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

Andrea Gordillo, Board Chair
Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

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

The following items and questionnaire package are due by date listed in email invite:

☒ Schematics, floor plans or architectural drawings of the inside of the premise.

☒ A proposed food and or drink menu.

The following items are due by noon Wednesday before the meeting:

☒ 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: https://www1.nyc.gov/site/manhattancb3/resources/community-groups.page (this is not required but strongly suggested if a relevant group exists)

☒ 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: MAY 27, 2025

Is location currently licensed? ☒ Yes ☐ No Type of license: ON-PREMISES LIQUOR LICENSE

If alteration, describe nature of alteration: N/A

Previous or current use of the location: NIGHT CLUB

Corporation and trade name of current license: GOOD PAL CHANTELLE CORP (D/B/A: HOTEL CHANTELLE)

APPLICANT:

Premise address: 92 LUDLOW STREET, NEW YORK, NY 10002

Cross streets: BLOOME STREET & DELANCEY STREET

Name of applicant and all principals: AIK HOSPITALITY INC

Huy Quoc Le / Aleksandra Drozd

Trade name (DBA): _____

PREMISE:

Type of building and number of floors: BASEMENT, 1ST FLOOR & 2ND FLOOR

Does premise have a valid Certificate of Occupancy, including for any back/side yard or roof use?

☒ Yes ☐ No What is maximum NUMBER of people permitted 295

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): C2-4

PROPOSED METHOD OF OPERATION:

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space, if applicable) Sunday thru Thursday: 4 PM to 2 AM and Friday and Saturday: 4PM - 4AM

Will any other business besides food or alcohol service be conducted at premise, i.e., retail? ☐ Yes ☒ No

If yes, please describe what type: N/A

Number of indoor tables? 60 Total number of indoor seats? 60

How many stand-up bars/bar seats are located on the premise (number, length, and location) 3 20 foot bar, Basement , main floor , rooftop.

(*A **stand-up bar** is any bar or counter -with seating or not- where you can order, pay for, and receive alcohol)*

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 American Food

What are the hours the kitchen will be open? ALL OPERATING DAYS AND HOURS

Will a manager or principal always be on site? ☒ Yes ☐ No If yes, which? Owners on site, manager if owners are not .

How many employees will there be? 30

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

Will there be TVs/monitors? ☒ Yes ☐ No (If Yes, how many?) 3

Will premise have music? ☒ Yes ☐ No

If Yes, what type of music? ☒ Live musician ☒ DJs ☐ Streaming services/playlists

If other type, please describe _____

What will be the music volume? ☒ Background (conversational) ☒ Entertainment (live music venue level) Please describe your sound system: Bose / Danley Sound system

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? promoted event, no cover charge

If promoted events, please explain the nature in which you plan to promote? Social media / online ads / outside promoters? Social media, facebook ads, eventbrite ads, posh.

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.") Multiple security plus door staff.

Will there be security personnel? ☒ Yes ☐ No (If Yes, how many and when) Friday Satruday ,5 at minimum , other days as needed depended on amount of people attending.

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. We plan to follow all noise law/ ordinances.

Is sound proofing installed? ☒ Yes ☐ No

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

Are there current plans to use the Open Restaurants program for the sale or consumption of alcoholic beverages outdoors? *(includes roof* & *yard)* ☐ Yes ☒ No If Yes, describe and show on diagram:

APPLICANT HISTORY:

Has this corporation or any principal been licensed for sale of alcohol previously? ☒ Yes ☐ No

If yes, please indicate name of establishment: ADR RESTAURANT INC.

Address: 168 Delancey Street Community Board # 3

Dates of operation: Currently Thusday Sunday 4-2, Friday Saturday 4-4

Has any principal had work experience similar to the proposed business? ☒ Yes ☐ No If Yes, please attach explanation of experience or resume. Note: failure to disclose previous experience or information hampers the ability to evaluate this application.

Does any principal have other businesses in this area? ☒ Yes ☐ No If Yes, please give trade name, address and describe the business THE DL , THE DELANCEY

Has any principal had SLA reports or action within the past 5 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 **B**ar, **R**estaurant, 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? 12

How many On-Premise (OP) liquor licenses are within 500 feet? 27

Is the premise within 200 feet on the same street 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, but it is not required. 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; <u>do not plan to negotiate at the meeting</u>.

1. My license type is: ☐ beer & cider ☐ wine, beer & cider ☒ liquor, wine, beer & cider
2. ☒ I will operate a full-service restaurant, specifically a (type of restaurant) American _____ restaurant, or

   ☐ I will operate a _____,

   ☒ with a kitchen open and serving food during all hours of operation OR ☐ with less than a full-service kitchen but serving food during all hours of operation OR ☐ Other

   _____
3. My hours of operation will be:

   Mon 4-2 AM, _____; Tue 4-2 AM, _____ ; Wed 4-2 AM, _____ ;

   Thu 4-2 AM, _____ ; Fri 4- 4 AM _____ ; Sat 4- 4 AM _____ ;

   Sun 4-2 AM, _____ . (I understand opening is "no later than" specified opening hour, and all patrons are to be cleared from business at specified closing hour.)
4. ☐ I will not use outdoor space for commercial use (including Open Restaurants) OR

   ☐ I will close all outdoor dining allowed under the temporary Open Restaurants program and any other subsequent uses by 10:00 P.M. all days and not have any speakers or TV monitors outdoors
5. ☒ I will employ a doorman/security personnel: Security _____
6. ☐ I will install soundproofing, _____

7. ☒ 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, or during unamplified performances or televised sports.

   ☐ I will have a closed fixed façade with no open doors or windows except my entrance door, which will close by 10:00 P.M. or when amplified sound is playing, including but not limited to DJs, live music and live nonmusical performances, or during unamplified performances or televised sports.

8. I will not have ☐ DJs, ☐ live music, ☒ third-party promoted events, ☒ any event at which a cover fee is charged, ☐ scheduled performances, ☐ more than _____ DJs per _____, ☐ more than _____ private parties per _____

9. ☐ I will play ambient recorded background music only.
10. ☒ 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.
11. ☒ I will not seek a change in class to a full on-premises liquor license without first obtaining approval from CB 3.
12. ☒ I will not participate in pub crawls or have party buses come to my establishment.
13. ☒ I will not have unlimited drink specials, including boozy brunches, with food.
14. ☐ I will not have a happy hour or drink specials with or without time restrictions OR ☒ I will have happy hour and it will end by 9pm_____.
15. ☒ I will not have wait lines outside. ☐ I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
16. ☒ I will conspicuously post this stipulation form beside my liquor license inside of my business.
17. ☒ 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.

    Name: Huy Le_____

    Phone Number: 6469256679_____

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

Proximity Report For:	
Location	**92 Ludlow St, New York, New York, 10002**
Geocode	**Latitude: 40.71843** **longitude: -73.98909**
Report Generated On	**9/5/2024**

8 Closest Liquor Stores

Name	Address	Distance
PET NAT LLC License ID: 0100-22-116243 Legacy Serial No.: 1306926	115 DELANCEY ST NEW YORK, New York 10002	291 ft
ORANGE GLOU LLC License ID: 0091-21-121837 Legacy Serial No.: 1330686	264 BROOME ST NEW YORK, New York 10002	387 ft
YI DING FA CORP License ID: 0100-22-115857 Legacy Serial No.: 1339668	101 ALLEN ST NEW YORK, New York 10002	509 ft
LES WINE AND SPIRITS INC License ID: 0100-24-116244 Legacy Serial No.: 6024541	53 LUDLOW ST NEW YORK, New York 10002	731 ft
SALGIRAH CORP License ID: 0100-23-124378 Legacy Serial No.: 1276123	141 ESSEX ST NEW YORK, New York 10002	833 ft
ESSEX WINE & SPIRITS INC License ID: 0100-23-126103 Legacy Serial No.: 1358884	35 ESSEX ST NEW YORK, New York 10002	872 ft
VINFAMILY INC License ID: 0100-21-113792 Legacy Serial No.: 1305222	393 GRAND ST NEW YORK, New York 10002	1,032 ft
OCEAN WINE & SPIRIT INC License ID: 0100-22-118080 Legacy Serial No.: 1296083	273 GRAND ST NEW YORK, New York 10002	1,086 ft

Schools within 500 feet

Name	Address	Distance
URBAN ASSEMBLY ACADEMY OF GOVERNMENT AND LAW	350 GRAND ST NEW YORK, NY 10002	419 ft
NEW DESIGN HIGH SCHOOL	350 GRAND ST NEW YORK, NY 10002	419 ft
ESSEX STREET ACADEMY	350 GRAND ST NEW YORK, NY 10002	419 ft
LOWER MANHATTAN ARTS ACADEMY	350 GRAND ST NEW YORK, NY 10002	419 ft
HIGH SCHOOL FOR DUAL LANGUAGE AND ASIAN STUDIES	350 GRAND ST NEW YORK, NY 10002	419 ft

Churches within 500 feet	
Name	**Distance**
No Churches within 500 feet	

Pending On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
SUNDAY TO SUNDAY CAFE INC Application ID: NA-0340-23-110130	253-257 Broome St NEW YORK, NY 10002.0	340 ft
Cadillac Ranch NYC LLC Application ID: NA-0340-24-103642	86 Orchard St New York, New York 10002.0	357 ft
Arpeggio1 Hospitality LLC Application ID: NA-0370-24-125538	120 Orchard St New York, NY 10002.0	374 ft
ESSEX CHICKEN LLC Application ID: NA-0340-24-115706	115 Essex St New York, New York 10002.0	511 ft
DOUBLE SUMMON LLC Application ID: NA-0340-24-115842	107 NORFOLK ST NEW YORK, New York 10002.0	555 ft
121 Three Group Hospitality LLC Application ID: NA-0370-23-151517	121 Essex St New York, New York 10002.0	562 ft
LASCONTENTAS I INC Application ID: NA-0340-24-131943	102 Norfolk St Storefront A New York, NY 10002.0	577 ft
ALLEN STREET HOSPITALITY LLC; ORCHARD F&B LLC Application ID: NA-0343-22-105979	139 ORCHARD ST NEW YORK, New York 10002.0	589 ft
LASCONTENTAS II INC Application ID: NA-0340-24-132084	106 Norfolk St Storefront 2 New York, NY 10002.0	599 ft
Kooking NYC LLC Application ID: NA-0340-24-131541	111 Rivington St New York, New York 10002.0	615 ft
Cactus Wren LLC Application ID: NA-0340-24-122175	98 Rivington St New York, NY 10002.0	669 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
GOOD PAL CHANTELLE CORP License ID: 0340-22-111037 Legacy Serial No.: 1329790	92 LUDLOW ST NEW YORK, New York 10002	5 ft
93 LUDLOW ST INC License ID: 0340-23-134940 Legacy Serial No.: 1254332	95 DELANCEY ST NEW YORK, New York 10002	84 ft
GUTTER BAR LES LLC THE License ID: 0370-24-120381 Legacy Serial No.: 6028759	242 BROOME ST BASEMENT LEVEL NEW YORK, New York 10002	209 ft
L E S RESTAURANT CORP License ID: 0340-21-118985 Legacy Serial No.: 1232970	81 LUDLOW ST AKA 246 BROOME ST DELANCEY & BROOME NEW YORK, New York 10002	217 ft
JOHANNGPRO LLC License ID: 0340-22-114896 Legacy Serial No.: 1289900	96 ORCHARD ST NEW YORK, New York 10002	237 ft
INTERNATIONAL CENTER OF PHOTOGRAPHY CORP License ID: 0346-24-124153 Legacy Serial No.: 6032653	79 Essex St 3rd Floor New York, New York 10002	243 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
TWIN EAGLES, LLC License ID: 0340-24-118036 Legacy Serial No.: 6026376	252 BROOME ST NEW YORK, New York 10002	247 ft
SWEATSHOP LES LLC License ID: 0370-24-102404 Legacy Serial No.: 6010373	110 DELANCEY ST BASEMENT NEW YORK, New York 10002	255 ft
BARRIO CHINO LLC License ID: 0340-23-127288 Legacy Serial No.: 1136284	253 BROOME STREET ORCHARD & LOUDLOW NEW YORK, New York 10002	304 ft
BARNORTH GROUP LLC License ID: 0340-22-106693 Legacy Serial No.: 1261959	77 DELANCEY ST NEW YORK, New York 10002	320 ft
ESSEX PEARL BY AQUABEST LLC License ID: 0340-23-130779 Legacy Serial No.: 1334037	115 DELANCEY ST BASEMENT SITE 2, RESTAURANT 13 NEW YORK, New York 10002	347 ft
DSA PHASE 1 BEER HALL LLC License ID: 0370-23-159806 Legacy Serial No.: 6002154	115 DELANCEY ST AKA 81 NORFOLK STREET NEW YORK, NY 10002	347 ft
REGAL CINEMAS INC License ID: 0340-23-130209 Legacy Serial No.: 1313783	115 DELANCEY ST NEW YORK, New York 10002	347 ft
CONGEE VILLAGE RESTAURANT & BAR INC License ID: 0340-24-110409 Legacy Serial No.: 6018522	98 100 ALLEN ST NEW YORK, NY 10002	360 ft
BG BAR INC License ID: 0340-23-127248 Legacy Serial No.: 1136412	113 LUDLOW ST LUDLOW & ORCHARD STREETS NEW YORK, New York 10002	367 ft
120 ORCHARD BAR LLC License ID: 0340-23-130523 Legacy Serial No.: 1331956	120 ORCHARD ST NEW YORK, New York 10002	371 ft
XLR8 LLC License ID: 0340-23-138312 Legacy Serial No.: 1271863	266 BROOME ST NEW YORK, New York 10002	384 ft
TWO BIKES LLC License ID: 0340-22-107132 Legacy Serial No.: 1151213	85 ORCHARD STREET CRN OF BROOME & ORCHARD NEW YORK, New York 10002	387 ft
GRIFFON Q LLC & ZODIAC CLUB LLC License ID: 0343-23-112346 Legacy Serial No.: 1339607	119 ORCHARD ST AKA 120 ALLEN ST NEW YORK, New York 10002	397 ft
ORCHARD 85 CORP License ID: 0340-23-134406 Legacy Serial No.: 1250820	85 87 ORCHARD STREET STORE # 5 NEW YORK, New York 10002	400 ft
FOURTHGEN LLC License ID: 0340-22-113181 Legacy Serial No.: 1274614	127 ORCHARD ST NEW YORK, New York 10002	427 ft
Gala Dinners LLC License ID: 0340-24-115330 Legacy Serial No.: 6023607	85 ORCHARD ST NEW YORK, NY 10002	427 ft
ALLEN HOTEL INC, THE License ID: 0340-23-137475 Legacy Serial No.: 1313154	88 ALLEN ST NEW YORK, New York 10002	438 ft
ALPHA 129 REST LLC License ID: 0340-22-107164 Legacy Serial No.: 1154329	127 129 ORCHARD STREET DELANCEY & RIVINGTON STREETS NEW YORK, New York 10002	439 ft
JURAKU INC License ID: 0340-23-129079 Legacy Serial No.: 1347601	121 LUDLOW ST NEW YORK, New York 10002	467 ft
GRAZ RESTAURANT LLC License ID: 0340-22-103569	79 ORCHARD STREET GRAND & BROOME STS.	473 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
Legacy Serial No.: 1189713	NEW YORK, New York 10002	
PROLETARIAT V, INC License ID: 0340-23-134488 Legacy Serial No.: 1157183	98 102 NORFOLK AKA 138 DELANCY RIVINGTON ST & DELANCY STREET NEW YORK, New York 10002	483 ft
GOOD THANKS CAFE LLC License ID: 0340-23-139414 Legacy Serial No.: 1331880	131 ORCHARD ST NEW YORK, NY 10002	484 ft
BIG CANDY LLC License ID: 0340-22-113271 Legacy Serial No.: 1275668	86 ALLEN ST NEW YORK, New York 10002	516 ft
NORMAN'S CAY GROUP LLC License ID: 0340-23-138238 Legacy Serial No.: 1272699	74 ORCHARD ST NEW YORK, New York 10002	524 ft
COOL CULINARY LLC License ID: 0346-24-101184 Legacy Serial No.: 6009106	119 ESSEX ST NEW YORK, New York 10002	542 ft
HERMES B NY LLC License ID: 0340-23-133927 Legacy Serial No.: 1287964	95 ALLEN ST NEW YORK, New York 10002	551 ft
JED PARTNERS LLC License ID: 0340-23-137300 Legacy Serial No.: 1311871	126 LUDLOW ST NEW YORK, NY 10002	561 ft
EAST VILLAGE HOSPITALITY GROUP LLC License ID: 0340-22-114202 Legacy Serial No.: 1322518	115 ALLEN ST NEW YORK, New York 10003	569 ft
FULL LIFE GRAND STREET LLC & LOTUS GRAND LLC License ID: 0370-24-127168 Legacy Serial No.: 6035744	324 GRAND ST NEW YORK, NY 10002	569 ft
FULL LIFE GRAND STREET LLC & LOTUS GRAND LLC License ID: 0340-22-112016 Legacy Serial No.: 1340303	324 GRAND ST NEW YORK, New York 10002	569 ft
CUATRO LOBOS INC License ID: 0340-23-135223 Legacy Serial No.: 1283883	140 142 ORCHARD ST NEW YORK, New York 10002	579 ft
JMDR 127 LUDLOW LLC License ID: 0340-23-137942 Legacy Serial No.: 1278006	127 LUDLOW ST NEW YORK, New York 10002	586 ft
106 LA CONTENTA LLC License ID: 0340-22-108619 Legacy Serial No.: 1318274	106 NORFOLK ST - SOUTH STORE NEW YORK, New York 10002	598 ft
NORFOLK HOSPITALITY INC License ID: 0340-23-139176 Legacy Serial No.: 1333691	106 NORFOLK ST NORTH STORE NEW YORK, New York 10002	599 ft
A HALIBUT INC License ID: 0340-23-134703 Legacy Serial No.: 1270101	138 ORCHARD ST NEW YORK, New York 10002	599 ft
LA CONTENTA INC License ID: 0340-22-112052 Legacy Serial No.: 1282570	102 NORFOLK ST NEW YORK, New York 10002	612 ft
BURGERS AND CHISMIS LLC License ID: 0340-22-104950 Legacy Serial No.: 1327911	143 ORCHARD ST NEW YORK, New York 10002	614 ft
EL CASTILLO DE JAGUA REST CORP License ID: 0340-24-112257 Legacy Serial No.: 6020454	113 Rivington St New York, NY 10002	619 ft
DOWNTOWN LLC,THE License ID: 0343-22-127458 Legacy Serial No.: 1144147	107 RIVINGTON ST LUDLOW & ESSEX NEW YORK, New York 10002	633 ft

Active On Premises Liquor Licenses within 750 feet		
Name	**Address**	**Distance**
ATTABOY COCKTAILS LLC License ID: 0340-22-111553 Legacy Serial No.: 1280838	134 ELDRIDGE ST NEW YORK, New York 10002	637 ft
KELTIC LOUNGE INC License ID: 0340-21-118377 Legacy Serial No.: 1181425	132 LUDLOW ST NEW YORK, New York 10002	644 ft
CAMILLE PRODUCTIONS LLC License ID: 0340-23-127506 Legacy Serial No.: 1120448	110 RIVINGTON STREET ESSEX & LUDLOW STREETS NEW YORK, New York 10002	662 ft
RIVINGTON CAFE CORP License ID: 0340-22-107508 Legacy Serial No.: 1024132	123 RIVINGTON STREET NEW YORK, New York 10002	670 ft
WAITING ROOM 134 LLC License ID: 0370-24-110714 Legacy Serial No.: 6018834	134 ELDRIDGE ST South Storefront NEW YORK, New York 10002	685 ft
PENNSYLVANIA JAYCOX INC License ID: 0340-23-128544 Legacy Serial No.: 1112506	118 RIVINGTON STREET ESSEX AND NORFOLK STS/ NEW YORK, New York 10002	687 ft
133 ESSEX RESTAURANT LLC License ID: 0340-22-104101 Legacy Serial No.: 1255201	133 ESSEX ST NEW YORK, New York 10002	703 ft
122-124 RIVINGTON CORP License ID: 0340-23-132657 Legacy Serial No.: 1131317	122-124 RIVINGTON ST. ESSEX ST & LUDLOW STREET NEW YORK, New York 10002	720 ft
SC DELANCEY LLC & LJP PRODUCTIONS License ID: 0343-23-103169 Legacy Serial No.: 1268637	148-150 DELANCEY ST NEW YORK, New York 10002	727 ft
TRAPIZZINO LES LLC License ID: 0340-23-130377 Legacy Serial No.: 1334274	144 ORCHARD ST NEW YORK, New York 10002	733 ft
SAUCE MANAGEMENT II LLC License ID: 0340-23-133449 Legacy Serial No.: 1354602	78 84 RIVINGTON ST NEW YORK, New York 10002	746 ft
TTBEL HOLDINGS INC License ID: 0340-23-138320 Legacy Serial No.: 1322687	51 53 DELANCEY ST NEW YORK, New York 10002	747 ft
PIZZA A CASA INC/DBA:PIZZA SCHOOL NYC/PIZZA SCHOOL License ID: 0340-22-113444 Legacy Serial No.: 1297413	371 GRAND ST NEW YORK, New York 10002	749 ft

ATTENTION RESIDENTS & NEIGHBORS

AIK HOSPITALITY INC - 646-925-6679

Company/DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

92 LUDLOW ST, NEW YORK, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER & CIDER

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, June 16, 2025 at 6:30pm
Online: https://www.zoomgov.com/j/1615486314
see www.cb3manhattan.org for zoom meeting details

Date/Time/Location

AIK HOSPITALITY INC - 646-925-6679

Applicant Contact Information

At COMMUNITY BOARD 3
SLA & DCA Licensing Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org

ATTENTION RESIDENTS & NEIGHBORS
第 3 社區居民 請注意

AIK HOSPITALITY INC - 646-925-6679

公司名字 **(Company) and/**和 聯繫人的資料 **(Contact Info)**

Plans to open a (以上的店主想要在第 **3** 社區申請生意相關牌照擴展生意**)**

RESTAURANT

(請選擇**/please choose)** 酒吧 **(Bar)/**餐館 **(Restaurant)**
戶外咖啡 **(Sidewalk Café) or** 或者
後院花園咖啡 **(Backyard Use)**

92 LUDLOW ST, NEW YORK, NY 10002

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照**)**

LIQUOR, WINE, BEER & CIDER

(請選擇**/please choose)** 啤酒和酒牌照 **(Beer & Wine) or/**或者
啤酒牌照 **(Beer) or/**或者
酒和烈酒牌照 **(Wine & Liquor)**

Public meeting for comments

第 **3** 社區的居民有權利提出自己的意見和建議**.**

(CB3 SLA & DCA Committee Meeting)

曼哈頓第 **3** 社區委員會
酒牌和紐約市消費局有關小商業牌照委員會

Monday, June 16, 2025 at 6:30pm
Online: https://www.zoomgov.com/j/1615486314
see www.cb3manhattan.org for zoom meeting details

時間 **(Time)** 和地點 **(Location)**

mn03@cb.nyc.gov - www.cb3manhattan.org

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

AIK HOSPITALITY INC - 646-925-6679

Company Name/Contact Info | **Nombre de la Compañía/el teléfono de contacto**

Plans to open a:

Planifique abrir un/una:

RESTAURANT

(Please choose) Bar/Restaurant
sidewalk café/backyard use

(Favor de escoger) una Barra/un Restaurante
un café de acera o un patio de atrás

92 LUDLOW ST, NEW YORK, NY 10002

address | **dirección**

Seeking a license to serve

En buscada de una licencia para servir:

LIQUOR, WINE, BEER & CIDER

Beer & Wine or Beer/Wine & Liquor | **Cerveza y vino o cerveza/vino y bebidas alcohólicas**

Public meeting for comments

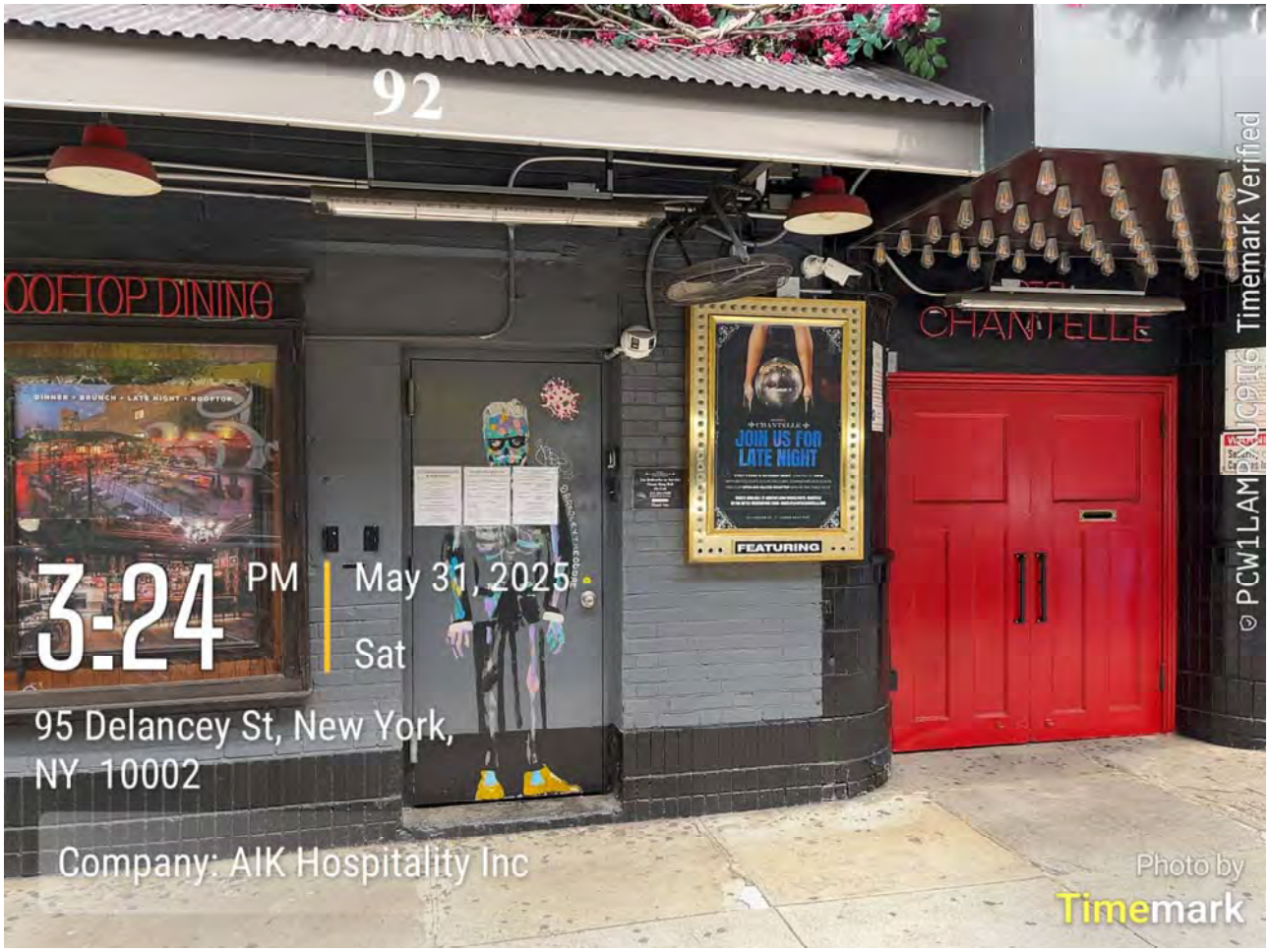
Reunión público para comentarios

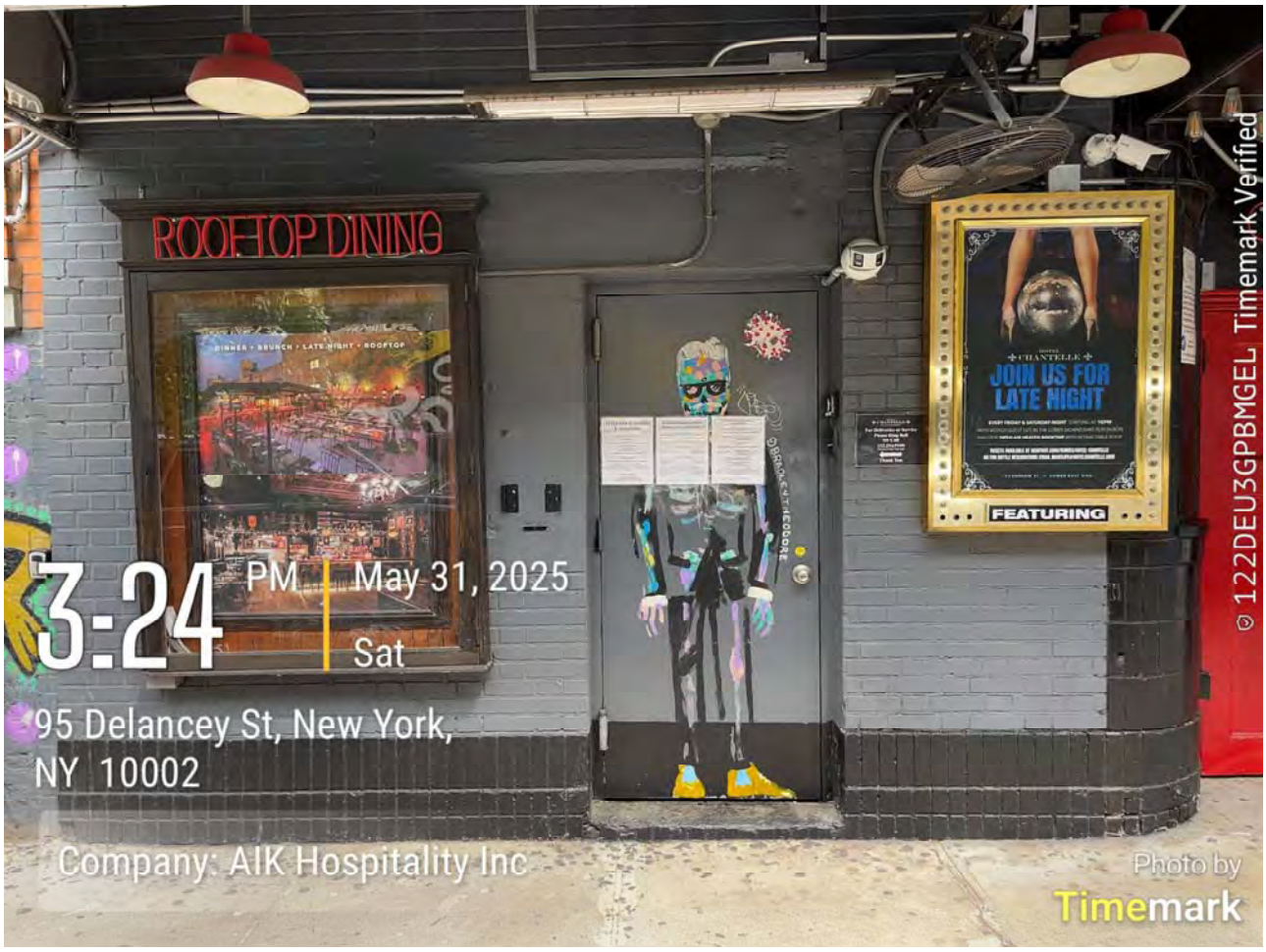
Monday, June 16, 2025 at 6:30pm
Online: https://www.zoomgov.com/j/1615486314
see www.cb3manhattan.org for zoom meeting details

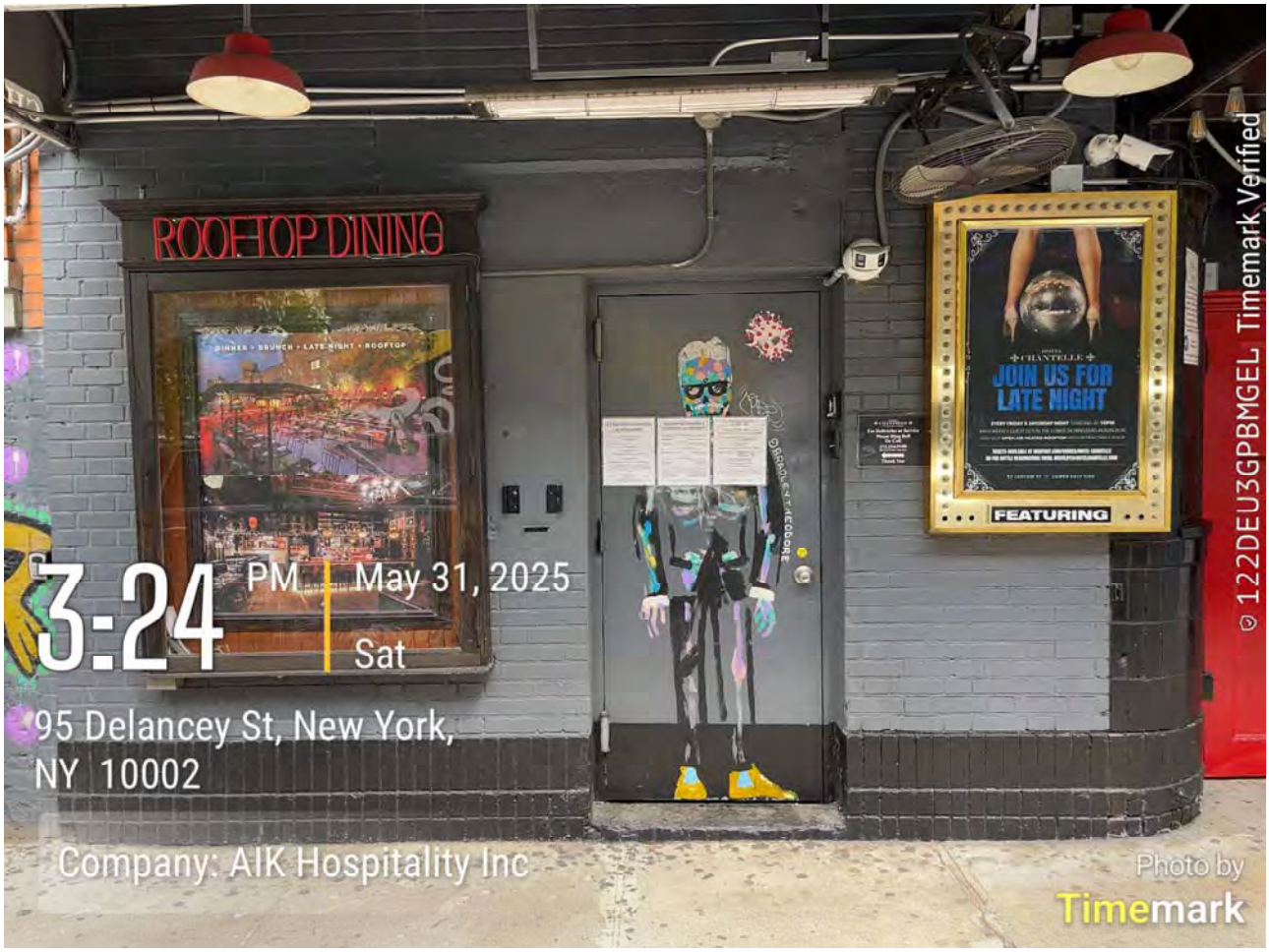
At COMMUNITY BOARD 3
SLA & DCA Licensing
Committee Meeting

En la JUNTA COMUNITARIA 3
La reunión del Comité
de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org


92
ROOFTOP DINING
CHANTELLE
JOIN US FOR LATE NIGHT
FEATURING
3:24 PM
May 31, 2025
Sat
95 Delancey St, New York, NY 10002
Company: AIK Hospitality Inc
Photo by Timemark
PCW1LAMPAUCGTG Timemark Verified


ROOFTOP DINING
CHANTELLE
JOIN US FOR LATE NIGHT
FEATURING
3:24 PM
May 31, 2025
Sat
95 Delancey St, New York, NY 10002
Company: AIK Hospitality Inc
Photo by Timemark
122DEU3GPBMGEL Timemark Verified


ROOFTOP DINING
DINNER • BRUNCH • LATE NIGHT • ROOFTOP
CHANTELLE
JOIN US FOR LATE NIGHT
FEATURING
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95 Delancey St, New York, NY 10002
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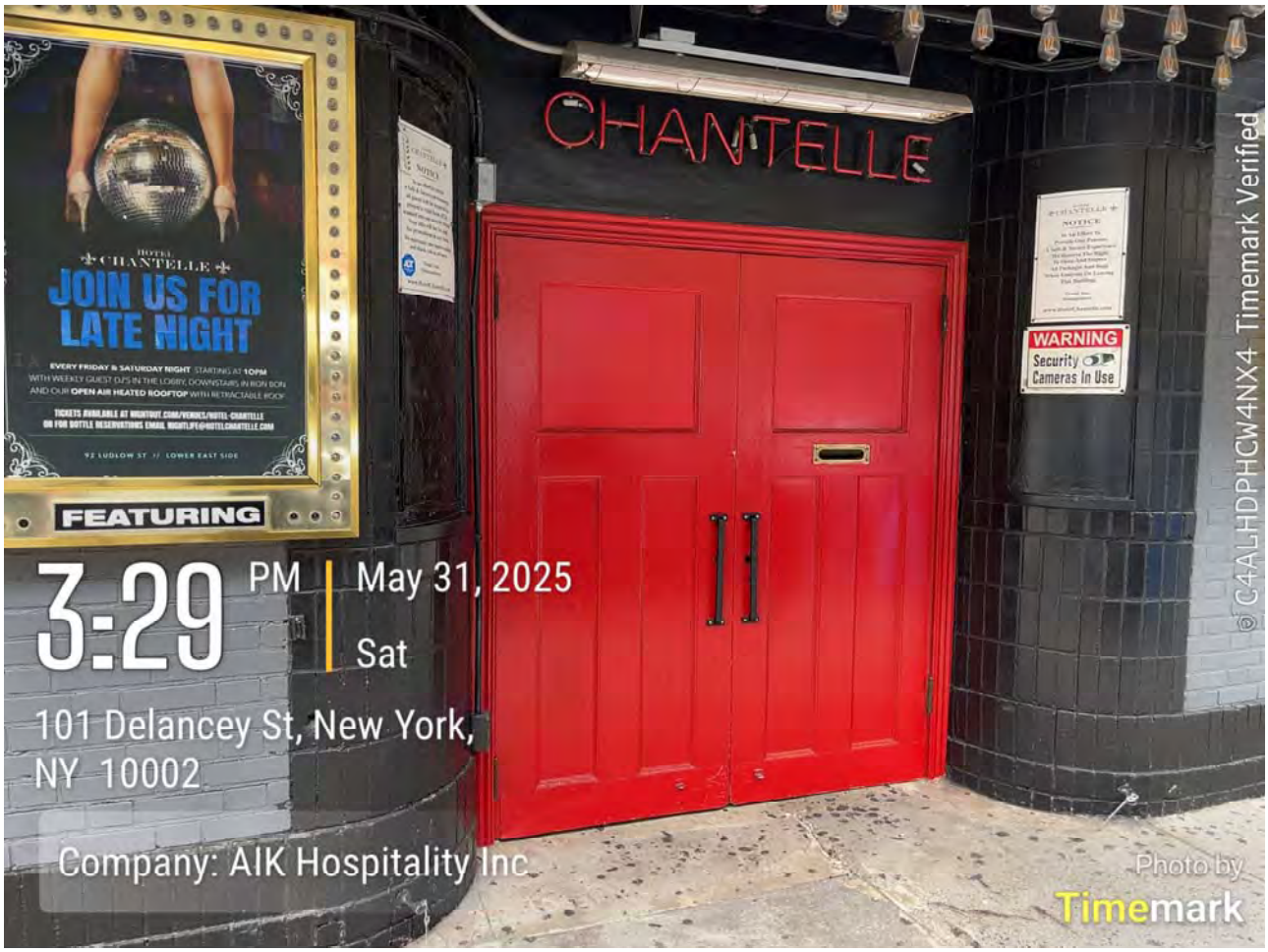
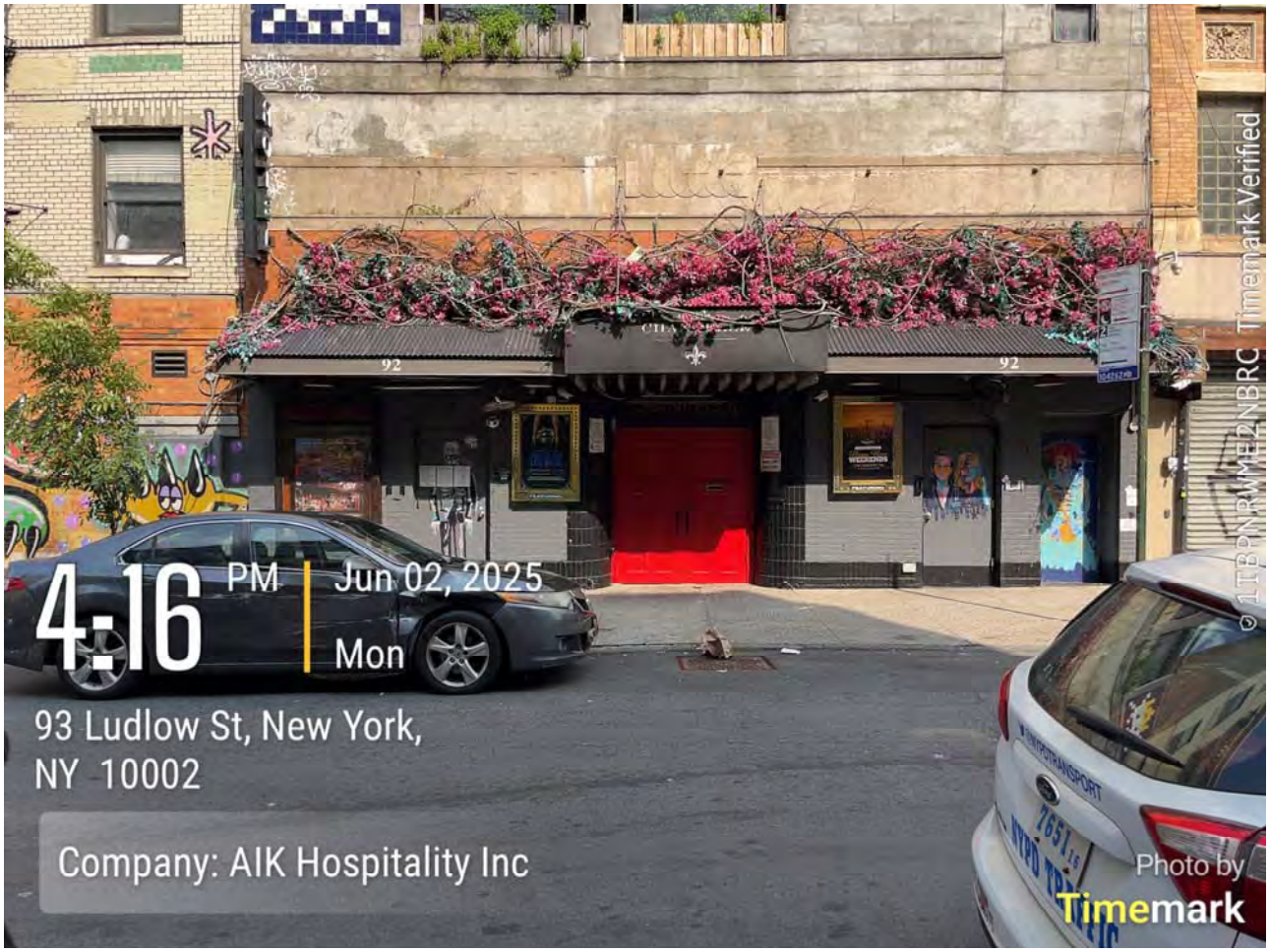
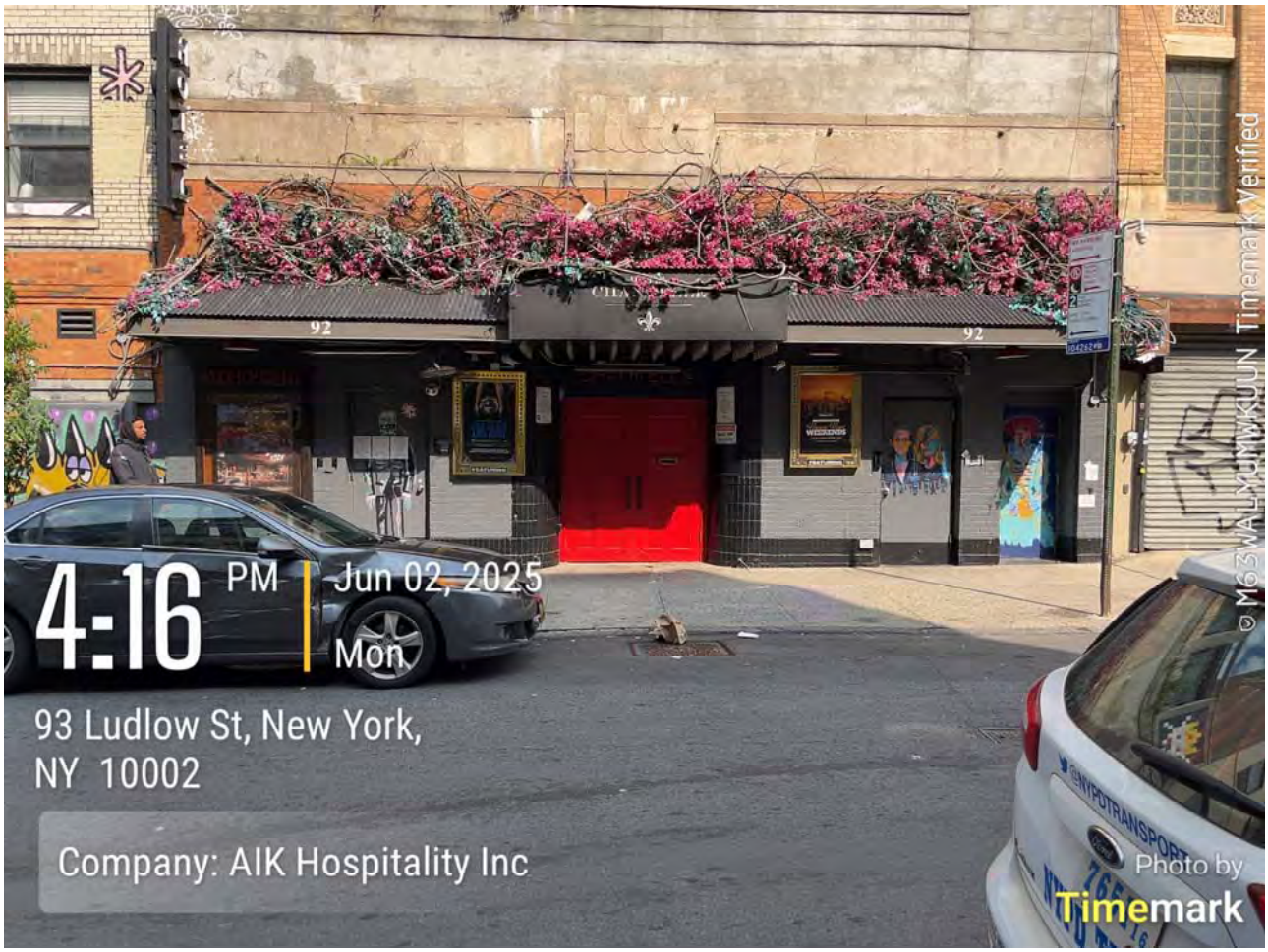
© 122DEU3GPBMGEL Timemark Verified


CHANTELLE
HOTEL CHANTELLE
JOIN US FOR LATE NIGHT
EVERY FRIDAY & SATURDAY NIGHT STARTING AT 10PM
WITH WEEKLY GUEST DJ'S IN THE LOBBY, DOWNSTAIRS IN IRON BON
AND OUR OPEN AIR HEATED ROOFTOP WITH RETRACTABLE ROOF
FEATURING
WARNING
Security Cameras In Use
3:29 PM
May 31, 2025
Sat
101 Delancey St, New York, NY 10002
Company: AIK Hospitality Inc
Photo by Timemark
© C4ALHDPHCW4NX4 Timemark Verified


4:16 PM
Jun 02, 2025
Mon
93 Ludlow St, New York,
NY 10002
Company: AIK Hospitality Inc
Photo by
Timemark
© 1TBPNRMMEZNBRC Timemark Verified


4:16 PM
Jun 02, 2025
Mon
93 Ludlow St, New York,
NY 10002
Company: AIK Hospitality Inc
Photo by
Timemark
© M63WALMUNWKLUN Timemark Verified

ATTENTION RESIDENTS & NEIGHBORS

AIK HOSPITALITY INC - 646-925-6679

Company/DBA Name and Contact Number for Questions

Plans to open a

RESTAURANT

(Please choose) Bar/Restaurant/Club and indicate if there will be a Sidewalk Café or Backyard Garden

at the following location

92 LUDLOW ST, NEW YORK, NY 10002

Building Number and Street Name (Address)

This establishment is seeking a license to serve

LIQUOR, WINE, BEER & CIDER

Beer & Wine or Beer/Wine & Liquor

There will be an opportunity for public comment on

Monday, June 16, 2025 at 6:30pm

Online: https://www.zoomgov.com/j/1615486314

[illegible] www.cb3manhattan.org for Zoom meeting details

Date/Time/Location

AIK HOSPITALITY INC - 646-925-6679

Applicant Contact Information

At COMMUNITY BOARD 3

[illegible] Licensing Committee Meeting

mn03@cb.nyc.gov - www.cb3manhattan.org

3:23 PM | May 31, 2025
Sat
95 Delancey St, New York,
NY 10002
Company: AIK Hospitality Inc
Photo by Timemark
LAD96KUCYL9D3A Timemark Verified

3:24 PM | May 31, 2025
Sat
95 Delancey St, New York,
NY 10002
Company: AIK Hospitality Inc
Photo by Timemark
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ATTENTION RESIDENTS & NEIGHBORS
第 3 社區居民 請注意

AIK HOSPITALITY INC - 646-925-6679

公司名字 (Company) and/和 聯繫人的資料 (Contact Info)

Plans to open a (以上的店主想要在第 3 社區申請生意相關牌照擴展生意)

RESTAURANT

(請選擇/please choose) 酒吧 (Bar)/餐館 (Restaurant)
戶外咖啡 (Sidewalk Café) or 或者
後院花園咖啡 (Backyard Use)

92 LUDLOW ST, NEW YORK, NY 10002

Address/生意地址

seeking a license to serve (以上的店主想要請以下相關酒牌照)

LIQUOR, WINE, BEER & CIDER

(請選擇/please choose) 啤酒和酒牌照 (Beer & Wine) or/或者
啤酒牌照 (Beer) or/或者
酒和烈酒牌照 (Wine & Liquor)

Public meeting for comments
第 3 社區的居民有權利提出自己的意見和建議.

(CB3 SLA & DCA Committee Meeting)
曼哈頓第 3 社區委員會
酒牌和紐約市消費局有關小商業牌照委員會

Monday, June 16, 2025 at 6:30pm
Online: https://www.zoomgov.com/j/1615486314
See www.cb3manhattan.org for zoom meeting details

時間 (Time) 和地點 (Location)

95 Delancey St, New York, NY 10002

mn03@cb.nyc.gov - www.cb3manhattan.org

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3:24 PM | May 31, 2025 Sat
95 Delancey St, New York, NY 10002
Company: AIK Hospitality Inc
Photo by Timemark

NEIGHBORING RESIDENTS
VECINOS DE LA COMUNIDAD

AIK HOSPITALITY INC - 646-925-6679

Company Name/Contact Info — Nombre de la Compañía/el teléfono de contacto

Plans to open a: — **Planifique abrir un/una:**

RESTAURANT

(Please choose) Bar/Restaurant sidewalkcafé/backyard use — (Favor de escoger) una Barra/un Restaurante un café de acera o un patio de atrás

92 LUDLOW ST, NEW YORK, NY 10002

address — dirección

Seeking a license to serve — **En buscada de una licencia para servir:**

LIQUOR, WINE, BEER & CIDER

Beer & Wine or Beer/Wine & Liquor — Cerveza y vino o cerveza/vino y bebidas alcohólicas

Public meeting for comments — **Reunión público para comentarios**

Monday, June 16, 2025 at 6:30pm
Online: https://www.zoomgov.com/j/1615486314
See www.cb3manhattan.org for zoom meeting details

At COMMUNITY BOARD 3 SLA & DCA Licensing Committee Meeting — En la JUNTA COMUNITARIA 3 La reunión del Comité de Licencias del SLA y del DCA

mn03@cb.nyc.gov - www.cb3manhattan.org

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3:23 PM | May 31, 2025 Sat
95 Delancey St, New York, NY 10002
Company: AIK Hospitality Inc
Photo by Timemark

Petition to Support Proposed Liquor License

Date: MAY 27, 2025

The following undersigned residents of the area support the following liquor license (indicate the type of license such as full-liquor or beer-wine) LIQUOR, WINE, BEER & CIDER

to the following applicant/establishment (company and/or trade name) AIK HOSPITALITY INC

Address of premises: 92 LUDLOW ST, NEW YORK, NY 10002

This business will be a: (circle) Bar Restaurant Other: _____

The hours of operation will be:

X SUNDAY - THURSDAY: 4PM - 2AM, FRIDAY & SATURDAY: 4PM - 4AM

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Amanda Martin		anmartin247@gmail.com
Carmen Gomez		~~ascolgomez@gmail.com~~
Jaime Lopez		85 ludlow st NY NY
Salah Alsaedi		242 Broome St.
Odalis		101 Delancey st (9)
Isabella Sirrani		248 BROOME ST
Nancy Rhodes		250 Broome St.
Alexis Yaeger		115 Ludlow
Lexi Wiens		93 orchard
Osbaldo Espinal		93 orchard
Jony		85 Delancey st
Brooke B.		101 Ludlow St
CFN'N COSTAS		109 Ludlow St
		88 ESSEX

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PLEASE NOTE: Signatures should be from residents of building, adjoining buildings, and within 2-blocks on the same street.

Other information regarding the license:

Name	Signature	Address and Apt # (required)
Andrew Scheib		37 1/2 Allen St. Unit #1C
Alex Casarova		125 orchard st
Jexlyn		122 orchard st
Johnny		143A orchard st
Fauziya		99 Rivington
Kelsey LaBorse		124 Ludlow st
Turkan Celik		122 Ludlow St.
Edreyn Rod.		86 Delancey st
Mario Cox		62 Ave B

NAME	ADDRESS	PHONE NUMBNER	EMAIL ADDRESS	SIGNATURE
Amanda Martin	anmartin247@gmail.com	732-718-1960	10 delaney st #17	
Carmen Gomez	~~cscottgomez@gmail.com~~ 85 ludlow st NY NY	914 215 4830	~~cscottgomez~~ cscottgomez@gmail.com	
Jaime Lopez	242 Broome St.	914-467-0721	Jaime.lopez@bondvet.com	
Salah Alsaedi	101 Delaneey st (9)	646 549 1007		
Odalis	248 BROOME ST	347 600 6690		
Isabella Sirran	250 Broome St.	917 710 7773	isabella@twin.nyc	
Nancy Rhodes	115 Ludlow	310 433 7876	nancyrhodes1@gmail	
Alexis Yaeger	93 orchard	631-353-2694	alexisayaeger@gmail.com	
Lexi Wiens	93 orchard	716-517-5407	alexishellyw@gmail.com	
Rebaldo Espinal	85 Delaneey st	347-223-3155	Espinal02 6981@gmail	
Jony	101 Ludlow st	347-360-2610		
Brooke B.	109 Ludlow st	347-252-2944		B. Borges
GENO COSTAS	88 ESSEX	917 412 1794		

HOTEL Chantelle
NEW YORK CITY

SHAREABLE DINING

PER $33 PERSON

FOUR OR MORE

SOCIAL BRUNCH STYLE

WATERMELON SALAD
Mini Heirloom tomato, feta, mint, cilantro, basil, sumac, olives, Athena Vinaigrette

SMOKED
SALMON RICOTTA
whipped sheep's milk riccota, Nova Scotia salmon, Dill, Caper, lemon zest, everything bagel chips

CHICKEN AND WAFFLES
belgian waffles, buttermilk Crispy chicken topped with maple cotton candy

SMASH SLIDERS
two Prime beef, grilled onions, American cheese, potato bun

VEGAN CEVICHE
hearts of palm, bell peppers, red onion, cilantro, citrus, green plantain chips

TRUFFLE PIZZA
roasted mushrooms, goat cheese, parmesan, shaved black truffle

STUFFED
FRENCH TOAST
cornflake crusted brioche, cinnamon mascarpone center

BEC SPRING ROLLS
two hand rolled Springrolls, heritage organic scrambled eggs, maple turkey bacon, American cheese, chili spiced ketchup

ALSO AVAILABLE À LA CARTE

ENHANCEMENTS

LOBSTER MAC $6 PER PERSON
oversized elbow macaroni, lobster vegamele and chunks of Maine lobster, toasted gruyère

CUPCAKE
CHANDELIER $45
(8 CUPCAKES)

SIDES

HEIRLOOM ROASTED CARROTS
HERB YOGURT DIP · $7

TRUFFLE TATOR TOTS
TOSSED IN PARMESAN · $9

FRENCH FRIES
MALT TARRAGON AIOLI · $7

18% GRATUITY & NYC SALES TAX WILL BE ADDED TO CHECKS OF 4 OR MORE

CELEBRATE

ALL DAY COCKTAIL & BOTTLE PACKAGES

RUBY
$30 PER PERSON
2 free flowing hours of specialty cocktail pitchers:

CHOICE OF ...
pineapple express
passion fruit mojito
southern sangria
mimosa

AMETHYST
$45 PER PERSON
2 free flowing hours of:

Chandon Brut Sparkling
-
Dark Horse Rose - California
-
Bistro Sauv Blanc - France

AQUAMARINE
$300
Magnum of Moet Nectar Imperial Rose

DIAMOND
$450
3 - 750 ml bottles of Veuve Clicquot Ponsardin

EMERALD
$550
Ketel One or Belvedere Vodka 750 ml & 1 bottle of Don Julio Blanco or Don Julio Anejo

PEARL
$650
Ketel One or Belvedere Vodka 750 ml & 2 bottles of Moet Chandon Imperial

IF YOU HAVE ALLERGIES, PLEASE ALERT US AS NOT ALL INGREDIENTS ARE LISTED. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, EGGS, MAY INCREASE YOUR RISK OF FOOD-BORNE ILLNESS.

92
LUDLOW STREET

HOTEL Chantelle
NEW YORK CITY

PH
212-254-9100

SOCIAL BRUNCH STYLE

WATERMELON SALAD $12
Mini Heirloom tomato, feta, mint, cilantro, basil, sumac, olives, Athena Vinaigrette

SMOKED
SALMON RICOTTA $14
whipped sheep's milk riccota, Nova Scotia salmon, Dill, Caper, lemon zest, everything bagel chips

CHICKEN AND WAFFLES $16
belgian waffles, buttermilk Crispy chicken topped with maple cotton candy

SMASH SLIDERS $14
two Prime beef, grilled onions, American cheese, potato bun

VEGAN CEVICHE $12
hearts of palm, bell peppers, red onion, cilantro, citrus, green plantain chips

TRUFFLE PIZZA $17
roasted mushrooms, goat cheese, parmesan, shaved black truffle

STUFFED
FRENCH TOAST $14
cornflake crusted brioche, cinnamon mascarpone center

BEC SPRING ROLLS $14
two hand rolled Springrolls, Herritage organic scrambled eggs, maple turkey bacon, American cheese, chili spiced ketchup

ENHANCEMENTS

LOBSTER MAC $25
oversized elbow macaroni, lobster vegamele and chunks of Maine lobster, toasted gruyère

CUPCAKE
CHANDELIER $45
(8 CUPCAKES)

SIDES

HEIRLOOM ROASTED CARROTS
HERB YOGURT DIP · $7

TRUFFLE TATOR TOTS
TOSSED IN PARMESAN · $9

FRENCH FRIES
MALT TARRAGON AIOLI · $7

18% GRATUITY & NYC SALES TAX WILL BE ADDED TO CHECKS OF 4 OR MORE

CELEBRATE

ALL DAY
COCKTAIL & BOTTLE
PACKAGES

RUBY
$30 PER PERSON
2 free flowing hours of specialty cocktail pitchers:

CHOICE OF ...

pineapple express
passion fruit mojito
southern sangria
mimosa

AMETHYST
$45 PER PERSON
2 free flowing hours of:

Chandon Brut Sparkling
-
Dark Horse Rose - California
-
Bistro Sauv Blanc - France

AQUAMARINE
$300
Magnum of Moet Nectar Imperial Rose

DIAMOND
$450
3 - 750 ml bottles of Veuve Clicquot Ponsardin

EMERALD
$550
Ketel One or Belvedere Vodka 750 ml & 1 bottle of Don Julio Blanco or Don Julio Anejo

PEARL
$650
Ketel One or Belvedere Vodka 750 ml & 2 bottles of Moet Chandon Imperial

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HOTEL Chantelle
NEW YORK CITY

SHAREABLE DINING • PER $36 PERSON • FOUR OR MORE

DINNER

WATERMELON SALAD
Mini Heirloom tomato, feta, mint, cilantro, basil, sumac, olives, Athena Vinaigrette

CHICKEN AND WAFFLES
belgian waffles, buttermilk Crispy chicken topped with maple cotton candy

SMASH SLIDERS
two Prime beef, grilled onions, American cheese, potato bun

TUNA TARTARE CIGARS
ahi tuna, soy, sesame, green onions, crisp wonton cigar shell, miso ginger dipping sauce

VEGAN CEVICHE
hearts of palm, bell peppers, red onion, cilantro, citrus.green plantain chips

TRUFFLE PIZZA
roasted mushrooms, goat cheese, parmesan, shaved black truffle

LEMON PEPPER WINGS
meyer lemon zest, fresh ground pepper

LOBSTER MAC
oversized elbow macaroni, lobster vegamele and chunks of Maine lobster, toasted gruyèrevv

ALSO AVAILABLE À LA CARTE

CUPCAKE **CHANDELIER**
(8 CUPCAKES) - $45

SIDES
HEIRLOOM ROASTED CARROTS
HERB YOGURT DIP · $7

TRUFFLE TATOR TOTS
TOSSED IN PARMESAN · $9

FRENCH FRIES
MALT TARRAGON AIOLI · $7

18% GRATUITY & NYC SALES TAX WILL BE ADDED TO CHECKS OF 4 OR MORE

CELEBRATE

ALL DAY COCKTAIL & BOTTLE PACKAGES

RUBY
$30 PER PERSON

2 free flowing hours of specialty cocktail pitchers:

CHOICE OF ...

pineapple express
passion fruit mojito
southern sangria
mimosa

AMETHYST
$45 PER PERSON

2 free flowing hours of:

Chandon Brut Sparkling
-
Dark Horse Rose - California
-
Bistro Sauv Blanc - France

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Magnum of Moet Nectar Imperial Rose

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92
LUDLOW STREET

HOTEL Chantelle

NEW YORK CITY

PH
212-254-9100

DINNER

WATERMELON SALAD $12
Mini Heirloom tomato, feta, mint, cilantro, basil, sumac, olives, Athena Vinaigrette

CHICKEN AND WAFFLES $16
belgian waffles, buttermilk Crispy chicken topped with maple cotton candy

SMASH SLIDERS $14
two Prime beef, grilled onions, American cheese, potato bun

TUNA TARTARE CIGARS $16
ahi tuna, soy, sesame, green onions, crisp wonton cigar shell, miso ginger dipping sauce

VEGAN CEVICHE $12
hearts of palm, bell peppers, red onion, cilantro, citrus.green plantain chips

TRUFFLE PIZZA $17
roasted mushrooms, goat cheese, parmesan, shaved black truffle

LEMON PEPPER WINGS $18
meyer lemon zest, fresh ground pepper

LOBSTER MAC $18
oversized elbow macaroni, lobster vegamele and chunks of Maine lobster, toasted gruyèrevv

CUPCAKE
CHANDELIER
(8 CUPCAKES) - $45

SIDES

HEIRLOOM ROASTED CARROTS
HERB YOGURT DIP · $7

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Ketel One or Belvedere Vodka 750 ml & 2 bottles of Moet Chandon Imperial

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92
LUDLOW STREET

HOTEL Chantelle
NEW YORK CITY

PH
212-254-9100

SPECIALTY COCKTAILS

$15.92

PINEAPPLE EXPRESS
jalapeño tequila, pineapple, pomegranate, lime

CAMDEN TOWN
dry gin, grapefruit liqueur, lemon, cardamom bitters

SMOKEY ALOHA
ilegal mezcal, pineapple, cinnamon syrup, lime, angostura bitters

PASSION FRUIT MOJITO
bacardi silver, mint, passion fruit syrup, lime, prosecco

SANTA CRUZ
chandon garden spritz, ketel one, lemon zest, topped with pinot noir

SOUTHERN SANGRIA
ketel one peach & orange blossom, chardonnay, peach pureé, fresh fruit

L.E.S. LOLITA
premium vodka, lychee, lime, prosecco float, served up

ROSÉ MARGARITA
don julio blanco tequila, orange curaçao dragonfruit syrup, lime

DRINKING WITH FRIENDS

$30 PER PERSON

2 free flowing hours of specialty cocktail pitchers:

pineapple express
passion fruit mojito
southern sangria - mimosa

18% GRATUITY & NYC SALES TAX WILL BE ADDED TO CHECKS OF 4 OR MORE

WINE

BUBBLES

Prosecco, Lamarca, Italy	13 / 48
Brut Rose, Dark Horse, CA	12/44
Chandon, Garden Spritz, Napa	13/50
Chandon Sparkling, Napa	50
Inspiration 1818 by Billecart	80
Vueve Clicquot Réserve Cuvée	110

WHITE

Pinot Grigio, Ecco Domani, Veneto	11/40
Chardonnay, Estancia, Monterey	14/49
Sauvignon Blanc, Bistro, France	14/49
Pinot Gris, La Crema, Monterey	45
Sancerre, Maison Belles Côtes	62
Chardonnay, *Kendall Jackson Grand Reserve, CA*	77

RED

Pinot Noir, Bourgogne, France	14/49
Montepulciano, Nevio, D'Abruzzo	14/49
Cabernet, B+G, France	14/46
Super Tuscan, Brancaia Tre, Tuscany	50
Shiraz, Penfolds Bin 28, AU	63
Red Blend, Skyside by Newton, CA	63
Cabernet Sauvignon, Sanctuary, Rutherford	72
Pinot Noir, J Vineyards, Russian River	75

ROSÉ

Dark Horse, CA	12/42
Whispering Angel, Provence	18/85

BEER

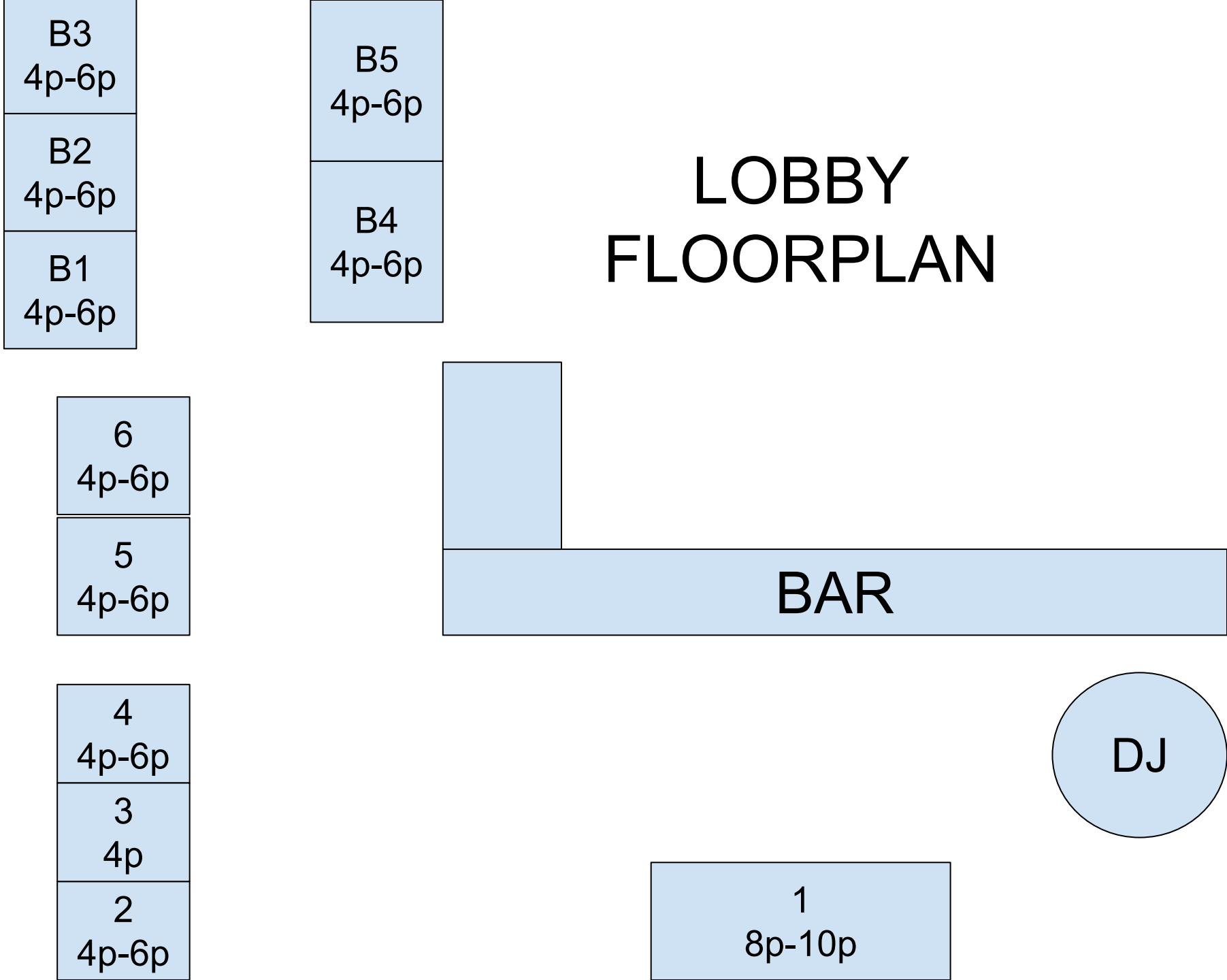
$7.92

STELLA ARTOIS
CONEY ISLAND IPA
CONEY ISLAND PILSNER
BLUE MOON · CORONA
BROOKLYN LAGER · BUD LIGHT

$6.92

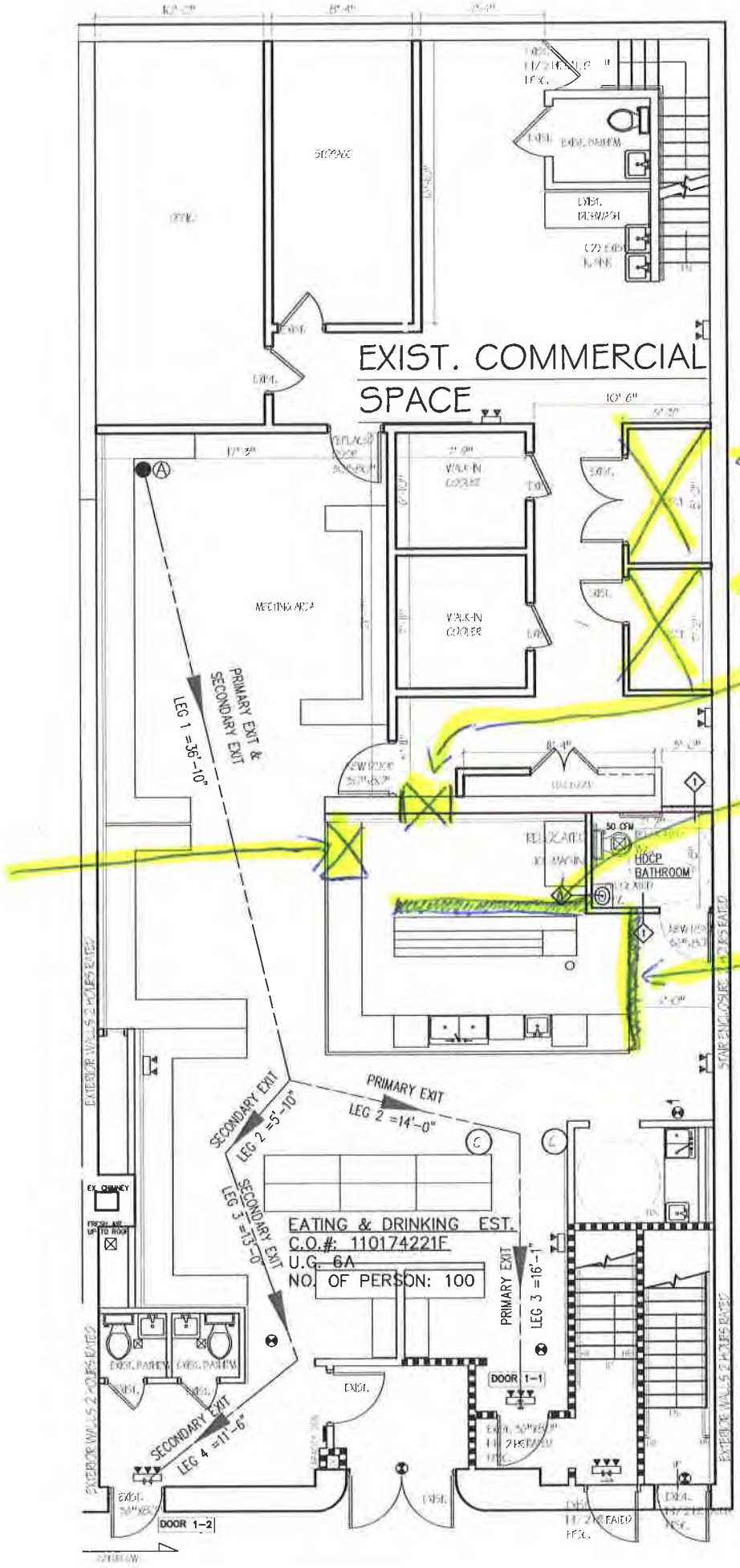
RED BULL
ORIGINAL OR SUGAR FREE

LOBBY FLOORPLAN



(Proposed)

92 Ludlow
1st Floor

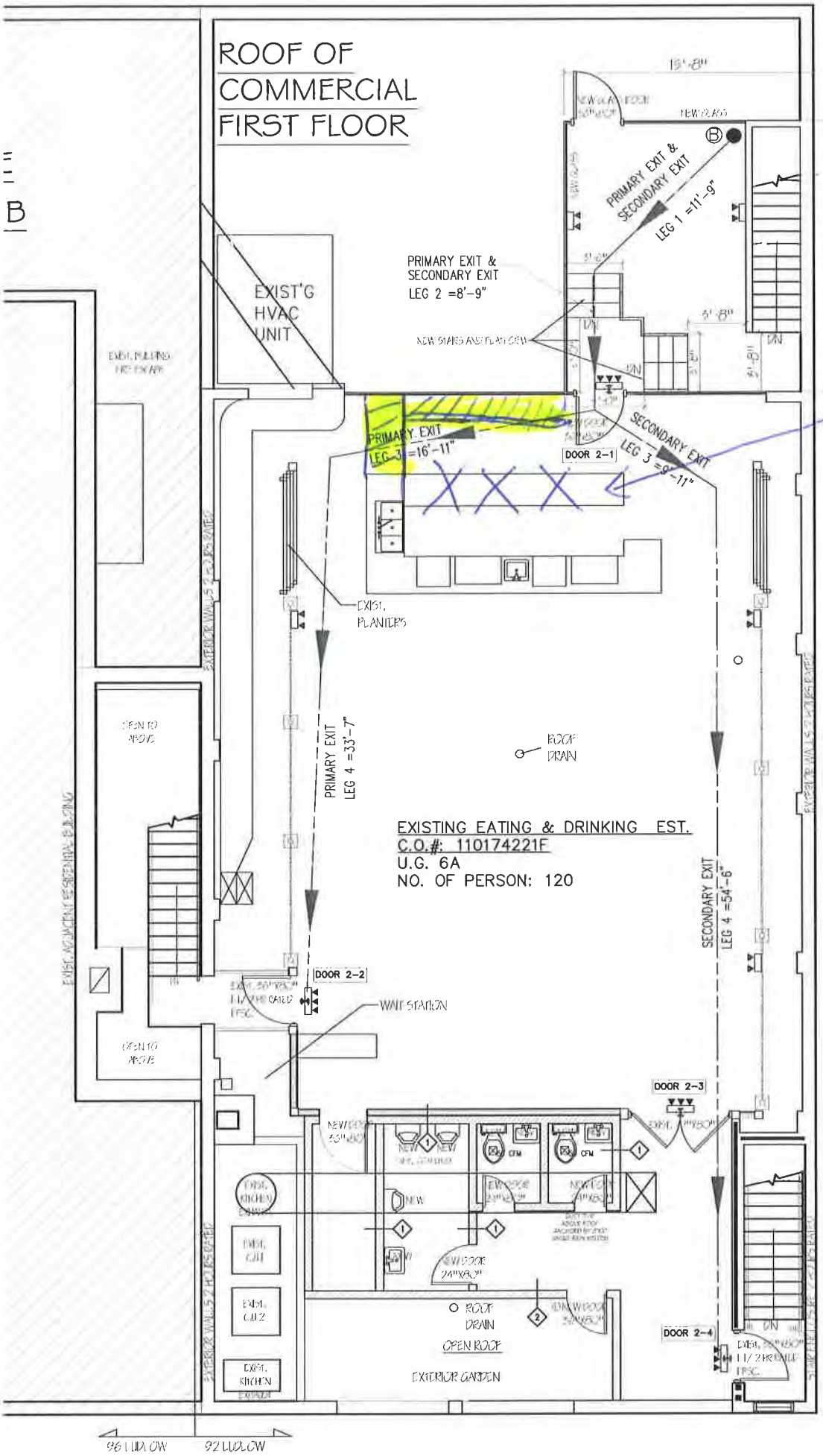


Remove closets

make opening

ADD wall

ADD wall

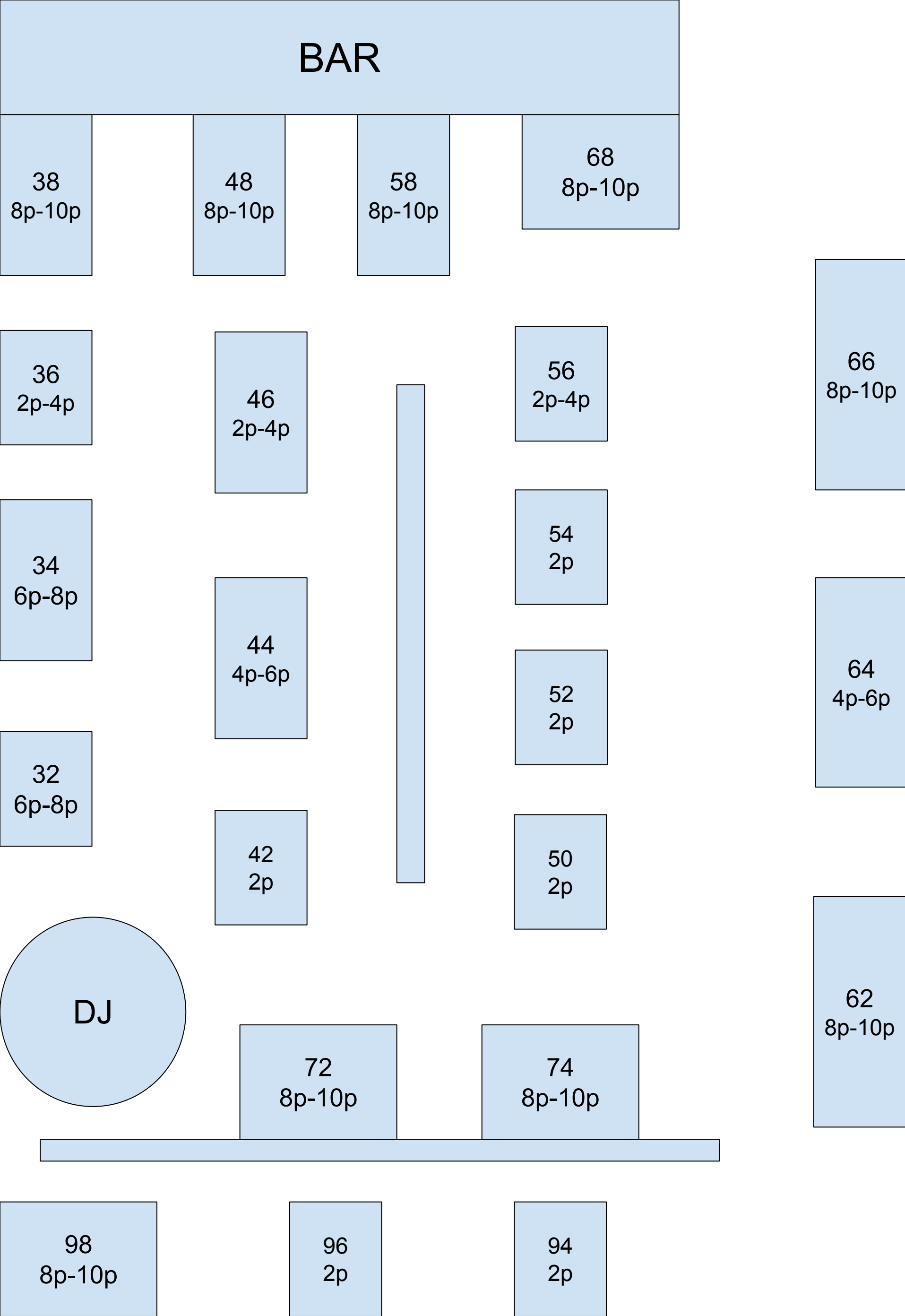


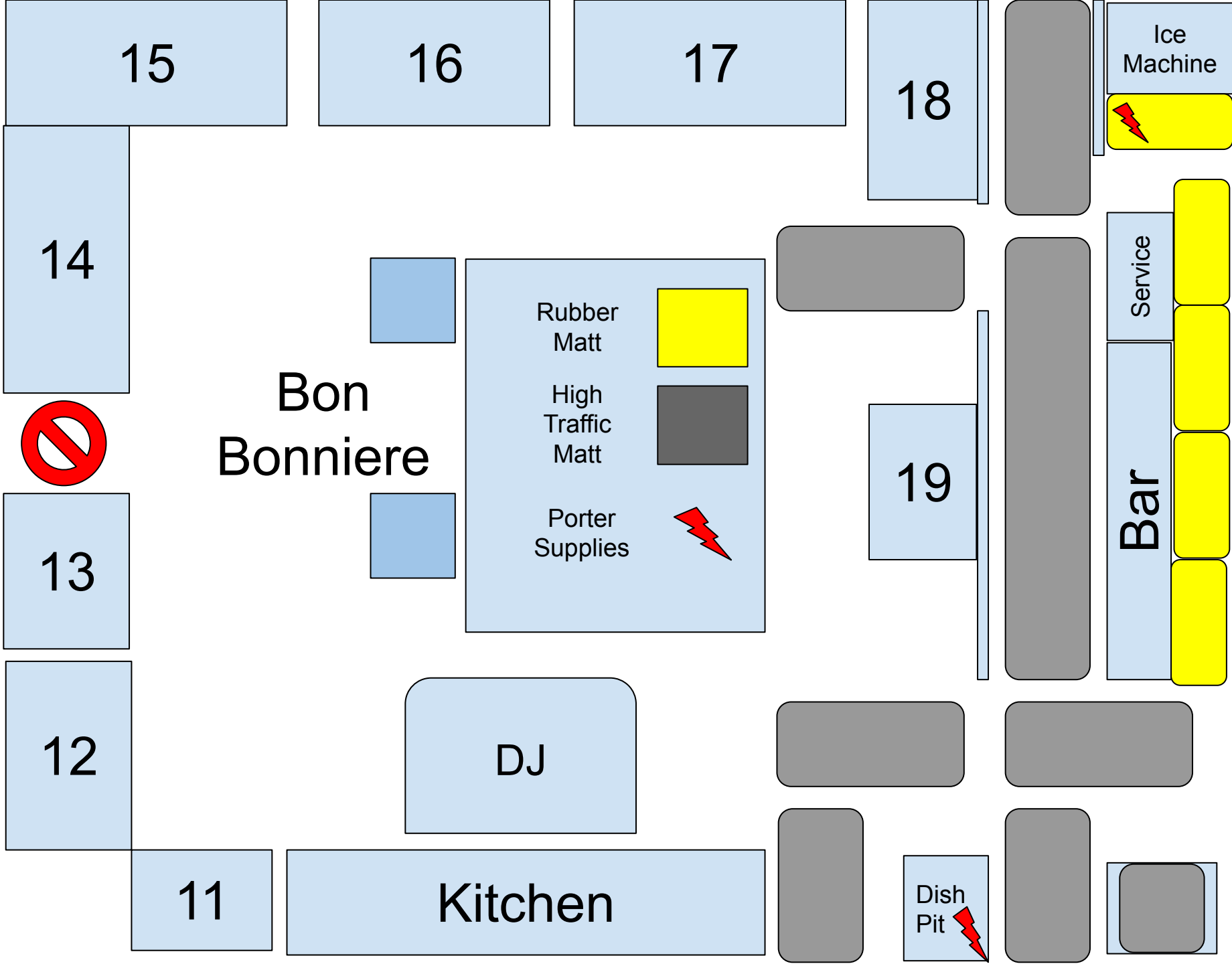
(PROPOSED)

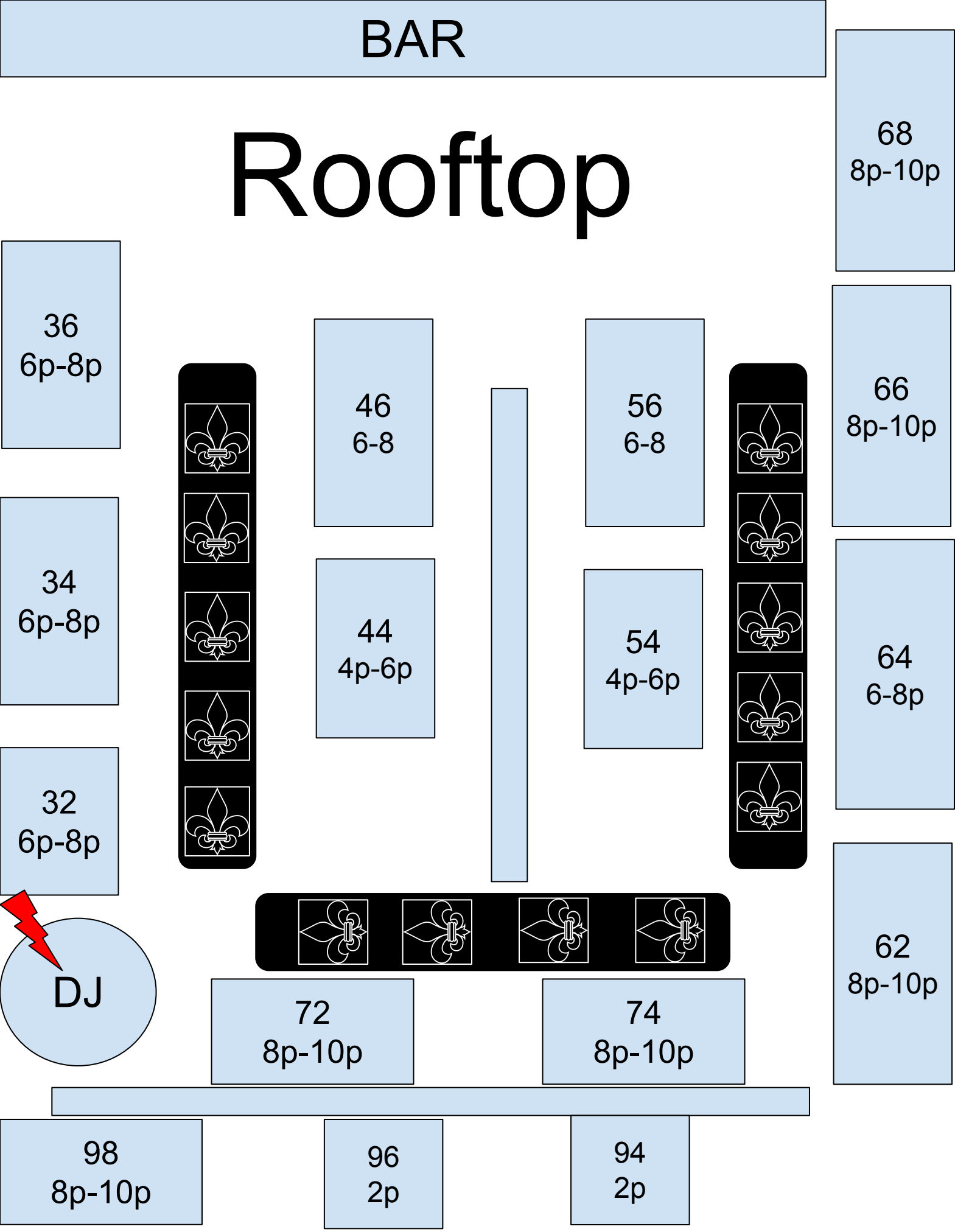
92 LUDLOW

2ND FLOOR

Remove

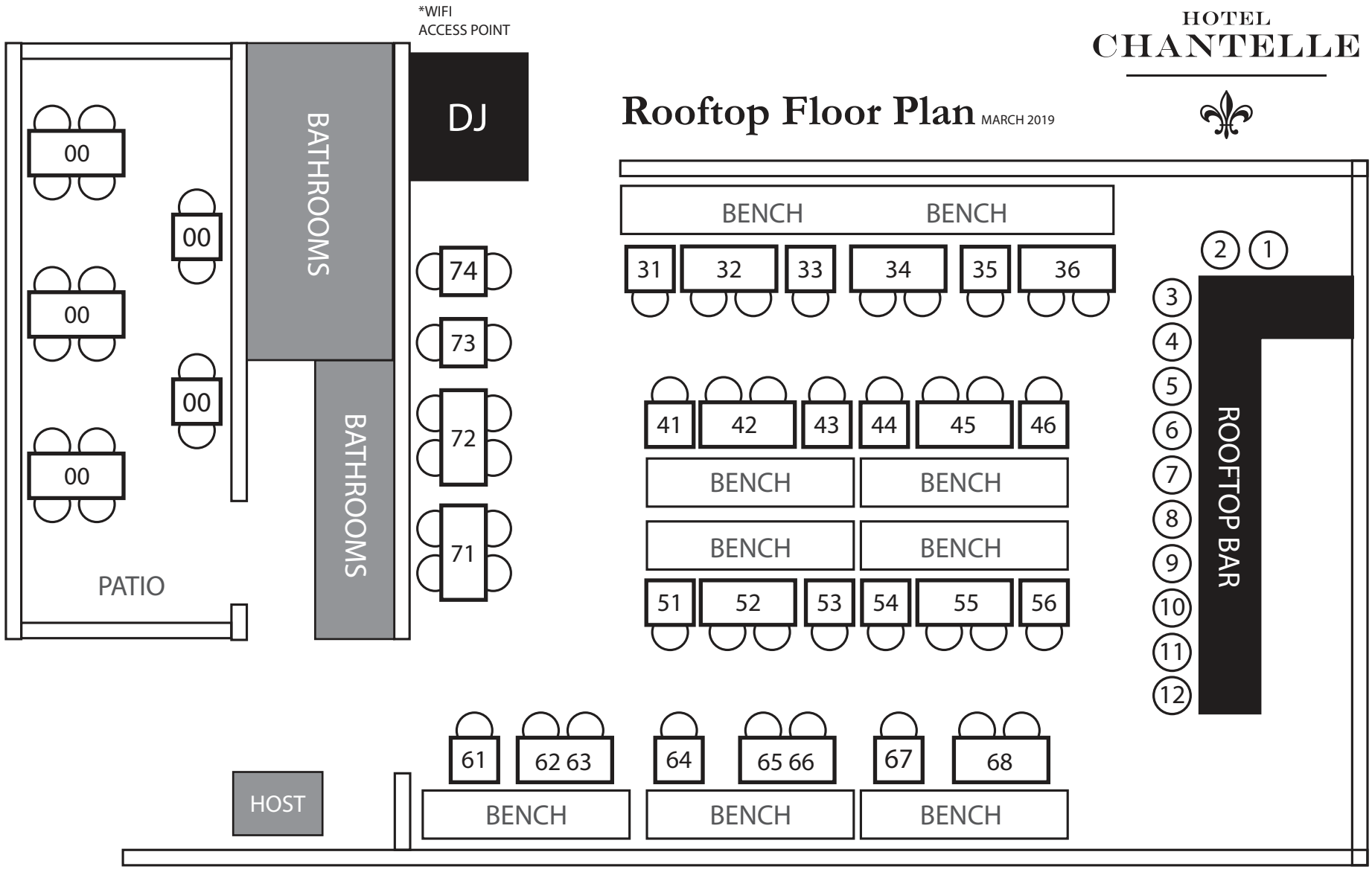

BAR
38
8p-10p
48
8p-10p
58
8p-10p
68
8p-10p
36
2p-4p
46
2p-4p
56
2p-4p
66
8p-10p
34
6p-8p
44
4p-6p
54
2p
64
4p-6p
52
2p
32
6p-8p
42
2p
50
2p
62
8p-10p
DJ
72
8p-10p
74
8p-10p
98
8p-10p
96
2p
94
2p


15
16
17
18
Ice Machine
14
Bon Bonniere
Rubber Matt
High Traffic Matt
Porter Supplies
Service
19
Bar
13
12
DJ
11
Kitchen
Dish Pit


BAR
Rooftop
68
8p-10p
36
6p-8p
46
6-8
56
6-8
66
8p-10p
34
6p-8p
44
4p-6p
54
4p-6p
64
6-8p
32
6p-8p
DJ
62
8p-10p
72
8p-10p
74
8p-10p
98
8p-10p
96
2p
94
2p

HOTEL
CHANTELLE

Rooftop Floor Plan MARCH 2019



Hosts

1. _____
2. _____
3. _____
4. _____

Rooftop Servers

1. _____
2. _____
3. _____
4. _____

Bartenders

5. _____
6. _____
7. _____
8. _____

Bussers

1. _____
2. _____
3. _____
4. _____

GENERAL CONDITION NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO PROVIDE THE OWNER WITH A COMPLETE AND FULLY OPERATIONAL SYSTEMS.
2. CODES AND REGULATIONS: ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES. ALL APPLICABLE OSHA PROVISIONS SHALL BE COMPLIED WITH FOR THE DURATION OF THE PROJECT.
3. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS & PAY ALL PERMIT FEES.
4. ALL SIZES, DIMENSIONS, EQUIPMENT MOUNTING HEIGHTS LAND LOCATIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION. THE DRAWINGS SHALL NOT BE SCALED.
5. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK, SCHEDULES REQUIREMENTS OF ALL TRADES.
6. SCHEDULING OF WORKS: THE CONTRACTOR SHALL PREPARE A PROPOSED CONSTRUCTION SCHEDULE NOTING ANY WORK OCCURRING IN OCCUPIED AREAS. THE SCHEDULE SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SCHEDULE.
7. ALL CONSTRUCTION SHALL BE DONE IN A NEAT AND WORKMANLIKE MANNER KEEPING ALL NOISE AND DUST PRODUCED TO MINIMUM LEVEL. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY AND BROOM–CLEAN CONDITION AT ALL TIMES. CLEAN–UP AND DEBRIS REMOVAL SHALL BE DONE AT THE END OF EACH WORKING DAY.
8. ALL WORKMEN WILL OBSERVE SANITARY WORK RULES AT ALL TIMES ESPECIALLY NOTING THAT SMOKING IS NOT PERMITTED IN THE BUILDING.
9. ALL WALLS, CEILINGS AND FLOORS FROM WHICH PARTITIONS, EQUIPMENT, PIPES & CONDUITS, ETC. HAVE BEEN REMOVED & SHALL BE PATCHED. ALL SURFACES WHICH HAVE BEEN DAMAGED DUE TO PATCHING, EXTENSIONS & REPLACEMENTS, ETC. SHALL MATCH & BE ALIGNED WITH ALL EXISTING WORK AND SURFACES.
10. SPECIAL REQUIREMENTS: ALL WORK DONE SHALL BE INCLUSIVE & ANY WORK NOT SPECIFICALLY INDICATED BUT REASONABLY IMPLIED SHALL BE INCLUDED.

A. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS & SAMPLES TO ENGINEER FOR REVIEW. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL SPECIFICATIONS FOR ALL ITEMS REQUIRING SUB–CONTRACTORS, FOR A PERIOD REQUIRED FOR SUBMISSION ARE AS FOLLOWS: THREE PRINTS OF SHOP DRAWINGS.THREE SAMPLES/CATALOG–CUTS.

B. TEMPORARY POWER, LIGHTING AND SANITARY REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER.

C. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OWNER GENERAL & SPECIAL CONDITIONS.

D. THE CONTRACTOR SHALL GUARANTEE ALL LABOR & MATERIAL SUPPLIED, BY HIM AND HIS SUB–CONTRACTORS, FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER ACCEPTANCE OF THE COMPLETED PROJECT.

11. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY & ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL & ELECTRICAL, ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTRACT AWARD.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY WALL OR FLOOR PENETRATIONS FOR NEW DUCT OR PIPING WORK & SHALL PATCH & REPAIR ALL HOLES, ACCESS OPENINGS, ETC. REQUIRED BY OTHER TRADES.
13. ALL ROUGH–IN SPECIFICATIONS ON EQUIPMENT PLAN, ELECTRICAL AND PLUMBING SIZES AND MOUNTING HEIGHT AND LOCATIONS TO BE VERIFIED BY CONTRACTOR WITH THE EQUIPMENT MANUFACTURER'S SPECIFICATIONS AS SUPPLIED BY OWNER OR EQUIPMENT SUPPLIER. INDICATIONS ON DRAWINGS ARE FOR INFORMATION ONLY– NOT FOR CONSTRUCTION.
14. THE GENERAL CONTRACTOR IS TO REVIEW THIS ENTIRE SET OF DOCUMENTS WITH EACH SUB AND ACKNOWLEDGE ALL CONDITIONS PERTINENT TO WORK. EACH CONTRACTOR SHALL FULLY COORDINATE THEIR WORK WITH THE INSTALLATION WORK OF OTHER TRADES AND MAKE NECESSARY FIELD ADJUSTMENTS AS REQUIRED TO ACCOMMODATE THEIR WORK AT NO ADDITIONAL COST TO THE OWNER.
15. ALL ALTERATIONS ARE DESIGNED TO BE IN ACCORDANCE WITH NYC BUILDING CODE.
16. ALL MATERIALS, ASSEMBLY, & CONSTRUCTION MUST CONFORM TO NYC BLDG. CODE.
17. CONTRACTOR SHALL PROVIDE GENERAL LIABILITY INSURANCE, BEFORE PERFORMING ANY WORK IN THIS BUILDING.
18. CONTRACTOR TO SECURE ALL PREMISES, PERMITS, AND SIGN–OFFS.
19. DUE TO THE INACCESSIBILITY OF ALL PARTS OF THE PREMISES & STRUCTURE, THE VARIOUS DIMENSIONS AND CONDITIONS SHOWN ARE PRESUMED TO BE REASONABLY CORRECT. THE CONTRACTOR HAS TO VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS THEREIN. AND HE SHALL REPORT IMMEDIATELY TO THE ARCHITECT OF ANY DISCREPANCIES.
20. DIMENSIONS ARE NOT TO BE DETERMINED BY SCALING.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SUPPORT & BRACING THROUGHOUT THE ENTIRE CONSTRUCTION.
22. NO CHANGE TO SIZE & BULK OF THE BUILDING, USE, OCCUPANCY, OR EGRESS.
23. THE ENGINEER OF DESIGN HAS NOT BEEN RETAINED AS SITE SUPERVISOR OR INSPECTOR.
24. NO WORK SHALL START UNTIL APPROVAL OF PLANS AND APPLICATIONS FROM THEDEPARTMENT OF BUILDINGS AND ALL REQUIRED WORK PERMITS ARE SECURED.
25. ALL WORK SHALL CONFORM TO THE NYC BLDG CODES & LOCAL REGULATIONS.
26. CONTRACTORS SHALL BE RESPONSIBLE FOR THE WORK & COORDINATION OF ALL SUBCONTRACTORS & TRADES.
27. CONTRACTORS SHALL BE RESPONSIBLE FOR NECESSARY PROTECTIONS FOR ALL WORK TO CONFORM WITH NYC BUILDING CODES. INCLUDING SIDEWALK SHED,TEMPORARY FENCE, BARRIER WARNING SIGNS, ETC., WHERE REQUIRED.
28. CONTRACTORS SHALL PROVIDE ALL REQUIRED LIABILITY INSURANCE, WORKMEN'S COMPENSATION INSURANCE AND DISABILITY INSURANCE BEFORE PERFORMING AND WORK IN THIS BUILDINGS OR WORK AREAS.
29. CONTRACTORS SHALL BE RESPONSIBLE FOR OTHER NECESSARY FILINGS OF WORK PERMITS AND ARRANGE FOR INSPECTIONS BY THE CITY OFFICIAL INSPECTORS.
30. DUE TO THE INACCESSIBILITY OF ALL PARTS OF THE PREMISES & STRUCTURE, THE VARIOUS DIMENSIONS AND CONDITIONS SHOWN ARE PRESUMED TO BE REASONABLY TRUE. CONTRACTORS SHALL REPORT IMMEDIATELY TO THE ARCHITECT OR ENGINEERS OF DESIGN FOR ANY INACCURACY OR DISCREPANCIES.
31. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AS REQUIRED TO VERIFY THE DRAWINGS AND TO PERFORM THIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SURVEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
32. DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER & ACCEPTABLE CONSTRUCTION AND INSTALLATION OF ANY PART OF THE WORK AS DETERMINED BY THE OWNER REPRESENTATIVE SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
33. THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN STRUCTURAL FEATURES AND DESIGN FOR THE COMPLETED PROJECT. FOR ARCHITECTURAL DETAILS & OTHER COMPONENTS THAT MAY BE NECESSARY TO CONSTRUCT THE PROJECT SEE ARCHITECTURAL & CONSULTANTS DRAWINGS.
34. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TO BE TYPICAL FOR ALL SIMILAR CONDITIONS.
35. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AS REQUIRED TO VERIFY THE DRAWINGS AND TO PERFORM THIS WORK PROPERLY. ANY DISCREPANCY BETWEEN THE DRAWINGS AND THE SURVEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
36. DETAILS NOT SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION AND INSTALLATION OF ANY PART OF THE WORK AS DETERMINED BY THE OWNER REPRESENTATIVE SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
37. THE INTENT OF THE STRUCTURAL DRAWINGS IS TO SHOW THE MAIN STRUCTURAL FEATURES AND DESIGN FOR THE COMPLETED PROJECT. FOR ARCHITECTURAL DETAILS AND OTHER COMPONENTS THAT MAY BE NECESSARY TO CONSTRUCT THE PROJECT SEE ARCHITECTURAL AND CONSULTANTS DRAWINGS.
38. REFER TO ARCHITECTURAL, HVAC, MECHANICAL AND ELECTRICAL DRAWINGS FOR VERIFICATION OF LOCATIONS AND DIMENSIONS OF ALL CHASES. SLOTS. INSERTS, CURBS, OPENINGS, SLEEVES. ANCHOR BOLTS, FLOOR PITCHES AND ALL OTHER PROJECT REQUIREMENTS NOT SHOWN ON STRUCTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES AGAINST DAMAGE DURING CONSTRUCTION.
39. REFER TO ARCHITECTURAL, HVAC, MECHANICAL & ELECTRICAL DWGS FOR VERIFICATION OF LOCATIONS & DIMENSIONS OF ALL CHASES. SLOTS. INSERTS, CURBS, OPENINGS, SLEEVES. ANCHOR BOLTS, FLOOR PITCHES & ALL OTHER PROJ. REQUIREMENTS NOT SHOWN ON STRUCTURAL DWGS.THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES AGAINST DAMAGE DURING CONSTRUCTION.
40. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING THE COMPLETE LAYOUT AND DETAILS OF ALL STRUCTURAL WORK TO BE PERFORMED,THE CONTRACTOR MAY NOT PERFORM WORK UNTIL THE SHOP DRAWINGS HAVE BEEN APPROVED.

TENANT'S SAFETY NOTES:

1. GENERAL:
   ALL WORK TO BE DONE IN ACCORDANCE WITH NEW YORK BUILDING CODES, ARTICLE 19, & REGULATIONS OF OTHER AGENCIES HAVING JURISDICTION.
2. STRUCTURAL:
   ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS, & ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH THE NYC BUILDING CODE, ARTICLE 19, SUB ARTICLE 1905.0 & 1906.0.
3. MEANS OF EGRESS:
   ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC. CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING.
4. FIRE SAFETY:
   A. BUILDING MATERIAL STORED AT CONSTRUCTION ARE, AND/OR IN ANY AREA OF THE BUILDING SECURE IN A LOCKED AREA, ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
   B. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
   C. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURES CONTAINERS, SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
   D. ALL FLAMMABLE MATERIALS TO BE USED & STORED IN AN ADEQUATELY VENTILATED SPACE.
   E. ALL ELECTRICAL POWER TO BE SHUTOFF WHERE THERE IS EXPOSED CONDUIT.
   F. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO SHUT–OFF AFTER WORKING HOURS.
   G. CONTRACTOR, AT ALL TIMES, TO MAKE SURE THERE IS NO LEAKS OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
5. DUST CONTROL:
   CONSTRUCTION WORK WILL BE CONFINED TO AREAS FILED FOR ONLY, AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO THE OCCUPIED APARTMENT UNITS WITHIN THE BUILDING. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION ARE. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING BY MEANS OF TEMPORARY PARTITIONS OR HEAVY WEIGHT DROP CLOTHS. DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.
6. NOISE AFTER HOURS:
   CONSTRUCTION OPERATION WILL BE CONFINED TO NORMAL WORKING HOURS: 8AM TO 5PM, MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS. CONTRACTOR TO RECEIVED THE WRITTEN CONSENT OF ALL PARTIES AFFECTED BY THIS WORKING DURING OTHER THAN REGULAR HOURS.
7. INTERRUPTIONS:
   CONSTRUCTION OPERATION WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERIES TO OTHER TENANTS OF THE BUILDING.

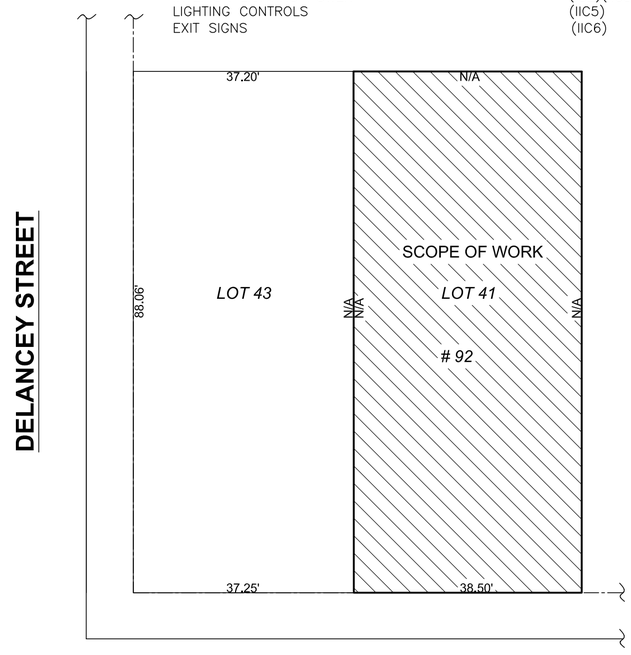
JOB DESCRIPTION:
PROPOSE INTERIOR RENOVATION ON PARTIAL 1ST & 2ND FLOOR, PARTITION WALL, PLUMBING WORK. NO CHANGE TO EGRESS, USE, OR OCCUPANCY.ARE PROPOSED UNDER THIS APPLICATION.

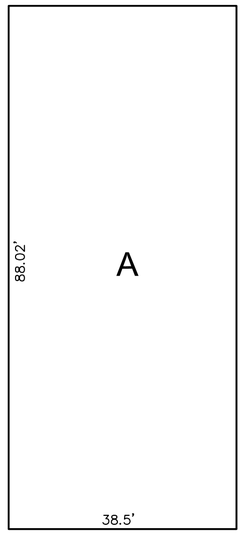
SPECIAL INSPECTION ITEMS:
FIRE–RESISTANT PENETRATIONS AND JOINTS BC 1704.27

PROGRESS INSPECTION ITEMS:
ENERGY CODE COMPLIANCE INSPECTION BC110.3.5

ENERGY INSPECTION:

INSULATION PLACEMENT AND R VALUES	(IA2),(IIA2)
FENESTRATION U–FACTOR AND PRODUCT RATING	(IA3),(IIA3)
FENESTRATION AIR LEAKAGE	(IA4),(IIA4)
FENESTRATION AREAS	(IA5),(IIA5)
AIR SEALING AND INSULATION–VISUAL	(IA6),(IIA6)
INTERIOR LIGHTING POWER	(IC2)(IIC3)
LIGHTING CONTROLS	(IIC5)
EXIT SIGNS	(IIC6)





LOT AREA CALCULATION:

A=88.02'X38.5'=3389 S.F.

TOTAL LOT AREA: A=3389 S.F.

PLOT PLAN
SCALE: N.T.S.

ADDRESS: 92 LUDLOW STREET
BLOCK: 409
LOT: 41
ZONE: C6-1
MAP: 12C

NOTE:
PA FILED UNDER APPLICATION #122745155

COMPANY:

Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718–384–0999 fax: 888–552–7611

ARCHITECT:

SUGNAM CHANG
Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718–384–0999 fax: 888–552–7611

CLIENT:

OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:

92 LUDLOW STREET,
NEW YORK, NY 10002

DRAWING TITLE:

NOTES, INSPECTION ITEMS,
PLOT PLAN, LOT AREA CALCULATION

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **G-001.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 01 OF 09

ZONING ANALYSIS

JOB ADDRESS: 92 LUDLOW STREET MANHATTAN, NY 10002

BLOCK : 409 LOT: 41
MAP: 12C ZONING: C6-1
LOT SIZE:=3389 S.F.(SEE LOT AREA CALCULATION AT PLAN G-001

MAX. F.A.R. CALCULATION (ZR 33-122)
MAX. F.A.R. FOR COMMERCIAL = 6
ALLOWABLE FL. AREA = 3389 S.F. x 6 = 20334 S.F.

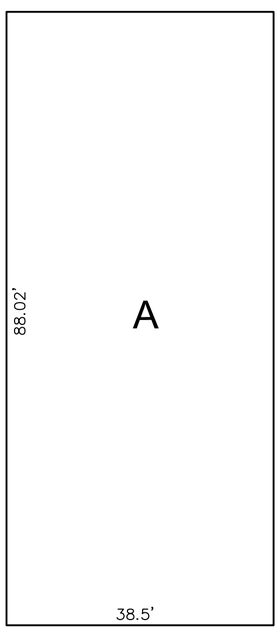
FLOOR	EXIST. GROSS FL. AREA	EXIST. DEDUCTION (PARKING GARAGE)	EXIST. ZONING FL. AREA	U.G.
CEL.	3389 S.F.	——	0 S.F.	6A
1ST	3389 S.F.	——	3389 S.F.	6A
2ND	2117.53 S.F.	——	2117.53 S.F.	6A
TOTAL	8,895.53 S.F.	——	5,506.53 S.F.	

FLOOR	PROPOSED RES. GROSS FL. AREA	PROPOSED DEDUCTION (PARKING GARAGE)	PROPOSED RES. ZONING FL. AREA	NEW ADDITION	U.G.
CEL.	3389 S.F.	——	0 S.F.	0 S.F.	6A
1ST	3389 S.F.	——	3389 S.F.	0 S.F.	6A
2ND	2605.87 S.F.	——	2605.87 S.F.	488.34 S.F.	6A
TOTAL	9,383.87 S.F.	——	5,994.87 S.F.	488.34 S.F.	
TOTAL PROPOSED COM.. FL. AREA: 5,994.87 S.F. < 20,334 S.F. ... O.K.					

(SEE FLOOR AREA CALCULATION AT PLAN G-002)

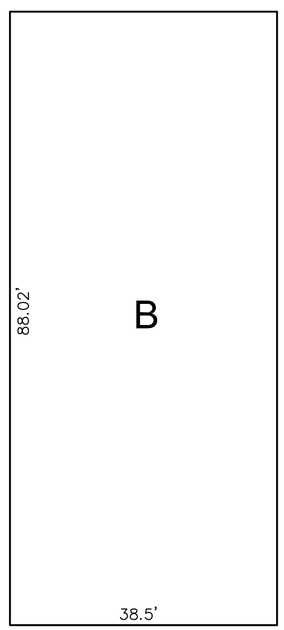
PROPOSED FLOOR AREA CALCULATION

EXIST. AREA
NEW ADDITION AREA



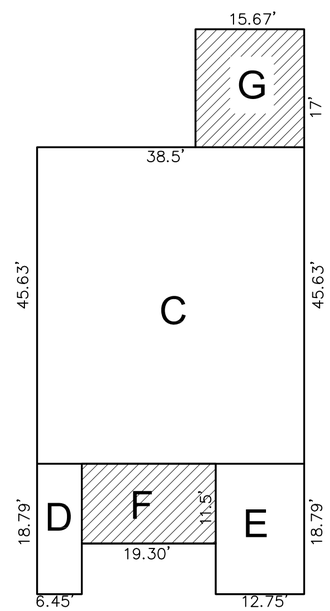
CELLAR
(EXISTING NO CHANGE)

A=88.02'X38.5'=3389 S.F.
GROSS CELLAR FL. AREA:
=A=3389 S.F.



1ST. FLOOR
(EXISTING NO CHANGE)

B=88.02'X38.5'=3389 S.F.
GROSS 1ST. FL. AREA:
=A=3389 S.F.



2ND. FLOOR

C=45.63'X38.5'=1756.76 S.F.
D=18.79'X6.45'=121.20 S.F.
E=18.79'X12.75'=239.57 S.F.

EXISTING 2ND. FL. AREA:
=C+D+E
=1756.76+121.20+239.57
=2117.53 S.F.

F=19.30'X11.5'=221.95 S.F.
G=17'X15.67'=266.39 S.F.

PROPOSED ADDITIONAL 2ND. FL. AREA:
=F+G=221.95+266.39
=488.34 S.F.

GROSS 2ND. FL. AREA:
=C+D+E+F+G
=2117.53+488.34
=2605.87 S.F.

COMPANY:

Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718-384-0999 fax: 888-552-7611

ARCHITECT:
SUGNAM CHANG
Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718-384-0999 fax: 888-552-7611

CLIENT:

OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:
92 LUDLOW STREET,
NEW YORK, NY 10002

DRAWING TITLE:
ZONING ANALYSIS

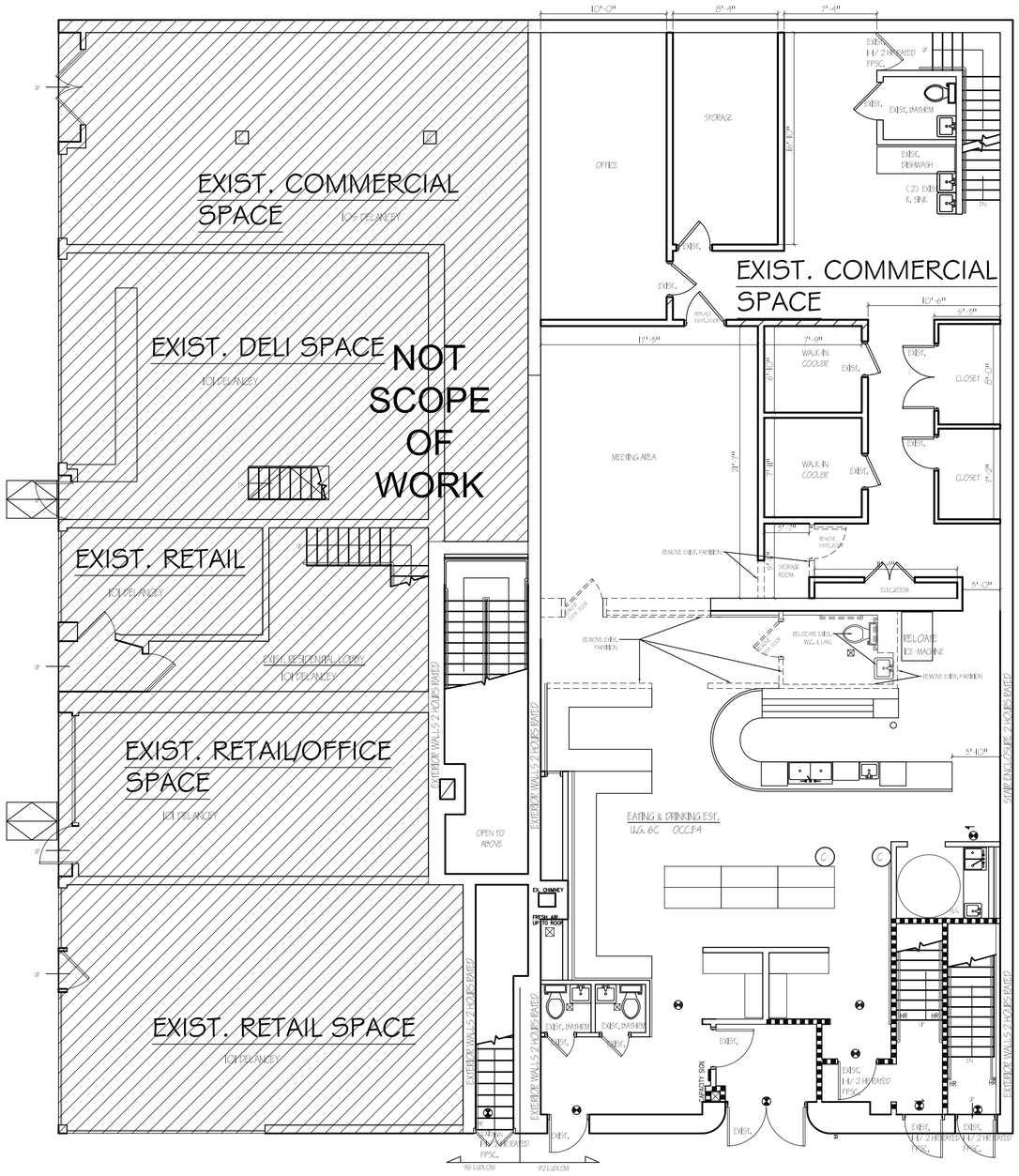
ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **G-002.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 02 OF 09

DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL FINISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETED DEMOLITION AND REMOVAL OF ALL THE ITEMS AS INDICATED IN THE DRAWINGS OR AS OTHERWISE DIRECTED BY K.P.G.
2. ALL EXISTING CARPET FLOORING, TACTLESS STRIPS AND CARPET UNDERLAY SHALL BE REMOVED UNLESS NOTED
3. ALL DEMOLITION WORK SHALL CONFORM TO N.Y.S. STANDARDS AND CODES.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS INCLUDING OVERTIME WORK REQUIRED.
5. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO TENANT OR OWNER UNLESS OTHERWISE STATED OR DIRECTED.
6. CONTRACTOR SHALL REMOVE ALL THE WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.
7. IN ALL AREAS WHERE DEMOLITION REMOVAL OF TILE, CARPET, TACKLESS PARTITIONS ETC, CAUSES AN UNEVENESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
8. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, AND METAL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR CARTED AWAY BY THE CONTRACTOR.
9. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
10. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS AND CEILING TILE, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, ETC .
11. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
12. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL OUTLETS, AND ALL OTHER PROJECTING PLUMBING, FLOOR ELECTRICAL OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
13. UPON COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.

LEGEND

- EXISTING PARTITION / WALL
- EXISTING PARTITION / WALL TO BE REMOVED
- 1HR NEW INTERIOR WALL
- NEW EXTERIOR WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- EXIT SIGN W/ EMERGENCY LIGHT



EXIST. & DEMO. FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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OTHER CONSULTANT:

REVISIONS:		
REV. NO.	DATE	DESCRIPTION

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DOB JOB NO:

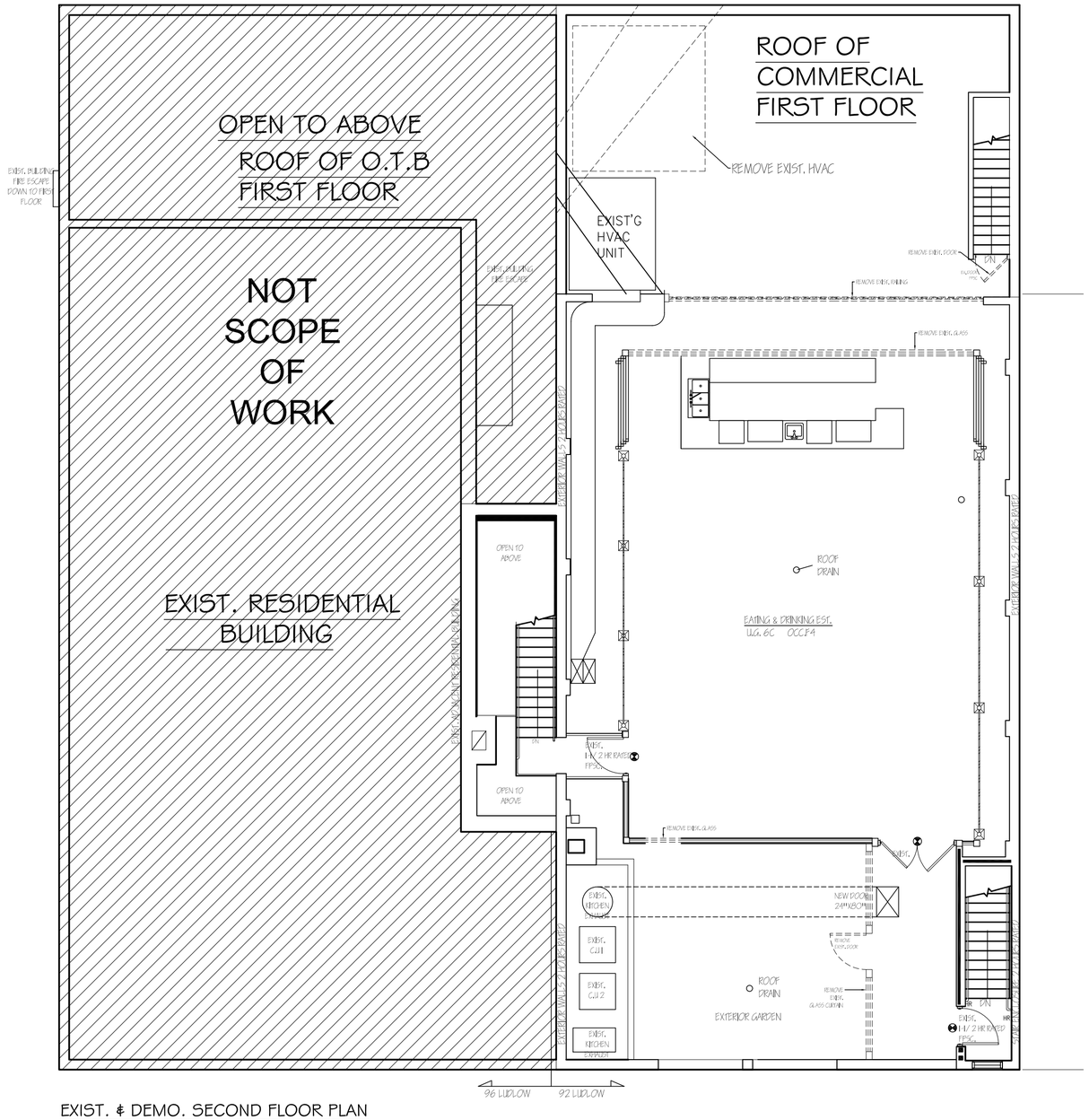
PROJECT:

92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:

NOTES, EXIST. & DEMO. 1ST FLOOR PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **D-001.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 03 OF 09



EXIST. & DEMO. SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING PARTITION / WALL
- EXISTING PARTITION / WALL TO BE REMOVED
- 1HR NEW INTERIOR WALL
- NEW EXTERIOR WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- EXIT SIGN W/ EMERGENCY LIGHT

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DOB JOB NO:

PROJECT:
92 LUDLOW STREET, NEW YORK, NY 10002

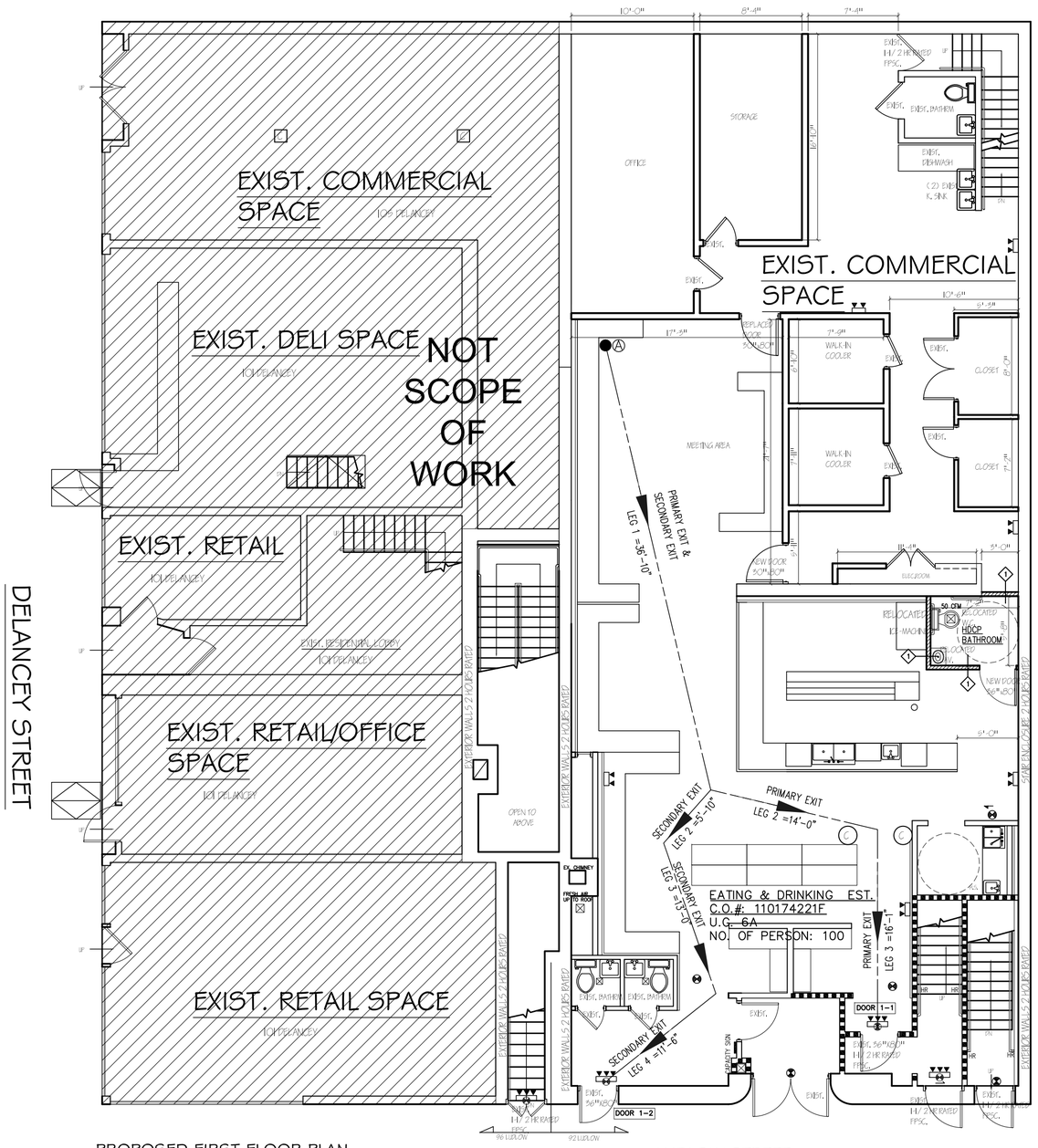
DRAWING TITLE:
EXIST. & DEMO. 2ND FLOOR PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **D-002.00**

SEAL AND SIGNATURE:

FILE:

SHEET: 04 OF 09



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

CONSTRUCTION NOTES:

1. ALL EXPOSED, EXG SURFACES, INCLUDING WALLS AND CEILINGS, SHOULD BE SKIM COATED TO MATCH SIMILAR QUALITY OF NEW PARTITIONS.
2. SUPPLY COPPER PLUMBING TO EQUIPMENT AS REQUIRED.
3. PATCH EXISTING PLASTER SURFACES WHICH HAVE BEEN CHANNELED FOR ELECTRICAL OR OTHER INVASIVE WORK. PREPARE AND PAINT WALLS TO MATCH EXISTING FINISH WORK.
4. REPAIR EXISTING WOOD FLOOR AND BASE TRIM W/ 2" WD BOARDS AND BASE IN ROOMS WHERE PARTITION LOCATIONS HAVE BEEN CHANGED OR WHERE DOOR OPENINGS HAVE BEEN MODIFIED. PROVIDE WOOD STRIP BORDERS IN FLOORS TO MATCH EXISTING BORDERS.
5. ALL CLOSET POLES TO BE MINIMUM OF 1¼" DIA WITH A MINIMUM OF ONE SHELF. U.O.N. HEIGHTS TO BE VERIFIED BY OWNER. PROVIDE INTERMEDIATE SUPPORTS AS REQUIRED.
6. ALL RATED PARTITIONS SHALL EXTEND TO THE SLAB ABOVE. CEILING HEIGHT PARTITIONS SHALL BE BRACED TO THE SLAB ABOVE.
7. ALL STONE COUNTERTOPS TO BE 1 1/4" SOLID THICKNESS, U.O.N.
8. SCOPE OF WORK SHALL NOT BE LIMITED BY THESE DWG'S, BUT SHALL INCLUDE ANY & ALL WORK NEC TO FACILITATE THE INTENT OF THE DOCUMENTS.
9. GC SHALL CHECK & VERIFY ALL DIMS, NOTES & CONDS SHOWN ON DWGS @ SITE BEFORE ANY CONST WORK IS STARTED AND SHALL NOTIFY ARCH OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING.
10. ALL DIMS ARE TO FINISH FACE U.O.N.
11. DO NOT SCALE DWG'S. DIMS GOVERN. LARGE SCALE DETAILS GOVERN SMALL SCALE.
12. GC MUST COMPLY WITH ALL RULES & REGULATIONS OF AGENCIES HAVING JURISDICTION. THIS COMPLIANCE INCLUDES BUT IS NOT LIMITED TO ALL CITY, STATE, & FEDERAL CONST, SAFETY, SANITARY LAWS, STATUTES, CODES, & ORDINANCES, & BLDG STD SPECS.
13. ACCESS PANEL TO BE PROVIDED FOR ALL SHUT-OFF VALVES.
14. CONTRACTOR IS REQUIRED TO COORDINATE ALL WORK AND DELIVERIES WITH BUILDING MANAGEMENT AND SECURITY.
15. ALL CORRESPONDENCE AND PROJECT COMMUNICATION TO BE THROUGH ARCHITECT.
16. ALL FLOOR FINISHING SHOULD BE DONE WITH PROPER VENTILATION.
17. LAYOUT TILE SO NO TILE IS CUT LESS THAN ONE HALF OF A TILE. ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
18. LEVEL FLOORS AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
19. ALL NEW WALL FINISHES, FURRING ETC. ARE TO BE TIGHT TO EX'G SURFACE AND INSTALLED PLUMB/ LEVEL. JOINT TO EX'G SURFACE SHOULD BE FLUSH & SEAMLESS.
20. CAULKING, GROUTING OF VERTICAL AND HORIZONTAL JOINTS SHALL BE LIMITED TO TOLERANCES LESS THAN 1/8".

1ST FLOOR TRAVEL DISTANCE CALCULATIONS (TABLE 6-1)

PRIMARY EXIT (DOOR 1-1) DISTANCE FROM POINT-A

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1
MAX. PERMITTED: 150'-0"
PROPOSED TOTAL DISTANCE=36.84'+14.0'+16.08'
=66.92' < 150'-0" ...OK

SEONDARY EXIT (DOOR 1-2) DISTANCE FROM POINT-A

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1
MAX. PERMITTED: 150'-0"
PROPOSED TOTAL DISTANCE=36.84'+5.84'+13.0'+11.5'
=67.18' < 150'-0" ...OK

1ST FLOOR- EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ. UNIT SIZE	PROVIDED		CAPACITY
				ACTUAL SIZE	UNIT SIZE	
DOOR 1-1	100	80	100/80= 1.25	3'-0" (36")	1.5	1.5(80)=120
DOOR 1-2	100	80	100/80= 1.25	3'-0" (36")	1.5	1.5(80)=120

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REVISIONS:		
REV. NO.	DATE	DESCRIPTION

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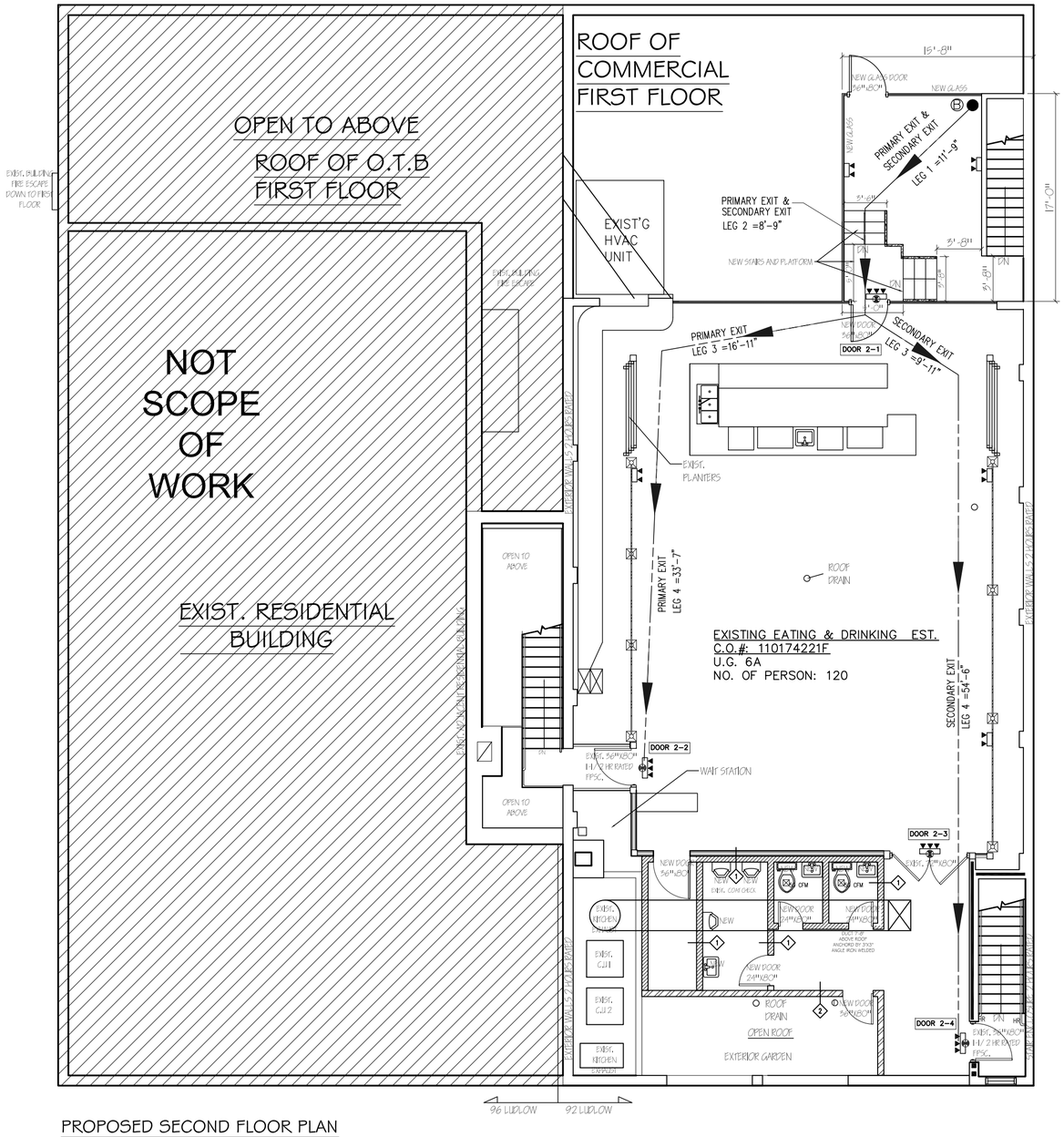
DOB JOB NO:

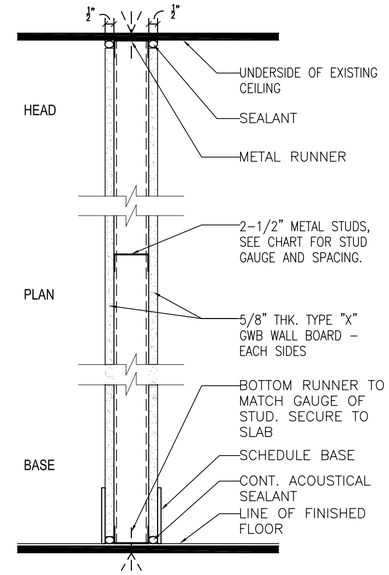
PROJECT:
92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:
PROPOSED 1ST FLOOR PLAN, DETAIL

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **A-001.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 05 OF 09

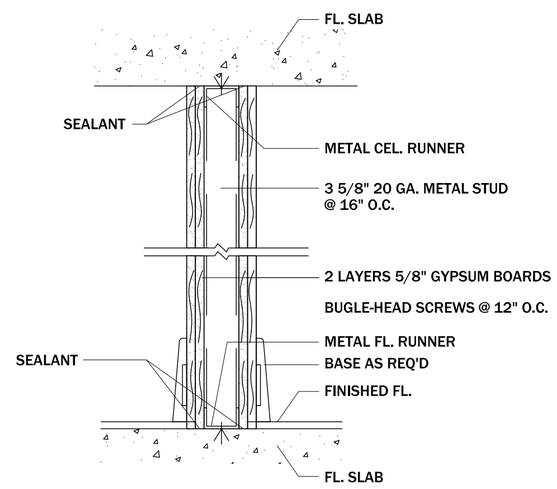


PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 PARTITION TYPE 1 – 1HR. RATED

1 LAYER OF 5/8" THK. TYPE "X" GWB TO UNDERSIDE OF EXISTING CEILING ON BOTH SIDES 2-1/2" METAL STUDS TO UNDERSIDE OF EXISTING CEILING



2 EXTERIOR WALL TYPE 2

1 LAYER OF 5/8" THK. TYPE "X" GWB TO UNDERSIDE OF NEW CEILING ON BOTH SIDES 2-1/2" METAL STUDS TO UNDERSIDE OF NEW CEILING

NOTE: NEW EXTERIOR WALL IS INSTALLED WITH R-15 + R-11.4ci INSULATION

2ND FLOOR TRAVEL DISTANCE CALCULATIONS (TABLE 6-1)

PRIMARY EXIT (DOOR 2-2) DISTANCE FROM POINT-B

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1

MAX. PERMITTED: 150'-0"

PROPOSED TOTAL DISTANCE=11.75'+8.75'+16.92'+33.58'
=71' < 150'-0" ...OK

SEONDARY EXIT (DOOR 2-4) DISTANCE FROM POINT-B

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1

MAX. PERMITTED: 150'-0"

PROPOSED TOTAL DISTANCE=11.75'+8.75'+9.92'+54.5'
=84.92' < 150'-0" ...OK

2ND FLOOR- EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ. UNIT SIZE	PROVIDED		CAPACITY
				ACTUAL SIZE	UNIT SIZE	
DOOR 2-1	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120
DOOR 2-2	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120
DOOR 2-3	120	80	120/80= 1.5	6'-0" (72")	3.0	3.0(80)=240
DOOR 2-4	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120

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OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION

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DOB JOB NO:

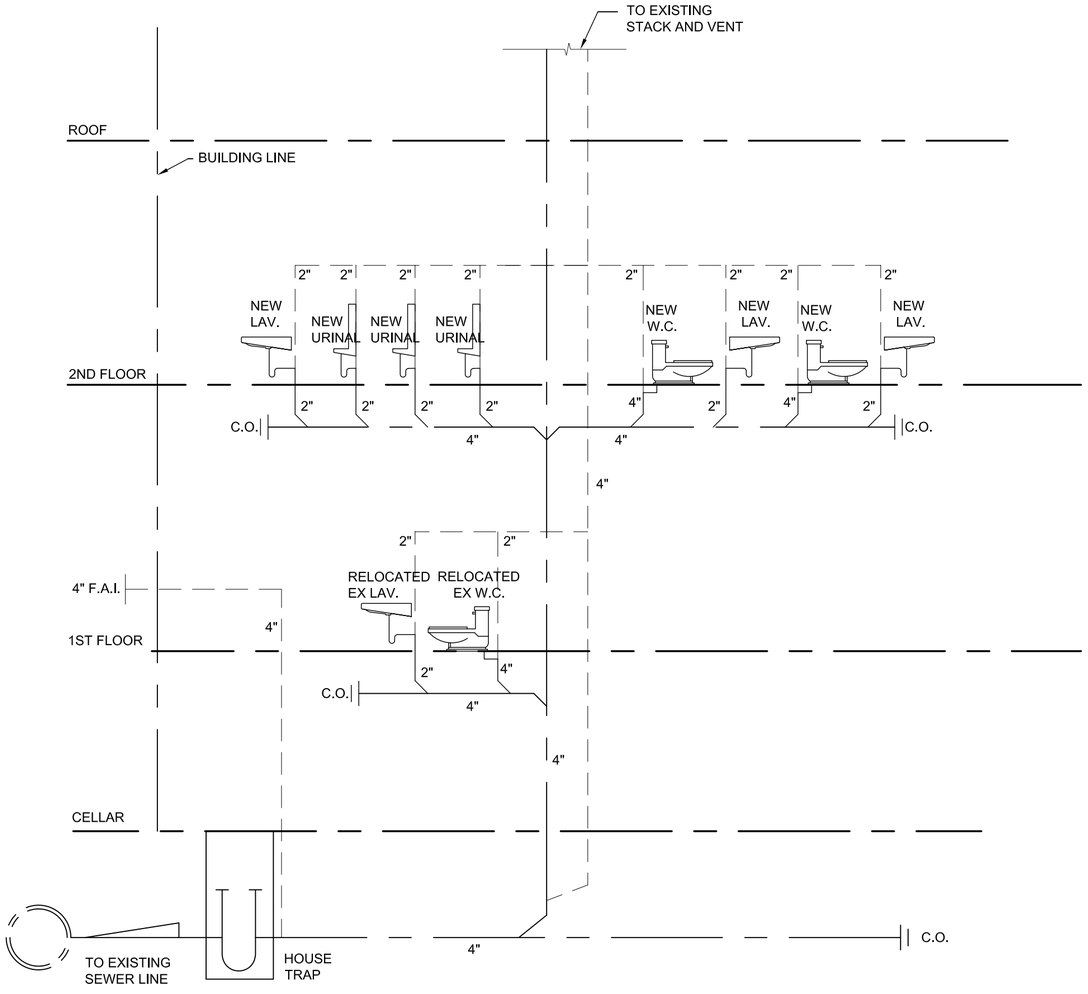
PROJECT:
92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:
PROPOSED 2ND FLOOR PLAN, DETAIL

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **A-002.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 06 OF 09

PLUMBING NOTES:

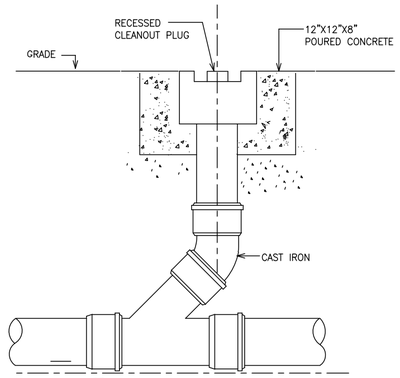
1. ALL WORK TO BE DONE BY A LICENSED MASTER PLUMBER IN THE NYC.
2. ALL PLUMBING WORK SHALL CONFORM TO THE STANDARDS OF THE NYS.
3. PLUMBER SHALL FILE FOR ALL ADDITIONAL WORK NOT COVERED UNDER THIS APPLICATION WITH THE PROPER AUTHORITY AND SHALL PAY FOR ALL FEES AND PERMITS.
4. THE PLUMBER SHALL PAY FOR AND OBTAIN ALL PERMITS, INSPECTION, ETC., RELATED TO HIS WORK UNDER THIS APPLICATION, AS REQUIRED FOR THE COMPLETION OF THIS APPLICATION.
5. CONTRACTOR SHALL PERFORM ALL PLUMBING WORK AS REQUIRED TO COMPLETE THE PROJECT IN ACCORDANCE WITHE THE REQUIRMENTS OF THE NYS BUILDING CODE AND AS SPECIFIED HEREIN.
6. CONTRACTOR SHALL REMOVE ALL UNUSED AND UNNECESSARY PIPING AND SHALL PROVIDE NEW AS SHOWN ON PLANS.
7. ALL PIPING IS TO BE CONCEALED IN WALLS, SOFFITS OR HUNG CEILINGS AND SHALL NOT BE EXPOSED TO VIEW UNLESS SO NOTED.
8. EXISTING PIPING SHALL BE MODIFIED AS REQUIRED TO PROVIDE A COMPLETE SYSTEM.
9. PLUMBER SHALL PERFORM ALL WORK AS REQUIRED TO PROVIDE A COMPLETE SYSTEM INCLUDING FIXTURES IN ACCORDANCE WITH REQUIRMENTS OF THE NYS BUILDING CODE.
10. ALL PLUMBING WORK SHALL BE INSTALLED IN STRICT CONFORMITY WITH ALL THE REQUIREMENTS OF NYC BUILDING CODE (REFERENCE STANDARD RS-16) AND AUTHORITIES HAVING JURISDICTION.
11. ALL NEW CONNECTIONS TO EXISTING SERVICES SHALL BE MADE IN APPROVED MANNER.
12. THE EXISTING SYSTEMS SHALL BE LEFT IN PERFECT WORKING ORDER UPON COMPLETION OF ALL NEW WORK.
13. LOCATIONS AND SIZE OF ALL EXISTING PIPING SHALL BE VERIFY ON THE JOB.
14. EXISTING PIPING FITTINGS, HANGERS, VALVES, INSULATION, ETC. SHALL NOT BE REUSED.
15. ALL EXISTING PIPING VALVES, INSULATION, ETC., DAMAGED BY NEW WORK SHALL BE REQUIRED AND/OR REPLACED WITHOUT EXTRA CHARGE TO THE OWNER.
16. PROVIDE DRIP PANS FOR ALL PIPING (EXISTING AND NEW) LOCATED OVER OR WITHIN TWO FEET OF ELECTRICAL EQUIPMENT.
17. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL CONDITIONS, ITEMS, & ETC. PRIOR TO SUBMITTING HIS BID. WHICH MAY AFFECT HIS WORK. CONTRACTOR SHALL VERIFY ALL EXISTING/PROPOSED ELECTRICAL, HVAC, AND EQUIPMENT SO HE/SHE IS FAMILIAR WITH ENTIRE SCOPE OF WORK.



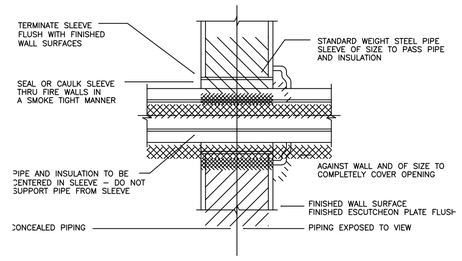
SANITARY RISER DIAGRAM

SCALE: N.T.S.

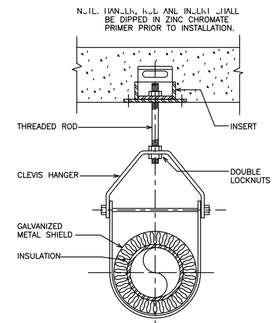
NOTE: ALL PLUMBING WORKS TO COMPLY WITH 2014 NYC BUILDING CODES.



2 CLEANOUT DETAIL



1 PIPE SLEEVES THRU WALL
NTS



WITH INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	6"	18 USSG
4" TO 6"	8"	16 USSG
8" & LARGER	12"	16 USSG

WITHOUT INCOMPRESSIBLE INSULATING BLOCK AT HANGER		
PIPE DIAMETER	SHIELD LENGTH	SHIELD THICKNESS
UP TO 3"	12"	18 USSG
4"	15"	16 USSG
5"	18"	16 USSG
6"	21"	16 USSG
8"& LARGER	24"	14 USSG

4 TYPICAL INSULATED PIPE SUPPORT
NOT TO SCALE

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DOB JOB NO:

PROJECT:

92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:

NOTE, PLUMBING RISER DIAGRAM & DETAILS

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **P-001.00**
FILE:
SEAL AND SIGNATURE:
SHEET: 07 OF 09

NOTE: THIS APPLICATION WILL COMPLY WITH NYC ENERGY CODE 101.5.

NYCECC COMPLIANCE STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK CITY, USING CHAPTER C4.

ENERGY ANALYSIS FOR ALTERATION–CLIMATE ZONE 4 (COMMERCIAL, NYCECC–2014)

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE
NEW EXTERIOR WALL	R–15 + R–11.4ci (NEW @ 2ND FL.)	MIN. U–0.064(TABLE C402.1(2)) MIN. R–13+R–7.5ci(TABLE C402.2(1))
EXIST. LIGHTING (INSIDE) (RETAIL STORE)	0.22 WATT/S.F.	MAX. 1.3 W/S.F.(TABLE C405.5.2)
EXIT SIGN	2.5W PER SIDE	MAX. 5W PER SIDE (C405.4)
NEW DOOR (@ 2ND FLOOR FRONT)	U–0.4, SHGC–0.4 (NEW DOOR@2ND FL.)	MAX. U–0.45 AND SHGC–0.4 (TABLE C402.3)
ROOF OF ADDITION (NEW ADDITION)	R–25ci (ADDITION @ 2ND FL.)	MIN. R–25ci (TABLE C402.2)

ENERGY INSPECTION:

INSULATION PLACEMENT AND R VALUES	(IA2),(IIA2)
FENESTRATION U–FACTOR AND PRODUCT RATING	(IA3),(IIA3)
FENESTRATION AIR LEAKAGE	(IA4),(IIA4)
FENESTRATION AREAS	(IA5),(IIA5)
AIR SEALING AND INSULATION–VISUAL	(IA6),(IIA6)
INTERIOR LIGHTING POWER	(IC2)(IIC3)
LIGHTING CONTROLS	(IIC5)
EXIT SIGNS	(IIC6)

ECC C402.4.1 AIR BARRIERS
A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIERS SHALL BE PERMITTED TO BE LOCATED ON THE INSIDE OR OUTSIDE OF THE BUILDING ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE ENVELOPE, OR ANY COMBINATION THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.4.1.1 AND C402.4.1.2

ECC C402.4.3 AIR LEAKAGE OF FENESTRATION
THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF TABLE C402.4.3. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE REFERENCE TEST STANDARD IN TABLE C402.4.3 BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER.

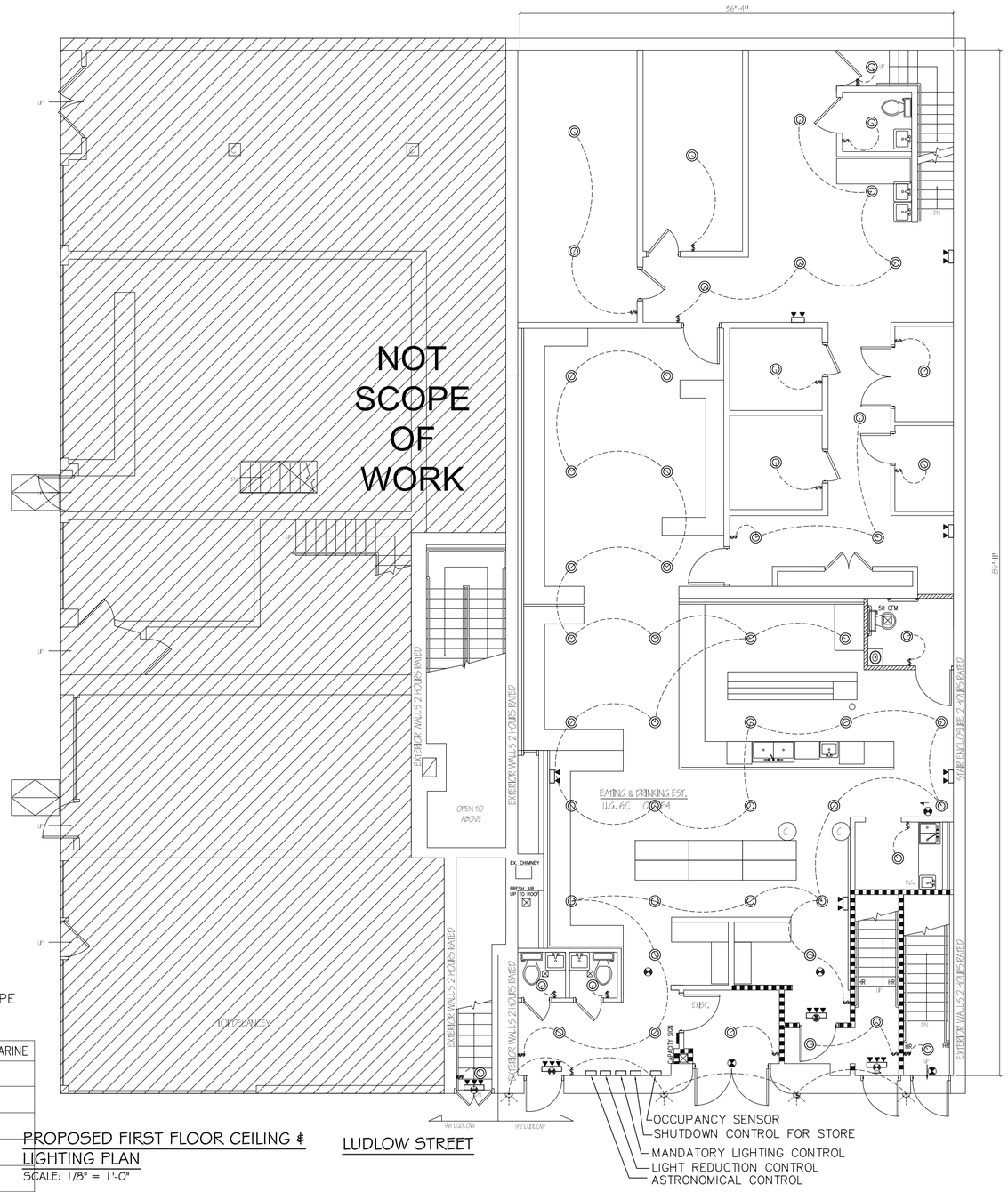
ECC TABLE C402.4.3 MAXIMUM AIR INFILTRATION RATE OF FENESTRATION ASSEMBLIES

FENESTRATION ACCEMBLY	MAXIMUM RATE (CFM/FT²)	TEST PROCEDURE
WINDOWS	0.20 ª	AAMA/WDMA/CSA101 /I.S.2/A440 OR NFRC 400
SLIDING DOORS	0.20 ª	
SWINGING DOORS	0.20 ª	
SKYLIGHTS–WITH CONDENSATION WEEPAGE OPENINGS	0.30	
SKYLIGHTS–ALL OTHER	0.20 ª	
CURTAIN WALLS	0.06	NFRC 400 OR ASTM E283 AT 1.57 PSF (75 PA)
STOREFRONT GLAZING	0.06	
COMMERCIAL GLAZED SWINGING ENTRANCE DOORS	1.00	
REVOLVING DOORS	1.00	
GARAGE DOORS	0.40	ANSI/DASMA 105, I NFRC 400, OR ASTM E283 AT 1.57 PSF(75 PA)
ROLLING DOORS	1.00	

a. THE MAXIMUM RATE FOR WINDOWS, SLIDING AND SWINGING DOORS, AND SKYLIGHTS IS PERMITTED TO BE 0.3 CFM PER SQUARE FOOT OF FENESTRATION OR DOOR AREA WHEN TESTED IN ACCORDANCE WITH AAMA/WDMA/CSA101/I.S.2/A440 AT 6.24 PSF(300 PA)

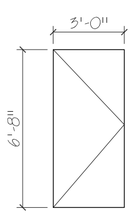
TABLE C402.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION

CLIMATE ZONE	4 EXCEPT MARINE
VERTICAL FENESTRATION	
U–FACTOR	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC	
SHGC	0.40
SKYLIGHTS	
U–FACTOR	0.50
SHGC	0.40



PROPOSED FIRST FLOOR CEILING & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

DOOR TYPE



TYPE–1

DOOR SCHEDULE

TYPE	DIMENSION	U–FACTOR	SHGC	AIR LEAKAGE (CFM/S.F.)	LOCATION	REMARKS
1	3'–0" x 6'–8"	0.4	0.4	0.2	2ND FL. FRONT	PAINTED, SWINGING DOOR

***CUSTOM COLOR (TO BE SELECTED BY OWNER).

ECC C402.4.3 AIR LEAKAGE OF FENESTRATION
THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF TABLE EC402.4.3. TESTING SHALL BE IN ACCORDANCE WITH HE APPLICABLE REFERENCE TEST STANDARD IN TABLE C402.4.3 BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER.

LEGEND

- COMPACT FLUORESCENT BULB (13W)
- TWO–WAY SWITH
- ONE–WAY SWITH
- 3 LAMPS EMERGENCY LIGHT W/ EXIT SIGN (2.5W EACH SIDE)
- WALL LAMP FIXTURE (COMPACT FLUORESCENT) (30W)

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CLIENT:

OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION

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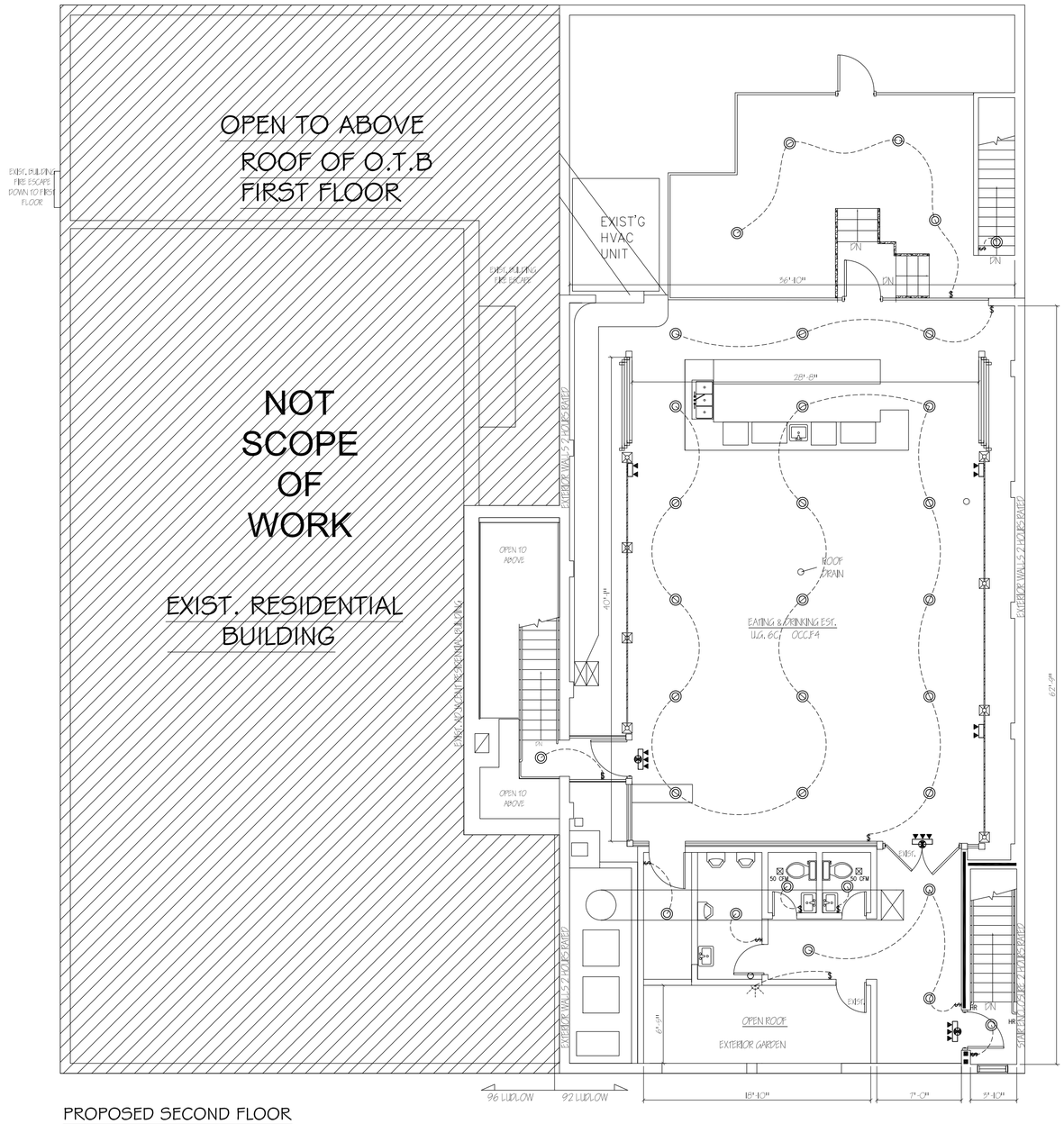
DOB JOB NO:

PROJECT:
92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:
ENERGY ANALYSIS & INSPECTION ITEMS, FENESTRATION SCHEDULES, DOOR TYPE & SCHEDULE 1ST FLOOR CEILING & LIGHTING PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **EN-001.00**
SEAL AND SIGNATURE:
FILE:
SHEET: 08 OF 09



PROPOSED SECOND FLOOR
CEILING & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- COMPACT FLUORESCENT BULB (13W)
- TWO-WAY SWITH
- ONE-WAY SWITH
- 3 LAMPS EMERGENCY LIGHT W/ EXIT SIGN (2.5W EACH SIDE)
- WALL LAMP FIXTURE (COMPACT FLUORESCENT) (30W)

ECC TABLE C405.5.2(1)
INTERIOR LIGHTING POWER

AREA TYPE	TENANT AREA OR PORTION OF BUILDING (W/FT^2)
EATING & DRINKING EST.	1.3

1ST ~ 2ND FL. LIGHTING SCHEDULE (EATING & DRINKING EST.)
FLOOR AREA: 4933 S.F.

SYMBOL	FIXTURE TYPE	LAMP WATTAGES	QUANTITIES	TOTAL WATTAGES
	COMPACT FLUORESCENT BULB	13w	85	1105
	INTERNALLY ILLUMINATED EXIT SIGN	7.5w	5	37.5
TOTAL				1142.5

ALLOWABLE WATTAGES
=(4933 S.F.) x (1.3 W/S.F.) = 6412.9 W

PROPOSED: 1142.5 W < 6412.9 W ... O.K.
1142.5 W / 6412.9 S.F. = 0.18 W/S.F. < 1.3 W/S.F. ...OK

ECC TABLE C405.6.2(2)
INDIVIDUAL LIGHTING POWER ALLOWANCES
FOR BUILDING EXTERIORS

	LIGHTING ZONES: 2
MAIN ENTRANCE	20W/LINEAR FOOT OF DOOR WIDTH
ROOF GARDEN	0.7W/LINEAR FT. OF WALKABLE AREA

1ST FLOOR LIGHTING SCHEDULE (ENTRANCE)
DOOR WIDTH: 6'-0"

SYMBOL	FIXTURE TYPE	LAMP WATTAGES	QUANTITIES	TOTAL WATTAGES
	WALL LAMP FIXTURE (COMPACT FLUORESCENT)	30w	5	150
TOTAL				150

ALLOWABLE WATTAGES
= 18' X (20 W/FOOT) + 18.8 X 0.7W/FT.= 373.16 W

PROPOSED: 150 W < 373.16 W ... O.K.

LIGHTING CONTROLS NARRATIVE

INTERIOR LIGHTING CONTROLS				
CONTROL STRATEGY				
LOCATION: ROOM NUMBER / TYPE	TYPE OF DEVICES	INTENT OF CONTROL	NECECC OR ASHRAE COMPLIANCE	DRAWING #
EATING & DRINKING EST.	ASTRONOMICAL TIMECLOCK	LOCAL SWITCHES WITH DUAL TECHNOLOGY OCCUPANCY SENSER-MANUAL ON, AUTOMATIC OFF FOR 75% OF FIXTURES, WITH ASTRONOMICAL TIMECLOCK	C405.2.3	EN-001
EXTERIOR LIGHTING CONTROLS				
ENTRANCE	AUTOMATIC TIMECLOCK	EXTERIOR LIGHTING WILL BE PROVIDED WITH CONTROL THAT AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.4	EN-001
ROOF GARDEN	AUTOMATIC TIMECLOCK	EXTERIOR LIGHTING WILL BE PROVIDED WITH CONTROL THAT AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.4	EN-001

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CLIENT:

OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION

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DOB JOB NO:

PROJECT:
92 LUDLOW STREET,
NEW YORK, NY 10002

DRAWING TITLE:
PROPOSED 2ND FLOOR CEILING & LIGHTING PLAN, LIGHTING SCHEDULES

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **EN-001.00**

SEAL AND SIGNATURE:

FILE:

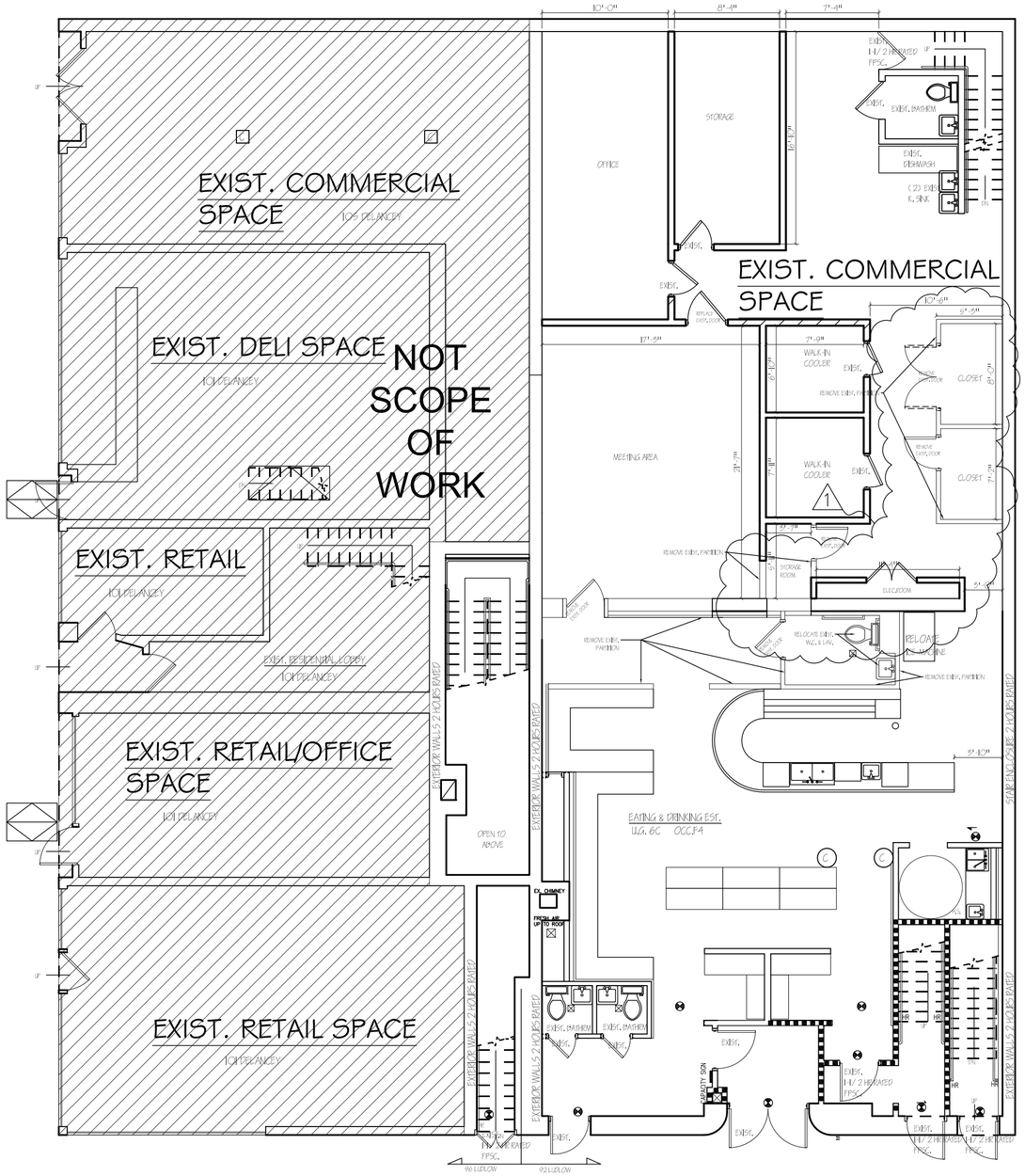
SHEET: 09 OF 09

DEMOLITION NOTES:

1. THE GENERAL CONTRACTOR SHALL FINISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETED DEMOLITION AND REMOVAL OF ALL THE ITEMS AS INDICATED IN THE DRAWINGS OR AS OTHERWISE DIRECTED BY K.P.G.
2. ALL EXISTING CARPET FLOORING, TACTLESS STRIPS AND CARPET UNDERLAY SHALL BE REMOVED UNLESS NOTED
3. ALL DEMOLITION WORK SHALL CONFORM TO N.Y.S. STANDARDS AND CODES.
4. THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR DEMOLITION AND REMOVAL OF DEBRIS INCLUDING OVERTIME WORK REQUIRED.
5. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO TENANT OR OWNER UNLESS OTHERWISE STATED OR DIRECTED.
6. CONTRACTOR SHALL REMOVE ALL THE WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.
7. IN ALL AREAS WHERE DEMOLITION REMOVAL OF TILE, CARPET, TACKLESS PARTITIONS ETC, CAUSES AN UNEVENESS IN SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
8. ALL EXPOSED LIGHT FIXTURES, WIRING, SWITCHES, AND METAL MOLDING NOT BEING REUSED SHALL BE REMOVED AND EITHER STORED OR CARTED AWAY BY THE CONTRACTOR.
9. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY PLASTIC DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION ARE IN PROGRESS.
10. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS AND CEILING TILE, PUBLIC TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, ETC .
11. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
12. THE GENERAL CONTRACTOR SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL OUTLETS, AND ALL OTHER PROJECTING PLUMBING, FLOOR ELECTRICAL OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
13. UPON COMPLETION OF DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.

LEGEND

- EXISTING PARTITION / WALL
- EXISTING PARTITION / WALL TO BE REMOVED
- 1HR NEW INTERIOR WALL
- NEW EXTERIOR WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- EXIT SIGN W/ EMERGENCY LIGHT



EXIST. & DEMO. FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

COMPANY:

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OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION
1	08/16/17	

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DOB JOB NO:

PROJECT:
92 LUDLOW STREET,
NEW YORK, NY 10002

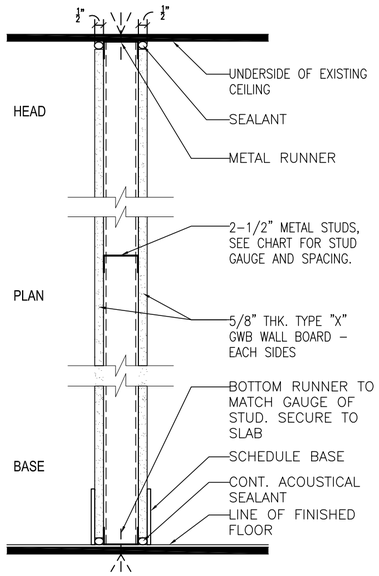
DRAWING TITLE:
NOTES,
EXIST. & DEMO. 1ST FLOOR PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **D-001.01**

SEAL AND SIGNATURE:

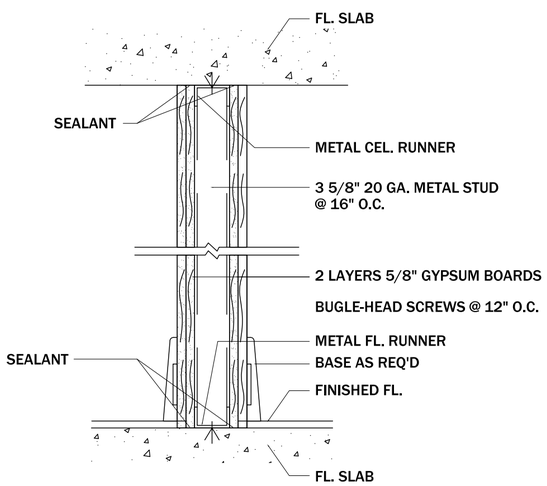
FILE:

SHEET: 03 OF 09



1 PARTITION TYPE 1 - 1HR. RATED

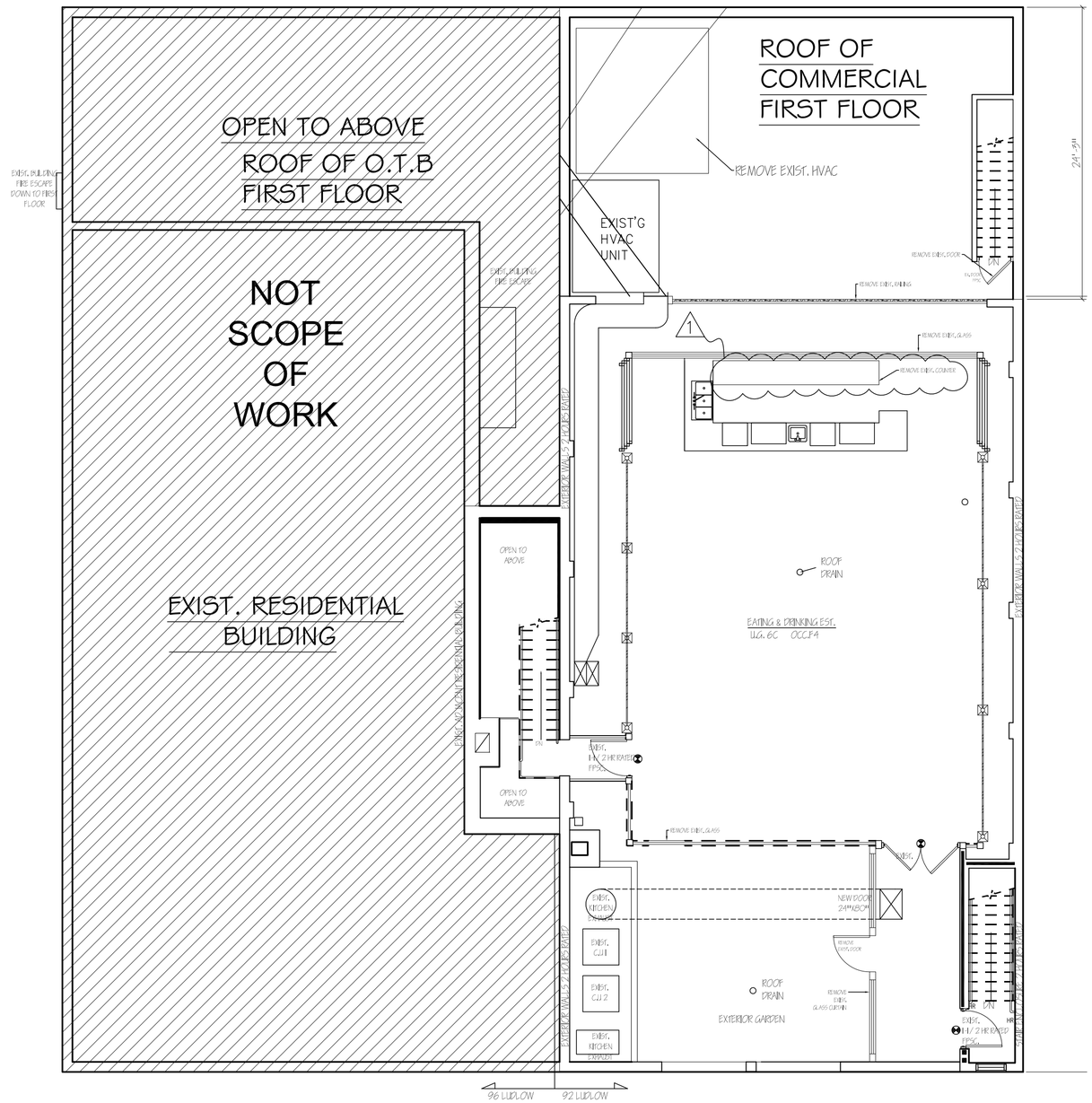
1 LAYER OF 5/8" THK. TYPE "X" GWB TO UNDERSIDE OF EXISTING CEILING ON BOTH SIDES 2-1/2" METAL STUDS TO UNDERSIDE OF EXISTING CEILING



2 EXTERIOR WALL TYPE 2

1 LAYER OF 5/8" THK. TYPE "X" GWB TO UNDERSIDE OF NEW CEILING ON BOTH SIDES 2-1/2" METAL STUDS TO UNDERSIDE OF NEW CEILING

NOTE: NEW EXTERIOR WALL IS INSTALLED WITH R-15 + R-11.4ci INSULATION



EXIST. & DEMO. SECOND FLOOR PLAN

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

COMPANY:

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REVISIONS:

REV. NO.	DATE	DESCRIPTION
1	08/16/17	

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DOB JOB NO:

PROJECT:

92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:

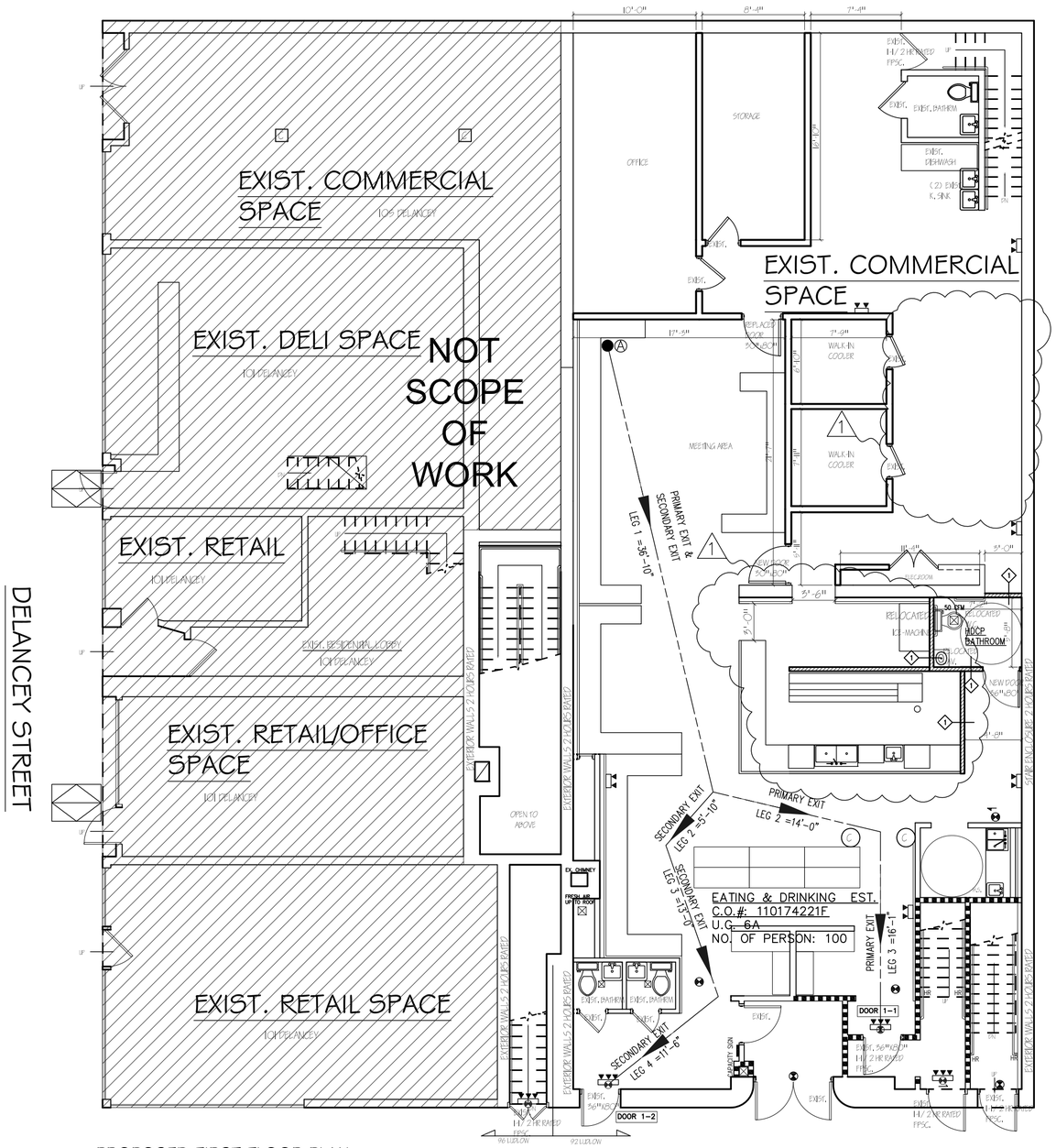
EXIST. & DEMO. 2ND FLOOR PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **D-002.01**

SEAL AND SIGNATURE:

FILE:

SHEET: 04 OF 09



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

CONSTRUCTION NOTES:

1. ALL EXPOSED, EXG SURFACES, INCLUDING WALLS AND CEILINGS, SHOULD BE SKIM COATED TO MATCH SIMILAR QUALITY OF NEW PARTITIONS.
2. SUPPLY COPPER PLUMBING TO EQUIPMENT AS REQUIRED.
3. PATCH EXISTING PLASTER SURFACES WHICH HAVE BEEN CHANNELED FOR ELECTRICAL OR OTHER INVASIVE WORK. PREPARE AND PAINT WALLS TO MATCH EXISTING FINISH WORK.
4. REPAIR EXISTING WOOD FLOOR AND BASE TRIM W/ 2" WD BOARDS AND BASE IN ROOMS WHERE PARTITION LOCATIONS HAVE BEEN CHANGED OR WHERE DOOR OPENINGS HAVE BEEN MODIFIED. PROVIDE WOOD STRIP BORDERS IN FLOORS TO MATCH EXISTING BORDERS.
5. ALL CLOSET POLES TO BE MINIMUM OF 1¼" DIA WITH A MINIMUM OF ONE SHELF. U.O.N. HEIGHTS TO BE VERIFIED BY OWNER. PROVIDE INTERMEDIATE SUPPORTS AS REQUIRED.
6. ALL RATED PARTITIONS SHALL EXTEND TO THE SLAB ABOVE. CEILING HEIGHT PARTITIONS SHALL BE BRACED TO THE SLAB ABOVE.
7. ALL STONE COUNTERTOPS TO BE 1 1/4" SOLID THICKNESS, U.O.N.
8. SCOPE OF WORK SHALL NOT BE LIMITED BY THESE DWG'S, BUT SHALL INCLUDE ANY & ALL WORK NEC TO FACILITATE THE INTENT OF THE DOCUMENTS.
9. GC SHALL CHECK & VERIFY ALL DIMS, NOTES & CONDS SHOWN ON DWGS @ SITE BEFORE ANY CONST WORK IS STARTED AND SHALL NOTIFY ARCH OF DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING.
10. ALL DIMS ARE TO FINISH FACE U.O.N.
11. DO NOT SCALE DWG'S. DIMS GOVERN. LARGE SCALE DETAILS GOVERN SMALL SCALE.
12. GC MUST COMPLY WITH ALL RULES & REGULATIONS OF AGENCIES HAVING JURISDICTION. THIS COMPLIANCE INCLUDES BUT IS NOT LIMITED TO ALL CITY, STATE, & FEDERAL CONST, SAFETY, SANITARY LAWS, STATUTES, CODES, & ORDINANCES, & BLDG STD SPECS.
13. ACCESS PANEL TO BE PROVIDED FOR ALL SHUT-OFF VALVES.
14. CONTRACTOR IS REQUIRED TO COORDINATE ALL WORK AND DELIVERIES WITH BUILDING MANAGEMENT AND SECURITY.
15. ALL CORRESPONDENCE AND PROJECT COMMUNICATION TO BE THROUGH ARCHITECT.
16. ALL FLOOR FINISHING SHOULD BE DONE WITH PROPER VENTILATION.
17. LAYOUT TILE SO NO TILE IS CUT LESS THAN ONE HALF OF A TILE. ARCHITECT TO APPROVE PRIOR TO INSTALLATION.
18. LEVEL FLOORS AS REQ'D TO ACCOMMODATE NEW CONSTRUCTION.
19. ALL NEW WALL FINISHES, FURRING ETC. ARE TO BE TIGHT TO EX'G SURFACE AND INSTALLED PLUMB/ LEVEL. JOINT TO EX'G SURFACE SHOULD BE FLUSH & SEAMLESS.
20. CAULKING, GROUTING OF VERTICAL AND HORIZONTAL JOINTS SHALL BE LIMITED TO TOLERANCES LESS THAN 1/8".

1ST FLOOR TRAVEL DISTANCE CALCULATIONS (TABLE 6-1)

PRIMARY EXIT (DOOR 1-1) DISTANCE FROM POINT-A

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1
MAX. PERMITTED: 150'-0"
PROPOSED TOTAL DISTANCE=36.84'+14.0'+16.08'
=66.92' < 150'-0" ...OK

SEONDARY EXIT (DOOR 1-2) DISTANCE FROM POINT-A

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1
MAX. PERMITTED: 150'-0"
PROPOSED TOTAL DISTANCE=36.84'+5.84'+13.0'+11.5'
=67.18' < 150'-0" ...OK

1ST FLOOR- EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ. UNIT SIZE	PROVIDED		CAPACITY
				ACTUAL SIZE	UNIT SIZE	
DOOR 1-1	100	80	100/80= 1.25	3'-0" (36")	1.5	1.5(80)=120
DOOR 1-2	100	80	100/80= 1.25	3'-0" (36")	1.5	1.5(80)=120

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OTHER CONSULTANT:

REVISIONS:		
REV. NO.	DATE	DESCRIPTION
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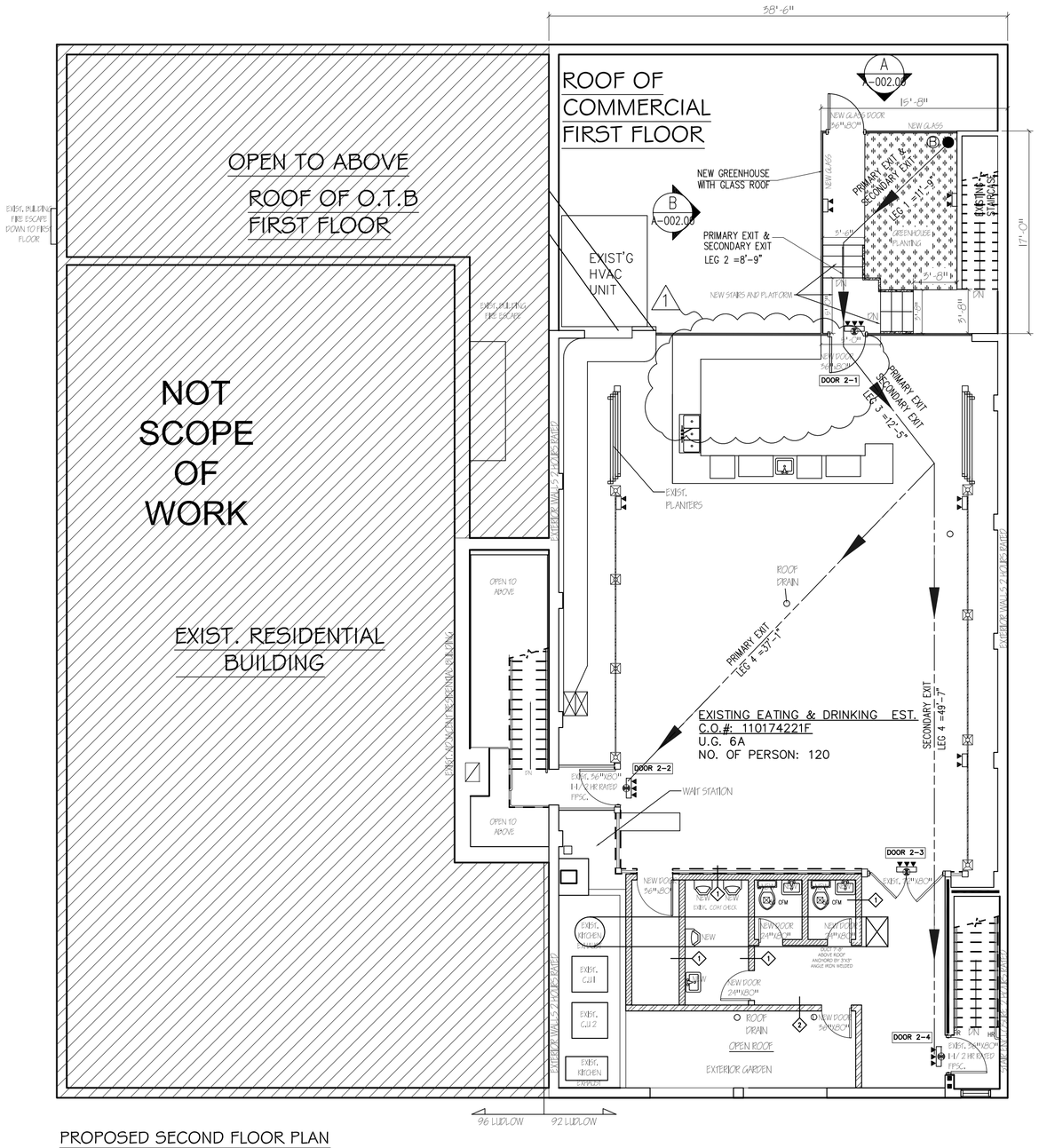
DOB JOB NO:

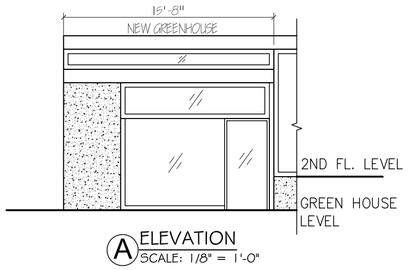
PROJECT:
92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:
PROPOSED 1ST FLOOR PLAN, DETAIL

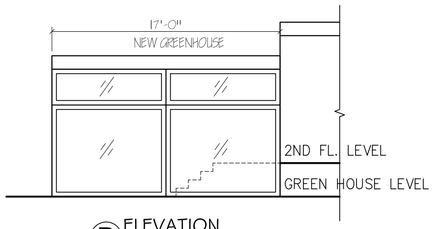
ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **A-001.01**
FILE:
SEAL AND SIGNATURE:
SHEET: 05 OF 09



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



A ELEVATION
SCALE: 1/8" = 1'-0"



B ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING PARTITION / WALL
- EXISTING PARTITION / WALL TO BE REMOVED
- 1HR NEW INTERIOR WALL
- NEW EXTERIOR WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- EXIT SIGN W/ EMERGENCY LIGHT

2ND FLOOR TRAVEL DISTANCE CALCULATIONS (TABLE 6-1)

PRIMARY EXIT (DOOR 2-2) DISTANCE FROM POINT-B

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1

MAX. PERMITTED: 150'-0"

PROPOSED TOTAL DISTANCE=11.75'+8.75'+12.42'+37.08'
=70' < 150'-0" ...OK

1

SEONDARY EXIT (DOOR 2-4) DISTANCE FROM POINT-B

MAX. PERMITTED TRAVEL DISTANCE AS PER B.C. TABLE 6-1

MAX. PERMITTED: 150'-0"

PROPOSED TOTAL DISTANCE=11.75'+8.75'+12.42'+49.58'
=82.5' < 150'-0" ...OK

1

2ND FLOOR- EGRESS CALCULATIONS (TABLE 6-1)

ITEM	# OF OCCUPANTS	ALLOWABLE CAPACITY	REQ. UNIT SIZE	PROVIDED		CAPACITY
				ACTUAL SIZE	UNIT SIZE	
DOOR 2-1	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120
DOOR 2-2	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120
DOOR 2-3	120	80	120/80= 1.5	6'-0" (72")	3.0	3.0(80)=240
DOOR 2-4	120	80	120/80= 1.5	3'-0" (36")	1.5	1.5(80)=120

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DOB JOB NO:

PROJECT:

92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:

PROPOSED 2ND FLOOR PLAN, DETAIL

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **A-002.01**

SEAL AND SIGNATURE:

FILE:

SHEET: 06 OF 09

NOTE: THIS APPLICATION WILL COMPLY WITH NYC ENERGY CODE 101.5.

NYCECC COMPLIANCE STATEMENT:

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION AND CONSTRUCTION CODE OF NEW YORK CITY, USING CHAPTER C4.

ENERGY ANALYSIS FOR ALTERATION–CLIMATE ZONE 4 (COMMERCIAL, NYCECC–2014)

ITEM DESCRIPTION	PROPOSED DESIGN VALUE	CODE PRESCRIPTIVE VALUE
NEW EXTERIOR WALL	R–15 + R–11.4ci (NEW @ 2ND FL.)	MIN. U–0.064(TABLE C402.1(2)) MIN. R–13+R–7.5ci(TABLE C402.2(1))
EXIST. LIGHTING (INSIDE) (RETAIL STORE)	0.22 WATT/S.F.	MAX. 1.3 W/S.F.(TABLE C405.5.2)
EXIT SIGN	2.5W PER SIDE	MAX. 5W PER SIDE (C405.4)
NEW DOOR (@ 2ND FLOOR FRONT)	U–0.4, SHGC–0.4 (NEW DOOR@2ND FL.)	MAX. U–0.45 AND SHGC–0.4 (TABLE C402.3)
ROOF OF ADDITION (NEW ADDITION)	R–25ci (ADDITION @ 2ND FL.)	MIN. R–25ci (TABLE C402.2)

ENERGY INSPECTION:

INSULATION PLACEMENT AND R VALUES	(IA2),(IIA2)
FENESTRATION U–FACTOR AND PRODUCT RATING	(IA3),(IIA3)
FENESTRATION AIR LEAKAGE	(IA4),(IIA4)
FENESTRATION AREAS	(IA5),(IIA5)
AIR SEALING AND INSULATION–VISUAL	(IA6),(IIA6)
INTERIOR LIGHTING POWER	(IC2)(IIC3)
LIGHTING CONTROLS	(IIC5)
EXIT SIGNS	(IIC6)

ECC C402.4.1 AIR BARRIERS

A CONTINUOUS AIR BARRIER SHALL BE PROVIDED THROUGHOUT THE BUILDING THERMAL ENVELOPE. THE AIR BARRIERS SHALL BE PERMITTED TO BE LOCATED ON THE INSIDE OR OUTSIDE OF THE BUILDING ENVELOPE, LOCATED WITHIN THE ASSEMBLIES COMPOSING THE ENVELOPE, OR ANY COMBINATION THEREOF. THE AIR BARRIER SHALL COMPLY WITH SECTIONS C402.4.1.1 AND C402.4.1.2

ECC C402.4.3 AIR LEAKAGE OF FENESTRATION

THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF TABLE C402.4.3. TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE REFERENCE TEST STANDARD IN TABLE C402.4.3 BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER.

ECC TABLE C402.4.3 MAXIMUM AIR INFILTRATION RATE OF FENESTRATION ASSEMBLIES

FENESTRATION ACCEMBLY	MAXIMUM RATE (CFM/FT^2)	TEST PROCEDURE
WINDOWS	0.20 [a]	AAMA/WDMA/CSA101 /I.S.2/A440 OR NFRC 400
SLIDING DOORS	0.20 [a]	
SWINGING DOORS	0.20 [a]	
SKYLIGHTS–WITH CONDENSATION WEEPAGE OPENINGS	0.30	
SKYLIGHTS–ALL OTHER	0.20 [a]	
CURTAIN WALLS	0.06	NFRC 400 OR ASTM E283 AT 1.57 PSF (75 PA)
STOREFRONT GLAZING	0.06	
COMMERCIAL GLAZED SWINGING ENTRANCE DOORS	1.00	
REVOLVING DOORS	1.00	
GARAGE DOORS	0.40	ANSI/DASMA 105, I NFRC 400, OR ASTM E283 AT 1.57 PSF(75 PA)
ROLLING DOORS	1.00	

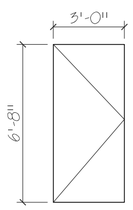
a. THE MAXIMUM RATE FOR WINDOWS, SLIDING AND SWINGING DOORS, AND SKYLIGHTS IS PERMITTED TO BE 0.3 CFM PER SQUARE FOOT OF FENESTRATION OR DOOR AREA WHEN TESTED IN ACCORDANCE WITH AAMA/WDMA/CSA101/I.S.2/A440 AT 6.24 PSF(300 PA)

TABLE C402.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION

CLIMATE ZONE	4 EXCEPT MARINE
VERTICAL FENESTRATION	
U–FACTOR	
FIXED FENESTRATION	0.38
OPERABLE FENESTRATION	0.45
ENTRANCE DOORS	0.77
SHGC	
SHGC	0.40
SKYLIGHTS	
U–FACTOR	0.50
SHGC	0.40

PROPOSED FIRST FLOOR CEILING & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

DOOR TYPE



TYPE–1

DOOR SCHEDULE

TYPE	DIMENSION	U–FACTOR	SHGC	AIR LEAKAGE (CFM/S.F.)	LOCATION	REMARKS
1	3'–0" x 6'–8"	0.4	0.4	0.2	2ND FL. FRONT	PAINTED, SWINGING DOOR

***CUSTOM COLOR (TO BE SELECTED BY OWNER).

ECC C402.4.3 AIR LEAKAGE OF FENESTRATION
THE AIR LEAKAGE OF FENESTRATION ASSEMBLIES SHALL MEET THE PROVISIONS OF TABLE EC402.4.3. TESTING SHALL BE IN ACCORDANCE WITH HE APPLICABLE REFERENCE TEST STANDARD IN TABLE C402.4.3 BY AN ACCREDITED, INDEPENDENT TESTING LABORATORY AND LABELED BY THE MANUFACTURER.

LEGEND

- COMPACT FLUORESCENT BULB (13W)
- TWO–WAY SWITH
- ONE–WAY SWITH
- 3 LAMPS EMERGENCY LIGHT W/ EXIT SIGN (2.5W EACH SIDE)
- WALL LAMP FIXTURE (COMPACT FLUORESCENT) (30W)

COMPANY:

Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718-384-0999 fax: 888-552-7611

ARCHITECT:

SUGNAM CHANG
Basic Groups Corp
7622 17th Avenue, 1 FL, Brooklyn, NY, 11214
tel: 718-384-0999 fax: 888-552-7611

CLIENT:

OTHER CONSULTANT:

REVISIONS:

REV. NO.	DATE	DESCRIPTION
1	08/16/17	

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DOB JOB NO:

PROJECT:

92 LUDLOW STREET, NEW YORK, NY 10002

DRAWING TITLE:

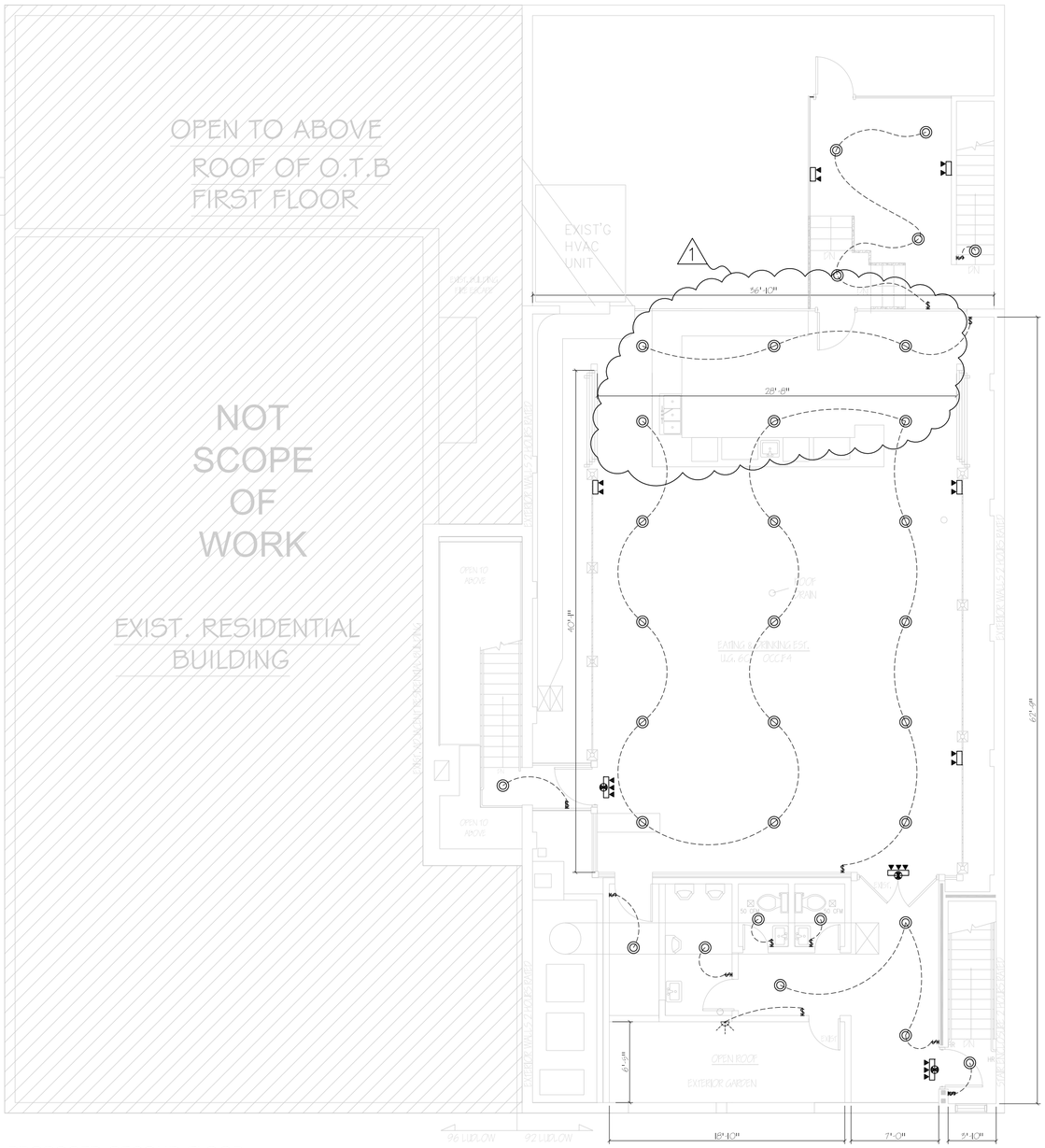
ENERGY ANALYSIS & INSPECTION ITEMS, FENESTRATION SCHEDULES, DOOR TYPE & SCHEDULE 1ST FLOOR CEILING & LIGHTING PLAN

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **EN-001.01**

SEAL AND SIGNATURE:

FILE:

SHEET: 08 OF 09



PROPOSED SECOND FLOOR
CEILING & LIGHTING PLAN
SCALE: 1/8" = 1'-0"

ECC TABLE C405.5.2(1)
INTERIOR LIGHTING POWER

AREA TYPE	TENANT AREA OR PORTION OF BUILDING (W/FT^2)
EATING & DRINKING EST.	1.3

1ST ~ 2ND FL. LIGHTING SCHEDULE (EATING & DRINKING EST.)
FLOOR AREA: 4933 S.F.

1

SYMBOL	FIXTURE TYPE	LAMP WATTAGES	QUANTITIES	TOTAL WATTAGES
◎	COMPACT FLUORESCENT BULB	13w	83	1079
	INTERNALLY ILLUMINATED EXIT SIGN	7.5w	5	37.5
TOTAL				1116.5

ALLOWABLE WATTAGES
=(4933 S.F.) x (1.3 W/S.F.) = 6412.9 W

PROPOSED: 1116.5 W < 6412.9 W ... O.K.
1116.5 W / 6412.9 S.F. = 0.17 W/S.F. < 1.3 W/S.F. ...OK

ECC TABLE C405.6.2(2)
INDIVIDUAL LIGHTING POWER ALLOWANCES
FOR BUILDING EXTERIORS

	LIGHTING ZONES: 2
MAIN ENTRANCE	20W/LINEAR FOOT OF DOOR WIDTH
ROOF GARDEN	0.7W/LINEAR FT. OF WALKABLE AREA

1ST FLOOR LIGHTING SCHEDULE (ENTRANCE)
DOOR WIDTH: 6'-0"

SYMBOL	FIXTURE TYPE	LAMP WATTAGES	QUANTITIES	TOTAL WATTAGES
	WALL LAMP FIXTURE (COMPACT FLUORESCENT)	30w	5	150
TOTAL				150

ALLOWABLE WATTAGES
= 18' X (20 W/FOOT) + 18.8 X 0.7W/FT.= 373.16 W

PROPOSED: 150 W < 373.16 W ... O.K.

LIGHTING CONTROLS NARRATIVE

LOCATION: ROOM NUMBER / TYPE	TYPE OF DEVICES	INTENT OF CONTROL	NECECC OR ASHRAE COMPLIANCE	DRAWING #
INTERIOR LIGHTING CONTROLS				
CONTROL STRATEGY				
EATING & DRINKING EST.	ASTRONOMICAL TIMECLOCK	LOCAL SWITCHES WITH DUAL TECHNOLOGY OCCUPANCY SENSER-MANUAL ON, AUTOMATIC OFF FOR 75% OF FIXTURES, WITH ASTRONOMICAL TIMECLOCK	C405.2.3	EN-001
EXTERIOR LIGHTING CONTROLS				
ENTRANCE	AUTOMATIC TIMECLOCK	EXTERIOR LIGHTING WILL BE PROVIDED WITH CONTROL THAT AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.4	EN-001
ROOF GARDEN	AUTOMATIC TIMECLOCK	EXTERIOR LIGHTING WILL BE PROVIDED WITH CONTROL THAT AUTOMATICALLY TURN OFF THE POWER WHEN DAYLIGHT IS AVAILABLE	C405.2.4	EN-001

LEGEND

- ◎ COMPACT FLUORESCENT BULB (13W)
- $ TWO-WAY SWITH
- $ ONE-WAY SWITH
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REVISIONS:

REV. NO.	DATE	DESCRIPTION
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DOB JOB NO:

PROJECT:
92 LUDLOW STREET,
NEW YORK, NY 10002

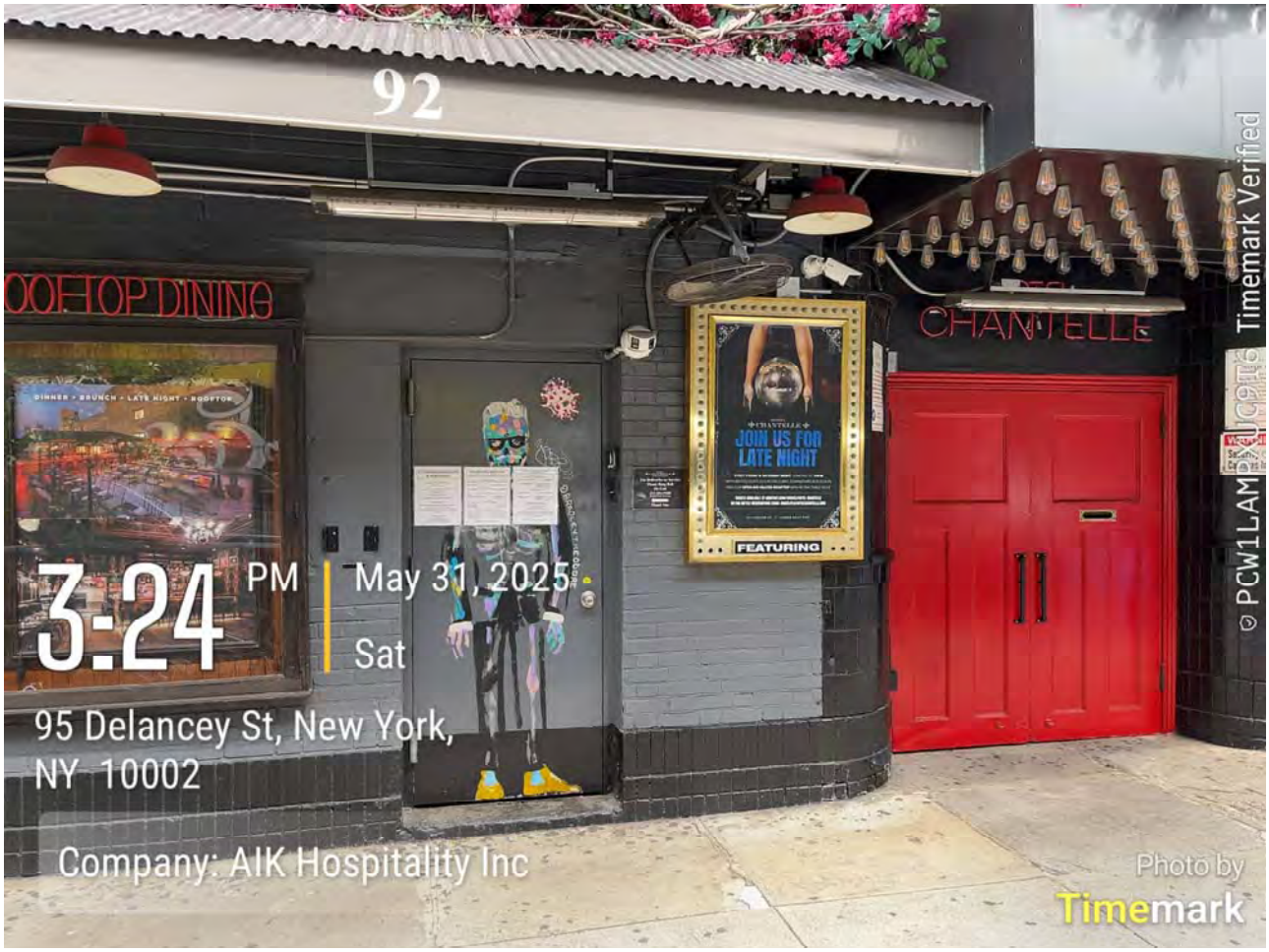
DRAWING TITLE:
PROPOSED 2ND FLOOR CEILING & LIGHTING PLAN, LIGHTING SCHEDULES

ISSUED: 07.11.2016
PROJECT NO: 92
DRAWN BY: YH
CHECK BY: WH
SCALE: AS NOTED
DWG NO: **EN-002.01**

SEAL AND SIGNATURE:

FILE:

SHEET: 09 OF 09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ROOFTOP DINING
CHANTELLE
JOIN US FOR LATE NIGHT
FEATURING
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Company: AIK Hospitality Inc
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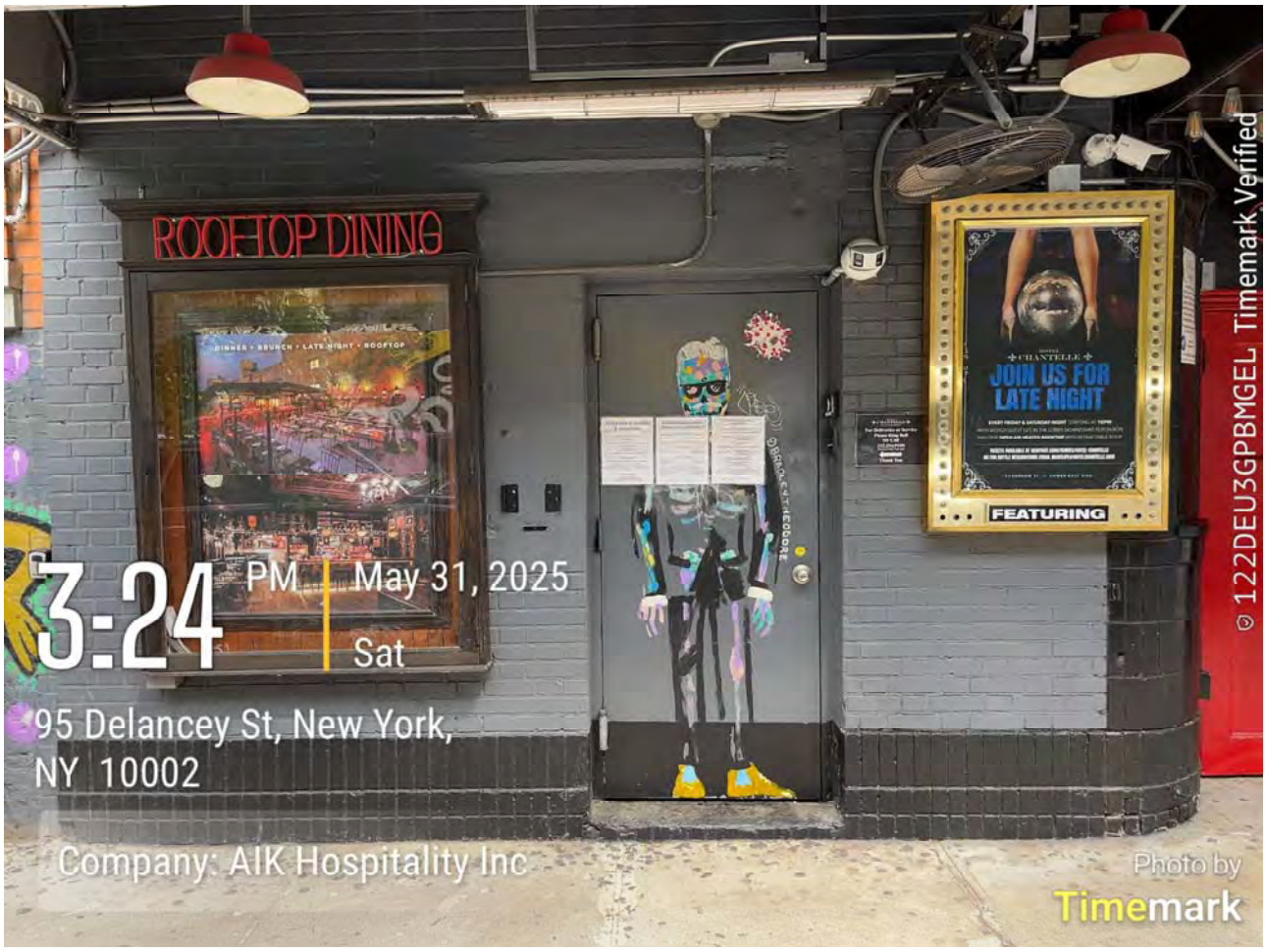
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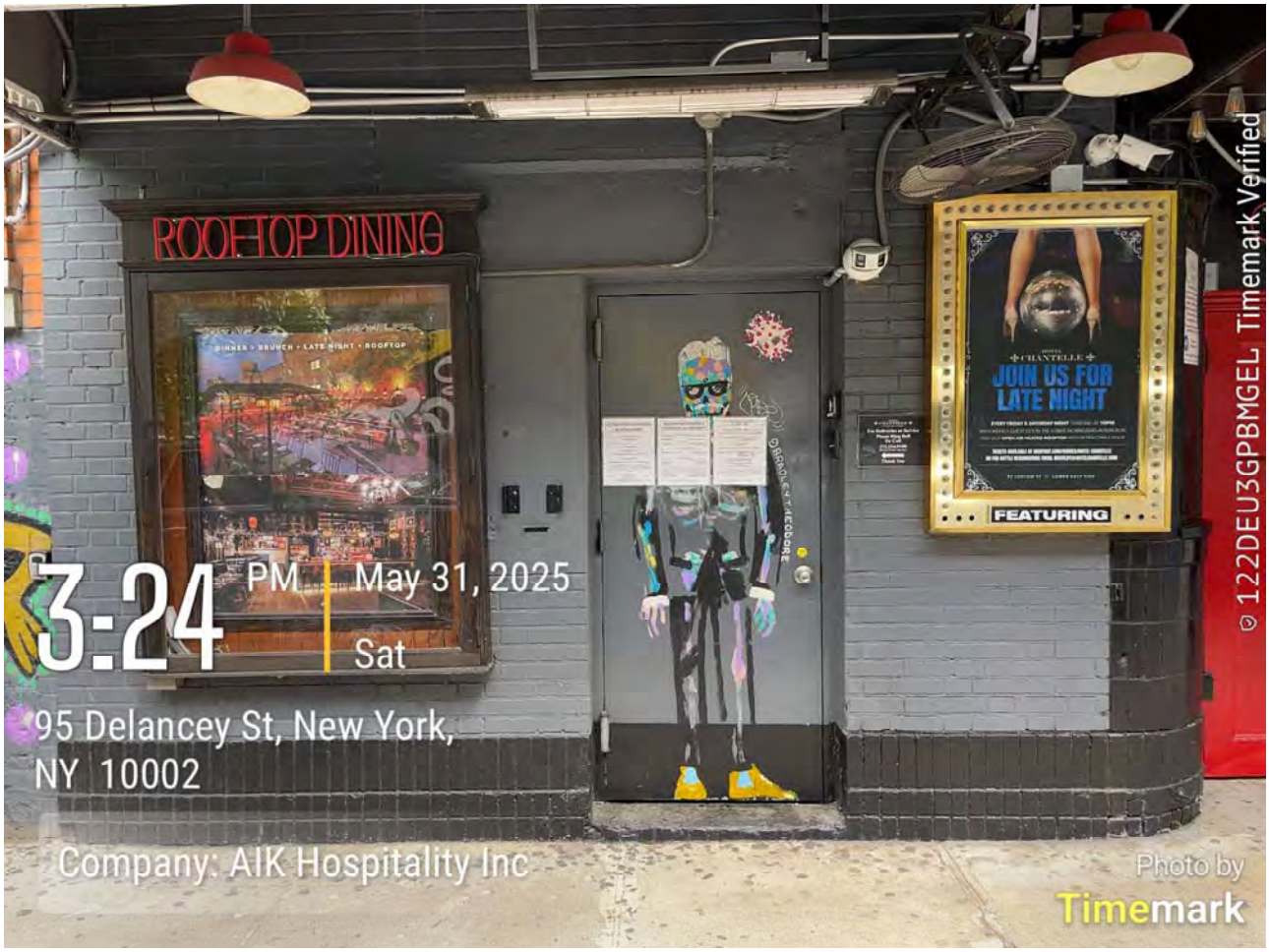
ROOFTOP DINING
DINNER • BRUNCH • LATE NIGHT • ROOFTOP
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FEATURING
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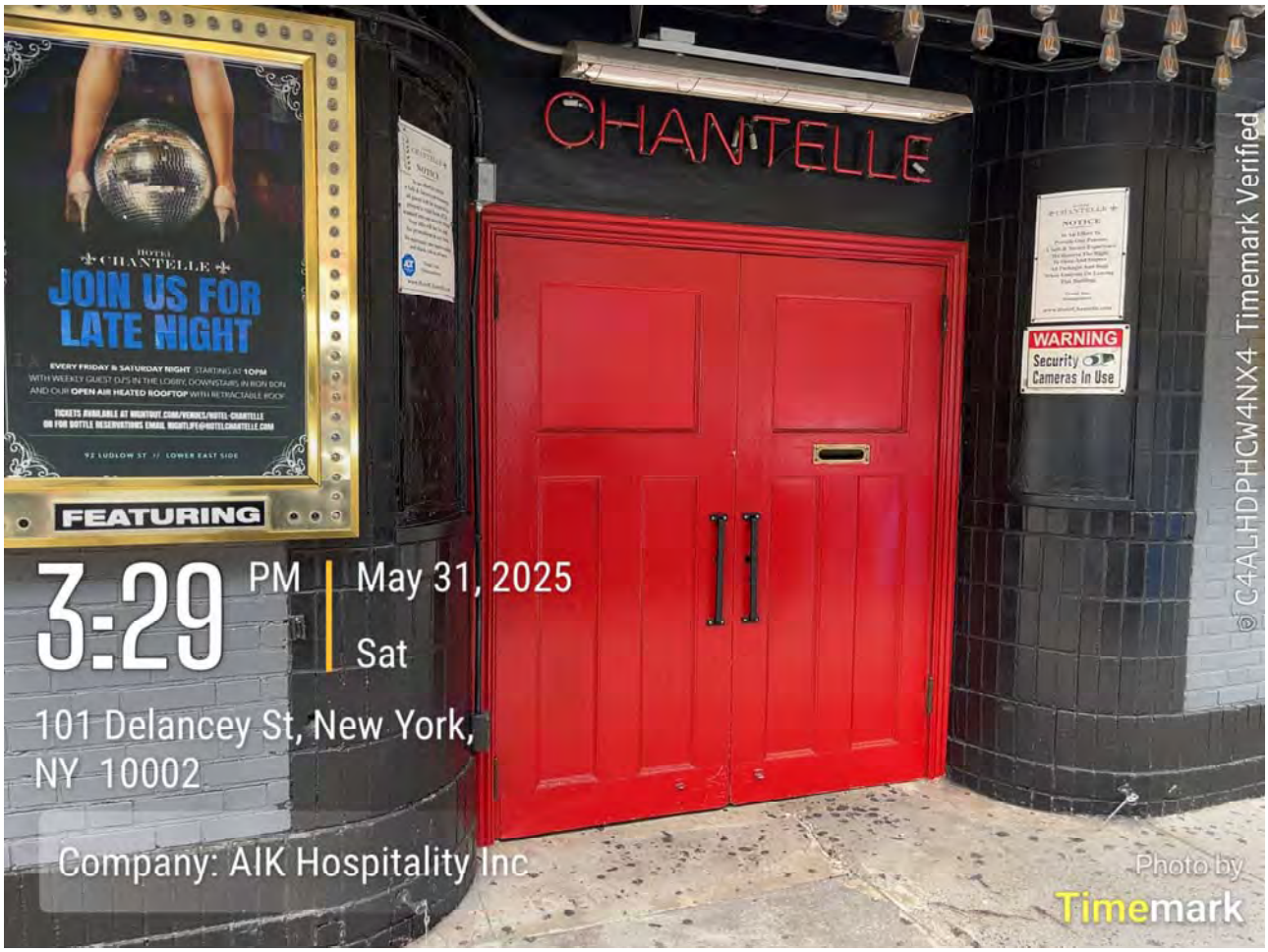
CHANTELLE
HOTEL CHANTELLE
JOIN US FOR LATE NIGHT
EVERY FRIDAY & SATURDAY NIGHT STARTING AT 10PM
WITH WEEKLY GUEST DJ'S IN THE LOBBY, DOWNSTAIRS IN IRON BON
AND OUR OPEN AIR HEATED ROOFTOP WITH RETRACTABLE ROOF
FEATURING
WARNING
Security Cameras In Use
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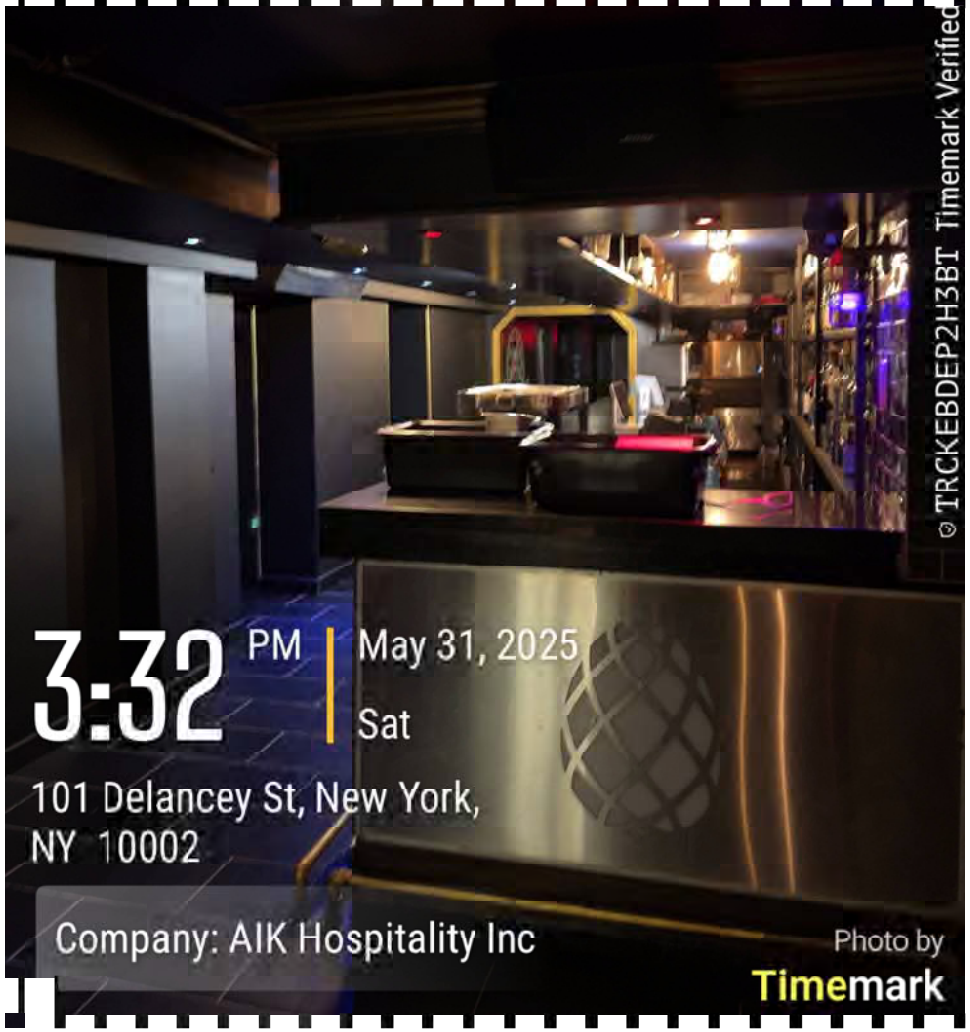
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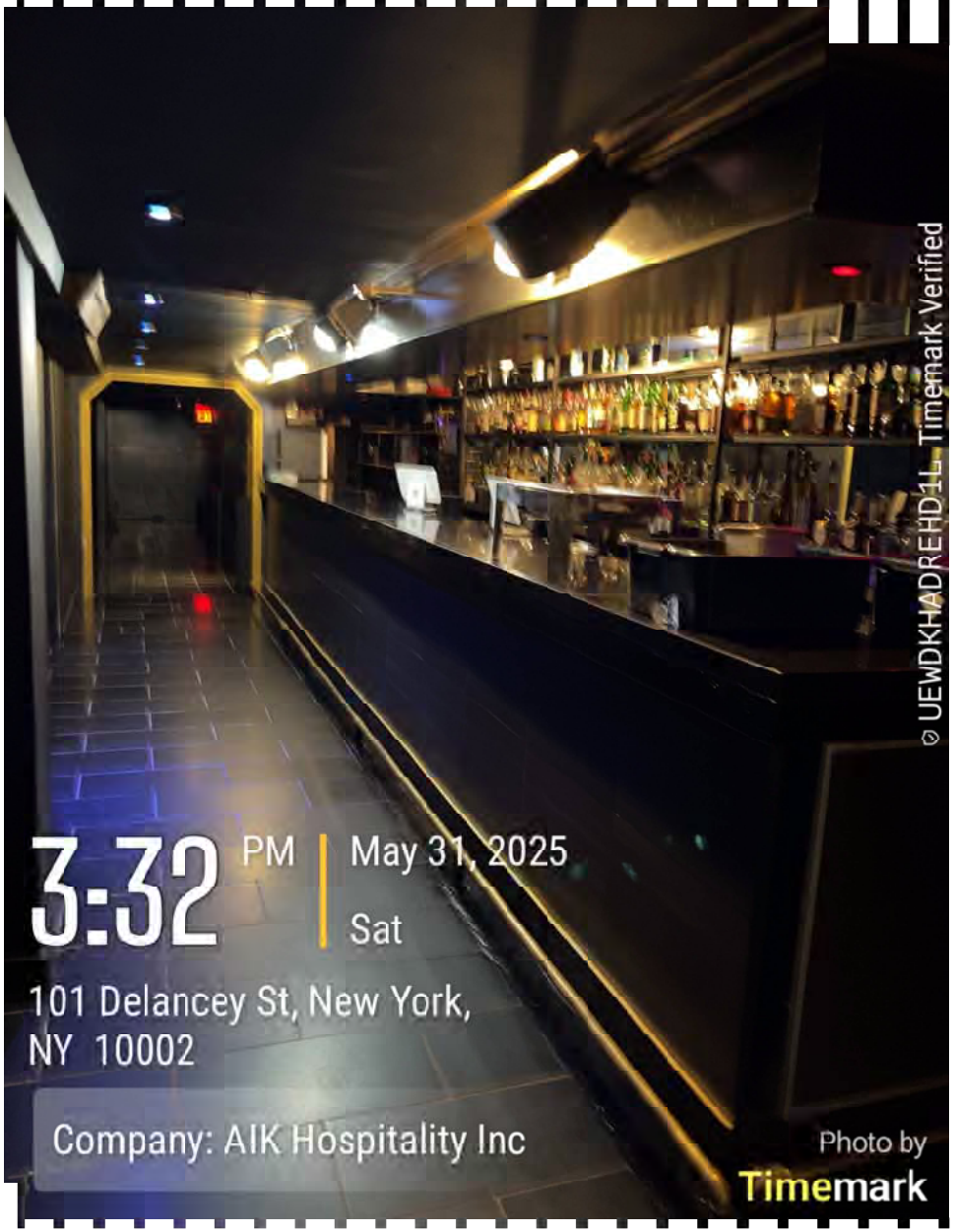
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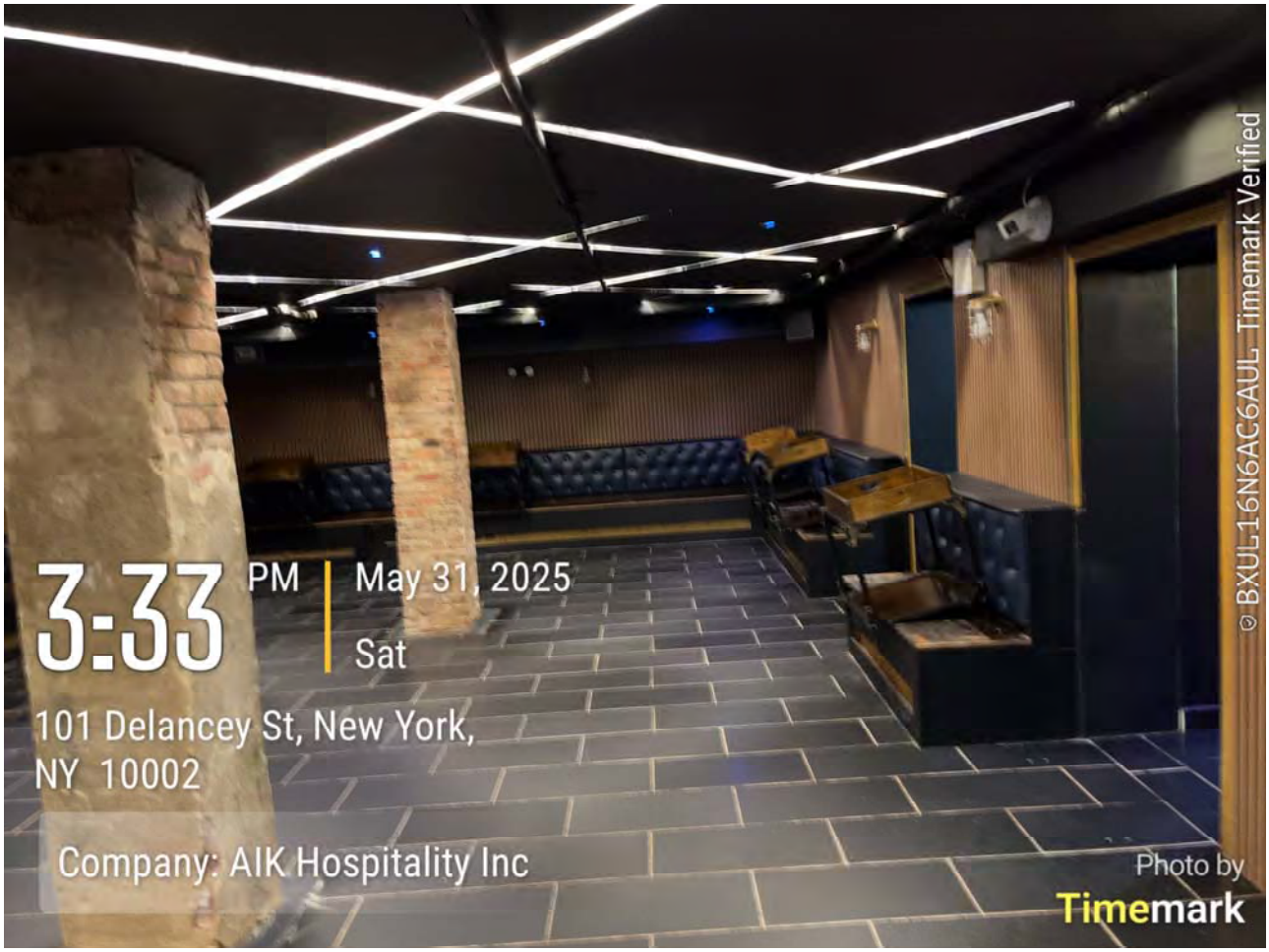
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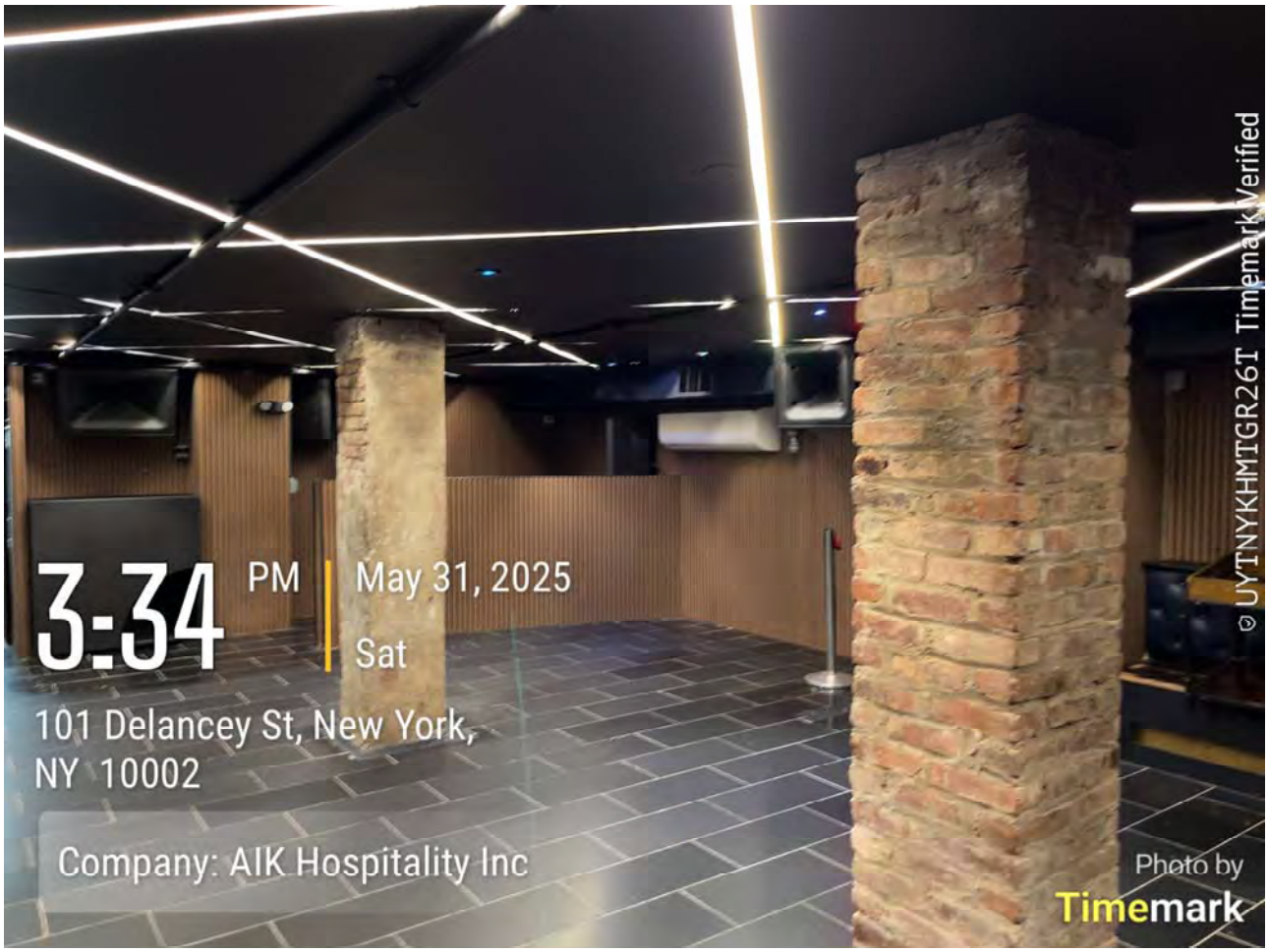
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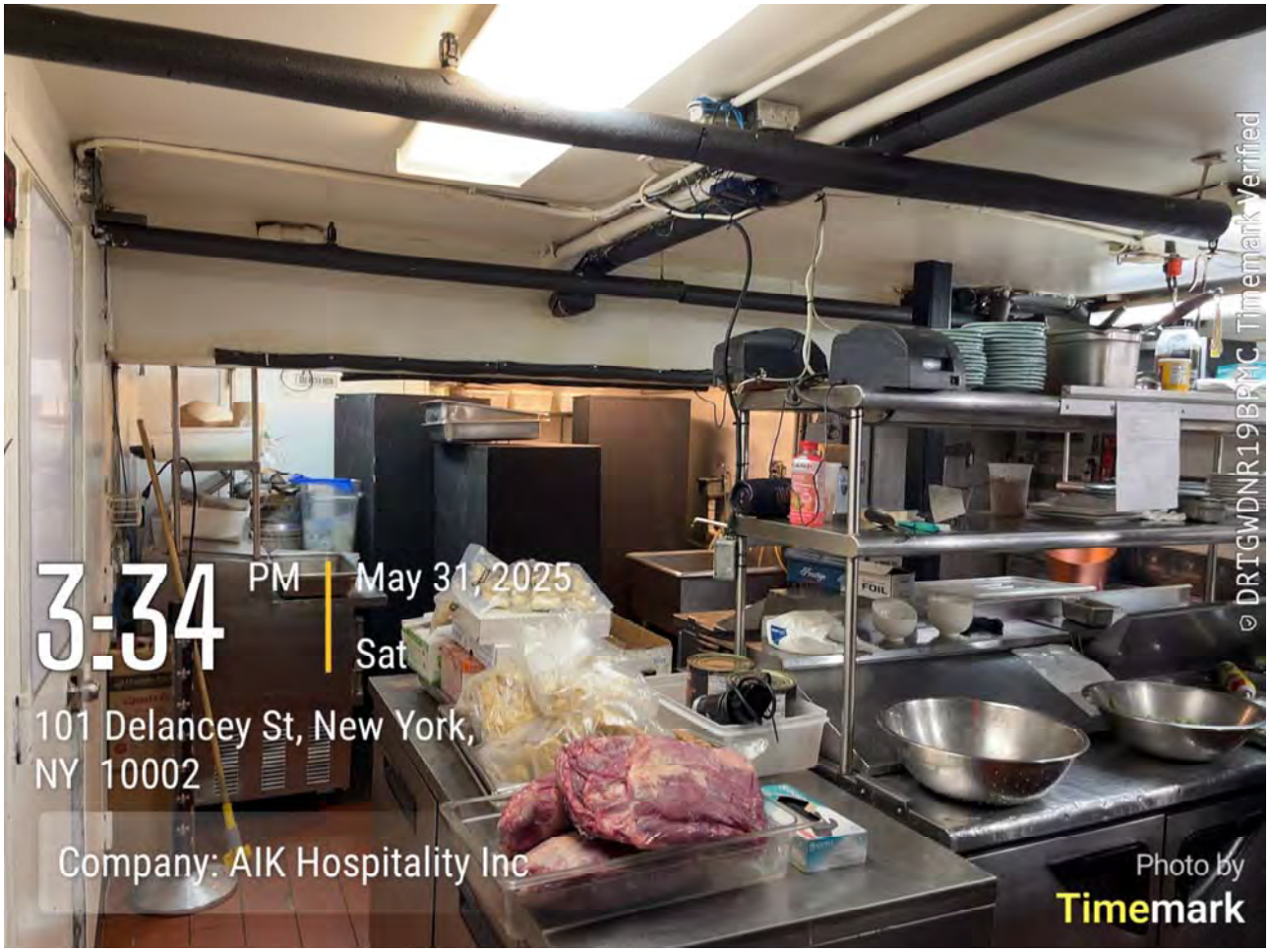
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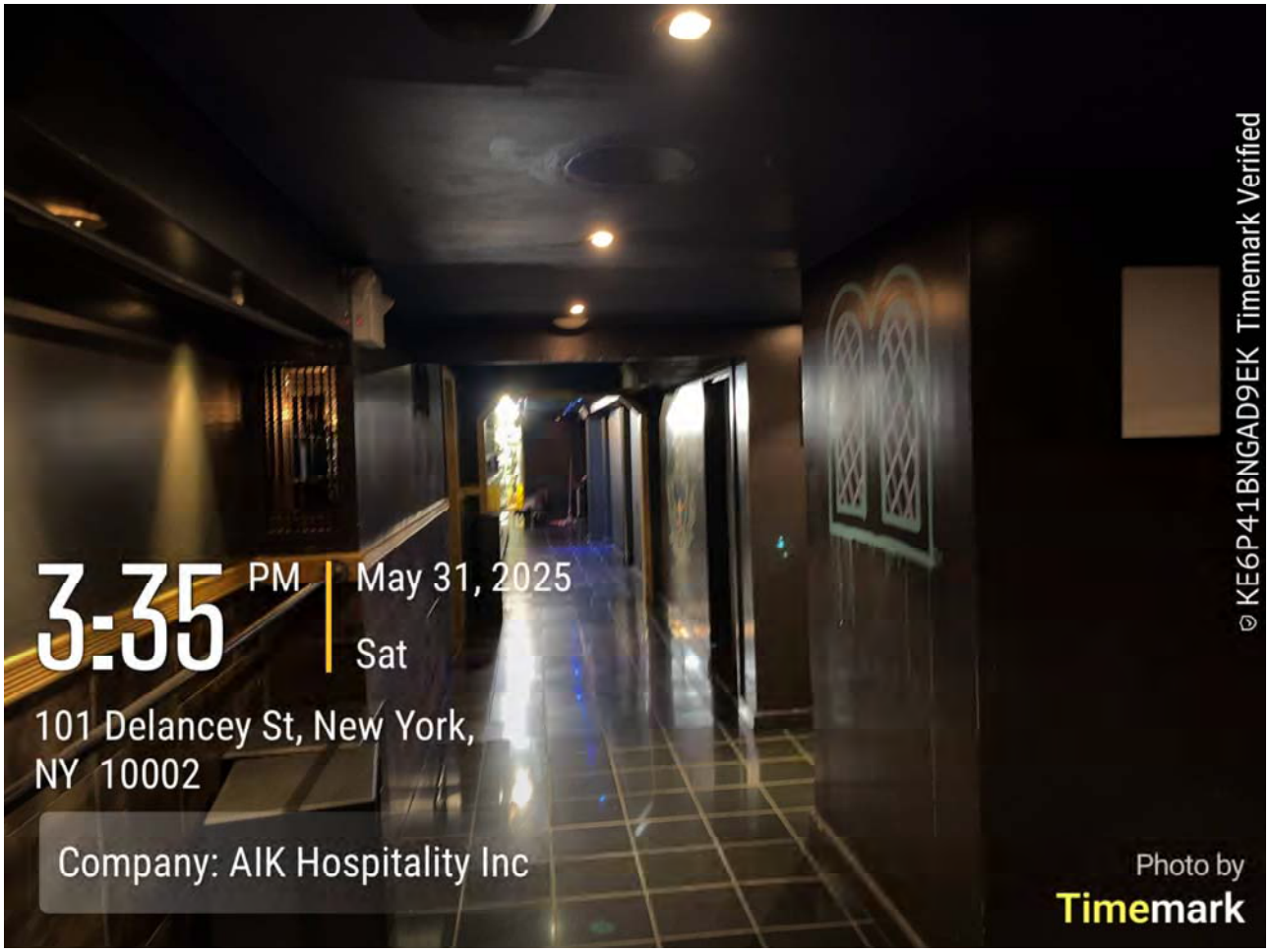
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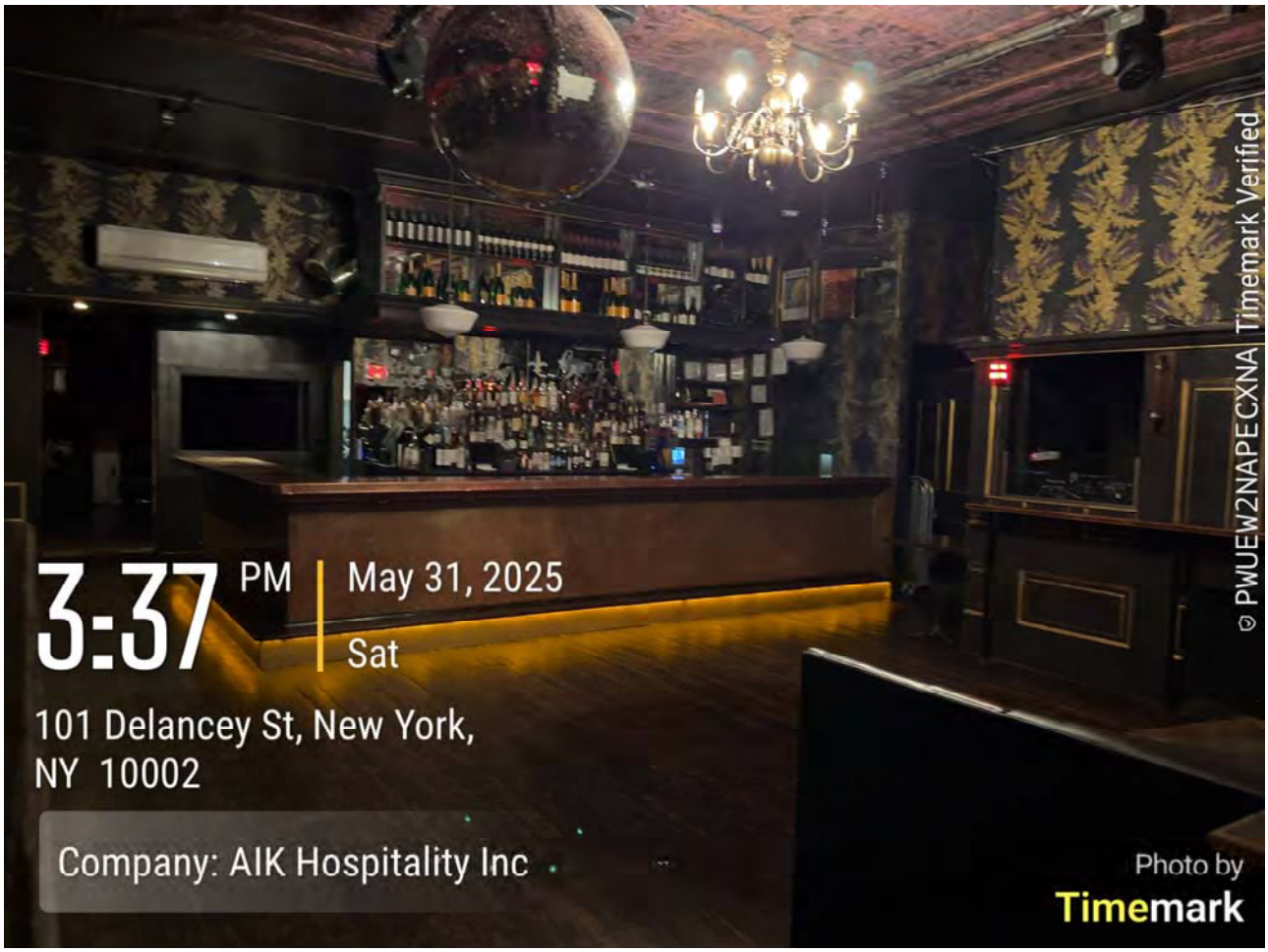
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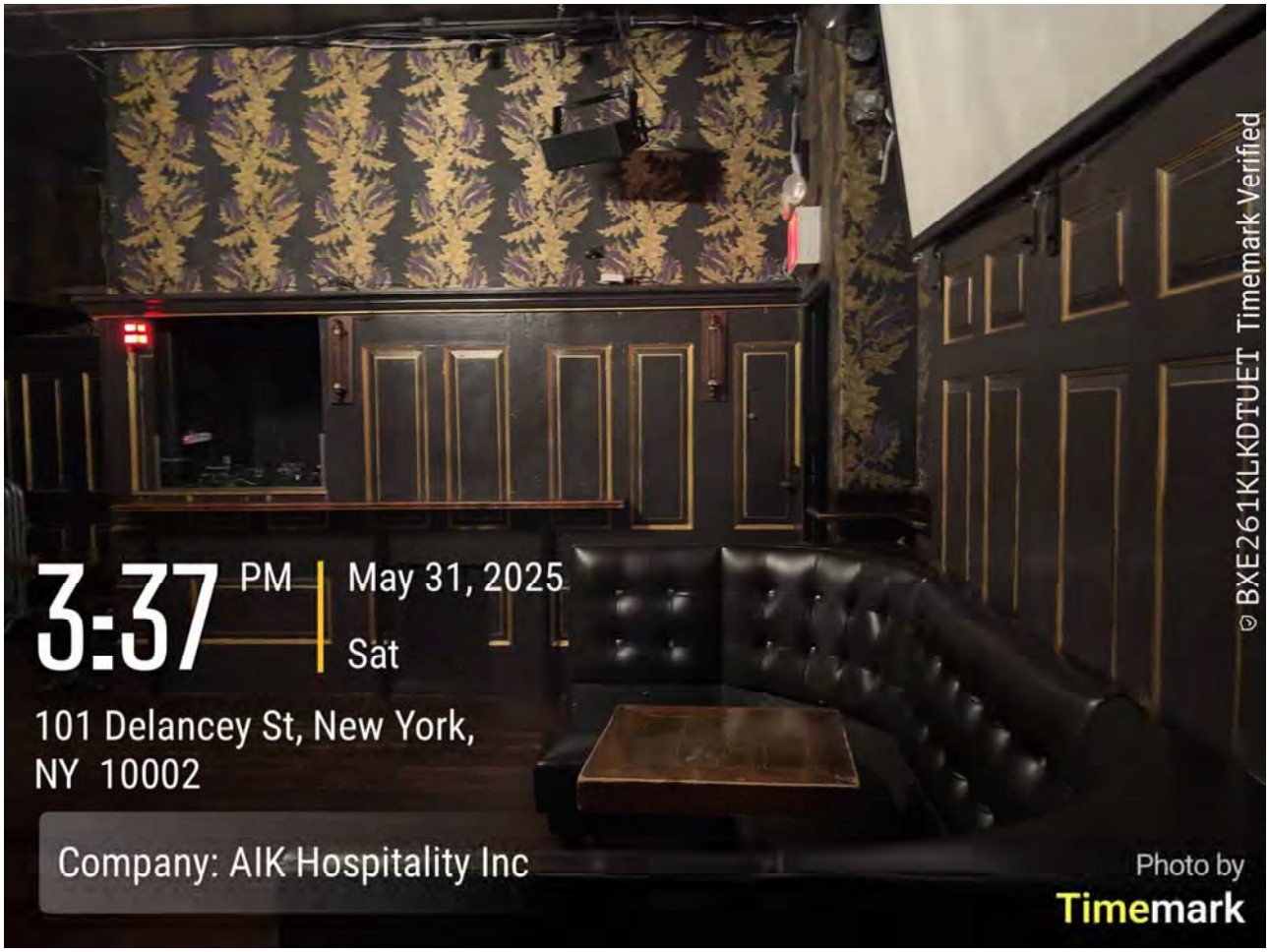
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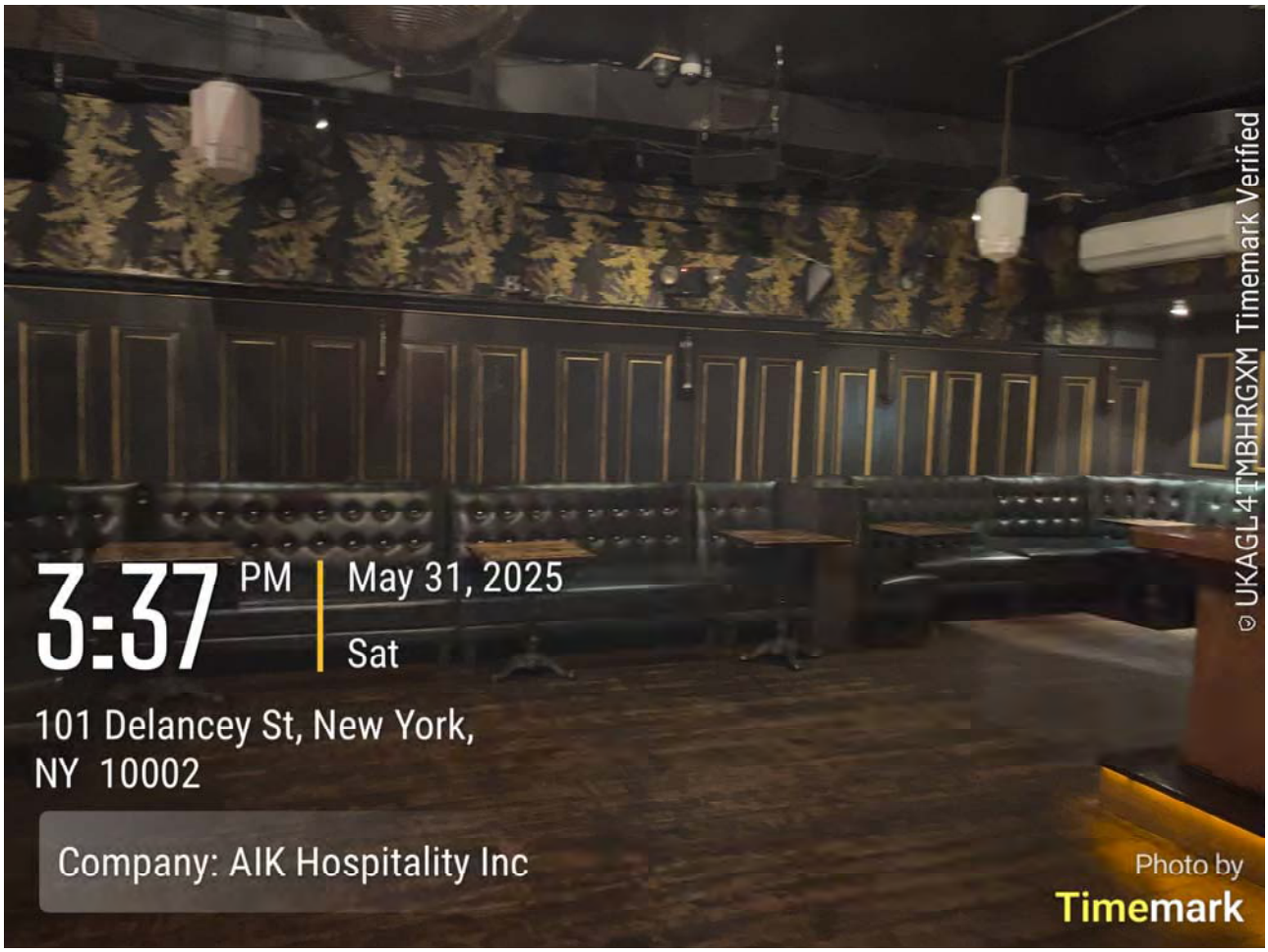
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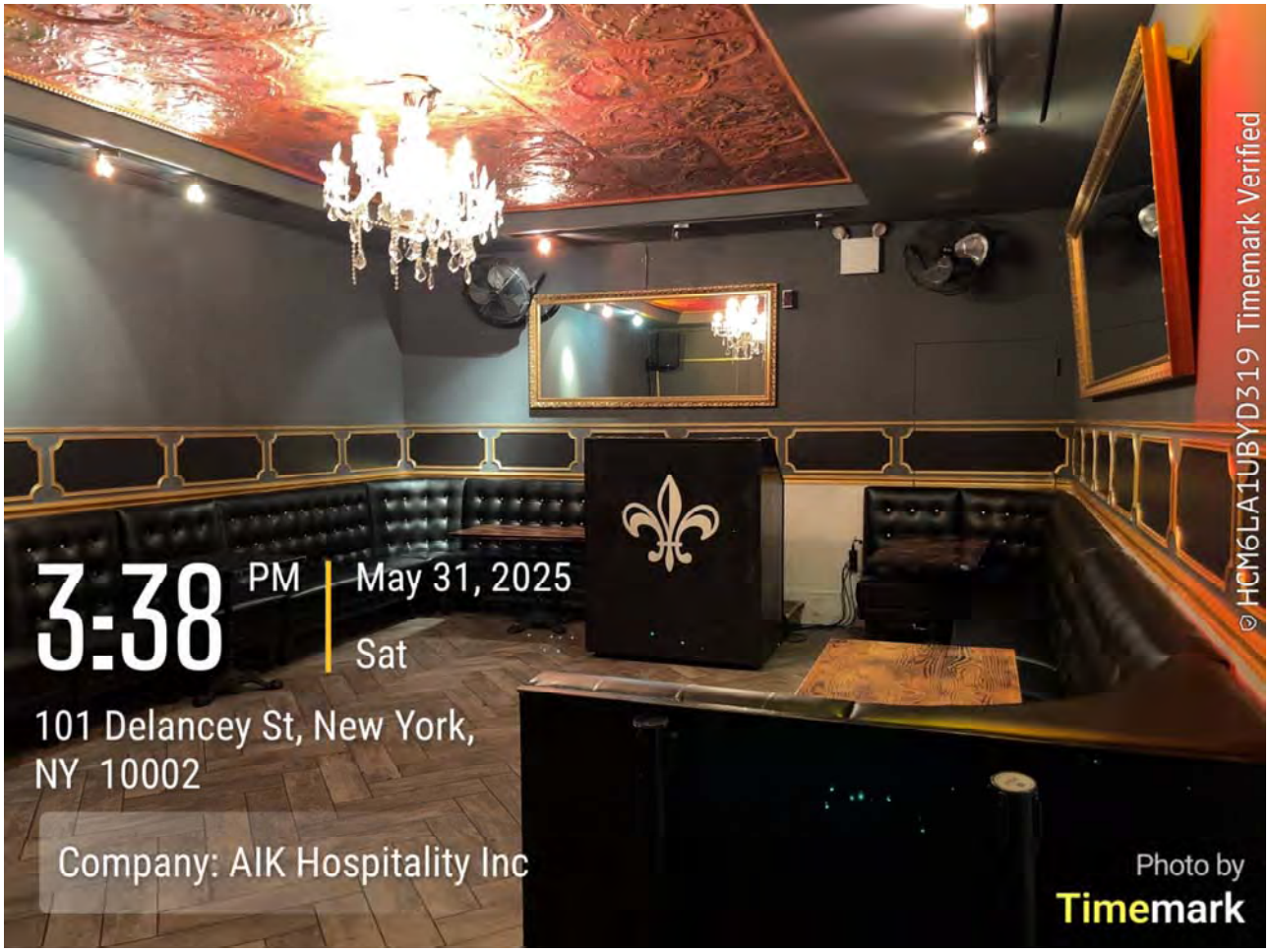
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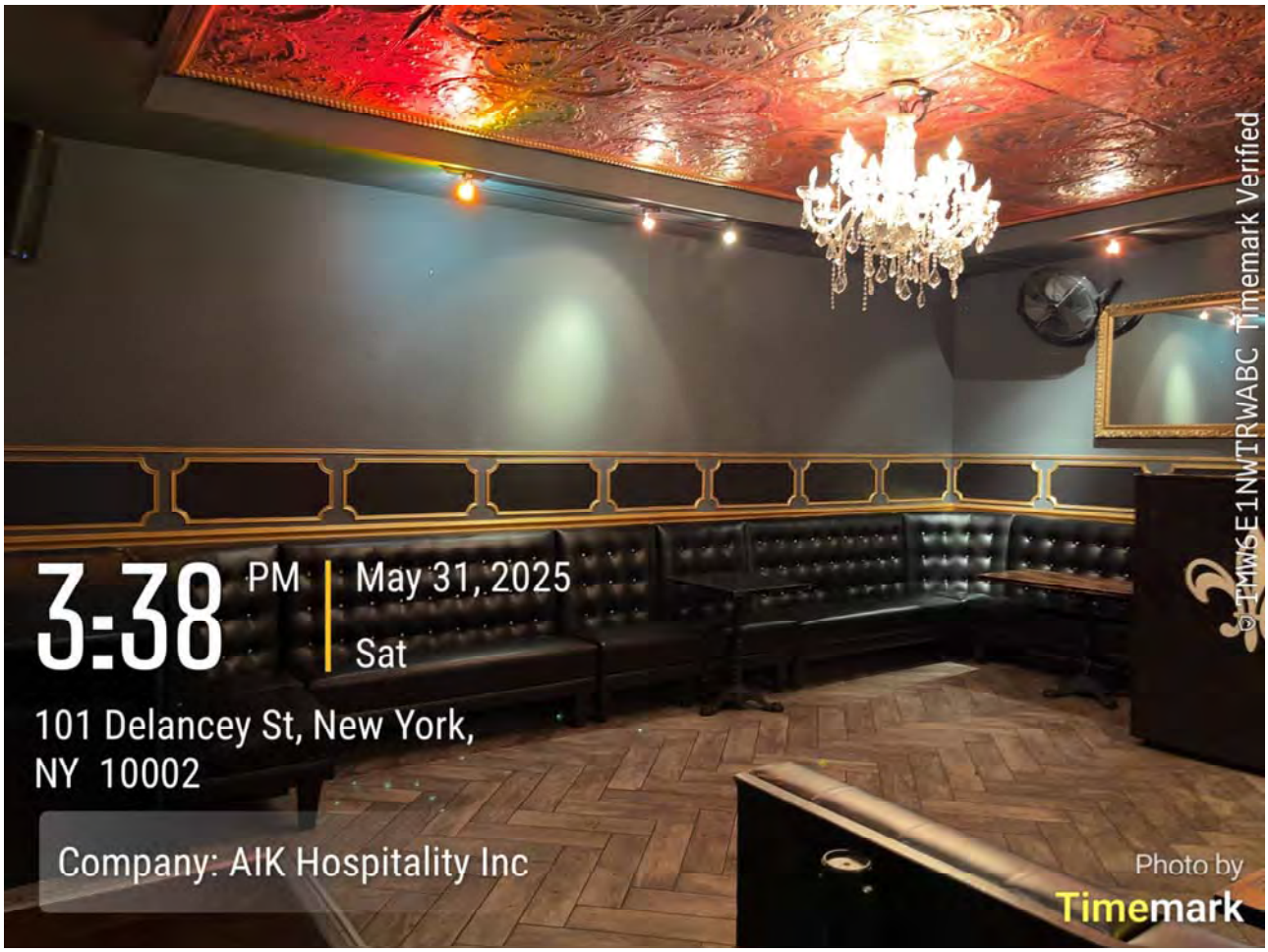
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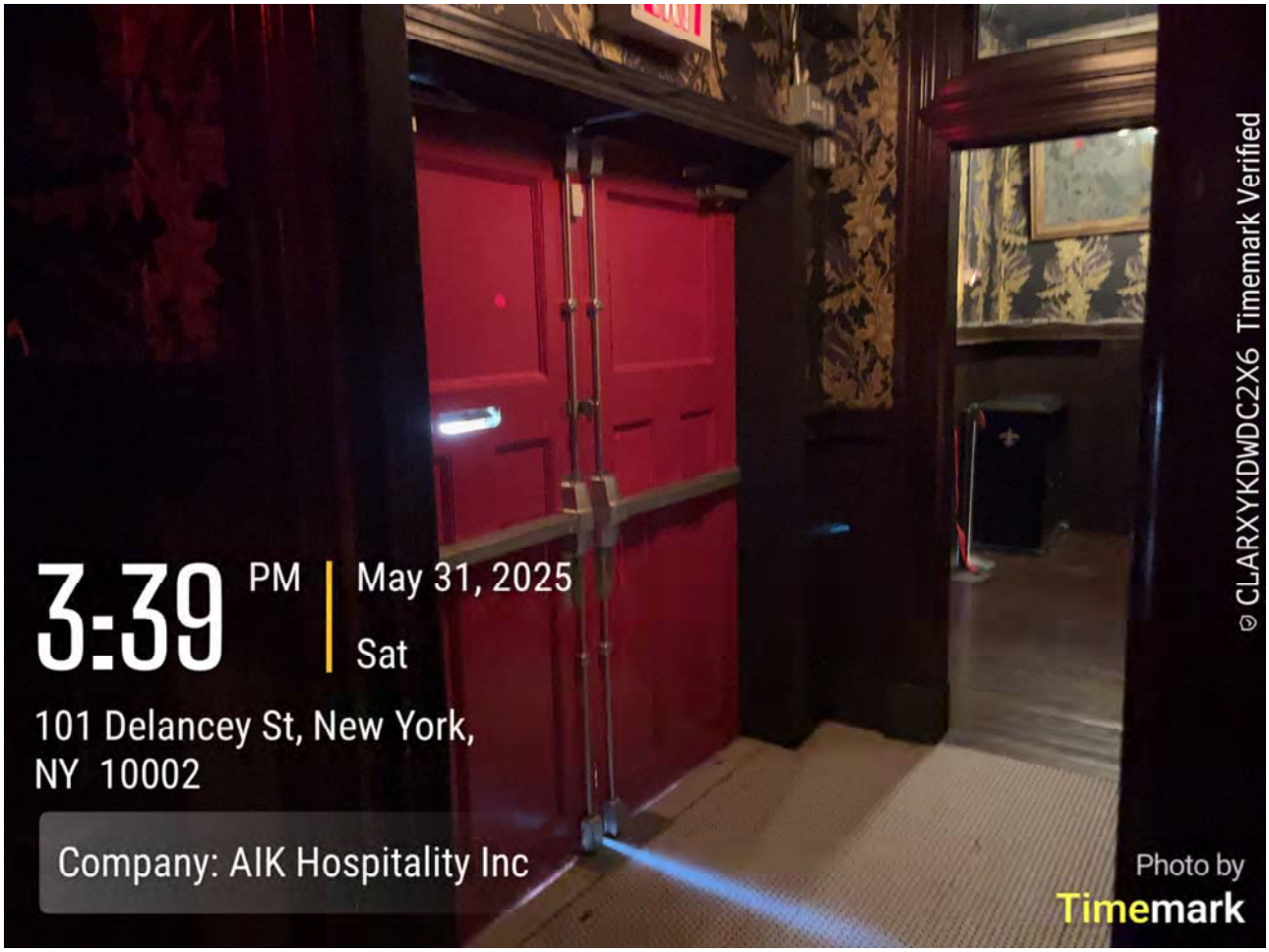
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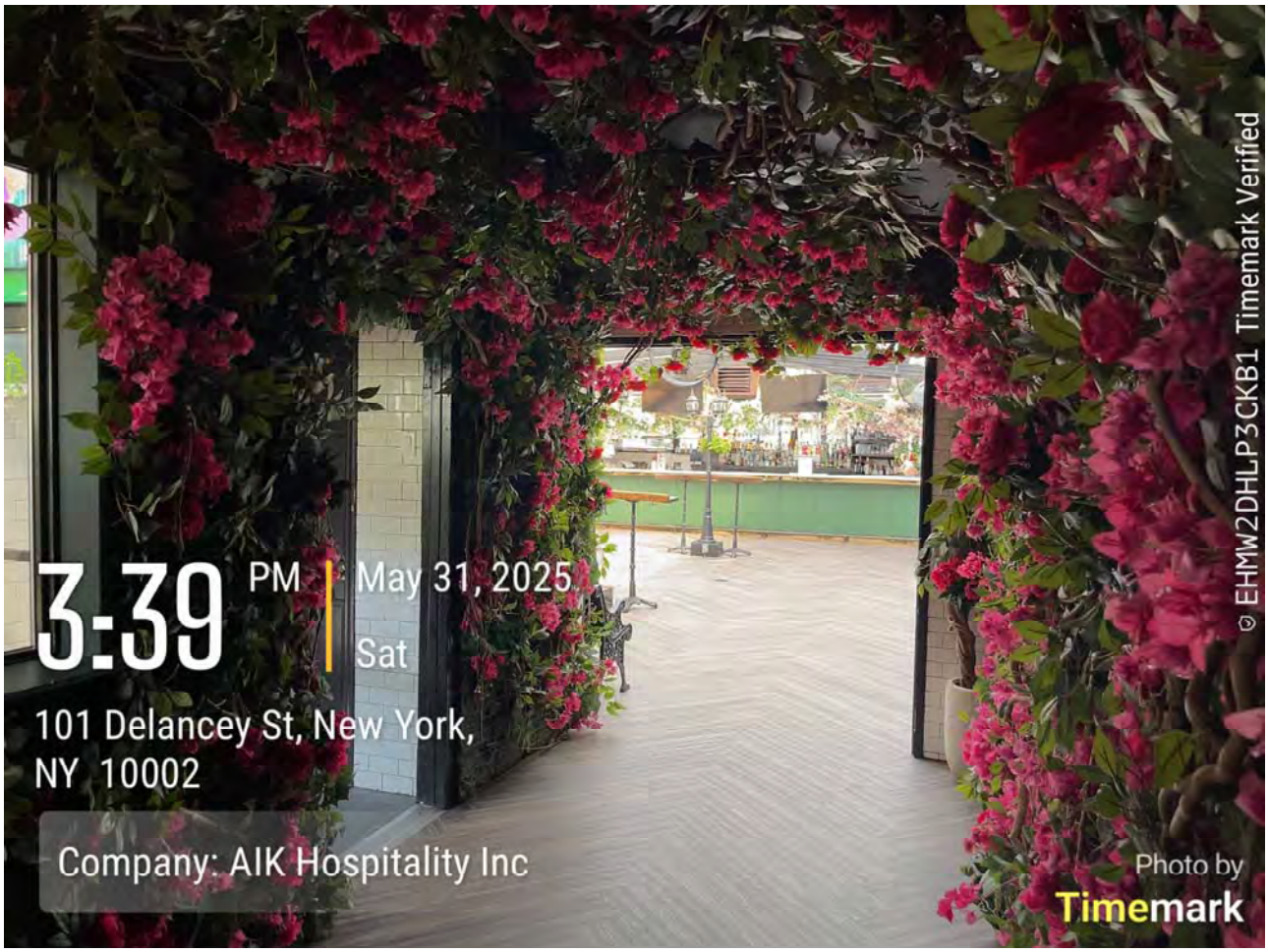
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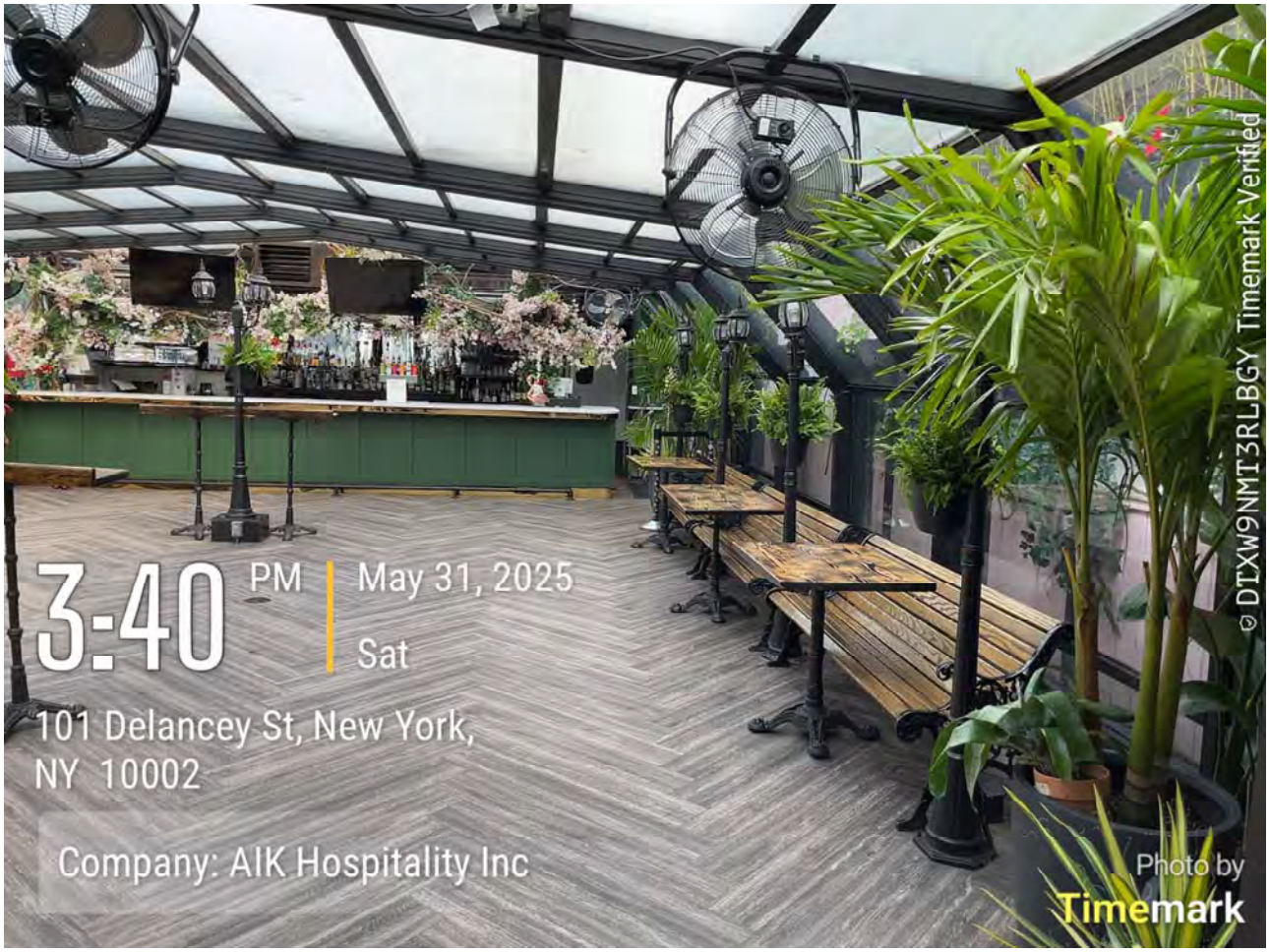
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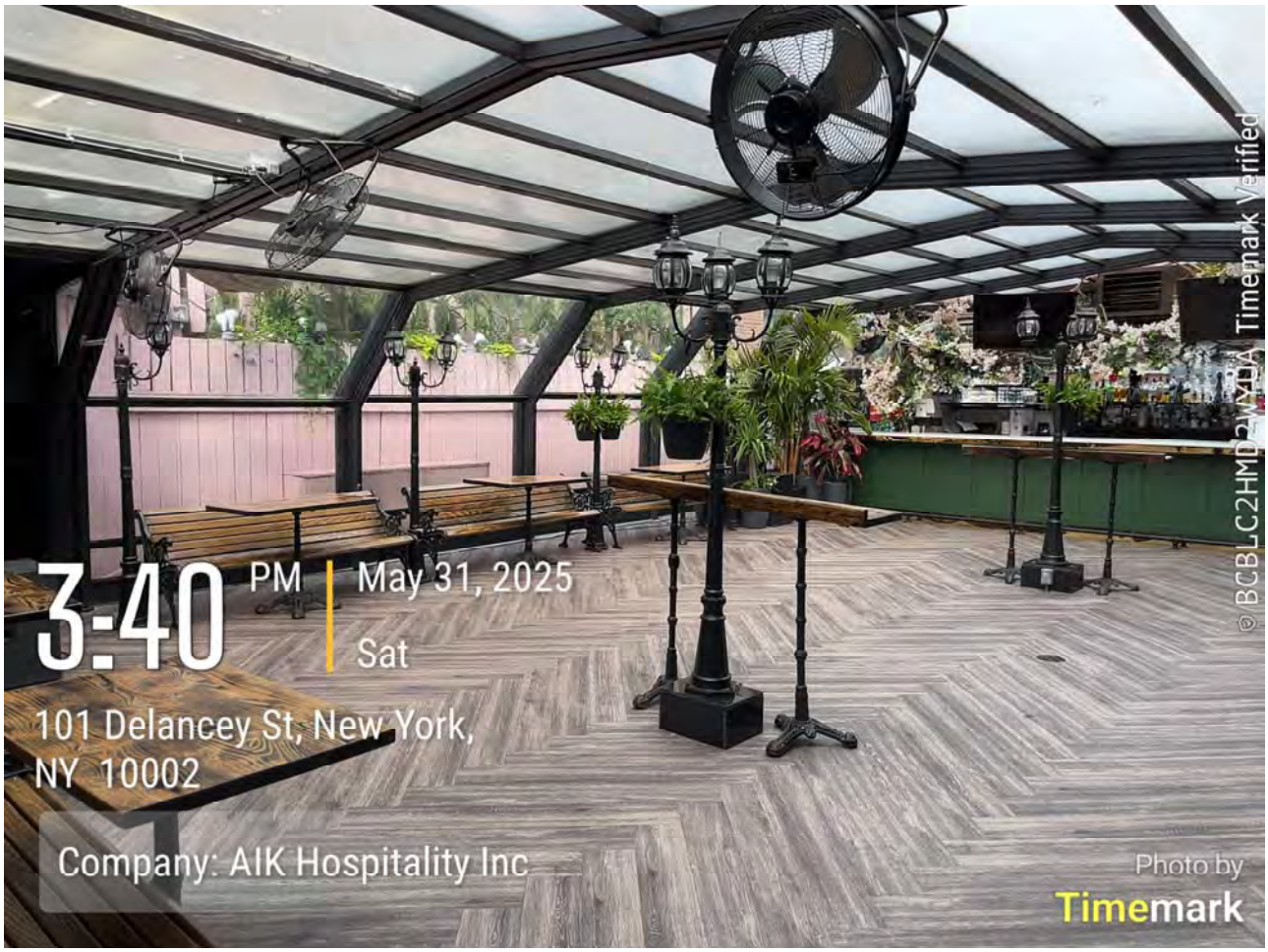
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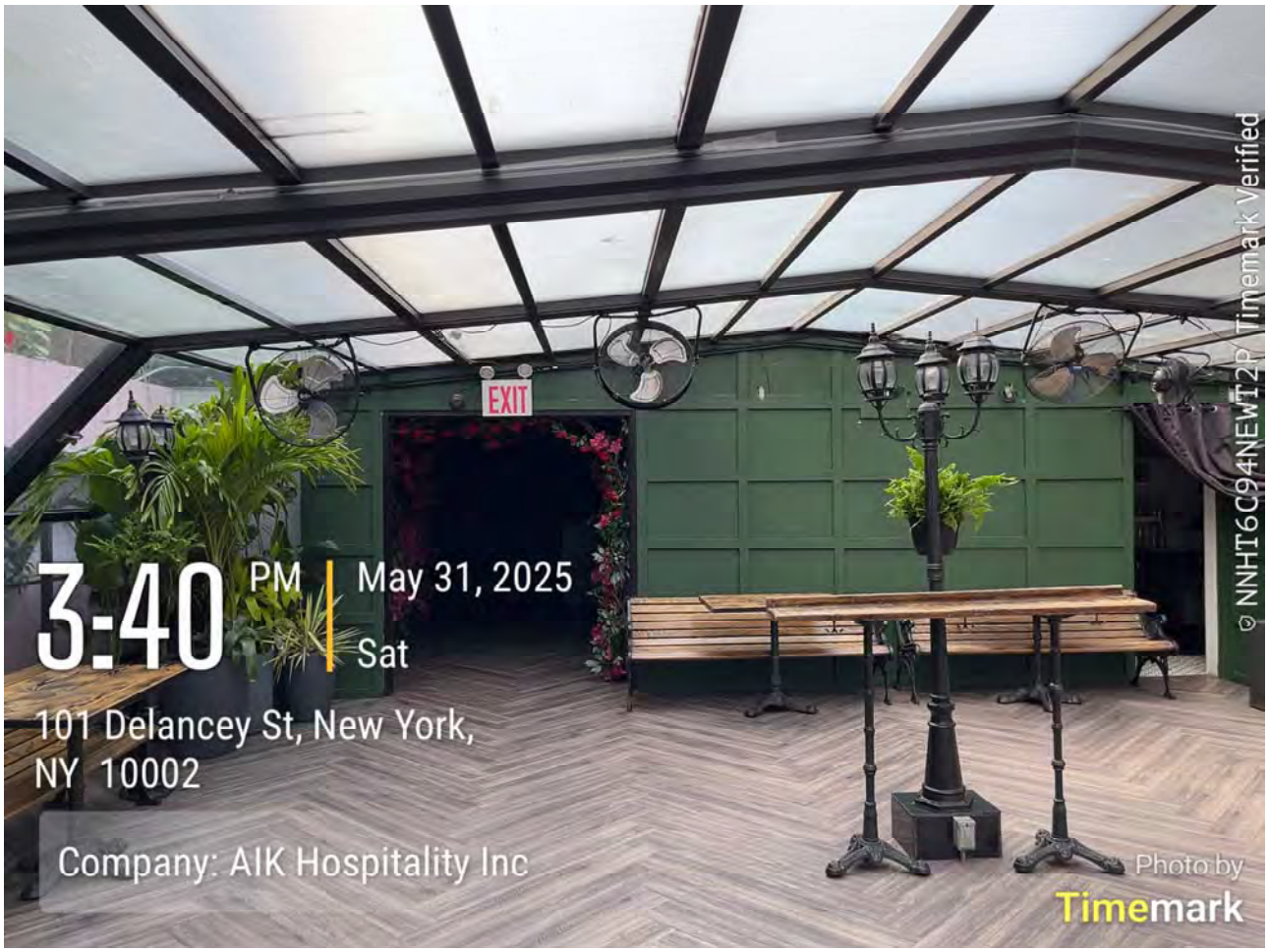
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