



**223-225 Bowery**

**Liquor License Application**

**Manhattan Community Board #3**

**December 11, 2017**



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org - info@cb3manhattan.org

Jamie Rogers, Board Chair

Susan Stetzer, District Manager

**Community Board 3 Liquor License Application Questionnaire**

Please bring the following items to the meeting:

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Notice of proposed business to block or tenant association if one exists. You can find community groups and contact information on the CB 3 website: [http://www.nyc.gov/html/mancb3/html/communitygroups/community\\_group\\_listings.shtml](http://www.nyc.gov/html/mancb3/html/communitygroups/community_group_listings.shtml)
- Photographs of proof of conspicuous posting of meeting with newspaper showing date.
- If applicant has been or is licensed anywhere in City, letter from applicable community board indicating history of complaints and other comments.

Check which you are applying for:

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

Check if either of these apply:

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

Today's Date: December 3, 2017

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

Is location currently licensed?  Yes  No Type of license: \_\_\_\_\_

If alteration, describe nature of alteration: \_\_\_\_\_

Previous or current use of the location: vacant - former Salvation Army site

Corporation and trade name of current license: NA

**APPLICANT:**

Premise address: 223-225 Bowery

Cross streets: Stanton and Rivington

Name of applicant and all principals: Brad Wilson, Nicholas Morgenstern

Trade name (DBA): Name TBD by Ace Hotel

**PREMISE:**

Type of building and number of floors: Hotel - 14 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: \_\_\_\_\_  
Please see Attachment G

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

Do you plan to apply for Public Assembly permit?  Yes  No

What is the zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> -  
please give specific zoning designation, such as R8 or C2):  
C6-1

**PROPOSED METHOD OF OPERATION:**

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

What are the proposed days/hours of operation? (Specify days and hours each day and hours of  
outdoor space) Please see attachment H

Number of tables? Ground: 64 Roof: 29 Total number of seats? Ground: 234 Roof: 151

How many stand-up bars/ bar seats are located on the premise? 2 (1 - ground; 1 roof)/Ground: 16 Roof: 6  
(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): Ground: 32' U Shaped interior; Roof: 23' L Shape interior

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  
Please see Attachment C for menu

What are the hours kitchen will be open? 7am - 4am nightly

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

How many employees will there be? approximately 180

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

Will there be TVs/monitors?  Yes  No (If Yes, how many?) \_\_\_\_\_

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 (non-amplified live music)

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

Please describe your sound system: Please see Attachment I

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? No

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans. (Please do not answer "we do not anticipate congestion.")

Will there be security personnel?  Yes  No (If Yes, how many and when) \_\_\_\_\_

Please see Attachment J - Transportation Report and K Security Report

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

Do you have sound proofing installed?  Yes  No

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

#### **APPLICANT HISTORY:**

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

If yes, please indicate name of establishment: Please see Attachment F

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 Attachment F and Morgenstern's Ice Cream Shop

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

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

**LOCATION:**

How many licensed establishments are within 1 block? 7

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

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 will operate a full-service restaurant, specifically a (type of restaurant) \_\_\_\_\_, with a kitchen open and serving food during all hours of operation OR  I have less than full-service kitchen but will serve food all hours of operation.
2.  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.
3.  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 \_\_\_\_\_.
4.  I will play ambient recorded background music only.
5.  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.
6.  I will not seek a change in class to a full on-premise liquor license without first obtaining approval from CB 3.
7.  I will not participate in pub crawls or have party buses come to my establishment.
8.  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 8:00pm.
9.  I will not have wait lines outside.  I will have a staff person responsible for ensuring no loitering, noise or crowds outside.
10.  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.

Jason Deibler 310-801-9176



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Supplemental Questionnaire for Hotel Applications

Consistent with our expectations for all hotel liquor license applications, please complete this form before the committee meeting.

1. Number of floors in total 14 Number of floors used for lodging 12
2. Number of public spaces 3 Indoor waiting areas for public spaces 2
3. Where deliveries will occur on the Bowery
4. Where will the main entrance be located Rivington: Hotel Guests Other: Bowery
  - a. What other entrances or exits exist and their uses None
5. What the exterior lighting consists of or if it will change (this includes proposed lighting for the rooftop and lighting for any outdoor area) Groundfloor Bowery Garden: Wall sconces, jelly jar lights, and cafe string lights  
 Freemans Alley: one wall sconce;
6. For each public space, please include the following information (please provide attached sheets if there are multiple public spaces):
  - a. Method of operation (lounge, waiting area, lobby, restaurant, event space, etc.) \_\_\_\_\_ Hours of operation Please see attachment H  
 Square footage \_\_\_\_\_ Capacity \_\_\_\_\_ Licensed \_\_\_\_\_
  - b. Seating and what seating is comprised of (tables, chairs, couches, etc.) \_\_\_\_\_
  - c. Number of bars and type (service or stand up) \_\_\_\_\_
  - d. Bar length \_\_\_\_\_ Number of stools at bars \_\_\_\_\_
  - e. Food service yes \_\_\_ no \_\_\_
  - f. Food service from central kitchen or elsewhere \_\_\_\_\_
  - g. Hours of food service \_\_\_\_\_ Proposed menu \_\_\_\_\_
  - h. Music type (live, recorded, etc.) and level (background or entertainment) \_\_\_\_\_

7. If any public space is being proposed as a performance and/or dance venue, please provide the following additional information:

- a. Types of programs or shows proposed NA
- b. Frequency of shows (when will they be scheduled) NA
- c. Capacity of dance areas NA
- d. Soundproofing Yes

8. If any part of the façade will open, please provide the following information:

- a. Where it is located in the building \_\_\_\_\_
- b. What it overlooks \_\_\_\_\_
- c. When it is proposed to be closed \_\_\_\_\_

9. If there are any proposed outdoor spaces, please provide the following information:

- a. Method of operation Please see Attachment H
- b. Hours of operation \_\_\_\_\_
- c. Seating and what it consists of \_\_\_\_\_
- d. Whether music is proposed \_\_\_\_\_ Type \_\_\_\_\_
- e. Proximity to adjacent residential windows \_\_\_\_\_
- f. Licensed? \_\_\_\_\_

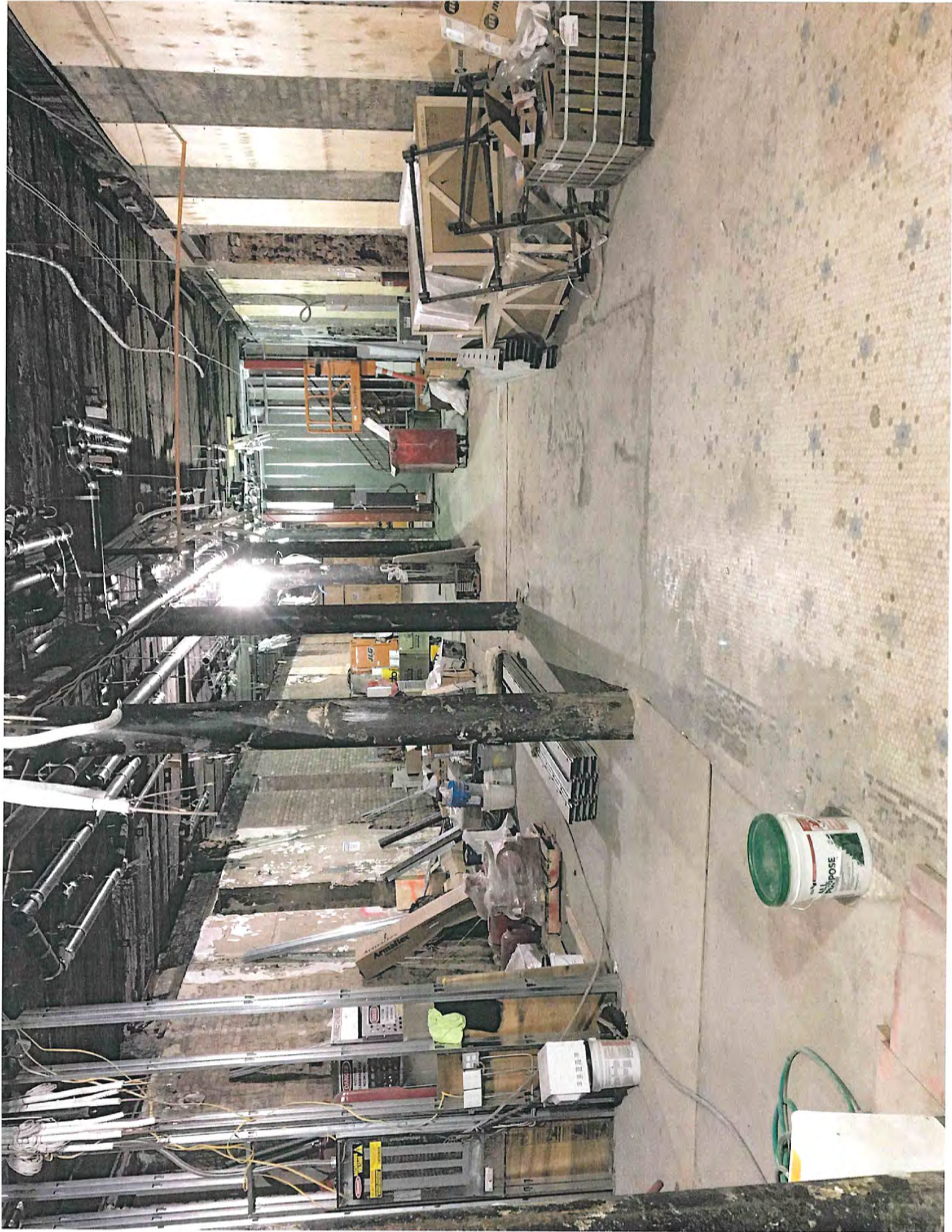
- Please submit any vehicle and pedestrian traffic study in advance of the meeting for review. Hotel applicants should meet with the local precinct regarding its traffic and other potential impacts.
- Applicant should also meet with the community to address concerns.
- Please also submit applicant work history.

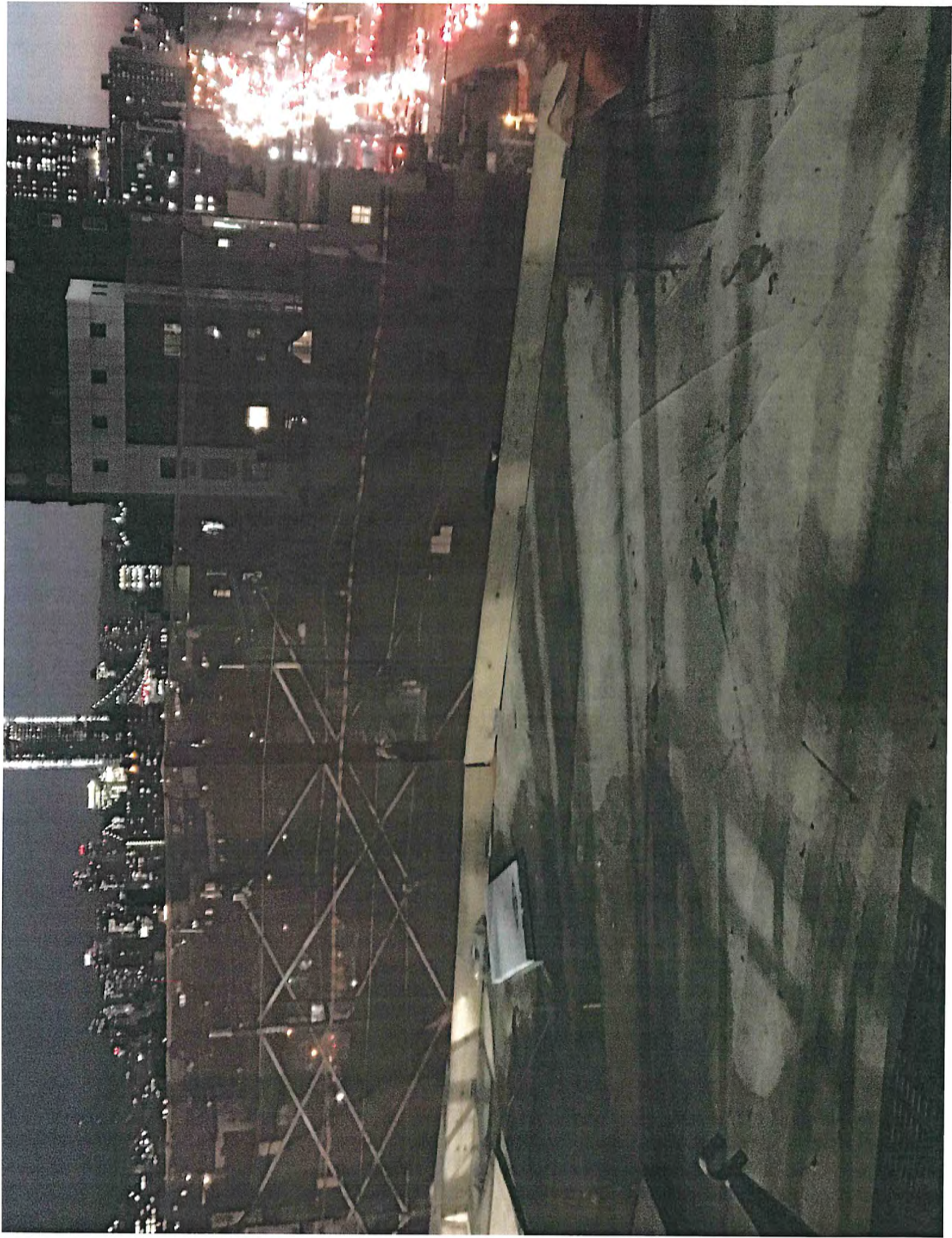
# **ACE HOTEL**

**ATTACHMENT A**  
**INTERIOR & EXTERIOR PHOTOS**





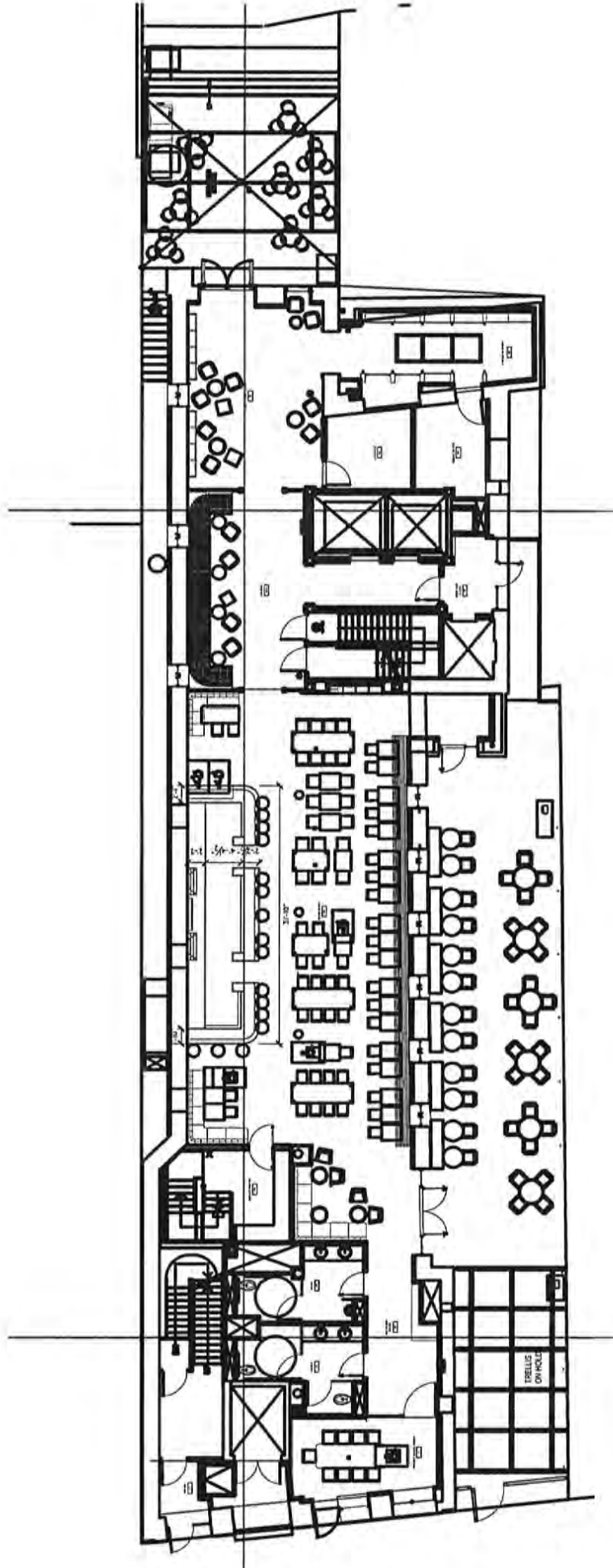






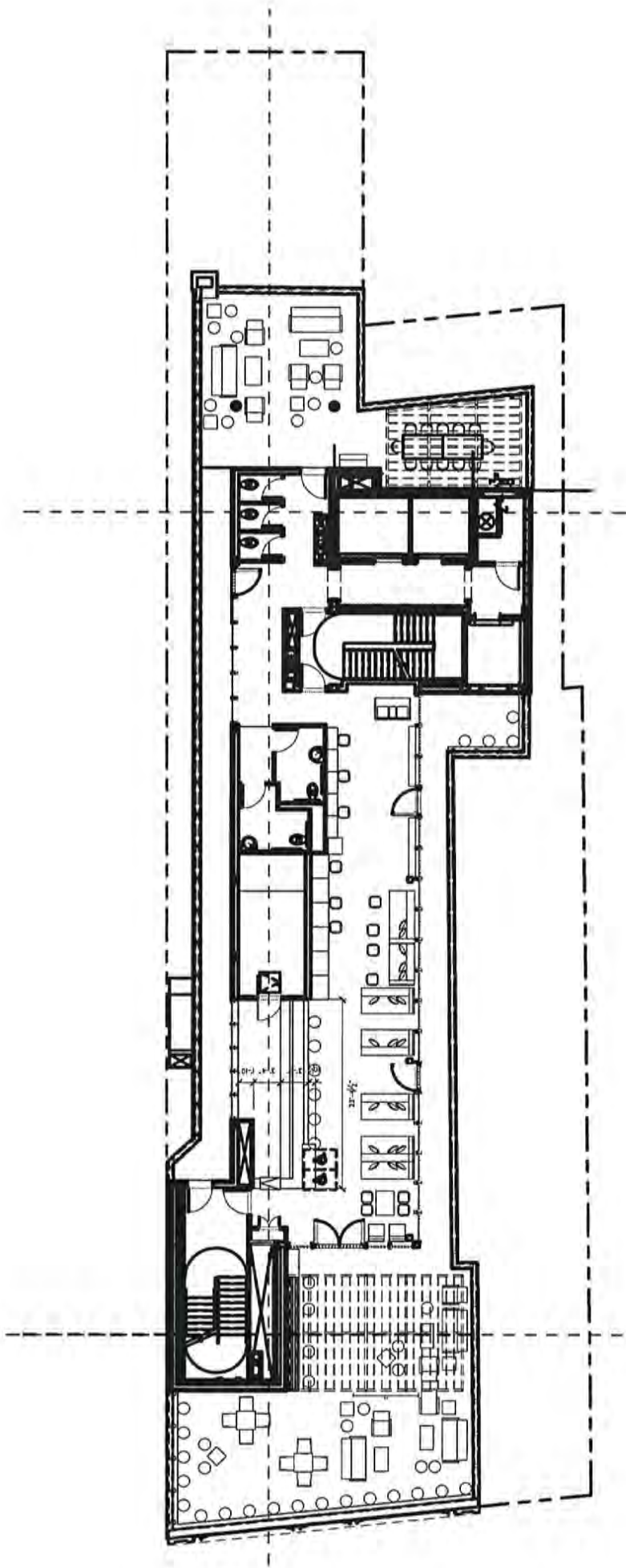
# **ACE HOTEL**

**ATTACHMENT B  
FLOOR PLANS**



GROUND FLOOR PLAN  
SCALE: N.T.S.

NUMBER OF INDOOR TABLES:	38
NUMBER OF INDOOR SEATS:	150
NUMBER OF OUTDOOR TABLES:	26
NUMBER OF OUTDOOR SEATS:	84



ROOF BAR FLOOR PLAN  
SCALE: N.T.S.

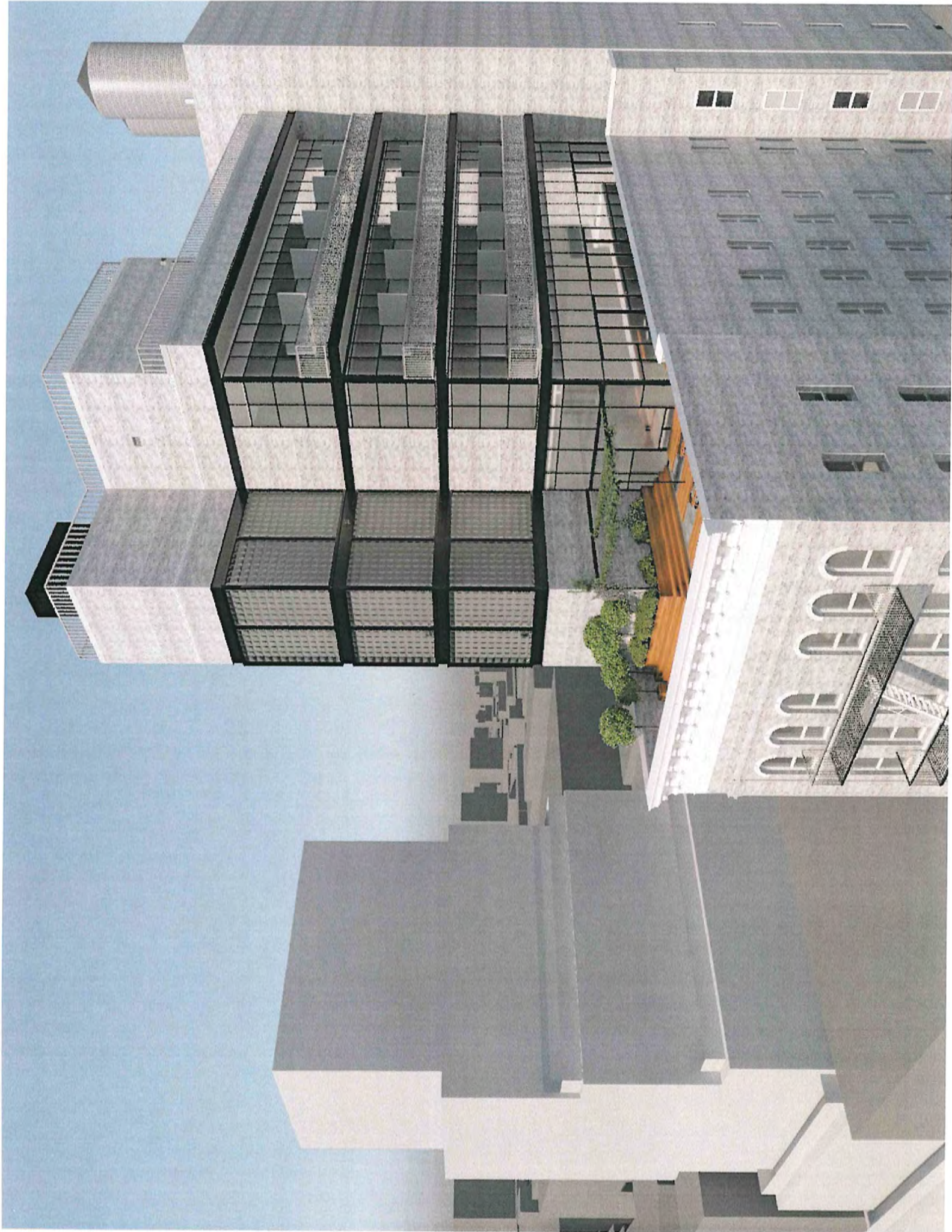
NUMBER OF INDOOR TABLES: 11  
 NUMBER OF INDOOR SEATS: 60  
 NUMBER OF OUTDOOR TABLES: 18  
 NUMBER OF OUTDOOR SEATS: 91

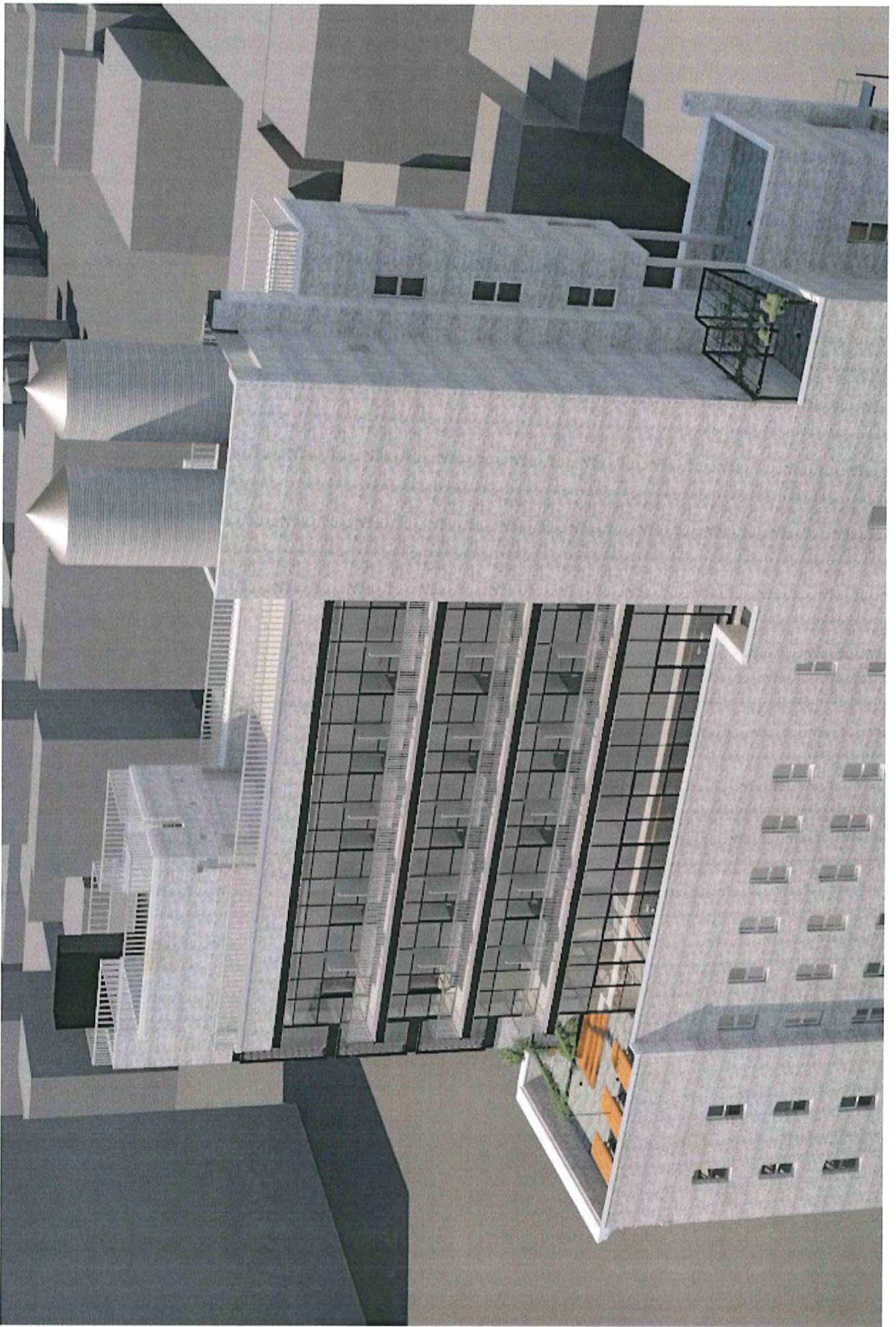














**ATTACHMENT C**  
**MENUS**

# CAFE COMO

## DAYTIME

### PASTRY

- SALTED BUTTER CROISSANT  
 LINGONBERRY CROISSANT  
 FRUITNUT CAKE *orange & fennel jam*  
 APPLE TOAST  
 MILK TOAST

6.50

### BREAKFAST

- BUCKWHEAT WAFFLE *sour apricot and house ricotta* 13  
 PARSNIP PANCAKES *banana and black walnuts* 10  
 CHOCOLATE CHALLAH FRENCH TOAST *hazelnut and lemon jam* 12  
 BERRIES WITH NUTS & SEEDS *sheep's yogurt and honey* 8  
 AVOCADO ON 7-GRAIN *chili and lime* 9  
 SHREDDED WHEAT *choice of milk* 8  
 GRAPE NUTS *choice of milk* 8

### EGG SPECIALS

- EGG SANDWICH *with havarti and dill* 10  
 HAM & EGGS *choice of bread* 13  
 SHIRRED EGGS WITH TOAST 12  
 SMOKED SALMON SPECIAL *soft scrambled eggs, herbs, toast* 17  
 FULL EGG BREAKFAST *3 eggs any style, patatas bravas, bacon, chorizo, beet greens, tomatoes, toast* 17  
 BREAKFAST COMPLETE *2 eggs any style, ham, hard cheese, pastry, seed bread, fruit, coffee & juice* 22  
 SEASONAL QUICHE *served with salad* 15  
 OMELETTES *choice of:* 13  
   PARISIAN WITH HERBS  
   GARLIC & DANDELION GREENS  
   GREEN PEA & HAM & COMPTÉ  
   WHITE ONION, TOMATO

### FRESH FRUIT

- served all day* 7.50  
 CANTALOUPE  
 STRAWBERRIES  
 ORANGE & PINEAPPLE  
 HALF GRAPEFRUIT  
 BLACKBERRIES & TANGERINES  
 PERSIMMON *with sesame seeds*

### SOUP

- NAVY BEAN SOUP *with fresno chili*  
 BUTTER BEANS IN BRODO *with mint*  
 LENTILS *with fried egg and mint*

9

### SALADS & CRUDITÉS

- CELERY SALAD *green olives and grapefruit* 13  
 HEARTS OF LETTUCE *lemon vinaigrette* 12  
 FRIED EGG OVER BITTER GREENS *with breadcrumbs* 13  
 NIÇOISE SALAD *herbs, radish, and sherry-shallot vinaigrette* 16  
 CAESAR SALAD *with baby hearts* 13  
 ARTICHOKE SALAD *with mayonnaise and herbs* 15  
 LENTIL SALAD *with egg and mint* 15  
 BEET SALAD *carrots and vinegar* 14  
 TARTARE *capers, mayonnaise, fried garlic, and toast* 17  
 SHRIMP SALAD *chicory* 17

### SANDWICHES & TARTINES

- BURGER *compte, tomato jam, and fries* 17  
 DÖNER *lamb, yogurt, cabbage, and mint* 16  
 CALIFORNIA CLUB *avocado, cheddar, sprouts, and aioli on whole grain* 12  
 MEZZE *white fish, hard eggs, onion, fresh horseradish, and herbs on seed bread* 13

### PASTA

- TOMATO & LOBSTER SPAGHETTI *with fresno chili* 21  
 FAVA & LAMB RAVIOLI *with mint* 19  
 LEMON & GARLIC RISOTTO *snap peas and black pepper* 17  
 LINGUINE *with green onion, egg, and breadcrumbs* 16

### SIDES

- served all day* 6  
 ONE EGG *any style*  
 TOAST  
 YOGURT  
 BACON  
 CHORIZO  
 POTATOES

# CAFE COMO

## DINNER

### APPETIZERS

SPICY OYSTERS ON THE 1/2 SHELL <i>with lemon jam</i>	18
UNI BUTTER TOAST <i>toasted brioche</i>	10
MUSSEL TOAST <i>with rouille and fennel fronds</i>	12
ANCHOVY TOAST <i>with bird chili oil and butter</i>	11
CROQUETTES <i>parsnip and fontina</i>	9
CLAMS <i>with anaheim chili</i>	10

### SALADS & CRUDITÉS

CELERY SALAD <i>green olives and grapefruit</i>	13
HEARTS OF LETTUCE <i>lemon vinaigrette</i>	12
FRIED EGG OVER BITTER GREENS <i>with breadcrumbs</i>	13
NIÇOISE SALAD <i>herbs, radish, and sherry-shallot vinaigrette</i>	16
CAESAR SALAD <i>with baby hearts</i>	13
ARTICHOKE SALAD <i>with mayonnaise and herbs</i>	15
LENTIL SALAD <i>with egg and mint</i>	15
BEET SALAD <i>carrots and vinegar</i>	14
SHRIMP SALAD <i>chicory</i>	17
LEEK VINAIGRETTE	12

### CHARCUTERIE & CHEESE

CARPACCIO <i>with fried mushroom and anchovy</i>	17
SHEEP'S MILK CHEESE TART <i>with eggplant and herbs</i>	15
TARTARE <i>capers, mayonnaise, fried garlic, and toast</i>	17
TALEGGIO <i>with pumpkin mostarda and toast</i>	9
HAM & CHEESE <i>Iberico ham, manchego, pumpkin mostarda</i>	37
BOUDIN NOIR <i>bravas and onion jam</i>	16

### PASTA

TOMATO & LOBSTER SPAGHETTI <i>with fresno chili</i>	21
FAVA & LAMB RAVIOLI <i>with mint</i>	19
LEMON & GARLIC RISOTTO <i>snap peas and black pepper</i>	17
LINGUINE <i>with green onion, egg, and breadcrumbs</i>	16

### ENTRÉES

TUNA <i>fennel and olives</i>	28
LAMB RACKS <i>with black walnuts and goat cheese</i>	30
BAR STEAK <i>with fries and herb salad</i>	28
SEA TROUT <i>potatoes and fresh bay leaf</i>	30
HALIBUT <i>anise hyssop mayonnaise salad</i>	32
ROASTED CHICKEN <i>gratin dauphinoise, dandelion greens</i>	26
PEPPER STRIP STEAK <i>oyster mushrooms, oyster gravy</i>	36

### BURGER & FRIES

<i>compte, tomato jam</i>	17
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### SIDES

LIMA BEANS	8
BEET GREENS	
FRIED EGGPLANT	
ROASTED CAULIFLOWER	
BROCCOLINI <i>with garlic</i>	
FRENCH FRIES	

Consuming raw or undercooked meats, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness.

**CAFE COMO**  
DESSERT

APRICOT STRUDEL  
*with crème anglaise*

HAZELNUT CHARLOTTE  
*with chocolates and cream*

PROFITEROLES  
*lemon, milk chocolate, coffee*

TIRAMISU  
*mascarpone, espresso, cocoa*

BRYLÉ PUDDING  
*custard and caramel*

WALNUT OPERA CAKE  
*with fresh cream*

PLUM TART  
*butter crisp*

all 11

**CAPPUCCINO SOUFFLÉ**

14

COOKIE PLATE  
*fig linzers  
wedding cookies  
chocolate dates  
lemon creams  
ginger peppers*

10





**ATTACHMENT D**  
**COMMUNITY OUTREACH STATEMENT**  
**PETITIONS**  
**LETTERS OF SUPPPORT**



**ATTACHMENT E**  
**CONSPICUOUS POSTINGS**



**ATTACHMENT F**  
**APPLICANTS' PREVIOUS LICENSED**  
**HISTORY**

**BRAD WILSON**  
President



After attending Cornell University's School of Hotel Administration Brad Wilson's first jobs with major hospitality brands like Hilton International, Park Hyatt and Westin honed his instincts, but he missed the creative spirit he was weaned on. He was recruited to launch the first W Hotel and helped guide the fledgling Starwood brand's early days, rising to Vice President of Operation for W Worldwide, overseeing twenty properties and a corporate team of support and creative staff. From there, he helped build James Hotels from the ground up, serving as CEO and introducing sophisticated, warm, modernist design principles, focused on organic materiality and authentic craft details.

Today, Brad is President and co-partner of Atelier Ace and the Ace Hotel Group, where he oversees growth and operations, and helps create new hotels and collaborative projects. Back to his roots, surrounded by innovative energy, he joins the Atelier team in developing projects, developing culture and creative processes that seek to transform the industry.

# Nicholas Morgenstern



## Title: Restaurateur

### Bio:

Nicholas Morgenstern was born and raised in San Francisco. Torn between culinary arts and auto mechanics, he opted for the California Culinary Academy after high school, where he studied pastry arts.

After spending 2 years working under Michael Mina at Aqua restaurant, he moved to New York City. For the past nine years, Morgenstern has worked as a pastry chef in some of this country's most prestigious kitchens. He has spent time in the kitchen of Daniel Boulud's New York Time's 4 star rated Restaurant Daniel. Morgenstern's most recent work was as the Pastry Chef under Paul Liebrandt at Gilt and before that, at Gramercy Tavern - where he developed an unparalleled reputation as a master of his craft. After spending time behind the scenes in some of the finest restaurants around, Morgenstern began looking to broaden his culinary reach.

In July 2008, Morgenstern opened The General Greene, a full-service restaurant located in Brooklyn's Ft. Greene. There, he brought the experience gained from working in well-heeled kitchens, as well as a genuine love of working with the best ingredients, to a casual neighborhood eatery. In 2008 The General Greene was awarded 4 stars in New York Magazine, and continues to enjoy critical and local praise. In the Spring of 2009 Morgenstern opened The Greene Ice Cream company, serving house churned ice cream from custom made ice cream carts in Brooklyn.

In 2010 Morgenstern opened Goat Town in Manhattan's East Village, a neighborhood restaurant serving brunch and dinner. Serving seasonal American fare focusing on simple quality, the restaurant gained a reputation for being a neighborhood favorite.

In 2013 Morgenstern opened El Rey Coffee Bar and Luncheonette, a café in Manhattan's Lower East Side. Serving Coffee, Espresso and Lunch, this spot is already a neighborhood favorite being awarded 1 star by Pete Wells of The New York Times.

Spring of 2014 Morgenstern to opened his first ice cream parlor, Morgenstern's Finest Ice Cream at 2 Rivington Street.

Said Alan Richman of Nicholas Morgenstern in GQ Magazine: "He is treating ice cream as a cuisine, not a confection, referring to it as 'a dessert experience in a cone or a cup, an appreciation of subtlety.' His flavors deliver both happiness and sophistication, a combination not easily achieved."

In the fall of 2014 Morgenstern closed Goat Town and turned it into GG's a neighborhood pizza joint with a cult following of New York Pizza lovers.

In Fall of 2017 Morgenstern will open the second location of El Rey in the Todd Snyder flagship store at East 26<sup>th</sup> Street & Madison Avenue.

[www.morgensternsnyc.com](http://www.morgensternsnyc.com)

[www.instagram.com/morgensternsnyc](http://www.instagram.com/morgensternsnyc)

[www.facebook.com/morgensternsnyc](http://www.facebook.com/morgensternsnyc)

## Applicant's History

Nicholas Morgenstern, an applicant along with the Ace Hotel, currently operates three licenses, two of which are located within Manhattan Community Board 3 and one in Manhattan Community Board 5. A letter from Manhattan Community Board 5 follows this page.

The following licenses are free from violations and Mr. Morgenstern is a well-known and respected restaurateur on Manhattan's Lower East Side.

The restaurants Mr. Morgenstern currently holds licenses for include:

ER 26th LLC                      *dba El Rey Annex*                      License Number 1303764  
5 East 26<sup>th</sup> Street, NY, NY 10010 (Manhattan Community Board 5)  
September 2013 – Present

100 Stanton LLC                      *dba El Rey*                      License Number 1272986  
100 Stanton Street, NY, NY 10002 (Manhattan Community Board 3)  
September 2017 - Present

511 E 5th St LLC                      *dba GG's*                      License Number 1261309  
511 East 5<sup>th</sup> Street, NY, NY 10009 (Manhattan Community Board 3)  
September 2014 - Present

Non-licensed:

Morgenstern's Ice Cream Shop  
2 Rivington Streetm NY, NY 10002 (Manhattan Community Board 3)

## MANHATTAN COMMUNITY BOARD FIVE

---

Vikki Barbero, Chair

450 Seventh Avenue, Suite 2109  
New York, NY 10123-2199  
212.465.0907 f-212.465.1628

Wally Rubin, District Manager

November 21, 2017

Manhattan Community Board Three  
59 East 4th Street  
New York, NY 10003

Re: **25 East 26 Street**  
**Tailgate Clothing Corp/ER 26th LLC**  
**DBA: El Rey**

To Whom It May Concern:

We are writing to confirm that **Community Board Five** reviewed our records and found no complaints on file for the above-mentioned establishment.

If you have any questions on this matter, please feel free to contact the office.

Sincerely,



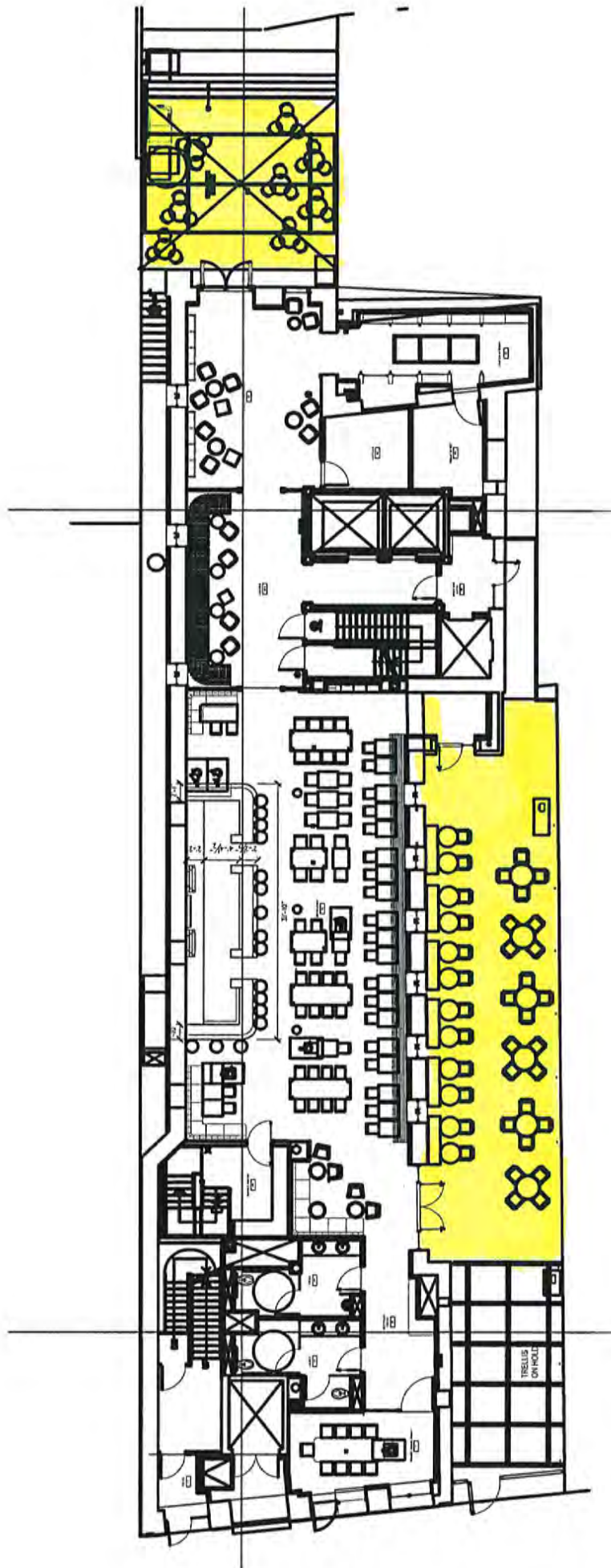
Nick Athanail  
Chair, Public Safety/Quality of Life Committee





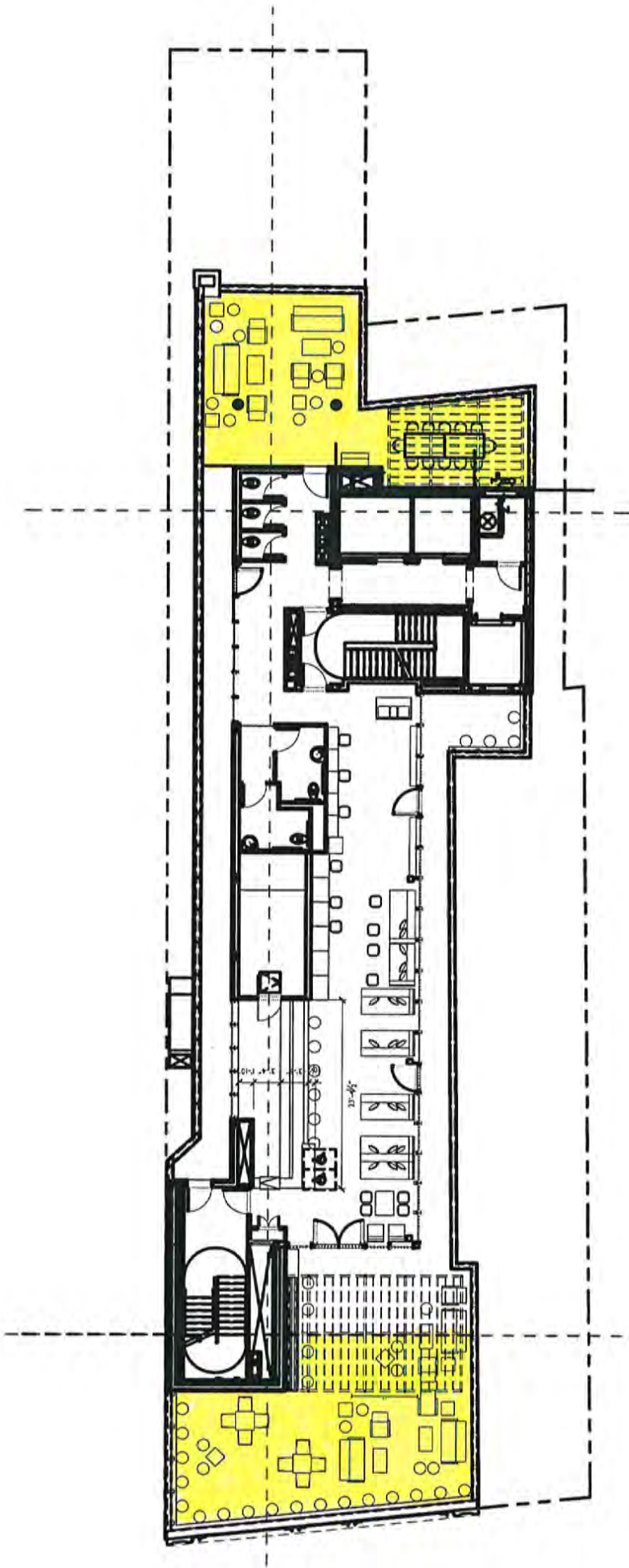


**ATTACHMENT G**  
**HIGHLIGHTED AREAS INDICATING**  
**OUTDOOR USAGE**



GROUND FLOOR PLAN  
SCALE: N.T.S.

NUMBER OF INDOOR TABLES:	38
NUMBER OF INDOOR SEATS:	150
NUMBER OF OUTDOOR TABLES:	26
NUMBER OF OUTDOOR SEATS:	84



ROOF BAR FLOOR PLAN  
SCALE: N.T.S.

NUMBER OF INDOOR TABLES: 11  
 NUMBER OF INDOOR SEATS: 60  
 NUMBER OF OUTDOOR TABLES: 18  
 NUMBER OF OUTDOOR SEATS: 91



**ATTACHMENT H**  
**HOURS OF OPERATIONS**

The proposed hours of operations at the Ace Hotel located at 223-225 Broadway include:

**Ground Floor Area**

Ground Floor Restaurant (Name TBD): 7am-4am; Seven days a week

Outdoor Garden Area (Name TBD): 7am – 12 midnight; Seven days a week

Freemans Alley Garden (Name TBD): 7am – 12 midnight; Seven days a week

**Rooftop Bar**

Outdoor Lounge (Name TBD) (12<sup>th</sup> Floor): 7am – 2am; Seven days a week

Interior Lounge (Name TBD) (12<sup>th</sup> Floor): 7am – 4am; Seven days per week

## Method of Operations for Public Space

### **Ground Floor Area**

#### **Ground Floor Restaurant (Name TBD): 7am-4am; Seven days a week**

Method of Operation: Restaurant

Square footage: 2356 square feet (excluding lobbies)

Licensed: Yes

Number of Bars: 1 service

Bar Length: 32 feet Number of stools: 16

Food service: Yes

Food service: from central kitchen

Hours of Food Service: 7am – 4am, seven days a week

Music: Live (non-amplified), recorded and DJ

#### **Outdoor Garden Area (Name TBD): 7am – 12 midnight; Seven days a week**

Method of Operation: Restaurant annex

Square footage: 1,541 square feet

Licensed: Yes

Number of Bars: serviced from restaurant

Bar Length: NA

Food service: Yes

Food service: from central kitchen

Hours of Food Service: 7am – 12am, seven days a week

Music: recorded background only

#### **Freemans Alley Garden (Name TBD): 7am – 12 midnight; Seven days a week**

Method of Operation: Lounge

Square footage: 691 square feet

Licensed: Yes

Number of Bars: serviced from restaurant

Bar Length: NA

Food service: Yes

Food service: from central kitchen

Hours of Food Service: 7am – 12am, seven days a week

Music: recorded background only

### **Rooftop Bar**

Outdoor Lounges (Name TBD) (12<sup>th</sup> Floor): 7am – 2am; Seven days a week

Method of Operation: Lounge

Square footage: 1795

Licensed: Yes

Number of Bars: serviced from interior

Bar Length: NA

Food service: Yes

Food service: from central kitchen

Hours of Food Service: 7am – 2am, seven days a week

Music: recorded background only

### **Interior Lounge (Name TBD) (12<sup>th</sup> Floor): 7am – 4am; Seven days per week**

Method of Operation: Lounge

Square footage: 2,260 square feet

Licensed: Yes

Number of Bars: 1

Bar Length: 23 feet

Food service: Yes

Food service: from central kitchen

Hours of Food Service: 7am – 4am, seven days a week

Music: Live (non-amplified), recorded and DJ



# **ACE HOTEL**

## **ATTACHMENT I SPEAKER SYSTEM**



AEH-VSLV, LLC

**HAKS**  
 ARCHITECTS & LAND ARCHITECTS, PC  
 40 WALL STREET, 17TH FLOOR  
 NEW YORK, NY 10005  
 TEL: 212.512.1000

**ES**  
 ENGINEERING SOLUTIONS  
 100 WALL STREET, 17TH FLOOR  
 NEW YORK, NY 10005  
 TEL: 212.512.1000

**ATELIER Y NET**  
 TECHNOLOGY SOLUTIONS  
**ACE**

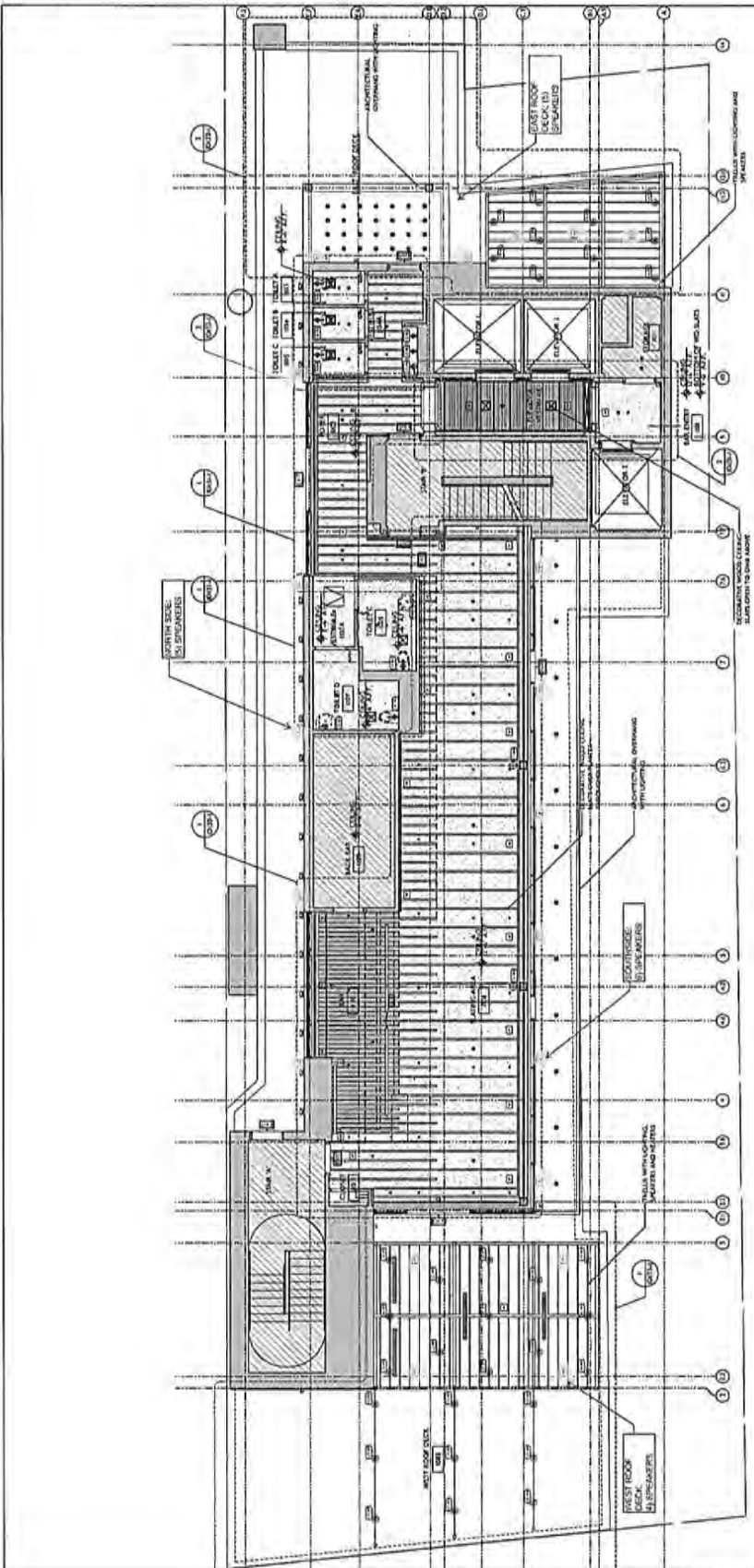
**TURF**  
 LANDSCAPE ARCHITECTS  
 71 JRD OF  
 TURF  
 100 WALL STREET, 17TH FLOOR  
 NEW YORK, NY 10005  
 TEL: 212.512.1000

**Cleavage Frable**  
 CONSULTING & DESIGN  
 30 WESTBORO AVE., WHITE PLAINS, NY 10606  
 TEL: 914/997-9860 FAX: 914/997-9671

No	Description	Date
1	ISSUE FOR PERMIT	03/20/14
2	ISSUE FOR CONSTRUCTION	03/20/14
3	ISSUE FOR CONSTRUCTION	03/20/14
4	ISSUE FOR CONSTRUCTION	03/20/14

**BOWERY HOTEL**  
 225 BOWERY  
 NEW YORK, NY 10002

Project: Bowery Hotel  
 Architect: HAKS  
 Engineer: ES  
 Interior Designer: ATELIER Y NET  
 Landscape Architect: TURF  
 Consultant: Cleavage Frable



1 RCP - 11th FLOOR  
 DATE: 03/20/14

- LEGEND**
- WALL MOUNTED FIXTURE
  - RECESSED CEILING FIXTURE
  - CEILING MOUNTED FIXTURE
  - PENDANT
  - RECESSED CEILING FIXTURE
  - LINEAR LIGHT
  - FLOOR MOUNT FIXTURE
  - SWITCHES AND DEVICES
  - SWITCH SINGLE POLE
  - SWITCH SINGLE POLE W/ DIMMER
  - SWITCH THREE WAY
  - SWITCH THREE WAY W/ DIMMER
  - COI DETECTOR
  - PHOTOEYE
  - FIRE ALARM
  - MECHANICAL DIFFUSER
  - ACCESS POINT
  - SPEAKER
  - RECEPTACLE
  - DUPLEX RECEPTACLE
  - QUAD RECEPTACLE
  - DUPLEX RECEPTACLE (PT)
  - DATA 2-PORT (CAT 5)
- GENERAL NOTES**
1. GENERAL NOTES REFER TO SAFETY DEVICES LOCATIONS AND QUANTITIES TO BE CONFIRMED BY AOR.
  2. SWITCHES AND DEVICES LOCATIONS AND QUANTITIES TO BE CONFIRMED BY AOR.
  3. AOR TO CONVEN-OUTLET AND SWITCH QUANTITIES AND LOCATIONS PER CODE.
  4. ALL RECEPTACLES TO BE LEVITON DECORA WHITE AT WALLS, TYP OUTLETS, OUTLETS AT STONE BASE TO BE WHITE.
  5. ALL SWITCHES AND GANG PLATES TO BE LEVITON DECORA WHITE.
  6. ALL WIRING CODED TO INDICATE WIRING TYPE AND TO BE SPECIFIED IN PERMITS.
- SWITCH**  
 □ PLASTER FINISH

Sheet No. **ID 113-0**

Prepared by: [Name]  
 Checked by: [Name]  
 Drawn by: [Name]  
 Title: REFLECTED CEILING PLAN - 11th FLOOR



# Control<sup>®</sup> 25AV

## Shielded Indoor/Outdoor Monitor Speaker

### Professional Series

### Key Features:

- ▶ Video shielded for use near video monitors.
- ▶ Extremely smooth frequency response.
- ▶ Stainless steel grille for harsh environments.
- ▶ 60 Watt transformer for 70V or 100V lines, with 8Ω thru.
- ▶ SonicGuard™ overload protection.
- ▶ 130 mm (5¼") polypropylene coated woofer, 10 mm (¾") titanium coated horn-loaded tweeter.
- ▶ Includes *InvisiBall*® mounting hardware and sealed input panel cover.
- ▶ Screw-down input terminals.
- ▶ 100° x 100° high frequency horn.

The Control<sup>®</sup> 25AV utilizes a deep cabinet, high power components and complex network to achieve extremely smooth high fidelity performance from a compact 2-way loudspeaker.

Premium performance capability and even coverage ensures excellent sound quality throughout the listening area.

Magnetic shielding allows use of the speaker in close proximity to video monitors.

The top-quality transformer, with reduced saturation, allows use on either 70 volt or 100 volt distributed speaker lines, with similar performance fidelity. In the bypass position, the high 8Ω impedance allows use of more speakers on a loudspeaker line.

The unique, global patent pending *InvisiBall*® mounting method is simple to install, aims easily, and provides a high degree of theft deterrence.

The cabinet accepts a variety of paints to match any décor.

Weather resistance is maximized by a stainless steel grille, which is paintable. Coating the woofer in polypropylene and terminating its circumference in JBL's *WeatherEdge*™, a seamless, butyl rubber extension of the woofer surround, protects critical transducer elements. The polycarbonate tweeter diaphragm is reinforced with a thin film of titanium for added rigidity and endurance. Nickel/zinc rust-resistant terminals ensure a secure input connection.

JBL's exclusive SonicGuard overload protection is virtually inaudible to the listener, ensuring reliability while providing full fidelity sound.

The Control 25AV can be used full range or low frequencies can be further augmented with the addition of one of the Control Contractor subwoofer models.

Available in black or white (-WH)



### Specifications:

Freq. Range (-10 dB):	70 Hz - 23 kHz
Midrange (±1.5 dB, typical):	130 Hz - 14 kHz
100 Hr Power Capacity <sup>1</sup> :	200 Watts Continuous Program Power 100 Watts Continuous Pink Noise
Nominal Coverage:	100° x 100°
Nominal Sensitivity <sup>2</sup> :	87 dB SPL, 1W @ 1 m (3.5ft)
Nominal Impedance:	100° x 100°
Maximum SPL @ 1m:	113 dB continuous peak pink noise 107 dB continuous average pink noise 103 dB continuous average music or speech
Directivity Factor (Q):	4.9, averaged 500 Hz to 4 kHz
Directivity Index (DI):	6.9 dB, averaged 500 Hz to 4 kHz
Nominal Impedance:	8 ohms
Minimum Impedance:	6.7 ohms at 230 Hz
Crossover Type:	Second Order Lowpass, Second Order Highpass, Complex Optimization for Maximally Flat Response
Transformer Taps:	70V: 60W, 30W, 15W, 7.5W taps (Taps #1, #2, & #1) 100V: 60W, 30W, 15W taps (Taps #3, #2, & #1) Thru position: 8Ω nominal
<b>Transducers:</b>	
Low-Frequency:	130 mm (5.25 in) polypropylene-coated paper with WeatherEdge surround, 25 mm (1 in) voicecoil on kapton former
High-Frequency:	20 mm (.75 in) titanium coated PEI
<b>Physical:</b>	
Enclosure Material:	High Impact polystyrene
Grille:	Painted stainless steel, black or white to match cabinet, paintable
Overload Protection:	Full-range power limiting to protect network and transducers. Internal fuse to protect during exceptional overload condition
Environmental:	Exceeds Mil Spec 810 for humidity, salt spray, temperature & UV; IEC 529 IP-X4 splashproof rating
Termination:	Screw-down terminal strip, zinc-plated copper base, nickel plated metal screws/washers, accepts up to 9 mm outside 4 mm inside open lug (#6, #8 or #10), plus bare wire, (up to 12 AWG)
Safety Agency Rating:	Transformer is listed per UL1876
Colors:	Black or white (-WH)
Rotation:	Against wall on InvisiBall Base: 37° vertical 44° horizontal On bracket: 44° all directions
Dimensions (H x W x D):	236 x 186 x 159 mm (9.3 x 7.4 x 6.3 in)
Net Weight (ea):	4.0 kg (9 lbs)
Shipping Weight (pair):	9.0 kg (20 lbs) per pair
Included Accessories:	1 Pr MTC-PC input panel cover, InvisiBall mounting base, 6 mm x 100 mm InvisiBall hex wrench
Optional Accessories:	MTC-25V for vertical columnar mounting of up to 3 speakers MTC-25/23H for horizontal splaying of 2 speakers. Three brackets array either 3 or 6 speakers in a hanging array module for 360° horizontal coverage. MTC-28/25CM to install speaker down from the ceiling. Check JBL Control Contractor Bracket and Adapter Handbook, MTC-xxWMG WeatherMax™ Stainless Steel Grille with a three-layer backing, including vapor barrier to break up driving precipitation. Available in black or white (-WH).

<sup>1</sup>In half-space (on wall).

<sup>2</sup>In full-space

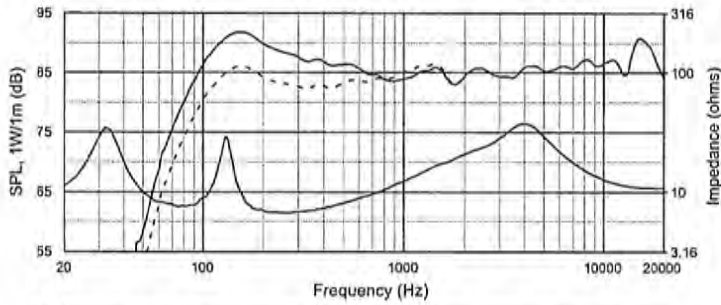
<sup>3</sup>Continuous Pink Noise rating is IEC-shaped pink noise with a 6 dB crest factor for 100 hours continuously.

Continuous program power is a conservative expression of the system's ability to handle normal speech and music program material and is defined as 3 dB above the Continuous Pink Noise Rating.

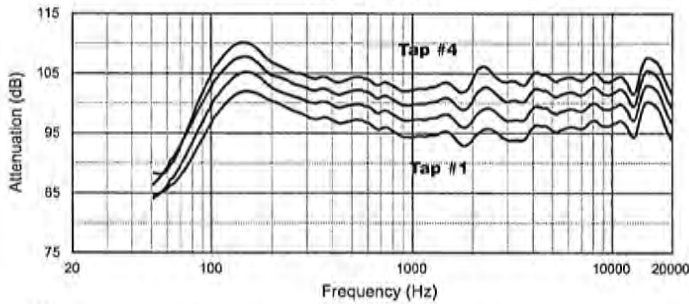
<sup>4</sup>Half-space (on wall) averaged 100 Hz to 10 kHz.

JBL continually engages in research related to product improvement. Changes introduced into existing products without notice are an expression of that philosophy.

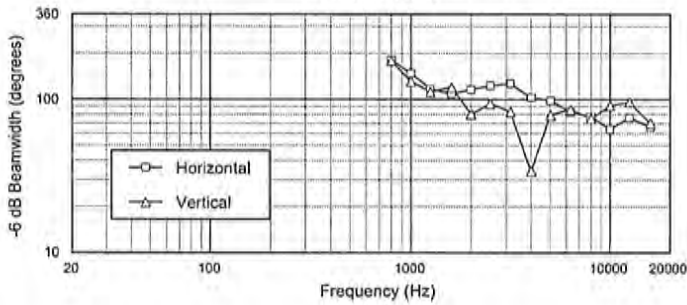
# Control® 25AV Shielded Indoor/Outdoor Monitor



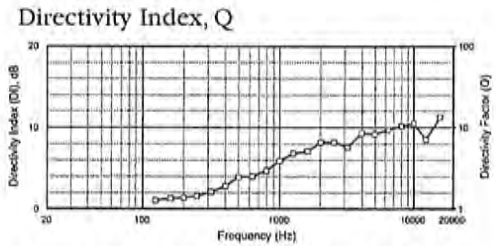
Frequency Response, on axis in half-space ( $2\pi$ , solid line) and full-space ( $4\pi$ , dotted line), in thru (8 ohm), with Input Impedance



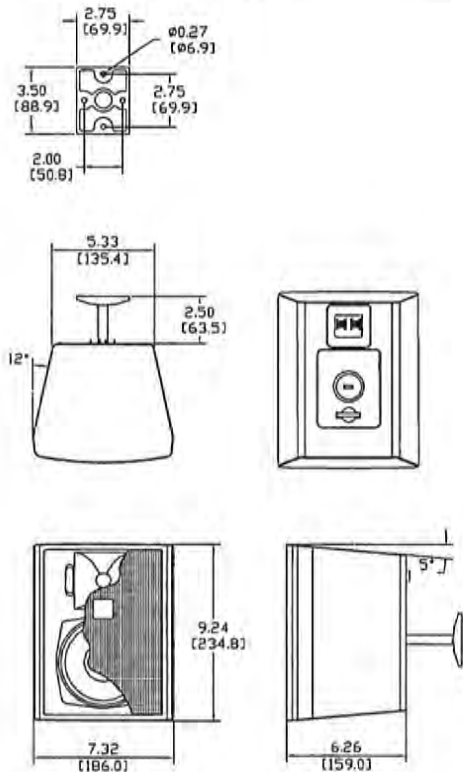
Frequency Response, in half-space with 70.7V input, taps #1 through #4. For 100V input, raise each curve 3 dB.



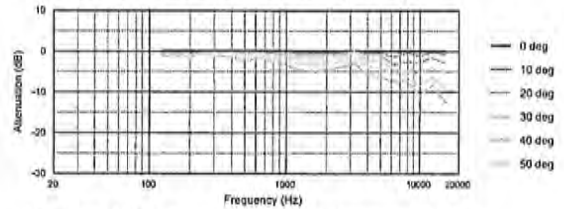
Beamwidth



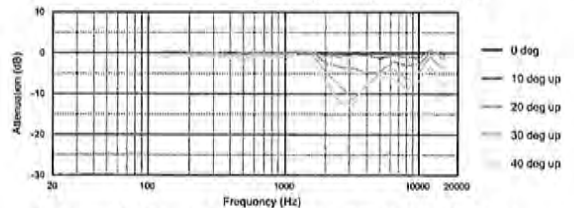
Directivity Index, Q



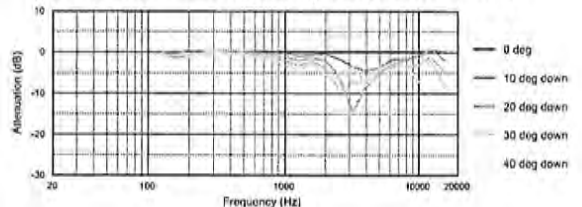
Horizontal Off Axis Frequency Response



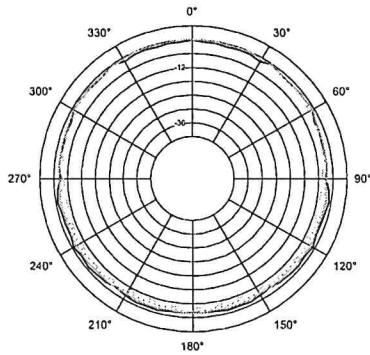
Vertical Off Axis Frequency Response (up)



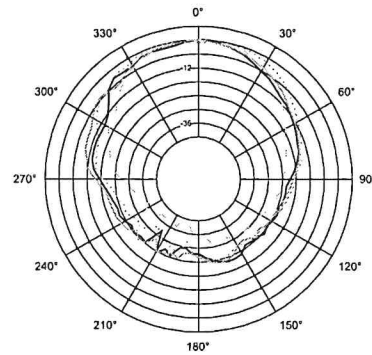
Vertical Off Axis Frequency Response (down)



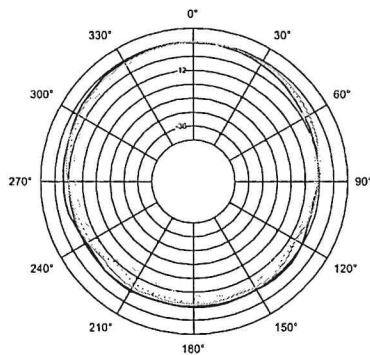
## Horizontal 1/3 Octave Polars



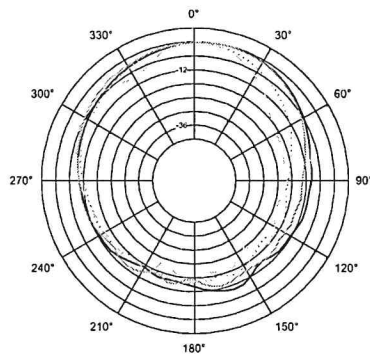
— 200Hz  
 - - - 250Hz  
 ····· 315Hz  
 - · - 400Hz



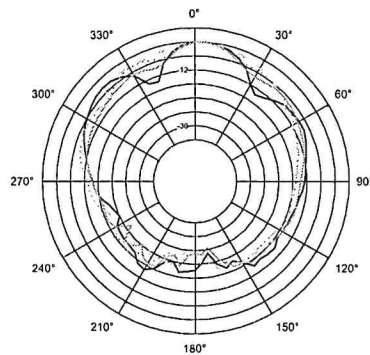
— 8kHz  
 - - - 10kHz  
 ····· 12.5kHz  
 - · - 16kHz



— 500Hz  
 - - - 630Hz  
 ····· 800Hz  
 - · - 1kHz



— 1.25kHz  
 - - - 1.6kHz  
 ····· 2kHz  
 - · - 2.5kHz



— 3.15kHz  
 - - - 4kHz  
 ····· 5kHz  
 - · - 6.3kHz

## Architectural Specifications:

The loudspeaker shall consist of a 135 mm (5-1/4 in) low frequency transducer, 20 mm (3/4 in) high frequency transducer, and frequency dividing network installed in ported enclosure. The low frequency voice coil shall be 25 mm (1 in) in diameter.

Performance specifications of a typical unit shall be as follows: Usable frequency response shall extend from 70 Hz to 23 kHz (10 dB below rated sensitivity, in half-space, with no external equalization) and the speaker shall be flat from 130 Hz to 14 kHz (typically  $\pm 1.5$  dB). Rated power shall be at least 200 watts continuous program power for 100 continuous hours duration (defined a 3 dB above a test signal of filtered random pink noise conforming to international standard IEC268-5). Measured sensitivity shall be at least 87 dB-SPL (at 1m [3.3ft] with 2.83V input, averaged from 100 Hz to 10 kHz).

The input shall be switchable for use either at nominal 8 ohms, or on a 70.7V or 100V distributed speaker line via a built-in 60W transformer. Selectable taps shall allow operation nominally at 15W, 30W or 60W from either a 70.7V or 100V distributed speaker line, plus 7.5W from a 70.7V line only.

The system shall be protected against damage from occasional over-powering via full range limiting that limits the power to the network and transducers. The limiting system shall be inaudible during activation. The high frequency transducer shall be horn-loaded to more evenly cover a nominal 90° horizontal by 90° vertical area.

The enclosure shall be constructed of high-impact polystyrene and the grille shall be made of treated stainless steel for protection against the elements in outdoor applications, and for easy paintability of both cabinet and grille. The grille shall be secured via screws to keep it in place when facing downward.

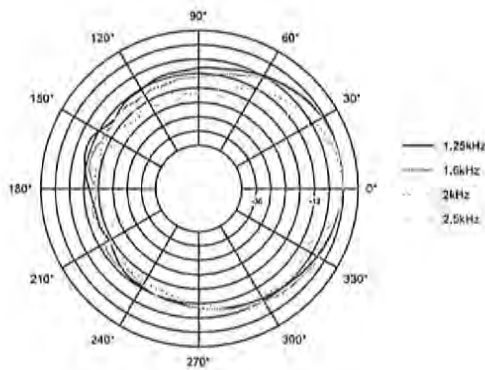
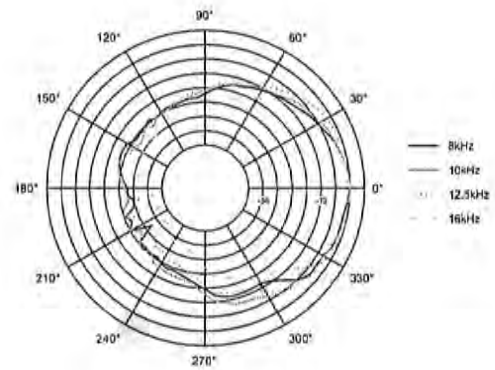
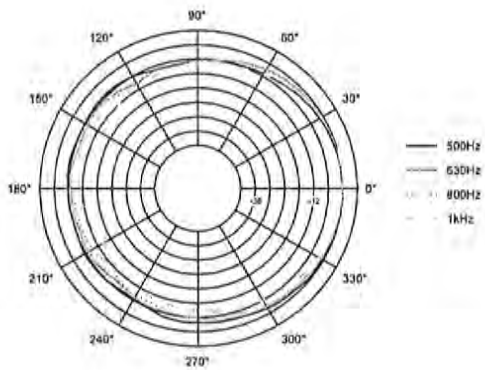
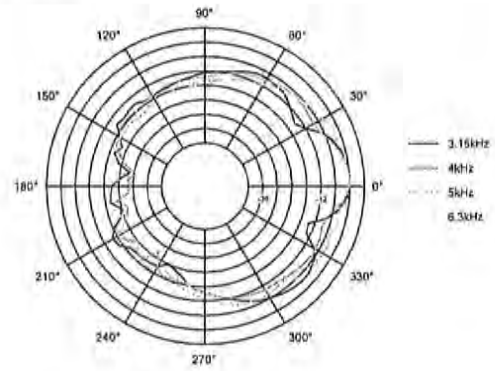
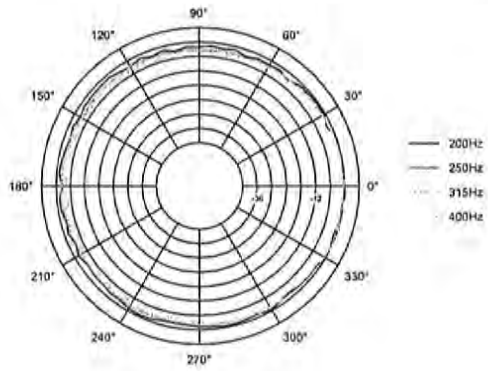
The low frequency transducer shall have a polypropylene-coated cone and a butyl rubber surround which shall extend seamlessly over the edge of the speaker frame to protect against the elements. The high frequency transducer shall be constructed of polycarbonate, reinforced with a titanium film for additional weather resistance. The system shall withstand Mil Spec 810 testing with specified durations for exposure to the following environments with no effect on its acoustical performance or structural integrity: salt spray (method 509.3), temperature (method 501.3 and 502.3), humidity (method 507.3) and ultra-violet (method 505.3). The system shall have an IEC 529 splashproof rating of IP-X4.

For theft deterrence, the installation access area shall be hidden behind a snap-out cover, and the access area shall be on the front of the loudspeaker for ease of installation and adjustment. The loudspeaker shall be rotatable over a minimum of  $\pm 35^\circ$  in all directions via a ball-type mounting system. The ball mechanism shall be internal to the cabinet to allow low-profile mounting and better stability via short moment arm. The logo shall be rotatable for proper orientation when the loudspeaker is mounted horizontally or vertically.

The external wiring connectors shall be screw-down terminals. Overall cabinet dimensions shall be no greater than 236 high x 186 wide x 159 mm deep (9.3 x 7.4 x 6.3 in). and shall weigh no more than 4.0 kg (9 lb). The finish shall be lightly textured black or white.

The system shall be the JBL Model Control 25AV (or Control 25AV-WH) with included InvisiBall™ mounting system.

Vertical 1/3 Octave Polars



JBL Professional  
 8500 Balboa Boulevard, P.O. Box 2200  
 Northridge, California 91329 U.S.A.  
 ■ A Harman International Company

SS Control 25AV  
 CRP 15M  
 11/01



**ATTACHMENT J**  
**MANAGING VEHICULAR & PEDESTRIAN**  
**TRAFFIC**



To: Community Board 3 SLA & DCA Licensing Committee

From: Ace Hotel Applicants

Re: Ace Policy for Managing Pedestrian Crowds within Ace Hotel Area

In an effort to manage pedestrian traffic, Ace Hotel will place security at the outdoor garden entrance to ensure both smooth passage for the community and guests to our Lower East Side property. Our elevators can accommodate approximately 50 people at one time, which represents approximately 1/3 of the roof bar's total occupancy.

If a guest has a reservation, they will be let up immediately. If a guest doesn't have a reservation and there is occupancy they will be let up immediately.

Conversely, if a guest doesn't have a reservation and we are unable to accommodate them at that time, if there is occupancy at the bar in the ground floor restaurant we will allow them to wait at the bar until occupancy becomes available. If there is no room at the bar, there will be a method for allowing them in when occupancy becomes available: we will have an app available for to alert our guests when a reservation becomes available. This has proved successful at our Downtown Los Angeles location.

Security staff will instruct guests that if a reservation is not available loitering is not permissible in front of the hotel and will politely seek to disperse any pedestrians. Secondly, if those individuals do not adhere to that policy, they will be informed that there is not a reservation available for them that evening.

What follows is the traffic study prepared for our application by Equity Environmental Engineering.



# equity environmental engineering

WORKING TOGETHER TO DESIGN SOLUTIONS

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## 225 BOWERY – STATE LIQUOR LICENSE TRANSPORTATION OPERATIONS ASSESSMENT

Equity Environmental Engineering has prepared an assessment of potential traffic and parking issues associated with the liquor license sought for certain areas within the hotel development at 225 Bowery in Manhattan Community District Three. The development is to include a primary hotel component as well as eating and drinking venues and private event spaces. Based on an assessment of the proposed development's operations and patronage with consideration of the site's transportation context, it is our finding that it can operate at this location without adversely affecting traffic or parking conditions in the area. In support of this assessment, this report identifies practices the operator can implement to ensure that potential effects on traffic are minimized. The site, as identified in **Figure 1**, is in a densely developed area of the Lower East Side that is now a unique and thriving location in the City for dining, entertainment and culture served by nearby multiple mass transit lines and public parking facilities.

### Proposed Project & Area Context

The site is located at 225 Bowery, at the center of the block bounded by Stanton Street to the North and Rivington Street to the South. The site, formerly occupied by the Salvation Army and adjacent to the Historic Bowery Mission, is accessible from the northbound lanes of Bowery and via Rivington Street at Freeman Alley. The site is within a C6-1 zoning district. A liquor license for 225 Bowery is sought from the State Liquor Authority.

The site, an 8,576 sf lot is occupied by a ten-story former public facility and institution building that is currently being renovated to accommodate a hotel with restaurant, bar and lounge facilities. The Applicant is seeking a license that would allow for alcohol to be sold and consumed in its 201 hotel rooms that would feature mini-refrigerators, associated ground floor lobby/lounge space, as well as a ground floor restaurant, and indoor and outdoor bar and lounge spaces, and eleventh floor indoor and outdoor rooftop bar/lounge area. **Table 1** identifies those areas sought to be covered by the proposed liquor license. Access to the main entrance to the ground floor bar area and restaurant would be from Bowery. Access to the 11<sup>th</sup> floor rooftop bar/lounge would be via elevators located on the first-floor with access from Bowery. Hotel patrons would access the lobby for check-in via Freeman Alley.



# equity environmental engineering

WORKING TOGETHER TO DESIGN SOLUTIONS

Figure1: Site Location Map



**Legend**

Project Site

Community District Boundary

Bus Stops

Bus Routes

Subway Entrances

Subway Routes

Parks

0 60 120 240 360 480 Feet

225 Bowery  
Project Site Map



# equity environmental engineering

WORKING TOGETHER TO DESIGN SOLUTIONS

**Table 1: Licensed Space Identification and Forecasted Patronage Details<sup>1</sup>**

	Sq. Ft	Weekday Occ. (1) Sunday - Thursday Avg. Daily Occ.	Weekend Occ. (2) Friday - Saturday Avg. Daily Occ.	Full Occupancy	Percentage Hotel Guests	Hours of Operations	Peak Hours	Peak Period Patronage	adjusted patronage peak period (1)	adjusted patronage peak period (2)
<b>First Floor</b>										
First Floor Restaurant & Bar (Indoor)	1,596	507	676	169	30% hotel guests	7:00am-4:00am Monday - Sunday	6-9pm Monday-Thursday, 7-10 Friday and Saturday	330/440	230/310	138/186
Lobby/Lounge(Indoor)	910	150	150	15	100% hotel guests	7:00am-4:00am Monday - Sunday	11am- 3pm Monday-Thursday, 7-10 Friday and Saturday	75/75	0	0
Private lounge conference	181	16	16	8	50% hotel guests	7:00am-4:00am Monday - Sunday	TBD	8	4	4
<b>Total Indoor First Floor Area</b>	<b>2,687</b>	<b>673</b>	<b>842</b>	<b>192</b>						
Bar/lounge Outdoor Areas	2,000	252	336	84	30% hotel guests	7:00am-2:00am Monday - Sunday	6-9pm Monday-Thursday, 7-10 Friday and Saturday	165/200	116/140	70/84
<b>Rooftop 11th Floor</b>										
Indoor Lounge/Bar	1,239	270	315	90	30% hotel guests	7:00am-4:00am Monday - Sunday	9-12 pm weekday, 10pm-1am Friday and Saturday	189/220	123/142	75/90
Outdoor Lounge/Bar	2,091	393	459	131	30% hotel guests	7:00am-2:00am Monday - Sunday	9-12 pm weekday, 10pm-1am Friday and Saturday	275/321	179/209	107/125
		3	4							
		3	3.5							

peak period is 65% of total daily patronage  
2nd peak is 60% of Avg. 1st peak

1) Last two columns show the adjusted number of patrons utilizing to be licensed areas – adjusted by percentage of hotel guest's column

### Venue Operational Parameters

Trip generation was projected for the licensed restaurant, bar, and lounge spaces based on information provided by the hotel developer, field surveys conducted at similar establishments, as well as previously published traffic surveys for eating and drinking establishments. Travel mode for licensed facility patrons is based on local travel patterns and the availability of various transportation options serving the site.

- 1) Restaurant - 225 Bowery would have one licensed 1,596-square foot restaurant. The restaurant would serve three meals per day, and is expected to serve approximately 507 to 676 patrons per day. Peak occupancy would occur during the evening service, from 6 to 9 pm on weeknights and 7 to 11 pm on Friday and Saturday nights, with up to 176 patrons at full occupancy. Over the duration of the weekday peak period, the restaurant would seat up to approximately 330 patrons, while the weekend peak period is expected to seat up to approximately 440 patrons.
- 2) Indoor Lounge/ Lobby Area – The first floor of 225 Bowery would include 910 square feet of indoor lounge seating areas and lobby areas that would be licensed. Peak occupancy would occur during checkout and check-in times from 11am to 3pm on weekdays and weekends. The area can accommodate up to 15 patrons simultaneously and is expected to serve approximately 75 patrons over its peak period.
- 3) Indoor Private Lounge/Conference Area – The first floor of 225 Bowery would include an 8-seat private lounge/conference area. Peak occupancy would occur during the evening service, from 6 to 9 pm on weeknights and 7 to 10 pm on Friday and Saturday nights. It is expected that the area could be accommodated up to 8 patrons during both weekday and weekend peak periods.
- 4) Street-Floor Outdoor Lounge Areas – The first floor of 225 Bowery would include two outdoor lounge areas, one accessed off Bowery and one located at the rear of the building adjacent to Freeman Alley. Peak occupancy would occur during the evening service, from 6 to 9 pm on weeknights and 7 to 10 pm on Friday and Saturday nights. These areas would accommodate up to 84 patrons at any one time and are expected to serve approximately 165 patrons over the course of the weekday peak period and 200 over the course of the weekend peak period.
- 5) Rooftop 11<sup>th</sup> Floor Indoor Bar/Lounge – The 11<sup>th</sup> floor of 225 Bowery would include a 1,239 sf indoor bar and lounge space which would accommodate 90 patrons at one time. Peak occupancy would occur during the late evening from 9 to 12 pm on weeknights and from 10 pm to 1 am on weekends is expected to have approximately 189 patrons over the duration of the weeknight peak period and 220 patrons during the weekend peak period.
- 6) Rooftop 11<sup>th</sup> Floor Outdoor Bar/Lounge - The 11<sup>th</sup> floor of 225 Bowery would include an outdoor bar and lounge space which would accommodate 131 patrons at one time. Peak occupancy would occur during the late evening from 9 to 12 pm on weeknights and from 10 pm to 1 am on weekends. This area is expected to accommodate approximately 275 patrons per weeknight peak period and 321 patrons per weekend peak period.

### Trip Generation

Trip generation for weekday and weekend peak periods and arrival mode split for those periods from the hotel's licensed spaces as presented in **Tables 2 and 3** is derived from the operational and patronage forecasts identified in **Table 1**. It is assumed that 25% of patronage of the restaurant and ground floor outdoor lounge areas is by hotel guests, while 100% of street level lobby bar patronage would be by hotel guests and that 25% of the rooftop lounge both indoor and outdoor patronage is by hotel guests for both weekday and weekend periods.

Peak trip generation for the weekday would occur in the period between the hours of 6 and 9 pm where a total of 333 pedestrian arrival trips and 93 auto-drop offs at Bowery entrance would be generated, with the peak weekday hour to occur between 7-8pm where 166 pedestrian arrivals and 47 auto-drop-offs would occur. The peak trip generation for the weekend would occur between the hours of 7 and 10pm where a total of 385 pedestrian-trips and 117 auto-drop offs at the Bowery entrance would be generated, with the peak weekend hour to occur between 8-9pm where a total of 192 pedestrian-trips and 59 auto trips would be generated. The peak period figures, along with figures for a late night second peak period, are identified in **Table 2 and 3**. For the purposes of assessing traffic and parking related to proposed licensed areas and its operational parameters, two modes of arrival are important, auto drop-off at the site and pedestrian arrivals. Pedestrian arrivals are inclusive of walk-only trips as well as trips from nearby parking facilities or transit stations. The bolded sections of **Tables 2 and 3** show the two modes of arrival, auto/taxi drop-offs which includes both private, taxi and car service drop-offs as well as all pedestrian trips by origin mode, i.e. bus, subway, auto parking at garage, and walk-only trips. Both auto trips to nearby garages and auto drop-off trips are assumed to have an average of two occupants per vehicle. Extrapolating the above information indicates that its most intense period – the weekend peak between 8-9pm an average of approximately 1 cab per minute would drop-off at the Bowery entrance – certainly a rate that can be easily accommodated During the second peak for weekdays and weekends, late night traffic during these periods is less intense with background traffic lower during weekdays and slightly higher during weekend evening 8-9pm peak than the 7-8pm weekday peak

With proper indoor waiting areas and security procedures, the volume of pedestrian traffic can be processed quickly with people entering and leaving the facility with very little queuing or pedestrian traffic outside. The peak operation hour of 8-9 pm during weekends – where a maximum of 335 external patrons are estimated to be generated by alcohol serving areas would be generated regardless of mode of arrival – which amounts to 5 patrons accessing the building a minute on average – a rate that is quite manageable with a with proper attendants at the building entry and at each of the specific bar/restaurant venues to internally distribute patrons

**Table 2: Weekday Modal Split by Peak Period**

Weekday Project Peak Period Trips	Hourly Distribution	Time Period	Modal Split					Total Pedestrian (Combined Trips-non Drop-off)
			5%	35%	30%	25%	5%	
			Auto (assumes 2 patrons)	Taxi/auto Drop-offs (assumes 2 patrons)	Walk-only	Subway	Bus	
532	25%	6-7 pm	3	23	40	33	7	83
	50%	7-8 pm	7	47	80	67	13	166
	25%	8-9pm	3	23	40	33	7	83
			13	93	160	133	27	426
518	25%	9-10pm	3	23	45	32	6	87
	50%	10-11pm	6	45	78	65	13	162
	25%	11-12pm	3	23	39	32	6	81
			13	91	162	130	26	421

**Table 3: Weekend Modal Split by Peak Period**

			Modal Split					
Weekend Project Peak Period Trips	Hourly Distribution	Time Period	15%	35%	20%	25%	5%	
			Auto (assumes 2 patrons)	Taxi/auto Drop-offs (assumes 2 patrons)	Walk-only	Subway	Bus	Total Pedestrian (Combined Trips- non Drop-off)
669	25%	7-8 pm	13	29	33	42	8	96
	50%	8-9 pm	25	59	67	84	17	192
	25%	9-10pm	13	29	33	42	8	96
			50	117	134	167	33	502
625	25%	10-11pm	12	27	55	39	8	113
	50%	11-12pm	23	55	63	78	16	180
	25%	12pm-1am	12	27	31	39	8	90
			47	109	148	156	31	492

### Hotel Generated Trips

To provide a complete assessment of estimated arrivals and drop-offs and pedestrian traffic, an estimate of departure and arrival traffic of hotel patrons during the peak periods identified above was developed. The 201 key hotel, with an assumed 93% occupancy, is anticipated to produce 189 occupied rooms. Assuming an average of 1.2 occupants per room during typical weekday operations there would be 227 hotel guests, while weekend periods would typically see more guests traveling as couples or groups, with an average of 1.5 occupants per rooms or 284 patrons. It is assumed that approximately 50% of weekday guests or 114 would arrive/depart the hotel during the 6-9 weekday peak period, while an additional 50% or 114 would arrive/depart during the 9-12pm weekday second peak period. It is assumed that approximately 50% of weekend guests or 142 would depart/arrive during the 7-10pm weekend peak period, while an additional 50% or 142 would arrive/depart during the 10pm-1am weekend second peak period. Of these 50% would be curbside auto drop-off/pick-ups at Bowery entry, while 50% would be pedestrian oriented trips from the Bowery entry.

#### Weekday Peak

Given two passengers per taxi/auto pick-up, 57 weekday patrons would be accommodated by 29 taxis/autos at Bowery entry curbside pick-ups during the weekday 6-9pm period and 57 would walk to their destination. Approximately 15 curbside drop-offs and pick-ups would occur during the peak hour of 7-8pm – while during this weekday peak hour - approximately 25 pedestrians would be found entering and exiting the hotel during this period.

#### Weekend Peak

Given two passengers per taxi/auto pick-up, 71 patrons would be accommodated by 35 taxis/ autos at

1 Pedestrian Trips include trips bound to nearby subway and bus stops  
Private Auto trips would originate/terminate at nearby parking facilities rather than at the site.  
Two passengers per taxi/auto pick-up/ drop-off

Bowery entry picking-up/drop-off during the weekend 7-10pm period and 71 would walk to their destination. Approximately 26 curbside drop-offs and pick-ups would occur during the weekend peak hour of 7-8pm while approximately 50 pedestrians would enter and exit the hotel during this period.

Factoring trips generated by the proposed licensed spaces with those generated by the hotel during peak hour periods for both weekday and weekend, there will be 52 combined auto-taxi pick-up/drop-offs (assumes overlap of taxi drop-offs followed by pickups from same cab/ car service) and 217 combined pedestrian trips entering/departing at the Bowery entrance to the Hotel for the weekday peak hour of 7-8pm, and there are estimated to be 65 combined auto-taxi pick-up/drop-offs (assumes overlap of taxi drop-offs followed by pickups from same cab/car service) and 263 pedestrian trips entering/departing at the Bowery entrance to the Hotel for the weekend peak hour of 8-9pm.

### **Project Location and Transportation Context**

The Site and surrounding transportation context is shown in **Figure 2**. The site is located on Bowery and has rear access from Freeman Alley for hotel guests. Bowery is a six lane, divided Principal Arterial Roadway featuring a dedicated bike lane in each direction. Bowery is an active roadway that experiences peak weekday traffic between the hours of 4pm and 6pm. Curbside parking is permitted in much of the area subject to varying regulations on a street segment by street segment basis. Directly in front of the Site, parking regulations indicate no parking for overnight street cleaning Tuesday, Thursday, Saturday – midnight-3am, 1-hour parking 10m-7pm except Sunday and truck loading only 7am-10am. Adjacent to the Site on Rivington, there is no stopping anytime on the west bound lane and no parking Monday-Friday 8am to 6pm on the east bound lane. On the opposite side of the block on Chrystie Street is signed as no parking Monday – Friday 8am-6pm and no parking Tuesday, Thursday, Saturday midnight-3AM. Stanton Street between Bowery and Chrystie St., to the north is signed for no parking 8-9:30 am Tuesday and Friday on its east bound lane and no parking 8-9:30 am on the west bound lane. Alternate side of the street parking regulations predominate the local roads near the Site, allowing for peak period parking for patrons.

The service entrance, accommodating all truck deliveries and pick-ups, would be on Bowery. Pick-up for Linens would be after 6PM Monday-Saturday but avoid the peak hour period for patron loading, while trash removal, food and dry goods delivery would be after 8 AM Monday-Saturday but not during any peak patron access periods identified above. A hotel loading zone would be instituted on Rivington Street and Freeman Alley, which would accommodate all hotel check ins from the Freeman Alley entrance at the rear of the Hotel. There would be no on-site parking included in the project. As discussed below and shown in Figure 1 and Table 4, multiple public parking facilities operate in the project vicinity and the F and Subway Line can be accessed from the 2<sup>nd</sup> Avenue station a block away at Houston St and 2<sup>nd</sup> Ave, the J NYC Subway Line can be accessed from the Bowery Station at Delancey Street and Bowery a Block south of the Site, while the B Line can be accessed via Grand Street Station two block to the south of the Site. The M21 NYC Transit Bus is accessible at the same location as the 2<sup>nd</sup> Avenue Subway and southbound M103 is accessible directly across from the Site at Bowery and Prince St while Northbound M103 is accessed at Bowery and Delancey St.

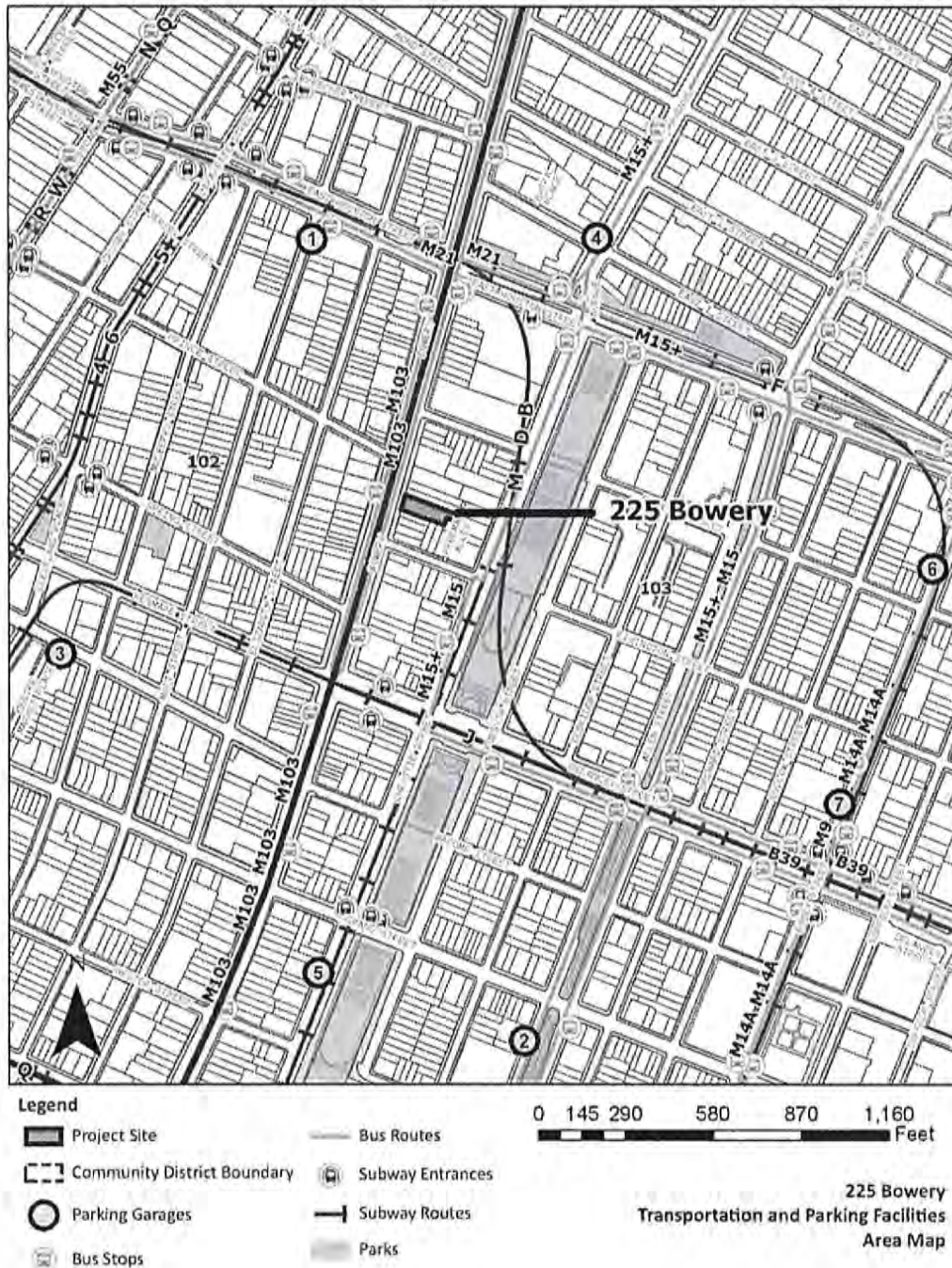
### **Parking**

The proposed development would not provide any on-site parking. The amount of private auto use related to the project is relatively modest at this location – with only 50 trips generated for the weekend peak period between 7 and 10 pm. In addition to on-street parking present throughout neighborhood within ¼ mile of the site, there are seven 24-hour public parking facilities located in close proximity to the project site (as shown in **Figure 2 and Table 4**). Some are free-standing parking facilities, while others are public parking facilities within residential and/or commercial developments. It is anticipated that the hotel will offer valet



parking at one or more of these garages for hotel guests. Visitors to the licensed facilities who travel by private auto would begin and end their auto travel at these parking garages, rather than at the project site.

Figure 2: Transportation and Parking Assets within Proximity to 225 Bowery



**Table 4: Area Parking Garages**

Number-keyed to map	Address, Corporation Name
1	284 Mott St, Mott Park LLC
2	59 Allen St, NYC Parking 59 Allen Corp
3	395 Broome St, Park-it 395 Parking Corp
4	22 E 1st St, Central Parking System of NY
5	89 Chrystie St – MTP operating Corp garage
6	167 Essex St – Edison ParkFast
7	109 Essex St – Municipal Parking Facility

Interviews with managers on duty at these garages indicate that they generally have ample capacity during the evening and late-night period. The public parking garages which are components of residential developments have limited overnight capacity during the midweek, but more capacity on weekends, when residents use their cars for out-of-town travel. Therefore, there would be ample off-street parking capacity available during periods of peak demand.

In addition to these off-street parking resources, much of the surrounding area is governed by curbside parking regulations that permit only truck loading during business hours, generally 7 a.m. to 7 p.m., or muni meters that limit parking to two hours, but permit evening and late night parking. Therefore, in addition to the off-street parking facilities identified above, curbside parking would also be available for licensed facility patrons.

#### **Conclusions and Recommendations**

Most traffic generated by 225 Bowery licensed facilities would primarily be foot and secondarily by drop-off taxi service or would be linked trips associated with hotel occupancy. Travel by private auto would be to nearby public parking facilities, rather than to the project site. The project site is convenient to many subway lines at 2<sup>nd</sup> Avenue, Grand Street, Spring St and Bowery Stations, as well as many bus lines and is in the midst of a dense commercial area with a growing residential population. There are seven parking facilities in close proximity to the project site, which collectively have ample capacity during the evening and late night periods. Most of the area is governed by curbside parking regulations that permit parking after 7 p.m. Cabs routinely cruise on Bowery directly in front of the Site. The hotel loading zone on Freeman Alley and Rivington would allow for pick ups and drop offs that would not interfere with heavier traffic and drop-offs and pick-ups related to the restaurant and bar uses at 225 Bowery.

In order to take advantage of the site's locational advantages, 225 Bowery's operators should make efforts to provide patrons with timely information on parking, traffic conditions including construction, subway and bus schedules and mass transit service notices, and phone numbers for local cab/limo companies. This information can be provided on the website, either directly or via links to transportation providers' websites, in a display visible to departing patrons, or via email or social media (Twitter, Facebook) to patrons who have registered for email alerts or who follow 225 Bowery. Bell staff will be stationed in front of the facility to discourage double-parking and facilitate orderly drop-offs and pick-ups.

With these measures in place, we believe the proposed facility can operate at this location with minimal effects on local traffic and pedestrian conditions.

# **ACE HOTEL**

**ATTACHMENT K  
SECURITY REPORT**



225 BOWERY ST

Site Security Plan

Enclosed is a detailed Site Security Plan for the ACE Hotel located at 225 Bowery Street, New York, NY 10002

Farell Mungo



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<b>Section 1:</b>	<b>Site Security Requirements</b>
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## SECTION 1

### ACE HOTEL 225 BOWERY- SITE SECURITY PLAN

Infinity Protection Services Inc. has prepared a security site plan for the Ace Hotel Restaurant and Bar located at 225 Bowery Street, New York, NY. The plan encompasses requirements for hiring security staff and tactical requirements for effectively securing the site. The restaurant is located within 0.5 miles of the 5th precinct of the New York City Police Department (NYPD) and the 33rd Ladder of the Fire Department of New York (FDNY). In the event of an emergency, both would have minimal response time.

### SECURITY REQUIRMENTS

The site, an 8,576 sf lot, is occupied by a ten-story former public facility and institution building that is currently being renovated to accommodate a hotel with restaurant, bar and lounge facilities. Security will be needed for the 1st and 11th floors outdoor and indoor restaurant, bar and lounge areas.

	Sq. Ft	Max Occupancy	Hours of Operation	Security Staffing Requirements	Off Peak Security Staffing Requirements
<b>1st Floor</b>					
First Floor Restaurant & Bar (Indoor)	1596	169	7:00am-4:00am Monday-Sunday	2	1
Lobby/ Lounge (Indoor)	910	15	7:00am-4:00am Monday-Sunday	4	1
Private Lounge Conference	181	8	7:00am-4:00am Monday-Sunday	As needed	As Needed
Bar/Lounge Outdoor Areas	2000	16	7:00am-2:00am Monday-Sunday	1	TBD
<b>RoofTop 11th Floor</b>					
Indoor Lounge/Bar	1239	90	7:00am-4:00am Monday-Sunday	1	1
Out Lounge/Bar	2091	131	7:00am-2:00am Monday-Sunday	2	As Needed

- 1) Restaurant - The restaurant will serve three meals per day, and is expected to serve approximately 507 to 676 patrons per day. Peak occupancy will occur during the evening service, from 6 to 9 pm on weeknights and 7 to 11 pm on Friday and Saturday nights, with up to 176 patrons at full occupancy. Over the duration of the weekday peak period, the restaurant will seat up to approximately 330 patrons, while the weekend peak period is expected to seat up to approximately 440 patrons.
  - A. We recommend that you have a minimum of 2 security officers for the first-floor restaurant and bar (indoor) during peak occupancy to secure the area properly and 1 security officer in off peak occupancy. The fire code of NY mandates that there must be 2 security officers for every 75 patrons in the allotted space.
  
- 2) Indoor Lounge/ Lobby Area – The first floor of 225 Bowery will include 910 square feet of indoor lounge seating areas and lobby areas that will be licensed. Peak occupancy will occur during



- 
- 3) Checkout and check-in times from 11am to 3pm on weekdays and weekends. The area can accommodate up to 15 patrons simultaneously and is expected to serve approximately 75 patrons over its peak period.
    - B. We recommend that you have a minimum of 4 security officers for the lobby lounge (indoor) during peak occupancy to secure the area properly and 1 security officer in off peak occupancy. The fire code of NY mandates that there must be 2 security officers for every 75 patrons in the allotted space.
  
  - 4) Indoor Private Lounge/Conference Area – The first floor of 225 Bowery will include an 8-seat private lounge/conference area. Peak occupancy will occur during the evening service, from 6 to 9 pm on weeknights and 7 to 10 pm on Friday and Saturday nights. It is expected that the area will accommodate up to 8 patrons during both weekday and weekend peak periods.
    - C. We recommend that you use security officers for the indoor private lounge/conference area as needed.
  
  - 5) Street-Floor Outdoor Lounge Areas – The first floor of 225 Bowery will include two outdoor lounge areas, one accessed off Bowery and one located at the rear of the building adjacent to Freeman Alley. Peak occupancy will occur during the evening service, from 6 to 9 pm on weeknights and 7 to 10 pm on Friday and Saturday nights. These areas will accommodate up to 84 patrons at any one time and are expected to serve approximately 165 patrons over the course of the weekday peak period and 200 over the course of the weekend peak period.
    - D. We recommend that you have a minimum of 1 security officer for the street floor/outdoor lounge area during peak occupancy to secure the area properly and TBD in off peak occupancy.
  
  - 6) Rooftop 11<sup>th</sup> Floor Indoor Bar/Lounge – The 11<sup>th</sup> floor of 225 Bowery will include a 1,239 sf indoor bar and lounge space which will accommodate 90 patrons at one time. Peak occupancy will occur during the late evening from 9 to 12 pm on weeknights and from 10 pm to 1 am on weekends is expected to have approximately 189 patrons over the duration of the weeknight peak period and 220 patrons during the weekend peak period.
    - E. We recommend that you have a minimum of 1 security officer for the 11<sup>th</sup> floor indoor bar/lounge during peak occupancy to secure the area properly and 1 security officer in off peak occupancy.
  
  - 7) Rooftop 11<sup>th</sup> Floor Outdoor Bar/Lounge - The 11<sup>th</sup> floor of 225 Bowery will include an outdoor bar and lounge space which will accommodate 131 patrons at one time. Peak occupancy will occur during the late evening from 9 to 12 pm on weeknights and from 10 pm to 1 am on



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weekends. This area is expected to accommodate approximately 275 patrons per weeknight peak period and 321 patrons per weekend peak period.

- F. We recommend that you have a minimum of 2 security officer for the 11<sup>TH</sup> floor outdoor bar/lounge during peak occupancy to secure the area properly and 2 security officers or as many as needed in off peak occupancy. The fire code of NY mandates that there must be 2 security officers for every 75 patrons in the allotted space.





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### SECTION 3 SECURITY OFFICER REQUIREMENTS

The following courses are required by all security guard in New York State. All security guards are required to complete an 8 Hour Pre-Assignment Training Course prior to applying to the Department of State for a Security Guard Registration Card. That course must be followed by a 16-Hour On-the-Job Training Course for Security Guards within 90 days of initial employment as a security guard. Guards also must complete an 8-Hour Annual In-service Training Course for Security Guards every year. Questions about training should be directed to [dcjsopssecurityguard@dcjs.ny.gov](mailto:dcjsopssecurityguard@dcjs.ny.gov) or (518) 457-2667. Armed guard applicants must have a valid New York State pistol license pursuant to Penal Law 400.00 and must complete a 47-Hour Firearms Training Course for Security Guards prior to applying for a Special Armed Guard Registration Card. Starting one year from the date of completion of the 47-hour firearms training course, holders of a Special Armed Guard Registration Card also must annually complete an 8-Hour Annual In-service Training Course for Armed Security Guards. New York City has separate requirements for armed carry permits.

Upon Completion of all required training an application must be filled with NY State Department of State Division of Licensing, Security Guard section. Generally speaking, applicants must be 18 years of age, have completed an 8-hour pre-assignment training course, and have not been convicted of a serious criminal offense. Applicant must be a citizen or resident alien of the United States. A completed application must include the following:

- The completed, signed application
- A copy of certificate showing completion of an 8-hour pre-assignment course- signed DMV consent form
- Receipt that provides proof of fingerprint completion
- \$36.00 fee payable to the NYS Department of State
- Any additional documentation requested in response to specific questions on the application form; and if employment will commence with filing of the application, the Notice of Employment section must be completed by your employer

Questions about registration and licensing should be directed to the Division of Licensing Services via e-mail or calling (518) 474-7569. Or, visit [www.dos.ny.gov/licensing](http://www.dos.ny.gov/licensing) for more information.

The following Trainings are not required but are recommended

- Active Shooter Response Training
- CPR and AED
- Fireguard

Infinity Protection Services, Inc.  
355 Communipaw Ave  
Jersey City, NJ 07304



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- **TIPS® (Training for Intervention Procedures)** is the global leader in education and **training** for the responsible service, sale, and consumption of alcohol. Proven effective by third-party studies, **TIPS** is a skills-based **training** program that is designed to prevent intoxication, underage drinking, and drunk driving



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#### SECTION 4 EQUIPMENT LIST

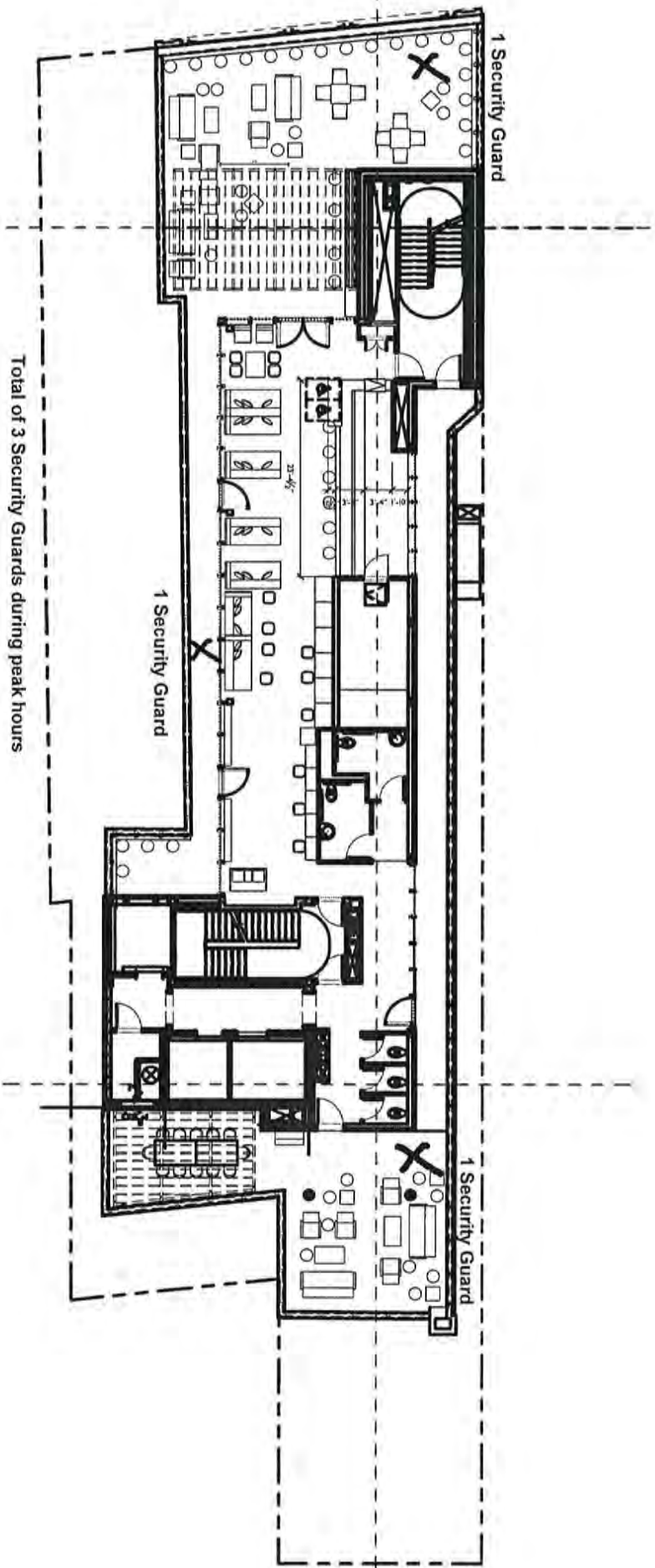
- Digital Two-way Radio with earpiece
- Stanchions
- Handheld ID Card Scanner
- Magnetometer-for use as needed
- Flashlights
- AED

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#### APPENDIX A



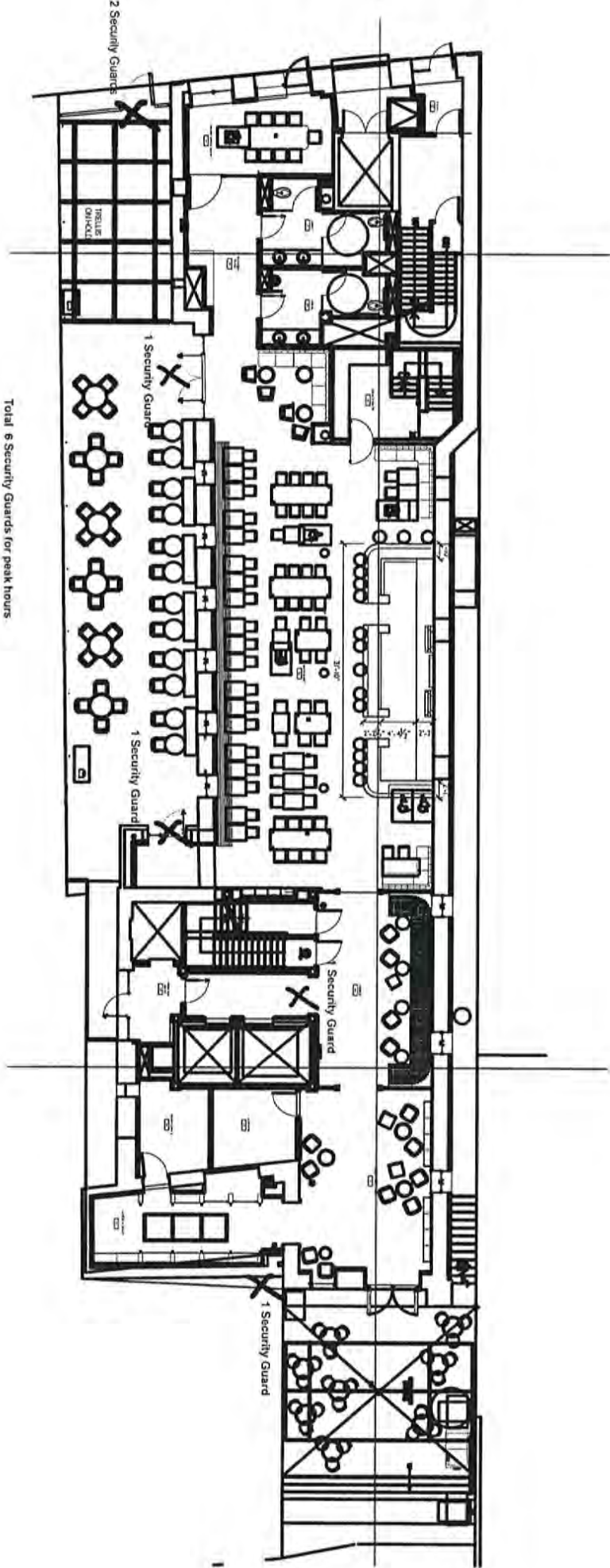
Sample SOP.doc



ROOF BAR FLOOR PLAN  
SCALE: N.T.S.

Total of 3 Security Guards during peak hours

- NUMBER OF INDOOR TABLES: 11
- NUMBER OF INDOOR SEATS: 60
- NUMBER OF OUTDOOR TABLES: 18
- NUMBER OF OUTDOOR SEATS: 91



GROUND FLOOR PLAN  
SCALE: N.T.S.

- NUMBER OF INDOOR TABLES: 38
- NUMBER OF INDOOR SEATS: 150
- NUMBER OF OUTDOOR TABLES: 26
- NUMBER OF OUTDOOR SEATS: 84

Total 6 Security Guards for peak hours.

# **ACE HOTEL**

**ATTACHMENT L  
SOUND REPORT**

# ACOUSTILOG<sup>INC.</sup>

19 Mercer Street, NY, NY 10013 (212) 925-1365 Fax: (212) 966-4216 [www.acoustilog.com](http://www.acoustilog.com)

November 4, 2017

Mr. Todd Polakoff  
Engineering Manager  
187 Chrystie Street  
New York, NY 10002

Re: 225 Bowery, New York, NY 10002, New Hotel Rooftop Music and Voice Noise

Dear Mr. Polakoff,

I have studied the noise issues at the above premises. I am providing recommendations to prevent noise disturbances to the neighbors from music and voices at the new hotel.

## SUMMARY

You are constructing a hotel that will include a sidewalk garden restaurant space and an outdoor roof terrace. The geometry of the hotel and the nearby residences, the high level of ambient noise in the area and the design of your facility will keep sound levels within Noise Code limits for both music and voices. Recommendations are provided in this report.

## TEST AND INSPECTION

To measure the neighborhood "ambient" noise level, a long-term monitor was set up to record the sound levels on a typical Thursday night (noisy), Friday night (noisy), Saturday night (noisy) and Sunday night (quiet). Sunday night is typically the quietest time of the week.

I inspected the building plans, and then performed calculations to determine the sound level of your outdoor music and customers' voices at the nearest residential dwellings as compared with the ambient noise level. These residences are in lower-height buildings to the north, east and south. There are lot-line windows in the rear of the alley above your sidewalk garden restaurant space.

## DBA VS OCTAVE BAND MUSIC LEVELS

One way that the sound levels were measured was using the A-weighting decibel scale. The dB (A) decibel scale (see Noise Code Section §24-231 a1) is the most common type of sound measurement, which represents an overall measurement of all frequencies, but with a strong tendency to ignore the low-frequency "bass" sounds. The A-weighted decibels require only a simple sound level meter to measure them. dBA is what the City DEP inspectors use, and they normally consider anything above 42 dBA to be unreasonable.

The C-weighted decibels or dBC (see Noise Code Section §24-231 a3) are also an overall measurement of all frequencies, but this measurement includes the important low-frequency "bass" sounds. However, dBC readings pick up so many frequencies at the same time that they usually do not distinguish between normal background noise and music beats.

One-third octave band sound level (see Noise Code Section §24-231 a2) readings were also taken, which are measured in decibels, or dB. Sounds with frequencies below 200 Hertz are called bass or low frequencies, which sound like thumping or vibration. This range of low frequencies is addressed in the Noise Code regulations and is the sound most likely to cause neighbor complaints. Bass and drums usually cause sounds in these frequency ranges. These sounds require a complex spectrum analyzer to measure them.

## **THE NOISE CODE - MUSIC**

### *§24-231 Commercial music.*

*(a) No person shall make or cause or permit to be made or caused any music originating from or in connection with the operation of any commercial establishment or enterprise when the level of sound attributable to such music, as measured inside any receiving property dwelling unit:*

- (1) is in excess of 42 dB(A) as measured with a sound level meter; or*
- (2) is in excess of 45 dB in any one-third octave band having a center frequency between 63 hertz and 500 hertz (ANSI bands numbers 18 through 27, Inclusive), in accordance with American National Standards Institute standard S1.6-1984; or*
- (3) causes a 6 dBC or more increase in the total sound level above the ambient sound level as measured in decibels in the "C" weighting network provided that the ambient sound level is in excess of 62 dBC.*

## **THE NOISE CODE - UNREASONABLE NOISE**

*§24-203 General definitions. When used in the New York city noise control code the following terms shall have the following meanings:*

*(62) Unreasonable noise means any excessive or unusually loud sound that disturbs the peace, comfort or repose of a reasonable person of normal sensitivities, injures or endangers the health or safety of a reasonable person of normal sensitivities or which causes injury to plant or animal life, or damage to property or business.*

*§24-218 General prohibitions.*

*(a) No person shall make, continue or cause or permit to be made or continued any unreasonable noise.*

*(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:*

- (1) Sound, other than impulsive sound, attributable to the source, measured at a level of 7 dB(A) or more above the ambient sound level at or after 10:00 p.m. and before 7:00 a.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*
- (2) Sound, other than impulsive sound, attributable to the source, measured at a level of 10 dB(A) or more above the ambient sound level at or after 7:00 a.m. and before 10:00 p.m., as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*
- (3) Impulsive sound, attributable to the source, measured at a level of 15 dB(A) or more above the ambient sound level, as measured at any point within a receiving property or as measured at a distance of 15 feet or more from the source on a public right-of-way.*

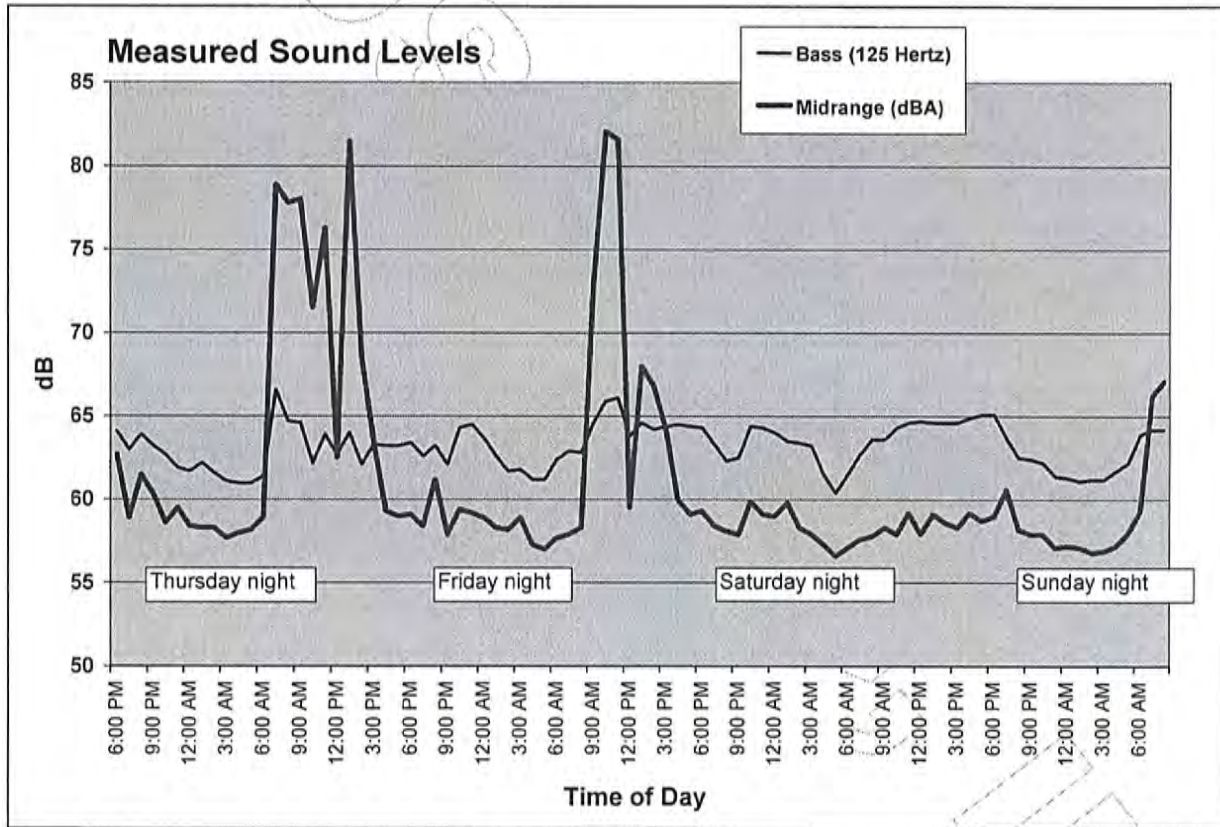


Impulsive sound levels shall be measured in the A-weighting network with the sound level meter set to fast response. The ambient sound level shall be taken in the A-weighting network with the sound level meter set to slow response.

I consider this section of the Code to be interpreted liberally, including noise sources that are not devices. Note that the Code does not prohibit all noise, only unreasonable noise.

### AMBIENT NOISE ANALYSIS

The chart below shows the sound levels throughout a Thursday through Sunday night period, June 9 -12, 2017. The evening and nighttime (7 pm – 4 am) ambient noise (Leq equivalent) level is as low as 57 dBA, and the 125 Hertz "bass" minimum noise level is 60 decibels. This is due to the noise level of the traffic in the neighborhood. The sound levels are quite high considering that these were indoor noise readings 3 feet from an open window. The daytime readings are higher. Note that these readings were taken on the rear (east) portion of the building, not the much noisier Bowery (west) side, in order to be conservative.

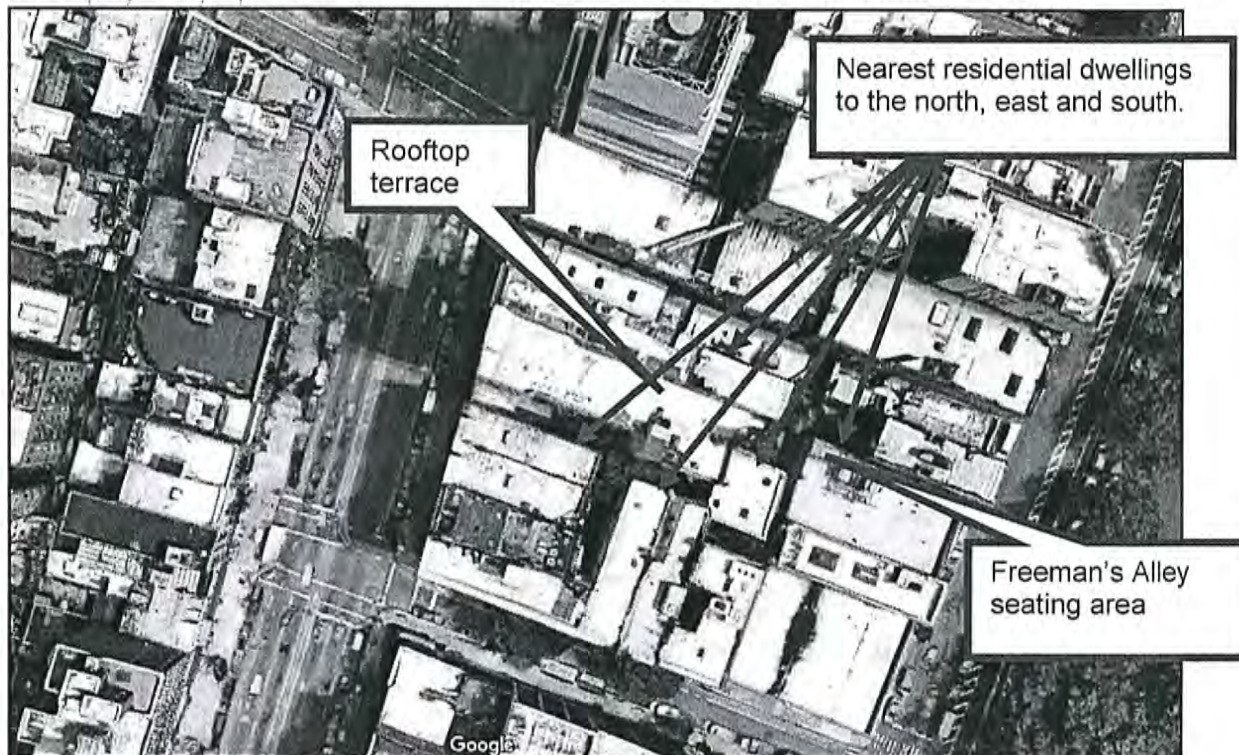


### VOICES AND MUSIC FROM ROOFTOP TERRACE TO NEAREST BUILDINGS TO THE NORTH, EAST AND SOUTH

The residential buildings will be protected from rooftop sound by designing a "shadow" effect to prevent line-of-sight sound transmission.

I have calculated the rooftop's contribution to the noise level at the neighboring buildings. The sound levels will comply with the Code requirements.

The noise level was analyzed calculating the noise from the expected number of people on the portion of the roof terrace which is exposed to the neighboring residential buildings, and deducting the normal drop-off of sound with distance. For the rooftop terrace, this is a worst-case assumption acoustically because the much lower height of the nearby residential buildings (59 feet) means that sound would have to bend over the edge of the parapet and down to reach the windows. When this effect has been factored in, the transmitted sound level will be even lower.



The voice sounds will be attenuated after traveling 68 feet down to the north, east and south, and will drop further after entering an open window. The voice sound is calculated to be 31 dBA, far below the lowest ambient noise (45 dBA) inside the nearby open windows.

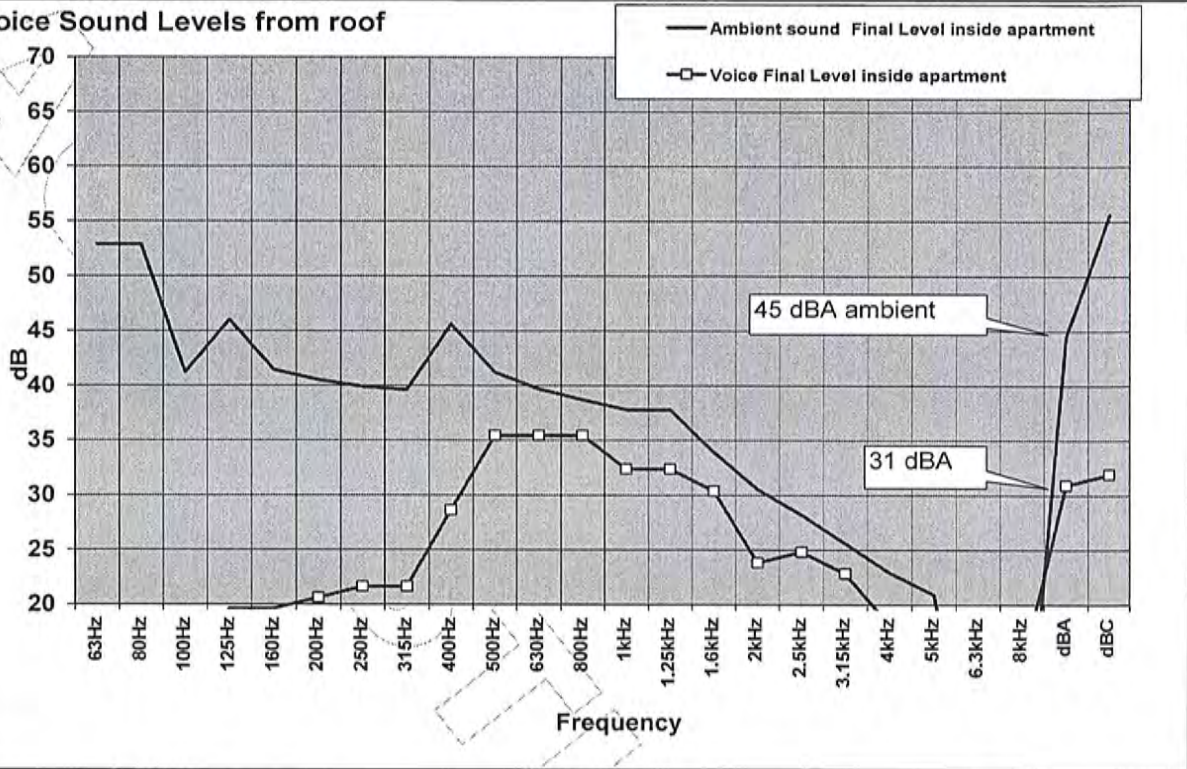
In order to be Code-compliant, the voice sound must not exceed the ambient by 7 or 10 decibels (night/day). Since the sound will actually be *below* the level of ambient noise, it will meet Code requirements.

The music calculations show that the noise levels will be within Code limits. This is based on a music level of 83 dBC and 80 dBA measured 3 feet from any outdoor speaker. There are two considerations here: the 45 decibel limit for bass sounds and the 42 dBA limit for midrange sounds.

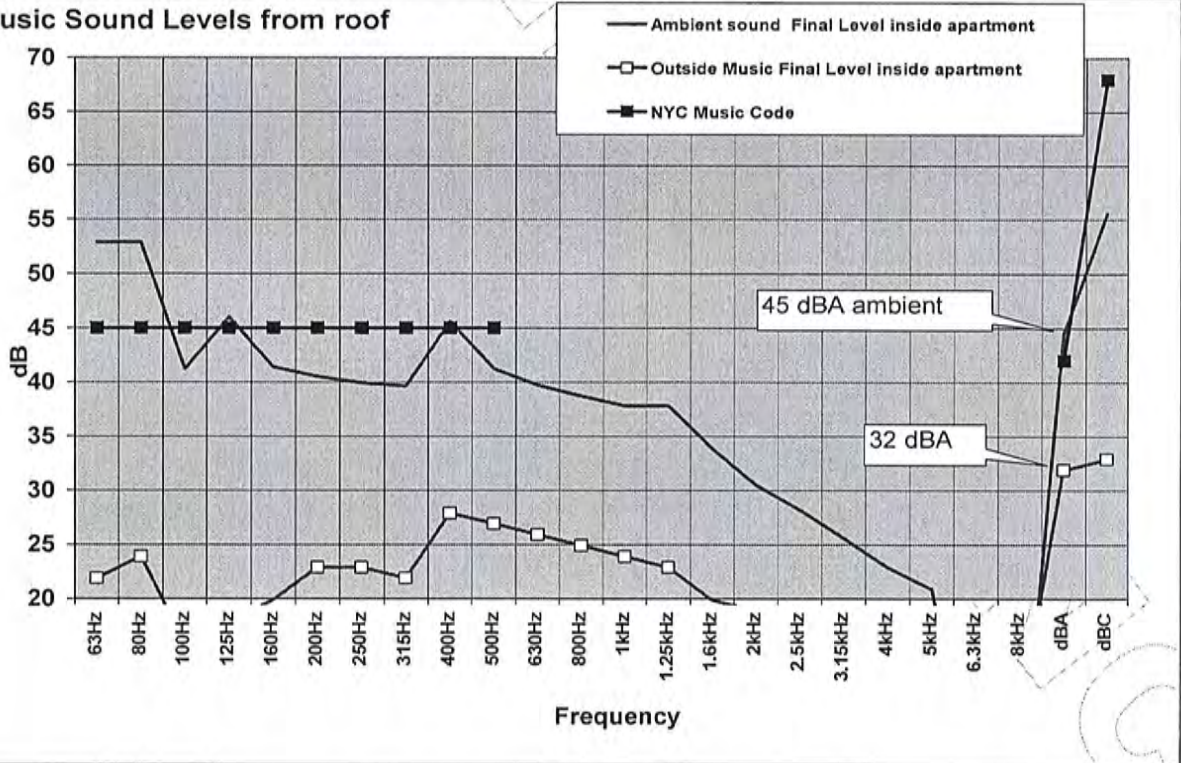
The music will meet Code requirements because the music will be at least 15 decibels below the 45 decibel limit and 13 dBA below the 42 dBA limit, and also because the music will be below the ambient noise level, just like the voices. This is based on the minimum level of ambient sound picked up during the late-night test, including an analysis of the bass frequencies. The music level will need to be limited as described in the recommendations.

See the graphs below.

Voice Sound Levels from roof



Music Sound Levels from roof

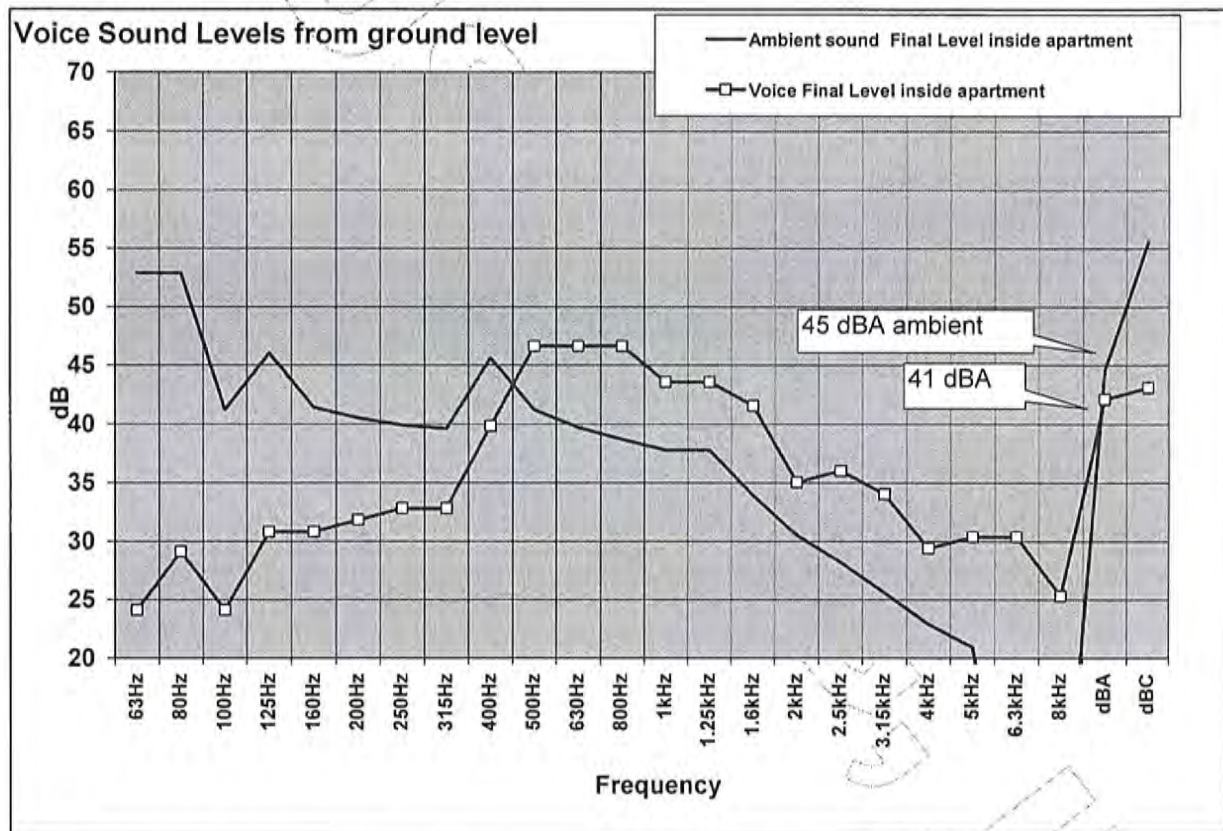


## VOICES AND MUSIC FROM GROUND LEVEL SEATING TO NEAREST BUILDINGS

For the sidewalk garden restaurant, the nearest lot-line windows are high above the rear tables of the garden. In the front of the garden, there are no windows. The hotel guest rooms also have windows overlooking the garden area. The front of the garden will be relatively noisy due to the opening to the Bowery. In the rear, the sound levels from traffic will be lower, so sound-absorbing material will be installed along the wall surface to quiet down voices. No outside music will be played. Because this garden area has only 47 seats spread throughout the space, with only one-third of these in the rear, it will generate sufficiently low sound levels below Code limits (calculated at 41 dBA) and below the 45 dBA minimum measured ambient levels.

There is an additional seating area in the rear which will be completely open to Freeman's Alley. It has no machinery, will have no music, has only 18 seats and will comply with Code requirements.

See the graph below.



## RECOMMENDATIONS

1. For the outside rooftop sound system, at least 16 small outdoor speakers should be used as a distributed system. I have included a wiring diagram so that one amplifier can power all 16 speakers instead of using multiple power amplifiers.
  - a. Mount the speakers below the parapet level so that they do not act as projectors to the neighboring properties. Data sheets for some examples of outdoor speakers are attached.
  - b. Do not use subwoofers.

- c. The system should be set up in stereo. Stereo sounds louder to people without actually increasing the sound level.
  2. The sound system will incorporate an equalizer. The equalizer will then feed into a limiter. Both functions can be accomplished with a DBX Driverack PA2. Installed in the system right before the amplifier and locked with a password, it will prevent the sound system from exceeding a pre-determined sound level, set by the sound installer. If the sound system is turned up too high, the limiter will activate and guarantee that the actual sound never exceeds the desired maximum.
    - a. Using the graphic equalizer section, attenuate (lower) all frequencies 125 Hertz and below in order to achieve the sound levels shown below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 125 Hertz and a slope of 12 dB/octave.
    - b. Using the unit's output level control, set the maximum sound level from the small outdoor speakers to 83 dBC and 80 dBA measured 3 feet from any speaker. The sound installer can do this with a simple Radio Shack sound level meter. Set the meter to read "C", and "Slow". This will be a good starting point from which to operate the sound system.
    - c. To ensure the accuracy of the meter, you can bring it my office to be calibrated.
    - d. This unit would be set in conjunction with tests made of noise levels in the neighboring buildings.
    - e. Set the Stereo Output Limiters to COUPLE both channels together, which makes the Channel 1 controls affect both channels. The rest of the instructions are thus for the left channel only.
    - f. Set the limiter's Ratio control to infinity, the Peak Stop to off, the Attack and Release time to midway and Auto, Over-Easy to off, and the Threshold control so as to normally limit only 3 decibels during typical music playing. If the music tries to get louder for any reason, the sound will stay at the same volume.
    - g. The amplifiers must be set to maximum level during this process so they cannot be turned up further at a later time.
3. The upstairs indoor lounge will have a sound processor as above with a maximum indoor sound level limit of 100 dBC.
4. The upstairs indoor lounge will have 2 regular glass doors leading outside. These doors should be made from laminated glass at least ½" thick. These doors should be close-fitting but do not need sound seals.
5. Install sound-absorbing panels on the garden walls where practical, to prevent reverberant sound build-up. This is not only to benefit your neighbors but also your customers. This is a noisy neighborhood, and the panels will reduce noise from the street and allow them to converse easily at a low volume.
  - a. I recommend using 1" thick Sound Silencer panels from Acoustical Surfaces, data attached.
  - b. These can be hidden behind a trellis or plantings, but must not be blocked with any solid material such as wood or closed fencing.

If I can be of further assistance, please call.

It is strongly recommended that all complicated construction projects get regular inspection visits at critical times, to make sure the system performs properly. This is an optional service which I can

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Yours Truly,

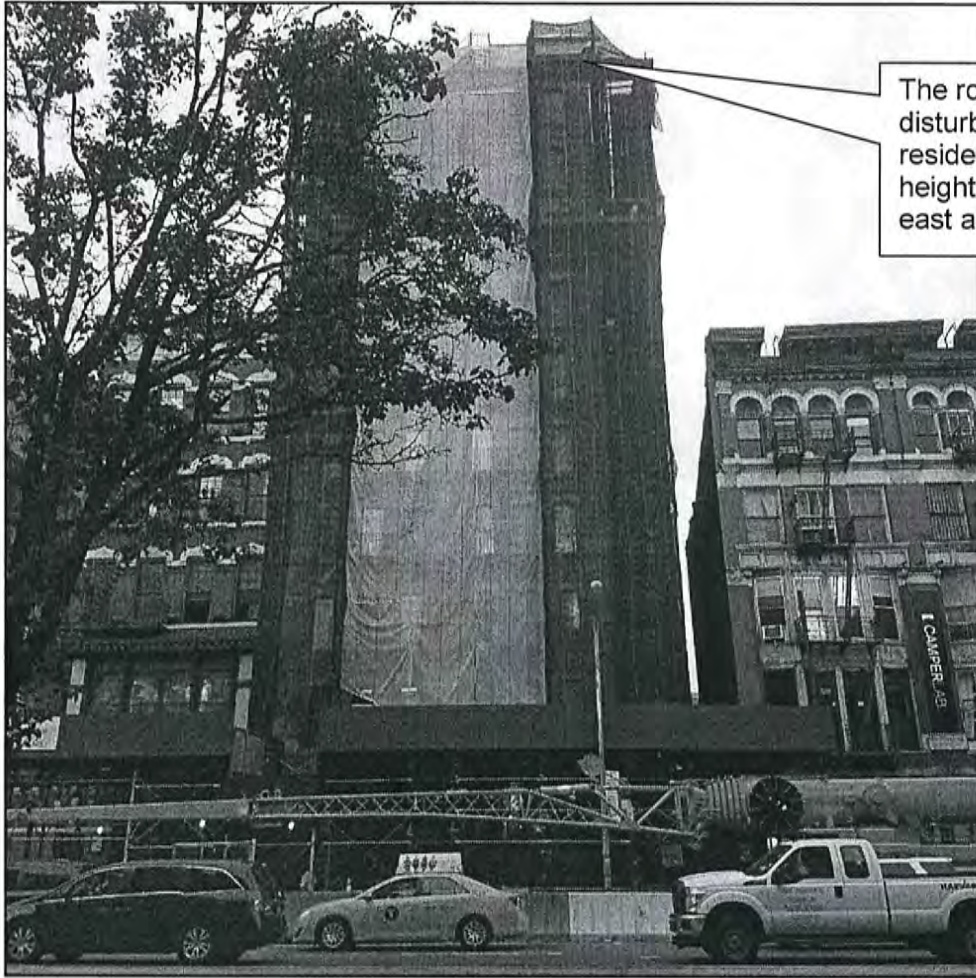
Alan Fierstein



President  
acoustilog1@verizon.net

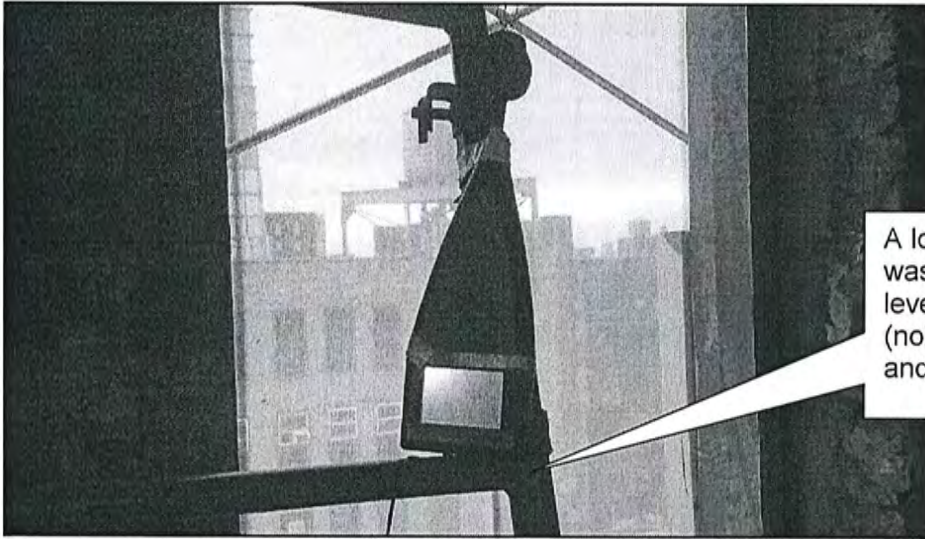
*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2260/2270 Analyzer, Bruel & Kjaer 4135, 4145, 4165, 4189 or 4190 Microphone, Acoustilog 232A Reverberation Timer. Calibrated to Bruel & Kjaer 4220 Sound Source or Quest CA-15A.*

ACUSTILOG, INC.

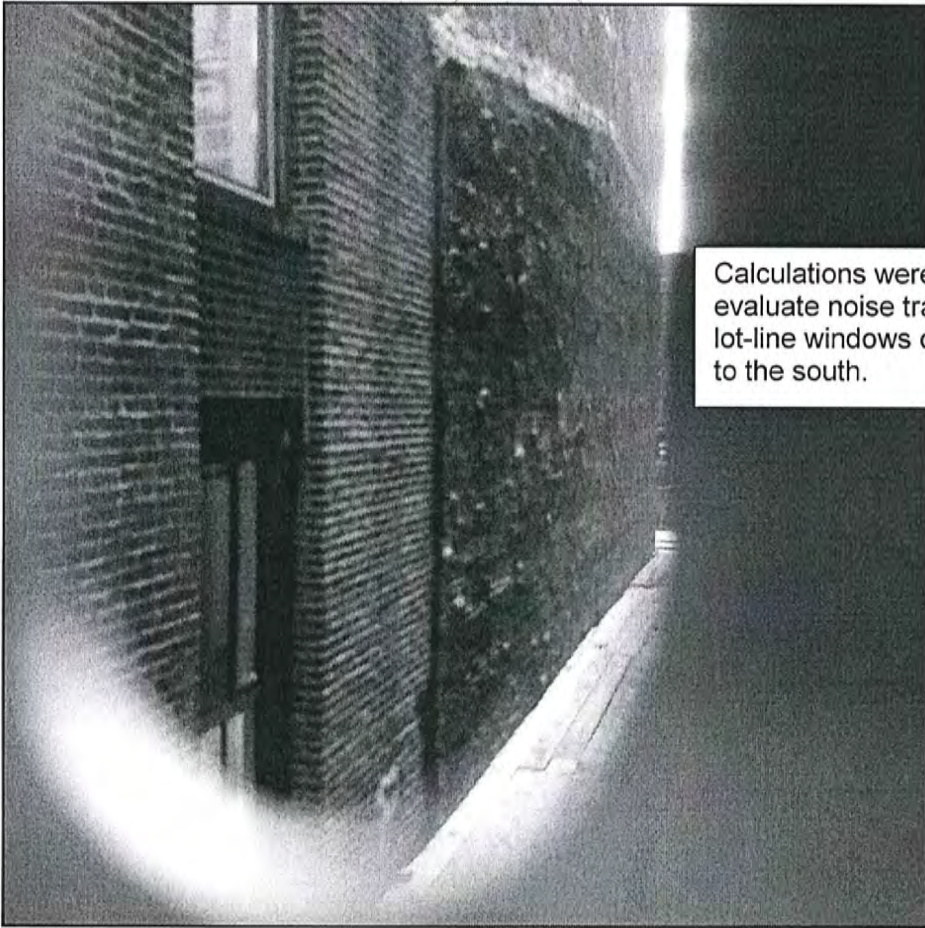


The roof terrace will not be a disturbance to the nearest residences which are in lower-height buildings to the north, east and south.

COGGING



A long-term outdoor monitor was set up to record the noise levels on a typical Friday night (noisy), Saturday night (noisy) and Sunday night (quiet).



Calculations were performed to evaluate noise traveling to the lot-line windows on the building to the south.

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**Installed Sound**

8100 Series : AE | AE Compact | AW & AWG | AW Weather | CBT Series : Commercial Series Speakers | Control 1 Pro | Control 200 | Control 200P | Control 300 | Control 400 | Control 400S | Control 500 Series : Control Contractor | Control Contractor 50 Series SubSet | Control CRV | Custom Shop | CVT Series | Margate Dance Club | PDS600 Series | PD300 | VERTEC | VLA | VP | VRA

**Control 25**  
Compact Indoor  
Outdoor Background  
Foreground Loudspeaker



**Brochure**  
**Spec Sheet**  
**Owner's Manual**

The Control 25 is perhaps the most versatile of JBL Professional's Control Contractor Series indoor/outdoor loudspeakers.

**Features :**

- Components: 5.25 in Polypropylene coated woofer, .75 in Titanium coated horn loaded tweeter.
- Built-in InstallBall® mounting hardware\*.
- Weather resistant enclosure and transducers.
- Readily paintable.
- 90° x 90° high frequency horn.
- Overload Protection Circuitry.
- Sensitivity: 88 dB SPL, 1W, 1m
- \*Patents pending worldwide

**Specifications :**

- Frequency Range :** 80 Hz to 16 kHz (-10 dB)
- Power Capacity :** 150 W Continuous Program Power, 75 W Continuous Peak Power
- Sensitivity :** 88 dB SPL, 1W, 1m
- Directivity Factor (D) :** 5.3 dB
- Directivity Index (DI) :** 7.2 dB
- Nominal Impedance :** 8 ohms
- Crossover Frequency :** 3.0kHz
- Frequency LF Driver :** 135mm (5.25 in) Polypropylene cone w/ WasherEdge
- HF Driver :** 18mm (.75 in) Titanium coated polycarbonate
- Enclosure Material :** HIPS (High Impact Polystyrene)
- Overload Protection :** Full-Range power limiting to protect network and transducers
- Terminations :** Spring terminals, accepts banana plug
- Environmental :** Conforms to MIL Spec B10 for humidity, salt spray, temperature, UV, EC 520 IP-X4 splashproof rating
- Dimensions (H x W x D) :** 236 x 188 x 149 mm (9.3 x 7.4 x 5.8 in)
- Net Weight (net) :** 2.3 kg (5 lb)
- Shipping Weight (net) :** 5 kg (11 lb)
- Included Accessories :** Installball Assembly
- Optional Accessories :** MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25Z34: For horizontal spraying of two speakers. These brackets array up to six loudspeakers in a 360° array. MTC-2825CM: Ceiling-mount adaptor. MTC-2555G: Stainless Steel Grille for harsh environments. Available in silver, black (BK) or white (WH) MTC-25VANG: WeatherMax™ Stainless Steel Grille protects against driving precipitation. Available in black or white (WH) MTC-PC2: Inlet panel cover protects input terminals in outdoor environments.



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# Control<sup>®</sup> 1 Pro

Two-Way Professional  
Compact Loudspeaker  
System

Professional Series

## Key Features:

- ▶ 150 Watts Continuous Power Handling
- ▶ Professional Drivers and Crossover Network
- ▶ Included Mounting Bracket
- ▶ Transparent and Faithful Sonic Performance
- ▶ Magnetically Shielded Transducers
- ▶ SonicGuard™ Overload Protection
- ▶ Available in Black or White Finishes

## Applications:

Representing the next-generation in professional high-performance, compact loudspeaker systems, the Control<sup>®</sup> 1 Pro builds on its proud heritage while incorporating the latest innovations in JBL Professional loudspeaker systems design. Featuring proven JBL transducer technologies, the Control 1 Pro is perfect for a wide variety of critical near-field audio applications.

With independent, monitor-grade high and low frequency drivers, the Control 1 Pro's professional crossover network provides steep slopes for exceptional sonic performance and incorporates full-range SonicGuard™ overload protection into the design ensuring network and transducer protection from excessive power surges from the amplifier.

The Control 1 Pro's rugged and durable molded enclosure houses magnetically shielded transducers making it ideal for use with video and computer monitors or other magnetically sensitive equipment. Moreover, the Control 1 Pro's compact design makes it ideal for audio-visual applications, computer workstations, recording and broadcast studios, mobile audio-video control rooms and foreground and background music.

The Control 1 Pro can easily be mounted against a wall or other flat surface with the enclosed brackets or simply used as a bookshelf speaker.



## Specifications:

### System:

Frequency Range (-10 dB):	80 Hz - 20 kHz
Frequency Response (+/- 3 dB):	100 Hz - 18 kHz
Power Capacity <sup>1</sup> :	150 W
Sensitivity <sup>2</sup> :	87 dB SPL, 1 W 1 m (3.3 ft)
Maximum SPL <sup>3</sup> :	108 dB continuous, 114 dB peak
Directivity Factor (Q) <sup>2</sup> :	6.0
Directivity Index (DI):	7.8 dB
Nominal Impedance:	4 ohms
Crossover Frequency:	4.2 kHz
Overload Protection:	Full-range SonicGuard™ power limiting to protect network and transducers

### Transducers:

LF Driver:	135 mm (5.25 in) low frequency loudspeaker
HF Driver:	19 mm (.75 in) polycarbonate dome tweeter
Input Connectors:	Spring-loaded terminals

### Enclosure:

Enclosure Material:	Polypropylene Structural Foam
Finish:	Black (C1Pro) or White (C1Pro-WH)
Dimensions:	235 mm x 159 mm x 143 mm (9.3 in x 6.3 in x 5.6 in)
Net Weight (each):	1.8 kg (4 lb)
Shipping Weight (pair):	4.6 kg (10 lb)
Included Accessories:	Mounting Bracket Assembly

<sup>1</sup>IEC Standard, full bandwidth pink noise with 6 dB crest factor, 2 hour duration.

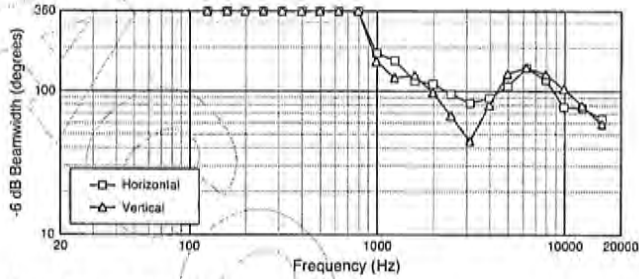
<sup>2</sup>Average 1 kHz to 10 kHz

<sup>3</sup>Calculated based on power rating and sensitivity, exclusive of power compression.

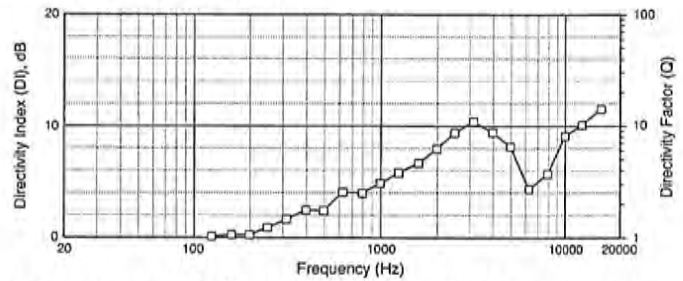
JBL continually engages in research related to product improvement. Some materials, production methods and design refinements are introduced into existing products without notice as a routine expression of that philosophy. For this reason, any current JBL product may differ in some respect from its published description, but will always equal or exceed the original design specifications unless otherwise stated.

# ► Control 1 Pro Two-Way Professional Compact Loudspeaker

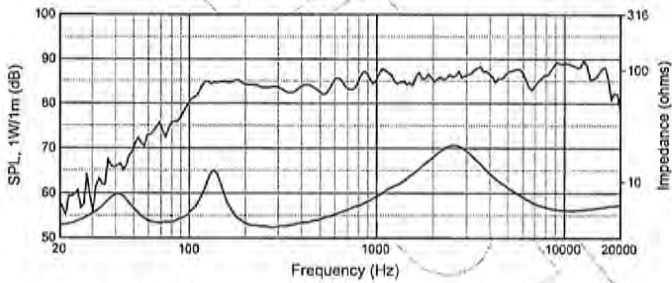
## Beamwidth:



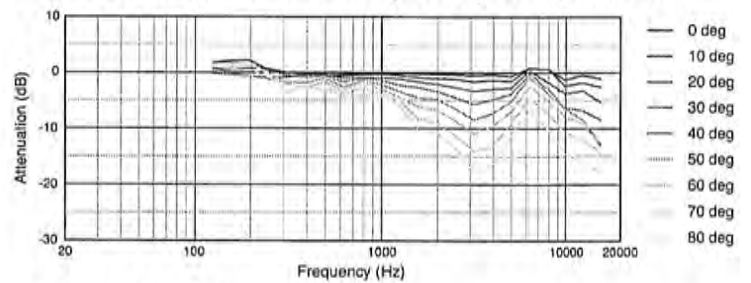
## Directivity Index:



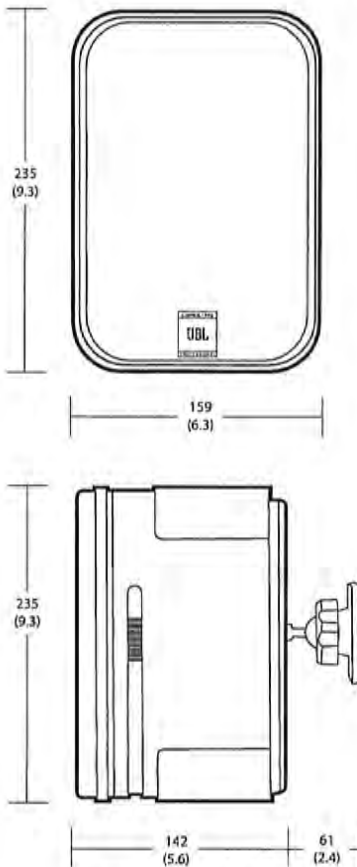
## Frequency Response:



## Horizontal Off-Axis Frequency Response:

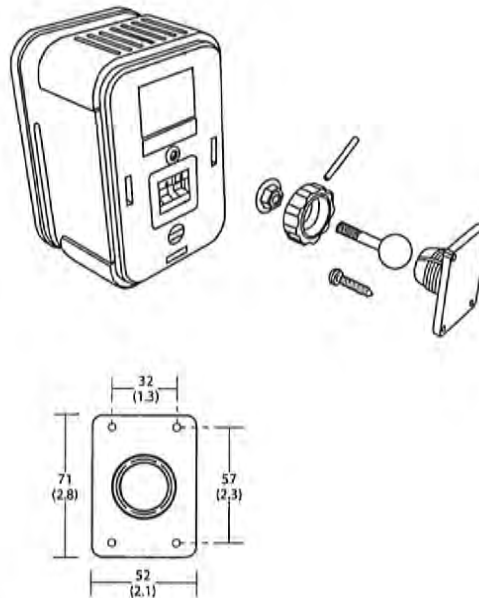


## Dimensions:



Dimensions in mm (in)

## Mounting Bracket:



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Northridge, California 91329 U.S.A.

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**Outdoor Speakers**

- ▶ Rock
- ▶ Sound n Light
- ▶ Mushroom
- ▶ Cane n Sound
- ▶ Prithvi

**Other Products**

- ▶ Speakers
- ▶ Home Theatre systems
- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

**Products**

**SOUND N LIGHT**

Sound n Light Column Speaker system with integrated Two Way Co-axial Speaker with P.P. cone, provides excellent sound. A Hyperbolic Radiating cone directly below the speaker provides equal horizontal distribution of the sound in 360 degree. upto a very large area. Symmetrical sound and light coverage allows usage in large areas, to provide aesthetically pleasing ambience outdoors as well as indoors. Available in a variety of colours of your choice.



**Construction**

Outer shell is cast Aluminum with U.V. resistant powder / P.U. coating of your colour choice, guaranteed for a min. of three years. The driver is a two-way co-axial speaker system with Poly Propylene Cone, Aluminum Voice Coil, Powder Coated Chassis, built to withstand rain, humidity, heat, dust etc. of the outdoors. Guaranteed to provide uninterrupted sound in any conditions outdoors. An optional 100V line-matching transformer can be provided for multiple installations.

The light source is a branded 18 W CFL coupled with an electronic ballast to avoid any electrical noise.

The unit is mountable on a heavy-duty metal pipe of any required height. This pipe is grouted in the ground or can be mounted on a suitable base. Additional PVC pipe covers this metal pipe for purpose of aesthetics as well as to provide security against theft.

**Specifications**

**Moonlight & Ringlight**



**Moonlight**



**Ringlight**

- Speakers: 6 inch Two Way Co-axial with P.P.Cone.
- Power Handling: 15 W RMS
- Lamp: 18 W 230V CFL
- Dia.: 175 mm X H 460 mm
- Weight: 4.5 kgs

**Suspended**



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- ▶ Ceiling Speakers
- ▶ Voice Coils
- ▶ Amplifiers
- ▶ Audio measuring equipments

**Products**

**ROCK**

Moulded in FRP, replicating natural rock shapes to unbelievable extent. Capable of providing Hi Fidelity music in various outdoor locations such as Gardens, Swimming Pools, Walkways etc. Can be made to merge in any natural surroundings. Designed to withstand all outdoor conditions of heat, rain humidity etc, hence very convenient for outdoor installations.



**Construction**

Highly durable and strong FRP moulded shell. Carefully textured and coloured to look like any natural rock. The Speaker is weather proof, made with P.P.Cone, Aluminum Voice Coil, and Powder Coated Chassis so as to withstand any conditions outdoors. Also available in colours of your choice.

**Specifications**

**Small Rocks: Baby Rock I & II**



Baby rock I



Baby rock II

**Speakers:** One 4 Inch Co-axial Weatherproof speaker with P.P Cone.  
**Power Handling:** 10 Watts RMS  
**Size:** L 250 mm X W 200 mm X H 300 mm.

**Big Rocks: Mercury & Venus**



**Mercury**

**Venus**

**Speakers:** One 8 Inch weather proof Hi-Q Speaker with P.P. Cone  
 One 4-inch midrange with P.P.Cone  
 One 3-Inch Tweeter with Mylar Cone  
 All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

**Power Handling:** 30 Watts RMS

**Size:** Mercury: L 600 mm X W 300 mm X H 300 mm.  
 Venus: L 700 mm X W 400 mm X H 500 mm.

**Big Rocks: Mars**



**Mars**

**Speakers:** Two 8 Inch Weather proof Hi-Q Speakers with P.P. Cones.  
 One 4 inch midrange with P.P.Cone  
 One 3 Inch Tweeter with Mylar Cone.  
 All above Speakers with Aluminum Voice Coil and Powder Coated Chassis

The speakers are connected through 12 db 3 Way cross over for good frequency separation and clear quality sound.

**Power Handling:** 40 Watts RMS

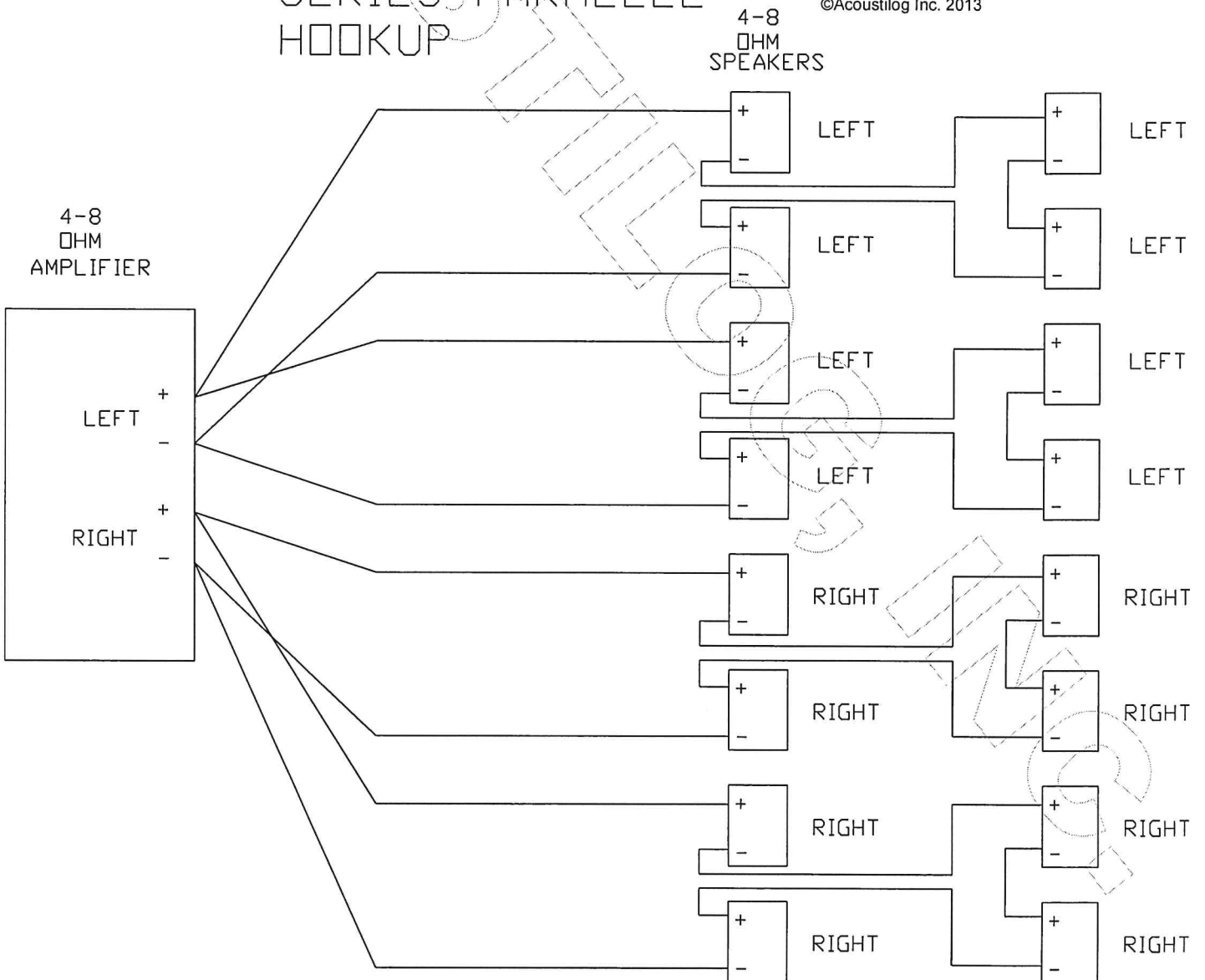
**Size:** L 650 mm X W 400 mm X H 500 mm.

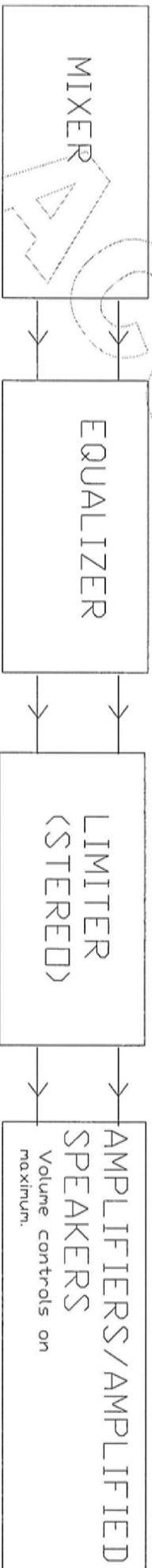
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ACOUSTILOG

# ACOUSTILOG SERIES-PARALLEL HOOKUP

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NOTE - LIMITER AND EQUALIZER FUNCTIONS CAN BE COMBINED IN ONE PRINTESS





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**ALL YOU NEED TO GET THE MOST FROM YOUR PA. NOW WITH COMPLETE CONTROL FROM YOUR MOBILE DEVICE.**

The DriveRack® PA2 provides all the processing you need between your mixer and amplifiers to optimize and protect your loudspeakers. With the latest advancements in dbx's proprietary AutoEQ™ and AFS™ algorithms, a new input delay module for delaying the FOH system to the backline, Ethernet control via an Android®, iOS®, Mac®, or Windows® device, and updated Wizards, the DriveRack PA2 continues the DriveRack legacy of great-sounding, powerful, and affordable loudspeaker management processors, for a whole new generation.



control app for all 4 major OSes

**AUTOEQ™**

New, improved AutoEQ algorithm ensures an extremely accurate, fast, and non-intrusive automatic EQ experience.

With the RTA Mic "listening" to your room, the new, updated DriveRack PA2 AutoEQ algorithm sets speaker levels and room EQ automatically in a matter of seconds. This means room adjustments can now be made very quickly, without subjecting the audience to annoying, lengthy broadcasts of pink noise.

**ENHANCED AFS™ FEEDBACK ELIMINATION**

Enhanced AFS™ algorithm for faster, more precise feedback elimination, without adversely affecting your system's tone.

Nothing turns audiences away like annoying and potentially painful audio feedback. Fortunately, dbx engineers have revisited their already stellar Advanced Feedback Suppression algorithm and made it work even better. The DriveRack PA2 listens for and anticipates feedback and adjusts speaker output automatically before it even has a chance, while never altering your sound.

**UPDATED WIZARD SETUP FUNCTIONS**

Updated Wizards make initial set up easy, while ensuring speaker tunings and other settings are up-to-date.

Wizard functions on the DriveRack PA2 guide you through easy, step-by-step processes to help you get the most from your loudspeaker system. Helps you easily configure level balancing, AutoEQ, Advanced Feedback Suppression, and provides access to built-in and constantly updating speaker tunings from most major speaker manufacturers.

**AVAILABLE INPUT PROCESSING**

- › dbx Compression
- › AFS™ (Advanced Feedback Suppression)
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ)
- › Subharmonic Synthesis

**AVAILABLE OUTPUT PROCESSING**

- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings)
- › dbx Limiting
- › Driver Alignment Delays

# DriveRack PA2

Complete Loudspeaker Management System

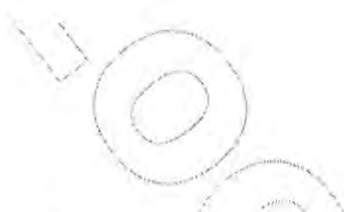
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## Features

- › All New Setup Wizard
- › Streamlined AutoEQ™
- › All New AFS™ (Advanced Feedback Suppression)
- › Mobile Control (Android®, iOS®, Mac®, Windows®)
- › dbx Compression
- › Graphic EQ
- › 8-Band Parametric EQ (adjusted when using the AutoEQ) Input
- › Subharmonic Synthesis
- › Crossover (supports full range, 2-way, and 3-way systems)
- › 8-Band Parametric EQs (used for speaker tunings) Output
- › dbx Limiting
- › Driver Alignment Delays



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**Digital Sound Level Meter**  
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accessories manual

## Product Summary

### Fine-tune your audio.

Fine-tune your PA or stereo systems audio response to match the acoustic environment with this Digital Sound Level Meter. It comes with a carrying case for travel and features an easy-to-read display.

- Carrying case protects the meter when traveling
- Easy-to-read display, sound range 30-130db, digit LCD display
- You can fine-tune your PA or stereo systems audio response to match the acoustic environment

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### Shipping

Usually ships in 1 - 2 business days

**In store:** [Check availability](#)

By phone: 1-800-843-7422

### Manufacturer Warranty

- Parts: 12 month
- Labor: 12 month



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Your One-Stop Resource for Soundproofing and Noise Control Solutions

- Applications
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**Noise Control Help Line**  
**1-800-854-2948**  
**M-F 7am-6pm (Central time)**  
**BEST PRICE GUARANTEE**

- ECHO ELIMINATOR™
- SOUND SILENCER™
- dBA Panels
- DECORATIVE FABRIC WRAPPED PANELS
- SOUND ABSORBING FOAM
- HANGING ACOUSTICAL Baffles
- SONEX™ FOAM PRODUCTS
- ACOUSTIC QUILTED CURTAIN
- NOISE BARRIER-NOISE BLOCKERS
- FLOORING UNDERLAYS
- SEALANTS - ADHESIVES - GREEN GLUE
- ACOUSTICAL CEILING TILES
- SOFTWALL - WALLMATE
- VIBRATION MOUNTS - HANGERS & PADS
- HVAC PRODUCTS / SILENCERS
- WALL INSULATION
- SOUND LEVEL METER - HEADPHONES
- SOUND TESTING & ACOUSTICAL ANALYSIS SERVICES
- ADJUSTABLE DOOR SEALS
- SCHOOL NOISE MANAGEMENT
- KIKBRIK - DRUM DAMPER
- ACOUSTIC WINDOWS - INSERTS
- ACOUSTIC DOORS
- ACOUSTIC ENCLOSURES
- RSTC SOUND ISOLATION CLIPS
- OUTDOOR BARRIER WALL™ SYSTEM
- ACOUSTI-BOARD™
- ONE STEP DECORATIVE WALL SYSTEM
- ACOUSTIMETAL™ PERFORATED METAL PANELS
- SOUNDSCREEN™ WHITE NOISE MACHINE
- T-MOLD SYSTEM™
- ACOUSTICAL FABRIC SELECTION
- ADJUSTABLE CUTTERS - SPRINKLER CUTTER
- BUY NOW PAY LATER

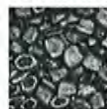


## SOUND SILENCER™

Porous Expanded Polypropylene (P.E.P.P.)  
 Acoustical Wall and Ceiling Tile Panels

- Class A Fire Retardant
- No Fiberglass-Non-Fibrous
- Moisture Resistant Indoor
- Non-fibrous
- Impact Resistant
- Water resistant
- Non-abrasive surface
- Indoor/Outdoor
- Both STC and NRC ratings
- Tackable surface
- Bacteria and fungi resistant
- Lightweight
- Superior Soundproofing Qualities

*Click on image for larger view*



Charcoal - Actual Size      White - Actual Size

click on icon to download product Spec sheet.



**Product testing and information**

Testimonials	Acoustical Test	MSDS	Flammability
Installation	Product Photo's	Misc. Data	

**MATERIAL:** Semi Rigid Porous Expanded Polypropylene Acoustical Bead Foam (P.E.P.P.).  
**PATTERN:** Non Abrasive, Slightly Textured, Porous  
**FEATURES:** Lightweight, Impact Resistant, Moisture, Bacteria & Fungi Resistant, Tackable Surface  
**APPLICATIONS:** Gymnasiums, Auditoriums, Classrooms, Swimming Pools, Ice Arenas, Clean Rooms, Food Processing Plants, Food Prep Areas, Cafeterias & Restaurants, Manufacturing Plants, Car Washes, Rooftop and Machine Enclosures, Gun Ranges, Dog Kennels, Locker Rooms.  
**THICKNESS:** 1" & 2"  
**SIZES:** Nominal 2' x 2', 2' x 4'; Custom Sizes Available  
**COLORS:** White, Charcoal  
**FLAMMABILITY:** ASTM E84, Class A, 1" Flame Spread: 3, Smoke Developed: 84, 2" Flame Spread: 5, Smoke Developed: 113  
**INSTALLATION:** ASI S.T.O.P. Noise Acoustical Adhesive, Mechanical Fasteners

**\*Note to all installers**  
 Sound Silencer™ PEPP is a thermal molded product and although tough to see one side of the panel will have injection and mold release marks these are circular marks that range in size and indent depth. These marks denote the back side of the panel so panels should be installed with these marks facing the wall or ceiling for best possible aesthetical outcome.

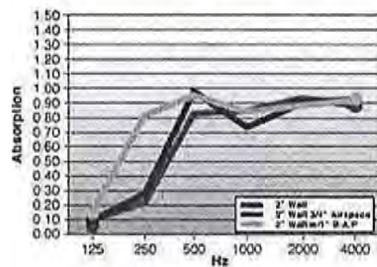
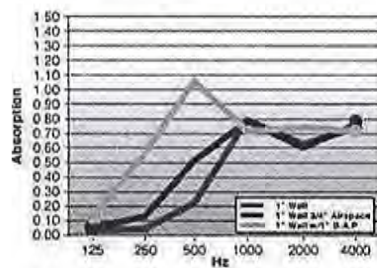
All of the information on our site is available for download within the product pages.


Specifications subject to change with out notice.

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Sound Silencer™ - Sound Absorption / Noise Reduction							
Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Wall Armtg	0.05	0.06	0.21	0.80	0.65	0.75	0.45
1" Wall w/ 3/4" Airspace	0.06	0.13	0.51	0.79	0.82	0.79	0.50
1" Wall w/ 1" B.A.C.	0.11	0.58	1.07	0.71	0.74	0.72	0.80
2" Wall Armtg	0.07	0.21	0.81	0.85	0.93	0.88	0.70
2" Wall w/ 3/4" Airspace	0.10	0.29	0.99	0.74	0.90	0.93	0.75
2" Wall w/ 1" B.A.P.	0.17	0.81	0.97	0.85	0.89	0.92	0.90
1" Ceiling E400	0.46	0.59	0.42	0.49	0.76	0.86	0.55
2" Ceiling E400	0.51	0.52	0.52	0.77	0.89	0.98	0.70
1" Wall C423 12" spacing	0.04	0.07	0.20	0.83	0.81	1.00	0.50
2" Wall C423 12" spacing	0.09	0.21	0.82	1.11	1.11	1.12	0.80


Sound Silencer™ - Sound Transmission Loss (STC)							
	125Hz	250Hz	500Hz	1KHz	2.5KHz	5KHz	STC
1"	6	5	7	8	10	15	9
2"	9	8	10	10	17	22	13
1" - w/5/8" Gypsum both sides	27	27	29	31	32	45	32



Click PDF icon  to download printer friendly file format of product specs.

ASTM C423 – Sound Absorption 8 Panels – 1" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels

ASTM C423 – Sound Absorption 8 Panels – 2" PEPP Arranged in 2 x 4 Fashion with 12" spacing between all panels

Click  to receive a free copy of Adobe Acrobat Reader.

- Soundproofing Products • Sonex™ Ceiling & Wall Panels • Sound Control Curtains • Equipment Enclosures • Acoustical Baffles & Banners • Solid Wood & Veneer Acoustical Ceiling & Wall Systems • Professional Audio Acoustics • Vibration & Damping Control Fire Retardant Acoustics • Hearing Protection • Moisture & Impact Resistant Products • Floor Impact Noise Reduction • Sound Absorbers • Noise Barriers • Fabric Wrapped Wall Panels • Acoustical Foam (Egg Crate) Acoustical Sealants & Adhesives • Outdoor Noise Control • Assistive Listening Devices • OSHA, FDA, ADA Compliance • On-Site Acoustical Analysis • Acoustical Design & Consulting • Large Inventory • Fast Shipment • No Project too Large or Small • Major Credit Cards Accepted



**ATTACHMENT M**  
**PROXIMITY REPORT**

## Proximity Report for Location:

November 15, 2017

223 Bowery, New York, NY, 10002

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

### Closest Liquor Stores

Name	Address	Approx. Distance
ELIZABETH & VINE INC	269 BOWERY	585 ft
WINE O INC	171 ELIZABETH ST	605 ft
NOLITA WINE MERCHANTS LLC	227 MULBERRY ST	820 ft
YOUNG NAM KANG	52 SPRING STREET	950 ft
GROTTA AZZURRA IMPORTS INC	177 MULBERRY ST STORE 1A	1160 ft
E L PARTNERS LLC	101 ALLEN ST	1290 ft
EL CORRAL SOHO INC	406 BROOME ST, STORE H AKA 199	1300 ft

### Churches within 500 Feet

Name	Approx. Distance
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### Schools within 500 Feet

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

Name	Address	Approx. Distance
ICON TWO LLC	218 220 BOWERY	80 ft
PAMDH ENTERPRISES INC	217 BOWERY	125 ft
241 BOWERY CORP	241 BOWERY	155 ft
GONG HEY FAT CHOY LLC	245 BOWERY (ENTRANCE ON STANTO	210 ft
BIERGARTEN AMERICA INC	7 RIVINGTON STREET	215 ft
CONGEE BOWERY RESTAURANT AND BAR INC	207 BOWERY	255 ft
MANGIAMI INC	9 STANTON STREET	280 ft
RHI EQUITY LLC & ET AL 150710 LLC	191 CHRYSTIE ST	300 ft
PUBLIC REST,L.P AVROKO REST GRP LLC,G.P &27 LTD PT	206 210 ELIZABETH STREET	315 ft
BOWERY HOSPITALITY ASSOCIATES LLC	199 BOWERY	330 ft
VARIETY ENTERTAINMENT GROUP LLC	189 CHRYSTIE STREET	330 ft
FREEMAN HOLDINGS LLC	191 CHRYSTIE ST	350 ft
JBDP STANTON CORPORATION	17 STANTON ST	360 ft
CANTALOUPE LLC	196 ELIZABETH STREET	360 ft
SWISS WHITE INT'L LLC	177 CHRYSTIE ST	365 ft
INTERNATIONAL CENTER OF PHOTGRY&MAMAN TRIBECA LLC	250 BOWERY	370 ft

Name	Address	Approx. Distance
2B RESTAURANT CORP	194 ELIZABETH STREET	375 ft
19 STANTON RESTAURANT LLC	19 STANTON ST	385 ft
5 SPRING STREET CORP	5 SPRING STREET GROUND FL	405 ft
CAFE HABANA INC	229 ELIZABETH ST	415 ft
SERVICE CORP	20 PRINCE ST	430 ft
UNCLE BOON'S LLC	7 SPRING ST	435 ft
JUNTOS INC	234 ELIZABETH STREET	445 ft
215 CHRYSTIE LLC IS CHRYSTIE ST MANAGEMENT LLC &VS	215 CHRYSTIE ST	470 ft
IS CHRYSTIE STREET MANAGEMENT LLC&VS CHRYSTIE LLC	215 CHRYSTIE ST	470 ft
LIGNORANTI LLC	24 PRINCE STREET	480 ft
14 SPRING STREET CAFE LLC	14 SPRING STREET	495 ft
TWELVE SPRING ST REST CORP	12 SPRING ST AKA176ELIZABETHST	505 ft
18 FRONT INC	18 SPRING STREET	545 ft
AGOODLOOK LLC	174 ELIZABETH ST	555 ft
IRIDIUM RESTAURANT CORP	20 SPRING STREET	565 ft
DIXON PLACE LLC	161 CHRYSTIE ST	575 ft
AURORA CATERING INC	231 MOTT ST	590 ft
YN WINEBAR LLC	227 MOTT ST	600 ft
MUSKET HOSPITALITY LLC	265 ELIZABETH ST	615 ft
SAMMY SCHMUL INC	155 157 CHRYSTIE STREET	625 ft
TACOMBI NYC LLC	267 ELIZABETH ST	630 ft
TRAVERTINE LLC	19 KENMARE STREET	660 ft
TAVA CAFE LLC	202 MOTT ST	670 ft
D C B DELANCEY CORP	1 3 DELANCEY ST	675 ft
PIZZA OF 32 SPRING STREET INC	32 SPRING STREET	690 ft
CAFFE VETRO INC	200 MOTT ST	690 ft
TOKANA CAFE BAR RESTORANT INC	163 ELIZABETH ST	705 ft
FRIENDLY FOODS LLC	282 284 BOWERY	720 ft

### Pending Licenses within 750 Feet

Name	Address	Approx. Distance
NNTS INC	195 CHRYSTIE ST	320 ft
MARI MAKAN LLC	20 SPRING ST	575 ft

### Unmapped licenses within zipcode of report location

Name	Address
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