

# Restaurant & Patio Building

106 Barnhardt Street | Greensboro, NC 27401



*Rendering For Illustrative Purposes*

- ◆ Available For Lease
- ◆ Building Size: 5,930 SF
- ◆ 1st Floor: 2,995 SF (133 max occup.)  
2nd Floor: 1,213 SF (49 max occup.)  
Basement: 1,722 SF (Storage)
- ◆ Large Outdoor Patio and Covered Porch (2,117 SF)
- ◆ Surface Parking Lot Next Door

A redeveloped restaurant building in Downtown Greensboro's SouthEnd district.

Nearby retailers include: Hidden Gate Brewing, SouthEnd Brewing, Fainting Goat Spirits, BoxCar Bar + Arcade, Lewis + Elm Wine Bar, Bourbon Bowl Restaurant, The Quarter, and Mellow Mushroom.

Grassed outdoor area also available for use.

Call for pricing and more details.



**JJ Joubran, CCIM**

(336) 270-9775

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# Potential Interior Concept Images



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1C OVERALL LOFT LEVEL DINING PERSPECTIVE  
NOT TO SCALE

6C ENTRY & HOST PERSPECTIVE  
NOT TO SCALE



1F LOFT PERSPECTIVE FROM BAR  
NOT TO SCALE

6F OVERALL MAIN LEVEL DINING PERSPECTIVE  
NOT TO SCALE

106 Barnhardt St.  
Greensboro, NC 27406

CONSTRUCTION DOCUMENTS

Revisions		
No.	Description	Date

date: 10/19/2024  
commission: 24-450

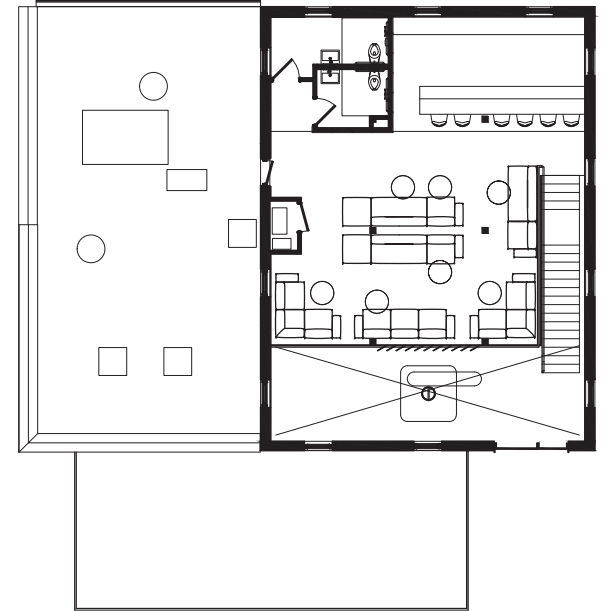
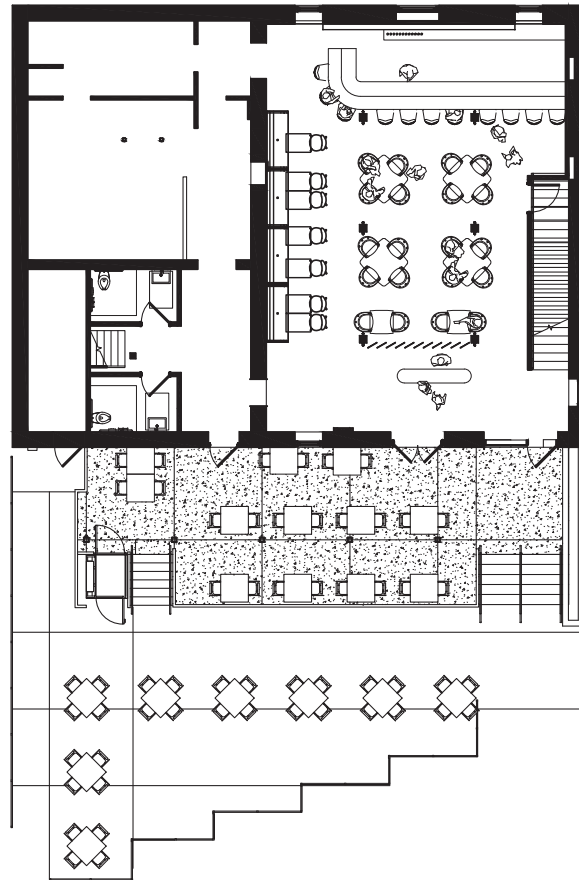
sheet title:  
INTERIOR PERSPECTIVES

sheet no.:  
**ID4.08**



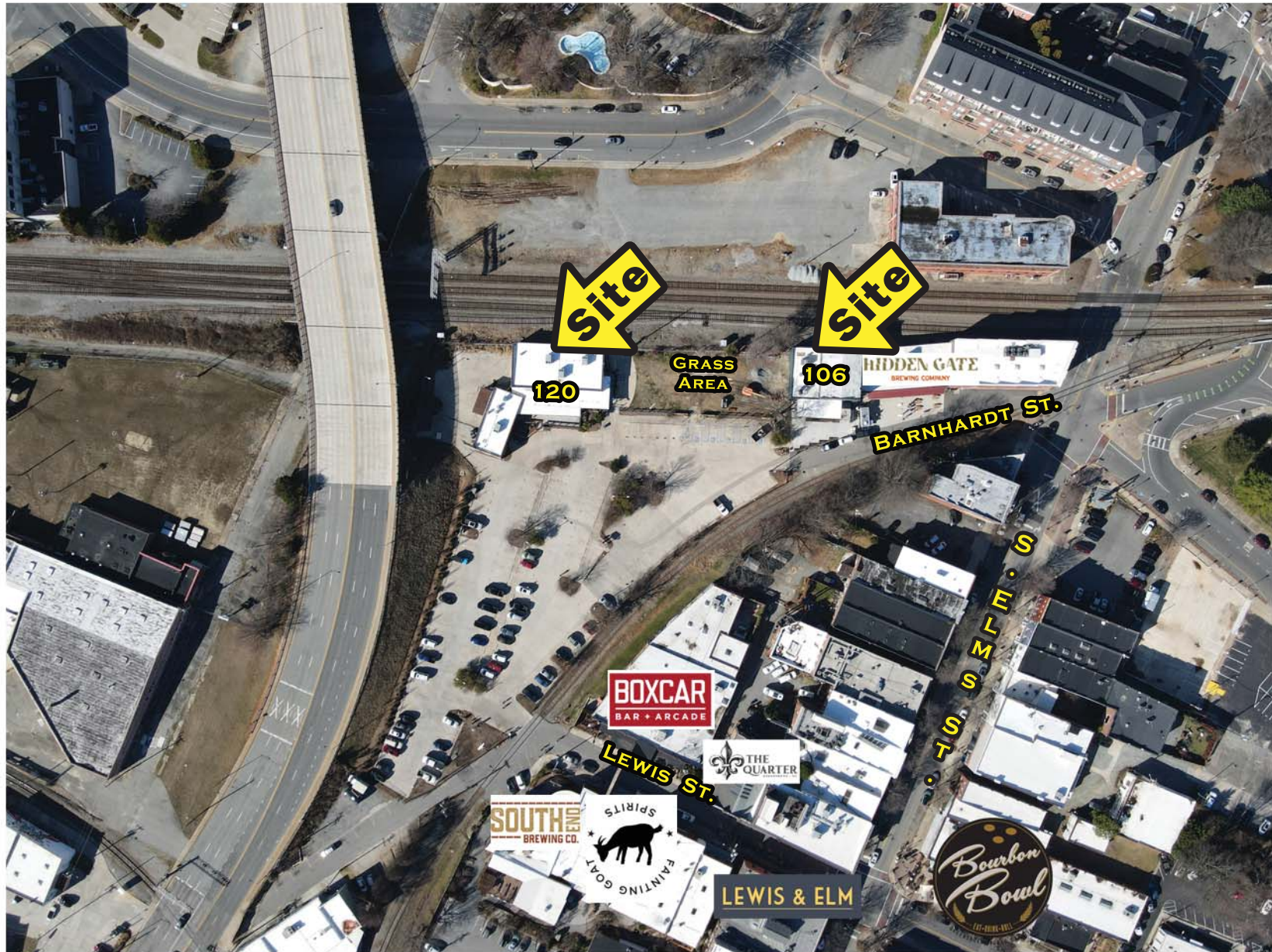


## Potential Interior Concept Images





# Aerial Overview



Contact:  
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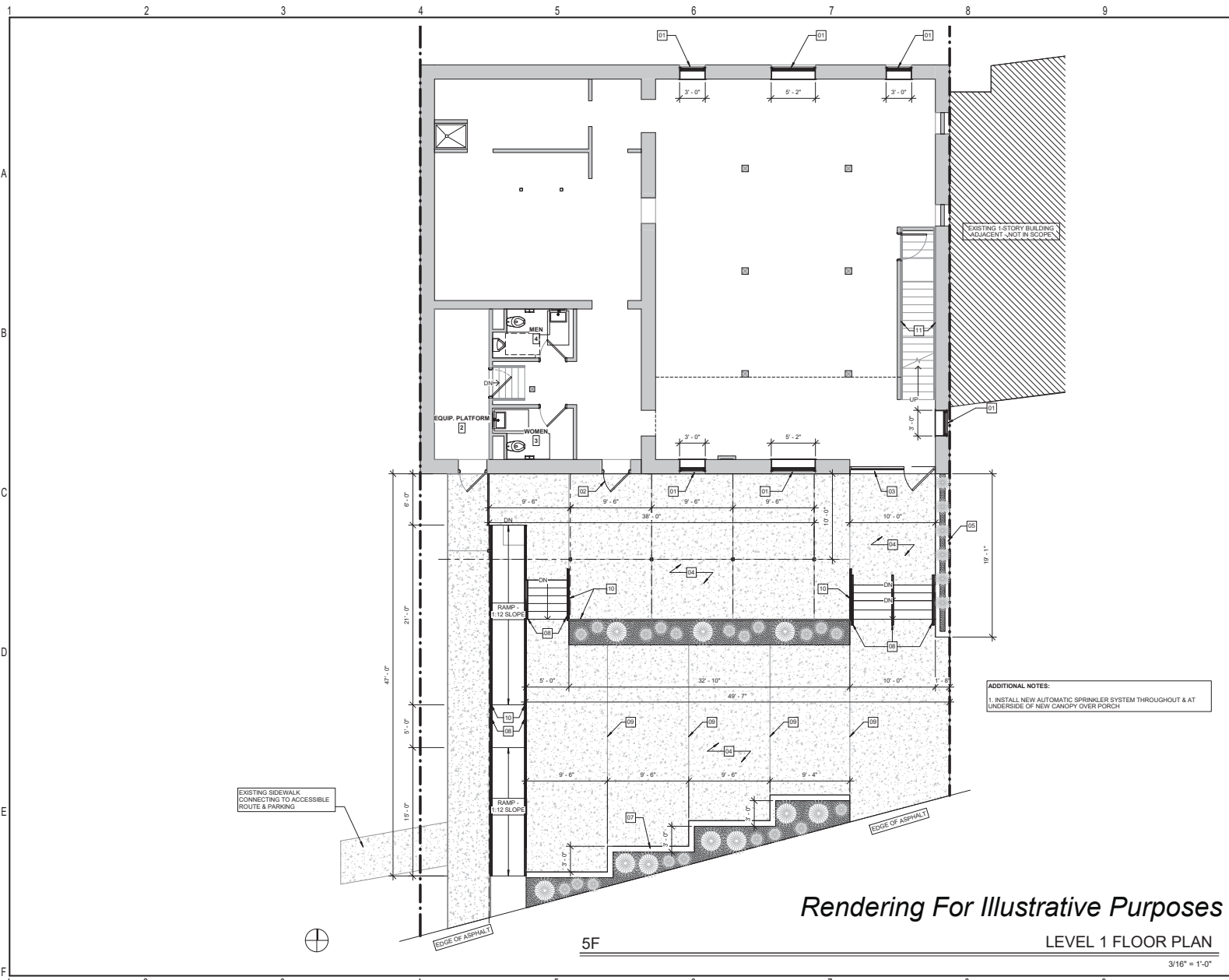


# Site Plan



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**GENERAL NOTES - PLAN**

1. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2018 NCSCC AND ANY LOCAL CODES. CLEARANCES AND ACCESSIBILITY SHALL COMPLY WITH ANSIA117.1.
2. ALL PLAN DIMENSIONS ARE TO FACE OF STUDYSTRUCTURE & COLUMN CENTER LINE UNLESS NOTED OTHERWISE. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUDYSTRUCTURE & COLUMN CENTERLINE UNLESS NOTED OTHERWISE.
3. SEE SHEET A1.02 FOR INTERIOR PARTITION TYPES AND RELATED DETAILS. SEE LIFE SAFETY DRAWINGS FOR FIRE RESISTANCE REQUIREMENTS FOR PARTITIONS.
4. PLANS MAY BE ROTATED FOR CLARITY. REFER TO NORTH ARROWS FOR ACTUAL ORIENTATION.
5. PROVIDE CONTROL JOINTS IN GYPSUM BOARDED PARTITIONS AT 30'-0" MAX. LOCATION SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. GYPSUM CONTROL JOINTS TO BE LOCATED AT DOOR FRAME CORNERS WHERE APPLICABLE.
6. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND UTILITY PADS FOR EQUIPMENT, WALKWAYS, ETC.
7. DISTANCE FROM BACK OF HINGE SIDE FRAME TO WALL SHALL BE 4" CLEAR, U.N.O. FOR INTERIOR HOLLOW METAL FRAMES. DIMENSION ON PULL SIDE OF DOOR TO WALL SHALL BE 18".
8. FIRMLY PACK VOIDS AT METAL DECK FLUTES WITH MINERAL WOOL BATT INSULATION OR CLOSED CELL SPRAY FOAM AT ALL EXTERIOR WALL APPLICATIONS.
9. PROVIDE FIRE RETARDANT TREATED PLYWOOD BACKING AT ELECTRICAL PANELS. PROVIDE WOOD BLOCKING AS REQUIRED AT MILLWORK AND OTHER WALL MOUNTED ACCESSORIES TYPICAL.
10. COORDINATE WITH STRUCTURAL AND CIVIL DOCUMENTS FOR SLOPING SLABS, PEAKS AND VALLEYS.
11. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS AND HOSE BIBBS.
12. RE. CIVIL / LANDSCAPE DRAWINGS FOR REQUIREMENTS. CONCRETE SLAB OUTSIDE OF BUILDING FOOTPRINT.

**KEYNOTES - PLAN**

- K1 NEW ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW W/ CLEAR INSULATED GLAZING, 2-OVER-2 MULLION PATTERN, TYP. FINISH COLOR: TBD. BASIS OF DESIGN: WEATHERSHIELD
- K2 INSULATED HOLLOW METAL EXTERIOR DOOR & FRAME, FULL GLASS W/ INSULATED GLAZING. EQUIP W/ PANIC HARDWARE INTERIOR, MATTIE BLACK HARDWARE & KEVED LOCKSET. PAINTED, COLOR: TBD
- K3 THERMALLY BROKEN ALUMINUM STOREFRONT SYSTEM W/ 2" PERIMETER FRAME & SSG VERTICAL JOINTS, 1" CLEAR INSULATED GLAZING. FRAME FINISH COLOR: MATTIE BLACK
- K4 POURED CONCRETE PORCH, RAMP, STAIRS & PATIO. SEE EXTERIOR PERSPECTIVES FOR ADDITIONAL DETAIL
- K5 BRICK PLANTER, PAINT TO MATCH BUILDING. SEE EXTERIOR PERSPECTIVES FOR COLOR. EXPANSION MATERIAL WHERE NEW BRICK MEETS EXISTING BUILDING. COLOR: BLACK
- K6 9'-0" PARTITION; SEE PARTITION TYPES FOR DETAILS
- K7 BOARD FORMED CONCRETE SITE WALL, 24" TALL
- K8 1x2" RECTANGULAR STEEL HANDRAIL, GALVANIZED & PAINTED. PAINT COLOR: TBD
- K9 SAW CUT CONTROL JOINT
- K10 PERFORATED METAL PANEL GUARDRAIL W/ 2" SQUARE TUBE STEEL FRAME. SEE EXTERIOR PERSPECTIVES FOR MORE DETAILS
- K11 NEW 1x2" PAINTED STEEL HANDRAILS, WALL MOUNTED
- K12 3'-0" x 7'-0" FLUSH WOOD DOOR

**ADDITIONAL NOTES:**  
1. INSTALL NEW AUTOMATIC SPRINKLER SYSTEM THROUGHOUT & AT UNDERSIDE OF NEW CANOPY OVER PORCH

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**LEVEL 1 FLOOR PLAN**

3/16" = 1'-0"



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**106 Barnhardt - Phase 1**  
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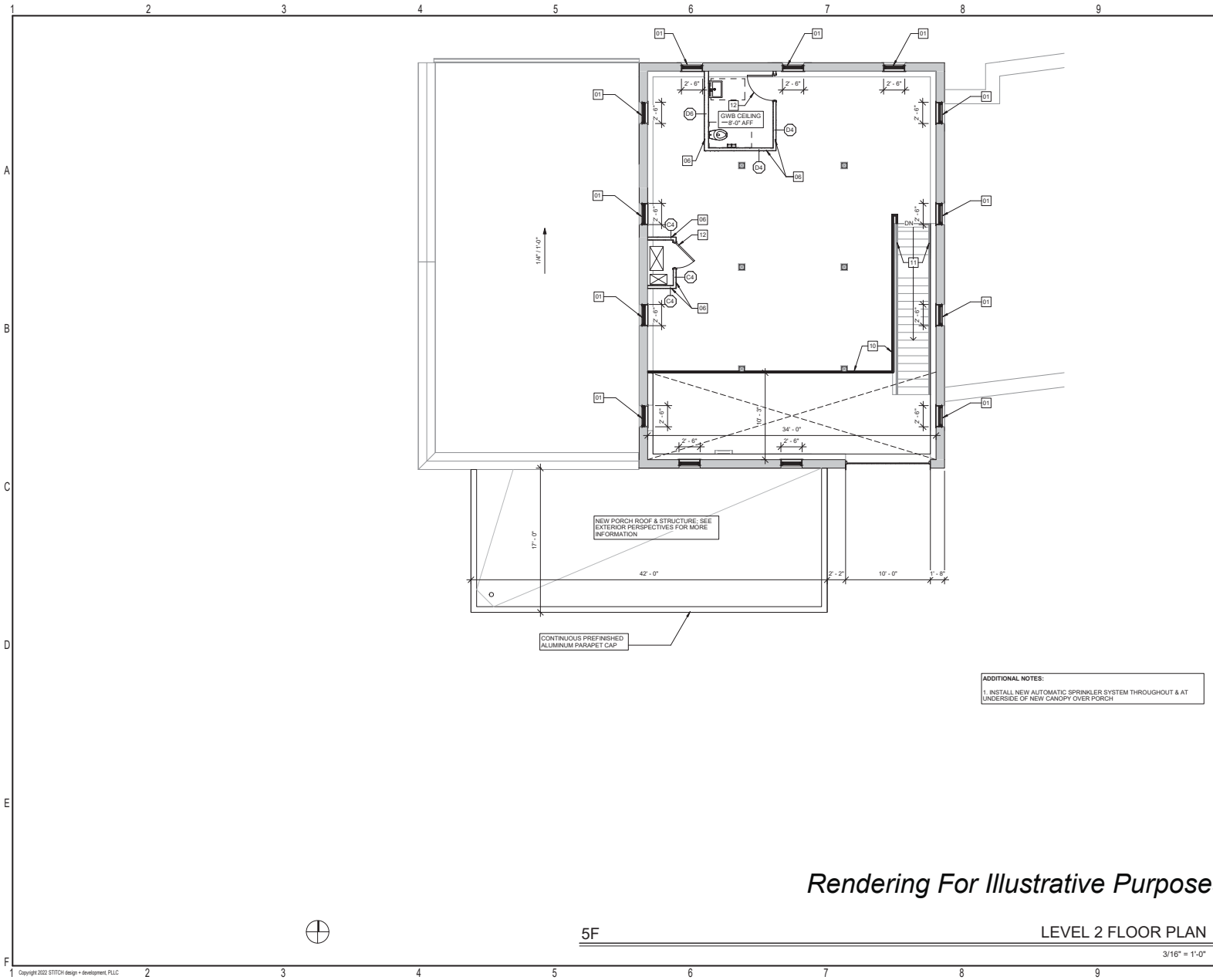
Revisions		
No.	Description	Date

Date: 06/20/2023  
Revision: 23-330

Sheet title: **LEVEL 1 FLOOR PLAN**

Sheet no.: **A2.01**





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SCHEMATIC DESIGN  
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Revisions		
No.	Description	Date

Date: 06/20/2023  
Commission: 23-330

Sheet title:  
**LEVEL 2 FLOOR PLAN**

Sheet no.:  
**A2.02**

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**LEVEL 2 FLOOR PLAN**

3/16" = 1'-0"