

# BRIAR CHAPEL INTERIORS NARRATIVE

---



The interior finishes for this skilled nursing facility have been carefully selected to prioritize durability, ease of maintenance, and a welcoming aesthetic that supports both residents and staff. The design direction is based on the finishes and aesthetics of Hayes Barton Place, ensuring consistency with the owner's vision and expectations. See mark-up on attached A1 sheet.

**Doors:** All interior doors will be 6'-8" Inpro Palladium Doors, or approved EQ., designed for maximum durability, impact resistance, and ease of maintenance, w/ painted hollow metal frames. Palladium 3D Trim (2-1/2" molding) to be applied to door for a 2-panel appearance on doors visible in common areas.

**Window Blinds:** 2" white faux wood blinds are to be provided at all exterior windows. Features to include privacy slats, wand tilt, cordless lift, and to follow ADA guidelines. Blinds to be inside mount w/ fascia.

## Millwork:

- Laminate –
  - Common areas – Cabinet doors & drawers to be TFL (thermally fused laminate) w/ shaker style profile. All other exposed pieces to be premium laminate w/ matching PVC edge banding, U.N.O. Cabinet insides to be gray melamine.
  - BOH – All pieces, doors & drawers and exposed edges to be premium laminate U.N.O., w/ matching PCV edge banding. Cabinet insides to be gray melamine.
- Solid Wood – Wood species: stained grade maple. Cabinet doors & drawers to have 5-panel face design. Cabinet insides to be gray melamine.
- Veneer – A2 grade w/ plywood substrate. Cabinet doors & drawers to have 5-panel face design. Cabinet insides to be gray melamine.
- Countertops, backsplashes, and transaction tops –
  - Common areas & Units to be Cambria 3m quartz w/ eased edge, or approved EQ.
  - BOH areas to be plastic laminate U.N.O.
- Cabinet pulls –
  - Common areas – Mockett 5-7/16" DP105C/5 pull in satin nickel, U.N.O.
  - Units –Atlas Homewares 5-1/16" Bronte Pull in brushed nickel, U.N.O.
  - BOH – 4" bar pulls in satin nickel finish, U.N.O.

**Columns:** 5.25" Johnsonite Millwork Wall Base (Inflection MW-XX-G), Inpro Palladium Rigid Sheet wall protection 42"H w/ applied 2-1/2" molding for raised panel appearance, 150 High-Impact Corner Guards, 3100 Series Handrail, or approved EQ., semi-gloss paint above w/ 6" crown moulding.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



## Lighting:

- Decorative lighting – Provided in all common spaces and resident unit/bathrooms. Additional information below for individual spaces.
- Architectural lighting – 6” 2-hour fire rated, canless LED wafer lights to maintain ceiling 1-hour fire rating.

**Flooring:** All flooring transitions shall be installed flush and level. Where applicable, a self-underlayment shall be used to raise the height of the lower flooring. A Schluter strip will be used at transitions between different flooring types to ensure a smooth, seamless, finish.

The following pages include general material descriptions for each area type referenced on the floor plans.

\*\*Note that colors correspond to architectural floor plan by area.  
Refer to notes on colored architectural plan (A1) to locate areas and design intent.

### Vestibule

- Flooring – Tarkett Assertive Active Powerbond broadloom walk off mat, width of doorway. Front entrance to include large format “thru body” porcelain tile 1/8” width epoxy grout joint on both sides of walk off mat. Schluter metal transition strip to transition between flooring types.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. Bosley MB2868 chair rail in semi-gloss finish.
- Ceiling – Painted gypsum board in flat finish.
- Lighting – 3’W large pendant, allow \$1500.00.

### Lobby/Reception/Coffee Bar

- Flooring – Tarkett Even Plane vinyl plank. Allow for 2-color inset pattern.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. Bosley MB2868 chair rail in semi-gloss finish.
- Reception Desk – Stained wood paneling (grade A2 veneer) on front w/ 3cm quartz countertop waterfall edge and transaction counter. Doors & drawers to be stained grade maple. Wood wall feature behind reception, allow \$25.00/sf material (230sf)
- Coffee Bar – Stained grade maple cabinet doors & drawers w/ 3cm Cambria quartz countertop.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



Quartz backsplash to run to underside of cabinets. Momentum Demi-Tone Damask wallcovering accent wall. (25sy)

- Ceilings – Painted gypsum board in flat finish. Momentum Set in Stone wallcovering in ceiling pop-up w/ 5” crown moulding painted w/ Wolf Gordon Scuffmaster paint GOH32446332.
- Lighting – (QTY 5) 5”W mini pendants over reception desk, allow \$400.00ea. 4’W chandelier in lobby center, allow \$2000.00. 1 wall sconce in coffee bar, allow \$500.00. Undercabinet lighting @ reception & coffee bar.

## Public Corridors/Resident Corridors/Corridor Closets

- Flooring – Tarkett Even Plan vinyl plank. Allow for 2-color inset pattern at main intersections and resident corridors.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Inpro Palladium Rigid Sheet wall protection w/ top trim @ 42”H, 150 High-Impact Corner Guards, 3100 Series Handrail, or approved EQ. Painted gypsum board in flat finish above. Allow for accent paint at resident unit entries. Paint only in Closets.
- Ceilings – Painted gypsum board in flat finish.
- Lighting – 24”W semi-flush fixtures, typ., allow \$1000.00ea. (QTY 6) 36”W pendant fixture in each resident corridor, allow \$1200.00ea. Single ADA sconce at each unit entry, allow \$350.00ea.

## Staff Offices/Training/Conference Rooms

- Flooring –
  - Staff Offices/Training – Tarkett Preserved Treasures Collection, powerbond broadloom carpet.
  - Conference Rooms – Tarkett Preserved Treasures Collection, powerbond broadloom carpet.
- Base Material – Johnsonite Traditional Rubber 1/8” (Type TS), 4”H.
- Walls – Painted gypsum board in flat finish.
- Millwork – Base/wall cabinets/countertop shall be clad in premium plastic laminate w/ matching PVC edge. Mockett EDP Grommets to be provided for wire management w/ required.
- Ceilings - Painted gypsum board in flat finish.
- Lighting – 48” Linear pendant above conference room tables, allow \$1200.00ea.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



## Staff Lounge

- Flooring – Tarkett Tarkett LinoFloor xf<sup>2</sup>. Allow for 3 color pattern w/ net fit seams.
- Base Material – Johnsonite Traditional Rubber 1/8" (Type TS), 4"H.
- Walls – Painted gypsum board in flat finish. Allow for accent wall.
- Millwork – Base/wall cabinets/countertop shall be clad in premium plastic laminate w/ matching PVC edge. Daltile Color Wheel 3"x6" tile backsplash. Allow for single color pattern.
- Ceilings - Painted gypsum board in flat finish.

## Living/Dining Rooms

- Flooring – Tarkett Even Plan vinyl plank. Tarkett Preserved Treasures Collection, powerbond broadloom carpet inset in living room w/ applied moisture barrier. Schluter metal transition strip to transition between flooring types.
- Base Material – 5.25" Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. Allow for accent wall above fireplace cabinets.
- Millwork –
  - Kitchen – Base/wall cabinets & drawers shall be clad in TFL w/ shaker profile. All other pieces and exposed edges to be clad in premium plastic laminate w/ matching PVC edge. Cambria quartz countertop w/ Daltile Mesmerist Arabesque Mosaic tile backsplash.
  - Fireplace Cabinets – Base/wall cabinets & drawers shall be clad in TFL w/ shaker profile. All other pieces and exposed edges to be clad in premium plastic laminate w/ matching PVC edge. Cambria quartz countertop and backsplash.
  - Memory Care to receive additional wall of millwork. Reference A1. Base/wall cabinets & drawers shall be clad in TFL w/ shaker profile. All other pieces and exposed edges to be clad in premium plastic laminate w/ matching PVC edge.
- Fireplace – Surround & Hearth to be Daltile Marble Slab Calacatta Gold. Paint grade wood mantel.
- Ceiling – Painted gypsum board in flat finish w/ faux wood beams. (QTY 7 in each living/dining room, 18"W x 12"H x 24'L)
- Lighting – (QTY 5) 5" mini pendants over island, allow \$350.00ea. 36"W pendant in living room, allow \$1500.00ea.
  - Memory Care to receive (QTY 6) 36"W semi flush fixtures in living room, allow \$1200.00ea.

## Family Room

- Flooring – Tarkett Preserved Treasures collection, powerbond broadloom carpet w/ applied moisture barrier.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Floor to ceiling paint grade picture frame moulding panels w/ inset wallcovering (Wolf Gordon Kabuto)
- Ceiling – Painted gypsum board in flat finish
- Lighting – (QTY 3) 24” semi flush fixtures, allow \$1000.00ea.

## **Nurse Station**

- Flooring – Tarkett Even Plan vinyl plank.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish w/ floor to ceiling paint grade picture frame moulding panels.
- Millwork – Premium plastic laminate paneling on front w/ 3cm quartz countertop waterfall edge and Cambria quartz transaction counter. Doors & drawers to be premium plastic laminate w/ matching PCV edge.
- Ceiling – Painted gypsum board in flat finish.

## **Resident Units/Resident Bathrooms**

- Flooring –
  - Units – Tarkett Even Plan vinyl plank.
  - Bathrooms – Daltile Marble Attache Lavish 12”x24” w/ 1/8” width epoxy grout joint. Showers to have 2”x2” matching mosaic w/ sloped installation.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls –
  - Units – Inpro Palladium Rigid Sheet wall protection w/ trim @ 42”H, or approved EQ. Painted gypsum board above in flat finish.
  - Bathrooms – Painted gypsum board in flat finish. Daltile Color Wheel Linear 4”x12” tile w/ 1/8” width epoxy grout joint on shower walls. Matching bullnose trim on all exposed edges.
- Millwork –
  - Units – Wardrobes and adjacent millwork to be provided by Owner.
  - Bathrooms – Countertop, backsplash & integral sink to be Cosentino Miami White 3cm. TFL ADA vanity w/ shaker profile. 1’-6” x 4’-6” inset paint grade wood cabinet w/ 2 adjustable shelves.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



- Shower Curtain – Inpro Super Bio Stat Vinyl Curtain
- Ceiling – Painted gypsum board in flat finish.
- Lighting –
  - Units – 24”W semi-flush fixture, allow \$800.00ea. Overbed fixture, allow \$600.00ea.
  - Bathrooms – 3 light vanity sconce, allow \$250.00ea.

## Public and Staff Toilet Rooms

- Flooring – Daltile Delegate 12” x24” tile with 1/8” width epoxy grout joint.
- Base Material – Daltile Delegate cove base.
- Walls – Full height Daltile Delegate 12”x24” tile with 1/8” epoxy grout joint on wet wall. Semi-gloss paint on gypsum board on remaining walls.
- Millwork – Corian Sandstorm countertop & backsplash w/ integral sink.
  - Public – TFL ADA vanity w/ shaker profile.
  - BOH – Premium plastic laminate ADA vanity w/ matching PVC edges.
- Ceilings – Painted gypsum board in flat finish.
- Lighting – 3 light vanity sconce, allow \$300.00ea

## Physical Therapy/Therapy Storage/Occupational Therapy

- Flooring – Tarkett Triumph Rubber sports flooring w/ square edge. Allow for 3-4 colors and large patterning.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. Allow for two paint colors.
- Millwork - Base/wall cabinets shall be clad in TFL w/ shaker profile. Cambria New Quay 3CM w/ Daltile Mesmerist Arabesque Mosaic tile backsplash.
- Ceilings - Painted gypsum board in flat finish w/ wood-look vinyl accent in ceiling pop-ups. Allow \$30.00/sf material. Inpro Whisper Cube Cubicle Track system for privacy curtains (Inpro Shield by Panaz Fabric w/ 22” hidden mesh).
- Lighting – (QTY 2) 4’W chandeliers, allow \$2500.00ea.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



## **Tub Rooms/A.D.L Bath**

- Flooring – Daltile Delegate 12” x24” tile with 1/8” width epoxy grout joint.
- Base Material – Daltile Delegate cove base.
- Walls –
  - Tub Rooms – Daltile Delegate 12” x24” tile with 1/8” width epoxy grout joint behind sink & tub wall up to 48”H. Schluter Schiene to cap exposed tile edges. Semi-gloss paint on gypsum board on other walls.
  - A.D.L. Bath – Full height Daltile Color Wheel Linear 4”x12” tile w/ 1/8” width epoxy grout joint on sink & shower walls. Matching bullnose trim on all exposed edges. Semi-gloss paint on gypsum board on other walls.
- Millwork – Corian Limestone Prima countertop w/ integral sink. TFL ADA vanity w/ shaker profile on removable panel.
- Curtains –
  - Tub Rooms – Inpro Whisper Cube Cubicle Track system for privacy curtains (Inpro Shield by Panaz Fabric w/ 22” hidden mesh).
  - A.D.L Bath - Inpro Super Bio Stat Vinyl Curtain
- Ceilings – Painted gypsum board in flat finish.
- Lighting – 3 light vanity sconce, allow \$250.00ea.

## **Beauty Salon**

- Flooring – Tarkett Even Plane vinyl plank. Allow for 2 colored inset.
- Base Material – 5.25” Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. House of Harris Fauna Panels Type II Substrate accent wall.
- Millwork – Base/wall cabinets shall be clad in TFL w/ shaker profile. Countertops shall be Cambria Praa Sands Quartz w/ \$10.00/sf allowance for full height accent tile. Salon sinks to be Adjust-A-Sinks.
- Ceilings – Painted gypsum board in flat finish.
- Lighting – 8” pendant above each wash station, allow \$600.00ea. (QTY 2) 24”W semi-flush fixtures, allow \$1000.00ea.

# BRIAR CHAPEL INTERIORS NARRATIVE

---



## Activity Room

- Flooring – Tarkett Even Plan vinyl plank. Allow for single color pattern.
- Base Material – 5.25" Johnsonite Millwork Wall Base (Inflection MW-XX-G)
- Walls – Painted gypsum board in flat finish. (QTY 2) 4' x 8' Forbo Wood Framed Bulletin Boards
- Millwork – Base/wall cabinets shall be clad in TFL w/ shaker profile. Countertops shall be Cambria Quartz w/ Trinity Tile Mixed Up Denim tile backsplash.
- Ceilings – Painted gypsum board in flat finish.
- Lighting – (QTY 4) 30"W semi-flush fixtures, allow \$1200.00ea.

## Soiled Utility/Laundry/Clean Utility/Janitor

- Flooring – Tarkett Acczent heterogeneous sheet vinyl w/ heat welded seams.
- Base Material – 4"H integral cove base.
- Walls – Panolam Smooth FRP 6'-0"H w/ matching trim. Painted gypsum board in semi-gloss finish above.
- Millwork – Base/wall cabinets shall be clad in premium plastic laminate w/ matching PVC edge. Corian Sandstorm countertop.
- Ceilings – Painted gypsum board in semi-gloss finish.

## Med Prep.

- Flooring – Tarkett LinoFloor xf<sup>2</sup> w/ net fit seams.
- Base Material – Johnsonite Traditional Rubber 1/8" (Type TS), 4"H.
- Walls – Painted gypsum board in flat finish.
- Millwork – Base/wall cabinets shall be clad in premium plastic laminate. Corian Sandstorm countertop.
- Ceilings – Painted gypsum board in flat finish.

## Kitchen Areas/Kitchen Office/Janitor

- Flooring – Protect-All Rolled Goods in ¼" thickness. Install w/ Rapid Weld.



# BRIAR CHAPEL INTERIORS NARRATIVE

---



- Base Material – 6” integral bsae
- Walls –
  - Kitchen Areas/Janitor – Full height Panolam Smooth FRP panels w/ matching trim.
  - Kitchen Office – Painted gypsum board in semi-gloss finish.
- Millwork –
  - Janitor - Wall cabinets shall be clad in premium plastic laminate w/ matching PVC edge.
- Ceilings – Painted gypsum board in semi-gloss finish.

## **Mechanical/Electrical Spaces**

- Flooring: Sealed Concrete
- Base Material: Johnsonite Traditional Rubber 1/8” (Type TS), 4”H.
- Walls: Painted w/ semi-gloss finish.
- Ceiling: Painted gypsum board in flat finish.

## **Storage/Resident Storage/Equip. Storage/I.T. Equip./Central Supply/BOH Corridor**

- Flooring: Storage - Tarkett LinoFloor xf<sup>2</sup> w/ net fit seams.
- Base Material: Johnsonite Traditional Rubber 1/8” (Type TS), 4”H.
- Walls: Panolam Smooth FRP panels @ 48”H w/ matching trim. Painted gypsum board above in flat finish.
- Ceiling: Painted gypsum board in flat finish.