



CITY OF WILLOWICK PLAN REVIEW BOARD
APPLICATION FOR PERMIT TO OCCUPY FOR
BUSINESS, COMMERCIAL, INDUSTRIAL, ETC.
YOU MUST FILL OUT ENTIRE APPLICATION
440-516-3000

PERMIT FEE: \$60.00

DATE:

2/2/26

Location of Occupancy:

28810 Lakeshore

Business Name:

Witty Great Bar & Grill

Business Owner's Name & Address:

(ADDRESS)

Whit Geo Ventures, LLC

7655 Mentor Ave

CITY/STATE/ZIP:

Mentor Oh 44060

Telephone Number:

216 536 6692

Fax Number:

Federal ID Number:

39-5146490

Or Social Security Number

OWNER OF PROPERTY/NAME/ADDRESS/TELEPHONE NUMBER:

Patti Ann, LLC

38040

Eudial Ave

Willoughby, Oh

44094

SUBMIT NEW DETAILED FLOOR PLAN:

SQ. FT. HABITABLE FLOOR AREA FOR OCCUPANCY:

Building Size:

4608/sqft

Total Number Of Employees:

10

Intended Number of Occupants:

100

Total Number of Seating:

75

Site Plan With Number of Paved Parking Spaces:

60

Hours Of Operation:

1:00pm - 2:00AM

Letter of Intent:

☒

Previous Use:

Bar/Rest

Proposed Use:

Bar/Rest

NAME OF PRINCIPAL OR CONTACT PERSON FOR NEW BUSINESS:

Geoff Pulgrasso

Home Address/City/Zip:

7655 Mentor Ave

Telephone Number:

216 536 6692

I hereby certify that the above questions have been answered correctly by me and that the premises will be used for the purpose stated above. Any change in the purpose of occupancy will not be made without approval from Lake County Building, Willowick Fire & Willowick Zoning Department. A final approval by The Willowick Building Dept. (440)516-3000 or a representative thereof, must be complied with before opening of business. I do hereby further agree to maintain the above premises in compliance with the ordinances of the City of Willowick.

Applicant's Signature:

Date:

2/2/26

Office use only:

Zoning District:

Authorized Occupants:

TEMPORARY APPROVED BY:

Date:

Zoning Dept. Inspected by:

DATE:

Zoning Permit #

Zoning Permit Fee \$

Fire Dept. Inspected By:

Date:

CITY OF WILLOWICK-APPLICATION FOR COMMERCIAL ESTABLISHMENT LICENSE REQUIRED AFTER APPROVAL

Note* A separate permit is required for all new signs from the Willowick Building Department.

To Whom it May Concern:

Greetings, my name is Geoff DelGrosso, and I am writing this as a LOI for the rebranding of 28810 Lake Shore BLVD, a building forever known and respected as "The Cabin". For the last 24 years I have been the owner of a prominent business in Mentor, Oh. I am also Real Estate Agent for KellerWilliams and an avid real estate investor out in the Ashtabula County area. About a year ago I attempted to purchase a building in DT Geneva and after months of back-and-forth negotiations, the deal fell through. The listing agent, Tim Cline, also just happened to be listing the business known as Timber Social, as well as the Property for Patti Ann, LLC. Having spent thousands of dollars in legal fees in the previous negotiations, I took five minutes, changed some names and dates, and made a similar offer to both of these groups. Back and forth again, more legal fees and we reached a deal that worked for all parties.

Patti Ann, LLC is owned by local Attorney and former resident of Willowick, Frank Manning. He purchased the building as a favor for the business operator of Timber Social, and out of memory for his mother as it was her favorite hangout. Frank recognized that the property was becoming dilapidated and knew the business was bleeding out as rent was in the rears. Timber was Evicted in October of 2025. Electricity was shut off and the building was abandoned. Frank and I reached an agreement, and I took the keys in December on a lease pending the renewal of the expired liquor license for Timber.

The original plan for December was a "deep clean" and trash removal because that was what the eye could see. Unfortunately, upon starting this cleaning, it was discovered that that the issues were much deeper than just a scrub. Food was left rotting in refrigerators; mold, slime and rot were infesting wood press board cabinets; the vertical structure (which has nothing more than two pieces of glued plywood) was spongy and supported by a triple sink.

Resolving and renewing the liquor license became complicated as this location has the sole D5c license in the state of Ohio. I had to hire attorney Marc Myers to petition the State to reinstate the license, a matter that pushed into mid-January. Time of course, is money, so we started our course of painting the facility to cover up the green and orange walls and took out some partition walls to open the space up. As mentioned above, in the 24 years of ownership of my business in Mentor, it was never requested upon me to get permits to paint or remove partition walls. It never crossed my mind that I needed permission to "change the vibe" since I was not doing anything structurally the building that would put patrons at risk. We laid out the new plans to use all the existing wiring and plumbing with just a scootch here and there.

Intent of this rehab is to introduce The Witty Goat, a local bar and grill, to revive the once known hotspot in Willowick. My partner, Whitney Lanese, will be the operator of the establishment. She is buying into her partnership rights with sweat equity and time. Her husband is a Mentor Fireman, and I believe has worked some part time shifts in this city. Our goal is to bring a clean and friendly place for well-mannered adults to simply hang out, listen to some live music, sing some karaoke, play some pool, and watch a game. Our menu is going to be comprised mainly of "bar food" with burgers and wings and my only demand was we have the best French Fries around. Over the course of these last two decades, I have developed relationships with dozens of trades people, all of whom are donating any needed time to help realize this project. As most projects go, we are over budget because we have to resolve jimmy rigged solutions from previous ownership.

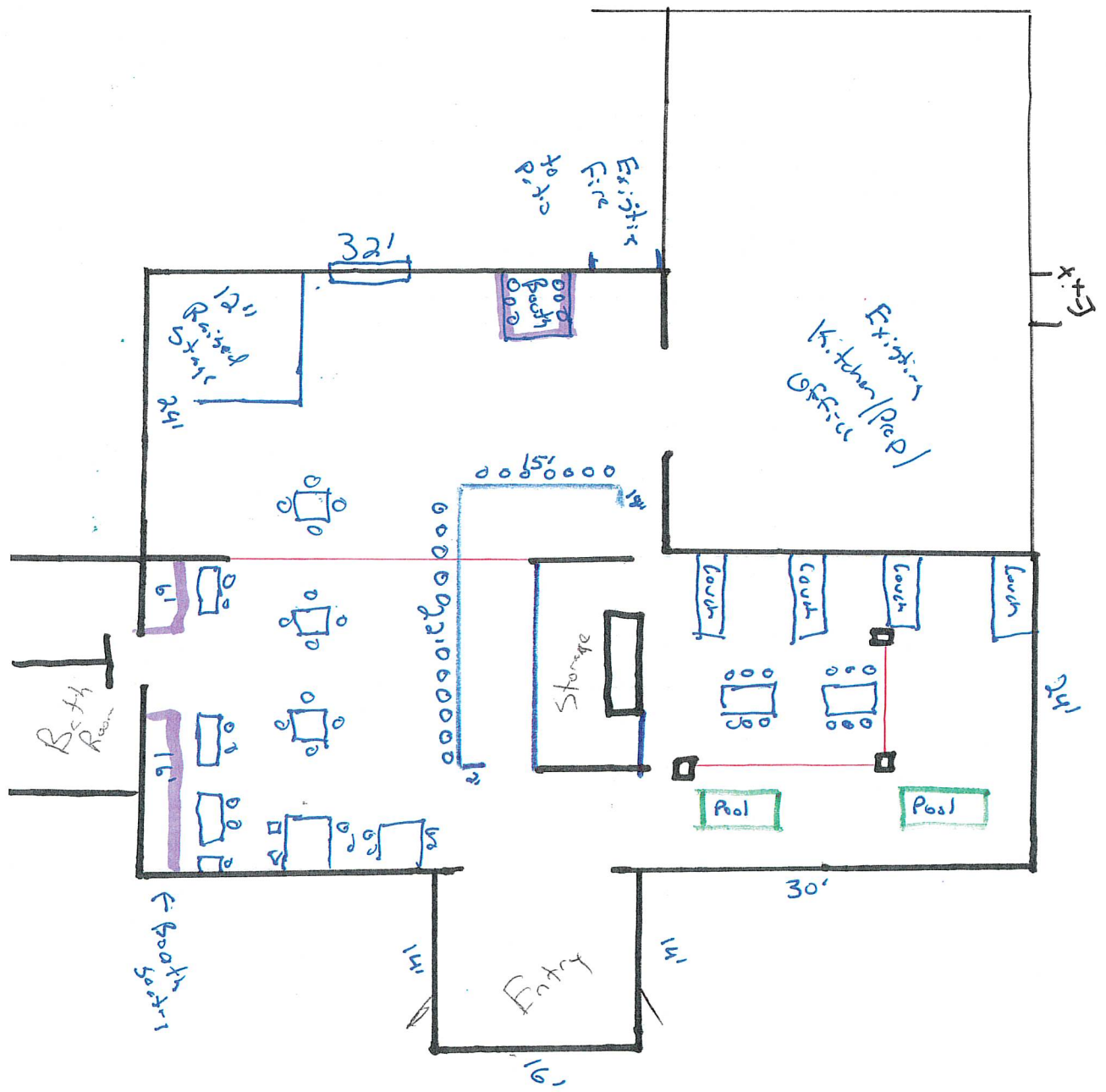
Once the weather breaks, our goal is to invest heavily to the outside of the building. We are looking to replace the western side façade as it is rotten. We are looking to paint the remaining wood to bring back the character of the building. We have quotes to resurface and reline the parking lot, and have crews lined up to clean up the landscaping. We have crews on the ready to replace the numerous downed gutters surrounding the building. Once these items are completed, I will execute our purchase agreement on the building and hopefully be a staple of Willowick for years to come.

I appreciate your time and consideration on this matter. I apologize for my ignorance when it comes to needing permission for interior alterations as it was never our intentions to start off on the wrong foot. We look forward to a long relationship with the city!

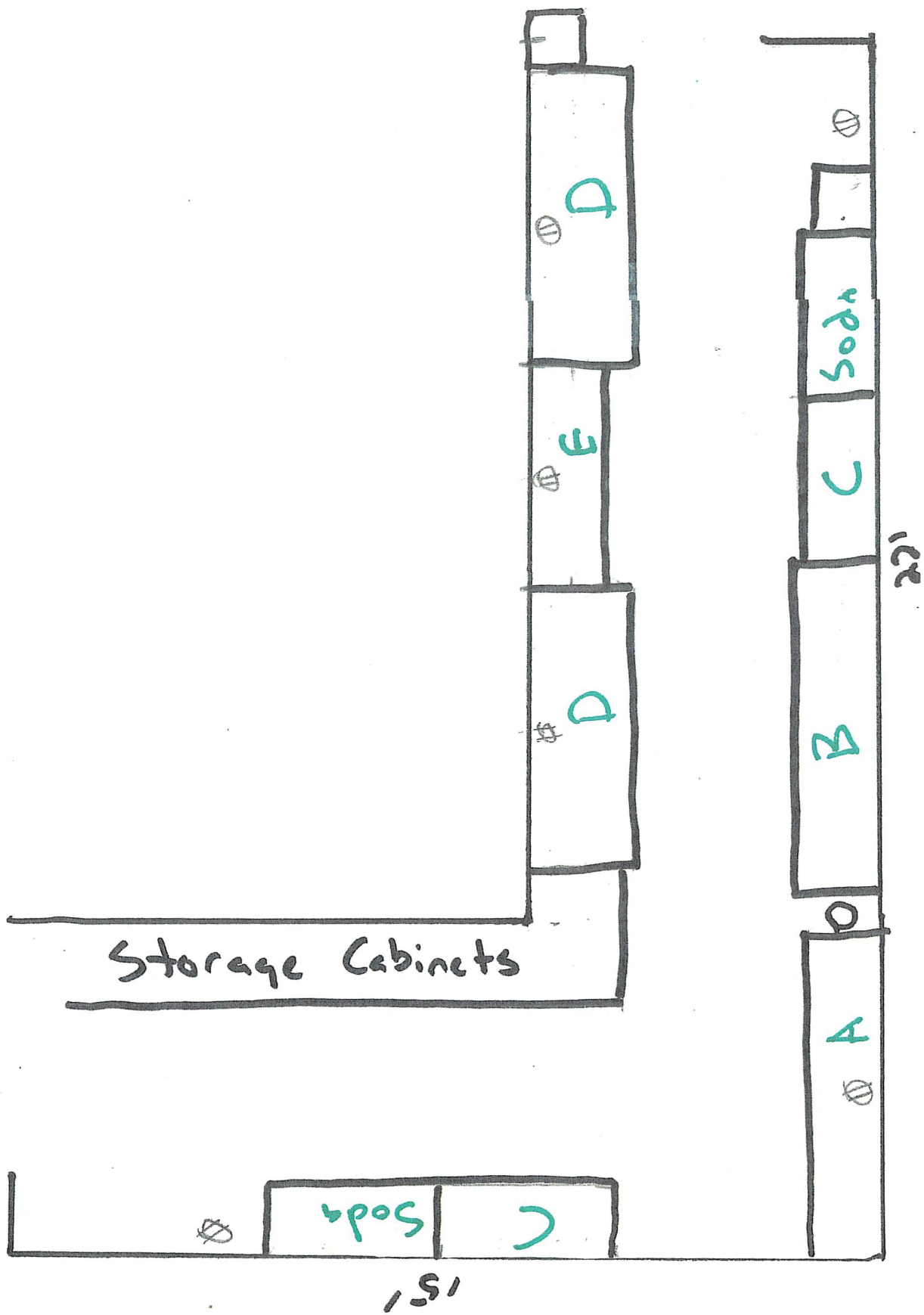
A handwritten signature in blue ink, appearing to read 'Geoff DelGrosso', with a stylized, flowing script.

Geoff DelGrosso

Managing Member of WhitGeo Enterprises, dba The Witty Goat



28810 Lakeshore





Item #: 178HBB65HC Project: _____
Qty: _____ Date: _____ Approval: _____

Avantco HBB-65-HC 65" Black Horizontal Bottle Cooler

Item #178HBB65HC



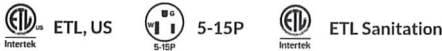
Technical Data

Width	64 1/2 Inches
Depth	28 Inches
Height	34 1/4 Inches
Power Cord Length	90 Inches
Interior Width	60 3/8 Inches
Interior Depth	23 Inches
Interior Height	26 Inches
Amps	2.5 Amps
Hertz	60 Hz
Phase	1 Phase

Features

- R290 hydrocarbon refrigerant
- Spacious 17.5 cu. ft. interior features 3 epoxy coated steel dividers
- Includes 2 locking lids and comes with a bottle opener / cap catcher
- Easy-to-read digital temperature controller and auto-defrost function
- 115V; 1/4 hp

Certifications



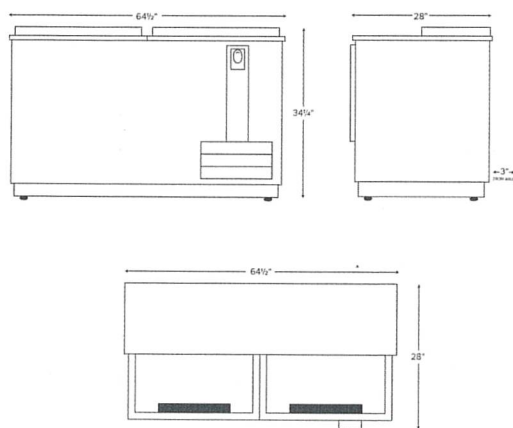
A



Technical Data

Voltage	115 Volts
Wattage	264 Watts
Access Type	Doors
BTU (LBP)	666 BTU
Capacity	17.5 cu. ft.
Compressor Location	Side Mounted
Compressor Style	Side / Rear Breathing
Construction	Aluminum Steel
Exterior Finish	Black
Horsepower	1/4 hp
Lid Style	Sliding
Lid Type	Solid
Number of 12 oz. Bottles	288 Bottles
Number of 12 oz. Cans	432 Cans
Number of Dividers	3 Dividers
Number of Lids	2 Lids
Plug Type	NEMA 5-15P
Refrigerant Capacity	2.8 oz.
Refrigerant Type	R-290
Starting Amps	7.5 Amps
Starting Wattage	792 Watts
Temperature Range	33 - 40 Degrees F

Plan View





Notes & Details

Keep bottles of beer or soda on hand at all times by storing them in this Avantco 65" bottle cooler! Maintaining temperatures from 33 to 40 degrees, the cooler provides 17.5 cu. ft. of interior storage to ensure that a wide supply of bottles are kept cold and ready for thirsty customers. It even features 3 epoxy coated steel dividers inside to keep bottles organized and readily accessible. For your utmost convenience, a bottle opener / cap catcher is included with the unit. Just grab a beer, use the opener, and serve!

This unit is designed for outstanding durability to ensure that it withstands service through even your busiest days and nights. It features a black coated steel exterior and a painted aluminum interior. Two stainless steel lids open and close with ease, making for easy drink retrieval. Because they lock, the lids also secure your beverage selection, making sure that your supply is always safe.

This cooler guarantees optimal performance by operating with a 1/4 hp refrigeration system that circulates R290 refrigerant to maintain temperatures from 33 to 40 degrees Fahrenheit. R290 refrigerant has an ozone depletion potential (ODP) of 0 and a global warming potential (GWP) of 3. The foamed-in-place polyurethane insulation provides the cooler with additional structural integrity and ensures that all beverages held in the unit are at the perfect serving temperature.

You can adjust the cooler with the digital temperature controller as needed, and maintain the unit with its auto-defrost function. This unit requires a 115V electrical connection for operation.

⚠ WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.

REGENCY™
Tables and Sinks

Regency 4 Bowl Underbar Sink with 2 Faucets and 2 Drainboards - 72" x 21"

#60B42172213K



Technical Data

Length	72 Inches
Width	21 Inches
Height	33 Inches
Drainboard Length	13 Inches
Spout Length	8 Inches
Bowl Depth	10 Inches
Backsplash Height	3 Inches
Work Surface Height	30 Inches
Backsplash	With Backsplash
Bowl Front to Back	14 Inches

Features

- Durable stainless steel construction
- Four 2" drains (1 1/2" IPS) with drain baskets included
- Galvanized legs with plastic bullet feet
- (2) 8" swing spouts, 2 GPM aerator
- Two drainboards aid in fast drying

Certifications

 NSF Certified  1/2" Water Connection

B

Technical Data

Bowl Left to Right	10 Inches
Drainboard Location	Left Drainboard Right Drainboard
Features	NSF Certified
Flow Rate	2 GPM
Gauge	16 - 18 Gauge
Included	Faucet
Leg Construction	Galvanized Steel
Material	Stainless Steel
Maximum Water Temperature	140 Degrees F
Number of Compartments	4 Compartments
Number of Drainboards	2 Drainboards
Spout Type	Swing
Stainless Steel Type	Type 304
Type	Bar Sinks
Water Inlet Size	1/2 Inches

Notes & Details

This Regency 4 bowl underbar sink is designed to allow two employees to work at the sink simultaneously. This can greatly increase the efficiency at your bar! The deep 10" sink bowls accommodate all types of barware, including pitchers! As an added convenience, it features a 3" high backsplash to keep your bar better protected from accidental spills. The drainboards feature a grooved surface to help hold onto your barware as the excess water drains downward into the sink.

This sink offers a durable 18-gauge type 304 stainless steel construction along its top, bowls, and back. For maximum stability, it has 16-gauge galvanized steel legs with plastic bullet feet. This sink includes 2 chrome-plated brass faucets with (2) 1/2" NPS inlets and 8" swing spouts that release water through a 2 GPM aerator, creating a soft flow pattern with minimal splashing. The faucets have a 140-degree Fahrenheit maximum water temperature. Four 2" drains (1 1/2" IPS) with drain baskets are included.

The included faucets use ceramic cartridges, which provide a much lower fail rate than the compression cartridges widely used in the industry. In this design, 2 ceramic discs fit together to create a watertight seal when closed. This removes the need for a rubber seat washer, which is one of the most frequently replaced parts on a faucet. The sturdy lever handle design makes it easy to turn the water flow off and on.

Kit Includes:

- 4 bowl underbar sink with 2 drainboards - 72" x 21"
- (2) Wall mount faucets with 8" swing spouts

 **WARNING:** This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.



Regency LDR-2324 24" Five-Tiered Stainless Steel Liquor Display Rack - 23" Deep

#600LDR2324



Technical Data

Length	24 Inches
Width	23 Inches
Height	33 Inches
Shelf Depth	4 3/8 Inches
Backsplash Height	3 Inches
Work Surface Height	30 Inches
Backsplash	With Backsplash
Capacity	30 Bottles
Features	NSF Certified
Leg Construction	Galvanized Steel

Features

- 24" x 23" with 3" backsplash
- Five-tiered design holds approximately 30 liquor bottles
- 18 gauge type 304 stainless steel bottom, back, sides, hat channel, and steps
- 16 gauge type 304 stainless steel 2" wide bars hold bottles in place
- Galvanized legs and bracing with plastic bullet feet

Certifications



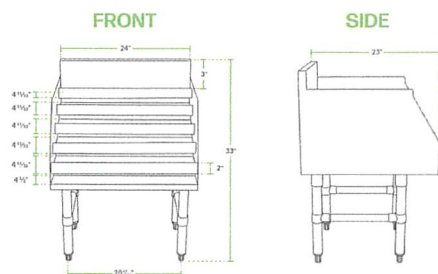
NSF Certified



Technical Data

Material	Stainless Steel
Number of Tiers	5 Tiers
Type	Liquor Displays

Plan View



Notes & Details

Effectively store liquor bottles within convenient reach of the bartender while creating a unique display for customers with this Regency 24" wide liquor display rack! At 23" deep, this rack accommodates approximately 30 liquor bottles and, thanks to the stepped five-tiered design, all bottles are clearly on display at all times within a compact 24" wide footprint. A 3" backplash helps protect the walls and floor around the unit from accidental splashes and spills, while a 2" wide integrated bar on each tier helps hold bottles in place for added assurance.

Built for reliable, long-lasting performance, this Regency 24" liquor display rack features an 18 gauge type 304 stainless steel bottom, back, sides, hat channel, and steps. That not only makes for a durable addition to your bar setup, but also one that is extremely simple to clean! The galvanized legs feature cross-bracing for added stability and rest upon plastic bullet feet.

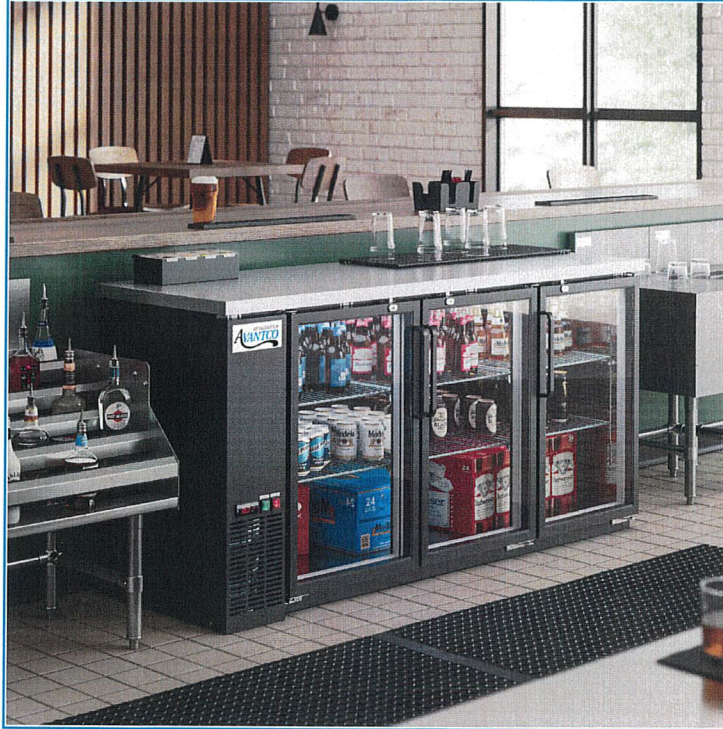


Item #: 178UBB72GHC Project: _____

Qty: _____ Date: _____ Approval: _____

Avantco UBB-72G-HC 73" Black Counter Height Narrow Glass Door Back Bar Refrigerator with LED Lighting

Item #178UBB72GHC



Technical Data

Width	72 3/4 Inches
Depth	24 7/16 Inches
Height	36 1/4 Inches
Power Cord Length	106 Inches
Interior Width	60 1/8 Inches
Left Door Opening Width	17 13/16 Inches
Middle Door Opening Width	17 13/16 Inches
Packaging Width	75 1/4 Inches
Right Door Opening Width	17 13/16 Inches
Shelf Width	19 - 20 1/2 Inches

Features

- Durable stainless steel countertop and interior with black-coated steel exterior
- LED interior lighting
- Six adjustable epoxy-coated steel shelves can be removed to fit three 1/2 kegs
- Preprogrammed digital temperature controls and auto-defrost function for easy setup and maintenance
- 115V; 3/7 hp; R290 refrigerant

Certifications



5-15P



ETL, US



ETL Sanitation

D

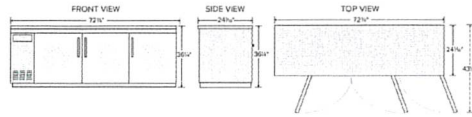


Technical Data

Interior Depth	18 1/2 Inches
Nominal Depth	Narrow
Packaging Depth	27 1/2 Inches
Shelf Depth	19 - 20 1/2 Inches
Interior Height	30 1/2 Inches
Packaging Height	41 3/4 Inches
Amps	3.5 Amps
Hertz	60 Hz
Phase	1 Phase
Voltage	115 Volts
Wattage	325 Watts
Access Type	Doors
BTU (LBP)	974 BTU
Capacity	(3) 1/2 Kegs 21.6 cu. ft.
Capacity (per Shelf)	88 lb.
Compressor Location	Side Mounted
Countertop Type	Stainless Steel
Door Style	Swing
Door Type	Glass
Exterior Finish	Black
Features	Automatic Electric Defrost Digital Temperature Controller Food Rated LED Lighting Locking Doors Magnetic Door Gaskets
Horsepower	3/7 hp
Insulation Material	Polyurethane Foam
Material	Black Coated Steel / Stainless Steel
Maximum Ambient Temperature	90 Degrees F
Net Weight	331 lb.
Number of 12 oz. Bottles	308 Bottles
Number of 12 oz. Cans	252 Cans
Number of Doors	3 Doors
Number of Kegs	3 Kegs
Number of Shelves	6 Shelves
Plug Type	NEMA 5-15P
Refrigerant Capacity	2.5 oz.
Refrigerant Type	R-290
Shelf Material	Epoxy-Coated Steel
Starting Amps	10.5 Amps
Starting Wattage	975 Watts
Temperature Range	33 - 40 Degrees F
Top Capacity	353 lb.
Top Type	Counter Height



Plan View



Notes & Details

Optimize the space behind your bar by adding refrigerated storage with this Avantco UBB-72G-HC 73" counter height narrow back bar refrigerator! Providing 21.6 cu. ft. of interior storage space, the unit fits up to (3) 1/2 kegs while housing six shelves that each accommodate up to 88 lb. They're even illuminated by bright LED lighting for optimal product visibility. The epoxy-coated steel shelves are perfect for storing and organizing heavy bulk ingredients for your bar service, from bottles of ale to bottles of cider. Plus, with a narrow depth design, the unit fits in spaces other units can't, helping you to maximize the space you have available.

The interior, made of strong 304 type stainless steel, is accessible through three glass doors. Because they're made of glass, the doors provide excellent product visibility, enabling you to easily view your current drink or ingredient selection for efficient drink preparation. For overall durability, the unit's exterior is made with black coated steel and is topped with a type 304 stainless steel surface.

This back bar refrigerator ensures optimal performance by operating with a 3/7 hp refrigeration system that circulates R290 hydrocarbon refrigerant to maintain temperatures from 33 to 40 degrees Fahrenheit. R290 refrigerant has an ozone depletion potential (ODP) of 0 and a global warming potential (GWP) of 3, making it an energy-efficient choice for your business. The foamed-in-place polyurethane insulation provides the refrigerator with additional structural integrity and ensures that all beverages held in the unit remain at cool temperatures and are ready for immediate service to customers! The unit requires a 115V electrical connection for operation and even comes with adjustable feet for simple, convenient leveling.

⚠ WARNING: This product can expose you to chemicals including lead, which are known to the State of California to cause cancer and birth defects or other reproductive harm. For more information, go to www.p65warnings.ca.gov.



Model: _____ Item #: _____ Date: _____
Project: _____ Qty: _____ Approved By: _____

Slide Top Mug Frosters

Refrigeration



MC48B

Standard Features

- 34" High x 24" Front to Back Depth
- Two layers of shelving
- Coved corner stainless steel interior
- Automatic defrost timer with push button manual mode
- Digital thermostat
- R290 Hydrocarbon Refrigerant
- Eco-friendly refrigerant and insulation
- Rugged grab bar handle
- Pre-drilled bottom for optional casters (uses 1/4-20 self tapping 1/2"L screw)
- 5-Year Compressor Warranty
- 2-Year Parts & Labor Warranty

E

Models

Model	Length	Height	Depth	Exterior Finish	Doors	Shelf Layers	Mug Capacity (10 oz.)	Weight	Amps	HP
MC24B	24"	34"	24"	Black Vinyl	1	2	95	160 lbs.	2.5	1/3
MC36B	36"	34"	24"	Black Vinyl	1	2	165	200 lbs.	2.6	1/3
MC48B	48"	34"	24"	Black Vinyl	2	2	240	260 lbs.	2.7	1/3
MC24S	24"	34"	24"	Stainless Steel	1	2	95	160 lbs.	2.5	1/3
MC36S	36"	34"	24"	Stainless Steel	1	2	165	200 lbs.	2.6	1/3
MC48S	48"	34"	24"	Stainless Steel	2	2	240	260 lbs.	2.7	1/3

Optional Accessories

Model	Description
BS-100	6" Stainless Steel Legs (Set of 4)
BS-102	4" Stainless Steel Legs (Set of 4)
BS-106	Left Side Kick Plate
BS-107	Right Side Kick Plate
BS-124	24" Front Kick Plate
BC-130	2" Overall Casters (1" Wheels, Set of 4)
BC-132	3" Overall Casters (2" Wheels, Set of 4)
BC-134	4" Overall Casters (3" Wheels, Set of 4)
BC-136	5" Overall Casters (4" Wheels, Set of 4)
BC-138	6" Overall Casters (5" Wheels, Set of 4)



This equipment is intended for the storage and display of non-potentially hazardous bottle or canned products only.

This equipment is intended for use in an area where the ambient temperature typically does not exceed 75 °F.

Specifications

Electrical	▪ 115 V, 1 Phase, 60 Hz ▪ Furnished with 8'-0" plug-in cord, which exits left or right rear of cooler ▪ NEMA 5-15P plug configuration ▪ Dedicated 15 amp circuit recommended
Refrigeration	▪ R290 Hydrocarbon Refrigerant ▪ 12°F - 17°F operating range ▪ Digital thermostat on front grille
Plumbing	▪ No drain required ▪ Floor drain connects to condensate evaporator pan
Insulation	▪ Foamed-in-place polyurethane
Interior	▪ 20 gauge stainless steel walls with coved corners ▪ NSF epoxy coated durable shelves - units come standard with 2 layers of shelves. Optional third level available for 36" and 48" models.
Exterior	▪ Stainless steel or black vinyl
Doors	▪ Top load sliding door with rugged grab bar handle



Model: _____ Item #: _____ Date: _____

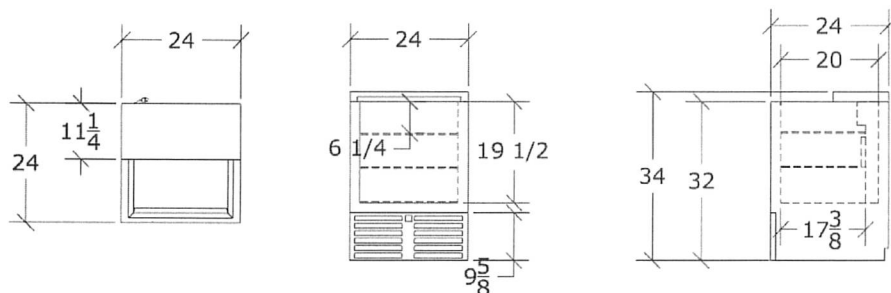
Project: _____ Qty: _____ Approved By: _____

Slide Top Mug Frosters

Refrigeration

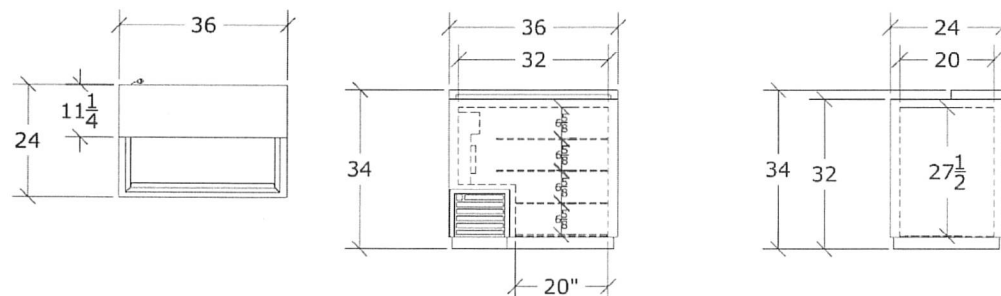
24" One-Door

Models MC24S, MC24B



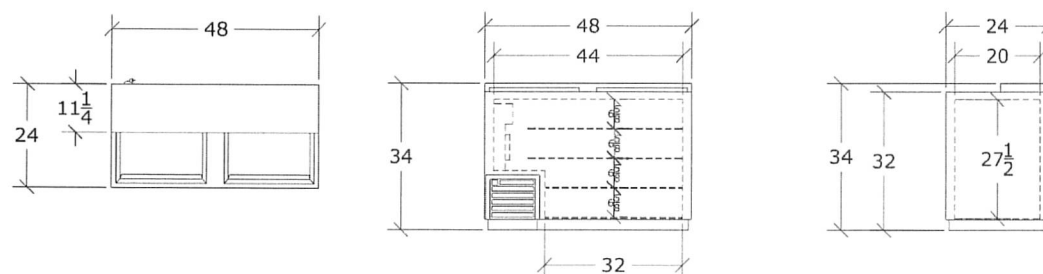
36" One-Door

Models MC36S, MC36B



48" Two-Door

Models MC48S, MC48B



This equipment is intended for the storage and display of non-potentially hazardous bottle or canned products only.

This equipment is intended for use in an area where the ambient temperature typically does not exceed 75 °F.

Note: Optional casters raise height 1" higher than wheel size

Krowne • 100 Haul Rd. Wayne, NJ 07470 • P: (800) 631-0442 • F: (973) 872-1129 • support@krowne.com • krowne.com

Due to our commitment to continued product improvement, specifications are subject to change without notice.

Rev. 10/2024 • 1.7

For Office Use Only

Date: _____

Permit #: _____

Receipt #: _____

Amount: _____

Issued By: _____

City Of Willowick

31230 Vine St. Willowick Oh 44095

Commercial Zoning Application

440-516-3000



Property Address: 28810 Lakeshore Blvd

Owners Name: Patti Anne, LLC

Phone No: 440 266 0700

Owners Address: 38040 Euclid Ave

City, State, Zip Willoughby

Contractor: _____

Phone No: _____

Contractor Address: _____

City, State, Zip _____

Zoning District : ☐ Apartment District ☐ Industrial District ☐ Retail District ☐ Mixed Use District ☐ Multi Family District

Zoning Review Structure

2 Sets construction drawings required

2 Site plans required

☐ New Commercial Structure

☐ Addition

☒ Interior Alteration

☐ Exterior Alterations

☐ Demolition

☐ Other _____

Zoning Review Accessory Structure

2 Sets construction drawings required

2 Site plans required

☐ Accessory Building

☐ Tool / Storage Shed > 120 sq. ft.

☐ Gazebo

☐ Deck

☐ Ramp

☐ Other _____

Zoning Review Misc.

2 Site Plans Required

☐ A/C Unit (rear yard only)

☐ Generator (rear yard only)

☐ Other _____

Estimated Cost \$ 25,000 - 40,000

All commercial electrical, building, gas piping, hydronics and HVAC permits are to be obtained from the Lake County Building Department, 105 Main St., bldg. B, Second Floor, Painesville oh 44077. Phone # 440-350-2636.

I state that I am the owner/agent of the subject property, have read and understand the contents of this application; and that all information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Property Owners / Agent Signature

Date

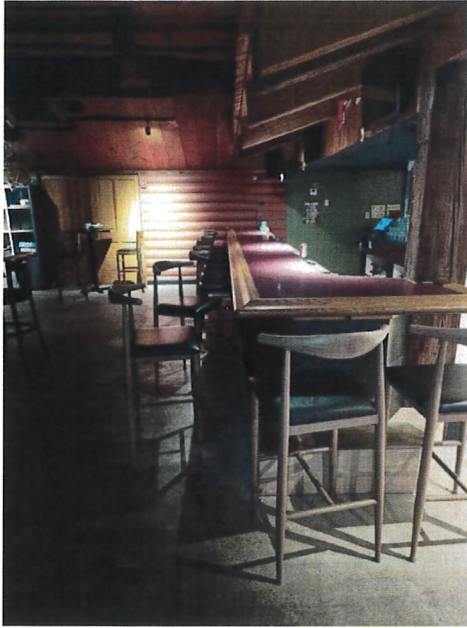
Print Name

Office Use Only

☐ Approved Date: _____

☐ Denied Reason _____

☐ Variance Needed Reviewed By: _____

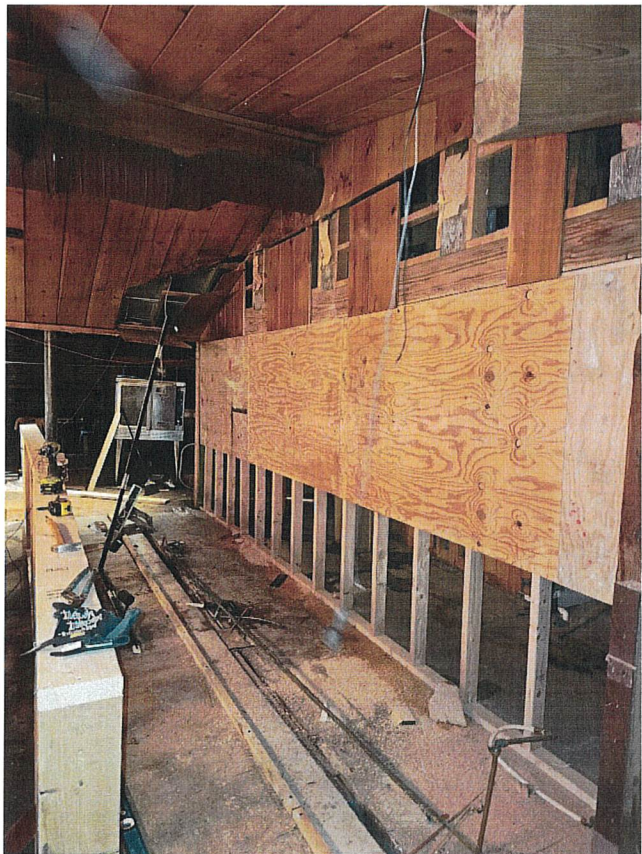


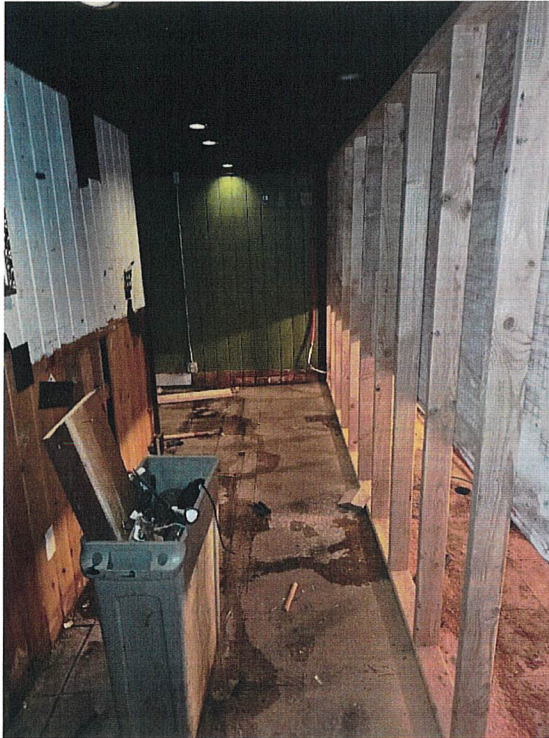
Remove Orange partition wall to support beam including pocket door; demo existing bar; remove overhanging timbers





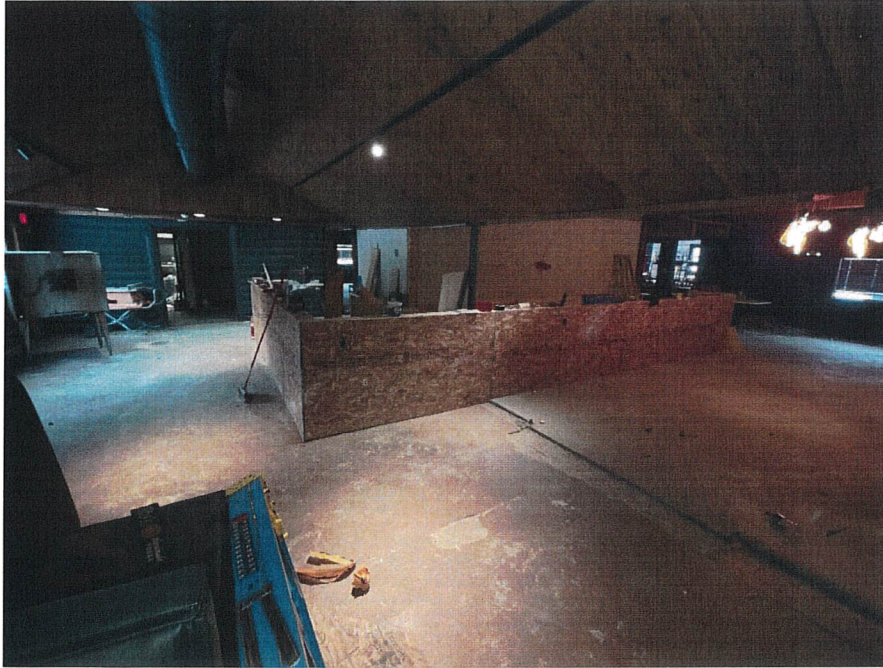
Build new back of bar down from vertical face to ground with 2x4 studs, 16" in center and sheeted with $\frac{1}{2}$ plywood to match current fascia board. Sheet lower 42" with $\frac{5}{8}$ drywall. Move current tv outlets a few feet to position new tvs. Sheet old fascia board and new $\frac{1}{2}$ inch plywood with $\frac{1}{2}$ hardiboard to tile:



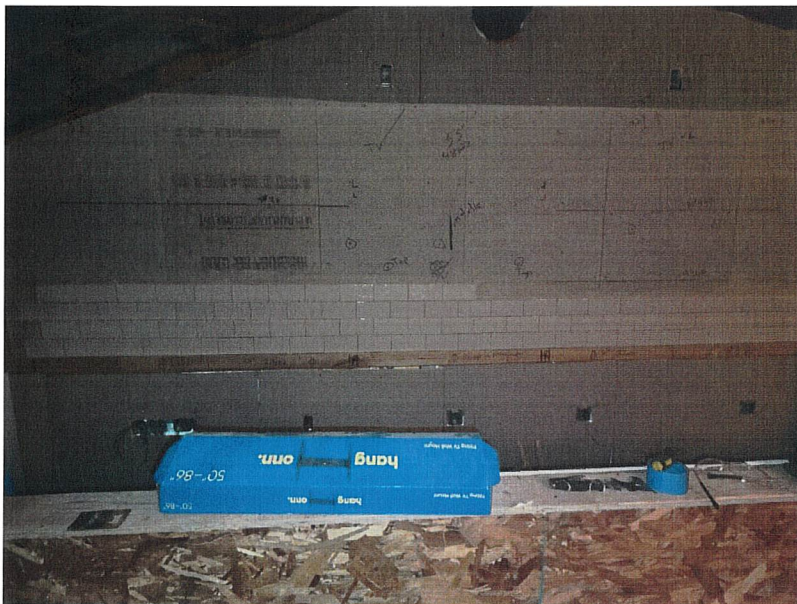


Construct new bar using 2x6 studs, sheeted on outside with ½' OSB plywood and inside with 5/8 drywall and FRP board for cleaning. New bar will be 22'x 15' L shaped bar going into old dining room area:





Attach new white subway tile to hardi board:



Construct a 1' stage for live music north eastern corner of old dining room using 2x12 16" on center and covered with 5/8 OSB plywood: Sorry no good pictures of this ATM

In southern dining area, remove all half partition walls, opening up the space; level floor where needed; coat all floors with Metallic epoxy finish; Paint all off color orange and green walls black





Relocate old damaged electric trough into new boxes in back bar partition wall. Reuse and repurpose all existing circuits from current homeruns in main bar/dining area panel. NO NEW CIRCUITS were required; extend 6 inch pvc "beverage gun" feed pipe (white PVC pipe in upper middle) 2' to new bar. Reuse all current water lines run underground to dead 200 gallon Cyclone hot water tank; Replace Cyclone tank with comparable unit:



Remove Make-shift replacement:



Remove all kitchen equipment that is not needed, terminate any gas or electric feeds from panel. Clean the most disgusting kitchen I have ever seen:



Repair rotten wood and breach from exterior space in SE kitchen corner:



When weather breaks, replace and repair NUMEROUS rotten fascia boards, repair and replace all fallen gutters:

