

Thor James Hotel Leaseco LLC and Highgate Hotels LP  
dba Modernhaus Soho ,Jumpin Jacks and Jimmy

23 27 Grand Street/ New York, New York 10013

Questionnaire for an Alteration Application  
Removing the Restaurant Spaces from the Hotel

CB Addendum on Exterior Seating

Current Diagrams

Proposed Diagrams

Photographs of Current Spaces

Menus

NY State Liquor Authority Alteration Application

Certificates of Occupancy

**BERNSTEIN REDO & SAVITSKY PC**  
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## Community Board No. 2, Manhattan

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### COMMUNITY BOARD 2 APPLICATION FOR A STATE LIQUOR AUTHORITY LICENSE ADDENDUM FOR OUTDOOR SEATING

For a Liquor License Application that includes any outdoor areas, please complete the following:

- Submit a diagram of outdoor seating indicating length and width of area(s) and location of all tables and chairs. Include all obstructions (trees, fire hydrants, proximity to bus stops, bike racks, signs, etc.).
- Submit photos of the premises where the sidewalk café and/or roadbed will be located. Required photos show one frontal, one left and one right side view of proposed sidewalk café and/or roadbed.
  - Photos must show complete sidewalk and/or roadway area where sidewalk café and/or roadbed will be including views to curb and neighboring properties.
  - For rear yard, show photos of yard and surrounding area, including upper view of adjacent buildings.

Name of Applicant: Thor James Hotel Leaseco LLC & Highgate Hotels LP

Address of Premises: 23 27 Grand Street / New York, New York 10013

Sidewalk café will have no more than (If premises is located on a corner please indicate for both streets): **N/A**

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of sidewalk café: \_\_\_\_\_ to \_\_\_\_\_ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

Roadbed will have no more than (If premises is located on a corner please indicate for both streets): **N/A**

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

\_\_\_\_\_ tables and \_\_\_\_\_ seats on \_\_\_\_\_ Street

Hours of roadbed: \_\_\_\_\_ to \_\_\_\_\_ .

Describe any obstructions (trees, fire hydrant, proximity to bus stop, etc): \_\_\_\_\_

Rear yard / Rooftop (circle) will have no more than **14** tables and **36** seats

Hours of rear yard / rooftop: \_\_\_\_\_ \*\* to \_\_\_\_\_ . **\*\*5pm-1am Monday to Wednesday;**

**3pm-2am Thursday to Saturday and 3pm-1am Sunday**

Does seating extend beyond the business frontage?  No  Yes

Will outdoor dining structures **on the sidewalk** be enclosed on three (3) or more sides?  No  Yes **N/A**

Will outdoor dining structures **on the roadbed** be enclosed on three (3) or more sides?  No  Yes **N/A**

Is there any outdoor music, speakers or TVs?  No  Yes, please describe: \_\_\_\_\_

Will heating elements be used?  No  Yes, please describe: \_\_\_\_\_

Meeting Date: February 2026

**APPLICANT INFORMATION:**

Name of applicant(s): Thor James Hotel Leaseco LLC and Highgate Hotels LP

Trade name (DBA): Modernhaus Soho / Jumpin Jacks and Jimmy

Premises address: 23 27 Grand Street / New York, NY 10013

Cross Streets and other addresses used for building/premise:  
Avenue of the Americas and Thompson Street

**CONTACT INFORMATION:**

Principal(s) Name(s): See attached list

Office or Home Address: 23 27 Grand Street/ New York, NY 10013

City, State, Zip: New York, NY 10013

Telephone #: [REDACTED] email : [REDACTED]

Landlord Name / Contact: Thor James Hotel Propco LLC & James Hotel Investments LLC

Landlord's Telephone and Fax: [REDACTED]

NAMES OF ALL PRINCIPAL(s):	NAMES / LOCATIONS OF PAST / CURRENT LICENSES HELD
<u>See attached list</u>	

Briefly describe the proposed operation (i.e. "We are a family restaurant that will focus on..."):

**The Modernhaus Soho Hotel fka The James Hotel is one of the 25 top hotels in New York City according to Conde Nast Traveler. The luxury boutique hotel has 114 rooms and is conceived and designed as an artistically approachable and warmly modern hotel. Jimmy - located on the 18th floor is a contemporary lounge with lingham wood floors and modular furniture with panoramic views. Jimmy has an exterior rooftop deck with a pool.**

**A new application for an on-premises liquor license for the hotel restaurant spaces and cellar event space (the event space will also be a restaurant) is being submitted to the NYSLA for Kyma SoHo LLC dba Selena by KYMA. Kyma SoHo LLC already appeared before the Community Board and signed Stipulations on September 15, 2025.**

**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: **20 floors** Year Built : **2010**

Describe neighboring buildings:  
**Residential and Commercial**

Zoning Designation: **M1-5B/ R-10**

Zoning Overlay or Special Designation (applicable) **N/A**

Block and Lot Number: **227** / **50**

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

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

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 **18th floor rooftop**

What is the proposed Occupancy? **701**

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?  
 no  yes

If yes, what is the maximum occupancy for the premises? **701**

If yes, what is the use group for the premises? **Use Group 6**

If yes, is proposed occupancy permitted?  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 **Already existing**  
(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: **Only new signage for the restaurant spaces and advertising signage will be erected from time to time.**

**INTERIOR OF PREMISES:**

What is the total licensed square footage of the premises? Entire hotel is 68,213 square feet except restaurant spaces  
If more than one floor, please specify square footage by floors: 68,213 square feet includes the 18th floor lounge and 18th floor exterior rooftop  
If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?  
18th floor exterior rooftop 1,475 square feet  
If more than one floor, what is the access between floors? Interior staircases and elevators  
How many entrances are there? 2 How many exits? Same How many bathrooms ? 5  
Is there access to other parts of the building? \_\_\_ no X yes, explain: Entrances to restaurant spaces

**OVERALL SEATING INFORMATION:**

Total number of tables? 37\* Total table seats? 108\*  
Total number of bars? 1 Total bar seats? 9  
Total number of "other" seats? N/A please explain : \_\_\_\_\_  
Total OVERALL number of seats in Premises : 117\*

**\*Interior 2nd floor lobby 9 tables and 33 seats  
18th floor interior lounge 14 tables and 39 seats.  
Exterior 18th floor rooftop 14 tables and 36 seats.**

**BARS:**

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 9  
How many service bars are being applied for on the premises? Two  
Any food counters? X no \_\_\_ yes, describe : \_\_\_\_\_

**For Alterations and Upgrades:**

Please describe all current and existing bars / bar seats and specific changes: \_\_\_\_\_

See enclosed list of alterations

\* 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 X Restaurant\*\* \_\_\_ Club/ Cabaret X Hotel \_\_\_ Other: 18th floor lounge

\*\*The restaurant spaces in the hotel are applying for its own liquor license.

**Hotel is 24 hours a day / 7 days a week.**

**Hotel lobby bar: 7am-12am Sunday to Wednesday / 7am-1am Thursday to Saturday**

What are the Hours of Operation?

**18th floor lounge**

Sunday: Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:

3pm to 1am 5pm to 1am 5pm to 1am 5pm to 1am 3pm to 2am 3pm to 2am 3pm to 2am

Will the business employ a manager? \_\_\_ no X yes, name / experience if known : Tyler Cathcart

**He has been working at the hotel for almost one year. See enclosed resume.**

Will there be security personnel? X\* no \_\_\_ yes( if yes, what nights and how many?) \*Doorman & Bellhops

Do you have or plan to install French doors, accordion doors or windows that open? X no \_\_\_ yes

If yes, please describe : N/A

Will you have TV's ? X no \_\_\_ yes ( how many? ) \_\_\_\_\_

**Type of MUSIC / ENTERTAINMENT:** \_\_\_ Live Music \_\_\_ Live DJ \_\_\_ Juke Box X Ipod / CDs \_\_\_ none

Expected Volume level: X Background (quiet) \_\_\_ Entertainment level \_\_\_ Amplified Music  
(check all that apply)

Do you have or plan to install soundproofing? X no \_\_\_ yes **Already installed**

IF YES, will you be using a professional sound engineer? No

Please describe your sound system and sound proofing: Existing sound system with 13 speakers in the lobby and 16 speaker for Jimmy all ceiling mounted.

Will you be permitting: \_\_\_ promoted events \_\_\_ scheduled performances \_\_\_ outside promoters

\_\_\_ any events at which a cover fee is charged? X private parties **for Jimmy**

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment? \_\_\_ no X yes ( if yes, please attach plans) **During evening hours the restaurant exit will be on 6th Avenue and best efforts will be made to prevent patrons exiting for private events on Grand Street.**

Will you be utilizing \_\_\_ ropes \_\_\_ movable barriers \_\_\_ other outside equipment (describe) \_\_\_\_\_

**There will be a taxi line on 6th Avenue to reduce traffic on Grand Street.**

Are your premises within 200 feet of any school, church or place of worship? X 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 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

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

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

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: **Daniel Amodio** Phone: [REDACTED]

Address: **23 27 Grand Street / New York, New York 10013**

Email : [REDACTED]

Application submitted on  
behalf of the applicant by:

***Benjamin Savitsky***

Signature

Print or Type Name **Benjamin Savitsky**

Title **Counsel for applicants/licensees**

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 Donna Raftery, Chair

**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.)

**Please see the enclosed list of alterations. There are no changes to the approved hotel hours of operation.**

**Since the restaurant spaces will be removed from the hotel liquor license the occupancy for the hotel will decrease from 1044 to 701.**

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

**N/A**

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: \_\_\_\_\_

**Current licensee, Thor James Hotel Leaseco LLC & Highgate Hotels LP/ License ID No. 0343-22-126857 and expiration date is 02/28/2026**

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:

**PR Grand Hotel Leaseco LLC, PR Grand Hotel Bar, PR Grand Hotel Restaurant LLC and PR Grand Hotel Cafe LLC  
04/2013 to 12/2017**

**BCRE Grand Hotel LLC, BCRE Grand Bar LLC, BCRE Grand Restaurant LLC and BCRE Grand Cafe LLC  
09/2010 to 04/2013**

**EXTERIOR TERRACE:**  
 TABLES = 6  
 SEATS = 13  
 BAR STOOLS = 0  
 TOTAL SEATING = 13

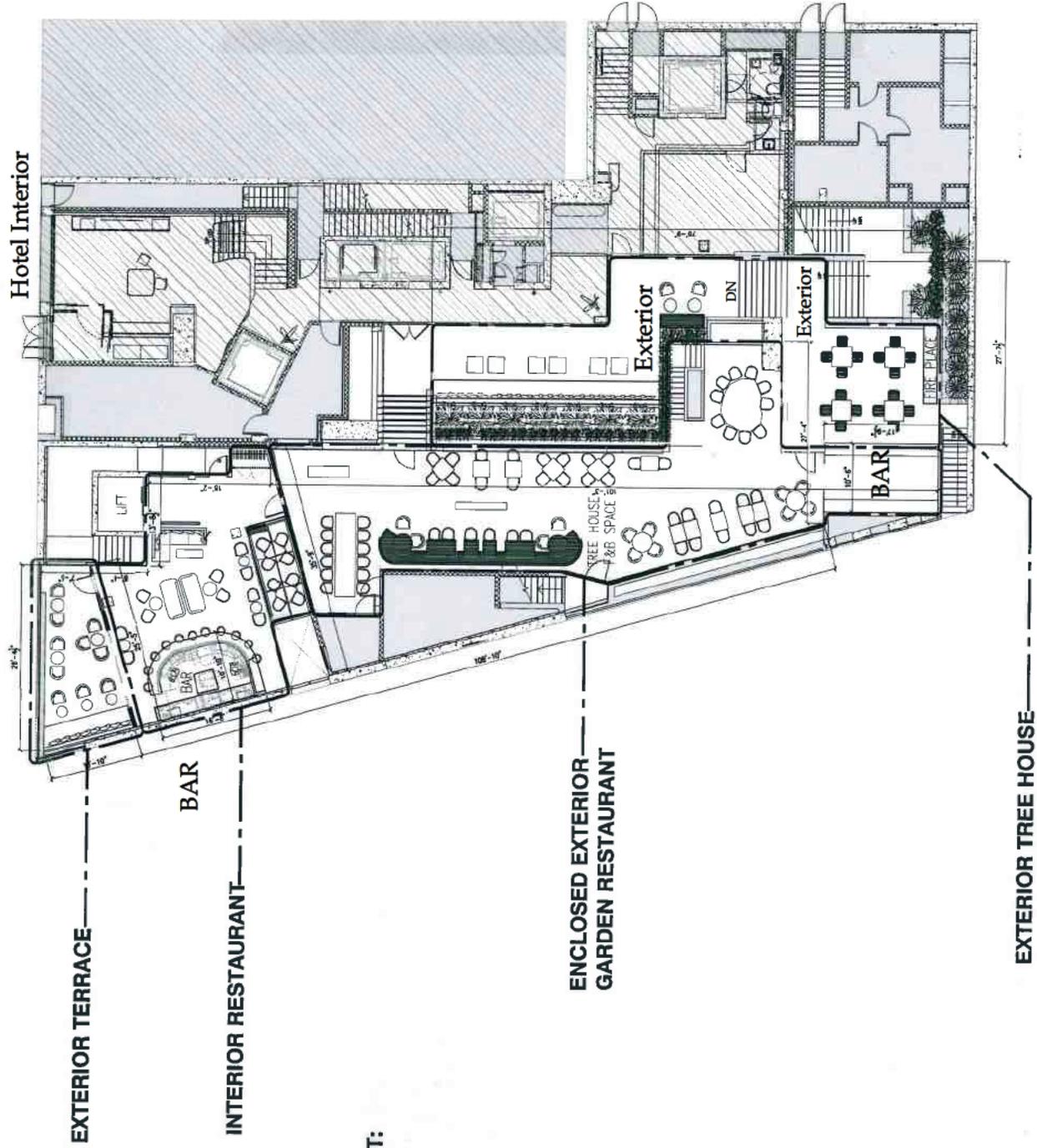
**INTERIOR RESTAURANT:**  
 TABLES = 8  
 SEATS = 26  
 BAR STOOLS = 11  
 TOTAL SEATING = 37

**ENCLOSED EXTERIOR GARDEN RESTAURANT:**  
 TABLES = 21  
 SEATS = 78  
 BAR STOOLS = 0  
 TOTAL SEATING = 78

**EXTERIOR TREE HOUSE:**  
 TABLES = 12  
 SEATS = 32  
 BAR STOOLS = 0  
 TOTAL SEATING = 32

**TOTAL:**  
 TABLES = 47  
 SEATS = 160

01 TREE HOUSE FURNITURE PLAN  
 1/4" = 1'-0"

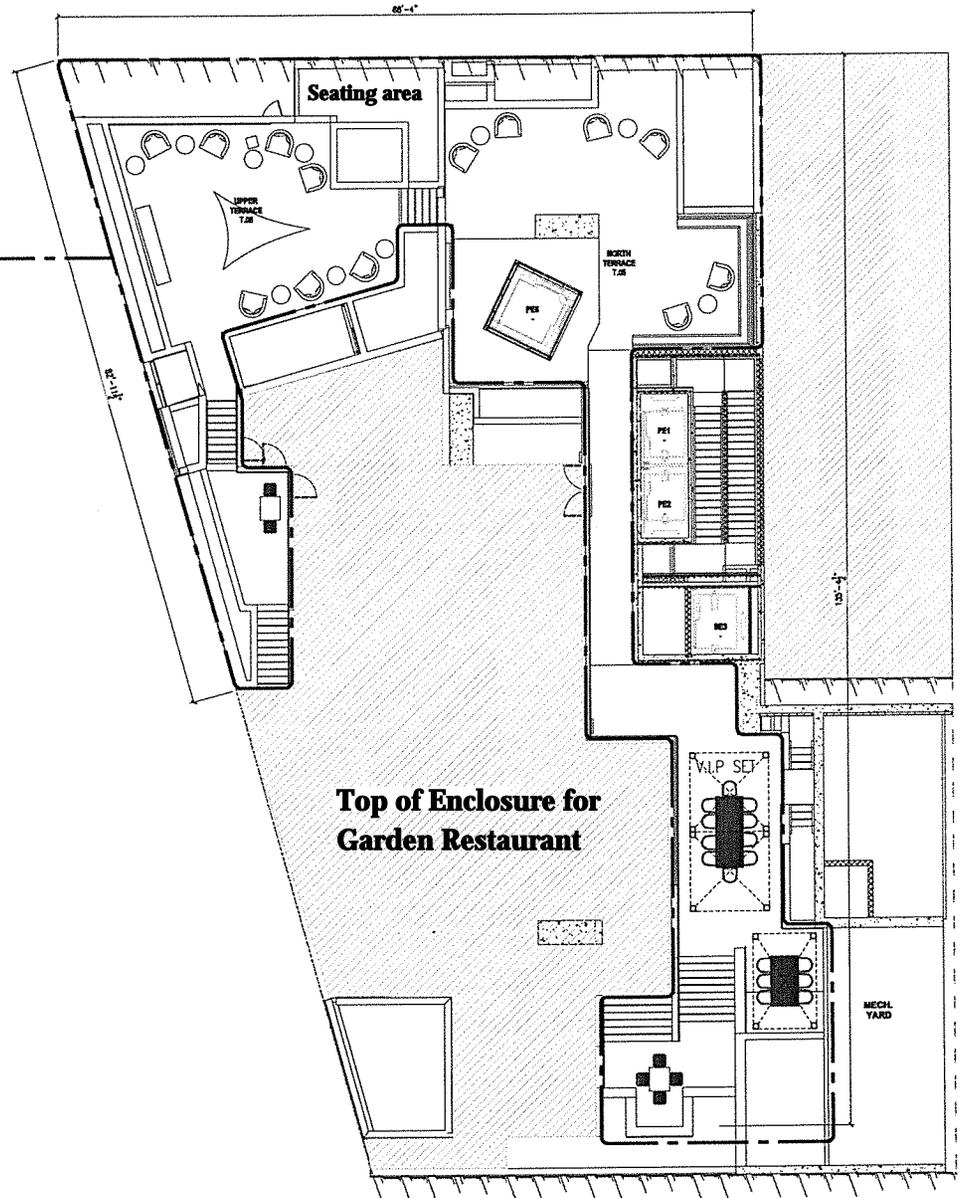


Approved Upper Tree House Spaces

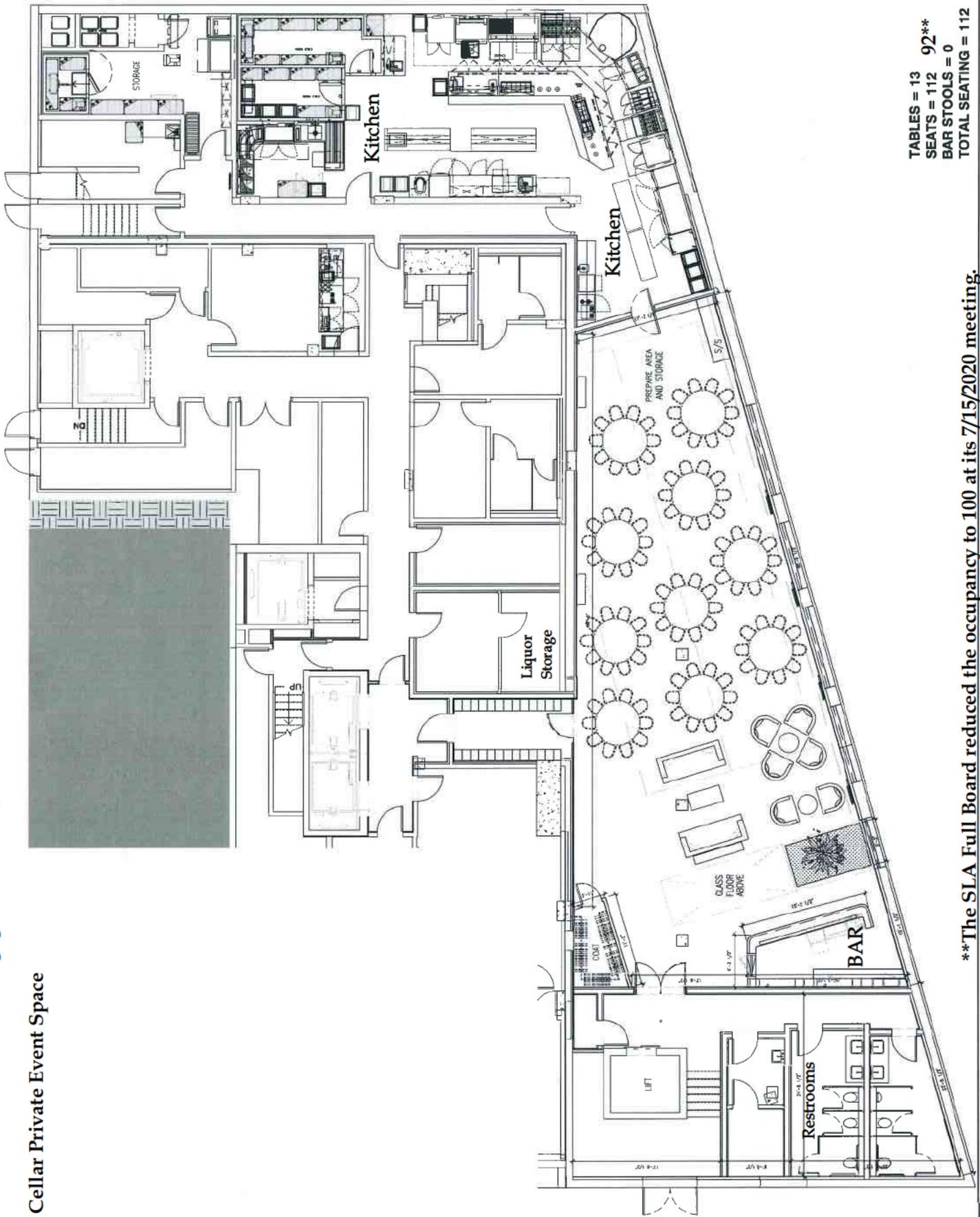
UPPER  
EXTERIOR TREE HOUSE

UPPER EXTERIOR TREE HOUSE:  
TABLES = 14  
SEATS = 38  
BAR STOOLS = 0  
TOTAL SEATING = 38

01 UPPER TREE HOUSE FURNITURE PLAN  
1/4" = 1'-0"



Approved Cellar Private Event Space

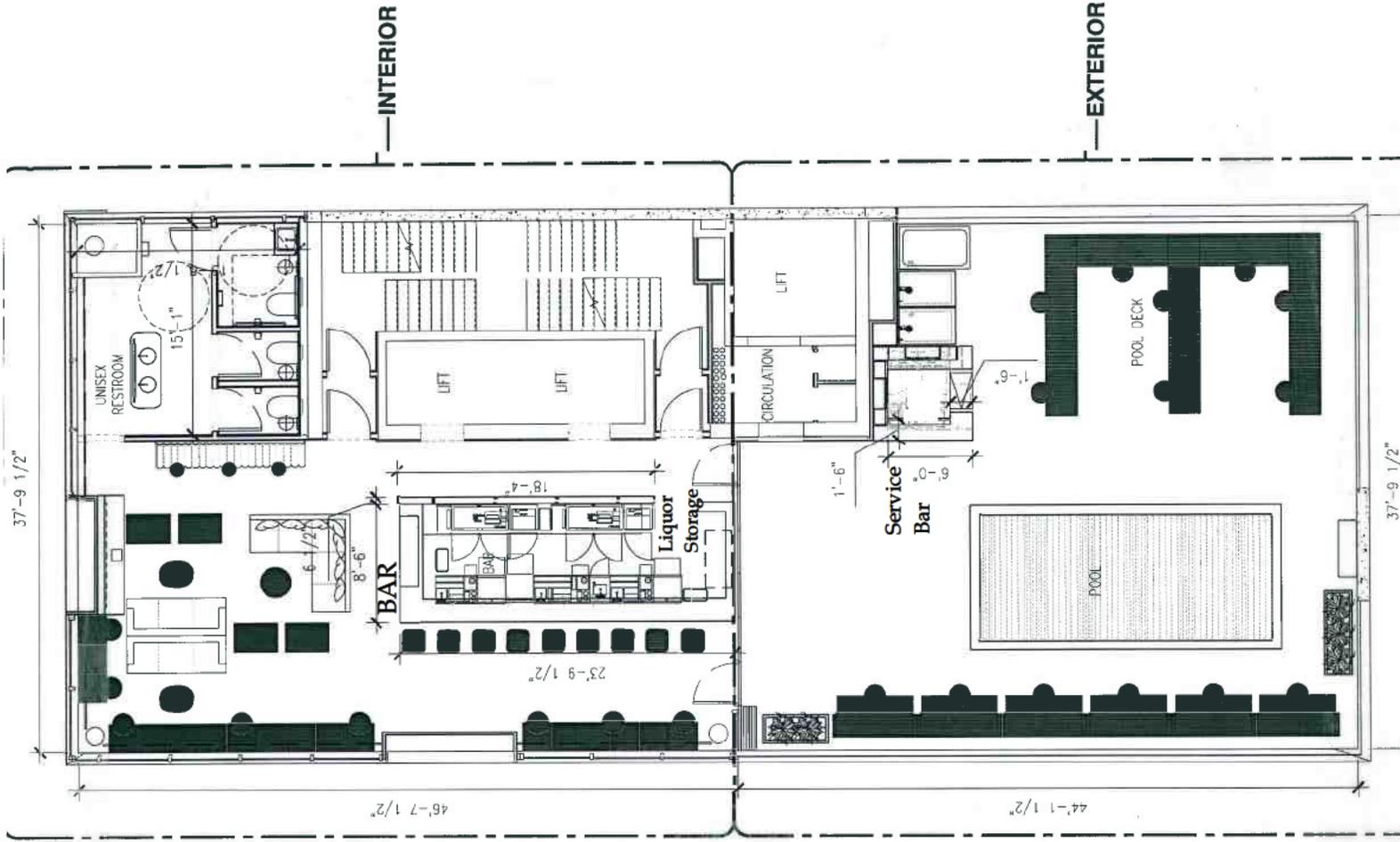


TABLES = 13  
SEATS = 112 92\*\*  
BAR STOOLS = 0  
TOTAL SEATING = 112

\*\*The SLA Full Board reduced the occupancy to 100 at its 7/15/2020 meeting.

Thor James Hotel Leaseco LLC and  
 Highgate Hotels LP  
 License ID No. 0343-22-126857

Approved 18th Floor - Jimmy



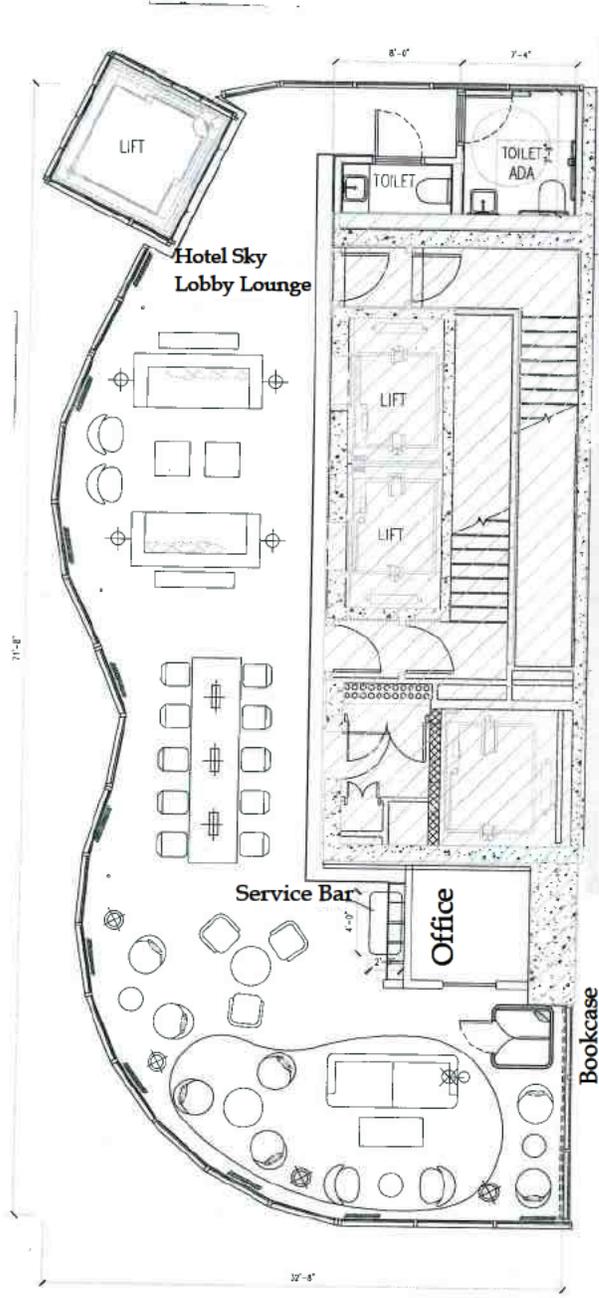
**INTERIOR:**  
 TABLES = 14  
 SEATS = 39  
 BAR STOOLS = 9  
 TOTAL SEATING = 48

**EXTERIOR:**  
 TABLES = 14  
 SEATS = 36  
 BAR STOOLS = 0  
 TOTAL SEATING = 36

**TOTAL:**  
 TABLES = 28  
 SEATS = 84

Thor James Hotel Leaseco LLC and Highgate Hotels LP / License ID No. 0343-22-126857

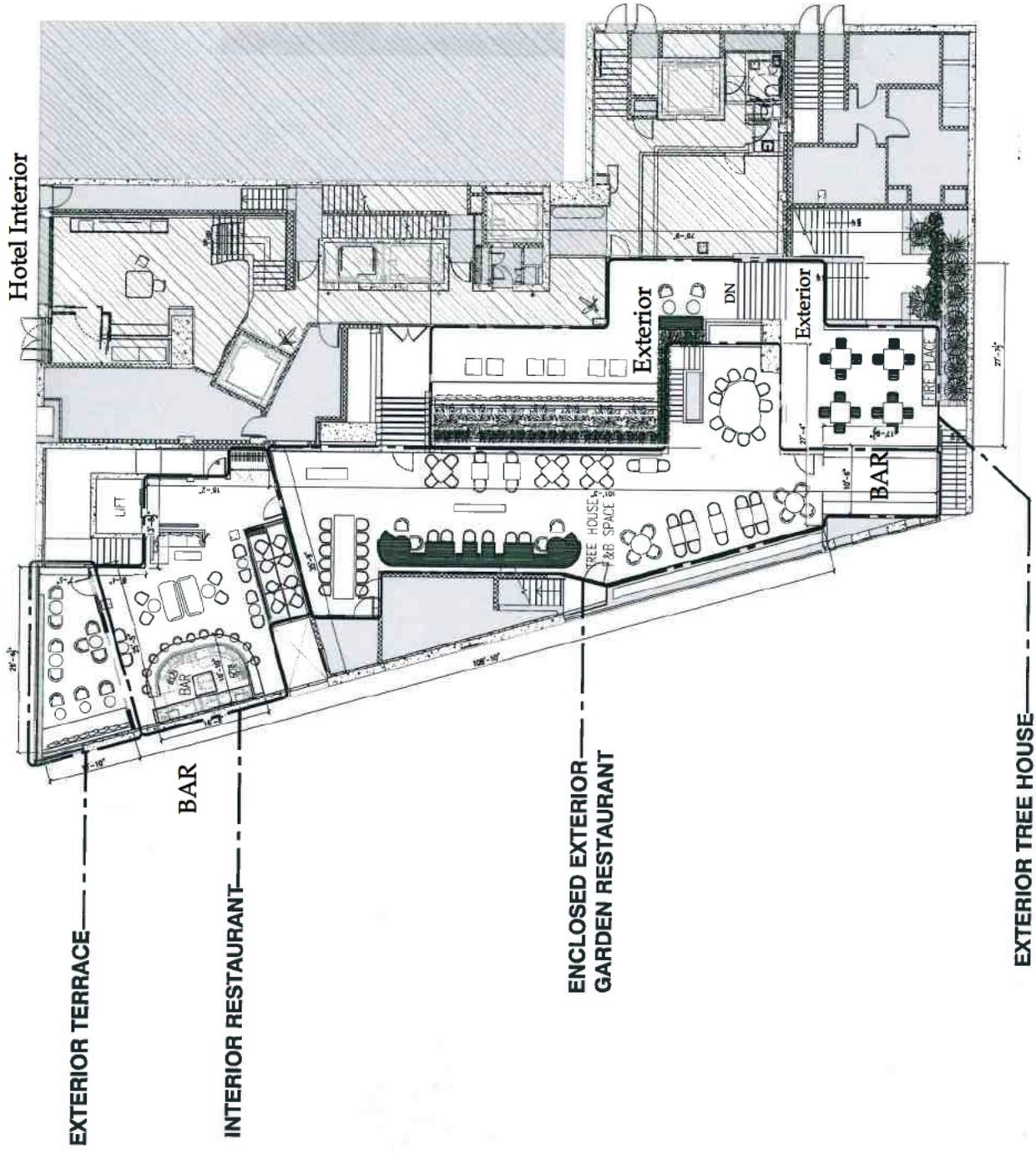
Approved Interior 2nd Floor Lobby



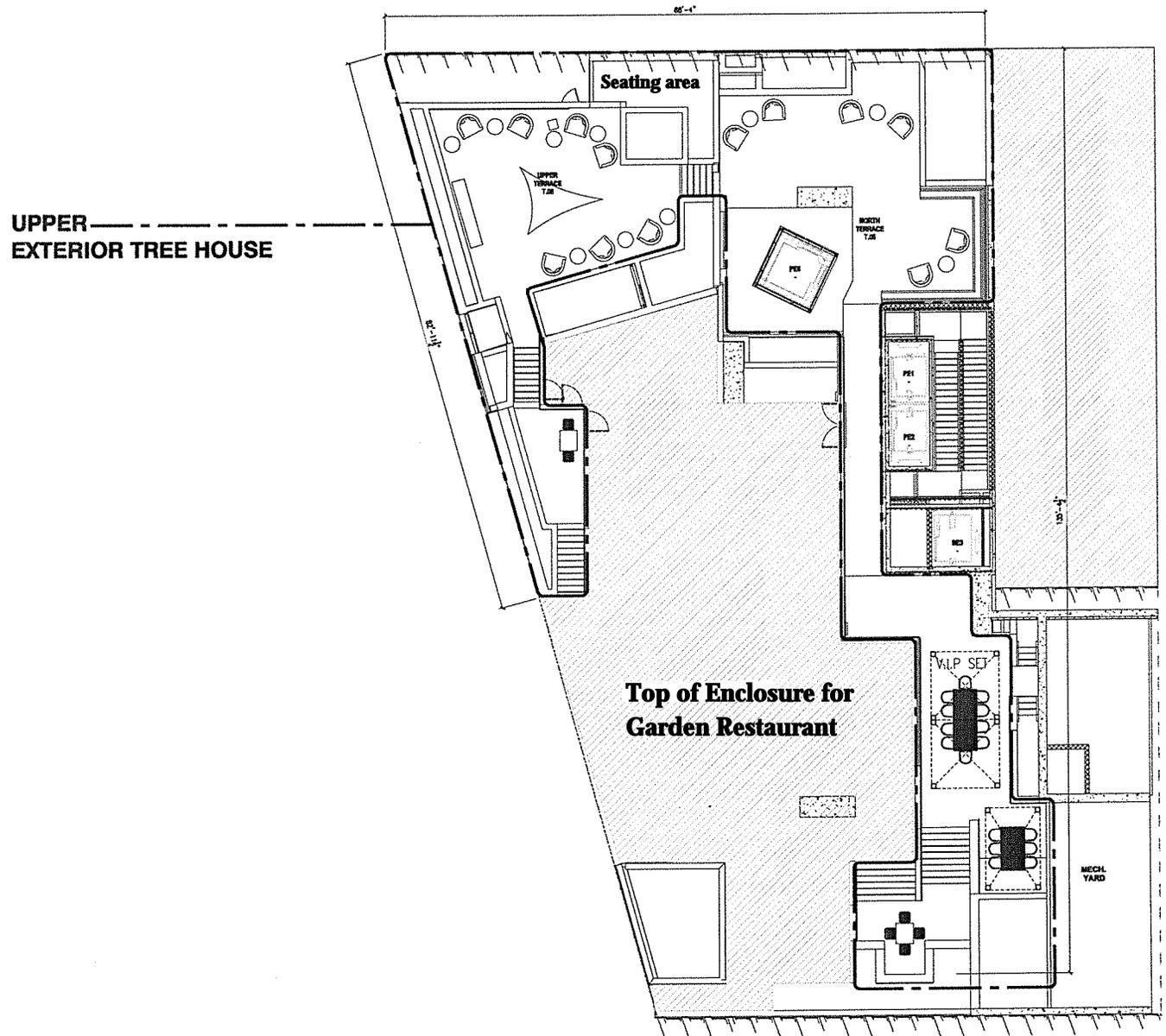
**TABLES = 9**  
**SEATS = 33**  
**BAR STOOLS = 0**  
**TOTAL SEATING = 33**

01 SKY LOUNGE FURNITURE PLAN - SERVICE BAR OPTION  
1/4" = 1'-0"

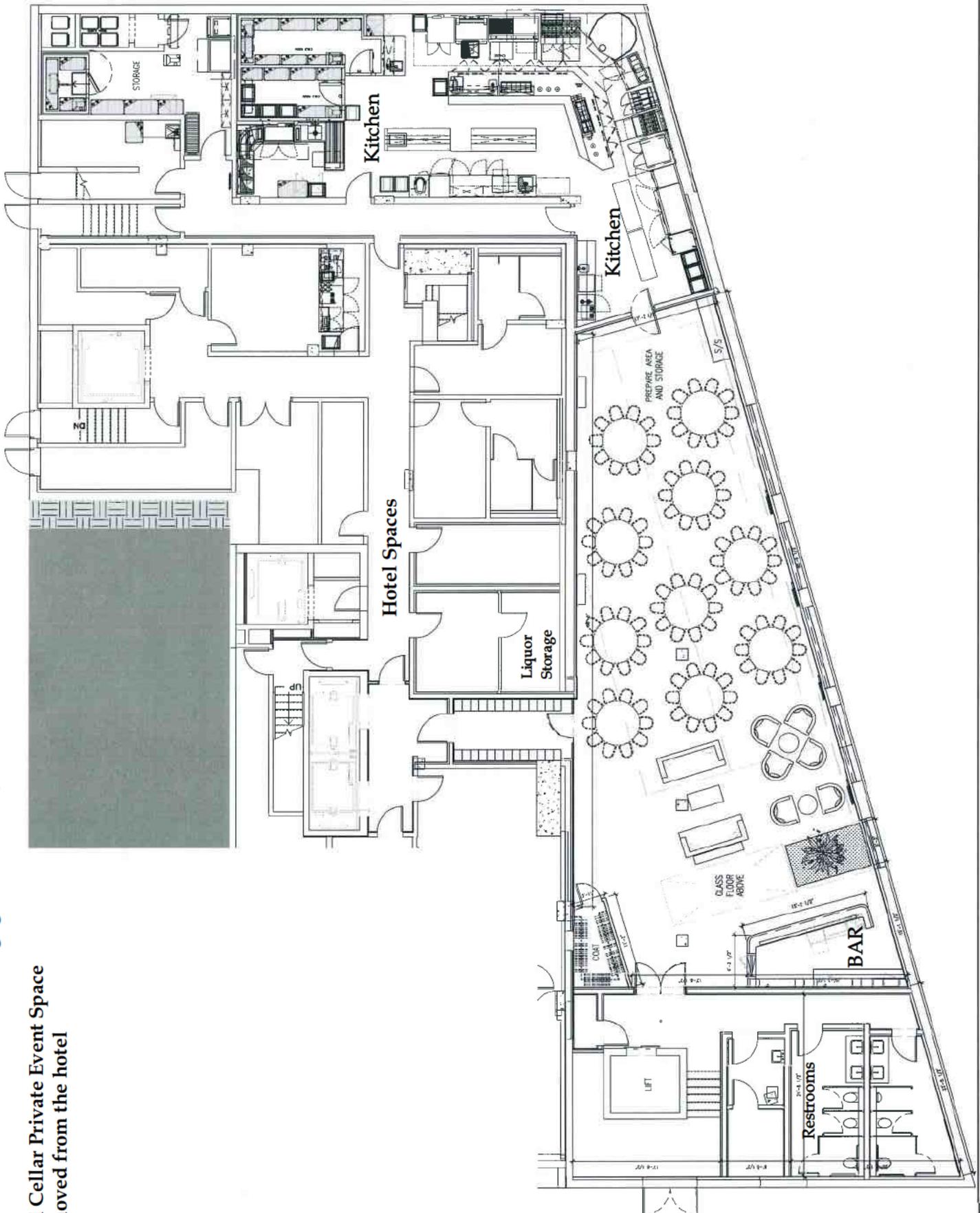
Thor James Hotel Leaseco LLC and Highgate Hotels LP / License ID No. 0343-22-126857  
Current Ground Floor Spaces removing restaurant spaces from hotel



Proposed Diagram Upper Tree House Spaces to be removed from hotel



Proposed Cellar Private Event Space  
to be removed from the hotel



(8) CELLAR EVENT SPACE FURNITURE PLAN  
1/4" = 1'-0"

Thor James Hotel Leaseco LLC and  
 Highgate Hotels LP  
 License ID No. 0343-22-126857

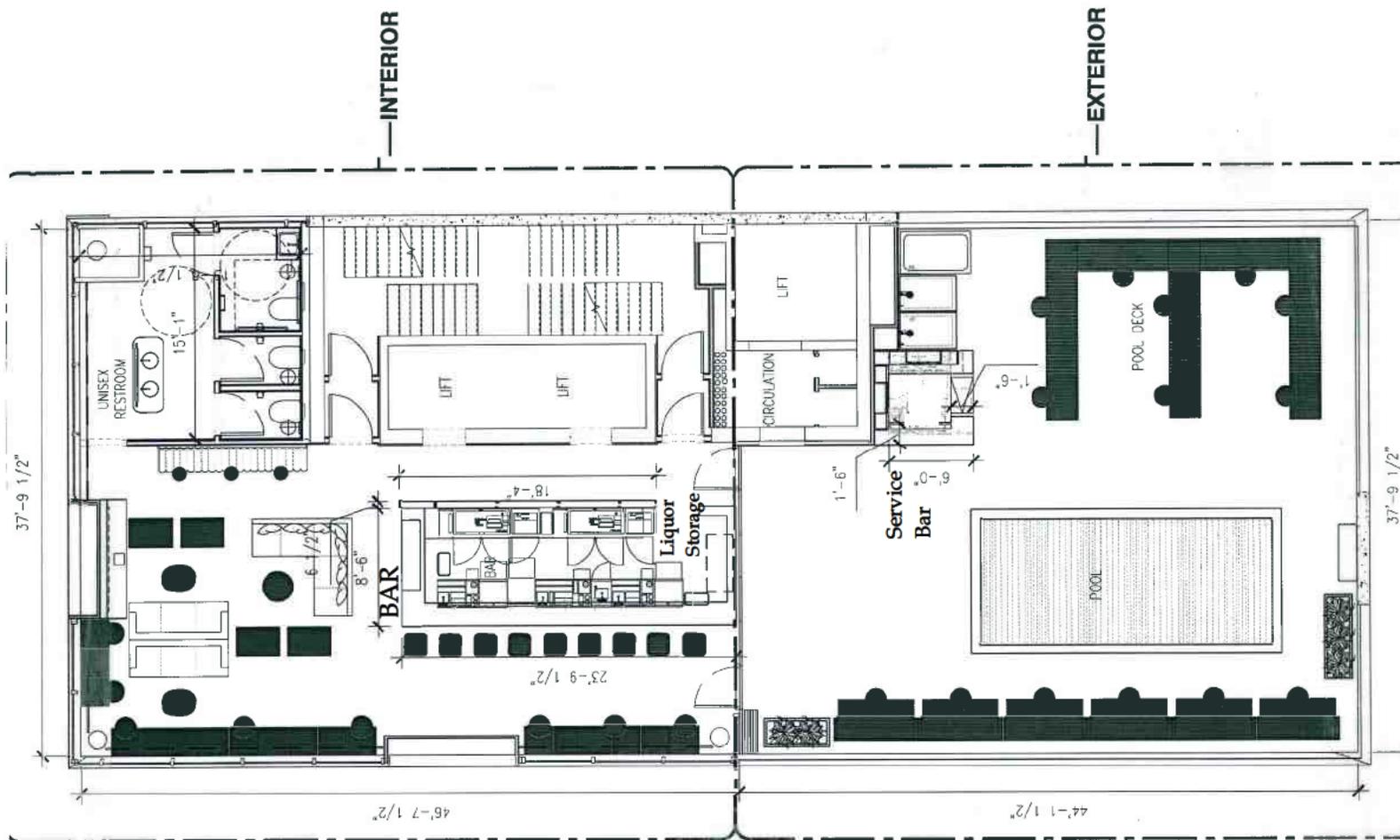
Approved 18th Floor - Jimmy

No Changes

**INTERIOR:**  
 TABLES = 14  
 SEATS = 39  
 BAR STOOLS = 9  
 TOTAL SEATING = 48

**EXTERIOR:**  
 TABLES = 14  
 SEATS = 36  
 BAR STOOLS = 0  
 TOTAL SEATING = 36

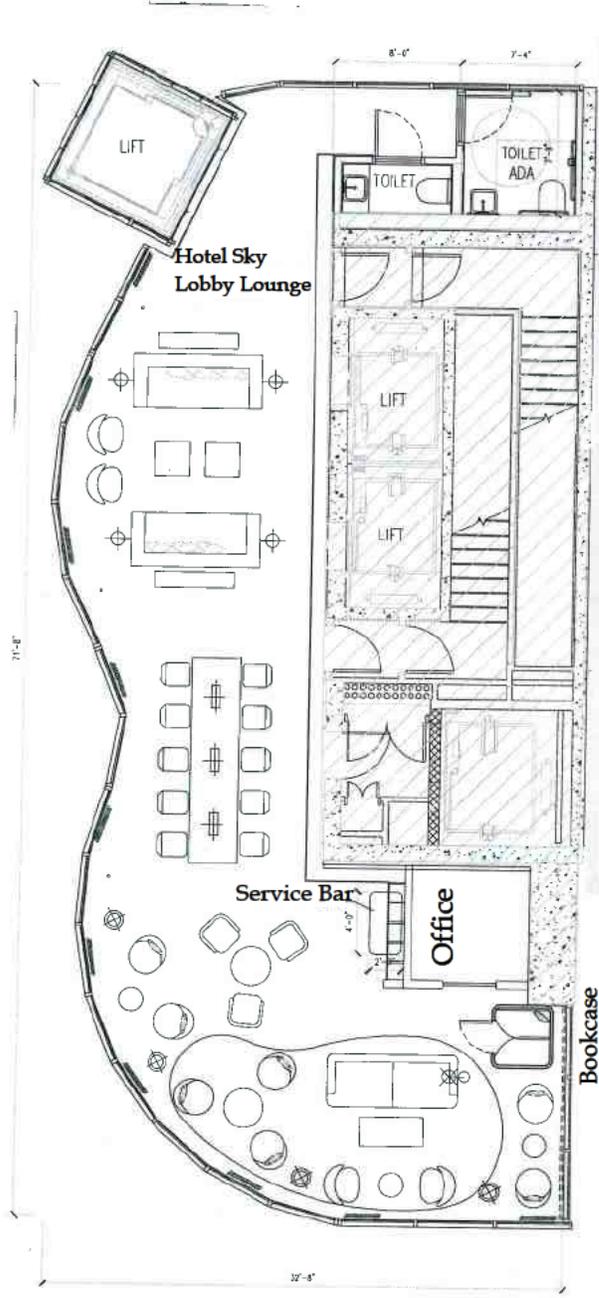
**TOTAL:**  
 TABLES = 28  
 SEATS = 84



Thor James Hotel Leaseco LLC and Highgate Hotels LP / License ID No. 0343-22-126857

Approved Interior 2nd Floor Lobby

No Changes



**TABLES = 9**  
**SEATS = 33**  
**BAR STOOLS = 0**  
**TOTAL SEATING = 33**

01 SKY LOUNGE FURNITURE PLAN - SERVICE BAR OPTION  
1/4" = 1'-0"

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dba Modernhaus Soho, Jumpin Jacks and Jimmy  
23 27 Grand Street / New York, New York 10013 - License ID No. 0343-22-126857



2<sup>nd</sup> floor – Jumpin Jacks

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23 27 Grand Street / New York, New York 10013 - License ID No. 0343-22-126857



2<sup>nd</sup> floor – Jumpin Jack's / Service Bar

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23 27 Grand Street / New York, New York 10013 - License ID No. 0343-22-126857



Cellar Event Space

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Signature Room Bar



Veranda Restaurant Glass Enclosure

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Veranda Restaurant Seating



Veranda Restaurant

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Grand Street Terrace



Exterior Seating with customer bar in rear



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Exterior Seating

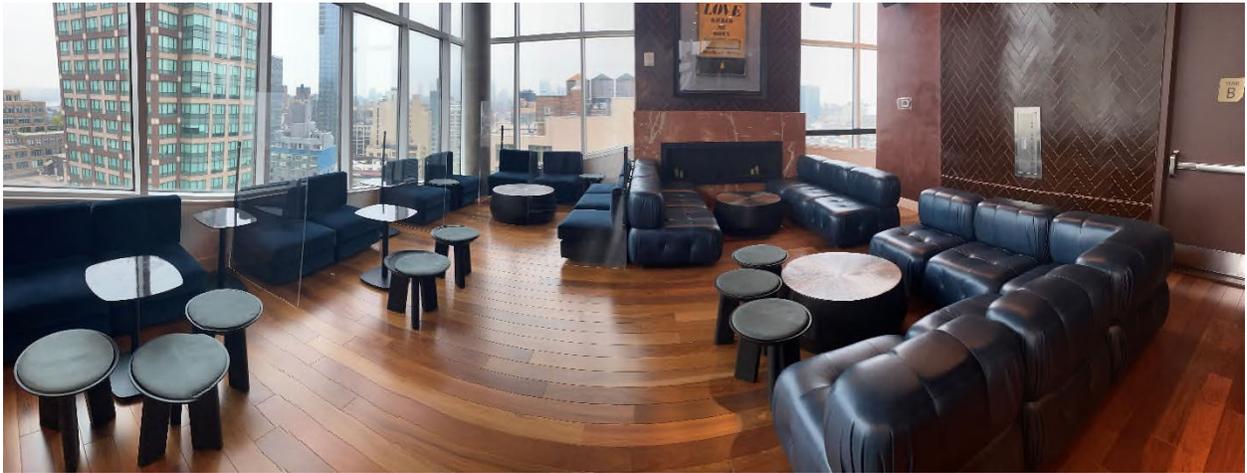


Exterior Terrace

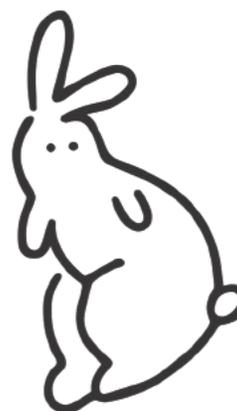
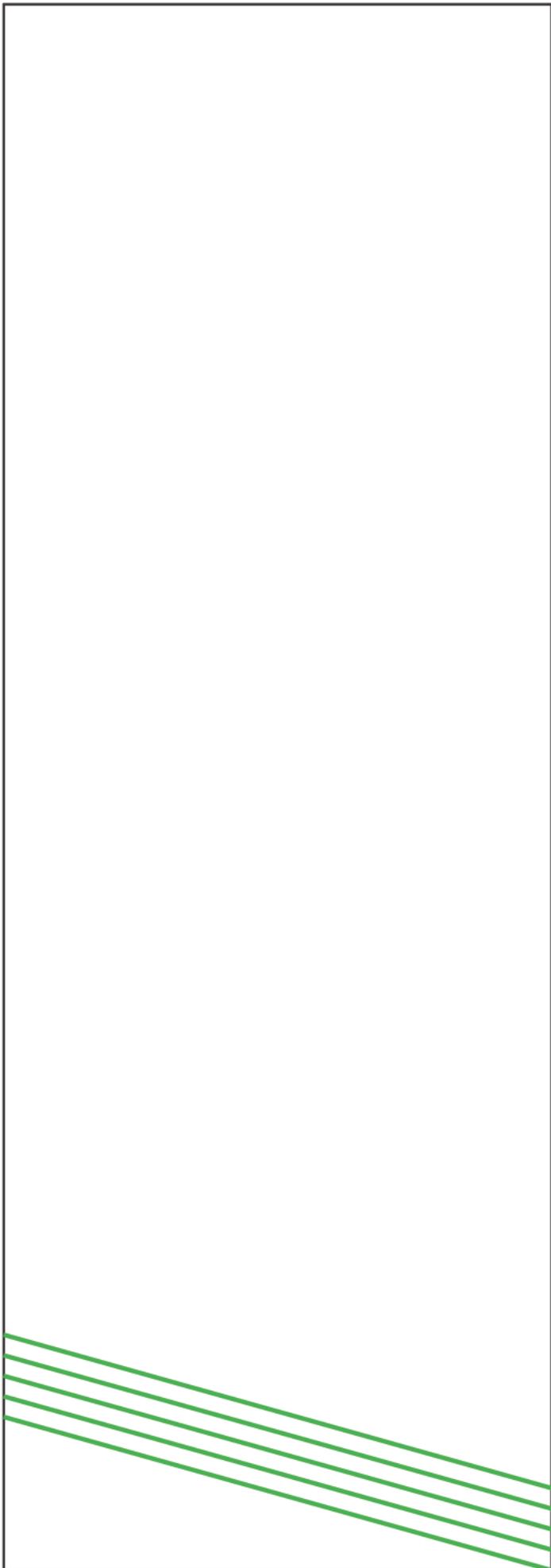


Jimmy 18<sup>th</sup> Floor showing exterior

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dba Modernhaus Soho, Jumpin Jacks and Jimmy  
23 27 Grand Street / New York, New York 10013 - License ID No. 0343-22-126857



Jimmy 18<sup>th</sup> Floor Seating



# **JUMPIN JACKS**

# Coffee & Espresso

DRIP COFFEE .....	5
COLD BREW .....	8
ESPRESSO .....	5
AMERICANO .....	5
MACCHIATO .....	7
CORTADO .....	5
CAPPUCCINO .....	8
LATTE .....	8
CHAI .....	7
HOT CHOCOLATE .....	6

## TEA BY HARNEY & SONS .....

Earl Grey Supreme Organic English  
Breakfast Black Tea Dragon Pearl  
Jasmine Chai Rooibos Chamomile  
Herbal Mint Verbena  
Japanese Sencha Green Tea Floral

## WHISKEY/BOURBON

MAKER'S MARK .....	21
BASIL HAYDEN .....	22
KNOB CREEK .....	22
JAMESON IRISH WHISKEY .....	22

## TEQUILA

CASAMIGOS BLANCO .....	21
CASAMIGOS REPOSADO .....	24
MILAGRO ANEJO .....	24
MILAGRO REPOSADO .....	22
MILAGRO BLANCO .....	20

## MEZCAL

400 CONEJOS .....	20
CASAMIGOS JOVEN .....	22

# Spirits

## VODKA

REYKA .....	20
BELVEDERE .....	21
GREY GOOSE .....	21

## GIN

BOMBAY SAPPHIRE .....	20
HENDRICK'S .....	20
TANQUERAY .....	20

## RUM

BACARDI .....	20
SAILOR JERRY .....	20

## COGNAC

HENNESSY VS .....	20
HENNESSY XO .....	55

## RYE

HUDSON MANHATTAN RYE .....	20
SAZERAC STRAIGHT RYE WHISKEY .....	19
ANGEL'S ENVY .....	25

## SCOTCH

THE BALVENIE 12 .....	24
THE BALVENIE 14 .....	30
GLENFIDDICH 12 .....	24

# Beverages

## pressed.

GREEN JUICE .....	12
kale, lemon, ginger, celery, spinach, parsley	

GREEN SMOOTHIE .....	12
celery, cucumber, banana, avocado, spinach, lemon, kale, spirulina, matcha, apple	

PROBIOTIC MANGO LEMONADE .....	12
turmeric, lemon	

WELLNESS SHOT .....	6
ginger, lemon, ground cayenne pepper	

ORANGE JUICE .....	8
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GRAPEFRUIT JUICE .....	8
------------------------	---

CRANBERRY JUICE .....	8
-----------------------	---

SODA .....	6
coke, diet coke, sprite, ginger ale, club soda, ginger beer	

BOTTLED WATER (LITER) .....	10
saratoga still, saratoga sparkling	

# Breakfast

7 AM -11AM

## MODERNSHAUS AMERICAN BREAKFAST 29

two eggs any style, bacon, sourdough toast, seasonal fruit  
choice of: drip Coffee harney & sons tea juice

## CHIA SEED PARFAIT .....16

coconut yogurt, blueberry, roasted pumpkin

## GRANOLA BOWL .....15

house made granola, greek yogurt, mixed berries, mint

## STEEL CUT OATS .....14

brown sugar, sliced banana

## AVOCADO TOAST .....18

calabrian chili, pesto,  
poached egg 4

## LEMON RICOTTA PANCAKES.....20

blueberry compote, whipped cream

## EGG WHITE OMELETTE.....20

spinach, feta cheese, side of fruit salad

## SMOKED SALMON + SCRAMBLED EGGS 27

sourdough toast, chives, home fries

## BAGEL & LOX.....22

chewy bagel, smoked salmon, cream cheese, capers,red  
onion, dill

## HUEVOS RANCEROS.....21

two fried eggs, corn tortilla, avocado, black  
bean, homemade tomatillo sauce  
steak 6oz 12

gluten free bread available upon request

# Wines

## BUBBLES

Glass Bottle

LUCA PARETTI, PROSECCO, NV.....18|90

MOET & CHANDON BRUT.....35|175

MOET & CHANDON ROSE.....40|200

## ROSE

WHISPERING ANGEL, PROVANCE.....20|95

## WHITE

JERMANN PINOT GRIGIO .....20|100

CLOUDY BAY SAUVIGNON BLANC.....24|120

MAISON CHANTAL SANCERRE .....22|110

## RED

TYLER PINOT NOIR, SANTA RITA HILLS .....27|135

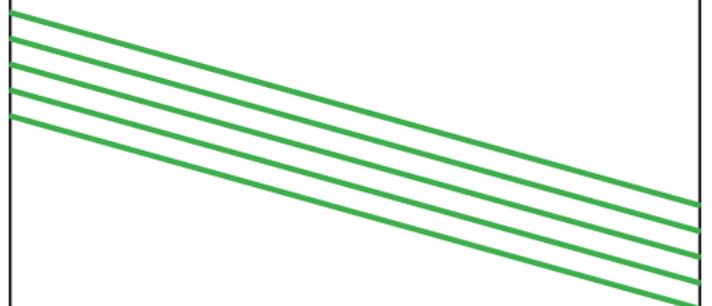
VIRGINIE DE VALANDRAUD MERLOT.....30|150

# Beer

MODELO ESPECIAL .....11

LAGUNITAS IPA .....11

ATHLETIC GOLDEN ALE N/A.....10



# Classic Cocktails

MARTINI .....	23
MARGARITA.....	20
MANHATTAN.....	20
DAIQUIRI .....	20
NEGRONI.....	20

# Spirit-free

HIBISCUS LEMONADE.....	15
house made red hibiscus syrup, lemonade	

# Sides

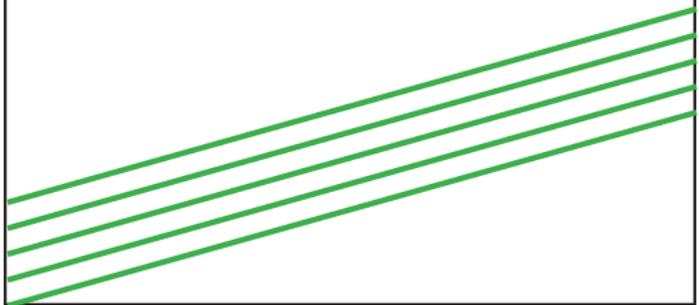
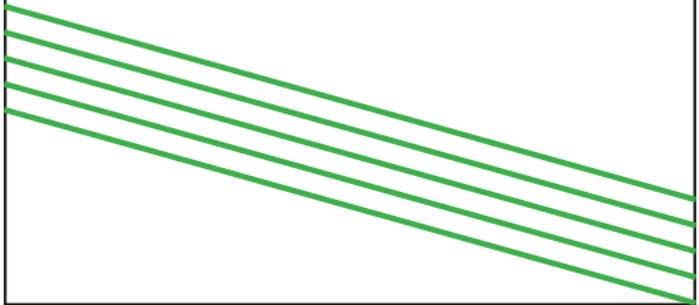
7 AM -11AM

CROISSANT .....	7
jam	
TOASTED BLUEBERRY MUFFIN .....	7
clotted cream	
MIXED BERRIES.....	9
AVOCADO .....	7
TWO EGGS ANY STYLE .....	9
CHICKEN SAUSAGE .....	8
BACON .....	10

# Sides

11 AM -6PM

GREEN SALAD .....	15.
mixed greens, tomato, cucumbers, vinaigrette	
FRENCH FRIES.....	10
GRILLED ASPARAGUS.....	14
CHIPOTLE POTATO AU GRATIN .....	14
GARLIC-THYME MASHED POTATO.....	12



# All Day

11AM-6PM

## SNACKS

GUACAMOLE.....18 tortilla chips
SPICY TUNA CRISPY RICE.....20 jalapeno
BURATTA SALAD.....27 heirloom tomato & basil
HUMMUS.....16 seasonal vegetables & grilled pita
ZA'ATAR FRENCH FRIES.....10 aioli

## SALADS

KALE CAESAR SALAD.....22 caesar dressing, bianco sardo, breadcrumbs chicken 8 steak 12 salmon 9 shrimp 10
CHOPPED MEDITERRANEAN ROMAINE 23 roasted cherry tomato, onion, heart of palm, pumpkin seed, pepperoncini, lemon vinaigrette chicken 8 steak 12 salmon 9 shrimp 10

# All Day

11AM-6PM

TRIPLE DECKER CLUB .....22 roasted turkey, lettuce, tomato, bacon, egg, dijonaise, fries
GRILLED CHEESE .....20 cheddar cheese, spicy tomato bisque
GRILLED CHICKEN SANDWICH.....21 grilled chicken breast, mxed greens, tomato, avocado, mayo, french fries
CHEESEBURGER.....27 caramelized onion, vermont cheddar fried egg, french fries bacon 6 avocado 4

## ENTREES

MEZZE MANICHE .....25 spicy vodka, stracciatella
ROASTED GARLIC CHICKEN.....35 garlic thyme mashed potato
NY STRIP 12OZ .....55 choice of: pumpkin risotto garlic thyme mashed potatoes chipotle sweet potato gratin french fries
ROASTED SALMON.....37 chipotle infused potato au gratin

## SWEETS

VANILLA INFUSED PEAR.....12
CHOCOLATE CHIP COOKIES .....12
FRUIT PLATE .....12 seasonal fruits

## Jimmy's Menu

### Snacks

Guacamole & Chips	
pico de gallo and corn chips (gf,v)	18
Hummus	
seasonal vegetables & grilled pita	17
*Spicy Tuna Crispy Rice	
crispy rice topped with spicy tuna, jalapeno	18
Shitake Spring Rolls	
chili lime sauce	18
Piri-Piri Chicken Skewers	
grilled chicken skewers, lime wedge	17
Vegan Cauliflower Tacos	
crispy cauliflower with coconut crema (vg)	19
*Braised Chicken Tacos	
lime avocado crema & pickled onion (gf)	19
*Fried Chicken Fingers	
yogurt ranch & togarashi	22
*Truffle Cheeseburger Sliders	
served with side of fries	25
Chicken Empanadas	
mint jalapeno salsa verde	18
Truffle Parmesan Fries	
truffle oil	15
Sweet Potato Fries	
parmesan & rosemary salt	14

## Sweets

Just Baked Chocolate Cookies	12
Flourless Chocolate Cake	
Mixed Berries	14

## **Proposed Restaurant Menu for Kyma Soho LLC dba Selena by KYMA**

### **MEZZE**

#### **Selene Mezze**

Red Beet Hummus | Melitzanosalata | Tirokafteri | Tzatziki | Black Garlic Skordalia

-Choice of 3 – \$19

Add crudités \$5

### **RAW BAR**

Seafood Tower (oysters , shrimp cocktail , crab meat , lobster , caviar , sea urchin) \$140

Caviar Service (oscietra , Siberian) served with traditional accouterment & warm koulouri)  
\$120

Lavraki Crudo (ouzo emulsion | fennel pollen | kalamata olives) \$22

Tuna Crudo ( fig | grapefruit | black garlic | wild pistachio) \$25

Scallop Crudo (serano pepper | ladolemono ) \$22

Tuna Tartare (green peas | harissa | kalamata olives | avocado mousse) \$29

Salmon Tartare ( roasted red beets | Greek yogurt | orange) \$23

### **SALADS**

Horiatiki (tomato , persian cucumbers , onion,green pepper , kalamata olives , barel aged feta) \$27

Green (Lettuce crisp , endive , mustard mayo , crumbled feta ) \$19

Selene (Lobster , blistered cherry tomato , shaved Brussels sprouts , haloumi dressing) \$27

Citrus Fennel (pear, pomegranate , radicchio , mint) \$23

### **APPETIZERS**

Selene chips (served with tzatziki) \$26

Feta en Papillote (sesame crusted , oven baked , Cretan honey) \$19

Octopus Carpaccio \$26

Crab cake (served with gigantes , black truffle aioli , frisee salad) \$34

Calamari (pan fried , served with housemade tomato sauce) \$25

Grilled Octopus (served with fava , capers , lemon) \$29

Grilled Haloumi (watermelon , cherry tomato , baby arugula) \$18

Saganaki \$19

Keftedes (served in warm housemade tomato sauce & kefalograviera cheese) \$21

#### FISH MARKET

Faroe Island Salmon \$39

Lavraki \$39

Tsipoura \$38

Fagri \$40

Red Snapper \$41

Black Sea Bass \$41

Dover Sole \$45

Black Tiger Prawn \$48

Whole Maine Lobster \$49

#### MAINS

Lamb Chops \$35

Free Range Chicken \$35

8oz USDA Beef Tenderloin Fillet \$48

12 oz Ribeye \$59

Pork Chops \$42

Short Rib Yiouvetsi \$38

Lobster Pasta \$55



## APPLICATION FOR PERMISSION TO MAKE ALTERATIONS On-Premises Establishment

**This application must be filed with the Albany office of the State Liquor Authority located at:  
80 South Swan Street, Suite 900, Albany, NY 12210-8004**

**NO FEE IS REQUIRED**

**This application must be accompanied by the following:**

- A diagram showing the **existing** layout of the entire premises (interior and exterior) on a single sheet of 8.5" x 11" paper
- A diagram showing the **proposed** layout of the entire premises (interior and exterior) on a single sheet of 8.5" x 11" paper
- Financial documentation showing the availability of funds to be used to cover the costs of the proposed alterations
- If located in New York City, submit proof of the mailing or delivery of the Standardized Notice Form for providing 30-day advance notice to the Community Board
- Photographs of the area to be altered as it appears when filing the Alteration Application
- An updated Establishment Questionnaire with answers reflecting the entire premises *after* the proposed alterations
- If an additional bar is being added, submit an application for Additional Bar along with the applicable fee
- An amended lease agreement if space that was not previously included in the demised premises is being added

**If the application is conditionally approved the following items may be required prior to final approval:**

- Copies of all relevant permits, including building permits, sidewalk cafe permits, etc.
- Photographs of the premises showing all alterations complete
- A new Certificate of Occupancy or Certificate of Completion if required by the local municipality
- The standardized Statement of Completion of Alterations, completed and returned to the Authority

Before any **SUBSTANTIAL ALTERATION** to a licensed premises may be undertaken by or on behalf of any licensee, except a Farm Winery, the licensee shall apply to the State Liquor Authority for permission to do so. A substantial alteration shall include any enlargement or contraction of a licensed premises; any physical change to the exterior of the licensed premises that involves the creation or relocation of any window or door, or reduces the visibility that existed at the time of licensing; any physical changes in the interior that materially affect the character of the premises or physical structure that existed at the time of licensing; and (in the case of establishments licensed for on-premises consumption) any enlargement or reduction of the dining or kitchen facilities or any change in the size or location of any bar from which alcoholic beverages are served.

**MINOR ALTERATIONS** shall be deemed to be one costing and valued at less than \$10,000, which does not affect the material character or physical structure that existed at the time of licensing. Before commencing work on the alteration, the licensee must request permission to effect such minor alteration by submitting this application, in person or by certified mail (return receipt requested). The request must include: a description of the proposed alteration; the cost and value of the alteration; and the source of the monies to be used to pay for the alteration.

*After receiving the application, the State Liquor Authority will have 20 days to review the proposed alteration. If there is any objection, the Authority will notify the licensee by certified mail. If no objection is made within 20 days after reviewing the necessary forms, it shall be deemed that permission has been granted. Work may commence on the alteration if no objection is received by the 25th day after filing.*

**Alcoholic beverages may not be kept or sold in any added space until the Alteration is approved.**



# APPLICATION FOR PERMISSION TO MAKE ALTERATIONS

**This application must be filed with the Albany office of the State Liquor Authority located at:  
80 South Swan Street, Suite 900, Albany, NY 12210-8004**

**NO FEE IS REQUIRED**

**The licensee named below hereby requests the permission of the State Liquor Authority to make alterations to the licensed premises as set forth below.**

License ID #: **0343-22-126857** County: **New York** Phone #: **212 465 2000**

Full name of Licensee as listed on the License: **Thor James Hotel Leaseco LLC & Highgate Hotels LP**

Trade Name (DBA) as listed on the License: **Modernhaus Soho/ Jumpin Jacks and Jimmy**

Address of the Licensed Premises: **23 27 Grand Street**

City: **New York** Zip Code: **10013**

Business Email Address: **missery@wmlp.com**

Post Office/Mailing Address (if different than premises): **N/A**

1. CHECK ONE:  Substantial Alteration  Minor Alteration

2. List proposed alterations (describe all changes fully. If more space is needed, attach additional sheets):

**The ground floor restaurant spaces, the ground floor exterior spaces and cellar event space will be removed from the hotel liquor license. See enclosed list of alterations.**  
**A new application for an on-premises liquor license for the hotel restaurant spaces and cellar event space (the event space will also be a restaurant) is being submitted to the NYSLA for Kyma SoHo LLC dba Selena by KYMA.**  
**The two trade names, The Signature Room and Veranda will be removed from the hotel license.**

3. Is space being added or eliminated from the licensed premises? **Space is being eliminated.**

3a. If added, provide size, location and use of space:

**N/A**

3b. If additional space is added, provide name of landlord and terms of lease, if applicable (a copy of an amended lease may be required):

**N/A**



# APPLICATION FOR PERMISSION TO MAKE ALTERATIONS

4. Is a building permit required for the proposed alterations by the municipality?  Yes  No

4a. If yes, give permit number and issuing municipality:  
Provide a copy of the permit.

N/A

5. Will any entrance or exit of the premises as altered be within 200' of the entrance to a school, church or synagogue, or other place of worship?  Yes  No

6. Is there a change of premises address due to the alteration?  Yes  No  
(If the address of the premises has changed since the last application, submit a written explanation or letter from the Post Office, as well as an Endorsement Application to amend the address.)

6a. If yes, provide eliminated address and/or additional address:

N/A

7. Estimated cost of alteration:

7a. Sources of funds used to pay for alteration:

8a. Present seating capacity at tables: **263\***

8c. Present total length of bar: **23'-9"**

**\*Includes 11 bar stools**

8b. Proposed seating capacity at tables: **117\***

8d. Proposed total length of bar: **No change**

**\*Includes 9 bar stools**

The undersigned, each for himself, certifies that he/she is the applicant above named; that he/she knows the contents of the above application and the statements contained therein and the same are true of his/her own knowledge.

**Joseph Sitt**  
(Print Name)

certifies that he/she is

**Indirect Member**  
(Title)

of the above named applicant corporation; that he/she knows the contents of the above application and the statements and answers therein; that the same are true of his/her knowledge; that he/she has been authorized, by order of the Board of Directors of said applicant corporation to make the statements and answers in this application on behalf of said applicant corporation with the same force and effect as if said corporation made such statements and answers itself. The undersigned also certifies that he/she will meet all local code requirements of the municipality in which the premises is located and obtain any necessary permits required of him/her in order to perform the alteration within the boundaries of the law.

**X**   
(Signature of Authorized Principal and/or each Partner)

(Date)

[OFFICE USE ONLY]

DATE FILED:  License ID#:

Approved  Disapproved

License Board Member Date

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

## ESTABLISHMENT QUESTIONNAIRE

In this section you must describe the premises to be licensed. Answer ALL questions completely. Please do not answer "see attached" to any question. Any incomplete answer may delay or prevent the processing of the application.

**Helpful Hint: Drawing your diagram and reviewing your photographs may assist you in completing this section. See sample diagrams at the end of this application.**

**1. Zoning**

1a. State what the area is zoned for: Mixed  
(e.g., Residential, Business, Mixed etc.)

1b. Does the premises have a **VALID CERTIFICATE OF OCCUPANCY** and **ALL** appropriate permits?  Yes  No  Pending

**2. Premises**

2a. Describe the type of building in which the premises will be located. 20 story hotel

2b. Is or has the building/proposed premises been known by any other address?  Yes  No

If YES, please specify: See enclosed DOB Property Profile Pages

*If the address was changed due to a 911 update or other government action, please include documentation for the change.*

2c. Is there currently an active license or has there ever been a license to traffic in alcoholic beverages at this location?  
 Currently Licensed  Previously Licensed  Never Licensed  Do Not Know

Name of Licensee: Thor James Hotel Leaseco LLC & Highgate Hotels LP License ID Number: 0343-22-126857

2d. Are there any disciplinary actions pending against the applicant, current licensee or prior licensee?  
 Yes  No  Do Not Know

**Any pending disciplinary action may delay a determination on this application or result in the disapproval.**

2e. If the proposed premises has never been licensed, what was the prior use?  
N/A

2f. Is any other floor or area of the building currently licensed?  Yes  No\*

Name of Licensee: \*The restaurant spaces will be obtaining its own license. The OP application is pending. License ID Number:

OFFICE USE ONLY
<input type="radio"/> Original <input type="radio"/> Amended      Date _____

**3. Premises (interior):**

3a. List the total number of floors of the business establishment to be licensed, including the basement: **Entire 20 story hotel expect restaurant spaces for cellar, ground floor and exterior terraces connected to ground floor.**

3b. List the floor(s) where the proposed premises will be located: **Entire hotel including 2nd floor and 18th floor lounge, except restaurant spaces**  
(e.g., basement, ground floor, 2nd & 3rd floor, etc.)

3c. Where is the alcohol stored? **17th floor and 18th floor**

3d. Is there interior access to any other floor(s) or area(s) that will not be part of the premises to be licensed?  
If yes, show the means of access on the interior diagram(s).  Yes\*     No

**\*Access to restaurant spaces from hotel**

3e. Are the premises to be licensed divided in any way, by a public or private passageway, over which the applicant does not have exclusive possession and control?  
(e.g., hallway, stairwells, common areas, etc.)  Yes     No

If YES, describe:

3f. How many public restrooms? If less than two (2) public restrooms, you must request a waiver of the two (2) restroom rule in writing. Please show restrooms on diagram. **5**

3g. List the maximum occupancy of the premises: **701\***      3h. Number of tables? **37\*\***

**\*Excluding restaurant occupancy for 343**

3i. Number of seats at tables? **108\*\***      3j. Number of seats at bar or counter? **9\*\***

**\*\*Interior 2nd floor lobby 9 tables and 33 seats/ 18th floor interior lounge 14 tables and 39 seats.**

**4. Bars: Exterior 18th floor rooftop 14 tables and 36 seats. Total seating 117 including 9 bar stools.**

4a. How many customer bars are located on the premises? **One**  
(a customer bar is where patrons may order, purchase or receive alcoholic beverages)

4b. How many service bars? (a service bar is for wait staff use exclusively) **Two**

4c. Describe each bar in the fields below:

**Bar 1**

Bar Type: **Customer Bar**

Length: **23'-9"**

Shape: **Straight**

Location: **Interior 18th floor lounge**

**Bar 2**

Bar Type: **Service Bar**

Length: **6'**

Shape: **Straight**

Location: **Exterior 18th floor roof**

**Bar 3**

Bar Type: **Service Bar**

Length: **4'**

Shape: **Straight**

Location: **Interior 2nd floor lobby**

(If the location of your bar is not listed as a choice in the drop-down menu, please type in your answer.)

**Attach additional sheets if there are more than 3 bars.**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

**5. Kitchen:**

5a. Does the premises have a full kitchen?  Yes \*  No **\*Kitchen in cellar restaurant**

If NO, does the premises have a food preparation area?  Yes  No

**Show Kitchen or Food Prep Area on the Interior Diagram**

**NOTE: FOOD MUST BE AVAILABLE FOR SALE DURING ALL HOURS OF OPERATION; SUBMIT A MENU**

5b. Is a chef/cook employed at the premises?  Yes  No

If YES, please list hours of day chef/cook will devote to the premises:

**All hours of operation for restaurant**

**6. Hotel or Bed & Breakfast:**

6a. How many floors?

6b. How many guest rooms?

6c. For Hotels Only: Is there a public restaurant on the hotel premises?  Yes\*  No

**\*Restaurant will acquire its own liquor license.**

**7. Outdoor Areas:**

7a. Are there any outside areas used for the sale or consumption of alcohol?  Yes  No

7b. If YES, what is the outside occupancy?

7c. Check all types that apply:

*Note: there must be direct access from the interior of the premises to any outdoor area(s) that you wish to license. Show access on diagram.*

- |  |                               |                                  |                                   |                                 |
|--|-------------------------------|----------------------------------|-----------------------------------|---------------------------------|
| <input type="checkbox"/> Sidewalk Cafe                           | <input type="checkbox"/> Deck | <input type="checkbox"/> Patio   | <input type="checkbox"/> Porch    | <input type="checkbox"/> Gazebo |
| <input checked="" type="checkbox"/> <b>18th floor</b><br>Rooftop | <input type="checkbox"/> Yard | <input type="checkbox"/> Balcony | <input type="checkbox"/> Pavilion | <input type="checkbox"/> Tent   |

Other (describe):

7d. Is the outdoor area(s) divided by any public or private passageway or area that the applicant does not have exclusive control?  Yes  No

If YES, how is it divided?

7e. How is the outdoor area(s) contained? Check all that apply and show enclosure on diagram.

- |                                  |  |                                    |                                 |                                     |
|----------------------------------|--|------------------------------------|---------------------------------|-------------------------------------|
| <input type="checkbox"/> Fencing | <input checked="" type="checkbox"/> Wall | <input type="checkbox"/> Shrubbery | <input type="checkbox"/> Roping | <input type="checkbox"/> Stanchions |
|----------------------------------|--|------------------------------------|---------------------------------|-------------------------------------|

Other (describe):

7f. Is a permit required by the locality for outside area(s)?  Yes  No

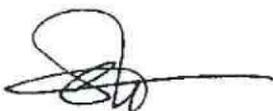
If YES, submit a copy of the permit, the permit application, proof of workers' compensation and proof of liability insurance to provide coverage for "injury sustained by persons on the contiguous municipal public space or non-contiguous municipal public space used by the licensee and, if applicable, persons and cyclists using or crossing a bike thoroughfare that connects the licensed premises to the non-contiguous municipal space used by the licensee."

# Certificate of Occupancy

**CO Number: 104806872F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00227	<b>Certificate Type:</b> Final
	<b>Address:</b> 23 GRAND STREET	<b>Lot Number(s):</b> 50	<b>Effective Date:</b> 08/31/2011
	<b>Building Identification Number (BIN):</b> 1088492	<b>Building Type:</b> New	
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-C	(1968 Code)	
	<b>Building Occupancy Group classification:</b> F-4	(1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEB		
	<b>No. of stories:</b> 1	<b>Height in feet:</b> 20	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Sprinkler system, Fire Suppression system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

# Certificate of Occupancy

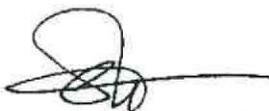
CO Number:

104806872F

## 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
CEL	156	OG	F-4		6	EATING AND DRINKING ESTABLISHMENT
CEL	5	OG	F-4		6	ACCESSORY KITCHEN
CEL	1	OG	F-4		6	TRASH STORAGE, WATER ROOM, ELEV. MACHINE ROOM, JANITOR
001	163	100	F-4		6	BAR AND TERRACES
001		100	F-4		6	BOILER ROOM, GAS/METER ROOM/ ELEC. ROOMS
ROF	28	40	F-4		6	ROOF TERRACE
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner

# Certificate of Occupancy

**CO Number: 104806863F**

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.*

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00227	<b>Certificate Type:</b> Final
	<b>Address:</b> 31 GRAND STREET	<b>Lot Number(s):</b> 52	<b>Effective Date:</b> 10/03/2011
	<b>Building Identification Number (BIN):</b> 1088405	<b>Building Type:</b> New	

*For zoning lot metes & bounds, please see BISWeb.*

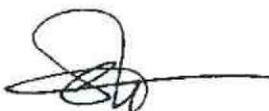
<b>B.</b>	<b>Construction classification:</b> 1-C (1968 Code)	
	<b>Building Occupancy Group classification:</b> J-1 (1968 Code)	
	<b>Multiple Dwelling Law Classification:</b> HAEB	
<b>No. of stories:</b> 18	<b>Height in feet:</b> 258	<b>No. of dwelling units:</b> 114

<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system, Fire Suppression system
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<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.
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<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None
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**Borough Comments:** None



Borough Commissioner



Commissioner

# Certificate of Occupancy

CO Number:

104806863F

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
CEL	49	OG	J-1		5	WATER ROOM. ELEVATOR, MACHINE ROOM. STORAGE LOCKER ROOMS., IT ROOM, FUEL TANK ROOM, ELECTRIC ROOM, LOUNGES, HK SOIL ROOM
001		100	J-1		5	HOTEL LOBBY
001		100	J-1		5	WATER/SEWER/GAS ROOM/ FIRE PUMP ROOM
001	25	100	C		6	FUTURE TENANT SPACE
001	49	100	C		6	TERRACE ( GARDEN LEVEL)
002	54	100	J-1		5	HOTEL LOBBY ( SKY LOBBY)
002	1	100	E		6	ACCESSORY OFFICE
003	011 18	40	J-1	81	5	EIGHTHY ONE (81) HOTEL ROOMS PER FLOOR
012	17	40	J-1	8	5	EIGHT(8) HOTEL ROOMS
013	17	40	J-1	8	5	EIGHT(8) HOTEL ROOMS (NAME FLOOR 14)
014	17	40	J-1	8	5	EIGHT(8) HOTEL ROOMS (NAME FLOOR 15)
015	15	40	J-1	5	5	FIVE (5) HOTEL ROOMS (NAME FLOOR 16)



Borough Commissioner



Commissioner

*Certificate of Occupancy*

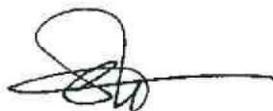
CO Number:

104806863F

**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.

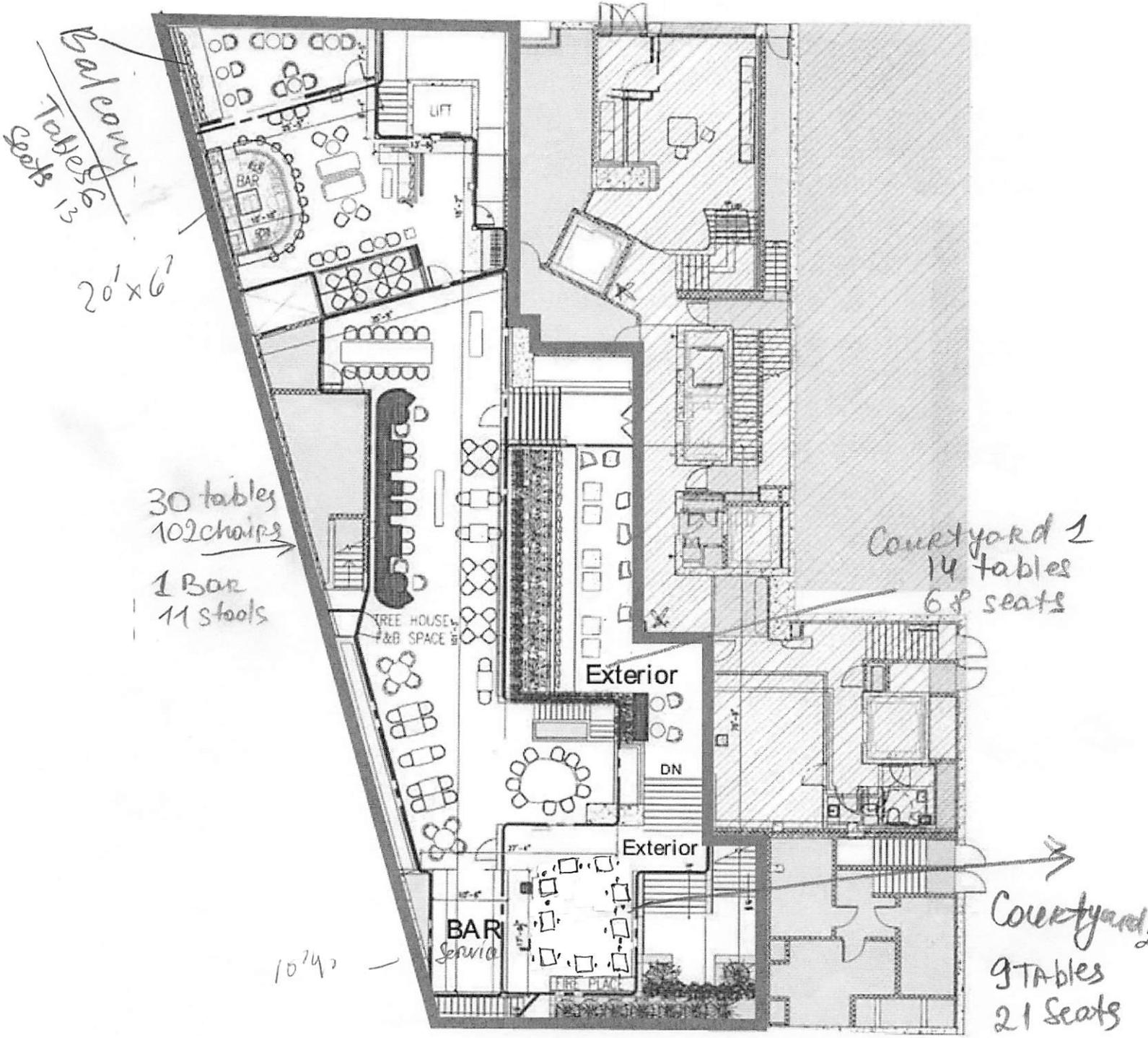
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
016	36	40	J-1		5	ACCESSORY FITNESS AREA NOT OPEN TO PUBLIC
016	8	40	J-1	4	5	FOUR (4) HOTEL ROOMS (NAME FLOOR 17)
016		40	J-1		5	POOL MECHANICAL ROOM
017	148	100	F-4		6	ACCESSORY POOL AND BAR (NAMED FLOOR 18)
018		100	J-1		5	MECHANICAL AND ELECTRICAL ROOM (NAMED FLOOR 19)
RO F		100	J-1		5	ELEVATOR MACHINE ROOM
RO F	101	100	J-1		5	ROOF TERRACES, ELECTRICAL AND ELEVATOR MACHINE ROOMS (ROOF OF 1ST FLOOR HOTEL USE)
RO F		100	J-1		5	MECHANICAL EQUIPMENT
<b>END OF SECTION</b>						



Borough Commissioner

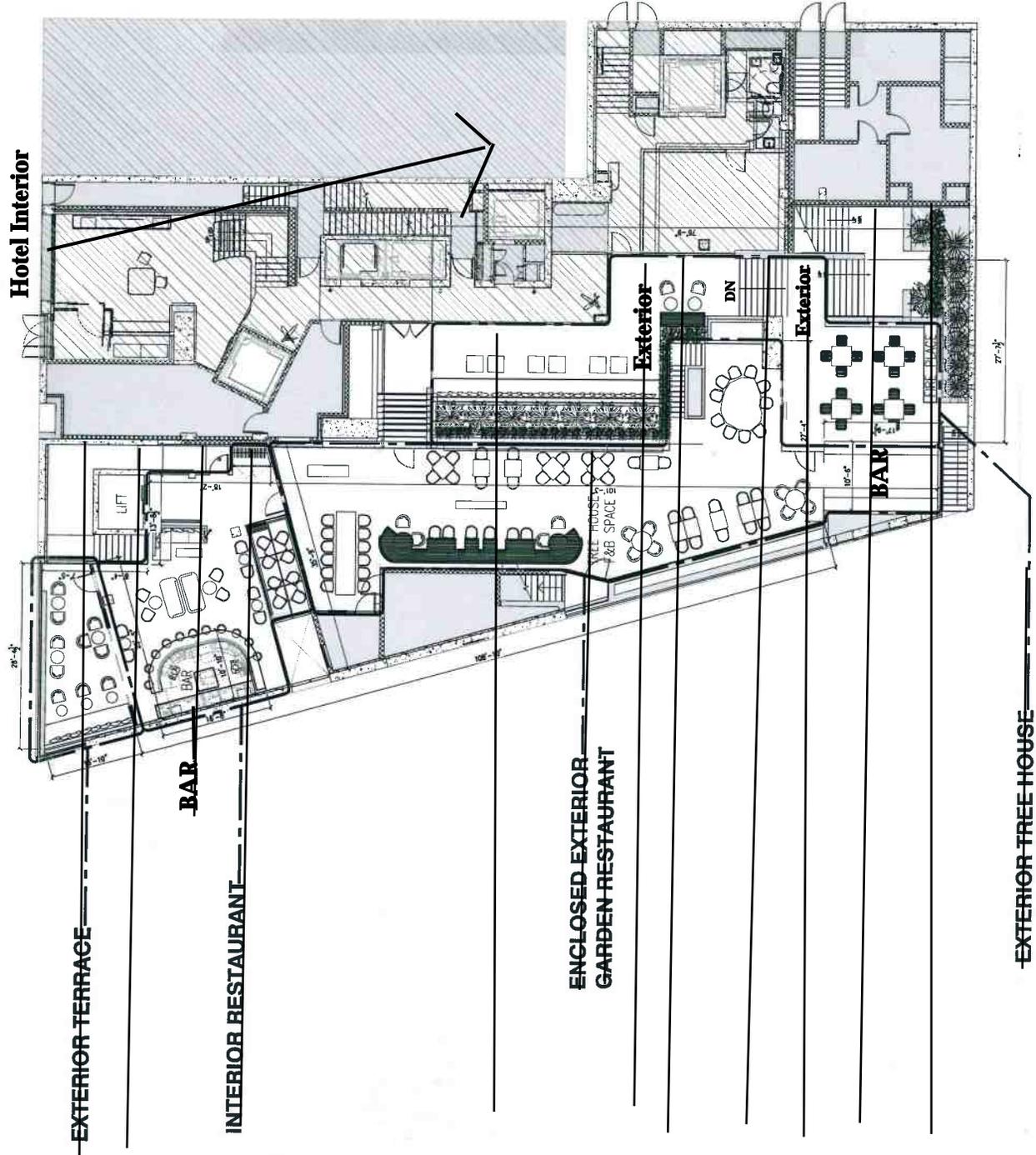


Commissioner

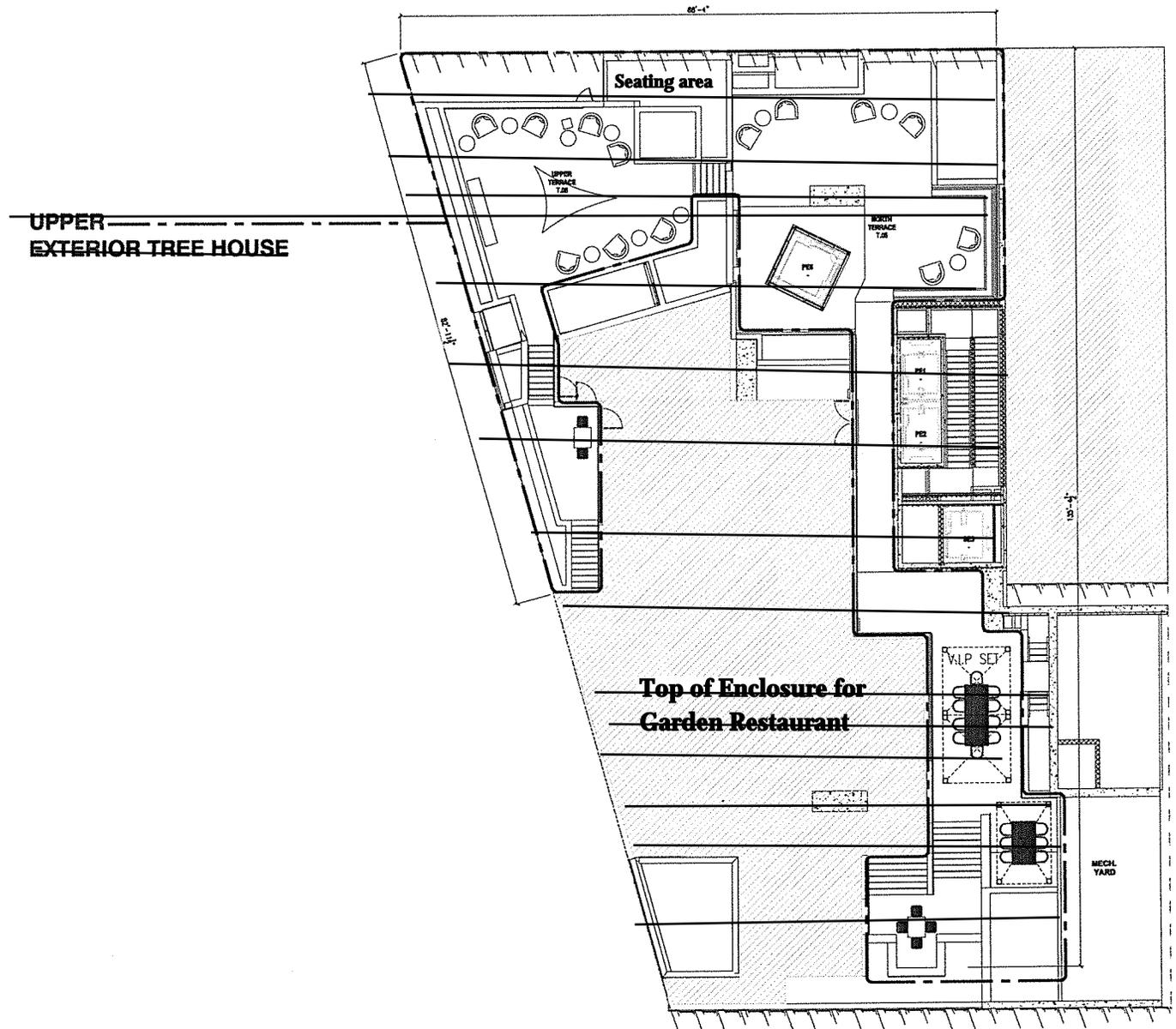


Street Level

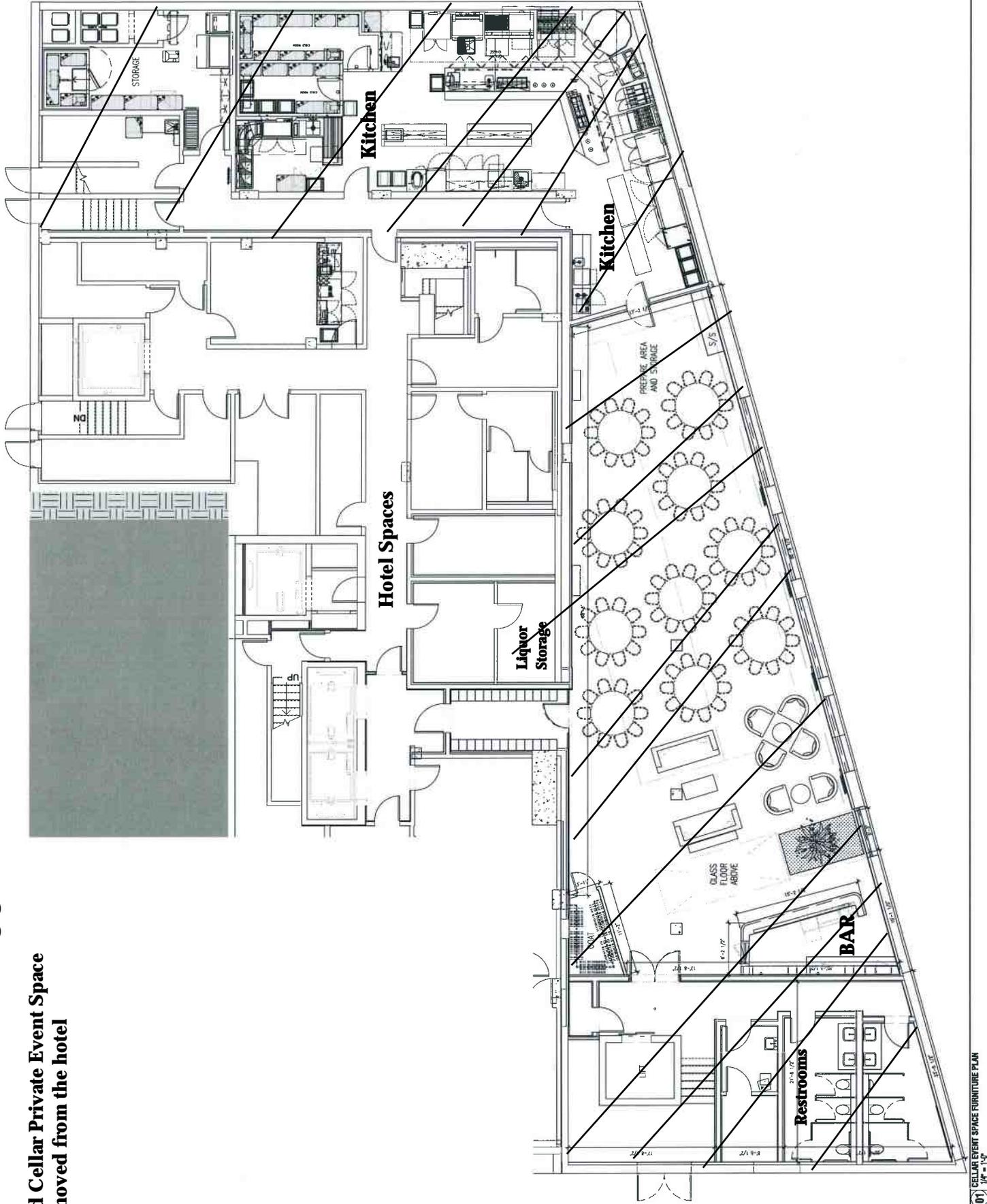
Thor James Hotel Leaseco LLC and Highgate Hotels LP / License ID No. 0343-22-126857  
Current Ground Floor Spaces removing restaurant spaces from hotel



Proposed Diagram Upper Tree House Spaces to be removed from hotel



**Proposed Cellar Private Event Space  
to be removed from the hotel**



Thor James Hotel Leaseco LLC and  
 Highgate Hotels LP  
 License ID No. 0343-22-126857

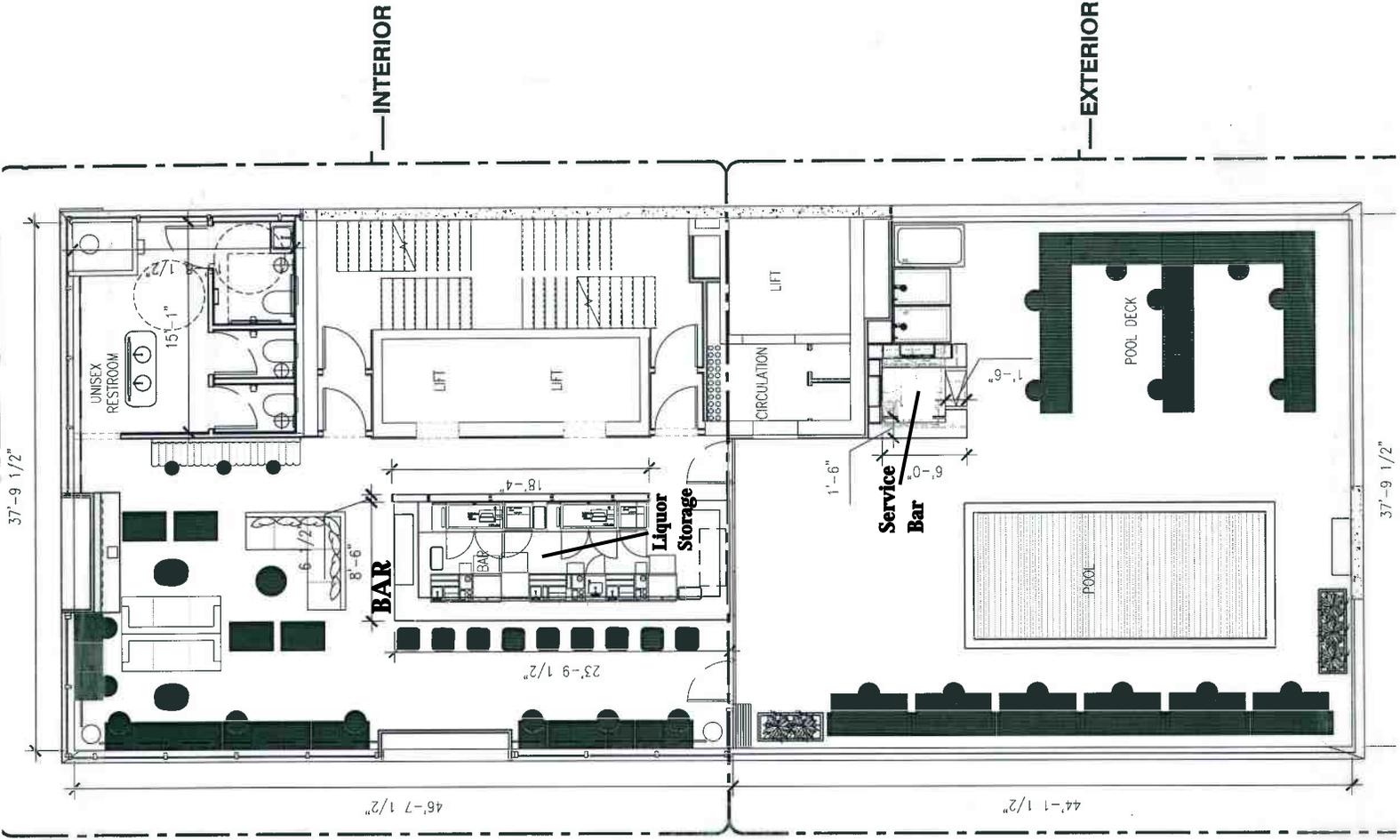
Approved 18th Floor - Jimmy

No Changes

**INTERIOR:**  
 TABLES = 14  
 SEATS = 39  
 BAR STOOLS = 9  
 TOTAL SEATING = 48

**EXTERIOR:**  
 TABLES = 14  
 SEATS = 36  
 BAR STOOLS = 0  
 TOTAL SEATING = 36

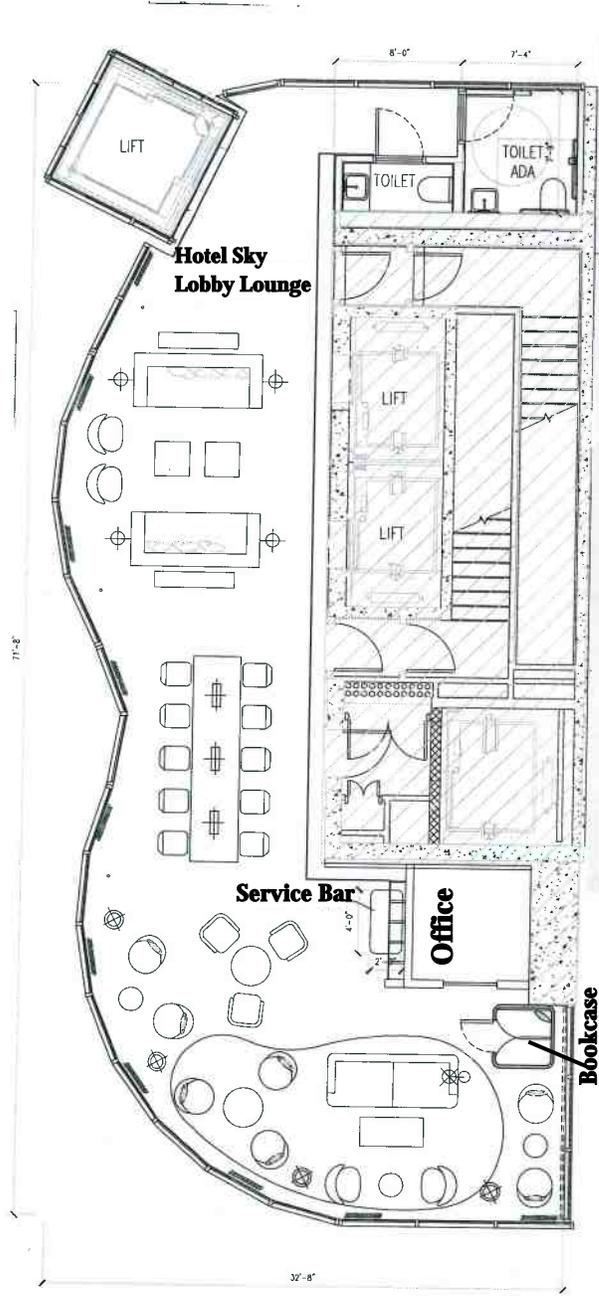
**TOTAL:**  
 TABLES = 28  
 SEATS = 84



Thor James Hotel Leaseco LLC and Highgate Hotels LP / License ID No. 0343-22-126857

Approved Interior 2nd Floor Lobby

No Changes



TABLES = 9  
SEATS = 33  
BAR STOOLS = 0  
TOTAL SEATING = 33

01 SKY LOUNGE FURNITURE PLAN - SERVICE BAR OPTION  
1/4" = 1'-0"