

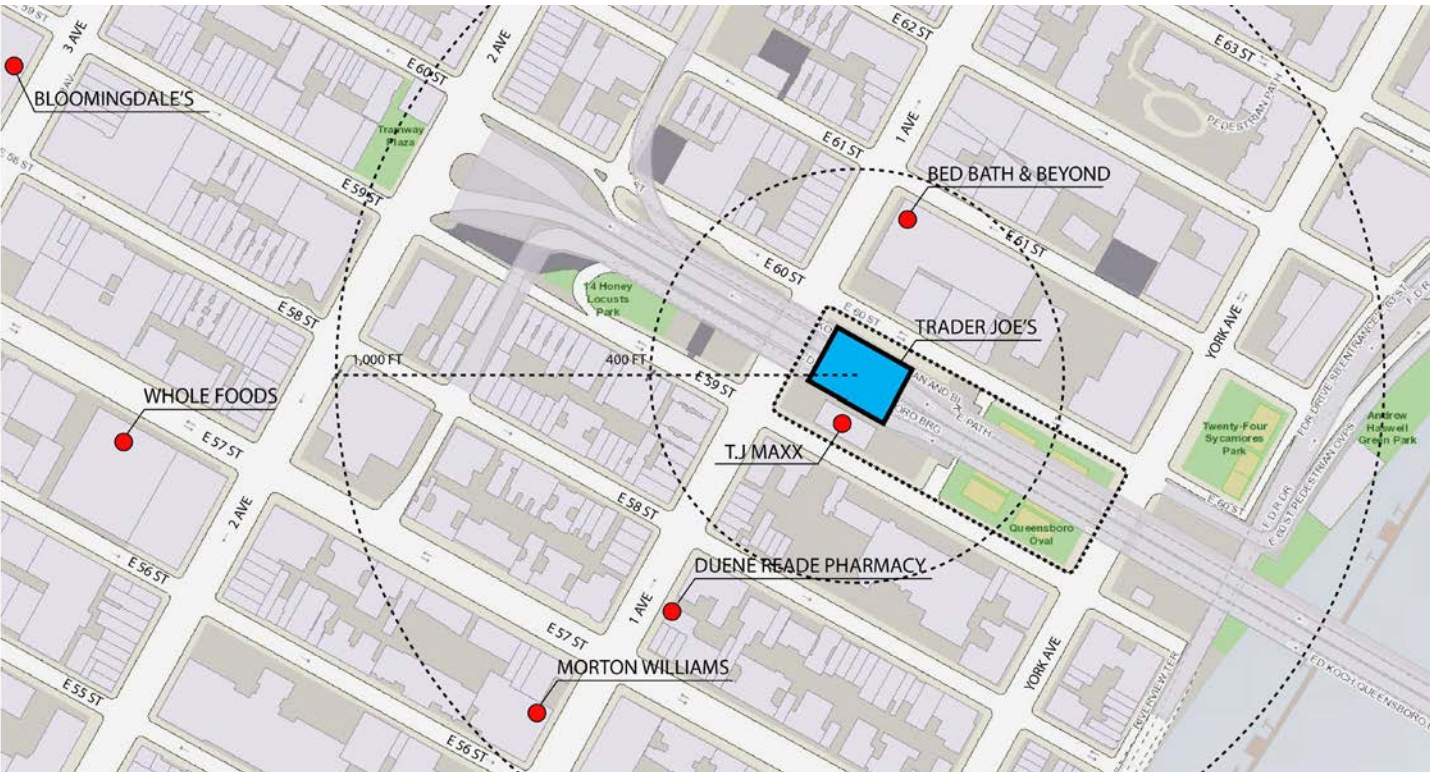
Applicable Section	Preliminary Zoning Summary				
	405 East 59 Street				
	New York, NY				
	Block No. 1454				
	Tax Lot No. 1				
	Zoning District				
Map 8c	C8-4				
	Manhattan 8 Community District				
	Total Lot Area				70,588 SF
	Bulk Regulations	FAR		Lot Area	ZFA
	Permitted Floor Area Ratio (FAR) & Floor Area (ZFA)				
33-122	Commercial (C8-4)	5.00	x	70,588 SF	= 352,938 SF
	Permitted Floor Area				= 352,938 SF
	Yard Regulations				
33-20	None Required				
	Loading				
36-62	Required loading: TBD				
	3 Provided				
	Parking				
36-21	None Required				

FLOOR AREA BREAKDOWN			
	PREVIOUSLY APPROVED GFA	PROPOSED GFA	ZONING GFA
CELLAR	13,094	1,845	0
CELLAR MEZZANINE	1,523	0	0
GROUND FLOOR	20,376	20,376	20,376
MEZZANINE	3,281	2,877	2,877
TOTAL	38,274	25,098	23,253

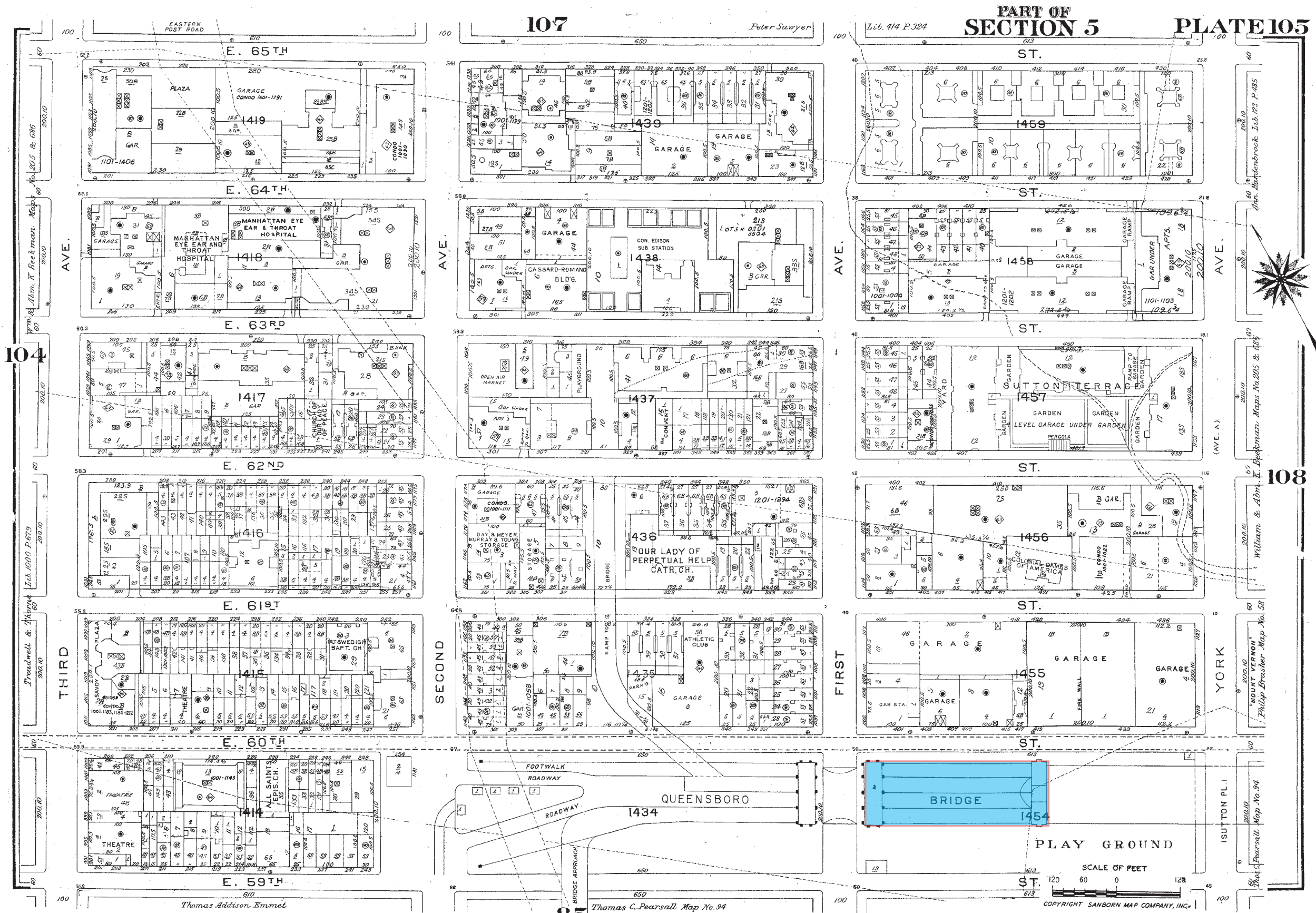
1 CONCEPT ZONING ANALYSIS



2 CORNER OF EAST 59TH STREET



3 VICINITY MAP



SANBORN MAP & SITE LOCATION

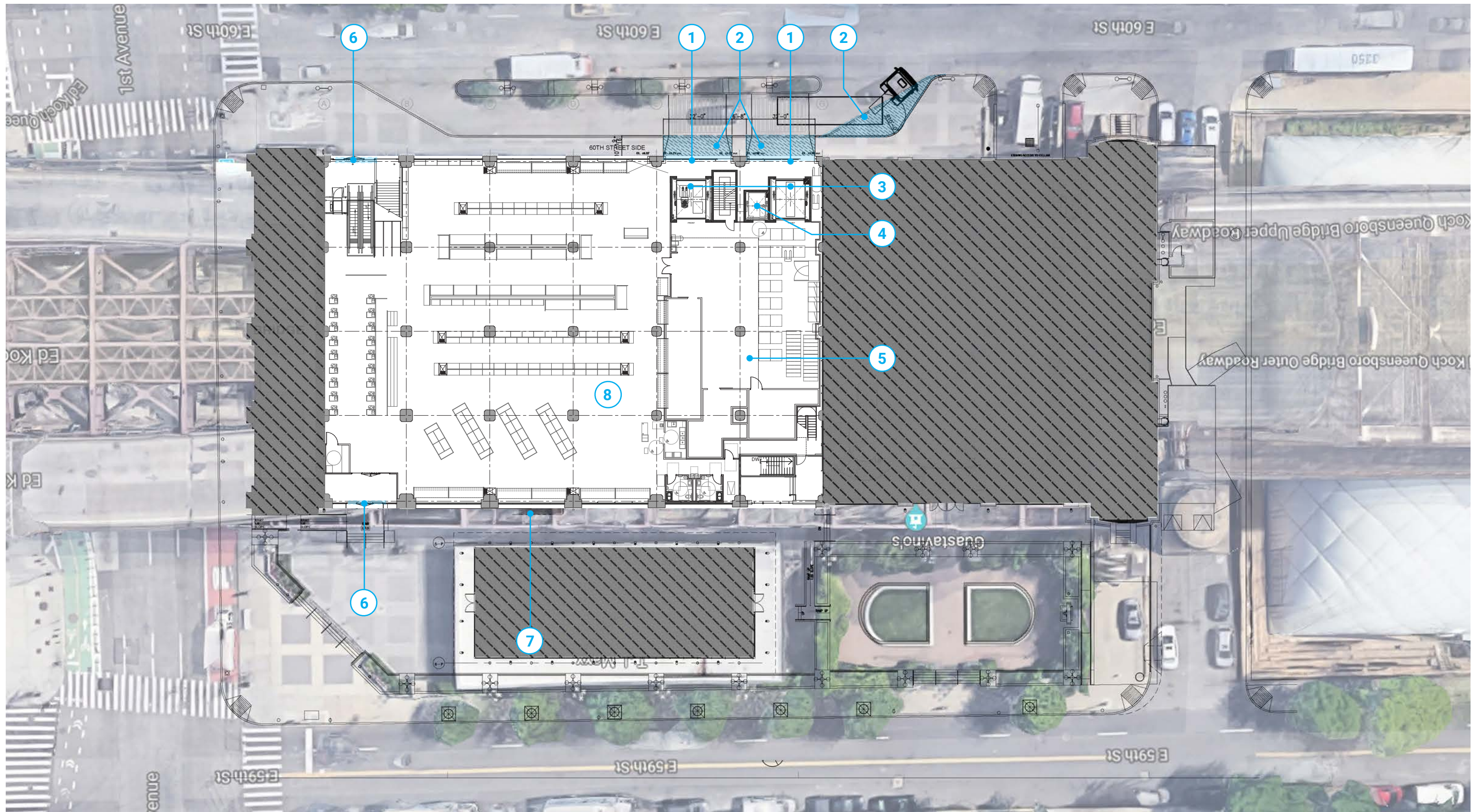


BRIDGEMARKET - 405 E 59TH STREET

MADDD EQUITIES, LLC

SANBORN MAP

FEBRUARY 10, 2020
PAGE 4

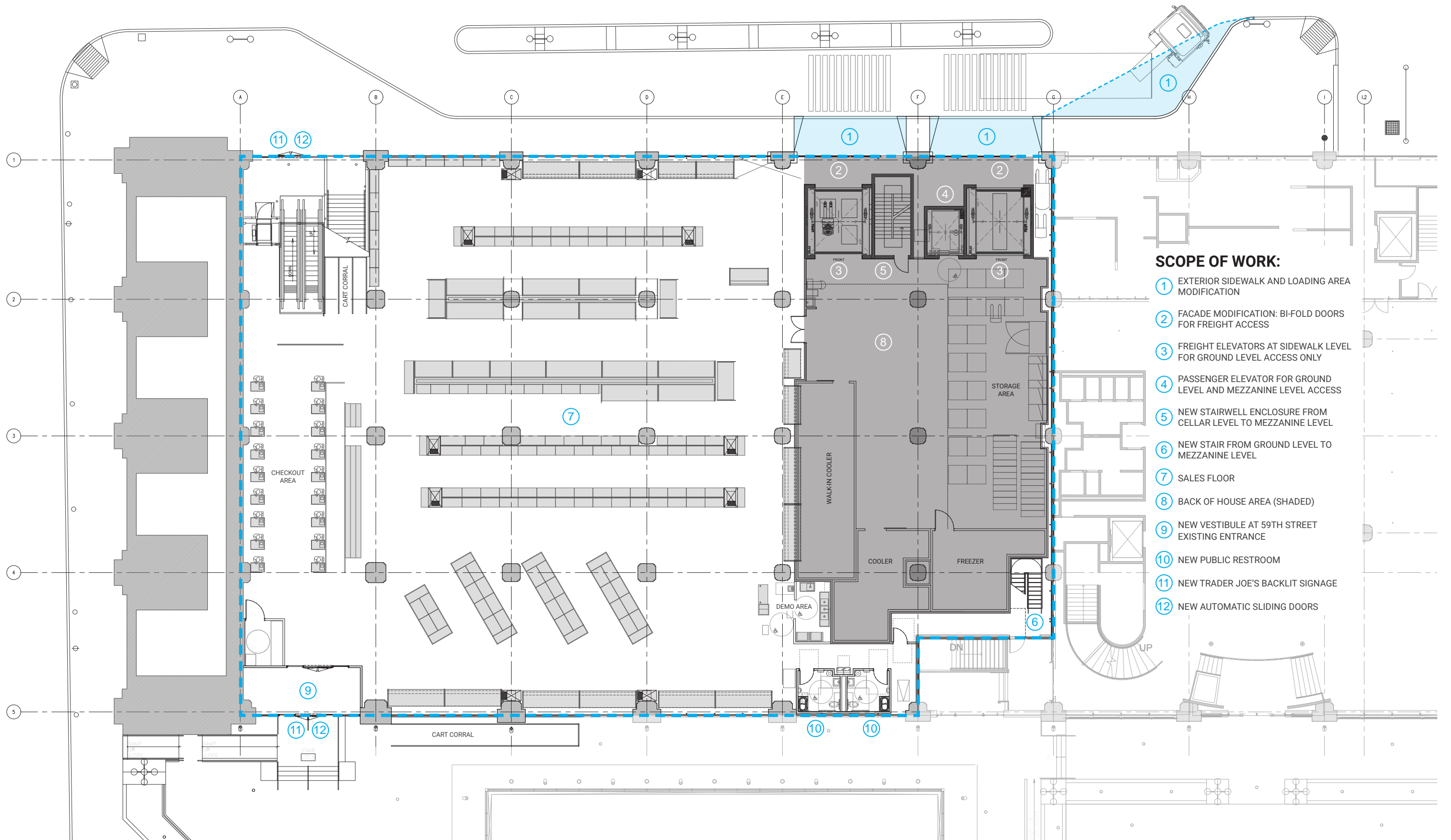


SITE PLAN
SCALE: N.T.S.



SCOPE OF WORK:

- | | |
|--------------------------------|---------------------|
| 1. FOOD DELIVERY BI-FOLD DOORS | 5. STORAGE (B.O.H.) |
| 2. SITE ALTERATION | 6. SLIDING DOORS |
| 3. FREIGHT ELEVATOR | 7. CART CORRAL |
| 4. PASSENGER ELEVATOR | 8. SALES AREA |



SCOPE OF WORK:

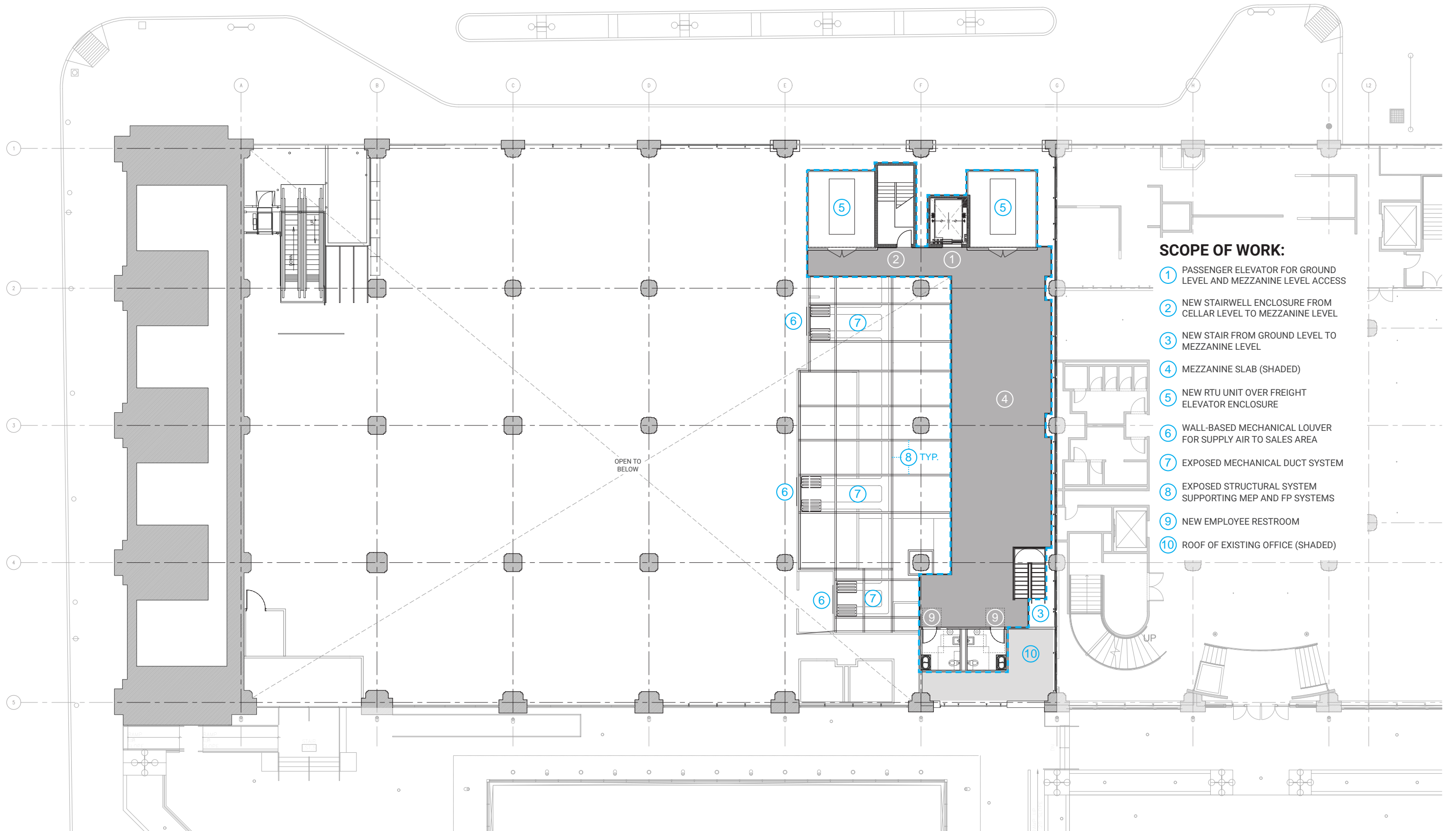
- ① EXTERIOR SIDEWALK AND LOADING AREA MODIFICATION
- ② FACADE MODIFICATION: BI-FOLD DOORS FOR FREIGHT ACCESS
- ③ FREIGHT ELEVATORS AT SIDEWALK LEVEL FOR GROUND LEVEL ACCESS ONLY
- ④ PASSENGER ELEVATOR FOR GROUND LEVEL AND MEZZANINE LEVEL ACCESS
- ⑤ NEW STAIRWELL ENCLOSURE FROM CELLAR LEVEL TO MEZZANINE 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 PROPOSED WORK ON GROUND LEVEL AND MEZZANINE LEVEL TO REMAIN 8" MIN. FROM EXISTING COLUMNS



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 RTU 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 (SHADED)

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

SCOPE OF WORK:

- 1

NEW MECHANICAL ROOM
- 2

NEW CONTROL ROOM
- 3

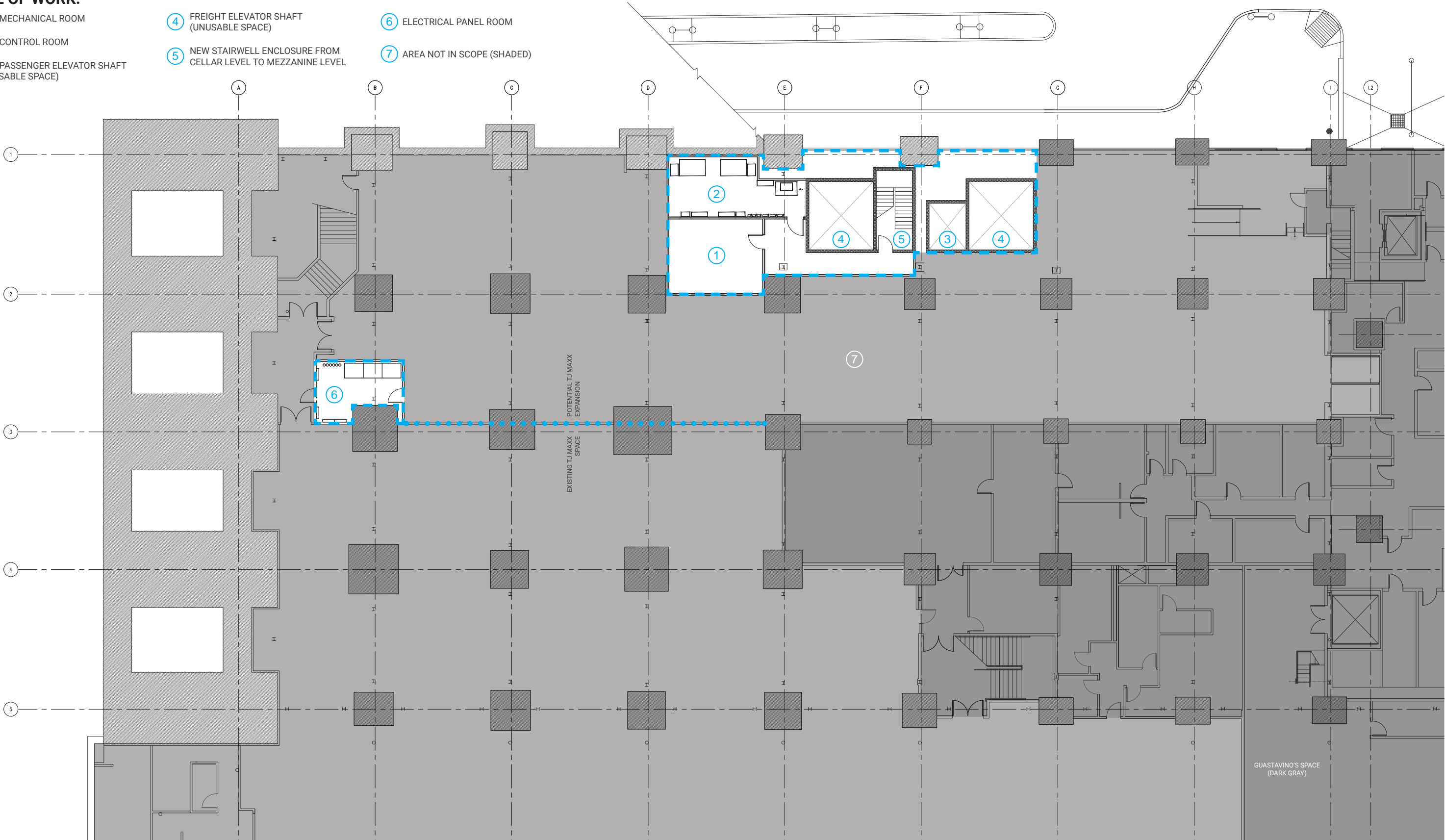
NEW PASSENGER ELEVATOR SHAFT (UNUSABLE SPACE)
- 4

FREIGHT ELEVATOR SHAFT (UNUSABLE SPACE)
- 5

NEW STAIRWELL ENCLOSURE FROM CELLAR LEVEL TO MEZZANINE LEVEL
- 6

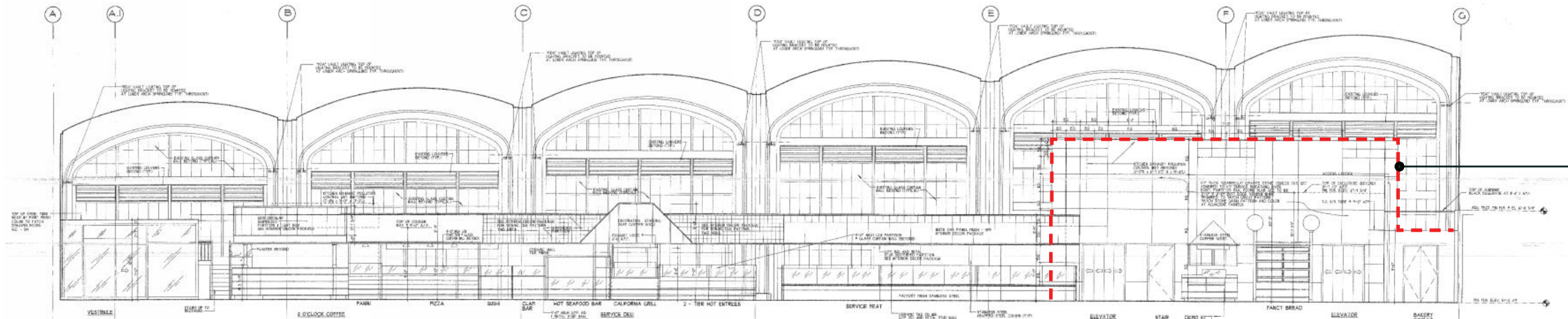
ELECTRICAL PANEL ROOM
- 7

AREA NOT IN SCOPE (SHADED)



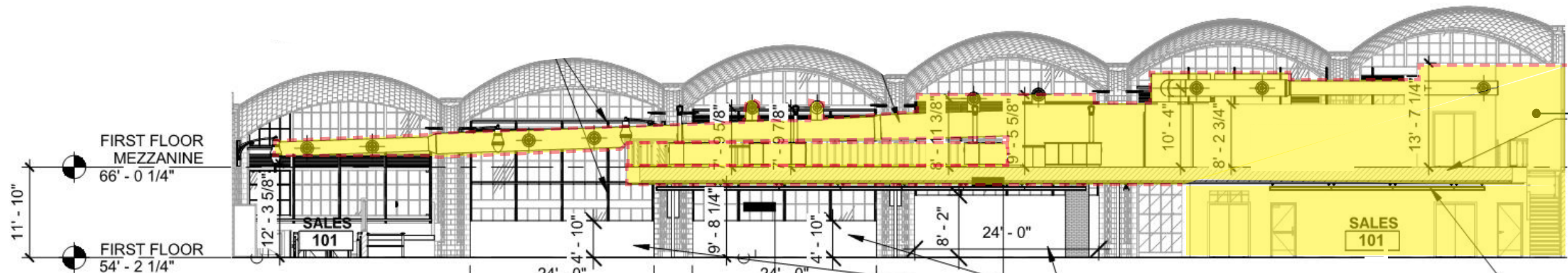
PROPOSED CELLAR LEVEL PLAN
SCALE: 1" = 20'-0"





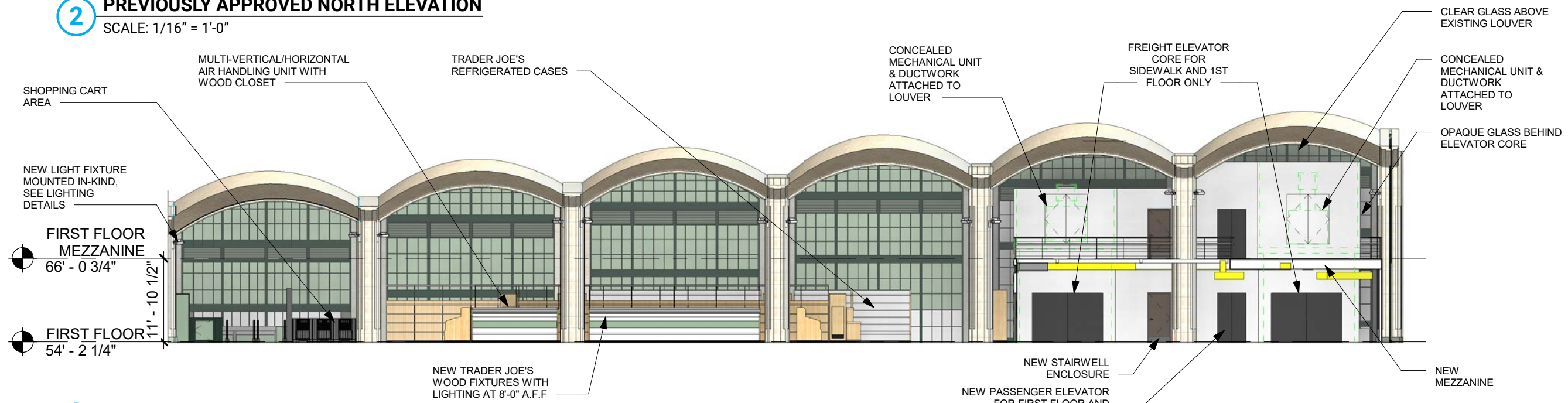
PREVIOUSLY APPROVED FOOD EMPORIUM CORE AREA COVERING FACADE

1 FOOD EMPORIUM NORTH ELEVATION
SCALE: 1/16" = 1'-0"

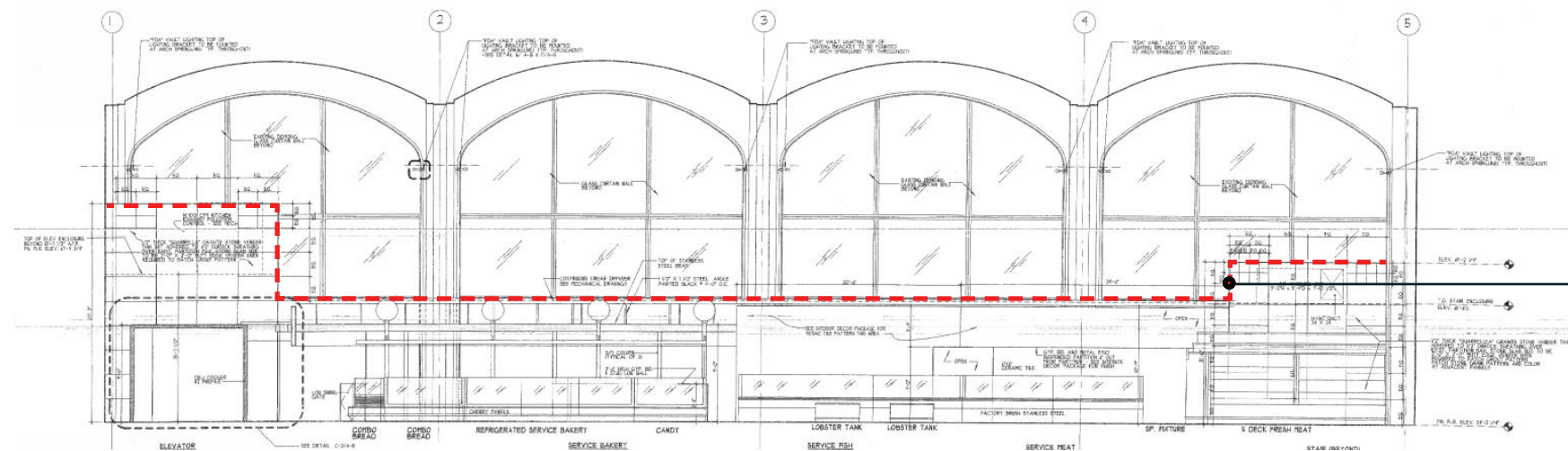


PREVIOUSLY APPROVED MICHAEL'S MEZANINE

2 PREVIOUSLY APPROVED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



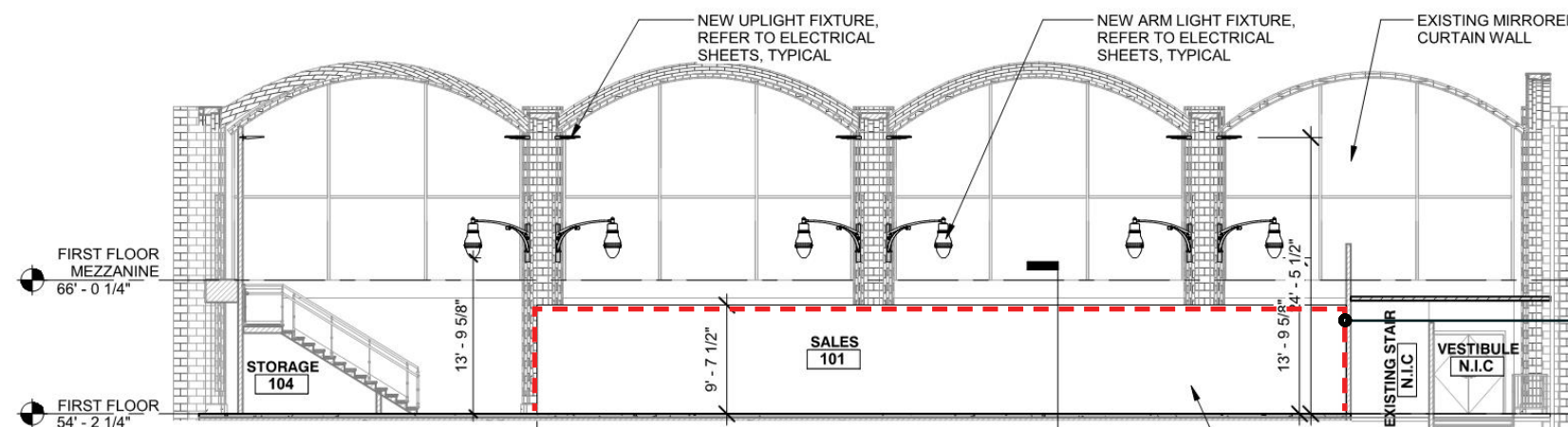
3 PROPOSED NORTH ELEVATION
SCALE: 1/16" = 1'-0"



PREVIOUSLY APPROVED FOOD EMPORIUM CORE AREA AND HEIGHT OF MECHANICAL SYSTEMS

1 FOOD EMPORIUM EAST ELEVATION

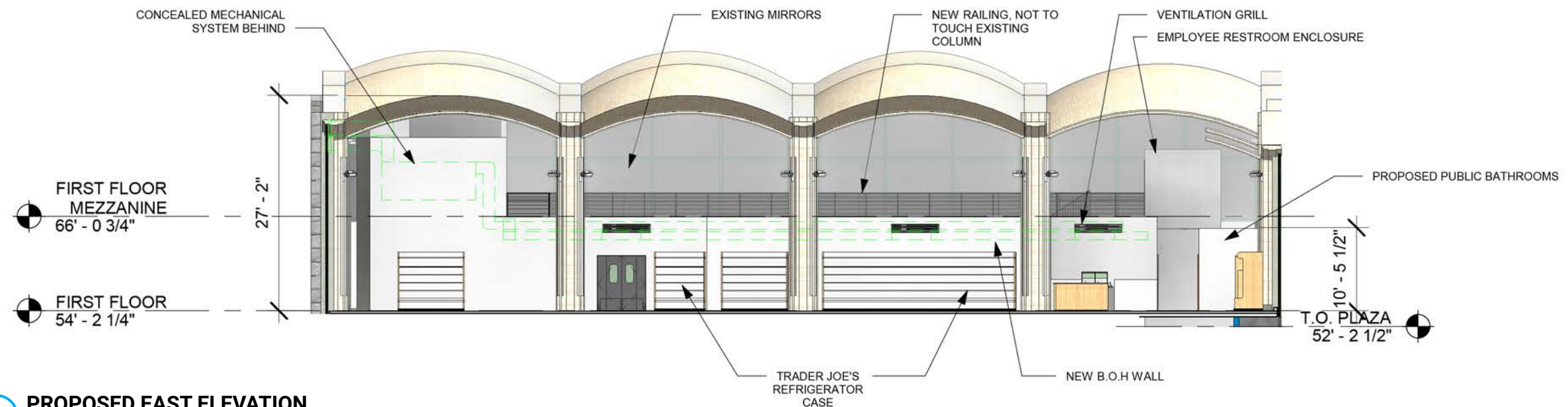
SCALE: 1/16" = 1'-0"



PREVIOUSLY APPROVED MI-CHAEAL'S BACK OF HOUSE

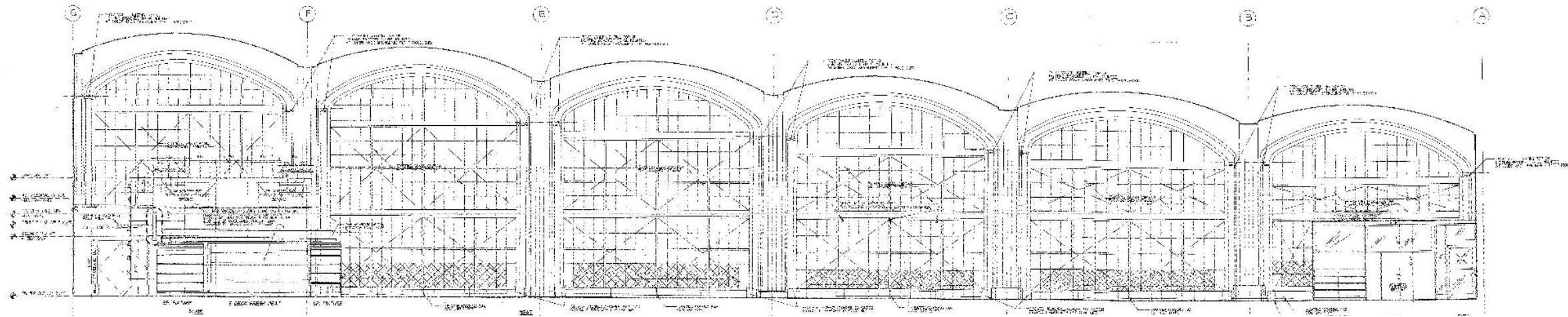
2 PREVIOUSLY APPROVED EAST ELEVATION

SCALE: 1/16" = 1'-0"

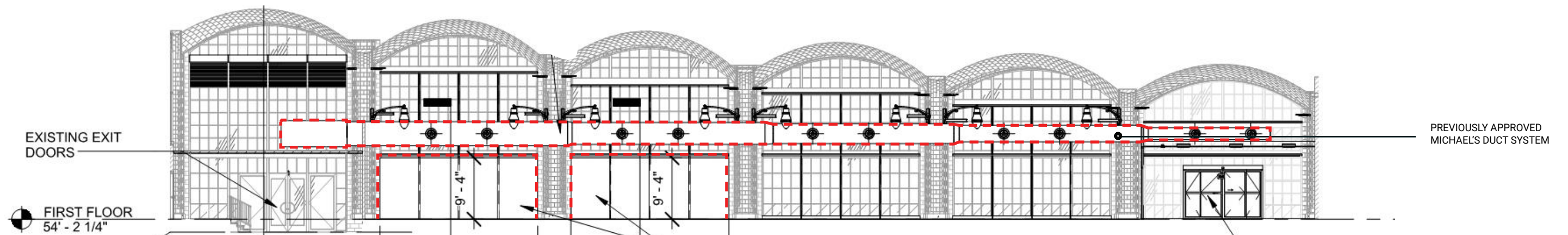


3 PROPOSED EAST ELEVATION

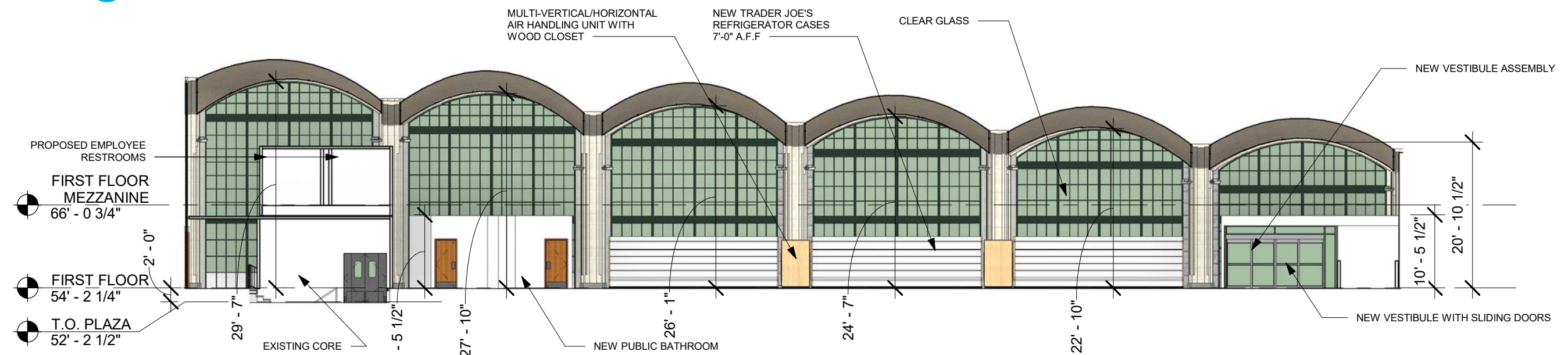
SCALE: 1/16" = 1'-0"



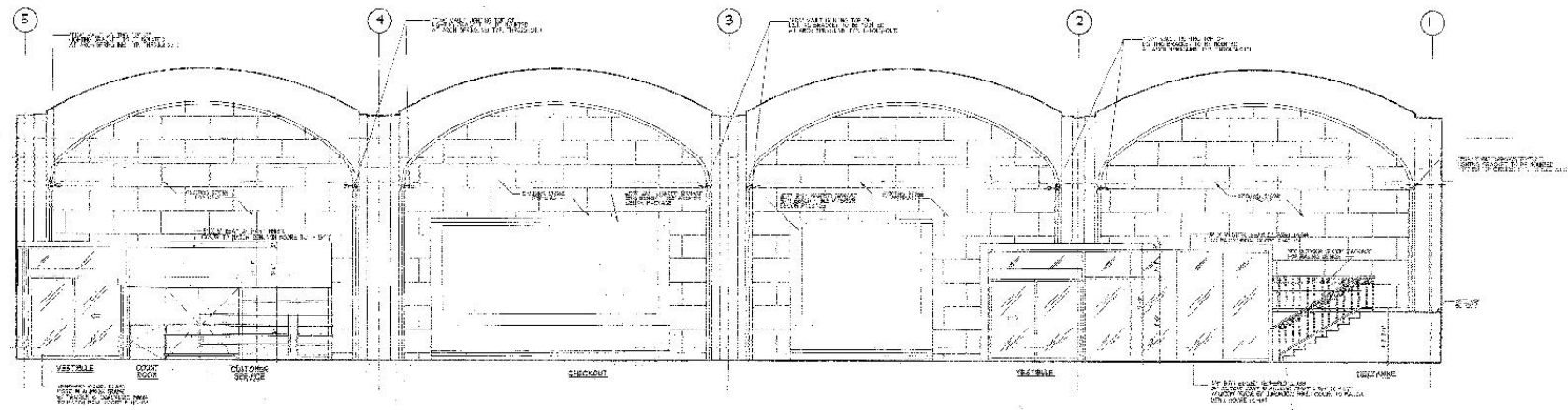
1 FOOD EMPORIUM SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



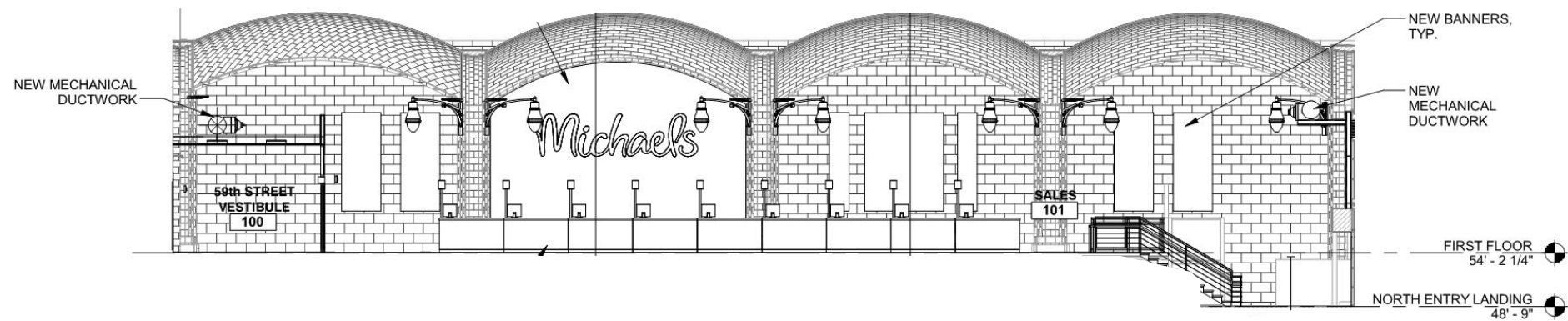
2 PREVIOUSLY APPROVED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



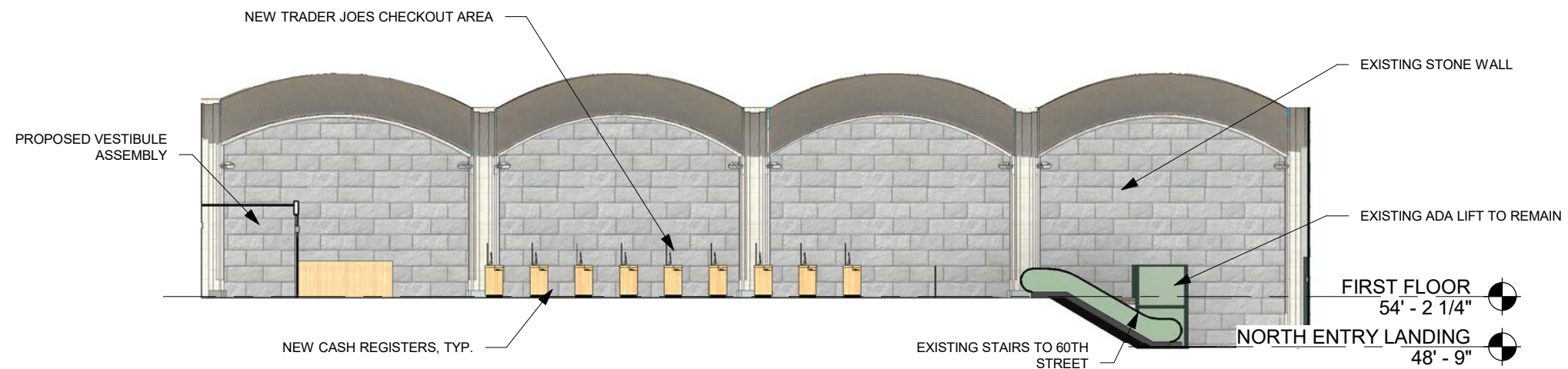
3 PROPOSED SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 FOOD EMPORIUM WEST ELEVATION
SCALE: 1/16" = 1'-0"



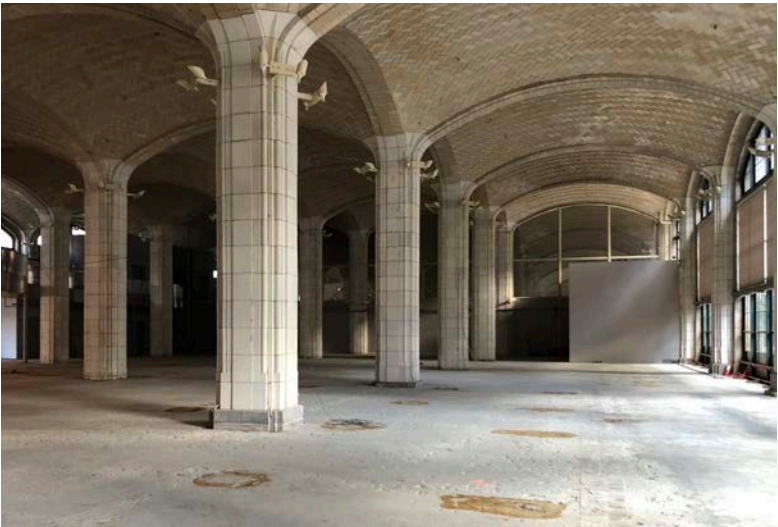
2 PREVIOUSLY APPROVED WEST ELEVATION
SCALE: 1/16" = 1'-0"



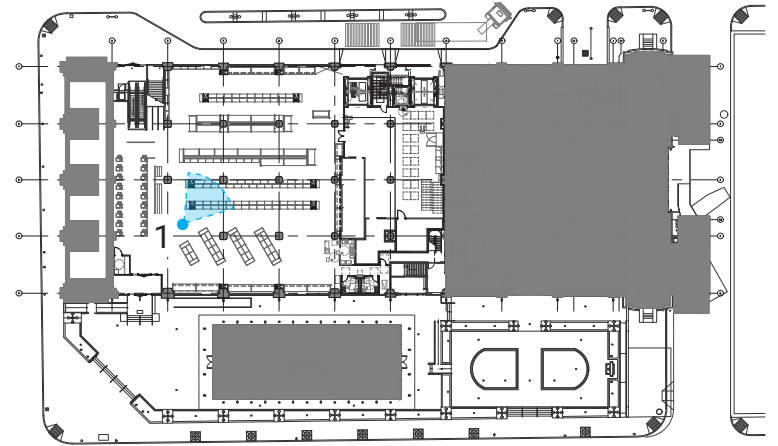
3 PROPOSED WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING CONDITION
RENDERING



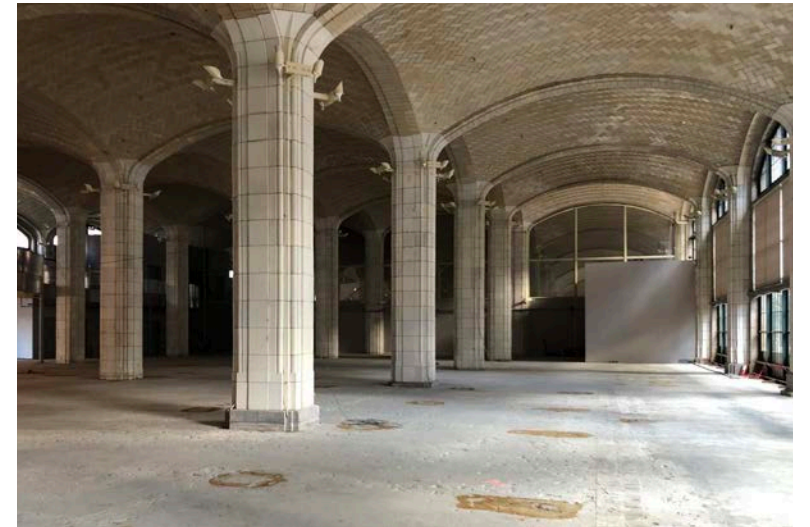
2 EXISTING CONDITIONS
PHOTOGRAPH



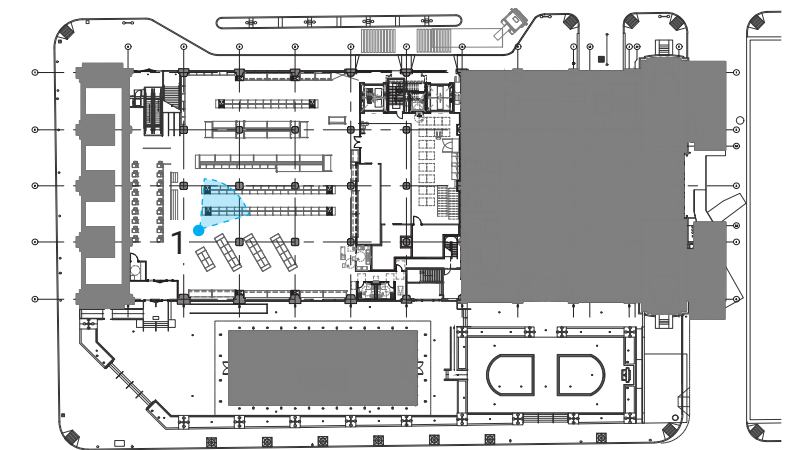
KEY PLAN
N.T.S.



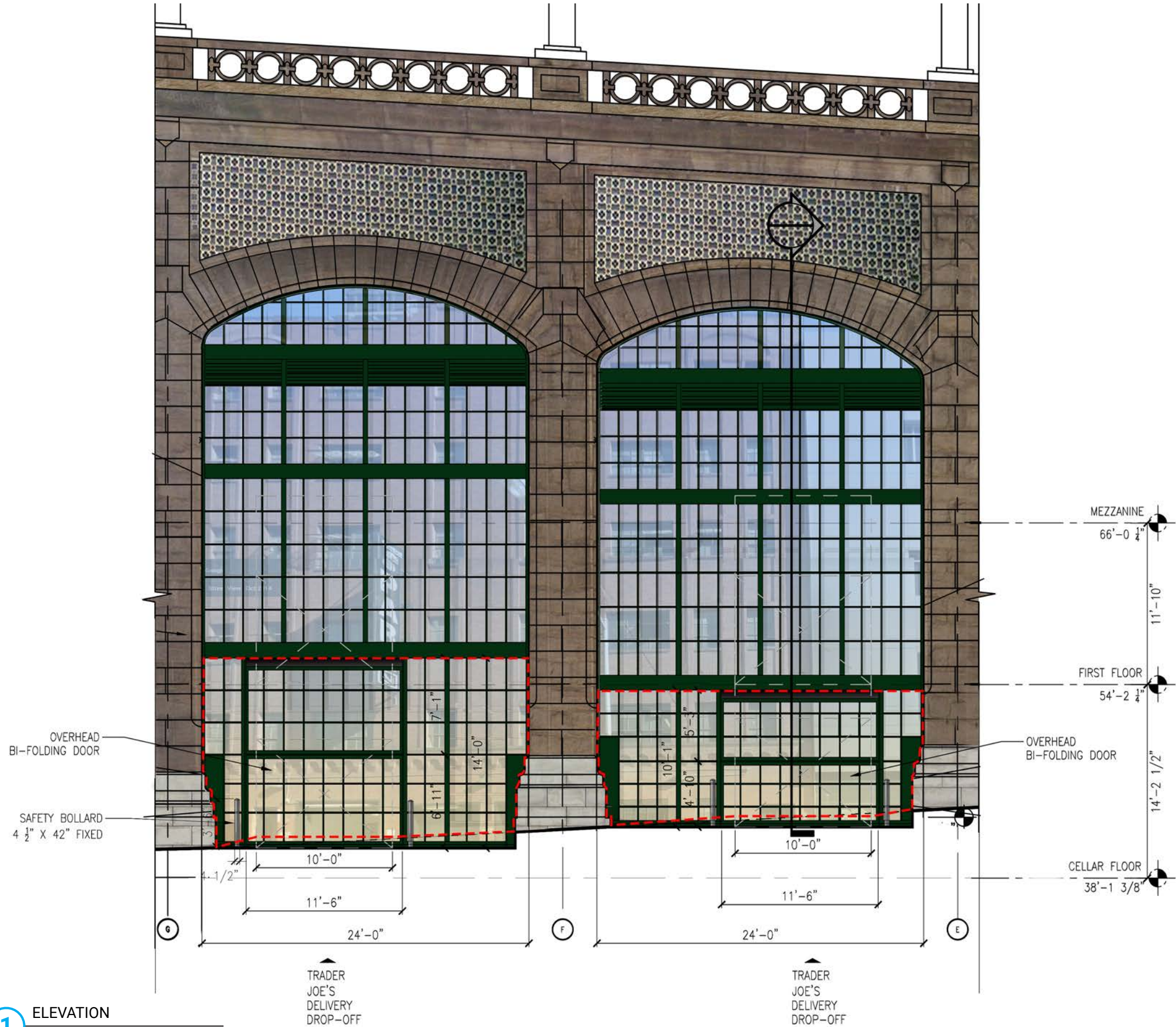
1 PROPOSED CONDITION
RENDERING



2 EXISTING CONDITIONS
PHOTOGRAPH



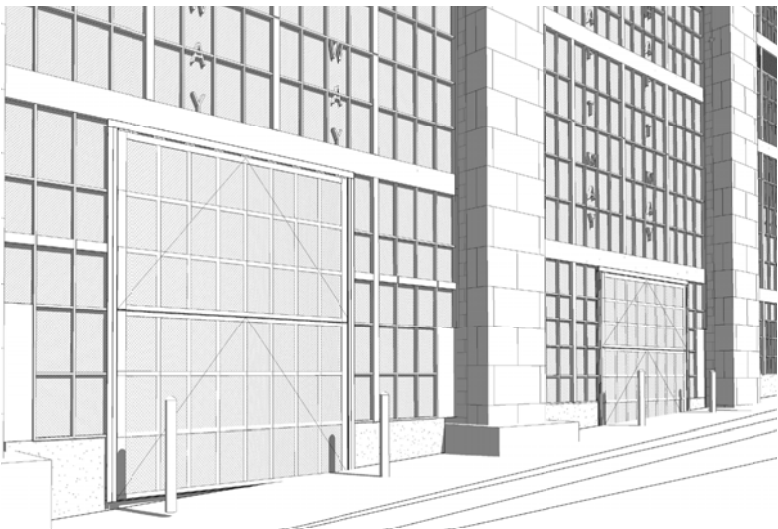
KEY PLAN
N.T.S.



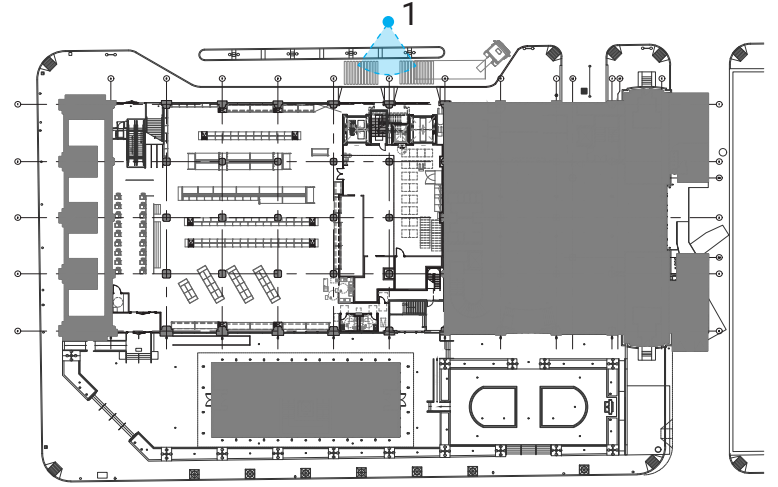
1 ELEVATION
SCALE: 1/8" = 1'-0"



2 REFERENCE



3 BI-FOLD CLOSED



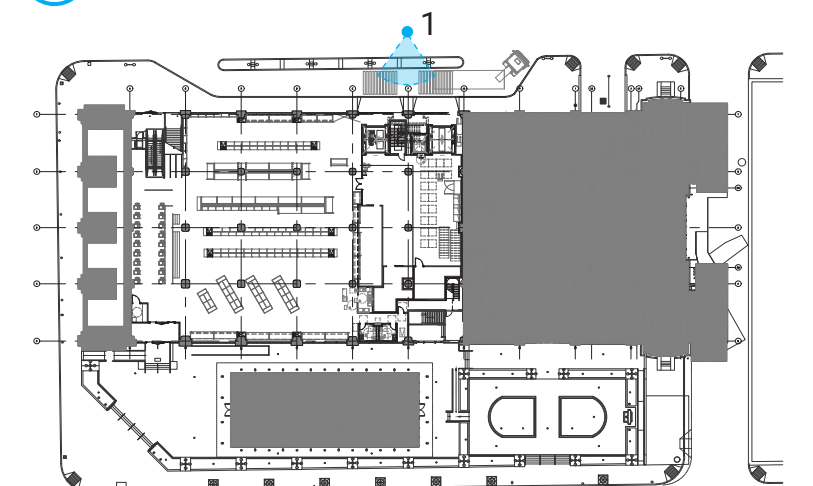
KEY PLAN
N.T.S.



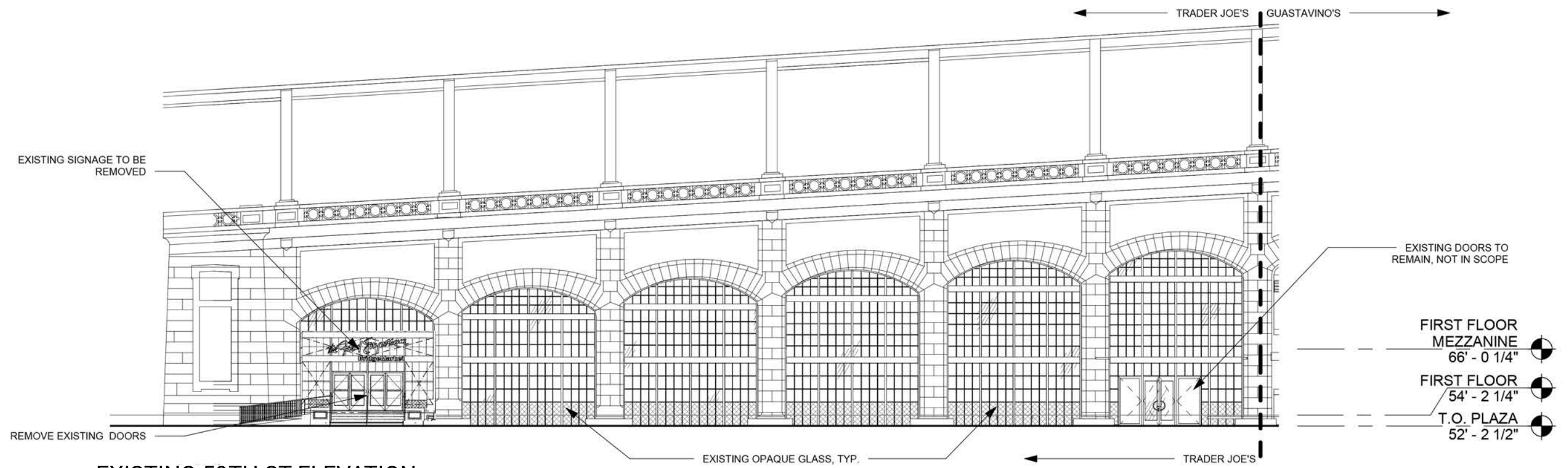
2 REFERENCE



3 BI-FOLD OPEN



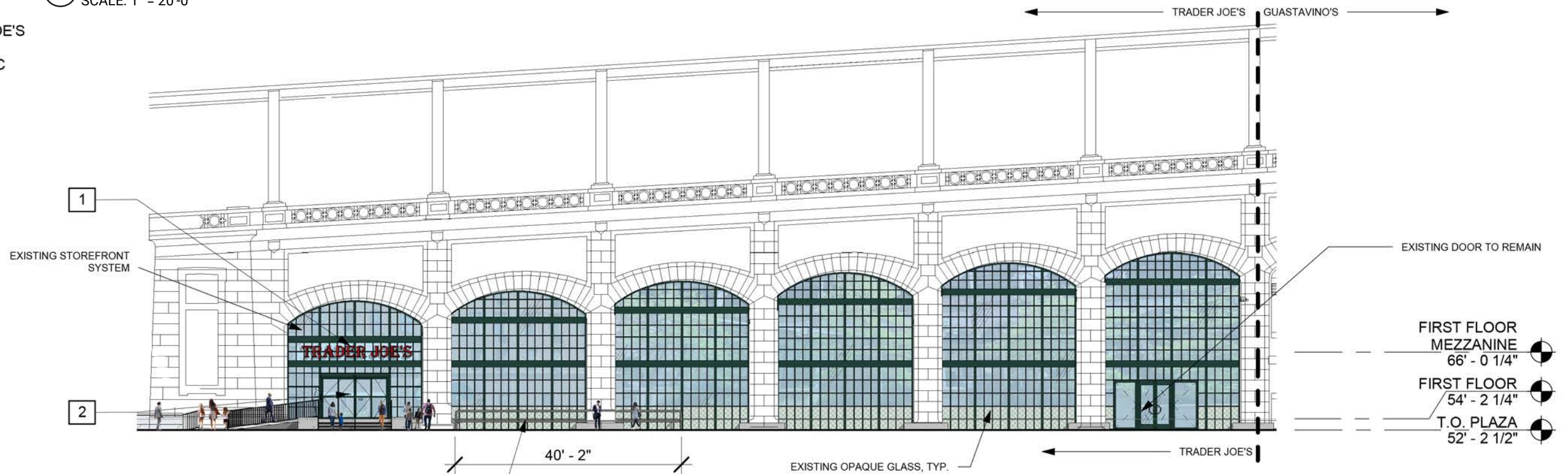
KEY PLAN
N.T.S.



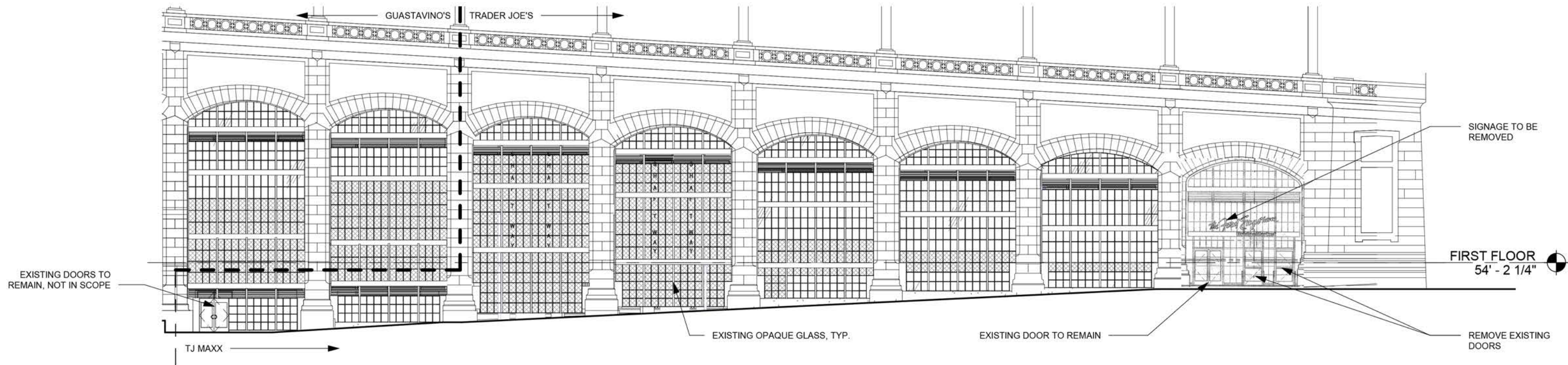
1 EXISTING 59TH ST ELEVATION
SCALE: 1" = 20'-0"

EXTERIOR SCOPE:

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



2 PROPOSED 59TH ST ELEVATION
SCALE: 1" = 20'-0"



1 EXISTING 60TH ST ELEVATION
SCALE: 1" = 20'-0"



2 PROPOSED 60TH ST ELEVATION
SCALE: 1" = 20'-0"

EXTERIOR SCOPE:

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