

# Manhattan Community Board 4

# Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
BOP NW Hotel TRS LLC		The Pendry Manhattan West	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
442 West 33rd Street (aka 438 West 33rd Street)		9th Avenue & Lincoln Tunnel Approach	10001
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b>	BOP NW Hotel TRS LLC	<b>NAME:</b> Max Bookman
	<b>PHONE:</b>	(212) 978-1633	<b>PHONE:</b> (212) 513-1988
	<b>EMAIL:</b>	alan.chun@brookfieldproperties.com romy.bhojwani@brookfield.com	<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b>	(1) Pendry North America, LLC (2) East Meets West 17, LLC	<b>NAME:</b> BOP NW Hotel TRS LLC
	<b>PHONE:</b>	(646) 448-5977	<b>PHONE:</b> (212) 978-1633
	<b>EMAIL:</b>	Iqbal.Bashir@montage.com jrackoff@qualitybranded.com	<b>EMAIL:</b> alan.chun@brookfieldproperties.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> _____ <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="checkbox"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> <b>YES</b> <input type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?		Please See Attachment 2 – Applicant's Background and History
	What were the dates applicant was involved with this former premise?		Please See Attachment 2 – Applicant's Background and History
<input type="radio"/> <b>Corp</b> <b>Change/Class</b> <b>Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> <b>YES</b> <input type="radio"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" 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?	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	After CB-4's BLP meeting
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"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	

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

		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
<b>HOURS*</b> <i>(Indoor Only)</i>	<b>Operation</b>	Please See Attachment 3 – Method of Operations							
	<b>Kitchen</b>								
	<b>Music</b>								
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="checkbox"/> BACKGROUND		<input checked="" type="checkbox"/> LIVE MUSIC	<input checked="" type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE		
OCCUPANCY									
	<b>Capacity</b> (Certificate of Occupancy)	<b>Maximum # of Persons You Anticipate Occupying Premises (Including Employees)</b>	<b>Number of Tables</b>	<b>Number of Seats</b>	<b>Number of Service Only Bars</b>	<b>Number of Stand-Up Bars</b>	<b>Number of Seats at Stand-Up Bar</b>		
<b>INSIDE</b>	Please See Attachment 3 – Method of Operations								
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>									
<b>SIDEWALK CAFÉ</b>									
How many floors are there? What is the capacity for each floor?					21-story hotel; 1,032 capacity				
How frequently will the owner(s) be at the establishment?					A restaurant Manager will be on site during all hours of operation for the restaurant				
Will there be dancing?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Meeting rooms only (private events)		
Will applicant have bottle or table service for beverage alcohol?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will you be hosting private; promotional or corporate events?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will outside promoters be used on a regular basis? If yes please describe.					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Will you have a security plan? If, yes please attach.					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Please See Attachment 4 – Security Plan		
Will security plan be implemented?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will State certified security personnel be used?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO			
Will applicant be using delivery bicycles? If yes, how many?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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?					<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO			
Where will delivery bicycles be stored during the day when not in use?					Not applicable				

## LOCATION & ZONING

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

## Community Notification/Relations

<b>NOTIFICATION:</b> 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	Please See Attachment 5 – Community Outreach Supplement
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		
Who was your contact person at each group you met with?		
When did applicant post the notice that was provided?		
Where did applicant post the notice that was provided?		
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 <input type="radio"/> 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 <input type="radio"/> NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	N/A (New Development)		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	Please See Attachment 6 – Renderings, Floor Plans, & Photos
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	Please See Attachment 6 – Renderings, Floor Plans, & Photos
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	Please See Attachment 6 – Renderings, Floor Plans, & Photos
Will applicant not 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	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	Please See Attachment 7 – Sound Report
Will the establishment have any of the following: (circle all that apply)	<b>FRENCH DOORS</b>		<b>GARAGE DOORS</b> <b>WINDOWS THAT CAN BE OPENED</b>
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="radio"/> YES	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?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	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?	<input checked="" type="radio"/> YES	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	Very softly lit sign, no bright illumination
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	Please See Attachment 6 – Renderings, Floor Plans, & Photos
Where will the air conditioner be located? What type is it?	It is a fan coiled unit fed through the central building system		
When was the air conditioner installed?	To be installed after construction completion (2021)		

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Please See Attachment 3 – Method of Operations
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Please See Attachment 6 – Renderings, Floor Plans, & Photos
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Please See Attachment 3 – Method of Operations
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input checked="" type="radio"/> NO	Standing patrons allowed only during private events
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Background only
If amplified sound is played inside the establishment, will windows and doors be closed?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Please See Attachment 8 – Lighting Plan

## 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	<input type="radio"/> YES	<input checked="" 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 type="radio"/> NO	N/A
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant mark the perimeter of the café on the sidewalk?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> NO	N/A
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
Will applicant use umbrellas?	<input type="radio"/> YES	<input type="radio"/> NO	N/A
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 type="radio"/> YES	<input type="radio"/> NO	N/A

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

- All music will cease no later than 10pm in all outdoor spaces
- If levels of outside sound in any residential apartment exceeds 45db, levels of applicants outdoor music will be reduced until db levels in residential apartments are reduced below 45db

***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  
 January 6, 2021 full board meeting, with 38 members voting in favor  
 of the recommendation, 2 members opposed, 0 members  
 abstaining and 0 present but not eligible)

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

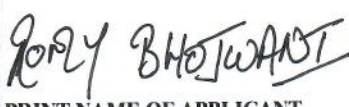

Denial  Approval

**CB4 REPRESENTATIVES**

 Nelly Gonzalez <i>CB4 Assistant District Manager</i>	 Frank Holozubiec <i>CB4 BLP Committee Co-Chair</i>	 Yoni Bokser <i>CB4 BLP Committee Co-Chair</i>
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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.

<p><b>SIGN HERE</b> →</p>	 RORY BHOJWANI PRINT NAME OF APPLICANT	 SIGNATURE OF APPLICANT	12/30/2020 DATE
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## APPLICANT'S BACKGROUND & HISTORY

Brookfield Properties has brought some of the leading names in the hospitality and food and beverage industry to operate and manage The Pendry Hotel, located at 442 West 33<sup>rd</sup> Street (aka 438 West 33rd Street) within the Manhattan West development project.

The background of each of the organizations is below.

### **About Brookfield Properties**

Brookfield Properties is a fully-integrated, global real estate services company that provides industry-leading portfolio management and development capabilities across the real estate investment strategies of Brookfield Asset Management — a global alternative asset manager with over \$500 billion in assets under management. Brookfield Properties develops and manages premier real estate with a focus on maximizing the tenant experience in addition to the investment and operational performance of the asset. We also focus on integrating leading-edge real estate technologies which enables us to be at the forefront of innovation and sustainability – benefiting not only our tenants, residents, and business partners, but also the communities in which we operate. For more information about our approach to operating and developing best-in-class real estate, please visit [www.brookfieldproperties.com](http://www.brookfieldproperties.com).

### **About Montage Hotels & Resorts**

Montage Hotels & Resorts is the ultra-luxury hospitality management company founded by Alan J. Fuerstman. Designed to serve the affluent and discerning traveler and homeowner, the company features an artistic collection of distinctive hotels, resorts, and residences. Each Montage property offers comfortable elegance, a unique sense of place and spirit, impeccable hospitality and memorable culinary, spa and lifestyle experiences. The portfolio of hotels, resorts and residences includes: Montage Laguna Beach, Montage Deer Valley, Montage Kapalua Bay, Montage Palmetto Bluff, and Montage Los Cabos. Opening in 2020 is Montage Healdsburg, and opening in 2021 is Montage La Quinta and Montage Big Sky. Montage Hotels & Resorts is a member of Preferred Hotels & Resorts. For more information, follow @montagehotels or visit [www.montagehotels.com](http://www.montagehotels.com).

### **About Pendry Hotels & Resorts**

Pendry Hotels & Resorts is a new luxury hospitality brand from Montage International. Pendry combines inspired design with a celebration of culture and authentic service tailored to today's cultured world traveler. Founders Alan J. Fuerstman and Michael Fuerstman's well-seasoned experience in the hospitality industry serves as the foundation for the brand. Each property is injected with a unique perspective on contemporary style, and an emphasis on the arts and local community in the city it calls home. The portfolio of hotels includes Pendry San Diego and Sagamore Pendry Baltimore. Currently under development opening in 2020 is Pendry West Hollywood, and opening in 2021 is Pendry Natirar, Pendry La Quinta, Pendry Manhattan West, and Pendry Park City. Pendry Washington D.C. – The Wharf will open in 2022. Pendry Hotels & Resorts is a member of Preferred Hotels & Resorts. For more information on Pendry Hotels, follow @pendryhotels or visit [www.pendry.com](http://www.pendry.com).

The Quality brand is based upon our contemporary take on classic American dining, rooted in history, in style of cuisine, service, and décor. Whether referencing turn of the century butcher shops, 1950s Italian American

feasts, or the quotidian diners that dot the American landscape, our restaurants reinterpret the quintessential American culinary experience through a modern lens. The Quality Branded team has a proven track record of conceiving, opening, and managing restaurants for profitability. There are over 160 employees in the current Quality Branded group that have been working together for over ten years. All aspects of the restaurants, from operations to marketing to finance, benefit from the invaluable knowledge these people have gained over their long tenures in the restaurant industry. Quality Branded was founded by acclaimed father-son restaurateurs Alan and Michael Stillman in 2007 as Fourth Wall Restaurants and rebranded in 2016 to align the group identity more closely with its future growth plans. The group is comprised of upscale restaurants in New York City, Miami Beach and Denver, which are owned or managed by the group, including the flagship Smith & Wollensky location, Maloney & Porcelli, Quality Meats, Quality Italian, Park Avenue, Quality Eats and Don Angie. Their extraordinary depth of experience, combined with a fresh new vision for design, hospitality, and cuisine, uniquely positions these concepts from Quality Branded for success.

**About Manhattan West:** Stretching from Ninth to Tenth Avenues and 31<sup>st</sup> to 33rd Streets in New York City, Manhattan West is Brookfield Properties' newest and most innovative placemaking destination, focusing on culture, wellness, sustainability, and experience. It incorporates the best of Brookfield Properties' global network of mixed-use complexes and portfolio of nearly 600 properties worldwide. Once complete, it will feature six million square feet of Class-A office space, 844 luxury residences at The Eugene, and the Pendry Manhattan West boutique hotel. In addition, the complex will feature more than 200,000 square feet of dynamic retail amenities that will bring together high-end, experiential shops and innovative culinary concepts. A landscaped, two-acre public plaza will be enlivened with public art and events by Arts Brookfield, Brookfield's award-winning arts and entertainment program. For more information about Brookfield's Manhattan West complex, visit [www.manhattanwestnyc.com](http://www.manhattanwestnyc.com).

**Brookfield Properties Stats:**

- 325 MSF of commercial space across more than 600 properties
- 17,000+ apartments
- 40 MSF under construction
- 99% of our global core office area has achieved a sustainability designation

### Attachment 3 – Method of Operations

Location	Hours of Operation (Sun - Wed)	Hours of Operation (Thurs - Sat)	Kitchen Hours	Type of Music	Capacity (CofO)	Permitted Capacity (License) <sup>3</sup>	Number of Tables	Number of Seats at Tables	Number of Seats at Customer Bar	Number of Service Only Bars	Number of Customer Bars
Lobby Bar & Garden Room - Indoor	10:00am - 2:00am; 2:00am - 4:00am hotel guests only	10:00am - 2:00am; 2:00am - 4:00am hotel guests only	n/a	Background / Live music & DJ for private events	110	110	14	55	6	0	1
Restaurant - Indoor	7:00am - 12:00am	7:00am - 12:00am	Same as Hours of Operation	Background	178	178	27	114	12	0	1
Restaurant - Outdoor	7:00am - 11:00pm	7:00am - 11:30pm	n/a	Background <sup>2</sup>	n/a	152	40	110	n/a	1	0
6-Pack - Indoor	7:00am - 2:00am; 2:00am - 4:00am hotel guests only	7:00am - 2:00am; 2:00am - 4:00am hotel guests only	24/7	Background / Live music & DJ for private events	109	109	22	63	7	0	1
6-Pack Terrace - Outdoor	7:00am - 1:00am	7:00am - 1:00am	n/a	Background <sup>2</sup>	176	65	13	47	6	0	1
Private Dining - Indoor	7:00am - 12:00am	7:00am - 12:00am	n/a	Background / Live music & DJ for private events	55	55	7	40	n/a	0	0
Meeting Rooms & Pre- function Room - Indoor <sup>1</sup>	7:00am - 12:00am	7:00am - 12:00am	n/a	Background / Live music & DJ for private events	256	256	19	124	n/a	0	0
Rooftop Outdoor Bar	7:00am - 1:00am	7:00am - 1:00am	n/a	Background <sup>2</sup>	148	75	14	64	6	0	1
<b>Total</b>					<b>1,032</b>	<b>1,000</b>	<b>156</b>	<b>617</b>	<b>37</b>	<b>1</b>	<b>5</b>

1. Includes small private outdoor terrace, which will only have background music comparable to the other outdoor spaces.

2. All outdoor background music will cease by 10pm; Music will be kept at a level so as not to exceed 45dB when read from the interior of nearby residential apartment units.

3. As a binding representation to the Community Board to be disclosed to the State Liquor Authority and incorporated into the liquor license, applicant will limit the occupancy of each area to the values for each area stated in this column.

### **Manhattan West Security Protocols**

1. Security Operations at Manhattan West are directed daily by the Vice President of Operations and reports to (with oversight from):
  - a. Vice President, Security New York Region
  - b. Executive Vice President, Operations
2. Security Plan ensures the safety of all personnel and assets on behalf of Brookfield, its Tenants and their employees and to provide qualified trained security officers to perform such security services at the Property.
3. Our goal is to provide aesthetically pleasing facilities with optimum security that allows building tenants and members of the public to conduct their business without fear of violence, crime, or disorder. The Security Plan may, at times, include provision of security measures that are counter to the open welcome atmosphere in order to deter those willing to do harm or to react to security threats that may arise.
4. Brookfield will continue to re-assess risk factors and mitigation measures on a frequent basis to ensure public safety at the site.
5. Brookfield's security plan includes an appropriate level of physical barriers, Manpower and technology.
6. Manpower at leadership positions includes former law enforcement personnel who provide leadership, experience and are able to liaise with City, State and Federal Law Enforcement.
7. Technology and Manpower includes a Joint Security Operations Center on site to provide support to security Officer Force in CCTV, communication and additional assets.
8. Manpower Coverage will be posted to the Plazas, public areas and perimeters of Manhattan West and the at the Sally Port Entry and Loading docks below the Plazas.
9. Manpower Coverage in Item 8 will communicate and support the Security Teams within the Buildings, including the Pendry Hotel.
10. The security program on site will include escalation levels should it be deemed that risk levels have changed.

### Pendry Security Protocols

This staffing will be based on hotel, group, and restaurant demand. Dependent of staffing levels, the general premise is as follows:

- Day shift: would have three to five on per shift not counting the Security Director
  - One in dispatch at all times
  - One supervisor (could include the DOS)
  - Two to three officers on patrol
- Mid Shift: would have three to seven on per shift
  - One in dispatch at all times
  - One supervisor at all times
  - Two to 4 officers on patrol
- Overnights: would have three to five on per shift
  - One in dispatch at all times
  - One supervisor at all times
  - Two to three officers on patrol

Handling of incidents: In the areas such as lobby, bars, and other areas

- Consent monitoring of areas with CCTV that dispatch covers 24 hours
- Patrols of all areas on property
- First responders to all issues on property that have to do with guest incidents on the property
- First responders to all associate issues on property
- First Responders to all alarms on property including fire, panic, burglar
- Report writing of all incidents on property
- Daily activity log of all officers' actions
- Close relations with local authorities including NYPD and NYFD
- Manage the Crisis Management Plan for the property
- Manage all aspect of safety for both guest and associates

December 3, 2020

Frank M. Holozubiec, Co-Chair  
Burt Lazarin, Co-Chair  
Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs Holozubiec and Lazarin::

Since beginning construction on the Manhattan West campus, the Brookfield team has done extensive community and stakeholder outreach. This has included education around construction, partnering with other organizations in the community in ways both large and small, and in advance of the application to be presented for approval before the Business Licenses & Permits Committee this evening – continued its aggressive outreach.

Brookfield has been an active and invested stakeholder as a part of the community in our home at the new and exciting Manhattan West development. As we have at all of our locations, we are excited to be a contributing member of this community and look forward to a continuing partnership with the Community Board, our elected officials and the people and organizations that contribute to the betterment of our community.

### ***Elected Officials***

As part of these community outreach efforts, we met with the following elected officials or their designated staff members, who represent the property site on both the concept as well as the operations of the hotel.

Those elected officials and their staff members include:

- Manhattan Borough President Gale Brewer
- City Council Speaker Corey Johnson
- State Senator Brad Hoylman
- State Assembly Member Richard Gottfried

### ***Community Boards***

We provided a briefing to the Board Staff and the Co-Chairs of Community Board 4's Business Licenses and Permits Committee on Monday, November 23, 2020.

### ***Community Organizations and local residents***

As part of the broad outreach efforts we've made, we have also met with, spoken to and reached out to the following organizations and had extensive conversations with the following:

- 34<sup>th</sup> Street Partnership
- Association for A Better New York
- Hells' Kitchen Block Association

- Hells' Kitchen Neighborhood Association
- Hudson Yards Hells' Kitchen Alliance
- Manhattan Community Board 5
- New York Building Congress
- Parity Productions

As part of this package, you will find letters of support from the following organizations:

- 34th Street Partnership
- Association for A Better New York
- Hudson Yards Hells' Kitchen Alliance
- Manhattan Community Board 5
- New York Building Congress

We have also begun working with local arts groups to identify potential opportunities to partner with Arts Brookfield and the programming of the 2+ acre open space areas across the Manhattan Plaza campus. As Community Board 4 is aware, Arts Brookfield places a high priority as part of its core mission to bring events and arts programming as a placemaking experience to all of its buildings and developments.

We have also reached out to residents with the Eugene – the only residential building located within the Manhattan West campus.

Further, you will find photos of our posting extensive notices that have been placed around the immediate community of the project site as prescribed by the instructions from Manhattan Community Board 4 informing local residents and stakeholders with the information regarding this hearing that we've shared with the Board office that can be found here:

<https://www.dropbox.com/sh/jmax38gxdmya37y/AADEIXAC8hGc9JNi0xOYh23Va?dl=0>

Thank you for the time and attention you have made and continue to make in consideration of this application.

Sincerely,

The Pendry Team



# MANHATTAN COMMUNITY BOARD FIVE

---

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109  
New York, NY 10123-2199  
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

18 September 2020

Manhattan Community Board 4  
P.O. Box 2622  
New York, New York 10108

RE: 37 East 50<sup>th</sup> Street  
MJS Entertainment, LLC  
DBA: Maloney & Porcelli

360 Park Avenue South  
United Chicken Fingers, LLC  
DBA: Park Avenue

57 West 57<sup>th</sup> Street  
Baked Ziti, LLC  
DBA: Quality Italian

120 West 55<sup>th</sup> Street  
French Onion Soup, LLC  
DBA: Quality Bistro

57 West 58<sup>th</sup> Street  
Manhattan Ocean Club Associates  
DBA: Quality Meats

Dear Manhattan CB4:

We are writing to confirm that Manhattan Community Board Five reviewed our records and found no recent complaints on file for the above-mentioned liquor license establishments.

If you have any questions regarding this matter, please do not hesitate to contact the board office.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas Athanail". The signature is fluid and cursive, with the first name being more prominent.

Nicholas Athanail, Chair  
Public Safety and Quality of Life Committee  
Community Board Five



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DANIEL R. TISHMAN  
RICHARD L. TOMASETTI

November 24, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

We are proud to support Brookfield's application for the Pendry Hotel. At a time of unprecedented economic crisis, this proposal to create hundreds of jobs for New York City is critical.

The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

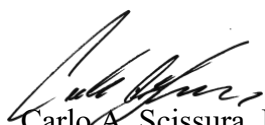
The Pendry is a first-class partnership of Brookfield, Montage Hotels and Quality Eats to bring best-in-class hotel combined with the best in class food and beverage operator to bring an exciting mix to the Manhattan West development with a great cast already being assembled across the campus.

Its applications like these that show the on-going belief in the strength of our City and our communities that we'll rebound from the consequences the pandemic has brought to bear. However, confidence and investor commitment from our community is unwavering – again reminding that our City will persevere through this crisis.

On behalf of the New York Building Congress, we urge the Committee to approve this application.

Thank you for the opportunity to be heard on this critical application.

Very truly yours,

  
Carlo A. Scissura, Esq.  
President & CEO  
New York Building Congress

## Board of Directors

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Marcus Sanders  
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Alan Schall  
Tower 111 LLC

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Eik Investors

Michael J. Sweeney  
HNTB

William Thornton  
The Continental

Kenneth Walsh  
Adams & Company Real Estate LLC

Martin Whelan  
Stout NYC

James Winter  
Segal Group

Eric Yu  
TD Bank



**34th Street  
Partnership**

November 19, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses and Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin and Holozubiec:

The 34<sup>th</sup> Street Partnership respectfully requests that Manhattan Community Board 4's Business Licenses and Permits Committee join us in supporting the Pendry Hotel application before you this evening. 34th Street Partnership (34SP) is a privately managed company organized as a business improvement district (BID). The 34th Street District is comprised of 31 busy blocks in the heart of Manhattan.

Prior to the onslaught of the worldwide pandemic and in spite of it, we remain a working district, with over 100,000 office workers coming in daily in a gateway to the city for visitors from New Jersey, Long Island, and the entire eastern seaboard. Our neighborhood is a magnet for tourists and fans of music and sports where those events will be heard of and played again.

And of course, it's one of the greatest shopping districts in New York and will return to its rightful prominence, which is why we are pleased to support this venture that brings three best-in-class operators to the district. The Pendry is a celebration of the troika of Brookfield, Montage Hotels and Quality Meats to bring a best-in-class hotel combined with the best-in-class food and beverage operators to bring an exciting mix to the Manhattan West development.

Further, it's applications like these that show the on-going belief in the strength of our City, our borough, and our communities that we'll rebound from the consequences the pandemic has brought to bear. However, confidence and investor commitment in our community is unwavering.

### Ex-Officio

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Phillip Eng

Hon. Scott Stringer  
Dolores Rubin

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Hon. Gale Brewer  
Molly Hollister

Corey Johnson  
Steven H. Santoro

**Executive Offices:** 1065 Avenue of the Americas • Suite 2400 • New York, NY 10018 • Tel 212.719.3434 Fax 212.719.3499  
**Operations Office:** 212 West 35th St. • 3rd Floor • New York, NY 10001 • Tel 212.967.3433 Fax 212.279.4970

**34th Street Partnership, Inc.**  
34st@urbanmq.com

Again, on behalf of the 34<sup>th</sup> Street Partnership we would hope that Manhattan Community Board 4's Business Licenses and Permits Committee join us in to support this application.

Thank you for your time and consideration of this application.

Sincerely,



Dan Pisark

Vice President, Retail Services

34<sup>th</sup> Street Partnership

Email: [dpisark@urbanmgt.com](mailto:dpisark@urbanmgt.com)

**Board of Directors**

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Patrick A. Nowakowski

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November 30, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

The Hudson Yards Hell's Kitchen Alliance (HYHK) is a not-for-profit organization dedicated to enhancing the quality of life of the diverse population who lives, works, and visits within the district. The Hudson Yards special district, encompassing West 30th to West 42nd Street and 9th to 11th Avenue, was created as part of an effort to grow Midtown's central business district, and to transform the area into a mixed-used space and pedestrian friendly space.

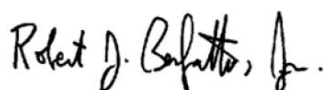
While Brookfield's Manhattan West project doesn't technically fall within the boundaries of the Alliance (it literally borders the BID boundaries) – we have worked closely with Brookfield because their Manhattan West development serves as a gateway to the development occurring in our district and their programming of their campus serves as a complement to the broader community – not recognized by the boundaries.

The Pendry is a celebration of the troika of Brookfield, Montage Hotels and Quality Meats to bring best-in-class hotel combined with the best in class food and beverage operators to bring an exciting mix to the Manhattan West development with a great cast already being assembled across the campus.

Their experience of operating in locations across the City is indicative of the great quality we can expect truly expect from this award-winning team.

We look forward to their on-going participation in our community and to welcoming them to the far west side.

Sincerely,

A handwritten signature in black ink that reads "Robert J. Benfatto, Jr." with a stylized flourish at the end.

Robert Benfatto

November 16, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

My name is Roger Garcia and I am a resident of the Eugene located on West 31<sup>st</sup> Street within the Manhattan West Development.

One of the main reasons I moved into the Eugene was to take advantage of the amenities not only within the Eugene but also those across the entire Manhattan West campus, including the two and a half acres of publicly accessible open space that will host free public events produced and sponsored by Arts Brookfield. Given the recent Covid crisis, I feel fortunate that the complex will provide outdoor, socially distant activities throughout the year.

The recently opened Whole Foods Market, and the variety of restaurants and spaces across the Manhattan West campus and the adjacent Hudson Yards development also attracted me to the complex.

Finally, one of the components that I am most excited about is the anticipated Pendry Hotel - operated Montage International on the hotel side and Quality Branded on the food and beverage side - both recognized by leaders and seasoned operators within their industries.

I understand that the Pendry Hotel will provide a variety of exciting indoor and outdoor dining experiences. If the onset of the pandemic has taught us anything, it is that outdoor areas offering people the opportunity for socially distant eating spaces is an ever-so critical program requirement that I fully support.

I know my neighbors and I look forward to this experience and hope the Community Board will support the hotel's liquor license application as presented before you this evening.

Thank you for your attention in this matter and the opportunity to be heard.

Sincerely,



A handwritten signature in black ink, appearing to read 'Roger Garcia', written over a horizontal line.

December 1, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

My name is Stephen Butski and I am a resident of the Eugene located on West 31<sup>st</sup> Street within the Manhattan West Development.

One of the main reasons I moved into the Eugene was to take advantage of the amenities not only within the Eugene but also those across the entire Manhattan West campus, including the two and a half acres of publicly accessible open space that will host free public events produced and sponsored by Arts Brookfield. Given the recent Covid crisis, I feel fortunate that the complex will provide outdoor, socially distant activities throughout the year.

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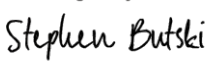
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I know my neighbors and I look forward to this experience and hope the Community Board will support the hotel's liquor license application as presented before you this evening.

Thank you for your attention in this matter and the opportunity to be heard.

Sincerely,

DocuSigned by:  
  
B2D208DA74BA44C...

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November 16, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

My name is Mark Schissler and I am a resident of the Eugene located on West 31<sup>st</sup> Street within the Manhattan West Development.

One of the main reasons I moved into the Eugene was to take advantage of the amenities not only within the Eugene but also those across the entire Manhattan West campus, including the two and a half acres of publicly accessible open space that will host free public events produced and sponsored by Arts Brookfield. Given the recent Covid crisis, I feel fortunate that the complex will provide outdoor, socially distant activities throughout the year.

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I know my neighbors and I look forward to this experience and hope the Community Board will support the hotel's liquor license application as presented before you this evening.

Thank you for your attention in this matter and the opportunity to be heard.

Sincerely,

  
Mark Schissler (Nov 30, 2020 22:04 EST)

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November 16, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

My name is Noha Baltagi and I am a resident of the Eugene located on West 31<sup>st</sup> Street within the Manhattan West Development.

One of the main reasons I moved into the Eugene was to take advantage of the amenities not only within the Eugene but also those across the entire Manhattan West campus, including the two and a half acres of publicly accessible open space that will host free public events produced and sponsored by Arts Brookfield. Given the recent Covid crisis, I feel fortunate that the complex will provide outdoor, socially distant activities throughout the year.

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I know my neighbors and I look forward to this experience and hope the Community Board will support the hotel's liquor license application as presented before you this evening.

Thank you for your attention in this matter and the opportunity to be heard.

Sincerely,

*Noha Baltagi*  
Noha Baltagi (Dec 5, 2020 21:08 EST)

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November 16, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

My name is Maria Roda Roca & Javier El Hage Guaristi and I am a resident of the Eugene located on West 31<sup>st</sup> Street within the Manhattan West Development.

One of the main reasons we moved into the Eugene was to take advantage of the amenities not only within the Eugene but also those across the entire Manhattan West campus, including the two and a half acres of publicly accessible open space that will host free public events produced and sponsored by Arts Brookfield. Given the recent Covid crisis, I feel fortunate that the complex will provide outdoor, socially distant activities throughout the year.

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Thank you for your attention in this matter and the opportunity to be heard.

Sincerely,



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# Pendry Entrance

PENDRY  
HOTELS





# Restaurant Entrance

PENDRY  
HOTELS





# Parking Level

West 33<sup>rd</sup> Street

# PENDRY

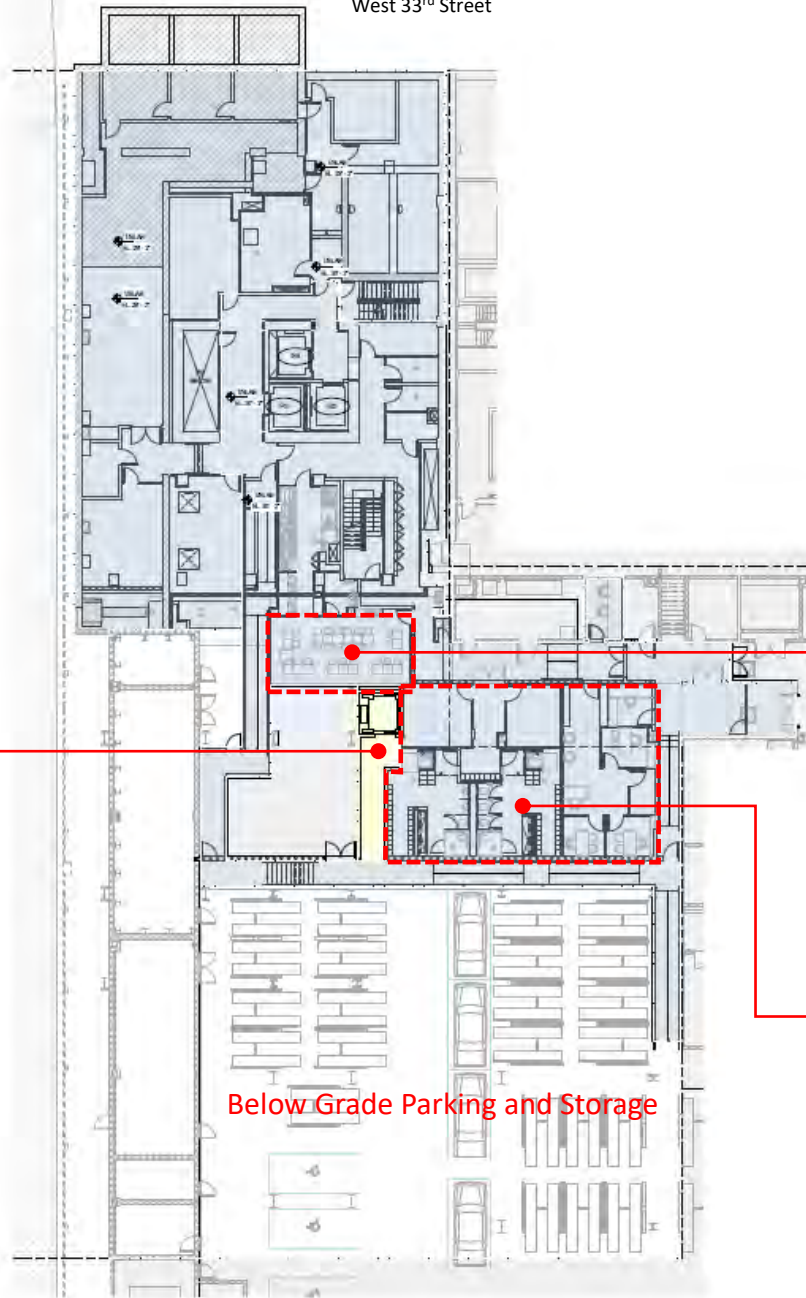
HOTELS

Restaurant Service  
Corridor and Service Lift

Hotel Back  
of House

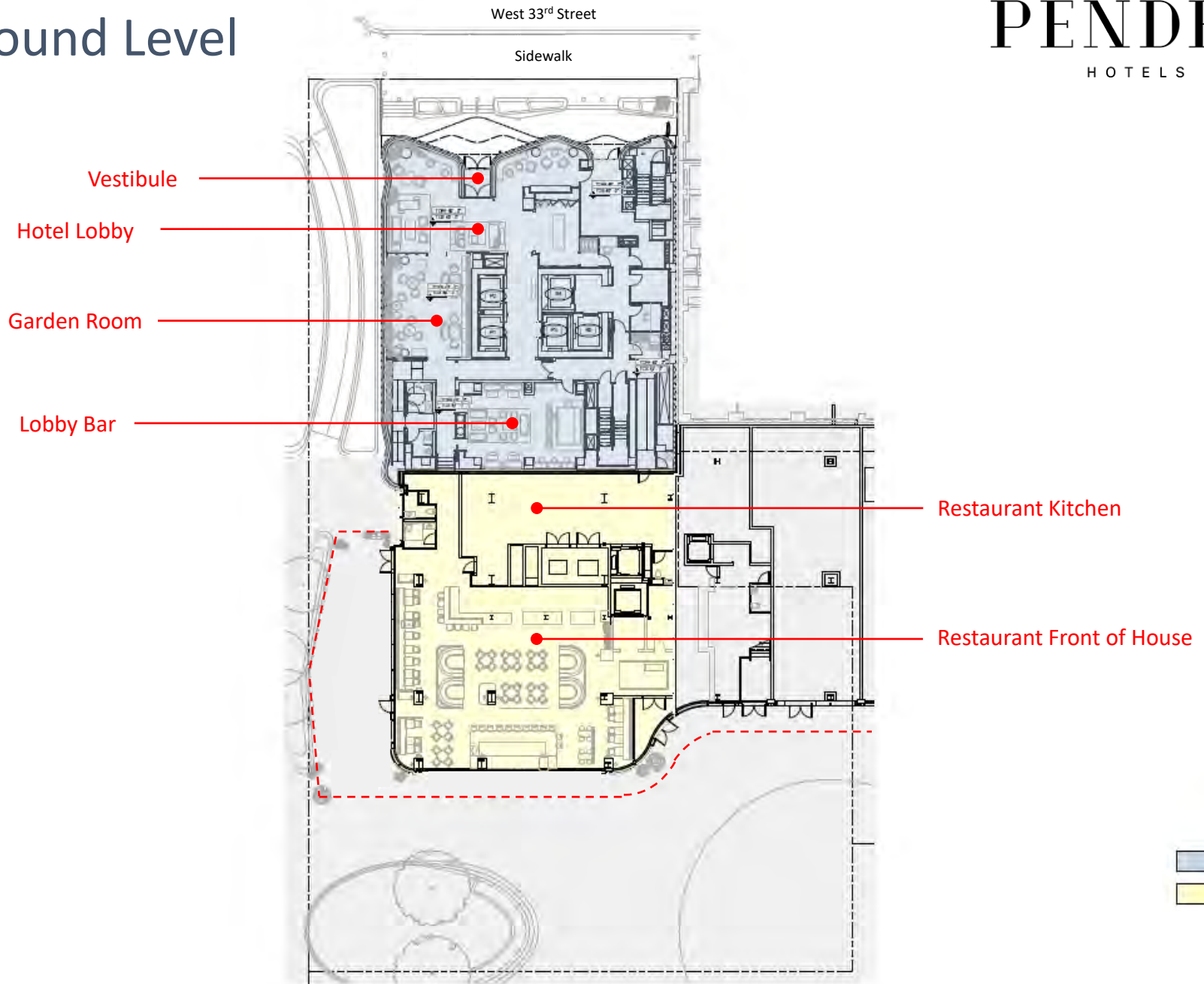
Hotel Back  
of House

Below Grade Parking and Storage



HOTEL  
RESTAURANT  
AND BAR

# Ground Level



# Ground Floor Lobby



# Lobby Bar & Garden Room

**Hours of Operation (7 days/week):**

10:00am - 2:00am;

2:00am - 4:00am hotel guests only

**Type of Music:** Background / Live music & DJ for private events

**Capacity (CofO):** 110

**Anticipated Capacity:** 110

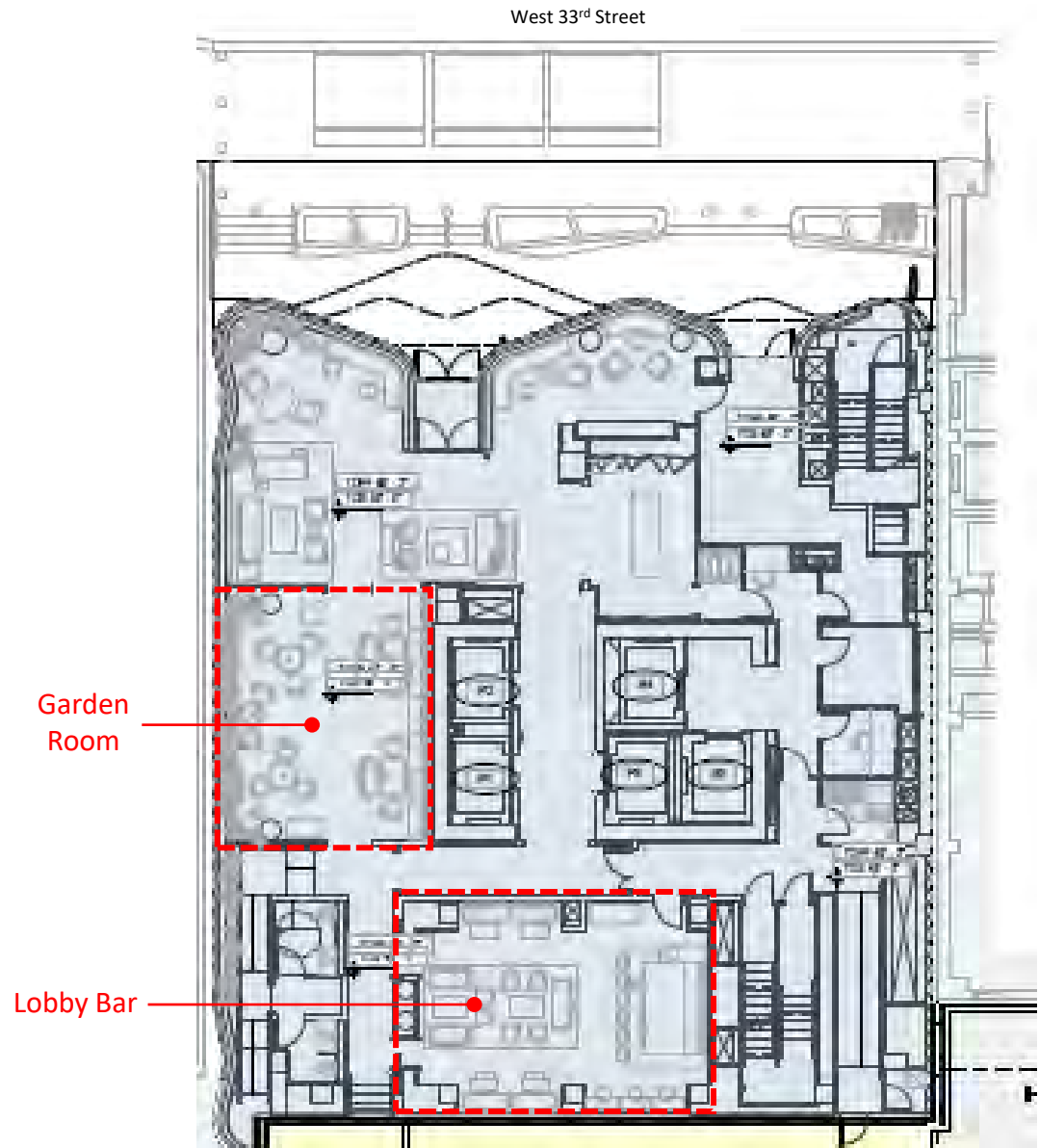
**Number of Tables:** 14

**Number of Seats at Tables:** 55

**Number of Seats at Customer Bar:** 6

**Number of Service Only Bars:** 0

**Number of Customer Bars:** 1



# Lobby Bar



# Lobby Bar



# Garden Room



# Hotel Restaurant - Indoor

## Hours of Operation

(7 days/week):

7:00am - 12:00am

## Type of Music:

Background Only

**Capacity (CofO): 178**

**Anticipated Capacity: 178**

**Number of Tables: 27**

**Number of Seats at Tables: 114**

**Number of Seats at Customer Bar: 12**

**Number of Service Only Bars: 0**

**Number of Customer Bars: 1**





# Restaurant Dining and Kitchen

PENDRY  
HOTELS



# Restaurant Entry and Dining

PENDRY  
HOTELS



# Restaurant Dining and Bar

PENDRY  
HOTELS



# Hotel Restaurant - Outdoor

## Hours of Operation:

7:00am - 11:00pm (Sun – Wed)

7:00am - 11:30pm (Thurs – Sat)

## Type of Music:

Background Only

**Capacity (CofO):** n/a

**Anticipated Capacity:** 152

**Number of Tables:** 40

**Number of Seats at Tables:** 110

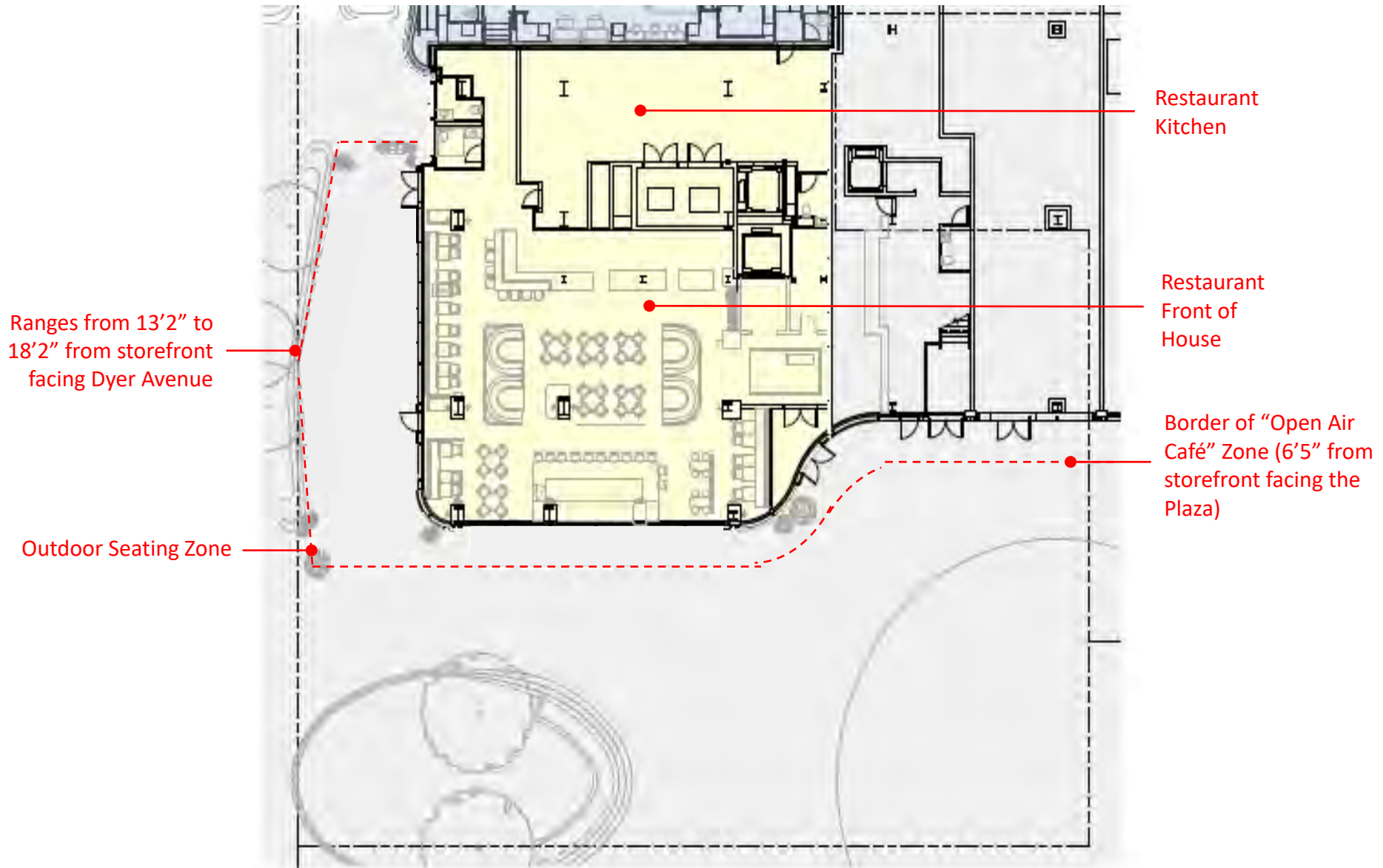
**Number of Seats at Customer Bar:** n/a

**Number of Service Only Bars:** 1

**Number of Customer Bars:** 0



# Outdoor Café Seating Zone



# Level 4: Private Dining Rooms

**Hours of Operation (7 days/week):**

7:00am – 12:00am

**Type of Music:** Background / Live music & DJ for private events

**Capacity (CofO):** 55

**Anticipated Capacity:** 55

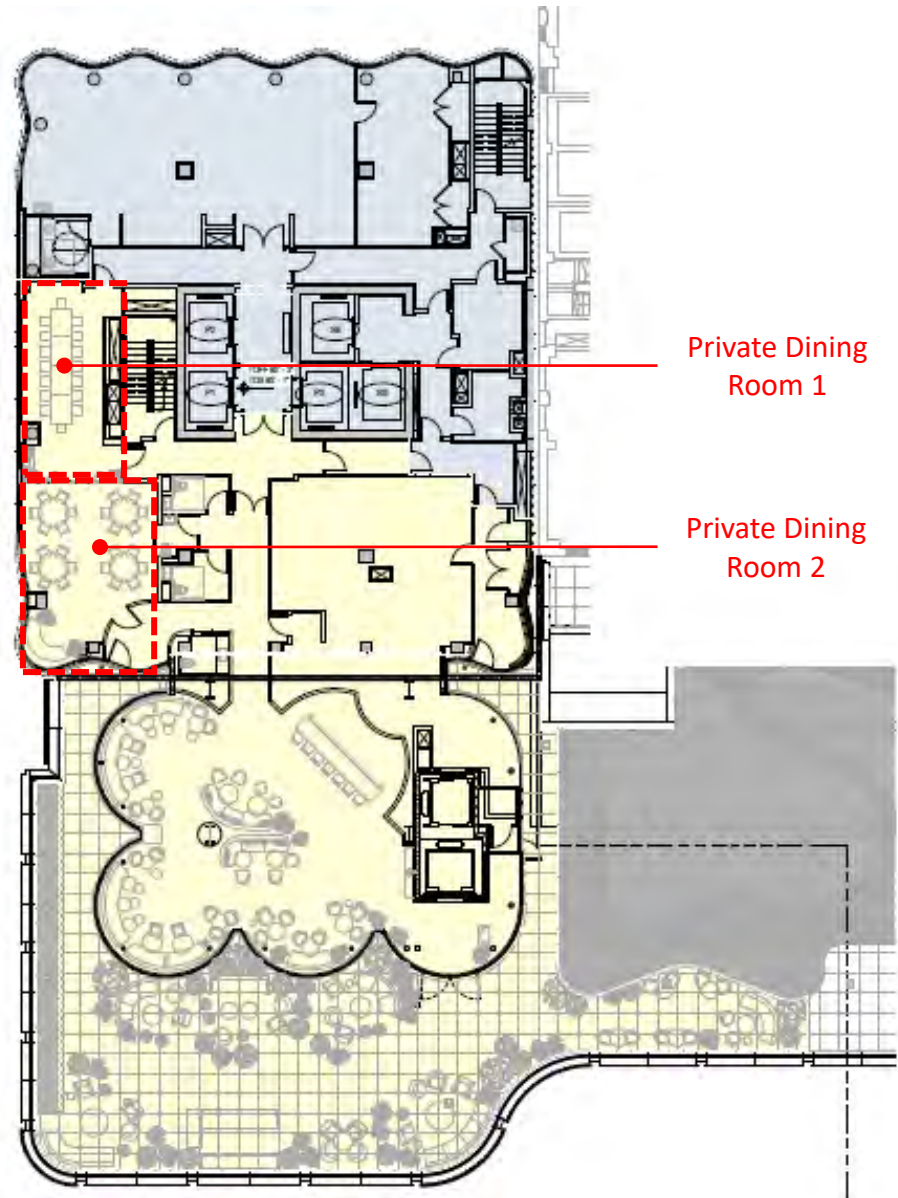
**Number of Tables:** 7

**Number of Seats at Tables:** 40

**Number of Seats at Customer Bar:** n/a

**Number of Service Only Bars:** 0

**Number of Customer Bars:** 0



# Level 4: 6-Pack Indoor

**Hours of Operation (7 days/week):**

7:00am - 2:00am;

2:00am - 4:00am hotel guests only

**Type of Music:** Background / Live music & DJ  
for private events

**Capacity (CofO):** 109

**Anticipated Capacity:** 109

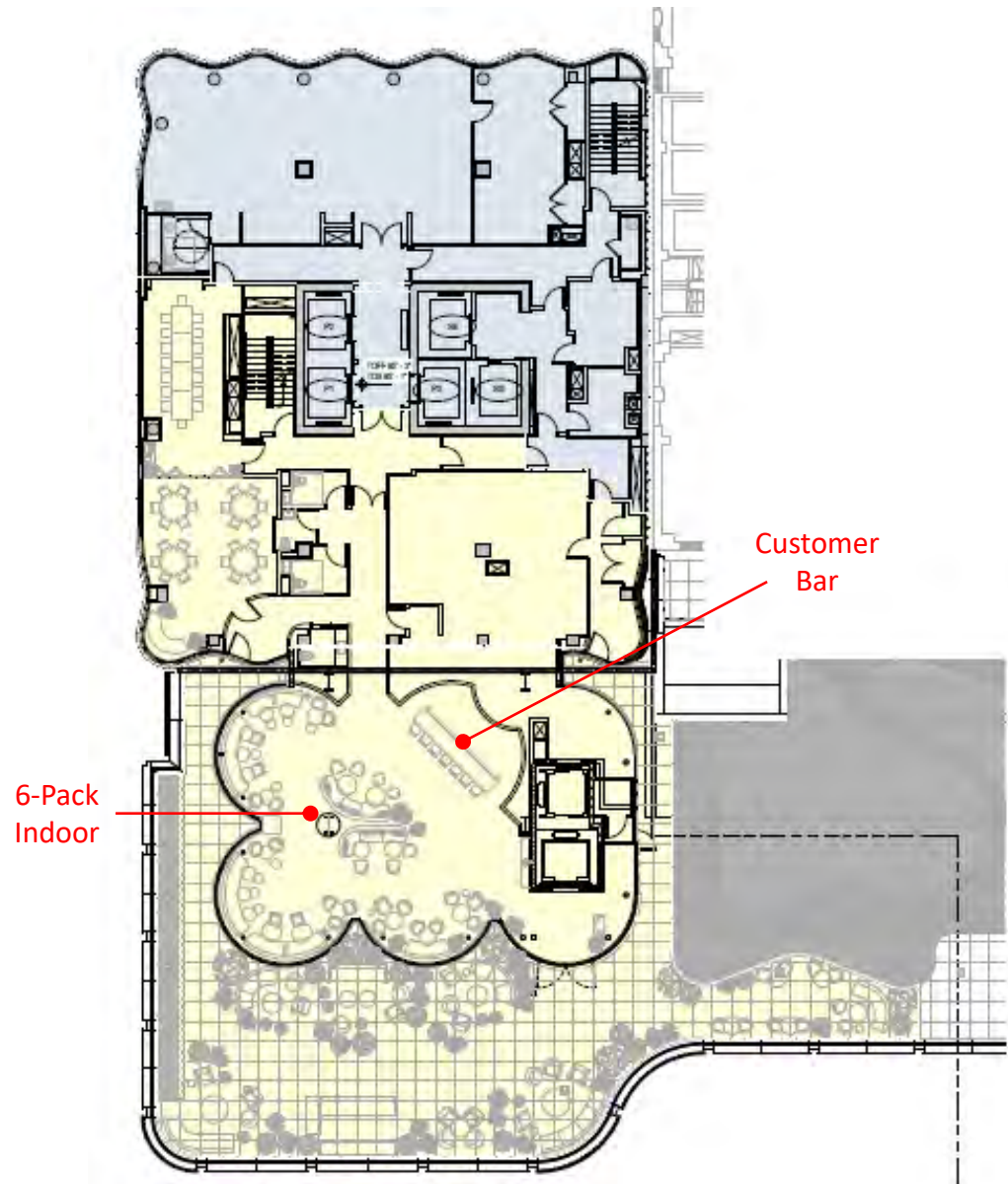
**Number of Tables:** 22

**Number of Seats at Tables:** 63

**Number of Seats at Customer Bar:** 7

**Number of Service Only Bars:** 0

**Number of Customer Bars:** 1



# 6-Pack View From Entry

PENDRY  
HOTELS





# 6-Pack View from Elevator

PENDRY  
HOTELS



# Level 4: 6-Pack Outdoor Terrace

**Hours of Operation (7 days/week):**

7:00am - 2:00am

**Type of Music:** Background Only

**Capacity (CofO):** 176

**Anticipated Capacity:** 65

**Number of Tables:** 13

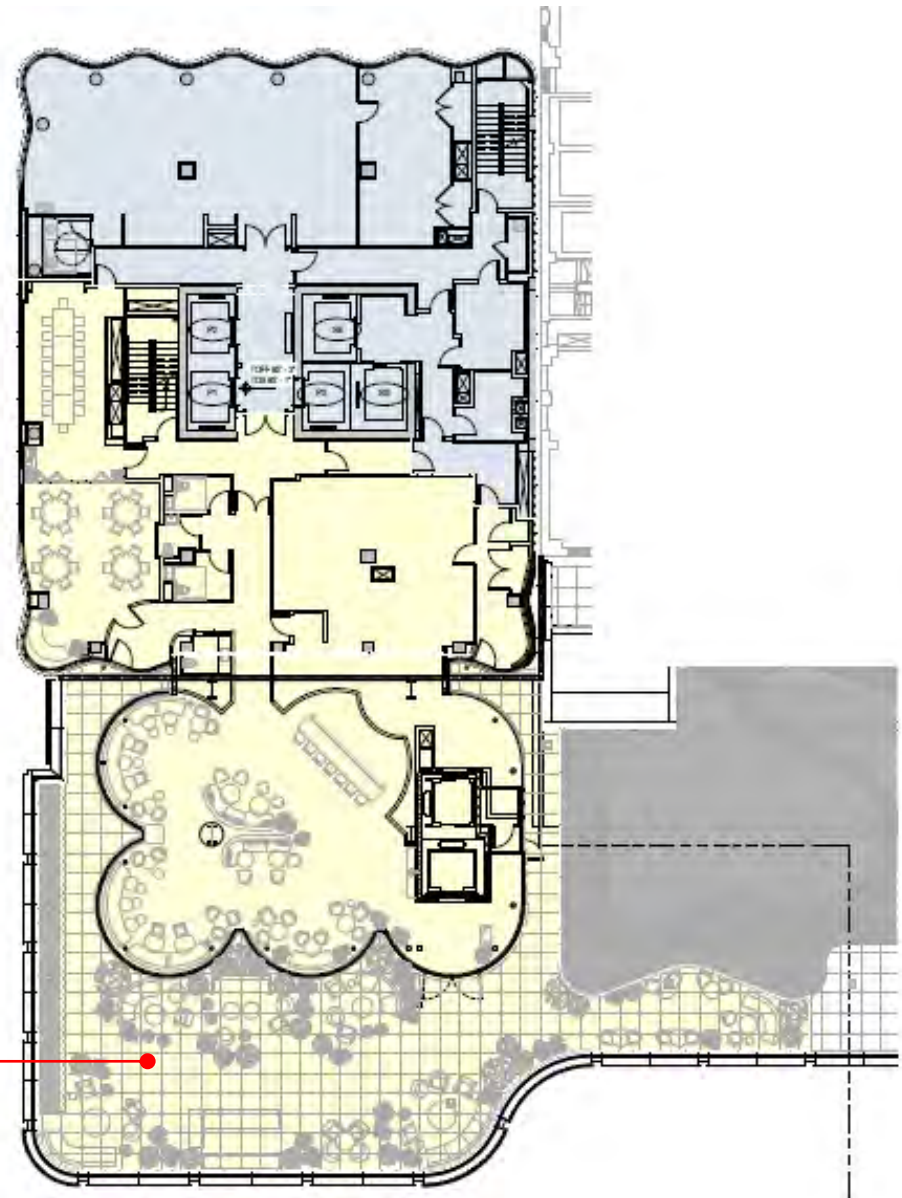
**Number of Seats at Tables:** 47

**Number of Seats at Customer Bar:** 6

**Number of Service Only Bars:** 0

**Number of Customer Bars:** 1

6-Pack Outdoor  
Terrace



# 6-Pack Outdoor Terrace



# Level 5: Meeting Rooms & Pre-function Room

## Hours of Operation (7 days/week):

7:00am – 12:00am

**Type of Music:** Background / Live music  
& DJ for private events

**Capacity (CofO):** 256

**Anticipated Capacity:** 256

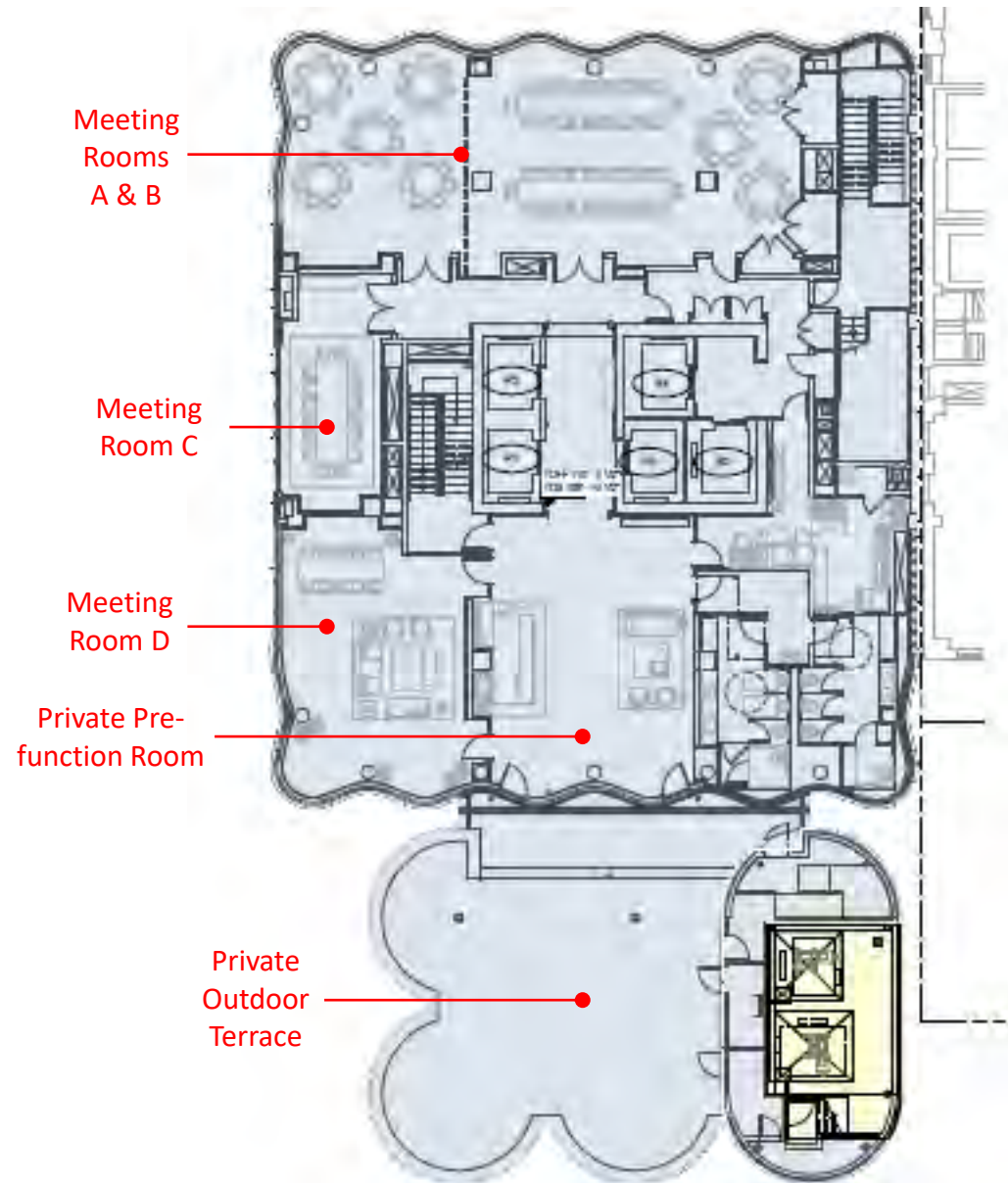
**Number of Tables:** 19

**Number of Seats at Tables:** 124

**Number of Seats at Customer Bar:** n/a

**Number of Service Only Bars:** 0

**Number of Customer Bars:** 0



# Rooftop Outdoor Bar

**Hours of Operation (7 days/week):**

7:00am - 2:00am

**Type of Music:** Background Only

**Capacity (CofO):** 148

**Anticipated Capacity:** 75

**Number of Tables:** 14

**Number of Seats at Tables:** 64

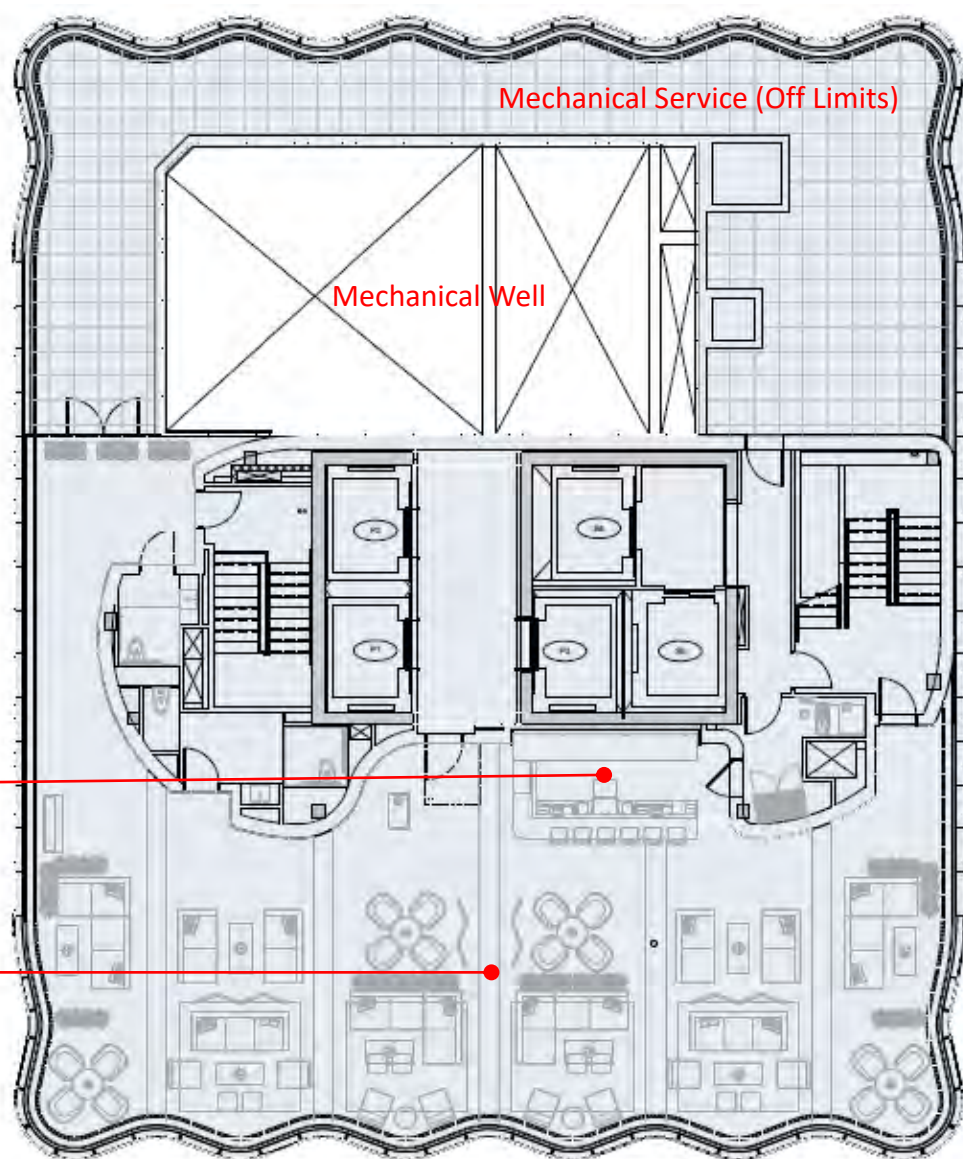
**Number of Seats at Customer Bar:** 6

**Number of Service Only Bars:** 0

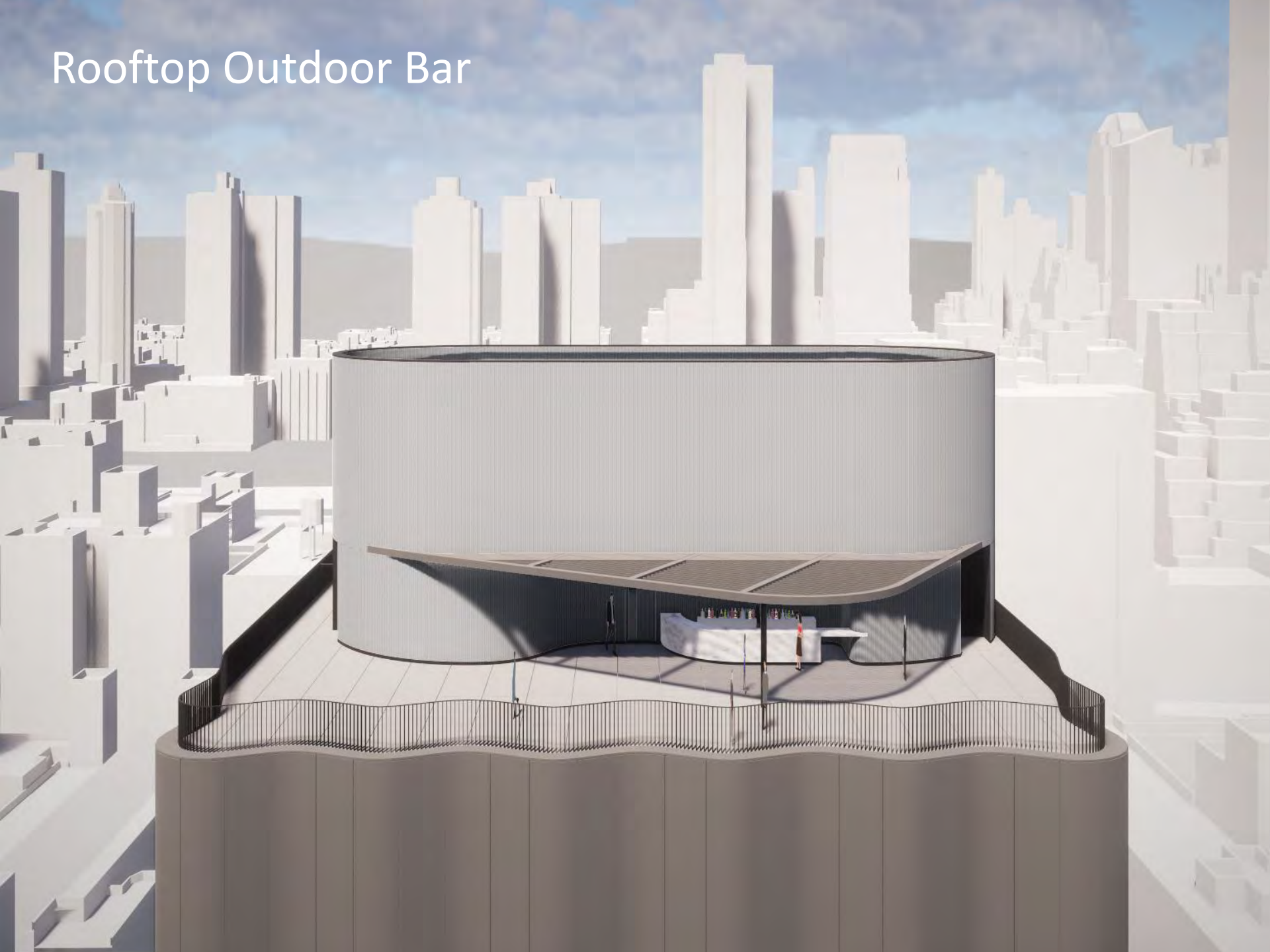
**Number of Customer Bars:** 1

Outdoor  
Bar

Outdoor  
Seating



# Rooftop Outdoor Bar



# Hotel Photos

PENDRY  
HOTELS



View from West 33<sup>rd</sup> Street



View from Plaza

# Hotel Photos

PENDRY  
HOTELS



View from Plaza/Dyer Avenue



View from Plaza



# ACOUSTILOG<sup>®</sup> INC.

19 Mercer Street, NY, NY 10013 (212) 925-1365 Fax: (212) 966-4216 www.acoustilog.com

August 21, 2020

Mr. Alan Chun, Senior VP  
BOP NW LLC  
c/o Brookfield Properties  
250 Vesey Street, 15th Floor  
New York New York 10281

Re: Music and Voice Noise, Manhattan West Pendry Hotel, 440 West 33rd Street, New York, NY 10001

Dear Mr. Chun,

I have studied the noise issues at the above premises. I am providing recommendations to prevent noise disturbances to the neighbors from music and voices at the hotel.

## SUMMARY

You are opening a hotel that will include:

- A 22<sup>nd</sup> story rooftop, occupancy 148.
- A 5th floor Private Outdoor Terrace, occupancy 10.
- A 4th floor outdoor terrace, occupancy 176.
- A ground floor outdoor restaurant terrace with 110 seats.

There will be speakers playing background music only in all of the spaces.

The design of the sound systems and the level of ambient noise in the area will keep sound levels within Noise Code limits for both music and voices. Recommendations are provided in this report.

## DBA VS ONE-THIRD OCTAVE AND OCTAVE-BAND MUSIC LEVELS

One way that the sound levels were measured was using the A-weighting decibel scale. The dB (A) decibel scale (see Noise Code Section §24-231 a1) is the most common type of sound measurement, which represents an overall measurement of all frequencies, but with a strong tendency to ignore the low-frequency "bass" sounds. The A-weighted decibels require only a simple sound level meter to measure them. DBA is what the City DEP inspectors use, and they normally consider anything above 42 dBA to be unreasonable.

C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also an overall measurement of all frequencies, but this measurement includes the important low-frequency "bass" sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

One-third-octave and octave band sound level readings (see Noise Code Section §24-231 a2) were also taken, which are measured in decibels, or dB. Sounds with frequencies below 250 Hertz are called bass or low frequencies, which sound like thumping or vibration. This range of low frequencies is addressed in the Noise Code regulations and is the sound most likely to cause

neighbor complaints. Bass and drums usually cause sounds in these frequency ranges. These sounds require a complex spectrum analyzer to measure them.

### **THE NOISE CODE - MUSIC**

#### *§24-231 Commercial music.*

*(a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:*

*(1) is in excess of 42 dB(A) as measured with a sound level meter; or*

*(2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or*

*(3) causes a 6 dBC or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dBC.*

### **THE NOISE CODE - UNREASONABLE NOISE**

*§24-203 General definitions. When used in the New York city noise control code the following terms shall have the following meanings:*

*(62) Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.*

#### *§24-218 General prohibitions.*

*(a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise.*

*(a-1) No person shall make, continue or cause to permit to be made or continued any unreasonable noise:*

*(1) for any commercial purpose or during the course of conducting any commercial activity; or*

*(2) through the use of a device, other than a device used within the interior living space of an individual residential unit, installed within or upon a multiple dwelling or a building used in part or in whole for non-residential purposes.*

*(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:*

*(1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

(2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.

(3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way. Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.

(c) Notwithstanding the provisions of subdivision b of this section, where a particular sound source or device is subject to decibel level limits and requirements specifically prescribed for such source or device elsewhere in this code, the decibel level limits set forth in this section shall not apply to such sound source or device.

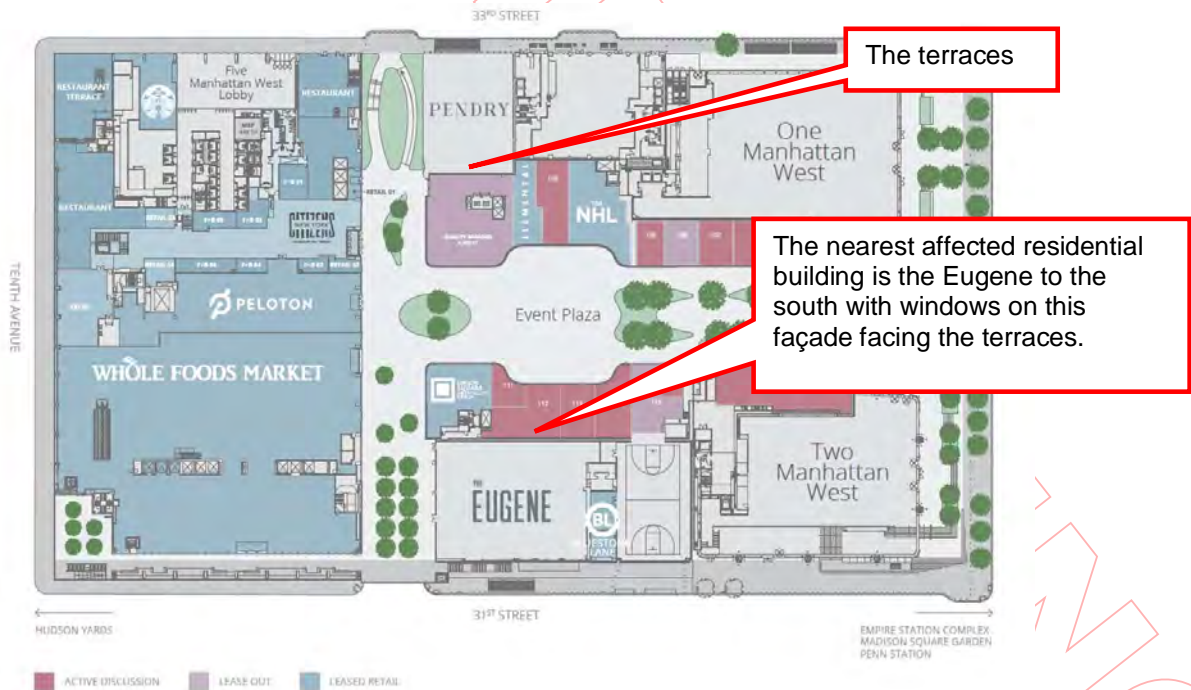
(d) The decibel level limits set forth in this section shall not apply to sound attributable to construction devices and activities.

Customers' voices are considered "other than impulsive sound" – see Paragraphs (1) and (2) above. These voice sounds are loudest in the midrange frequencies and thus, as explained above, are properly described using dBA readings.

**Note that Section §24-218 prohibits "unreasonable noise", not all noise. Also, Section §24-218 (b) applies to devices, not to people, but is used in this report as a reasonable guideline.**

#### MAP

The nearest and most-affected residential locations are shown in the site plan below.

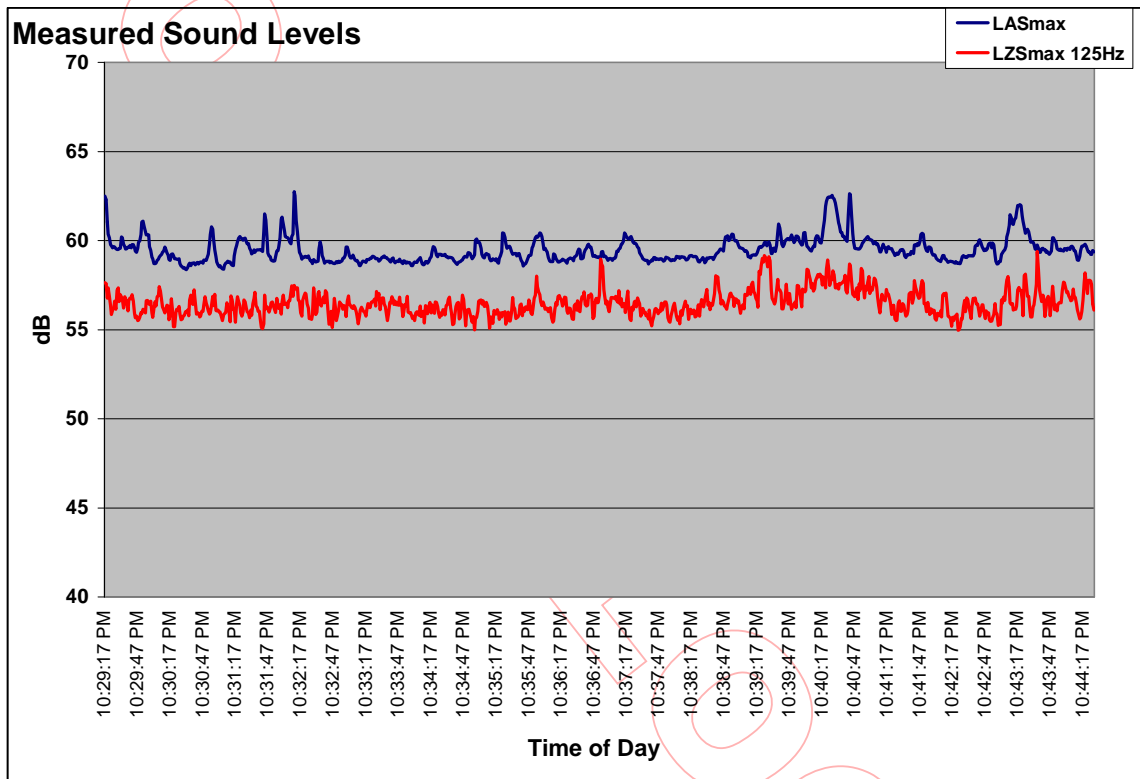


## AMBIENT NOISE ANALYSIS

I conducted late-night sound tests and took ambient noise readings on the outdoor terraces. The sound was lower than normal due to the city-wide nightlife restrictions. Therefore, this was a worst-case (quietest) late-night reading. These measurements allowed determination of the proper sound recommendations for the outdoor spaces.

The outdoor ambient sound level in the rear courtyard using the A-weighting or “dBA” scale (LAS Max) was a minimum of 58 dBA. Measured 3 feet inside an open window, the ambient sound level would be approximately 47 dBA.

The low-frequency sound was a minimum of 55 decibels at 125 Hertz. See the chart below.



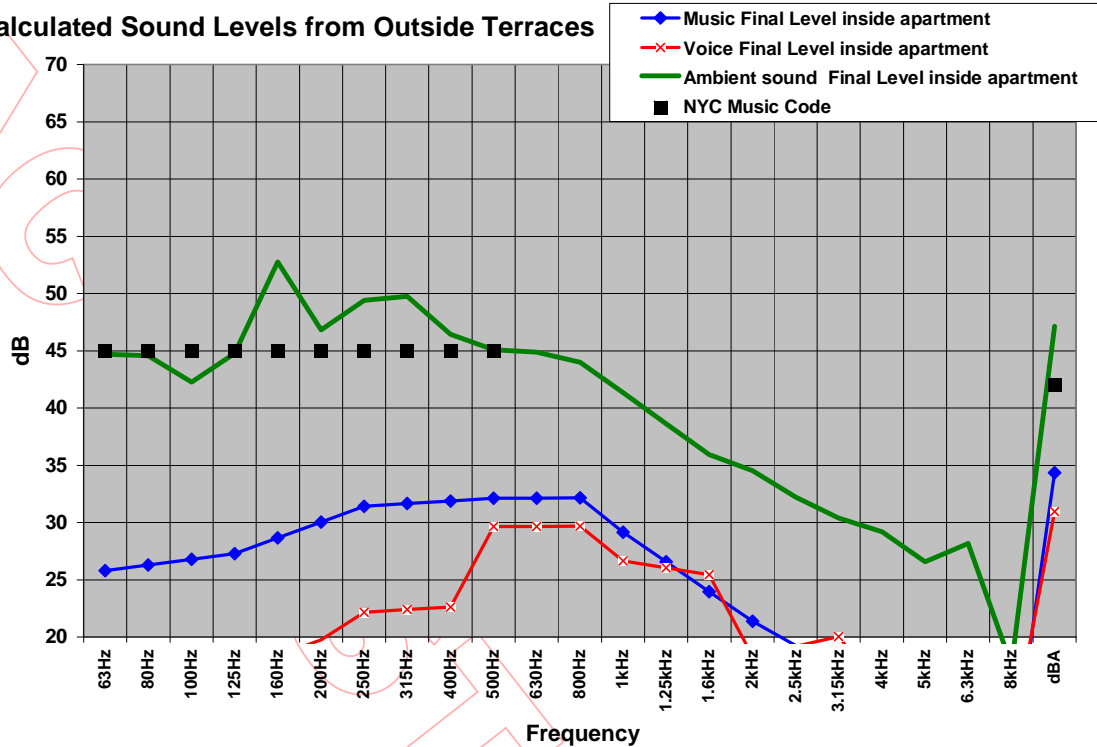
## ANALYSIS

The only nearby residential building is the Eugene to the south which has small windows facing the terraces.

Sound is attenuated by travel distance, by bending and also by passing through an open window. Additionally, there is significant masking noise provided by the surrounding streets, the nearby Lincoln Tunnel traffic and mechanical equipment.

The graph below shows the voice and music calculations for the outdoor spaces. Background music can be played in these spaces, limited to 78 dBC maximum on any terrace.

## Calculated Sound Levels from Outside Terraces



The graph shows that the background music levels will comply with the Code limits of 45 decibels for bass sounds and 42 dBA for midrange sounds.

The voice noise level was analyzed by calculating the noise from people and deducting the predicted sound attenuation. In order to be Code-compliant, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the sound will not exceed the level of ambient noise, it will meet Code requirements.

## RECOMMENDATIONS

### OUTDOOR SOUND SYSTEMS

1. Small speakers, woofers 6" diameter or under, should be used as a distributed system.
2. I have included a wiring diagram so that one amplifier can power 16 speakers instead of using multiple power amplifiers. Alternatively, use a zone control box or a 70-volt system.
  - a. Data for one suitable model of speakers is attached.
  - b. Do not use subwoofers.
  - c. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.
3. The sound systems will incorporate an equalizer and limiter. Both functions can be accomplished with a DBX DriveRack PA2 or similar processor. Data attached. Installed in the system right before the amplifier and electronically locked with a combination, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound

installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.

- a. Using the graphic equalizer section, attenuate (lower) all frequencies 80 Hertz and below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 80 Hertz and a slope of 24 dB/octave.
- b. Using the unit's output level control, set the maximum sound level to 78 dBC, measured 3 feet from any speaker. The sound installer can do this with a simple Radio Shack sound level meter (these are still available used). Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the system.
- c. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
- d. The DBX unit should be set in conjunction with tests made of noise levels in the neighboring building.
- e. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
- f. Set the limiter's Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
- g. The amplifier and zone control box must be set to maximum level during this process so they cannot be turned up further at a later time.

#### OPTIONAL SOUND ABSORPTION

4. Optional –Install sound-absorbing panels behind greenery or on terrace walls where practical, to prevent reverberant sound build-up. This will benefit your customers who will hear less noise from other customers, and will benefit neighbors because there will be less need to raise one's voice to be heard.
  - a. One suitable choice is the 1" thick Sound Silencer panel from Acoustical Surfaces.
  - b. These can be hidden behind a trellis or plantings but must not be blocked with any solid material such as wood or closed fencing. Data attached.

If I can be of further assistance, please call.

It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright Acoustilog, Inc. © 2020. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

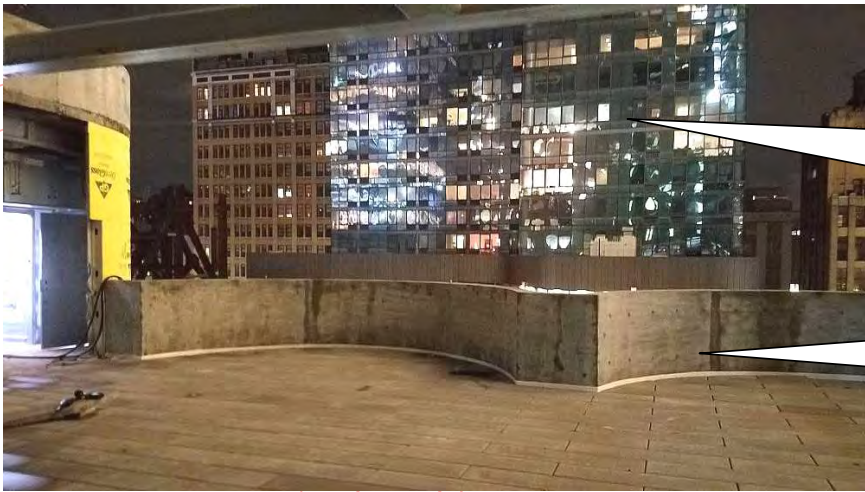
Yours Truly,

Alan Fierstein



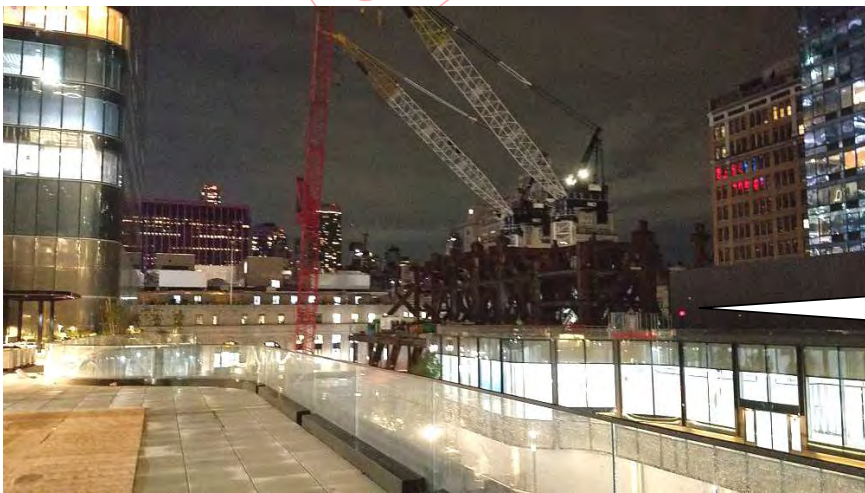
President  
acoustilog1@verizon.net

*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2250/2260/2270 Analyzer, Bruel & Kjaer 4135, 4145, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15A.*



The residential building closest to the outdoor terraces is the Eugene, approximately 73 feet away.

This is a view of the 22<sup>nd</sup> story rooftop.



A 4th floor outdoor terrace, occupancy 176.



View of the event plaza from the 22<sup>nd</sup> floor rooftop



The ground floor outdoor restaurant terrace

PHOTOGRAPHY

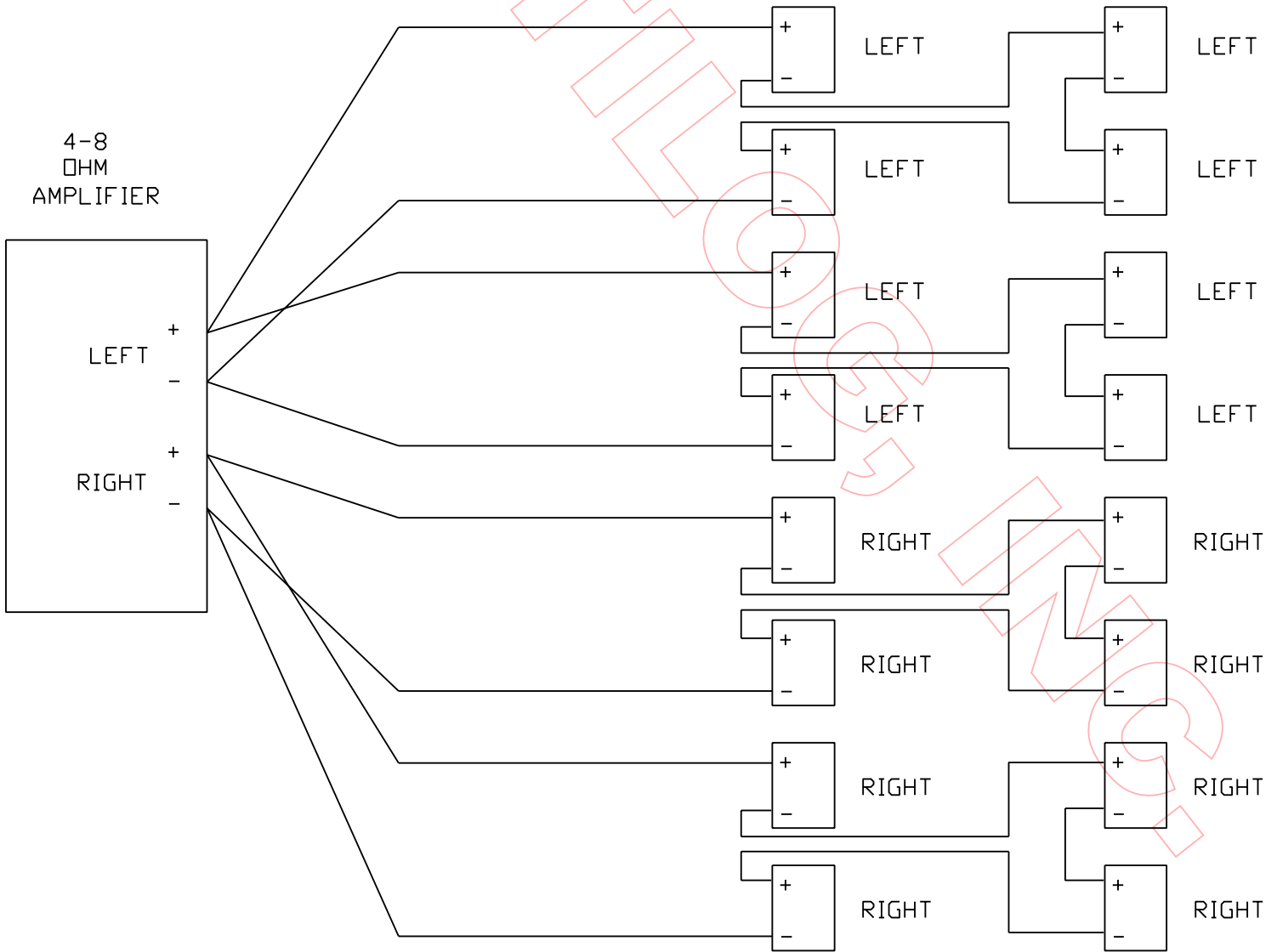


# ACOUSTILOG SERIES-PARALLEL HOOKUP

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4-8  
OHM  
SPEAKERS

4-8  
OHM  
AMPLIFIER



## Niles VCS HUB8

8-speaker pair connecting block



This Niles connecting block lets you easily attach eight pairs of speakers to one set of stereo amplifier outputs. It's perfect for multi-room audio applications where you're installing impedance-matching volume controls in each room.

### Details:

- power handling: 600 watts RMS per channel
- accepts up to 16 gauge wire
- designed to mount in standard (6" center) structured wiring cabinets
- slotted wings allow for vertical and horizontal mounting
- 6-7/8"W x 3"H x 1-1/4"D
- warranty: 10 years

### What's in the box:

#### [Niles VCS HUB8 owner's manual](#)

- Volume Control Expansion Hub
- 2 Snap-in "Christmas Tree" plugs
- 4 Self-adhesive rubber feet
- Installation & Operation Guide

MFR #FG00984

## PRO-8 HP 8 Pair, Impedance Matching Speaker Selector

Category: Dual Source

The PRO-8HP is a robust, efficient dual-source speaker selector for up to eight pairs of speakers. Designed for demanding applications, this high-quality speaker selector features a low-frequency protection circuit to reduce subsonic signals. This allows higher power operation without amplifier shutdown.

An A/B switch on the front panel allows you to power all your speakers with either of two source amplifiers. The PRO-8HP is designed for use with either 4- or 8-ohm speakers.

The PRO-8HP uses audiophile-grade autoformers for impedance matching to maintain a safe operating load at the amplifier while distributing maximum power throughout your system. A rotary switch on the rear panel sets the appropriate impedance for your amplifier, based on the number of speaker pairs connected.



### Features

### Specifications

### Documents

### Product Images

Lets you control speakers in several rooms from a central location

Printed room labels included

Detachable snap connectors are color coded for easy wire termination

Selectable impedance matching accommodates 4- or 8-ohm speakers

Low-frequency protection circuit helps to guard your amplifier

Audiophile-quality autoformers provide high performance for years

- **Shipping Dimensions:** 20.3" (W) x 6.2" (H) x 12.2" (D), (51.4 x 15.6 x 30.9 cm)
- **Shipping Weight:** 9.8 lbs (4.5 kg)
- **Connector(s):** Detachable 4-pole color-coded snap connectors
- **Impedance Matching Type:** Autoformer
- **Low Frequency Protection:** Bipolar capacitor circuit, 6 dB high-pass filter, centered at 30 Hz
- **Max Wire Size:** 14 AWG (1.9 mm)
- **Power Handling:** 100 watts RMS continuous per channel, 300 watts peak per channel
- **Speaker Impedance:** 4 ohms



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Installed Sound

8100 Series : AE : AE Compact : AW & AWG All Weather : CBT Series : Commercial Series Speakers : Control 1 Pro : Control 200 : Control 2P : Control 300 : Control 40 : Control 5 : Control 60 Series : Control Contractor : Control Contractor 50 Series Sub/Sat : Control CRV : Custom Shop : CWT Series : Marquis Dance Club : PD5000 Series : PD700 : VERTEC : VLA : VP : VRX

**Control 25**  
 Compact Indoor  
 Outdoor Background  
 Foreground Loudspeaker



- Brochure
- Spec Sheet
- Owner's Manual

The Control 25 is perhaps the most versatile of JBL Professional's Control Contractor Series indoor/outdoor loudspeakers.

Features :

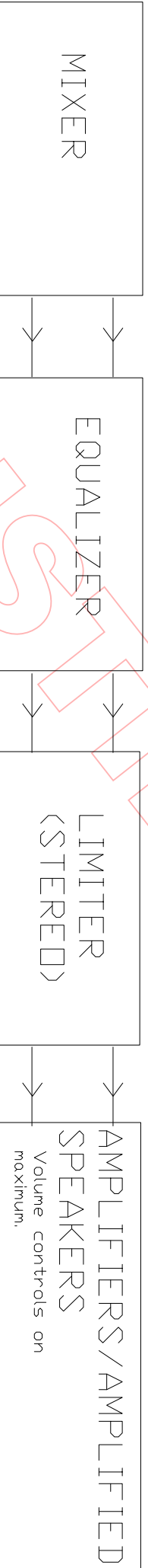
- Components: 5.25 in Polypropylene coated woofer, .75 in Titanium coated horn loaded tweeter.
- Built-in InvisiBall® mounting hardware\*.
- Weather resistant enclosure and transducers.
- Readily paintable.
- 90° x 90° high frequency horn.
- Overload Protection Circuitry.
- Sensitivity: 88 dB SPL, 1W, 1m
- \*Patents pending worldwide

Specifications :

- Frequency Range : 80 Hz to 16 kHz (-10 dB)
- Power Capacity : 150 W Continuous Program Power, 75 W Continuous Pink Noise
- Sensitivity : 88 dB SPL, 1 W, 1m
- Directivity Factor (Q) : 5.3 dB
- Directivity Index (DI) : 7.2 dB
- Nominal Impedance : 8 ohms
- Crossover Frequency : 3.0kHz
- Frequency LF Driver : 135mm (5.25 in) Polypropylene cone w/ WeatherEdge
- HF Driver : 19mm (.75 in) Titanium coated polycarbonate
- Enclosure Material : HIPS (High Impact Polystyrene)
- Overload Protection : Full-Range power limiting to protect network and transducers
- Terminations : Spring terminals, accepts banana plug
- Environmental : Conforms to Mil Spec 810 for humidity, salt spray, temperature & UV. IEC 529 IP-X4 splashproof rating
- Dimensions (H x W x D) : 236 x 188 x 149 mm (9.3 x 7.4 x 5.8 in)
- Net Weight (ea) : 2.3 kg (5 lb)
- Shipping Weight (ea) : 5 kg (11 lb)
- Included Accessories : InvisiBall Assembly
- Optional Accessories : MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25/25H: For horizontal spacing of two speakers. Three brackets array up to six loudspeakers in a 360° array. MTC-28/25CM: Ceiling-mount adapter. MTC-25SSG: Stainless Steel Grille for harsh environments. Available in silver, black (-BK) or white (-WH) MTC-25WMO: WeatherMax™ Stainless Steel Grille protects against driving precipitation. Available in black or white (-WH) MTC-PC2: Input panel cover protects input terminals in outdoor environments.

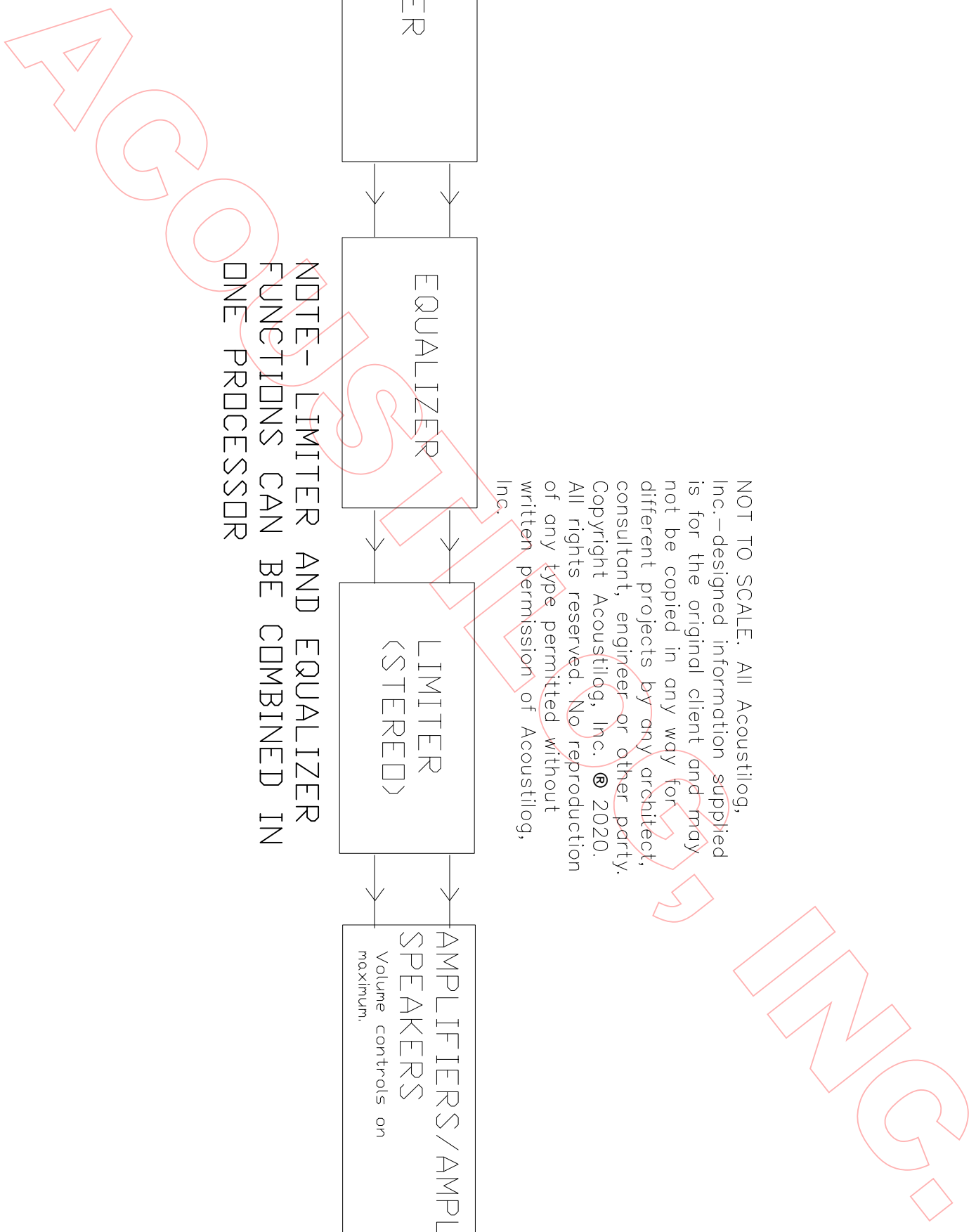


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NOTE- LIMITER AND EQUALIZER FUNCTIONS CAN BE COMBINED IN ONE PROCESSOR

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Larger Images

**ALL YOU NEED TO GET THE MOST FROM YOUR PA. NOW WITH COMPLETE CONTROL FROM YOUR MOBILE DEVICE.**

The DriveRack® PA2 provides all the processing you need between your mixer and amplifiers to optimize and protect your loudspeakers. With the latest advancements in dbx's proprietary AutoEQ™ and AFS™ algorithms, a new input delay module for delaying the FOH system to the backline, Ethernet control via an Android®, iOS®, Mac®, or Windows® device, and updated Wizards, the DriveRack PA2 continues the DriveRack legacy of great-sounding, powerful, and affordable loudspeaker management processors, for a whole new generation.



control app for all 4 major OSes

**AUTOEQ™**

New, improved AutoEQ algorithm ensures an extremely accurate, fast, and non-intrusive automatic EQ experience.

With the RTA Mic "listening" to your room, the new, updated DriveRack PA2 AutoEQ algorithm sets speaker levels and room EQ automatically in a matter of seconds. This means room adjustments can now be made very quickly, without subjecting the audience to annoying, lengthy broadcasts of pink noise.

**ENHANCED AFS™ FEEDBACK ELIMINATION**

Enhanced AFS™ algorithm for faster, more precise feedback elimination, without adversely affecting your system's tone.

Nothing turns audiences away like annoying and potentially painful audio feedback. Fortunately, dbx engineers have revisited their already-stellar Advanced Feedback Suppression algorithm and made it work even better. The DriveRack PA2 listens for and anticipates feedback and adjusts speaker output automatically before it even has a chance, while never altering your sound.

**UPDATED WIZARD SETUP FUNCTIONS**

Updated Wizards make initial set up easy, while ensuring speaker tunings and other settings are up-to-date.

Wizard functions on the DriveRack PA2 guide you through easy, step-by-step processes to help you get the most from your loudspeaker system. Helps you easily configure level balancing, AutoEQ, Advanced Feedback Suppression, and provides access to built-in and constantly updating speaker tunings from most major speaker manufacturers.

**AVAILABLE INPUT PROCESSING**

- › dbx Compression
- › AFS™ (Advanced Feedback Suppression)
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ)
- › Subharmonic Synthesis

**AVAILABLE OUTPUT PROCESSING**

- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings)
- › dbx Limiting
- › Driver Alignment Delays

# DriveRack PA2

Complete Loudspeaker Management System

MSRP ~~\$624.94~~  
**\$399.95**  
 SAVE \$224.99!

Buy It Now

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## Features

- › All New Setup Wizard
- › Streamlined AutoEQ™
- › All New AFS™ (Advanced Feedback Suppression)
- › Mobile Control (Android®, iOS®, Mac®, Windows®)
- › dbx Compression
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ) Input
- › Subharmonic Synthesis
- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings) Output
- › dbx Limiting
- › Driver Alignment Delays



The screenshot shows the RadioShack website interface. At the top, there's a navigation bar with the RadioShack logo, customer service contact info, store selection, language options, and account/shopping cart links. Below this is a category menu with options like 'Deals', 'Services', and 'Weekly Ad'. A search bar is also present. The main content area features a promotional banner for 'R CASH' and a breadcrumb trail: 'Music & Audio > Accessories > Sound meters > Digital Sound Level Meter'. The product 'Digital Sound Level Meter' is displayed with its image, model number (Digital 2055), and price (\$49.99). It has a 4.5-star rating from 6 reviews. Key features listed include 'Free Shipping' (on orders over \$50), 'Free Ship to Store', and eligibility for 'FREE 2-Day Shipping'. There are also social media sharing options and a 'FIND IT NEARBY' button.

## Product Summary

### **Fine-tune your audio.**

Fine-tune your PA or stereo systems audio response to match the acoustic environment with this Digital Sound Level Meter. It comes with a carrying case for travel and features an easy-to-read display.

- Carrying case protects the meter when traveling
- Easy-to-read display, sound range 30-130db, digit LCD display
- You can fine-tune your PA or stereo systems audio response to match the acoustic environment

**Pricing and availability:** Please note that all prices are subject to change without prior notice. Prices advertised on this site are for online orders only. Prices on some items may differ from those advertised in RadioShack stores. All merchandise may not be available at all stores, and all stores may not participate in all sales promotions. We recommend you contact the store to confirm product availability and price.

### **Shipping**

**Usually ships in 1 - 2 business days**

**In store:** [Check availability](#)

By phone: 1-800-843-7422

### **Manufacturer Warranty**

- Parts: 12 month
- Labor: 12 month



# ACOUSTICAL SURFACES, Inc.

Your One-Stop Resource for Soundproofing and Noise Control Solutions

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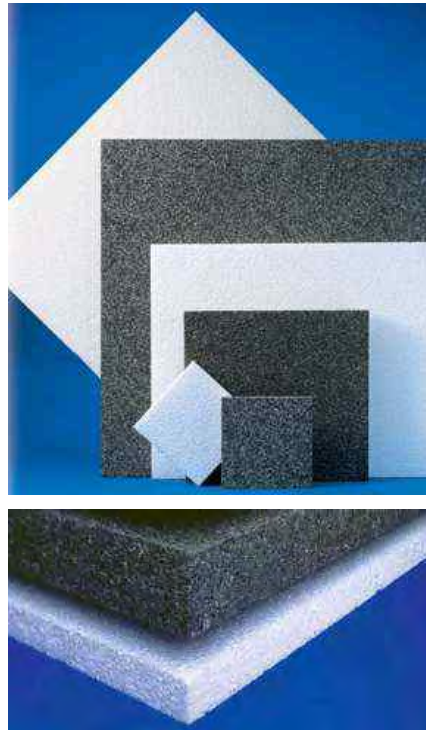
**Noise Control Help Line**  
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 M-F 7am-6pm (Central time)  
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- ACOUSTI-BOARD™
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- ADJUSTABLE CUTTERS - SPRINKLER CUTTER
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Specifications subject to change with out notice.

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## SOUND SILENCER™

Porous Expanded Polypropylene (P.E.P.P.) Acoustical Wall and Ceiling Tile Panels

- Class A Fire Retardant
- No Fiberglass-Non-Fibrous
- Moisture Resistant Indoor
- Non-fibrous
- Impact Resistant
- Water resistant
- Non-abrasive surface
- Indoor/Outdoor
- Both STC and NRC ratings
- Tackable surface
- Bacteria and fungi resistant
- Lightweight
- Superior Soundproofing Qualities

Click on image for larger view



Charcoal - Actual Size

White - Actual Size

click on  icon to download product Spec sheet.



Product testing and information			
 Testimonials	 Acoustical Test	 MSDS	 Flammability
 Installation	 Product Photo's	 Misc. Data	

**MATERIAL:** Semi Rigid Porous Expanded Polypropylene Acoustical Bead Foam (P.E.P.P.).

**PATTERN:** Non Abrasive, Slightly Textured, Porous

**FEATURES:** Lightweight, Impact Resistant, Moisture, Bacteria & Fungi Resistant, Tackable Surface

**APPLICATIONS:** Gymnasiums, Auditoriums, Classrooms, Swimming Pools, Ice Arenas, Clean Rooms, Food Processing Plants, Food Prep Areas, Cafeterias & Restaurants, Manufacturing Plants, Car Washes, Rooftop and Machine Enclosures, Gun Ranges, Dog Kennels, Locker Rooms.

**THICKNESS:** 1" & 2"

**SIZES:** Nominal 2' x 2', 2' x 4'; Custom Sizes Available

**COLORS:** White, Charcoal

**FLAMMABILITY:** ASTM E84, Class A. 1": Flame Spread: 3, Smoke Developed: 84. 2": Flame Spread: 5, Smoke Developed: 113

**INSTALLATION:** ASI S.T.O.P. Noise Acoustical Adhesive, Mechanical Fasteners

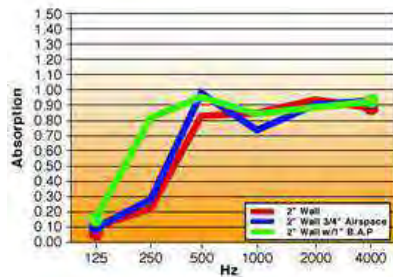
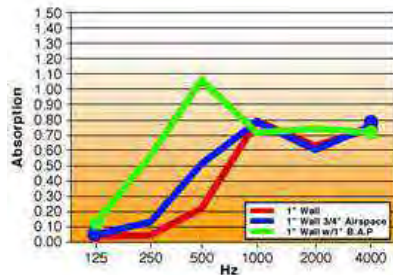
**\*Note to all installers**

Sound Silencer™ PEPP is a thermal molded product and although tough to see one side of the panel will have injection and mold release marks these are circular marks that range in size and indent depth. These marks denote the back side of the panel so panels should be installed with these marks facing the wall or ceiling for best possible aesthetical outcome.



Sound Silencer™ - Sound Absorption / Noise Reduction							
Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Wall Amtg	0.05	0.06	0.21	0.80	0.65	0.75	0.45
1" Wall w/ 3/4" Airspace	0.06	0.13	0.51	0.79	0.62	0.79	0.50
1" Wall w/ 1" B.A.C.	0.11	0.58	1.07	0.71	0.74	0.72	0.80
2" Wall Amtg	0.07	0.21	0.81	0.85	0.93	0.88	0.70
2" Wall w/ 3/4" Airspace	0.10	0.29	0.99	0.74	0.90	0.93	0.75
2" Wall w/ 1" B.A.P.	0.17	0.81	0.97	0.85	0.89	0.92	0.90
1" Ceiling E400	0.46	0.59	0.42	0.49	0.76	0.86	0.55
2" Ceiling E400	0.51	0.52	0.52	0.77	0.89	0.98	0.70
1" Wall C423 12" spacing	0.04	0.07	0.20	0.83	0.81	1.00	0.50
2" Wall C423 12" spacing	0.09	0.21	0.82	1.11	1.11	1.12	0.80

Sound Silencer™ - Sound Transmission Loss (STC)							
	125Hz	250Hz	500Hz	1KHz	2.5KHz	5KHz	STC
1"	6	5	7	8	10	15	9
2"	9	8	10	10	17	22	13
1" - w/5/8" Gypsum both sides	27	27	29	31	32	45	32



Click PDF icon to download printer friendly file format of product specs.

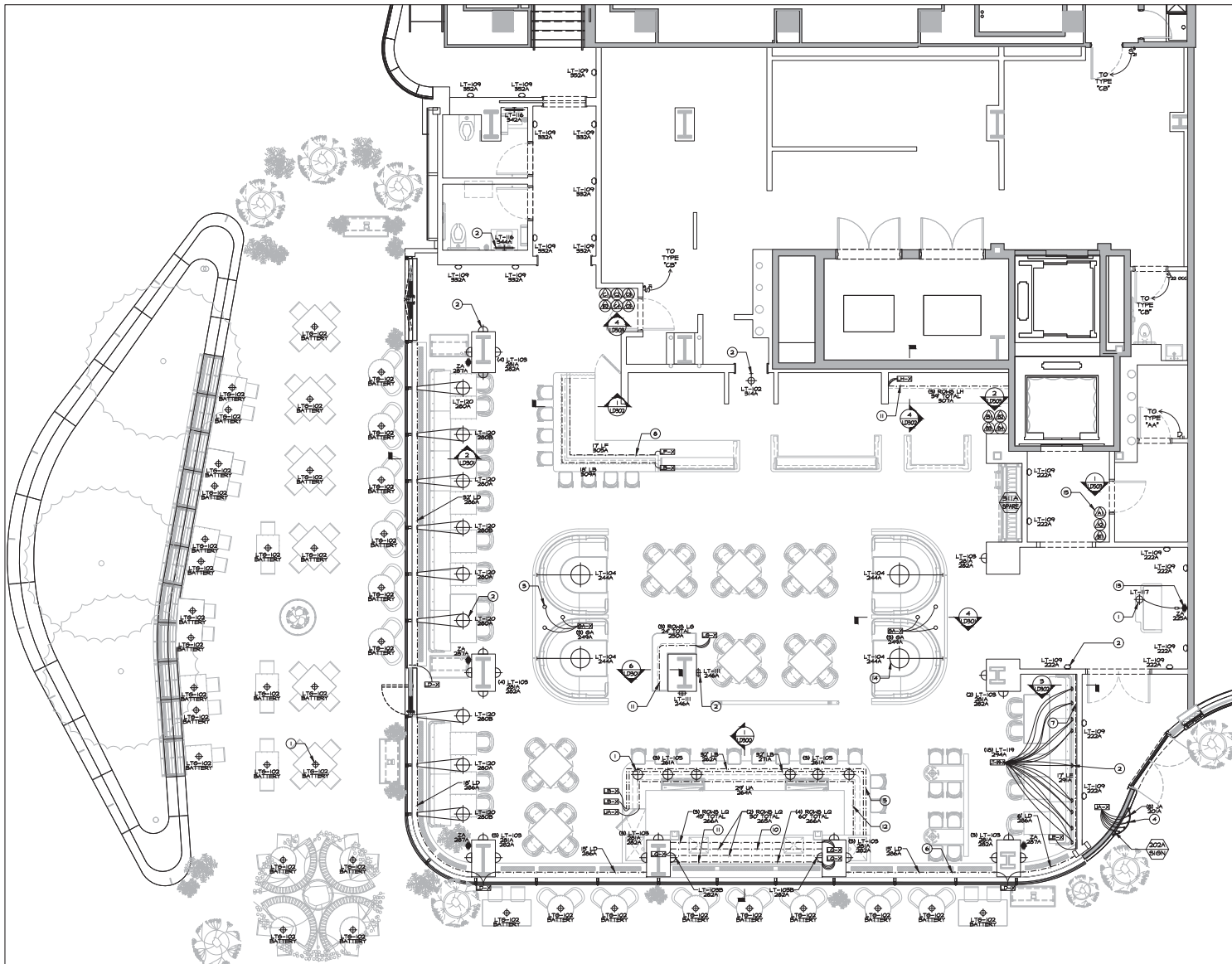
[ASTM C423 – Sound Absorption 8 Panels – 1" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels](#)

[ASTM C423 – Sound Absorption 8 Panels – 2" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels](#)



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1 FIRST FLOOR - LIGHTING FLOOR PLAN  
 1/32" SCALE 1/4"=1'-0" & 3/8"=1'-0" SHEET

1. TABLE LAMP  
 TYPES LT-102, LT-105, AND LT-117 DECORATIVE TABLE LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
2. SCONCES  
 TYPES LT-101, LT-109, LT-111, LT-116, LT-118, AND LT-120 DECORATIVE SCONCE TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
3. PLANT LIGHTS  
 TYPE LT-103 INGROUND UPLIGHT WITH ACCESSORIES TO ILLUMINATE PLANTS. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN BANQUETTE MILLHORN.
4. VISUAL LIGHTING  
 TYPE "AA" SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE MENU. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
5. PASCIA LIGHTING  
 TYPE LT-104 LINEAR LED LIGHT STRIP TO ILLUMINATE PASCIA. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLHORN.
6. CURTAIN LIGHTING  
 TYPE LT-105 LINEAR LED LIGHT STRIP TO UPLIGHT CURTAIN. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
7. BANQUETTE LIGHTING  
 TYPE LT-106 LINEAR LED LIGHT STRIP TO PROVIDE GLOW BEHIND BANQUETTE. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN BANQUETTE MILLHORN.
8. COUNTER GLAZ  
 TYPE LT-107 LINEAR LED LIGHT STRIP TO ILLUMINATE COUNTER. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN EXPO COUNTER MILLHORN.
9. NOT USED
10. LIQUOR RISER GLAZ  
 TYPE LT-108 LINEAR LED LIGHT STRIP TO PROVIDE GLOW AT LIQUOR RISER. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLHORN.
11. SHELF LIGHTING  
 TYPES LT-109 AND LT-110 LINEAR LED LIGHT STRIP TO ILLUMINATE SHELF. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES "AA-X", "AA-Y", AND "AA-Z". RECOMMENDED POWER SUPPLY LOCATION: WITHIN SHELF MILLHORN.
12. TASK LIGHTING  
 TYPE "AA" UNDERCABINET FIXTURE TO PROVIDE TASK LIGHTING. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE "AA-X". RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLHORN.
13. DIMMED RECEPTACLE  
 TYPE "2A" FULLY DIMMED DUPLEX HALL RECEPTACLE. CORROSE EXACT LOCATION OF RECEPTACLES WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER.
14. FLOOR LAMP  
 TYPE LT-104 DECORATIVE FLOOR LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
15. LIGHTING CONTROL STATIONS (CTS)  
 LIGHTING CONTROL BUTTON STATION (BTW) AND LIGHTING CONTROLLER (LC) TO BE LOCATED BY ARCHITECT AND INSTALLED BY ELECTRICAL CONTRACTOR. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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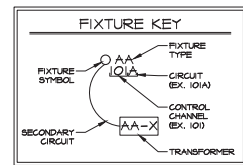
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 All our lighting solutions, from lighting design to lighting installation, are designed to meet your needs. We are a full-service lighting design and installation company. We have a team of experienced lighting designers and installers who can help you create the perfect lighting for your space. Contact us today for a free consultation.

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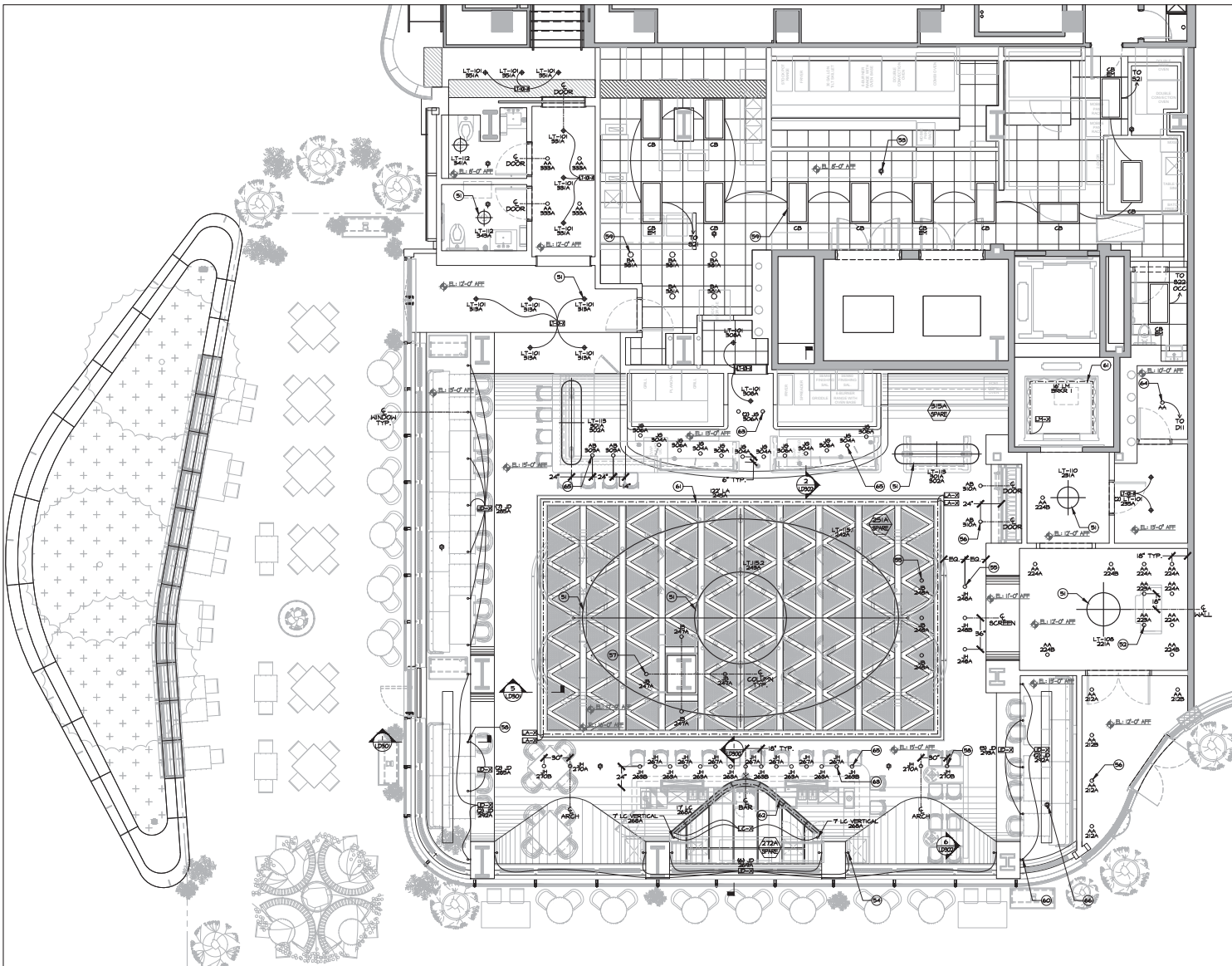
Project:  
 MANHATTAN WEST  
 450 Retail Restaurant Fit Out  
 442 West 33rd Street,  
 New York, NY 10001

Drawing Title:  
**FIRST FLOOR LIGHTING FLOOR PLAN**

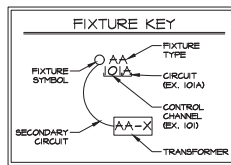
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 Project Number: 19050  
 Drawing Number: **LD101**



- INTENT NOTES**
1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURE DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.
  2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE SCHEDULE, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND LOAD SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
    - 2.1. FIXTURE SCHEDULE
    - 2.2. CONTROL SCHEDULE
    - 2.3. LIGHTING SPECIFICATION NOTES
    - 2.4. LIGHTING FIXTURE DETAILS



FIRST FLOOR - LIGHTING REFLECTED CEILING PLAN  
 1/8" = 1'-0" SCALE: 1/8" = 1'-0" 1/32" = 1'-0"



**INTENT NOTES**

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.
2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE SCHEDULE, FIXTURE CUTS, CONTROL WIRING DIAGRAM, AND LOAD SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
  - 2.1. FIXTURE SCHEDULE
  - 2.2. CONTROL SCHEDULE
  - 2.3. LIGHTING SPECIFICATION NOTES
  - 2.4. LIGHTING FIXTURE DETAILS

- 51. PENDANTS  
 TYPES LT-101", LT-105", LT-107", LT-107", LT-107", LT-115", LT-115", AND LT-115" DECORATIVE PENDANT TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT. TYPE LT-101 REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE LT-105-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 52. HOST ACCENTS  
 TYPE TA1 RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HOST.
- 53. OCCUPANCY SENSOR  
 LIGHTING OCCUPANCY SENSOR (O) TO BE FURNISHED AS PART OF CONTROL SYSTEM AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATIONS TO BE CONFIRMED WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER BASED ON CODE REQUIREMENTS. ELECTRICAL ENGINEER MAY REQUIRE ADDITIONAL SENSORS FOR CODE COMPLIANCE. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- 54. ISGL LIGHTS  
 TYPE IS1 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE ISGL. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE IS1-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 55. SCREEN ACCENTS  
 TYPES IS2 AND IS3 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE SCREEN.
- 56. WALL ACCENTS  
 TYPES WA1 AND WA2 RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE WALLS.
- 57. COLUMN ACCENTS  
 TYPE CS1 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE COLUMNS.
- 58. TABLE ACCENTS  
 TYPE TAB RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPES T21 AND T22 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE TABLES. TYPE T21 REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE T22-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 59. DOWNLIGHTS  
 TYPE DL1 LENSED DOWNLIGHT AND TYPE TR1 TROFFER TO PROVIDE GENERAL ILLUMINATION IN POH TO BOH TRANSITION.
- 60. BLANK LIGHTS  
 TYPE BL1 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE PLANTS. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE BL1-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 61. COVE LIGHTS  
 TYPES CL1 AND CL2 LINEAR LED LIGHT STRIP TO ILLUMINATE COVE. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES CL1-K AND CL2-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 62. GLASS BACKLIGHT  
 TYPE GL1 LINEAR LED LIGHT STRIP TO ILLUMINATE HOOD. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE GL1-K, RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
- 63. HOOD ACCENTS  
 TYPE HA1 AND HA2 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HOOD.
- 64. COAT CHECK LIGHTING  
 TYPE CC1 RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO PROVIDE GENERAL ILLUMINATION.
- 65. COUNTER ACCENTS  
 TYPE CA1 RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPE CA2 AND CA3 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE COUNTER.
- 66. DAYLIGHT SENSOR  
 LIGHTING PHOTOSENSOR (PS) TO BE FURNISHED AS PART OF CONTROL SYSTEM AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATIONS TO BE CONFIRMED WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER BASED ON CODE REQUIREMENTS. ELECTRICAL ENGINEER MAY REQUIRE ADDITIONAL SENSORS FOR CODE COMPLIANCE. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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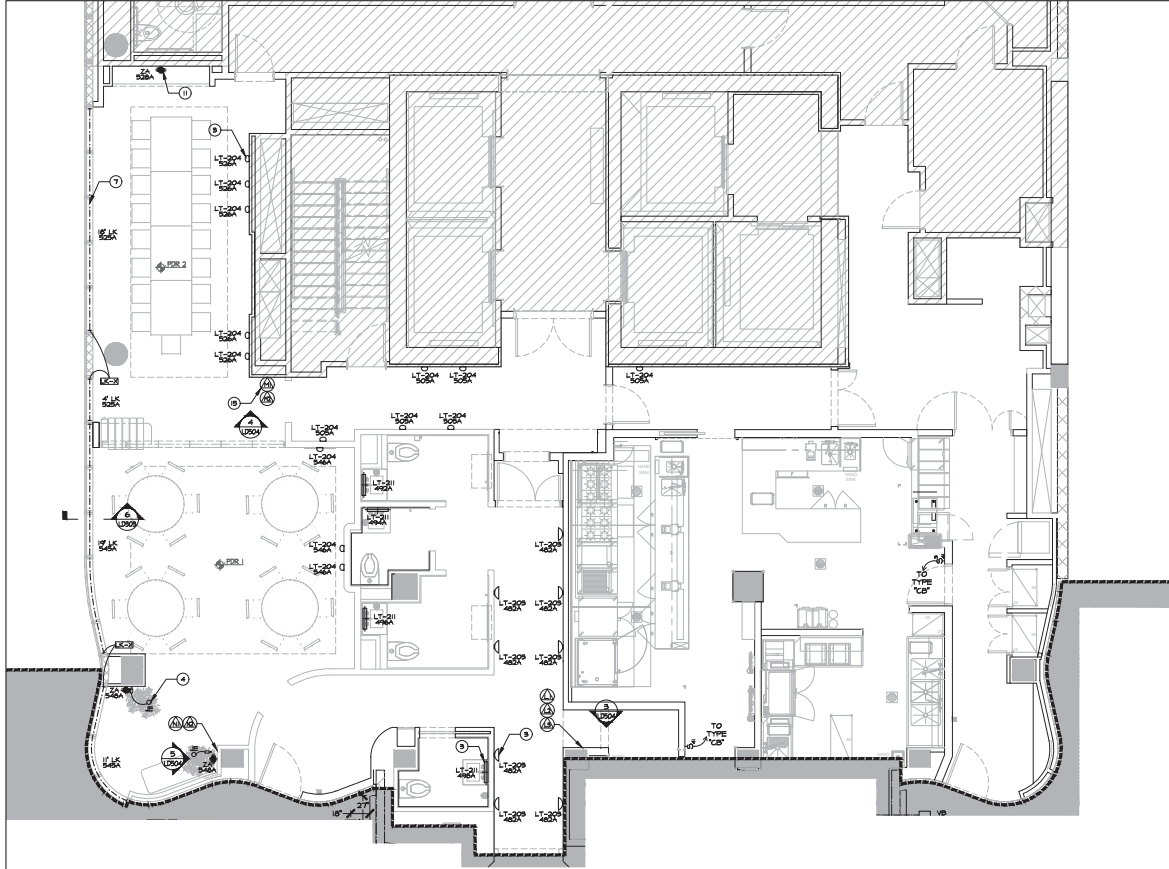
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 NO. ISSUANCE DATE

Key Plan:

Project:  
 MANHATTAN WEST  
 450 Retail Restaurant Fit Out  
 442 West 33rd Street,  
 New York, NY 10001

Drawing Title:  
**FIRST FLOOR  
 LIGHTING  
 REFLECTED CEILING  
 PLAN**

Scale & Signature:  
 Date: 04/07/20  
 Project Number: 19050  
 Drawing Number:  
**LD201**



1. TABLE LAMP  
TYPE T1-212' DECORATIVE TABLE LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
2. FLOOR LAMP  
TYPES T18-207' AND T11-204' DECORATIVE FLOOR LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
3. SCENERY  
TYPES T11-209', T11-204', T1-206', T1-207' AND T1-211' DECORATIVE SCENERY TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
4. PLANT LIGHT  
TYPE T2' STAKE-MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPE T17' EXTERIOR STAKE-MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE PLANTS.
5. COLUMN LIGHT  
TYPE T2' SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES AND POWER SUPPLY WITHIN J-BOX TO ILLUMINATE COLUMN.
6. FASCIA LIGHTING  
TYPE T3' LINEAR LED LIGHT STRIP AND TYPE T4' EXTERIOR LINEAR LED LIGHT STRIP TO ILLUMINATE FASCIA. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES T3-X' AND T4-X'. RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
7. CURTAIN LIGHT  
TYPE T4' AND T4' LINEAR LED LIGHT STRIP TO ILLUMINATE WINDOWS. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES T4-X' AND T4-X'. RECOMMENDED POWER SUPPLY LOCATION: ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
8. LIQUOR RISER GLOW  
TYPE T4' LINEAR LED LIGHT STRIP AND TYPE T4' EXTERIOR LINEAR LED LIGHT STRIP TO PROVIDE GLOW AT LIQUOR RISER. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES T4-X' AND T4-X'. RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
9. SHELF LIGHTING  
TYPE T4' LINEAR LED LIGHT STRIP TO ILLUMINATE SHELF. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE T4-X'. RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
10. TASK LIGHTING  
TYPE T4' UNDER-CABINET FIXTURE TO PROVIDE TASK LIGHTING. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE T4-X'. RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
11. DINNED RECEPTACLE  
TYPE T24' FULLY DIMMED DUPLEX WALL RECEPTACLE AND TYPE T24' FULLY DIMMED DUPLEX RECEPTACLE IN FLOOR RECEPT. CONFIRM EXACT LOCATION OF RECEPTABLES WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER.
12. SPEC RECEPTACLE  
ELECTRICAL CONTRACTOR TO FINISH AND INSTALL SPEC RECEPTABLES. CONFIRM EXACT LOCATION OF RECEPTABLES WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER.
13. BOLLARDS  
TYPE T63' EXTERIOR BOLLARD TO PROVIDE GENERAL ILLUMINATION.
14. EMERGENCY LIGHTING POLES  
TYPE T63' EXTERIOR LIGHTING POLE TO PROVIDE GENERAL ILLUMINATION.
15. LIGHTING CONTROL STATIONS (IES) LIGHTING CONTROL BUTTON STATION (B4) AND CONTROL STATION (H) TO BE LOCATED BY ARCHITECT AND INSTALLED BY ELECTRICAL CONTRACTOR. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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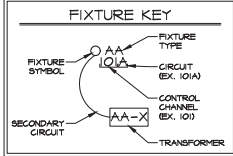
Key Plan:

PROJECT:  
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450 Retail Restaurant Fit Out  
442 West 33rd Street,  
New York, NY 10001

**FOURTH FLOOR  
LIGHTING  
FLOOR PLAN  
AREA A**

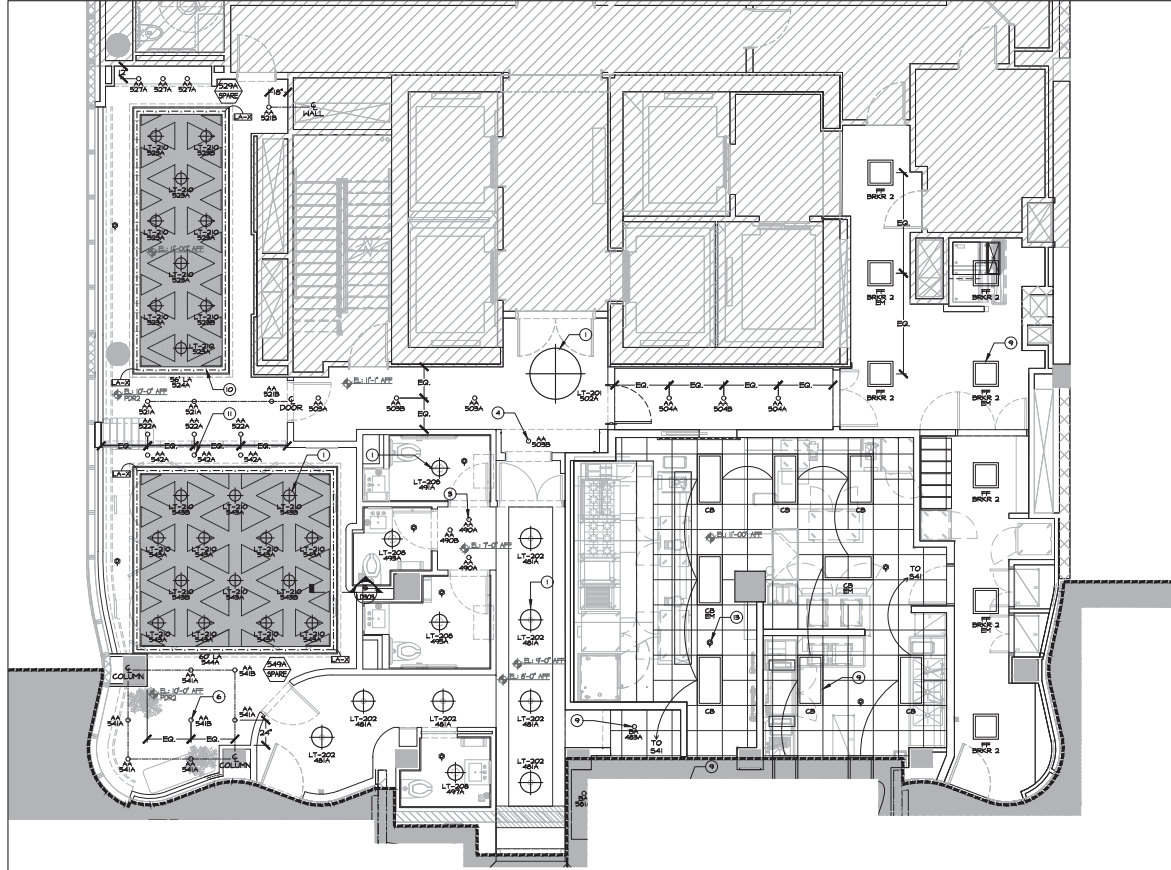
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Project Number: 19050  
Drawing Number: **LD104A**

FOURTH FLOOR - LIGHTING FLOOR PLAN - AREA A  
SCALE: 1/4"=1'-0" @ 30"x42" SHEET



**INTENT NOTES**

1. THESE PLANS ARE TO PROVIDE THE INTENT OF THE LIGHTING DESIGN. FOR SPECIFIC ARCHITECTURAL INFORMATION, REFER TO THE ARCHITECTURAL DRAWINGS. FOR SPECIFIC ELECTRICAL INFORMATION, REFER TO THE ELECTRICAL ENGINEERING DRAWINGS.
2. REFER TO INFORMATION IN ACCOMPANYING DRAWINGS AND LIGHTING SPECIFICATION PACKAGE FOR FIXTURE NOTES, FIXTURE SCHEDULE, FIXTURE DIMS, CONTROL WIRING DIAGRAM, AND LOAD SCHEDULE FOR LOAD SIZES AND TYPES. ALL OF THESE ITEMS SHOULD BE CONSIDERED AS PART OF THE PLANS FOR BIDDING AND CONSTRUCTION:
  - 2.1. FIXTURE SCHEDULE
  - 2.2. CONTROL SCHEDULE
  - 2.3. LIGHTING SPECIFICATION NOTES
  - 2.4. LIGHTING FIXTURE DETAILS



FOURTH FLOOR - LIGHTING REFLECTED CEILING PLAN - AREA A  
SCALE: 1/4"=1'-0" @ 30"x42" SHEET

1. ENDMENTS  
TYPES L1-201, L1-202, L1-203, L1-204, L1-205, L1-206, L1-207, L1-208, AND L1-209  
DECORATIVE PENDANT TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
2. HOST ACCENTS  
TYPE "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HOST.
3. HALL ACCENTS  
TYPES "AA" AND "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HALLS.
4. BATH ACCENTS  
TYPES "AA" AND "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE BATHWAYS.
5. CURTAIN DOWNLIGHT GLOBS  
TYPE "LC" LINEAR LED LIGHT STRIP TO ILLUMINATE CURTAINS. REQUIRES REMOTE POWER SUPPLY TYPE "LX-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
6. TABLE ACCENTS  
TYPES "AA" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPE "AC" SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE TABLES. TYPE "AC" REQUIRES REMOTE POWER SUPPLY TYPE "LX-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
7. COUNTER ACCENTS  
TYPE "AD" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE BAR COUNTER.
8. BAR HULLO  
TYPE "LL" LINEAR LED LIGHT STRIP TO PROVIDE GLOW AROUND BAR PORTAL. REQUIRES REMOTE POWER SUPPLY TYPE "LX-X". RECOMMENDED POWER SUPPLY LOCATION WITHIN BAR HULLO AREA.
9. DOWNLIGHTS  
TYPE "BA" RECESSED FIXED DOWNLIGHT AND TYPES "CB" AND "HF" RECESSED TROFFER TO ILLUMINATE BOY AREAS.
10. GLOW LIGHTING  
TYPE "LL" LINEAR LED LIGHT STRIP TO ILLUMINATE GLOW. REQUIRES REMOTE POWER SUPPLY TYPE "LX-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
11. SCREEN ACCENTS  
TYPE "AV" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE SCREEN.
12. STRING LIGHTS  
TYPE "VZ" DECORATIVE STRING LIGHT TO PROVIDE GENERAL ILLUMINATION.
13. OCCUPANCY SENSOR  
LIGHTING OCCUPANCY SENSOR (O) TO BE PURCHASED AS PART OF CONTROL SYSTEM AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATIONS TO BE CONFIRMED WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER BASED ON CODE REQUIREMENTS. ELECTRICAL ENGINEER MAY REQUIRE ADDITIONAL SENSORS FOR CODE COMPLIANCE. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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Lighting Design:  
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www.focuslighting.com

**FOCUS LIGHTING**  
ARCHITECTURAL LIGHTING DESIGN  
All listed lighting products are part of a complete lighting system. The lighting system is designed to provide the best lighting solution for your project. The lighting system is designed to provide the best lighting solution for your project. The lighting system is designed to provide the best lighting solution for your project.

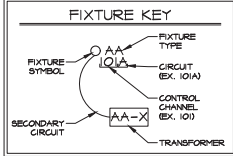
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1.	100% CD	07/17/20
NO.	ISSUANCE	DATE

Key Plan:

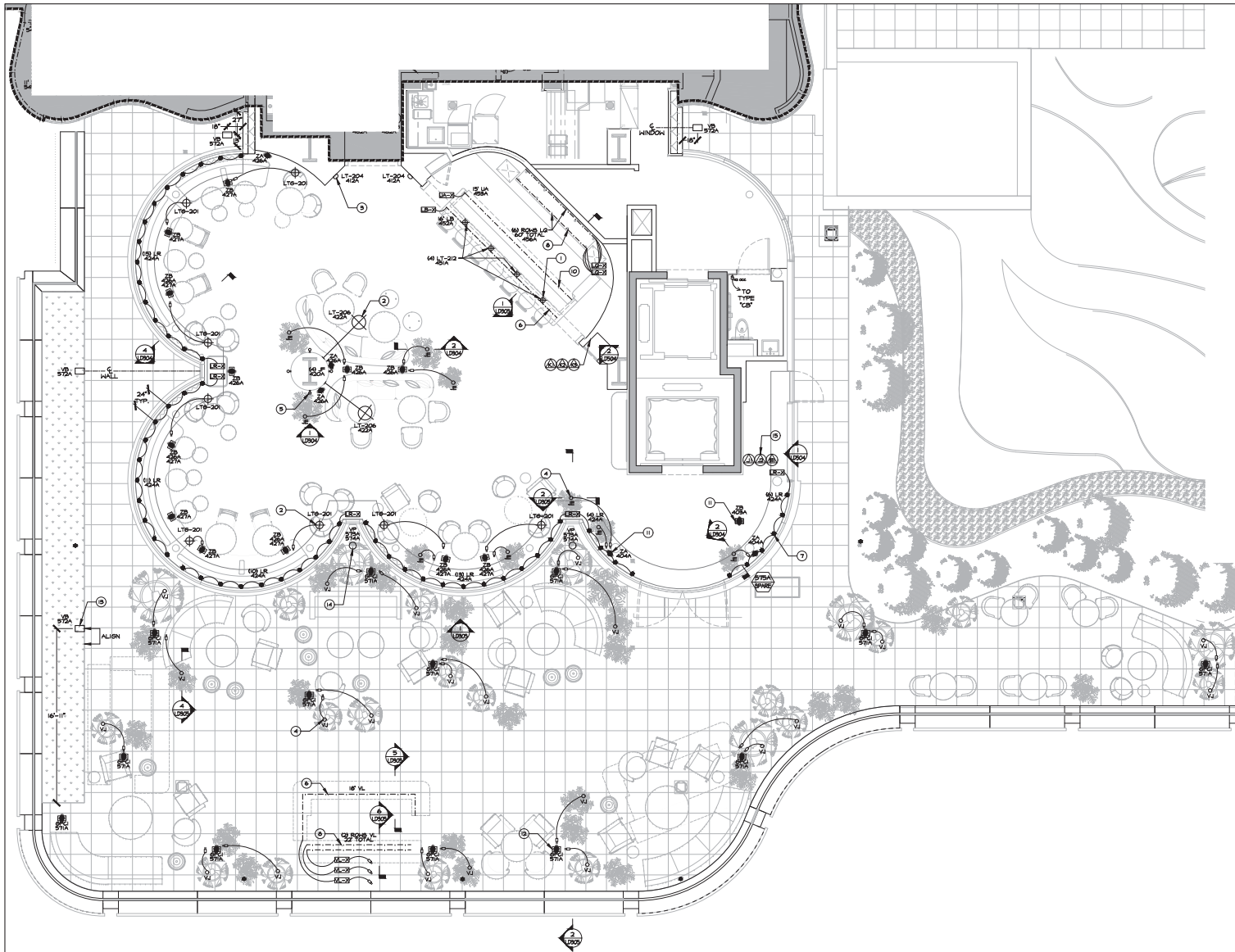
Project:  
MANHATTAN WEST  
450 Retail Restaurant Fit Out  
442 West 33rd Street,  
New York, NY 10001

**FOURTH FLOOR  
LIGHTING  
REFLECTED CEILING PLAN  
AREA A**

Scale & Signature: \_\_\_\_\_ Date: 04/07/20  
Project Number: 19050  
Drawing Number:  
**LD204A**



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    - 2.3. LIGHTING SPECIFICATION NOTES
    - 2.4. LIGHTING FIXTURE DETAILS



FOURTH FLOOR - LIGHTING FLOOR PLAN - AREA B  
SCALE: 1/4" = 1' @ 8 1/2" x 11" SHEET

1. TABLE LAMP  
TYPE LT-202 DECORATIVE TABLE LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
2. FLOOR LAMP  
TYPES LTB-201 AND LT-204 DECORATIVE FLOOR LAMP TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
3. SCISSOR  
TYPES LT-203, LT-204, LT-206, LT-207 AND LT-201 DECORATIVE SCISSOR TO PROVIDE GENERAL ILLUMINATION. FIXTURE TO BE SPECIFIED BY DESIGN ARCHITECT.
4. BAR LIGHT  
TYPE LB-205 MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPE LB-206 EXTERIOR STAKE-MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE PLANTS.
5. COLUMN LIGHT  
TYPE CB-201 SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES AND POWER SUPPLY WITHIN A-BOX TO ILLUMINATE COLUMN.
6. FASCIA LIGHTING  
TYPE FL-201 LINEAR LED LIGHT STRIP AND TYPE FL-202 EXTERIOR LINEAR LED LIGHT STRIP TO ILLUMINATE FASCIA. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES FL-201 AND FL-202, RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
7. CURTAIN LIGHT  
TYPE CL-201 AND CL-202 LINEAR LED LIGHT STRIP TO ILLUMINATE WINDOWS. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES CL-201 AND CL-202, RECOMMENDED POWER SUPPLY LOCATION: ACCESS PANELS. TO BE APPROVED BY DESIGN ARCHITECT.
8. LIQUOR RISER SLOTT  
TYPE LR-201 LINEAR LED LIGHT STRIP TO PROVIDE SLOTT AT LIQUOR RISER. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPES LR-201 AND LR-202, RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
9. SHELF LIGHTING  
TYPE SL-201 LINEAR LED LIGHT STRIP TO ILLUMINATE SHELF. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE SL-201, RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
10. TASK LIGHTING  
TYPE TL-201 UNDER-CABINET FIXTURE TO PROVIDE TASK LIGHTING. REQUIRES REMOTE LOW VOLTAGE POWER SUPPLY. TYPE TL-201, RECOMMENDED POWER SUPPLY LOCATION: WITHIN BAR MILLWORK.
11. DIMMED RECEPTACLE  
TYPE TR-201 FULLY DIMMED DUPLEX WALL RECEPTACLE AND TYPE TR-202 FULLY DIMMED DUPLEX RECEPTACLE IN FLOOR RISER. CONFIRM EXACT LOCATION OF RECEPTACLES WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER.
12. SPEC RECEPTACLE  
ELECTRICAL CONTRACTOR TO FINISH AND INSTALL SPEC RECEPTACLES. CONFIRM EXACT LOCATION OF RECEPTACLES WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER.
13. BOLLARD  
TYPE VB-201 EXTERIOR BOLLARD TO PROVIDE GENERAL ILLUMINATION.
14. EMERGENCY LIGHTING POLES  
TYPE VP-201 EXTERIOR LIGHTING POLE TO PROVIDE GENERAL ILLUMINATION.
15. LIGHTING CONTROL STATIONS (LCS)  
LIGHTING CONTROL STATION (LCS) AND CONTROL STATION (LCS) TO BE LOCATED BY ARCHITECT AND INSTALLED BY ELECTRICAL CONTRACTOR. REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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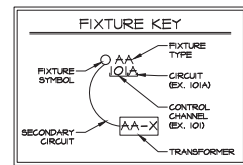
**FOCUS LIGHTING**  
ARCHITECTURAL LIGHTING DESIGN  
All lighting solutions, from interior to exterior, are designed with a focus on creating a unique atmosphere and enhancing the overall experience of the space. Our team of experts provides a comprehensive range of services, from initial concept to final installation, ensuring that every lighting fixture is perfectly placed and perfectly lit.

NO.	ISSUANCE	DATE
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Project:  
MANHATTAN WEST  
450 Retail Restaurant Fit Out  
442 West 33rd Street,  
New York, NY 10001

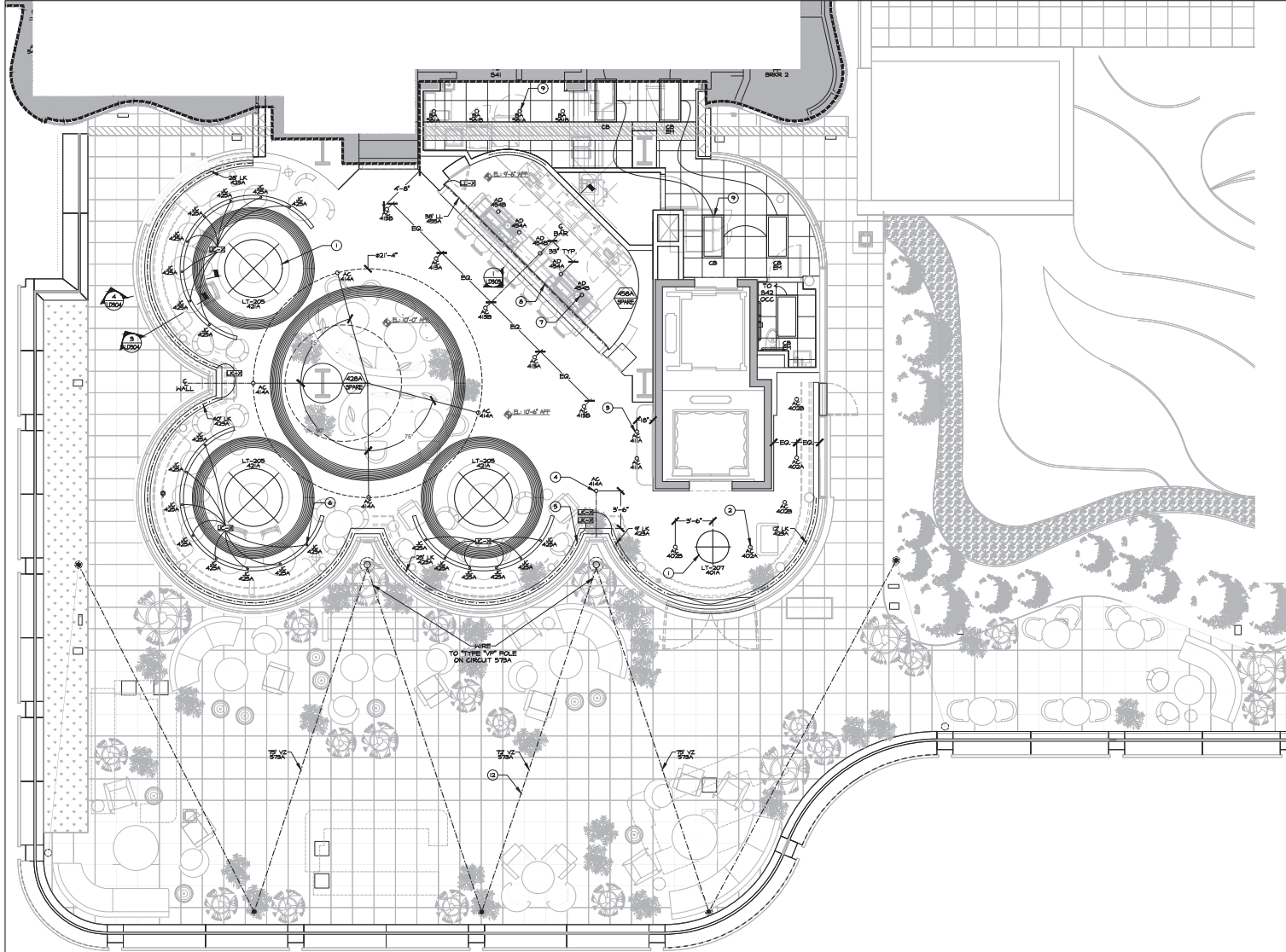
Drawing Title:  
**FOURTH FLOOR  
LIGHTING  
FLOOR PLAN  
AREA B**

Sheet & Signature:  
Date: 04/07/20  
Project Number: 19050  
Drawing Number:  
**LD104B**



**INTENT NOTES**

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  - 2.3. LIGHTING SPECIFICATION NOTES
  - 2.4. LIGHTING FIXTURE DETAILS



1. PENDANTS  
TYPES "LT-201", "LT-202", "LT-203", "LT-204", "LT-205", AND "LT-206"  
DECORATIVE PENDANT TO PROVIDE GENERAL ILLUMINATION. FIXTURES TO BE SPECIFIED BY DESIGN ARCHITECT.
2. HOST ACCENTS  
TYPE "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HOST.
3. ISLAND ACCENTS  
TYPES "AA" AND "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE HALLS.
4. PATH ACCENTS  
TYPES "AA" AND "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE PATHWAYS.
5. CURTAIN DOWN-LIGHT GLUSH  
TYPE "LK" LINEAR LED LIGHT STRIP TO PROVIDE GLUSH ILLUMINATION. REMOTE POWER SUPPLY TYPE "LK-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
6. TABLE ACCENTS  
TYPES "AA" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES AND TYPE "AC" SURFACE MOUNTED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE TABLES. TYPE "AC" REQUIRES REMOTE POWER SUPPLY TYPE "AC-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
7. COUNTER ACCENTS  
TYPE "AC" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE BAR COUNTER.
8. BAR HALO  
TYPE "LH" LINEAR LED LIGHT STRIP TO PROVIDE GLUSH AND/OR BAR FOUNTAIN. REMOTE POWER SUPPLY TYPE "LH-X". RECOMMENDED POWER SUPPLY LOCATION WITHIN BAR FOUNTAIN.
9. DOWNLIGHTS  
TYPE "BA" RECESSED FIXED DOWNLIGHT AND TYPES "DB" AND "DF" RECESSED TROFFER TO ILLUMINATE BOH AREAS.
10. COVE LIGHTING  
TYPE "LA" LINEAR LED LIGHT STRIP TO ILLUMINATE COVE. REMOTE POWER SUPPLY TYPE "LA-X". RECOMMENDED POWER SUPPLY LOCATION ACCESS PANEL TO BE APPROVED BY DESIGN ARCHITECT.
11. SCREEN ACCENTS  
TYPE "AA" RECESSED ADJUSTABLE ACCENT WITH ACCESSORIES TO ILLUMINATE SCREEN.
12. STRONG LIGHTS  
TYPE "ST" DECORATIVE STRONG LIGHT TO PROVIDE GENERAL ILLUMINATION.
13. OCCUPANCY SENSORS  
LIGHTING OCCUPANCY SENSOR (OS) TO BE PROVIDED AS PART OF CONTROL SYSTEM AND INSTALLED BY ELECTRICAL CONTRACTOR. LOCATIONS TO BE CONFIRMED WITH DESIGN ARCHITECT AND ELECTRICAL ENGINEER BASED ON CODE REQUIREMENTS - ELECTRICAL ENGINEER MAY REQUIRE ADDITIONAL SENSORS FOR CODE COMPLIANCE REFER TO LIGHTING RISER DIAGRAM FOR ADDITIONAL INFORMATION.

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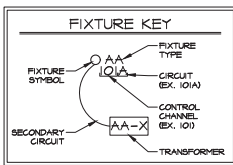
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3.		
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NO.	ISSUANCE	DATE

Key Plan:

FOURTH FLOOR - LIGHTING REFLECTED CEILING PLAN - AREA B  
SCALE: 1/4" = 1' @ 30"x42" SHEET



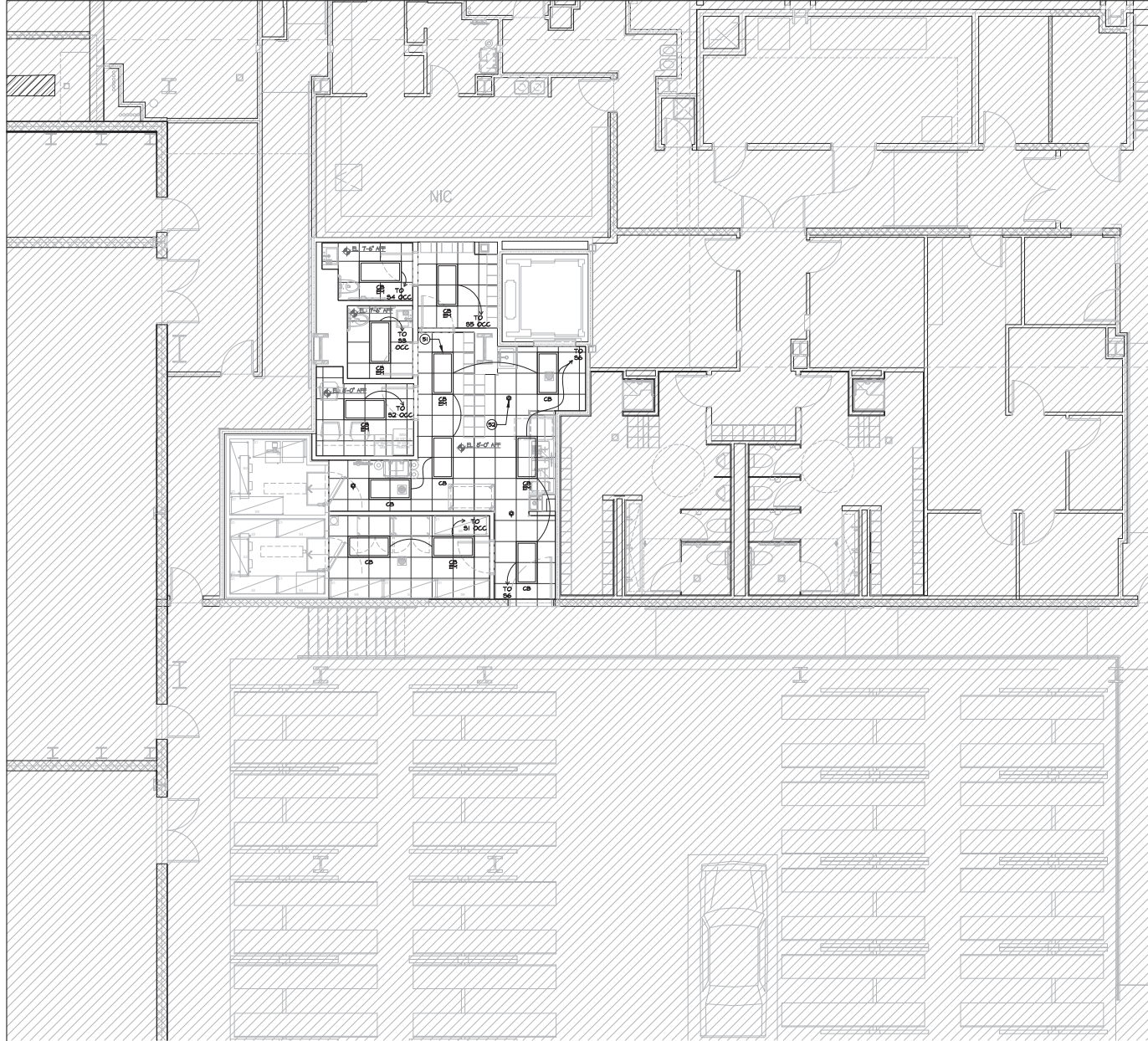
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Project:  
MANHATTAN WEST  
450 Retail Restaurant Fit out  
442 West 33rd Street,  
New York, NY 10001

**FOURTH FLOOR  
LIGHTING  
REFLECTED CEILING PLAN  
AREA B**

Scale & Signature: \_\_\_\_\_ Date: 04/07/20  
Project Number: 19050  
Drawing Number: **LD204B**



51. DOWNLIGHTS  
TYPE TYP 204 RECESSED LED TROFFER TO PROVIDE  
GENERAL ILLUMINATION.

52. OCCUPANCY SENSOR  
LIGHTING OCCUPANCY SENSOR (O) TO BE FURNISHED  
AS PART OF CONTROL SYSTEM AND INSTALLED BY  
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CONFIRMED WITH DESIGN ARCHITECT AND ELECTRICAL  
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ARCHITECTURAL LIGHTING DESIGN  
All work is completed in accordance with the International Illumination Engineering Council (IEC) standards and the Illuminating Engineering Society (IES) Handbook. All lighting designs are based on the latest IES Handbook and the IESNA Handbook. All lighting designs are based on the latest IES Handbook and the IESNA Handbook. All lighting designs are based on the latest IES Handbook and the IESNA Handbook.

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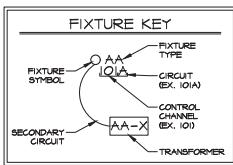
Key Plan:

Project:  
MANHATTAN WEST  
450 Retail Restaurant Fit Out  
442 West 33rd Street,  
New York, NY 10001

Drawing Title:  
**BASEMENT  
LIGHTING  
RCP**

Scale & Signature: \_\_\_\_\_ Date: 04/07/20  
Project Number: 19050  
Drawing Number:  
**LD200**

**BASEMENT - LIGHTING RCP**  
1/200 / SCALE: 1/4" = 1'-0" @ 30" X 42" SHEET



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FILE NAME: F:\QB PENDING RESTAURANT\1-CAD\LD200.DWG  
PRINT DATE: 7/17/2020 3:19:45 PM



## Sample Menu

### **SNACKS**

- BBQ Medjool Dates, Preserved Lemon, Rosemary
- Our Pickles & Peppers
- Oysters, Falafel Crust, Zhoou

### **DIPS/SPREADS**

- Yogurt – Aleppo, Apricot Honey, Saffron
- Chickpea – Jalapeno, Black Garlic Oil, Cumin
- Eggplant – Mint, Burnt Onions, Smoked Paprika
- Feta – Pistachio, Scallion Soffrito, Dill

### **RAW**

- Kampachi – Ginger Blossom, Cardamom Soy
- Langoustine – Pickled Raspberries, Fleur de Sel
- Fluke – Salted Lime, Coriander Stems
- Lamb Carpaccio – Pineapple Amba, Toasted Curry

### **MEZZE/APPETIZERS/SMALL PLATES**

- Fattoush – Pomegranate, Pecans, Sumac
- Tabbouleh – Crispy Quinoa, Cranberries, Cilantro
- Halloumi – Stewed Peppers, Ras El Hanout
- Mixed Beans – Lots of Love and Olive Oil
- Carrot Salad – Cured Lemons, Chiles, Mint
- Pickled Beets – Purple Cabbage, Farmer’s Cheese, Horseradish
- Avocado Carpaccio – Little Gem Spears, Lemon, Red Onions

**FROM OUR WOOD OVEN** – all items are prepared simply with olive oil, sea salt, lemon, and Aleppo pepper, and served with our selection of sauces.

### **FLATBREADS**

- Yemenite
- Spiced
- Pocket

### **VEGETABLES**

- Chinese Broccoli
- Brussels Sprouts
- Baby Cauliflower
- Danvers Carrots
- Oyster Mushrooms

### **SEAFOOD**

- Black Sea Bass
- Dorade
- Gulf Shrimp
- Octopus
- Wild Salmon
- Cold Water Lobster

### **MEATS**

- Four Story Hill Chicken
- Long Island Pekin Duck
- Elysian Fields Lamb Shank
- Elysian Fields Lamb Rack
- Prime Dry-Aged Porterhouse for Two
- Grass-Fed Skirt Steak

## Sample Menu

### ELEVATED BITES

<b>Cheese &amp; Charcuterie</b>	25
Chef's Selection of Cheeses and Meats, Honey, House-Made Jam, Pickles, Crackers	
<b>Local Santa Barbara Prawns</b> @	24
Calabrian Chile Butter, Fresh Lemon	
<b>Blistered Shishito Peppers</b> †	12
Garlic, Ginger, Cilantro Sauce	
<b>Marinated Olives</b> † @	8
Kalamata and Green Olives, Extra Virgin Olive Oil, Lemon, Chili Flakes	
<b>Sriracha Hummus</b> @	12
Almond Flour Soil, Baby Crudité, Pita	
<b>Bianca Truffle Wood Fired Pizza</b> @	25
Shaved Truffle, Pecorino Romano, Devonshire Cream, Mozzarella	
<b>Asian Marinated Seared Ahi Tataki</b>	18
Baby Gem, Radicchio, Cilantro, Candied Nuts, Cilantro and Soy Vinaigrette	
<b>Endive Caesar Salad</b> @	12
Heirloom Endive, Crispy Grains, Caesar Dressing	
<b>Tonkatsu Dungeness Crab Cake Slider</b> @	19
Arugula, Serrano Aioli, Hawaiian Roll	
<b>Baked Oven Veal Meatballs</b>	14
Grilled House-Made Focaccia	
<b>Roasted Brussels Sprouts</b> @	12
Pancetta, Cipollini Onion, Agridolce	
<b>House Made Malt Vinegar Fries</b> @ @	8
Serrano Aioli	
<b>Aperol Spritz Gelée</b> † @ @ @	5
Citrus Salad, Meringue	
<b>Torta di Cioccolato</b> @	5
Pistachio Gelato	
<b>Lemon Panna Cotta</b> @	5
Rosemary Pinoli Crunch, Lemon Extra Virgin Olive Oil	
<b>Bombolini</b> @	5
Lychee, Raspberry, Rosé	

@ GLUTEN FREE | † VEGAN | @ VEGETARIAN | @ NUT FREE | @ DAIRY FREE

## Sample Menu

### HEALTHY

Market Fruit & Berries Plate	✓ G	12
Vanilla Greek Yogurt Parfait	Fresh Berries, Granola G V	12
Steel Cut Oatmeal	Toasted Coconut & Almond Granola, Brown Sugar ✓ G	12
Bagel and Gravlox	House-Cured Salmon, Cream Cheese, Capers, Lemon, Onions	17
Avocado Toast	Soft Cooked Eggs, Sriracha, Radish Sprouts, Multigrain Bread V	16

### PROVISIONAL SPECIALTIES

The Provisional Egg Sandwich	Fried Eggs, Applewood Smoked Bacon, Gruyère Cheese, Avocado	16
Breakfast Pizza	Bacon, Cream, Aged Pecorino, Spinach, Over Easy Eggs	19
Chilaquiles	Poached Eggs, Salsa Verde, Corn Tortilla Chips, Cotija Cheese, Pickled Red Onions, Sour Cream, Green Onions, Cilantro G V	17
Pendry Breakfast Eggs	Any Style, Pesto Breakfast Potatoes, Choice of Breakfast Meat & Toast	17
Breakfast Burrito	Scrambled Eggs, Chorizo, Goat Cheese, Cilantro, Side of Salsa Verde & Avocado	17
Create Your Own Omelet	Whole Eggs Or Egg Whites, Select Three Toppings: Gruyère or Cheddar Cheese, Spinach, Mushrooms, Peppers, Onions, Tomato, Bacon, Ham, Or Sausage. Served with Pesto Breakfast Potatoes & Choice of Toast. <i>Additional Toppings 2</i>	18

### SWEET

Cracked Nutella Roll	V	9
Pastry Basket	Variety of Pastries V	12
Buttermilk Pancakes	Warm Maple Syrup, Salted Local Butter V <i>Add Blueberries or Chocolate Chips 3</i>	13
French Toast	Seasonal Fruit Compote, Maple Cream Cheese V	16

G-Gluten Free V-Vegetarian ✓ -Vegan

## Sample Menu

Guacamole & Tortilla Chips G V	12
Buffalo Chicken Wings Ranch Dipping Sauce	15
Chicken Tortilla Soup Chicken, Avocado, Pickled Onions, Cilantro, Cotija Cheese	16
Chicken Quesadilla Shredded Chicken, Cheddar Cheese, Grilled Onions, Shishito Pepper, Pico de Gallo, Side of Guacamole & Sour Cream	14
Heirloom Tomato & Avocado Bruschetta Radish Sprouts, Sriracha V	14
Hummus & Crudité Sriracha Hummus, Black Almond Powder, Pita Bread	14
California Meat & Cheese Board Honey, Dried Fruit, Lavash	25

### SALADS

Baby Kale Salad Farro, Radish, Carrots, Goat Cheese, Almonds, Preserved Lemon Vinaigrette V	15
Classic Caesar Salad Baby Romaine, Pecorino, Grilled House-Made Focaccia Bread	15
House Salad Shaved Carrots, Tomatoes, Citrus Vinaigrette G V	14
<i>Add Chicken 8   Market Catch 9   Shrimp 9</i>	

### PIZZA

Margherita Pizza Tomato, Mozzarella, Fresh Basil V <i>Additional Toppings 3</i> <i>Parma Ham   Pepperoni   Pork Sausage   Pineapple   Chef's Selection of Vegetables</i>	15
Breakfast Pizza Bacon, Cream, Aged Pecorino, Spinach, Over Easy Eggs	19

### SANDWICHES

Angus Beef Burger 10 Year Aged Cheddar, Heirloom Tomato, Butter Lettuce, Caramelized Onions, House Made Pickles, Brioche Bun, French Fries <i>Add Applewood Smoked Bacon 3 *Substitute Beyond Meat for Vegan Option V</i>	18
Pork Cubano Pork Shoulder Confit, Smoked Ham, Gruyère Cheese, Yellow Mustard, House-Made Pickles, French Fries	17
Grilled Local Fish Sandwich Lemon Serrano Aioli, Wild Arugula, Focaccia, French Fries	17

G-Gluten Free V-Vegetarian V-Vegan

## Sample Menu

### PROVISIONAL

Dry Aged Tomahawk 100 Day Aged, Garlic, Rosemary	G	79
Bucatini Fennel Bolognese, Pork Sausage, Ricotta Salata		24
Provisional Chop Salad Arugula, Endive, Calabrese, Garbanzo Beans, Pecorino, Peperoncini, Shaved Fennel, Pollen Vinaigrette		16
Veal Milanese Pistachio Crusted, Arugula, Preserved Tomatoes, Lemon		52
Mussels House-Made Cured Meat Nduja, Fennel, Fresno Chiles, White Wine, Grilled Focaccia		24

### MAIN

Penne or Bucattini Pasta	V	16
<i>Butter &amp; Parmesan, Marinara, Alfredo or Arrabbiata Sauce</i>		
<i>Add Chef's Vegetables 5 / Chicken 8 / Shrimp 9</i>		
Market Catch Chimichurri or Red Wine Demi, Choice of Side	G	26
Filet Mignon Chimichurri or Red Wine Demi, Choice of Side		37
Roasted Half Chicken Chimichurri or Red Wine Demi, Choice of Side	G	28

### SIDES

Brussels Sprouts Buffalo, Goat Cheese	V	12
French Fries Serrano Aioli	V	7
Seasonal Roasted Vegetables	G V	12
Seasonal Roasted Mushrooms Red Wine Demi	G	12
House Salad Shaved Carrots, Tomatoes, Citrus Vinaigrette	G V	7
Roasted Fingerling Potatoes Garlic, Parsley	G V	9

### SWEETS

Rice Pudding Salted Caramel Cream, Nougatine	G	10
Cake in a Jar Chocolate Cake, Raspberry, Caramel Crispy Pearls		10
S'mores Cake Toasted Marshmallow Ganache, Graham Strusel, Caramel Sauce		10
Seasonal Cheesecake Chef's Daily Selection		10
Gelato or Sorbet Made Locally With Farmer's Market Fruit	G	one scoop 5
Seasonal Selection		two scoops 8

G-Gluten Free V-Vegetarian V -Vegan

## Large Party Sample Menu 1

### **BREAKFAST** \$40 per person

Vanilla Yogurt Parfaits

Basket of Pastries

Seasonal Fruits

Avocado Toast Radish Sprouts, Sriracha, Multigrain

Pendry Breakfast Scrambled Eggs, Breakfast Potatoes, Choice of Bacon, Chicken-Apple Sausage, or Ham

#### **Add On:**

Banana French Toast Orange Maple Syrup 8 per person

Breakfast Pizza Bacon, Cream, Aged Pecorino, Spinach, Scrambled Eggs 19 per pizza

### **LUNCH** \$45 per person

Chicken Tortilla Soup Chicken, Avocado, Pickled Onions, Cilantro, Cotija Cheese

Pork Cubano Pork Shoulder Confit, Smoked Ham, Gruyere Cheese, Yellow Mustard, House-Made Pickles

BLT Turkey Wrap Turkey, Bacon, Romaine, Tomato, Dijon Mustard, Whole Wheat Tortilla

Seasonal Roasted Vegetables with Fingerling Potatoes

#### **Choice of Salad:**

Classic Caesar Salad Baby Romaine, Pecorino, Grilled Focaccia Bread

Baby Kale Salad Farro, Radish, Carrots, Goat Cheese, Almonds, Preserved Lemon Vinaigrette

#### **Choice of Dessert:**

Rice Pudding Salted Cream, Nougatine

Chocolate Cremeux Crunchy Meringue, Citrus Macerated Strawberries

#### **Add On:**

Buffalo Chicken Wings Ranch Dipping Sauce 12 for 15

Chicken Quesadilla Shredded Chicken, Cheddar Cheese, Grilled Onions, Shishito Pepper, Pico de Gallo, Side of Guacamole & Sour Cream 14 per order

G-Gluten Free V-Vegetarian V -Vegan

There will be a delivery fee of \$4.50 for all room service deliveries and a 20% service charge added to each order.

*\*Thoroughly cooking foods of animal origin such as beef, eggs, fish, milk, poultry or shellfish reduces the risk of food-borne illness. Individuals with certain health conditions may be at higher risk if these foods are consumed raw or undercooked.*

## Large Party Sample Menu 2

### RECEPTION \$50 per person

Buffalo Chicken Wings Ranch Dipping Sauce

Chicken Quesadilla Shredded Chicken, Cheddar Cheese, Grilled Onions, Shishito Pepper, Pico de Gallo, Side of Guacamole & Sour Cream

Classic Caesar Salad Baby Romaine, Pecorino, Grilled Focaccia Bread

Totchos Tater Tots, Pork Shoulder, Beer Cheese, Pickled Serrano, Bacon, Crema

Guacamole & Salsa with Tortilla Chips

### **Add On:**

House Made Churros Cinnamon Sugar, Chocolate & Caramel Dipping Sauce 12 per person

### RECEPTION DISPLAYS

#### **Street Tacos – Build Your Own \$18 per person**

Chicken, Shrimp, or Carnitas

Corn Tortillas, Avocado Puree, Cilantro, Charred Scallions, Arbol Salsa, Pico de Gallo

#### **California Cheese Display \$15 per person**

Local Artisan Cheeses, Chef's Choice Accoutrements, Grilled Artisanal Bread & Crackers

#### **Charcuterie Display \$20 per person**

Locally Sourced Cured & Smoked Meats, Mustards, House Made Pickles, Cornichons, Caper Berries, Grilled Artisanal Bread & Crackers

#### **SoCal Mezze \$15 per person**

Local Farmer's Market Crudités served with Caesar Sauce, Citrus Vinaigrette, Bleu Cheese Sauce, Tomato Tapenade, Grilled Artisanal Bread & Crackers

#### **Sashimi \$22 per person**

Ahi, Scallop, Salmon, Yellowtail

### DESSERTS BY THE DOZEN

Cupcake Selection \$75 per dozen

Cookie Selection Chocolate Chip, Oatmeal Raisin, Peanut Butter, or Double Chocolate \$65 per dozen

S'mores Cake Pops \$75 per dozen

### LABOR FEES

\$150 per attendant | \$150 per bartender

Cake Cutting \$5 per person

G-Gluten Free V-Vegetarian V -Vegan

There will be a delivery fee of \$4.50 for all room service deliveries and a 20% service charge added to each order.

*\*Thoroughly cooking foods of animal origin such as beef, eggs, fish, milk, poultry or shellfish reduces the risk of food-borne illness. Individuals with certain health conditions may be at higher risk if these foods are consumed raw or undercooked.*

# Memorandum

**To:** Alan Chun, Brookfield Properties  
**From:** Donald R. Tone, P.E.  
**Date:** September 2, 2020  
**Re:** Pendry Hotel - Traffic and Parking Study  
**Project No:** #20-01-1360

## Introduction

Sam Schwartz Engineering (*Sam Schwartz*) has performed a traffic assessment of the proposed hotel development located at 440 West 33<sup>rd</sup> Street in Manhattan, New York (the "Hotel"). The proposed Hotel will have approximately 164 guest rooms, a ground floor restaurant, hotel lobby bar; fourth-floor private dining rooms, fifth-floor meeting space, a rooftop lounge and public space. The Hotel's entrance will face north on 33<sup>rd</sup> Street, between Ninth Avenue and Tenth Avenue.

To determine the potential effect of the project on the surrounding roadway network, Sam Schwartz obtained available existing traffic data for the intersection of the Lincoln Tunnel entrance and 33<sup>rd</sup> Street, from September 29, 2016, adjacent to the project site. Additionally, Sam Schwartz performed observations of current traffic conditions and pedestrian activity. Vehicle volumes expected to be generated by the Hotel were conservatively estimated based upon standard traffic engineering procedures, NYCDOT methodology and then adjusted based upon our consideration of data obtained from observations of the site and other similar developments. Our projections for the Hotel were then assessed for potential traffic-related issues. The parking demand expected to be generated by the Hotel and the available capacity of nearby on and off-street garage parking was also assessed. Our findings and recommendations for the Hotel are summarized in this memorandum.

## Project Location

The Hotel is located at 440 West 33<sup>rd</sup> Street, between Ninth Avenue and Tenth Avenue, on the south side of the street as shown in **Figure 1**.



Figure 1: Pendry Hotel Location

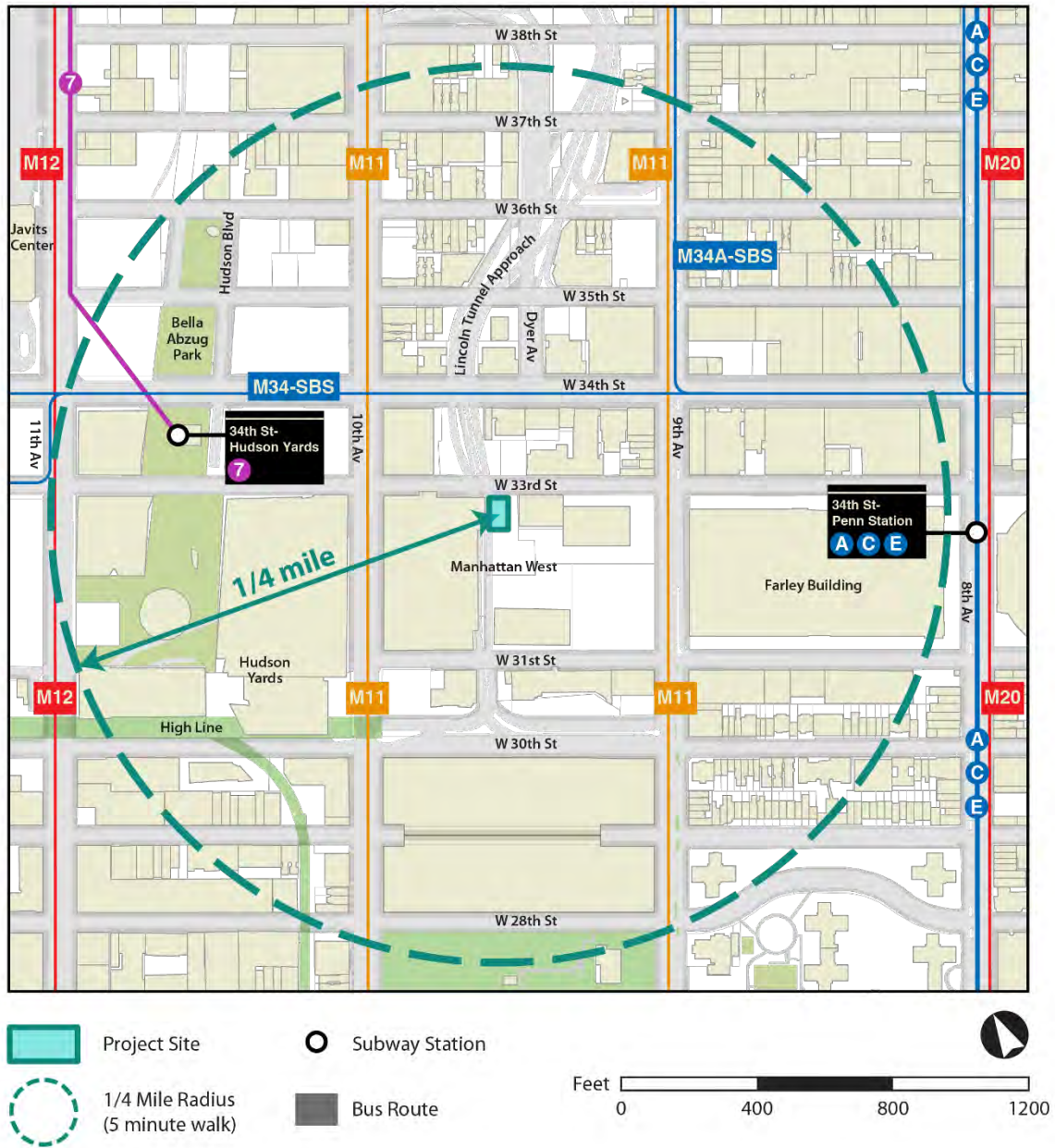


33<sup>rd</sup> Street is a one-way, east-west major collector roadway with two lanes in the westbound direction. It begins at First Avenue and terminates at Route 9A. The right-most lane is dedicated for right-turns into the Lincoln Tunnel. Although the site is temporary experiencing construction activity, there is no parking permitted on the north curb (turning lane to Lincoln Tunnel) and temporary standing for commercial deliveries permitted on the south curb.

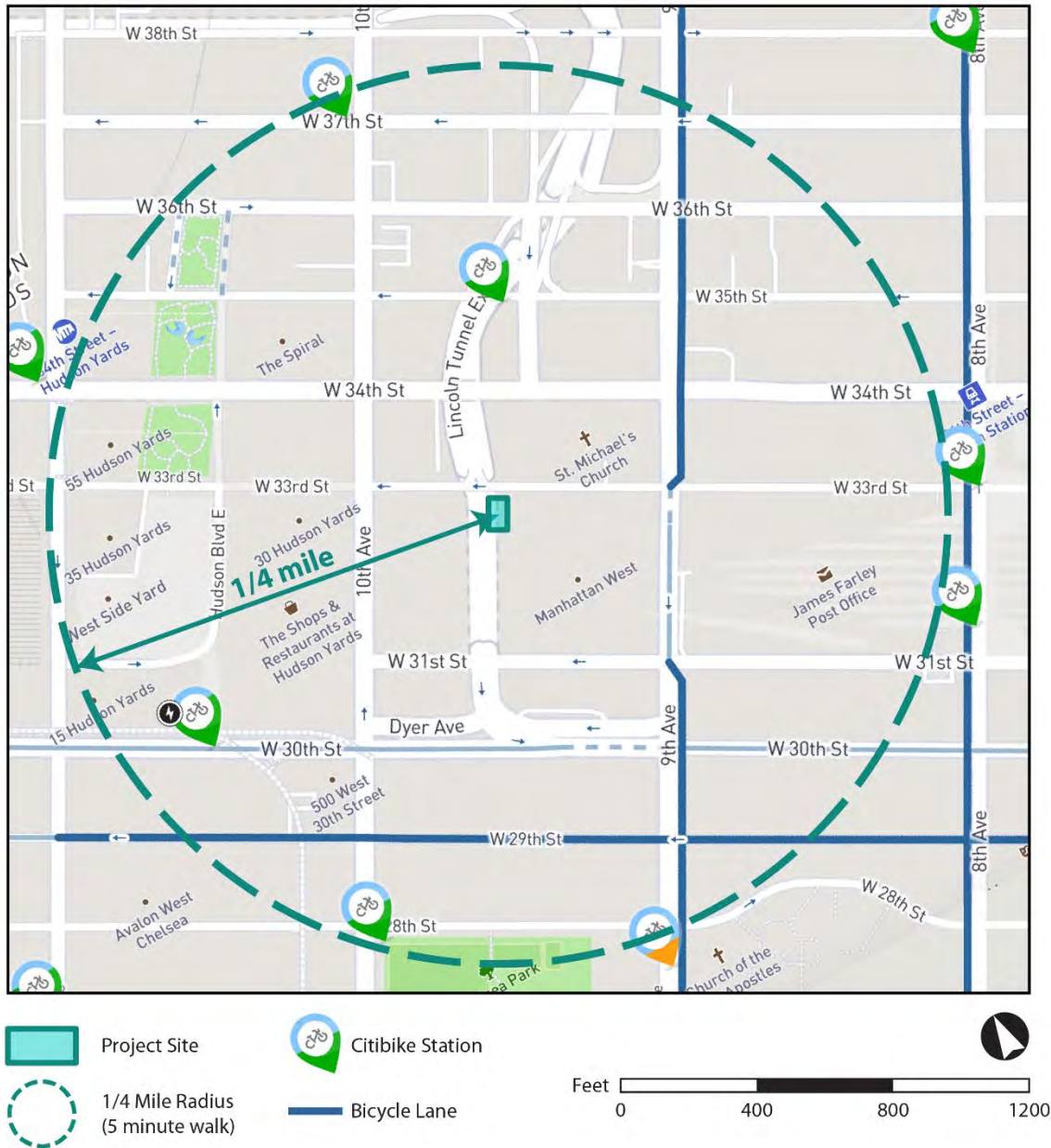
Overall, the Hotel is very well served by public transit. The site has access to multiple subway lines, as presented in **Figure 2**. The Hudson Yards Station (7 train) is one block to the west (0.10 miles), 34<sup>th</sup> Street Penn Station (A, C, and E trains) is one block east (approximately 0.25 miles). The southbound MTA M11 bus has a stop on Ninth Avenue, just south of 34<sup>th</sup> street, and the northbound MTA M11 bus has a stop on Tenth Avenue, just north of 33<sup>rd</sup> Street. The MTA M11 bus provides local service between Greenwich Street and 133 St-Broadway.

There are no dedicated bike lanes immediately adjacent to the site; however, there is a dedicated bike lane along Eighth Avenue that is very active. There are several Citi Bike stations nearby. The locations of the Citi Bike Stations are presented in **Figure 3**.

Figure 2: Transit Map



**Figure 3: Citi Bike Stations**



The parking regulations on the south curb of 33<sup>rd</sup> Street, between Ninth Avenue and Tenth Avenue include:

- “No Standing Anytime, Excepts Trucks Loading and Unloading, from Monday to Saturday, 8am-10pm” directly adjacent to the site.
- “No Standing Anytime from Monday to Saturday, 7am-3pm” to the west of the site.

The no standing signs means you can utilize the lane to drop people off or pick up passengers, but you cannot park.

### Traffic Volume Data

Sam Schwartz obtained vehicle counts from NYCDOT at the intersection of 33<sup>rd</sup> Street and the Lincoln Tunnel entrance from September 29, 2016, adjacent to the project site from Saturday. Based on the data collected, 33<sup>rd</sup> Street experienced a maximum demand during the evening peak period from 5 pm to 6 pm, with a maximum westbound volume of 415 vehicles in all directions.

The theoretical capacity for a typical arterial roadway, as determined by standard traffic engineering guidelines is approximately 600 to 800 vehicles per hour per lane. 33<sup>rd</sup> Street, a two-lane roadway, would therefore have capacity for approximately 1,200 to 1,600 vehicles per hour per direction.

### Trip Generation

Peak hour vehicle trips generated by the proposed development were estimated for a typical weekday and Saturday for PM peak hour and later evening peak hour. The trip generation assumptions for the project are summarized in **Table 1**. The trip generation factors were developed based upon standard traffic engineering procedures, NYCDOT methodology and recently approved environmental review documents and engineering judgement.

**Table 1: Trip Generation Factors – Weekday and Saturday**

Land Use:	Hotel	Restaurant	Lobby Bar	Private Dining Rooms (Level 4)	Private Meeting Rooms (Level 5)	Rooftop Lounge
<b>Program Size</b>	164 rooms	178 seats	49 seats	285 seats	185 seats	148 seats
<b>Person Trip Generation</b>	(3) 9.4	(2) 2.0	(2) 2.0	(2) 2.0	(2) 1.0	(2) 2.0
	9.4	2.0	2.0	2.0	1.0	2.0
	per room per day	per seat per hour	per seat per hour	per seat per hour	per seat per event	per seat per hour
<b>Modal Split</b>	<b>Weekday</b>	<b>Weekday</b>	<b>Weekday</b>	<b>Weekday</b>	<b>Weekday</b>	<b>Weekday</b>
	<b>Saturday</b>	<b>Saturday</b>	<b>Saturday</b>	<b>Saturday</b>	<b>Saturday</b>	<b>Saturday</b>
	(2)	(2)	(2)	(2)	(2)	(2)
	<b>Auto</b>	15.0%	5.0%	5.0%	5.0%	5.0%
	<b>Taxi/FHV</b>	30.0%	20.0%	20.0%	20.0%	20.0%
	<b>Subway/Bus</b>	10.0%	25.0%	25.0%	25.0%	25.0%
<b>Walk/Bike</b>	45.0%	50.0%	50.0%	50.0%	50.0%	
<b>Total</b>	100.0%	100.0%	100.0%	100.0%	100.0%	
<b>Vehicle Occupancy</b>	(4) 1.40 1.80	(1) 2.20 2.30	(2) 2.00 2.00	(2) 2.00 2.00	(1) 2.90 2.30	(2) 2.00 2.00
<b>Linked Trips (2)</b>	0% (4.5)	25% (2)	25% (2)	25% (2)	25% (2)	25% (2)
<b>Temporal Distribution</b>	<b>Weekday PM</b>	13.0%	90.0%	90.0%	90.0%	90.0%
	<b>Weekday Evening</b>	1.4%	90.0%	90.0%	90.0%	90.0%
	<b>Saturday PM</b>	13.0%	90.0%	90.0%	90.0%	90.0%
	<b>Saturday Evening</b>	1.4%	90.0%	90.0%	90.0%	90.0%
<b>Directional Distribution</b>	<b>Weekday PM</b>	In 65.0% Out 35.0%	In 62.0% Out 38.0%	In 50.0% Out 50.0%	In 50.0% Out 50.0%	In 100.0% Out 0.0%
	<b>Weekday Evening</b>	56.0% 44.0%	38.0% 62.0%	50.0% 50.0%	50.0% 50.0%	0.0% 100.0%
	<b>Saturday PM</b>	65.0% 35.0%	59.0% 41.0%	50.0% 50.0%	50.0% 50.0%	100.0% 0.0%
	<b>Saturday Evening</b>	56.0% 44.0%	41.0% 59.0%	50.0% 50.0%	50.0% 50.0%	0.0% 100.0%

**Notes**

1. Pier 57 Redevelopment FEIS, Table 14-23. For Performance + Private Event Space, Rooftop Event rates were used.
2. Based on Sam Schwartz Engineering assumptions, linked trips for Restaurant and Rooftop bar include both hotel guests and general public.
3. CEQR Technical Manual, Table 16-2. Arrival peak hour matches with weekday PM peak hour. Departure peak hour is half of arrival except for co-working space.
4. Hudson Square Rezoning FEIS (2013), Table 13-5.
5. Hudson Yards Final GEIS (2004) Appendix S.1 Transportation for departure peak hours (9 pm to 10 pm).

The assumptions in **Table 1** were used to project the peak hour vehicle trips to/from the project site, as summarized in **Table 2**.

The projected peak hour vehicle trips as presented in **Table 2** represent a typical early PM peak hour and evening peak hour for a weekday and Saturday condition. The weekday and Saturday PM peak hour represent a period of increased activity at the hotel that overlaps with the peak period for the restaurant. The weekday and Saturday evening peak hour represent a conservative peak when the restaurant, lobby bar, rooftop lounge, private dining and meeting rooms would all be operating at full capacity.

Although some of the modal split and trip characteristics as presented in **Table 1** may vary slightly for a weekday versus a weekend for some land uses, the overall volumes are similar because those uses are relatively small as compared to the overall development size. For example, the modal splits indicate a higher auto share and for-hire vehicles on a Saturday as compared to a weekday. Conversely the weekday conditions are anticipated to experience a slightly greater mode share of walk trips (possibly from nearby offices) and transit trips as compared to a Saturday. These subtleties are lost because the largest trip-generators are the hotel and private dining rooms.

**Table 2: Projected Peak Hour Vehicle Trips - Weekday and Saturday**

Peak Hour	Vehicle Type	Hotel		Restaurant		Lobby Bar		Private Dining Rooms (Level 4)		Private Meeting Rooms (Level 5)		Rooftop Lounge		Total		
		In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	In	Out	Total
Weekday PM Peak	Auto	14	8	3	2	1	1	5	5	2	0	3	3	28	19	47
	Taxi/FHV	28	28	17	17	6	6	30	30	11	11	15	15	107	107	214
	<b>Total</b>	<b>42</b>	<b>36</b>	<b>20</b>	<b>19</b>	<b>7</b>	<b>7</b>	<b>35</b>	<b>35</b>	<b>13</b>	<b>11</b>	<b>18</b>	<b>18</b>	<b>135</b>	<b>126</b>	<b>261</b>
Weekday Evening Peak	Auto	1	1	2	3	1	1	5	5	0	2	3	3	12	15	27
	Taxi/FHV	3	3	17	17	6	6	30	30	11	11	15	15	82	82	164
	<b>Total</b>	<b>4</b>	<b>4</b>	<b>19</b>	<b>20</b>	<b>7</b>	<b>7</b>	<b>35</b>	<b>35</b>	<b>11</b>	<b>13</b>	<b>18</b>	<b>18</b>	<b>94</b>	<b>97</b>	<b>191</b>
Saturday PM Peak	Auto	14	8	3	2	1	1	5	5	2	0	3	3	28	19	47
	Taxi/FHV	28	28	17	17	6	6	30	30	11	11	15	15	107	107	214
	<b>Total</b>	<b>42</b>	<b>36</b>	<b>20</b>	<b>19</b>	<b>7</b>	<b>7</b>	<b>35</b>	<b>35</b>	<b>13</b>	<b>11</b>	<b>18</b>	<b>18</b>	<b>135</b>	<b>126</b>	<b>261</b>
Saturday Evening Peak	Auto	1	1	5	6	2	2	10	10	0	5	5	5	22	28	50
	Taxi/FHV	3	3	21	21	6	6	36	36	13	13	20	20	99	99	198
	<b>Total</b>	<b>4</b>	<b>4</b>	<b>26</b>	<b>27</b>	<b>8</b>	<b>8</b>	<b>46</b>	<b>46</b>	<b>13</b>	<b>18</b>	<b>25</b>	<b>25</b>	<b>122</b>	<b>128</b>	<b>250</b>

Note: A 50% overlap rate was assumed (i.e. 50% of inbound full taxis are assumed to be available for outbound demand), based on the CEQR Technical Manual.

Vehicle volumes generated by the project would consist of both automobiles and taxis. The highest volume of vehicle trips would be experienced during the PM peak hour on a weekday and Saturday when the hotel is very active, and the other uses are also assumed to be operating at or near capacity.

A combined total of 261 vehicle trips (135 inbound and 126 outbound) are projected during the weekday and Saturday PM peak hour. A majority of the vehicle trips are anticipated to be taxi and for-hire vehicles, approximately 107 drop-offs/pick-ups.

During the weekday evening peak hour, the site is anticipated to experience a total of 191 vehicle trips (94 inbound and 97 outbound). A majority of the vehicle trips (approximately 85-percent) are anticipated to be taxi and for-hire vehicles, or 82 drop-offs/pick-ups.

During the Saturday evening peak hour, the project site is anticipated to experience an increase in vehicle trips as compared to the evening weekday condition as more patrons are likely to either drive or use a for-hire vehicle. It is anticipated to experience a total of 250 vehicle trips (122 inbound and 128 outbound). A majority of the vehicle trips (approximately 80-percent) are anticipated to be taxi and for-hire vehicles, or 99 drop-offs/pick-ups.

### Parking Generation

To estimate the parking demand associated with the development, an hourly parking accumulation analysis was prepared for a typical weekday and Saturday. The projected weekday and Saturday hourly parking demand are summarized in **Table 3**.

**Table 3: Projected Parking Demand – Weekday and Saturday**

Hour Begin	Weekday			Saturday		
	In	Out	Accumulation	In	Out	Accumulation
Before 6:00AM	--	--	50	--	--	50
6:00AM	0	3	48	0	0	50
7:00AM	4	8	44	0	3	47
8:00AM	9	11	41	7	11	43
9:00AM	8	10	40	12	15	40
10:00AM	8	8	39	12	13	39
11:00AM	8	8	39	11	12	38
12:00PM	16	16	39	12	12	38
1:00PM	9	9	39	20	19	39
2:00PM	8	9	38	12	13	38
3:00PM	8	8	38	12	12	38
4:00PM	12	11	39	11	11	38
5:00PM	19	13	45	15	13	40
6:00PM	12	10	47	22	15	47
7:00PM	15	13	49	15	12	50
8:00PM	9	9	49	17	16	51
9:00PM	7	7	50	12	11	52
10:00PM	6	6	50	10	10	52
After 10:00PM	5	5	50	8	10	52
<b>Total</b>	<b>164</b>	<b>164</b>	<b>--</b>	<b>208</b>	<b>208</b>	<b>--</b>

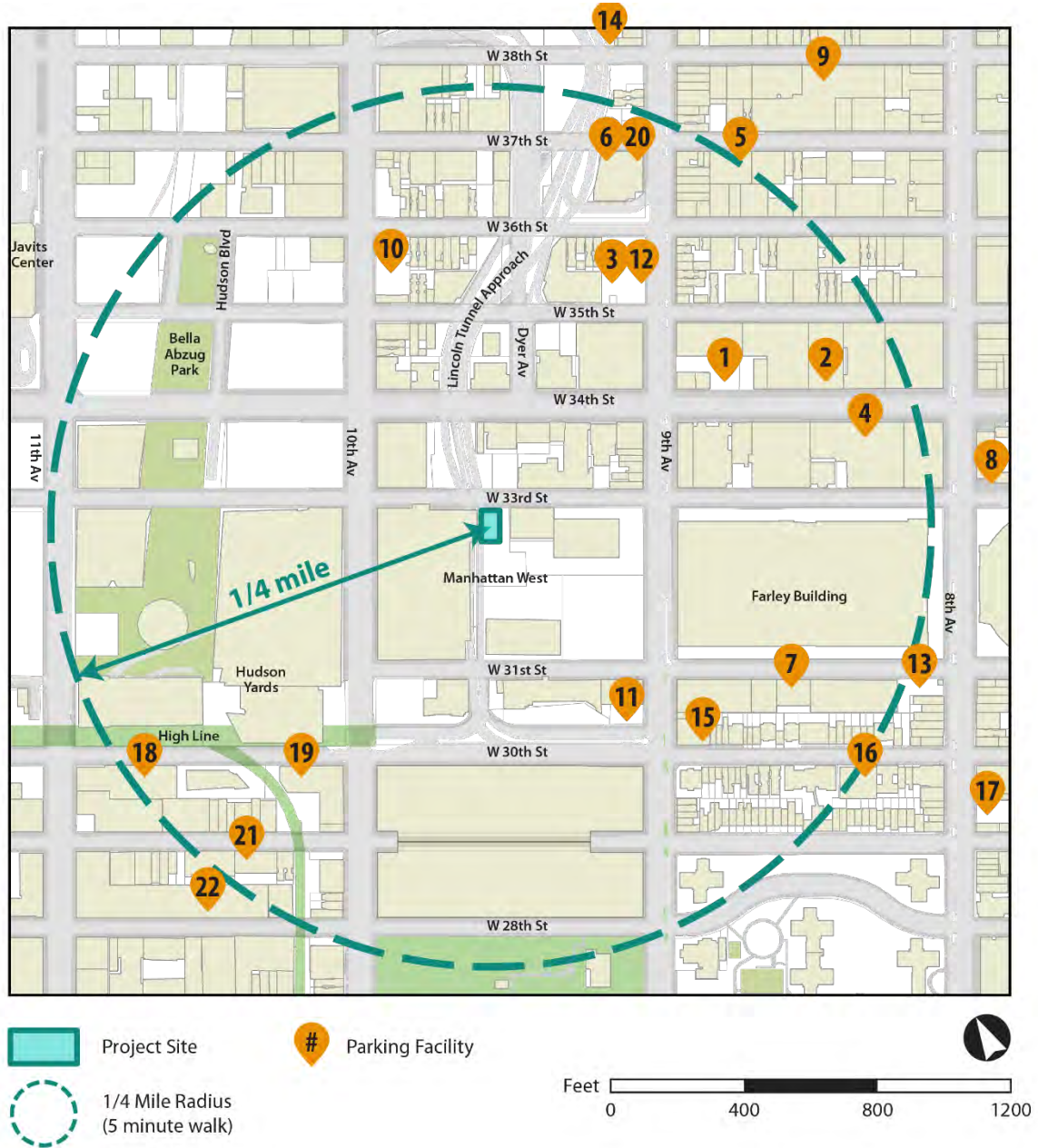
As shown in **Table 3**, it is estimated that the peak parking demand for the Hotel, including all associated uses would be 50 vehicles starting at 9PM on weeknights and 52 vehicle after 9PM on Saturdays.

An inventory of public parking facilities within 1/4-mile (5-minute walk) of the Hotel was also conducted to understand how the local off-street parking supply may be affected.

**Figure 4** shows the off-street parking locations in the 1/4-mile radius of the project site.

The result of the off-street parking survey is shown in **Table 4**.

Figure 4: Nearby Parking Facilities Map



As shown in **Table 4**, there are more than 20 off-street parking facilities within a ¼-mile (5-minute walk) of the project site which combined have sufficient availability to accommodate all of the project-generated demand in every period surveyed.

**Table 4: Inventory of public off-street parking (1/4-mile radius from site)**

	Parking Garage	Address	Operating Times	Capacity	Existing Parking Utilization				Utilized Spaces				Available Spaces			
					Weekday PM	Weekday Evening	Saturday PM	Saturday Evening	Weekday PM	Weekday Evening	Saturday PM	Saturday Evening	Weekday PM	Weekday Evening	Saturday PM	Saturday Evening
1	351-353 W 34th	351-353 W 34th St	All day	140	75%	25%	70%	70%	105	35	98	98	35	105	42	42
2	Lincoln Garage	323-35 W 34th St	All day	450	50%	25%	60%	50%	225	113	270	225	338	180	225	
3	451 9th Ave	451 9th Ave	All day	154	50%	50%	50%	50%	77	77	77	77	77	77	77	
4	Truffles Garage	312 W 34th St	All day	250	80%	50%	80%	50%	200	125	200	125	50	125	50	125
5	350 W 37th St	350 W 37th St	All day	83												
6	404 W 47th St	404 W 47th St (404 37th St)	All day	166	50%	50%	50%	50%	83	83	83	83	83	83	83	83
7	Post Office Garage	340 W 31st St	All day	249	50%	30%	50%	50%	125	75	125	125	125	174	125	125
8	1 Penn Plaza	1 Penn Plaza	All day	665												
9	Emerald Green Garage	320 W 38th St	All day	410												
10	Javits Lot	452-460 10th Ave	All day	100	75%	75%	70%	70%	75	75	70	70	25	25	30	30
11	Ultra Car Park Systems	359-63 9th Ave	All day	40	50%	25%	50%	25%	20	10	20	10	20	30	20	30
12	Edison ParkFast	451 9th Ave	All day	154	50%	50%	50%	50%	77	77	77	77	77	77	77	77
13	LAZ Parking Limited LLC	300-310 W 31st St	All day	63	85%	85%	85%	85%	54	54	54	54	9	9	9	9
14	L Park 30 LLC	405 W 38th St	Mon-Sat, 9am-10pm Sunday, 10am-7pm	30												
15	Icon Parking Systems	363 W 30th St	Mon-Sun, 7am-12am	18	40%	30%	30%	25%	7	5	5	5	11	13	13	14
16	MTP Investment Group	320 W 30th St	All day	45												
17	QuikPark	384-386 8th Ave	Mon-Sun, 7am-12am	35												
18	iPark	552 W 30th St	All day	181	50%	50%	50%	50%	91	91	91	91	91	91	91	91
19	Manhattan Parking Group	500 W 30th St	All day	79	60%	60%	60%	60%	47	47	47	47	32	32	32	32
20	Icon Parking Systems	404 W 37th St	Mon-Fri, 6am-10pm	166	50%	30%	75%	50%	83	50	125	83	83	116	42	83
21	iPark	518 W 29th St	6am-12am													
22	Avalon West Chelsea Garage	525 W 38th St (525 28th St)	All day	143												
				3478					1268	916	1341	1168	942	1294	869	1042

**Conclusion**

During the busies weekday and Saturday PM peak hour, the project site is projected to generate approximately 261 vehicle trips (135 inbound and 126 outbound). These trips would include 47 total auto trips (28 inbound and 19 outbound). A majority of the vehicle trips are anticipated to be taxi and for-hire vehicles, approximately 107 drop-offs and/or pick-ups (or 214 roundtrips).

Since 33<sup>rd</sup> Street operates as one-way street, only half of these trips would be carried on the roadway, or approximately 135 vehicle trips (28 auto trips and 107 taxi and for-hire vehicles). A review of the site plan indicated the proposed Hotel will include a long-recessed curb to permit drop-off and pick-up activity without obstructing through traffic on 33<sup>rd</sup> Street or drivers approaching the Lincoln Tunnel. Based on qualitative observations of traffic flow, the anticipated number of additional vehicles that would be generated by the Hotel would not have a significant effect on roadway operations.

Further, an inventory of off-street parking facilities indicated that there are more than 20 parking garages within a 5-minute walk of the project site. This indicates that adequate off-street parking is available during all hours of operation at the Hotel.

Lastly, Sam Schwartz recommends the following traffic management strategies:

- Designate hotel security staff to monitor the efficiency of pick-up/drop-off lane during the early evening peak hour, when the entrance to the Lincoln Tunnel is likely to back up.
- During the later evening hours, the hotel security staff should also be responsible for discouraging vehicle drop-off and picks-ups in active travel lanes, keeping the adjacent sidewalk clear, trash-free and keeping noise-levels at a minimum.
- A single point of contact should also be established to serve as a Traffic Management liaison. The liaison would be responsible to effectively manage the Hotel’s frontage including sidewalk and curb lane and be accessible to the local police precinct and community should any issue arise, so they are documented and addressed immediately.



Overall, based upon conservative estimates and accepted industry practices and considering the existing traffic conditions in the area, the traffic that is likely to be generated by operation of a Hotel and the other described uses would be accommodated by and absorbed into the existing transportation network and would not have any significant effect on either traffic operations or parking.

# MANHATTAN COMMUNITY BOARD FIVE

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Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109  
New York, NY 10123-2199  
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

18 September 2020

Manhattan Community Board 4  
P.O. Box 2622  
New York, New York 10108

RE: 37 East 50<sup>th</sup> Street  
MJS Entertainment, LLC  
DBA: Maloney & Porcelli

360 Park Avenue South  
United Chicken Fingers, LLC  
DBA: Park Avenue

57 West 57<sup>th</sup> Street  
Baked Ziti, LLC  
DBA: Quality Italian

120 West 55<sup>th</sup> Street  
French Onion Soup, LLC  
DBA: Quality Bistro

57 West 58<sup>th</sup> Street  
Manhattan Ocean Club Associates  
DBA: Quality Meats

Dear Manhattan CB4:

We are writing to confirm that Manhattan Community Board Five reviewed our records and found no recent complaints on file for the above-mentioned liquor license establishments.

If you have any questions regarding this matter, please do not hesitate to contact the board office.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas Athanail". The signature is fluid and cursive, with the first name being more prominent.

Nicholas Athanail, Chair  
Public Safety and Quality of Life Committee  
Community Board Five



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November 24, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

We are proud to support Brookfield’s application for the Pendry Hotel. At a time of unprecedented economic crisis, this proposal to create hundreds of jobs for New York City is critical.

The New York Building Congress has, for almost a hundred years, advocated for investment in infrastructure, pursued job creation and promoted preservation and growth in the New York City area. Our association is made up of over 550 organizations comprised of more than 250,000 professionals. Through our members, events and various committees, we seek to address the critical issues of the building industry and promote the economic and social advancement of our city and its constituents.

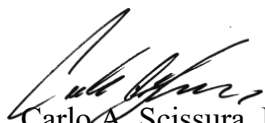
The Pendry is a first-class partnership of Brookfield, Montage Hotels and Quality Eats to bring best-in-class hotel combined with the best in class food and beverage operator to bring an exciting mix to the Manhattan West development with a great cast already being assembled across the campus.

Its applications like these that show the on-going belief in the strength of our City and our communities that we’ll rebound from the consequences the pandemic has brought to bear. However, confidence and investor commitment from our community is unwavering – again reminding that our City will persevere through this crisis.

On behalf of the New York Building Congress, we urge the Committee to approve this application.

Thank you for the opportunity to be heard on this critical application.

Very truly yours,

  
Carlo A. Scissura, Esq.  
President & CEO  
New York Building Congress

December 3, 2020

Frank M. Holozubiec, Co-Chair  
Burt Lazarin, Co-Chair  
Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs Holozubiec and Lazarin::

Since beginning construction on the Manhattan West campus, the Brookfield team has done extensive community and stakeholder outreach. This has included education around construction, partnering with other organizations in the community in ways both large and small, and in advance of the application to be presented for approval before the Business Licenses & Permits Committee this evening – continued its aggressive outreach.

Brookfield has been an active and invested stakeholder as a part of the community in our home at the new and exciting Manhattan West development. As we have at all of our locations, we are excited to be a contributing member of this community and look forward to a continuing partnership with the Community Board, our elected officials and the people and organizations that contribute to the betterment of our community.

### ***Elected Officials***

As part of these community outreach efforts, we met with the following elected officials or their designated staff members, who represent the property site on both the concept as well as the operations of the hotel.

Those elected officials and their staff members include:

- Manhattan Borough President Gale Brewer
- City Council Speaker Corey Johnson
- State Senator Brad Hoylman
- State Assembly Member Richard Gottfried

### ***Community Boards***

We provided a briefing to the Board Staff and the Co-Chairs of Community Board 4's Business Licenses and Permits Committee on Monday, November 23, 2020.

### ***Community Organizations and local residents***

As part of the broad outreach efforts we've made, we have also met with, spoken to and reached out to the following organizations and had extensive conversations with the following:

- 34<sup>th</sup> Street Partnership
- Association for A Better New York
- Hells' Kitchen Block Association

- Hells' Kitchen Neighborhood Association
- Hudson Yards Hells' Kitchen Alliance
- Manhattan Community Board 5
- New York Building Congress
- Parity Productions

As part of this package, you will find letters of support from the following organizations:

- 34th Street Partnership
- Association for A Better New York
- Hudson Yards Hells' Kitchen Alliance
- Manhattan Community Board 5
- New York Building Congress

We have also begun working with local arts groups to identify potential opportunities to partner with Arts Brookfield and the programming of the 2+ acre open space areas across the Manhattan Plaza campus. As Community Board 4 is aware, Arts Brookfield places a high priority as part of its core mission to bring events and arts programming as a placemaking experience to all of its buildings and developments.

We have also reached out to residents with the Eugene – the only residential building located within the Manhattan West campus.

Further, you will find photos of our posting extensive notices that have been placed around the immediate community of the project site as prescribed by the instructions from Manhattan Community Board 4 informing local residents and stakeholders with the information regarding this hearing that we've shared with the Board office that can be found here:

<https://www.dropbox.com/sh/jmax38gxdmya37y/AADEIXAC8hGc9JNi0xOYh23Va?dl=0>

Thank you for the time and attention you have made and continue to make in consideration of this application.

Sincerely,

The Pendry Team

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HNTB

William Thornton  
The Continental

Kenneth Walsh  
Adams & Company Real Estate LLC

Martin Whelan  
Stout NYC

James Winter  
Segal Group

Eric Yu  
TD Bank



34th Street  
Partnership

November 19, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses and Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin and Holozubiec:

The 34<sup>th</sup> Street Partnership respectfully requests that Manhattan Community Board 4's Business Licenses and Permits Committee join us in supporting the Pendry Hotel application before you this evening. 34th Street Partnership (34SP) is a privately managed company organized as a business improvement district (BID). The 34th Street District is comprised of 31 busy blocks in the heart of Manhattan.

Prior to the onslaught of the worldwide pandemic and in spite of it, we remain a working district, with over 100,000 office workers coming in daily in a gateway to the city for visitors from New Jersey, Long Island, and the entire eastern seaboard. Our neighborhood is a magnet for tourists and fans of music and sports where those events will be heard of and played again.

And of course, it's one of the greatest shopping districts in New York and will return to its rightful prominence, which is why we are pleased to support this venture that brings three best-in-class operators to the district. The Pendry is a celebration of the troika of Brookfield, Montage Hotels and Quality Meats to bring a best-in-class hotel combined with the best-in-class food and beverage operators to bring an exciting mix to the Manhattan West development.

Further, it's applications like these that show the on-going belief in the strength of our City, our borough, and our communities that we'll rebound from the consequences the pandemic has brought to bear. However, confidence and investor commitment in our community is unwavering.

### Ex-Officio

Hon. Bill de Blasio  
Phillip Eng

Hon. Scott Stringer  
Dolores Rubin

Hon. Gregg Bishop  
Vikki Barbero

Hon. Gale Brewer  
Molly Hollister

Corey Johnson  
Steven H. Santoro

**Executive Offices:** 1065 Avenue of the Americas • Suite 2400 • New York, NY 10018 • Tel 212.719.3434 Fax 212.719.3499

**Operations Office:** 212 West 35th St. • 3rd Floor • New York, NY 10001 • Tel 212.967.3433 Fax 212.279.4970

34th Street Partnership, Inc.  
34st@urbanmq.com

Again, on behalf of the 34<sup>th</sup> Street Partnership we would hope that Manhattan Community Board 4's Business Licenses and Permits Committee join us in to support this application.

Thank you for your time and consideration of this application.

Sincerely,



Dan Pisark

Vice President, Retail Services

34<sup>th</sup> Street Partnership

Email: [dpisark@urbanmgt.com](mailto:dpisark@urbanmgt.com)

**Board of Directors**

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Hon. Scott Stringer  
Delores Rubin

Hon. Gregg Bishop  
Vikki Barbero

Hon. Gale Brewer  
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Maria Torres-Springer

Steve H. Santoro



November 30, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Co-Chairs, Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs, Lazarin & Holozubiec:

The Hudson Yards Hell's Kitchen Alliance (HYHK) is a not-for-profit organization dedicated to enhancing the quality of life of the diverse population who lives, works, and visits within the district. The Hudson Yards special district, encompassing West 30th to West 42nd Street and 9th to 11th Avenue, was created as part of an effort to grow Midtown's central business district, and to transform the area into a mixed-used space and pedestrian friendly space.

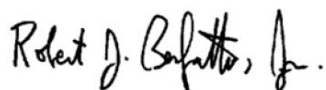
While Brookfield's Manhattan West project doesn't technically fall within the boundaries of the Alliance (it literally borders the BID boundaries) – we have worked closely with Brookfield because their Manhattan West development serves as a gateway to the development occurring in our district and their programming of their campus serves as a complement to the broader community – not recognized by the boundaries.

The Pendry is a celebration of the troika of Brookfield, Montage Hotels and Quality Meats to bring best-in-class hotel combined with the best in class food and beverage operators to bring an exciting mix to the Manhattan West development with a great cast already being assembled across the campus.

Their experience of operating in locations across the City is indicative of the great quality we can expect truly expect from this award-winning team.

We look forward to their on-going participation in our community and to welcoming them to the far west side.

Sincerely,

A handwritten signature in black ink that reads "Robert J. Benfatto, Jr.".

Robert Benfatto



December 7, 2020

Mr. Burt Lazarin, Co-Chair  
Mr. Frank M. Holozubiec, Co-Chair  
Business Licenses & Permits Committee  
Manhattan Community Board 4  
P.O. Box 2622  
New York, NY 10108

Dear Co-Chairs Lazarin & Holozubiec:

On behalf of the Association for a Better New York, we respectfully submit this letter of support on behalf of The Pendry Hotel application before you this evening.

The Association for a Better New York (ABNY) is a nonprofit organization dedicated to the constant growth and renewal of New York City. With more than 300 member organizations, we are a coalition of business, labor, nonprofit, and political leaders focused on exploring and implementing ideas that keep our great city moving forward. ABNY incorporates a comprehensive and diverse view of the issues and challenges facing New York City. Our mission is to make New York City a better place to live, work, and visit for all. As an organization dedicated to the betterment of New York City as a whole, our review and consideration of any proposed business use or development includes many neighborhood and quality of life factors.

It has been well documented that the hospitality, entertainment, and tourism industries have been among the hardest hit by the effects of the pandemic, but there are still those among us who believe that these industries will come back. This application parallels the belief of the founders of our organization who helped bring our City back from the brink of financial disaster in the 1970s.

We understand the Community Board's reluctance to extend outdoor dining liquor licenses past 11:00 p.m.; however, we ask that the Board consider supporting an application that extends past 11:00 p.m. in light of the impact COVID-19 has had on the struggling restaurant and hospitality industries.

The Pendry, a partnership of the troika of Brookfield, Montage Hotels, and Quality Meats, brings a best-in-class hotel combined with best-in-class food and beverage operators to bring an exciting mix to Manhattan West. The development joins a great cast already being assembled across the campus at price points spanning the economic spectrum.

We encourage Community Board 4 to support this application. Thank you for your time and attention in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Melva M. Miller", is written over a light blue circular stamp.

Melva M. Miller  
Chief Executive Officer