

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
Have a Nice Bae LLC		Sushi by Bae/Have a Nice Bae Cafe	
STREET ADDRESS		CROSS STREETS	ZIP CODE
232 7th Avenue		W 23rd & W 24th Streets	10011
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: Mark Shemel mshemel@thinkproperties.com	ATTORNEY/ REPRESENTAIVE	NAME: Robert Bookman Pesetsky and Bookman, P.C.
	PHONE: 516-526-9620 Noam Shemel		PHONE: 212-513-1988
	EMAIL: ns@kanorei.com 917-494-2770		EMAIL: rbookman@pb.law
MANAGER	NAME: Michael Sinensky	LANDLORD	NAME: Mark Shemel
	PHONE:		PHONE: 212-366-6766
	EMAIL: m@simpleavenue.com		EMAIL: mshemel@thinkproperties.com
APPLICATION TYPE (<input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	See attached rider	
	What were the dates applicant was involved with this former premise?	See attached rider	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	YES	<input checked="" type="radio"/> NO	We will file after CB appearance
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Liquor License Rider for Michael Sinensky

Business Name	Business Address	Past/Current License Held
Hudson Terrace	621 West 46 th Street	10/2008-Present
Sidebar/Sushi by Bou/Sushi by Bae	120 E 15 th Street	2/2007-Present
Hotel 3232/Lost Hours/Sushi by Bou	32 E 32 nd Street	5/2019-Present
The Quiet Man	1768 2 nd Avenue	03/2001-03/2011
Village PourHouse	64 3 rd Avenue	05/2006-8/2018
Village Pouhouse Upper West	982 984 Amsterdam Avenue	08/2008-08/2016
Dino's	313 317 College Avenue	05/2009-05/2011
Little Town NYC	366 W 46 th Street	09/2010-07/2014
Tres Carnes Chelsea	688 Ave of the Americas	05/2015-05/2017
Tres Carnes	201 Pearl Street	02/2014-02/2016
Tres Carnes	954 3 rd Avenue	06/2014-06/2018
Tres Carnes Turtle Bay	817 Second Avenue	01/2015-1/2016

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am
	Kitchen	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am
	Music	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am
If you plan to have music, what type(s)? (Circle all that apply)		BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE	

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar	
INSIDE	102	74	4	8	0	3	16	
OUTSIDE <i>(Other than sidewalk café.)</i>	NA	NA	NA	NA	NA	NA	NA	
SIDEWALK CAFÉ								

How many floors are there? What is the capacity for each floor?	Ground Floor - 102		
How frequently will the owner(s) be at the establishment?	Weekly		
Will there be dancing?	YES	<input checked="" type="radio"/> NO	
Will applicant have bottle or table service for beverage alcohol?	YES	<input checked="" type="radio"/> NO	
Will you be hosting private; promotional or corporate events?	<input checked="" type="radio"/> YES	NO	
Will outside promoters be used on a regular basis? If yes please describe.	YES	<input checked="" type="radio"/> NO	
Will you have a security plan? If, yes please attach.	YES	<input checked="" type="radio"/> NO	
Will security plan be implemented?	YES	<input checked="" type="radio"/> NO	
Will State certified security personnel be used?	YES	<input checked="" type="radio"/> NO	
Will New York Nightlife Association and NYPD Best Practices be followed?	YES	NO	NA
Will applicant be using delivery bicycles? If yes, how many?	YES	<input checked="" type="radio"/> NO	
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?	YES	NO	NA
Where will delivery bicycles be stored during the day when not in use?	NA		

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

Community Notification/Relations			
NOTIFICATION: 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 and individual you contacted	# 1	A mass email will be sent to all the contacts of the block	
	# 2	association/organizations list provided by the community	
	# 3	board.	
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		NA	
Who was your contact person at each group you met with?		See above	
When did applicant post the notice that was provided?		3/02/2020	
Where did applicant post the notice that was provided?		Front of premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	NO

BUILDING DESIGN

State the name and type of business previously located in the space.			
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Ichiban Sushi
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	FRENCH DOORS		GARAGE DOORS
			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	<input type="radio"/> 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	<input type="radio"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input type="radio"/> 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	<input type="radio"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?			
When was the air conditioner installed?			

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

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

ADDITIONAL STIPULATIONS: (Office Use Only)

- This application does not extend to any sidewalk cafe

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
May 6, 2020 full board meeting, with 47 members voting in favor
 of the recommendation, 0 members opposed, 1 members
 abstaining and 0 present but not eligible)

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

CB4 REPRESENTATIVES

 Nelly Gonzalez CB4 Assistant District Manager	 Frank Holozubiec CB4 BLP Committee Co-Chair	 Yoni Bokser CB4 BLP Committee Co-Chair
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APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →

Michael Sinensky
 PRINT NAME OF APPLICANT


 SIGNATURE OF APPLICANT

3/10/20
 DATE

*Erika London
 Simple Venue Representative*

****These stipulations are subject to ratification at a future MCB4 Full Board Meeting - March 23, 2020****

Proximity Report for Location:

March 2, 2020

232 7 Ave, New York, NY, 10011

* This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Closest Liquor Stores

Name	Address	Approx. Distance
LANDMARK WINE & SPIRITS INC	167 W 23RD STREET	385 ft
CHELSEA WINE CELLAR INC	200 W 21ST STREET	705 ft
DELAUREN WINES INC	292 8TH AVE	855 ft
BURGUNDY WINE COMPANY LTD	143 W 26TH STREET	875 ft
GOURMET BAY INC	745 6TH AVE	980 ft
FORAGERS WINES CHELSEA LLC	231 8TH AVE	1020 ft
SUEBOB LIQUOR INC	312 W 23RD STREET	1050 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Emunath Israel	445 ft

Schools within 500 Feet

Name	Address	Approx. Distance
FASHION INDUSTRIES HS	225 W 24TH ST	150 ft

On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SEKI INC	208 W 23RD ST	150 ft
BALLYMONEY NEW YORK INC	206 WEST 23RD STREET	170 ft
CMR COMEDY LLC	208 W 23RD ST STORE 1	170 ft
THREE A PLUS INC	163 W 23RD ST	260 ft
ZAUO INC	152 WEST 24TH ST	285 ft
ZAGARA RESTAURANTS LLC	216 7TH AVE	310 ft
CHELSEA RESTAURANT OWNER LLC	226 WEST 23RD ST	370 ft
GODZILLA JAPANESE REST INC	158 W 23RD STREET	465 ft
DLK RESTAURANTS LLC	206 7TH AVE	470 ft
SYS CHELSEA INC	206 7TH AVE	475 ft
FILLIP'S CATERING INC	200 202 7TH AVE	520 ft
BARCADE NEW YORK LLC	148 W 24TH ST	530 ft
MOXY RESTAURANT ASSOCIATES INC	138 W 25TH ST	540 ft
AVADOM INC	147 W 24TH ST	550 ft
267W LLC	267 W 23RD ST	555 ft
190 SEVENTH AVENUE LLC	190 7TH AVE	585 ft

Name	Address	Approx. Distance
ZENITH CORPORATION	271 WEST 23RD STREET	590 ft
CHELSEA 191 CORP	191 7TH AVE	610 ft
RARE CHELSEA REST GROUP LLC,FASHION 26TH ST LLC &	152 158 W 26TH ST	625 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC	283 7TH AVE	660 ft
BARRACUDA LOUNGE INC	275 W 22ND STREET	730 ft
GOURMET EXPRESS LTD	137 W 25TH ST	730 ft

Pending Licenses within 750 Feet

Name	Address	Approx. Distance
PERCEPTION WINE & SPIRITS INC	238 7TH AVE	80 ft
MOTEL 23 LLC	161 W 23RD ST	285 ft
CHELSEA HOTEL F&B LLC	222 W 23RD ST	345 ft
IVANKA CATERING LLC	200 202 7TH AVE	515 ft
DIG INN 275 SEVENTH AVENUE LLC	275 SEVENTH AVE	530 ft
CHELSEA 191 CORP	197 7TH AVE	565 ft
PECHPRASIT CORPORATION	265 W 23RD ST	635 ft
152 W 26 STREET REST LLC	152 W 26TH ST	640 ft
152 W 26 STREET REST LLC	152 W 26TH ST	640 ft
NY LHC LLC	260 W 23RD ST	675 ft
CAFE DES AFFICHES LLC	119 W 23RD ST	710 ft

Unmapped licenses within zipcode of report location

Name	Address
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Certificate of Occupancy

CO Number: 121040729T006

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.*

A.	Borough: Manhattan	Block Number: 00773	Certificate Type: Temporary
	Address: 232 7TH AVENUE	Lot Number(s): 44	Effective Date: 01/03/2020
	Building Identification Number (BIN): 1090490		Expiration Date: 04/02/2020
	Building Type: New		
This building is subject to this Building Code: 2008 Code			
<i>For zoning lot metes & bounds, please see BISWeb.</i>			
B.	Construction classification: 1-B	(2014/2008 Code)	
	Building Occupancy Group classification: R-2	(2014/2008 Code)	
	Multiple Dwelling Law Classification: HAEA		
	No. of stories: 17	Height in feet: 170	No. of dwelling units: 49
C.	Fire Protection Equipment: None associated with this filing.		
D.	Type and number of open spaces: None associated with this filing.		
E.	This Certificate is issued with the following legal limitations: None		
Outstanding requirements for obtaining Final Certificate of Occupancy:			
There are 12 outstanding requirements. Please refer to BISWeb for further detail.			
Borough Comments: None			



Borough Commissioner

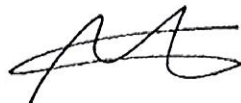


Commissioner


Certificate of Occupancy

CO Number: **121040729T006**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 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	33	OG	M R-2 U		6, 2	LOWER HALF OF (1) MERCANTILE RETAIL STORE, BIKE STORAGE, LAUNDRY ROOM, REC ROOM, UTILITY ROOMS, COMPACTOR ROOM
001	102	100	M R-2 U		6, 2	UPPER HALF OF (1) MERCANTILE RETAIL STORE (1) MERCANTILE RETAIL STORE, RESIDENTIAL LOBBY
002	26	40	R-2	3	2	THREE (3) CLASS "A" APARTMENTS, TRASH ROOM, OPEN RECREATIONAL AREA
003 010		40	R-2 U	4	2	FOUR (4) CLASS "A" APARTMENTS, TRASH ROOM PER FLOOR
011		40	R-2 U	4	2	FOUR (4) CLASS "A" APARTMENTS, TRASH ROOM
012		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM
013		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 014
014		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 015
015		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 016
016		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 017
017	16		R-2 U		2	MECHANICAL ROOM, OPEN RECREATION AREA, ROOF ELEVATOR LOBBY, STAIR BULKHEAD MARKETING FLOOR DESIGNATION: ROOF
RO F			U		2	ELEVATOR CONTROL ROOM, ELEVATOR BULKHEAD. MARKETING FLOOR DESIGNATION: ROOF 2
BICYCLE PARKING SPACE = 25. AREA 375 SF. THIS AREA IS NOT EXCLUDED FROM ZONING FLOOR AREA.						
END OF SECTION						



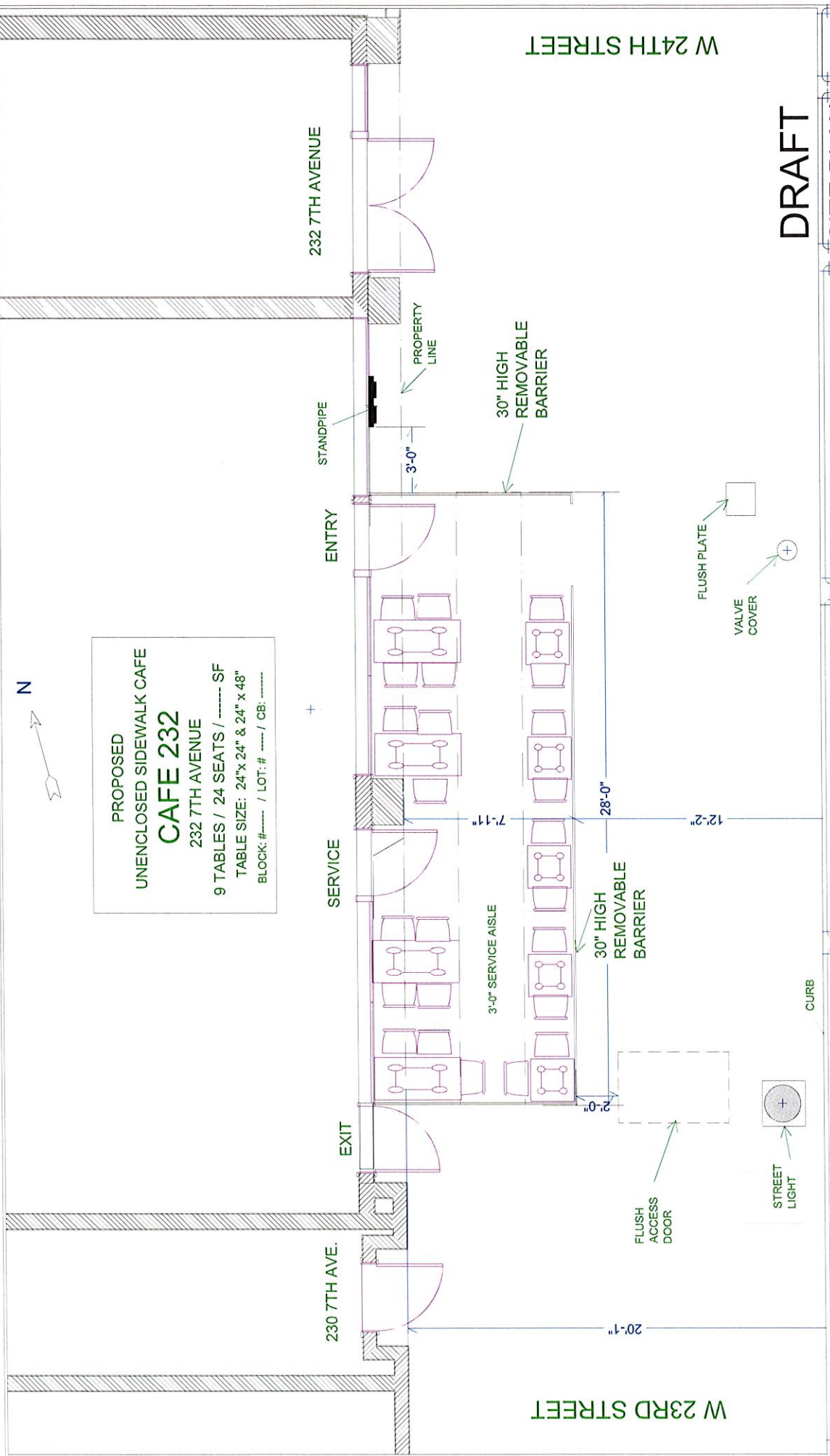
Borough Commissioner



Commissioner

END OF DOCUMENT

121040729/006 1/3/2020 11:39:03 AM



PROPOSED
UNENCLOSED SIDEWALK CAFE
CAFE 232
232 7TH AVENUE
9 TABLES / 24 SEATS / ----- SF
TABLE SIZE: 24"x 24" & 24" x 48"
BLOCK: #----- / LOT: #----- / CB: -----

DRAFT

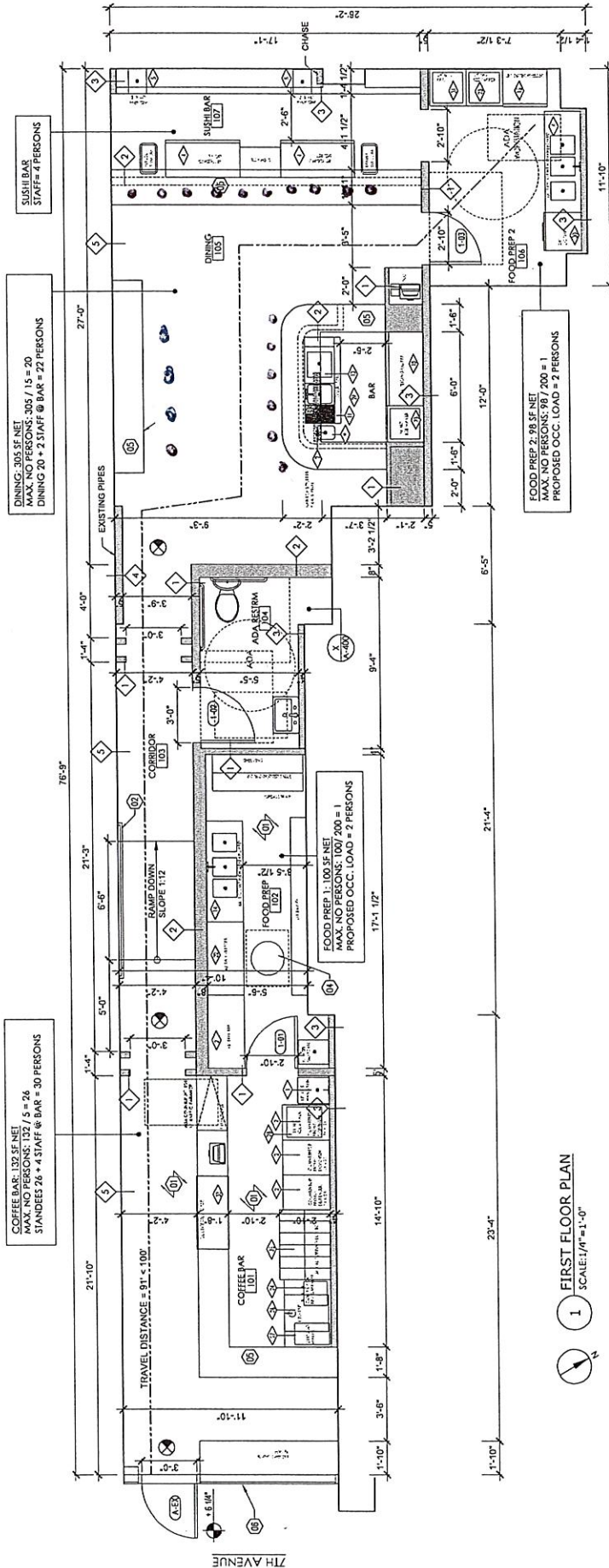
SITE PLAN
SCALE: 1/4" = 1'-0"
DATE: 12/ 3 1/19

**PROPOSED
UNENCLOSED CAFE**

CAFE 232
232 7TH AVENUE
NEW YORK, NY

JAMES GARRETSON AIA ARCHITECTS
164 WEST 79TH STREET
NEW YORK, NY 10024

1



COFFEE BAR: 132 SF NET
MAX. NO PERSONS: 152 / B = 26
STAVES 26 + 4 STAFF @ BAR = 30 PERSONS

DINING: 305 SF NET
MAX. NO PERSONS: 305 / 15 = 20
DINING 20 + 23 STAFF @ BAR = 22 PERSONS

FOOD PREP 2: 99 SF NET
MAX. NO PERSONS: 200 = 1
PROPOSED OCC. LOAD = 2 PERSONS

FOOD PREP 1: 100 SF NET
MAX. NO PERSONS: 200 = 1
PROPOSED OCC. LOAD = 2 PERSONS

SUSHI BAR
STAFF = 4 PERSONS

1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

OCUPPANT LOAD CALCULATION - 1ST FLOOR (2014 BC, TABLE 1004.1.1)

ROOM NAME	OCC. GROUP	AREA PER OCCUPANT	APPROX. USE AREA	CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD	TOTAL PROPOSED OCC. LOAD
COFFEE BAR (#101)	B	5	132	26	26	60
BAR (#STAFF)	B	N/A	N/A	4	4	
FOOD PREP 1 (#102)	B	200	100	0.5	2	
DINING (#105)	B	15	305	20	20	
BAR (#STAFF)	B	N/A	N/A	N/A	2	
SUSHI BAR (#STAFF)	B	N/A	N/A	N/A	4	
FOOD PREP 2 (#106)	B	200	100	0.5	2	

CHANGE IN OCCUPANCY GROUP AND OCCUPANT LOAD TO BE FILED UNDER SEPARATE ALTERATION TYPE 1 NO-WORK APPLICATION.

EQUIPMENT SCHEDULE

TAG #	DESCRIPTION	MANUFACTURER	MODEL NUMBER
01	HAND SINK	REGENCY	600H317
02	FROYO DISPENSER	ELECTRO FREEZE	55X40DC
03	DISPLAY CASE	MVP GROUP	IBB-2G-24SD
04	BACK BAR REFRIGERATOR	RSW	HS12-5P
05	HAND SINK	REGENCY	600H317
06	BACK BAR REFRIGERATOR	MVP GROUP	IBB-2G-24SD
07	HAND SINK	KROWNE	18-1C
08	ICE BIN	KROWNE	18-240P
09	SPEED RAIL	KROWNE	RR-76R
10	GLASS RINSE	KROWNE	RS-2R
11	3 COMPARTMENT SINK	RSW	1515-3
12	CHEST FREEZER	ARCTICO	SF150
13	REFRIGERATOR	ENTREE	UR48-Q
14	REFRIGERATOR	ENTREE	UR48-Q
15	REFRIGERATOR	ENTREE	UR48-Q
16	REFRIGERATOR	ENTREE	UR48-Q
17	REFRIGERATOR	ENTREE	UR48-Q
18	REFRIGERATOR	ENTREE	UR48-Q
19	REFRIGERATOR	ENTREE	UR48-Q

- KEY NOTES
- BASE FLOOR 6-1/4" TO ALIGN WITH SIDEWALK GRADE. SEE STRUCTURAL DRAWING FOR RAISED FLOOR DETAILS.
 - HANDBAIL 1-1/4" DIA. 2'-10" AFF. PROVIDE WALL BLOCKING
 - VERIFY (3) LAYERS TYPE C CYPRUS WALL BOARD IS INSTALLED ON TENANT SIDE OF FRAMING AND COMPLETE AS NECESSARY.
 - NEW GREASE TRAP. PROVIDE NEW CONCRETE SLAB OPENING AS REQUIRED. PROVIDE PRECAST BETWEEN STEEL PAN AND EDGE OF SLAB. PROVIDE INDEPENDENT PARTITION ON TENANT SIDE OF FRAMING AND COMPLETE AS NECESSARY.
 - SEE TURNINGS AND STRUCTURAL DRAWINGS FOR DETAILS.
 - NEW MILLWORK. REFER TO INTERIOR DESIGNER ELEVATION FOR FINISH INFORMATION
 - REMOVE AND REPLACE EXISTING FACE OF LOWER AS REQUIRED TO INSTALL FRESH AIR INTAKE AND DISCHARGE. (SEE MECH. DWGS.)
- TYPICAL THROUGHOUT
- PATCH AND REPAIR WALLS AS REQUIRED IN PREPARATION TO

DOOR EGRESS CAPACITY CALCULATIONS

Sushi by Bae:

Hamachi
Akami
Chu-toro
Botan ebi
Ikura
Bincho
Hotate
Uni
O-toro
Sake
Wagyuni
Unagi
Shimaji
Aji
Hirame
Kinmedai
Akamutsu

Have a Nice Bae Cafe:

Matcha lava cake
Yuzu ice cream
Ume cheesecake
Black truffle ice cream
Fig Pudding Cake
Asian Pear Tartare

