

LAWRENCEVILLE



UNITED



LAWRENCEVILLE
CORPORATION

Pints on Penn (3523 Penn Ave)
Information Sheet

People

Property Owners: Pints on Penn, LLC

Prospective Business Owners: Pints on Penn, LLC

Owners: Eric Stasenکو, Patrick Joseph Mayer, Jr., Matthew Freed

License Manager: Troy Alexander Cox

Initial Timeframe

Place

Size: 1,400 Sq. Ft.

Zoning: LNC District

Site Plan: TBD

Necessary Approvals

Building Permit: Building permit for cosmetic changes acquired.

Occupancy Permit: Permit acquired, pending placard receipt upon permit office determining final occupancy.

Liquor License: *Person to Person Liquor License Transfer Application: R-6174*

Business Overview

Reps from LU and LC met with Clint Kuskie to request specific information pertaining to the proposed business and its operation. The following information has been provided in response to this request:

Ownership Principles / Vision: Our goal is to provide the area with a casual, yet upscale tavern style experience that focuses on unique twists on traditional culinary items. We intend on bringing the best qualities of a “dive bar” that provides a comfortable, familiar setting while also playing on the term with refined, contemporary finishes. We would like to introduce ourselves as an establishment that offers a variety of food and beverages prepared from scratch at a price point that allows guests of various income levels to frequent regularly while still enjoying the variety and quality that is a hallmark of the Lawrenceville dining community. Hence the advertisement “Dive Bar & Grille - Not Your Typical Watering Hole”.

Target Audience / Customer Demographic: Area professionals, residents and business community members.

Days / Hours of Operation: Monday thru Sunday 11am-2am. May modify the Sunday thru Wednesday closing hours depending on demand for late night kitchen hours of operation.
Hours Selling Alcohol: Same as above
Alcohol Menu / Price points: Please see drink and beer menus provided (also available on our website, www.DiveBarandGrille.com). In line with similar casual concept restaurants in the area.
Food Menu / Price points: See full food menu (also available on our website, www.DiveBarGrille.com). Generally in line with casual themed menus.
Number of Employees: 10-15 (4 full time salary/6-9 hourly)
Entertainment: Not likely not due to size of facility and upper level residential tenants
Site Plan / Façade/ Interior Improvements: Significant cosmetic upgrades including: new bar, bar top, bar back and draft system; new kitchen and equipment; fully updated restrooms and fixtures; potentially installing accordion style windows on first level; refurbishing existing sign; installing window planters for foliage under 4 windows facing Butler St.; upgrading electric throughout building; new HVAC units for restaurant and living spaces; plumbing upgrades to kitchen to adhere to ACHD codes and requirements.
Parking: Street
Number of Dining Tables / Number of Seats at Bar: TBD
Security / Video Cameras: Front entrance, kitchen, bar and back door.
Signage: Refurbishing existing sign.
Smoking Policy: Smoking is not permitted in restaurants under PA State Law.

LU and LC have compiled additional information regarding the parties involved:

Owner and Partner Information

Clint Kuskie - Owner and operator of Kuskie Property Holdings and Dive Bar & Grille Wexford for approximately 3 years. Previous 8 years of employment with Bar Louie Waterfront/Bar Louie Station Square including all levels of service staff, Manager, General Manager and Corporate Management Trainer.

Gordon Judge - Owner and operator of Dive Bar & Grille Wexford for approximately 3 years. Previous 8 years of bar service and management roles in a variety of bar and restaurant settings, including Bar Louie Station Square, the Garage Door Saloon and the University Club at University of Pittsburgh.

Camilla Kuskie - Marketing director/graphic designer for Dive Bar & Grille Wexford. 5 years service industry experience at Mario’s South Side Tavern as a server trainer. Camilla will be responsible for staff management and training.

Brian Simpson - Head Chef at Dive Bar & Grille Wexford. Over 20 years experience in the service industry, most recently acting as head chef with Walnut Grill and Hyde Park Pittsburgh.

Why Lawrenceville?

Lawrenceville is a great destination for the target demographic Dive Bar & Grille tends to draw. The casual concept and price structure combined with an on-trend atmosphere should fit well within a segment that has room to expand in the area. We spent a year exploring areas in and around Pittsburgh for an ideal location for Dive 2 and Lawrenceville seems to have the most in common with our blend of casual yet sophisticated approach to food, beverage and ambiance.

Private Events

We will host private events when possible. The size, date and time of the requested event will dictate what we can accommodate due to space constraints. Generally speaking, we try to avoid alienating our core business for the prospect of one large event. The function of the event will also help determine if and how we can accommodate. We will continue to offer the same program we currently offer in Wexford, in which we will donate 10% of our Sunday sales for larger groups who are fund raising for local organizations or charitable causes.

Kid Friendly?

Absolutely! We offer family friendly lunch/dinner hours with a kid's menu and crayons/coloring books for the children. We also train our staff to suggest ringing in the kid's food first.

Recycling

We are talking with our future trash collecting company regarding the space requirements needed to provide separate receptacles for recyclables and non-recyclables while still having room for grease removal and the necessary area for public removal for the tenants of the upper level apartments.

Volume Levels

We will have a modest sound system to work with the noise created by the crowd (similar to Allegheny Wine Mixer). We intend on installing some soundproofing in order to minimize the noise levels into the apartments located on the 2nd and 3rd floors. Music selections will range from Classic Rock to Modern Alternative.