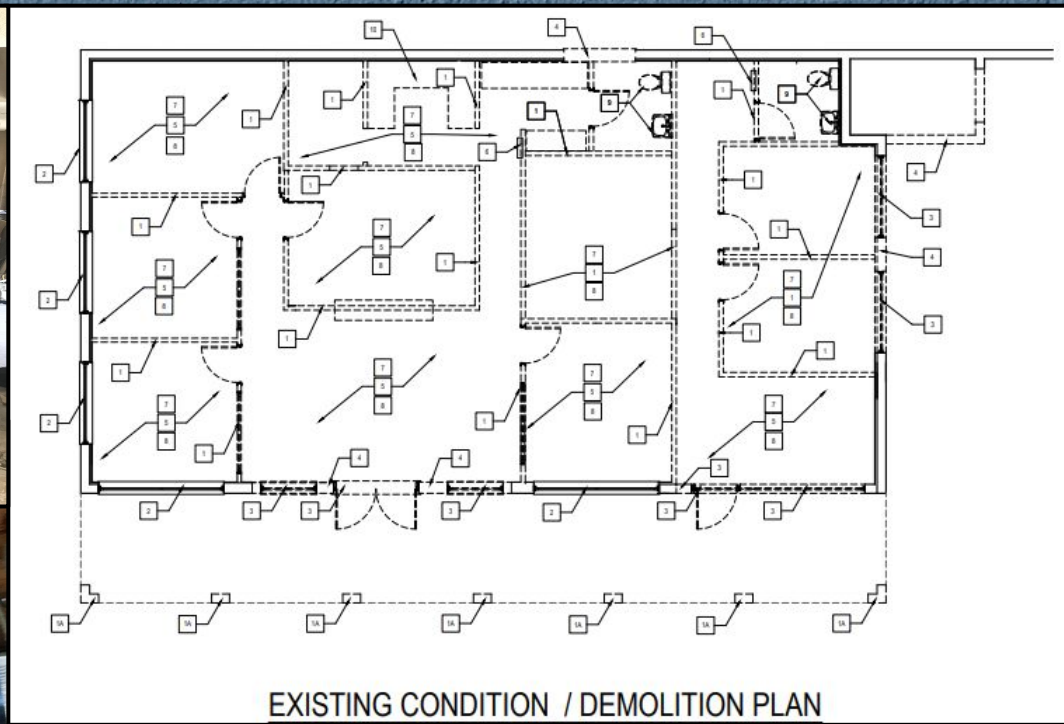


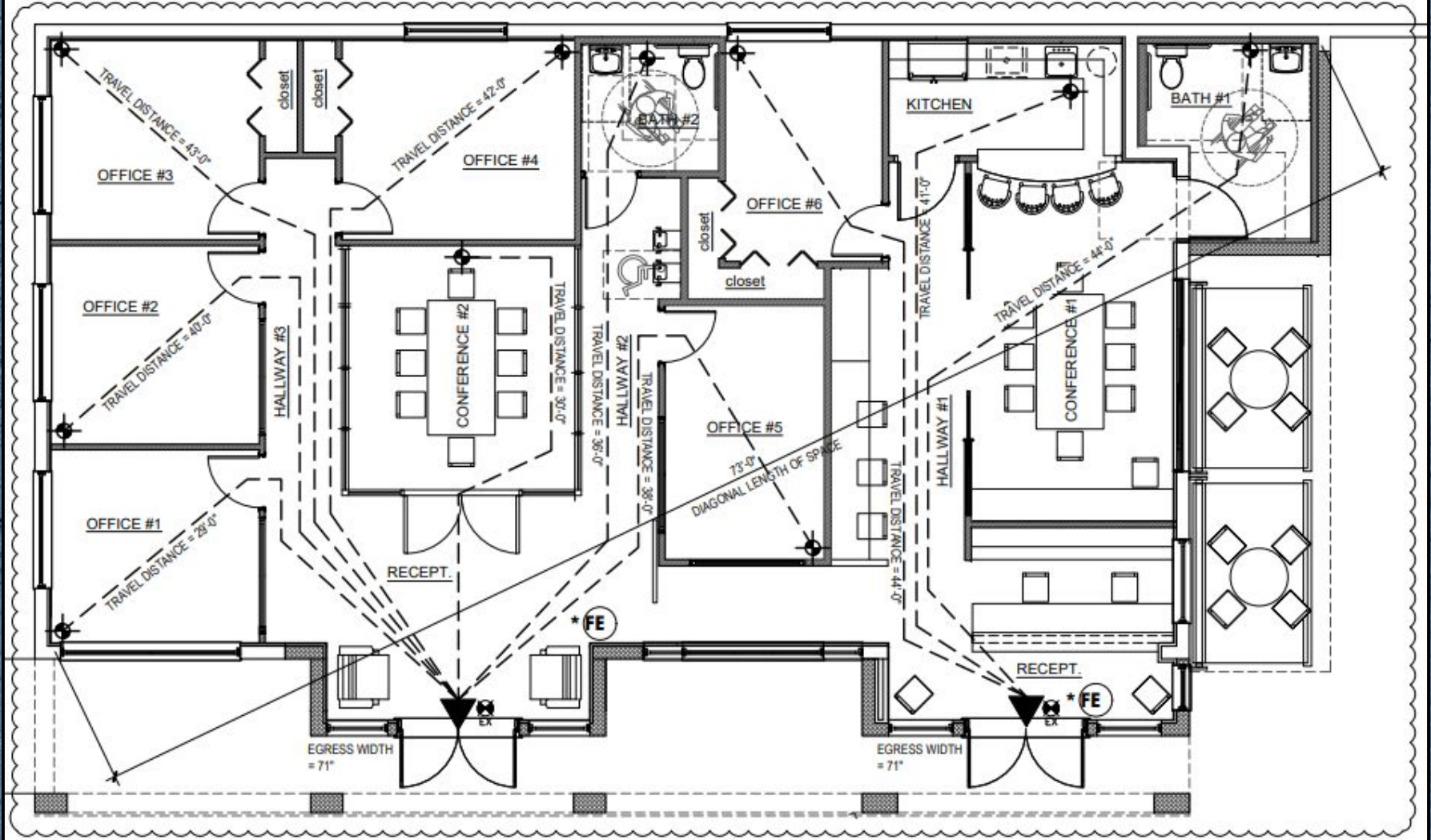


Commercial
Interior TOTAL JOB COST: \$224,000



EXISTING CONDITION / DEMOLITION PLAN

A major consideration when redesigning this space from the ground up was including five offices to be used as rental space with an independent entrance as well as a centrally located conference room with beautiful glass walls and friendly decor.





Client's Wants And Needs

THIS OUTDATED COMMERCIAL FREE-STANDING OFFICE BUILDING WAS IN DIRE NEED OF A RENOVATION. THE OFFICES WERE SMALL AND VERY DIFFICULT TO RENT OUT. IN TODAY'S MARKET SMALL BUSINESSES ARE LOOKING FOR ECONOMICAL RENTAL SPACES THAT ARE OPEN AND AIRY WITH LOTS OF LIGHT. CEILING HEIGHTS WERE ALL OVER THE PLACE. HER REAL ESTATE OFFICE REQUIRED A STORAGE CLOSET, BREAK ROOM, CONFERENCE ROOM, AND NUMEROUS WORKSTATIONS WHERE REALTORS COULD COME GET WORK DONE. THE EXISTING BUILDING WAS ALSO NOT ADA COMPLIANT, THEREFORE THE SMALL OUTSIDE CLOSET AND THE BATHROOM ON THE OTHER SIDE OF THE RENTAL OFFICE WAS ENLARGED TO MEET ADA REQUIREMENTS. WE ADDED 5 NICELY SIZED OFFICES WITH A GLASS WALL CONFERENCE ROOM THAT COULD BE USED BY ALL RENTERS.



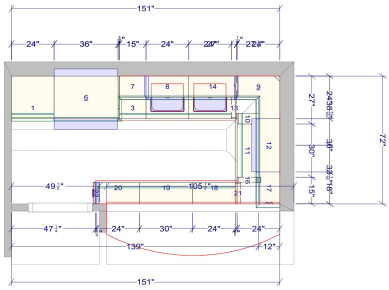
Challenges & Obstacles

- MAKING THE CEILING ACCESSIBLE TO SERVICE THE AC UNITS.
- CLOSE CELL INSULATES THE INSIDE OF THE STRUCTURE.
- NO INTERIOR WALL INSULATION.
- ALL ELECTRICAL WAS OUTDATED AND DANGEROUS.
- ADDING AN ADA COMPLIANT COUNTER TOP AT ENTRY.



Progress WITH
Performance

Make this wall 151" make pantry cabinet wider the the front wall will increase the same amount that the back wall did



- Legend
- | | |
|-------------|--------------------|
| 1: UC244X96 | 13: UF35 |
| (UC2424X96) | (UF35) |
| 2: UREP | 14: W2728BD |
| (URP) | (W2728BD) |
| 3: D218-3 | 15: UF35 |
| (D218-3) | (UF35) |
| 4: B248DFH | 16: UF35 |
| (B248DFH) | (UF35) |
| 5: B248DFH | 17: W1842R |
| (B248DFH) | (W1842R) |
| 6: W3624X24 | 18: B248DFHX12 |
| (W3624X24) | (B248DFHX12) |
| 7: W1942L | 19: B248DFHX12 |
| (W1942L) | (B248DFHX12) |
| 8: W2428BD | 20: B248DFHX12 |
| (W2428BD) | (B248DFHX12) |
| 9: WGC2442R | 21: UF35 |
| (WGC2442R) | (UF35) |
| 10: UF35 | 22: W1208DOOR ONLY |
| (UF35) | (D-W1230R) |
| 11: UF35 | 23: W1242DOOR ONLY |
| (D30) | (D-W1242R) |
| 12: W3024BD | |
| (W3024BD) | |

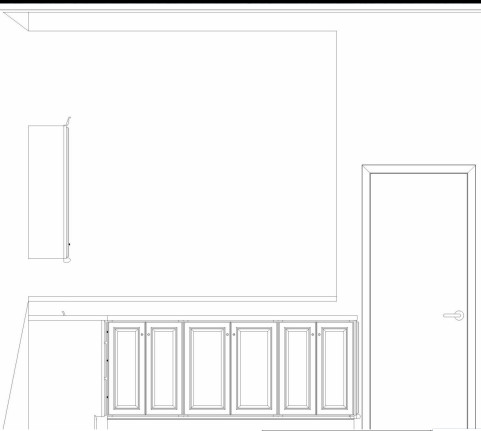
ALL DIMENSIONS AND SIZE DESIGNATIONS SHOWN ARE SUBJECT TO JOB SITE VERIFICATION AND ADJUSTMENT TO FIT THE JOB'S CONDITIONS.

THIS ORIGINAL DESIGN MUST NOT BE RELEASED OR COPIED UNTIL THE CLIENT'S APPLICABLE FEE HAS BEEN PAID OR A JOB ORDER HAS BEEN PLACED.

Designed: 6/19/2018
Printed: 10/3/2018

Chenault Kitchen

All Drawing #: 1 | No Scale

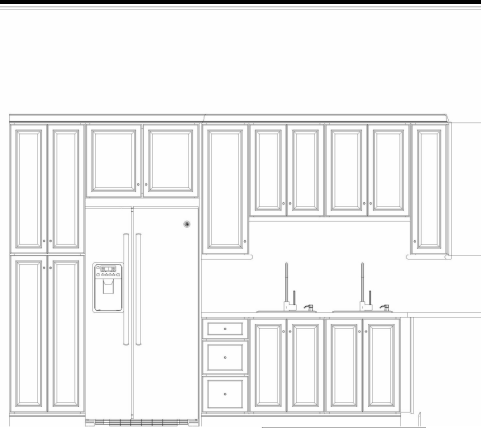


THIS DRAWING IS AN ARTISTIC INTERPRETATION OF THE GENERAL APPEARANCE OF THE DESIGN. IT IS NOT MEANT TO BE AN EXACT RENDITION.

Designed: 6/19/2018
Printed: 10/3/2018

Chenault Kitchen

All Drawing #: 1



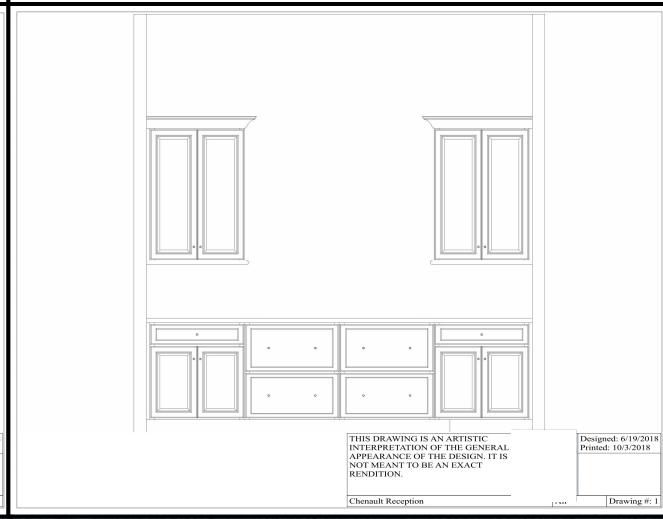
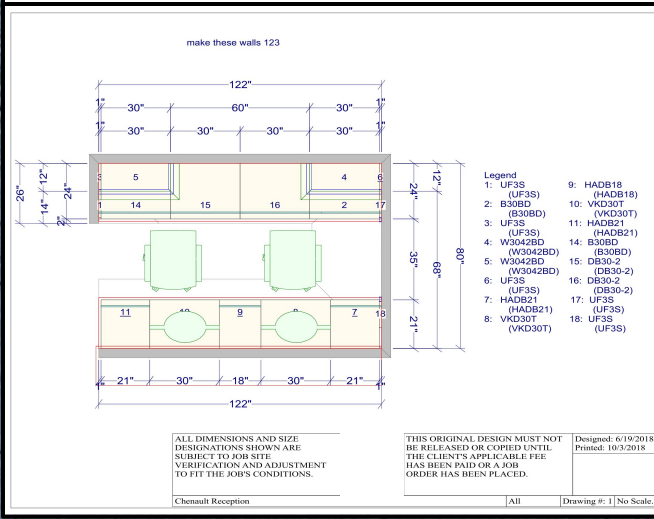
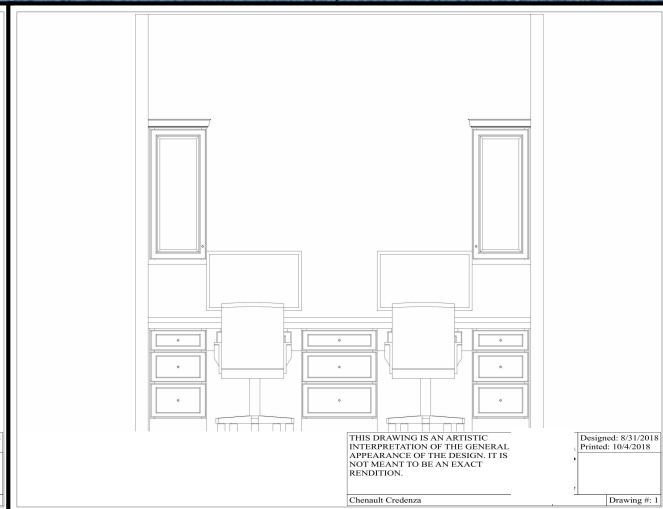
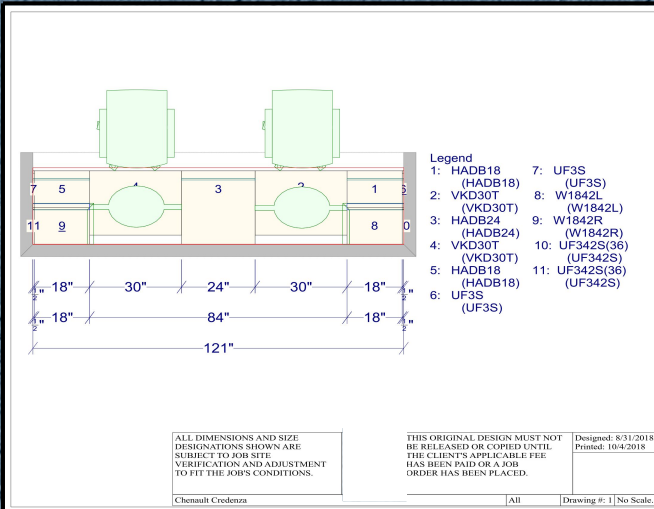
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Designed: 6/19/2018
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Chenault Kitchen

All Drawing #: 1

Major developments were made with this kitchen to really use up every bit of space we had to work with. Florida building code requires a slop sink for commercial properties. Instead, our solution was double sinks for the kitchen, providing a prettier and more efficient workspace. Ample storage space for employees and clients alike helps to have an organized space to relax without feeling like a cliché break room.



Outside of the interior offices we built a credenza and a reception area to maximize ample working and storage space for employees. Additionally the use of tall wall cabinets makes the spaces appear larger as well as providing a beautiful centerpiece for clients as they walk into the building. The other side of the office provides rental space as well as extra rooms for community events.

Authentic
REAL ESTATE Beauty



Before



After



BEACH ISLAND GROUP
REAL ESTATE






BEACH ISLAND GROUP
REAL ESTATE







EXIT







