

# 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>	
Peoplehood 1 LLC		Peoplehood	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
109 W 17th Street		6th Ave & 17th Street	10011
<b>OWNER</b> <small>(Attach a list of all the people that will be associated/listed with the license)</small>	<b>NAME:</b>	Elizabeth Cutler and Julie Rice	<b>ATTORNEY/ REPRESENTAIVE</b>
	<b>PHONE:</b>	(310) 866-1785	
	<b>EMAIL:</b>	people@peoplehood.com	
	<b>NAME:</b>	Elke A Hofmann, Esq.	
	<b>PHONE:</b>	212-487-9100	
	<b>EMAIL:</b>	licensing@eahlaw.com, elke@eahlaw.com	
<b>MANAGER</b>	<b>NAME:</b>	To be determined	<b>LANDLORD</b>
	<b>PHONE:</b>		
	<b>EMAIL:</b>		
	<b>NAME:</b>	109 W 17th Street LLC	
	<b>PHONE:</b>	212-371-8200	
	<b>EMAIL:</b>	JHG@lesliegarfield.com	
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
	What is/was the name and address of establishment?		Founders previously co-founded SoulCycle
	What were the dates applicant was involved with this former premise?		2006-2016
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?		<input type="checkbox"/> YES <input type="checkbox"/> NO
	<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 type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input checked="" type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input checked="" type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	December 2022/January 2023
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.		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Beer/Wine only
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.		YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	Beer/Wine only
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	

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

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-11pm	7am-11pm	7am-10pm
	<b>Kitchen</b>	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-11pm	7am-11pm	7am-10pm
	<b>Music</b>	7am-10pm	7am-10pm	7am-10pm	7am-10pm	7am-11pm	7am-11pm	7am-10pm
If you plan to have music, what type(s)? (Circle all that apply)			<input checked="" type="checkbox"/> <b>BACKGROUND</b>	<input type="checkbox"/> LIVE MUSIC	<input type="checkbox"/> DJ	<input type="checkbox"/> JUKE BOX	<input type="checkbox"/> KARAOKE	

**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons 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
<b>INSIDE</b>	206	157	2*	69*	2	1	None
<b>OUTSIDE</b> <i>(Other than sidewalk café)</i>	NONE / N/A			*plus varying configuration for 3rd floor event space			
<b>DCA APPROVED UNENCLOSED SIDEWALK CAFÉ</b>							

How many floors are there? What is the capacity for each floor? 3 floors. Max occupancy: 1st flr: 71, 2nd flr: 68, 3rd flr: 67

How frequently will the owner(s) be at the establishment? Multiple times a week

Will there be dancing? YES  NO

Will applicant have bottle or table service for beverage alcohol? YES  NO

Will applicant be hosting private; promotional or corporate events?  YES  NO

Will outside promoters be used on a regular basis? If yes please describe. YES  NO

Will applicant have a security plan? If, yes please attach.  YES  NO Security Cameras

Will security plan be implemented?  YES  NO

Will State certified security personnel be used? YES  NO

Will New York Nightlife Association and NYPD Best Practices be followed?  YES  NO

Does applicant agree to notify MCB4 prior to making changes to its method of operation?  YES  NO

Will applicant be using delivery bicycles? If yes, how many? YES  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  n/a

Where will delivery bicycles be stored during the day when not in use? n/a

**MULTIPLE SPACES/FLOORS CAPACITY BREAKDOWN**

Space/Floor	Description/Use of Space	Capacity	Hours	# of Tables	# of Seats	# of Service Only Bars	# of Stand-Up Bars/Seats at Bar	Music
1st Floor	Cafe, Bar and "Conversation Room", Retail Store	50	7am-10pm Sun - Thurs 7am - 11pm Fri-Sat	1	12 seats at table, approx 25 seats in Conversation Room	0	1	Background
2nd Floor	Private Office, Lounge/Event Space	40	7am-10pm Sun - Thurs 7am - 11pm Fri-Sat	1	12 seats at table; (sofa/lounge seating of up to approx 20) (offices/staff offices for approx 8 persons)	1	0	Background
3rd floor	Event space	67 (Max. legal occupancy)	7am-10pm Sun - Thurs 7am - 11pm Fri-Sat	Flexible	Event/private to be configured based on event	1	0	Background

## LOCATION & ZONING

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

## Community Notification/Relations

<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	100 West 17th/18th Block Association (4 individuals as per CB4 list)
	# 2	
	# 3	
	# 4	
	# 5	
Please provide dates when applicant met with the groups listed above.		12/6/2022
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    NO    310-866-1785
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.	Haven's Kitchen. Cafe, event space, cooking school		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Haven's Kitchen
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Is the entrance ADA Compliant?	YES	<input checked="" type="checkbox"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	<input checked="" type="checkbox"/> NO	
Will applicant have a vestibule within the establishment?	YES	<input checked="" type="checkbox"/> NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="checkbox"/> NO	
Does applicant agree to keep the sidewalk clear of all items or obstructions, such as sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will applicant comply with the NYC noise code?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="checkbox"/> FRENCH DOORS	<input type="checkbox"/> GARAGE DOORS	<input checked="" type="checkbox"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	YES	<input checked="" type="checkbox"/> 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="checkbox"/> YES	<input type="checkbox"/> NO	
Will the kitchen exhaust system extend to the roof?	YES	<input type="checkbox"/> NO	n/a
Will the establishment have an illuminated sign?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input checked="" type="checkbox"/> NO	
Where will the air conditioner be located? What type is it?	3 gas fired rooftop units		
When was the air conditioner installed?	Approx 10 years ago		

## OUTDOOR ITEMS - OTHER THAN 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, gazebo or open dining in the parking lane? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	May use outdoor structure. Will not serve alcohol outside
Are the floorplans for the outdoor space(s) included?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s) or on the sidewalk?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
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 type="radio"/> YES	<input checked="" 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	
If open dining in the parking lane, will applicant agree to leave the sidewalk free of any furniture?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will you comply with all NYC DOT guidelines?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining, will the installation be year-round?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

## DCA APPROVED UNENCLOSED 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 type="radio"/> NO	N/A - open restaurants only
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 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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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 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 type="radio"/> YES	<input type="radio"/> NO	N/A - no outdoor alcohol service
Will the sidewalk café not provide standing space for drinking or smoking?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will all furniture be stored inside between December 21 <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 type="radio"/> YES	<input checked="" type="radio"/> NO	
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 closest obstruction including construction barricades?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If open dining is in the parking lane, will applicant agree to remove its sidewalk café?	<input type="radio"/> YES	<input type="radio"/> NO	N/A - open dining only

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

- There will be no use of roof or any rear yard space

***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  
 February 1, 2023 full board meeting, with 41 members voting in favor  
 of the recommendation, 0 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>	 Burt Lazarin <i>CB4 BLP Committee Co-Chair</i>
----------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------

**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>Elizabeth Cutler</p> <p><b>PRINT NAME OF APPLICANT</b></p>	 <p><b>SIGNATURE OF APPLICANT</b></p>	<p>12/6/22</p> <p><b>DATE</b></p>
---------------------------	---------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	-----------------------------------

Type text here

## Menu (café)

Daily Selection of Pastries

Prepackaged Snacks (ie nuts, popcorn, granola bars)

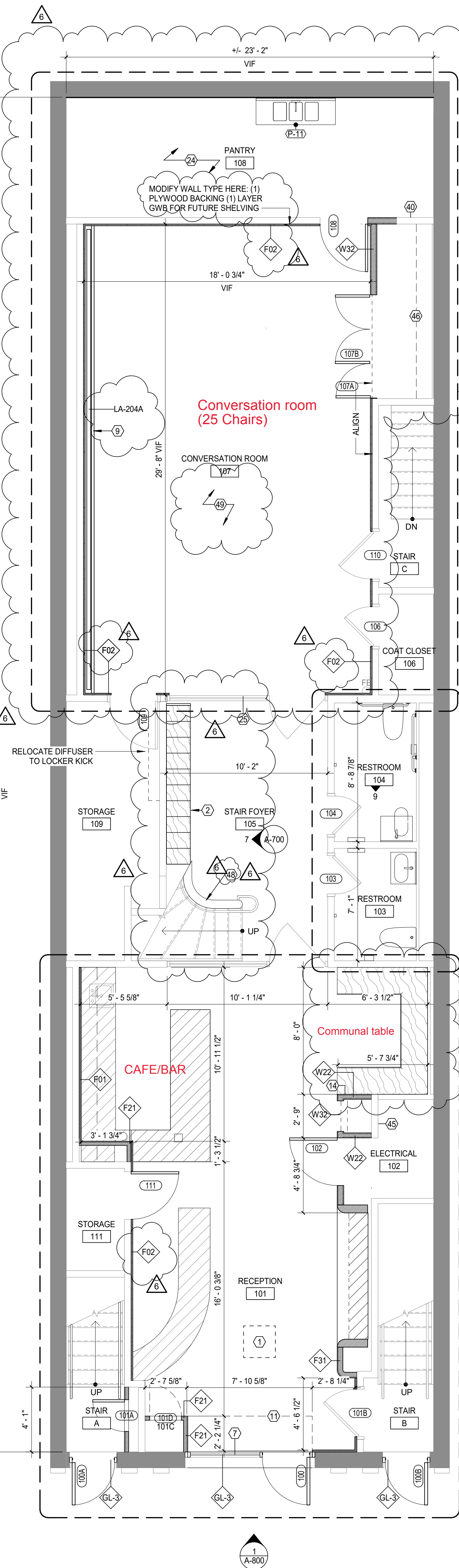
Prepared Protein Boxes (cheese, hummus)

Peoplehood 1 LLC  
109 West 17th Street  
New York, NY 10011

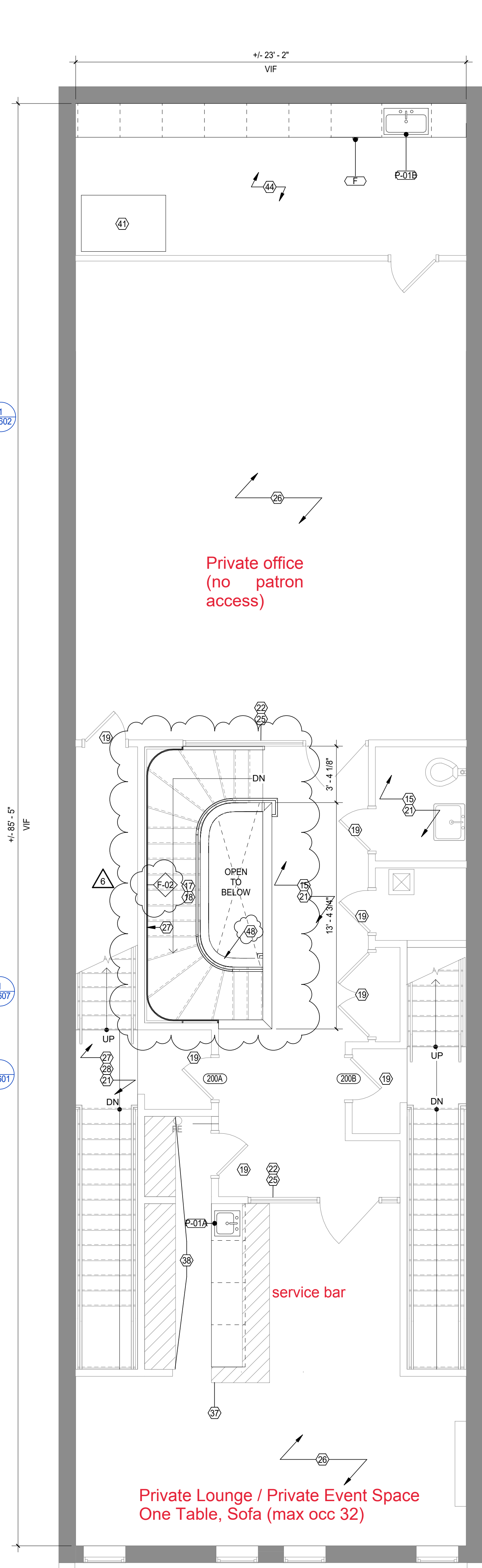
Facade



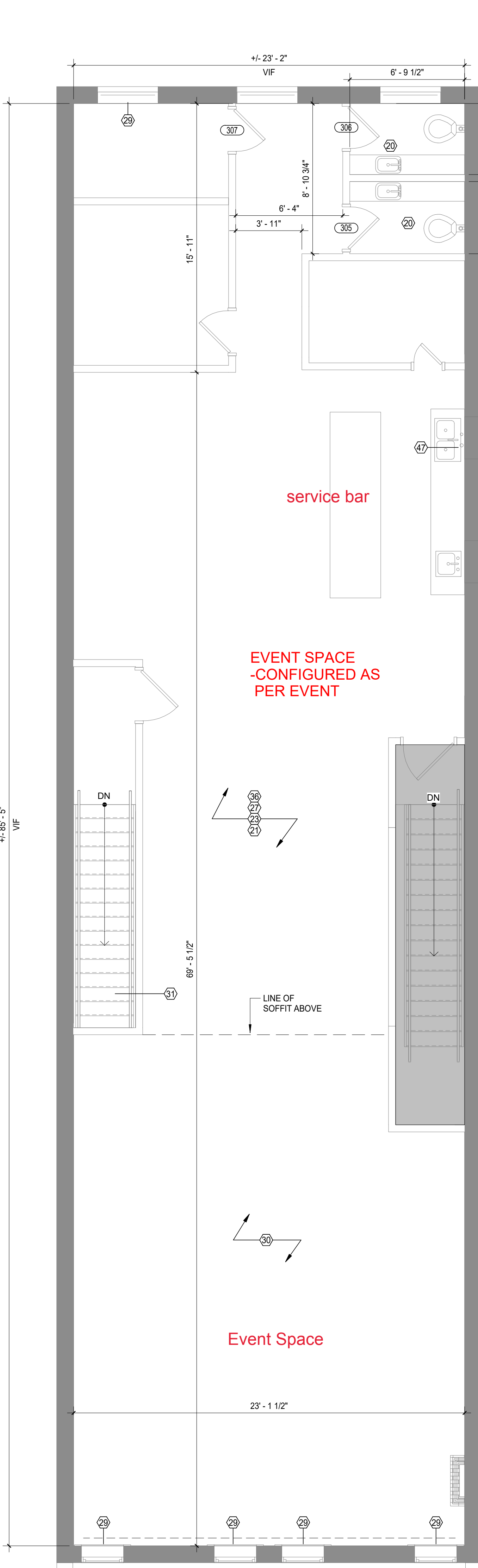
PEOPLEHOOD 1 LLC  
109 West 17th Street  
New York, NY 10011



1 1ST FLOOR CONSTRUCTION PLAN - PHASE 1  
SCALE: 1/4" = 1'-0"



2 2ND FLOOR CONSTRUCTION PLAN - PHASE 1  
SCALE: 1/4" = 1'-0"



3 3RD FLOOR CONSTRUCTION PLAN - PHASE 1  
SCALE: 1/4" = 1'-0"

CONSTRUCTION PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	EXISTING EXTERIOR AND CORE WALLS	[Symbol]	INDICATES ROOM / AREA NAME
[Symbol]	EXISTING INTERIOR PARTITIONS TO REMAIN	[Symbol]	FLOOR/AREA NUMBER
[Symbol]	PARTITION TYPE	[Symbol]	REVISION NUMBER
[Symbol]	NEW GWB PARTITION	[Symbol]	KEYNOTE NUMBER
[Symbol]	NEW CMU WALL	[Symbol]	SECTION NUMBER
[Symbol]	NEW CONCRETE WALL	[Symbol]	SHEET NUMBER
[Symbol]	NEW SPECIALTY WALL	[Symbol]	DETAIL NUMBER
[Symbol]	FIRE RATING DENOTES PARTITION TYPE. SEE A-150	[Symbol]	REFERENCE TYPE
[Symbol]	PARTITION TYPE VARIABLE	[Symbol]	ELEVATION NUMBER
[Symbol]	NEW MILLWORK	[Symbol]	ELEVATION NUMBER
[Symbol]	RECESSED FIRE EXTINGUISHER CABINET	[Symbol]	FLOOR DRAIN
[Symbol]	SURFACE MOUNTED FIRE EXTINGUISHER	[Symbol]	CORNER GUARD
[Symbol]	EXISTING DOOR TO REMAIN	[Symbol]	EQUIPMENT TAG
[Symbol]	DOOR NUMBER	[Symbol]	EXISTING STAND PIPE & FIRE HOSE
[Symbol]	FLOOR NUMBER	[Symbol]	
[Symbol]	EXTENT OF CONCRETE SLAB INFILL		
[Symbol]	AREA NOT IN CONTRACT		

CONSTRUCTION KEYNOTES

- NEW FLOOR HATCH TO BE INSTALLED AS REQUIRED.
- NEW LOCKERS W/ MECHANICAL LOCK. REFER TO ELEVATIONS & SPECIFICATIONS FOR MORE INFORMATION.
- ROOF AND TRACK FOR DRAPERY, BY OWNER, TO BE CEILING MOUNTED. TRACK TO BE INSTALLED W/ STOPS AT DOOR/WALL OPENINGS. GC TO PROVIDE BLOCKING TO SECURE TRACK AS REQUIRED.
- NEW MOTORIZED DUAL SHADE. PROVIDE BLOCKING FOR MOUNTING AND POWERLV AS REQUIRED.
- INFILL PORTION OF PREVIOUS STAIR OPENING AS REQUIRED. GC TO ENGAGE ENGINEER FOR CERTIFIED DESIGN.
- NEW ALUMINUM FRAMED STOREFRONT SYSTEM. REFER TO A-800 FOR DETAILS.
- INFILL MASONRY AT EXISTING WINDOW FRAME. KEY IN TO EXISTING BRICK AND MATCH EXG. GROUT COLOR.
- BASEBOARD W/ INTEGRATED POWER AND LIGHT FIXTURE. REFER TO FINISH PLANS AND LT SERIES DWGS FOR MORE INFO.
- NEW WINDOW HARDWARE. PELLA RESERVE. TRADITIONAL. CLASSIC COLLECTION. WHITE.
- NEW RECESSED WALK-OFF MAT TO BE FLUSH WITH EXISTING SLAB. REFER TO FINISH SCHEDULE FOR TYPE.
- INFILL PARTITION TO MATCH EXISTING CONSTRUCTION.
- EXISTING STOREFRONT SYSTEM RELOCATED.
- TO MATCH EXISTING CONSTRUCTION.
- USE BM PAINT TO MATCH FIRST.
- RAILING PAINTED.
- PAINT RISERS.
- PAINT DOORS AND FRAMES.
- PAINT BATHROOMS.
- PAINT CELLINGS.
- STOREFRONT TRANS. FILM (FULL HT).
- THIRD FLOOR SCOPE CONSISTS OF ONLY PAINT AND WINDOW FILM. REFER TO FINISH PLANS.
- DEMO KITCHEN EQUIPMENT. WHITE BOX ROUGHNS FOR FUTURE CONNECTIONS.
- PRICE OUT ELECTROSTATIC PAINT FOR STOREFRONTS. ADD ALT PRICING FOR ROLL-ON FIELD PAINT.
- ADD ALT. PAINT WALLS, CEILING, AND EXPOSED DUCTS.
- PAINT WALL.
- REPAIR HANDRAIL BRACKETS, INCLUDING BLOCKING AND PAINT.
- REPAIR WINDOW HARDWARE, STRIP JAMBS AND BUIDES (CHEMICAL PLUS WAX AND PAINT).
- REPLACE BULBS AT EXISTING PENDANT FIXTURES.
- ADD ALT. CEILING PATCH.
- IT RACKS - MOVED TO 2ND FLOOR.
- REMOVE CONDUIT.
- NEW FIXTURES.
- SIGN.
- PAINT FLOOR.
- CUT AND REPAIR EXISTING BAR.
- PAINT EXISTING BACKBAR CABINETS (DOORS+CARCASS).
- RELOCATE THERMOSTAT.
- IT EQUIPMENT. PROVIDE POWER AS REQUIRED - COORDINATE W/ LOW VOLTAGE CONTRACTOR.
- INSTALL CABINETS, COUNTERTOP AND APPLIANCES PER SCHEDULE. EXISTING FINISHES TO REMAIN. REPAIR AND CLEAN AT AREAS OF DEMO.
- LEAVE WALL FOR ELECTRICAL EQUIPMENT.
- ADJUSTABLE SHELVES WITH HANGING ROD. SEE INTERIOR DETAILS.
- WATER FILTER BUILT INTO FAUCET, NO BOTTLE FILLER.
- NEW GUARDRAIL AND HANDRAIL.
- PROVIDE DOUBLE LAYER DRYWALL AT SOUTH, NORTH, EAST WITH SOUND BATT INSULATION. PROVIDE DOUBLE LAYER DRYWALL AT WEST.

CONSTRUCTION PLAN NOTES

- ON ALL FIRE RATED PARTITIONS - ALL PENETRATIONS TO BE FIRSAFED AND SEALED AND JOINTS ARE TO BE TAPED AND SPACKLED SLAB TO SLAB.
- CORNER BEADS ARE TO BE INSTALLED ON ALL OUTSIDE CORNERS AND TO BE SPACKLED SMOOTH WITH ADJACENT AREA.
- STUD SIZE SHALL BE PER MANUFACTURER SPECIFICATION FOR HEIGHT, GAUGE AND SPACING. MAX. STUD HEIGHT IS BASED ON L240 (L360 FOR PARTITIONS WITH TILE AND/OR STONE FINISH).
- PROVIDE 2X6A FLAT STUOK) AND/OR WOOD BLOCKING AS REQUIRED AT ALL WALL MOUNTED FIXTURES, FURNITURE, APPLIANCES, MILLWORK, TELEVISION MOUNTS, ETC. VERIFY EXTENT AND LOCATION OF BLOCKING PRIOR TO GWB INSTALLATION.
- DOUBLE STUDS ARE REQUIRED AT BOTH JAMBS OF DOOR FRAMES AND HEADER.
- STUDS AT DOOR JAMBS AND ON TOPS OF DOOR FRAMES MUST BE SCREWED TO RUNNERS AT TOP, BOTTOMS AND BOTH SIDES.
- PARTITIONS SHALL NOT BE FASTENED OR BRACED TO DUCTWORK, CONDUIT OR PIPING.
- ALL FIRE-STOPPING UTILIZED AT PENETRATIONS THROUGH FLOOR ASSEMBLIES SHALL PROVIDE A FIRE RESISTANCE RATING PER THE APPLICABLE CODE. FIRE-STOPPING/FIRE-SAFING THROUGH PARTITION ASSEMBLIES SHALL PROVIDE A FIRE RESISTIVE RATING THAT MATCHES THAT OF THE PARTITION. COMPLY WITH UL 1479 "FIRE TESTS OF THROUGH PENETRATION FIRE-STOP".
- FLOOR MUST REMAIN IN A STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- ALL WOOD TO BE FIRE RETARDANT. COPIES OF CERTIFICATION SHALL BE SUBMITTED TO LANDLORD IF REQUIRED.
- A COPY OF PERMIT FROM DEPT. OF BLDGS. MUST BE SUBMITTED TO BUILDING MANAGEMENT BEFORE ANY WORK CAN PROCEED.
- GENERAL CONTRACTOR TO FOLLOW BUILDING RULES AND REGULATIONS WITH REGARD TO ALL DELIVERIES FOR SUB-CONTRACTORS.
- DO NOT MECHANICALLY SECURE NEW PARTITIONS TO EXISTING WINDOW MULLIONS, WINDOW SILLS, OR CONVECTOR ENCLOSURE. SEE CLOSURE DETAILS FOR PARTITIONS AT CONVECTOR ENCLOSURES.
- NEW AND EXISTING BUILDING PARTITIONS ARE SHOWN TO ALIGN. THE JUNCTION SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.
- FIRE SAFETY EQUIPMENT AND THEIR ASSOCIATED CONDUIT AND WIRING SYSTEMS SHALL NOT BE MARKED DURING CONSTRUCTION AND SHALL BE PROTECTED FROM ANY PHYSICAL DAMAGE BY THE GENERAL CONTRACTOR AND SUBCONTRACTOR FOR THE DURATION OF THE PROJECT.
- FLOOR FIREPROOFING OF EXISTING COLUMNS OR BEAMS IS DISTURBED BY NEW WORK. THE FIREPROOFING SHALL BE RESTORED TO PROVIDE A MINIMUM RESISTANCE RATING AS REQUIRED BY THE APPLICABLE BUILDING CODE.
- CONTRACTOR SHALL ISSUE COMPLETE, FULL SETS OF DRAWINGS AND SPECIFICATIONS TO SUB-CONTRACTORS FOR BIDDING PURPOSES. CONTRACTOR SHALL NOTIFY MANCINI DUFFY OF ANY CONFLICTS BETWEEN DRAWINGS, FOR RESPONSE AND RESOLUTION.
- CONTRACTOR SHALL VISIT THE PROJECT SITE AND BECOME ACQUAINTED WITH EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY MANCINI DUFFY OF ANY DISCREPANCIES PRIOR TO BID SUBMISSION. ANY ADDITIONAL COSTS RESULTING FROM FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE PROJECT.
- ALL ITEMS RECESSED INTO ONE OR TWO HOUR FIRE RATED PARTITIONS (SUCH AS OUTLET BOXES, PANEL BOXES, ETC) SHALL HAVE THE OPENINGS PROTECTED WITH BACKUP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE FIRE RATING OF THE PARTITION THROUGHOUT. NO ITEMS SHALL BE RECESSED IN THE CASE OR INSTANCE OF THREE HOUR FIRE RATED PARTITIONS. PROTECTION OF THE ONE AND TWO HOUR RATED PARTITIONS SHALL BE IN STRICT CONFORMANCE WITH THE APPLICABLE BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREAS. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ANY STRUCTURAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURY CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- MECHANICALLY CLEAN ALL DUCT SYSTEMS TO REMOVE ALL VISIBLE CONTAMINANTS, SUCH THAT THE SYSTEMS ARE CAPABLE OF PASSING CLEANING VERIFICATION TESTS (MACKA STANDARDS). WORK SHOULD BE DONE BY "BETTER AIR QUALITY" OR EQUALLY CAPABLE VENDOR.
- FIRE RATED PARTITIONS TO HAVE 5/8" THICK TYPE "X" GYPSUM BOARD U.O.N. U.O.N. ALL WALLS TO HAVE ASSEMBLY EXTEND FULL HEIGHT OF SPACE FROM T.O. SLAB TO UNDERSIDE OF SLAB.
- MAINTAIN ACOUSTIC AND/OR FIRE RATINGS AROUND RECESSED FIXTURES, PIPING, DUCTWORK, PENETRATIONS AND ALL OBSTRUCTIONS.
- AT PARTITIONS SCHEDULED TO RECEIVE CERAMIC TILE FINISH. PROVIDE TILE BACKER BOARD AS REQUIRED. ALL ASSEMBLIES SHOULD CONFORM TO REQUIREMENTS FOR ACOUSTIC AND FIRE RESISTANCE RATINGS INDICATED.
- DO NOT LOCATE OUTLET BOXES OPPOSITE ONE ANOTHER IN PARTITIONS (BACK-TO-BACK). LOCATE OUTLETS AT LEAST 12" APART AND IN SEPARATE STUD SPACES. CAULK PERIMETER OF OUTLET WITH ACOUSTICAL SEALANT.
- WHERE GYPSUM BOARD CEILINGS MEET WALLS HOLD CEILING BACK FROM THE FACE OF THE INTERSECTING WALL AND CAULK AIRTIGHT WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT. WHERE NECESSARY, USE FOAM BACKER ROD TO PROVIDE A SURFACE AGAINST WHICH TO CAULK.
- AT CORNERS, HOLD THE LAST LAYER OF GYPSUM BOARD FROM THE FACE OF THE INTERSECTING WALL SUCH THAT NO GWB LAYERS ARE CONTINUOUS BETWEEN 2 ADJACENT ROOMS AND CAULK WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT.
- PROVIDE ACOUSTIC INSULATION WITH PARTITIONS AT CLASSROOM, OFFICE, FACILITY, CORRIDORS, TOILET ROOMS, MECHANICAL ROOMS AND TENANT DEMISING PARTITIONS.
- USE FIRE RATED SEALANT AT FIRE-RATED PARTITIONS AS REQUIRED BY PARTITION TYPE AND PROJECT MANUAL.
- MAINTAIN INTEGRITY OF EXTERIOR WALL CONTINUES, ASSEMBLIES, INSULATION AND FINISHES AS REQUIRED.
- COORDINATE ALL MECHANICAL TRANSFER GRILLES AND RETURN AIR OPENING THAT OCCUR ABOVE THE FINISHED CEILING IN FIRE RATED AND ACOUSTICALLY TREATED WALLS. PROVIDE FIRE DAMPERS WHERE INDICATED. PROVIDE RETURN AIR (CEILING PLENUM) OPENINGS WHERE REQUIRED BY THE MECHANICAL DRAWINGS.



PEOPLEHOOD

109 WEST 17TH ST  
NEW YORK CITY, NY 10011



HALSEY MCCORMACK & HELMER INC ARCHITECTS  
275 SEVENTH AVENUE  
NEW YORK, NY 10011  
212.938.1260

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR DISSEMINATED WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

MEP ENGINEER  
HNY CONSULTING ENGINEERS  
240 W. 37TH STREET, 3RD FLR  
NEW YORK, NY 10018  
212.413.8770

LIGHTING  
BOLD  
227 W. 29TH STREET, 6TH FLR  
NEW YORK, NY 10001  
212.674.6500

ACOUSTICS  
LSTN CONSULTANTS, LLC  
78 BEAVER ST, 2ND FLR  
NEW YORK, NY 10005  
347.788.0810

LOW VOLTAGE  
SOUND SOLUTIONS  
1170 WHITE HALL ROAD  
SMITHSBURG, MD 21783  
212.930.3896

RESERVED FOR NYC DOB

KEY PLAN

NO.	DATE	ISSUE / REVISION
6	10/21/2022	BULLETIN 02
5	08/03/2022	BULLETIN 01
4	01/15/2022	ASH-001

DRAWING TITLE  
**CONSTRUCTION PLANS**

DRAWING NUMBER  
**A-101-P1.00**

ARCHITECT OF RECORD  
**WILLIAM S. MANDARA**  
LIC. # 039307

DRAWING SCALE:  
AS NOTED  
MO PROJECT NUMBER  
06-3165-0100

NYC DOB NUMBER  
OF 27