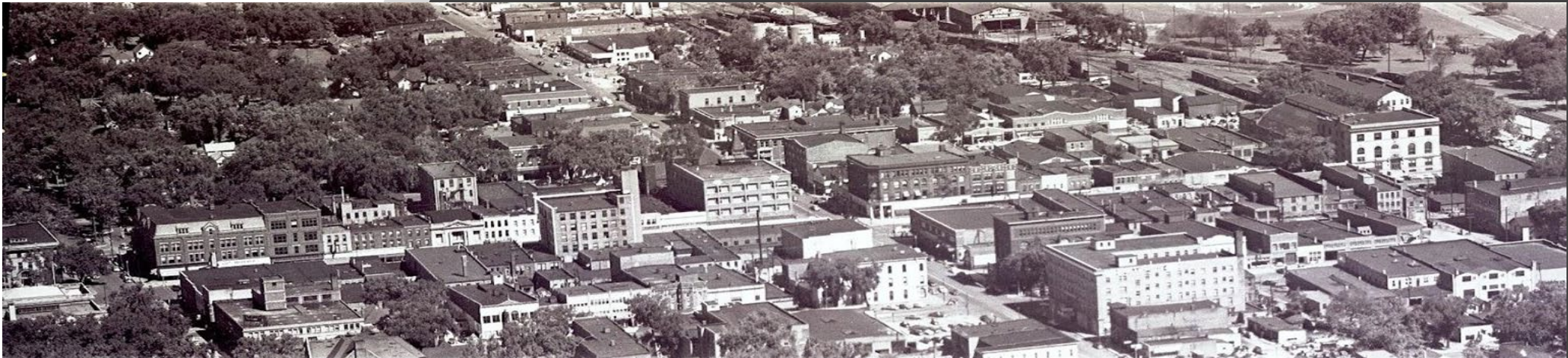




Vinnie's Lounge Rehabilitation





Michael Cluchey
Project Manager



Bradley Batterton
Tech Support



Justin Cooks
Editor

Hawkeye Rehab Design Group

Existing Building



Face of Buildings



Rear View of Buildings

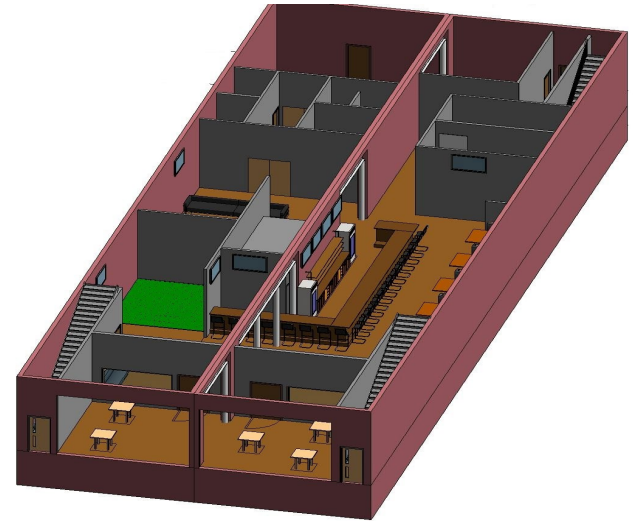
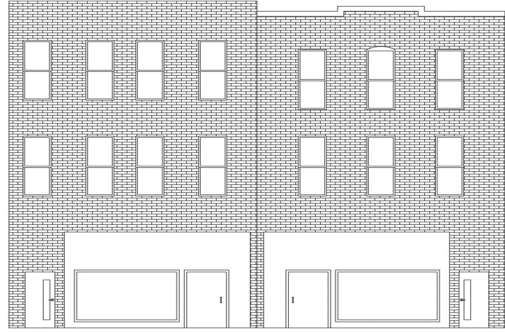


North Building 1st Floor



South Building 1st Floor

Project Goals



Renovated 1st Floor Architectural Plan



Design An Open Floor Plan

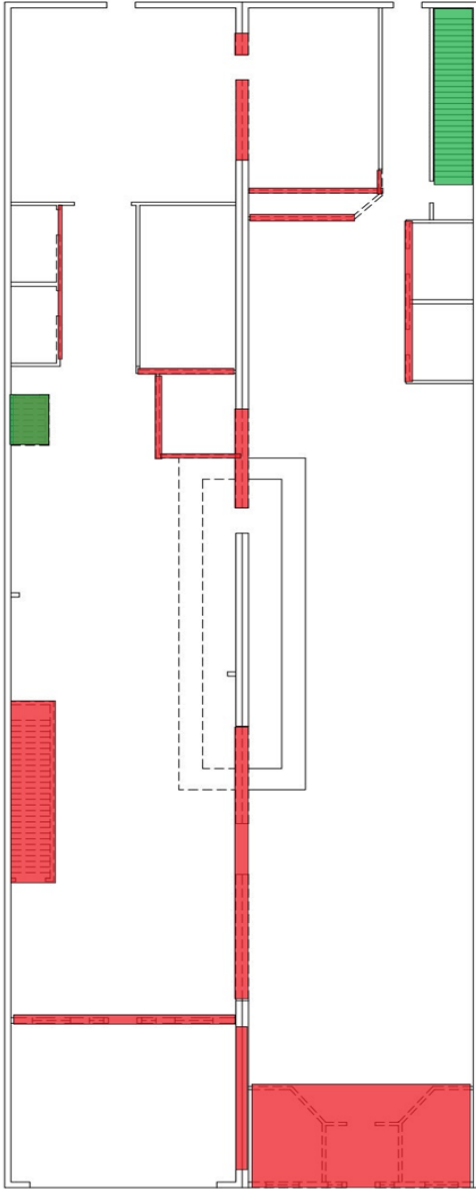


Renovated Upper Floor Apartment Layouts

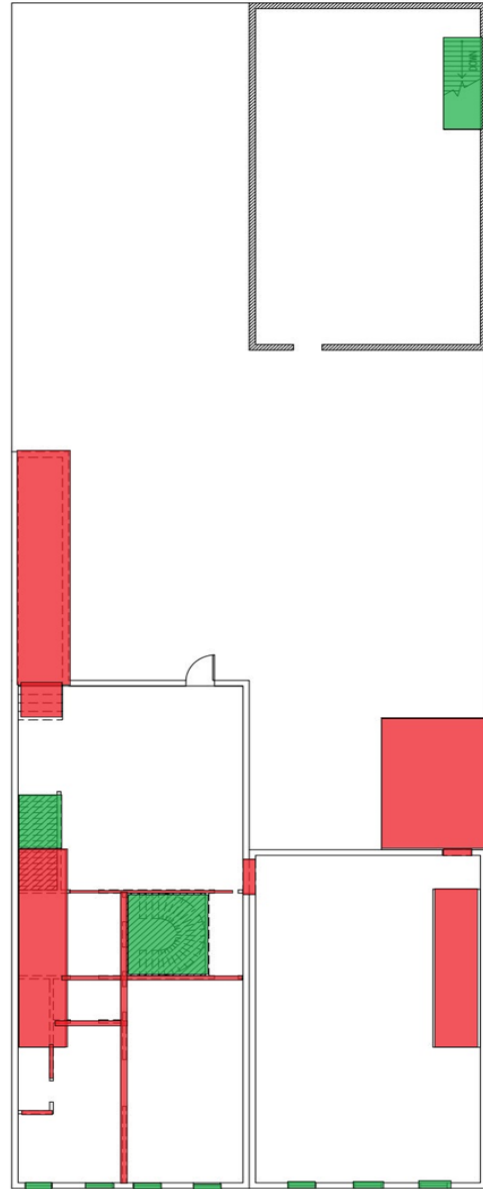
Façade Removal and Rehabilitation





Demolition Plan

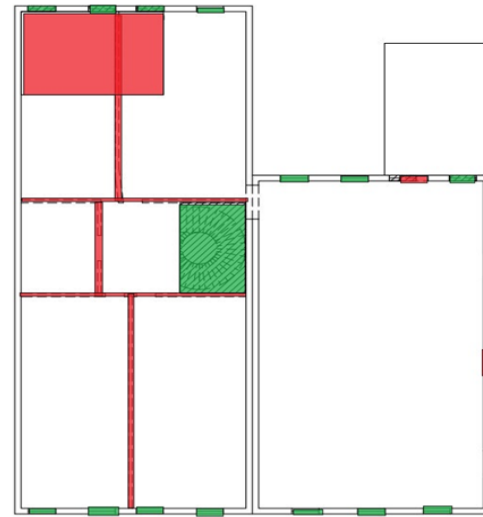


FIRST FLOOR DEMOLITION PLAN



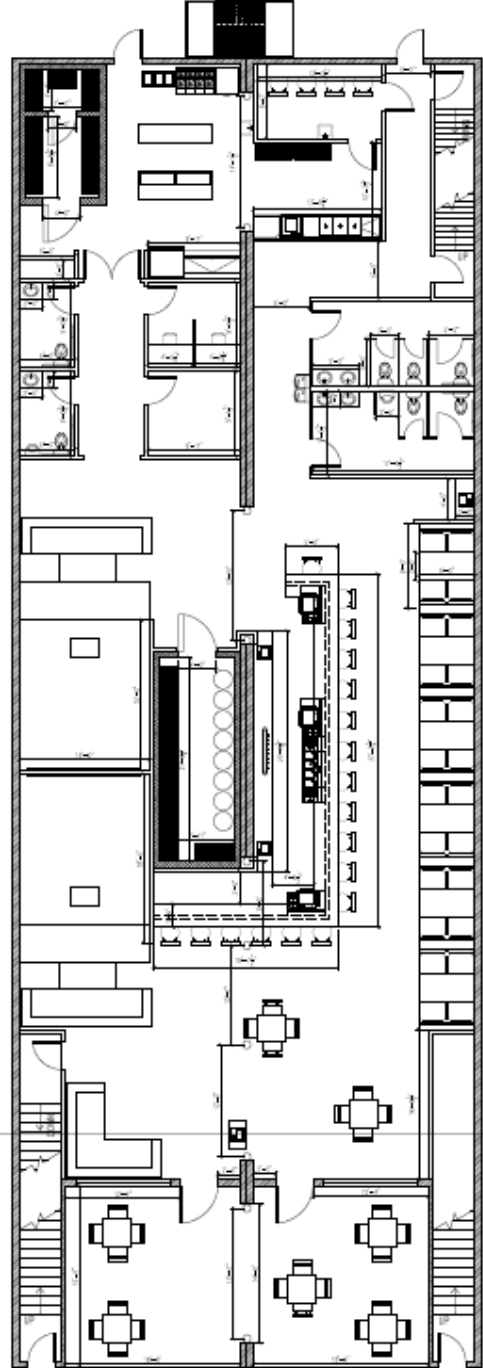
SECOND FLOOR DEMOLITION PLAN

-  Remove
-  Remove and Replace

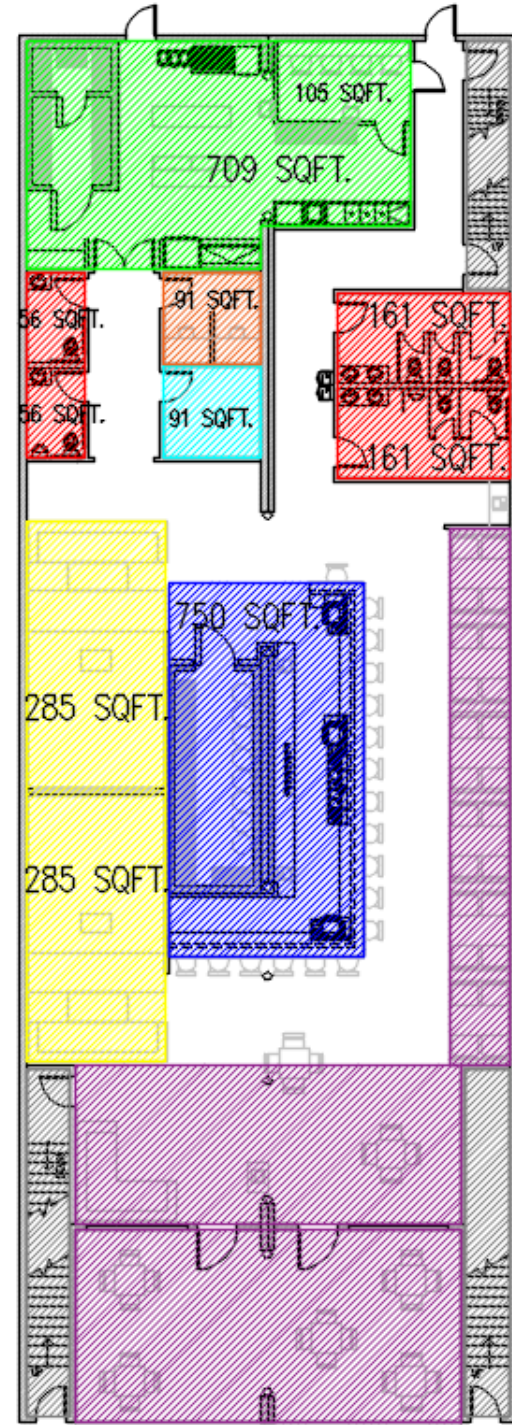


THIRD FLOOR DEMOLITION PLAN

1st Floor Architectural Layout



FIRST FLOOR ARCHITECTURAL LAYOUT
SCALE 1/8" = 1'-0"



- Stairs
- Seating
- Virtual Golf Simulators
- Bar Area
- Restrooms
- Kitchen Area
- Offices
- Storage/Mechanical Area
- Patio Area
- Bedrooms
- Living room

Dining Area

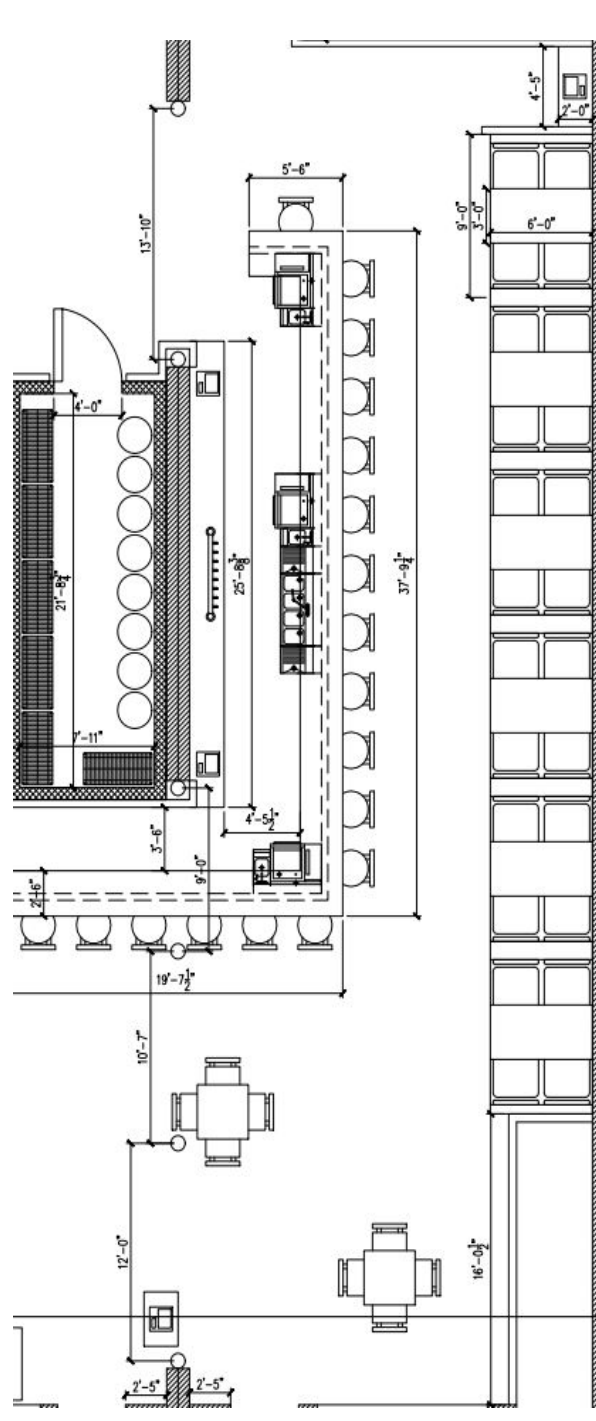
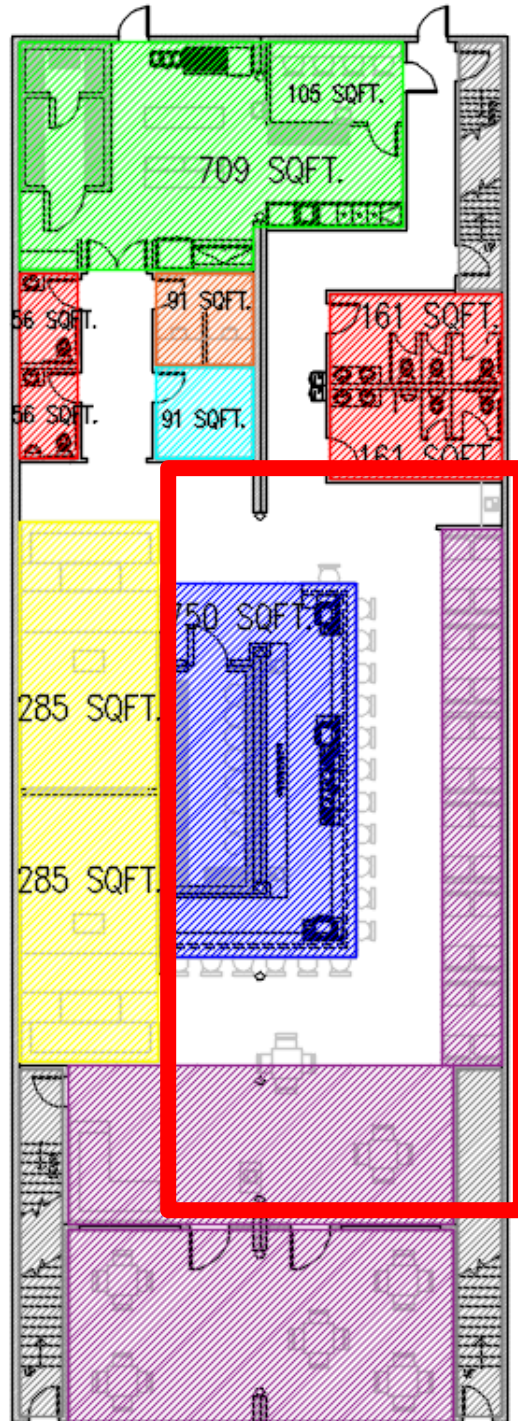
Features:

Space & Service for 8 keg system

Seating for ~ 50 people

total 60 ft bartop

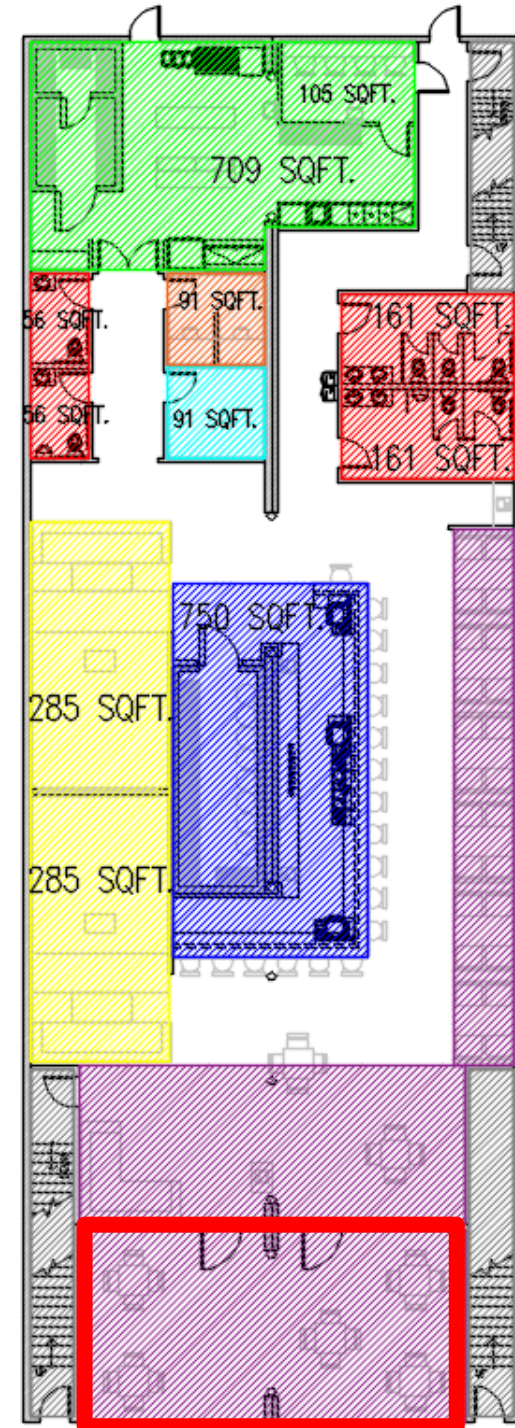
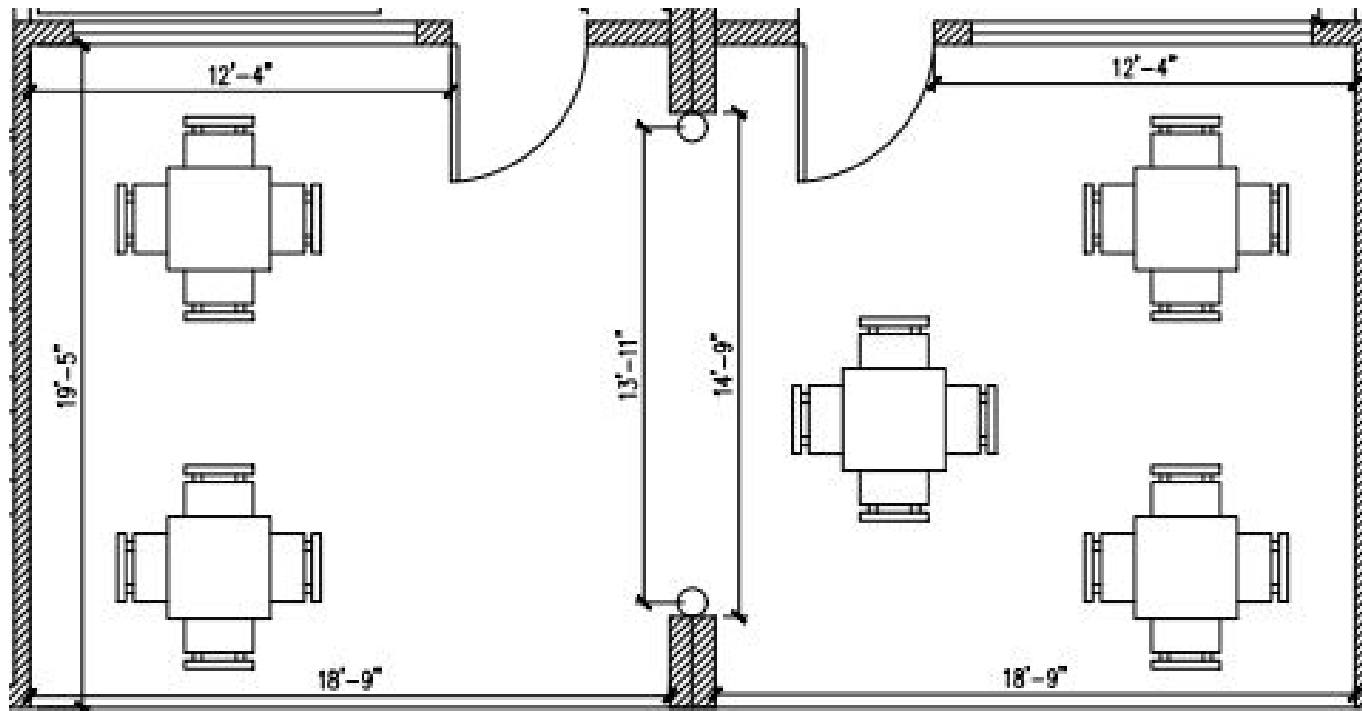
Open floorplan



Front Patio

Options:

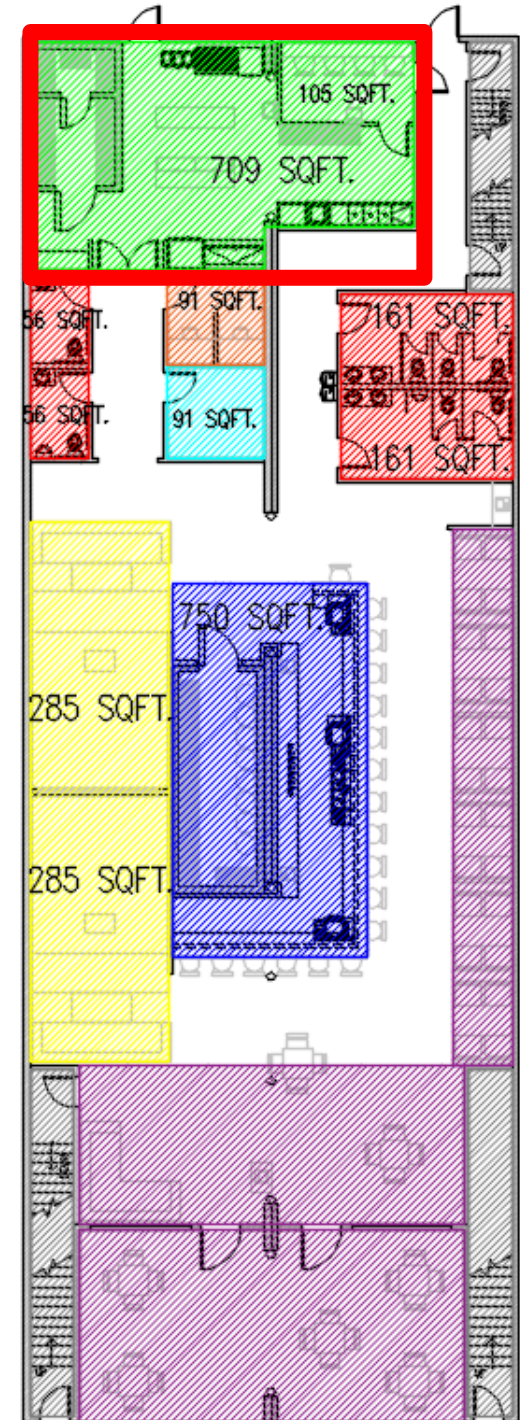
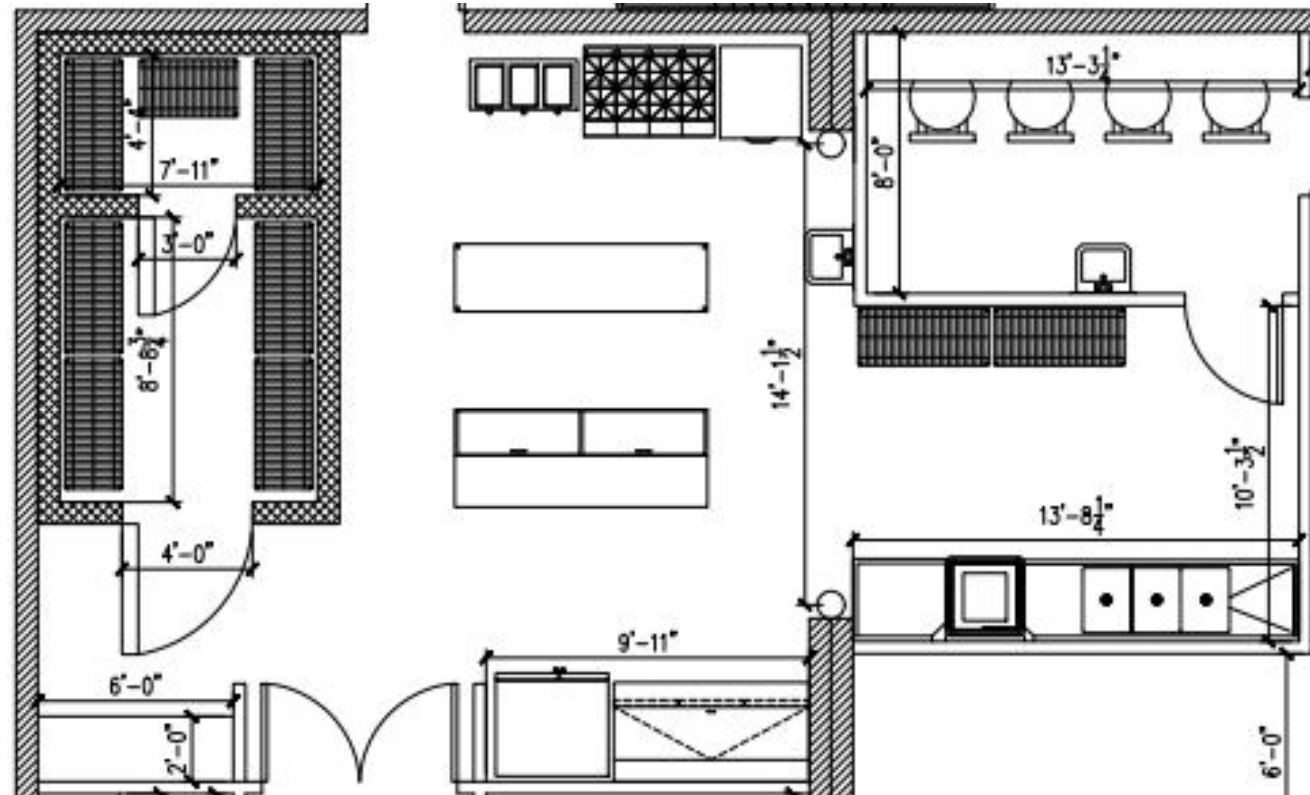
- Moveable heaters
- Outdoor Televisions
- Security Gate



Kitchen

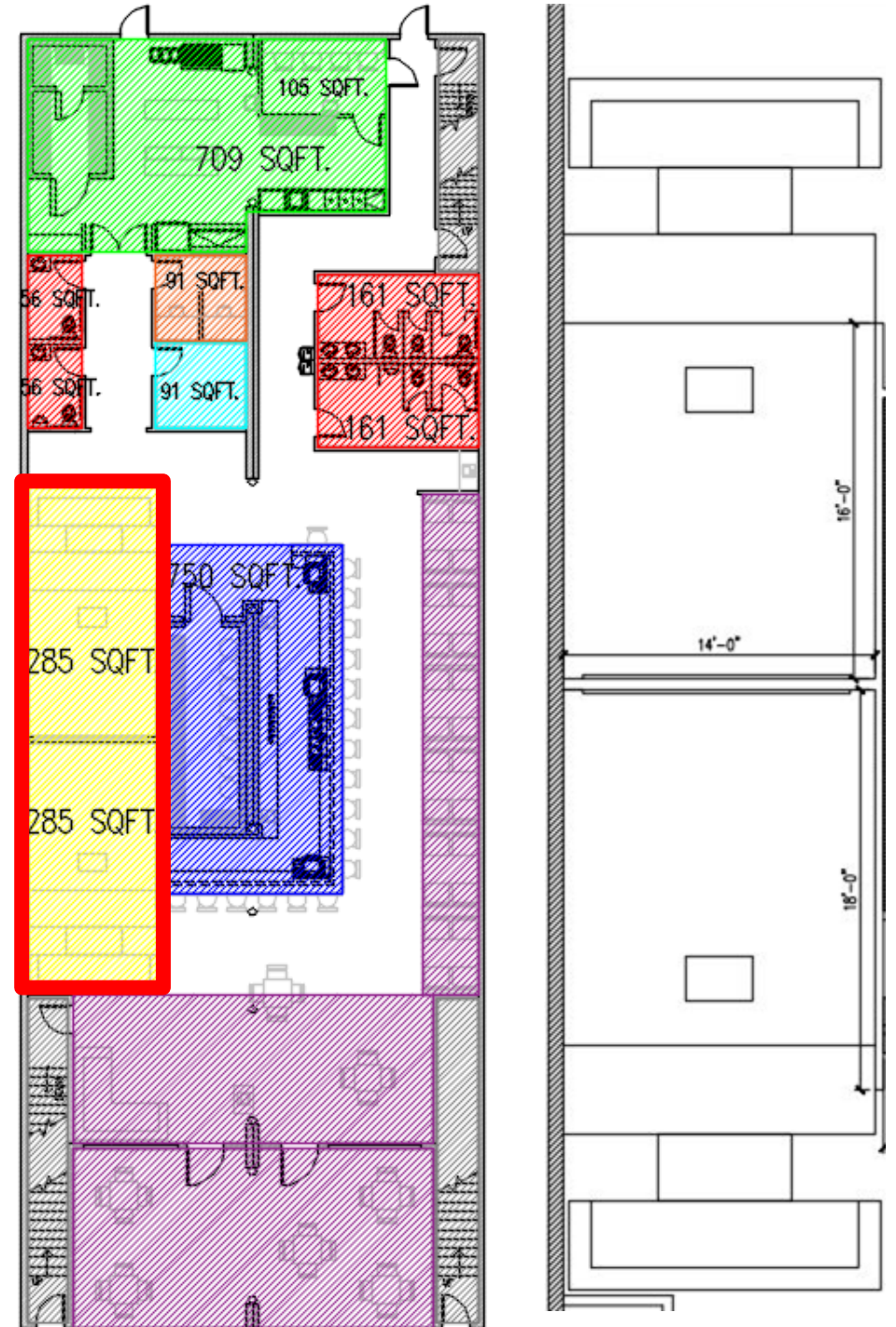
Features:

- Employee Breakroom
- Serving Area
- Cold & Hot Food Stations
- Food Storage

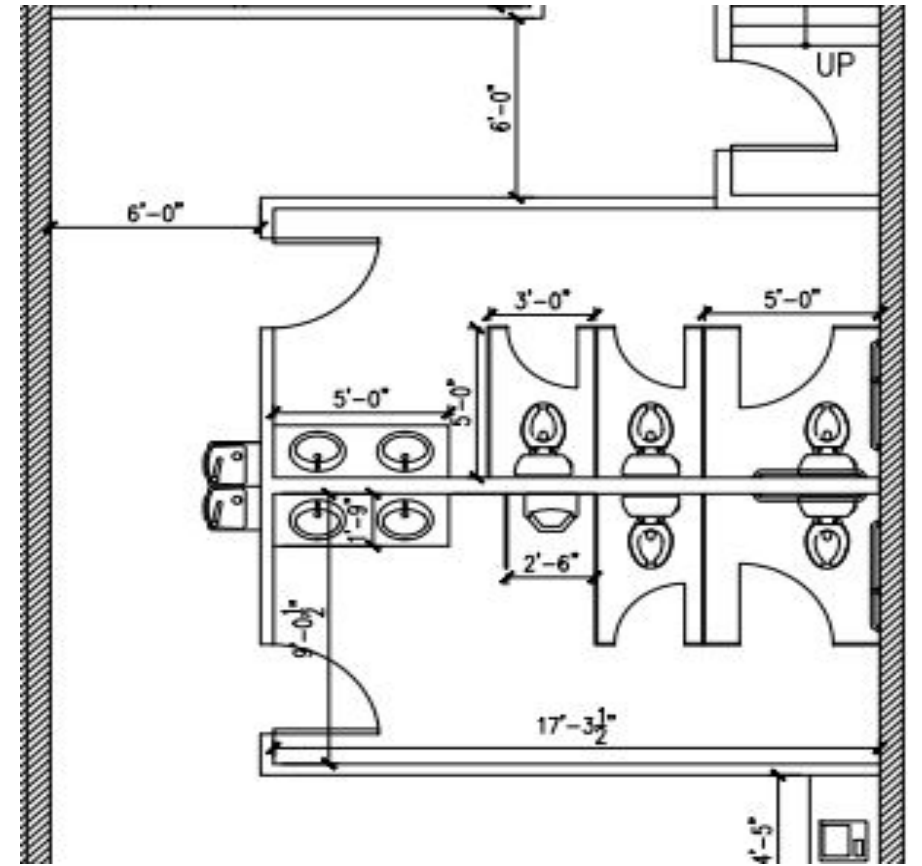
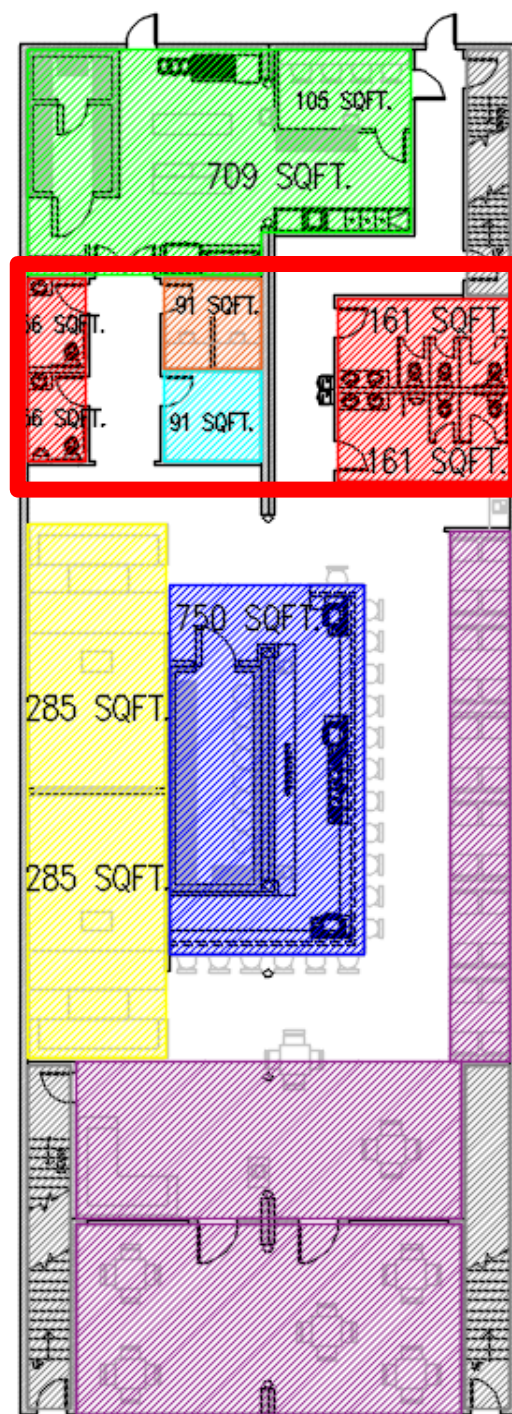
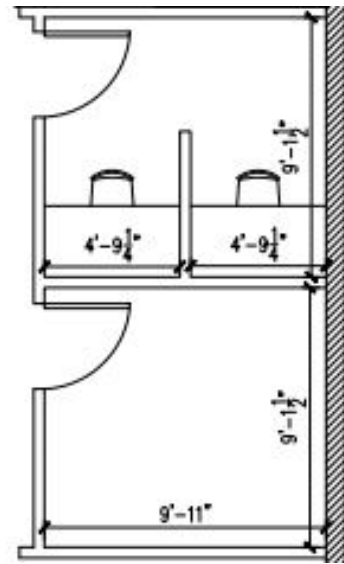
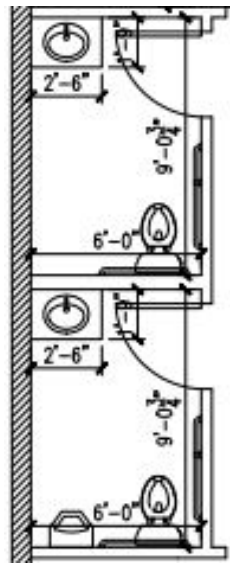


Golf Simulators

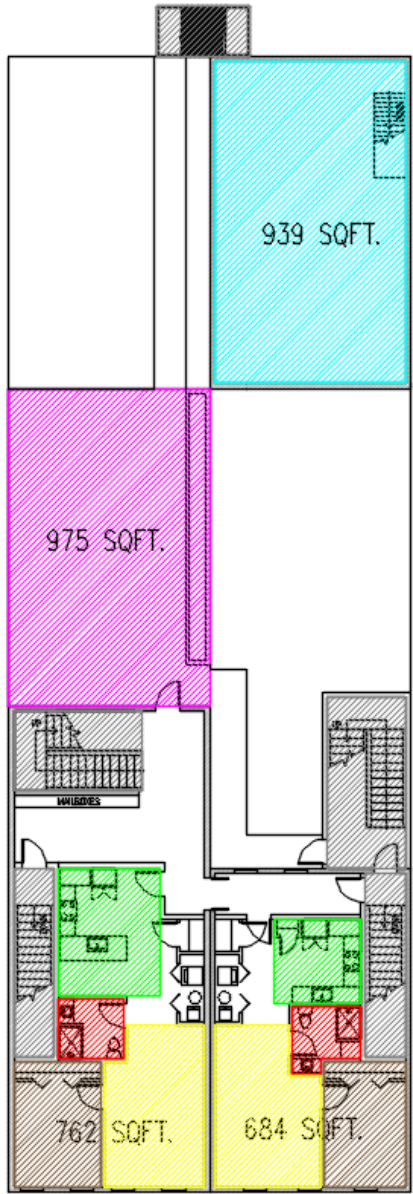
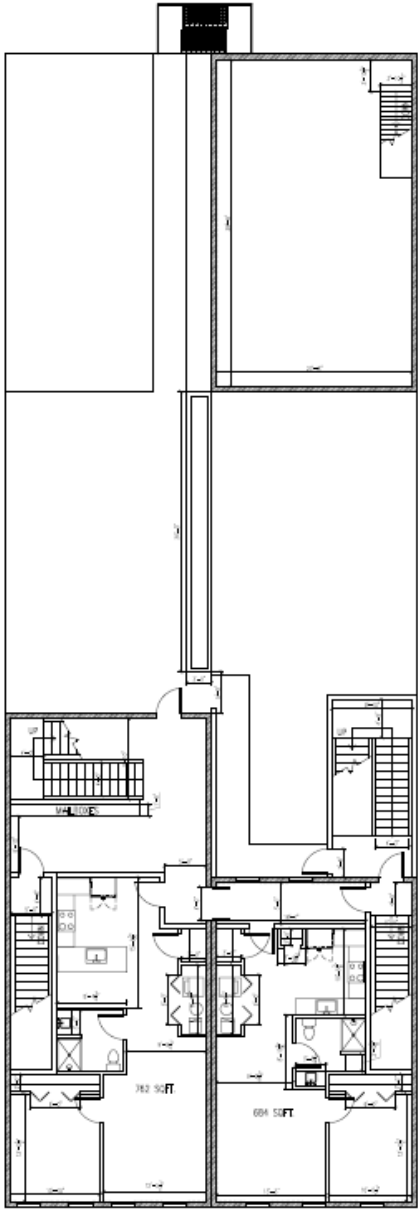
Up to 4 guests per space
Price: ~ \$11,000 each



Bathrooms/ Offices



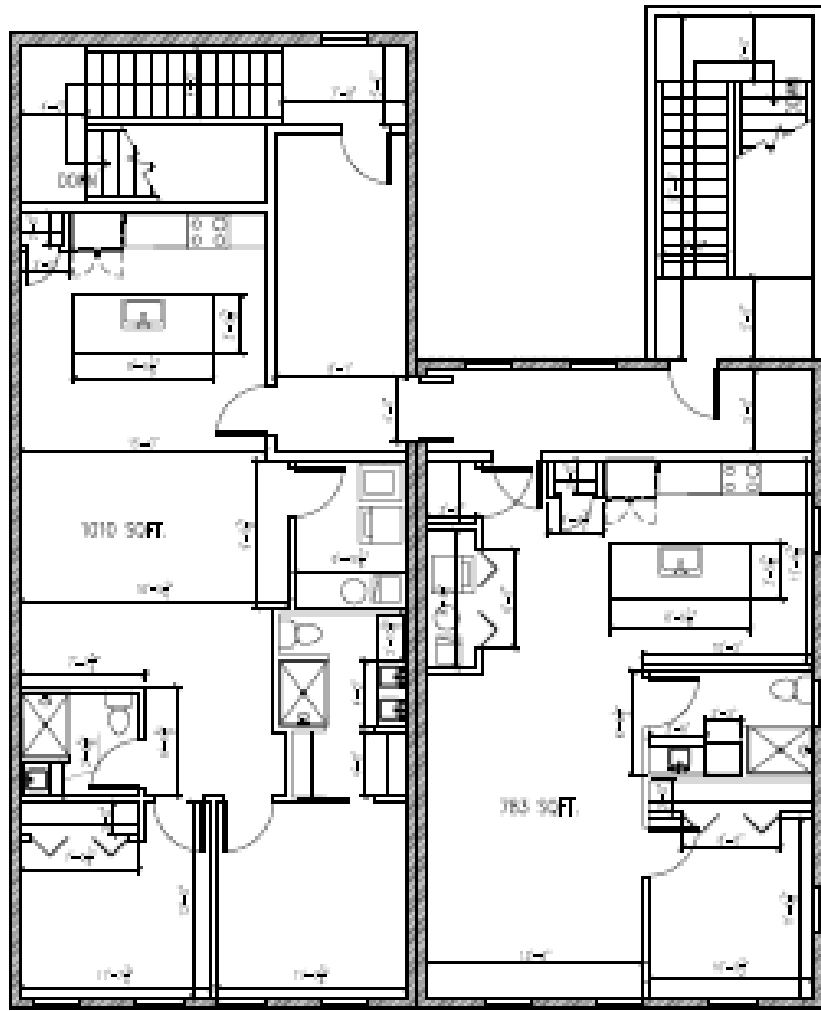
2nd Floor Architecture Layout



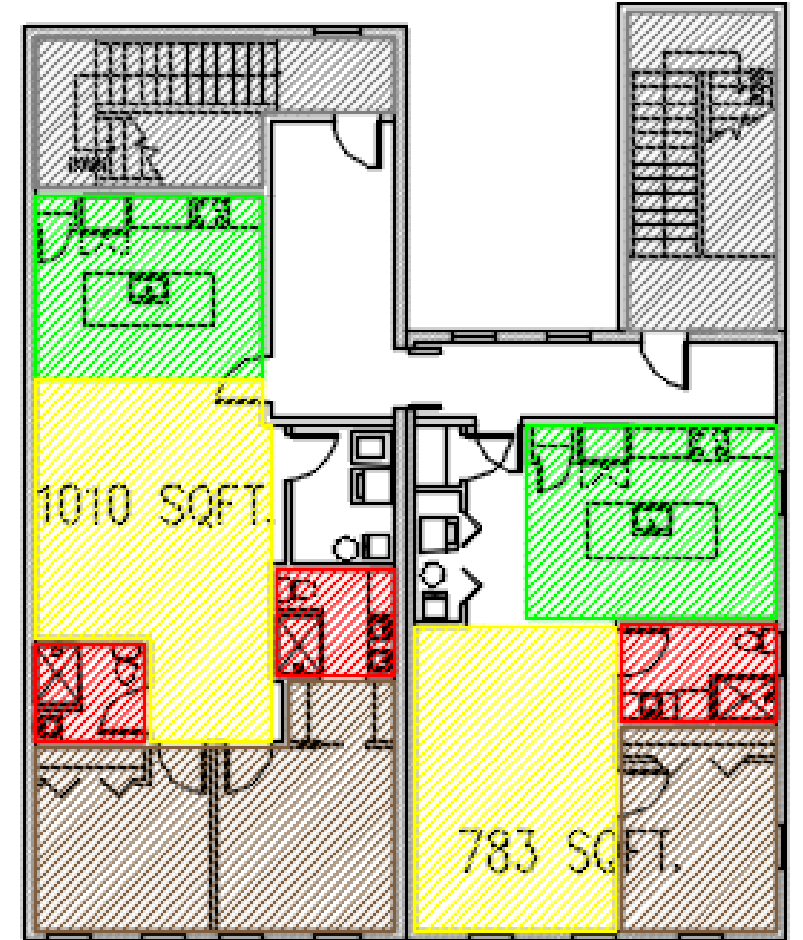
- Stairs
- Seating
- Virtual Golf Simulators
- Bar Area
- Restrooms
- Kitchen Area
- Offices
- Storage/Mechanical Area
- Patio Area
- Bedrooms
- Living room

SECOND FLOOR ARCHITECTURAL LAYOUT
SCALE 1/8" = 1'-0"

3rd Floor Architecture Layout



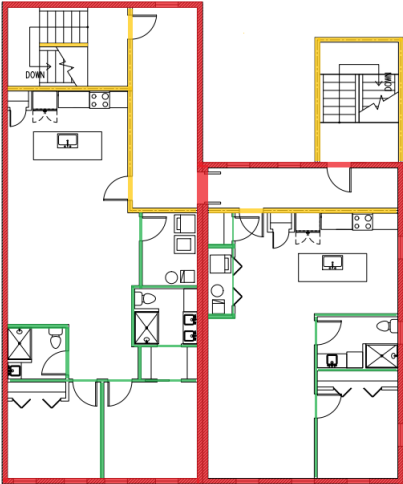
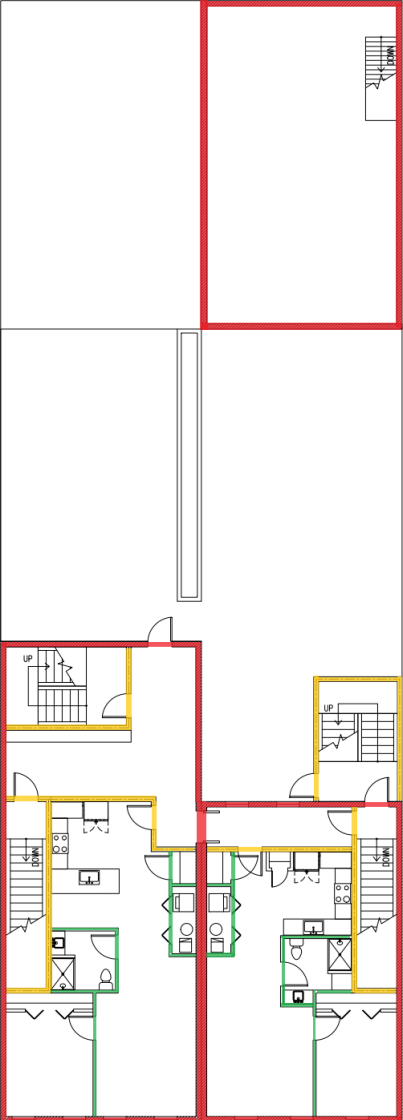
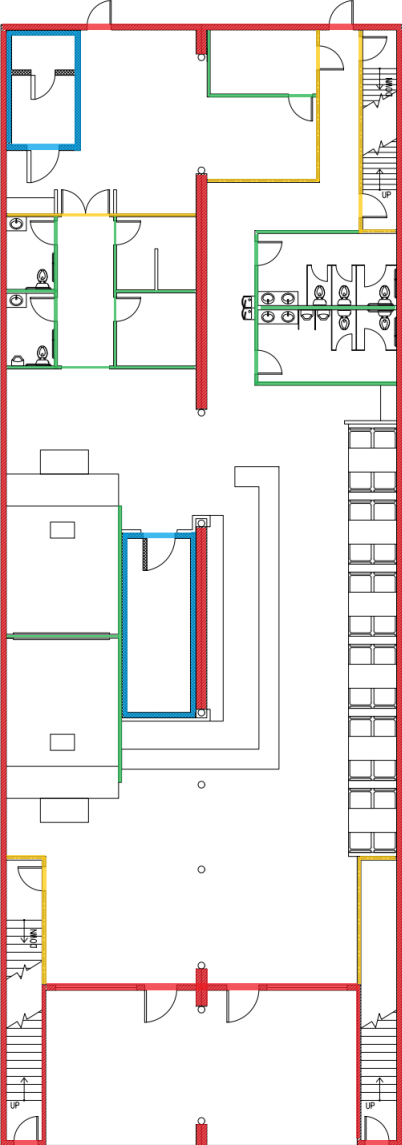
- Stairs
- Seating
- Virtual Golf Simulators
- Bar Area
- Restrooms
- Kitchen Area
- Offices
- Storage/Mechanical Area
- Patio Area
- Bedrooms
- Living room








THIRD FLOOR ARCHITECTURAL LAYOUT

SCALE 1/8" = 1'-0"

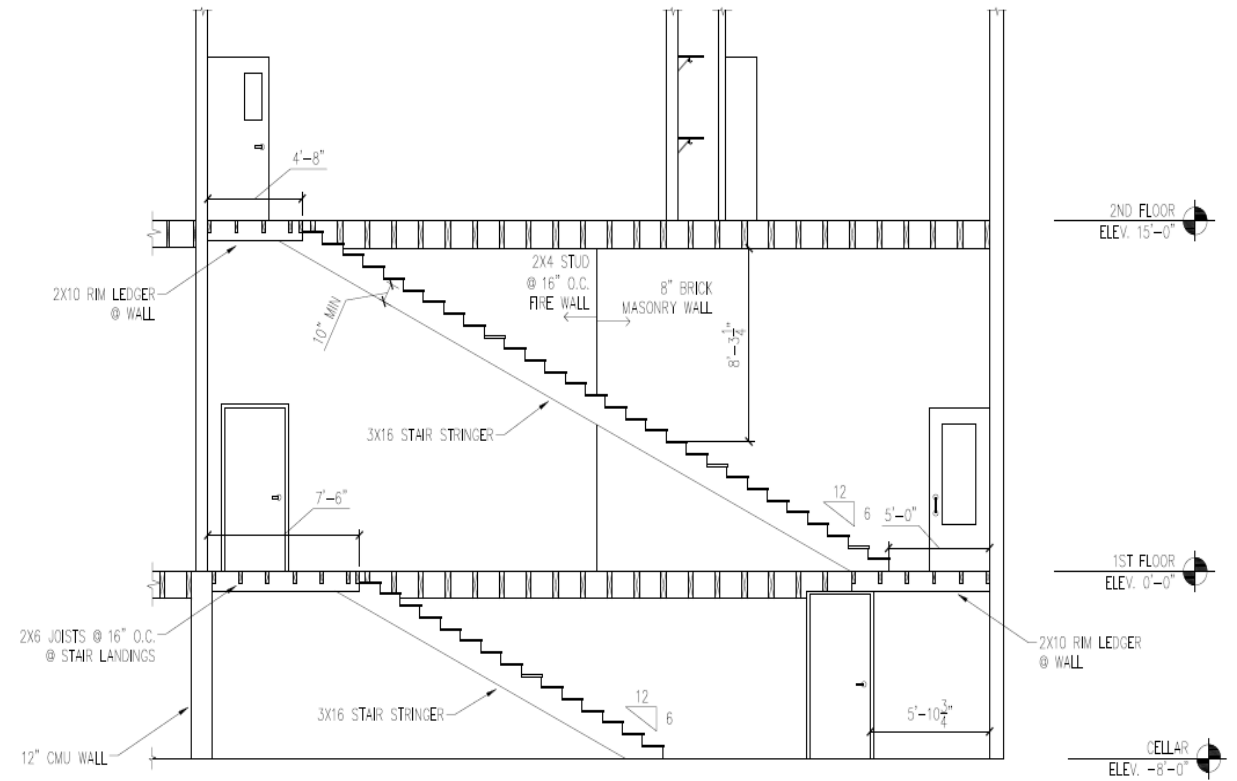
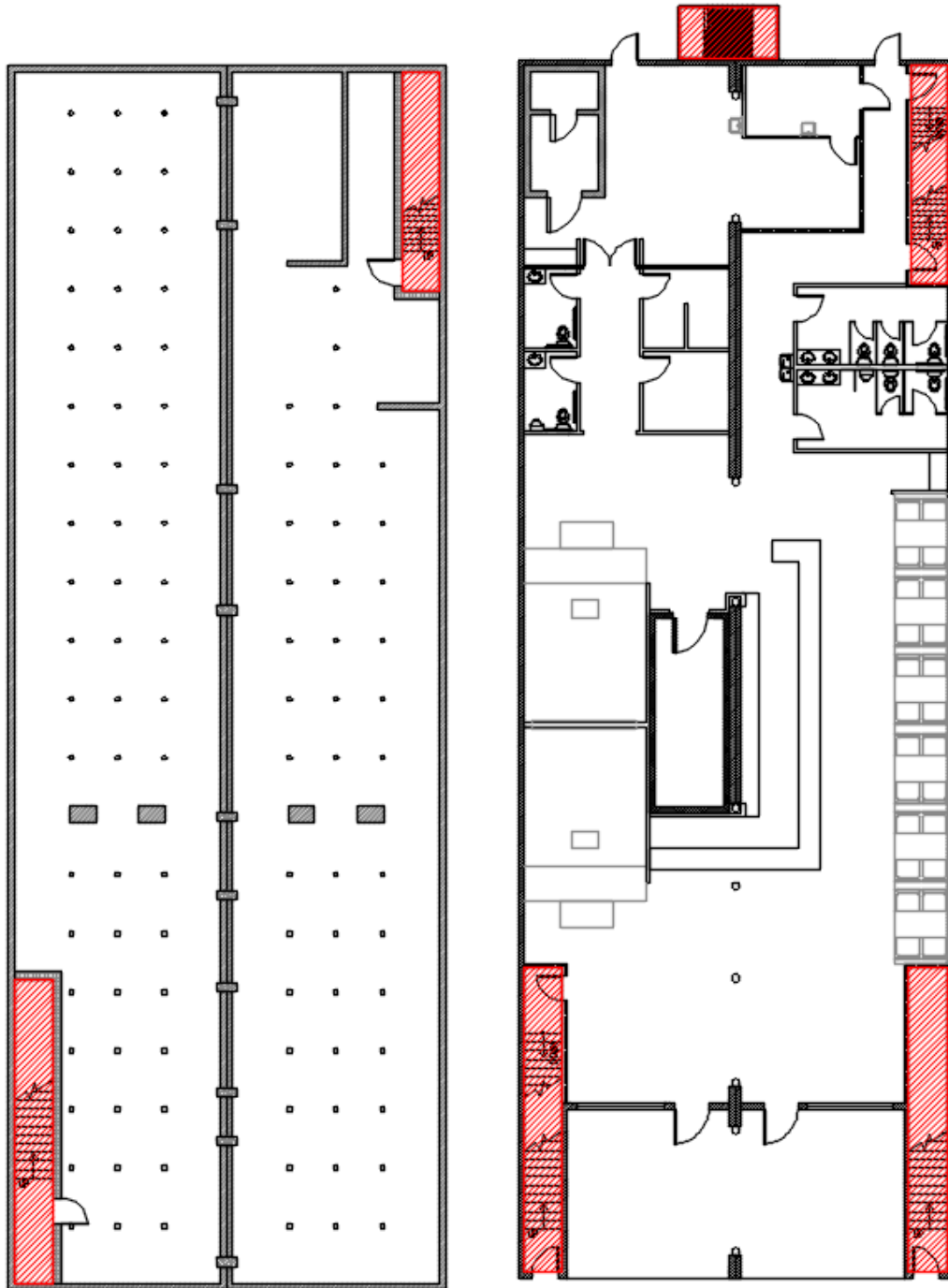
Fire Wall Plan



WALL FIRE RATING LEGEND:

-  8" WYTHE BRICK WALL (4 HOUR)
-  WALK-IN REFRIGERATOR / FREEZER (VERIFY WITH MANUFACTURER)
-  12" CMU BLOCK WALL (3 HOUR)
-  DOUBLE DRYWALLED 2X4 STUD 16" O.C WALL (0.75 HOUR)
-  DOUBLE DRYWALLED 2X6 STUD 16" O.C WALL (1.5 HOUR)

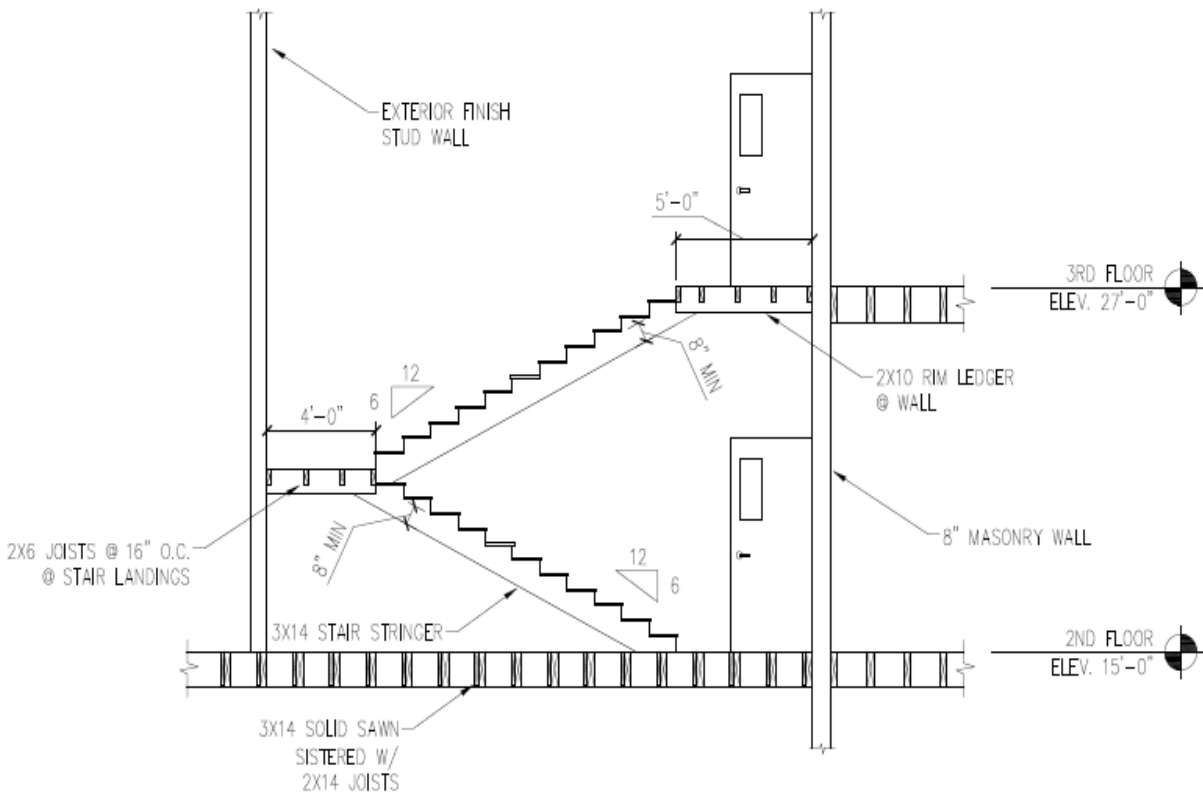
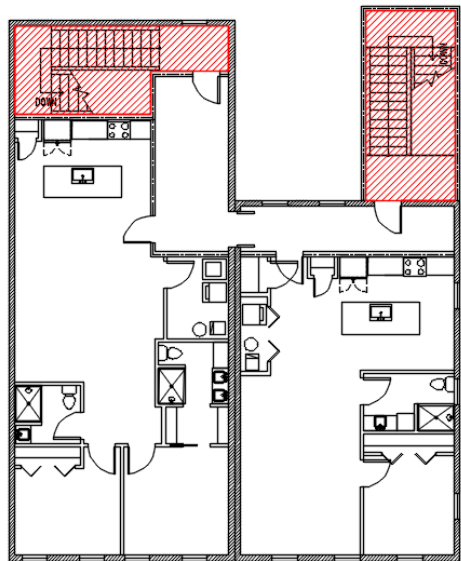
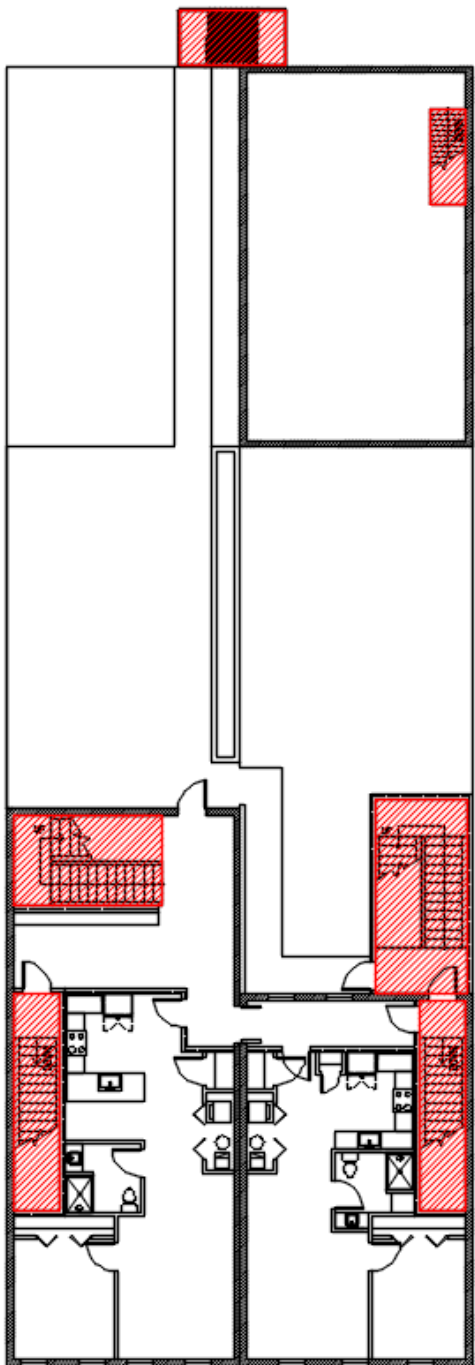
1st Floor Staircase Design



DETAILED FIRST FLOOR STAIR ELEVATION

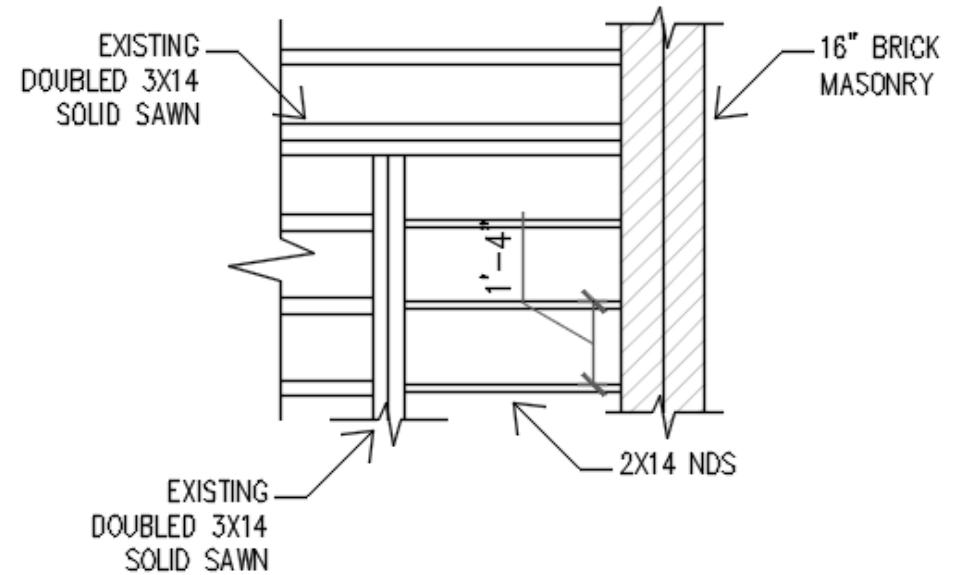
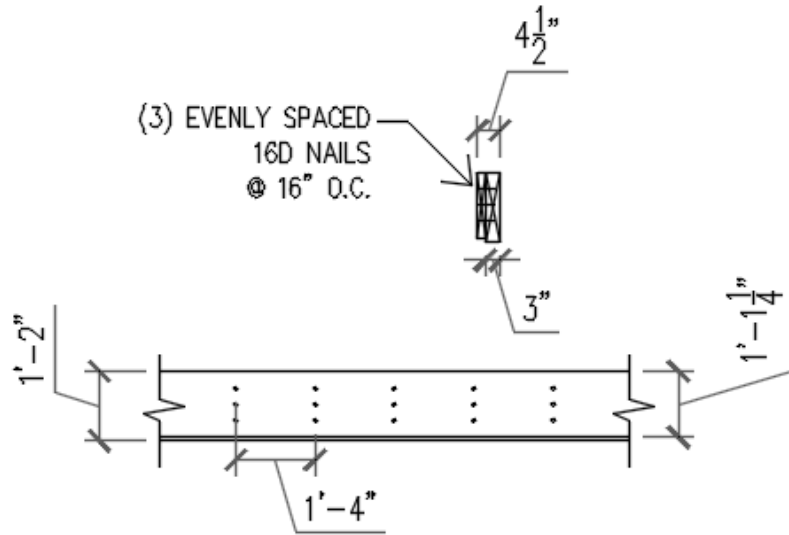
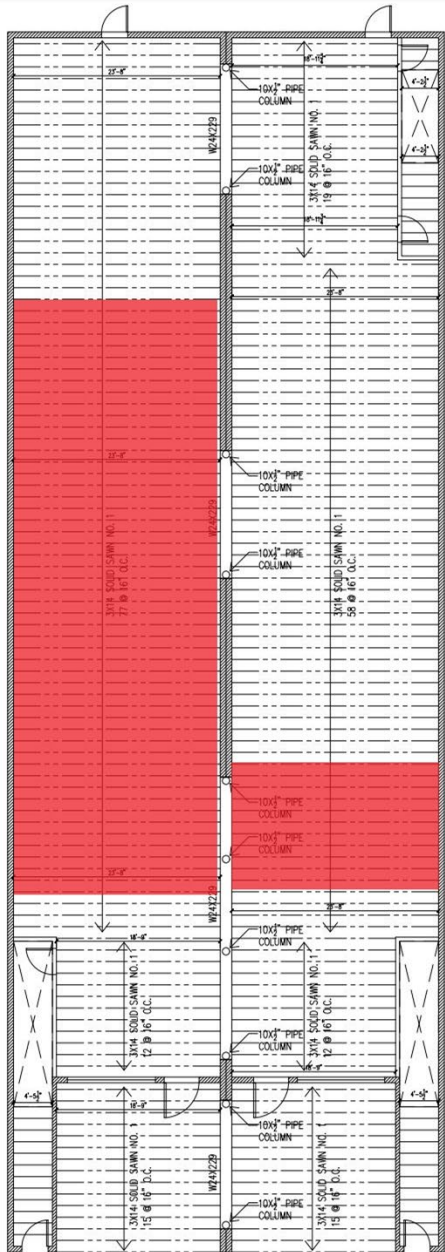
SCALE 1/8" = 1'-0"

2nd Floor Staircase Design

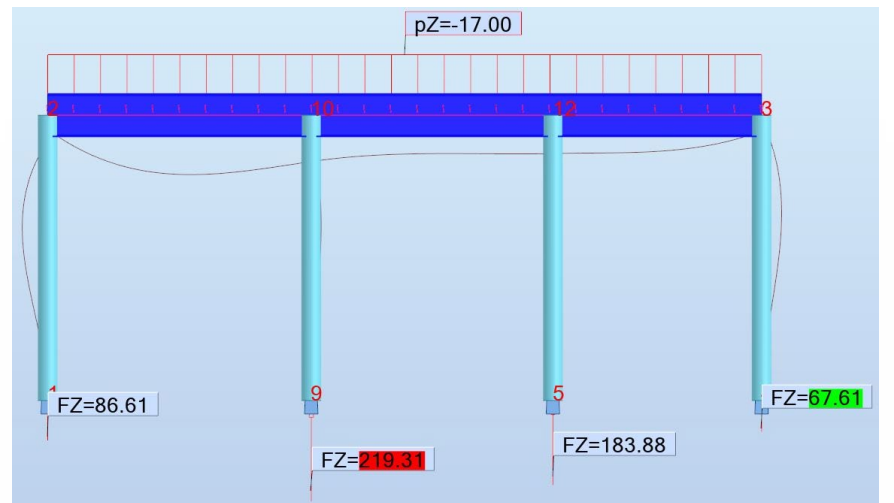
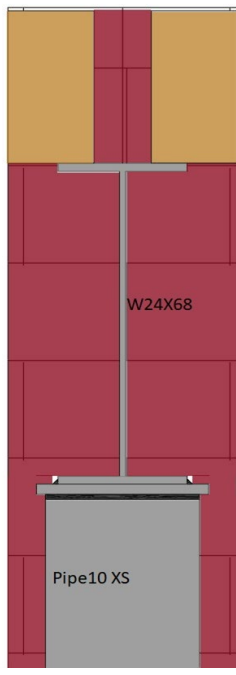
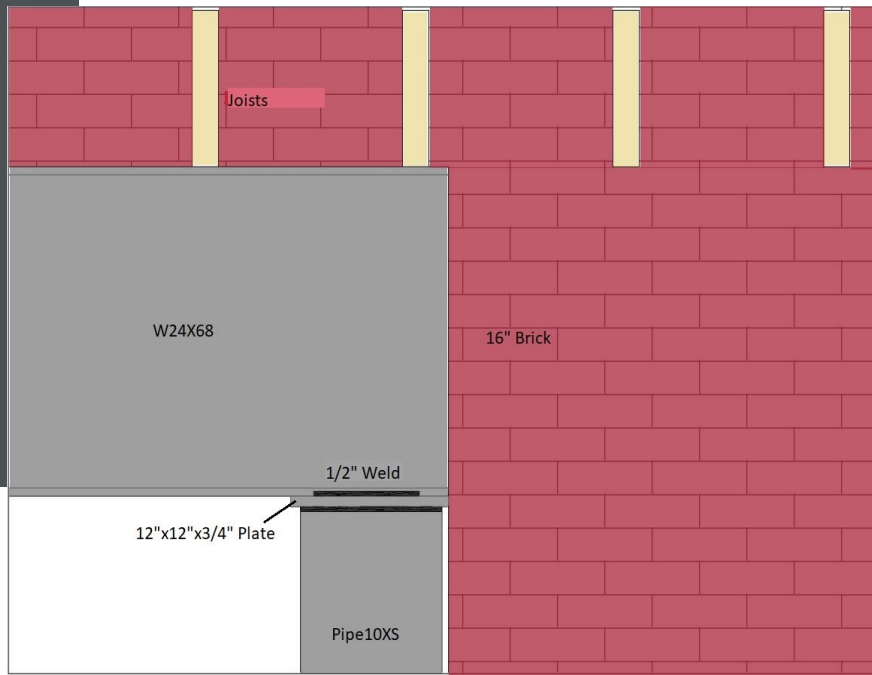


DETAILED SECOND FLOOR STAIR ELEVATION
SCALE 1/8" = 1'-0"

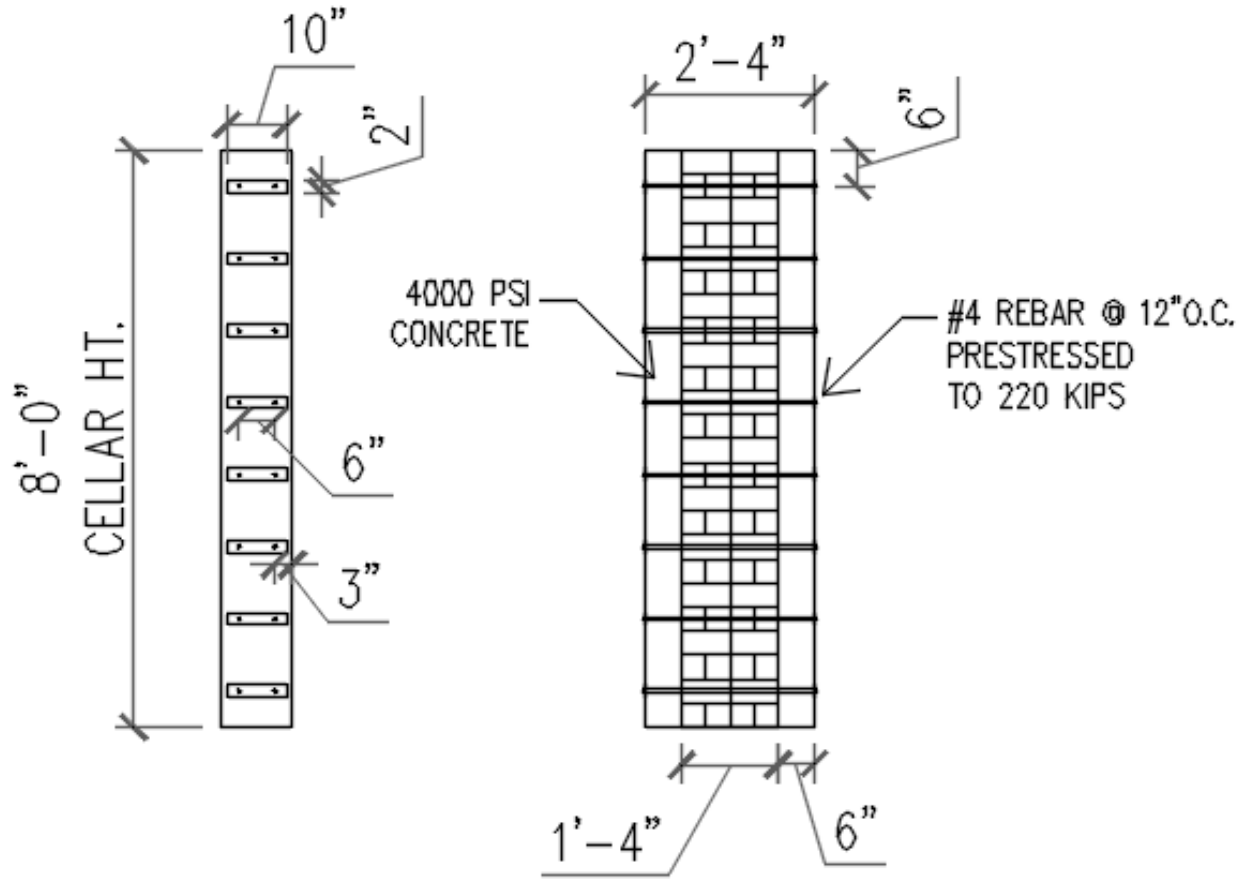
Joist Analysis



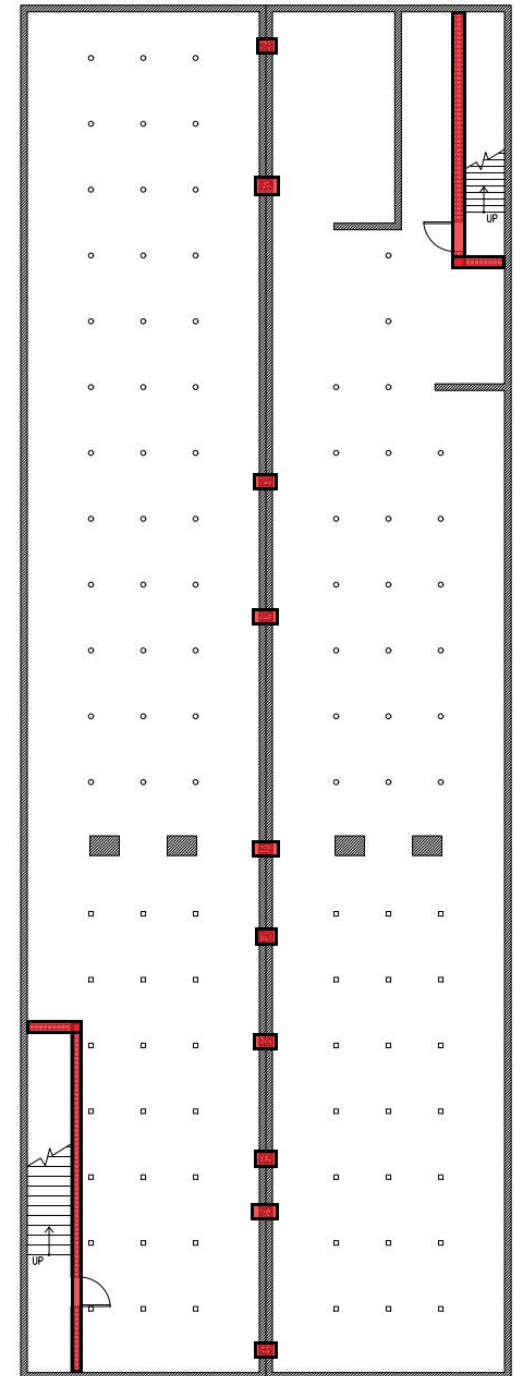
Beam Analysis



Foundation Design



28X12 FOUNDATION DETAIL
SCALE: 1/8" = 1'-0"



Construction Cost Estimate

Total Project Cost:
\$1,683,174.00

Demolition: \$47,089

Structure: \$721,344

Shell: \$28,191

Interior: \$156,936

Utility Services: \$235,439

Furnishing: \$57,797

Construction Subtotal: \$1,246,796.00

Contingencies 20%: \$249,360

Construction Administration 15%: \$187,020



Questions?

