

CAREER DEVELOPMENT FOR A  
NEW GENERATION OF  
CONSTRUCTION PROFESSIONALS

*With*

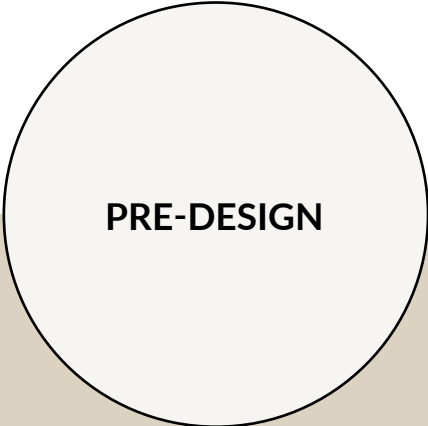
BKV GROUP





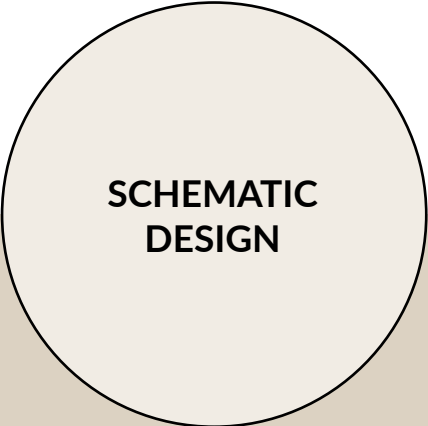
# THE PROCESS

*Developing the “big idea” and concept for any project is key to the start of design direction. The vision captures high-level project goals that define priorities and user experience of the space.*



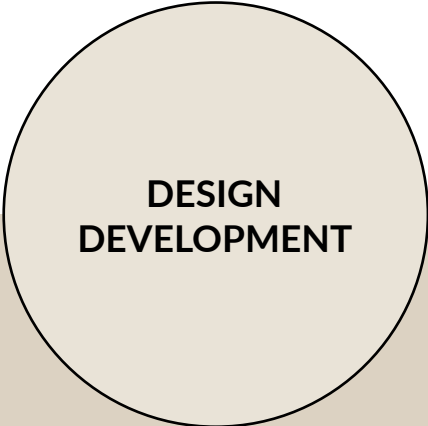
**PRE-DESIGN**

PROJECT DISCOVERY



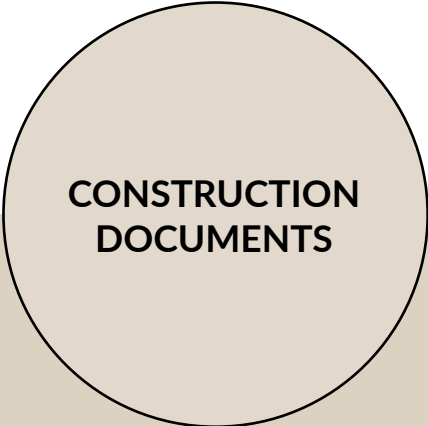
**SCHEMATIC DESIGN**

CONCEPTUAL DEVELOPMENT



**DESIGN DEVELOPMENT**

REFINING THE DESIGN



**CONSTRUCTION DOCUMENTS**

TECHNICAL DESIGN AND DOCUMENTATION



**CONSTRUCTION ADMINISTRATION**

EXECUTION

COMPLETION



PRE-DESIGN

SURVEYS

OUR WORKPLACE VIBE IS MOST

FRAAT  
FUN FACTORY

WOR  
19 / PODCAST

WORKFUL BREV

GENERAL VIBES

● RIGHT ON

● NOT MY JAM

AMBIENT LIGHTING

NEON "ON AIR" @  
WOOD EXPOSED  
TEXTURE

POCKET  
STUDIOS



PRECEDENCE



EXISTING CONDITIONS

PROJECT PRIORITIES





PRE-DESIGN

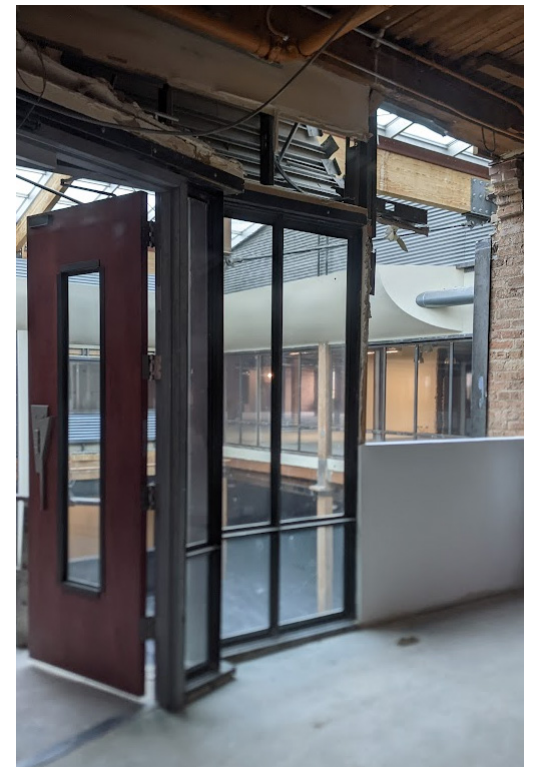
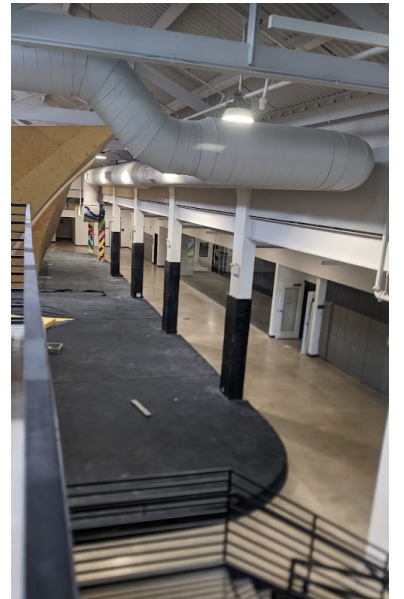
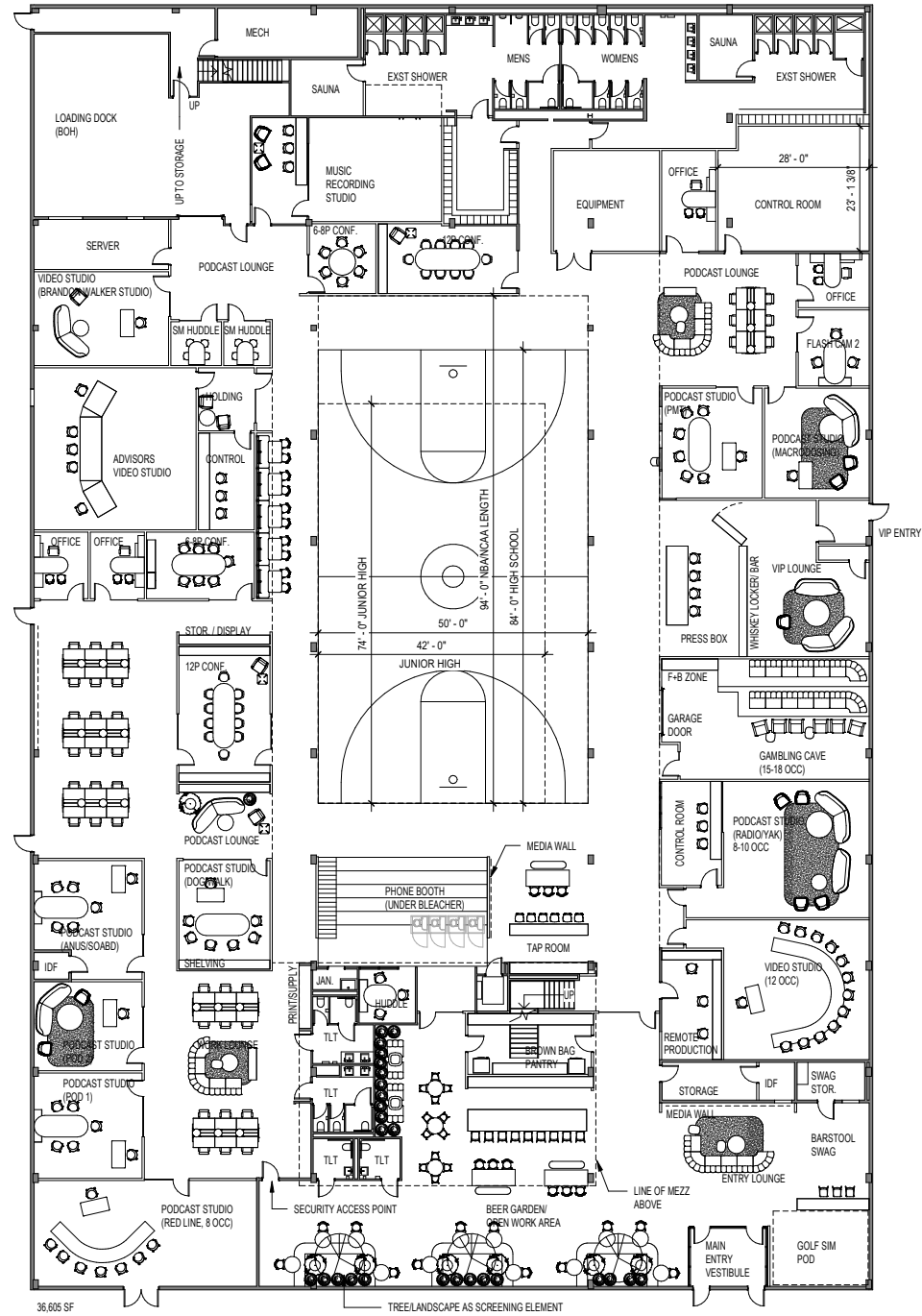
Space Type	Size	Program	Testfit
Private Office	10x12	4	4
Open Workstation	60" X 30"	40	54
Hotelling Station	Varies	NA	40-60
Executive Office	NA	NA	NA
Concerge/ Reception	20x12	1	1
IT & Helpdesk	NA	NA	NA

Space Type	Size	Program	Testfit
Huddle/ Flex Office	10x12	0	3
Conference (6-8P)	20x12	1	2
Large Conference (8-10P)	30x12	3	2
Phone Room/Booth	5x5	3	4
Board Room	20x30	NA	NA
Open Lounge (Future 6 Pack)	Varies	0	3

Space Type	Size	Program	Testfit
Coat Closet	Varies	1	1
Locker Room (Modified Existing)	Existing	1	1
Server Room	25 X 10	1	1
IDF Closet		1	2
Control Room	34 X 18	1	1
Remote Control		1	1
Print/ Supply		1	1
Storage (Including 1 swag area)	Varies	1	2
Bar/ Beer Hall	Includes VIP	1	3
Locker Room + Shower (Existing Toilet)		1	1
Pantry - BOH		1	1

Space Type	Size	Program	Testfit
Basketball Court (Half) + Tiered Seating	90 X 54	1	1
Podcast Studio - PMT, Macro dosing	20 x 20	2	2
Live Video - Gambling Cave	20 x 30	1	1
Live Video - YAK	25 x 30	1	1
Podcast Studio - Red Line	25 x 30	1	1
Podcast Studio - Pod 1, 2, Dog Walk,...	16 x 20	4	4
Video Studio - Advisors	30 x 30	1	1
Golf Sim. Area	27 x 18	1	1
Music Recording Studio	23 x 37	1	1
Video Studio	25 x 18	1	1
Flash Cam	15 x 15	2	3
Video Studio - Brandon Walker	20 x 25	1	1

FIRST FLOOR: 36,604  
 MEZZ AREA : 5,864 SF  
 TOTAL USF: 42,468 SF

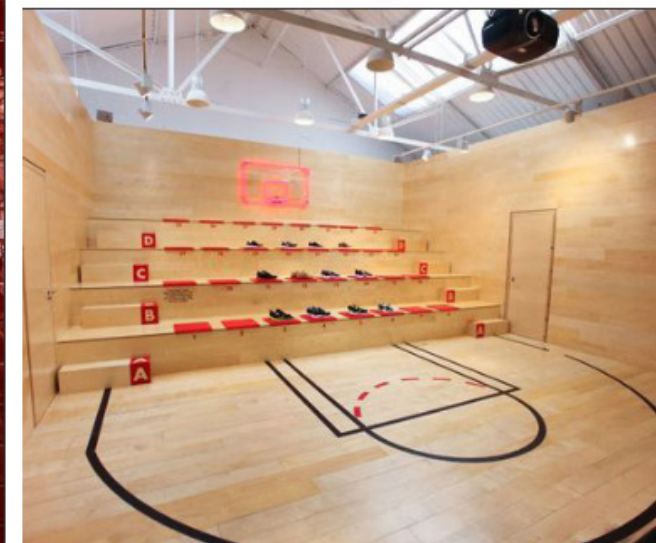
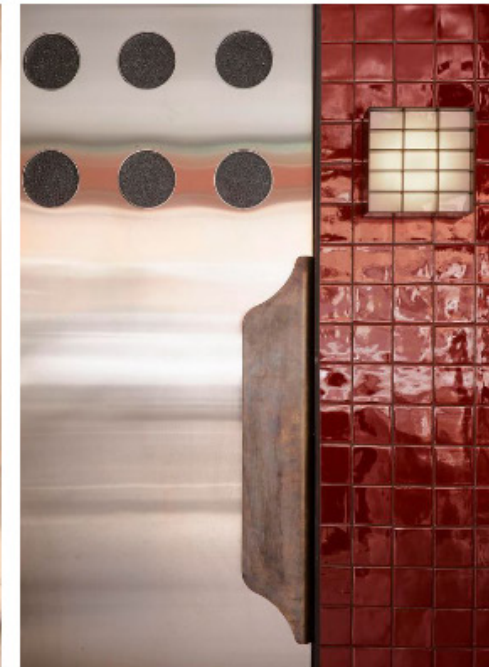




SCHEMATIC  
DESIGN

# CONCEPT: HOMECOMING

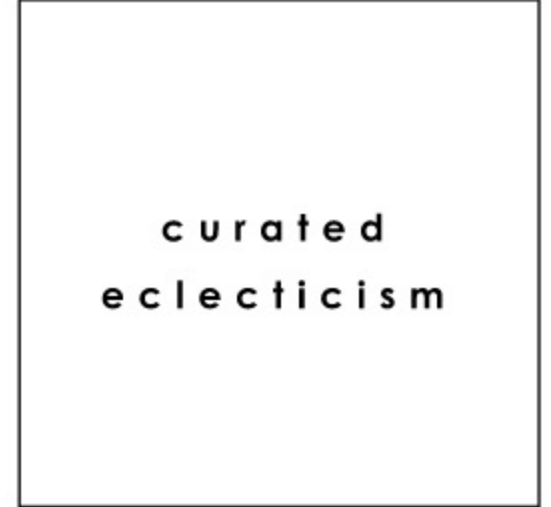
*it's an all-time classic - it feels like your glory years with an urban flare.*





SCHEMATIC  
DESIGN

BRANDED DISPLAY

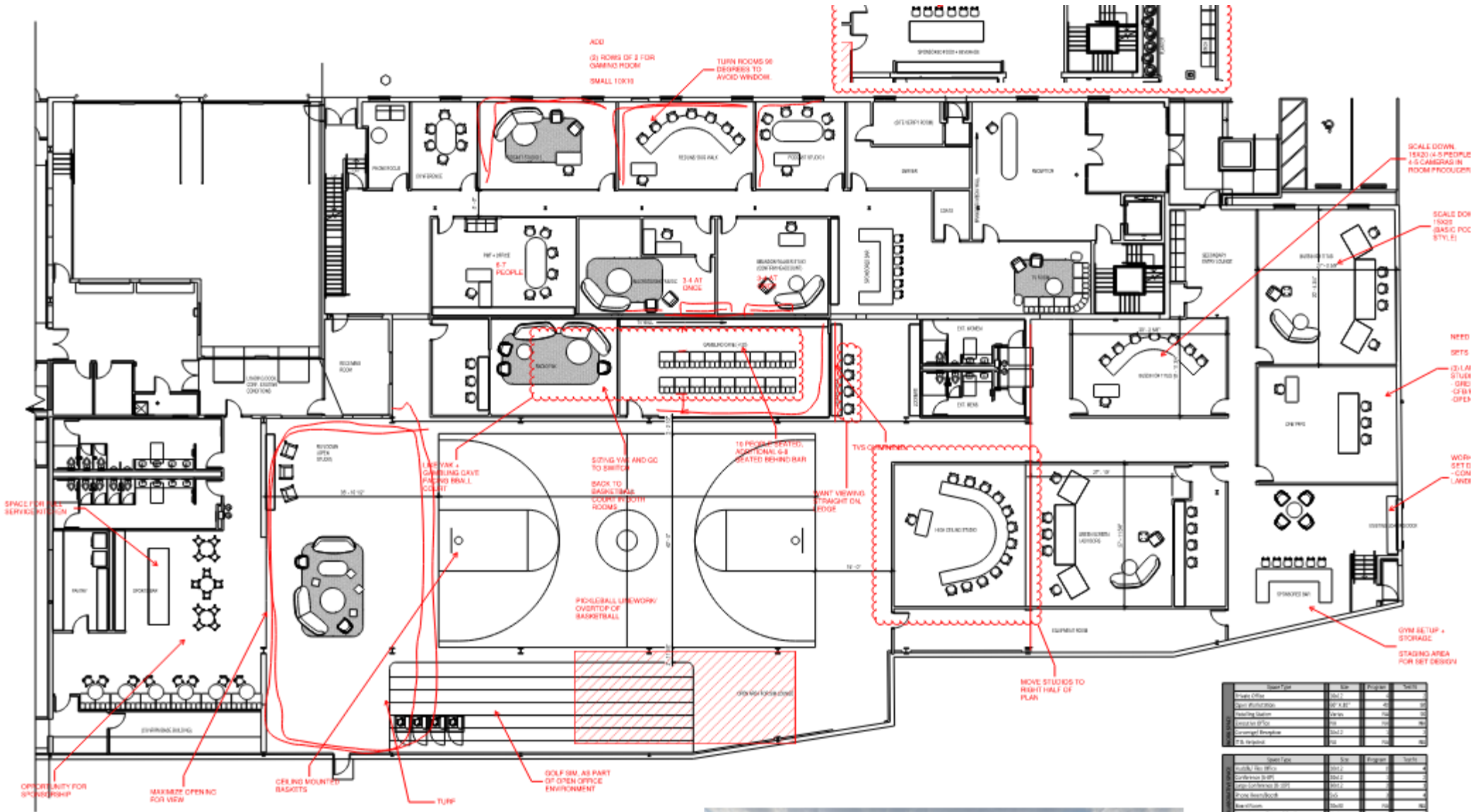




# SCHEMATIC DESIGN

- ### AV Setups
- 1- Separate Control Room from Recording; dedicated adjacent
  - 2- Controls are freestanding within room
  - 3- Controls tie back to master control room

Brand	Space Type	Size	Description/ Quantity	Area	2023	
					Quantity	SF
PMT	Podcast Studio	20X20		400	1	400
Radio/Fak	Live Video Studio	25X30		750	1	750
Red Line	Podcast studio	25X30		750	1	750
Macro dosing	Podcast studio	20X20		400	1	400
Dog Walk	Podcast studio	16X20		320	1	320
Pod 1	Podcast studio	16X20		320	1	320
Pod 2	Podcast studio	16X20		320	1	320
Gambling Cave	Live Video Studio	20X30		600	1	600
	Basketball Court	94X54		5,076	1	5076
	Bar	17X20		340	1	340
	Control Room	20X40		800	1	800
Advisors	Video Studio	20X30		600	1	600
ANUS/SOABD	Podcast Studio	16X20		320	1	320
	Simulation Room	20X25	Golf/Sports	500	1	500
	Music Recording Studio	25X25		625	1	625
Brandon Walker Studio	Video Studio	20X20		400	1	400
	Equipment Room	12X16		192	1	192
	Video Studio	25X25		625	1	625
	Flash Cam	15X15		225	2	450
	Remote Production Room	10X10		100	2	200
	Conference Room 1	20X15		300	3	900
	Conference Room 2	15X10		150	1	150
	Phone Room	7X6		42	3	126
	IT/Server	15X10		150	1	150
	Storage	100X100		10000	1	10000
	Pantry	20X20		400	2	800
	Reception/Entry Gallery	25X25		625	1	625
	Coat/ Lockers	2X8		16	2	32
	Swag Zone	10X10		100	1	100
SUBTOTAL USF				36		17696
CIRCULATION MULTIPLIER				0.75		13272
TOTAL USABLE SQUARE FEET						30968



Space Type	Size	Program	Notes
Break Office	20' x 10'		
Open Reception	20' x 10'		
Reception Station	20' x 10'		
Control Room	20' x 10'		
Change Room	20' x 10'		
T & W	20' x 10'		

Space Type	Size	Program	Notes
Podcast Studio	20' x 20'		
Podcast Studio	20' x 20'		
Podcast Studio	20' x 20'		
Podcast Studio	20' x 20'		
Podcast Studio	20' x 20'		
Podcast Studio	20' x 20'		

Space Type	Size	Program	Notes
Control Room	20' x 40'		
Control Room	20' x 40'		
Control Room	20' x 40'		
Control Room	20' x 40'		
Control Room	20' x 40'		
Control Room	20' x 40'		

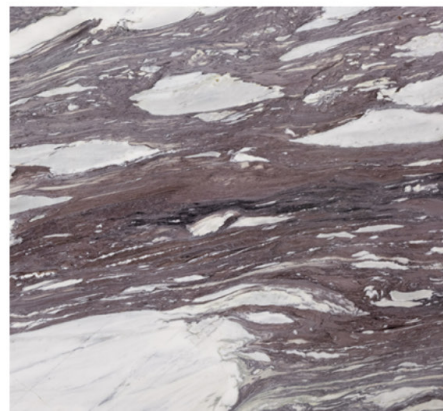
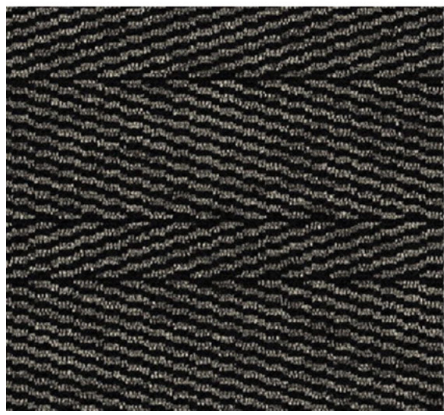
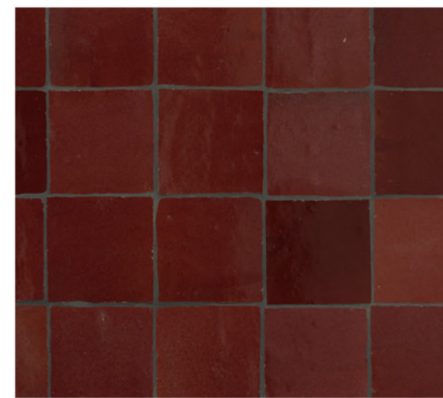
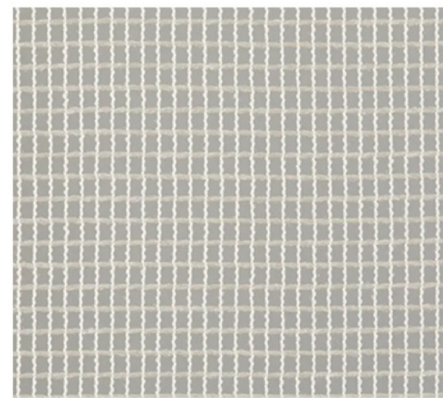
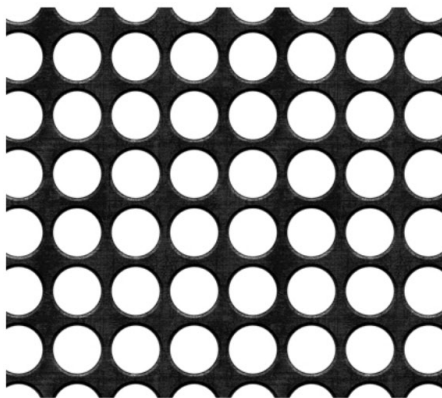
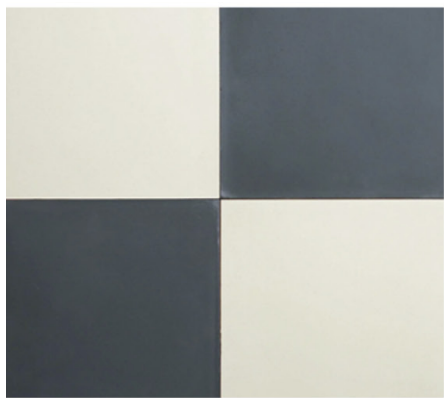
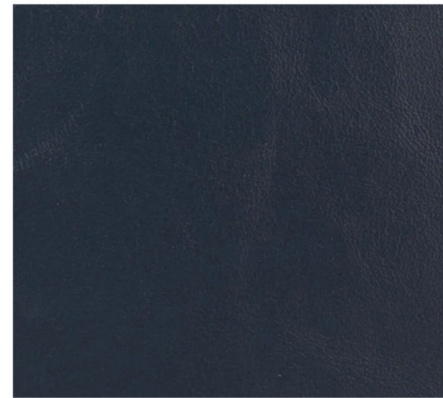
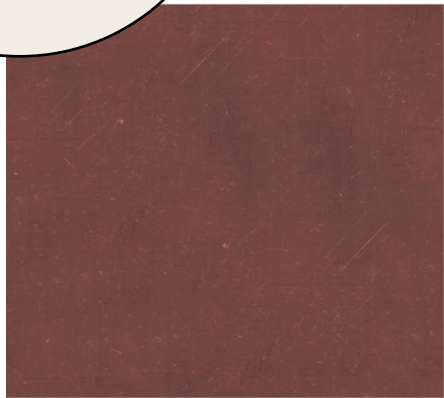
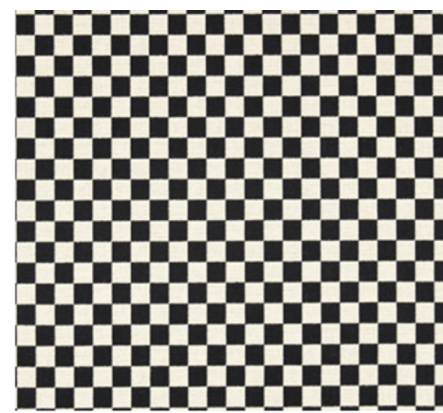
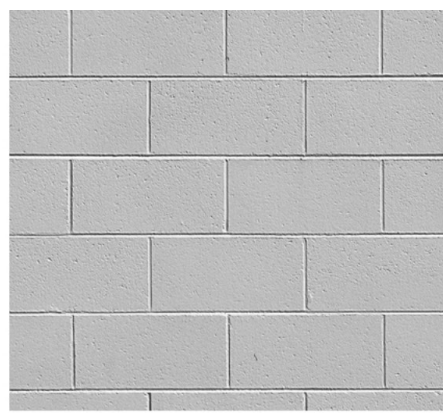
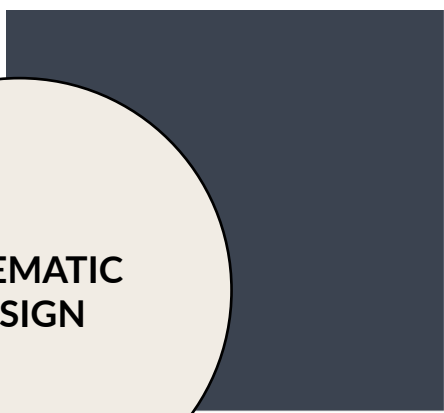
Space Type	Size	Program	Notes
Reception/Entry	25' x 25'		
Reception/Entry	25' x 25'		
Reception/Entry	25' x 25'		
Reception/Entry	25' x 25'		
Reception/Entry	25' x 25'		
Reception/Entry	25' x 25'		



400 N NOBLE - L1 BASE



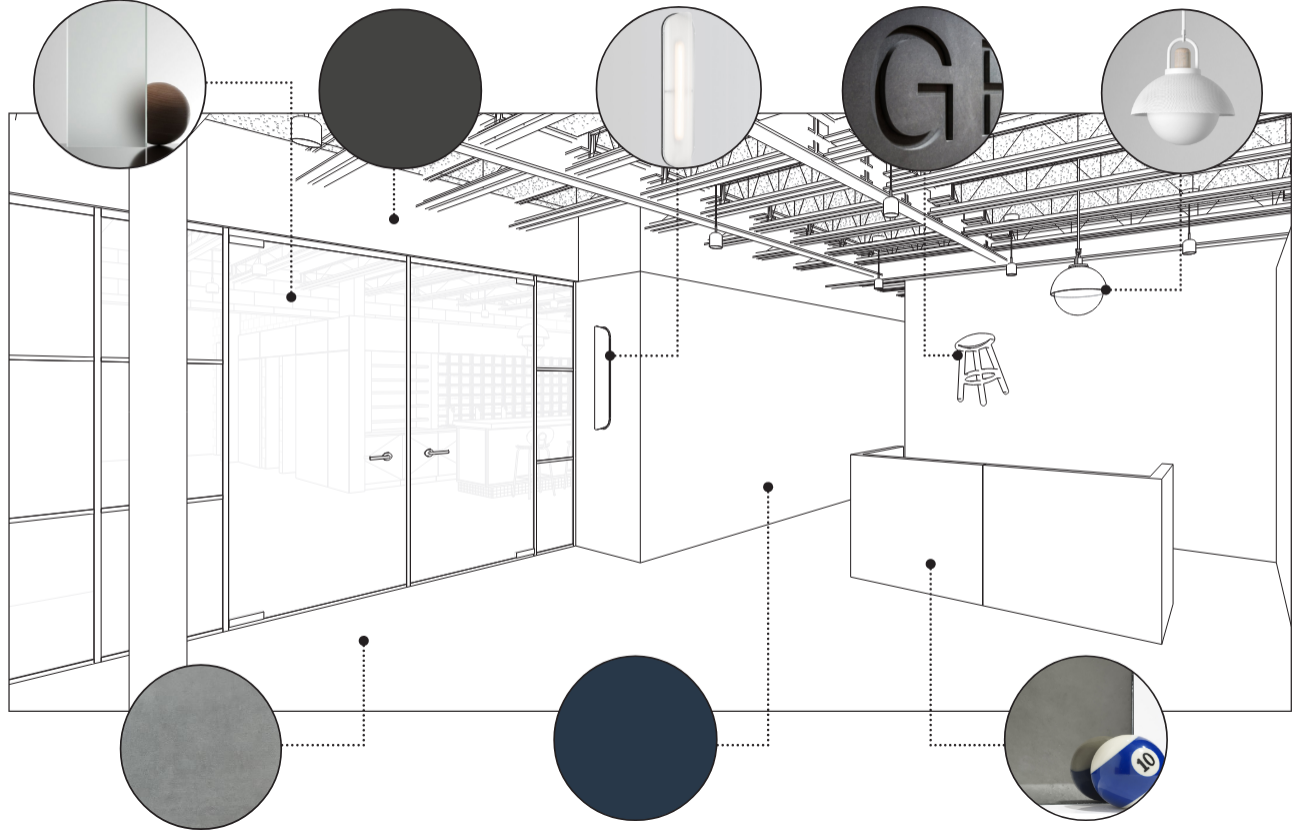
SCHEMATIC  
DESIGN



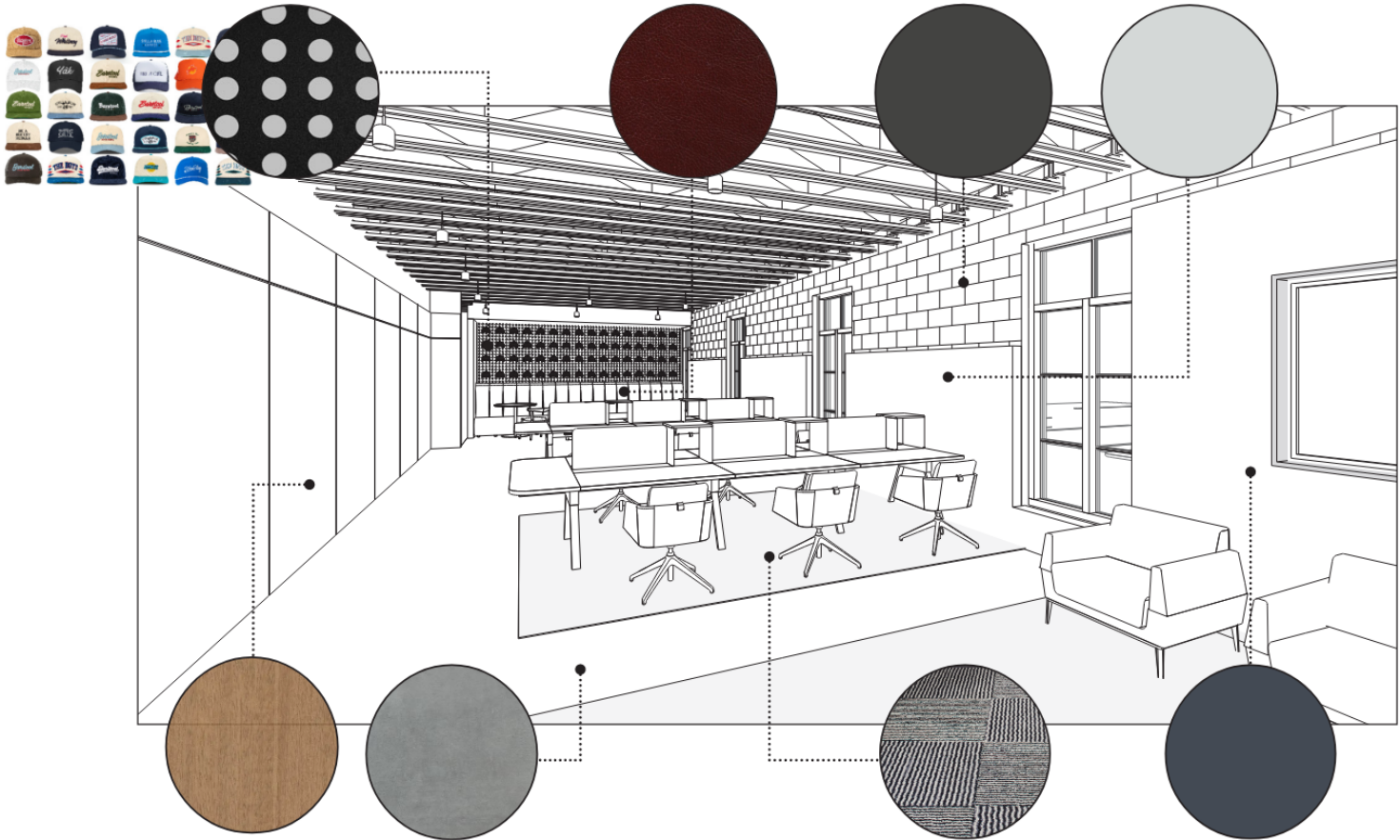


SCHEMATIC DESIGN

RECEPTION



OPEN WORK





DESIGN  
DEVELOPMENT



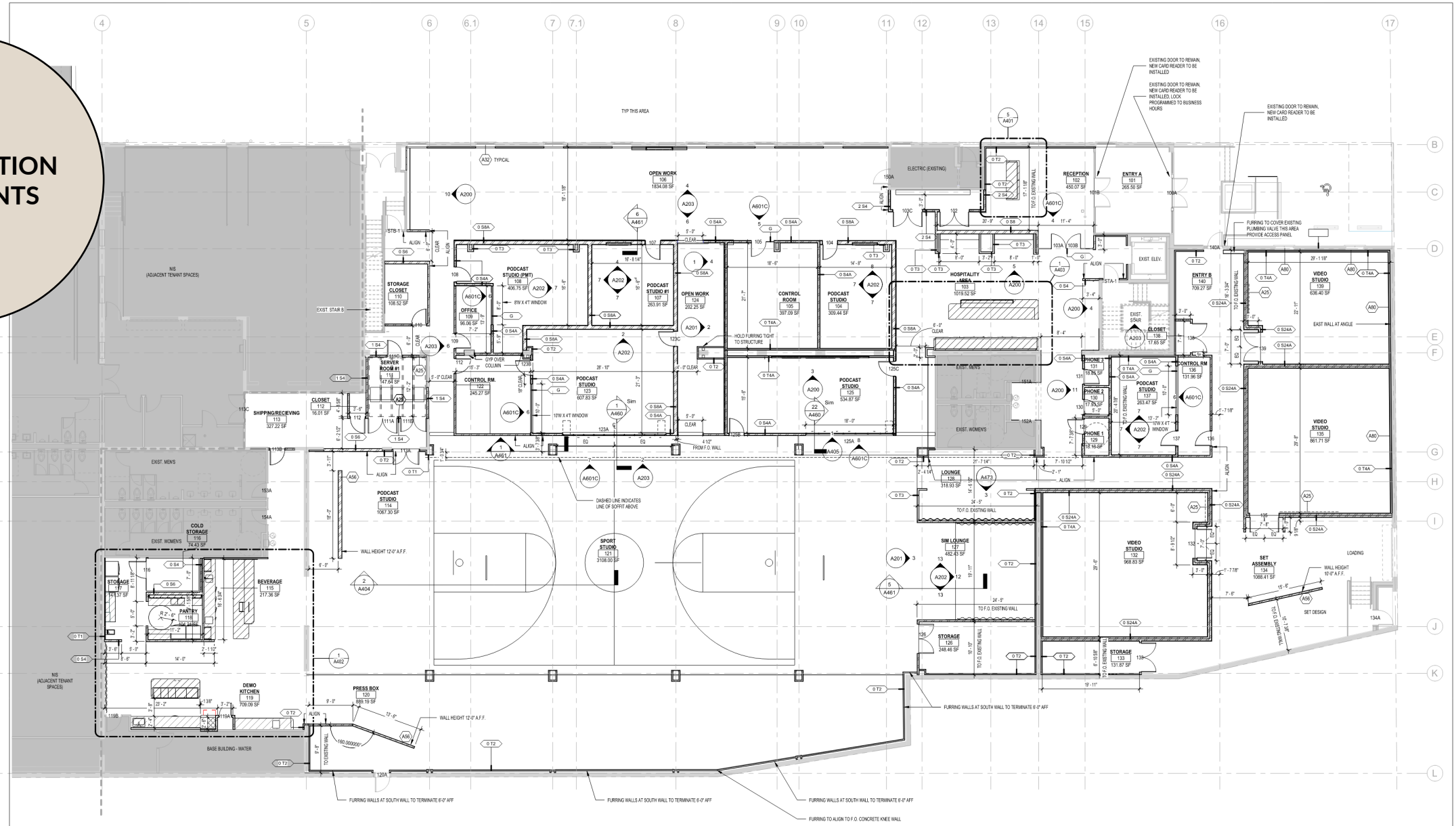


DESIGN  
DEVELOPMENT





CONSTRUCTION DOCUMENTS



1 LEVEL 1 PARTITION PLAN  
A101 1/8" = 1'-0"

- GENERAL NOTES - PARTITION PLAN**
- A. ALL INTERIOR PARTITIONS TO BE TYPE GSA UNLESS OTHERWISE NOTED. REFER TO SHEET A600 FOR PARTITION TYPE DETAILS.
  - B. ALL FURRING PARTITIONS TO BE TYPE G2 UNLESS OTHERWISE NOTED. REFER TO DETAILS FOR COLUMN WRAP DETAILS. REFER TO SHEET A600 FOR PARTITION TYPE DETAILS. GC SHALL BE RESPONSIBLE TO VERIFY IF PROPOSED MEPP DEVICES WILL FIT ON EXISTING CORE WALLS.
  - C. REVIEW PARTITION TYPES WITH MECHANICAL DRAWINGS IN ORDER TO COORDINATE AREAS WITH FLENUM OR NON-FLENUM CEILING.
  - D. ALL PARTITION PENETRATIONS SHALL BE FIELD VERIFIED AND ALL PARTITIONS SHALL BE ADEQUATELY BRACED AND SEALED. WHERE PENETRATIONS OCCUR BEYOND STUDIOS, PROVIDE ACOUSTIC/TAN SPECIFIED TREATMENTS AT EACH PENETRATION.
  - E. PARTITIONS ARE TO BE CENTERED ON COLUMN CENTERLINES, WALL/CORNER LINES, OR ALIGNED WITH THE EDGE OF EXISTING PARTITIONS UNLESS OTHERWISE NOTED.
  - F. NOTIFY ARCHITECT WHEN PARTITION LAYOUT MAY BE REVIEWED BEFORE PLACEMENT OF METAL RUNNERS AND STUDS.
  - G. CONTROL JOINTS SHALL BE INSTALLED IN THE FACE OF GYPSUM PARTITIONS WHEN THE SIZE OF THE SURFACE EXCEEDS 30'-0" IN EITHER DIRECTION. COORDINATE PANEL LOCATION OF CONTROL JOINTS WITH THE ARCHITECT PRIOR TO INSTALLATION.
  - H. THE TERM 'ALIGN' AS IT IS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISHED SURFACES IN THE SAME PLANE.
  - J. THE TERM 'TYPICAL' OR THE ABBREVIATION 'TYP' AS IT IS USED IN THESE DOCUMENTS SHALL MEAN THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.

PARTITION LINE KEYNOTES	
Key Value	Keynote Text
A5	PROVIDE CONTINUOUS TRIM WALL FINISH FOR WALL MOUNTED EQUIPMENT. THIS AREA
A2	PROVIDE PARTIRED DEER FRAME AT ALL JAMB AND ALL CONDITIONS BETWEEN EXISTING FRAME AND EXISTING MASONRY.
A8	PROVIDE TUBE STEEL FASTENED TO SLAB BOTH ENDS. CONTRACTOR TO PROVIDE INSULATED WINDOW COVERS WHERE FURRING COVERS EXISTING WINDOWS IN THIS AREA.

- K. DIMENSIONS ARE FROM FINISHED FACE OF EXISTING GIB PARTITIONS TO FINISHED FACE OF NEW PARTITIONS, U.N.O.
- L. AT LOCATIONS WHERE NEW WORK ADJOINS EXISTING WORK, THE NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING IN ORDER TO ENSURE A UNIFORM APPEARANCE AND LEAVE NO EVIDENCE OF REMODELING.
- M. PROVIDE IN WALL FIRE RETARDANT BLOCKING AS REQUIRED FOR THE SUPPORT OF ALL WALL-MOUNTED BELLWORK AND VIDEO DISPLAYS.
- N. REFER TO SHEET A601 FOR DOOR TYPES, HEIGHTS, FINISHES, ETC. AS WELL AS CORRESPONDING HARDWARE.
- P. INSTALL (2) LENGTHS OF 1/2-INCH 34-GAUGE SHEET METAL BLOCKING AT LOCATIONS TO RECEIVE WALL-MOUNTED FURNITURE. REFER TO FURNITURE PLANS IN A100 SERIES FOR MORE INFORMATION.
- Q. GC SHALL PROVIDE ALL REQUIRED ADA SIGNAGE AS REQUIRED BY CODE. COORDINATE WITH BUILDING MANAGEMENT. SIGNAGE SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.
- R. THE CONCRETE SUB-FLOOR SHALL BE LEVELLED TO ACHIEVE A TOLERANCE OF NO MORE THAN 1/4" VERTICAL IN 10'-0" HORIZONTAL NON-CUMULATIVE. PROVIDE LEVELING AT ALL VCT AREAS AND AT DOORWAY OPENINGS GREATER THAN 4'-0". REFER TO CONDITION OF FLOOR WITH ARCHITECT PRIOR TO COMMENCING THIS WORK.
- S. STORAGE ROOMS SHALL NOT EXCEED 125 PSF.
- T. AREAS OF EXISTING CONSTRUCTION TO REMAIN THAT IS ADJACENT TO DEMOLITION TO BE MATCHED AND REFINISHED TO MAINTAIN CONSISTENT FINISH ACROSS SURFACE. REFER TO DEMOLITION PLANS.
- U. PARTITIONS TO RUN TO DECK ABOVE, U.N.O.

**BKV**  
GROUP

Architecture  
Interior Design  
Landscape Architecture  
Engineering

209 South LaSalle Street  
The Rookery  
Suite 920  
Chicago, IL  
60604  
312.279.0470

www.bkvgroup.com

**CONSULTANTS**

**PROJECT TITLE**  
400 N NOBLE  
TENANT BUILD OUT

ISSUE #	DATE	DESCRIPTION
2	04/07/2023	Issue For Permit
3	04/14/2023	Redline
6	5/10/2023	BULLETIN #2
7	5/24/2023	IPC
8	6/15/2023	Permit Revision 1
10	12/08/23	RECORD DRAWINGS

**CERTIFICATION**

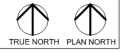
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2555-01

**SHEET TITLE**

L1 - PARTITION PLAN

**SHEET NUMBER**

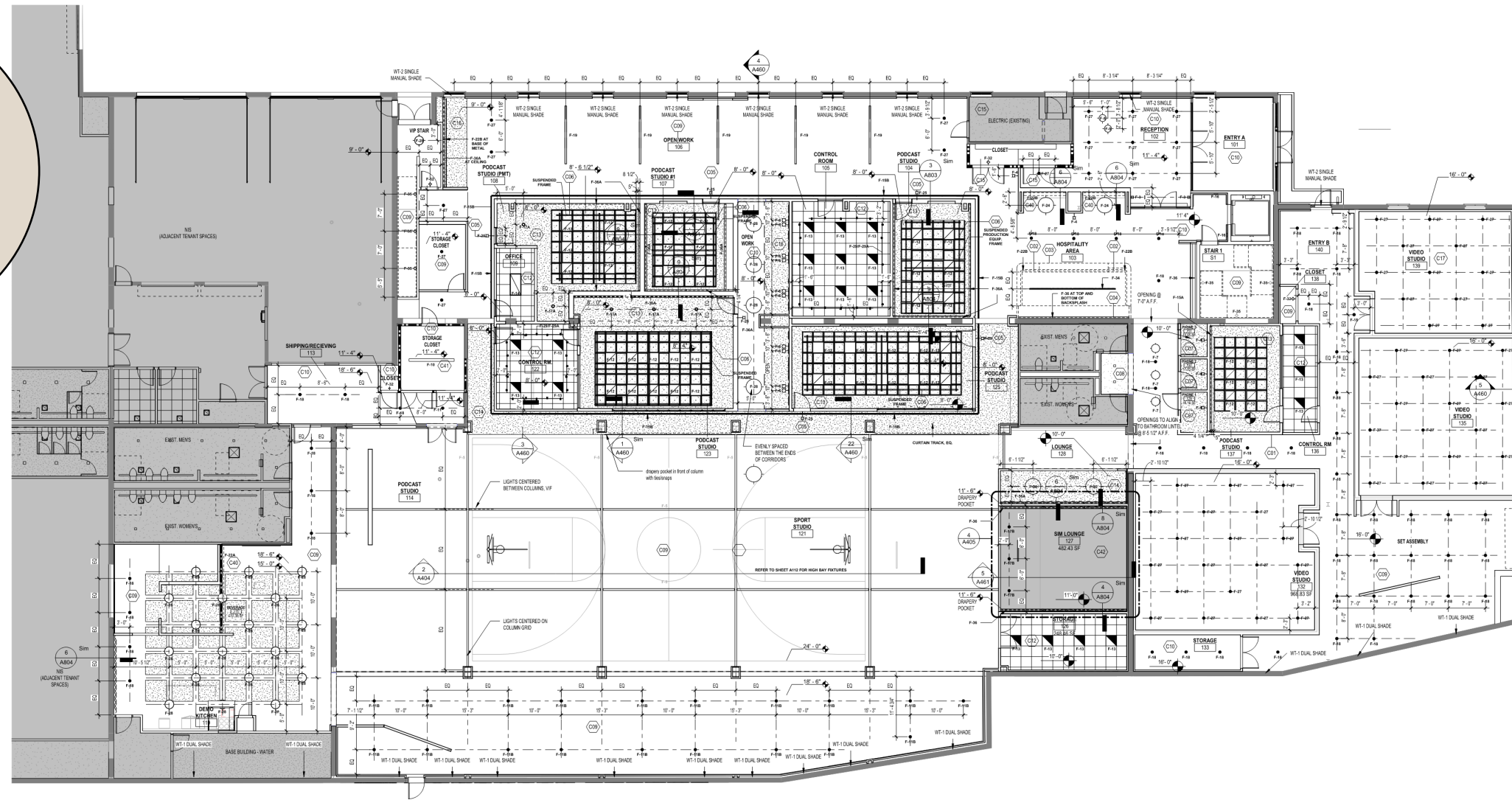
A101



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# CONSTRUCTION DOCUMENTS



1 A111 LEVEL 1 REFLECTED CEILING PLAN  
1/8" = 1'-0"

LIGHTING LEGEND	
	RECESSED LUMINAIRE
	DOWNLIGHT
	WALL WASH
	SURFACE MOUNT LUMINAIRE
	SURFACE WALL LUMINAIRE
	PENDANT
	SUSPENDED LINEAR LUMINAIRE
	SUSPENDED TRACK
	SUSPENDED FRAME
	F-5 PURE EDGE LASER LINE
	WALL MOUNT BACKLIT LED PANELS

CEILING PLAN LEGEND	
	RECESSED 2'X2' ACOUSTICAL CEILING TILE AND GRID
	EXPOSED CEILING
	SUSPENDED ACOUSTICAL CEILING TILE
	GYPSUM WALL BOARD CEILING
	METAL CEILING GRID

- GENERAL RCP NOTES**
- DO NOT SCALE DRAWINGS.
  - LOCATION OF DEVICES AND EQUIPMENT SHOWN ON DRAWINGS BY OTHER DISCIPLINES ARE SCHEMATIC AND GENERAL. SPECIFIC LOCATIONS OR GRID LINES INDICATED ON THE ARCHITECTURAL DRAWINGS SHALL COVER THE LOCATION OF EXPOSED WORK OF ALL TRADES.
  - INSTALL SPRINKLER HEADS, SMOKE ALARMS, LIGHT FIXTURES OR OTHER CEILING DEVICES AT CENTER OF ACQUISITIONAL TILE (WHERE OCCURS), AT CENTER OF SOFFIT (WHERE OCCURS), OR AT CENTER OF ROOM (AND 8" DIMENSION) TO LOCATE A SPECIFIC DEVICE IS GIVEN IN ONE DIRECTION. CONTRACTOR TO CENTER THE DEVICE ON CEILING OR SOFFIT IN OTHER DIRECTION. COORDINATE ALL DISCREPANCIES WITH INTERIOR DESIGNER PRIOR TO INSTALLATION.
  - REMOVE ALL BARRICADES, TAGS, ETC. FROM CONDUIT, PIPING AND DUCTWORK PRIOR TO INSTALLATION. ROTATE PERMANENT MARKINGS TO CONCEAL.
  - ALL CEILING HEADS INDICATED ARE FROM TOP OF FINISHED FLOOR, UNLESS NOTED OTHERWISE. AT ALL EXPOSED CEILING CONDITIONS, COORDINATE ALL WIRING, CONDUIT, DUCTS, ETC. FOR AN ORGANIZED FINISHED LOOK.
  - SEE INTERIOR ELEVATIONS / SECTIONS / DETAILS FOR ADDITIONAL INFORMATION ON FINISHED SOFFIT, BULKHEAD, CEILING, ETC. WHERE NOT INDICATED ON REFLECTED CEILING PLAN. REFER TO ADDITIONAL NOTES AND REQUIREMENTS ON ALL OTHER DOCUMENTS AND OTHER DISCIPLINE'S DOCUMENTS.
  - COORDINATE LOCATION OF ALL LIGHT SWITCHES AND THERMOSTATS WITH INTERIOR DESIGNER AND OWNER PRIOR TO CONSTRUCTION.
  - INSTALL MECHANICAL AND PLUMBING WORK TIGHT TO STRUCTURAL ELEMENTS TO MAINTAIN MAXIMUM CEILING HEIGHT, UNLESS NOTED OTHERWISE.
  - COORDINATE WITH ALL TRADES (ELECTRICAL AND COMPARE COMPOSITE SHOP DRAWINGS TO ENSURE CLEARANCES FOR LIGHT FIXTURES, DUCT WORK, CEILING, CABLING, ETC. NECESSARY TO MAINTAIN THE SPECIFIED FINISH CEILING HEIGHT ABOVE THE FINISH FLOOR SLAB IS NOTED ON THE DRAWINGS. CLARIFY CONFLICTS WITH INTERIOR DESIGNER IMMEDIATELY.
  - PREPARE AND SUBMIT THE FOLLOWING DRAWINGS TO THE INTERIOR DESIGNER AND MECHANICAL ENGINEER FOR REVIEW AND COORDINATION PRIOR TO ORDER OR FABRICATION OF MATERIALS AND / OR INSTALLATION OF SYSTEM:
    - HVAC DRAWINGS.
    - ELECTRICAL DRAWINGS, INCLUDING BRITTON LOCATIONS.
    - SPRINKLER DIAGRAMS AND HEAD LOCATIONS.
  - PROVIDE ADDITIONAL EXIT SIGNS AND EMERGENCY LIGHT FIXTURES WITH DIRECTION BY THE BUILDING INSPECTOR. SPECIFIC LOCATIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND FINAL APPROVAL.

- GENERAL RCP NOTES CONTD.**
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ENERGY CODES.
  - PAINT ALL EXPOSED CEILING AND ALL VISIBLE AREAS ABOVE DECORATIVE CEILING INCL. CONDUIT, PIPE AND DUCTWORK, AND ALL GYPSUM BOARD CEILING PT-3 UNLESS OTHERWISE NOTED.
  - OS-1 INTERIOR GLASS W/ MASONRY 1/2" x 1/2" F-20 PODCAST STUDIO SHADING BY OTHERS. PROVIDE JACOUL REFER TO SHADING DRAWINGS.
  - WHERE OPEN CEILING CONDITIONS APPLY, SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRING TO THE STRUCTURE ABOVE.
  - LOCATE REGISTER AND LIGHTING FIXTURES WITH GRID LINES. CENTER SPRINKLER HEADS, SMOKE ALARMS, SMOKE DETECTORS, AND SIMILAR CEILING ELEMENTS IN ACQUISITIONAL UNITS, UNLESS OTHERWISE NOTED.
  - FINISH HVAC DIFFUSERS, DRAPERY SHADE POCKETS, SPEAKER GRILLES AND OTHER ITEMS LOCATED IN CEILING TO MATCH ADJACENT FINISH, UNLESS OTHERWISE NOTED.
  - SEE LEGENDS ON A603 FOR FINISH INFORMATION.
  - WHERE AN ACCESS PANEL IS REQUIRED IN A GYP. SOFFIT CEILING, PROVIDE A GLASS FIBER REINFORCED GYPSUM ACCESS PANEL WITH CONCEALED ATTACHMENTS. PAINT TO MATCH ADJACENT CEILING.
  - ALL SPRINKLER HEADS / PIPING TO BE CONCEALED AND TO ALIGN WITH THE NEAREST ADJACENT COMPONENT (LIGHT FIXTURE, ETC.). PROVIDE COORDINATION DRAWING FOR REVIEW PRIOR TO ADJUSTMENT OF MANSUET HEAD LOCATIONS.
  - ALL PENETRATIONS (WALL, FLOOR, CEILING, SHAFT, ETC.) TO BE SEALED PER A TESTED UL RATED ASSEMBLY AS REQUIRED TO MAINTAIN THE RATING OF THE ASSEMBLY. PENETRATED. SUBMIT ALL APPLICABLE ASSEMBLYS FOR REVIEW PRIOR TO APPLICATION. INSTALLATION.
  - PROVIDE SUBMITTALS FOR ALL FIXTURES FOR REVIEW PRIOR TO ORDERING.
  - FIXTURES TO BE INSTALLED/MOUNTED SUCH THAT NO FIXTURE PROTRUDES MORE THAN 4" INTO THE PATH OF TRAVEL UP TO 80" APT. TYPICAL.
  - REFER TO FIRE ALARM DRAWING FOR VISUAL AND AUDIBLE ALARM DEVICES AND HEAT SMOKE DETECTOR LOCATIONS.
  - REFER TO FIRE PROTECTION DRAWINGS FOR SPRINKLER HEAD LOCATIONS.

**REFLECTED CEILING KEYNOTES**

C01	WRAP ENTIRE RTU DUCT PENETRATION AT UNDERSIDE OF DECK WITH DOUBLE LAYER DRYWALL AND BATT INSULATION.
C02	CONTIGUOUS LED TAPE LIGHT, LOCATE DRIVER IN CAVITY OF WALL ABOVE. REFER TO SHEET A403 DRAWINGS.
C03	DASHED LINE INDICATES MILLWORK ABOVE.
C04	OS-1 INTERIOR GLASS W/ MASONRY 1/2" x 1/2"
C05	F-20 PODCAST STUDIO SHADING BY OTHERS. PROVIDE JACOUL REFER TO SHADING DRAWINGS.
C06	SUSPENDED FRAME TO HOST PRODUCTION LIGHTING AT PODCAST STUDIOS.
C07	INC. WALLCOVERING TO WRAP WALLS AND OVP. CEILING.
C08	EXISTING CEILING EXISTING LIGHT FIXTURES TO REMAIN. VERIFY CONDITION IN FIELD.
C09	PAINT #1 AT EXPOSED CEILING.
C10	PAINT #1 AT OVP. CEILING.
C11	AC72 ACOUSTICAL GRID CEILING.
C12	PAINT #1 AT OVP. CEILING, SUSPENDED ACP-1 ACOUSTICAL CEILING PANEL AND F-10 LINER INSTALLED WITH RECESSED GRID.
C13	PAINT #1 AT OVP. CEILING.
C14	EXISTING CEILING TO REMAIN.
C15	EXISTING CEILING TO REMAIN.
C16	PAINT #1 AT OVP. SOFFIT CEILING.
C17	LIGHT LOCATED WITHIN MILLWORK. SEE DETAIL.
C18	COORDINATE LIGHT WITH SENSER INDEX. SEE VENDOR DRAWING.
C19	MANUFACTURER PROVIDED CEILING PANELS TO BE INSTALLED TO EDGE OF CEILING THROUGHOUT ENTIRE ROOM. CONTRACTOR TO CONFIRM MANUFACTURER PROVIDED SPECS.

**BKV GROUP**

Architecture  
Interior Design  
Landscape Architecture  
Engineering

209 South LaSalle Street  
The Rookery  
Suite 920  
Chicago, IL  
60604  
312.279.0470

www.bkvgroup.com

CONSULTANTS

PROJECT TITLE

400 N NOBLE  
TENANT BUILD  
OUT

ISSUE #	DATE	DESCRIPTION
1	04/27/2023	Issue for Permit
2	04/14/2023	Addendum
3	4/24/2023	Bulletin #2x
4	5/24/2023	IFC
5	12/08/23	RECORD DRAWINGS

CERTIFICATION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	2555-01

SHEET TITLE

L1 - REFLECTED  
CEILING PLAN

SHEET NUMBER

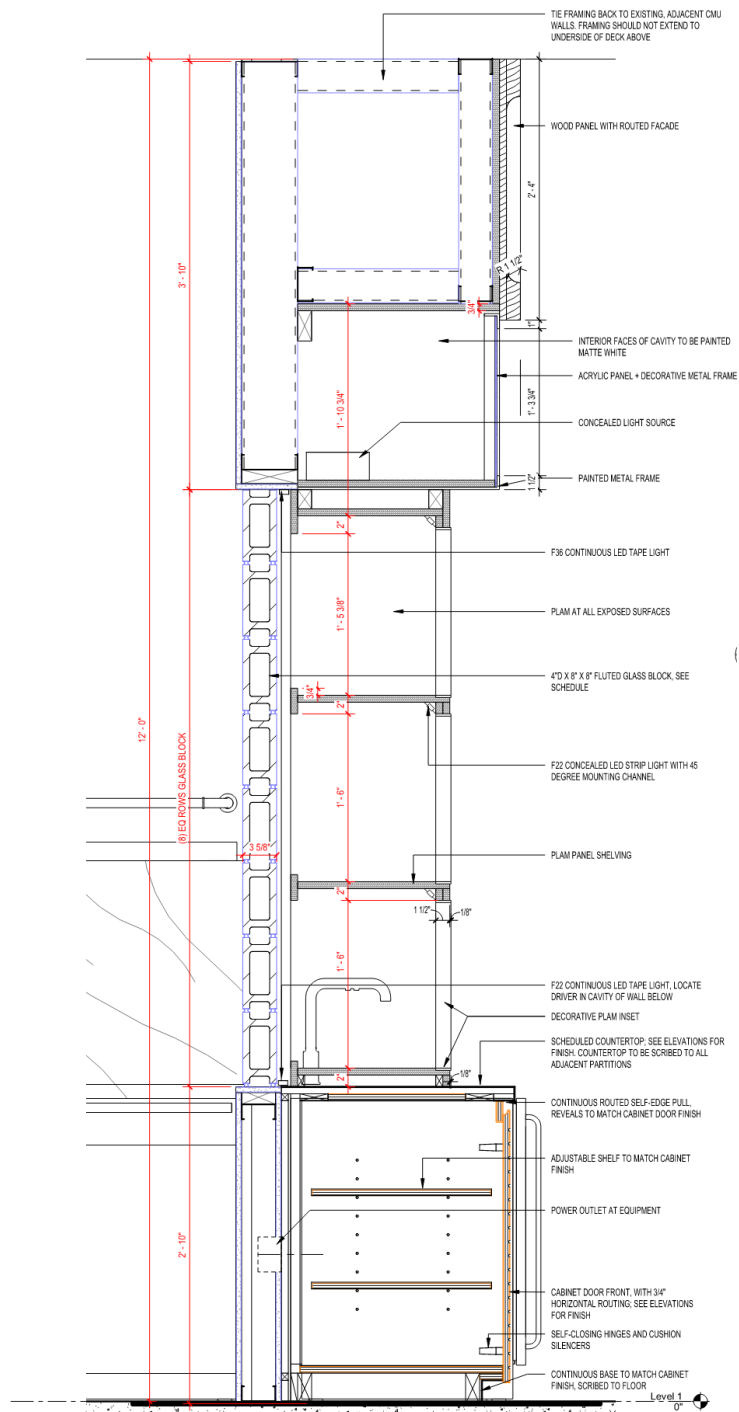
**A111**

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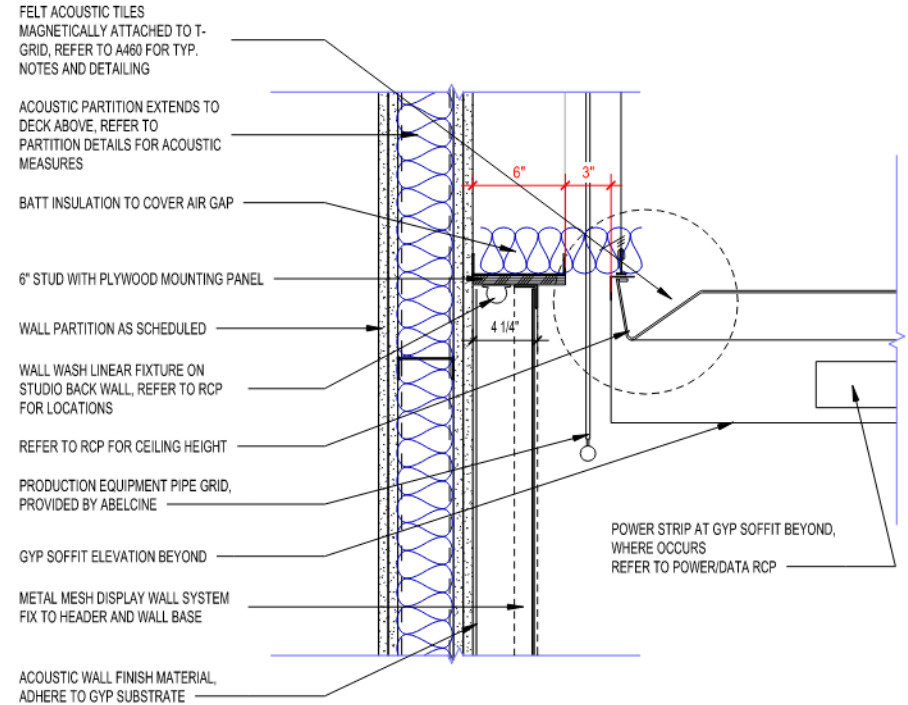




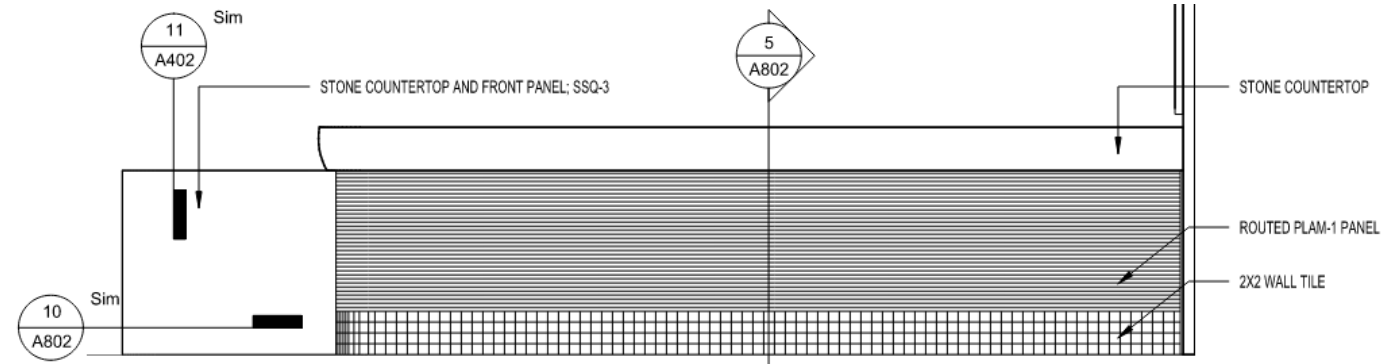
# CONSTRUCTION DOCUMENTS



3  
A402 1 1/2" = 1'-0"  
MILLWORK SECTION - DISPLAY SHELVING



9  
A804 1 1/2" = 1'-0"  
PODCAST STUDIO BACK WALL @ SOFFIT



5  
A402 1 1/2" = 1'-0"  
INTERIOR ELEVATION - BEVERAGE BAR FRONT



# CONSTRUCTION ADMINISTRATION

**BKV**  
GROUP

ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENGINEERING

## ARCHITECT'S FIELD REPORT

The observations in this report are made to generally reflect the progress and quality of the Work on the date of this report and are not intended to be exhaustive evaluations of the quality or quantity of the Work.

BKV PROJECT NUMBER: 2555.01

PROJECT:	<b>Barstool Sports – Chicago HQ</b>	REPORT NUMBER:	FR-11
	400 N Noble Chicago IL 60642	SITE VISIT DATE:	07/25/2023
		REPORT BY:	Jackie Wilcox
		ISSUE DATE:	07/28/2023
OWNER:	Barstool Sports 425 S Financial, Ste 1050 Chicago IL 60606		
CONTRACTOR:	Clune Construction		
ARCHITECT:	BKV Group 209 S LaSalle, Suite 920 Chicago IL 60606	CONFORMANCE WITH SCHEDULE:	<input type="checkbox"/> YES / <input checked="" type="checkbox"/> NO
		SCHEDULE COMMENTS:	Lead time on light fixtures at gymnasium is being identified for delays. Nanawall operable wall system delivery being confirmed. Completion set in phases beginning in mid-september.

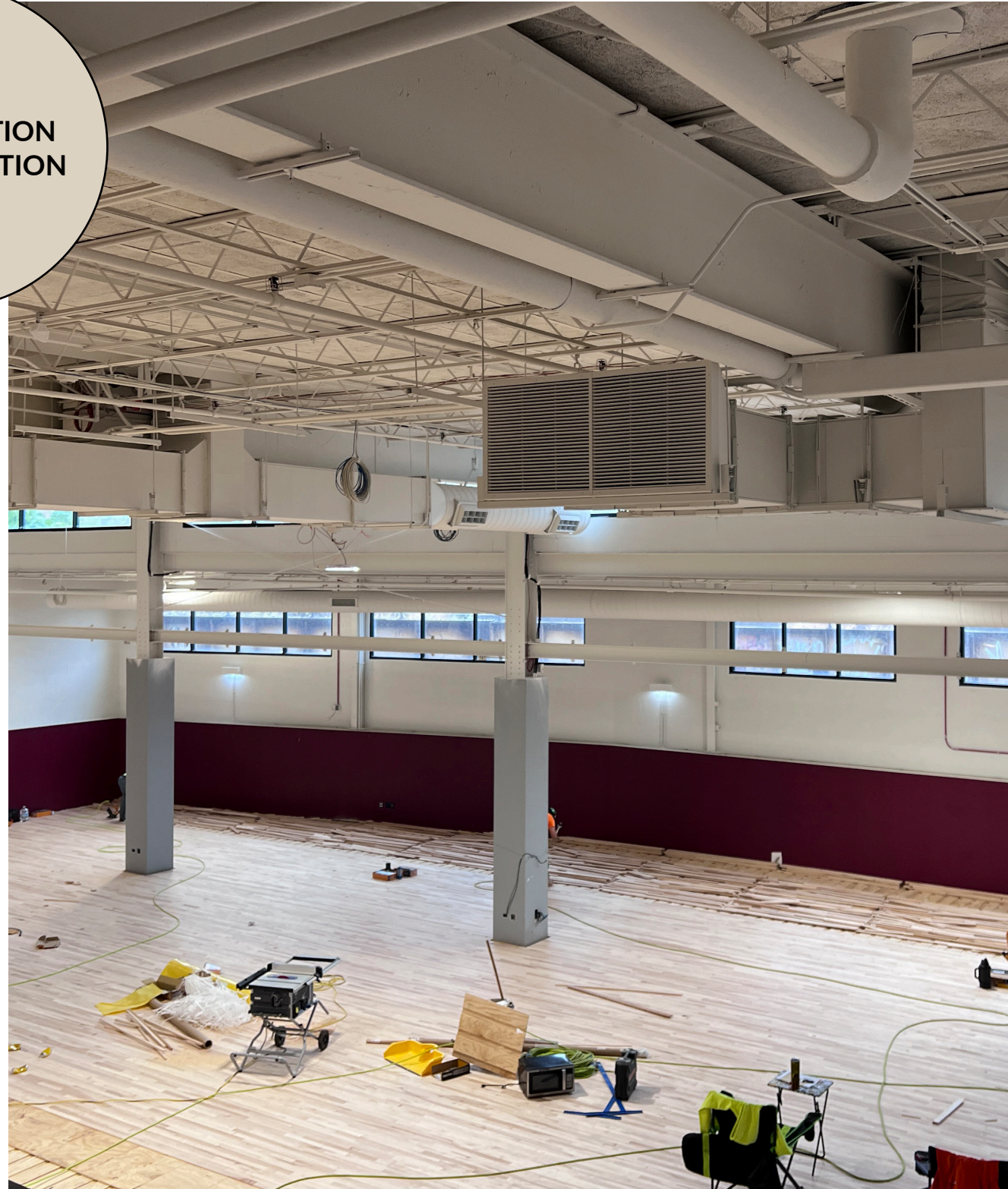
1. **Work in Progress:** (Items or work observed being installed per day of site visit)
  - a. Hanging gyp.bd in progress.
  - b. Electrical rough-in in process
  - c. Framing at ceilings in progress.
  - d. Mechanical ductwork in progress.
  - e. Painting at L1 beginning.
2. **Observations:** (Overall progress)
  - a. Structural steel for basketball hoops being installed.
3. **Action Required:** (Directive provided/discussed on site)  
(Item to be reviewed at the next project Owner / Architect / Contractor meeting)
  - a. At Beverage 115, Pantry and Demo Kitchen area – Bar Joist was measured at 15'-8" from slab. Desire is to align tectum ceiling panels tight to underside of Bar Joist.
  - b. 24" globe mounting height driven by roof drain line at 14' (14'-1/2" to bottom of pipe).
  - c. Globes indicated in sketch below should not be installed but can be kept for attic stock. This will avoid conflict with air compressor which is being installed on top of the Walk In Cooler.



UNFORESEEN CONDITIONS



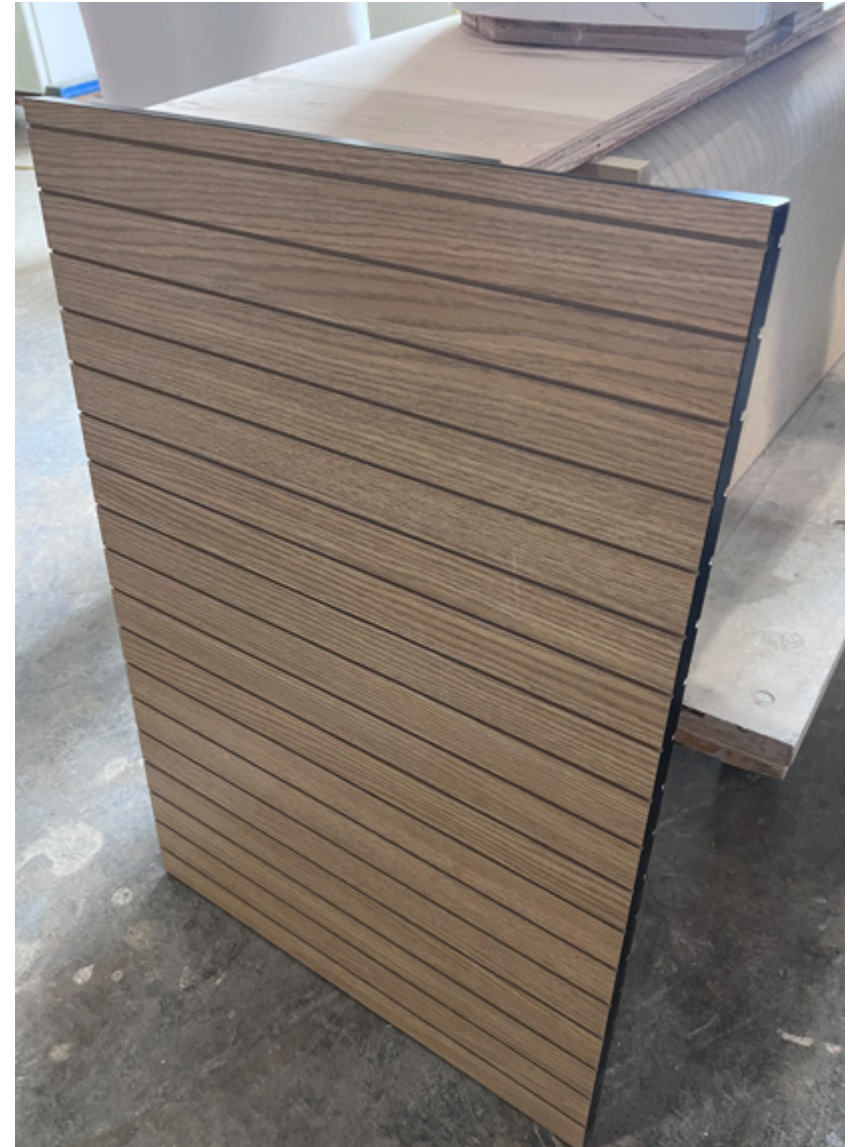
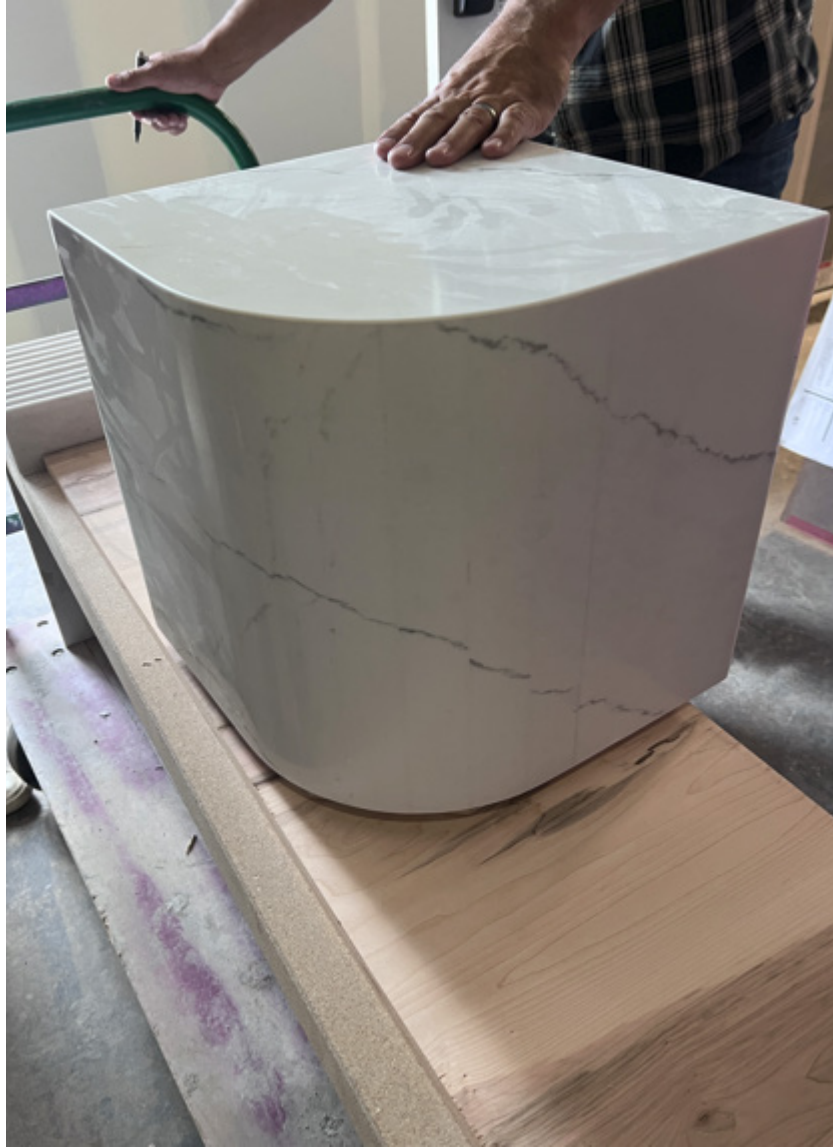
CONSTRUCTION  
ADMINISTRATION





CONSTRUCTION  
ADMINISTRATION

MOCK-UPS





PROJECT  
CLOSE-OUT





PROJECT  
CLOSE-OUT





PROJECT  
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PROJECT  
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Thank you