

Project Memo

Balanced Rock Saloon
June Lake, CA

To: **Jim Shoffner** (Inspector/Plans Examiner)
Jason Davenport (Building Inspector)

CC: Steve Ennis (Architect of Record)
Jamie Schectman (Owner)
Nick Dybsky (Management)
Adam Fox (Management)

From: Robert Saladoff Architect

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Re: Project Phases and Accessibility Improvements

Project Phases

- **Phase 1: T Bar Social Club Renovation and Food Service** - Re-open existing T Bar Lounge for more flexible venue for bar, food, dance and other small events and including updated finishes, furniture, flexible stage, bar built-ins, improved lighting and sound, and significantly improved accessibility.
 - Budget Estimate: \$40,000
 - Renovation Elements
 - Upgrade finishes including flooring, wall surfaces, ceiling
 - Bar upgrade including raising bar and other built-in upgrades, shelving and storage
 - Window replacement for energy efficiencies and sound improvements
 - LED lamp/bulb replacements
 - Minor electrical repair/upgrade
 - Minor plumbing repair/upgrade
 - New rear wood patio/deck under existing upper deck
 - Accessibility Elements
 - Budget: 20% of construction budget
 - Designate ADA parking spaces behind building
 - Clear accessible path to rear entrance
 - Add new 3'-0" wide accessible door/threshold/hardware
 - Temporary/portable and accessible stage
 - Interior stairs to dance floor – extend lower stair, add lighting, provide contrasting floor surface textures, railings
 - Add service stairs to back rooms
 - Additional Elements TBD

- **Phase 2: June Pie Kitchen** - Install new pizza oven for providing pizza at T Bar Social Club, renovate related kitchen to service pizza operations. Full June Pie renovations and operation will take place in Phase 3.
 - Budget Estimate: TBD
 - Renovation Elements
 - Open up kitchen to house pizza oven and future dine-in and take-out service
 - Install new pizza oven
 - Upgraded structural support for oven as required and specified by engineer
 - Accessibility Elements
 - Budget: TBD
 - Provide clear access to kitchen spaces
 - Provide clear route to T Bar Social Club
 - Additional Elements TBD

- **Phase 3: June Pie Pizza Storefront** - Renovate space for full pizza eat-in, take-out and delivery service
 - Budget Estimate: TBD
 - Renovation Elements
 - Upgrade all finishes including flooring, walls, ceilings
 - Remodel Pizza Kitchen, counter and service areas for café
 - New furniture
 - Upgraded lighting and HVAC
 - Upgraded plumbing needs
 - Accessibility Elements
 - Budget: TBD
 - Provide clear access to kitchen spaces
 - Provide clear route to T Bar Social Club
 - Accessible storefront and egress to street
 - Additional Elements TBD

- **Phase 4: Balance Rock and Building Physical Upgrades** - Renovate space to become multi-use event space.
 - Budget Estimate: TBD

- Renovation Elements
 - Upgrade all finishes including flooring, walls, ceilings
 - New and upgraded built ins throughout bar and space
 - Expanded entry and storefront
 - Upgraded lighting and HVAC
 - New sounds and lighting for events
 - Structural and seismic improvements as specified by engineer
 - Exterior and building improvements including roof, siding and insulation, signage, painting, parking.
 - Roof repairs and new solar panels
 - Bathrooms for all main floor functions and events

- Accessibility Elements
 - Budget: TBD
 - Accessibility storefront and egress
 - Secondary accessible egress at rear
 - Add new stairs from existing deck to ground level
 - Access to full array of bathrooms
 - All new bathrooms to be ADA compliant and accessible by all main floor functions and events
 - Provide additional ADA measures at lower level as needed

- Additional Elements TBD