



214 E. Louisiana

Restaurant Renovation 2024



Building History

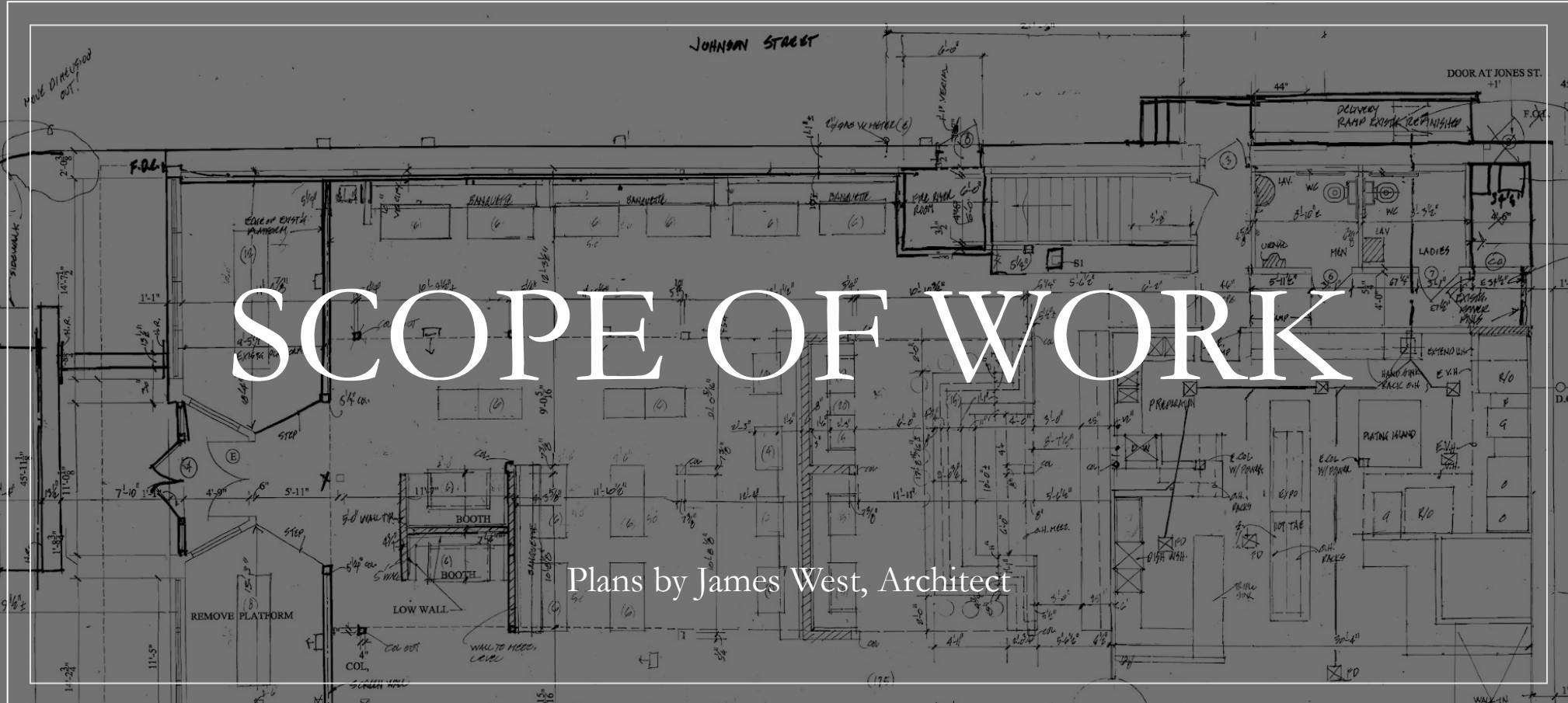
- The Pantry Restaurant

- Operated at 214 E Louisiana for 22 years

- Next Generation Restaurant

- Major Renovation Needed:

- Fire Safety/Kitchen upgrade/Grease Trap Installation/New concept dining
- City Code Compliance
- Structural
- Consumer Health Compliance



SCOPE OF WORK

Plans by James West, Architect

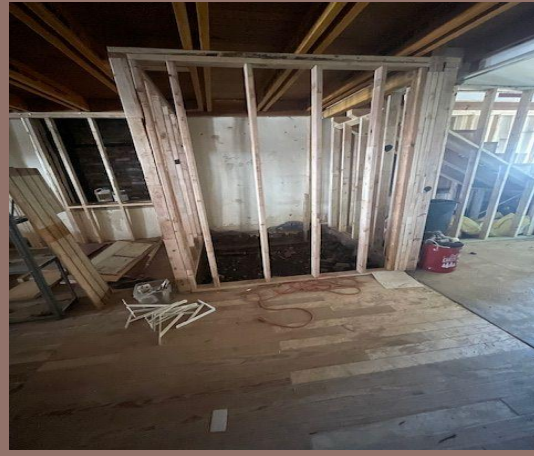
RYE RESTAURANT
 214 E. LOUISIANA STREET
 MCKINNEY, TX

TEXAS ARCHITECTURAL COLLABORATIVE
 JAMES T. WEST A.I.A., ARCHITECT & PLANNER
 BOX 806 MCKINNEY, TEXAS 75070 (972) 562-3301

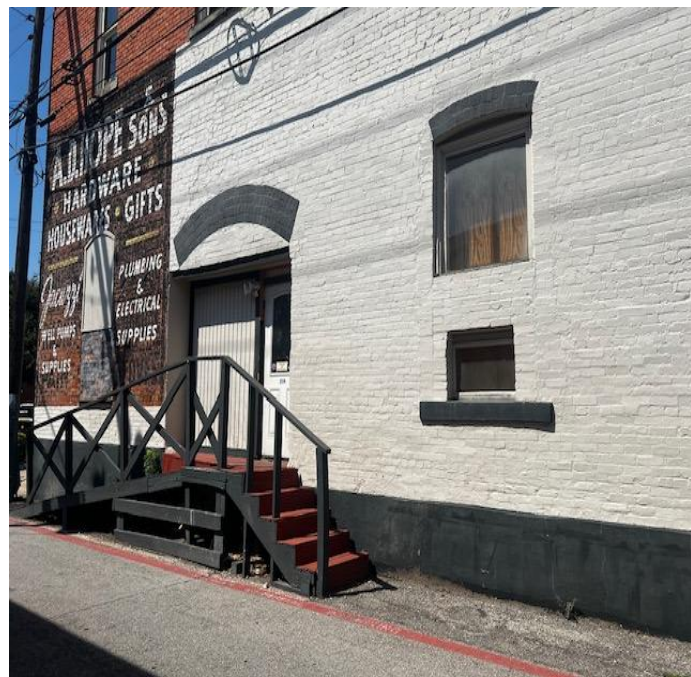
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OVERALL PROJECT SCOOP

- New Fire suppression system & alarms
- New 600 A power service
- Grease trap & sanitary sewer repairs
- Mezzanine overhead beam replacement
- Floor decay, column decay replacement
- Service ramp & step repair
- Historic restoration of windows
- Historic masonry restoration



Current Grease Trap Plan in Progress



Grease Trap Installation Scope & Cost

6” Underground service to the building, extend main waterline connection \$9K

GB 2 Grease Trap Costs (RCS Recommendation) \$9K

Room construction and open access to Johnson Ally \$9K

Total Cost estimate of the installation

\$27K