

Meeting: 12/21/2022
Project: Stockyard Lofts - Stir
Applicant: Jim Bray Bray Architecture

Property Information

Location: 215 Willow Ave. **Parcel ID** 95 H A 002
Zoning: DK (Downtown Knoxville)
Description:
Multi-story, new construction, residential building.

Description of Work

Level I Minor Alteration of an Existing Building/Structure

Exterior rehabilitation of existing residential building, to create restaurant space on the southwest corner (south and west elevations). South elevation (fronting Willow Avenue) features the installation of operable multi-light garage-style doors topped by multi-light transom windows and a primary entry of a full-light double door topped by multi-light transom, with new wood-look siding panels surrounding the primary entry. The west elevation (fronting the alley) features multiple full-light entries topped by transoms, additional partial-height operable doors, and another panel of wood-look siding. Proposal also includes new exterior lighting. The project will use the existing flat-roof metal canopy. The depicted signage is not included in the current proposal, and will be submitted at a later date.

Applicable Design Guidelines

Downtown Design Guidelines

1. Building Mass, Scale, and Form

1a. Maintain a pedestrian-scaled environment from block to block.

1d. Use building materials, cornice lines, signs, and awnings of a human scale in order to reduce the mass of buildings as experienced at the street level.

1e. Avoid blank walls on street-facing elevations.

3. Building Materials

3a. Use complimentary materials and elements, especially next to historic buildings.

4. Architectural Character

4a. Encourage first floor uses that draw walk-in traffic; businesses that do not require pedestrian traffic should be located on other floors.

4b. Enhance pedestrian interest in commercial and office buildings by creating a largely transparent and consistent rhythm of entrances and windows.

4d. Differentiate the architectural features of ground floors with traditional considerations such as show-windows, transoms, friezes, and sign boards.

5. Ground Floor Windows and Doors

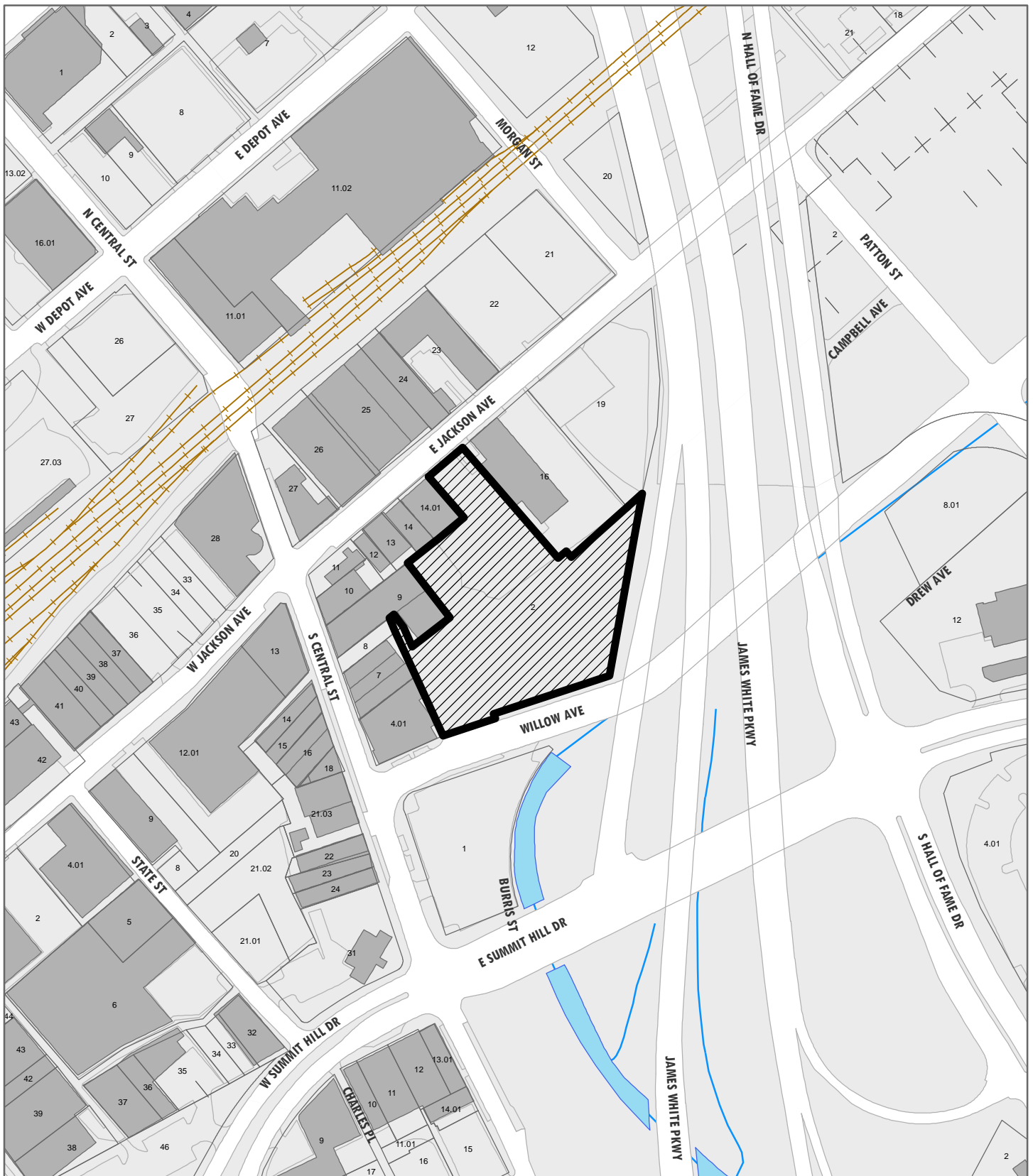
- 5a. Use consistent rhythm of openings, windows, doorways, and entries.
 - 5c. Design entrances according to the proportions of the building's height and width.
 - 5d. Consider corner entrances at the ends of blocks.
 - 5e. All windows at the pedestrian level should be clear.
-

Comments

The proposal meets the design guidelines as it establishes ground-level space accessible to the public on a building that was initially residential only. Guidelines recommend differentiating architectural features of the ground floors from upper floors using show windows, transoms, and signage, all of which will be installed with the storefront proposal. The installation of additional materials will add complexity to the building's exterior, covering concrete block elements with a decorative tile. The materials are compatible with the existing design of the building and the broader context of Central and Jackson Avenues. The wood-look exterior siding details will need to comply with the Fire District requirements, being non-combustible or fire-retardant-treated instead of just wood. While the patios are typically not in the DRB's purview, the proposed patios will create further pedestrian engagement along Willow Ave.

Recommendation

Staff recommends approval of Certificate 12-C-22-DT, subject to the following conditions; 1) if necessary, the securing of any patio easements or agreements with the City of Knoxville; 2) final selection of wood siding to meet Fire District requirements.



12-C-22-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**DOWNTOWN
DESIGN
REVIEW
BOARD**



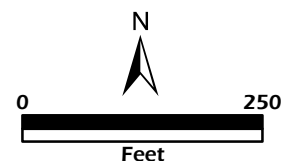
215 Willow Ave.

**Level 1: Minor alteration of an existing
building/structure**

Original Print Date: 12/6/2022
Knoxville/Knox County Planning · Downtown Design Review Board

Revised:

Petitioner: Jim Bray Architecture





DESIGN REVIEW REQUEST

- ☐ DOWNTOWN DESIGN (DK)
- ☐ HISTORIC ZONING (H)
- ☐ INFILL HOUSING (IH)

Applicant

Date Filed

Meeting Date (if applicable)

12-C-22-DT

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Owner ☐ Contractor ☐ Engineer ☐ Architect/Landscape Architect

Name

Company

Address

City

State

Zip

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- ☐ Signs ☐ Alteration of an existing building/structure

Level 2:

- ☐ Addition to an existing building/structure

Level 3:

- ☐ Construction of new building/structure ☐ Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

☐ Brief description of work: _____

HISTORIC ZONING

Level 1:

- ☐ Signs ☐ Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- ☐ Major repair, removal, or replacement of architectural elements or materials ☐ Additions and accessory structures

Level 3:

- ☐ Construction of a new primary building

Level 4:

- ☐ Relocation of a contributing structure ☐ Demolition of a contributing structure

See required Historic Zoning attachment for more details.

☐ Brief description of work: _____

INFILL HOUSING

Level 1:

- ☐ Driveways, parking pads, access point, garages or similar facilities ☐ Subdivisions

Level 2:

- ☐ Additions visible from the primary street ☐ Changes to porches visible from the primary street

Level 3:

- ☐ New primary structure
☐ Site built ☐ Modular ☐ Multi-Sectional

See required Infill Housing attachment for more details.

☐ Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- ☐ Downtown Design Checklist
☐ Historic Zoning Design Checklist
☐ Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- ☐ Property Owners / Option Holders

Level 1: \$50 • Level 2: \$100 • Level 3: \$250 • Level 4: \$500

FEE 1:

FEE 2:

FEE 3:

TOTAL:

ROOM NAME		ROOM NAME/NUMBER	(A) — — —	STRUCTURAL GRID
	101	ENLARGED DETAIL	(1) — — —	GLAZING NUMBER
	101.1	DETAIL TAG	(101) — — —	DOOR NUMBER
	101.2	ELEVATION TAG	(1) — — —	PARTITION TYPE
	101.3	WALL SECTION TAG	(101.2) — — —	FINISH TAG
	101.4	BUILDING SECTION TAG	(101.2) — — —	ELEVATION SYMBOL
	101.5		(101.2) — — —	
	101.6		(101.2) — — —	
	101.7		(101.2) — — —	
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	101.47		(101.2) — — —	

[illegible]

PROJECT LOCATION
215 WILLOW AVE. KNOXVILLE, TN 37915

NORTH



DRB Set
12/2/22

A0.0	COVER SHEET
A1.0	SITE & ROOF PLAN
A2.2	FURNATURE & FINISH PLAN
A3.0	EXTERIOR ELEVATIONS & 3D VIEWS
A3.1	EXISTING PHOTOS OF EXTERIOR
A5.0	WALL SECTIONS
A7.1	FINISH SPECIFICATIONS

OWNER

Square One Holdings
407 East 5th Street
Custatiano, TN 37403
(904) 501-1888
Contact: Jamie Walton
Email: Jamie.Walton@SQ1Holding.com

ARCHITECT

Bray Architecture, Inc.
1300-C Yellow Pine Ave.
Boulder CO 80304
(303) 444-1598
Contact: Jim Bray
email: jim@brayarchitecture.net

STRUCTURAL ENGINEER

Gebau Structural Engineers
1121 Broadway, # 201
Boulder CO 80302
(303) 444-8545
Contact: Joel Ambrosino
email: joel@gebau.com

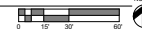
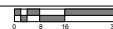
MEP ENGINEER

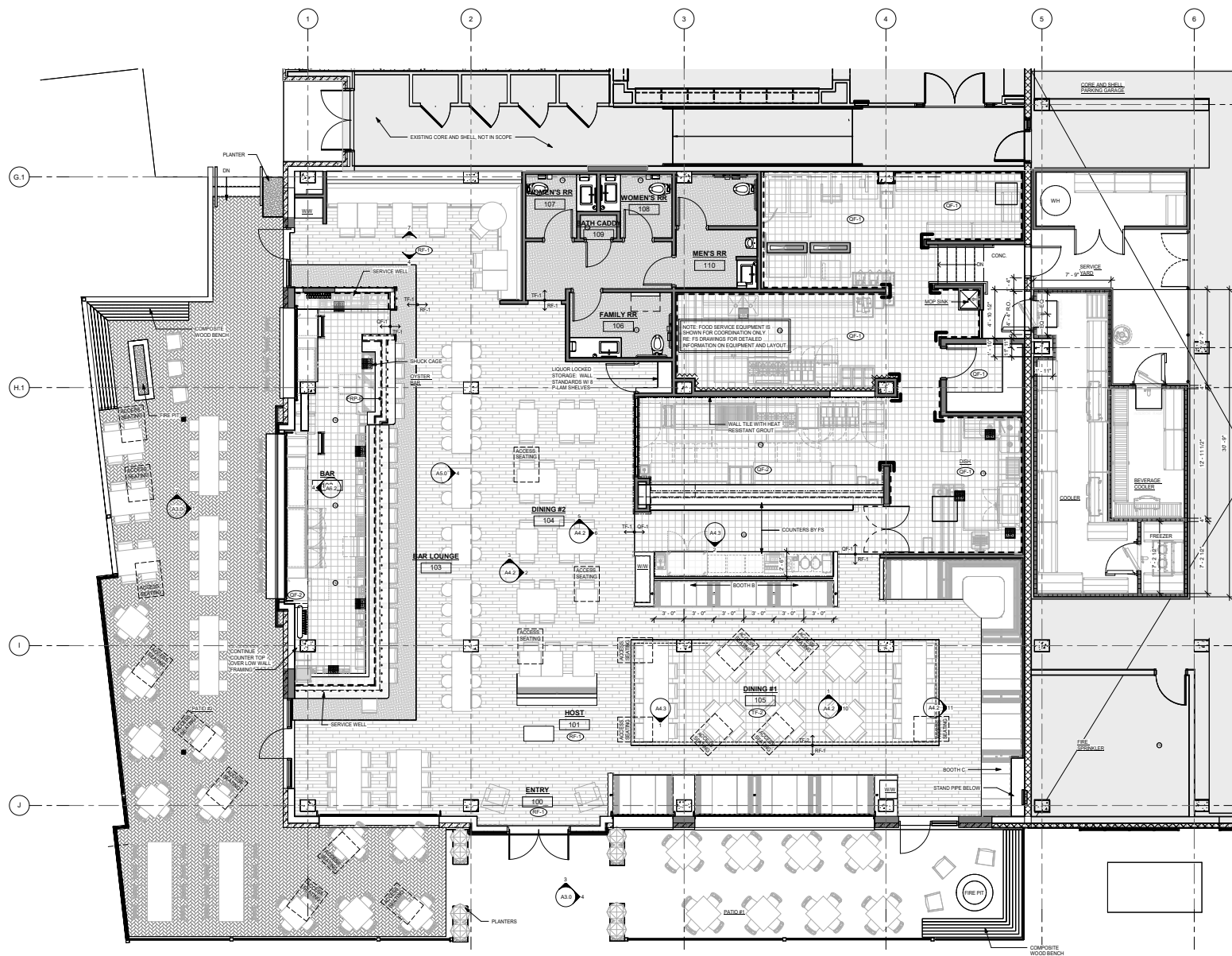
Boulder Engineering Company
1717 15th Street
Boulder CO 80302
(303) 444-8038
Contact: Ethan Miley
email: ethan@coudersengineering.com

FOOD SERVICE

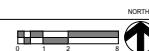
KEC Advisors
(336) 287-5361
Contact: Ann Kiker
Email: ann@thetractoralp.com







<u>PROJECT ADDRESS</u>	215 WILLOW AVE KNOXVILLE, TENNESSEE - 37915
<u>PROJECT DESCRIPTION</u>	NEW RESTAURANT TENANT FINISH IN EXISTING SHELL BUILDING.
<u>ZONING</u>	CITY OF KNOXVILLE ZONING - C-2 / D-1 CENTRAL BUSINESS DISTRICT WITHIN THE DOWNTOWN OVERLAY.
<u>OCCUPANCY GROUP</u>	A-2, RESTAURANT (MOST RESTRICTIVE)
<u>CONSTRUCTION TYPE</u>	EXISTING SHELL CONSTRUCTION: RETAIL TYPE I-A GARAGE TYPE I-A (APARTMENTS TYPE I-A-A - NOT IN T.J. SCOPE) AUTOMATIC FIRE SPRINKLER SYSTEM
<u>TENANT FLOOR AREA</u>	LEASE AREA 5424 sf





1 FURNITURE & FINISH PLAN
A2.2 1/4" = 1'-0"



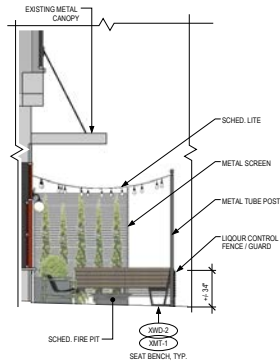
WALL FINISH LEGEND  WALLS WITH FRP PANELING UP TO 6" A.F.F.  WALLS WITH FULL HEIGHT STAINLESS STEEL PANELS  WALLS WITH DECORATIVE TILE HEIGHT AS INDICATED ON N.T. ELEV.  WALLS WITH DECORATIVE WOOD PANEL, WAINSCOTING HEIGHT AS INDICATED ON N.T. ELEV.  FULL HEIGHT STAINLESS STEEL "L" CORNER GUARD  FULL HEIGHT STAINLESS STEEL "T" CORNER GUARD		
WALL FINISH NOTES 1. INTERIOR WALL AND CEILING FINISHES TO HAVE A FLAME SPREAD INDEX NOT GREATER THAN CLASS C AT ROOMS AND ENCLOSURES AND CLASS B AT CORRIDORS PER IRC (2018) TABLE 603.13 2. INTERIOR FLOOR FINISHES AND FLOOR COVERING MATERIALS SHALL NOT BE LESS THAN CLASS II PER ICC (2018) TABLE 603.4.2 3. COOLER WALLS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A DEVELOPMENT COEFFICIENT INDEX OF NOT MORE THAN 400 PER IRC (2018) TABLE 603.3.3 4. PROVIDE INTERIOR ELEVATIONS FOR ADDITIONAL FINISHES OVERHEAD 5. PROVIDE STAINLESS STEEL WALL CAPS AT ALL WIND WALLS LESS THAN 6" WIDE AND CORNER GUARDS AT ALL EXTERIOR CORNERS FROM TOP OF COVE TO 6" WIDE CEILING OR AT FINISH AREA 6. PROVIDE GALVALUME CLOSURE STRIPS AT ALL OUTSIDE CORNERS OF COOLERS BUTTING TO WALLS 7. PROVIDE S.S. TRANSITION STRIPS AT ALL FLOORING MATERIAL CHANGES AS REQUIRED, TWO BE AS TYP FOR PROFILES 8. SEE INTERIOR ELEVATIONS FOR LOCATIONS OF MURALS AND ADDITIONAL FINISH INFORMATION		
SEATING SUMMARY		
TYPE	TABLES	SEATS
BAR / LOUNGE		
1- TOPS	-	18
2- TOPS	7	12
3- TOPS	1	3
4- TOPS	7	42
TOTAL	14	73
DINING #2		
2- TOPS	4	14
3- TOPS	7	6
TOTAL	11	20
DINING #1		
2- TOPS	4	8
3- TOPS	13	52
6- TOPS	1	6
9- TOPS	2	18
TOTAL	20	84
TOTAL INDOOR	45	157
PATIO SEATING		
STOOLS	-	12
TABLE SEATING	8	12
4- TOPS	22	88
8- TOPS	5	40
TOTAL	27	152
TOTAL	TABLES	SEATS
	72	340
SEE ADDITIONAL REQUIREMENTS TO ANSI A117.1-2009 CODES: 305.7.2, 306, 902.2, 902.3 & 902.4.		
TABLES/ACCESSIBLE SEATING SEE ADDITIONAL REQUIREMENTS TO ANSI A117.1-2009 CODES: 305.7.2, 306, 902.2, 902.3 & 902.4.		
DINING/ LOUNGE	= 189 SEATS X 0.65 = 124 SEATS	
PATIO:	= 156 SEATS X 0.65 = 101 SEATS	



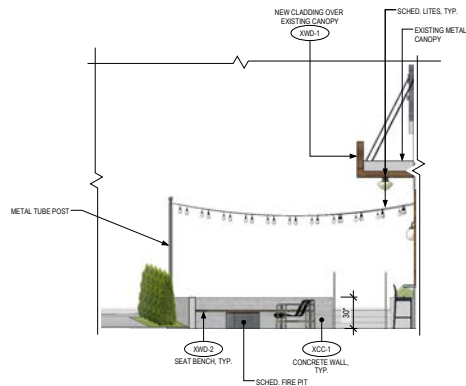
6 EXT. PERSP. - SOUTH (WILLOW)
A3.0 NTS



5 EXT. PERSP. - WEST (ALLEY)
A3.0 NTS



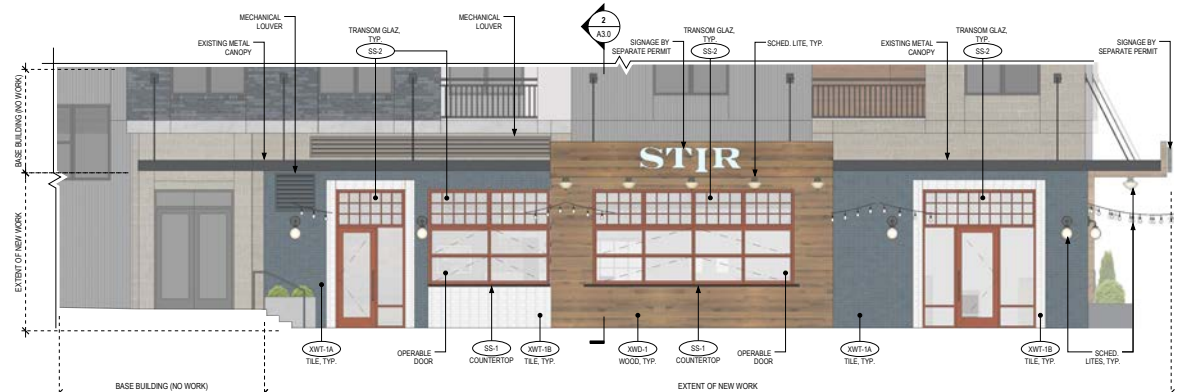
4 EXT. ELEV. - SOUTH PATIO (WILLOW AVE)
A3.0 1/4" = 1'-0"



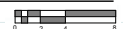
2 EXT. ELEV. - WEST PATIO (ALLEY)
A3.0 1/4" = 1'-0"



3 EXT. ELEV. - SOUTH (WILLOW AVE)
A3.0 1/4" = 1'-0"



1 EXT. ELEV. - WEST (ALLEY)
A3.0 1/4" = 1'-0"





Existing North Elevation



Existing South Elevation



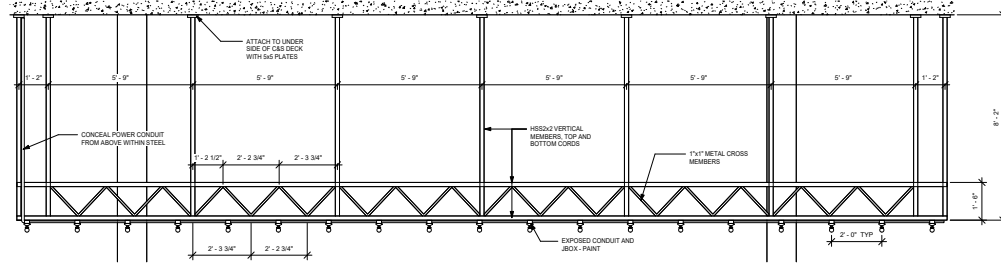
Existing North sidewalk patio



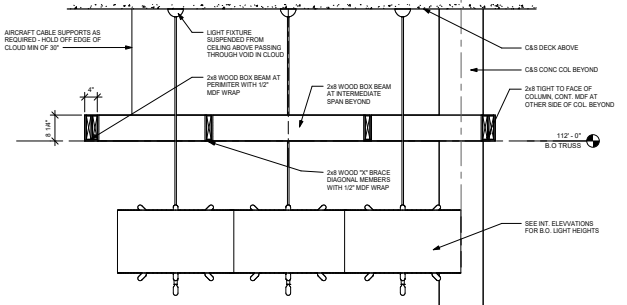
Existing typical facade



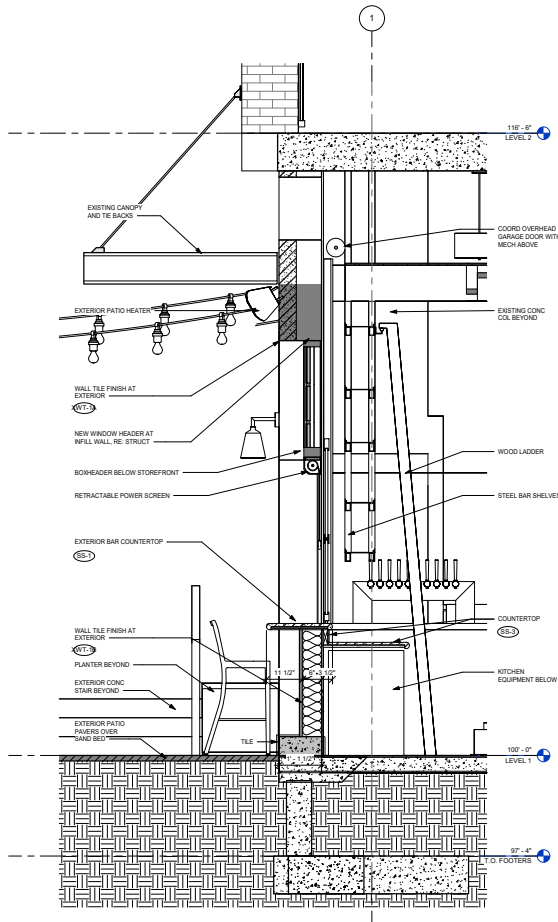
Original rendering of project



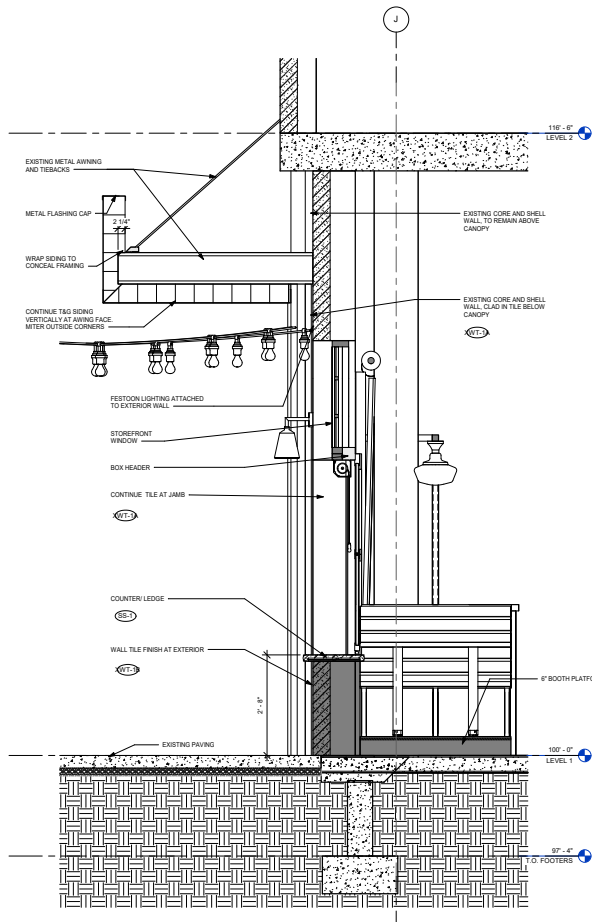
4 LOUNGE LIGHT TRUSS
A.S.D. 3/4" = 1'-0"



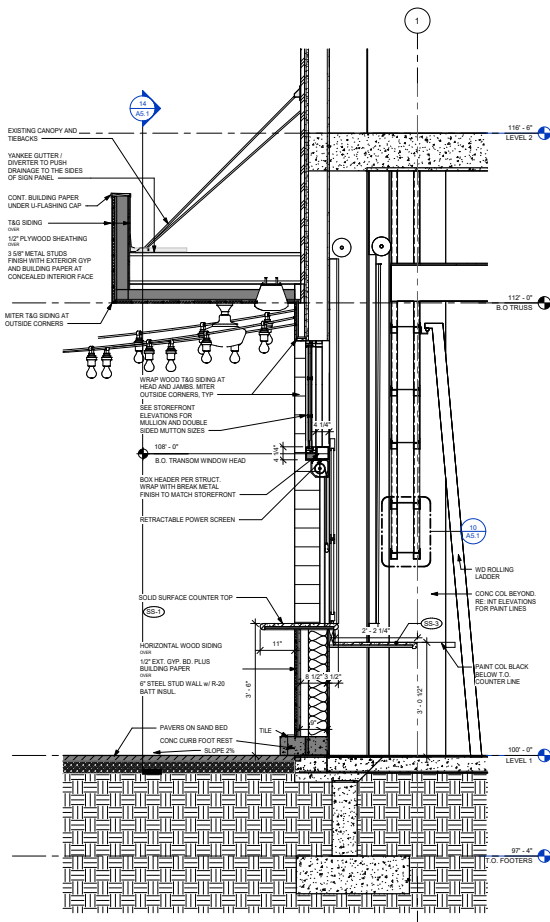
5 DINING CLOUD SECTION
A.S.D. 3/4" = 1'-0"



3 NORTH WEST WALL SECTION
A.S.D. 3/4" = 1'-0"



2 SOUTH WALL WALL SECTION
A.S.D. 3/4" = 1'-0"



1 WALL SECTION @ BAR 1
A.S.D. 3/4" = 1'-0"

FINISHES SPECIFICATIONS – INTERIOR & EXTERIOR

TAG	APPLICATIONS / LOCATIONS	MANUFACTURER	PRODUCT	COLOR / FINISH	SIZE / TYPE	NOTES
FLOORING						
GF-1	WALK-OFF MAT (ENTRANCE)					NOT USED
GF-2	QUARRY TILE, TEXTURED (KITCHEN, BAR, BOB)	DALTILE	QUARRY, GURE TREND	BROWN CLAY 0087	6" x 6"	INSTALL STACK GROUT COLOR: T80
GF-2	QUARRY TILE, SMOOTH (BELOW EQUIPMENT ONLY: KITCHEN, BAR, BOB)	DALTILE	QUARRY, SMOOTH	BROWN CLAY 0087	6" x 6"	INSTALL STACK GROUT COLOR: T80
WF-1	LVT (LOUNGE, DINING)	MAHONIAN	DA VINCI, GLUE DOWN	SCORCHED OAK, SMOOTH, STANDARD BEVEL EDGE	3" x 36"	INSTALL: RANDOM, PER FINISH PLAN GROUT COLOR: T80
WF-1	TILE (RESTROOMS, BAR, APRON)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	OC MOSAICS II, GLAZED PORCELAIN MOSAIC	WHITE WHITE BASKET WEAVE, WFC0107-12MT	12" x 12" SHEET	INSTALL: SHEET GROUT COLOR: T80
WF-2	TILE (DINING MEET)	MAHATZ	D. SECOND GLAZED PORCELAIN	DEEP BLUE, DOUBLE DIAMOND (4 PICKS) CHALK, W/SHADOW/SMOKE (BLDG)	12" x 12" SHEET	INSTALL: PER FINISH PLAN GROUT COLOR: T80
WALL, TILE						
WT-1	QUARRY TILE, COVE BOLE (KITCHEN, BAR, BOB)	DALTILE	SMOOTH			ALUM Joints W/ FLOOR TILES
WT-2	WHITE SUBWAY (WANSKOT RESTROOMS)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	COLOR COLLECTION	1075, SNOW WHITE BRIGHT GLOSS	3" x 6"	INSTALL: RUNNING 1/2" OFFSET, RE. ELEVATIONS GROUT COLOR: T80
WT-3	BLACK SUBWAY COVE (DINE RESTROOMS)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	COLOR COLLECTION	UTRA, BLACK BRIGHT GLOSS	3" x 6"	INSTALL: RUNNING, RE. ELEVATIONS GROUT COLOR: T80
WT-4	WHITE MARBLE-LOOK (LOUNGE / KITCHEN)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	CARRARA SELECT	CHALCATA RENOVIE, POLISHED	12" x 24"	INSTALL: RUNNING 1/2" OFFSET, RE. ELEVATIONS GROUT COLOR: T80
WT-5	BLACK MARBLE-LOOK (WANSKOT BAR)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	LOOK GLAZED PORCELAIN	NERO	2.25" x 9.5" (8mm x 2.36m)	INSTALL: VERTICAL STACK, RE. ELEVATIONS GROUT COLOR: T80
WT-6	RED SUBWAY (KITCHEN)	DALTILE	RITTENHOUSE SQUARE, GONI	VERMILION, GLOSS	3" x 6"	INSTALL: RUNNING 1/2" OFFSET, RE. ELEVATIONS GROUT COLOR: T80
XWT-1A	BLUE GLAZED TILE (EXTERIOR FACADE)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	ZELLIGE CERAMIC WALL	DEEP BLUE	2.5" x 16"	INSTALL: RUNNING 1/2" OFFSET, RE. ELEVATIONS GROUT COLOR: T80
XWT-1B	WHITE GLAZED TILE (EXTERIOR FACADE)	OLENROCK DIST. 303-781-8453 REP. AURORA SALINAS	ZELLIGE CERAMIC WALL	WHITE	2.5" x 16"	INSTALL: HORIZONTAL STACK, RE. ELEVATIONS GROUT COLOR: T80
WALL, BASE (NON-TILE)						
WB-1	PVC WALL BASE	ADEX		PANIC, T80	1 1/4" (3/4" x 5-1/2")	VE ALTERNATE TO WB-2
WB-2	STAINED WOOD WALL BASE	GC	FLAM-SHOWN OAK HARDWOOD, STAINED	MINIMAL, DROWN SUM-TING, GL. W/ SATIN POLY.	1 1/4" (3/4" x 5-1/2")	
WB-3	VINYL COVE BASE	FLEXCO or EQUAL		BLACK	4" (H)	BOH OFFICES
ACOUSTIC CEILING TILE						
ACT-1	2' x 4' VINYL KITCHEN TILE	USO SHEETROCK	CLIMAPLUS PERFORMANCE VINYL LAMINATED OPTIMUM CEILING TILES	FLAT WHITE	SQUARE EDGE	USE DOWN BRAND DX/DX24 9/16" EXPOSED TEE TRACK & M7 3/4" MOLING - FLAT WHITE
ACT-2	2' x 2' STAMPED METAL PANEL	AMERICAN TIN	PATTERN PFS, DRIP-IN	UNFINISHED, FIELD PAINT COLOR T80		FIELD PAINT TEE TRACK SYSTEM TO MATCH
ACT-3	2' x 2' ACOUSTIC CEILING TILE	USO SHEETROCK	PROST BASIC ACOUSTICAL PANELS - SC5077	FLAT WHITE	SQUARE REGULAR 9/16"	USE DOWN BRAND DX/DX24 9/16" EXPOSED TEE TRACK & M7 3/4" MOLING - FLAT WHITE
CONCRETE						
CC-1	INTERIOR FLOOR	GC				
CC-1	EXTERIOR (SOUTHWEST PATIO WALL)	GC		BOARD FORM CONCRETE		
CCP-1	EXTERIOR PAVEN (SOUTHWEST PATIO)	PAVESTONE	HOLLAND 45mm	COLOR T80	1.77m/57x24.94 in (45x200x100 mm)	INSTALL: PER PLAN
FIBERGLASS REINFORCED PANELS (FRP)						
FRP-1	WHITE FRP PANELS	OMNITE or EQUAL	EMERSON WHITE	B0	4' x 10' SHEET	INSTALL OVER 5/8" COX FPLYWOOD, COORD. W/ FOOD SERVICE DRAWINGS
FRP-2	BLACK FRP PANELS	OMNITE or EQUAL	EMERSON BLACK	1201	4' x 10' SHEET	INSTALL OVER 5/8" COX FPLYWOOD, COORD. W/ FOOD SERVICE DRAWINGS
GLASS						
GL-1	CLEAR, TEMPERED (STOREFRONT)	GC				RE. EXT. ELEV. & DETAILS
GL-2	SECURING, FIBERED/FLUID (STOREFRONT TRANSOM)	BENOMEN OR EQUAL				RE. EXT. ELEV. & DETAILS
GL-2A	APPLIED FILM OR CLEAR TEMPERED GLASS (STOREFRONT TRANSOM)	SOLIX	SLINGLAS	3X-1262, 1/4" REDDED GLASS		VE ALT TO GL-2
GL-3	MIRROR GLASS, SHARDED (OVERSIZED WALL MIRRORS, RESTROOM DOORS)	GC				RE. INT. ELEV. & DETAILS
GL-4	MIRROR GLASS (RESTROOM DOORS INTERIOR SIDE)	GC				RE. INT. ELEV. & DETAILS
HARDWARE						
HW-1-33	PULLS & MELLWORK CHBS.	GC		WHITE BLACK		
HW-1-33	PULLS & MELLWORK CHBS.	GC		WHITE BLACK		
HW-21	GLIDES & MELLWORK CHBS.	BLUM	TANDEM			SOFT / SELF CLOSE
HW-31	HINGES & MELLWORK CHBS.	BLUM	CLIP TOP			SOFT CLOSE
METALS						
MF-1	STAINLESS STEEL	GC		POLISHED		LIGHT GRADE
MF-2	COLD-ROLL STEEL SHEET & TUBE (INTERIOR)	GC		BLACKENED, MAX FINISH (U.N.G.)		LIGHT GRADE
MF-3	2" x 2" PRESSED METAL TILES (BAR DIE WALL FACE)	AMERICAN TIN	PATTERN #21	OIL RUBBED BRONZE		RE. INT. ELEV. & DETAILS
MF-4	METAL MESH (HOST STAND)	MONOMELS	OVERSIZED METAL MESH, FLATTENED, CARBON STEEL, COIL ROLLER, 3" NO. 16 FLATTENED, 81% OPEN AREA	PAIN SEM-GLASS BLACK		PROVIDE SAMPLE FOR REVIEW
XMF-1	COLD-ROLL STEEL SHEET & TUBE (EXTERIOR)	GC		BLACKENED, MAX FINISH (U.N.G.)	24 GA	RE. EXT. ELEV. & DETAILS

FINISHES SPECIFICATIONS – INTERIOR & EXTERIOR

TAG	APPLICATIONS / LOCATIONS	MANUFACTURER	PRODUCT	COLOR / FINISH	SIZE / TYPE	NOTES
PAINT – INTERIOR						
PT-01	WALL / CEILING (FIELD LOUNGE DINING)	SHERWIN WILLIAMS			T80	
PT-02A	DARK COLUMN ACENT				T80	STAIN / WASH OVER EXISTING CONCRETE COLUMNS
PT-02B	LIGHT COLUMN ACENT				T80	STAIN / WASH OVER EXISTING CONCRETE COLUMNS
PT-03	WALL (BLUE ACCENT: EXPO)	SHERWIN WILLIAMS			T80	
PT-04	WALL (DARK ACCENT: LOUNGE REAR)	SHERWIN WILLIAMS			T80	
PT-05	WALL / CEILING (ACCENT: BARROOMS)	SHERWIN WILLIAMS			T80	
PT-06	BOH METAL DOORS / FRAMES	SHERWIN WILLIAMS			T80	
PAINT – EXTERIOR						
WPT-01	METAL PAINT (LUXOR GUMS / FENCE, HANDRAILS)				T80	
WPT-02						
PLASTIC LAMINATE						
ML-1	MELBORN (CABINET INTERIORS)	WFR.	MELANIE, BLACK	WHITE		VE ALTERNATE TO SS-1 ADD 1/2 OAK HARDWOOD EDGE AT EXPOSED SIDES W/ 1/2" CHAMFER, STAINED COLOR: T80
PL-1	COUNTERTOP (BAR STATIONS)	FORMICA	PLASTIC LAMINATE	T80		VINYL EDGE BANDING TO MATCH
PL-2	COUNTERTOP (OFFICES)	FORMICA	PLASTIC LAMINATE	T80		
SOLID SURFACE						
SS-1	COUNTERTOP (BAR STATIONS)	GC	GRANITE, BLACK	FLAMED, LAMINATED	3CM	RALLIPOSE EDGES, RE. DETAILS ROUN. CORNERS PER PLAN
SS-2	COUNTERTOP (OVER BAR, RESTROOMS)	GC	MARBLE, WHITE CARRERA	HONED	3CM	RALLIPOSE EDGES, RE. DETAILS ROUN. CORNERS PER PLAN
XSS-1	EXTERIOR COUNTERTOP (COLUM TABLES)	GC	QUARTZ	HONED	3CM	EXED EDGES
TRANSITION STRIPS						
TS-1	TILE-TO-CONC.	SCHLUTER	JOLLY	ANODIZED ALUM., BRUSHED GRANITE		RE. INT. ELEV.
TS-2	TILE-TO-TILE (OUTER CORNER)	SCHLUTER	ROMBO	ANODIZED ALUM., BRUSHED GRANITE		RE. INT. ELEV.
TS-3	TILE-TO-CONCRETE	SCHLUTER	TRIMO-U	BRASS, BRUSHED		RE. FINISH PLANE
TS-4	TILE-TO-LVT	SCHLUTER	SHINE	BRASS, BRUSHED		RE. FINISH PLANE
TS-5	CONCRETE-TO-FINE	SCHLUTER	TRIMO-RAMP			RE. FINISH PLANE
WOOD						
WD-1	WANSKOT PANELING, MELLWORK CHBS, SHELVING (LOUNGE, DINING)	GC	FLAM-SHOWN OAK VENEER PLYWOOD	VINYL, EARLY AMERICAN SEM-TRANS. OIL W/ SATIN POLY.	1/2" THICK	RE. INT. ELEV. & DETAILS
WD-2	WALL TIE (WANSKOT TRIM, PART-IT WALL CAPS)	GC	FLAM-SHOWN OAK HARDWOOD	MINORIE TENDS SEM-TRANS. OIL W/ SATIN POLY.		RE. INT. ELEV. & DETAILS
WD-3	RECAURAGE WOOD CLADDING (LOUNGE)	GC	PROVIDE SAMPLE			RE. INT. ELEV. & DETAILS
WD-4	PAINT CEILING JOISTS & KICKERS	GC	DOUG. FR	VINYL, T80	2x12	RE. ROF & DETAILS
WD-5	CEILING CLOUD (DINING)	GC	1/2" MDF ON 2x6 SUBFRAMING	PAINC, T80		RE. ROF & DETAILS
WD-6	BOOTH SEATING SLATS	GC	B-GRADE REHWOOD	VINYL, T80	1x4	RE. INT. ELEV. & DETAILS
WD-7	MDF WALL TRIM (EXPO HEADQU)	GC	MDF, PAINTED	COLOR T80	1x4	RE. INT. ELEV. & DETAILS
XWD-1	EXTERIOR WOOD CLADDING (ENTRIES, CEILING LUMINO)	THEMORY USA	BENCHMARK CLEAR PINE CLADDING, 1x4, C19 LUM	PENETRATING PROTECTIVE OIL	1x4	RE. INT. ELEV. & DETAILS
XWD-2	EXTERIOR WOOD SLATS (PATIO BENCHES)	GC	WHITE OAK	VINYL, T80	2"x12"	RE. INT. ELEV. & DETAILS
SPECIALTIES						
RS-1	TOYROOM DOOR SCREENS (LOUNGE, DINING)	PHANTOM or EQUAL	E-SCREEN, 3/8 OPENNESS	CHROMEAL / CHROMEAL		PROVIDE POWER FOR MOTORIZED USAGE
WC-1	WALL COVERING (MALLWAY)	FLANGRAPER.COM	OFFICE BANOQUIN	VIOLET BRASS		PREP WALLS AS REQ. PER MANUF. RECOMMENDATIONS.
RP-1	RESTROOM PARTITIONS					NOT USED
XFP-1	ROUND FIRE PIT	ORE	CYLINDER FIRE PIT, BLACK GRANITE TOP, INT. GAS, ELEC. DTE	OXIDIZED ZINC PATINA, LANA ROCK	36"DAx110"	COORD. W/ MEP; ENSURE LEVEL SURFACE
XFP-2	RECT. FIRE PIT	ORE	UNEAR FIRE PIT, BLACK GRANITE TOP, INT. GAS, ELEC. DTE	OXIDIZED ZINC PATINA, LANA ROCK	59"x22"x17H	COORD. W/ MEP; ENSURE LEVEL SURFACE
XP-1	EXT. RECT. PLANTER, CONCRETE (SOUTH MAIN ENTRY)	WALSAU	RECTANGULAR CONCRETE PLANTER W/ DRAIN HOLE	ASB NIGHT, ACID WASH	24"x42"x30"H	VERIFY QTY. 4
XP-2	EXT. RECT. PLANTER, CONCRETE (WEST SIDE ENTRY)	WALSAU	RECTANGULAR CONCRETE PLANTER W/ DRAIN HOLE	ASB NIGHT, ACID WASH	24"x48"x30"H	VERIFY QTY. 1
XP-3	EXT. RECT. PLANTER, CONCRETE (SOUTH PATIO)	WALSAU	RECTANGULAR CONCRETE PLANTER W/ DRAIN HOLE	ASB NIGHT, ACID WASH	24"x36"x34"H	VERIFY QTY. 1
XP-4	EXT. RECT. PLANTER, CONCRETE (ENTRY)	WALSAU	RECTANGULAR CONCRETE PLANTER W/ DRAIN HOLE	ASB NIGHT, ACID WASH	24"x36"x34"H	VERIFY QTY. 2
UPHOLSTERY						
UP-1	WALL FABRIC (BOOTH SEAT CUSHION)	T80				RE. INT. ELEV. & DETAILS
UP-2	WALL FABRIC (BOOTH SEAT CUSHION)	T80				TUFTED; RE. INT. ELEV. & DETAILS

FINISH NOTES:

1. PROVIDE PHYSICAL AND/OR DIGITAL SAMPLE SUBMITTALS TO ARCHITECT FOR ALL INTERIOR AND EXTERIOR FINISHES.
2. PROVIDE MANUFACTURER GROUT COLOR CHART/SAMPLES TO ARCHITECT & OWNER.
3. REFERENCE SPECIFICATION FOR FURTHER TILE SETTING METHODS.
4. WATERPROOF ALL WET AREAS, FLOORS AND WALLS UP TO 4" VERTICALLY & 1" HORIZONTALLY, INCLUDING RESTROOMS, BAR, KITCHEN & MECHANICAL AREAS FOR FLOORING MANUFACTURER'S RECOMMENDED PRODUCT.
5. USE GRADE PENETRABLE SEALANT BETWEEN ALL DISJUNCTION MATERIALS WHERE ONE OR BOTH OF THE MATERIALS ARE PENETRABLE.
6. PAINT SEALANT TO MATCH PAINTED SURFACE. AVOID THE USE OF CLEAR SEALANTS EXCEPT AT THE FOLLOWING GENERAL LOCATIONS:
 - 6.1. STAINLESS STEEL TO ANY OTHER SURFACE THAN PAINTED DRYWALL
 - 6.2. MELLWORK TO MELLWORK
 - 6.3. STONEFRONT TO ANY OTHER SURFACE THAN PAINTED DRYWALL
 - 6.4. AS SPECIFICALLY NOTED ON THE PLANS
 - 6.5. USE EPOXY PAINT AT WET LOCATIONS.
7. GC TO PROVIDE SAMPLES OF ALL PAINTED AND STAINED MATERIALS FOR OWNER AND ARCHITECT REVIEW AND APPROVAL PRIOR TO WORK COMMENCING.
8. INTERIOR TILE GROUTS & SEALERS:
 - 8.1. SANDOL TYP.
 - 8.2. EPXY AT WET LOCATIONS
 - 8.3. CLEAR ACRYLIC SEALER OR USE MAPS POLYMER GROUT ADHESIVE.
9. TRANSITIONS STRIPS:
 - 9.1. UNLS. ALL EXPOSED TILE EDGES AND TRANSITIONS TO DISJUNCTION MATERIALS TO REDUCE TRANSITION STRIP RE. FINISH SCHEDULE.