



Hidden Courtyard, Inc. 5313-5321 Butler Street
Information Sheet

People

Property Owners: Watcharee Tongdee, Busaba Tongdee

Business Owners: Watcharee Tongdee, Michael Johnson, Busaba Tongdee

License Manager: Michael Johnson

Initial Timeframe: Groundbreaking/Begin Construction Winter 2018. Open Summer 2019

Place

Size: 100' x 100'

Zoning: Moss Architects has been researching and is advising us regarding any zoning requirements.

Site Plan: Moss Architects will provide a visual presentation.

Necessary Approvals

Building Permit:

Occupancy Permit:

Liquor License:

Business Overview

Reps from LU and LC met with Watcharee and Michael 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: Upgrading and expansion of the current Pusadee's Garden
Target Audience / Customer Demographic: Local diners from the neighborhood, current customers, urban and suburban professionals, visitors to our city.
Days / Hours of Operation: 5:00pm – 10:00pm daily (11:00pm Fri&Sat) with possible modified hours and days in the colder months
Hours Selling Alcohol: Same as above
Alcohol Menu / Price points: The wine, beer and cocktail lists will be concise and focused to compliment our menu, reflecting current fair market, affordable pricing.
Food Menu / Price points: Prix Fixe homestyle multi course, mostly Northern Thai, served family style (\$20 - \$30 per person) from the current kitchen; Modern Thai and Northeast Thai (Isan) snacks, appetizers, small and large plates for sharing (\$5 - \$30) from the new kitchen.
Number of Employees: 25-35
Entertainment: none
Site Plan / Façade/ Interior Improvements: The renovation and expansion of Pusadee's Garden will include the demolition of the building at 5313 Butler, to be replaced by new building which will include a new dining room, bar and kitchen on the first floor, a retail plant shop and private dining balcony on the second floor, and Watcharee's apartment on the second and third floors. The building at 5321 Butler (the current Pusadee's) will feature a renovated dining room and kitchen, and new apartments upstairs for Busaba and Pusadee. Connecting the two will be a

fabulous new garden and courtyard.
Parking: Street; valet
Number of Dining Tables / Number of Seats at Bar: 12-16 tables, 12 - 15 bar area seats (new building); 10-12 tables, 4 bar seats (PG building).
Security / Video Cameras: yes
Signage: minimal
Smoking Policy: no smoking anywhere
Private Events: yes
Kid Friendly?: no
Recycling: yes
Noise/ Volume Levels: low

Owner and Partner Information: Watcharee and Michael have owned and operated Typhoon and Noodlehead in Shadyside for 13 years. Her sister Busaba has been the head chef at Typhoon and Pusadee’s Garden for 13 years and for 5 years at Bangkok Balcony (previously owned by WT).

Why Lawrenceville? Watcharee and/or her family have owned and operated BYOB restaurant at 5321 Butler Street (Sweet Basil/La Filipiana, Pusadee’s Garden) for 15 years. Watcharee was able to acquire the two adjacent lots and consolidate them with the current PG building and lots, with the intent of creating a beautiful indoor/outdoor dining destination for local Lawrenceville and Pittsburgh residents, in addition to visitors touring our city.