCC. = 6.4 OCCUPANTS

CONCENTRATED SEATING: 25 SF @ 7 SF/OCC = 3.6 OCCUPANTS

UNCONCENTRATED ASSEMBLY: 287 SF @ 15 SF/OCC. = 19.1 OCCUPANTS

MERCANTILE: 837 + 79 SF @ 60 SF/OCC. = 14.2 OCCUPANTS

STORAGE: 17 + 20 @ 300 SF/OCC. = 2 OCCUPANTS

TOTAL: 45.3 OR 46 OCCUPANTS

MEANS OF EGRESS

OCCUPANT LOAD: 46 OCCUPANTS TABLE 1004.5

EGRESS WIDTH: OTHER @ 0.20*/OCCUPANT X 46 OCCUPANTS= 9.2" (36") REQ'D - 36" PROVIDED 1005.3

EXIT ACCESS: MINIMUM 1 EXIT REQUIRED, 1 PROVIDED PER AREA TABLE 1006.2.1

TRAVEL DISTANCE: MAXIMUM 200'-0" (NON SPRINKLERED) TABLE 1017.2

ACCESSIBILITY

ACCESSIBLE EXITS: 1 ACCESSIBLE EXIT REQUIRED, 1 ACCESSIBLE EXITS PROVIDED 1009.1

PLUMBING SYSTEMS

INTERIOR OCCUPANCY: 46 OCCUPANTS

PATIO OCCUPANCY: 22 OCCUPANTS

(A-2) OCCUPANTS: 68

REQUIRED FIXTURES

GROUP A-2: = 71 OCCUPANTS

34 MALE & 34 FEMALE

WATER CLOSETS: (1:75)

MALES: (34)(1/75) = .45 W.C. REQUIRED - 1 PROVIDED

FEMALES: (34)(1/75) = .45 W.C. REQUIRED - 1 PROVIDED

LAVATORIES: (1:200)

MALES: (34)(1/200) = .17 LAV REQUIRED - 1 PROVIDED

FEMALES: (34)(1/200) = .17 LAV. REQUIRED - 1 PROVIDED

SERVICE SINKS: 1 SINKS REQ'D, 1 SINK PROVIDED

DRINKING FOUNTAINS: 0 REQ'D, 0 PROVIDED

SERVICE SINKS: 1 SINKS REQ'D, 1 SINK PROVIDED

DRINKING FOUNTAINS: 0 REQ'D, 0 PROVIDED

GENERAL PLAN REVIEW INFORMATION

SIGNAGE: ALL EXTERIOR SIGNAGE DESIGN AND INSTALLATION SHALL BE DESIGN/BUILD BY THE OWNER OR OWNER'S CONSULTANT AND SHALL BE SUBMITTED FOR SEPARATE PERMIT TO THE CITY AUTHORITIES HAVING JURISDICTION.

FIRE EXTINGUISHERS: THE GENERAL CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE PROTECTION DISTRICT.

FIRE SPRINKLERS: ALL FIRE SPRINKLER SYSTEMS DESIGN SHALL BE DESIGN/BUILD BY THE GENERAL CONTRACTOR AND SHALL BE SUBMITTED FOR SEPARATE PERMIT TO THE CITY AUTHORITIES HAVING JURISDICTION, INCLUDING THE LOCAL FIRE PROTECTION DISTRICT.

EXIT SIGNS: PER IBC SECTION 1013.1 EXCEPTION 1 - EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT ONLY REQUIRE ONE EXIT OR EXIT ACCESS.



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 CODE PLANS

G-011

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.

2. ALL ENTRANCES AND GROUND FLOOR EXIT DOORS SHALL BE MADE ACCESSIBLE.

3. 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.

4. 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.

5. 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.

6. HAND ACTIVATED DOOR HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR.

7. EXIT DOORS SHALL OPEN TO A CLEAR WIDTH OF NOT LESS THAN 32".

8. WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR OPENING WIDTH OF 32".

9. 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".

10. 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.

11. PROVIDE A CLEAR SPACE OF 12" PAST THE STRIKE EDGE OF THE DOOR ON THE OUTSIDE SIDE TO WHICH THE DOOR SWINGS IF THE DOOR IS EQUIPPED WITH BOTH A LATCH AND CLOSER.

12. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.

13. 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.

14. 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.

15. CIRCULATION AISLES AND PEDESTRIAN WAYS SHALL BE SIZED ACCORDING TO FUNCTIONAL REQUIREMENTS BUT SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH.

16. 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.

17. 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.

18. 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.

19. FREE STANDING OBJECTS MOUNTED ON POSTS MAY OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE FINISHED FLOOR.

20. 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.

21. 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.

22. 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.

23. 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.

24. THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32" AT A POINT AND 36" CONTINUOUSLY.

25. THE MINIMUM CLEAR WIDTH FOR 2 WHEELCHAIRS TO PASS SHALL BE 60".

26. 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.

27. 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.

28. THE TOPS OF TABLES AND COUNTERS SHALL BE 28" TO 34" FROM THE FLOOR.

29. 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 598B.

30. 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.

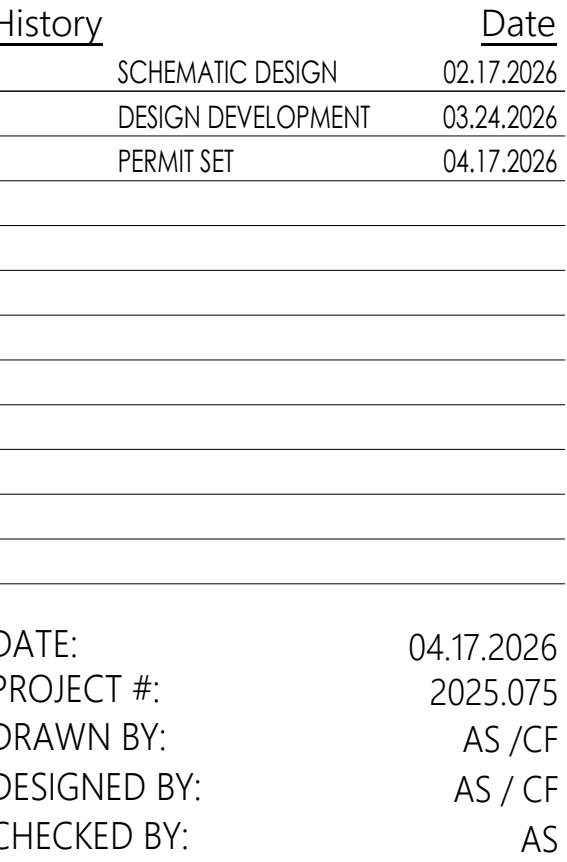
31. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS 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.

32. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:

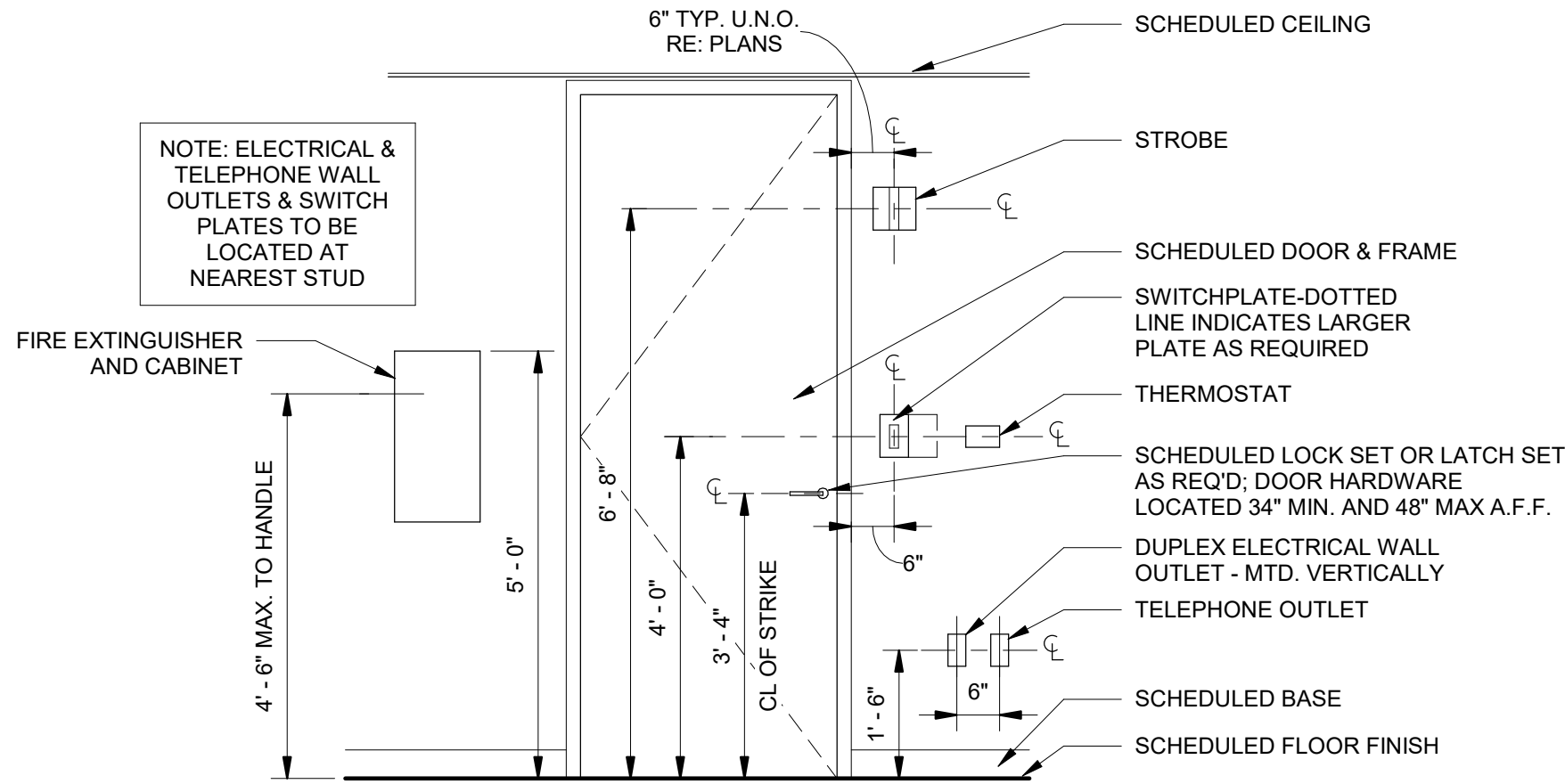
A. LETTERS AND NUMBERS SHALL BE RAISED OR RECESSED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

B. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH.

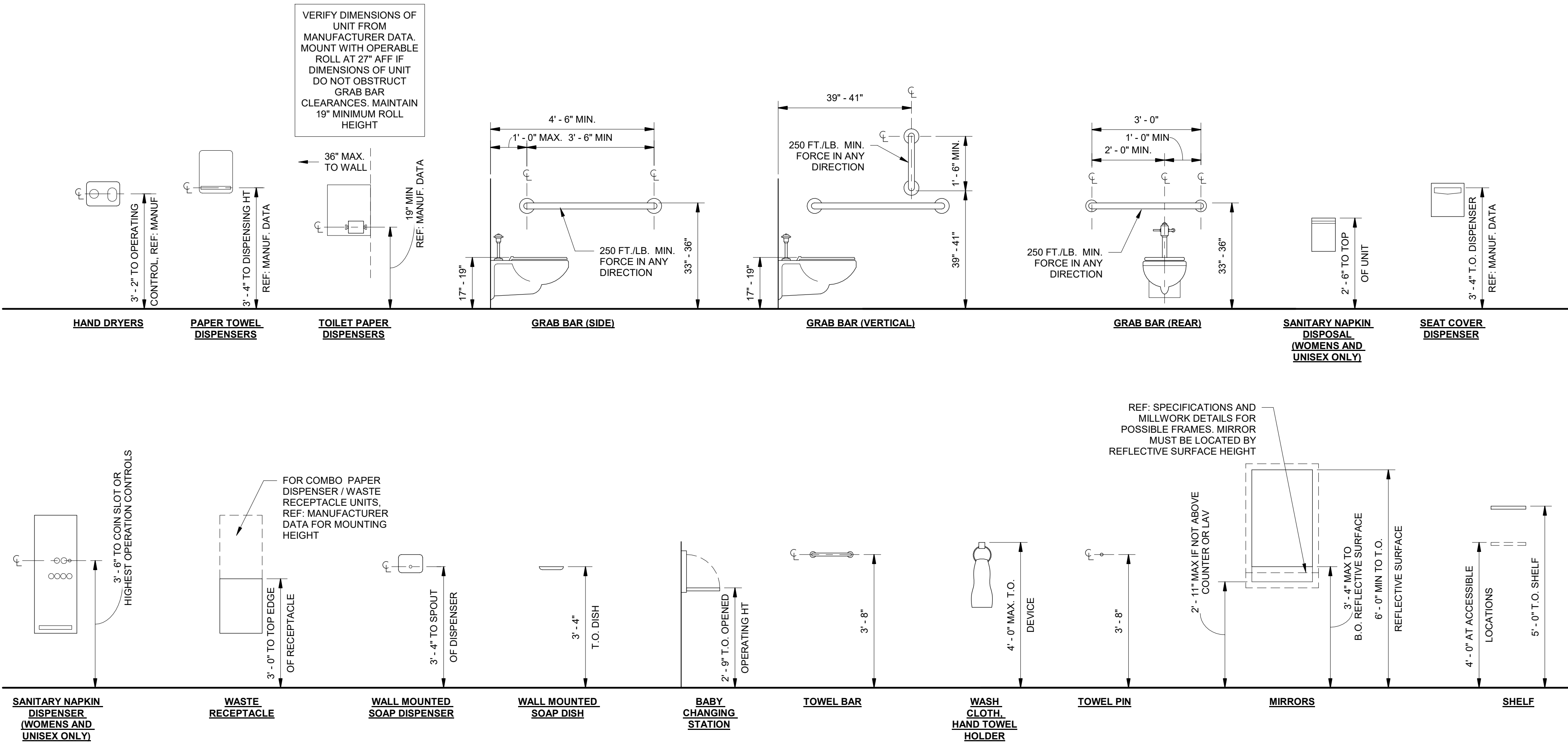
C. PICTORIAL SYMBOL SIGNS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.



G-020



FIXTURE MOUNTING HEIGHT REQUIREMENTS



FIXTURE MOUNTING HEIGHT REQUIREMENTS

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. 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.
2.	Prevent adjacent surfaces from being stained by 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 dry 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.
1.	Brick Matching Existing: Units with colors, color variation within units, surface texture, size, and shape that match existing brickwork.
a.	Physical Properties: According to ASTM C 67.
b.	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 chopped 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.
3.	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 repair) 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.

SECTION 04 01 20	Brick Masonry Repair (continued)
f.	Do not use admixtures in mortar unless otherwise indicated.
g.	Mixes: Mix mortar materials in the following proportions:
1.	Rebuilding (Setting) Mortar by Volume: ASTM C 270, Proportion Specification, 1 part Portland cement, 1 part lime, and 6 parts sand, unless otherwise indicated.
2.	Rebuilding (Setting) Mortar by Type: ASTM C 270, Proportion Specification, Type N unless otherwise indicated.
3.	Rebuilding (Setting) Mortar by Property: ASTM C 270, Property Specification, Type N unless otherwise indicated.
4.	Pigmented, Colored Mortar: Add mortar pigments to produce exposed, setting (rebuilding) mortar of colors required.
8.	Protection
a.	Remove gutters and downspouts adjacent to masonry to be repaired and store during masonry repair. Reinstall when repairs are complete.
1.	Provide temporary rain drainage during work to direct water away from building.
9.	Brick Removal and Replacement
a.	At locations indicated, remove bricks that are damaged, spalled, or deteriorated. Carefully remove entire units from joint to joint, without damaging surrounding masonry, in a manner that permits replacement with full-size units.
b.	Support and protect remaining masonry that surrounds removal area.
c.	Maintain flashing, reinforcement, lintels, and adjoining construction in an undamaged condition.
d.	Notify Architect of unforeseen detrimental conditions including voids, cracks, bulges, and loose units in existing masonry backup, rotted wood, rusted metal, and other deteriorated items.
e.	Remove in an undamaged condition as many whole bricks as possible.
1.	Remove mortar, loose particles, and soil from brick by cleaning with hand chisels, brushes, and water.
2.	Remove sealants by cutting close to brick with utility knife and cleaning with solvents.
f.	Clean masonry surrounding removal areas by removing mortar, dust, and loose particles in preparation for brick replacement.
g.	Replace removed damaged brick with other removed brick in good condition, where possible, matching existing brick. Do not use broken units unless they can be cut to usable size.
h.	Install replacement brick into bonding and coursing pattern of existing brick. If cutting is required, use a motor-driven saw designed to cut masonry with clean, sharp, unchipped edges.
1.	Maintain joint width for replacement units to match existing joints.
2.	Use setting buttons or shims as required to set units to accurately spaced with uniform joints.
i.	Lay replacement brick with rebuilding (setting) mortar and with completely filled bed, head, and collar joints. Butter ends with enough mortar to fill head joints and shove into place. Wet both replacement and surrounding bricks that have ASTM C 67 initial rates of absorption (suction) of more than 0.30 g/30 sq. in. per min. Use wetting methods that ensure that units are nearly saturated but surface is dry when laid.
1.	Tool exposed mortar joints in repaired areas to match joints of surrounding existing brickwork.
2.	When mortar is hard enough to support units, remove shims and other devices interfering with pointing of joints.
j.	Curing: Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
10.	Masonry Unit Patching
a.	Remove loose material from masonry surface. Carefully remove additional material so patch does not have feathered edges but has square or slightly undercut edges on area to be patched and is at least 1/4 inch thick, but not less than recommended in writing by patching compound manufacturer.
b.	Mask adjacent mortar joint or rake out for repointing if patch extends to edge of masonry unit.
c.	Mix patching compound in individual batches to match each unit being patched. Combine one or more colors of patching compound, as needed, to produce exact match.
d.	Rinse surface to be patched and leave damp, but without standing water.
e.	Brush-coat surfaces with slurry coat of patching compound according to manufacturer's written instructions.
f.	Place patching compound in layers as recommended in writing by patching compound manufacturer, but not less than 1/4 inch or more than 2 inches thick. Roughen surface of each layer to provide a key for next layer.
g.	Trowel, scrape, or carve surface of patch to match texture and surrounding surface plane or contour of masonry unit. Shape and finish surface before or after curing, as determined by testing, to best match existing masonry unit.
h.	Keep each layer damp for 72 hours or until patching compound has set.
11.	Final Cleaning
a.	After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or fiber brushes, and clean water, applied by low pressure spray.
1.	Do not use metal scrapers or brushes.
2.	Do not use acidic or alkaline cleaners.

SECTION 05 50 00	Metal Fabrications
1.	Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
2.	Shop Drawings: Submit shop drawings indicating fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items.
3.	Performance Requirements:
a.	Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
4.	Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
5.	Fasteners:
a.	Provide stainless-steel fasteners for fastening aluminum.
b.	Provide stainless-steel fasteners for fastening stainless steel.
c.	Provide stainless-steel fasteners for fastening nickel silver.
d.	Provide bronze fasteners for fastening bronze.
e.	Cast-in-Place Anchors in Concrete: Either threaded type or wedge type unless otherwise indicated; galvanized ferrous castings, either ASTM A 474/47M malleable iron or ASTM 271A/27M cast steel. Provide bolts, washers, and shims as needed, all hot-dip galvanized per ASTM F 2329.
f.	Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors.
g.	Slotted-Channel Inserts: Cold-formed, hot-dip galvanized-steel box channels (struts) complying with MFMA-4, 1-5/8 by 7/8 inches by length indicated with anchor straps or studs not less than 3 inches long at not more than 8 inches o.c. Provide with temporary filler and tee-head bolts, complete with washers and nuts, all zinc-plated to comply with ASTM B 633, Class Fe/Zn 5, as needed for fastening to inserts.
6.	Miscellaneous Materials:
a.	Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MP#79 and compatible with topcoat.
1.	Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
b.	Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
c.	Concrete: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained, concrete with a minimum 28-day compressive strength of 3000 psi.
7.	Fabrication, General
a.	Shop Assembly: Preassemble items in the shop to greatest extent possible. Use connections that maintain structural value of joined pieces.
b.	Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges. Remove sharp or rough areas on exposed surfaces.
1.	Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2.	Obtain fusion without undercut or overlap.
3.	Remove welding flux immediately.
4.	At exposed connections, finish exposed welds and surfaces smooth and blended.
d.	Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Locate joints where least conspicuous.
e.	Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
f.	Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors not less than 8 inches from ends and corners of units and 24 inches o.c.
8.	Miscellaneous Framing and Supports
a.	Take field measurements prior to fabrication, where possible. Form to required shapes and sizes with true, straight edges, lines and angles. Provide light-tight, hairline joints.
b.	Install materials and systems in accordance with manufacturer's instructions and approved submittals. Install materials and systems in proper relation with adjacent construction. Coordinate with work of other sections.
c.	Coordinate with work of other sections; provide inserts and templates as needed. Install work plumb and level with uniform appearance.
d.	Restore damaged finishes and protect work.
9.	Miscellaneous Framing and Supports
a.	General: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
b.	Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.
c.	Fabricate steel pipe columns for supporting wood frame construction from steel pipe with steel baseplates and top plates as indicated. Drill or punch baseplates and top plates for anchor and connection bolts and weld to pipe with fillet welds all around. Make welds the same size as pipe wall thickness unless otherwise indicated.

SECTION 05 50 00	Metal Fabrications (continued)
10.	Shelf Angles
a.	Fabricate shelf angles from steel angles of sizes indicated and for attachment to concrete framing.
b.	Provide horizontally slotted holes to receive 3/4-inch bolts, spaced not more than 6 inches from ends and 24 inches o.c., unless otherwise indicated.
b.	For cavity walls, provide vertical channel brackets to support angles from backup masonry and concrete.
c.	Galvanize shelf angles located in exterior walls.
d.	Prime shelf angles located in exterior walls with zinc-rich primer.
f.	Prime paragraph below if inserts are not specified in Section 033000 "Cast-in-Place Concrete."
f.	Furnish wedge-type concrete inserts, complete with fasteners, to attach shelf angles to cast-in-place concrete.
11.	Loose Steel Lintels
a.	Fabricate loose steel lintels from steel angles and shapes of size indicated for openings and recesses in masonry walls and partitions at locations indicated.
b.	Galvanize loose steel lintels located in exterior walls.
c.	Prime loose steel lintels located in exterior walls with zinc-rich primer.
12.	Finishes, General
a.	Finish metal fabrications after assembly.
13.	Installation, General
a.	Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
b.	Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
c.	Field Welding: Comply with the following requirements:
1.	Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2.	Obtain fusion without undercut or overlap.
3.	Remove welding flux immediately.
4.	At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surfaces.
d.	Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction.
e.	Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
14.	Installing Bearings
a.	Clean concrete and masonry bearing surfaces of bond-reducing materials, and roughen to improve bond to surfaces. Clean bottom surface of plates.
b.	Set bearing and leveling plates on wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts. Do not remove wedges or shims but, if protruding, cut off flush with edge of bearing plate before packing with nonshrink grout. Pack grout solidly between bearing surfaces and plates to ensure that no voids remain.
15.	Adjusting and Cleaning
a.	Touchup Painting: Immediately after erection, clean field welds, bolted connections, and abraded areas. Paint uncoated and abraded areas with the same material as used for shop painting to comply with SSPC-PA 1 for touchup up shop-painted surfaces.
b.	Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

SECTION 05 51 16	Metal Floor Plate Stairs
1.	Product Data: Submit manufacturer's product data and installation instructions for each material and product used.
2.	Shop Drawings: Submit shop drawings indicating plans, elevations, sections, details, and attachments to other work.
3.	Delegated-Design Submital: For stairs, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
4.	Performance Requirements:
a.	Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design stairs.
b.	Structural Performance of Stairs: Metal stairs shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1.	Uniform Load: 100 lbf/sq. ft.
2.	Concentrated Load: 300 lbf applied on an area of 4 sq. in.
3.	Uniform and concentrated loads need not be assumed to act concurrently.
c.	Stair Framing: Capable of withstanding stresses resulting from railing loads in addition to loads specified above.
5.	Metals
a.	Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For components exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
b.	Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
c.	"Rolled-Steel Floor Plate" Paragraph below specifies minimum yield point of 30 ksi; revise if higher strength is required.
d.	Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
6.	Fasteners
a.	Provide zinc-plated fasteners with coating complying with ASTM B 633 or ASTM F 1941, Class Fe/Zn 12 for exterior use, and Class Fe/Zn 5, half where built into exterior walls. Select fasteners for type, grade, and class required.
7.	Miscellaneous Materials
a.	Stair to be clear coated, DO NOT PRIME
8.	Fabrication, General
a.	Provide complete stair assemblies, including metal framing, hangers, clips, brackets, bearing plates, and other components necessary to support and anchor stairs and platforms on supporting structure.
1.	Join components by welding unless otherwise indicated.
2.	Use connections that maintain structural value of joined pieces.
b.	Weld connections to comply with the following:
1.	Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2.	Obtain fusion without undercut or overlap.
3.	Remove welding flux immediately.
4.	Weld exposed corners and seams continuously unless otherwise indicated.
5.	At exposed connections, finish exposed welds to comply with NAIMMA's "Voluntary Joint Finish Standards" for Type 4 welds; good quality, uniform undressed weld with minimal spatter.
c.	Fabricate joints that will be exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
9.	STEEL-FRAMED STAIRS
a.	NAAMM Stair Standard: Comply with "Recommended Voluntary Minimum Standards for Fixed Metal Stairs" in NAAMM AMP 510, "Metal Stairs Manual," industrial class, unless more stringent requirements are indicated.
b.	Stair Framing:
1.	Fabricate stringers of steel channels
1.	Provide closures for exposed ends of channel stringers.
2.	Construct platforms of steel channel headers and miscellaneous framing members as indicated.
3.	Weld stringers to headers; weld framing members to stringers and headers.
c.	Metal Floor Plate Stairs: Form treads and platforms to configurations shown from rolled-steel floor plate of thickness needed to comply with performance requirements, but not less than 3/16 inch.
10.	Stair Railings
a.	Comply with applicable requirements in Section 055213 "Pipe and Tube Railings."
1.	Connect posts to stair framing by direct welding unless otherwise indicated.
11.	Finishes
a.	Finish metal stairs after assembly.
b.	Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and zinc hardware and with ASTM A 123/A 123M for hot-dip galvanized railings.
c.	Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning," OR SSPC-SP 3, "Power Tool Cleaning."
d.	Apply shop primer to uncoated surfaces of metal stair components, except those with galvanized finishes and those to be embedded in concrete or masonry unless otherwise indicated. Comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
12.	Installation
a.	Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal stairs. Set units accurately in location, alignment, and elevation, measured from established lines and levels and free of rack.
b.	Field Welding: Comply with requirements for welding in "Fabrication, General" Article.
13.	Adjusting and Cleaning
a.	Touchup Clear Coat: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop coat, and coat exposed areas with same material as used for shop coating.
b.	Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

SECTION 05 52 13	Pipe and Tube Railings
1.	Product Data:
a.	Manufacturer's product lines of mechanically connected railings
b.	Railing brackets.
c.	Grout, anchoring cement, and paint products
2.	Shop Drawings: Submit shop drawings indicating plans, elevations, sections, details, and attachments to other work.
3.	Samples: For each type of exposed finish required.
4.	Delegated-Design Submital: For railings, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.
5.	Performance Requirements:
a.	Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design railings, including attachment to building construction.
b.	Structural Performance: Railings, including attachment to building construction, shall withstand the effects of gravity loads and the following loads and stresses within limits and under conditions indicated:
1.	Handrails and Top Rails of Guards:
1.	Uniform load of 50 lbf/ft. applied in any direction.
2.	Concentrated load of 200 lbf applied in any direction.
3.	Uniform and concentrated loads need not be assumed to act concurrently.
2.	Infill of Guards:
1.	Concentrated load of 50 lbf applied horizontally on an area of 1 sq. ft.
2.	Infill load and other loads need not be assumed to act concurrently.
6.	Metals, General
a.	Brackets, Flanges, and Anchors: Cast or formed metal of same type of material and finish as supported rails unless otherwise indicated.
1.	Provide type of bracket with flange tapped for concealed anchorage to threaded hanger bolt and that provides 1-1/2-inch clearance from inside face of handrail to finished wall surface.
7.	Steel And Iron
1.	Tubing: ASTM A 500 (cold formed) or ASTM A 513.
2.	Pipe: ASTM A 53/A 53M, Type F or Type S, Grade A, Standard Weight (Schedule 40), unless another grade and weight are required by structural loads.
1.	Provide galvanized finish for exterior installations and where indicated.
c.	Plates, Shapes, and Bars: ASTM A 36/A 36M.
8.	Fasteners
a.	General: Provide the following:
1.	Ungalvanized Steel Railings: Plated steel fasteners complying with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5 for zinc coating.
2.	Hot-Dip Galvanized Railings: Type 304 stainless-steel or hot-dip zinc-coated steel fasteners complying with ASTM A 153/A 153M or ASTM F 2329 for zinc coating.
3.	Aluminum Railings: [Type 304] [Type 316] stainless-steel fasteners.
4.	Stainless-Steel Railings: [Type 304] [Type 316] stainless-steel fasteners.
b.	Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors capable of sustaining, without failure, a load equal to 6 times the load imposed when installed in unit masonry and 4 times the load imposed when installed in concrete, as determined by testing according to ASTM E 488/E 488M, conducted by a qualified independent testing agency.
1.	Material for Interior Locations: Carbon-steel components zinc-plated to comply with ASTM B 633 or ASTM F 1941, Class Fe/Zn 5, unless otherwise indicated.
2.	Material for Exterior Locations: Where Stainless Steel Is Indicated: Alloy Group 1 stainless-steel bolts, ASTM F 593, and nuts, ASTM F 594.
9.	Miscellaneous Materials
a.	Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.
b.	Etching Cleaner for Galvanized Metal: Complying with MP#25.
c.	Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
d.	Railing to be clear coated, DO NOT PRIME.
e.	Epoxy Zinc-Rich Primer: Complying with MP#20 and compatible with topcoat.
f.	Shop Primer for Galvanized Steel: Primer formulated for exterior use over zinc-coated metal and compatible with finish paint systems indicated.
g.	Epoxy Intermediate Coat: Complying with MP#77 and compatible with primer and topcoat.
h.	Polyurethane Topcoat: Complying with MPI #72 and compatible with undercoat.
i.	Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.
j.	Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
10.	Fabrication
a.	Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately 1/32 inch unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
b.	Form work true to line and level with accurate angles and surfaces.
c.	Welded Connections at Connections: Close contact, close fit, or use fittings designed for this purpose. Weld all around at connections, including at fittings.
1.	Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
2.	Obtain fusion without undercut or overlap.
3.	Remove flux immediately.
4.	At exposed connections, finish exposed surfaces smooth and blended so no roughness shows after finishing and welded surface matches contours of adjoining surfaces.
d.	Welded Connections for Aluminum Pipe: Fabricate railings to interconnect members with concealed internal welds that eliminate surface grinding, using manufacturer's standard system of sleeve and socket fittings.
e.	Nonwelded Connections: Connect members with concealed mechanical fasteners and fittings. Fabricate members and fittings to produce flush, smooth, rigid, hairline joints.
f.	Form changes in direction by inserting prefabricated elbow fittings.
g.	Close exposed ends of railing members with prefabricated end fittings.
h.	Provide wall returns at ends of wall-mounted handrails unless otherwise indicated.
i.	Brackets, Fittings, and Anchors: Provide wall brackets, flanges, miscellaneous fittings, and anchors to interconnect railing members to other work unless otherwise indicated.
1.	At brackets and fittings fastened to plaster or gypsum board partitions, provide crush-resistant fillers or other means to transfer loads through wall finishes to structural supports and prevent bracket or fitting rotation and crushing of substrate.
11.	Steel And Iron Finishes
a.	Galvanized Railings:
1.	Hot-dip galvanize indicated steel railings, including hardware, after fabrication.
2.	Comply with ASTM A 123/A 123M for hot-dip galvanized railings.
3.	Comply with ASTM A 153/A 153M for hot-dip galvanized hardware.
b.	Preparing Galvanized Railings for Shop Priming: After galvanizing, thoroughly clean railings of grease, dirt, oil, flux, and other foreign matter, and treat with etching cleaner.
c.	Preparation for Shop Priming: Prepare uncoated ferrous-metal surfaces to comply with SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning," OR SSPC-SP 3, "Power Tool Cleaning."
d.	Primer Application: Apply shop primer to prepared surfaces of railings unless otherwise indicated. Comply with requirements in SSPC-PA 1, "Shop, Field, and Maintenance Painting of Steel," for shop painting. Primer need not be applied to surfaces to be embedded in concrete or masonry.
12.	Installation, General
a.	Set railings accurately in location, alignment, and elevation; measured from established lines and levels and free of rack.
1.	Do not weld, cut, or abrade surfaces of railing components that are coated or finished after fabrication and that are intended for field connection by mechanical or other means without further cutting or fitting.
2.	Set posts plumb within a tolerance of 1/16 inch in 3 feet.
3.	Align rails so variations from level for horizontal members and variations from parallel with rake of steps and ramps for sloping members do not exceed 1/4 inch in 12 feet.
b.	Control of Corrosion: Prevent galvanic action and other forms of corrosion by insulating metals and other materials from direct contact with incompatible materials.
1.	Coat, with a heavy coat of bituminous paint, concealed surfaces of aluminum that are in contact with grout, concrete, masonry, wood, or dissimilar metals.
13.	Anchoring Posts
a.	Form or core-drill holes not less than 5 inches deep and 3/4 inch larger than OD of post for installing posts in concrete. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions.
b.	Anchor posts to metal surfaces with oval flanges, angle type, or floor type as required by conditions, connected to posts and to metal supporting members.
14.	Attaching Railings
a.	Attach railings to wall with wall brackets, except where end flanges are used. Locate brackets as indicated or, if not indicated, at spacing required to support structural loads.
b.	Secure wall brackets and railing end flanges to building construction as follows:
1.	For concrete and solid masonry anchorage, use drilled-in expansion shields and hanger or lag bolts.
2.	For hollow masonry anchorage, use toggle bolts.
3.	For wood stud partitions, use hanger or lag bolts set into studs or wood backing between studs. Coordinate with carpentry work to locate backing members.
4.	For steel-framed partitions, use hanger or lag bolts set into wood backing between studs. Coordinate with stud installation to locate backing members.
15.	Adjusting And Cleaning
a.	Touchup Clear Coat: Immediately after erection, clean field welds, bolted connections, and abraded areas of shop coating, and coat exposed areas with the same material as used for shop coating.
b.	Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas, and repair galvanizing to comply with ASTM A 780/A 780M.

SECTION 06 10 00	Rough Carpentry
1.	Product Data: For each type of process and factory-fabricated product used.
2.	Informational Submittals
a.	Material Certificates: For dimension lumber specified to comply with minimum allowable unit stresses. Indicate species and grade selected for each use and design values approved by the ALSC Board of Review.
b.	Evaluation Reports: For the following, from ICC-ES:
1.	Wood-preserved-treated wood.
2.	Fire-retardant-treated wood.
3.	Engineered wood products.
4.	Shear panels.
5.	Power-driven fasteners.
6.	Post-installed anchors.
7.	Metal framing anchors.
3.	Wood Products, General
a.	Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, comply with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Grade lumber by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
1.	Factory mark each piece of lumber with grade stamp of grading agency.
2.	For exposed lumber indicated to receive a stained or natural finish, [mark grade stamp on end or back of each piece or omit grade stamp and provide certificates of grade compliance issued by grading agency if authority having jurisdiction does not require grade stamps on all materials.
3.	Dress Lumber: S4S, unless otherwise indicated.
b.	Maximum Moisture Content of Lumber: 19 percent unless otherwise indicated.
c.	Engineered Wood Products: Acceptable to authorities having jurisdiction and for which current model code research or evaluation reports exist that show compliance with building code in effect for Project.
4.	Wood-Preserved-Treated Lumber
a.	Preservative Treatment by Pressure Process: AWPAC U1; Use Category UC2J for interior construction not in contact with ground. Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.
1.	Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium. [Do not use inorganic boron (SBX) for sill plates.]
b.	Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or that does not comply with requirements for untreated material.
c.	Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
d.	Application: Treat items indicated on Drawings, and the following:
1.	Wood cantils, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with flashing, vapor barriers, and waterproofing.
2.	Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
3.	Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete wall.
4.	Wood framing members that are less than 18 inches (460 mm) above the ground in crawlspaces or unexcavated areas.
5.	Wood floor plates that are installed over concrete slabs-on-grade.
5.	Fire-Retardant-Treated Materials
a.	General: Where fire-retardant-treated materials are indicated, materials shall comply with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.
b.	Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame-spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet beyond the centerline of the burners at any time during the test.
1.	Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
2.	Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.
c.	Kiln-dry lumber after treatment to maximum moisture content of 19 percent.
d.	Identify fire-retardant-treated wood with appropriate classification marking of qualified testing agency.
e.	Application: Treat items indicated on Drawings
6.	Dimension Lumber Framing
a.	Non-Load-Bearing Interior Partitions: Construction or No. 2 grade, unless noted otherwise.
1.	Application: All interior partitions.
2.	Species:
1.	Southern pine or mixed southern pine; SP1B.
2.	Northern species; NLGA.
3.	Eastern softwoods; NeLMA.
4.	Western woods; WCLB or WWPA.
b.	Framing Other Than Non-Load-Bearing Partitions: Construction or No. 2 grade.
1.	Application: Framing other than interior partitions not indicated as load bearing.
2.	Species:
1.	Hem-fir (north); NLGA.
2.	Southern pine; SP1B.
3.	Douglas fir-larch; WCLB or WWPA.
4.	Spruce-pine-fir; NLGA.
5.	Douglas fir-south; WWPA.
6.	Hem-fir; WCLB or WWPA.
7.	Douglas fir-larch (north); NLGA.
8.	Spruce-pine-fir (south); NeLMA, WCLB, or WWPA.
7.	Engineered Wood Products
a.	Laminated-Veneer Lumber: Structural composite lumber made from wood veneers with grain primarily parallel to member lengths, evaluated and monitored according to ASTM D 5456 and manufactured with an exterior-type adhesive complying with ASTM D 2559.
b.	Wood I-Joists: Prefabricated units, I-shaped in cross section, made with solid or structural composite lumber flanges and wood-based structural panel webs, let into and bonded to flanges. Comply with material requirements of and with structural capacities established and monitored according to ASTM D 5055.
1.	Web Material: Either OSB or plywood, complying with DOC PS 1 or DOC PS 2.
2.	Structural Properties: Depths and design values less than those indicated.
8.	Shear Wall Panels
a.	Wood-Framed Shear Wall Panels: Prefabricated assembly consisting of wood perimeter framing, tie downs, and Exposure 1, Structural I plywood or OSB sheathing.
b.	Steel-Framed Shear Wall Panels: Prefabricated assembly consisting of cold-formed galvanized-steel panel, steel top and bottom plates, and wood studs.
c.	Allowable design loads, as published by

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



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

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

SPECIFICATIONS

G-103

Paonia, CO 81428



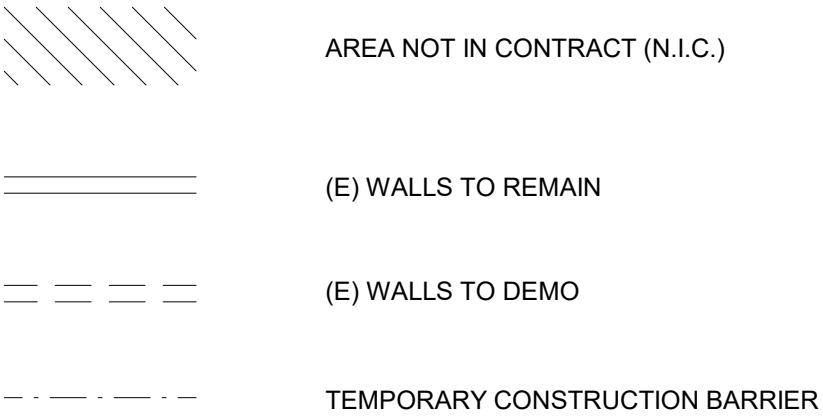
<u>History</u>	<u>Date</u>
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

1ST FLOOR + EXTERIOR DEMOLITION PLAN

AD-101

DEMO FLOOR PLAN LEGEND

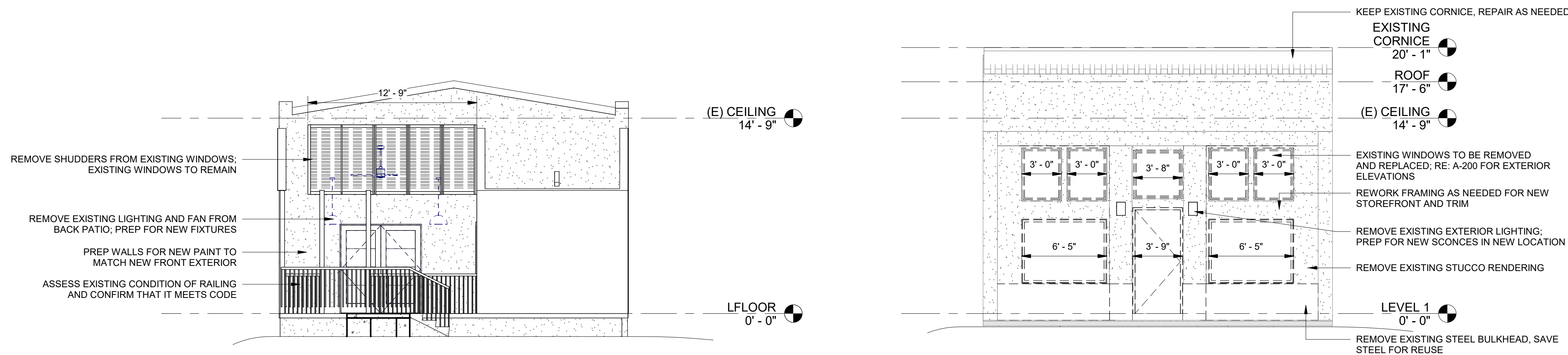


GENERAL DEMOLITION NOTES

- 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:
EXISTING 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 REJECTED 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
BEHIND THE FLOOR, INSIDE THE WALLS, OR IN THE CEILING EXCEPT WHERE
NOTED OTHERWISE. MECHANICAL 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
DOWN THROUGH FLOOR INTO AN AREA IN THE FLOOR AND CEILING, FINISH
SURFACES IN THE NEW SPACE TO PROVIDE AN EVEN FLOOR OF UNIFORM
FINISH, COLOR, TEXTURE, AND APPEARANCE.

DEMOLITION SHEET NOTES

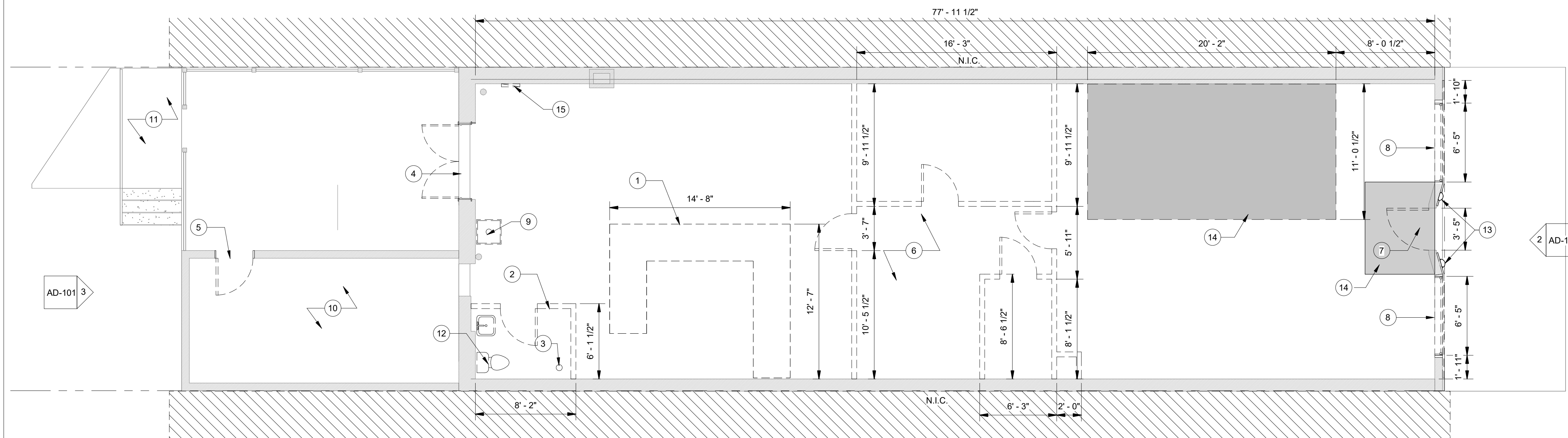
- 1 REMOVE EXISTING BAR WALL AND FINISHES
- 2 REMOVE EXISTING BATHROOM WALLS, PLUMBING FIXTURES AND FINISHES
- 3 REMOVE OR CAP EXISTING PIPE
- 4 REMOVE EXISTING EXTERIOR DOOR, PREP FOR NEW FRENCH DOOR
- 5 REMOVE EXISTING EXTERIOR DOOR, PREP FOR NEW DOOR
- 6 REMOVE EXISTING GYP. WALLS AND DOORS, SALVAGE 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 SCONCES, ASK OWNERSHIP IF THEY WOULD
17 LIKE TO KEEP
- 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

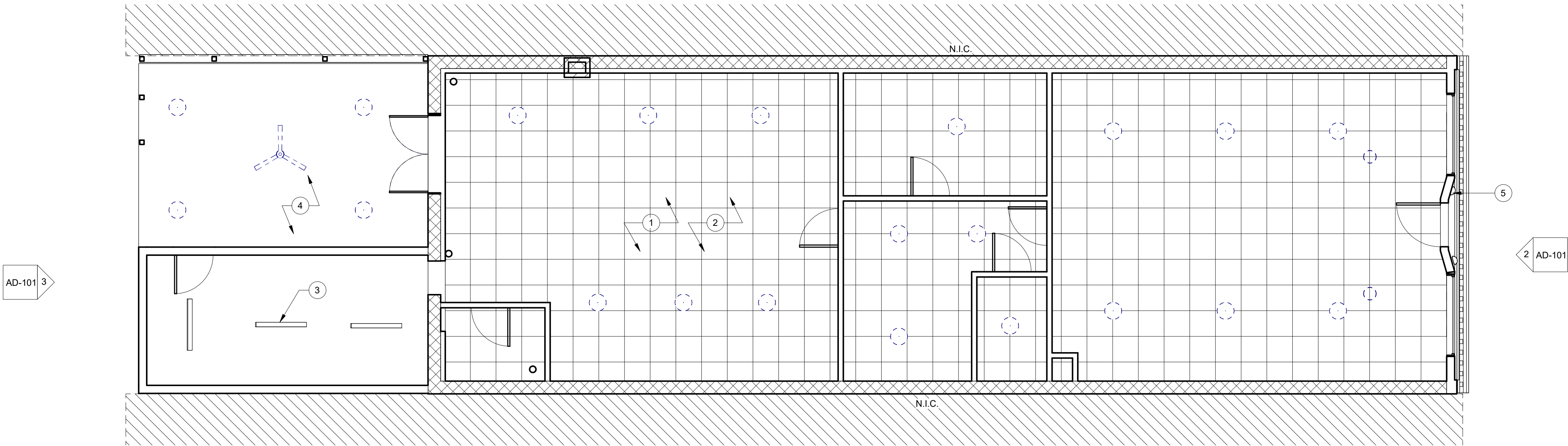
$$3/16'' = 1'-0''$$

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

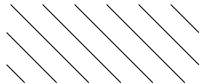
2 AD-101

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



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 DEMOLITION
REFLECTED CEILING PLAN

AD-111

**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

ARCHITECTURAL SITE
PLAN

AS-100

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

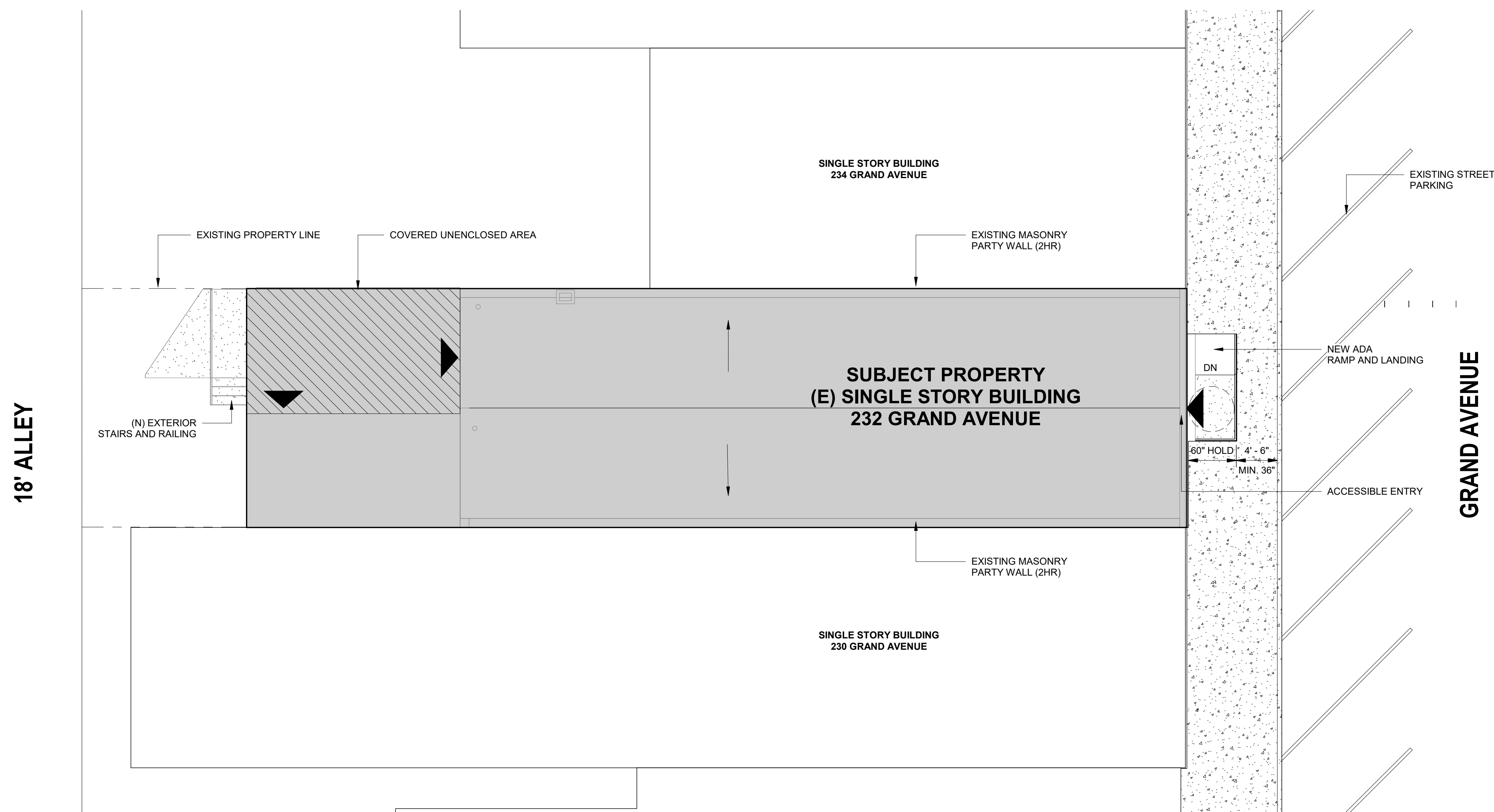
15. ALL LANDSCAPING, IRRIGATION, AND SITE PLANTING SHALL BE PROVIDED PER LANDSCAPE ARCHITECT DRAWINGS AND SPECIFICATIONS.

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.

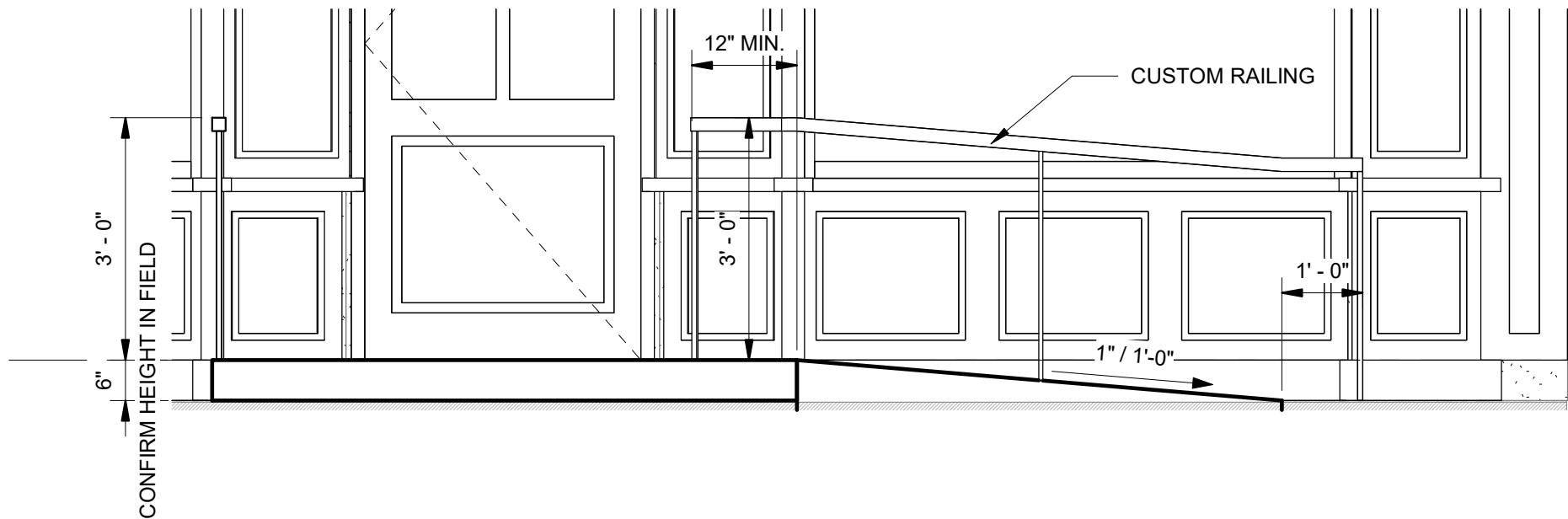
ARCHITECTURAL SITE PLAN SHEET NOTES



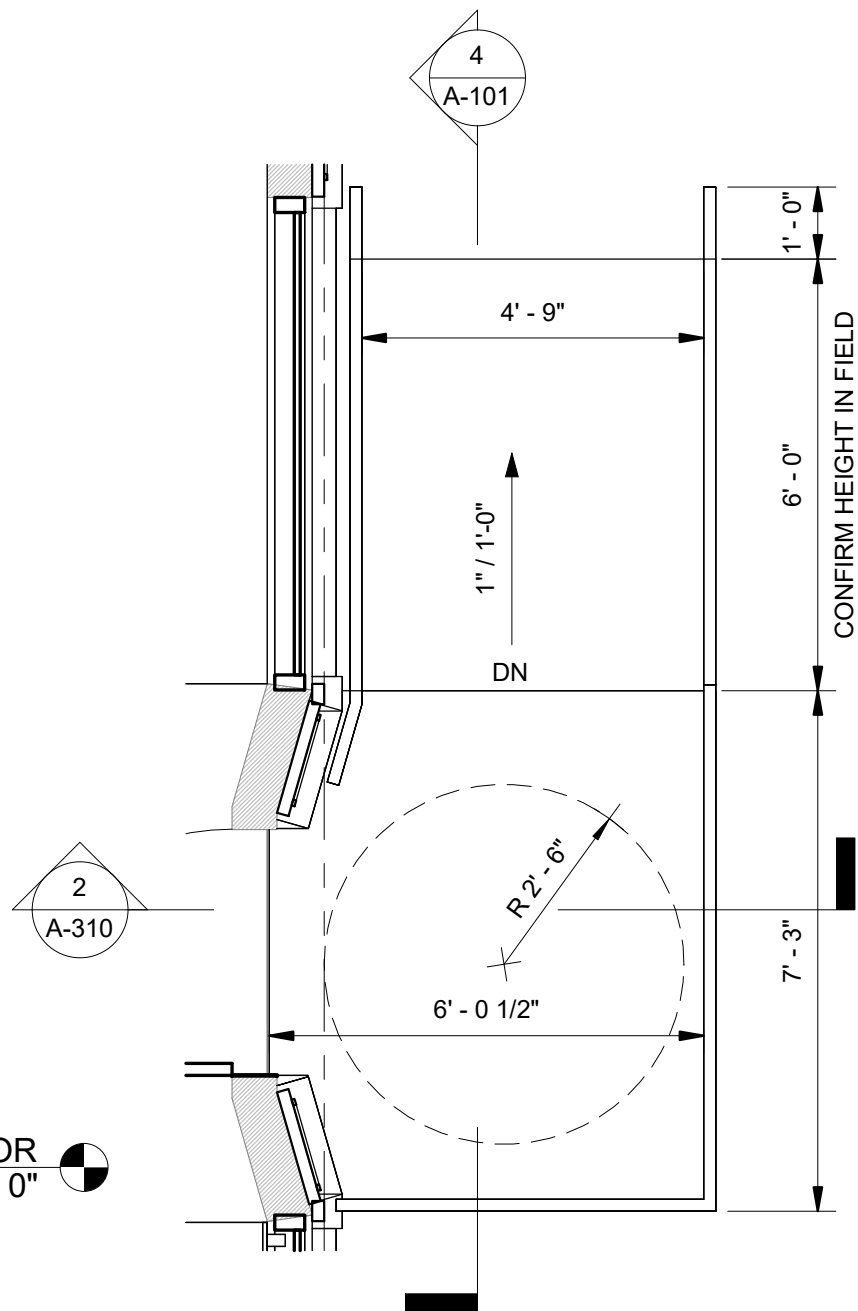
1 SITE PLAN

ACCESSIBLE RAMP GENERAL NOTES

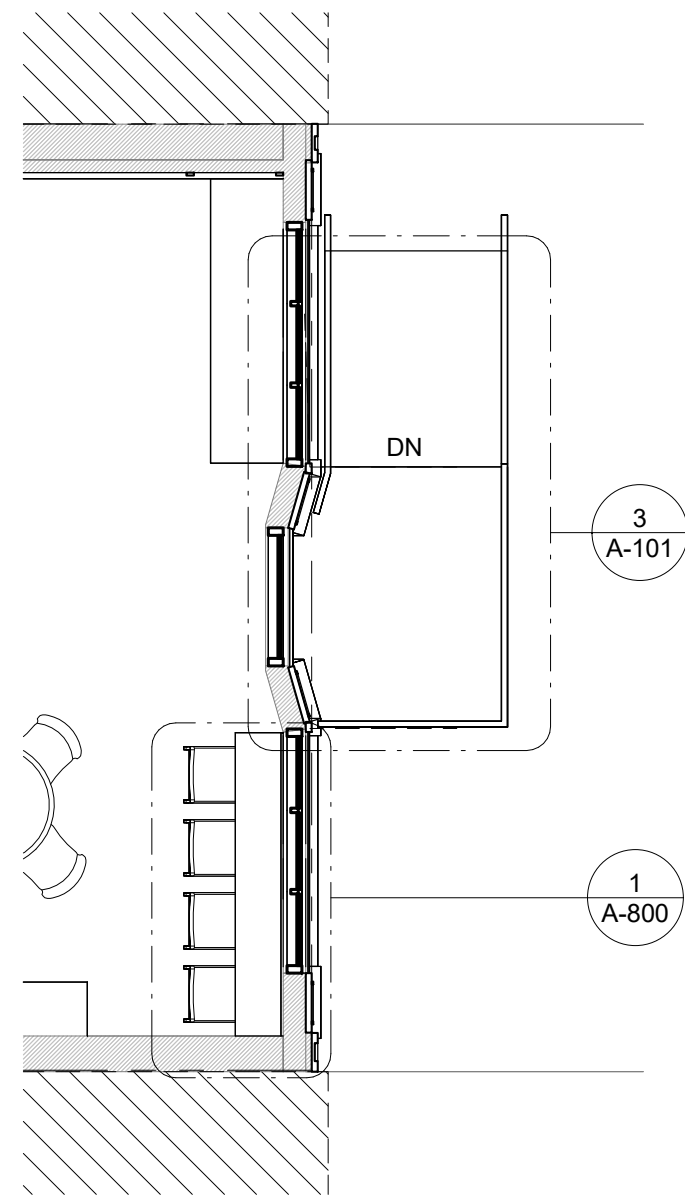
1. ALL ACCESSIBLE RAMPS SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC), ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES, AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.
2. MAXIMUM RAMP RUNNING SLOPE SHALL BE 1:12 (8.33%) MAXIMUM IN ACCORDANCE WITH IBC 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.



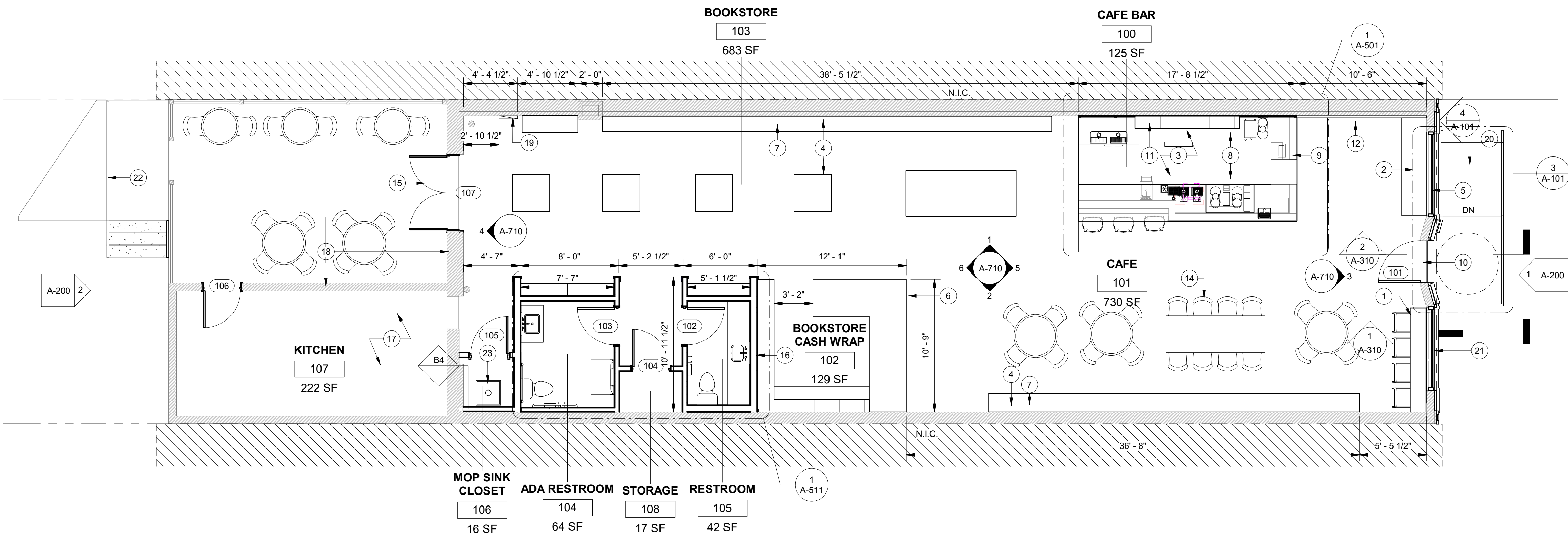
4 SECTION @ ADA RAMP
1/2" = 1'-0"



3 ENLARGED PLAN @ ADA RAMP
3/8" = 1'-0"



2 1ST FLOOR PLAN - CLERESTORY
3/16" = 1'-0"



1 1ST FLOOR PLAN
3/16" = 1'-0"

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



History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

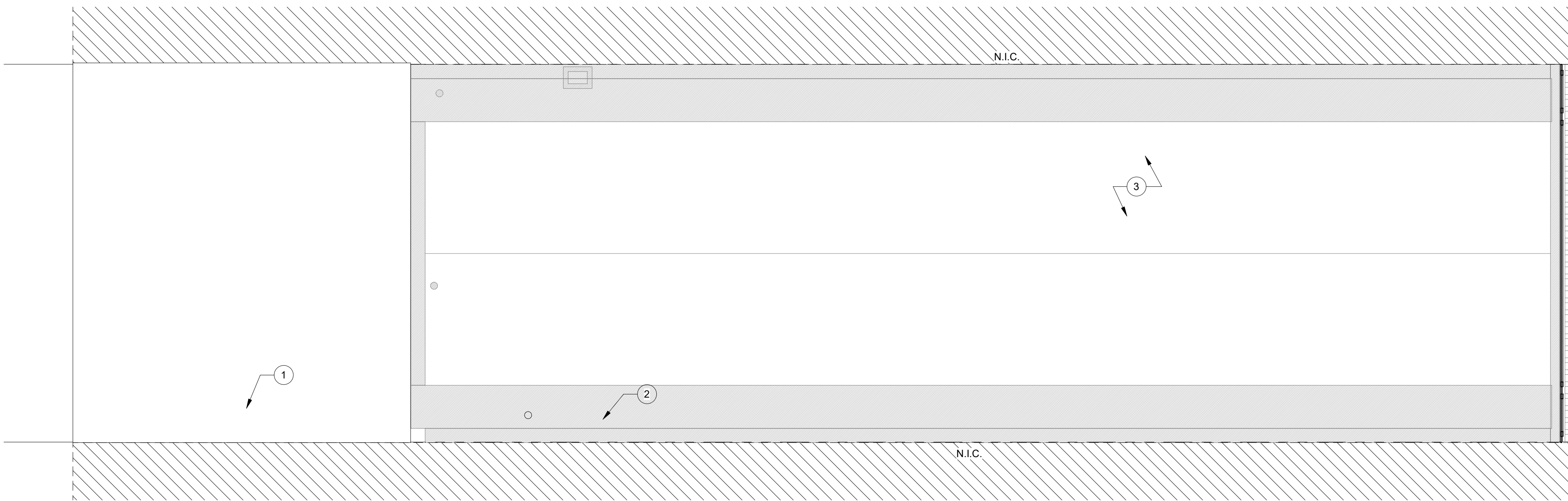
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

1ST FLOOR 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



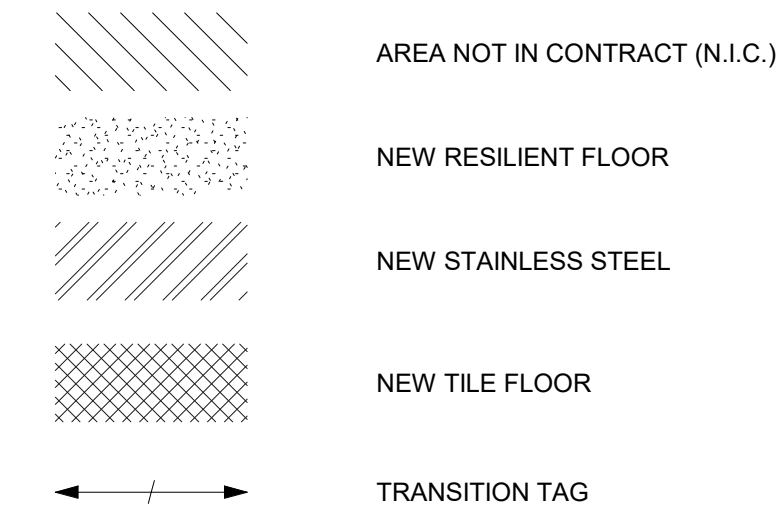
History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

ROOF PLAN

A-103

FINISH PLAN LEGEND

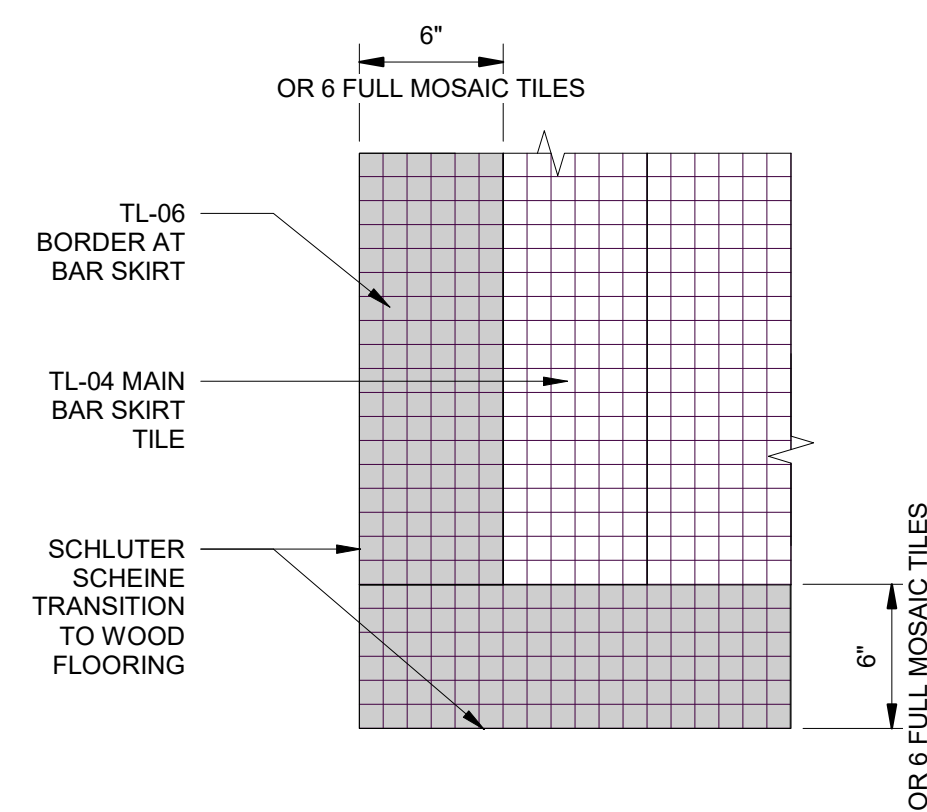


GENERAL FINISH NOTES

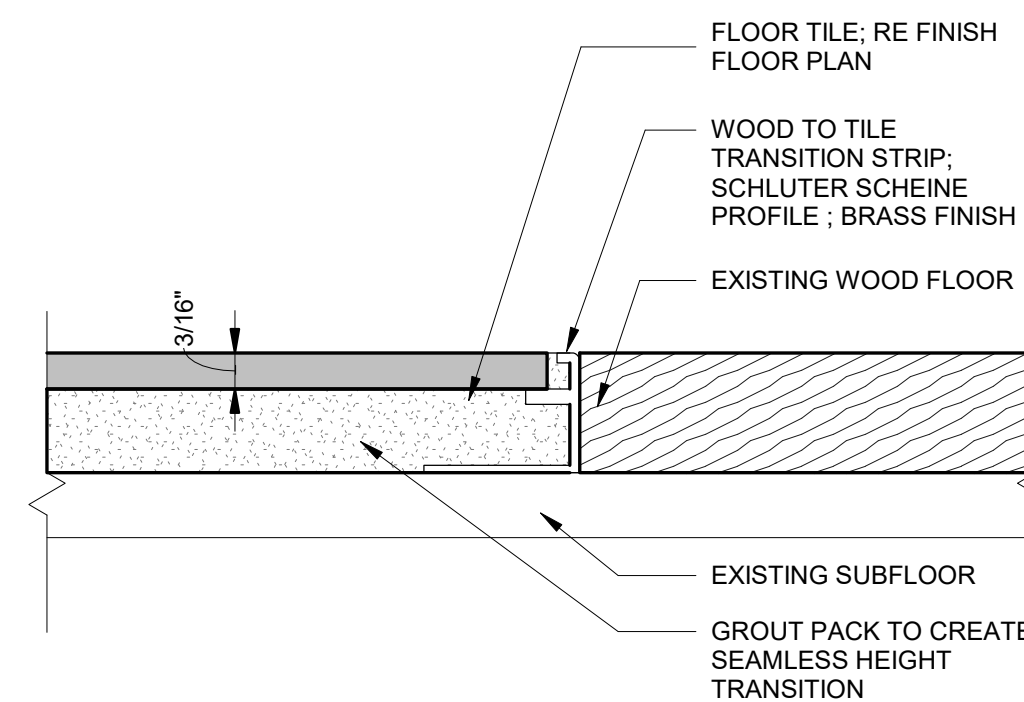
- A ALL GYP. BD. WALLS TO RECEIVE WOOD BASE UNLESS OTHERWISE NOTED
B WALK OFF MATS TO BE OWNER PROVIDED & OWNER INSTALLED.

FINISH PLAN NOTES

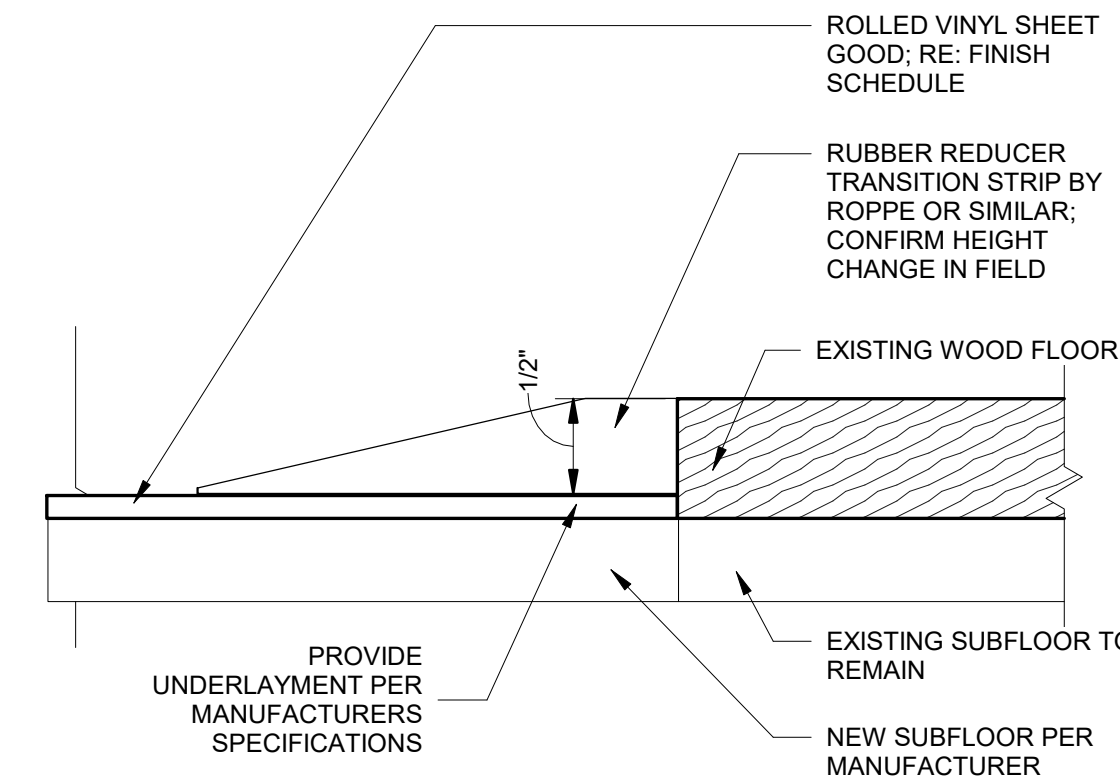
- 1 ASSESS CONDITION OF EXISTING CONCRETE; PATCH AND REPAIR AS NEEDED
- 2 ASSESS CONDITION OF EXISTING FLOORING; PATCH AND REPAIR AS NEEDED
- 3 ASSESS CONDITION OF EXISTING FRP; CLEAN OR REPLACE AS NEEDED
- 4 EXISTING HARDWARE FLOORING TO REMAIN THROUGHOUT; SAND AND REFINISH AS NEEDED
- 5 (N) TILE FLOORING 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



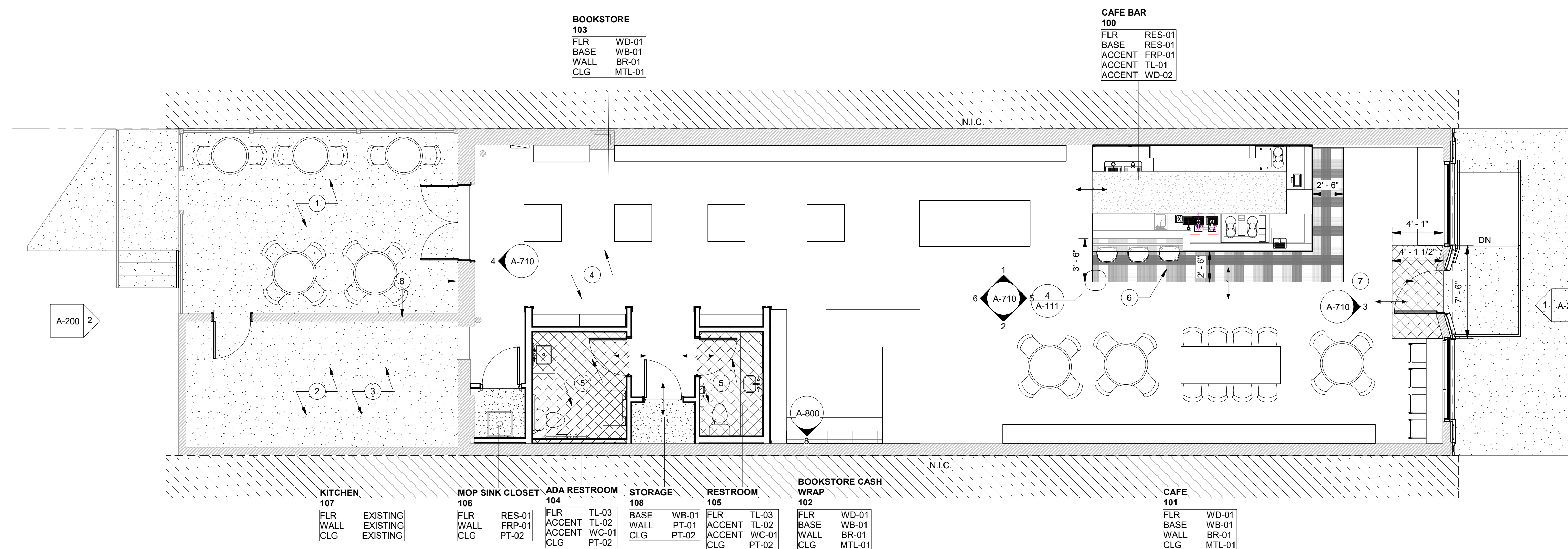
4 DETAIL AT BAR SKIRT TILE



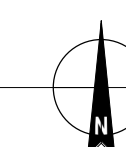
3 FLOOR TRANSITION - WOOD TO TILE



2 FLOOR TRANSITION - VINYL TO WOOD



1 LEVEL 1 - FINISH PLAN



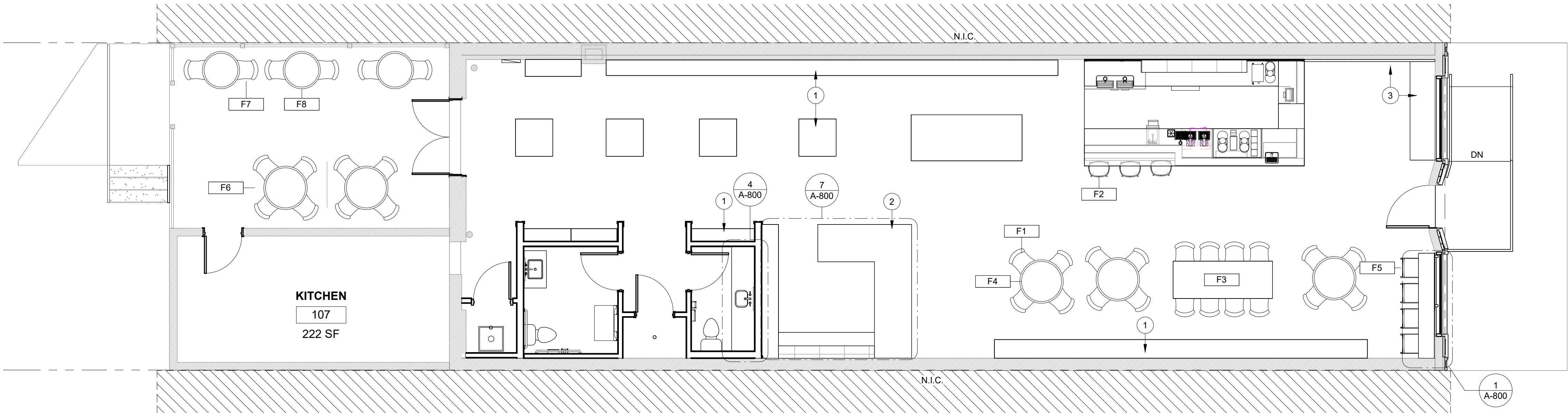
<u>History</u>	<u>Date</u>
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

1ST FLOOR 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"

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

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

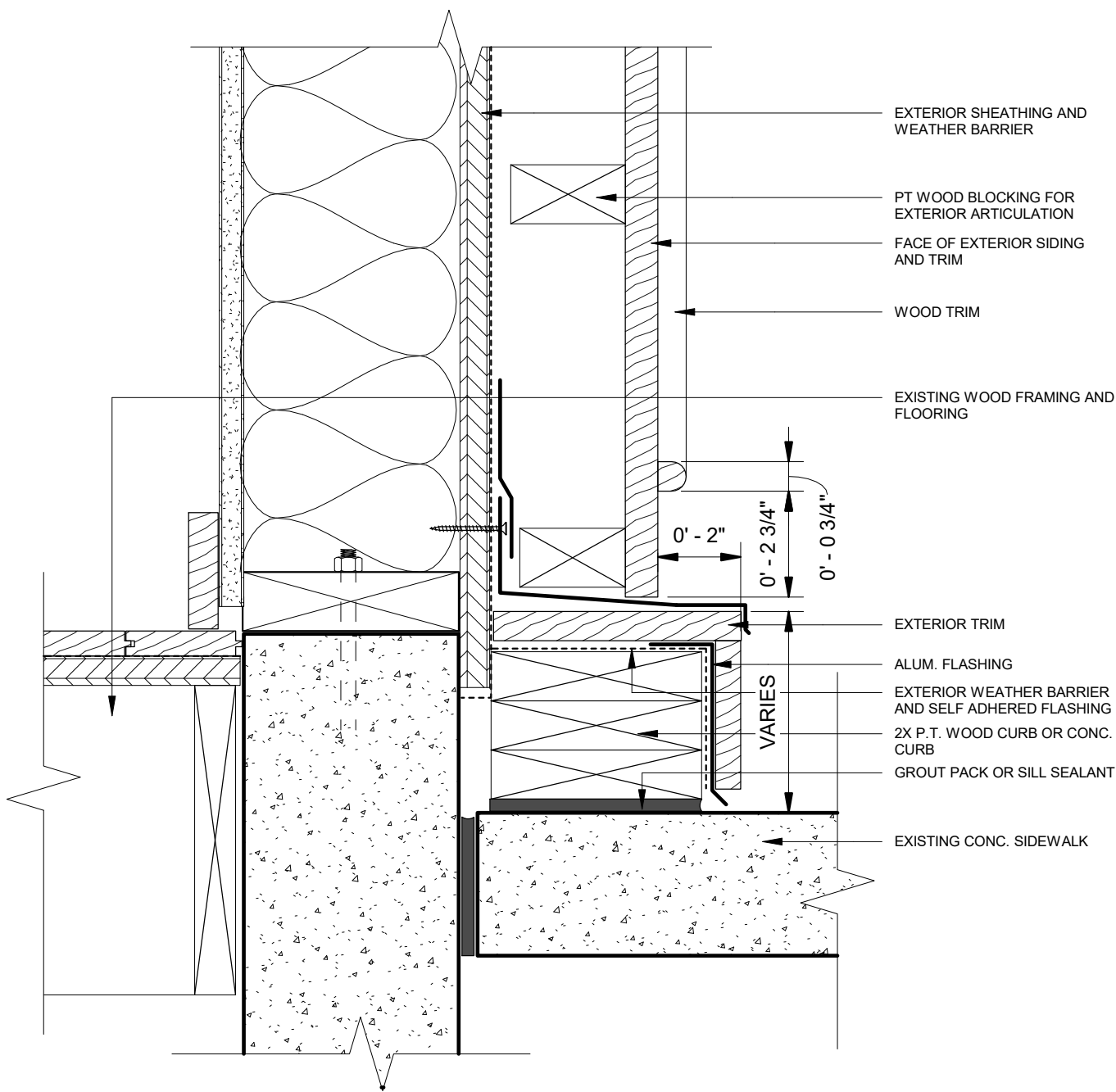
1. BOOK SHELVES AND DISPLAYS BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR
2. CASH WRAP AND SHELVES BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR
3. CORNER RETAIL DISPLAY BY FRANKLIN FIXTURES; INSTALLED BY CONTRACTOR



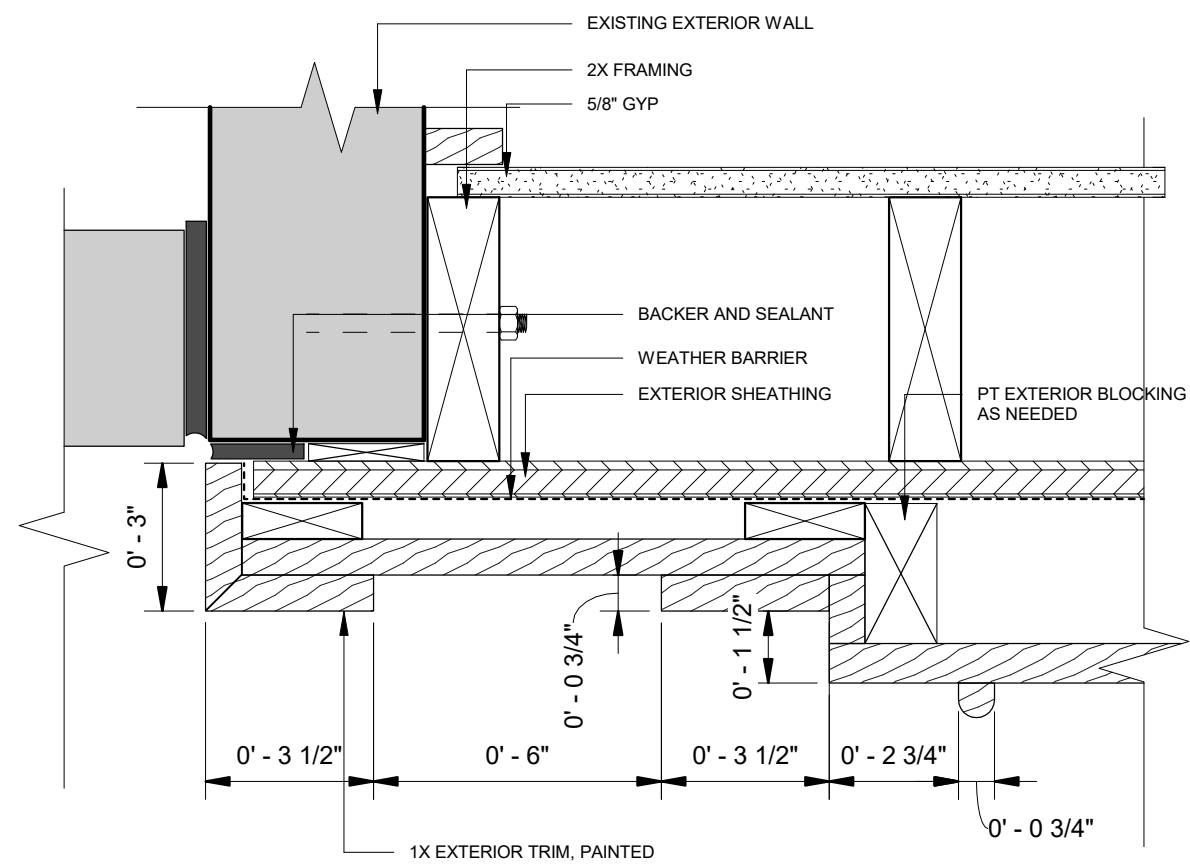
History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

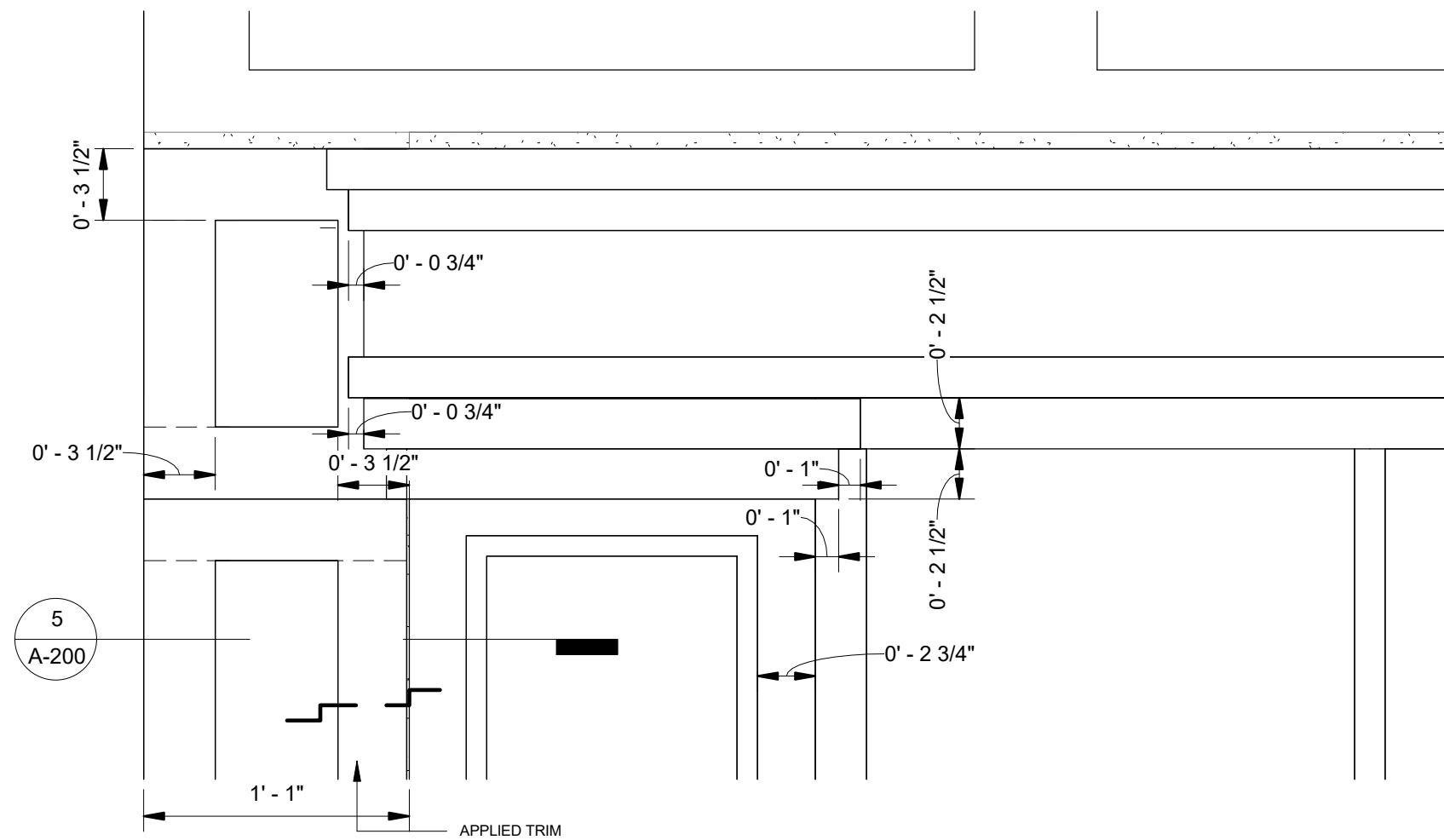
1ST FLOOR MILLWORK,
FURNITURE, AND
EQUIPMENT PLAN



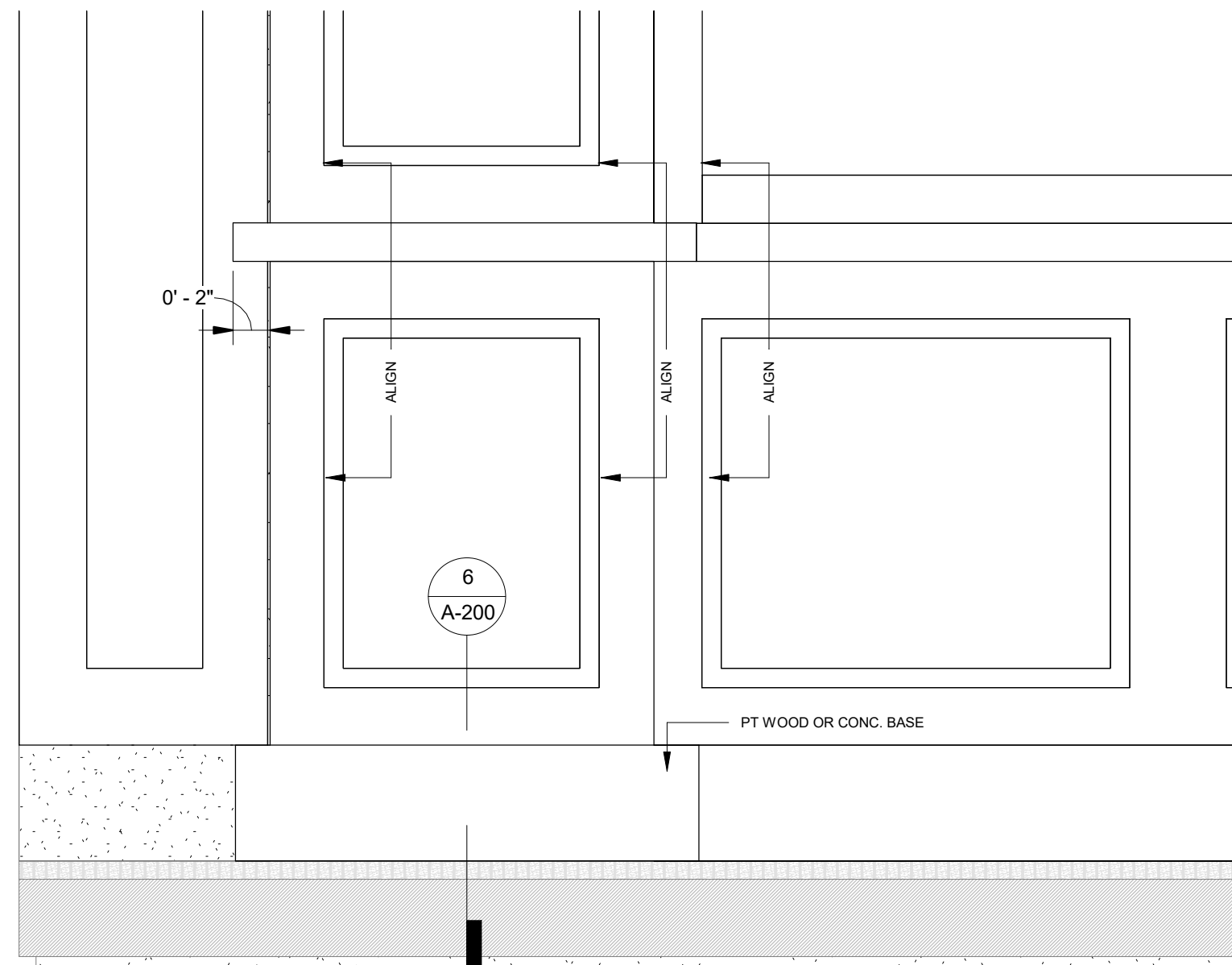
6 SECTION DETAIL @ TRIM BASE
3" = 1'-0"



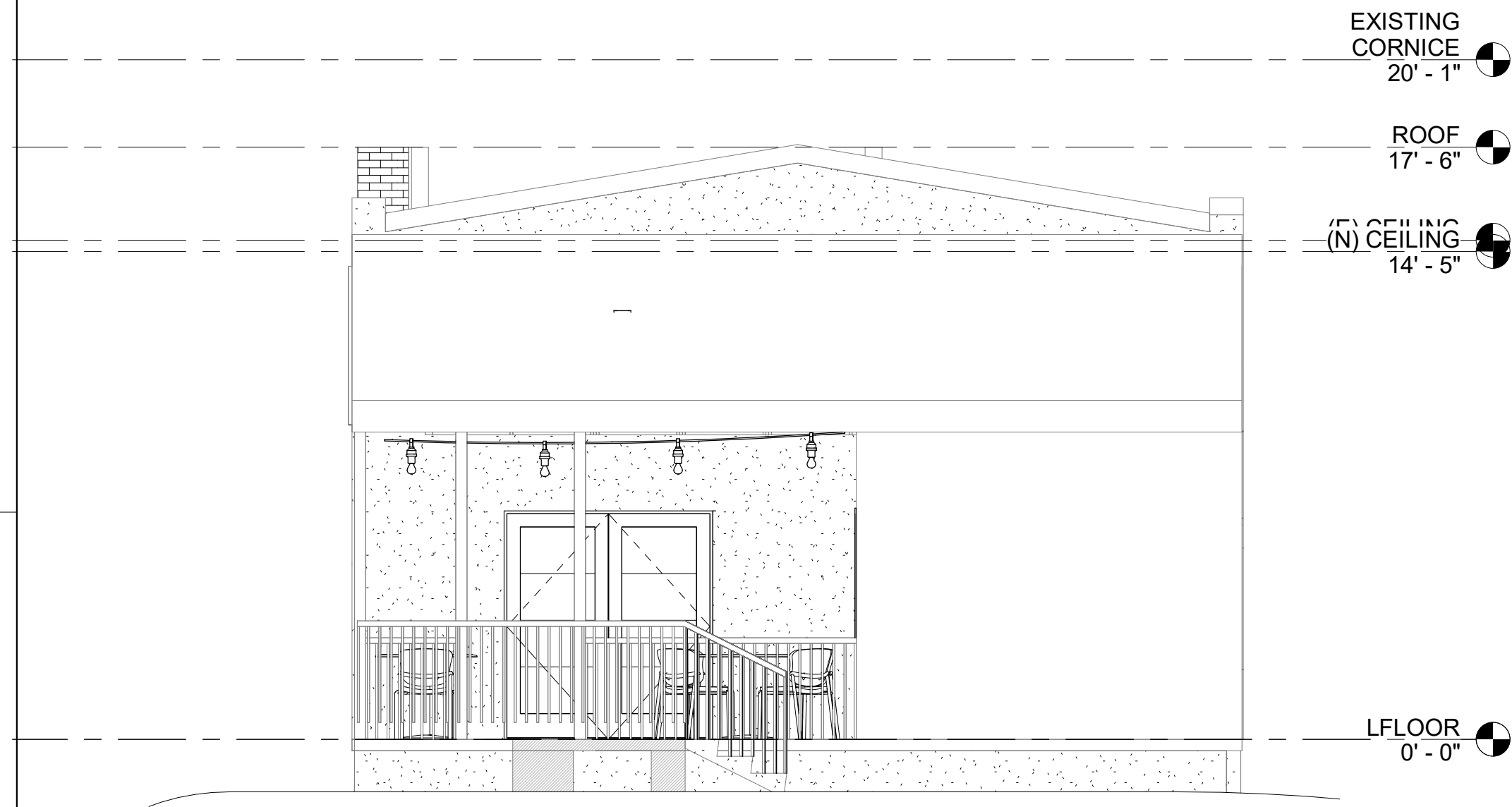
5 PLAN SECTION THRU EXTERIOR TRIM
3" = 1'-0"



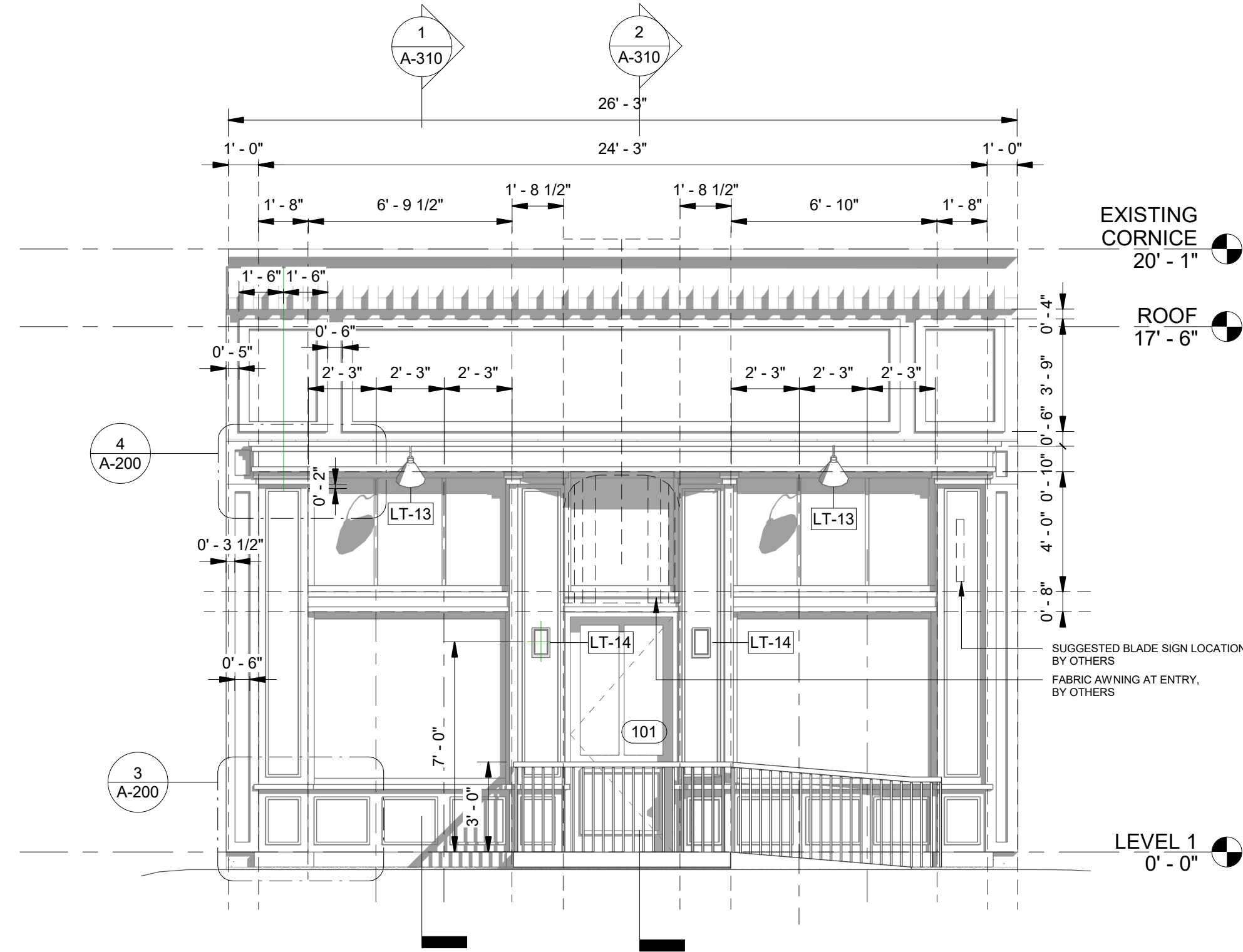
4 EXTERIOR TRIM DETAIL 2
1 1/2" = 1'-0"



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



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



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

**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
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

EXTERIOR ELEVATIONS

A-200

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

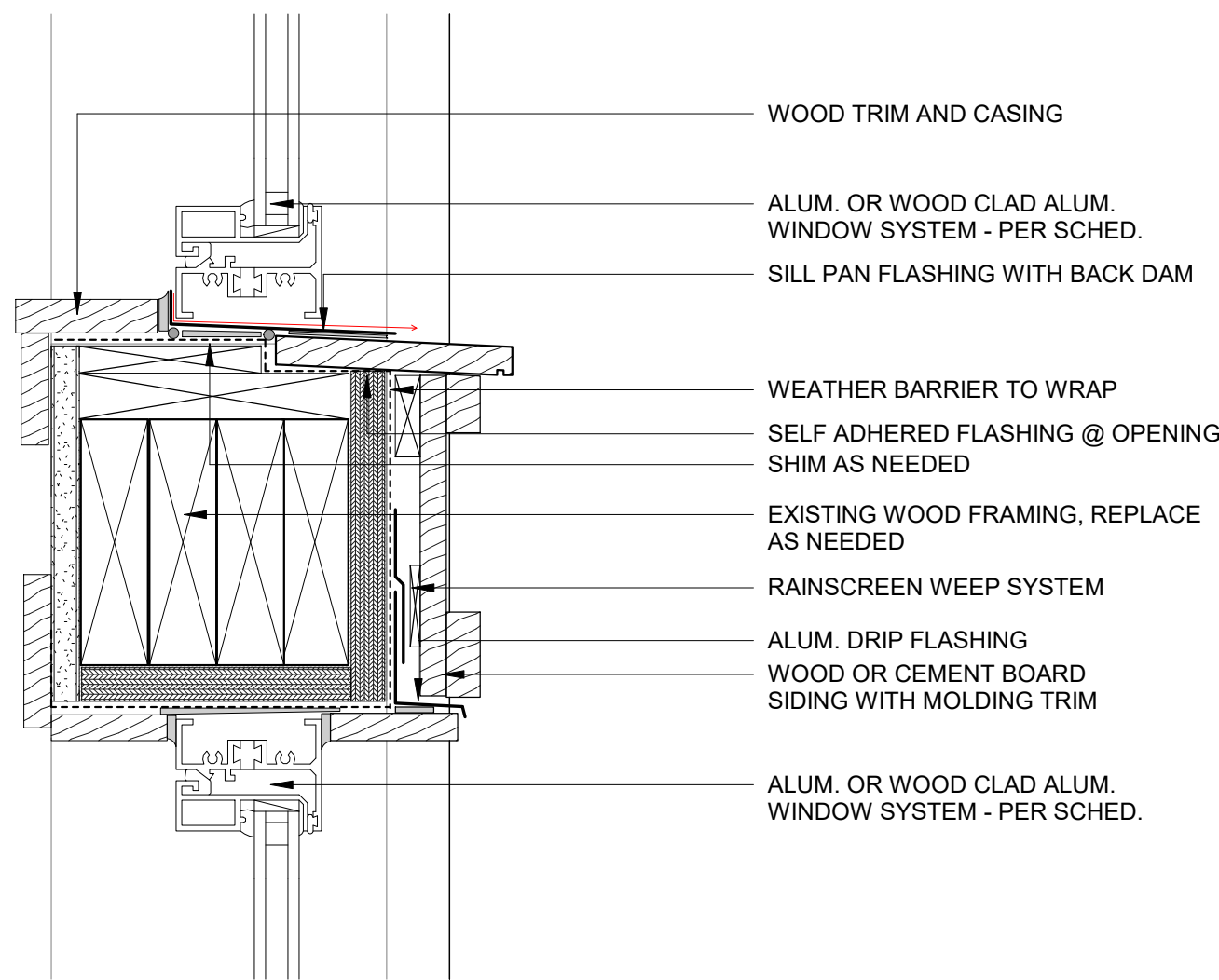


History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

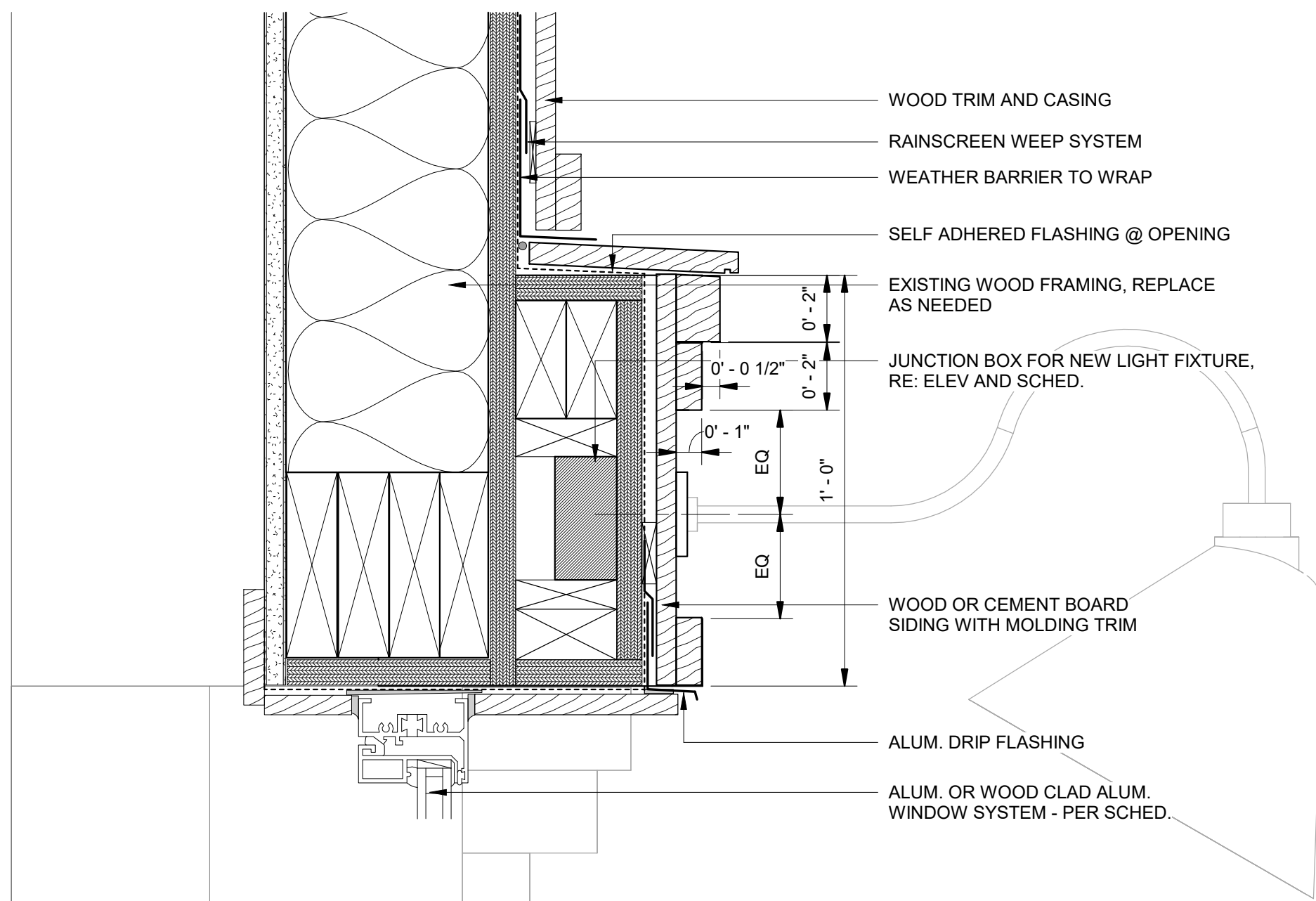
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

WALL SECTIONS

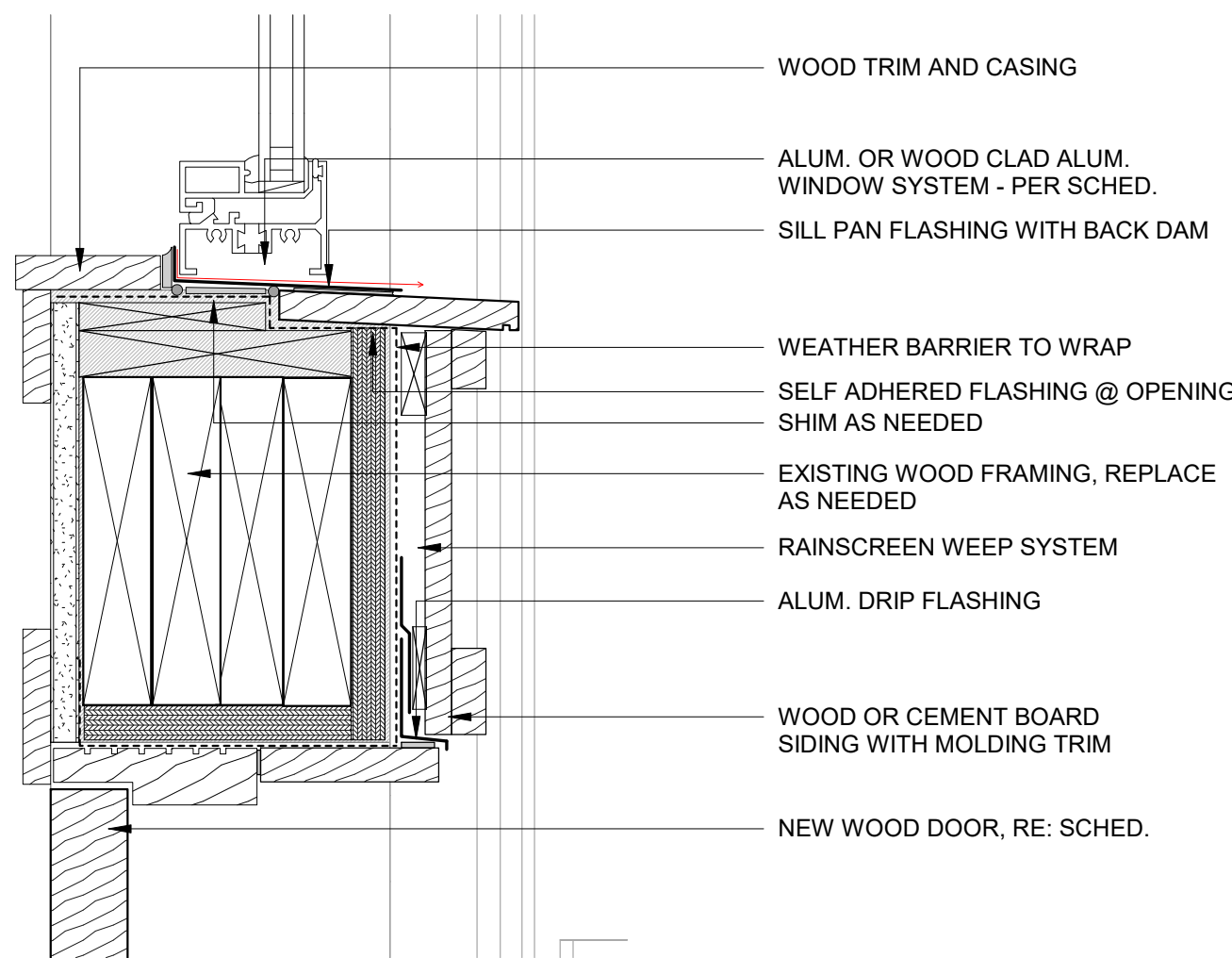
A-310



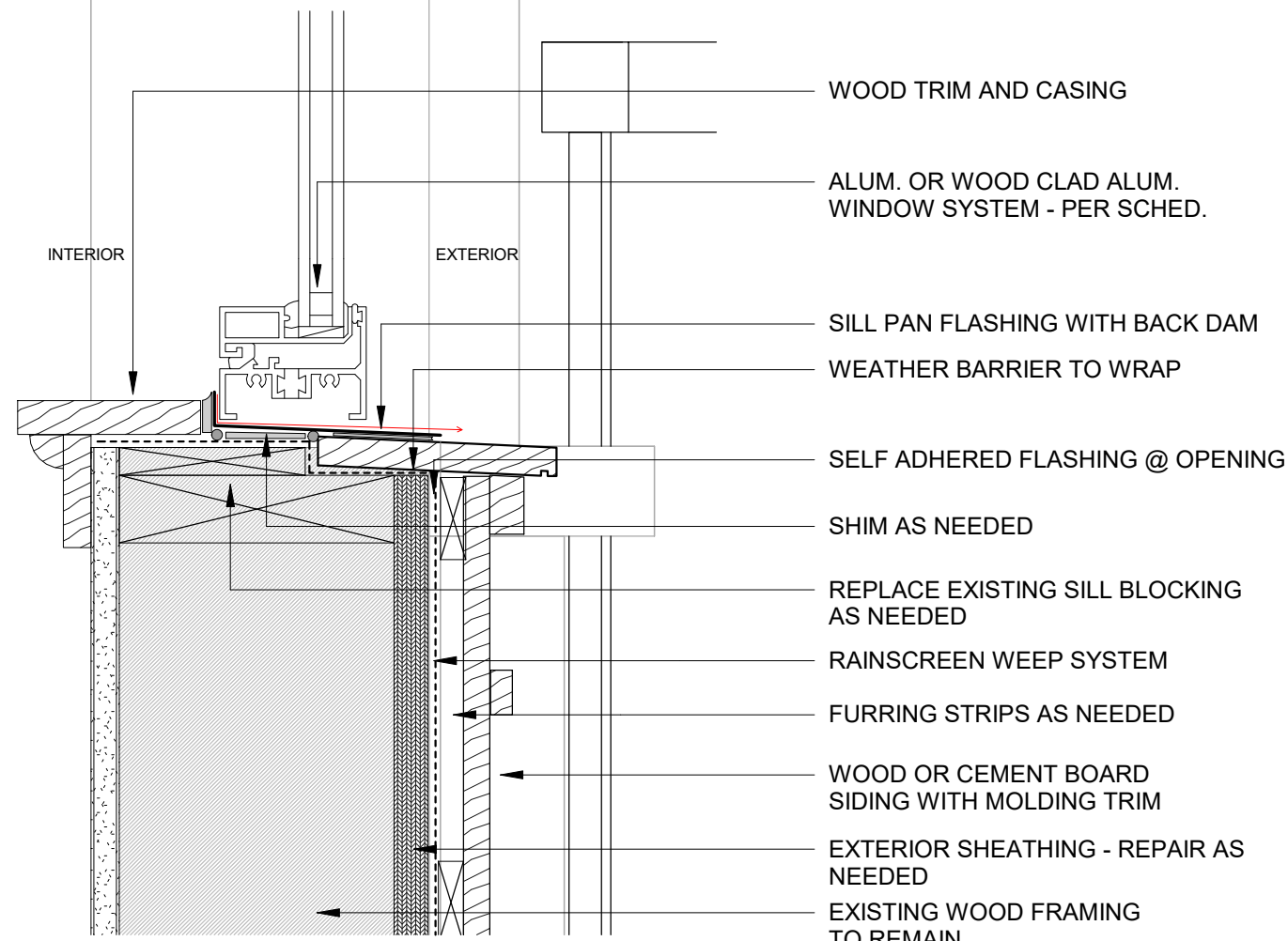
6 DETAIL @ WINDOW SPANDREL
3" = 1'-0"



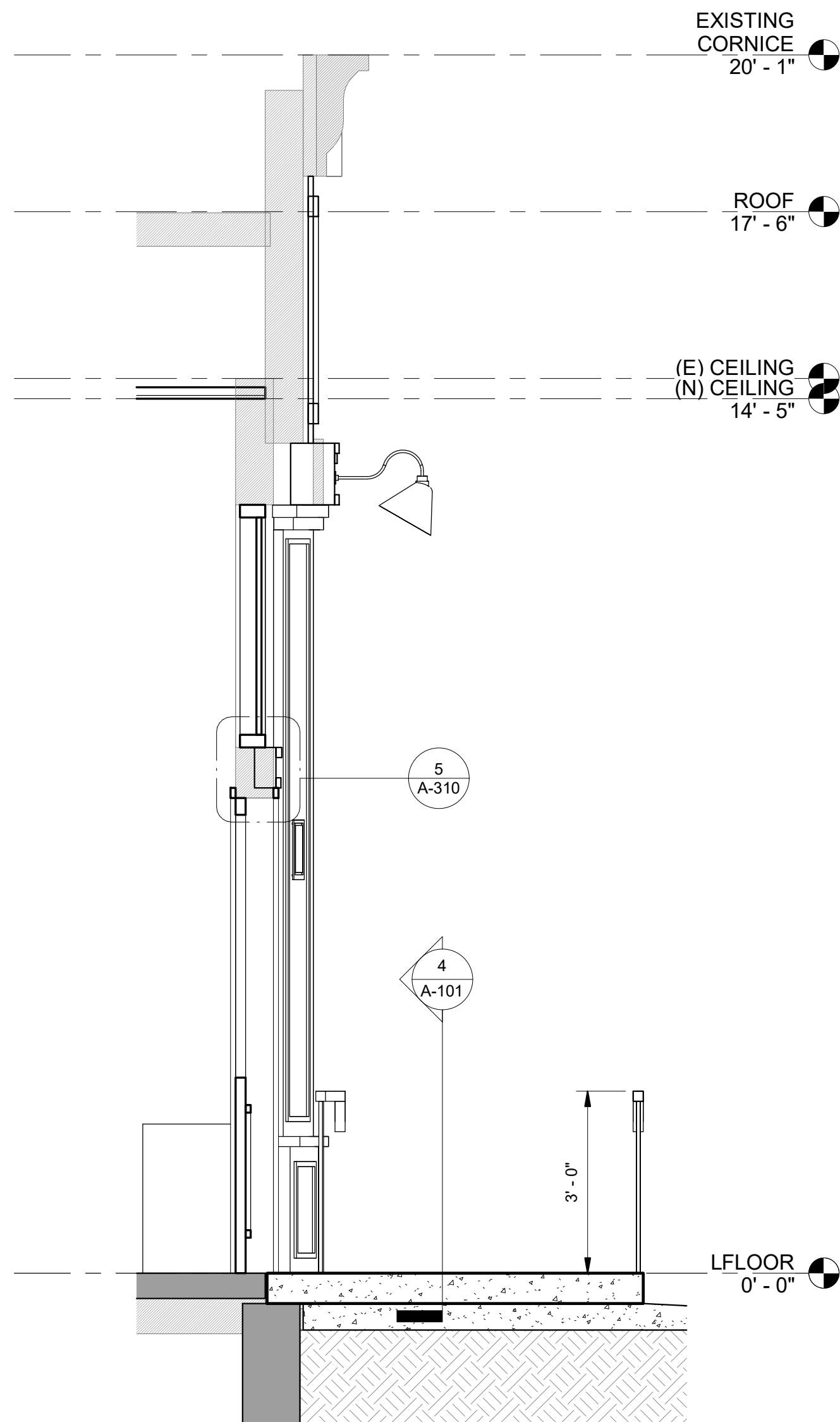
3 DETAIL @ NEW WINDOW HEADER
3" = 1'-0"



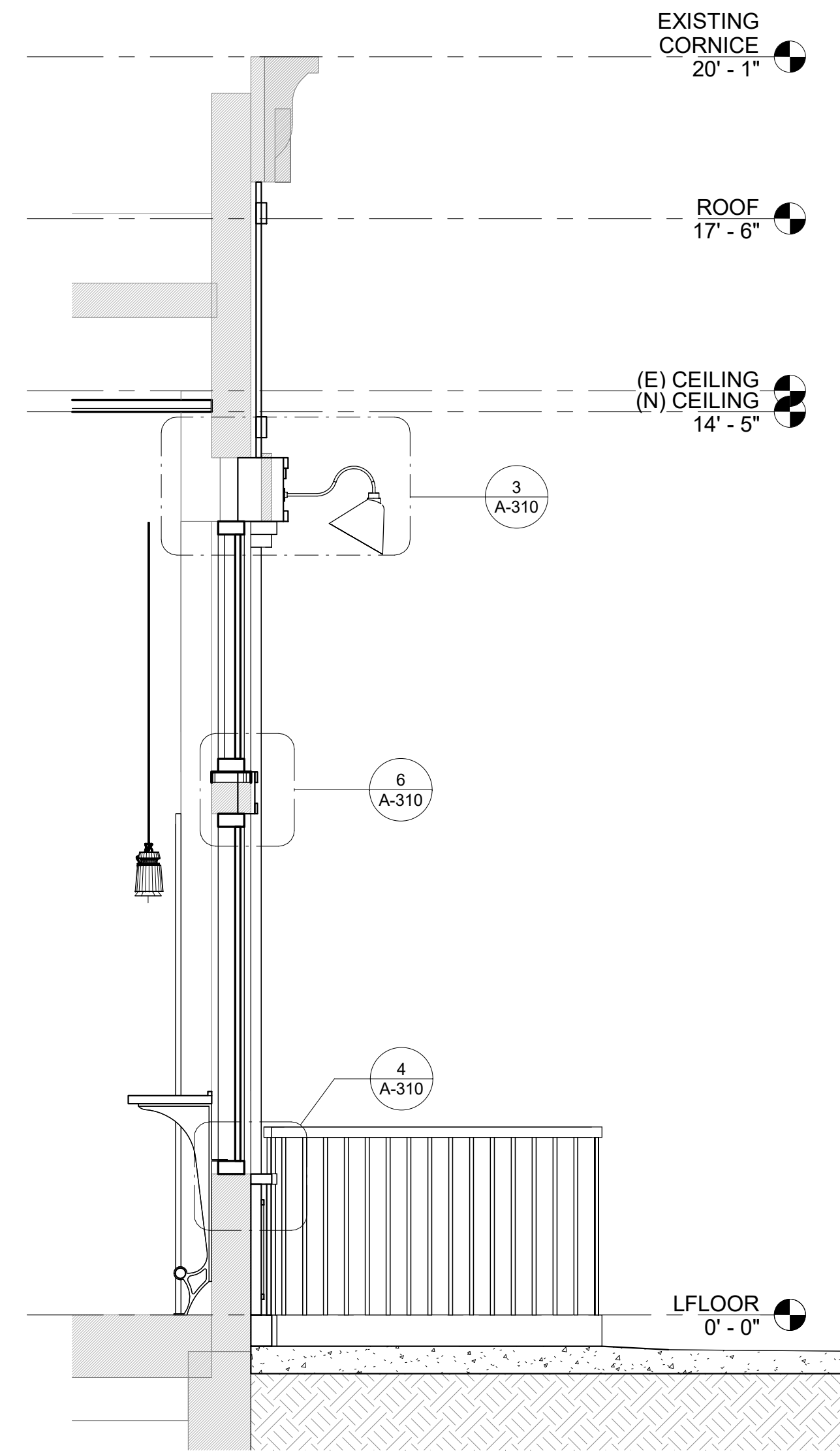
5 DETAIL @ NEW DOOR HEADER
3" = 1'-0"



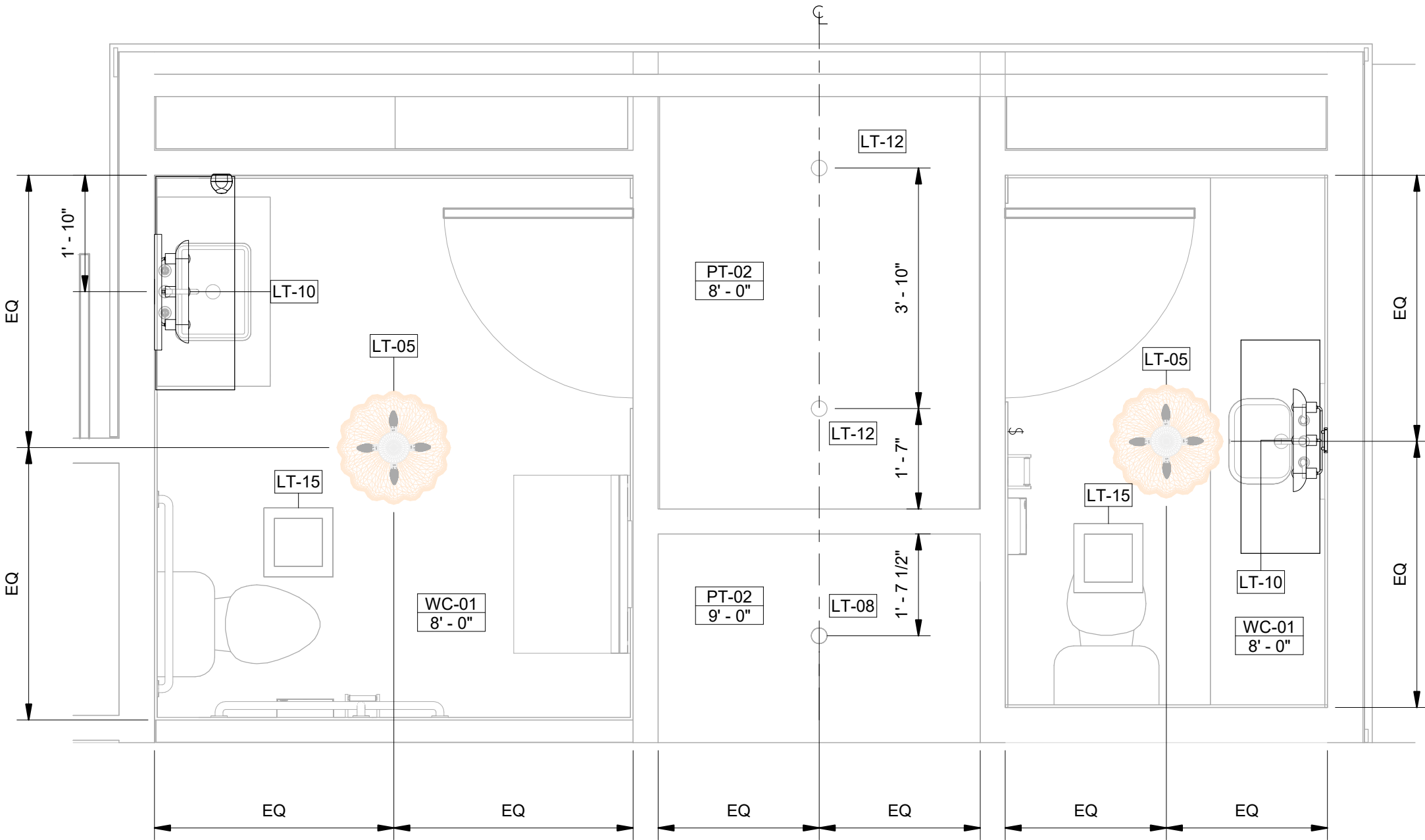
4 DETAIL @ NEW WINDOW SILL
3" = 1'-0"



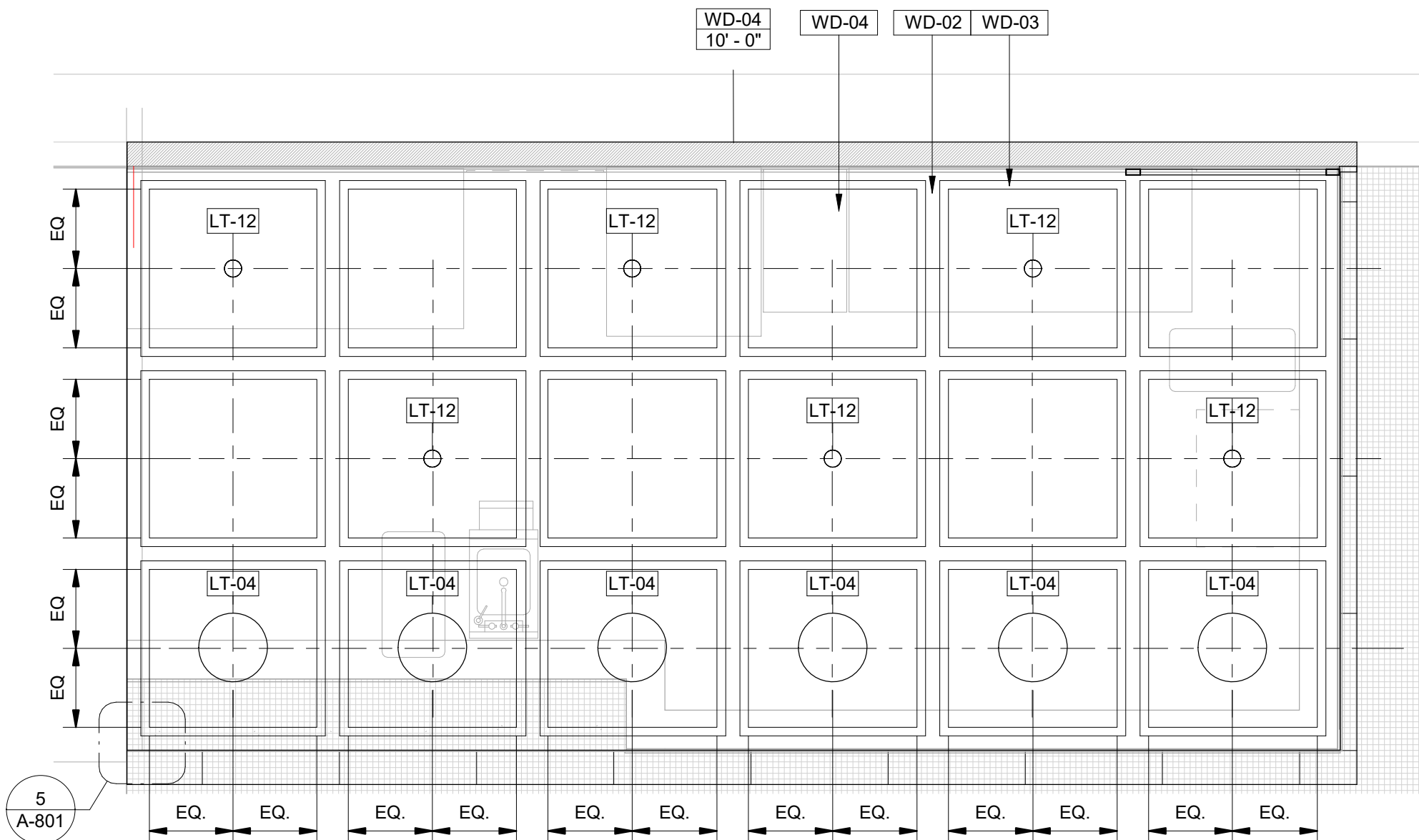
2 WALL SECTION - FRONT FACADE 2
1/2" = 1'-0"



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"

RCP LEGEND

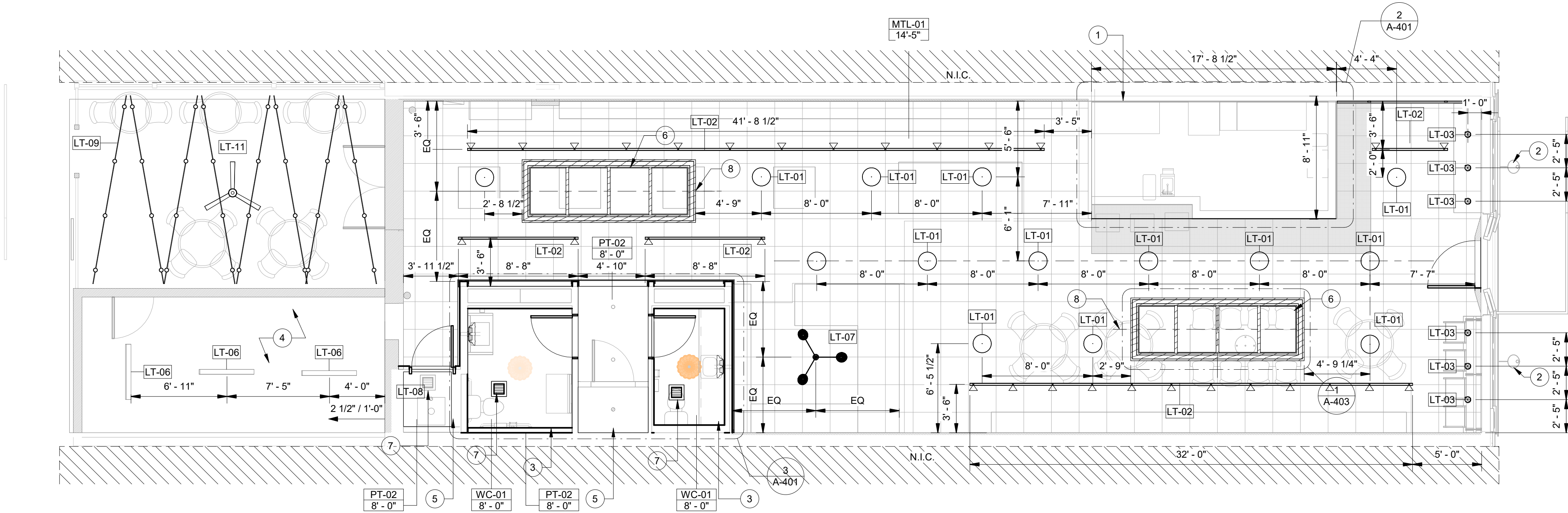
- 2x4 EXISTING CEILING TILE
- AREA NOT IN CONTRACT (N.I.C.)
- (E) WALLS TO REMAIN
- OCCUPANCY SENSOR
- SPRINKLER HEAD

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



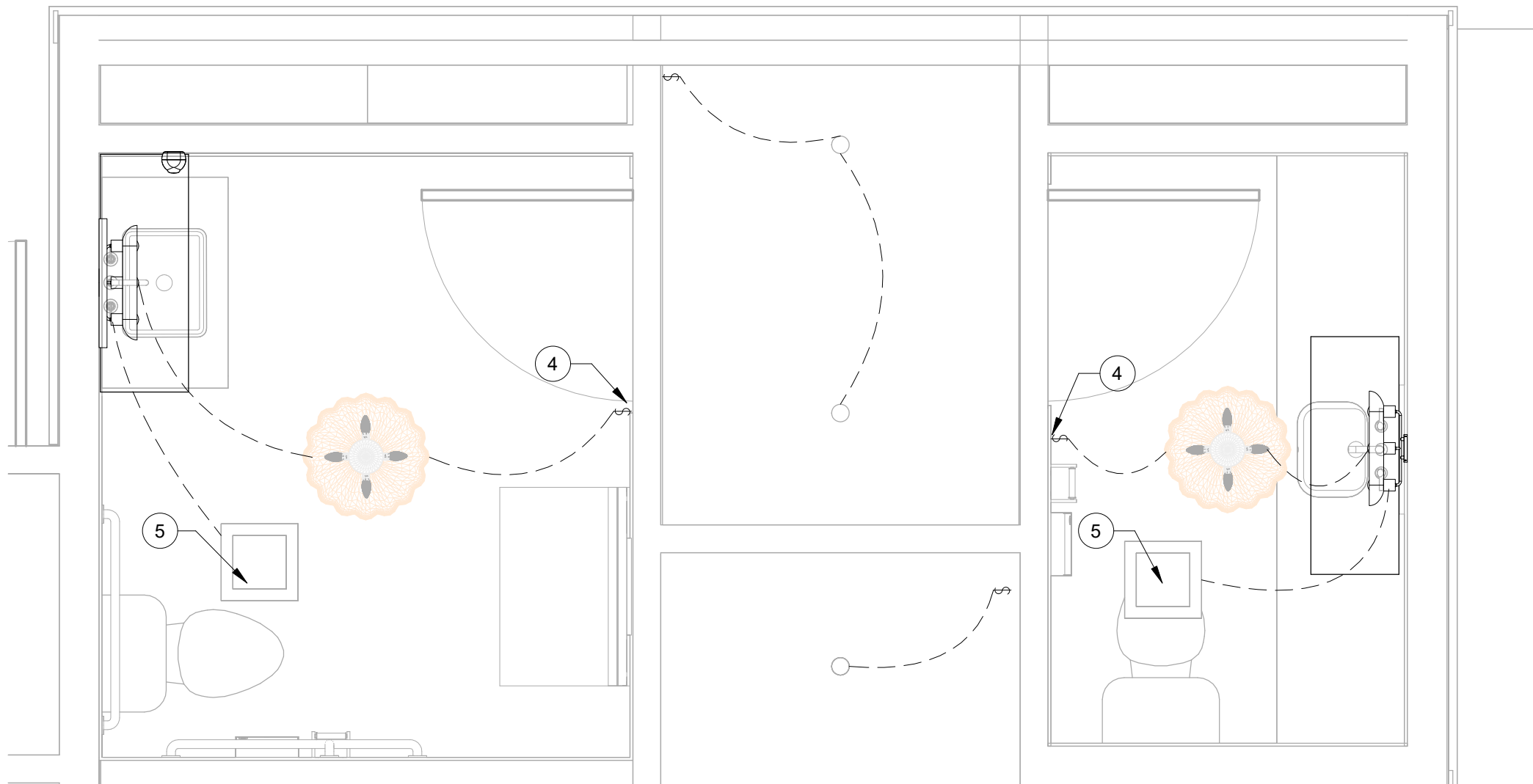
1 LEVEL 1 - REFLECTED CEILING PLAN
3/16" = 1'-0"



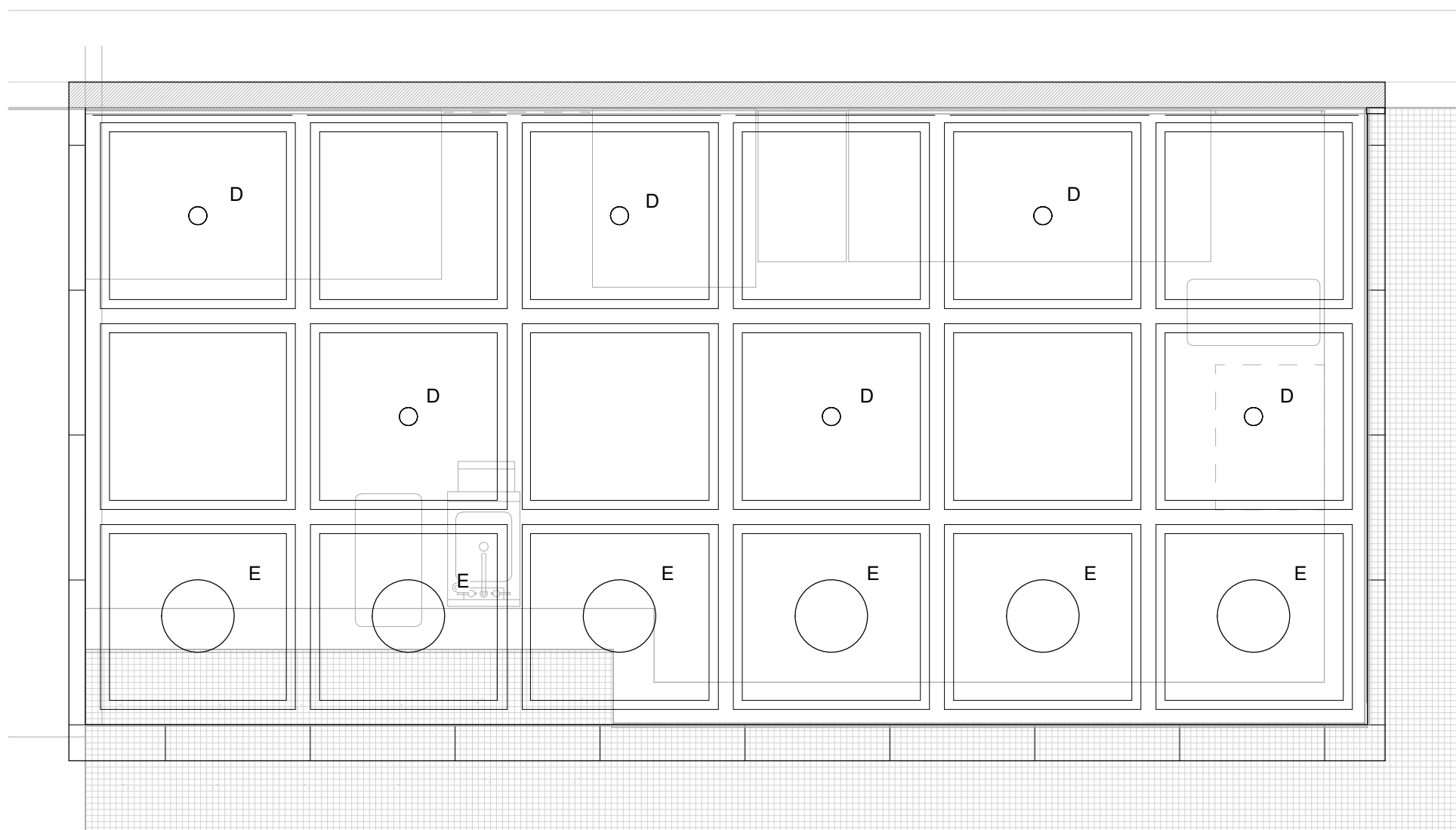
History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

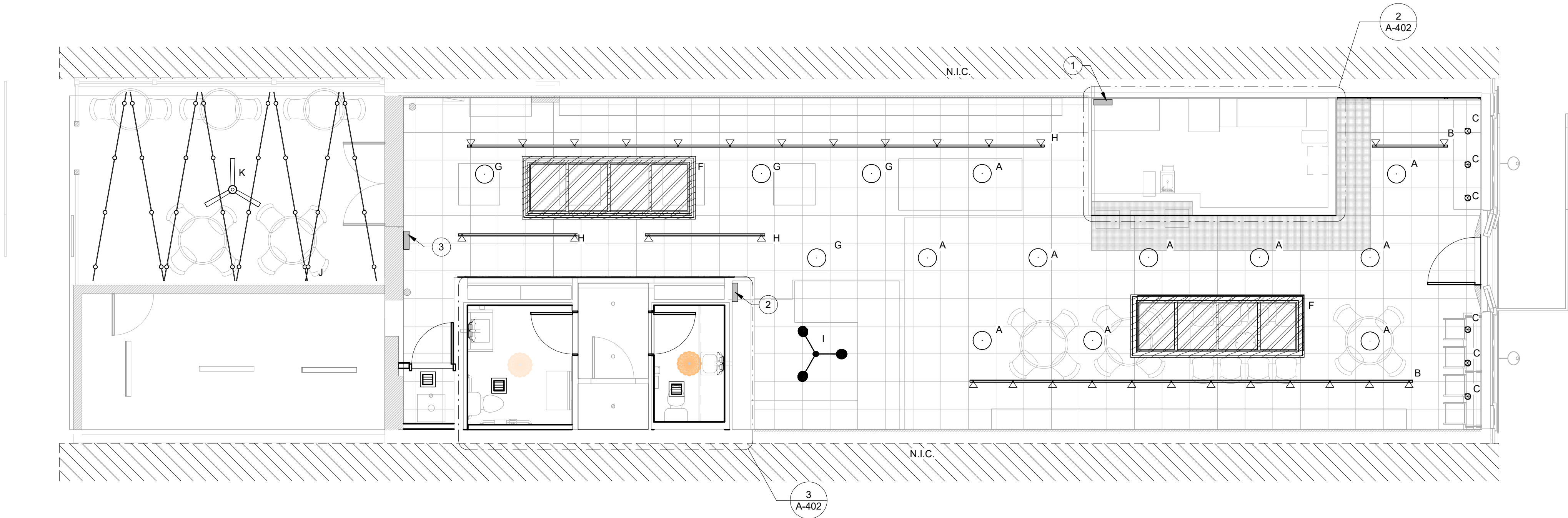
1ST FLOOR REFLECTED
CEILING AND SOFFIT PLAN



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



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



1 LEVEL 1 - RCP SWITCHING 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

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

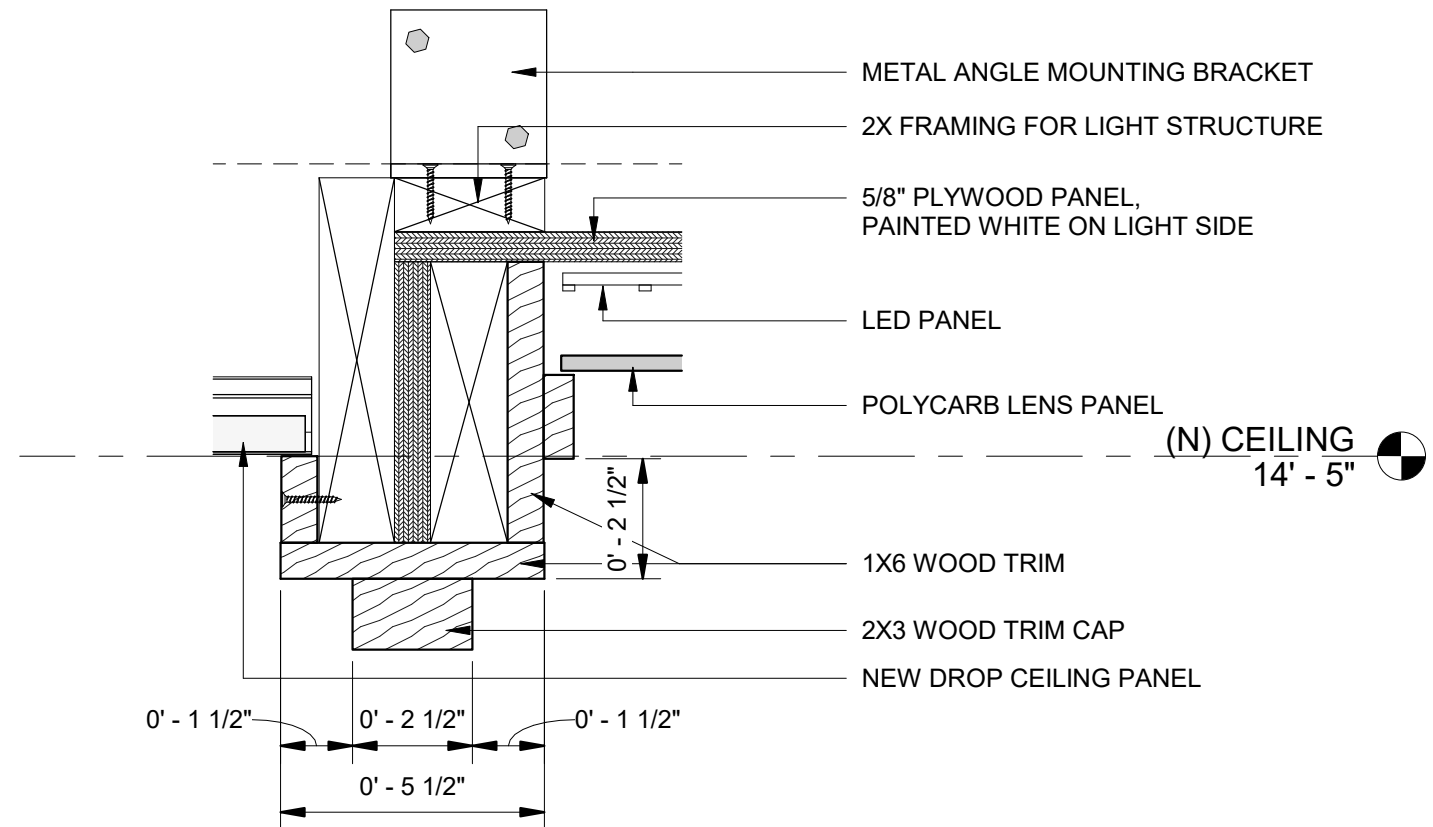


History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

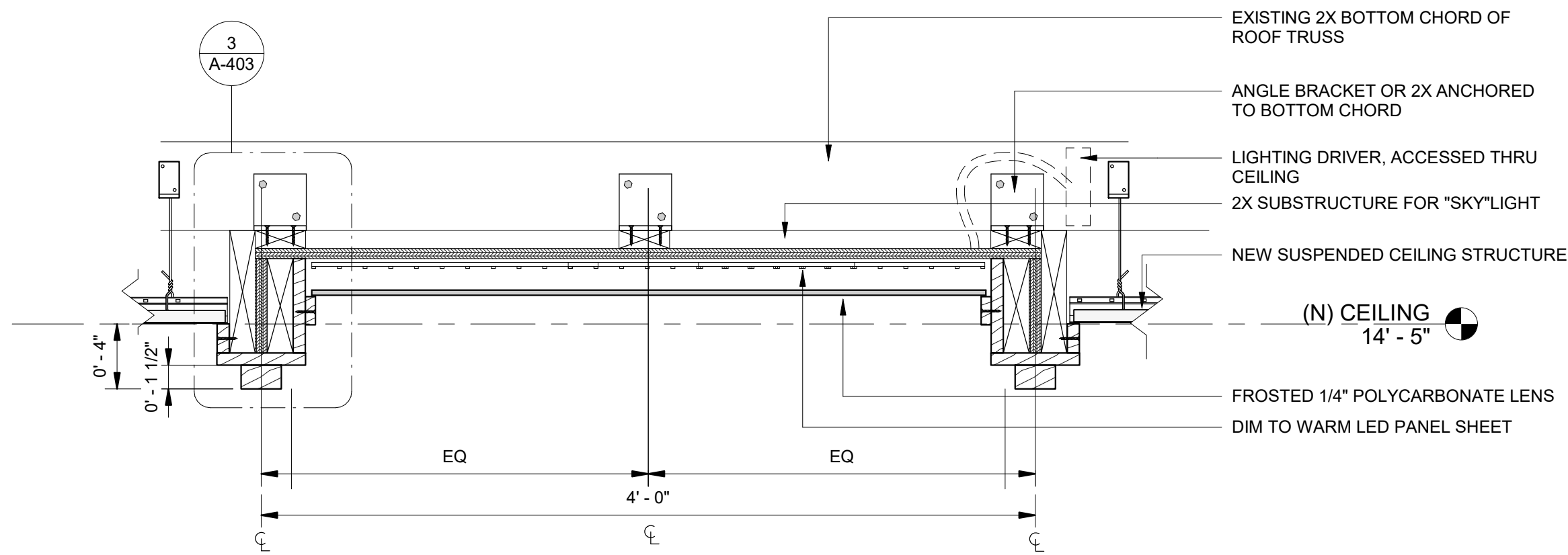
1ST FLOOR REFLECTED
CEILING SWITCHING PLAN

A-402



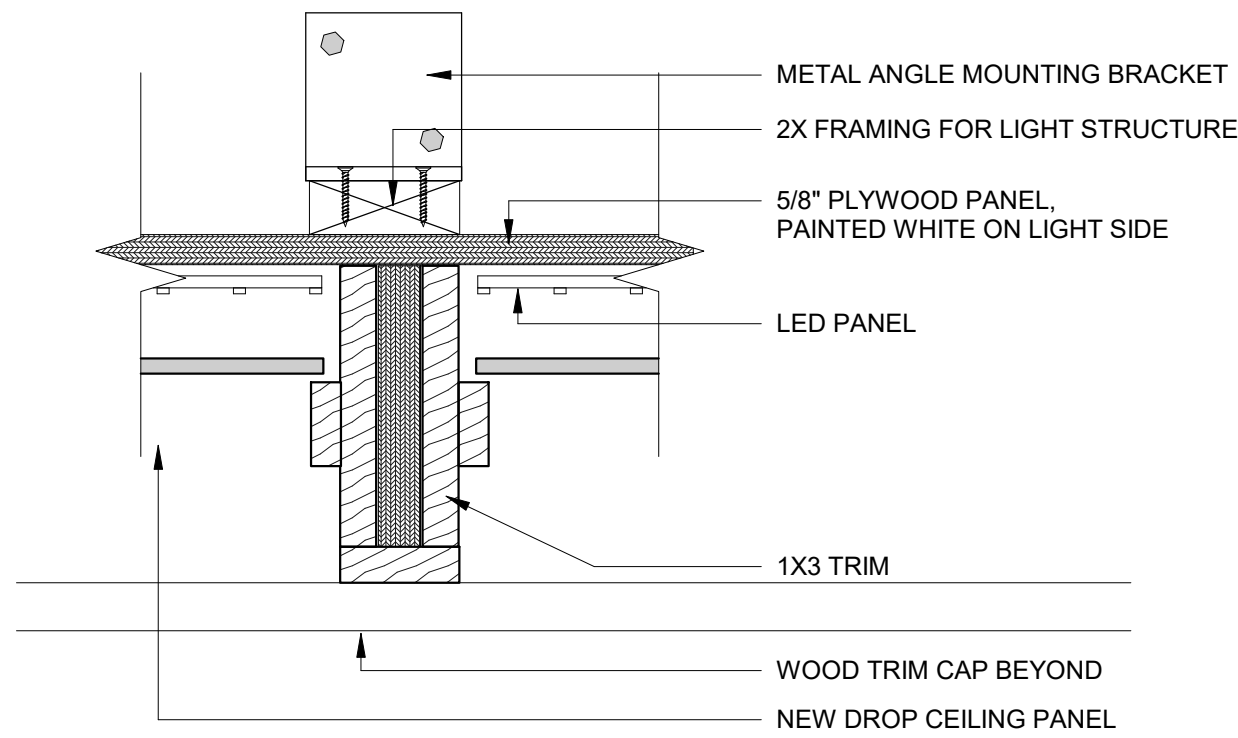
3
3" = 1'-0"

DETAIL @ WOOD TRIM @ "SKY" LIGHT



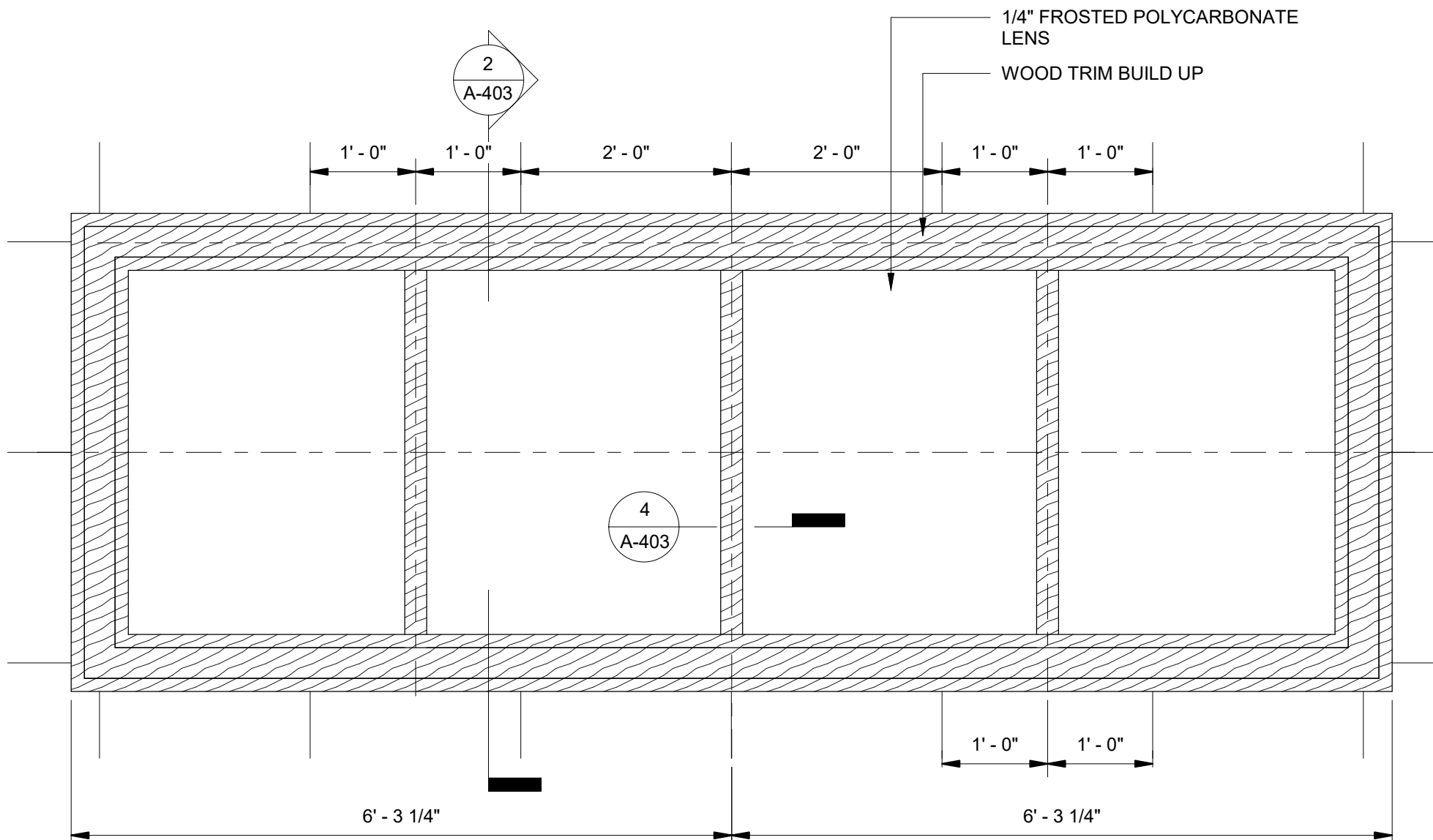
2
1 1/2" = 1'-0"

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
- 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
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



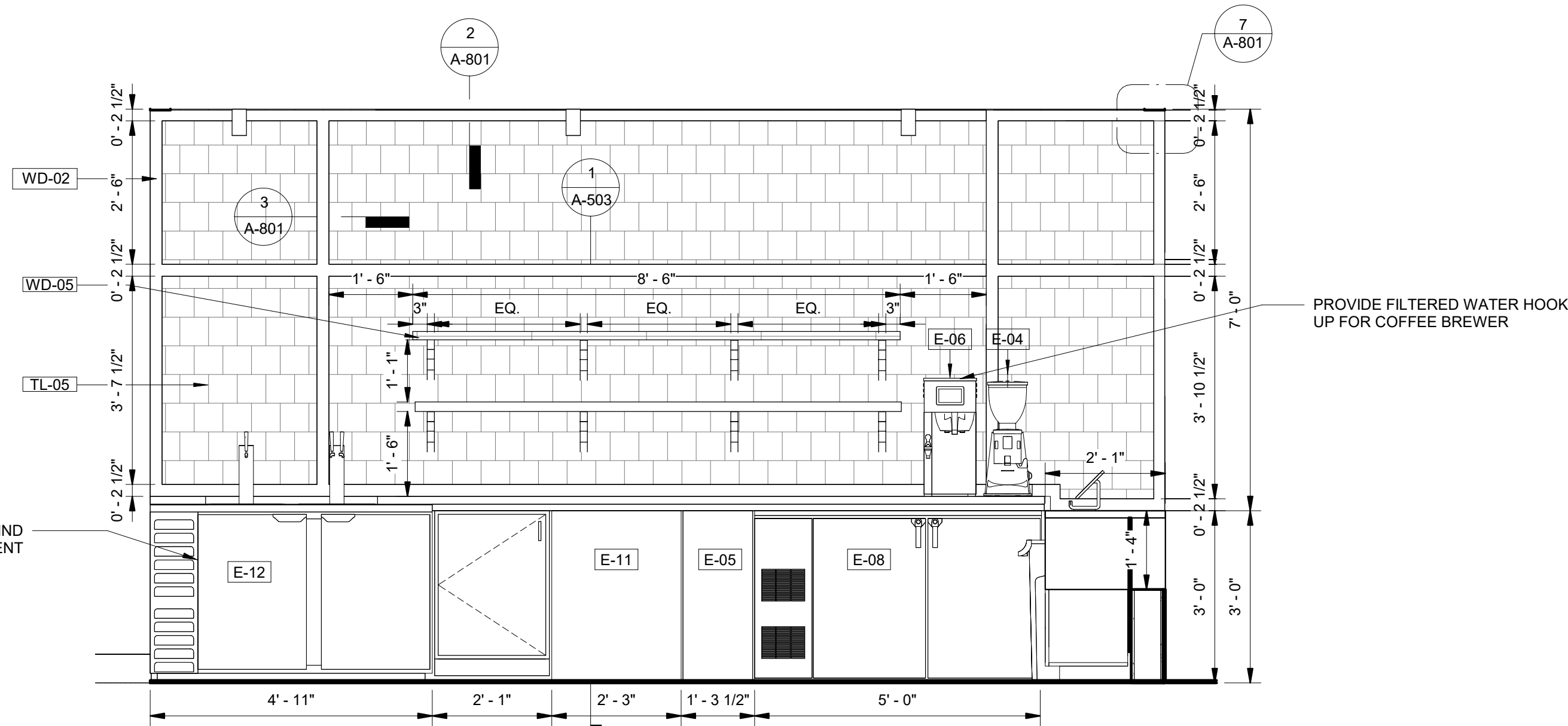
History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

ENLARGED BAR PLANS +
ELEVATIONS

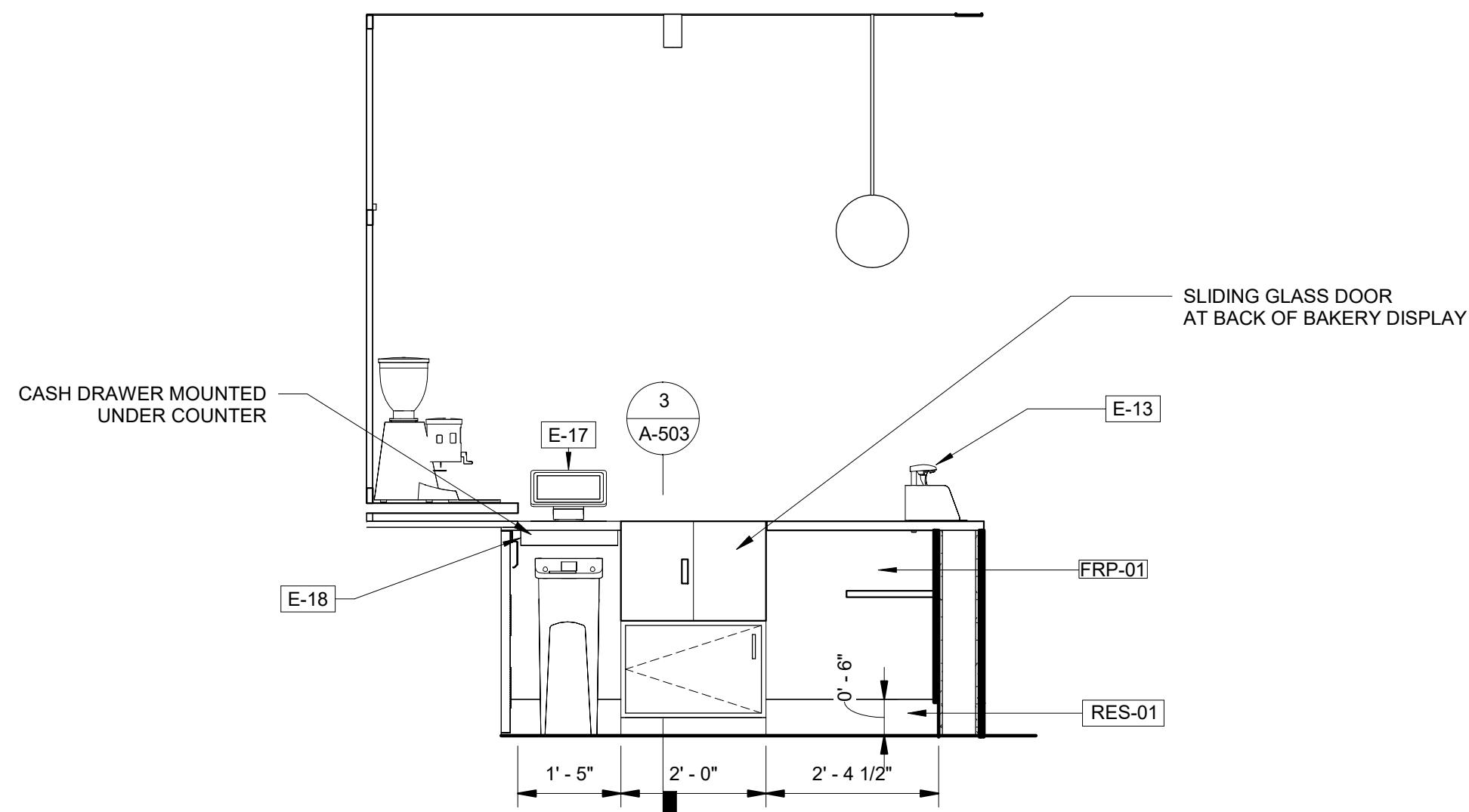
A-501

EQUIPMENT SCHEDULE												
Type Mark	Description	Manufacturer	Model	Electrical				Plumbing				
				Wattage	Voltage	Amps	Volt Phase	CW Connection	HW Connection	Direct Waste	Indirect Waste	Gas Connection
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											

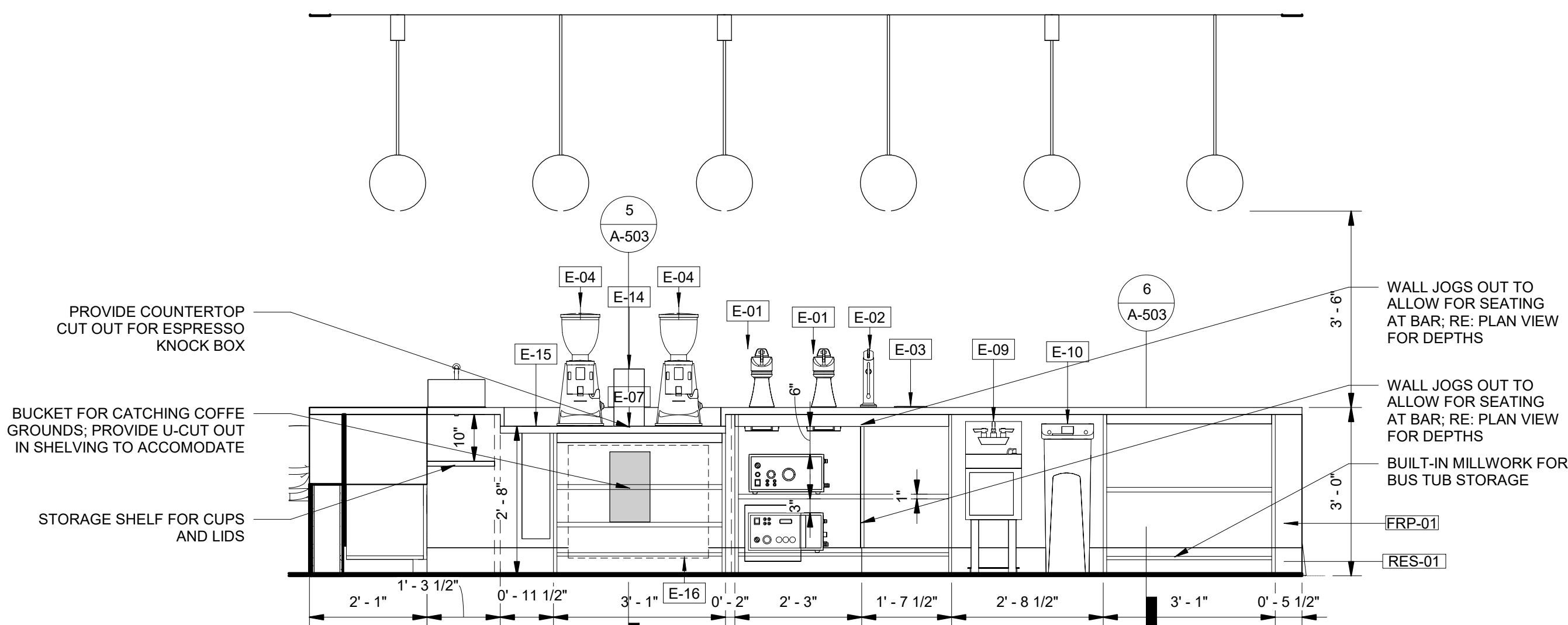


4 BACK OF BAR ELEVATION - NORTH
1/2" = 1'-0"

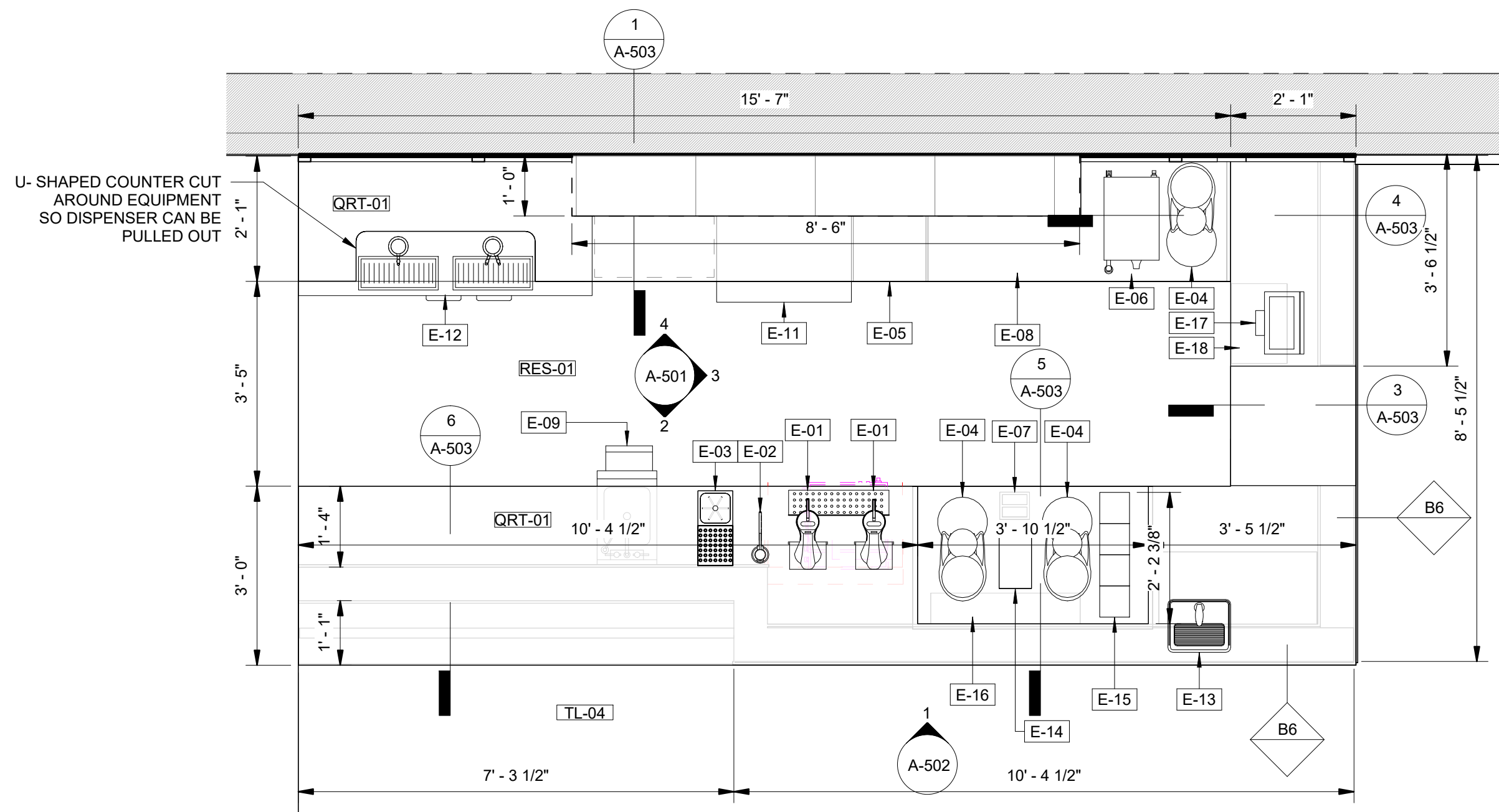
THE ORIGINAL OF THIS DRAWING IS 24" X 36". IF THIS COPY IS ANY OTHER SIZE, IT HAS EITHER BEEN REDUCED OR ENLARGED.



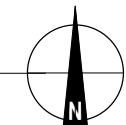
3 BACK OF BAR ELEVATION - EAST
1/2" = 1'-0"



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



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



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

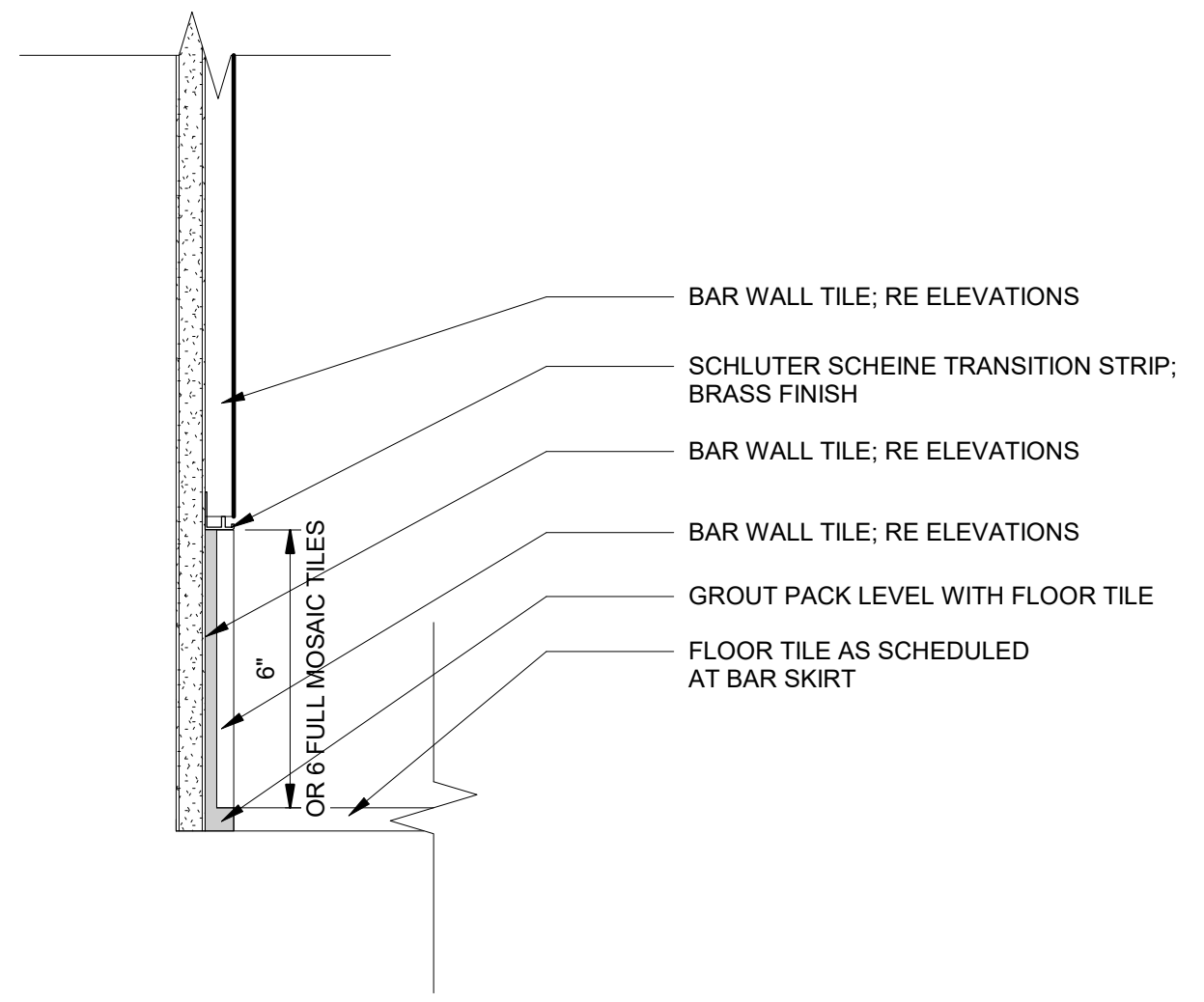


History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

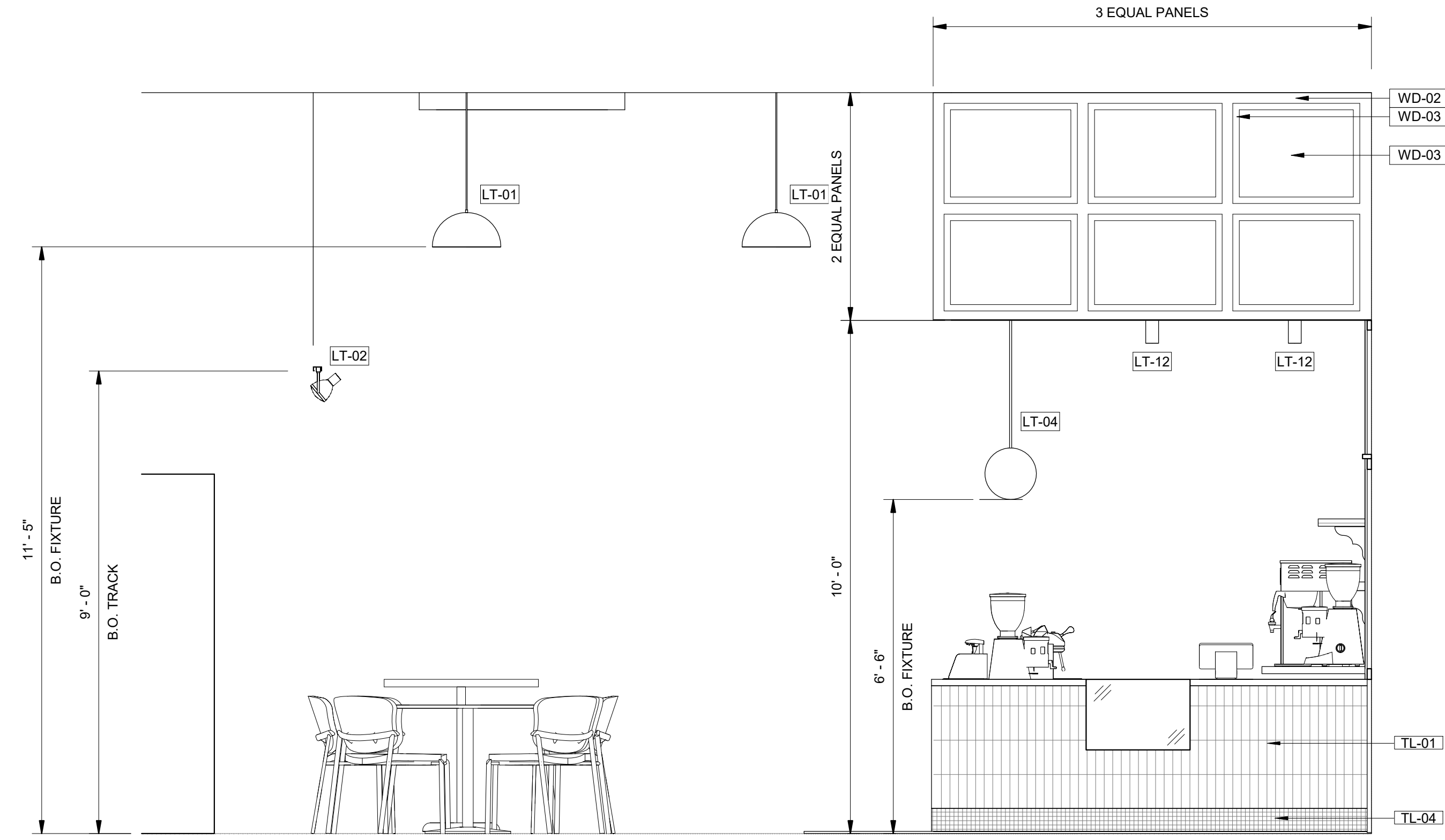
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

ENLARGED BAR
ELEVATIONS

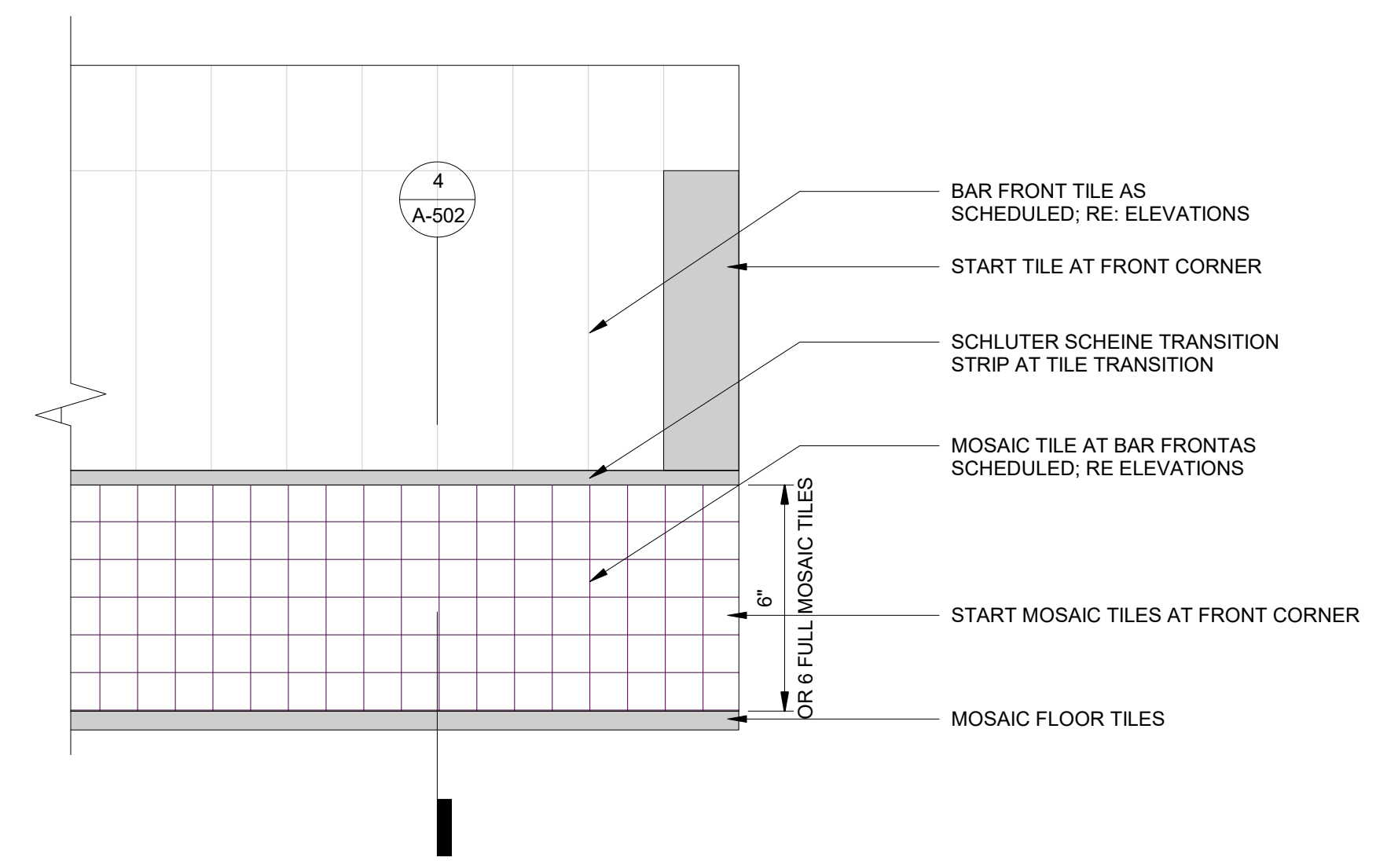
A-502



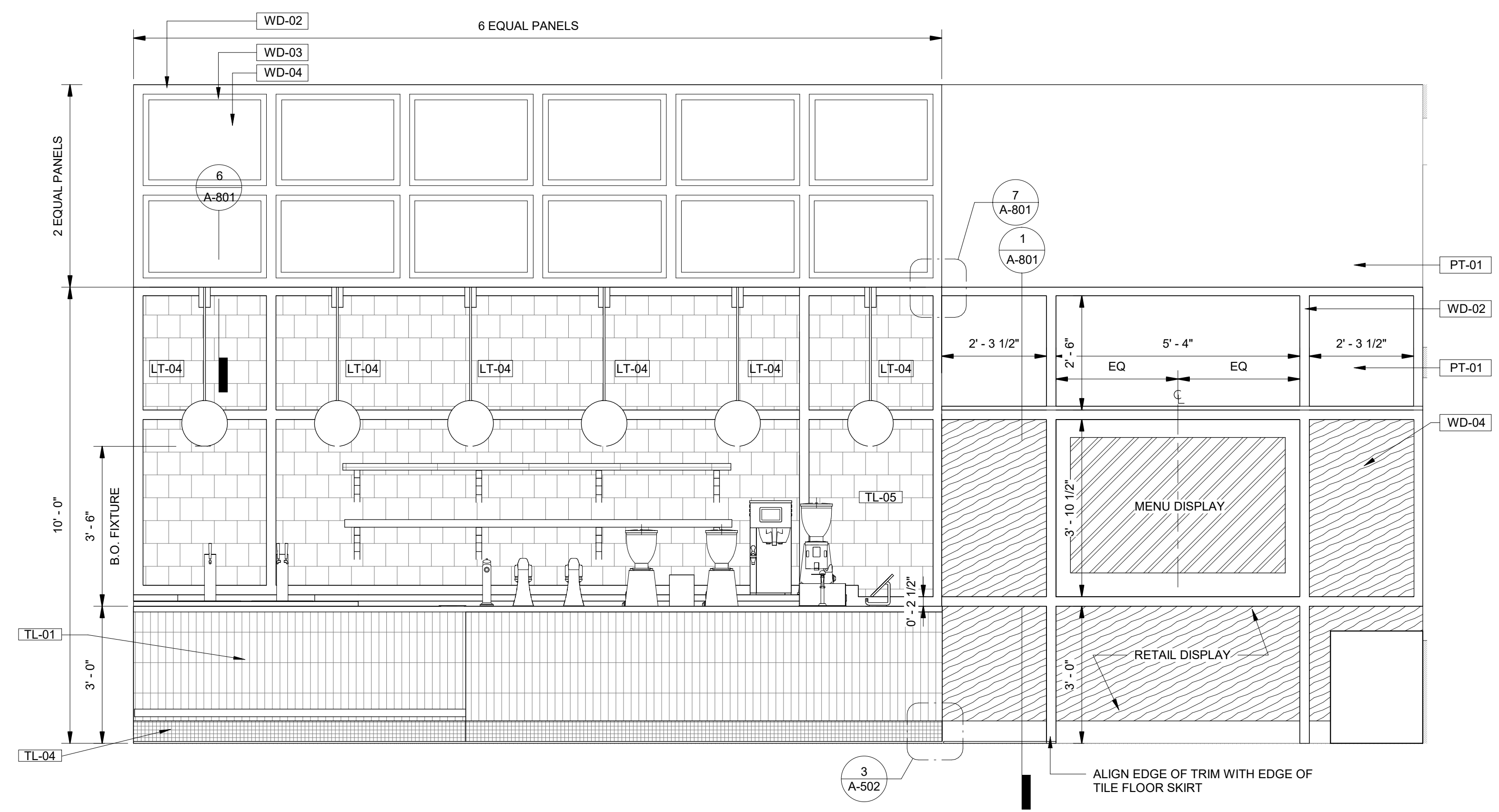
4 DETAIL - FRONT BAR TILE TRANSITION
3" = 1'-0"



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"



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

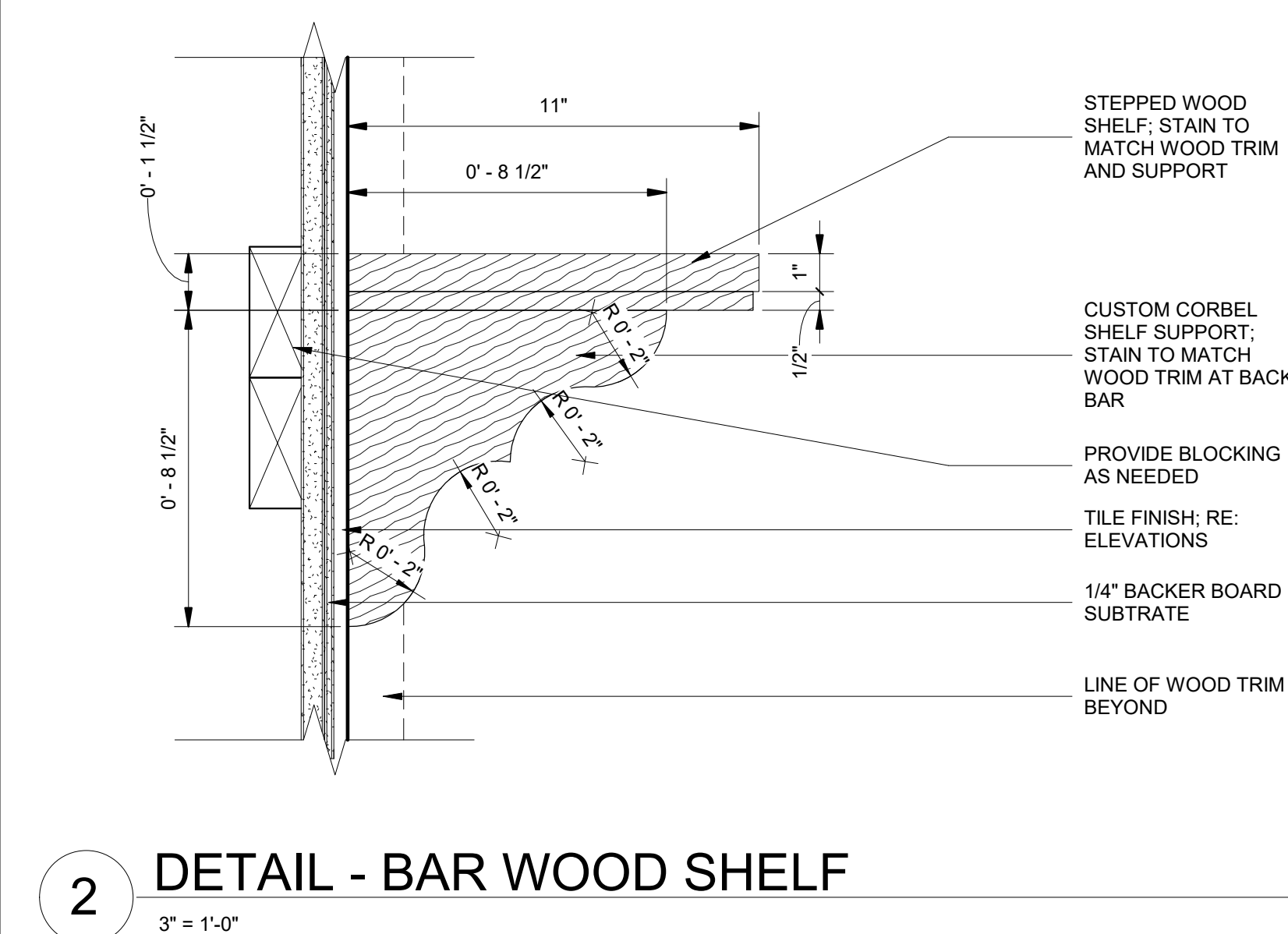


<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

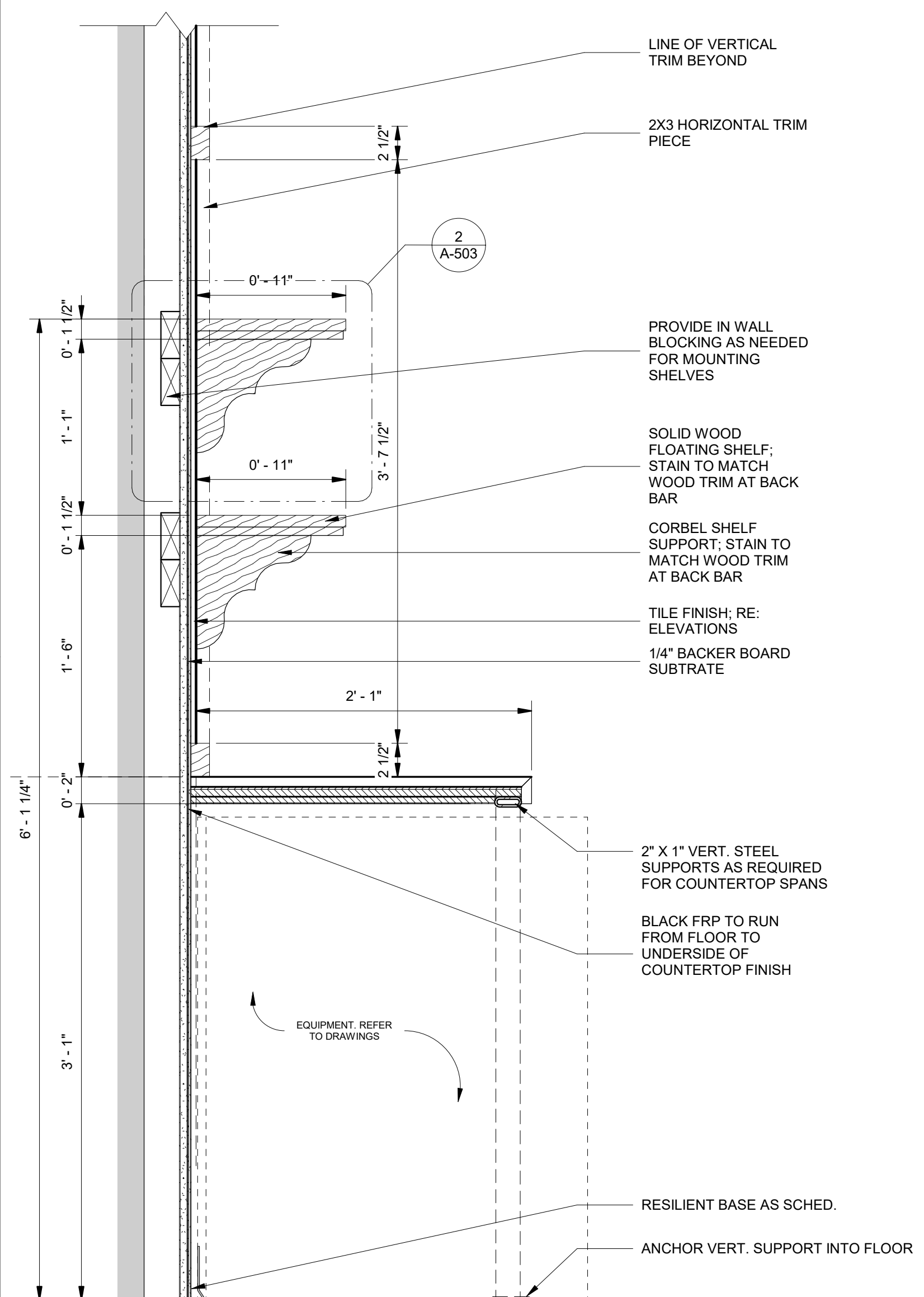
DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

INTERIOR WALL DETAILS - BAR

A-503

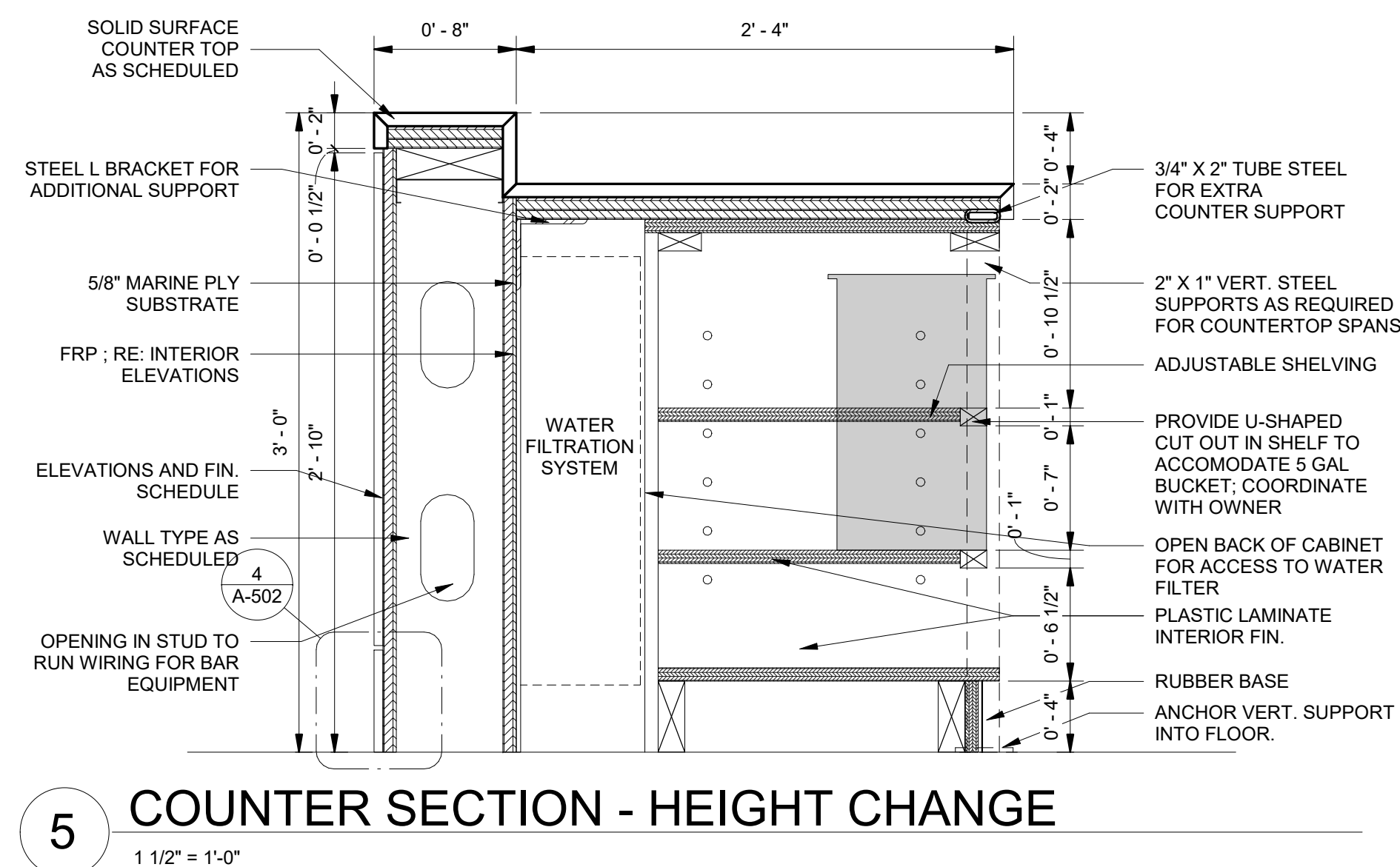


DETAIL - BAR WOOD SHELF

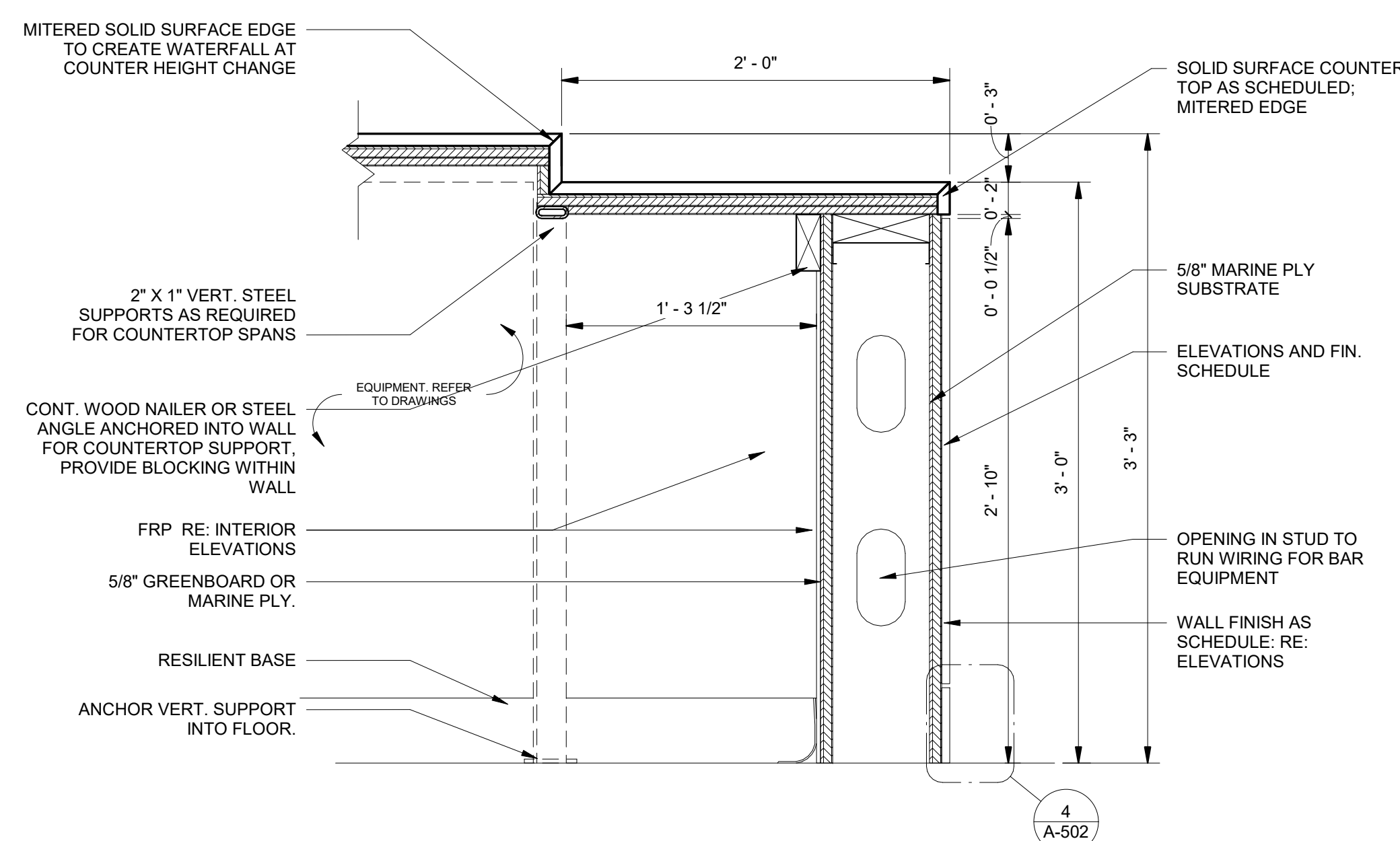
 $3'' = 1'-0''$ 

BACK BAR SECTION

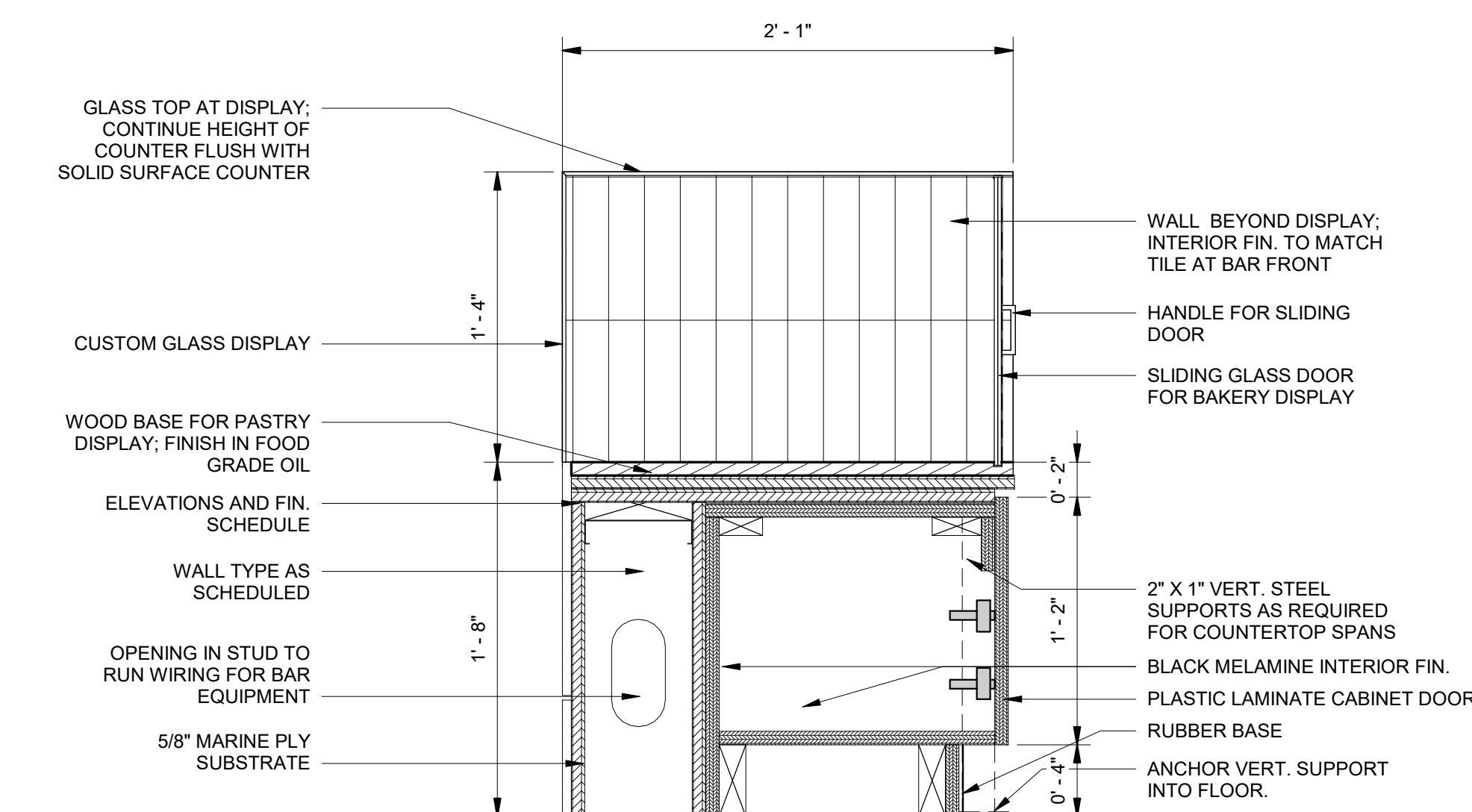
1 1/2" = 1'-0'



COUNTER SECTION - HEIGHT CHANGE

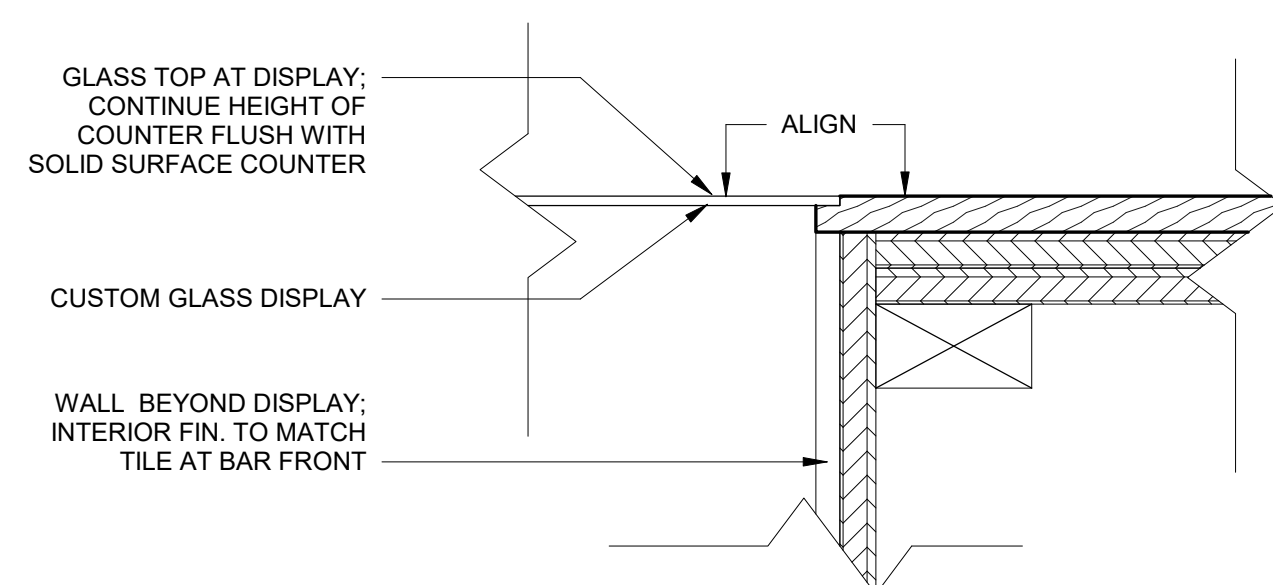
$$1\frac{1}{2}'' = 1'-0''$$


COUNTER SECTION - WATERFALL

 $1\frac{1}{2}'' = 1'-0''$ 

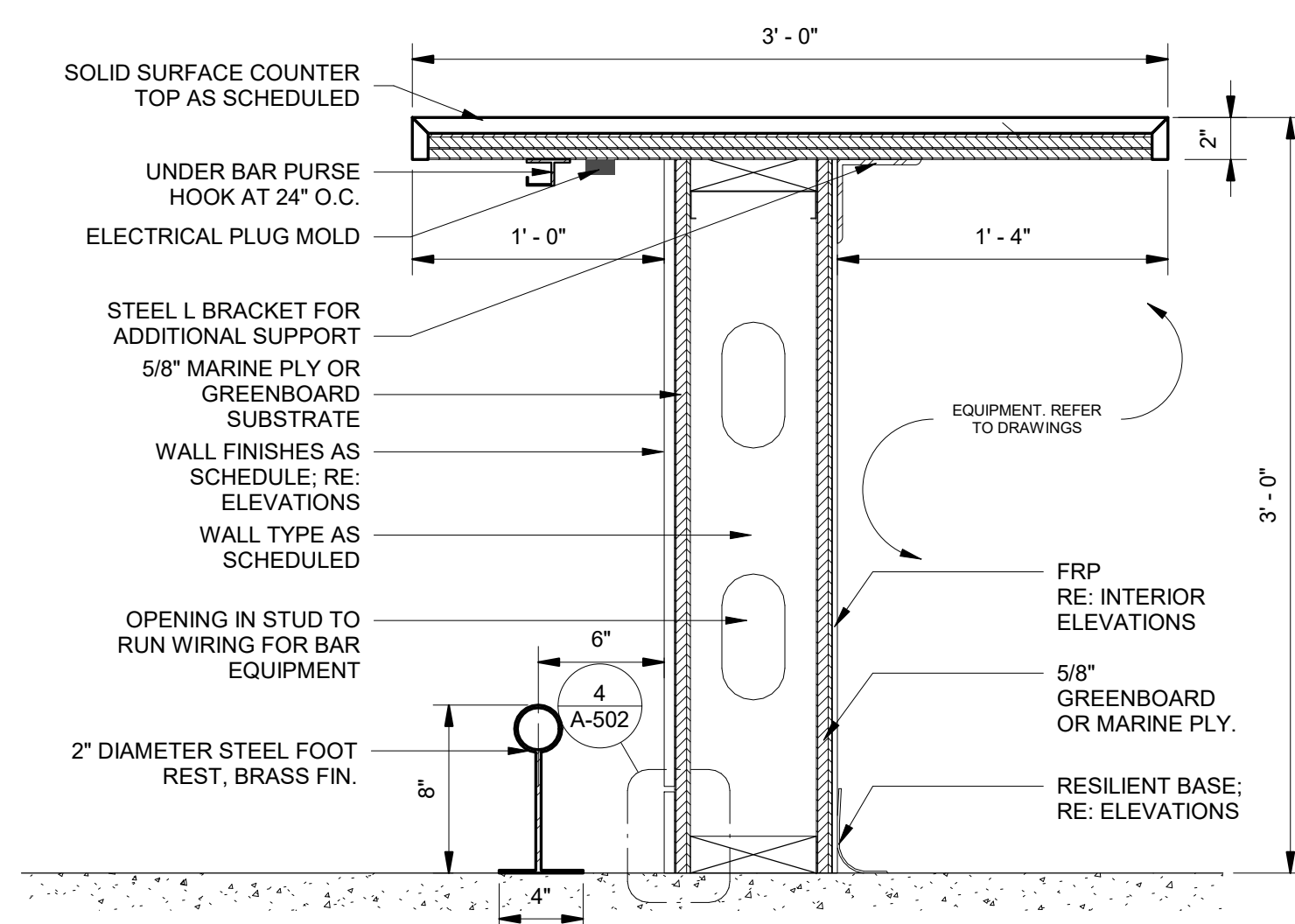
PASTRY DISPLAY

1 1/2" = 1'-0"



GLASS AND COUNTERTOP DETAIL

3" = 1'-0"



BAR FRONT SECTION

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

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

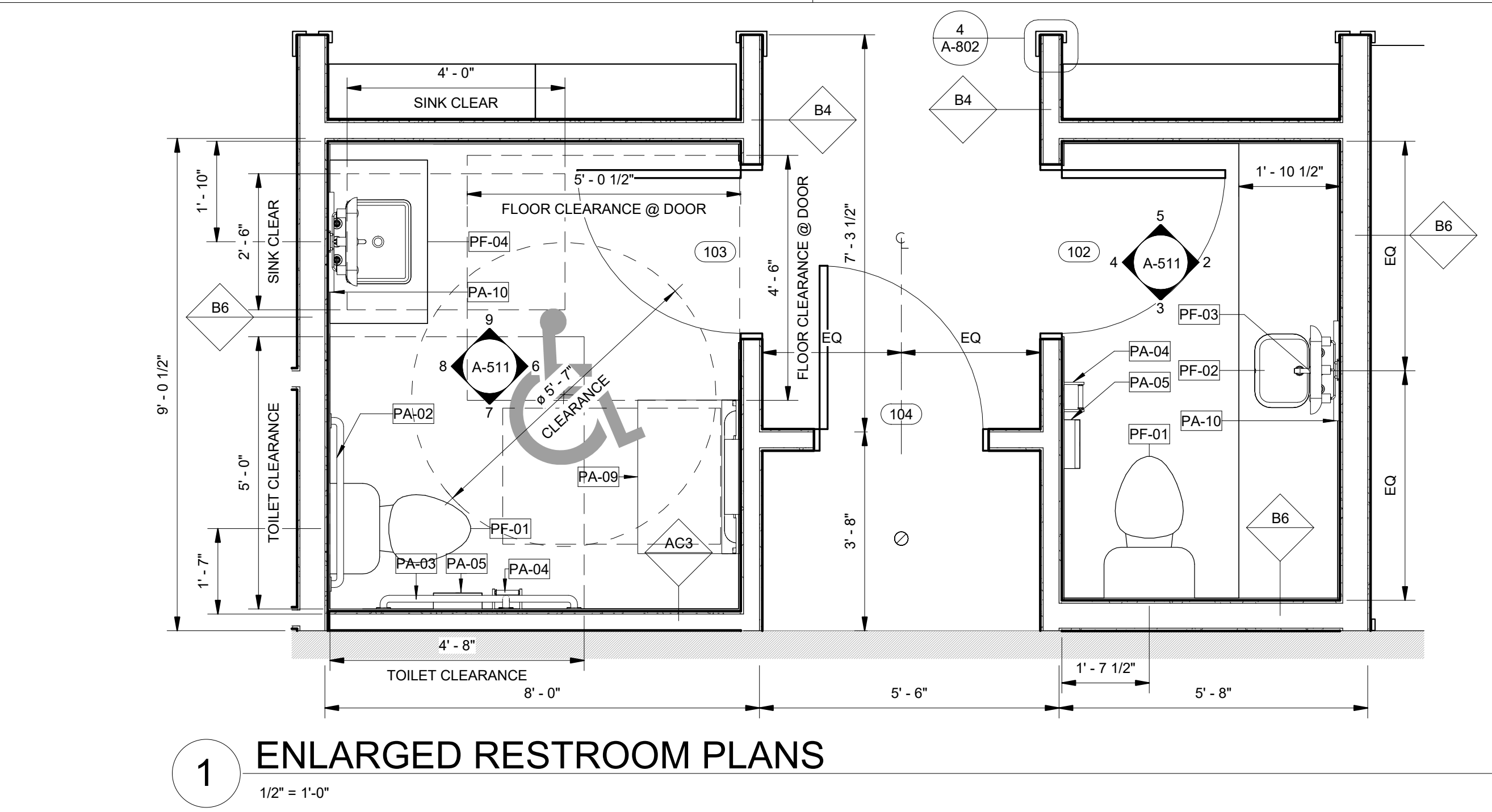
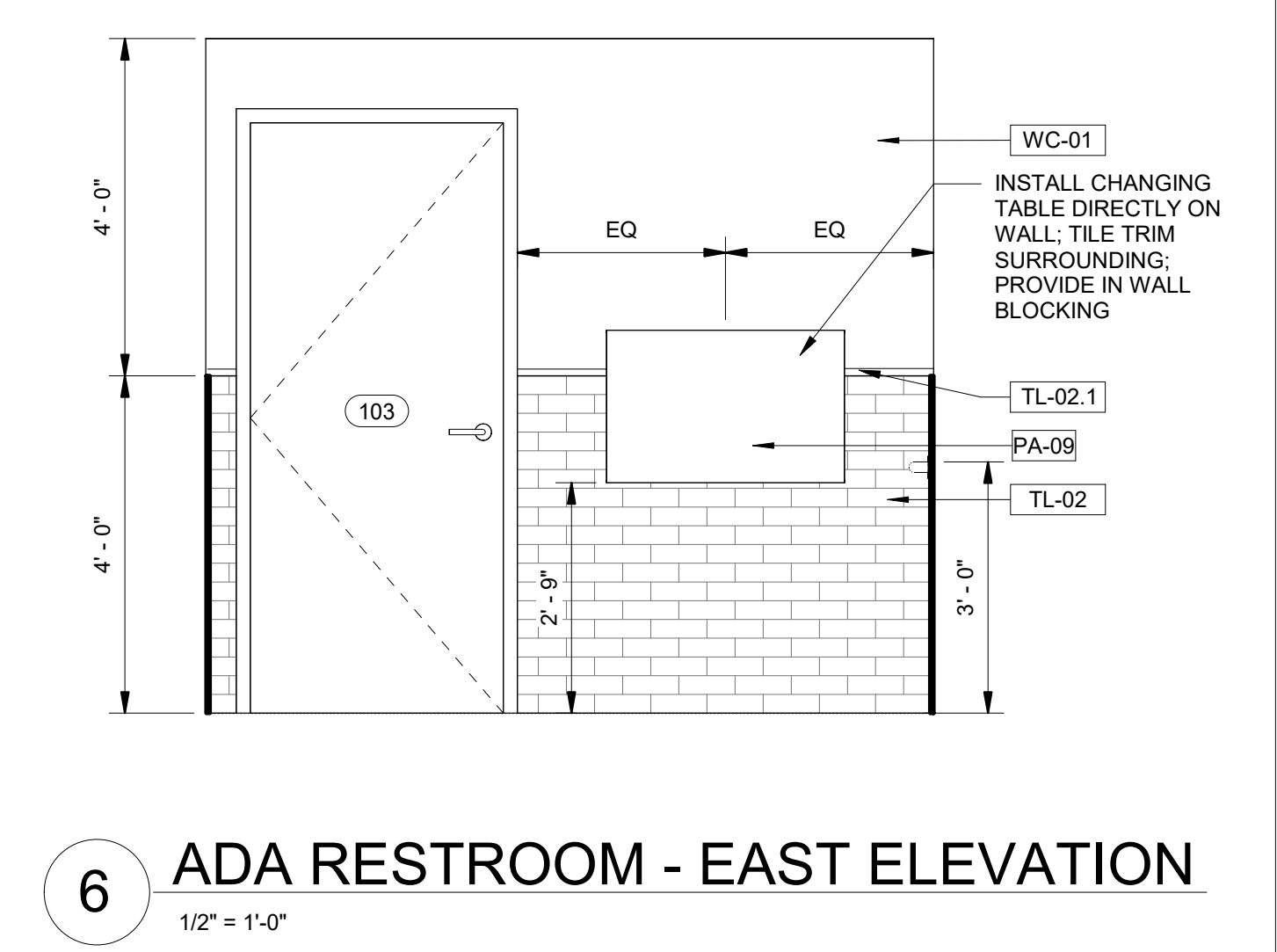
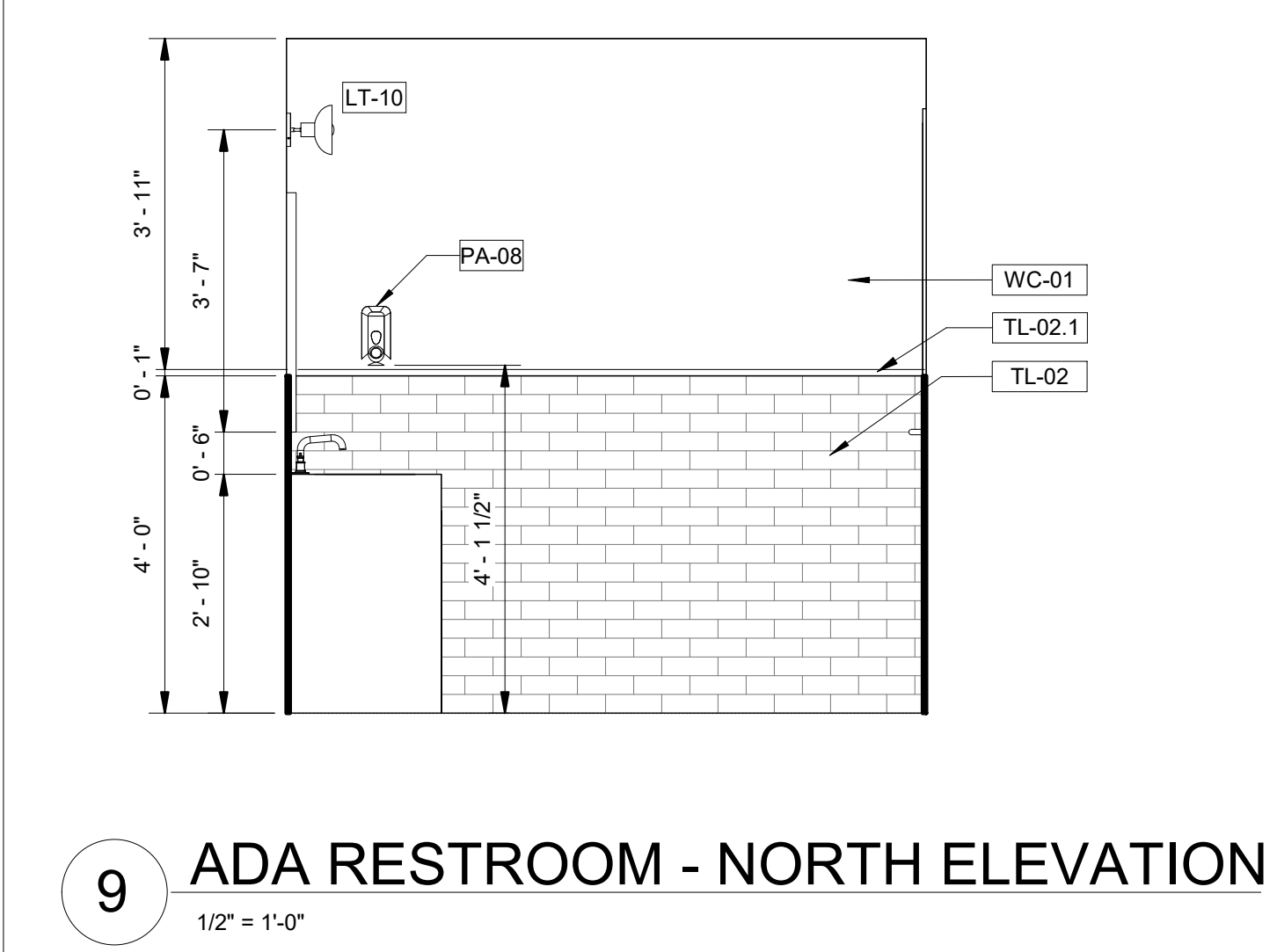
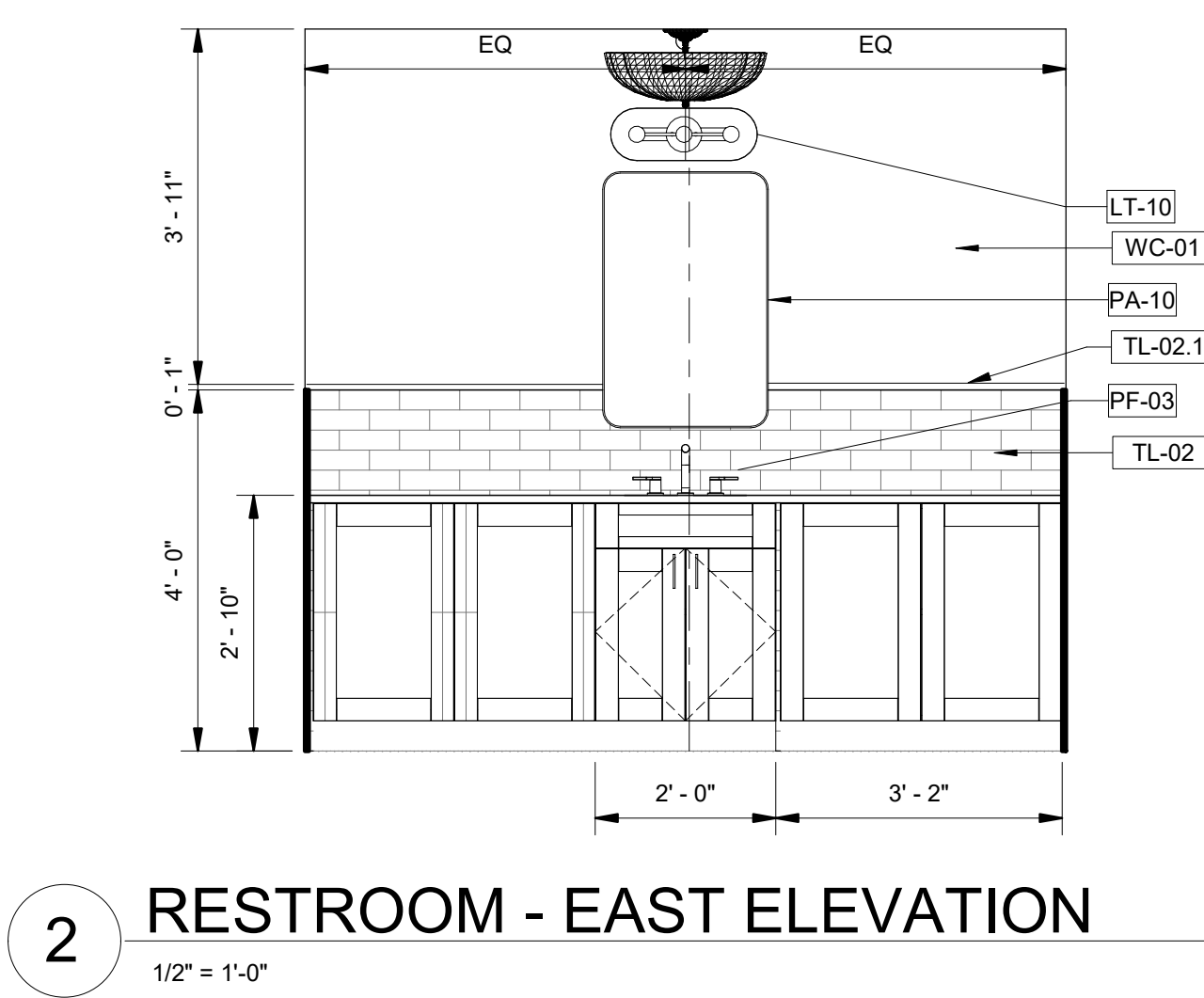
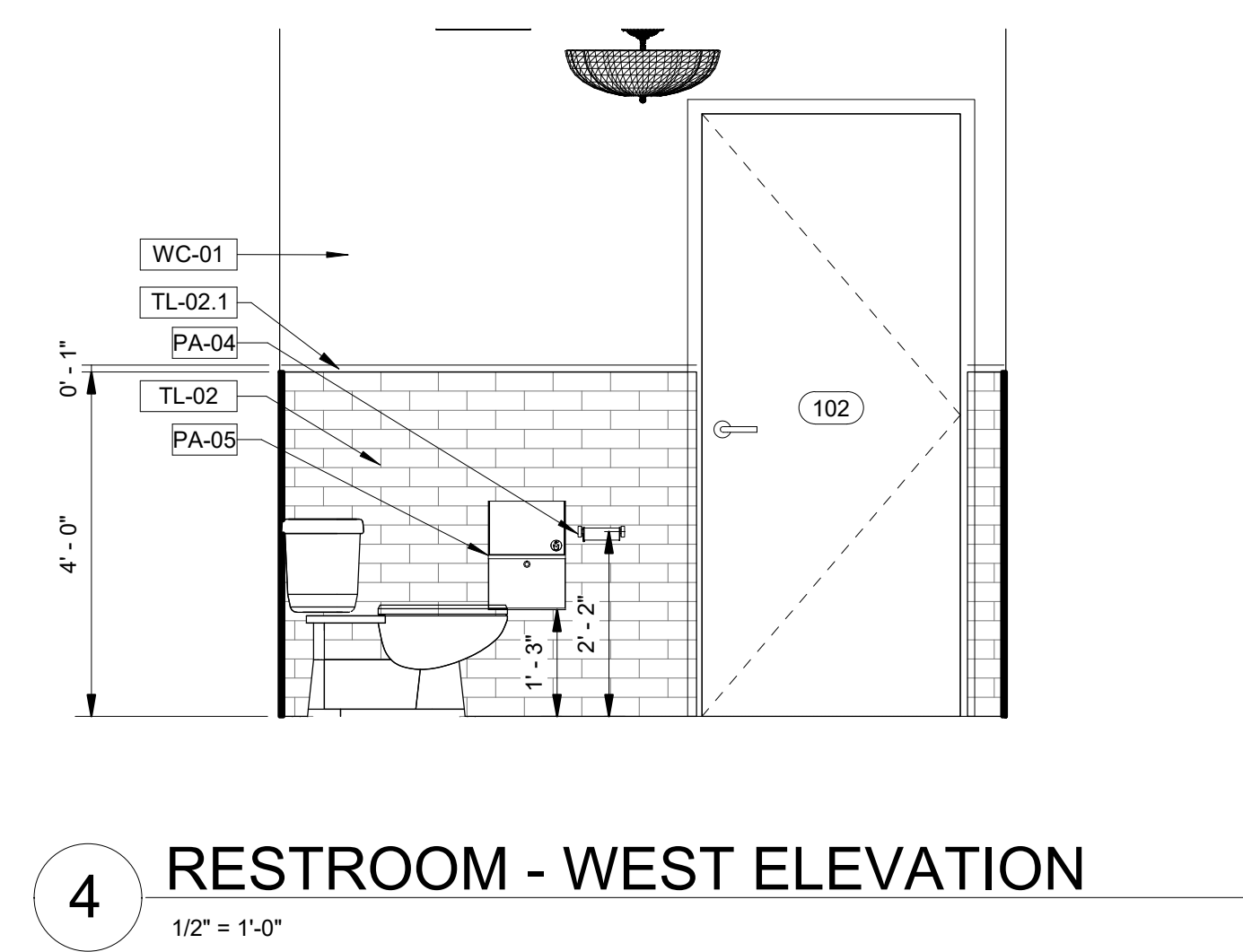
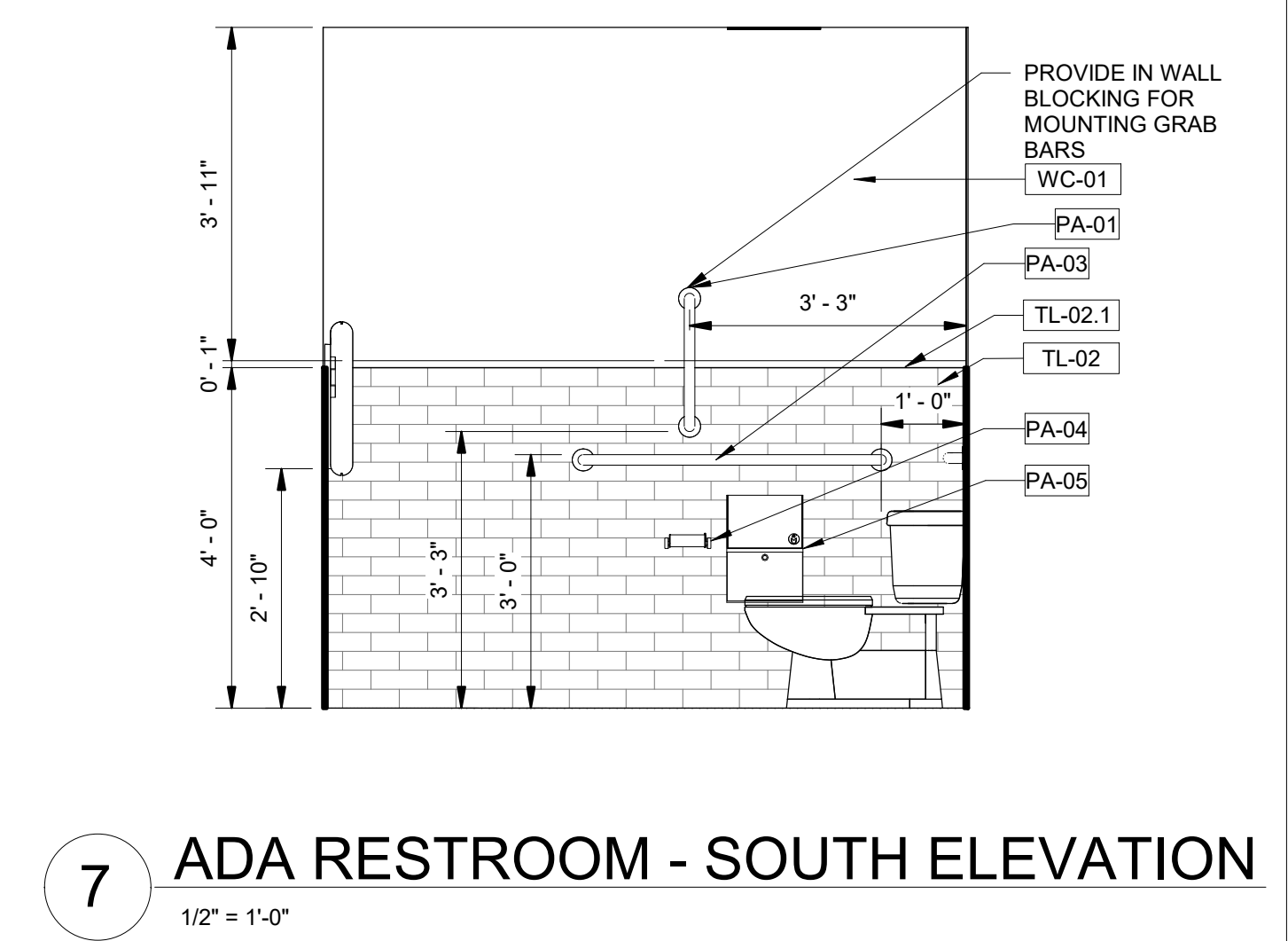
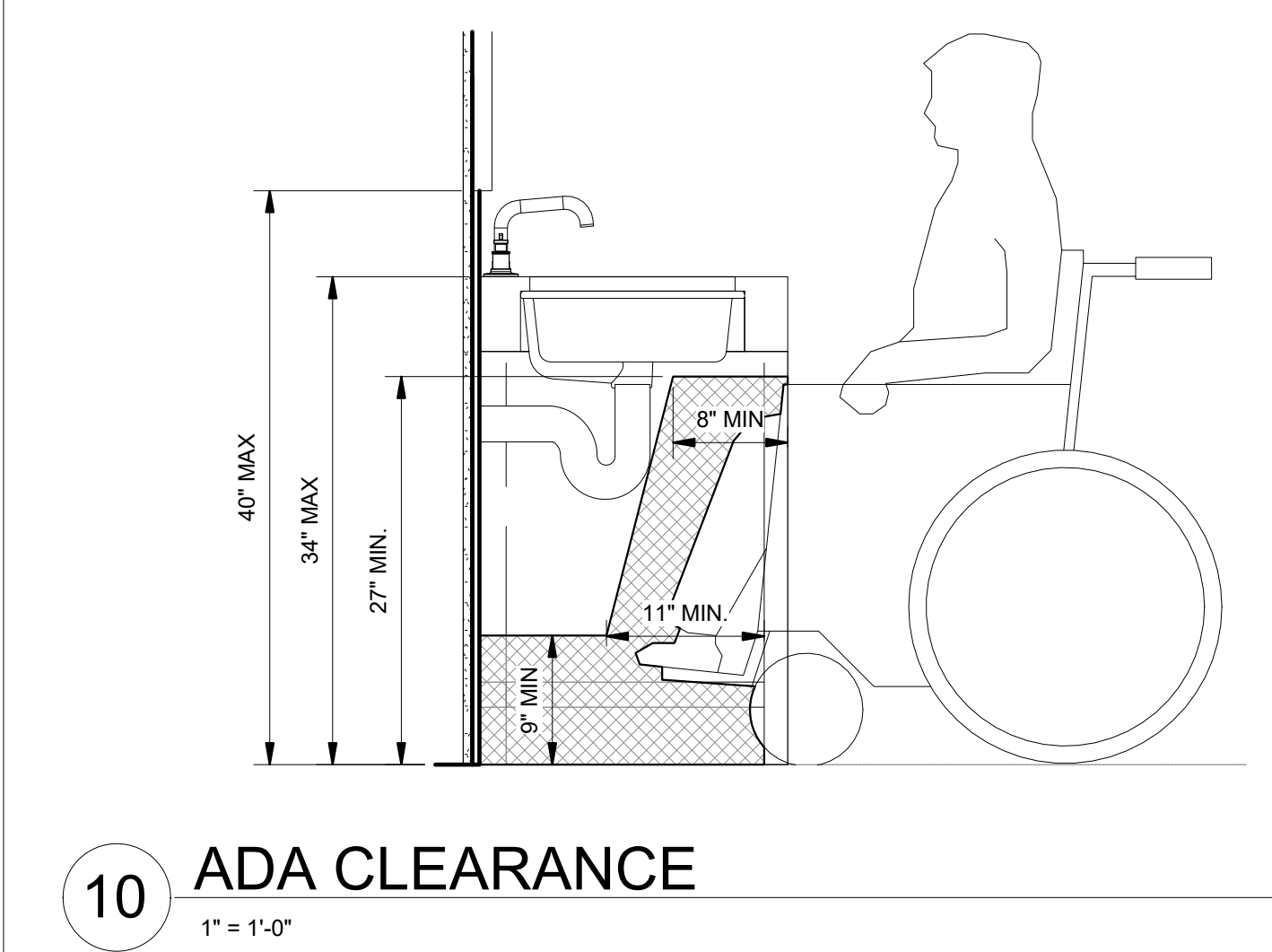
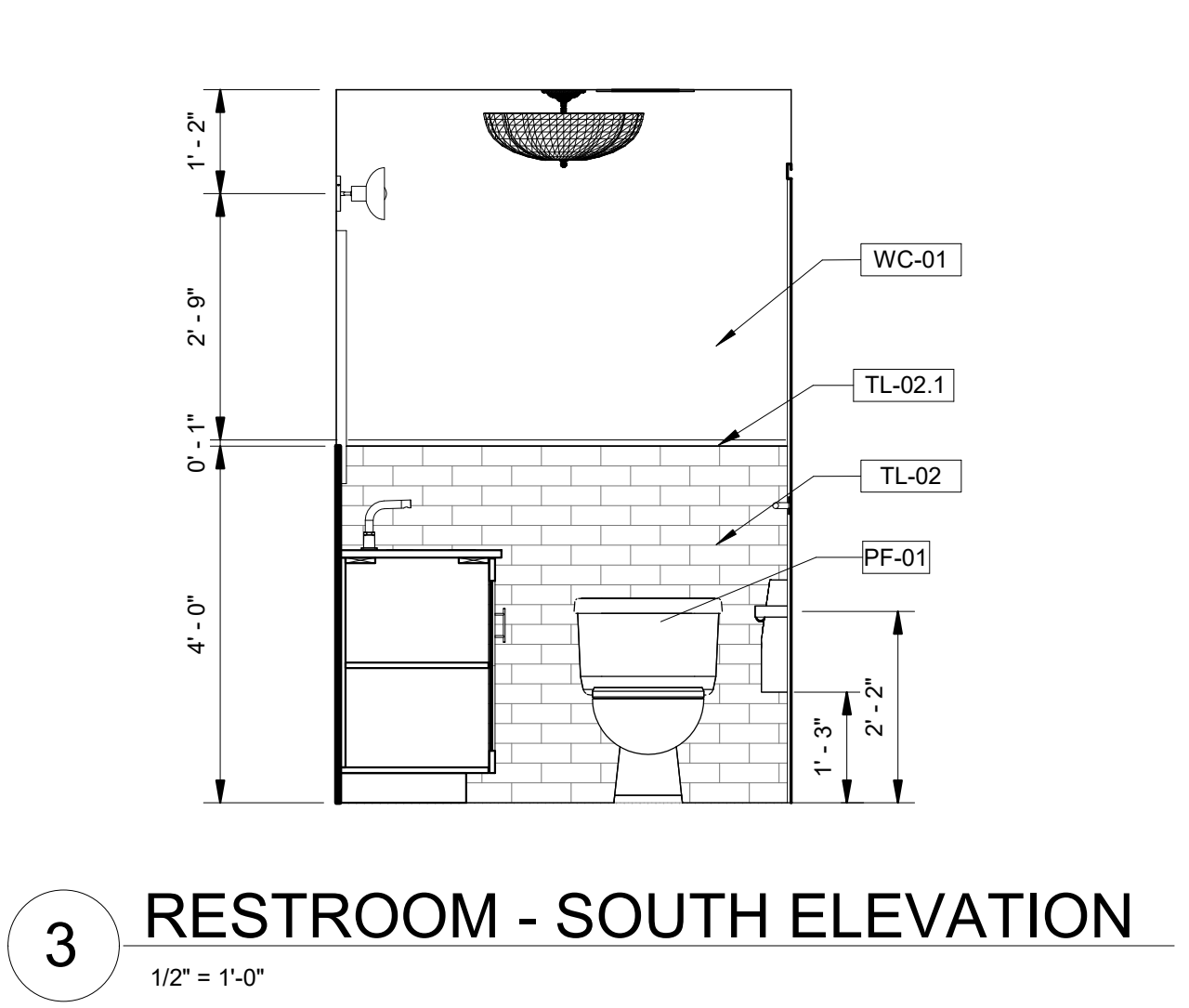
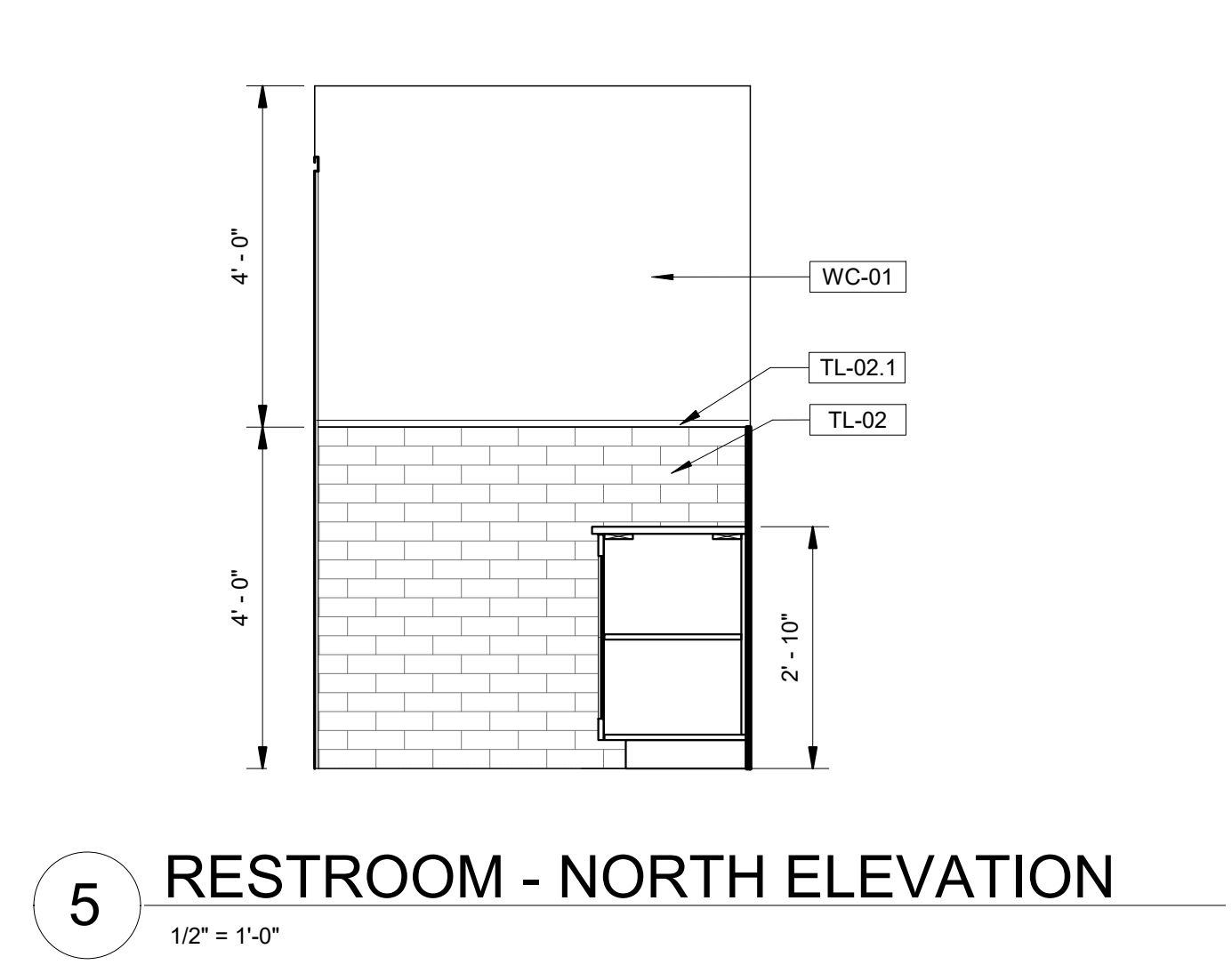
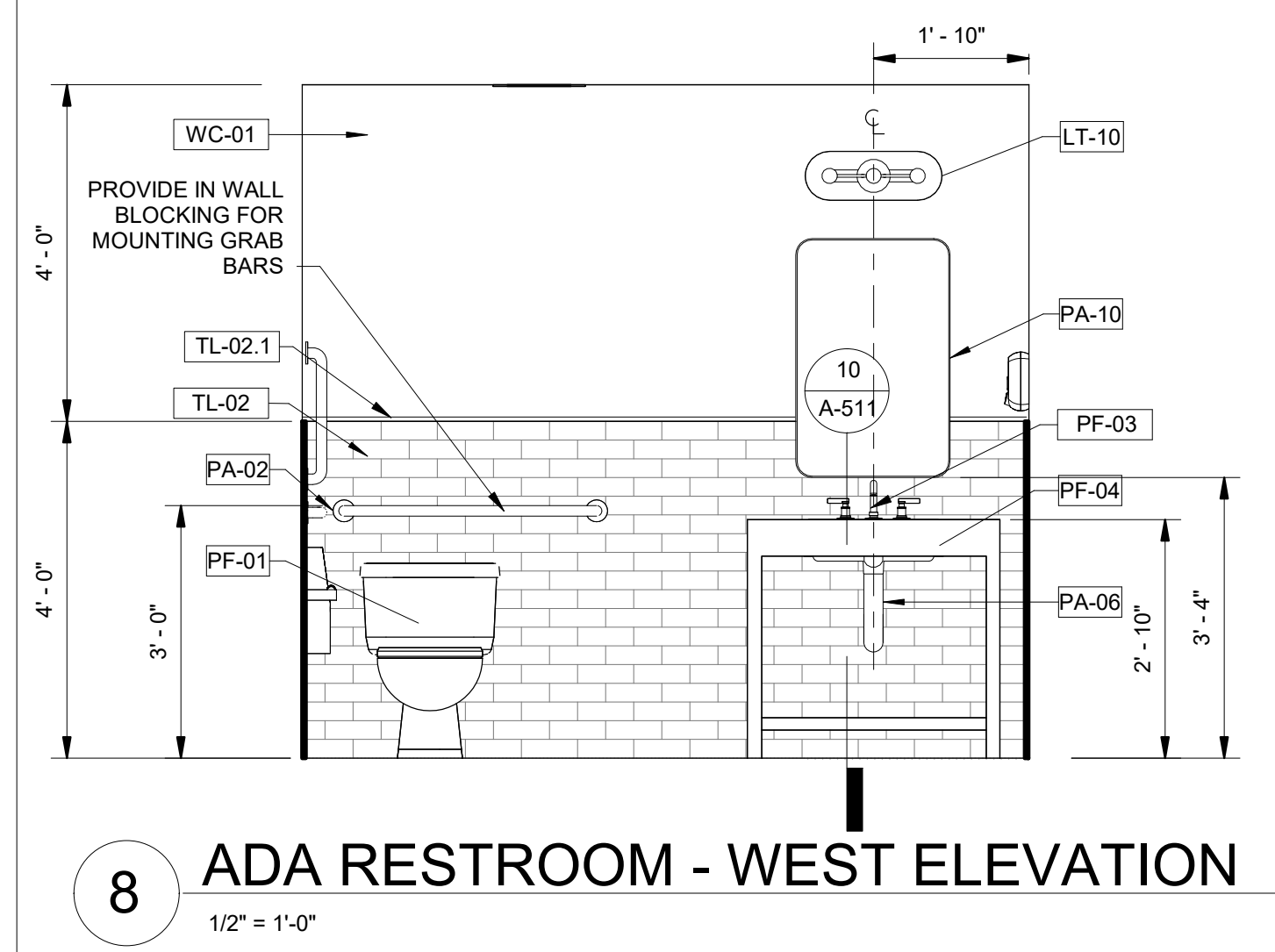


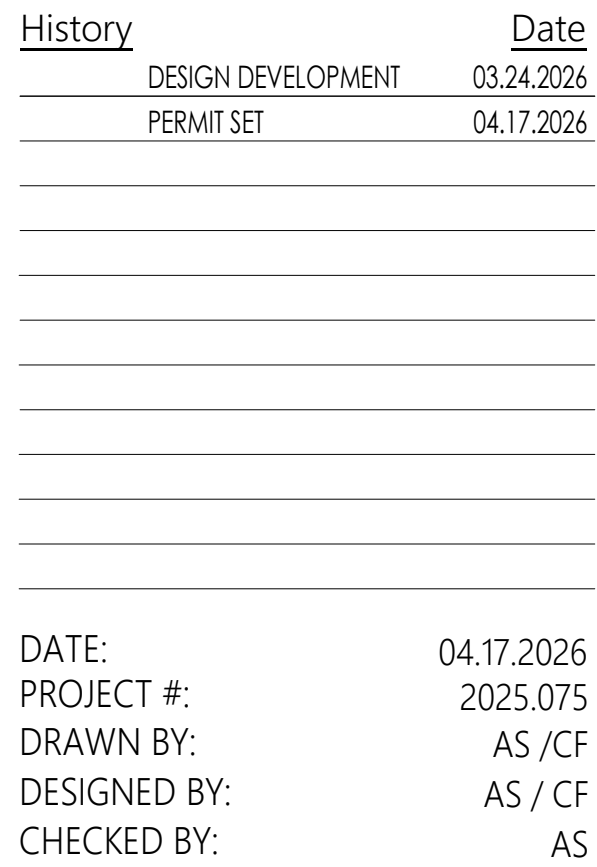
History	Date
SCHEMATIC DESIGN	02.17.2026
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

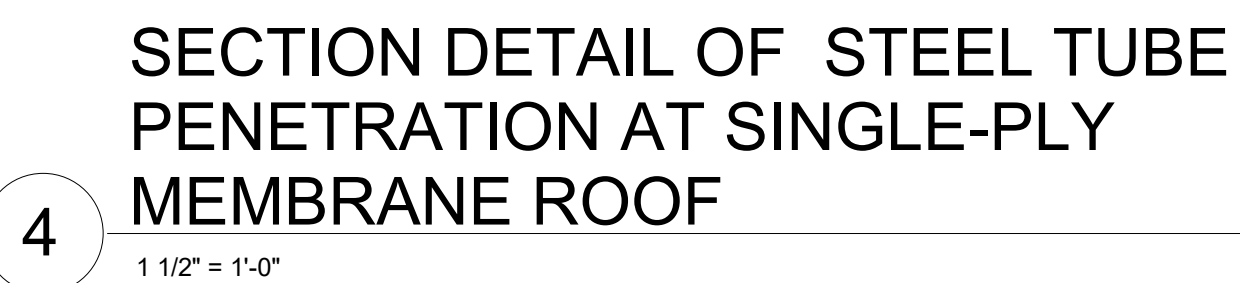
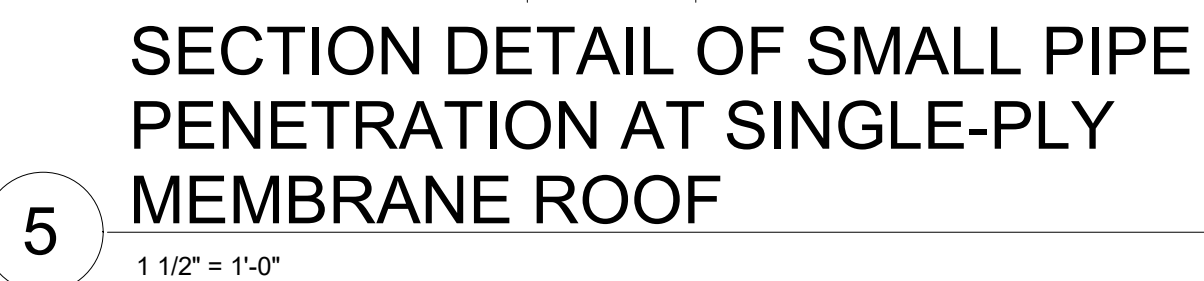
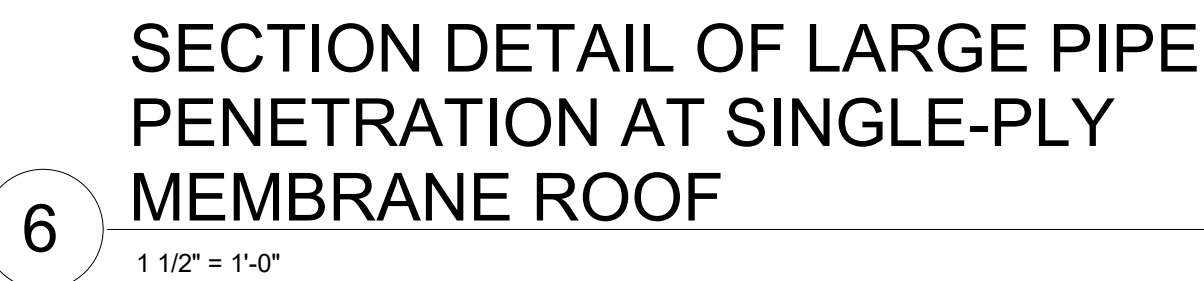
ENLARGED RESTROOM
PLANS

A-511





A-640





History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

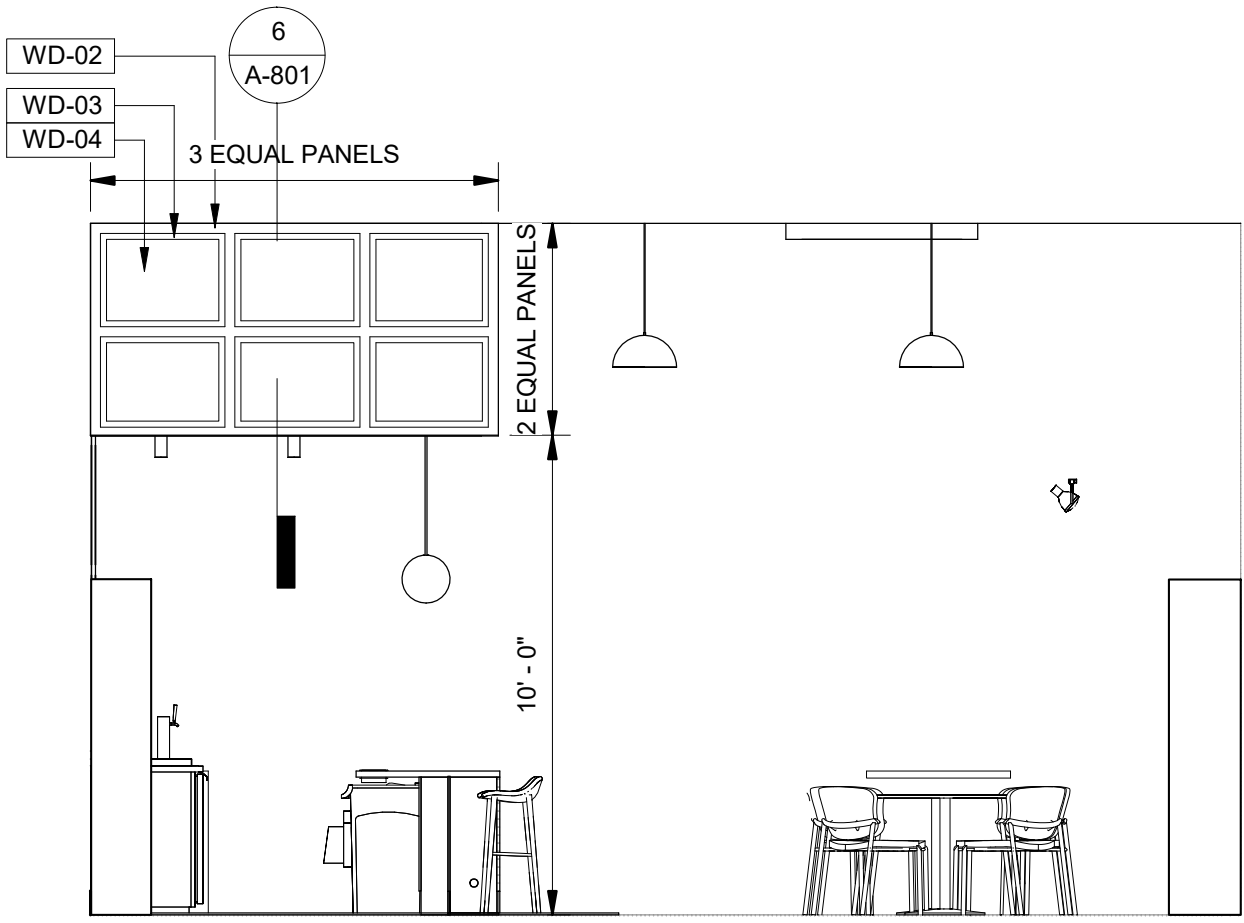
DATE:	04.17.2026
PROJECT #:	2025.075
DRAWN BY:	AS / CF
DESIGNED BY:	AS / CF
CHECKED BY:	AS

1ST FLOOR INTERIOR
ELEVATIONS

A-710



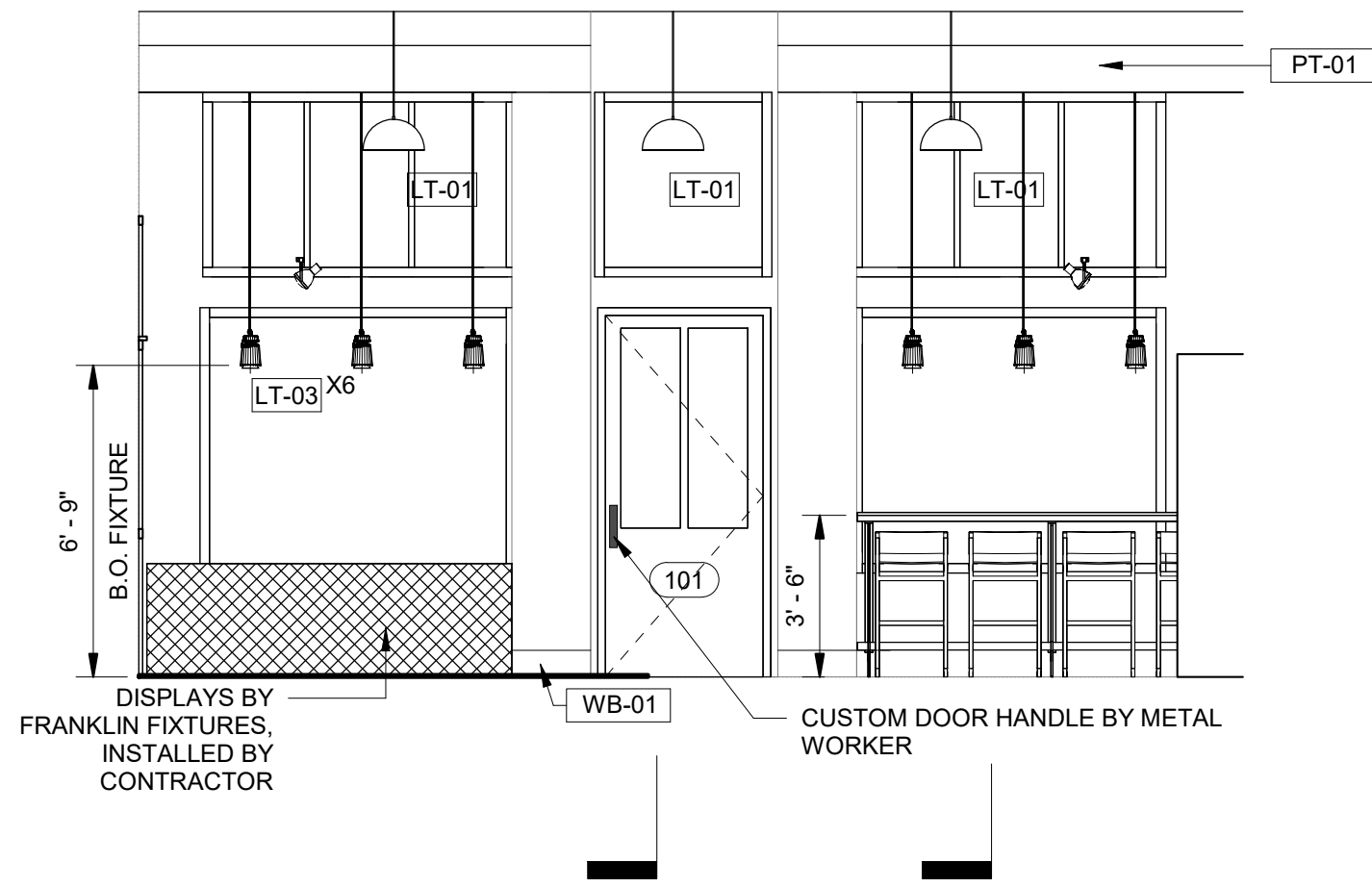
6 OVERALL INTERIOR ELEVATION - WEST
1/4" = 1'-0"



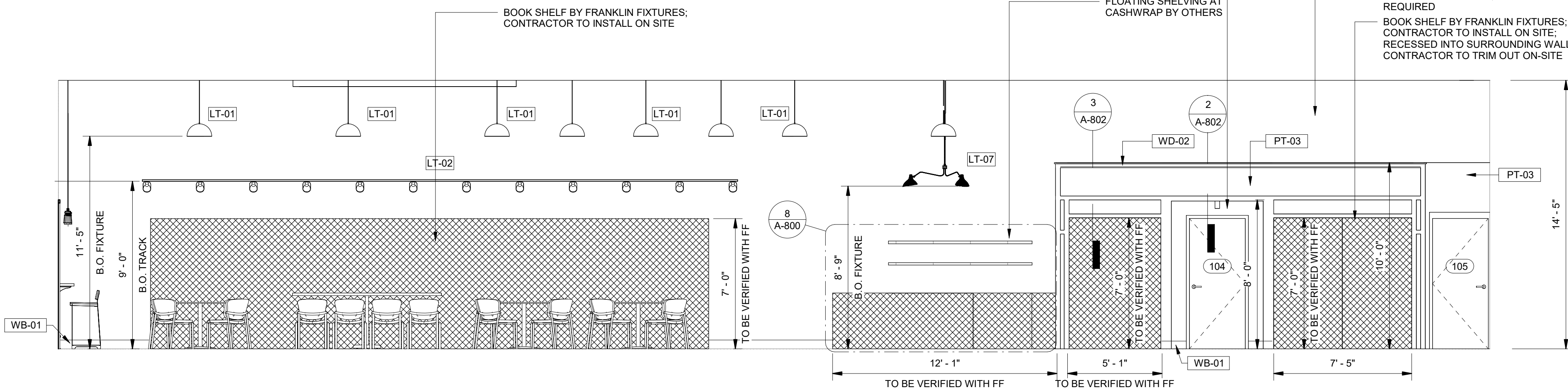
5 OVERALL INTERIOR ELEVATION - EAST
1/4" = 1'-0"



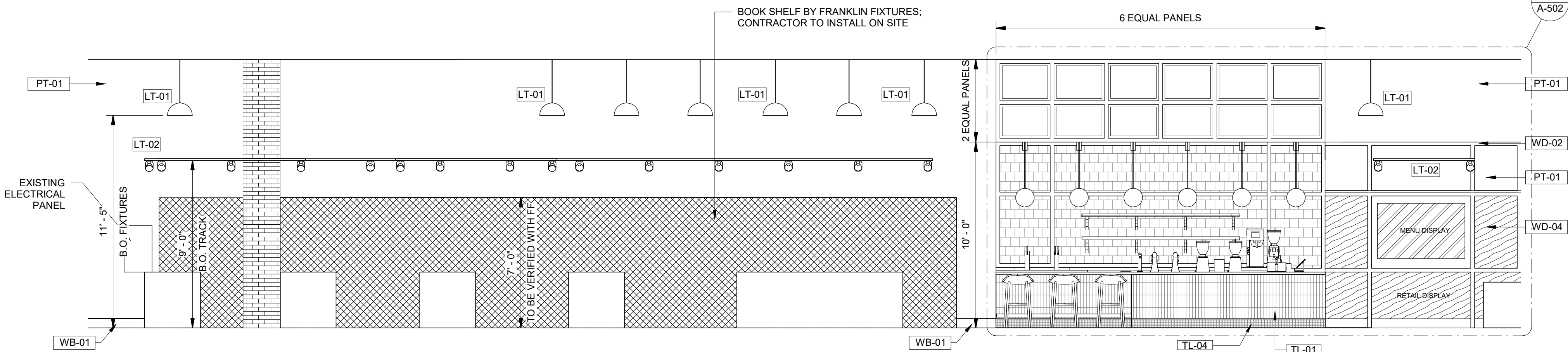
4 INTERIOR ELEVATION AT BACK ENTRY
1/4" = 1'-0"



3 INTERIOR ELEVATION AT FRONT ENTRY
1/4" = 1'-0"



2 OVERALL INTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



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



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

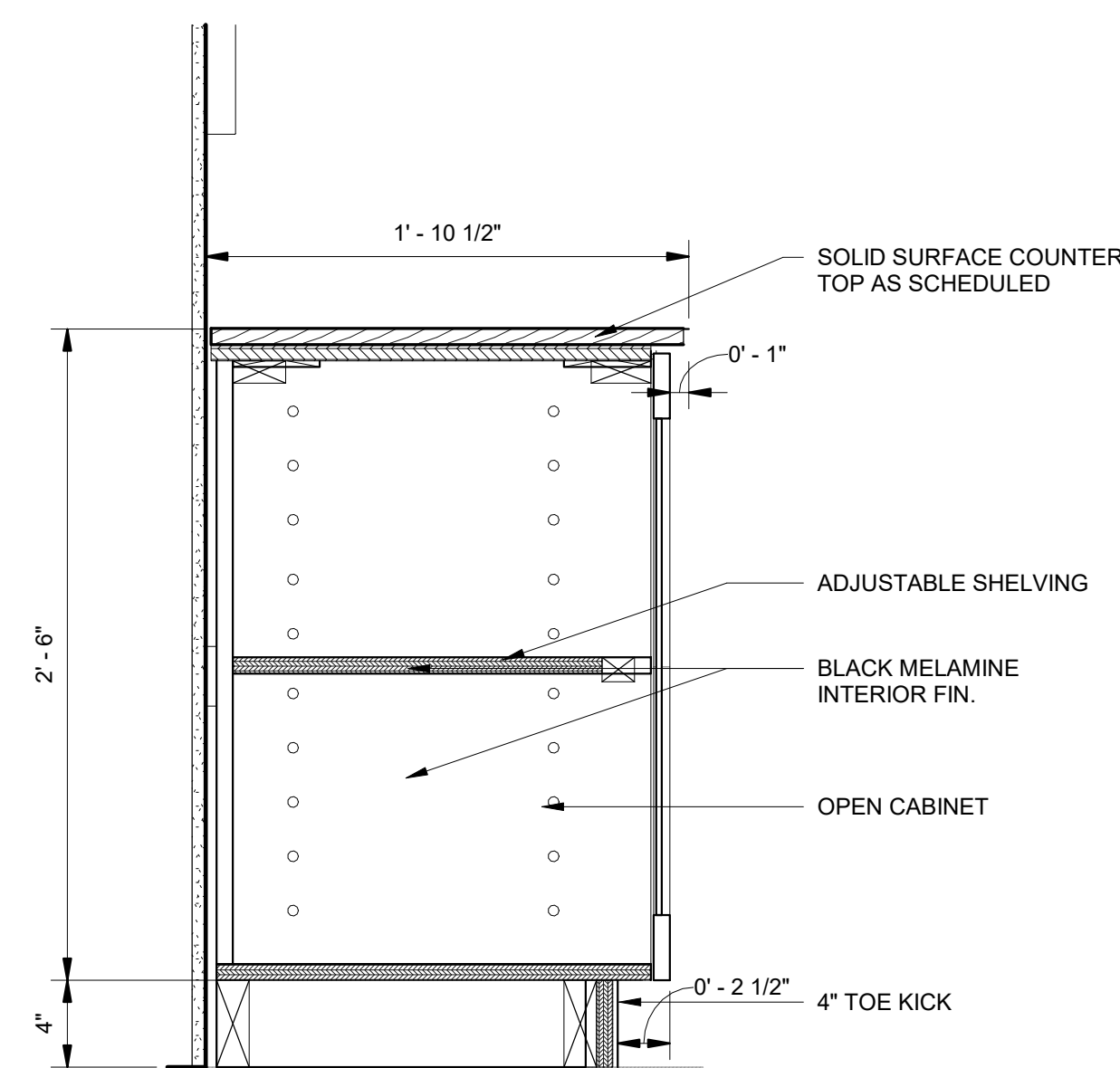


<u>History</u>	<u>Date</u>
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

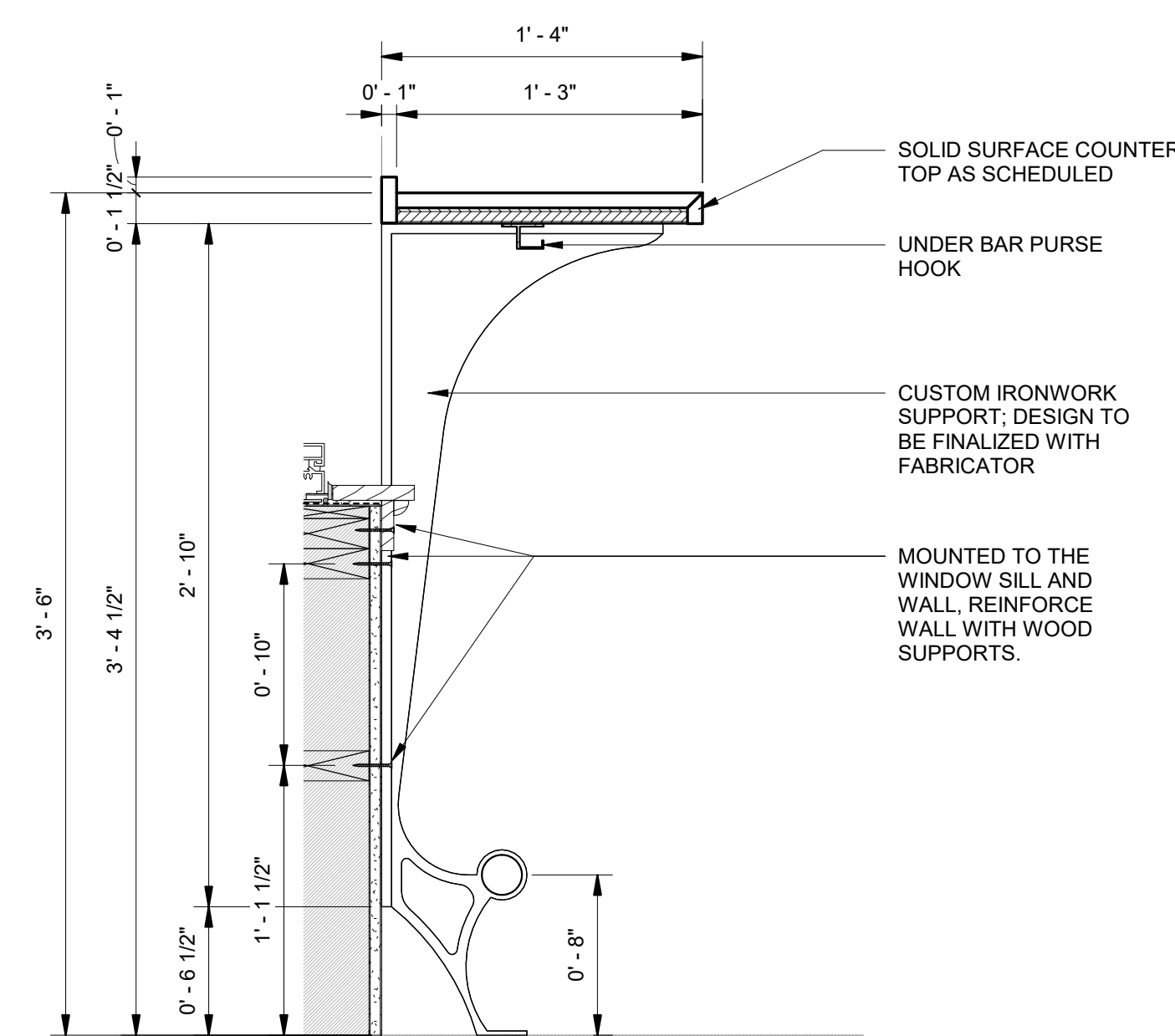
DATE: 04.17.2026
PROJECT #: 2025.075
DRAWN BY: AS /CF
DESIGNED BY: AS / CF
CHECKED BY: AS

INTERIOR DETAILS - MILLWORK

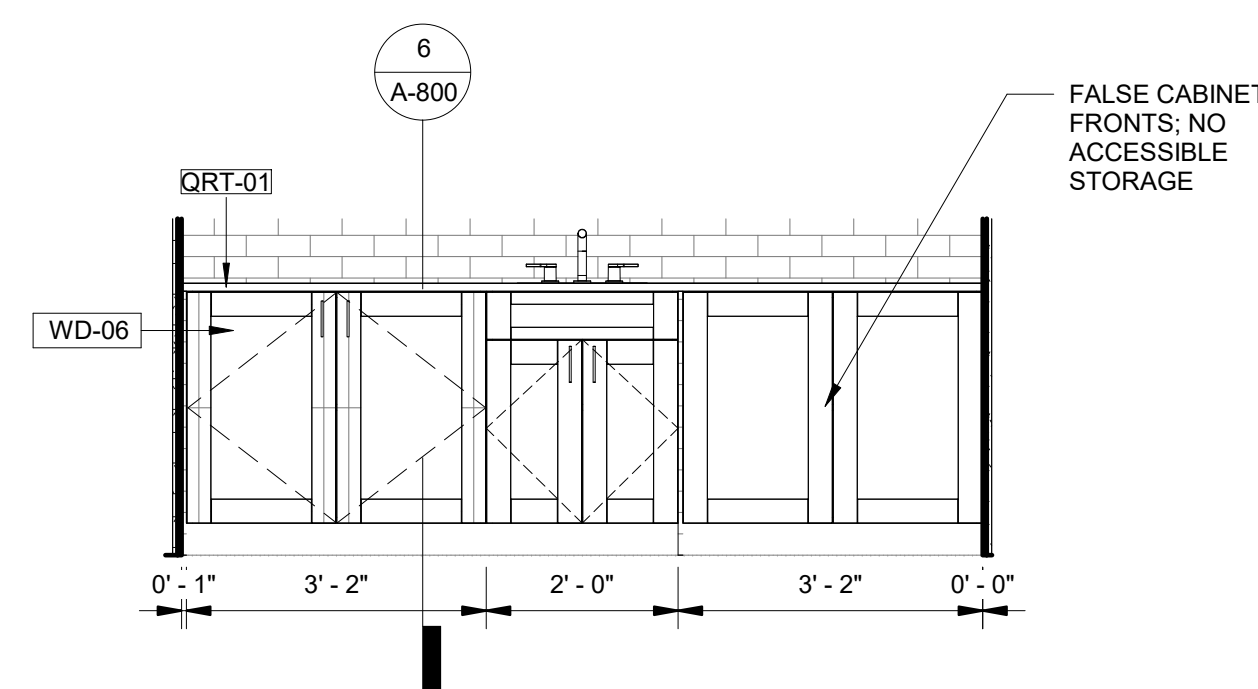
A-800



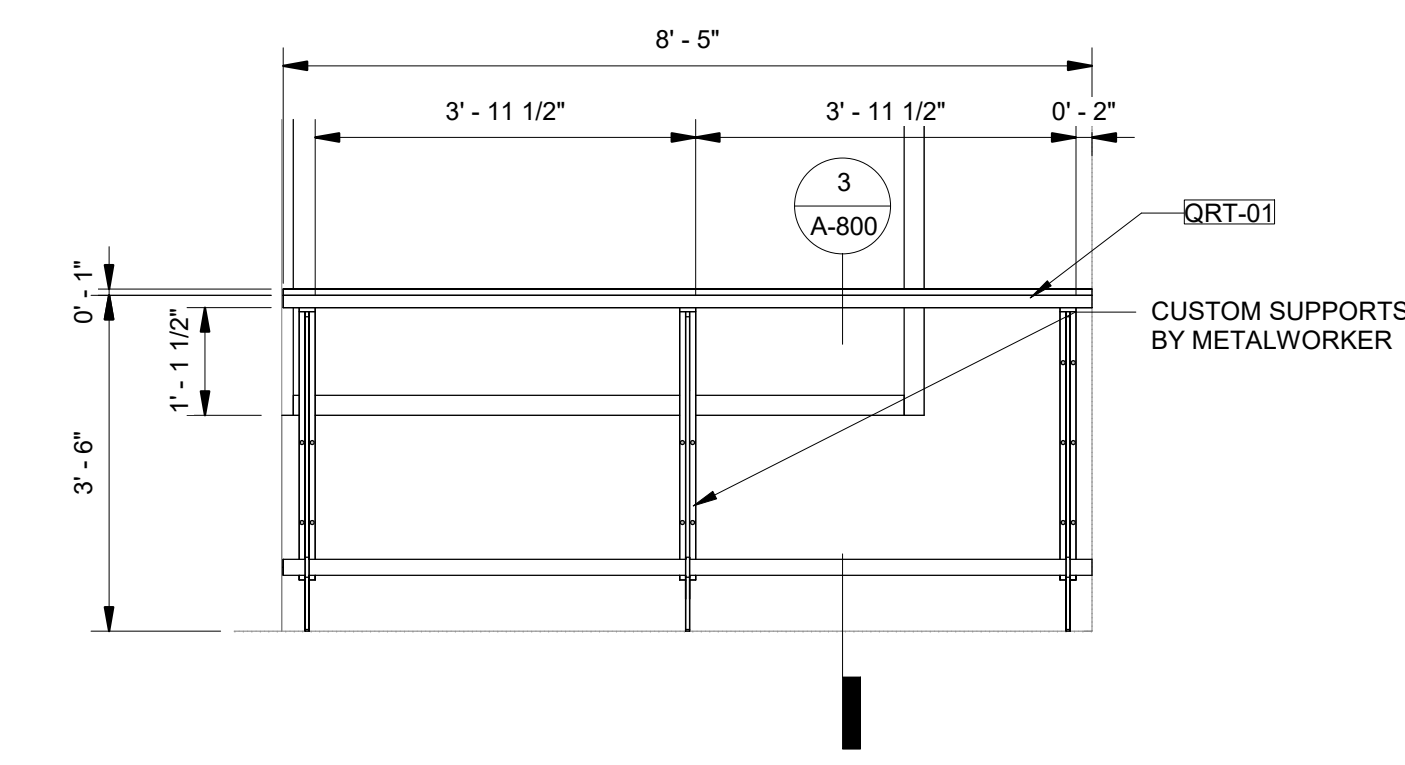
6 DETAIL SECTION RESTROOM VANITY
1 1/2" = 1'-0"



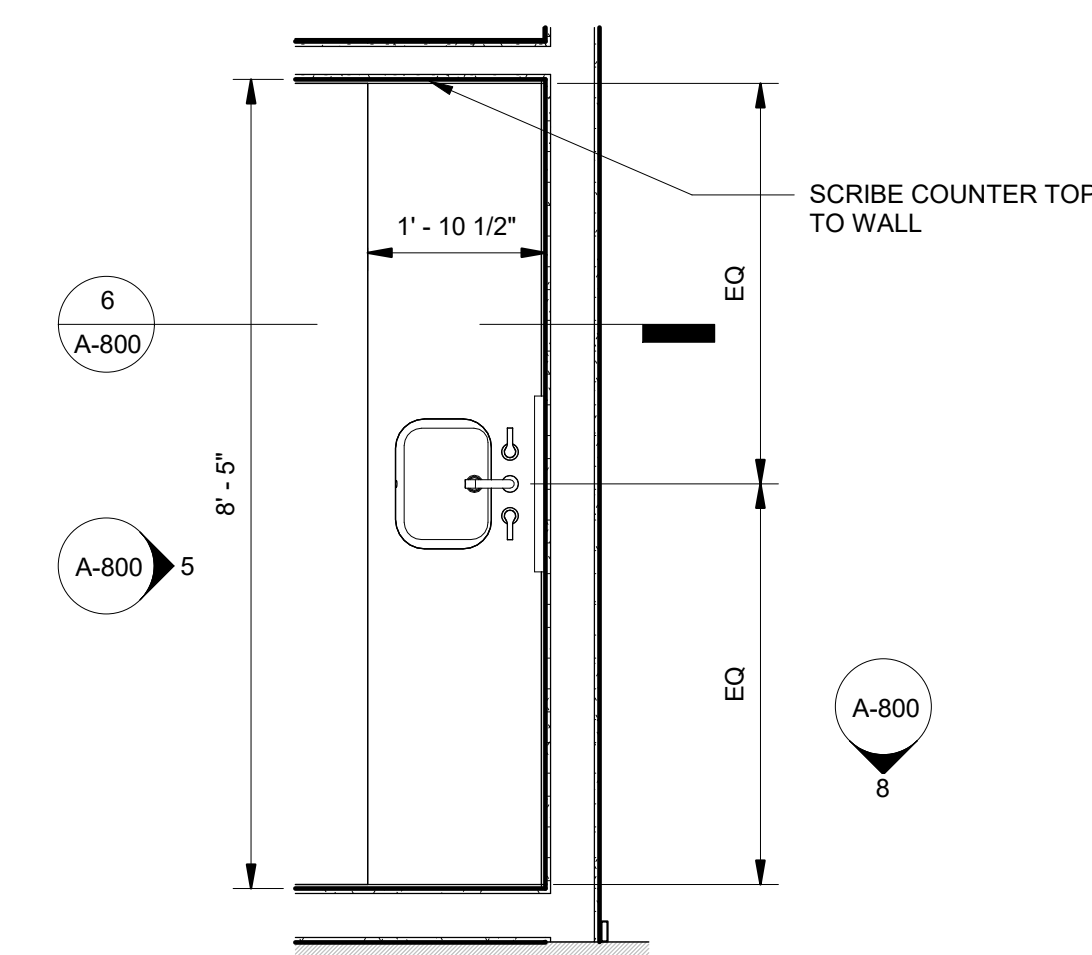
3 DETAIL SECTION WINDOW COUNTER



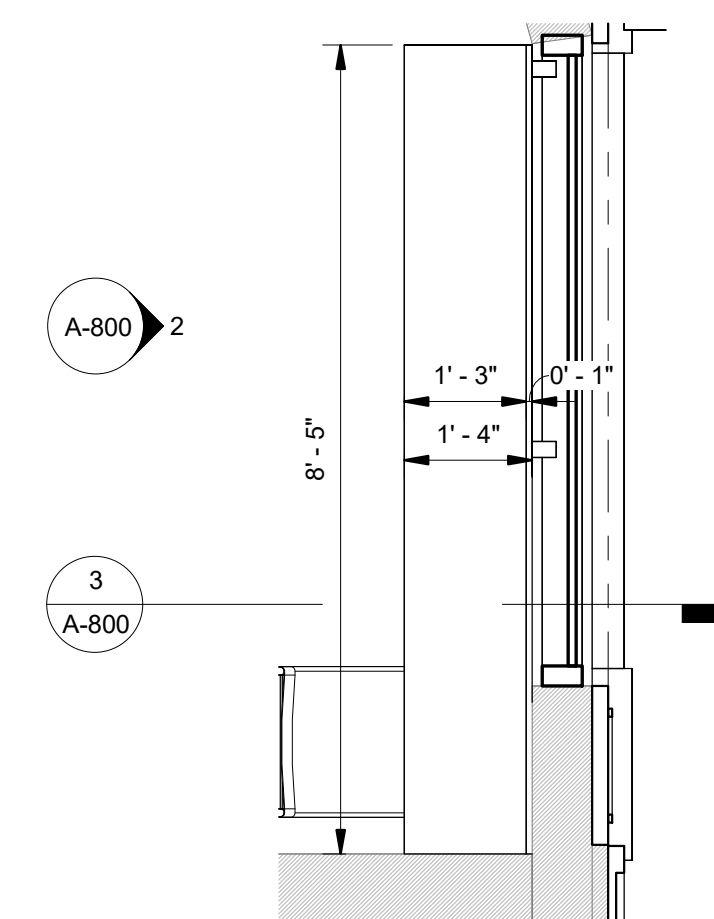
5 ELEVATION AT RESTROOM VANITY



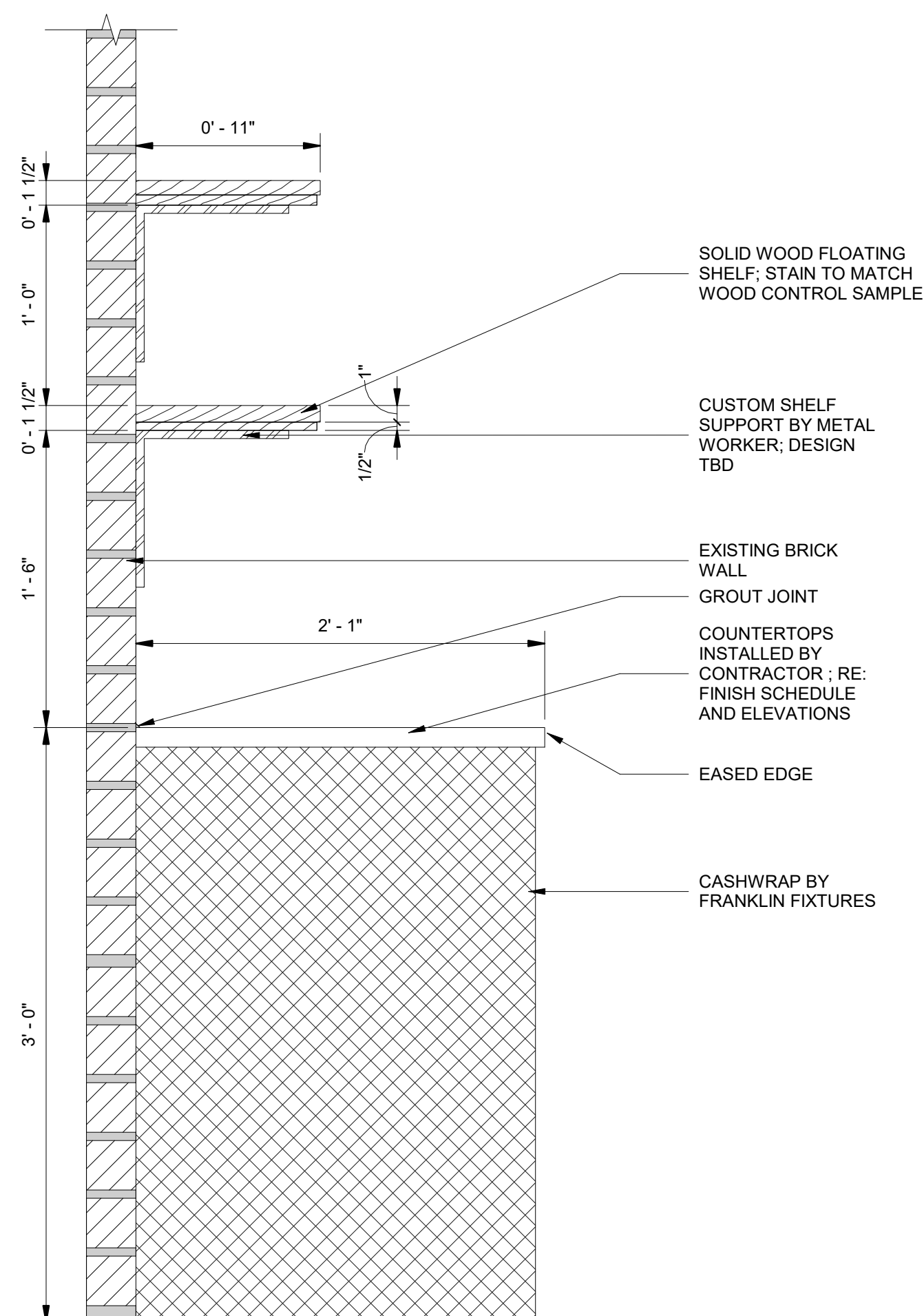
2 ELEVATION WINDOW COUNTER



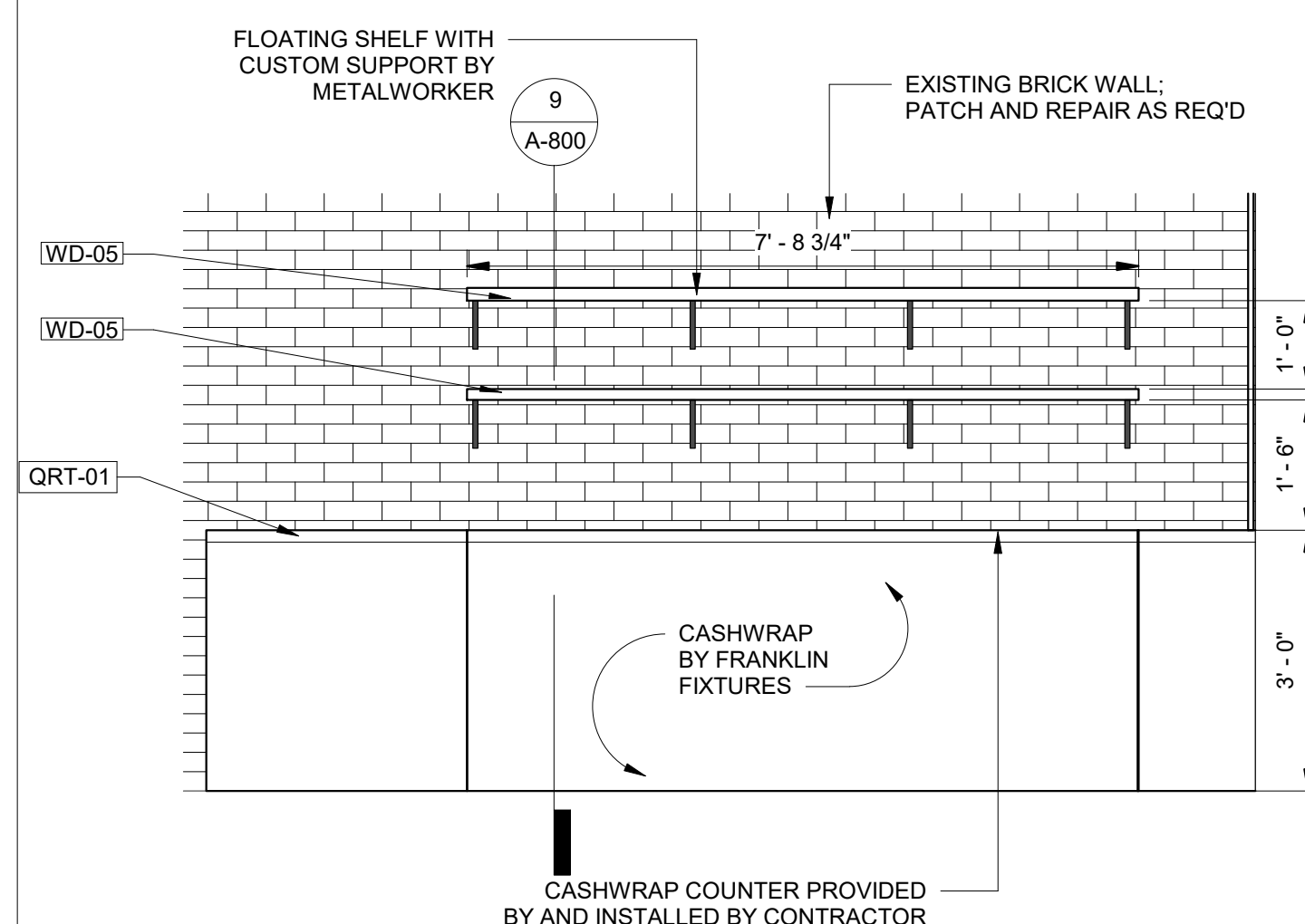
4 ENLARGED PLAN @ RESTROOM
VANITY
1/2" = 1'-0"



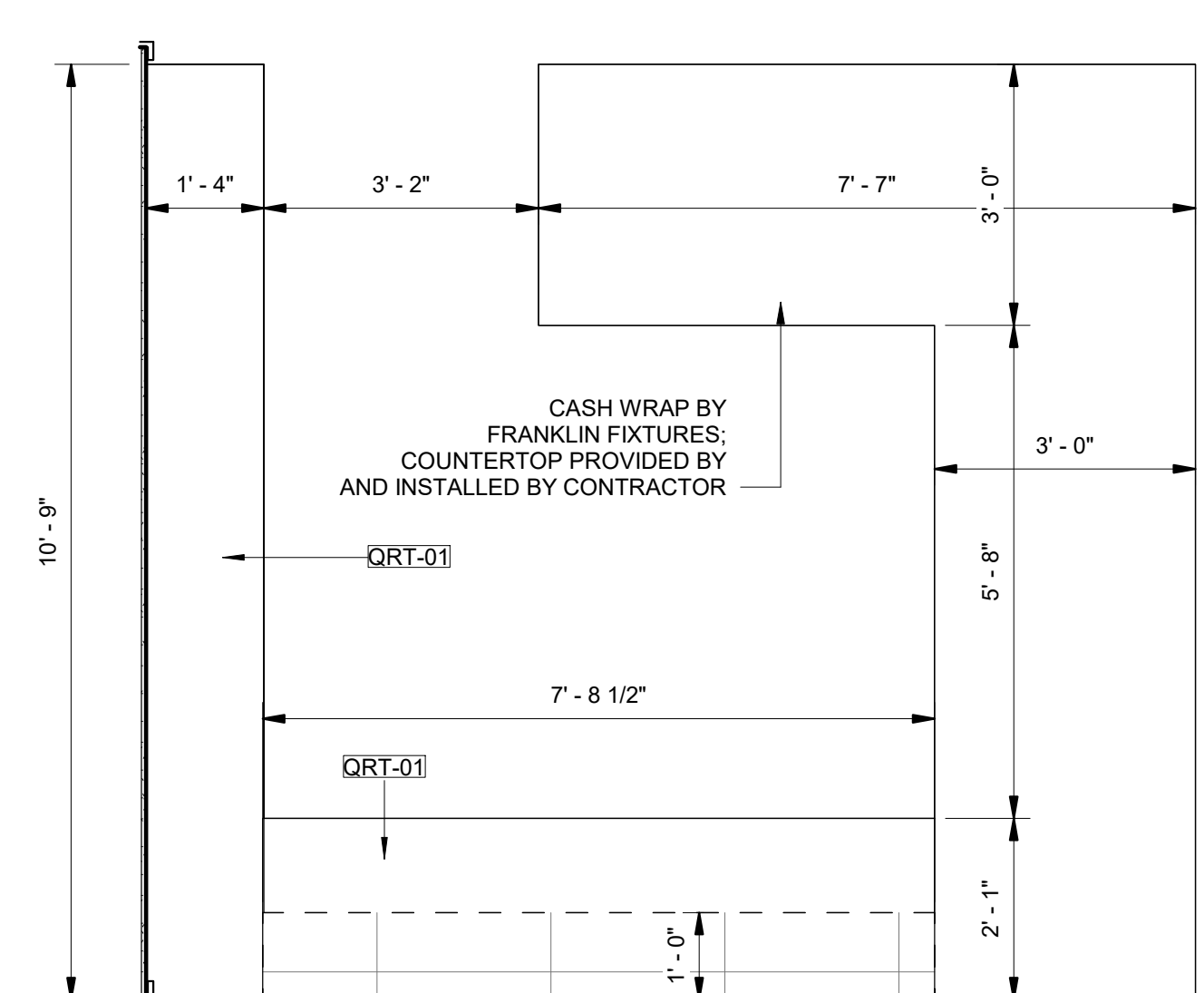
1 ENLARGED PLAN @ WINDOW COUNTER
1/2" = 1'-0"



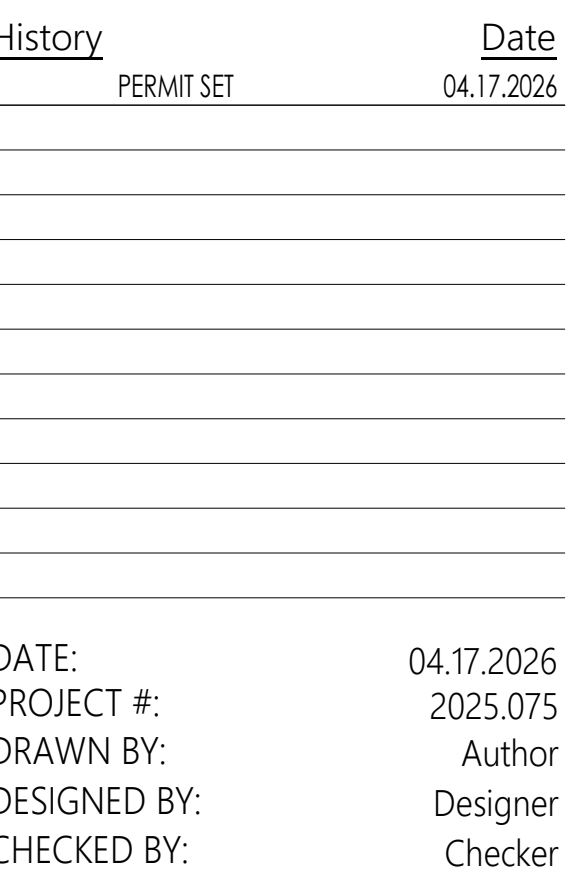
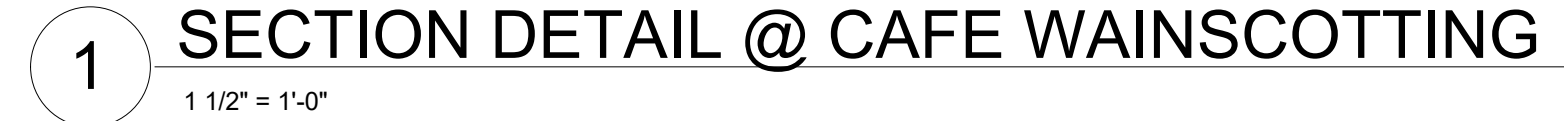
9 DETAIL SECTION AT CASH WRAP SHELVING



8 ELEVATION AT CASHWRAP SHELVING



7 ENLARGED PLAN AT CASH WRAP
1/2" = 1'-0"





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

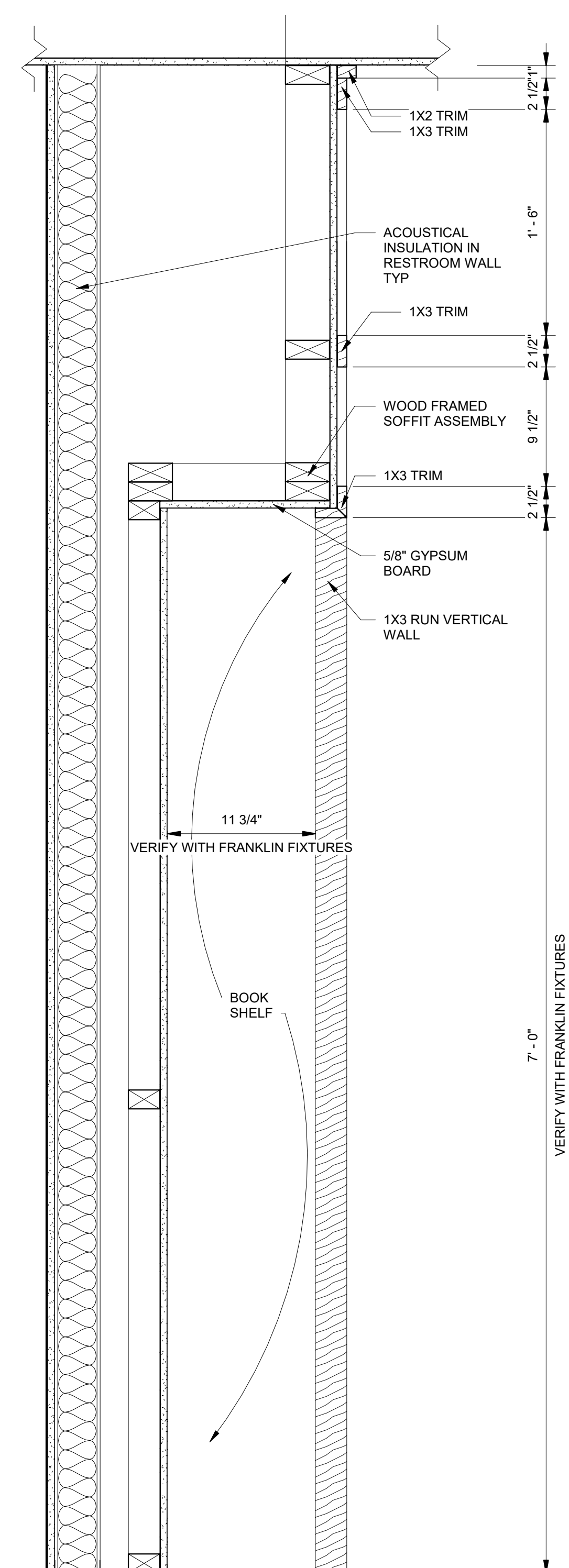


History	Date
PERMIT SET	04.17.202

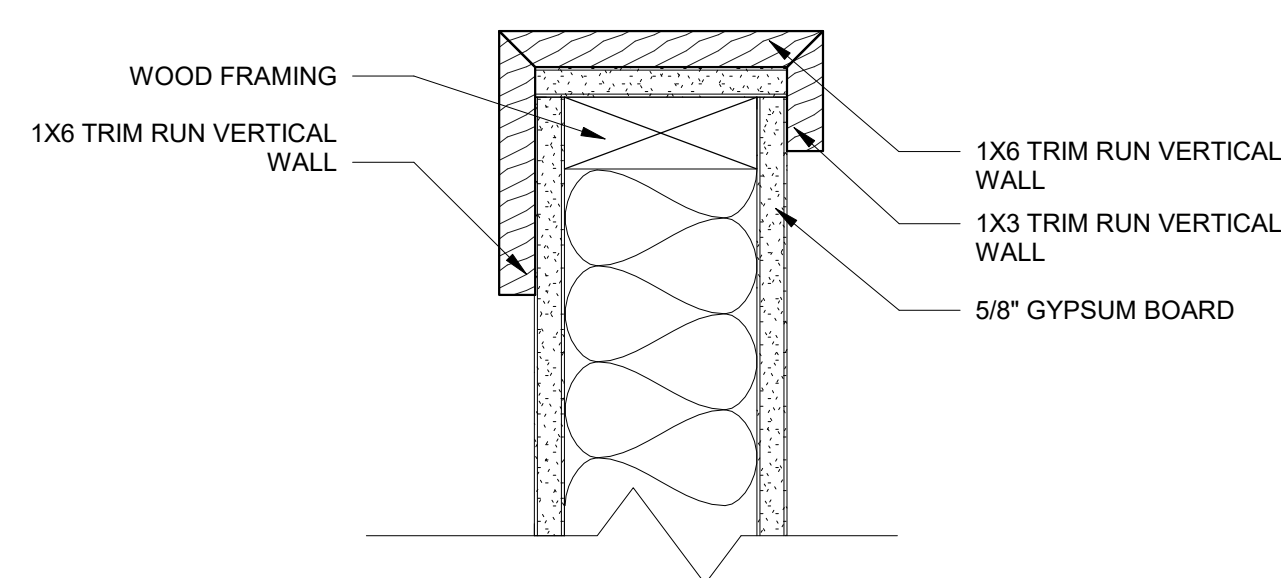
DATE: 04.17.2020
PROJECT #: 2025.07
DRAWN BY: Author
DESIGNED BY: Designer
CHECKED BY: Checker

INTERIOR DETAILS - WOOD TRIM AND SOFFIT

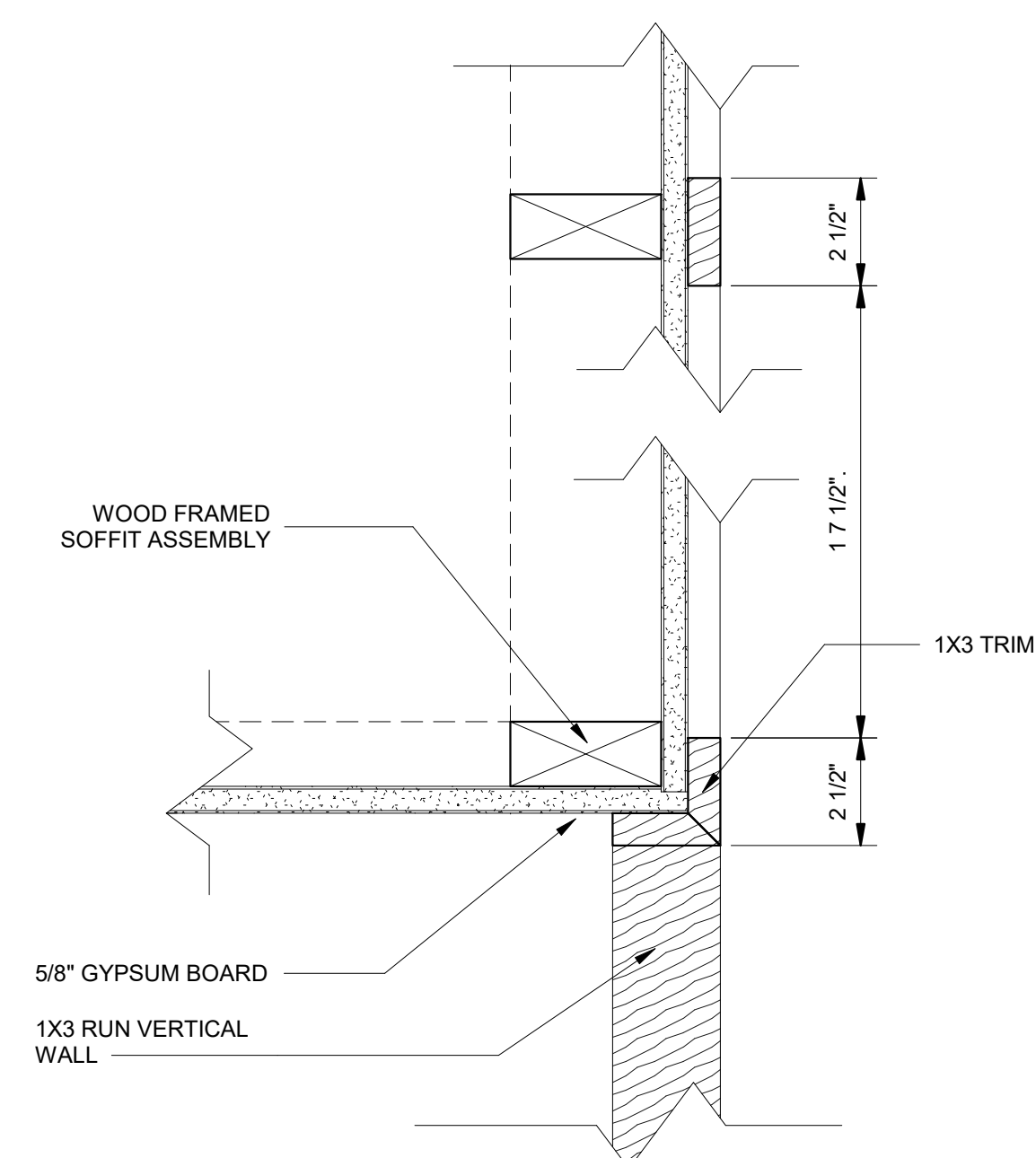
A-802



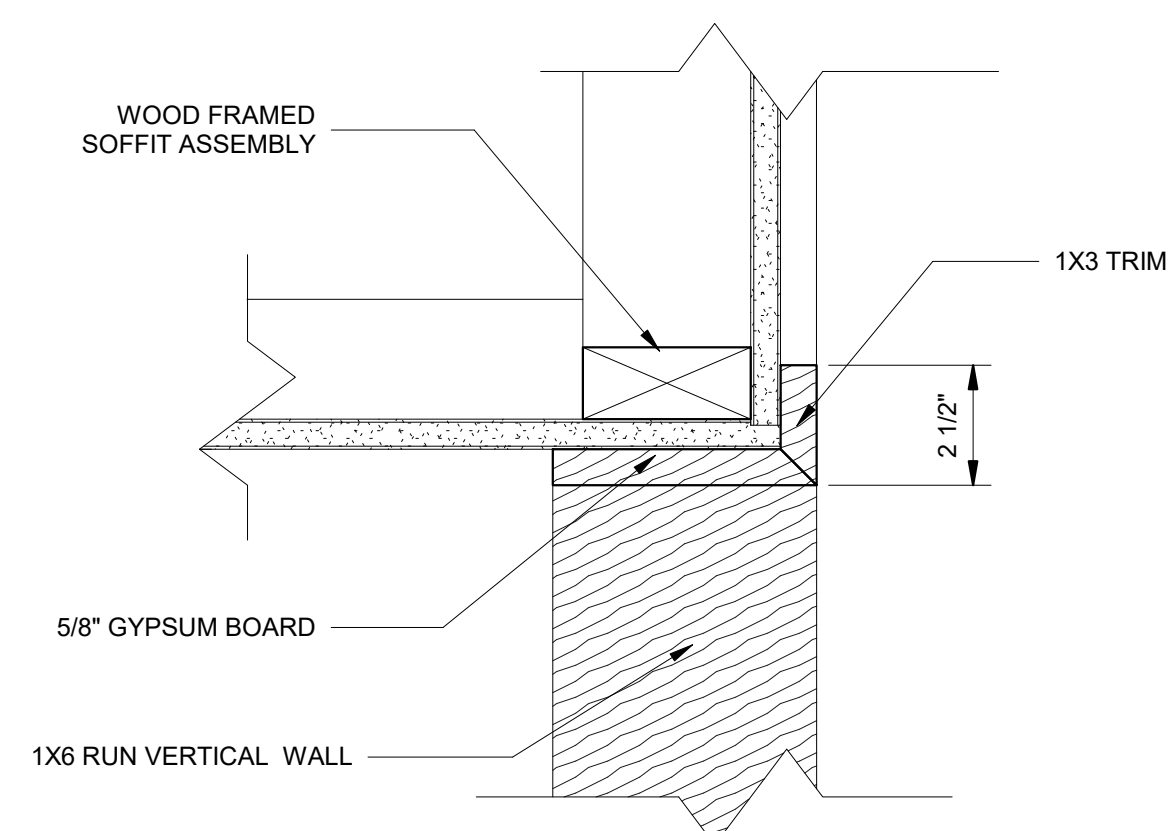
1 DETAIL SECTION BOOK SHELF



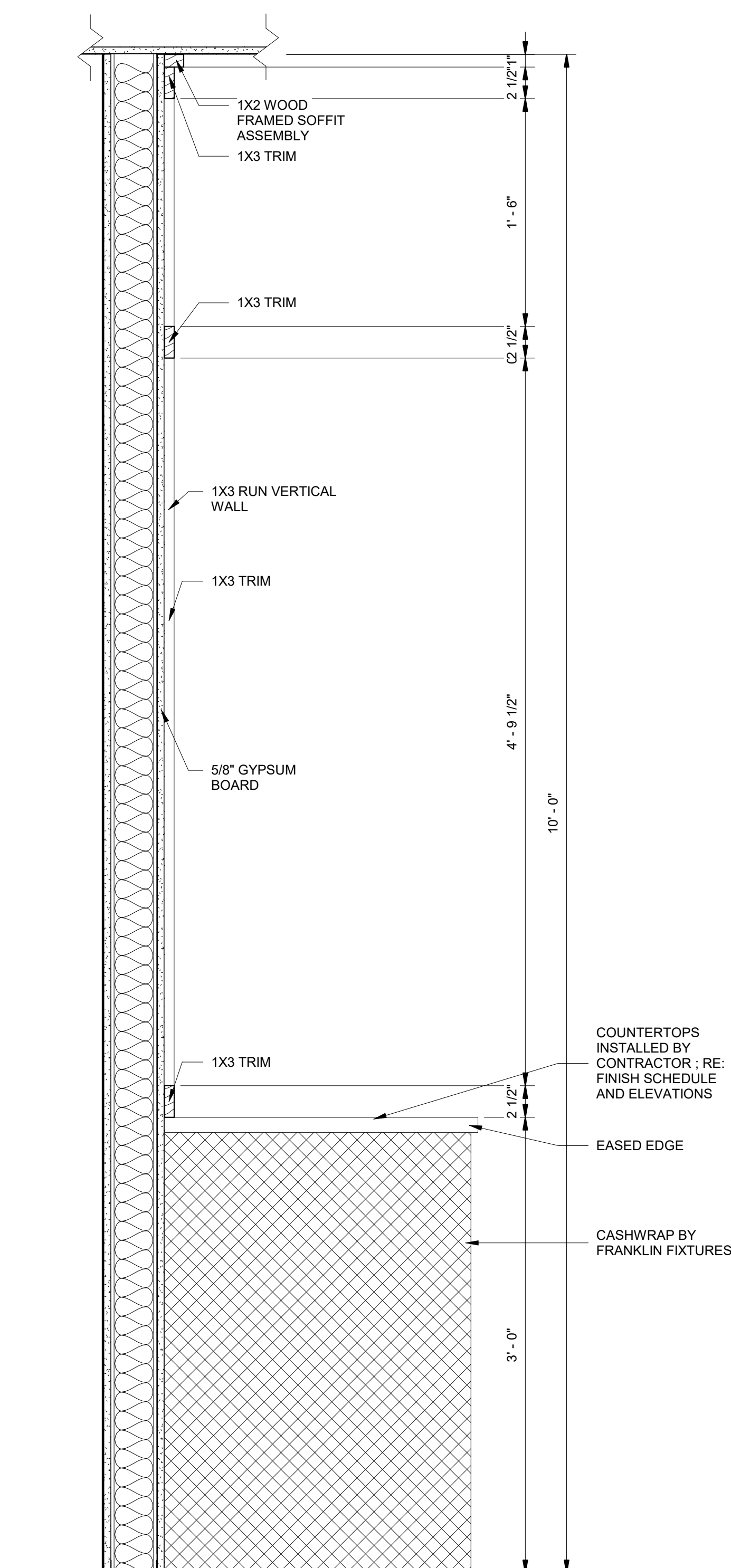
4 DETAIL @ WOOD TRIM CORNER OF WALL
3" = 1'-0"



3 DETAIL @ WOOD TRIM ON BOOK SHELF



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



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

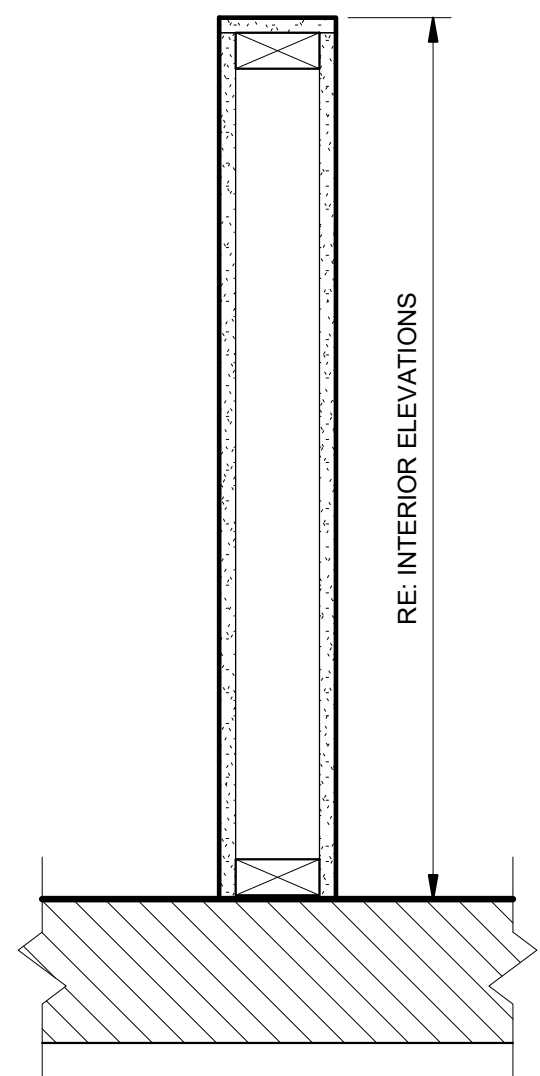


History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

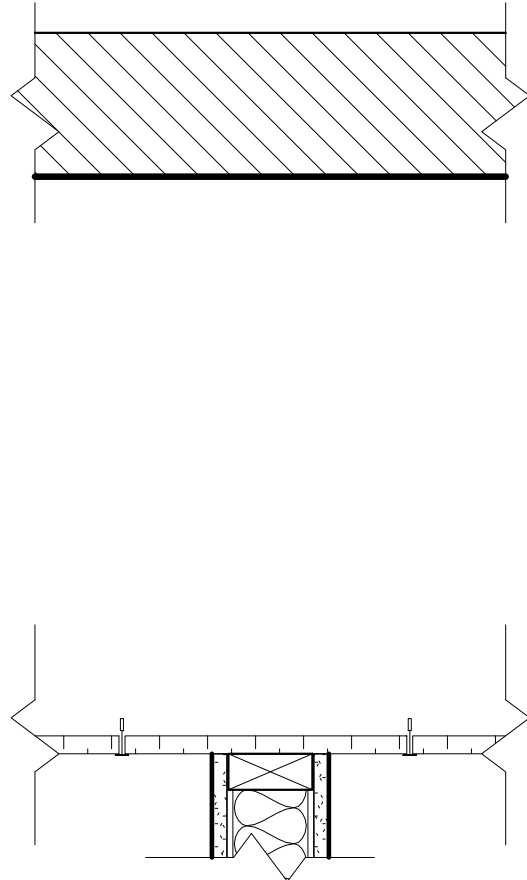
PARTITION SCHEDULE
AND TYPES

A-900



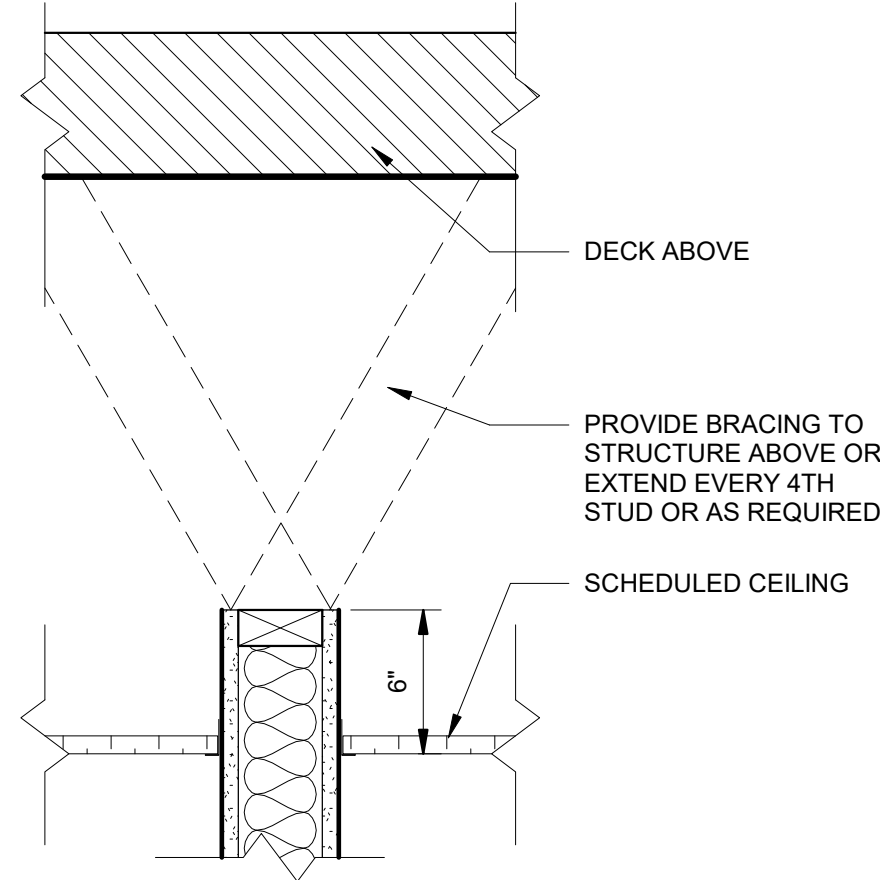
TOP CONDITION 'V'

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



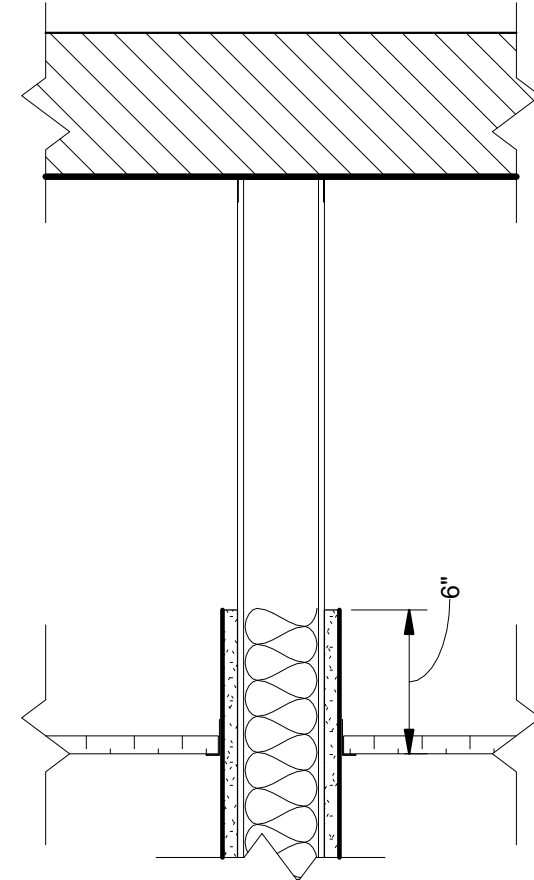
TOP CONDITION 'W'

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



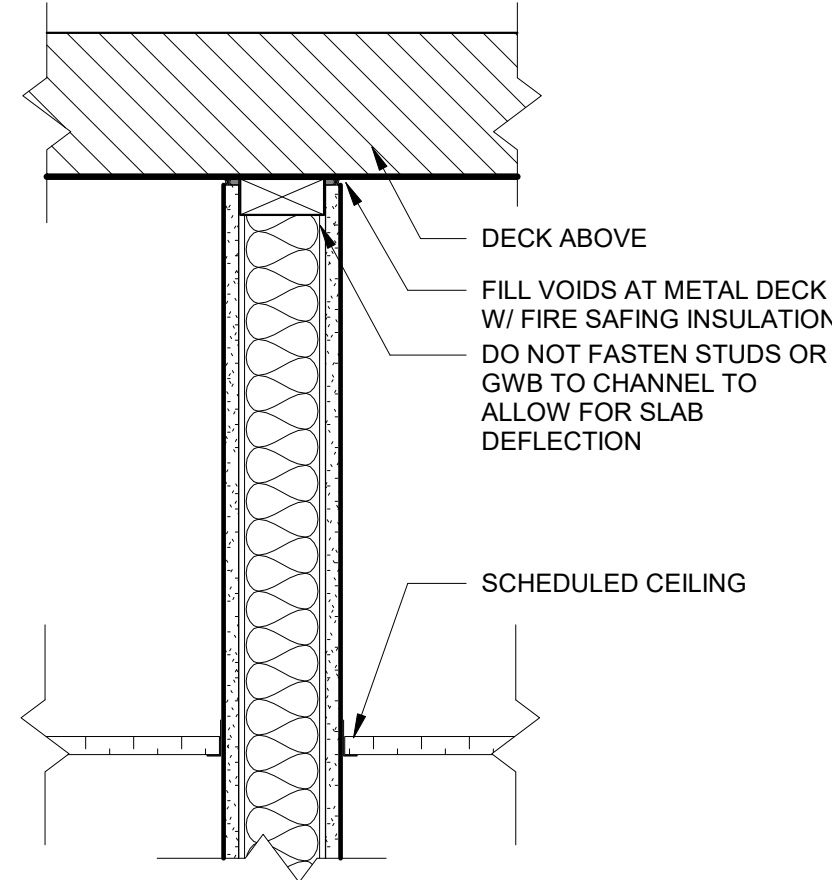
TOP CONDITION 'X'

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.



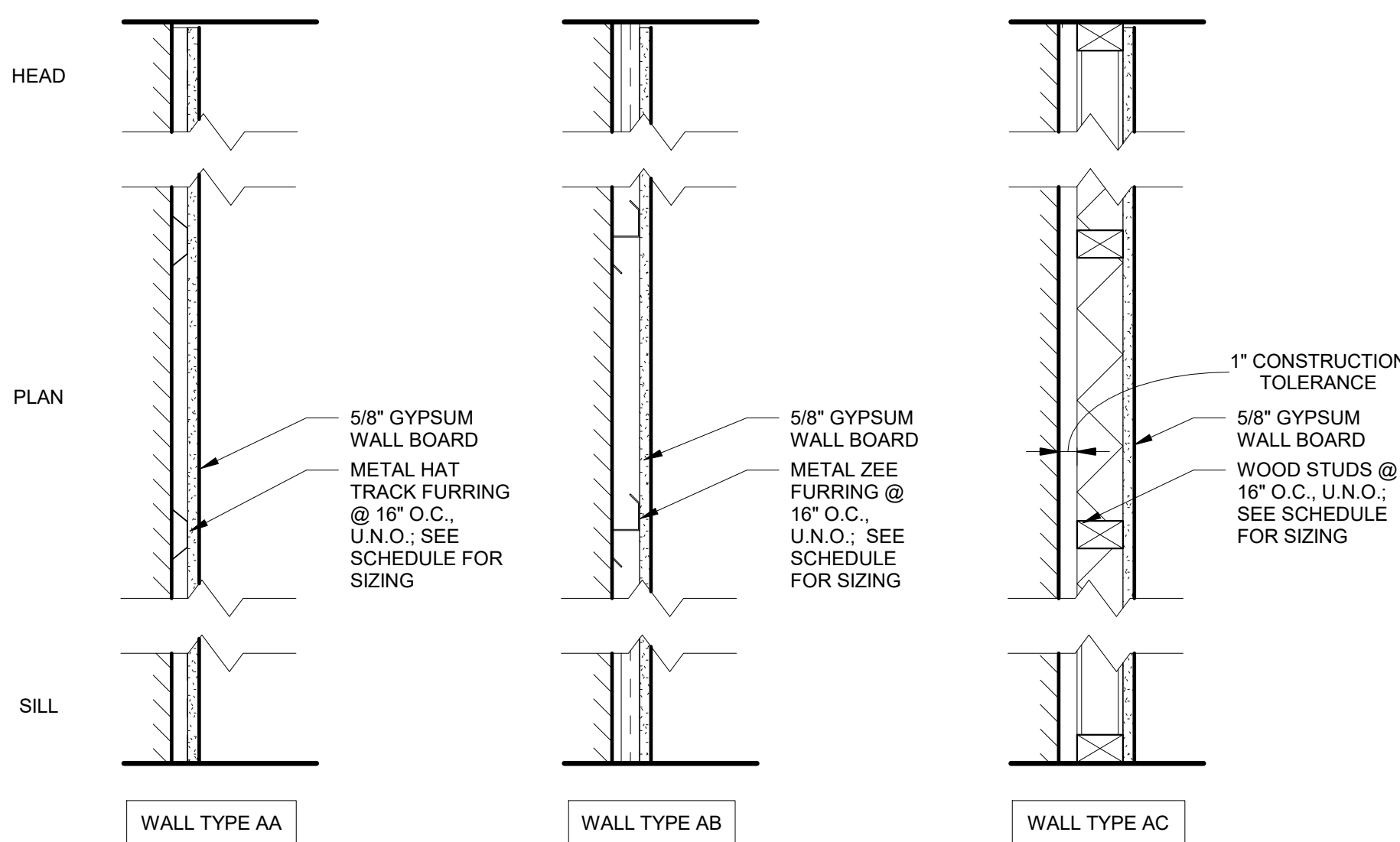
TOP CONDITION 'Z'

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

1

T.O. WALL CONDITIONS

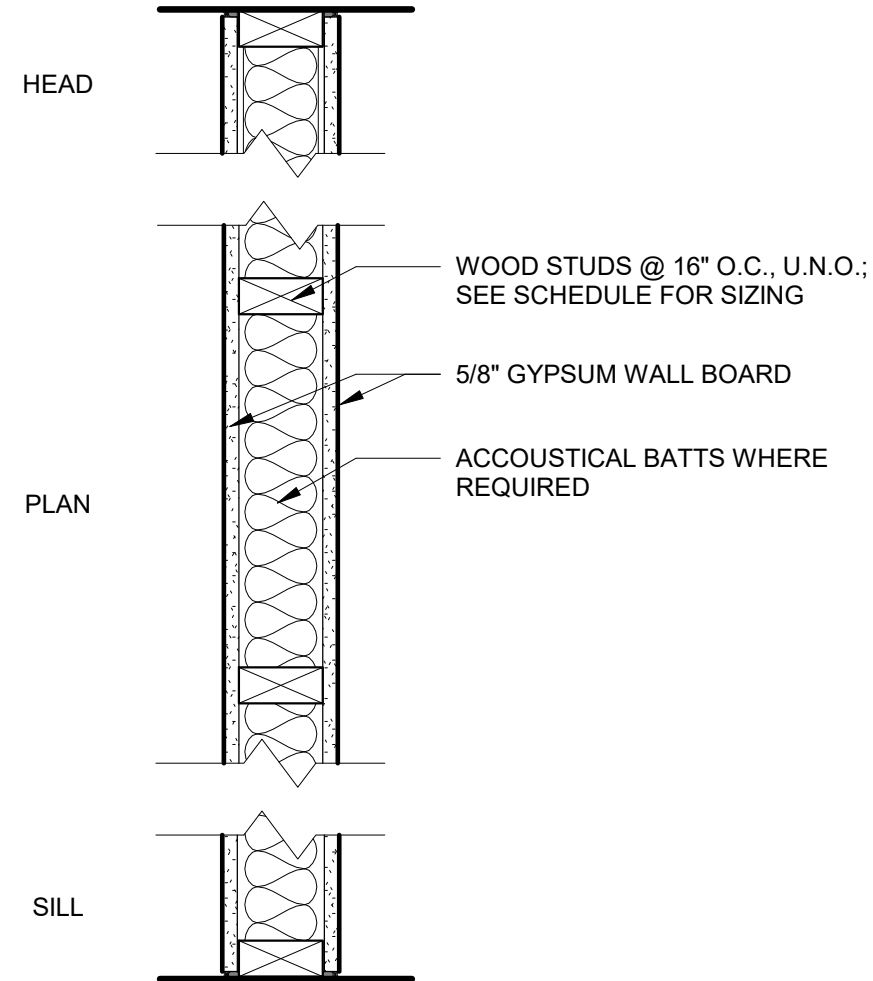
NTS



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

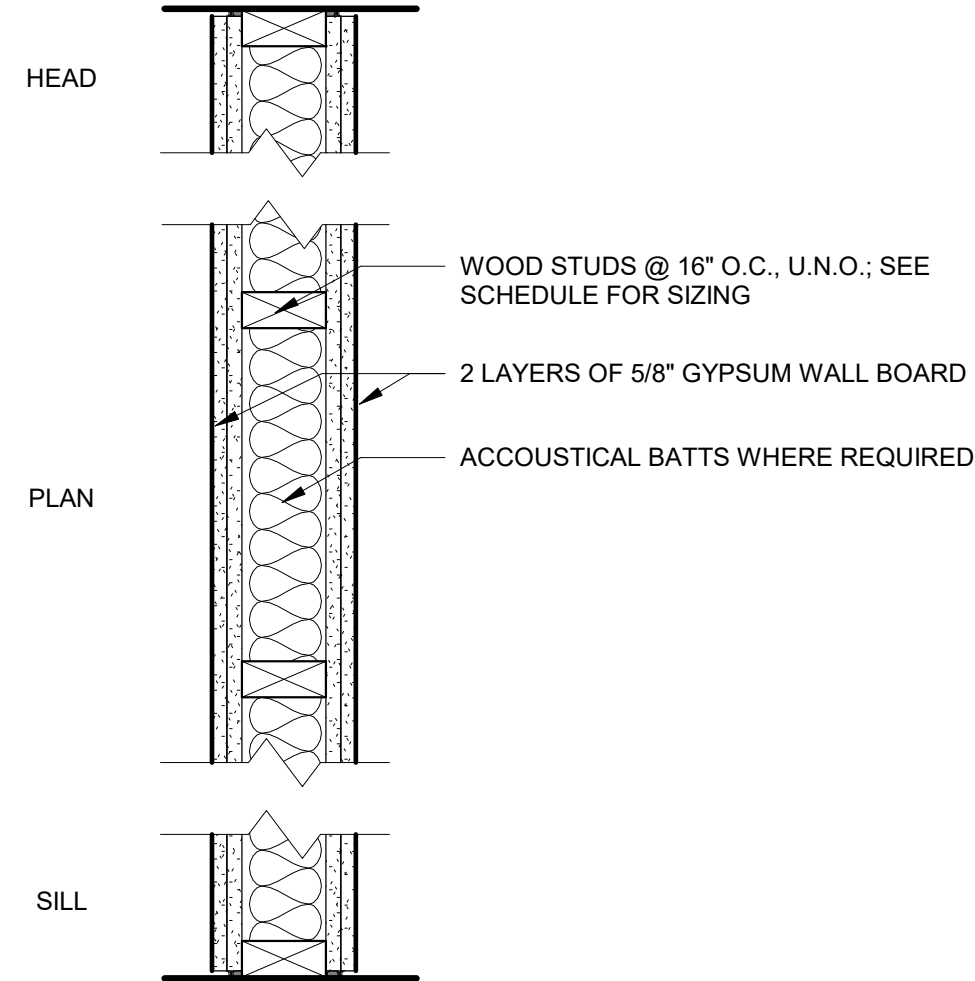
1 1/2" = 1'-0"



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

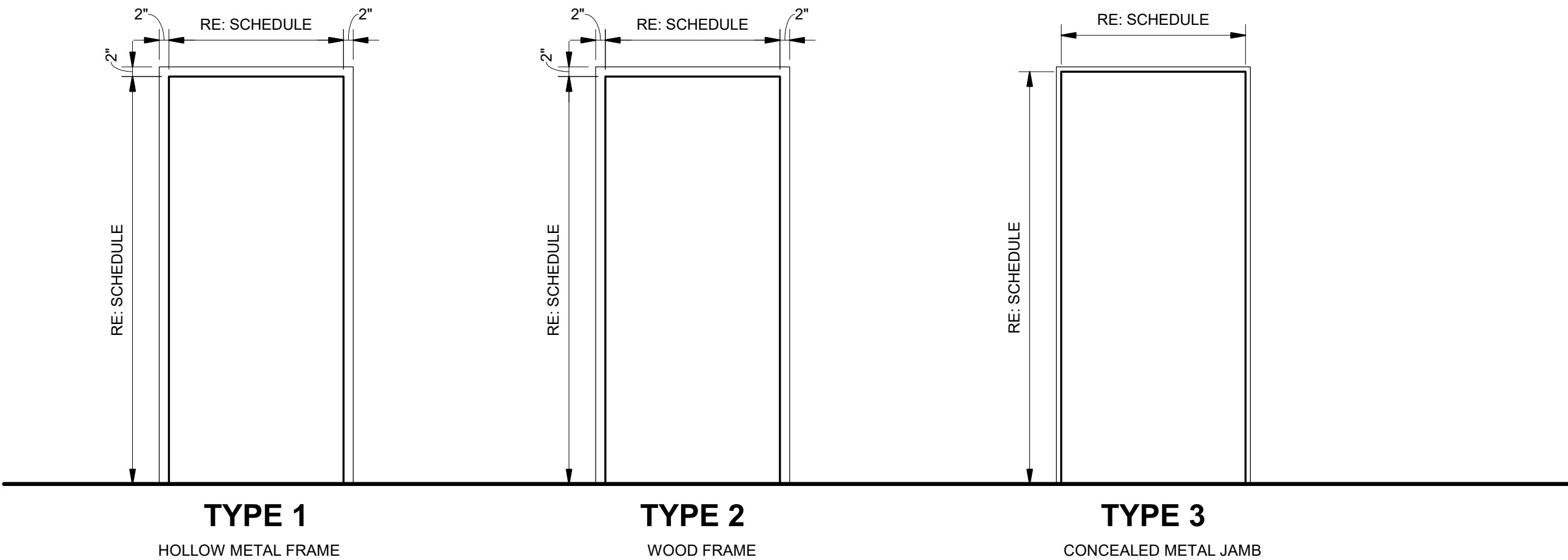
1 1/2" = 1'-0"

DOOR SCHEDULE												
DOOR NUMBER	DOOR							FRAME			COMMENTS	Hardware Sets
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	FIRE RATING	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	REUSE SALVAGED DOOR; CONFIRM HEIGHT OF EXISTING OPENING IN FIELD	KITCHEN
107	B	6' - 0"	6' - 8"	0' - 1 3/8"	WD	WP	-	2	WD	WP	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),

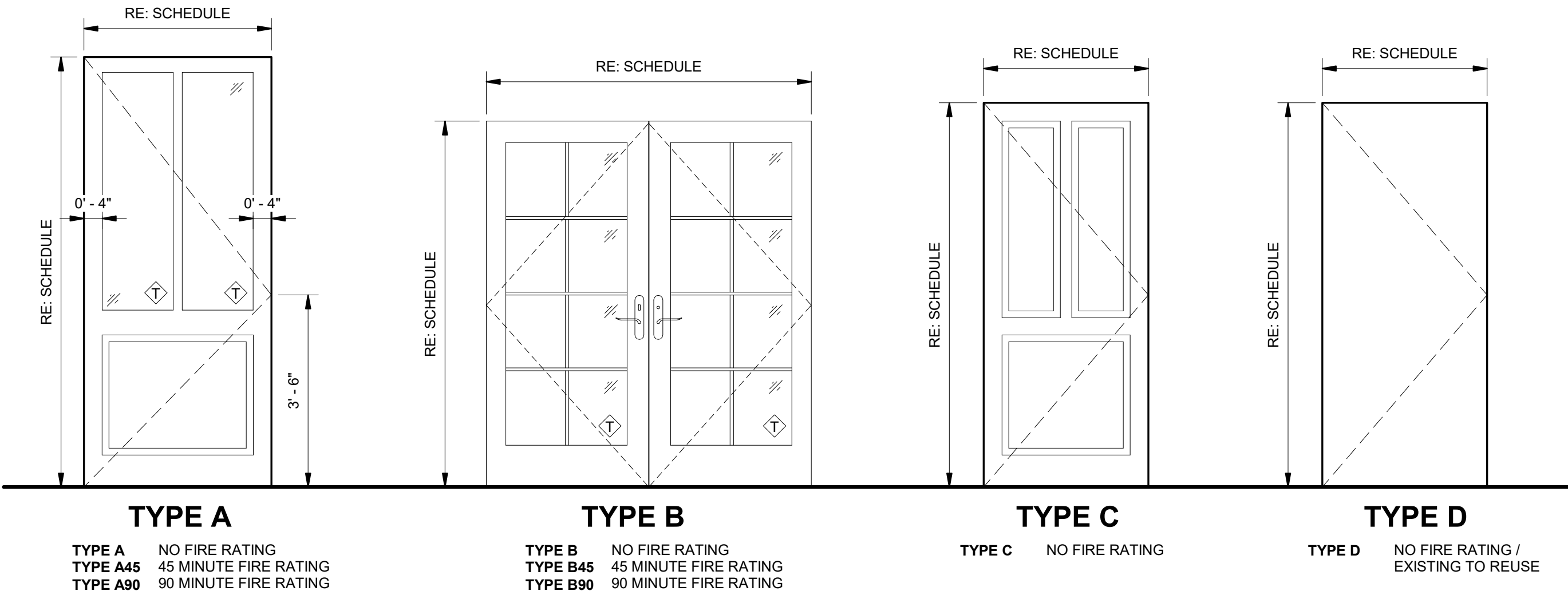
DOOR AND HARDWARE SCHEDULE – GENERAL NOTES

- 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.
- REFER TO DOOR SCHEDULE FOR DOOR TYPES, SIZES, FIRE RATINGS, AND HARDWARE SETS. REFER TO HARDWARE SCHEDULE FOR COMPLETE HARDWARE REQUIREMENTS.
- ALL EGRESS DOORS SHALL COMPLY WITH IBC SECTION 1010 – DOORS, GATES, AND TURNSTILES, INCLUDING REQUIREMENTS FOR OPERATION, CLEAR WIDTH, AND SWING DIRECTION.
- 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.
- 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.
- 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 EGRESS DOORS SHALL BE 32 INCHES 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.
- REQUIRED EGRESS DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR WHERE SERVING A HIGH HAZARD OCCUPANCY IN ACCORDANCE WITH IBC SECTION 1010.1.2.
- 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.
- FIRE DOOR ASSEMBLIES SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING WHERE REQUIRED IN ACCORDANCE WITH IBC SECTION 716.2.6.
- PANIC HARDWARE OR FIRE EXIT HARDWARE SHALL BE PROVIDED ON DOORS SERVING ASSEMBLY AND EDUCATIONAL OCCUPANCIES WITH AN OCCUPANT LOAD OF 50 OR MORE PERSONS AND ON HIGH HAZARD OCCUPANCIES IN ACCORDANCE WITH IBC SECTION 1010.1.10.
- DOOR OPENING FORCE FOR INTERIOR HINGED DOORS SHALL NOT EXCEED 5 POUNDS IN ACCORDANCE WITH ICC A117.1 SECTION 404.2.9.
- MANEUVERING CLEARANCES AT DOORS SHALL COMPLY WITH ICC A117.1 SECTION 404.2.4.
- GLAZING IN DOORS AND ADJACENT PANELS SHALL COMPLY WITH IBC SECTION 2406 – SAFETY GLAZING WHERE REQUIRED.
- DOOR HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
- ALL DOORS AND HARDWARE SHALL BE COORDINATED WITH SECURITY, ACCESS CONTROL, FIRE ALARM, AND ELECTRICAL SYSTEMS WHERE APPLICABLE.
- VERIFY ALL DOOR FRAME TYPES, WALL CONDITIONS, AND ROUGH OPENINGS PRIOR TO FABRICATION AND INSTALLATION.
- 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.



FRAME TYPES

1/2" = 1'-0"



INDICATES TEMPERED GLASS

DOOR TYPES

1/2" = 1'-0"

DOOR/ FRAME SCHEDULE LEGEND

DOOR TYPE: SEE DOOR TYPE SCHEDULE ON DWG A910

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	MP	METAL FIELD PAINTED
AC	ALUMINUM CLAD WOOD	WP	WOOD PAINTED	GL	GLASS WITH RAILS		

GLASS TYPE:

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

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

HARDWARE SCHEDULE LEGEND

PRODUCT KEY:

QUANTITY (MANUFACTURER) MODEL # FINISH #

EX: 3x (ASSA ABL0Y) 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	US5	SATIN BRASS BLACKENED (ANTIQUE) ON BRASS
610	US7	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	US19	FLAT BLACK COATED ON BRASS OR BRONZE
623	US20	OXIDIZED BRIGHT BRONZE ON BRONZE
624	US20A	BRIGHT STAINLESS STEEL - STAINLESS STEEL
625	US26	BRIGHT CHROMIUM ON BRASS OR BRONZE
626	US26D	SATIN CHROMIUM ON BRASS OR BRONZE
627	US27	SATIN ALUMINUM - ALUMINUM
628	US28	SATIN ALUMINUM (ANODIZED) - ALUMINUM
629	US32	BRIGHT 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 ABL0Y

MCKINNEY	MK
RIXSON	RF
YALE	YA
HES	HS
ROCKWOOD	RO
NORTON	NO
PEMKO	PE
OTHER	OT

DOOR ACCESSIBILITY NOTES

- 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.
- THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/4" LOWER THAN THE THRESHOLD OF THE DOORWAY.
- 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.
- EGRESS DOORS TO HAVE LOCK THAT CAN BE RELEASED WITH SINGLE ACTION IN COMPLIANCE WITH SECTION 1010.1.9.3

DOOR GENERAL NOTES

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

ARCHITECT

UNUM COLLABORATIVE

1490 N LAFAYETTE STREET, SUITE 408
DENVER, CO 80218
610.442.1739

CAFE PAEONIA + PAONIA

BOOKS

232 Grand Avenue
Paonia, CO 81428

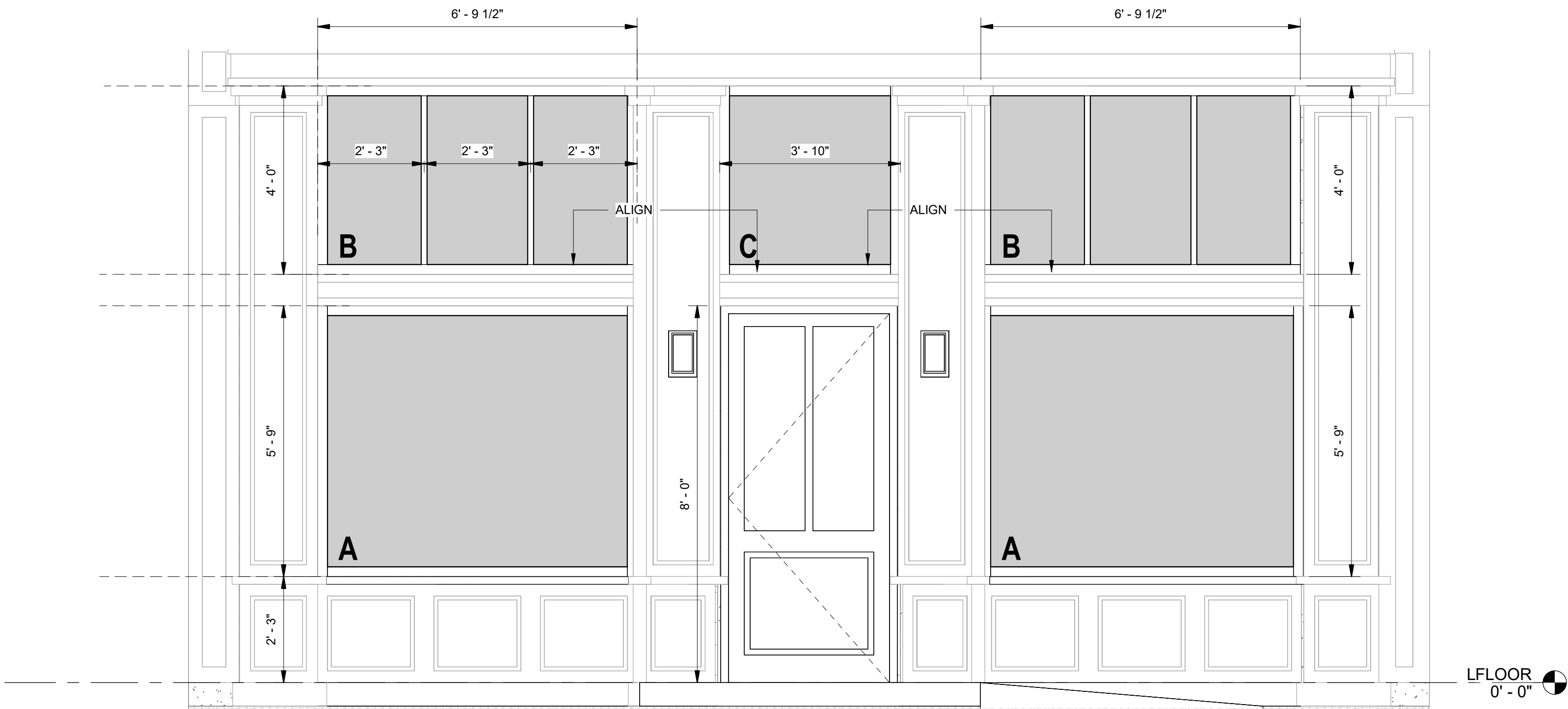


History	Date
DESIGN DEVELOPMENT	03.24.2026
PERMIT SET	04.17.2026

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

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

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Jesse Sassaman, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Delta County Independent, a newspaper printed and published in the City of Delta, County of Delta, State of Colorado, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Apr. 16, 2026

NOTICE ID: LB2fniu9nOMGJkhP2HGL

PUBLISHER ID: DCI001281

NOTICE NAME: PH SPUSEREV 232 Grand Ave

Publication Fee: 18.72

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.

(Signed) Jesse Sassaman

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 04/16/2026

SM S. & Poe

Notary Public
Notarized remotely online using communication technology via Proof.

**TOWN OF PAONIA
COLORADO NOTICE OF
PUBLIC HEARING**

NOTICE is hereby given that the Planning Commission will hold a Public Hearing at 6:00 p.m. on Monday, May 4th, 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 special use review of 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, May 12, 2026 to consider the application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for a special use review of the off-street parking requirement in Paonia Municipal Code §16-6-10 at the property located 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 9th day of April, 2026.

**TOWN OF PAONIA,
COLORADO**
Samira M Vetter

Town Clerk
Date: April 16, 2026
DCI001281

Posted

From Jay Kenney <jay@clearforkcider.com>

Date Fri 4/10/2026 2:58 PM

To Samira Vetter <SamiraV@townofpaonia.com>

You don't often get email from jay@clearforkcider.com. [Learn why this is important](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Please let me know if I need to remove the original notice or not.

Thanks for all your help!



**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



**TOWN OF PAONIA, COLORADO
NOTICE OF PUBLIC HEARING**

NOTICE is hereby given that the Planning Commission will hold a Public Hearing at 6:00 p.m. on Monday, May 4th, 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 special use review of 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, May 12, 2026 to consider the application from Emily Sinclair and Jay Kenney of 232 Grand Ave LLC, for a special use review of the off-street parking requirement in Paonia Municipal Code §16-6-10 at the property located 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 9th day of April 2026.

TOWN OF PAONIA, COLORADO
Samira M Vetter, Town Clerk

