

Written description of space:

(See attached drawing for reference)

As part of 300 Progress Dr., Unit E, the lease includes a fenced outdoor space totaling ~11,000 sq. ft. directly to the West of the building. This permit is pertaining to remodeling and using that outdoor space for a family-friendly patio / green space for additional patronage and entertainment for Doundrins Distilling.

Background Note: Doundrins Distilling rents both Unit E and Unit F. Production happens in Unit E indoor space, and Unit F is used for a tasting room. Inside Unit F are 2 unisex bathrooms, one of which is ADA.

Entrances/Exits:

The space will be entirely fenced. There will be a door installed going from the Unit F tasting room to the outdoor tasting facility. This will allow patrons and staff to go from indoor to outdoor space easily. There will also be a large gate on the South end of the outdoor fence. This will allow access for vehicles and equipment into the space and may be used for patrons as well.

Security:

The fenced area will be locked at all times when not in use. All building entrances will always be locked when not in use. In addition, the bar and bathroom facilities will be able to be closed up and locked when not in use. The building exterior has permanent flood lights on at night around the perimeter.

Bathrooms:

The intent is to install air-conditioned, permanent bathrooms outside. This will be a fully enclosed building with permanent water supply and electrical. There would be a men's facility and a women's facility, both including ADA access. Shown in the drawing is a men's facility with 4 urinals, 1 stall, and 2 sinks, and a women's facility with 4 stalls and 3 sinks. The ADA stalls in both men's and women's facilities will include a baby changing table. The bathroom building will be locked up when not in use.

Stage:

We will build an outdoor stage with the intent to offer our patrons live music entertainment during regular hours as well as offer the stage as a feature for any customers that might rent the facility out. The drawing shows a 12' x 24' stage. This is our preliminary size estimate based on research on medium-sized band needs. This could change in size. There will be electrical power outlets permanently located at the stage for entertainment to use. The stage will face South so as to ensure ambient noise travels toward a non-residential area.

Outdoor Bar:

Written description of space:

(See attached drawing for reference)

The intent is to install an air-conditioned, permanent service bar outside where patrons can order drinks. This will be a fully enclosed room with permanent water supply and electrical.

Playground Area:

In the Southwest corner of the space is shown a small playground area. This is important to our business to offer a family-friendly environment where parents can bring their children and all members of the family can enjoy themselves.

Food Trucks:

On the South fence we will leave gravel to allow food trucks/carts to drive into the space and serve food to our patrons. The convenience of having the food trucks located inside of the fenced outdoor tasting facility will increase sales for those vendors and help those businesses to grow along with us even more.

Fire Pit:

In the Northwest corner of the space we intend to put a gas fire pit. This would be fueled by an independent propane source, not tied into other gas lines for the building to minimize risks.

General Area:

Throughout the open area, there will be various seating arrangements offered as well as general open spaces for people to bring their own folding chairs to utilize. We intend to keep some green space open for lawn games as well.