



Village of Kenilworth Beach Improvement Project

03/17/2025 VE Design Options

WTA
Woodhouse Tinucci Architects

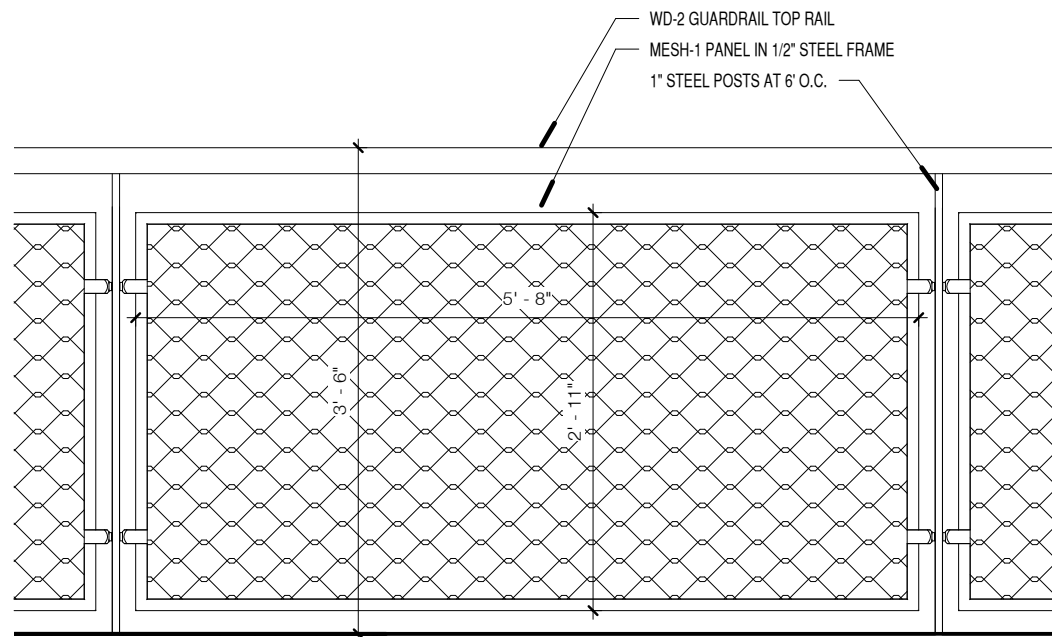
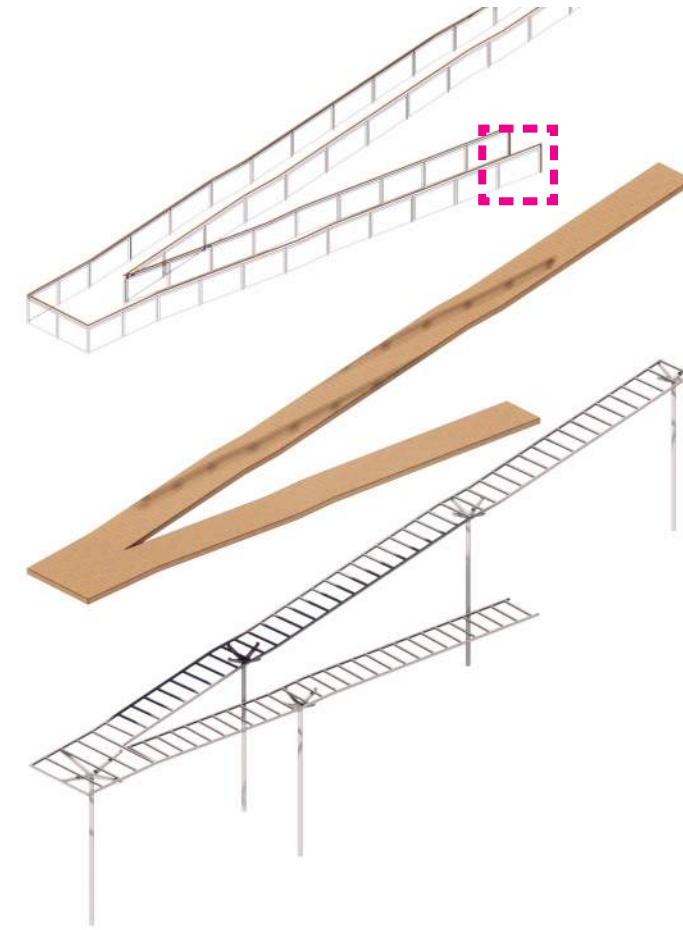
Agenda Items:

- VE design Options
- Design Items to remain
- Project Schedule

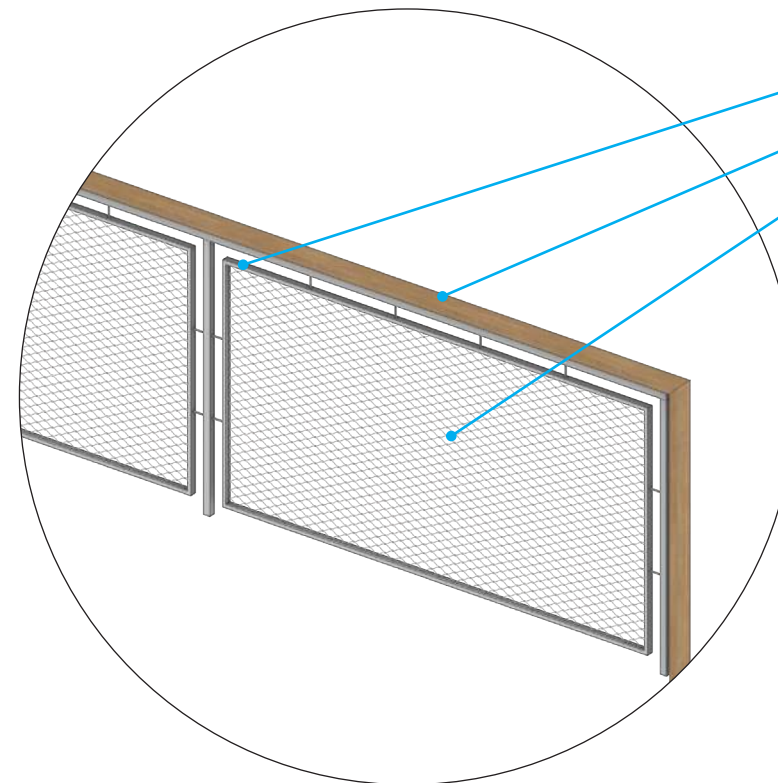
VE DESIGN OPTIONS

VE DESIGN OPTIONS

RAMP - PROPOSED GUARDRAIL



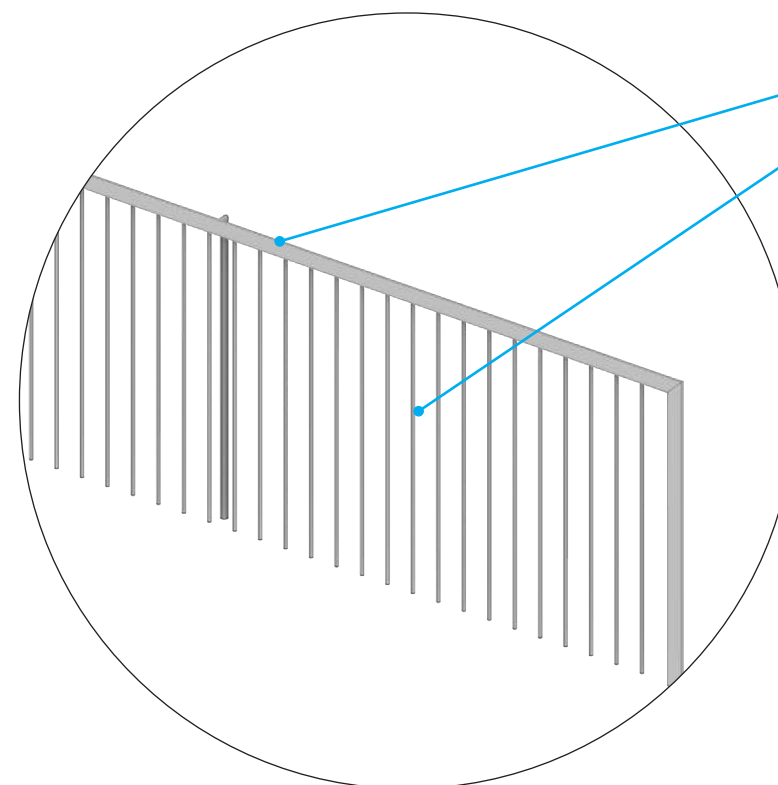
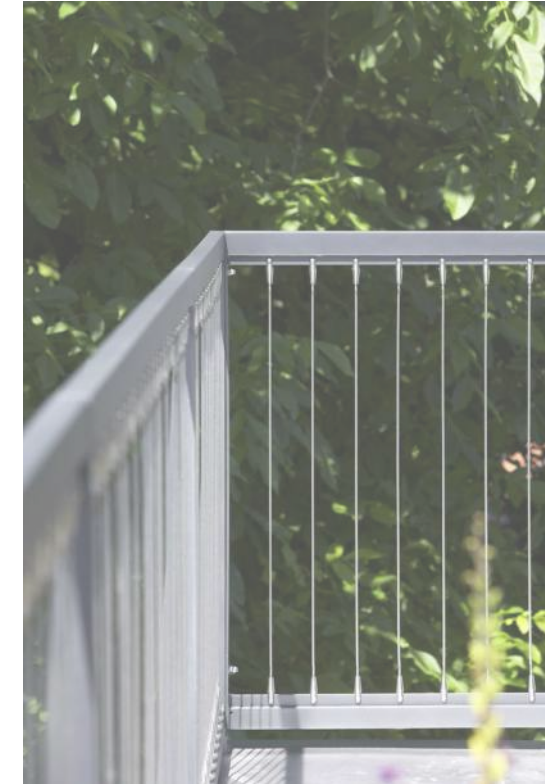
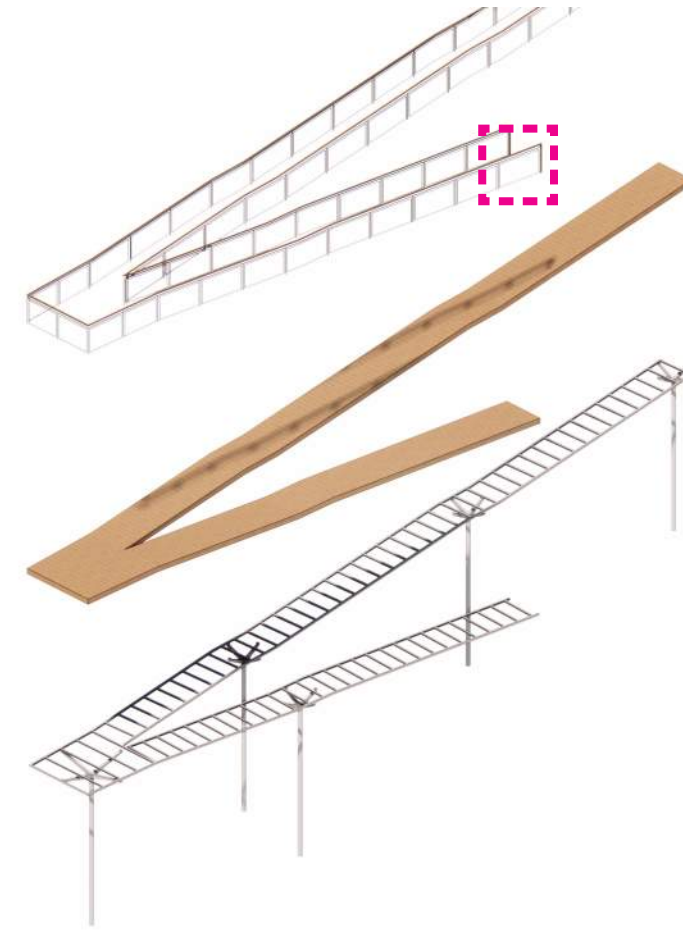
3 guardrail detail
A300 SCALE: 1" = 1'-0"



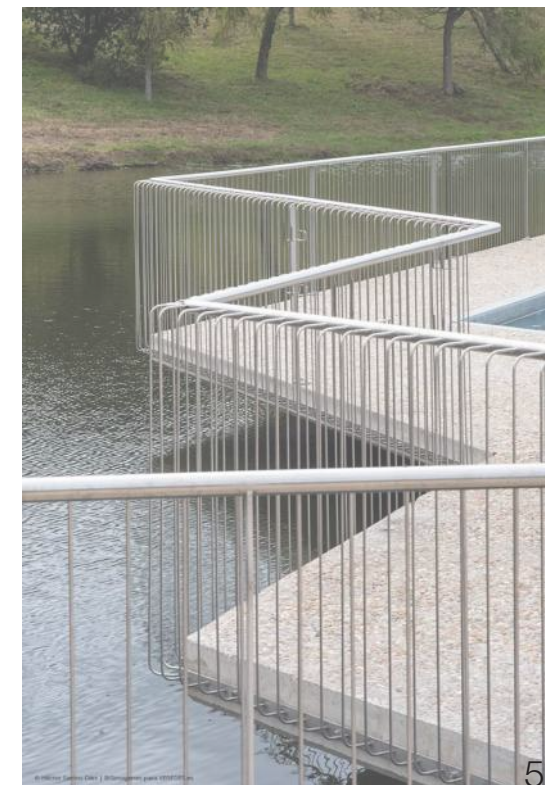
- Stainless steel frame/structure
- Wood rail
- Cable net

VE DESIGN OPTIONS

RAMP - POTENTIAL NEW GUARDRAIL - INSPO FROM EXISTING

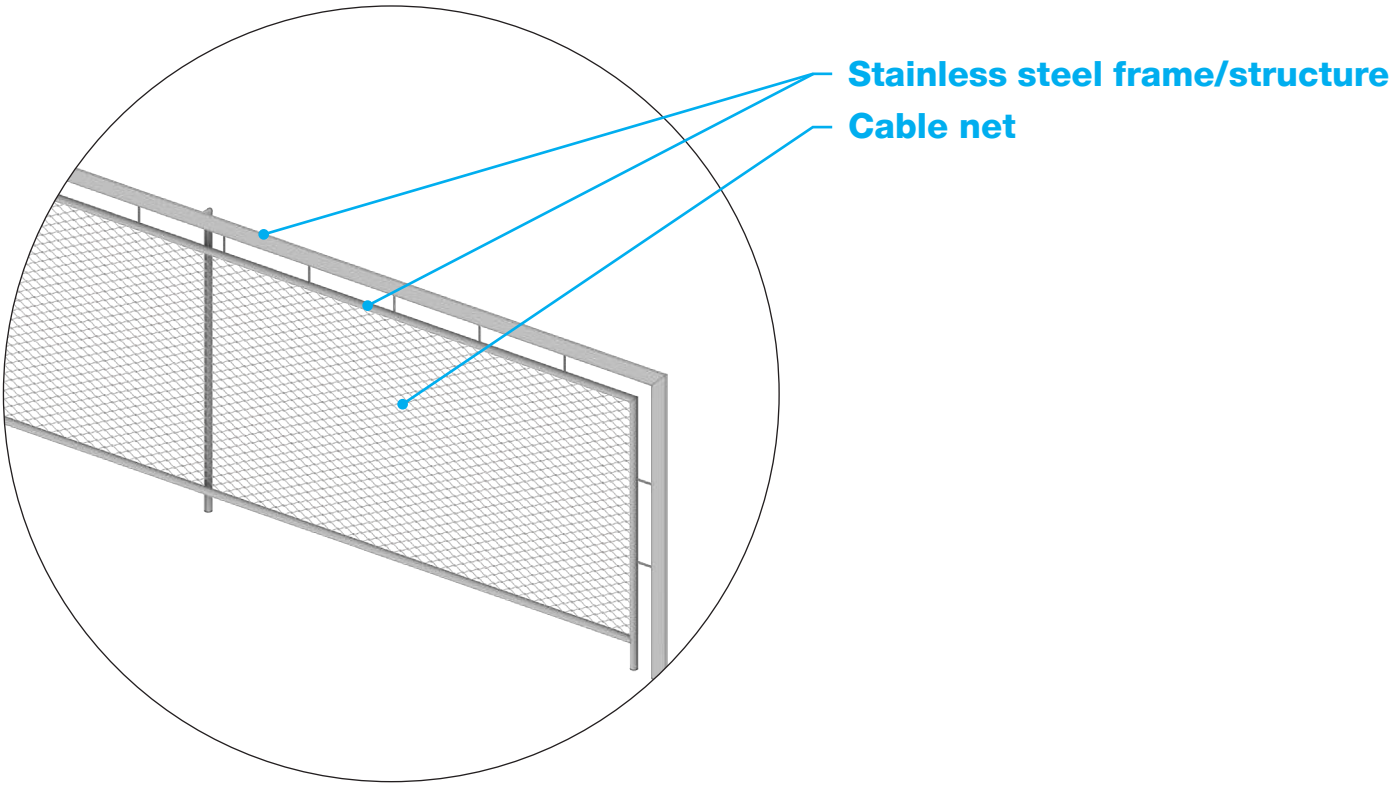
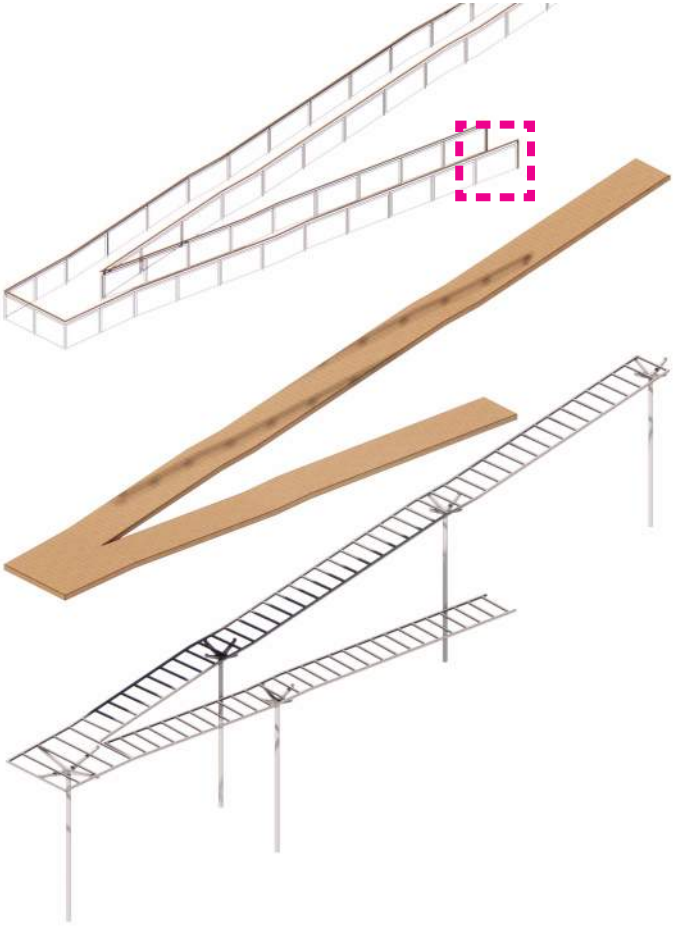


Stainless steel frame/structure
Stainless steel rails



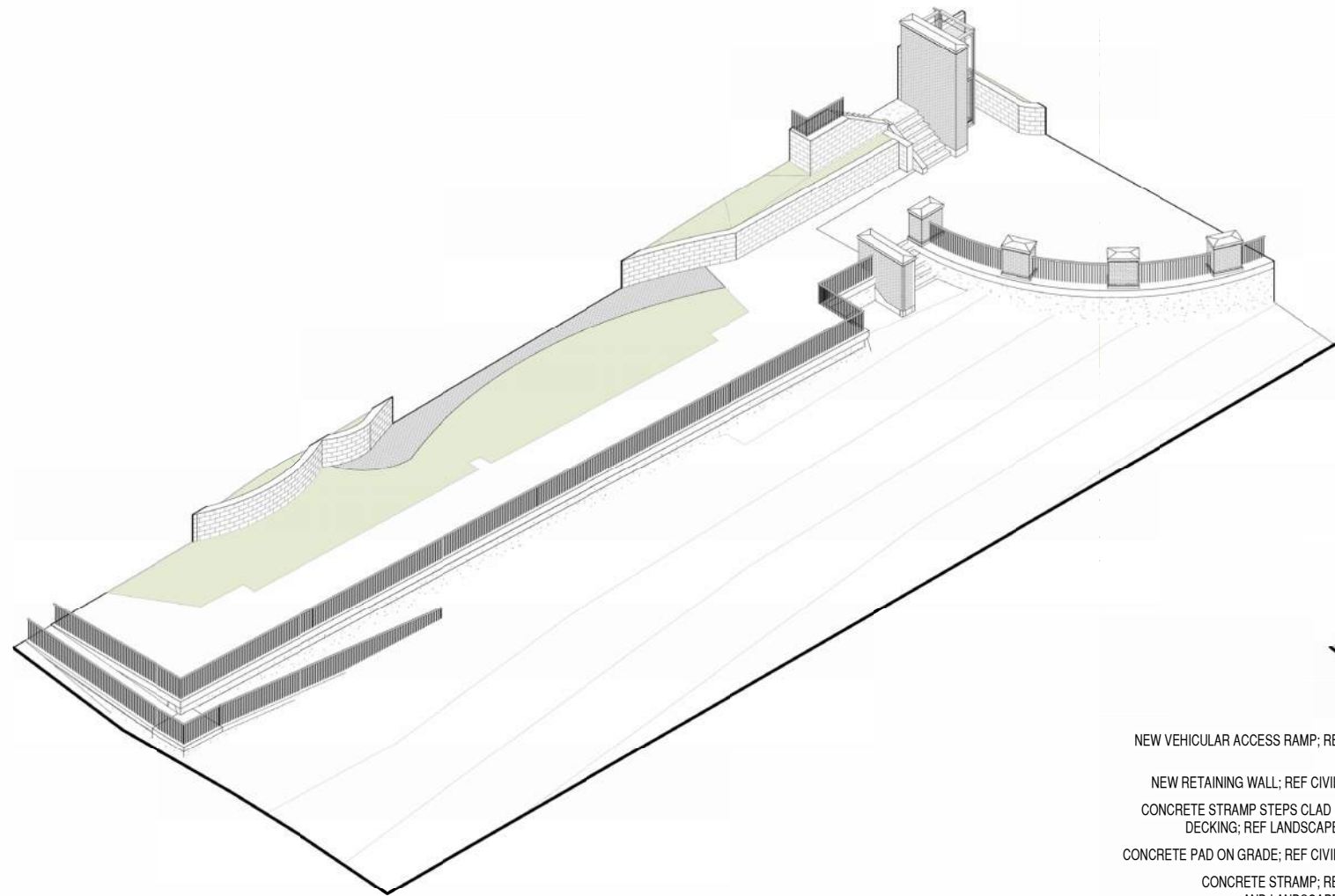
VE DESIGN OPTIONS

RAMP - POTENTIAL NEW GUARDRAIL - REDUCED CURRENT DESIGN

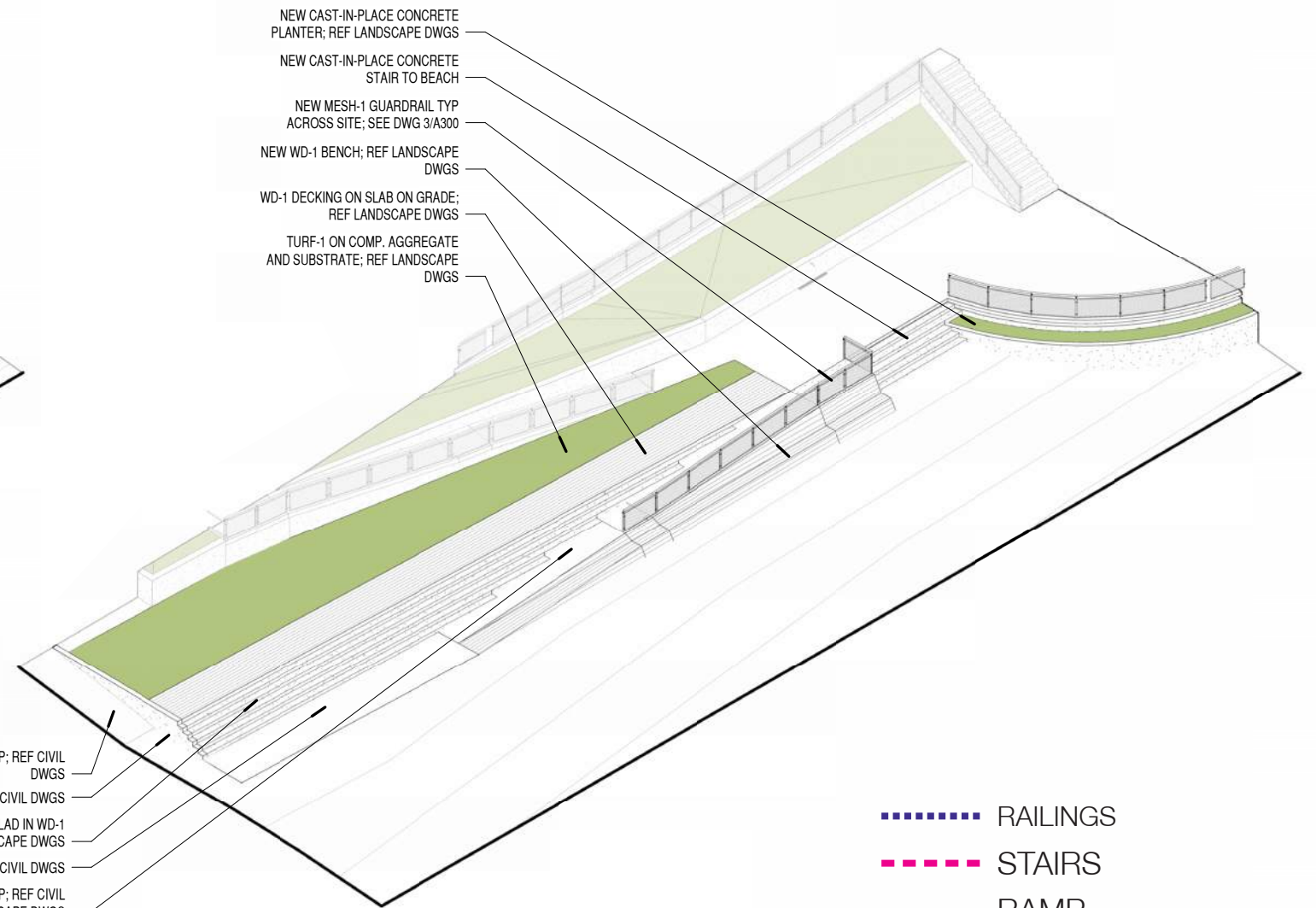


VE DESIGN OPTIONS

STRAMP - EXISTING VS PROPOSED



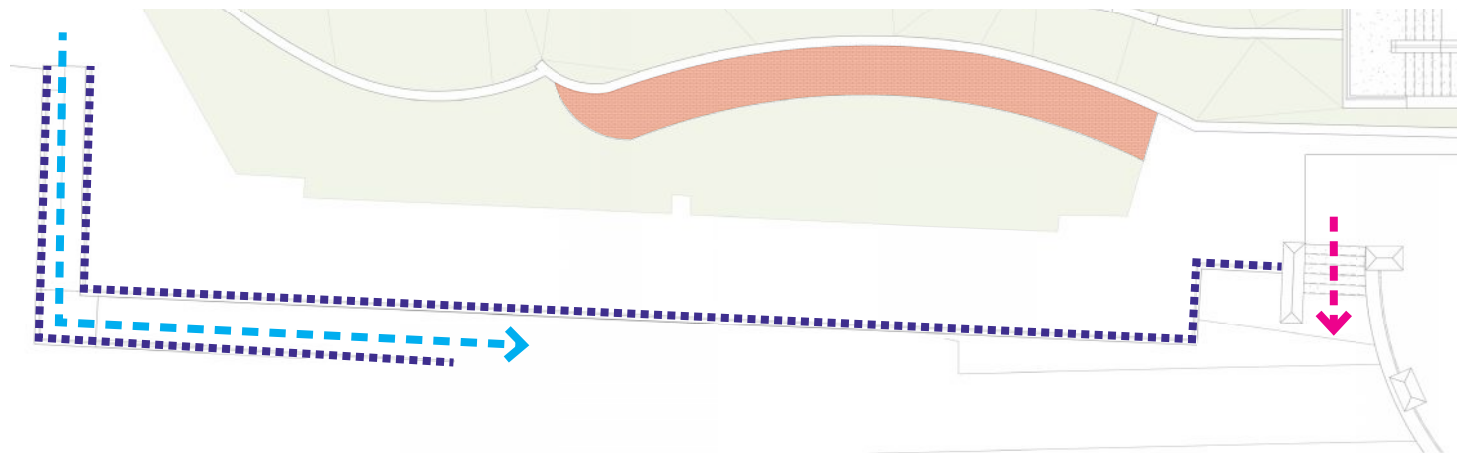
EXISTING AXON



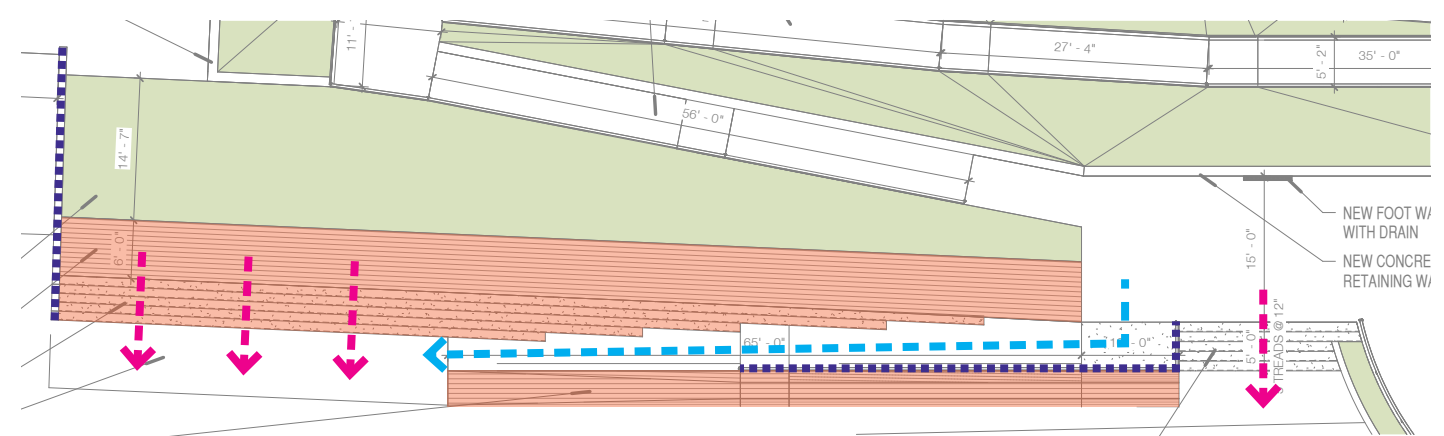
PROPOSED AXON

- NEW CAST-IN-PLACE CONCRETE PLANTER; REF LANDSCAPE DWGS
- NEW CAST-IN-PLACE CONCRETE STAIR TO BEACH
- NEW MESH-1 GUARDRAIL TYP ACROSS SITE; SEE DWG 3/A300
- NEW WD-1 BENCH; REF LANDSCAPE DWGS
- WD-1 DECKING ON SLAB ON GRADE; REF LANDSCAPE DWGS
- TURF-1 ON COMP. AGGREGATE AND SUBSTRATE; REF LANDSCAPE DWGS
- NEW VEHICULAR ACCESS RAMP; REF CIVIL DWGS
- NEW RETAINING WALL; REF CIVIL DWGS
- CONCRETE STRAMP STEPS CLAD IN WD-1 DECKING; REF LANDSCAPE DWGS
- CONCRETE PAD ON GRADE; REF CIVIL DWGS
- CONCRETE STRAMP; REF CIVIL AND LANDSCAPE DWGS

- RAILINGS
- STAIRS
- RAMP
- SEATING/STORAGE



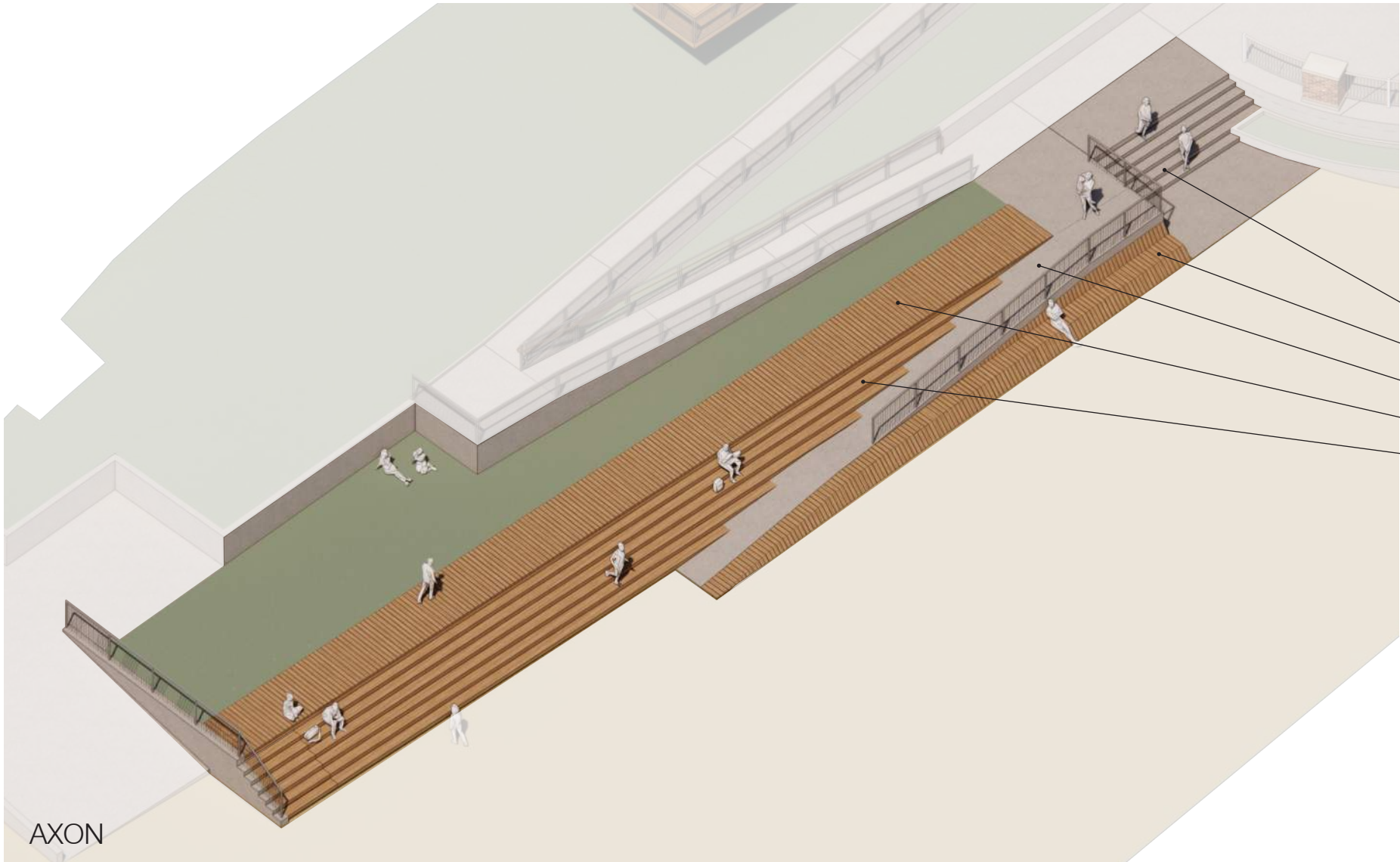
EXISTING PLAN



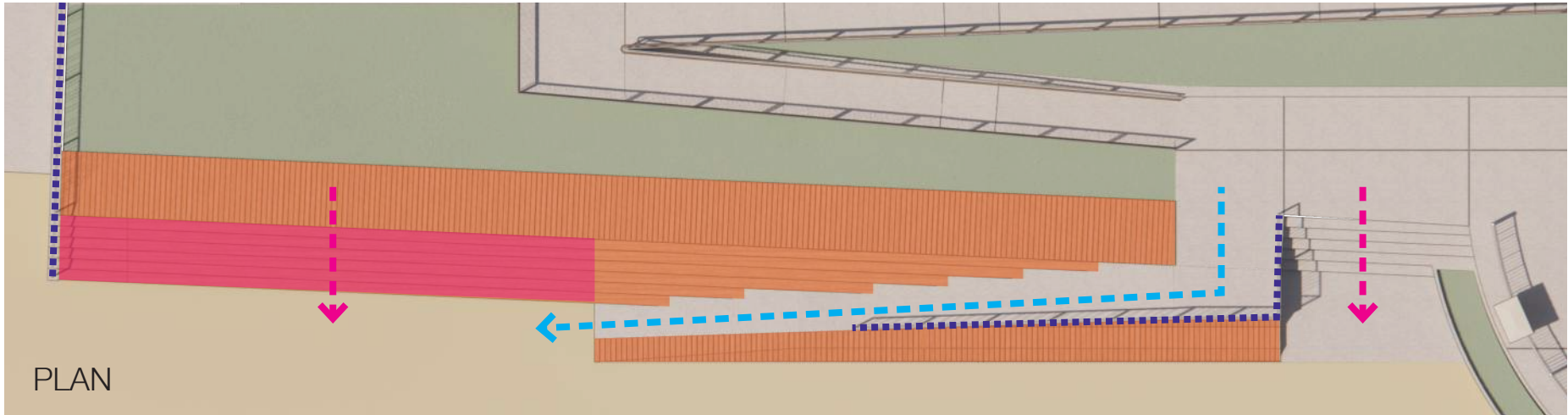
PROPOSED PLAN

VE DESIGN OPTIONS

STRAMP - PROPOSED DESIGN



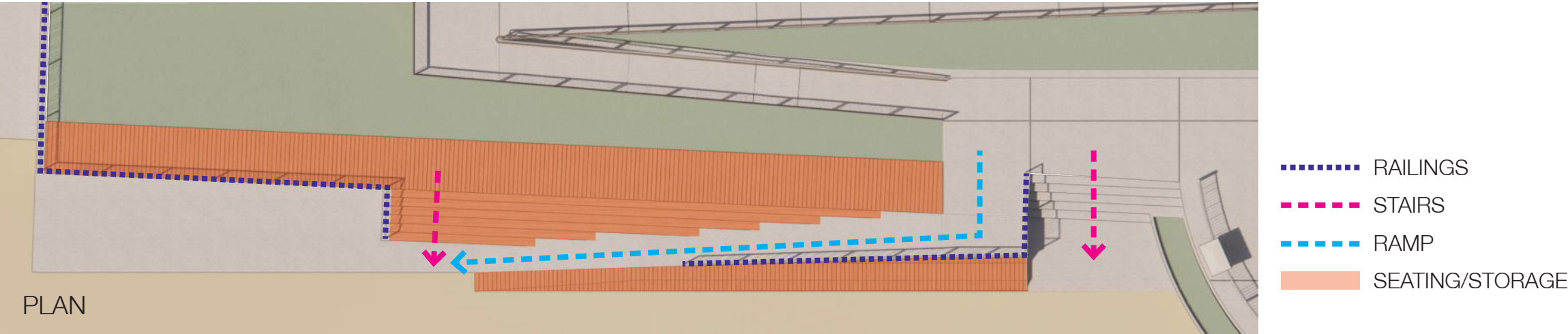
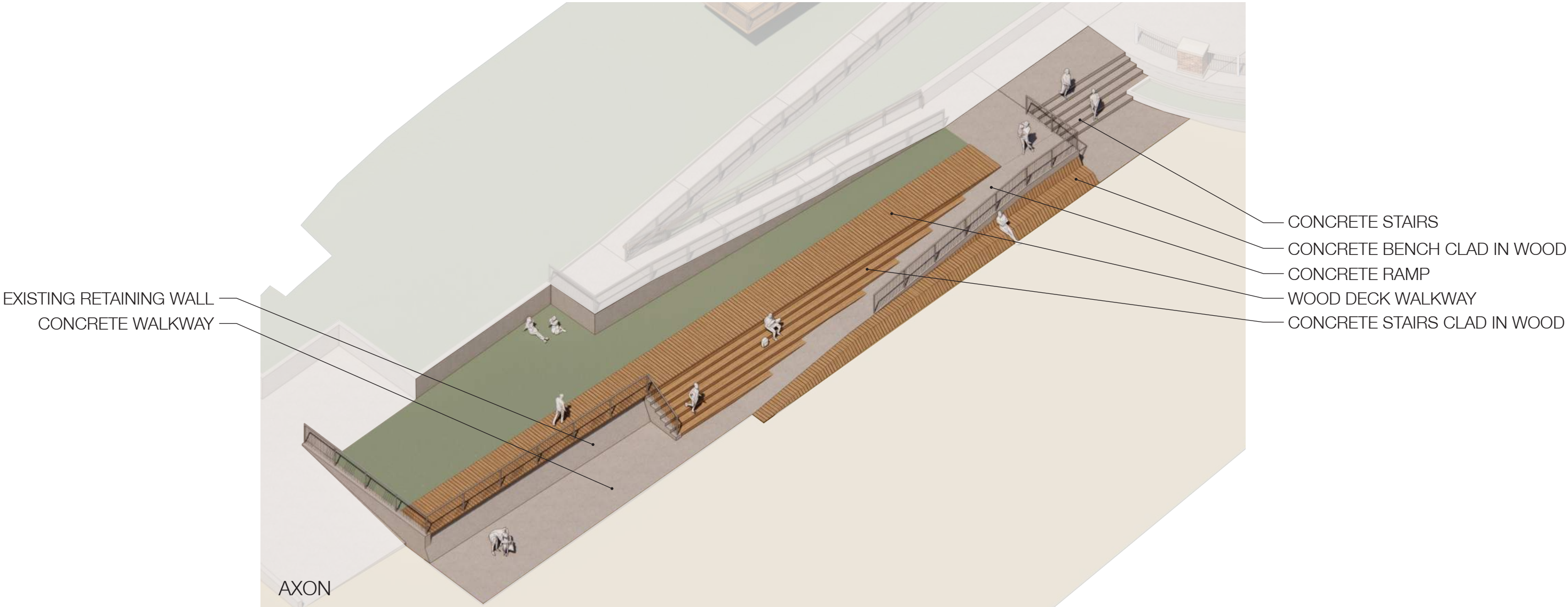
- CONCRETE STAIRS
- CONCRETE BENCH CLAD IN WOOD
- CONCRETE RAMP
- WOOD DECK WALKWAY
- CONCRETE STAIRS CLAD IN WOOD



- RAILINGS
- - - STAIRS
- - - RAMP
- SEATING/STORAGE

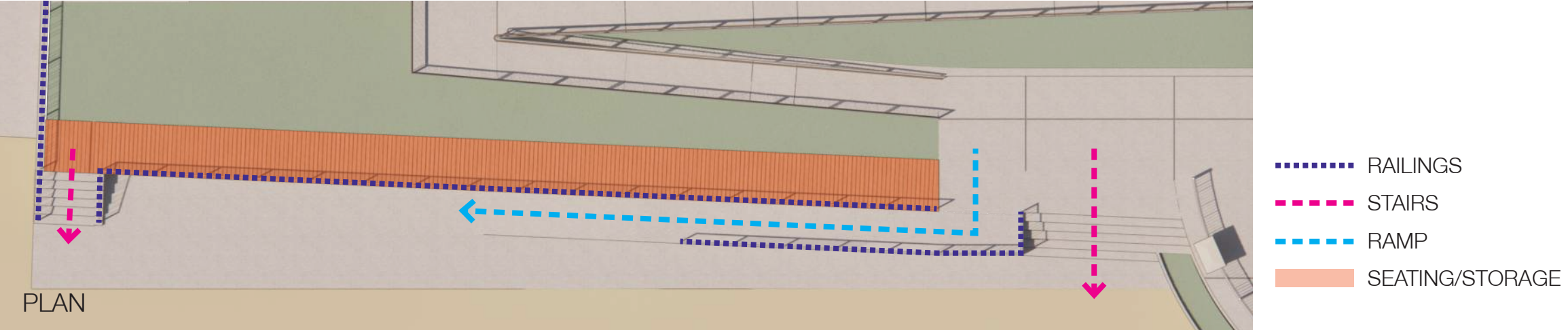
VE DESIGN OPTIONS

STRAMP - TRUNCATED DESIGN



VE DESIGN OPTIONS

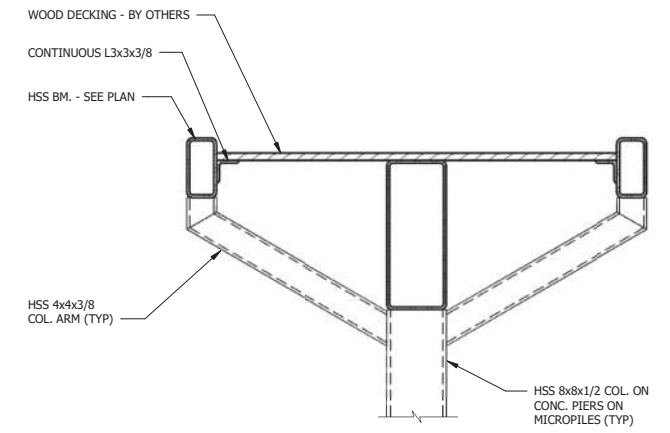
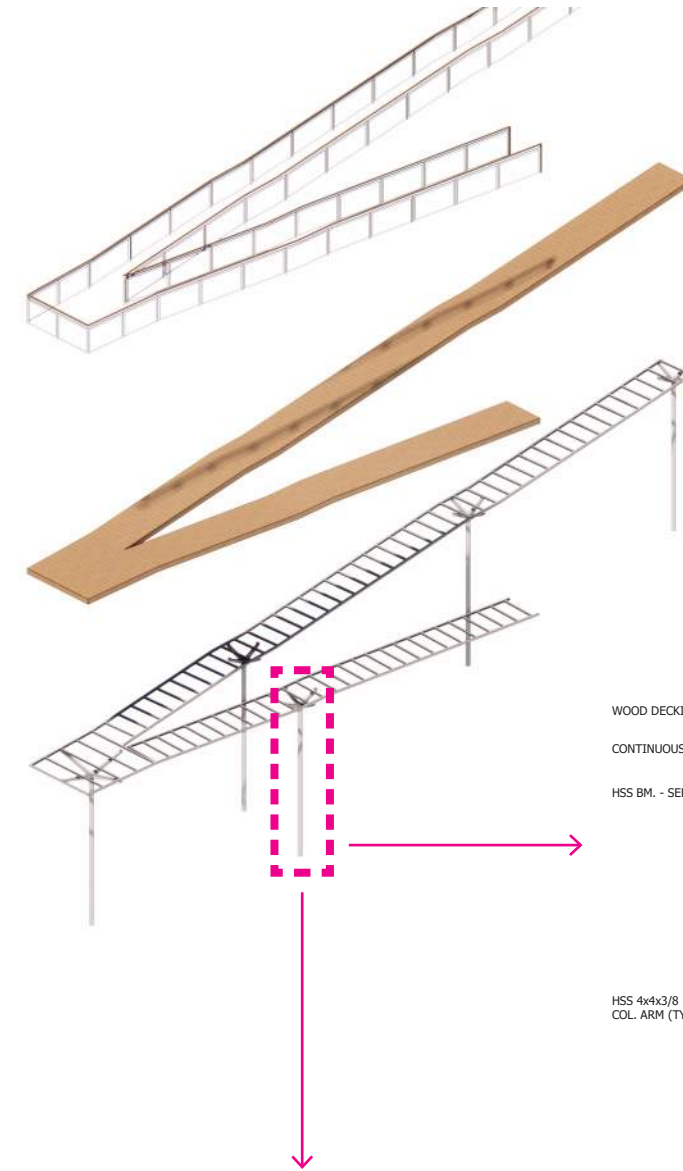
STRAMP - MINIMAL DESIGN



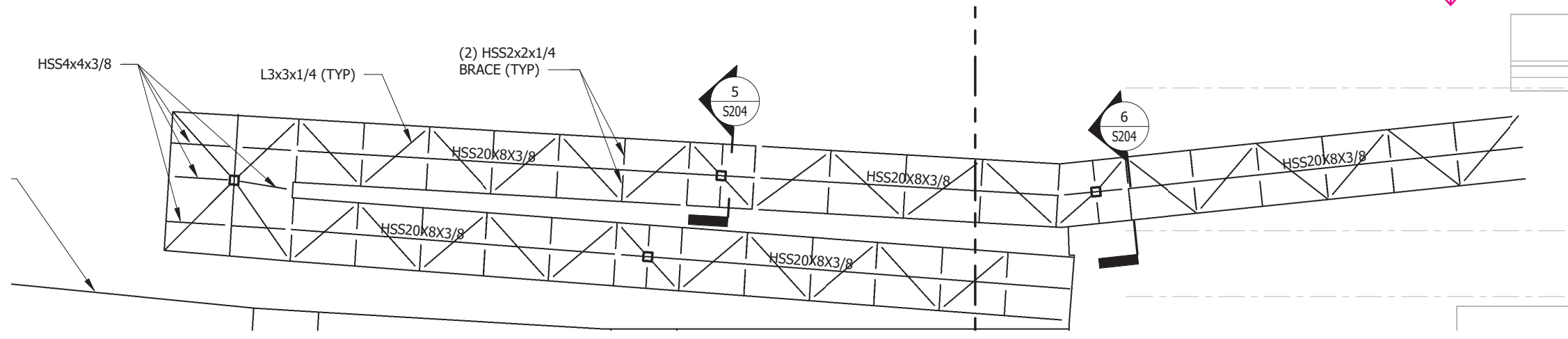
DESIGN ITEMS TO REMAIN

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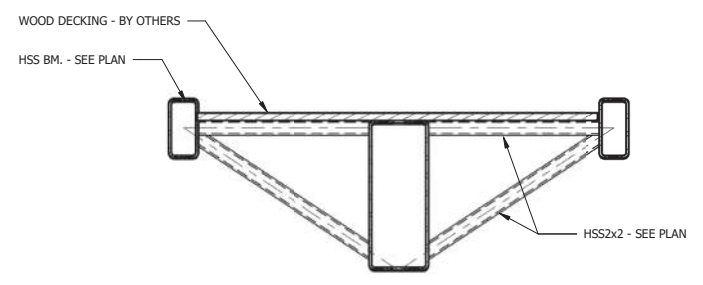
RAMP STRUCTURE



5 ELEVATED RAMP SECTION AT COLUMN
 SCALE: 1" = 1'-0"



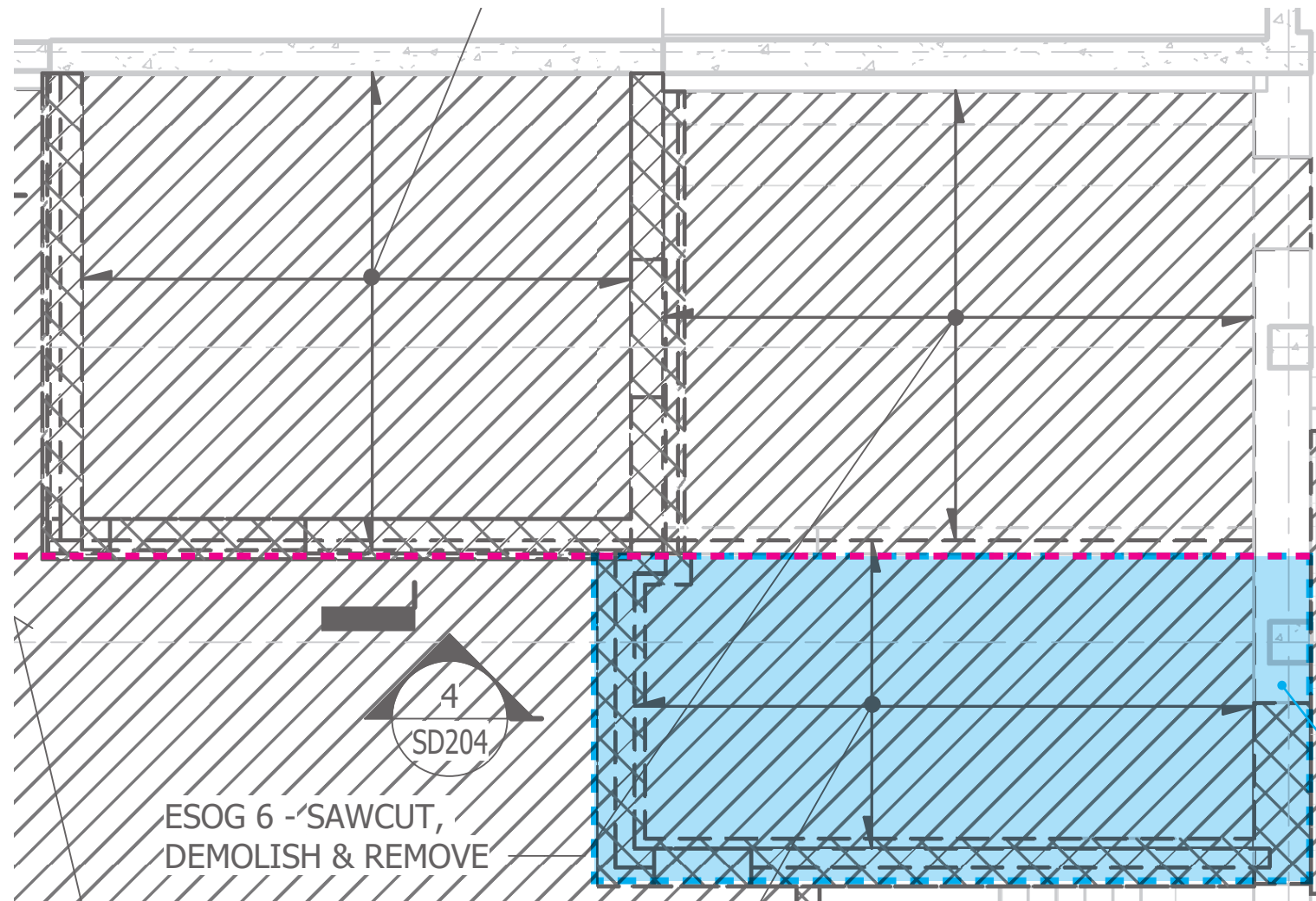
1 RAMP FRAMING PLANS
 SCALE: 1/8" = 1'-0"
 NORTH



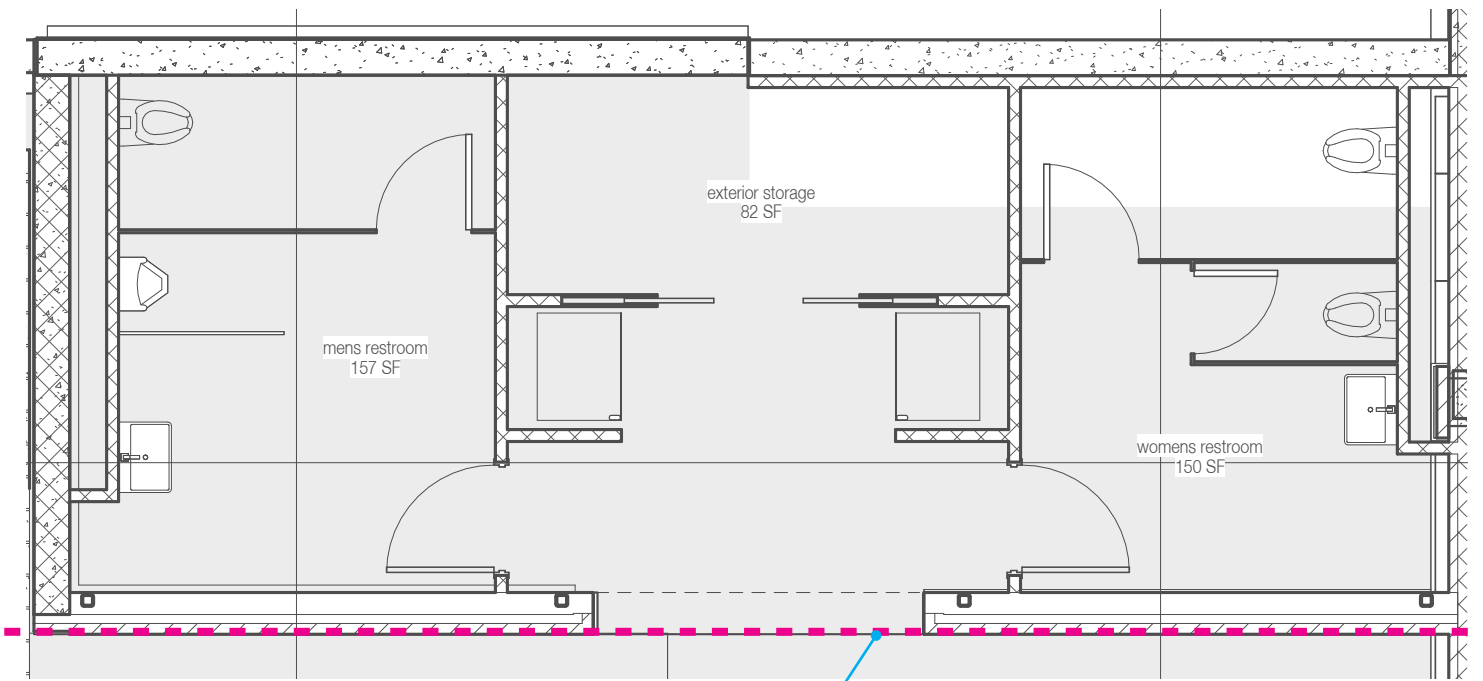
6 ELEVATED RAMP SECTION AT BRACE
 SCALE: 1" = 1'-0"

DESIGN ITEMS TO REMAIN

BATHROOM BUILDING



DEMO PLAN



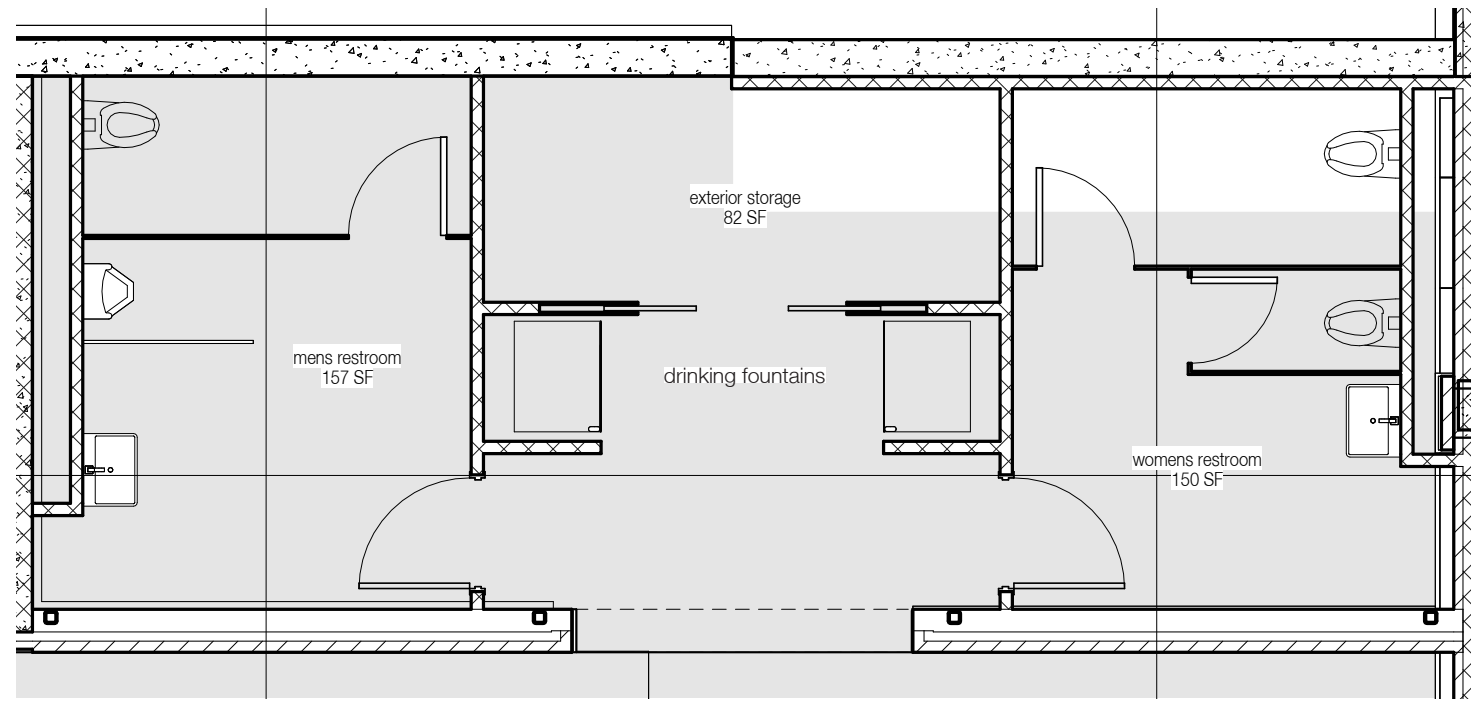
PLAN

REBUILD AT EXTENTS OF EXISTING
FACADE

DEMO EXISTING EXTRUDING PORTION

DESIGN ITEMS TO REMAIN

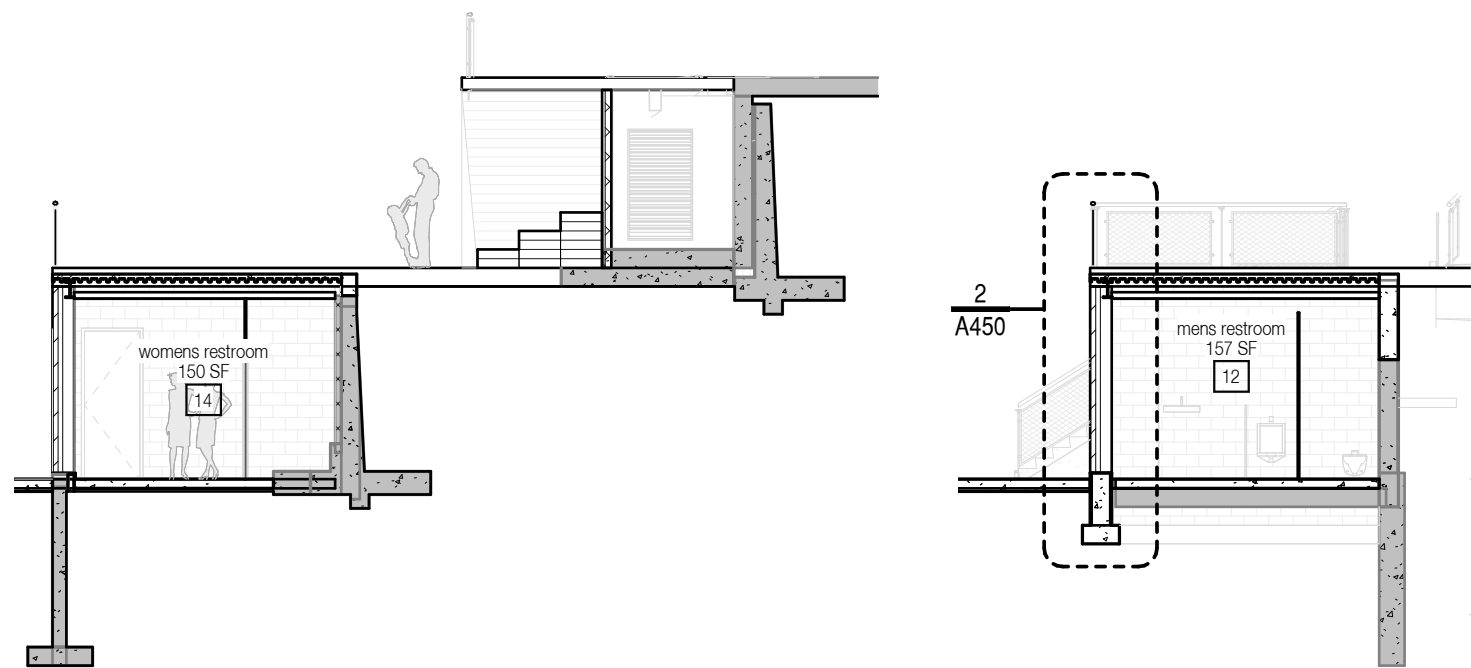
BATHROOM BUILDING



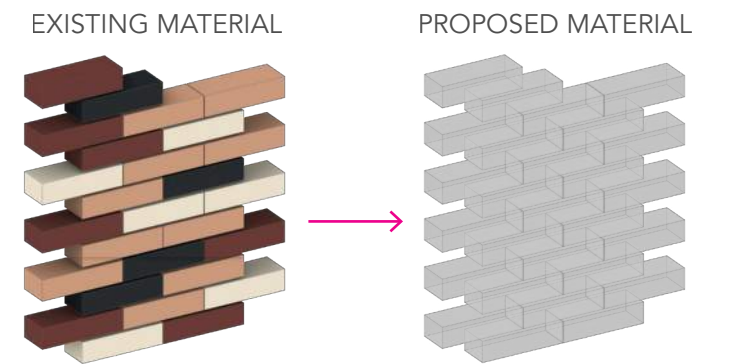
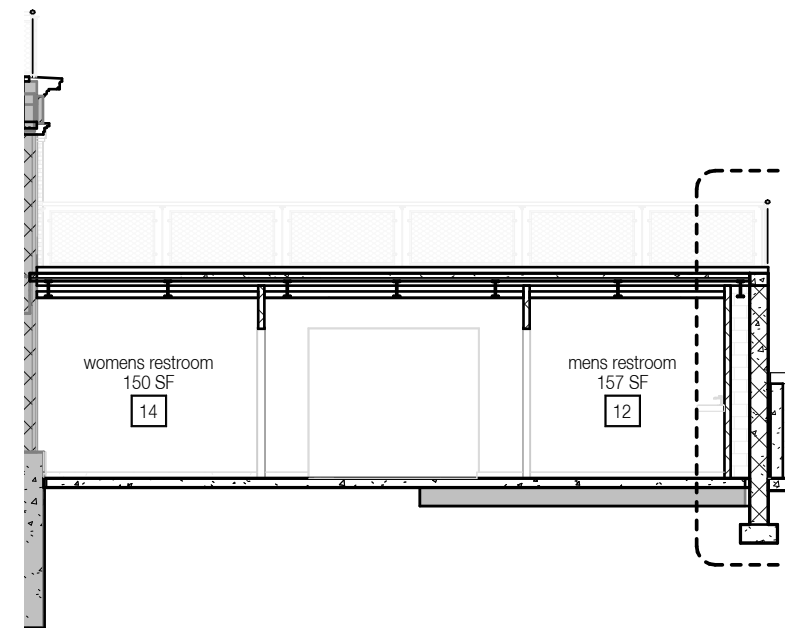
PLAN



EXTERIOR VIEW



BUILDING SECTIONS



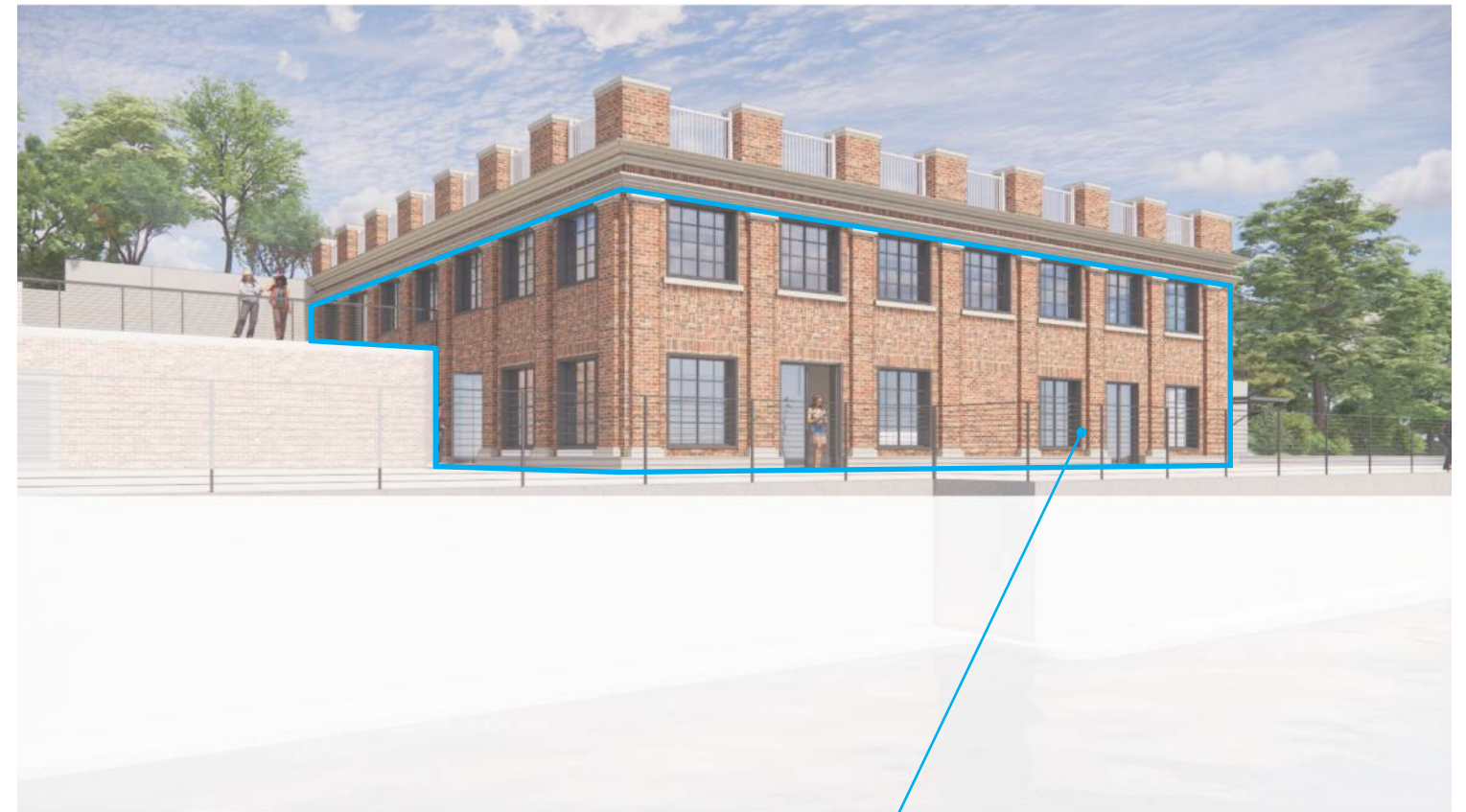
MATERIALITY INSPIRATION

DESIGN ITEMS TO REMAIN

BUILDING EXTERIOR



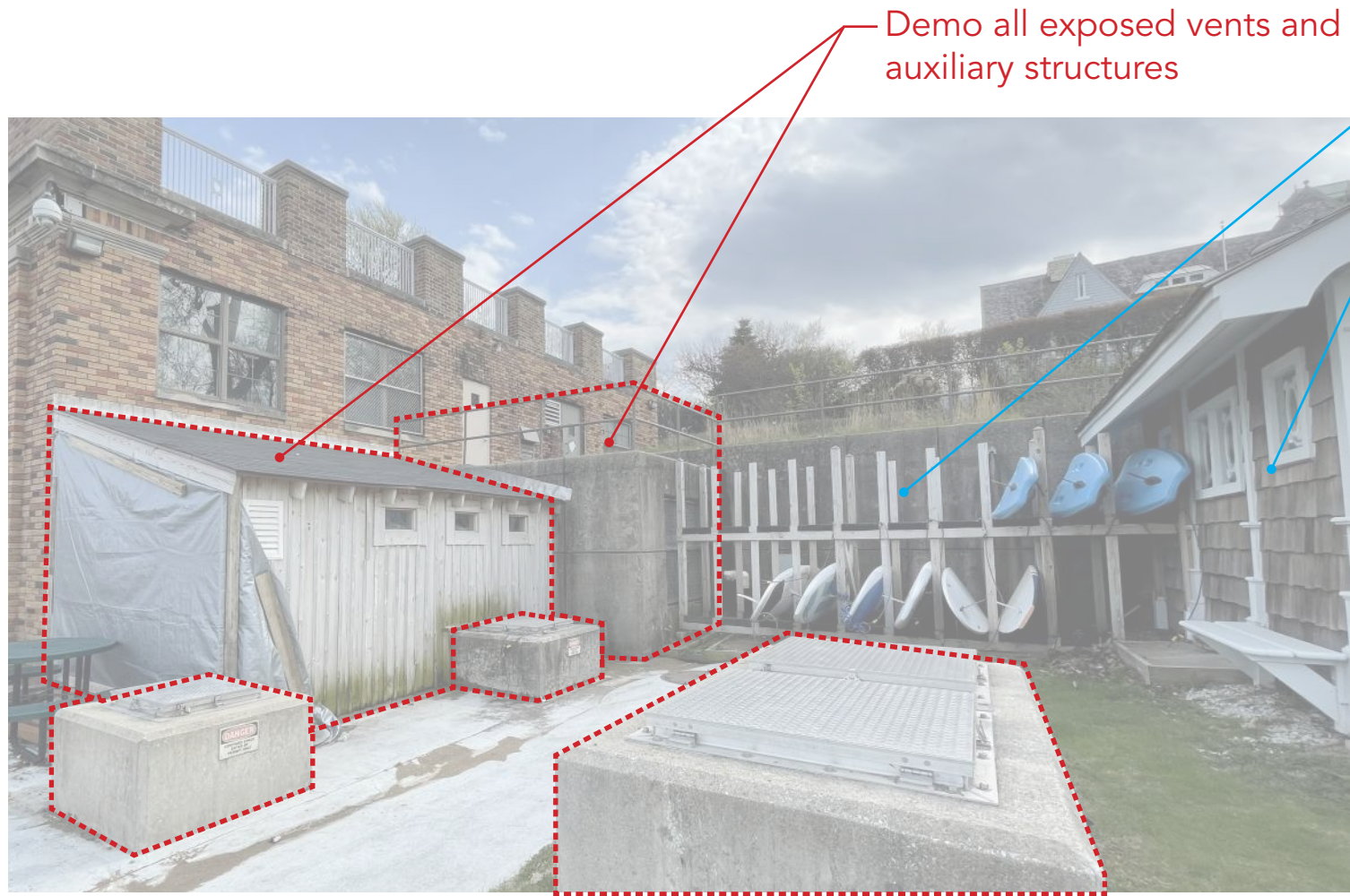
Demo annex and remove all windows/doors to replace with new



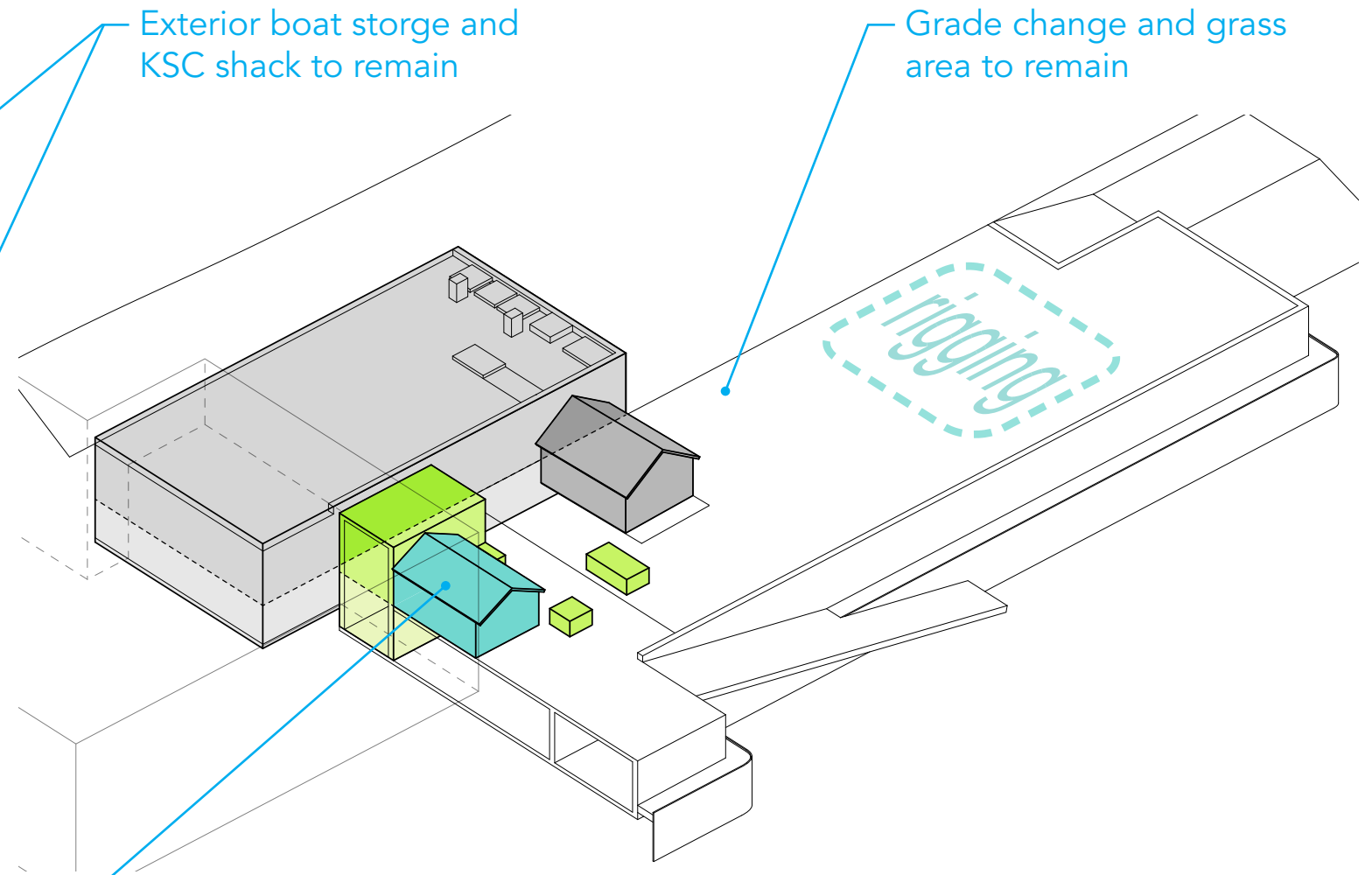
Complete only exterior of building (windows, doors, infill demo areas); no work done to interior of building

DESIGN ITEMS TO REMAIN

NORTH BEACH AREA



Demo all exposed vents and auxiliary structures

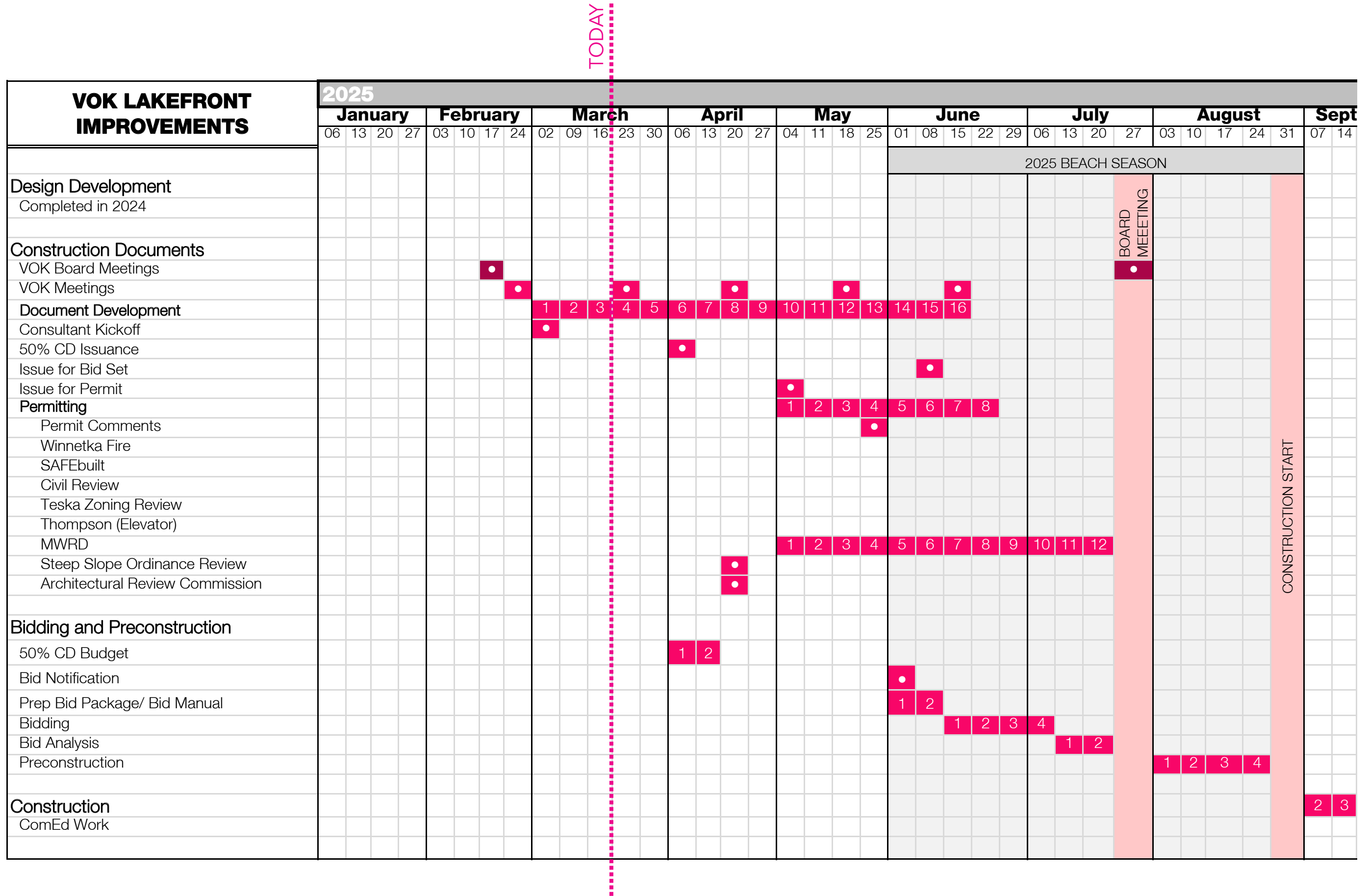


Exterior boat storage and KSC shack to remain

Grade change and grass area to remain

Lean-to structures and concrete annex to be demoed to clear out more space for rigging and use; no change to storage building or sailing club shack

PROJECT SCHEDULE





Village of Kenilworth Beach Improvement Project

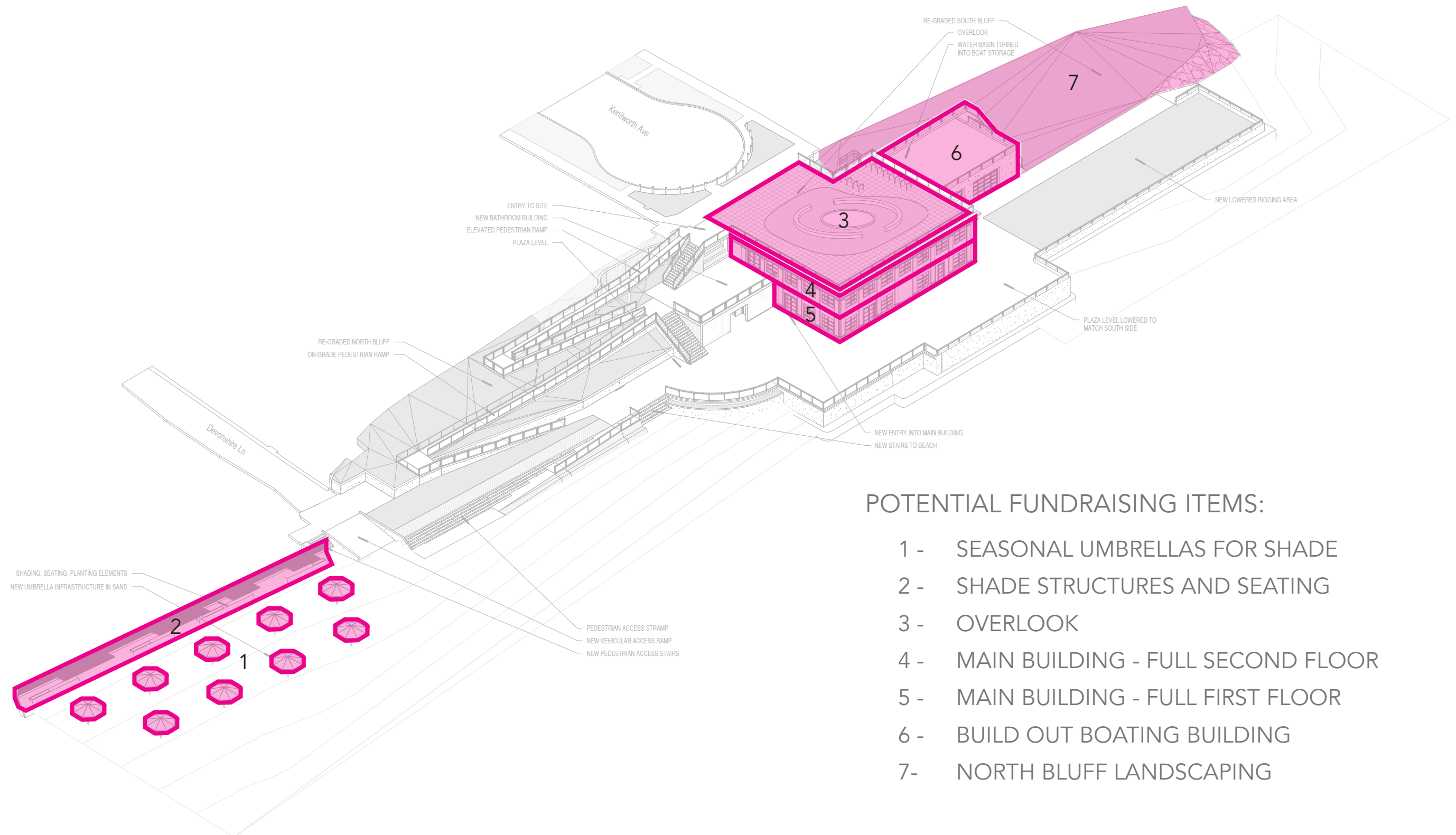
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FUNDRAISING EFFORTS

POTENTIAL ADDITIONAL SCOPE

POTENTIAL PHASE 2 PROJECT/FUNDRAISING EFFORTS

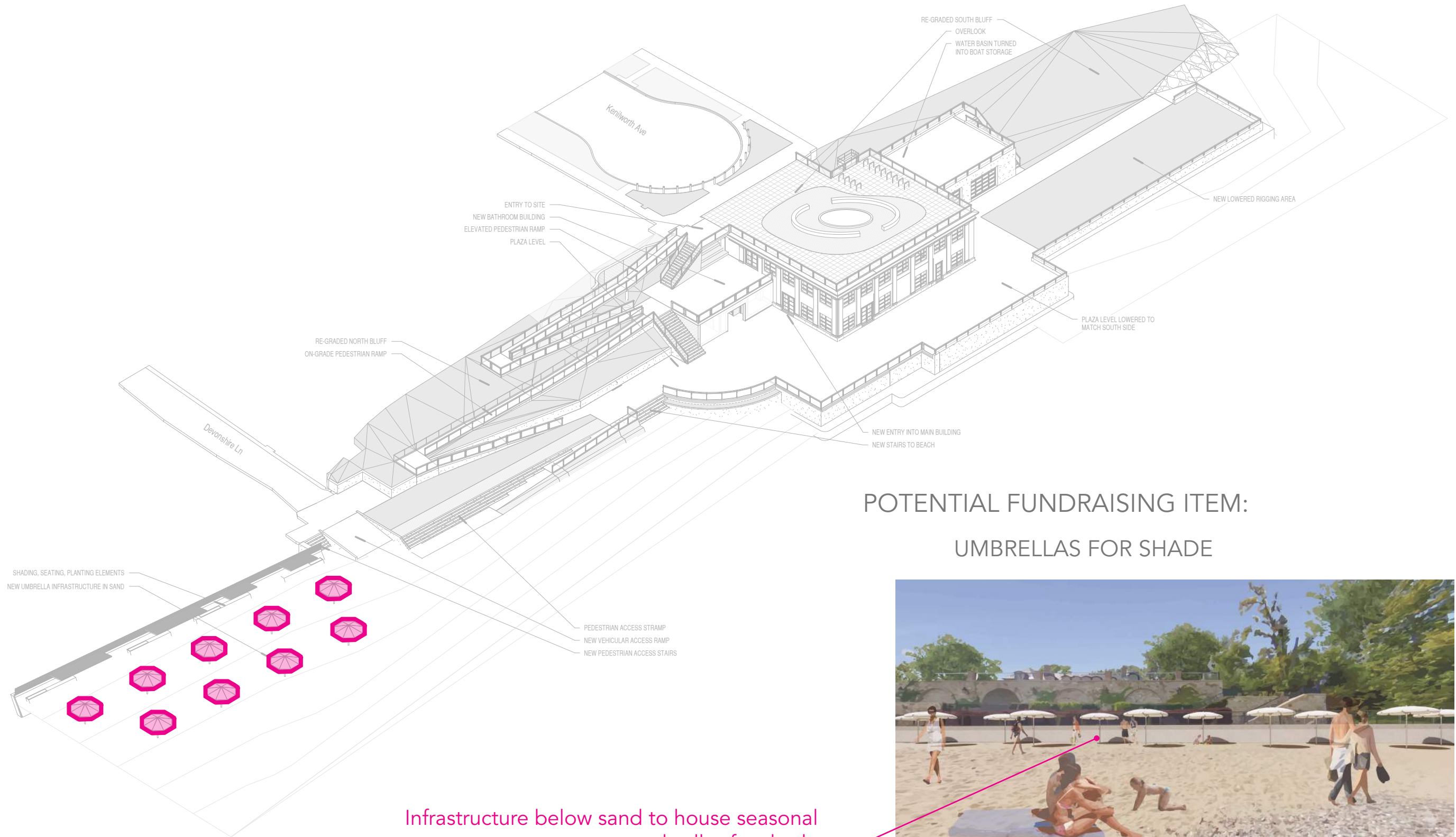


POTENTIAL FUNDRAISING ITEMS:

- 1 - SEASONAL UMBRELLAS FOR SHADE
- 2 - SHADE STRUCTURES AND SEATING
- 3 - OVERLOOK
- 4 - MAIN BUILDING - FULL SECOND FLOOR
- 5 - MAIN BUILDING - FULL FIRST FLOOR
- 6 - BUILD OUT BOATING BUILDING
- 7- NORTH BLUFF LANDSCAPING

NEW SCOPE LANDSCAPE AND ACCESS

\$38,250



POTENTIAL FUNDRAISING ITEM:
UMBRELLAS FOR SHADE



Infrastructure below sand to house seasonal umbrellas for shade

POTENTIAL ADDITIONAL SCOPE LANDSCAPE AND ACCESS

\$171,488



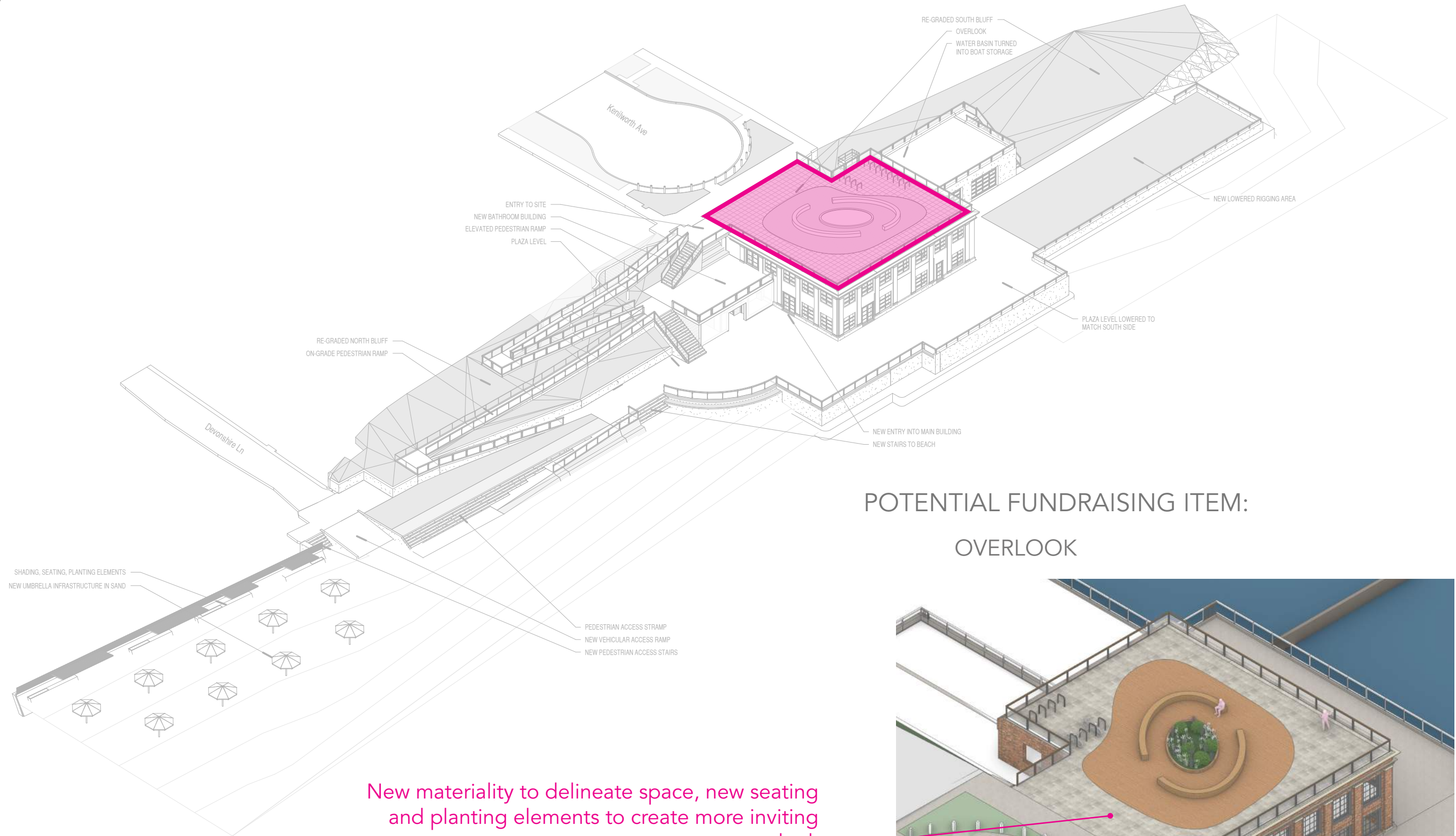
POTENTIAL FUNDRAISING ITEM: SHADE STRUCTURES AND SEATING



Retaining wall repaired and seating, shade and planters added for better beach experience

NEW SCOPE MAIN BUILDING

\$623,558



POTENTIAL FUNDRAISING ITEM:
OVERLOOK



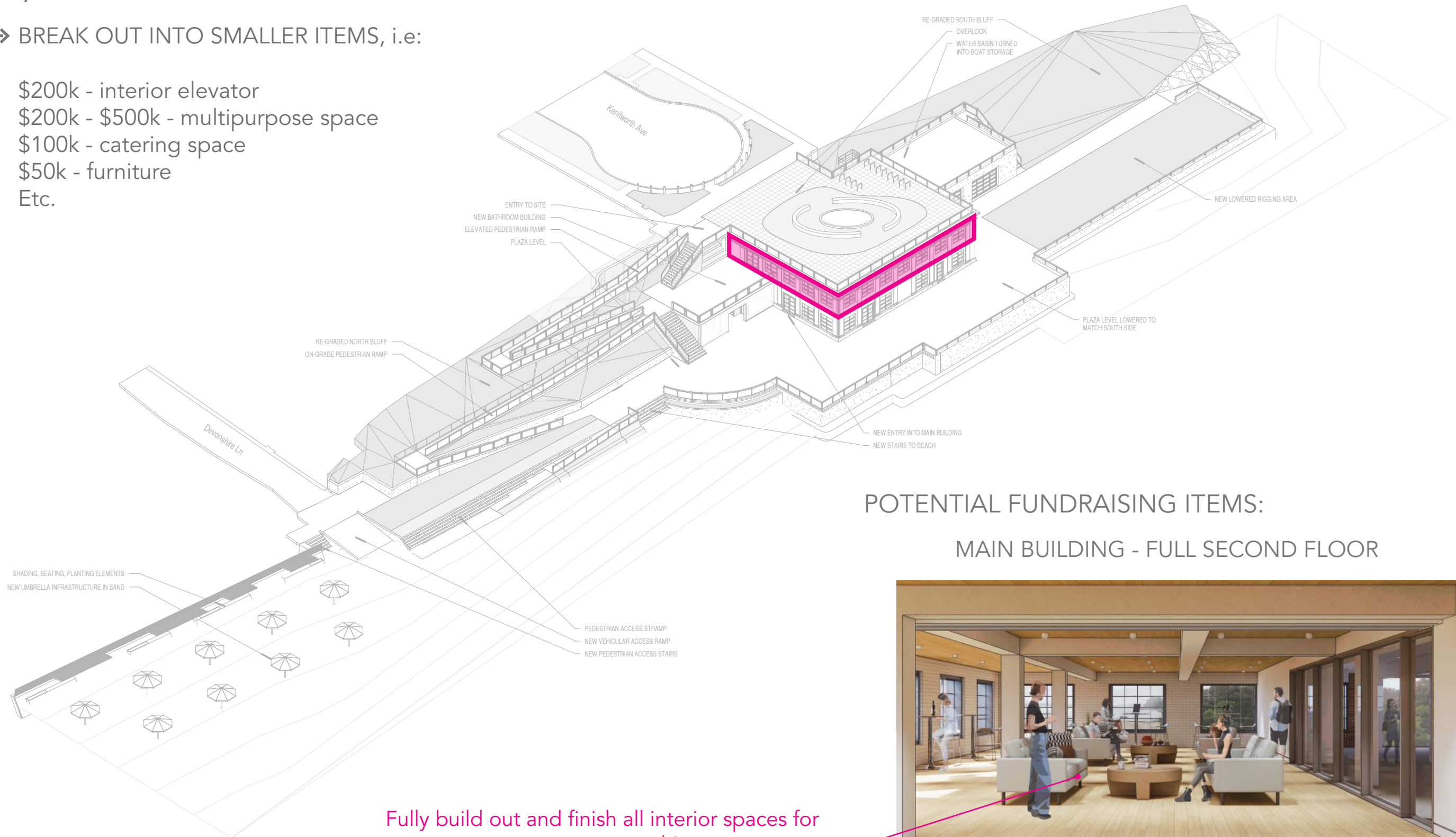
New materiality to delineate space, new seating and planting elements to create more inviting overlook

POTENTIAL ADDITIONAL SCOPE MAIN BUILDING

\$1,557,619

-----> BREAK OUT INTO SMALLER ITEMS, i.e:

- \$200k - interior elevator
- \$200k - \$500k - multipurpose space
- \$100k - catering space
- \$50k - furniture
- Etc.



POTENTIAL FUNDRAISING ITEMS: MAIN BUILDING - FULL SECOND FLOOR



Fully build out and finish all interior spaces for multi-purpose room

POTENTIAL ADDITIONAL SCOPE MAIN BUILDING

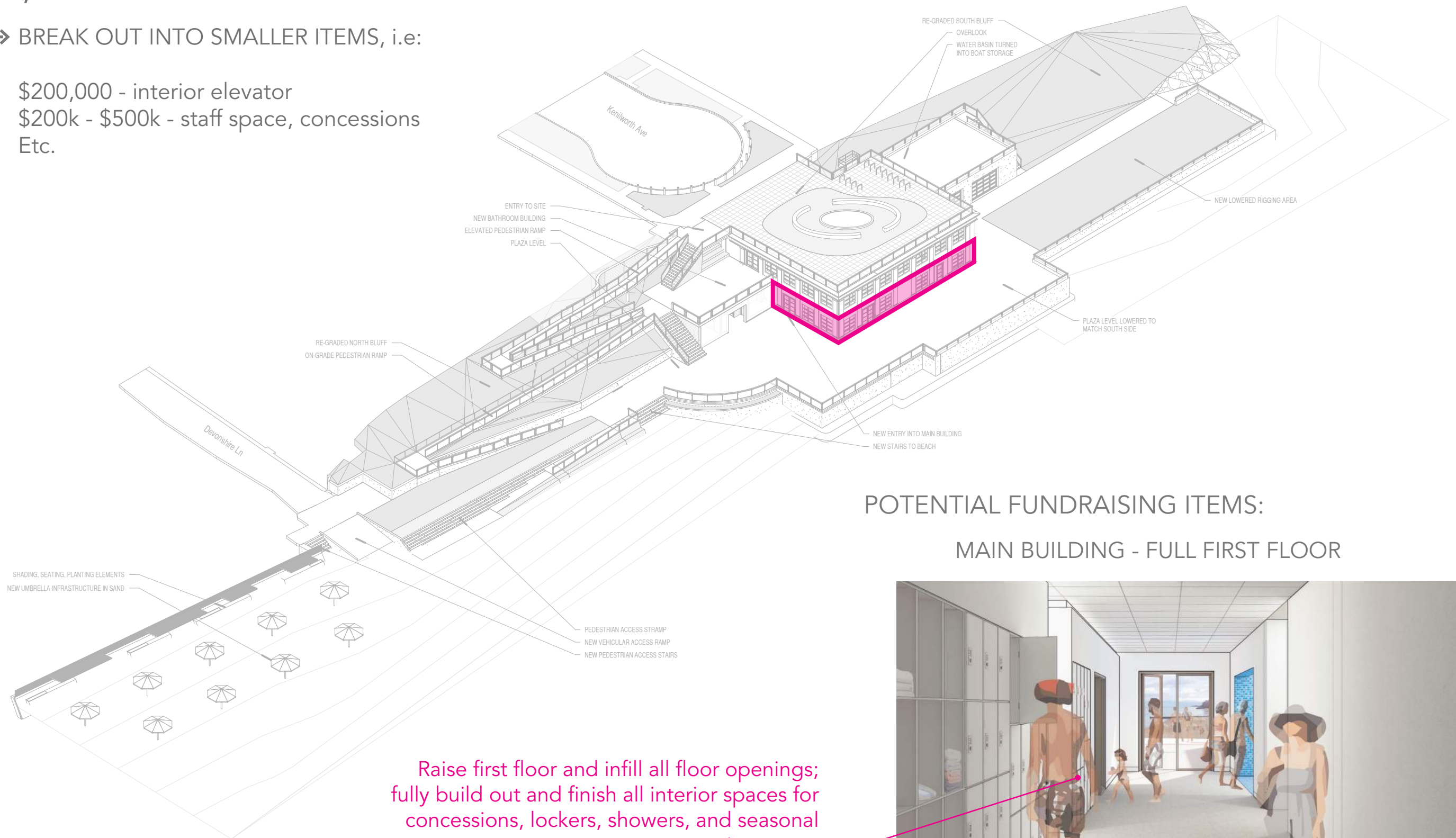
\$1,665,572

-----> BREAK OUT INTO SMALLER ITEMS, i.e:

\$200,000 - interior elevator

\$200k - \$500k - staff space, concessions

Etc.



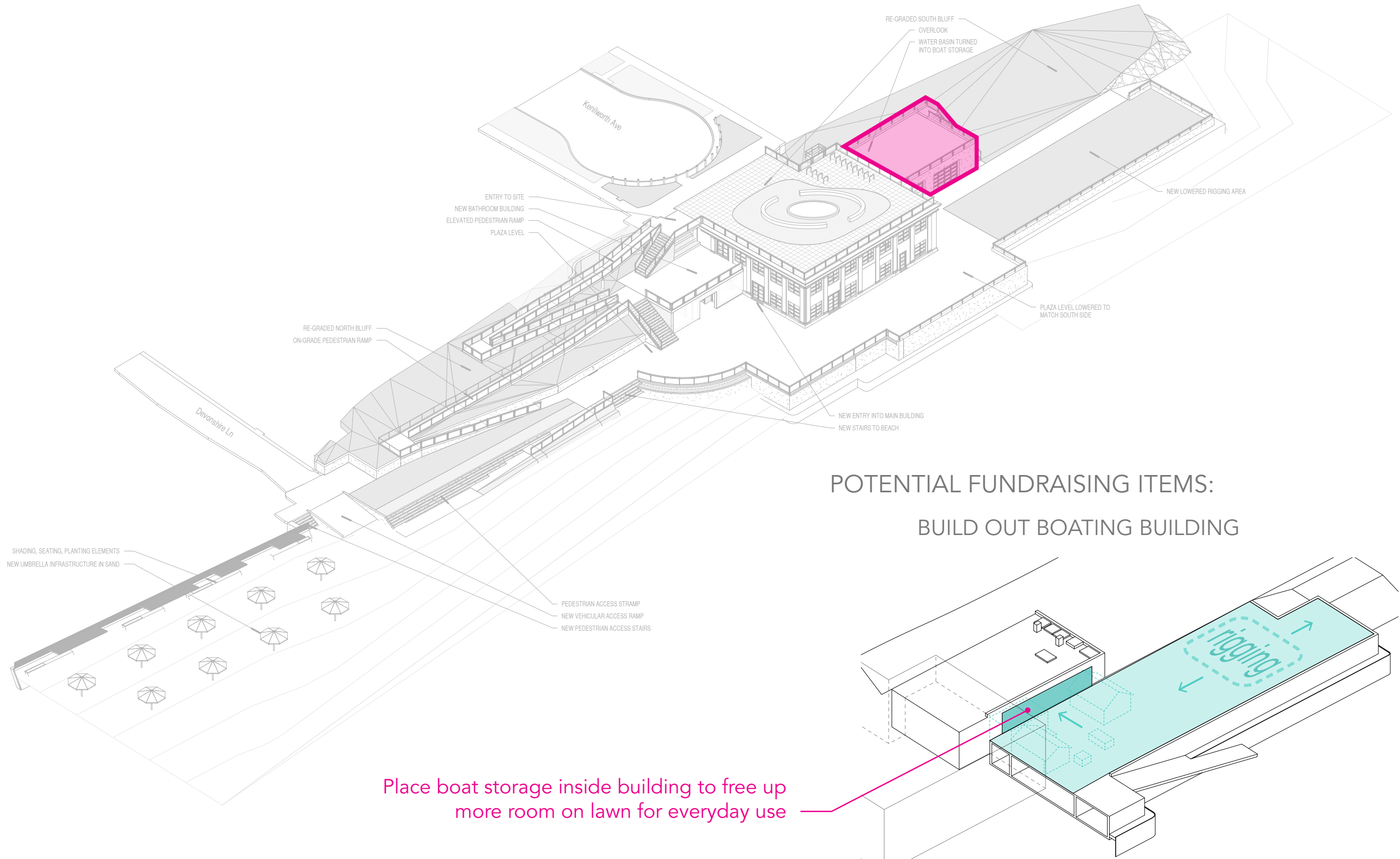
POTENTIAL FUNDRAISING ITEMS: MAIN BUILDING - FULL FIRST FLOOR

Raise first floor and infill all floor openings;
fully build out and finish all interior spaces for
concessions, lockers, showers, and seasonal
community spaces



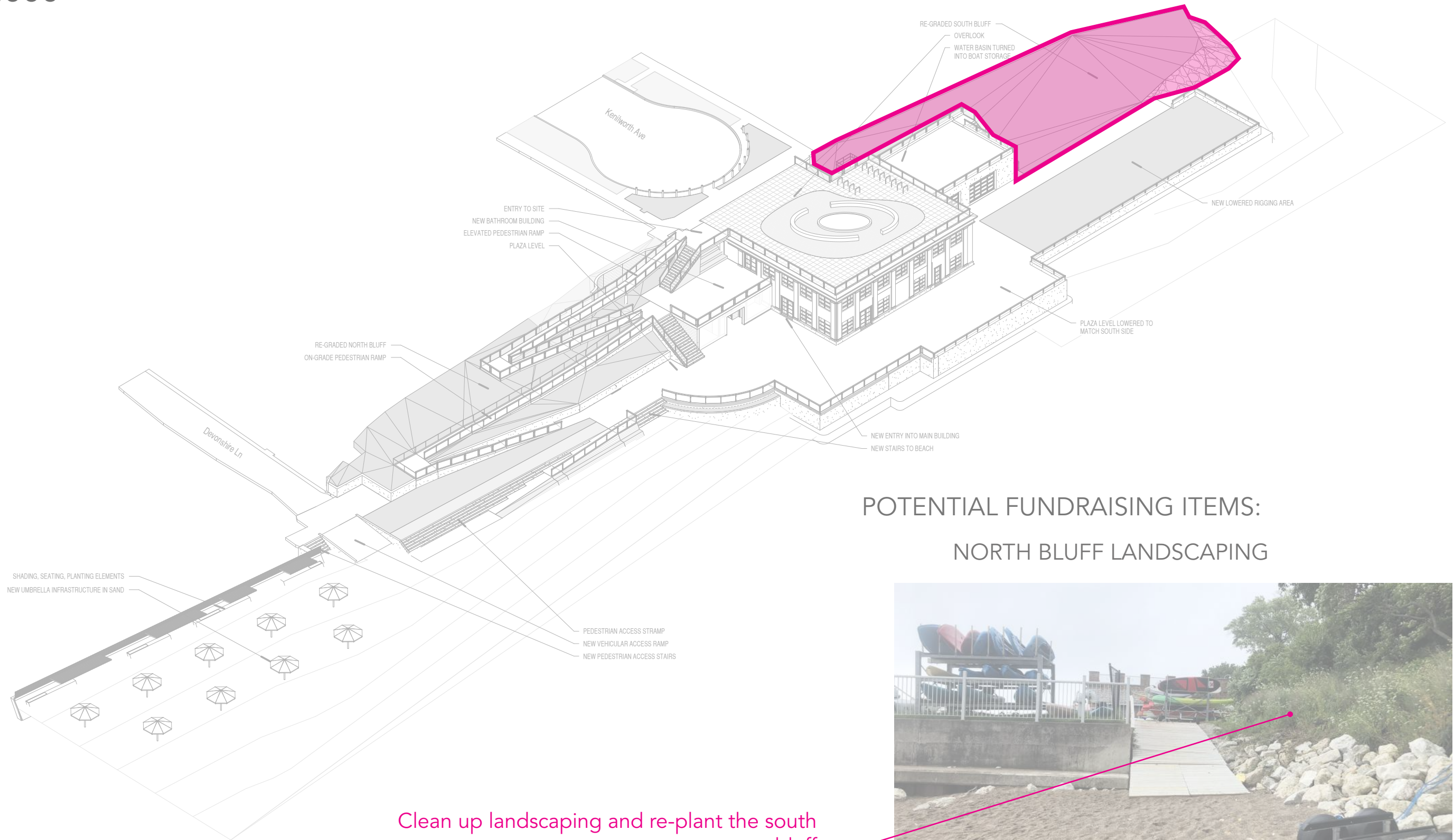
NEW SCOPE NORTH ACTIVITY AREA

\$731,000



POTENTIAL ADDITIONAL SCOPE NORTH ACTIVITY AREA

\$200,000



POTENTIAL FUNDRAISING ITEMS: NORTH BLUFF LANDSCAPING

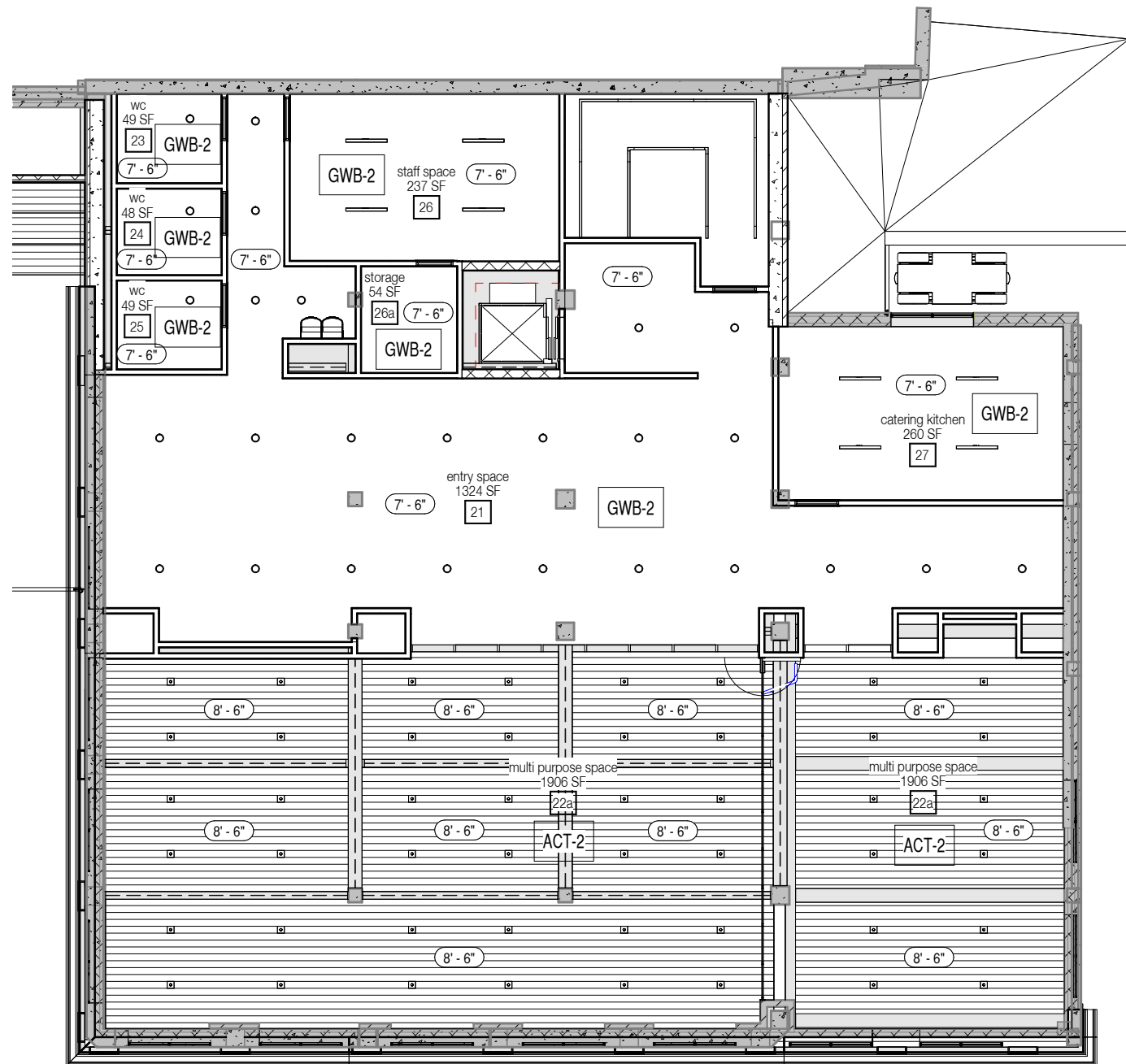
Clean up landscaping and re-plant the south bluff



DEVELOPED DETAIL

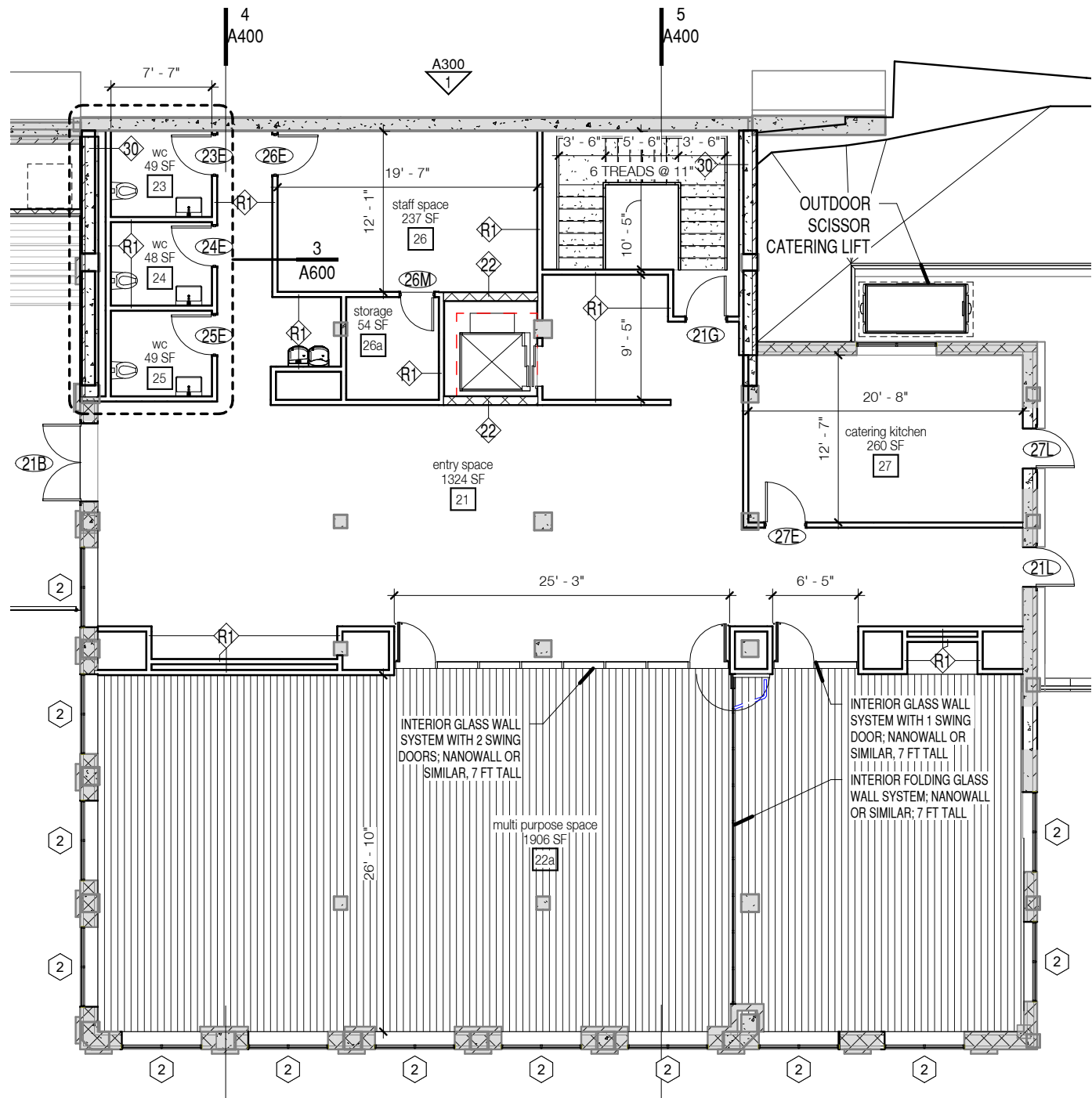
ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	AREA	FLOOR FINISH	BASE FINISH	Wall Finish	CEILING FINISH
12	mens restroom	157 SF	FLR-1	BASE-2	TL-1	GWB-1
13	exterior storage	82 SF	FLR-1	N/A	GWB-1	GWB-1
14	womens restroom	150 SF	FLR-1	BASE-2	TL-1	GWB-1
21	entry space	1,324 SF	FLR-1	BASE-1	GWB-1	GWB-2
22a	multi purpose space	1,906 SF	FLR-2	BASE-1	BRICK-2	ACT-2



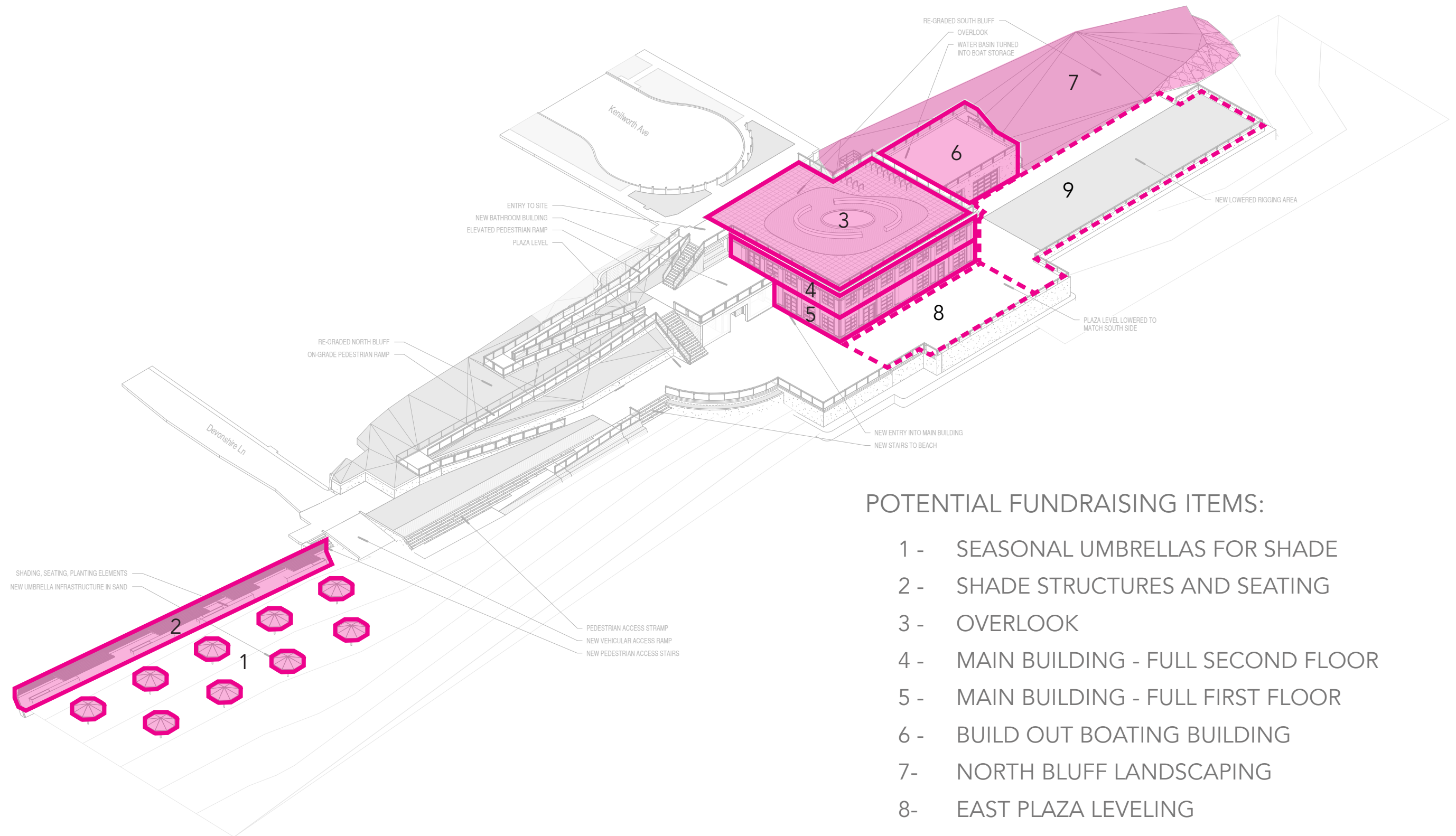
MATERIAL SCHEDULE

Key Name	DESIGNATION	TYPE	DESCRIPTION
CLG-1	CLG-1	EXPOSED STRUCTURE, PAINTED	EXISTING OR NEW STRUCTURAL FRAMING, DECK, AND MEP INFRASTRUCTURE
CLG-2			
CONC-1	CONC-1	EXISTING CONCRETE	EXISTING CONCRETE WALLS, FLOORS, CEILINGS TO BE CLEANED, POLISHED
CONC-2			
FLR-1	FLR-1	POLISHED CONCRETE FLOOR	NEW CAST IN PLACE CONCRETE FLOOR
FLR-2	FLR-2	ENGINEERED HARDWOOD FLOOR	MAUFACTURER: TBD, FINISH:TBD
FLR-3	FLR-3	TILE FLOOR	12X24 MOSA TILE OR SIMILAR, FINISH:TBD
FLR-4			
GL-1	GL-1	BIRD SAFE IGU	1" INSULATED N33 LOW-E, BIRDSAFE GLASS BY ORNILUX, CLEAR SPACER
GL-2	GL-2	INTERIOR VISION GLASS	1/4" CLEAR TEMPERED AND LAMINATED GLASS
GL-3	GL-3	FROSTED INTERIOR VISION GLASS	1/4" CLEAR TEMPERED AND LAMINATED GLASS PROVIDE SATIN ETCH ON ONE SIDE



POTENTIAL ADDITIONAL SCOPE

POTENTIAL PHASE 2 PROJECT/FUNDRAISING EFFORTS

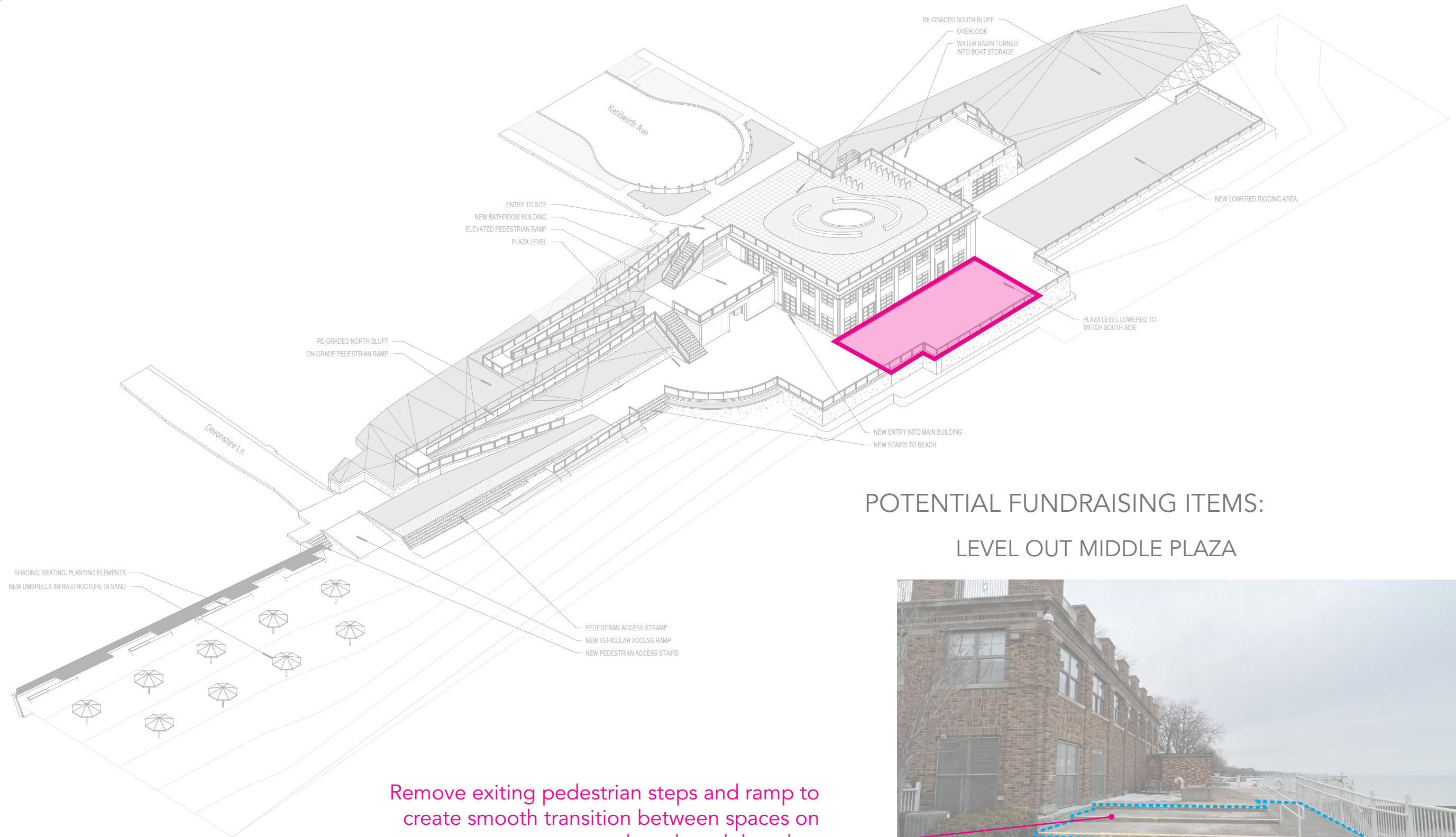


POTENTIAL FUNDRAISING ITEMS:

- 1 - SEASONAL UMBRELLAS FOR SHADE
- 2 - SHADE STRUCTURES AND SEATING
- 3 - OVERLOOK
- 4 - MAIN BUILDING - FULL SECOND FLOOR
- 5 - MAIN BUILDING - FULL FIRST FLOOR
- 6 - BUILD OUT BOATING BUILDING
- 7- NORTH BLUFF LANDSCAPING
- 8- EAST PLAZA LEVELING
- 9- NORTH PLAZA LEVELING

POTENTIAL ADDITIONAL SCOPE MAIN BUILDING

\$339,269



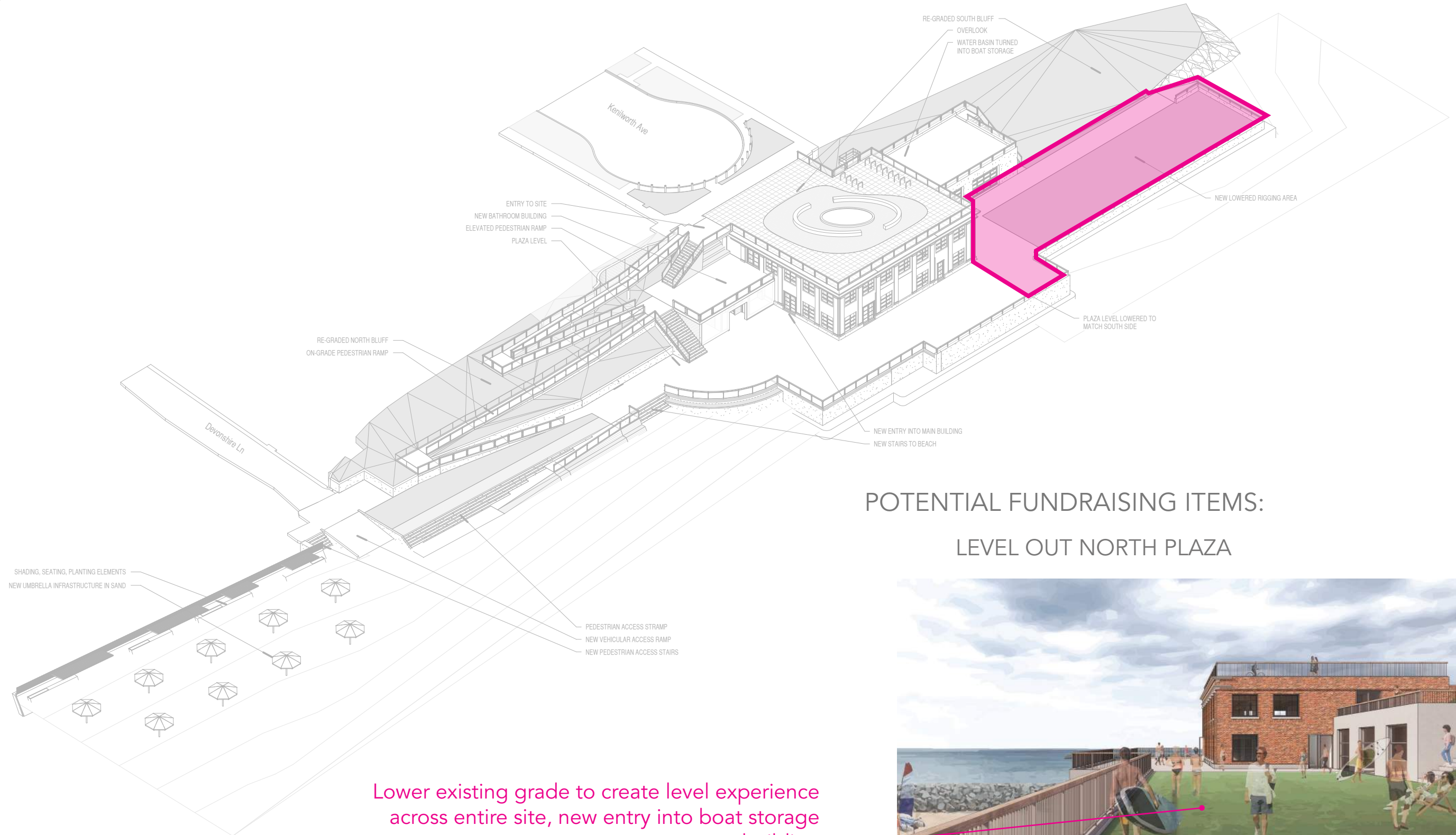
POTENTIAL FUNDRAISING ITEMS:
LEVEL OUT MIDDLE PLAZA

Remove exiting pedestrian steps and ramp to
create smooth transition between spaces on
south and north beaches



NEW SCOPE NORTH ACTIVITY AREA

\$639,632



POTENTIAL FUNDRAISING ITEMS:
LEVEL OUT NORTH PLAZA

Lower existing grade to create level experience across entire site, new entry into boat storage building

