

## Brick

The top of the building is brick and used for apartment space.  
Clean well mortared on the east and north side as well  
White build up dripping down under all the windows

We plan on doing minor work to the brick work on the facades and stick to just a minor cleaning to remove the buildup under the windows.

## WINDOWS

Glass clean in good condition no cracks or scratches

We purpose doing nothing to the windows

## WINDOW MOLDING

The moldings are made of wood.  
Most of the molding is lightly chipping on all the windows  
Second window from the door on the 1st level is missing the bottom of the middle panel

We plan on just replacing the missing molding and refinishing the paint.



### TILE WORKS

Small tiles that create a basket weave mosaic  
Some cracking around edges  
Chunk missing in right corner  
Some scratches throughout  
Heavy dirt build up

We plan to clean to tiles and replace the missing tiles



### FRONT COLUMN

Wooden pillar supporting the entry way is on the corner of the building about 6 feet from the doorway  
Base appears to be rotting  
Paint peeling off base  
Clean no chipping or visible problems to the rest of the column

We plan to replace the front column with a replica



### CEILING

The material looks to be the same concrete found on the basement walls  
Dirty no cracking or major damage  
Bottom edge is chipping near all 8 eye hooks

We plan to clean the ceiling and repair the chipping appearing at the bottom

We plan to take no further actions with the bricks on the back of the building

# REAR OF THE BUILDING



## BRICK WORK

The brick pattern is 5 stretchers and 1 header  
Bottom 3 feet look as if they had been burned  
All bricks look clean and mortar tight no chips  
Remnants of an old painted sign for the five and dime still exists

We plan to take no further actions with the bricks on the back of the building

## WINDOWS

Windows are all clean no visible damage  
Window on ground level was closed in with cinder blocks at some point in time  
Some hair line cracking on molding

We plan to strip the paint and refinish the molding around all the windows



## GUTTER

A mixture of metal and plastic piping system is missing pieces near the ground the rest of the gutter appear to be clean paint is not chipping no visible build up

We plan to replace the missing pieces .

## BALCONY

Metal balconies may have been where old fire escape was.

On only first row of windows closest to street they are painted the same green color as the shutters

Rusty

Appears as if they are not secured to wall well

We plan to refinish the balconies and reinforce them to the building

## SHUTTERS

The material of the shutters is metal. They are painted a dark green color and appear to be working shutters.

Shutters rusting

Paint peeling

Metal peeling apart

Bottom row of windows missing their shutters

We plan to refinish and replace the shutters where needed

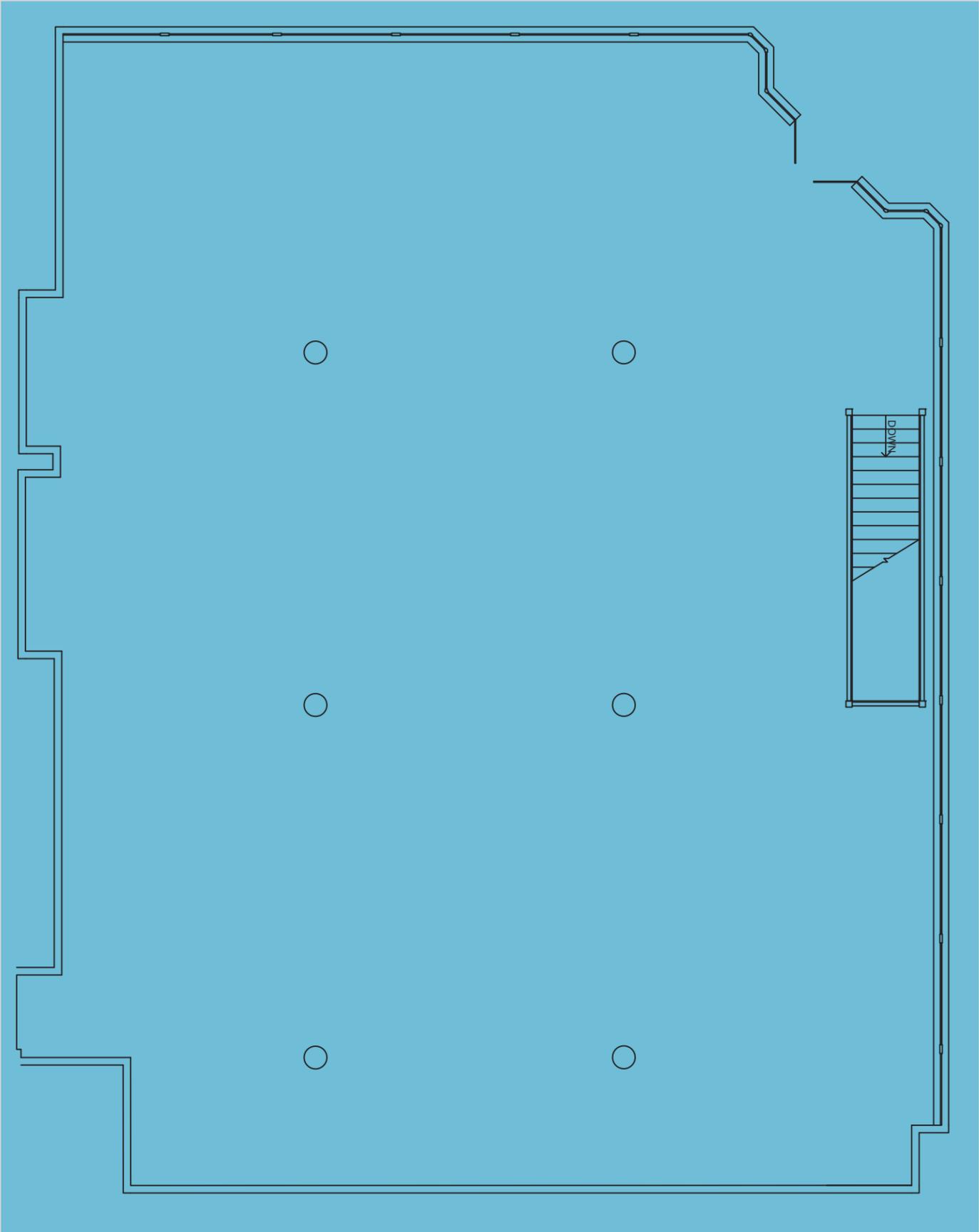


*— Building —*

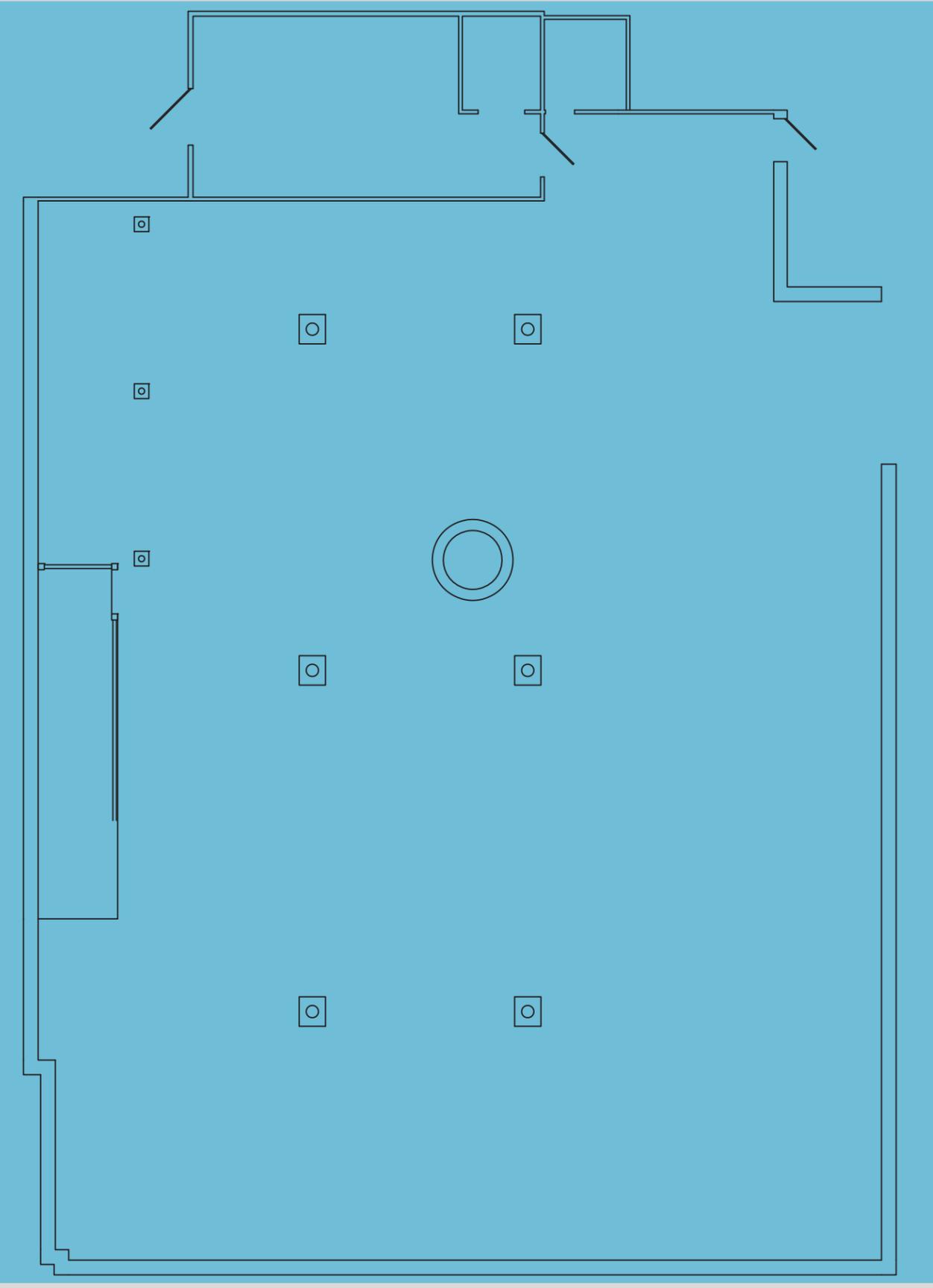
*Plans*

*— Layout —*

# GROUND FLOOR



# BASEMENT





*BUSINESS*

*Plan*

The current building at 201 West Broughton, is empty. The previous business, Clipper Trading Company, moved to a smaller location on Broughton Street, leaving the large space empty. The proposed plan would fill up the large space with a completely different business that would benefit the people who frequent Brought Street. Do to the large size of the space, two different business are proposed. They would operate separately but compliment each other in their services and offerings. The street level space will be renovated into a 50s style diner. The basement will be turned into a lounge bar that specializes in milkshake inspired drinks, as well as having a full bar.

The Diner will be designed and constructed to give you the feeling of being in a diner in the 1950s. It will have all the expected, classic features of this style and era. There will be a dining counter with styles seating that will serve milkshakes, as well as full meals. The diner will offer the very best of local, organically grown food that has been expertly cooked into typical diner foods. The goal of the menu is to take the typical greasy burger food, and turn it into an experience. To achieve this fully, and to maximize the potential of this Diner, it will be open 24/7. This allows for us to serve a variety of people with different dining goals, ranging from a late night snack, to a delicious mid afternoon meal. The entire menu will be featured all day to help accommodate this goal as well.

The basement bar is perfectly crafted to compliment the feeling and atmosphere of the diner above. The bar will be fully stocked, as well as having house drinks modeled after the milkshakes served in the diner. It will have a very relaxed, lounge like feeling with couches and small tables throughout. Unlike the ground level, the basement has a fairly low ceiling, giving the space an intimate feeling, that the theme of the bar will make great use of. There will also be a small stage to feature local bands and other live shows. Unlike the Diner though, the bar will only be open from 10pm-3am, Wednesday to Saturday.



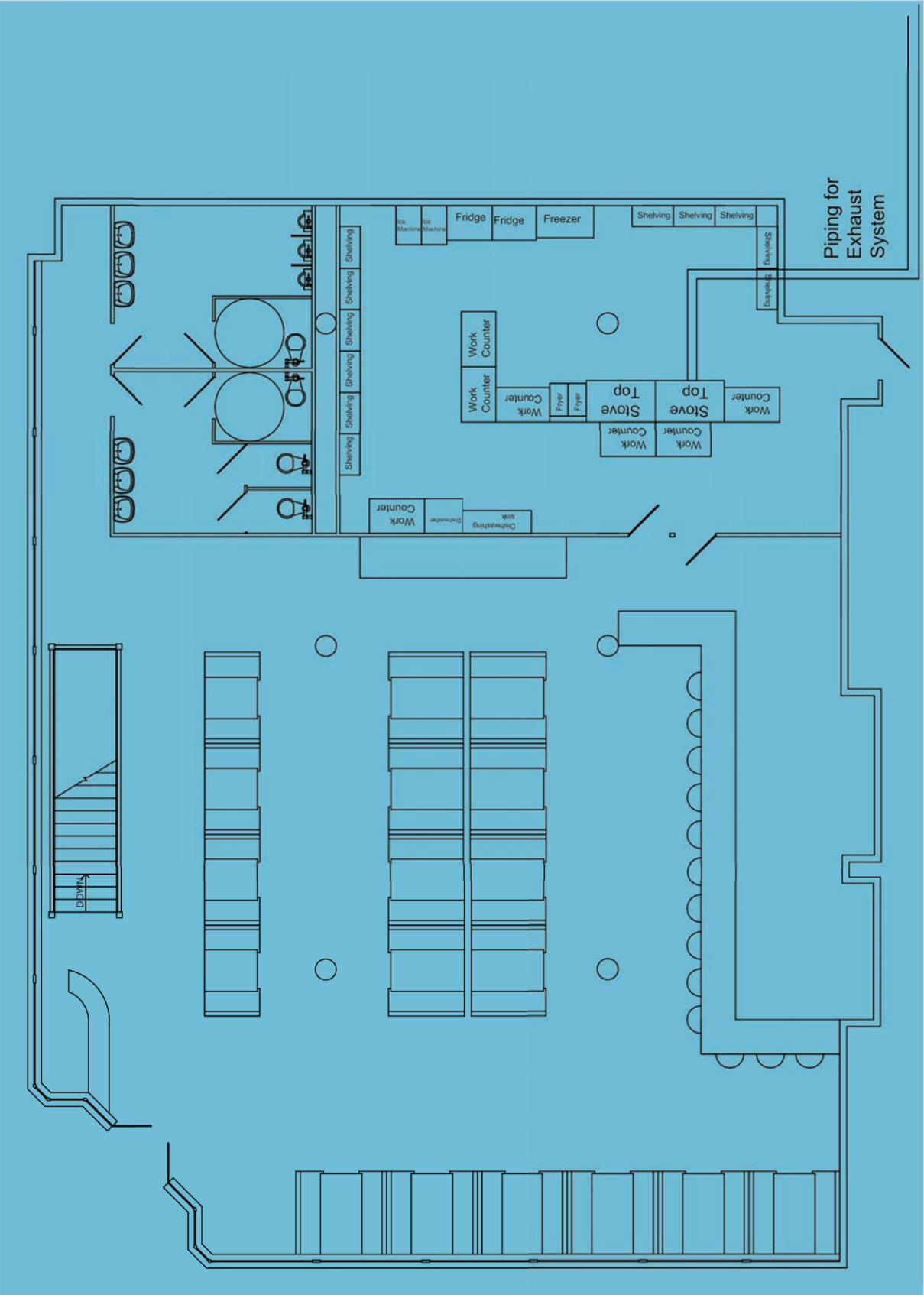


*Building*

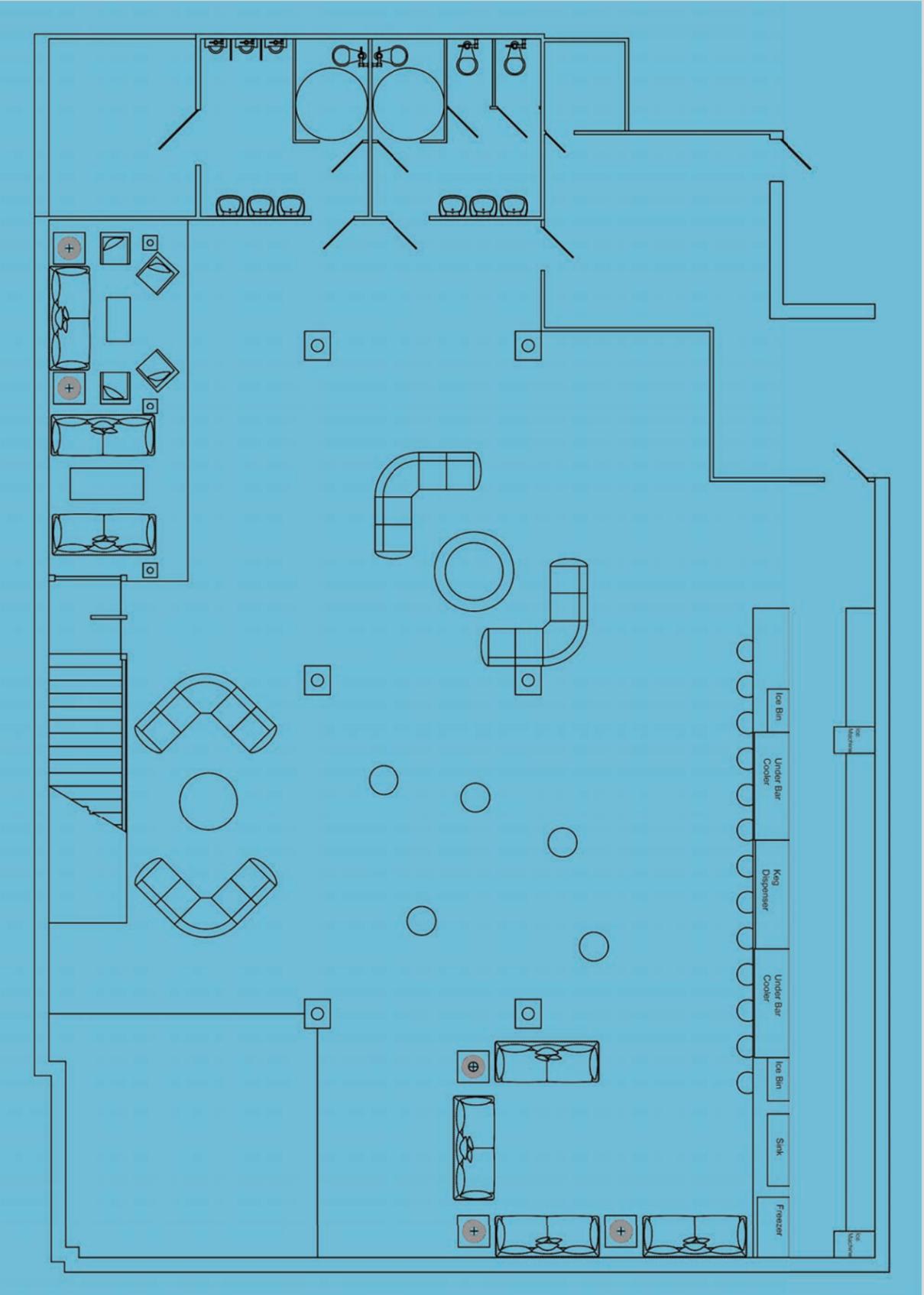
*Proposed Plans*

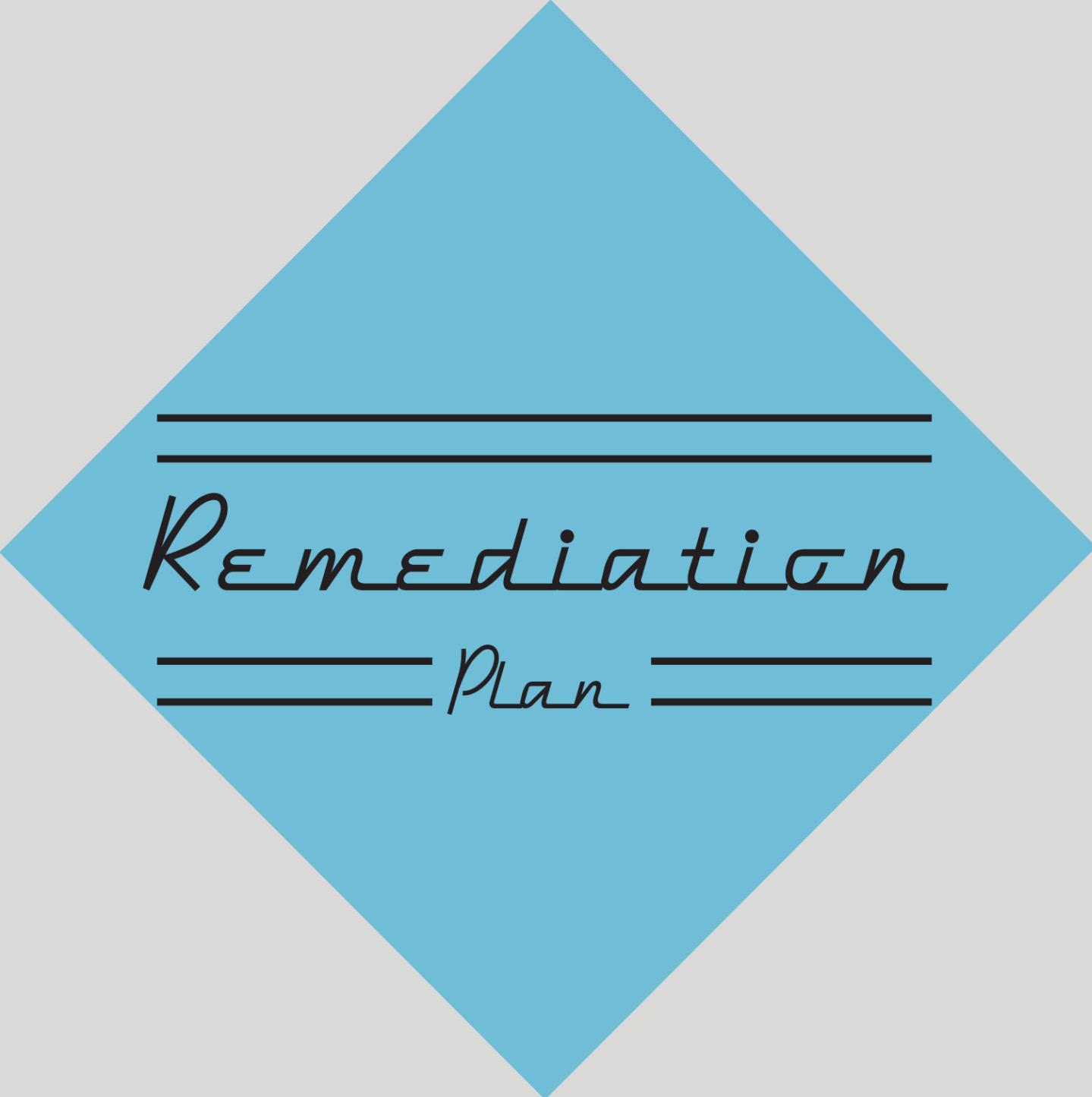
*Layout*

# GROUND FLOOR



# BASEMENT





*Remediation*

*Plan*





Building

Estimation

Cost

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
201 West Broughton Estimate							
Install capital column or pilaster capital							
1.00	1C@.5660		Ea	0.00	28.68	0.00	28.68
Minimum charge for demolition work							
Demolition work							
4.00	1D@8.000		Ea	0.00	277.52	483.12	760.64
Dumpster							
5 cy, rental per week							
12.00	--@.0000		Ea	0.00	0.00	2,744.28	2,744.28
Dump fee							
Charge per cubic yard							
5.00	--@.0000		CY	260.19	0.00	0.00	260.19
Install column or pilaster base							
column or pilaster base							
1.00	1C@.5660		Ea	0.00	28.68	0.00	28.68
30" drop canvas awning							
replace8, 2 to 3 lf							
1.00	6A@.5260		LF	111.72	22.25	0.00	133.97
Casing (door or window)							
remove							
271.50	1D@4.616		LF	0.00	160.19	0.00	160.19
Casing (door or window)							
replace, 2-1/2" prefinished plastic							
271.50	7M@10.31		LF	90.46	358.38	0.00	448.84
Epoxy repair							
Repair spalled concrete with concrete resurfacer, per square foot replace							
4365.00	6F@39.28		SF	4,277.70	1,920.60	0.00	6,198.30
Strip paint or varnish from trim, simple design							
3 coats							
8621.00	5F@1482.		LF	30,499.37	72,588.82	0.00	103,088.19
Varnish, one coat							
varnish, clear, wood trim, simple design (\$48.30 gallon, 284 lf)							
4365.00	--@.0000		SQ	727.21	0.00	0.00	727.21
Paint, three coats							
oil or latex paint, plaster or drywall (\$35.20 gallon, 113 sf)							
600.00	--@.0000		SF	182.28	0.00	0.00	182.28
Central air conditioning system update							
25803.00	@3.00		SF	0.00	0.00	0.00	77409.00
Elecetrical							
25803.00	@3.00		SF	0.00	0.00	0.00	77409.00

Plumbing	25803.00	@6.25	SF	0.00	0.00	0.00	53756.25
1/2" drywall board							
fire-rated type-X foil-backed (\$778.00, 1,000 sf), 7% waste							
9944.00	--@.0000		SF	8,088.45	0.00	0.00	8,088.45
Furniture and supplies							134,747.64
Total Manhours, Material, Labor, and Equipment:							
				1546.7	52,325.84	75,385.12	3,227.40
Total Only (Subcontract) Costs:							130,938.35
							0.00
Subtotal:							265,686.00
0.00% Overhead:							0.00
0.00% :							0.00
0.00% Profit:							0.00
Estimate Total:							\$265,686.00



## Proposed Furnishing Style

Ground Level



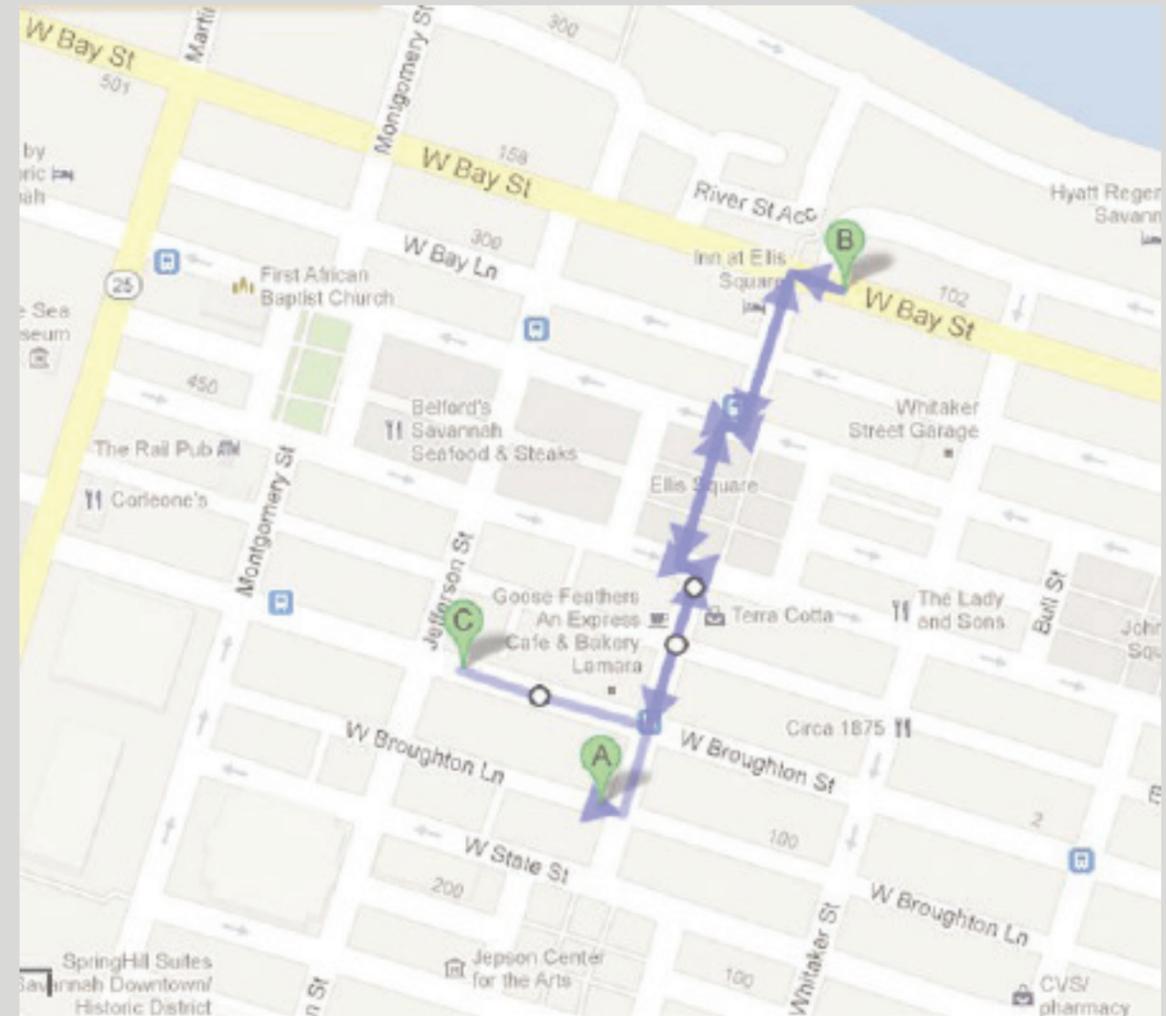
Basement





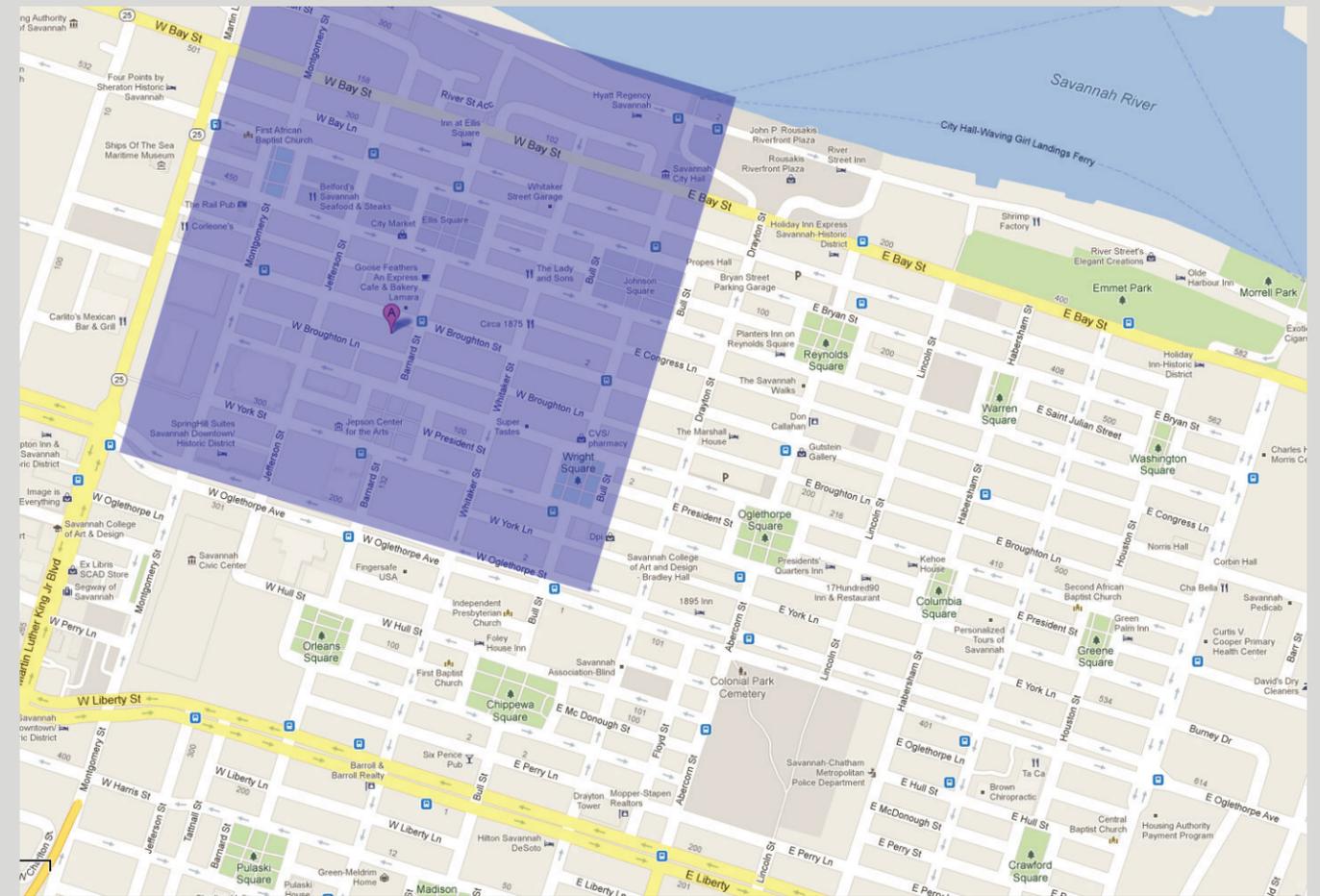
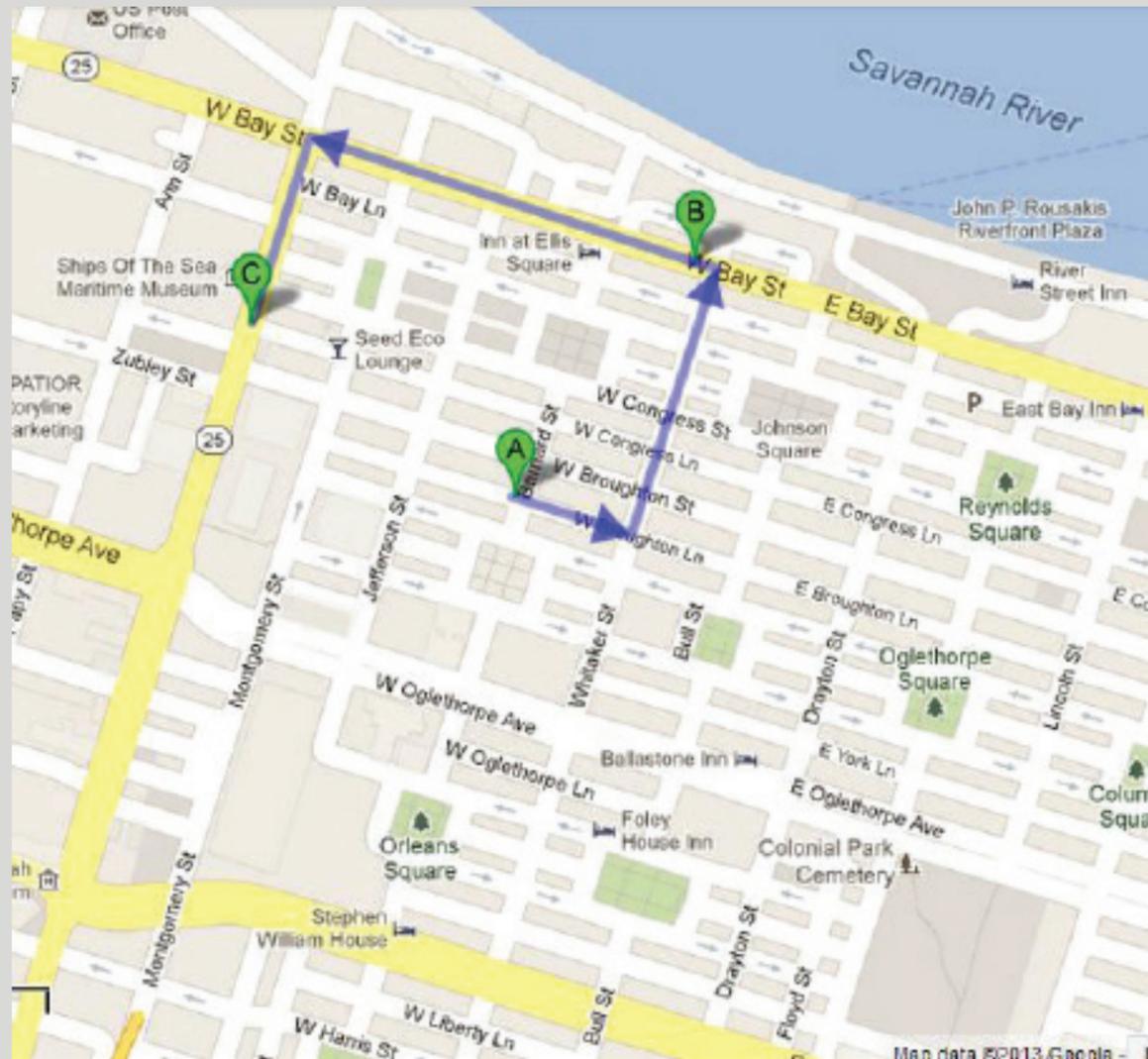
*Impact*

*Study*



The competition of our diner changes throughout our business hours. During the breakfast lunch and diner hours our direct competition would consist of restaurants that serve breakfast and or American cuisine; such as J Christopher's, Goose Feathers, Henry's Diner, Panera, Kayak Cafe, Five Guys, Social Club and B and D Burgers.

As the night goes on, many of our competing restaurants begin to close or stop serving food. We believe we have found a niche in Savannah that is missing downtown. As restaurants close and people keep drinking it is only logical that those bar goers are going to get hungry or stumble across a strong case of the late night munchies, and our business is here to help them. Our only late night competition that serves similar food is Five Guys and McDonald's. It is also safe to say that Five Guys is not our direct competition for long, since they stop serving food by 2 in the morning, and we would cater to people all night long.



Our bar located in the basement is a dessert lounge. The bar will be open from 5pm to 3am. Thus our competition is again very selective. It consists of Lulu's Chocolate Bar, and the Bohemian. All these bars are laid back lounges that serve appetizers and desserts.

We believe our diner will not have a direct impact with the increase in traffic around the area. We see our restaurant and bar as an asset in closing the gap to other bars on Broughton Street. By closing this gap our late night diner will enhance the night life of Broughton Street, by servicing the late night bar goers with food after hours; thus, keeping people on the streets longer. We do not believe our clientele will be coming into the city for our diner and bar alone, but would cater to the people living and coming into town for the day or evening, the area of people we hope to service would be the people in the highlighted areas on the map.

