Manhattan Community Board 4 (All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NA		DOING BUSINESS AS (DBA)								
BL 450 Lexington N	Y LLC		Bluestone La	nne						
STREET ADDRESS			CROSS STREETS					ZIP CODE		
Pier 62, Chelsea Pier	s		W23rd Street	and West	End Ave			10010		
OWNER	NAME:	Bluestone Lane Holdings LLC			NAME:	ME: Hari Nathan Kalyan, Esq., General Counsel				
(Attach a list of all the people that will be associated/listed	PHONE:	718-374-6858	ATTORNEY REPRESEN		PHONE:	ONE: 917-653-0633				
with the license)	EMAIL:	info@bluestonelane.com			EMAIL:	IL: hari@bluestonelane.com				
	NAME:	Tom Selementi, SVP Retail			NAME:	Chelsea I	Piers, l	David Tewks	bury	
MANAGER	PHONE:		LANDLORD	,	PHONE:					
	EMAIL:	tom.selementi@bluestonelane.com			EMAIL:	dtewksbu	tewksbury@chelseapiers.com			
APPLICATION	ON TYP	E (Liquor License	_		Unencl	osed Si	iden	alk Cafe	?)	
			YE	YES X NO						
New New	he name and address of establishment?	55 locations across US			US					
	What were the	e dates applicant was involved with this former premi	ise?		Since 20)14				
○ Corp	What is the lid	cense # and expiration date?								
Change/Class Change/Removal	ls applicant m	naking any alterations or operational changes?	YES				NO			
Change/Removal	If alterations of	or operational changes are being made, please descr	ribe/list all change	9S.						
○ Alteration	What is the co	urrent license # and expiration date?								
Alteration	Please list/de	scribe the nature of all the changes and attach the pl	ans:							
METHOD O	F OPER	ATION								
TYPE OF ALCOH	IOL		0	Beer & Ci	der			O Wine/E	Beer & Cider	
Restaurant Cabaret Night Club (ESTABLISHMENT TYPE Adult Entertainment Wine Bar Dar					_	Bar/Taverr	_		tering Establishment al Organization – Members Only)	
Has applicant/owner filed with the SLA? If yes, when? If no, when do					Ť.	JIIS Dai		Jiub (Fratein	ar Organization – Members Only)	
you plan to file? Is the 500 Foot Rule	YES	NOX								
On-Premise liquor I establishment and	XES X	NO								
	e applicable	? If yes, please attach a diagram of the	YES	_{NO} X	X					
Has applicant/owne Location of Alcohol	CB4 Policy Regarding Concentration and stablishments?	YES	NO							

OPERATIO	ONAL DE	ΓAILS (*Clo	osing time will	be wh	en e	stablishme	nt is vac	ated of	all j	patrons)				
		MONDAY	TUESDAY	7	WI	EDNESDAY	THUE	RSDAY	FRIDAY		SATURDAY		st	JNDAY
HOURS*	Operation	8am-8pm all	lays>											
(Indoor Only)	Kitchen	8am-8pm all	lays>											
	Music	8am-8pm all	days>											
If you plan to have music, what type(s)? (Circle all that apply) BACKGROUND X LIVE MUSIC			1)J	J	JUKE BOX		KAI	RAOKE					
OCCUP					ANCY									
Capacity (Certificate of Occupancy)		ficate of	Maximum # of Persons Occupying Premises (Including Employees)	Numl of Tab			Number of Service Only Bars		te	e Number of Stand-Up Bars		Number of Seats at Stand-Up Bar		
INSIDE	74		74 (mezzanine adds 40)	16 (mezza adds 1		42 (mezzanine adds 30)		0		1		6		
OUTSIDE (Other than sidewalk café)	N/A		40	14		30	0		0		0			
DCA APPROVED UNENCLOSE SIDEWALK CAFÉ	N/A					>								
How many floors	are there? Wh	at is the capacit	y for each floor?				2Floors (74 Ground, 40 mezzanine)							
How frequently w	vill the owner(s)) be at the estab	lishment?				Manager onsite at all times							
Will there be dan	cing?						YES	NO X						
Will applicant har	ve bottle or tab	le service for be	verage alcohol?				YES	NOX						
Will applicant be	hosting private	e; promotional or	corporate event	s?			YES	NO X						
Will outside prom	noters be used	on a regular bas	is? If yes please	descril	oe.		YES	NO X						
Will applicant ha	ve a security pl	an? If, yes pleas	se attach.				YES	NO						
Will security plan	be implemente	ed?					YES	NO						
Will State certifie	d security pers	onnel be used?					YES	NO _X						
Will New York Nightlife Association and NYPD Best Practices be followed?						YES	NO							
Does applicant agree to notify MCB4 prior to making changes to its method of operation?					of	YES X	NO							
Will applicant be using delivery bicycles? If yes, how many?						YES	NO							
Will delivery bicy wear attire clearl	cles be clearly y noting name	marked with the as described by	name of the res NYC Law?	taurant	and v	will staff	YES	NO N/A						
Where will delive	ry bicycles be	stored during the	e day when not in	n use?			N/A							

Space /Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
Ground	Restaurant/Cafe	74	8am-8pm 7days/wk	16	42	0	1	Background
Mezzanine	Restaurant/Cafe	40	8am-8pm 7days/wk	14	30	0	0	Background
Patio	Restaurant/Cafe	N/A	8am-8pm 7days/wk	10-112	20-40	0	0	None

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NOX	
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES X	NO	
Is a Public Assembly permit required?	XES	NO	
Are your plans filed with DOB?	XES X	NO	

Community Notification/Relations								
NOTIFICATION:	# 1	See attached Rider -	List of Notified Parties					
List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization	# 2							
	# 3							
and individual you contacted	# 4							
	# 5							
Please provide dates when applicant met wi	th the gro	ups listed above.	Email sent 1/4/21					
Who was your contact person at each group	you met	with?	See attached Rider - List of Notified Parties					
When did applicant post the notice that was	provided	?	1/2/21					
Where did applicant post the notice that was	provided	?	Door of pr	emises				
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.)	YES X	NO			
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?				YES X	NO			

BUILDING DESIGN						
State the name and type of business previously located in the space.	Fresh & Co.					
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES X	NO	Fresh & Co.			
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X				
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	XYES	NO				
Is the entrance ADA Compliant?	X YES	NO				
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO X				
Will applicant have a vestibule within the establishment?	YES	NOX				
Will applicant use a storm enclosure?	XYES	NO				
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	XYES	NO				
Will applicant comply with the NYC noise code?	XYES	NO				
Will the establishment have any of the following: (circle all that apply) N/A	FREN	CH DOORS	S GARAGE DOOR	s	WINDOWS THAT CAN BE OPENED	
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES X	NO	·			
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES X	NO				
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	X NO				
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES X	NO				
Will the kitchen exhaust system extend to the roof?	XES	NO				
Will the establishment have an illuminated sign?	YES	NOX				
Will the establishment have a canopy extending over the sidewalk?	YES	NO X				
Where will the air conditioner be located? What type is it?	Central A/C					
When was the air conditioner installed?	2010					

OUTDOOR ITEMS - OTHER THAN SIDEWALK CAFÉ			
Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	YES X	NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck, gazebo or open dining in the parking lane? If yes, which one(s)?	YES X	NO	Patio
Are the floorplans for the outdoor space(s) included?	XYES	NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	XES	NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	YES X	NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	YES X	NO	
Will there be no amplified music, as per the law?		NO	
If amplified sound is played inside the establishment, will windows and doors be closed?		NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	YES X	NO	
Will applicant agree to train staff to encourage a peaceful environment?	XYES	NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	YES X	NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	YES X	NO	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	xYES	NO	
If open dining, will you comply with all NYC DOT guidelines?	XYES	NO	
If open dining, will the installation be year-round?	YES X	NO	

DCA APPROVED UNENCLOSED SIDEWALK CAFÉ N/A			
Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?		NO	
Will the sidewalk café not provide standing space for drinking or smoking?		NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21st and March 21st, and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closest obstruction including construction barricades?	YES	NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	YES	NO	

(MCB4's recommendation is based on a vote March 3, 2021 full board meeting, with 41 of the recommendation, 0 members opposite abstaining and 0 present but not eligible)	members voting in favor	O Denial O Appro	val
CB4 REPRESENTATIVES			
Nelly Gonzalez CB4 Assistant District Manager	Frank Holozubiec CB4 BLP Committee Co-Chair	Harlin	Burt Lazarin CB4 BLP Committee Co-Chair
APPLICANT AGREEMENT WIT	TH THE COMMUNIT	Y	
Applicant agrees to these stipulations as stipulations are essential prerequisites to stipulations incorporated in the method or agreement between MCB4 and applicant supersede any oral statements or representations.	the MCB4 recommendati f operation of its liquor lice and may only be altered	on regarding this appense. The stipulations in writing signed by N	s in this application constitute the entire
SIGN HERE —	ari Nathan Kalyan, Esq.	2	2/4/21

SIGNATURE OF APPLICANT

DATE

General Counsel

PRINT NAME OF APPLICANT

Denial unless all stipulations agreed to by applicant/owner are part of the method of

Manhattan Community Board 4 (MCB4) recommends:

SECURITY PLAN

Each Bluestone Lane store employs a General Manager who reports directly to the Director of Operations, who reports to the SVP, Tom Selementi. The General Manager will supervise all aspects of operation and will have at least 2 assistant managers working underneath him/her who will be present at the premises during all hours of operation. They will ensure only customers 21+ are served alcohol and that all IDs are checked by servers and by barstaff. The premises will be operated as a cafe/restaurant/coffee shop with regular restaurant hours so there will not be a need for security personnel. There are surveillance cameras placed throughout the premises and all alcohol is placed under lock and key after hours.

RIDER - LIST OF NOTIFIED PARTIES

Block/Tenant Association & Community Groups	First Name	Last Name	<u>Email</u>
Council Chelsea Block Association (Inlcude him for everything in Chelsea aside from his block)	Bill	Borock	wborock@hotmail.com
100/200/300 West 15 Street	Steve	Starosta	steve@w15ba.com; info@w15ba.com
300 West 15th Street	Jim	Jasper	ijasper@gc.cuny.edu
100 West 16th Street	Paul	Grocnki	paul@groncki.com
100 West 16th Street	Eric	Bomze	eric.bomze@gmail.com
200 West 16th Street	Will	Rogers	willrogers@gmail.com
Fulton House Tenant Association (W 16th St. to W 19th St. from 9th/10th Avenue	Miguel	Acevedo	acevedoandassociates@gmail.com; mig91360@yahoo
100 West 17th/18th Street	Craig	Slutzkin	craig.slutzkin@outlook.com; craigs1029@aol.com
100 West 17th/18th Street	Judy	Klein	jakmail@earthlink.net
300 West 18th/19th Street (President)	Ethan	Felson	Ethan.Felson@jewishfederations.org
300 West 18th/19th Street	Gloria	Lowe	laranjeirag@gmail.com
100 West 19th/20th Street Block Association	Bill	Borock	wborock@hotmail.com
100 West 19th/20th Street Block Association	Sally	Greenspan	sallygmg@gmail.com
100 West 19th/20th Street Block Association	Michael	Walsh	mwalshny@yahoo.com
100 West 22nd Street Block Association	Diane	Nichols	beacon195@aol.com
101 West 22nd Street Block Association	Gerald	Germany	germanygerald@aol.com
102 West 22nd Street Block Association	Melissa	Stern	m@melissa-stern.com
200 West 20th/21st/22nd Street/Chelsea W 200 Block Association	Pamela	Wolff	pamela@angel.net
200 West 19th/20th/21st/22nd/23rd Street	Pat	Cooke	fcmgt@me.com
200 West 19th/20th/21st/22nd/23rd Street	Merle	Lister	merle.levine@gmail.com
200 West 23rd/24th Street Block Association	Omar	Fattal	omar.fattal@gmail.com
300 West 20th Street	Carol	Ott	cott@nyc.rr.com
300 West 20th Street	Albert	Taylor	alberttaylor@gmail.com
400 West 20th Street	Leslie	Doyel	lesley@lyrichord.com
300 West 21st/22nd/23rd Street	Eleanor	Horowitz	eleanor@quiltedcorner.com
300 West 21st/22nd/23rd Street	Andra	Gabrielle	300wba@gmail.com
300 West 21st/22nd/23rd Street	Zazel	Loven	zazelloven@yahoo.com
West 400 Block Association (21st/22nd/23rd Sts.)	Mary	Swartz	mis@nyc.rr.com
West 400 Block Association (21st/22nd/23rd Sts.)	Eileen	McElduff	emce33@aol.com
West 400 Block Association (21st/22nd/23rd Sts.)	Jean	Blair	jblair@bobchristianson.com
West 400 Block Association (21st/22nd/23rd Sts.)	Karen	Jacob	w400ba@gmail.com
100 West 25th Street	Carla	Nordstrom	west25thstreetproject@gmail.com
100 West 26th Street	Susan	Buttenwieser	susanb1011@aol.com
Naked Eye Productions	Tina	DiFeliciantonio	Tina@NakedEyeProductions.com
Chlesea-Elliot Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Florence	Dent	fdenthunter@gmail.com
Chlesea-Elliot Tenant Association (W 25th/26th Street from 9th/10th Avenue)	Darlene	Waters	dwatersh@gmail.com
			bkeanv@pennsouth.coop
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Brendan	Keany	
Penn South (W 23rd to W 29th Street from 8th/9th Avenue	Mario	Mazzoni	education@pennsouth.coop
London Terrace Towers (W 23rd/24th Street from 9th/10th Avenue)	Carl	Reinlib	(212) 675-2000
London Terrace Gardens (W 23rd/24th Street from 9th/10th Avenue)	Andy	Humm	andyhumm@aol.com
London Terrace Tenants Association	Inge	Ivchenko	tenants@ltta.info
Hotel Americano	Ĭ		(212) 216-0000
Highline537	Scott	Hupe	212-838-3700
Donna Langman Costumes	Donna	Langman	donna@donnalangman.com
537 W 27th Street Building	Jeremy	Carmel	jeremy.carmel@gmail.com
Midtown South Community Council	John	Mudd	john.mudd@usa.net
Village Preservation/The Greenwich Village Society for Historic Preservation	Andrew	Berman	andrew@gvshp.org
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		•	



Hari Nathan Kalyan hari.kalyan@bluestonelane.com

Bluestone Lane @ Chelsea Piers

3 messages

Hari Nathan Kalyan, Esq. <hari@bluestonelane.com>

Mon, Jan 4, 2021 at 8:12 AM

To: wborock@hotmail.com, steve@w15ba.com, info@w15ba.com, jjasper@gc.cuny.edu, paul@groncki.com, eric.bomze@gmail.com, willrogers@gmail.com, acevedoandassociates@gmail.com, mig91360@yahoo.com, craig.slutzkin@outlook.com, craigs1029@aol.com, jakmail@earthlink.net, Ethan.Felson@jewishfederations.org, laranjeirag@gmail.com, sallygmg@gmail.com, mwalshny@yahoo.com, beacon195@aol.com, germanygerald@aol.com, m@melissa-stern.com, pamela@angel.net, fcmgt@me.com, merle.levine@gmail.com, omar.fattal@gmail.com, cott@nyc.rr.com, alberttaylor@gmail.com, lesley@lyrichord.com, eleanor@quiltedcorner.com, 300wba@gmail.com, zazelloven@yahoo.com, mis@nyc.rr.com, emce33@aol.com, jblair@bobchristianson.com, w400ba@gmail.com, west25thstreetproject@gmail.com, susanb1011@aol.com, Tina@nakedeyeproductions.com, fdenthunter@gmail.com, dwatersh@gmail.com, education@pennsouth.coop, andyhumm@aol.com, tenants@ltta.info, donna@donnalangman.com, jeremy.carmel@gmail.com, john.mudd@usa.net, andrew@gvshp.org, bkeany@pennsouth.coop
Cc: "Gonzalez, Nelly (CB)" <negonzalez@cb.nyc.gov>

All.

I am reaching out on behalf of Bluestone Lane, which planning to open two locations at Chelsea Piers, at the former Fresh&Co. space at Pier 62 and at Chelsea Piers Fitness at Pier 60.

Bluestone Lane is an Australian-style cafe serving premium coffee and fresh, healthy food all day. You can learn more about us (and see our menus, etc.) at our website bluestonelane.com or by checking out our instagram @bluestonelane. We currently operate 55 locations around the country, with 24 locations in our homebase of New York City.

Copies of the CB4 Questionnaire will be forwarded to you all for our appearance next Tuesday 1/12. Please let us know if you have any questions about our proposed locations, or anything else.

Thanks, Hari Nathan Kalyan, Esq. General Counsel

BLUESTONE LANE

917.653.0633 | hari@bluestonelane.com Follow us: Instagram | Facebook | LinkedIn Download the Bluestone Lane App

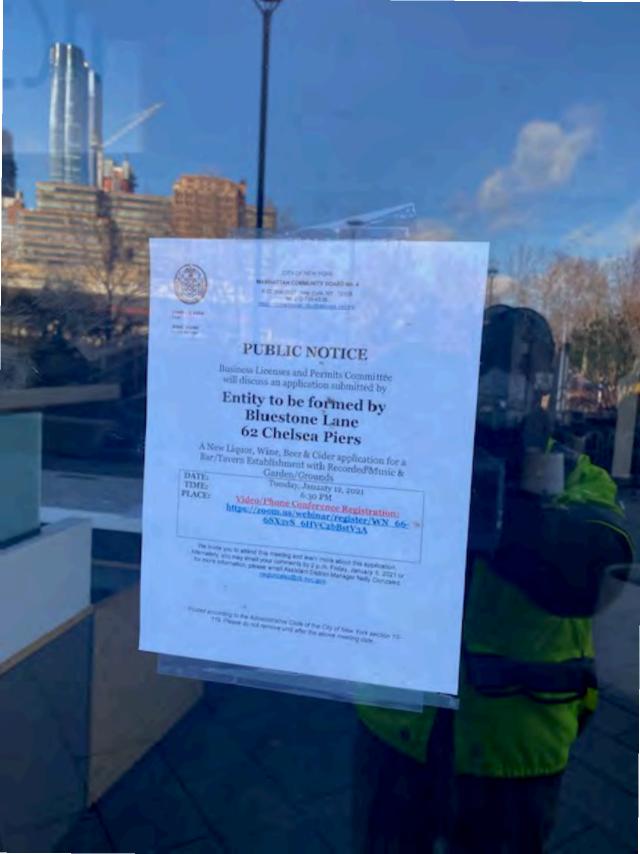
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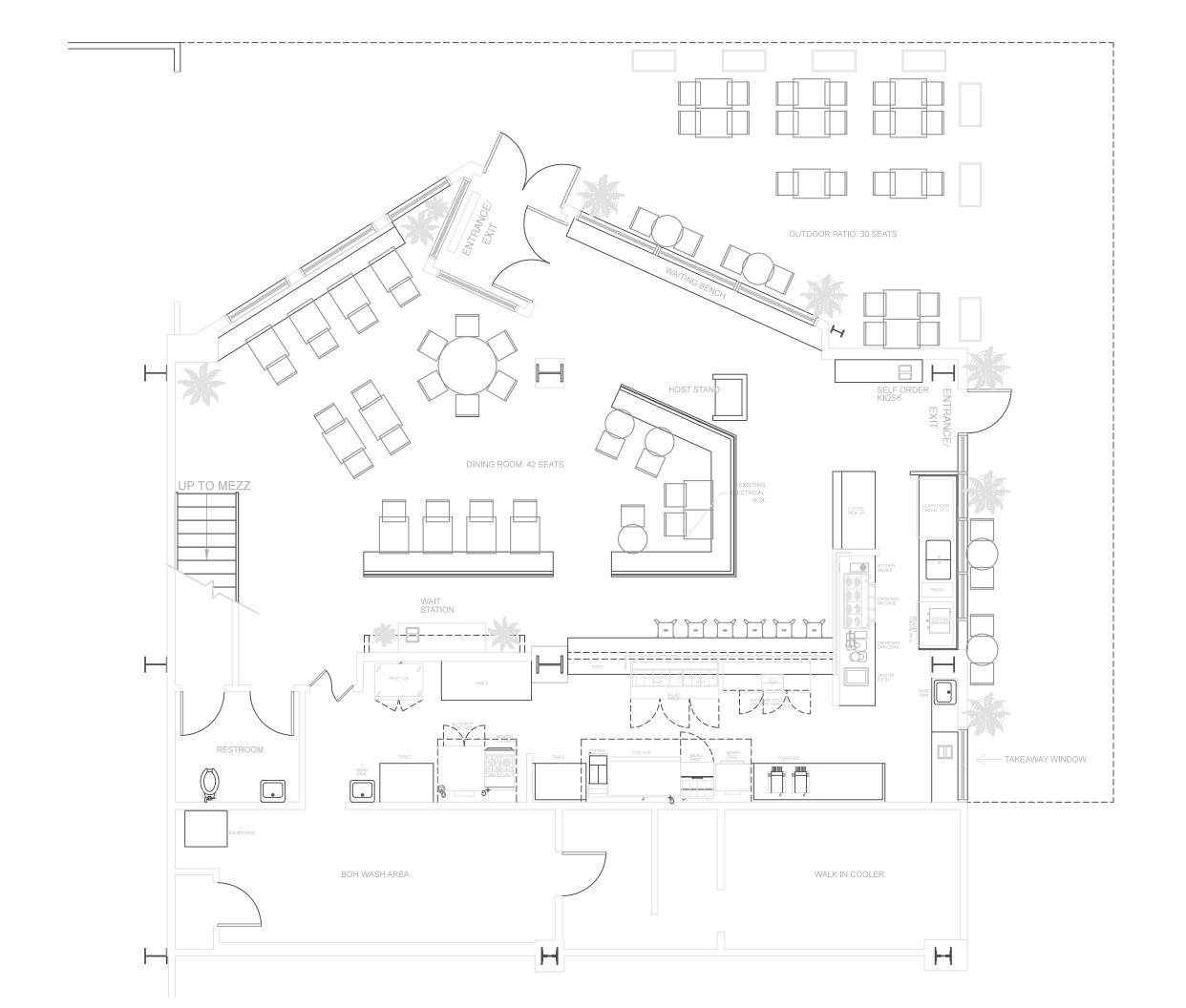
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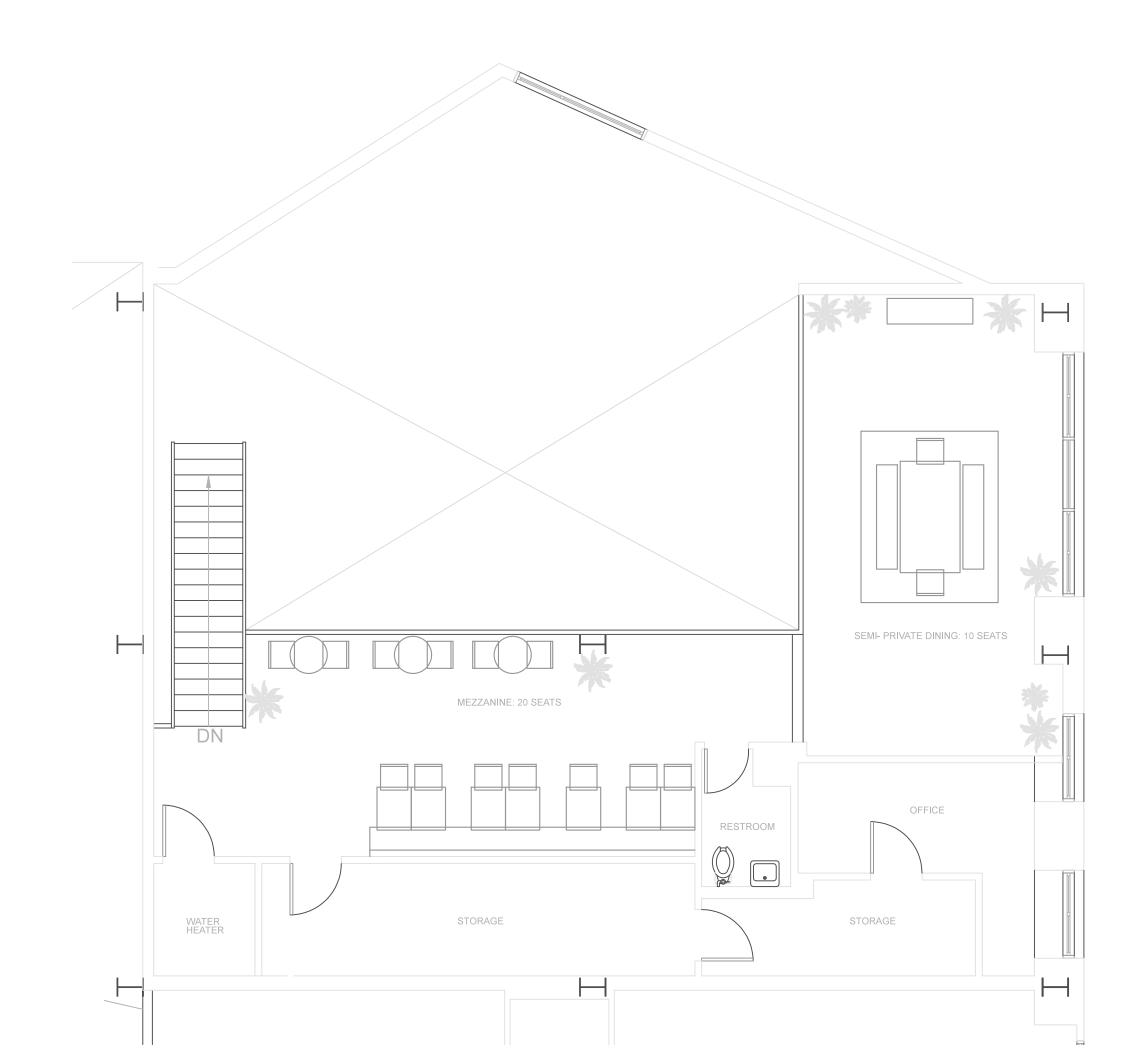
Mail Delivery Subsystem <mailer-daemon@googlemail.com> To: hari.kalyan@bluestonelane.com

Tue, Jan 5, 2021 at 9:34 AM



































CO Number: 100619957T073

This certifies that the premises described herein conforms substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified. No change of use or occupancy shall be made unless a new Certificate of Occupancy is issued. This document or a copy shall be available for inspection at the building at all reasonable times.

Α.	Borough: Manhattan Address: PIER 59 NORTH RIVER Building Identification Number (BIN): 107	Lot 12256 Bui	Number(s): Ilding Type:	00662 11	Certificate Type: Effective Date: Expiration Date:	Temporary 12/24/2020 03/24/2021
	For zoning lot metes & bounds, please see	e BISWeb.				
B.	Construction classification:	1-E	(19	968 Code)		
	Building Occupancy Group classification:	F-3	(19	968 Code)		
	Multiple Dwelling Law Classification:	None				
	No. of stories: 2	Height in feet:	72		No. of dwelling unit	s : 0
C.	Fire Protection Equipment: Sprinkler system					
D.	Type and number of open spaces: Parking spaces (450), Loading berths (17)					
E.	This Certificate is issued with the followin None	g legal limitatio	ons:			
	Outstanding requirements for obtaining Fire	nal Certificate	of Occupancy	<i>'</i> :		
	There are 3 outstanding requirements. Please	refer to BISWeb	for further de	tail.		
	Borough Comments: None					

Borough Commissioner



CO Number:

100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

	,		1		cupancy g	roup designations.
Floor From To	Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ1	33		Е		13	(HEADHOUSE SOUTH A) OFFICES
MZ1	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ1	19	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS
MZ1	19	50	F-4		6	(HEADHOUSE NORTH) RESTAURANT MEZZANINE
MZ1	82		G		3	(HEADHOUSE NORTH) DAYCARE CENTER
MZ1	53		H-2		3	(HEADHOUSE NORTH) DAY NURSERY
MZ1	3		E		6	(HEADHOUSE NORTH) OFFICE
MZ1			F-4		6	(HEADHOUSE NORTH) PARTY ROOM NON- SIMULTANEOUS
MZ1	19	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
MZ1			E		12	(PIER 61) RESTAURANT OFFICE & LOCKERS
MZ1	44	50	E		10	(HEADHOUSE CENTER) OFFICE & DRESSING ROOMS
MZ1	74	100	F-3		12	(HEADHOUSE NORTH) MEZZANINE SPECTATORS

Borough Commissioner



CO Number:

100619957T073

Permissible Use and Occupancy

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Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
MZ1	27		E		13	(HEADHOUSE SOUTH A) OFFICES
MZ1	70	100	F-4		12	(HEADHOUSE SOUTH B) BAR/LOUNGE (ACCESORY TO BOWLING ALLEY)
MZ1	4	100	E		6	(HEADHOUSE SOUTH B) OFFICE
MZ1			E		13	(PIER 60) BANQUET HALL OFFICE + TOILETS
MZ2	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
MZ2	50		F-3		13	(PIER 59) GOLF TRAINING
MZ2	1054	100	F-3		9,12	(PIER 60) SWIMMING POOL, TRAINING AREA, BLEACHER SEATING
MZ2	261	50	E		6	(HEADHOUSE NORTH) OFFICES
MZ2		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM
MZ2	36	50	E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE
MZ2	26		E		6	(HEADHOUSE SOUTH A) OFFICES (LOWER MEZZANINE)
MZ2	14	50	E		6	(HEADHOUSE SOUTH A) OFFICES (UPPER MEZZANINE)
001	39		D-1		10	(HEADHSE CTR.) TV STUDIOS

Borough Commissioner

mele E. Elle



CO Number:

100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	21		E		9	(HEADHOUSE SOUTH A) PHOTO STUDIO ENTRANCE
001	13		B-2		6	(HEADHOUSE SOUTH B) STORAGE
001	124		F-4		13	(HEADHOUSE SOUTH A) GOLF LOUNGE
001	320	100	F-4		13	(HEADHOUSE SOUTH A) BANQUET HALL
001	7	100	D-2		13	(HEADHOUSE SOUTH A) BANQUET HALL KITCHEN
001	63	100	С		13	(HEADHSE SOUTH A) GOLF CLUBHOUSE WITH ACCESSORY USES
001	28	50	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
001	61		B-2		8	(HEADHSE SOUTH A) PARKING FOR 112 CARS (LIVE LOAD: AASHTO)
001	1634	100	F-4		13	(PIER 60) BANQUET HALL
001	619	50	F-3		6, 9	(HEADHSE NORTH) GYMNASIUM AND PHYSICAL RECREATION CENTER WITH ACCESSORY USES (ADDITIONAL LIVE LOAD: 100, 150)
001	559	100	F-4		12	(PIER 61) RESTAURANT & KITCHEN
001	234		B-2		8	(PIER 61) PARKING FOR (110) CARS (LIVE LOAD: AASHTO)
001	190		B-2		8	(PIER 60) PARKING FOR (110) CARS (LIVE LOAD: AASHTO)
		10				

Borough Commissioner



CO Number:

100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	28	150	D-2		12	(PIER 60) KITCHEN
001	750	100	F-3		12	(HEADHOUSE SOUTH B) BOWLING ALLEY W/ACCESSORY USES INCLUDING (30) AMUSEMENT ARCADE GAMES
001	4		G		3	(HEADHSE N.) DAYCARE CENTER/DAY NURSERY RECEPTION
001	51		С		6	(HEADHSE SOUTH B) RETAIL SPACES
001	3		E		6	(HEADHOUSE NORTH) OFFICE
001	38		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	79		D-1		10	(HEADHOUSE CENTER) TV STUDIO
001	22		E		10	(HEADHOUSE CENTER) DRESSING ROOM
001	38		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	18		E		6	(HEADHOUSE SOUTH B) OFFICE
001	28		E		6	(HEADHOUSE SOUTH A) OFFICE
001	74		F-4		6	(HEADHOUSE SOUTH B) RESTAURANT
001	7		D-2		6	(HEADHOUSE SOUTH B) KITCHEN

Borough Commissioner



CO Number:

100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

Floor From To	Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
001	6		B-2		13	(HEADHSE SOUTH A) TRUCK LOADING (LIVE LOAD: AASHTO)
001	13		B-1		10	(HEADHSE CTR.) WARDROBE / SCENERY
001	6		B-2		10	(HEADHOUSE NORTH) STORAGE
001	12		D-1		10	(HEADHOUSE CENTER) STUDIO SUPPORT
001	6		B-2		6	(HEADHOUSE SOUTH A) STORAGE
001	6		B-2		10	(HEADHSE CTR.) STORAGE ROOMS
001	51	100	F-4		6	(HEADHOUSE NORTH) RESTAURANT
001	2		B-2		13	(HEADHOUSE SOUTH A) LAUNDRY
001	60		E		13	(HEADHOUSE SOUTH A) GOLF OFFICES
002	74	100	F-4		6	(HEADHSE SOUTH A) RESTAURANT
002	41	100	E			(HEADHOUSE CENTER) SPORTS MEDICINE/BLUESTREAK
002	17	50	F-3		13	(PIER 59) GOLF TRAINING
002	5		E		13	(PIER 59) GOLF SUPPORT

Borough Commissioner



CO Number:

100619957T073

Permissible Use and Occupancy

All Building Code occupancy group designations are 1968 designations, except RES, COM, or PUB which are 1938 Building Code occupancy group designations.

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Floor From To	Maximum persons permitted	lbs per	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
002	5	50	B-1		10	(HEADHSE CTR.) STORAGE
002	2120	100	F-3		12	(PIER 61) ICE SKATING RINKS WITH ACCESSORY USES, RETAIL SPACE
002	28	100	F-3		13	(PIER 59) GOLF DRIVING RANGE STALLS
002	21	50	B-1		6	(HEASHSE NORTH) STORAGE (ADDITIONAL LIVE LOAD: 150)
002	279	50	E		9	(HEADHSE SOUTH A) PHOTO STUDIOS WITH ACCESSORY USES
002		150	D-2			(HEADHOUSE NORTH) MECHANICAL ROOM
002		50	F-4		9	HEADHOUSE SOUTH A. SEASONAL DINING (APRIL THRU OCTOBER ONLY) NON SIMULTANEOUS WITH PHOTO STUDIO FOR A MAXIMUM OF (74) PERSONS
002		150	D-2			(HEADHSE CTR.) MECHANICAL ROOM
002	183	100	D-1		10	(HEADHSE CTR.) TV STUDIOS WITH ACCESSORY USES
002	2	150	D-2		6	(HEADHSE SOUTH A) KITCHEN
002	985		F-3		9,12	PIER 60 - SNACK BAR/LOUNGE, RUNNING TRACK, OUTDOOR TERRACE, GYMNASI UM & HEALTH CLUB WITH ACCESSORY USES
002	211	50	Е		6	(HEADHSE NORTH) OFFICES

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Borough Commissioner

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CO Number:

100619957T073

BSA CALENDAR NO.69-95-BZ GRANTED ON AUGUST 8, 1995, THE FOLLOWING CONDITIONS SHALL APPEAR ON THE CERTIFICATE OF OCCUPANCY. THAT THERE SHALL BE NO CHANGE IN OWNERSHIP OR OPERATING CONTROL OF THE PHYSICAL CULTURE ESTABLISHEMENT WITHOUT PRIOR APPLICATION TO AND APPROVAL FROM THE BOARD. THAT THE ESTABLISHEMENT SHALL COMPLY WITH THE FIRE PROTECTION SAFETY MEASURES PREVIOUSLY APPROVED BY THE BOARD UNDER CALENDAR NO.87-93-A FOR THE PREMISES. THAT THIS SPECIAL PERMIT HAS BEEN RENEWED AND APPROVED BY THE BSA ON OCTOBER 16, 2015 FOR A TERM OF 10 YEARS TO EXPIRE ON AUGUST 8, 2025.

END OF SECTION

Borough Commissioner



The Menu

The café menu includes Bluestone Lane favorites, such as Avocado Smash and the Good Grains Granola, complimented by Australian café staples, such as the Breakfast Burrito, as well as a range of progressive, seasonal dishes inspired by culinary themes found in Australia.

2021 WINTER CAFE MENU

BREKKIE ALL DAY

Enjoy a health-focused and progressive all-day brunch menu, featuring the Bluestone Lane signature dishes you love.

AVOCADO SMASH (D)

271 cals

Our classic avo smash with feta, heirloom tomatoes & soft herbs on toasted multigrain. Make it vegan by removing feta.



Allergens: D = Contains Dairy



BEST MATES BOWL (D)

Harvest roasted brussels sprouts & field mushrooms, served with soft scrambled eggs, baby kale, farro, pickled onion, feta, and toasted seeds.

Allergens: D = Contains Dairy



SOFT CHILI SCRAMBLE W/ AVOCADO (D)

Folded eggs with burnt butter, shallot & feta on toast with chili oil, avocado & sesame seeds.

Allergens: D = Contains Dairy



BL BURRITO (D)

476 cals

Scrambled eggs, bacon, guajillo sauce, avocado, feta & potato wedges, served with a side of crispy potato wedges.

Allergens: D = Contains Dairy



B.L.A.T.E. 493 cals

Crispy bacon, arugula, avocado, tomato, fried egg & garlic aioli on a brioche roll, served with potato wedges.



ATHLETES BURRITO (D)

Egg whites, sauteed spinach, roasted tomatoes, avocado, lentils & Peruvian aji sauce, served with dressed salad.

Allergens: D = Contains Dairy



GREEN BAKED EGGS (D)

Shakshuka-style baked eggs with spinach, feta, field mushrooms, tomatoes & chimichurri, served with multigrain toast.

Allergens: D = Contains Dairy



BREAKFAST BOWL (D)

428 cals

Tossed baby kale, heirloom tomatoes, feta, avocado, farro & a poached egg.

Allergens: D = Contains Dairy



BL BIG BREKKIE

442 cals

Avocado smash on toasted multigrain with two poached eggs, bacon, roasted tomatoes, baked mushrooms and baby kale.



BL VEGETARIAN BIG BREKKIE (D)

459 cals

Avocado smash on toasted multigrain with two poached eggs, halloumi, baked mushrooms, roasted tomatoes and baby kale.

Allergens: D = Contains Dairy



APPLE CRUMBLE PORRIDGE (GF, D, N)

Creamy oat & chia porridge with stewed apples, cranberries, and dried raspberries, served with chef's secret caramel crumble.

Allergens: GF = Gluten Free, D = Contains Dairy, N = Contains Tree Nuts



BREKKIE BOARD (D, N)

332 cals

Best of both worlds; half serving of our signature Avo Smash and Collective Granola.

Allergens: D = Contains Dairy, N = Contains Tree Nuts



BANANA BREAD (GF, D, N)

331 cals

HUSK Bakeshop gluten-free banana bread with whipped ricotta, fresh strawberries, roasted pecans & local honey.

Allergens: GF = Gluten Free, D = Contains Dairy, N = Contains Tree Nuts



COLLECTIVE GRANOLA (GF, D, N)

476 cals

HUSK bakeshop GF & vegan granola served w/ fat-free greek yogurt, lemon curd & fresh berries.

Allergens: GF = Gluten Free, D = Contains Dairy, N = Contains Tree Nuts

LUNCH -

Our autumn lunch menu features seasonally inspired wraps, bowls, and burgers for a balanced meal any time of day.



WARM CHICKEN AND GRAINS BOWL (D)

Warm mixed grains bowl with lemon and garlic grilled chicken, seasonal roasted vegetables, cow's milk feta, drizzled EVOO & microgreens Allergens: D = Contains Dairy



CAULI-RICE W/ AVOCADO ROSE SALAD (GF)

Housemade cauliflower rice topped with an avocado rose, poached egg on a bed of baby kale, red cabbage, crunchy seeds with zesty lemon tahini vinaigrette

Allergens: GF = Gluten Free



CLASSIC CHICKEN & BACON CLUB SANDWICH

Oven roasted chicken and bacon on sourdough with avocado, tomato and chimichurri mayo, served with crispy potato wedges

SPICED CHICKEN WRAP (D)



Grilled tandoori spiced chicken breast, baby kale, feta, avo smash, heirloom tomato and cumin yogurt Allergens: D = Contains Dairy



RAINBOW BOWL (D)

Roasted heirloom carrots, spinach, farro, fresh edamame, diced beet, sliced red cabbage, feta, poached egg and avo topped with chimichurri yogurt dressing. Make it vegan by removing feta and dressing or enjoy with the chef's recommended protein of smoked salmon.

Allergens: D = Contains Dairy



RAINBOW WRAP (V)

Farro, roasted cherry tomatoes, avo smash, baby kale, red cabbage, roasted heirloom carrots and chimichurri served with mixed greens V = Vegan



GREENS AND GRAINS BOWL (N)

Lentil and farro grains, charred broccoli, baby kale, red cabbage and edamame with tangy sesame ginger dressing topped with parsley mint dill

Allergens: N = Contains Tree Nuts



IMPOSSIBLE BAYSIDE BURGER

The Impossible Burger, cheddar cheese, caramelized onions, fig jam, aioli, arugula, and tomato on a brioche bun. Served with potato wedges on the side.



LUNCH BOARD (D)

Half portions of our classic Avocado Smash & Greens and Grains Bowl.

Allergens: D = Contains Dairy, N = Contains Tree Nuts

SIDES

Fresh sides & small plates designed to perfectly complement our BL classics.



TOAST BAR

Thick cut multigrain toast served with vegemite & butter, jam & butter or almond butter.

Vegemite & Butter Jam & Butter Almond Butter (N)



SIDE BACON

A helping of four crispy rashers of bacon



SIDE WEDGES (D)

Crispy potatoes wedges with sour cream and sweet chili sauce Allergens: D = Contains Dairy



SIDE ROASTED CARROTS (D, N)

Honey roasted heirloom carrots, feta cheese, toasted pecans, olive oil, maldon salt, black pepper, micro herbs
Allergens: D = Contains Dairy, N = Contains Tree Nuts



SIDE CHARRED BROCCOLI (D)

Char roasted Florets with parmesan cheese, drizzled with olive oil, sea salt, cracked pepper and a lemon wedge.

COFFEE - HOT -

160 cals



PEPPERMINT MOCHA

120 cals

Peppermint tea extract, double shot of espresso, and deliciously rich cocoa, spun in a pitcher with steamed, silky textured milk & dusted with chocolate shavings.

Small (8oz) Large (12oz)



PEPPERMINT HOT CHOCOLATE

135 cals

Peppermint tea extract, deliciously rich cocoa, and steamed, silky textured milk. Served with chocolate shavings.

Small (8oz) Large (12oz)



LATTE 120 cals

The global café favorite. Double espresso with steamed, silky textured milk and one inch of velvety micro-foam.

Small (8oz) Large (12oz)



FLAT WHITE 100 - 110 cals

An Australian classic. Double espresso with steamed silky textured milk and a thin layer of micro-foam.

Small (8oz) Large (12oz)



CAPPUCCINO 100 - 110 cals

Double espresso with steamed milk and slightly more microfoam than a latte with cocoa dusting on top.

Small (8oz) Large (12oz)



LONG BLACK 0 cals

Single Origin espresso gently resting on a small amount of hot water for dilution, similar to an Americano.

Small (8oz) Large (12oz)



HOT BREW 0 cals

Our signature flagstaff roast has tasting notes of toasted almonds, vanilla & chocolate with a caramel sweetness and juicy finish.

Small (12oz) Large (16oz)



MAGIC 90 cals

A stronger, less diluted spin on a flat white – two shots of espresso in a 4.5oz cup with steamed milk and velvety microfoam, similar to a European Cortado.

Regular (5oz)



ESPRESSO 0 cals

Our new Single-Origin espresso from the Tarqui region of Huila, Colombia. Carefully roasted to highlight unique tasting notes of orange, vanilla, and brown sugar.

Single Double



MACCHIATO 50 cals

Our signature maverick espresso with a stain of steamed milk and microfoam.

Single Double



PICCOLO 75 cals

A single shot of espresso with 3 oz of steamed, silky textured milk, served in a small glass.

Regular



CHAI LATTE 145 cals

Chai extract with your choice of milk.

Small (8oz) Large (12oz)



MOCHA 120 cals

Double shot of espresso and cocoa spun in a pitcher with steamed, silky textured milk, dusted with chocolate shavings.

Small (8oz) Large (12oz)



HOT CHOCOLATE

135 cals

Deliciously rich cocoa spun in a pitcher with steamed, silky textured milk. Served with chocolate shavings.

Small (8oz) Large (12oz)



HOT MILO 190 cals

An Aussie Favorite. Malted chocolate with your choice of steamed milk.

Small (8oz) Large (12oz)



BAMBICCINO

BL for the little ones. Steamed and frothed milk with a dusting of cocoa.



Bringing Melbourne's renowned coffee culture where premium coffee is a way of life



COLD BREW 0 cals

Our signature flagstaff coffee immersed in water for 12 hours to extract and form a rich concentrate.

Small (16oz) Large (20oz)

ICED LATTE 120 cals



Double shot of our signature maverick espresso blend with your choice of milk, poured over ice.

Small (16oz) Large (20oz)



ICED LONG BLACK

Rotating Single-Origin espresso poured over ice and water.

Small (16oz) Large (20oz)



ICED MAGIC

A stronger, less diluted spin on an iced latte – two espresso shots with ice

Regular



ICED MOCHA

Double shot of espresso and cocoa spun in a pitcher with your choice of milk, poured over ice.

Small (16oz) Large (20oz)



ICED CHAI LATTE

120 cals

120 cals

Chai extract with your choice of milk, poured over ice.

Small (16oz) Large (20oz)



ICED MILO

385 cals

Malted chocolate with vanilla ice cream and your choice of milk.

Small (16oz) Large (20oz)



AFFOGATO 170 cals

Vanilla ice-cream served with a double shot of our signature maverick espresso.

Regular



AUSSIE ICED LATTE

260 cals

A double shot of espresso with vanilla ice cream and your choice of milk.

Small (16oz) Large (20oz)



AUSSIE ICED CHOCOLATE

275 cals

Creamy vanilla ice cream with cocoa and your choice of milk.

Small (16oz) Large (20oz)



COLD BREW FLOAT

170 cals

Our signature flagstaff coffee immersed in water for 12 hours to extract and form a rich concentrate, served with vanilla ice cream.

Small Large

PASTRIES —

Fresh pastries and select gluten free baked goods



PLAIN CROISSANT

300 cals

Freshly baked plain croissants. Light and airy layers of flaky buttery pastry.

4 PACK PLAIN CROISSANTS



4 freshly baked plain croissants. Light and airy layers of flaky buttery pastry.



CHOCOLATE CROISSANT

340 cals

Freshly baked chocolate croissants. Light and airy layers of flaky buttery pastry with dark chocolate.



ALMOND CROISSANT

430 cals

Freshly baked almond croissants. Light and airy layers of flaky buttery pastry with toasted slivered almonds.



BANANA BREAD (GF) (V)

230 cals

Snack time. It's the perfect portion for a brunch snack or afternoon delight. This gluten free mouthful, is unlike any other of its kind. Light, packed with visible chunks of freshly peeled banana, and as fluffy as they come. Being that it is also dairy free, its added health benefits from the coconut oil, makes it all that more enjoyable.



CINNAMON SUGAR DONUT (GF)

170 cals

Our seasonal GF donut is perfectly spiced with cinnamon and sugar. A delightful treat to pair with your favorite coffee.



GF CHOCOLATE CHIP COOKIE

350 cals

This thin American style cookie is the best of both worlds. Crispy edged with a lightly chewy center. Perfectly indulgent and decadent, lightly salted and full of the finest Belgium milk chocolate! Only the purest ingredients.

COFFEE BOXES

Catering for a larger group or the family? Picnic like a pro with our coffee boxes.



HOT BREW COFFEE BOX (960Z)

Enjoy our premium hot coffee in a large 96oz coffee box. If you would like milk or additional condiments please ask our team when you pick up.



COLD BREW COFFEE BOX (960Z)

Enjoy our premium cold brew coffee in a large 96oz coffee box. If you would like milk or additional condiments please ask our team when you pick up.

WINE, BEER & COCKTAILS

The law requires that all purchases of products containing alcohol can only be by an adult over the age of 21. ID must be presented upon collection.



FLEURS DE PRAIRIE ROSÉ

Provence, France- Crafted in the traditional Provencal style with a pale salmon color, delicate flavors of strawberry, rose petals, and herbs, with bright, refreshing acidity.

By the Glass Bottle



OYSTER BAY MARLBOROUGH ROSÉ

Oyster Bay's cool climate Marlborough Rosé exudes summer cherry and fragrant blossom notes with a burst of red berries and a lively citrus zest.

By the Glass Bottle

NICOLAS FEUILLATTE CHAMPAGNE

Réserve Exclusive Brut is an iconic Champagne that perfectly encapsulates Nicolas Feuillatte house style. Representing the entire Champagne appellation, every inch of the region comes together to reveal a glorious showcase: light, fresh and vibrant Champagne, effusing



intense, expressive fruit, while extensive cellar-ageing brings appealing maturity to perfect style and consistency.

Bottle (375ml)



DROUHIN VAUDON CHABLIS

This wine's greentinged acidity makes it cool and mouthwatering, you might find chamomile and scents of white roses as the wine lasts, pure, spicy and clean.

By the Glass Bottle



VILLA MARIA SAUVIGNON BLANC

Sourced from vineyards across the Marlborough region of New Zealand, this vibrant Sauvignon Blanc is alive with a myriad of flavours dominated by gooseberry, passionfruit, fresh citrus and herbaceous aromas.

By the Glass Bottle



J.LOHR CHARDONNAY

Arroyo Seco, Central Coast, CA- The fresh aromas of lime zest, nectarine, peach and apple combined with the perfumed vanilla and toasted oak bouquet leading to flavors of peach, nectarine and citrus on the palate with subtle butter and vanilla toastiness.

By the Glass Bottle



MERCER FAMILY VINEYARDS CHARDONNAY

This elegant Chardonnay from the Columbia Valley in Washington opens with aromas of fresh green and golden apples, pears, vanilla and lemon. The body is full and lush with a clean, smooth finish.

By the Glass Bottle



COPPOLA PINOT NOIR

California- This wine has exceptionally dark color, which is not typical of the varietal. It exhibits explosive aromatics and impressive concentration, due in large part to the well-draining soils of our Monterey vineyards. Tannins are supple and the finish on this wine is lengthy.

By the Glass Bottle











BAROSSA VALLEY ESTATE SHIRAZ

Alluring exotic spice Shiraz with vibrant flavors of red plum and fresh blackberry. Direct from South Australia's renowned wine country of the Barossa Valley.

By the Glass Bottle

ALL-WISE MEAD

All-Wise's flagship product is a dry honey wine made from raw and unfiltered New York honey aged with oak.

Light bodied and dry with a crisp, clean finish ABV 11.00%

By the Glass Bottle

BUSHWICK PILSNER

Braven Brewing Co. Based on the pilsners brewed in Bushwick for over 100 years, Bushwick Pilsner is the return of the style that made the neighborhood famous.

COOPERS PALE ALE

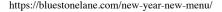
An Aussie brewing classic. With its fruity and floral characters, balanced with a crisp bitterness, Coopers Pale Ale has a compelling flavour which is perfect for every occasion. Naturally fermented in the "Burton-upon-Trent" style, a secondary fermentation creates the trademark sediment that gives 'Pale' its fine cloudy appearance.

COOPERS SPARKLING ALE

Australian made and owned. Coopers Sparkling Ale is brewed and fermented using a unique method of top fermentation and natural bottle conditioning. Coopers are famous for this process which leaves a natural residue of yeast during maturation and gives a cloudy appearance with an enhanced flavour. No additives, no preservatives.

SCHOFFERHOFER GRAPEFRUIT RADLER

A Radler beer brewed with a Hefeweizen and sparkling grapefruit mix. Subtle grapefruit and wheat character on the nose. Sweet grapefruit flavor blends with a sharp wheat character





THE OLD FASHIONED

Staying true to the original recipe, we keep our Old Fashioned strong and simple using a generous pour of Knob Creek® Bourbon Whiskey, bitters, cane sugar, orange, cherry, and lemon zest. 35% ABV.



FINNISH TRADITIONAL LONG DRINK

A refreshing gin based cocktail with natural grapefruit and juniper berry. Ready to drink & served in a glass with ice and orange slices. 5.5% ABV.



JALAPEÑO PINEAPPLE MARGARITA

The perfect drink for those who share our love of all things hot. The Jalapeño Pineapple Margarita uses a flavor combination of pineapple and triple sec married with plata tequila and the heat from the jalapeño. 20% ABV.



BLOODY MARY

We are now offering cocktails for curbside pickup in to-go cups. Try our take on a classic Bloody Mary made with Vodka and Tomato Juice.



SPIKED COLD BREW

Our to-go take on a classic coffee martini. Made with Coffee Liqueur, Vodka, a dash of sweet syrup & our signature Cold Brew Coffee.

ORGANIC TEAS & WELLNESS

Premium organic teas sourced from Sri Lanka's Southern Province

ICED MELBOURNE BREAKFAST TEA



Our cold brewed Melbourne Brekky is a smooth, strong blend of organic Ceylon tea. This robust brew provides a refreshing boost for any time of day.

Small (16oz) Large (20oz)



ICED SPRING TRELLIS TEA

Green rooibos, raspberry, lemon peel and hibiscus. This non-caffeinated cold brewed tea is tart and refreshing with natural sweetness. Plus, it's full of antioxidants to help toxin release and promote healthy skin.

Small (16oz) Large (20oz)



MATCHA LATTE

60 cals

Ceremonial grade matcha green tea powder that naturally detoxifies the body, is rich in antioxidants, and provides a valuable source of fiber and vitamins made with steamed almond milk.

Small (8oz) Large (12oz)



ICED MATCHA LATTE

60 cals

Ceremonial grade matcha green tea powder that naturally detoxifies the body, is rich in antioxidants, and provides a valuable source of fiber and vitamins with almond milk.

Small (16oz) Large (20oz)



GOLDEN LATTE

70 cals

Turmeric powder, cinnamon, ginger and black pepper, good for detoxifying the body and reducing inflammation made with steamed almond milk.

Small Large



ICED GOLDEN LATTE

70 cals

Turmeric powder, cinnamon, ginger and black pepper, good for detoxifying the body and reducing inflammation made with almond milk.

Small (16oz) Large (20oz)



BEET LATTE 60 cals

Dehydrated beet powder that is rich in antioxidants, and good for digestion. This drink is married with a dusting of cocoa and steamed almond milk.

Small Large



ICED BEET LATTE

60 cals

Dehydrated beet powder that is rich in antioxidants, and good for digestion. This drink is married with a dusting of cocoa and almond milk.

Small Large



MELBOURNE BREAKFAST

This smooth, strong blend of organic Ceylon tea can be enjoyed with or without milk and, despite the name, at any time of day.

Small Large



EARL GREY

Twice-refined organic Spanish bergamot oil is blended with organic Ceylon tea and cornflowers to create a clean, refreshing and aromatic blend

traditionally appreciated in the afternoon.

Small Large



LEMONGRASS & GINGER

A much-loved favorite, this premium blend of organic ginger and lemongrass tea has made its way here from Sri Lanka. The sweet lemongrass balances out the gingery spice, creating a vibrant and energizing brew.

Small Large



SENCHA GREEN

The long, slender leaves of this green tea produce sweet, mellow liquor that contains EGCG, a catechin said to lower the risk of cancer, chronic fatigue and neurological diseases.

Small Large



PEPPERMINT

A classic herb widely appreciated as a digestive and a revitalizing tonic, organic Egyptian peppermint is picked at the peak cropping season, resulting in a bright, fresh aroma and clean, lasting finish.

Small Large



CHAMOMILE

Harvested in the warmth of Egypt's summer, the sweet, aromatic flowers of chamomile calm nerves, soothe stomachs and leave you feeling peaceful and relaxed.

Small Large

JUICES & BEVERAGES

Freshly cold pressed juices made with the finest ingredients



ORANGE JUICE

60 cals

Freshly cold pressed juices made with the finest oranges



FUJI APPLE JUICE

80 cals

Freshly cold pressed juices made with the finest Fuji apples



PORTSEA JUICE

70 cals

Freshly cold pressed juices made with the finest cucumber, apple, kale, lemon, ginger root and spinach

TORQUAY JUICE

110 cals

Freshly cold pressed pineapple, carrot, orange, ginger root, and turmeric.





FITZROY JUICE 100 cals

Freshly cold pressed juices made with the finest pineapple, grapefruit, lemon and ginger root



BL BOTTLED WATER

0 cals

Our 100% pure spring water in 24oz bottle. Enjoy Mates!



NATURAL + PURE SPARKLING WATER

0 cals

Made with all natural ingredients, our pure sparkling water has no artificial flavors, colors or sweeteners. It has a crisp, refreshing taste you've been longing for. Enjoy Mates!



LEMON + LIME SPARKLING WATER

0 cals

Made with all natural ingredients, our Lemon + Lime flavored sparkling water has no artificial flavors, colors or sweeteners. It has a crisp, refreshing taste you've been longing for. Enjoy Mates!



GRAPEFRUIT SPARKLING WATER

0 cals

Made with all natural ingredients, our Grapefruit flavored sparkling water has no artificial flavors, colors or sweeteners. It has a crisp, refreshing taste you've been longing for. Enjoy Mates!