



Application for
Use Permit

OFFICE USE ONLY
Date Received:

9-24-2021

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

Case Number: UP 21 - 00019

1. PROPERTY INFORMATION

Address or Location 9 S Mallory St. Hampton VA 23663

LRSN 12001371

Zoning District _____

Current Land Use _____

Proposed Land Use _____

The proposed use will be in: ☒ an existing building ☐ a new addition ☐ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Lew Georges

Address 101 W. Main St. Suite 4000 City Norfolk State _____ Zip 23510

Phone 757.314.3614 Email ljgeorges@me.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name William Comer

Address 313 Banger Dr. City Chesapeake State VA Zip 23321

Phone 757.724.3615 Email idcontract@gmail.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity 1865 Brewery Company LLC

Signed by:

Name (printed) William Comer, Its (title) Owner

Signature [Signature] Date 9/8/2021

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) LEW GEORGES (OWNER), Its (title) OWNER

Signature [Signature] Date Sept. 8 2021
Melissa Markiewicz (agent for owner)

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) LEW GEORGES

Signature [Signature] Date Sept. 8 2021
(agent for Lew Georges)

Name (printed) Amy Georges

Signature [Signature] Date 1/14/22

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

☐ Supplemental Form (if required)

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)



Supplemental Information for
Live Entertainment '2'

Complete this supplement in its entirety and submit with the completed Use Permit application form to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

11/22/2021

Case Number: UP 21-00019

1. LOT INFORMATION

Current Number of On-site Parking Spaces NA Proposed Number of On-site Parking Spaces NA
Facility uses off site city parking that surrounds establishment

2. BUILDING INFORMATION

Total Square Footage inside 2500' outside 1734' Square Footage of Performance Area 234

Square Footage of Dance Floor NA Square Footage Served by Live Entertainment 1500'

☐ Please attach a floor plan of the facility with all rooms labeled as to their use and square footage and showing the location of the areas designated above.

3. OPERATIONAL INFORMATION

Existing Use Brewery, dining, sitting Proposed Use Same as existing with music

Proposed Type(s) of Entertainment to be Offered MUSIC, comedy, open mic

Equipment Required for Type(s) of Entertainment to be Offered PA, speakers, mics.

entertainers to provide own equipment

Seating Capacity inside 75 outside 50 Length of Ownership of this Business 6 months

Proposed Hours of Live Entertainment: Mon _____ Tue _____ Wed _____

Thu _____ Fri _____ Sat _____ Sun _____

mon - Sunday 10:00 am - midnight for entertainment

Attention City Officials,

1865 Brewing Company is a brewery and coffee shop in the Phoebus district of Hampton. The follow are the details requested in regards to the Use Permit required by the city.

Square Footage: Indoor space – 2500 square feet; Outdoor space – 1500 square feet

Number of Employees: 18 staff

Operation Details: Hours of operation - Monday through Sunday 7:00 am -midnight; The number of customers vary depending on the time of day and day of the week. Our compacity for indoors is 75 and the outdoor space is 75.

Parking: Parking is limited to the city parking lot behind our establishment and other public parking around the area.

Traffic: There is no circulation of traffic on the property of our business.

Business: We are a Brewing Facility; Brewery: Coffee shop

Ownership/Management: Owners - William Comer and Rodney Malone; General Manager - Rebecca Jones; Brewer/Manager- Randy Jones

MALLORY STREET BREW PUB

9 S. MALLORY STREET

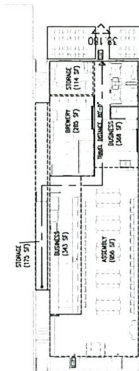
HAMPTON, VIRGINIA

INDEX OF DRAWINGS

DRAWING NUMBER	DRAWING TITLE
GENERAL	
G001	TITLE SHEET
ARCHITECTURAL	
A001	GENERAL NOTES & LEGENDS
A010	DEMOLITION FLOOR PLAN
A011	FLOOR PLAN & DETAILS
A020	REFLECTED CEILING PLAN & SOFFIT DETAILS
A021	BUILDING ELEVATIONS
A030	INTERIOR ELEVATIONS & DETAILS
A040	DOOR / STOREFRONT ELEVATIONS, SCHEDULES & DETAILS
A050	FINISH PLAN, SCHEDULE & DETAILS



LOCATION MAP



LIFE SAFETY PLAN (NOT TO SCALE)

DETAIL - 2286 SF

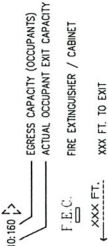
LIFE SAFETY GENERAL NOTES

- EXIT DOOR CAPACITIES: SEE LIFE SAFETY PLAN, THIS SHEET.
- ALL PERMANENT INTERIOR SMOKE (BY OWNER, N.I.C.) SHALL BE RAISED LETTERS AND BRAILLE TO CONFORM WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC).
- ALL FIRE RATED WALLS SHALL EXTEND TIGHT TO THE BOTTOM OF THE FLOOR ASSEMBLY ABOVE AND ALL PENETRATIONS SHALL BE PROVIDED WITHIN A UL LISTED PENETRATION ASSEMBLY.

LIFE SAFETY KEY NOTES

- EXISTING TENANT SEPARATION WALL - PROVIDE 2 HR. RATING (SEE PARTITION TYPE "E" ON SHEET A001)

LIFE SAFETY LEGEND



BUILDING DATA

NAME OF PROJECT:	MALLORY STREET BREW PUB
ADDRESS:	9 S. MALLORY STREET HAMPTON, VIRGINIA 23663
OWNER:	SEAN PETER & PENINSULA RESTAURANT GROUP 5 E. MELLER ST. HAMPTON, VA 23663
DESCRIPTION OF PROJECT:	INTERIOR BUILD-OUT FOR BREW PUB

APPLICABLE CODES:

2012 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC):
SECTION ON MECHANICAL SYSTEMS (2012 EDITION)
INTERNATIONAL MECHANICAL CODE 2012 EDITION
NFPA 70, NATIONAL ELECTRICAL CODE (NEC), 2011 EDITION
ICC/ANSI A117.1

USE GROUP:	A-2 (ASSEMBLY WITH MIXED USE / NONSEPARATED OCCUPANCY)
CONSTRUCTION TYPE:	V-B, UNPROTECTED
FIRE PROTECTION:	NOT SPRINKLERED
MAXIMUM HEIGHT ALLOWED:	1 STORY (VUSBC TABLE 503)
ACTUAL HEIGHT:	1 STORY (EXISTING TENANT SPACE)
ALLOWABLE AREA (PER FLOOR):	6,000 SF (TABLE 503)
ACTUAL TENANT AREA:	2,286 SF SQUARE FEET (TOTAL TENANT AREA)
OCCUPANT LOAD (PER IBC TABLE 1004.1.2):	
A-2, ASSEMBLY, UNCONCENTRATED (15 SF/OCC.)	956 SF/15 SF = 64 OCCUPANTS
F-2, INDUSTRIAL, BREWERY (100 SF/OCC.)	286 SF/100 SF = 3 OCCUPANTS
S-2, ACCESSORY STORAGE (100 SF/OCC.)	286 SF/100 SF = 3 OCCUPANTS
TOTAL	711 SF/100 SF = 76 OCCUPANTS
• MAXIMUM PROGRAMMED OCCUPANCY	

MINIMUM NUMBER OF EXITS:	2 EXITS (IBC 1015.1)
ACTUAL NUMBER OF EXITS:	3 EXITS
MAXIMUM EXIT DISTANCE ALLOWED:	200 FEET (IBC TABLE 1016.1)
ACTUAL EXIT DISTANCE:	80 FEET
MAXIMUM COMMON PATH OF TRAVEL:	75 FEET (IBC TABLE 1014.3)
ACTUAL COMMON PATH OF TRAVEL:	14 FEET
MAXIMUM DEAD END CORRIDOR:	20 FEET (IBC 1016.4)
ACTUAL DEAD END CORRIDOR:	NONE
EGRESS COMPONENT WIDTH:	0.20 IN PER OCCUPANT (IBC TABLE 1005.3.2)
EGRESS CORRIDOR WIDTH:	44" (VUSBC TABLE 1018.2)
MINIMUM FIXTURES REQUIRED:	• 2-WATER CLOSETS (1 PER 75 MALE / 1 PER 75 FEMALE) • 2-LAVATORIES (1 PER 200 MALE / 1 PER 200 FEMALE) (IBC TABLE 2002.1)
NUMBER OF FIXTURES SUPPLIED:	• WHERE RESTAURANTS PROVIDE DRINKING WATER IN A CONTAINER FREE OF CHARGE, DRINKING FOUNTAINS SHALL NOT BE REQUIRED IN THOSE RESTAURANTS. (IPC 410.3)
	2-WATER CLOSETS 2-LAVATORIES 0-DRINKING FOUNTAIN 1-SERVICE SINK



BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM

MALLORY STREET BREW PUB
9 SOUTH MALLORY STREET
HAMPTON, VA 23663

PERMIT / BID
SET



REVISIONS
Description
By
Date

PROJ. NO.
18.04
DATE
March 28, 2018

TITLE SHEET

G001
SHEET 1 OF 9

MATERIALS LEGEND	SYMBOLS LEGEND	ARCHITECTURAL SPECIFICATIONS	GENERAL NOTES
DPSUM WALLBOARD/PLASTER/GROUT BAT/LDSE/BLANKET INSULATION ACOUSTICAL TILE INTERUPTED WOOD BLOCKING/SBM CONTINUOUS WOOD BLOCKING PLYWOOD FINISHED WOOD CARPET	(10) DOOR NUMBER A+ WINDOW/STOREFRONT DESIGNATION DEMOLITION WORK NOTE WORK NOTE ROOM NUMBER TOILET ACCESSORY DESIGNATION & KITCHEN EQUIPMENT DESIGNATION WALL/PARTITION TYPE DETAIL NUMBER DETAIL SHEET WHERE SHOWN SECTION NUMBER SECTION SHEET WHERE SHOWN ELEVATION NUMBER ELEVATION SHEET WHERE SHOWN INTERIOR PARTITION TO REMAIN EXISTING WALL/PARTITION TO DEMOLISH WALL/PARTITION DOORS, FRAMES & HARDWARE NORTH ARROW	060402 INTERIOR ARCHITECTURAL WOODWORKS COMPLY WITH AM "ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED" REQUIREMENTS FOR CUSTOM GRADE CONSTRUCTION FOR ALL INTERIOR CASING. SEE FINISH SCHEDULE FOR PRODUCTS. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 061215 INTERIOR WOOD DOOR FRAME WOOD DOORS: INTERIOR FLUSH; LAMINATE, 1 3/4 INCH THICK 5 PLY CORE CONSTRUCTION CORE SHALL BE SOLID, NON VATED, COMPLYING WITH AWI SECTION 1300 TYPICAL PC- PARTICLE BOARD VENEER FINISH TO MATCH ABBOTT ARCHITECTURAL MAPLE #1539. 065123 ACQUADUAL TILE GELGLOS SEE FINISH SCHEDULE FOR PRODUCT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 065813 RESILIENT TILE ACCESSORIES SEE FINISH SCHEDULE FOR PRODUCT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 065819 RESILIENT TILE FLOORING SEE FINISH SCHEDULE FOR PRODUCT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 067200 WALL COVERING SEE FINISH SCHEDULE FOR PRODUCT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 069123 INTERIOR PAINT SEE FINISH SCHEDULE FOR PRODUCT. INSTALL PER MANUFACTURER'S SPECIFICATIONS. 102620 TOILET AND BATH ACCESSORIES (A) SANITARY MPKIN DISPOSAL UNIT: BORRICK #B-4533, STAINLESS STEEL. (B) STAINLESS STEEL (C) SHELTER/HOLDER: BORRICK #B-4429, STAINLESS STEEL. (D) COAT HOOK: BORRICK #B-6717, SATIN FINISH. (F) BAG HOLDER DISPENSER: NECESSITIES BAG HOLDER: WFSQO HEALTH AND SAFETY #6190, 10 BE MOUNTED NEXT TO THE SANITARY MPKIN DISPOSAL UNIT. OVERALL DIMENSIONS: 67X4 3/4 X 33 1/4". (G) WIPER UNIT: CUSTOM FRAMELESS WIPER, DIMENSIONS: 23.5" x 35.5" x 3". THICK GLASS. (H) SOAP DISPENSER: KIMBERLY-CLARK # KC292144 PROFESSIONAL 1.000 ML SKIN CARE CASSETTE DISPENSERS (WHITE). (J) TOILET TISSUE DISPENSER: BORRICK #B-4286, STAINLESS STEEL. (K) 42" OSAB BAR: BORRICK #B-660442. (L) 35" OSAB BAR: BORRICK #B-660442. (M) 35" OSAB BAR: BORRICK #B-660442. (N) HAND TOWEL DISPENSER: TORK ITEM NO. 461102, STAINLESS STEEL. 104613 FIRE EXTINGUISHER & BRACKET FIRE EXTINGUISHER - MF10 & BRACKET.	GENERAL NOTES 1. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR UNLESS SPECIFICALLY NOTED AS EXISTING OR TO BE PROVIDED BY OTHERS. 2. GENERAL CONTRACTOR TO FOLLOW MANUFACTURER'S INSTRUCTIONS. UNLESS A NOTE IS INDICATED TO BE LIMITED TO A SPECIFIC ITEM OF WORK, IT SHALL APPLY TO THE ENTIRE AREA. 4. VISIT THE SITE AND BECOME FAMILAR WITH THE EXISTING CONDITIONS. 5. VERIFY DIMENSIONS OF SPACE PRIOR TO CASINGWORK FABRICATOR. NOTIFY ARCHITECT IF ANY DISCREPANCY NOTATION. 6. INTERIOR DOOR FRAMES SHALL BE LOCATED A DISTANCE OF 4" (FOUR) INCHES FROM THE CLOSEST ADJACENT PENNDULAR PARTITION OR LOCATED IN THE CENTER OF THE ROOM. 7. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL HAVE ALL DISCREPANCIES BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION. 8. THE CONTRACTOR SHALL BE BONDSABLE, LICENSED CONTRACTORS, HAVING GOOD LABOR RELATIONS, CAPABLE OF PERFORMING QUALITY WORKMANSHIP, AND CAPABLE OF WORKING IN HARMONY WITH LANDLORD'S GENERAL CONTRACTOR AND OTHER CONTRACTORS IN THE CENTER AND THE BUILDING. 9. THERE SHALL BE NO MARKS OR PENETRATIONS INTO THE ROOF, OR COMMON AREA WALKWAYS, UNLESS APPROVED BY THE LANDLORD IN ADVANCE. USE SLIP TRACK WHEN WALL EXTENDS TO THE BOTTOM OF EXISTING ROOF DECK. 10. THE GENERAL CONTRACTOR SHALL HAVE ON SITE: LANDLORD'S APPROVED WORKING DRAWINGS, CITY APPROVED PERMIT DOCUMENTS, AND THE LANDLORD'S CONSTRUCTION RULES AND REGULATIONS. 11. THE GENERAL CONTRACTOR SHALL MEET WITH THE LANDLORD'S REPRESENTATIVE AT THEIR OFFICE PRIOR TO THE START OF CONSTRUCTION FOR A PRE-CONSTRUCTION MEETING TO DISCUSS CONSTRUCTION RELATED ITEMS. 12. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE LOCATED ONLY IN THE TENANT'S PREMISES AND TRUCK TRAFFIC SHALL BE ROUTED TO AND FROM THE BUILDING AS DIRECTED BY THE LANDLORD. 13. ALL ROOF PENETRATIONS AND WORK MUST BE DONE THROUGH THE LANDLORD'S CONTRACTOR. 14. ALL WORK SHALL COMPLY WITH THE BC 2012 AND ALL STATE AND LOCAL ORDINANCES AND REGULATIONS. 15. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SUPPLIES REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS. 16. CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF DUCT OPENINGS AND PLUMBING RUNS WITH MECHANICAL CONTRACTOR BEFORE FRAMING WALLS, FLOORS, ETC. 17. CONTRACTOR SHALL PROVIDE AND INSTALL ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING RUNS, ETC. 18. PROPER MEANS AND METHODS FOR DIVERSION AND PROTECTION OF PEDESTRIAN TRAFFIC HWYS, VEHICULAR TRAFFIC AND ADJACENT PROPERTIES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ALL OTHER APPLICABLE CODES.

AE001

2 OF 9

GENERAL NOTES AND LEGENDS

March 28, 2018

PROJECT NO. 18.04

DATE

REVISIONS

DESCRIPTION

BY

PERMIT / BID SET

HAMPTON, VA 23663

MALLORY STREET BREW PUB

BARDOUN DESIGN P.C.

714 GRAYDON AVENUE

NORFOLK, VIRGINIA 23507

PHONE: 757.622.7227

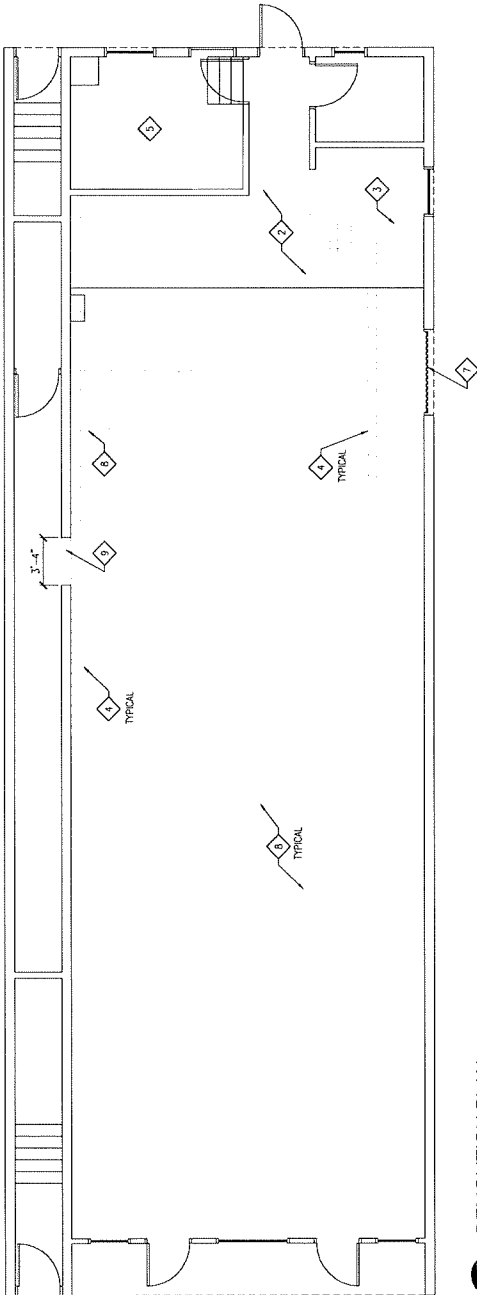
FAX: 757.622.7227

GENERAL NOTES

1. DURING DEMOLITION, CONTRACTOR SHALL USE CAUTION TO PROTECT ANY ADJACENT WORK TO REMAIN.
2. PROPER MEANS AND METHODS FOR DIVERSION AND PROTECTION OF PEDESTRIAN TRAFFIC WAYS, VEHICULAR TRAFFIC AND ADJACENT PROPERTIES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION AND MAINTAINED THROUGHOUT THE APPLICABLE PHASES OF ALL OTHER APPLICABLE CODES.
3. SAW CUT AND PATCH SLAB AS REQUIRED TO MATCH EXISTING SLAB CONSTRUCTION AND FINISHING (SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION).
4. EXISTING FLOOR SURFACE SHALL BE PREPARED TO ACCEPT NEW FLOOR FINISHES AS INDICATED. SEE FINISH PLAN ON A7601.

KEY NOTES - DEMOLITION

1. EXISTING WINDOW TO BE DEMOLISHED. NEW WORK PLAN FOR ADDITIONAL INFORMATION.
2. EXISTING CONCRETE FLOOR TO BE PREPARED FOR SEALED CONCRETE FINISHING (SEE FINISH PLAN). EXISTING FLOOR FINISHES INCLUDING TILE, VCT, ETC. & PREP FLOOR FOR NEW CONCRETE TIPPING.
3. EXISTING WALL/PARTITION TO BE DEMOLISHED.
4. CUT AND PATCH FLOOR SLAB FOR NEW PLUMBING. COORDINATE LOCATION WITH NEW PLUMBING FIXTURES.
5. EXISTING MECHANICAL ROOM. NO WORK IN THIS ROOM.
6. EXISTING DOOR/WINDOW TO BE DEMOLISHED.
7. EXISTING EXTERIOR MASONRY WALL SILL & WINDOW TO BE DEMOLISHED FOR NEW OPENING (SEE NEW WORK PLAN). EXISTING STEEL UNITS TO REMAIN.
8. EXISTING CERAMIC TILE FLOOR TO REMAIN/PROTECT EXISTING TILE DURING CONSTRUCTION.
9. EXISTING DOOR TO BE DEMOLISHED & WALL OPENING TO BE IN-FILLED.
9. EXISTING MASONRY WALL TO BE PARTIALLY DEMOLISHED TO PROVIDE OPENING FOR NEW DOOR. PROVIDE STEEL CANTILE SUPPORT BRACK AT DOOR HEAD.



DEMOLITION PLAN
SCALE: 1/4"=1'-0"

GRAPHIC SCALE(S)

1/4" = 1'-0" 0' 1' 5' 10' 15'

AD101

SHEET 3 OF 9



BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@COX.NET

MALLORY STREET BREW PUB
9 SOUTH MALLORY STREET
HAMPTON, VA 23663

PERMIT / BID
SET



REVISIONS
No. Date Description By

PROJ. NO.
18.04
DATE
March 28, 2018

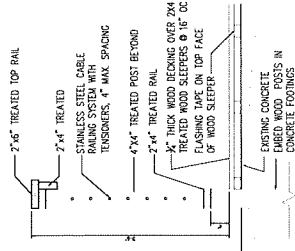
DEMOLITION
FLOOR PLAN

GENERAL NOTES

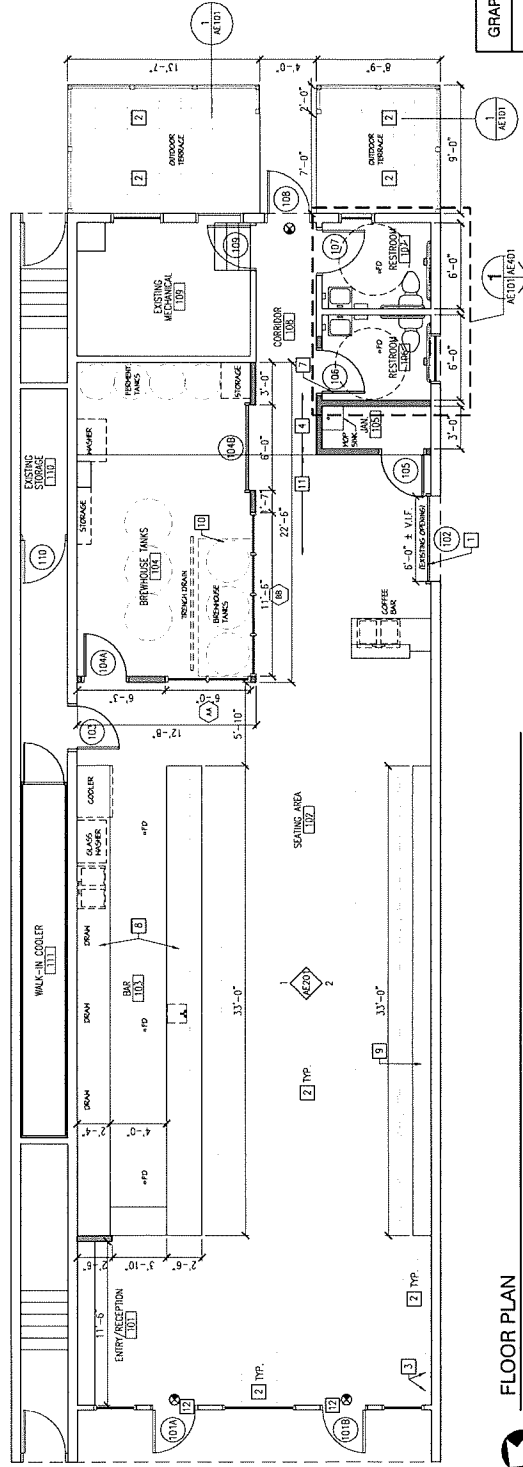
- EXISTING WALLS SHOWN ON PLANS WERE TAKEN FROM ORIGINAL PLAN. ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTING WALLS.
- U.O.N. INTERIOR PARTITION DIMENSIONS ARE REFERENCED FROM U.O.N. INTERIOR PARTITION DIMENSIONS.
- FACE OF STUD TYPES TO BE TYPE "X" U.O.N. SEE SHEET A601 FOR PARTITION TYPES.
- ALL FIRE RATED WALLS SHALL EXTEND TIGHT TO THE BOTTOM OF THE FLOOR ASSURE ABOVE AND ALL PENETRATIONS SHALL BE PROVIDED WITH FIRE RATED FLOOR PENETRATION.
- ALL DOOR HARDWARE SHALL MEET ACCESSIBILITY REQUIREMENTS.
- ALL PERMANENT INTERIOR SIGNAGE (BY OWNER, N.I.C.) SHALL BE PLACED IN THE CENTER OF THE DOOR.
- BASED LETTERS AND BRALLE TO CONFORM TO ADA REQUIREMENTS.
- SEE A601 FOR TOILET ACCESSORIES SCHEDULE.
- COORDINATE LOCATIONS OF ELECTRICAL, PLUMBING, AND MECHANICAL EQUIPMENT WITH MECHANICAL AND ELECTRICAL PROVIDER. ROOM-WAS REQUIRED, FOR ITEMS INDICATED AS N.I.C.

KEY NOTES

- OVERHEAD DOOR. SEE A601 FOR SPECIFICATION.
- FURNITURE SHOWN FOR COORDINATION ONLY. O.F.O.
- EXISTING ELECTRICAL PANEL.
- EXISTING CONCRETE FLOOR. RE-FINISH & SEAL CONCRETE. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
- SEE FINISH MECHANICAL PLAN ON SHEET A601 FOR ADDITIONAL INFORMATION.
- FIRE EXTINGUISHER & BRACKET. SEE SHEET A601 FOR SPECIFICATION.
- RELOCATED EXISTING DOOR AS SHOWN.
- CONCRETE BAR COUNTER (SEALED) - SEE DETAIL 3/A601
- CONCRETE COUNTERTOP (SEALED) - SEE DETAIL 4/A601
- BREWING EQUIPMENT: BUCHMANN ENGINEERING PRO SERIES 3.5 BBL BREWING SYSTEMS
- EXISTING CERAMIC TILE FLOOR. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
- EXISTING EXTERIOR DOOR - REVERSE DOOR SWING TO SWING OUT.

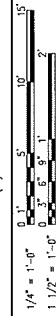


SECTION AT OUTDOOR TERRACE/RAILING
SCALE: 1" = 1'-0"



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

GRAPHIC SCALE(S)



AE101
SHEET 4 OF 9

FLOOR PLAN

DATE: March 28, 2018

PROJ. NO. 18.04

REVISIONS



PERMIT / BID SET

MALLOY STREET BREW PUB
9 SOUTH MALLOY STREET
HAMPTON, VA 23663

BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM





SCALE: 3/4"=1'-0"

GENERAL NOTES

1. SEE SOFFIT DETAILS THIS SHEET.

KEY NOTES

- 1 EXISTING CEILING STRUCTURE - PAINT BLACK
- 2 NO WORK AT THIS ROOM
- 3 GYPSUM BOARD CEILING WITH ACRYLIC CLEAN ROOM CEILING SURFACE

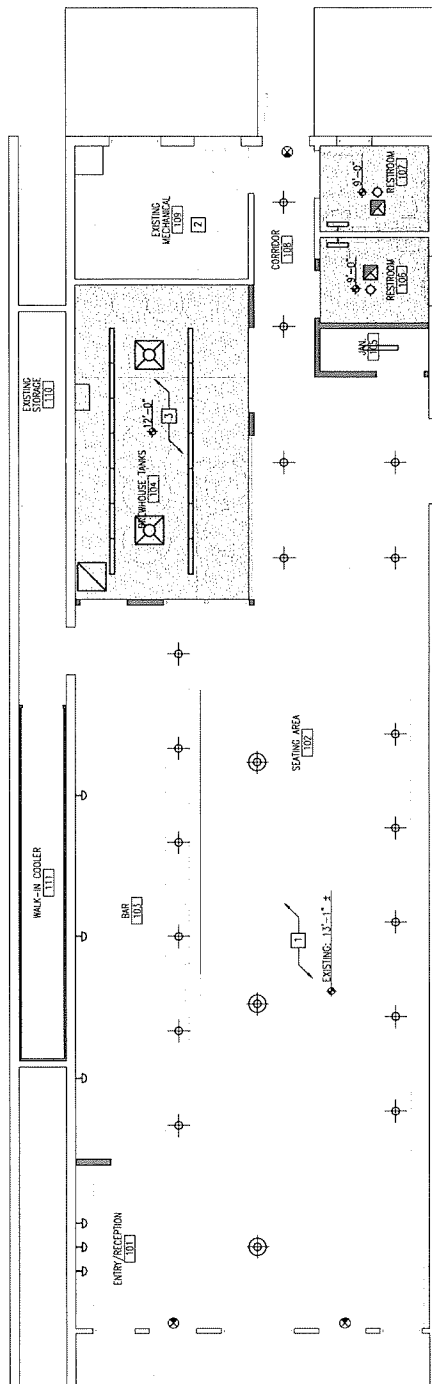
KEY NOTES

- | | |
|---|--|
| 1 | EXISTING CEILING STRUCTURE - PAINT BLACK |
| 2 | NO WORK AT THIS ROOM |
| 3 | GYPSUM BOARD CEILING WITH ACRYLIC CLEAN R
SURFACE |

CEILING SUPPLY DIFFUSER (SEE MECHANICAL DRAWINGS)

CEILING RETURN/TRANSFER/EXHAUST (SEE MECHANICAL DRAWINGS)

CEILING EXHAUST FAN (SEE MECHANICAL DRAWINGS)



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

GRAPHIC SCALE(S)



AE102

SHEET 5 OF 9

REFLECTED
CEILING PLAN

PROJ. NO.
18.04
DATE
March 28, 200

Revisions	No.	Date	By
1	1	10/1/01	...

PERMIT / BID
SET

MALLORY STREET BREW PUB
9 SOUTH MALLORY STREET
HAMPTON, VA 23663

BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@COX.NET





WALL MOUNTED PENDANT
(FINISH: AGED BRONZE)



WOOD HORIZONTAL BOARDS
(RECLAIMED)



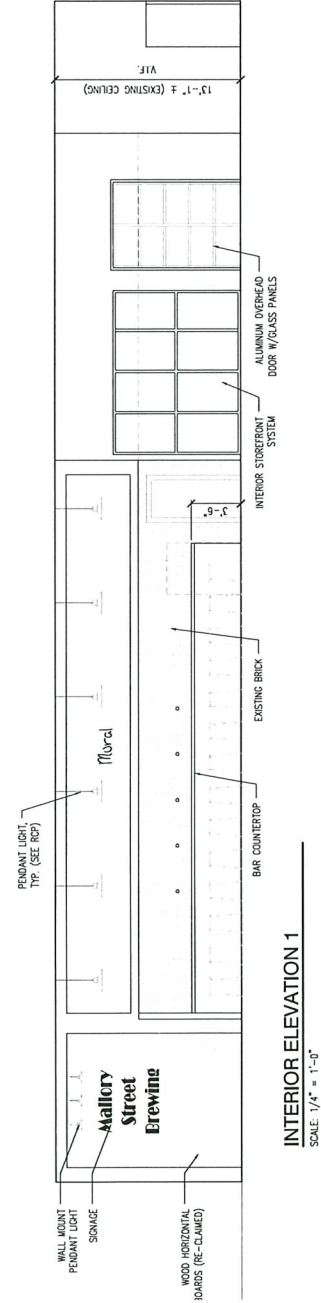
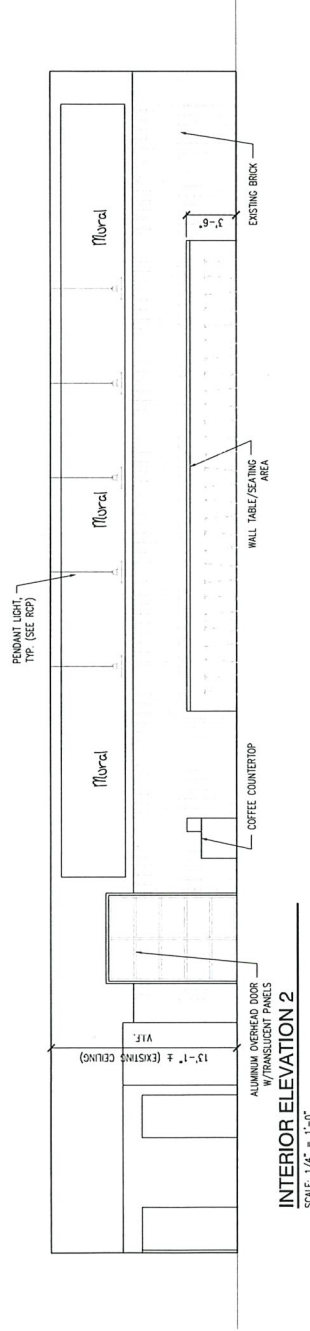
TRANSLUCENT OVERHEAD
DOOR

GRAPHIC SCALE(S)

1/4" = 1'-0" 0' 1' 5' 10' 15'

INTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0"

INTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0"



bd

BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM

MALLORY STREET BREW PUB
9 SOUTH MALLORY STREET
HAMPTON, VA 23663

PERMIT / BID
SET

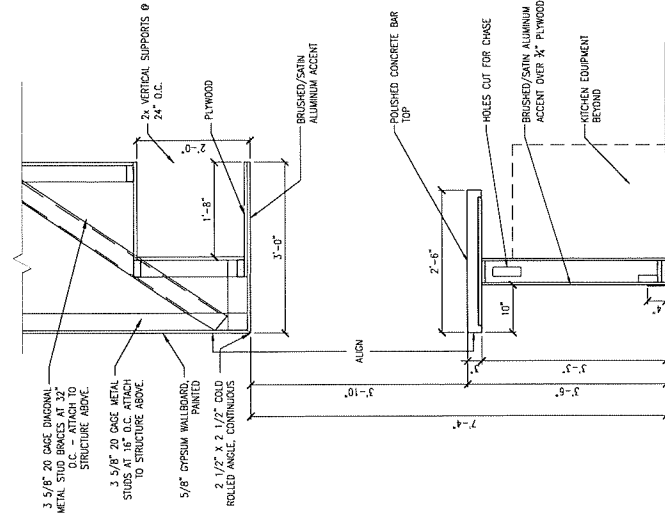


REVISIONS
No. Date Description By

PROJ. NO. 18.04
DATE March 28, 2018

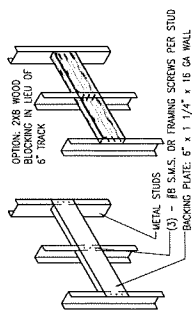
INTERIOR
ELEVATIONS
AND DETAILS

AE201
SHEET 6 OF 9

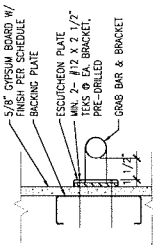


3 BAR SECTION
AE01/AE01 SCALE: 1" = 1'-0"

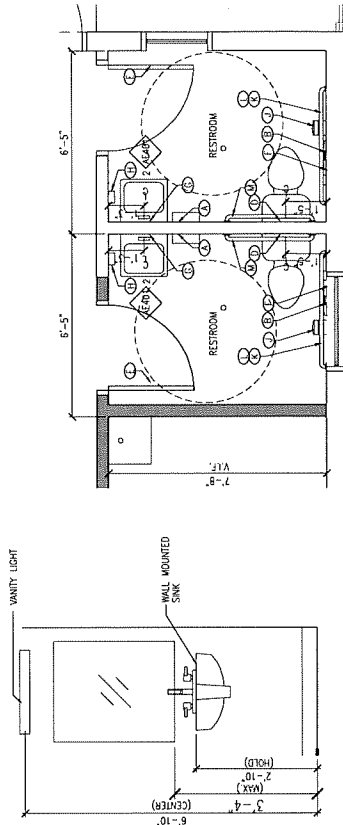
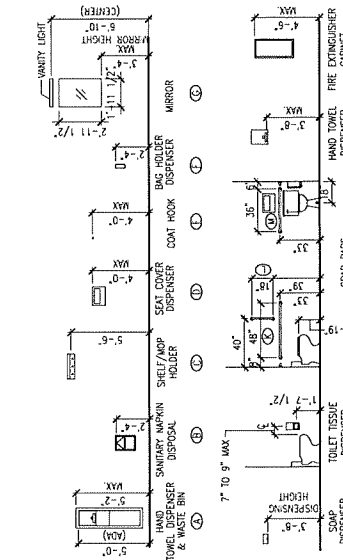
4 BARTABLE SECTION
AE01/AE01 SCALE: 1" = 1'-0"



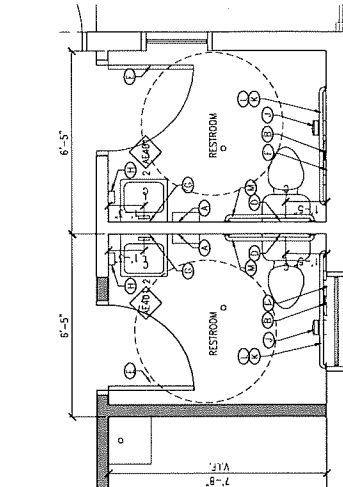
12 BACKER PLATE
AE01/AE01 SCALE: 3" = 1'-0"



11 GRAB BAR SECTION
AE01/AE01 SCALE: 3" = 1'-0"



2 RESTROOM SINK ELEVATION
AE01/AE01 SCALE: 3/4" = 1'-0"



1 RESTROOM - ENLARGED PLANS
AE01/AE01 SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. BACKER PLATE ON WALL BLOCKING FOR MILWOKY/CASEWORK AND ACCESSORY INSTALLATIONS. SEE DETAIL 12/AE01.
2. REINFORCING FOR GRAB BARS SEE DETAIL 11/AE01.
3. SEE MILWOKY HARDWARE SCHEDULE ON SHEET AE01.

GRAPHIC SCALE(S)



INTERIOR ELEVATIONS AND DETAILS

AE401

SHEET 7 OF 9



BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM

MALLOTT STREET BREW PUB
9 SOUTH MALLOTT STREET
HAMPTON, VA 23663

PERMIT / BID SET



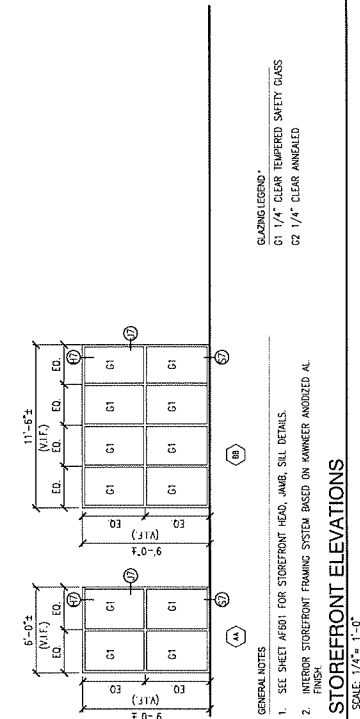
REVISIONS
No. Date Description By

PROJ. NO.
1804
DATE
March 23, 2018

DOOR SCHEDULE									
DOOR	TYPE	SIZE	FRAME	DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	MISCELLANEOUS
100A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
101B	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
102	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
103	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
104A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
105	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
106	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
107	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
108	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
109	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
110	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS

DOOR SCHEDULE									
DOOR	TYPE	SIZE	FRAME	DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	MISCELLANEOUS
100A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
101B	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
102	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
103	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
104A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
105	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
106	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
107	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
108	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
109	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
110	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS

DOOR SCHEDULE									
DOOR	TYPE	SIZE	FRAME	DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	FRAME AND DETAILS	MISCELLANEOUS
100A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
101B	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
102	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
103	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
104A	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
105	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
106	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
107	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
108	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
109	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS
110	SWING	3'-0" X 7'-0" 1-3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	REMARKS



GENERAL NOTES
1. SEE SHEET A501 FOR STOREFRONT HEAD, JAMB, SILL DETAILS.
2. INTERIOR STOREFRONT FRAMING SYSTEM BASED ON KAMMER ANDERSON AL FINISH.

STOREFRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SEE GENERAL NOTES ON SHEET A501.
- PROVIDE MOISTURE RESISTANT GLASS WALLBOARD AT ALL WALLS ADJACENT TO OR BESIDE PLUMBING FIXTURES.

KEY NOTES

- 5/8" EPSIUM WALLBOARD
- 3 5/8" 20 GA. METAL STUDS AT 16" O.C. MAX.
- 3" SOUND ATTENUATION BATT INSULATION
- METAL STUD RUNNERS THICK INSULATION
- CONTINUOUS SOUND BATT INSULATION
- CONTINUOUS SOUND BATT INSULATION
- 5/8" EPSIUM WALLBOARD (EACH SIDE)
- DOUBLE METAL STUDS AT JAMBS
- 1 LAYER 5/8" TYPE "X" EPSIUM WALLBOARD (EACH SIDE)
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- PRE-ENGINEERED ALUM. FLASHING W/ROLLED EDGE
- CONT. PREMIUM SHUT FRAME
- 1/2" ALUM. DOOR FRAME
- FULL HEIGHT PARTITION FROM FLOOR TO UNDERSIDE OF ROOF DECK
- TERMINATE WALL 6" ABOVE FINISHED CEILING AND PROVIDE MIL STUD BRACING TO STRUCTURE ABOVE @ 4'-0" O.C.
- REFER TO FLOOR PLANS FOR WALL TYPES
- CONTINUOUS ACoustICAL THICK
- DEEP EGG DEFLECTION THICK
- 2" AIR INSULATION
- 2" BUILDING WRAP
- FULL DECK FLUTES W/ MINERAL FIBER INSULATION
- PROVIDE ACoustICAL BATT INSULATION. 2-1/2" THICK AT 2-1/2' STUDS. 3-1/2" THICK AT 3-5/8" STUDS. 6-1/4" THICK AT 6" STUDS. PROVIDE 1 LAYER 3 1/2" ACoustICAL BATT ABOVE CEILING EXTEND 2" EACH SIDE OF PARTITION (AT RESTROOM ONLY).
- SCHEDULED SINGING, SEE BUILDING ELEVATIONS
- SEALANT
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- EXISTING WOOD STUD DEMISING WALL
- 20 GAGE MIL BOX STUD HEADER
- WOOD HEADER
- PVC TRIM (18)
- WINDOW SCREEN SET IN TREATED WOOD FRAME
- ALUMINUM DOOR FRAME & ALUMINUM FACE TRIM. SEE DOOR FRAME TYPES SHEET A501 FOR ADDITIONAL INFORMATION.
- FASTENERS 2-0" O.C. MAX.
- SHEDULED FLOOR FINISH OVER EXISTING CONC. SLAB
- WOOD BLOCKING
- 6" 20 GA. METAL STUDS
- 22 GA. SHEET MIL RIB CLOSURE SECURED TO DECK W/ SHEET MIL SCREWS
- WALL COVERING, SEE FINISH SCHEDULE
- BARN DOOR HARDWARE, STANLEY BOX RAIL FLASHING & BOX RAIL HANGERS
- 2 1/2" 20 GA. METAL STUDS AT 16" O.C. MAX.
- SINGING SHUTTER PANEL CORRUGATED METAL PANEL (ZINC FINISH) OVER TREATED 2x4 WOOD FRAME

GLAZING LEGEND

- G1 1/4" CLEAR TEMPERED SAFETY GLASS
- G2 1/4" CLEAR ANGLE

GENERAL NOTES

- SEE SHEET A501 FOR STOREFRONT HEAD, JAMB, SILL DETAILS.
- INTERIOR STOREFRONT FRAMING SYSTEM BASED ON KAMMER ANDERSON AL FINISH.

STOREFRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SEE GENERAL NOTES ON SHEET A501.
- PROVIDE MOISTURE RESISTANT GLASS WALLBOARD AT ALL WALLS ADJACENT TO OR BESIDE PLUMBING FIXTURES.

KEY NOTES

- 5/8" EPSIUM WALLBOARD
- 3 5/8" 20 GA. METAL STUDS AT 16" O.C. MAX.
- 3" SOUND ATTENUATION BATT INSULATION
- METAL STUD RUNNERS THICK INSULATION
- CONTINUOUS SOUND BATT INSULATION
- CONTINUOUS SOUND BATT INSULATION
- 5/8" EPSIUM WALLBOARD (EACH SIDE)
- DOUBLE METAL STUDS AT JAMBS
- 1 LAYER 5/8" TYPE "X" EPSIUM WALLBOARD (EACH SIDE)
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- PRE-ENGINEERED ALUM. FLASHING W/ROLLED EDGE
- CONT. PREMIUM SHUT FRAME
- 1/2" ALUM. DOOR FRAME
- FULL HEIGHT PARTITION FROM FLOOR TO UNDERSIDE OF ROOF DECK
- TERMINATE WALL 6" ABOVE FINISHED CEILING AND PROVIDE MIL STUD BRACING TO STRUCTURE ABOVE @ 4'-0" O.C.
- REFER TO FLOOR PLANS FOR WALL TYPES
- CONTINUOUS ACoustICAL THICK
- DEEP EGG DEFLECTION THICK
- 2" AIR INSULATION
- 2" BUILDING WRAP
- FULL DECK FLUTES W/ MINERAL FIBER INSULATION
- PROVIDE ACoustICAL BATT INSULATION. 2-1/2" THICK AT 2-1/2' STUDS. 3-1/2" THICK AT 3-5/8" STUDS. 6-1/4" THICK AT 6" STUDS. PROVIDE 1 LAYER 3 1/2" ACoustICAL BATT ABOVE CEILING EXTEND 2" EACH SIDE OF PARTITION (AT RESTROOM ONLY).
- SCHEDULED SINGING, SEE BUILDING ELEVATIONS
- SEALANT
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- EXISTING WOOD STUD DEMISING WALL
- 20 GAGE MIL BOX STUD HEADER
- WOOD HEADER
- PVC TRIM (18)
- WINDOW SCREEN SET IN TREATED WOOD FRAME
- ALUMINUM DOOR FRAME & ALUMINUM FACE TRIM. SEE DOOR FRAME TYPES SHEET A501 FOR ADDITIONAL INFORMATION.
- FASTENERS 2-0" O.C. MAX.
- SHEDULED FLOOR FINISH OVER EXISTING CONC. SLAB
- WOOD BLOCKING
- 6" 20 GA. METAL STUDS
- 22 GA. SHEET MIL RIB CLOSURE SECURED TO DECK W/ SHEET MIL SCREWS
- WALL COVERING, SEE FINISH SCHEDULE
- BARN DOOR HARDWARE, STANLEY BOX RAIL FLASHING & BOX RAIL HANGERS
- 2 1/2" 20 GA. METAL STUDS AT 16" O.C. MAX.
- SINGING SHUTTER PANEL CORRUGATED METAL PANEL (ZINC FINISH) OVER TREATED 2x4 WOOD FRAME

GLAZING LEGEND

- G1 1/4" CLEAR TEMPERED SAFETY GLASS
- G2 1/4" CLEAR ANGLE

GENERAL NOTES

- SEE SHEET A501 FOR STOREFRONT HEAD, JAMB, SILL DETAILS.
- INTERIOR STOREFRONT FRAMING SYSTEM BASED ON KAMMER ANDERSON AL FINISH.

STOREFRONT ELEVATIONS

SCALE: 1/4" = 1'-0"

GENERAL NOTES

- SEE GENERAL NOTES ON SHEET A501.
- PROVIDE MOISTURE RESISTANT GLASS WALLBOARD AT ALL WALLS ADJACENT TO OR BESIDE PLUMBING FIXTURES.

KEY NOTES

- 5/8" EPSIUM WALLBOARD
- 3 5/8" 20 GA. METAL STUDS AT 16" O.C. MAX.
- 3" SOUND ATTENUATION BATT INSULATION
- METAL STUD RUNNERS THICK INSULATION
- CONTINUOUS SOUND BATT INSULATION
- CONTINUOUS SOUND BATT INSULATION
- 5/8" EPSIUM WALLBOARD (EACH SIDE)
- DOUBLE METAL STUDS AT JAMBS
- 1 LAYER 5/8" TYPE "X" EPSIUM WALLBOARD (EACH SIDE)
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- PRE-ENGINEERED ALUM. FLASHING W/ROLLED EDGE
- CONT. PREMIUM SHUT FRAME
- 1/2" ALUM. DOOR FRAME
- FULL HEIGHT PARTITION FROM FLOOR TO UNDERSIDE OF ROOF DECK
- TERMINATE WALL 6" ABOVE FINISHED CEILING AND PROVIDE MIL STUD BRACING TO STRUCTURE ABOVE @ 4'-0" O.C.
- REFER TO FLOOR PLANS FOR WALL TYPES
- CONTINUOUS ACoustICAL THICK
- DEEP EGG DEFLECTION THICK
- 2" AIR INSULATION
- 2" BUILDING WRAP
- FULL DECK FLUTES W/ MINERAL FIBER INSULATION
- PROVIDE ACoustICAL BATT INSULATION. 2-1/2" THICK AT 2-1/2' STUDS. 3-1/2" THICK AT 3-5/8" STUDS. 6-1/4" THICK AT 6" STUDS. PROVIDE 1 LAYER 3 1/2" ACoustICAL BATT ABOVE CEILING EXTEND 2" EACH SIDE OF PARTITION (AT RESTROOM ONLY).
- SCHEDULED SINGING, SEE BUILDING ELEVATIONS
- SEALANT
- ALUMINUM THRESHOLD SET IN FULL BED OF SEALANT
- EXISTING WOOD STUD DEMISING WALL
- 20 GAGE MIL BOX STUD HEADER
- WOOD HEADER
- PVC TRIM (18)
- WINDOW SCREEN SET IN TREATED WOOD FRAME
- ALUMINUM DOOR FRAME & ALUMINUM FACE TRIM. SEE DOOR FRAME TYPES SHEET A501 FOR ADDITIONAL INFORMATION.
- FASTENERS 2-0" O.C. MAX.
- SHEDULED FLOOR FINISH OVER EXISTING CONC. SLAB
- WOOD BLOCKING
- 6" 20 GA. METAL STUDS
- 22 GA. SHEET MIL RIB CLOSURE SECURED TO DECK W/ SHEET MIL SCREWS
- WALL COVERING, SEE FINISH SCHEDULE
- BARN DOOR HARDWARE, STANLEY BOX RAIL FLASHING & BOX RAIL HANGERS
- 2 1/2" 20 GA. METAL STUDS AT 16" O.C. MAX.
- SINGING SHUTTER PANEL CORRUGATED METAL PANEL (ZINC FINISH) OVER TREATED 2x4 WOOD FRAME

GLAZING LEGEND

- G1 1/4" CLEAR TEMPERED SAFETY GLASS
- G2 1/4" CLEAR ANGLE

BARDOUN DESIGN P.C.
714 GRAYDON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.822.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM

MALLOTT STREET BREW PUB
9 SOUTH MALLOTT STREET
HAMPTON, VA 23663

PERMIT / BID SET

REVISIONS	No.	Date	Description

PROJ. NO.	1804
DATE	March 28, 2018

DOOR / STOREFRONT ELEVATIONS, SCHEDULES & DETAILS

AE601

SHEET 8 OF 9

GRAPHIC SCALE(S)

1/4" = 1'-0"

1 1/2" = 1'-0"

3" = 1'-0"

GENERAL FINISH NOTES

- A. ALL INTERIOR DOOR FRAMES TO BE WOOD FRAMES. SEE SPECIFICATION ON SHEET A601.
- B. SEE SHEET A601 FOR INTERIOR SOLID CORE WOOD LAMINATE DOOR SPECIFICATION.
- C. SEE FINISH PLAN FOR FINISH TRANSITION LOCATIONS.
- D. ALL FINISHES TO BE APPLIED TO THE SUBSTRATE. ALL FINISHES TO BE APPLIED TO THE SUBSTRATE.
- E. ALL Gypsum WALLBOARD SURFACE ARE TO RECEIVE LEVEL 4 FINISH UNLESS OTHERWISE NOTED.
- F. ALL PAINT FINISHES TO RECEIVE THREE COATS, ONE PRIMER AND TWO FINISH COATS.
- G. ALL WALLS TO RECEIVE WALLCOVERING ARE TO BE PRIMED.
- H. PLYWOOD OR MDI SUBSTRATE IS REQUIRED @ ALL MILLWORK PARTICLE BOARD IS NOT ACCEPTABLE.

INTERIOR FINISH SCHEDULE

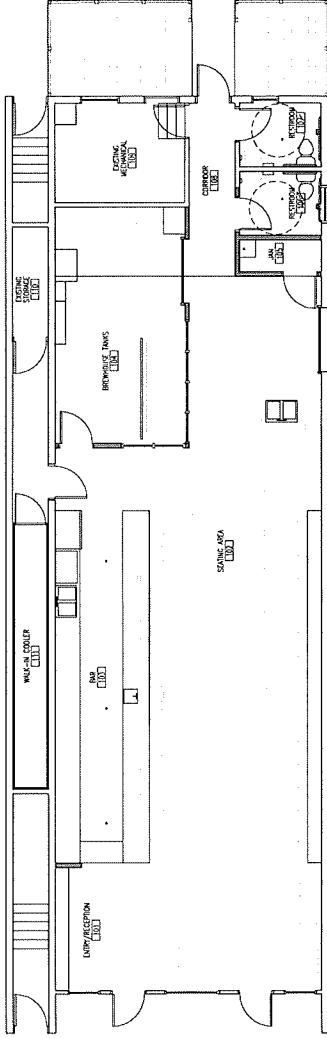
ROOM	FLOOR		BASE		WALLS		CEILING		REMARKS
	NO.	NAME	MATERIAL	CODE	MATERIAL	CODE	MATERIAL	CODE	
101	ENTRY/RECEPTION	EXISTING TILE	-	-	BRICK/GYP	P1	EXPOSED	P2	1,2,3
102	BAR	EXISTING TILE	-	-	BRICK/GYP	P1	EXPOSED	P2	1,2,3
103	BAR	EXISTING TILE	-	-	BRICK/GYP	P1	EXPOSED	P2	1,2,3
104	BREWHOUSE TANKS	EXISTING TILE & CONCRETE	-	-	BRICK/GYP	P3	WATER RESISTANT GNB	P3	3,5
105	JANITOR	CONC. SEALED ON1	RUBBER	B1	FIBER PANEL	FRP1	EXPOSED	P2	1,2,3
106	RESTROOM	CONC. SEALED ON1	RUBBER	B1	WALLCOVERING	W1	GNB	P4	1
107	RESTROOM	CONC. SEALED ON1	RUBBER	B1	WALLCOVERING	W1	GNB	P4	1
108	CORRIDOR	CONC. SEALED ON1	RUBBER	B1	PAINT	P1	EXPOSED	P2	1,2,3
109	EXISTING MECH.	NO WORK IN THIS AREA	-	-	-	-	-	-	-
110	EXISTING STORAGE	NO WORK IN THIS AREA	-	-	-	-	-	-	-
111	WALK IN COOLER	CONC. SEALED ON1	-	-	-	-	-	-	4

FINISH LEGEND

- C1 USG SERIES OLYMPIA MICRO CLUMPLUS, #4331, TEXTURE, FINE EDGE, FINE LINE BEVEL SIZE 24"x24"x5/8", COLOR: WHITE, GRID PROFILE: DOWN FINELINE DMT, WHITE, WALL: ANGLE MOLDING, SHADOWLINE, M574, WHITE
- C2 USG SERIES SINTERLOCK BRIND LAY-IN GYPSUM CEILING PANELS, #3360, SIZE 24"x24"x1/2", COLOR: WHITE, GRID PROFILE: DV/DAL, WHITE
- B1 RUBBER BASE, BASIS OF DESIGN: JOHNSONITE, TRADITIONAL WALL BASE, PROFILE: CODE, COLOR: TO BE SELECTED BY OWNER, SIZE: 4", 120' COLLS
- B2 RUBBER BASE, BASIS OF DESIGN: JOHNSONITE, MILKWORK WALL BASE, PROFILE: MANUAT, COLOR: TO BE SELECTED BY OWNER, SIZE: 4.5" I
- DN1 EXISTING CONCRETE FLOOR, REPAIRED & SEALED
- EP1 EXISTING CONCRETE FLOOR, REPAIRED & SEALED 4"/COMMERCIAL, RESTAURANT EPOXY FLOOR COATING (BASIS OF DESIGN: EVERLAST FLOOR)
- FRP1 FIBER GLASS REINF. PLASTIC PANELS (FRP) - MARLITE, 106, WHITE, PEBBLED, 8'x4' SHEETS
- P1 PAINT, BASIS OF DESIGN: BENJAMIN MOORE, EDD SPEC. COLOR: DC-100 "PALACE WHITE", FINISH: EGGSHELL ON WALLS
- P2 PAINT, BASIS OF DESIGN: BENJAMIN MOORE, EDD SPEC. COLOR: DC-100 "PALACE WHITE", FINISH: FLAT ON UNDERSIDE OF SOFFITS AND CEILINGS
- P3 PAINT, BASIS OF DESIGN: BENJAMIN MOORE, EDD SPEC. COLOR: DC-100 "PALACE WHITE", FINISH: FLAT ON UNDERSIDE OF SOFFITS AND CEILINGS
- P4 PAINT, BENJAMIN MOORE, COLOR: DC-149 "DECORATORS WHITE", FINISH: FLAT ON UNDERSIDE OF SOFFITS AND CEILINGS
- W1 WALLCOVERING, BASIS OF DESIGN: WOLF GORDON, PATTERN: GOLD RUSH 09146181 STERLING (NON-PERFORATED AT ALL RESTROOMS)

FINISH SCHEDULE REMARKS

- 1. SEE SHEET A602 FOR CEILING AND SOFFIT FINISH LOCATIONS.
- 2. PAINT UNDERSIDE OF EXPOSED CEILING BEACH
- 3. ALL GYPSUM WALLBOARD SURFACE ARE TO RECEIVE LEVEL 4 FINISH UNLESS OTHERWISE NOTED.
- 4. COORDINATE INSTALLATION OF WALK IN COOLER WITH OWNER
- 5. PROVIDE WATER RESISTANT GYPSUM BOARD AT CEILING.



FINISH FLOOR PLAN

SCALE 3/16"=1'-0"

GRAPHIC SCALE(S)



BARDOUN DESIGN P.C.
714 GRAVADON AVENUE
NORFOLK, VIRGINIA 23507
PHONE: 757.622.7227
EMAIL: BARDOUNDESIGN@GMAIL.COM

MALLORY STREET BREW PUB
9 SOUTH MALLORY STREET
HAMPTON, VA 23663

PERMIT / BID SET



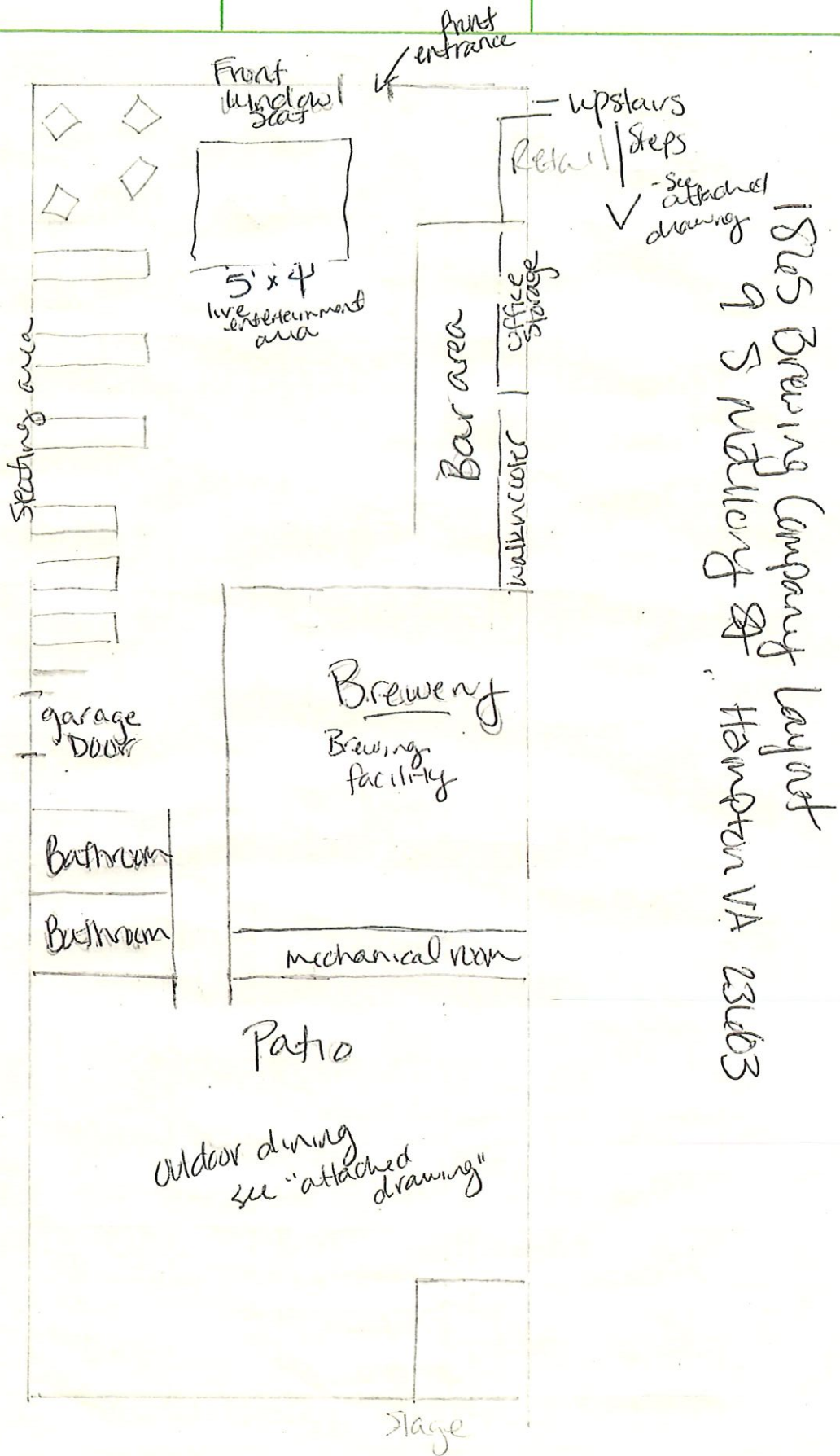
REVISIONS
No. Date Description By

PROJ. NO. 18.04
DATE March 28, 2018

FINISH PLAN, SCHEDULE & DETAILS

AF601
SHEET 18 OF 9

Side Drive

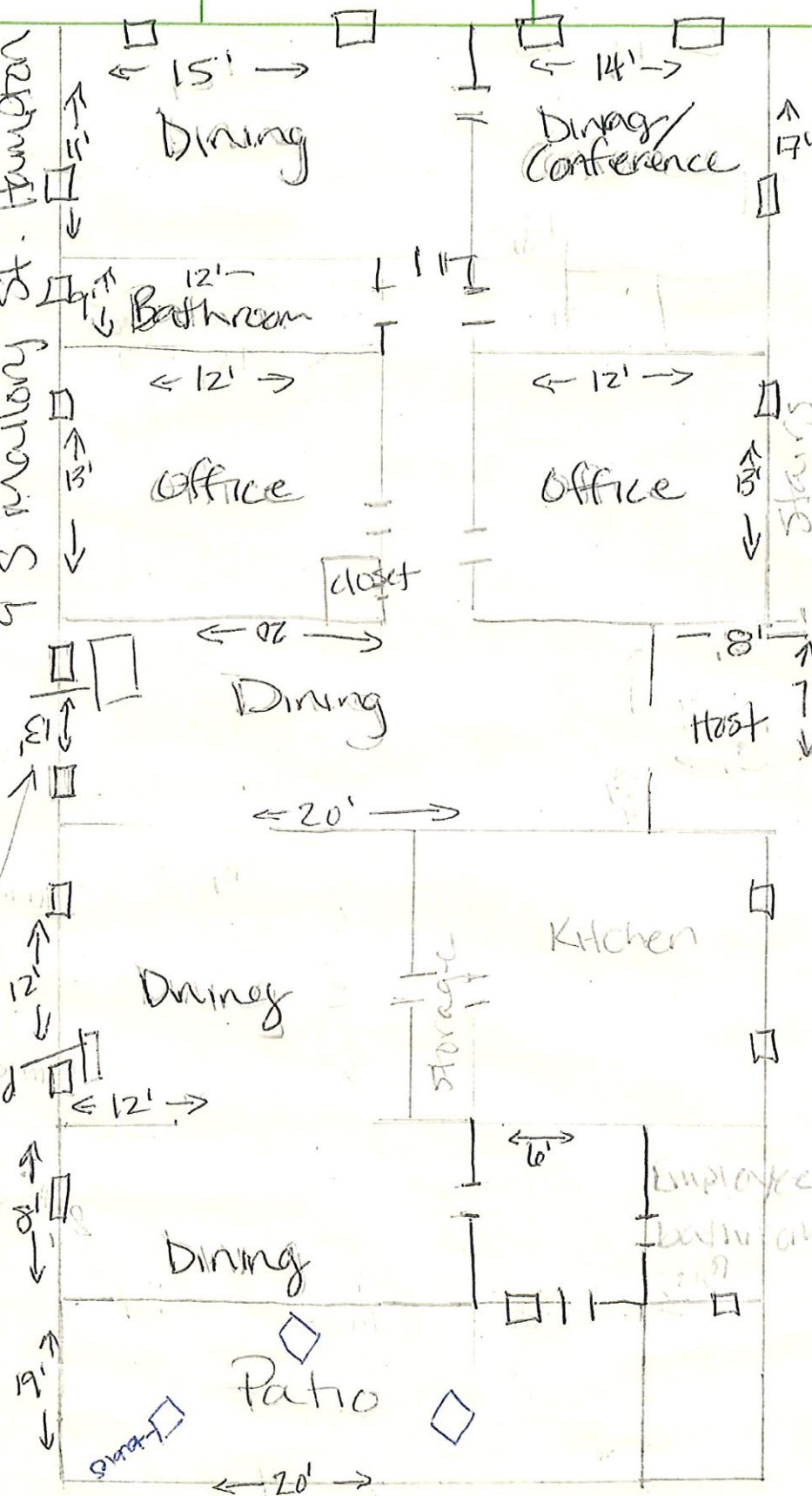


1865 Brewing Company layout
9 S Mallory St, Hampton VA 23063

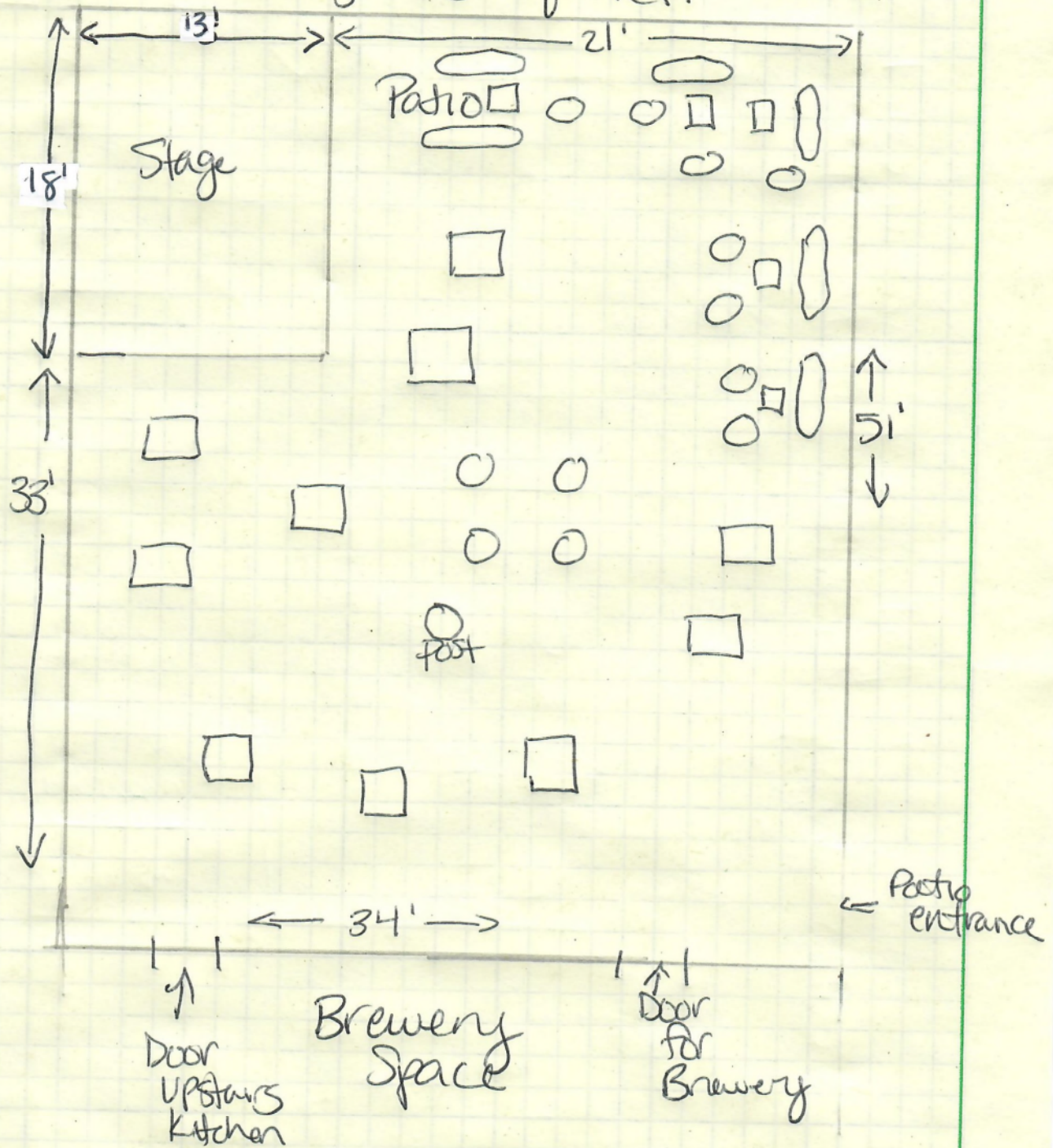
1865 Brewing Company
Upstairs Dining Space
9 S. Moulton St. - Hampton

□ = window

Exit
Main Entrance



1865 Patio - 1734 square ft.
 Stage - 234 square ft.



1865 Brewing Company
 Patio
 9 S Mallory St.
 Hampton VA 23663

□ = tables
 ○ = couches & chairs

Commercial Lease

THIS LEASE, made this 2nd day of June 2020 by and between **Lewis J. and Amy F. Georges and/or Assigns** (herein called "Landlord"), and **William Alexander Comer Jr. and Whitteney L. Guyton DBA 1865 Brewery Company LLC** (herein called "Tenant").

WITNESSETH:

1. **PREMISES** Landlord leases and demises to Tenant and Tenant takes and leases from Landlord the following described property (herein called "Demised Premises"): Approximately 2,521 square feet of rentable space, located on the first floor of a building containing a total of 5,152 square feet known as 9 S. Mallory St., Hampton, Virginia 23663 and as further shown on the attached floor plan labeled Exhibit "A".

2. **TERM.** The original term of this Lease shall be for Ten (10) year and Four (4) months and shall commence on, July 1 2020, the "Commencement Date" and terminate at the end of One Hundred and Twenty Sixth (126) month after the lease Commencement Date. Rent for the 126-month lease year term will be described below.

This Lease shall have Two (2) Five (5) renewal options as described below. The rent payable for renewal terms, pursuant to this Lease shall be described below in Paragraph 44 "Renewal". Such rent shall increase and shall be paid in equal monthly installments in addition to other rents described in this Lease and shall be subject to all terms and conditions of this Lease. The word "term", whenever used in this Lease with reference to the duration hereof, shall be construed to include any renewal or option term as well as the original term. Option for renewal terms, shall be described in Paragraph 44.

3. **PURPOSE.** The Demised Premises shall be used for the sale, production, and distribution of beer, on and off premises restaurant and brewery, coffee shop, as well as the retail sales of related products, and for no other purpose whatsoever.

4. **RENT, "STOP", AND WAIVER OF HOMESTEAD EXEMPTION.** Landlord reserves, and Tenant covenants to pay to Landlord, on the Commencement Date, "Rent Commencement Date", an annual rent, as stated below, payable during the term, without demand therefor being made, and without offset in monthly installments as stated below:

Term	Monthly Rent	Annual Rent
YEAR 1:		
July 1 2020 – October 31 2020	\$0 (4 Months)	
November 1 2020 - June 30 2021	\$3,500.00	\$28,000.00 (8 Months)
YEAR 2 - 5:		
July 1 2021 – June 30 2025	\$3,811.00	\$45,732.00

to Landlord, and further provided the premises are in clean condition and Tenants personal property has been removed.

8. LATE PAYMENTS. In the event any installation of rent is not received at the location as provided for in Paragraph 5 within five (5) days after it becomes due, a late charge of 10% of Monthly Rent will be charged and, if not paid within thirty (30) days, such rent and late fee shall bear interest at the maximum legal rate, and all of the foregoing shall accrue as additional rent. Tenant further agrees to pay (or reimburse Landlord promptly if Landlord elects to pay) any and all reasonable attorney's fees and court costs incurred in connection with the collection of delinquent rents and all other sums due to Landlord or incurred due to other default by Tenant.

9. ASSIGNMENT. Tenant covenants that the Demised Premises shall be used only for the purposes aforementioned, and that Tenant will not assign this Lease nor sublet the Demised Premises or any part thereof, nor permit any other person to occupy same, without the prior written consent of Landlord, which consent shall not be unreasonably withheld. Tenant agrees to pay Landlord a minimum fee of \$500.00 in respect to each transfer or assignment of Tenant's estate, or any part thereof, hereunder.

10. USE OF COMMON AREAS. Occupancy by Tenant of the Demised Premises shall include the use in common with others entitled thereto of the parking areas, service roads, and sidewalks (the "Common Areas"), subject, however, to the terms and conditions of this lease and to all rules and regulations for the use thereof as may from time to time be prescribed by Landlord. Tenant will be responsible, at its cost and expense, to maintain and keep in clean and good condition the exterior grounds adjacent to the Premises to include any outdoor patio or space which Tenant utilizes for its business.

11. REMEDIES FOR DEFAULT. Tenant covenants that if the Demised Premises at any time are deserted or abandoned, or if Tenant defaults for a period of thirty (30) days in paying any installment of rent when due or in performing any covenant, provision or condition herein contained binding upon Tenant, Landlord shall have, in addition to all other rights and remedies provided by law, the right, without notice to Tenant, to enter and take possession of the Demised Premises, peaceably, and to terminate this Lease; and Landlord may re-let the Demised Premises, in whole or in part, in one or more leases, for the unexpired portion of the term, or any part thereof, and receive the rent therefor and apply it to the rent and other charges due hereunder. The rate and terms of such re-letting to be such as Landlord deems expedient, and Landlord's action shall be final and binding upon Tenant, and Tenant agrees to pay promptly to Landlord on demand, at one time or from time to time, any difference between the rent and other charges payable hereunder and any smaller amounts collected by Landlord from the tenant or tenants to whom the Demised Premises may be re-let as aforesaid. If Tenant goes into bankruptcy, voluntary or involuntary, or goes into receivership, or is adjudicated insolvent, or makes a general assignment for the benefit of creditors, Landlord shall have the right to terminate this Lease at such times thereafter as Landlord may elect and in any such event and/or election Landlord shall have all the rights and/or remedies provided by law and/or this Lease.

12. FIRE HAZARD. Tenant agrees to install such fire prevention and/or extinguishing equipment as Landlord may reasonably require from time to time in writing, or as may be required by law. Tenant further agrees not to do anything which will increase the rate of fire insurance during the term of this Lease.

17. DAMAGE BY VANDALS. Tenant covenants that if the exterior and/or the interior of the building in which the Demised Premises is located are damaged by persons breaking or attempting to break into the Demised Premises, or by vandals, the cost of repairing any and all damage to the Demised Premises and said building caused thereby over and above any insurance proceeds received by Landlord in respect thereto (it being understood by Tenant that Landlord is not required to carry any such insurance) will be borne by Tenant and promptly paid by Tenant to Landlord.

18. SIGNS. Tenant covenants not to paint or place (nor permit to be painted or placed) any sign or other advertising device, bill or billboard upon or about the Demised Premises (or the exterior of the building in which the Demised Premises are located), or any part thereof, without the prior written permission of Landlord, which permission shall not be unreasonably withheld or delayed. Exterior wall mounted, and any door signage shall be a Tenant responsibility, and shall require prior written Landlord approval. Tenant shall provide Landlord or its Agent with a copy of the proposed signage logos, colors and style letters with dimensions prior to contracting for the sign. Tenant agrees such signage will comply with city/county codes.

19. NUISANCE. Tenant covenants not to allow the Demised Premises to be used for any illegal or immoral purpose, and not to do (or suffer to be done) in or about the Demised Premises any act or thing which may be a nuisance, annoyance, violation of any Landlord adopted Rules and Regulations, inconvenience or damage to Landlord, Landlord's other tenants, the occupants of adjoining property, or the neighborhood.

20. NO ALTERATIONS. Tenant covenants not to paint the Demised Premises or any part thereof, not to make (or suffer to be made) any waste thereon or alterations or improvements therein or, thereto, not to place any covering over any wooden floor, without prior permission of Landlord. Such consent shall not be unreasonably withheld or delayed.

21. CARE OF ROOF. Tenant covenants: (1) not to place (or suffer to be placed) any debris on the roof of the building in which the Demised Premises are located, and (2) not to cut into or drive nails into or otherwise mutilate said roof. Landlord covenants to keep the gutters and downspouts free of trash, leaves and gravel. No antennas will be installed on the exterior of the office building by the Tenant, or their agents, without the written approval of the Landlord. If such antenna is installed, they shall be removed by Tenant at the Tenant's expense.

22. COMPLIANCE WITH GOVERNMENT REQUIREMENTS. Tenant agrees that Tenant has received and will keep, at Tenant's expense, the Demised Premises and all appurtenances thereto, in good, safe, tenantable and sanitary condition; that Tenant will, at Tenant's expense, promptly comply with and carry out all laws, ordinances, rules, regulations and requirements (including zoning) of the federal, state, municipal and county governments, relating to the Demised Premises and/or the business conducted therein; and that Tenant will indemnify and save Landlord harmless from any and all liability for damage to persons and property caused by the breach of any covenant or agreement of Tenant contained in this Lease. Tenant recognizes that Landlord makes no representation, express or implied, that the Demised Premises are zoned for the intended use(s) or that the Demised Premises can be used for such purpose(s), and Tenant shall not have the right to terminate this Lease, nor shall Tenant be entitled to any abatement of rent payable under the provisions of this Lease or any claim for damages, in the event Tenant cannot use the Demised Premises, in whole or in part, for the purpose(s) for which Tenant intends to use same.

Landlord's willful acts, or unless Landlord fails to make a repair which Landlord has agreed to make within a reasonable time after being notified in writing by Tenant of the need therefor.

29. INSURANCE BY TENANT. Tenant agrees that Tenant will hold Landlord harmless from any and all injury or damage to person or property in, on, or about the Demised Premises and the portion of the Common Areas immediately adjoining the Demised Premises, including, without limitation, all costs, expenses, claims, or suits arising in connection therewith. Additionally, Tenant will, at all times during the Term of this Lease, at Tenant's own cost and expense, carry general public liability insurance on the Demised Premises and immediately adjoining Common Areas, with limits of not less than One Million Dollars (\$1,000,000.00) for a single occurrence and Two Million Dollars (\$2,000,000.00) for multiple occurrences, which insurance shall be written or endorsed so as to protect both Landlord and Tenant.

Said policy or policies shall be written to contain a hold harmless clause protecting Landlord against all liability which Tenant may have under this hold harmless provision.

Said policy or policies shall contain a provision that it will not be canceled by the carrier without a thirty (30) day advance notice in writing to Landlord.

Tenant covenants that all certificates of such insurance policies, for the initial Term and continuing Terms of renewal pursuant to this Lease, shall be delivered to Landlord. If Tenant fails to provide such insurance, Landlord may, but shall not be required to, obtain such insurance and collect the cost thereof as a part of the Rent herein reserved.

30. NO SUBROGATION. All fire insurance, extended coverage, and policies relating to other casualties carried by any party to this Lease covering the Demised Premises and/or the contents thereof, shall expressly waive any right on the part of the insurer against any other party to this Lease, which right, to the extent not prohibited or violate of any such policy, is hereby expressly waived. The parties to this Lease agree that their policies will include such waiver clause or endorsement so long as the same shall be obtainable without extra cost, or if extra cost shall be charged therefor, so long as the party or parties in whose favor such waiver clause or endorsement runs pays such extra cost. If extra cost shall be chargeable therefor, each party shall advise the others of the amount of the extra cost, and the other party or parties, at its or their election may pay the same, but shall not be obligated to do so.

31. SUBORDINATION. This Lease is made and accepted by Tenant, subject and subordinate in law and in equity to any existing, future and/or new mortgages and/or deeds of trust secured by the land and building of which the Demised Premises are a part or which may at any future time be placed thereon, and to any extensions, modifications and renewals thereof, and to the prior right of the mortgagees or lenders thereunder, If required by Landlord, Tenant will execute, acknowledge and deliver any and all agreements subordinating this Lease to any deed of trust or mortgage now or hereafter executed, secured by the said land and buildings.

32. OCCUPANCY. If Tenant is unable to obtain possession of the Demised Premises at the beginning of the term hereof due to any act or conditions beyond Landlord's control, such as damage by fire or other casualty Landlord shall not be liable for any loss or damage resulting therefrom and this Lease shall not be affected thereby in any way, but the rent payable hereunder shall be proportionately abated until the premises are available for occupancy by Tenant; provided, however, that if the Demised Premises are not available for Tenant's occupancy within ninety (90) days after the beginning of the term, Tenant may terminate this Lease by giving Landlord written notice thereof within ten (10) days after the lapse of said ninety (90) day period.

Attention Lew Georges
Phone: 757-314-3614
Fax: 866-932-6499
Email: _____

Email: wlg@synergyhealthco.com

39. SHORT FORM LEASE. The parties hereto agree that at the request of either party, a short form Lease, of even date herewith, describing the Demised Premises, setting forth the term and referring to this Lease, shall be promptly executed and recorded at the cost of the requesting party.

40. HEIRS AND EXECUTORS BOUND. All the provisions, conditions and agreements of this Lease shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of Landlord and Tenant.

41. MARGINAL HEADINGS. The headings appearing in each paragraph of this Lease are intended only for convenience of reference and are not considered in construing this instrument of any paragraph hereof.

42. COMPLETE AGREEMENT. This Lease constitutes the entire contract and understanding of the parties. All prior negotiations of the parties have been merged with this Lease and there are no understandings, representations, warranties or agreements, either oral or written, other than those set forth herein; and this Lease shall not be amended or altered in any manner unless such amendment or alteration shall be in writing and signed by all parties hereto,

43. EXECUTION. This Lease is not binding on Landlord until it is signed, acknowledged and delivered by or on behalf of Landlord.

44. RENEWAL. Provided this Lease is in full force and effect, and no default by Tenant has occurred, the lease can be renewed for Two (2) additional Five (5) terms, with 120 days prior written notice from Tenant to Landlord. Tenant's rights as to this option are personal to the original Tenant executing the Lease and may not be exercised or be assigned, voluntarily, by or to any person or entity other than the original Tenant. The base rent shall increase by Five Percent (5%) annually and all other terms of this lease will remain in full force and affect.

45. AGENCY DISCLOSURE. Both Landlord and Tenant acknowledge that Divaris Real Estate Inc. represents the Landlord in this transaction and each party warrants and represents that it negotiated for the Lease with no other brokers. The Landlord shall pay Divaris Real Estate, Inc. a leasing commission of Six (6%) percent of the then current annual rent; commission shall be paid for the total 124-month lease value, annually, commencing upon rent commencement (November 1 2020), and thereafter on each lease anniversary date, commencing July 1 2021. Said commission shall include any and all expansions, renewals, extensions, and or assignments in which Landlord will pay Divaris Real Estate a commission equal to Six percent (6%) of the aggregate value of the then current lease year. In the event of a sale of the property, Landlord will pay Divaris Real Estate Inc. a commission equal to Six percent (6%) of the gross sales price, at closing.

46. LANDLORD'S FIRST LEIN ON BREWERY EQUIPMENT. Landlord and Tenant agree that all aspects of the Brewery Equipment (Exhibit D, listing the equipment) (collectively "Brewery Equipment") are fixtures permanently attached to the leased Premises. Landlord and Tenant also agree that in the event of Default of the lease by Tenant, or expiration of the

IN WITNESS WHEREOF each corporate party hereto has caused this Lease to be executed in its name and behalf by its duly authorized President, or one of its Vice Presidents and its corporate seal to be affixed hereto; each individual party hereto has hereunto set his hand and seal; and each partnership party hereto has caused this Lease to be executed in its name and behalf by all of its general partners.

LANDLORD:

Lewis J. and Amy F. Georges and/or assigns

BY: [Signature] 6/8/2020
Date

BY: _____
Date

STATE OF VIRGINIA
CITY OF NORFOLK, to-wit:

→ The foregoing instrument was acknowledged before me this 8TH day of JUNE, 2020
by Lewis J. Georges.

My Commission Expires: 4/30/2024
[Signature]
Notary Public



STATE OF _____
CITY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by Amy F. Georges.

Notary Public
My Commission Expires: _____

TENANT:

William Alexander Comer Jr.

BY: _____

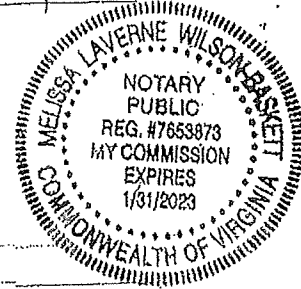
Date: 6/5/2020

STATE OF Virginia
CITY OF Parkmouth, to-wit:

The foregoing instrument was acknowledged before me this 5 day of June, 2020
by William Alexander Comer Jr.

My Commission Expires: 1/31/2023

[Signature]
Notary Public



TENANT:

Whittney L. Guyton

BY: _____

Date: 6/5/2020

The foregoing instrument was acknowledged before me this 5 day of June, 2020
by Whittney L. Guyton

My Commission Expires: 1/31/2023

[Signature]
Notary Public

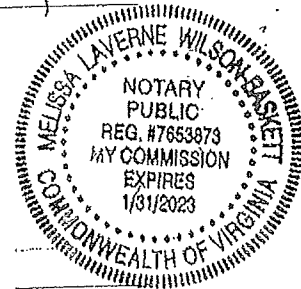


EXHIBIT B

WORK LETTER

1. Tenant's Work; Delivery; Acceptance. Except as otherwise set forth in this Lease, Tenant has agreed to accept the Premises without any obligations for the performance of improvements or other work by Landlord and Tenant desires to perform certain improvements thereto, including the improvements and work set forth on Schedule 1 to this Exhibit "B" as the responsibility of Tenant (the "Tenant's Work"). Such Tenant's Work shall be in accordance with the provisions of this Work Letter, and to the extent not expressly inconsistent herewith, in accordance with the provisions of the Lease. Performance of the Tenant's Work shall not serve to abate or extend the time for the commencement of Rent under the Lease, except to the extent Landlord delays approvals beyond the times permitted below, and except as otherwise set forth in this Lease.

2. Cost of the Tenant's Work. Except as provided hereinafter, Tenant shall pay all costs (the "Costs of the Tenant's Work") associated with the Tenant's Work whatsoever, including without limitation, all permits, inspection fees, fees of space planners, architects, engineers, and contractors, utility connections, the cost of all labor and materials, bonds, insurance, and any structural or mechanical work, all HVAC equipment, sprinkler heads, or modifications to any building mechanical, electrical, plumbing or other systems and equipment or relocation of any existing sprinkler heads, either within or outside the Premises required as a result of the layout, design or construction of the Tenant's Work.

Of the Costs of the Tenant's Work, Landlord shall reimburse Tenant an amount equal to \$80,000.00 (the "Tenant Improvement Allowance"). Provided no Event of Default exists under the Lease and that no mechanic's, materialmen's, or other such liens have been filed against the Building or the Premises arising out of the design or performance of the Tenant's Work (which have not been removed, discharged or bonded over by Tenant), Landlord will pay the Tenant Improvement Allowance to Tenant on a periodic draw basis no more often than two (2) times within any one month period within three (3) business days after all of the following have been satisfied:

(A) Tenant has provided copies of the building permits for the Tenant's Work;

(B) All mechanics' lien releases or other lien releases from Tenant's general contractor, if any, and subcontractors and materials suppliers for all work, labor and material subject to prior draw requests, which are notarized (if required by Landlord), unconditional and in recordable form or in such form as Landlord shall have approved have been obtained and delivered to Landlord;

(C) An itemized draw request supported by receipts and/or invoices is delivered to Landlord by Tenant;

and

(D) A schedule of values consisting of a complete and accurate list of all contractors, materialmen, suppliers or other persons who will furnish work, labor, materials, equipment or supplies in connection with Tenant's Work, showing quantities and dollar amounts of Tenant's or its general contractor's contracts with said parties in connection with Tenant's Work.

Upon receiving a draw request for an advance, Landlord reserves the right to inspect the Tenant's Work in progress to determine whether the work completed to the date of such request has been done satisfactorily and in accordance with the approved plans and specifications, including the work and/or materials covered by the draw request.

Landlord will have no obligation to make the final advance of the Tenant Improvement Allowance until it has received (i) a permanent certificate of occupancy or equivalent for the Tenant Work and such other permits and/or certificates as shall be required to establish to Landlord's satisfaction that the Tenant Work has been properly completed and is not subject to any violations or uncorrected conditions noted or filed in any municipal department, (ii) full and complete releases of liens from each contractor, subcontractor and supplier for all work and/or materials covered by prior draw requests, or other proof satisfactory to Landlord confirming that final payment has been made for all materials supplied and labor furnished in connection with the Tenant Work; and (iii) the Tenant Work shall have finally completed in accordance with the approved plans and specifications in a good and workmanlike manner and is in satisfactory condition and that all mechanical, electrical, plumbing and structural systems are in acceptable working order.

3. Space Plan and Specifications:

include, without additional charge, all additional expenses and damages in connection with such removal or replacement of all or any part of Tenant's Work, and/or the Building and/or Common Areas, or work which may be damaged or disturbed thereby. All such warranties or guarantees as to materials or workmanship of or with respect to Tenant's Work shall be contained in the contract or subcontract which shall be written such that said warranties or guarantees shall inure to the benefit of both Landlord and Tenant, as their respective interests may appear, and can be directly enforced by either. Tenant covenants to give Landlord any assignment or other assurances necessary to affect such right of direct enforcement. Copies of all contracts and subcontracts shall be furnished to Landlord promptly after the same are entered.

10. Performance:

a. Tenant's Work shall be commenced within fifteen (15) days after Landlord approves the Working Drawings and receipt of all applicable building permits and governmental approvals (or later, if such approvals and receipt of permits occur prior to the Delivery Date), and shall thereafter be diligently prosecuted to completion, subject to delays for reasons beyond Tenant's control (except financial matters). All Tenant's Work shall conform to the Working Drawings approved by Landlord, and Landlord may periodically inspect the Tenant's Work for such compliance. Tenant's Work shall be coordinated under Landlord's direction with any work being done or to be performed for or by other tenants in the Building so that Tenant's Work will not interfere with or delay the completion of any other construction work in the Building.

b. Tenant's Work shall be performed in a thoroughly safe, first-class and workmanlike manner in conformity with the approved Space Plan and Working Drawings, and shall be in good and usable condition at the date of completion.

c. Tenant shall be required to obtain and pay for all necessary permits and/or fees with respect to Tenant's Work, and copies of the same shall be provided to Landlord prior to commencement of the Tenant's Work.

d. Each contractor and subcontractor shall be required to obtain prior written approval from Landlord (not to be unreasonably withheld, conditioned or delayed) for any space outside the Premises within the Building, which such contractor or subcontractor desires to use for storage, handling, and moving of his materials and equipment, as well as for the location of any facilities for his personnel.

e. The contractors and subcontractors shall be required to remove from the Premises and dispose of, at least once a week and more frequently as Landlord may direct, all debris and rubbish caused by or resulting from the construction. Upon completion of Tenant's Work, the contractors and subcontractors shall remove all surplus materials, debris and rubbish of whatever kind remaining within the Building which has been brought in or created by the contractors and subcontractors in the performance of Tenant's Work. If any contractor or subcontractor shall neglect, refuse or fail to remove any such debris, rubbish, surplus material or temporary structures within two (2) days after notice to Tenant from Landlord with respect thereto, Landlord may cause the same to be removed by contract or otherwise as Landlord may determine expedient, and charge the cost thereof to Tenant as Additional Rent under the Lease.

f. Tenant shall obtain and furnish Landlord all approvals with respect to electrical, water and telephone work as may be required by the respective company supplying the service. Landlord shall be responsible for all tap and impact fees and ensuring all utilities are brought to the Premises and, if applicable, separately submetered for Tenant's Permitted Use as a component of Landlord's Work.

g. Landlord's acceptance of Tenant's Work as being complete in accordance with the approved Space Plan and Working Drawings shall be subject to Landlord's inspection and written approval. Tenant shall give Landlord five (5) days prior written notification of the anticipated completion date of Tenant's Work.

h. Copies of "as built" drawings shall be provided to Landlord no later than thirty (30) days after completion of the Work.

i. Landlord's approval of Tenant's plans and specifications, and Landlord's recommendations or approvals concerning contractors, subcontractors, space planners, engineers or architects, shall not be deemed a warranty as to the quality or adequacy of the Work, or the design thereof, or of its compliance with laws, codes and other legal requirements.

j. Tenant shall conduct its labor relations with employees so as to avoid strikes, picketing, and boycotts of, on or about the Premises or Building. If any employees strike, or if picket lines or boycotts or other visible

any special ceiling specifications, (3) duct locations for heating, ventilating and air-conditioning equipment, (4) details of all millwork, (5) dimensions of all equipment and cabinets to be built in (6) furniture plan showing details for space occupancy, (7) keying schedule, (8) lighting arrangement, (9) location of any major equipment or systems (with brand names wherever possible) which require special consideration relative to air-conditioning, ventilation, electrical, plumbing, structural, fire protection, life-fire-safety system, or mechanical systems, (10) special heating, ventilating and air conditioning equipment and requirements, (11) weight and location of heavy equipment, and anticipated loads for special usage rooms, (12) demolition plan, (13) partition construction plan, (14) type and color of floor and wall-coverings, wall paint and any other finishes, and any other details or features required to completely delineate the Work to be performed and (15) a site plan, if applicable, including landscaping, and exterior signage.

EXHIBIT C

THIS GUARANTY ("Guaranty") is made this 5 day of June, 2020, by and between William Alexander Comer Jr. and Whitteney L. Guyton (Individually "Guarantor" and collectively "Guarantors") and Lewis J. and Amy F. Georges ("Landlord"), with respect to certain present and future obligations of the Tenant, ("Tenant").

WITNESSETH:

WHEREAS, Tenant wishes to enter into a Lease (the "Lease") between Tenant and Landlord (all obligations of Tenant under the Lease, whether now existing or hereafter incurred, whether direct, indirect, contingent or fixed, whether incurred as primary obligor, co-maker, endorser, or guarantor, whether otherwise guaranteed or secured, and whether on open account, evidenced by a written instrument or otherwise, are collectively referred to as the "Obligations"); and

WHEREAS, Landlord has required additional assurances of Tenant's performance of the Obligations as a condition of entering into the Lease.

NOW, THEREFORE, in consideration of good and valuable consideration and in order to induce Landlord to enter into the Lease, the parties agree as follows:

1. Guaranty: Each of the Guarantors, severally, and jointly hereby unconditionally and irrevocably guarantee to Landlord:

(a) the prompt performance when due of the Obligations, including without limitation punctual payment in full of all sums due under the Lease, including without limitation, rent and additional rent, plus any interest, penalties, and collection fees thereon.

(b) The full and faithful performance and observance of all terms, covenants, and conditions contained in the Lease to be performed or observed by Tenant.

2. Nature of Guaranty: This is a continuing, unconditional Guaranty and the liability of each of the Guarantors to Landlord is not limited to a proportionate part of the total liability of the Tenant to Landlord. This is a guaranty of due and punctual payment and not of collection, and each of the Guarantors waives any right to require that any action be brought against the Tenant, or any other Guarantor, or to require that Landlord proceed against any security, or any other person, and agrees that Landlord assumes no responsibility for the validity or enforceability of any security for the Obligations.

3. Subrogation: As a material inducement for Landlord to accept this Guaranty and enter into the Lease, the Guarantors represent and warrant that they have no right of indemnification from or against Tenant, any such right being waived. In lieu of any other remedy the Guarantors may have against Tenant, the Guarantors shall be subrogated to the rights of Landlord against Tenant; provided that none of the Guarantors shall be subrogated to, or may enforce on the part or behalf of any of the Guarantors, any right of action which Landlord may have against the Tenant until the Obligations shall have been paid in full.

4. Conditions Precedent: Each of the Guarantors represents and warrants that his liability under this Guaranty is not contingent or conditional upon any other person signing this Guaranty or the obtaining or perfecting of any security for the Obligations, or any other condition precedent or subsequent.

13. Sources of Information: The Guarantors warrant that they have adequate means to obtain from the Tenant, now and on a continuing basis, all necessary and desirable information concerning the status of the Obligations and the financial condition of the Tenant, and they are not relying on the Landlord to provide such information, either now or in the future.

14. Right to collect from Guarantor Immediately: Insofar as the payment by Tenant of any sums of money to Landlord is involved, this Guaranty is a guaranty of payment and not of collection, and shall remain in full force and effect until payment in full to Landlord of all sums payable under the Lease. Each of the Guarantors waives any right to require that Landlord bring any legal action against Tenant before, simultaneously with, or after enforcing its rights and remedies hereunder against any Guarantor.

15. Not Required to Exhaust Other Remedies: Landlord shall not be required to make any demand on Tenant, apply any security deposit being held by Landlord on behalf of Tenant or any other credit in favor of Tenant, or otherwise pursue or exhaust its remedies against Tenant before, simultaneously with, or after enforcing its rights and remedies hereunder against any Guarantor.

16. Tenant's Bankruptcy: Neither Guarantors' obligation to make payment in accordance with the terms of this Guaranty nor any remedy for the enforcement thereof shall be impaired, modified, released, limited, or affected in any way by any impairment, modification, release, or limitation of the liability of Tenant or its estate in bankruptcy, resulting from:

- (a) The operation of any present or future provision of the Bankruptcy Code of the United States or from the decision of any court interpreting the same;
- (b) The rejection, or disaffirmance, of the Lease in any such proceedings; or
- (c) The assumption and assignment or transfer of the Lease by Tenant or Tenant's bankruptcy trustee.

17. Ongoing Creditworthiness: Every year throughout the Lease term on the first day of each January, Guarantor shall deliver to Landlord the following information regarding Guarantor's creditworthiness:

- (a) Current, complete, accurate, and detailed audited financial statements of Guarantor;
- (b) Current bank references for Guarantor; and
- (c) A Dun & Bradstreet report on Guarantor, if available.

18. Proper Corporate Procedures: Each of the Guarantors represents and warrants that this Guaranty has been duly authorized by all necessary corporate action on any Guarantor's part, has been duly executed and delivered by a duly authorized officer, and constitutes Guarantor's valid and legally binding agreement in accordance with its terms.

19. Joint and Several Liability with Tenant: The liability of Guarantor is coextensive with that of Tenant and also joint and several, and legal action may be brought against any of the Guarantors and carried to final judgment either with or without making Tenant a party thereto.

offers, representations, warranties, and agreements with respect to the subject matter of this Guaranty. No course of prior dealing between the parties, no usage of trade, and no parol, extrinsic, or other outside evidence of any nature shall be used to supplement, interpret, or modify any of the terms of this Guaranty.

25. Severability: If any provision of this Guaranty is unenforceable, the remainder of this Guaranty shall continue in effect and be construed as if the unenforceable provision had not been contained in this Guaranty. Each provision of this Guaranty shall be valid and enforceable to the fullest extent permitted by law.

26. Successors and Assigns: This Guaranty shall be binding upon and inure to the benefit of the parties and their respective heirs, personal representatives, successors, and assigns.

27. Venue: Regardless of what venue would otherwise be permissive or required, the parties stipulate that all actions arising under or affecting this Guaranty shall be brought in the Circuit or General District Courts of the City of Virginia Beach, Virginia, the parties agreeing that such forum is mutually convenient and bears a reasonable relationship to this Guaranty.

28. Consent to Jurisdiction and Service of Process: The parties irrevocably submit to the jurisdiction of the state courts of the Commonwealth of Virginia and to the jurisdiction of the United States District Court for the Eastern District of Virginia, for the purpose of any suit, action, or other proceeding arising under or affecting this Guaranty.

29. Number and Gender: When used in this Guaranty, the singular includes the plural, the plural includes the singular, and the use of any gender includes any other gender, as circumstances may require. The term "person" includes both natural persons and entities.

30. Headings: The headings contained in this Guaranty are for the convenience of the parties only, and are not a part of the substantive agreement of the parties nor shall they affect the meaning or interpretation of any provision of this Guaranty in any way.

31. Counterparts: This Guaranty may be executed in multiple counterparts. When at least one copy of this Guaranty has been executed by each party to this Guaranty, this Guaranty shall be in full force and effect, and all of such counterparts shall be read together as a single agreement.

32. Advise from Independent Counsel: The parties understand that this is a legally binding contract that may affect their rights. Each party represents that he has entered into this Guaranty freely and voluntarily and without coercion of any kind whatsoever, and has had the opportunity to consult with independent counsel.

33. GOVERNING LAW: ALL MATTERS REGARDING THE FORMATION, INTERPRETATION, AND ENFORCEMENT OF THIS GUARANTY SHALL BE GOVERNED BY VIRGINIA LAW, EXCLUDING ITS LAWS RELATING TO CHOICE OF LAW.

(SIGNATURES ON NEXT PAGE)

EXHIBIT D
List of Brewery Equipment

Stout Tanks 3bbl electric brewhouse including
Pumps, controller, heat exchanger and assorted hoses and fittings
4x Bubba's Barrels 3 bbl conical fermenters
2x 7bbl jacketed brite tanks
Perlick 12 tap beer tower
Perlick line chiller
assorted bar stools and furniture
assorted glassware

ITEM	UNITS REQ'D	UNIT COST	UNITS	TOTAL COST	SQ.FT COST	HEADING TOTALS	SQ.FT COST
ELECTRICAL: (EXCLUDED)						\$11,652	4.82
DLG Electrical Contract Remaining	1	7737.50	LS	\$7,739			
Commercial Lighting - Material	8	155.00	EA	\$1,240			
Pendant Lighting - Material	7	225.00	EA	\$1,575			
Exterior Lighting - Material	1	1100.00	LS	\$1,100			
\$95,381							
SUBTOTAL						\$95,381	37.83
Overhead					8.0%	\$7,830	3.03
Contractor Fee					5.0%	\$4,769	1.89
TOTAL						\$107,980	42.75

NOTES:

1. Incl = Included; NIC = Not in Contract; LS = Lamp Sun; EA = Each; SF = Square Feet; L.F. = Linear Feet; M&L = Material & Labor; WKS = WEEKS; ETR = Existing to Remain; RR = Restrooms; OFCI = Owner Furnished Contractor Installed; F&I = Furnish & Install
2. All M&L ALLOWANCES include Material, Labor, Tax, Delivery, Etc. (i.e. all costs associated purchase and install of item listed).

First Amendment to Lease Agreement

THIS FIRST AMENDMENT TO LEASE AGREEMENT is entered into this 25th day of June, 2021, and shall be made an attachment to the Lease Agreement dated June 2, 2020 by and between Lewis J. and Amy F. Georges and/or Assigns ("Landlord") and William Alexander Comer Jr. and Whitteney L. Guyton DBA 1865 Brewery Company LLC, ("Tenant").

WITNESSETH:

WHEREAS, Landlord or its predecessor in interest, and Tenant or its predecessor in interest, have heretofore entered into that certain Lease dated the 2nd day of June, 2020, for premises described as approximately 2,521 square feet of rentable space, located on the first floor of a building containing a total 5,152 square feet (the "Premises"), in the building known as 9 S. Mallory Street, Hampton, VA 23663, (the "Lease"), and

WHEREAS, Landlord and Tenant now desire to amend and modify the Lease in certain respects.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and in the Lease as amended and modified hereby, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is hereby mutually agreed as follows:

1. Effective June 25, 2021, Tenant's name shall be changed from William Alexander Comer Jr. and Whitteney L. Guyton DBA 1865 Brewery Company LLC to 1865 Brewery Company LLC.

All other terms and conditions of the aforementioned Lease shall remain the same.

IN WITNESS WHEREOF, Tenant and Landlord have caused this instrument to be executed as of the date first above written by their respective officers or parties thereunto duly authorized.

Landlord: Lewis J. and Amy F. Georges and/or
Assigns

By: _____

Lewis J. Georges

Date: _____

June 25, 2021

Tenant: 1865 Brewery Company LLC

By: _____

William Alexander Comer Jr.

Title: Managing Member

Date: _____

Jun 25, 2021