

**Meeting Date:** November Meeting

**APPLICANT INFORMATION:**

Name of applicant(s):  
P.F. Chang's China Bistro Inc.

Trade name (DBA):  
P.F. Chang's China Bistro

Premises address:  
113 University Place, New York, NY 10013

Cross Streets and other addresses used for building/premise:

East 12th Street and East 13th Street

**CONTACT INFORMATION:**

Principal(s) Name(s):  
John Paulson, Lisa Gressel, Arthur Kilmer, Oludamola Adamolekun, and Jessica Kuczai

Office or Home Address: [REDACTED]

City, State, Zip: [REDACTED]

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact:  
Amalithone Realty Corp.

Landlord's Telephone and Fax: [REDACTED]

<b>NAMES OF ALL PRINCIPAL(s):</b>	<b>NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD</b>
<u>John Paulson</u>	<u>Please see attached list</u>
<u>Lisa Gressel</u>	<u>Please see attached list</u>
<u>Arthur Kilmer</u>	<u>Please see attached list</u>

Please see attached for additional officers  
Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):  
P.F. Chang's China Bistro is an Asian restaurant concept founded on making food from scratch everyday in every restaurant. P.F. Chang's is the first multi-unit restaurant concept in the United States to honor and celebrate the 2,000 year old tradition of wok cooking as the center of every guest experience.

**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

- a new liquor license (  Restaurant  Tavern / On premise liquor  Other )
- an UPGRADE of an existing Liquor License
- an ALTERATION of an existing Liquor License
- a TRANSFER of an existing Liquor License
- a HOTEL Liquor License
- a DCA CABARET License
- a CATERING / CABARET Liquor License
- a BEER and WINE License
- a RENEWAL of an existing Liquor License
- an OFF-PREMISE License (retail)
- OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:  
(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

If this is for a new application, please list previous use of location for the last 5 years:

Restaurant  
\_\_\_\_\_  
\_\_\_\_\_

Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current  / previous licensee, license # and expiration date: VAP Union Square LLC  
d/b/a Vapiano - License Serial Number 1243534. License expired on June 30, 2020

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?  
 yes  no

If yes, please list DBA names and dates of operation:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 11 Year Built : 1940

Describe neighboring buildings:

Commercial

Zoning Designation: C1-7

Zoning Overlay or Special Designation (applicable) None

Block and Lot Number: 564 / 7

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

N/A (if yes, have all exterior changes or changes governed by the Landmarks Preservation Commission (LPC) been approved by the LPC?  yes  no, please explain : \_\_\_\_\_

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain \_\_\_\_\_

What is the proposed Occupancy? 245

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no  yes Certificate of Occupancy is pending

If yes, what is the maximum occupancy for the premises? Pending

If yes, what is the use group for the premises? Pending

If yes, is proposed occupancy permitted? Pending  yes  no, explain : \_\_\_\_\_

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes

(if yes, please describe: The facade is still in the design phase. Attached are the signage restrictions that the applicant must adhere to.

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 4,777

If more than one floor, please specify square footage by floors: Cellar: 1,307 sq ft; Ground Floor: 3,470 sq. ft  
Mezzanine Level: 1,848 sq ft

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

N/A

If more than one floor, what is the access between floors? Stairs and elevators

How many entrances are there? 3 How many exits? 3 How many bathrooms ? 2

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? 28 Total table seats? 143

Total number of bars? 1 Total bar seats? 7

Total number of "other" seats? 4 please explain : Food counter seats

Total OVERALL number of seats in Premises : 154

## BARs:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 7

How many service bars are being applied for on the premises? 1

Any food counters?  no  yes, describe : There is a food counter bar with 4 seats where patrons can watch cooking in the open kitchen.

### ***For Alterations and Upgrades:***

Please describe all current and existing bars / bar seats and specific changes: N/A

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: \_\_\_\_\_

What are the Hours of Operation?

Sunday: 11 am to 11 pm    Monday: 11 am to 11 pm    Tuesday: 11 am to 11 pm    Wednesday: 11 am to 11 pm    Thursday: 11 am to 11 pm    Friday: 11 am to 12 am    Saturday: 11 am to 12 am

Will the business employ a manager?  no  yes, name / experience if known : Manager has not yet been hired

Will there be security personnel?  no  yes( if yes, what nights and how many?) \_\_\_\_\_  
Do you have or plan to install French doors, accordion doors or windows that open?  no\*  yes

If yes, please describe : \*There are currently existing operable windows on the ground/street level facing the University. Those will remain.

Will you have TV's ?  no  yes ( how many? ) 4

Type of MUSIC / ENTERTAINMENT:  Live Music  Live DJ  Juke Box  Ipod / CDs  none

Expected Volume level:  Background (quiet)  Entertainment level  Amplified Music N/A  
(check all that apply)

Do you have or plan to install soundproofing?  no  yes

IF YES, will you be using a professional sound engineer? N/A

Please describe your sound system and sound proofing: N/A

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties NONE

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes ( if yes, please attach plans)

Will you be utilizing  ropes  movable barriers  other outside equipment (describe) \_\_\_\_\_  
NONE

Are your premises within 200 feet of any school, church or place of worship?  no  yes\*

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 1/2 " x 11").***

\*Please see attachment to NYSLA License Application for explanation.

Indicate the distance in feet from the proposed premise:

Name of School / Church: Village Temple

Address: 33 East 12th Street, New York, NY 10003

Distance: 175.34 feet

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Name of School / Church: \_\_\_\_\_

Address: \_\_\_\_\_ Distance: \_\_\_\_\_

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Mounir Hallioui, Market Partner - Northeast Phone: [REDACTED]

Address: [REDACTED]

Email : [REDACTED]

Application submitted on behalf of the applicant by:

  
Signature

Print or Type Name Alissa Yohey

Title Attorney for Applicant

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.





Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair

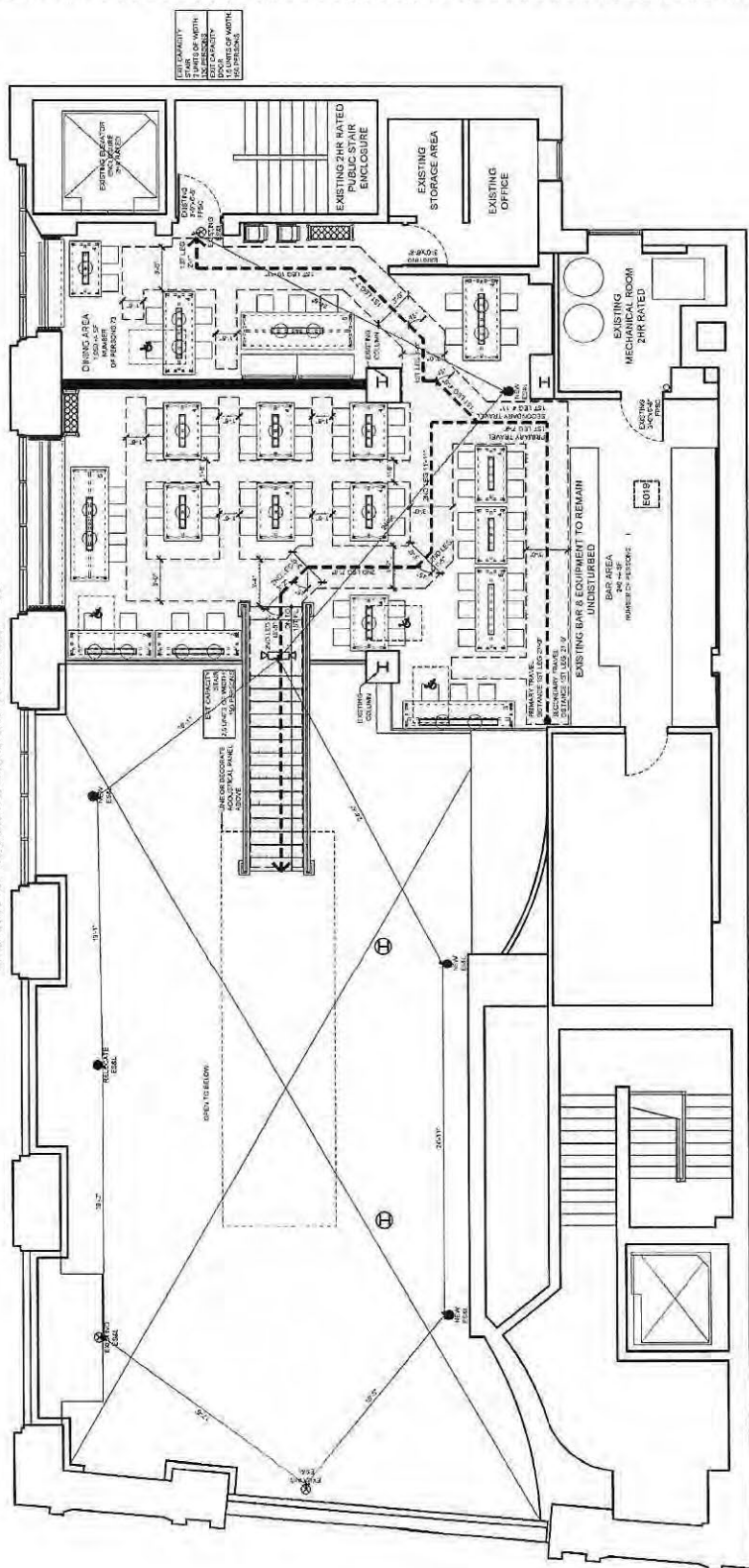




EAST 13TH STREET

**EXISTING EATING AND DRINKING ESTABLISHMENT:**  
USE PERMITTED AS OF RIGHT AS PER ALTERATION TYPE APPLICATION # 100492910

USE GROUP: B  
OCCUPANCY GROUP: 6  
NUMBER OF PATRONS: 467  
NUMBER OF STAFF/EES: 35  
TOTAL NUMBER OF PERSONS AT EATING & DRINKING ESTABLISHMENT: 245



EAST 13TH STREET

UNIVERSITY PLACE

**NEW SEAT APPLICATION FOR WORK:**  
INDICATED ON THIS ALTERNATION APPLICATION TYPE APPLICATION IS THE PROPOSED SEATING ARRANGEMENT FOR THE EATING AND DRINKING ESTABLISHMENT. THIS SEATING ARRANGEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE FDNY AND THE DEPARTMENT OF BUILDINGS.

NO	DATE	REVISION

REVISION PER RENOVATION

PROJECT ADDRESS:  
**VAPIANO NYC**  
113 UNIVERSITY PLACE  
NEW YORK CITY 10003

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MEZZANINE PUBLIC ASSEMBLY PLAN

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Drawing No: PA-102.03  
NYC JOB NUMBER:

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MEZZANINE PUBLIC ASSEMBLY PLAN

Drawing No: PA-102.03  
NYC JOB NUMBER:

**MEZZANINE PUBLIC ASSEMBLY PLAN LEGEND**

- EXISTING CONSTRUCTION TO REMAIN UNDISTURBED
- PROPOSED INTERIOR PARTITION FILED UNDER SEPARATE APPLICATION
- EXISTING ILLUMINATED EXIT SIGN AND LIGHT TO REMAIN UNDISTURBED
- NEW ILLUMINATED EXIT SIGN AND LIGHT - "QUALITE" (W/3WV1-FM-VV) NOT TO EXCEED 5 WATTS PER SIDE
- EXISTING 30 WATT EMERGENCY LIGHT (EMERGENCY BATTERY PACK) TO REMAIN UNDISTURBED
- ALL EMERGENCY LIGHTING SHALL BE CONNECTED TO SEPARATE CIRCUITRY AND SHALL BE TESTED TO OPERATE AUTOMATICALLY IN THE EVENT OF FAILURE TO NORMAL LIGHTING SYSTEM.
- MINIMUM CLEAR FLOOR SPACE AND LOCATION OF HANDICAPPED SEATING AT LOOSE SEAT AREA

**NOTE:** THIS PUBLIC ASSEMBLY IS FILED IN CONJUNCTION WITH A SEPARATE ALTERATION TYPE II APPLICATION.

AS PER NYCBC 27-503(b)(3) TABLES AND CHAIRS SHALL BE SO ARRANGED THAT THE DISTANCE FROM ANY CHAIR AT ANY TABLE BY WAY OF A PATH BETWEEN TABLES AND CHAIRS NOT BE MORE THAN FIFTEEN FEET, EXCEPT WHERE THE DISTANCE IS REDUCED BY ONE INCH FOR EACH ONE FOOT THAT THE DISTANCE TO THE ASBLE IS LESS THAN EIGHTEEN FEET BUT MAY NOT BE REDUCED TO LESS THAN TWELVE FEET. THE PATH SHALL NOT PROTRUDE INTO THE PATH, BOOTHS CONTAINING UP TO EIGHT SEATS MAY BE USED, PROVIDED THEY OPEN DIRECTLY ON AN AISLE.

AS PER NYCBC 27-503(b)(3) A CHANGE IN DIRECTION SHALL BE DEEMED TO OCCUR WHEN IT IS NECESSARY TO CHANGE DIRECTION BY A FORTY-FIVE DEGREES OR GREATER ANGLE. THE FIRST 35° OF A PRIMARY AND SECONDARY PATH OF TRAVEL MAY BE COMMON TO ONE AND ANOTHER.

AS PER NYCBC 27-503(b)(3) COMMON PATH OF TRAVEL MAY BE COMMON TO ONE AND ANOTHER.

ALL EMERGENCY LIGHTS ARE PROVIDED WITH BATTERY BACKUP POWER AND ARE LOCATED 25'-0" DISTANT OR LESS FROM ONE ANOTHER.

TRAVEL DISTANCES FOR SPRINKLED SPACES (AS PER TABLE #4-1) F-1 PRIMARY DISTANCE = 71'-7" F-4 SECONDARY DISTANCE = 55'-10"	
TRAVEL DISTANCE: 1. ALL EMERGENCY LIGHTS ARE PROVIDED WITH BATTERY BACKUP POWER. 2. ALL EMERGENCY LIGHTS ARE LOCATED LESS THAN 25'-0" FROM EACH OTHER. NO FEET 27-503(b)(2) THE MINIMUM WIDTH OF AN AISLE SHALL BE 36" WIDE. NO FEET 27-503(b)(3) AS PER NYCBC 27-503(b)(3) THE MINIMUM WIDTH OF AN FAIR OPENING SHALL BE 36" WIDE FOR SINGLE DOORS AND 60" FOR DOUBLE DOORS AND 60" FOR DOOR SWINGS IN PAIRS EXTERIOR SPACE SHALL BE ARTIFICIALLY LIGHTED BY ELECTRICAL MEANS AT ALL TIMES BETWEEN SUNSET AND SUNRISE DURING OCCUPANCY OF A PLACE OF ASSEMBLY UNLESS THE SPACE IS NATURALLY ILLUMINATED BY CANDLES AT THE LEVEL OF THE FLOOR OVER AT LEAST THE REQUIRED AREA. AS PER NYCBC TABLE S-2 PROPOSED PUBLIC SPACES HAVE 2 HOUR RATED SEPARATION FROM OTHER SPACES. NO PLACE OF ASSEMBLY SHALL BE LOCATED WITHIN 200'-0" OF ANY OCCUPANCY CONTAINING EXPLOSIVE CONTENTS.	
OCCUPANCY LOAD CALCULATION AS PER TABLE 6-2: AREA OF FA SPACE = 2,553 SF FLOOR AREA PER PERSON = 1,050 SF PER PERSON AS PER 27-503(d) 42 SF PER PERSON EXITS OPENINGS OF ANY CLASS MAY BE PROVIDED	
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**GALLEN ENGINEERING**  
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**PA-102.03**  
NYC JOB NUMBER:

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