

R A N D

Jack Jones GastroPub

New Restaurant Build-out



Jack Jones GastroPub, a neighborhood Irish bar and restaurant, also features a *siopa beag* ("the small grocery") selling pantry goods and household items from Ireland. The build-out of the 1,900 SF restaurant space and cellar was completed within a fast-tracked 4-week time frame.

PROPERTY

New restaurant Jack Jones GastroPub, an Irish bar and restaurant at 38-01 Ditmars Boulevard, a four-story, 38-unit cooperative built in 1992, located in Astoria, Queens.

PROJECT OVERVIEW

Build-out of 1,900-square-foot first floor retail space and cellar, including kitchen, staff areas, two bathrooms, and office within a fast-tracked 4-week time frame.

SCOPE OF WORK

RAND designed and administered the following work items:

- Architectural, storefront/signage, furnishing design, and filing plans
- Demolition of existing conditions
- Storefront alteration, including facade cladding made of reclaimed cedar water tower lumber
- New partitions, finishes, ceiling, plumbing fixtures, appliances, and millwork
- Lighting design and installation

ADDITIONAL SERVICES**Asbestos Survey**

RAND provided a Local Law 76/85 Survey as NYC Certified Asbestos Investigator.

Special Inspections

RAND provided Special Inspections for Mechanical Systems and Fire-resistant Penetrations and Joints (Firestop).

Code & Zoning Compliance

RAND obtained work permits from the New York City Department of Buildings.

ARCHITECT/ENGINEER

RAND Engineering & Architecture, DPC

CONTRACTOR

Nexx Construction, Inc.

CONSTRUCTION COST

\$400,000