

BRASFIELD
& GORRIE

SWEETGUM
MICROBREWERY STARKVILLE, MS

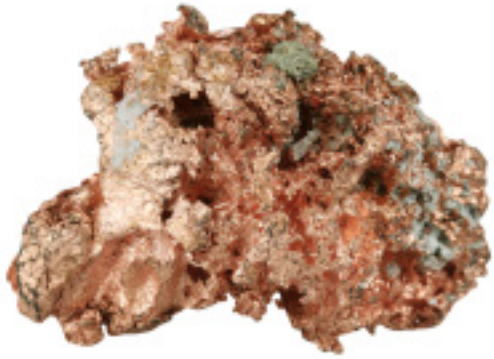


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CONCEPTS



Sweetgum Brewing Co. is looking to plant its roots in Starkville, MS by creating their first microbrewery location. A microbrewery focuses on the art of creating craft brews that concentrate on quality and flavor. The brewing technique begins with the natural ingredients, such as barley, and then through a series of transformations and manipulations is shaped into a signature brew. This transformation of rough raw ingredients into a refined liquid requires extensive energy and skill. To capitalize on this transformation, the exterior of the building will be in stark contrast to the interior, leading consumers through the natural established exterior into the manipulated interior. The material selection will be based upon this natural to refined idea. By using raw copper, rough wood and concrete, a transition will be created from the rough, weathered outside into the polished refined materials reflected in the machinery. Through the space plan and the interesting design details the space can be used for day to day brew operations, tours, and also rented out for events. This provides the owner with an additional source of income to offset the initial costs of start up.

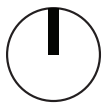
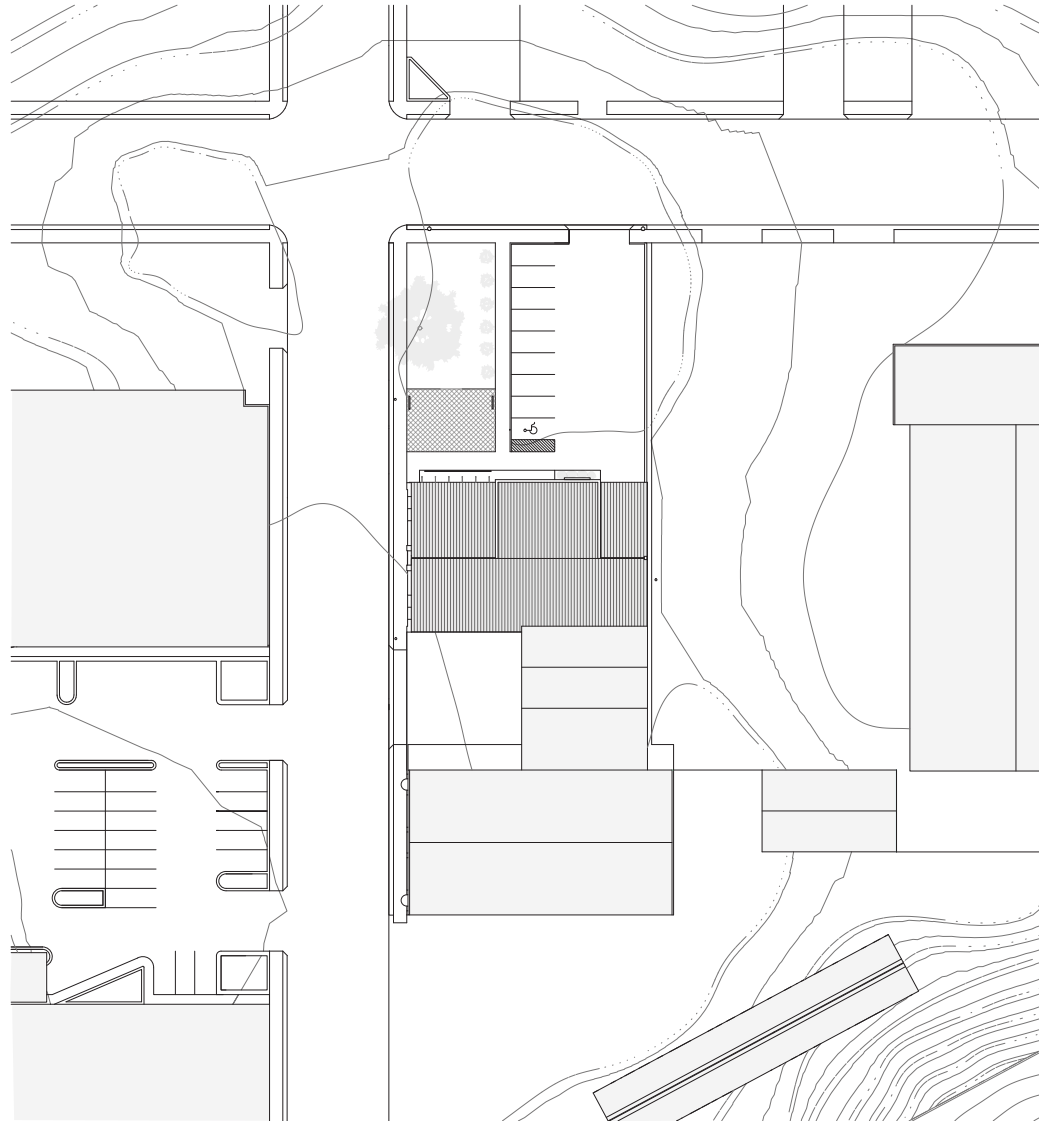
Design Goals:

- To create a Sustainable Design
- Create a Buzz among the People of Starkville.
- Make customers feel connected to brewing process and become invested in Sweetgum.
- Create strong branding and have a clear mission.
- Become involved in local events.
- Serve as an event center and a place for brewery tours and production to maximize profitability.

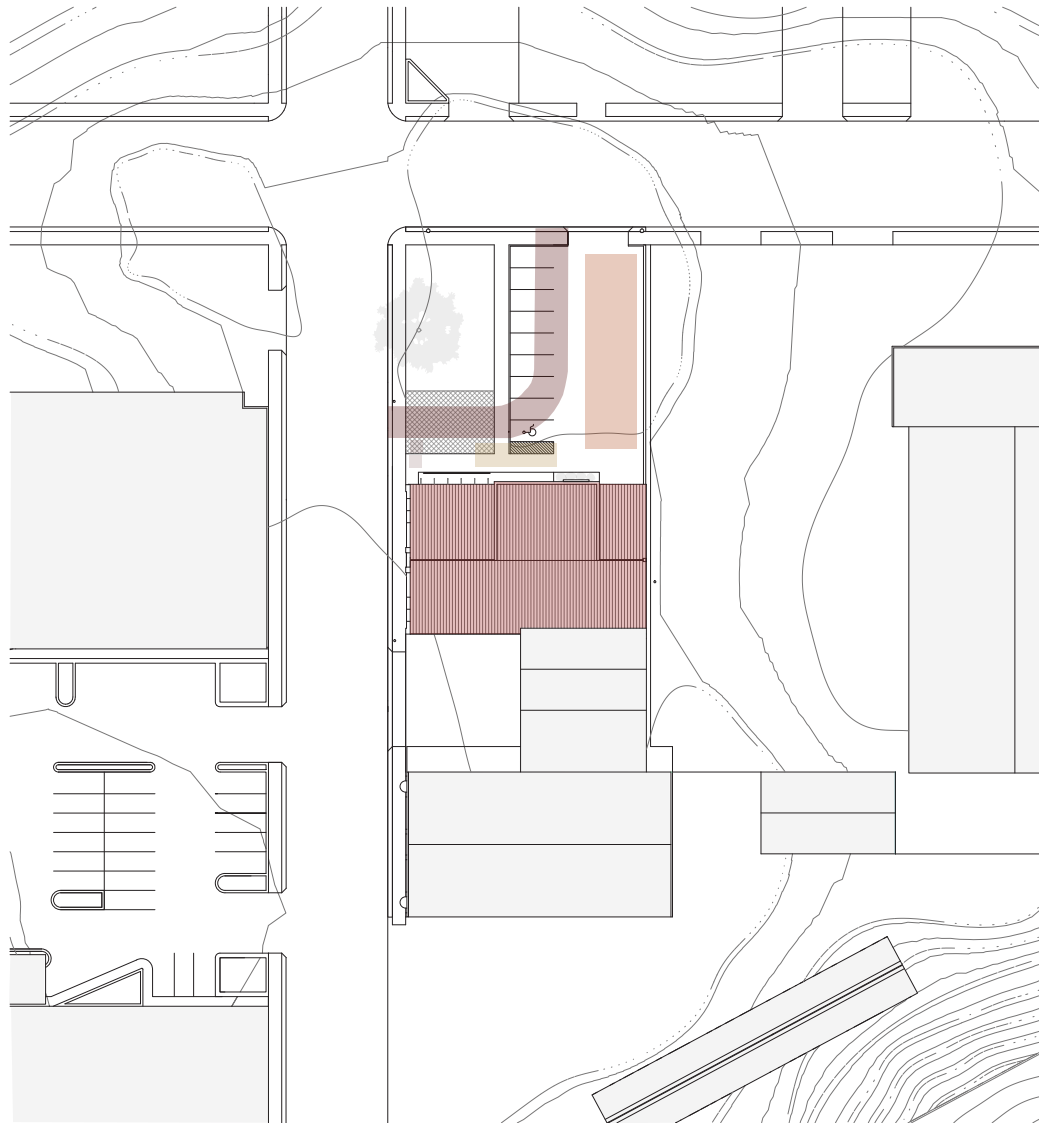
SITE PLAN



Scale 1/64" = 1'

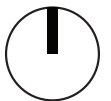


SITE LOGISTICS



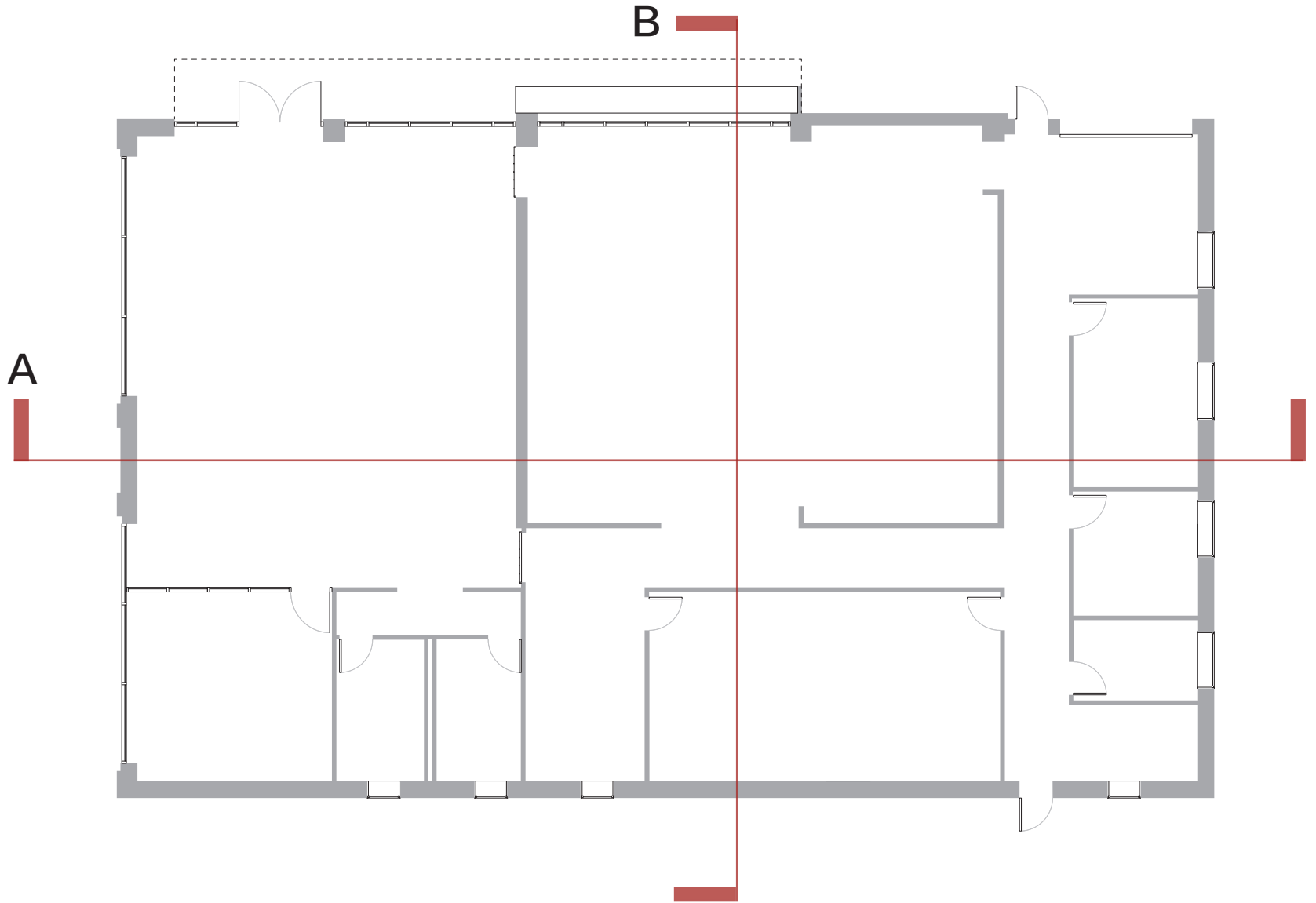
- EXISTING
- LAYOUT SPACE
- HAUL ROAD
- TOILETS
- DUMPSTER

Scale 1/64" = 1'



ARCHITECTURAL FLOOR PLAN





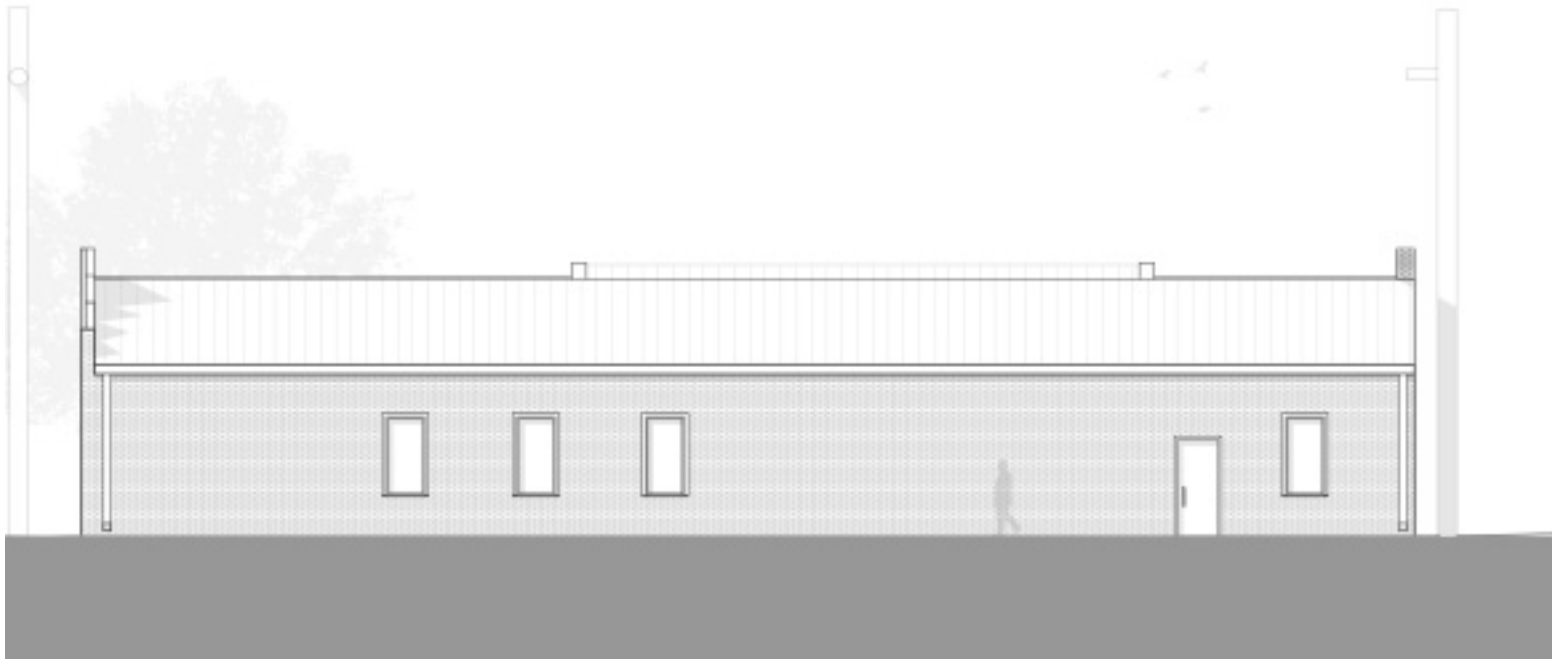
ELEVATIONS



North Elevation Scale 1/16" = 1'



South Elevation
Scale 1/16" = 1'



ELEVATIONS



West Elevation Scale 1/16" = 1'



East Elevation

Scale 1/16" = 1'

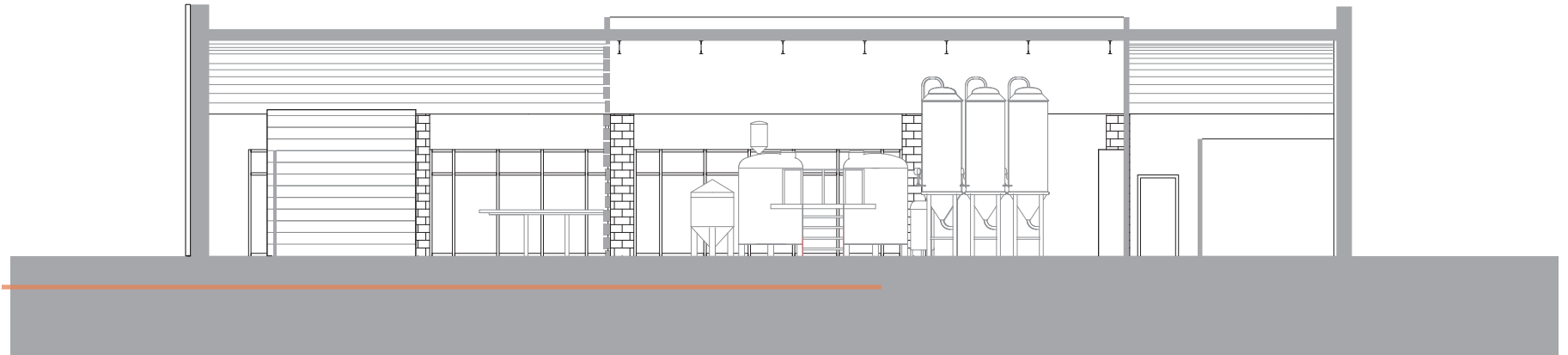
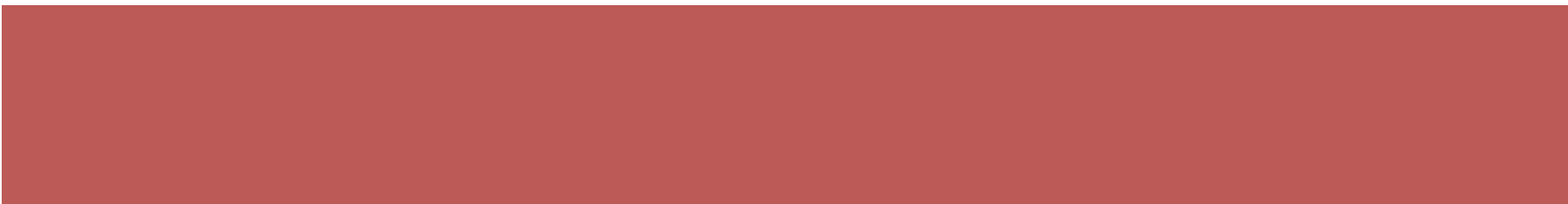


BUILDING SECTION

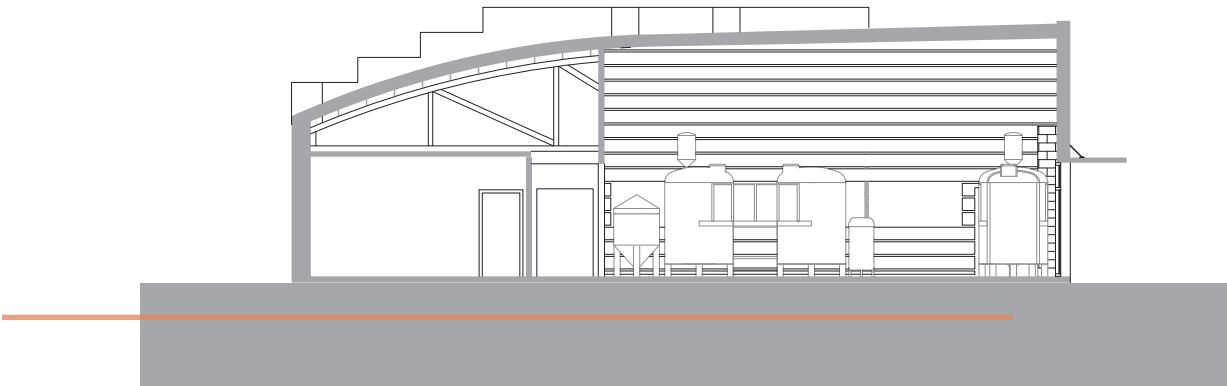


Section A

Section B



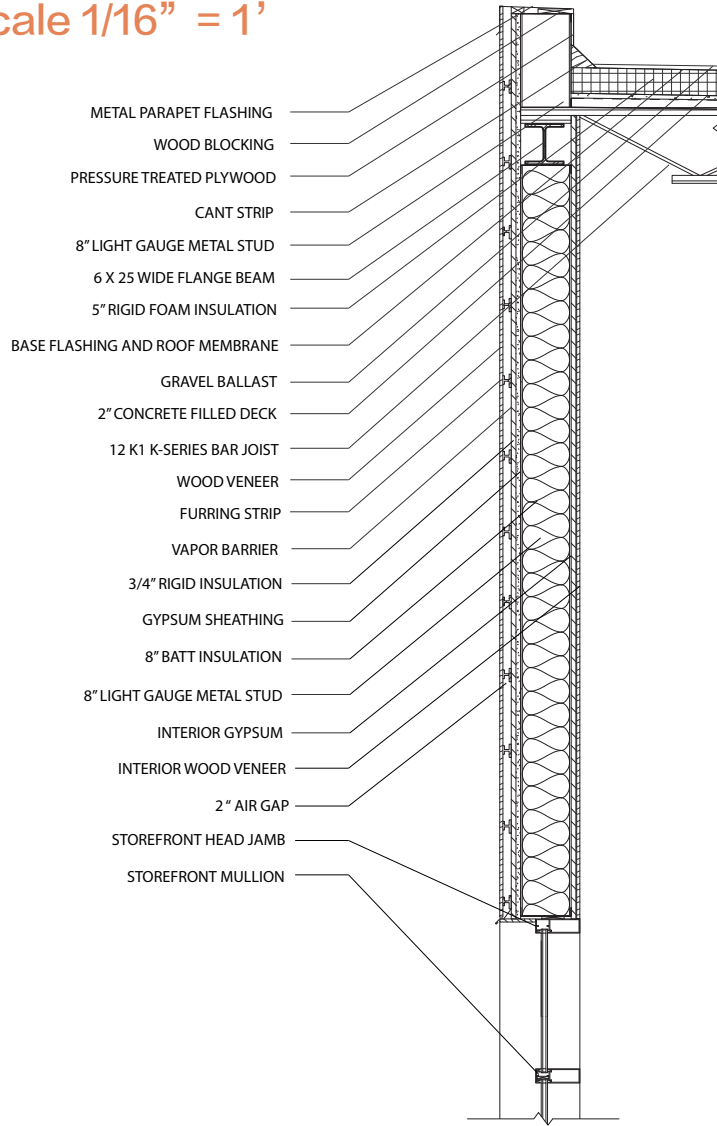
Scale 1/16" = 1'



CONSTRUCTION DETAILS

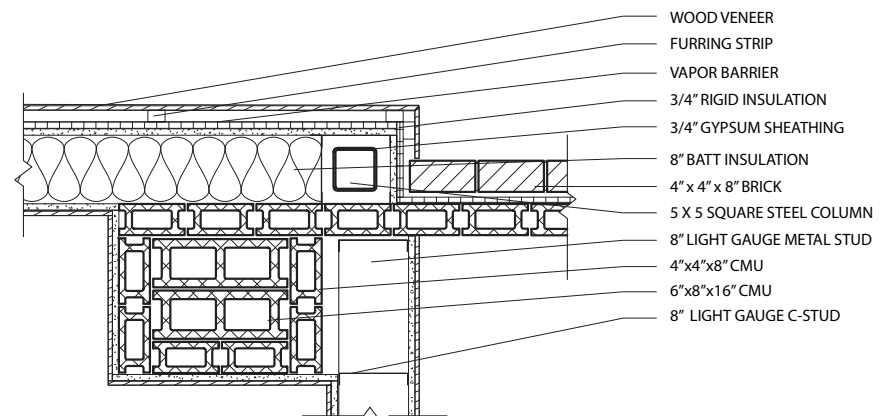


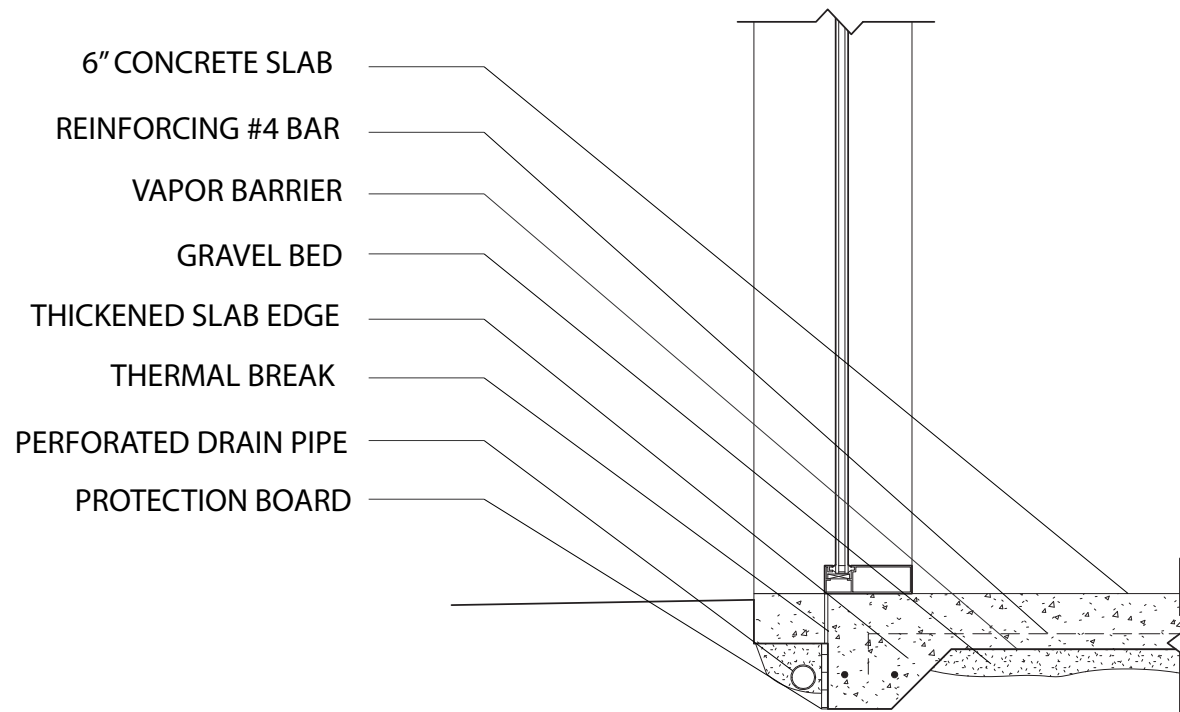
Scale 1/16" = 1'



Wall Section 1

Wood and Brick Wall Detail





Wall Section 2

Scale 1/16" = 1'

SIGNAGE & WAYFINDING



TEXT

FONT USED:

Lantinghei TC Extralite

We decided to go with a font that would compliment the thin strokes of the limbs in our logo which the sweegum hangs from.

SWEETGUM
MICROBREWERY STARKVILLE, MS

HOURS

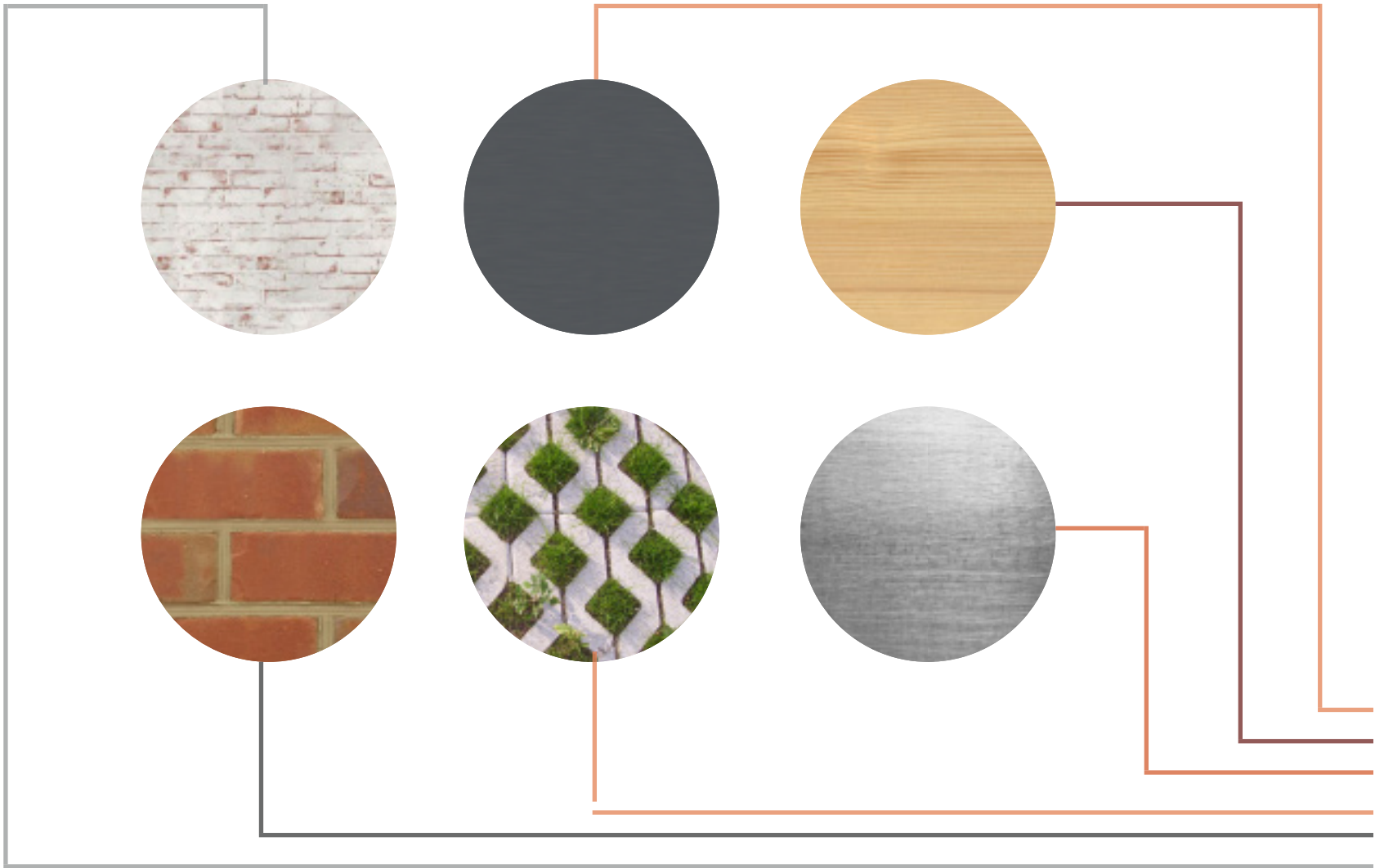
MON-FRI SAT-SUN
8a-7p 12p-7p

662-555-5555

COLOR USED

#a2a2a2

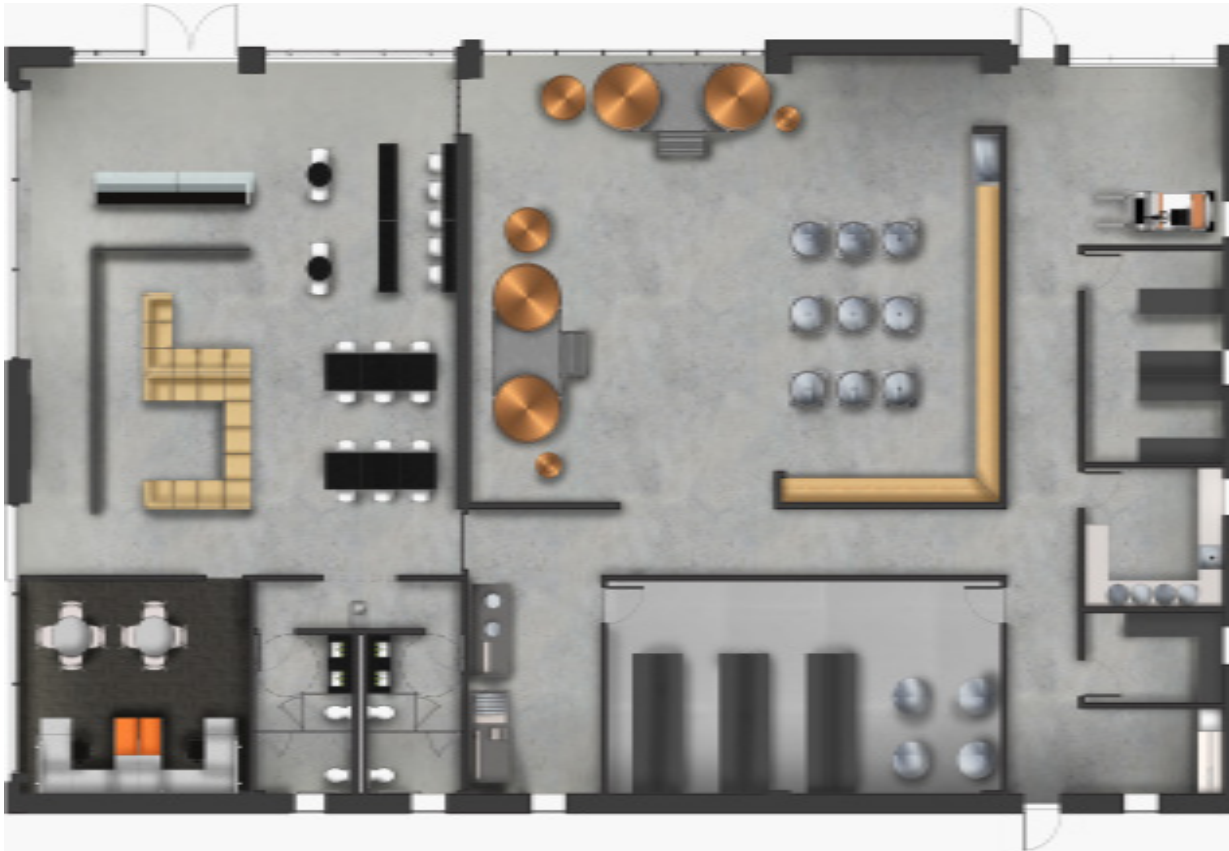
EXTERIOR RENDERED





- Dark gray aluminum
- White walnut
- Steel
- Unilock turfstone
- Columbus Brick Company: Weathered Brick
- Original brick

FLOOR PLANS



Receptionist desk in entry built as three separate pieces on casters to allow for optimal move ability and functionality.

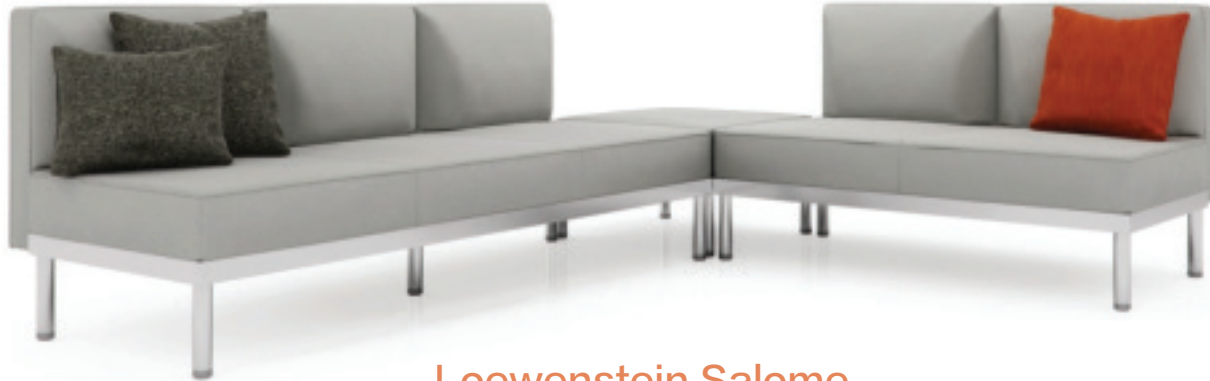
Tasting Room tables created as smaller pieces that can be pushed together to hold up to 6 people or pulled apart to accommodate any event.

Gallery wall allows for interchangeable graphics like the history of microbreweries and how Sweetgum and Starkville are a part of that.

Bar Area allows for direct viewing into the brewing equipment space and is also a free standing piece that can be moved and disconnected if needed.

Tasting room, lounge seating, restrooms, and the office can all be sectioned off by glass garage doors to prevent attendees of different events from wandering to the factory area and potentially harming themselves or others.

Modular lounge seating acts as a waiting area or if the space is rented out for an event it can be moved to accommodate multiple configuration options.



Loewenstein Salome
Modular Lounge Seating



Loewenstein Stainless
Square Base and Square Top

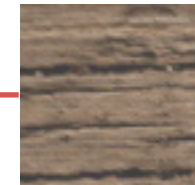


Loewenstein
Tiffany Chair



Cable and Rod
Shelving System

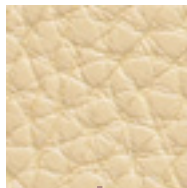
INTERIOR RENDERED



Concrete rendered receptionist desk: Mobile wood structure with thin layer of concrete applied.

Walnut wood with tobacco pacific stain above receptionist desk.

Ceaserstone quartz jet black countertop.



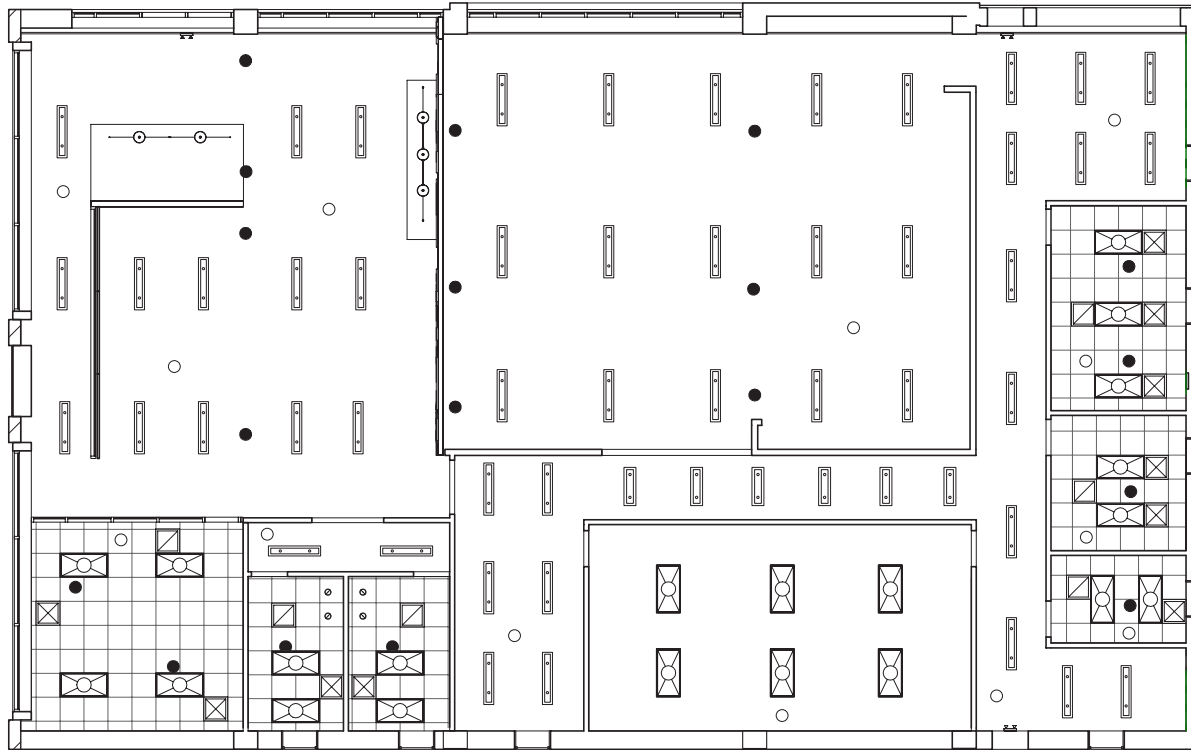
White walnut wood on feature wall

Patima copper veneer accent on white walnut feature wall.

Lounge seating upholstery: Momentum brand

LIGHTING





Lighting Legend

Symbol	Description
	Pendant Light
	Recessed Can Light
	Smoke Detector
	Sprinkler
	Exit Sign
	LED Recessed Corelight
	Supply
	Return



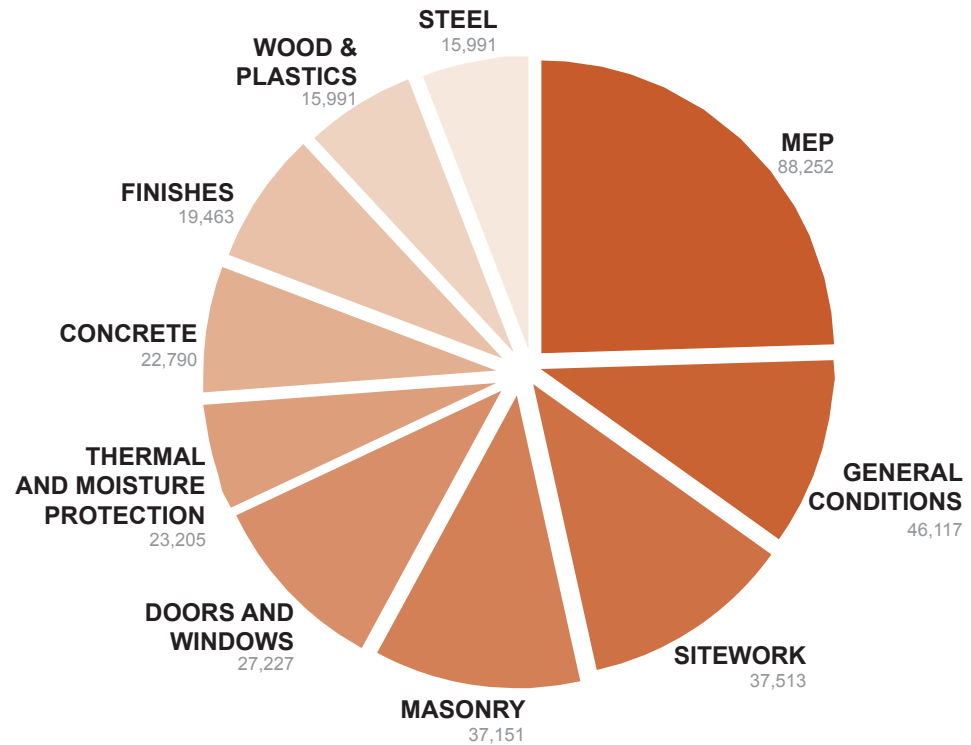
CONSTRUCTION ANALYSIS

For this renovation we originally designed a bump out addition that would serve as the tasting room. This addition would have required the north CMU wall to be demolished and then framed with steel adding unnecessary cost and complications. Using value engineering, our team decided to veto the addition, but keep the raised ceiling it offered for the brewing equipment. By not adding the extension, **we saved \$84,000.** The original floor plan was 6,120 SF, as opposed to the new floor plans 5,900 SF and implements LEAN strategies such as prefabricated assemblies fabricated offsite that ensure quality and accuracy. The wood sheathing veneer located on the north elevation will be fabricated offsite and then brought on using just-in-time delivery.

CONSTRUCTION BUDGET



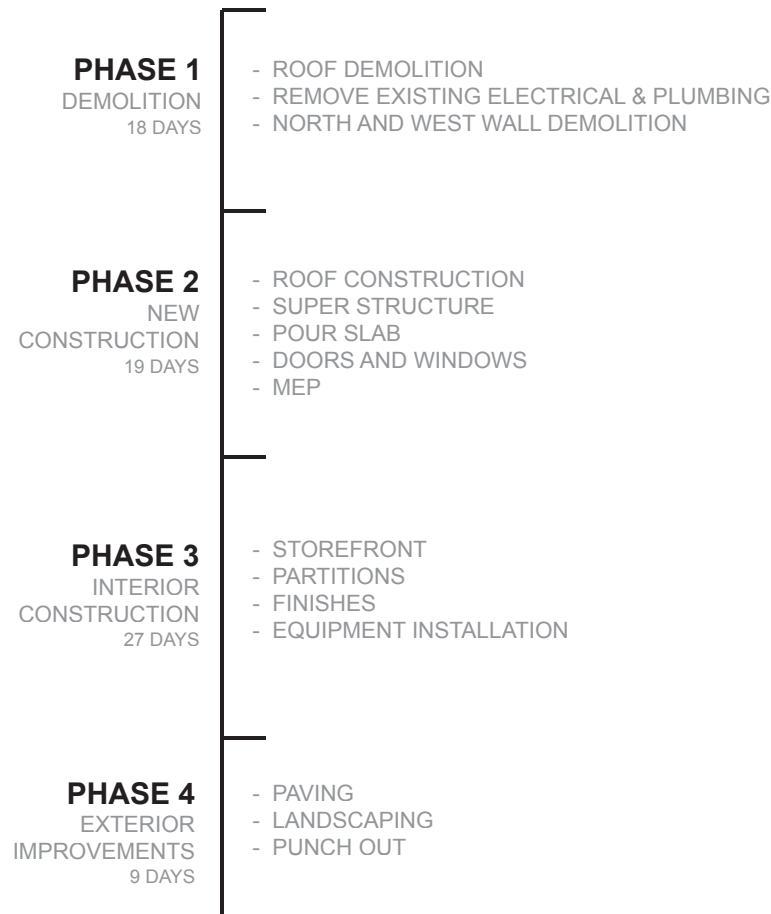
TOTAL SF		PRICE PER SF
5,900SF		\$70.26/sf
	General Conditions	46,117
S	Sitework	37,513
	Concrete	22,790
	Masonry	37,151
S	Steel	15,991
W	Wood and Plastics	10,209
	Thermal and Moisture Protection	23,205
	Doors and Windows	27,227
F	Finishes	19,463
	Specialties	5,056
	Equipment	5,000
33%	MEP	88,252
6%	Architect Fee	16,045
7%	O&P	18,720
1%	Engineer Fee	2,674
3%	Mechanical & Electrical Engineer Fee	8,022
5%	Contingency	13,371
	Grand Total	414,520



SCHEDULE

NET COST : \$ 267,400
TOTAL COST : \$ 415,000

70.62 / SF



LEED ANALYSIS



This design for a microbrewery on the corner of Lampkin and Jackson in Starkville, MS uses a wide variety of methods to contribute to the health and safety of the environment, while developing and improving its property for an increase in community use. The design limits the disruption of the undeveloped land and preserves existing green space and vegetation.

The site is in close proximity to many community amenities, as well as a residential area. The site is also within a quarter of a mile to a bus stop that provides transportation to the community of Starkville and Mississippi State University. Parking areas onsite are limited to the minimum required by code, therefore encouraging carpooling and the use of public transit. A large pecan

tree shades most of the open green space, as well as the parking area. An outdoor sitting area is provided on open grid pavement, making a transition between the concrete sidewalk and the open green space. Storm water and run-off is re-routed from original site conditions to provide irrigation for the landscaping.

All structural elements on the interior of the building are retained. Additional structure is added to the roof in the north side, however, none is subtracted. The north side is opened in order to allow light into the interior, as well as provide visibility from the street of the interior public spaces. Non-structural wood elements found in the interior of the existing building are used on various interior and exterior wood veneer walls.

The building's lighting plan provides efficient fixtures that allow for maximum control and minimize light pollution. Specified furniture, fixtures and materials have the minimum required recycled content and emit the least amount of VOCs that are acceptable. Specified interior fixtures use and promote wastewater efficiency in the restroom areas. The utilization of these strategies as well as several others can be employed to achieve LEED Silver Certification.

LEED CHECKLIST



LEED 2009 for New Construction and Major Renovations Project Checklist

SWEETGUM MICROBREWERY

21 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
			Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
1			Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
2			Credit 4.4	Alternative Transportation—Parking Capacity	2
1			Credit 5.1	Site Development—Protect or Restore Habitat	1
1			Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1

7 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
3			Credit 1	Water Efficient Landscaping	2 to 4
2			Credit 2	Innovative Wastewater Technologies	2
2			Credit 3	Water Use Reduction	2 to 4

4 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4			Credit 1	Optimize Energy Performance	1 to 19
			Credit 2	On-Site Renewable Energy	1 to 7
			Credit 3	Enhanced Commissioning	2
			Credit 4	Enhanced Refrigerant Management	2
			Credit 5	Measurement and Verification	3
			Credit 6	Green Power	2

13 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
3			Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
1			Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
1			Credit 2	Construction Waste Management	1 to 2
2			Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
2			Credit 4	Recycled Content	1 to 2
2			Credit 5	Regional Materials	1 to 2
1			Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

10 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
			Credit 1	Outdoor Air Delivery Monitoring	1
1			Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
1			Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
			Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
1			Credit 7.2	Thermal Comfort—Verification	1
			Credit 8.1	Daylight and Views—Daylight	1
			Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process Possible Points: 6

Y	?	N			
			Credit 1.1	Innovation in Design: Specific Title	1
			Credit 1.2	Innovation in Design: Specific Title	1
			Credit 1.3	Innovation in Design: Specific Title	1
			Credit 1.4	Innovation in Design: Specific Title	1
			Credit 1.5	Innovation in Design: Specific Title	1
			Credit 2	LEED Accredited Professional	1

Regional Priority Credits Possible Points: 4

Y	?	N			
			Credit 1.1	Regional Priority: Specific Credit	1
			Credit 1.2	Regional Priority: Specific Credit	1
			Credit 1.3	Regional Priority: Specific Credit	1
			Credit 1.4	Regional Priority: Specific Credit	1

55 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

