

# Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

<b>CORPORATION NAME</b> Sushi by Bou 23rd Street LLC		<b>DOING BUSINESS AS (DBA)</b> Sushi by Bou	
<b>STREET ADDRESS</b> 232 7th Avenue		<b>CROSS STREETS</b> W 23rd & W 24th Streets	<b>ZIP CODE</b> 10011
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> Michael Sinensky/Erika London/David Boudhadana	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Max Bookman, Esq Pesetsky and Bookman, P.C.
	<b>PHONE:</b> Erika@646-233-6532 David@561-908-1406		<b>PHONE:</b> 212-513-1988
	<b>EMAIL:</b> erika@simpleavenue.com david@sushibybou.com		<b>EMAIL:</b> max@pb.law
<b>MANAGER</b>	<b>NAME:</b> Michael Sinensky	<b>LANDLORD</b>	<b>NAME:</b> Chelsea 7 JV Realty/Mark Shemel
	<b>PHONE:</b> 646-533-2360		<b>PHONE:</b> 212-366-6766
	<b>EMAIL:</b> m@simpleavenue.com		<b>EMAIL:</b> mshemel@thinkproperties.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> Liquor License <input type="checkbox"/> Unenclosed Sidewalk Cafe )			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?		<input checked="" type="radio"/> YES <input type="radio"/> NO
	What is/was the name and address of establishment?		See attached rider
	What were the dates applicant was involved with this former premise?		See attached rider
<input type="radio"/> Corp <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="radio"/> YES <input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
<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 checked="" type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		<input type="radio"/> YES <input checked="" type="radio"/> NO	We will file after CB appearance
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.		<input checked="" type="radio"/> YES <input type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		<input type="radio"/> YES <input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="radio"/> YES <input type="radio"/> NO	

## Liquor License Rider for Michael Sinensky

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

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)									
HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY	
	Operation	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am	
	Kitchen	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am	
	Music	11am-12am	11am-12am	11am-12am	11am-12am	11am-1am	11am-1am	11am-12am	
If you plan to have music, what type(s)? (Circle all that apply)		<input checked="" type="radio"/> BACKGROUND		LIVE MUSIC	DJ	JUKE BOX	KARAOKE		
OCCUPANCY									
	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar		
INSIDE	102	74	4	8	0	3	16		
OUTSIDE (Other than sidewalk café)	NA	NA	NA	NA	NA	NA	NA		
SIDEWALK CAFÉ	NA	24	9	24					
How many floors are there? What is the capacity for each floor?					Ground Floor - 102				
How frequently will the owner(s) be at the establishment?					Weekly				
Will there be dancing?					YES	<input checked="" type="radio"/> NO			
Will applicant have bottle or table service for beverage alcohol?					YES	<input checked="" type="radio"/> NO			
Will you be hosting private, promotional or corporate events?					<input checked="" type="radio"/> YES	NO			
Will outside promoters be used on a regular basis? If yes please describe.					YES	<input checked="" type="radio"/> NO			
Will you have a security plan? If, yes please attach.					YES	<input checked="" type="radio"/> NO			
Will security plan be implemented?					YES	<input checked="" type="radio"/> NO			
Will State certified security personnel be used?					YES	<input checked="" type="radio"/> NO			
Will New York Nightlife Association and NYPD Best Practices be followed?					YES	NO	NA		
Will applicant be using delivery bicycles? If yes, how many?					YES	<input checked="" type="radio"/> NO			
Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law?					YES	NO	NA		
Where will delivery bicycles be stored during the day when not in use?					NA				

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

<b>Community Notification/Relations</b>		
<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	A mass email will be sent to all the contacts of the block
	# 2	association/organizations list provided by the community
	# 3	board.
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.	NA	
Who was your contact person at each group you met with?	See above	
When did applicant post the notice that was provided?	5/03/2020	
Where did applicant post the notice that was provided?	Front of premises	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.	<input checked="" type="radio"/> YES	NO
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?	<input checked="" type="radio"/> YES	NO

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Ichiban Sushi / Sushi Restaurant		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Ichiban Sushi
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="radio"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the establishment have any of the following: (circle all that apply)	<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?	YES	<input type="radio"/> NO	NA
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	<input type="radio"/> NO	NA
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="radio"/> NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	YES	<input type="radio"/> NO	NA
Will the kitchen exhaust system extend to the roof?	YES	<input checked="" type="radio"/> NO	
Will the establishment have an illuminated sign?	YES	<input checked="" type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Ceiling split system hc w/ air cooler condenser		
When was the air conditioner installed?	located on drop ceiling - pending installation		

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

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

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

- This application does not extend to any permanent sidewalk cafe

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



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

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

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
June 2, 2021 full board meeting, with 44 members voting in favor  
 of the recommendation, 0 members opposed, 2 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**

 <b>Nelly Gonzalez</b> <i>CB4 Assistant District Manager</i>	 <b>Frank Holozubiec</b> <i>CB4 BLP Committee Co-Chair</i>	 <b>Burt Lazarin</b> <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>	<p><b>Michael Sinensky</b>  <small>PRINT NAME OF APPLICANT</small></p>	<p><small>SIGNATURE OF APPLICANT</small></p>	<p><b>5/5/2021</b>  <small>DATE</small></p>
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This report is for informational purposes only in aid of identifying establishments potentially subject to 500 and 200 foot rules. Distances are approximated using industry standard GIS techniques and do not reflect actual distances between points of entry. The NYS Liquor Authority makes no representation as to the accuracy of the information and disclaims any liability for errors.

Proximity Report For:	
Location	<b>232 7th Ave, New York, 10011</b>
Geocode	<b>Latitude: 40.74453 Longitude: -73.99556</b>
Report Generated On	<b>5/2/2021</b>

8 Closest Liquor Stores		
Name	Address	Distance
LANDMARK WINE & SPIRITS INC Ser #: 1023569	167 W 23RD STREET NEW YORK, NY 10011	385 ft
CHELSEA WINE CELLAR INC Ser #: 1023564	200 W 21ST STREET NEW YORK, NY 10011	703 ft
DELAUREN WINES INC Ser #: 1317153	292 8TH AVE NEW YORK, NY 10001	855 ft
BURGUNDY WINE COMPANY LTD Ser #: 1023596	143 W 26TH STREET NEW YORK, NY 10001	874 ft
SUEBOB LIQUOR INC Ser #: 1023574	312 W 23RD STREET NEW YORK, NY 10011	939 ft
FORAGERS WINES CHELSEA LLC Ser #: 1258622	231 8TH AVE NEW YORK, NY 10011	971 ft
GOURMET BAY INC Ser #: 1232661	745 6TH AVE 24TH & 25TH STREETS NEW YORK, NY 10010	979 ft
LE GARREC NYC LLC Ser #: 1303313	111 W 20TH ST NEW YORK, NY 10011	1,237 ft

Schools within 500 feet		
Name	Address	Distance
HIGH SCHOOL OF FASHION INDUSTRIES (THE)	225 W 24TH ST NEW YORK, NY 10011	451 ft

Churches within 500 feet	
Name	Distance
Church of Christ	255 ft

Pending On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
No Active On Premises Liquor Licenses within 750 feet		

Active On Premises Liquor Licenses within 750 feet		
Name	Address	Distance
SEKI INC Ser #: 1272001	208 W 23RD ST NEW YORK, NY 10011	151 ft
BALLYMONEY NEW YORK INC Ser #: 1160836	206 WEST 23RD STREET 7TH AVENUE & 8TH AVENUE NEW YORK, NY 10011	167 ft
CMR COMEDY LLC Ser #: 1162890	208 W 23RD ST STORE #1 7TH & 8TH AVENUES NEW YORK, NY 10011	170 ft
THREE A PLUS INC Ser #: 1293729	163 W 23RD ST NEW YORK, NY 10011	259 ft
MOTEL 23 LLC Ser #: 1322909	161 W 23RD ST NEW YORK, NY 10011	282 ft
DLK RESTAURANTS LLC Ser #: 1307300	206 7TH AVE NEW YORK, NY 10011	349 ft
SEVENTH AVENUE TOMATO INC Ser #: 1024960	209 7TH AVENUE NEW YORK, NY 10011	427 ft
BARCADE NEW YORK LLC Ser #: 1269771	148 W 24TH ST NEW YORK, NY 10011	532 ft
MOXY RESTAURANT ASSOCIATES INC Ser #: 1277289	138 W 25TH ST NEW YORK, NY 10001	539 ft
AVADOM INC Ser #: 1270112	147 W 24TH ST NEW YORK, NY 10011	548 ft
267W LLC Ser #: 1306784	267 W 23RD ST NEW YORK, NY 10011	554 ft
ZENITH CORPORATION Ser #: 1105483	271 WEST 23RD STREET NEW YORK, NY 10011	588 ft
190 SEVENTH AVENUE LLC Ser #: 1304323	190 7TH AVE NEW YORK, NY 10011	619 ft
152 W 26 STREET REST LLC Ser #: 1324993	152 W 26TH ST ROOFTOP NEW YORK, NY 10001	639 ft
152 W 26 STREET REST LLC Ser #: 1325005	152 W 26TH ST GROUND FLOOR & CELLAR NEW YORK, NY 10001	639 ft
CHIPOTLE MEXICAN GRILL OF COLORADO LLC Ser #: 1169032	283 7TH AVE 26TH & 27TH STREETS NEW YORK, NY 10001	658 ft
BARRACUDA LOUNGE INC Ser #: 1024842	275 WEST 22ND STREET NEW YORK, NY 10011	729 ft

*Certificate of Occupancy*

**CO Number: 121040729F**

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

<b>A.</b>	<b>Borough:</b> Manhattan	<b>Block Number:</b> 00773	<b>Certificate Type:</b> Final
	<b>Address:</b> 232 7TH AVENUE	<b>Lot Number(s):</b> 44	<b>Effective Date:</b> 02/20/2020
	<b>Building Identification Number (BIN):</b> 1090490	<b>Building Type:</b> New	
<b>This building is subject to this Building Code: 2008 Code</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b>	1-B	(2014/2008 Code)
	<b>Building Occupancy Group classification:</b>	R-2	(2014/2008 Code)
	<b>Multiple Dwelling Law Classification:</b>	HAEA	
	<b>No. of stories:</b> 17	<b>Height in feet:</b> 170	<b>No. of dwelling units:</b> 49
<b>C.</b>	<b>Fire Protection Equipment:</b> None associated with this filing.		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> None		
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: **121040729F**

Permissible Use and Occupancy						
All Building Code occupancy group designations below are 2008 designations.						
Floor From To	Maximum persons permitted	Live load lbs per sq. ft.	Building Code occupancy group	Dwelling or Rooming Units	Zoning use group	Description of use
CEL	33	OG	M R-2 U		6, 2	LOWER HALF OF (1) MERCANTILE RETAIL STORE, BIKE STORAGE, LAUNDRY ROOM, REC ROOM, UTILITY ROOMS, COMPACTOR ROOM
001	102	100	M R-2 U		6, 2	UPPER HALF OF (1) MERCANTILE RETAIL STORE (1) MERCANTILE RETAIL STORE, RESIDENTIAL LOBBY
002	26	40	R-2	3	2	THREE (3) CLASS "A" APARTMENTS, TRASH ROOM, OPEN RECREATIONAL AREA
003 010		40	R-2 U	4	2	FOUR (4 )CLASS "A" APARTMENTS, TRASH ROOM PER FLOOR
011		40	R-2 U	4	2	FOUR (4) CLASS "A" APARTMENTS TRASH ROOM
012		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM
013		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 014
014		40	R-2 U	2	2	TWO (2) CLASS "A": APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 015
015		40	R-2 U	2	2	TWO (2) CLASS "A" APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 016
016		40	R-2 U	2	2	TWO (2) CLASS "A "APARTMENTS, TRASH ROOM MARKETING FLOOR DESIGNATION: 017
017 017 16			R-2 U		2	MECHANICAL ROOM, OPEN RECREATION AREA, ROOF ELEVATOR LOBBY, STAIR BULKHEAD MARKETING FLOOR DESIGNATION: ROOF
RO F			U		2	ELEVATOR CONTROL ROOM, ELEVATOR BULKHEAD. MARKETING FLOOR DESIGNATION: ROOF2.
BICYCLE PARKING SPACE = 25. AREA 375 SF. THIS AREA IS NOT EXCLUDED FROM ZONING FLOOR AREA.						
<b>END OF SECTION</b>						

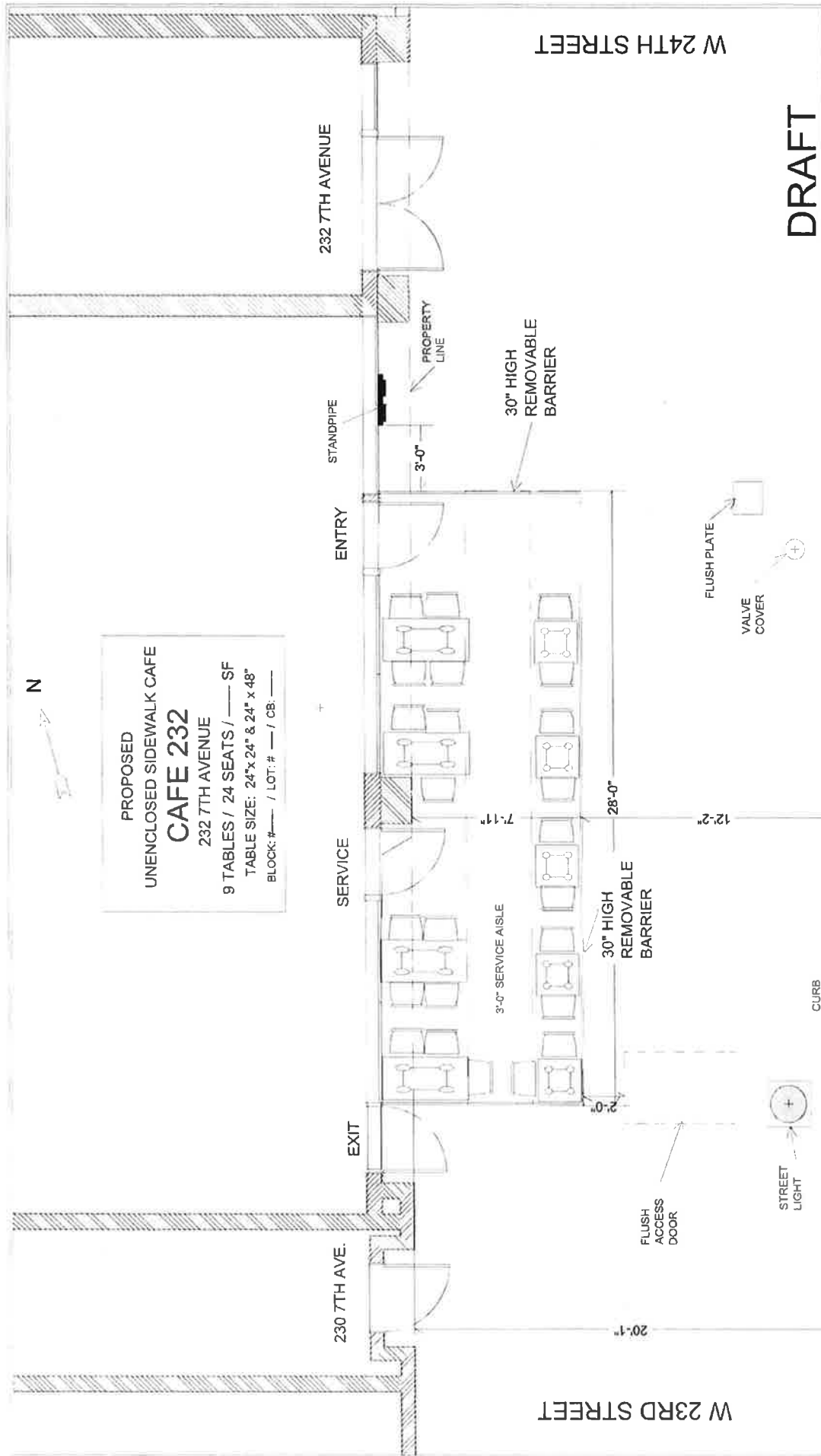


Borough Commissioner



Commissioner

**END OF DOCUMENT**



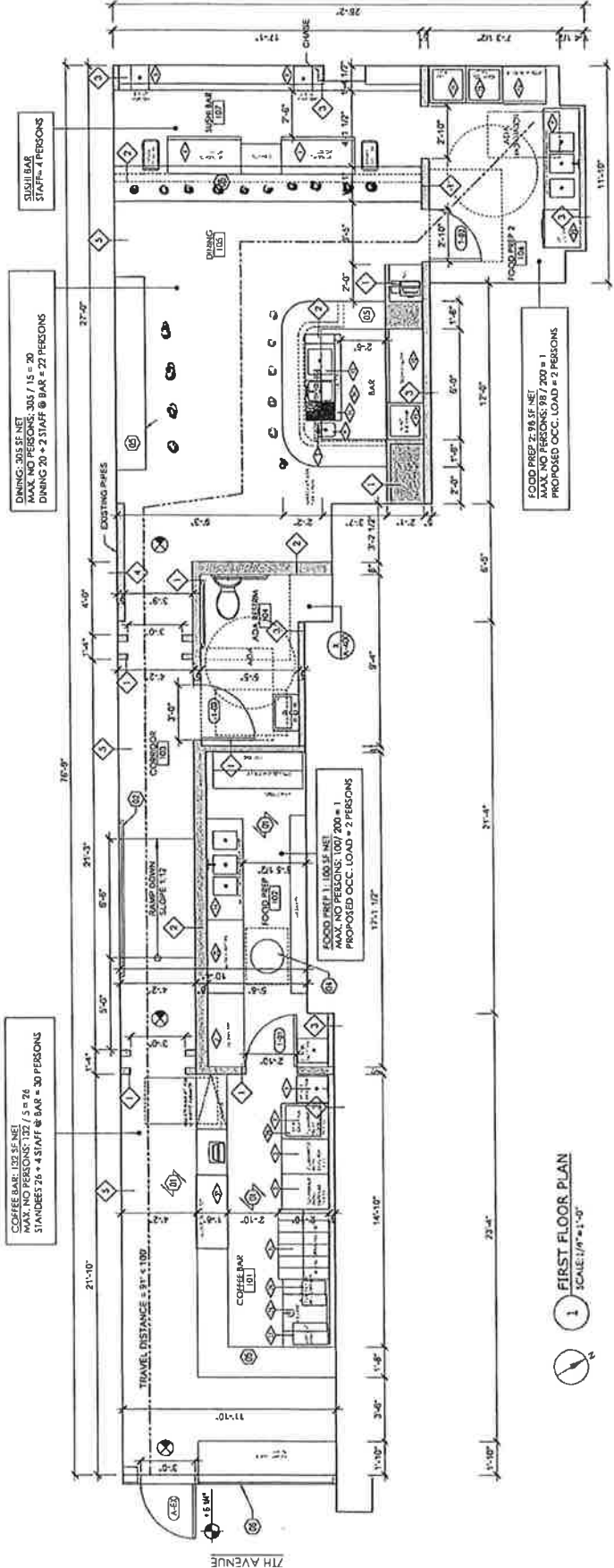
**DRAFT**

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

**PROPOSED  
UNENCLOSED CAFE**

**CAFE 232**  
232 7TH AVENUE  
NEW YORK, NY

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



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

- KEY NOTES**
- 1) BASE FLOOR 6" / 1/4" TO ALIGN WITH SIDEWALK GRADE. SEE STRUCTURAL DRAWING FOR RAGGED FLOOR DETAILS.
  - 2) HORIZONTAL 1-1/2" DIA. 2'-0" A.F. PROVIDE WALL BLOCKING.
  - 3) VERIFY 2 LAYERS TYPE C OPTIMAL WALL BOARD IS INSTALLED ON INWARD SIDE OF FRAMING AND COMPLETE AS NECESSARY.
  - 4) NEW GREATE TRAP, PROVIDE NEW CONCRETE SLAB OPENING AS REQUIRED FOR GREATE TRAP. PROVIDE IMPREGNANT PAINT ON UNDERSIDE OF STEEL PAN. SEE PLUMBING AND STRUCTURAL DRAWINGS FOR DETAILS.
  - 5) NEW ALLWORK REFER TO INTERIOR DESIGNER ADDITIONAL INFORMATION.
  - 6) REMOVE AND REPLACE EXISTING FACADE LOUVER SUBMITTING TO INLAND REBAR AND WARE AND DISCHARGE (SEE MECH. DWGS.)

TYPICAL THROUGHOUT  
1. FACED AND REBAR WALLS AS REQUIRED BY PERMITS IN

**EQUIPMENT SCHEDULE**

TAG #	DESCRIPTION	MANUFACTURER	MODEL NUMBER
D1	HAND SINK	REGENCY	600NS17
D2	PHOTO DISPENSER	ELECTRO FREEZE	SUX400C
D3	DISPENSER	MVP GROUP	IBB-2C-24SD
D4	BACK BAR REFRIGERATOR	RSW	RS-22-3P
D5	HAND SINK	RSW	RS-22-3P
D6	BACK BAR REFRIGERATOR	MVP GROUP	IBB-2C-24SD
D7	HAND SINK	RSW	RS-22-3P
D8	ICE BIN	KROWNE	IB-1C
D9	SPEED RAIL	KROWNE	RS-24
D10	GLASS RINSE	KROWNE	MR-70R
D11	3 COMPARTMENT SINK	RSW	SSS-3
D12	CHEST FREEZER	ARCTICO	SF150
D13	REFRIGERATOR	ENTRE	UR68-Q

**OCCUPANT LOAD CALCULATION - 1ST FLOOR (2014 BC TABLE 1004.1.1)**

ROOM NAME	OCC. GROUP	AREA PER OCCUPANT	APPROX. USE AREA	CALCULATED OCCUPANT LOAD	PROPOSED OCCUPANT LOAD	TOTAL PROPOSED OCC. LOAD
COFFEE BAR (#101)	B	5	132	26	26	40
BAR (STAFF)	B	N/A	N/A	N/A	4	
FOOD PREP 1 (#102)	B	200	100	0.5	2	
DINING (#105)	B	15	305	20	20	
BAR (STAFF)	B	N/A	N/A	N/A	2	
SUSHI BAR (STAFF)	B	N/A	N/A	N/A	4	
FOOD PREP 2 (#106)	B	200	100	0.5	2	

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

**DOOR EGRESS CAPACITY CALCULATIONS**



**Sushi by Bae:**

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

**Have a Nice Bae Cafe:**

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





