



COMMERCIAL CONSTRUCTION

VIK'S CHAAT CORNER

BERKELEY, CALIFORNIA



Project Summary

Conversion of a warehouse into a restaurant, small grocery and four light-industrial and office spaces. Included structural, architectural and façade improvements, utility upgrades and public walkway construction.

A funky Berkeley institution gets a modern new home

When the owner of Vik's Chaat Corner, a Berkeley crowd favorite for several decades, bought a 25,000 sf warehouse, he turned to MXL for the construction.

The project was two-phase. First, space was cleared and city exterior requirements met for the restaurant and retail space. Three existing light-industrial tenants were relocated to other parts of the building and utility services were individualized to each tenant space. City requirements included utility upgrades, new sidewalks along two sides of the building, landscaping, construction of ramps and stairs, and city street improvements.

The second phase was the construction of a restaurant with a sophisticated cook line and a complete commercial preparation kitchen. Half of the interior slab was removed to accommodate drain lines and floor sinks and was replaced with a polished concrete dining room floor. New operable skylights in tall light wells and seating, wainscoting and cabinetry milled completely from recycled auditorium bleachers were functional components of the green construction approach.

Project Attributes

- \$1.9 million total cost
- 20,000 square feet of renovated interiors
- 5,000 sf restaurant
- 300 linear feet of façade & sidewalk
- Completed January of 2010



For information contact MXL at 510.522.3400 or mxlconstruction.com

Client: 2390 Fourth Street LLC
Architect: SZFM Design Studio