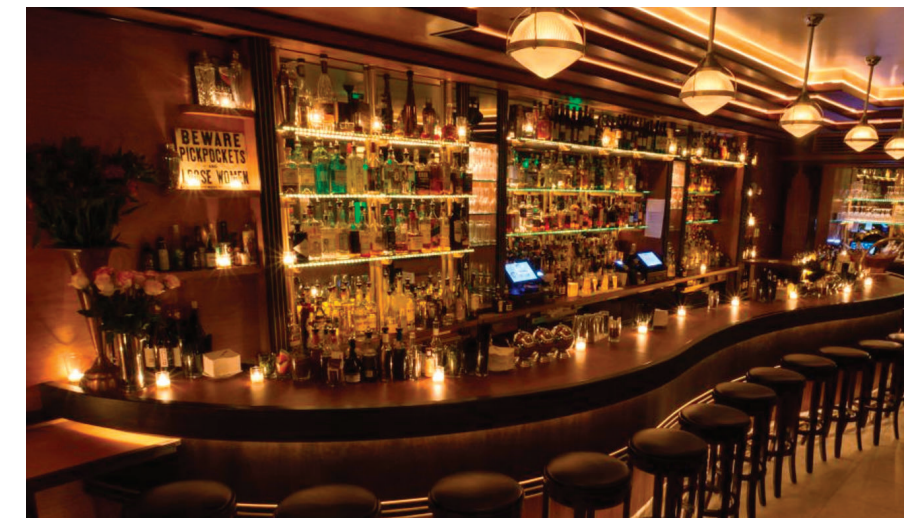




MACAO TRADING CO. BAR & RESTAURANT



EMPLOYEES ONLY BAR & RESTAURANT



ACANIA BAR & RESTAURANT




LOS AMERICANOS, RESTAURANT AND BAR



## Important considerations when selecting a location:

- Governing authorities
- Local zoning status and requirements
- Local landmarks status + requirements
- Liquor license status and application process
- Place of Assembly and Life Safety requirements
- Dept. of Health requirements
- Community board + neighbors
- Sound proofing requirements
- Backyard hours permitted
- Sidewalk permit feasibility
- Electrical load and service
- Gas demand and service
- Outdoor space for HVAC and Exhaust equipment
- Hood + exhaust size required
- Ceiling height
- Grease trap size and feasibility
- Operations efficiency
- Size of existing sewer line and location
- Trash storage + collection logistics
- Delivery logistics
- Landlord's Work, rent abatement, other concessions
- Other building restrictions
- Visibility, orientation and street presence
- *Location, Location, Location*

Who	Phase	Project Schedule														
		1	2	3	4	5	6	7	8	9	10	11	12			
CLIENT	<b>1 Orientation - CLIENT</b> Program and Space Requirements Project Budget Menu Development + List of Equipment															
		CLIENT	<b>2 Due Dilligence Period - CLIENT</b> Site Selection/Zoning Government Feasability Survey Budget/Cost Analysis Project Schedule													
				LANDLORD	<b>3 Liquor License</b> <b>Food Establishment Permit</b>											
CLIENT	<b>4 Site Acquisition - CLIENT</b> Negotiate Lease Sign Lease															
ARCHITECT + ENGINEERS	<b>5 Pre-Construction - LANDLORD</b> Preliminary Site Plan Review Site Plan Approval <b>6 Design Application - ARCHITECT</b> Concept Design/Pre-Design Schematic Design Design Development - Structural Engineering - MEP + Fire Protection Engineering Construction Documents - Equipment Package - Furniture + Décor Package - Signage Package Bid Phase Permitting/Applications - Building Permit Submission - Contract Procurement - Building Permit															
		CONTRACTOR	<b>7 Construction - GENERAL CONTRACTOR</b> Pre-Construction Conference Demolition Off-site Millwork + Furniture Fabrication Structure Envelope Interior Framing Rough Mechanical/Plumbing/Electrical/Inspections Close Walls Final Plumbing/Electrical/Special Inspections Finishes FFE Installation DOB Letter of Completion FDNY Inspection Letter DOH inspectections Certificate of Occupancy													
CLIENT	<b>8 Move-In - CLIENT</b> Move-In Soft Opening Full Opening															

Opening 



## ABOUT

I-Beam Design is an award winning multi-disciplinary women-owned architecture and interior design firm with over 20 years of experience on a broad range of design and construction projects including corporate, commercial, hospitality, cultural, landscape and residential work. The firm's projects have been featured in numerous national and international exhibitions including at the Milan Architecture Triennale, the Venice Biennale, Prince Charles' Royal Gardens in London and AIA Center for Architecture in New York. Both domestic and foreign publications have praised I-Beam for their sensitive yet highly innovative design solutions.

## OUR PROCESS

I-Beam's work is defined by the belief that design is a social art whose environmental impact provides exceptional opportunities to elevate the human spirit. We create dynamic and playful environments that address various needs simultaneously and make places come alive in unexpected ways by innovating with space, form, substance, light and time. Our multidisciplinary and collaborative process includes architecture, interior, product and environmental design.

- We repurpose the abandoned, rethink the obvious, and celebrate the future possibilities of design.
- We believe that design is a collaborative process that transforms spatial perception and personal experience.
- We create inspiring and cutting edge environments that increase productivity and efficiency.
- By doing more with less, we make the ordinary, extraordinary.