

HPB22-0547 – 818 Lincoln Road

Narrative Response to Staff Comments

2a. Provide a manufacturer cut sheet of the proposed retractable lover canopy system.

Manufacturer cut sheet provided as Sheet A2.07 and A2.07.1

2b. Provide photos of the proposed canopy system installed in other locations.

Photos of the proposed canopy system provided as Sheet A2.07, A3.09, and A3.09.1

2c. The RCP shows that each section retracts to the south but the rendering (A2.06.1) shows that the louvers retract all the way back the building, please clarify.

See revised RCP on sheet A2.03 and A2.04 and revised rendering on A2.06.1. Louvers retract within the structural frames.

2d. Provide a section drawing through the solid bar roof area. Is the solid roof below the retractable louver roof or is it integrated into the frame of the canopy?

The solid roof is integrated into the frame of the canopy. All of the other portions have the retractable louvres except this section which has the solid roof. See Sheet A2.06.

2e. Provide a RCP of the bar area.

Provided as Sheet A2.06.

3a. Staff recommends that the canopy structures be setback a minimum of 5'-0" at each level.

As discussed in our LOI, if we provided a setback for the canopy it would leave exposed to the elements a total of 28 seats on each level. This constitutes 30% and 28% of the outdoor seating already approved in our CUP for the second and third floor respectively that would be unusable during inclement weather. The Applicant has opted for a sophisticated design that is compatible with the existing building and the adjacent buildings. Combined with the proposed thoughtful landscaping, the overall project creates a very pleasing elevation. As shown in our line-of-sight studies, pedestrians will only be able to appreciate a small portion of the trellis structure that is visible from the right-of-way. As such, we respectfully request your support of the design as presented.

3b. Staff recommends elimination of the back bar above counter height and simplification of the tile wall and wood screening.

As shown in our line of sight studies and rendered elevations, the bar counter will not be visible from the right-of-way. The design is sophisticate, elegant, and congruent with the design of the elevated first-rate restaurant concept. This design as proposed complies with the Code and the

Applicant would prefer to not simplify the design because a simple design would be out of line with the venue's overall concept. As such, we respectfully request your support of the design as presented.