

Building Improvements 116 Mill Street South, Brownsdale, Minnesota

- Existing building construction was repaired and upgraded to meet or exceed all current commercial building codes.
- HVAC, Sewer, and Plumbing engineered by Lindell Engineering Inc and inspected by the State of Minnesota and Mower County.
- Sewer has been scoped and inspected to the city main by MJ O'Connor Inc and found to be in excellent condition, no issues to report.
- All new plumbing to point of connection outside of the building.
- All new plumbing going to apartment A and B, the shared laundry room, and to the restaurant on the main level.
- All new plumbing fixtures in the new restaurant (2 bathrooms, commercial kitchen, and coffee bar).
- All new plumbing fixtures in Apartment B (bathroom vanity, shower, and toilet, kitchen sink).
- Some new fixtures in Apartment A (kitchen sink and toilet).
- All PVC with proper floor drains to meet or exceed commercial code.
- New, high efficiency, energy star rated tankless water heater installed for the restaurant.
- New, high efficiency, energy star rated tank water heater installed for the apartments.
- Five new commercial sinks have been installed in the restaurant per our plan review specifications.
- One new ADA bathroom, one new regular bathroom on the main level for the restaurant.
- New, energy star rated Mitsubishi mini-split combination furnace and air conditioner installed in Apartment B with electrical baseboard heaters for backup.
- Two new air exchangers installed upstairs per code for the apartments (these are important for the health of occupants and the building).
- New, energy star rated furnace and air conditioner installed for the main floor restaurant which includes an air exchanger per code.
- All new duct work for both the restaurant and Apartment B.
- Building meets or exceeds all thermal heat codes.

- All electrical work has been inspected by the State of Minnesota and Mower County.
- Upgraded electrical service to the building with new service panels to Apartment B.
- New electrical service to the building with new 200-amp service panel for the restaurant.
- GFCI breakers installed in breaker panels as per code.
- Added upgraded electrical raceways for provisions of possible future additions within the building footprint.
- All new LED lighting and fixtures in both apartments and the main floor restaurant.
- All new appliances are energy star rated.
- All new electrical in Apartment B, laundry room, and restaurant.
- Building has been brought up to commercial fire code in all areas.
- Hard wired fire alarms with battery back-up were installed throughout per code.
- Egress, fire escape windows installed in both apartments.
- Apartment A has two exits, as well as an egress window in the bedroom for fire escape.
- Apartment B has one main exit, and egress window, and a balcony exit for fire escape.
- Closed cellulose R19 spray foam applied on all exterior walls and closed cellulose R34 was applied to roof interior.
- 18" of fiberglass insulation was blown in throughout building ceiling.
- Sound proofing insulation was installed throughout apartment B and the restaurant.
- All new flooring throughout Apartment B, laundry room, and main floor restaurant.
- Apartment A was remodeled in 2016, with renewed hardwood flooring, appliances, and paint.
- All new windows throughout entire building.
- New widened rear entry stairwell.
- New ramped front entrance.
- All new, upgraded 36" or larger entryways into main floor restaurant and apartments.
- All new patio addition to Apartment B. Constructed with new concrete footers, I-beam vertical and horizontal supports with exterior grade wood railings and a rubber roof covered with Astro turf.

- Upgraded main floor patio with additional concrete, new roof, and lighting.
- Building exterior has been power washed, scraped, sealed, and painted with Sherwin Williams products specifically designed for block building exteriors.
- Custom hardwood base and casing throughout the entire building.
- Custom hardwood plank ceiling in restaurant dining room.
- Custom customer eating bar.
- New exterior PVC trim.
- Commercial kitchen has been constructed to and has met all requirements of our approved state plan review.
- Upgraded telecommunications.
- Time stamped photo documentation of each phase of construction.
- All work has been completed by licensed commercial contractors.