

Relax **BOCS** LOUNGE BAR & CAFE

Short technical and economic description

Created by

BOCS

BUSINESSCONSULTING ENGINEERING OFFICE EU.

Reindorfasse 32

1150 Vienna

Ing.Dipl.Wi.Ing.(FH) Alexander Salib

office@bocs.at +43/ 664/ 92 52 444 www.bocs.at



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1. Introduction / Management Summary

The lease comes from a turnkey company (in principle industry-free) with many permits, which was planned and newly built by a management consultancy or an engineering office!

The advantage over a normal commercial property is that this property is built using the highest state of the art technology and has already been officially approved.

From disco lighting, fog machine, HIFI system with mixer (also for guests), to a video and surveillance system to the mandatory cash register system, everything is already included and waiting to be used.

You can implement your business ideas immediately.

A total volume of up to 90dB (almost discotheque) is not a problem because the entire property is soundproofed. Overall, everything is not only new, but also far above the NORM. So you can immediately implement extensions of your own ideas at any time!

The lessor himself is the manufacturer of the system. He is an engineer and business consultant and can also support you in creating your personal business plan.

2. General key data

TYPES OF BUSINESS: Bar until 4 a.m., or clubbing lounge until 6 a.m.

LOCATION: 1150 Vienna Reindorf gasse 32

AREA: approx. 63m²

Space	Size
guest room	41.4 m ²
Kitchen	6.6 m ²
Anteroom toilet	4.3 m ²
Men's toilet	1.2 m ²
urinal	0.7 m ²
Women's toilet	1.2 m ²
Basement compartment	6.0 m ²
Employee toilet	1.5 m ²
Overall size	62.9 m²

Additionally can be used

Laundry room approx	20.0 m ²
Schanigarten approx	20.0 m ²
Total size addition	40.0 m²

The lounge is industry-free, although 3 businesses are currently registered (engineering office, management consultancy and catering). The property can also be used for other businesses or club purposes. Particularly due to the oversized technical equipment and sound insulation and ventilation.

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3. Public transport connections

U3 , U4 , U6 , bus 12A , tram 53, 58 and 60

4. Dispensing system and billing system

- The bar-cooling desk is approx 4m long. The cooling unit is installed in the toilet anteroom so that there is no noise in the guest room. The compressor part is connected to 400V and therefore runs with very good efficiency!
The waste heat from the compressor serves as heating in the toilet room (energy savings).
- In addition to the standard version, the wine sump has a cold and hot water connection installed so that hygiene is always ensured.
- Glass washer and ice cube machine (220V)
- 2 group coffee machine (San Marco 230V + 400V)
- The cash register system is connected to the network so that remote monitoring or remote maintenance is possible. The receipts are entered on a touch-screen monitor. An extension to hand money and belt printers is possible.

5. Guest area

- In the guest area there is a mixing console with a PC connected for guests. The music can be overridden at any time by the bar staff as master.
- A DJ and/or the guests themselves can make music via an internet connection (Lan and WiFi) (Youtube , internet radio, fashion TV, etc.). Other sources such as guests' cell phones or live musicians' devices can also be connected to the mixer.
- No matter which amateurs fiddle around or whether someone pours beer into the mixer , the main music system is 100% protected by a limiter/compressor. Both against overload and all types of short circuits.
- The monitors of the music computers are also projected on the large Smart TV. Depending on the desired setting as an extended or duplicate monitor.

6. Sound insulation (up to 90dB)

The official values according to the operating system approval for the music system are as follows.

Time window	Continuous sound level L _{A,eq}	This results in the maximum peak spall level
10:00 a.m. to 10:00 p.m	80dB/A	90dB/A
10:00 p.m. to midnight	75dB/A	85dB/A
00:00 to 04:00	70dB/A	80dB/A

The entire system is soundproofed. There is no point in the object that is screwed directly to the walls, ceilings or floors.

The guest room, toilet and kitchen floors and even the partition walls are laid floating. Partition walls were also insulated from the ceiling and wall connections.

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Lt. _ According to a measurement report using calibrated measuring devices from an external engineering office for building physics, a continuous sound level of up to 85dB is no problem. Both impact sound and airborne sound are far above normal values!

After the measurement, the sound-insulated windows and the heat and sound-insulating portal as well as the ceiling above were again sound-insulated, so that the sound insulation values are even better than currently stated. Estimated to be another 5 dB above the values mentioned in the table.

7. Music system, karaoke and 150cm Smart TV

- The approx 150cm Smart TV is connected to a roof satellite system. There are 2 cables leading down from the. Currently focused on Astra/Eutelsat, changes are easy to make.
- The music system consists of 4 speakers, 1 subwoofer, 4 tweeters and 2 bass pumps for the counter, which are played via several separate power amplifiers.
- A legally required limiter/compressor was set to 85dB for the legalized range and sealed as required. Another (unapproved) setting is at approx 95dB and is used for testing purposes or, from a technical point of view, to protect the music system from possible destruction due to overload and improper use by non-expert people.
- The music can be switched on by the waitress
 - Music from Schank-PC
 - TV
- - Mixer for guests
 - Cell phone or something else
 - 2 more reserve entrances are still free.
- Mixing console for guests
 Several inputs, individually or mixed, are limited to the values mentioned above via the entire system using the upstream LIMITER and can neither lead to noise pollution nor endanger the system.
 - A multimedia PC is permanently connected to one input
 - At the other entrances, guests or dedicated DJ professionals can connect their own equipment and musical instruments.
- Karaoke function:
 Regardless of all the settings mentioned, the karaoke/microphone can always be switched on! The waitress could always make announcements over the microphone.
- Reserves:
 Additional Supervideo and DVI and network cables lead to the main entrance as a reserve so that monitors or TV sets can be connected to the window area and controlled from the bar area.

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8. Disco lights and fog machine

- There are various disco lights spread throughout the guest room. All are professional devices based on the DMX interface.
To make it easier to operate, all devices have their own circuits which are switched on or off at the bar. Expansion to a professional DMX lighting control is possible at any time.
- There is also a fog machine with 2,000W , so that the room is completely fogged in less than 30 seconds.
*The fog machine is also beneficial as a test for the ventilation system.
(A complete air change with the ventilation switched on at maximum takes less than 2 minutes!)*
- The counter is illuminated with LED effect light, which can be switched separately at the top and bottom.

So nothing stands in the way of the “real party” with “disco feeling”!

9. IT and network LAN or WLAN

- Cash register with touchscreen. The data can be backed up over the network or maintenance access can be set up.
- There are network cables and network plugs scattered throughout the room
- The network and WiFi network is connected to the Internet. Guests can access the Internet via their own (protected) guest network.

10. Video remote surveillance with 8 camera connections and alarm protection

There is video surveillance which also functions as an alarm system.

- This is connected to the Internet for remote monitoring. All cameras can therefore be accessed (using a smartphone or PC).
- 8 camera inputs optionally also audio inputs
- Alarm system inputs and outputs
- Email to alert
- In the event of a power failure, the built-in emergency battery takes over operation.
- The cameras could “optionally” also be placed on the Internet as a live cam at events or on the homepage or in similar ways.

11. Heating gas boiler with condensing technology

- There is an external wall gas heating 25 kW with all approvals and approvals. Of course with condensing technology for the best efficiency.

12. Air conditioning with heat pump function for heating

- The air conditioning is built so that it is not visible. The heat dissipation unit is installed in the basement where it ensures very good efficiency.
- The air conditioning system is also an air heat pump and since the unit is installed in the basement, the heating efficiency is close to that of a geothermal heat pump.

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13. Toilets

- There are 2 toilets and 1 urinal in the restaurant
- Each toilet has a monitor and speakers so that videos can be transmitted to the toilet cubicles. The videos can also be controlled individually for each cabin so that different videos can be played. E.g. advertising for the next event, or simply that you don't miss anything about football. Or Fashion TV or similar permanent channels can be broadcast.
- All toilet flushes are controlled electronically and without contact. Everything at a safe 12V voltage.
- The LED illuminated glass designed hand basin is controlled without contact.
- There is a 25m long water hose permanently mounted in the toilet anteroom for cleaning the toilets as well as cleaning the entire outside facade.
- All toilets have floor drains so cleaning is very easy.
- There is an air hand dryer.
- Light switches are contactless and light is also integrated into the floor.
- There is also a separate employee toilet.

14. Fire doors, first aid and fire alarms

- The kitchen is equipped with a fire door facing the staircase. This is visually enhanced with a piano lacquer coating and is also soundproofed.
- The required 20kg fire extinguisher is mounted on the wall
- A first aid kit right next to it.

15. Kitchen equipment

- In the kitchen there are a total of 17 240V sockets and around 4 switchable circuits.
- There are an additional 3 pieces in reserve 400V connection options.
- Gas stove with 5 burners
- Air extraction via the roof air shaft
- Dishwasher connection
- Small appliances such as a microwave, sausage cutting machine, mini oven, toaster
- All drains are oversized and lead the shortest route into a pipe with a diameter of 100mm . All drains also have a steeper gradient than the standard requires. A blockage is unlikely, but if there were one, there is also a separate inspection opening.

16. Safes

There are 2 large safes which are firmly connected to the masonry.

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17. Power supply 240V / 400V

The electricity was produced far above the state of the art.

There are 3 independent FI switches on 3 phases with a total of **28 independently switchable circuits!**

400V cables distributed everywhere (e.g. bar system, behind the bar, toilet and kitchen), which are not all connected yet, but simply serve as a reserve for other ideas.

There are many power supply options for the windows (e.g. for Christmas lights).

18. Energy certificate

The property was of course perfectly thermally insulated with new windows and sound insulation. The real values are certainly much better.

The official calculation (a lot of things are not taken into account) is as follows.

- HWB: 81
- fGEE : 1.29

19. Schanigarten

Permission for a bar garden of 5.5m is available . This can be found in Meinhartsdorfergasse with a size of approx 15m x 1.8m . Can be requested.

20. Cellar compartment 6m²

- With its own static ventilation to the outside.
- Both electricity and light are in the basement

21. Optional company apartment/office

The apartment directly above with approx 50m² (also top equipped) and soundproof is also owned by the landlord. If available, this could be rented in addition to the business property, for example as an office or employee apartment.

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