

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License Stipulations Application

APPLICANT		DOING BUSINESS AS (DBA)		
Lodging Concessions LLC		Marriott Fairfield Inn and Suites		
STREET ADDRESS		CROSS STREETS		
325 West 33 rd Street		8 th and 9 th Avenue		
OWNER	NAME:	Palmetto Hospitality of Manhattan LLC	ATTORNEY	
	PHONE:	864-327-4059		
	FAX:	864-699-4498		
MANAGER	NAME:	Lodging Concessions, LLC	LANDLORD	
	PHONE:	864-327-4059		
	FAX:	864-699-4498		
		NAME:	N/A	
		PHONE:	N/A	
		FAX:	N/A	
DESCRIPTION OF BUSINESS				
Establishment Type:		<input type="radio"/> Bar/Tavern <input type="radio"/> Bed & Breakfast <input type="radio"/> Eating Place Beer <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" type="radio"/> Hotel <input type="radio"/> Restaurant <input type="radio"/> Catering Establishment <input type="radio"/> Club (Fraternal Organization – Members Only) <input type="radio"/> Other (Explain): _____		
Method of Operation:		<input type="radio"/> Restaurant <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Pizzeria <input type="radio"/> Cafe <input checked="" type="radio"/> Other (Explain): Hotel		
License Type:		<input checked="" type="radio"/> On-Premise <input type="radio"/> Wine <input type="radio"/> Beer <input type="radio"/> Wine & Beer		
APPLICATION TYPE <i>(check one)</i>	<input checked="" type="radio"/> 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?	Hyatt Place Garden City	
		What is/was the address of the establishment?	5 North Avenue, Garden City NJ 11530	
		What were the dates the applicant was involved with this former premise?	2009 - Present	
	<input type="radio"/> 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
		<i>If alterations or operational changes are being made, please attach the plans to this form.</i>		
	<input type="radio"/> Alteration	What is the current license #?		
		What is the expiration date on the current license?		
<i>Please describe the nature of the alterations and attach the plans</i>				

OPERATIONAL ISSUES										
HOURS		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY		
	Operation	SEE	ADDITONAL	NOTES	SECTION					
	Music	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	6 a.m. – 10 p.m.	
	Kitchen	SEE	ADDITONAL	NOTES	SECTION					
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	
	749	749	32	77	0	1	6	See Additiona l	Notes	
How many floors are there? What is the capacity for each floor? (please respond in space provided)					1-2	3-4	5+	Basement: 85; 1 st Floor: 199; 2 nd Floor: 25; Floors 3-20: 24; 21 st & 22 nd Floors: 16; 23 rd Floor: 77		
Will you be applying or intending to apply for a cabaret license? If yes, will there be dancing? (please respond in space provided)					YES	NO	N/A			
Will you be hosting private parties and promotional events?					YES	NO	N/A			
Will outside promoters be used?					YES	NO	N/A			
Will the security plan submitted be implemented?					YES	NO	N/A			
Will State certified security personnel be used?					YES	NO	N/A			
Will New York Nightlife Association recommendations and NYPD Best Practices be followed?					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	NO	N/A			
Will the applicant be applying for a Sidewalk Café now or in the future? (please respond in space provided)					YES	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	N/A			
Will applicant provide contact information to neighbors and respond to complaints that arise?					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.					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?					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.)					YES	NO	N/A			

OUTDOOR ITEMS				
Will applicant use the rooftop, rear yard or any outdoor space?	YES	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	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	N/A	
The rear yard, rooftop, and any other outdoor space will not allow standing space for patrons to drink or smoke.	YES	NO	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.).	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	N/A	
Applicant will have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	N/A	

LOCATION & ZONING				
Primary Zoning District:	C6-4	Overlay (If Applicable):	N/A	
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	YES	NO	N/A	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	YES	NO	N/A	The Hotel is being constructed at this time
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	NO	N/A	
Is a Public Assembly permit required?	YES	NO	N/A	
Are your plans filed with DOB?	YES	NO	N/A	
Building Type	<input type="radio"/> Residential <input checked="" type="radio"/> Commercial <input 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	Stonehenge – The Olivia (neighboring apartment building)		
	# 2	Vornado (neighboring office building)		
	# 3	US Postal Service (post office is across the street from the premise)		

ADDITIONAL INFORMATION: (Applicant Use)

- **Hours of Operation: Hotel 24 hours; Bar/Restaurant: Sunday – Thursday 6 a.m. – 11 a.m. (breakfast), 4 p.m. – 10 p.m. (dinner), Friday & Saturday 6 a.m. 11 a.m. (breakfast) 5 p.m. – 11 p.m. (dinner)**
- **Hours of Kitchen: 6 a.m. –10 p.m. 7 days a week.**
- **Outside Area Occupancy: Rear Patio – Tables: 9/Seats: 36; Rooftop: Tables: 10/Seats: 38 (The building is under construction and for safety reason it can not be seen but a diagram is attached)**

ADDITIONAL NOTES: (Office Use Only)

- **Hotel Bar: Sunday – Thursday 6 a.m. – 10 p.m.; Friday & Saturday 6 a.m. – 11 p.m.**
- **Kitchen is open daily 6 a.m. – 10 p.m.**
- **Rooftop Restaurant Lounge: Total Capacity 74; Sunday – Thursday 6 a.m. – 10 p.m.; Friday & Saturday 6 a.m. – 11 p.m.; Kitchen on roof will stay open until closing**

ADDITIONAL STIPULATIONS: (Office Use Only)

Empty box for additional stipulations.

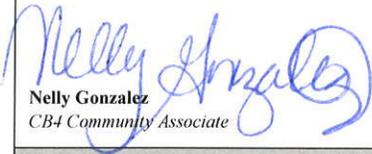
Manhattan Community Board 4 (MCB4) recommends:

Approval Denial unless all agreed to by applicant is part of the

method of operation

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.

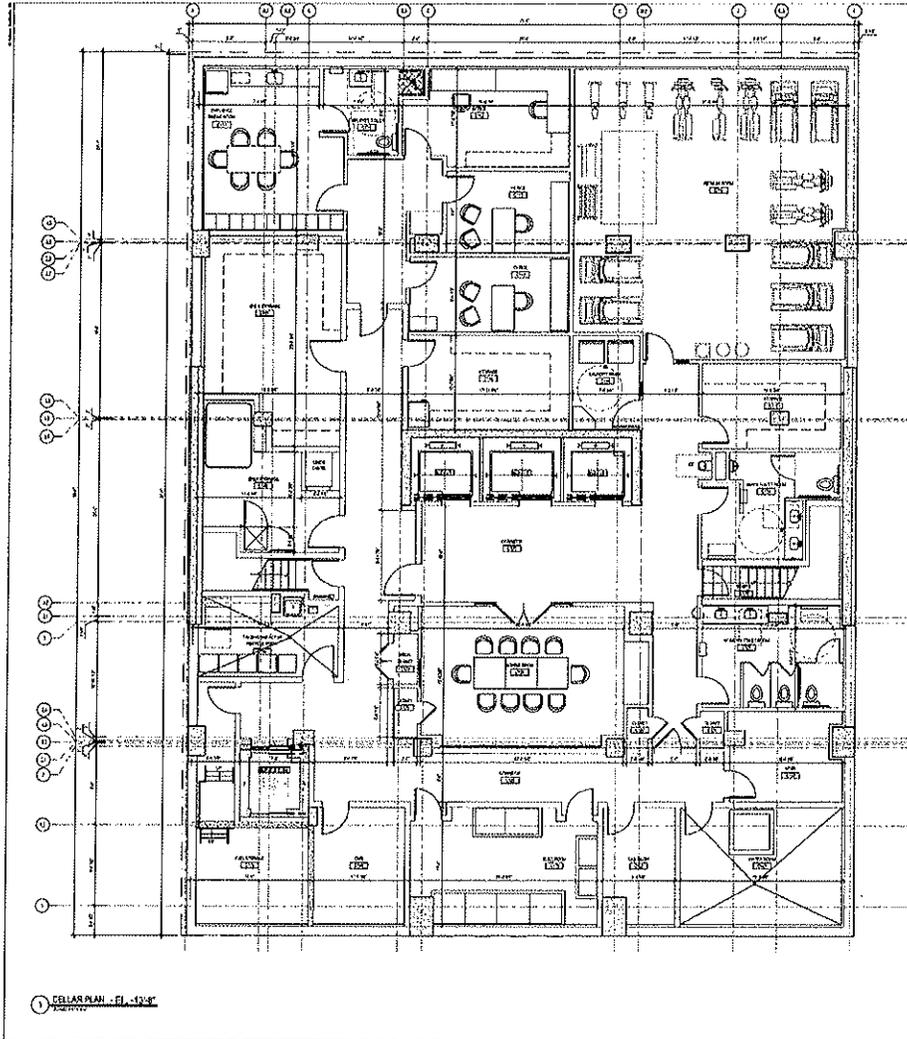
SIGN HERE →



SIGNATURE OF APPLICANT

4/10/12

DATE



DOOR SCHEDULE TABLE 02

NO.	DESCRIPTION	TYPE	FINISH	SWING	BY
101	STAIR	1	1	1	1
102	STAIR	1	1	1	1
103	STAIR	1	1	1	1
104	STAIR	1	1	1	1
105	STAIR	1	1	1	1
106	STAIR	1	1	1	1
107	STAIR	1	1	1	1
108	STAIR	1	1	1	1
109	STAIR	1	1	1	1
110	STAIR	1	1	1	1
111	STAIR	1	1	1	1
112	STAIR	1	1	1	1
113	STAIR	1	1	1	1
114	STAIR	1	1	1	1
115	STAIR	1	1	1	1
116	STAIR	1	1	1	1
117	STAIR	1	1	1	1
118	STAIR	1	1	1	1
119	STAIR	1	1	1	1
120	STAIR	1	1	1	1

ELEVATOR SCHEDULE TABLE 03

NO.	DESCRIPTION	TYPE	FINISH	SWING	BY
101	STAIR	1	1	1	1
102	STAIR	1	1	1	1
103	STAIR	1	1	1	1
104	STAIR	1	1	1	1
105	STAIR	1	1	1	1
106	STAIR	1	1	1	1
107	STAIR	1	1	1	1
108	STAIR	1	1	1	1
109	STAIR	1	1	1	1
110	STAIR	1	1	1	1
111	STAIR	1	1	1	1
112	STAIR	1	1	1	1
113	STAIR	1	1	1	1
114	STAIR	1	1	1	1
115	STAIR	1	1	1	1
116	STAIR	1	1	1	1
117	STAIR	1	1	1	1
118	STAIR	1	1	1	1
119	STAIR	1	1	1	1
120	STAIR	1	1	1	1

WALL SCHEDULE TABLE 04

NO.	DESCRIPTION	TYPE	FINISH	SWING	BY
101	STAIR	1	1	1	1
102	STAIR	1	1	1	1
103	STAIR	1	1	1	1
104	STAIR	1	1	1	1
105	STAIR	1	1	1	1
106	STAIR	1	1	1	1
107	STAIR	1	1	1	1
108	STAIR	1	1	1	1
109	STAIR	1	1	1	1
110	STAIR	1	1	1	1
111	STAIR	1	1	1	1
112	STAIR	1	1	1	1
113	STAIR	1	1	1	1
114	STAIR	1	1	1	1
115	STAIR	1	1	1	1
116	STAIR	1	1	1	1
117	STAIR	1	1	1	1
118	STAIR	1	1	1	1
119	STAIR	1	1	1	1
120	STAIR	1	1	1	1

FLOOR FINISH SCHEDULE

NO.	DESCRIPTION	TYPE	FINISH	SWING	BY
101	STAIR	1	1	1	1
102	STAIR	1	1	1	1
103	STAIR	1	1	1	1
104	STAIR	1	1	1	1
105	STAIR	1	1	1	1
106	STAIR	1	1	1	1
107	STAIR	1	1	1	1
108	STAIR	1	1	1	1
109	STAIR	1	1	1	1
110	STAIR	1	1	1	1
111	STAIR	1	1	1	1
112	STAIR	1	1	1	1
113	STAIR	1	1	1	1
114	STAIR	1	1	1	1
115	STAIR	1	1	1	1
116	STAIR	1	1	1	1
117	STAIR	1	1	1	1
118	STAIR	1	1	1	1
119	STAIR	1	1	1	1
120	STAIR	1	1	1	1

FAIRFIELD INN & SUITES
 320 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 CTG HOLDING COMPANY LLC
 340 EAST 42ND STREET SUITE 300
 NEW YORK, NY 10017
 464-3717

ARCHITECT
 PARSONS BRINCKERHOFF
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

MECHANICAL ENGINEER
 HOK
 485 MADISON AVENUE
 NEW YORK, NY 10017
 212-512-2000

ELECTRICAL ENGINEER
 PARSONS BRINCKERHOFF
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

STRUCTURAL CONSULTANT
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

CODE CONSULTANT / EGRESS
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

VERTICAL TRANSPORTATION CONSULTANT
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

PLUMBING CONSULTANT
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

ACoustIC CONSULTANT
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

INTERIOR CONSULTANT
 PERKINS+WILL
 110 FIFTH AVENUE
 NEW YORK, NY 10003
 212-512-2000

DATE
 07/20/11

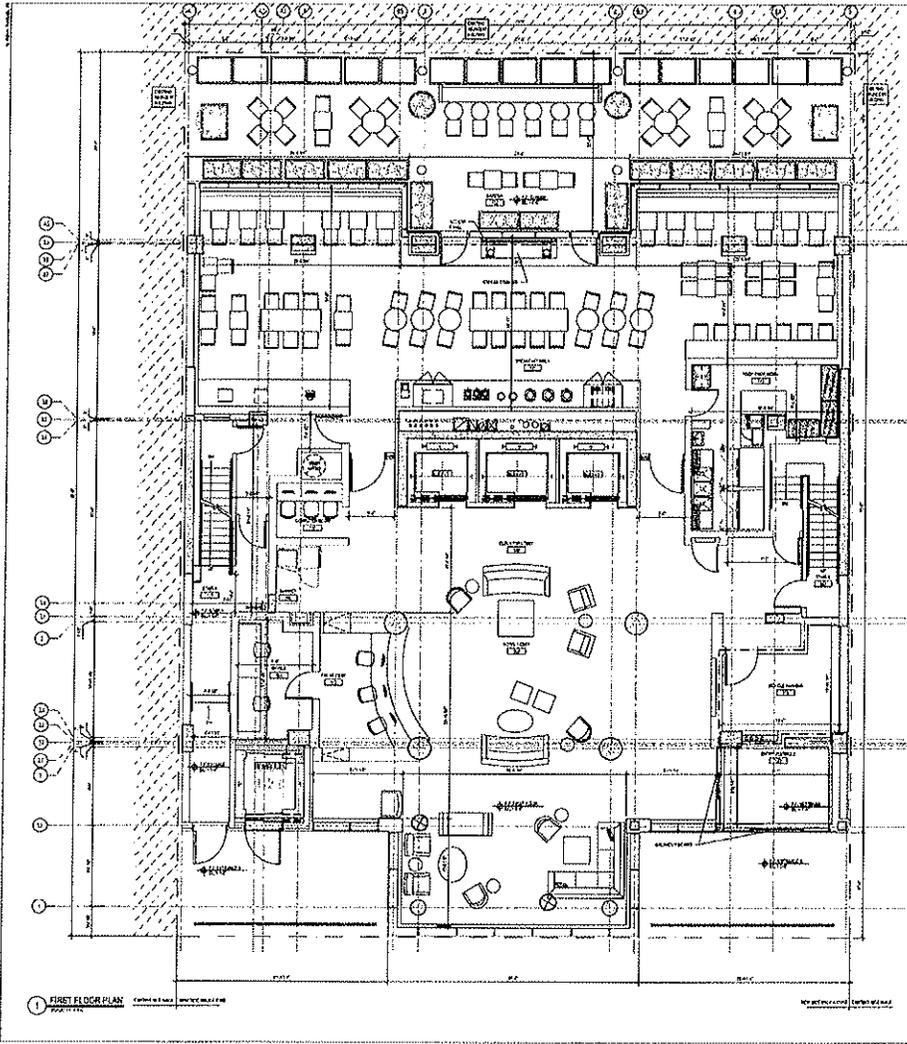


NOTES:

- SEE GENERAL NOTES ON SHEET 01 FOR ALL INFORMATION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF BUILDINGS REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF HEALTH REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF SOCIAL SERVICES REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF TERRORISM PREVENTION REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF TRANSPORTATION REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF UTILITIES REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF WATER SUPPLY REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC DEPARTMENT OF YACHTING REGULATIONS AND THE NYC ENGINEERING CONSTRUCTION CODE.



CELLAR PLAN - FL -12'6"



NO.	DESCRIPTION	QTY	UNIT	REMARKS
1
2
3
4
5
6
7
8
9
10

PROJECT LOCATION
FARFIELD INN & SUITES
 220 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 220 WEST 33RD STREET SUITE 200
 MANHATTAN, NY 10001

HOTEL FRANCHISE
 FARFIELD INN & SUITES BY MANHATTAN
 1000 FERRIS BLVD
 NEW YORK, NY 10011

ARCHITECT
 ALLIED FERRIS INC.
 1000 FERRIS BLVD
 NEW YORK, NY 10011

ENGINEER
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

MEP CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

STRUCTURAL CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

CODE CONSULTANT / ENGINEER
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

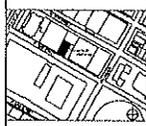
MERCHANDISE CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

MECHANICAL CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

ELECTRICAL CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

PLUMBING CONSULTANT
 HOK CONSULTANTS
 1000 FERRIS BLVD
 NEW YORK, NY 10011

APPROVALS
 DEPARTMENT OF BUILDINGS
 120 NASSAU ST., SUITE 100
 NEW YORK, NY 10038

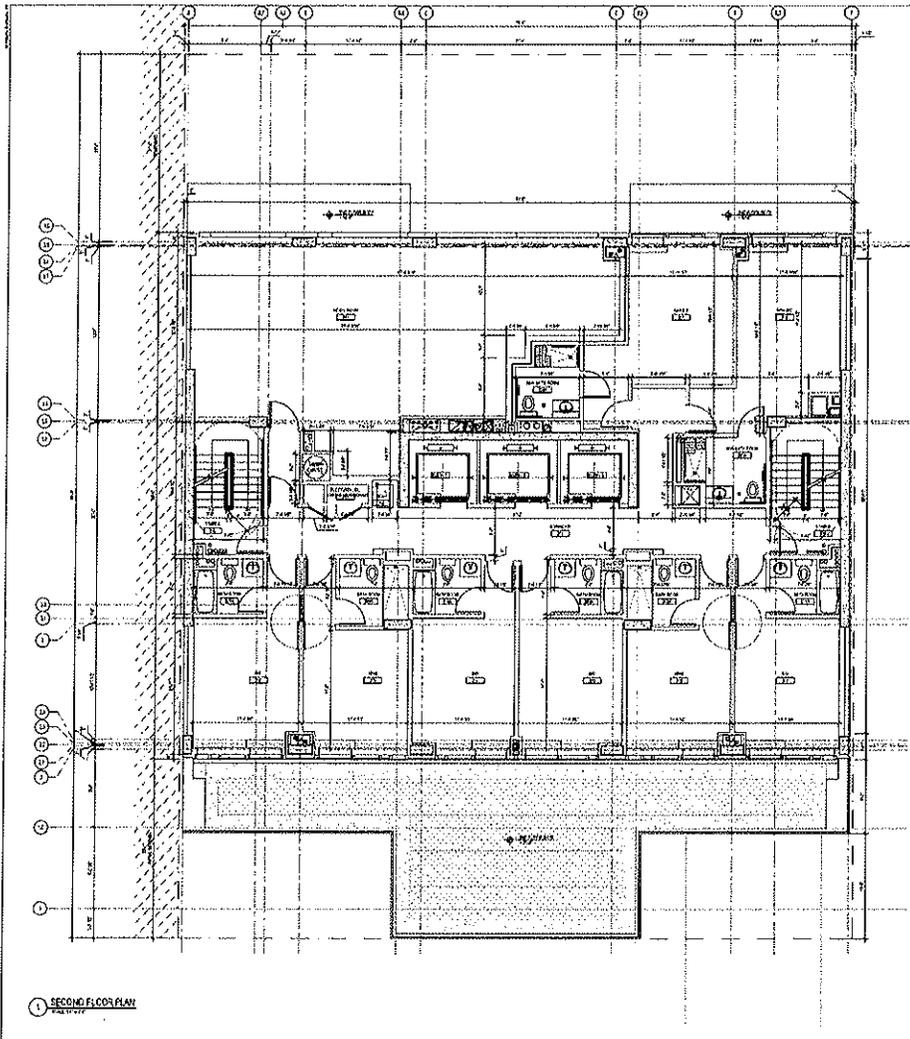


ALPHEA ARCHITECTS



NOTES

1. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
2. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
3. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
4. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
5. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
6. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
7. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
8. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
9. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.
10. ALL WORK IS SUBJECT TO THE CITY OF NEW YORK DEPARTMENT OF BUILDINGS.



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/14/18	MM
2	ISSUED FOR PERMIT	08/14/18	MM
3	ISSUED FOR PERMIT	08/14/18	MM

PROJECT LOCATION
FAIRFIELD INN & SUITES
 325 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 CTS DEVELOPMENT LLC
 ONE EAST MAIN STREET, SUITE 300
 SPRINGFIELD, NJ 07081
 908.372.2000

NOTES PREPARED BY
 CTS DEVELOPMENT LLC
 325 W. 33RD STREET
 NEW YORK, NY 10001
 212.486.1200

ARCHITECT
 HELPER ARCHITECTS
 25 EAST 48TH STREET
 NEW YORK, NY 10002
 212.486.1200

MECHANICAL ENGINEER
 JACOBUS ENGINEERING, P.C.
 31 WEST 37TH STREET
 NEW YORK, NY 10018
 212.486.1200

STRUCTURAL CONSULTANT
 TSP&I 30 INC. P.C.
 200 EAST 47TH STREET 3RD FL.
 NEW YORK, NY 10017
 212.486.1200

CODE CONSULTANT / EVIDENCE
 CODE LLC
 40 WEST 13TH STREET, SUITE 1201
 NEW YORK, NY 10003
 212.486.1200

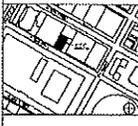
VERTICAL TRANSPORTATION CONSULTANT
 M&L
 8 PRUDEN STREET, SUITE 604
 LIVINGSTON, NJ 07033
 878.866.8070

ARCHITECT CONSULTANT
 VANCE & SONS, NEW YORK, INC.
 275 PARK AVENUE, SUITE 1300
 NEW YORK, NY 10017
 212.486.1200

ACCOUNTING CONSULTANT
 B&B BUSINESS SYSTEMS, INC.
 417 PARK AVENUE
 NEW YORK, NY 10017
 212.486.1200

INTERIOR CONSULTANT
 ILS INTERIOR DESIGN, INC.
 200 PARK AVENUE, SUITE 1300
 NEW YORK, NY 10017
 212.486.1200

INTERIORS
 PARADISE DESIGN GROUP
 1000 6TH AVENUE, SUITE 900
 NEW YORK, NY 10017
 212.486.1200



HELPER ARCHITECTS

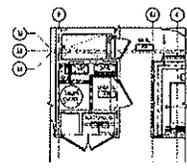
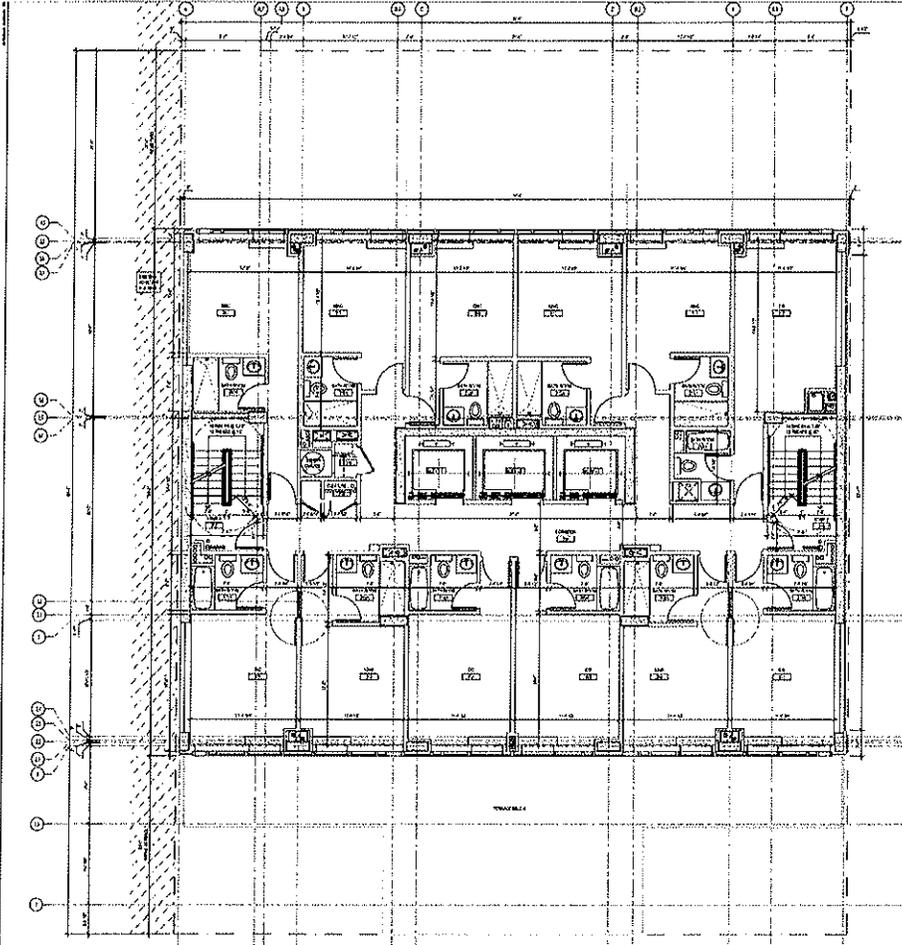
SECOND FLOOR PLAN

REVISIONS

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	08/14/18	MM
2	ISSUED FOR PERMIT	08/14/18	MM
3	ISSUED FOR PERMIT	08/14/18	MM

DATE: 08/14/18
 SCALE: 1/8" = 1'-0"

1 SECOND FLOOR PLAN



2 EMPANEL B, 4, 12, 14 & DATA PANEL, 3RD FLOOR

1 3, 4, 8, 10, 12, 14, 16, 18, 20 FLOOR PLAN

LEGEND:
 ALL NOTES REFER TO THE DRAWING SHEET TO WHICH THEY APPLY.
 ALL DIMENSIONS ARE IN FEET AND INCHES.
 DIMENSIONS ARE SHOWN TO THE CENTER OF THE MEMBER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE SHOWN TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE SHOWN TO THE CENTER OF THE MEMBER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE SHOWN TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE SHOWN TO THE CENTER OF THE MEMBER UNLESS NOTED OTHERWISE.
 DIMENSIONS ARE SHOWN TO THE FACE OF THE MEMBER UNLESS NOTED OTHERWISE.

PROJECT LOCATION
FAIRFIELD INN & SUITES
 326 W. 93RD STREET
 NEW YORK, NY 10001

OWNER
 C/O DEVELOPMENT LLC
 300 WEST 100TH STREET, SUITE 200
 BRONX, NY 10462

HOTEL FRANCHISE
 FAIRFIELD INN & SUITES BY MARriott
 HANOVER, MD 21077

ARCHITECT
 RBY PERVA ARCHITECTS
 210 WEST 100TH STREET
 NEW YORK, NY 10001

MECHANICAL CONSULTANT
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

ELECTRICAL CONSULTANT
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

PLUMBING CONSULTANT
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

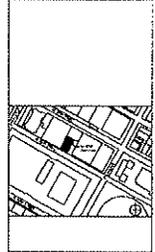
STRUCTURAL CONSULTANT
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

GENERAL CONTRACTOR
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

MECHANICAL CONTRACTOR
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

ELECTRICAL CONTRACTOR
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

PLUMBING CONTRACTOR
 HOK INC.
 200 WEST 100TH STREET
 NEW YORK, NY 10001

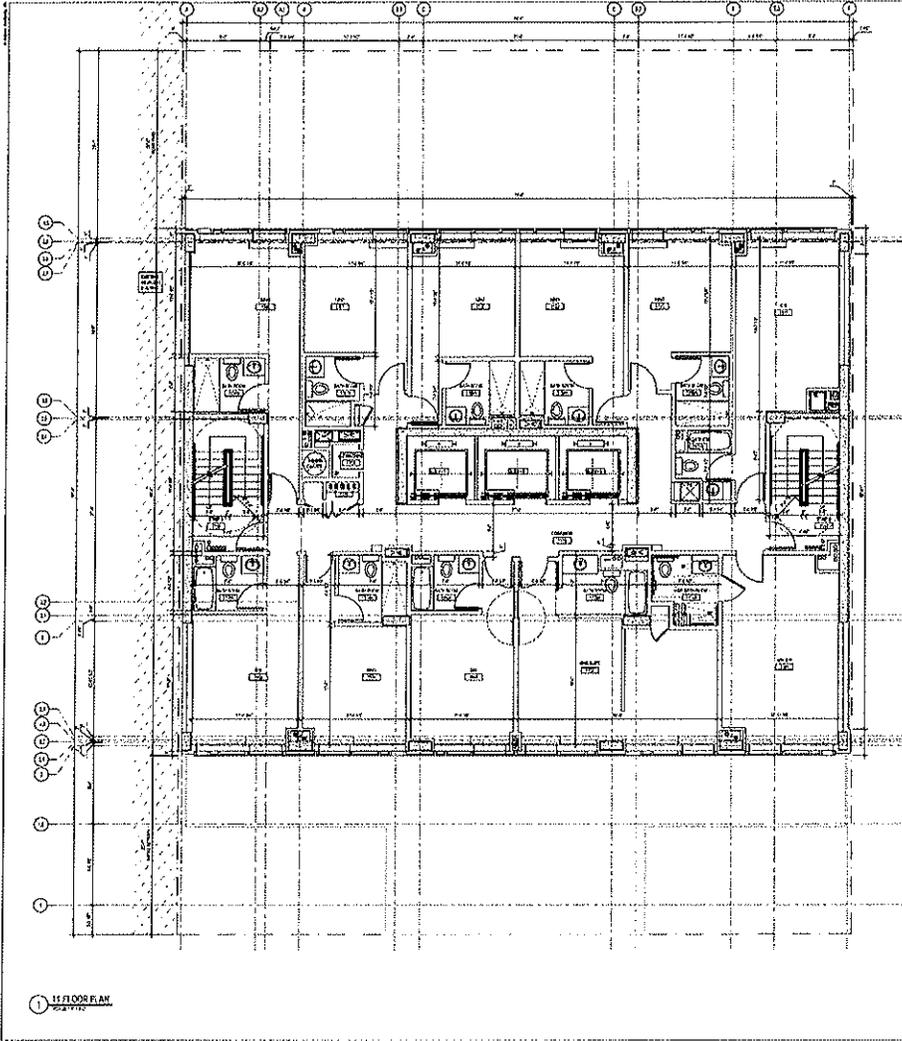


RBY PERVA ARCHITECTS

3, 4, 8, 10, 12, 14, 16, 18, 20 FLOOR PLAN

DATE	10/27/17
BY	RM
SCALE	AS SHOWN
NO.	000001
PROJECT	326 W. 93RD ST.
DATE	10/27/17
BY	RM
SCALE	AS SHOWN
NO.	000001
PROJECT	326 W. 93RD ST.

326 W. 93RD STREET, NEW YORK, NY 10001



PROPOSITION
FAIRFIELD INN & SUITES
 322 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 8702 CIVIL ENGINEERING LLC
 300 EAST 42ND STREET 40TH FLOOR
 NEW YORK, NY 10017

GENERAL CONTRACTOR
 FARFELD INNS & SUITES BY STARBUCKS
 1500 BROADWAY 10TH FLOOR
 NEW YORK, NY 10014

ARCHITECT
 VESPER ARCHITECTS
 37 EAST 4TH STREET
 NEW YORK, NY 10003

MEP CONSULTANT
 PASC & BOKROS, P.C.
 241 W. 30TH STREET
 NEW YORK, NY 10001

STRUCTURAL CONSULTANT
 STANLEY STEINBERG ARCHITECTS
 225 EAST 87TH STREET 2ND FL.
 NEW YORK, NY 10019

EDGE CONSULTANT/DEPENDENT
 300 W. 30TH STREET 10TH FLOOR
 NEW YORK, NY 10001

VERTICAL TRANSPORTATION CONSULTANT
 VESPER ARCHITECTS
 37 EAST 4TH STREET
 NEW YORK, NY 10003

MECHANICAL CONSULTANT
 PASC & BOKROS, P.C.
 241 W. 30TH STREET
 NEW YORK, NY 10001

ELECTRICAL CONSULTANT
 PASC & BOKROS, P.C.
 241 W. 30TH STREET
 NEW YORK, NY 10001

ACoustics CONSULTANT
 PASC & BOKROS, P.C.
 241 W. 30TH STREET
 NEW YORK, NY 10001

INTERIORS
 FARFELD INNS & SUITES BY STARBUCKS
 1500 BROADWAY 10TH FLOOR
 NEW YORK, NY 10014

DATE
 02/11/2011

SCALE
 AS SHOWN

NO.
 02-0002

DATE
 02/11/2011

BY
 JH

PROJECT NO.
 2-011

PROJECT NAME
 FAIRFIELD INN & SUITES BY STARBUCKS



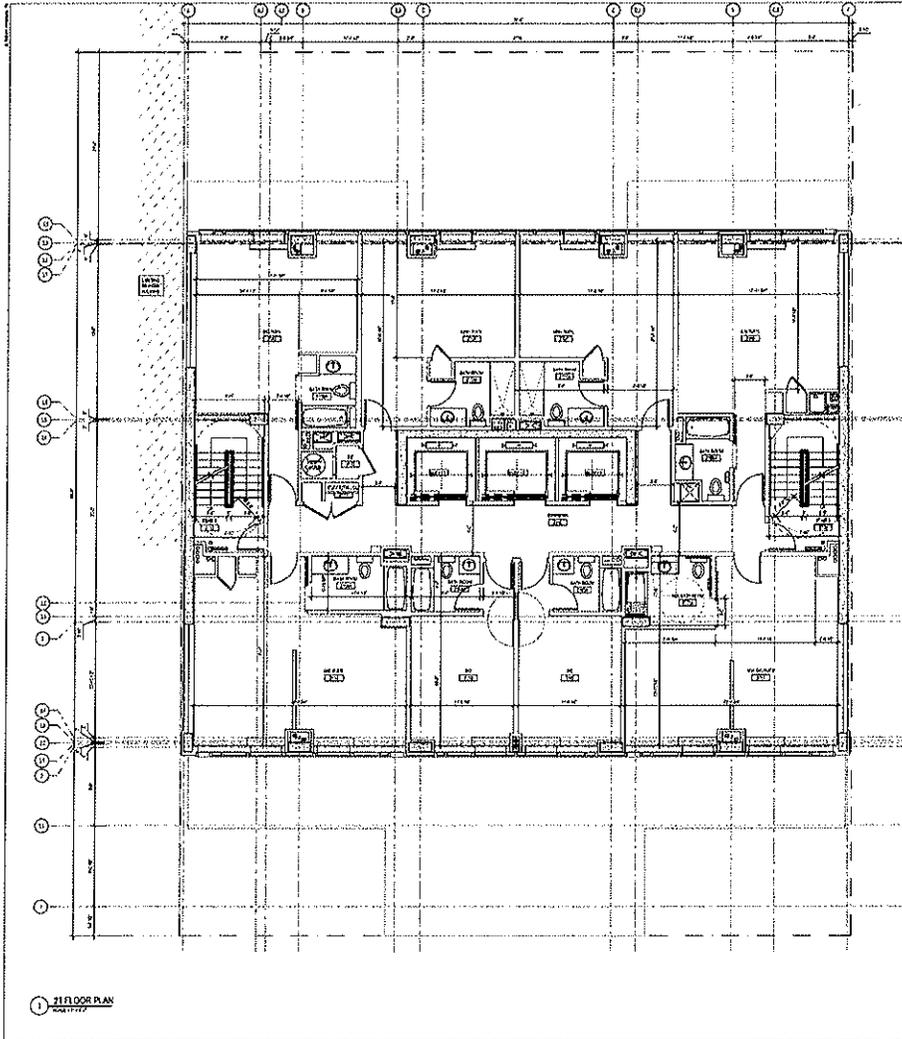
VESPER ARCHITECTS

11 FLOOR PLAN

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NYC EBC AND THE LATEST EDITIONS OF THE NYC EBC.





PRODUCTION BY
FAIRFIELD INN & SUITES
 322 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 100 WEST STREET, NEW YORK, NY 10001
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET, NEW YORK, NY 10001

HOTEL FRANCHISE
 FAIRFIELD INN & SUITES BY MARRIOTT
 100 WEST STREET, NEW YORK, NY 10001
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET, NEW YORK, NY 10001

ARCHITECT
 BELPER ARCHITECTS
 212 W. 33RD STREET
 NEW YORK, NY 10001
 212 W. 33RD STREET

MECHANICAL ENGINEER
 TAC ENGINEERS, INC.
 212 W. 33RD STREET
 NEW YORK, NY 10001
 212 W. 33RD STREET

STRUCTURAL CONSULTANT
 YERGEN SPANGLER & ASSOCIATES, INC.
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

CODE CONSULTANT/INSPECTOR
 CODE CONSULTANT/INSPECTOR
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

VERTICAL TRANSPORTATION CONSULTANT
 ELEVATOR CONSULTANT
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

ELECTRICAL CONSULTANT
 ELECTRICAL CONSULTANT
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

ACCOUNTING CONSULTANT
 ACCOUNTING CONSULTANT
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

MECHANICAL CONSULTANT
 MECHANICAL CONSULTANT
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

PLUMBING CONSULTANT
 PLUMBING CONSULTANT
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

INTERIOR DESIGNER
 INTERIOR DESIGNER
 212 W. 33RD STREET, NEW YORK, NY 10001
 212 W. 33RD STREET

21 FLOOR PLAN

SCALE
 1/8" = 1'-0"

DATE
 10/1/2012

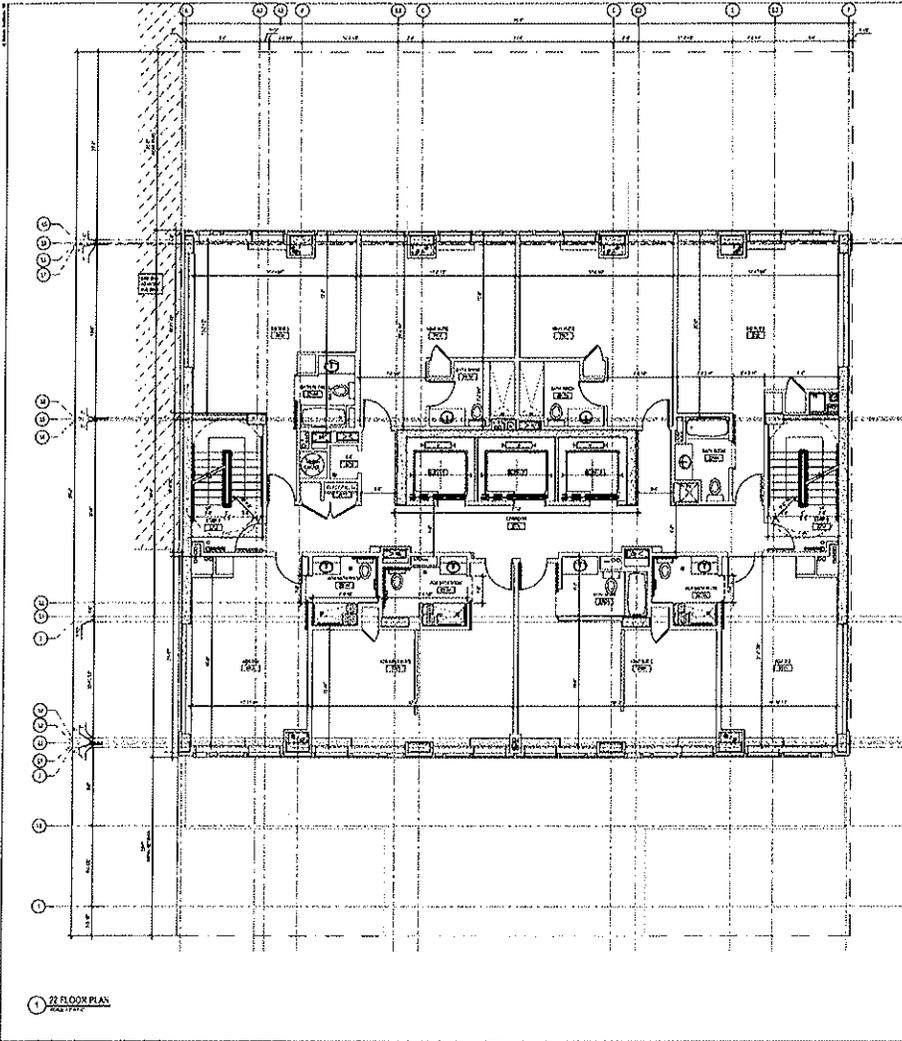
PROJECT
 FAIRFIELD INN & SUITES

NO. OF SHEETS
 21 OF 21

DATE
 10/1/2012

PROJECT
 FAIRFIELD INN & SUITES

NO. OF SHEETS
 21 OF 21



FAIRFIELD INN & SUITES
 325 W. 33RD STREET
 NEW YORK, NY 10001

OWNER
 2101 CIVIL OF AMERICA
 340 EAST ALBANY STREET, SUITE 300
 LYONSBURG, NC 27556

HOTEL OPERATOR
 FAIRFIELD INN & SUITES BY HILTI
 1000 EAST 10TH AVENUE
 ARTHUR, NY 13024-7576
 315-481-1111

DESIGNER
 HILTI CONSTRUCTION
 1000 EAST 10TH AVENUE
 ARTHUR, NY 13024-7576
 315-481-1111

ARCHITECT
 W. J. BACHMANN ARCHITECTS
 21 EAST 47TH STREET
 NEW YORK, NY 10012
 212-369-2020

MECHANICAL
 JAC ENGINEERING P.C.
 24 W. 10TH STREET
 NEW YORK, NY 10011
 212-369-2020

ELECTRICAL CONSULTANT
 PARALL BY INC. P.C.
 325 EAST 33RD STREET, 2ND FL.
 NEW YORK, NY 10017
 212-447-2124

DOOR CONSULTANT/EXPERIENCIA
 CODE LLC
 40 W. 10TH STREET, SUITE 1000
 NEW YORK, NY 10011
 212-369-2020

VERTICAL TRANSPORTATION CONSULTANT
 SOA LLC
 100 EAST 33RD STREET, SUITE 204
 LYONSBURG, NC 27556
 315-481-1111

PLUMBING CONSULTANT
 WATSON ROSS NEW YORK INC.
 217 PARK AVENUE, SUITE 1500
 NEW YORK, NY 10017
 212-369-2020

ACoustic CONSULTANT
 B. B. B. CONSULTANTS INC.
 177 7TH AVENUE
 NEW YORK, NY 10013
 212-369-2020

INTERIOR CONSULTANT
 H&B INTERIOR DESIGN INC.
 100 EAST 33RD STREET, 2ND FL.
 NEW YORK, NY 10017
 212-369-2020

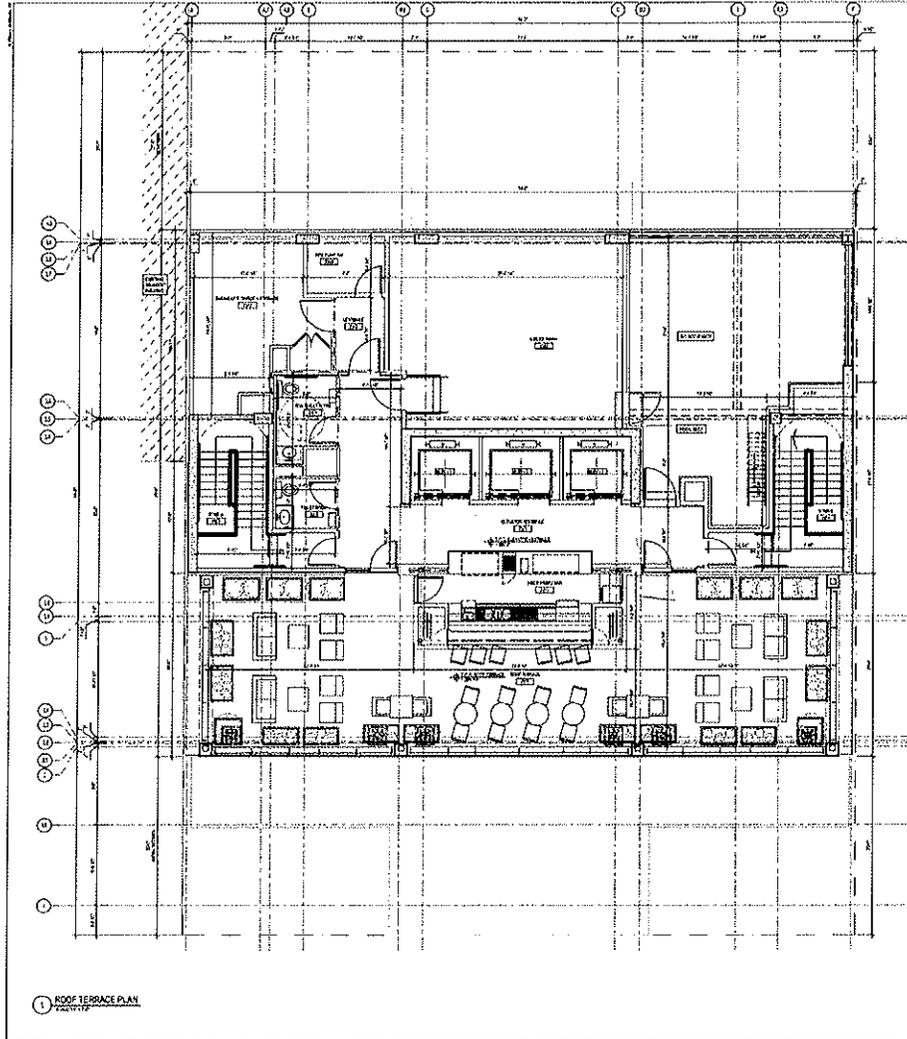
NOTES
 PARALLEL BY INC. P.C.
 325 EAST 33RD STREET, 2ND FL.
 NEW YORK, NY 10017
 212-447-2124

22 FLOOR PLAN

SCALE
 1" = 6'-0"

DATE
 2-011

PROJECT
 FAIRFIELD INN & SUITES



NO.	DESCRIPTION	QTY	UNIT	AMOUNT	TOTAL
1	CONCRETE	100	YD	100	100
2	STEEL	50	TON	50	50
3	WOOD	200	CU YD	200	200
4	PAINT	100	GA	100	100
5	GLASS	50	SQ FT	50	50
6	MECHANICAL	10	UNIT	10	10
7	ELECTRICAL	50	HR	50	50
8	PLUMBING	50	HR	50	50
9	LANDSCAPE	100	HR	100	100
10	CONCRETE	100	YD	100	100
11	STEEL	50	TON	50	50
12	WOOD	200	CU YD	200	200
13	PAINT	100	GA	100	100
14	GLASS	50	SQ FT	50	50
15	MECHANICAL	10	UNIT	10	10
16	ELECTRICAL	50	HR	50	50
17	PLUMBING	50	HR	50	50
18	LANDSCAPE	100	HR	100	100
19	CONCRETE	100	YD	100	100
20	STEEL	50	TON	50	50
21	WOOD	200	CU YD	200	200
22	PAINT	100	GA	100	100
23	GLASS	50	SQ FT	50	50
24	MECHANICAL	10	UNIT	10	10
25	ELECTRICAL	50	HR	50	50
26	PLUMBING	50	HR	50	50
27	LANDSCAPE	100	HR	100	100
28	CONCRETE	100	YD	100	100
29	STEEL	50	TON	50	50
30	WOOD	200	CU YD	200	200
31	PAINT	100	GA	100	100
32	GLASS	50	SQ FT	50	50
33	MECHANICAL	10	UNIT	10	10
34	ELECTRICAL	50	HR	50	50
35	PLUMBING	50	HR	50	50
36	LANDSCAPE	100	HR	100	100
37	CONCRETE	100	YD	100	100
38	STEEL	50	TON	50	50
39	WOOD	200	CU YD	200	200
40	PAINT	100	GA	100	100
41	GLASS	50	SQ FT	50	50
42	MECHANICAL	10	UNIT	10	10
43	ELECTRICAL	50	HR	50	50
44	PLUMBING	50	HR	50	50
45	LANDSCAPE	100	HR	100	100
46	CONCRETE	100	YD	100	100
47	STEEL	50	TON	50	50
48	WOOD	200	CU YD	200	200
49	PAINT	100	GA	100	100
50	GLASS	50	SQ FT	50	50
51	MECHANICAL	10	UNIT	10	10
52	ELECTRICAL	50	HR	50	50
53	PLUMBING	50	HR	50	50
54	LANDSCAPE	100	HR	100	100
55	CONCRETE	100	YD	100	100
56	STEEL	50	TON	50	50
57	WOOD	200	CU YD	200	200
58	PAINT	100	GA	100	100
59	GLASS	50	SQ FT	50	50
60	MECHANICAL	10	UNIT	10	10
61	ELECTRICAL	50	HR	50	50
62	PLUMBING	50	HR	50	50
63	LANDSCAPE	100	HR	100	100
64	CONCRETE	100	YD	100	100
65	STEEL	50	TON	50	50
66	WOOD	200	CU YD	200	200
67	PAINT	100	GA	100	100
68	GLASS	50	SQ FT	50	50
69	MECHANICAL	10	UNIT	10	10
70	ELECTRICAL	50	HR	50	50
71	PLUMBING	50	HR	50	50
72	LANDSCAPE	100	HR	100	100
73	CONCRETE	100	YD	100	100
74	STEEL	50	TON	50	50
75	WOOD	200	CU YD	200	200
76	PAINT	100	GA	100	100
77	GLASS	50	SQ FT	50	50
78	MECHANICAL	10	UNIT	10	10
79	ELECTRICAL	50	HR	50	50
80	PLUMBING	50	HR	50	50
81	LANDSCAPE	100	HR	100	100
82	CONCRETE	100	YD	100	100
83	STEEL	50	TON	50	50
84	WOOD	200	CU YD	200	200
85	PAINT	100	GA	100	100
86	GLASS	50	SQ FT	50	50
87	MECHANICAL	10	UNIT	10	10
88	ELECTRICAL	50	HR	50	50
89	PLUMBING	50	HR	50	50
90	LANDSCAPE	100	HR	100	100
91	CONCRETE	100	YD	100	100
92	STEEL	50	TON	50	50
93	WOOD	200	CU YD	200	200
94	PAINT	100	GA	100	100
95	GLASS	50	SQ FT	50	50
96	MECHANICAL	10	UNIT	10	10
97	ELECTRICAL	50	HR	50	50
98	PLUMBING	50	HR	50	50
99	LANDSCAPE	100	HR	100	100
100	CONCRETE	100	YD	100	100

EXPLANATIONS:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
7. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
8. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
9. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.
10. ALL DIMENSIONS TO CENTERLINE UNLESS NOTED OTHERWISE.

PROJECT LOCATION:
FARFIELD INN & SUITES
 320 W. 33RD STREET
 NEW YORK, NY 10001

OWNER:
 CROTONA PARTNERS
 300 WEST 33RD STREET, SUITE 200
 NEW YORK, NY 10001

HOTEL FRANCHISE:
 FARFIELD INN & SUITES BY HAWAIIAN
 1000 KALANIANA'OLE BLVD.
 HONOLULU, HI 96813

ARCHITECT:
 ALBERTO CERRA, INC.
 475 WEST 42ND STREET
 NEW YORK, NY 10018
 (212) 512-1000

MECHANICAL ENGINEER:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

STRUCTURAL ENGINEER:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

MECHANICAL ENGINEER:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

PLUMBING ENGINEER:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

ELECTRICAL ENGINEER:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

LANDSCAPE ARCHITECT:
 HOK CONSTRUCTION
 100 WEST 33RD STREET
 NEW YORK, NY 10001
 (212) 512-1000

DATE: 10/15/10

SCALE: AS SHOWN

PROJECT NO.: 10001

DATE PLOTTED: 10/15/10

PLotted by: [Signature]

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/10
2	ISSUED FOR CONSTRUCTION	10/15/10

ROOF TERRACE PLAN

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

DATE: 10/15/10

PROJECT NO.: 10001

DATE PLOTTED: 10/15/10

PLotted by: [Signature]

Marriott Fairfield Inn & Suites

325 West 33rd Street

Manhattan, New York

Menu

Appetizers

Nachos Grande	13
Grilled Chicken Quesadilla	12
Chicken Wings	13
Hot Spinach & Artichoke Dip	9
Tortilla Chips with Salsa	6

Soups & Chili

Roadhouse Chili	7
Broadway Basil & Tomato Bisque	7
Home Style Chicken & Shells	7

Sandwiches

Cheeseburger	12
Chicken Pesto Ciabatta	13
Buffalo Chicken Wrap	13

8" Pizza

Pepperoni	10
Sausage	10
Cheese	9