



**HYUNDAI MOTOR AMERICA  
AND RESTAURANT ASSOCIATES LLC, AS MANAGER  
D/B/A GENESIS HOUSE  
40 TENTH AVENUE  
NEW YORK, NEW YORK 10014**

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MANHATTAN COMMUNITY BOARD 2  
MAY 5, 2020  
SLA LICENSING COMMITTEE

**Questionnaire**

1. Floor Plans
2. Photographs
3. Proposed Menu
4. SLA Proximity Report, OASIS and Google Maps
5. NYC Department of Buildings Property Profile Page and Current Certificate of Occupancy

**BERNSTEIN REDO, P.C.**  
**1177 AVENUE OF THE AMERICAS, 5<sup>TH</sup> FLOOR**  
**NEW YORK, NY 10031**  
**212-651-3100**  
**DONALD@BRPCLAW.COM**



**WHAT TYPE(S) OF LICENSE(S) ARE YOU APPLYING FOR ( MARK ALL THAT APPLY):**

a new liquor license (  Restaurant  Tavern / On premise liquor  Other )

an UPGRADE of an existing Liquor License

an ALTERATION of an existing Liquor License

a TRANSFER of an existing Liquor License

a HOTEL Liquor License

a DCA CABARET License

a CATERING / CABARET Liquor License

a BEER and WINE License

a RENEWAL of an existing Liquor License

an OFF-PREMISE License (retail)

OTHER : \_\_\_\_\_

If upgrade, alteration, or transfer, please describe specific nature of changes:

(Please include physical or operational changes including hours, services, occupancy, ownership, etc.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

New construction

\_\_\_\_\_

Is any license under the ABC Law currently active at this location?  yes  no

If yes, what is the name of current / previous licensee, license # and expiration date: n/a

\_\_\_\_\_

Have any other licenses under the ABC Law been in effect in the last 10 years at this location?

yes  no

If yes, please list DBA names and dates of operation:

\_\_\_\_\_

\_\_\_\_\_

**PREMISES:**

By what right does the applicant have possession of the premises?

Own  Lease  Sub-lease  Binding Contract to acquire real property  other: \_\_\_\_\_

Type of Building:  Residential  Commercial  Mixed (Res/Com)  Other: \_\_\_\_\_

Number of floor: 3 Year Built : 2019

Describe neighboring buildings:  
\_\_\_\_\_ Commercial/Industrial \_\_\_\_\_

Zoning Designation: M1-5

Zoning Overlay or Special Designation (applicable) n/a

Block and Lot Number: 646 / 1

Does the premise occupy more than one building, zoning lot, tax lot or more than one floor?  yes  no

Is the premise located in a historic district?  yes  no

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

Will any outside area or sidewalk café be used for the sale or consumption of alcoholic beverages? (including sidewalk, roof and yard space)  no  yes : explain Terrace

What is the proposed Occupancy? 500

Does the premise currently have a valid Certificate of Occupancy (C of O) and all appropriate permits?

no\*  yes \*pending

If yes, what is the maximum occupancy for the premises? TBD (569 applied for)

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

If yes, is proposed occupancy permitted?  yes\*\*  no, explain : \_\_\_\_\_

\*\*will be when new/updated TCO is issued

If your occupancy is 75 or greater, do you plan to apply for Public Assembly permit?  yes  no

Do you plan to file for changes to the Certificate of Occupancy?  yes  no  
(if yes, please provide copy of application to the NYC DOB)

Will the façade or signage be changed from what currently exist at the premise?  no  yes n/a - new construction

(if yes, please describe: \_\_\_\_\_

## INTERIOR OF PREMISES:

What is the total licensed square footage of the premises? 46,700 Sq. Ft.

If more than one floor, please specify square footage by floors: 12,700 (ground fl); 9,600 (2nd fl); 14,800 (basement)

If there is a sidewalk café, rear yard, rooftop, or outside space, what is the square footage of the area?

Terrace - 9,600 Sq. Ft.

If more than one floor, what is the access between floors? Stairs and Elevators

How many entrances are there? 2 How many exits? 2 How many bathrooms? 4

Is there access to other parts of the building?  no  yes, explain: \_\_\_\_\_

## OVERALL SEATING INFORMATION:

Total number of tables? Inside: 17 Total table seats? Inside: 40  
Outside: 12 Outside: 48

Total number of bars? 1 Total bar seats? 7

Total number of "other" seats? 191 please explain: Basement event space seating (183 maximum)  
8 window seats in the restaurant

Total OVERALL number of seats in Premises: 286

## BARS:

How many \*stand-up bars / bar seats are being applied for on the premises? Bars 1 Seats 7

How many service bars are being applied for on the premises? 0

Any food counters?  no  yes, describe: \_\_\_\_\_

### ***For Alterations and Upgrades:***

Please describe all current and existing bars / bar seats and specific changes: n/a

\* A stand-up bar is any bar or counter (whether seating or not) over which a member of the public can order, pay for and receive food and alcoholic beverages.

## PROPOSED METHOD OF OPERATION:

What type of establishment will this be? (check all that apply)

Bar  Bar & Food  Restaurant  Club/ Cabaret  Hotel  Other: showroom/cultural event space

What are the Hours of Operation?

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

10AM to 12AM 10AM to 12AM 10AM to 12AM 10AM to 12AM 10AM to 1AM 10AM to 1AM 10AM to 1AM

Will the business employ a manager?  no  yes, name / experience if known : Restaurant Associates manages numerous licensed premises throughout the City

Will there be security personnel?  no  yes( if yes, what nights and how many?) 2-4 at all times

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

If yes, please describe : \_\_\_\_\_

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

Type of MUSIC / ENTERTAINMENT:  Live Music  Live DJ  Juke Box  Ipod / CDs  none

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

Do you have or plan to install soundproofing?  no  yes

IF YES, will you be using a professional sound engineer? \_\_\_\_\_

Please describe your sound system and sound proofing: Cellar Level - Stage with fully immersive and enclosed sound system. Noise dampening and acoustic panels installed throughout the cellar event space. All other spaces, ambient sound systems; subscription radio service.

Will you be permitting:  promoted events  scheduled performances  outside promoters

any events at which a cover fee is charged?  private parties

Do you have plans to manage or address vehicular traffic and crowd control on the sidewalk caused by your establishment?  no  yes ( if yes, please attach plans)

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

Are your premises within 200 feet of any school, church or place of worship?  no  yes

***If there is a school, church or place of worship within 200 feet of your premises or on the same block, please submit a block plot diagram or area map showing its' location in proximity to your applicant premises ( no larger than 8 ½ " x 11").***

Indicate the distance in feet from the proposed premise:

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

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

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

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

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

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

Please provide contact information for Residents / Community Board and confirm that if complaints are made you will address it immediately.

Contact Person: Johanna von Wulffen 929-777-0382  
Kyle Thomas Phone: 917-575-7853

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

Email : jvwulffen@jacksondawson.com; kthomas@jacksondawson.com

Application submitted on behalf of the applicant by:

DocuSigned by:  
Donald M. Bernstein  
271B267DCC75413  
Signature

Print or Type Name Donald M. Bernstein

Title Attorney

Thank you for your cooperation. Please return this questionnaire along with the other required documents as soon as you can. This will expedite your application and avoid any unnecessary delays. Use additional pages if necessary.



Community Board 2, Manhattan  
SLA Licensing Committee  
Carter Booth, Co-Chair  
Robert Ely, Co-Chair

RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

Licensee	Address	License Serial No.
Bon Appetit Management Company	198 College Hill Road Clinton, New York 13323	2503709
Bon Appetit Management Company	350 5th Avenue, 28 <sup>th</sup> fl. New York, New York 10118	1310294, 1310295
Bon Appetit Management Company	350 5th Avenue, 26 <sup>th</sup> fl. New York, New York 10118	1310293
Bon Appetit Management Company	350 5th Avenue, 25 <sup>th</sup> fl. New York, New York 10118	1310292
Bon Appetit Management Company	350 5th Avenue, 24 <sup>th</sup> fl. New York, New York 10118	1310291
Bon Appetit Management Company	350 5th Avenue, 23 <sup>rd</sup> fl. New York, New York 10118	1310290
Bon Appetit Management Company	350 5th Avenue, 22 <sup>nd</sup> fl. New York, New York 10118	1310289
Bon Appetit Management Company	350 5th Avenue, 3 <sup>rd</sup> fl. New York, New York 10118	1310288
Compass Group USA Inc. & Thompson Hospitality SVCS	590 Madison Avenue, 3 <sup>rd</sup> fl. New York, New York 10022	1256261
Compass Group USA Inc. & Thompson Hospitality SVCS	590 Madison Avenue, 17th fl. New York, New York 10022	1256260
Compass Group USA Inc. & Thompson Hospitality SVCS	Route 134 Kitchawan Road Yorktown Heights, NY 10598	1256135
Compass Group USA Inc. Etal and Thompson Hospitality Services LLC	200 Vesey Street, 3 <sup>rd</sup> fl. New York, New York 10285	1190167
Compass Group USA Inc. Etal and Thompson Hospitality Services LLC	200 Vesey Street, 50 <sup>th</sup> fl. New York, New York 10285	1190177
Compass LCS LLC	1 Place Plaza New York, NY 10038	1229223
Compass LCS LLC	78 N. Broadway White Plains, NY 10603	1228956
Compass LCS LLC	11 Wall Street New York, NY 10005	1228960, 1128961
Compass LCS LLC d/b/a Lackmann Culinary Services	3690 East Avenue T/O Pittsford Rochester, NY 14618	3144349



RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

Licensee	Address	License Serial No.
Compass Group USA & Bard College d/b/a Bard College	82 Manor Avenue Annandale-On-Hudson, NY 12504	2121719, 2122826, 2122827
College AUX Services of State Univ College @ Plattsburgh Inc. & Compass Group USA Inc.	38 Rugar Street Plattsburgh, NY 12901	2004299
Compass Group USA Inc.	51 Astor Place New York, New York 10003	1284559
Compass Group USA Inc. d/b/a Restaurant Associates	1111 Avenue of the Americas One Bryant Park New York, New York 10036	1210667
Compass Group USA Inc. d/b/a Restaurant Associates	1111 Avenue of the Americas 2 <sup>nd</sup> fl. One Bryant Park New York, New York 10036	1209444
Compass Group USA Inc. d/b/a Restaurant Associates	1111 Avenue of the Americas 29 <sup>th</sup> fl. One Bryant Park New York, New York 10036	1209446
Compass Group USA Inc. and Restaurant Associates Inc.	452 Fifth Avenue 11 <sup>th</sup> fl. New York, NY 10018	1285945
Compass Group USA Inc.	114 West 47 <sup>th</sup> Street 11 <sup>th</sup> & 12 <sup>th</sup> fl. New York, New York 10036	1289691
Compass Group USA Inc.	114 West 47 <sup>th</sup> Street 1 <sup>st</sup> fl. New York, New York 10036	1289699
Compass Group USA Inc.	114 West 47 <sup>th</sup> Street 9 <sup>th</sup> fl. New York, New York 10036	1289700
Compass Group USA Inc.	865 Bedford Road Pleasantville, NY 10570	1276206
Compass Group USA Inc.	1345 Avenue of the Americas 18 <sup>th</sup> fl. New York, NY 10105	1208453
Compass Group USA Inc.	631 Howard Avenue Staten Island, NY 10301	1125810
Compass Group USA Inc.	735 Anderson Hill Road Purchase, NY 10577	1135432, 1135435, 1135439, 1135440
Compass Group USA Inc. d/b/a Chartwells	171 White Plains Road Bronxville, NY 10708	1170049
Compass Group USA Inc.	715 North Avenue New Rochelle, NY 10801	1250805, 1250814
Compass Group USA Inc.	Central Terminal LaGuardia Flushing, NY 11371	1241766

RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

Licensee	Address	License Serial No.
Compass Group USA Inc.	LaGuardia Airport Central Terminal West 3 <sup>rd</sup> Fl. Flushing, NY 11371	1268842
Compass Group USA Inc.	81-80 Utopia Parkway Queens, NY 11439	1214366
Compass Group USA Inc.	1000 Fulton Avenue Hempstead, NY 11550	1286435, 1286432
Compass Group USA Inc.	51 Union Drive Albany, NY 12208	2192572
Compass Group USA Inc. d/b/a Eurest Dining Services	4341 State Street Road Skaneateles Falls, NY 13153	2504911
Compass Group USA Inc.	13 Oak Drive Hamilton, NY 13346	2200897, 2207250, 2207251
Culinart Inc.	1 Playland Parkway Rye, NY 10580	(Seasonal) 1052926 - 1052931
Culinart Inc.	318 Lakeville Road Great Neck, NY 11020	1128212
Culinart Inc.	1 Davis Avenue Garden City, NY 11530	1136900
Culinart Inc.	200 South Woods Road Woodbury, NY 11797	1279611
Culinart Inc.	100 Nicolls Road Stony Brook, NY 11794	1313085
Peconic Bay Yacht Club Inc. & Culinart Inc.	64300 Route 25 Southold, NY 11971	1287054
Culinart Inc. & Westhampton Bath Tennis Hotel d/b/a Robbins Wolfe Eventeurs	231 Dune Road Westhampton Beach, NY 11978	1241575, 1242385, 1242386
Flik International Corp.	1 Liberty Plaza New York, NY 10006	1149964
Flik International Corp.	1221 Avenue of the Americas New York, NY 10036	1302570
Flik International Corp.	20 Old Post Road Armonk, NY 10504	1302031
Flik International Corp.	JFK Airport Terminal 7 Terraces Jamaica, NY 11430	1135343, 1135344, 1135345
Flik International Corp.	JFK International Airport Terminals 5, 61 IC/62 IC Jamaica, NY 11430	1283799, 1283800
Flik International Corp.	JFK International Airport Terminal 4 Room 462-058 Jamaica, NY 11430	1307757, 1307758
Flik International Corp.	JFK International Airport Terminal 7 Jamaica, NY 11430	1291336

RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

Licensee	Address	License Serial No.
Flik International Corp. d/b/a Reid Hall	125 Purchase Street Manhattanville College Purchase, NY 10577	1050779
Gourmet Dining LLC	4513 Thomas Hall Riverdale, NY 10471	1255203
Mazzone Hospitality LLC d/b/a Prime Bar & Grill	30 Clifton Country Road Clifton Park, NY 12065	2209754
Mazzone Hospitality LLC d/b/a Albany Capital Center	55 Eagle Street Albany, NY 12207	2208452
Mazzone Hospitality LLC d/b/a 90 State Events	90 State Street Albany, NY 12207	2208475, 2208476
Mazzone Hospitality LLC d/b/a Cornerstone at the Plaza	1 Empire State Plaza Albany, NY 12220	2208463
Mazzone Hospitality LLC d/b/a Prime at the Plaza	1 Empire State Plaza Albany, NY 12220	2208472
Mazzone Hospitality LLC d/b/a Mazzone Catering	Mayor Erastus Corning II Tower Gov Nelson Rockefeller Albany, NY 112242	2208469
Mazzone Hospitality LLC d/b/a Glen-Sanders Mansion and Angelo's Tavolo	1 Glen Avenue Scotia, NY 12302	2209755, 2208481, 2208482, 2208483, 2208484
Mazzone Hospitality LLC d/b/a Key Hall at Proctors	436 State Street Schenectady, NY 12305	2208494
Mazzone Hospitality LLC d/b/a Hall of Springs	Saratoga Performing Arts Center Saratoga Springs, NY 12866	2208498
Morrison Management Specialists Inc.	750 East Adams Street Syracuse, NY 13210	2604915
Morrison Management Specialists Inc.	385 Watervliet Shaker Road Latham, NY 12110	2149134
Restaurant Associates Inc.	365 Fifth Avenue New York, NY 10016	1029562
Restaurant Associates Inc.	365 Fifth Avenue Cellar and Lobby New York, NY 10016	1022670
Restaurant Associates Inc.	365 Fifth Avenue 8 <sup>th</sup> and 9 <sup>th</sup> floors New York, NY 10016	1029563
Restaurant Associates Inc.	557 Broadway, 11 <sup>th</sup> fl. New York, NY 10012	1297341
Restaurant Associates Inc.	Central Park West & 79 <sup>th</sup> St. New York, NY 10024	1027360
Restaurant Associates Inc.	225 Liberty Street, 4 <sup>th</sup> fl. New York, NY 10281	1296215

RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

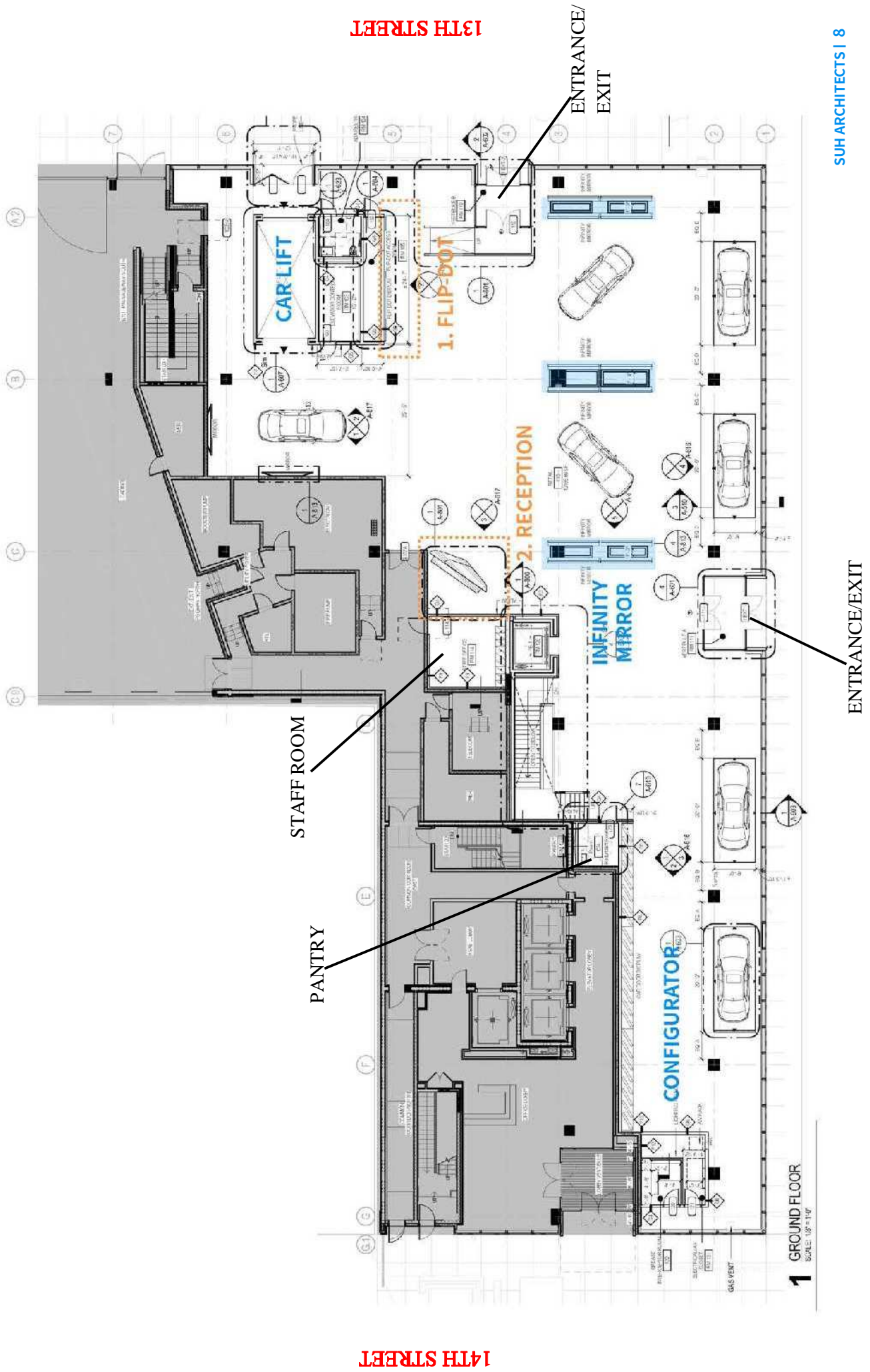
Licensee	Address	License Serial No.
Restaurant Associates Inc.	225 Liberty Street 5 <sup>th</sup> and 6 <sup>th</sup> fl. New York, NY 10281	1296211
Restaurant Associates Inc.	388 Greenwich Street New York, NY 10013	1145514
Restaurant Associates LLC & New York Academy of Science	250 Greenwich Street 33 <sup>rd</sup> fl. 7 World Trade Center New York, NY 10007	1183991
Restaurant Associates LLC d/b/a Intrepid Sea Air Space Museum	Pier 86 W. 46 <sup>th</sup> Street New York, NY 10036	1146270
Restaurant Associates LLC	1 World Trade Center 34 <sup>th</sup> and 35 <sup>th</sup> fl. New York, NY 10007	1284816
Restaurant Associates LLC	111 8 <sup>th</sup> Avenue, 4 <sup>th</sup> and 5 <sup>th</sup> fl. New York, NY 10011	1293672
Restaurant Associates LLC	111 8 <sup>th</sup> Avenue, 8 <sup>th</sup> fl. New York, NY 10011	1293664
Restaurant Associates LLC	111 8 <sup>th</sup> Avenue, 11 <sup>th</sup> fl. New York, NY 10011	1293662
Restaurant Associates LLC	111 8 <sup>th</sup> Avenue, 14 <sup>th</sup> & 15 <sup>th</sup> fl. New York, NY 10011	1293670
Restaurant Associates LLC	85 Tenth Avenue New York, NY 10011	1293794, 1293795
Restaurant Associates LLC	75 Ninth Avenue, 2 <sup>nd</sup> fl. New York, NY 10011	1293663
Restaurant Associates LLC	75 Ninth Avenue, 4, 5, 6 fls. New York, NY 10011	1293992
Restaurant Associates LLC	75 Ninth Avenue, 9 <sup>th</sup> fl. New York, NY 10011	1293661
Restaurant Associates LLC	29 East 36 <sup>th</sup> Street New York, NY 10016	1174356
Restaurant Associates LLC	25 Madison Avenue 28 <sup>th</sup> and 29 <sup>th</sup> fl. New York, NY 10010	1294610
Restaurant Associates LLC	1285 Avenue of the Americas Floors 9-15 New York, NY 10019	1303554
Restaurant Associates LLC	1285 Avenue of the Americas Lobby New York, NY 10019	1303553
Restaurant Associates LLC d/b/a Blue Box Café	727 Fifth Avenue 4 <sup>th</sup> fl. New York, NY 10022	1307743
Restaurant Associates LLC	1100 Avenue of the Americas New York, NY 10036	1186125
Restaurant Associates LLC	1283 York Avenue New York, NY 10065	1311363

RESTAURANT ASSOCIATES LLC  
PRINCIPALS NEW YORK LIQUOR LICENSES

Licensee	Address	License Serial No.
Restaurant Associates LLC	1071 Fifth Avenue New York, NY 10128	1244022, 1244023
Restaurant Services I LLC & Lincoln Center for the Performing Arts Inc.	155 West 62 <sup>nd</sup> Street New York, NY 10023	(Seasonal) 1310033
Restaurant Services I LLC & Lincoln Center for the Performing Arts Inc.	165 West 65 <sup>th</sup> Street New York, NY 10023	1277395
Lincoln Center Performing Arts & Restaurant Services I LLC d/b/a Alice Tully Hall	1941-47 Broadway New York, NY 10023	1027199, 1222616
Lincoln Center Performing Arts & Restaurant Services I LLC d/b/a Avery Fisher Hall	100 Columbus Avenue New York, NY 10023	1027200, 1205709, 1205710, 1205711, 1205712, 1205713, 1205714
RA Patina LLC and Patina Management LLC d/b/a Lincoln	142 West 65 <sup>th</sup> Street New York, NY 10023	1245578
Hudson Yards Catering LLC d/b/a Union Square Events	636 638 & 640 642 West 28 <sup>th</sup> Street New York, NY 10001	1186628
Hudson Yards Sports & Entertainment LLC d/b/a Union Square Events	85 Rockwell Place a/k/a 262 Ashland Place Brooklyn, NY 11217	1277781 & 1277782
28 Liberty F&B Management LLC & Summit Glory Property LLC d/b/a Manhatta/Bay Room	28 Liberty Street 60 <sup>th</sup> Fl New York, NY 10005	1308179
TSMI Inc. And USE LX LLC d/b/a Intersect by Lexus	412 West 14 <sup>th</sup> Street New York, NY 10014	1301803
Hudson Yards Catering LLC & NY Shakespeare Festival d/b/a Public Fare	63 Central Park West New York, NY 10023	1252864 Seasonal

# **FLOOR PLANS**

# 1st FLOOR SHOWROOM \_ PLAN

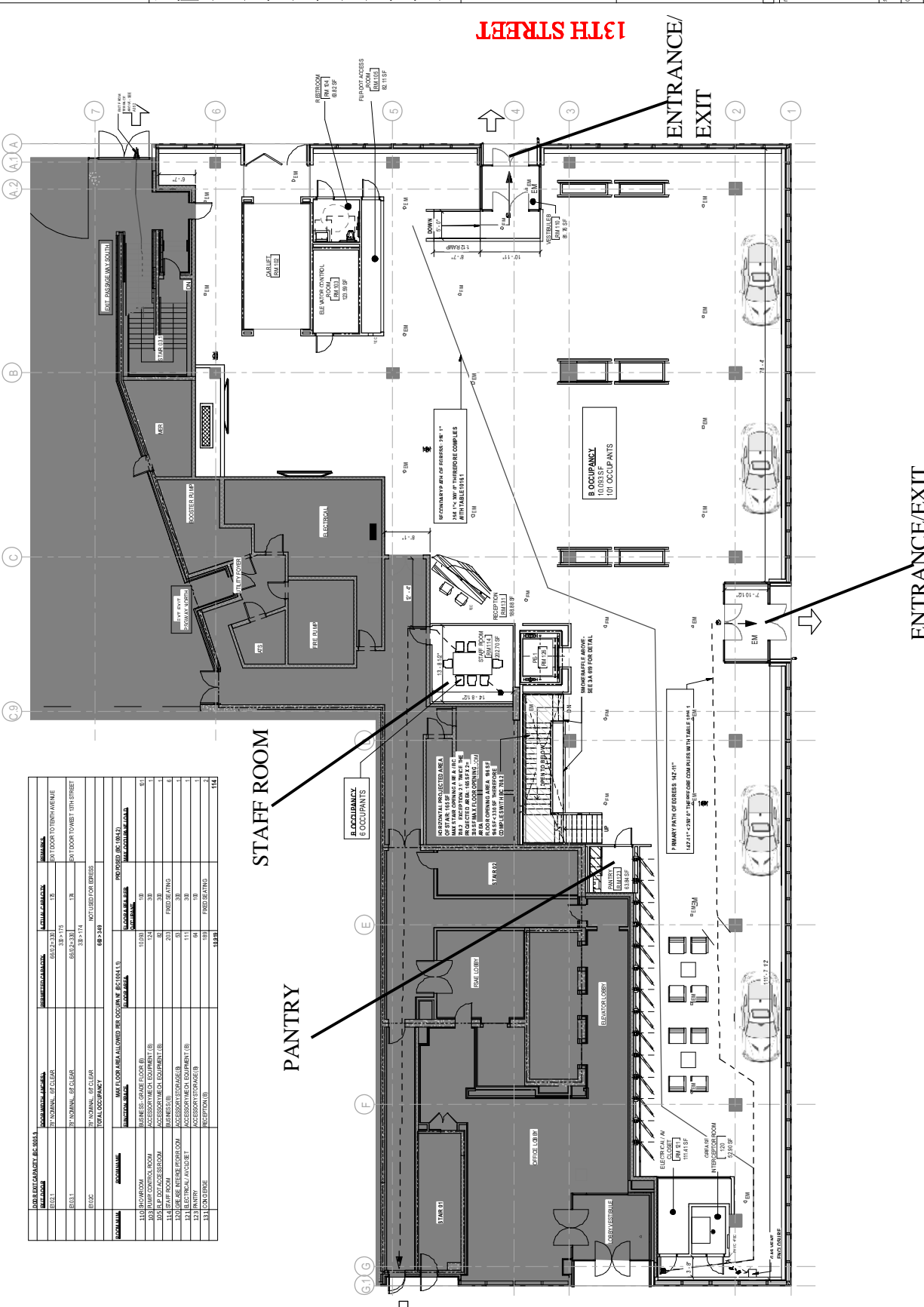


14TH STREET

13TH STREET

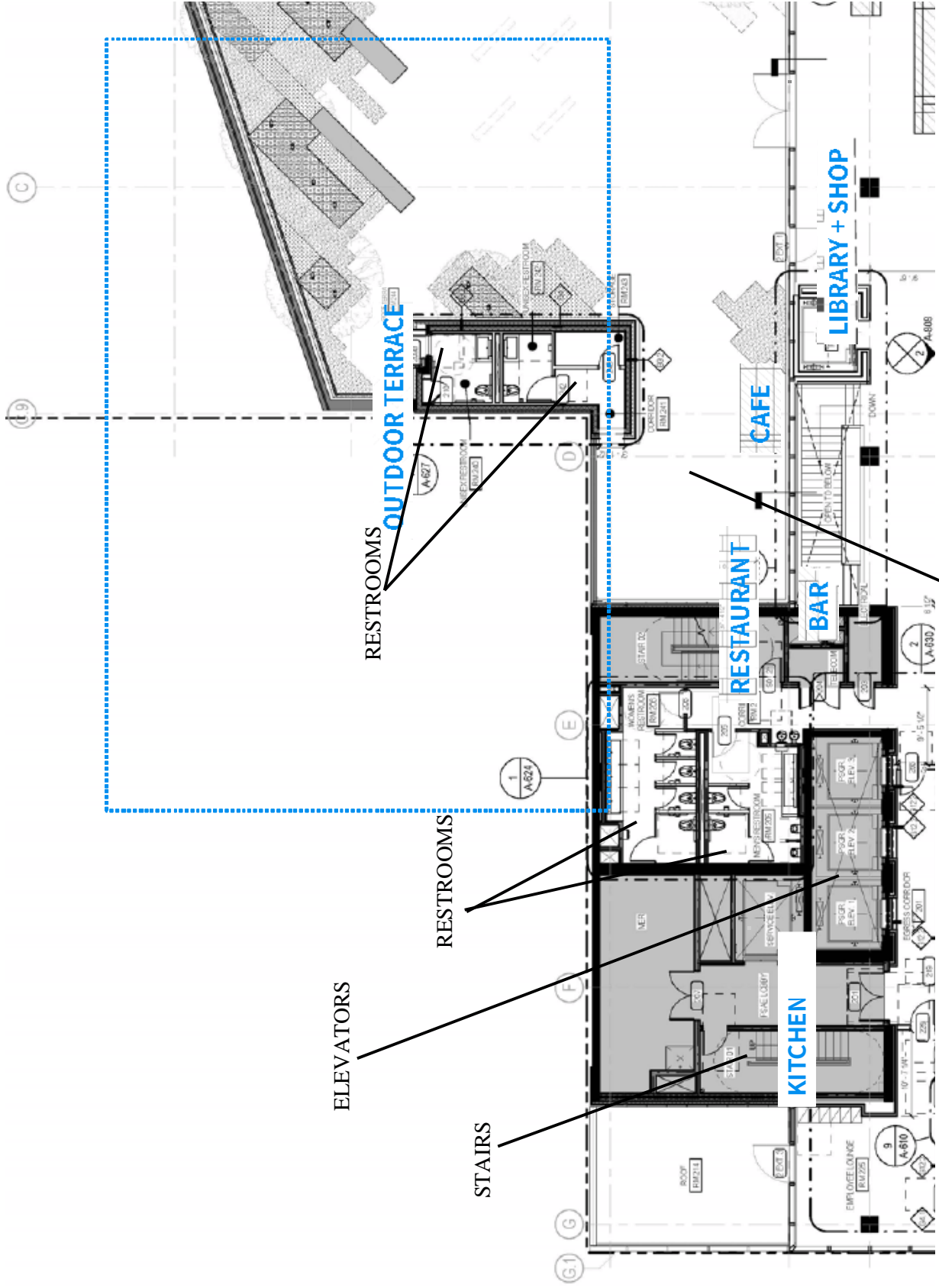
# 1ST FLOOR - SHOWROOM

NO.	DESCRIPTION	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
101	RECEPTION	101.0	101.0	101.0	101.0	101.0	101.0	101.0	101.0
102	OFFICE	102.0	102.0	102.0	102.0	102.0	102.0	102.0	102.0
103	CONFERENCE	103.0	103.0	103.0	103.0	103.0	103.0	103.0	103.0
104	STAFF ROOM	104.0	104.0	104.0	104.0	104.0	104.0	104.0	104.0
105	RESTROOM	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0
106	STORAGE	106.0	106.0	106.0	106.0	106.0	106.0	106.0	106.0
107	MECHANICAL	107.0	107.0	107.0	107.0	107.0	107.0	107.0	107.0
108	ELECTRICAL	108.0	108.0	108.0	108.0	108.0	108.0	108.0	108.0
109	PLUMBING	109.0	109.0	109.0	109.0	109.0	109.0	109.0	109.0
110	STAIR	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0
111	ELEVATOR	111.0	111.0	111.0	111.0	111.0	111.0	111.0	111.0
112	MECHANICAL	112.0	112.0	112.0	112.0	112.0	112.0	112.0	112.0
113	ELECTRICAL	113.0	113.0	113.0	113.0	113.0	113.0	113.0	113.0
114	PLUMBING	114.0	114.0	114.0	114.0	114.0	114.0	114.0	114.0
115	STAIR	115.0	115.0	115.0	115.0	115.0	115.0	115.0	115.0
116	ELEVATOR	116.0	116.0	116.0	116.0	116.0	116.0	116.0	116.0
117	MECHANICAL	117.0	117.0	117.0	117.0	117.0	117.0	117.0	117.0
118	ELECTRICAL	118.0	118.0	118.0	118.0	118.0	118.0	118.0	118.0
119	PLUMBING	119.0	119.0	119.0	119.0	119.0	119.0	119.0	119.0
120	STAIR	120.0	120.0	120.0	120.0	120.0	120.0	120.0	120.0
121	ELEVATOR	121.0	121.0	121.0	121.0	121.0	121.0	121.0	121.0
122	MECHANICAL	122.0	122.0	122.0	122.0	122.0	122.0	122.0	122.0
123	ELECTRICAL	123.0	123.0	123.0	123.0	123.0	123.0	123.0	123.0
124	PLUMBING	124.0	124.0	124.0	124.0	124.0	124.0	124.0	124.0
125	STAIR	125.0	125.0	125.0	125.0	125.0	125.0	125.0	125.0
126	ELEVATOR	126.0	126.0	126.0	126.0	126.0	126.0	126.0	126.0
127	MECHANICAL	127.0	127.0	127.0	127.0	127.0	127.0	127.0	127.0
128	ELECTRICAL	128.0	128.0	128.0	128.0	128.0	128.0	128.0	128.0
129	PLUMBING	129.0	129.0	129.0	129.0	129.0	129.0	129.0	129.0
130	STAIR	130.0	130.0	130.0	130.0	130.0	130.0	130.0	130.0
131	ELEVATOR	131.0	131.0	131.0	131.0	131.0	131.0	131.0	131.0
132	MECHANICAL	132.0	132.0	132.0	132.0	132.0	132.0	132.0	132.0
133	ELECTRICAL	133.0	133.0	133.0	133.0	133.0	133.0	133.0	133.0
134	PLUMBING	134.0	134.0	134.0	134.0	134.0	134.0	134.0	134.0
135	STAIR	135.0	135.0	135.0	135.0	135.0	135.0	135.0	135.0
136	ELEVATOR	136.0	136.0	136.0	136.0	136.0	136.0	136.0	136.0
137	MECHANICAL	137.0	137.0	137.0	137.0	137.0	137.0	137.0	137.0
138	ELECTRICAL	138.0	138.0	138.0	138.0	138.0	138.0	138.0	138.0
139	PLUMBING	139.0	139.0	139.0	139.0	139.0	139.0	139.0	139.0
140	STAIR	140.0	140.0	140.0	140.0	140.0	140.0	140.0	140.0
141	ELEVATOR	141.0	141.0	141.0	141.0	141.0	141.0	141.0	141.0
142	MECHANICAL	142.0	142.0	142.0	142.0	142.0	142.0	142.0	142.0
143	ELECTRICAL	143.0	143.0	143.0	143.0	143.0	143.0	143.0	143.0
144	PLUMBING	144.0	144.0	144.0	144.0	144.0	144.0	144.0	144.0
145	STAIR	145.0	145.0	145.0	145.0	145.0	145.0	145.0	145.0
146	ELEVATOR	146.0	146.0	146.0	146.0	146.0	146.0	146.0	146.0
147	MECHANICAL	147.0	147.0	147.0	147.0	147.0	147.0	147.0	147.0
148	ELECTRICAL	148.0	148.0	148.0	148.0	148.0	148.0	148.0	148.0
149	PLUMBING	149.0	149.0	149.0	149.0	149.0	149.0	149.0	149.0
150	STAIR	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0
151	ELEVATOR	151.0	151.0	151.0	151.0	151.0	151.0	151.0	151.0
152	MECHANICAL	152.0	152.0	152.0	152.0	152.0	152.0	152.0	152.0
153	ELECTRICAL	153.0	153.0	153.0	153.0	153.0	153.0	153.0	153.0
154	PLUMBING	154.0	154.0	154.0	154.0	154.0	154.0	154.0	154.0
155	STAIR	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0
156	ELEVATOR	156.0	156.0	156.0	156.0	156.0	156.0	156.0	156.0
157	MECHANICAL	157.0	157.0	157.0	157.0	157.0	157.0	157.0	157.0
158	ELECTRICAL	158.0	158.0	158.0	158.0	158.0	158.0	158.0	158.0
159	PLUMBING	159.0	159.0	159.0	159.0	159.0	159.0	159.0	159.0
160	STAIR	160.0	160.0	160.0	160.0	160.0	160.0	160.0	160.0
161	ELEVATOR	161.0	161.0	161.0	161.0	161.0	161.0	161.0	161.0
162	MECHANICAL	162.0	162.0	162.0	162.0	162.0	162.0	162.0	162.0
163	ELECTRICAL	163.0	163.0	163.0	163.0	163.0	163.0	163.0	163.0
164	PLUMBING	164.0	164.0	164.0	164.0	164.0	164.0	164.0	164.0
165	STAIR	165.0	165.0	165.0	165.0	165.0	165.0	165.0	165.0
166	ELEVATOR	166.0	166.0	166.0	166.0	166.0	166.0	166.0	166.0
167	MECHANICAL	167.0	167.0	167.0	167.0	167.0	167.0	167.0	167.0
168	ELECTRICAL	168.0	168.0	168.0	168.0	168.0	168.0	168.0	168.0
169	PLUMBING	169.0	169.0	169.0	169.0	169.0	169.0	169.0	169.0
170	STAIR	170.0	170.0	170.0	170.0	170.0	170.0	170.0	170.0
171	ELEVATOR	171.0	171.0	171.0	171.0	171.0	171.0	171.0	171.0
172	MECHANICAL	172.0	172.0	172.0	172.0	172.0	172.0	172.0	172.0
173	ELECTRICAL	173.0	173.0	173.0	173.0	173.0	173.0	173.0	173.0
174	PLUMBING	174.0	174.0	174.0	174.0	174.0	174.0	174.0	174.0
175	STAIR	175.0	175.0	175.0	175.0	175.0	175.0	175.0	175.0
176	ELEVATOR	176.0	176.0	176.0	176.0	176.0	176.0	176.0	176.0
177	MECHANICAL	177.0	177.0	177.0	177.0	177.0	177.0	177.0	177.0
178	ELECTRICAL	178.0	178.0	178.0	178.0	178.0	178.0	178.0	178.0
179	PLUMBING	179.0	179.0	179.0	179.0	179.0	179.0	179.0	179.0
180	STAIR	180.0	180.0	180.0	180.0	180.0	180.0	180.0	180.0
181	ELEVATOR	181.0	181.0	181.0	181.0	181.0	181.0	181.0	181.0
182	MECHANICAL	182.0	182.0	182.0	182.0	182.0	182.0	182.0	182.0
183	ELECTRICAL	183.0	183.0	183.0	183.0	183.0	183.0	183.0	183.0
184	PLUMBING	184.0	184.0	184.0	184.0	184.0	184.0	184.0	184.0
185	STAIR	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0
186	ELEVATOR	186.0	186.0	186.0	186.0	186.0	186.0	186.0	186.0
187	MECHANICAL	187.0	187.0	187.0	187.0	187.0	187.0	187.0	187.0
188	ELECTRICAL	188.0	188.0	188.0	188.0	188.0	188.0	188.0	188.0
189	PLUMBING	189.0	189.0	189.0	189.0	189.0	189.0	189.0	189.0
190	STAIR	190.0	190.0	190.0	190.0	190.0	190.0	190.0	190.0
191	ELEVATOR	191.0	191.0	191.0	191.0	191.0	191.0	191.0	191.0
192	MECHANICAL	192.0	192.0	192.0	192.0	192.0	192.0	192.0	192.0
193	ELECTRICAL	193.0	193.0	193.0	193.0	193.0	193.0	193.0	193.0
194	PLUMBING	194.0	194.0	194.0	194.0	194.0	194.0	194.0	194.0
195	STAIR	195.0	195.0	195.0	195.0	195.0	195.0	195.0	195.0
196	ELEVATOR	196.0	196.0	196.0	196.0	196.0	196.0	196.0	196.0
197	MECHANICAL	197.0	197.0	197.0	197.0	197.0	197.0	197.0	197.0
198	ELECTRICAL	198.0	198.0	198.0	198.0	198.0	198.0	198.0	198.0
199	PLUMBING	199.0	199.0	199.0	199.0	199.0	199.0	199.0	199.0
200	STAIR	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0





# 2nd FLOOR RESTAURANT \_ PLAN

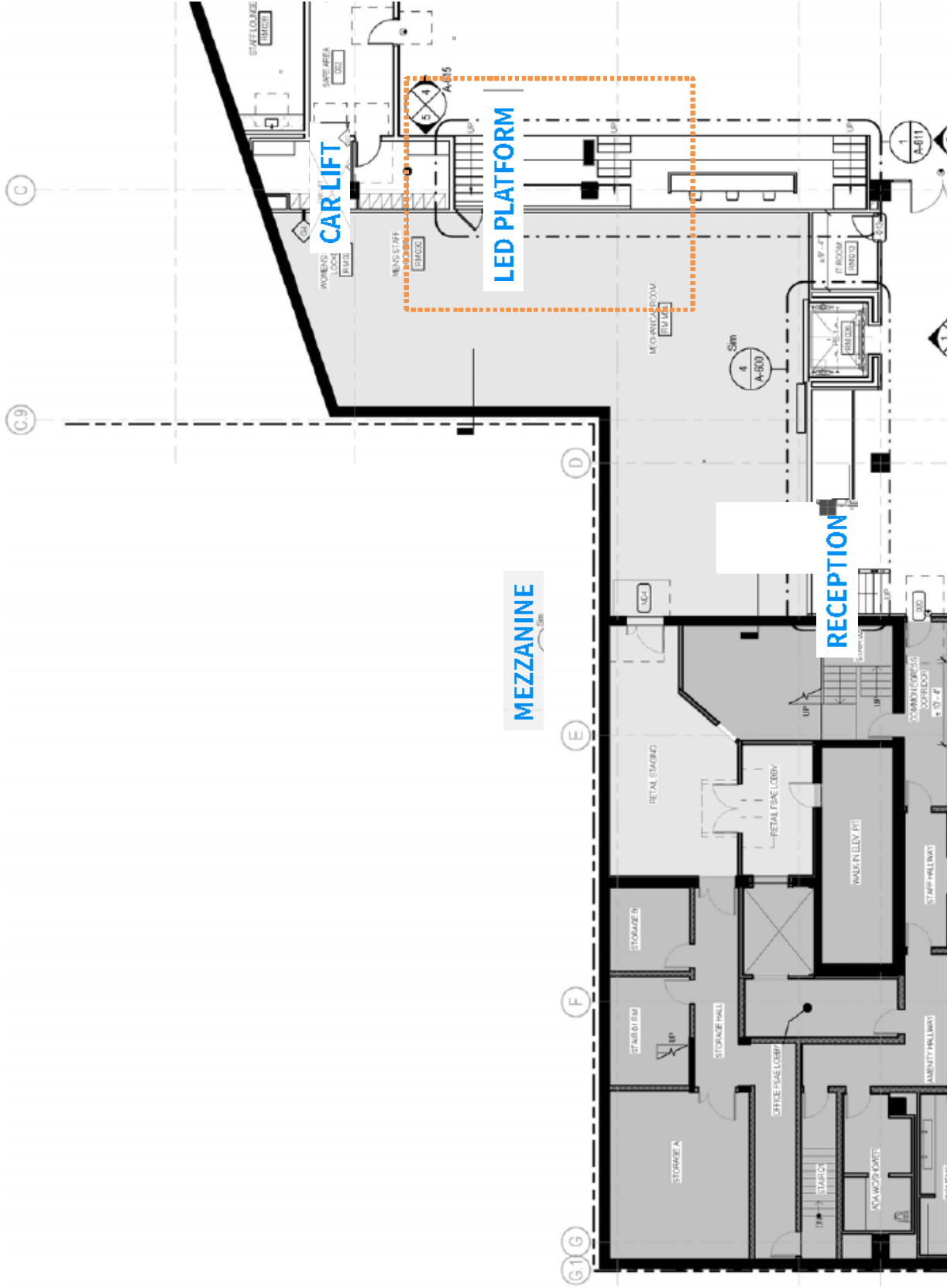


14TH STREET

13TH STREET



# B1st FLOOR EVENT SPACE \_ PLAN



14TH STREET

13TH STREET



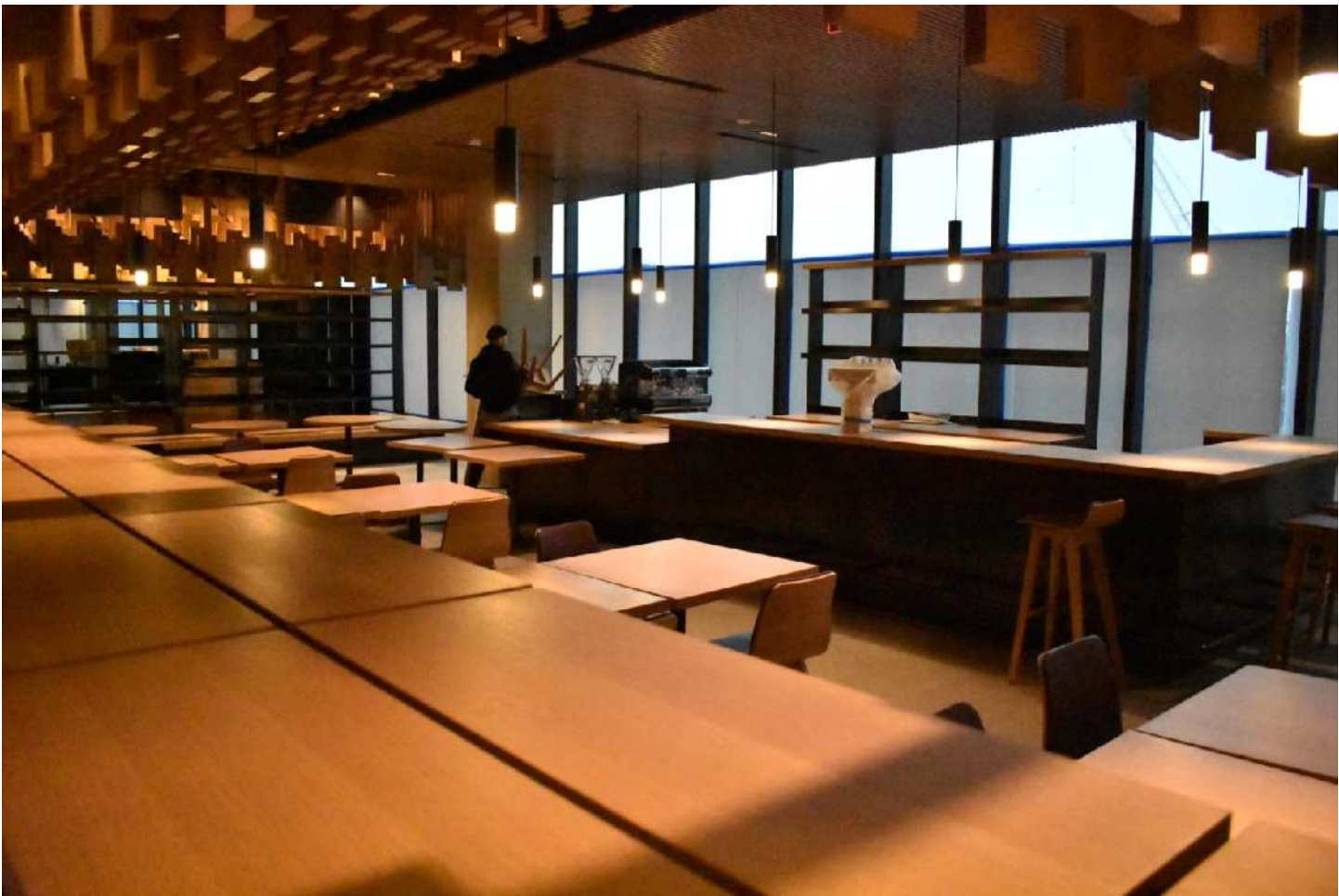
# **PHOTOGRAPHS**































# **PROPOSED MENU**

Genesis New York Brand Center Menu

Starters					
	Tomato Eungi (Cold Tomato Soup)	Bom Namul Twigim (Fried Spring Vegetables)	Gujeolpan (Platter of Nine Delicacies)	Chamchi Muchim (Marinated Tuna)	Dansaewoo Yuja Naengchae (Sweet Shrimp Salad with Yuzu)
Appetizers					
	Geumtae Chapsal Gooeui (Glutinous Fried Blackthroat Seaparch)	Mineo Jeon (Savory Croaker Pancake)	Tomato Gaji Naengchae (Tomato Eggplant Salad)	Gumjapchae (Mustard Salad with Vegetables)	Daeha Jatjeup Muchim (Prawn Salad with Pine Nut Sauce)
Main					
	Domi Jjim (Steamed Sea Bream)	Daksal Yangneom Gooeui (Grilled Marinated Chicken)	Sanjeok Gaejeol Chaeso Gooeui (Grilled Marinated Beef with Seasonal Vegetables)	Yeonjeoyookjjim (Soy Braised Beef and Pork)	Dubu Bap (Tofu Topped Rice)
Dessert					
	Ddalgi Bingsu (Strawberry Sorbet)	Boksoonga Bingsu (Peach Sorbet)	Melon Sooyanggaeng (Pressed Melon Jelly)	Yakgwa (Sesame Fried Cookies)	Pat Woobyung (Preserved Taro with Peeled Adzuki Beans)
Ki mchi					
	Oi Kimchi (Cucumber Kimchi)	Tomato Kimchi			
Banchan					
	Myeolchi Jeorim (Stir Fried Anchovies)	Jangajji (Soy Pickle)	Yeongeun Gooeui (Pan Seared Lotus Root)	Yangbae Cho Jorim (Pickle)	

Tea and Petit Fours					
	Ssuk Cha (Mugwort Tea)	Jat Meringue (Pine Nut Meringue)	Omi Galsu (Magnolia Berry Extract)	Hobak Ran (Pressed Pumpkin)	Jeonbyeong (Senbai)
					
	Insam Jeonggwa (Preserved Ginseng)	Yeonggyul Cha (Sudachi Tea)	Moohwagwa Jeonggwa (Preserved Fig)	Yeonggyul Cheong Cha (Sudachi Syrup Tea)	Kkaegangjeong (Sesame Seed Cracker)

# **SLA PROXIMITY REPORT, OASIS MAP AND GOOGLE MAP**

# Proximity Report for Location:

April 24, 2020

40 10 Ave, New York, NY, 10014

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

## Closest Liquor Stores

Name	Address	Approx. Distance
LITTLE WEST WINE AND SPIRITS INC	19 LITTLE W 12TH ST	625 ft
HAYMARKET WINE LLC	19 LITTLE WEST 12TH ST	635 ft
CHELSEA WINERY LTD	75 9TH AVENUE	840 ft
MANLEYS WINES & SPIRITS INC	35 8TH AVENUE	1690 ft
156 10TH AVENUE WINE & LIQUOR INC	156 10TH AVE	1700 ft
HOME OF CHEERS CORP	188 90 8TH AVE	1790 ft
MFR RETAILING LLC	249 W 13TH ST	2005 ft

## Churches within 500 Feet

Name	Approx. Distance
------	------------------

## Schools within 500 Feet

Name	Address	Approx. Distance
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## On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
LIBERTY INN CAFE LTD	51 10TH AVE	155 ft
GC SHL LLC & STANDARD HIGH LINE MGMT AS MGR	844 848 WASHINGTON ST	220 ft
ETHOS LABS LLC	446 W 14TH ST	275 ft
S&J MEATPACKING LLC	53 LITTLE W 12TH ST	315 ft
BRASS MONKEY LLC	53 55 LITTLE W 12TH STREET	335 ft
DOWN AND DIRTY TACOS & TEQUILA BAR MEATPACKING LLC	835 WASHINGTON ST	450 ft
LITTLE REST TWELVE INC	25 LITTLE W 12 ST AKA 416 W 13	540 ft
IL POSTO LLC	85 10TH AVE	540 ft
BAR TORO RESTAURANT NY LLC	85 10TH AVE	540 ft
L ATELIER NYC LLC	85 10TH AVE	590 ft
RESTAURANT ASSOCIATES LLC	85 10TH AVE	590 ft
RESTAURANT ASSOCIATES LLC	85 10TH AVE	590 ft
FIG & OLIVE THIRTEEN STREET LLC	416 W 13TH STREET	595 ft
DBS RESTAURANT GROUP LLC	22 LITTLE WEST 12TH ST	620 ft
TMSI INC AND USE LX LLC	412 W 14TH ST	630 ft
LITTLE WEST 12TH LLC	26 LITTLE WEST 12TH STREET	650 ft



Name	Address	Approx. Distance
MORIMOTO NY VENTURE LP	88 10TH AVE CHELSEA MARKET	695 ft
BUBBYS MP LLC	817 WASHINGTON ST	705 ft
SUTOL OPERATING CO LLC	409 411 W 14TH STREET	710 ft
DEAN & DELUCA SMALL FORMAT LQ LLC	29 35 9TH AVE	735 ft
SOHO HOUSE NEW YORK LLC	29 35 9TH AVENUE	740 ft

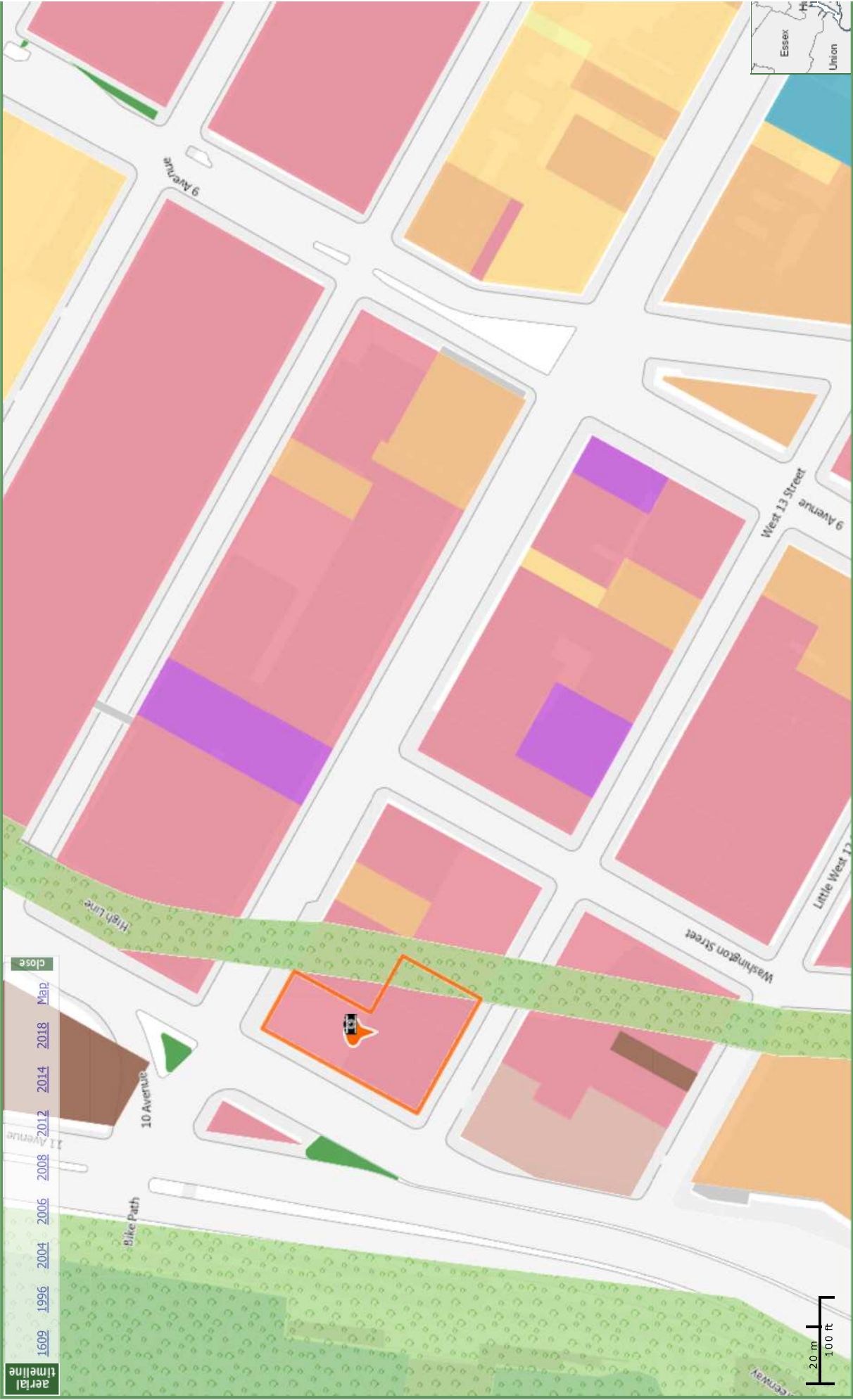
### **Pending Licenses within 750 Feet**

Name	Address	Approx. Distance
HYUNDAI MOTOR AMERICA INC & RESTAURANT	40 10TH AVE	0 ft
SOHO WORKS 875 WASHINGTON INC	875 WASHINGTON ST	405 ft
SOHO WORKS 875 WASHINGTON INC	875 WASHINGTON ST	405 ft
WCB HOLDINGS LLC	436 W 15TH ST	600 ft

### **Unmapped licenses within zipcode of report location**

Name	Address
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1609 1996 2004 2006 2008 2012 2014 2018 **Map**

# 40 Tenth Avenue



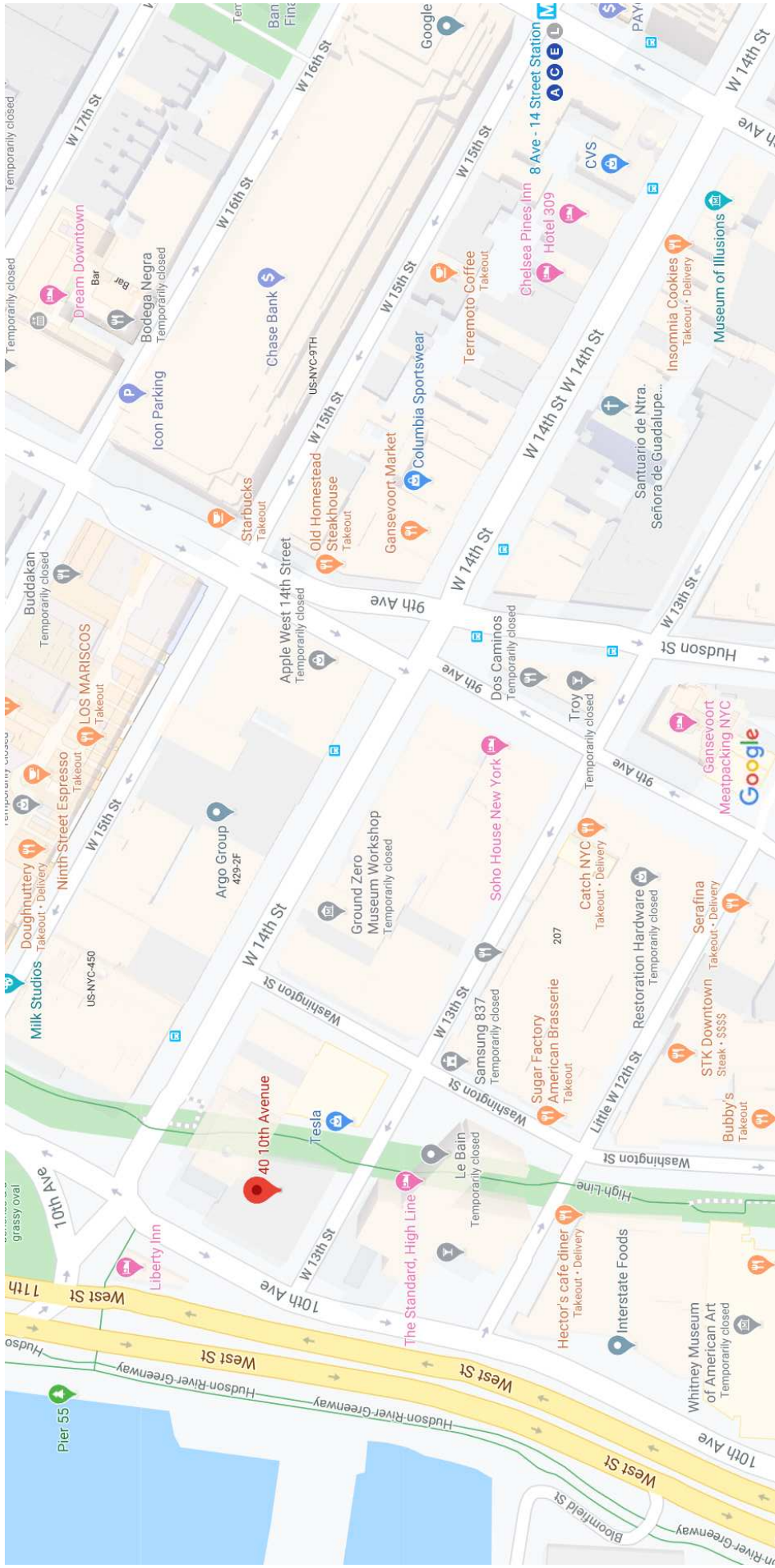
- ### Legend
- Transit, Roads, Reference Features
  - Roads, ferries, commuter rail, neighborhood names
  - Roads
  - Neighborhood/Town Labels
  - County Boundaries
  - Ferry
  - Commuter Rail
  - Tunnels
  - NYC subway routes and stations
  - Parks, Playgrounds, & Open Space
  - Parks & Public Lands
  - Forested Areas (NJ)
  - Community Gardens
  - School property with garden
  - Playgrounds
  - Green Spaces Along Streets
  - Golf Courses
  - Baseball/Soccer/Football Fields
  - Tennis/Basketball/Handball Courts & Tracks
  - Cemeteries
  - Land Use
  - 1 & 2 Family Residential
  - Multi-family Residential
  - Mixed Use
  - Open space & outdoor recreation
  - Commercial
  - Institutions
  - Industrial
  - Parking
  - Transportation / Utilities
  - Vacant Lots

This map was created using the Open Accessible Space Information System (OASIS) website, licensed under a Creative Commons Attribution-NonCommercial-Share Alike 3.0 United States License. Visit [www.oasisnyc.net](http://www.oasisnyc.net) for the latest information about data sources and notes about how the maps were developed. Contact [oasisnyc@gc.cuny.edu](mailto:oasisnyc@gc.cuny.edu) with questions or comments. OASIS is developed and maintained by the [Center for Urban Research](http://www.urbanresearch.cuny.edu), CUNY Graduate Center.



(Not all items in the legend may be visible on the map.)





**NYC DEPARTMENT OF BUILDINGS PROPERTY  
PROFILE PAGE AND CURRENT CERTIFICATE OF  
OCCUPANCY**



[CLICK HERE TO SIGN UP FOR BUILDINGS NEWS](#)

NYC Department of Buildings

Property Profile Overview

40 TENTH AVENUE  
10 AVENUE

40 - 56

MANHATTAN 10014

Health Area : 6100  
Census Tract : 79  
Community Board : 102  
Buildings on Lot : 1

BIN# 1090681

Tax Block : 646  
Tax Lot : 1  
Condo : NO  
Vacant : NO

[View DCP Addresses...](#) [Browse Block](#)

[View Zoning Documents](#) [View Challenge Results](#) [Pre - BIS PA](#) [View Certificates of Occupancy](#)

Cross Street(s): WEST 13 STREET, WEST 14 STREET  
DOB Special Place Name:  
DOB Building Remarks:  
Landmark Status: Special Status: N/A  
Local Law: NO Loft Law: NO  
SRO Restricted: NO TA Restricted: NO  
UB Restricted: NO  
Environmental Restrictions: N/A Grandfathered Sign: NO  
Legal Adult Use: NO City Owned: NO  
Additional BINs for Building: [1012221](#) [1012220](#) [1012219](#)  
[1012218](#) [1080270](#) [1080269](#)

Special District: UNKNOWN

This property is located in an area that may be affected by the following:

Tidal Wetlands Map Check: No  
Freshwater Wetlands Map Check: No [Click here for more information](#)  
Coastal Erosion Hazard Area Map Check: No  
Special Flood Hazard Area Check: Yes

Department of Finance Building Classification: O6-OFFICE BUILDINGS

Please Note: The Department of Finance's building classification information shows a building's tax status, which may not be the same as the legal use of the structure. To determine the legal use of a structure, research the records of the Department of Buildings.

	Total	Open	<a href="#">Elevator Records</a>
<a href="#">Complaints</a>	41	0	<a href="#">Electrical Applications</a>
<a href="#">Violations-DOB</a>	95	0	<a href="#">Permits In-Process / Issued</a>
<a href="#">Violations-OATH/ECB</a>	37	0	<a href="#">Illuminated Signs Annual Permits</a>
<a href="#">Jobs/Filings</a>	88		<a href="#">Plumbing Inspections</a>
<a href="#">ARA / LAA Jobs</a>	1		<a href="#">Open Plumbing Jobs / Work Types</a>
Total Jobs	89		<a href="#">Facades</a>
<a href="#">Actions</a>	106		<a href="#">Marquee Annual Permits</a>
OR Enter Action Type: <input type="text"/>			<a href="#">Boiler Records</a>
OR Select from List: <input type="text"/>			<a href="#">DEP Boiler Information</a>
AND <input type="text"/> Show Actions			<a href="#">Crane Information</a>
			<a href="#">After Hours Variance Permits</a>

If you have any questions please review these [Frequently Asked Questions](#), the [Glossary](#), or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.



# Certificate of Occupancy

**CO Number: 121190148T004**

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>Address:</b> 40 10TH AVENUE <b>Building Identification Number (BIN):</b> 1090681	<b>Block Number:</b> 00646 <b>Lot Number(s):</b> 1  <b>Building Type:</b> New	<b>Certificate Type:</b> Temporary <b>Effective Date:</b> 02/10/2020 <b>Expiration Date:</b> 05/10/2020
<b>This building is subject to this Building Code:</b>			
<i>For zoning lot metes &amp; bounds, please see BISWeb.</i>			
<b>B.</b>	<b>Construction classification:</b> 1-A (2014/2008 Code) <b>Building Occupancy Group classification:</b> B (2014/2008 Code) <b>Multiple Dwelling Law Classification:</b> None		
	<b>No. of stories:</b> 12	<b>Height in feet:</b> 190	<b>No. of dwelling units:</b> 0
<b>C.</b>	<b>Fire Protection Equipment:</b> Standpipe system, Fire alarm system, Sprinkler system		
<b>D.</b>	<b>Type and number of open spaces:</b> None associated with this filing.		
<b>E.</b>	<b>This Certificate is issued with the following legal limitations:</b> Board of Standards and Appeals - Recording Info: 299-12-BZ		
<b>Outstanding requirements for obtaining Final Certificate of Occupancy:</b>			
There are 25 outstanding requirements. Please refer to BISWeb for further detail.			
<b>Borough Comments:</b> None			



Borough Commissioner



Commissioner

# Certificate of Occupancy

**CO Number: 121190148T004**

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	20	OG	B		6	UTILITY, BIKE ROOM, LOCKER ROOMS, GAS/WATER ROOMS, OFFICES (NON-EVACUATED, DRY FLOOD PROOFING IN COMPLIANCE WITH ASCE 24)
CEL	61	OG	B M		6	(REFERRED TO AS "UPPER CELLAR) STORAGE
001	31	100	B M		6	ELECTRICAL ROOM, FIRE, PUMP ROOM, BOOSTER PUMP, LOADING AREA, MECHANICAL EQUIPMENT ROOM, IT ROOM, OFFICE LOBBY (DRY FLOOD PROOFING IN COMPLIANCE WITH ASCE 24), BUILDING ACCESS AREA (WET FLOOD PROOFED) NON- EVACUATED
003	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, IT ROOM, MECHANICAL ROOM.
004	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM.
005	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM
006	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM.
007	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM
008	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM.
009	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM,MECHANICAL ROOM, IT ROOM
010	143	100	B		6	OFFICE, TELECOM ROOM, ELECTRICAL ROOM, MECHANICAL ROOM, IT ROOM.
011	11	100	B		6	PANTRY, TELECOM ROOM, ACCESSORY TOILETS, GREEN ROOF



Borough Commissioner



Commissioner

*Certificate of Occupancy*

CO Number: 121190148T004

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
011	65	100	B		6	ACCESSORY TERRACE
012		100	B		6	MECHANICAL EQUIPMENT, ELEVATOR MACHINE ROOM, ELECTRICAL AND ATS CLOSETS
RO F		150	B		6	BULKHEAD, MECHANICAL EQUIPMENT
<p>THESE PREMISES CONSISTING OF TAX LOT 1 HAS BEEN DECLARED AS ON ZONING LOT AS PER SECTION 12-10 OF THE ZONING RESOLUTION &amp; HAVE BEEN RECORDED AT THE OFFICE OF CITY REGISTER UNDER CRFN 2016000249738 (ZONING EXHIBIT 1) AND 2016000249739 (ZONING EXHIBIT III). AS PER BSA #299-12-BZ TO PERMIT ON SITE THE PROPOSED CONSTRUCTION OF TWELVE-STORY COMMERCIAL BUILDING WHICH DOES NOT COMPLY WITH THE ZONING REQUIREMENTS FOR REAR YARD, HEIGHT, AND SETBACK, AND SKY EXPOSURE PLANE REGULATIONS CONTRARY TO ZD 43-12, 43-311, 43-312, 43-43, ON THE CONSTION THAT ANY AND ALL WORK WILL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AND APPROVED WITH THE APPLICATION MARKED "RECEIVED 2016 APR.7" AND ON FURTHER CONDITION THAT THE FOLLOWING WILL BE THE BULK PARAMETERS OF THE PROPOSED BUILDING: A MAXIMUM HEIGHT OF 175 FEET TO THE ROOF OF THE TENTH FLOOR: A MAXIMUM TOTAL HEIGHT OF 199 FEET. INCLUDING ROOFTOP MECHANICAL; AND A MAXIMUM TOTAL FLOOR AREA OF 117,705 SQ. FT. (5.0 FAR). AS REFLECTED ON THE BSA APPROVED PLANS, AND THE BSA AMENDED PLANS DATED 08/12/16. FLOOD NOTES: FOR THE PROPOSED POST FIRM CONSTRUCTION, THE TWO NORTHEAST CORNER BUILDING ACCESS POINTS LOCATED BELOW THE DESIGN FLOOD ELEVATION (DFE) ARE SUBJECT TO FLOODING; ALL OTHER SPACES ARE DRY FLOOD-PROOFED USING DEPLOYABLE FOOD SHIELDS AT EXTERIOR DOORWAYS. ALL RETAIL SPACES ON CELLAR AND LEVEL 1 ARE EVACUATED, WHILE OTHER SPACES ARE NON-EVACUATED. ALL UNDERGROUND TANKS ARE COMPLIANCE WITH ASCE24; DRY FLOOD PROOFING DESIGN IN COMPLIANCE WITH ASCE24. ALL HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, ELECTRICAL AND OTHER SERVICES FACILITIES AND EQUIPMENT WITHIN THE STRUCTURE OR SITE WILL BE LOCATED AND CONSTRUCTED SO AS TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS DURING THE CONDITIONS OF FLOOD IN ACCORDANCE WITH ASCE24.</p>						
<b>END OF SECTION</b>						



Borough Commissioner



Commissioner