

105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

BLOCK : 1964 LOT : 23 ZONE : C2-2 IN R6 MAP : 14a

W T G

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(NYS EDUCATION LAW SEC. 7209-2)

No.	DATE	DESCRIPTION	BY	CHK'D BY

LIST OF DRAWINGS		REVISION NOTES		
DWG. #	DESCRIPTION	REV.	DATE	DESCRIPTION
A-001.00	COVER PAGE AND LIST OF DRAWINGS			
A-002.00	CONDITIONS APPROVED UNDER CALL #636-70 BZ ON 4-24-2012			
A-003.00	EXISTING CONDITIONS SITE PLAN			
A-004.00	PROPOSED CONDITIONS SITE PLAN			
A-005.00	EXISTING CONDITIONS FLOOR PLAN			
A-006.00	PROPOSED CONDITIONS FLOOR PLAN			
A-007.00	EXISTING ELEVATIONS PLAN			
A-008.00	PROPOSED ELEVATIONS PLAN			
A-009.00	EXISTING AND PROPOSED BUILDING SIGNAGE			
A-010.00	TRAFFIC FLOW SITE PLAN			
A-011.00	LIGHTING LEVEL DIAGRAM			
Z-001.00	ZONING ANALYSIS SHEET			

Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
COVER PAGE LIST OF DRAWINGS

Date: 5.10.2021
Project Job No: GLOBKA-Q022
Drawn by: MK
Checked by: DJA
Cad No: MK3980BSA
Scale: AS SHOWN



DWG No.
A-001.00
1 OF 12

**APPROVED PLANS
BOARD OF STANDARDS AND APPEALS**

The approval of these plans is limited solely to the relief granted by the BSA. All plans are subject to Department of Buildings review for compliance with all other applicable laws rules and regulations.

Refer to the Certified Resolution language for the scope and specific description of the BSA approval.

NOTE
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NOTE
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Project:
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Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
EXISTING AND PROPOSED CONDITIONS SITE PLAN

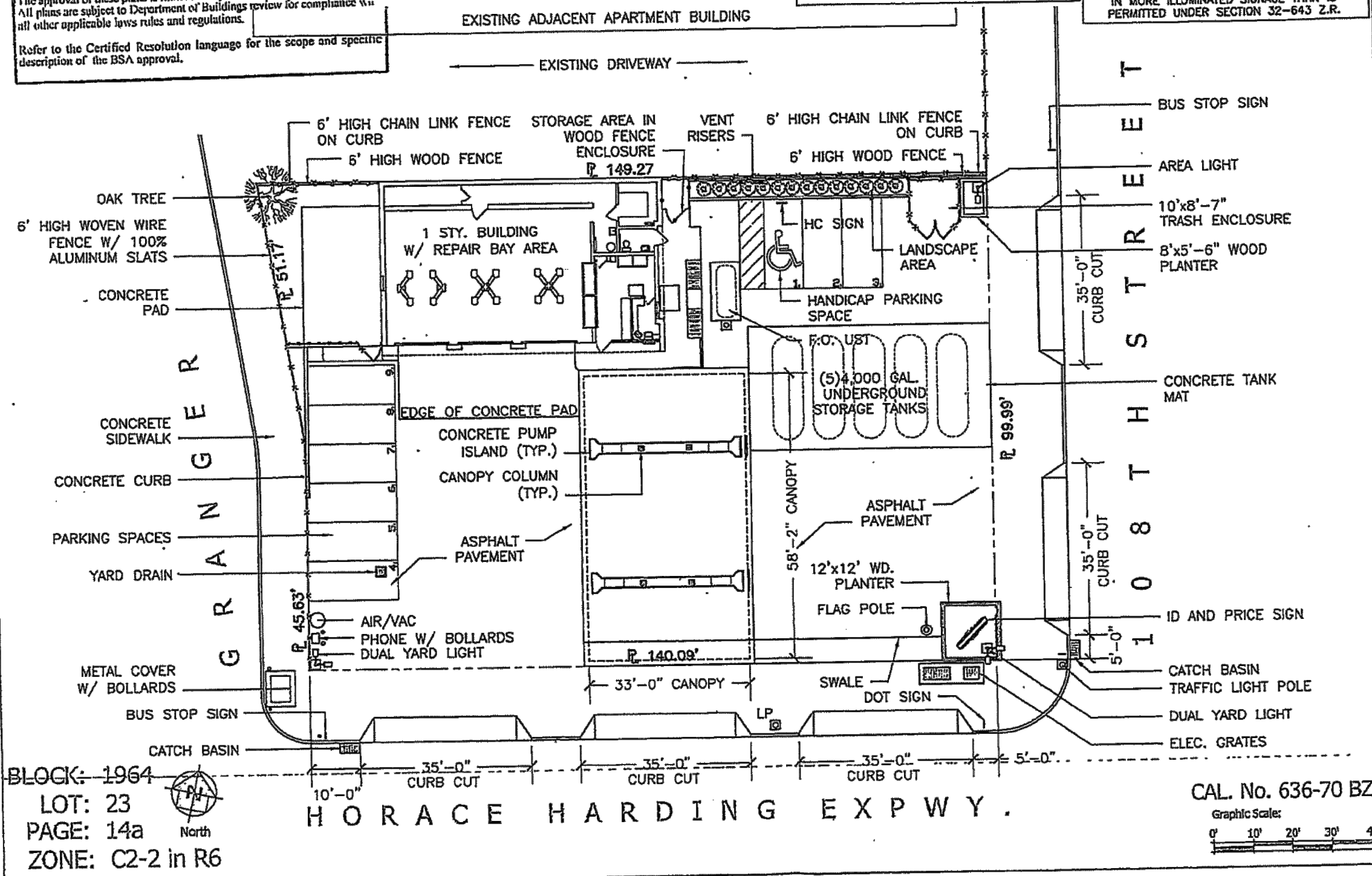
Title:
CONDITIONS APPROVED UNDER
CALL #636-70 BZ
ON 4-24-2012

Date: 12-09-2011
Project Job No: CAPIMB-Q003
Drawn by: RO
Checked by: DSA
Cad No: RO1317SMI
Scale: AS SHOWN

Date: 5.10.2021
Project Job No: GLOBKA-Q022
Drawn by: MK
Checked by: DJA
Cad No: MK3980BSA
Scale: AS SHOWN

Seal:

DWG No.
A-003.00
4 OF 9

Seal:

BLOCK: 1964
LOT: 23
PAGE: 14a
ZONE: C2-2 in R6

CAL. No. 636-70 BZ
Graphic Scale:
0' 10' 20' 30' 40'



BLOCK: 1964
LOT: 23
MAP: 14a
ZONE: C2-2 in R6

DWG No.
A-002.00
2 OF 12

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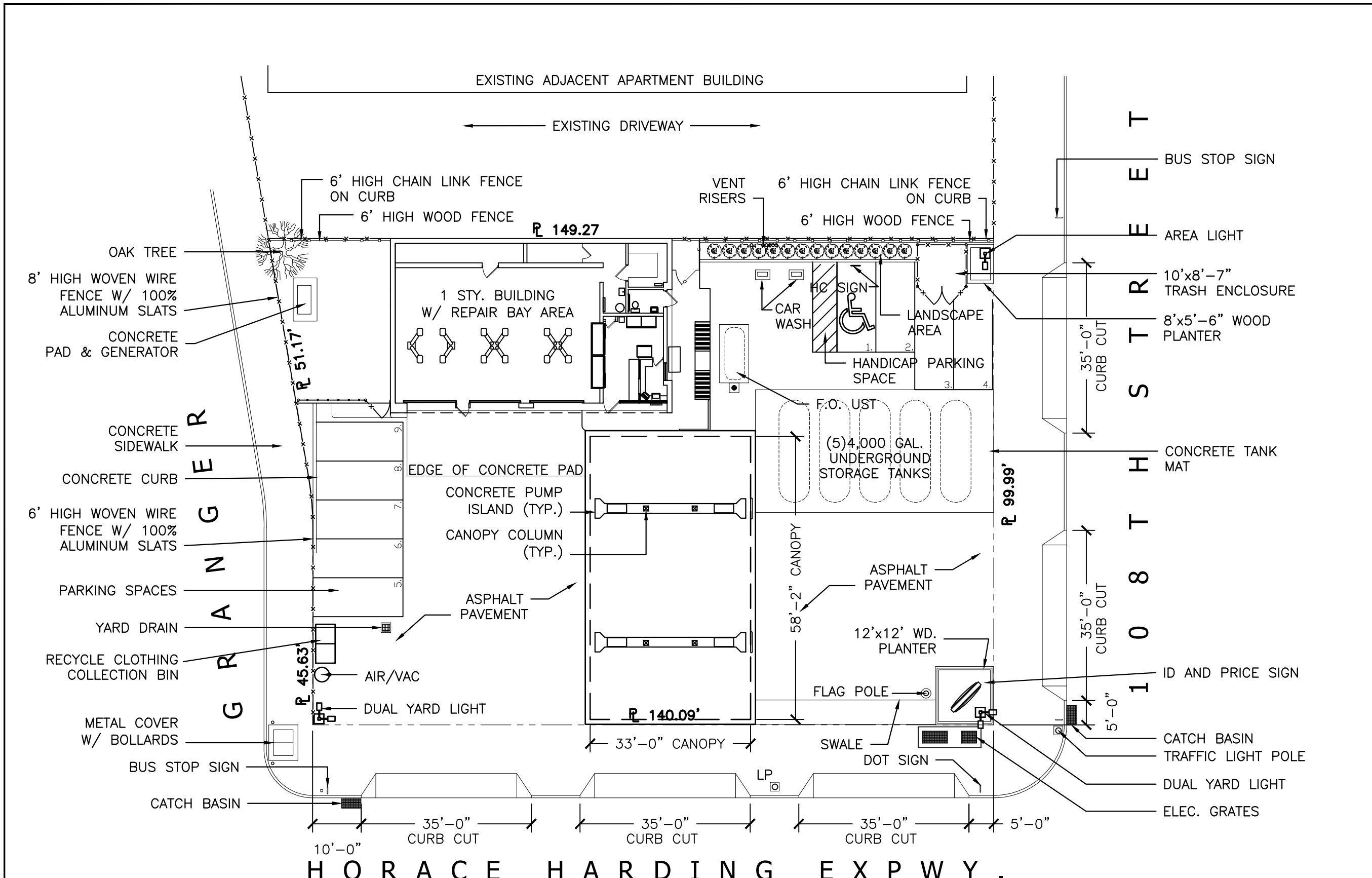
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105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

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EXISTING CONDITIONS SITE PLAN

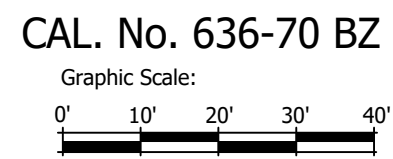
Date:	5.10.2021
Project Job No:	GLOBKA-Q022
Drawn by:	MK
Checked by:	DJA
Cad No:	MK3980BSA
Scale:	AS SHOWN



DWG No.
A-003.00
3 OF 12



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LOT: 23
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Project:
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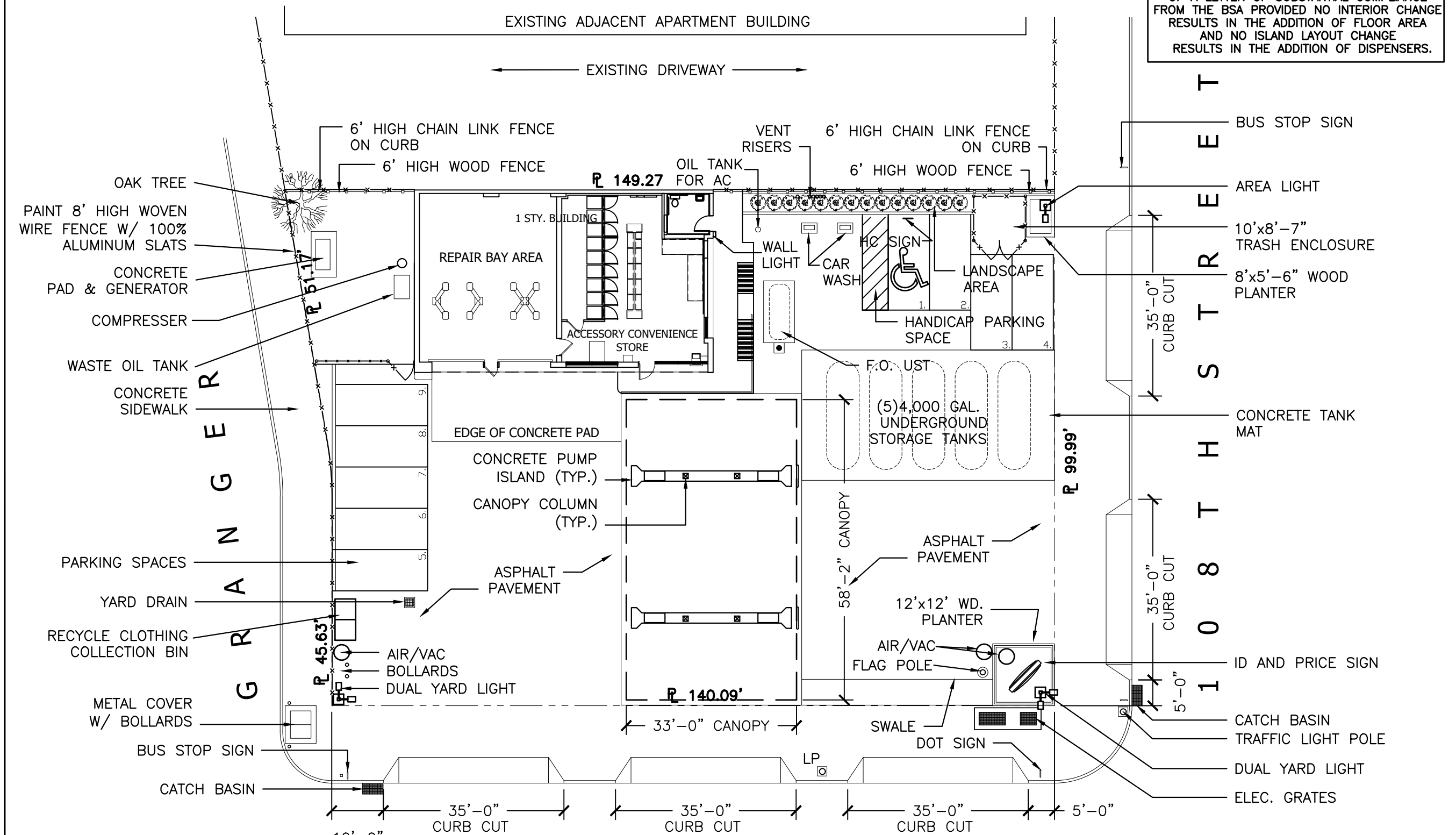
Title:
PROPOSED CONDITIONS SITE PLAN

Date:	5.10.2021
Project Job No:	GLOBKA-Q022
Drawn by:	MK
Checked by:	DJA
Cad No:	MK3980BSA
Scale:	AS SHOWN



DWG No.
A-004.00
4 OF 12

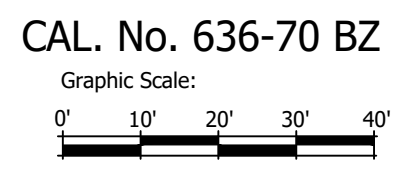
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LOT: 23
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ZONE: C2-2 in R6



H O R A C E H A R D I N G E X P W Y .



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Project:
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105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

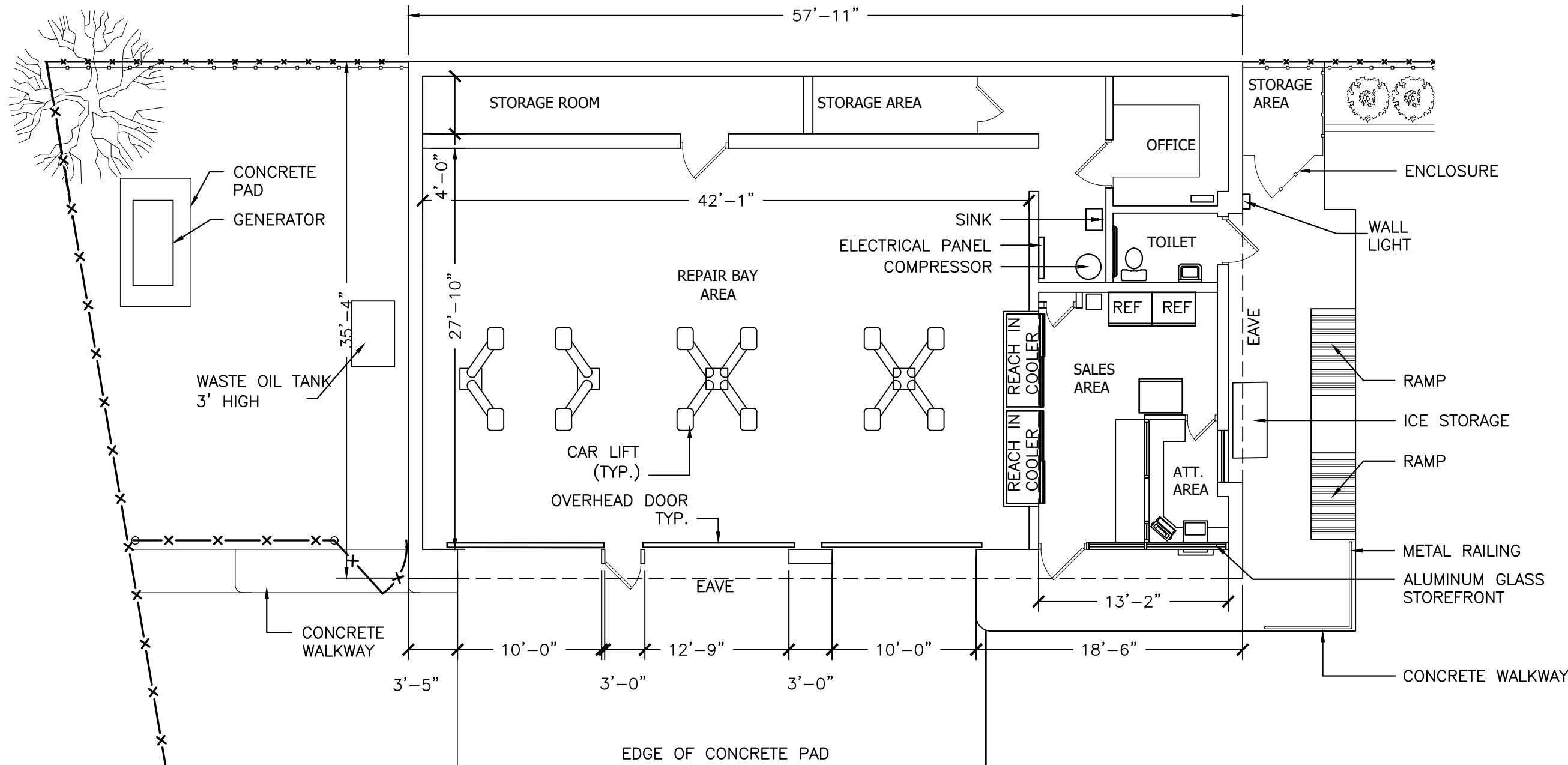
Title:
EXISTING CONDITIONS FLOOR PLAN

Date:	5.10.2021
Project Job No:	GLOBKA-Q022
Drawn by:	MK
Checked by:	DJA
Cad No:	MK3980BSA
Scale:	AS SHOWN

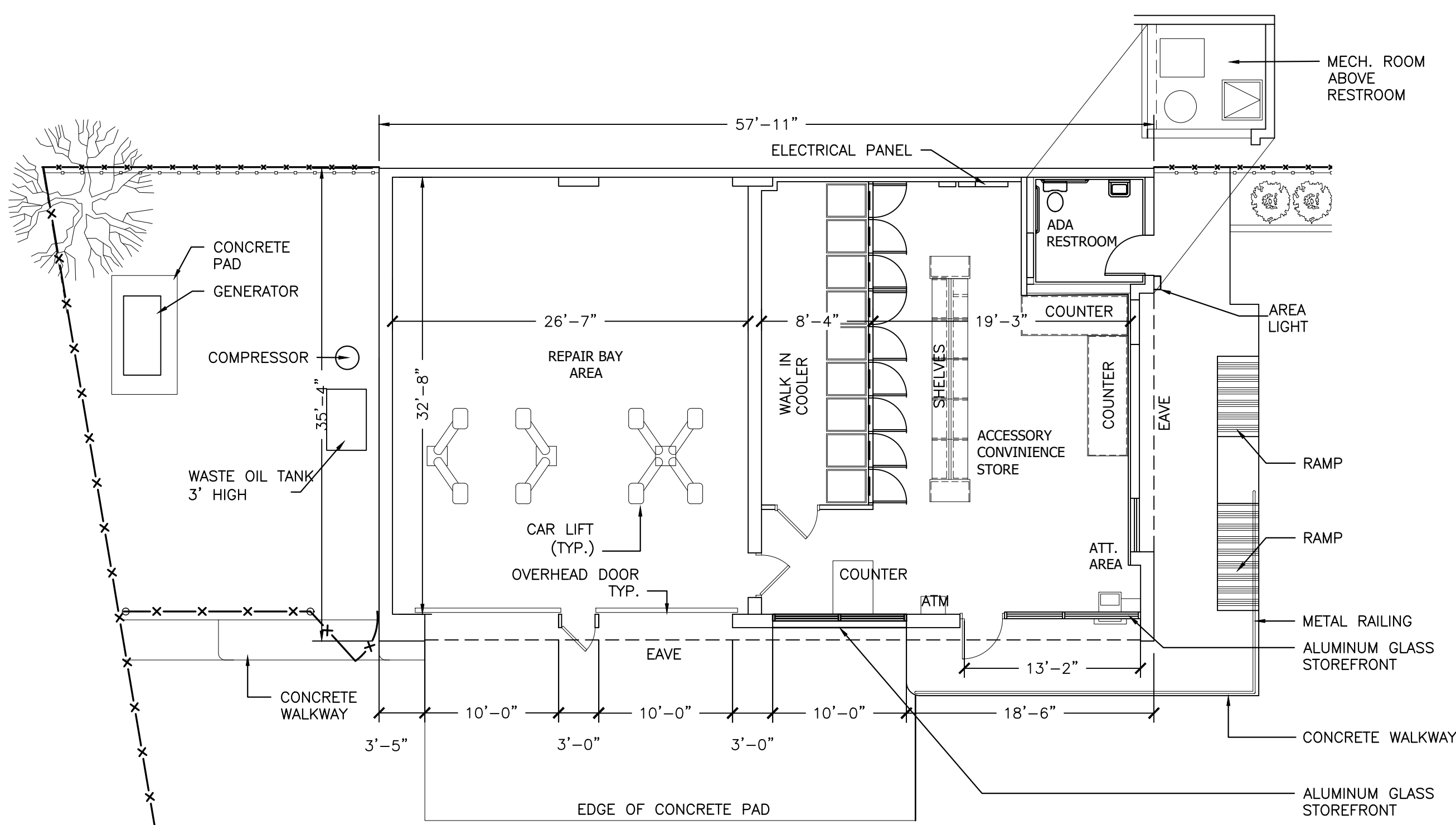


CAL. No. 636-70 BZ
SCALE: 1/8" = 1'-0"

DWG No.
A-005.00
5 OF 12



BLOCK: 1964
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Project:
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Title:
PROPOSED CONDITIONS FLOOR PLAN

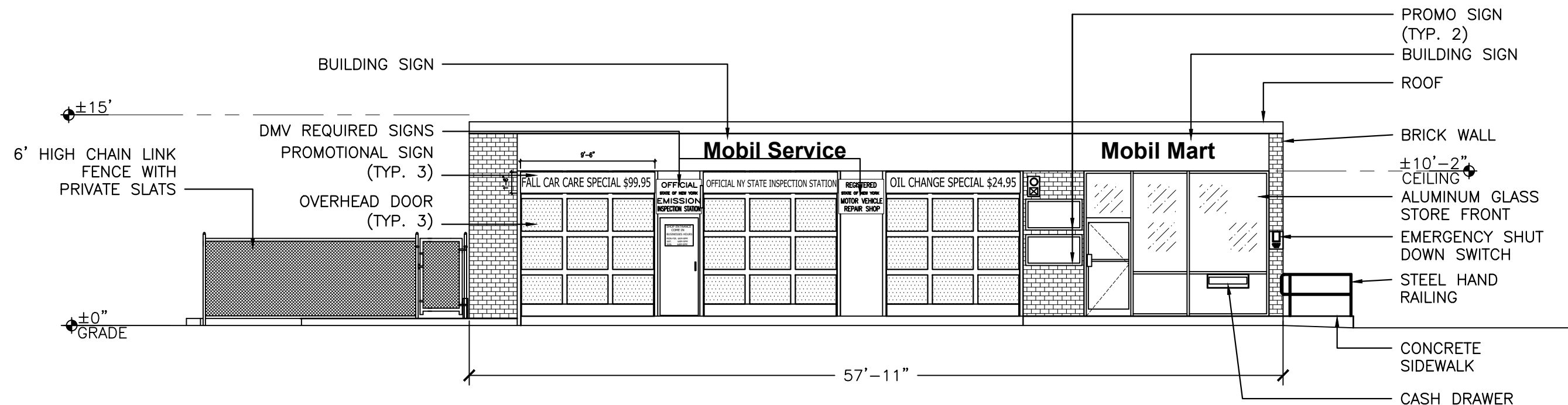
Date:	5.10.2021
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Scale:	AS SHOWN



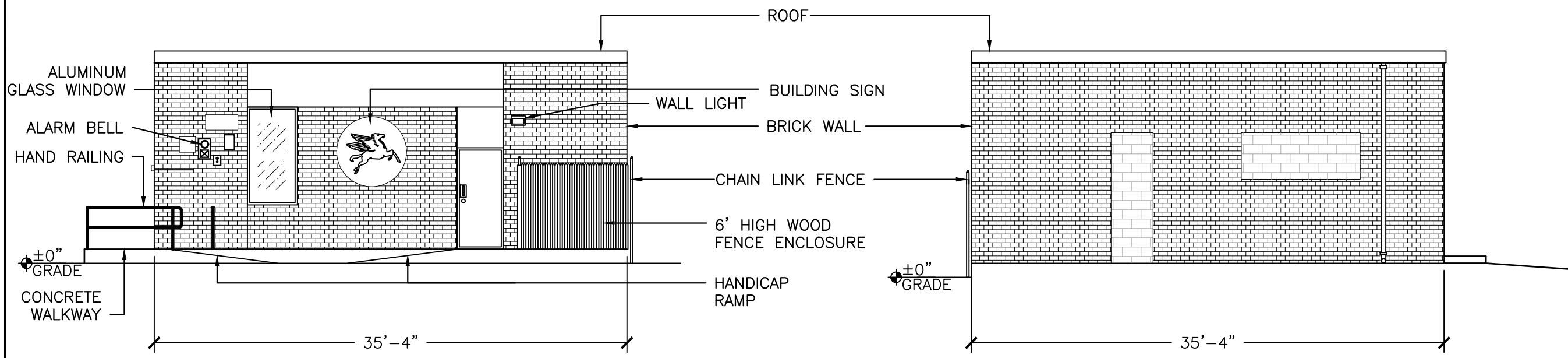
BLOCK: 1964
 LOT: 23
 MAP: 14a
 ZONE: C2-2 in R6

CAL. No. 636-70 BZ
 SCALE: 1/8" = 1'-0"

DWG No.
A-006.00
 6 OF 12



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



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

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

BLOCK: 1964
LOT: 23
MAP: 14a
ZONE: C2-2 in R6

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Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
EXISTING ELEVATIONS PLAN

Date:	5.10.2021
Project Job No:	GLOBKA-Q022
Drawn by:	MK
Checked by:	DJA
Cad No:	MK3980BSA
Scale:	AS SHOWN



DWG No.
A-007.00
7 OF 12

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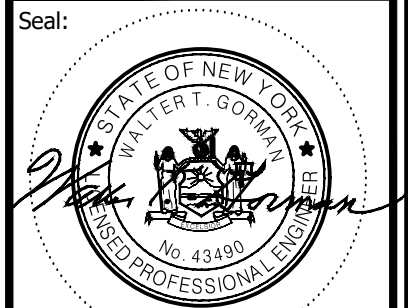
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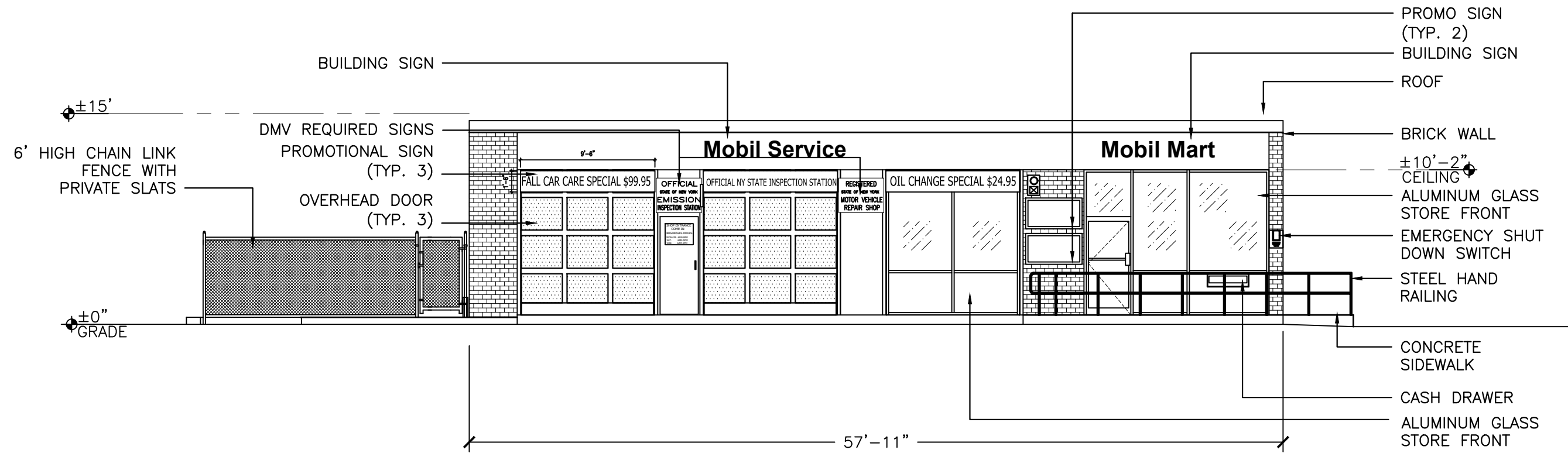
Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
PROPOSED ELEVATIONS PLAN

Date: 5.10.2021
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Drawn by: MK
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Cad No: MK3980BSA
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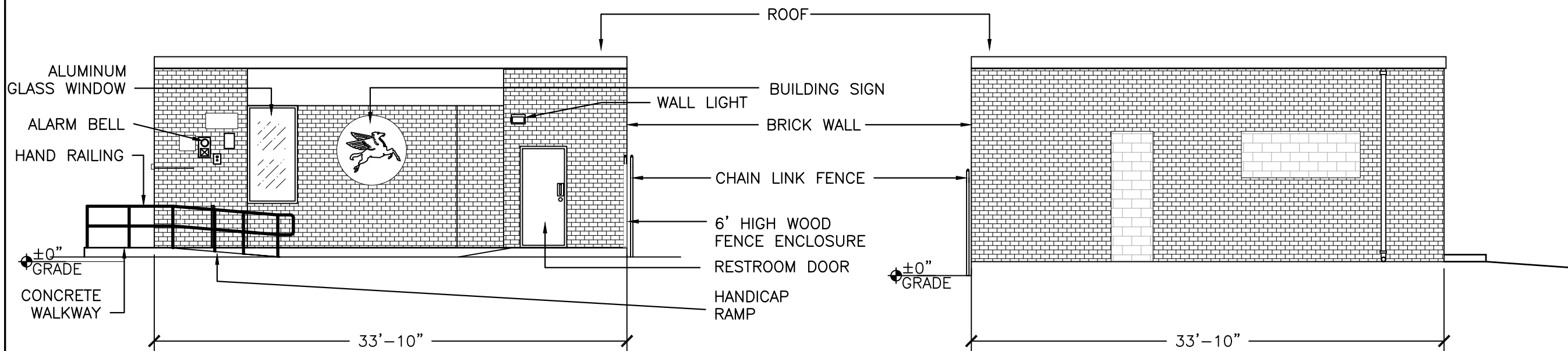


DWG No.
A-008.00
8 OF 12



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

LEFT SIDE ELEVATION

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

BLOCK: 1964
LOT: 23
MAP: 14a
ZONE: C2-2 in R6

CAL. No. 636-70 BZ

SIGN LEGEND

ILLUMINATED SIGNS

NO.	DESCRIPTION	QTY.	SIZE	@H. H. EXP.	@108 ST	@GRANGER	TOTAL
1.	MOBIL ID SIGN ON POLE	1	4'-0"x8'-0"=32.0	32.0	N/A	N/A	32.0
2.	PRICE SIGN ON POLE	2	3'-0"x4'-0"=12.0	12.0	12.0	N/A	24.0
4.	PEGASUS SIGN ON THE BLDG.	1	5'φ : 19.63 SF	N/A	19.63	N/A	19.63
TOTAL				44.0	31.63	0.0	75.63

NON-ILLUMINATED SIGNS

NO.	DESCRIPTION	QTY.	SIZE	@H. H. EXP.	@108 ST	@GRANGER	TOTAL
5.	MOBIL MART SIGN ON THE BLDG.	1	9'-0"x1'-3"=11.25	11.25	N/A	N/A	11.25
6.	MOBIL SERVICE SIGN ON THE BLDG.	1	11'-0"x1'-3"=13.75	13.75	N/A	N/A	13.75
7.	PROMOTIONAL SIGN ON THE BLDG.	2	4'-0"x2'-4"=9.32	18.64	N/A	N/A	18.64
8.	PROMOTIONAL SIGN IN PLANTING AREA	4	4'-0"x3'-0"=12.0	12.0	36.0	N/A	48.0
9.	PROMOTIONAL SIGN ON THE BLDG.	3	9'-6"x1'-6"=14.25	42.75	N/A	N/A	42.75
10.	PROMOTIONAL SIGN IN PLANTING AREA	2	2'φ : 3.14 SF	3.14	3.14	N/A	6.28
11.	DOOR SIGN	1	2'-0"x1'-6"=3.0	3.0	N/A	N/A	3.0
12.	ENTRANCE SIGN	1	1'-8" X 10"=1.39	1.39	N/A	N/A	1.39
TOTAL				105.92	39.14	0.0	145.06 SF

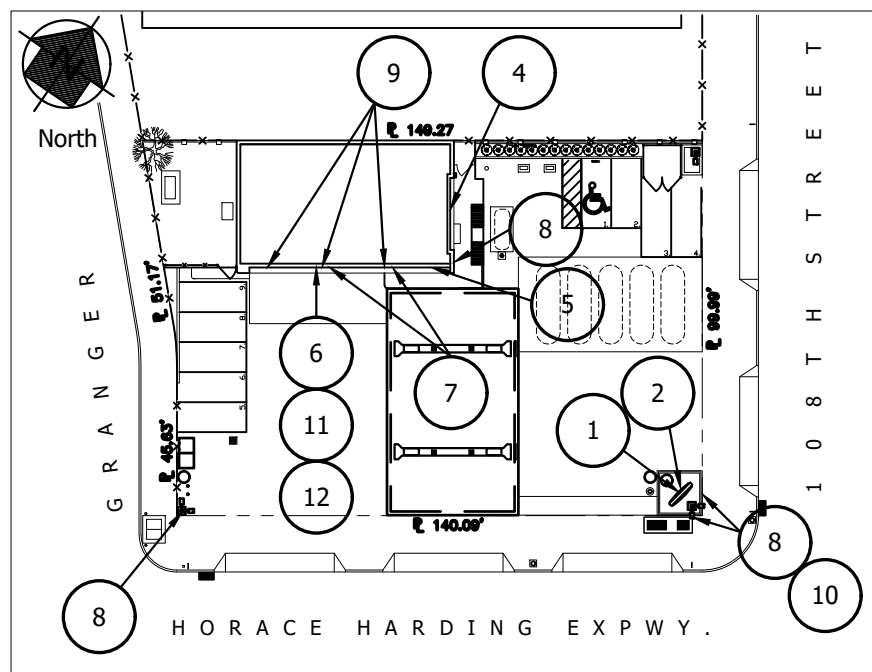
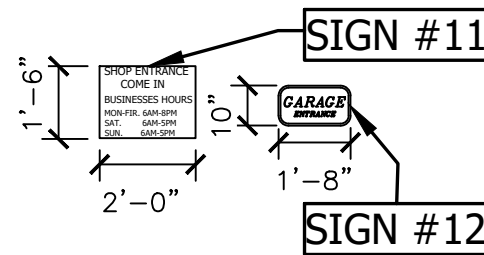
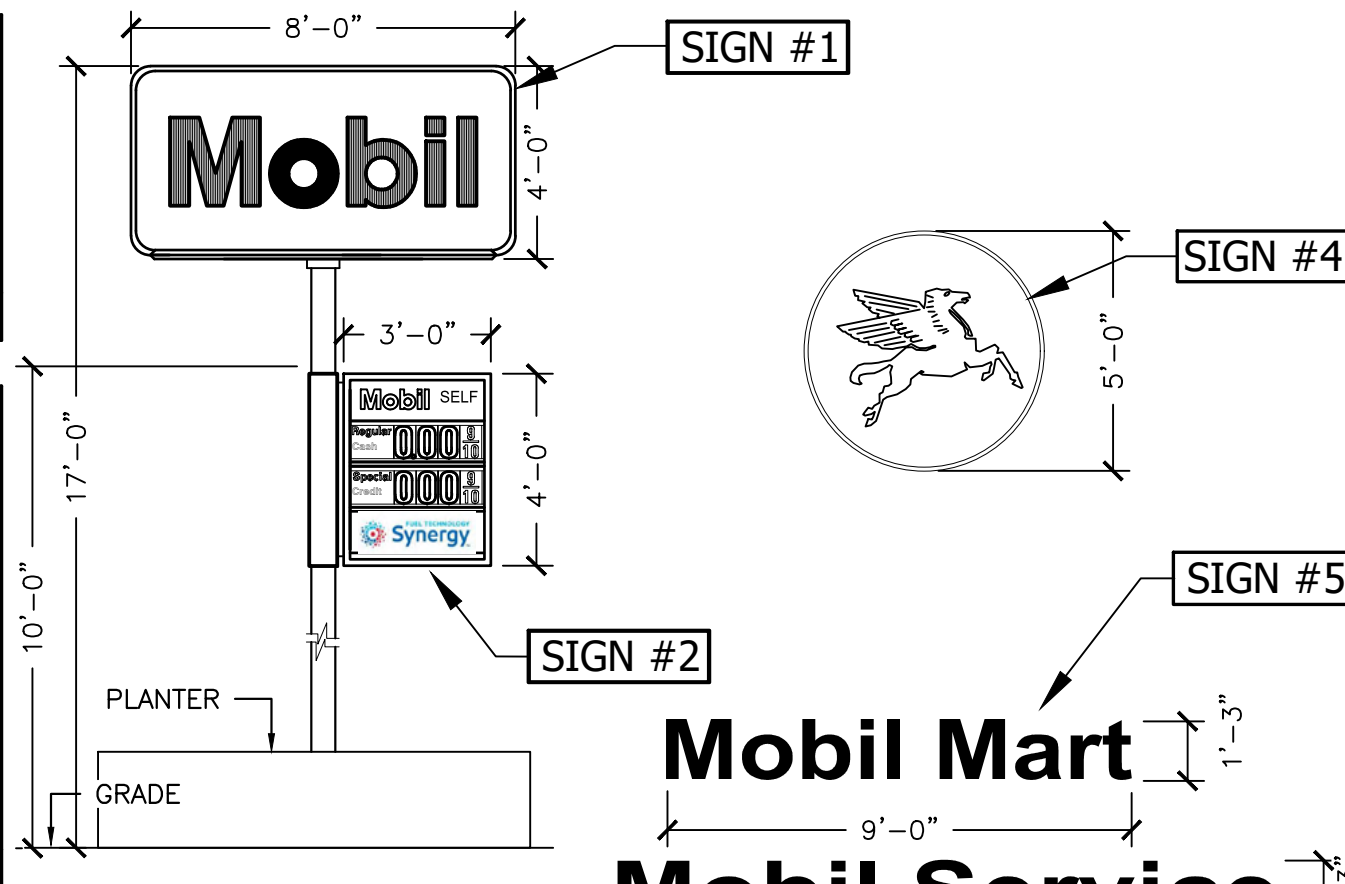
SIGN CALCULATIONS

SECTION	PERMITTED	PROPOSED @HORACE HARDING EXP.	PROPOSED @108 ST	PROPOSED @GRANGER
32-641	TOTAL SURFACE AREA OF SIGNS ILLUMINATED AND NON-ILLUMINATED AS INDICATED IN SECTON. MAXIMUM PERMITTED 150 SF.	149.92 SF < 150 ∴ OKAY	70.77 SF < 150 ∴ OKAY	0.0 SF < 150 ∴ OKAY
32-642	NON ILLUMINATED SIGN MAX. PERMITTED 150 S.F.	105.92 SF < 150 ∴ OKAY	39.14 SF < 150 ∴ OKAY	0.0 SF < 150 ∴ OKAY
32-643	ILLUMINATED NON-FLASHING MAXIMUM PERMITTED 50 S.F.	44.0 SF < 50 ∴ OKAY	31.63 SF < 50 ∴ OKAY	0.0 SF < 50 ∴ OKAY
32-652	PROJECTIONS PERMITTED PROJECTION 18 INCHES FOR DOUBLE OR MULTI-FACETED SIGNS. 12 INCHES FOR ALL OTHER SIGNS.	0'-0" < 18" ∴ OKAY	0'-0" < 18" ∴ OKAY	0'-0" < 18" ∴ OKAY
32-655	HEIGHT MAX. HEIGHT ALLOWED 25'-0"	17'-0" < 25'-0" ∴ OKAY	17'-0" < 25'-0" ∴ OKAY	0'-0" < 25'-0" ∴ OKAY

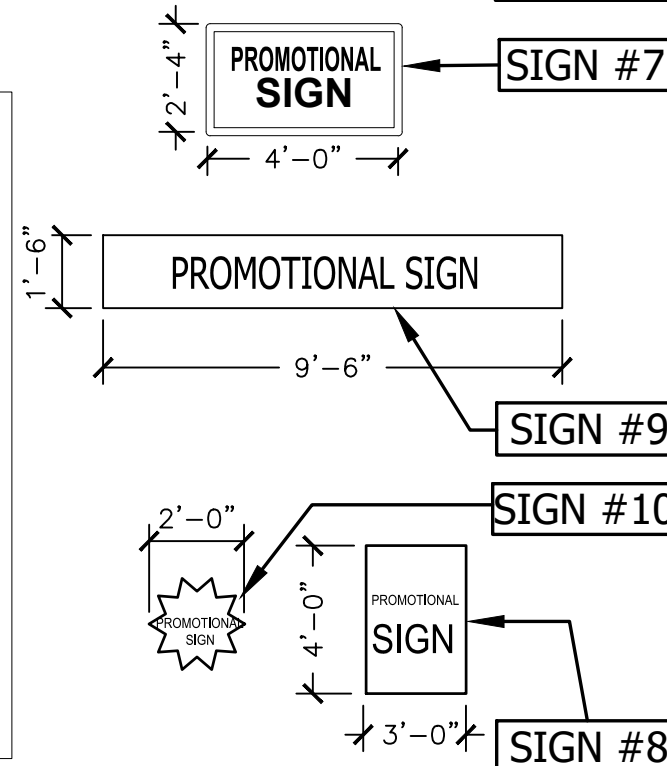
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BLOCK: 1964
LOT: 23
MAP: 14a
ZONE: C2-2 in R6
CAL. No. 636-70 BZ



PLOT PLAN AND SIGN LOCATIONS
SCALE: NTS



POLE SIGN ELEVATION
SCALE: NTS

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Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
EXISTING AND PROPOSED BUILDING SIGNAGE

Date: 5.10.2021
Project Job No: GLOBKA-Q022
Drawn by: MK
Checked by: DJA
Cad No: MK3980BSA
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DWG No.
A-009.00
9 OF 12

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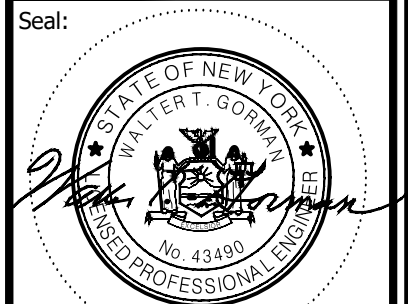
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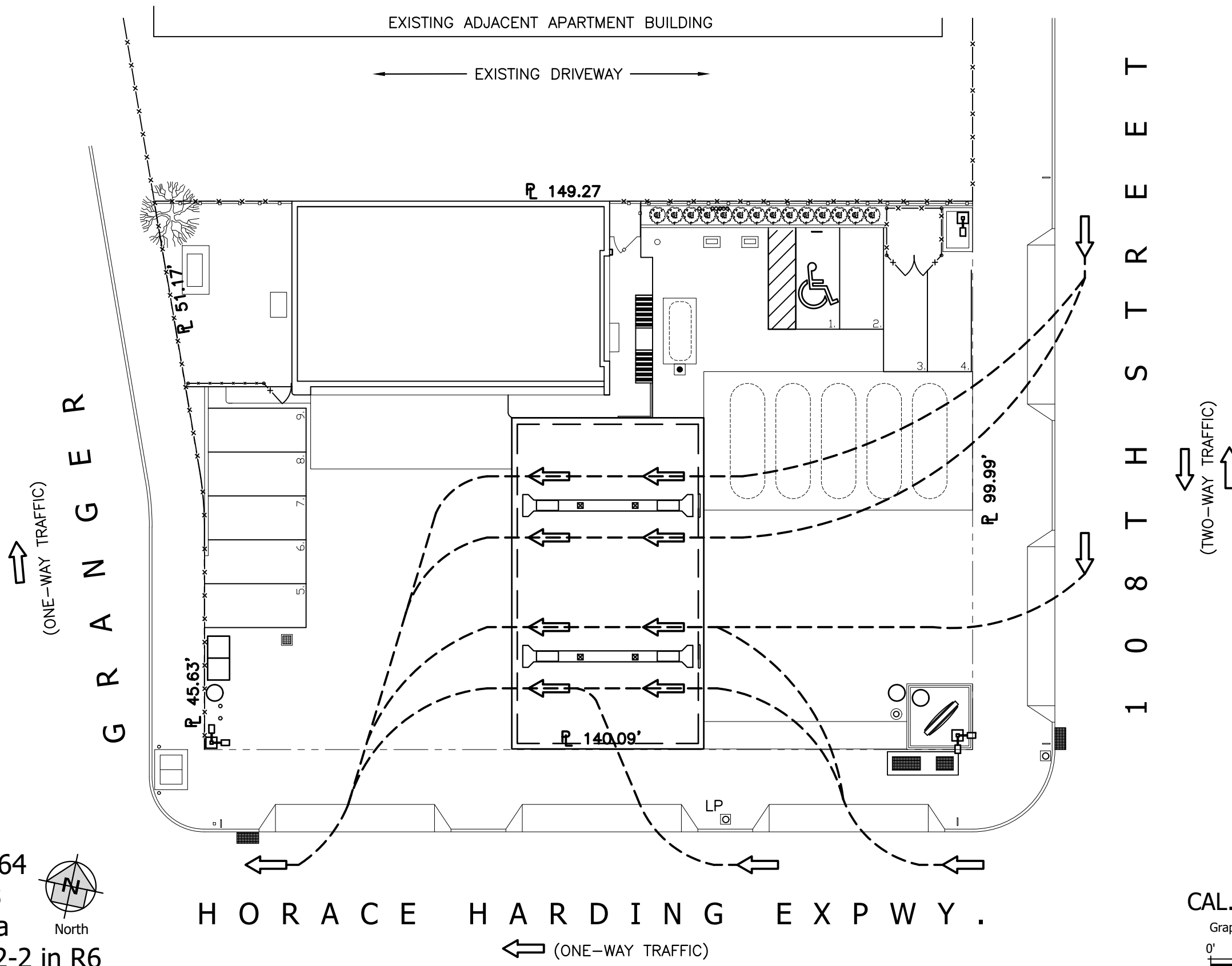
Project:
MOBIL SERVICE STATION
105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
TRAFFIC FLOW SITE PLAN

Date: 5.10.2021
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Drawn by: MK
Checked by: DJA
Cad No: MK3980BSA
Scale: AS SHOWN



CAL. No. 636-70 BZ
Graphic Scale:
0' 10' 20' 30' 40'
A-010.00
10 OF 12



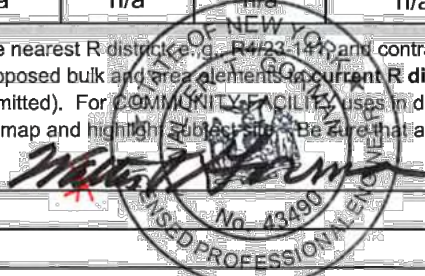
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ZONE: C2-2 in R6

CAL. No. 636-70 BZ
Graphic Scale:
0' 10' 20' 30' 40'

BSA CALENDAR NO. 636-70 BZ BLOCK 1964 LOT 23
 SUBJECT SITE ADDRESS 105-45 to 105-55 Horace Harding Expressway Queens NY
 APPLICANT Walter T. Gorman, P.E., P.C. **COMPLIANT: "Y"**
 ZONING DISTRICT C2-2 in R6 PRIOR BSA # 791-51 BZ **IF NOT: "N" and**

	* APPLICABLE	MAXIMUM	MINIMUM	LEGAL PER	EXISTING	PROPOSED	INDICATE AMT
	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA			OVER/UNDER
LOT AREA	n/a		n/a	14,258 SF	14,258 SF	14,258 SF	Y
LOT WIDTH	n/a		n/a	140'	140'	140'	Y
USE GROUP (S)	32-18	14		16	16	16	Y
FA RESIDENTIAL	n/a	n/a		n/a	n/a	n/a	n/a
FA COMMUNITY FACILITY	n/a	n/a		n/a	n/a	n/a	n/a
FA COMMERCIAL/INDUST.	33-121	28,516SF		1,964SF	1,964 SF	1,964 SF	Y
FLOOR AREA TOTAL	33-121	28,412 SF		1,964 SF	1,964 SF	1,964 SF	Y
FAR RESIDENTIAL	n/a	n/a		n/a	n/a	n/a	n/a
FAR COMMUNITY FACILITY	n/a	n/a		n/a	n/a	n/a	n/a
FAR COMMERCIAL/INDUST.	33-121	2.0		2.0	14	14	Y
FAR TOTAL	33-121	2.0		2.0	14	14	Y
OPEN SPACE	12-10		n/a	n/a	n/a	n/a	n/a
OPEN SPACE RATIO	12-10		n/a	n/a	n/a	n/a	n/a
LOT COVERAGE (%)	n/a	n/a		n/a	n/a	n/a	n/a
NO. DWELLING UNITS	n/a	n/a		n/a	n/a	n/a	n/a
WALL HEIGHT	33-431	30'		n/a	15'	15'	Y
TOTAL HEIGHT	33-431	30'		n/a	15'	15'	Y
NUMBER OF STORIES				1	1	1	Y
FRONT YARD	n/a		n/a	n/a	none	none	Y
SIDE YARD	32-25		0 or 8'	none or 8'	none	none	Y
SIDE YARD	32-25		0 or 8'	none or 8'	none	none	Y
REAR YARD	32-26		20' exc. c.l.	n/a	none	none	Y c.l.
SETBACK (S)	n/a		n/a	n/a	n/a	n/a	n/a
SKY EXP. PLANE (SLOPE)	n/a	n/a		n/a	n/a	n/a	n/a
NO. PARKING SPACES	n/a	n/a	n/a	9	9	9	n/a
LOADING BERTH (S)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OTHER:	n/a	n/a	n/a	n/a	n/a	n/a	n/a

* In Applicable ZR Section column: For RESIDENTIAL developments in non-residential districts, indicate nearest R district (e.g., R4/23-14) and contrast compliance. For COMMERCIAL or MANUFACTURING developments in residential districts, contrast proposed bulk and area elements to current R district requirements, except for parking and loading requirements (contrast to nearest district where use is permitted). For COMMUNITY FACILITY uses in districts where not permitted, contrast to nearest district where permitted. For all applications, attach zoning map and highlight subject site. Be sure that all items noted in the DOB Denial/Objection are included. NOTES:



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IT IS A VIOLATION OF THE NYS EDUCATION LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM IN THIS DRAWING IN ANY WAY.
 (NYS EDUCATION LAW SEC. 7209-2)

No.	DATE	DESCRIPTION	BY	CHK'D BY

Project:
MOBIL SERVICE STATION
 105-45 TO 105-55 HORACE HARDING EXPWY., QUEENS, N.Y.

Title:
ZONING ANALYSIS SHEET

Date: 5.10.2021
 Project Job No: GLOBKA-Q022
 Drawn by: MK
 Checked by: DJA
 Cad No: MK3980BSA
 Scale: AS SHOWN



DWG No.
Z-001.00
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