

# Manhattan Community Board 4

## Liquor License/Sidewalk Cafe Stipulations Application

(All Fields Must Be Completed)

<b>CORPORATION NAME</b>		<b>DOING BUSINESS AS (DBA)</b>	
YYY Atlas 48 LLC, Civilian NYC LLC, & YYY Atlas 48 Manager LLC.		TBD	
<b>STREET ADDRESS</b>		<b>CROSS STREETS</b>	<b>ZIP CODE</b>
305 W. 48th Street, New York, New York		8th Avenue	10036
<b>OWNER</b> <i>(Attach a list of all the people that will be associated/listed with the license)</i>	<b>NAME:</b> [See Attached Rider]	<b>ATTORNEY/ REPRESENTAIVE</b>	<b>NAME:</b> Donald Bernstein
	<b>PHONE:</b> (212) 766-9651		<b>PHONE:</b> (212) 651-3100
	<b>EMAIL:</b> eli@joycon1st.com		<b>EMAIL:</b> donald@brpclaw.com
<b>MANAGER</b>	<b>NAME:</b> David Lopez	<b>LANDLORD</b>	<b>NAME:</b> YYY Atlas 48 LLC.
	<b>PHONE:</b> (917) 312-6155		<b>PHONE:</b> (212) 766-9651
	<b>EMAIL:</b> dlopez@sixtyhotels.com		<b>EMAIL:</b> eli@joycon1st.com
<b>APPLICATION TYPE</b> ( <input checked="" type="checkbox"/> <i>Liquor License</i> <input type="checkbox"/> <i>Unenclosed Sidewalk Cafe</i> )			
<input checked="" type="radio"/> <b>New</b>	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	What is/was the name and address of establishment?	[See Attached Rider]	
	What were the dates applicant was involved with this former premise?		
<input type="radio"/> <b>Corp</b> <b>Change/Class Change/Removal</b>	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>
	<i>If alterations or operational changes are being made, please describe/list all changes.</i>		
<input type="radio"/> <b>Alteration</b>	What is the current license # and expiration date?		
	<i>Please list/describe the nature of all the changes and attach the plans:</i>		
<b>METHOD OF OPERATION</b>			
<b>TYPE OF ALCOHOL</b>	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
<b>ESTABLISHMENT TYPE</b>	<input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input checked="" type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise Liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> <b>YES</b>	<input checked="" type="radio"/> <b>NO</b>	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> <b>YES</b>	<input type="radio"/> <b>NO</b>	

Applicant New York License History

Civilian Principals: Michael Pomeranc, Lawrence Pomeranc, Jason Pomeranc

**Active Licenses**

308 West 58 LLC & Brofish LLC  
6 Columbus Circle  
New York, New York 10019  
Serial 1109828 (Active)  
Since 2000

Cromwell Soho Operating LLC & Sessanta LLC  
60 Thompson Street  
New York, New York 10012  
Serial 1023302 (Active)

Allen Operating Company LLC & Orchard  
Street Restaurant LLC  
190 Allen Street  
New York, New York 10002  
Serial 1192619 (Active)  
Since 2007

Orchard Street Restaurant LLC & Cosmic  
Debris LLC  
187 Orchard Street  
New York, New York 10002  
Serial 1219676 (Active)  
Since 2008

YYY Atlas 48 LLC & YYY Atlas 48 Manager LLC Principals: Eli Weiss

**Active Licenses**

444 Tenth F&B LLC  
444 10<sup>th</sup> Avenue  
New York, New York 10001  
Serial 1295732  
2019-Present

**Inactive Licenses**

Corona Operating Company LLC  
37-10 114th Street  
Corona, New York 11368  
Serial 1213179 (Inactive)  
2008-2016

35th Street Hotel Corp.  
45 W. 35th Street  
New York, New York 10001  
Serial 1023279 (Inactive)  
1997-2020\*  
(\*Michael Only)

37 10 Hotel Oper Co. LLC & Lawrence Jay  
Michaels LLC.  
37-10 114th Street  
Corona, New York 11368  
Serial 1112228 (Inactive)  
2000 – 2003

NYC Serenade Lessee LLC & Van Dam  
Associates LLC  
15 Gold Street  
New York, New York 10038  
Serial 1183872

**Inactive Licenses**

Tavern 138 Inc.  
138 Ludlow Street  
Serial 1140764  
Expired 2011

**OPERATIONAL DETAILS (\*Closing time will be when establishment is vacated of all patrons )**

HOURS* <i>(Indoor Only)</i>		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	<b>Operation</b>	**	SEE ATTACHED RIDER	**				
	<b>Kitchen</b>	**	SEE ATTACHED RIDER	**				
	<b>Music</b>	**	SEE ATTACHED RIDER	**				

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND    
  LIVE MUSIC    
  DJ    
 JUKE BOX    
 KARAOKE

\*Trios and acoustic  
**OCCUPANCY**

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
<b>INSIDE</b>	+1000	+1000	85	269	0	3	25
<b>OUTSIDE</b> <i>(Other than sidewalk café )</i>	203	50	10	30	0	0	0
<b>SIDEWALK CAFÉ</b>							

How many floors are there? What is the capacity for each floor? 28 Floors - Capacity on Attached Rider

How frequently will the owner(s) be at the establishment? As needed - manager will be on-site daily

Will there be dancing? 
 YES    
  NO    
 \*Private events only

Will applicant have bottle or table service for beverage alcohol? 
 YES    
  NO

Will you be hosting private; promotional or corporate events? 
 YES    
  NO

Will outside promoters be used on a regular basis? If yes please describe. 
 YES    
  NO    
 \*Applicant will use third-party marketing or public relation firms for marketing, but will never turn space over to third-parties.

Will you have a security plan? If, yes please attach. 
 YES    
  NO

Will security plan be implemented? 
 YES    
  NO

Will State certified security personnel be used? 
 YES    
  NO

Will New York Nightlife Association and NYPD Best Practices be followed? 
 YES    
  NO

Will applicant be using delivery bicycles? If yes, how many? 
 YES    
  NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? 
 YES    
  NO    
 Not applicable

Where will delivery bicycles be stored during the day when not in use? Not applicable





LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Clinton
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Pending
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Community Notification/Relations			
<b>NOTIFICATION:</b> List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	[SEE ATTACHED RIDER]	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		TBD - Notice sent 05/01/2020 & 05/22/20	
Who was your contact person at each group you met with?		TBD	
When did applicant post the notice that was provided?		05/01/2020	
Where did applicant post the notice that was provided?		Front of Building	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO (917) 312-6955
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

## Ben Savitsky

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**From:** Ben Savitsky  
**Sent:** Friday, May 01, 2020 5:41 PM  
**To:** Ben Savitsky  
**Subject:** Manhattan CB4 Notice for New Application

Notice of New Hotel Development and Liquor License Application at 305 W. 48<sup>th</sup> Street, New York, New York 10036. This notice is provided at the request of Manhattan Community Board Four.

Applicants YYY Atlas 48 LLC, Civilian NYC LLC, and YYY Atlas 48 Manager LLC. are opening a hotel at 305 W. 48th Street, New York, New York 10036. The hotel, currently under construction, will be 28 floors with 203 hotel rooms, a restaurant, bar, and other food and beverage establishments.

As part of developing the previously vacant site, the hotel is now applying for a liquor license to serve hotel guests and other patrons of the restaurant, bar and the other food and beverage facilities within the building. The hotel will have various food and beverage outlets including a restaurant on the ground floor with a garden, a bar on the second floor with small terraces, and a partially enclosed rooftop on the 28th floor. The restaurant will serve a full menu and will be open daily until 2:00am with a garden closing at midnight on weekends, the second floor interior bar will close at 4:00am with outdoor portions closing at midnight (on weekends), and the seasonal rooftop operates until 2:00am. The hotel will utilize recorded music, limited DJ and live trios (i.e., pianos, jazz trios, etc.) for music as part of providing an atmosphere for patrons.

Additional information about this project will be provided to Manhattan Community Board Four at a public meeting to be held on May 12, 2020. In the interim, any member of the public interested in learning more about this application can reach out to Ben at Bernstein Redo P.C. at (212) 651-3100 or [ben@brpclaw.com](mailto:ben@brpclaw.com).

**Benjamin Savitsky | Associate | BERNSTEIN REDO, P.C.**

1177 Avenue of the Americas, 5<sup>th</sup> floor  
New York, New York 10036

**Direct: 646.343.9523**

BR Office: 212.651.3100

[ben@brpclaw.com](mailto:ben@brpclaw.com) | [www.brpclaw.com](http://www.brpclaw.com)

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Internal Revenue Service regulations require that certain types of written advice include a disclaimer. To the extent the preceding message contains advice relating to a Federal tax issue, unless expressly stated otherwise the advice is not intended or written to be used, and it cannot be used by the recipient or any other taxpayer, for the purpose of avoiding Federal tax penalties, and was not written to support the promotion or marketing of any transaction or matter discussed herein.

## Ben Savitsky

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**From:** Ben Savitsky  
**Sent:** Thursday, May 21, 2020 4:35 PM  
**To:** Ben Savitsky  
**Subject:** Manhattan CB4 Notice for New Application

Notice of New Hotel Development and Liquor License Application at 305 W. 48<sup>th</sup> Street, New York, New York 10036. This notice is provided at the request of Manhattan Community Board Four.

Applicants YYY Atlas 48 LLC, Civilian NYC LLC, and YYY Atlas 48 Manager LLC. are opening a hotel at 305 W. 48th Street, New York, New York 10036. The hotel, currently under construction, will be 28 floors with 203 hotel rooms, a restaurant, bar, and other food and beverage establishments.

As part of developing the previously vacant site, the hotel is now applying for a liquor license to serve hotel guests and other patrons of the restaurant, bar and the other food and beverage facilities within the building. The hotel's various food and beverage outlets will include a restaurant on the ground floor with an enclosed garden, a bar on the second floor with small terraces, and a partially enclosed rooftop on the 28th floor. The restaurant will serve a full menu and will be open daily until 2:00am, the second floor interior bar will close at 2:00am Sunday through Wednesday, and 4:00am on Thursday, Friday and Saturday (with an outdoor portion closing at 10:00pm Sunday through Wednesday, and 11:00pm on Thursday, Friday and Saturday), and a seasonal partially enclosed rooftop operating until Midnight on Sunday through Wednesday, and 2:00am on Thursday, Friday and Saturday. The hotel will utilize recorded music, limited DJ and live trios (i.e., pianos, jazz trios, etc.) for music as part of providing an atmosphere for patrons.

Additional information about this project will be provided to Manhattan Community Board Four at a public meeting to be held on June 9, 2020. In the interim, any member of the public interested in learning more about this application can reach out to Ben at Bernstein Redo P.C. at (212) 651-3100 or [ben@brpclaw.com](mailto:ben@brpclaw.com).

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First name	Last name	ORGANIZATION	E-MAIL	Meeting
Bob	Benfatto	Hudson Yards Hell's Kitchen Alliance	<a href="mailto:rjbenfatto@hyhkalliance.org">rjbenfatto@hyhkalliance.org</a>	
Patty	Gouris	Hudson Yards Hell's Kitchen Alliance	<a href="mailto:pgouris@hyhkalliance.org">pgouris@hyhkalliance.org</a>	
Kathleen	Treat	HKNA (incl. Dog Run)	<a href="mailto:kathleentreat123@gmail.com">kathleentreat123@gmail.com</a>	
Frank	Strock	West 36th Street	<a href="mailto:mcgee79@aol.com">mcgee79@aol.com</a>	
Christine	Berthet	<a href="#">Chekpeds</a>	<a href="mailto:cberthet@me.com">cberthet@me.com</a>	
Joe	Restuccia	CHDC (incl. Bob's & bird parks)	<a href="mailto:info@clintonhousing.org">info@clintonhousing.org</a> ; <a href="mailto:irestuccia2@clintonhousing.org">irestuccia2@clintonhousing.org</a>	
Ryan	Marcano	CHDC (incl. Bob's & bird parks)	<a href="mailto:rmarcano@clintonhousing.org">rmarcano@clintonhousing.org</a>	
Eduardo	Zeiger	West 43rd Street (b. 9th/10th)	<a href="mailto:eduardozeiger@compuserve.com">eduardozeiger@compuserve.com</a>	
		Manhattan Plaza T.A. (400 W. 43rd St.)	<a href="mailto:mpta@mptenants.com">mpta@mptenants.com</a>	
Linda	Ashley	West 44 Street Better Block Association	<a href="mailto:ashleyll@aol.com">ashleyll@aol.com</a>	Fourth Tuesday of the Month
Renee & Gordon	Stanley	West 44th Street (b. 9th/10th)	<a href="mailto:twocatsltd@worldnet.att.net">twocatsltd@worldnet.att.net</a>	
Rudy	Papiri	West 44th Street (b. 9th/10th)	<a href="mailto:Rudi_Papiri@timemagazine.com">Rudi_Papiri@timemagazine.com</a>	
Tim	Tanner	West 45th Street BA	<a href="mailto:tangotanner@gmail.com">tangotanner@gmail.com</a> ; <a href="mailto:west45ba@gmail.com">west45ba@gmail.com</a>	
David C.	Stuart	West 45th Street BA	<a href="mailto:west45ba@gmail.com">west45ba@gmail.com</a>	
Chana	Widawski	West 45th Street (b. 9th/12th)	<a href="mailto:chanawid@gmail.com">chanawid@gmail.com</a>	
John	Fisher	W 45th Street (8/9) Block Association	<a href="mailto:block45@hellskitchen.net">block45@hellskitchen.net</a>	
Steve	Fanto	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	<a href="mailto:stephenfanto@gmail.com">stephenfanto@gmail.com</a>	FirstTuesday of month
Andrew	Begg	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	<a href="mailto:info@west46streetblockassociation.org">info@west46streetblockassociation.org</a> ; <a href="mailto:andrewbegg@yahoo.com">andrewbegg@yahoo.com</a>	FirstTuesday of month
Allison	Tupper	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	<a href="mailto:AllisonTupper@verizon.net">AllisonTupper@verizon.net</a>	FirstTuesday of month
Brandon	Hudson	West 46th Street Block Asscoaiton (8th Ave to 12th Ave)	<a href="mailto:hudson62747@hotmail.com">hudson62747@hotmail.com</a>	FirstTuesday of month
Elke	Fears	West 47th/48th Streets Block Association	<a href="mailto:aefearshk@earthlink.net">aefearshk@earthlink.net</a>	
Larry	Roberts	West 47th/48th Streets Bock Association	<a href="mailto:larrymichaelroberts@gmail.com">larrymichaelroberts@gmail.com</a>	
Jim	Bogues	West 47th/48th Streets Block Association	<a href="mailto:jamesbogues@gmail.com">jamesbogues@gmail.com</a>	
Maria	Guzman	Harborview Terrace T.A. (525 W. 55th St.)	<a href="mailto:mariagnvs@aol.com">mariagnvs@aol.com</a>	
Ellen	Celnik	The Aurora	<a href="mailto:ecelnik@actorsfund.org">ecelnik@actorsfund.org</a>	
Richard	Pimentel	The Aurora	<a href="mailto:rpimentel@commonground.org">rpimentel@commonground.org</a>	
Derrick	Sage	The Aurora	<a href="mailto:dsage@commonground.org">dsage@commonground.org</a>	
Nancy	Kyriacou	Oasis Gardens I <b>10th Ave., b. 51/52</b>	<a href="mailto:nkyriacou@yahoo.com">nkyriacou@yahoo.com</a>	
Gary	Dipasquale	Oasis Gardens II <b>52nd St/10th Ave.</b>	<a href="mailto:gdclay@att.net">gdclay@att.net</a>	
Larry	Roberts	Midtown North Pct. Council	<a href="mailto:larrymichaelroberts@gmail.com">larrymichaelroberts@gmail.com</a>	Third Tuesday of the month
John	Mudd	Midtown North/South Pct. Council	<a href="mailto:john.mudd@usa.net">john.mudd@usa.net</a>	
		Housing Conservation Coordinators [ <b>10th Ave., b.52/53</b> ]	<a href="mailto:info@hcc-nyc.org">info@hcc-nyc.org</a>	
Paul	Loeb	300 W 55th St	<a href="mailto:ploeb315@aol.com">ploeb315@aol.com</a>	
Christine	Gorman	West 55th Block Association	<a href="mailto:west55ba@gmail.com">west55ba@gmail.com</a>	the second Monday of the month.
Steve	Belida	HK49-53 Block Alliance	<a href="mailto:hk5051@gmail.com">hk5051@gmail.com</a>	
		350 W 51st Street Tenant Association	<a href="mailto:tenants350west51st@gmail.com">tenants350west51st@gmail.com</a>	
Raul	Larios	Hudson Hotel Residents	<a href="mailto:rlarios@hotmail.com">rlarios@hotmail.com</a>	
Amanda	Cernitz	Westmore 333 W 57	<a href="mailto:acernitz@gmail.com">acernitz@gmail.com</a>	
Anita	McDonagh	Parc Vendome 340 W 57th Street	<a href="mailto:awm3333@me.com">awm3333@me.com</a>	
Jesse	Bondy	Colonnade 347 W 57th Street	<a href="mailto:jessbondy@aol.com">jessbondy@aol.com</a>	
Leslie	Woodruff	Hell's Kicthen Families	<a href="mailto:jetsetleslie@yahoo.com">jetsetleslie@yahoo.com</a>	
John	Waldman	American Red Cross Greater New York Region	<a href="mailto:john.waldman@redcross.org">john.waldman@redcross.org</a>	
Julia	Campanelli	Hell's Kitchen Block Association (W 33rd/34th/35th Streets (8	<a href="mailto:juliacampanelli@gmail.com">juliacampanelli@gmail.com</a>	

<b>BUILDING DESIGN</b>			
State the name and type of business previously located in the space.	Parking lot		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input checked="" type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A - New construction
Has the applicant/owner(s) read MCB 4 ADA Guidelines Memo?	<input checked="" type="radio"/> YES	NO	
Is the entrance ADA Compliant?	<input checked="" type="radio"/> YES	NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A - New construction
Will applicant have a vestibule within the establishment?	<input checked="" type="radio"/> YES	NO	
Will applicant use a storm enclosure?	YES	<input checked="" type="radio"/> NO	
Will applicant agree not to place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	<input checked="" type="radio"/> NO	
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	<input checked="" type="radio"/> YES	NO	
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	<input checked="" type="radio"/> YES	NO	
Will the establishment have an illuminated sign?	<input checked="" type="radio"/> YES	NO	
Will the establishment have a canopy extending over the sidewalk?	<input checked="" type="radio"/> YES	NO	
Where will the air conditioner be located? What type is it?	Third floor and rooftop Aeon units		
When was the air conditioner installed?	New units		

**OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ**

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Rooftop (enclosed and unenclosed), second floor terrace, and ground floor yard (enclosed)
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be no amplified music, as per the law?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	Applicant would like the ability to open windows on warm days while music is playing.
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

## OUTDOOR ITEMS – SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk cafe?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 <sup>st</sup> and March 21 <sup>st</sup> , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

## ADDITIONAL STIPULATIONS: (Office Use Only)

### General

- There will be no outdoor speakers at hotel entrance or on street level.
- No music or sound from inside hotel shall be audible on sidewalk.
- Applicant will place no obstructions on sidewalk, including street furniture, planters, or freestanding signs.
- A representative of Applicant will attend regular meetings of the West 47th/48th Streets Block Association once the hotel opens.
- No trash or linen will be left on sidewalk, but rather will be placed there no earlier than an hour before the pick-up time.
- All recommendations of Acoustilog report dated May 7, 2020 (denoted "\*\*\*UPDATED\*\*") will be implemented, including those regarding on-going operations.
- Any DJ in any hotel space will be required to plug into hotel sound equipment only and will not be permitted to use any outside sound equipment. Applicant will ensure that all DJs comply with all provisions of the Acoustilog report.

### Ground Floor and Second Floor

- Terrace spaces on rear of ground floor and second floor will be used only after Roll-a-Covers are installed fully enclosing both spaces. Roll-a-Covers will be kept permanently closed.
- If Roll-a-Covers do not provide the acoustical limitations set out in the Acoustilog report, Applicant will cease use of rear terrace spaces until sound is brought within levels set by law.
- No speakers, music, or amplified sound permitted in the ground floor rear terrace, second floor rear terrace, and second floor front terrace.
- Capacity of second floor front terrace will be limited to 6 tables and 24 chairs, with no bar. Only seated patrons will be allowed on second floor front terrace no standing patrons permitted.
- Doors and windows leading to all exterior spaces shall be closed at all times, except when used for entering and exiting.

### 28th Floor Rooftop

- Roll-a-Cover 8th Avenue Terrace will be used only after Roll-a-Cover is installed fully enclosing the space. Sides and roof of Roll-A-Cover may be opened only as specified in the accompanying hours of operation chart.
- If Roll-a-Cover does not provide the acoustical limitations set out in the Acoustilog report, Applicant will cease use of Roll-a-Cover 8th Avenue Terrace until sound is brought within levels set by law.
- Whenever the south side windows of Roll-a-Cover 8th Avenue Terrace are opened or lowered (as permitted between 9 a.m and 5 p.m. only), there will be no music or amplified sound in any area of the rooftop.
- Doors and windows leading to Exterior 48th Street Terrace shall be closed at all times, except when used for entering and exiting.
- No speakers, music, or amplified sound permitted in Exterior 48th Street Terrace.
- Capacity of Exterior 48th Street Terrace will be limited to 8 tables and 18 chairs, with no bar. Only seated patrons will be allowed on Exterior 48th Street Terrace no standing patrons permitted.
- Small outdoor area to the west of Roll-a-Cover 8th Avenue Terrace will be used for mechanical equipment (or other non-patron use) only. No patrons will be permitted in that area and it will not be entered by hotel staff or others for any use other than maintenance of the area.

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*



**ADDITIONAL STIPULATIONS: (Office Use Only), *Continued***

*To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.*

Manhattan Community Board 4 (MCB4) recommends:  
 (MCB4's recommendation is based on a vote taken at its  
 July 22, 2020 full board meeting, with 47 members voting in favor  
 of the recommendation, 0 members opposed, 0 members  
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of operation

Denial  Approval

**CB4 REPRESENTATIVES**



Nelly Gonzalez  
 CB4 Assistant District Manager



Frank Holozubiec  
 CB4 BLP Committee Co-Chair



~~Tom Doherty~~ Burt Lazarin  
 CB4 BLP Committee Co-Chair

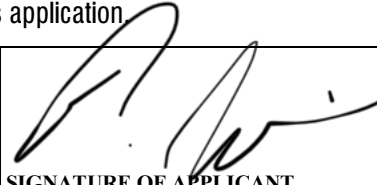
**APPLICANT AGREEMENT WITH THE COMMUNITY**

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

**SIGN HERE** →

Eli Weiss

PRINT NAME OF APPLICANT



SIGNATURE OF APPLICANT

May 3rd, 2020

DATE

1. Hours & Method of Operation Chart & Sound Report

**Manhattan Community Board 4 Liquor License Application**

**Corporations:**  
 YYY Atlas 48 LLC / Civilian NYC LLC / YYY Atlas 48 Manager LLC

Location: Ground Floor

**Café Restaurant**  
**Hours of Operations**

Hours  
*Indoor Only*  
 Restaurant  
 Enclosed Back Terrace\*  
 Kitchen (may open earlier for prep)  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am
630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight
630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am
630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am	630am-2am

If you plan to have music; what type?

Background	DJ**	Live***
------------	------	---------

\*No speakers in enclosed back terrace  
 \*\*Private events only  
 \*\*\*Activations of trio style

Location: 2nd Floor

**Restaurant Lounge**  
**Hours of Operations**

Hours  
*Indoor Only*  
 Restaurant  
 Enclosed Back Terrace\*  
 Kitchen (may open earlier for prep)  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
630am-2am	630am-2am	630am-2am	630am-4am	630am-4am	630am-4am	630am-2am
630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight	630am-Midnight
630am-2am	630am-2am	630am-2am	630am-4am	630am-4am	630am-4am	630am-2am
630am-2am	630am-2am	630am-2am	630am-4am	630am-4am	630am-4am	630am-2am

If you plan to have music; what type?

Background	DJ	Live**
------------	----	--------

\*No speakers in enclosed back terrace  
 \*\*Activations of trio style

Hours  
*Outdoor*

Front Terrace  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
730am -10pm	730am -10pm	730am -10pm	730am -11pm	8am - 11pm	8am - 11pm	730am -10pm
No Music or Amplified Sound						

Location: 28th Floor

**Rooftop Lounge**  
**Hours of Operations**

Hours  
*Indoor Full Enclosed*

RT Lounge  
 Kitchen (may open earlier for prep)  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am-Midnight	9am-Midnight	9am-Midnight	9am-2am	9am-2am	9am-2am	9am-Midnight
630am - 11pm	630am - 11pm	630am - 11pm	6:30am - 1am	6:30am - 1am	6:30am - 1am	630am - 11pm
9am-Midnight	9am-Midnight	9am-Midnight	630am-2am	630am-2am	630am-2am	9am-Midnight

If you plan to have music; what type?

Background	DJ
------------	----

Hours  
*Roll-A-Cover 8th Ave. Terrace*

Fully Enclosed (Four Sides & Top)  
 Kitchen (may open earlier for prep)  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am-Midnight	9am-Midnight	9am-Midnight	9am-2am	9am-2am	9am-2am	9am-Midnight
630am - 11pm	630am - 11pm	630am - 11pm	6:30am - 1am	6:30am - 1am	6:30am - 1am	630am - 11pm
9am-Midnight	9am-Midnight	9am-Midnight	9am-2am	9am-2am	9am-2am	9am-Midnight

**Roll-A-Cover Open Operation Hours**

9am - 5pm Daily\*  
 9am - Midnight Daily  
 9am - Midnight Daily  
 9am - Midnight Daily  
 9am - Midnight Daily

If you plan to have music; what type?

Background	DJ
------------	----

\* No music or amplified sound permitted when South Side Windows Open

Hours  
*Exterior 48th Street Terrace*

Terrace  
 Music

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am-10pm	9am-10pm	9am-10pm	9am-11pm	9am-11pm	9am-11pm	9am-10pm
No Music or Amplified Sound						

# ACOUSTILOG<sup>®</sup> INC.

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

May 7, 2020

Mr. Eli Weiss  
c/o YYY Atlas 48th LLC  
40 Fulton Street 22nd Floor  
New York, NY 10038

Re: New Hotel Outdoor Music and Voice Noise, Civilian, 305 West 48th Street, New York, NY  
10036

Dear Mr. Weiss,

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 hotel.

## **SUMMARY**

You are opening a hotel that will include:

A rear garden restaurant space on the 1st floor, occupancy 40. There will be a Roll-a-Cover on the entire area. There will be no speakers in the garden.

A rear terrace restaurant space on the 2nd floor, occupancy 15. There will be a Roll-a-Cover on the entire area. There will be no speakers.

A front outdoor terrace restaurant/lounge space on the 2nd floor, occupancy 24. There will be no speakers.

A 27th floor rooftop terrace restaurant space enclosed in a Roll-a-Cover, occupancy 28. Background music will only be used when the Roll-a-Cover is closed. In addition, there will be an open outdoor terrace, occupancy 18.

The design of the sound system and the level of ambient noise in the area will keep sound levels within Noise Code limits for both music and voices. Recommendations are provided in this report.

## **DBA VS ONE-THIRD 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.

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 and octave band sound level readings (see Noise Code Section §24-231 a2) were also taken, which are measured in decibels, or dB. Sounds with frequencies below 250 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.*

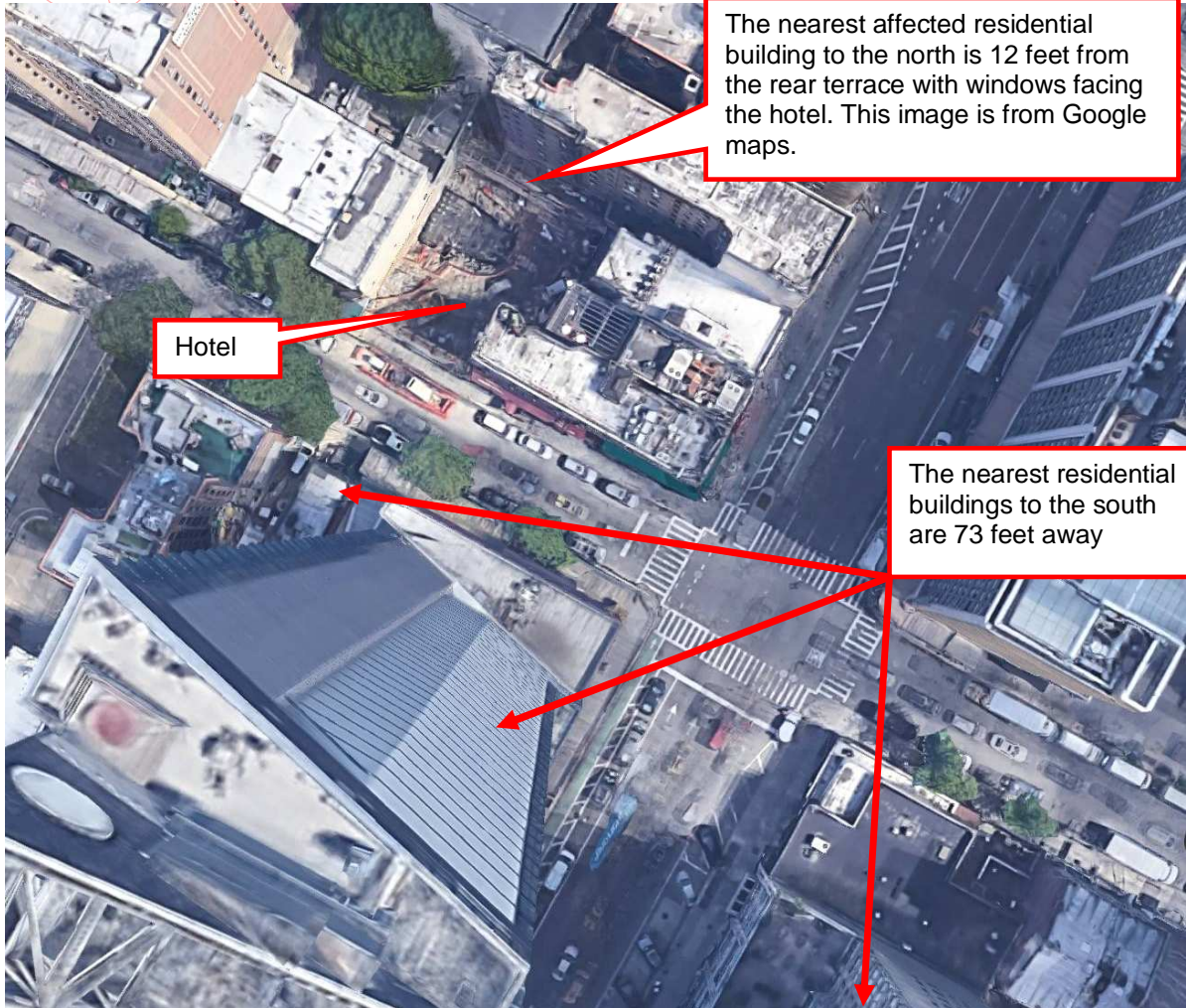
*(b) Unreasonable noise shall include but shall not be limited to sound, attributable to any device, that exceeds the following prohibited noise levels:*

- (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.

## MAP

The nearest / most-affected residential locations are shown in the Google Maps photo below.



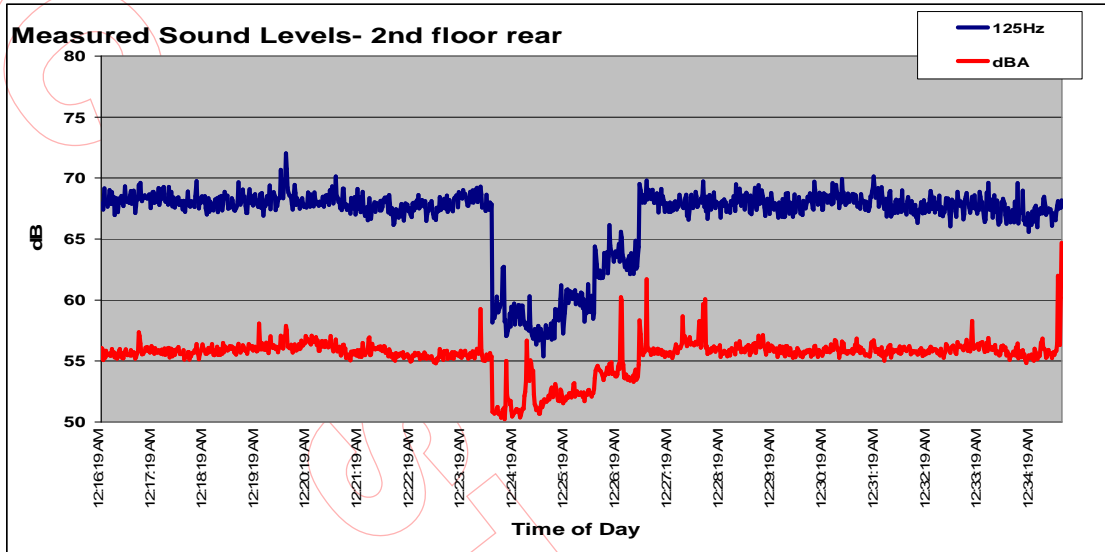
## AMBIENT NOISE ANALYSIS

I conducted sound tests at 12:30 AM (after midnight) on May 5, 2020. I took ambient noise readings in the 2<sup>nd</sup> floor rear courtyard and on the roof of the 27<sup>th</sup> floor hotel level. The sound was lower than normal due to the city-wide stay-at-home order. Therefore, this was a worst-case (quietest) late night reading. These measurements allowed determination of the proper sound recommendations for the outdoor spaces.

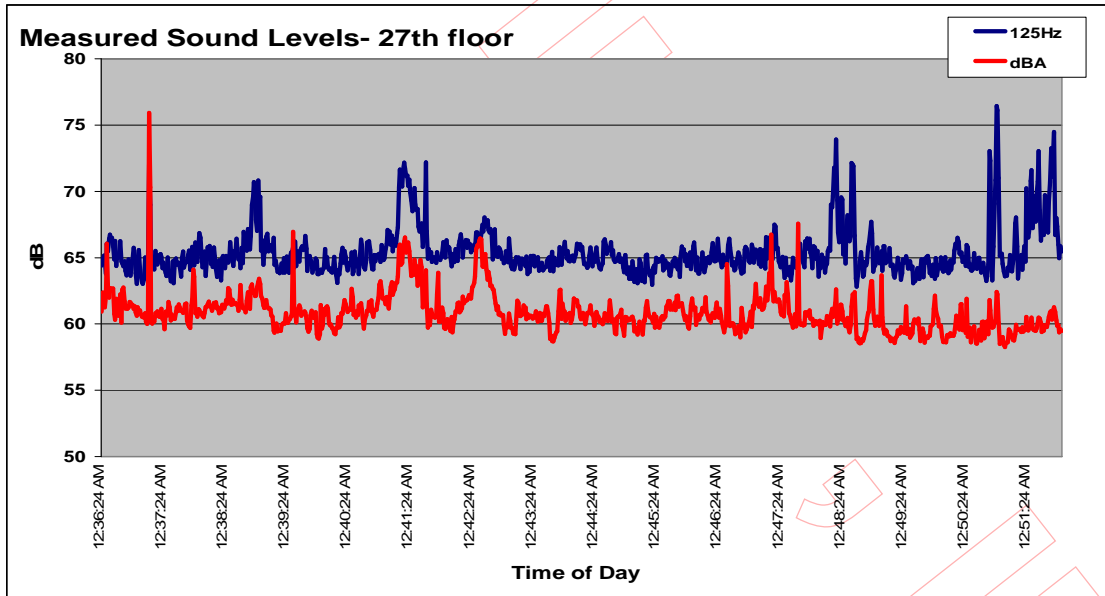


The outdoor ambient sound level in the 2<sup>nd</sup> floor rear courtyard using the A-weighting or “dBA” scale was a minimum of 50 dBA. Measured 3 feet inside an open window, the ambient sound level would be approximately 39 dBA.

The low-frequency sound was a minimum of 55 decibels at 125 Hertz. See the chart below.



The outdoor ambient sound level on the roof of the 27<sup>th</sup> floor measured a minimum of 58 dBA and 63 decibels at 125 Hertz.





**ANALYSIS**

The nearest residential buildings to the north have windows facing the rear terraces. The nearest residential building to the south has terraces facing the front 2<sup>nd</sup> and 27<sup>th</sup> floor terraces.

Sound is attenuated by travel distance, by bending and also by passing through an open window. With the Roll-a-Cover roof closed, there is additional attenuation provided by the cover.

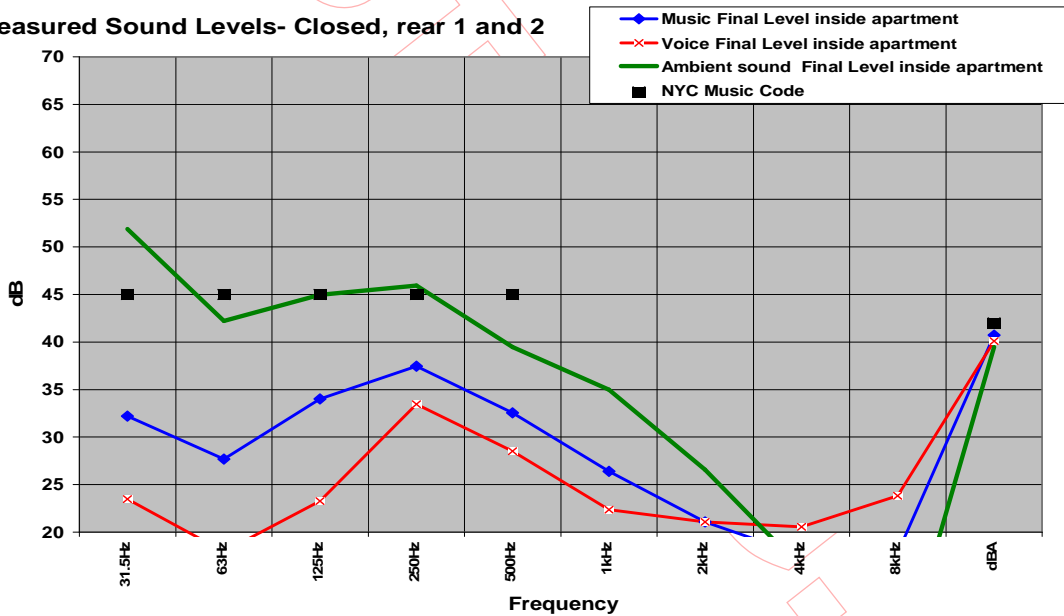
**ENCLOSED REAR GARDEN RESTAURANT ON THE 1ST FLOOR AND REAR TERRACE ON THE 2ND FLOOR**

The graph below shows the voice and music calculations for the rear 1<sup>st</sup> and 2<sup>nd</sup> floor terraces. No music will be played in these spaces, but there will be some music entering indirectly from the adjoining interior spaces, assumed to be 80 dBC maximum inside the enclosed terrace.

The graph shows that the music levels will comply with the Code limits of 45 decibels for bass sounds and 42 dBA for midrange sounds.

The voice noise level was analyzed by calculating the noise from people in the restaurant and deducting the predicted sound attenuation. 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 not exceed the level of ambient noise, it will meet Code requirements. These calculations are based on the skylight being closed all the time, and calculated to each closest residential space.

**Measured Sound Levels- Closed, rear 1 and 2**

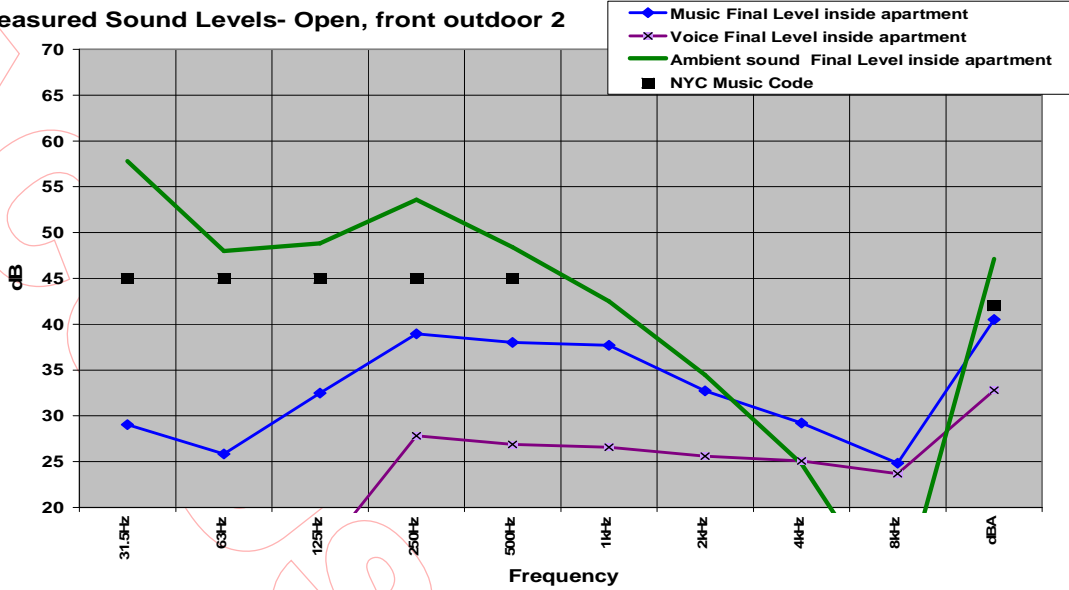


**FRONT OUTDOOR TERRACE RESTAURANT/LOUNGE ON THE 2ND FLOOR**

The graph below shows the voice and music calculations for the front 2<sup>nd</sup> floor terrace. No music will be played outdoors, and indoor music will be limited to emit less than 85 dBC to the outside. The terrace is inset so as to block noise to the two adjacent buildings on either side.

The graph shows that the music levels will comply with the Code limits. The voice noise level will be less than the level of ambient noise, and will therefore meet Code requirements.

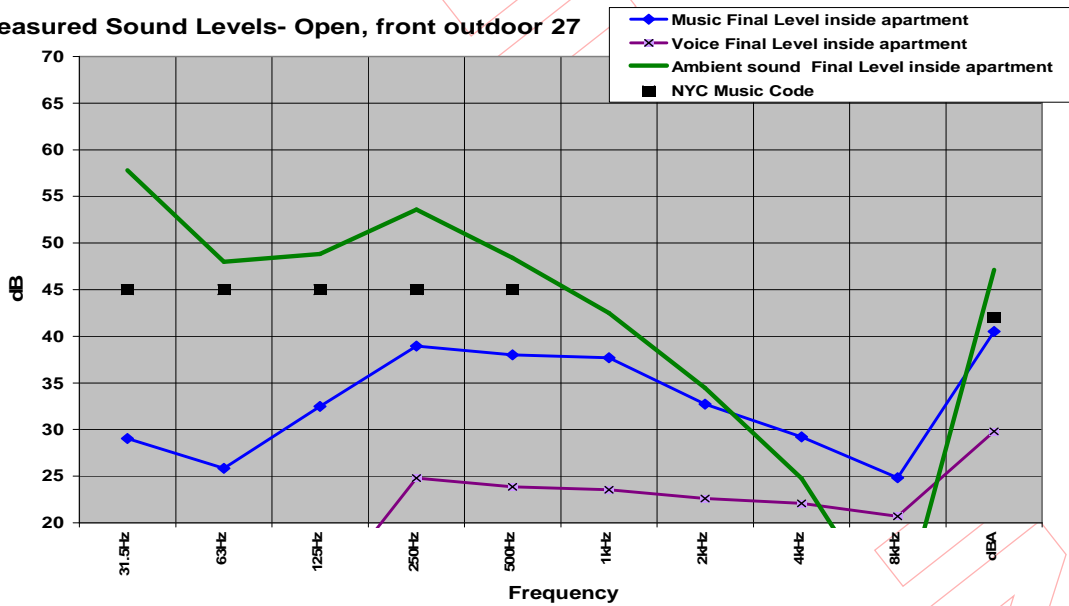
Measured Sound Levels- Open, front outdoor 2



**FRONT OUTDOOR LOUNGE ON THE 27th FLOOR**

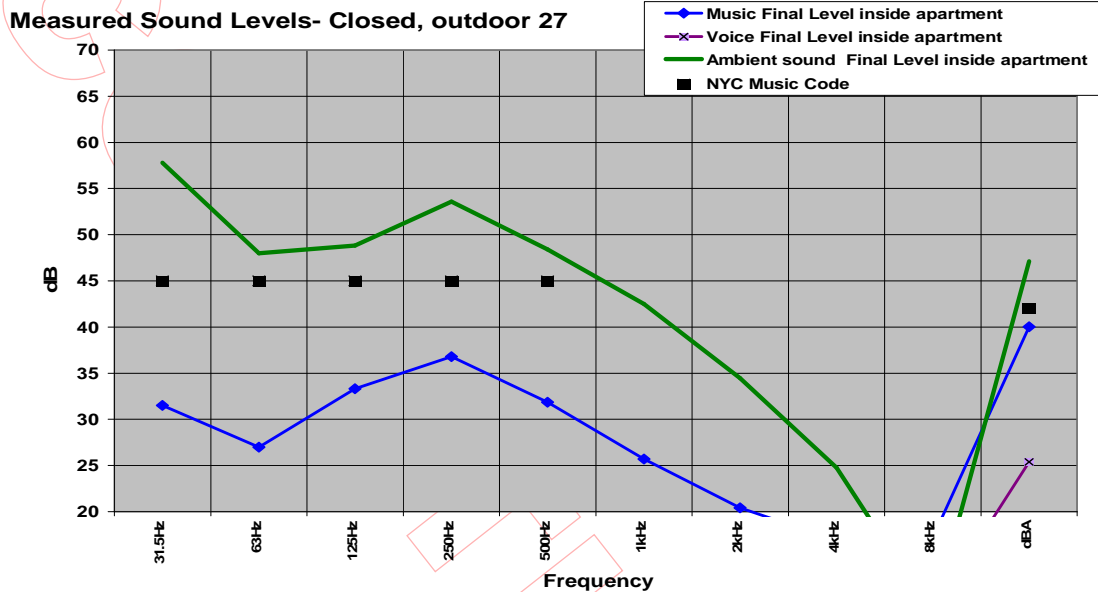
The graph below shows the voice and music calculations for the front 27th floor terrace. No music will be played outdoors, and indoor music will be limited to emit less than 85 dBC to the outside. This is the same situation as for the 2<sup>nd</sup> floor front terrace. The music and voice levels will meet Code requirements.

Measured Sound Levels- Open, front outdoor 27



## ENCLOSED TERRACE ON THE 27TH FLOOR

The graph below shows the voice and music calculations for the front 27th floor terrace, enclosed in a Roll-a-Cover. Music will be electronically limited as described in the recommendations. The music and voice levels will meet Code requirements.



## RECOMMENDATIONS

1. The Roll-A-Cover will have vertical walls with 1/4" monolithic glass and polycarbonate ceiling panels. I have measured the acoustical performance of the Roll-A-Cover and this has been accounted for in this report.

## ENCLOSED TERRACE ON THE 27TH FLOOR

2. At least 8 small speakers should be used as a distributed system. The woofers must not exceed 8" in diameter.
3. I have included a wiring diagram so that one amplifier can power all 8 speakers instead of using multiple power amplifiers. Alternatively, a zone control box can be used.
  - a. Data for one suitable model of speakers is 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.
4. The sound systems will incorporate an equalizer and limiter. Both functions can be accomplished with a DBX DriveRack PA2 or similar processor. Data attached. Installed in the system right before the amplifier and electronically locked with a combination, 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 80 Hertz and below. Do this by setting a high-pass filter on both stereo channels to a cutoff frequency of 80 Hertz and a slope of 24 dB/octave.
- b. Using the unit's output level control, set the maximum sound level to 90 dBC, measured 3 feet from any speaker and with the Roll-A-Cover closed. With the top or east side open, the level should be no greater than 78 dBC. The sound installer can do this with a simple Radio Shack sound level meter (these are still available used). 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. The DBX unit should 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 amplifier and zone control box must be set to maximum level during this process so they cannot be turned up further at a later time.

#### **INTERNAL SOUND SYSTEMS ON ALL OTHER FLOORS**

5. Each sound system shall contain a DBX DriveRack PA2 or similar processor. Set the maximum sound level using the same procedure as described for the 27th floor, using the following settings for each area. In all cases, the measurement should be made at the junction of the indoor area to the terrace.
  - a. 1st and 2nd floor areas adjacent to rear terraces - 80 dBC, cutoff frequency of 125 Hertz.
  - b. 2nd floor area adjacent to front terrace - 79 dBC, cutoff frequency of 125 Hertz.
  - c. 27th floor area adjacent to front terrace (internal bar, but not in the Roll-a-Cover) - 79 dBC, cutoff frequency of 125 Hertz.

#### **OPTIONAL SOUND ABSORPTION**

6. Optional – for the all of the Roll-a-Cover enclosures as well as on the walls and columns of the front outdoor terrace on the 2nd floor, install sound-absorbing panels on the walls where practical, to prevent reverberant sound build-up. This is primarily to benefit your customers because there is reverberation when the skylight is closed, causing a “muddy” sound.
  - a. One suitable choice is the 1” thick Sound Silencer panel from Acoustical Surfaces.

- 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. Data attached.

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 provide. All Acoustilog, Inc.-designed information supplied is for the original client and may not be copied in any way for different projects by any architect, consultant, engineer or other party. Copyright Acoustilog, Inc. © 2020. All rights reserved. No reproduction of any type permitted without written permission of Acoustilog, Inc.

Yours Truly,

Alan Fierstein



President  
acoustilog1@verizon.net

*All readings re: .0002 microbar. Readings taken with Bruel & Kjaer 2250/2260/2270 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.*





The nearest residential building to the rear enclosed restaurant space on the 1st floor is approximately 12 feet away.



This is a view of the rear enclosed restaurant space on the 2<sup>nd</sup> floor.



The residential buildings closest to the front outdoor terrace on the 2<sup>nd</sup> floor are across 48<sup>th</sup> Street.





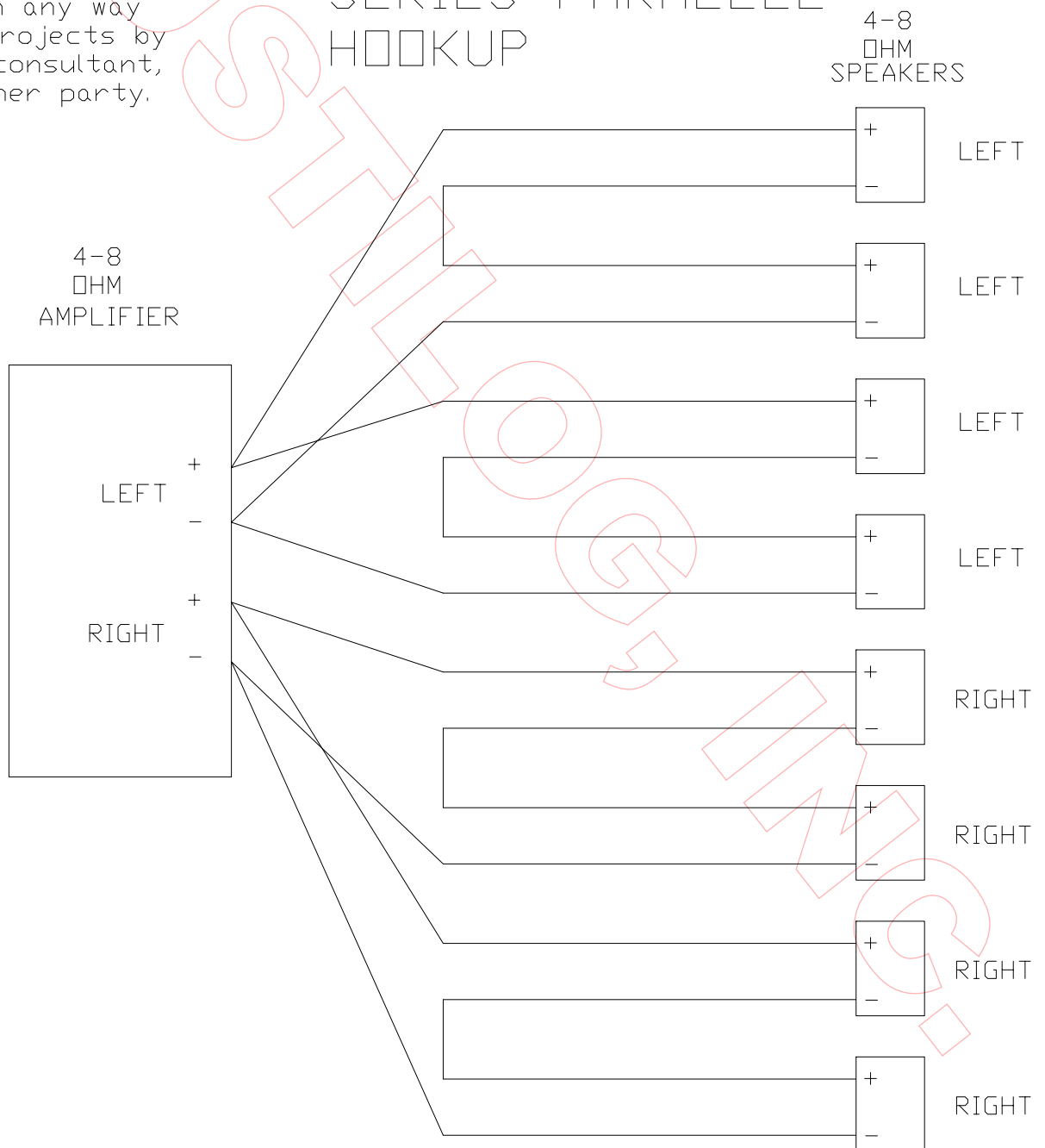
The residential building closest to the 27<sup>th</sup> floor outdoor rooftop terrace is to the south and has terraces visible approximately 73 feet away.

CONFIDENTIAL

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# ACOUSTILOG SERIES-PARALLEL HOOKUP





# Speaker Selector with Volume Controls for Six Pairs of Speakers

SSVC-6



DESCRIPTION

FEATURES

SPECS

RESOURCES

WARRANTY

## Niles Audio SSVC-6 | FG01044 Features at a Glance

- Power handling: 100 watts per channel RMS; 200 watts peak
- Selectable impedance magnification for 1, 2, 3/4, 5/6 pairs of speakers
- Individual room on/off selector switches
- 12-step controls; 54dB maximum attenuation
- Separate left and right ground paths for compatibility with all amplifiers
- Removable screwless connectors accommodate up to 12-gauge wire
- Rugged all metal chassis construction
- Non skid feet won't scratch furniture and ensure unit stability during operation
- 72 adhesive-backed room identification labels



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**Installed Sound**

8100 Series : AE : AE Compact : AW & AWG All Weather : CBT Series : Commercial Series Speakers : Control 1 Pro : Control 200 : Control 2P : Control 300 : Control 40 : Control 5 : Control 60 Series : Control Contractor : Control Contractor 50 Series Sub/Sat : Control CRV : Custom Shop : CWT Series : Marquis Dance Club : PD5000 Series : PD700 : VERTEC : VLA : VP : VRX

# 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 :**

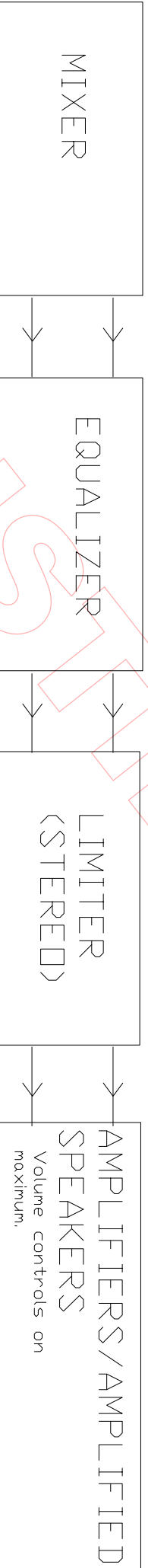
- ▶ Components: 5.25 in Polypropylene coated woofer, .75 in Titanium coated horn loaded tweeter.
- ▶ Built-in InvisiBall® mounting hardware\*.
- ▶ Weather resistant enclosure and transducers.
- ▶ Readily paintable.
- ▶ 90° x 90° high frequency horn.
- ▶ Overload Protection Circuitry.
- ▶ Sensitivity: 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 Pink Noise
- Sensitivity :** 88 dB SPL, 1 W, 1m
- Directivity Factor (Q) :** 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/ WeatherEdge
- HF Driver :** 19mm (.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 810 for humidity, salt spray, temperature & UV. IEC 529 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 (ea) :** 2.3 kg (5 lb)
- Shipping Weight (ea) :** 5 kg (11 lb)
- Included Accessories :** InvisiBall Assembly
- Optional Accessories :** MTC-25V: For vertical columnar orientation of up to 3 loudspeakers extension of the woofer surround that MTC-25/25H: For horizontal spacing of two speakers. Three brackets array up to six loudspeakers in a 360° array. MTC-28/25CM: Ceiling-mount adapter. MTC-25SSG: Stainless Steel Grille for harsh environments. Available in silver, black (-BK) or white (-WH) MTC-25WMO: WeatherMax™ Stainless Steel Grille protects against driving precipitation. Available in black or white (-WH) MTC-PC2: Input panel cover protects input terminals in outdoor environments.

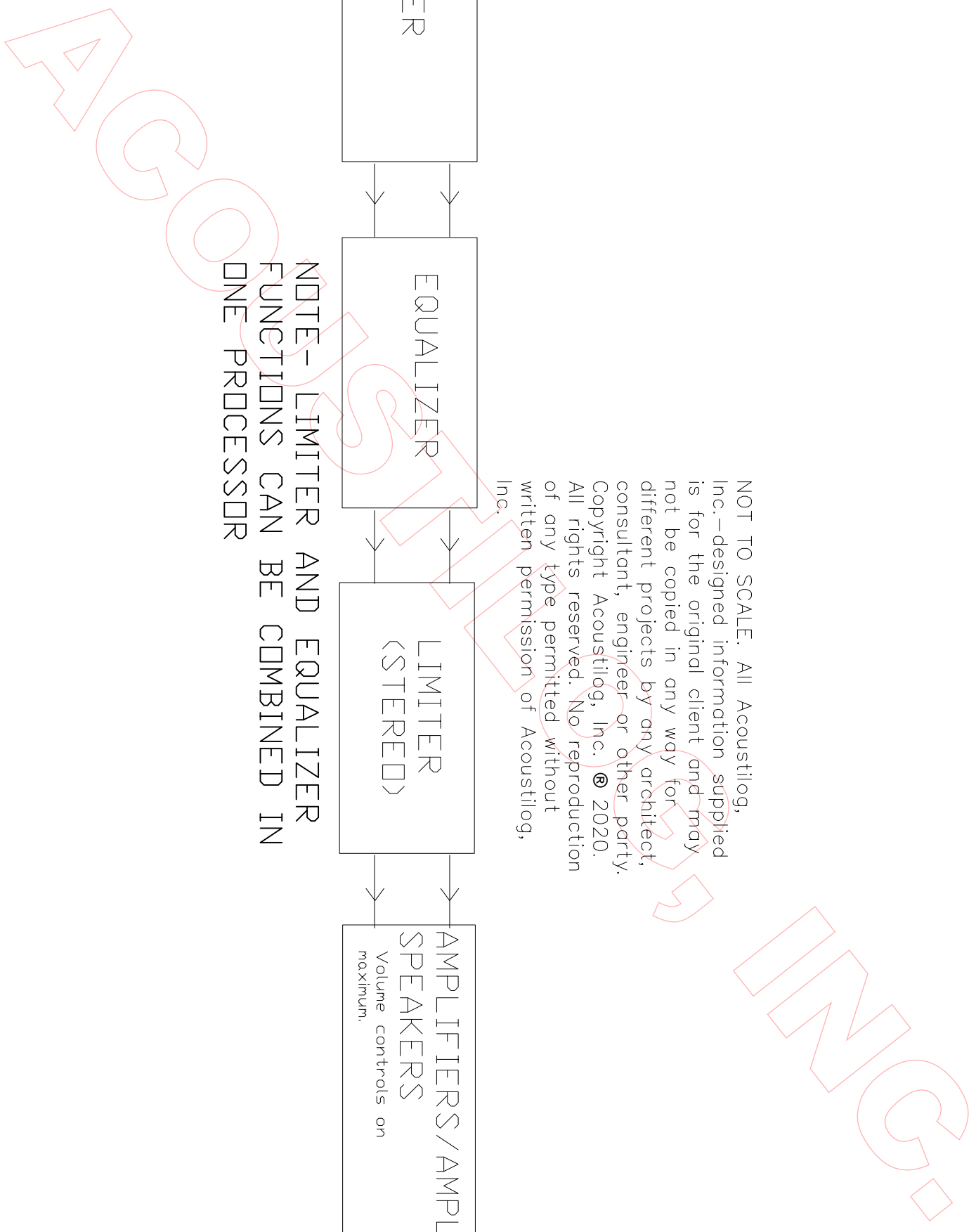


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NOTE- LIMITER AND EQUALIZER FUNCTIONS CAN BE COMBINED IN ONE PROCESSOR

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Larger Images

**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

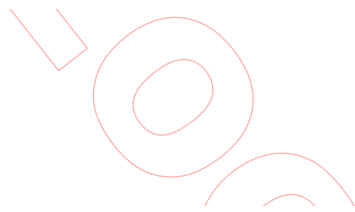
MSRP ~~\$624.94~~  
**\$399.95**  
 SAVE \$224.99!

Buy It Now

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- NEWS
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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



The screenshot shows the RadioShack website interface. At the top, there's a navigation bar with the RadioShack logo, customer service contact info, store location, language options, and account/shopping cart links. Below this is a search bar and category tabs for 'CELL PHONES & ACCESSORIES', 'ELECTRONICS & ACCESSORIES', 'HOBBY & DO-IT-YOURSELF', 'BATTERIES & POWER', and 'SHOP ALL PRODUCTS'. A promotional banner for 'R CASH' offers a \$10 reward on a \$30 spend. The main product area features a 'Digital Sound Level Meter' with a price of \$49.99, a 4-star rating from 6 reviews, and an 'ADD TO CART' button. Shipping benefits include free shipping and free ship-to-store. A 'FIND IT NEARBY' button and social media sharing options are also visible.

## 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

**Pricing and availability:** Please note that all prices are subject to change without prior notice. Prices advertised on this site are for online orders only. Prices on some items may differ from those advertised in RadioShack stores. All merchandise may not be available at all stores, and all stores may not participate in all sales promotions. We recommend you contact the store to confirm product availability and price.

### **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



# ACOUSTICAL SURFACES, Inc.

Your One-Stop Resource for Soundproofing and Noise Control Solutions

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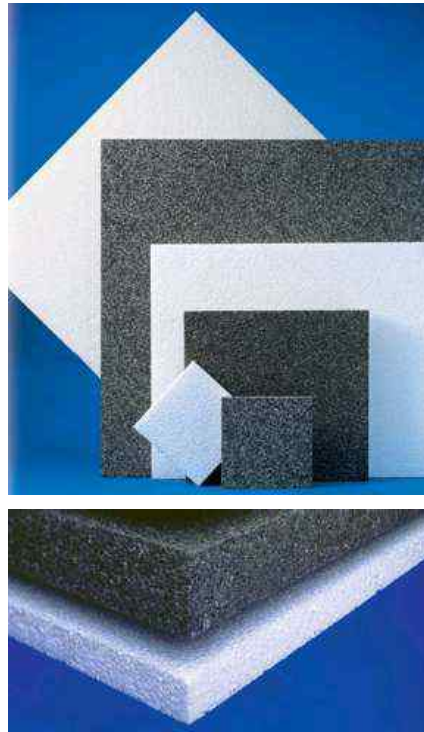
**Noise Control Help Line**  
**1-800-854-2948**  
 M-F 7am-6pm (Central time)  
**BEST PRICE GUARANTEE**

- 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
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- ACOUSTIMETAL™ PERFORATED METAL PANELS
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- ACOUSTICAL FABRIC SELECTION
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- BUY NOW PAY LATER

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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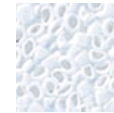
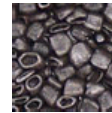


## SOUND SILENCER™

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

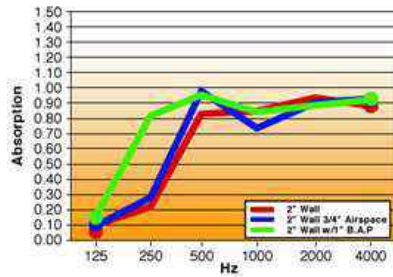
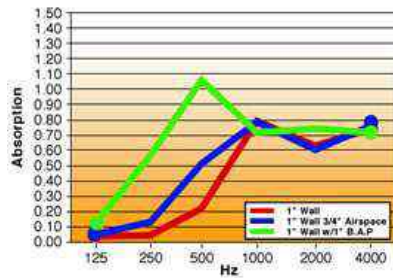
**\*Note to all installers**

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.



Sound Silencer™ - Sound Absorption / Noise Reduction							
Mount	125Hz	250Hz	500Hz	1KHz	2KHz	4KHz	NRC
1" Wall Amtg	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	0.62	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 Amtg	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](#)



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## 2. Photographs



# Photographs

## Exterior



# Photographs

## Ground Floor Garden





# Photographs

## Second Floor Terrace (Front)





Photographs

Second Floor Terrace (Back)





Photographs

Rooftop



# Photographs

## Rooftop (continued)



Photographs

Rooftop (continued)



### 3. Menu



# CIVILIAN

**48<sup>TH</sup> STREET HOTEL**

SAMPLE MENUS

# GROUND FLOOR RESTAURANT – LUNCH MENU

# CIVILIAN

## APPETIZERS

SPINACH OMELET, LOCAL FRESH CHEESE, FRENCH ONION

PACCHERI, DUCK BOLOGNESE, NARDELLO, PARMESAN

GRASS-FED DOUBLE CHEDDAR BURGER, SECRET SAUCE,  
FRIES

HOT FRIED CHICKEN, HONEY BUTTER BISCUITS, SLAW

HANGER STEAK, KIMCHI FRIED RICE, FARM EGG

## SALADS

FARMER'S SALAD, PEAR, QUINOA, DELICATA SQUASH, TÊTE  
DE MOINE

CRISPY ROCK SHRIMP SALAD, CITRUS, BEET, AVOCADO,  
RADICCHIO

ROAST CHICKEN SALAD, NAPA CABBAGE, POMEGRANATE,  
CASHEW

LOBSTER ROLL, TOBIKO, YUZU PICKLE, FRIES

HOUSE-SMOKED TURKEY SANDWICH, AVOCADO, HERB  
MAYO

## MAINS

LITTLE OYSTER SANDWICHES, OKRA REMOULADE

EGGPLANT DIP WITH SAVORY CRACKERS

TUNA POKE, SMASHED CUCUMBER, BEAN SPROUT, ORGANIC  
SOY

WAGYU STEAK TARTARE, CAPERS, BÉARNAISE AIOLI

BROCCOLI SOUP, CHEDDAR FRICO, BURGUNDY TRUFFLE

## SIDES

HOUSEMADE FRENCH FRIES

BRUSSELS SPROUTS, BACON, HORSERADISH

LITTLE GEM LETTUCES, RED WINE VINAIGRETTE

HALF AVOCADO, AMAGANSETT SEA SALT



# GROUND FLOOR RESTAURANT – DINNER MENU

# CIVILIAN

## APPETIZERS

LITTLE OYSTER SANDWICHES, OKRA REMOULADE

EGGPLANT DIP WITH SAVORY CRACKERS

BROCCOLI SOUP, CHEDDAR FRICO, BLACK TRUFFLE

CITRUS SALAD, BEET, CASTELFRANCO, AVOCADO, PARSNIP YOGURT

FARMER'S SALAD, PEAR, QUINOA, DELICATA SQUASH, TÊTE DE MOINE

TUNA POKE, SMASHED CUCUMBER, BEAN SPROUT, ORGANIC SOY

WAGYU STEAK TARTARE, CAPERS, BÉARNAISE AIOLI

BRAISED GOAT TOSTADAS, AVOCADO SALSA, HOT BANANA PEPPER

STICKY PORK RIBS, POMEGRANATE, PEANUT, KAFFIR LIME LEAF

## SIDES

BRUSSELS SPROUTS, BACON, HORSERADISH

HONEY BAKED SQUASH, BEE POLLEN, LAVENDER SALT

HOUSEMADE FRIES

## MAINS

PACCHERI, DUCK BOLOGNESE, PARMESAN, NARDELLO PEPPER

LOBSTER FETTUCCINE, SPICY VODKA SAUCE, BACON, GARLIC, BASIL

STEAMED TILEFISH, CRISPY RICE, NAMEKO MUSHROOM, MISO TURNIP

CORNMEAL CRUSTED TROUT, MUSTARD, LEMON, LITTLE BEAK PEPPERS

RACK OF LAMB, JERK SAUCE, ROTI PANCAKE, PIKLIZ

ROAST DUCK BREAST, APPLE, SWEET POTATO PANCAKE, FOIE GRAS

HOT FRIED CHICKEN, HONEY BUTTER BISCUITS, SLAW

HANGER STEAK, KIMCHI FRIED RICE, FARM EGG

PRIME T-BONE STEAK, STEAK SAUCE & DRESSED SALAD

DRY-AGED RIBEYE STEAK (FOR TWO), HOMETOWN POTATO



# SECOND FLOOR LOUNGE & ROOFTOP – LUNCH MENU

---

# CIVILIAN

## LUNCH MENU

FARMER'S SALAD, PEAR, QUINOA, DELICATA SQUASH, TÊTE DE MOINE

CRISPY ROCK SHRIMP SALAD, CITRUS, BEET, AVOCADO, RADICCHIO

ROAST CHICKEN SALAD, NAPA CABBAGE, POMEGRANATE, CASHEW

LOBSTER ROLL, TOBIKO, YUZU PICKLE, FRIES

HOUSE-SMOKED TURKEY SANDWICH, AVOCADO, HERB MAYO

GRASS-FED DOUBLE CHEDDAR BURGER, SECRET SAUCE, FRIES

HOUSEMADE FRENCH FRIES



# SECOND FLOOR LOUNGE & ROOFTOP – DINNER MENU

# CIVILIAN

## DINNER MENU

EGGPLANT DIP WITH SAVORY CRACKERS

BROCCOLI SOUP, CHEDDAR FRICO, BLACK TRUFFLE

CITRUS SALAD, BEET, CASTELFRANCO, AVOCADO, PARSNIP  
YOGURT

FARMER'S SALAD, PEAR, QUINOA, DELICATA SQUASH, TÊTE  
DE MOINE

TUNA POKE, SMASHED CUCUMBER, BEAN SPROUT, ORGANIC  
SOY

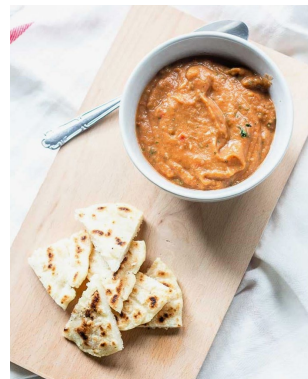
WAGYU STEAK TARTARE, CAPERS, BÉARNAISE AIOLI

BRAISED GOAT TOSTADAS, AVOCADO SALSA, HOT BANANA  
PEPPER

STICKY PORK RIBS, POMEGRANATE, PEANUT, KAFFIR LIME  
LEAF

BRUSSELS SPROUTS, BACON, HORSERADISH

HOUSEMADE FRIES



#### 4. Floor Plans




THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE THE DRAWINGS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANTS.

REVISIONS		
DATE	DESCRIPTION	
01	01/03/2018	REVISION FOR EGRESS
02	01/26/2018	REVISED AS PER ID COMMENTS
03	04/20/2018	ELEVATOR COORDINATION
04	05/18/2018	AS PER SITE CONDITION
05	08/29/2018	COORDINATION
06	09/24/2018	AS PER ELECTRICAL COMMENTS
07	10/26/2018	SHOW ELECTRICAL PANELS
08	10/31/2018	AS BUILT
09		
10		
11		
12		
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19		
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16		
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13		
12		
11		
10		
09		
08	01/23/2019	ISSUE TO DOB
07	08/28/2018	ISSUE TO DOB
06	04/06/2018	ISSUE 100% CDS
05	11/03/2017	ISSUE 95% CDS
04	09/15/2017	ISSUE 90% CDS
03	07/24/2017	ISSUE TO DOB
02	06/16/2017	ISSUED TO DOB
01	04/07/2017	ISSUED TO DOB

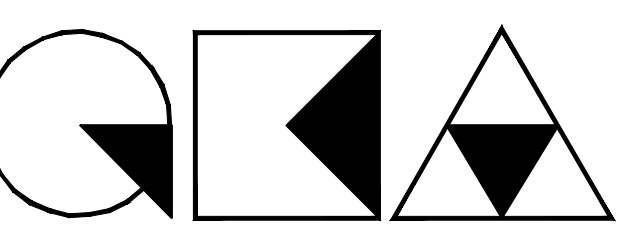
**ISSUED DRAWINGS**



**GENE KAUFMAN ARCHITECT PC**  
79 FIFTH AVENUE, 18 FLOOR - NEW YORK, NY 10003 - T 212 625 8700

MEP & STRUCTURAL ENGINEER


EXAMINER SEAL

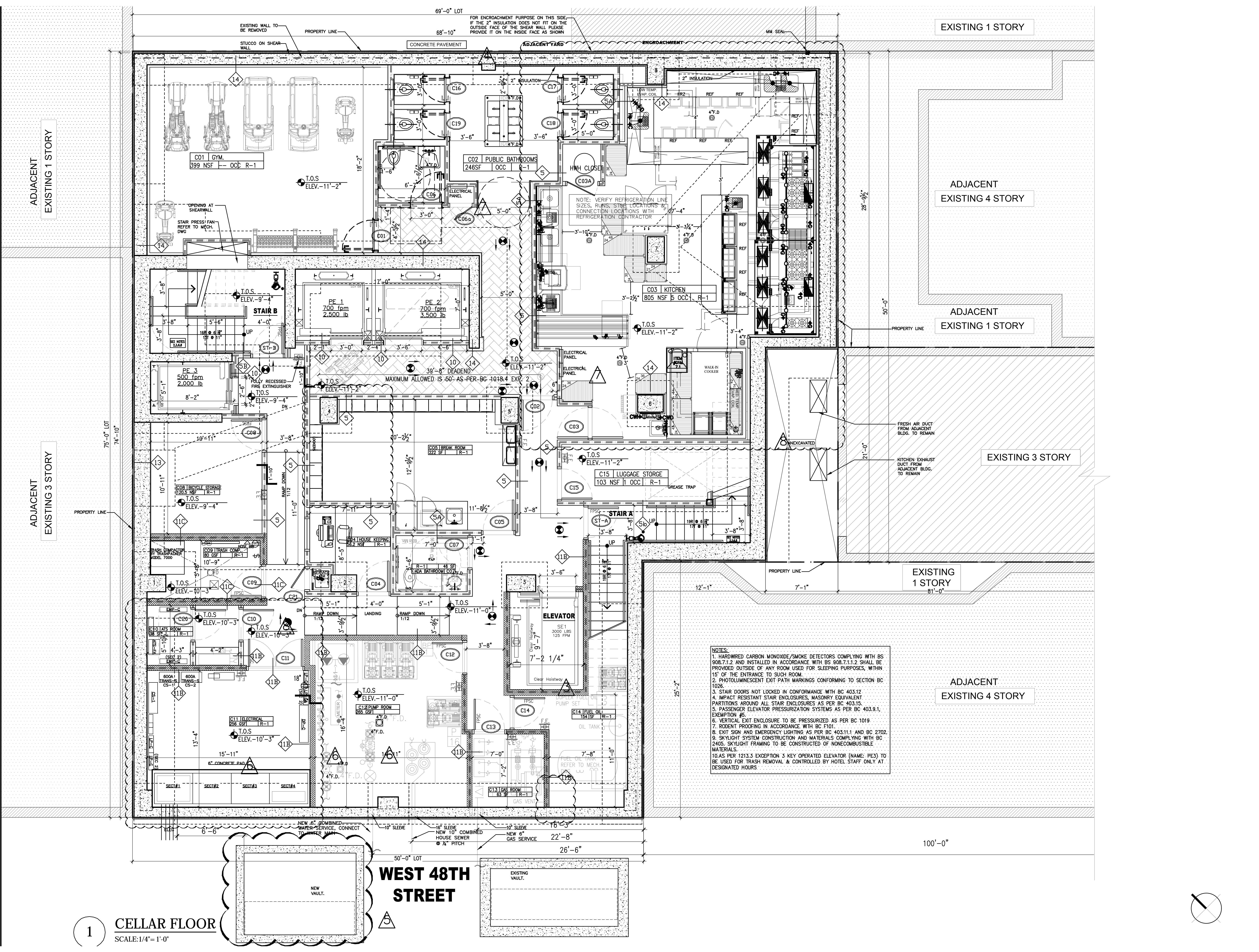


**GENE KAUFMAN ARCHITECT PC**  
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T 212 625 8700 www.gkpac.com

**305 WEST 48TH STREET**  
NEW YORK, NY

CELLAR FLOOR PLAN

SEAL & SIGNATURE:  DATE: 10-12-15  
SCALE: AS NOTED  
DRAWING NUMBER: **A-200.01**  
PAGE #



**1 CELLAR FLOOR**  
SCALE: 1/4" = 1'-0"

**WEST 48TH STREET**

**NOTES:**

- HARDWIRED CARBON MONOXIDE/SMOKE DETECTORS COMPLYING WITH BS 908.7.1.2 AND INSTALLED IN ACCORDANCE WITH BS 908.7.1.1.2 SHALL BE PROVIDED OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITHIN 15' OF THE ENTRANCE TO SUCH ROOM.
- PHOTOLUMINESCENT EXIT PATH MARKINGS CONFORMING TO SECTION BC 1026.
- STAIR DOORS NOT LOCKED IN CONFORMANCE WITH BC 403.12.
- IMPACT RESISTANT STAIR ENCLOSURES, MASONRY EQUIVALENT PARTITIONS AROUND ALL STAIR ENCLOSURES AS PER BC 403.15.
- PASSENGER ELEVATOR PRESSURIZATION SYSTEMS AS PER BC 403.9.1, EXEMPTION #5.
- VERTICAL EXIT ENCLOSURE TO BE PRESSURIZED AS PER BC 1019.
- RODENT PROOFING IN ACCORDANCE WITH BC F101.
- EXIT SIGN AND EMERGENCY LIGHTING AS PER BC 403.11.1 AND BC 2702.
- SKYLIGHT SYSTEM CONSTRUCTION AND MATERIALS COMPLYING WITH BC 2405. SKYLIGHT FRAMING TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
- AS PER 1213.3 EXCEPTION 3 KEY OPERATED ELEVATOR (NAME: PE3) TO BE USED FOR TRASH REMOVAL & CONTROLLED BY HOTEL STAFF ONLY AT DESIGNATED HOURS.



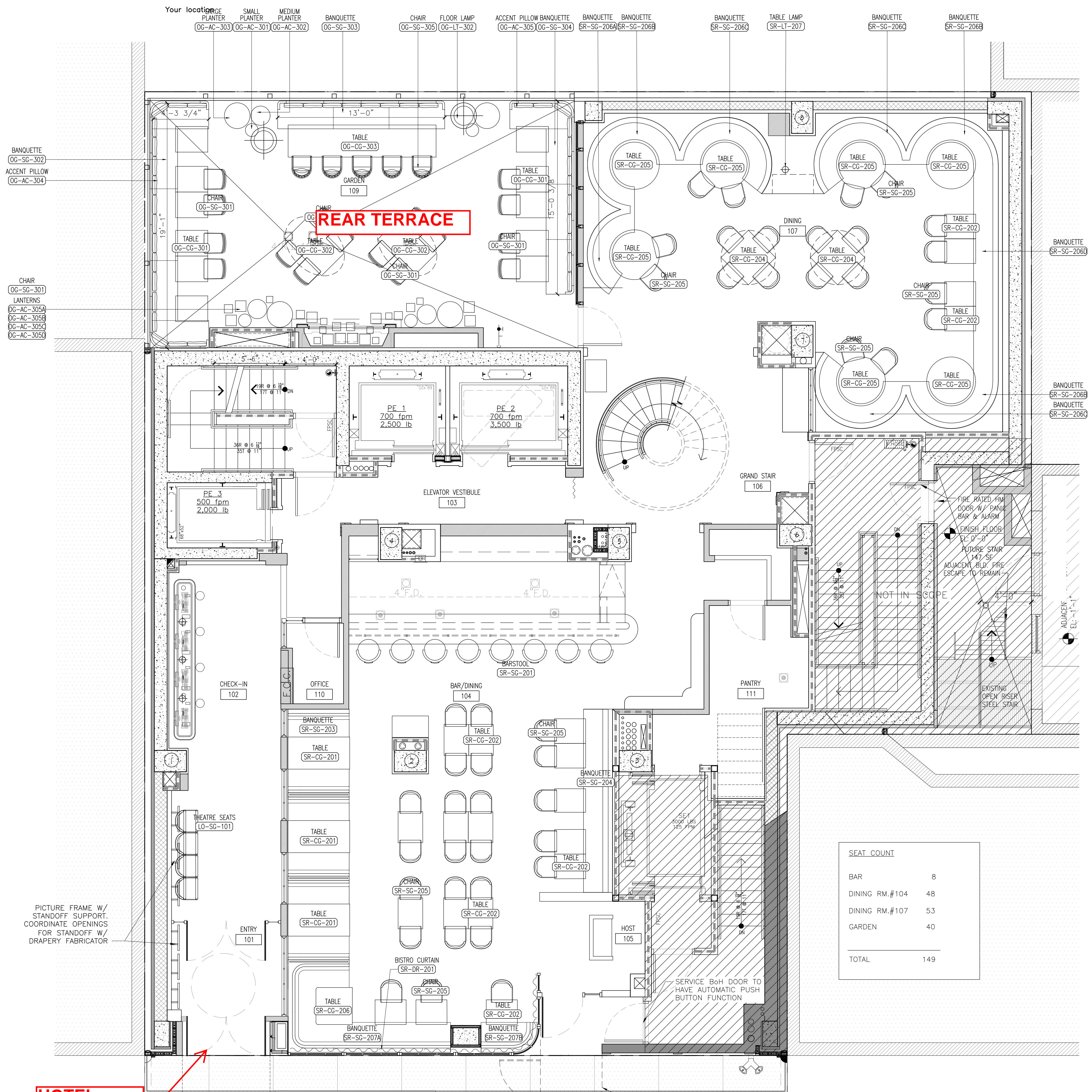
# 48TH STREET HOTEL

YYY 48 LLC  
15 VERBENA AVENUE, SUITE 200  
FLORAL PARK, NY 11001

ARCHITECT  
ROCKWELL GROUP  
5 UNION SQUARE WEST  
NEW YORK, NY 10003  
CONTACT: (212) 463-0334  
EMAIL: [REDACTED]

ARCHITECT OF RECORD  
GENE KAUFMAN ARCHITECT  
79 FIFTH AVENUE, 18 FLOOR  
NEW YORK, NY 10003  
CONTACT: (212) 625-8700  
EMAIL: [REDACTED]

LIGHTING DESIGNER  
FOCUS LIGHTING  
221 WEST 116th STREET  
NEW YORK, NY 10026-2409  
CONTACT: (212) 865-1565  
EMAIL: [REDACTED]



SEAT COUNT	
BAR	8
DINING RM. #104	48
DINING RM. #107	53
GARDEN	40
<b>TOTAL</b>	<b>149</b>

**HOTEL ENTRANCE**  
1 GROUND FLOOR FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

## rockwellgroup

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DATE	NO.	REMARKS
4/20/18	01	100% SD
10/26/18	02	100% DD
3/8/19	03	100% DD Public Spaces Rev 2
8/30/19	04	100% DD Public Spaces Rev 3
10/28/19	05	100% DD Public Spaces Rev 4
12/5/19	06	Addenda 1 Schematic Design
02/10/20	07	Addenda 1 Design Development

REVISIONS  
SHEET TITLE

## GROUND FLOOR FURNITURE PLAN

PHASE:  
SCALE: AS NOTED  
DRAWN BY:  
CHECKED BY:  
DATE: 2/10/2020  
JOB NO.: 17108  
SHEET NUMBER

# A1.401



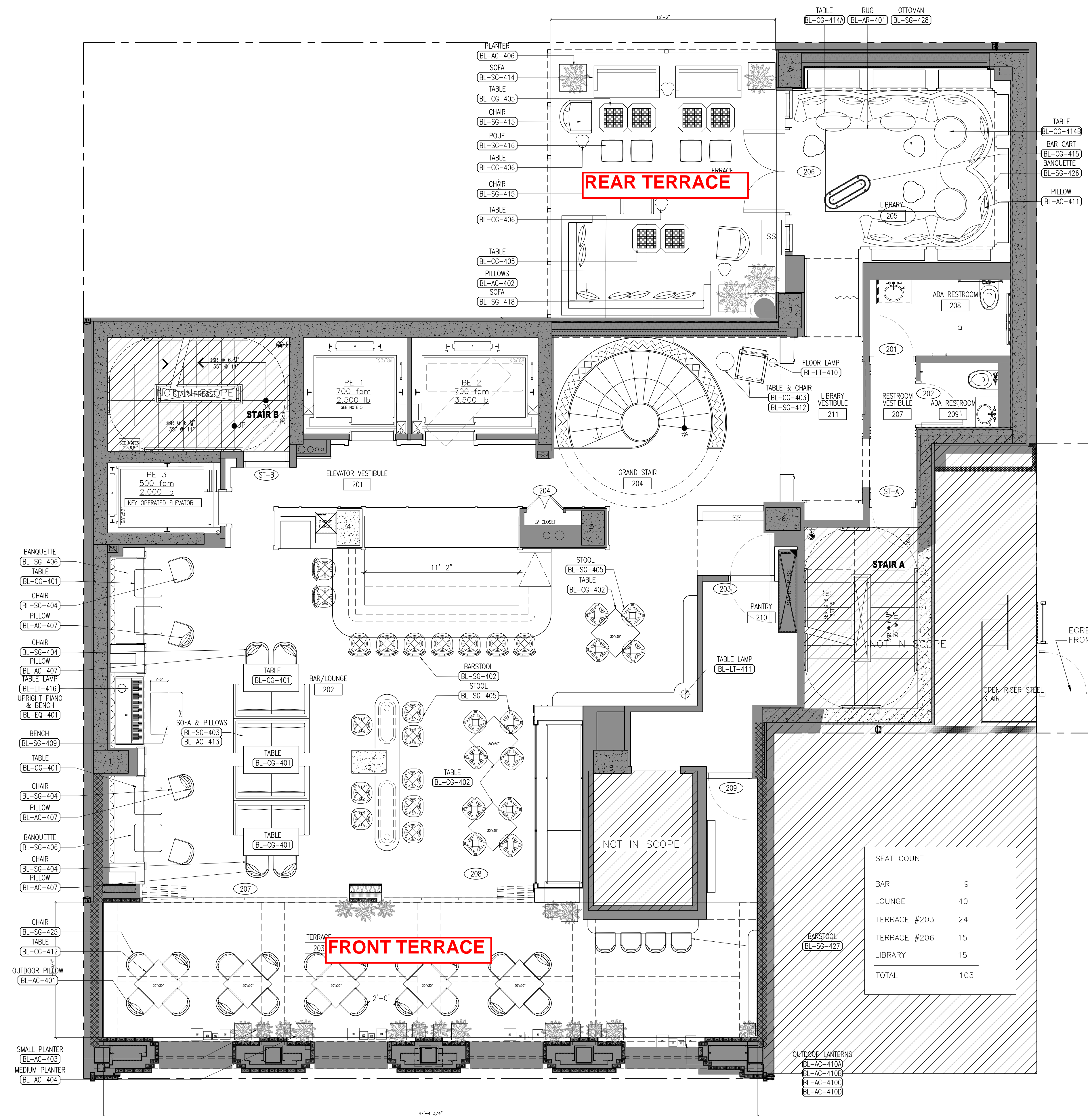
# 48TH STREET HOTEL

YYY 48 LLC  
15 VERBENA AVENUE, SUITE 200  
FLORAL PARK, NY 11001

**ARCHITECT**  
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**LIGHTING DESIGNER**  
FOCUS LIGHTING  
221 WEST 116TH STREET  
NEW YORK, NY 10026-2409  
CONTACT: -  
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01 2ND FLOOR FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

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DATE	NO.	REMARKS
4/20/18	01	100% SD
10/26/18	02	100% DD
3/8/19	03	100% DD Public Spaces Rev 2
8/30/19	04	100% DD Public Spaces Rev 3
10/28/19	05	100% DD Public Spaces Rev 4
12/5/19	06	Addenda 1 Schematic Design
02/10/20	07	Addenda 1 Design Development

REVISIONS

SHEET TITLE

### 2ND FLOOR FURNITURE PLAN

PHASE:

SCALE: AS NOTED

DRAWN BY:

CHECKED BY:

DATE: 2/10/2020

JOB NO.: 17108

SHEET NUMBER

## A1.402



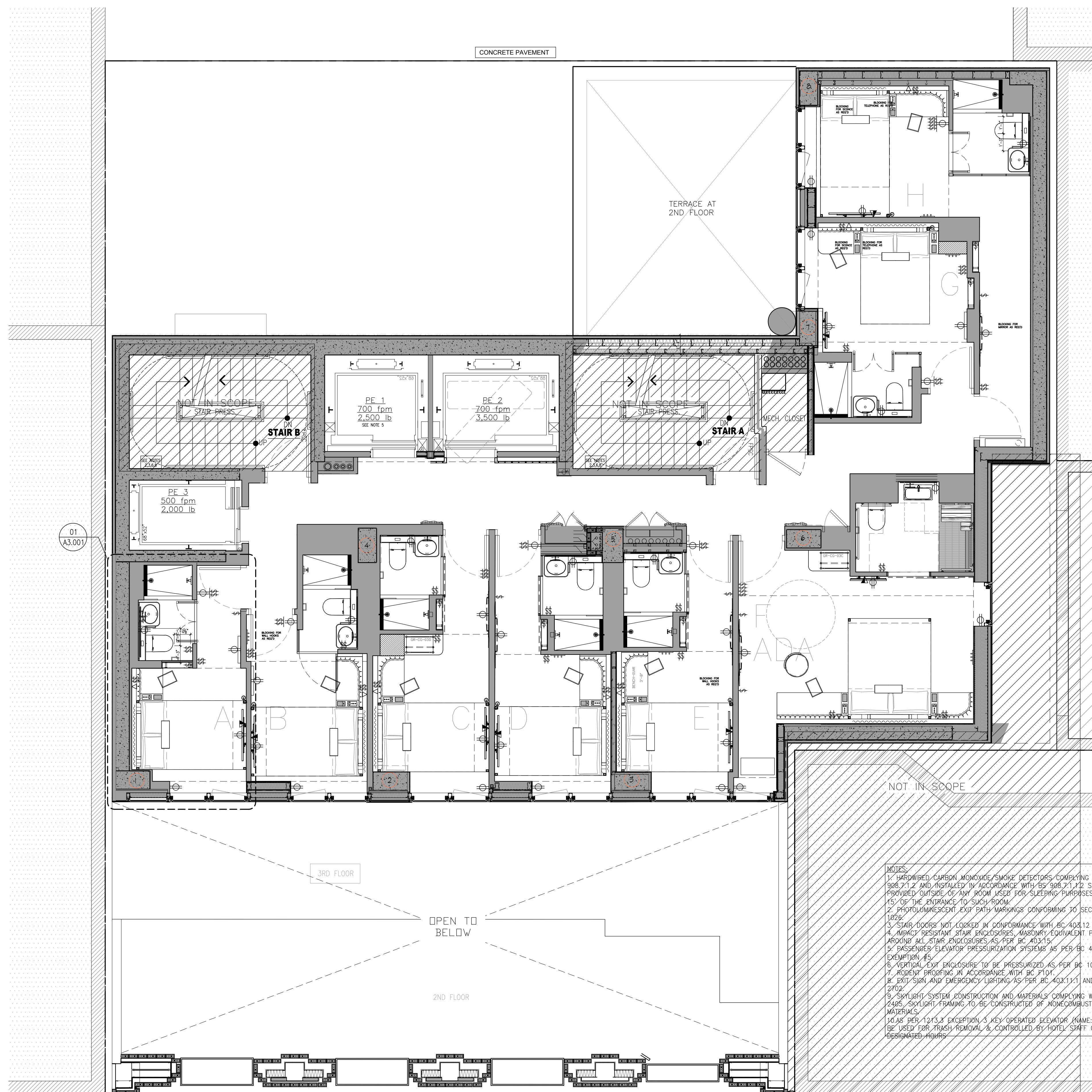
# 48TH STREET HOTEL

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- NOTES:**
1. HARDWIRED CARBON MONOXIDE (SMOKE) DETECTORS COMPLYING WITH 906.7.1.2 AND INSTALLED IN ACCORDANCE WITH 906.7.1.2 SHALL PROVIDED OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITH 15' OF THE ENTRANCE TO SUCH ROOM.
  2. PHOTOLUMINESCENT EXIT PATH MARKINGS CONFORMING TO SECTION 1009.
  3. STAIR DOORS NOT LOCKED IN CONFORMANCE WITH BC 403.12
  4. IMPACT RESISTANT STAIR ENCLOSURES, MASONRY EQUIVALENT PARTIT ABOVE ALL STAIR ENCLOSURES AS PER BC 403.15
  5. PASSENGER ELEVATOR PRESSURIZATION SYSTEMS AS PER BC 403.9. EXEMPTION #5
  6. VERTICAL EXIT ENCLOSURE TO BE PRESSURIZED AS PER BC 1019
  7. RODENT PROOFING IN ACCORDANCE WITH BC F101
  8. EXIT SIGN AND EMERGENCY LIGHTING AS PER BC 403.11.1 AND BC 2009
  9. SKYLIGHT SYSTEM CONSTRUCTION AND MATERIALS COMPLYING WITH E 2405. SKYLIGHT FRAMING TO BE CONSTRUCTED OF NONECOMBUSTIBLE MATERIALS
  10. AS PER 1213.3 EXCEPTION 3 KEY OPERATED ELEVATOR (NAME: PE3) BE USED FOR TRASH REMOVAL & CONTROLLED BY HOTEL STAFF ONLY DESIGNATED HOURS

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10/26/18	02	100% DD
3/8/19	03	100% DD Public Spaces Rev 2
8/30/19	04	100% DD Public Spaces Rev 3

### REVISIONS

SHEET TITLE

## FLOORS 04-07 FURNITURE PLAN

### PHASE:

SCALE: AS NOTED

### DRAWN BY:

CHECKED BY:

DATE: 8/30/2019

### JOB NO.:

17108

### SHEET NUMBER

# A1.404

01 FLOOR 04-07 FURNITURE PLAN  
SCALE: 1/4" = 1'-0"



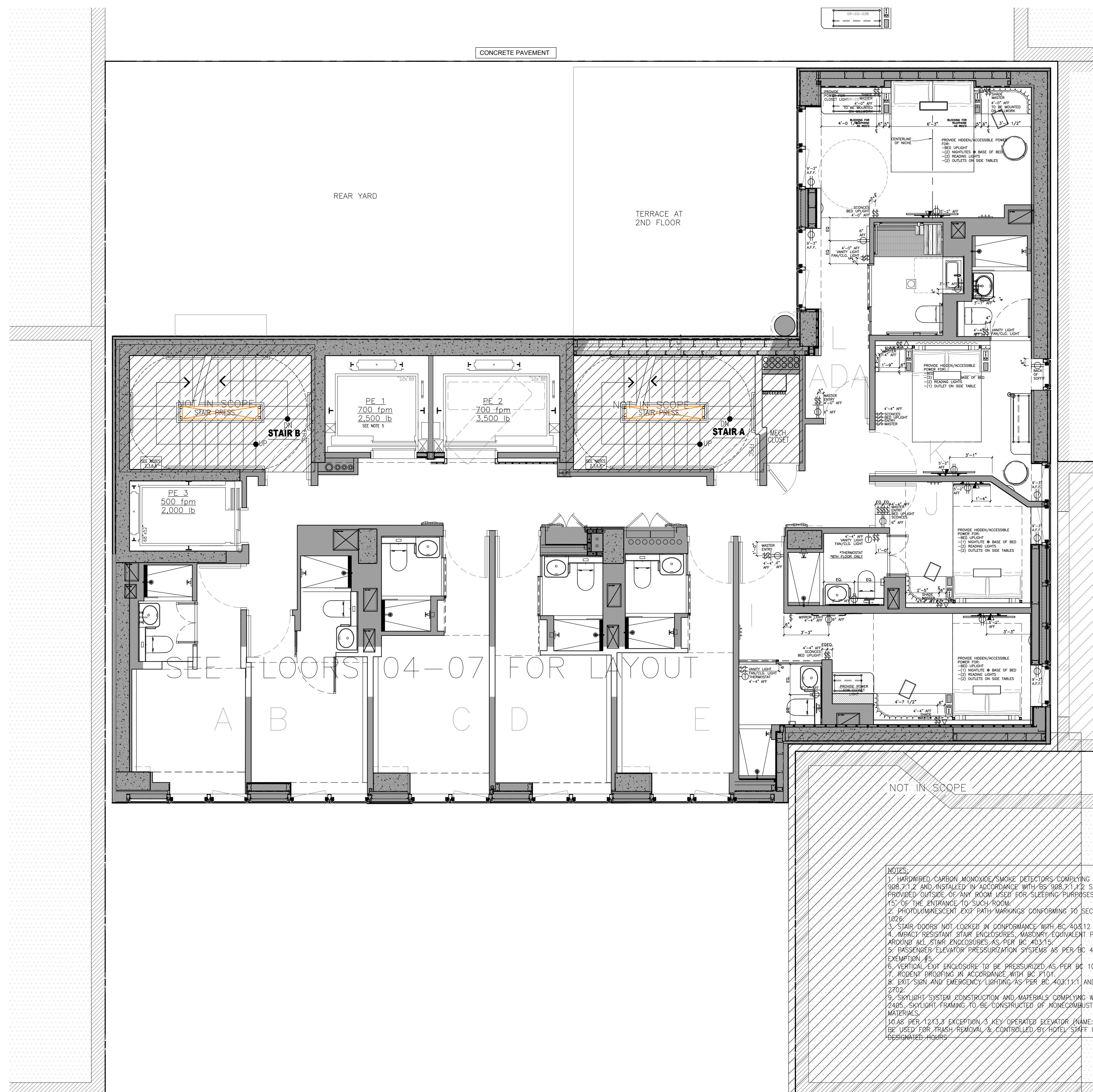
# 48TH STREET HOTEL

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FLORAL PARK, NY 11001

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- NOTES:**
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  2. PHOTOLUMINESCENT EXIT PATH MARKINGS CONFORMING TO SECTION 1009.
  3. STAIR DOORS NOT LOCKED IN CONFORMANCE WITH BC 403.12.
  4. IMPACT RESISTANT STAIR ENCLOSURES, MASONRY EQUIVALENT PARTIT ABOVE ALL STAIR ENCLOSURES AS PER BC 403.15.
  5. PRESSURIZED ELEVATOR PRESSURIZATION SYSTEMS AS PER BC 403.9. EXEMPTION #5.
  6. VERTICAL EXIT ENCLOSURE TO BE PRESSURIZED AS PER BC 1019.
  7. RODENT PROOFING IN ACCORDANCE WITH BC F101.
  8. EXIT SIGN AND EMERGENCY LIGHTING AS PER BC 403.11.1 AND BC 2707.
  9. SKYLIGHT SYSTEM CONSTRUCTION AND MATERIALS COMPLYING WITH E 2405. SKYLIGHT FRAMING TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
  10. AS PER 1213.3 EXCEPTION 3 KEY OPERATED ELEVATOR (NAME: PE3) BE USED FOR TRASH REMOVAL & CONTROLLED BY HOTEL STAFF ONLY DESIGNATED HOURS.

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10/26/18	02	100% DD
3/8/19	03	100% DD Public Spaces Rev 2
8/30/19	04	100% DD Public Spaces Rev 3

### REVISIONS

SHEET TITLE

## FLOORS 08-14 FURNITURE PLAN

### PHASE:

SCALE: AS NOTED

### DRAWN BY:

CHECKED BY:

DATE: 8/30/2019

### JOB NO.:

17108

### SHEET NUMBER

# A1.408

01 FLOORS 08-14 FURNITURE PLAN  
SCALE: 1/4" = 1'-0"

# 48TH STREET HOTEL

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3/8/19	03	100% DD Public Spaces Rev 2
8/30/19	04	100% DD Public Spaces Rev 3

- NOTES:**
1. HARDWIRED CARBON MONOXIDE/SMOKE DETECTORS COMPLYING WITH 908.71.2 AND INSTALLED IN ACCORDANCE WITH 908.71.2 SHALL PROVIDED OUTSIDE OF ANY ROOM USED FOR SLEEPING PURPOSES, WITH 15' OF THE ENTRANCE TO SUCH ROOM.
  2. PHOTOLUMINESCENT EXIT PATH MARKINGS CONFORMING TO SECTION 1007.
  3. STAIR DOORS NOT LOCKED IN CONFORMANCE WITH BC 403.12
  4. IMPACT RESISTANT STAIR ENCLOSURES, MASONRY EQUIVALENT PARTIT AROUND ALL STAIR ENCLOSURES AS PER BC 403.15.
  5. PASSENGER ELEVATOR PRESSURIZATION SYSTEMS AS PER BC 403.9. EXEMPTION AS
  6. VERTICAL EXIT ENCLOSURE TO BE PRESSURIZED AS PER BC 1019
  7. RODENT PROOFING IN ACCORDANCE WITH BC 7101
  8. EXIT SIGN AND EMERGENCY LIGHTING AS PER BC 403.11.1 AND BC 2707.
  9. SKYLIGHT SYSTEM CONSTRUCTION AND MATERIALS COMPLYING WITH E 2405. SKYLIGHT FRAMING TO BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS.
  10. AS PER 1213.3 EXCEPTION 3 KEY OPERATED ELEVATOR (NAME: PE3 BE USED FOR TRASH REMOVAL & CONTROLLED BY HOTEL STAFF ONLY DESIGNATED HOURS)

**REVISIONS**

SHEET TITLE

**FLOORS 15-26 FURNITURE PLAN**

**PHASE:**

SCALE: AS NOTED

DRAWN BY:

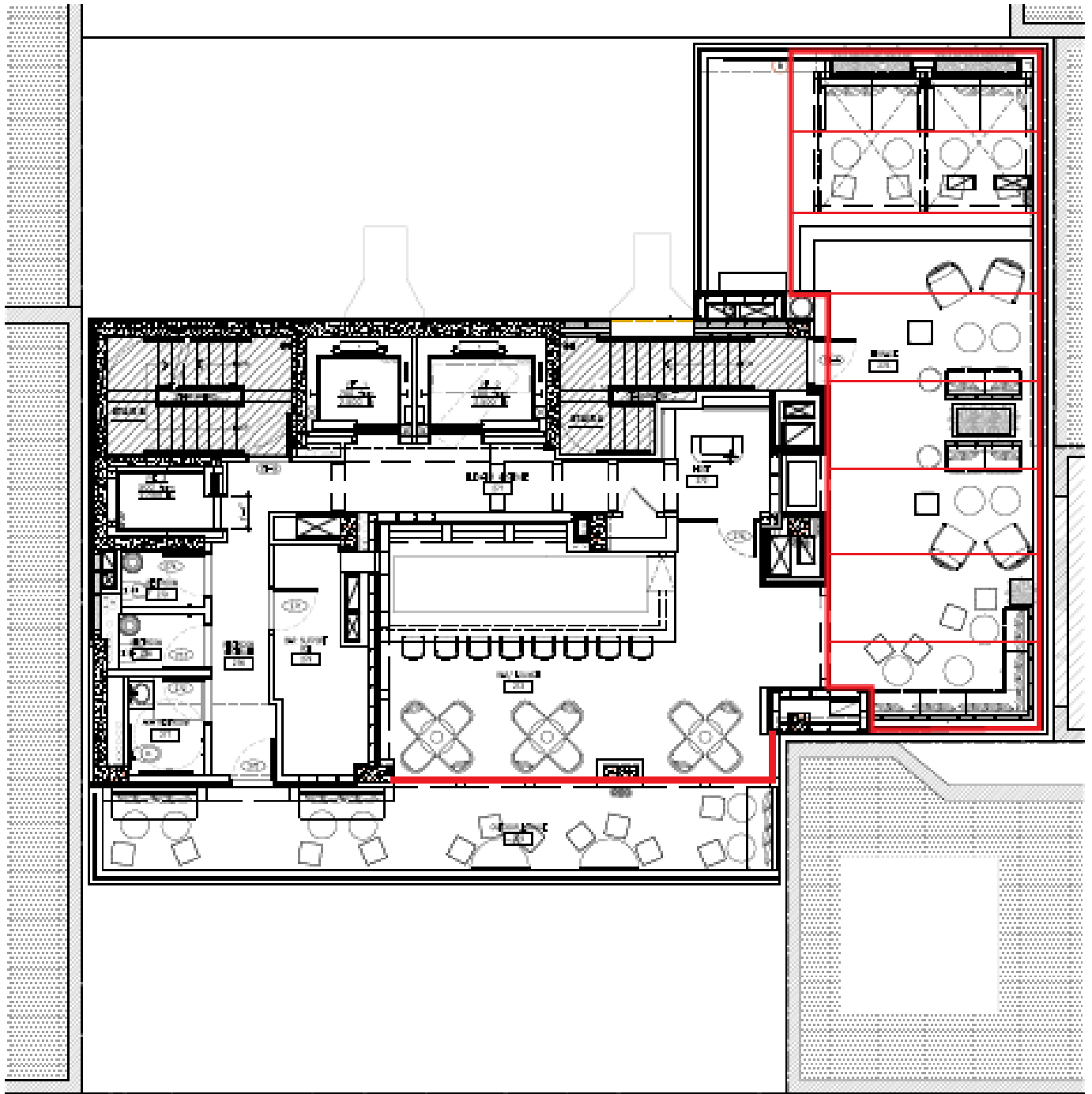
CHECKED BY:

DATE: 8/30/2019

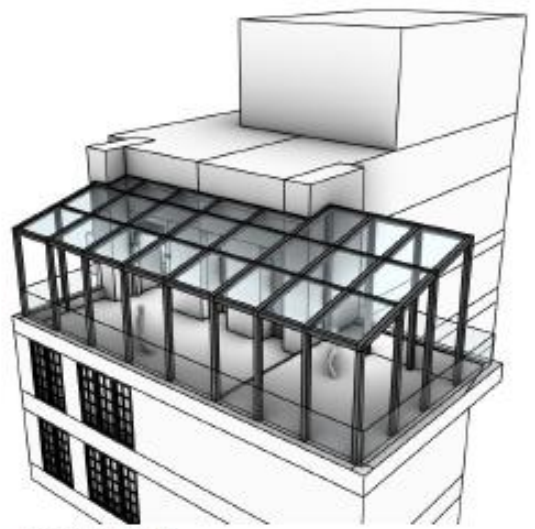
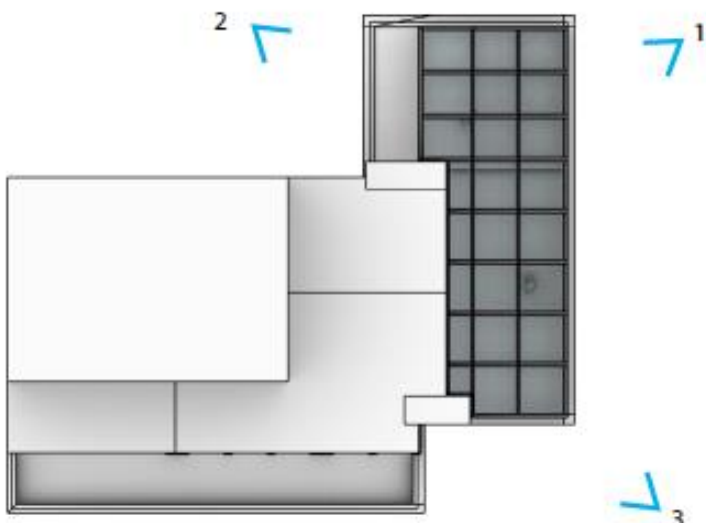
JOB NO.: 17108

SHEET NUMBER

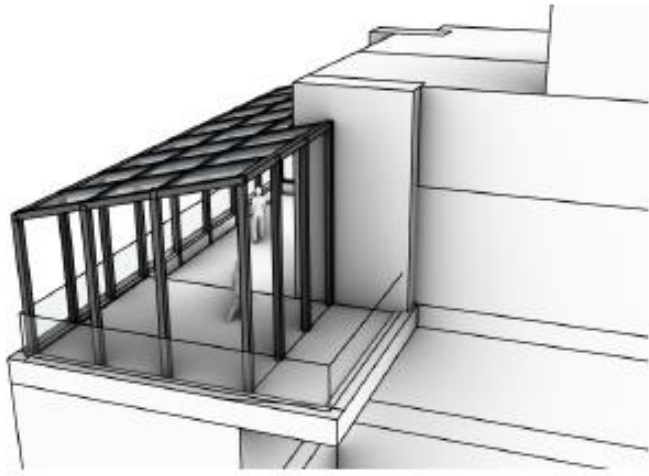
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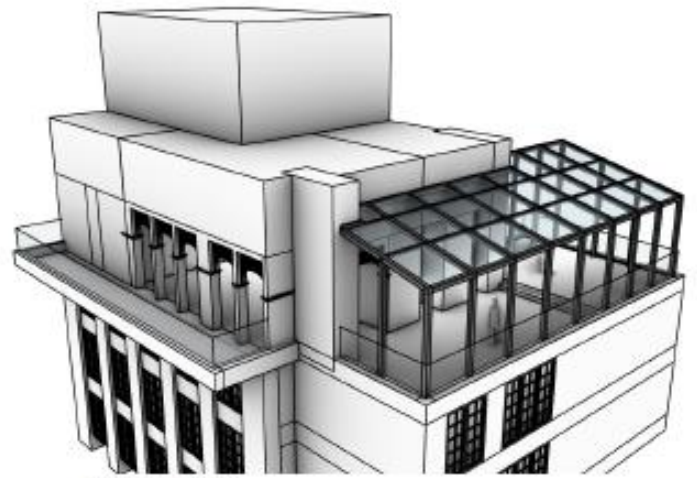




1 - VIEW FROM NE



2 - VIEW FROM NW



3 - VIEW FROM SE



## 5. Proximity Report

# Proximity Report for Location:

April 28, 2020

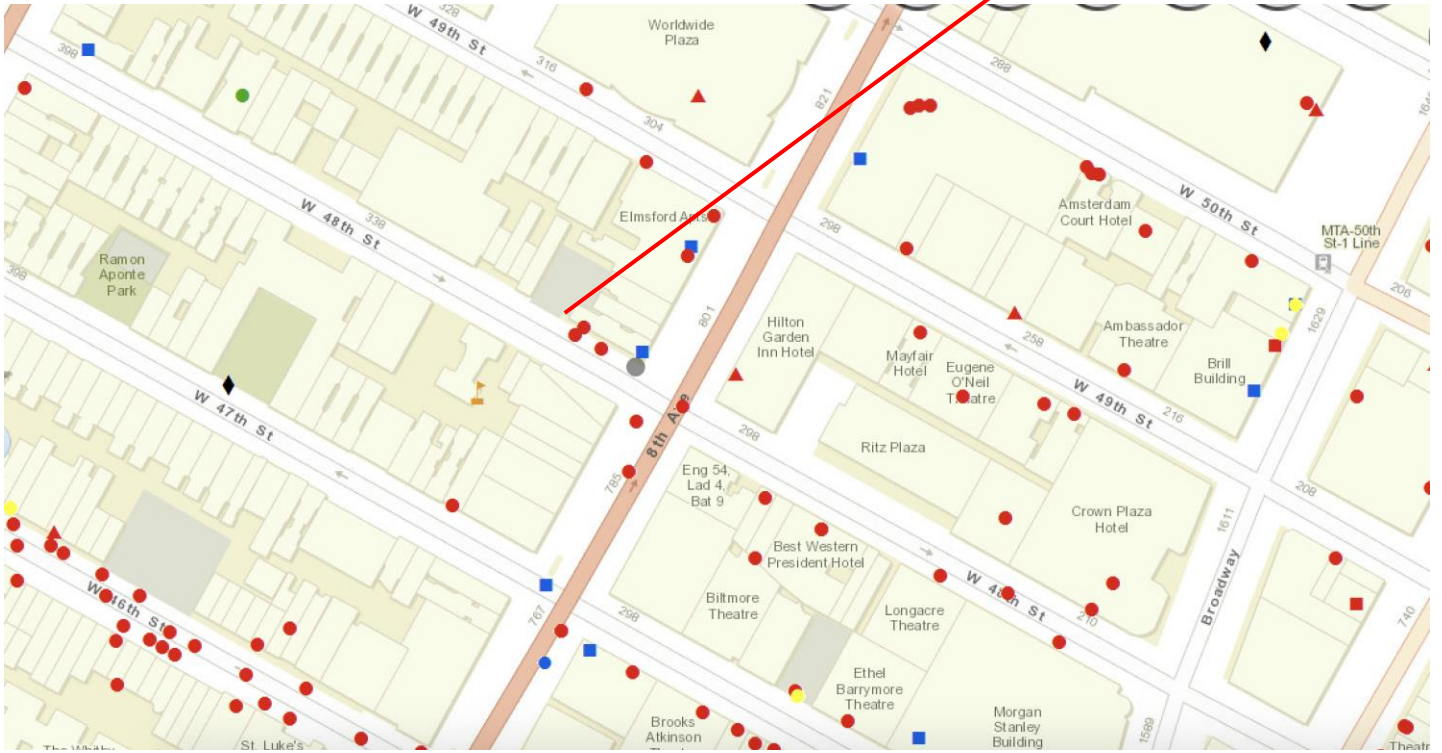
305 W 48th St, New York, NY, 10036

## On-Premise Licenses within 500 Feet

Name	Address	Approx. Distance
PATZERIA FAMILY & FRIENDS INC	311 W 48TH STREET	45 ft
787 EIGHTH AVE CORP	787 8TH AVENUE	65 ft
790 FRENCH LLC	790 8TH AVENUE	75 ft
C A P RESTAURANT CORP	303 W 48TH STREET	75 ft
MARIA S MONT BLANC RESTAURANT CORP	315 W 48TH STREET	80 ft
LATTITUDE WESTSIDE CORP	783 8TH AVE	125 ft
SAS RESTAURANTS LLC	807 8TH AVE	145 ft
WESTSIDE TM CORPORATION	813 8TH AVE	205 ft
LANTERN GLOBAL LLC	246 W 48TH ST	220 ft
316 WEST 49TH RESTAURANT CORP	316 W 49TH STREET	245 ft
SWEET HOSPITALITY GROUP	261 65 W 47TH ST	265 ft
DUTCH FRED'S INC	307 W 47TH ST	270 ft
LUSCIOUS INC	234 W 48TH ST	290 ft
FJ 48 CORP	234 W 48TH ST	290 ft
760 8TH AVE REST INC	760 766 8TH AVE AKA 268 W 47	325 ft
268 WEST 47TH REST INC	760 766 8TH AVE AKA 268 W 47TH	325 ft
MIL LLC	329 W 49TH STREET	335 ft
M 49 LLC	240 242 W 49TH ST	340 ft
49TH STREET RESTAURANT LLC	249 W 49TH STREET	350 ft
CASTLEKNOCK INC	264 266 W 47TH STREET	360 ft
JUJAMCYN THTRS LLC & SWEET HOSPITALITY GRP AS MGR	230 W 49TH ST	390 ft
SANDBAR CONCESSION INC	256 W 47TH STREET	415 ft
FMFS OF TIMES SQUARE LLC	253 W 47TH ST	430 ft
PONGSRI THAI RESTAURANT CORP	244 W 48TH STREET	440 ft
TRATTORIA TRE COLORI INC	254 W 47TH ST	445 ft
FEDERICO S RESTAURANT INC	249 251 W 50TH STREET	450 ft
PALM WEST CORPORATION	250 WEST 50TH STREET	460 ft
CAREGAN RESTAURANTS INC	252 W 47TH STREET	465 ft
BARRAJA INC	250 W 50TH STREET	465 ft
23 INNOVATIONS INC	308 W 50TH ST	470 ft
JUJAMCYN THTRS LLC & SWEET HOSPITALITY GRP AS MGR	219 W 48TH ST	475 ft
NISI AT 47 PARTNERS LLC	250 W 47TH ST	480 ft
REGENCY RESTAURANT LLC/LOUNGE 49 LLC	224 W 49TH STREET	490 ft
THEATRE REFRESHMENT CO OF NY INC	243 W 47TH STREET	490 ft



Applicant



PUBLIC INTEREST STATEMENT – 500’ RULE STATEMENT

Re: YYY Atlas 48 LLC., Civilian NYC LLC & YYY Atlas 48 Manager LLC.  
505 W. 48<sup>th</sup> Street, New York, New York 10036

This firm represents YYY Atlas 48 LLC., Civilian NYC LLC. & YYY Atlas 48 Manager LLC. (collectively, the “**Applicant**”) in connection with its application for a hotel liquor license.

The Applicant plans to open a 28-floor hotel at 305 W. 48<sup>th</sup> Street in Midtown Manhattan. The hotel will have approximately 203 guest rooms and occupancy over 1000. Hotel rooms will be on the upper floors of the hotel, with a restaurant on the ground floor, a bar on the second floor, and a rooftop food and beverage operation. The application for the Hotel Liquor License will cover alcohol service in the entire hotel including the guest rooms and above-referenced food and beverage outlets. The interior of the hotel will have 168 seats at 52 tables, with three stand-up bars throughout (on the ground floor level, second floor and partially enclosed rooftop) with and 25 bar stools (collectively). There are three exterior spaces – a ground floor garden, second floor terraces and a part of the rooftop, that are connected to food and beverage operations and have 141 seats at 43 tables. The Applicant’s hotel will use primarily recorded background music but will have the ability to use live and DJ music on occasion, similar to most other hotels in Manhattan. The live music will be trios or acoustic acts.

The following sub-sections of section 64 of the ABC Law specifically address the statutory requirements for the public convenience and advantage when there are three or more establishments with full liquor licenses within 500 feet of the applicant:

**(a) The number, classes and character of licenses in proximity to the location and in particular municipality or subdivision thereof.**

There are approximately 31 active establishments located within a 500-foot radius of the Applicant that hold full liquor licenses. The licensed premises currently within 500 feet are a mix of restaurants, theaters, bars, and one hotel. Of the licensed establishments, none are similar to the proposed operation of the Applicant’s hotel in that the majority of nearby licenses are for stand-alone bars and restaurants, not for hotels with multiple food and beverage outlets. Concerning the Hotel Liquor Licenses that exist in the area, there is only one within 500 feet (the Time Hotel), which is a boutique hotel nearly 500 feet from Applicant. The Applicant’s proposed method of operation will provide more guest rooms and hospitality space for New Yorkers and Times Square tourists alike.

**(b) Evidence that all necessary licenses and permits have been obtained from the state and all other governing bodies**

The proposed premises will obtain an updated Temporary Certificate of Occupancy or Certificate of Occupancy from the New York City Department of Buildings which allows for eating /drinking use of the space. The Applicant will apply for any and all necessary licenses,

permits and certifications including, but not limited to, Workers Compensation and Disability Insurance, Certificate of Authority to Collect Sales Taxes, Certificate of Assumed Name and Department of Health and Mental Hygiene permit.

**(c) Effect of the grant of the license on vehicular traffic and parking in proximity to the location**

Applicant's hotel is located on 48<sup>th</sup> Street between Eighth and Ninth Avenues, one block west of Times Square, a very busy area of the Midtown Manhattan and Hell's Kitchen neighborhoods. It is anticipated that the majority of patrons will access the hotel and the restaurants by foot, public transportation or taxi. Inasmuch as the area has a significant amount of tourism and lively entertainment facilities – theaters, restaurants and bars – and that nearby Times Square is an attraction itself, the addition of this boutique hotel should not impact traffic and parking in proximity to the location.

**(d) The existing noise level at the location and any increase in noise level that would be generated by the proposed premises**

The Applicant is applying for a Hotel Liquor License for a hotel with mostly interior hospitality space. Applicant has designed its hotel programming to comport with the majority of recommendations and guidelines of the Community Board for interior and exterior space; only two interior spaces will operate until 4:00am while the rest will end service at an earlier hour. Further, the Applicant has also agreed to close all doors and windows in its space by 10:00pm during the week, and 11:00pm on weekends in accordance with the recommendations of the community board.

**(e) The history of liquor violations and reported criminal activity at the proposed premises**

There are no known violations or any history of criminal activity at the premises.

**(f) Other considerations**

Issuance of the instant on-premises Hotel Liquor License will promote the public interest in that it will be a positive contribution to the economy by way of the jobs created, wages paid, income, sales and other taxes collected, state and local license revenues, and maintenance of the local real estate tax base. It will provide guest rooms for tourists to the city as well as a place for locals to spend a night having a good meal in their neighborhood.