



**AGENDA**  
**for the Planning Commission**  
**of the Town of Palisade, Colorado**  
**341 W. 7<sup>th</sup> Street (Palisade Civic Center)**

**June 20, 2023**

**6:00 pm Regular Meeting**

<https://us06web.zoom.us/j/3320075780>

Meeting ID: 332 007 5780

- I. **REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **AGENDA ADOPTION**
- V. **ANNOUNCEMENTS**
  - A. **INTRODUCTION OF NEW PLANNING COMMISSIONER: LisaMarie Pinder**
- VI. **APPROVAL OF MINUTES**
  - A. **Minutes from May 02, 2023, Regular Planning Commission Meeting**
- VII. **APPOINTING PLANNING COMMISSION VICE CHAIR**
  1. *The Chair will call for nominations for the position of Vice Chair, which must be accepted by the person being nominated.*
  2. *The Commissioners will vote using ballots, with the results tallied by staff.*
  3. *Upon completion of the tally, the Chair shall call for a motion, with a second and a roll call vote, to appoint the person with the most votes as Vice Chair.*
- VIII. **PUBLIC COMMENT – For items not on the Public Hearing agenda**

*Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*

  - A. **PUBLIC COMMENT REMINDER:**

All emails are to be sent to the Community Development Director at [brusche@townofpalisade.org](mailto:brusche@townofpalisade.org). Emails for public comment on a specific agenda item received prior to the day packets are published will be included with the staff report. Emails received after the packets are posted will be forwarded to the Planning Commission. Any member of the public who wishes to have a statement or email read into the Minutes is required to appear in-person at the meeting and make said statements to the Commission directly.

**IX. PUBLIC HEARING**

*The following items will be presented before the Planning Commission of the Town of Palisade for their consideration. The Planning Commission will formulate a recommendation, which will be forwarded to the Board of Trustees of the Town of Palisade. For those items for which the Planning Commission retains Decision Maker status, they will weigh the options and cast a vote.*

**A. PRO 2023-07 – COLTERRIS COLLECTIONS WINE MUSEUM CUP**

*The Planning Commission will consider a Conditional Use Permit for a wine museum on the property located at 3708 G Road (Parcel # 2937-084-00-144), as applied for by Scott W. High of High Country Orchards LLC.*

*The Planning Commission shall review the application and forward its recommendation to the Board of Trustees for consideration.*

1. Staff Presentation
2. Applicant Presentation
3. Public Comment (*Please limit comments to **three (3) minutes**, state your name and address*)
4. Commission Discussion
5. Applicant Closing Remarks
6. Decision (*motion, second, roll call vote*)

**X. FUTURE AGENDA ITEMS / CURRENT PLANNING TOPICS**

**XI. ADJOURNMENT**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
May 2, 2023**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas, with Commissioners present: Riley Parker, David Hull, Brandon Burke, Don Bosch, Ed Seymour, and Vice Chair Leora Ruzin. A quorum was declared. Also in attendance were Community Development Director Brian Rusche and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Parker, seconded by Vice Chair Ruzin, to approve the agenda as presented.

A voice vote was requested.  
Motion carried unanimously

**ANNOUNCEMENTS**

Community Development Director Rusche announced that Vice-Chair Ruzin is resigning due to moving out of Palisade town limits and presented her with a certificate of appreciation for all of her hard work and involvement with the Palisade Game Plan.

**APPROVAL OF MINUTES**

*Motion #2* by Vice Chair Ruzin, seconded by Commissioner Bosch, to approve the Minutes from the April 18, 2023, regular meeting of the Palisade Planning Commission, as presented.

A voice vote was requested.  
Motion carried unanimously.

**PUBLIC COMMENT**

Commissioner Bosch announced the Palisade Bluegrass & Roots Festival dates (June 9-12, 2023) and informed the Commission and public that they are still looking for volunteers.

**GRANT FOR LAND DEVELOPMENT CODE UPDATE AWARDED BY DOLA ON APRIL 24**

Community Development Director Brian Rusche announced the award of a Department of Local Affairs (DOLA) Grant for the Palisade Land Development Code update, and assured the Commission that more information will be announced as it becomes available.

**FUTURE AGENDA ITEMS**

Community Development Director Rusche reminded the Commission that the May 16, 2023, meeting will be a special event safety presentation. He went on to state that the Commissioners will be informed of any new legislative updates that will affect the Town of Palisade.

**ADJOURNMENT**

*Motion #3* by Commissioner Bosch, seconded by Commissioner Parker, to adjourn the meeting at 6:46 pm.

X

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Amy Gekas  
Planning Commission Chairperson

X

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Keli Frasier  
Town Clerk

DRAFT



**PRO 2023-07, COLTERRIS COLLECTIONS WINE MUSEUM**  
**CONDITIONAL USE PERMIT (CUP)**  
**LOCATED AT 3708 G ROAD, PARCEL # 2937-084-00-144**

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**SUMMARY**

The Town of Palisade has received a request from Scott W. High of High Country Orchards LLC, for a Conditional Use Permit (CUP) for a wine museum on the property located at 3708 G Road (Parcel # 2937-084-00-144).

The Planning Commission is to review the request and make a recommendation to the Board of Trustees. The Board of Trustees will review the request at a public hearing and make a final decision.





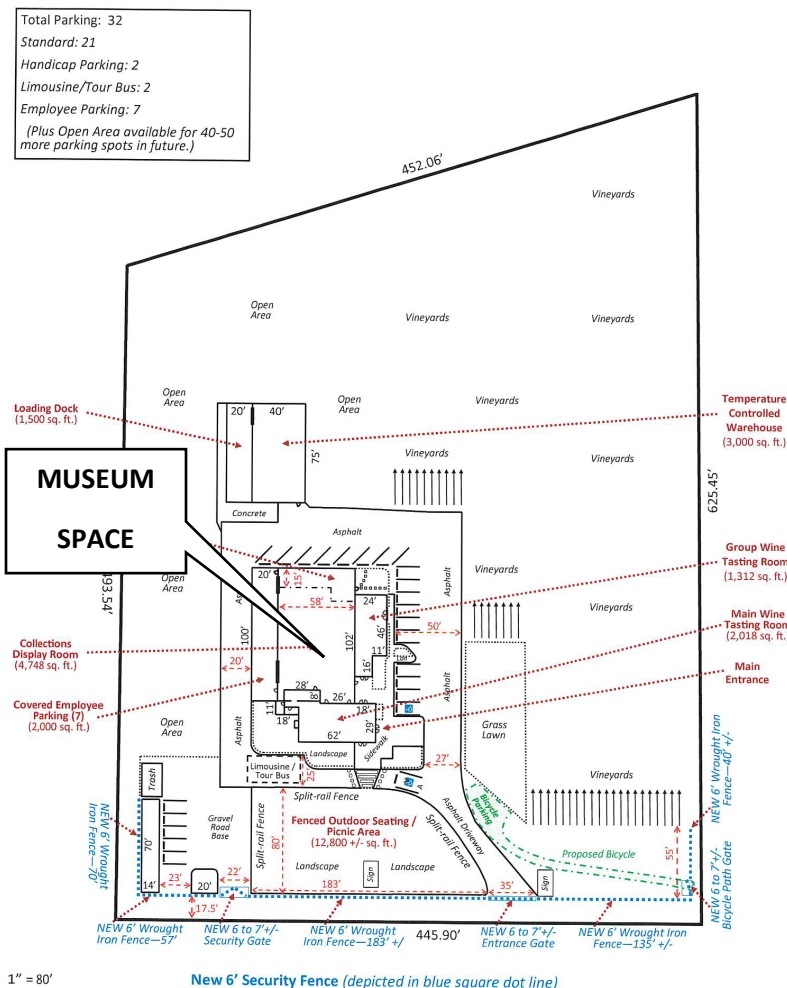
## BACKGROUND

The subject property is the home of Colterris Collections winery, previously known as Plum Creek Winery. The property is zoned Agricultural and Forestry Transitional (AFT). The AFT zone was established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character (Section 5.03.A – LDC).



Palisade Land Development Code (LDC) permits a winery in the AFT zone; however, a museum or library requires a Conditional Use Permit (CUP) per Section 6.01 – Use Table. A museum is defined as an establishment for the display of art or historic or science objects.

The Colterris Collections Wine Musuem plans include displaying a world-class collection of historical wine-related objects and memorabilia, according to the applicant. This exhibition would provide an exceptional experience for visitors and solidify the Palisade area as the preeminent wine capital of Colorado.



The main building consists of 11,232 square feet of heated space, according to the County Assessor. This includes 2000 square feet of outdoor space covered by a canopy, which would be converted to parking. The musuem itself would occupy approximately 4800 square feet of space within the building, with approximately 3400 square feet devoted to tasting rooms and the remaining square footage for storage and restrooms.

Between the winery and the tasting room, the total amount of parking required for both uses is 36 spaces (1/200 sq. ft. musuem plus 1/300 sq. ft. winery). The applicant has proposed a total of 32 spaces, including handicapped and employee parking (under the canopy) with the ability to add parking to the site in the future. It is reasonable that visitors to the tasting room would also be visitors to the musuem and vice-versa, so the average parking provided is 1/250 square feet. In addition, bicycle parking is proposed, along with a fenced outdoor seating/picnic area.

## LAND DEVELOPMENT CODE – CRITERIA FOR DECISION

### CONDITIONAL USE PERMIT

A conditional use is a use that may or may not be appropriate depending on the location and the conditions imposed upon the approval of the use that are designed to reasonably mitigate any adverse impacts on surrounding properties. Approval of a conditional use permit allows for flexibility and to help diversify uses within a zoning district.

Palisade Land Development Code (LDC) permits a winery in the AFT zone; however, a museum or library requires a Conditional Use Permit (CUP) per Section 6.01 – Use Table. A museum is defined as an establishment for the display of art or historic or science objects.

#### **Section 4.07.E. Conditional Use Permit Findings of Fact:**

**NO CONDITIONAL USE PERMIT SHALL BE APPROVED UNLESS THE FOLLOWING FINDINGS ARE MADE CONCERNING THE APPLICATION:**

1. That the application will not materially endanger the public health or safety if located where proposed and developed according to the plans as submitted and approved.

The proposed museum use will not materially endanger the public health or safety.

*The existing winery has underutilized space that is proposed to be used for the museum. The combination of a museum and winery adds to the destination draw of this facility. There is sufficient parking available for both uses. One of the existing driveways will be eliminated, which is consistent with the proposed access control plan by CDOT. No additional square footage will be added to the building. Any necessary interior remodeling will need to be done to current building codes.*

2. That the application meets all required specifications and conforms to the standards and practices of sound land use planning and other applicable regulations.

The proposed museum conforms to the standards and practices of sound land use planning.

*The Palisade Historical Society has a museum less than ½ mile to the east. The visibility of two (2) museums along Highway 6 as a means of conveying the culture of Palisade to those who visit is consistent with sound land use planning. Combining the museum with a winery further establishes the connection between the products grown here and the history of wine making in general.*

3. That the application will not substantially injure the value of adjoining or abutting property and will not be detrimental to the use or development of adjacent properties or other neighborhood uses.

The application will not substantially injure the value of adjoining property or be detrimental to their use.

*The property is five (5) acres and is located across the street from another winery. The distance from the high school to the winery, computed by direct measurement from the nearest property line used for school purposes to the nearest portion of the building in which fermented malt beverages and wine are to be sold using a route of direct pedestrian access (per state law) is over 1000 feet. The addition of a museum focused on wine artifacts to a legally permitted winery will not be detrimental or injurious to adjoining or abutting property, as the property has been a winery for decades.*

4. That the application will not adversely affect the adopted plans and policies of the Town or violate the character of existing standards for development of the adjacent properties.

The proposed museum will not adversely affect the adopted plans of the Town or violate the character of the adjacent properties.

*The Palisade Game Plan (2022) acknowledges the importance of agriculture to the community. By adding a wine museum to an existing winery, the Goal of balancing growth with preserving the agricultural heritage to maintain a sense of community is addressed (Palisade Game Plan, Goal 2.1, Page 60). Exterior improvements to add parking for the museum will not reduce the amount of agricultural acreage that currently exists on the property.*

## **RECOMMENDATION ON THE CONDITIONAL USE PERMIT**

The Community Development Department recommends that the Planning Commission, after conducting a Public Hearing, recommend approval of a Conditional Use Permit (CUP) for a wine museum on the property located at 3708 G Road (Parcel # 2937-084-00-144), to the Board of Trustees, finding that the criteria of Section 4.07.E have been met and with the following conditions of approval:

- 1) The Conditional Use Permit shall only be valid in conjunction with a Business License issued by the Town of Palisade.
- 2) The Conditional Use Permit shall become null and void if the museum is not established within and/or is discontinued for twelve (12) consecutive months.
- 3) The conditional use permit is based on the uses identified by the submitted site plan, elevation plan, and as stated in the supporting documents submitted with this application. Modification of the conditional use permit shall follow the process established in the Land Development Code.
- 4) Any improvements (structural, electrical, fire, plumbing and building) associated with this use requires planning clearances and building permits before operations commence.
- 5) No outside lighting shall create glare or visual interference for vehicles along the US Highway 6 frontage.
- 6) The Board may review the CUP at any time if complaints are received and the Board determines that the use and the associated operations are unreasonably impacting adjoining properties. The Board may impose additional conditions to address any adverse impacts. If the Board determines that the impacts have not been adequately addressed, the Board may terminate the Conditional Use Permit.

## **ATTACHMENTS**

Letter of Intent, Site Plan, Floor Plan, Elevations

High Country Orchards, LLC  
P.O. Box 1435, Palisade, Colorado 81526  
Telephone: 303-748-4444  
Email: [theresa@colterris.com](mailto:theresa@colterris.com) / [scott@colterris.com](mailto:scott@colterris.com)

## Letter of Intent

May 23, 2023

Town of Palisade  
175 East Third Street  
P.O. Box 128  
Palisade, Colorado 81526

Attn: Brian Rusche  
Community Development Director

Regarding: Non-Binding Letter of Intent to open the Colterris Collections Wine Museum.

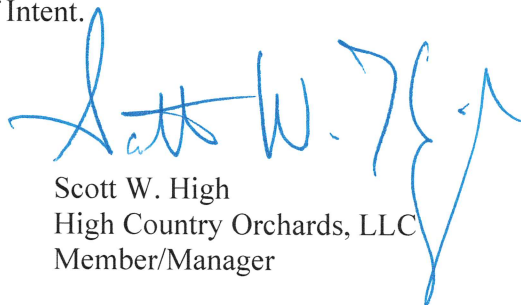
The proposed concept for a wine museum in Palisade originally was to be in a new structure to be erected and attached to the west of the existing Palisade Branch of the Grand Junction Fruit Growers Association building at 244 East Third Street. The numerous issues and challenges arising after further feasibility studies regarding this location necessitated that a new more viable museum site be found.

High Country Orchards, LLC is requesting a Conditional Use Permit be granted for a wine museum at the property located at 3708 G Road in Palisade. We have been informed that a Conditional Use Permit is needed to open a wine museum at this location. The Colterris Collections Wine Museum plans include displaying a world-class collection of historical wine-related objects and memorabilia. This exhibition would provide an exceptional experience for visitors and solidify the Palisade area as the preeminent wine capital of Colorado.

Currently the Colterris Winery is operating a wine tasting room called Colterris Collections in the front portion of the main building at this site. The existing building structures at this location are a suitable size for the planned museum concept with some minor upgrades to the interior and exterior finishes and the addition of significantly enhanced security measures.

One of the needed security measures is to implement tighter controlled-access points on the south, south-west, and south-east fronts of the location with fencing and gates. To that end, we are also requesting a variance be granted for a six-foot tall wrought iron fence with gates to focus and control available access points.

I am available to answer any questions you might have regarding the preliminary plans for the development of this project and this non-binding Letter of Intent.

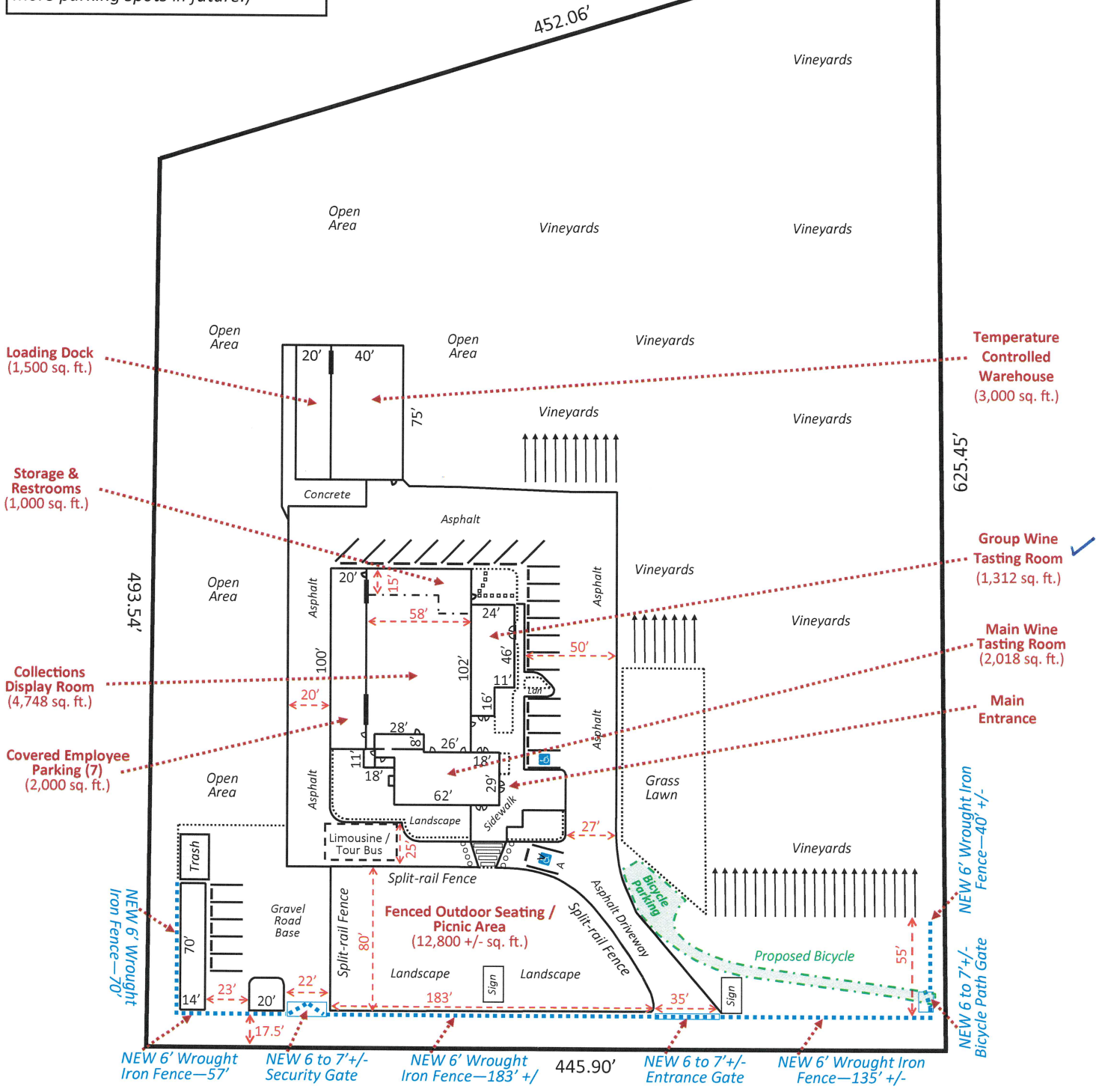


Scott W. High  
High Country Orchards, LLC  
Member/Manager





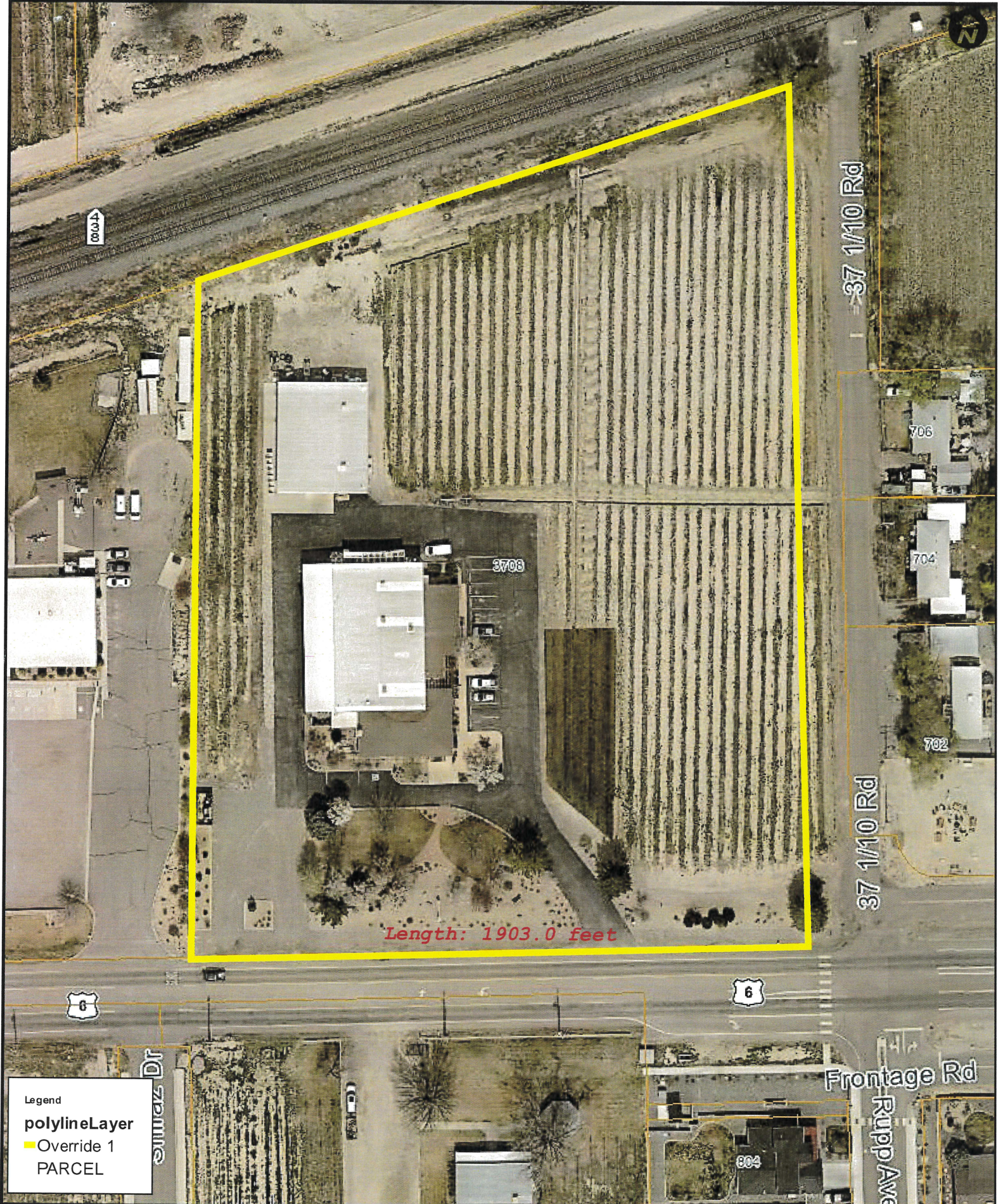
Total Parking: 32  
 Standard: 21  
 Handicap Parking: 2  
 Limousine/Tour Bus: 2  
 Employee Parking: 7  
 (Plus Open Area available for 40-50 more parking spots in future.)



1" = 80'

New 6' Security Fence (depicted in blue square dot line)





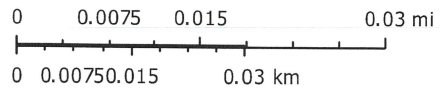
Length: 1903.0 feet

Legend  
 polylineLayer  
 Override 1  
 PARCEL

Parcel #2937-084-00-144

Print Date: May 4, 2023

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries for planning and for modeling. GIS is not intended or does not replace legal description information in the chain of title and other information contained in official government records such as the County Clerk and Records office or the courts. In addition, the representations of location in this GIS cannot be substituted for actual legal surveys. The information contained herein is believed accurate and suitable for the limited uses, and subject to the limitations, set forth above. Mesa County makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages, including consequential damages, which may flow from the user's use of this information.



Mesa County, Colorado  
 GIS/IT Department  
 GIS.MESACOUNTY.CO







**COLTERIS COLLECTIONS**

NO.	DATE	COMMENTS

SD PRELIMINARY
PROJECT NO: 2314
SHEET NAME: SITE PLAN
DATE: 4/27/2023
SHEET NO: <b>C1.1</b>
SCALE: AS INDICATED



- EXISTING DRIVEWAY LANDSCAPE AREA TO MATCH EXISTING
- NEW PARKING STALLS
- EXISTING FENCE ENCLOSURE

**2 ENLARGED SITE PLAN**  
 C1.1 1:180

**1 SITE PLAN**  
 C1.1 1"=30'-0"

REVISION	DATE	COMMENTS

<b>SD</b>
<b>PRELIMINARY</b>
PROJECT NO: 2314
SHEET NAME: DEMO PLAN
DATE: 4/27/2023
SHEET NO: <b>D1.1</b>
SCALE: As Indicated

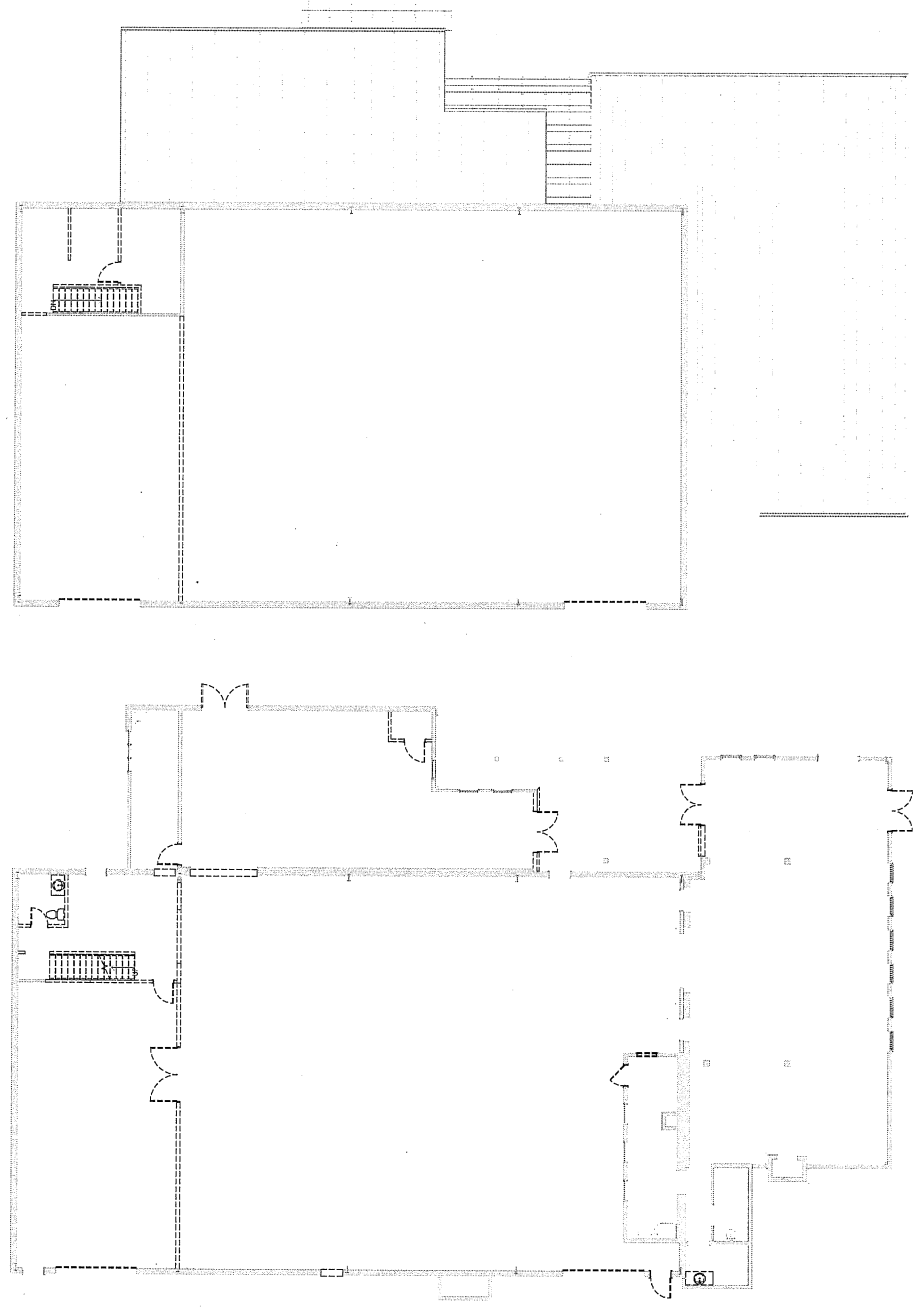
**DEMO SYMBOL LEGEND**

**GENERAL REMODEL PLAN NOTES**

- SEE PROJECT MANUAL SPECIFICATIONS AND REQUIREMENTS.
- BEFORE WORK BEGINS, THE GENERAL CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND DEMO WORK SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION.
- ALL DEMO WORK SHALL BE COMPLETED PRIOR TO THE START OF NEW CONSTRUCTION. THE PROJECT SHALL BE DEMOLISHED AS SHOWN ON THE DEMO PLAN.
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**DEMO PLAN KEYNOTES**

- DEMO PLAN KEYNOTES

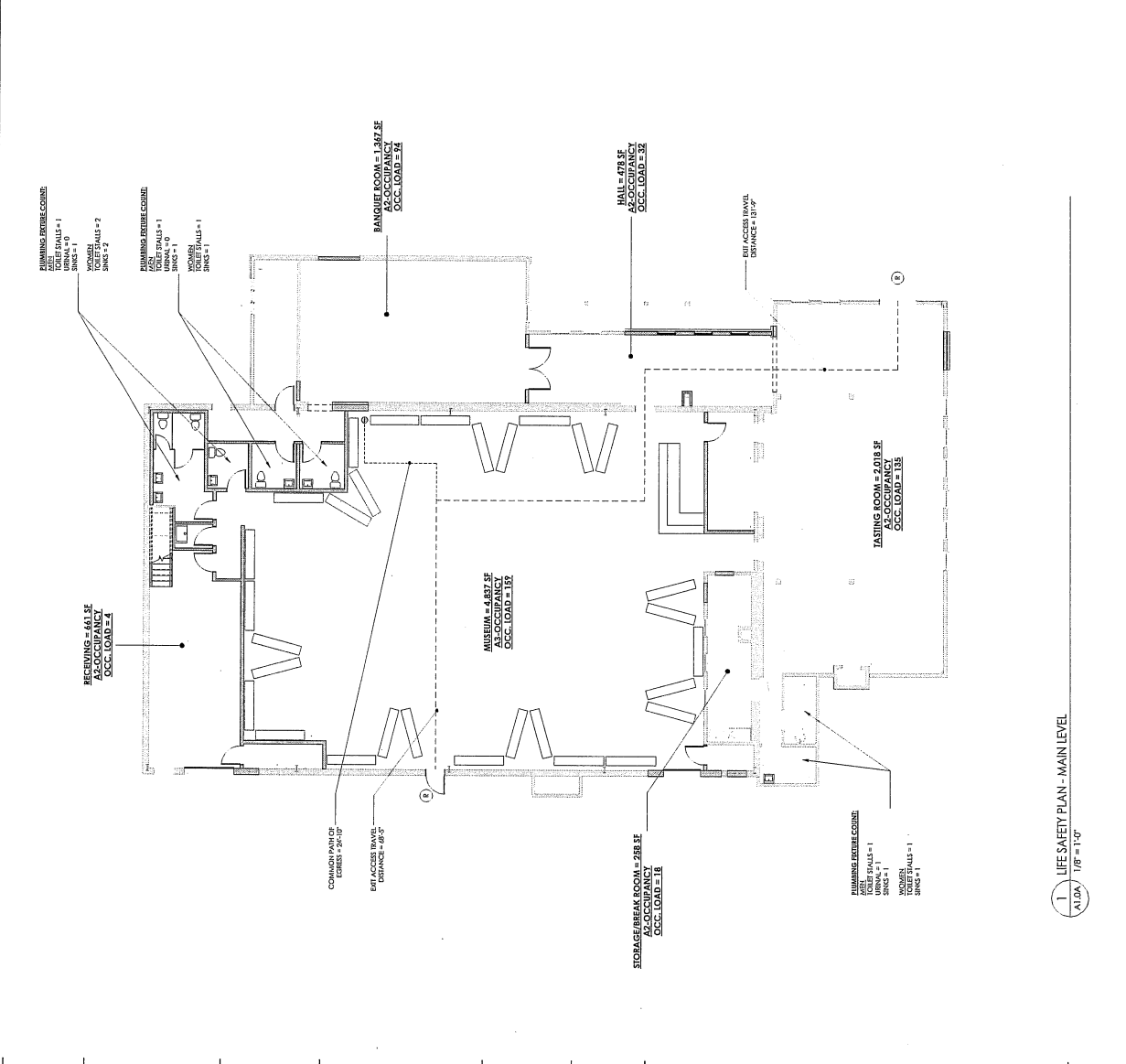


**1** MAIN LEVEL DEMO PLAN  
 D1.1 1/8" = 1'-0"

**2** UPPER LEVEL - FLOOR PLAN  
 D1.1 1/8" = 1'-0"

SYMBOL	DATE	COMMENTS

<b>SD</b>	<b>PRELIMINARY</b>
PROJECT NO:	2314
SHEET NAME:	LIFE SAFETY PLANS
DATE:	4/27/2023
SHEET NO.:	A1.0A
SCALE:	As Indicated



CODE IN USE:	
2018 INTERNATIONAL MECHANICAL CODE (IMC)	
2018 INTERNATIONAL ELECTRICAL CODE (IEC)	
2018 INTERNATIONAL PLUMBING CODE (IPC)	
2018 INTERNATIONAL FIRE CODE (IFC)	
2020 NATIONAL ELECTRICAL CODE (NEC)	
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES	

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:		
NAME	TOTAL CSF	OCCUPANCY TYPE
MAIN LEVEL	5,412	A-2
STORAGE/BREAK ROOM	238	A-2
HALL	1,528	A-2
HALL	4,897	A-2
HALL	411	A-2
OFFICE	428	B
<b>TOTAL CSF:</b>	<b>10,017 SF</b>	

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS		
ALLOWABLE FLOOR AREA (TABLE 502.2)	TYPE	HEIGHT
40,000 SF	V-A, FULLY SPRINKLERED	40' HEIGHT
		N/A

CHAPTER 6 - TYPES OF CONSTRUCTION:		
REQUIRED SEPARATION OF OCCUPANCIES (TABLE 506.4)	TYPE	HEIGHT
		N/A

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:		
EXTERIOR WALLS (SECTION 705.5)	FLOOR AND ROOF ASSEMBLIES (SECTION 711)	N/A
N/A	VERTICAL OPENINGS (SECTION 712)	N/A
N/A	ROOF PENETRATIONS (SECTION 713)	N/A
N/A	FIRE RESISTANT JOINT SYSTEMS (SECTION 714)	N/A
N/A	SMOKE BARRIERS (SECTION 715)	N/A
N/A	SMOKE PARTITIONS (SECTION 716)	N/A
N/A	CONCEALED SPACES (SECTION 718)	N/A

CHAPTER 8 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS:		
TYPE	PROVIDED	REQUIRED
FIRE ALARM AND SMOKE DETECTION (SECTION 903)	YES	YES
AUTOMATIC SPRINKLER SYSTEMS (SECTION 904)	YES	YES
PORTABLE FIRE EXTINGUISHERS (SECTION 906)	YES	YES
FIRE DETECTION SYSTEMS (SECTION 907)	NO	NO

CHAPTER 10 - MEANS OF EGRESS:			
NAME	TOTAL CSF	FLOOR AREA PER OCCUPANT	NUMBER OF OCCUPANTS
MAIN LEVEL	5,412	15	358
STORAGE/BREAK ROOM	238	15	16
HALL	1,528	15	102
BANQUET ROOM	4,897	20	245
MUSEUM	411	20	21
HALL	428	15	28
<b>TOTAL:</b>	<b>10,017 SF</b>	<b>15.0</b>	<b>445</b>

EGRESS WIDTH PER OCCUPANT (SECTION 1003)	
STAIRWAYS	OTHER EGRESS COMPONENTS
1.03 x 0.21 = 0.214'	1.03 x 0.21 = 0.214'

NUMBER OF EGRESS AND EXIT ACCESS DOORWAYS (SECTION 1006)	
STAIRWAYS	OTHER EGRESS COMPONENTS
75	75

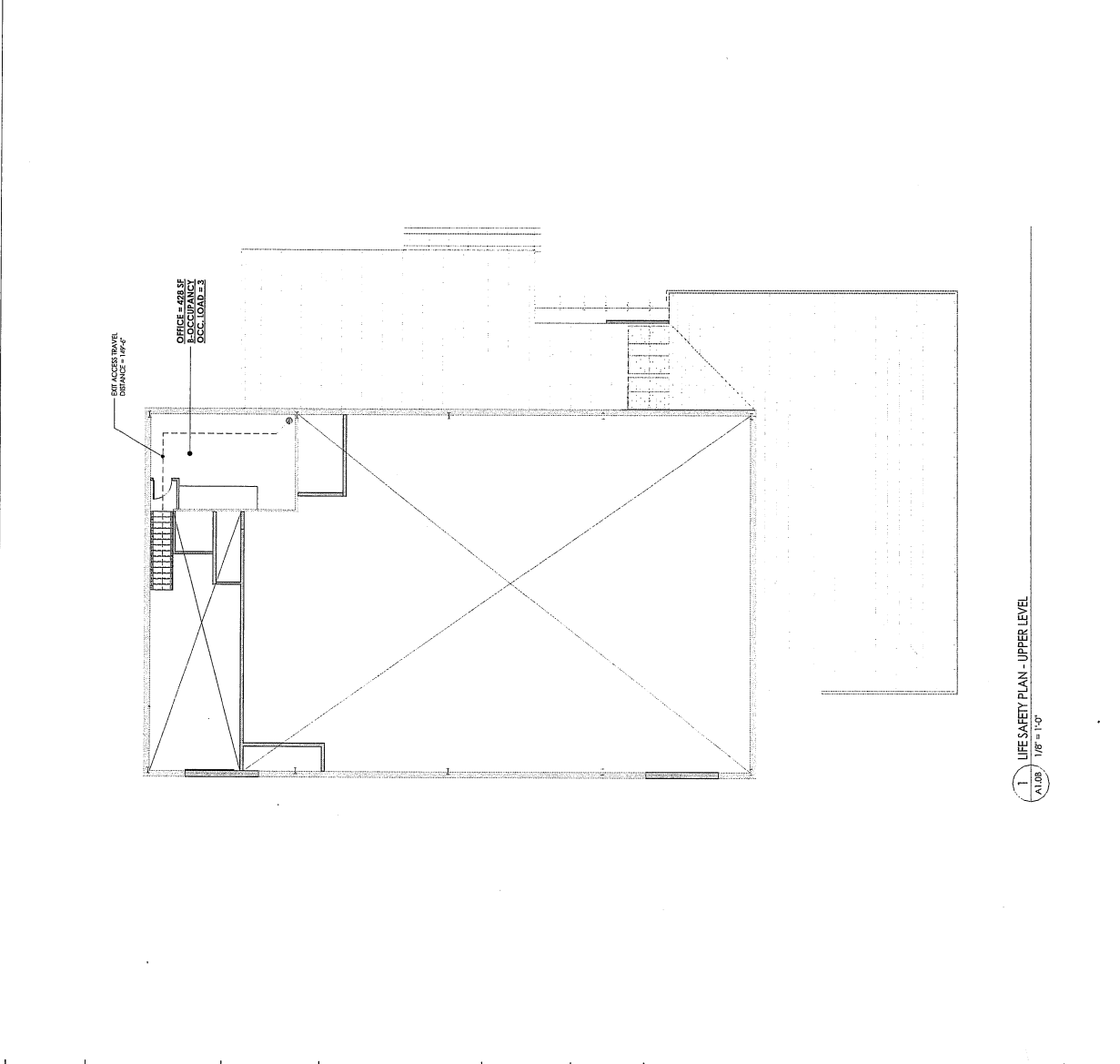
  

ACCESSIBLE EGRESS (SECTION 1009.1)	
HARDWARE (SECTION 1009.1.1)	STAIRWAYS (SECTION 1009.1.2)
NO MANUALLY OPERATED FLOOR OR SURFACE MOUNTED BOLTS ARE GRIPPING, PUNCHING OR TYPING OF THE FASTENERS.	MIN STAIRWAY WIDTH = 44"

CORRIDORS (SECTION 1003)	
MIN CORRIDOR WIDTH - 44" (PER SEC. 1003.1)	MIN CORRIDOR WIDTH - 44" (PER SEC. 1003.1)
44"	44"

**1 LIFE SAFETY PLAN - MAIN LEVEL**  
 1/8" = 1'-0"



1 LIFE SAFETY PLAN - UPPER LEVEL  
 A1.0B 1/8" = 1'-0"

**CODE IN USE:**  
 2018 INTERNATIONAL MECHANICAL CODE (IMC)  
 2018 INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC)  
 2018 INTERNATIONAL FIRE CODE (IFC)  
 2018 INTERNATIONAL BUILDING CODE (IBC)  
 2009 IBC (A17.7) ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**CHAPTER 3. USE AND OCCUPANCY CLASSIFICATION:**

NAME	TOTAL GSF	OCCUPANT TYPE
MAIN LEVEL	5,612	A-2
- TICKETS/BOAT ROOM	218	A-2
- WALL CLIFF ROOM	775	A-2
- AUDITORIUM	4,827	A-3
- OFFICE	488	A-2
<b>TOTAL GSF</b>	<b>10,447 SF</b>	

**CHAPTER 6. GENERAL BUILDING HEIGHTS AND AREAS:**

ALLOWABLE FLOOR AREA:  
 (TABLE 602.1, IBC 1004.4)  
 TYPE: N.A. FULLY SPRINKLERED  
 15,000 PER STORY, 1 STORY  
 4' RISE/STEP

REQUIRED SEPARATION OF OCCUPANCIES: N/A

**CHAPTER 6. TYPES OF CONSTRUCTION:**

FIRE RESISTANCE FOR BUILDING ELEMENTS:  
 (TABLE 601)

STRUCTURAL	EXTERIOR WALLS	EXTERIOR WALLS PENETRATIONS	ROOF	INTERIOR WALLS	INTERIOR WALLS PENETRATIONS	ROOF
0	0	0	0	0	0	0

FIRE RESISTANCE FOR EXTERIOR WALLS BASED ON SEPARATION:  
 (TABLE 602)

SEPARATION	GROUP	A-2	A-3
0	0	0	0

**CHAPTER 7. FIRE AND SMOKE PROTECTION FEATURES:**

FIRE WALL SEPARATION (SECTION 701)	N/A	FLOOR AND ROOF ASSEMBLIES (SECTION 711)	N/A
VERTICAL PENETRATIONS (SECTION 702)	N/A <td>VERTICAL PENETRATIONS (SECTION 712)</td> <td>N/A </td>	VERTICAL PENETRATIONS (SECTION 712)	N/A
FIRE PARTITIONS (SECTION 703)	N/A <td>FIRE RESISTANT JOINT SYSTEMS (SECTION 715)</td> <td>N/A </td>	FIRE RESISTANT JOINT SYSTEMS (SECTION 715)	N/A
SMOKE PARTITIONS (SECTION 704)	N/A <td>DOORS AND AIR TRANSFER OPENINGS (SECTION 717)</td> <td>N/A </td>	DOORS AND AIR TRANSFER OPENINGS (SECTION 717)	N/A
SMOKE PARTITIONS (SECTION 705)	N/A <td>CONCEALED SPACES (SECTION 718)</td> <td>N/A </td>	CONCEALED SPACES (SECTION 718)	N/A

**CHAPTER 9. FIRE PROTECTION AND LIFE SAFETY SYSTEMS:**

TYPE	YES	NO
AUTOMATIC SPRINKLER SYSTEMS (SECTION 901)	YES	NO
PORTABLE FIRE EXTINGUISHERS (SECTION 902)	YES	NO
FIRE DETECTION SYSTEMS (SECTION 903)	NO	NO

**CHAPTER 10. MEANS OF EGRESS:**  
 (TABLE 1004.5)

NAME	TOTAL GSF	OCCUPANT TYPE	FLOOR AREA PER OCCUPANT	NUMBER OF OCCUPANTS
MAIN LEVEL	5,612	A-2	15	138
STORAGE ROOM	428	A-2	15	22
WALL CLIFF ROOM	775	A-2	15	52
AUDITORIUM	4,827	A-3	30	161
OFFICE	488	A-2	30	16
<b>TOTAL</b>	<b>10,447 SF</b>		<b>150</b>	<b>3</b>

EGRESS WIDTH PER OCCUPANT:  
 (SECTION 1003)

1 STAIRWAYS	OTHER EGRESS COMPONENTS
103.4.3 - 21' 4" PROVIDED	103.4.4.3 - 58.4' 10" PROVIDED

NUMBER OF EGRESS AND EXIT ACCESS DOORWAYS:  
 (SECTION 1004)

REQUIRED EGRESS	75
MAXIMUM COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)	15

EGRESS ILLUMINATION:  
 (SECTION 1005.1)

PER MEANS OF EGRESS	15
NO MANUALLY OPERATED FLUOROPHOSPHOR (MOP) LIGHTS ARE REQUIRED TO BE PROVIDED AT THE ENTRANCE TO THE MEANS OF EGRESS UNLESS THE MEANS OF EGRESS IS A STAIRWAY WITH A WIDTH OF 44" OR MORE. (SECTION 1005.1)	NO

HANDRAILS:  
 (SECTION 1005.2)

STAIRWAYS	20"
EXIT ACCESS TRAVEL DISTANCE: (SECTION 1006.1)	14'
STAIRWAY WIDTH: (SECTION 1006.2)	44"

LEGEND:  
 (E) = REQUIRED EXIT  
 (FE) = FIRE EXTINGUISHER  
 (FEC) = FIRE EXTINGUISHER CABINET

**SYMBOL LEGEND - ENLARGED PLAN**

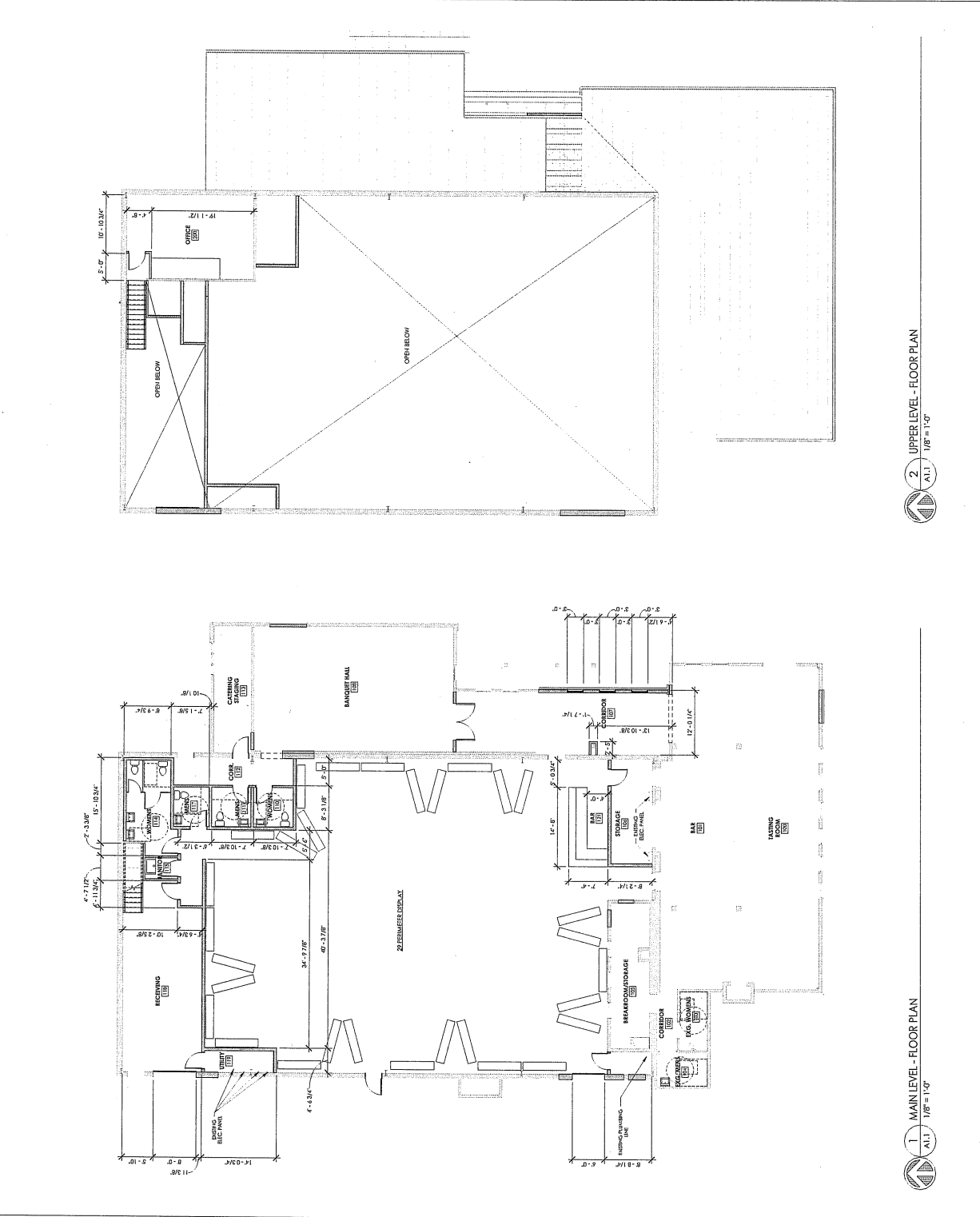
(A) -	GRAB BAR	(1) -	HOODING
(B) -	DOOR HINGE	(2) -	REVISION
(C) -	DOOR HINGE	(3) -	REVISION
(4) -	WINDOW HINGE	(4) -	REVISION
(5) -	CENTRINE	(5) -	REVISION
(6) -	WALL ANCHOR OR FASTENER	(6) -	REVISION
(7) -	HATCHING	(7) -	REVISION
(8) -	REVISION SYMBOL	(8) -	REVISION
(9) -	ASBESTOS VENT PIPE	(9) -	REVISION
(10) -	WIRE	(10) -	REVISION
(11) -	CONCRETE	(11) -	REVISION
(12) -	CONCRETE	(12) -	REVISION

**GENERAL FLOOR PLAN NOTES**

- SEE ALL DIMENSIONS FOR FINISH SURFACES UNLESS NOTED OTHERWISE.
- CONSTRUCTION DETAILS SHALL BE AS SHOWN OR AS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.
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**FLOOR PLAN KEYNOTES**

- SEE

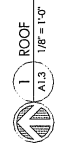
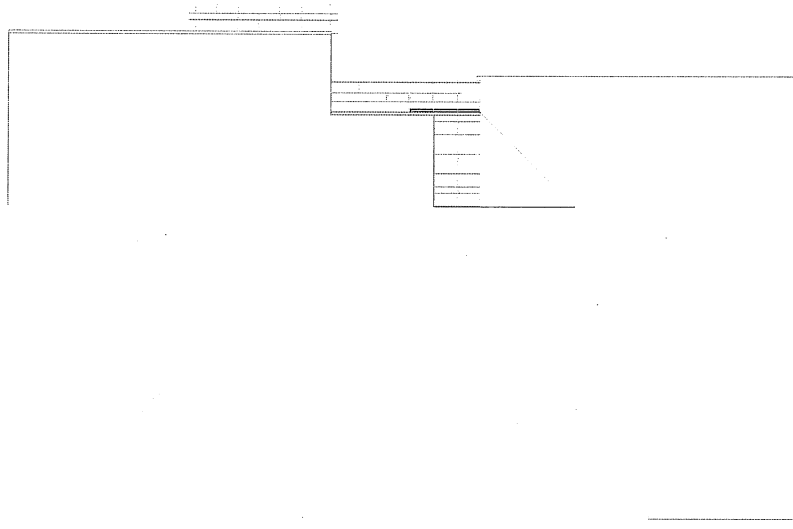


**2 UPPER LEVEL - FLOOR PLAN**  
 A1.1 1/8" = 1'-0"

**1 MAIN LEVEL - FLOOR PLAN**  
 A1.1 1/8" = 1'-0"

REVISION	DATE	COMMENTS

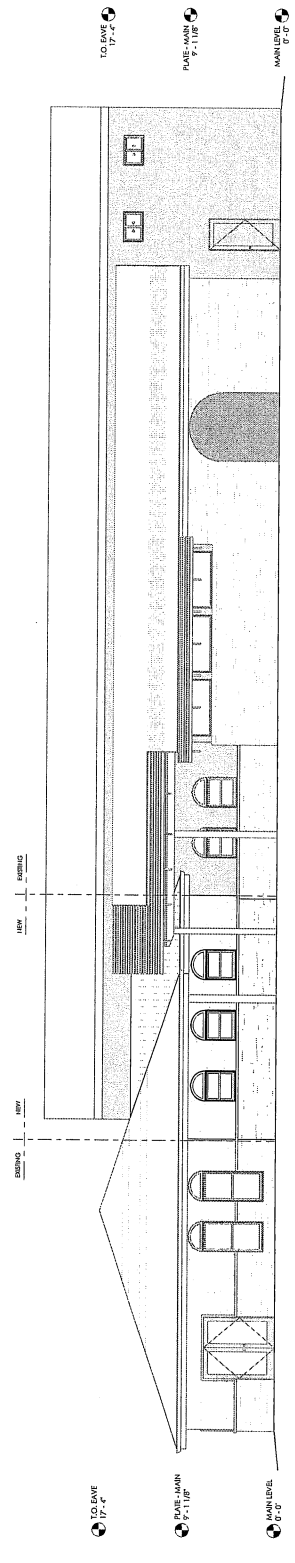
<b>SD</b> PRELIMINARY
PROJECT NO: 2314
SHEET NAME: ROOF PLAN
DATE: 4/27/2023
SHEET NO: <b>A1.3</b>
SCALE: 1/8" = 1'-0"



COLTERIS COLLECTIONS

REVISION	DATE	COMMENTS

SD PRELIMINARY
PROJECT NO: 2314
SHEET NAME: EXTERIOR ELEVATIONS
DATE 4/27/2023
SHEET NO: <b>A2.1</b>
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION  
 A2.1 3/16" = 1'-0"