

Grand Delancey LLC

115 Delancey Street
New York, NY 10002

Manhattan Community Board 3



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone: (212) 533-5300 - Fax: (212) 533-3659

www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, 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/mancb3/html/communitygroups/community_group_listings.shtml
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

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: September 28, 2018

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: _____

If alteration, describe nature of alteration: _____

Previous or current use of the location: _____

Corporation and trade name of current license: _____

APPLICANT:

Premise address: 115 Delancey Street New York, NY 10002

Cross streets: Between Essex and Norfolk Street

Name of applicant and all principals: DSA Phase 1 Beer Hall LLC.

Trade name (DBA): Grand Delancey

PREMISE:

Type of building and number of floors: Mixed, residential and commercial, 26 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? _____

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):
C6-1

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) Sunday-Saturday 11AM-2AM.

Number of tables? 30 Total number of seats? 140

How many stand-up bars/ bar seats are located on the premise? 18

(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): 1 40' long and 4" wide linear bar under mezzanine.

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

Food will be available at all times from other vendors and concessionaires within the market.

What are the hours kitchen will be open? Please see above.

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

How many employees will there be? 5-10

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

Will there be TVs/monitors? Yes No (If Yes, how many?) 2-4

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 Live music on occasion.

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

Please describe your sound system: 4-8 recessed Sonos style 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? _____

We have no intention to at this time.

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: Please see attached documents.

Address: Please see attached documents. Community Board # Attached

Dates of operation: Please see attached documents.

If you answered "Yes" to the above question, please provide a letter from the community board indicating history of complaints or other comments.

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 _____

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.



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Community Board 3 Liquor License Application Questionnaire

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 close any front or rear facade doors and windows at 10:00 P.M. every night or during any amplified performances, including but not limited to DJs, live music and live nonmusical performances.
2. I will not have DJs, live music, promoted events, any event at which a cover fee is charged, scheduled performances, more than 6 DJs/ promoted events per Year, more than 12 private parties per Year.
3. I will play ambient recorded background music only.
4. I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5. I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
6. I will not participate in pub crawls or have party buses come to my establishment.
7. I will not have a happy hour. I will have happy hour and it will end by 9:00.
8. I will not have wait lines outside. There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9. Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

NRG Restaurants

Entity Info

	<u>Open</u>	<u>Entity Type</u>	Location	License Number
Majestic Grill-	Aug-97	ESC S Corp	Alexandria, VA	
t/a Evening Star Café & Planet Wine	Aug-98	Planet Wine	Del Ray	076888 - ESC
SCC ID# : 0485595-3				076888 - PW
FEIN: 54-1859258				
NRG II	Jul-03	S Corp	Alexandria, VA	026633
t/a Vermilion				
SCC ID# : S095444-8				
FEIN: 33-1060109				
NRG IV, LLC & Pershing & Washington, LLC	Oct-04	1065	Arlington, VA	
t/a Tallula (no longer open)			Outside of Clarendon	
NRG III	Mar-06	1065	Alexandria, VA	041834
t/a Rustico (Alexandria)			North Old Town	
SCC ID# : S136039-7				
FEIN: 20-4005161				
NRG V	Nov-06	1065	Alexandria, VA	045620
t/a Buzz (Alexandria)			North Old Town	
SCC ID# : S162938-7				
FEIN: 20-3980096				
NRG VI	Nov-08	1065		
t/a Star Catering, defunct.				
109 South St. Asaph, LLC	Jun-09	Sch C	Alexandria, VA	049137
Passthru for 109 South St. Asaph, LLC, aka Columbia Firehouse			Old Town	
SCC ID# : S261177-2				
FEIN: 33-1144162				
NRG VII	Nov-09	1065	Washington, DC	080839
t/a Birch & Barley & Churchkey			Logan Circle	
SCC ID# : S250854-9				
FEIN: 26-2313005				
NRG IX	Jan-10	IP formed Sch C	Originally out of Tallula's garage.	
Bread & Chocolate Commissary Facility	Sep-16	Moved from K550 to this facility i	Alexandria, VA	
(Holds Red Apron IP)				
SCC ID#:S274075-3				
FEIN: 26-3710080				
NRG X	Nov-10	1065	Arlington, VA	062518
t/a Rustico Ballston			Ballston	
SCC ID# : S285238-4				
FEIN: 27-0861625				
Sweat Shop II- FEIN: 45-1536495				
NRG XI	Nov-10	1065	Arlington, VA	067471
t/a Buzz Bakery Ballston			Ballston	
SCC ID# : S295338-0				
FEIN: 27-1334253				
NRG XII	Dec-12	Sch C	Washington, DC	095166
t/a The Commissary			Union Market	
DC ID#: 302307				
FEIN: 45-3830084				
NRG XVIII	Feb-13	Sch C	Washington, DC	091030
t/a Red Apron (Union Market)			Union Market	
DC ID #: L00004615696				
FEIN: 46-0934451				
NRG XVI	Mar-13	Butcher & Sch C	Merrifield, VA	081884
t/a Red Apron at Mosaic	Sep-14	B-Side	Mosaic District	
SCC ID# : S4024438				
FEIN: 45-5062697				
NRG XVII	Apr-13	1065	Washington, DC	090634
t/a GBD then Red Apron Burger Bar			Dupont Circle	
CD ID #: S413775-0				
FEIN: 46-0553082				
NRG XIV	Oct-13	1065	Washington, DC	090284
t/a Iron Gate			Downtown near Dupont Circle	
DC ID# : L0000057037				

FEIN: 45-5062654

NRG XIII
t/a Bluejacket
DC ID# : L52359
FEIN: 27-3635554
Nov-13 1065 Washington, DC 090281
Navy Yards and Nat's Stadium

NRG XV
t/a Red Apron (D St., Partisan)
DC ID #: L0000057035
FEIN: 45-4519488
Mar-14 Sch C Washington, DC 090742
Penn Quarter

NRG XIX
t/a The Sovereign
DC ID #:
FEIN: 47-1776525
Feb-16 1065 Washington, DC 095913
Georgetown

NRG XXI is the ownership holding company for XIX's NRG Mgmt's 74%

NRG XXII n/a Sch C Hyattsville, MD
t/a Hyattsville location we backed out on. (another entity exists that holds ownership in the building. They are trying to sell it. Michael inve
MD ID #:
FEIN: 47-2883858

NRG XXIII
t/a EatBar
DC ID #:
FEIN: 47-3530164
Mar-16 Sch C Washington, DC 099210
Barrack's Row
(Near Eastern Market)

NRG XXIV
t/a Hazel
DC ID #:
FEIN: 47-3543187
Jul-16 Sch C Washington, DC 099839
Shaw

NRG XX
t/a Owen's Ordinary
MD ID #:
FEIN: 47-1302856
Oct-16 Sch C North Bethesda, MD
Pike & Rose Development

NRG Management, LLC (NRG not spelled out in legal nar Jan-06 Sch C Alexandria, VA
SCC ID# : HQ!

2000 Mt. Vernon Aug-11 1065 Alexandria, VA
SCC ID# : Del Ray
FEIN: 45-2314911
Entity for building purchase--Evening Star/PW are tenants

RE: MANAGEMENT OF NOISE INSIDE AND OUTSIDE:

The applicant will control noise inside and remind customers to be respectful of neighbors, with a fulltime manager and staff that will be managing the premises at all times.

Music will be limited to low level, ambient background music. Low level speakers will be installed where noise will not be leaving the premise.

RE: MANAGEMENT OF VEHICULAR TRAFFIC/CROWDING:

The applicant does not expect that this will be an issue given the character of their proposed establishment and the small size of it. To ensure that this does not become an issue, all staff will be instructed to monitor the sidewalk and curb area to dispel groupings of people and keep the sidewalk clear. These applicants have an existing restaurant in New York City that is similarly situated. They have proven effective at maintaining order outside the establishment their and would employ the same techniques here.

Proximity Report for Location:

October 1, 2018

115 Delancey St, New York, NY, 10002

* 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
EAST VILLAGE WINE & LIQUORS INC	80-82 CLINTON ST	810 ft
SALGIRAH CORP	141 ESSEX ST	815 ft
E L PARTNERS LLC	101 ALLEN ST	840 ft
SEWARD PARK LIQUORS INC	53 LUDLOW ST	870 ft
DELANCEY WINE INC	35 ESSEX ST	920 ft
FLYNN MCCLURE INC	100 STANTON ST	1150 ft
TURTLE DOVE LLC	28 30 CLINTON ST	1270 ft

Churches within 500 Feet

Name	Approx. Distance
Congregation Beth Hamedrash Hagadol Synagogue	485 ft
Norfolk Street Baptist Church	485 ft

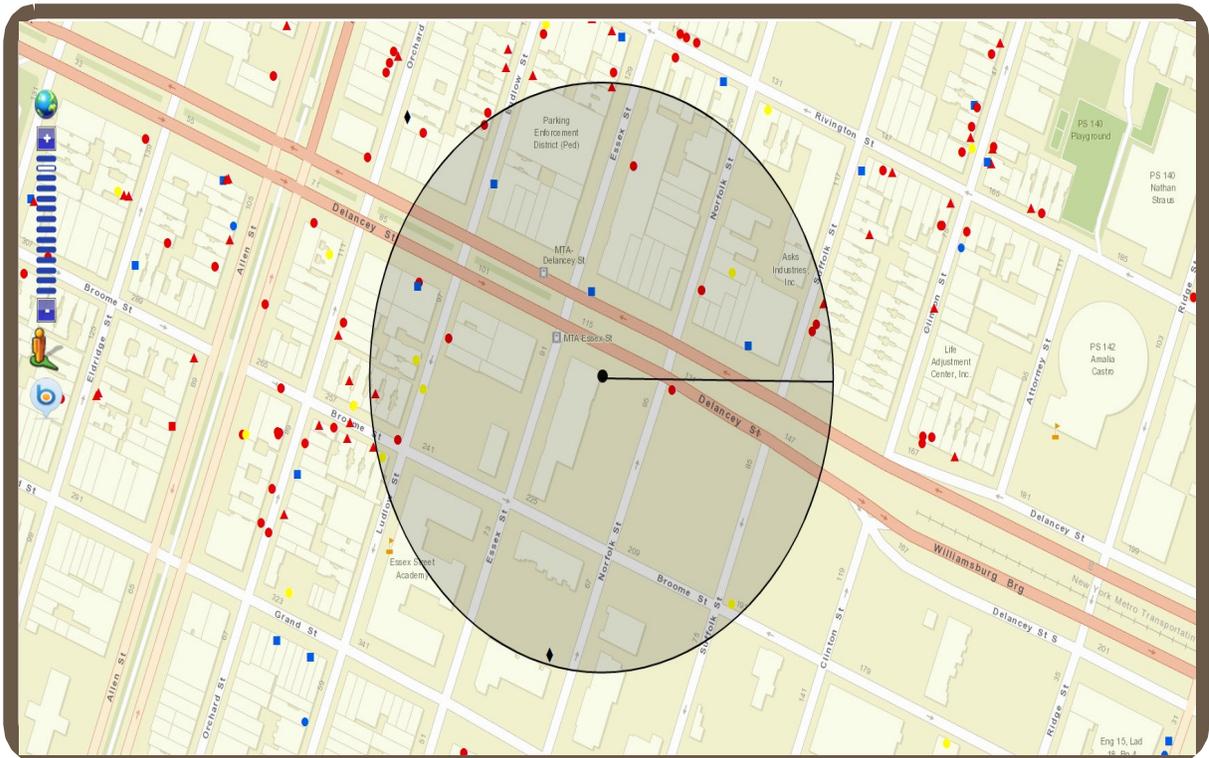
Schools within 500 Feet

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

Name	Address	Approx. Distance
PROLETARIAT V, INC	98 102 NORFOLK	155 ft
106 NORFOLK RESTAURANT, INC.	106 NORFOLK ST - SOUTH STORE	260 ft
106 NORFOLK STREET LLC	106 NORFOLK ST - NORTH STORE	260 ft
AMBER AVALON CORP, THE	92 LUDLOW STREET	340 ft
120 ESSEX MARKET LLC	120 ESSEX STREET	365 ft
93 LUDLOW ST INC	95 DELANCEY ST	425 ft
L E S RESTAURANT CORP	81 LUDLOW ST AKA 246 BROOME ST	455 ft
HI DELANCEY RESTAURANT LLC	148-150 DELANCEY ST	460 ft
SC DELANCEY LLC	148 DELANCEY ST	470 ft
MPDRAW LLC	109 LUDLOW STREET	495 ft

500 Feet



PROJECT: THE GRAND DELANNEY

CLIENT: THE GRAND DELANNEY
 1000 MARKET STREET, SUITE 1000
 SAN FRANCISCO, CA 94102

ARCHITECT: ALLI MAC
 1000 MARKET STREET, SUITE 1000
 SAN FRANCISCO, CA 94102

DATE: 08/20/14
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES

CONSTRUCTION DOCUMENTS

NO. 01 - GENERAL NOTES

NO. 02 - SEATING COUNT

NO. 03 - FLOOR PLAN - MEZZANINE

NO. 04 - FLOOR PLAN - MEZZANINE

NO. 05 - FLOOR PLAN - MEZZANINE

NO. 06 - FLOOR PLAN - MEZZANINE

NO. 07 - FLOOR PLAN - MEZZANINE

NO. 08 - FLOOR PLAN - MEZZANINE

NO. 09 - FLOOR PLAN - MEZZANINE

NO. 10 - FLOOR PLAN - MEZZANINE

NO. 11 - FLOOR PLAN - MEZZANINE

NO. 12 - FLOOR PLAN - MEZZANINE

NO. 13 - FLOOR PLAN - MEZZANINE

NO. 14 - FLOOR PLAN - MEZZANINE

NO. 15 - FLOOR PLAN - MEZZANINE

NO. 16 - FLOOR PLAN - MEZZANINE

NO. 17 - FLOOR PLAN - MEZZANINE

NO. 18 - FLOOR PLAN - MEZZANINE

NO. 19 - FLOOR PLAN - MEZZANINE

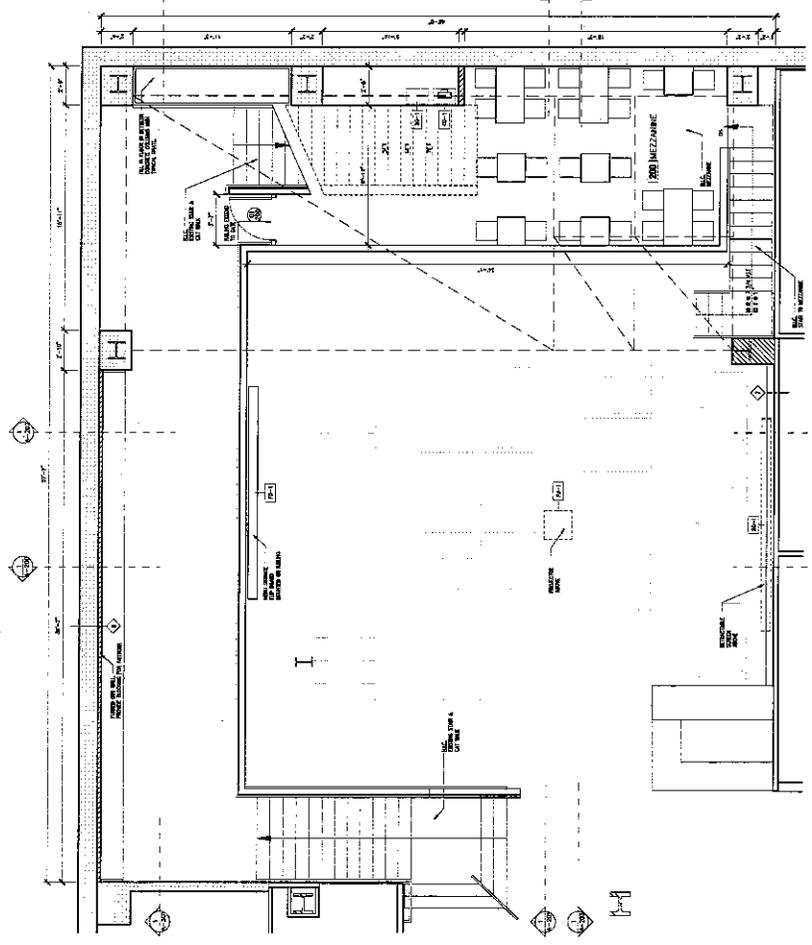
NO. 20 - FLOOR PLAN - MEZZANINE

NO. 21 - FLOOR PLAN - MEZZANINE

NO. 22 - FLOOR PLAN - MEZZANINE

SEATING COUNT

FUNCTION	COUNT
TABLE SEATING	18
BOOTH SEATING	12
COMFORTH SEATING	12
HARDWARE SEATING	15
BANQUETTES	18
MEZZANINE	22
TOTAL	148



1 FLOOR PLAN - MEZZANINE
 SCALE: 1/4" = 1'-0"

DATE: 08/20/14
 PROJECT NO.: 14-001
 CLIENT: THE GRAND DELANNEY
 ARCHITECT: ALLI MAC
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES

A-101.00

CONTRACT NO.:
 SHEET NO.:

PROJECT: THE GRAND DELANCKEY

CLIENT: WPC
ADDRESS: 1000 WEST 10TH ST
CITY: WASHINGTON, DC

ARCHITECT: ALL FOR MAC
ARCHITECTS
1000 WEST 10TH ST
WASHINGTON, DC 20004
TEL: (202) 462-1000
WWW.ALLFORMAC.COM

DATE: 08/15/11

STATION: 1000 WEST 10TH ST

NO.	DATE	DESCRIPTION
1	08/15/11	ISSUED FOR PERMIT
2	08/15/11	ISSUED FOR CONSTRUCTION
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CONSTRUCTION DOCUMENTS
NO. 08/15/11

PROJECT: THE GRAND DELANCKEY
ARCHITECT: ALL FOR MAC
1000 WEST 10TH ST
WASHINGTON, DC 20004
TEL: (202) 462-1000
WWW.ALLFORMAC.COM

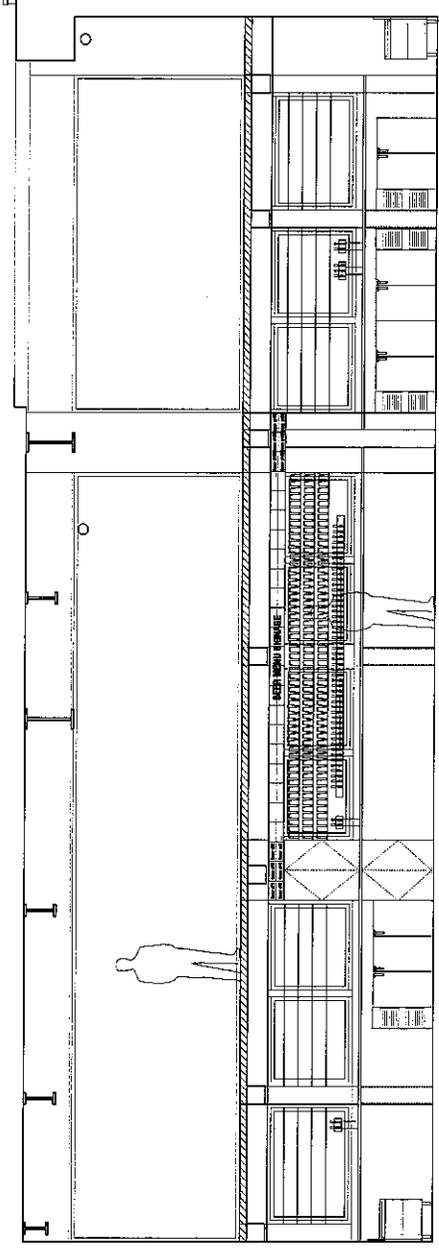
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STATION: 1000 WEST 10TH ST

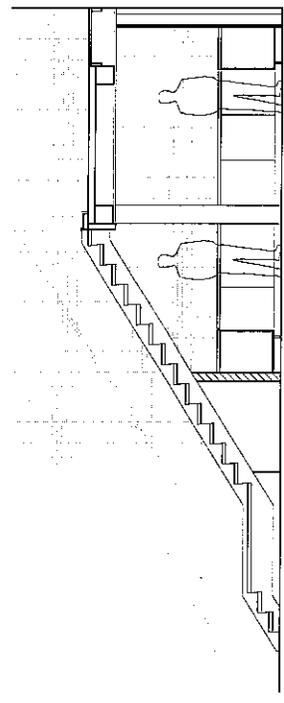
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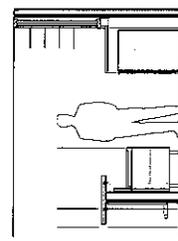
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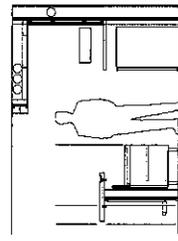
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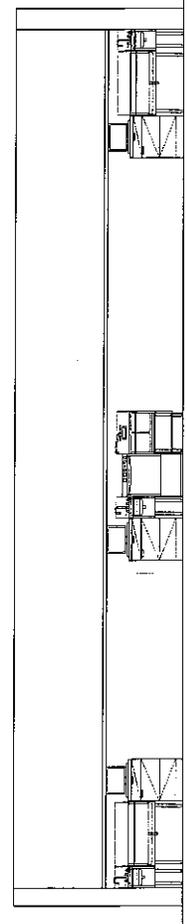
1 DRAWING WEST INTERIOR ELEVATION SCALE: 3/8" = 1'-0"



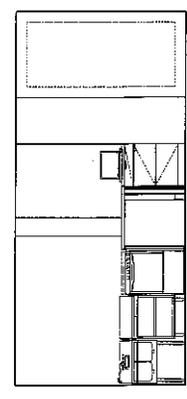
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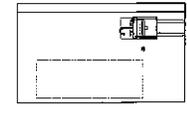
1 DRAWING SCALE



1 DRAWING SCALE



1 DRAWING SCALE



1 DRAWING SCALE

THE GRAND DELANCY
 1100 N. 10TH ST.
 SUITE 100
 DENVER, CO 80202

FOR FILE
 MAC

OWNER:
 THE GRAND DELANCY

DESIGNER:
 [Redacted]

DATE:
 [Redacted]

PROJECT:
 [Redacted]

DESCRIPTION:
 [Redacted]

CONSTRUCTION DOCUMENTS

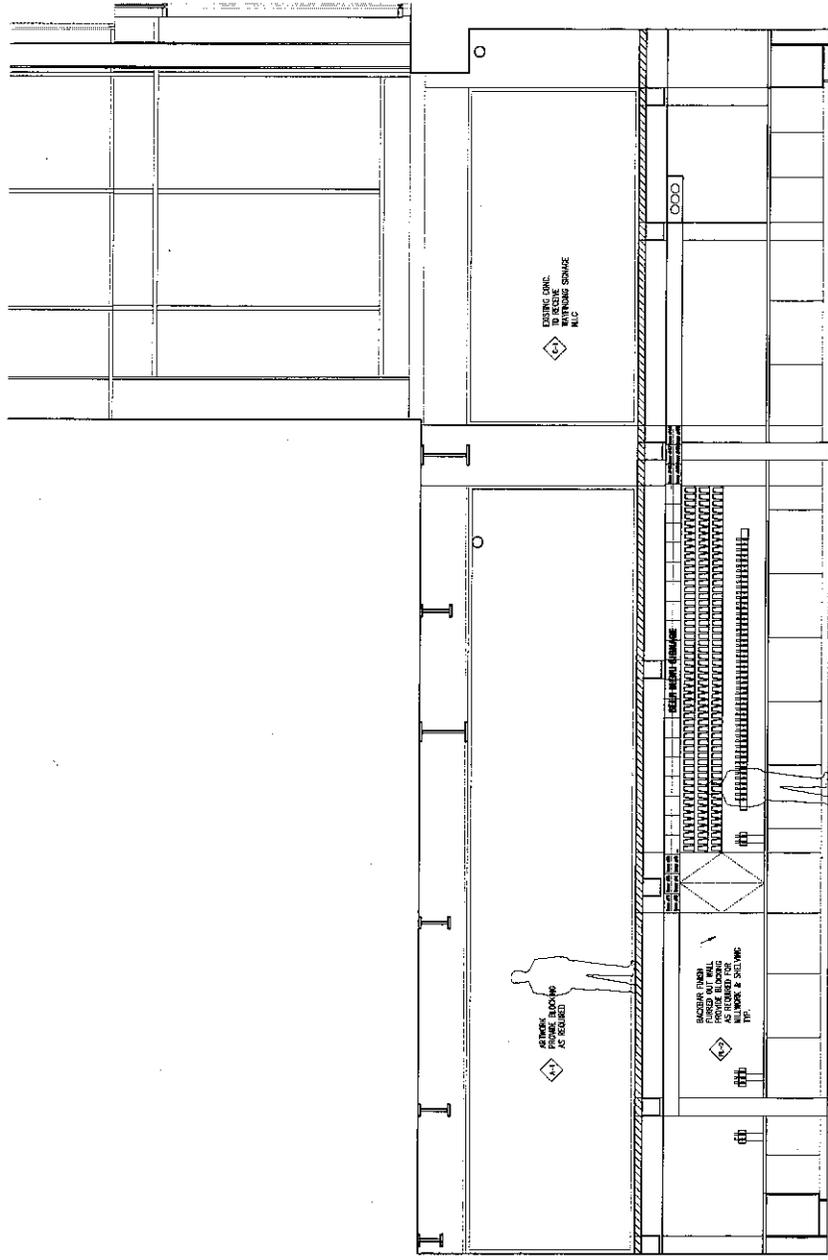
THE GRAND DELANCY
 1100 N. 10TH ST.
 DENVER, CO 80202

ELEVATIONS

SCALE:
 3/8" = 1'-0"

DATE:
 11.14.14

PROJECT NO.:
 A-301.00



1 NORTH INTERIOR ELEVATION
 SCALE: 3/8" = 1'-0"

PROJECT
THE GRAND DELANCEY

CLIENT
M&P

ARCHITECT
CASA BERNET - MARK OAK

ARCHITECT
FOR
MAC

DESIGNER
M&P

SECTION NUMBER
1

SCALE
1/8" = 1'-0"

DATE
2/1/2011

DESCRIPTION
SECTION 1: STAIR

REVISION
NO. DATE DESCRIPTION

ISSUES
CONSTRUCTION DOCUMENTS

PROJECT
THE GRAND DELANCEY

NO. DATE DESCRIPTION

DATE
2/1/2011

SCALE
1/8" = 1'-0"

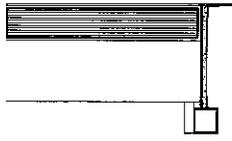
PROJECT
THE GRAND DELANCEY

NO. DATE DESCRIPTION

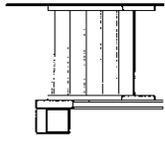
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2/1/2011

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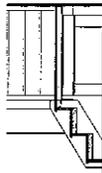
PROJECT
THE GRAND DELANCEY



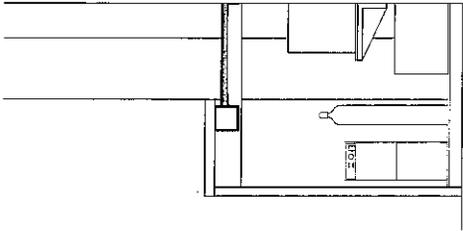
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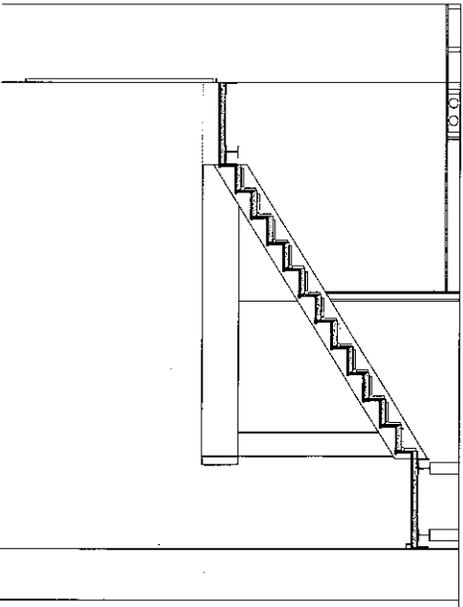
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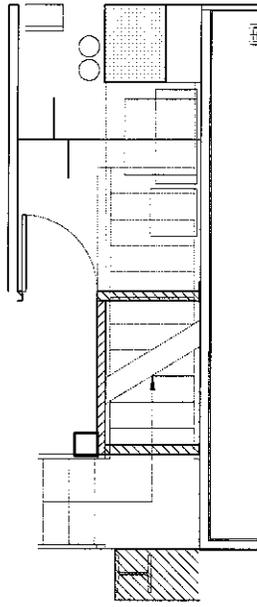
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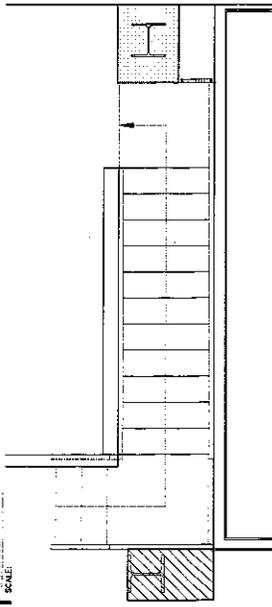
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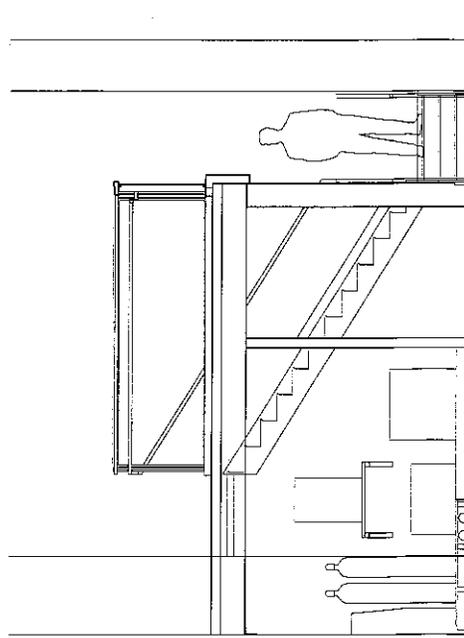
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1 DRAWING SCALE

PROJECT
THE GRAND DELANCY

CLIENT
ABC

ADDRESS
1234 STREET - SUITE 100

ARCHITECT
XYZ ARCHITECTS

**FOR ALL
MAC**

DATE
1/15/2024

SCALE
AS SHOWN

CONSTRUCTION
FURNISHING

NO.	DATE	DESCRIPTION
1	1/15/2024	ISSUED FOR PERMIT
2	1/20/2024	REVISION: CORRECTED DOOR SIZES
3	2/05/2024	REVISION: ADDED FINISHES
4	2/10/2024	REVISION: FINAL APPROVAL

CONSTRUCTION DOCUMENTS

NO. 10

DATE

DESCRIPTION

PROJECT
THE GRAND DELANCY

NO. 10

DATE

DESCRIPTION

SCALE
AS SHOWN

CONSTRUCTION
FURNISHING

PROJECT
THE GRAND DELANCY

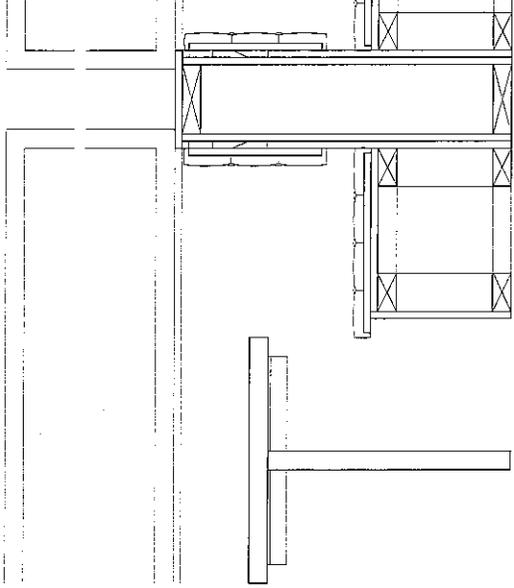
NO. 10

DATE

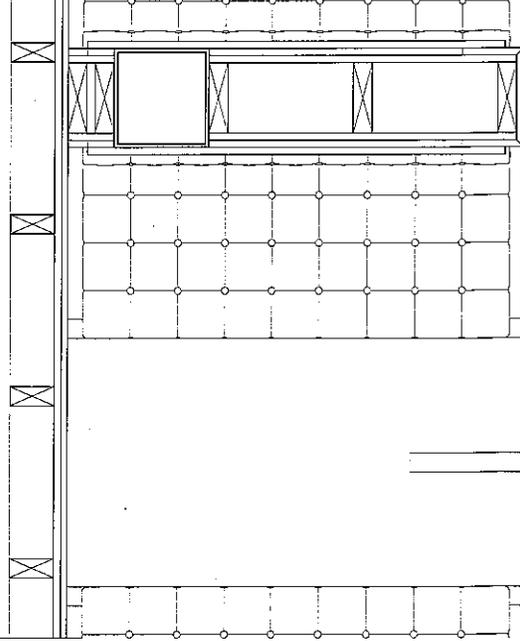
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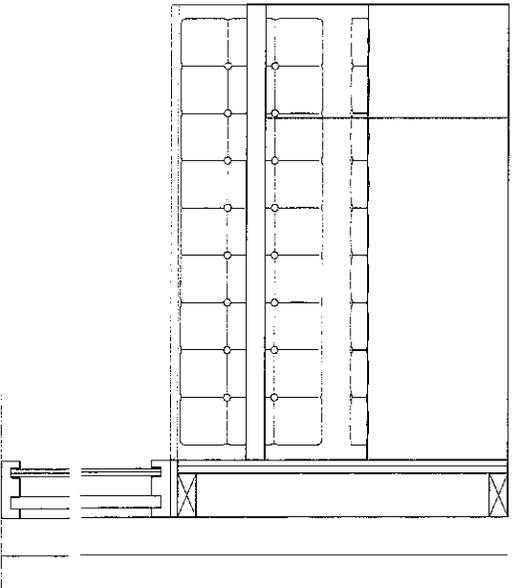
CONSTRUCTION
FURNISHING



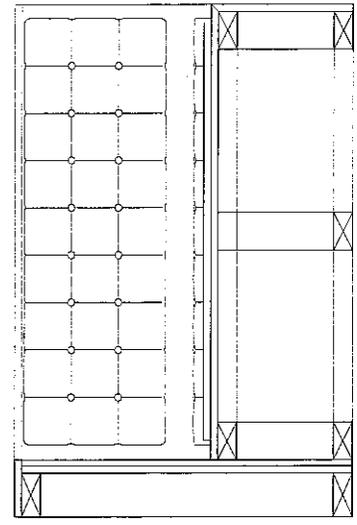
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SCALE



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SCALE



1 DRAWING
SCALE

SCALE
AS SHOWN

CONSTRUCTION
FURNISHING

PROJECT
THE GRAND DELANCY

NO. 10

DATE

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CONSTRUCTION
FURNISHING



A-400.00

DATE
1/15/2024

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FURNISHING

PROJECT
THE GRAND DELANCY

NO. 10

DATE

DESCRIPTION

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CONSTRUCTION
FURNISHING





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