



NYC LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING

February 25, 2020

TRADER JOE'S®

Bridgemarket

Block No. 1454

Tax Lot No. 1

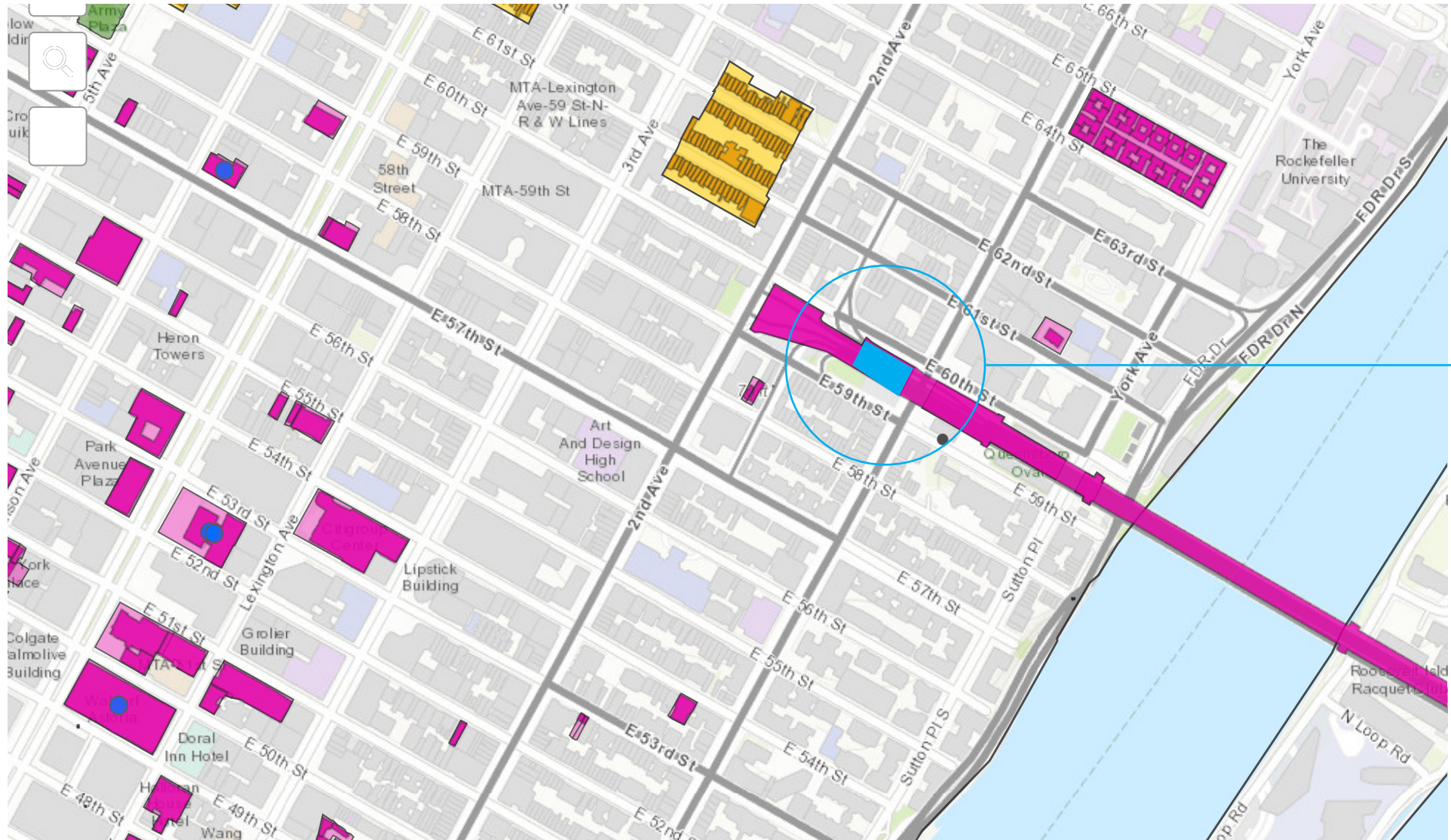
405 East 59th Street

New York, NY

MADDD Equities, LLC

1

CONCEPT ZONING ANALYSIS & VICINITY MAP



LOCATION

1 LANDMARKS MAP



2 CORNER OF EAST 59TH STREET

2 | **TIMELINE & HISTORICAL IMAGES**



BRIDGE CIRCA 1908



1912 - OPEN PUBLIC SPACE - E 59TH STREET



1912 - INTERIOR VIEW



1914 - OPEN MARKET - E 59TH STREET



VEGETABLE AND FRUIT STAND, QUEENSBORO BRIDGE MARKET.

1914 - OPEN MARKET



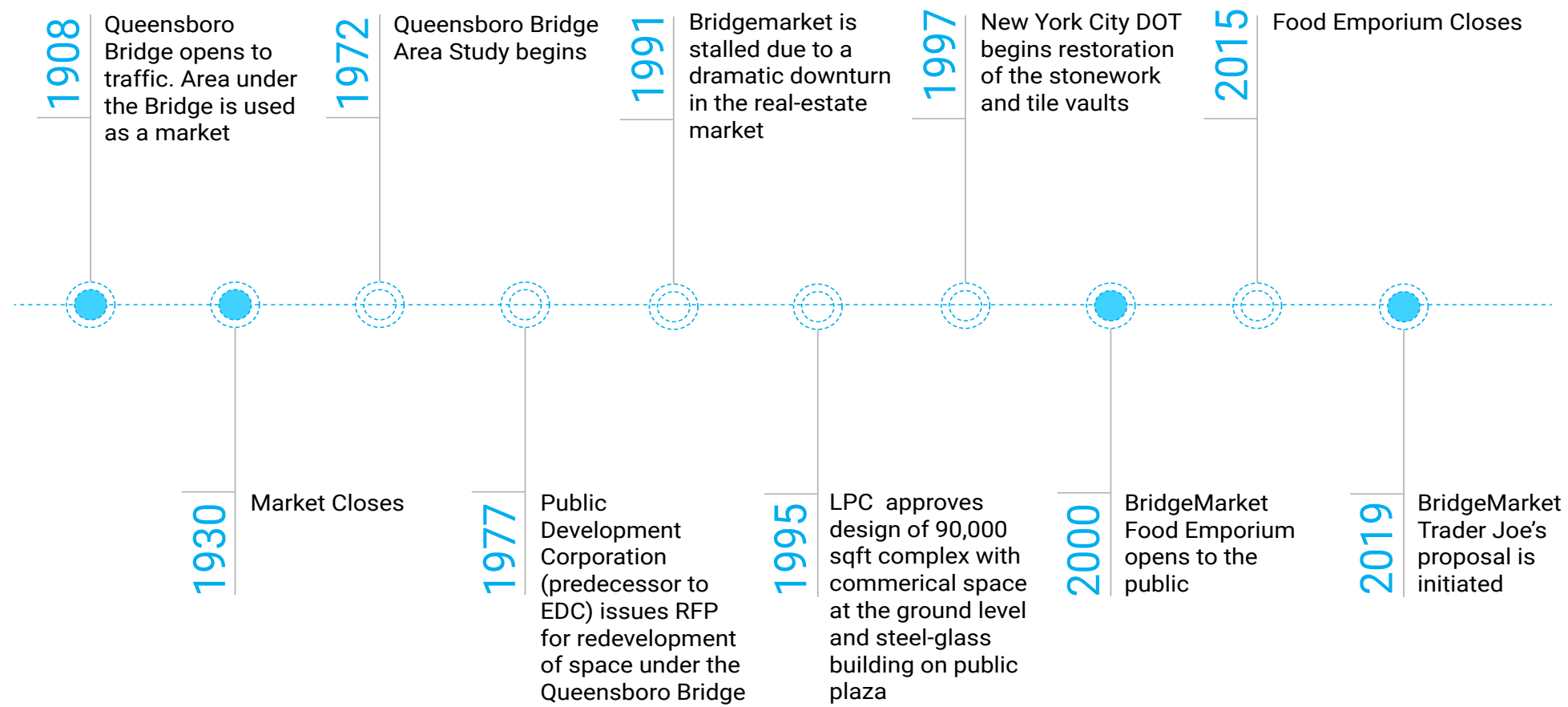
1916 - ENCLOSED MARKET - E 59TH STREET



1917 - INTERIOR PHOTOGRAPH



1936 - DOT SIGN SHOP AND PARKING - E 59TH STREET



3 | EXTERIOR FACADE & INTERIOR SPACE PHOTOS



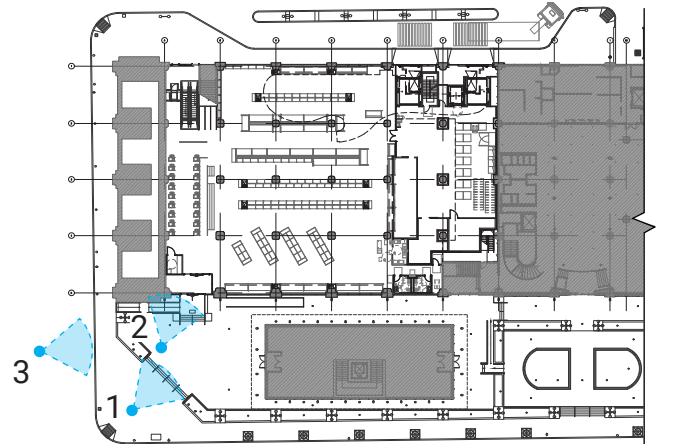
1 EAST 59TH STREET MAIN ENTRANCE



2 MAIN ENTRANCE



3 EAST 59TH STREET VIEW



KEY PLAN
N.T.S.



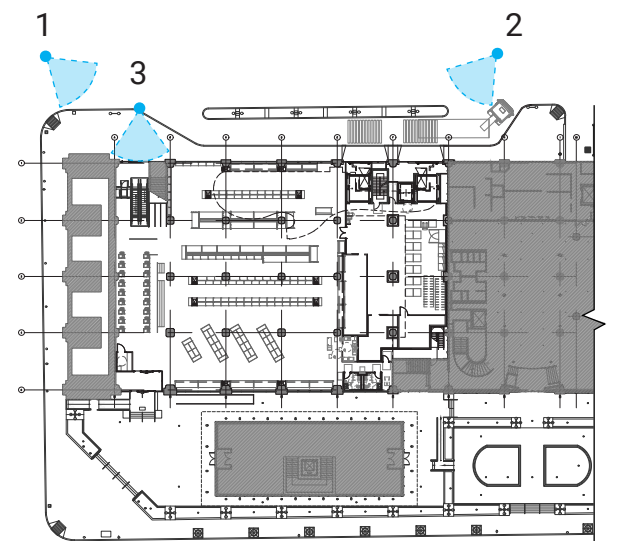
1 EAST 60TH STREET LOADING



2 EAST 60TH STREET ENTRANCE



3 EAST 60TH STREET ENTRANCE



KEY PLAN
N.T.S.



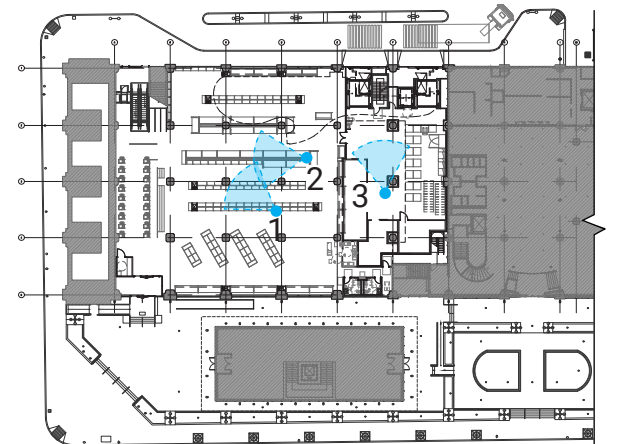
1 INTERIOR VIEW - WEST



2 INTERIOR VIEW - WEST



3 MEZZANINE/ELEVATOR/STAIRS



KEY PLAN
N.T.S.



1 ESCALATOR & CELLAR ACCESS STAIR (NOT IN SCOPE)



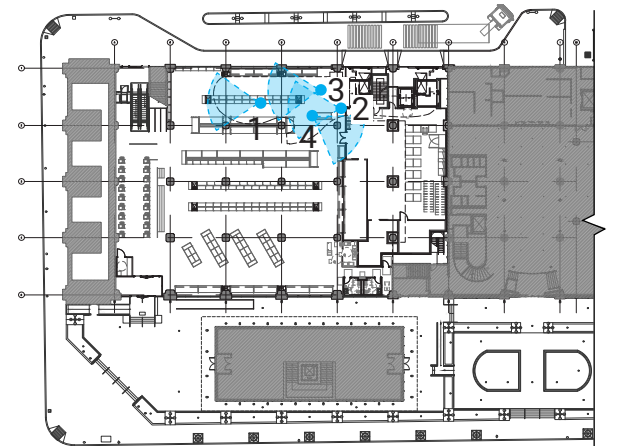
2 MEZZANINE LEVEL



3 SPACE BENEATH MEZZANINE



4 LIGHTING ON COLUMN

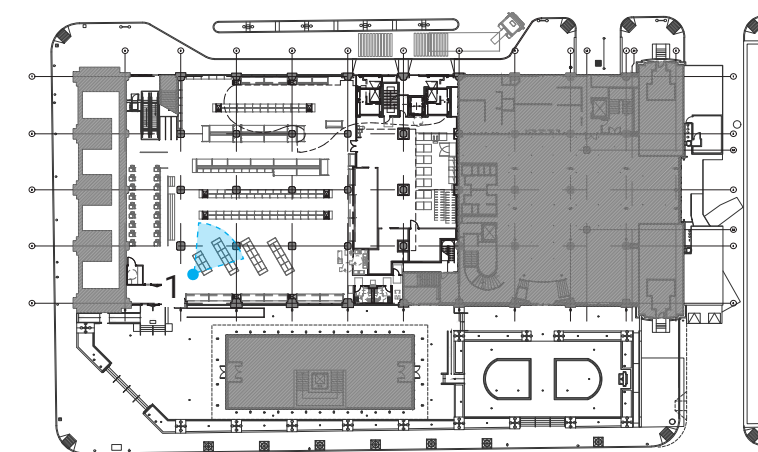


KEY PLAN
N.T.S.

4 | PROPOSED SCOPE OF WORK



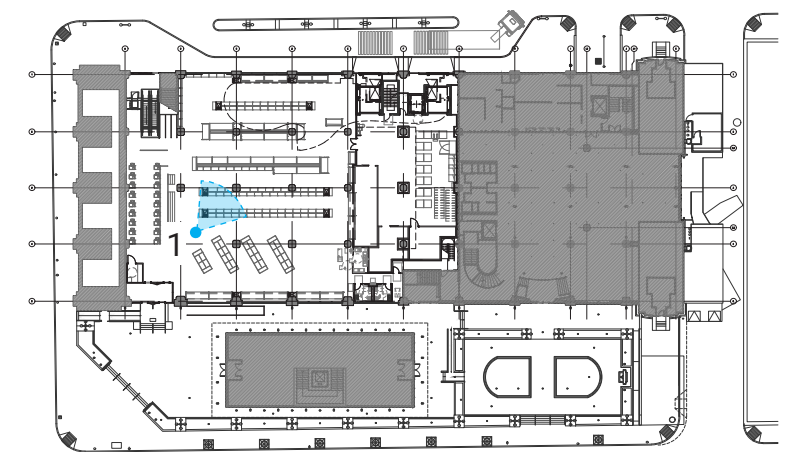
1 EXISTING CONDITION - VIEW TO EAST



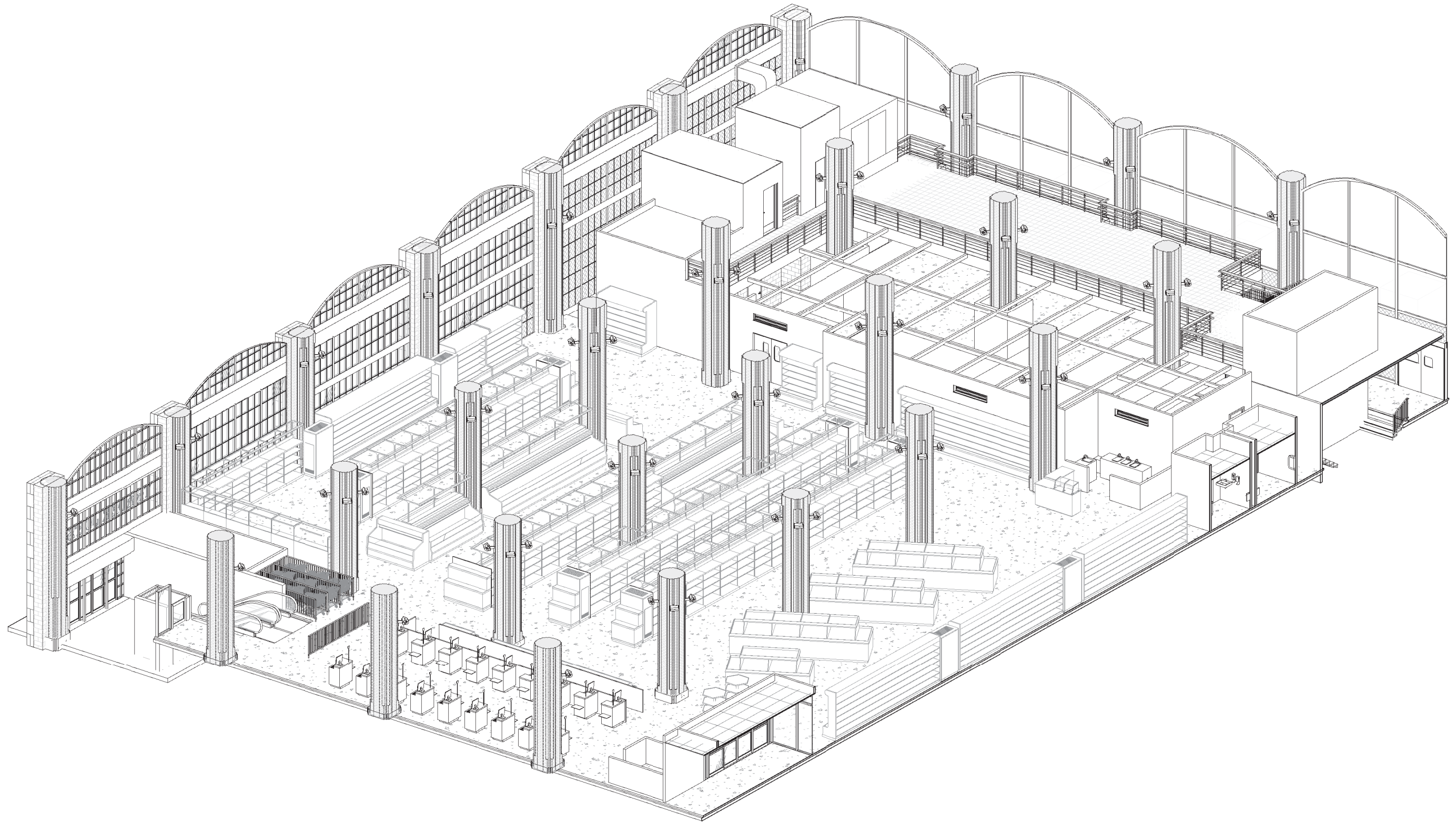
KEY PLAN
N.T.S.

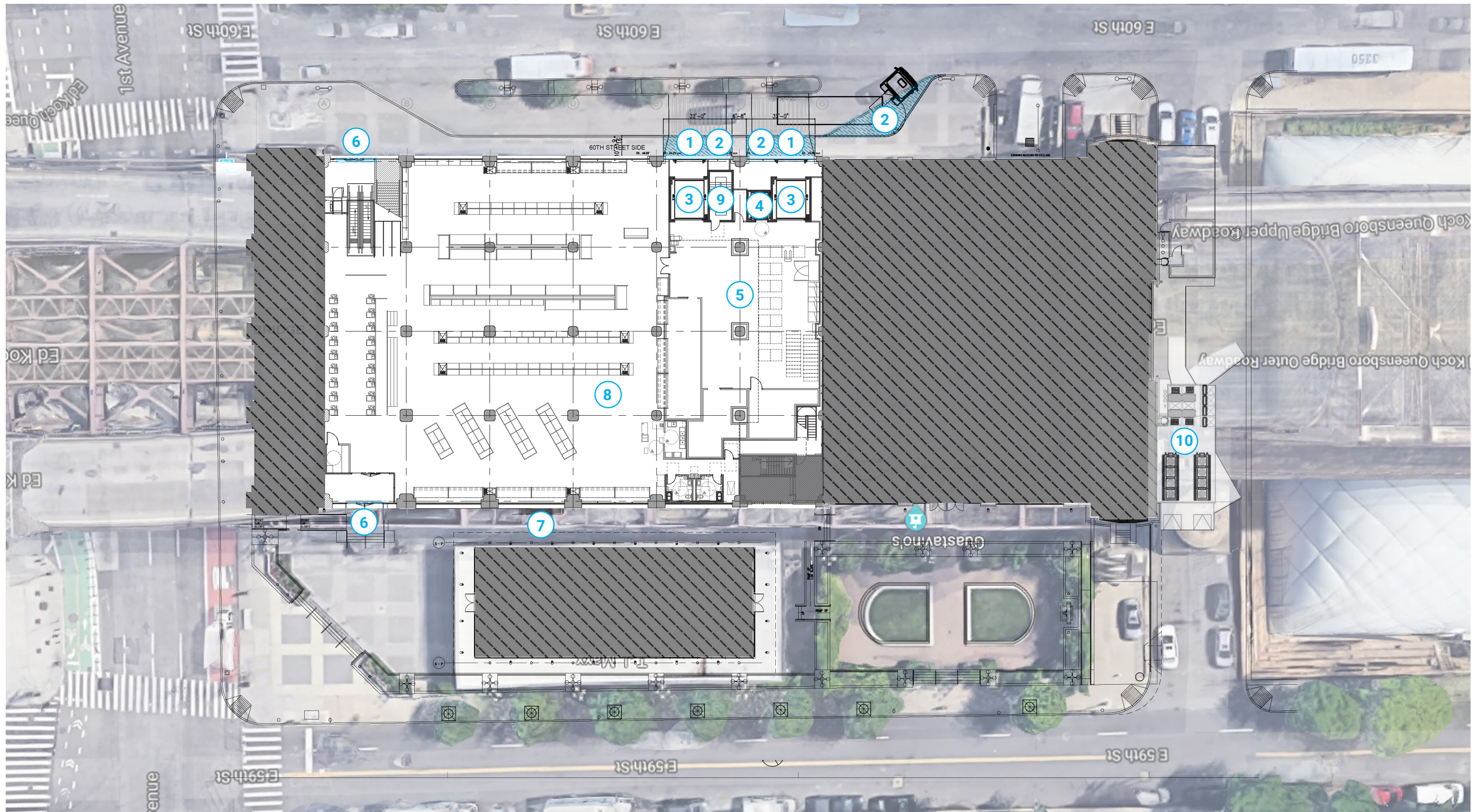


1 PROPOSED CONDITION - VIEW TO EAST
RENDERING



KEY PLAN
N.T.S.

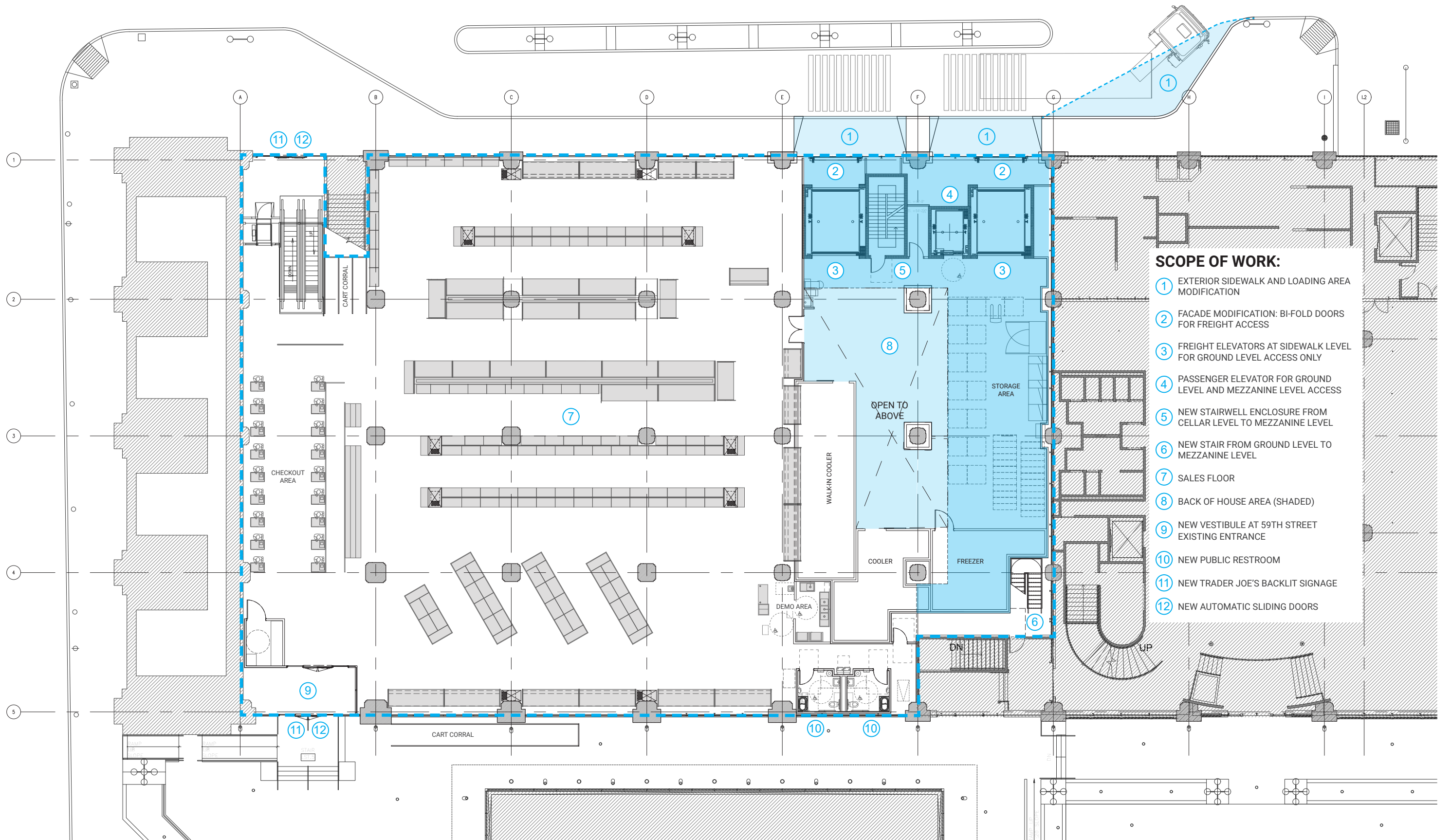




SITE PLAN
N.T.S.

SCOPE OF WORK:

- | | | |
|--------------------------------|---------------------|------------------------|
| 1. FOOD DELIVERY BI-FOLD DOORS | 5. STORAGE (B.O.H.) | 9. NEW STAIRWELL |
| 2. SIDEWALK ALTERATION | 6. SLIDING DOORS | 10. NEW MECHANICAL |
| 3. FREIGHT ELEVATOR | 7. CART CORRAL | EQUIPMENT TO BE PLACED |
| 4. PASSENGER ELEVATOR | 8. SALES AREA | ON EXISTING PLATFORM |



SCOPE OF WORK:

- ① EXTERIOR SIDEWALK AND LOADING AREA MODIFICATION
- ② FACADE MODIFICATION: BI-FOLD DOORS FOR FREIGHT ACCESS
- ③ FREIGHT ELEVATORS AT SIDEWALK LEVEL FOR GROUND LEVEL ACCESS ONLY
- ④ PASSENGER ELEVATOR FOR GROUND LEVEL AND MEZZANINE LEVEL ACCESS
- ⑤ NEW STAIRWELL ENCLOSURE FROM CELLAR LEVEL TO MEZZANINE LEVEL
- ⑥ NEW STAIR FROM GROUND LEVEL TO MEZZANINE LEVEL
- ⑦ SALES FLOOR
- ⑧ BACK OF HOUSE AREA (SHADED)
- ⑨ NEW VESTIBULE AT 59TH STREET EXISTING ENTRANCE
- ⑩ NEW PUBLIC RESTROOM
- ⑪ NEW TRADER JOE'S BACKLIT SIGNAGE
- ⑫ NEW AUTOMATIC SLIDING DOORS

PROPOSED GROUND LEVEL PLAN

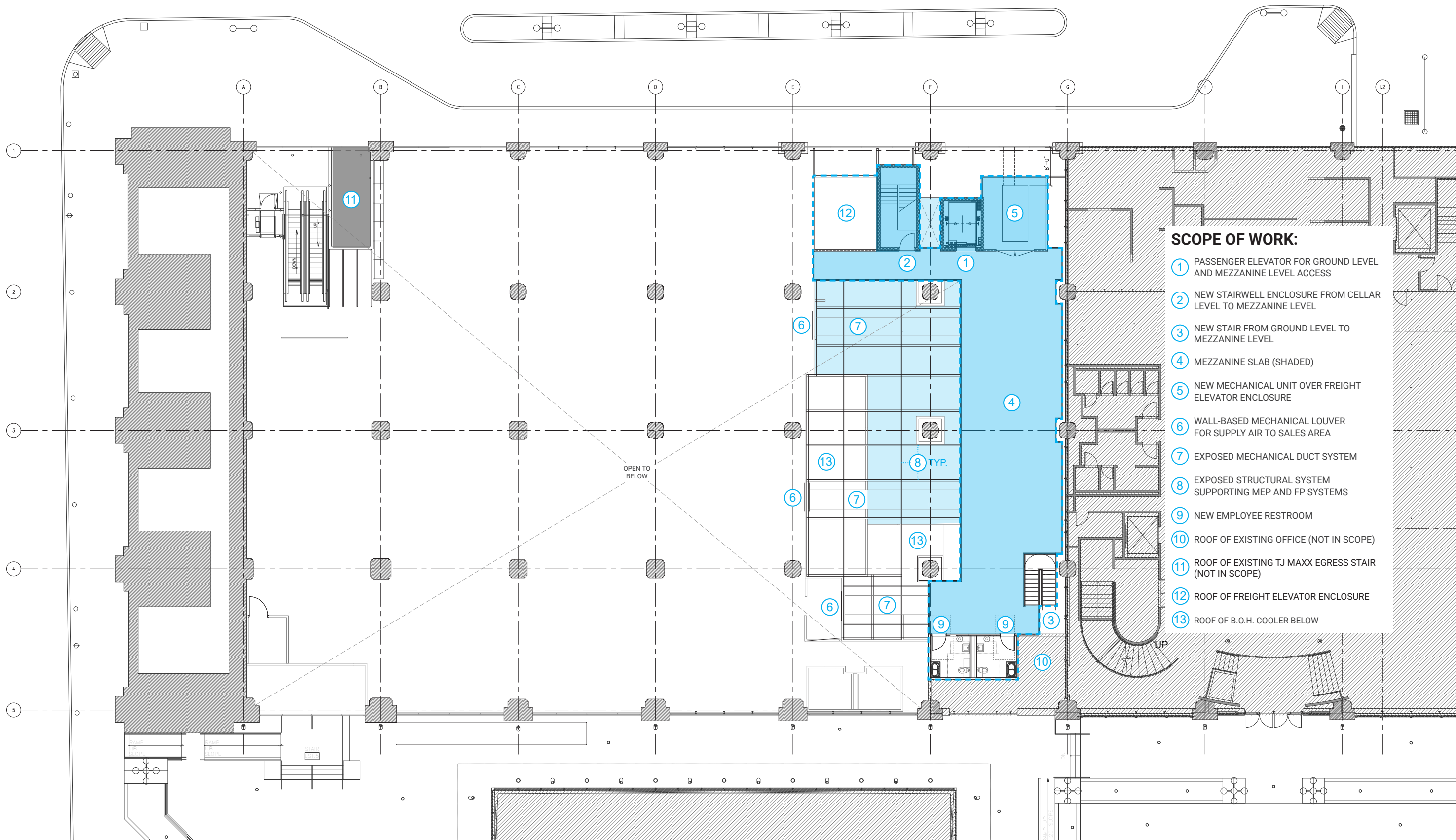
SCALE: 1" = 20'-0"



NOTE: ALL TRADER JOE'S
FIXTURES TO REMAIN 2" MIN.
FROM EXISTING COLUMNS

NOTE: ALL PROPOSED WORK ON GROUND
LEVEL AND MEZZANINE LEVEL TO REMAIN
8" MIN. FROM EXISTING COLUMNS

NOTE: HATCHED
REGIONS NOT IN
PROJECT SCOPE.



SCOPE OF WORK:

- ① PASSENGER ELEVATOR FOR GROUND LEVEL AND MEZZANINE LEVEL ACCESS
- ② NEW STAIRWELL ENCLOSURE FROM CELLAR LEVEL TO MEZZANINE LEVEL
- ③ NEW STAIR FROM GROUND LEVEL TO MEZZANINE LEVEL
- ④ MEZZANINE SLAB (SHADED)
- ⑤ NEW MECHANICAL UNIT OVER FREIGHT ELEVATOR ENCLOSURE
- ⑥ WALL-BASED MECHANICAL LOUVER FOR SUPPLY AIR TO SALES AREA
- ⑦ EXPOSED MECHANICAL DUCT SYSTEM
- ⑧ EXPOSED STRUCTURAL SYSTEM SUPPORTING MEP AND FP SYSTEMS
- ⑨ NEW EMPLOYEE RESTROOM
- ⑩ ROOF OF EXISTING OFFICE (NOT IN SCOPE)
- ⑪ ROOF OF EXISTING TJ MAXX EGRESS STAIR (NOT IN SCOPE)
- ⑫ ROOF OF FREIGHT ELEVATOR ENCLOSURE
- ⑬ ROOF OF B.O.H. COOLER BELOW

PROPOSED MEZZANINE LEVEL PLAN

SCALE: 1" = 20'-0"



NOTE: ALL PROPOSED WORK ON GROUND LEVEL AND MEZZANINE LEVEL TO REMAIN 8" MIN. FROM EXISTING COLUMNS

NOTE: HATCHED REGIONS NOT IN PROJECT SCOPE.

SCOPE OF WORK:

- 1

NEW MECHANICAL REFRIGERANT ROOM
- 2

NEW ELEVATOR CONTROL ROOM
- 3

NEW PASSENGER ELEVATOR SHAFT (UNUSABLE SPACE)
- 4

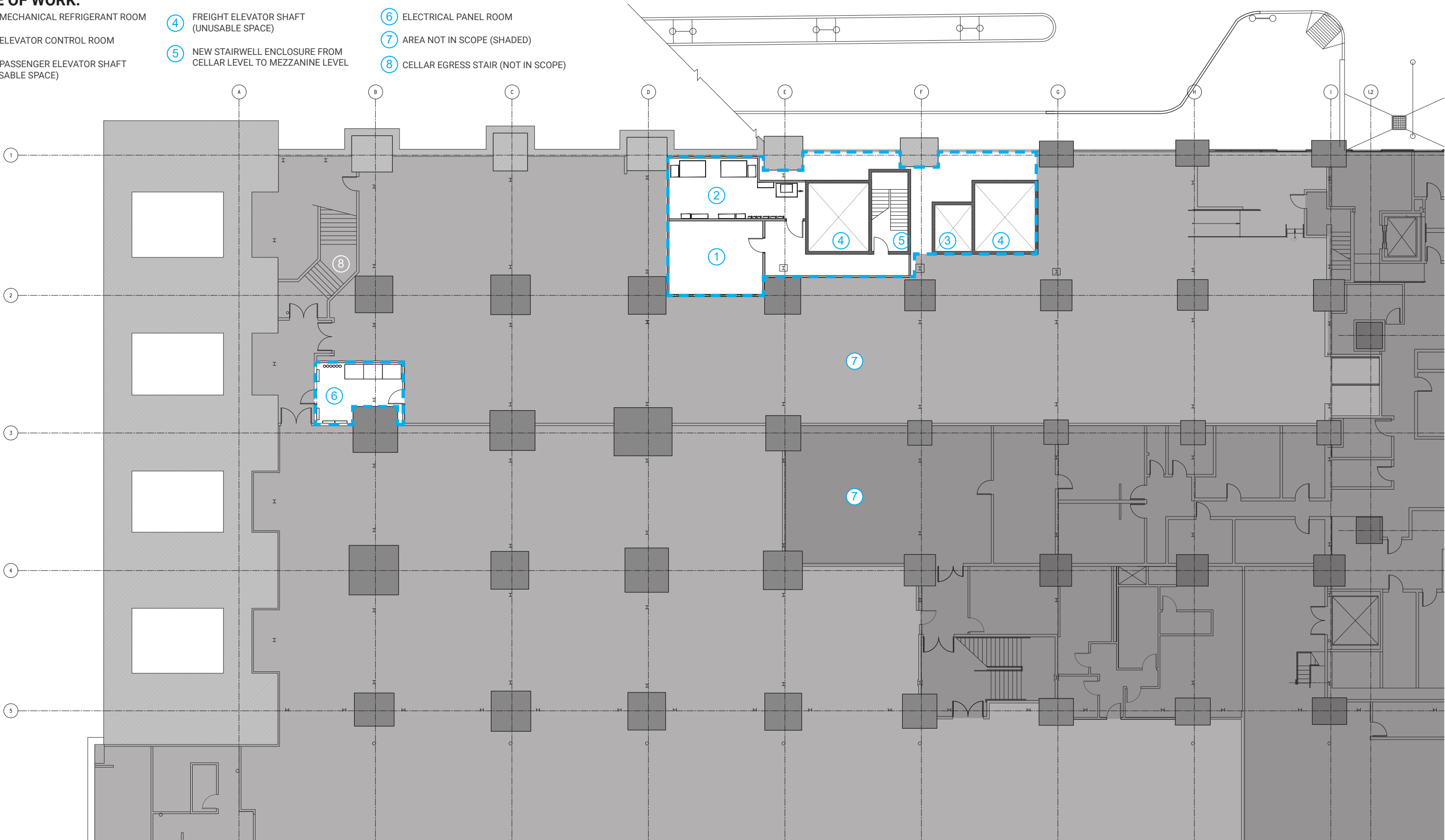
FREIGHT ELEVATOR SHAFT (UNUSABLE SPACE)
- 5

NEW STAIRWELL ENCLOSURE FROM CELLAR LEVEL TO MEZZANINE LEVEL
- 6

ELECTRICAL PANEL ROOM
- 7

AREA NOT IN SCOPE (SHADED)
- 8

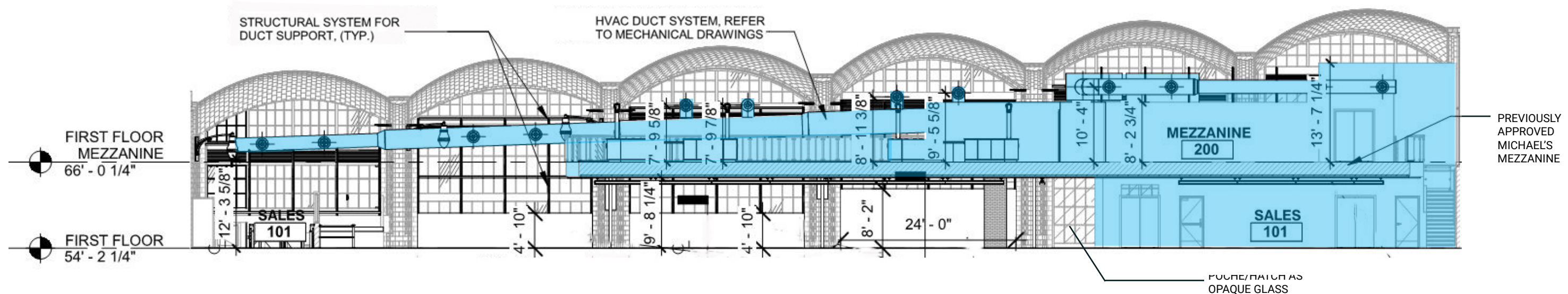
CELLAR EGRESS STAIR (NOT IN SCOPE)



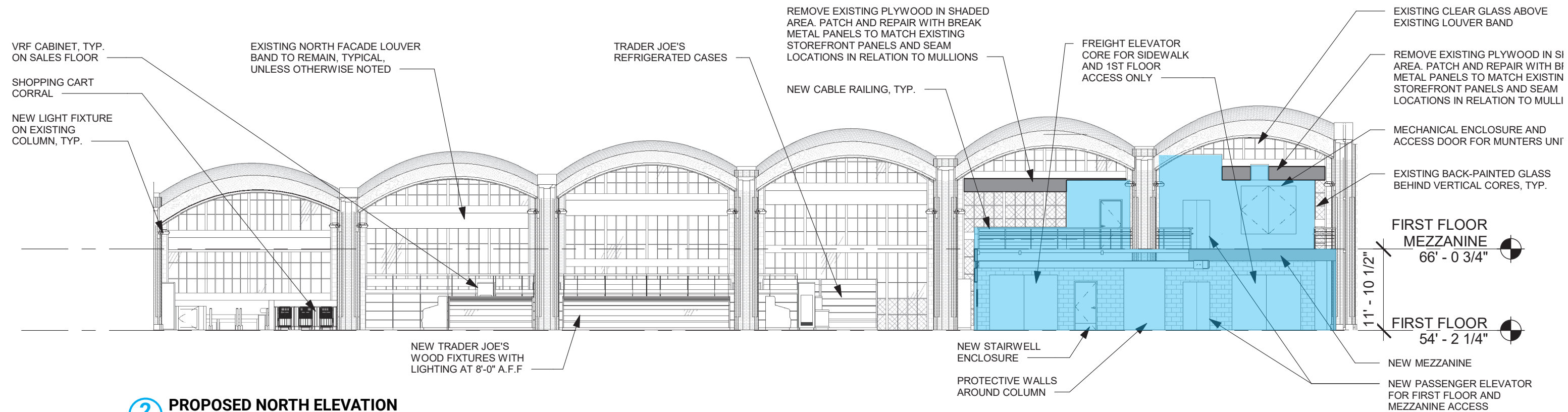
PROPOSED CELLAR LEVEL PLAN

SCALE: 1" = 20'-0"

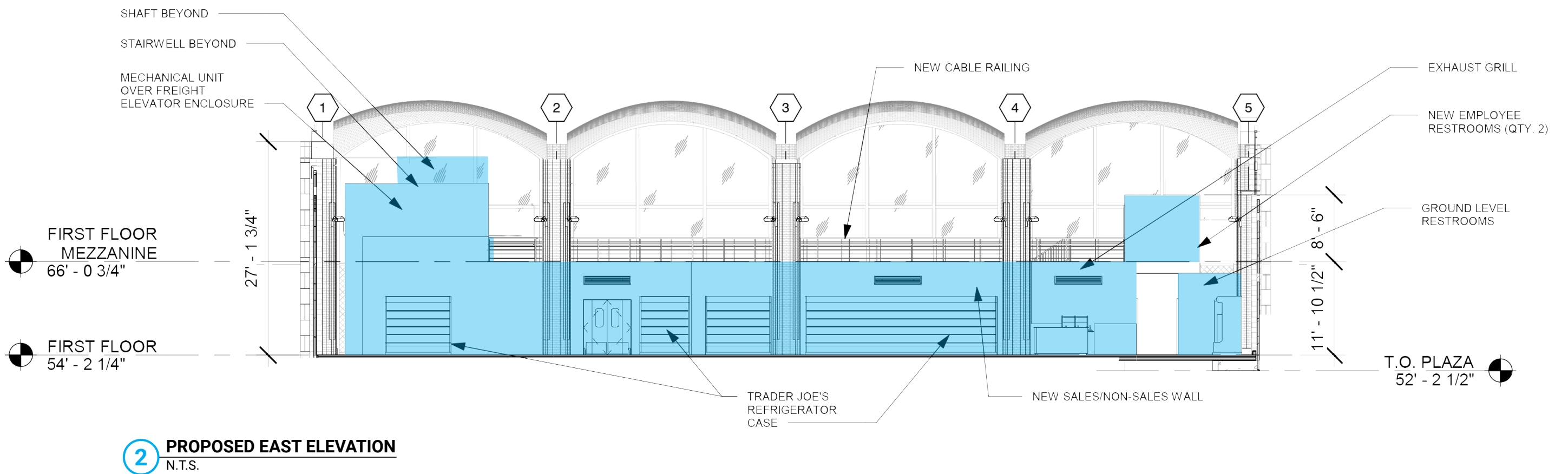
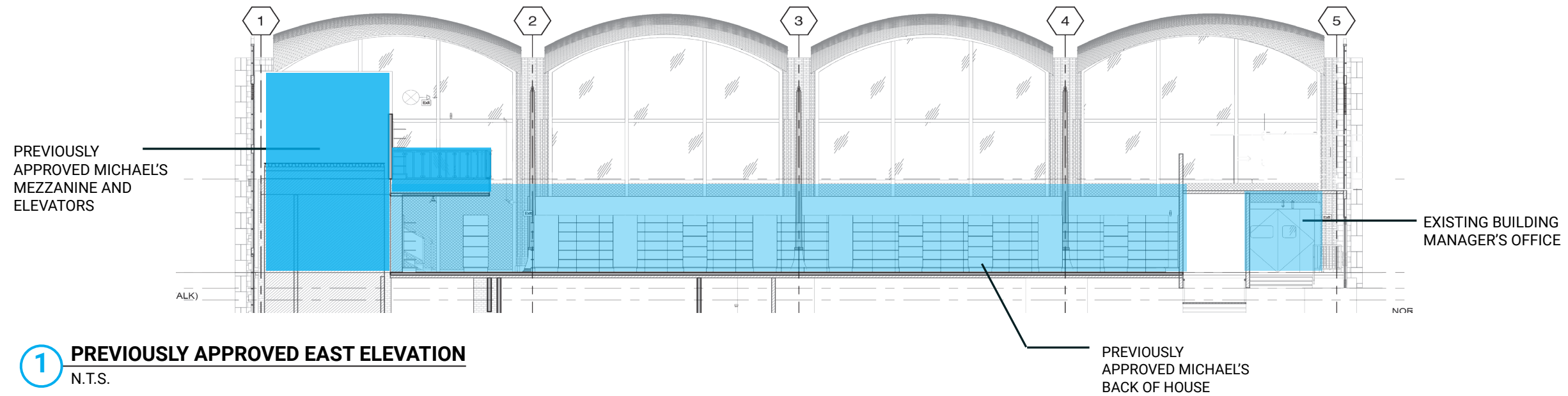


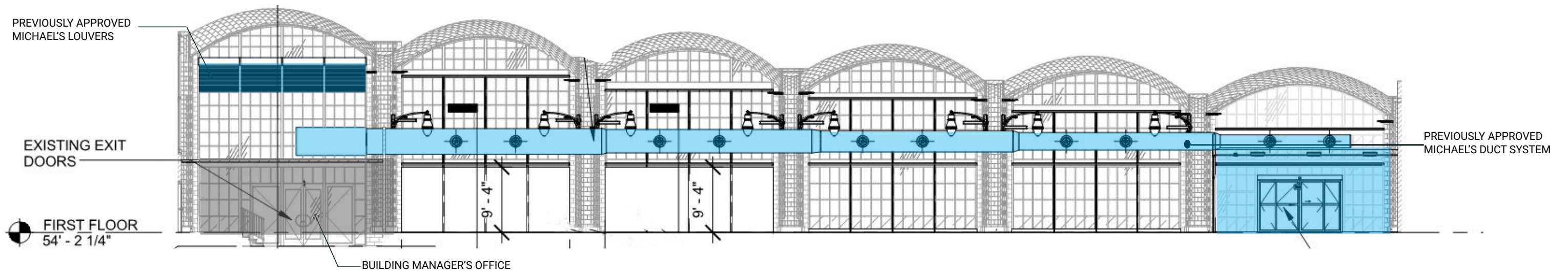


1 PREVIOUSLY APPROVED NORTH ELEVATION
N.T.S.

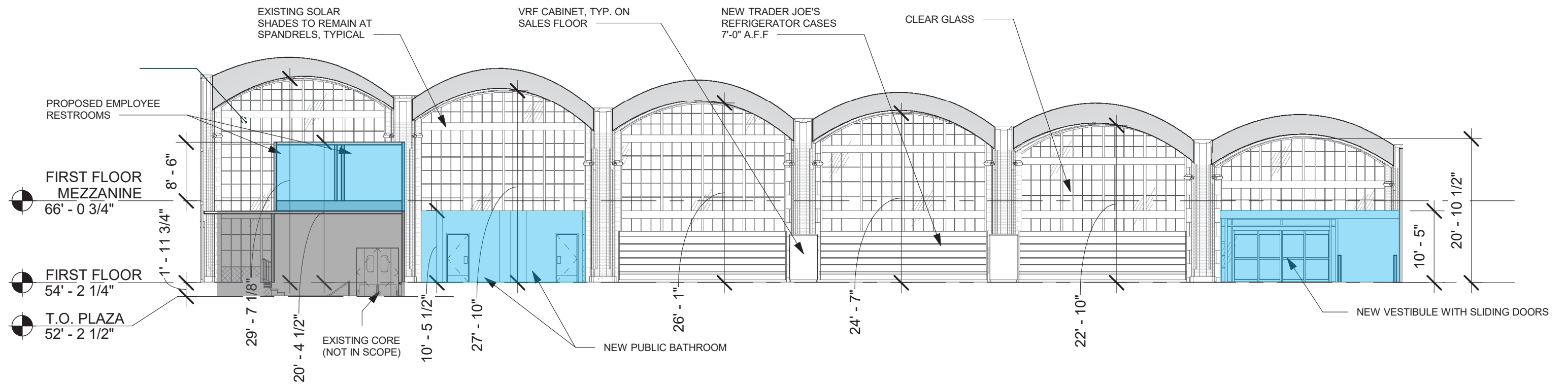


2 PROPOSED NORTH ELEVATION
N.T.S.

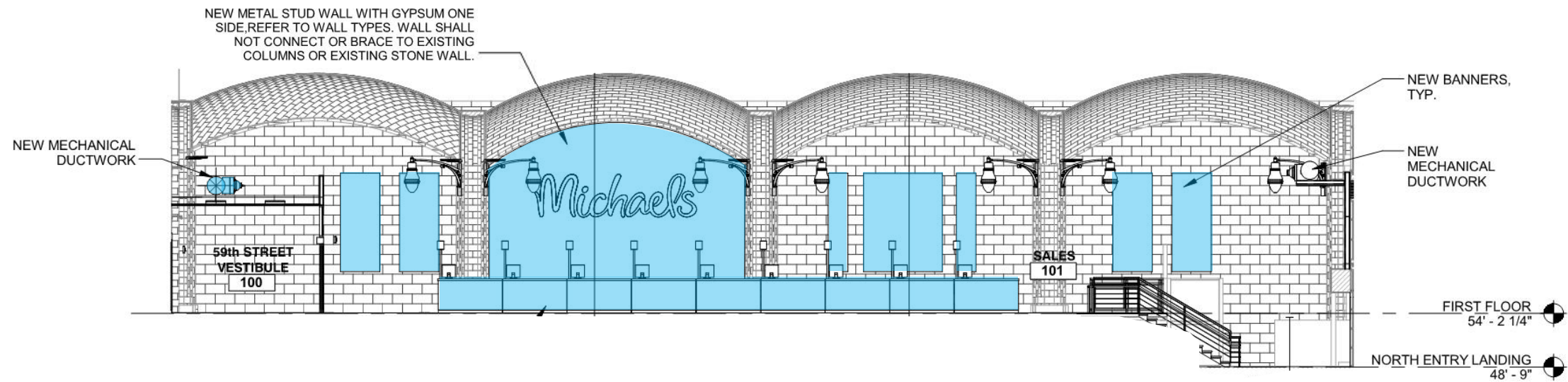




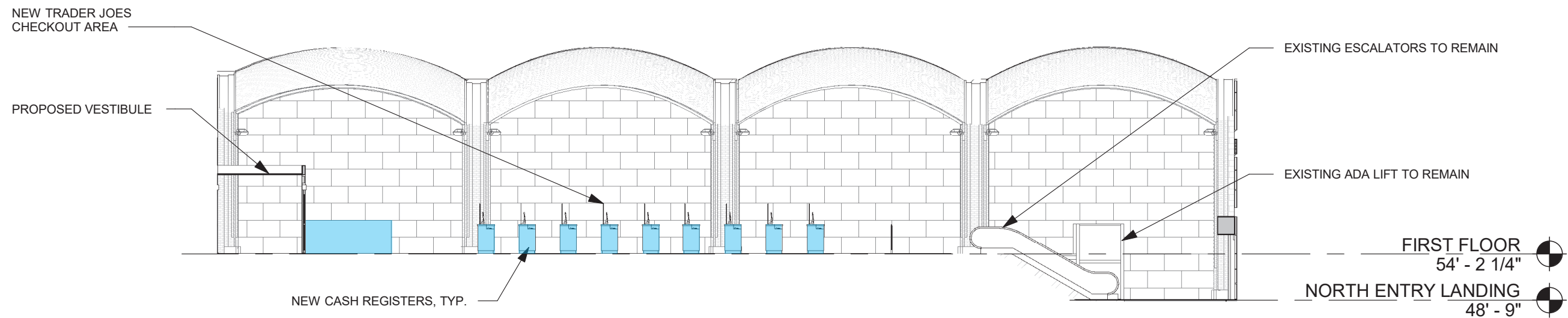
1 PREVIOUSLY APPROVED SOUTH ELEVATION
N.T.S.



2 PROPOSED SOUTH ELEVATION
N.T.S.



1 PREVIOUSLY APPROVED WEST ELEVATION
N.T.S.



2 PROPOSED WEST ELEVATION
N.T.S.

5 | SIGNAGE



1 MICHAELS APPROVED 59TH STREET SIGNAGE



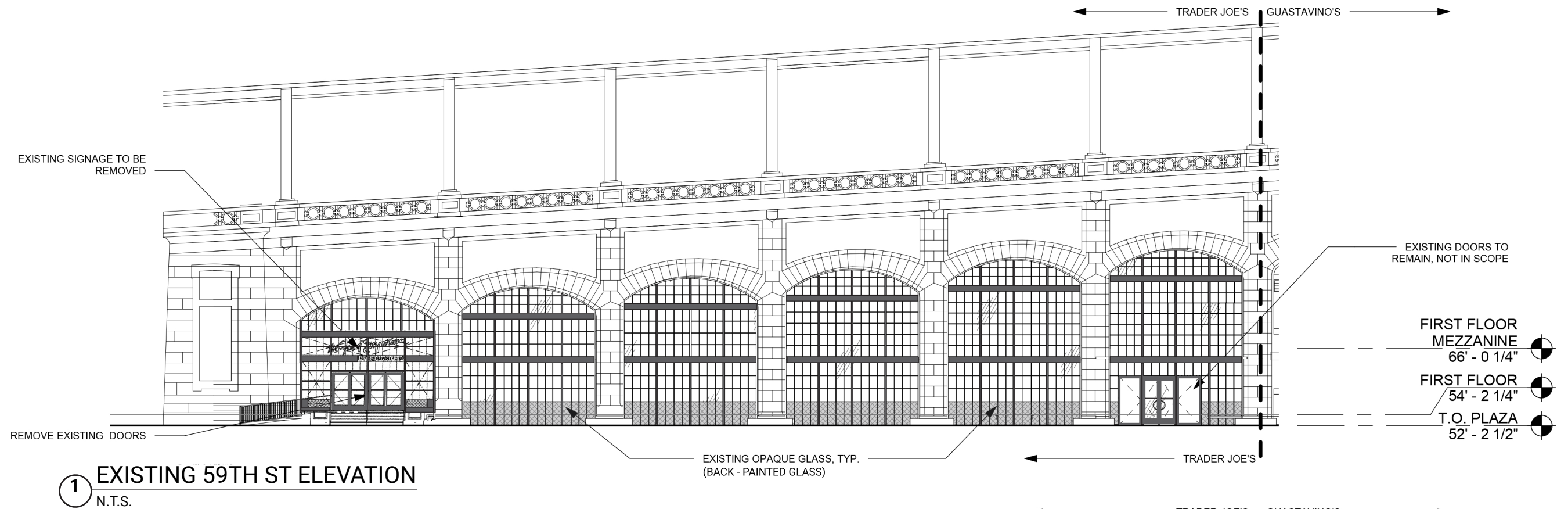
2 MICHAELS APPROVED 60TH STREET SIGNAGE

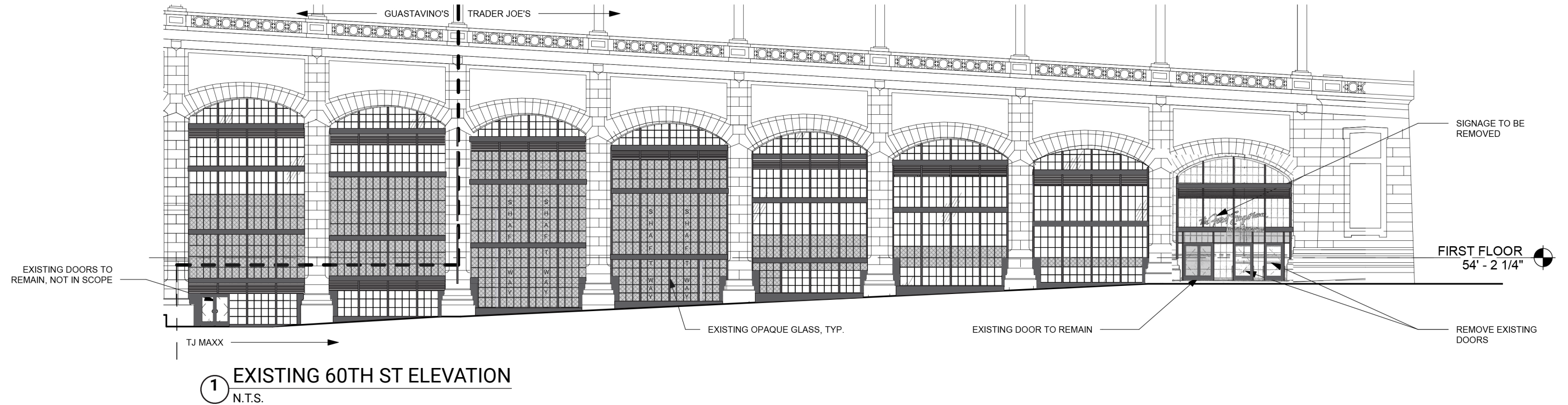


3 TRADER JOE'S PROPOSED 59TH STREET SIGNAGE



4 TRADER JOE'S PROPOSED 60TH STREET SIGNAGE





EXTERIOR SCOPE:

1. INSTALL NEW TRADER JOE'S SIGNAGE
2. INSTALL NEW AUTOMATIC SLIDING DOORS
3. INSTALL NEW BIFOLD DOORS

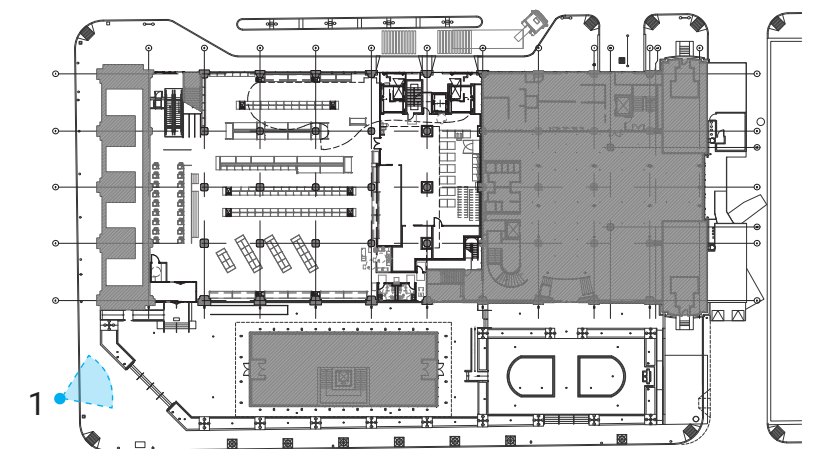




1 PROPOSED SIGNAGE



2 EXISTING SIGNAGE



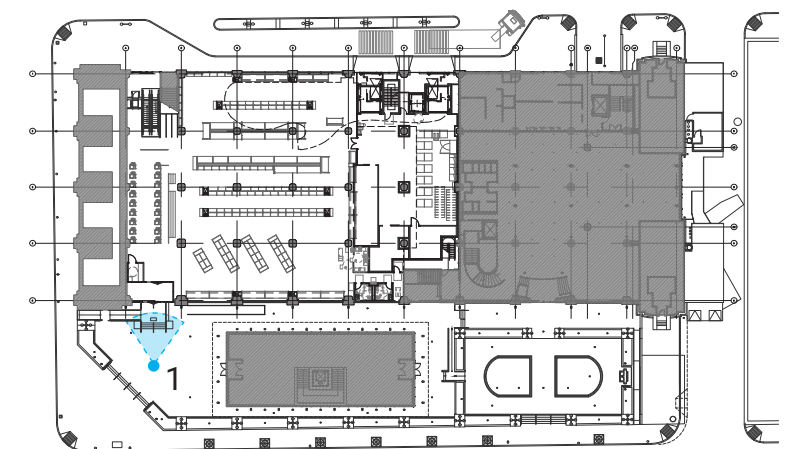
KEY PLAN
N.T.S.



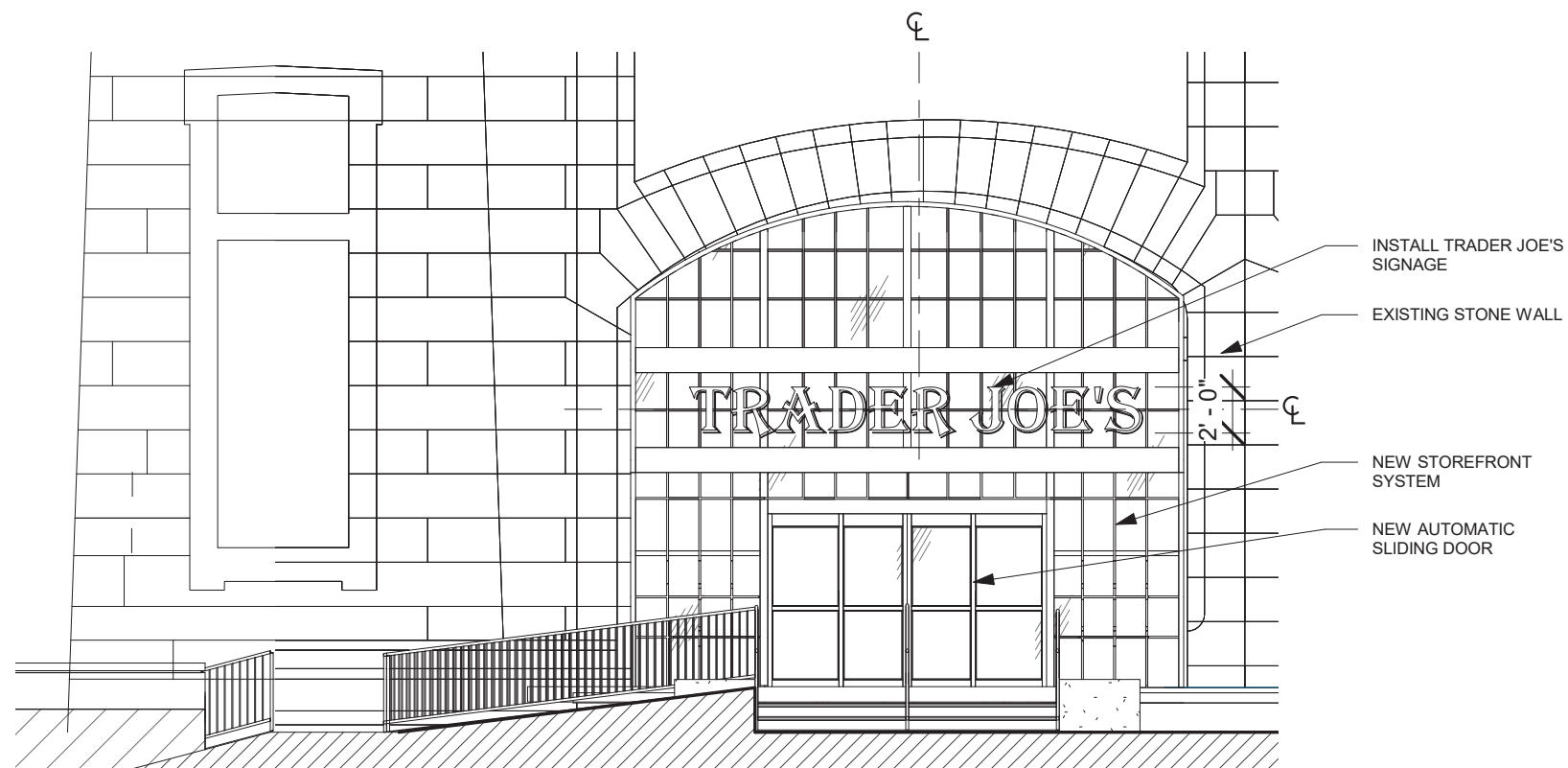
1 PROPOSED SIGNAGE



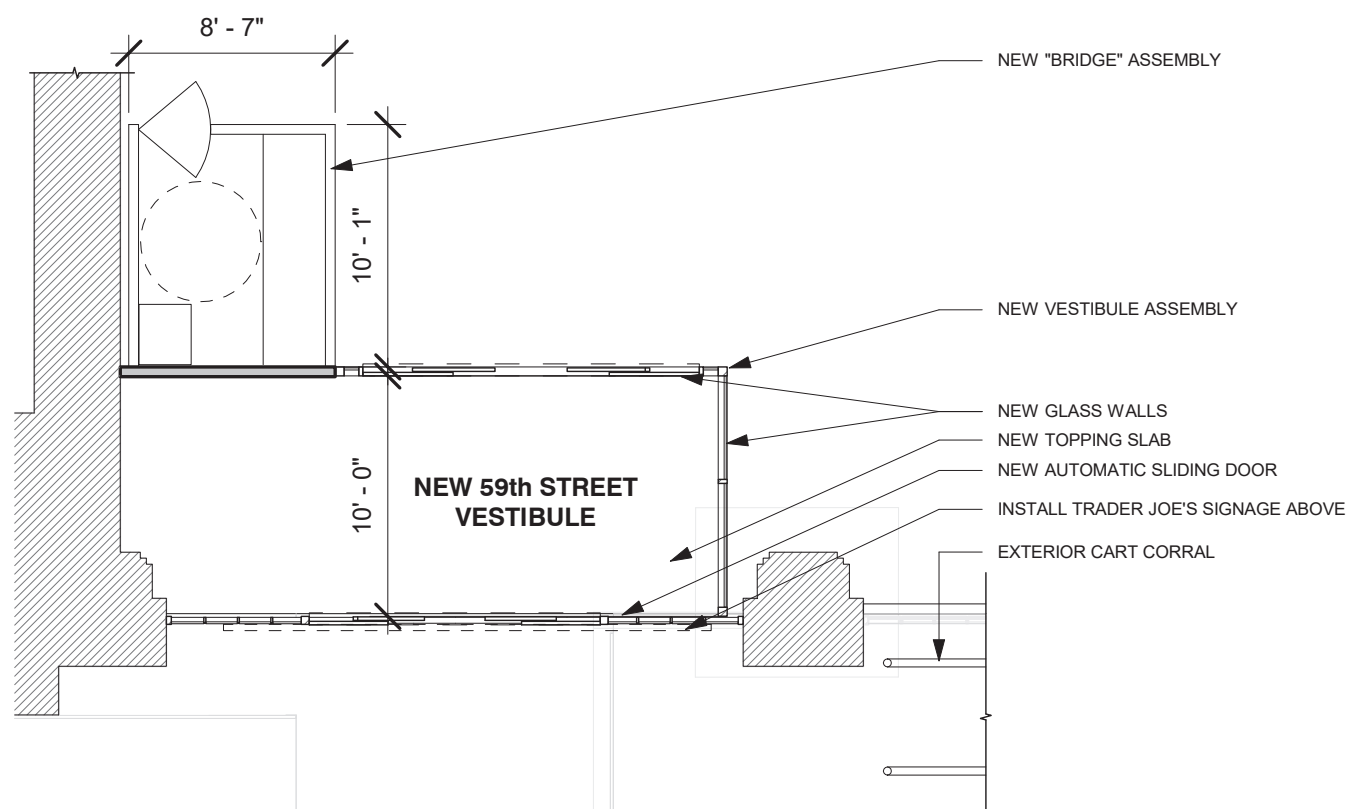
2 EXISTING CONDITION



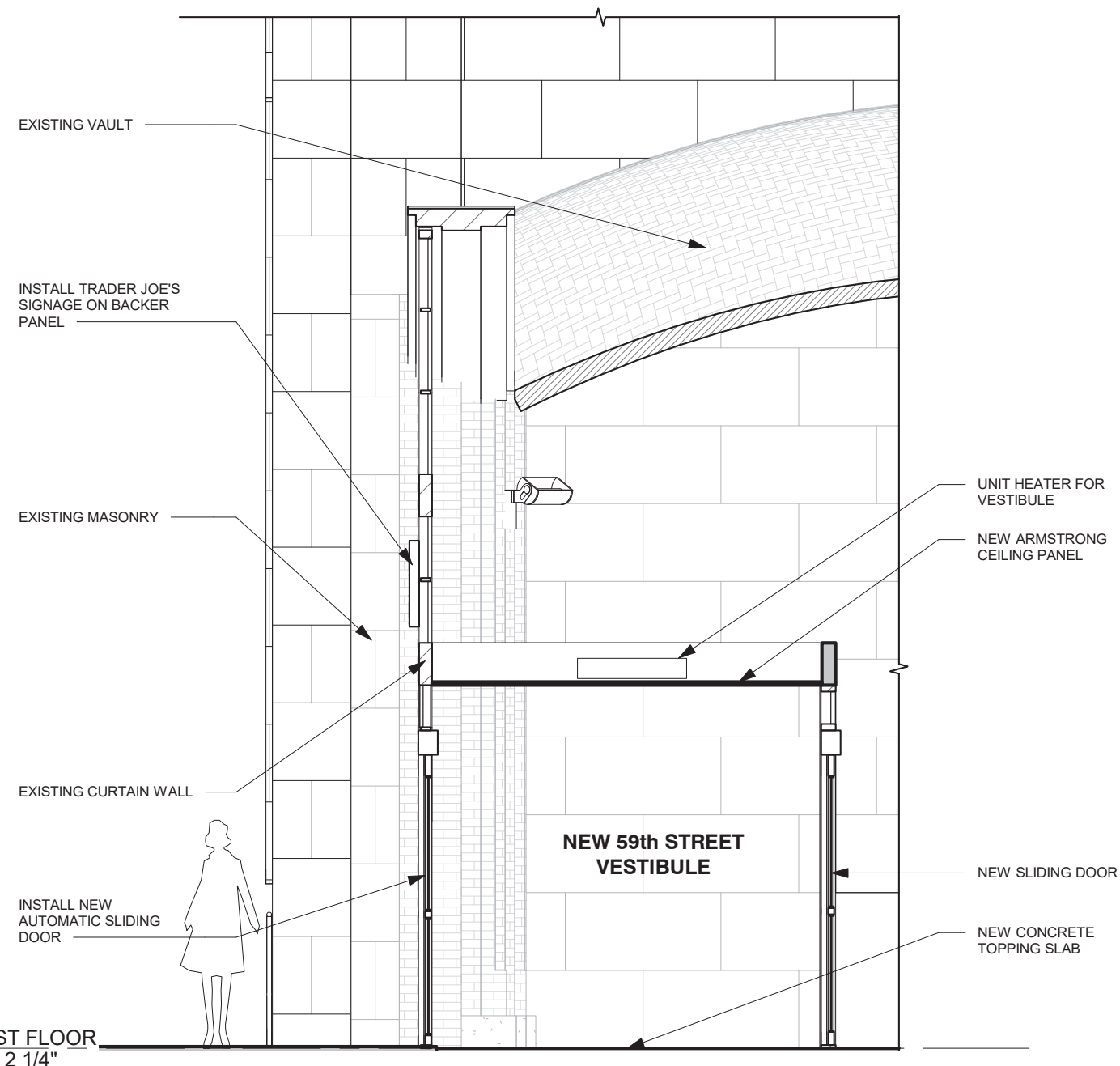
KEY PLAN
N.T.S.



1 EXTERIOR 59TH STREET ELEVATION
SCALE: 1/8" = 1'-0"



2 59TH STREET ENLARGED VESTIBULE PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR
54' - 2 1/4"

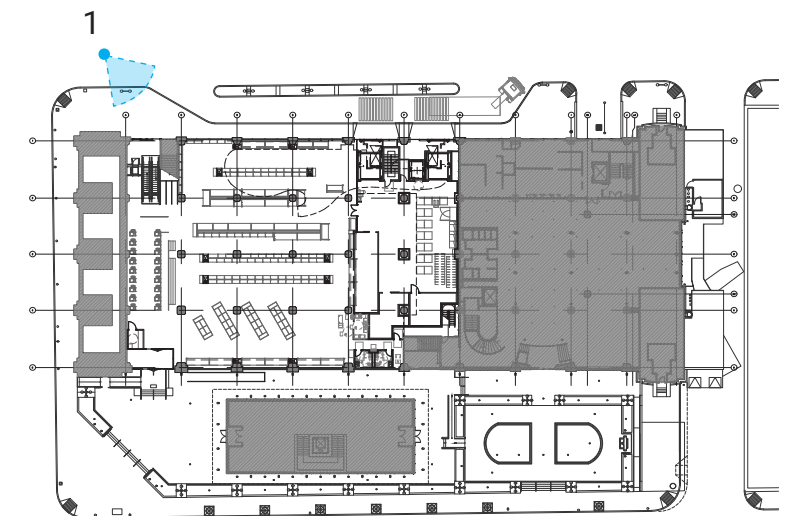
3 59TH STREET ENTRANCE SECTION
SCALE: 1/4" = 1'-0"



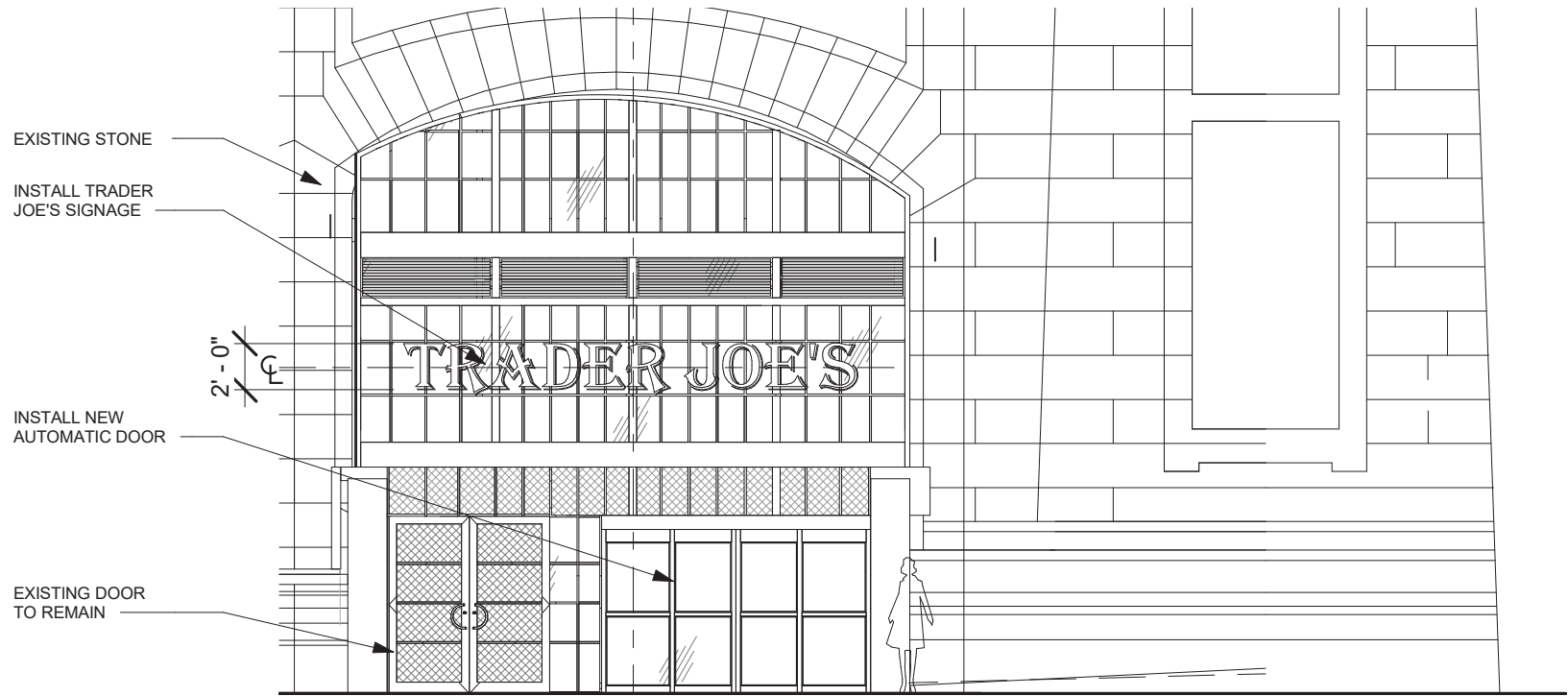
1 PROPOSED SIGNAGE



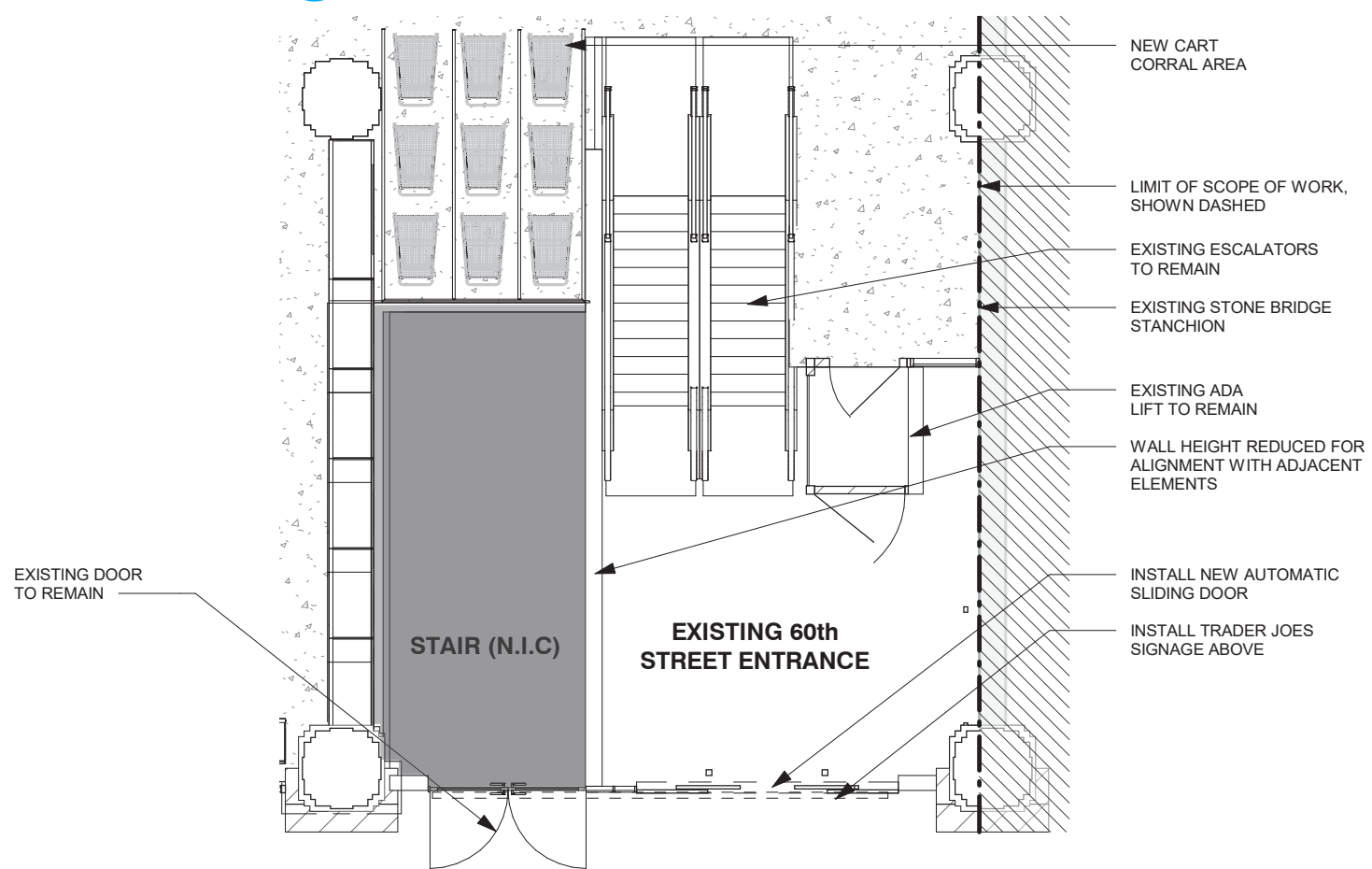
2 EXISTING CONDITION



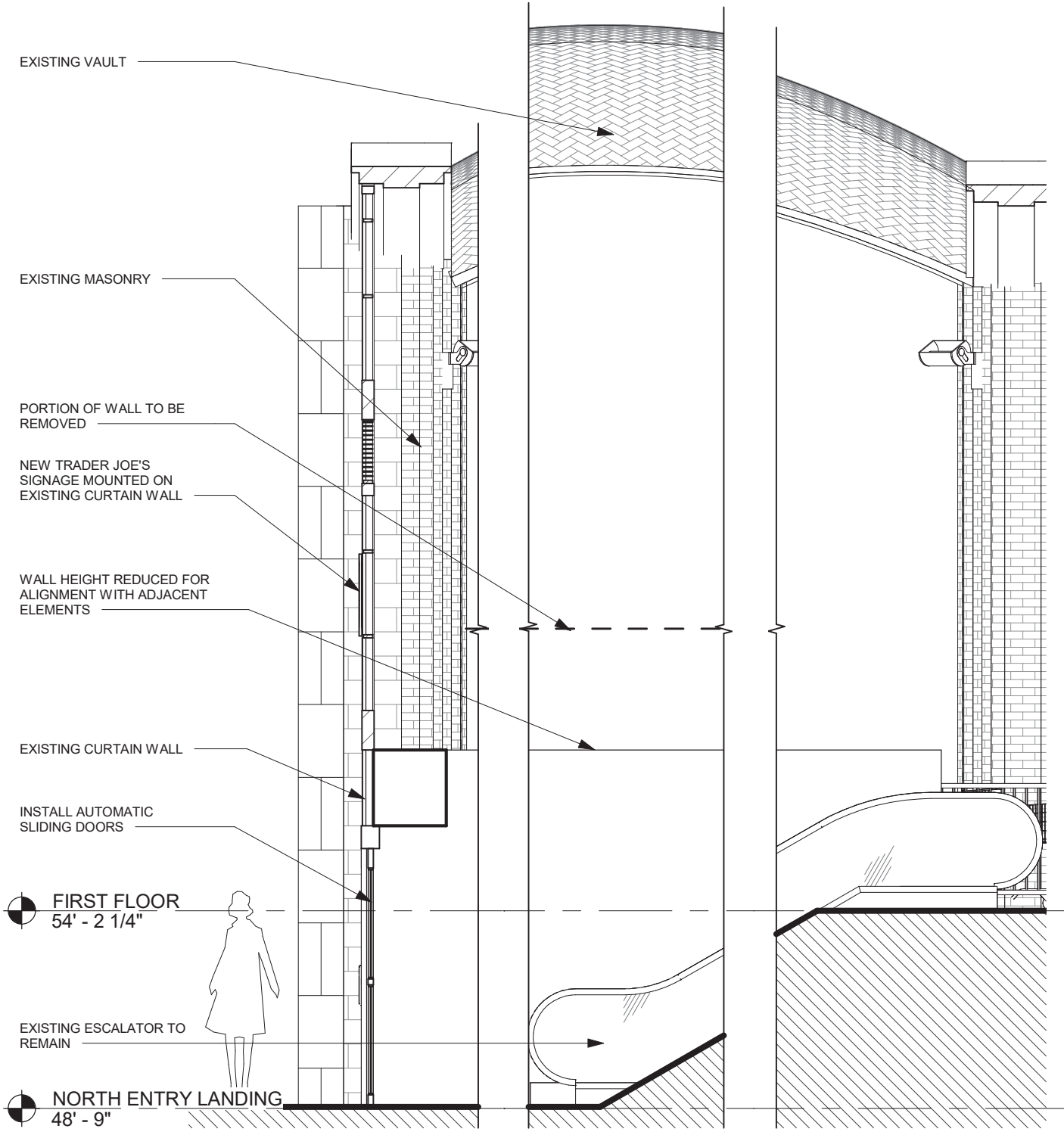
KEY PLAN
N.T.S.



1 EXTERIOR 60TH STREET ELEVATION
SCALE: 1/8" = 1'-0"



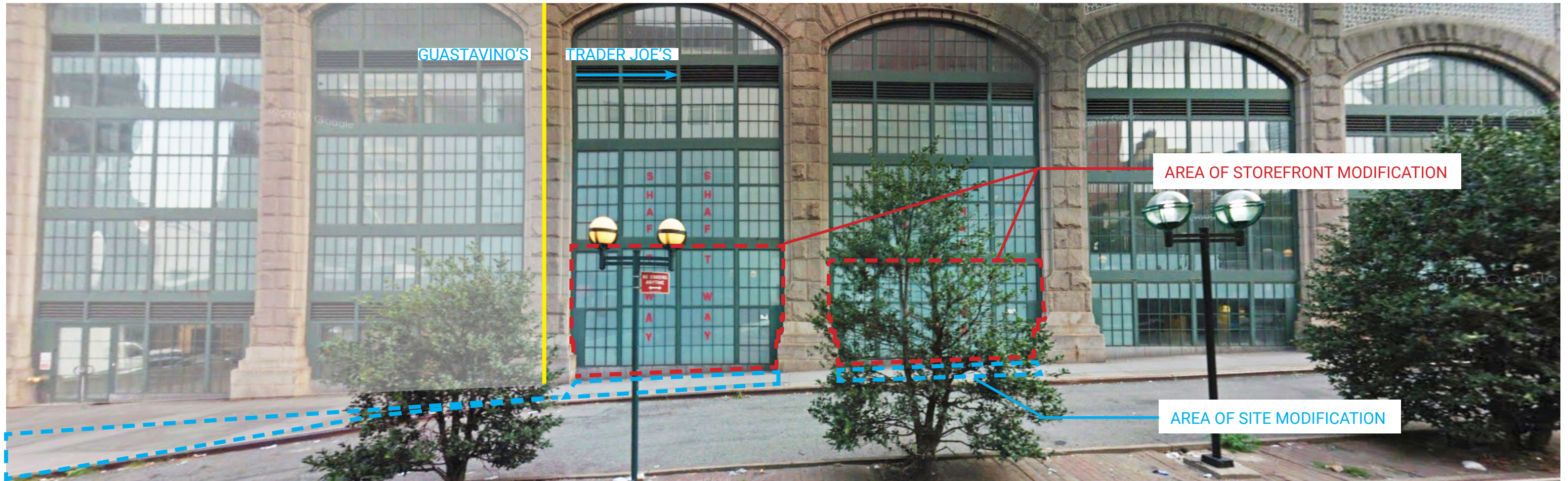
2 60TH STREET ENLARGED VESTIBULE PLAN
SCALE: 1/8" = 1'-0"



3 60TH STREET ENTRANCE SECTION
SCALE: 1/4" = 1'-0"

6

SITE & FACADE MODIFICATION



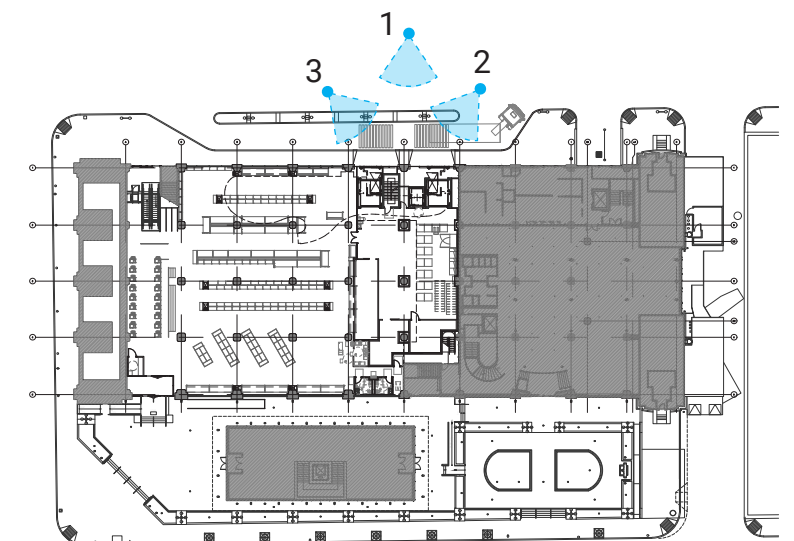
1 EAST 60TH STREET LOADING AREA



2 EXISTING EAST SHAFT BAY



3 EXISTING WEST SHAFT BAY



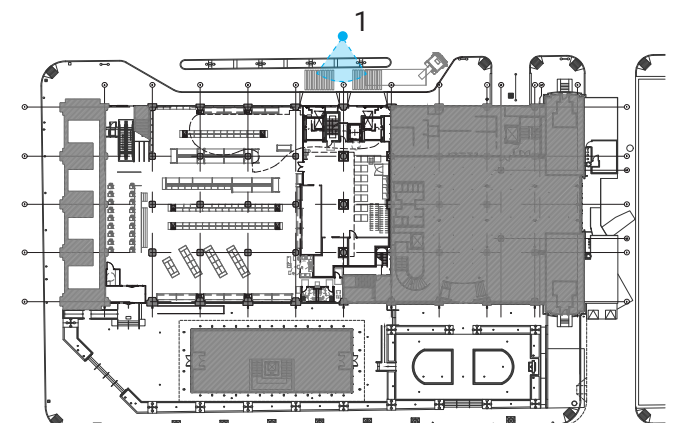
KEY PLAN
N.T.S.



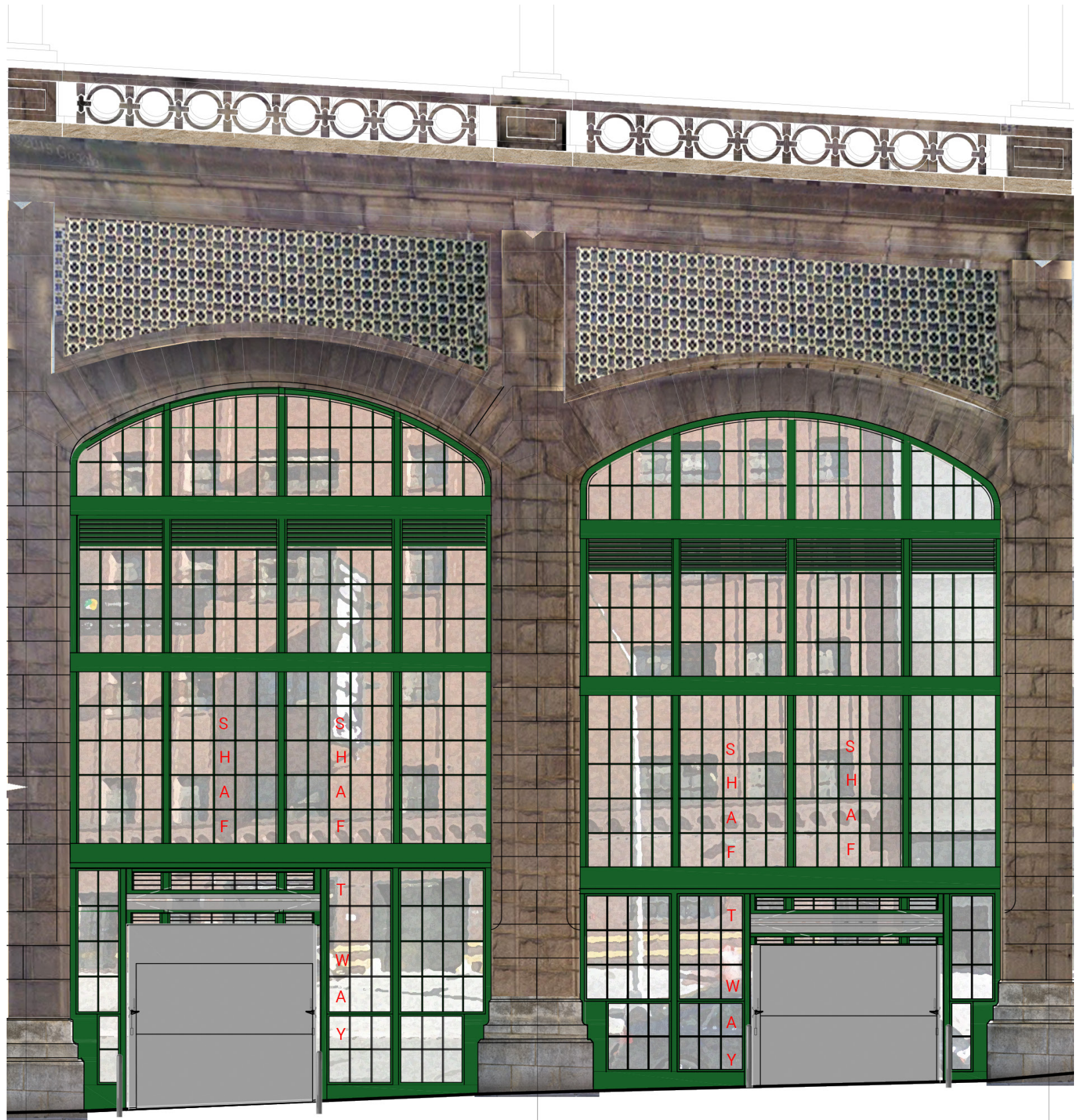
1 DOOR ELEVATION - CLOSED
N.T.S.



2 REFERENCE



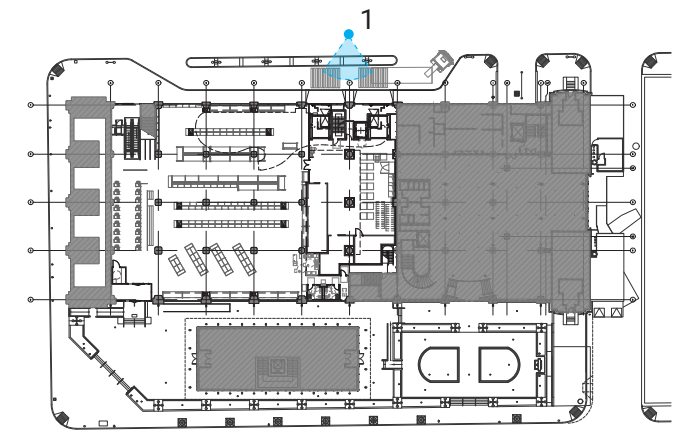
KEY PLAN
N.T.S.



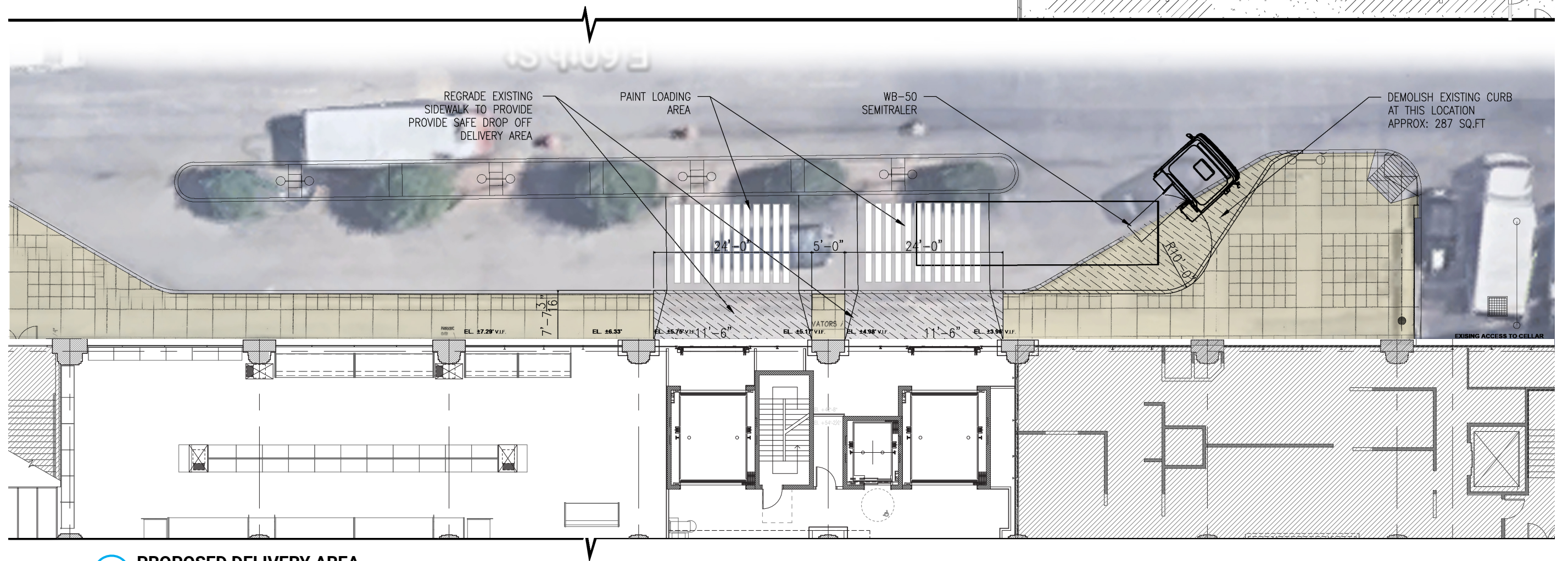
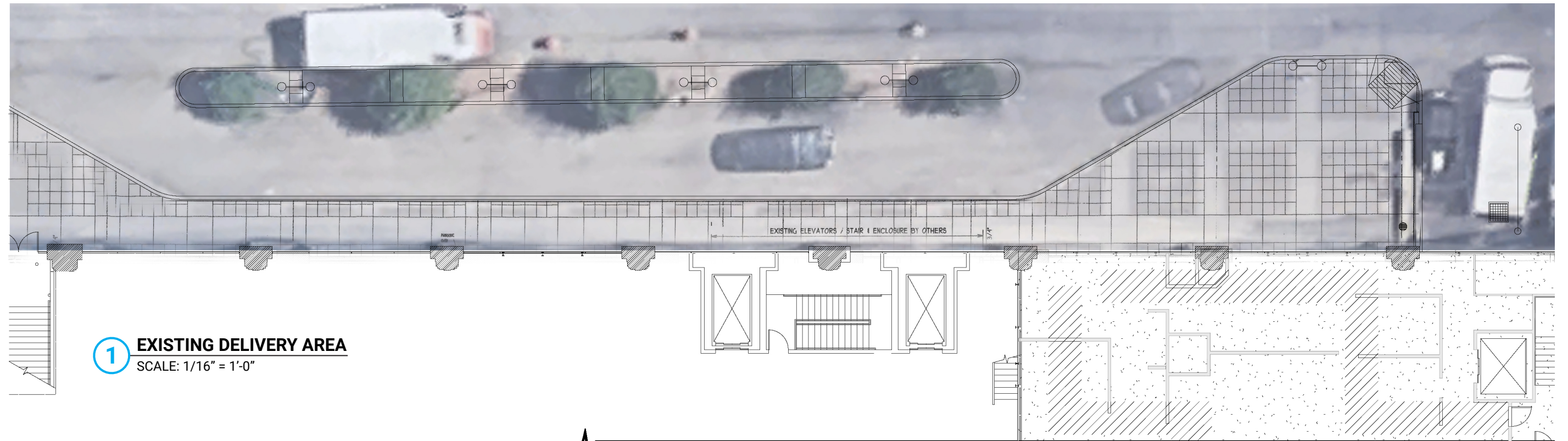
1 DOOR ELEVATION - OPEN
N.T.S.

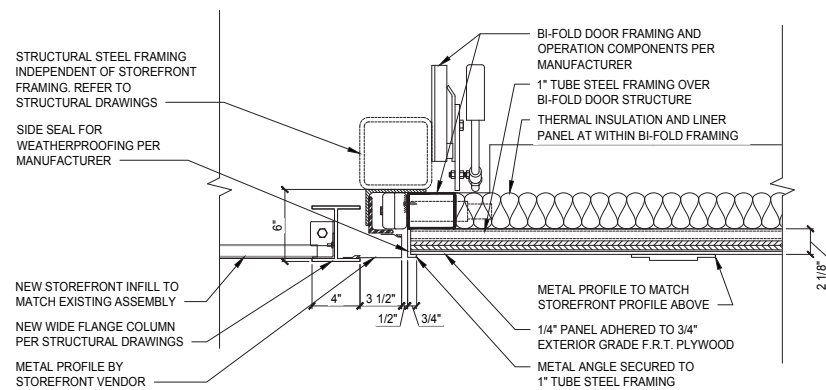


2 REFERENCE

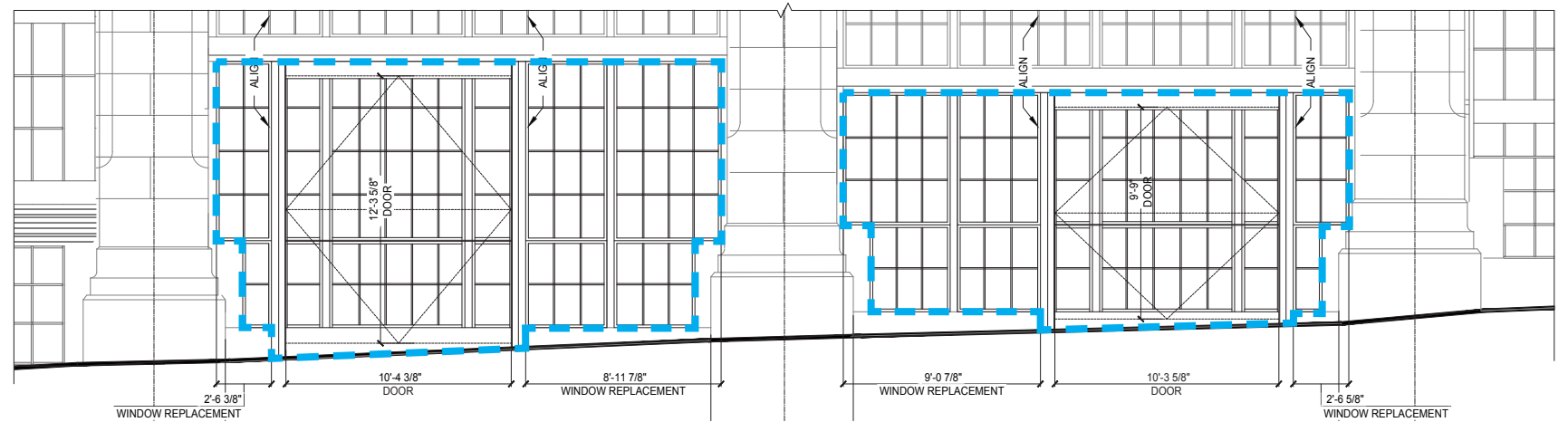


KEY PLAN
N.T.S.

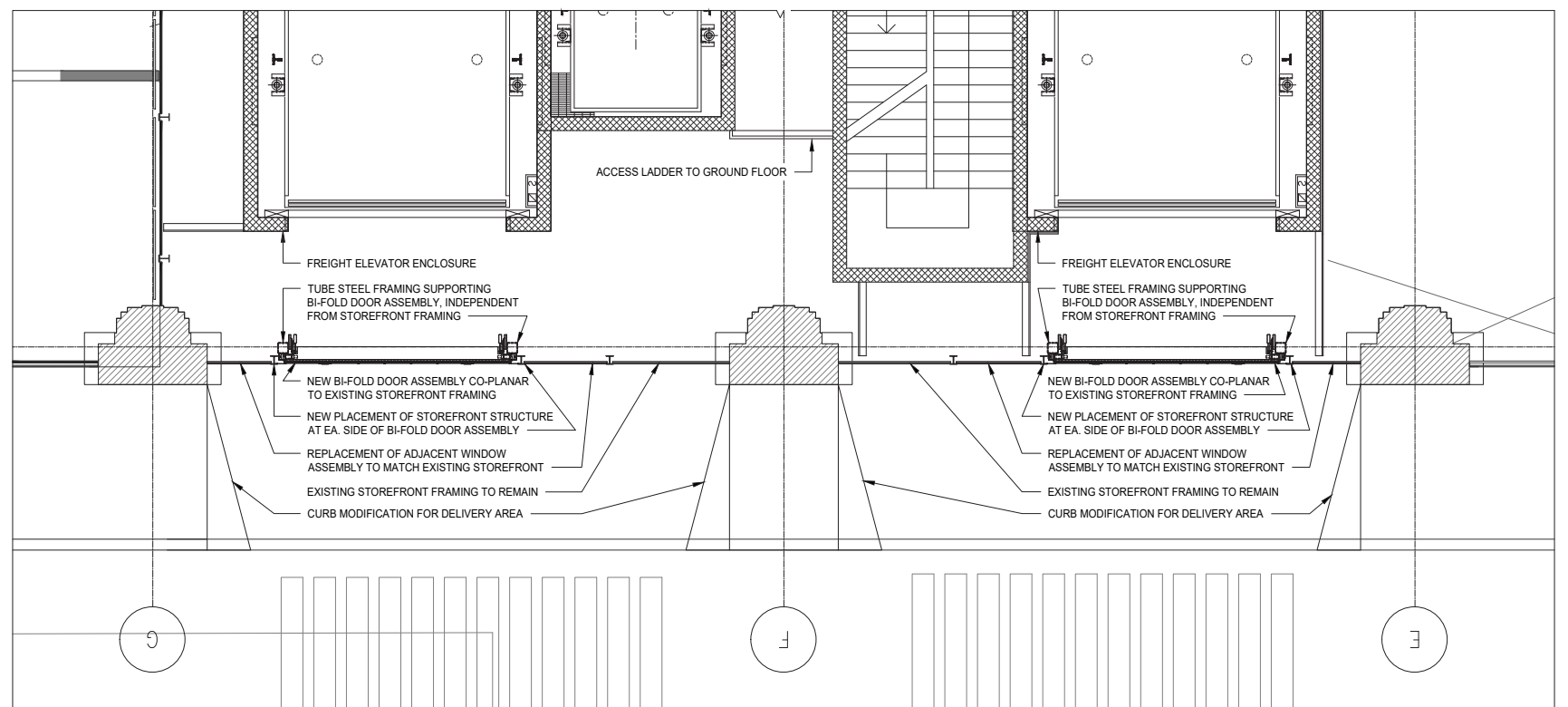




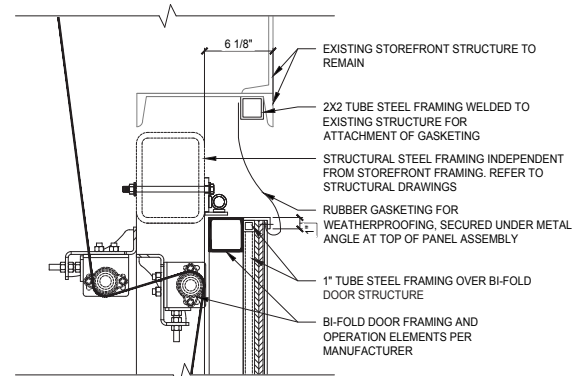
1 BI-FOLD DOOR - PLAN DETAIL
N.T.S.



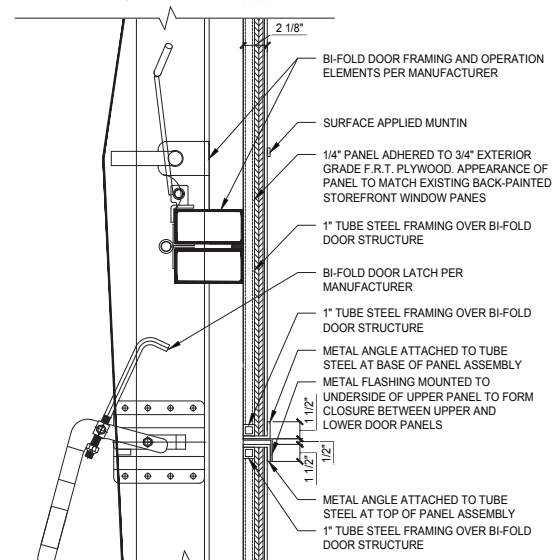
2 DELIVERY AREA - BI-FOLD DOOR ELEVATION
N.T.S.



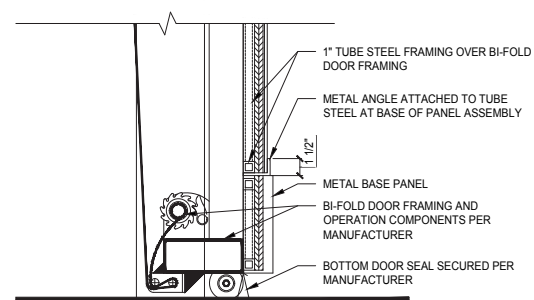
3 DELIVERY AREA - ENLARGED PLAN
N.T.S.



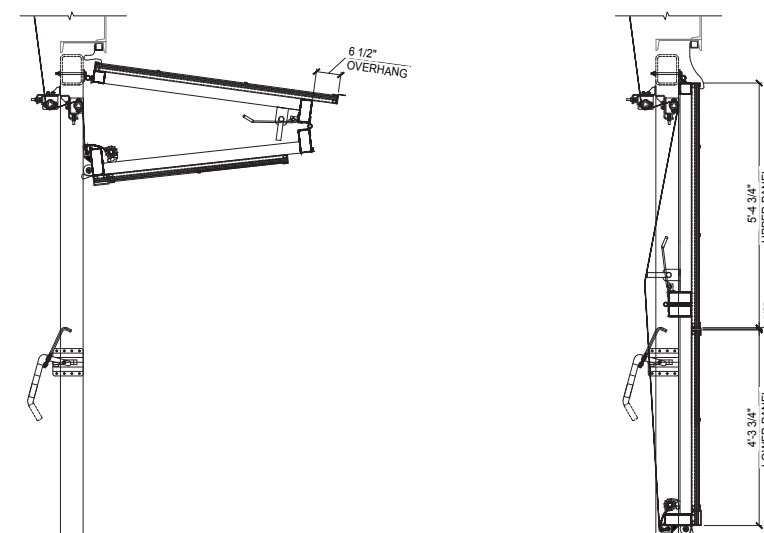
1 BI-FOLD DOOR - HEAD DETAIL
N.T.S



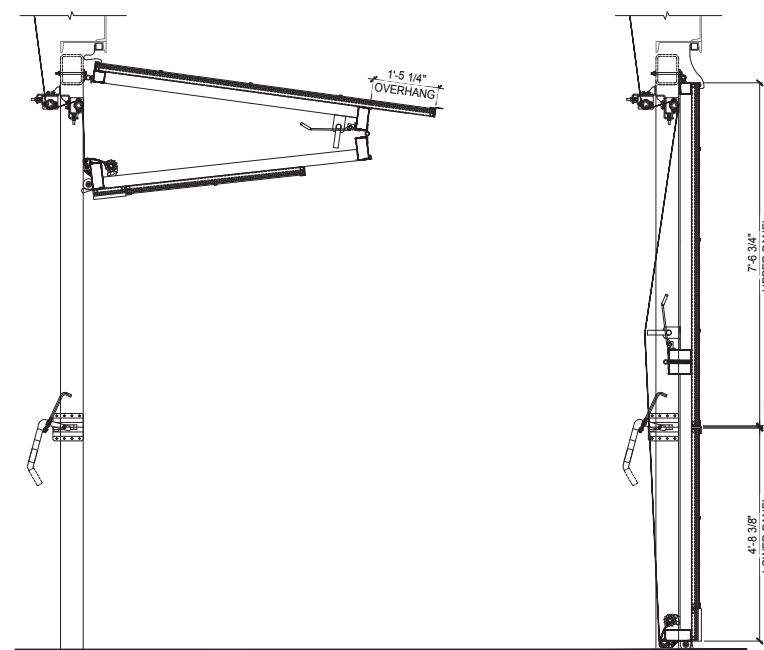
2 BI-FOLD DOOR - PANEL CLOSURE DETAIL
N.T.S



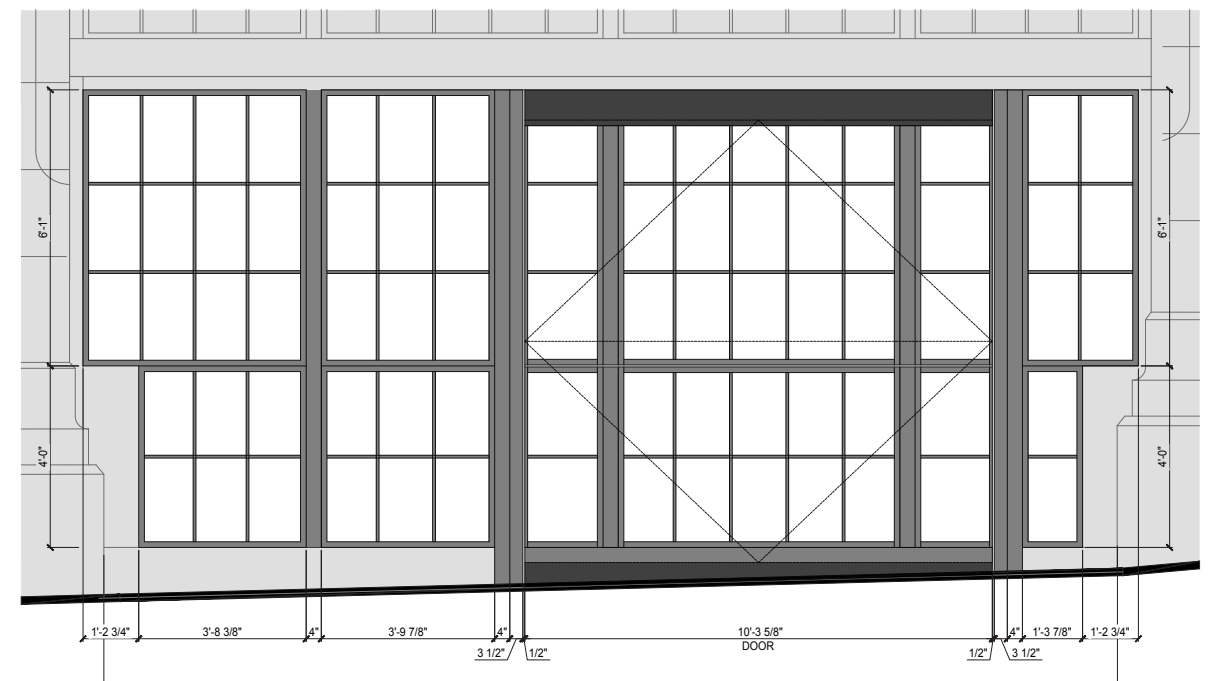
3 BI-FOLD DOOR - SILL DETAIL
N.T.S



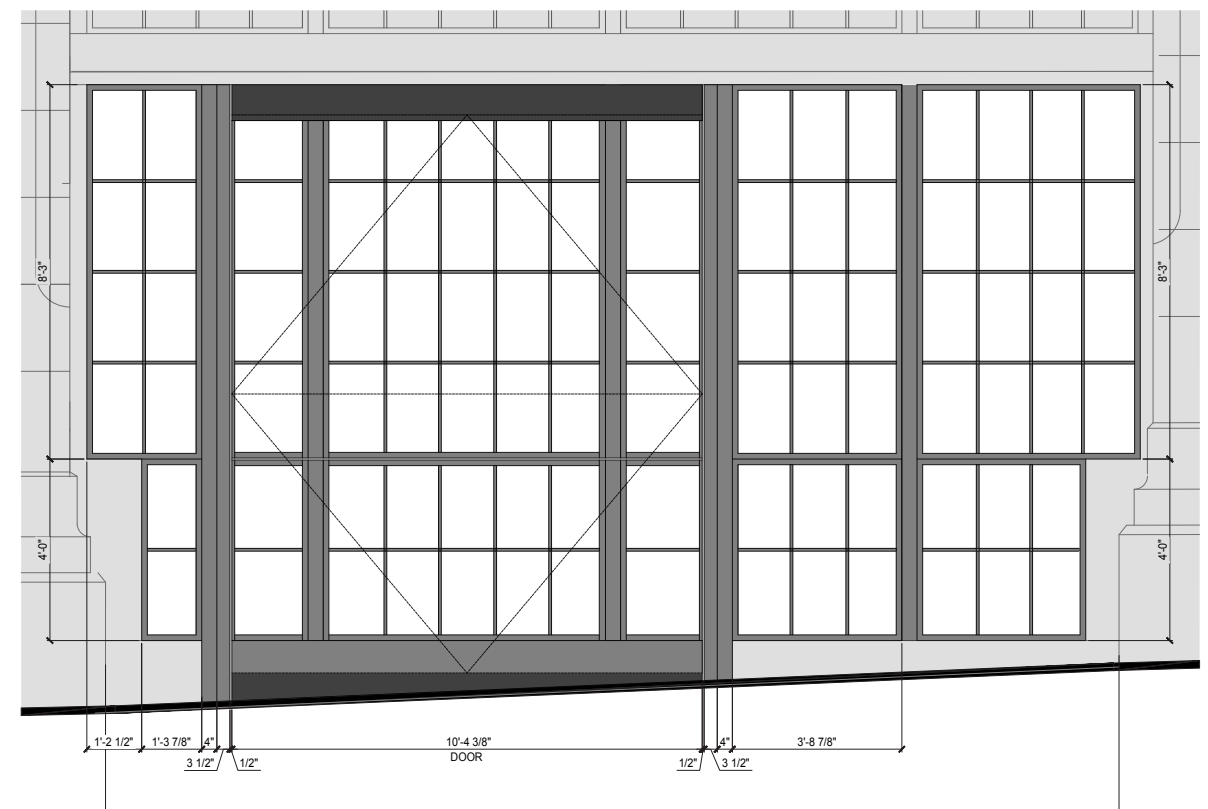
4 BI-FOLD DOOR 02 - SECTIONS
N.T.S



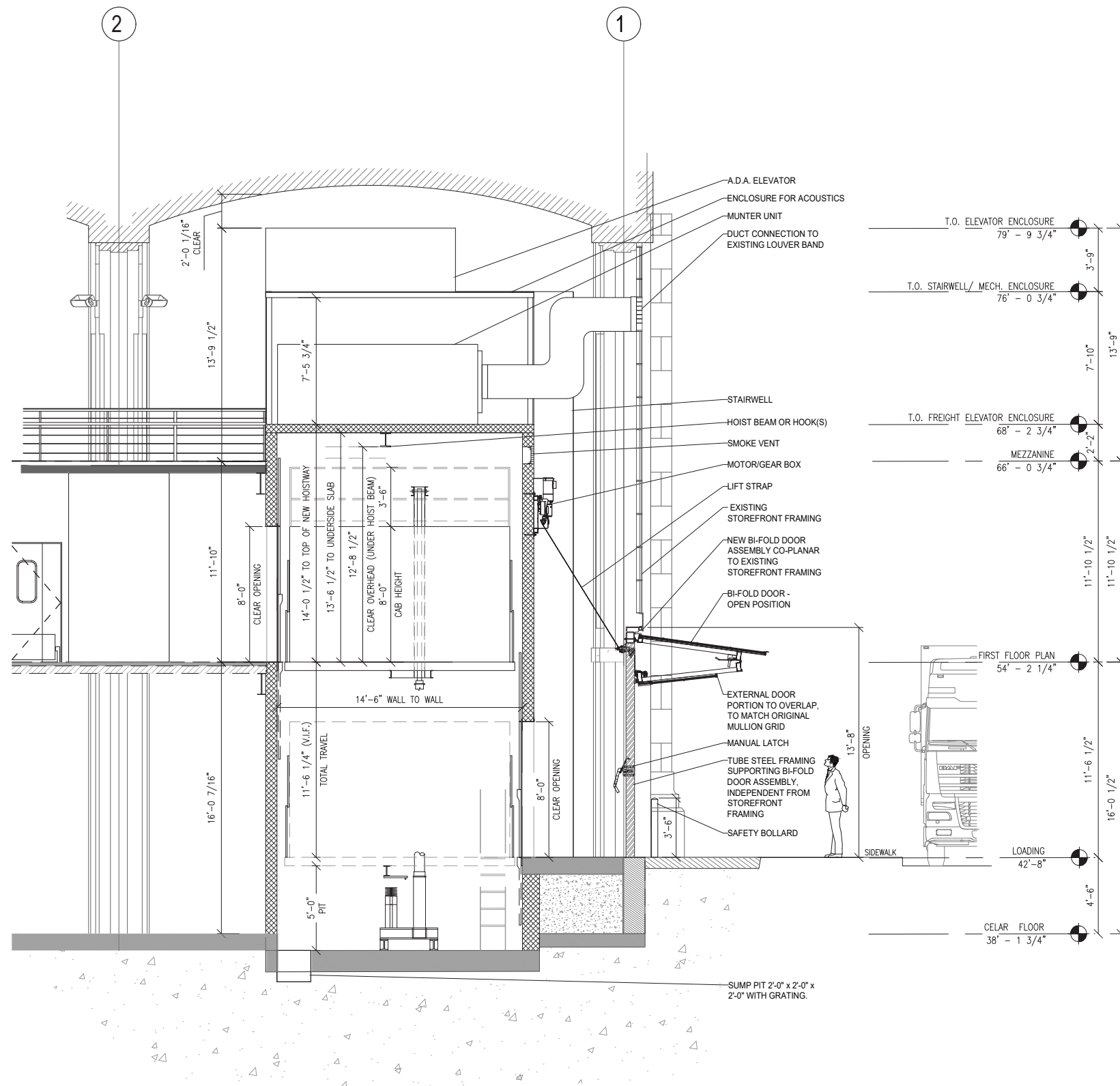
5 BI-FOLD DOOR 01 - SECTIONS
N.T.S



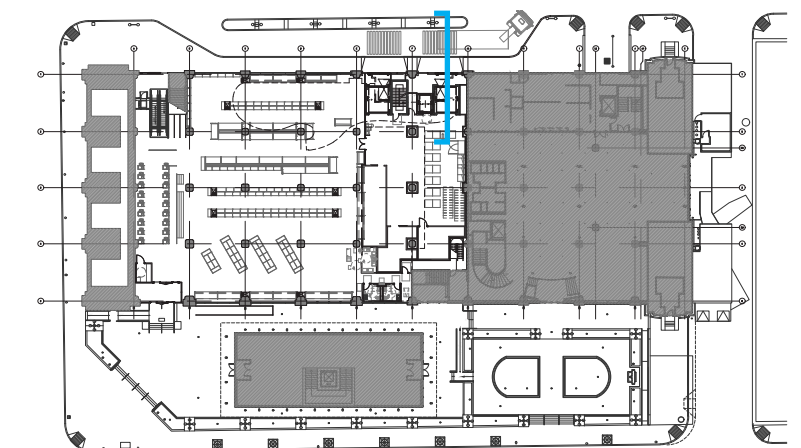
6 BI-FOLD DOOR 02 - ELEVATION
N.T.S



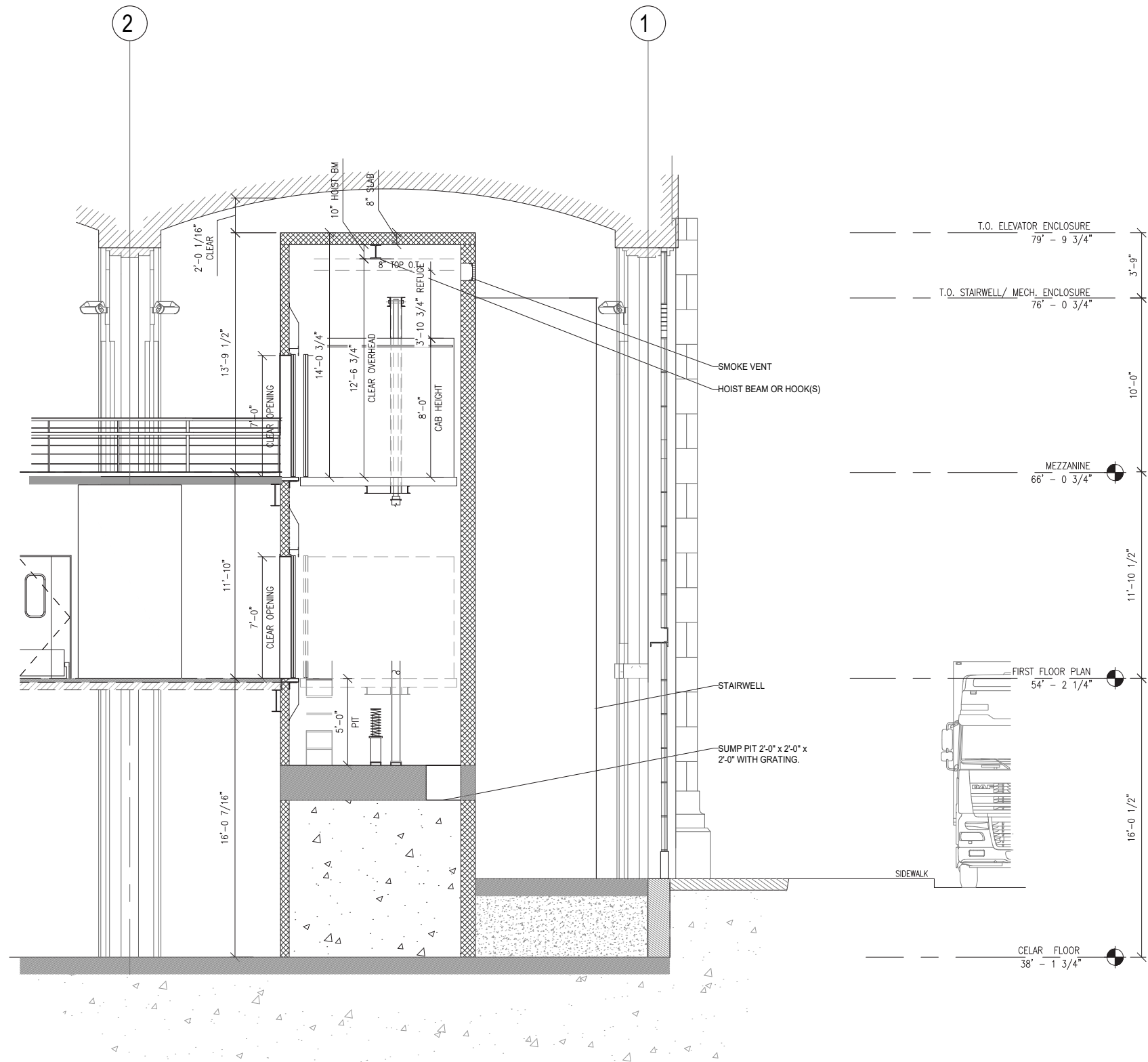
7 BI-FOLD DOOR 01 - ELEVATION
N.T.S



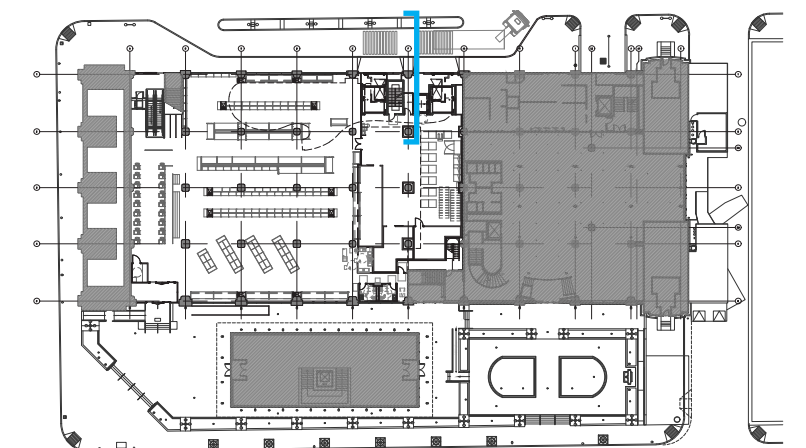
1 SECTION AT EASTERNMOST BAY
N.T.S.



KEY PLAN
N.T.S.



1 SECTION THROUGH A.D.A. ELEVATOR
N.T.S.



KEY PLAN
N.T.S.

7 | INTERIOR PROPOSAL



1 INTERIOR - FOOD EMPORIUM



2 INTERIOR - FOOD EMPORIUM



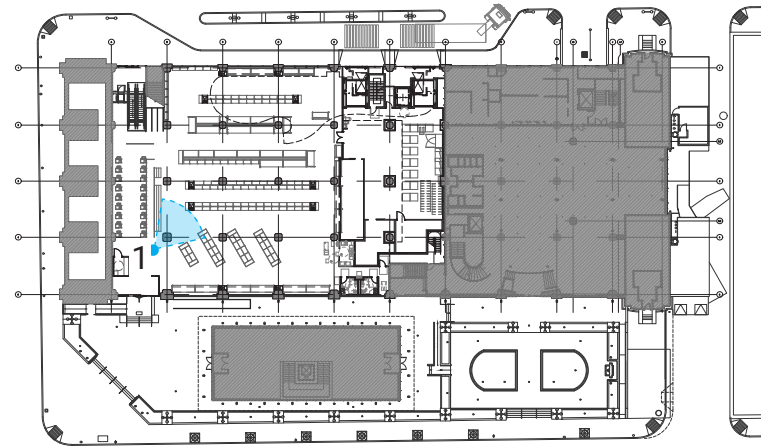
1

PROPOSED CONDITION



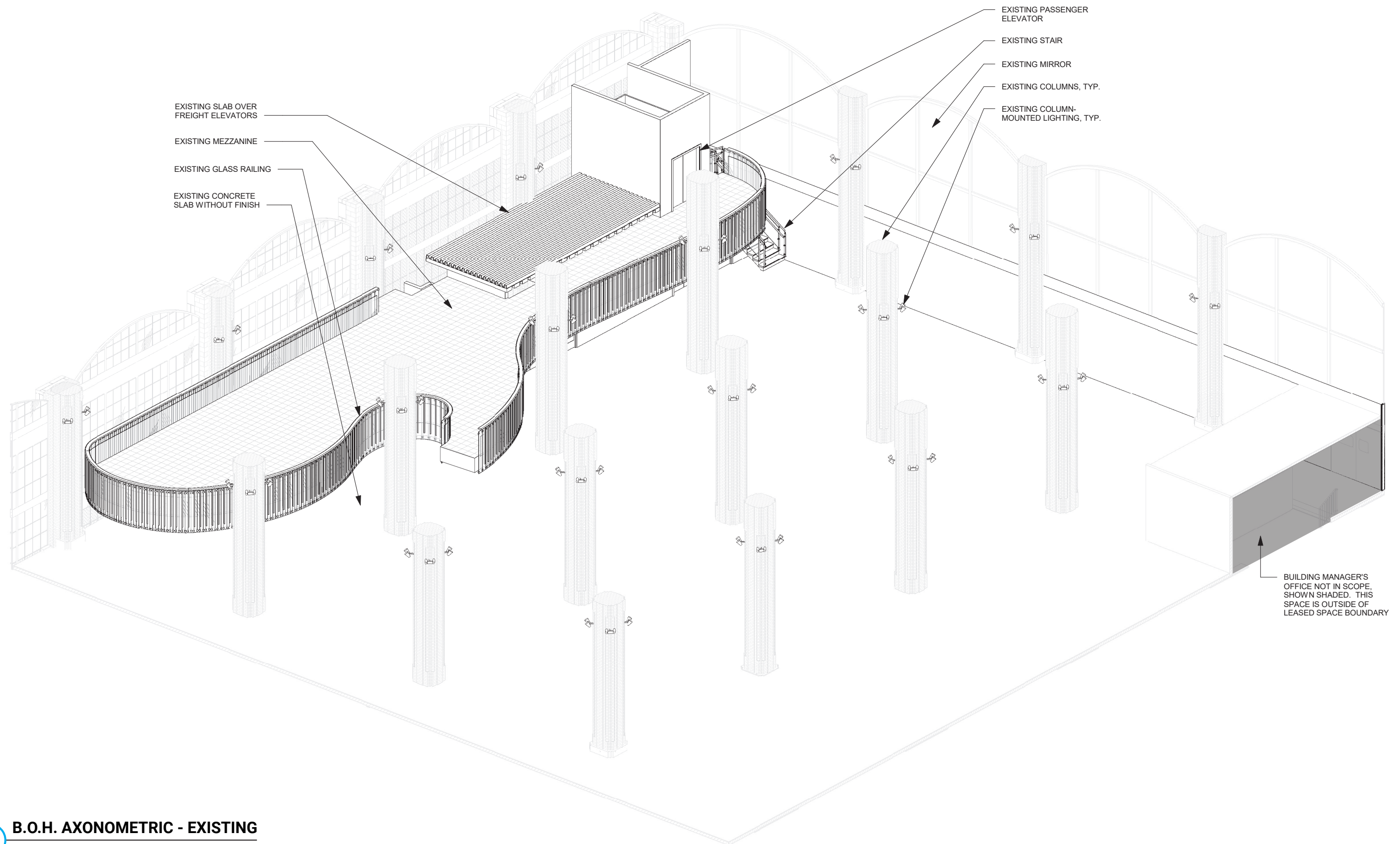
2

EXISTING CONDITION

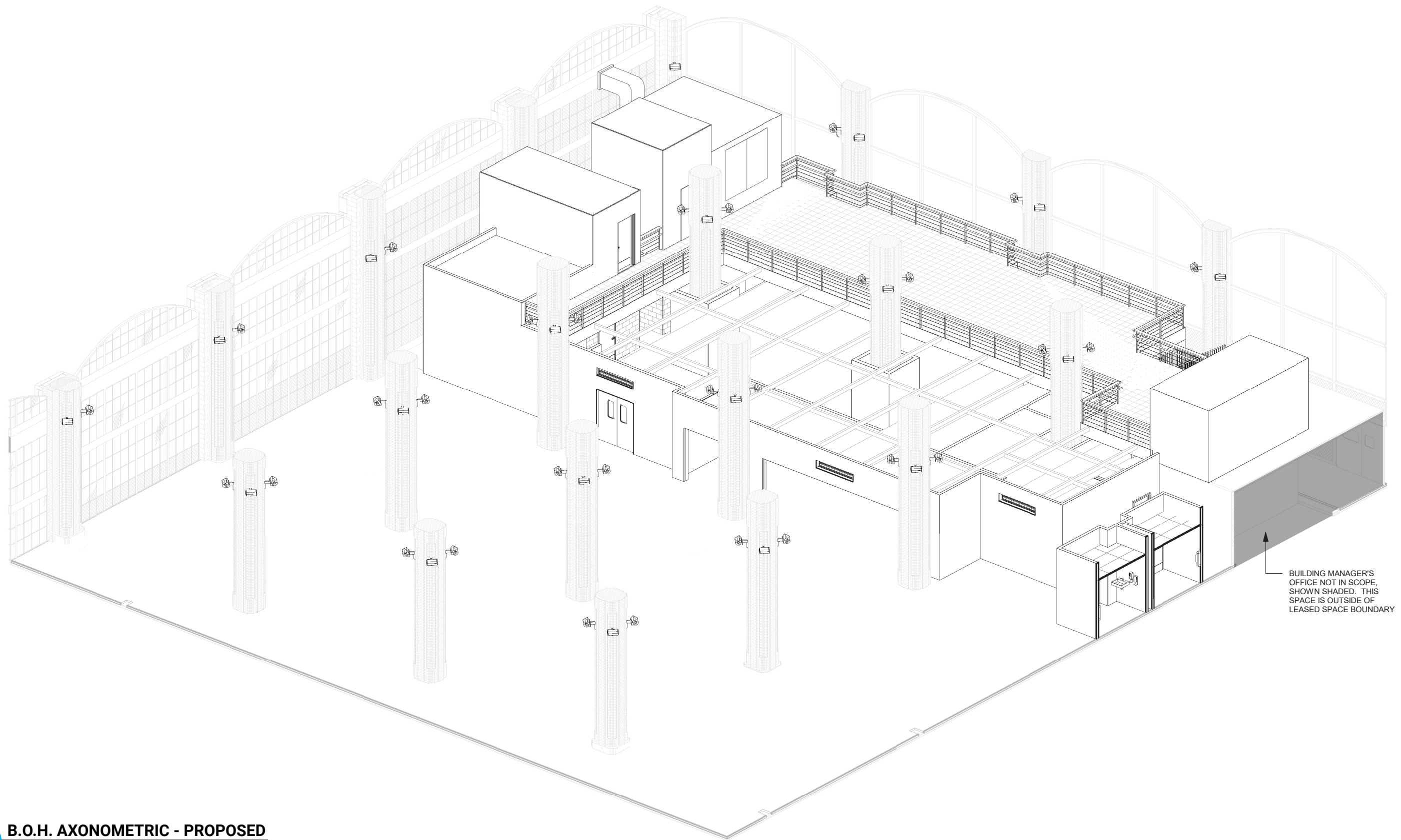


KEY PLAN

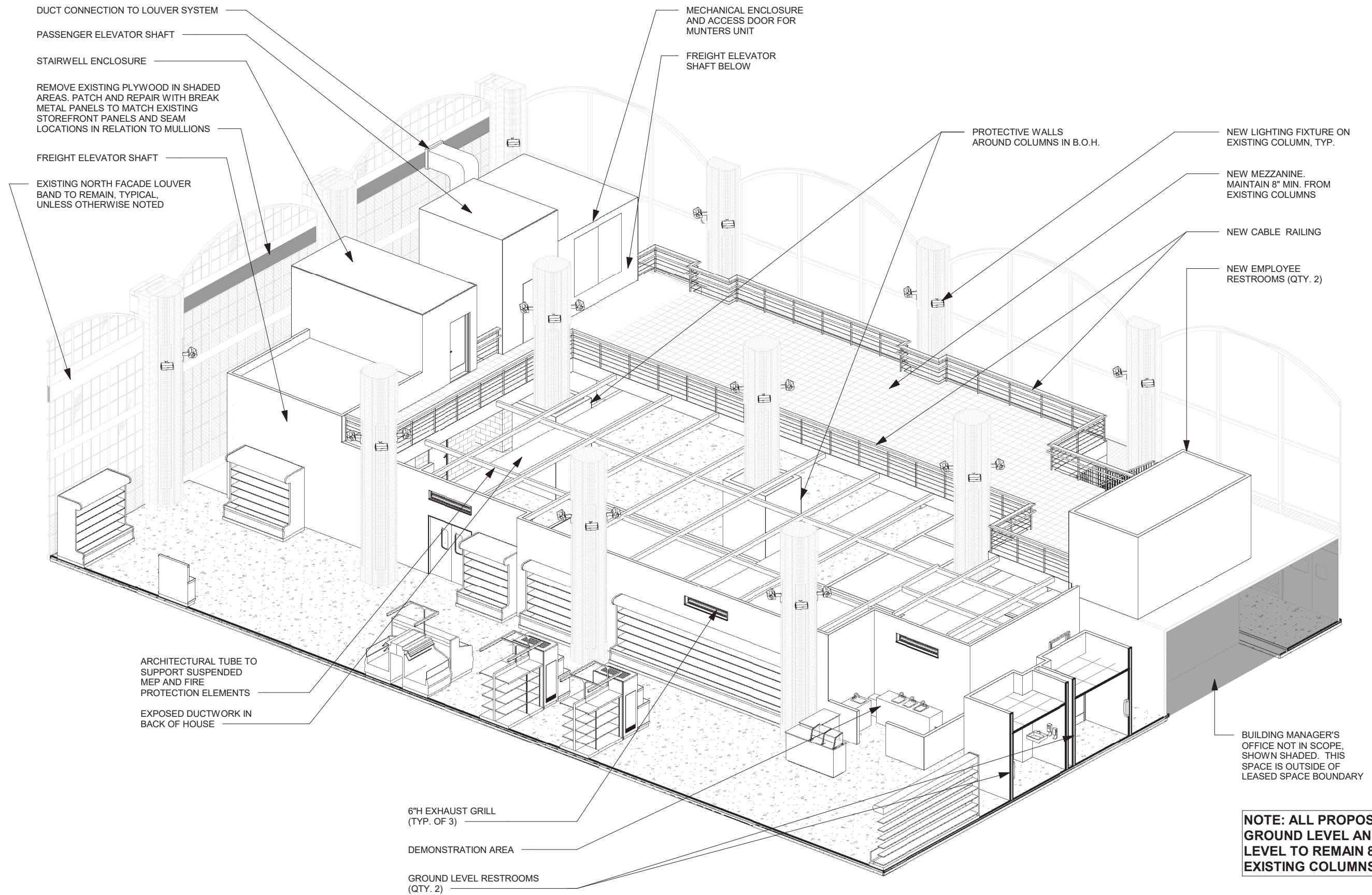
N.T.S.

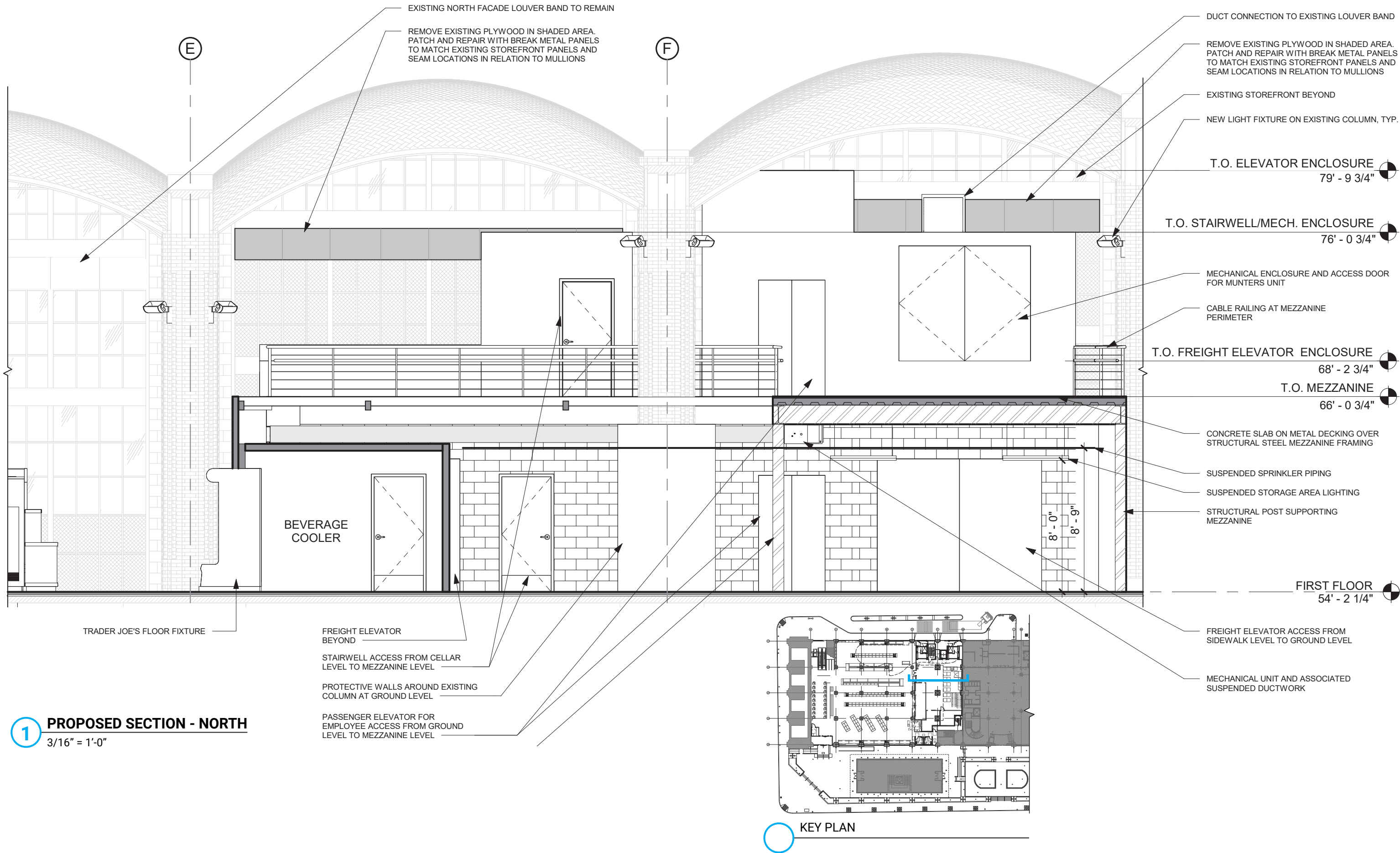


1 B.O.H. AXONOMETRIC - EXISTING
N.T.S.



1 B.O.H. AXONOMETRIC - PROPOSED
N.T.S.



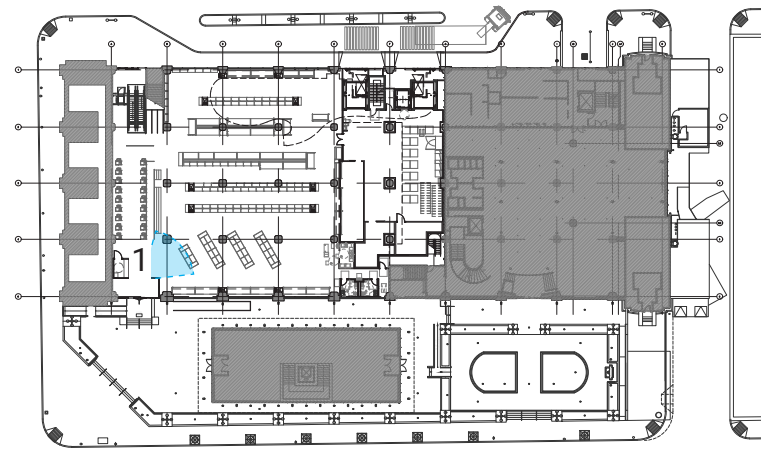




1 PROPOSED CONDITION



2 EXISTING CONDITION



KEY PLAN
N.T.S.



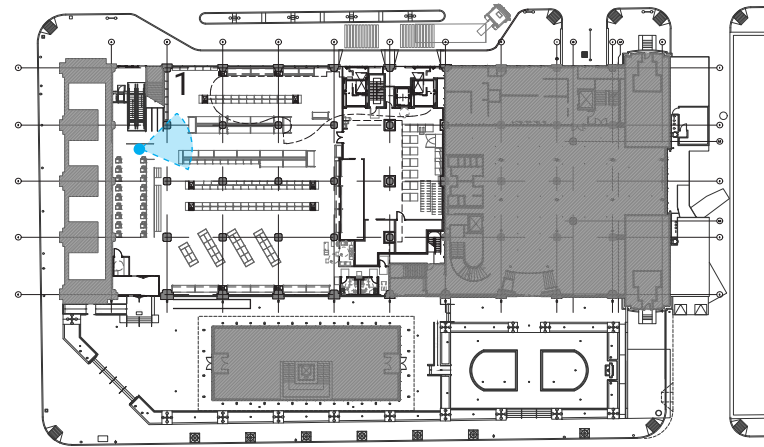
1

PROPOSED CONDITION



2

EXISTING CONDITION



KEY PLAN

N.T.S.



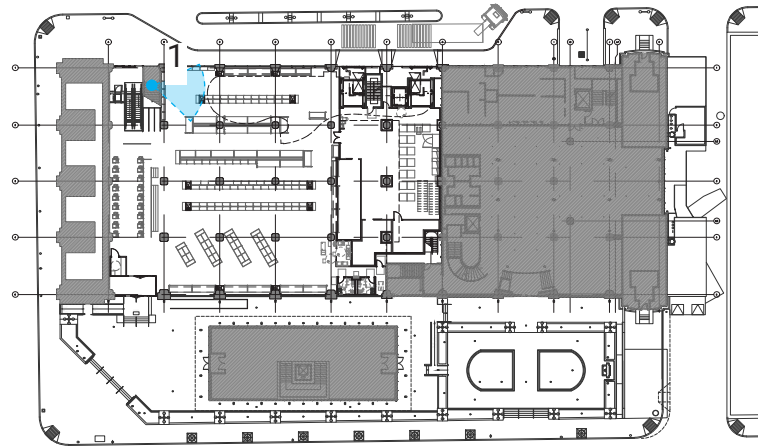
1

PROPOSED CONDITION



2

EXISTING CONDITION



KEY PLAN

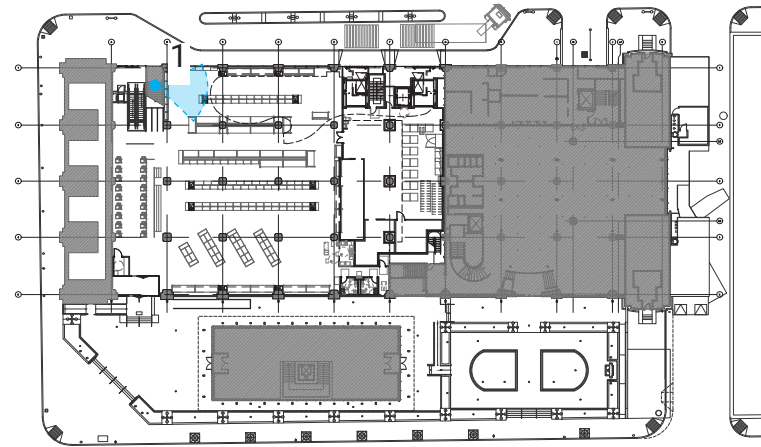
N.T.S.



1 PROPOSED CONDITION



2 EXISTING CONDITION



KEY PLAN
N.T.S.



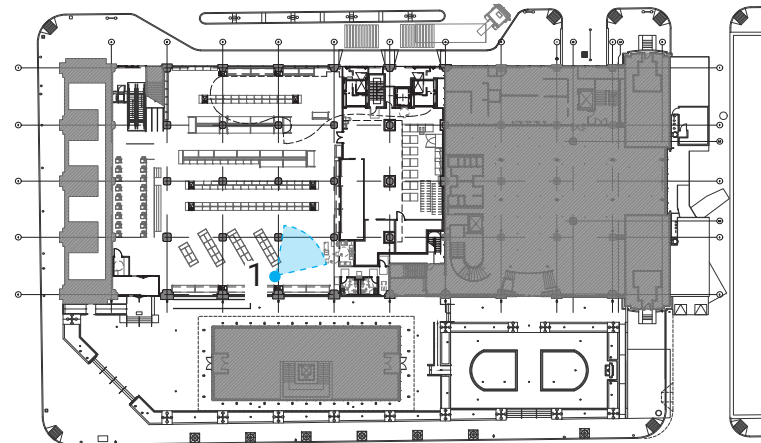
1

PROPOSED CONDITION



2

EXISTING CONDITION



KEY PLAN

N.T.S.



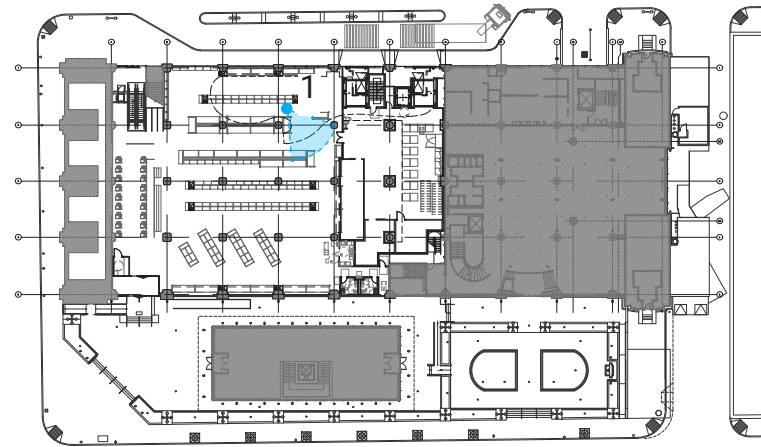
1

PROPOSED CONDITION



2

EXISTING CONDITION



KEY PLAN

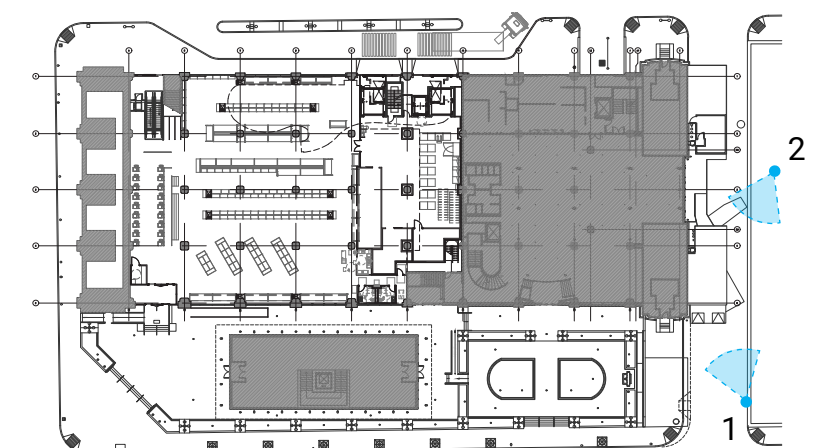
N.T.S.

8 | CONCEALED MECHANICAL DESIGN



1 EXISTING MECHANICAL EQUIPMENT

2 EXISTING MECHANICAL EQUIPMENT



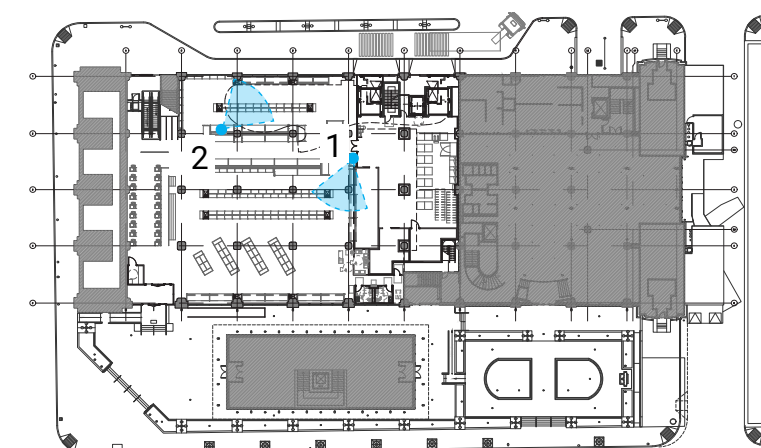
KEY PLAN
N.T.S.



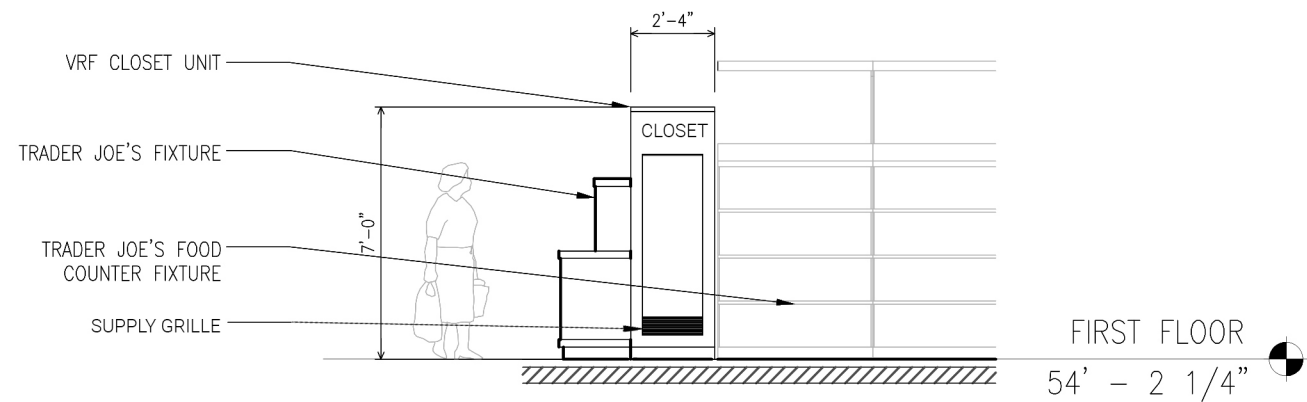
1 PREVIOUSLY APPROVED MICHAELS MECHANICAL DESIGN AT GROUND FLOOR



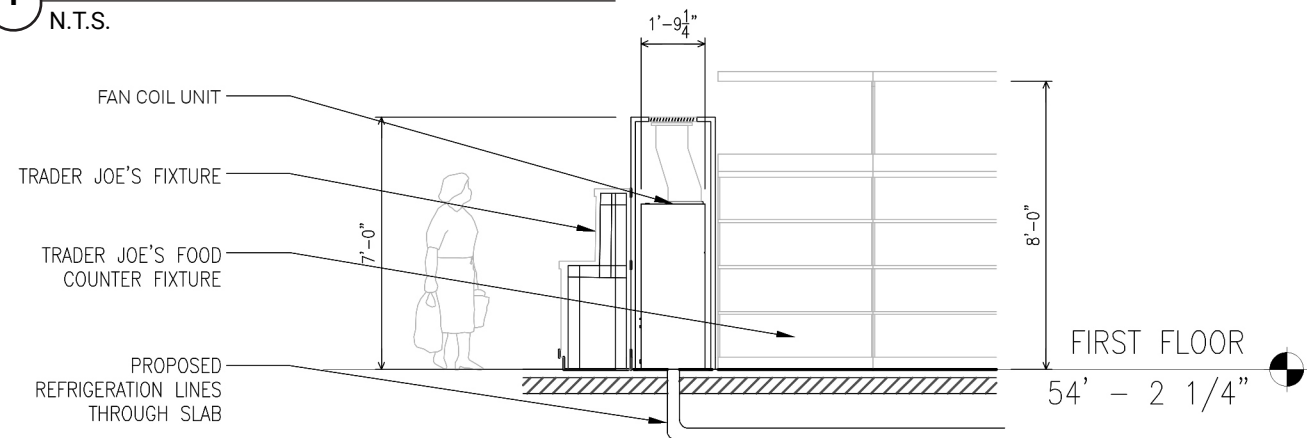
2 PREVIOUSLY APPROVED MICHAELS MECHANICAL DESIGN AT MEZZANINE FLOOR



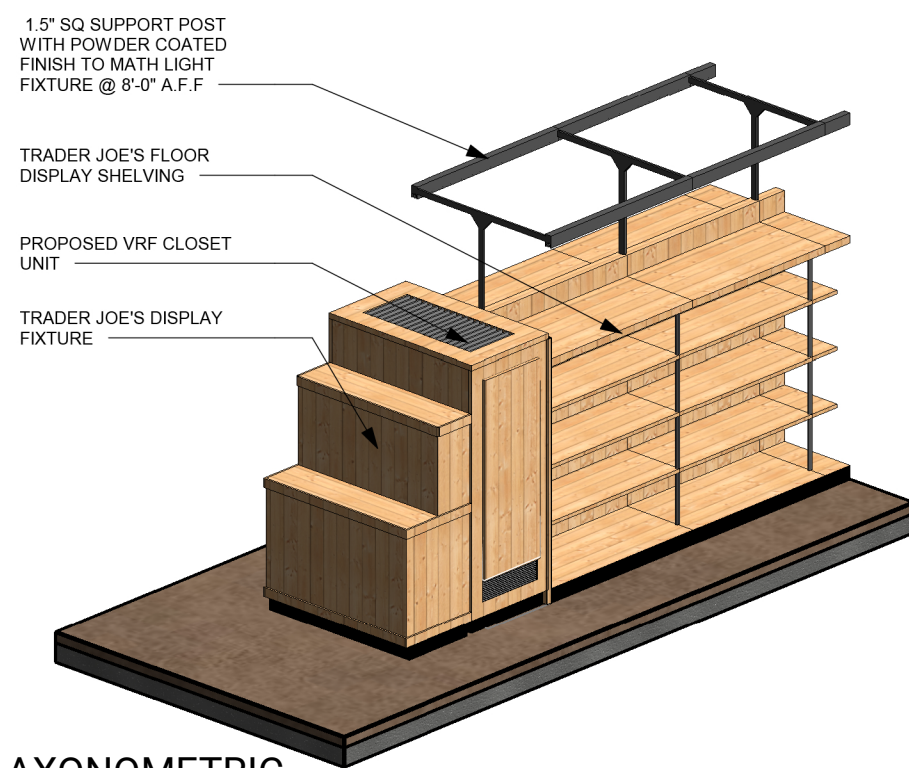
KEY PLAN
N.T.S.



1 MECHANICAL UNIT ELEVATION
N.T.S.



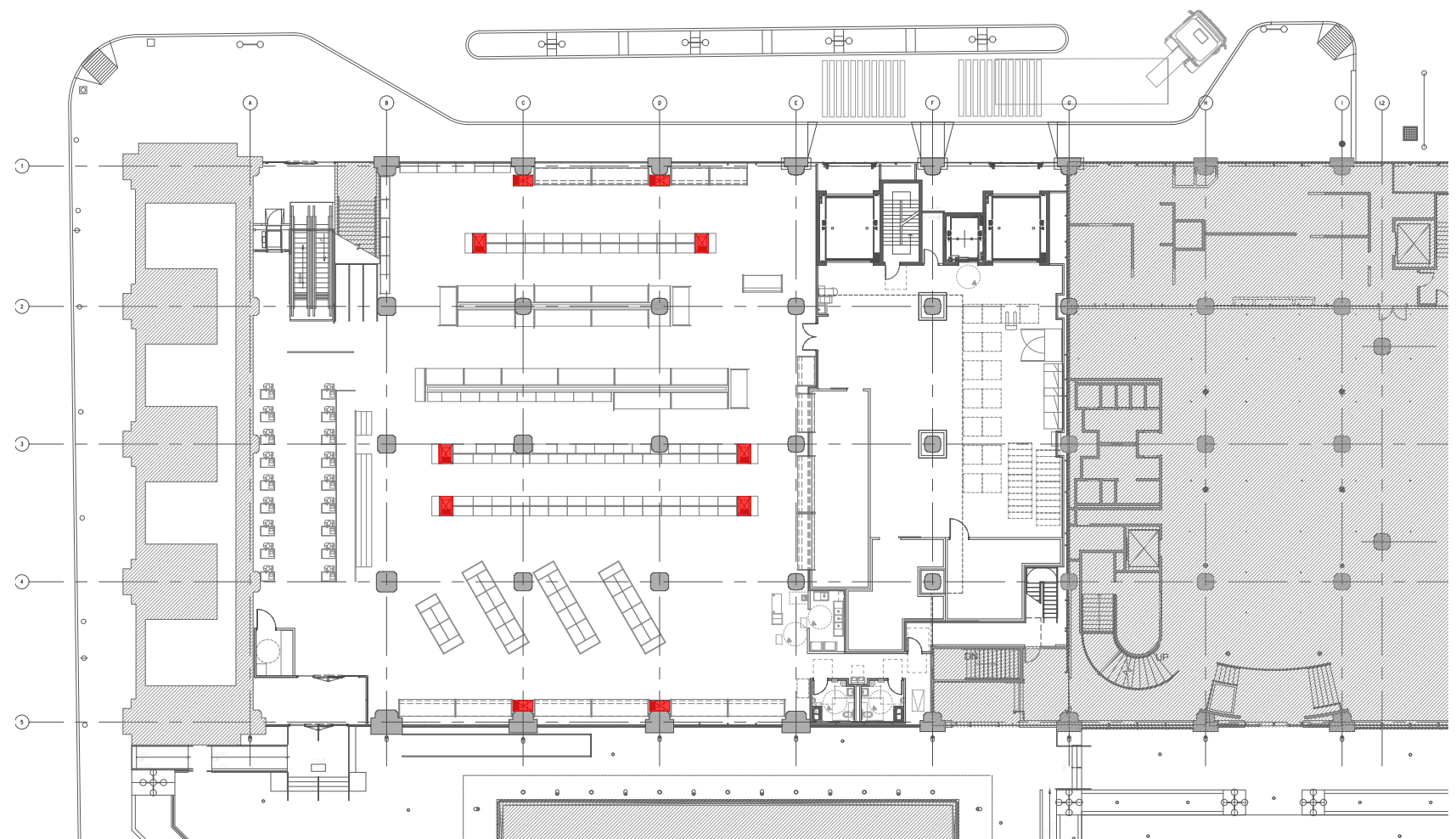
2 MECHANICAL UNIT SECTION
N.T.S.



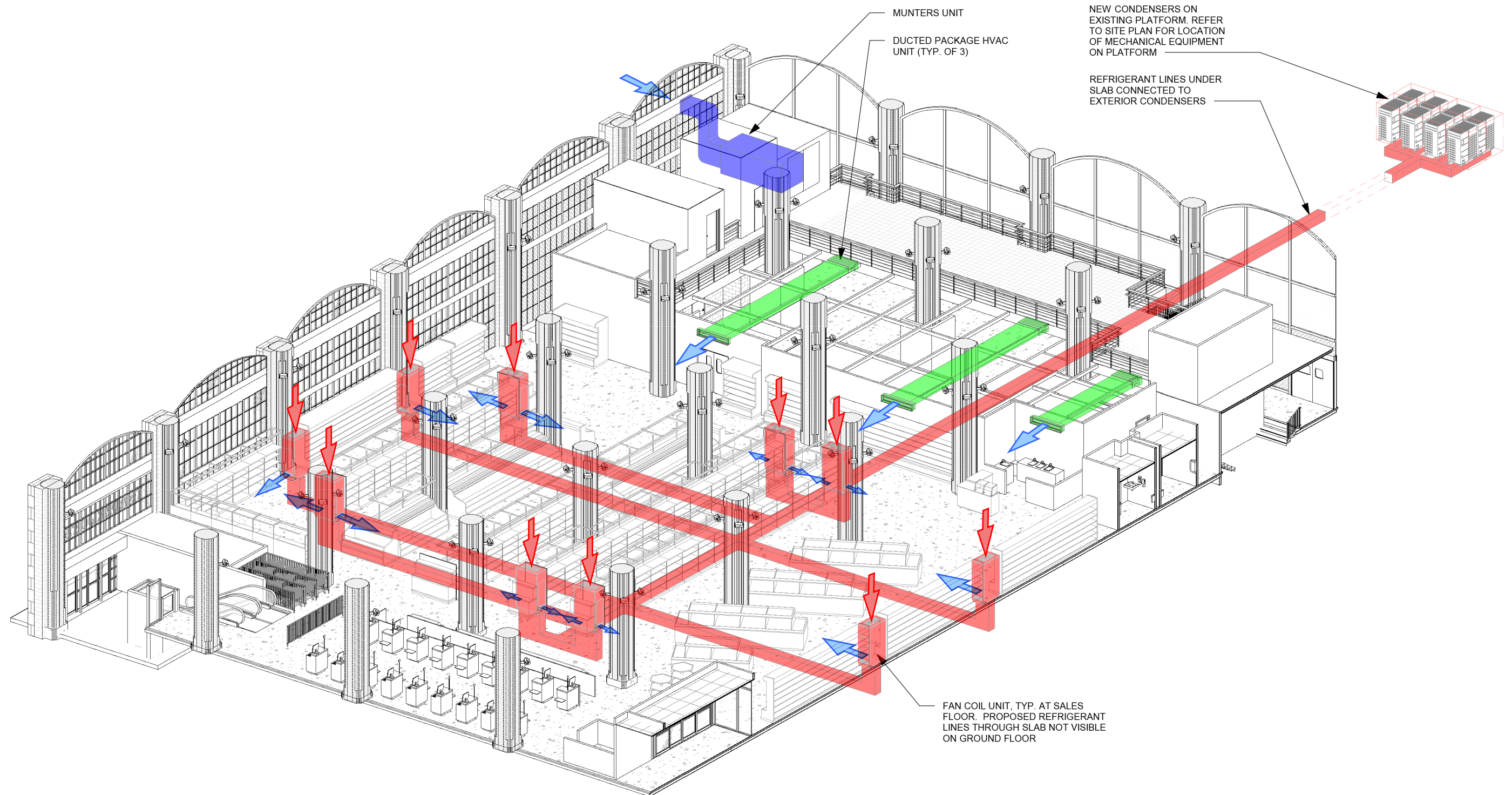
3 MECH. UNIT AXONOMETRIC
N.T.S.



4 MECHANICAL UNIT RENDERING
N.T.S.



5 MECHANICAL UNIT PLAN
N.T.S.



1 MECHANICAL SYSTEM AIRFLOW DIAGRAM
N.T.S.

9 | INTERIOR FLOORS



① FLOOR RENDERING



② FLOOR RENDERING

FLOOR TOPPING: POURED AND LEVELED
COLORED CONCRETE SLAB.



③ FINISHED FLOOR SAMPLE (TYP)



④ FLOOR INSTALLATION (TYP)
SCALE: NTS



⑤ FLOOR INSTALLATION (TYP)



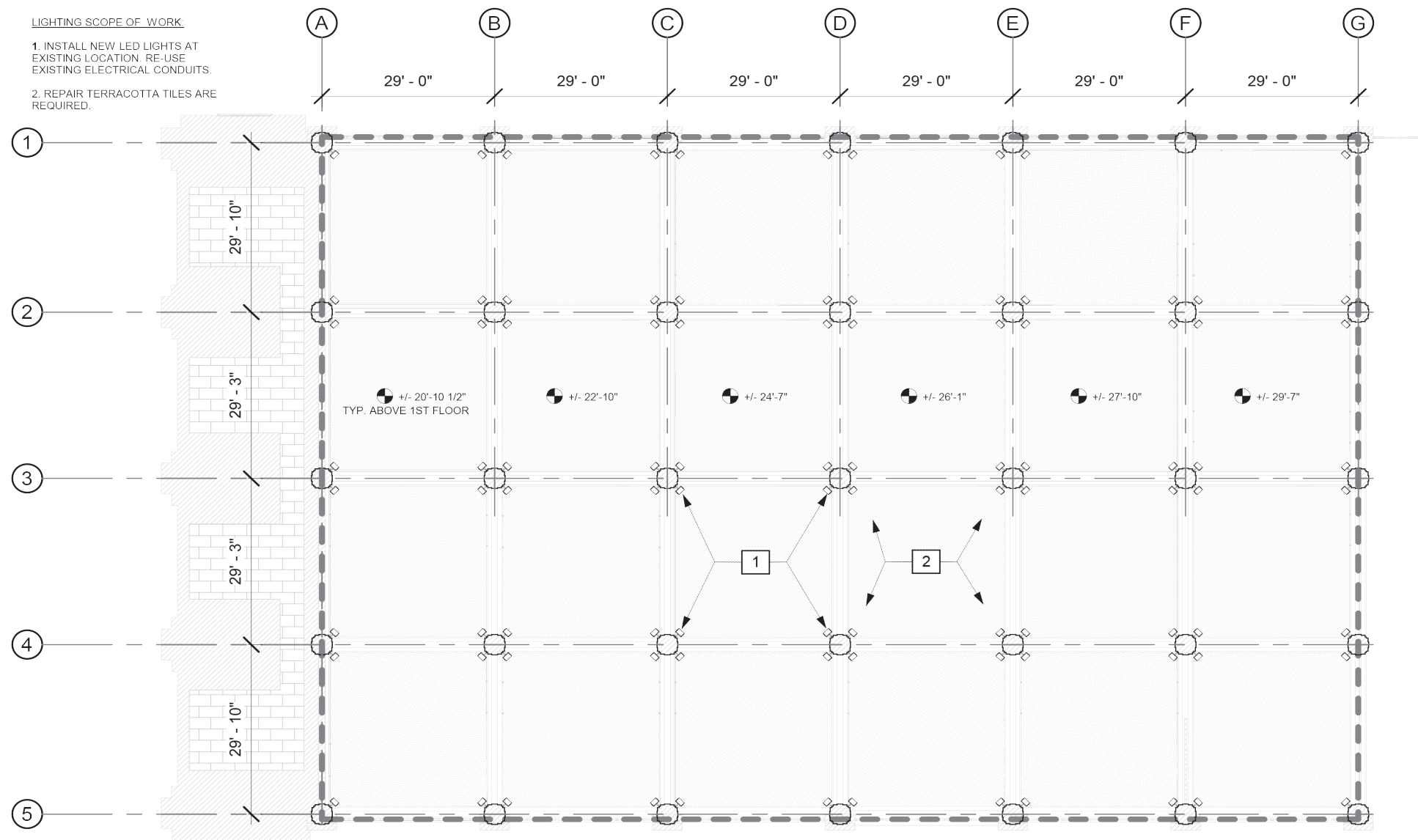
⑥ FLOOR INSTALLATION (TYP)



⑦ SLAB SAMPLE (TYP)
N.T.S.



10 | INTERIOR LIGHTING



1 PROPOSED REFLECTED CEILING PLAN
N.T.S.



2 PHOTOMETRIC SIMULATION
RENDERING



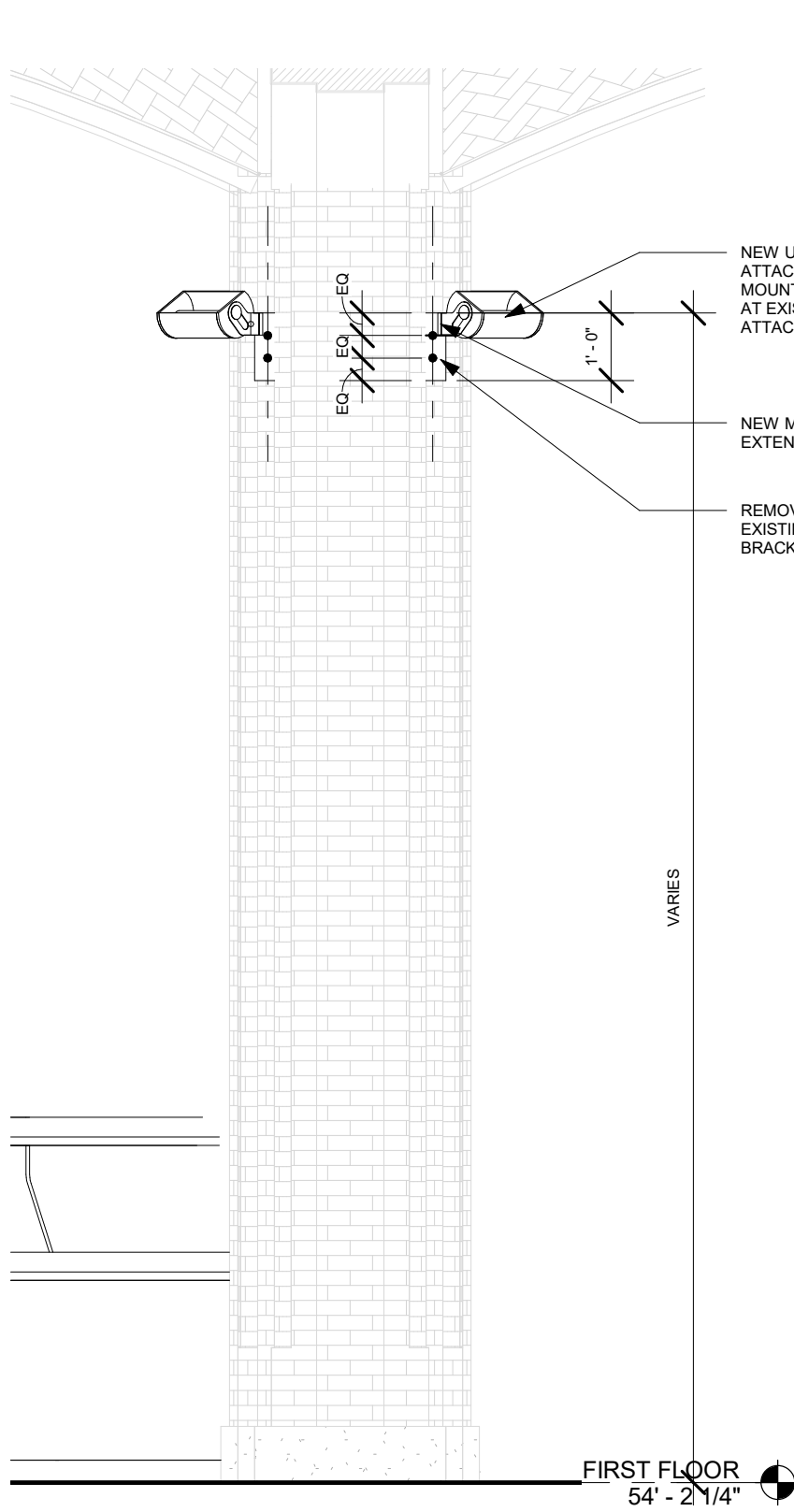
3 PHOTOMETRIC SIMULATION
RENDERING



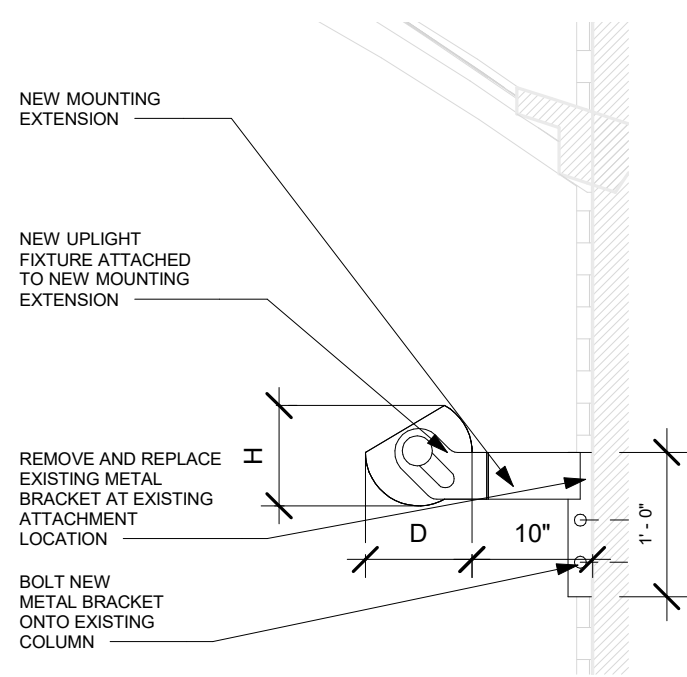
4 EXISTING CONDITIONS
RENDERING



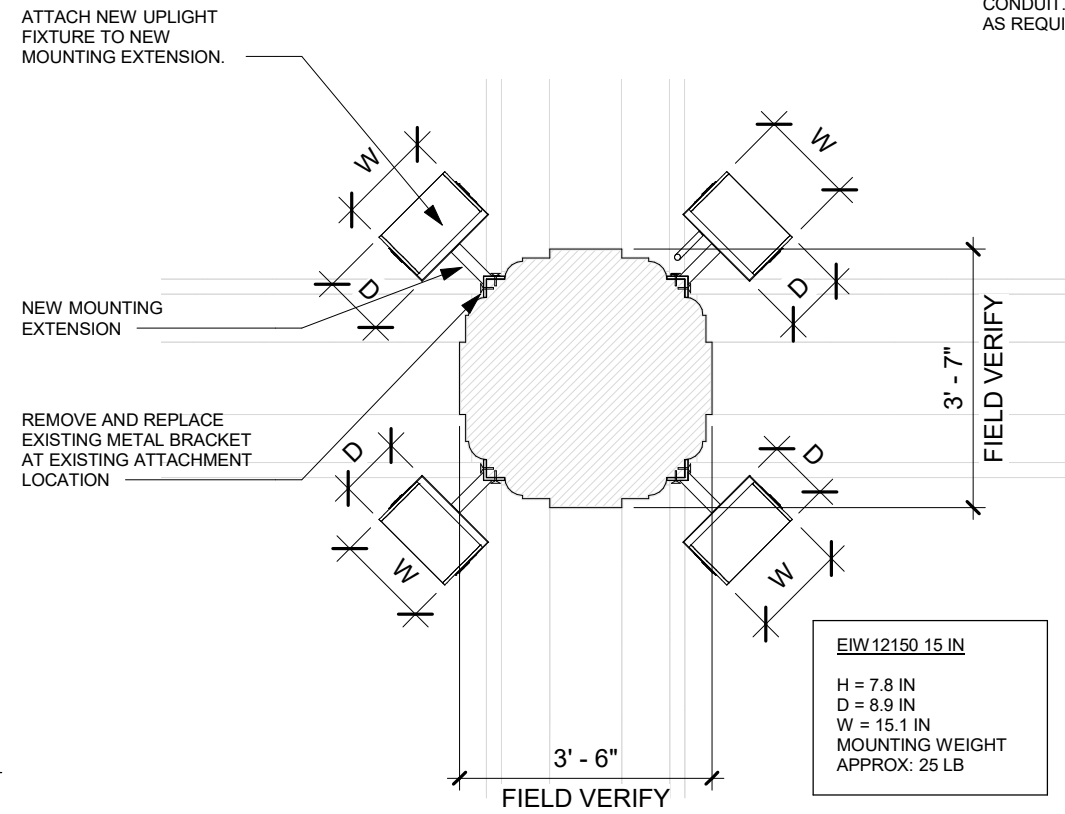
5 PROPOSED CONDITIONS
RENDERING



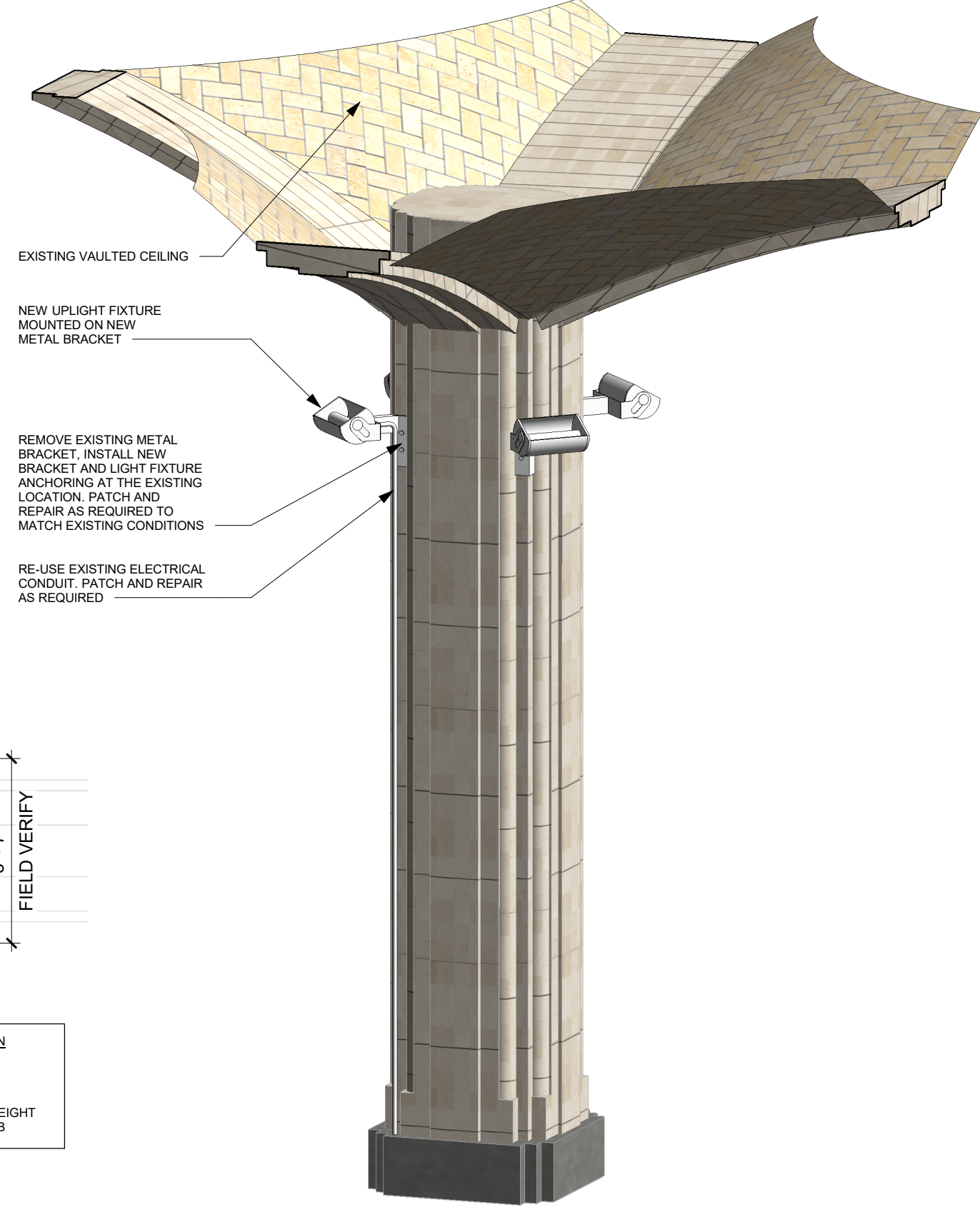
1 PROPOSED LIGHTING ELEVATION
N.T.S.



2 PROPOSED LIGHTING DETAIL
N.T.S.



3 PROPOSED MOUNTING PLAN
N.T.S.



4 AXONOMETRIC
SCALE: N.T.S.

Echo Round 9.0 LED - Wall

EIW12150 15 in

JOB NAME:
TYPE:
NOTES:

DESCRIPTION

Echo Round 9.0 LED is designed to address large, high-ceiling spaces such as atriums, gymnasiums, natatoriums, recreation pools, libraries, and open offices. It delivers premium indirect lighting with a smooth, uniform, forward throw output. Echo Round 9.0 LED is designed with a solid aluminum housing, encompassing the latest technology in a traditional shape to seamlessly integrate into the space. For a complimentary lighting layout, contact our applications team at SPITeam@spilighting.com.

FEATURES & BENEFITS

- Standard top lens corrects color-over-angle discoloration, delivering a clean white beam suitable for highly-finished ceilings and walls
- IP68 light engines, connectors, and fully potted drivers stand up to harsh natatorium environments
- Yoke mountings feature formed aluminum yoke brackets which equip the fixture with durable mounting components that will not rust or corrode
- All visible fasteners are flush mounted, providing a clean design
- Field adjustable housing locks into position, enabling precise fixture alignment for high-quality design performance
- Handcrafted in USA

SPECIFICATIONS

- **LIGHT SOURCE:** White LED light engine
- **ORIENTATION:** For indirect use only
- **LUMEN MAINTENANCE:** L70 life = 50,000+ hours
- **EFFICACY:** Up to 99 lm/W delivered
- **MAX AMBIENT OPERATING TEMP:** 28°C (82°F)
- **CCT:** 3500K or 4000K
- **VOLTAGE:** 120-277V standard
- **DRIVER:** Fully potted integral Class I power supply standard
- **DIMMING:** 0-10V controls standard on LED light engines
- **CONSTRUCTION:** Extruded aluminum construction provides durable protection for internal components and is recyclable; cast aluminum end caps protect internal components and are



C - LAMP OPTIONS

Delivered lumens shown are at 4000K CCT; apply multiplier for delivered lumens at other CCT.

- ☐ **3500K**¹ | 3500K CCT
- ☐ **4000K** | 4000K CCT

¹ Apply .91 multiplier for delivered lumens

D - MOUNTING *

Hub and Horizontal mounts use a hub canopy at each end to mount over a standard 4" octagonal junction box, auxiliary mounting holes are provided. Yoke mount features a yoke bracket that runs the full length of the fixture, the 4" octagonal junction box cover is centered on the yoke with auxiliary mounting holes. **INSTALLATION NOTES:** During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run. Choose a mounting from below:

- ☐ **HUB** | Hub Mount
- ☐ **HZT** | Horizontal Mount
- ☐ **YOK** | Yoke Mount

<table><tr><th>D</th><th>H1</th><th>H2</th><th>MC</th><th>W</th></tr><tr><td>9.4 in 23.9 cm</td><td>6.5 in 16.5 cm</td><td>7.8 in 19.8 cm</td><td>17.3 in 43.9 cm</td><td>23.8 in 60.5 cm</td></tr></table>	D	H1	H2	MC	W	9.4 in 23.9 cm	6.5 in 16.5 cm	7.8 in 19.8 cm	17.3 in 43.9 cm	23.8 in 60.5 cm	<table><tr><th>H1</th><th>H2</th><th>MC</th><th>OAP</th><th>W</th></tr><tr><td>6 in 15.2 cm</td><td>7.8 in 19.8 cm</td><td>17.5 in 44.4 cm</td><td>22.5 in 57.2 cm</td><td>22.5 in 57.2 cm</td></tr></table>	H1	H2	MC	OAP	W	6 in 15.2 cm	7.8 in 19.8 cm	17.5 in 44.4 cm	22.5 in 57.2 cm	22.5 in 57.2 cm	<table><tr><th>D</th><th>H1</th><th>H2</th><th>MC</th><th>W</th></tr><tr><td>10.1 in 25.7 cm</td><td>4.2 in 10.7 cm</td><td>7.8 in 19.8 cm</td><td>7.9 in 20.1 cm</td><td>15.7 in 39.9 cm</td></tr></table>	D	H1	H2	MC	W	10.1 in 25.7 cm	4.2 in 10.7 cm	7.8 in 19.8 cm	7.9 in 20.1 cm	15.7 in 39.9 cm
D	H1	H2	MC	W																												
9.4 in 23.9 cm	6.5 in 16.5 cm	7.8 in 19.8 cm	17.3 in 43.9 cm	23.8 in 60.5 cm																												
H1	H2	MC	OAP	W																												
6 in 15.2 cm	7.8 in 19.8 cm	17.5 in 44.4 cm	22.5 in 57.2 cm	22.5 in 57.2 cm																												
D	H1	H2	MC	W																												
10.1 in 25.7 cm	4.2 in 10.7 cm	7.8 in 19.8 cm	7.9 in 20.1 cm	15.7 in 39.9 cm																												
HUB	HZT	YOK																														

E - ACCESSORIES

Cut-Off Shield painted to match housing.

- ☐ **CS** | Cut-Off Shield



F - OPTIONS

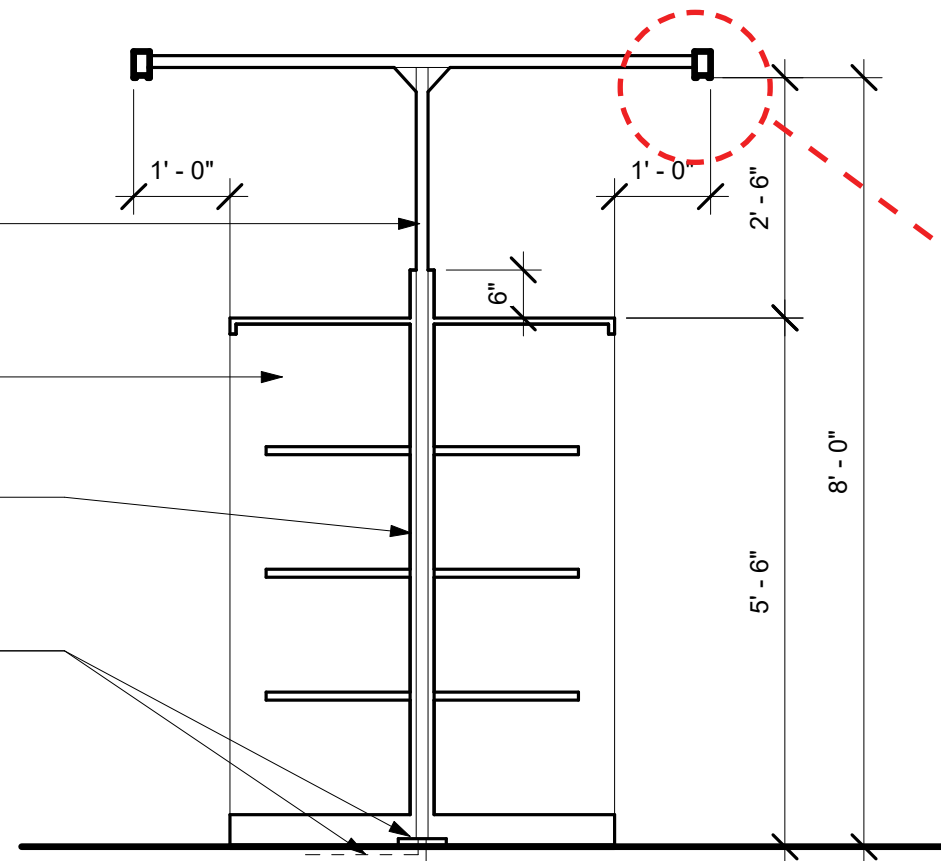
- ☐ **F** | Fusing

1.5" SQ. SUPPORT
POST WITH POWDER
COATED FINISH TO
MATCH LIGHT
FIXTURE

TRADER JOE'S
RIVITIER FLOOR
DISPLAY SHELVING

MODIFY CENTER
PANEL TO ACCEPT
1.5" SUPPORT POST

SUPPORT BASE
EXPANSION BOLTED
TO FLOOR SLAB WITH
1" CONDUIT FOR
POWER AS REQUIRED



1 SECTION THRU FOOD DISPLAY FIXTURE
N.T.S.



2 FOOD DISPLAY FIXTURE

Linea® 1.5" Direct/Indirect

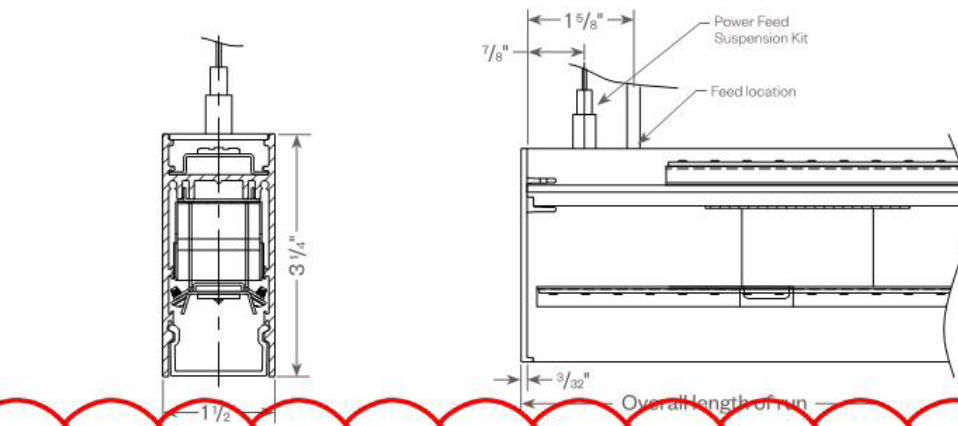
Linear Direct/Indirect LED



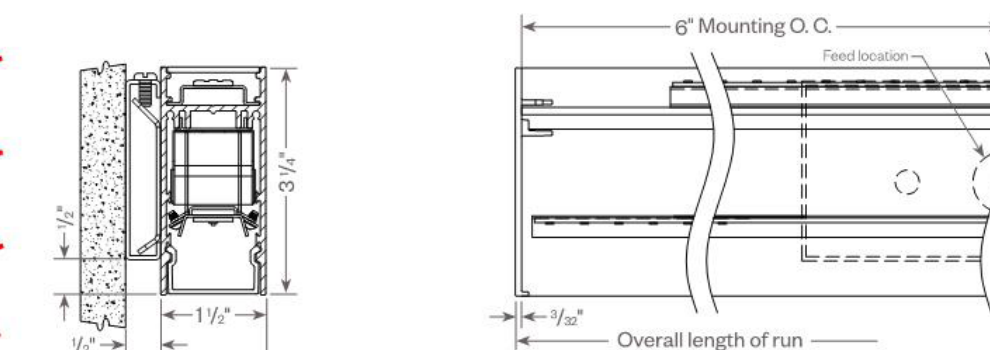
PROJECT:

TYPE:

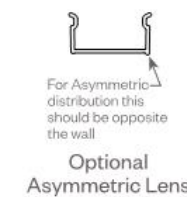
LINEA 1.5" DIRECT/INDIRECT



LINEA 1.5" DIRECT/INDIRECT WALL MOUNT



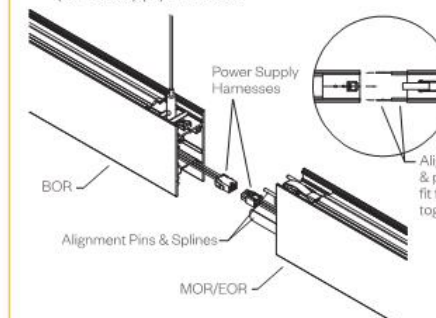
OPTIONAL LENS/LOUVER



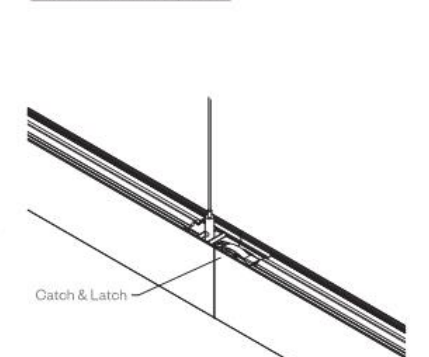
TOOLESS JOINING

Line up the two housings by using the alignment pins & splines. Secure them together by using the Catch & Latch System on the top on the extrusion.

Connect Power
Connect power to previous tray via power supply harness.



Secure Fixtures/Join



LIT-2047 - 08/21/19 - Page 4 of 9
Amerlux reserves the right to change details that do not affect overall function and performance.
Amerlux®, LLC - 178 Bauer Drive, Oakland, NJ 07436 - P: 973-882-5010 F: 973-882-2605 - amerlux.com