

BLANK CANVAS



THE ART OF KNOWING WHAT TO DEMO, WHAT TO KEEP, WHAT TO EXPOSE, WHAT TO ADD

DAY



CURRATING THE SPACE TO FEEL APPROPRIATE

FOR BOTH DAY AND NIGHT DINING



NIGHT

WE WELCOME



WALKENS

BY BLENDING THE EXTERIOR AND INTERIOR





MARKET



MODERNIZE AND BRIGHTEN SPACE WITH A CLEVER USE OF AFFORDABLE MATERIALS



BAR



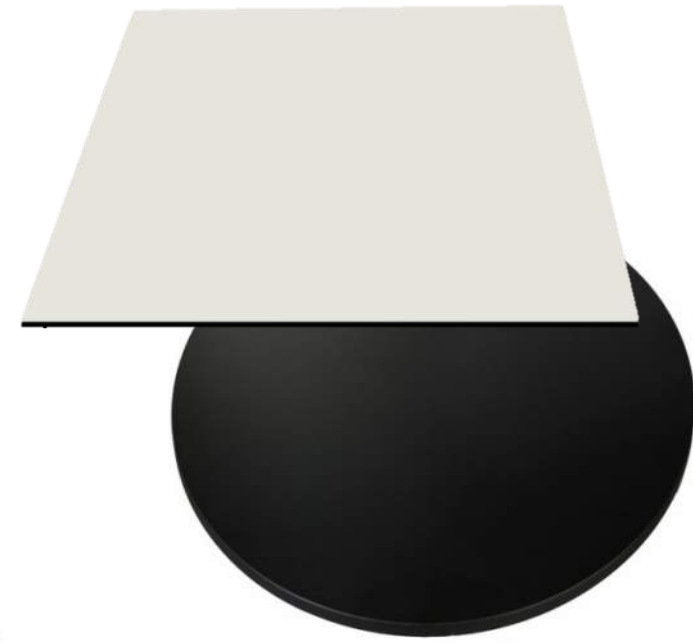
“IN THE RIGHT LIGHT, AT THE RIGHT TIME, EVERYTHING IS EXTRAORDINARY”
— AARON ROSE



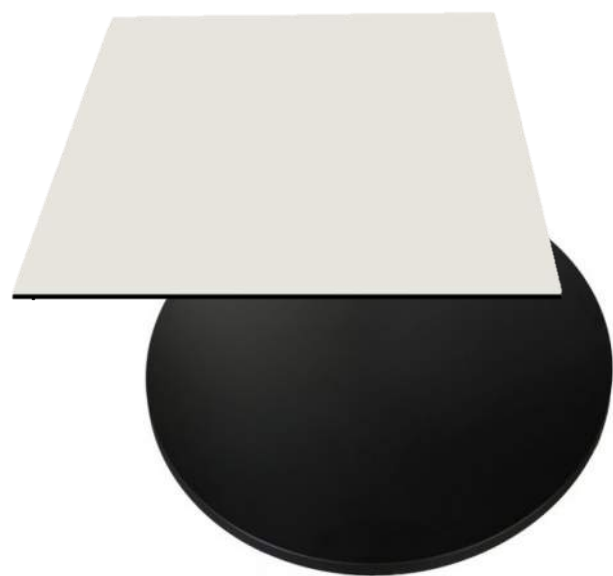
CHROMA



SETTING A BACKDROP FOR THE PURITY AND INTENSITY OF COLOR





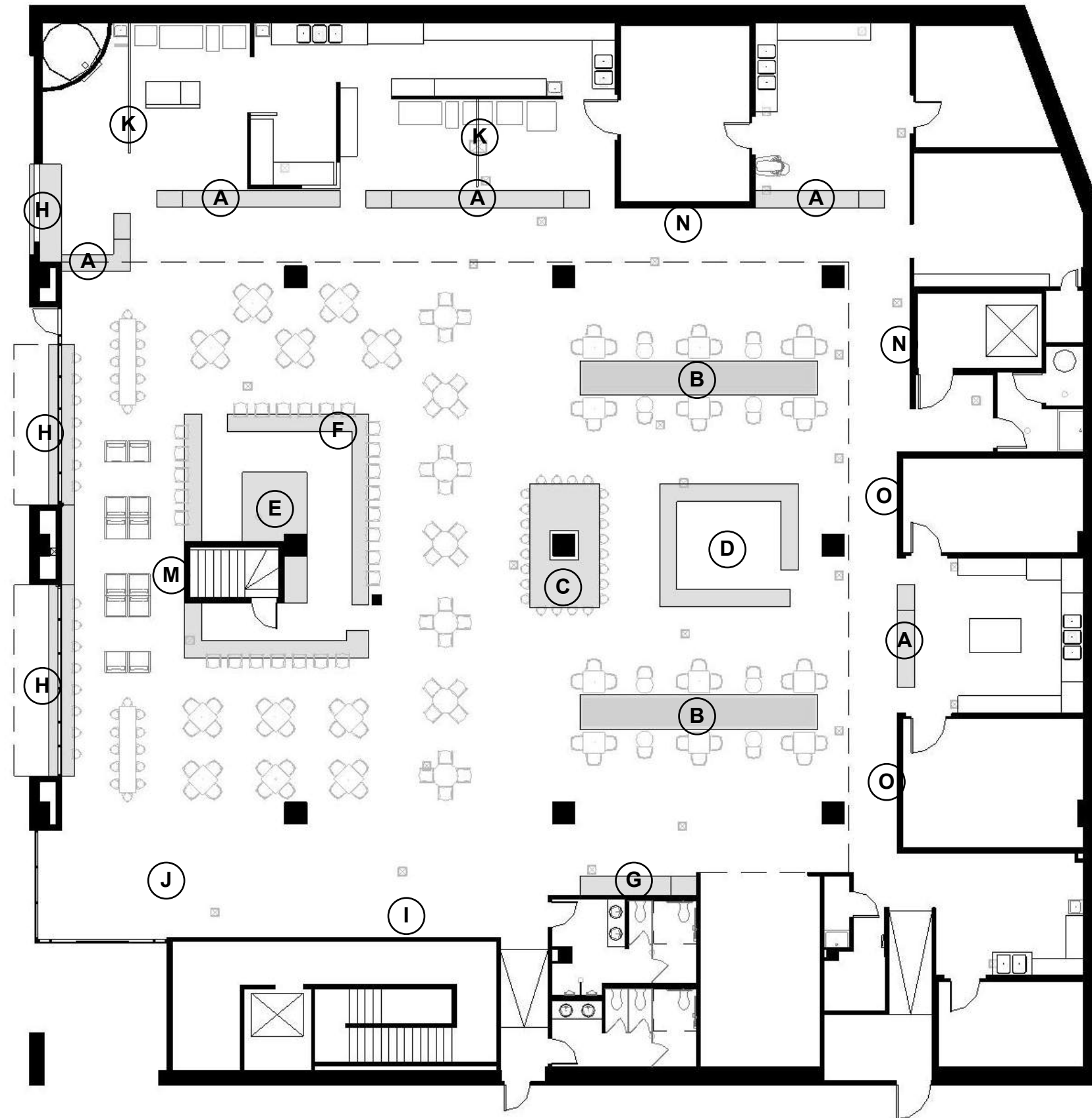


BROADWAY MARKET

ID PROJECT MANUAL

12.22.2017

BASIS OF DESIGN FOR PRICING PACKAGE



LEGEND

- (A) Cash Wrap
- (B) Communal Seating Plinth
- (C) Communal Table & Shelving
- (D) Center Concept
- (E) Bar Back Bottle Storage & Display
- (F) Bar
- (G) Flex Storage / Wait Station
- (H) Bi-Fold Windows with Counter
- (I) DJ Booth
- (J) Entry Installation
- (K) Partition
- (L) Lighting
- (M) Woven Art
- (N) Wallcovering
- (O) Self-serve beer taps
- (P) Exposed ceiling

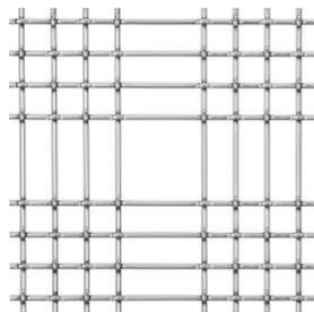
A CASH WRAP



Counter Surface: Durcon epoxy resin worksurface
Color: Black Onyx



Cash wrap to be constructed of furniture grade plywood
LED lighting strip to wash plywood
Metal mesh framed and mounted to front face of cash wrap
Foot rest not necessary on cash wrap



Metal mesh: Banker, Pattern M442
Color: Black (powder coat)



welded blackened steel rod above cash wraps to provide backdrop for tenant signage

B COMMUNAL SEATING PLINTH



Plinth to be constructed of plywood and solid surface



Solid Surface: Pental Quartz, BQ8912P Arabescato
Polished, 3/4" slab



Backrest detail: Plinth to have low metal rail down center to divide seating



Custom upholstery seat pad



OPTION 2
Plinth to be constructed of white polished concrete

C COMMUNAL TABLE & SHELVING



Table Surface: Durcon epoxy resin worksurface
Color: Black Onyx



Communal table to wrap around column

Custom hot rolled steel shelving to wrap around column
and support communal table



Shelving to have concealed LED strip in center of shelf to
illuminate objects from below

D CENTER CONCEPT



Counter Surface: Durcon epoxy resin worksurface
Color: Black Onyx

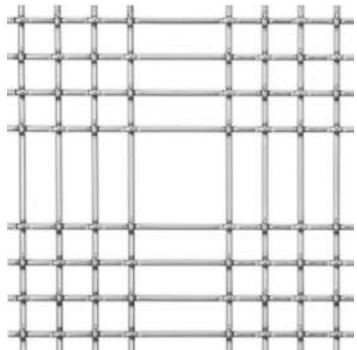


Counter height knee wall front to have furniture grade plywood
and Black FRP on back

LED lighting strip to wash plywood

Metal mesh framed and mounted to front face of counter
height knee wall

Plumbing and electrical as needed for concept



Foot rest on North, South and West sides
Bar Rails: KegWorks.com, matte black finish
or custom steel

Metal mesh: Banker, Pattern M442
Color: Black (powder coat)

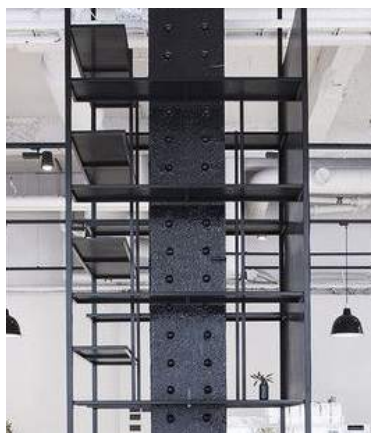
E BAR BACK BOTTLE STORAGE & DISPLAY



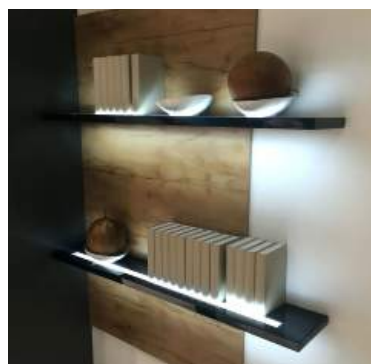
Counter Surface: Durcon epoxy resin worksurface
Color: Black Onyx



Wine display custom fabricated from welded blackened steel rod



Hot rolled steel shelving to mimic design of shelving at column



Shelving to have concealed LED strip in center of shelf to illuminate bottles from below

F BAR



Counter Surface: Durcon epoxy resin worksurface
Color: Black Onyx



Bar height knee wall, front to have furniture grade plywood and Black FRP on back

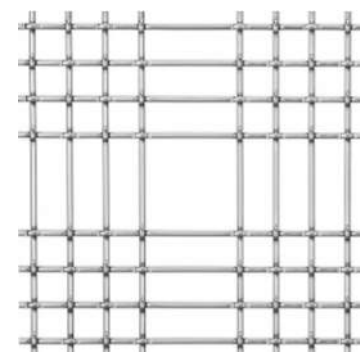
LED lighting strip to wash plywood

Metal mesh framed and mounted to front face of counter height knee wall

Plumbing and electrical as needed for bar equipment

Foot rest on all sides

Bar Rails: KegWorks.com, matte black finish or custom steel



Metal mesh: Banker, Pattern M442
Color: Black (powder coat)



OPTION 2

Bar front - black tile with white grout

G FLEX STORAGE / WAIT STATION



- Design TBD
- Upper wall mounted shelving
 - * Inspirational Image
 - wall storage to be constructed of blacked steel rod and plywood boxes
- Base Cabinet
- Plumbing for water dispenser
- Trash / Compost / Recycling / Napkins
- P.O.S
- Storage

H BI-FOLD WINDOW WITH COUNTER



- Blackened steel bi-fold window and casing
- Inset counter and window to create outdoor seating space
- Counter surface: TBD
- Glass window below counter

I DJ BOOTH



Design TBD

Stereo Equipment

Speaker locations

Discuss with clients
what is required for area

?? Allowance



J ENTRY INSTALLATION



Design TBD

Entry wall to receive tile
-More emphasis on
installation and labor vs
material cost



Design TBD

15k Allowance for installation of
something "Cool / Weird"

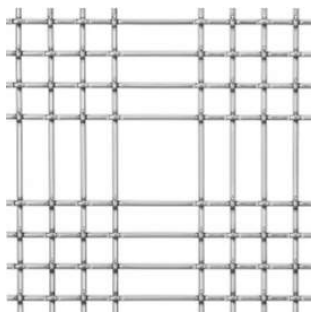
Possibility: Infinity mirror art

K PARTITIONS



Framed metal mesh to create division between concepts

Strong enough to hold “S” hooks with pots and pans



Metal mesh: Banker, Pattern M442
Color: Black (powder coat)

L LIGHTING



Decorative pendant lighting at center concept and bar

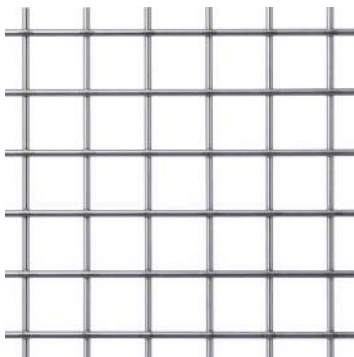


Linear Lighting above communal plinth seating



Circulation / Corridor lighting in front of concepts

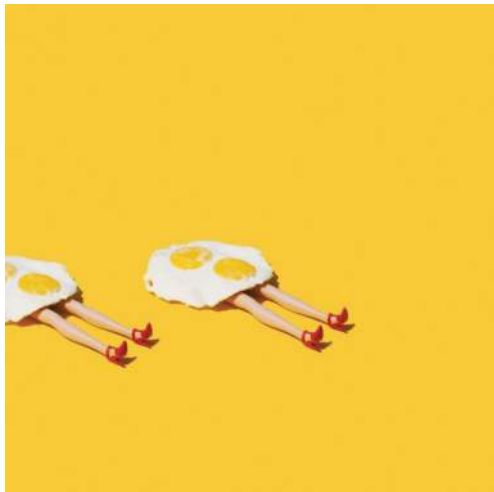
M WOVEN ART



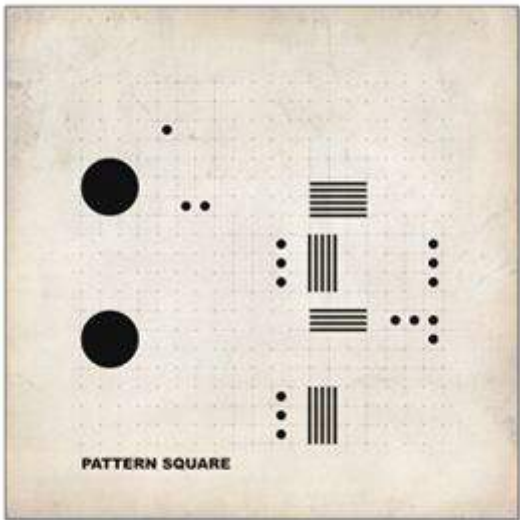
Welded metal mesh: Banker, 2” opening
Color: TBD



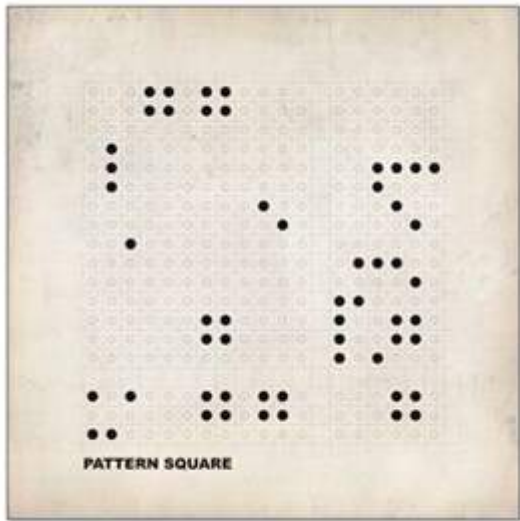
Art to be printed on canvas and woven through welded metal mesh
Art: TBD



N WALLCOVERING



Design TBD
Visual Puzzles



All Art, Type II Wallcoverings and Exterior Brick Wrap to be priced by:

Grant Louwagie
☎ 303.829.1635
✉ grant@louwagiecreative.com
🌐 www.louwagiecreative.com



O SELF-SERVE BEER TAPS



Self-serve taps to have necessary plumbing and drainage

Electrical requirements for P.O.S

Shelving below for glass storage

P EXPOSED CEILING



Exposed concrete ceiling

Option 1: Leave as natural concrete
Mechanical to remain natural material

Option 2: Paint concrete
Paint Mechanical

*Will asses after demo

BAR SHELVING / BOTTLE DISPLAY

Glass types, quantity and storage

Liquor bottles, height, quantity

LED Lightng

POS locations

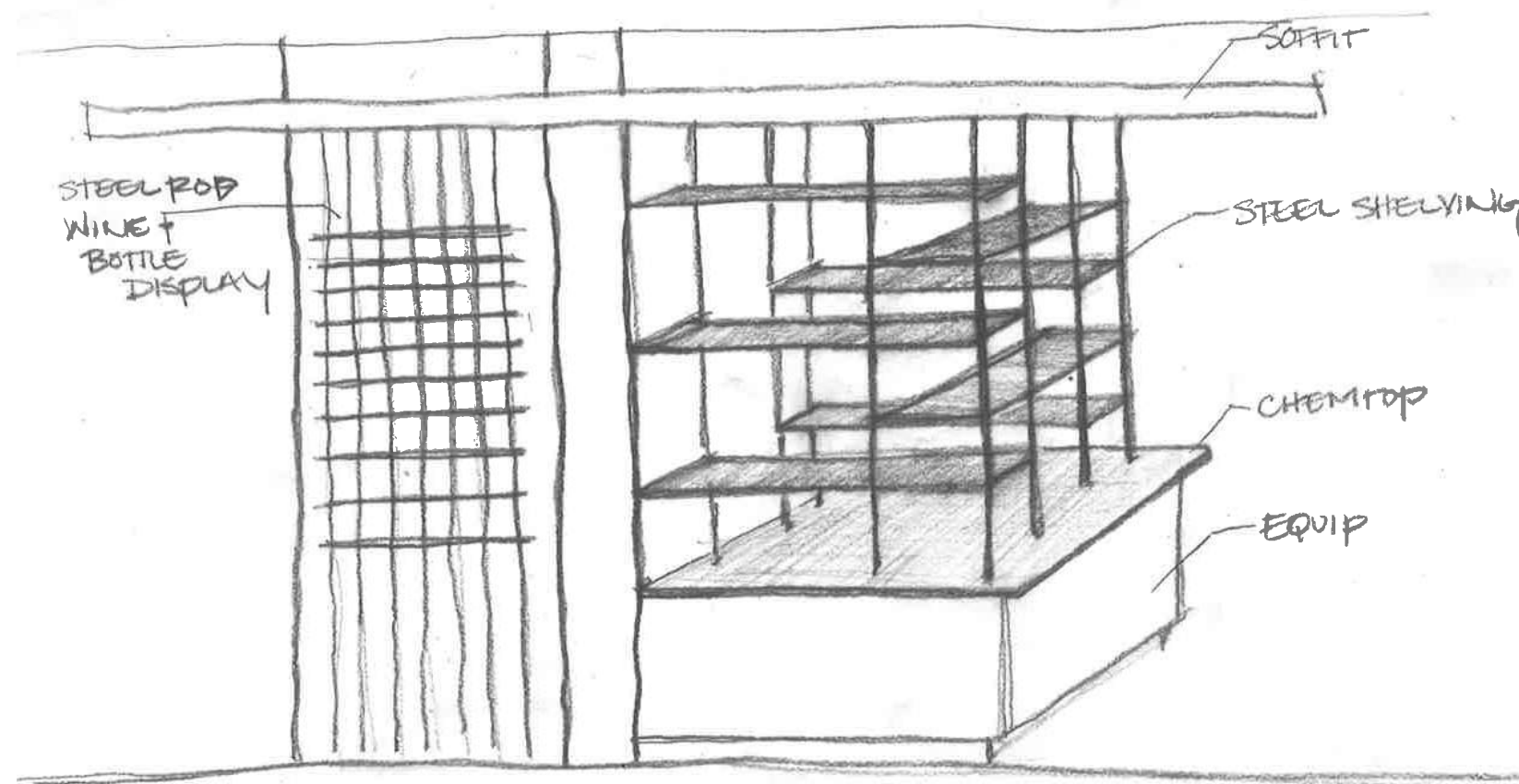
Any other machinery to be located under shelving?



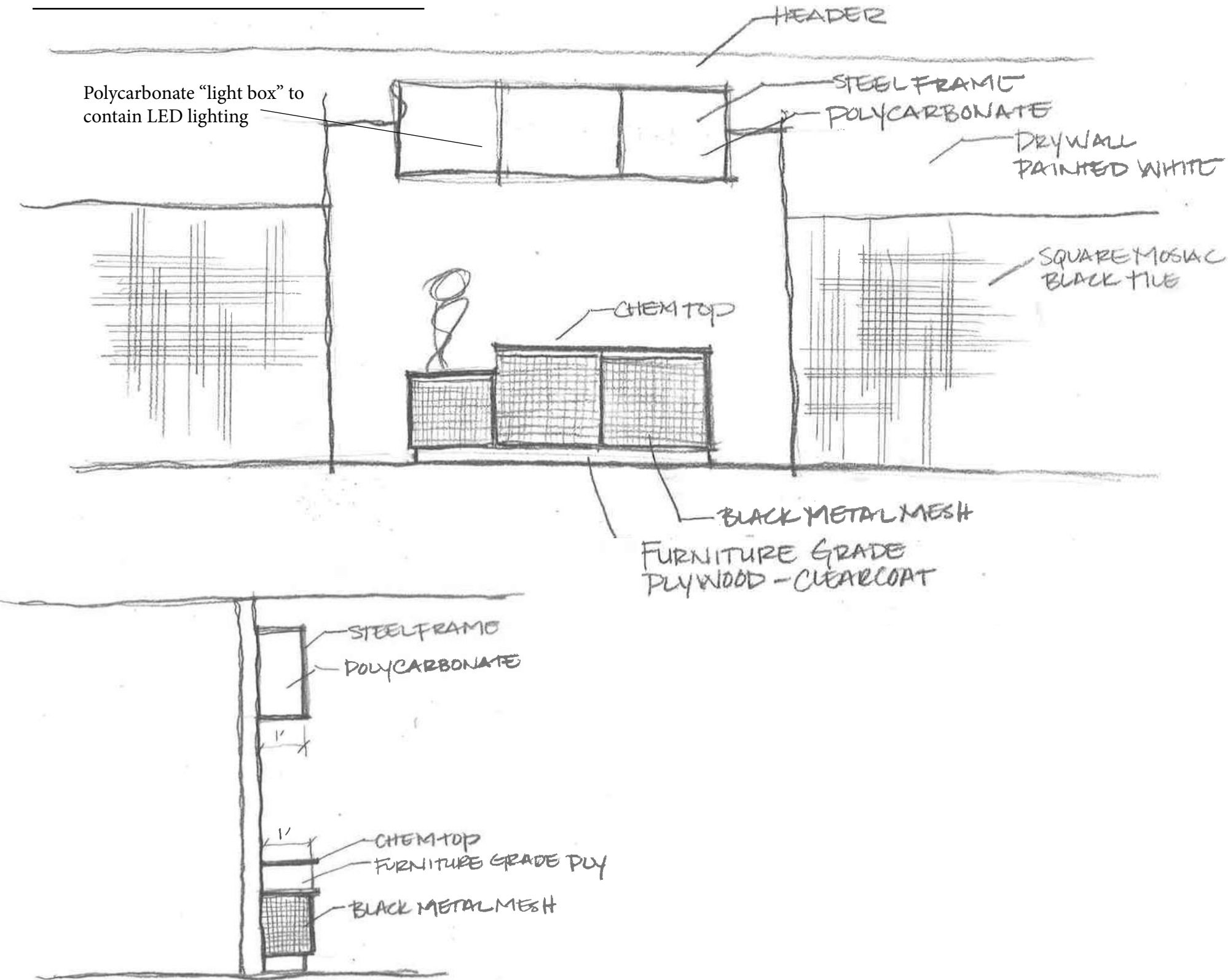
COLUMN SHELVING

French wine jugs

Vintage Seltzer Bottles



CASH WRAP & HEADER LIGHT BOX



Inspirational image of steel frame with polycarbonate panels



Inspirational image of steel mesh cash wrap front with LED lighting