



Historic Preservation Services
Community Development & Neighborhood Services
281 N. College Ave.
Fort Collins, CO 80524
970.224.6078
preservation@fcgov.com
fcgov.com/historicpreservation

CERTIFICATE OF APPROPRIATENESS – Minor Alteration

ISSUED: October 9, 2025

EXPIRATION: October 9, 2026

Troy Brian Soukup
c/o Josh Maes, Thunderpup Construction
1520 E. Mulberry St. #200
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property at 7 Old Town Square has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Replacement of a non-historic storefront window assembly with an overhead garage door in materials and design to match others on same elevation (see photos)

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work. Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at yjones@fcgov.com or at (970) 224-6045.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION:

Tenant Finish (commercial)

All information on the application must be filled out (as applicable).

JOB SITE ADDRESS: _____ **UNIT#:** _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name _____ First Name _____ Middle _____

Street Address _____ City _____ State _____ Zip _____

Phone # _____ Email _____

CONTRACTOR INFO:

Company Name _____

License Holder Name _____ LIC # _____ CERT # _____

CONSTRUCTION INFO:

1. Name of Business (fill in info below related to tenant): _____

Existing Tenant ☐ New Tenant ☐ First tenant/occupant in a new building/space ☐

Name of prior tenant/business (or prior use): _____

Proposed Use: _____

2. Are there any exterior building changes (including mechanical) associated with the work? Yes ☐ No ☐

Describe: _____

3. Scope of Work Square Footage (leave blank where work is not occurring):

1st Floor Sq Ft _____ + 2nd Floor Sq Ft _____ + 3rd Floor Sq Ft _____ + 4th Floor Sq Ft _____

+ 5th Floor Sq Ft _____ + 6th Floor Sq Ft _____ + 7th Floor Sq Ft _____ Other _____

+ Unfin. Bsmt Sq Ft (remain unfin.) _____ + Fin Bsmt Sq Ft (to be fin.) _____ = Total Scope of Work Sq Ft _____

4. What is being added to the space (not previously existing/currently present)?:

of Full Baths _____ # ¾ Baths _____ # ½ Baths _____ # Fireplaces _____

5. Is the building currently fire sprinkled? Yes ☐ No ☐

6. Asbestos Disclosure:

In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).

☐ I do not know if an asbestos inspection has been conducted on this property

☐ An asbestos inspection has been conducted on this property on or around the date of: _____

☐ An asbestos inspection has not been conducted on this property

UTILITIES INFO:

Electric Service Upgrade Yes ☐ No ☐ Existing Amps _____ New Amps _____

Electric Meter Relocation Yes ☐ No ☐

VALUE OF CONSTRUCTION (*materials and labor*): \$ _____

DESCRIPTION OF WORK:

JOBSITE SUPERVISOR CONTACT INFO: Name _____ Phone _____

SUBCONTRACTOR INFO:

Electrical _____ Structural Framing (wood only) _____ Mechanical _____
Plumbing _____ Fireplace _____ Roofing _____

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature _____ Type or Print Name _____

Phone # _____ Email _____

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



Planning, Development & Transportation
281 N. College Ave P.O. Box 580
Fort Collins, CO 80524
Phone 970-416-2740 Fax 224-613

BUILDING OWNER AUTHORIZATION TO OBTAIN A COMMERCIAL BUILDING PERMIT

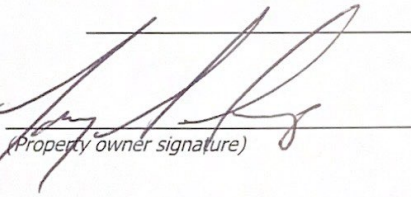
When an entity is the owner of a property, such as a trust or LLC, a Certificate of Organization or Articles of Organization showing the person signing this owner authorization form is the legal representative for the entity signing (trust/LLC etc.) with legal signing rights will need to be submitted with this document.

I, (Print) Troy Soukup as owner of record (property
address) 7 Old Town Square known as (name of
business) Coppersmith's Poolside hereby authorize the
work listed below to be done on said property. I understand that such work will **only be performed by contractors licensed by the City of Fort Collins.**

☐ I am giving permission for **interior work only**. The scope of the work shall be limited to: _____

☐ I am giving permission for **exterior work only**. The scope of the work shall be limited to: _____

☒ I am giving permission for **interior and exterior work**. The scope of the work shall be limited to: _____

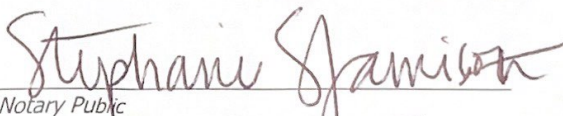

(Property owner signature)

Troy Soukup
(Property owner name; please print)

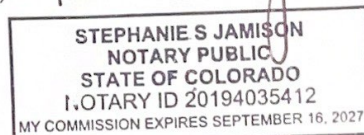
The foregoing affidavit was acknowledged before me on the 24th day of
July, 2025 (month, year) by Troy Soukup
for the purpose therein set forth.

Witness my hand and official seal.

My Commission expires: 9/16/27


Notary Public

Permit # _____
Office use only





Tenant Finish Checklist (fill out as it pertains to the project scope).

Check before submitting. Separate and addition submittals may be required.

***If required, it is the applicant's responsibility to attain approvals from the following entities, some of which may be required for permit issuance.

| |
|--|
| Floodplain: Is any portion of the building located in a floodplain? https://www.fcgov.com/floodplain-maps |
| Historic: Is the building historically designated? www.fcgov.com/historicpreservation |
| Zoning: Is the use of the building allowed in this zone? https://www.fcgov.com/zoning/ |
| Poudre Fire Authority: 102 Remington St. / (970)-416-2891 / https://www.poudre-fire.org/online-services/contractors-plan-reviews-and-permits 1. Most commercial remodels require a separate and addition permit (see link above to submit). 2. Fire suppression system modifications require a separate and addition permit (see link above to submit). |
| Larimer County Health Department: 1525 Blue Spruce Dr. / (970)-498-6785 / https://www.larimer.org/health A separate and additional submittal are required for the service, preparation, or processing of food or drinks; daycare facilities; schools; and healthcare. |
| Engineering Department: https://www.fcgov.com/engineering/inspection.php Work impacting or encroaching into the Public Right-of-way |
| Does the scope of work involve more than one trade (Electric, plumbing, framing)? |
| <input type="checkbox"/> A licensed general contractor is required |
| <input type="checkbox"/> The single permit will include all subtrades which need to be listed on the permit application |
| Is demolition occurring? |
| An optional demolition permit is available prior to tenant finish permits being issued. See: commercial demo guide |
| See separate, additional State requirements for asbestos: https://cdphe.colorado.gov/indoor-air-quality/asbestos |

Building Permit Submittal Checklist

| |
|---|
| Tenant Finish Building Permit Application |
| Owner Authorization Form |
| Construction Waste Management Plan (required for a scope of work more than 2,500 sf) |
| This checklist filled out and all documents in this checklist must follow the electronic document submittal guide . |
| Plan check fee |
| Site Plan (only if exterior work is being proposed i.e. attached patio cover, dining patio etc.) |
| Plans Set must include all the following <i>as it pertains to the project scope</i> : <i>Example: If no plumbing work is occurring, check NA. If plumbing work is occurring, plans should contain plumbing drawings.</i> |
| All plans must reflect the current adopted codes |
| A <i>fully stamped set of plans</i> is required if any of these conditions apply: 1. Scope of work exceeds 5,000 sq ft 2. First Tenant to occupy a space 3. Change of Occupancy (architect evaluation letter can be submitted where no/minor work is being done). |
| Floor Plans: <input type="checkbox"/> Existing AND <input type="checkbox"/> Proposed (include room labels, square footages, dimensions, drawn to scale). |
| Accessibility drawings: if there are accessibility improvements (i.e. wheelchair accessible restrooms, ramps etc.). |
| Drawing Details: such as wall sections, fire rated assemblies, stair and guardrail details, door operation and locking, interior and exterior elevations (i.e. restroom elevations). |
| Energy Code items per the IECC (lighting comcheck, insulation details, mechanical ventilation, etc.) |
| Structural drawings: Including structural evaluations for weight added to existing roofs (RTU's, condensing units, etc.) ***All structural drawings/evaluation letters must be stamped. |
| Mechanical Drawings: showing items such as heating/cooling equipment, ductwork, exhaust, hoods, ventilation, special equipment, or systems. ***Stamped mechanical engineered drawings are required for full new mechanical systems (I.E.: new ductwork + new RTU). |
| Plumbing Drawings: showing waste and vent diagrams, water supply, plumbing fixtures, water heaters, gas lines, grease interceptors, special systems, and equipment. |
| Electrical Drawings: Includes outlets, lighting, panels, and special equipment. New 3 phase service or service change more than 225 amps requires an engineered + stamped electrical One-Line Check any that apply: <input type="checkbox"/> New electric service <input type="checkbox"/> Electric meter relocation |

Applicant's Name:

Date:

Job site address:

E-Mail Address:

SHEET INDEX

ARCHITECTURAL
A01.01 COVER SHEET
A1.12 DEMOLITION PLAN
A1.21 FLOOR PLAN AND REFLECTED CEILING PLAN
ID110 FINISH AND FURNITURE PLAN
ID301 ENLARGED BAR PLAN, INTERIOR ELEVATIONS, EQUIPMENT SCHEDULE

PROJECT TEAM

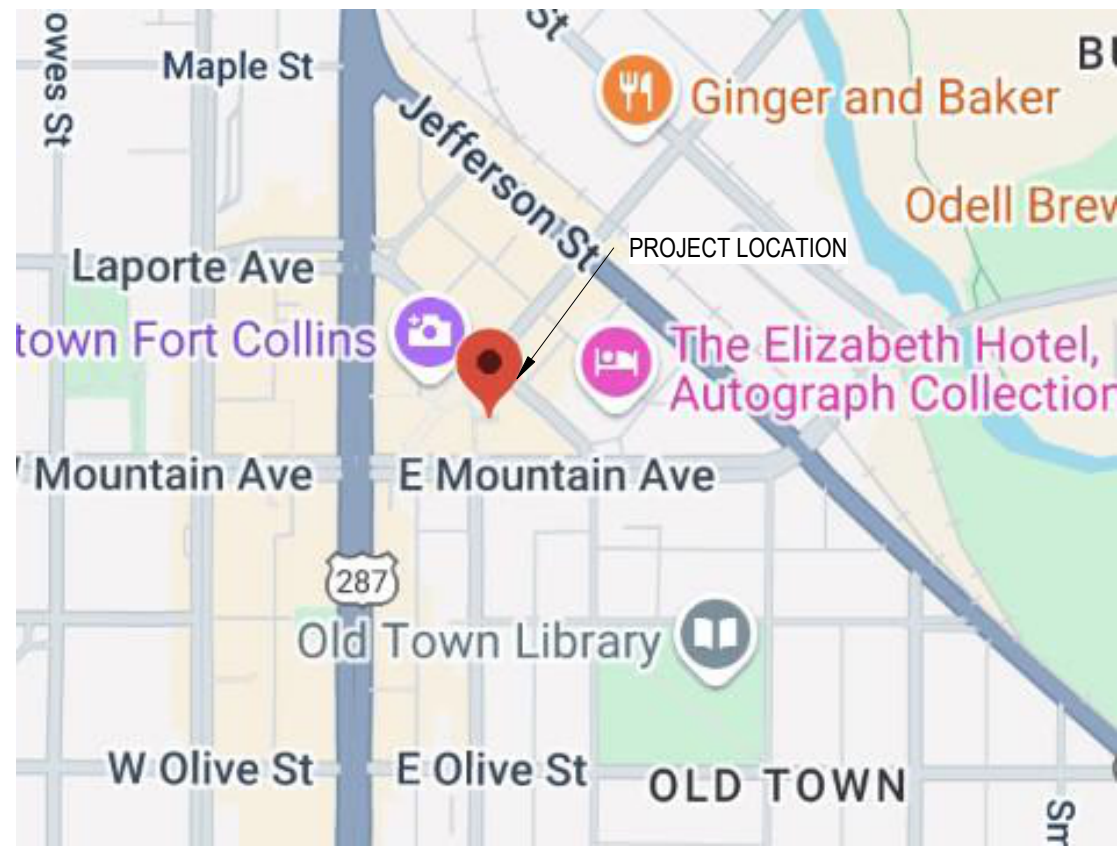
OWNER: COOPERSMITHS PUB AND BREWING
DEVELOPER: TEL: 970-498-0483
E-MAIL: WILLY@COOPERSMITHSPUB.COM
CONTACT: WILLY HAMMON

GENERAL CONTRACTOR: THUNDERPUP CONSTRUCTION
1520 E. MULBERRY ST SUITE 200
FORT COLLINS, CO 80524
TEL: 970-224-9200
E-MAIL: ESTIMATING@THUNDERPUP.COM
CONTACT: JOSH MAES

ARCHITECT: ARETE INSPIRED
2120 S. COLLEGE AVE. SUITE 4
FORT COLLINS, CO 80525
TEL: 303-710-1818
E-MAIL: MATT@ARETEINSPIRED.COM
CONTACT: MATT BROOKSMITH

INTERIOR DESIGN: SALT DESIGN
824 COLORADO STREET
FORT COLLINS, COLORADO 80524
TEL: 303-710-1604
E-MAIL: ANNIE.LILYBLADE@SALTDDESIGN.COM
CONTACT: ANNIE LILYBLADE

VICINITY MAP



GRAPHIC SYMBOLS

Room
101 ROOM NAME & NUMBER

101A DOOR NUMBER

1 EQUIPMENT TAG

A WINDOW NUMBER

A COLUMN GRID

REVISION

W3 STUD SIZE

AS FINISH MATERIAL

1 BUILDING ELEVATION

2.11 INTERIOR ELEVATION

CPT-1 FLOORING

RB-1

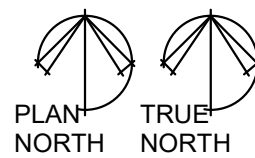
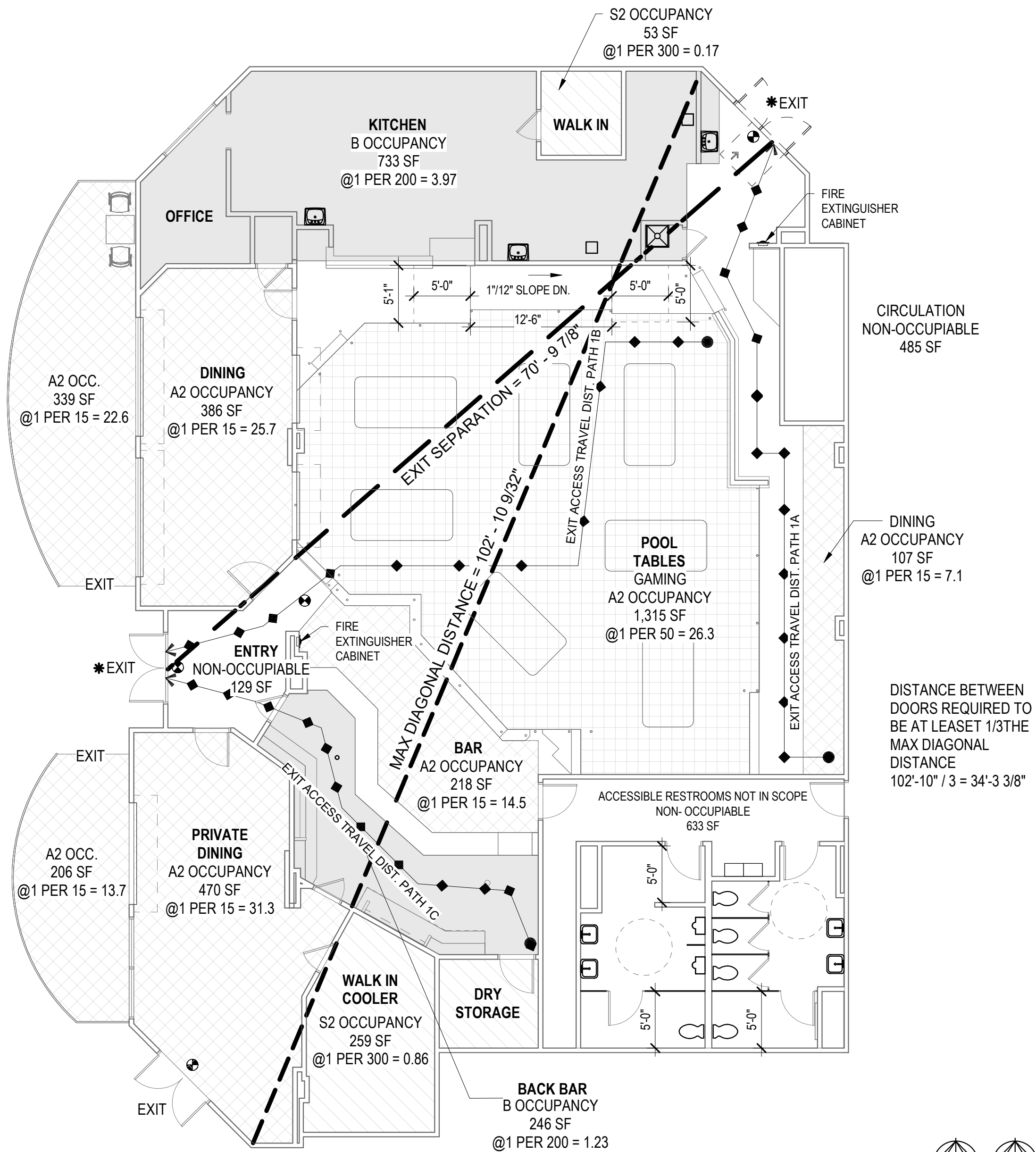
FT-1 WALL FINISHES

TS-1 TRANSITION STRIP

1 SIM

A1.01 DETAIL

1 CODE PLAN
A01.01 1/8" = 1'-0"



CODE INFORMATION

CODE REVIEW PERFORMED UNDER THE 2021 INTERNATIONAL BUILDING CODE AND THE 2021 INTERNATIONAL EXISTING BUILDING CODE.

GENERAL PROJECT DESCRIPTION: EXISTING SPACE WAS USED AS A RESTAURANT/ POOL HALL. WE WILL BE RE-OPENING UNDER THE SAME USE. NEW DINING SPACE WILL BE CREATED. FINISH UPDATES, LIGHTING, MINOR ELECTRICAL AND MECHANICAL AS LAID OUT IN THESE PLANS.

BUILDING USE: COMMERCIAL
CONSTRUCTION TYPE: V-B
SPRINKLED: YES
SCOPE OF WORK NET SF: 3,017 SF
OVERALL SQUARE FEET (GROSS INTERIOR): 5,275 SF
OVERALL SQUARE FEET (GROSS EXTERIOR): 545 SF

OCCUPANCY CLASSIFICATION: EXISTING BUILDING: NON SEPARATED MIXED USE OCCUPANCY, A2, B AND S2.

AREA BREAKDOWN: A2 - ASSEMBLY: 1,181 SF/15 OCCUPANTS PSF = 78.73
A2 - ASSEMBLY SEASONAL OUTDOOR: 545 SF/15 OCC PSF = 36.3
B - KITCHEN + BAR: 978 SF/ 200 OCCUPANTS PSF = 5.2
S-2 - DRY STORAGE: 312 SF/300 OCCUPANTS PSF = 1.03

TOTAL OCCUPANTS (INCLUDING SEASONAL): 122 OCCUPANTS

EXITS: 2 EXITS REQUIRED
3 EXITS PROVIDED

PLUMBING REQUIREMENTS: MAX TRAVEL DISTANCE PER IEBC SECTION 1007.1.1 WITH SPRINKLERS
A-2 = 250 FEET
B = 300 FEET
S-2 = 400 FEET

| PLUMBING FIXTURE SCHEDULE (BASED ON RESTAURANT USE) | | | | | |
|---|------------------|-----------------|--------|------------|--------|
| OCCUPANCY | OCCUPANT LOAD | WATER CLOSETS | | LAVATORIES | |
| | | RATE | NUMBER | RATE | NUMBER |
| A2, B, S2 | 122 | 1 PER 75 MALE | 2 | 1 PER 200 | 1 |
| | | 1 PER 75 FEMALE | | | |
| | | REQUIRED | 2 | | 1 |
| | | PROVIDED | 5 | | 4 |

LEGEND

◆◆◆◆◆ EXIT ACCESS TRAVEL DISTANCE

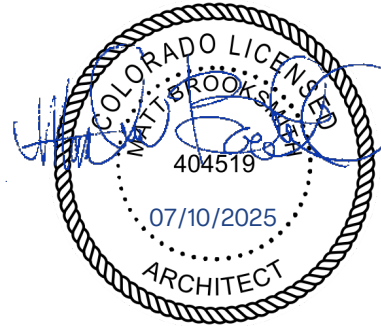
--- EXIT SEPARATION DISTANCE

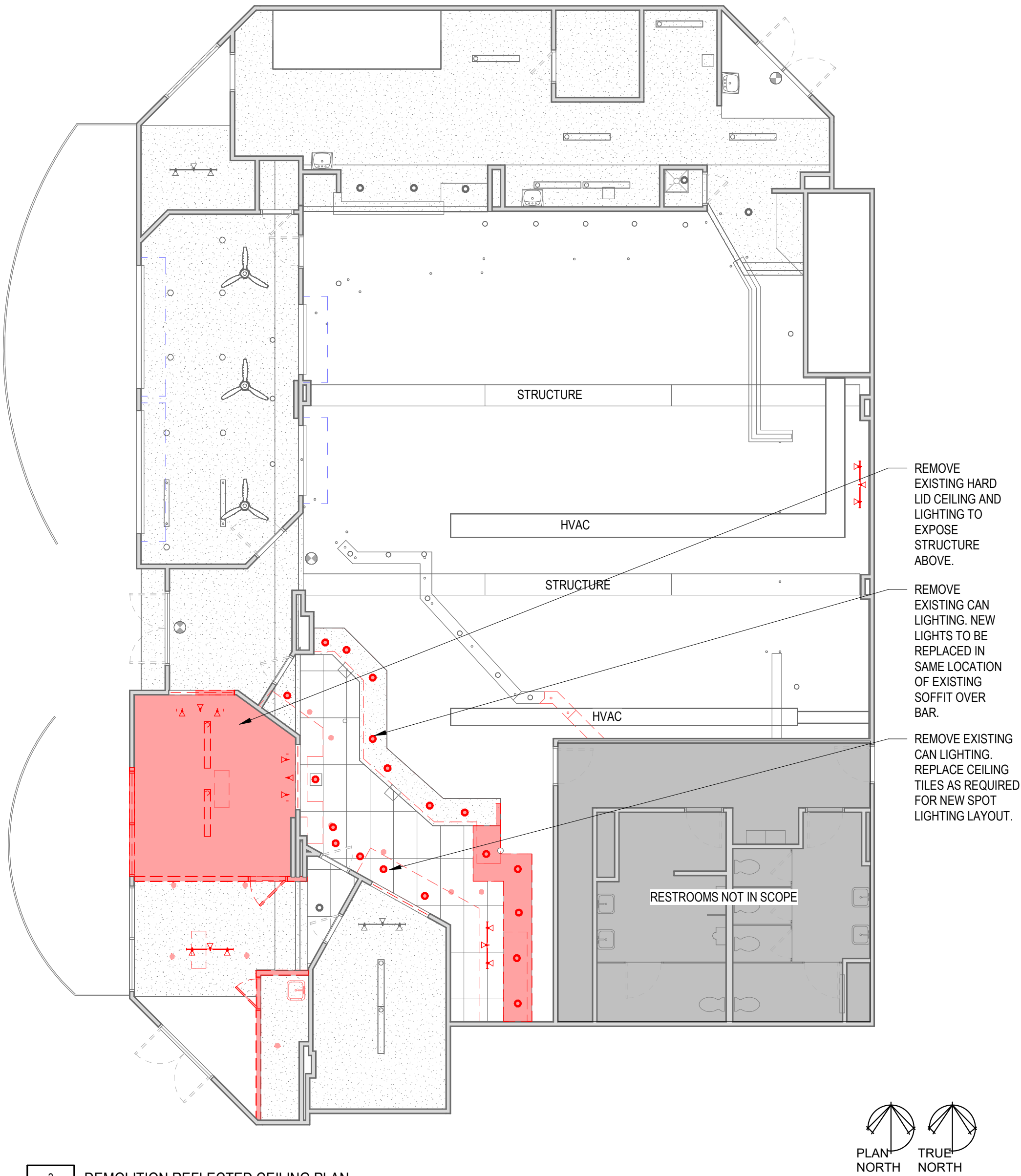
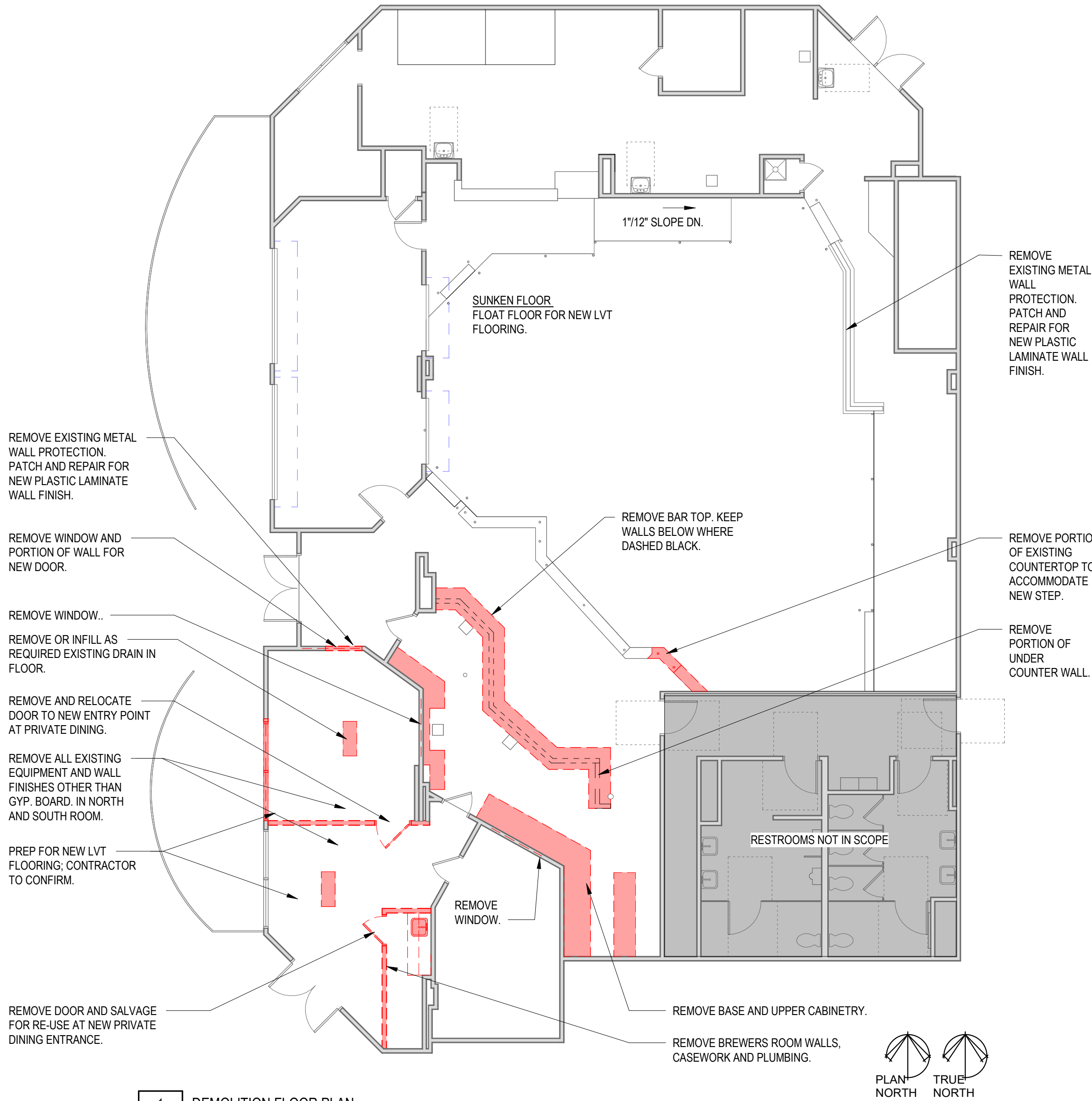
--- MAXIMUM DIAGONAL LENGTH

* PANIC HARDWARE REQUIRED

EXIT ACCESS TRAVEL DISTANCES

| DISTANCE TYPE | TOTAL LENGTH |
|----------------------------------|--------------|
| EXIT ACCESS TRAVEL DIST. PATH 1A | 62' - 1" |
| EXIT ACCESS TRAVEL DIST. PATH 1B | 67' - 6" |
| EXIT ACCESS TRAVEL DIST. PATH 1C | 44' - 2" |



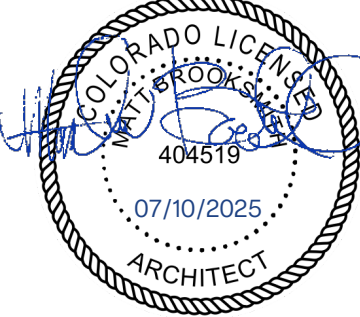


DEMOLITION GENERAL NOTES

1. DOCUMENTS ARE BASED ON OWNER'S RECORD DRAWINGS AND ARE SHOWN TO ASSIST THE BIDDERS ONLY. NEITHER THE OWNER NOR THE DESIGNER WARRANT THESE TO BE "AS-BUILT" DOCUMENTS, AND ACTUAL CONDITIONS MAY VARY. CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS, AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND NEW WORK. NOTIFY THE DESIGNER IMMEDIATELY OF DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. THE DEMOLITION WORK INDICATED IS INTENDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK AND IN NO WAY RELIEVES THE CONTRACTOR FROM PERFORMING ANY AND ALL DEMOLITION REQUIRED TO COMPLETE THE NEW WORK.
3. THE CONTRACTOR SHALL FIELD VERIFY EXACT DIMENSION AND CONDITIONS IN FIELD PRIOR TO START OF WORK.
4. REFER TO STRUCTURAL, MECHANICAL (HEATING AND PLUMBING) AND ELECTRICAL DRAWINGS FOR ANY ADDITIONAL WORK REQUIRED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FULLY COORDINATE WORK WITH ALL DISCIPLINES.
5. SHORE AND BRACE ALL WORK REQUIRED TO REMAIN.
6. REPAIR, AT NO COST TO OWNER OR TENANT, ITEMS DAMAGED DURING DEMOLITION WORK WHICH ARE REQUIRED TO REMAIN.
7. TENANT WILL REMOVE ALL MOVABLE EQUIPMENT TO REMAIN PRIOR TO DEMOLITION WORK.
8. TENANT SHALL PROVIDE TO CONTRACTOR A LIST OF THE FIXED ITEMS WHICH ARE TO BE REMOVED AND REMAIN IN OWNER'S POSSESSION. COORDINATE AND CLARIFY DISPOSAL OF ITEMS PRIOR TO START TO DEMOLITION WORK.
9. ALL SURFACES DISTURBED DUE TO DEMOLITION/REMODELING ARE DUE TO ARE TO BE PATCHED TO MATCH ADJACENT SURFACES AND PREPARED TO RECEIVE NEW FINISHES.
10. REMODELING OR PATCHING SHALL BE EXECUTED IN CONJUNCTION WITH THE NEW WORK AND THE DEMOLITION WORK IN THE DRAWINGS.
11. PATCH AND REPAIR ALL EXPOSED INTERIOR AND EXTERIOR WALLS WHERE ATTACHED OR EMBEDDED ITEMS WERE REMOVED.
12. ALL DEMOLITION WORK SHALL BE PERFORMED WITH "DUE CARE AND DILIGENCE" SO AS TO PREVENT THE ARBITRARY DESTRUCTION OR INTERRUPTION OF CONCEALED UTILITIES WHICH COULD NOT BE PREDETERMINED UNTIL DEMOLITION WAS STARTED. ALL SUCH DISCOVERIES OF UTILITIES DURING THE DEMOLITION PROCESS WHICH ARE IN A LOCATION DIFFERENT FROM FLOOR TO FLOOR, ETC., OR ARE UNIDENTIFIED, SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSITION.
13. CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN PENETRATING EXISTING WALLS OR FLOOR/CEILING SLABS SO STRUCTURAL INTEGRITY OF SUCH ELEMENTS IS NOT DEGRADED.
14. CONTRACTOR SHALL SEAL TIGHT ALL NEW PENETRATIONS IN WALLS AND FLOOR/CEILING SLABS TO PRESERVE THE REQUIRED FIRE RATING INTEGRITY.
15. THE CONTRACTOR, NOT THE OWNER OR TENANT, SHALL BE RESPONSIBLE FOR THE PREPARATIONS OF THE FLOORS, WALLS AND CEILING FOR NEW FINISHES.
16. PREPARE EXISTING CONCRETE FLOOR SLABS AND/OR SURFACES TO RECEIVE NEW SCHEDULED FINISHES BY GRINDING, SCRAPING, FILLING, PATCHING, LEVELING, ETC. AS REQUIRED. RE: INTERIORS.
17. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC.
18. COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
19. ANY ITEMS NOTED FOR SALVAGE (FIXTURES, EQUIPMENT, FURNITURE, ETC.) SHALL BE RETURNED TO OWNER AND STORED AS DIRECTED. (U.N.O.)

Salt.
DESIGN

824 Colorado Street
Fort Collins, Colorado 80524

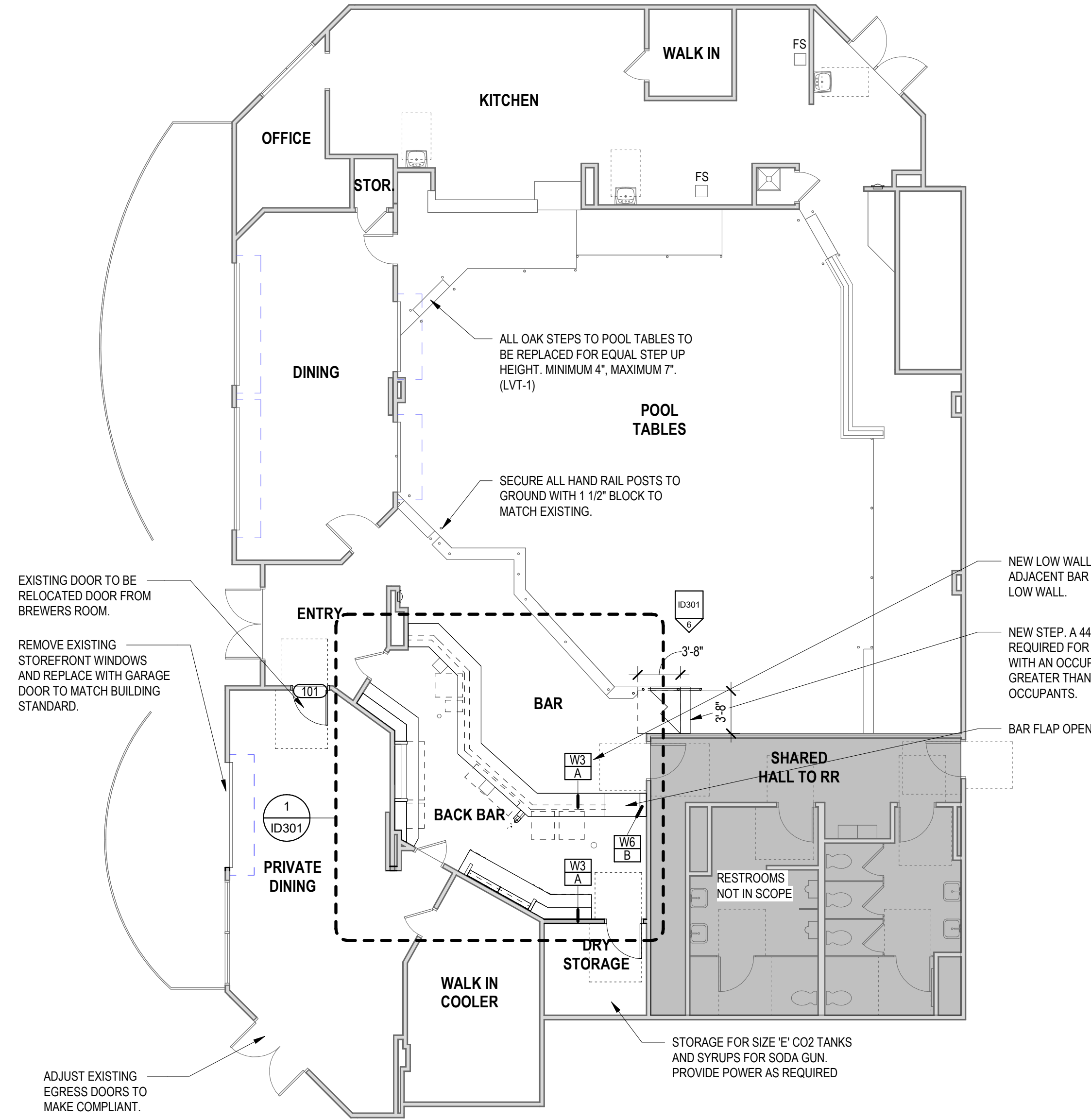


COOPERSMITH'S - POOL SIDE
7 OLD TOWN SQUARE
FORT COLLINS, CO

DEMOLITION PLAN

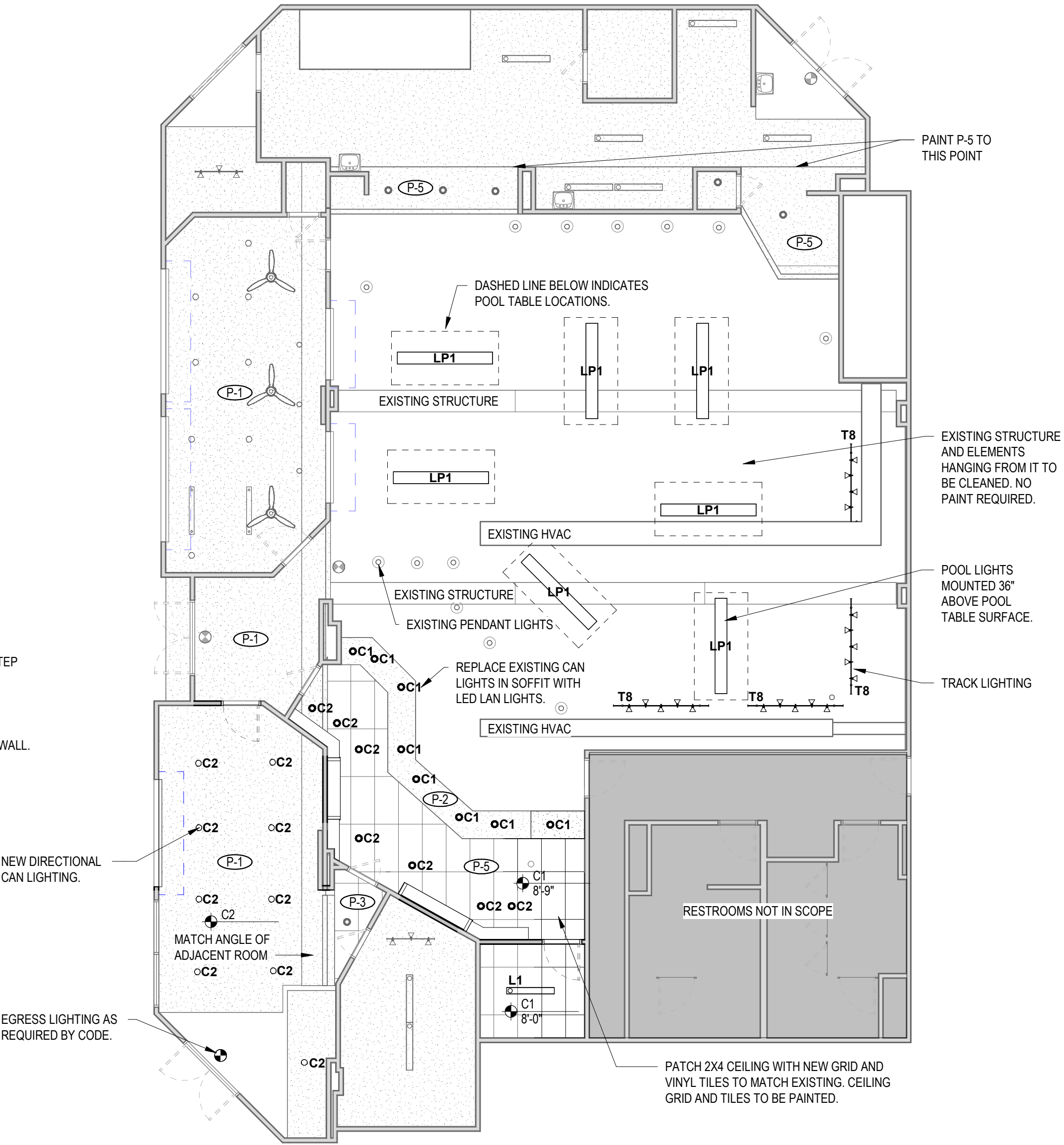
Issued For Permit: 7/10/2025
Issued For Construction:
Revision Number Revision Date

A1.12



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

| DOOR AND FRAME SCHEDULE | | | | | | | | |
|-------------------------|--------------|---------|------|----------|----------|--------------|------------|------------------------|
| NUMBER | DOOR | | | | | HARDWARE SET | GLASS TYPE | COMMENTS |
| | WIDTH LEAF 1 | HEIGHT | TYPE | MATERIAL | FINISH | | | |
| 101 | 3' - 0" | 7' - 0" | FG | ALUMINUM | ALUMINUM | PASSAGE | TEMPERED | EXISTING TO BE RE-USED |



2 NEW REFLECTED CEILING PLAN
1/8" = 1'-0"

INTERIOR WALLS

W3 3/8 (GA. AS REQ.) METAL STUDS AT 16" O.C.

INTERIOR PARTITION SUFFIXES

A - STANDARD WALL, 1x LAYER 5/8" GYP. BD. ON EACH SIDE OF STUD FRAMING. TERMINATE FRAMING ABOVE HIGHEST ADJACENT FINISHED CEILING. LATEROALLY BRACE FRAMING AT 4'-0" MIN. O.C. AND AT ENDS. PROVIDE SOUND BATT INSULATION FULL HEIGHT.

INTERIOR PARTITION SUFFIXES

- ALL WALLS ARE P3-A UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF STUD FRAMING OR NOMINAL FACE OF MASONRY WALLS UNLESS NOTED OTHERWISE.
- FRAME DOOR OPENINGS 5" FROM FACE OF PERPENDICULAR WALL ON HINGE SIDE AND 1'-7" FROM FACE OF PERP. WALL ON LATCH SIDE UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS ARE A MULTIPLE OF 45° U.N.O.
- PROVIDE WOOD BLOCK OR METAL STRAP BACKING IN PARTITIONS AS NEEDED TO PROVIDE FOR WALL MOUNTED EQUIPMENT, CABINETS, ACCESSORIES, ETC. IT SHALL BE THE RESPONSIBILITY OF THE GC TO COORDINATE THE REQUIRED LOCATIONS FOR BACKING.

CEILINGS

- C1 2x4' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM - NON-DIRECTIONAL FISSURED PANELS, WHITE, VINYL TO BE PAINTED
- C2 5/8" GYPSUM BOARD OVER METAL STUDS AT 24" O.C.

CEILING NOTES

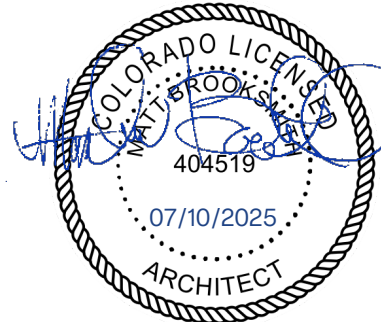
- ALL S.A.T. CEILINGS TO BE STANDARD 15/16" WHITE METAL TEE GRID. U.N.O.
- ALL S.A.T. CEILINGS TO BE 9'-0" A.F.F. U.N.O.
- AT S.A.T. CEILINGS, EXTEND GYPSUM BOARD TO ABOVE CEILING. AT GYP. BD. CEILINGS, TERMINATE GYP. BD. AT CEILING UNLESS OTHERWISE NOTED.
- REFERENCE INTERIOR ELEVATIONS FOR GYPSUM BOARD SOFFITS ABOVE CABINETS.

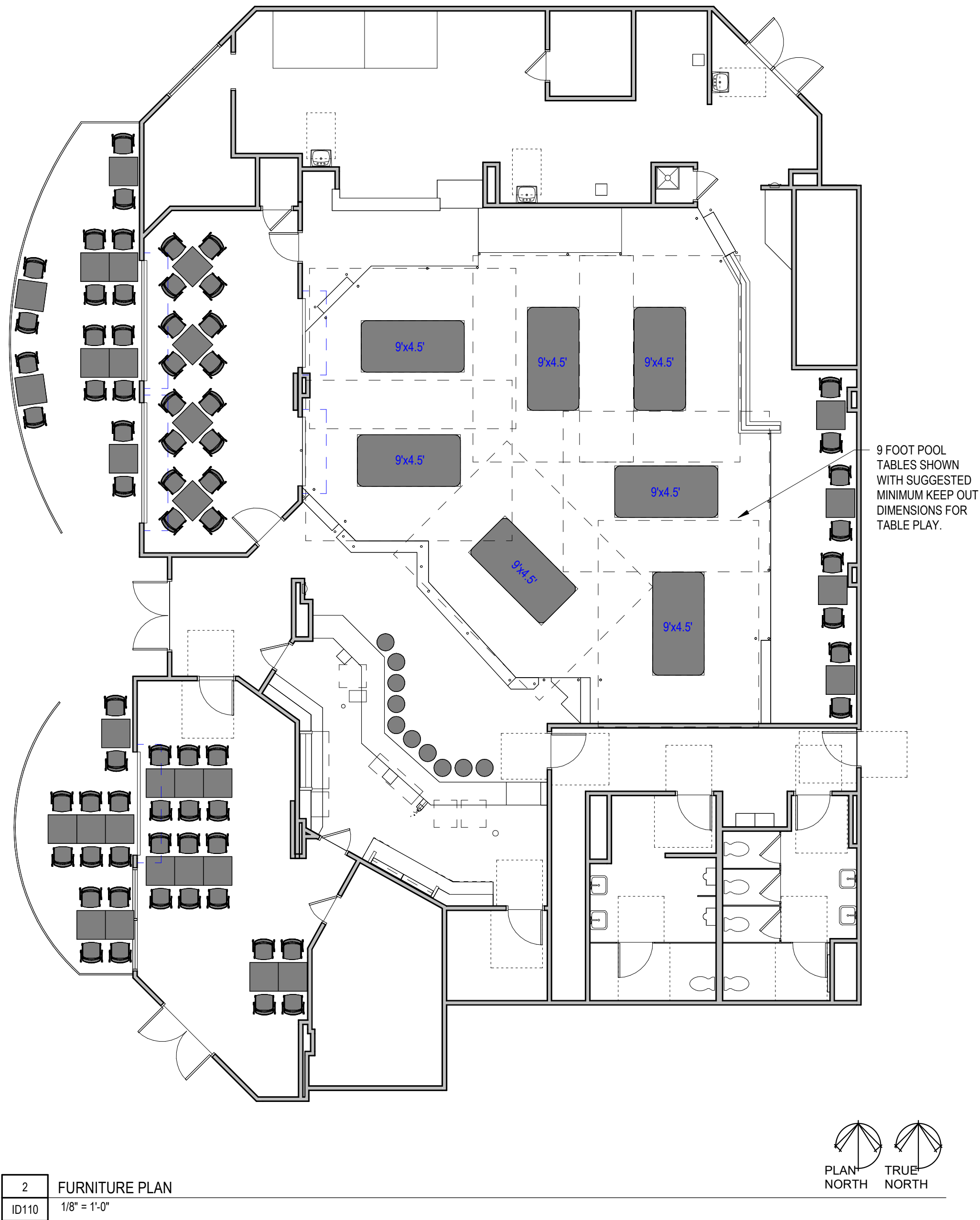
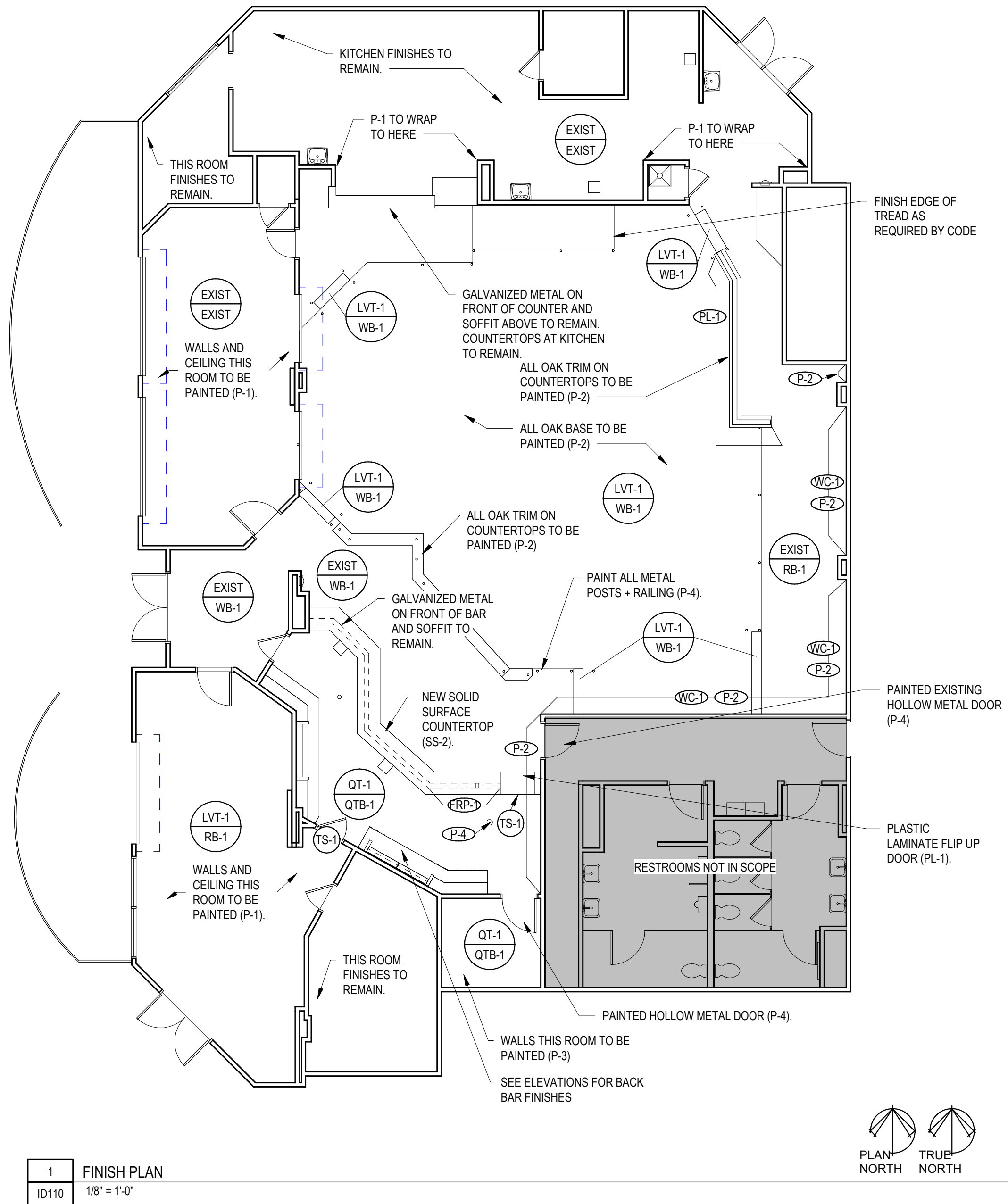
LEGEND

- ELEVATION IDENTIFICATION
- 4' SURFACE MOUNTED LIGHT FIXTURE
- RECESSED CAN LIGHT
- PENDANT LIGHT FIXTURE
- EXIT LIGHT
- EXIT LIGHT - WALL-MOUNTED
- 2x4' SUSPENDED ACOUSTICAL CEILING
- GYPSUM BOARD CEILING

LIGHTING TAGS

- C2 - DIRECTIONAL LED CAN LIGHT, 3000K DIMMABLE
- C1 - LED CAN LIGHT, 3000K, DIMMABLE
- LP1 - LITE SYSTEMS, FIN 1'X8', 3000K, DIMMABLE
- L1 - LINEAR CEILING MOUNTED LIGHT WITH DIFFUSER
- T8 - 8'-0" TRACK LIGHT





1 FINISH PLAN
ID110 1/8" = 1'-0"

2 FURNITURE PLAN
ID110 1/8" = 1'-0"

| FINISH SCHEDULE | | | | | | |
|-----------------|-------|------------------------------|----------------------|---|------------------------------|--|
| TYPE | NO. | MATERIAL | MANUFACTURER | PRODUCT NAME/# | COLOR NAME/# | REMARKS |
| 1. FLOORING | LVT-1 | LUXURY VINYL PLANK | MOHAWK GROUP | BOLDER 5.0 18X36" | LAVA 949 | RANDOM INSTALLATION ON FLOOR - ATT TO TOP OF NEW STEPS AS REQUIRED |
| 1. FLOORING | QT-1 | QUARRY TILE | EXISTING ATTIC STOCK | | | TO MATCH EXISTING |
| 1. FLOORING | SC-1 | SEALED CONCRETE | SURECRETE | DK400WB | SATIN FINISH | OPTION FOR POOL TABLE FLOORING |
| 2. BASE | QTB-1 | QUARRY TILE BASE | EXISTING ATTIC STOCK | | | TO MATCH EXISTING |
| 2. BASE | RB-1 | RUBBER BASE | TARKETTE | 4" BASE | BLACK | |
| 2. BASE | WB-1 | WOOD BASE | SHERWIN WILLIAMS | TBD | (P-2) TRICORN BLACK SW 6258 | ALL EXPOSED WOOD TRIM AND BASE TO BE PAINTED |
| 3. CASEWORK | M-1 | MELAMINE | PANOLAM | CHAMOIS TEXTURE | BLACK | BASE CABINET OPEN SHELVING AND INSIDE BASE CABINETS - EDGE BANDING BLACK VELVET 15505K |
| 3. CASEWORK | PL-1 | PLASTIC LAMINATE | WILSONART | | INKED OAK 5792 | EDGE BANDING BLACK VELVET 15505K - FINISH EDGES OF FLOATING SHELVES WITH PL-1 LAMINATE |
| 3. CASEWORK | SS-1 | STAINLESS STEEL SURFACE | | | | WRAPPED OVER SUBSTRATE |
| 3. CASEWORK | SS-2 | SOLID SURFACE | BUTCHER BLOCK | MINWAX WOOD FINISH WATER BASED SEMI TRANSPARENT COLOR STAIN | TRUE BLACK MW274 | FINISH WITH ACRYLIC COATING TO SEAL COUNTERTOP AT BAR |
| 4. WALLS | EP-1 | EPOXY PAINT | SHERWIN WILLIAMS | PRO INDUSTRIAL PRE-CATALYZED WB EPOXY EG-SHEL | | |
| 4. WALLS | FRP-1 | FIBERGLASS REINFORCED PANELS | MARLITE | STANDARD 4' X 8' PANELS | TO MATCH EXIST (WHITE) | |
| 4. WALLS | FRP-2 | WALL PROTECTION | MARLITE | SMOOTH FRP | S 907 N SMOOTH BLACK CLASS C | ABOVE COUNTER AT BACK BAR |
| 4. WALLS | P-1 | PAINT | SHERWIN WILLIAMS | PROMAR 200 HP ZERO VOC EG-SHEL | ANCHORS AWAY SW 9179 | OVERALL |
| 4. WALLS | P-2 | ACCENT PAINT | SHERWIN WILLIAMS | PROMAR 200 HP ZERO VOC EG-SHEL | TRICORN BLACK SW 6258 | ACCENT PAINT |
| 4. WALLS | P-3 | ACCENT PAINT | SHERWIN WILLIAMS | PROMAR 200 HP ZERO VOC EG-SHEL | ARGOS SW 7065 | ACCENT PAINT |
| 4. WALLS | P-4 | ACCENT PAINT | SHERWIN WILLIAMS | PRO INDUSTRIAL ACTYLIC SEMI-GLOSS | TRICORN BLACK SW 6258 | DOOR FRAMES AND DOORS |
| 4. WALLS | P-5 | ACCENT PAINT | SHERWIN WILLIAMS | PRO INDUSTRIAL WATER BASED CATALYZED EPOXY GLOSS | TRICORN BLACK SW 6258 | HIGH SCRUB CEILINGS |
| 4. WALLS | WC-1 | CUSTOM WALLCOVERING | | | | SIGNAGE COMPANY |
| 5. TRANSITIONS | TS-1 | TRANSITION STRIP | SCHLUTER SYSTEMS | FLOORING INSTALLER TO SELECT | CLEAR ANNOIDIZED | QUARRY TILE TO LVT |

GENERAL FINISH NOTES.

FLOORING FINISH NOTES

- METAL FLOORING TRANSITIONS TO PROVIDED IN ALL LOCATIONS WHERE CERAMIC/PORCELAIN TILE TRANSITIONS TO ANOTHER MATERIAL. TRANSITION TO BE SCHLUTER, COLOR: CLEAR ANNOIDIZED. PROVIDE SUBMITTAL OF EACH TRANSITION TYPE FOR APPROVAL. PRIOR TO ORDERING.
- TILE FLOORING UNDERLAYMENT TO BE PROVIDED AND INSTALLED BY FLOORING CONTRACTOR.
- TILE FLOORS (VCT, CERAMIC/ PORCELAIN, QUARRY, CARPET TILE) TO BE CENTERED WITHIN SPACE, U.N.O. AVOID PARTIAL FLOOR TILES LESS THAN 3" WIDE OR HALF THE TILE SIZE, WHICHEVER IS SMALLER.

WALL AND CEILING FINISH NOTES

- WALLS TO BE PAINTED (P-1) WITH FINISH TO MATCH EXISTING, U.N.O.
- INFILL AREAS (WALLS AND CEILINGS) TO BE TEXTURED AND PAINTED TO MATCH ADJACENT.
- EXPOSED CEILINGS AND BAR JOISTS TO BE CLEANED.
- SEALANT AT INTERSECTION OF BACKSPASH/ COUNTER AND WALL TO BE PAINTED TO MATCH ADJACENT WALL COLOR BY PAINTING CONTRACTOR.

DOOR, WINDOW + METAL FINISH NOTES

- EXTERIOR METAL DOORS TO BE PAINTED (P-4), U.N.O.
- EXTERIOR DOOR FRAMES TO BE PAINTED (P-4) AT INTERIOR. U.N.O.
- INTERIOR DOOR FRAMES TO BE PAINTED (P-4), U.N.O.
- METAL TRIM KITS & DOOR LOUVERS AT INTERIOR DOORS TO BE PAINTED (P-4), U.N.O.
- EXPOSED ARCHITECTURAL METAL TO BE PAINTED (P-4), U.N.O.

MISCELLANEOUS FINISH NOTES

- GROUT JOINT WIDTHS TO BE PER MANUFACTURER'S RECOMMENDATION, U.N.O.
- NEW EXPOSED METAL DUCTS TO BE PAINTED (P-4), INCLUDING GRILLES IN DUCT, U.N.O.
- ELECTRICAL SWITCH PLATES AND OUTLET COVERS IN PUBLIC AREAS TO BE BLACK WITH BLACK DEVICES, U.N.O.
- ELECTRICAL SWITCH PLATES AND OUTLET COVERS IN NON-PUBLIC AREAS TO BE BLACK WITH BLACK DEVICES, U.N.O.
- MECHANICAL (INCLUDING THERMOSTATS), AND FIRE DEVICES (INCLUDING HORNS AND STROBES) TO BE BLACK, U.N.O.
- NON-PREFINISHED FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, METAL ACCESS PANELS, LOUVERS AND DIFFUSERS TO BE PAINTED TO MATCH ADJACENT WALL.

CASEWORK NOTES

THE FOLLOWING NOTES ARE SPECIFIC TO CASEWORK AND ARE IN ADDITION TO THE GENERAL FINISH NOTES.

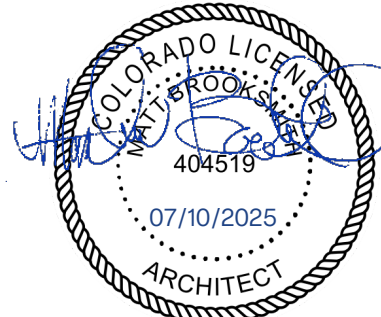
- VERIFY ALL CASEWORK AND SHELVING DIMENSIONS IN THE FIELD.
- REFER TO INTERIOR ELEVATIONS FOR DOOR HANDING.
- COUNTERTOPS TO HAVE 1 1/2" RADIUS AT EXPOSED CORNERS, U.N.O.; WALL CAPS AND SILLS TO HAVE EASED EDGES U.N.O.
- PROVIDE FINISHED END PANEL AT EXPOSED CASEWORK ENDS AND BACKS AS NEEDED. PANEL TO MATCH ADJACENT CASEWORK PLASTIC LAMINATE, MELAMINE OR STAIN FINISH. ALL FINISHED END PANELS TO BE SCRIBED TO THE FLOOR. ADJUSTABLE FEET WILL NOT BE ACCEPTABLE AT THESE LOCATIONS, U.N.O.
- CASEWORK SUBCONTRACTOR TO PROVIDE CAULKING AS FOLLOWS:
 - TRANSLUCENT SILICONE ADHESIVE WHERE BACKSPASH AND COUNTER MEET AND AT COUNTER JOINTS.
 - AT BACKSPASH LOCATION PROVIDE SILICONE ADHESIVE TO MATCH PVC EDGE.
 - AT WALL/CASEWORK TRANSITION, PROVIDE WHITE, PAINTABLE CAULKING.
- INTERIORS OF CABINETS TO BE MELAMINE M-1 U.N.O.
- INTERIORS OF OPEN UNITS TO BE PLASTIC LAMINATE TO MATCH ADJACENT CABINETS GRAIN AND/OR PATTERN, U.N.O.
- WOOD GRAIN TO RUN VERTICALLY ON CABINETS IN ACCORDANCE WITH CUSTOM GRADE AWS, 2009 EDITION 1., U.N.O.

HARDWARE NOTES

- CABINET HINGES - 120 DEGREE SELF-CLOSING HINGE, PROVIDE 87 DEGREE HINGES AT CABINETS NEXT TO WALLS.
- PULLS - 3.5" WIRE, US 32D BLACK FINISH
- LOCKS - NATIONAL 8053-14A
- SHELF SUPPORTS - 5MM STEEL PIN
- SOFT CLOSE CABINET HARDWARE FOR ALL DOORS AND DRAWERS, U.N.O.

Salt.
DESIGN

824 Colorado Street
Fort Collins, Colorado 80524

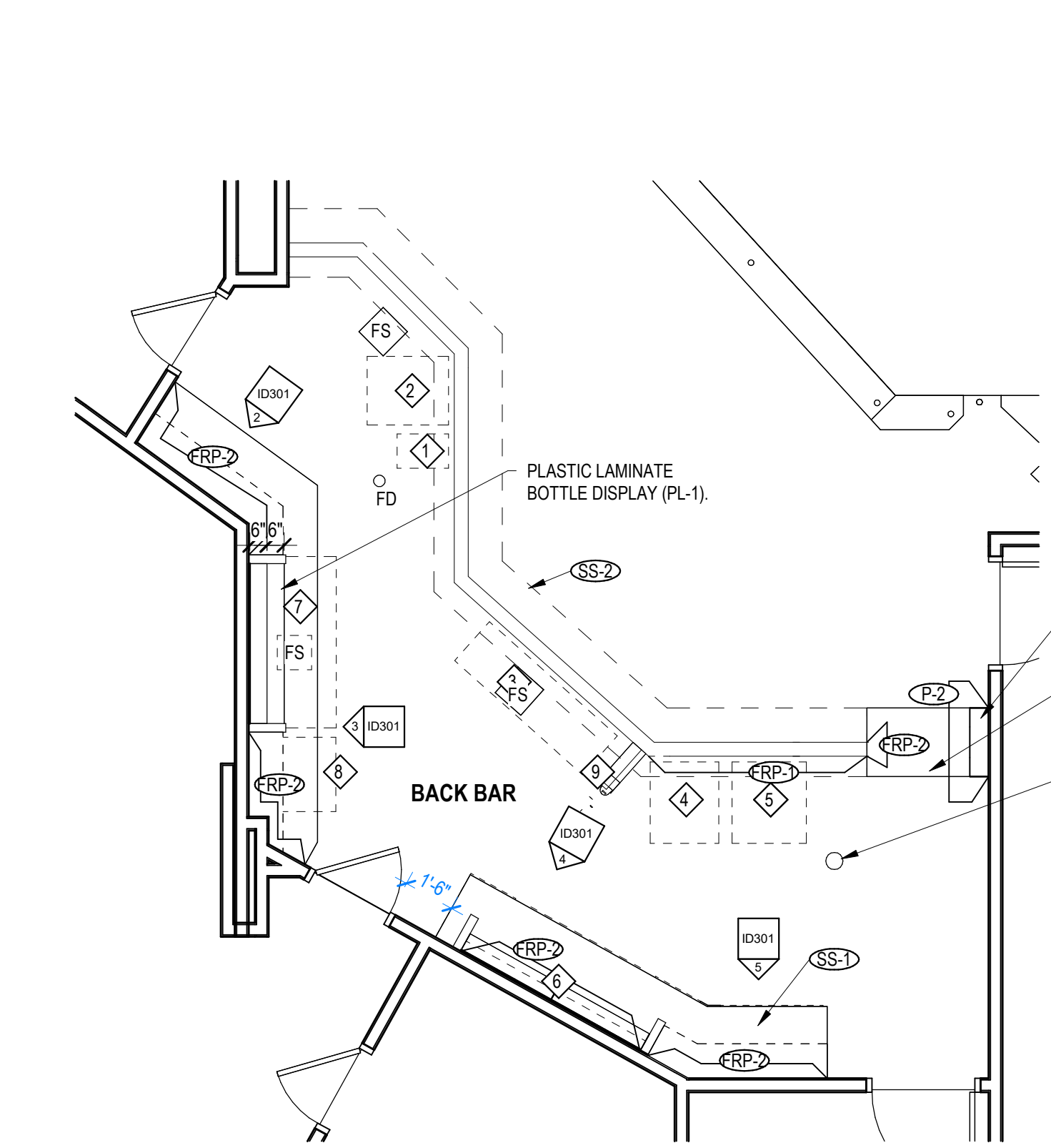


COOPERSMITH'S - POOL SIDE
7 OLD TOWN SQUARE
FORT COLLINS, CO

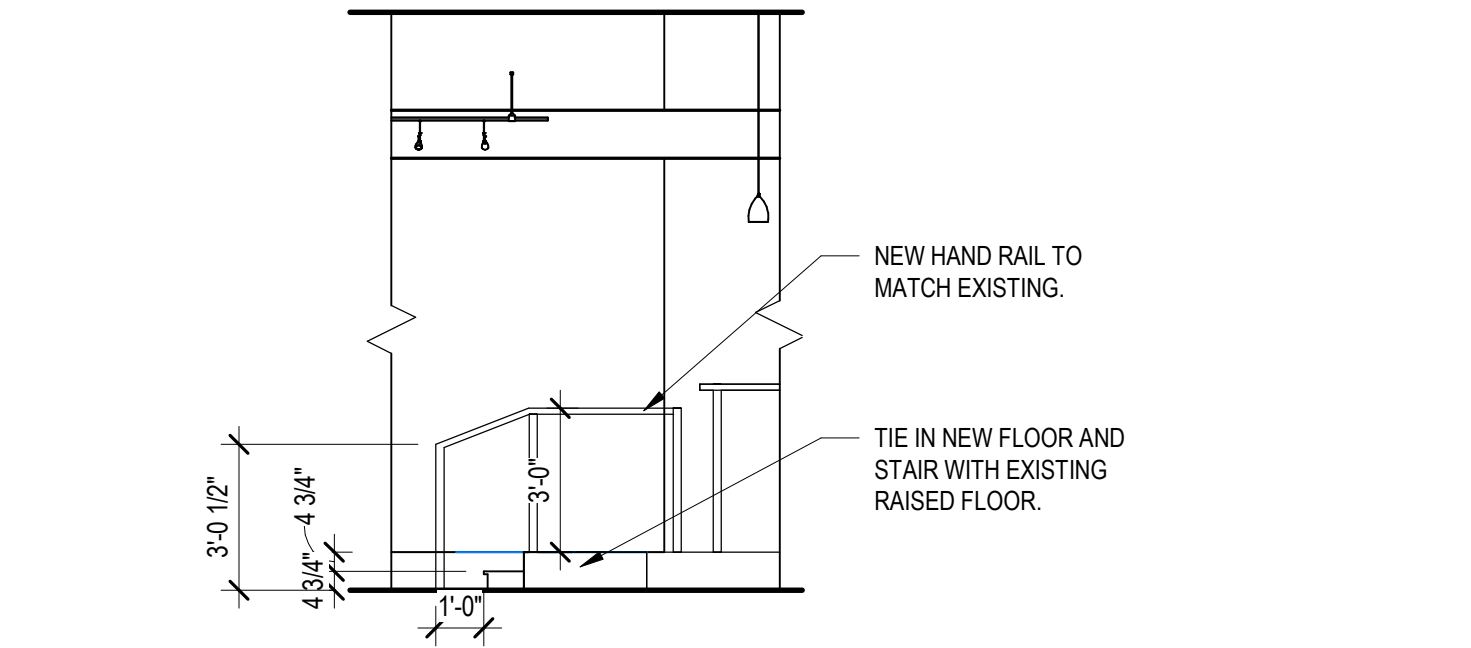
FINISH AND
FURNITURE PLAN

Issued For Permit: 7/10/2025
Issued For Construction:
Revision Number Revision Date

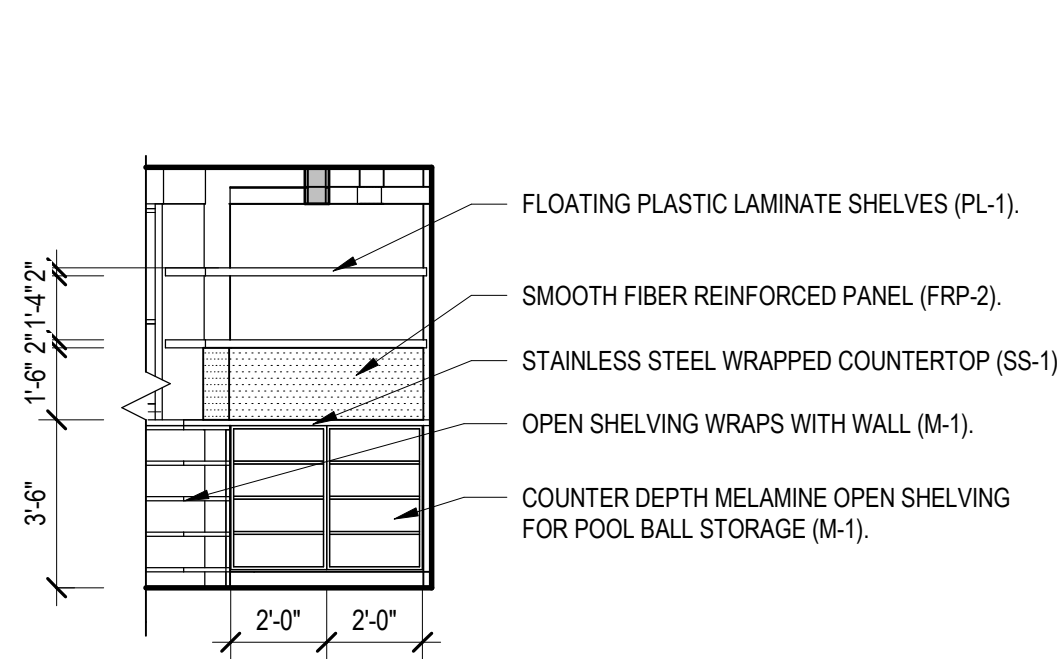
ID110



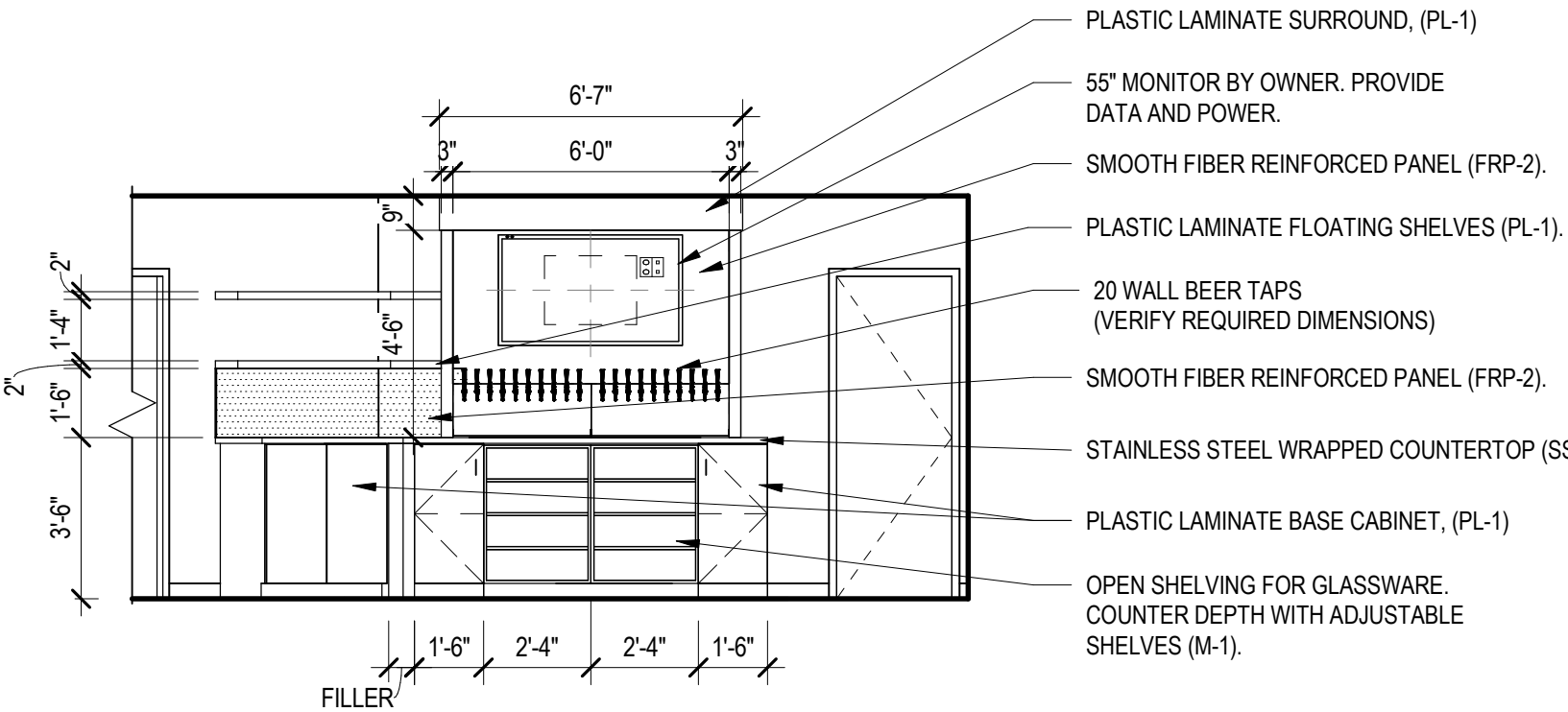
1 ENLARGED PLAN - BAR EQUIPMENT LAYOUT
ID301 1/4" = 1'-0"



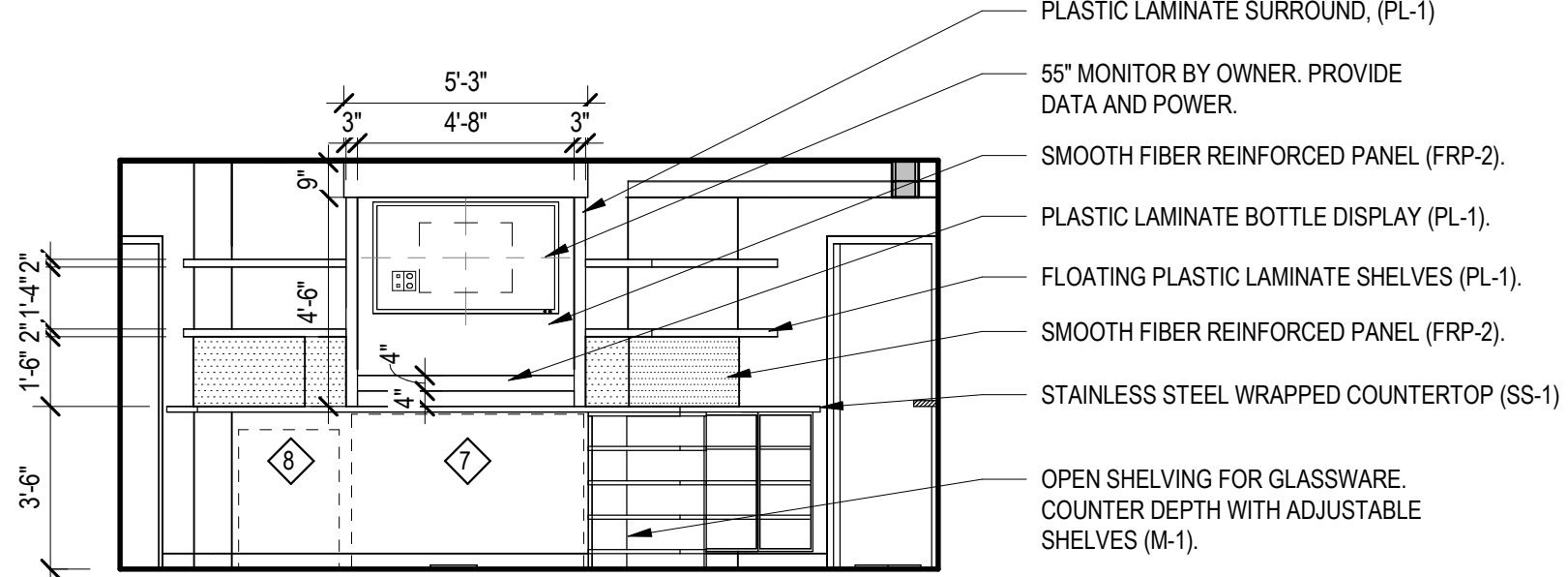
6 ELEVATION - STAIRS
ID301 1/4" = 1'-0"



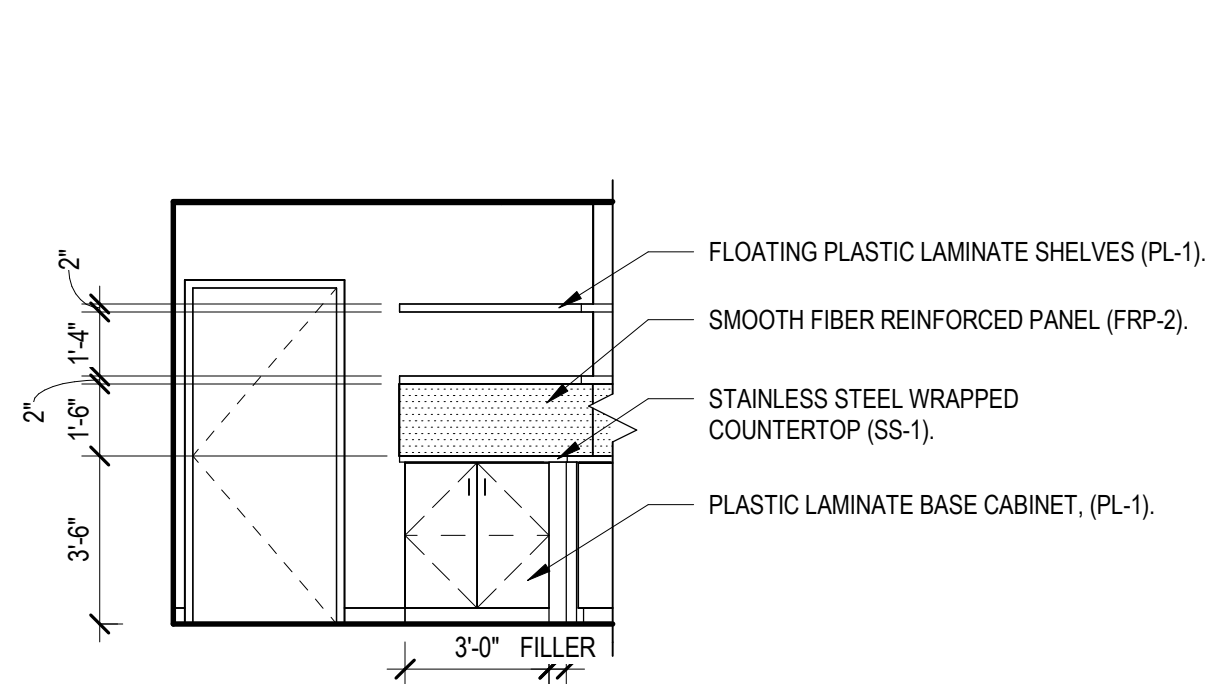
2 ELEVATION - BACK BAR SOUTH WEST 1
ID301 1/4" = 1'-0"



4 ELEVATION - BACK BAR SOUTH WEST 2
ID301 1/4" = 1'-0"



3 ELEVATION - BACK BAR WEST
ID301 1/4" = 1'-0"



5 ELEVATION - BACK BAR SOUTH
ID301 1/4" = 1'-0"

| EQUIPMENT SCHEDULE | |
|--------------------|----------------------------|
| NO. | EQUIPMENT NAME |
| 1 | HAND SINK |
| 2 | UNDER COUNTER GLASS WASHER |
| 3 | 3 COMPARTMENT SINK |
| 4 | WELL LIQUOR DISPLAY RACK |
| 5 | ICE MACHINE |
| 6 | BEER TAPS |
| 7 | UNDER COUNTER REFRIGERATOR |
| 8 | GLASS RACK STORAGE |

Hi Yarni,

Thank you and have a great weekend!!

Thundercup Construction, Inc.
Office: (970) 224-6200
Fax: (970) 224-2062
www.thundercup.com

Please note our new address:
1638 E. Mulberry St., Suite 200
Fort Collins, CO 80526

Fort Collins, CO 80524





From: Yari Jones <yjones@figaro.com>
Sent: Wednesday, September 17, 2025 10:05 AM
To: Josh Allen <allensj@bluewinery.com>
Subject: RE: Permit B2508042 - 7 Old Town Sq. - Historic Pres Review

Hi Josh,

I'm just sending a reminder - We spoke on the phone 9/5 about the historic preservation review for your project for Compuserm's. Would you please send over that photo of the existing window assembly to be replaced with a garage door so I can complete the Landmark Design Review for your project? There is still a "hold" on your building permit because this review is not yet complete.

Take care,

Yari

YARI JONES
Promoter, Developer yjones@figaro.com
Historic Preservation Planner
City of Fort Collins Historic Preservation Services
(970) 224-4245
<http://www.fortcollins.gov/historicpreservation>

Get monthly historic preservation updates in your inbox by tagging on "Historic Preservation Matters" <https://www.facebook.com/historicpreservationmatters> or email yari.jones@figaro.com to be added to the newsletter mailing list!

From: Yari Jones
Sent: Wednesday, August 20, 2025 9:05 PM
To: allensj@bluewinery.com
Subject: Permit B2508042 - 7 Old Town Sq. - Historic Pres Review

Hi Josh,

Thanks for chatting with me on the phone just now - As mentioned, because 7 Old Town Square is part of the Old Town Historic District, historic preservation review is required for exterior alterations.

Would you please send a photo of the storefront assembly on the building that is proposed for replacement with a garage door? It includes the photo with the review approval documentation I create, which is called a Certificate of Appropriateness. I'll send you a copy of that CDA when it's complete for your records.

Take care,

Yari

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Get monthly historic preservation updates in your inbox by tagging on "Historic Preservation Matters" <https://www.facebook.com/historicpreservationmatters> or email yari.jones@figaro.com to be added to the newsletter mailing list!