



THE CITY OF NEW YORK  
 MANHATTAN COMMUNITY BOARD 3  
 59 East 4th Street - New York, NY 10003  
 Phone: (212) 533-5300 - Fax: (212) 533-3659  
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website:  
[http://www.nyc.gov/html/manch3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/manch3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

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

Check if either of these apply: N/A

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

Today's Date: 5/5/14

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

Is location currently licensed?  Yes  No    Type of license: Cabaret liquor

If alteration, describe nature of alteration: See next page

Previous or current use of the location: Restaurant/Bar

Corporation and trade name of current license: Bakes Dozen Associates LLC d/b/a  
The General/Finale

**APPLICANT:**

Premise address: 199 Bowery, New York, NY 10012

Cross streets: Spring/Rivington

Name of applicant and all principals: Bakes Dozen Associates LLC: Mark Birnbaum,  
Michael Hirtenstein, Eugene Remm

Trade name (DBA): The General/Finale

**PREMISE:**

Type of building and number of floors: Commercial/Residential, 12 floors

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

Does premise have a valid Certificate of Occupancy and all appropriate permits, including for any back or side yard use?  Yes  No What is maximum NUMBER of people permitted? 678

Do you plan to apply for Public Assembly permit?  Yes  No Presently in place.  
What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give specific zoning designation, such as R8 or C2):  
C6-1

**PROPOSED METHOD OF OPERATION:**

Will any other business besides food or alcohol service be conducted at premise?  Yes  No  
If yes, please describe what type: N/A

What are the proposed days/hours of operation? (Specify days and hours each day and hours of outdoor space) Interior = 5PM-4AM, 7 days/week; exterior = S-Th until 12AM, Fri-Sat until 1AM

Number of tables?  $95(1^{st}) + 28(\text{basement}) = 123(\text{total})$  Number of seats at tables?  $300(1^{st}) + 73(\text{basement}) = 373(\text{total})$

How many stand-up bars/ bar seats are located on the premise? 3  
(A stand up bar is any bar or counter (whether with seating or not) over which a patron can order, pay for and receive an alcoholic beverage)

Describe all bars (length, shape and location): ① Square, 7' long, 1<sup>st</sup> fl; ② Rectangle, 8' long, 1<sup>st</sup> fl; ③ L-shape, 8' long, basement.

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

See enclosed for menu

What are the hours kitchen will be open? All hours of operation

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

How many employees will there be? ~40

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?)  $1(1^{st}) + 1(\text{basement}) = 2(\text{total})$

Will premise have music?  Yes  No

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

If other type, please describe N/A

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

Please describe your sound system: Sound system varies throughout establishment/by performance.

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? TBD

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.")

See next page.

Will there be security personnel?  Yes  No (If Yes, how many and when) 1-17, depending on night.

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

Do you  have or  plan to install sound-proofing?

#### APPLICANT HISTORY:

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

If yes, please indicate name of establishment: Please see next page.

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

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

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

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

Does any principal have other businesses in this area?  Yes  No If Yes, please give trade name and describe type of business Please see next page.

Has any principal had SLA reports or action within the past 3 years?  Yes  No If Yes, attach list of violations and dates of violations and outcomes, if any. All matters have been resolved.

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

**LOCATION:**

How many licensed establishments are within 1 block? 2

How many On-Premise (OP) liquor licenses are within 500 feet? 22

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

**COMMUNITY OUTREACH:**

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

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

1.  I agree to close any doors and windows at 10:00 P.M. <sup>Sun.-Thurs. ; 11PM Fri.-Sat.</sup> ~~every night?~~
2.  I will not have  DJs,  live music,  promoted events,  any event at which a cover fee is charged,  scheduled performances,  more than \_\_\_ DJs/ promoted events per \_\_\_,  more than \_\_\_ private parties per \_\_\_
3.  I will play ambient recorded background music only.
4.  I will not apply for an alteration to the method of operation agreed to by this stipulation without first coming before CB 3.
5.  I will not seek a change in class to a full on-premise liquor license. Or  my business plan is to seek an upgrade at a later date.
6.  I will not participate in pub crawls or have party buses come to my establishment.
7.  I will not have a happy hour. Or  Happy hour will end by \_\_\_\_\_.
8.  I will not have wait lines outside.  There will be a staff person outside to monitor sidewalk crowds and ensure no loitering.
9.  Residents may contact the manager/owner at the following phone number. Any complaints will be addressed immediately and I will revisit the above-stated method of operation if necessary in order to minimize my establishment's impact on my neighbors.

N/A

**RE: "If alteration, describe nature of alteration":**

For purposes of this application, no new space is being added to the licensed premises. The total occupancy will not be increasing, either. The purpose of this application is to move the area where dancing is allowable from the cellar level to a small portion of the ground floor (the "Finale" space), and to change the bakery counter on the ground floor to a sushi counter.

**RE: Traffic plan:**

We currently have a traffic plan in place. We work closely with the local police precinct to help ensure the highest level of efficiency. This includes, but is not limited to: Dedicated staff to the frontage and street of establishment, moving cars along, not letting people idle, and using cones and techniques provided by the local precinct.

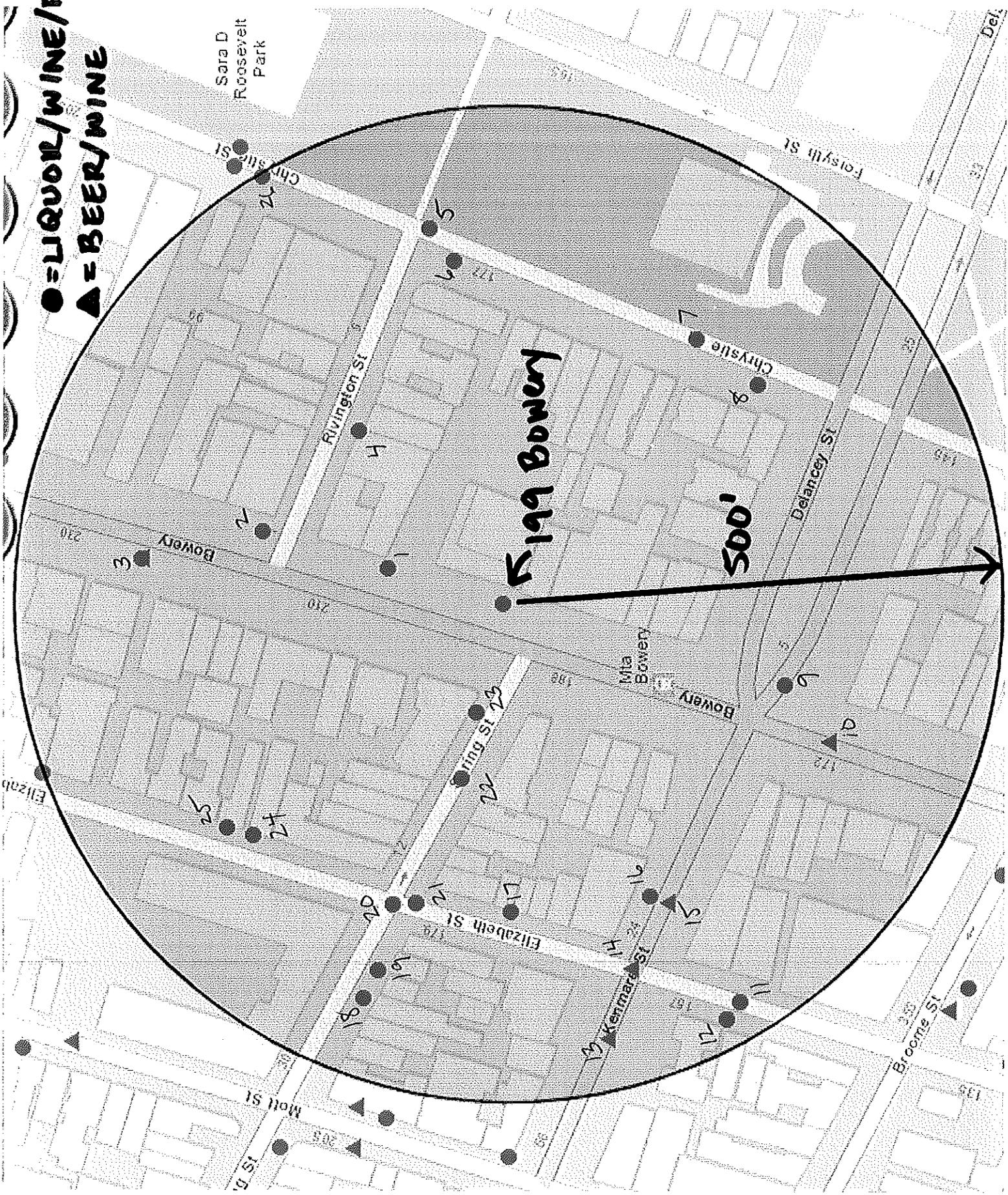
**RE: SLA  
PAST/CURRENT LICENSES HELD:**

<b>NAME</b>	<b>ESTABLISHMENT</b>	<b>ADDRESS</b>	<b>CB#</b>	<b>DATES</b>
Mark Birnbaum	Sutol Operation Co LLC d/b/a La Cenita/SL	409 West 14 <sup>th</sup> Street, New York, N.Y. 10014	CB4	2009 - Present
	44 Lexington Associates LLC & Lexington Project Managers d/b/a Hyatt 48 Lex	517 Lexington Avenue, New York, N.Y. 10017	CB6	2010 - Present
	Lexington Project Managers LLC d/b/a Lexington Brass	517 Lexington Avenue, New York, N.Y. 10017	CB6	2011 - Present
	Three Mile Harbor LLC & EMM Grp Holdings LLC d/b/a SL East	44 Three Mile Harbor Road, East Hampton, N.Y. 11937	East Hampton	2008 - Present
	Lucky 13 Associates LLC d/b/a Catch	21 Ninth Avenue, New York, N.Y. 10014	CB2	2011 - Present
	Bakers Dozen Associates LLC d/b/a The General/Finale	199 Bowery, New York, N.Y. 10002	CB3	
Eugene Remm	Sutol Operation Co LLC d/b/a La Cenita/SL	409 West 14 <sup>th</sup> Street, New York, N.Y. 10014	CB4	2009 - Present
	44 Lexington Associates LLC & Lexington Project Managers d/b/a Hyatt 48 Lex	517 Lexington Avenue, New York, N.Y. 10017	CB6	2010 - Present
	Lexington Project Managers LLC d/b/a Lexington Brass	517 Lexington Avenue, New York, N.Y. 10017	CB6	2011 - Present
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	Lucky 13 Associates LLC d/b/a Catch	21 Ninth Avenue, New York, N.Y. 10014	CB2	2011 - Present
	Bakers Dozen Associates LLC d/b/a The General/Finale	199 Bowery, New York, N.Y. 10002	CB3	2012 - Present
Michael Hirtenstein	44 Lexington Associates LLC & Lexington Project Managers d/b/a Hyatt 48 Lex	517 Lexington Avenue, New York, N.Y. 10017	CB6	2010 - Present
	Lexington Project Managers LLC d/b/a Lexington Brass	517 Lexington Avenue, New York, N.Y. 10017	CB6	2011 - Present
	Three Mile Harbor LLC & EMM Grp Holdings LLC d/b/a SL East	44 Three Mile Harbor Road, East Hampton, N.Y. 11937	East Hampton	2008 - Present
	Lucky 13 Associates LLC d/b/a Catch	21 Ninth Avenue, New York, N.Y. 10014	CB2	2011 - Present
	Bakers Dozen Associates LLC d/b/a The General/Finale	199 Bowery, New York, N.Y. 10002	CB3	2012 - Present

**RE: Nearby licenses:**

#	Name	Address	License Type
1	Congee Bowery Restaurant and Bar Inc.	207 Bowery	OP
2	Pamdh Enterprises Inc. d/b/a Mission	217 Bowery	OP
3	The Bowery Kitchen LLC	220 Bowery	RW
4	Biergarten America Inc. d/b/a Loreley	7 Rivington Street	OP
5	Marcelin LLC	177 Chrystie Street	OP
6	Neuman & Bogdonoff Inc. d/b/a Neumans Catering	173-175 Chrystie Street	CT
7	Dixon Place LLC	161 Chrystie Street	OP
8	Sammys Schmul Inc.	155-157 Chrystie Street	RL
9	DCB Delancey Corp.	173 Bowery	OP
10	168 Bowery Holding LLC	168 Bowery	RW
11	La Quinta Group LLC d/b/a Peix	151B Elizabeth Street	OP
12	153 Elizabeth Street Hotel LLC and Blue Bell Restaurant d/b/a The Nolitan	153 Elizabeth Street	HL
13	Shinon Inc. d/b/a Cocoron	37 Kenmare Street	RW
14	Tokana Café Bar Restaurant Inc.	163 Elizabeth Street	RW
15	Juicerie LLC d/b/a The Butcher's Daughter	19 Kenmare Street	TW
16	Travertine LLC	19 Kenmare Street	OP
17	ICA Group LLC d/b/a Café el Portal	174 Elizabeth Street	OP
18	Iridium Restaurant Corp. d/b/a Bread	20 Spring Street	OP
19	18 Front Inc.	18 Spring Street	OP
20	14 Spring Street Café LLC d/b/a Rintintin	14 Spring Street	OP
21	Twelve Spring St Rest Corp d/b/a The Vig Bar	12 Spring Street	OP
22	Uncle Boon's LLC	7 Spring Street	OP
23	5 Spring Street Corp. d/b/a Sweet & Vicious Br	5 Spring Street	OP
24	2B Restaurant Corp.	194 Elizabeth Street	OP
25	Cantaloupe LLC d/b/a Lovely Day	196 Elizabeth Street	OP
26	Variety Entertainment Group LLC d/b/a The Box	189 Chrystie Street	OP

● = LIQUOR/WINE/BEER  
▲ = BEER/WINE



Sara D  
Roosevelt  
Park

199 Bowery

500'

Elizabeth

Mott St

Rivington St

Elizabeth St

Kenmare St

Mta  
Bowery

Chrystie

Folsyth St

Delancey St

Broome St

Del.



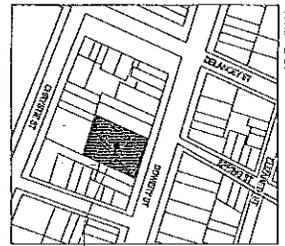
**PLACE OF ASSEMBLY NOTES**

1. ALL OCCUPANCY LOADS SHALL BE BASED ON THE FOLLOWING TABLES UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE OCCUPANCY LOADS AND THE CORRECT APPLICATION OF THE TABLES TO THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE OCCUPANCY LOADS AND THE CORRECT APPLICATION OF THE TABLES TO THE PROJECT.

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**SITE PLAN**



**CONTROLLED INSPECTIONS**

1. CONTROLLED INSPECTIONS SHALL BE CONDUCTED BY THE ARCHITECT AT THE FOLLOWING LOCATIONS:

- FOUNDATION
- ROOF
- MECHANICAL ROOMS
- ELECTRICAL ROOMS
- PLUMBING ROOMS
- STAIRWAYS
- ELEVATOR SHAFTS
- MECHANICAL SHAFTS
- ELECTRICAL SHAFTS
- PLUMBING SHAFTS

**OCCUPANCY LOAD CALCULATIONS**

ROOM NO.	ROOM NAME	AREA (SQ FT)	OCCUPANCY LOAD	TOTAL OCCUPANCY
101	RECEPTION	100	10	10
102	OFFICE	200	20	30
103	CONFERENCE	150	15	45
104	MEETING	100	10	55
105	RESTROOM	50	5	60
106	STAIR	100	10	70
107	ELEVATOR	50	5	75
108	MECHANICAL	100	10	85
109	ELECTRICAL	50	5	90
110	PLUMBING	50	5	95
111	STAIR	100	10	105
112	ELEVATOR	50	5	110
113	MECHANICAL	100	10	120
114	ELECTRICAL	50	5	125
115	PLUMBING	50	5	130
116	STAIR	100	10	140
117	ELEVATOR	50	5	145
118	MECHANICAL	100	10	155
119	ELECTRICAL	50	5	160
120	PLUMBING	50	5	165
121	STAIR	100	10	175
122	ELEVATOR	50	5	180
123	MECHANICAL	100	10	190
124	ELECTRICAL	50	5	195
125	PLUMBING	50	5	200
126	STAIR	100	10	210
127	ELEVATOR	50	5	215
128	MECHANICAL	100	10	225
129	ELECTRICAL	50	5	230
130	PLUMBING	50	5	235
131	STAIR	100	10	245
132	ELEVATOR	50	5	250
133	MECHANICAL	100	10	260
134	ELECTRICAL	50	5	265
135	PLUMBING	50	5	270
136	STAIR	100	10	280
137	ELEVATOR	50	5	285
138	MECHANICAL	100	10	295
139	ELECTRICAL	50	5	300
140	PLUMBING	50	5	305
141	STAIR	100	10	315
142	ELEVATOR	50	5	320
143	MECHANICAL	100	10	330
144	ELECTRICAL	50	5	335
145	PLUMBING	50	5	340
146	STAIR	100	10	350
147	ELEVATOR	50	5	355
148	MECHANICAL	100	10	365
149	ELECTRICAL	50	5	370
150	PLUMBING	50	5	375
151	STAIR	100	10	385
152	ELEVATOR	50	5	390
153	MECHANICAL	100	10	400
154	ELECTRICAL	50	5	405
155	PLUMBING	50	5	410
156	STAIR	100	10	420
157	ELEVATOR	50	5	425
158	MECHANICAL	100	10	435
159	ELECTRICAL	50	5	440
160	PLUMBING	50	5	445
161	STAIR	100	10	455
162	ELEVATOR	50	5	460
163	MECHANICAL	100	10	470
164	ELECTRICAL	50	5	475
165	PLUMBING	50	5	480
166	STAIR	100	10	490
167	ELEVATOR	50	5	495
168	MECHANICAL	100	10	505
169	ELECTRICAL	50	5	510
170	PLUMBING	50	5	515
171	STAIR	100	10	525
172	ELEVATOR	50	5	530
173	MECHANICAL	100	10	540
174	ELECTRICAL	50	5	545
175	PLUMBING	50	5	550
176	STAIR	100	10	560
177	ELEVATOR	50	5	565
178	MECHANICAL	100	10	575
179	ELECTRICAL	50	5	580
180	PLUMBING	50	5	585
181	STAIR	100	10	595
182	ELEVATOR	50	5	600
183	MECHANICAL	100	10	610
184	ELECTRICAL	50	5	615
185	PLUMBING	50	5	620
186	STAIR	100	10	630
187	ELEVATOR	50	5	635
188	MECHANICAL	100	10	645
189	ELECTRICAL	50	5	650
190	PLUMBING	50	5	655
191	STAIR	100	10	665
192	ELEVATOR	50	5	670
193	MECHANICAL	100	10	680
194	ELECTRICAL	50	5	685
195	PLUMBING	50	5	690
196	STAIR	100	10	700
197	ELEVATOR	50	5	705
198	MECHANICAL	100	10	715
199	ELECTRICAL	50	5	720
200	PLUMBING	50	5	725
201	STAIR	100	10	735
202	ELEVATOR	50	5	740
203	MECHANICAL	100	10	750
204	ELECTRICAL	50	5	755
205	PLUMBING	50	5	760
206	STAIR	100	10	770
207	ELEVATOR	50	5	775
208	MECHANICAL	100	10	785
209	ELECTRICAL	50	5	790
210	PLUMBING	50	5	795
211	STAIR	100	10	805
212	ELEVATOR	50	5	810
213	MECHANICAL	100	10	820
214	ELECTRICAL	50	5	825
215	PLUMBING	50	5	830
216	STAIR	100	10	840
217	ELEVATOR	50	5	845
218	MECHANICAL	100	10	855
219	ELECTRICAL	50	5	860
220	PLUMBING	50	5	865
221	STAIR	100	10	875
222	ELEVATOR	50	5	880
223	MECHANICAL	100	10	890
224	ELECTRICAL	50	5	895
225	PLUMBING	50	5	900
226	STAIR	100	10	910
227	ELEVATOR	50	5	915
228	MECHANICAL	100	10	925
229	ELECTRICAL	50	5	930
230	PLUMBING	50	5	935
231	STAIR	100	10	945
232	ELEVATOR	50	5	950
233	MECHANICAL	100	10	960
234	ELECTRICAL	50	5	965
235	PLUMBING	50	5	970
236	STAIR	100	10	980
237	ELEVATOR	50	5	985
238	MECHANICAL	100	10	995
239	ELECTRICAL	50	5	1000
240	PLUMBING	50	5	1005
241	STAIR	100	10	1015
242	ELEVATOR	50	5	1020
243	MECHANICAL	100	10	1030
244	ELECTRICAL	50	5	1035
245	PLUMBING	50	5	1040
246	STAIR	100	10	1050
247	ELEVATOR	50	5	1055
248	MECHANICAL	100	10	1065
249	ELECTRICAL	50	5	1070
250	PLUMBING	50	5	1075
251	STAIR	100	10	1085
252	ELEVATOR	50	5	1090
253	MECHANICAL	100	10	1100
254	ELECTRICAL	50	5	1105
255	PLUMBING	50	5	1110
256	STAIR	100	10	1120
257	ELEVATOR	50	5	1125
258	MECHANICAL	100	10	1135
259	ELECTRICAL	50	5	1140
260	PLUMBING	50	5	1145
261	STAIR	100	10	1155
262	ELEVATOR	50	5	1160
263	MECHANICAL	100	10	1170
264	ELECTRICAL	50	5	1175
265	PLUMBING	50	5	1180
266	STAIR	100	10	1190
267	ELEVATOR	50	5	1195
268	MECHANICAL	100	10	1205
269	ELECTRICAL	50	5	1210
270	PLUMBING	50	5	1215
271	STAIR	100	10	1225
272	ELEVATOR	50	5	1230
273	MECHANICAL	100	10	1240
274	ELECTRICAL	50	5	1245
275	PLUMBING	50	5	1250
276	STAIR	100	10	1260
277	ELEVATOR	50	5	1265
278	MECHANICAL	100	10	1275
279	ELECTRICAL	50	5	1280
280	PLUMBING	50	5	1285
281	STAIR	100	10	1295
282	ELEVATOR	50	5	1300
283	MECHANICAL	100	10	1310
284	ELECTRICAL	50	5	1315
285	PLUMBING	50	5	1320
286	STAIR	100	10	1330
287	ELEVATOR	50	5	1335
288	MECHANICAL	100	10	1345
289	ELECTRICAL	50	5	1350
290	PLUMBING	50	5	1355
291	STAIR	100	10	1365
292	ELEVATOR	50	5	1370
293	MECHANICAL	100	10	1380
294	ELECTRICAL	50	5	1385
295	PLUMBING	50	5	1390
296	STAIR	100	10	1400
297	ELEVATOR	50	5	1405
298	MECHANICAL	100	10	1415
299	ELECTRICAL	50	5	1420
300	PLUMBING	50	5	1425
301	STAIR	100	10	1435
302	ELEVATOR	50	5	1440
303	MECHANICAL	100	10	1450
304	ELECTRICAL	50	5	1455
305	PLUMBING	50	5	1460
306	STAIR	100	10	1470
307	ELEVATOR	50	5	1475
308	MECHANICAL	100	10	1485
309	ELECTRICAL	50	5	1490
310	PLUMBING	50	5	1495
311	STAIR	100	10	1505
312	ELEVATOR	50	5	1510
313	MECHANICAL	100	10	1520
314	ELECTRICAL	50	5	1525
315	PLUMBING	50	5	1530
316	STAIR	100	10	1540
317	ELEVATOR	50	5	1545
318	MECHANICAL	100	10	1555
319	ELECTRICAL	50	5	1560
320	PLUMBING	50	5	1565
321	STAIR	100	10	1575
322	ELEVATOR	50	5	1580
323	MECHANICAL	100	10	1590
324	ELECTRICAL	50	5	1595
325	PLUMBING	50	5	1600
326	STAIR	100	10	1610
327	ELEVATOR	50	5	1615
328	MECHANICAL	100	10	1625
329	ELECTRICAL	50	5	1630
330	PLUMBING	50	5	1635
331	STAIR	100	10	1645
332	ELEVATOR	50	5	1650
333	MECHANICAL			