

Beaver Falls News Tribune Building

Environmental Planning & Design
April 2, 2016



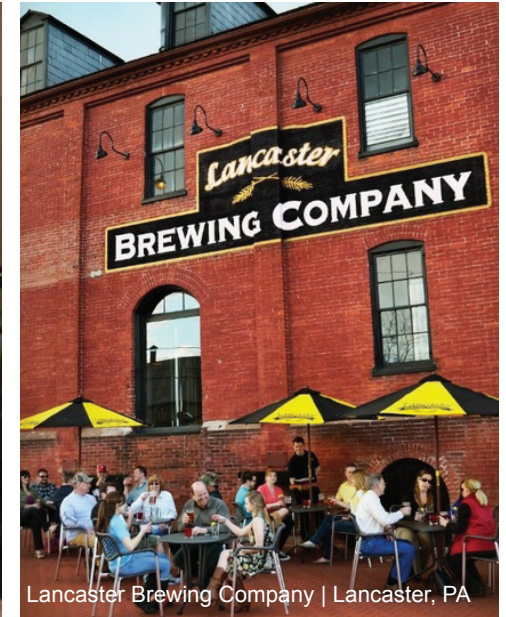
Bube's Brewery | Mt. Joy, PA



Bube's Brewery | Mt. Joy, PA



Lancaster Brewing Company | Lancaster, PA



Lancaster Brewing Company | Lancaster, PA



Happy Valley Brewing Company | State College, PA



Columbus Brew Adventures | Columbus, OH

Brew Pub Precedents

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The Beaver Falls News Tribune Building (BFNT) has low ceilings on the first floor and the basement. We've chosen two similar spaces to illustrate successful inviting products; Bube's Brewery and Happy Valley Brewing. Lancaster Brewing illustrates the dramatic effect of the tanks being able to be seen from the first floor dining area.



Wolf's Ridge Brewery | Columbus, OH



Wolf's Ridge Brewery | Columbus, OH



Wolf's Ridge Brewery | Columbus, OH



Wolf's Ridge Brewery | Columbus, OH

Brew Pub Precedents

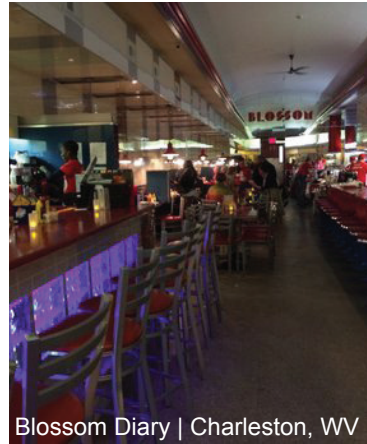
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Wolf's Ridge Brewery in Columbus, Ohio is similar in size and shape to the Beaver Falls News Tribune. Wolf's Ridge also utilizes large open space for events and entertainment.



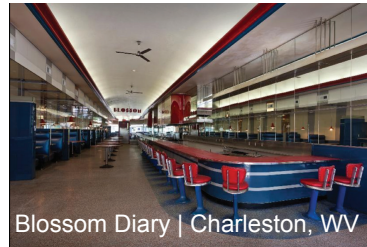
Blossom Dairy | Charleston, WV



Blossom Dairy | Charleston, WV



Blossom Dairy | Charleston, WV



Blossom Dairy | Charleston, WV



Blossom Dairy | Charleston, WV



Example of interior finishes of dining space

Restaurant Precedents

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The Blossom Dairy in Charleston, WV is a prime example of flexible dining. The restaurant offers "standard" diner fare during the daytime hours and then converts into more refined dining and lounge in the evening. We feel the BFNT can be competitive staying light on it's feet and creating flexible dining like this.



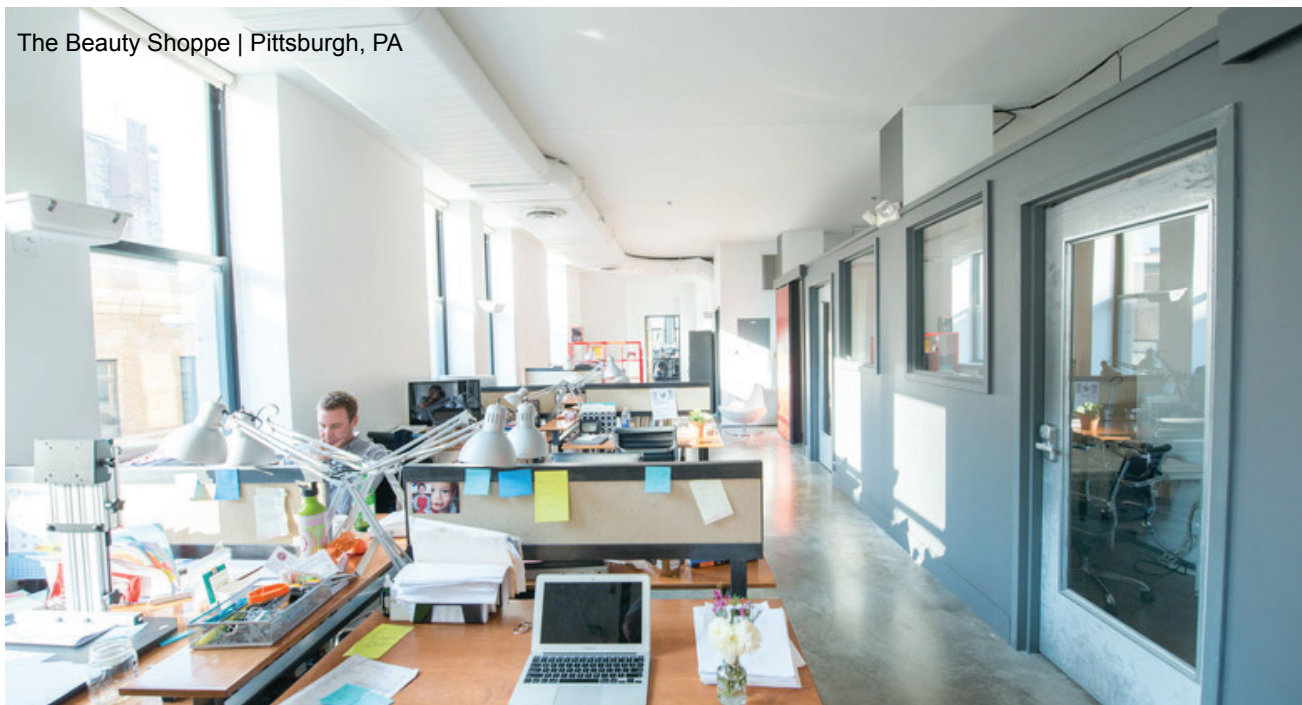
The Beauty Shoppe | Pittsburgh, PA



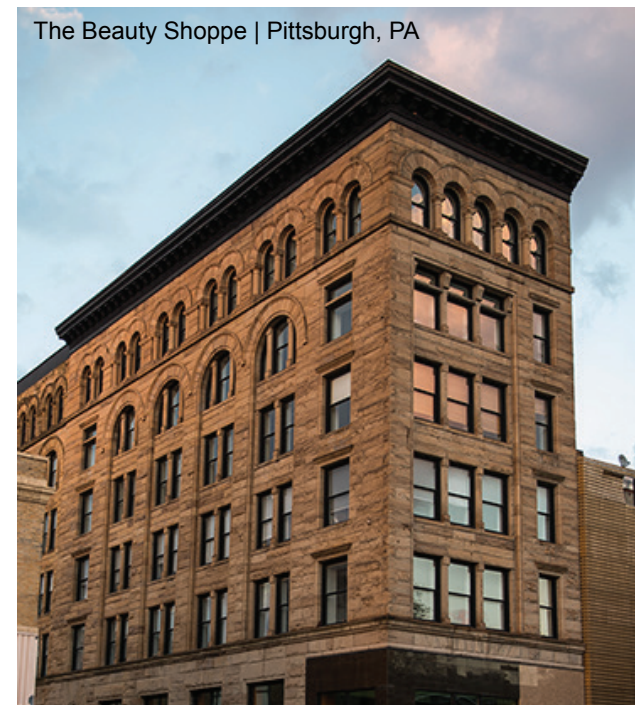
The Beauty Shoppe | Pittsburgh, PA



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The Beauty Shoppe | Pittsburgh, PA

Flex Office Space Precedents

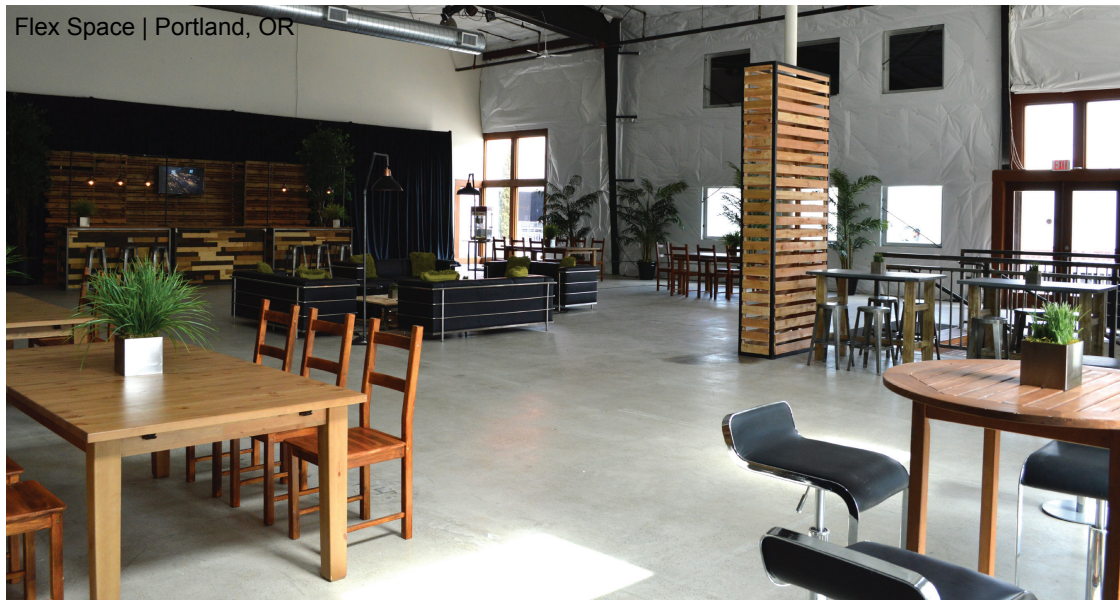
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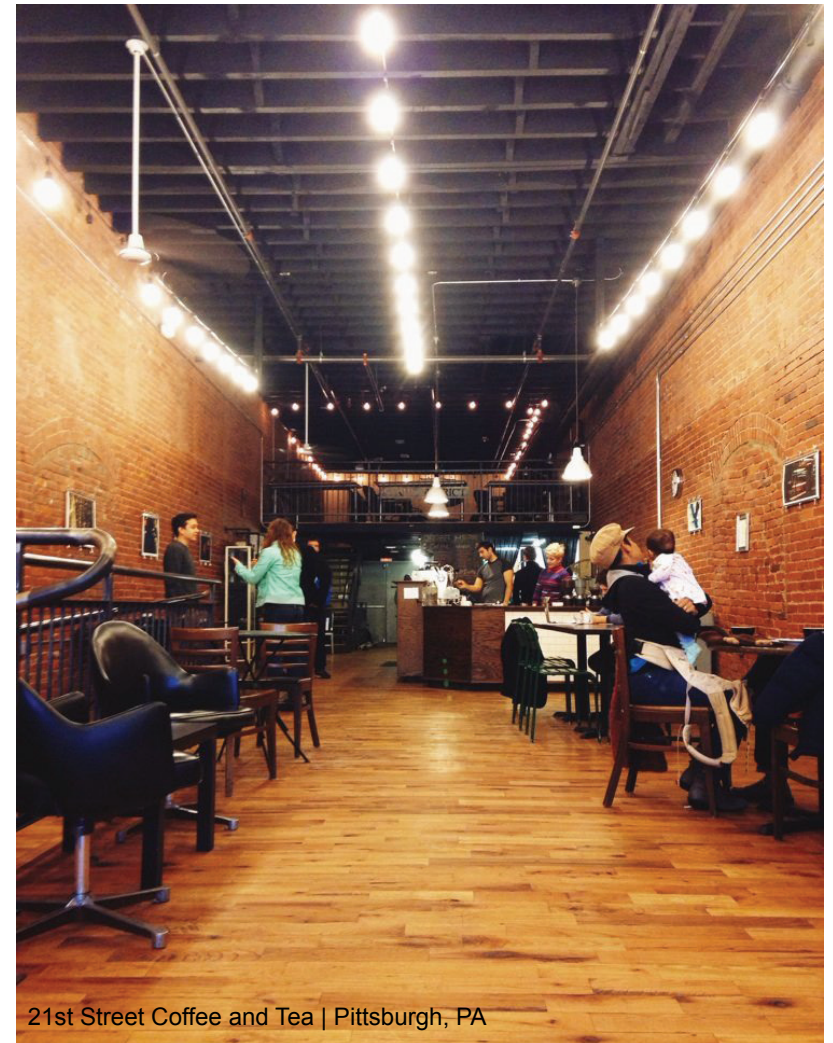
Providing light, airy flexible office space would be attractive to the right end user. The Beauty Shoppe in East Liberty near Pittsburgh is one of these spaces that has been largely successful. There are multiple shapes and sizes of rentable office space. They range from larger private offices to very small space on a larger desk.



Flex Space | Portland, OR



Flex Space | Portland, OR



21st Street Coffee and Tea | Pittsburgh, PA

Flex Space Precedents

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21st Street Coffee and Tea in Pittsburgh is another example of flexible, rentable office space. Something that is intriguing with this precedent is the interaction with coffee shop on the first floor and the office space in the second floor loft.



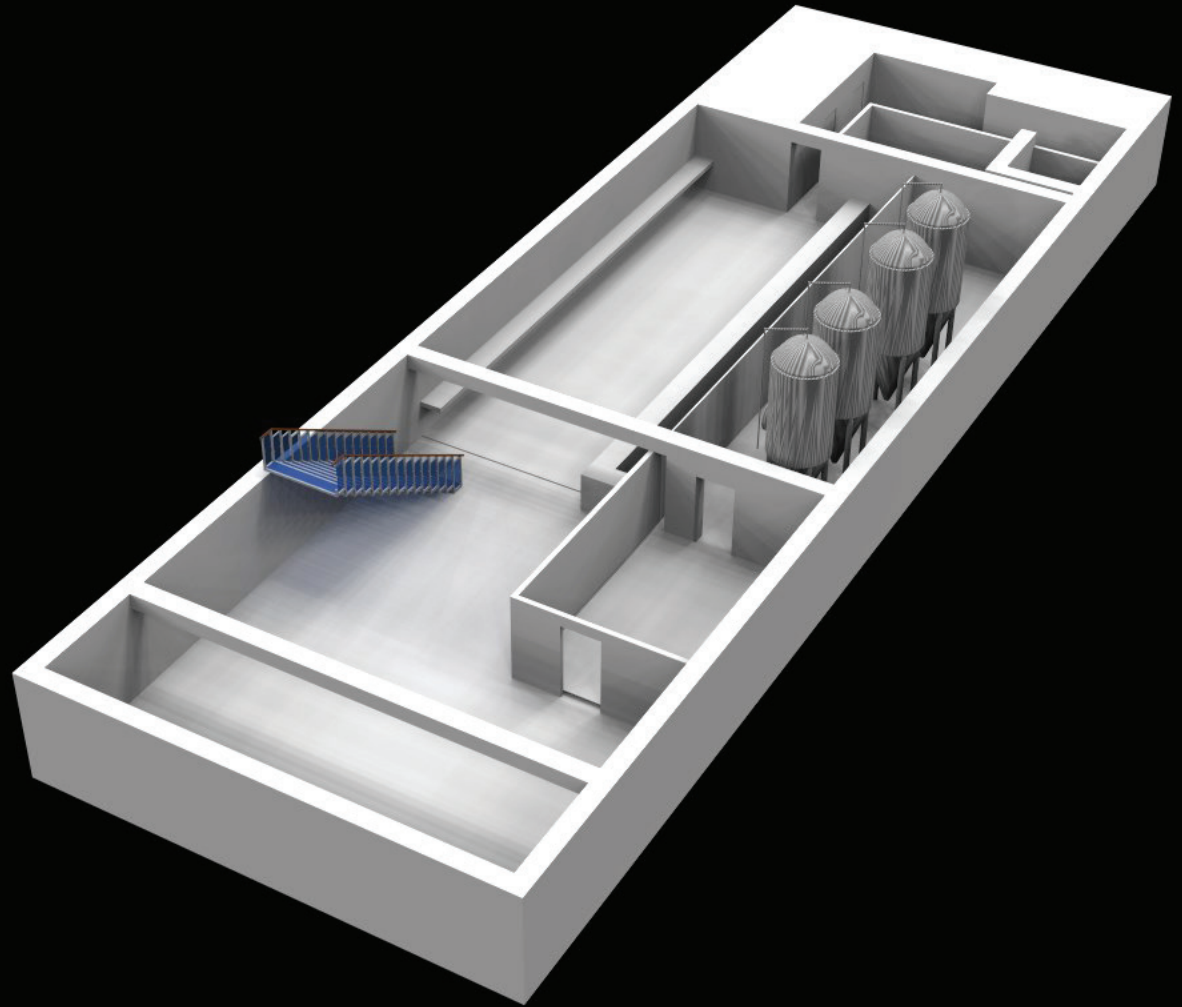
Art Gallery/Event Space Precedents

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The 3rd floor of the BFNT can be reserved for open event space that may also serve local artists. There is also an opportunity of being a bit of an open Community meeting space. The image in the upper left shows differing levels in a small space which gives an element of motion within a relatively stagnant setting. This also creates a stage if an event with a live act is needed.



Basement - Brew Pub & Entertainment

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Concept 1



First Floor - Dining Room
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Concept 1

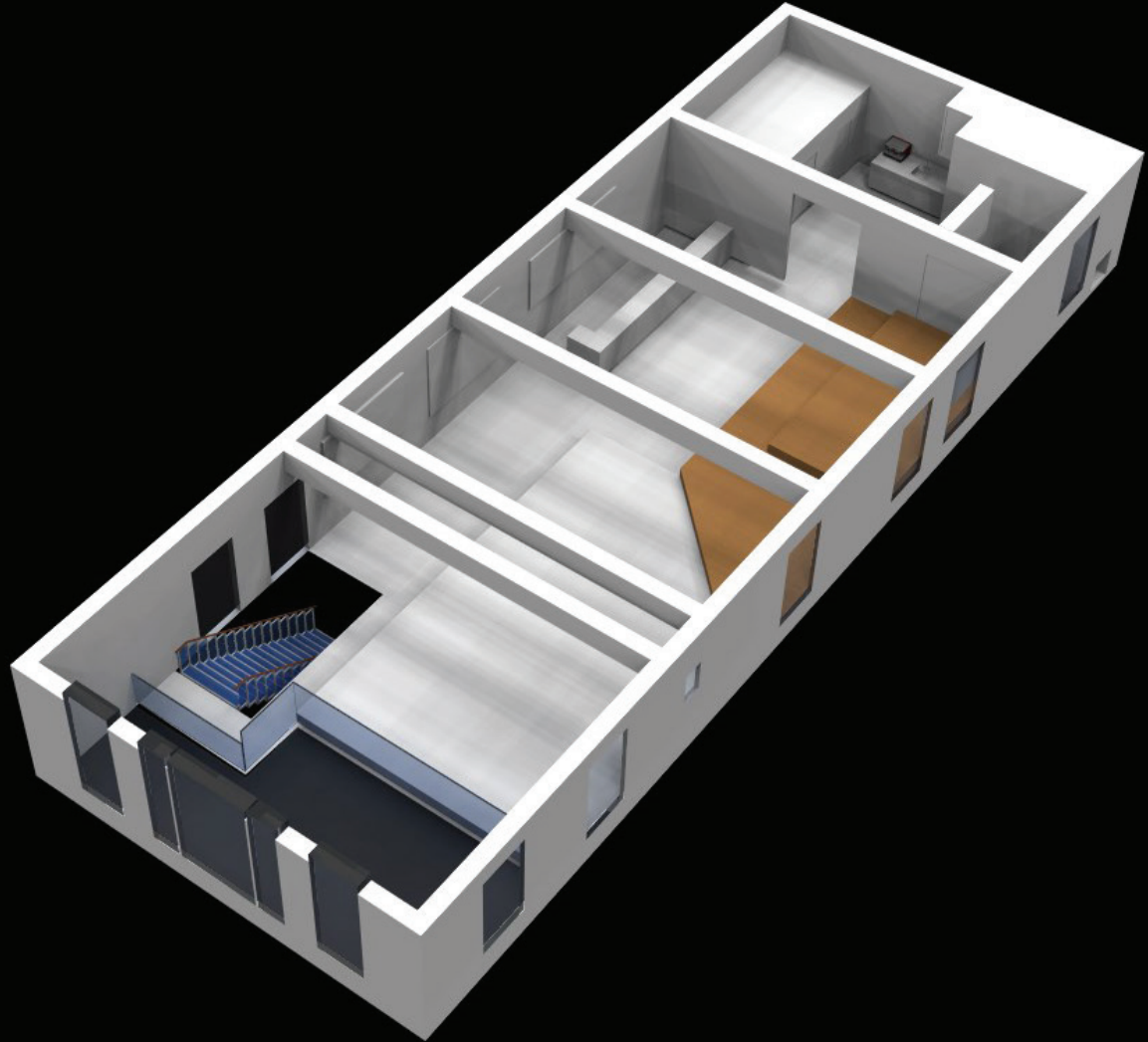


Second Floor - Flex Office Space

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Concept 1

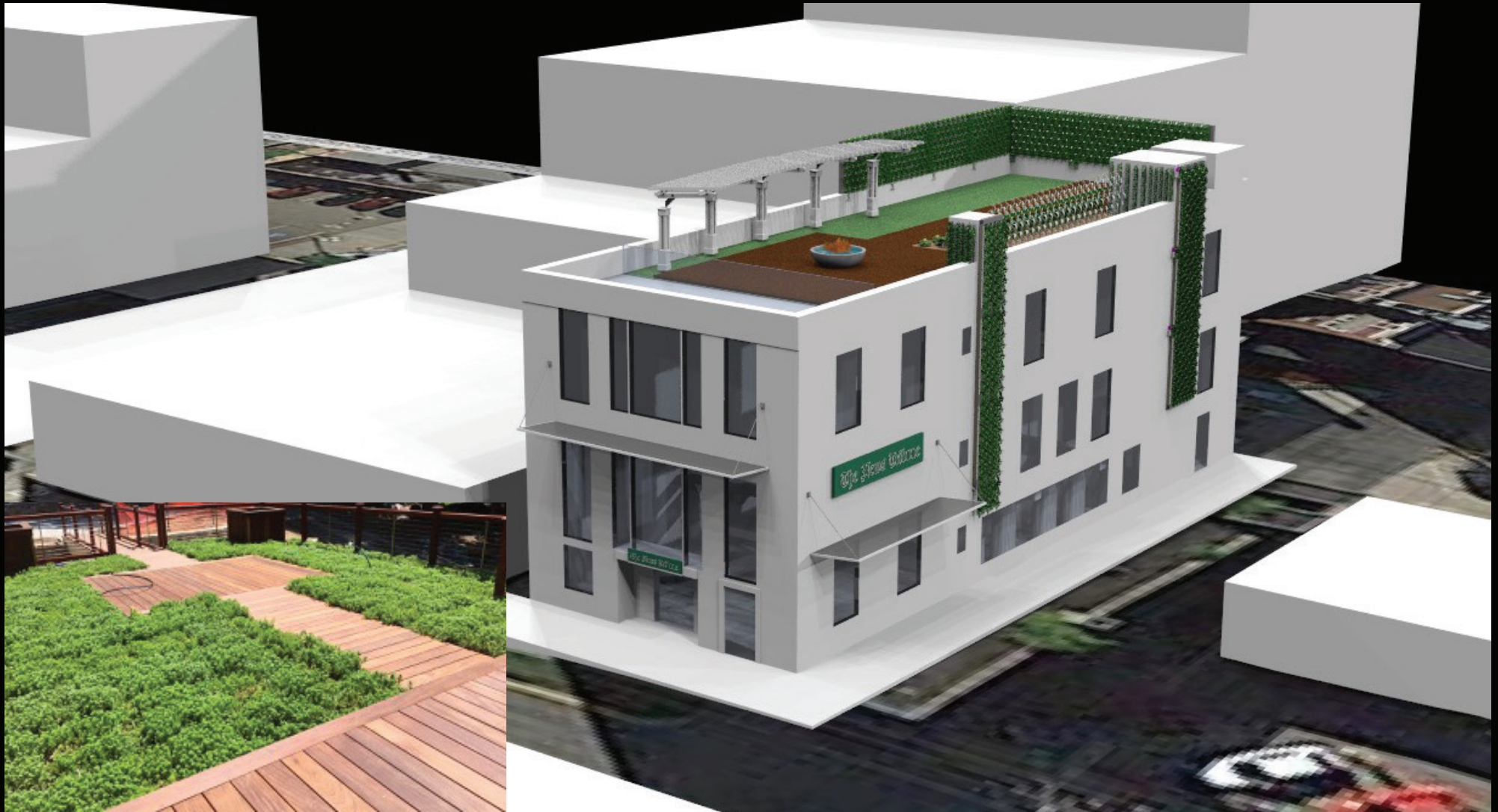


Third Floor - Event & Art Space

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Concept 1

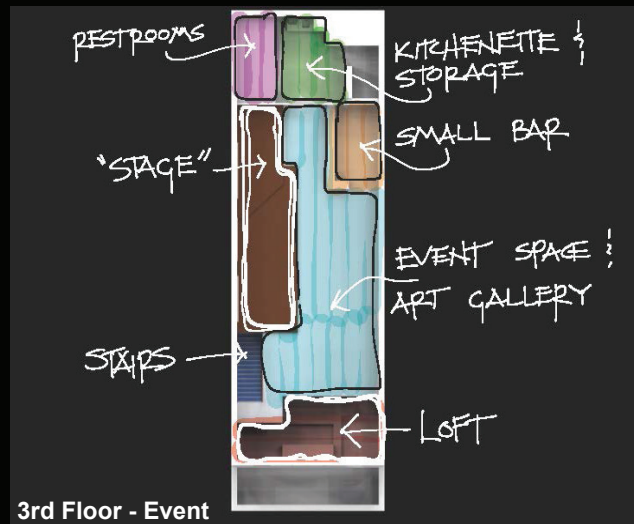
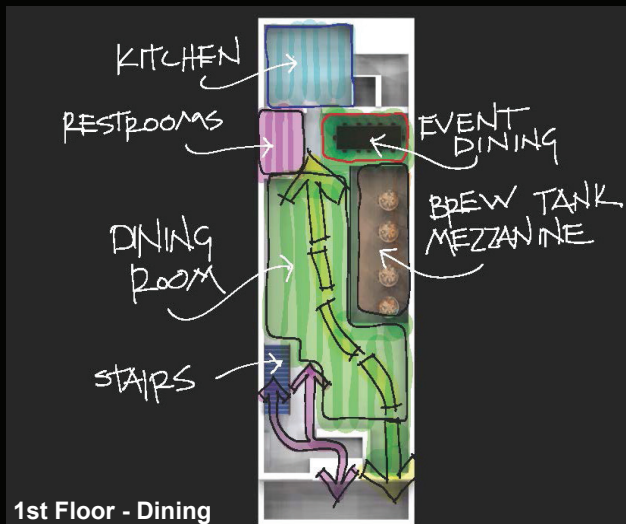
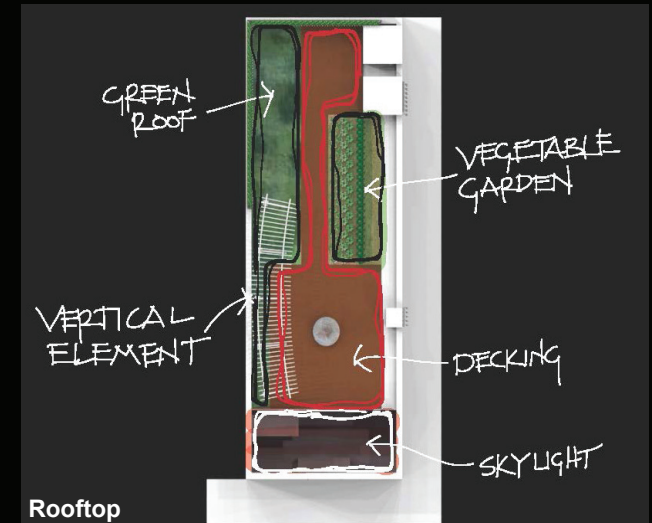
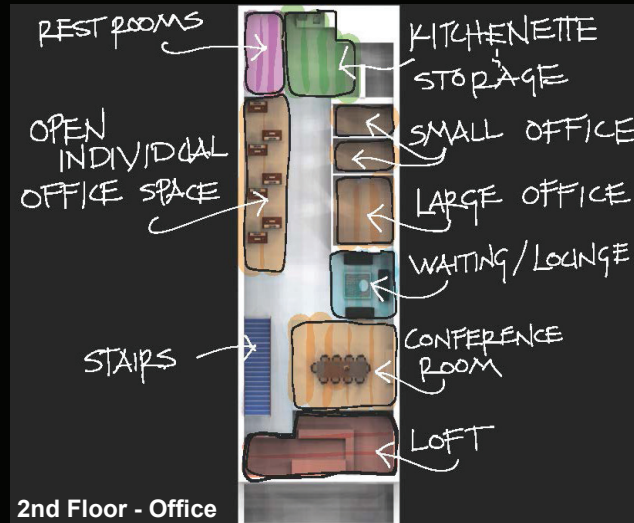
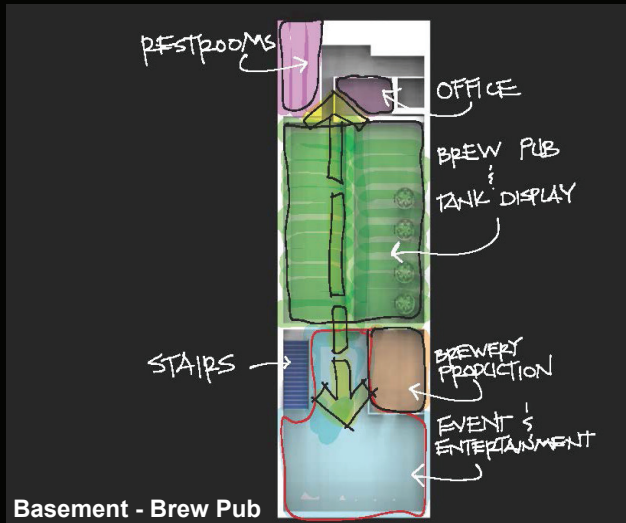


Rooftop and Exterior Perspective

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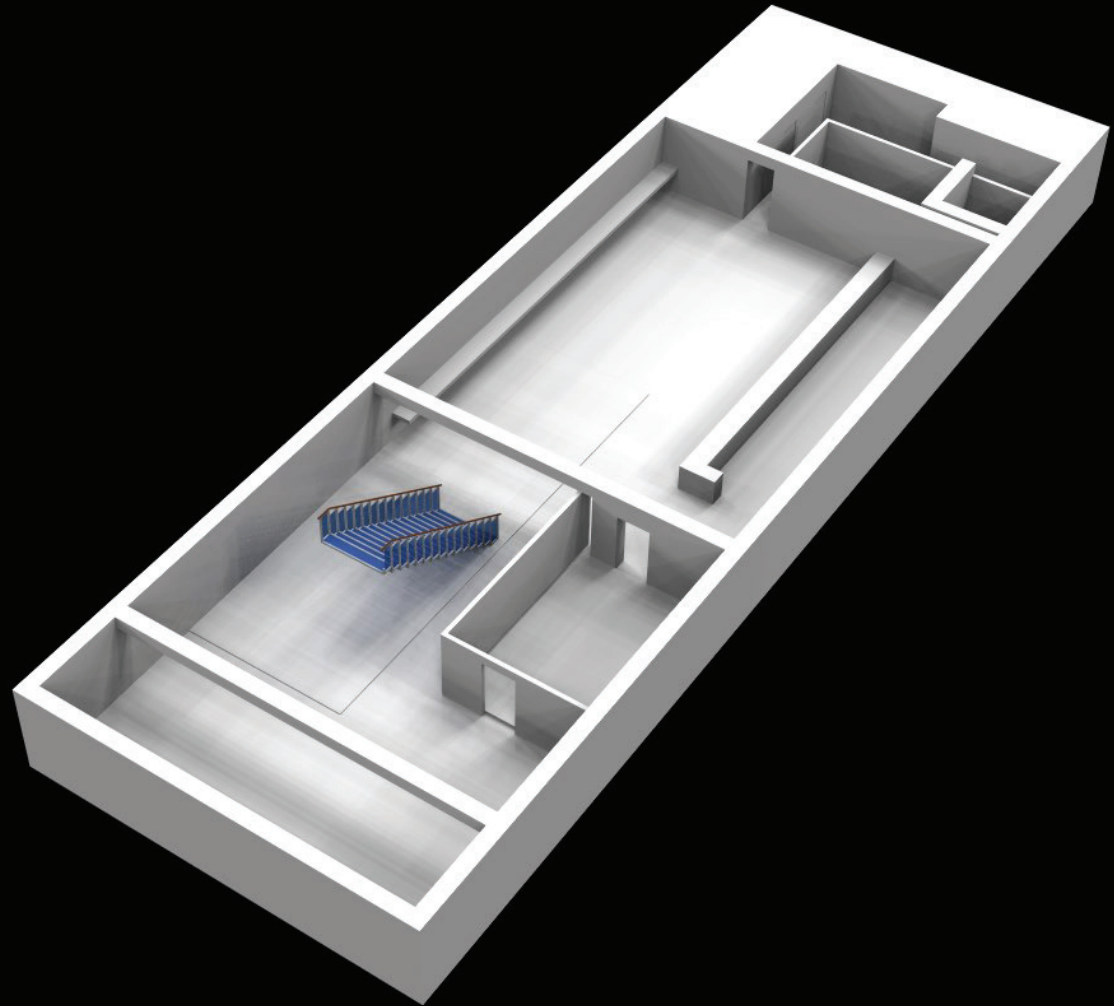
Concept 1



Bubble Diagrams

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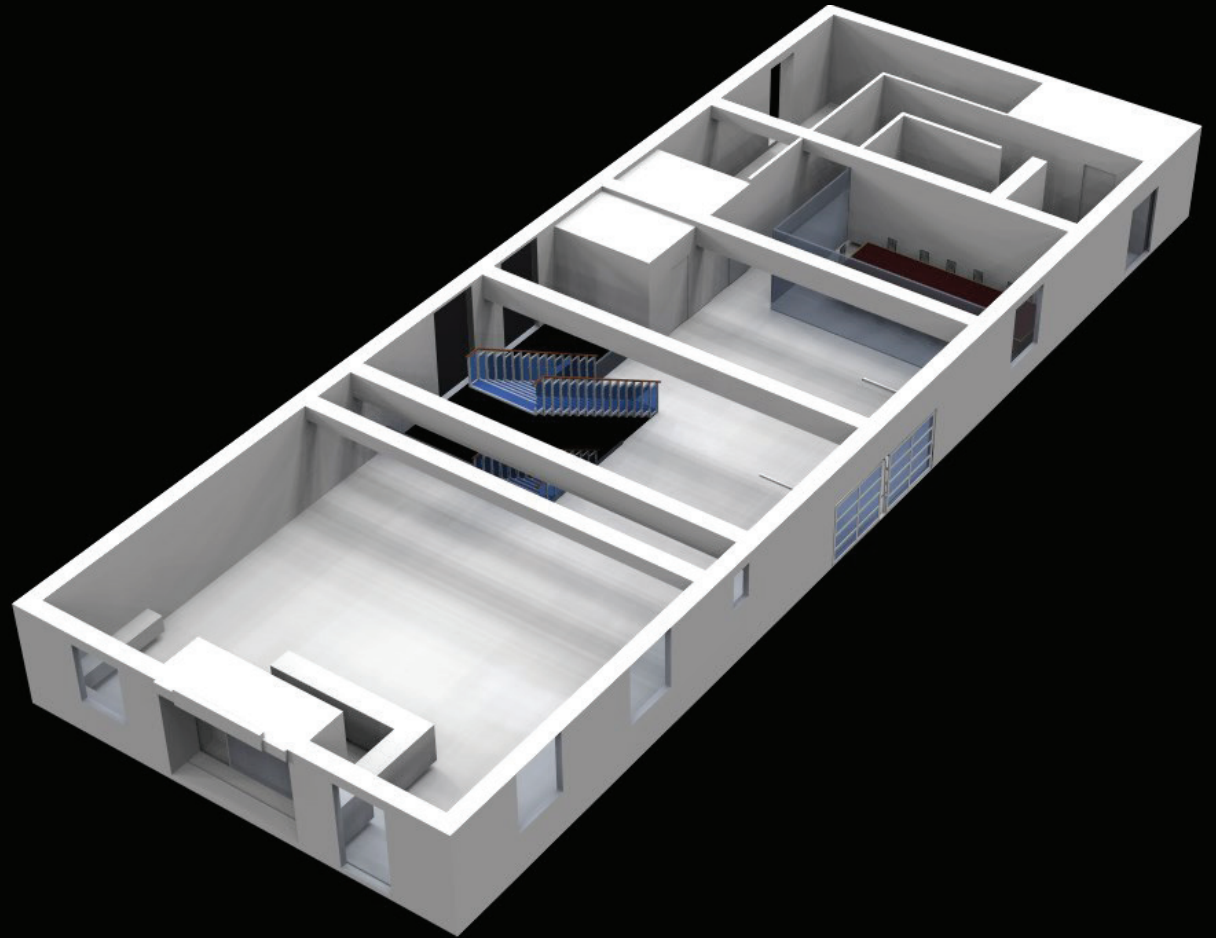


Basement - Brew Pub & Entertainment

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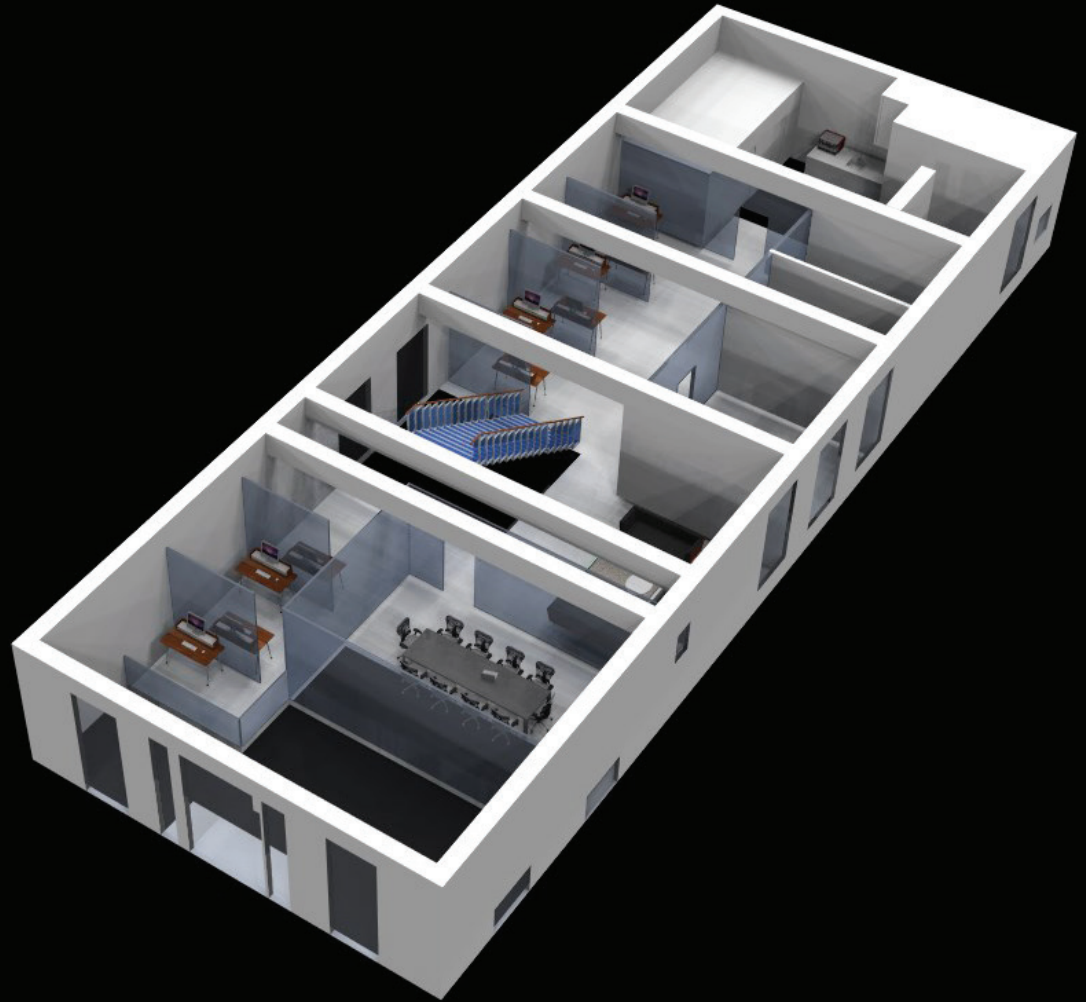
Concept 2



First Floor - Dining Room
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Concept 2



Second Floor - Flex Office Space

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Concept 2

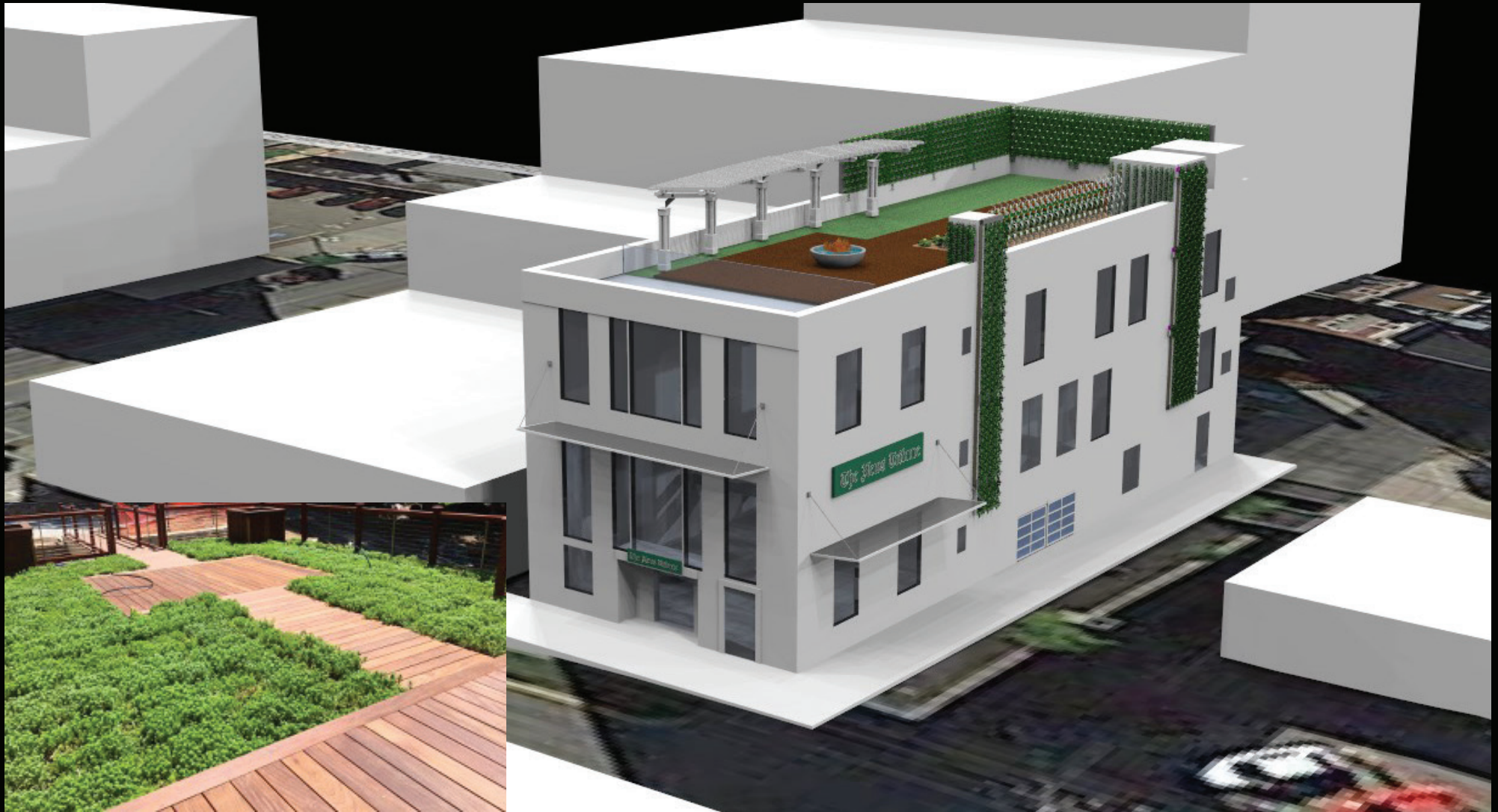


Third Floor - Event & Art Space

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Concept 2

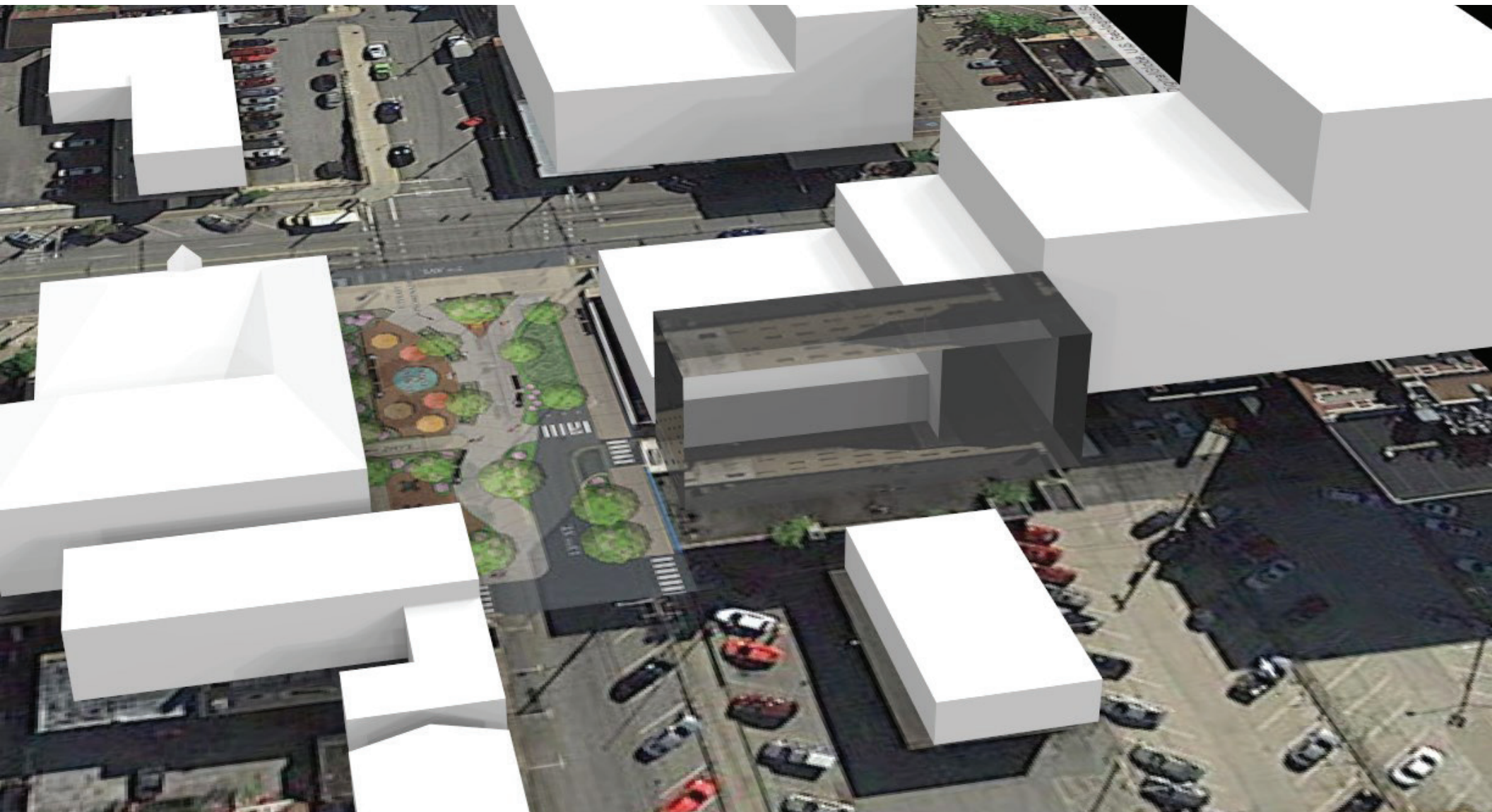


Rooftop and Exterior Perspective

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Concept 2



Building Context

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Night Scene
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Site & Building Demolition and Preparation \$350,000
 Structural \$750,000
 Mechanicals and Utilities \$550,000
 Exterior Spaces \$1,500,000
 Interior Spaces \$1,250,000
 Interior Outfit \$850,000
 General Conditions/Mobilization/Demobilization \$50,000

Subtotal \$5,300,000
 20% Contingency \$1,060,000

Total \$6,360,000
 Per sf \$400

Green Walls and Cost Estimates Beaver Falls News Tribune Building

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