

THE GROOVE CAFÉ

Garfield, Pittsburgh, PA

Incentive Implementation and Economic Analysis

12.16.2011

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The Groove Café incentive team would like to acknowledge the following people
who have guided us throughout the design process:

John Folan AIA, LEED BD+C, T. David Fitz-Gibbon Chair, Director of the UDBS

Eve Picker
CityLAB

the Bloomfield-Garfield Corporation especially:

Aggie Brose
Richard Swartz

the community of Garfield especially:

Sabrina Clark
Kaaren Paranya
Angelo Restano

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cityLAB

the 6% place

Pittsburgh is a changing city. Although it made its name as one of the international leaders in steel production, it has been forced to adapt to the economic climate of the twenty-first century, one that does not include steel. This progression of change has left the city with a declining population—Pittsburgh lost 28 thousand residents between 2000 and 2010.¹ Despite this drop, the city has seen a rise of 12 thousand residents in the 25-40 year old age bracket,² which establishes a premise for the initiation of positive change because of their fresh ideas and forward-thinking attitudes.

With this knowledge in mind, cityLAB derived the notion of the 6% place. The 6% place is defined as one in which 6% of the residents are practicing creative workers. A study by CEOs for Cities in 2007 indicated that a mass of creative workers can attract other workers. Creative workers tend to be highly entrepreneurial, and the study found that in areas with flourishing economies, 6% of people were creative workers.³ Drawing from this research, cityLAB intends to convert the Garfield neighborhood into the 6% place, with the intention

of attracting residents from all around the country in addition to the greater Pittsburgh region. Furthermore, cityLAB would like to establish a ‘toolbox’ of potential development incentives for Garfield that would address both the existing community and potential newcomers.⁴

Although this toolbox was developed specifically for Garfield, it can serve as a blueprint for neighborhoods elsewhere in the future. Garfield is an ideal neighborhood in which to focus this change for a number of reasons. First, the Penn Avenue corridor, which forms the southern border of the Garfield neighborhood, has been invested in throughout the past fifteen years via the Penn Avenue Arts Initiative. This previous interest makes a 6% vision more viable in Garfield than in other places because it has had a financial ‘head start.’ Second, the Garfield neighborhood has excellent access to transportation. The Pittsburgh Port Authority runs two bus lines, the 88 and 89, directly through Garfield, which provide access to downtown and to the East Busway. Lastly, Garfield is surrounded by several more affluent neighborhoods,

such as Friendship and Highland Park. Their residents could serve as a source of patrons for businesses that might develop within Garfield.

In association with their stipulation of the 6% place, cityLAB also proposed sixteen interventions for the Garfield community that could enhance its lifestyle and economy. These incentives would draw creative workers to the community who would put their skills to work in the creation of local businesses. Ideally, this phenomenon would generate a domino effect that causes more creative people to invest their talents in Garfield. Eventually, the proportion of creative workers in the community will reach 6%, and their effects will have spread to enhance the rest of the community’s economy.

1 Eve Picker et. al., DRAFT – 6% place, 3.
2 Ibid., 3.
3 Ibid, 9.
4 Ibid, 8.

Groove Café

A ‘Kid Café’ in Garfield

A kid café is one of the sixteen primary incentives that cityLAB is proposing. cityLAB defines such an establishment as

“a space for youth, managed and programmed by youth. Programming should be creative with music and the arts. Youth should be in charge.... With the high percentage of youth in Garfield, a place for and by youth could provide many benefits.”

The following proposal alters cityLAB’s original idea for a kid café in order to more effectively implement the incentive into the community. It is important to target a more specific population with a more defined program.

who?

Students ages 11 to 18 are eligible to participate in Groove Café. Minimum grade point average requirements will be instated to ensure the devotion of the participants. There will be a hierarchical organizational structure in Groove Café in which the kids are divided into two age groups; the older mentors the younger. The kids are responsible for all executive decisions with respect to the restaurant and performing arts aspects. One adult advisor is present at all times while an adult administrator (not present on site) assumes legal responsibilities.

what?

The Groove Café is a kid café that caters to and is operated by kids. It is partnered with local schools and is organized as an after school program. Groove Café is a restaurant that is staffed by kids. It also has a stage to facilitate recitals in the performing arts and it allots space to be used for the display of art.

where?

Groove Café site is on the northwest corner of Penn Avenue and North Graham Street. It is an optimal site for several reasons Quiet Storm, a flourishing niche restaurant, is located across the street. The existing building contains some leftover equipment and infrastructure from a previous food establishment, which can be utilized in the Groove design.

vision

Groove Café has the potential to enhance the lives of Garfield youth by means of teaching and facilitating. The Groove seeks to:

Hone **life skills** by teaching workplace responsibility

Cultivate **creative expression** by promoting various media of performing and fine arts

Provide a **retreat** to encourage healthy social behavior

Promote **community**.

Garfield is located in the East End of the Pittsburgh, in a geographically challenging area, which has stunted its growth. It has lost a significant amount of its population within recent years, and, with a median household income of \$26,388, Garfield is one of the lower-income neighborhoods in Pittsburgh. The 6% place goal is to increase Garfield's presence by bringing more creative workers into the area, who at this time make up less than 2% of Garfield's population.

Using data collected from the 2012 Census certain categories were selected as relevant to the Groove Café and used to compare Garfield with the rest of Allegheny County. With a population of just 3,675 people Garfield makes up only 0.3% of Allegheny County's total population. Using percentages of each category, differences were highlighted between Garfield and the rest of Allegheny County.

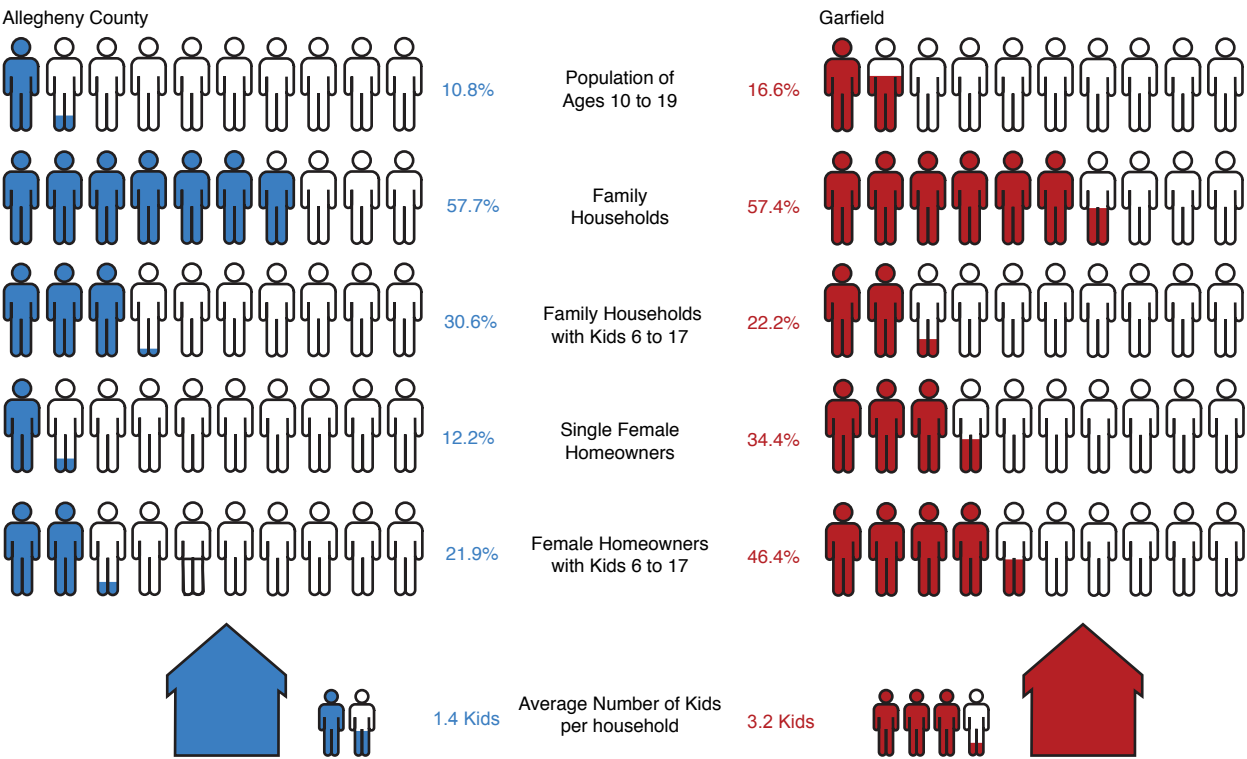
One of the demographic categories that sets Garfield apart is the amount of kids ages 10 to 19 making up 16.6% of Garfield's population, significantly higher than the 10.8% average for Allegheny county. The second, is the amount of single female homeowners who make up 34.4 % of Garfield's population, 22.2% more than the Allegheny county average. The most revealing demographic was the relationship between the number of children ages 6 to 17 in households and the number of children in the respective area. Garfield has a significantly higher number of children per family household than the average amount of family households within Allegheny County.

These numbers suggest a large demographic of children within Garfield as well as the usefulness of after school programs for parents who may have no one to watch over their children after school.

Total Population

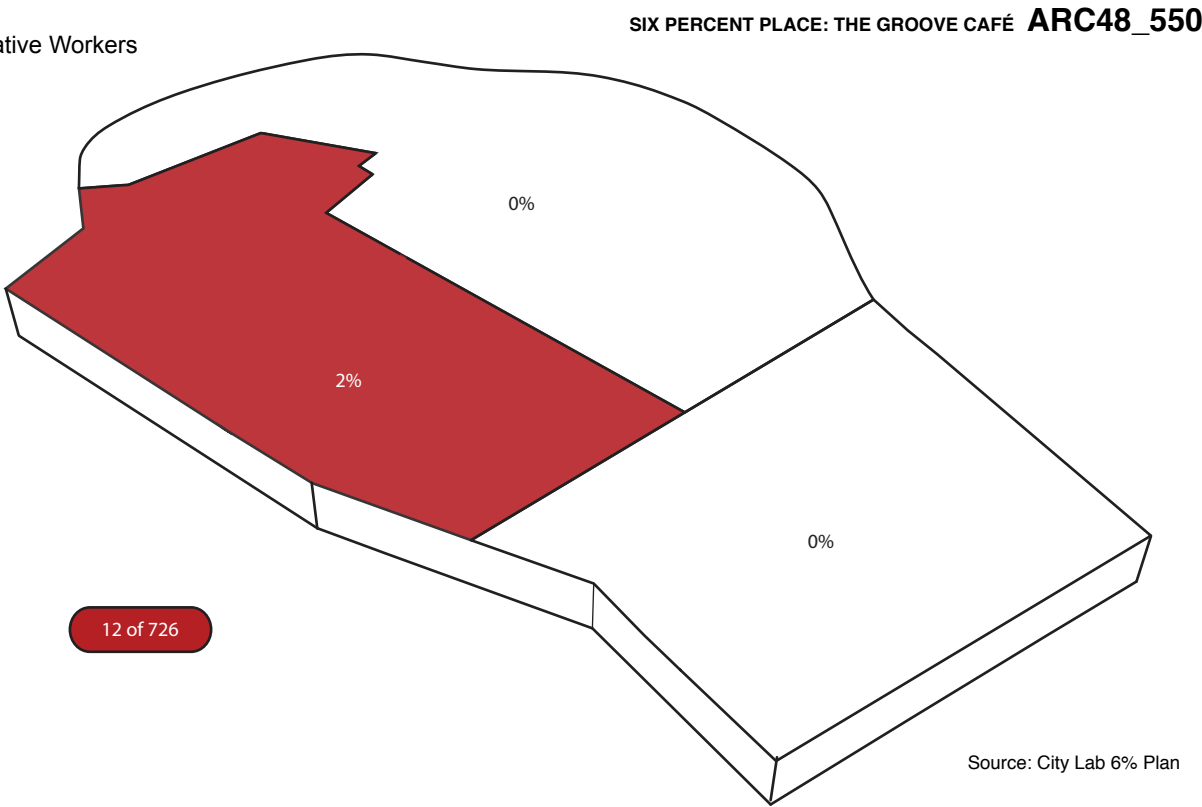


Family Demographics



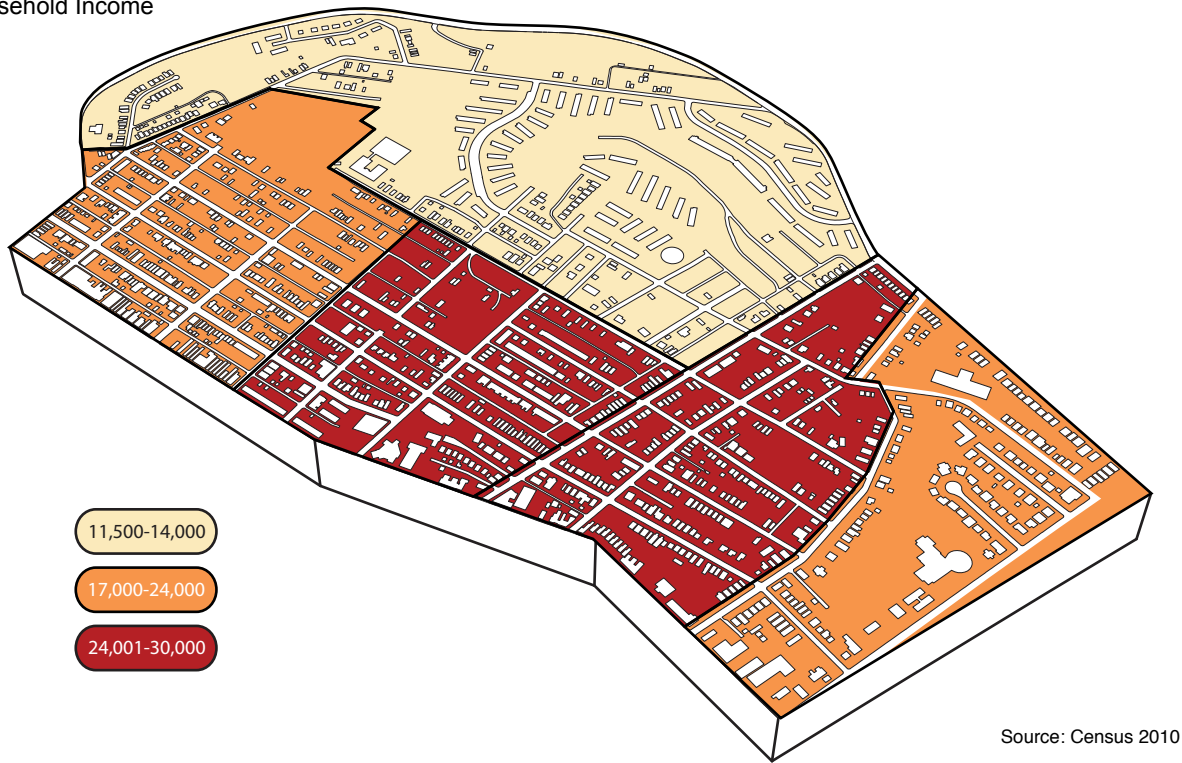
Source: Census 2010

Creative Workers

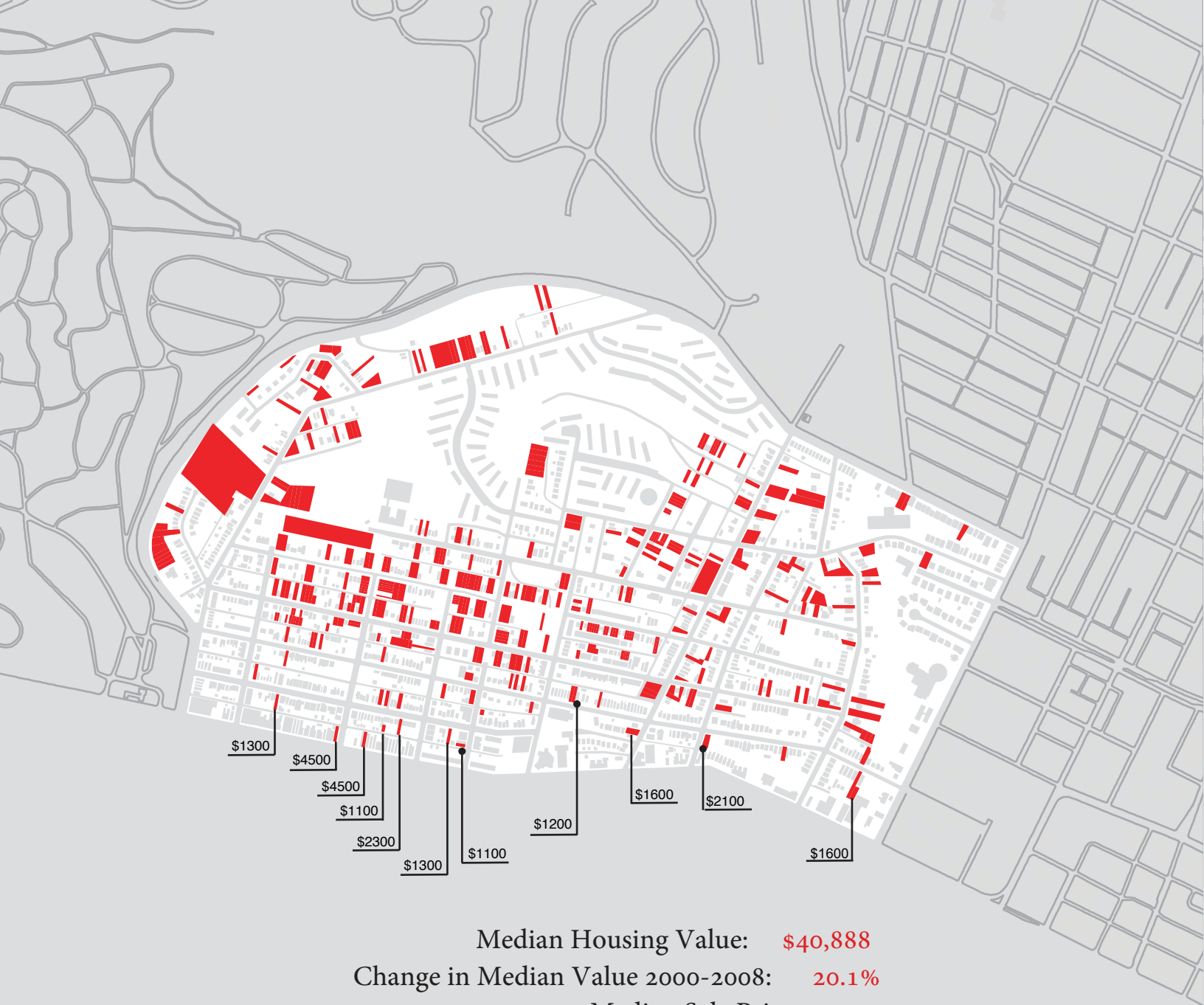


Source: City Lab 6% Plan

Household Income



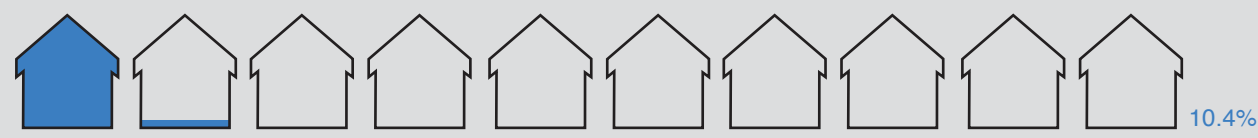
Source: Census 2010



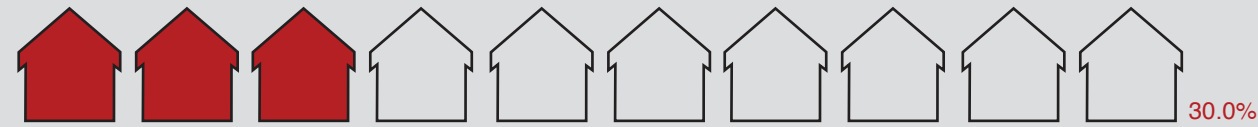
Median Housing Value: **\$40,888**
Change in Median Value 2000-2008: **20.1%**
Median Sale Price: **\$30,000**

Source: Allegheny County Assessment
2012 Census

Percent Vacancy
Allegheny County



Garfield



There is a wide spectrum of property values in the Garfield neighborhood. At the low end are vacant lots, which make up thirty percent of all lots in Garfield. As depicted in the diagram above left in red, the vacant lots are scattered throughout the neighborhood. There are less vacant plots toward the edges of the community, and these tend to be more expensive. On Penn Avenue, for example, there are only two vacant lots for sale at \$4500. These are priced at almost three times more than similarly sized plots in the interior of the neighborhood, yet still within the 6% place. Highlighted in red, above, is the proposed Groove Café site. The first floor of the building on the site is not occupied and is available for rent. It was previously a bar and restaurant and is already outfitted with professional kitchen appliances. The above map is also labeled with the property values for the other buildings in the block to the west of N Graham Street. The proposed site at the corner of Penn Avenue and N Graham Street is priced much lower than these comparable properties and is a good investment for this project.



The Groove Café is a place for youths to congregate. It is a café that incorporates a seating area and a stage that allows for occasional events and small productions such as poetry night and performances. These events will promote new emphasis on the arts within the community of Garfield.

As the Groove Café is designed as a hub for young members within the community to interact, the space must have qualities of creativity, excitement and openness. Not only does the place have to be visible from the street within the Garfield neighborhood, but also the interior spaces of the café must be open and have some degree of transparency between the different programs within the space.

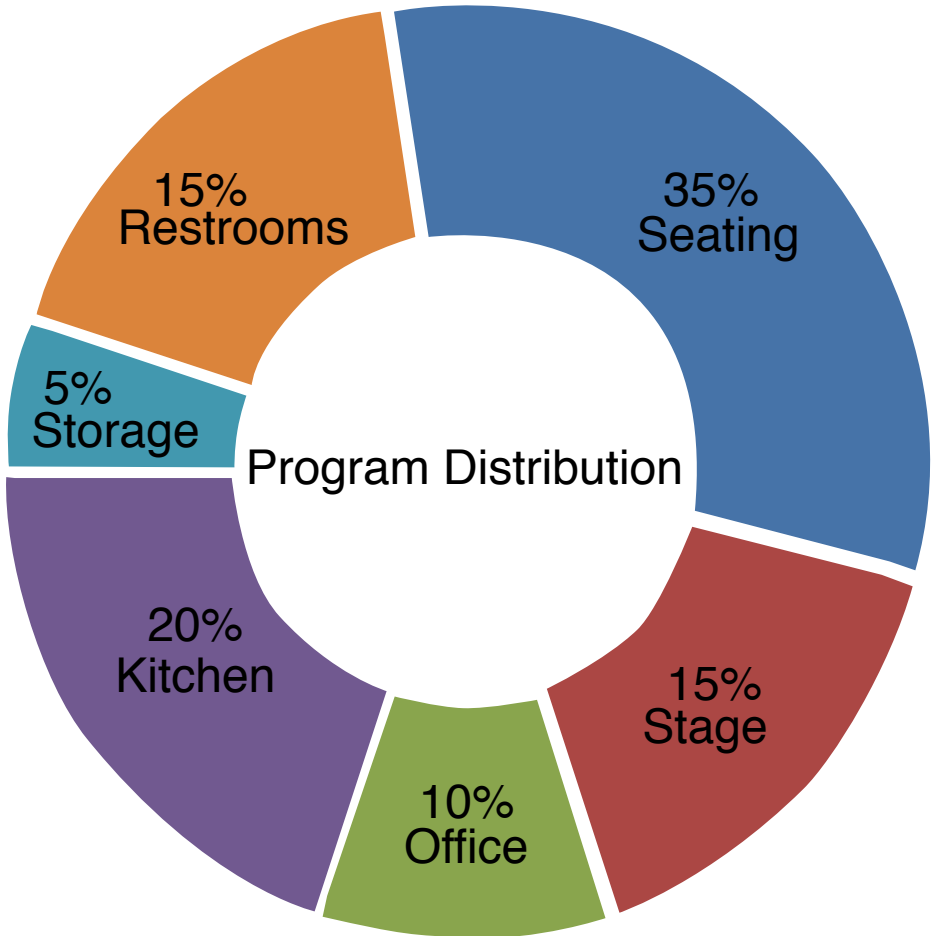
Basic required programs of the space include an area for seating, a kitchen, a counter, restrooms and storage space. Additional program include an area that can be used as a stage, office space, an open counter and areas for other recreational use.

The Groove Café is a cafe that would be operated and run by youths from ages 11-18. Not only does it serve as a place for friends to hang out after school, but it is also an opportunity for teenagers to learn entrepreneurship, explore the arts and learn skills such as cooking and baking.

Several precedents run by youths were looked at for ideas on program and operation processes. The images on the left are The Edible Schoolyard in Pittsburgh, the Lower East Side Girls' Cafe and Nourishing NYC in New York City, NY. All of these projects have priorities on providing space and opportunities for teenagers.

In addition to providing an environment where youths feel comfortable and can make decisions to contribute to a bigger whole, being part of The Groove Café can also be a motivator for students to do better in school. Precedents such as the Lower East Side Girls' Café in New York City have worked with neighboring schools to help student maintain a balance both in academics and community services. The program was very successful in attracting students from the neighboring schools to participate.

In order for students to participate and work in the café, students had to consistently achieve a particular grade point average. The Groove Café looks to incorporate a similar system to help motivate students to work harder in school while allowing them to engage in the community as well.



flexible space
visible to Garfield community
PRODUCTIONS
open congregation area
weekly events



Option 1

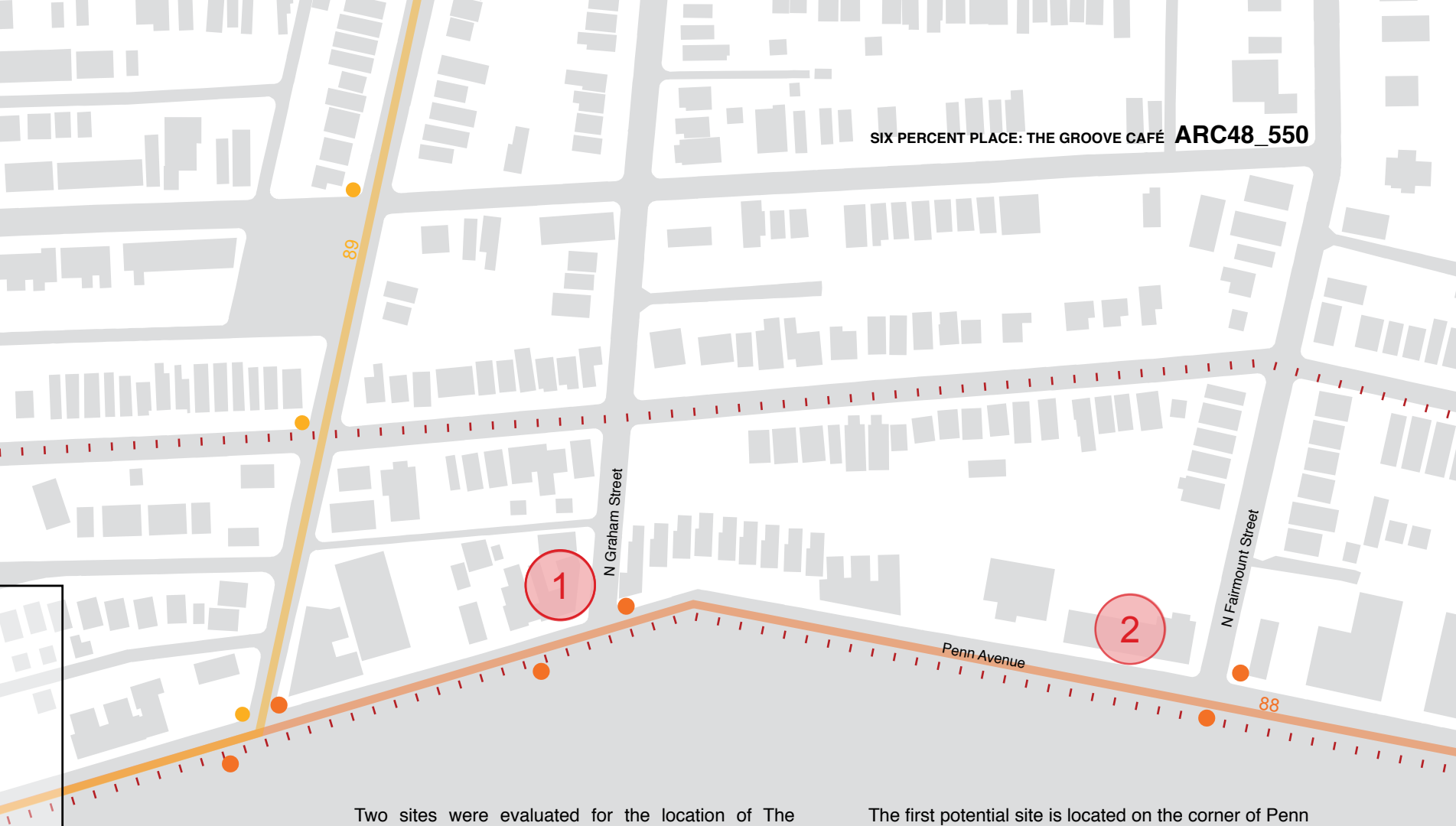


5431 Penn Ave
(corner of Penn Ave. and N Graham St.)

Option 2



5491 Penn Ave
(corner of Penn Ave. and N Fairmount St.)

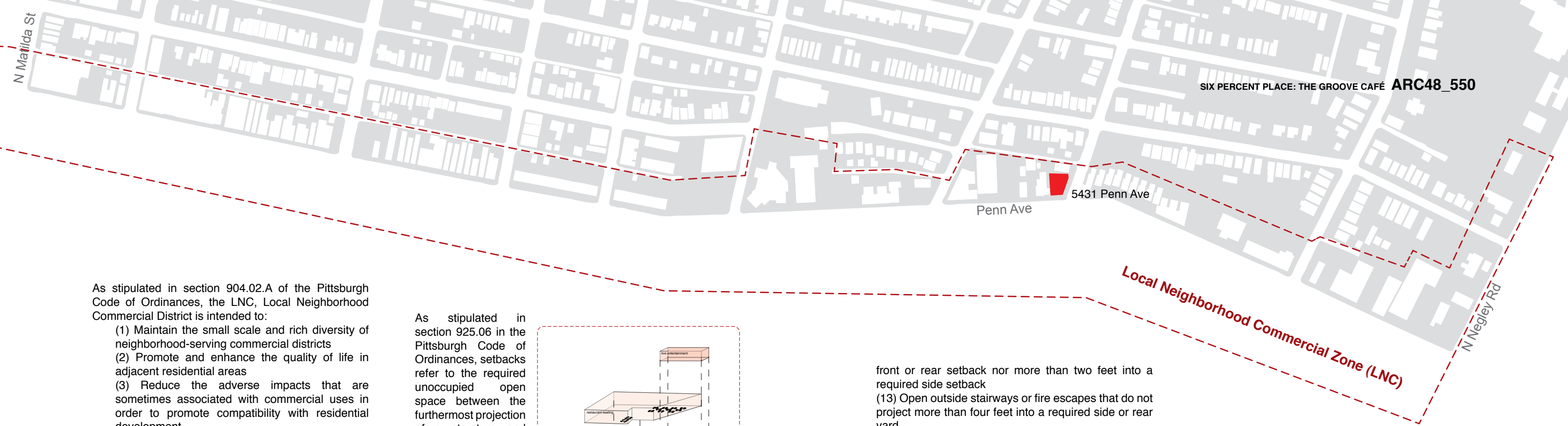


Two sites were evaluated for the location of The Groove Café. Priorities for the site locations included easy accessibility for teenagers, high visibility in the neighborhood and preferably an adaptively reused building in order to lower the start up cost. Both sites are located on the North side of Penn Avenue and fulfill these three basic criteria.

The first potential site is located on the corner of Penn Avenue and N Graham Street. It is currently a double-story building, vacant on the ground floor, which has a gross floor area of slightly over 3000 sqft. The existing structure is an old brick building with window openings that face N Graham Street and Penn Avenue. This site was recommended by one of the members of the Garfield neighborhood due its existing kitchen equipment and utilities. Although the current owner bought the building for \$60,000 in the year 1997, the current assessed value for the building is approximately \$110,000.

The second potential site is located two blocks east of the first site on the corner of Penn Avenue and N Fairmount Street. It is the ground level of a newly built residential building with see-through garage doors that face the main street. This one-story space has an area of approximately 1800 sqft. The entire building is still currently vacant but the estimated price for the potential site is \$340,000 including existing kitchen equipment and utilities.

The site on the corner of Penn Avenue and N Graham Street was chosen for its more reasonable costs and close proximity the academic community in the neighborhood. The Neighborhood Academy and Rogers Center for the Creative and Performing Arts are accessible within a ten-minute walking radius.



SIX PERCENT PLACE: THE GROOVE CAFÉ **ARC48_550**

Penn Ave
5431 Penn Ave

Local Neighborhood Commercial Zone (LNC)

As stipulated in section 904.02.A of the Pittsburgh Code of Ordinances, the LNC, Local Neighborhood Commercial District is intended to:

- (1) Maintain the small scale and rich diversity of neighborhood-serving commercial districts
- (2) Promote and enhance the quality of life in adjacent residential areas
- (3) Reduce the adverse impacts that are sometimes associated with commercial uses in order to promote compatibility with residential development.

As stipulated in section 904.02.B.1 of the Pittsburgh Code of Ordinances, primary uses shall be allowed in the LNC District in accordance with the Use Table of Sec. 911.02.

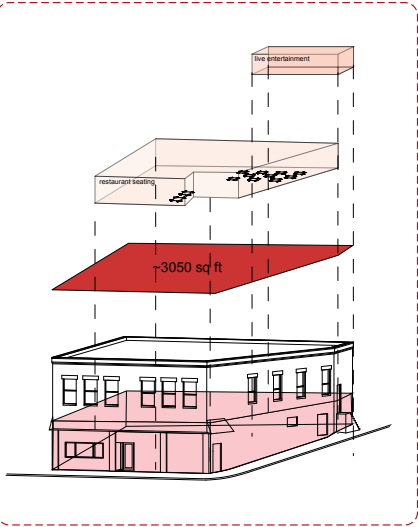
As stipulated in section 904.02.C of the Pittsburgh Code of Ordinances, sites in the LNC District shall be developed in accordance with the following site development standards, provided that the Residential Compatibility Standards of Chapter 916 shall impose additional height and setback standards on new High-Density and Very High-Density Residential and nonresidential development located near Residential and H Districts (the Groove Café is nonresidential-type development located near residential development; The standards are as follows:

Site Development Standard LNC District

Minimum Lot Size	0
Maximum Floor Area Ratio	2:1
Maximum Lot Coverage	90%
Minimum Front Setback	none required
Minimum Rear Setback	none required
Minimum Exterior Sideyard Setback	none required
Minimum Interior Sideyard Setback	none required
Maximum Height	45 ft. (not more than 3 stories)

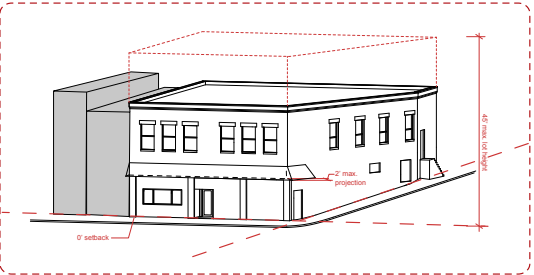
While the Groove Cafe design team is not planning to make changes to site development standards stated in the zoning code, **it is useful to note that the building currently meets all of these requirements for a Local Neighborhood Commercial District.**

As stipulated in section 925.06 in the Pittsburgh Code of Ordinances, setbacks refer to the required unoccupied open space between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except when modified by the standards of this section. Required setbacks shall be unobstructed from the ground to the sky except as specified in this section.



As stipulated in section 925.06.A in the Pittsburgh Code of Ordinances, the following structures and features may be located within the setbacks:

- (6) Signs, provided that they are specifically permitted by the sign regulations of this Code
- (8) Eaves that do not project more than two feet into the required setback
- (9) Entrance hoods, terraces, canopies and balconies that do not project more than five feet into a required



front or rear setback nor more than two feet into a required side setback

(13) Open outside stairways or fire escapes that do not project more than four feet into a required side or rear yard

(14) Open structures such as porches, decks or landing places which do not extend above the first floor of the building, with railing no more than forty-two (42) inches high, and with no roof construction measuring more than four feet from the under side of the supporting plate to the top of the roof, may be erected:

- 1. In required front or rear yards, or side yard abutting a street, provided the structure is not more than nine (9) feet in depth and not nearer an abutting interior lot line than required width of the side yard; or the existing side wall setback whichever is the minimum amount;
- 2. The space beneath the projecting porch, decks or landing place may serve as part of an interior minor garage, provided no portion of the garage extends above the adjoining ground level or farther into the yard than the open porch, deck or landing place and no garage doors open outward.
- (15) Access ramps and lifts for people with disabilities having a ramp that does not project more than forty (40) inches into a required front, side or rear setback, and with review of the design, construction and location by the Zoning Administrator to insure appropriate context with the existing structure and neighborhood.

As stipulated in section 925.06.B of the Pittsburgh Code of Ordinances, regardless of the minimum front setback, requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use Contextual Front Setback...If the subject lot is a corner lot, the Contextual Setback may fall at any point

between the (zoning district) required front setback and the front setback that exists on the lot that is adjacent and oriented to the same street as the subject lot...This provision shall not be interpreted as requiring a greater front setback than imposed by the underlying zoning district, and it shall not be interpreted as allowing setbacks to be reduced to a level that results in right-of-way widths dropping below established minimums.

As stipulated in section 925.06.C of the Pittsburgh Code of Ordinances, regardless of the minimum side setback requirements imposed by the zoning district standards of this Code, applicants shall be allowed to use a Contextual Side Setback. The Contextual Side Setback shall apply only to primary uses and structures...If the subject lot is a corner lot, the Contextual Side Setback may fall at any point between the required side setback required by the zoning district and the side setback that exists on the lot that is adjacent and oriented to the same street as the subject lot, but shall be a minimum of three (3) feet... This provision shall not be interpreted as requiring a greater side setback than imposed by the underlying zoning district, and it shall not be interpreted as allowing setbacks to be reduced to a level that results in right-of-way widths dropping below established minimums.

As stipulated in section 925.06.D of the Pittsburgh Code of Ordinances, in the case of corner lots, the side of the lot with the shortest street frontage shall be considered the “front” setback.

As stipulated in section 904.02.D.1 of the Pittsburgh Code of Ordinances, the following shall require Site Plan Review and approval in accordance with the Site Plan Review procedures of Section 922.04

(a) Any new construction, building addition or enlargement or exterior renovation of an existing structure on a lot that has an area of two thousand four hundred (2,400) square feet or more;

As stipulated in section 922.04.B of the Pittsburgh Code of Ordinances, a complete application for Site Plan approval shall be submitted to the Zoning Administrator in a form established by the Zoning Administrator, along with a nonrefundable fee that has been established to defray the cost of processing development applications. No application shall be processed until the Zoning Administrator determines that the application is complete and the required fee has been paid.

For all properties zoned UNC, LNC, and NDO, the following standards shall apply:

(a) All new construction and/or enlargements shall maintain a sixty-five (65) percent building frontage along the established build-to line. Properties

on corner lots shall maintain a sixty-five (65) percent building frontage on the primary frontage and shall maintain a fifty (50) percent building frontage on the secondary frontage.

(b) The street level facade shall be transparent between the height of three (3) feet and eight (8) feet above the walkway grade for no less than sixty (60) percent of the horizontal length of the building facade or shall include commercial-type windows and door openings.

(c) All primary structures shall provide a prominent and highly visible street level doorway or entrance on all facades of the building, which front on a street. Main entrances to buildings should be emphasized using larger doors and framing devices such as deep overhangs, recesses, peaked roof forms and arches. To the maximum extent feasible, the entrance shall face a public street.

(d) Varied building designs that avoid long, flat facades are required. Buildings must consider the project's siting, massing, proportions, scale, facade treatment and materials in relationship to the surrounding architectural context. Continuous linear strip development is discouraged except in highway locations.

As stipulated in section 925.06.A in the Pittsburgh Code of Ordinances, the following structures and features may be located within the setbacks:

(6) Signs, provided that they are specifically permitted by the sign regulations of this Code

(8) Eaves that do not project more than two feet into the required setback

(9) Entrance hoods, terraces, canopies and balconies that do not project more than five feet into a required front or rear setback nor more than two feet into a required side setback

(13) Open outside stairways or fire escapes that do not project more than four feet into a required side or rear yard

As stipulated in section 919.04.A.4 of the Pittsburgh Code of Ordinances, the following special definitions shall apply throughout the Neighborhood Business District Sign Regulations of this section (Sec. 919.04).

(a) Projecting Sign means any business or identification sign which sole means of support is by attachment to a legal structure on a zoning lot and which projects more than twelve (12) inches into a public right-of-way. A projecting sign shall contain no more than two (2) sign faces which include lettering, and these sign faces shall be back-to-back.

(b) Such signs may be attached to a building wall and no part of the sign shall project more than four (4) inches at a height below eighty (80) inches from the grade beneath the sign. Signs attached to the building at a height above eighty (80) inches from the bottom of the sign to the grade beneath the sign shall not project more than three (3) feet from the building.

As stipulated in section 919.04.B of the Pittsburgh Code of Ordinances the following regulations are applicable to all neighborhood business districts

As stipulated in section 919.04.B.1 of the Pittsburgh Code of Ordinances:

(a) For each street level business, a maximum of one (1) wall sign, two (2) window signs, and either one (1) awning sign or one (1) projecting sign or one (1) ground sign shall be permitted for each facade of a structure facing a street.

(b) For each upper floor business, a maximum of two (2) window signs, one (1) door sign, and either one (1) awning sign or one (1) projecting sign shall be permitted for each facade of a structure facing a street.

(c) The maximum area of all signs, including ground signs, shall be fifteen (15) percent of the area of the face of the building on which the signs are proposed. For ground signs, the area of the face of the building nearest to and visible from the ground signs shall be considered for this calculation.

As stipulated in section 919.04.B.2 of the Pittsburgh Code of Ordinances:

(a) Wall signs shall be a maximum of two (2) square feet in area for every lineal foot of building frontage, up to a maximum of forty (40) square feet. Maximum lettering Size shall be eighteen (18) inches high.

(b) For each street level business window and door signs shall be a maximum of twenty (20) percent of the glazed area of the window or door in which they are placed up to a maximum of eight (8) square feet. For each upper floor business, window or door signs shall be maximum of fifty (50) percent of the glazed area of the window or door in which they are placed, up to a maximum of ten (10) square feet.

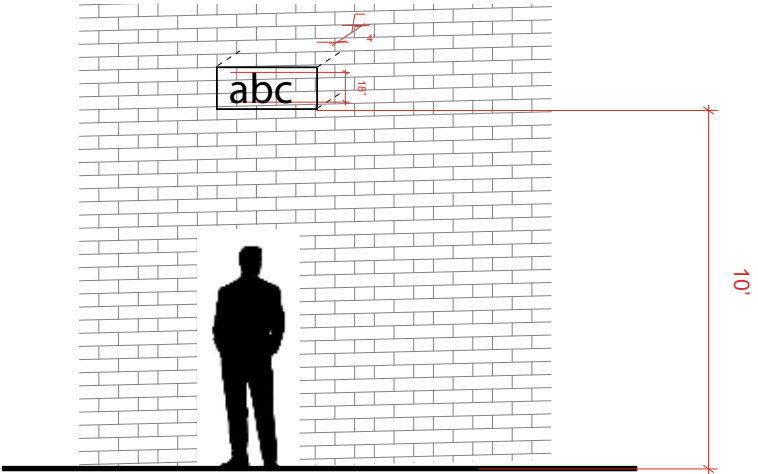
(c) Projecting signs shall be a maximum of nine (9) square feet per side. The area of irregular or three-dimensional shapes shall be computed by multiplying the height and width at the widest points.

As stipulated in section 919.04.B.3 of the Pittsburgh Code of Ordinances:

(a) No sign or sign structure or support shall be placed onto or obscure or damage any significant architectural feature of a building, including but not limited to a window or door frame, cornice, molding, ornamental feature, or unusual or fragile material.

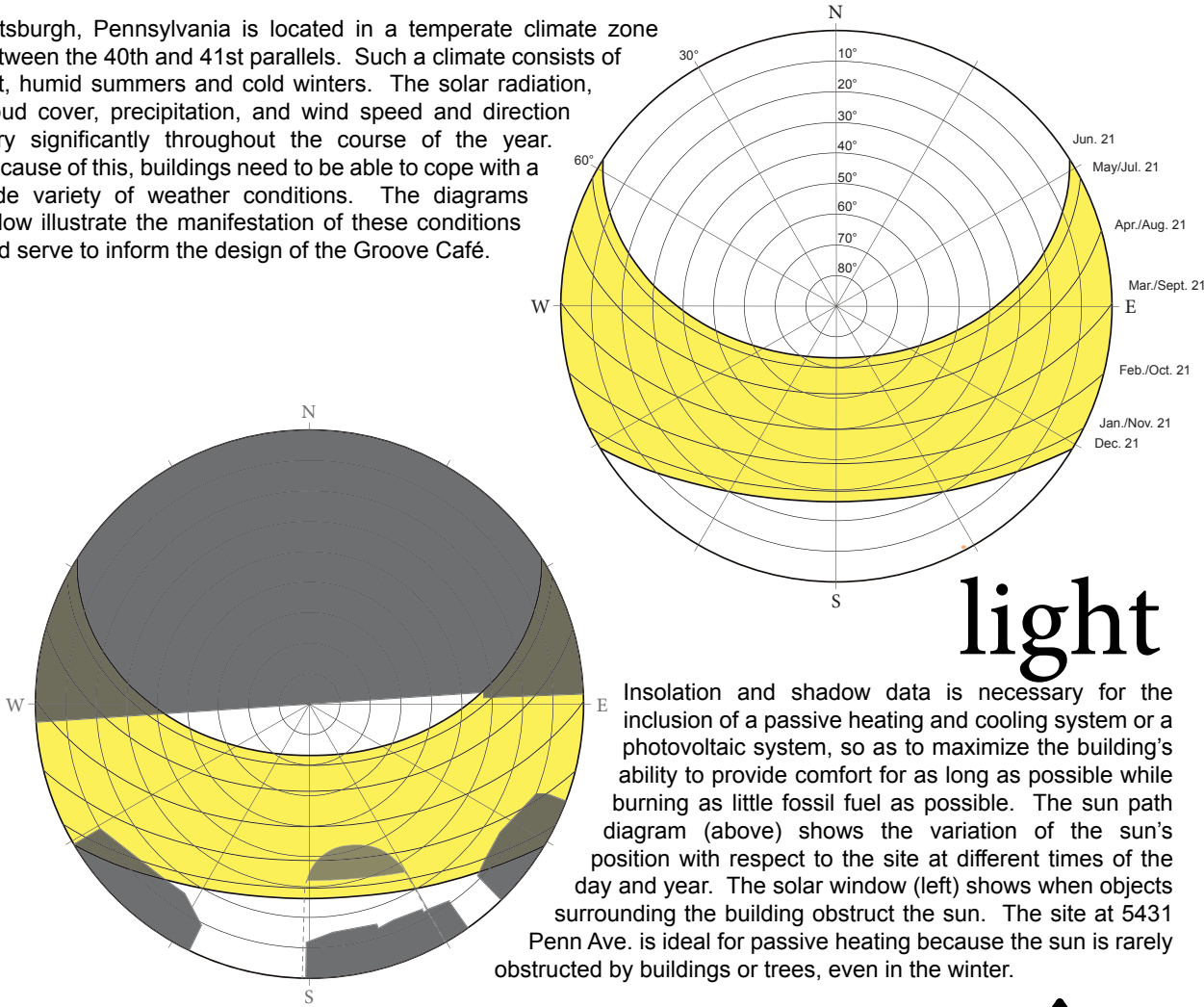
(c) No sign or sign structure or support shall be located on the roof of any building or structure, nor shall any sign or sign structure or support extend beyond the cornice line of any building or structure.

(d) Projecting signs shall extend no more than four (4) feet from the front of a building or structure or two-thirds (2/3) of the width of the sidewalk beneath the sign where such sidewalk exists, whichever is less. The bottom most point of a projecting sign shall be no less than ten (10) feet from above grade beneath the sign.



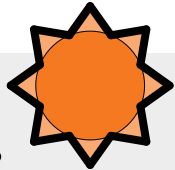


Pittsburgh, Pennsylvania is located in a temperate climate zone between the 40th and 41st parallels. Such a climate consists of hot, humid summers and cold winters. The solar radiation, cloud cover, precipitation, and wind speed and direction vary significantly throughout the course of the year. Because of this, buildings need to be able to cope with a wide variety of weather conditions. The diagrams below illustrate the manifestation of these conditions and serve to inform the design of the Groove Café.



light

Insolation and shadow data is necessary for the inclusion of a passive heating and cooling system or a photovoltaic system, so as to maximize the building's ability to provide comfort for as long as possible while burning as little fossil fuel as possible. The sun path diagram (above) shows the variation of the sun's position with respect to the site at different times of the day and year. The solar window (left) shows when objects surrounding the building obstruct the sun. The site at 5431 Penn Ave. is ideal for passive heating because the sun is rarely obstructed by buildings or trees, even in the winter.

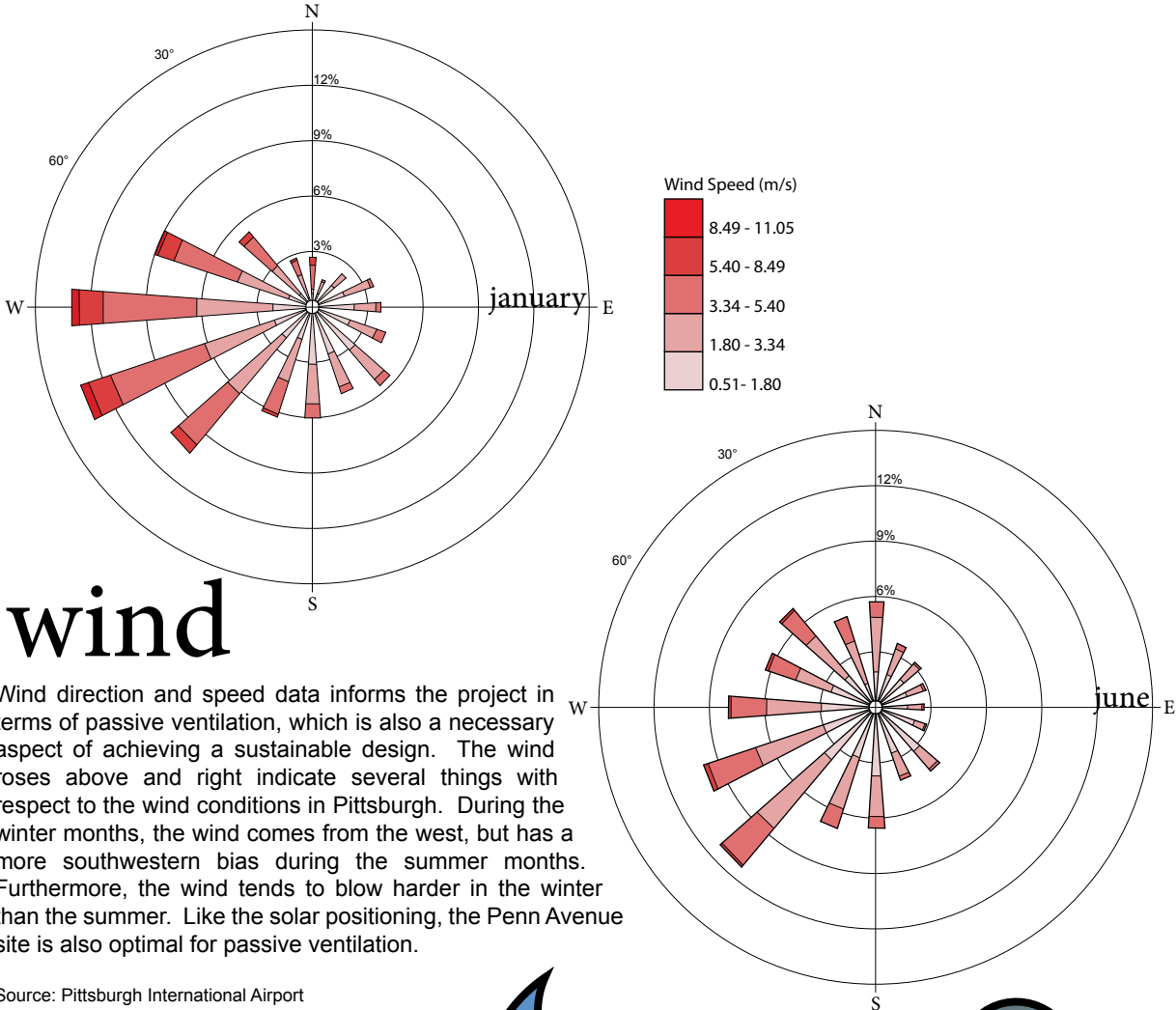
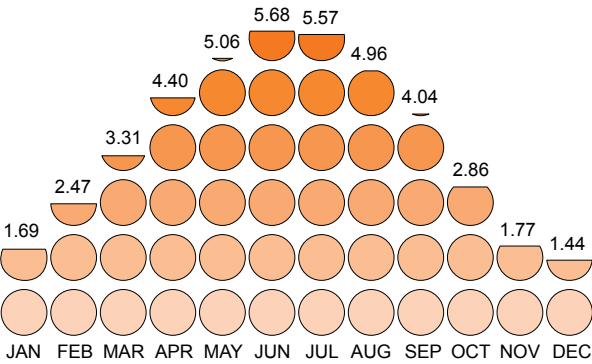


insolation

(kWh/m²/day)

The graphs at right show monthly averages of solar radiation on a horizontal surface, rainfall, and clearness. The insolation values vary widely in part because of the wide variety in Pittsburgh's cloud cover (far right) and also because of the large annual swing in the sun's altitude (sun path diagram above). The clearness factor indicates the frequency of sunlight during daylight hours. Pittsburgh is located in one of the cloudier regions of the United States. The low numbers in the winter months make passive heating in the winter more difficult than it would otherwise be.

Source: NASA Langley Research Center Atmospheric Science Data Center; New et al. 2002



wind

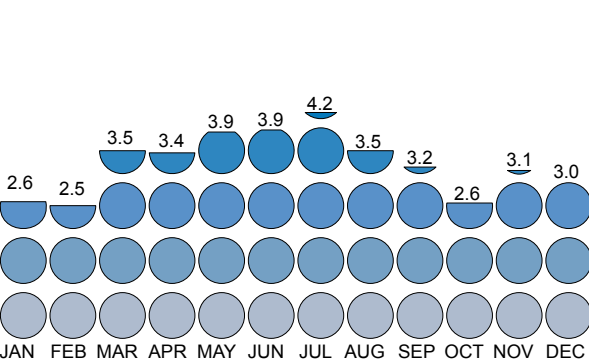
Wind direction and speed data informs the project in terms of passive ventilation, which is also a necessary aspect of achieving a sustainable design. The wind roses above and right indicate several things with respect to the wind conditions in Pittsburgh. During the winter months, the wind comes from the west, but has a more southwestern bias during the summer months. Furthermore, the wind tends to blow harder in the winter than the summer. Like the solar positioning, the Penn Avenue site is also optimal for passive ventilation.

Source: Pittsburgh International Airport



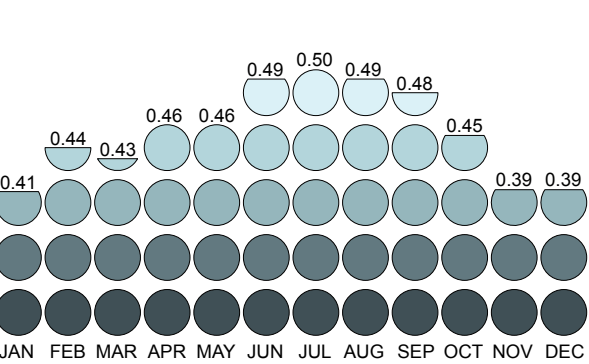
precipitation

(inches)



cloudcover

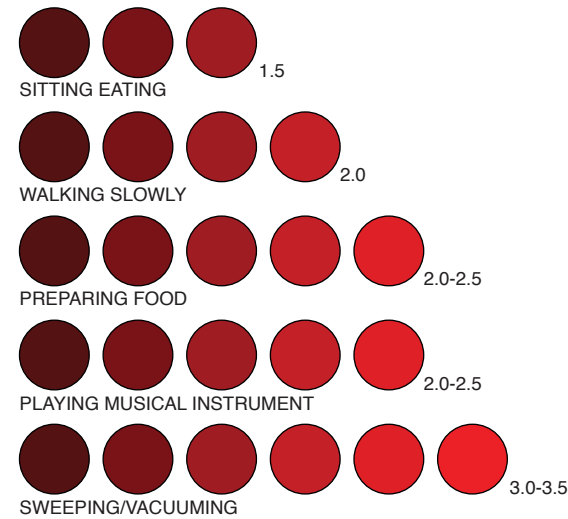
(ratio)



MET



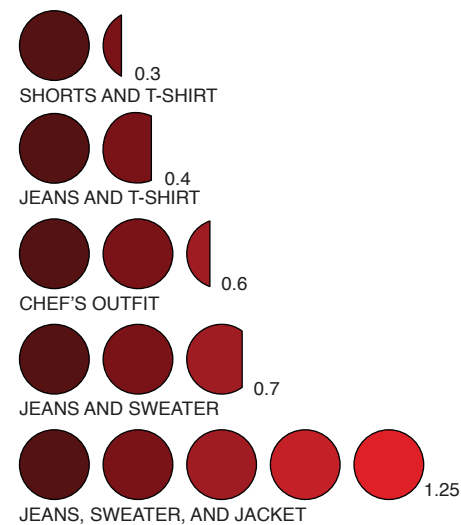
The graph displays several activities that could occur simultaneously at the Groove. The values are approximate, and 1 MET is equal to 356 BTU/hr.



CLO



The graph displays several outfits that people could be wearing simultaneously at the Groove. The values are approximate, and 1 CLO is equal to 0.155 m²K/W.



Environmental control systems are an indispensable asset to any building because of their direct impact on the building's environmental footprint and on the provision of comfort for the building's inhabitants. It is crucial that these systems be an integral part of the building's design and construction to enhance the building's performance in terms of its sustainability and spatial integrity. These systems are especially important in the case of the Groove Café, which is likely to be inhabited by people with a wide variety of metabolic and thermal insulation rates simultaneously. It is imperative that the environmental control systems are able to accommodate all of these people.

Metabolic rate refers to the rate at which the human body consumes energy when performing a given activity. Inhabitants of the Groove Café are likely to be performing a wide variety of activities. For instance, patrons may be eating (while seated) or dancing to a performance. Similarly, Groove Café staff may be

cooking, cleaning, or waiting tables. The graph at top shows the metabolic rates (MET) for some common activities.

Just as the metabolic rates of Groove's inhabitants will be variable, so will the thermal insulation values of their clothing. In the winter for instance, people eating may or may not elect to remove their outdoor coats, while servers, kitchen staff, and performers might all be wearing significantly different amounts of clothing to accommodate the different tasks that they complete. Just as they must do for people with different metabolic rates, the environmental control systems must be able to accommodate the wide variety of thermal insulation values of clothing worn by people in the café at any given moment. The table above shows the different thermal insulation rates (CLO) of various garments that might be worn in the café.



SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550

The Groove Café is in a unique position to capitalize on several means of passive conditioning. The first of these is direct gain heating and cooling. In the winter, the thermal mass of the floors and walls of the building can store heat from the daytime sun and dissipate it slowly after the sun has gone down, keeping the building warm after dark. Also, because of the low sun angles in the winter, many buildings do not receive sun for a large portion of the day because they are shielded by surrounding buildings. However, Graham Street jogs east slightly as it crosses Penn Avenue, which allows Groove Café to have an uninterrupted exposure to the winter sun.

The design for the café is including the installation of glass garage doors after removal of the brick façade. This will allow for maximum solar penetration into the spaces. Conversely, in the summer, the building's thermal mass allows it to warm up slowly over the course of the day causing the inside temperature

to be significantly cooler than that of the outside for most of the day. Fortunately, the building already has the necessary components to take advantage of this factor, making it especially viable. In addition to passive heating and cooling, the Groove Café building is also situated strategically with respect to annual wind patterns.

In the winter, the dominant direction of the prevailing winds is almost due west. The Groove is abutted to the west by a neighboring building, which acts as a shield from these cold winds. Conversely, the summer wind, though predominantly still from the west, comes from significantly farther south than it does in the winter. This wind, not being shielded by the adjacent building could be used to passively ventilate and cool the café space. The addition of the garage door system will allow the building to be opened up in the warm weather to allow more airflow through the building and the cool breezes to enter the space.

who?

GARFIELD JUBILEE ASSOCIATION
The Garfield Jubilee Association is a group of people dedicated to developing and improving the quality of living in the Garfield neighborhood.

what?

HANDS-ON INVOLVEMENT
The association has an existing construction training program that allows the opportunity for members of the group to participate in construction projects to allow for hands-on training and more exposure to the development of the neighborhood.

why?

ENGAGE INTERESTED YOUTHS
INTO CONSTRUCTION PROCESS
This would be a great opportunity to have teenagers to who are interested in contributing to the community to get involved in the process of designing The Groove. Allowing them the freedom to customize the space engages them more into the project steers the project to be a project about the people in the community as opposed to something foreign that is inserted into the site.



Serendipity, NYC



Serendipity, NYC

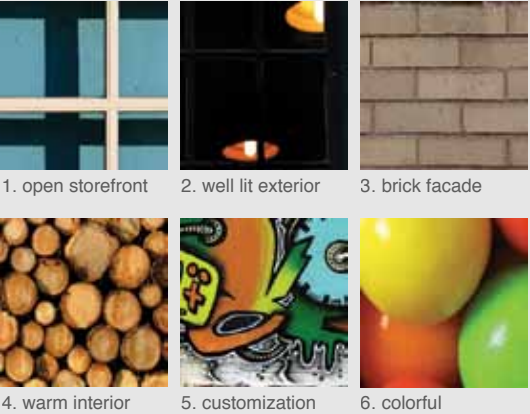


Beehive, Pittsburgh



Beehive, Pittsburgh

PROPOSED MATERIALS



The ability to design a comfortable and familiar space for youths from the age of 11- 18 is crucial in making The Groove successful. Our group looked at several precedent studies that are especially popular to young people and analyzed the possibilities of them.

SERENDIPITY, NYC

pros:
consistent art theme
variety spaical experiences
colorful
engaging
prominent storefront

cons:
expensive furniture
non-flexible space
seperation of programs

BEEHIVE, PITTSBURGH

pros:
unique decoration
casual spaces that encouraging interaction
wall that allow customization
variety of seating

cons:
seperation of interior spaces
limited food menu

The proposed project has two integral yet separate financial models that ultimately provide for a stable income flow for the project's future. The net operating incomes for year one have been projected for both models individually.

The first model, under the title “Groove Management”, is that of tradition real estate design, development and management. The ground level space is to be designed specifically for rent to the “Groove Café”, with specific accommodations made for all programmatic requirements. The upper level will consist of residential apartments that provide extra financial support and stability for the project, as well as providing prime rental units for creative workers that are brought in to help with the café and art space. The connection to the “Groove Café” employees is planned to be utilized as a mechanism to maintain 501(c) non-profit eligibility for “Groove Management”. Primary expenses include utilities, maintenance and administrative fees.

A market analysis of local rental rates has been conducted in order to set competitive prices for the

upper level apartment units. Subsidized rental rates are utilized as a mechanism to ensure the artistic instructors take advantage of the on-site apartment units. The subsidized artist apartments also ensure that the immigration of creative workers into Garfield, which is on of the key concepts for success of the six percent place. The rental rate for the first floor space is substantially lower than market rate, in order to help the business get off its feet early.

Vacancy percentages have been included to account for time periods between tenants. Also included is reserves for replacement to account for larger unexpected maintenance issues.

Ultimately, “Groove Management” will provide a stable cash flow that will work to offset the early volatility of the “Groove Café” startup and act as a safety net to unexpected downturns in the Café revenue stream. The current model has projected a year one net income of nearly \$10,000.

Groove Management

Year One

Net Operating Income

≈ \$10,000

Notes	
1	http://www.city-data.com/neighborhood/Garfield-Pittsburgh-PA
2	Shared major appliances.
3	Monthly payments, estimated annually.
4	Paychecks released every two weeks.
5	http://www.city.pittsburgh.pa.us/finance/
6	http://www2.county.allegheny.pa.us/

Real Estate Tax DETAIL		Millage
Millage ⁵		
County		0.00469
City		0.01080
School		0.01392
		0.02941
Assessed Value ⁶		
Land Value	\$	18,500.00
Building Value	\$	110,800.00
LESS: Market Rate	-20%	\$ (25,860.00)
	\$	103,440.00
	\$	(3,042.17)

SIX PERCENT PLACE: THE GROOVE CAFÉ					ARC48_550
Revenue (Groove Management)	Unit Price	Qty	Rate	Unit Total	Annual Revenue
Residential Units ¹					
Apartment A	\$ 500.00	1	monthly	12	\$ 6,000.00
Apartment B	\$ 500.00	1	monthly	12	\$ 6,000.00
Apartment C (resident artist)	\$ 400.00	1	monthly	12	\$ 4,800.00
Apartment D (resident artist)	\$ 400.00	1	monthly	12	\$ 4,800.00
LESS: Vacancy			10%		\$ (2,160.00)
Commercial Unit					
Groove Café	\$ 1,000.00	1	monthly	12	\$ 12,000.00
LESS: Vacancy			5%		\$ (600.00)
					\$ 30,840.00
Expense (Groove Management)	Unit Cost	Qty	Rate	Unit Total	Annual Expense
Reserve for Replacement					
Residential Units ²	\$ (25.00)	4	annually	4	\$ (100.00)
Commercial Units	\$ (100.00)	1	annually	1	\$ (100.00)
Building Fees					
Utilities	\$ (2.00)	6,108	monthly ³	1	\$ (12,216.00)
Maintenance	\$ (0.25)	6,108	monthly ³	1	\$ (1,527.00)
Real Estate Tax (see DETAIL)	\$ (3,042.17)	1	annually	1	\$ (3,042.17)
LESS: 501(c) Tax Exemption	\$ 3,042.17	1	annually	1	\$ 3,042.17
Administrative					
Insurance (property)	\$ (1,000.00)	1	annually	1	\$ (1,000.00)
Accounting	\$ (250.00)	1	annually	1	\$ (250.00)
Legal	\$ (250.00)	1	annually	1	\$ (250.00)
Marketing	\$ 0.00	1	monthly	12	\$ 0.00
Office Supplies	\$ (50.00)	1	monthly	12	\$ (600.00)
Staff ⁴					
Administrative	\$ (5,000.00)	1	annually	1	\$ (5,000.00)
					\$ (21,043.00)

Net Operating Income/Loss (Groove Management)	Totals
Gross Revenue	\$ 30,840.00
Gross Expense	\$ (21,043.00)
	\$ 9,797.00

The second business in the proposed plan is the “Groove Café”. The combination café and art space provides opportunity for financial gains that will be essential in the development of entrepreneurship skills within the children in the program. As a community development program, it will qualify for 501(c) non-profit tax incentives, relieving a large portion of the operating expenses. The remaining expenses are attributed to the cost of goods sold, employee salary, and rent (paid directly to “Groove Management”).

The prices for the goods sold have been estimated in relation to local averages for comparable items. The quantity estimates assume that students would be the primary patron during the after-school hours with small number of outside patrons in addition. Admissions serve less to generate revenue than they do to give general entrepreneurial understanding of service as a product to kids involved. The merchandise also has a lower profit margin but will serve as a useful marketing tool for the café.

Contingencies have been added to the model to account for fluctuations in sales and admissions. Additionally, a percentage of waste has been estimated for spoiled food products. These percentages help buffer the estimate in case of unforeseen circumstances.

Two artistic instructors will be hired prior to the opening of the café, and will serve as both instructors and administrative managers for the business. The goal is to bring in two creative minds that will ultimately reside in the subsidized apartments above the café. The result would be an instantaneous increase in creative workers with Garfield. The project wages for these artists are fairly low, however subsidized rental rates and part-time hours are planned to be leveraged to encourage prospective employees.

The current model leaves the “Groove Café” with a loss of around \$5,000 at the end of year one. This loss has been calculated with conservative sales rates and an expectation of exponential growth in subsequent years. The growth of sales along with the extra income from “Groove Management” allows for an acceptance of the year one loss.

Groove Café
Year One
Net Operating Loss
≈ \$5,000

Notes
1 http://www.bls.gov/news.release/pdf/wkyeng.pdf
2 Paychecks released every two weeks.

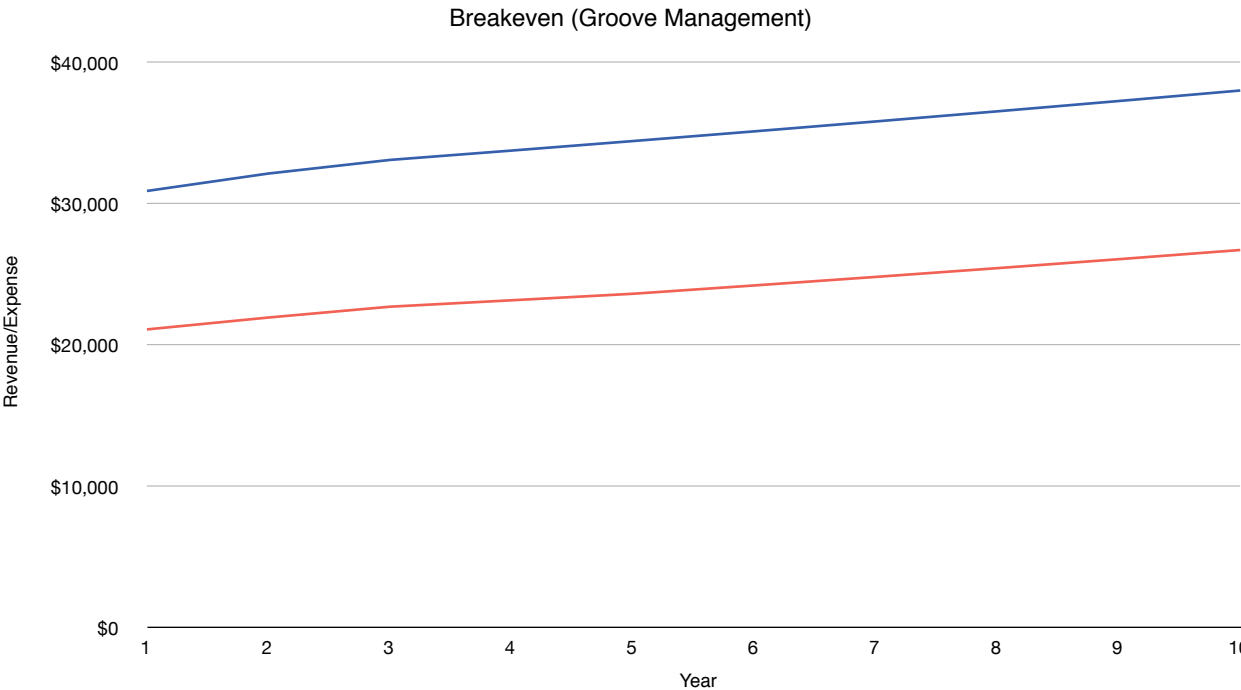
Assumptions
Operating Hours of 3-8PM M-F

SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550					
Revenue (Groove Café)		Unit Price	Qty Rate	Unit Total	Annual Revenue
Café					
Food	\$	3.00	10 daily	2600	\$ 7,800.00
Sandwich	\$	5.00	15 daily	3900	\$ 19,500.00
Salad	\$	5.00	5 daily	1300	\$ 6,500.00
Beverage	\$	1.50	40 daily	10400	\$ 15,600.00
LESS: Waste & Contingency			15%		\$ (7,410.00)
Event					
Admission	\$	5.00	50 quarterly	200	\$ 1,000.00
Merchandise	\$	10.00	10 quarterly	40	\$ 400.00
LESS: Contingency			5%		\$ (70.00)
					\$ 43,320.00
Expense (Groove Café)		Unit Cost	Qty Rate	Unit Total	Annual Expense
Café					
Food	\$	(0.50)	10 daily	2600	\$ (1,300.00)
Sandwich	\$	(2.00)	15 daily	3900	\$ (7,800.00)
Salad	\$	(2.00)	5 daily	1300	\$ (2,600.00)
Beverage	\$	(0.15)	25 daily	6500	\$ (975.00)
Event					
Admission	\$	(0.01)	40 bi-monthly	240	\$ (2.40)
Merchandise	\$	(4.00)	10 bi-monthly	60	\$ (240.00)
Rent					
Rent	\$	(1,000.00)	1 monthly	12	\$ (12,000.00)
Administrative					
Insurance (business)	\$	(500.00)	1 annually	1	\$ (500.00)
Accounting	\$	(250.00)	1 annually	1	\$ (250.00)
Legal	\$	(250.00)	1 annually	1	\$ (250.00)
Marketing	\$	(50.00)	1 monthly	12	\$ (600.00)
Office Supplies	\$	(50.00)	1 monthly	12	\$ (600.00)
Staff ^{1 2}					
Artistic Instructor	\$	(10.00)	20 hours/week	1040	\$ (10,400.00)
Artistic Instructor	\$	(10.00)	20 hours/week	1040	\$ (10,400.00)
					\$ (47,917.40)
Net Operating Income/Loss (Groove Café)					Totals
Gross Revenue					\$ 43,320.00
Gross Expense					\$ (47,917.40)
					\$ (4,597.40)

Projected Income/Loss (Groove Management)	1	2	3	4	5	6	7	8	9	10
Revenue	Growth Rate	4%	3%	2%	2%	2%	2%	2%	2%	2%
Residential Units	21,600.00	22,464.00	23,137.92	23,600.68	24,072.69	24,554.15	25,045.23	25,546.13	26,057.06	26,578.20
Commercial Unit	12,000.00	12,480.00	12,854.40	13,111.49	13,373.72	13,641.19	13,914.02	14,192.30	14,476.14	14,765.67
LESS: Vacancy	(2,760.00)	(2,870.40)	(2,956.51)	(3,015.64)	(3,075.96)	(3,137.47)	(3,200.22)	(3,264.23)	(3,329.51)	(3,396.10)
	30,840.00	32,073.60	33,035.81	33,696.52	34,370.45	35,057.86	35,759.02	36,474.20	37,203.69	37,947.76
Expense	Inflation Rate	4.0%	3.5%	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%	2.5%
Reserve for Replacement	(200.00)	(208.00)	(215.28)	(219.59)	(223.98)	(229.58)	(235.32)	(241.20)	(247.23)	(253.41)
Building Fees	(13,743.00)	(14,292.72)	(14,792.97)	(15,088.82)	(15,390.60)	(15,775.37)	(16,169.75)	(16,573.99)	(16,988.34)	(17,413.05)
Administrative	(2,100.00)	(2,184.00)	(2,260.44)	(2,305.65)	(2,351.76)	(2,410.56)	(2,470.82)	(2,532.59)	(2,595.90)	(2,660.80)
Staff	(5,000.00)	(5,200.00)	(5,382.00)	(5,489.64)	(5,599.43)	(5,739.42)	(5,882.90)	(6,029.98)	(6,180.73)	(6,335.24)
	(21,043.00)	(21,884.72)	(22,650.69)	(23,103.70)	(23,565.77)	(24,154.92)	(24,758.79)	(25,377.76)	(26,012.20)	(26,662.51)
Net Operating Income/Loss	9,797.00	10,188.88	10,385.12	10,592.83	10,804.68	10,902.95	11,000.23	11,096.44	11,191.48	11,285.25

“Groove Management” is profitable in its very first year and continues to grow relatively slowly over time. The growth rate reflects very small rental increases with the primary goal to provide low cost living accommodations for two local residents as well as two resident artists. Additionally the fairly predictable business model provides stability to the combined cash flow of both “Groove Management” and “Groove Café”.

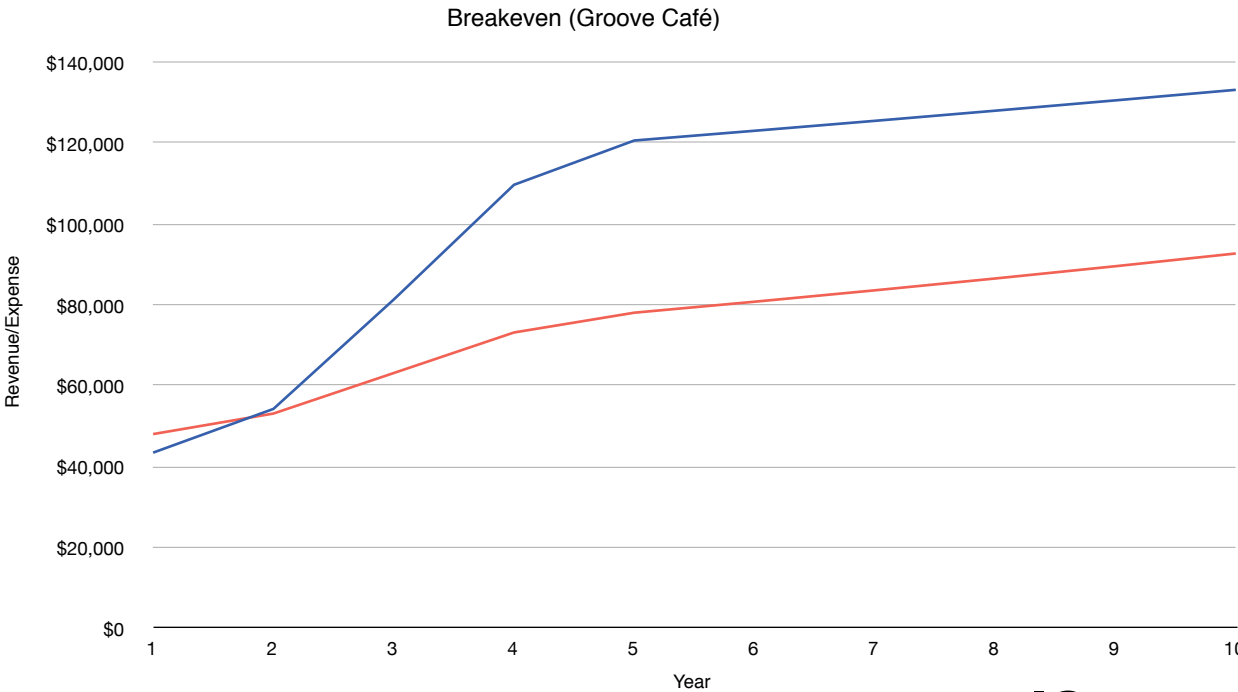
Profitable Immediately



Projected Income/Loss (Groove Café)	1	2	3	4	5	6	7	8	9	10
Revenue	Growth Rate	25%	50%	35%	10%	2%	2%	2%	2%	2%
Café	49,400.00	61,750.00	92,625.00	125,043.75	137,548.13	140,299.09	143,105.07	145,967.17	148,886.51	151,864.24
Event	1,400.00	1,750.00	2,625.00	3,543.75	3,898.13	3,976.09	4,055.61	4,136.72	4,219.46	4,303.84
LESS: Waste & Contingency	(7,480.00)	(9,350.00)	(14,025.00)	(18,933.75)	(20,827.13)	(21,243.67)	(21,668.54)	(22,101.91)	(22,543.95)	(22,994.83)
	43,320.00	54,150.00	81,225.00	109,653.75	120,619.13	123,031.51	125,492.14	128,001.98	130,562.02	133,173.26
Expense	Inflation Rate	4.0%	3.5%	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%	2.5%
Café ¹	(12,675.00)	(16,350.75)	(25,098.40)	(34,384.81)	(38,510.99)	(40,243.98)	(42,054.96)	(43,947.43)	(45,925.07)	(47,991.70)
Event	(242.40)	(252.10)	(260.92)	(266.14)	(271.46)	(278.25)	(285.20)	(292.33)	(299.64)	(307.13)
Rent	(12,000.00)	(12,480.00)	(12,916.80)	(13,175.14)	(13,438.64)	(13,774.60)	(14,118.97)	(14,471.94)	(14,833.74)	(15,204.59)
Administrative	(2,200.00)	(2,288.00)	(2,368.08)	(2,415.44)	(2,463.75)	(2,525.34)	(2,588.48)	(2,653.19)	(2,719.52)	(2,787.51)
Staff	(20,800.00)	(21,632.00)	(22,389.12)	(22,836.90)	(23,293.64)	(23,875.98)	(24,472.88)	(25,084.70)	(25,711.82)	(26,354.62)
	(47,917.40)	(53,002.85)	(63,033.32)	(73,078.43)	(77,978.48)	(80,698.16)	(83,520.49)	(86,449.60)	(89,489.79)	(92,645.54)
Net Operating Income/Loss	(4,597.40)	1,147.15	18,191.68	36,575.32	42,640.65	42,333.35	41,971.65	41,552.38	41,072.23	40,527.72

The “Groove Café” has a net operating loss in the first year but quickly gains profitability off rapid sales growth. The growth would be thanks to a growing popularity as words spreads throughout the community. Additional growth is sustained as the efficiency of the staff and business itself increases, while the growth in sales begins to slow. The profits accounted for in this chart do not yet include debt service for initial investment.

Breakeven Year One



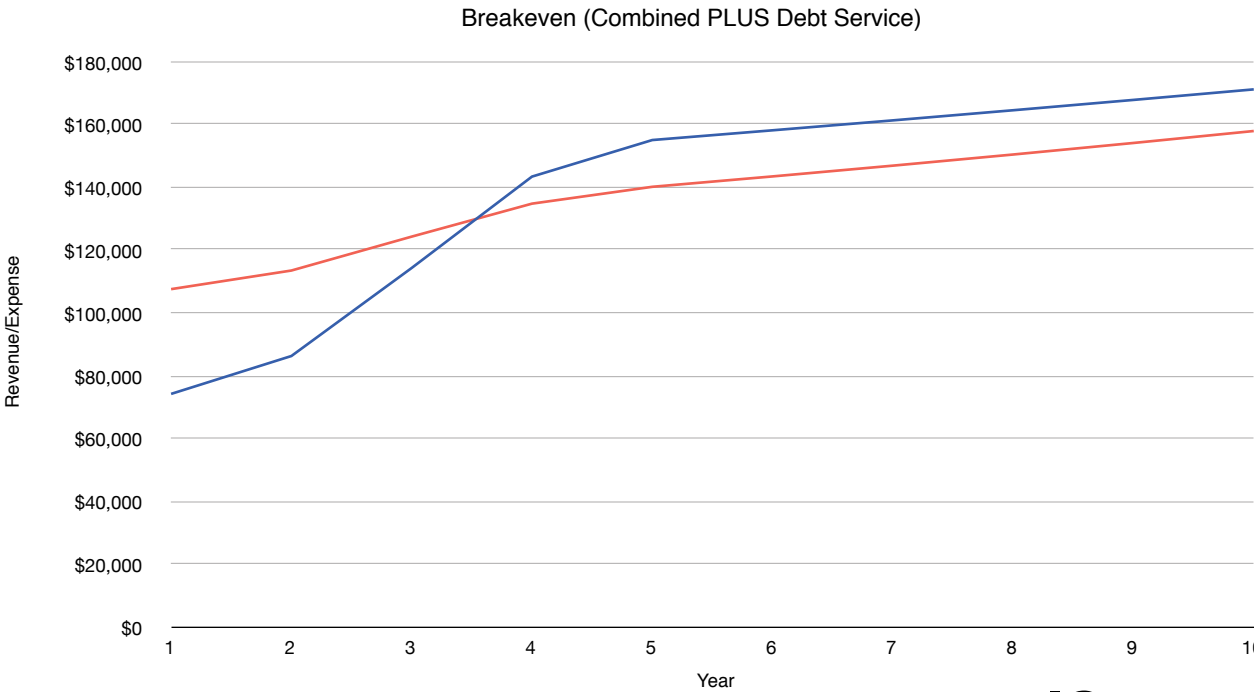
Projected Income/Loss (Combined)	1	2	3	4	5	6	7	8	9	10
Revenue	Growth Rate	16%	33%	25%	8%	2%	2%	2%	2%	2%
Groove Management	30,840.00	32,073.60	33,035.81	33,696.52	34,370.45	35,057.86	35,759.02	36,474.20	37,203.69	37,947.76
Groove Café	43,320.00	54,150.00	81,225.00	109,653.75	120,619.13	123,031.51	125,492.14	128,001.98	130,562.02	133,173.26
	74,160.00	86,223.60	114,260.81	143,350.27	154,989.58	158,089.37	161,251.16	164,476.18	167,765.71	171,121.02
Expense										
Groove Management	(21,043.00)	(21,884.72)	(22,650.69)	(23,103.70)	(23,565.77)	(24,154.92)	(24,758.79)	(25,377.76)	(26,012.20)	(26,662.51)
Groove Café	(47,917.40)	(53,002.85)	(63,033.32)	(73,078.43)	(77,978.48)	(80,698.16)	(83,520.49)	(86,449.60)	(89,489.79)	(92,645.54)
	(68,960.40)	(74,887.57)	(85,684.01)	(96,182.13)	(101,544.25)	(104,853.08)	(108,279.28)	(111,827.36)	(115,502.00)	(119,308.05)
Debt Service (See DETAIL)										
Bank Loan A	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)	(24,320.89)
Bank Loan B	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)	(14,234.29)
	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)	(38,555.18)
Net Operating Income/Loss	(33,355.58)	(27,219.15)	(9,978.38)	8,612.97	14,890.15	14,681.12	14,416.70	14,093.64	13,708.53	13,257.79

Combining the two businesses, we can begin to see the benefit of both models working together as one. Once debt service is deducted, we see relatively small losses for the first three years with a breakeven point coming before year four. Growth after this point quickly levels off, maintaining a margin of profit that is donated to other local startups in order to stay eligible for 501(c) tax exemptions. The profit margin provides a safety net if revenues don’t reach expectations, the café will not have to close down.

Ultimately, the three year breakeven with a moderate cash flow for all subsequent years is very sustainable. The addition profits generated from the project will surely benefit the community as well.

Debt Service DETAIL		Principle	Rate	Term		Totals
Bank Loan A	\$	400,000.00	4.50%	30	\$	(24,320.89)
Bank Loan B	\$	150,000.00	5.00%	15	\$	(14,234.29)
	\$	550,000.00			\$	(38,555.18)

Breakeven Year Three



**INCENTIVE PROPOSAL:
THE GROOVE CAFÉ**

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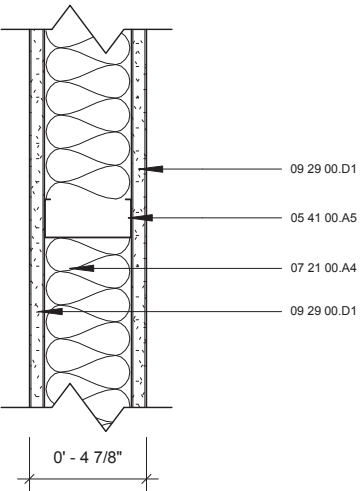
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SYMBOLS LEGEND

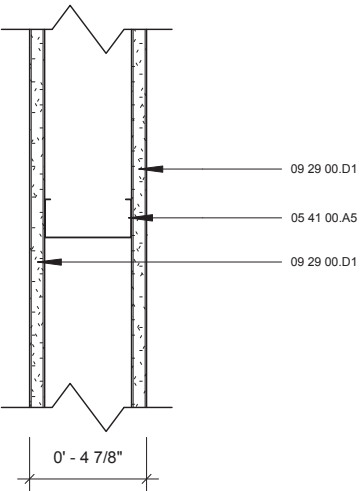
	ELEVATION
	INTERIOR ELEVATION
	BUILDING SECTION
	SECTION DETAIL
	ELEVATION DETAIL
	DETAIL/ENLARGED PLAN/ ENLARGED ELEVATION
	WALL TAG
	FLOOR ELEVATION LINE
	ELEVATION LINE
	SPOT ELEVATION
	SEQUENCE CALLOUT
	SPOT SLOPE
	DOOR TAG

MASTER KEYNOTE LEGEND

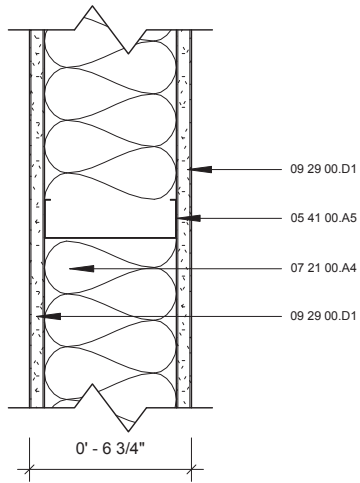
04 05 19.S13	1/2" Dia. x 9"
	Weld-On Rod w/ 11" Anchor
04 20 00.B2	Cast Stone Lintel
04 20 00.B3	Cast Stone Sill
04 21 00.A1	Standard Brick - 3/8" Joint
05 05 23.I1	1/2" Steel Plate
05 12 00.A31	6X6X0.5" Steel L Section
05 41 00.A5	3-5/8" Metal Stud
05 43 00.A1	1" Wire Rope
05 43 00.A2	Steel Cable System Bridge Socket
05 43 00.A3	Steel Cable System Open Socket
05 43 00.A4	Steel Wall-Mounted Anchor Bracket w/ Pulley
06 11 00.A2	Wood Blocking As Required
06 11 00.F1	2x6 Stud
06 16 00.D6	1/2" Plywood
06 40 00.A2	Wood Laminate
06 46 00.K2	11/16" x 5 1/2" Window Stool
07 21 00.A4	R-19 Batt Insulation
07 26 00.A4	Vapor Retarder
07 62 00.A2	Aluminum Flashing
08 34 00.A1	Sectional Overhead Door
08 34 00.A2	Overhead Door Rolling Track
08 34 00.A3	Overhead Door Roller
08 34 00.A4	Overhead Door Weatherstripping
08 43 00.B2	Storefront Door Jamb At Sidelight
08 51 13.A6	Aluminum Fixed Window Mullion
08 53 00.A1	Fixed Fibreglass Window Unit
09 29 00.D1	5/8" Gypsum Wallboard
10 20 00.A1	Plywood ceiling rib
10 20 00.A2	Steel ceiling rib fastener, right angle
10 20 00.A3	Steel ceiling rib fastener, straight angle
10 14 00.A2	1/2" Plywood signage
10 14 00.A3	Steel U fastener for plywood signage
14 24 00.A1	Hydraulic Elevator



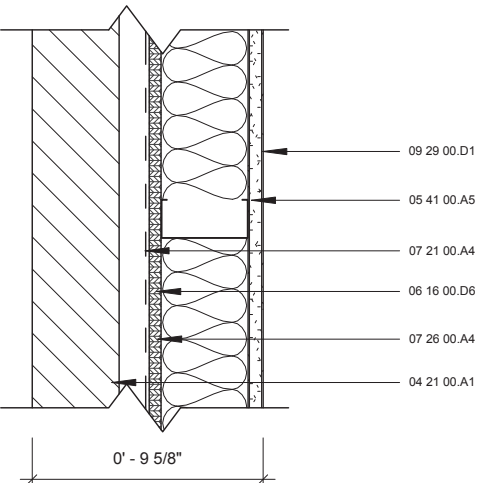
4 INTERIOR PARTITION
UL INDEX RATING:



2 INTERIOR PARTITION
UL INDEX RATING:



3 INTERIOR PARTITION
UL INDEX RATING:



1 EXTERIOR PARTITION
UL INDEX RATING:

1 PARTITION TYPES
SCALE: 1 1/2" = 1'

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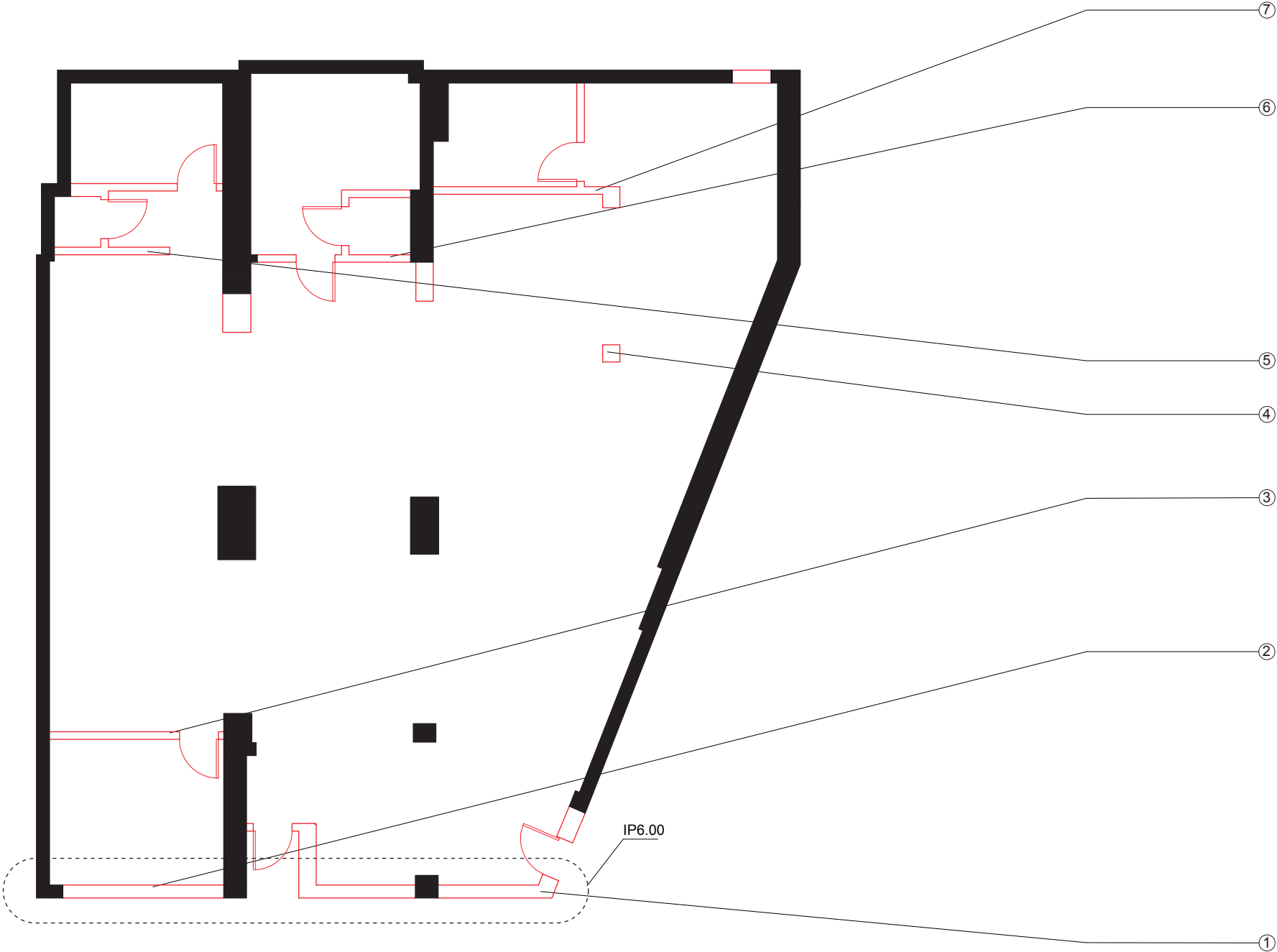
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3. UNDER NO CIRCUMSTANCES SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION OF CORRIDORS
4. REMOVE ALL WALLS DEPICTED BY A SOLID RED LINE
5. CONTRACTOR SHALL REUSE EXISTING WALL PLUGS, SWITCHES, FLOOR CORES, CONTROL DEVICES AND ASSOCIATED SERVICE WIRING CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS AND LOCAL BUILDING CODE
6. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETCETERA, ONLY AS REQUIRED FOR NEW LAYOUT. TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER BEFORE TURNING SPACE OVER TO CONTRACTOR. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION

DEMOLITION NOTES:

1. REMOVE EXISTING 30" WIDE SIDE DOOR AND EXISTING 1'4" BRICK WALL BY SHORING METAL PLATES ONTO BOTH SIDES OF THE INTERIOR AND EXTERIOR WALL
2. REMOVE EXISTING WINDOW AS WELL AS EXISTING BRICK FROM FRONT FACADE
3. DEMOLISH INTERIOR WALL
4. REMOVE INTERIOR STURCTURAL BRICK COLUMN
5. DEMOLISH EXISTING INTERIOR WALLS FOR THE MEN'S BATHROOM AND STORAGE
6. DEMOLISH THE EXISTING INTERIOR KITCHEN WALLS
7. REMOVE EXISTING INTERIOR WALLS



1 | DEMOLITION PLAN
SCALE: 3/32" = 1'

IP2.00 DEMOLITION PLAN

DEMOLITION PLAN **IP2.01**

GENERAL NOTES

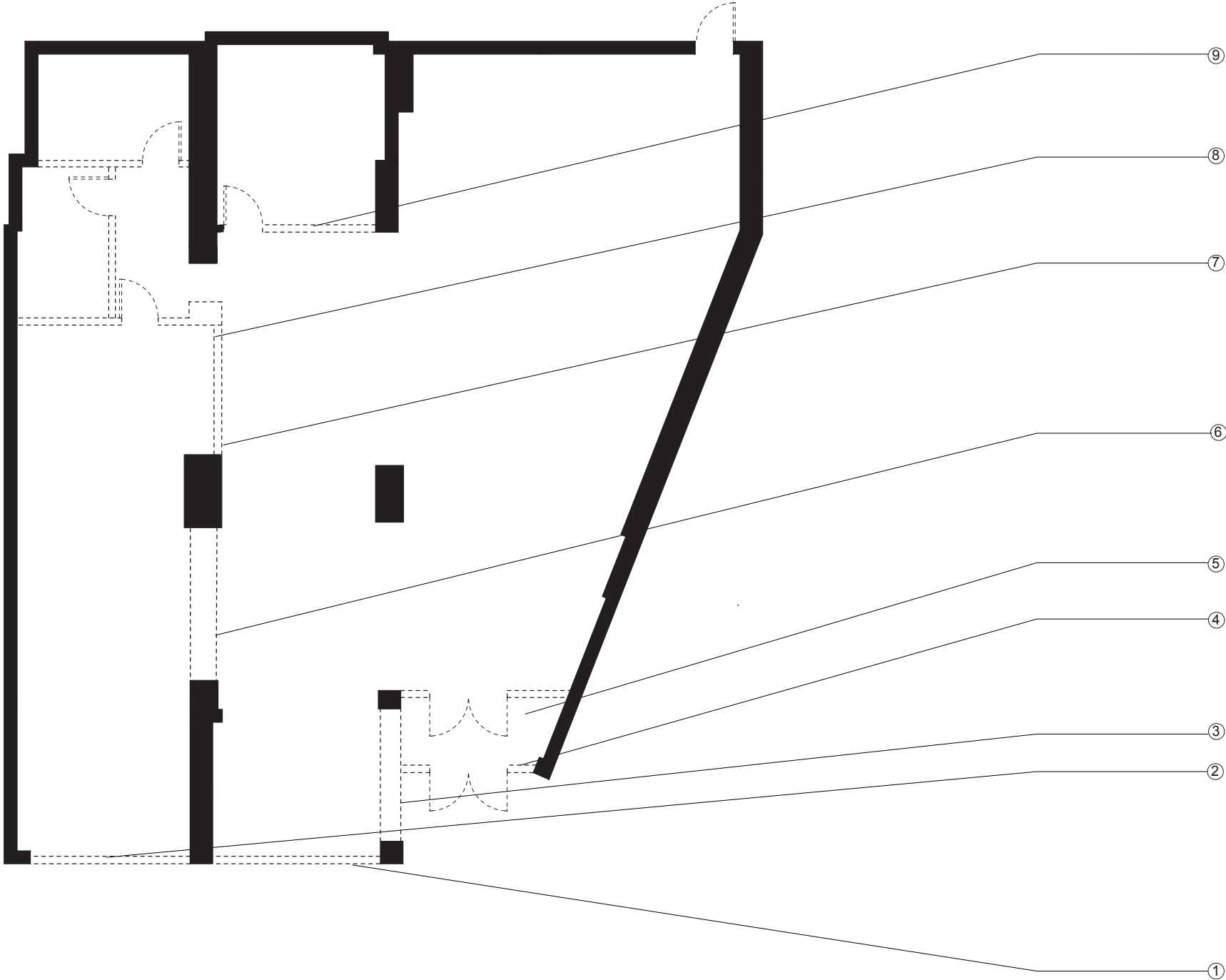
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7. ALL OBJECTS SHOWN IN A DASHED LINE ARE PROPOSED CONSTRUCTION ADDITIONS TO THE PROJECT

ASSEMBLY NOTES:

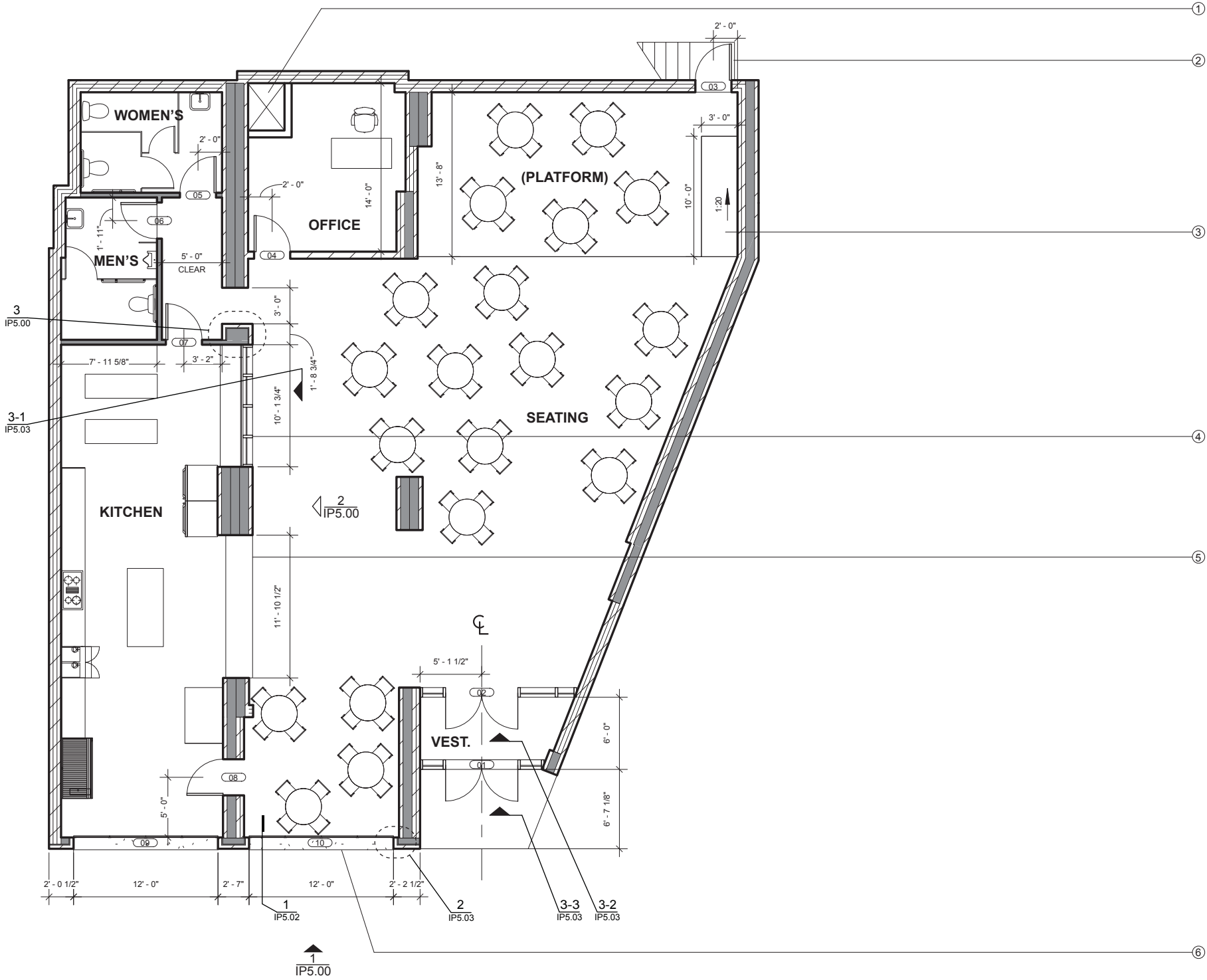
1. ADDITION OF OPERABLE GARAGE DOOR, ALLOWING FOR SEMI-CONDITIONED OUTDOOR SPACE
2. ADDITION OF NEW STOREFRONT WINDOW, 4' MULLIONS ON CENTER
- 3.ADDITION OF NEW 1'4" BRICK WALL
4. ADDITION OF 60" WIDE GLASS ENTRY DOOR WITHIN STOREFRONT GLASS WALL
5. SECOND 60" WIDE GLASS ENTRY DOORWAY FORMING AN AIR LOCK WITH INTERIOR STOREFRONT GLASS PANELS
6. ADDITION OF 3'-6" LOW BRICK WALL WITH COUNTERTOP
7. ADDITION OF STOREFRONT GLAZED WINOW WITH MULLIONS 4' ON CENTER TO ALLOW FOR VIEWS INTO KITCHEN
8. ADDITION OF TYPICAL 4" METAL STUD GYPSUM BOARD WITH INSULATION TO ALLOW FOR PLUMBING FIXTURES FOR MEN'S AND WOMEN'S BATHROOM
9. ADDITION OF STANDARD 4" METAL STUD GYPSUM BOARD



1 | PROPOSED STRUCTURE
SCALE: 3/32" = 1'

IP3.00 PROPOSED STRUCTURE

PROPOSED STRUCTURE **IP3.01**



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3. UNDER NO CIRCUMSTANCES SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION OF CORRIDORS.
4. FURNITURE REPRESENTED IS FOR A FEASIBLE LAYOUT
5. ALL DIMENSIONS ARE TAKEN FROM INTERIOR FACE UNLESS NOTED OTHERWISE

PLAN NOTES:

1. MECHANICAL/UTILITY CHASE
2. EXIT STAIR FROM PLATFORM LEVEL TO GROUND LEVEL (NOT ADA ACCESSABLE)
3. SLOPED FLOOR TO ALLOW ADA ACCESS TO PLATFORM; NEITHER A RAMP NOR GUARDRAIL IS NECESSARY IN THIS INSTANCE
4. CONSTRUCT INTERIOR STOREFRONT GLASS WALL FLUSH WITH EXISTING PIER; BUILD COLUMN SUPPORT FOR NORTH EDGE
5. COUNTER AND PARTIAL HEIGHT WALL SHALL EXTEND ENTIRE DISTANCE FROM BUILDING PIER (NORTH) TO EXISTING INTERIOR MASONRY WALL EXTENSION (SOUTH)
6. RECONSTRUCT EXTERIOR BRICK WALL FROM COLUMNS TO ACHIEVE TWO 12' - 0" OPENINGS FOR SECTIONAL OVERHEAD DOORS

1 | LEVEL 1 FLOOR PLAN
SCALE: 3/32" = 1'

IN4.00 PLAN

PLAN **IN4.01**

GENERAL NOTES

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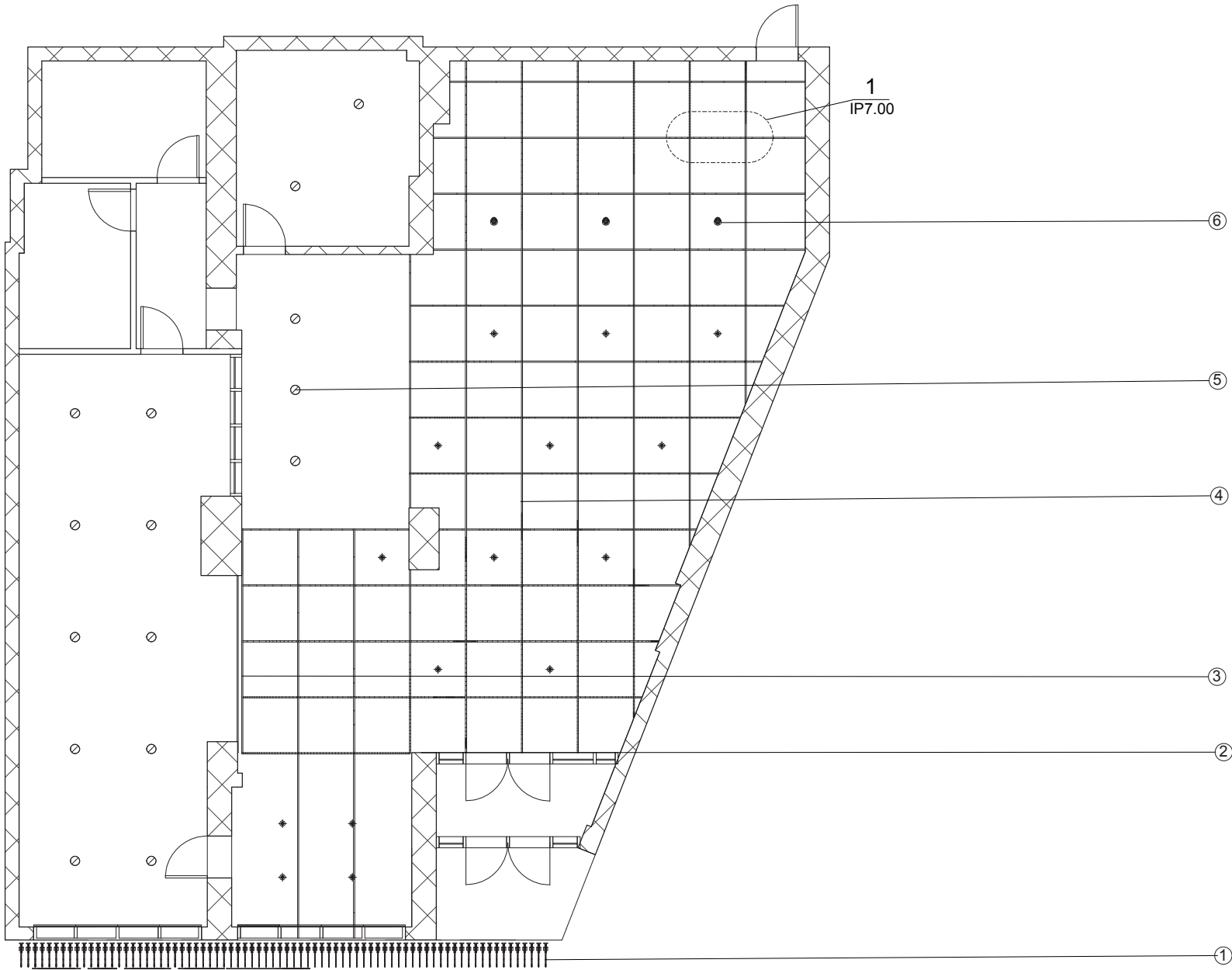
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ASSEMBLY GENERAL NOTES:

1. ALL CONSTRUCTION TOLERANCES ARE TO MEET A STANDARD OF 1/8" OR LESS WITH THE EXCEPTION OF CUT SHEETS
2. EACH CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AS INDICATED ON THE DRAWINGS AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT
3. UNDER NO CIRCUMSTANCES SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION OF CORRIDORS.
4. REUSE EXISTING WALL PLUGS, SWITCHES, FLOOR CORES, CONTROL DEVICES AND ASSOCIATED SERVICE WIRING CONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS AND LOCAL BUILDING CODE.
5. REMOVE EXISTING MECHANICAL DEVICES/DUCTWORK, PIPING, ETC..., ONLY AS REQUIRED FOR NEW LAYOUT. TERMINATE ELECTRIC CONNECTIONS. CLEAN MAIN TRUNK AND REPLACE FILTER BEFORE TURNING SPACE OVER TO CONTRACTOR. CHANGE FILTERS AT LEAST WEEKLY DURING CONSTRUCTION

ASSEMBLY NOTES:

1. EACH LETTER MUST BE ATTACHED TO NO FEWER THAN TWO RIBS WITH NO FEWER THAN 12 BOLTS. DETERMINE MOUNTING HEIGH OF U BRACKETS ON SITE, SUCH THAT NO BREACKET IS VISIBLE IN FRONT ELEVATION OF SIGN, TYPICAL
2. ALIGN NORTH EDGE OF EAST-WEST CEILING RIB TO NORTH FACE OF THE NEWLY PROPOSED BRICK WALL
- 3.ALIGN WEST EDGE OF NORTH-SOUTH CEILING RIB TO EAST FACE OF EXISTING BUILDING PIER
4. EACH RIB IN BOTH NORTH-SOUTH AND EAST-WEST DIRECTIONS ARE SPACED AT EVEN 4 FOOT INTERVALS OC.
5. RECESSED CAN LIGHT IN KITCHEN
6. PENDANT LIGHT OVER SEATING
7. SPOT LIGHT FOR PLATFORM ILLUMINATION.



2 | LEVEL 1 REFLECTED CEILING PLAN
SCALE: 1/16" = 1'

IN4.02 REFLECTED CEILING PLAN

REFLECTED CEILING PLAN **IN4.03**

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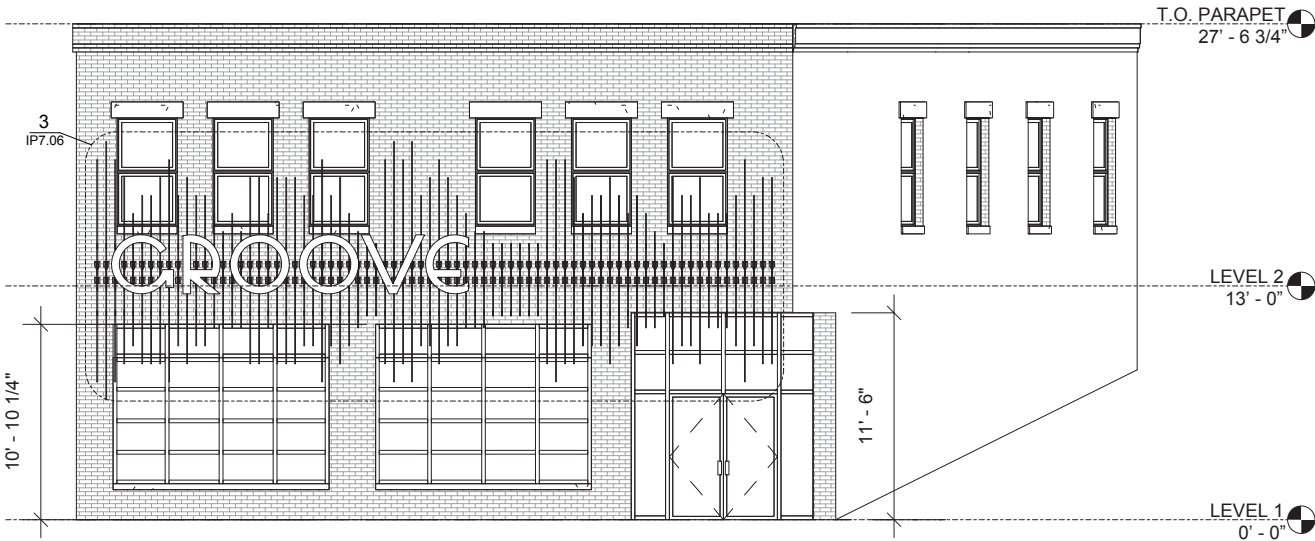
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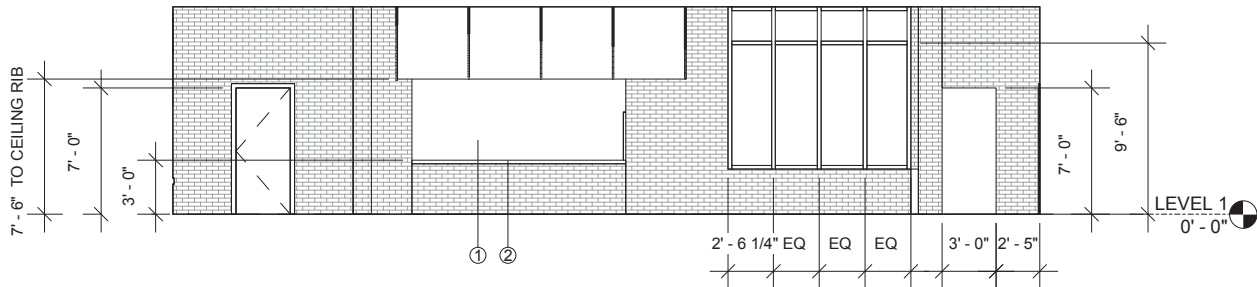
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NOTES:

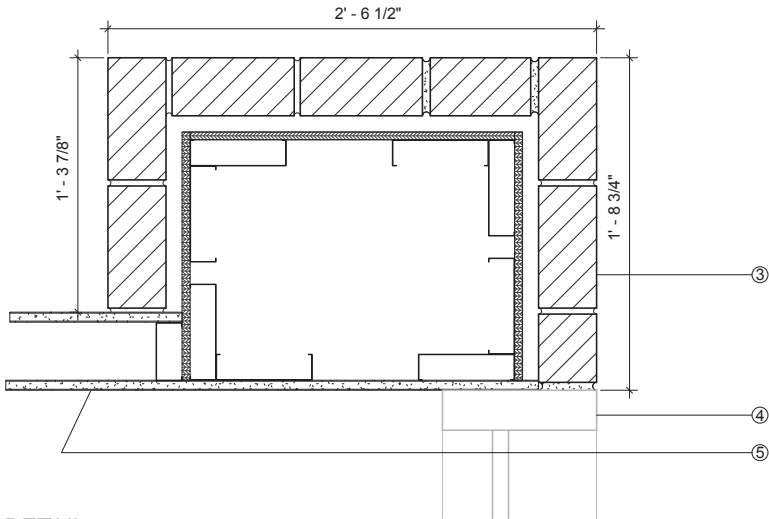
1. WALL OPENING BETWEEN KITCHEN AND EATERY. PARTIAL HEIGHT BRICK WALL IS TO BE CONSTRUCTED TO 2' - 10 1/2" ABOVE LEVEL 1.
2. COUNTERTOP SLAB; 2 1/2" THICK PLACED ON TOP OF PARTIAL HEIGHT BRICK WALL
3. WALL TYPE 1; MODIFIER: DO NOT INCLUDE INSULATION OR INTERIOR FACE GYPSUM BOARD
4. INTERIOR STOREFRONT GLASS MULLION SHALL ATTACH THROUGH LAYER OF GYPSUM BOARD BETWEEN CONSTRUCTED BRICK COLUMN TO MAINTAIN FIRE RATING.
5. WALL TYPE 2



1 | SOUTH ELEVATION
SCALE: 3/32" = 1'

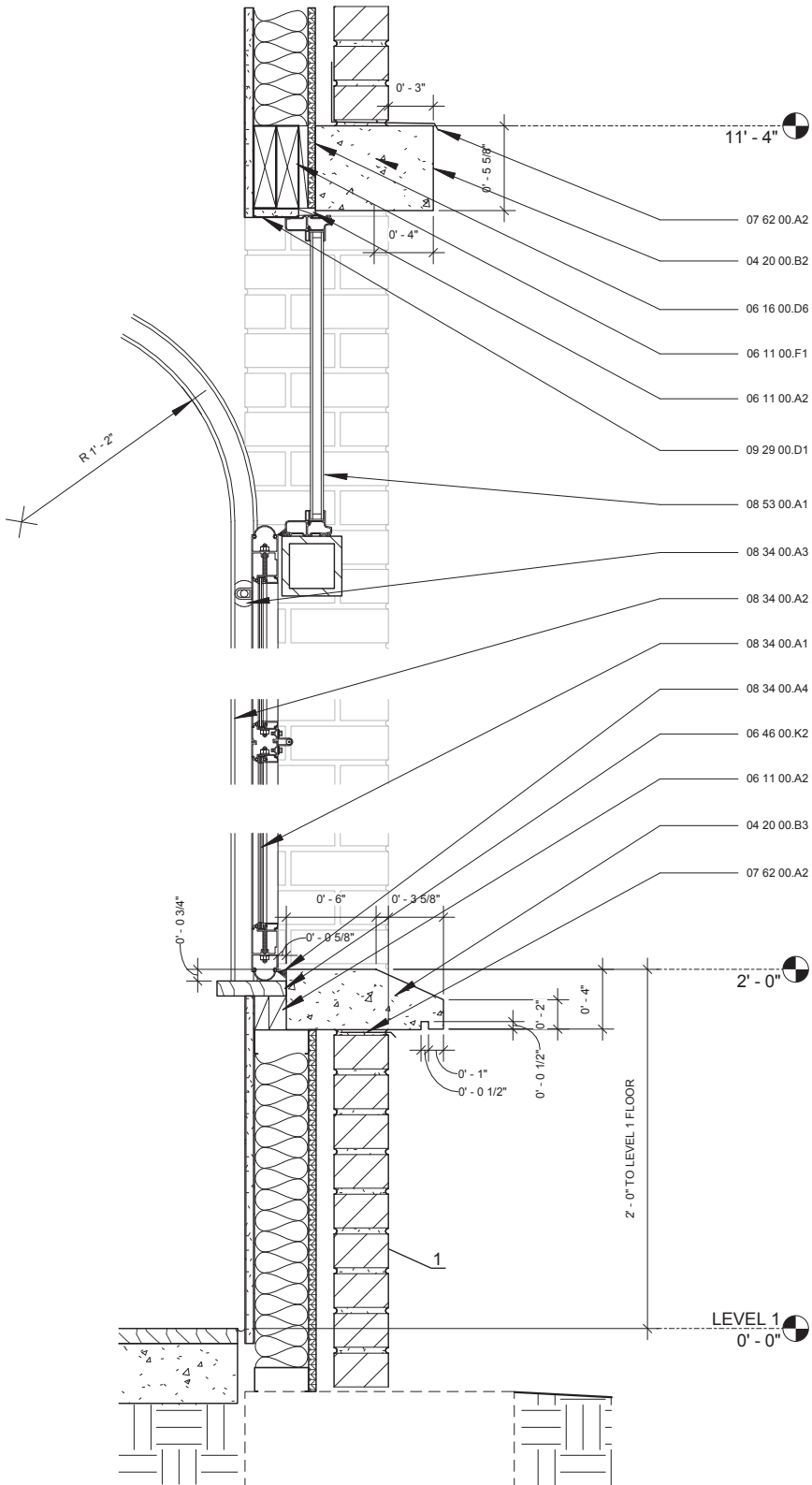


2 | DINING WALL INTERIOR ELEVATION
SCALE: 3/32" = 1'

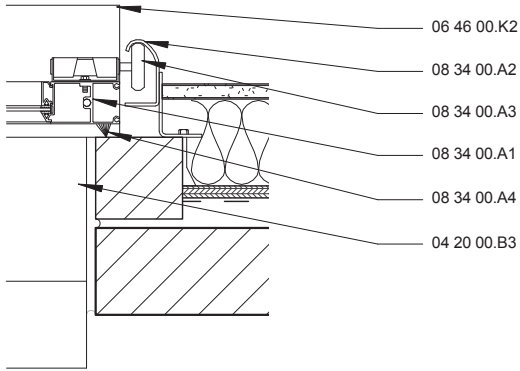


3 | INTERIOR WALL PLAN DETAIL
SCALE: 1" = 1'

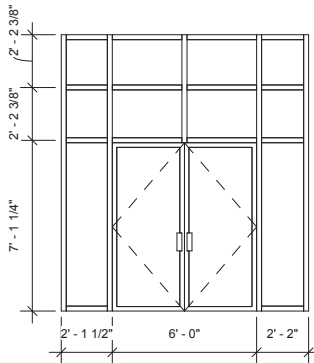
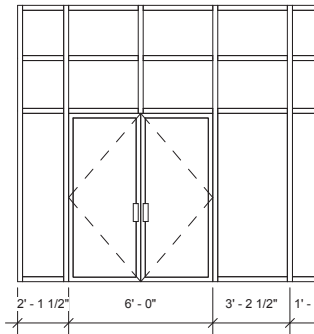
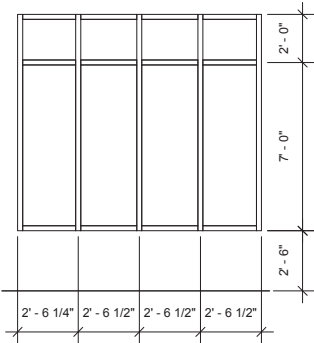
1 SOUTH WALL SECTION
SCALE: 1" = 1'



4 CURTAIN WALL ELEVATIONS
SCALE: 1/8" = 1'



2 GARAGE DOOR JAMB
SCALE: 1 1/2" = 1'



SIX PERCENT PLACE: THE GROOVE CAFÉ **ARC48_550**
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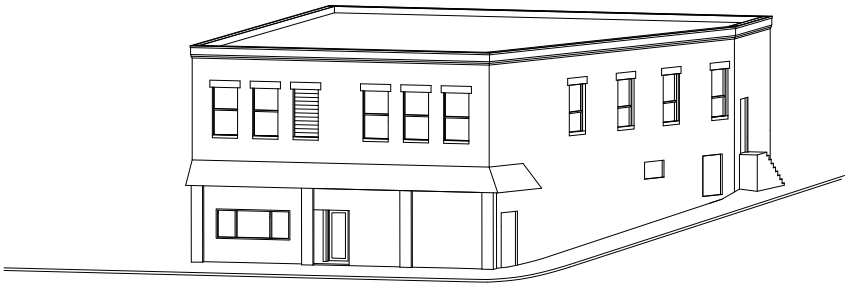
WALL ASSEMBLY KEYNOTES:

04 20 00.B2	CAST STONE LINTEL
04 20 00.B3	CAST STONE SILL
06 11 00.A2	WOOD BLOCKING AS REQUIRED
06 11 00.F1	2X6 STUD
06 16 00.D6	1/2" PLYWOOD
06 46 00.K2	11/16" X 5 1/2" WINDOW STOOL
07 62 00.A2	ALUMINUM FLASING
08 34 00.A1	SECTIONAL OVERHEAD DOOR
08 34 00.A2	OVERHEAD DOOR ROLLING TRACK
08 34 00.A3	OVERHEAD DOOR ROLLER
08 34 00.A4	OVERHEAD DOOR WEATHERSTRIPING
08 53 00.A1	FIXED FIBREGLASS WINDOW UNIT
09 29 00.D1	5/8" GYPSUM WALLBOARD

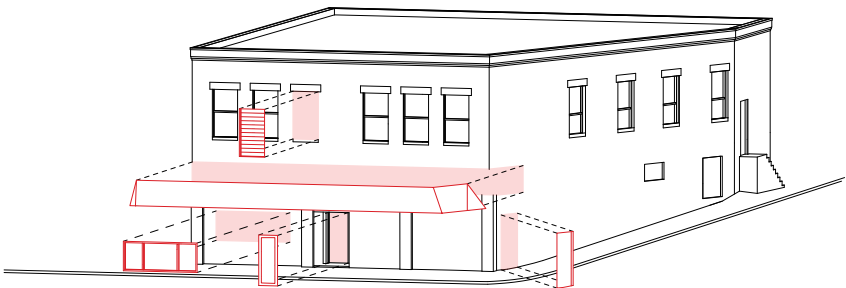
DOOR SCHEDULE:

MARK	HEIGHT	WIDTH	MATERIAL
01	7' - 0"	6' - 0"	GLAZING
02	7' - 0"	6' - 0"	GLAZING
03	7' - 0"	3' - 0"	STEEL
04	7' - 0"	3' - 0"	BIRCH W/ GLAZING
05	7' - 0"	3' - 0"	BIRCH - HOLLOW
06	7' - 0"	3' - 0"	BIRCH - HOLLOW
07	7' - 0"	3' - 0"	CAFE
08	7' - 0"	3' - 0"	CAFE
09	12' - 0"	7' - 0"	SECTIONAL W/ GLAZING
10	12' - 0"	7' - 0"	SECTIONAL W/ GLAZING

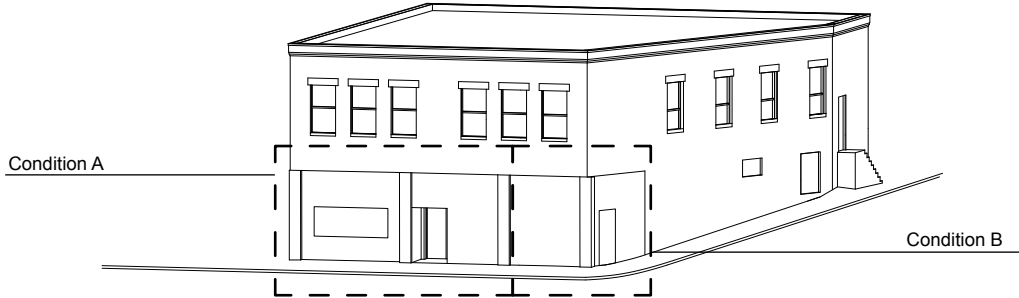
1 EXISTING BUILDING



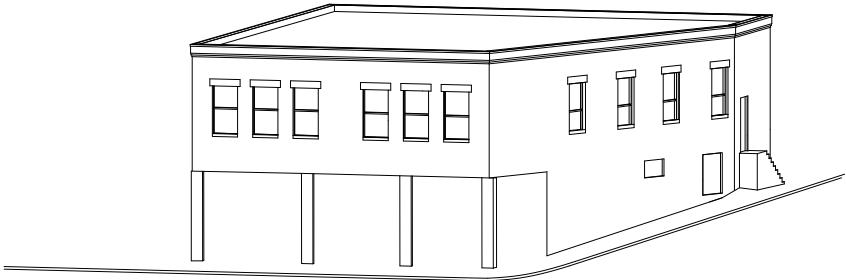
2 REMOVAL OF DOORS & WINDOWS



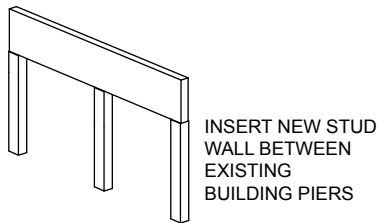
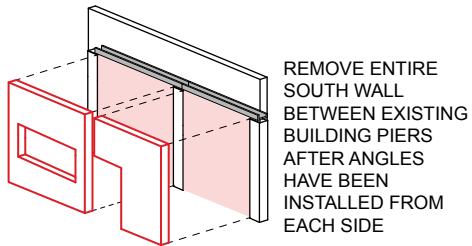
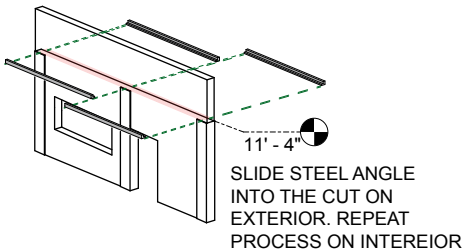
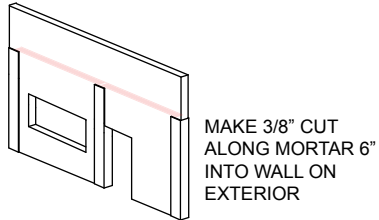
3 REMOVAL OF BRICK WALLS



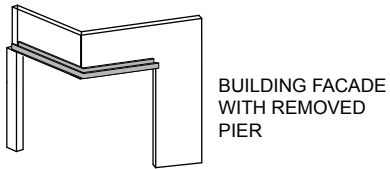
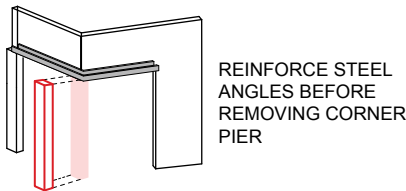
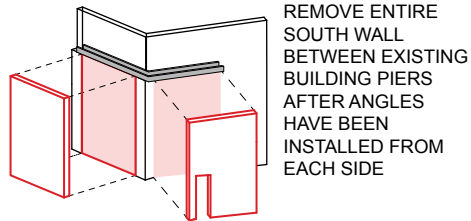
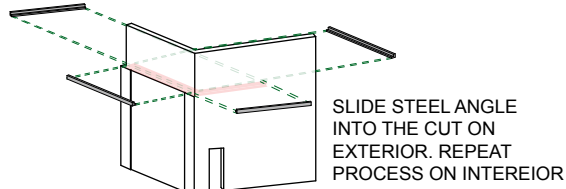
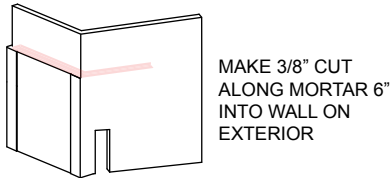
4 READY FOR INSERTION OF NEW PROPOSAL



CONDITION A



CONDITION B



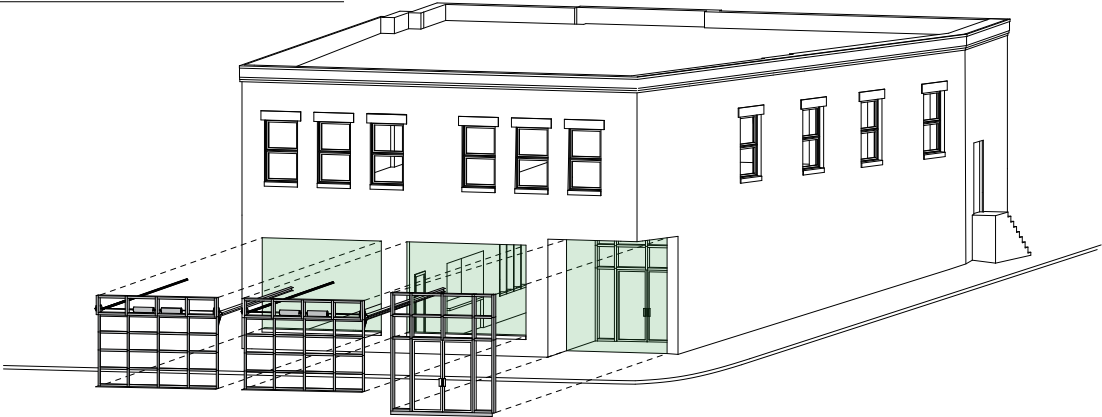
1 BUILD NEW MASONRY WALLS



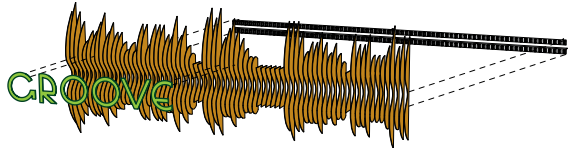
2 INSTALL NEW WINDOWS



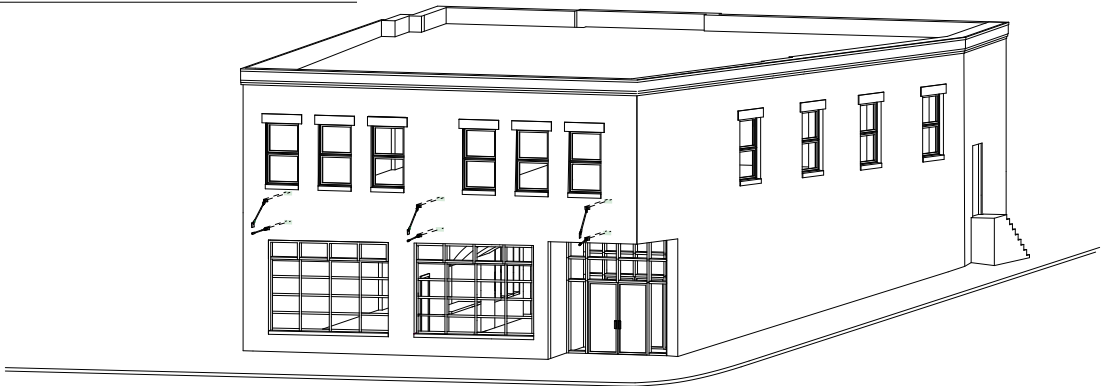
3 INSTALL OVERHEAD DOORS & ENTRY



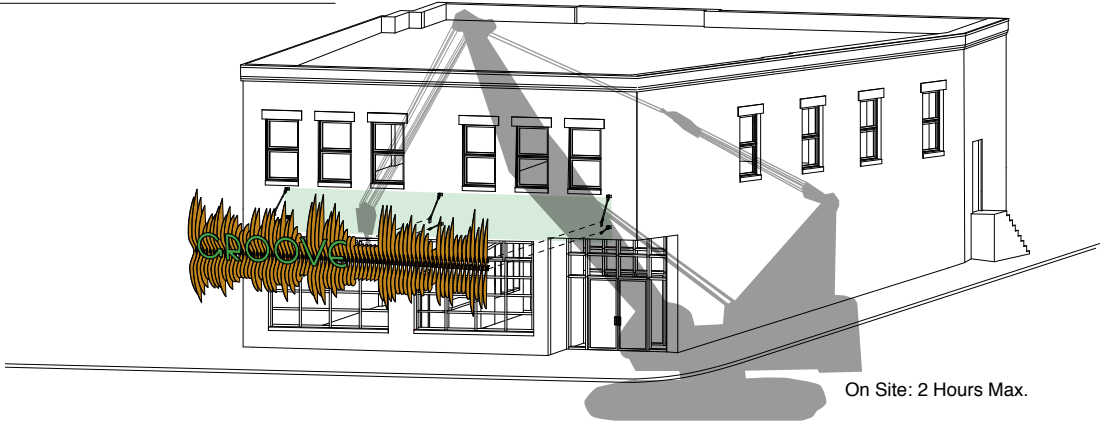
4a FABRICATE & ASSEMBLE SIGN



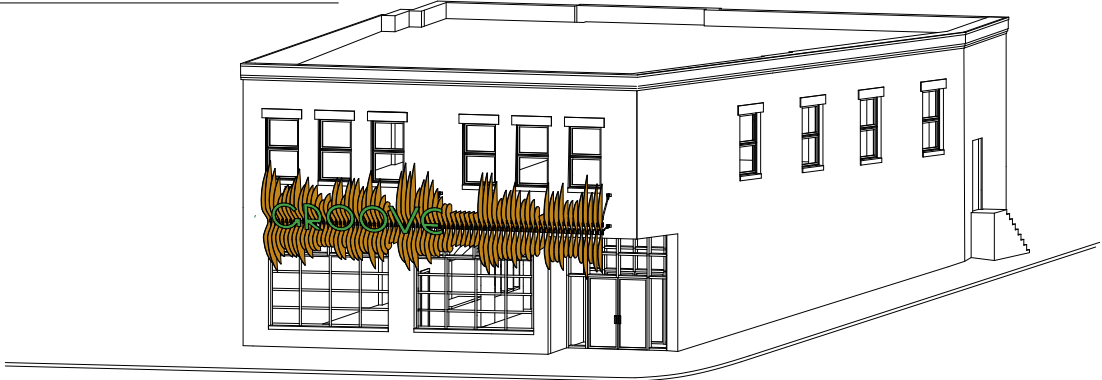
4b INSTALL SIGN MOUNTING HARDWARE



5 LIFT SIGN ASSEMBLY INTO PLACE



6 FASTEN SIGN TO BUILDING



SIX PERCENT PLACE: THE GROOVE CAFÉ **ARC48_550**
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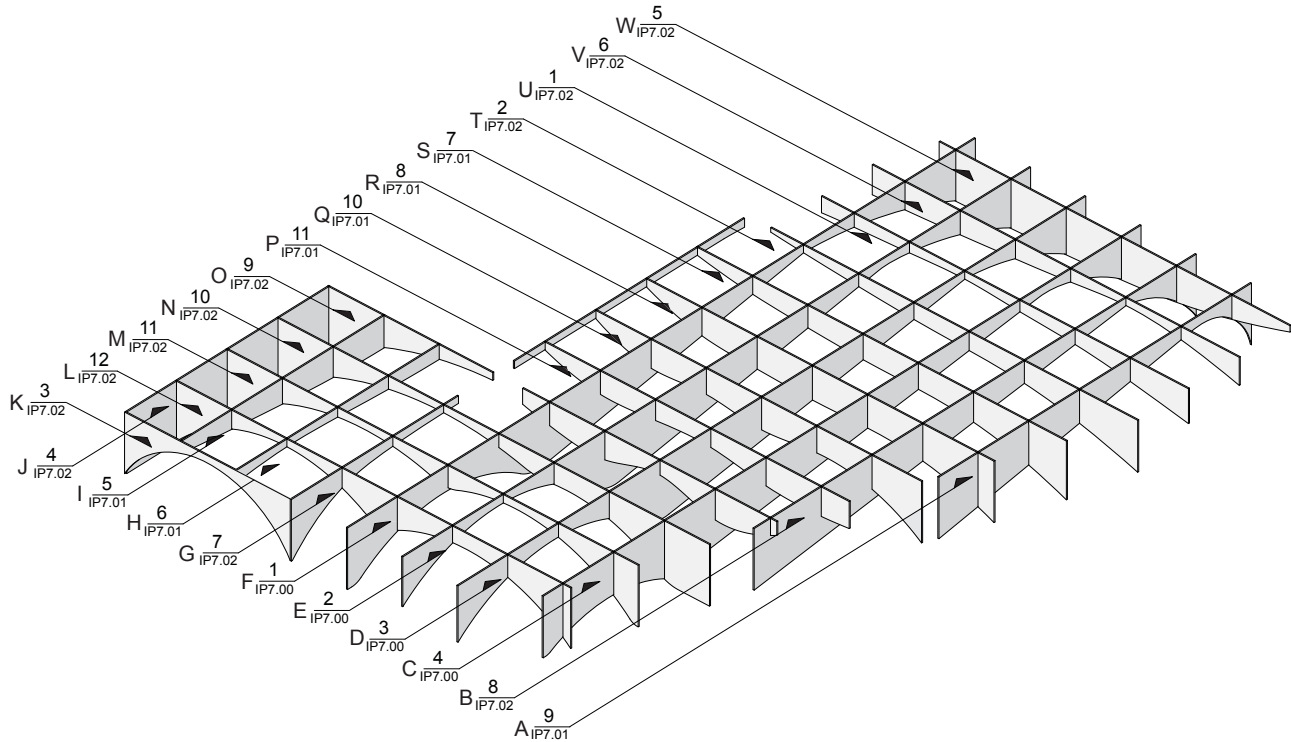
1. LETTER NOTATIONS OF CEILING RIBS IN IP7.00/ SHALL BE CONSISTENT THROUGHOUT CEILING ASSEMBLY DOCUMENTS
2. EACH LETTER ABOVE LAP JOINTS IN CEILING RIB ELEVATIONS DENOTES THE OTHER CEILING RIB THAT FITS INTO EACH RESPECTIVE JOINT PERPENDICULARLY; THE NUMBER THAT SUCCEEDS IT DENOTES THE PARTICULAR PLYWOOD PIECE ON THE CORRESPONDING RIB. ASSUME THAT PLYWOOD PIECE NUMBERING SYSTEM ASCENDS FROM BUILDING SOUTH TO NORTH OR BUILDING WEST TO EAST, TYPICAL
3. GAPS IN CEILING RIBS "G" AND "O" DENOTE THE LOCATION OF EXISTING BUILDING PIER
4. ALL CONSTRUCTION TOLERANCES ARE TO MEET A STANDARD OF 1/8" OR LESS WITH THE EXCEPTION OF CUT SHEETS
5. ALL CUT SHEETS ARE TO MEET A 1/64" MINIMUM STANDARD OF PRECISION

CEILING ASSEMBLY NOTES:

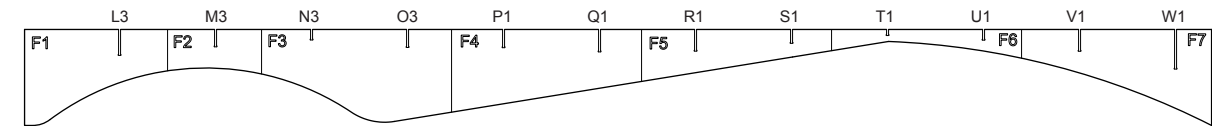
1. EAST-WEST CEILING RIB
2. NORTH-SOUTH CEILING RIB
3. MOUNT EAST-WEST RIBS ONTO NORTH-SOUTH RIBS FROM ABOVE PRIOR TO INSTALLATION ON CEILING, TYPICAL
4. FASTEN FRICTION FIT RIBS WITH STEEL BRACKETS, TYPICAL; RIBS SHALL BE FASTENED BY NO FEWER THAN TWO STEEL BRACKETS ON OPPOSING CORNERS AT EACH JOINT, TYPICAL
5. FASTEN ADJACENT RIBS WITH STEEL PLATES, TYPICAL; FASTENER CENTER SHALL NOT BE LOCATED MORE THAN 3" FROM CEILING FACE
6. FASTEN NORTH-SOUTH RIBS TO CEILING AT 16" ON CENTER, TYPICAL; LOCATE EXISTING FLOOR JOISTS WITH STUD FINDER TO ENSURE STRUCTURAL SOUNDNESS. EAST-WEST CEILING RIBS NEED NOT BE FASTENED TO CEILING

CEILING ASSEMBLY KEYNOTES:

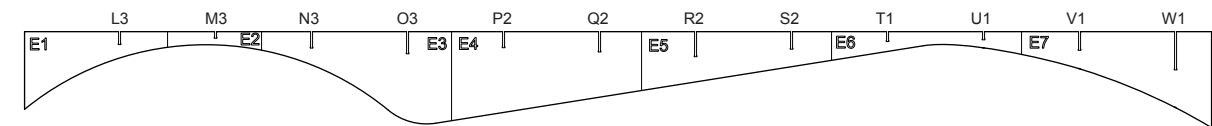
- | | |
|-------------|--|
| 10 20 00.A1 | PLYWOOD CEILING RIB |
| 10 20 00.A2 | STEEL CEILING RIB FASTENER, RIGHT ANGLE |
| 10 20 00.A3 | STEEL CEILING RIB FASTENER, STRAIGHT ANGLE |



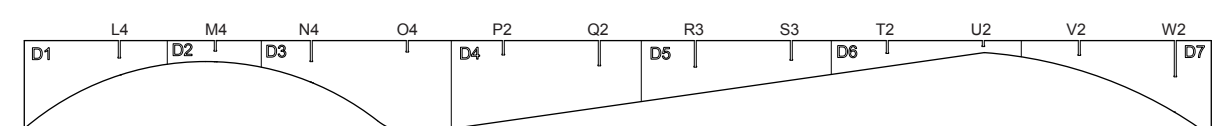
1 FIRST FLOOR CEILING GRID
NOT TO SCALE



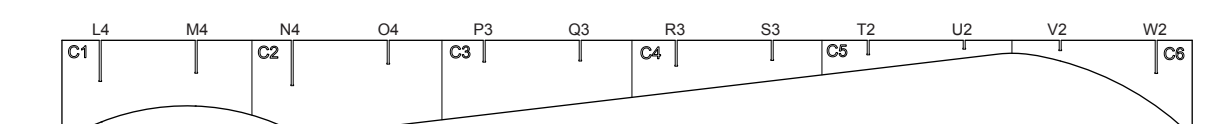
1 CEILING RIB: F
SCALE: 1/8" = 1'



2 CEILING RIB: E
SCALE: 1/8" = 1'



3 CEILING RIB: D
SCALE: 1/8" = 1'



4 CEILING RIB: C
SCALE: 1/8" = 1'

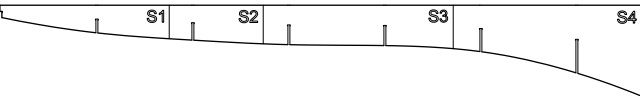
IP7.00 CEILING ASSEMBLY DETAILS



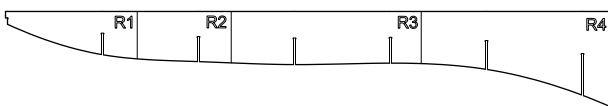
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SCALE: 1/8" = 1'



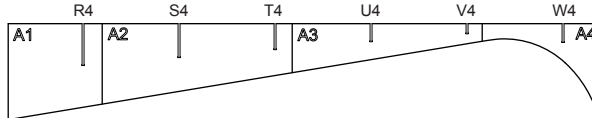
6 CEILING RIB: H
SCALE: 1/8" = 1'



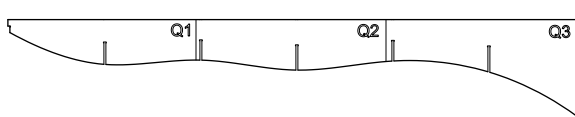
7 CEILING RIB: S
SCALE: 1/8" = 1'



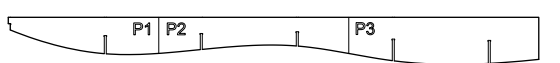
8 CEILING RIB: R
SCALE: 1/8" = 1'



9 CEILING RIB: A
SCALE: 1/8" = 1'

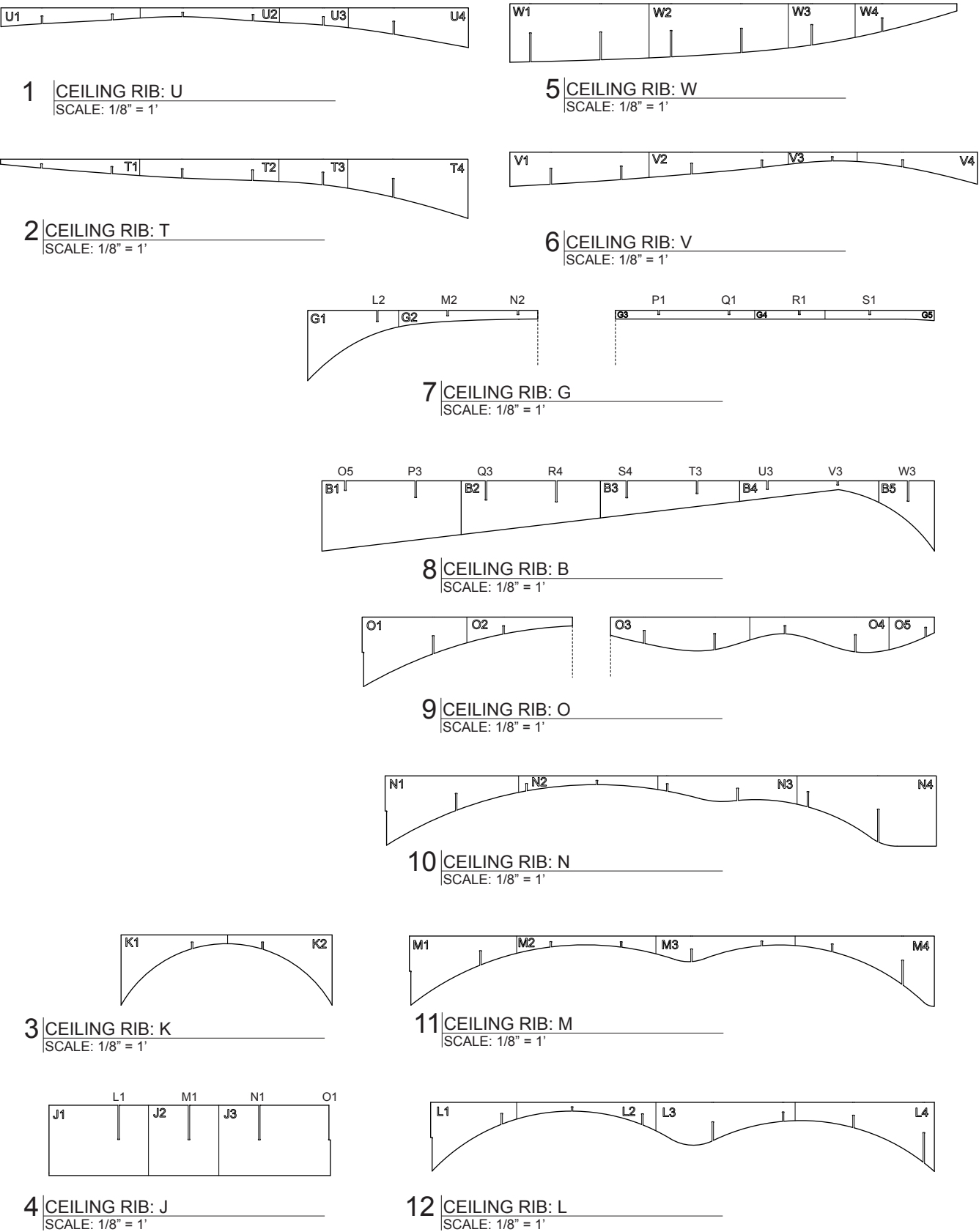


10 CEILING RIB: Q
SCALE: 1/8" = 1'

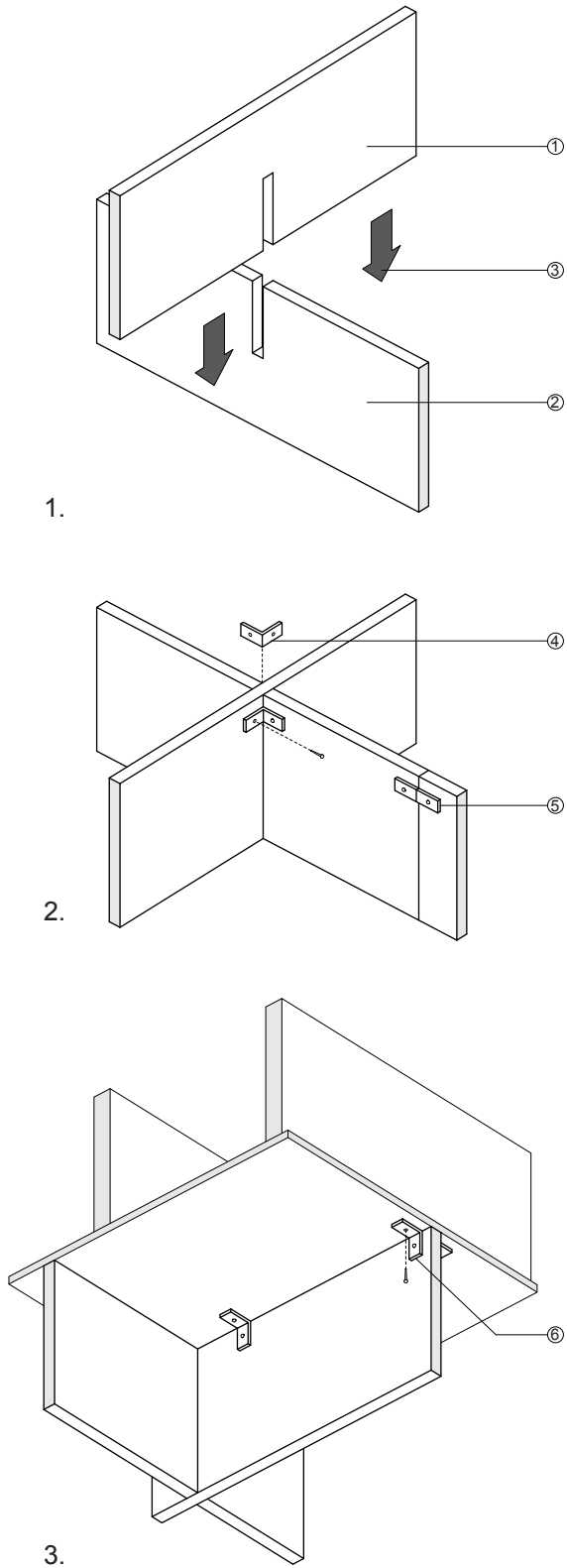


11 CEILING RIB: P
SCALE: 1/8" = 1'

CEILING ASSEMBLY DETAILS **IP7.01**



IP7.02 CEILING ASSEMBLY DETAILS



SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550

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3. GAPS IN CEILING RIBS "G" AND "O" DENOTE THE LOCATION OF EXISTING BUILDING PIER
4. ALL CONSTRUCTION TOLERANCES ARE TO MEET A STANDARD OF 1/8" OR LESS WITH THE EXCEPTION OF CUT SHEETS
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CEILING ASSEMBLY KEYNOTES:

- | | |
|-------------|--|
| 10 20 00.A1 | PLYWOOD CEILING RIB |
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CEILING ASSEMBLY DETAILS IP7.03



1 | CEILING RIB SHOP DRAWINGS
SCALE: 1/8" = 1'

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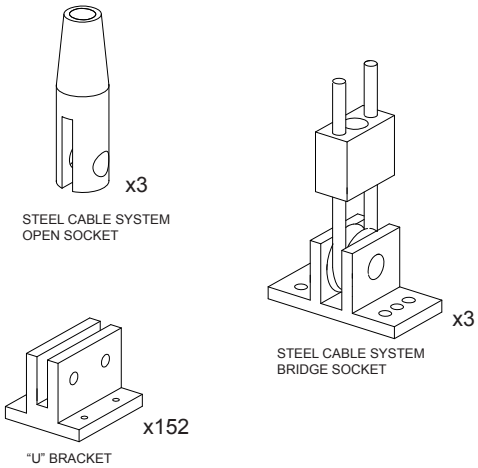
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SIX PERCENT PLACE: THE GROOVE CAFÉ **ARC48_550**
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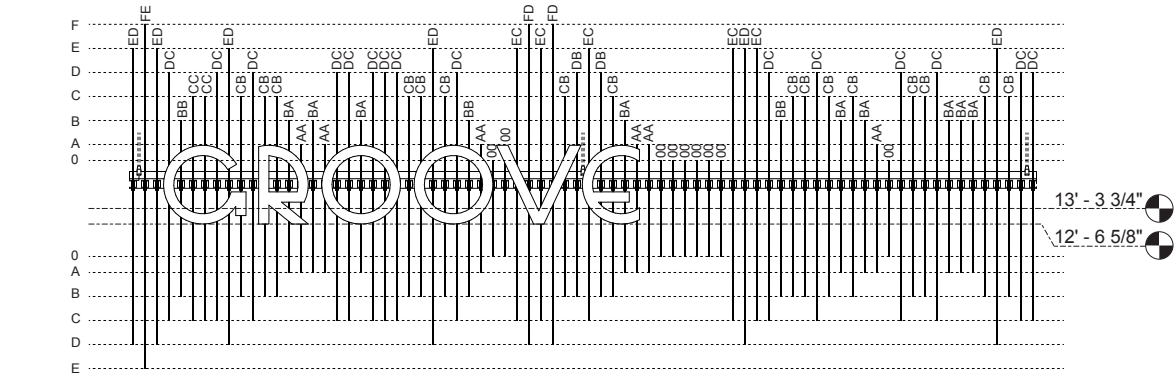
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4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATTERS PERTAINING TO THE GROOVE SIGN ONCE ALL OF THE MATERIAL HAS BEEN DELIVERED TO THE CONSTRUCTION SITE

ASSEMBLY NOTES:

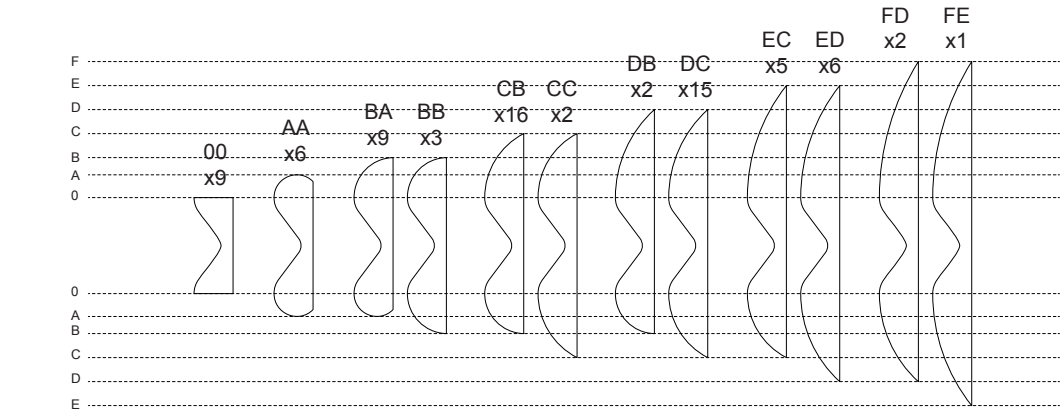
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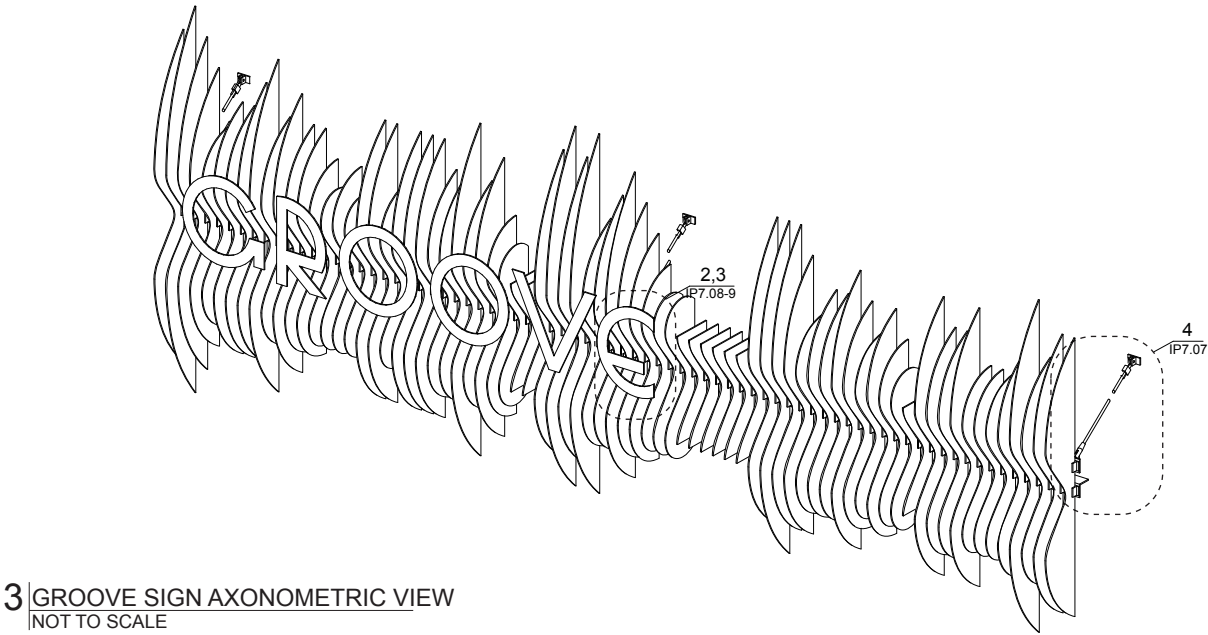
- | | |
|---------------|--|
| 04 05 19.S.13 | 1/2" DIAMETER X 9" WELD-ON ROD W/ 11" ANCHOR |
| 05 05 23.11 | 1/2" STEEL PLATE |
| 05 12 00.A31 | 6X6X0.5" STEEL L SECTION |
| 05 43 00.A1 | 1" WIRE ROPE |
| 05 43 00.A2 | STEEL CABLE SYSTEM BRIDGE SOCKET |
| 05 43 00.A3 | STEEL CABLE SYSTEM OPEN SOCKET |
| 05 43 00.A4 | STEEL WALL-MOUNTED ANCHOR BRACKET W/ PULLEY |
| 10 14 00.A2 | 1/2" PLYWOOD SIGNAGE |
| 10 14 00.A3 | STEEL U FASTENER FOR PLYWOOD SIGNAGE |



1 | **GROOVE SIGN FRONT ELEVATION**
SCALE: 1/8" = 1'

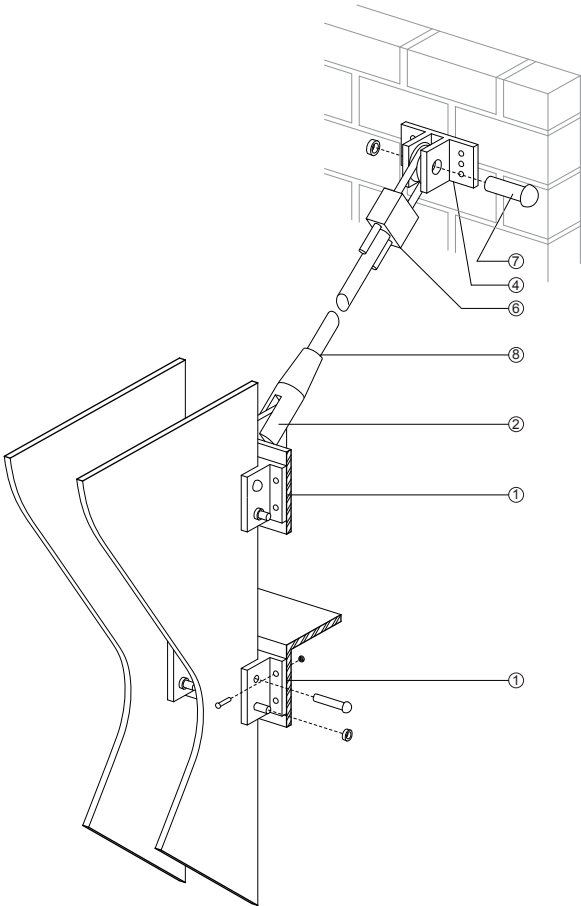


2 | **GROOVE SIGN FINs**
SCALE: 1/8" = 1'



3 | **GROOVE SIGN AXONOMETRIC VIEW**
NOT TO SCALE

IP7.06 SIGN ASSEMBLY DETAILS



4 | **SIGN CONNECTION AXON DETAIL**
NOT TO SCALE

SIGN ASSEMBLY DETAILS **IP7.07**

SIX PERCENT PLACE: THE GROOVE CAFÉ **ARC48_550**
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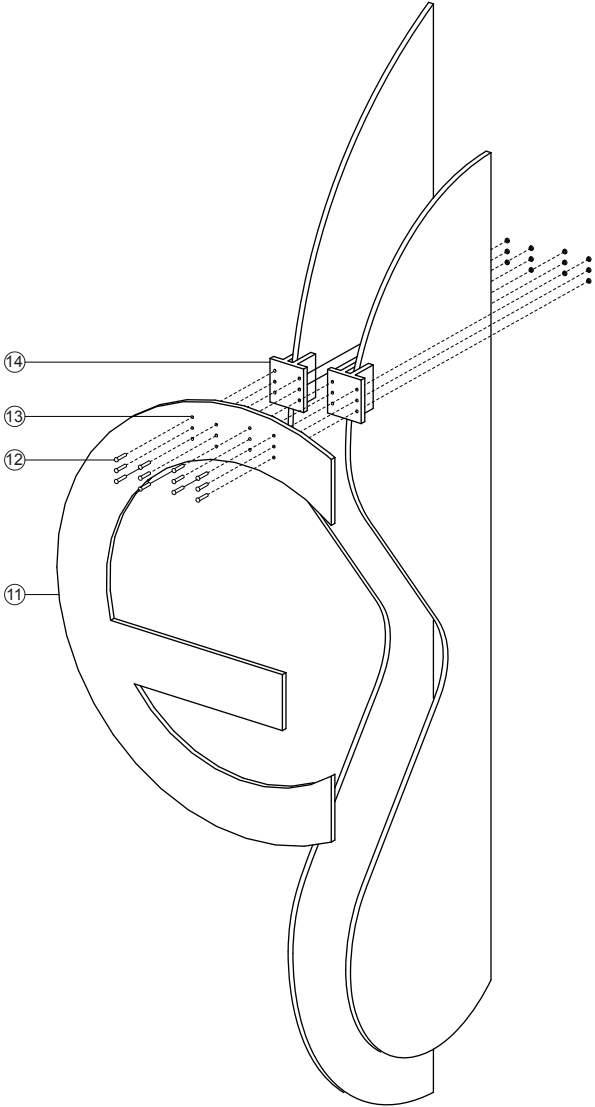
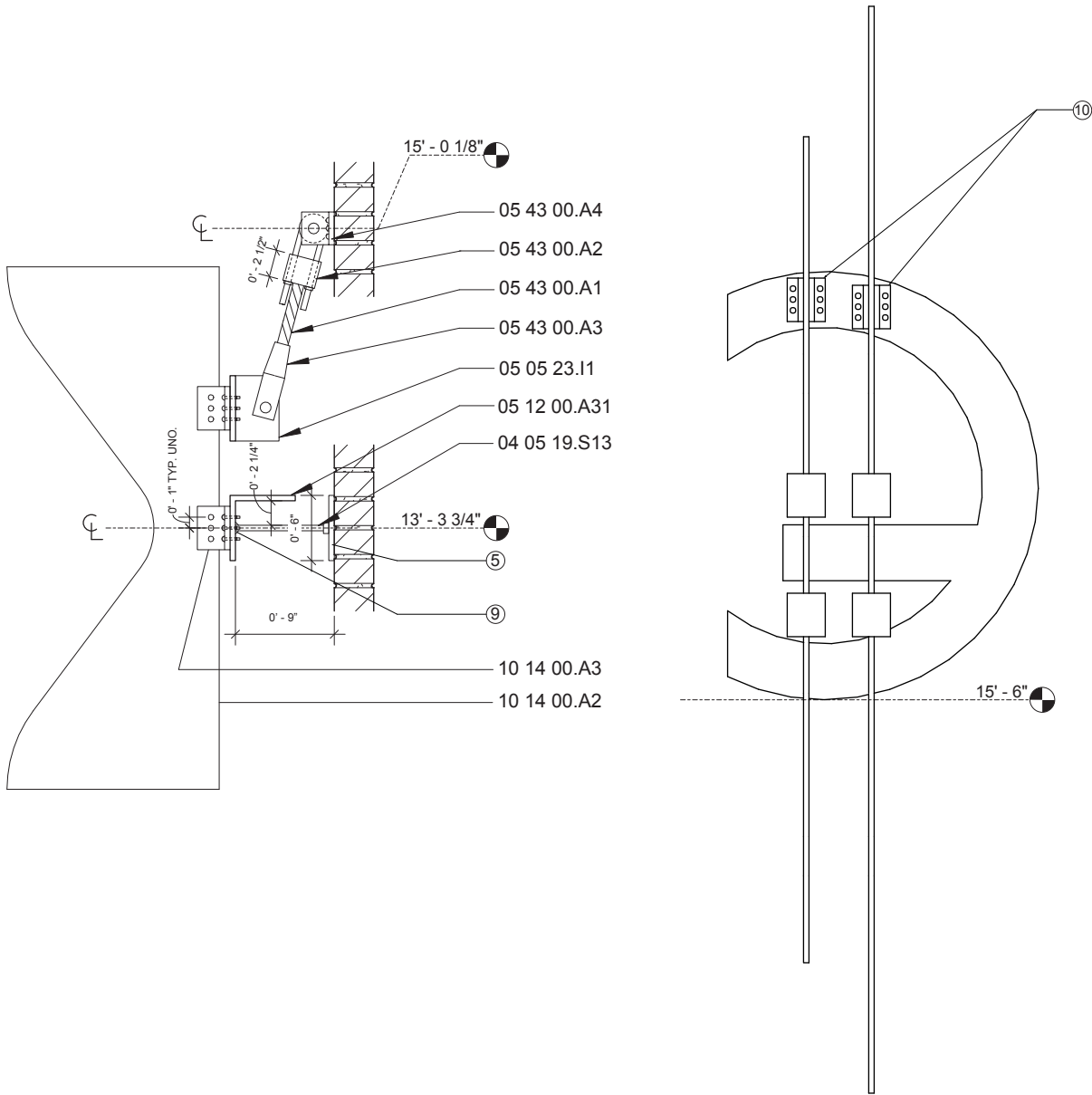
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| 05 12 00.A31 | 6X6X0.5" STEEL L SECTION |
| 05 43 00.A1 | 1" WIRE ROPE |
| 05 43 00.A2 | STEEL CABLE SYSTEM BRIDGE SOCKET |
| 05 43 00.A3 | STEEL CABLE SYSTEM OPEN SOCKET |
| 05 43 00.A4 | STEEL WALL-MOUNTED ANCHOR BRACKET W/ PULLEY |
| 10 14 00.A2 | 1/2" PLYWOOD SIGNAGE |
| 10 14 00.A3 | STEEL U FASTENER FOR PLYWOOD SIGNAGE |



1 | RIB ATTACHMENT SECTION
SCALE: 3/4" = 1'

2 | LETTER ATTACHMENT ELEVATION DETAIL
SCALE: 3/4" = 1'

3 | LETTER ATTACHMENT AXON DETAIL
NOT TO SCALE

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SIGN ASSEMBLY GENERAL NOTES:

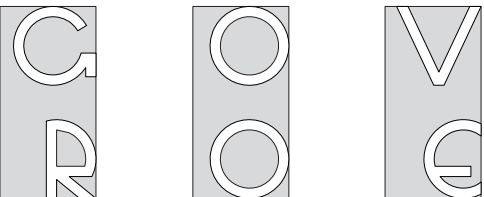
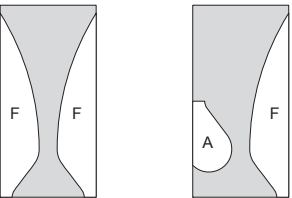
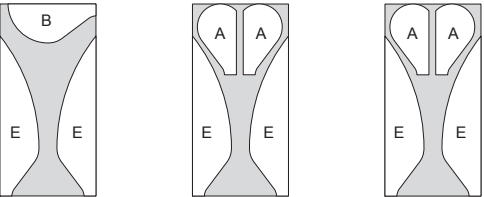
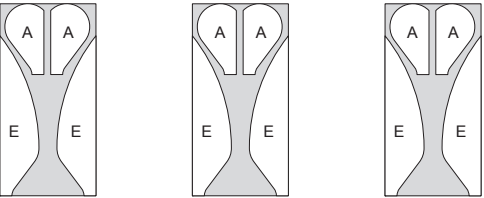
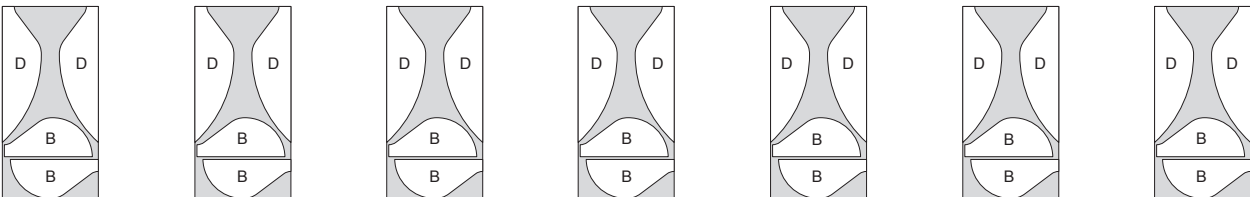
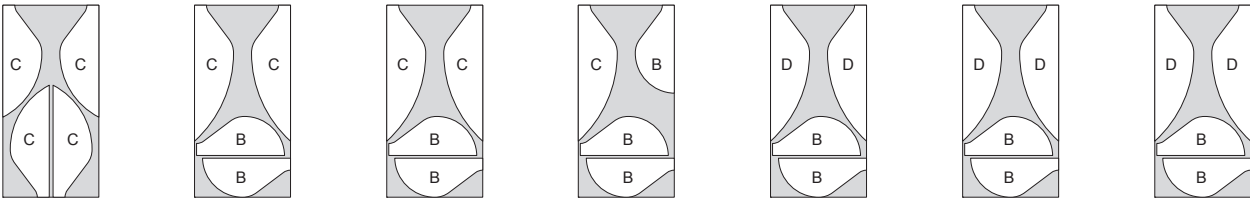
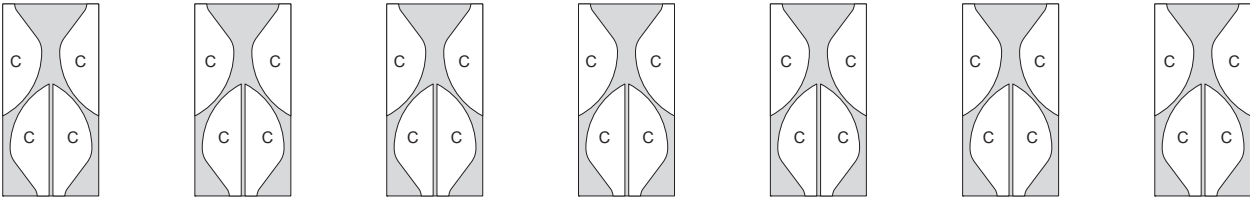
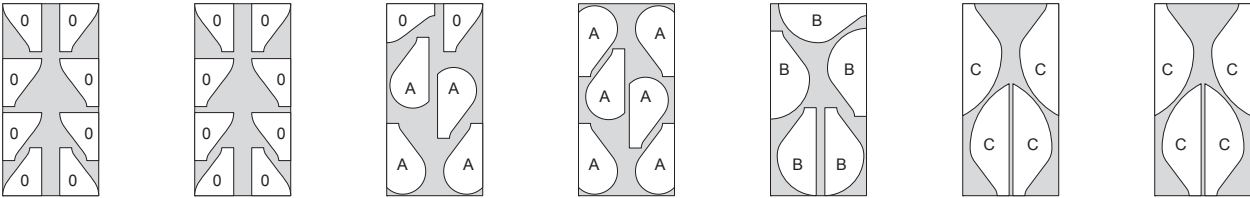
1. ALL CONSTRUCTION TOLERANCES ARE TO MEET A STANDARD OF 1/8" OR LESS WITH THE EXCEPTION OF CUT SHEETS
2. ALL CUT SHEETS ARE TO MEET A 1/64" MINIMUM STANDARD OF PRECISION
3. ARCHITECT SHALL BE RESPONSIBLE FOR COORDINATING CORRESPONDENCE WITH FABRICATOR. ARCHITECT SHALL BE RESPONSIBLE FOR THE SHIPMENT OF PLYWOOD FINS TO THE SITE
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATTERS PERTAINING TO THE GROOVE SIGN ONCE ALL OF THE MATERIAL HAS BEEN DELIVERED TO THE CONSTRUCTION SITE

SIGN ASSEMBLY NOTES:

1. BOLT AND WELD ALL U BRACKETS TO STEEL ANGLE RAILS
2. BOLT OPEN SOCKET TO UPPER STEEL RAIL
3. BOLT AND WELD ALL SIGN RIBS TO U BRACKETS ON BOTH UPPER AND LOWER RAILS
4. FASTEN ANCHOR PLATES TO EXISTING MASONRY WALL WITH NO FEWER THAN SIX BOLTS
5. FASTEN COMPRESSION SUPPORT RODS TO MASONRY WALL
6. ANCHOR WIRE ROPE IN BRIDGE SOCKETS; MOUNT SOCKETS ON PULLEYS IN WALL ANCHOR
7. BOLT PULLEYS IN PLACE ON WALL ANCHOR
8. ATTACH WIRE ROPE TO OPEN SOCKETS ON UPPER SIGN RAIL
9. WELD COMPRESSION SUPPORT RODS TO LOWER SIGN RAIL
10. MOUNTING HEIGHT OF U BRACKETS ON LETTER PIECES WILL VARY; EACH LETTER MUST BE ATTACHED TO NO FEWER THAN TWO RIBS WITH NO FEWER THAN 12 BOLTS. CONTRACTOR SHALL DETERMINE MOUNTING HEIGHT OF U BRACKETS ON SITE SUCH THAT NO BRACKET IS VISIBLE IN FRONT ELEVATION OF SIGN, TYPICAL
11. PLACE LETTER PIECES AT CORRECT ELEVATION
12. MOUNT U BRACKETS TO SIGN FINS ACCORDING TO ASSEMBLY NOTE 10
13. DRILL HOLES IN LETTER PIECES ACCORDING TO PLACEMENT OF U BRACKETS
14. APPLY NUTS AND BOLTS TO LETTER PIECES

SIGN ASSEMBLY KEYNOTES:

- | | |
|--------------|--|
| 04 05 19.S13 | 1/2" DIAMETER X 9" WELD-ON ROD W/ 11" ANCHOR |
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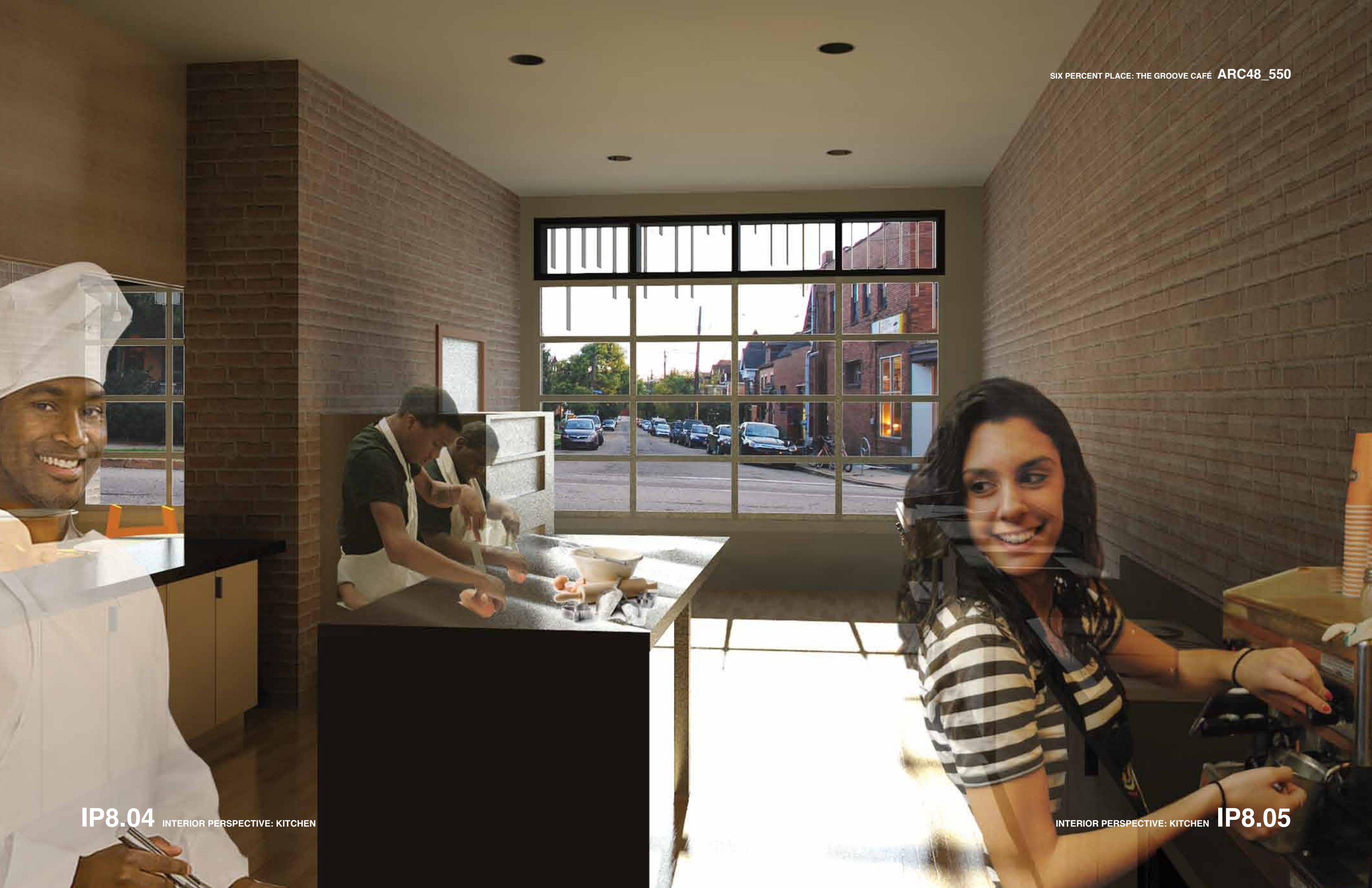
1 | SIGN RIB SHOP DRAWINGS
SCALE: 1/8" = 1'





IP8.02 EXTERIOR PERSPECTIVE: SE CORNER

EXTERIOR PERSPECTIVE: SE CORNER IP8.03



IP8.04 INTERIOR PERSPECTIVE: KITCHEN

INTERIOR PERSPECTIVE: KITCHEN IP8.05



Spring dinner specials

antipasti plate: Salumi with traditional accompaniment \$ 12
Simple Salad, lemon vinaigrette add Parmesan \$ 6
alvarez farm cucumber salad Radish, mint & spring onion, champagne vinegar \$ 9
braised pork belly, date mustard & anjou \$ 12
* ocean Pearl oyster, prosciutto, mignonette 3 ea \$ 7
baked cacciocavallo cheese, pepper vinegar & herbs \$ 8
* arancini - saffron rice croquettes, mozzarella & marinara \$ 10
merry's grilled asparagus, teton farm goat cheese, spring onion

PIZZA SPECIAL
PIZZA FENNEL
orecchiette, taleggio fonduta, heirloom broccoli \$ 17
housemade fettuccine vongole, manila clams, garlic, chili, white wine \$ 18
* copper river salmon, fava beans, salt roasted beets, cucumbers \$ 28
* thundering hooves top sirloin, morel mushrooms, fingerling potatoes \$ 25
* thundering hooves pork loin, creamy polenta, spicy peppers \$ 25
* raw food may cause food borne illness

provolone, spring onion, olive oil, asparagus, Sicilian anchovies, Sennen, mozzarella & marinara \$ 15
Sicilian anchovies, Sennen, mozzarella & marinara \$ 16



IP8.08 INTERIOR PERSPECTIVE: STAGE

INTERIOR PERSPECTIVE: STAGE **IP8.09**



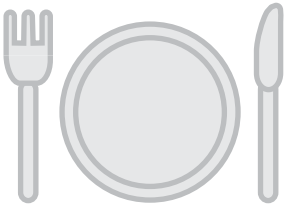
IP8.10 INTERIOR PERSPECTIVE: STOREFRONT

INTERIOR PERSPECTIVE: STOREFRONT **IP8.11**

The following clauses are taken from the International Building Code 2009 Edition. These are not general stipulations, rather code requirements which apply more specifically to the new design being implemented for the Groove Café.

Occupancy

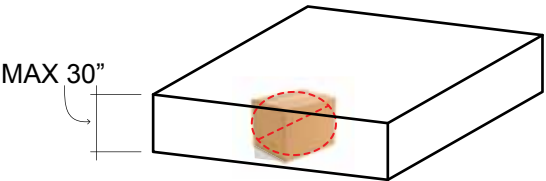
As stipulated in section 303 of the 2009 International Building Code, and by virtue of the definition assigned to categories in section 303 “Assembly Group A”, the occupancy is A-2. It is declared A-2 because a portion of the building, namely the first floor renovations for the Groove Café, will be used for the gathering of persons for purposes such as recreation and food or drink consumption.



Special Detail Requirements Based on Use and Occupancy

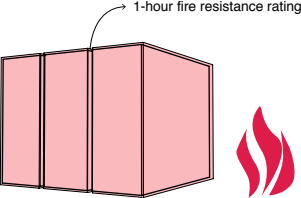
As stipulated in section 410.2 of the 2009 International Building Code, a platform is defined as a raised area within a building wherein there are no overhead hanging curtains, drops, scenery or stage effects other than lighting and sound.

As stipulated in section 410.4, Platform Construction, of the 2009 International Building Code, permanent platforms are permitted to be constructed of fire-retardant-treated wood for Type I, II, and IV construction. The platforms must not be more than 30 inches above the main floor, must not be more than one-third of the room floor area and not more than 3,000 square feet in area.



If the space beneath the permanent platform is used only for equipment, wiring or plumbing, the underside of the permanent platform need not be fire-protected. The Groove Café will have a platform for musical and other performances, not more than 18 inches above the main floor and no more than 200 square feet.

As stipulated in section 410.5, Dressing and Appurtenant Rooms, of the 2009 International Building Code, section 410.5.2 states dressing rooms, storerooms and compartments appurtenant to the stage shall be separated from each other by fire barriers



with not less than a 1-hour fire-resistance rating with approved opening protections. The Groove Café may include spaces for dressing rooms and storerooms appurtenant to the platform, and will provide a 1-hour fire resistance rating for these spaces.

General Building Heights and Areas

As stipulated in section 501.2 of the 2009 International Building Code, buildings shall have approved address numbers. Building numbers or approved building identification must be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. 5431 Penn Avenue does not have address numbers currently and these will be added to the new design.



As stipulated in section 508.1 of the 2009 International Building Code, where a building or portion thereof contains two or more occupancies or uses, the building or portion thereof shall comply with the applicable provisions of this section.

In determining the building construction type, which will be needed later in this section of the code to determine required separation of occupancies, the website <http://www.specsandcodes.com/Articles/> was used to define building construction types. The following is the definition given for Type II construction:

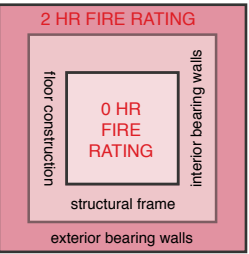
Construction Types IIA and IIB are noncombustible, but have little to no fire-resistance. Determination of whether or not a material is noncombustible is the same as that for Type I construction. Type IIA has a minimum of 1-hour fire resistance throughout. Type IIB, although noncombustible, has no requirements for fire-resistance, unless required by other sections of the code.

**RESIDENTIAL
2 HOUR FIRE SEPARATION
COMMERCIAL**

As stipulated in section 508.3 of the 2009 International Building Code, each portion of a building shall be individually classified in accordance with Section 302.1, which discusses occupancy. Where a building

contains more than one occupancy group, the building or portion thereof shall comply with Sections 508.3.1, 508.3.2, 508.3.3 or a combination of these sections.

As stipulated in table 508.3.3 of the 2009 International Building Code, buildings, or portion of a building, of occupancy type A adjacent to a building or portion of a building, of occupancy type R (residential), with no sprinkler system, requires 2-hour fire separation. Section 508.3.3.e states that commercial kitchens need not be separated from the restaurant seating areas that they serve. The plans for the Groove Café call for an open kitchen design in order to allow the program participants to use the kitchen as part of the café programming.



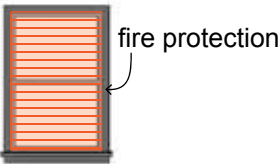
Types of Construction

As stipulated in table 601, Fire-Resistance Rating Requirements for Building Elements, of the 2009

International Building Code, a 2-hour fire rating is required for exterior bearing walls and 1-hour fire ratings for the structural frame, interior bearing walls, and floor construction.

Fire-Resistant Rated Construction

As stipulated in section 704.12 of the 2009 International Building Code, windows in exterior walls are required to have protected openings in accordance with other sections of this code or when determined to be protected in accordance with Section 704.3 or 704.8 shall comply with Section 715.5. Other openings required to be protected with fire door or shutter assemblies in



accordance with other sections of this code or determined to be protected in accordance with Section 704.3 or 704.8 shall comply with Section 715.4.

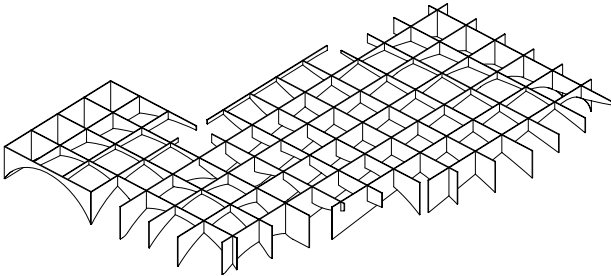
Interior Finishes

As stipulated in section 803.2 of the International Building Code, interior wall or ceiling finishes, other than textiles, shall be tested in accordance with National Fire Protection Association (NFPA) 286. Finishes tested in accordance with NFPA 286 shall comply with Section 803.2.1.



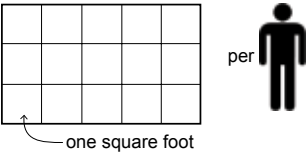
As stipulated in section 803.3 of the International Building Code, interior finish materials regulated by this chapter shall be applied or otherwise fastened in such a manner that such materials will not readily become detached where subjected to room temperatures of 200°F (93°C) for not less than 30 minutes. For non-sprinklered assembly type 2, materials must be Class A for exit enclosures and Class B for rooms/enclosed spaces. The following stipulations also apply:

- d) Lobby areas in Group A-1, A-2 and A-3 occupancies shall not be less than Class B materials.
- e) Class C interior finish materials shall be permitted in places of assembly with an occupant load of 300 persons or less.



Egress Width

As stipulated in table 1004.1.1 of the 2009 International Building Code, buildings with an assembly space without fixed seats, which are not concentrated (moveable tables and chairs), is 15 net people. The Groove Café has a floor area of approximately 3000 square foot divided by 15 net people allows for a 200 person occupant load.



As stipulated in table 1015.1 of the 2009 International Building Code an assembly space with an occupant load of more than 49 people, must have more than one means of egress. The Groove Café already has two means of egress, which should be maintained throughout the renovations.



As stipulated in section 1016.1, Travel Distance Limitations, of the 2009 International Building Code, exits shall be so located on each story such that the

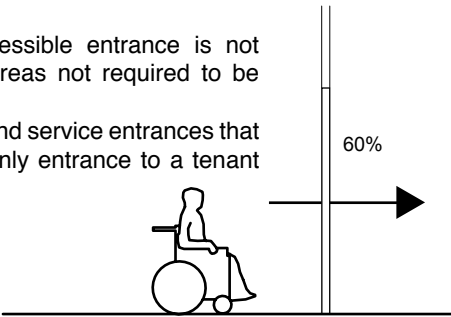
maximum length of exit access travel, measured from the most remote point within a story to the entrance to an exit along the natural and unobstructed path of egress travel. Without a sprinkler system, maximum exit access travel distance is 200 ft for “A” classification.

Exhaust Systems

As stipulated in section 802.1.1 of the International Building Code, when a floor is served by a re-circulating air or exhaust system with a capacity greater than 15,000 cubic feet per minute, that system shall be equipped with approved smoke and heat detection devices installed in accordance with the International Mechanical Code (IMC).
Exception: Buildings in which the reconfiguration of space affecting exits or shared egress access is exclusively the result of compliance with the accessibility requirements of Section 605.2 shall not be required to comply with this chapter (see next section).

Accessibility

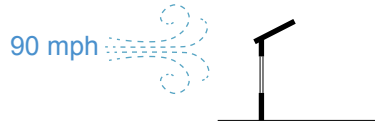
As stipulated in section 1105.1 of the 2009 International Building Code, In addition to accessible entrances required by Sections 1105.1.1 through 1105.1.6, at least 60 percent of all public entrances must be accessible.
Exceptions:
1. An accessible entrance is not required to areas not required to be accessible.
2. Loading and service entrances that are not the only entrance to a tenant space.



Structure

As stipulated in section 1607.1, of the International Building Code, Minimum Uniformly Distributed Live Loads And Minimum Concentrated Live Loads, of the International Building Code, for a dining room/restaurant, the required resistance is for a uniformly distributed 100 pounds per square foot.

As stipulated in section 1609 of the International Building Code, exterior walls and windows must be able to resist a wind load of a 3-second 90 mph wind gust.



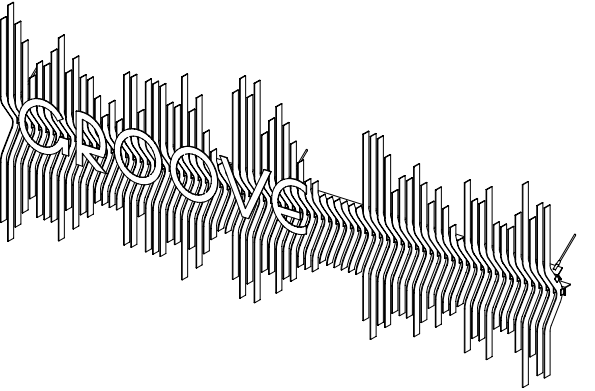
Combustible Materials

As stipulated in section H107.1 of the International Building Code, wood, approved plastic or plastic veneer panels as provided for in Chapter 26, or other materials of combustible characteristics similar to

wood, used for moldings, cappings, nailing blocks, letters and latticing, shall comply with Section H109.1, and shall not be used for other ornamental features of signs, unless approved. The original design for the sign for the Groove Café was going to be made out of wood. In reevaluating this, we have determined to make the sign out of steel sheets.

Wall Signs

As stipulated in section H111.1 of the International Building Code, signs which have an area exceeding 40 square feet shall be constructed of metal or other approved noncombustible material, except for nailing rails and as provided for in Sections H106.1.1 and H107.1. The planned sign for the cafe is approximately 125 square feet (see image below).

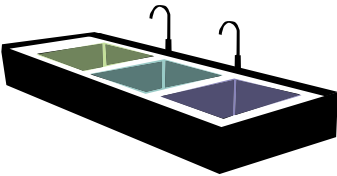




FDA Food Code Management and Personnel

As stipulated in 2-101.11 of the 2009 FDA Food Code the owner of the establishment will make sure to have a person in charge that is present during all hours of operation. As provided in section 2-102.11 the person in charge must have specific knowledge of risks involved with food operation such as foodborne disease prevention, hazard analysis and critical control point principle. All other employees are to report to the person in charge. In accordance to section 2-201.12 the person in charge will have the power to restrict employees from the establishment based on criteria specified in section 2-301. The person in charge will note any food that is unsafe for consumption and will discard it according to procedure stipulated in 3-701.11



Cleanliness

As stipulated in 2-301 of the 2009 FDA Food Code all food employees must keep their hands and arms clean at all times. Food employees must wash their hands immediately before engaging in food preparation or handling utensils for a minimum of twenty seconds. In accordance to 2-301.15 employees cannot wash their





+

hands in a sink that is used for food preparation or other business services. During the preparation of food employees are not allowed to wear any kind of jewelry minus a plain ring such as a wedding band.


↓


As stipulated in 3-304 of the 2009 FDA Food Code linens and napkins cannot come into contact with food unless used to line a container and then replaced each subsequent time. All cloths used for wiping food off tables must be maintained dry and used for solely that purpose. Cloths used for wiping counters and equipment must be kept in chemical sanitizer solution in-between uses. Finally cloths used for wiping surfaces that have come in contact with raw foods shall be kept separate from all other cloths.

As stipulated in 4-602.11 of the 2009 FDA Food Code all surfaces in contact with food must be cleaned after each use of different kind of raw food or other kind of food such as fruits and vegetables and thoroughly cleaned every four hours.

As stipulated in 6-201.17 of the 2009 FDA Food Code all ceilings, lights, ventilation and any decorative items added for ambiance must be easily cleanable. In accordance to 4-202.17 all kick plates must also be me made removal to allow for easy cleaning.

Hygienic Practices

As stipulated in 2-401.11 of the 2009 FDA Food Code employees cannot drink, eat or use tobacco in designated food preparation areas. Employees are also not to work with food if they are perceivably sick with persistent sneezing coughing or a runny nose. In accordance to 2-402.11 all food employees must wear hair restraints which can include hats or nets that keep their hair from contacting exposed food, this does not apply to employees working the register or other jobs not involving food.



Sources

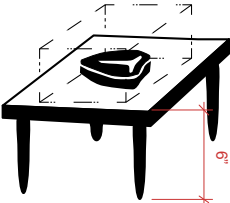
As stipulated in 3-201.11 of the 2009 FDA Food Code food must be purchased from sources that comply with law, as such no food can be provided by a private home for consumption. All potential hazardous food which includes meat and poultry must be packaged when it is purchased and follow all other instructions required by law. In accordance to 3-202.11 potentially hazardous food must be received at a temperature of forty-one degrees or lower while Raw eggs must be received at forty-five degrees or less. All frozen food must be shipped and received frozen. All products must be received in good condition with its contents

SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550
intact and without exposure to the outside.

Storage

As stipulated in 3-302 of the 2009 FDA Food Code all raw foods must be separated during storage and preparation unless otherwise being combined as ingredients. As stipulated in 3-303 of the 2009 FDA Food Code packaged food cannot be stored in direct contact with ice or water, however if the food is unpackaged it may be in direct contact with un-drained ice.

As stipulated in 3-305 of the 2009 FDA Food Code all food shall be protected from contamination and be:
(1) In a clean, dry location;
(2) kept from exposure to splash, dust, or other contamination
(3) At least 6 inches above the floor.



As stipulated in 3-306 of the 2009 FDA Food Code all food except for nuts and raw fruits and vegetables that are on display must be protected by the use of packaging, a counter, service line, or display cases.

Maintaining Food

As stipulated in 3-401.11 of the 2009 FDA Food Code all raw foods must be cooked to a temperature for a time that follows one of the specifically defined methods. Requirements are based on type of raw food and type of cooking method.

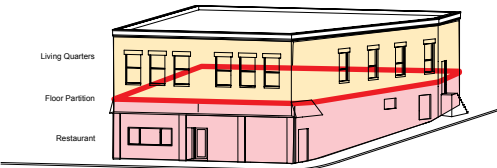
As stipulated in 3-501.11 of the 2009 FDA Food Code all potentially hazardous food must be refrigerated at a constant temperature of 41 oF or less. All potentially hazardous food must be thawed in order to consume in accordance to 3-501.13 and cooked as previously specified in 3-401.11

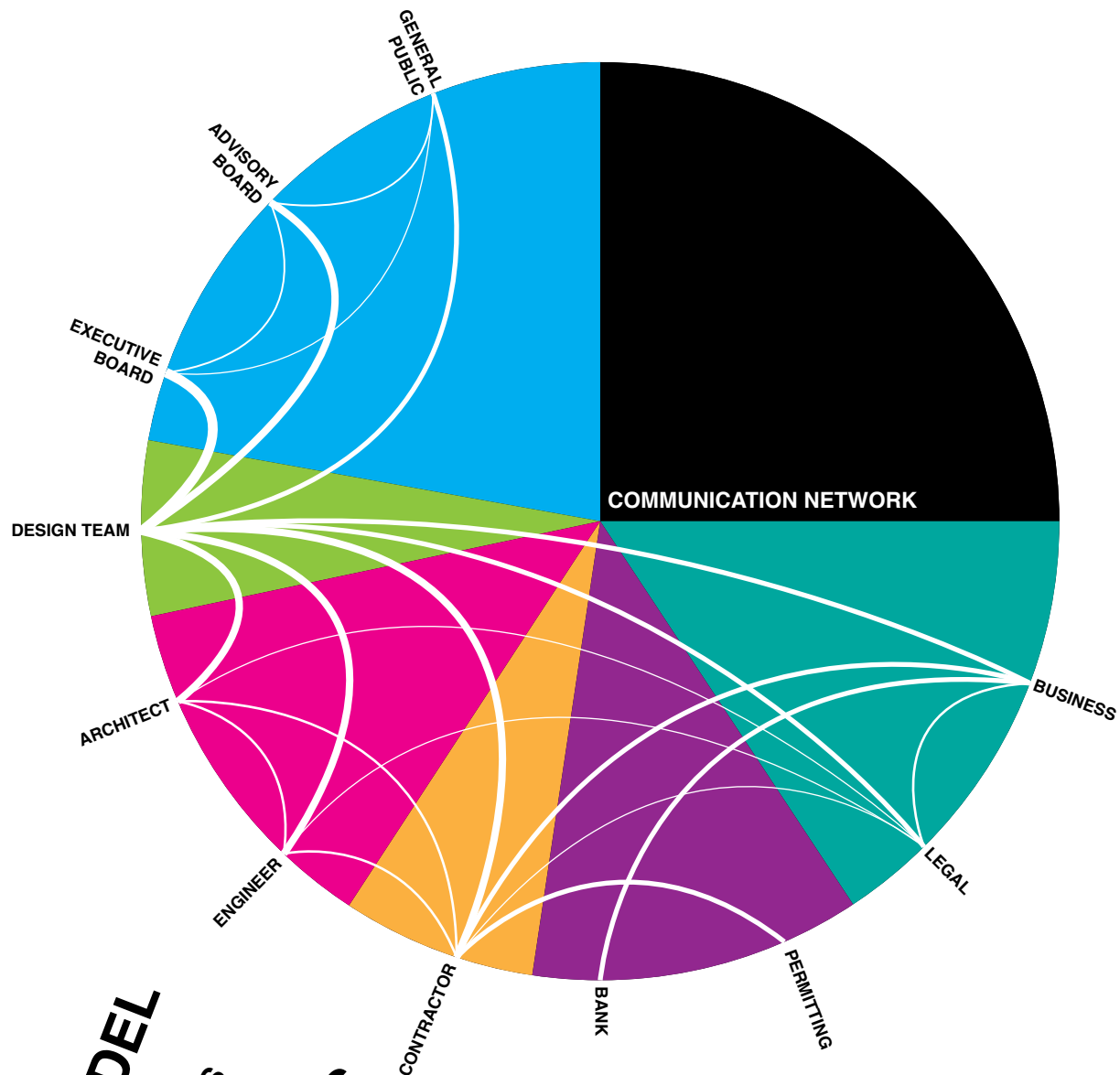
Materials

As stipulated in 4-101.17 wood cannot be used as a food contact surface unless used for a cutting board which requires a hard maple with close-grained wood. In accordance with 2-202.11 all food contact surfaces must be smooth, free of breaks or cracks, and finished to have smooth welds, angels, and corners. As stipulated in 4-301.12 the sink must have a least 3 parts that can be used to manually, wash, rinse, and keep the sanitized utensils.

Living Quarters

As stipulated by 6-202.112 the living quarters located above the restaurant must be separated from rooms and areas used for the food establishment by complete partitioning.





BUSINESS MODEL
FINANCIAL ANALYSIS
FUNDING SOURCES
LOAN APPLICATION
501(c) APPLICATION
501(c) FORMATION

IMP1.00 LOGISTICS

COMMUNITY SURVEY
6% STUDY
COMMUNITY MEETING
COMMUNITY INVOLVMENT
ADVISORY BOARD
BRAINSTORM
BYLAWS
ELECTION
CONSTRUCTION
EXECUTIVE BOARD
INSPECTION
FINISHING
FRAMING
FLOOR
BUILDING
BUILDING MATERIALS
DELIVERY
STAGING
DEMOLITION
CREW
CONTRACTOR
PERMITS
SITE SURVEY

LOGISTICS IMP1.01

The contract documents developed by the American Institute of Architects (AIA) are meant to serve as guidelines and forms for legal implementation of design and construction projects. Any additions, subtractions or other changes should be made with the assistance and guidance of a lawyer.

Known as the “keystone” of AIA contracts, contract A201 General Conditions of the Contract for Construction contains governing rules to be included with all other owner-contractor documents. A201 states rights, responsibilities, and relationships of owner, contractor, and architect.

In addition to the basic A201 contract, the Groove Café team plans to use the C191 Multi-Party Agreement. In this contract both the architectural services and the contractors services are both part of the “work” of the project from beginning to end, in contrast to using a typical linear path method (see page IMP3.02 and IMP3.03). With all parties involvement from project inception, integrated project delivery method can be used to significantly decrease the delivery time for the project.

Contract document C191 first defines responsibilities of all parties. For example, in the Groove Café project, the students would be responsible for the overall design of the proposal, but would need to work with an architect in order to move the project into production and build phases.

C191 also defines cost of the work including hard and soft costs, construction and site, etc. The Groove Café group has laid out a complete budget that can be found on the IMP4 pages.

Third, the Multi-Party agreement lays out how all parties will participate in the design phases. Typically the design phases are organized as follows:

- a) Conceptualization
- b) Criteria Design
- c) Detailed Design
- d) Implementation Document
- e) Agency Review
- f) Buyout
- g) Construction
- h) Closeout

In the case of the Groove Café team members would probably be involved from conceptualization to implementation documents. As they are not licensed, they would be required to work under a licensed architect.

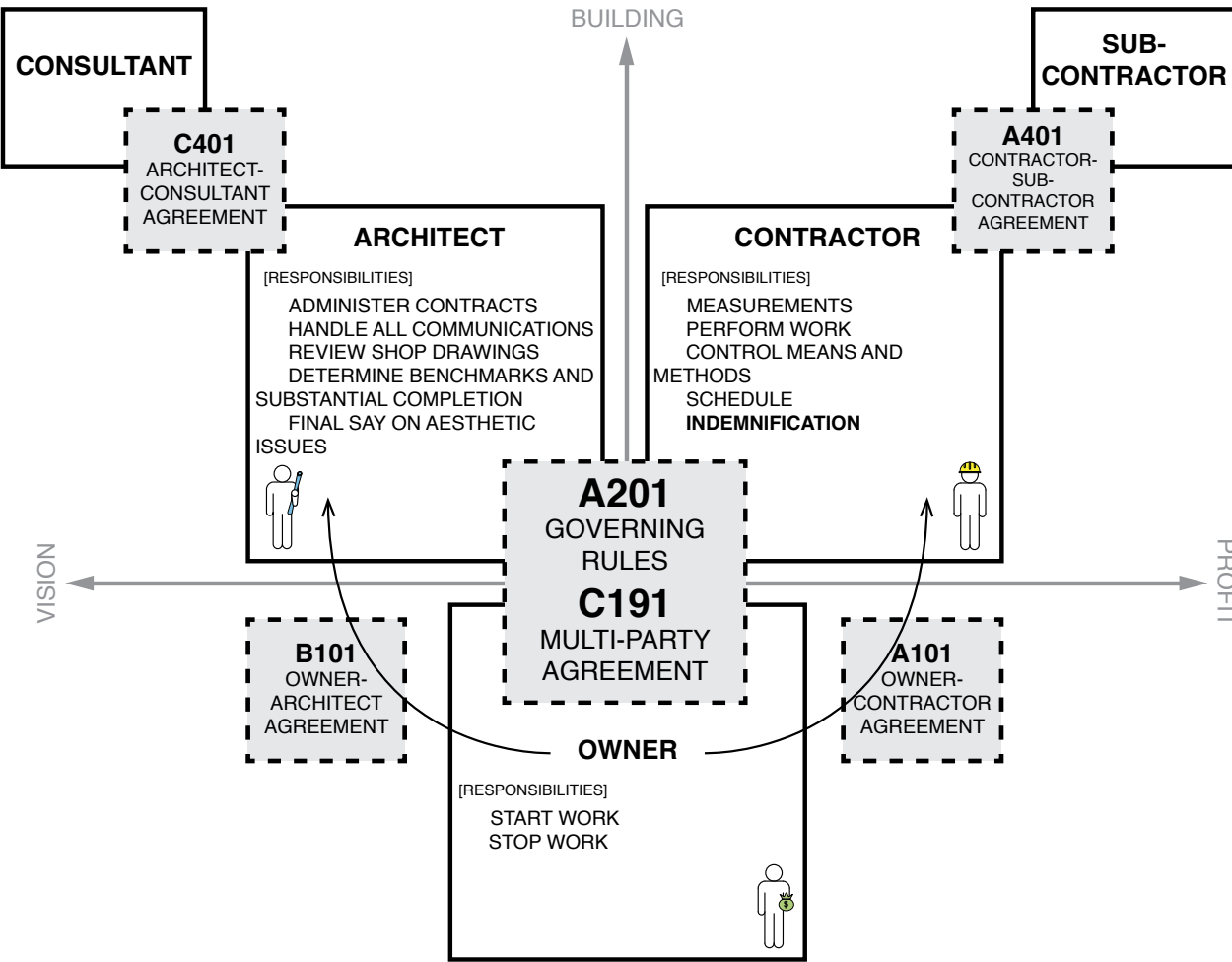
Another standard contract that the AIA proposes is the A101 Owner—Contractor Agreement (Basis of Payment is a Stipulated Sum). Although it does not technically involves the architect, the architect can be made aware of the contracts stipulations.

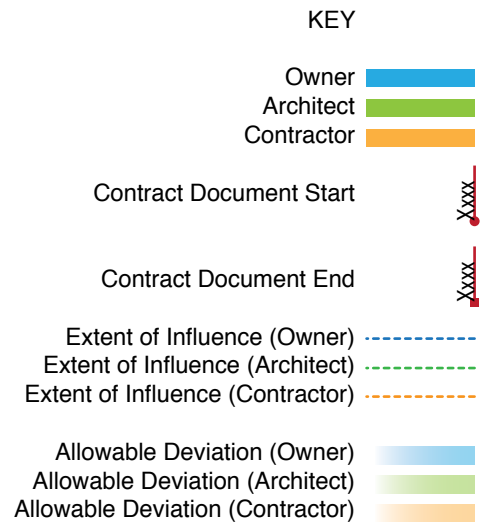
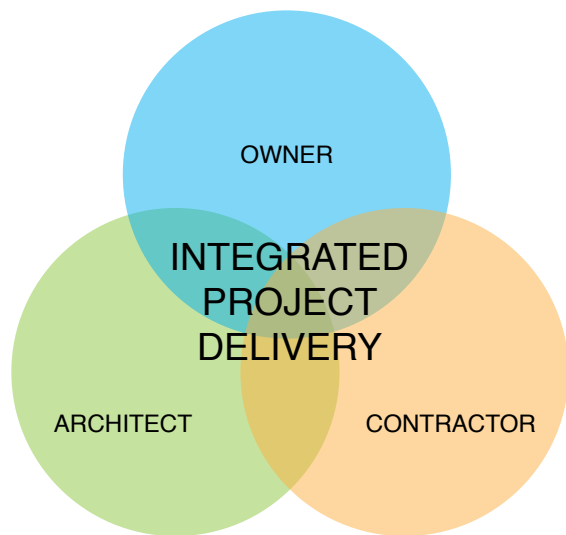
The A101 document identifies six main points:

- 1) Identifies parties and architect
- 2) Defines the contractor’s scope of work
- 3) States when work begins
- 4) States when work is to be completed
- 5) States amount of contractor’s payment
- 6) Describes payment procedures

More relevant to the architect’s place in the project delivery is AIA contract B101 Owner-Architect Agreement. It has two main purposes . First to define the use, size, location, program, budget, and delivery method for the proposed project; second, it identifies key individuals who will represent the owner, architect, and consultants.

In the Groove Café all of these elements have already been defined. The cafe is a space programmed for kids with a 3000 sqft restaurant and performance space located at 5431 Penn Avenue. The delivery method for the project is proposed to be integrated project delivery with a budget of approximately \$300,000. For more detailed information please reference the scope documents pages IS1 to IS10.





The implementation of this project will be fast tracked in order to accommodate a few key dates. The analysis on the right examines how the fast tracked project will come online from concept design through opening day.

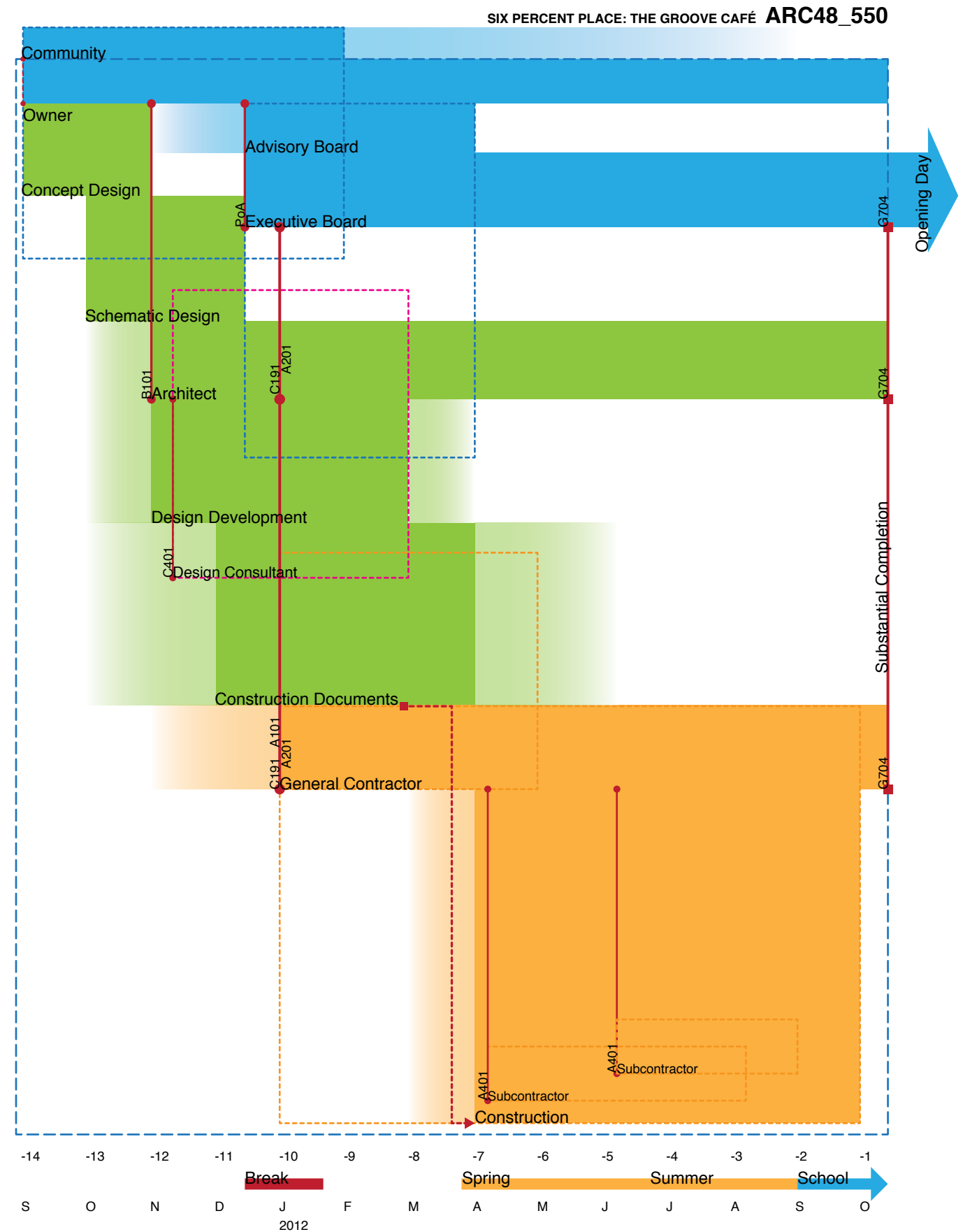
The critical dates that are laid out include the winter holiday break, spring and summer months, and the opening day of next year's school year. Being an after school program, it is important that the project be online as close to the start of school as possible. Additionally the winter break this year will be considered as a breaking point for the progression of the early student led concept and schematic design phases. If the project were to progress, adults would have to step in at this point to act as administrative leads on the project. In particular, a registered architect will be needed along with a potential investor/owner.

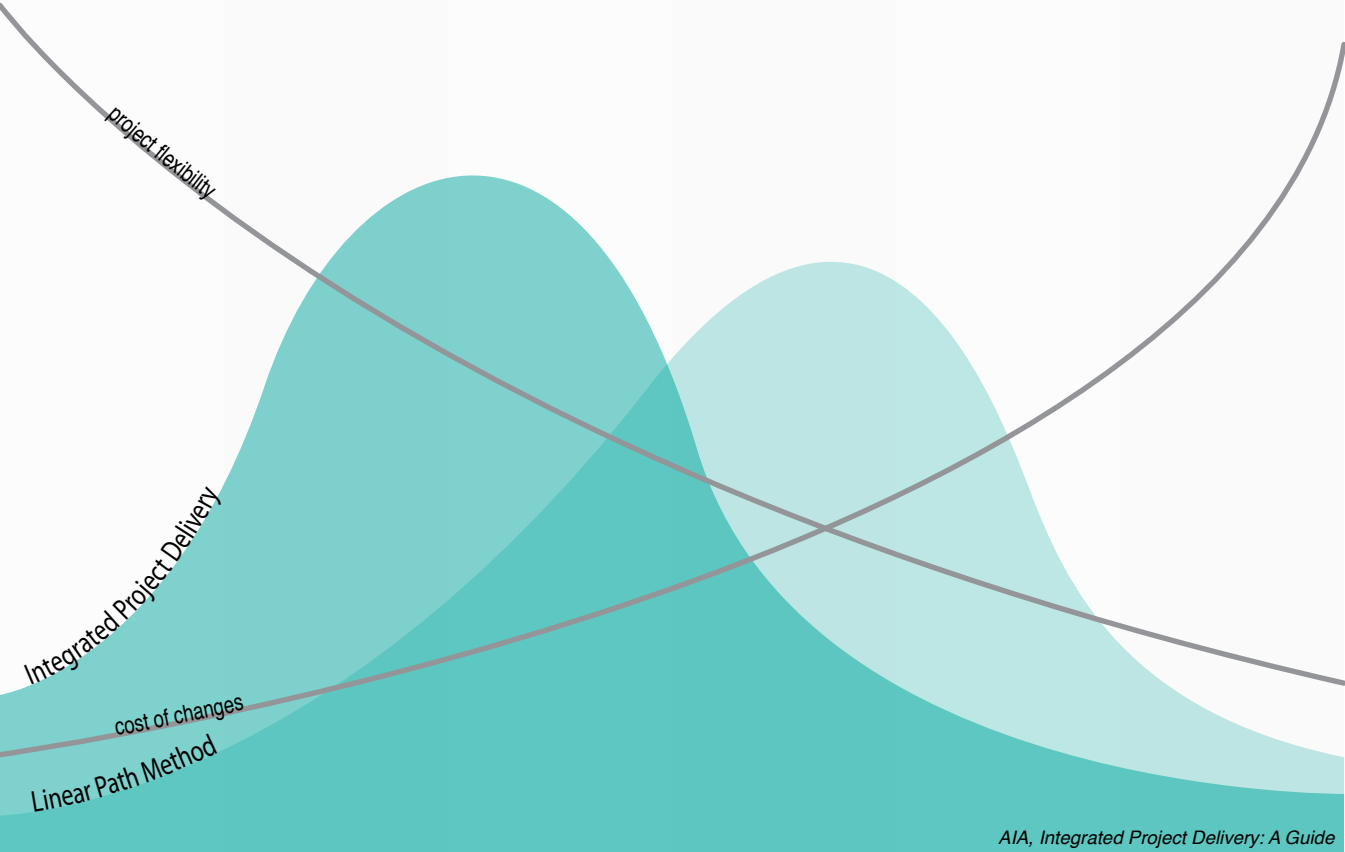
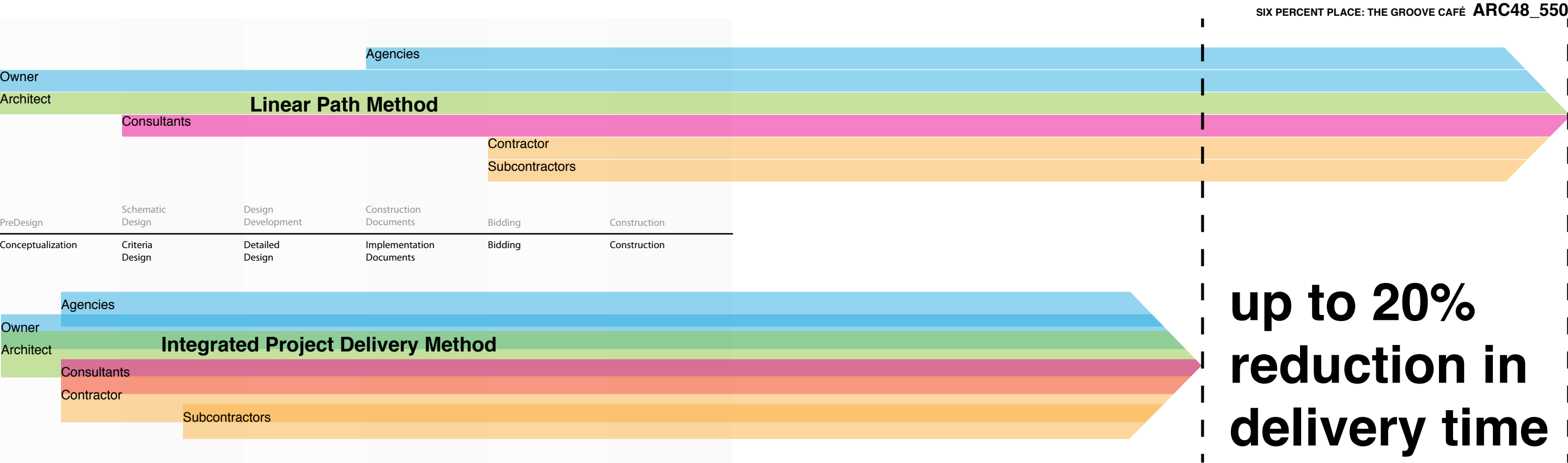
In order to get the project completed within this extremely tight time frame, an integrated project delivery will be utilized. This requires both contractor and consultants to be on board as early as possible. Task overlap will be utilized in order to condense schedules of both design and construction. As illustrated in the analysis chart, deviations are allowed on both the front and back end of many task groups. In each case, the primary goal of deviation shall be a condensing of overall time frame.

Overlap of the fields is necessary for this method of delivery to be successful, and communication between all parties is critical. Dashed lines within the analysis chart, identify crucial extents of influence and communication that must be in place for this process method. The three primes are most important in early communication and collaboration.

In addition to general communication and collaboration, it will be necessary for numerous legal agreements to be made between various key players. The analysis has also identified necessary contracts that must be completed prior to the start of certain phases. It is the goal of laying these out that time can be saved by getting these agreements settled earlier rather than later.

In particular to this project, one can see that a C191 Multi Party Agreement is being utilized in addition the A201 General Conditions and Individual Owner/ Architect and Owner/Contractor Agreements. The authority over the project is handed down from a single owner to a community based executive board by January of 2012 and all further project development will be decided upon by the executive board, with the help of a part time advisory board. The goal of these two units, are heavy community involvement and ownership in the project. It is suggested that the advisory board consist of primarily children and the executive board of adults provide final decisions that are largely based on the influences of the advisory board. This type of collaboration should also be reflected within the various other fields involved in the implementation the this project.





Acquisition Costs ¹		Rate	Units	Total
5431 Penn Ave, Pittsburgh, PA 15224		\$18.14	6,108	\$ 110,800.00
Parcel ID: 0050-M-00121-00000			3,054	\$ 18,500.00
LESS: Market Rate		-20%		\$ (25,860.00)
PLUS: Appraisal				\$ 1,000.00
PLUS: Commission		2%		\$ 2,068.80
PLUS: Transfer Tax		2%		\$ 2,068.80
				\$ 108,577.60

CSI	Hard Costs (See DETAIL) ²	Rate	Units	Total
02	Existing Conditions	13.2%		\$ 36,919.25
03	Concrete	1.8%		\$ 5,036.16
04	Masonry	6.0%		\$ 16,713.16
05	Steel	1.1%		\$ 3,036.04
07	Thermal & Moisture Protection	1.5%		\$ 4,297.92
08	Openings	8.2%		\$ 22,849.06
09	Finishes	10.2%		\$ 28,396.60
10	Specialties	6.7%		\$ 18,698.98
11	Equipment	17.0%		\$ 47,579.24
	LESS: Salvaged Equipment Value ³			\$ (30,000.00)
12	Furnishings	7.6%		\$ 21,184.16
13	Special Construction	0.6%		\$ 1,656.00
21	Fire Suppression	10.3%		\$ 28,900.67
22	Plumbing	9.4%		\$ 26,312.29
23	Heating, Ventilating, Air Conditioning	9.8%		\$ 27,366.32
26	Electrical	5.6%		\$ 15,716.29
27	Communications	0.6%		\$ 1,561.59
31	Earthwork	0.1%		\$ 367.20
32	Exterior Improvements	1.0%		\$ 2,785.44
PLUS: Construction Contingency				5% 558,752.74 \$ 27,937.64
				\$ 307,314.01

Notes

1 www2.county.allegheny.pa.us/

2 www.meanscostworks.com/

3 Assumes existing equipment acquired with property acquisition.

4 www.city.pittsburgh.pa.us/BBI/assets/11_BBI_permit_fees.pdf

5 www.legalzoom.com

* Annual fee, covers duration of construction.

IMP4.00 CAPITAL COST

SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550

The cost data for this has been projected in accordance with the 2011 Fourth Quarter Means Cost Data. Some general assumptions have been made regarding existing conditions and hazardous material remediation. The total project cost includes all costs, fees and charges known to be associated with the implementation of the Groove Café.

Three primary categories divide the accounting for the project costs: acquisition, hard costs, soft costs. The acquisition cost has been adjusted to account for the current market conditions. Hard costs are derived directly from the Means Cost Data with and exception made for custom fabrication of a ceiling system and exterior sign. Additionally, reductions in cost have been made for salvaged equipment that is currently existing on site.

Contingencies have been accounted for in both construction and design, as well as a small estimate contingency. These factors should cover and unexpected project costs.

Soft Costs	Rate	Units	Total
Design Fee (See DETAIL)	30.0%	of Hard Costs	\$ 92,000.00
Permits (See DETAIL) ⁴			\$ 5,842.12
Legal (See DETAIL) ⁵			\$ 2,607.00
Accounting			\$ 400.00
Insurance*	1000.00		\$ 1,000.00
Real Estate Taxes*			\$ 3,042.17
LESS: 501(c) Tax Exemption			\$ (3,042.17)
Development Fee	10%	of Hard Costs	\$ 30,731.40
Impact Fee	5%	of Hard Costs	\$ 15,365.70
Bonding Fee	5%	of Hard Costs	\$ 15,365.70
PLUS: Design Contingency	10%	163311.92	\$ 16,331.19
			\$ 179,643.12

Total Development Costs				
Acquisition	17%		\$	108,577.60
Hard	49%		\$	307,314.01
Soft	29%		\$	179,643.12
PLUS: Estimate Contingency	5%	595,534.72	\$	29,776.74
				\$ 625,311.46

CAPITAL COST IMP4.01

SIX PERCENT PLACE: THE GROOVE CAFÉ										ARC48_550
LineNumber	Description	Quantity	Unit	Material	Labor	Equipment	Mat. (+O&P)	Lab. (+O&P)	Equip. (+O&P)	Total
022113130320	Boundary & survey markers, lot location and lines, for average quantities	1	Acre	54.59	967.50	65.93	59.89	1,478.13	73.06 \$	1,611.08
022113130800	Boundary & survey markers, property lines, perimeter, cleared land	242	L.F.	7.26	292.82	19.36	7.26	445.28	24.20 \$	476.74
024119211000	Selective demolition, gutting, building interior, commercial building, includes disposal, excludes dumpster fees, minimum	3054	SF Flr.	0.00	10,902.78	5,252.88	0.00	16,674.84	5,772.06 \$	22,446.90
024119230725	Selective demolition, rubbish handling, dumpster, 20 C.Y., 8 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost.	2	Week	1,260.00	0.00	0.00	1,390.00	0.00	0.00 \$	1,390.00
024119251200	Selective demolition, saw cutting, masonry walls, brick, per inch of depth, hydraulic saw	160	L.F.	78.40	366.40	414.40	84.80	552.00	456.00 \$	1,092.80
028516400050	Mold remediation plans and methods, swab sample test, each	1	Total	0.00	0.00	0.00	0.00	0.00	0.00 \$	147.25
028516400070	Mold remediation plans and methods, after remediation air test, each	1	Total	0.00	0.00	0.00	0.00	0.00	0.00 \$	149.38
028516500100	Preparation of mold containment area, pre-cleaning, flat surfaces, HEPA vacuum & wet wipe	3054	S.F.	61.08	824.58	0.00	61.08	1,282.68	0.00 \$	1,343.76
028516500400	Preparation of mold containment area, personnel decontamination chamber, 2" x 4" @16", 3/4" ply ea side	25	S.F.	106.00	66.00	0.00	116.50	101.25	0.00 \$	217.75
028533500220	Demolition in mold contaminated area, ceiling, suspended acoustical tile	3054	S.F.	183.24	2,809.68	0.00	183.24	4,367.22	0.00 \$	4,550.46
028533500450	Demolition in mold contaminated area, partitions, non load bearing, gypsum board & studs	931.5	S.F.	139.73	2,161.08	0.00	149.04	3,344.09	0.00 \$	3,493.13
031113854600	C.I.P. concrete forms, retaining wall, battered, job built plywood, to 8' high, 1 use, includes erecting, bracing, stripping and cleaning	288	SFCA	478.08	1,926.72	0.00	527.04	2,963.52	0.00 \$	3,490.56
031123752000	C.I.P. concrete forms, stairs, cast on sloping ground (length x width), 1 use, includes erecting, bracing, stripping and cleaning	96	S.F.	180.48	877.44	0.00	197.76	1,347.84	0.00 \$	1,545.60
040505100430	Selective demolition, masonry, concrete block walls, reinforced alternate courses, 12" thick	628	S.F.	0.00	408.20	0.00	0.00	628.00	0.00 \$	628.00
040505102060	Selective demolition, masonry, columns, soft old mortar, 16" x 16"	23	V.L.F.	0.00	414.92	0.00	0.00	639.40	0.00 \$	639.40
042113400100	Brick, structural, standard unit, grade SW, 4-5/8" x 2-3/4" x 9-5/8", C652, includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	808.5	S.F.	3,905.06	5,562.48	0.00	4,317.39	8,351.81	0.00 \$	12,669.20
042129101200	Terra cotta masonry, block, in walls, 6" thick, 12" x 12", includes mortar, excludes scaffolding, horizontal reinforcing, vertical reinforcing and grout	138	S.F.	1,124.70	517.50	0.00	1,235.10	774.18	0.00 \$	2,009.28
047210100050	Precast concrete coping, stock units, 8" wall, 10" wide, 4" tapers to 3-1/2", includes mortar, excludes scaffolding	24	L.F.	408.48	211.20	0.00	449.28	318.00	0.00 \$	767.28
051223450100	Lintel angle, structural, unpainted, 500 to 1000 lb., shop fabricated	1000	Lb.	850.00	680.00	0.00	940.00	1,020.00	0.00 \$	1,960.00
051223750100	Structural steel member, 100-ton project, 1 to 2 story building, W6x9, A992 steel, shop fabricated, incl shop primer, bolted connections	32	L.F.	359.04	177.92	102.72	394.24	302.08	112.96 \$	809.28
054113101210	Bridging, solid, length of LB track between LB studs, per stud bay, 18 ga x 3-5/8" W x 16" L, incl bent tabs at ends	38	Ea.	50.16	138.32	0.00	55.10	211.66	0.00 \$	266.76
072123200700	Masonry loose-fill insulation, foamed in place, urethane, in 2-5/8" cavity	984	S.F.	472.32	836.40	669.12	511.68	1,348.08	738.00 \$	2,597.76
072123200700	Masonry loose-fill insulation, foamed in place, urethane, in 2-5/8" cavity	644	S.F.	309.12	547.40	437.92	334.88	882.28	483.00 \$	1,700.16
081213130100	Frames, steel, knock down, hollow metal, single, 16 ga., up to 5-3/4" deep, 7'-0" h x 3'-0" w	6	Ea.	924.90	286.14	0.00	1,015.50	439.14	0.00 \$	1,454.64
081313130100	Doors, hollow metal, commercial, steel, flush, full panel, hollow core, 1-3/8" thick, 20 ga., 3'-0" x 7'-0"	1	Ea.	371.91	44.91	0.00	409.64	68.76	0.00 \$	478.40
081416090210	Doors, wood, architectural, flush, interior, hollow core, 7 ply, birch face, 3'-0" x 7'-0" x 1-3/4" thick	2	Ea.	222.06	95.38	0.00	243.62	146.38	0.00 \$	390.00
081416090210	Doors, wood, architectural, flush, interior, hollow core, 7 ply, birch face, 3'-0" x 7'-0" x 1-3/4" thick	1	Ea.	111.03	47.69	0.00	121.81	73.19	0.00 \$	195.00
081440106540	Doors, interior café, stock, panel pine, 3'-0" opening	2	Ea.	429.04	95.38	0.00	472.16	146.38	0.00 \$	618.54
083613102300	Doors, overhead, commercial, stock, fiberglass and aluminum, heavy duty, sectional, 12' x 12' high, excl. frames	2	Ea.	5,659.50	1,020.28	0.00	6,198.50	1,563.70	0.00 \$	7,762.20
084313201000	Storefront Systems, aluminum frame, commercial grade, clear 3/8" plate glass, 6' x 7' door with hardware, 400 SF max wall, wall height to 12' high	149.5	S.F.	2,975.05	820.76	0.00	3,272.56	1,236.37	0.00 \$	4,508.92
084313201000	Storefront Systems, aluminum frame, commercial grade, clear 3/8" plate glass, 6' x 7' door with hardware, 400 SF max wall, wall height to 12' high	115	S.F.	2,288.50	631.35	0.00	2,517.35	951.05	0.00 \$	3,468.40
084413100150	Curtain wall, aluminum, stock, double glazed, including glazing, average	48	S.F.	2,961.12	426.24	0.00	3,271.68	701.28	0.00 \$	3,972.96
092910300200	Gypsum wallboard, on ceilings, standard, 3/8" thick, finish excluded	3054	S.F.	702.42	1,129.98	0.00	763.50	1,771.32	0.00 \$	2,534.82
093013103270	Ceramic tile, floors, glazed, thin set, color group 1, 12" x 12"	896	S.F.	4,614.40	1,684.48	0.00	5,053.44	2,455.04	0.00 \$	7,508.48
096429107400	Wood Strip Flooring, yellow pine, T & G, C & better, 3/4" x 3-1/8", excl. finish	2158	S.F.	3,021.20	4,013.88	0.00	3,323.32	6,171.88	0.00 \$	9,495.20
096429107800	Wood Strip Flooring, sanding & finishing, 2 coats polyurethane	2158	S.F.	1,575.34	2,179.58	0.00	1,747.98	3,344.90	0.00 \$	5,092.88
099113800180	Paints & Coatings, trim, exterior, fascia, latex paint, 1 coat coverage, brushwork, 1" x 12"	166	L.F.	9.96	91.30	0.00	11.62	134.46	0.00 \$	146.08
099113800390	Paints & Coatings, trim, exterior, molding, finish coat, ext. latex, brushwork, up to 14" wide	180	L.F.	12.60	99.00	0.00	12.60	145.80	0.00 \$	158.40
099113900410	Paints & Coatings, walls, concrete masonry units (CMU), smooth surface, first coat, latex, roller	2440	S.F.	170.80	585.60	0.00	195.20	854.00	0.00 \$	1,049.20
099113900420	Paints & Coatings, walls, concrete masonry units (CMU), smooth surface, second coat, latex, roller	2440	S.F.	122.00	488.00	0.00	146.40	707.60	0.00 \$	854.00
099123720440	Paints & coatings, walls & ceilings, interior, concrete, drywall or plaster, latex paint, 1 coat, smooth finish, roller	3054	S.F.	305.40	824.58	0.00	335.94	1,221.60	0.00 \$	1,557.54

IMP4.02 CAPITAL COST

CAPITAL COST IMP4.03

SIX PERCENT PLACE: THE GROOVE CAFÉ ARC48_550									
101113135300	Chalkboards, porcelain enameled steel, wall hung, wood frame & chalktrough, 4' x 8'	1 Ea.	386.40	57.19	0.00	425.04	87.94	0.00 \$	512.98
101400000000	Custom Fabricated Sign, exterior (See DETAIL)	1 Ea.	4,546.00	4,100.00	1,470.00	0.00	0.00	0.00 \$	10,116.00
102000000000	Custom Fabricated Ceiling, interior (See DETAIL)	1 Ea.	3,450.00	3,000.00	1,620.00	0.00	0.00	0.00 \$	8,070.00
112113102000	Checkout counter, cash register, restaurant type, minimum	1 Ea.	745.20	0.00	0.00	822.48	0.00	0.00 \$	822.48
112613101590	Unit kitchen, combination range, refrigerator and sink, average, 72" wide	1 Ea.	4,636.80	749.91	0.00	5,106.00	1,105.98	0.00 \$	6,211.98
114113100300	Refrigerated food cases, delicatessen, multi-deck, 18 S.F. shelf display	1 Ea.	7,120.80	280.54	0.00	7,810.80	420.81	0.00 \$	8,231.61
114113202350	Cooler, commercial kitchen equipment, reach-in, beverage, 6' long	1 Ea.	5,106.00	139.19	0.00	5,602.80	207.17	0.00 \$	5,809.97
114210101840	Coffee brewers, commercial kitchen equipment, 5 burner	1 Ea.	1,380.00	154.30	0.00	1,518.00	229.83	0.00 \$	1,747.83
114413100300	Bake oven, commercial kitchen equipment, gas, two section	1 Ea.	10,267.20	118.69	0.00	11,260.80	178.04	0.00 \$	11,438.84
114413106900	Range, commercial kitchen equipment, restaurant type, 6 burners & 1 standard oven, 36" wide	1 Ea.	3,118.80	118.69	0.00	3,422.40	178.04	0.00 \$	3,600.44
114616101620	Beverage dispenser, commercial kitchen equipment, carbonated, with ice holder, 90 lbs	1 Ea.	4,140.00	393.84	0.00	4,554.00	593.45	0.00 \$	5,147.45
114710106060	Ice cube maker, commercial kitchen equipment, with bin, 500 lbs per day	1 Ea.	3,201.60	695.96	0.00	3,532.80	1,035.84	0.00 \$	4,568.64
123580133500	Casework, kitchen base cabinets, metal, minimum	48 L.F.	3,524.16	1,191.36	0.00	3,868.32	1,812.96	0.00 \$	5,681.28
123623130020	Counter tops, stock, plastic laminate, 24" wide, includes backsplash, minimum	48 L.F.	521.76	595.68	0.00	572.16	911.52	0.00 \$	1,483.68
124813130020	Entrance floor mats, recessed, in-laid black rubber, solid, 3/8" thick	32 S.F.	701.12	61.12	0.00	777.28	93.76	0.00 \$	871.04
125116130020	Metal case goods, office, desks, double pedestal, 30" x 60" x 29" h, minimum	2 Ea.	1,104.00	0.00	0.00	1,214.40	0.00	0.00 \$	1,214.40
125119131060	Lateral filing cabinets, metal baked enamel, 2 drawer lateral, 36" wide, minimum	2 Ea.	993.60	0.00	0.00	1,092.96	0.00	0.00 \$	1,092.96
125213105720	Seating, stack chair, plastic shell, metal legs, minimum	80 Ea.	4,504.00	0.00	0.00	4,945.60	0.00	0.00 \$	4,945.60
125223132280	Office furniture, chairs, office type, task, minimum	2 Ea.	300.28	0.00	0.00	331.20	0.00	0.00 \$	331.20
125416301000	Table bases, dining height, metal disk design, minimum	20 Ea.	2,318.40	0.00	0.00	2,561.20	0.00	0.00 \$	2,561.20
125416407200	Table Tops, laminated plastic edge, round, 36" diameter, minimum	20 Ea.	2,738.00	0.00	0.00	3,002.80	0.00	0.00 \$	3,002.80
135309500020	Weather station, remote recording, solar powered, 400 ft range, integral rain gauge and display	1 Ea.	1,518.00	0.00	0.00	1,656.00	0.00	0.00 \$	1,656.00
211313501100	Sprinkler System Components, alarm, electric pressure switch (circuit closer)	1 Ea.	85.99	17.35	0.00	94.24	25.99	0.00 \$	120.23
211313501820	Sprinkler System Components, 6" firecycle system, controls, includes panel, batteries, solenoid valves & pressure switches	1 Ea.	21,321.80	1,724.13	0.00	23,442.20	2,572.93	0.00 \$	26,015.13
211313502000	Sprinkler System Components, release, emergency, manual, for hydraulic or pneumatic system	5 Ea.	1,007.20	188.35	0.00	1,107.30	281.15	0.00 \$	1,388.45
211313502260	Sprinkler System Components, sprinkler cabinets, 12 head capacity	1 Ea.	78.34	28.12	0.00	85.99	41.91	0.00 \$	127.90
211313503740	Sprinkler System Components, sprinkler heads, standard spray, pendent or upright, brass, 135 to 286 degrees F, 1/2" NPT, 1/2" orifice, excludes supply piping	24 Ea.	220.56	674.88	0.00	243.12	1,005.84	0.00 \$	1,248.96
221113141120	Pipe, brass, plain end, regular weight, 1/2" diameter, field threaded, includes coupling & clevis hanger assembly 10' O.C.	12 L.F.	86.04	108.48	0.00	94.68	161.76	0.00 \$	256.44
221113141160	Pipe, brass, plain end, regular weight, 1" diameter, field threaded, includes coupling & clevis hanger assembly 10' O.C.	36 L.F.	496.44	361.80	0.00	546.12	541.80	0.00 \$	1,087.92
221316202160	Pipe, cast iron soil, one hub, service weight, 4" diameter, lead and oakum joints 10' OC, includes clevis hanger assemblies 5' OC	12 L.F.	205.20	170.28	0.00	225.72	254.52	0.00 \$	480.24
223413109410	Water heaters, tankless, on-demand, natural gas/propane, 3.2 GPM, includes vent	2 Ea.	1,180.22	432.28	0.00	1,301.54	646.40	0.00 \$	1,947.94
224213308220	Urinal, waterless vitreous china, (no flush) urinal, wall hung, standard unit	1 Ea.	308.84	36.36	0.00	341.93	54.54	0.00 \$	396.47
224213308290	Urinal, waterless vitreous china, (no flush) urinal, wall hung, rough-in, supply, waste and vent	1 Ea.	529.44	266.64	0.00	584.59	398.95	0.00 \$	983.54
224213308420	Urinal, waterless (no flush) urinal, trap liquid, 1 gallon	1 Ea.	61.77	0.00	0.00	67.83	0.00	0.00 \$	67.83
224213403100	Water closet, bowl only, wall hung, includes flush valve and seat	3 Ea.	1,472.52	402.99	0.00	1,621.41	602.97	0.00 \$	2,224.38
224213403400	Water closet, bowl only, floor mounted, tankless, rough-in, supply, waste and vent	3 Ea.	1,207.80	824.16	0.00	1,340.16	1,227.15	0.00 \$	2,567.31
224216205910	Sink, scullery sink, stainless steel, and drain board, 1 bowl, 43" x 22" OD, excludes faucet and drain	2 Ea.	6,728.30	288.86	0.00	7,390.10	430.26	0.00 \$	7,820.36
224216407000	Sink, service, wall, porcelain enamel on cast iron, roll rim, 22" x 18", includes faucet and drain	2 Ea.	1,422.88	389.86	0.00	1,566.26	581.76	0.00 \$	2,148.02
224216408980	Sink, service, wall, rough-in, supply, waste and vent	2 Ea.	2,867.80	1,201.90	0.00	3,143.56	1,787.70	0.00 \$	4,931.26
224239102810	Faucets/fittings, lavatory faucet, automatic sensor and operator, with faucet head, commercial	2 Ea.	816.22	140.40	0.00	904.46	210.08	0.00 \$	1,114.54
224239103000	Faucets/fittings, service sink faucet, cast spout, pail hook, hose end	2 Ea.	176.48	61.62	0.00	194.12	91.92	0.00 \$	286.04
233113165450	Metal Ductwork, spiral preformed, steel, galvanized, straight lengths, max. 10" S.P.W.G., 12" diameter, 26Ga.	48 L.F.	169.44	311.52	0.00	186.24	469.44	0.00 \$	655.68

IMP4.04 CAPITAL COST

CAPITAL COST IMP4.05

SIX PERCENT PLACE: THE GROOVE CAFÉ										ARC48_550
233113165480	Metal Ductwork, spiral preformed, steel, galvanized, straight lengths, max. 10" S.P.W.G., 16" diameter, 24 Ga.	48	L.F.	254.88	622.56	0.00	278.88	941.28	0.00 \$	1,220.16
233813107860	Range hood & CO2 system, commercial kitchen equipment, min	1	Ea.	2,827.83	144.35	0.00	3,103.10	220.71	0.00 \$	3,323.81
233813107950	Hood fire protection system, commercial kitchen equipment, min	1	Ea.	4,404.40	268.82	0.00	4,854.85	402.71	0.00 \$	5,257.56
235216240180	Condensing boilers, cast iron, gas fired, natural or LP, packaged, DOE MBH output, 140 MBH, (83.3%) AFUE, includes standard controls, circulator, trim	1	Ea.	2,490.75	807.12	0.00	2,739.83	1,194.75	0.00 \$	3,934.58
236213100500	Condensing unit, air cooled, compressor, 5 Ton, includes standard controls	1	Ea.	2,227.23	1,359.80	0.00	2,452.45	2,039.70	0.00 \$	4,492.15
238316100210	Radiant floor heating, tubing, PEX (cross-linked polyethylene), non barrier type for ferrous free systems, 1/2"	3054	L.F.	1,740.78	3,084.54	0.00	1,924.02	4,642.08	0.00 \$	6,566.10
238316101166	Radiant floor heating, manifold, brass, valved, 8 circuit, 1"	1	Ea.	460.46	74.27	0.00	505.51	110.88	0.00 \$	616.39
238316105120	Radiant floor heating, 4 zone actuator valve control, expandable	1	Ea.	163.16	40.79	0.00	179.18	60.67	0.00 \$	239.85
238333101400	Electric heating, baseboard heater, 500 watt, 3' long	2	Ea.	92.10	105.64	0.00	101.10	155.86	0.00 \$	256.96
238333102800	Electric heating, baseboard heater, 1875 watt, 10' long	2	Ea.	386.38	255.22	0.00	424.42	378.66	0.00 \$	803.08
260519200220	Armored cable, copper, solid, 600 V, 4 conductor, #12, BX, exposed	2	C.L.F.	340.68	493.70	0.00	374.54	727.32	0.00 \$	1,101.86
260519900020	Wire, copper solid, 600 volt, #14, type THW, in raceway	4	C.L.F.	33.24	136.64	0.00	36.60	202.76	0.00 \$	239.36
260519900040	Wire, copper solid, 600 volt, #10, type THW, in raceway	1	C.L.F.	19.78	44.08	0.00	21.69	65.57	0.00 \$	87.26
262416300250	Panelboards, 1 phase 3 wire, main lugs, 120/240 V, 100 amp, 18 circuits, NQOD, incl 20 A 1 pole plug-in breakers	1	Ea.	724.73	589.57	0.00	798.79	876.09	0.00 \$	1,674.88
262726104800	Low voltage switching, switchplates, 1 gang, 1, 2 or 3 switch, plastic	7	Ea.	34.58	38.99	0.00	38.15	57.47	0.00 \$	95.62
262726200500	Toggle switch, quiet type, single pole, 20 amp	9	Ea.	72.36	147.78	0.00	79.47	218.16	0.00 \$	297.63
262726200800	3 way switch, 20 amp	3	Ea.	28.56	74.40	0.00	31.41	109.11	0.00 \$	140.52
262726202470	Duplex receptacle, grounded, 120 volt, 20 amp	22	Ea.	245.52	361.24	0.00	271.26	533.28	0.00 \$	804.54
265113100300	Fixture hangers, box hanger, with mounting strap	36	Ea.	320.04	2,003.40	0.00	352.44	2,955.60	0.00 \$	3,308.04
265113100460	Fixture hangers, flexible, 1/2" diameter, 18" long	36	Ea.	670.32	1,329.12	0.00	736.92	1,963.80	0.00 \$	2,700.72
265313100240	Exit lighting, L.E.D. w/ battery unit, single face, ceiling or wall mount	2	Ea.	253.92	201.66	0.00	279.32	297.54	0.00 \$	576.86
265561103000	Stage equipment, spotlight, stationary, fresnel quartz, 6" lens	6	Ea.	831.60	667.80	0.00	914.10	985.20	0.00 \$	1,899.30
265561103500	Stage equipment, spotlight, stationary, ellipsoidal quartz, 1000 watt, 6" lens	4	Ea.	1,417.72	445.20	0.00	1,565.84	656.80	0.00 \$	2,222.64
265623100400	Quartz fixture, exterior, wall mounted, 500 watt, incl lamps	3	Ea.	177.75	251.25	0.00	196.80	370.26	0.00 \$	567.06
271323130070	Fiber optic cable, bulk simplex, minimum	1	C.L.F.	24.33	55.65	0.00	26.98	82.10	0.00 \$	109.08
271513132200	Telephone cable, telephone twisted, PVC insulation, #22-2 conductor	1	C.L.F.	9.42	44.08	0.00	10.37	65.57	0.00 \$	75.94
271513132370	Telephone jack, eight pins	2	Ea.	9.74	27.78	0.00	10.68	41.10	0.00 \$	51.78
271513137000	Unshielded twisted pair (UTP) cable, solid, PVC jacket, #24, 4 pair, category 5	1	C.L.F.	15.34	63.37	0.00	16.88	93.67	0.00 \$	110.55
271513137322	Shielded twisted pair (UTP) jack, RJ-45, category 5	2	Ea.	12.48	14.76	0.00	13.76	21.92	0.00 \$	35.68
273236101630	Telephones, TTY, advanced, desk type	2	Ea.	952.20	88.16	0.00	1,047.42	131.14	0.00 \$	1,178.56
312316420200	Excavating, bulk bank measure, 1 C.Y. capacity = 75 C.Y./hour, backhoe, hydraulic, crawler mounted, excluding truck loading	144	B.C.Y.	0.00	129.60	155.52	0.00	195.84	171.36 \$	367.20
321313230410	Concrete paving surface treatment, 4500 psi, fixed form, unreinforced, 24' pass, 6" thick, includes joints, finishing, and curing	72	S.Y.	1,387.44	44.64	42.48	1,541.52	69.12	46.80 \$	1,657.44
321613130416	Cast-in place concrete curbs & gutters, concrete, machine formed, radius, 6" x 18" radius, includes concrete	100	L.F.	623.00	224.00	99.00	682.00	338.00	108.00 \$	1,128.00
				166,523.09	78,780.30	10,349.33	174,295.99	108,806.13	7,985.44 \$	309,376.37

IMP4.06 CAPITAL COST

CAPITAL COST IMP4.07

LineNumber	Description	Quantity	Unit	Material	Labor	Equipment.	Mat. (+O&P)	Lab. (+O&P)	Equip. (+O&P)	Total
101400000000	Custom Fabricated Sign, exterior									
	Custom Milled Plywood Sheets, birch, 3/4" x 4' x 8', includes mill time	39	Ea.	1,950.00	2,000.00	1,170.00	0.00	0.00	0.00	\$ 5,120.00
	Waterproofing, 3 coats resin, 1 coat varnish	1	Ea.	1,000.00	500.00	0.00	0.00	0.00	0.00	\$ 1,500.00
	Steel support angle	1150	Lb.	900.00	700.00	0.00	0.00	0.00	0.00	\$ 1,600.00
	U Bracket	152	Ea.	456.00	500.00	0.00	0.00	0.00	0.00	\$ 956.00
	Wire rope	6	L.F.	120.00	100.00	0.00	0.00	0.00	0.00	\$ 220.00
	Steel Cable System, open bracket	3	Ea.	60.00	50.00	0.00	0.00	0.00	0.00	\$ 110.00
	Steel Cable System, bridge socket	3	Ea.	60.00	50.00	0.00	0.00	0.00	0.00	\$ 110.00
	Crane for installation	1	Day	0.00	200.00	300.00	0.00	0.00	0.00	\$ 500.00
102000000000	Custom Fabricated Ceiling, interior									
	Custom Milled Plywood Sheets, birch, 3/4" x 4' x 8', includes mill time	54	Ea.	2,700.00	2,000.00	1,620.00	0.00	0.00	0.00	\$ 6,320.00
	Steel bracket, straight, 6" x 1" x .25"	200	Ea.	100.00	400.00	0.00	0.00	0.00	0.00	\$ 500.00
	Steel bracket, angle, 3" x 3" x 1" x .25"	150	Ea.	150.00	400.00	0.00	0.00	0.00	0.00	\$ 550.00
	Finish, 1 coat varnish	1	Ea.	500.00	200.00	0.00	0.00	0.00	0.00	\$ 700.00
										\$ 18,186.00

Design Fee DETAIL				
Architectural Services	45%	of Hard Costs	\$	41,400.00
Construction Management	20%	of Hard Costs	\$	18,400.00
Structural Engineering	10%	of Hard Costs	\$	9,200.00
Mechanical, Electrical, Plumbing Engineering	20%	of Hard Costs	\$	18,400.00
Kitchen Consultant	5%	of Hard Costs	\$	4,600.00
	100%		\$	92,000.00
Permits DETAIL ²				
	Rate	Units	Quantity	Total
Building				
Commercial - New Construction	0.44	per square foot	0	\$ 0.00
Commercial - Repairs, Alterations	78	up to 1k	1	\$ 78.00
	14	ea. add. 1k	98	\$ 1,372.39
Electric				
Outlets, Fixtures	38	(1-20)	1	\$ 38.00
Panels, Disconnects	66	upto 400 amps	1	\$ 66.00
Fire Pump	42	each	1	\$ 42.00
For Signage	48	each	1	\$ 48.00
Final Wiring Certificate	6	each	1	\$ 6.00
Seasonal Lighting	78	each	0	\$ 0.00
HVAC	62	up to 1k	1	\$ 62.00
	10	ea. add. 1k	26	\$ 263.66
Sprinkler & Fire Alarms	78	up to 1k	1	\$ 78.00
	14	ea. add. 1k	28	
Demolition	78	up to 1k	1	\$ 78.00
	14	ea. add. 1k	36	\$ 502.87
Signage				
New Sign (minimum \$48)	1.62	per square foot	560	\$ 907.20
Alteration & Repair of Sign	56	each	0	\$ 0.00
Seasonal Display	48	per year	0	\$ 0.00
Sign Insp. & Maint. Certificate	42	per year	1	\$ 42.00
Billboard Insp. & Maint. Certificate	60	per year	0	\$ 0.00
Permit Fees				
Certificate of Completion	0	none	0	\$ 0.00
Plan Fees	3	per page	20	\$ 60.00
Occupancy Placards	38	each	1	\$ 38.00
Occupancy				
Occupancy Permits (DCP)	40	each	2	\$ 80.00
Temporary Occupancy Permits	40	each	0	\$ 0.00
Appeals				
Board of Standards & Appeals	163	per hearing	0	\$ 0.00
Zoning - Residential Variance (DCP)	200	per hearing	0	\$ 0.00
Zoning - Commercial Variance (DCP)	500	per hearing	1	\$ 500.00
Zoning - Use Variance (DCP)	750	per hearing	0	\$ 0.00
Certificates				
Zoning Certificate	100	each	1	\$ 100.00
Residential Rental Housing Permit	12	each	1	\$ 12.00
Inspection for Safety	30	first unit	1	\$ 30.00
	10	second unit	1	\$ 10.00
	5	additional units	2	\$ 10.00
Business Licenses				
Amusement (less than 500)	78	per year	1	\$ 78.00
Vendor	670	per year	1	\$ 670.00
Vendor (Entertainment)	670	per year	1	\$ 670.00
			\$	5,842.12

Notes

² www.meanscostworks.com/

⁴ www.city.pittsburgh.pa.us/BBI/assets/11_BBI_permit_fees.pdf

⁵ www.legalzoom.com

⁶ <http://www.aia.org/contractdocs/forarchitects/>

⁷ <http://blumlinggusky.com/about.html>

Legal DETAIL ⁵				
AIA Form Contracts ⁶	189	100 documents per year	1	\$ 189.00
PLUS: Consultation for Edits ⁷	200	hourly	1	\$ 200.00
501(c)(3)	1,445	if income >\$10,000	1	\$ 1,445.00
EIN Application	150	each	1	\$ 150.00
Bylaws & Resolutions	100	each	1	\$ 100.00
Certificate of Good Standing	85	each	1	\$ 85.00
Residential Lease	45	each	4	\$ 180.00
Partnership Agreements	129	each	2	\$ 258.00
			\$	2,607.00

CAPITAL COST:
Acquisition, Soft and Hard Cost Analysis

The total cost for the development of the Groove Café project is made up of three distinct categories of expenses: acquisition, hard and soft.

Acquisition costs include the purchase of the property along with appraisal fees and transfer taxes. The base cost is linked to the current appraised value of both the land and building. A market analysis of the surrounding area and current economic condition has led to the inclusion of a percentage reduction in the appraised value. It is assumed that this lower cost can be agreed upon with the current owner given the unoccupied and decrepit state of the property.

Hard costs cover all the materials and labor required for construction. Technically, acquisition costs can be considered a hard cost, however in this instance it has been separated for clarity. Additionally, interior, exterior and extended site work have been separated to insure clarity of investment. To ensure accuracy, the hard costs have been developed in direct relationship to the

proposed design within a building information model. Specific material details can be referenced in latter schedules and detail drawings.

Soft costs pertain to all additional profession service fees, consulting fees, permitting, legal contract fees, etc.. General consulting fees (architect, engineer, construction) have been accounted for as single contracted project fees. Their total should be roughly thirty percent of the projects hard cost. Additional fees for site surveys, environmental remediation and traffic studies have also been included in soft costs. All additional professional services, such as accounting and legal advising have been included as well.

Contingency for both hard and soft costs has been included to account for unexpected fluctuations in the budgeted expenses.

ALL PROJECTIONS ARE ESTIMATED TO THE HIGHEST ACHIEVABLE LEVEL OF ACCURACY. HOWEVER, IT SHALL BE NOTED THAT DEVIATION FROM THE ESTIMATE IS INHERENT WITHIN FINANCIAL PROJECTION.

Funding Sources	
Bank Loan A (See DETAIL)	\$400,000.00
Bank Loan B (See DETAIL)	\$150,000.00
Community Development Block Grant	\$100,000.00
Brownfield Economic Development Incentive	\$10,000.00
	\$660,000.00

Loan A DETAIL			
Loan Amount	\$400,000	Scheduled Payment	\$2,026.74
Annual Interest Rate	4.50%	Scheduled Number of Payments	360
Loan Period in Years	30	Actual Number of Payments	360
Number of Payments Per Year	12	Annual Payment	\$24,320.89
Start Date of Loan	Jan-12	Total Interest	\$329,626.85

Loan B DETAIL			
Loan Amount	\$150,000	Scheduled Payment	\$1,186.19
Annual Interest Rate	5.00%	Scheduled Number of Payments	180
Loan Period in Years	15	Actual Number of Payments	180
Number of Payments Per Year	12	Annual Payment	\$14,234.29
Start Date of Loan	Jan-12	Total Interest	\$63,514.28