

Building Renovations Summary

Floor Plan - attached, to be updated

Exterior Renovations and Finishes

Building - Metal siding (new), Wood siding (new / existing repainted). Metal roof existing, Roof repaired and repainted with Acrylic DTM, Old chimney removed.

Back Patio Areas - New insulated metal doors and hardware. Exterior decks repaired and new wood deck drink tables / railings added, new wood or stone steps installed, New exterior pressure treated wood fencing.

Side Kitchen Entrance Area - New kitchen entrance decking / loading dock and platform, new southern-style covered smoker / barbecue area adjacent to side kitchen entrance.

Second Floor - New exterior stairs and exterior observation deck to second floor space. Renovated second floor including new flooring, new lighting, electrical and plumbing, bathroom fixtures, new slider door, window, and 1 new mini split HVAC unit.

Exterior / Interior – New Pella fixed windows throughout the building and window shades. More natural light added to the building. Existing metal frame & glass doors at Main entrance, New insulated metal doors at (Kitchen, Deck to back kitchen, Deck to foyer / Bar area, Club room)

Interior Finishes

Office / Restroom corridor - New drywall on walls, New subfloor in Bar area, Floors are all new wood plank, New solid wood doors.

Office – New drywall on walls, New wood flooring, Lighting recessed, shiplap ceiling.

Restrooms – Full renovations including New FRP on walls, New floor tile (red quarry tile), New ADA compliant commercial sinks and toilets (white) and fixtures, wooden shiplap Ceiling. Added one additional ADA restroom.

Kitchen – Complete demo and renovation. New FRP on walls, New stainless steel on walls (behind cook line), New floor tile (red quarry tile), New covered LED lighting fixtures, Ceiling new fire rock installed painted with extra white semi-gloss paint (Sherwin Williams Promar 200) for smooth wipeable surface.

Main Dining Area – Opened up ceiling space, removing large dark low exposed beams and added led accent lighting. Added partial wall to separate the dining space from circulation space and maintain an open feel while creating more efficient foot traffic flow. New Drywall, Paint, New wood plank floors, new recessed and emergency lighting, Ceiling is new shiplap.

Bar Area – New floorplan for more efficient use of space relocating the bar to the back wall. New drywall and / or wood panels, Flooring new subflooring and New wood planks, New emergency lighting, New track lighting and hanging fixtures, Wood ceiling. New wood frame bar with wood slab counter, all New plumbing. Large beer cooler addition connected with metal door behind bar approx. 20 x 12 tbc insulated for refrigeration.

Club Room Area – Walls new drywall and wood panels, New wood plank floors, Lighting new recessed and emergency lighting, Ceiling is wood frame with new drywall.

Electrical and Plumbing Renovations

3 new electrical panels

Fully rewired building with New Cat 6 wiring and outlets

New power source bored to the sign out front

New HVAC mini split units x6 (plus one on second floor, 7 total), old wood stove removed

New 6 mm plastic vapor barrier installed in building crawl space and 4 new heaters to maintain pipes

All new plumbing installed throughout the building

Grease trap in place and on quarterly maintenance schedule with BP Wastewater

All LP propane lines updated in the building as well

Fire Suppression in hood system is current

Kitchen Equipment - 20 FT HOOD DUAL HOOD CONNECT

Detail: Superior Hoods Model No. 2BSSM48-10ETL BSSM4810ETL 10 FOOT TYPE 430 SS EXHAUST HOOD W/MUA, ETL APPROVED, 18 GA, W/ BACK STANDOFF & 2 LIGHTS INSTALLED (2,800 CFM EXHAUST @ .50 ESP/2,240 CFM Supply @ .12 ESP) DUALCONNECT DUAL HOOD CONNECTION FIRESUPPR 10 NEW FIRE SYSTEM PREPIPE FOR 10' HOOD INCL STD: 1 fryer, gas valve, tank, bracket, control head & pull station FIRE SUPPRESSION UPCHARGE FOR ADDITIONAL FRYER DU180H1H13P DD CENTRIFICAL UPBLAST EXH FAN, DISC, 3250 CFM @ .50" ESP, 1079 RPM, 11/2 HP ODP MOTOR W/ VFD, 208/1 or 3/60 FRC26H26H22 EXHAUST FLAT ROOF CURB 18 GA 261/2 x 261/2 x 22 CCEXH2727 EXHAUST CURB CAP 27 x 27 18 GA 2 DC01EFHK FAN HINGE KIT 2 DC02EFHK FAN HINGE KIT HEAVY DUTY 2 SA10D11P DD MAU FAN, DISC, SPD CONTROL, 2250 CFM @ 0.50" ESP, 993 RPM, 1.0 HP TEAOECM MOTOR, 115/1/60, 11.6 FLA FRC212112 MUA FLAT ROOF CURB 18 GA 21 x 21 x 12 2 CCMUA21H21 MUA CURB CAP 211/2 x 211/2 22 GA 2 GC14203INST GREASE COLLAR 14 x 20 x 3 INSTALLED 2 SCFD1610 INST SUPPLY COLLAR/FIRE DAMPER 16X10 INSTALLED 4

Property Exterior / Grounds - Completed grading and drainage, landscaping debris cleared and space for additional parking prepared. Seven trees encroaching on the building were removed.

Personal property not included - New Bowers & Wilkins Architectural Monitor AM-1 Speakers x 8 (new wiring installed) and Phish Art Posters Collection.