



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3  
59 East 4th Street - New York, NY 10003  
Phone (212) 533-5300  
www.cb3manhattan.org - mn03@cb.nyc.gov

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

**Please bring the following items to the meeting:**

**NOTE: ALL ITEMS MUST BE SUBMITTED FOR APPLICATION TO BE CONSIDERED.**

- ☐ Photographs of the inside and outside of the premise.
- ☐ Schematics, floor plans or architectural drawings of the inside of the premise.
- ☐ A proposed food and or drink menu.
- ☐ ~~Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)~~
- ☐ Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/manch3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/manch3/html/communitygroups/community_group_listings.shtml)
- ☐ ~~Proof of conspicuous posting of notices at the site for 7 days prior to the meeting (please include newspaper with date in photo or a timestamped photo).~~

Check which you are applying for:

- ☐ new liquor license      ☒ alteration of an existing liquor license      ☐ corporate change

Check if either of these apply:

- ☐ sale of assets      ☐ upgrade (change of class) of an existing liquor license

Today's Date: June 29, 2020

**If applying for sale of assets, you must bring letter from current owner confirming that you are buying business or have the seller come with you to the meeting.**

Is location currently licensed? ☒ Yes ☐ No    Type of license: Beer and Wine

If alteration, describe nature of alteration: Concept Change

Previous or current use of the location: Vegan Indian Restaurant to Vegan Mexican or Vegan Filipino

Corporation and trade name of current license: Derossi Asia LLC dba Night Music

**APPLICANT:**

Premise address: 111 East 7th Street

Cross streets: Between 1st Ave and Ave A

Name of applicant and all principals: Ravi Lalchandani

Trade name (DBA): TBD

**PREMISE:**

Type of building and number of floors: Mixed Use, 7 Floors

Will any outside area or sidewalk cafe be used for the sale or consumption of alcoholic beverages?  
(includes roof & yard) ☐ Yes ☒ No If Yes, describe and show on diagram: \_\_\_\_\_

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any  
back or side yard use? ☐ Yes ☒ No What is maximum NUMBER of people permitted? see enclosed LNO

Do you plan to apply for Public Assembly permit? ☐ Yes ☒ No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> -  
please give specific zoning designation, such as R8 or C2):  
R8B

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise? ☐ Yes ☒ No

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

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Monday-Sunday 5pm-12am

Number of tables? 14 Total number of seats? 44

How many stand-up bars/ bar seats are located on the premise? 1 bar, 12 seats

(A **stand up bar** is any bar or counter (whether with seating or not) over which a patron can order,  
pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): U-shaped 17' along east wall

Does premise have a full kitchen ☒ Yes ☐ No?

Does it have a food preparation area? ☒ Yes ☐ No (If any, show on diagram)

Is food available for sale? ☒ Yes ☐ No If yes, describe type of food and submit a menu  
Vegan Mexican or Vegan Filipino Cuisine

What are the hours kitchen will be open? 5pm-12am daily

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Both

How many employees will there be? 14

Do you have or plan to install ☐ French doors ☐ accordion doors or ☐ windows?

Will there be TVs/monitors? ☐ Yes ☒ No (If Yes, how many?) \_\_\_\_\_

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☐ Live musician ☐ DJ ☐ Juke box ☒ Tapes/CDs/iPod

If other type, please describe \_\_\_\_\_

What will be the music volume? ☒ Background (quiet) ☐ Entertainment level

Please describe your sound system: iPod Speakers \_\_\_\_\_

Will you host any promoted events, scheduled performances or any event at which a cover fee is charged? If Yes, what type of events or performances are proposed and how often? No \_\_\_\_\_

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel? ☐ Yes ☒ No (If Yes, how many and when) \_\_\_\_\_

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans.

Do you have sound proofing installed? ☒ Yes ☐ No

If not, do you plan to install sound-proofing? ☐ Yes ☐ No

#### **APPLICANT HISTORY:**

Has this corporation or any principal been licensed previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: See attached. \_\_\_\_\_

Address: \_\_\_\_\_ Community Board # \_\_\_\_\_

Dates of operation: \_\_\_\_\_

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name and describe type of business See attached. \_\_\_\_\_

Has any principal had SLA reports or action within the past 3 years? ☐ Yes ☒ No If Yes, attach list of violations and dates of violations and outcomes, if any.

Attach a separate diagram that indicates the location (**name and address**) and total number of establishments selling/serving beer, wine (B/W) or liquor (OP) for 2 blocks in each direction. Please indicate whether establishments have On-Premise (OP) licenses. Please label streets and avenues and identify your location. Use letters to indicate Bar, Restaurant, etc. The diagram must be submitted with the questionnaire to the Community Board before the meeting.

**LOCATION:**

How many licensed establishments are within 1 block? 10

How many On-Premise (OP) liquor licenses are within 500 feet? 46

Is premise within 200 feet of any school or place of worship? ☒ Yes ☐ No

**COMMUNITY OUTREACH:**

Please see the Community Board website to find block associations or tenant associations in the immediate vicinity of your location for community outreach. Applicants are encouraged to reach out to community groups. ~~Also use provided petitions, which clearly state the name, address, license for which you are applying, and the hours and method of operation of your establishment at the top of each page. (Attach additional sheets of paper as necessary).~~

***We are including the following questions to be able to prepare stipulations and have the meeting be faster and more efficient. Please answer per your business plan; do not plan to negotiate at the meeting.***

1. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) Vegan Mexican or Vegan Filipino, with a kitchen open and serving food during all hours of operation QR ☐ I have less than full-service kitchen but will serve food all hours of operation.
2. ☒ I will close any front or rear façade doors and windows at 10:00 P.M. every night or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances.
3. ☒ I will not have ☒ DJs, ☒ live music, ☒ promoted events, ☒ any event at which a cover fee is charged, ☒ scheduled performances, ☐ more than \_\_\_\_ DJs / promoted events per \_\_\_\_, ☐ more than \_\_\_\_ private parties per \_\_\_\_.
4. ☒ I will play ambient recorded background music only.
5. ☒ I will not apply for an alteration to the method of operation or for any physical alterations of any nature without first coming before CB 3.
6. ☒ I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7. ☒ I will not participate in pub crawls or have party buses come to my establishment.
8. ☒ I will not have a happy hour or drink specials with or without time restrictions QR ☐ I will have happy hour and it will end by \_\_\_\_.
9. ☒ I will not have wait lines outside. ☒ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10. ☒ Residents may contact the manager/owner at the number below. Any complaints will be addressed immediately. I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.



NYC Department of Buildings  
280 Broadway, New York, NY 10007

Patricia Lancaster, FAIA, Commissioner

# 47

Dileep Khedekar, P.E.  
Deputy Borough Commissioner  
Manhattan Borough Office, 3<sup>rd</sup> Fl.  
Phone: (212) 566-0019  
Fax: (212) 566-5575  
E-mail: dileepk@buildings.nyc.gov

April 16, 2007

New York State Liquor Authority  
Division of Alcoholic Beverages Control  
105 West 125<sup>th</sup> Street – 5<sup>th</sup> Floor  
New York, NY 10027

**RE: LETTER OF NO OBJECTION**  
**111 EAST 7<sup>TH</sup> STREET**  
**Block #:435; Lot #: 45**  
**Manhattan**

To Whom It May Concern:

The Department has No Objection to an Eating and Drinking Establishment, Use Group 6, Non- Place of Assembly, for less than Seventy- Five (75) persons on the First (1<sup>st</sup>) floor of the above referenced premises.

However, any new Construction must be filed with this Department.

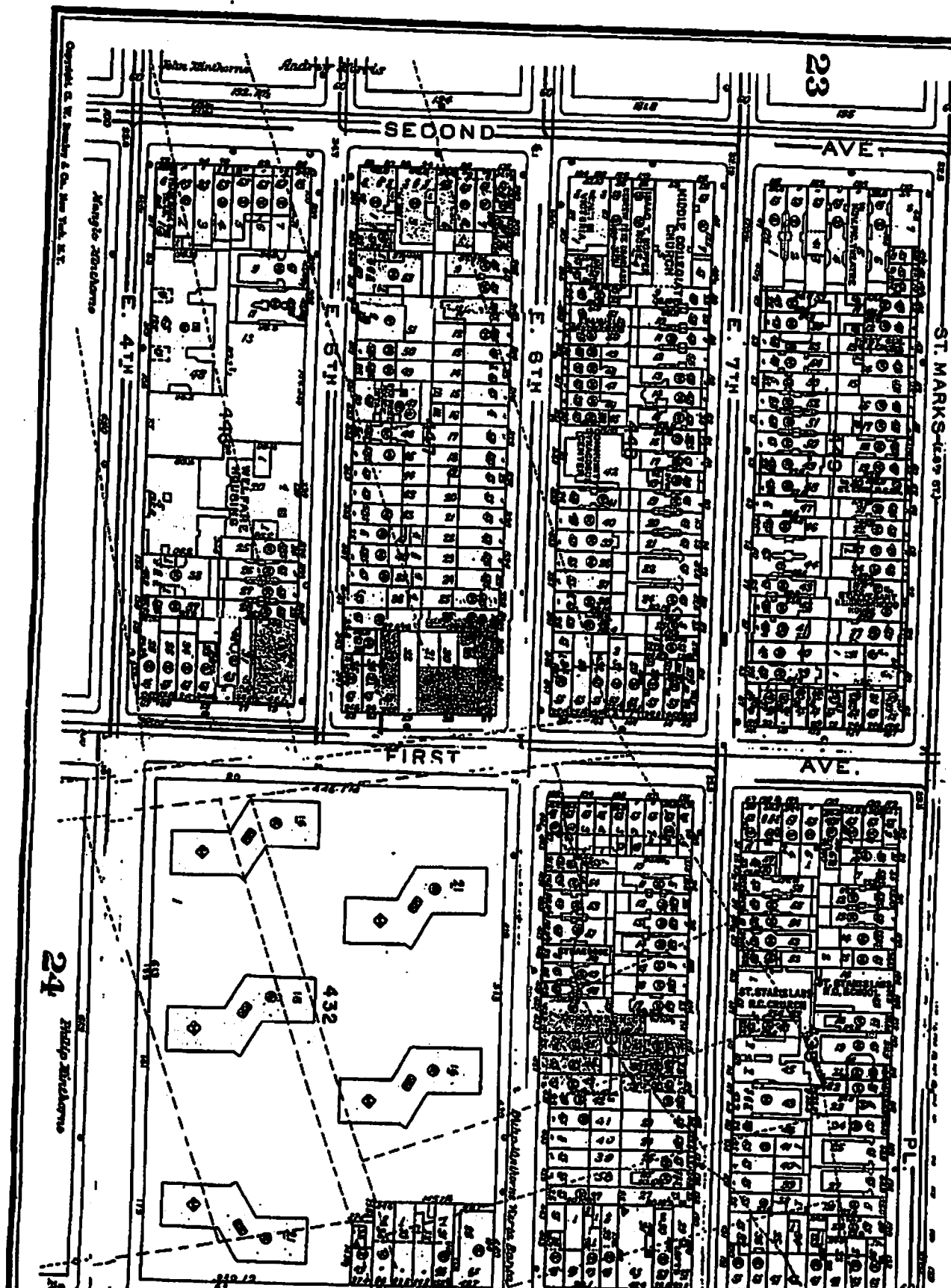
This is based upon departmental records; Block #435; Lot #: 45, Copies HPD "I" Cards.

Sincerely,

Dileep Khedekar, P.E.  
Deputy Borough Commissioner  
Manhattan

DK/ks:

Cc: **Genio Topino, Plan Examiner**  
**Tahmin Gaffar, Plan Examiner**  
**LNO File**  
**Premises File**



## Proximity Report for Location:

June 29, 2020

Latitude: -73.9845340768052, Longitude: 40.7265311251168

\* 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
DARA LIQUORS INC	110 AVENUE I	380 ft
EAST VILLAGE WINES & SPIRITS INC	138 1ST AVE	480 ft
WINESHOP LLC	438 A E 9TH ST	500 ft
NIZGA CORP	58 AVENUE A	830 ft
SAKAYA INC	324 E 9TH STREET (WEST STORE)	1040 ft
JCCSM INC	45 1ST AVE	1095 ft
S & P LIQUOR & WINE CORP	89 2ND AVE	1240 ft

### Churches within 500 Feet

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

### Schools within 500 Feet

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

### On-Premise Licenses within 750 Feet

Name	Address	Approx. Distance
SADA THREE LLC	132 ST MARKS PL	225 ft
DEATH & CO EAST VILLAGE LLC	433 E 6TH ST	235 ft
LITTLE HANDS PLAYCAFE INC	433 E 6TH ST	240 ft
BUA NEW YORK LLC	122 SAINT MARKS PLACE	240 ft
CHERRY TAVERN INC	441 E 6TH STREET	255 ft
TDDG INC	126 ST MARKS PL	255 ft
CULLEN RESTAURANT INC	118 ST MARKS PLACE	265 ft
CRIF DOGS ENTERPRISES INC	113 ST MARKS PLACE	300 ft
ST DYMPHNAS LLC	117 AVENUE A	300 ft
BAC 115 CORP	115 ST MARKS PL	300 ft
CITY BEV NY LLC	120 1/2 1ST AVE	310 ft
YUCA BAR & RESTAURANT INC	111 AVENUE A	310 ft
KING ME KONG LLC	119 SAINT MARKS PL	310 ft
SEVEN A CAFE INC	130 E 7TH STREET	315 ft
LE MIU CORP	107 AVE A	320 ft
119 AVENUE A RESTAURANT CORP	119 AVENUE A	325 ft
MALA PROJECT EAST VILLAGE LLC	122 1ST AVE	330 ft

Name	Address	Approx. Distance
HOUSE OF HEALTH HEALING AND HAPPINESS INC, THE	405 E 6TH ST	335 ft
A H 103 CORP	103 AVENUE A	335 ft
1465 CDM INCORPORATED	126 1ST AVENUE	340 ft
NEW STATFORD RESTAURANT INC	121 ST MARKS PLACE	340 ft
MOONWALKERS RESTAURANT CORP	101 AVENUE A	350 ft
TOZZER LTD	112 AVENUE A	365 ft
ST MARKS ENTERPRISES INC	132 1ST AVENUE	380 ft
JUSTIFIED LLC	102 1ST AVENUE	380 ft
THREE BEANS INC	93 AVENUE A	410 ft
CIEN FUEGOS LLC	95 AVENUE A	420 ft
TABLE 20 LLC	94 96 AVENUE A	425 ft
EAE CORP	94 96 AVENUE A	435 ft
W C O U RADIO INC	115 1ST AVENUE	440 ft
LITTLE REBEL INC	134 1ST AVE	445 ft
YORI NYC CORP	119 1ST AVE	445 ft
ALOUETTE CORPORATION	131 AVENUE A	450 ft
CORSICA ENTERTAINMENT INC	505 E 6TH STREET	455 ft
INSIANG LLC	111 1ST AVE	455 ft
PARMYS KABOB AND GRILL INC	125 127 1ST AVE	455 ft
BOGGY DEPOT INC	85 AVENUE A	455 ft
CAFETASIA INC	85 AVENUE A	470 ft
LUDWIKA MICKEVICIUS	135 AVE A	470 ft
MOLINERO LLC	107 1ST AVE	475 ft
SADA TWO LLC	105 1ST AVE	475 ft
FTCCM LLC	103 1ST AVE	480 ft
AVE A KARAOKE CORP	81 AVENUE A	480 ft
FIRST HOSPITALITY LLC	105 1ST AVE	485 ft
HEADLESS WIDOW LLC, THE	99 1ST AVE	490 ft
BIG LEE AND SASHAS INC	140 1ST AVE	490 ft
CHICANO GOTHAM LLC	503 E 6TH ST	510 ft
BA VICTORY CORP	513 E 6TH ST	510 ft
SCHEIB S PLACE INC	80 ST MARKS PLACE	535 ft
WISHBONE PRODUCTIONS INC	141 AVENUE A	535 ft
FIGARO VILLAGGIO INC	344 E 6TH ST	540 ft
EDWIN & NEAL'S LLC	345 E 6TH ST	540 ft
JAMIE COFFEE LLC	81 E 7TH ST	545 ft
MARRY THE KETCHUP INC	95 1ST AVE	545 ft
ELLSFRED INC	520 E 6TH ST	560 ft
BLUE & GOLD BAR INC	79 E 7TH STREET	565 ft
TAQUERIA SAINT MARKS PLACE INC	79 SAINT MARKS PL	565 ft
PINEAPPLE CLUB LLC THE	509 E 6TH ST	575 ft
CASUAL HOSPITALITY LLC	509 E 6TH ST	575 ft
BARMAR LLC	77 ST MARKS PLACE	585 ft
EAST 6TH STREET RESTAURANT GROUP LLC	342 E 6TH ST	590 ft
75 ST MARKS PLACE LLC	75 ST MARKS PL	610 ft
TOMKIN SQUARE KIDS INC	73 75 E 7TH STREET	620 ft
CORMAR INCORPORATED	507 E 5TH ST	635 ft



Name	Address	Approx. Distance
ESQEV LLC	83 1ST AVE	640 ft
511 E 5TH STREET LLC	511 E 5TH ST	670 ft
C & V 77 ENTERPRISES LLC	1475 77 1ST AVENUE	700 ft
GPEV LLC	511 E 5TH ST	715 ft
LOVE PICIN INC	153 1ST AVENUE	740 ft
JARLENE CORP	160 1ST AVE	745 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NORTEAMERICA COFFEE COMPANY LLC & SAN LORENZO	117-119 E 7TH ST	135 ft
BAR BY UME LLC	119E 7TH ST	135 ft
118 RESTAURANT LLC	118 SAINT MARKS PL	210 ft
RIVKA INC	101 ST MARKS PLACE	240 ft
ANIMALS GROUP INC	90 ST MARKS PL	365 ft
YIN YANG EAST VILLAGE INC	130 1ST AVE	365 ft
THAI DIRECT INC	131 AVENUE A	415 ft
VILLAGE SMOKE & VAPE INC	111 1ST AVE	445 ft
SONS OF BROOKLYN LLC	424 E 9TH ST	445 ft
MOLINERO LLC	107 1ST AVE	460 ft
BALLINGERS EV LLC	85 AVENUE A	470 ft
THREE SEAT ESPRESSO & BARBER LLC	137 AVENUE A	480 ft
143 RESTAURANT CORP	143 1ST AVENUE	580 ft
KINDRED RESTAURANT LLC	342 E 6TH ST	590 ft

### Unmapped licenses within zipcode of report location

Name	Address
------	---------

**Derossi Asia LLC - 111 East 7<sup>th</sup> Street**  
**CB3 Questionnaire Supplement**

**Menu**

The menu is still to be determined weather we decide to change the space to a vegan Mexican or vegan Filipino restaurant.

**Crowd Management**

Guests will be greeted upon entry by the host who will seat them at an appropriate table. If a table is not available, the host will take down the name and call back number to notify the guests when their table is available. The host will also suggest a local neighboring establishment to visit while waiting so as to keep the sidewalk clear.

**Noise Control**

The establishment has sound proofing to ensure neighbors will not hear any noise. The host on duty will direct customers out from in front of the establishment, whether that is while entering or exiting the establishment or while being placed on a wait list. No crowds will be allowed in front of the building.

**Has any principal had work experience similar to the proposed business?**

Ravi's bars and restaurants have been featured in hundreds of thousands of national, international and local publications, received acclaim for their impact on cocktail culture and two of his establishments have published cocktail books. Named one of Wine Enthusiast's Tastemakers of the year, it is no doubt that he is the man behind several of New York City's favorite bars. Having achieved a level of notoriety and success in the cocktail world, Ravi shifted his focus to food where his innovation was noticed by the New York Times, Forbes, Zagat and The New Yorker. A vegetarian-turned-vegan himself, Ravi holds a deep affection for all animals, and has been an outspoken voice on animal rights issues. His nonprofit BEAST Foundation and shift to plant-based ventures has warranted both local and national applause, receiving an award from PETA for his efforts.

**Derossi Asia LLC - 111 East 7<sup>th</sup> Street**  
**CB3 Questionnaire Supplement**

**Does any principal have other businesses in this area?**

**Amor y Amargo- Bitters-Focused Bar**

**Avant Garden- Vegan Restaurant**

**Ladybird- Vegan Tapas Restaurant**

**Death & Company- Cocktail Bar**

**Proletariat- Beer Bar**

**Soda Club – Vegan Pasta Restaurant**

**Ravi Lalchandani - Prior Licenses**  
**111 East 7th Street New York, NY 10009**

<b>1</b>	<b>Business Name</b> Queen Bear (Avant Garden) <b>Type of Interest and Date Interest Began</b> 7/2010 - Equity - CB1 Brooklyn	<b>Business Address</b> 188 Havemeyer St, Brooklyn NY 11211 <b>Serial Number</b> 1246515
<b>2</b>	<b>Business Name</b> Cien Fuegos LLC (Honeybee's, Mother of Pearl, Amor y Amargo) <b>Type of Interest and Date Interest Began</b> 3/2010 - Equity - CB3 Manhattan	<b>Business Address</b> 95 Ave A, New York NY 10009 <b>Serial Number</b> 1239384, 1239385, 1239386
<b>3</b>	<b>Business Name</b> M&R Mediterranean Corp (Mayahuel) <b>Type of Interest and Date Interest Began</b> 6/2008 -8/2017 - Equity - CB3 Manhattan	<b>Business Address</b> 304 E 6th St, New York, NY 10003 <b>Serial Number</b> 1140219
<b>4</b>	<b>Business Name</b> Derossi Veg LLC (Avant Garden) <b>Type of Interest and Date Interest Began</b> 07/2014 - Equity - CB3 Manhattan	<b>Business Address</b> 130 East 7th Street, New York, NY 10009 <b>Serial Number</b> 1286961
<b>5</b>	<b>Business Name</b> Sungod Enterprises LLC (Rabbit Club) <b>Type of Interest and Date Interest Began</b> 11/2005 - 7/2017 - Equity - CB2 Manhattan	<b>Business Address</b> 124 MacDougal St, New York, NY 10012 <b>Serial Number</b> 1167414
<b>6</b>	<b>Business Name</b> Warlord Enterprises LLC (Desnuda) <b>Type of Interest and Date Interest Began</b> 2/2005 - Equity - CB3 Manhattan	<b>Business Address</b> 122 E. 7th St, New York, NY 10009 <b>Serial Number</b> 1159283

<b>7</b>	<b>Business Name</b> Little Hands Play Café Inc. (Death & Co) <b>Type of Interest and Date Interest Began</b> 2007 - 11/2018 - Equity - CB3 Manhattan	<b>Business Address</b> 433 East 6th Street, New York NY 10009 <b>Serial Number</b> 1113525
<b>8</b>	<b>Business Name</b> Cajun Brooklyn LLC (August Laura) <b>Type of Interest and Date Interest Began</b> 7/2011 - Member - CB3 Manhattan	<b>Business Address</b> 387 Court Street, Brooklyn, NY 11231 <b>Serial Number</b> 1258056
<b>9</b>	<b>Business Name</b> Derossi Chelsea LLC (Proletariat) <b>Type of Interest and Date Interest Began</b> 9/2010 member - CB3 Manhattan	<b>Business Address</b> 102 St. Marks Place, New York, NY 10009 <b>Serial Number</b> 1259614
<b>10</b>	<b>Business Name</b> Warlord Brooklyn LLC (Desnuda Cevicheria) <b>Type of Interest and Date Interest Began</b> 11/2011 - Equity - CB1 Brooklyn	<b>Business Address</b> 221 South First St, Brooklyn, NY 11211 <b>Serial Number</b> 1264966
<b>11</b>	<b>Business Name</b> Viejo Group LLC (Bourgeois Pig) <b>Type of Interest and Date Interest Began</b> 7/2014 - 5/2017- Equity CB2 Manhattan	<b>Business Address</b> 127 MacDougal Street, New York, NY 10012 <b>Serial Number</b> 1220699
<b>12</b>	<b>Business Name</b> Derossi Mac LLC (Ladybird) <b>Type of Interest and Date Interest Began</b> 2017 - Equity - CB3 Manhattan	<b>Business Address</b> 111 East 7th Street, New York, NY 10009 <b>Serial Number</b> 1303100
<b>13</b>	<b>Business Name</b> Cajun & Co LLC <b>Type of Interest and Date Interest Began</b> 4/2007 - 2015 - Equity - CB3 Manhattan	<b>Business Address</b> 111 East 7th Street, New York, NY 10009 <b>Serial Number</b> 1191065

**14 Business Name**

Death & Co East Village LLC

**Business Address**

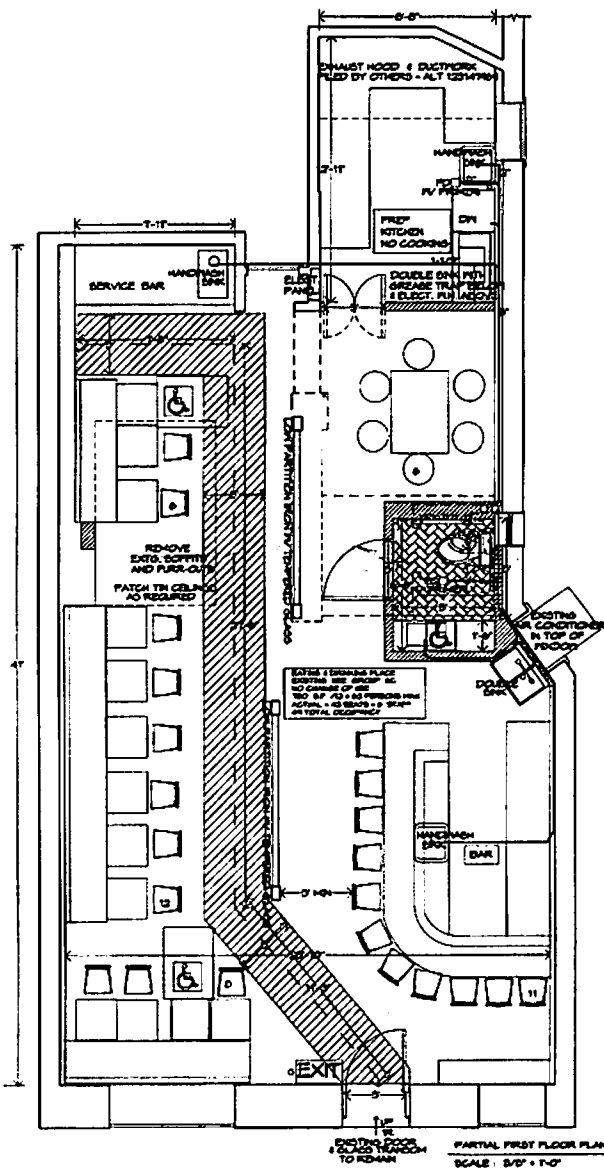
433 East 6th Street, New York, NY 10009

**Type of Interest and Date Interest Began**

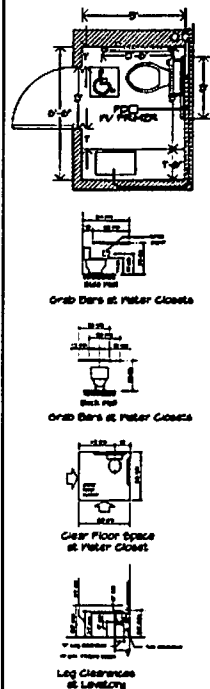
11/2018 - Equity - CB3 Manhattan

**Serial Number**

1313715



# ADA BATHROOM DETAILS



# ACCESSIBILITY NOTES :

ALL WORK TO CONFORM TO NYC CHAPTER 11 REQUIREMENTS

ALL DOORS TO PROVIDE 32\"/>

# ENERGY CODE COMPLIANCE :

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2010 NYSECC AND 2014 NYSECC

# FEMA FLOOD MAP INFORMATION :

THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS PER FLOOD MAPS EFFECTIVE SEPTEMBER 2007 AND PRELIMINARY FLOOD MAPS RELEASED DECEMBER 2013

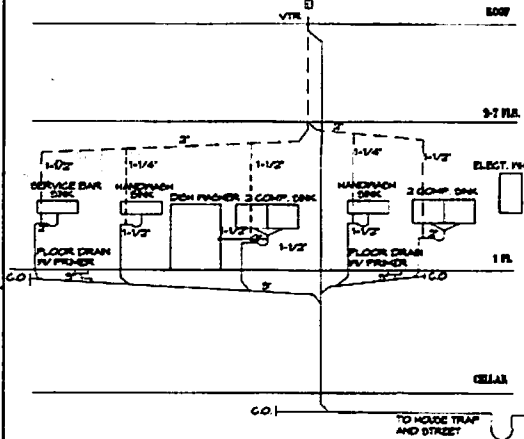
# ITEMS OF CONTROLLED INSPECTION :

FIRE-RESISTANT PENETRATIONS AND JOINTS AS PER BC 1104.21  
FIRE RESISTANCE RATED CONSTRUCTION AS PER BC 1103.4  
ENERGY CODE COMPLIANCE INSPECTIONS AS PER BC 1041.5  
FINAL AS PER 23-118.3.4.3, BC110.3, DRL 1475 & RCNY 101-10

# EGRESS CALCULATIONS :

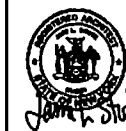
FOR AN OLD CODE MERCANTILE OCCUPANCY WITHOUT SPRINKLERS  
EXISTING EXIT DOOR TO THE STREET = 8'6\"/>

# PLUMBING RISER DIAGRAM - N.T.S.



# LEGEND OF MATERIALS :

- NON-ONE HOUR RATED PARTITIONS - STEEL STUDS @ 16\"/>



# BUILDING NOTES :

THIS IS AN EXISTING CLASS 3 NON-FIREPROOF RESIDENTIAL BUILDING - 1 STORY  
BY AN EXISTING USE GROUP AS STORIES - NO CERTIFICATE OF OCCUPANCY  
THIS PROPERTY IS WITHIN THE EAST VALLEY/LOWER EAST SIDE LANDMARK DISTRICT  
THIS FIRST FLOOR CONSTRUCTION SPACE IS NOT FIREPROTECTED  
CERTIFICATE OF NO EFFECT FROM UNDER DOCKET # LCP-14-00101 - ONE 1 HOUR RATED  
THE LETTER OF NO OBJECTION IS DATED APRIL 18, 2007

# GENERAL NOTES :

EXISTING 1 EXISTING EXHIBITION IN EXISTING STORE (EAST) - AS BC  
NEW PARTITIONS, DOORS, FLOORING, NEW BATH AND FOOD PREP AREA  
MECHANICAL EXHAUST FOR PREP AREA FLEED UNDER ALT + CEILING  
NO CHANGE IN USE, OCCUPANCY, FIRE-PROTECTION OR EGRESS  
AS PER EXISTING WORK

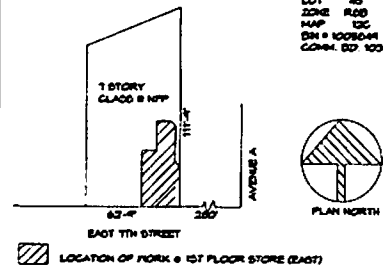
# OUTLINE SCOPE OF WORK :

REMOVE EXISTING FLOORING, LEAVING THE SUBFLOORING  
FOR NEW CONCRETE SLAB TO INSTALL NEW SECOND FLOOR  
AND EXHIBITION EXISTING FLOORING TILES ON EAST SIDE  
UNDERFLOOR HEATING WITH NEW BATH WITH LATERITE HEATED BATH ON SO  
NEW HANDICAPPED BATHROOM IN FRONT TO REHAB  
NEW INTERLOCKED 1 LAMINATE REPLACED IN EXISTING ROOMS  
NEW 2\"/>

# TENANT SAFETY NOTES :

CONSTRUCTION WORK WILL BE CONFINED TO 1ST FL. STORE (EAST)  
AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH  
INCONVENIENCED TO OTHER TENANTS WITHIN THE BUILDING.  
CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS  
OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.  
CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF  
HEATING, WATER OR ELECTRICAL SERVICES TO OTHER TENANTS  
OF THE BUILDING. CONSTRUCTION OPERATIONS WILL BE CONFINED  
TO NORMAL WORKING HOURS: 9:00 AM TO 5:00 PM MONDAY THROUGH  
FRIDAY, EXCEPT LEGAL HOLIDAYS.  
THERE WILL BE NO OCCUPANCY OF THESE AREAS DURING THE JOB.  
ALL DEBRIS AND PRODUCTS OF DEMOLITION NOT DESIGNATED  
FOR REUSE SHALL BE REMOVED FROM THE PREMISE AND  
LEGALLY DISPOSED OF. THE SITE SHALL BE DROPPED CLEAN AT  
THE END OF EVERY WORKING DAY.

# PLOT AND LOCATION PLAN



# LIST OF DRAWINGS :

- A-001.00 - PLAN AND NOTES
- BA-001.00 - ENERGY CODE COMPLIANCE

RESTAURANT @ 1ST FLOOR EAST  
111 EAST 11th STREET  
NEW YORK, NEW YORK 10004

JAMES L. STUTZ ARCHITECT  
111 EAST 14th STREET # 975  
NEW YORK, NEW YORK 10003

TEL: 212-623-1200  
CELL: 917-610-1160  
E: JAMES.L.STUTZ@JAMESLSTUTZ.COM

DATE: 5.15.10 L.P.C.  
5.21.10 D.O.D.  
6.15.10 REDESIGNED D.O.D.

SCALE: 3/8\"/>

A-001.00

1 OF 2













