

# ***CITY OF TEA***

## **PLANNING & ZONING**

### **STAFF REPORT**

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**TO:** TEA CITY COUNCIL

**FROM:** Kevin Nissen, Planning & Zoning Administrator

**AGENDA DATE:** July 24, 2023

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#### **Medical Cannabis Dispensary (Proposed New Location)**

**Applicant:** Korey Kyle and Kasey Hahn

**Business Name:** Pure Bliss Cannabis

**Zoning:** GB- General Business

The Council approved CUP23-03 for 1930 E. Gateway Boulevard. Pure Bliss submitted signed lease agreement and cannabis sales landuse approval from the landowner. According to the applicants, the landowner is hesitant on moving forward with the cost to construct a new building. The P&Z Board did approve a temporary retail office with the approved building permit for the permanent structure. They could be open as the new building is under construction.

Mr. Kyle informed the city a construction agreement with the landowner is on hold and he is not sure when or if he will build. This is the second time a location wasn't secured. The City allowed the second location since they had the 1<sup>st</sup> and 3<sup>rd</sup> lottery drawings. Now with a potential 3<sup>rd</sup> location, I contacted the City Attorney for direction based on Ordinance #289. (See below)

Thanks. Here are some problems I see with Pure Bliss's application / license:

1. The ordinance requires that the applicant provide a "a lease reflecting the right of the applicant to possess the proposed licensed premises for the proposed use." The lease section IV relates to use, and is not very clear whether or not the landlord approved the tenant to operate a cannabis dispensary. The likely purpose of this requirement is so that a dud license isn't given out where it could have gone to someone else. So going forward with applications, that needs to be better. I don't know why the landlord is backing out, but if it's related to disapproval of cannabis, that's frustrating.

2. Sec. 5.04(q) makes a license automatically terminate if they fail to obtain a certificate of occupancy within 180 days. This is probably also purposed so that a license spot isn't taken up by someone who can't get through all the approvals.

3. 5.04(h) makes the license not transferrable to new locations. If I remember right, they already changed locations once (or twice?). And their allowance for the transfer was because they drew the next license spot in the lottery anyway.

If you would like to allow for location changes or more time for permits, I suggest that you ask the council to make amendments to the ordinance. This may be reasonable considering the business environment and practicability of applicants getting everything squared away regarding facilities.

The changes in favor of Pure Bliss / future license holders would come at the cost of other potential applicants who may be more ready and able to get a business up and running, and the public that would patronize a med cannabis dispensary.

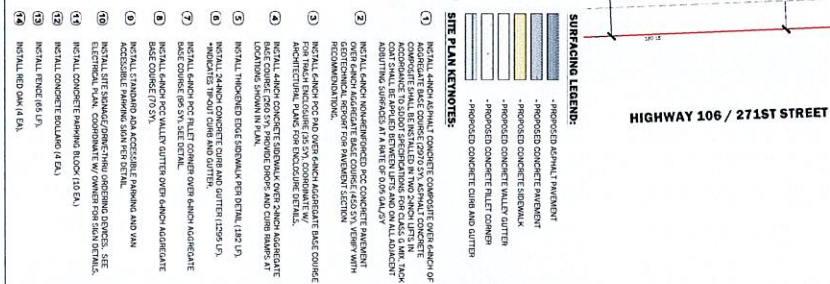
Let me know what your thoughts are and which way you'd like to go. I can dig further into your discretionary power to approve of the license transfer if that's the route you're thinking.

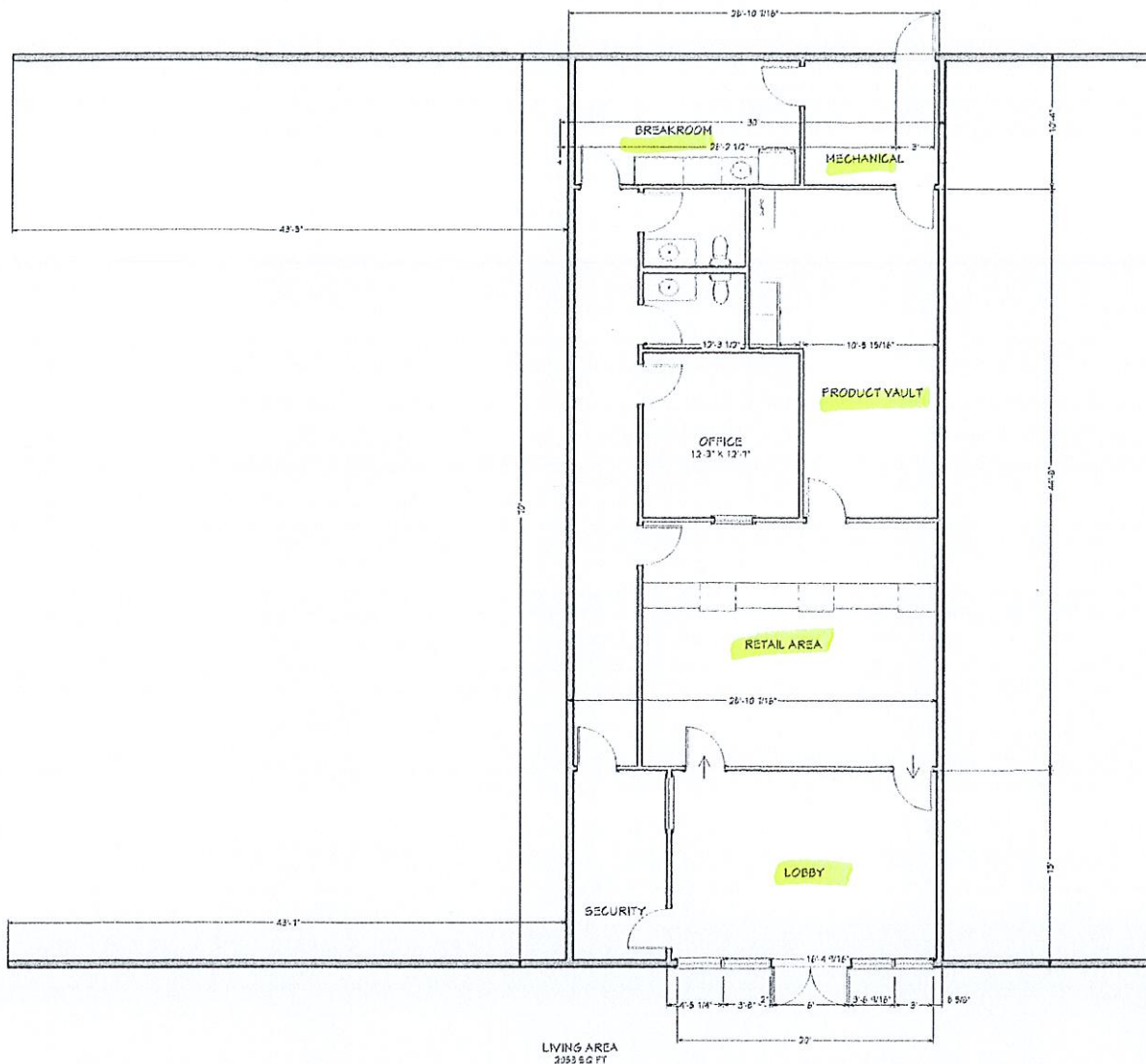
(I also happened to notice their hours of operation stated 8am-8pm, but the ordinance does not allow operation outside of 9am-9pm - that may have been addressed already, but I wanted to point it out).

Thanks,

--

Mae C.M. Pochop, J.D.  
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Sioux Falls, SD 57104  
[mae@meierhenrylaw.com](mailto:mae@meierhenrylaw.com)  
605.336.3075  
Direct: 605.444.6806

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| SHEET TITLE: |  |
| SHEET TITLE  |  |

|                           |  |
|---------------------------|--|
| PROJECT DESCRIPTION:      |  |
| Pure Bliss Dispensary 3.0 |  |

|                       |  |
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| DRAWINGS PROVIDED BY: |  |
| Kasey Hahn            |  |

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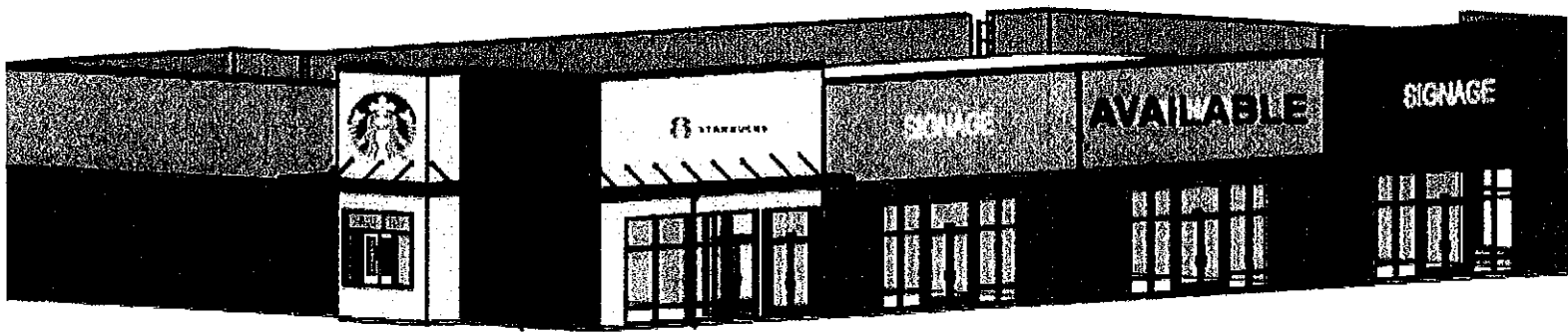
  

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| SHEET: |
| A-1    |

# BAKKER LANDING STRIP MALL

RETAIL SPACE FOR LEASE

# LLOYD



108 Venture Place  
Tea, SD 57064



2,049 SF +/-



\$21.00 / SF NNN  
TIA: \$35.00 / SF

## LOCATION

Located just off 271st Street in Tea, SD near the 271st Street and Interstate 29 intersection. Bakker Landing is an expanding development in one of the fastest growing counties in South Dakota.

## DESCRIPTION

- High visibility with traffic counts on I-29 of 38,670 vehicles per day and 271st St of 6,098 vehicles per day
- Fantastic opportunity to join Bakker Landing development just north of Tea, SD and south of Sioux Falls, SD.
- Area neighbors include Casey's, Ideal Tent & Event Rental, Omorfia Designs Inc, Sherwin Williams, Car Swap, Glass Doctor, and I-29 RV Supercenter
- Located in the fastest growing retail and industrial development park in the area
- Estimated 2,500 employees near the site
- The future Veterans Parkway ends at this intersection of I-29
- Contact Broker for additional information

Professionally managed by:

CRESTEN

Envision More  
[www.cresten.com](http://www.cresten.com)

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raque@lloydcompanies.com](mailto:raque@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

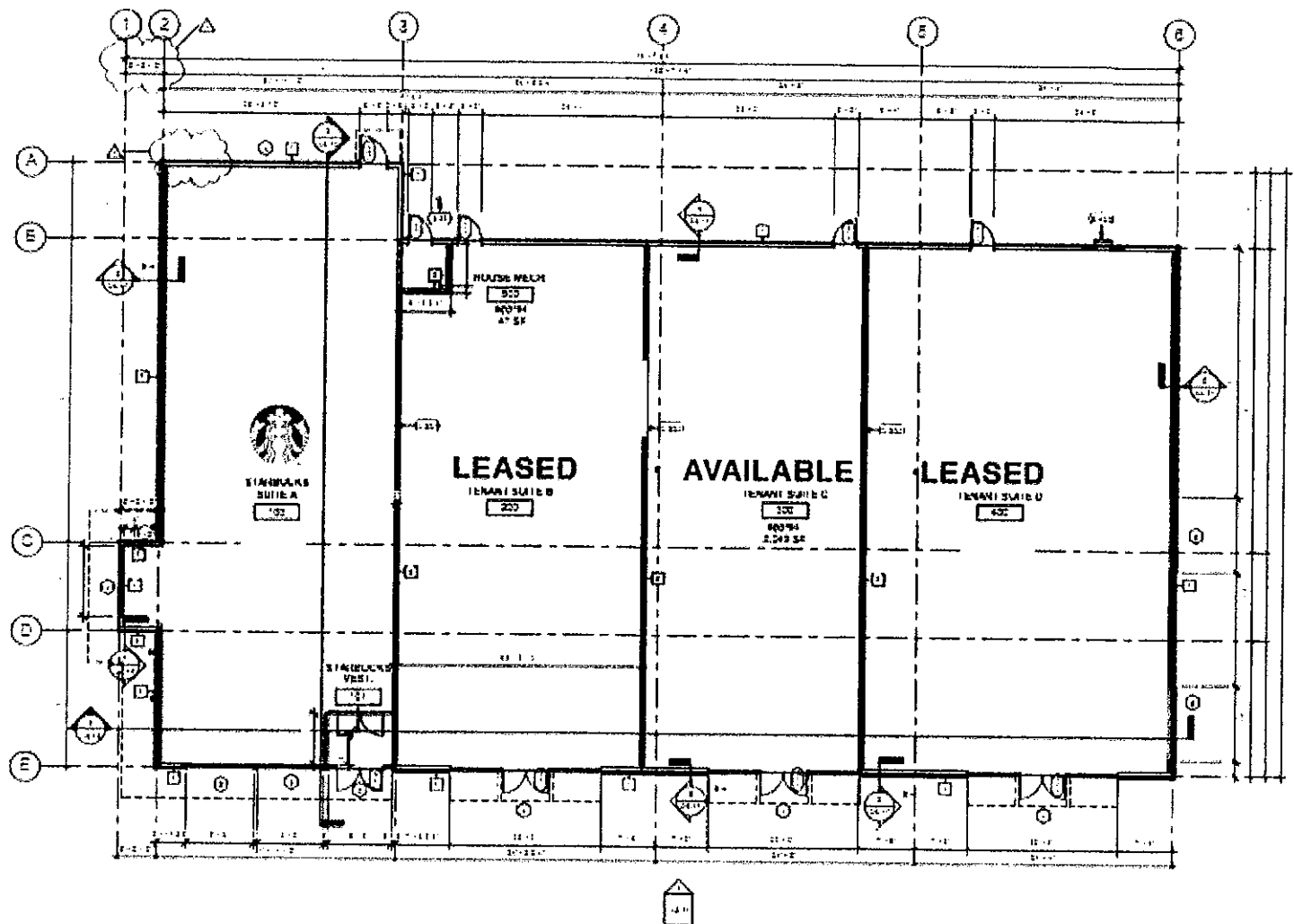
# BAKKER LANDING STRIP MALL

RETAIL SPACE FOR LEASE



## SITE PLAN

Concept only, subject to change

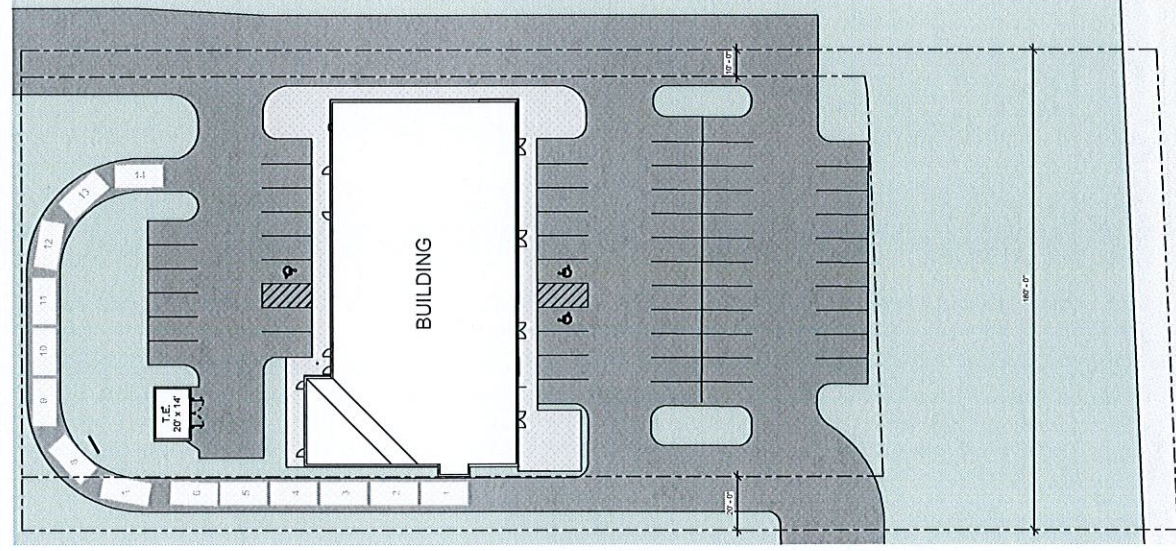


RAQUEL BLOUNT, SIOR 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

KEYNOTES



3 SITE PLAN  
3/04' x 1/0'

**LLOYD**  
DESIGN GROUP  
101 S. RING DRIVE, SUITE 201  
ARLINGTON, TEXAS 76010  
PHONE: 817.495.1899 FAX: 817.495.1821

**LLOYD**  
**BAKKERS**  
**108 VENTURE PL.**

**CONSULTANT TEAM**  
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FAX: 817.495.1821  
E-MAIL: ARNOLD@LLOYDDSG.COM

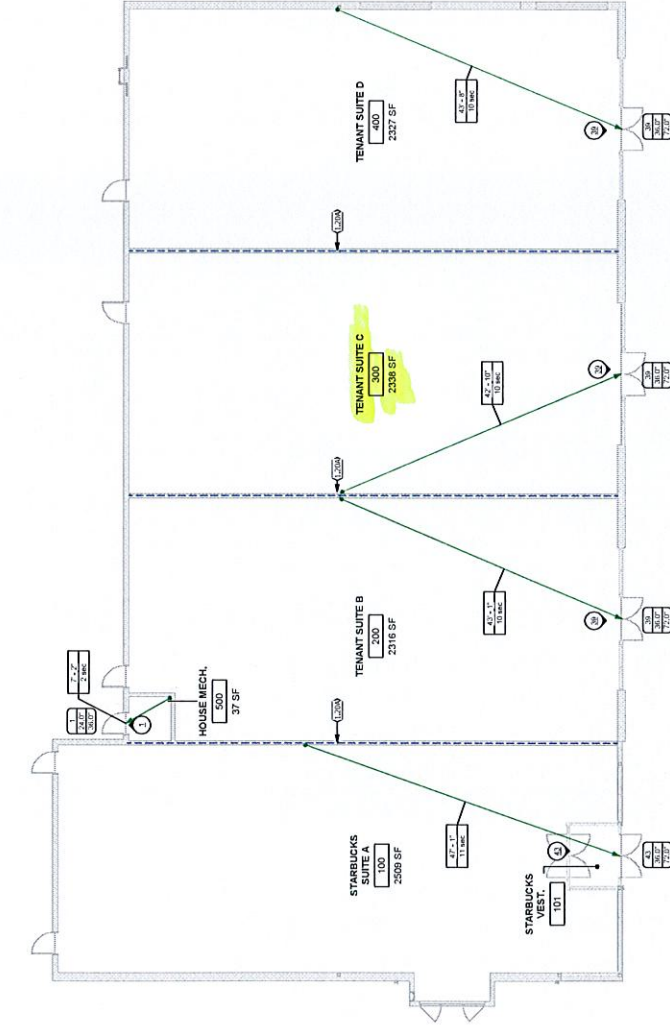
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| PROJECT NO. | 21105      |
| ISSUE DATE  | 09.12.2022 |
| ISSUED BY   | ARNOLD     |
| CHECKED BY  | ARNOLD     |
| SHEET NAME  |            |

|              |       |
|--------------|-------|
| SITE PLAN    |       |
| SHEET NUMBER | G0.01 |

KEYNOTES  
1.20A 1 HOUR RATED FIRE WALL, NO RATING REQUIRED

**LLOYD**  
DESIGN GROUP  
101 S. FAYE STREET, SUITE 201  
AUSTIN, TEXAS 78701  
PHONE: 512.452.1234  
FAX: 512.452.1235  
WWW.LLOYDDSG.COM



- GENERAL NOTES:**
1. VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
  2. ALL ENGINEERING ITEMS INCLUDED IN THIS SET ARE FOR INFORMATION ONLY. ENGINEERING ITEMS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. SEE CIVIL, MECHANICAL, ELECTRICAL, AND ELECTRICAL PLANS FOR MECHANICAL, ELECTRICAL, AND ELECTRICAL PLANS FOR CONSTRUCTION. VERIFY ALL PLANS PRIOR TO CONSTRUCTION.
  3. ALL CONSTRUCTION DETAILS MAY NOT BE KNOWN. VERIFY ALL MATERIALS AND PRODUCTS ARE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS/SPECIFICATIONS.
  4. PROVIDE "W" STYLE GWB CONTROL JOINTS AS RECOMMENDED PER NATIONAL Gypsum ASSOCIATION (N-GA) RECOMMENDATIONS. PROVIDE Gypsum CONTROL JOINTS AT DOOR JAMB (FROM HEAD TO CEILING) AND BOTH EDGES OF LARGE WINDOWS (FLOOR TO CEILING).
  5. WATER-RESISTANT GWB REQUIRED IN ALL BATHROOM AND LAUNDRY AREAS. RUN GWB BEHIND TUBSHOWER TO MAINTAIN DRAINING.
  6. PROVIDE FIRE CAULKING AROUND ALL PENETRATIONS IN PARTITION WALLS. PROVIDE FIRE STOPPING FOR ALL MECHANICAL PENETRATIONS.
  7. ALL DIMENSIONS ARE TO FACE OF STUD. U.N.O.
  8. ROOM FINISH TO BE DETERMINED BY BUILD OUT TENANTS.
  9. ALL RATED DOORS TO RECEIVE CLOSERS AND SMOKE SEALS.
  10. REFER TO THE EXTERIOR FINISH SCHEDULE FOR SPECIFIC MATERIAL/FINISH/STYLE. REFER TO SHEET A3.11.

**CODE REVIEW LEGEND**

| REVISION | DATE       | DESCRIPTION           |
|----------|------------|-----------------------|
| 1        | 10/12/2022 | 1. TO PROVIDE 1" GWB  |
| 2        | 10/12/2022 | 2. TO PROVIDE 1" GWB  |
| 3        | 10/12/2022 | 3. TO PROVIDE 1" GWB  |
| 4        | 10/12/2022 | 4. TO PROVIDE 1" GWB  |
| 5        | 10/12/2022 | 5. TO PROVIDE 1" GWB  |
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| 7        | 10/12/2022 | 7. TO PROVIDE 1" GWB  |
| 8        | 10/12/2022 | 8. TO PROVIDE 1" GWB  |
| 9        | 10/12/2022 | 9. TO PROVIDE 1" GWB  |
| 10       | 10/12/2022 | 10. TO PROVIDE 1" GWB |

**LLOYD**  
**BAKKERS**  
**LANDING**  
**108 VENTURE PL.**

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PHONE: 512.452.1234  
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WWW.RISEARCHITECTS.COM

**PROFESSIONAL STAMP**



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PROJECT NO. 21105  
ISSUE DATE 09/12/2022  
ISSUED BY J. BAKKERS  
CHECKED BY J. BAKKERS  
SHEET NAME

CODE REVIEW PLAN  
SHEET NUMBER

**G0.04**

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

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**ABBREVIATIONS:**

[illegible]

|        |                    |
|--------|--------------------|
| E.A.   | EXPANSION JOINT    |
| E.L.C. | ELECTRICAL         |
| ELEV.  | ELEVATION          |
| EQUIP. | EQUIPMENT          |
| EXP.   | EXPANSION          |
| EXT.   | EXISTING           |
| EXT.   | EXTERIOR           |
| F.D.   | FLOOR DRAIN        |
| F.C.   | FOUNDATION         |
| FEN.   | FENESTRATION       |
| FIN.   | FINISH             |
| FLASH. | FLASHING           |
| FT.    | FOOT               |
| FTG.   | FOOTING            |
| FUR.   | FURNITURE          |
| G.C.   | GENERAL CONTRACTOR |
| GA     | GAUGE              |
| M.     | MISCELLANEOUS      |
| GLASS  | GLASS              |
| GN     | GRADE              |
| ONE    | ONE-WALLBOARD      |

|          |                 |
|----------|-----------------|
| HGT.     | HEIGHT          |
| H.M.     | HORSE           |
| H.M.Z.   | HOLLOW METAL    |
| H.V.C.   | HYPNOTIC        |
| I.D.     | INSIDE DIAMETER |
| I.N.T.   | INTERIOR        |
| I.N.     | INCH            |
| J.B.     | JUNCTION BOX    |
| J.T.     | JOINT           |
| L.A.M.   | LAMINATE        |
| L.A.V.   | LABORATORY      |
| L.H.     | LEFT HAND       |
| L.N.     | LIGHTING        |
| L.O.     | LOWER           |
| L.V.R.   | LOWER           |
| M        | METER           |
| M.A.S.   | MASONRY         |
| M.E.C.H. | MECHANICAL      |
| M.T.C.   | METAL           |
| M.C.     | MANUFACTURER    |

|          |                    |                |                    |             |
|----------|--------------------|----------------|--------------------|-------------|
| UNIN.    | MINIMUM            | NOT IN CONTACT | PLASTIC LAMINATE   | QUARRY TILE |
| C.C.     | CONCRETE           | ON CENTER      | PLASTER            | RAD.        |
| M.O.     | MASONRY            | OVERHEAD       | PRECAST PER SQUARE |             |
| MUL.     | MULLION            | OPENING        | POWDER             |             |
| N        | NORTH              |                |                    | QT.         |
| N.C.     | NOT IN CONTACT     |                |                    |             |
| N.O.     | NUMBER             |                |                    |             |
| NOM.     | NORMAL             |                |                    |             |
| O.C.     | ON CENTER          |                |                    |             |
| O.H.     | OVERHEAD           |                |                    |             |
| OPNO.    | OPENING            |                |                    |             |
| PLAM     | PLASTIC LAMINATE   |                |                    |             |
| PLAS.    | PLASTER            |                |                    |             |
| PRECAST. | PRECAST PER SQUARE |                |                    |             |
| P.S.I.   | POWDER             |                |                    |             |
| PWR.     |                    |                |                    |             |
| QT.      | QUARRY TILE        |                |                    |             |
| RAD.     | RADIUS             |                |                    |             |

[illegible]

|        |                |
|--------|----------------|
| TEL.   | TELEPHONE      |
| T.O.M. | TOP OF MASONRY |
| T.O.S. | TOP OF SILL    |
| T.P.   | TELEVISION     |
| TYP.   | TYPICAL        |
| UNFIN. | UNFINISHED     |
| UN.    | UNFURNISHED    |
| V      | VOLT           |
| V.B.   | VOLT BASE      |
| V.C.   | V.V.N.         |
| V.D.   | V.V.N.         |
| V.F.   | V.V.N.         |
| V.G.   | V.V.N.         |
| V.H.   | V.V.N.         |
| V.I.   | V.V.N.         |
| V.J.   | V.V.N.         |
| V.K.   | V.V.N.         |
| V.L.   | V.V.N.         |
| V.M.   | V.V.N.         |
| V.N.   | V.V.N.         |
| V.O.   | V.V.N.         |
| V.P.   | V.V.N.         |
| V.Q.   | V.V.N.         |
| V.R.   | V.V.N.         |
| V.S.   | V.V.N.         |
| V.T.   | V.V.N.         |
| V.U.   | V.V.N.         |
| V.V.   | V.V.N.         |
| V.W.   | V.V.N.         |
| V.X.   | V.V.N.         |
| V.Y.   | V.V.N.         |
| V.Z.   | V.V.N.         |
| W      | W              |
| W.D.   | WOOD           |
| W.H.   | WATER HEATER   |
| W.I.   | WATER IN       |
| W.J.   | WATER JET      |
| W.K.   | WATER K        |
| W.L.   | WATER L        |
| W.M.   | WATER M        |
| W.N.   | WATER N        |
| W.O.   | WATER O        |
| W.P.   | WATER P        |
| W.Q.   | WATER Q        |
| W.R.   | WATER R        |
| W.S.   | WATER S        |
| W.T.   | WATER T        |
| W.U.   | WATER U        |
| W.V.   | WATER V        |
| W.W.   | WATER W        |
| W.X.   | WATER X        |
| W.Y.   | WATER Y        |
| W.Z.   | WATER Z        |

| SYMBOLS LEGEND:           |                                                                                     | BO | F | WA | REF | KEY |
|---------------------------|-------------------------------------------------------------------------------------|----|---|----|-----|-----|
| DETAIL CALLOUT TAG        |  |    |   |    |     |     |
| BUILDING SECTION TAG      |  |    |   |    |     |     |
| ELEVATION TAG             |  |    |   |    |     |     |
| LEVEL LINE OR DATUM POINT |  |    |   |    |     |     |
| DOOR TAG                  |  |    |   |    |     |     |

|                     |                |              |
|---------------------|----------------|--------------|
| 3M TAG              | Room name      | MATERIAL TAG |
| 101                 |                | 7            |
| LL TAG              | STOREFRONT TAG |              |
| 11                  |                | 10           |
| REFERENCE GRID LINE | 0              |              |
| USED NOTE:          | 7              |              |
| DOOR TAG:           |                | 10           |

**MATERIALS LEGEND:**

|            |             |               |           |
|------------|-------------|---------------|-----------|
|            |             |               |           |
| CONCRETE   | BRICK       | BLOCK         | ASPHALT   |
|            |             |               |           |
| GRAVEL     | SAND        | FOLIAGE       | WATER     |
|            |             |               |           |
| WOOD DECK  | WOOD SIDING | WOOD SHINGLES | WOOD SLAT |
|            |             |               |           |
| WOOD PLANK | WOOD PANEL  | WOOD BEAM     | WOOD POST |

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| PROJECT NO.  | 09 |
| ISSUE DATE   |    |
| DRAWN BY     |    |
| CHECKED BY   |    |
| SHEET NAME   |    |
| TITLE        |    |
| SHEET NUMBER |    |
| G0.00        |    |

| ARCHITECTURE - GENERAL |                                      |
|------------------------|--------------------------------------|
| GO.00                  | TITLE                                |
| GO.01                  | SITE PLAN                            |
| GO.02                  | GENERAL NOTES - ACCESSIBLE           |
| GO.03                  | CODE REVIEW                          |
| GO.04                  | CODE REVIEW PLAN                     |
|                        |                                      |
| CIVIL                  |                                      |
| C1.1                   | GENERAL NOTES                        |
| C1.2                   | GENERAL NOTES - STREPP               |
| C1.3                   | EROSION CONTROL PLAN                 |
| C1.4                   | EROSION CONTROL DETAILS              |
| C3.0                   | EXISTING CONDITIONS                  |
| C4.0                   | SITE PLAN                            |
| C4.1                   | STORM SEWER PLAN                     |
| C4.2                   | STORM SEWER DETAIL                   |
| C4.3                   | GRAVITY WATER PLAN                   |
| C4.4                   | GRAVITY WATER DETAIL                 |
| C7.0                   | DETAILS                              |
| C7.1                   | DETAILS                              |
| C7.2                   | DETAILS                              |
|                        |                                      |
| STRUCTURAL             |                                      |
| S0.1                   | STRUCTURAL NOTES & FOUNDATION PLAN   |
| S1.1                   | FOOTING & FOUNDATION PLAN            |
| S2.1                   | ROOF FRAMING PLAN                    |
| S3.1                   | ROOF TRUSS DETAILS                   |
| S3.2                   | STRUCTURAL DETAILS                   |
|                        |                                      |
| ARCHITECTURE           |                                      |
| A1.11                  | OVERALL FLOOR PLAN                   |
| A1.12                  | ROOF PLAN                            |
| A1.13                  | WALL SECTIONS                        |
| A1.14                  | BUILDING SECTIONS                    |
| A1.15                  | WALL SECTIONS                        |
| A1.16                  | WALL SECTIONS                        |
| A1.17                  | DETAILS                              |
| A1.18                  | DETAILS                              |
| A1.19                  | DOOR AND WINDOW SCHEDULES            |
|                        |                                      |
| MECHANICAL/PUBLING     |                                      |
| M0.0                   | MECHANICAL SITE SHEET                |
| M0.1                   | MECHANICAL SCHEDULES                 |
| M1.0                   | MECHANICAL PLAN AND DETAILS          |
| M2.0                   | MECHANICAL SCHEDULES                 |
|                        |                                      |
| ELECTRICAL             |                                      |
| E0.00                  | ELECTRICAL SYMBOLS AND ABBREVIATIONS |
| E1.00                  | ELECTRICAL SPECIFICATIONS            |
| E1.01                  | ELECTRICAL SITE PLAN                 |
| E1.02                  | ELECTRICAL SCHEDULES                 |
| E1.03                  | ELECTRICAL DIAGRAMS                  |

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**LLOYD**  
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Gloucester Falls, MD 21703  
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**LLOYD  
BAKKERS  
LANDING  
108 VENTURE PL.**

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**ARCHITECT**  
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EMAIL: AARON@NORMANENGINEERING.COM

**GENERAL ENGINEER**

**ADDRESS:**

**PHONE:**

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Rising Above the Noise  
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SUITE 110  
SQUID FALLS, CO 81094  
805-743-2510  
JUSTIN CHRISTENSEN  
JLC-RISE@RISEINCORP.COM

PROFESSIONAL ARCHITECT  
15140  
ASPEN J.  
THORSLUND  
NEW MEXICO

| No. | Description | Date |
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TITLE

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SHEET NUMBER

# G.O.00

PROJECT NO. 21105  
ISSUE DATE 09.12.2022  
DRAWN BY AJT  
CHECKED BY AJT  
SHEET NAME

**LLOYD**  
**BAKKERS**  
**LANDING**  
**108 VENTURE PL.**

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Aurora, CO 80015-1999, USA  
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Aurora, CO 80015-1999, USA  
Phone: (303) 298-2221  
Fax: (303) 298-2222  
Email: info@risearchitect.com

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| PROJECT NO.  | 21105               |
| ISSUE DATE   | 09.12.2022          |
| DRAWN BY     | KMM                 |
| CHECKED BY   | AJT                 |
| SHEET NAME   | EXTERIOR ELEVATIONS |
| SHEET NUMBER | A3.11               |

| KEYNOTES                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------|
| 3.01 FOUNDATION WALL - SEE STRUCT.                                                                                     |
| 3.02 FOOTING - SEE STRUCT.                                                                                             |
| 4.01 FACE BRICK VENEER (REFERENCE EXTERIOR FINISH SCHEDULE)                                                            |
| 4.01C BRICK - MASONRY EXPANSION JOINT CAULK                                                                            |
| 5.31 STEEL ROLL-UP, FILLED WITH CONIC AND ROUNDED TOP.                                                                 |
| 5.31C PAINTED: TYPICAL COLOR                                                                                           |
| 5.41D FABRIC WALL LINING: TYP.                                                                                         |
| 5.41D FABRIC WALL LINING: TYP. AND SELF RETRACTING UP-LINE                                                             |
| 6.62 WOOD FRAMED CANOPY REFER TO STRUCTURAL FOR FRAMING DETAILS. REFER TO EXTERIOR FINISH SCHEDULE (EFS) FOR REFERENCE |
| 7.11 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) (REFERENCE EFS CONTROL JOINT)                                        |
| 7.11A METAL COPING CAP FLASHING. REFER TO EXTERIOR FINISH SCHEDULE: TYP.                                               |
| 7.58B EXTEND ROOF DRAIN PIPE TO CONNECT TO STORM SEWER. SEE STRUCTURAL FOR DETAILS.                                    |
| 7.80 WOOD GLAZING (REFERENCE EXTERIOR FINISH SCHEDULE)                                                                 |
| 10.31G BUILDING NUMBER SIGNAGE - VINYL, TYPICAL. VERIFY FINAL STYLE AND HEIGHT WITH CITY REQUIREMENTS.                 |
| 10.31H BRAND STANDARD SIGNAGE. PROVIDE POWER AND BACKING. VERIFY WITH CITY REQUIREMENTS AND SEE EFS W/ TENANT.         |
| 26.31 LIGHT FIXTURE - SEE ELEC. TYP.                                                                                   |

- GENERAL NOTES:**
- VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
  - ALL ENGINEERING ITEMS INCLUDED IN THIS SET ARE FOR REFERENCE ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS. SEE CIVIL FOR ADDITIONAL INFORMATION. VERIFY ALL PLANS PRIOR TO CONSTRUCTION.
  - ALL CONSTRUCTION DETAILS MAY NOT BE SHOWN. VERIFY ALL MATERIALS AND PRODUCTS ARE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS/SPECIFICATIONS.
  - PROVIDE W/ STYLE GMB CONTROL JOINTS AS PER MANUFACTURER'S RECOMMENDATIONS. CONTROL JOINTS AT DOOR JAMB (FROM HEAD TO CEILING) AND BOTH SIDES OF LARGE WINDOWS (FLOOR TO CEILING).
  - WATER-RESISTANT GMB REQUIRED IN ALL BATHROOM AND KITCHEN AREAS. FLASH GMB BEHIND TUB/SHOOWER TO MAINTAIN RATING.
  - PROVIDE FIRE CAULKING AROUND ALL PENETRATIONS IN RATED WALLS. SMOKE/FIRE DAMPERS ARE REQUIRED FOR ALL MECHANICAL PENETRATIONS.
  - ALL DIMENSIONS ARE TO FACE OF STUD, U.N.O.
  - ROOM FINISH TO BE DETERMINED BY BUILD OUT TENANTS.
  - ALL RATED DOORS TO RECEIVE CLOSERS AND SMOKE SEALS.
  - REFER TO THE EXTERIOR FINISH SCHEDULE FOR SPECIFIC MATERIAL/FINISHSTYLE. REFER TO SHEET A3.11.

| MARK   | MATERIAL                                       | MANUFACTURER             | COLOR/DESCRIPTION                                  | FINISHSTYLE                                                                          |
|--------|------------------------------------------------|--------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------|
| B-1    | FACE BRICK                                     | GLENCORY 484-334-8827    | CARBON BLACK MODULAR                               | BRICKING BOND, SW770 SABLE COLORED                                                   |
| N-1    | WOOD CLADDING (B FACADE & UNDERSIDE OF CANOPY) | NICHHA                   | AWP 3000 VINTAGE WOOD FIBER CEMENT PANEL           | MORTAR                                                                               |
| EFS-1  | EIFS                                           | Dynal 754275-0401        | Color to Match SW7018 Downdraft                    | PROVIDE 3.5" FINISH OUTSIDE CORNERS; TYP.                                            |
| MC-1   | METAL CANOPY                                   | Armetex 1701047-1160     | Color to Match SW7018 Downdraft                    | Stratoblast Texture                                                                  |
| MC-2   | ALUMINUM STORE-FRONT                           | Locally Sourced          | Open Face, Rear Guller                             | Flat #1021 Matte Black                                                               |
| SP-1   | SYSTEM METAL DOOR FRAME                        | Locally Sourced          | To Match Flat #1021 Matte Black MD028 - Flat Black | Pre-finished                                                                         |
| D-1    | DOWNLIGHT                                      | Locally Sourced          | To Match Flat #1021 Matte Black MD028 - Flat Black | Downlight                                                                            |
| LT-1   | RECESSED LED CAN LIGHT (B CANOPY)              | Acuity, Lumaera Lighting | Wave LED Recessed Downlight WLF-4" LED Module      | Matte Black                                                                          |
| CONG-1 | CONCRETE (B PATIO KNEE WALL)                   | INCRETE SYSTEM           | Color - Crew Liquid - Salt Gray                    | Cash-in-place board-formed exposed concrete. Free of rock pockets and burnout marks. |

