



The Journeyman's Table
3523 Penn Avenue
Information Sheet

People

Property Owners: MP Project One, LLC

Prospective Business Owners: Steel Spirits, LLC

Owners: Daniel DeRight

License Manager: Daniel DeRight

Initial Timeframe:

Renovation October 2019-January 2020

FDOB February 1, 2020

Place

Size: 3200 sq. ft.

Zoning: LNC District

Site Plan: TBD

Necessary Approvals

Building Permit: TBD

Occupancy Permit: 99, unchanged

Liquor License: Person to Person Transfer, R-6174

Business Overview

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

<p>Ownership Principles / Vision: Our goal is to build a comfortable, casual and affordable neighborhood restaurant in lower Lawrenceville. We will offer full menu dining downstairs in the lounge and upstairs in the dining room, and will additionally offer a strong take away menu for those heading home along the Penn corridor.</p>

<p>Target Audience / Customer Demographic: Local community, families, area professionals, diners from the Greater Pittsburgh area.</p>

<p>Days / Hours of Operation: Thurs – Mon 5pm-11pm</p>

<p>Hours Selling Alcohol: Thurs – Mon 5pm-11pm</p>

<p>Alcohol Menu / Price points: Beer & wine on tap, with craft cocktails. Prices range from \$5-15.</p>
--

Food Menu / Price points: We will offer a New American menu with emphasis on pasta and smoked meats, all items made from scratch and in house. Our food prices range from \$8-22.

Number of Employees: 16 full time / 6 part time

Entertainment: TV in the bar, music throughout the building

Site Plan / Façade/ Interior Improvements: We will return the exterior to a more original condition, using clapboard siding with the stained glass windows restored and highlighted. All neon beer signs and outdoor advertisements will be removed. In the interior, the lounge is being redesigned to preserve the antique back bar, while reducing the expanded bar top. Additionally, rebuilding the ADA bathrooms will open more floor space and allow sit down dining on the ground floor. A proper front staircase will be added leading to the upstairs dining room, featuring banquettes and flexible seating. The kitchen is being extensively upgraded, to allow for a larger volume of higher quality food to be served.

Parking: On street

Number of Dining Tables / Number of Seats at Bar: 62 dining seats, 10 seats at the bar

Security / Video Cameras: All entrances and exits

Signage: Updating signs & logos along face of building and above the doors. Lit stained glass windows to be highlighted.

Smoking Policy: No smoking

Private Events: We will be available for private events, as business allows.

Kid Friendly?: Absolutely. We welcome family dining.

Recycling: Of course. Our concept is nearly bottle-less, so recycling and trash volume will be quite low.

Noise/ Volume Levels: Quiet. TVs in bar for sporting events primarily, no volume. General background music throughout, not be audible outside the building.

Owner and Partner Information:

Dan DeRight: Chef & owner. Pittsburgh resident since 1990. Has cooked, consulted, and opened restaurants in Pittsburgh, Philly, NYC and London. In Pittsburgh, Dan was opening crew of Eleven, Sonoma Grille, and Emilia Romagna, as well as a chef at Casbah & The Café at the Frick. Dan has degrees from Carnegie Mellon and the Pitt Law School.

Why Lawrenceville?

Lawrenceville remains a diverse and highly walkable neighborhood of Pittsburgh. While the dining options have grown considerably over the past ten years, most of that growth has occurred at the ends of the spectrum. We feel Lawrenceville needs a neighborhood spot, just off the main drag, not requiring a special occasion, with great food in a

comfortable environment, where locals and visitors alike can settle in for great food and drink.