

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

| | | | | | |
|--|---|--|-----------------|--------------------------------------|--------------------------|
| APPLICANT | | DOING BUSINESS AS (DBA) | | | |
| Benjamin Pratt | | As Is NYC | | | |
| STREET ADDRESS | | CROSS STREETS | | | |
| 734 10 th Avenue | | 50 th St. / 10 th Ave | | | |
| OWNER | NAME: | Jodi Richard | ATTORNEY NAME: | Terrence Flynn Jr. Esq. | |
| | PHONE: | 917 576 2242 | ATTORNEY PHONE: | 718 945 1600 | |
| | FAX: | | ATTORNEY FAX: | | |
| MANAGER | NAME: | Benjamin Pratt | LANDLORD NAME: | 9300 Realty | |
| | PHONE: | 617 794 8625 | | LANDLORD PHONE: | 212 228 9300 |
| | FAX: | | | LANDLORD FAX: | 212 228 7365 |
| DESCRIPTION OF BUSINESS | | | | | |
| Establishment Type: | | <input checked="" type="checkbox"/> Bar/Tavern <input type="checkbox"/> Bed & Breakfast <input type="checkbox"/> Eating Place Beer <input type="checkbox"/> Cabaret <input type="checkbox"/> Night Club <input type="checkbox"/> Hotel <input type="checkbox"/> Restaurant <input type="checkbox"/> Catering Establishment <input type="checkbox"/> Club (Fraternal Organization – Members Only) <input type="checkbox"/> Other (Explain): _____ | | | |
| Method of Operation: | | <input checked="" type="checkbox"/> Restaurant <input type="checkbox"/> Dance Club <input type="checkbox"/> Sports Bar <input type="checkbox"/> Adult Entertainment <input type="checkbox"/> Wine Bar <input type="checkbox"/> Pizzeria <input type="checkbox"/> Cafe <input type="checkbox"/> Other (Explain): _____ | | | |
| License Type: | | <input checked="" type="checkbox"/> On-Premise <input type="checkbox"/> Wine <input type="checkbox"/> Beer <input type="checkbox"/> Wine & Beer | | | |
| APPLICATION TYPE (check one) | <input checked="" type="checkbox"/> New | Has applicant owned or managed a similar business? | | <input checked="" type="radio"/> YES | <input type="radio"/> NO |
| | | What is/was the name of establishment? | | Atera | |
| | | What is/was the address of the establishment? | | 77 Worth St. | |
| | | What were the dates the applicant was involved with this former premise? | | 2012 - Present | |
| | <input type="checkbox"/> Transfer | What is the prior license #? | | | |
| | | What is the expiration date on the prior license? | | | |
| | | Are you making any alterations or operational changes? | | <input type="radio"/> YES | <input type="radio"/> NO |
| | | If alterations or operational changes are being made, please attach the plans to this form. | | | |
| | <input type="checkbox"/> Alteration | What is the current license #? | | | |
| | | What is the expiration date on the current license? | | | |
| Please describe the nature of the alterations and attach the plans | | | | | |

OPERATIONAL ISSUES

| HOURS | | MONDAY | TUESDAY | WEDNESDAY | THURSDAY | FRIDAY | SATURDAY | SUNDAY |
|-------|-----------|--------|---------|-----------|----------|--------|----------|--------|
| | Operation | 4-2 1 | 4-2 1 | 4-2 1 | 4-2 2 | 4-2 | 4-2 | 4-2 1 |
| | Music | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ |
| | Kitchen | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ | ↓ |

| OCCUPANCY | INDOOR | | | | BAR | | | OUTSIDE | |
|-----------|---|---|---------------------|--------------------|-----------------------------------|-------------------------------|-------------------------------|--------------------|---------------------|
| | Capacity (Certificate of Occupancy) | Maximum # of Persons You Anticipate Occupying Premises (Including Employees) | Number of Tables | Number of Seats | Number of Service Only Bars | Number of Stand-Up Bars | Number of Seats at Bars | Number of Seats | Number of Tables |
| | 74 | 70 | 8 | 40 | 0 | 1 | 12 | n/a | n/a |

| | | | |
|--|--------------------------------------|-------------------------------------|--------------------------------------|
| How many floors are there? What is the capacity for each floor? (please respond in space provided) | <input checked="" type="radio"/> 1-2 | <input type="radio"/> 3-4 | <input type="radio"/> 5+ |
| Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided) | YES | <input checked="" type="radio"/> NO | N/A |
| Will applicant have bottle service? | YES | <input checked="" type="radio"/> NO | N/A |
| Will you be hosting private parties and promotional events? | <input checked="" type="radio"/> YES | NO | N/A |
| Will outside promoters be used? | YES | <input checked="" type="radio"/> NO | N/A |
| Will the security plan submitted be implemented? | <input checked="" type="radio"/> YES | NO | N/A |
| Will State certified security personnel be used? | YES | <input checked="" type="radio"/> NO | N/A |
| Will New York Nightlife Association recommendations and NYPD Best Practices be followed? | <input checked="" type="radio"/> YES | NO | N/A |
| Will the applicant be using delivery bicycles? If yes, have you applied to DOT for bicycle rack? Delivery bicycles are to be clearly marked with the name of the restaurant and staff will wear attire clearly noting name. (please respond in space provided) | YES | <input checked="" type="radio"/> NO | N/A |
| Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided) | YES | <input checked="" type="radio"/> NO | N/A |
| If yes to the above, are plans attached and submitted to DCA? How many tables/seats? (please respond in space provided) | YES | NO | <input checked="" type="radio"/> N/A |
| Will applicant provide contact information to neighbors and respond to complaints that arise? | <input checked="" type="radio"/> YES | NO | N/A |

If you plan to have music, what type(s)? BACKGROUND LIVE MUSIC DJ

BUILDING DESIGN

| | | | |
|---|--------------------------------------|----|-----|
| Doors and windows will be closed when any amplified music is played and in the event of no amplified sound, will be closed by 11 PM Friday and Saturday and 10 PM on all other days. | <input checked="" type="radio"/> YES | NO | N/A |
| Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment? | <input checked="" type="radio"/> YES | NO | N/A |
| Do you agree to comply with DOB rules concerning a storm enclosure? Storm enclosures can be used between November 15 and April 15, but they may NOT project more than 18 inches from the store front. | <input checked="" type="radio"/> YES | NO | N/A |

| OUTDOOR ITEMS | | | |
|--|--------------------------------------|-------------------------------------|--------------------------------------|
| Will applicant use the rooftop, rear yard or any outdoor space? | YES | <input checked="" type="radio"/> NO | N/A |
| If yes to the above, the rear yard, rooftop, and any outdoor space will be closed and vacated by 11 PM on Friday & Saturday and 10 PM on all other days. | YES | NO | <input checked="" type="radio"/> N/A |
| The service and consumption of alcohol in the rear yard, on the rooftop, or in any other outdoor space will be only via seated food service. | YES | NO | <input checked="" type="radio"/> N/A |
| The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke. | YES | NO | <input checked="" type="radio"/> N/A |
| Applicant will do everything in their power to provide an effective sound baffling or sound controlled environment through landscaping or some type of enclosure, where possible; provided they do not violate any fire or building code regulations? This includes possibly working with landlords for soundproofing tenants apartments (such as installing soundproofing windows, acoustical tiles, etc.). | <input checked="" type="radio"/> YES | NO | N/A |
| Applicant will enforce a quiet environment in the outdoor space, so as not to disturb nearby residents (e.g. there will be no amplified music, as per the law, and windows and doors to areas that play amplified music shall be closed). The applicant will make every effort possible to limit the noise emanating from diners by posting signs outside and also on menus asking for respect of the neighbor's privacy and peace. The staff will also encourage a peaceful environment amongst the outdoor diners. | YES | NO | <input checked="" type="radio"/> N/A |
| Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors? | YES | NO | <input checked="" type="radio"/> N/A |

| LOCATION & ZONING | | | |
|---|--|-------------------------------------|-----|
| Primary Zoning District: | | Overlay (If Applicable): | |
| Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards? | YES | <input checked="" type="radio"/> NO | N/A |
| Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection? | YES | <input checked="" type="radio"/> NO | N/A |
| Is the 500 Foot Rule or 200 Foot Rule Triggered? If yes, which? Please attach a diagram of the establishments that triggers the rule. | YES | <input checked="" type="radio"/> NO | N/A |
| Is a Public Assembly permit required? | YES | <input checked="" type="radio"/> NO | N/A |
| Are your plans filed with DOB? | YES | <input checked="" type="radio"/> NO | N/A |
| Building Type | <input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____ | | |
| Adjacent Buildings | <input type="radio"/> Residential <input type="radio"/> Commercial <input checked="" type="radio"/> Mixed Use <input type="radio"/> Other, describe: _____ | | |
| NOTIFICATION: What organizations / community groups have you notified regarding your application? | # 1 | | |
| | # 2 | | |
| | # 3 | | |

ADDITIONAL INFORMATION: (Applicant Use)

ADDITIONAL NOTES: (Office Use Only)

ADDITIONAL STIPULATIONS: (Office Use Only)

→ Windows will be closed at all times.

~~9 AM Sun - Thurs~~

~~10 PM Fri & Sat~~

~~And Any time amplified music or sound~~

→ Closed at 1 AM Sun - ~~Thurs~~ Weds

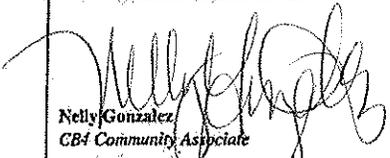
2 AM Thurs, Fri & Sat.

- Sound report to CB before full board.
 ² implement recs.
- Attend SO/SI BA meetings at least
 every other month / 1/2 times per year
- Respond to any neighborhood complaints
 as they arise

BP

| | |
|--|---|
| Manhattan Community Board 4 (MCB4) recommends: | <input type="radio"/> Approval <input checked="" type="radio"/> Denial unless all agreed to by applicant is part of the <u>method of operation</u> <input type="radio"/> Denial |
|--|---|

CB4 REPRESENTATIVES

| | | |
|---|---|---|
|  Nelly Gonzalez CB4 Community Associate |  Lisa Daglian CB4 BLP Committee Co-Chair |  Paul Seres CB4 BLP Committee Co-Chair |
|---|---|---|

APPLICANT AGREEMENT WITH THE COMMUNITY

Pursuant to these stipulations, this applicant agrees to have these provisions incorporated in the method of operation of their liquor license. Additionally, the applicant agrees to the community agreements as the basis for the community supporting this application.

| | | |
|--------------------|---|-------------------|
| SIGN HERE → |  SIGNATURE OF APPLICANT | 10/8/2013 DATE |
|--------------------|---|-------------------|

 12/9/2014
 12/9/14

As Is NYC Food
Small Plate

pickled root vegetables

smoked nuts from Sicily

olive oil from Frantoi Cutrera

Lolin, the world's best anchovies

A la Carte – to be shared

heart salad with anchovy emulsion & walnuts

charred onions with elderflower & Havgus

beef heart with potatoes

tatar of beef with cress & rye bread

- served in small sizes, and in the order we prepare them

Substance

A series of more substantial dishes, sandwiches ie. poached sausages, lobster rolls, and fresh salads. 5 options dependent on season and market availability

Dairy and meat

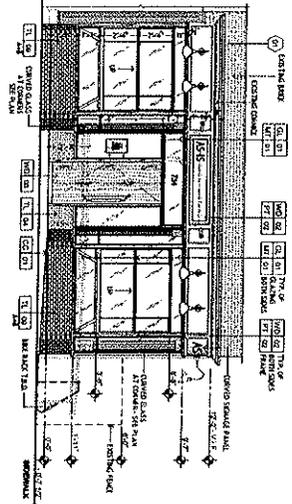
Cheese and charcuterie selections.

Plates of 3, 5, or 7 available with bread and a pairing

Dessert

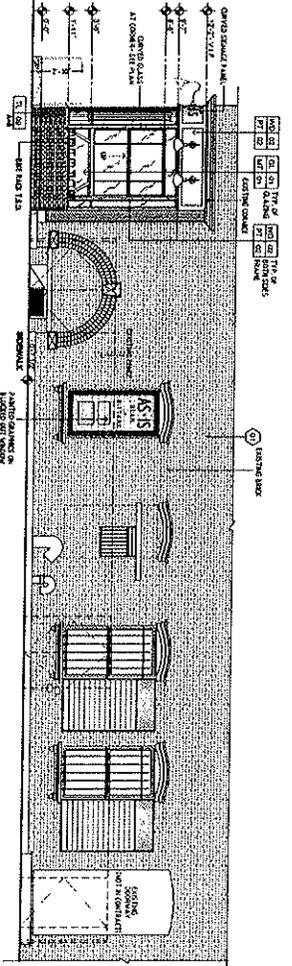
Ice cream sandwich, Sundae.

(Example)



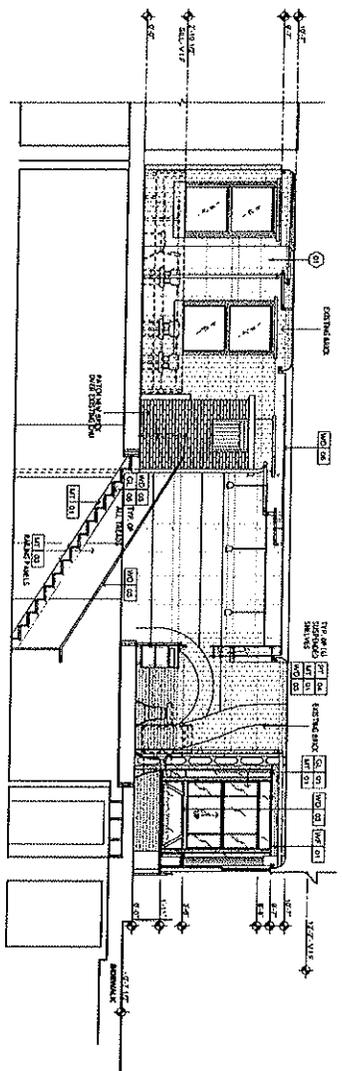
1. EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



2. EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



1. SECTION

SCALE: 1/4"=1'-0"

KEY DETAIL NOTE
 PARTS AND LABOR
 DESIGN, LLC
 607 BROOKLYN AVENUE
 NEW YORK, NY 10012

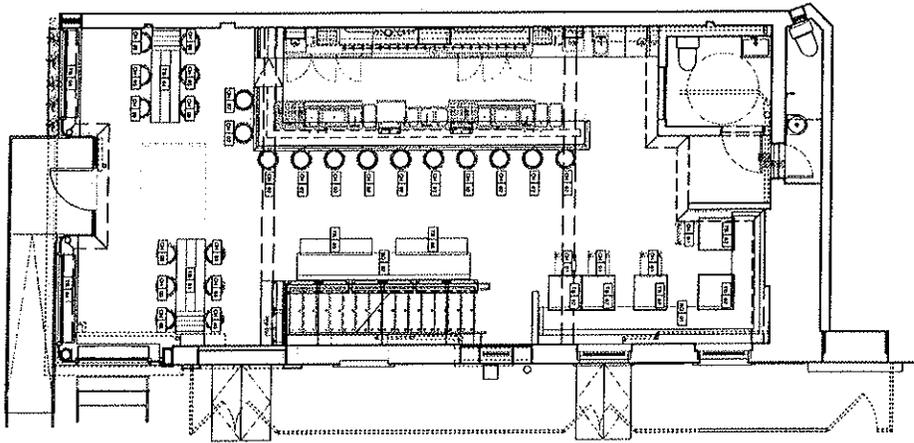
AS IS
BEER + BITTERS
 734 W 10TH,
 New York, NY 10019

NOT FOR CONSTRUCTION

| | | |
|-----|------------|-----------------------|
| NO. | DATE | REVISION |
| 01 | 02.19.2018 | SCHEMATIC DEVELOPMENT |
| 02 | 04.11.2018 | SCHEMATIC DEVELOPMENT |
| 03 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 04 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 05 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 06 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 07 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 08 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 09 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 10 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 11 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 12 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 13 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 14 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 15 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 16 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 17 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 18 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 19 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 20 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 21 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 22 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 23 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 24 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 25 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 26 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 27 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 28 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 29 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 30 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 31 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 32 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 33 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 34 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 35 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 36 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 37 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 38 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 39 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 40 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 41 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 42 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 43 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 44 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 45 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 46 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 47 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 48 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 49 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 50 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 51 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 52 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 53 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 54 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 55 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 56 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 57 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 58 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 59 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 60 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 61 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 62 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 63 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 64 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 65 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 66 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 67 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 68 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 69 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 70 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 71 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 72 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 73 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 74 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 75 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 76 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 77 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 78 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 79 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 80 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 81 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 82 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 83 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 84 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 85 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 86 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 87 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 88 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 89 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 90 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 91 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 92 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 93 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 94 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 95 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 96 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 97 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 98 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 99 | 05.04.2018 | SCHEMATIC DEVELOPMENT |
| 100 | 05.04.2018 | SCHEMATIC DEVELOPMENT |

PROJECT: AS IS
 DRAWING TITLE: Exterior Elevations + Section
 ID-201.00

1. FIRST FLOOR FURNITURE PLAN



SCALE: 1/4" = 1'-0"



KEY DETAIL NOTE

NOT FOR CONSTRUCTION

PARTS AND LABOR
DESIGN, LLC

429 BROOKLYN AVENUE
NEW YORK, NY 10019

PROJECT

AS IS
BEER + BITTERS
734 W 10TH,
New York, NY 10019

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

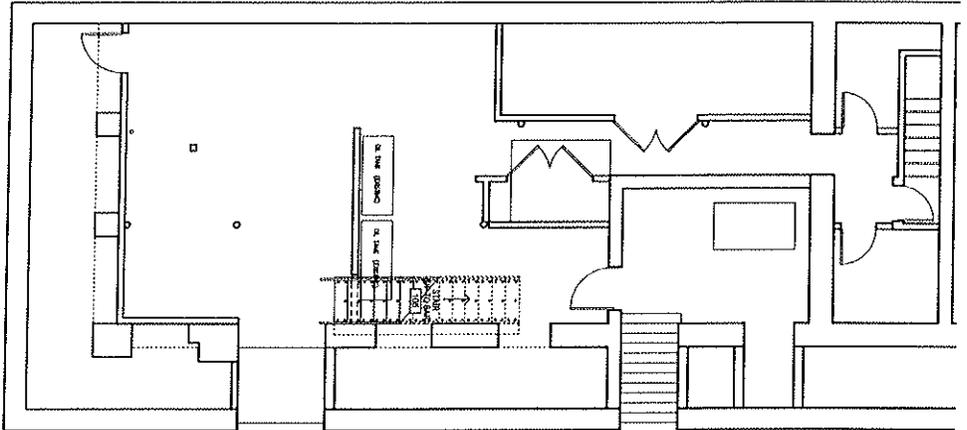
DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

DATE: 07/21/13
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 07/21/13

ID-104.00

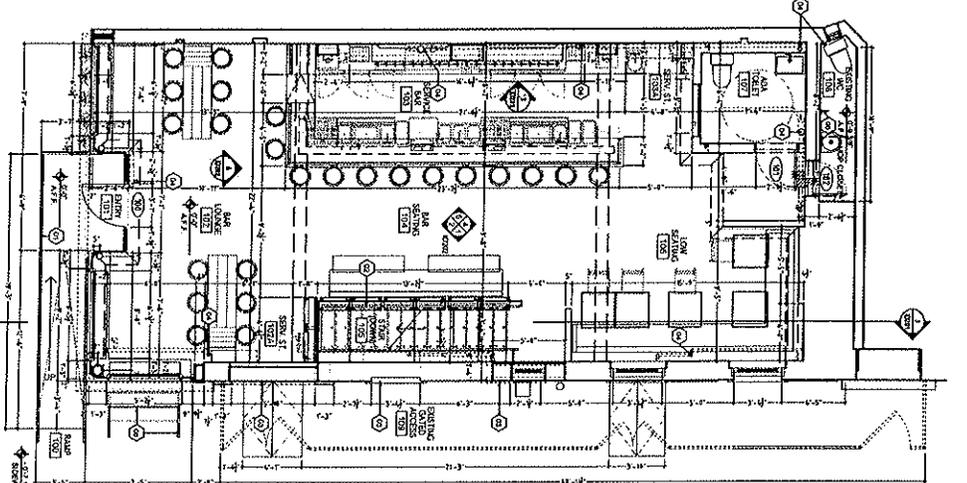


1. CELLAR CONSTRUCTION PLAN

3. CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

SCALE: 1/4" = 1'-0"



2. FIRST FLOOR CONSTRUCTION PLAN

4. PARTITION LEGEND

| WALL TYPE | CONSTRUCTION |
|-----------|--------------|
| 1 | CONCRETE |
| 2 | CONCRETE |
| 3 | CONCRETE |
| 4 | CONCRETE |
| 5 | CONCRETE |
| 6 | CONCRETE |
| 7 | CONCRETE |
| 8 | CONCRETE |
| 9 | CONCRETE |
| 10 | CONCRETE |
| 11 | CONCRETE |
| 12 | CONCRETE |
| 13 | CONCRETE |
| 14 | CONCRETE |
| 15 | CONCRETE |
| 16 | CONCRETE |
| 17 | CONCRETE |
| 18 | CONCRETE |
| 19 | CONCRETE |
| 20 | CONCRETE |
| 21 | CONCRETE |
| 22 | CONCRETE |
| 23 | CONCRETE |
| 24 | CONCRETE |
| 25 | CONCRETE |
| 26 | CONCRETE |
| 27 | CONCRETE |
| 28 | CONCRETE |
| 29 | CONCRETE |
| 30 | CONCRETE |
| 31 | CONCRETE |
| 32 | CONCRETE |
| 33 | CONCRETE |
| 34 | CONCRETE |
| 35 | CONCRETE |
| 36 | CONCRETE |
| 37 | CONCRETE |
| 38 | CONCRETE |
| 39 | CONCRETE |
| 40 | CONCRETE |
| 41 | CONCRETE |
| 42 | CONCRETE |
| 43 | CONCRETE |
| 44 | CONCRETE |
| 45 | CONCRETE |
| 46 | CONCRETE |
| 47 | CONCRETE |
| 48 | CONCRETE |
| 49 | CONCRETE |
| 50 | CONCRETE |
| 51 | CONCRETE |
| 52 | CONCRETE |
| 53 | CONCRETE |
| 54 | CONCRETE |
| 55 | CONCRETE |
| 56 | CONCRETE |
| 57 | CONCRETE |
| 58 | CONCRETE |
| 59 | CONCRETE |
| 60 | CONCRETE |
| 61 | CONCRETE |
| 62 | CONCRETE |
| 63 | CONCRETE |
| 64 | CONCRETE |
| 65 | CONCRETE |
| 66 | CONCRETE |
| 67 | CONCRETE |
| 68 | CONCRETE |
| 69 | CONCRETE |
| 70 | CONCRETE |
| 71 | CONCRETE |
| 72 | CONCRETE |
| 73 | CONCRETE |
| 74 | CONCRETE |
| 75 | CONCRETE |
| 76 | CONCRETE |
| 77 | CONCRETE |
| 78 | CONCRETE |
| 79 | CONCRETE |
| 80 | CONCRETE |
| 81 | CONCRETE |
| 82 | CONCRETE |
| 83 | CONCRETE |
| 84 | CONCRETE |
| 85 | CONCRETE |
| 86 | CONCRETE |
| 87 | CONCRETE |
| 88 | CONCRETE |
| 89 | CONCRETE |
| 90 | CONCRETE |
| 91 | CONCRETE |
| 92 | CONCRETE |
| 93 | CONCRETE |
| 94 | CONCRETE |
| 95 | CONCRETE |
| 96 | CONCRETE |
| 97 | CONCRETE |
| 98 | CONCRETE |
| 99 | CONCRETE |
| 100 | CONCRETE |

SCALE: 1/4" = 1'-0"

5. KEY

| KEY | DETAIL NOTE |
|-----|-------------|
| 1 | CONCRETE |
| 2 | CONCRETE |
| 3 | CONCRETE |
| 4 | CONCRETE |
| 5 | CONCRETE |
| 6 | CONCRETE |
| 7 | CONCRETE |
| 8 | CONCRETE |
| 9 | CONCRETE |
| 10 | CONCRETE |
| 11 | CONCRETE |
| 12 | CONCRETE |
| 13 | CONCRETE |
| 14 | CONCRETE |
| 15 | CONCRETE |
| 16 | CONCRETE |
| 17 | CONCRETE |
| 18 | CONCRETE |
| 19 | CONCRETE |
| 20 | CONCRETE |
| 21 | CONCRETE |
| 22 | CONCRETE |
| 23 | CONCRETE |
| 24 | CONCRETE |
| 25 | CONCRETE |
| 26 | CONCRETE |
| 27 | CONCRETE |
| 28 | CONCRETE |
| 29 | CONCRETE |
| 30 | CONCRETE |
| 31 | CONCRETE |
| 32 | CONCRETE |
| 33 | CONCRETE |
| 34 | CONCRETE |
| 35 | CONCRETE |
| 36 | CONCRETE |
| 37 | CONCRETE |
| 38 | CONCRETE |
| 39 | CONCRETE |
| 40 | CONCRETE |
| 41 | CONCRETE |
| 42 | CONCRETE |
| 43 | CONCRETE |
| 44 | CONCRETE |
| 45 | CONCRETE |
| 46 | CONCRETE |
| 47 | CONCRETE |
| 48 | CONCRETE |
| 49 | CONCRETE |
| 50 | CONCRETE |
| 51 | CONCRETE |
| 52 | CONCRETE |
| 53 | CONCRETE |
| 54 | CONCRETE |
| 55 | CONCRETE |
| 56 | CONCRETE |
| 57 | CONCRETE |
| 58 | CONCRETE |
| 59 | CONCRETE |
| 60 | CONCRETE |
| 61 | CONCRETE |
| 62 | CONCRETE |
| 63 | CONCRETE |
| 64 | CONCRETE |
| 65 | CONCRETE |
| 66 | CONCRETE |
| 67 | CONCRETE |
| 68 | CONCRETE |
| 69 | CONCRETE |
| 70 | CONCRETE |
| 71 | CONCRETE |
| 72 | CONCRETE |
| 73 | CONCRETE |
| 74 | CONCRETE |
| 75 | CONCRETE |
| 76 | CONCRETE |
| 77 | CONCRETE |
| 78 | CONCRETE |
| 79 | CONCRETE |
| 80 | CONCRETE |
| 81 | CONCRETE |
| 82 | CONCRETE |
| 83 | CONCRETE |
| 84 | CONCRETE |
| 85 | CONCRETE |
| 86 | CONCRETE |
| 87 | CONCRETE |
| 88 | CONCRETE |
| 89 | CONCRETE |
| 90 | CONCRETE |
| 91 | CONCRETE |
| 92 | CONCRETE |
| 93 | CONCRETE |
| 94 | CONCRETE |
| 95 | CONCRETE |
| 96 | CONCRETE |
| 97 | CONCRETE |
| 98 | CONCRETE |
| 99 | CONCRETE |
| 100 | CONCRETE |

NOT FOR CONSTRUCTION

| | |
|--------------------------|--------------------------------|
| DATE | 2023.10 |
| PROJECT | AS IS BEER + BITTERS |
| SCALE | AS SHOWN |
| PROJECT NO. | AS IS |
| PROJECT NAME | AS IS BEER + BITTERS |
| PROJECT ADDRESS | 734 W 10TH, NEW YORK, NY 10019 |
| PROJECT CONTACT | AS IS BEER + BITTERS |
| PROJECT PHONE | AS IS BEER + BITTERS |
| PROJECT EMAIL | AS IS BEER + BITTERS |
| PROJECT WEBSITE | AS IS BEER + BITTERS |
| PROJECT SOCIAL MEDIA | AS IS BEER + BITTERS |
| PROJECT LOGO | AS IS BEER + BITTERS |
| PROJECT DESCRIPTION | AS IS BEER + BITTERS |
| PROJECT LOCATION | AS IS BEER + BITTERS |
| PROJECT STATUS | AS IS BEER + BITTERS |
| PROJECT PHASE | AS IS BEER + BITTERS |
| PROJECT BUDGET | AS IS BEER + BITTERS |
| PROJECT SCHEDULE | AS IS BEER + BITTERS |
| PROJECT RISK | AS IS BEER + BITTERS |
| PROJECT COMPLIANCE | AS IS BEER + BITTERS |
| PROJECT DOCUMENTATION | AS IS BEER + BITTERS |
| PROJECT RECORDS | AS IS BEER + BITTERS |
| PROJECT ARCHIVES | AS IS BEER + BITTERS |
| PROJECT BACKUP | AS IS BEER + BITTERS |
| PROJECT SECURITY | AS IS BEER + BITTERS |
| PROJECT ACCESS | AS IS BEER + BITTERS |
| PROJECT PERMISSIONS | AS IS BEER + BITTERS |
| PROJECT AUDIT | AS IS BEER + BITTERS |
| PROJECT MONITORING | AS IS BEER + BITTERS |
| PROJECT REPORTING | AS IS BEER + BITTERS |
| PROJECT ANALYTICS | AS IS BEER + BITTERS |
| PROJECT INSIGHTS | AS IS BEER + BITTERS |
| PROJECT TRENDS | AS IS BEER + BITTERS |
| PROJECT PATTERNS | AS IS BEER + BITTERS |
| PROJECT CORRELATIONS | AS IS BEER + BITTERS |
| PROJECT CAUSALITY | AS IS BEER + BITTERS |
| PROJECT PREDICTIONS | AS IS BEER + BITTERS |
| PROJECT RECOMMENDATIONS | AS IS BEER + BITTERS |
| PROJECT ACTION PLAN | AS IS BEER + BITTERS |
| PROJECT ROADMAP | AS IS BEER + BITTERS |
| PROJECT STRATEGY | AS IS BEER + BITTERS |
| PROJECT GOALS | AS IS BEER + BITTERS |
| PROJECT OBJECTIVES | AS IS BEER + BITTERS |
| PROJECT KPIs | AS IS BEER + BITTERS |
| PROJECT METRICS | AS IS BEER + BITTERS |
| PROJECT INDICATORS | AS IS BEER + BITTERS |
| PROJECT LEADERSHIP | AS IS BEER + BITTERS |
| PROJECT TEAM | AS IS BEER + BITTERS |
| PROJECT ROLES | AS IS BEER + BITTERS |
| PROJECT RESPONSIBILITIES | AS IS BEER + BITTERS |
| PROJECT ACCOUNTABILITIES | AS IS BEER + BITTERS |
| PROJECT AUTHORITIES | AS IS BEER + BITTERS |
| PROJECT REPORTING LINES | AS IS BEER + BITTERS |
| PROJECT COMMUNICATION | AS IS BEER + BITTERS |
| PROJECT COLLABORATION | AS IS BEER + BITTERS |
| PROJECT COOPERATION | AS IS BEER + BITTERS |
| PROJECT ASSISTANCE | AS IS BEER + BITTERS |
| PROJECT SUPPORT | AS IS BEER + BITTERS |
| PROJECT HELP | AS IS BEER + BITTERS |
| PROJECT GUIDANCE | AS IS BEER + BITTERS |
| PROJECT ADVICE | AS IS BEER + BITTERS |
| PROJECT SUGGESTIONS | AS IS BEER + BITTERS |
| PROJECT IDEAS | AS IS BEER + BITTERS |
| PROJECT INNOVATIONS | AS IS BEER + BITTERS |
| PROJECT CREATIVITY | AS IS BEER + BITTERS |
| PROJECT IMAGINATION | AS IS BEER + BITTERS |
| PROJECT VISION | AS IS BEER + BITTERS |
| PROJECT DREAMS | AS IS BEER + BITTERS |
| PROJECT HOPES | AS IS BEER + BITTERS |
| PROJECT DREAMS | AS IS BEER + BITTERS |
| PROJECT IDEALS | AS IS BEER + BITTERS |
| PROJECT BELIEFS | AS IS BEER + BITTERS |
| PROJECT VALUES | AS IS BEER + BITTERS |
| PROJECT PRINCIPLES | AS IS BEER + BITTERS |
| PROJECT ETHICS | AS IS BEER + BITTERS |
| PROJECT MORALS | AS IS BEER + BITTERS |
| PROJECT LAWS | AS IS BEER + BITTERS |
| PROJECT CUSTOMS | AS IS BEER + BITTERS |
| PROJECT TRADITIONS | AS IS BEER + BITTERS |
| PROJECT CULTURE | AS IS BEER + BITTERS |
| PROJECT SOCIETY | AS IS BEER + BITTERS |
| PROJECT COMMUNITY | AS IS BEER + BITTERS |
| PROJECT NEIGHBORHOOD | AS IS BEER + BITTERS |
| PROJECT TOWN | AS IS BEER + BITTERS |
| PROJECT CITY | AS IS BEER + BITTERS |
| PROJECT STATE | AS IS BEER + BITTERS |
| PROJECT COUNTRY | AS IS BEER + BITTERS |
| PROJECT WORLD | AS IS BEER + BITTERS |
| PROJECT UNIVERSE | AS IS BEER + BITTERS |
| PROJECT COSMOS | AS IS BEER + BITTERS |
| PROJECT GALAXY | AS IS BEER + BITTERS |
| PROJECT SOLAR SYSTEM | AS IS BEER + BITTERS |
| PROJECT PLANET | AS IS BEER + BITTERS |
| PROJECT MOON | AS IS BEER + BITTERS |
| PROJECT STAR | AS IS BEER + BITTERS |
| PROJECT GALAXY | AS IS BEER + BITTERS |
| PROJECT UNIVERSE | AS IS BEER + BITTERS |
| PROJECT COSMOS | AS IS BEER + BITTERS |
| PROJECT GALAXY | AS IS BEER + BITTERS |
| PROJECT SOLAR SYSTEM | AS IS BEER + BITTERS |
| PROJECT PLANET | AS IS BEER + BITTERS |
| PROJECT MOON | AS IS BEER + BITTERS |
| PROJECT STAR | AS IS BEER + BITTERS |

AS IS
BEER + BITTERS
734 W 10TH,
New York, NY 10019

PARTS AND LABOR
DESIGN, LLC

437 BROOKLYN 5TH FLOOR
NEW YORK, NY 10013
PROJECT:

DATE: 2023.10
PROJECT: AS IS
SCALE: AS SHOWN
PROJECT NO.: AS IS
PROJECT NAME: AS IS BEER + BITTERS
PROJECT ADDRESS: 734 W 10TH, NEW YORK, NY 10019
PROJECT CONTACT: AS IS BEER + BITTERS
PROJECT PHONE: AS IS BEER + BITTERS
PROJECT EMAIL: AS IS BEER + BITTERS
PROJECT WEBSITE: AS IS BEER + BITTERS
PROJECT SOCIAL MEDIA: AS IS BEER + BITTERS
PROJECT LOGO: AS IS BEER + BITTERS
PROJECT DESCRIPTION: AS IS BEER + BITTERS
PROJECT LOCATION: AS IS BEER + BITTERS
PROJECT STATUS: AS IS BEER + BITTERS
PROJECT PHASE: AS IS BEER + BITTERS
PROJECT BUDGET: AS IS BEER + BITTERS
PROJECT SCHEDULE: AS IS BEER + BITTERS
PROJECT RISK: AS IS BEER + BITTERS
PROJECT COMPLIANCE: AS IS BEER + BITTERS
PROJECT DOCUMENTATION: AS IS BEER + BITTERS
PROJECT RECORDS: AS IS BEER + BITTERS
PROJECT ARCHIVES: AS IS BEER + BITTERS
PROJECT BACKUP: AS IS BEER + BITTERS
PROJECT SECURITY: AS IS BEER + BITTERS
PROJECT ACCESS: AS IS BEER + BITTERS
PROJECT PERMISSIONS: AS IS BEER + BITTERS
PROJECT AUDIT: AS IS BEER + BITTERS
PROJECT MONITORING: AS IS BEER + BITTERS
PROJECT REPORTING: AS IS BEER + BITTERS
PROJECT ANALYTICS: AS IS BEER + BITTERS
PROJECT INSIGHTS: AS IS BEER + BITTERS
PROJECT TRENDS: AS IS BEER + BITTERS
PROJECT PATTERNS: AS IS BEER + BITTERS
PROJECT CORRELATIONS: AS IS BEER + BITTERS
PROJECT CAUSALITY: AS IS BEER + BITTERS
PROJECT PREDICTIONS: AS IS BEER + BITTERS
PROJECT RECOMMENDATIONS: AS IS BEER + BITTERS
PROJECT ACTION PLAN: AS IS BEER + BITTERS
PROJECT ROADMAP: AS IS BEER + BITTERS
PROJECT STRATEGY: AS IS BEER + BITTERS
PROJECT GOALS: AS IS BEER + BITTERS
PROJECT OBJECTIVES: AS IS BEER + BITTERS
PROJECT KPIs: AS IS BEER + BITTERS
PROJECT METRICS: AS IS BEER + BITTERS
PROJECT INDICATORS: AS IS BEER + BITTERS
PROJECT LEADERSHIP: AS IS BEER + BITTERS
PROJECT TEAM: AS IS BEER + BITTERS
PROJECT ROLES: AS IS BEER + BITTERS
PROJECT RESPONSIBILITIES: AS IS BEER + BITTERS
PROJECT ACCOUNTABILITIES: AS IS BEER + BITTERS
PROJECT AUTHORITIES: AS IS BEER + BITTERS
PROJECT REPORTING LINES: AS IS BEER + BITTERS
PROJECT COMMUNICATION: AS IS BEER + BITTERS
PROJECT COLLABORATION: AS IS BEER + BITTERS
PROJECT COOPERATION: AS IS BEER + BITTERS
PROJECT ASSISTANCE: AS IS BEER + BITTERS
PROJECT SUPPORT: AS IS BEER + BITTERS
PROJECT HELP: AS IS BEER + BITTERS
PROJECT GUIDANCE: AS IS BEER + BITTERS
PROJECT ADVICE: AS IS BEER + BITTERS
PROJECT SUGGESTIONS: AS IS BEER + BITTERS
PROJECT IDEAS: AS IS BEER + BITTERS
PROJECT INNOVATIONS: AS IS BEER + BITTERS
PROJECT CREATIVITY: AS IS BEER + BITTERS
PROJECT IMAGINATION: AS IS BEER + BITTERS
PROJECT VISION: AS IS BEER + BITTERS
PROJECT DREAMS: AS IS BEER + BITTERS
PROJECT HOPES: AS IS BEER + BITTERS
PROJECT DREAMS: AS IS BEER + BITTERS
PROJECT IDEALS: AS IS BEER + BITTERS
PROJECT BELIEFS: AS IS BEER + BITTERS
PROJECT VALUES: AS IS BEER + BITTERS
PROJECT PRINCIPLES: AS IS BEER + BITTERS
PROJECT ETHICS: AS IS BEER + BITTERS
PROJECT MORALS: AS IS BEER + BITTERS
PROJECT LAWS: AS IS BEER + BITTERS
PROJECT CUSTOMS: AS IS BEER + BITTERS
PROJECT TRADITIONS: AS IS BEER + BITTERS
PROJECT CULTURE: AS IS BEER + BITTERS
PROJECT SOCIETY: AS IS BEER + BITTERS
PROJECT COMMUNITY: AS IS BEER + BITTERS
PROJECT NEIGHBORHOOD: AS IS BEER + BITTERS
PROJECT TOWN: AS IS BEER + BITTERS
PROJECT CITY: AS IS BEER + BITTERS
PROJECT STATE: AS IS BEER + BITTERS
PROJECT COUNTRY: AS IS BEER + BITTERS
PROJECT WORLD: AS IS BEER + BITTERS
PROJECT UNIVERSE: AS IS BEER + BITTERS
PROJECT COSMOS: AS IS BEER + BITTERS
PROJECT GALAXY: AS IS BEER + BITTERS
PROJECT SOLAR SYSTEM: AS IS BEER + BITTERS
PROJECT PLANET: AS IS BEER + BITTERS
PROJECT MOON: AS IS BEER + BITTERS
PROJECT STAR: AS IS BEER + BITTERS

AS IS BEER + BITTERS
734 W 10TH,
New York, NY 10019

Proximity Report for Location:

October 2, 2013

734 10TH AVE, New York, 10019

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

Closest Liquor Stores

| Name | Address | Approx. Distance |
|---------------------------------------|--------------------------------|------------------|
| EAST VILLAGE WINE & LIQUORS INC | 141A ATTORNEY STREET | 515 ft |
| TURTLE DOVE LLC | 28 30 CLINTON ST | 535 ft |
| GARYS LIQUOR INC | 141 ESSEX STREET | 780 ft |
| JADE FOUNTAIN LIQUOR CORP | 123 DELANCEY STREET | 805 ft |
| LOON CHUN INCORPORATED | 45 PITT STREET | 1030 ft |
| EAST HOUSTON STREET WINE & LIQUOR INC | 250 E HOUSTON ST | 1095 ft |
| DISCOVERY WINES LLC | 16 AVE B | 1175 ft |
| GARYS LIQUOR INC | 141 ESSEX STREET | 315 ft |
| FLYNN MCCLURE INC | 100 STANTON ST | 545 ft |
| JADE FOUNTAIN LIQUOR CORP | 123 DELANCEY STREET | 635 ft |
| KK & HZ LLC | 101 ALLEN ST | 785 ft |
| EAST HOUSTON STREET WINE & LIQUOR INC | 250 E HOUSTON ST | 1120 ft |
| TURTLE DOVE LLC | 28 30 CLINTON ST | 1125 ft |
| EAST VILLAGE WINE & LIQUORS INC | 141A ATTORNEY STREET | 1300 ft |
| ADRIATIC WINE & LIQUOR LLC | 714 10TH AVENUE | 265 ft |
| CELLAR 53 WINE & SPIRITS INC | 785 10TH AVE | 815 ft |
| RAY & FRANK LIQUOR STORE INC | 706 9TH AVENUE | 1015 ft |
| ROYAL WINES & LIQUORS INC | 789 9TH AVE | 1080 ft |
| WEST 54 LIQUORS LLC | 453 W 54TH ST | 1135 ft |
| NINTH AVENUE VINTNER LTD | 669 9TH AVENUE | 1315 ft |
| CHOSEN TRADING CORP | 400 WEST 55TH ST AKA 839 9TH A | 1550 ft |

Churches within 500 Feet

| Name | Approx. Distance |
|---|------------------|
| Sacred Heart of Jesus Roman Catholic Church | 210 ft |

Schools within 500 Feet

| Name | Address | Approx. Distance |
|--------------|---------------|------------------|
| PARK WEST HS | 525 W 50TH ST | 225 ft |

On-Premise Licenses within 750 Feet

| Name | Address | Approx. Distance |
|--------------------------|--------------|------------------|
| BRICK HOUSE SALOON CORP | 735 10TH AVE | 25 ft |
| PEACEFUL ENTERPRISE CORP | 738 10TH AVE | 75 ft |

| Name | Address | Approx. Distance |
|------------------------------|-------------------|------------------|
| BGHO LLC | 696 10TH AVENUE | 430 ft |
| DAGDA CORP | 692 10TH AVENUE | 465 ft |
| 688 10TH AVE RESTAURANT CORP | 688 10TH AVE | 505 ft |
| FAIRYTALES LOUNGE CORP | 500 W 48TH STREET | 550 ft |
| TABOON RESTAURANT CORP | 773 10TH AVENUE | 570 ft |
| VENDANGE GROUP LLC, THE | 510 W 52ND ST | 610 ft |
| PHYSICAL ONION LLC | 697 10TH AVE | 630 ft |

Pending Licenses within 750 Feet

| Name | Address | Approx. Distance |
|----------------------------|---------------|------------------|
| RAMEN TIME INC | 464 W 51ST ST | 400 ft |
| POCKET BAR 455 W 48TH CORP | 455 W 48TH ST | 500 ft |

Unmapped licenses within zipcode of report location

| Name | Address |
|------|---------|
|------|---------|

Statement of Public Convenience and Advantage

Granting an On Premise Liquor License to the applicant would be in the public convenience and advantage for the following reasons:

1. The business will create jobs, which are extremely necessary in the City and State of New York at this time.
2. The business will also create jobs for the construction and renovation, which will take place at the premise. This will provide additional economic stimulus to the area.
3. The business will increase City and State Tax bases by increasing revenue from sales, withholding, corporate and personal taxes. This is more important now in the face of certain deficits in the State budgets
4. The business will provide the neighborhood with a unique eating and drinking establishment.
5. The business will foster competition within the industry. Competition will result in increased services to the community and competitive pricing. These are benefits to the community.
6. The project will have further positive effects on the community resulting from trickle down economic factors; increase purchase of materials, food products, liquor inventory etc.
7. The operators have experience in the industry and have demonstrated at the other establishments they operate that the premise will be operated in a manner which will serve the immediate public.

These factors independently may not constitute public convenience and advantage, however, these factors taken together and there cumulative effects surely constitute public convenience and advantage in this case.