



THE CITY OF NEW YORK
 MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003
 Phone: (212) 533-5300 - Fax: (212) 533-3659
 www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

Community Board 3 Liquor License Application Questionnaire

Please bring the following items to the meeting:

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

- Photographs of the inside and outside of the premise.
- Schematics, floor plans or architectural drawings of the inside of the premise.
- A proposed food and or drink menu.
- Petition in support of proposed business or change in business with signatures from residential tenants at location and in buildings adjacent to, across the street from and behind your proposed location. Petition must give proposed hours and method of operation. For example: restaurant, sports bar, combination restaurant/bar. (petition provided)
- Letter of notice of proposed business to block or tenant association if one exists. E-mail the CB3 office at **info@cb3manhattan.org** for help to find block associations.
- 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: MARCH 25 2013

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.

Type of license: FULL LIQUOR LICENSE Is location currently licensed? Yes No

If alteration, describe nature of alteration: SOUNDPROOFING, MINOR RENOVATIONS

Previous or current use of the location: BAR/LOUNGE SINCE 1995

Corporation and trade name of current license: SAFF INC. D/B/A SAPPHIRE LOUNGE

APPLICANT:

Premise address: 249 ELDRIDGE ST NYC NY 10002

Cross streets: HOUSTON & STANTON

Name of applicant and all principals: JAHANGIR SALARIMATIN

Trade name (DBA): SAPPHIRE LOUNGE

PREMISE:

Type of building and number of floors: MIXED COMMERCIAL/RESIDENTIAL USE
6 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: _____

Does premise have a valid Certificate of Occupancy and all appropriate permits, including certificate
of occupancy for back or side yard intended for commercial use? Yes No

Indoor Certificate of Occupancy 74 Outdoor Certificate of Occupancy _____
(fill in maximum NUMBER of people permitted) 74

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

Zoning designation (check zoning using map: <http://gis.nyc.gov/doitt/nycitymap/> - please give
specific zoning designation, such as R8 or C2): C6-2A

Is this premise wheel chair accessible? Yes No

PROPOSED METHOD OF OPERATION:

What type of establishment will this be (i.e.: restaurant, bar, performance space, club, hotel)?
BAR/LOUNGE

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

What are the proposed days/hours of operation? (Specify days and hours each day and hours of
outdoor space) 7 DAYS / WEEK, 7PM - 4AM

Number of tables? 15 SMALL TABLES Number of seats at tables? 45

How many stand-up bars/ bar seats are located on the premise? 1 STAND-UP BAR + 7 BAR
STOOLS
(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): L SHAPE, 16 FT 8 INCHES X 7 FT 5 INCHES

Any food counters? Yes No If Yes, describe: _____

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

GRANDFATHERED LICENSE DOES NOT REQUIRE FOOD

What are the hours kitchen will be open? N/A

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

How many employees will there be? 5

Do you have or plan to install French doors accordion doors or windows? NO

Will you agree to close any doors and windows at 10:00 P.M. every night? Yes No NO 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 _____

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

Please describe your sound system: 4 SPEAKERS, 1 SUBWOOFER

Will you host promoted events, scheduled performances or any event at which a cover fee is

charged? If Yes, what type of events or performances are proposed? TODAY: NO EXTERNAL

PROMOTERS, OCCASIONAL \$5 COVER ON WEEKENDS, TOMORROW: NO EXTERNAL

PROMOTERS, NO COVER CHARGE

How do you plan to manage vehicular traffic and crowds on the sidewalk caused by your establishment? Please attach plans.

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

AT LEAST 2 SECURITY PERSONNEL AT ALL TIMES (74 MAXIMUM CAPACITY)

How do you plan to manage noise inside and outside your business so neighbors will not be affected? Please attach plans. NEW SOUNDPROOFING - SEE SOUND ISOLATION

Do you have or plan to install sound-proofing? STUDY

APPLICANT HISTORY:

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

If yes, please indicate name of establishment: SAFF INC D/B/A SAPPHIRE LOUNGE

Address: 299 ELDRIDGE ST NYC NY 10002 Community Board # CB3

Dates of operation: SINCE MARCH 1995

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 "BIJAN'S RESTAURANT" DCS GROUP INC

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? 4 FULL BAR, 1 B $\frac{1}{2}$ W ONLY

How many licensed establishments are within 500 feet? 8 FULL BAR, 3 B $\frac{1}{2}$ W ONLY, 1 BEER ONLY

Is premise within a 500 foot radius of 3 or more establishments with OP licenses? Yes No (DELI)

How many On-Premise (OP) liquor licenses are within 500 feet? 8 FULL BAR, 1 B $\frac{1}{2}$ W ONLY

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

If there is a school or place of worship within 200 feet of your premise on the same block, submit a block plot diagram or area map showing its location in proximity to your premise and indicate the distance and name and address of the school or house of worship.

COMMUNITY OUTREACH:

If there are block associations or tenant associations in the immediate vicinity of your location, you must contact them. **Please attach proof (copies of letters and poster) that you have advised these groups of your application with sufficient time for them to respond to your notice.** You may contact the Community Board at info@cb3manhattan.org for any contact information.

Please 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).

Subj: **Fwd: Saff Inc.- 249 Eldridge Street - FORWARD**
Date: 3/6/2013 1:48:17 P.M. Eastern Standard Time
From: SLA@CarrerasMcCallen.com
To: kiwichr@aol.com

Jahan,

Forwarded herewith is the Community Board confirmation for your records.

From: Matt

----- Forwarded message -----

From: <echan@cb3manhattan.org>
Date: Wed, Mar 6, 2013 at 12:01 PM
Subject: RE: Saff Inc.- 249 Eldridge Street
To: Carreras & McCallen PLLC <sla@carrerasmccallen.com>
Cc: Susan Stetzer <ssetzer@cb3manhattan.org>

Hi Matt, just to reconfirm that Saff Inc (d/b/a: Sapphire Lounge), 249 Eldridge Street was not placed on the agenda because CB3 had no objection of the alteration to the facade, the repositioning of one of the doors, the conversion of the rear storage room to a VIP lounge, and the installation of additional sound-proofing. Please let us know if you have any other questions. Thank you.

Edwin Chan, Community Associate

Community Board 3, Manhattan

59 East 4th Street - New York, NY 10003

[212.533.5300](tel:212.533.5300) x203 - Fax: [212.533.3659](tel:212.533.3659)

<http://www.cb3manhattan.org/>

Please visit the CB3 website to join the e-mail list.

From: Carreras & McCallen PLLC [mailto:sla@carrerasmccallen.com]
Sent: Tuesday, March 05, 2013 5:51 PM
To: Edwin Chan
Subject: Saff Inc.- 249 Eldridge Street

Edwin- pursuant to our discussion earlier today, please find attached the following items: the 30-day notice form, cover letter, certified mail receipt, signed green card (both sides). these were originally mailed to CB #3 on January 22, 2013. Please confirm that Community Board 3 is not requiring the applicant to appear at the committee meeting on March 11, 2013 in connection with the alteration application. Thank you for your attention to this matter. Matt Leone.

Thursday, March 07, 2013 AOL: KiwiChr

Petition to Support Proposed Alteration

(MORE SIGNATURES TO BE ADDED SHORTLY)

Date: 3/25/13

The following undersigned residents of the area support proposed alterations: soundproofing, renovation of the building façade, renovation of the bar/lounge interior

To the following establishment: Saff Inc. d/b/a Sapphire Lounge

Address of premises: 249 Eldridge St. New York, NY 10002

This business is a: bar/lounge

The hours of operation are: 7 days a week, 7pm - 4am

PLEASE NOTE: Signatures should be from residents of building, adjoining buildings and within 2-block area.

Other information regarding the license: There is no plan to change the license, capacity or usage of Sapphire Lounge. This is only a proposal to provide additional soundproofing and to make general renovations.

| Name | Signature | Address |
|---------------|-------------|-------------------------|
| Chiun Ng | Chiun Ng | 249 Eldridge St, Apt 12 |
| Karl Toobey | [Signature] | 249 Eldridge St #1 |
| JAMIN TITELIS | [Signature] | 249 Eldridge St #1 |

Jahangir Salarimatin
Sapphire Lounge
249 Eldridge Street.
New York, NY 10002
(646) 541-5871

March 21st, 2013

Dear Members of the Eldridge Street Block Association:

As is required by Community Board 3 in advance of my presentation to them on April 8th, this is an official letter notifying you of my proposed renovations to Sapphire Lounge, located at 249 Eldridge Street. I will greatly appreciate your support of the renovations I am proposing.

As we discussed in our first meeting with some of you on Thursday March 14th, renovations will include updating the soundproofing in order to reduce noise within and outside of the building. In addition, renovations will include opening up the wall behind the bar as well as some general "facelifting" of the place.

I exchanged messages with Meral this week about inviting you all to Sapphire Lounge next week so we can review the renovation plans further in person on site. At that meeting, I will show existing and proposed modified floor plans. I will also provide materials that indicate the plan for soundproofing and its proposed efficacy.

To be clear: I am neither proposing to expand the capacity of Sapphire nor to change its usage. These renovations are largely aesthetic in nature, with some minor structural changes. The primary goals of the renovations are 1) to reduce noise 2) to make the lounge more efficient and 3) to make it look beautiful. Since I live in the building, I have a clear interest in making these renovations a success.

Please let me know if you can join me at Sapphire Lounge on Tuesday, March 26th at 7pm so we can discuss the renovation plan further.

Thanks very much for your time and your consideration.

Best regards,

Jahan



CC-1-Y

LAW OFFICES
CARRERAS & McCALLEN PLLC

11 PARK PLACE - SUITE 1210

NEW YORK, NY 10007-2801

212-732-3640

FAX 212-732-3670

E-MAIL: SLA@CARRERASMCCALLEN.COM

CHARLES J. CARRERAS *
THOMAS J. McCALLEN
*RETIRED

OF COUNSEL
MATTHEW A. LEONE

March 15, 2013

Certified Mail - Return Receipt Requested

Manhattan Community Board No. 3
59 E. 4th Street
New York, NY 10003

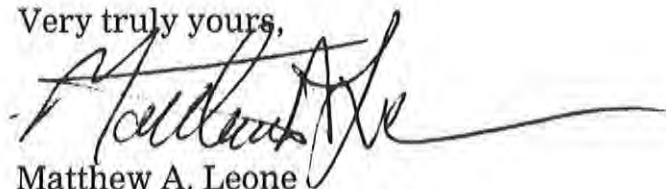
Re: **Saff Inc.**
d/b/a **Sapphire Lounge**
249 Eldridge Street
New York, NY 10002

Dear Sir/Madam:

Pursuant to §64(2-a) of the Alcoholic Beverage Control Law, this is to advise you that my client will be filing an application with the New York State Liquor Authority for permission to make alterations to the above premises. Alterations to include an upgrade of the facade, repositioning of one of the doors, addition of service bar, conversion of rear storage room to rear lounge, the installation of additional soundproofing and the re-shaping of the bar from a straight rectangle to a horseshoe shape so that the bartender(s) can serve from either side. There will be no increase in the occupancy (74 persons) or the use of the premises. These alterations are proposed in conjunction with an overall renovation of the building at 249 Eldridge Street, which is currently underway.

I am enclosing the required alteration application notice form. Thank you for your attention in this matter. I am also enclosing the original letter dated January 22, 2013.

Very truly yours,



Matthew A. Leone

MAL:mrv
Enclosures

9502 0014 7000 0110 0001 7103 7001 7001

Postal Service
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com

OFFICIAL USE

| | |
|--|----------------|
| Postage | \$ 4.50 |
| Certified Fee | 2.95 |
| Return Receipt Fee (Endorsement Required) | 2.30 |
| Restricted Delivery Fee (Endorsement Required) | |
| Total Postage & Fees | \$ 9.75 |

Sent to
 Manhattan Community Board 3
 Street, Apt. No. 59 E 4th Street
 or PO Box No.
 City, State, ZIP+4 New York, NY 10003

PS Form 3800, August 2006 See Reverse for Instructions

First-Class Mail
 Postage & Fees Paid
 USPS
 Permit No. G-10

IP+4 in this box •
 LLC
 0



Re: SAFF INC.

COPY

OF COUNSEL
 MATTHEW A. LEONE

DM

January 22, 2013

Manhattan Community Board No. 3
 59 E. 4th Street
 New York, NY 10003

Re: **Saff Inc.**
d/b/a Sapphire Lounge
 249 Eldridge Street
 New York, NY 10002

Dear Sir/Madam:

Pursuant to §64(2-a) of the Alcoholic Beverage Control Law, this is to advise you that my client will be filing an application with the New York State Liquor Authority for permission to make alterations to the premises. Alterations to include an upgrade of the facade, repositioning of one of the doors, conversion of rear storage room to a VIP lounge, the addition of a service bar and installation of additional sound-proofing. There will be no increase in the occupancy (74 persons) or the use of the premises. These alterations are proposed in conjunction with an overall renovation of the building at 249 Eldridge Street, which is currently underway.

I am enclosing the required alteration application notice form. Thank you for your attention in this matter.

Very truly yours,

Matthew A. Leone

MAL:mrv
 Enclosure

ALCOHOL ESTABLISHMENTS: NEARBY (SEE KEY ON SEPARATE PAGE)

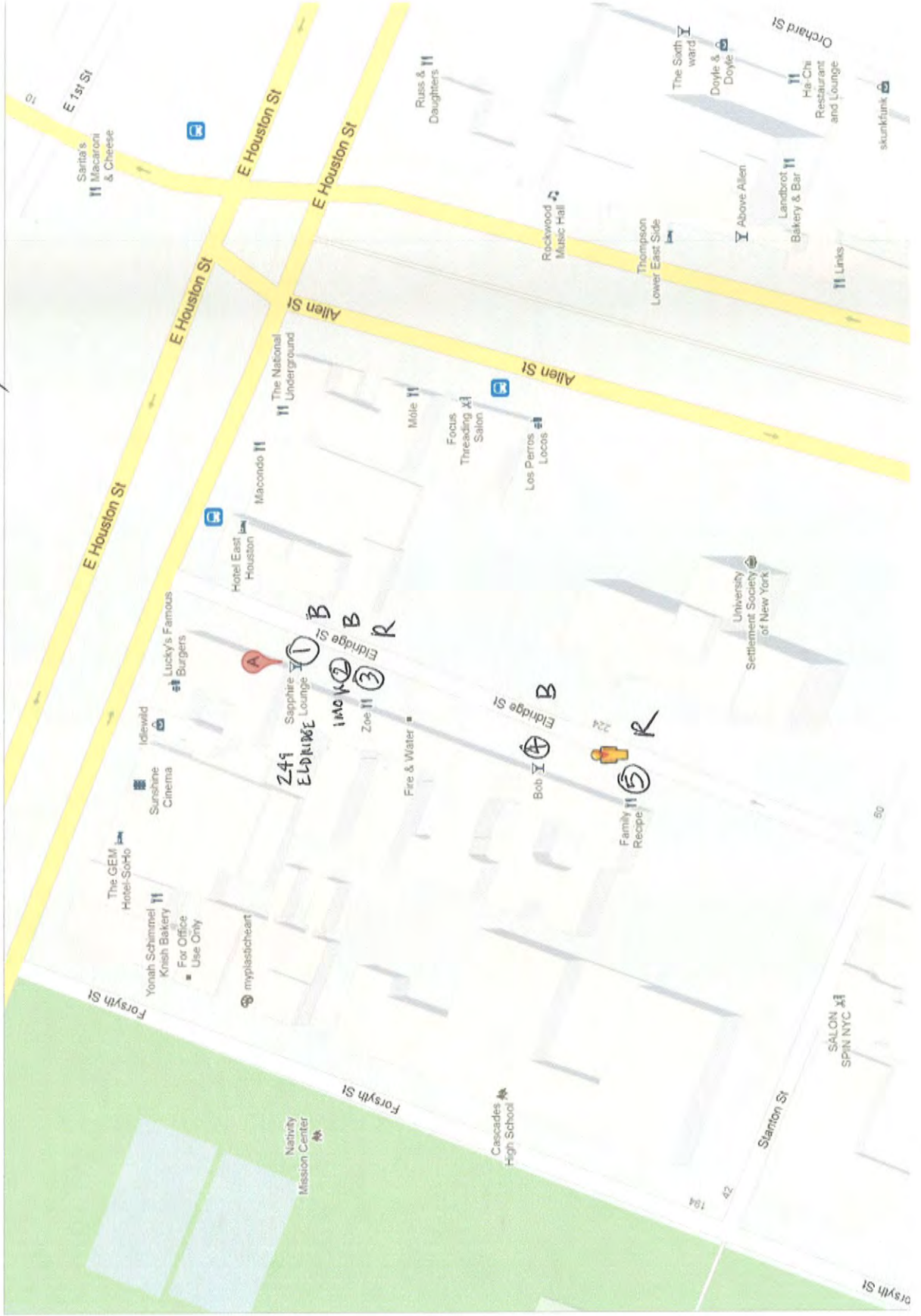
To see all the details that are visible on the screen, use the "Print" link next to the map.





ALCOHOL ESTABLISHMENTS:
THE BLOCK (SEE KEY ON SEPARATE PAGE)

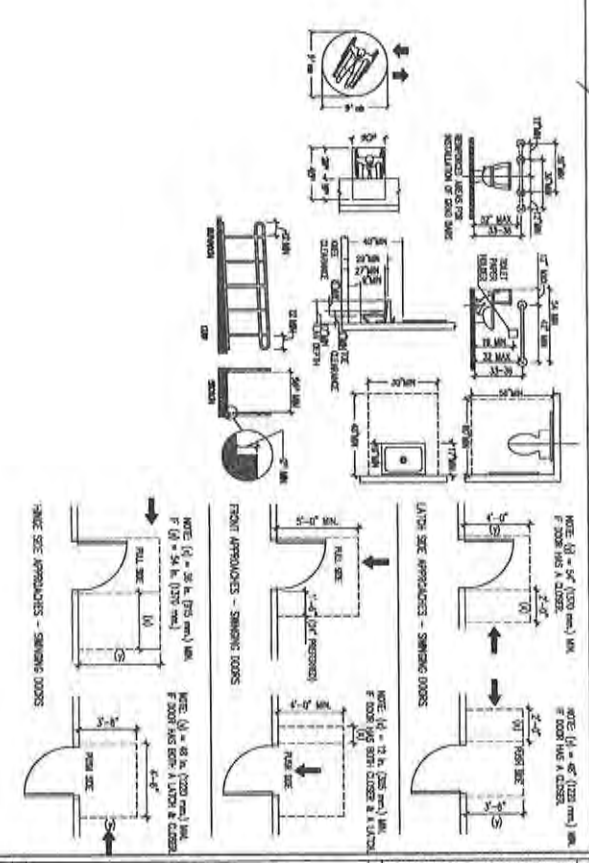
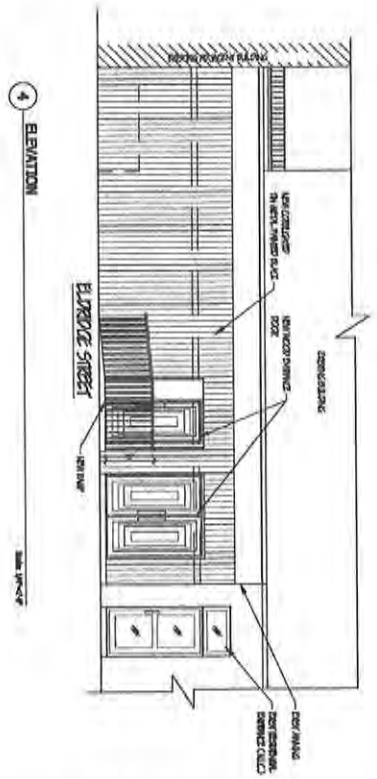
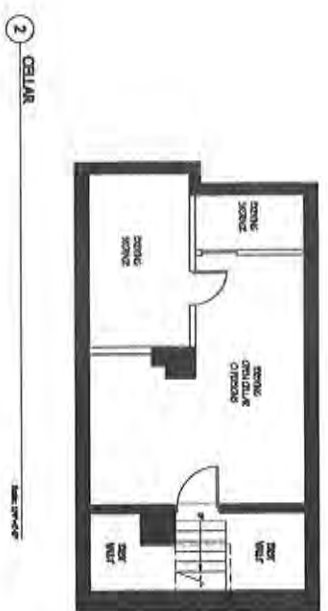
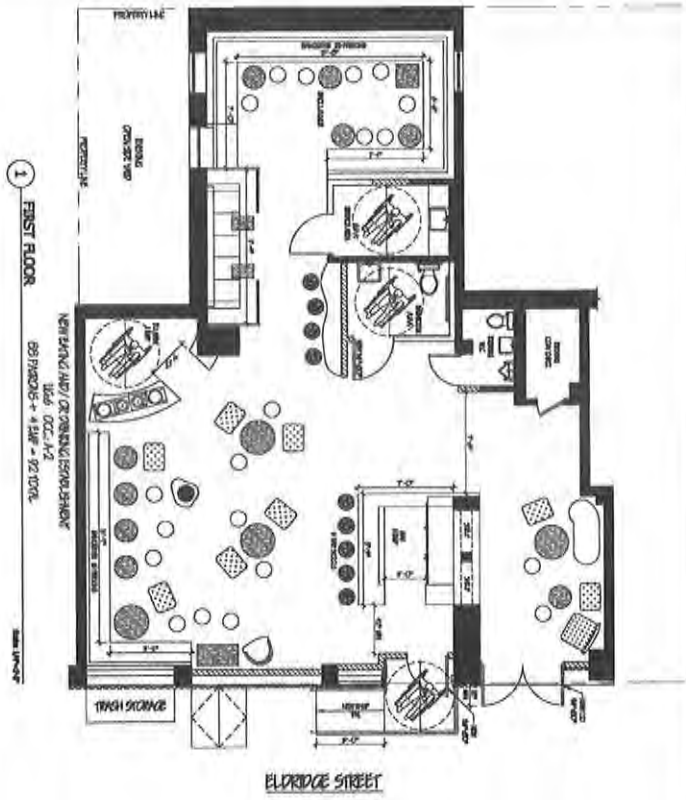
To see all the details that are visible on the screen, use the "Print" link next to the map.



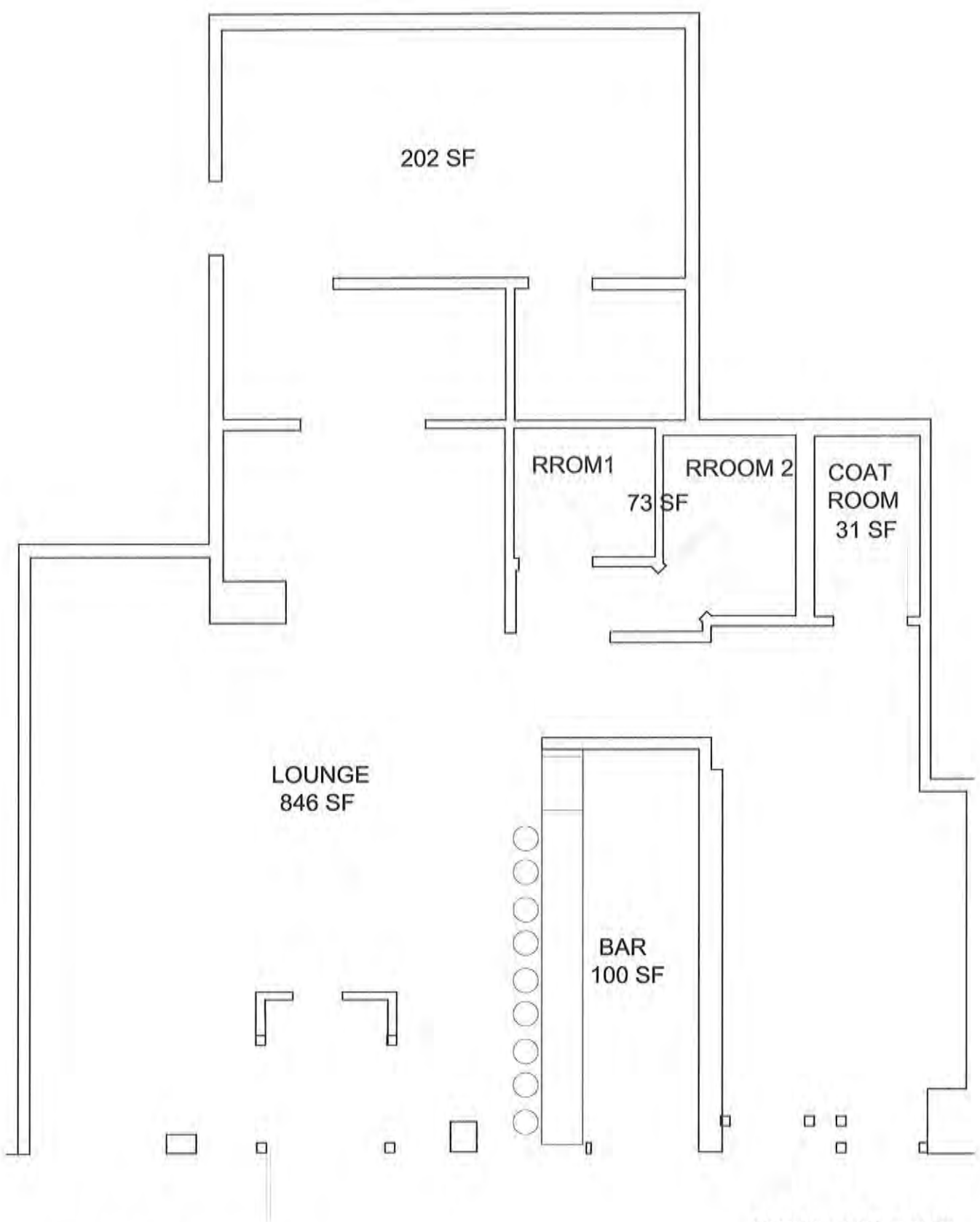
Alcohol establishments key

- 1) Sapphire Lounge (249 Eldridge St). Bar/Lounge. O/P Full bar
- 2) If Mom Only Knew (IMOK) (247 Eldridge St). Bar/Lounge. O/P Full bar
- 3) Zoe (245 Eldridge St). Restaurant O/P Full bar
- 4) Bob (235 Eldridge St). Bar/Lounge. O/P Full bar
- 5) Family Recipe (231 Eldridge St). Restaurant. O/P. B&W only
- 6) Apizz (217 Eldridge St). Restaurant. O/P Full bar
- 7) White Rabbit (145 E. Houston St). Bar/Lounge. O/P Full bar
- 8) Macondo (157 E. Houston St). Restaurant. O/P Full bar
- 9) National Underground (159 E. Houston St). Bar/lounge. O/P Full bar
(currently closed by Health Department)
- 10) 159 E. Houston Deli (159 E. Houston St). Deli. Beer only
- 11) Mezzetto (161 E. Houston St) Restaurant. O/P Full bar
- 12) Mole (205 Allen St) Restaurant. O/P Full bar
- 13) Allen Street Deli (203 Allen St) Deli. Beer only
- 14) Los Perros Locos (201 Allen St) Restaurant. O/P B&W only
- 15) Pala Pizza (198 Allen St) Restaurant O/P Full bar
- 16) Rockwood Music Hall (192 Allen) Bar/lounge O/P Full bar
- 17) Thompson Hotel / Above Allen / Blue Ribbon Sushi (190 Allen St)
Bar/Lounge, Restaurant. O/P Full bar
- 18) Links (188 Allen St) Restaurant. O/P B&W only
- 19) Epsteins (82 Stanton) Restaurant/Bar/Lounge. O/P. Full bar
- 20) Tuck Shop (68 E. 1st St) Restaurant. O/P B&W only
- 21) La Vie (64 E. 1st St) Bar/lounge. O/P Full bar
- 22) Prima (58 E. 1st St) Restaurant. O/P Full bar
- 23) Prune (54 E. 1st St) Restaurant. O/P Full bar
- 24) Joe Does (45 E. 1st St). Restaurant. O/P Full bar
- 25) Cozy Café (43 E. 1st. St). Restaurant. O/P B&W only

SAPPHIRE LOUNGE (249 ELDRIDGE ST): PROPOSED FLOOR PLAN



| | | | |
|---|--|---|--|
| <p>DATE: 01/10/2024 DRAWN BY: [Name] CHECKED BY: [Name]</p> | <p>PROJECT: SAPPHIRE LOUNGE 249 ELDRIDGE STREET NEW YORK, NEW YORK</p> | <p>OWNER: [Name] ARCHITECT: [Name]</p> | <p>SCALE: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0"</p> |
|---|--|---|--|



SCALE: 1/2" = 1'-0"

AREA SQ FOOTAGE

| | |
|------------------|----------------|
| LOUNGE | 846 SF |
| BAR | 100 SF |
| RESTROOMS | 73 SF |
| COAT ROOM | 31 SF |
| STORAGE | 202 SF |
| TOTAL SF: | 1252 SF |

Sapphire Lounge(249 Eldridge St)
 CURRENT FLOOR PLAN

Date: March 21, 2013

To: Jahan Salarimatin
Saff Inc.
249 Eldridge St.
New York, NY 10002

From: David Kotch & Sam Neff– Criterion Acoustics

Re: 249 Eldridge St. – Sound Isolation Study – Version 1

1) Overview

Criterion Acoustics was asked to perform an acoustic evaluation of the existing bar and lounge *Sapphire* located at 249 Eldridge St. Currently the music in *Sapphire* is bothersome to upstairs neighbors, primarily the tenants of apartments 4 & 5. *Sapphire* is planning to undergo renovations to the interior and existing sound system. Ownership wants to ensure that music playback in the redesigned space will not offend the upstairs apartments.

This lounge will primarily be used with low to medium level amplified music playback through an installed sound system. Criterion Acoustics was asked to address the possibility of bothersome sound offending the upstairs apartments, specifically apartments 4 & 5, as well as the street area in front of the lounge. This report outlines our findings regarding the sound transmission from the lounge space to the apartments and the street in front.

2) Executive Summary

Through discussions with ownership, it was determined that the maximum operating levels inside of the lounge will be 96-100 dBC. dBC is used in the report and often confused and incorrectly interchanged with dBA or dBZ. dBC accounts for low frequency energy or “bass” and therefore is often greater than a dBA weighting measurement. 100dBC would be a loud restaurant/lounge on a Saturday night, but is much “quieter” than a dance club or disco. A point of comparison would be NYC dance clubs which typically operate at 118dBC-130dBC.

As currently constructed, music at these levels is clearly audible in upstairs apartments, and exceeding the limits outlined in the *NYC Noise Code 2005* (see below). The existing isolation needs to be removed and reconstructed with the supplied details. If properly constructed, music will be barely perceivable in the upstairs apartments and below the outlined levels in the *NYC Noise Code*. There will be little concern of bothersome sound reaching the street outside.

3) Testing Methodology

Sound was generated in the lounge space using the existing installed sound system and music was selected for testing that would be representative of music played in the lounge. Sound levels in the lounge were set at approximately 104 dBC, which exceed the maximum operating sound level of the lounge. It is required to test at greater levels than the lounge will operate at to ensure that the ambient level is exceeded in the adjacent apartments, providing accurate measurement data.

The following data was acquired with a B&K 2270 during the site measurements taken by David Kotch & Sam Neff on February 27th, 2013:

- Send Level in Lounge
- Receive Level in Apartments 4 & 5
- Ambient Level Apartments 4 & 5
- Receive Level on the sidewalk in front of the lounge
- Ambient Level on the sidewalk in front of the lounge

4) New York City Noise Code 2005

In section 24-231 the New York City noise code states the following regarding music generated inside a commercial space. Ownership is aware of the code and the implications of violating this code. The current design criteria are to comply with the ambient levels (see attached charts) in the adjacent apartments.

Below is an excerpt of the applicable section of the code.

§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 dB(C) 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 dB(C).*

5) Measured Data (attached)

a) Fig 1 – Apartment 4

- This chart shows the measured send level in the lounge, the measured receive level and the measured ambient level of Apt 4.
- Music in the apartment was clearly audible and 10-15 dB over *NYC Noise Code*.
- If a new boundary system is constructed with a spring hung ceiling system, decoupled wall and decoupled floor, the new receive level will be below *NYC Noise Code*, and barely perceivable in the low frequencies.

b) Fig 2 – Apartment 5

- This chart shows the measured send level in the lounge, the measured receive level and the measured ambient level of Apt 5.
- Music in the apartment was audible and approximately 5 dB over *NYC Noise Code*.
- If a new boundary system is constructed with a spring hung ceiling system, decoupled wall and decoupled floor, the new receive level will be below *NYC Noise Code*, and not perceivable.

c) Fig 3 – Sidewalk

- This chart shows the measured send level in the lounge, the measured receive level and the measured ambient level of the sidewalk outside the lounge.
- Music on the sidewalk was clearly audible. It was observed that there are a number of penetrations leading from the lounge to the outside, including a large hole for the ATM.
- If these penetrations are properly treated, along with the new proposed boundary system, music from the club will barely be audible on the street.

d) Fig 4 – Transmission Loss Values

- This chart shows comparative transmission loss (TL) values of the existing structure as measured in Apartments 4 & 5, as well as the theoretical modeled TL value of the new boundary system if built according to details similar to those provided.

6) Examples of Possible Architectural Details (see following pages)

These details are included as examples of possible solutions. Final details will need to be further developed by Criterion Acoustics in conjunction with the structural engineer and architect. Treating penetrations through the acoustic boundary, specifically mechanical and plumbing penetrations, is crucial to the success of this project.

a) *Fig 5 – Ceiling Detail*

- Building a spring hung ceiling decoupled from the existing structure is crucial to the success of this project. This will help prevent airborne sound from reaching the apartments above.

b) *Fig 6 – Floor Detail*

- A decoupled floor system will greatly reduce the structure-borne transmission of sound, especially if subwoofers are going to be placed on the floor.
- A decoupled floor system will afford ownership the opportunity to level the height of the finish floor as the floor system is installed.

c) *Fig 7 – Wall Detail*

- A decoupled wall will reduce the structure-borne transmission of sound, as well as help to prevent flanking noise – sound that leaves the lounge through the exterior walls and enters apartments through the windows.

Please call to further discuss.

Sincerely,

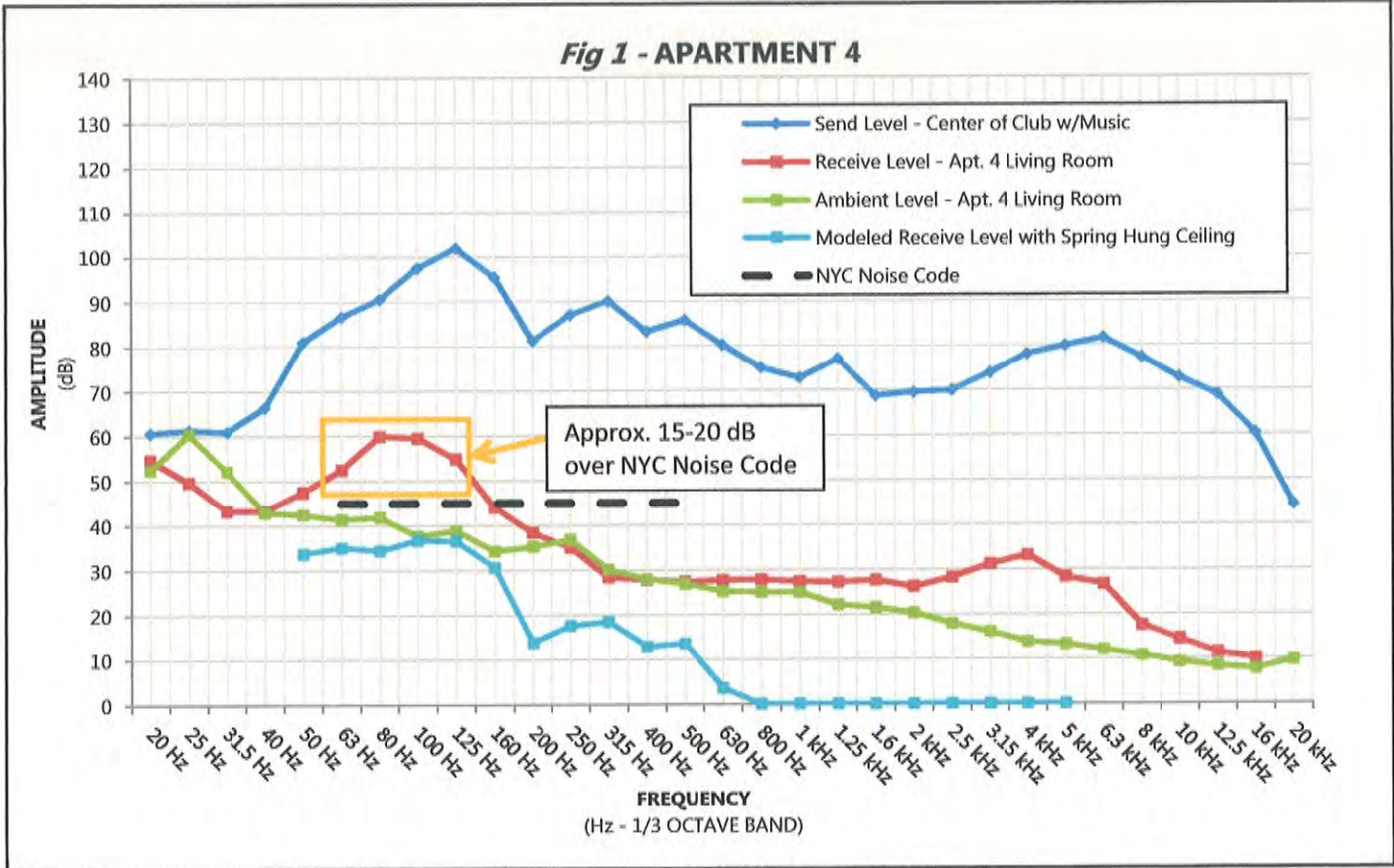


David Kotch

Project: 249 Eldridge St.
Location: 249 Eldridge St., New York, NY
Date: 3/9/2013
Prepared by: Sam Neff

Chart Name: Receive Level in Apartment 4 - With Music in Club

| Weighting | Measured Send Level | Measured Receive Level | Measured Ambient Level | Modeled Receive Level With Spring Hung Clg |
|-----------|---------------------|------------------------|------------------------|--|
| dBA | 92.47 | 48.17 | 35.62 | 37.02 |
| dBC | 104.5 | 64.3 | 57.75 | 51.99 |



NOTES:

- 1) Transmission loss modeling is only valid from 50 Hz - 5 kHz.
- 2) Values above 200 Hz are shown for informational purposes only. These are not an area of concern and do not factor into the final design.

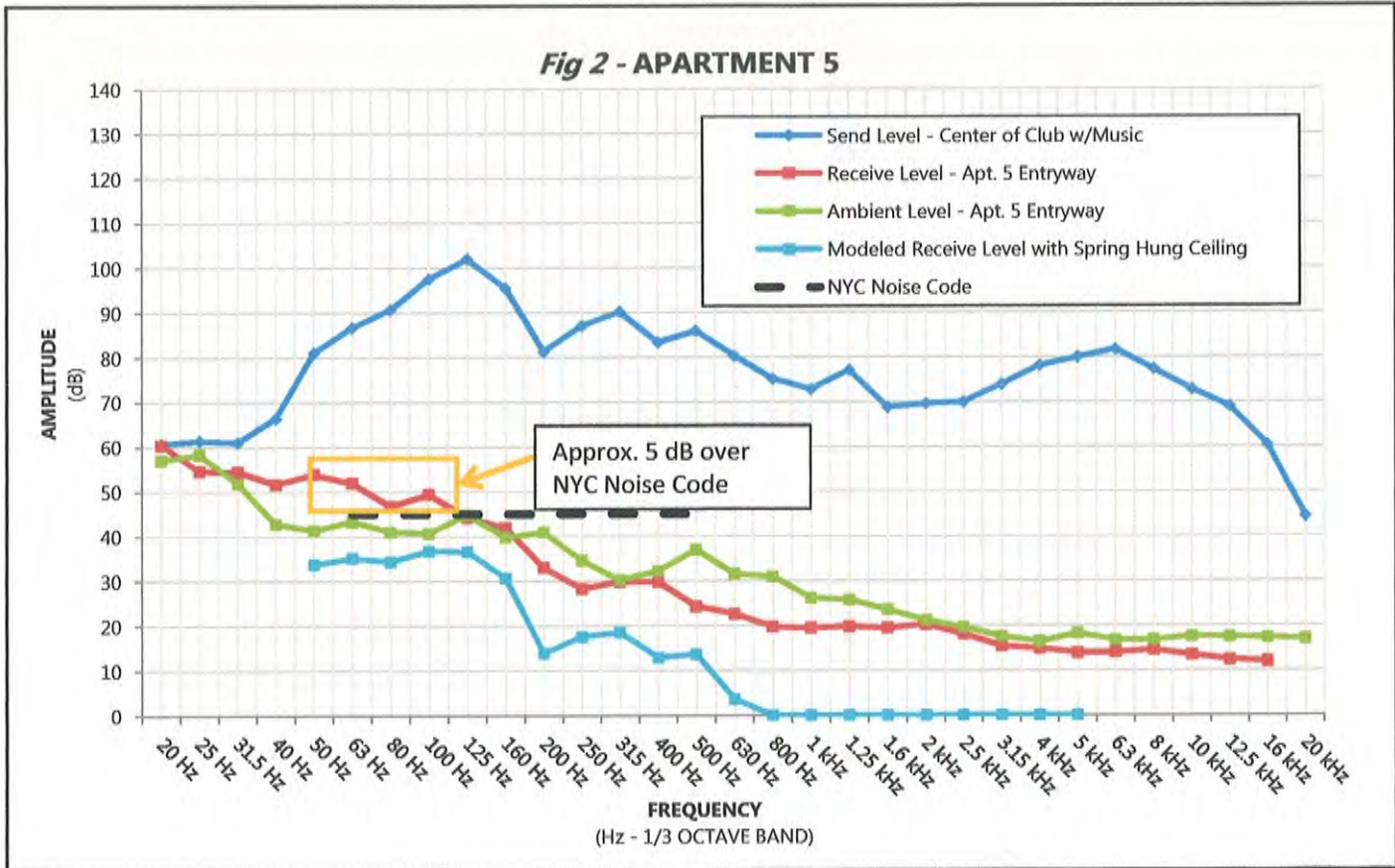
OBSERVATIONS:

- 1) Low frequency content in the music was clearly audible throughout the apartment.



| | |
|--|--|
| Project: 249 Eldridge St. Location: 249 Eldridge St., New York, NY Date: 3/9/2013 Prepared by: Sam Neff | Chart Name: Receive Level in Apartment 5 - With Music in Club |
|--|--|

| Weighting | Measured Send Level | Measured Receive Level | Measured Ambient Level | Modeled Receive Level With Spring Hung Clg |
|-----------|---------------------|------------------------|------------------------|--|
| dBA | 92.47 | 39.48 | 39.86 | 24.85 |
| dBC | 104.5 | 62.85 | 59.79 | 42.31 |



NOTES:

- 1) Transmission loss modeling is only valid from 50 Hz - 5 kHz.
- 2) Values above 200 Hz are shown for informational purposes only. These are not an area of concern and do not factor into the final design.

OBSERVATIONS:

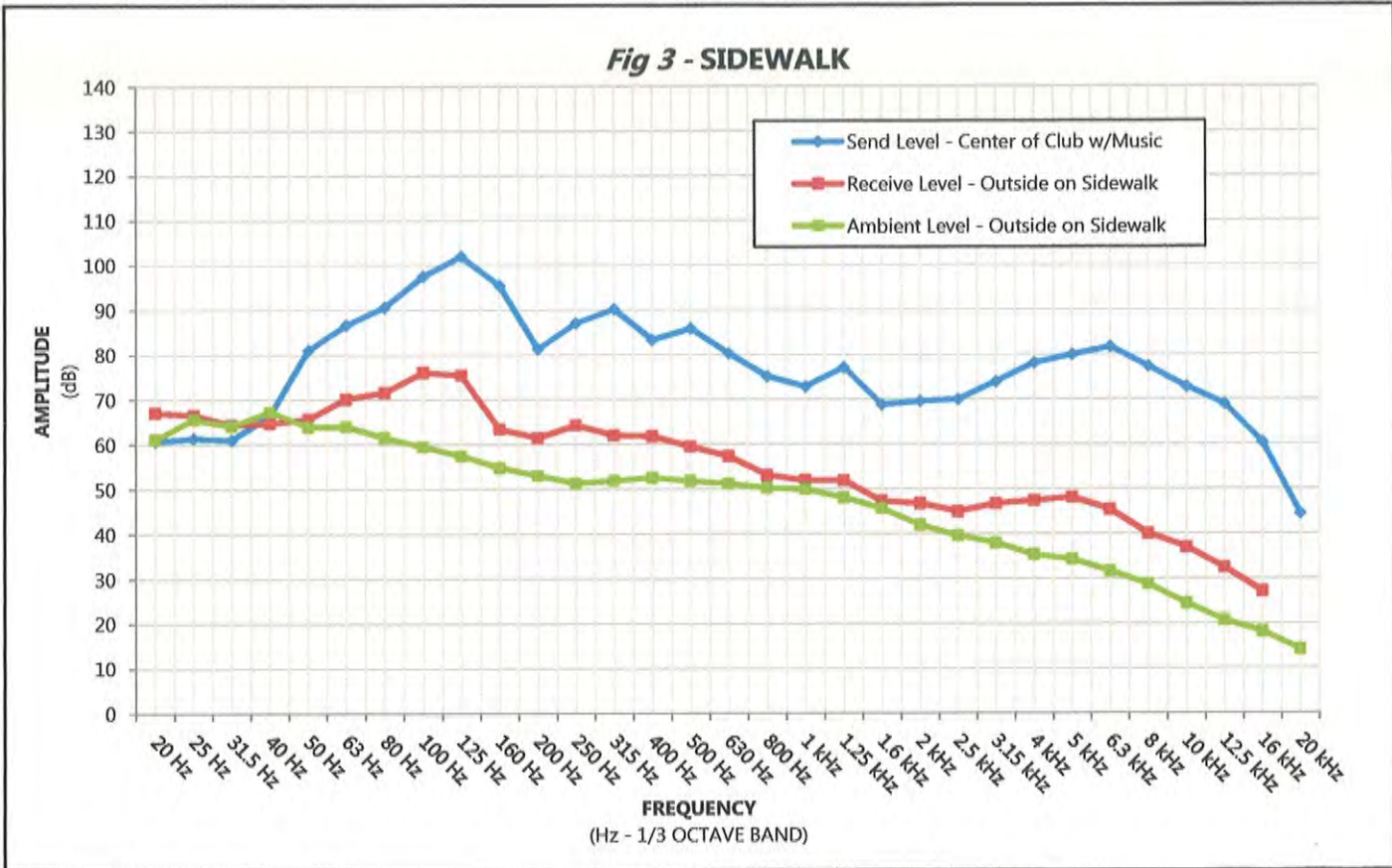
- 1) Low frequency content in the music was audible in the kitchen and bedroom areas. It was most noticeable in the entryway.



Project: 249 Eldridge St.
Location: 249 Eldridge St., New York, NY
Date: 3/9/2013
Prepared by: Sam Neff

Chart Name: Receive Level on Sidewalk - With Music in Club

| Weighting | Send Level | Receive Level | Ambient Level |
|-----------|------------|---------------|---------------|
| dBA | 92.47 | 68.4 | 58.38 |
| dBC | 104.5 | 80.85 | 71.64 |



NOTES:
 1) Values above 200 Hz are shown for informational purposes only. These are not an area of concern and do not factor into the final design.

OBSERVATIONS:
 Music was clearly audible on the sidewalk outside of the club. This was largely due to a number of penetrations through the front wall, including a large hole cut out for the ATM.

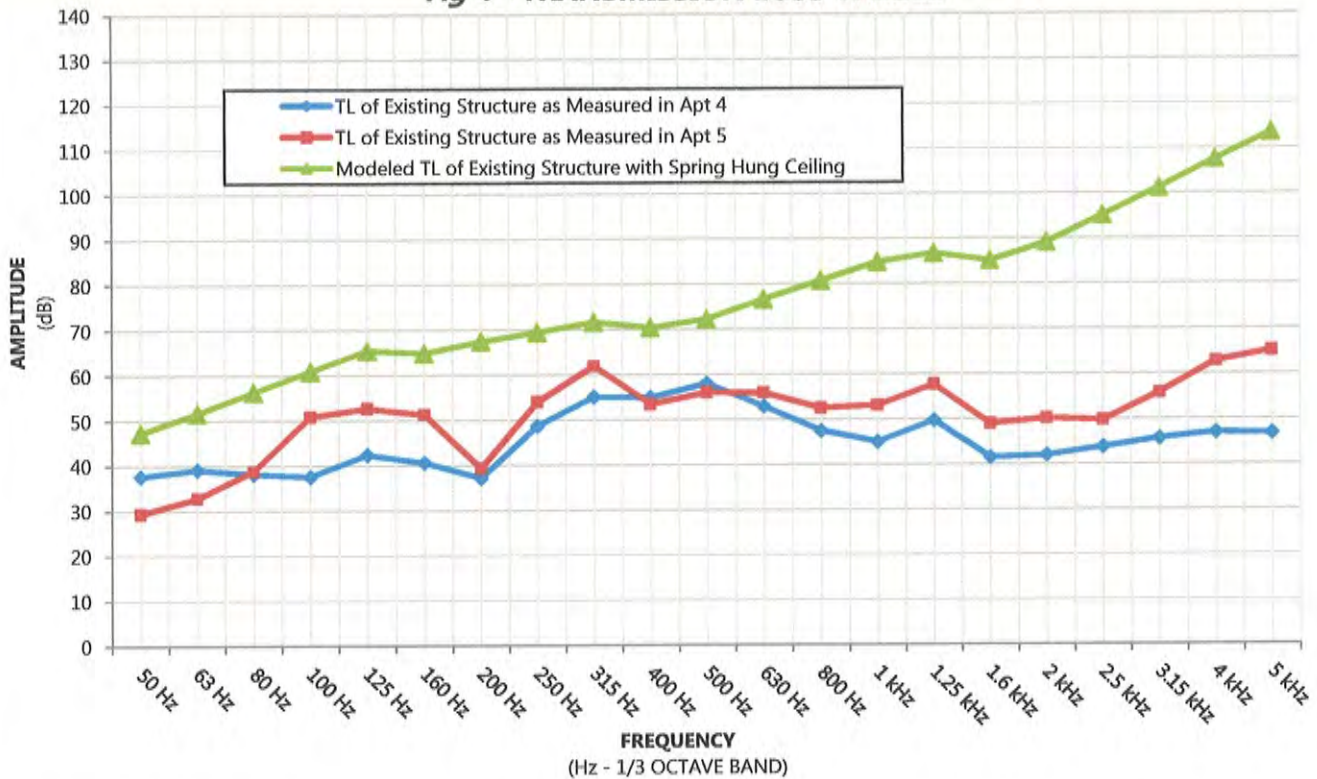
PICTURE OF TESTING LOCATION:

Project: 249 Eldridge St.
Location: 249 Eldridge St., New York, NY
Date: 3/9/2013
Prepared by: Sam Neff

Chart Name: Measured and Modeled Transmission Loss Values

| Receiving Unit | Measured Noise Insulation Class (NIC) Value of Existing Structure | Predicted NIC Value of Existing Structure with Spring Hung Ceiling |
|----------------|---|--|
| Apt 4 | 46 | 79 |
| Apt 5 | 52 | 79 |

Fig 4 - TRANSMISSION LOSS VALUES



NOTES:

- 1) Transmission loss modeling is only applicable from 50Hz to 5kHz.
- 2) These current and proposed levels are based on predicted or theoretical values. The data used is based on field measured and computer modeled data.
- 3) Values above 200 Hz are shown for informational purposes only. These are not an area of concern and do not factor into the final design.

OBSERVATIONS:

- 1) Music on the send side (inside of the club) was distorting heavily through the existing sound system.

PICTURE OF TESTING LOCATION:



Fig 5 – Ceiling Detail (N.T.S)

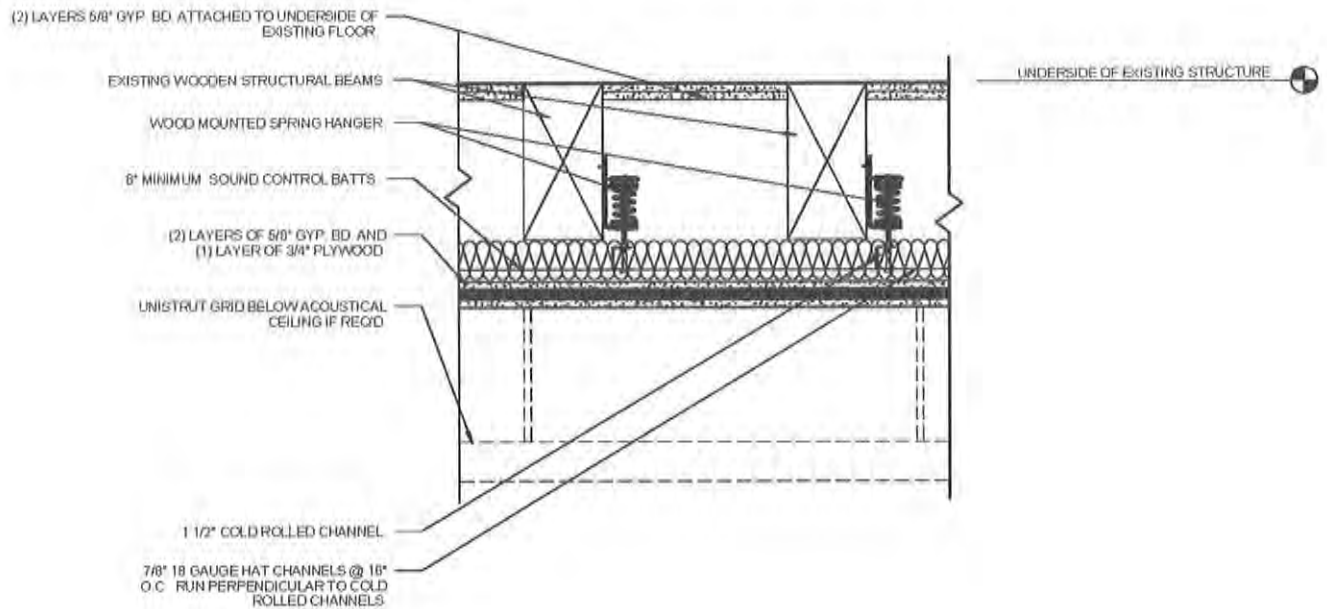


Fig 6 – Floor Detail (N.T.S)

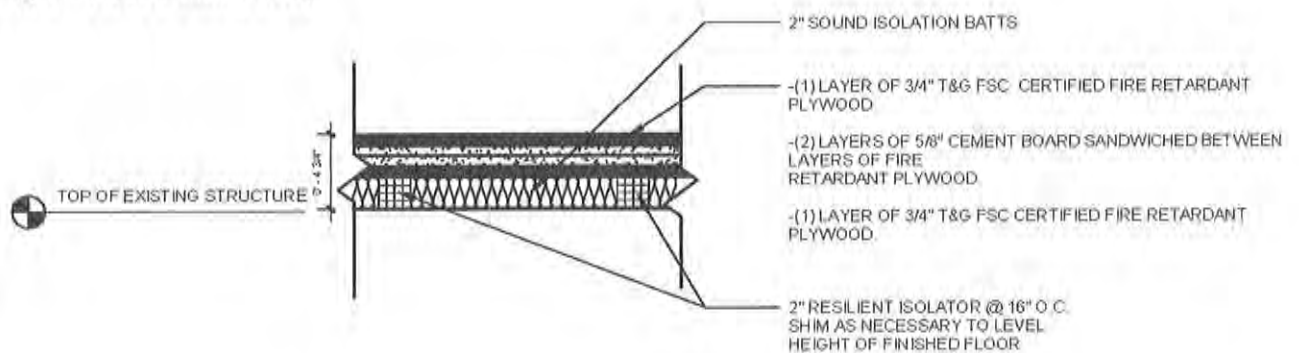
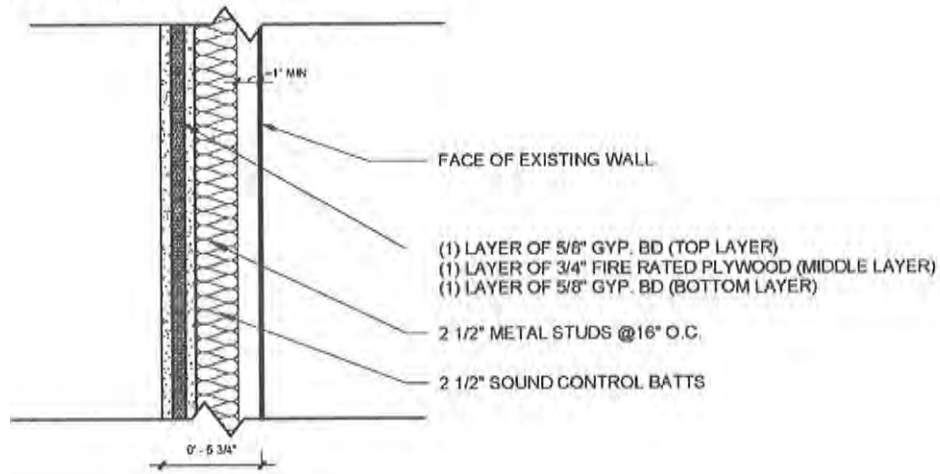
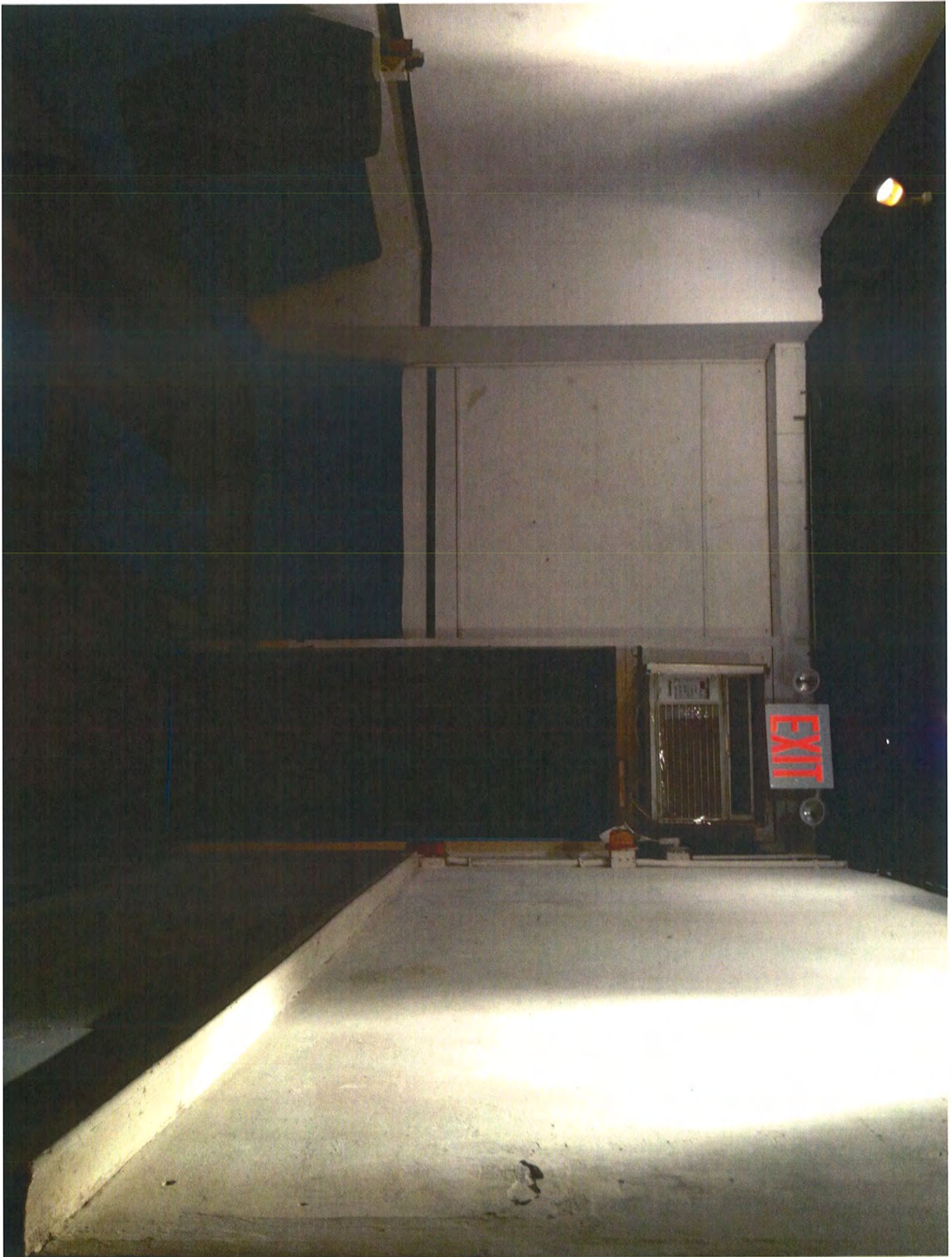


Fig 7 – Wall Detail (N.T.S)











ATTENTION RESIDENTS & NEIGHBORS

Saff Inc d/b/a Sapphire Lounge (a bar/lounge)
tel: (646) 541-5871

plans to re-soundproof and renovate itself
at 249 Eldridge St.

This establishment is seeking an alteration of the existing floor plan.

There will be an opportunity for public comment on

Monday, April 8, 2013 at 6:30pm
University Settlement Neighborhood Center
189 Allen Street (north of main entrance)

Owner's contact information:
Jahan Salarimatin
tel: (646) 541-5871
kiwicht@aol.com

At Community Board 3
SLA & DCA Licensing Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

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ATTENTION RESIDENTS & NEIGHBORS

Soft Inc. dba Sapphire Lounge
at 249 Eldridge St.
(646) 541-5871

plans to renovate and rebrand itself
at 249 Eldridge St.

This establishment is seeking an
existing floor plan

There will be an opportunity for
comment on

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At Community Board 3
SCA & DCA Licensing Committee Meeting
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