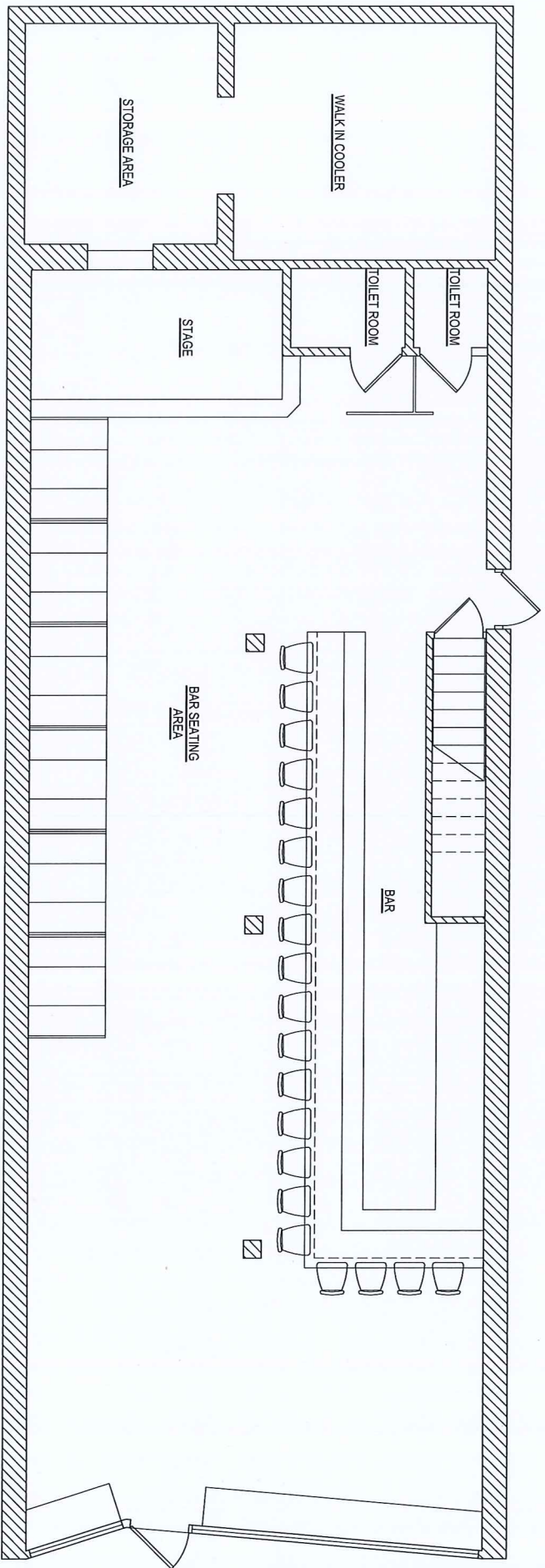




new plan

GENERAL PLAN NOTES

1. HATCH WALL DENOTE NEW WALLS.
2. ALL NEW INTERIOR WALL TO BE 2X4 WALL UNLESS NOTED OTHERWISE.
3. EXPOSED CEILING TO BE PAINTED.
4. NEW FINISHES AND LIGHTING TO BE APPLIED TO THE FACE OF THE BAR.
5. NEW BANQUETTE SEAT AND BACK TO BE ALL WOOD. PROVIDE OUTLET IN BASE EVERY 6' O.C.
6. SEE FLOOR PLANS FOR FLOOR FINISHES. PROVIDE ALTERNATE PRICE FOR TILE IN THE BAR AREA.
7. GENERAL LIGHTING THROUGHOUT THE BAR TO BE TRACKING LIGHTING. LED TAPE LIGHT AT BAR FACE, BACK BAR, AND AROUND THE PERIMETER OF THE SEATING AREA. CAN LIGHTS AT BATHROOMS, FLAT PANEL LED LIGHT FOR BACK OF HOUSE SPACES. WALL SCONCES ALONG EXTERIOR OF THE PAVED AREA.

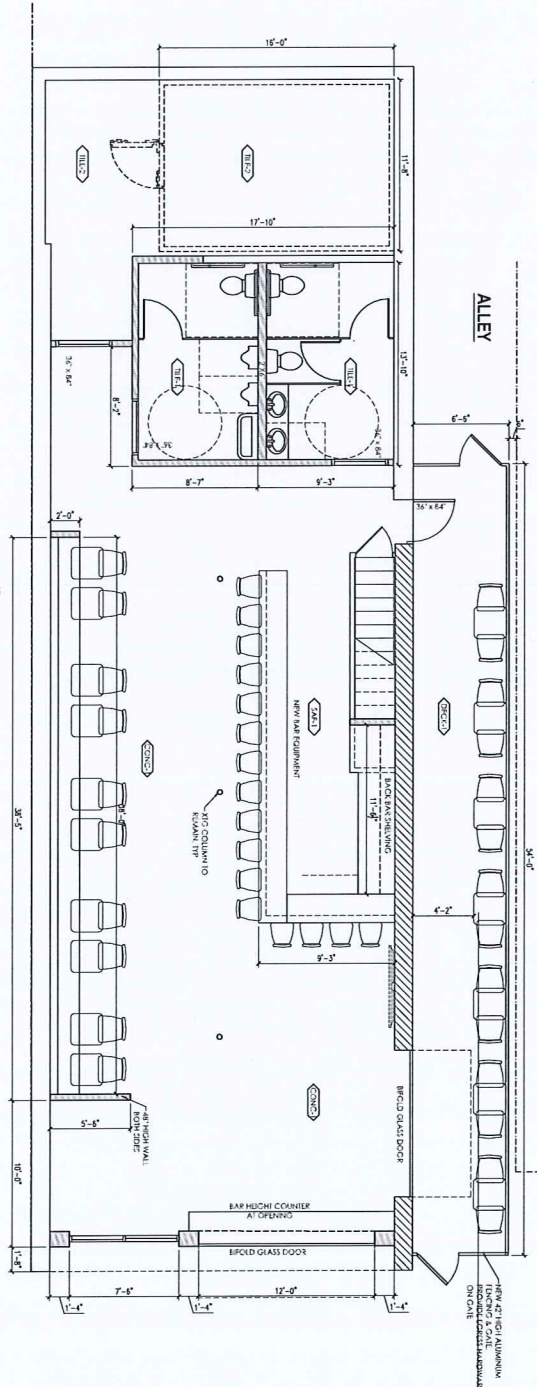
FINISH FLOOR NOTES

- CONCRETE STAINED FLOORING.
- PROVIDE ALTERNATE ALLOWANCES FOR LARGE FORMAT TILE, WOOD FLOORING AND LUXURY VINYL.
- TILE-1 PROVIDE ALTERNATE LUXURY VINYL.
- TILE-2 QUARRY TILE.
- TILE-3 SAFETY FLOORING BY ALTRIO CLASSIC 25 SERIES.
- COMPOSITE WOOD DECKING.
- PROVIDE ALTERNATE FOR WOOD DECKING AND POURED CONCRETE SLAB.

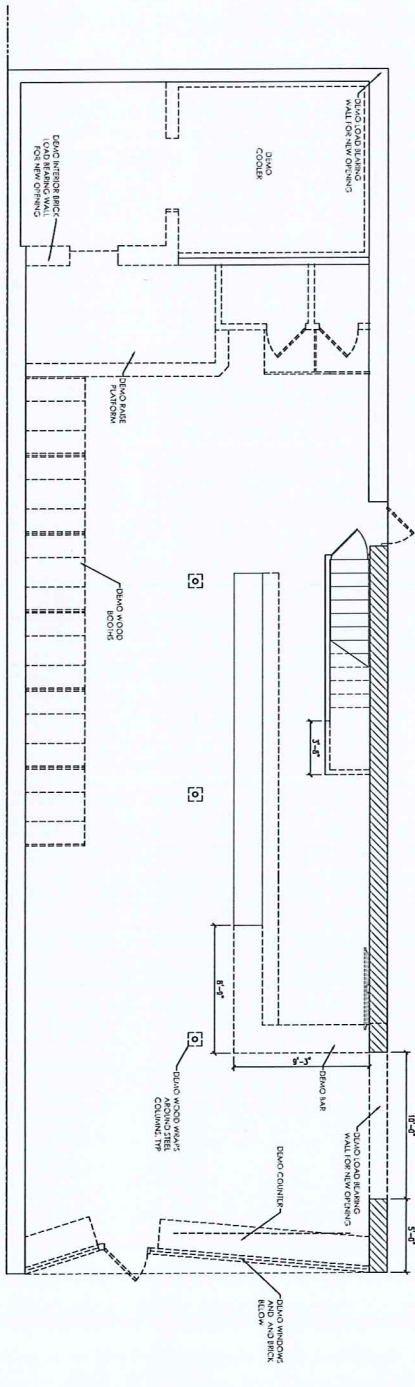
DEMO PLAN NOTES

1. DASHED LINES DENOTE ITEMS TO BE REMOVED.
2. REMOVE ALL WALL FINISHES, THE ACT CEILING, AND WOOD BEAMS.
3. REMOVE ALL PLUMBING FIXTURES IN THE TOILET ROOMS.
4. PRIOR TO REMOVAL OF WALLS, CONFIRM IF THEY ARE LOAD BEARING OR NOT. FOR LOAD BEARING WALLS SEE STRUCTURAL NOTES AND PLANS FOR REQUIRED TEMPORARY SUPPORTS, BEAMS, AND BRACINGS TO MAINTAIN THE STABILITY OF THE BUILDING. ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. COORDINATE ANY REMOVAL OF BAR EQUIPMENT WITH OWNER.

1 FLOOR PLAN
1/4" = 1'-0"



1 DEMO PLAN
1/4" = 1'-0"



DESTREE
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RED SHED BUILDING
BID SET- MINOR RENOVATION
406 N FRANCES ST
MADISON, WI

ISSUANCES:

SHEET NUMBER
A100

2023.05.01 DESTREE ARCHITECTS, INC.

BUSINESS PLAN

Name to be Announced

Sports Bar & Grill

Jay Wanserski, Owner

I. EXECUTIVE SUMMARY

I, Jay Wanserski, will be the sole owner of the bar at 406 N Frances Street, previously occupied by Red Shed. This bar will be a sports bar with a laid-back atmosphere and will feature a full-service bar, offering a wide selection of alcoholic beverages. The establishment will provide a relaxed and comfortable environment for patrons, creating a gathering place for them to enjoy their favorite sports events. The building will undergo renovations and updates in the future to enhance the overall customer experience. Additionally, a partial kitchen will be available to serve a limited food menu. With football season right around the corner, it is the perfect time to launch a new bar for the Badger Fans.

II. EXPERIENCE & BACKGROUND

I have been a bar owner since 1994 and am well-equipped to open another bar in downtown Madison. I have 29 years of experience as a bar owner and 36 years total in the bar industry. I have successfully opened and expanded Wando's Bar and Grill into what is today and plan to do the same at 406 N Frances Street. After opening the bar, I plan to renovate the location to become another top spot for downtown Madison. As an experienced figure in the Madison bar industry for nearly three decades, I am confident in my ability to contribute positively to the community and open another successful establishment.