

OPERATIONS PLAN

4th Floor

IIII Lincoln Road

Planning Board Submission
First Submission - September 6, 2022

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Concept

The concept is simple: provide a cultural, social network experience with an emphasis on the intimate and clandestine.

This platform provides a highly curated interior design that provides a tasteful and cozy atmosphere. The food, like the style, is simple and promotes a sharing experience: tapas. It provides a place to gather, share and create. The intent is to provide an easy, semi-private, space to gather and exchange ideas, all while enjoying good food, drinks, and music.

It is an experience for the senses and a way to get to know your community. The establishment is intertwined with today's culture and is ever evolving.

HOURS OF OPERATIONS¹

Indoor Restaurant Operating Hours

Sundays - Thursdays | 11:00 AM – 2:00 AM

Fridays – Saturdays | 11:00 AM – 5:00 AM

Outdoor Music Hours

Sundays - Thursdays | 11:00 AM – 12:00 AM

Fridays – Saturdays | 11:00 AM – 2:00 AM

Access

Guests enter the property through an internal elevator located adjacent to Lincoln Road, along Lennox Avenue.

¹ From time to time, the Applicant may hold a event whereby the facility stays open until 5:00 AM. However, routinely, the Applicant proposes closing consistent with the hours outlined herein.

STAFFING LEVELS

According to the hours of operation applied for under this Conditional Use Permit, the Applicant expects to staff a minimum of 10 employees during daytime operations and a minimum of 14 employees during weeknights. The Applicant anticipates approximately 27 staff members, including 3-5 security personnel, during weekend operations.

ACCESS & SECURITY

The facility will be located on the west side of Lennox Avenue, adjacent to Lincoln Road. Guests will gain access to the establishment through the elevator lobby located along Lennox Avenue, adjacent to Lincoln Road.

Once inside, patrons will be able to explore the interior and exterior terrace. Seating is lounge style which promotes socialization and elevates the community experience.

The concept is to have the best local cultural atmosphere with tasty tapas style menu.

A security team will manage the overall security of the establishment. Security staff will main the entrance, interior and terrace space with additional focus towards the later hours.

The number of staff and security personnel will depend on the day-to-day operations and needs of the facilities.

PARKING

The establishment will be located on the fourth floor of a structure containing a multi-level parking garage. While the Applicant expects that most of its patrons will walk, bike, or use local car services, for those patrons driving to the property, they are expected to use the on-site parking garage.

No valet services are expected for this facility at this time. Any future valet needs will be coordinated with existing valet located in the alley along the north side of the property.

DELIVERIES & COLLECTIONS

The following procedures will be implemented to ensure minimal impact on local residents:

All deliveries will occur during weekday hours between 8:00 AM and 5:00 PM through the designated loading area, which is located along the north of the property, withing a private alley area.

The Applicant will work with one of the City approved waste collection companies for daily refuse collections. Collections will occur daily between 8:00 AM and 5:00 PM within the private alley area, which is located along the north side of the garage. All refuse will be wheeled from the air-conditioned, enclosed garbage room though the existing pathway to the alley area, where collections will take place.

OCCUPANCY LOAD CHART

ZONING OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA 2020 EDITION & F.B.C. TABLE 1004.1.1	
GROUP A: ASSEMBLY OCCUPANCY SUBGROUP: SMALL ASSEMBLY	
DINING AREA	1,392 S.F./ 15 = 90
BAR	313 S.F./100 = 4
BAR (STANDING)	339 S.F./ 7 = 49
KITCHEN	424 S.F./100 = 5
=====	
TOTAL PATRONS/OCCUPANTS	148
TERRACE	734 S.F./ 15 = 49
=====	
TOTAL	197

OCCUPANT LOAD FACTOR TABLE 7.3.1.2 NFPA 2020 (7th EDITION)	
GROUP A: ASSEMBLY SUBGROUP: SMALL ASSEMBLY	
INDOORS:	
DINING AREA SEATING	80
BAR	24
OUTDOORS:	
TERRACE AREA SEATING	42
=====	
TOTAL SEATING	146
=====	
NUMBER OF WHEELCHAIRS BASED ON FAC CH. 226: 5% OF 146 = 8	