

ADMINISTRATIVE NOTICE

TO: Distribution
FROM: Carlo Costanza, Executive Director
DATE: October 14, 2020
SUBJECT: Revised Drawings

EFFECTIVE IMMEDIATELY

Provide a complete set of drawings with all changes highlighted or bubbled and a clean set of drawings without highlights or bubbles. Revised drawings must be signed and sealed and clearly dated with the production or revision date of the most recent drawing.

All revised drawings must include a title block listing a complete history of revision numbers and revision dates. Title blocks must include the project name, project address, drawing number, drawing title, BSA calendar number, architect's/engineer's name, scale, directional north arrow, revision histories, and issue date.

A separate table must also be included with the revised drawings indicating a brief summary of revisions with each revision keyed to the applicable bubble on the drawings.

Attached is a sample for reference.

Dal H Chun Engineer PC

127 Ludlow Street, #3C
New York, NY 10002
o.212.254.6801

September 8, 2020

RE: 251-77 Jericho Turnpike BSA application

To whom it may concern,

Below is a list of changes made from the previous BSA application and their narrative descriptions for the above-referenced project.

Sheet #	Change #	Changes
BSA-P01.1	1	Number of bicycles provided updated from 14 to 13
BSA-P01.1	2	Calculation for bicycle parking requirements updated
BSA-001.1	3	Vehicle Circulation Plan details now shown BSA-009.1
BSA-002.1	4	Scale bar added
BSA-002.1	5	Hatch graphics updated to clarify tenant access path and fire department access. Vehicle access path added to Leonard.
BSA-002.1	6	Building dimension added
BSA-002.1	7	Building dimension added
BSA-002.1	8	Building dimension added
BSA-002.1	9	Building dimension added
BSA-002.1	10	Building dimension added
BSA-002.1	11	Building dimension added
BSA-002.1	12	Building dimension added
BSA-002.1	13	Building dimension added
BSA-002.1	14	Hatch graphics updated. Elevator signs added. Refrigerated Trash Room added. Refrigerated trash room calculations added. Video intercom (camera) added.
BSA-002.1	15	Number of bicycles provided updated from 14 to 13
BSA-003.1	16	Note added indicating Vehicle Circulation Plan details on a separate sheet
BSA-003.1	17	Note added indicating Vehicle Circulation Plan details on a separate sheet
BSA-005.1	18	Layout of Philanthropic institution updated
BSA-008.1	19	Parking area added
BSA-009.1	20	Scale added and relocated 4' High Vegetated Fence Elevation
BSA-009.1	21	Relocated Daycare drop-off signs to provide more space for the sidewalk
BSA-009.1	22	Parking dimension added
BSA-009.1	23	Note and elevation tag for the vegetated fence added
BSA-009.1	24	Curb cut moved to align with drive aisles and dimensions updated
BSA-009.1	25	Dimension clarified.
BSA-014.1	26	4' High Vegetated Fence Elevation relocated to Sheet BSA-009.1
BSA-002.1	27	Vehicle circulation path added
BSA-003.1	28	Mailbox added
BSA-003.1	29	Video intercom (monitor) at 1 st floor reception added

Sincerely,

James Chun, P.E.

SAMPLE
For Informational Purposes Only

TOTAL BUILDING - PARKING REQUIREMENTS (PROPOSED)

Floor	Use	Floor Area (GSF)	Deductions (GSF)	Zoning Floor Area (ZSF)	Parking	Spaces Required	Provided
On Grade	Parking						5**
Cellar	Parking/ Mechanical	27,475	27,475	0			134
First Floor	Parking Ramp	1,945	1,945	0	0		
	Retail 1 (UG6A)	1,192	0	1,192	1 per 300	4.0	
	Retail 2 (UG6A)	4,365	0	4,365	1 per 300	14.6	
	Retail 3 (UG6A)	1,442	70	1,372	1 per 300	4.6	
	Retail 4 (UG6A)	589	0	589	1 per 300	2.0	
	Gym* (P.C.E.)	3,492	122	3,370	1 per 300	11.2	
	Medical Office Exit Corridor (UG4)	734	0	734	1 per 300	2.4	
	Medical Office Lobby (UG4)	579	0	579	1 per 300	1.9	
	Daycare Exit Corridor (UG3)	382	0	382	None		
Daycare (UG3)	3,214	191	3,023	None			
Second Floor	Gym* (P.C.E.)	14,134	262	13,872	1 per 300	46.2	
	Medical Office A (UG4)	722	0	722	1 per 300	2.4	
	Medical Office B (UG4)	686	0	686	1 per 300	2.3	
	Medical Office C (UG4)	1,275	0	1,275	1 per 300	4.3	
	Medical Office Corridor (UG4)	348	0	348	1 per 300	1.2	
	Daycare (UG3)	219	0	219	None		
Third Floor	Phil. w/out Sleeping Accomodations (UG4)	3,622	0	3,622	1 per 1000	3.6	
	Daycare (UG3)	10,407	262	10,145	None		
Fourth Floor	Medical Office (UG4)	10,845	262	10,583	1 per 300	35.3	
Totals		87,667	30,589	57,078		134.3	134

* To be filed under a separate application pursuant to ZR 73-36

***20 Employees = 10 Spaces

** Daycare drop off. 10 minutes only. Not included in parking count

TOTAL BUILDING - BICYCLE PARKING REQUIREMENTS (PROPOSED) ZR 36-711 PER USE

Floor	Use	Floor Area (GSF)	Deductions (GSF)	Zoning Floor Area (ZSF)	BICYCLE PARKING	Spaces Required	Provided
Cellar	Parking/ Mechanical	27,475	27,475	0	0		
First Floor	Paring Ramp	1,945	1,945	0	0		
	Retail 1 (UG6A)	1,192	0	1,192	1 per 10000	0.1	
	Retail 2 (UG6A)	4,365	0	4,365	1 per 10000	0.4	
	Retail 3 (UG6A)	1,442	70	1,372	1 per 10000	0.1	
	Retail 4 (UG6A)	589	0	589	1 per 10000	0.1	
	Gym* (P.C.E.)	3,492	122	3,370	0	0.0	
	Medical Office Exit Corridor (UG4)	734	0	734	1 per 10000	0.1	
	Medical Office Lobby (UG4)	579	0	579	1 per 10000	0.1	
	Daycare Exit Corridor (UG3)	382	0	382	1 per 10000	0.04	
Daycare (UG3)	3,214	191	3,023	1 per 10000	0.30		
Second Floor	Gym* (P.C.E.)	14,134	262	13,872	0	0.0	
	Medical Office A (UG4)	722	0	722	1 per 10000	0.1	
	Medical Office B (UG4)	686	0	686	1 per 10000	0.1	
	Medical Office C (UG4)	1,275	0	1,275	1 per 10000	0.1	
	Medical Office Corridor (UG4)	348	0	348	1 per 10000	0.04	
	Daycare (UG3)	219	0	219	1 per 10000	0.0	
Third Floor	Medical Office (UG4)	3,622	0	3,622	1 per 10000	0.4	
	Daycare (UG3)	10,407	262	10,145	1 per 10000	1.0	
Fourth Floor	Medical Office (UG4)	10,845	262	10,583	1 per 10000	1.1	
Totals		87,667	30,589	57,078		4.1	13

TOTAL BUILDING - BICYCLE PARKING REQUIREMENTS (AS-OF-RIGHT) ZR 36-711 PER 10 AUTOMOBILES = 1 / 10 AUTO SPACES ENCLOSED IN BUILDING = 134 / 10 = 13.4 = 13 REQ'D , 13 PROVIDED

15 SF PER BICYCLE = 15 SF X 13 = 195 SF REQUIRED, PROVIDED = 498 SF

- KOH
ARCHITECTURE PLLC
 87-10 NORTHERN BLVD, SUITE 204
 JACKSON HEIGHTS, NY 11372
 (718) 225-6400 phone

PROJECT NAME:
251-77 JERICHO TURNPIKE
QUEENS, NY 11791
BLOCK: 8668 LOT: 108

- GENERAL NOTES:
 1.  HATCHED AREA ARE NOT INCLUDED IN APPLICATION
- BSA NOTES:
 1. ALL ELEVATIONS SHOWN IN NAVD 88
 2. ALL WORK SHALL COMPLY WITH NYC HEALTH CODE SECTION 47
 3. INTERIOR LAYOUT AS SHOWN SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 4. MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.
 5. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
 6. ALL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB.
 7. DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED.

- FIRE SAFETY NOTES
 1. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE SCHOOL/DAY CARE SPACE; THE SYSTEM SHALL COMPLY WITH CHAPTER 9 OF THE 2014 NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE AND SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
 2. ENTIRE SPACE SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE. SPACE SHALL BE MONITORED BY A CENTRAL SUPERVISING STATION IN ACCORDANCE WITH CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE.

DATE:
 9/15/2020

SHEET NAME:
PROPOSED PARKING TABLE

DRAWING NUMBER:
BSA-P01.1

SCHOOL APPLICATION

DOB JOB STICKER

ZONING ANALYSIS PROPOSED

		R2A	C8-1	TOTAL
COMMERCIAL	LOT AREA	3,462 SF	24,950 SF	28,412 SF
	COM'L F.A.R. PERMITTED	0	1.0	1.0
	COM'L FLOOR AREA PERMITTED	0 SF	24,950 SF	24,950 SF
	COM'L F.A.R. PROPOSED	0	24,760/24,950=.99	24,760/24,950=.99
	COM'L FLOOR AREA PROPOSED	0 SF	24,760 SF	24,760 SF
COMMUNITY FACILITY	LOT AREA	3,462 SF	24,950 SF	28,412 SF
	C.F. F.A.R. (BEFORE ADJUSTED) PERMITTED	1.00	2.40	SEE ADJ. F.A.R.
	C.F. FLOOR AREA (BEFORE ADJUSTED) PERMITTED	3,462 SF	59,880 SF	SEE ADJ. FLOOR AREA
	C.F ADJUSTED F.A.R. PERMITTED	LOT 1: 3,462/28,412=12% 1.00 F.A.R. LOT 2: 24,950/28,412=88% 2.40 X .99 = 2.376 0.12 ADJ. F.A.R. + 2.376 ADJ. F.A.R. = 2.496	LOT 1: 24,950/28,412=88% 2.40 X .99 = 2.376 1.11 ADJ. F.A.R.	0.12 + 2.11 = 2.23 ADJ. F.A.R.
	C.F ADJUSTED FLOOR AREA PERMITTED	2.23 X 3,462 = 7,720 SF	2.23 X 24,950 = 55,639 SF	63,359 SF
	C.F F.A.R. PROPOSED	0 SF	32,318/24,950=1.30	1.30 F.A.R.
	C.F. FLOOR AREA PROPOSED	0 SF	32,318 SF	32,318 SF
TOTALS	LOT AREA	3,462 SF	24,950 SF	28,412 SF
	ADJUSTED FLOOR AREA (COMM'L + C.F.) PERMITTED	7,720 SF	55,639 SF	63,359 SF
	ADJUSTED F.A.R. (COMM'L + C.F.) PERMITTED	.12 F.A.R.	2.11 F.A.R.	2.23 F.A.R.
	MAXIMUM F.A.R. C.F. PERMITTED	2.23	2.40	
	MAXIMUM FLOOR AREA C.F. PERMITTED	7,720 SF	59,880 SF	
	MAXIMUM F.A.R. COMM'L PERMITTED		1.00	
	MAXIMUM FLOOR AREA COMM'L PERMITTED		24,950 SF	
	F.A.R. (COMM'L + C.F.) PROPOSED	0 SF	57,078/24,950=2.29 (2.29 < 2.40)	57,078/28,412=2.00 (2.00<2.23)
FLOOR AREA (COMM'L + C.F.) PROPOSED	0 SF	57,078 SF (57,078 < 59,880)	57,078 SF (57,078<63,359)	

For Informational Purposes Only

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PROJECT NAME:
251-77 JERICHO TURNPIKE
QUEENS, NY 11791
BLOCK: 8668 LOT: 108

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DATE:
 9/15/2020

SHEET NAME:
PROPOSED ZONING ANALYSIS

DRAWING NUMBER:
BSA-Z01.1

SCHOOL APPLICATION

DOB JOB STICKER

TOTAL PARKING PROVIDED		TOTAL PARKING REQUIRED PER USE		TOTAL PARKING PROVIDED PER USE	
CELLAR DOUBLE STACKERS	80	RETAIL	25	RETAIL	25
AMERICAN AUTOPARK LIFTS	33	GYM	57	GYM	57
CELLAR SUFACE SPACES	21	MEDICAL OFFICE	50	MEDICAL OFFICE	50
		PHIL. W/OUT SLEEPING	2	PHIL. W/OUT SLEEPING	2
		DAYCARE	0	DAYCARE	0
TOTAL	134	TOTAL	134	TOTAL	134

LEGEND

- TREE IN A TREE PIT
- LIGHT POST
- TRAFFIC SIGN
- UTILITY POLE
- CATCH BASIN

- PARKING NOTES:**
- SEE BSA-002.1 CELLAR VEHICLE CIRCULATION PLAN
 - SEE BSA-009.1 REAR YARD VEHICLE CIRCULATION PLAN

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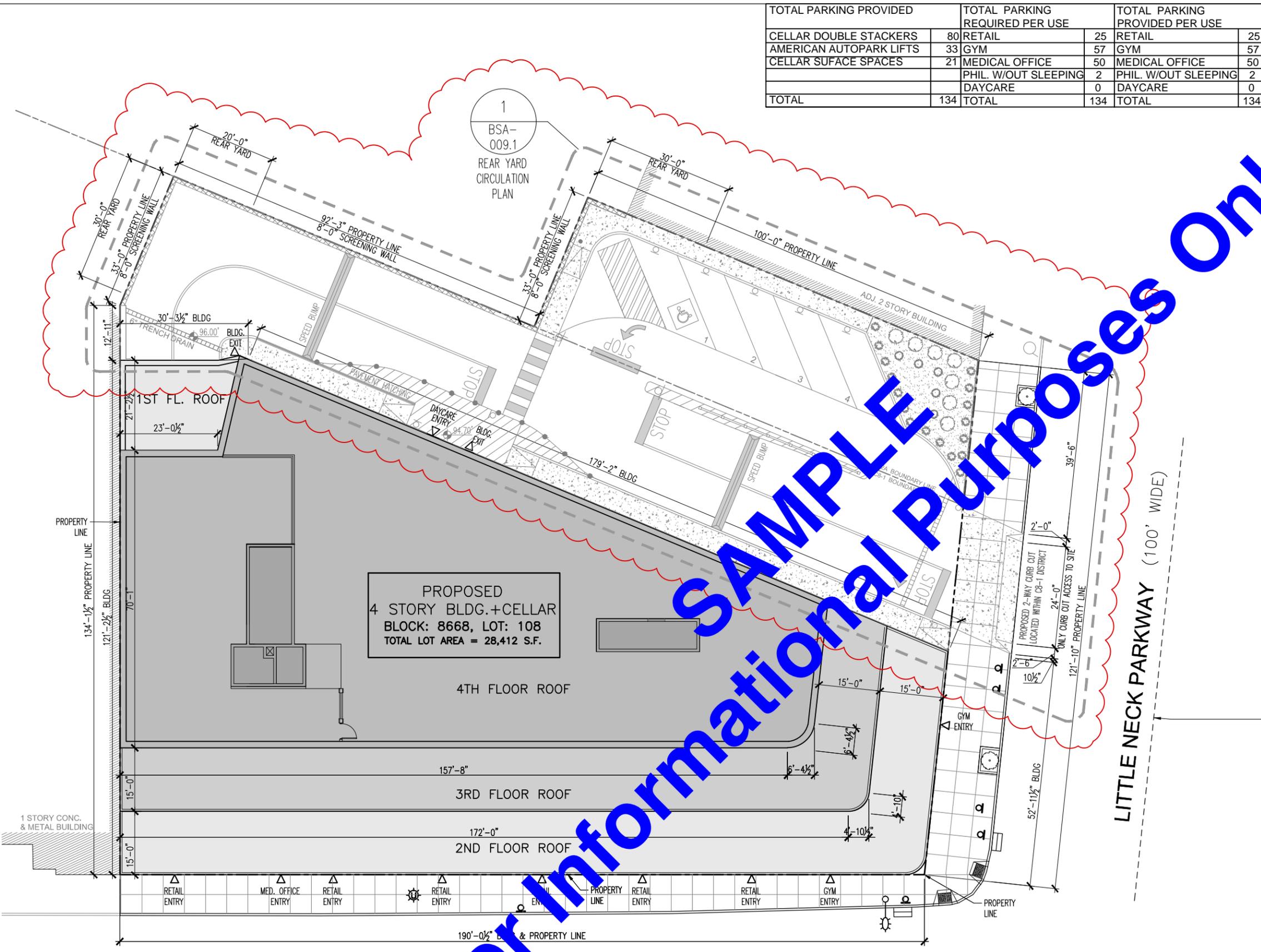
DATE:
 9/15/2020

SHEET NAME:
PROPOSED PLOT PLAN

DRAWING NUMBER:
BSA-001.1

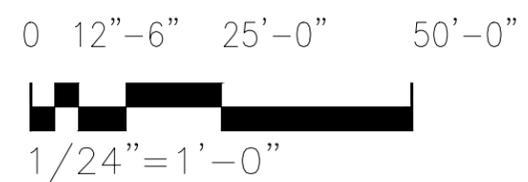
SCHOOL APPLICATION

DOB JOB STICKER

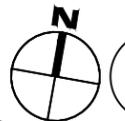


NOTE:
 VERTICAL DELINEATORS TO BE INSTALLED ON LITTLE NECK PARKWAY IN FRONT OF THE PROPOSED CURB CUT TO PROHIBIT LEFT TURNS IN AND OUT.
 FLEXIBLE BOLLARDS ALONG DOUBLE YELLOW LINE; AS APPROVED PER NYCDOT

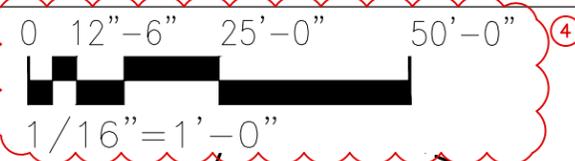
1 PLOT PLAN
 SCALE: 1/24"=1'-0"



JERICHO TURNPIKE (100' WIDE)



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



TOTAL PARKING PROVIDED		TOTAL PARKING REQUIRED PER USE		TOTAL PARKING PROVIDED PER USE	
CELLAR DOUBLE STACKERS	80	RETAIL	25	RETAIL	25
AMERICAN AUTOPARK LIFTS	33	GYM	57	GYM	57
CELLAR SURFACE SPACES	21	MEDICAL OFFICE	50	MEDICAL OFFICE	50
		PHIL. W/OUT SLEEPING	2	PHIL. W/OUT SLEEPING	2
		DAYCARE	0	DAYCARE	0
TOTAL	134	TOTAL	134	TOTAL	134

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LEGEND

- FDNY STRIPING - SEE DETAIL
- STANDPIPE CONNECTION
- FDNY TRAVEL PATH
- VEHICLE ACCESS PATH
- VEHICLE MANEUV. SPACE
- MANEUVERING SPACE
- SURFACE SPACE
- LIFT ABOVE
- AMERICAN AUTOPARK - CLEARSPAN PARKING LIFT
- 2 TIER STACKER

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- PARKING NOTES**
1. SEE BSA-013.1 AMERICAN AUTOPARK CLEARSPAN LIFT DETAILS
- GENERAL PARKING NOTES:**
1. 1 DAYCARE HANDICAP SPACE PROVIDED ON GRADE
 2. DROPOFF FOR COMMERCIAL TRAFFIC LOCATED IN THE CELLAR
 3. 134 ATTENDED PARKING SPACES PROVIDED IN CELLAR
 4. 5 DAYCARE PARKING SPACES PROVIDED ON GRADE

- BSA PARKING NOTES:**
1. NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE REDUCED OR EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.
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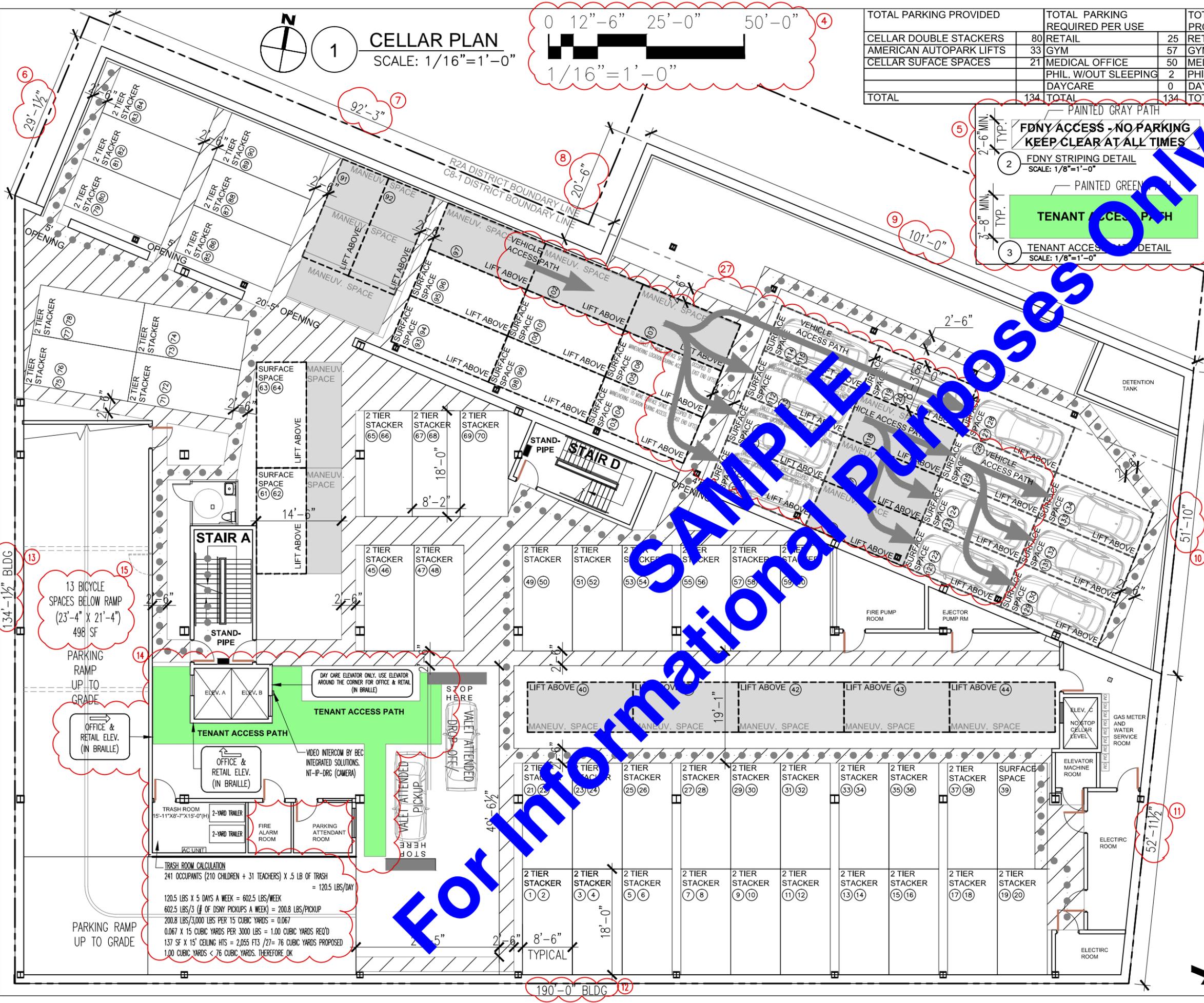
- NOTES**
1. CELLAR LEVEL FOR ATTENDED PARKING ONLY
 2. OVERHEAD AMERICAN AUTOPARK CELLAR SPAN SYSTEM IS OUTFITTED WITH MOTION SENSORS TO PREVENT INADVERTENT LOWERING
 3. PEDESTRIAN WALK WAY TO BE STRIPED WITH REFLECTIVE HATCHING

DATE:
9/15/2020

SHEET NAME:
PROPOSED CELLAR PLAN

DRAWING NUMBER:
BSA-002.1
SCHOOL APPLICATION

DOB JOB STICKER



For Informational Purposes Only

TRASH ROOM CALCULATION
241 OCCUPANTS (210 CHILDREN + 31 TEACHERS) X .5 LB OF TRASH = 120.5 LBS/DAY
120.5 LBS X 5 DAYS A WEEK = 602.5 LBS/WEEK
602.5 LBS/3 (# OF DSNY PICKUPS A WEEK) = 200.8 LBS/PICKUP
200.8 LBS/3,000 LBS PER 15 CUBIC YARDS = 0.067
0.067 X 15 CUBIC YARDS PER 3000 LBS = 1.00 CUBIC YARDS REQ'D
137 SF X 15' CEILING HTS = 2,055 FT³ /27 = 76 CUBIC YARDS PROPOSED
1.00 CUBIC YARDS < 76 CUBIC YARDS. THEREFORE OK

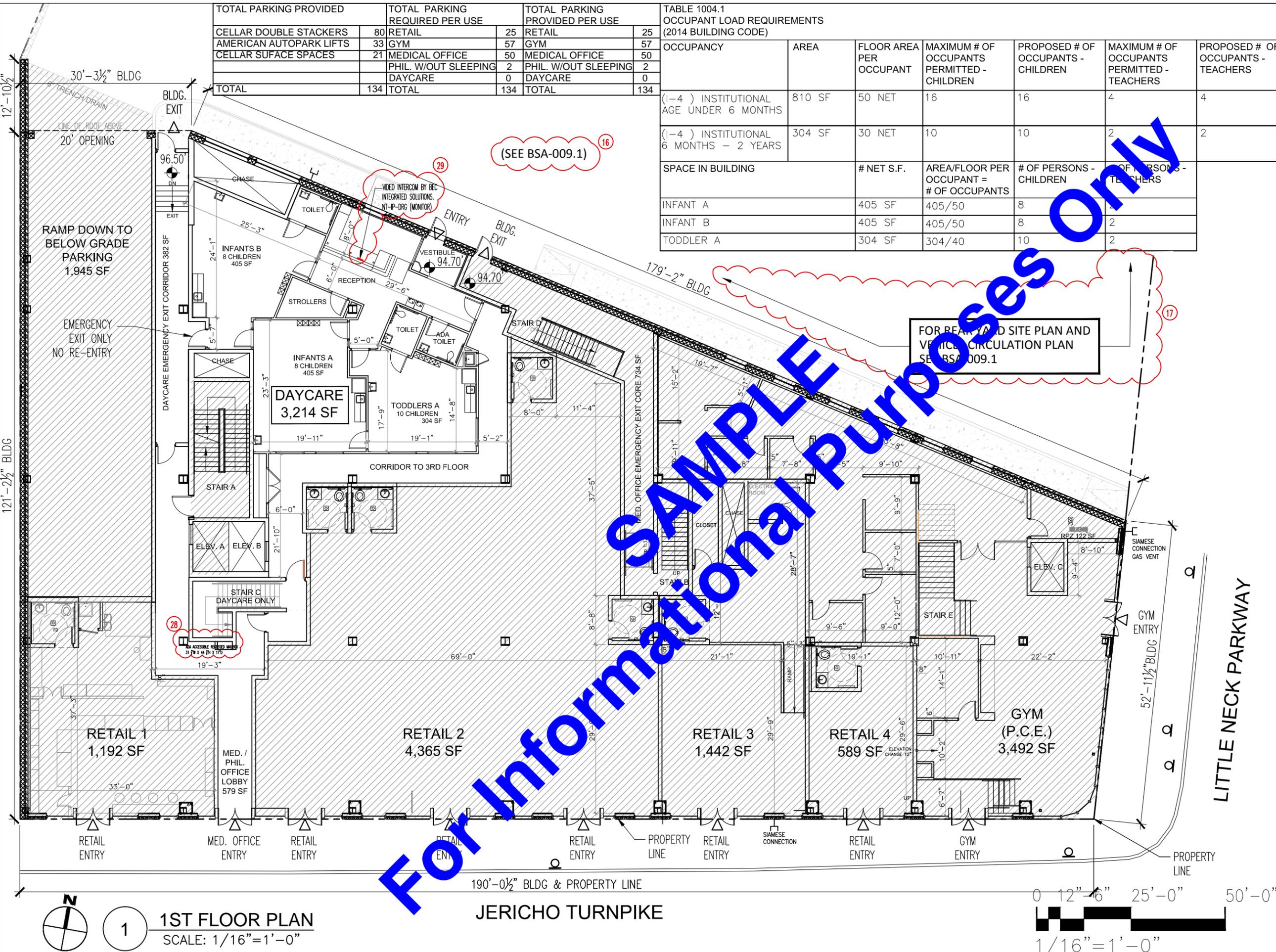
13 BICYCLE SPACES BELOW RAMP (23'-4" X 21'-4") 498 SF

PARKING RAMP UP TO GRADE

OFFICE & RETAIL ELEV. (IN BRAILLE)

PARKING RAMP UP TO GRADE

190'-0" BLDG



TOTAL PARKING PROVIDED		TOTAL PARKING REQUIRED PER USE		TOTAL PARKING PROVIDED PER USE	
CELLAR DOUBLE STACKERS	80	RETAIL	25	RETAIL	25
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		PHIL. W/OUT SLEEPING	2	PHIL. W/OUT SLEEPING	2
		DAYCARE	0	DAYCARE	0
TOTAL	134	TOTAL	134	TOTAL	134

TABLE 1004.1 OCCUPANT LOAD REQUIREMENTS (2014 BUILDING CODE)						
OCCUPANCY	AREA	FLOOR AREA PER OCCUPANT	MAXIMUM # OF OCCUPANTS PERMITTED - CHILDREN	PROPOSED # OF OCCUPANTS - CHILDREN	MAXIMUM # OF OCCUPANTS PERMITTED - TEACHERS	PROPOSED # OF OCCUPANTS - TEACHERS
(1-4) INSTITUTIONAL AGE UNDER 6 MONTHS	810 SF	50 NET	16	16	4	4
(1-4) INSTITUTIONAL 6 MONTHS - 2 YEARS	304 SF	30 NET	10	10	2	2
SPACE IN BUILDING	# NET S.F.	AREA/FLOOR PER OCCUPANT = # OF OCCUPANTS	# OF PERSONS - CHILDREN	# OF PERSONS - TEACHERS		
INFANT A	405 SF	405/50	8			
INFANT B	405 SF	405/50	8			
TODDLER A	304 SF	304/40	10			

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- FIRE SAFETY NOTES
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DATE:
 9/15/2020

SHEET NAME:
PROPOSED 1ST FLOOR PLAN

DRAWING NUMBER:
BSA-003.1

SCHOOL APPLICATION

DOB JOB STICKER

1 1ST FLOOR PLAN
 SCALE: 1/16" = 1'-0"



PROJECT NAME:
251-77 JERICHO TURNPIKE
 QUEENS, NY 11791
 BLOCK: 8668 LOT: 108

- GENERAL NOTES:
1.  HATCHED AREA ARE NOT INCLUDED IN APPLICATION
- BSA NOTES:
1. ALL ELEVATIONS SHOWN IN NAVD 88
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DATE:
 9/15/2020

SHEET NAME:
**PROPOSED
 2ND FLOOR PLAN**

DRAWING NUMBER:
BSA-004.1

**SCHOOL
 APPLICATION**

DOB JOB STICKER

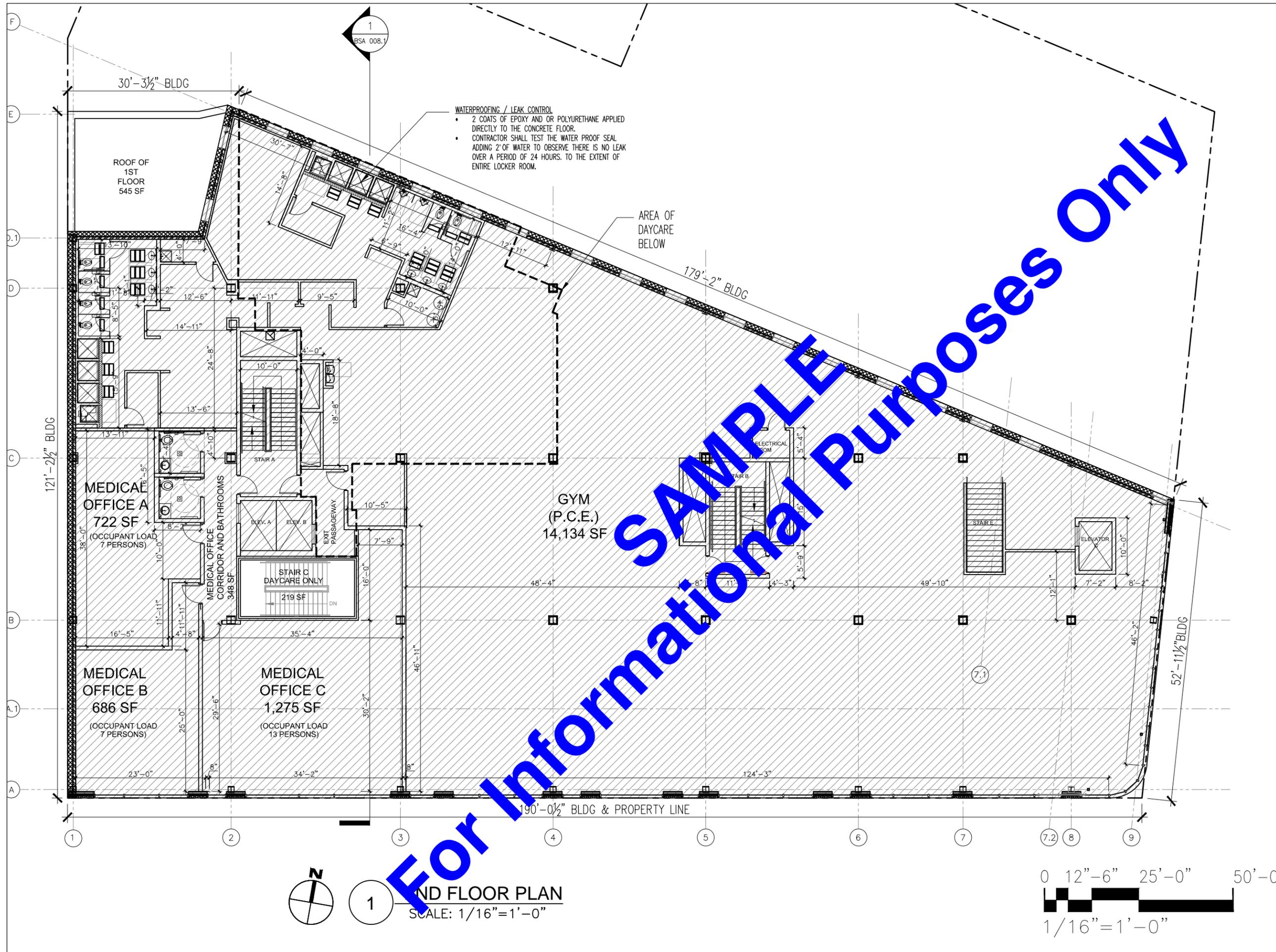


TABLE 1004.1
OCCUPANT LOAD REQUIREMENTS
(2014 BUILDING CODE)

OCCUPANCY	AREA	FLOOR AREA PER OCCUPANT	MAXIMUM # OF OCCUPANTS PERMITTED - CHILDREN	PROPOSED # OF OCCUPANTS - CHILDREN	MAXIMUM # OF OCCUPANTS PERMITTED - TEACHERS	PROPOSED # OF OCCUPANTS - TEACHERS
(E) EDUCATIONAL 2 YEARS - 6 YEARS	5,822 SF	30 NET	184	184	25	25

SPACE IN BUILDING	# NET S.F.	AREA/FLOOR PER OCCUPANT = # OF OCCUPANTS	# OF PERSONS - CHILDREN	# OF PERSONS - TEACHERS
TWO'S A	427 SF	427 SF/30	12	2
TWO'S B	403 SF	403 SF/30	12	2
PRE-SCHOOL I A	365 SF	365 SF/30	12	2
PRE-SCHOOL I B	365 SF	365 SF/30	12	2
PRE-SCHOOL I C	365 SF	365 SF/30	12	2
PRE-SCHOOL I D	368 SF	368 SF/30	12	2
PRE-SCHOOL I E	366 SF	366 SF/30	12	2
PRE-SCHOOL II A	348 SF	348 SF/30	12	2
PRE-SCHOOL II B	344 SF	344 SF/30	10	2
PRE-K A	624 SF	624 SF/30	20	2
PRE-K B	637 SF	637 SF/30	20	2
CITY PLACE	755 SF	755 SF/30	25	2
SCHOOL AGE	455 SF	455 SF/30	15	1

- KOH
ARCHITECTURE PLLC
87-10 NORTHERN BLVD, SUITE 204
JACKSON HEIGHTS, NY 11372
(718) 225-6400 phone

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QUEENS, NY 11791
BLOCK: 8668 LOT: 108

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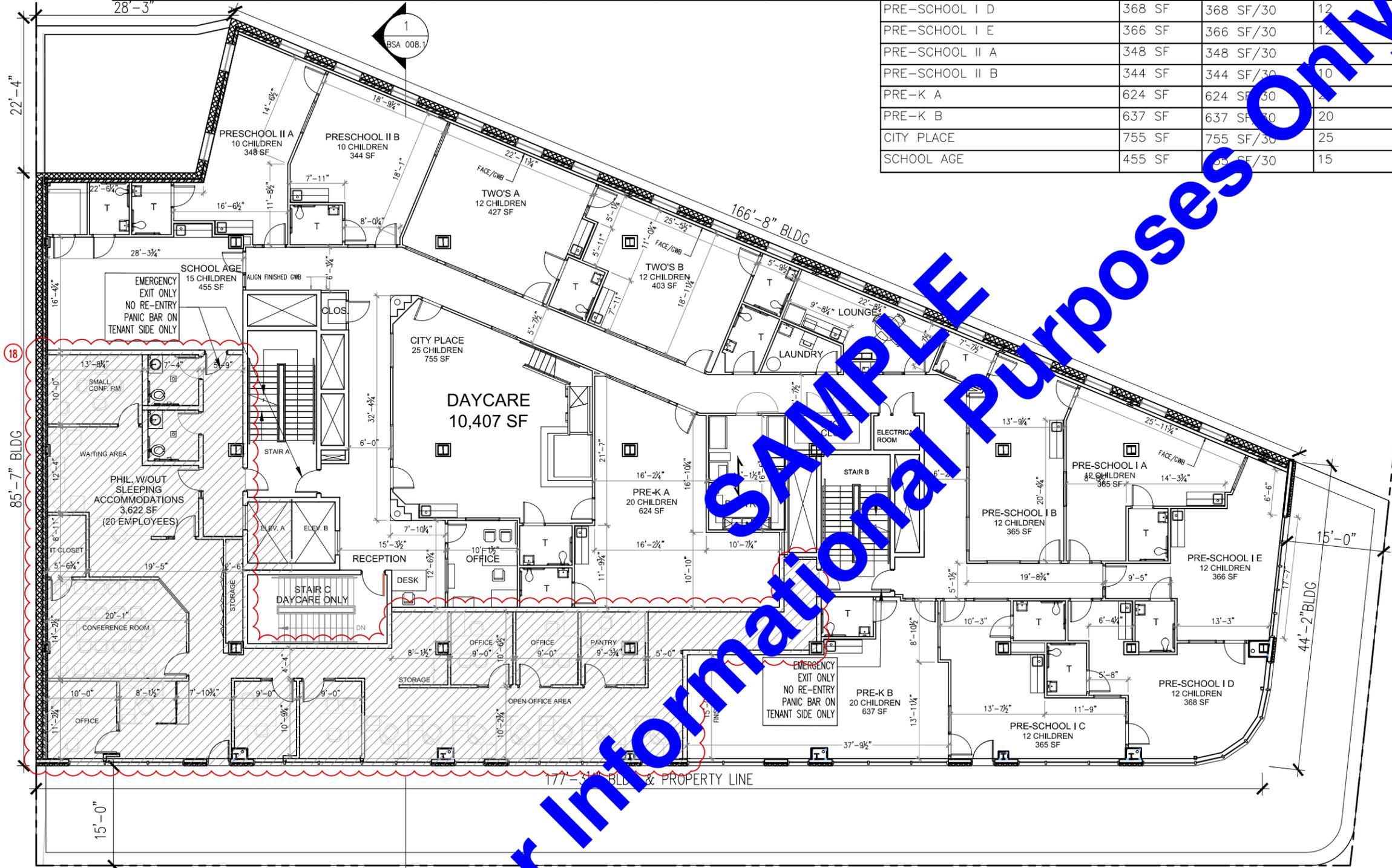
DATE:
9/15/2020

SHEET NAME:
**PROPOSED
3RD FLOOR PLAN**

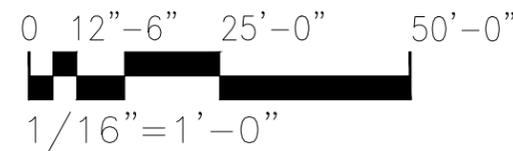
DRAWING NUMBER:
BSA-005.1

**SCHOOL
APPLICATION**

DOB JOB STICKER



3RD FLOOR PLAN
SCALE: 1/16"=1'-0"



PROJECT NAME:
251-77 JERICHO TURNPIKE
 QUEENS, NY 11791
 BLOCK: 8668 LOT: 108

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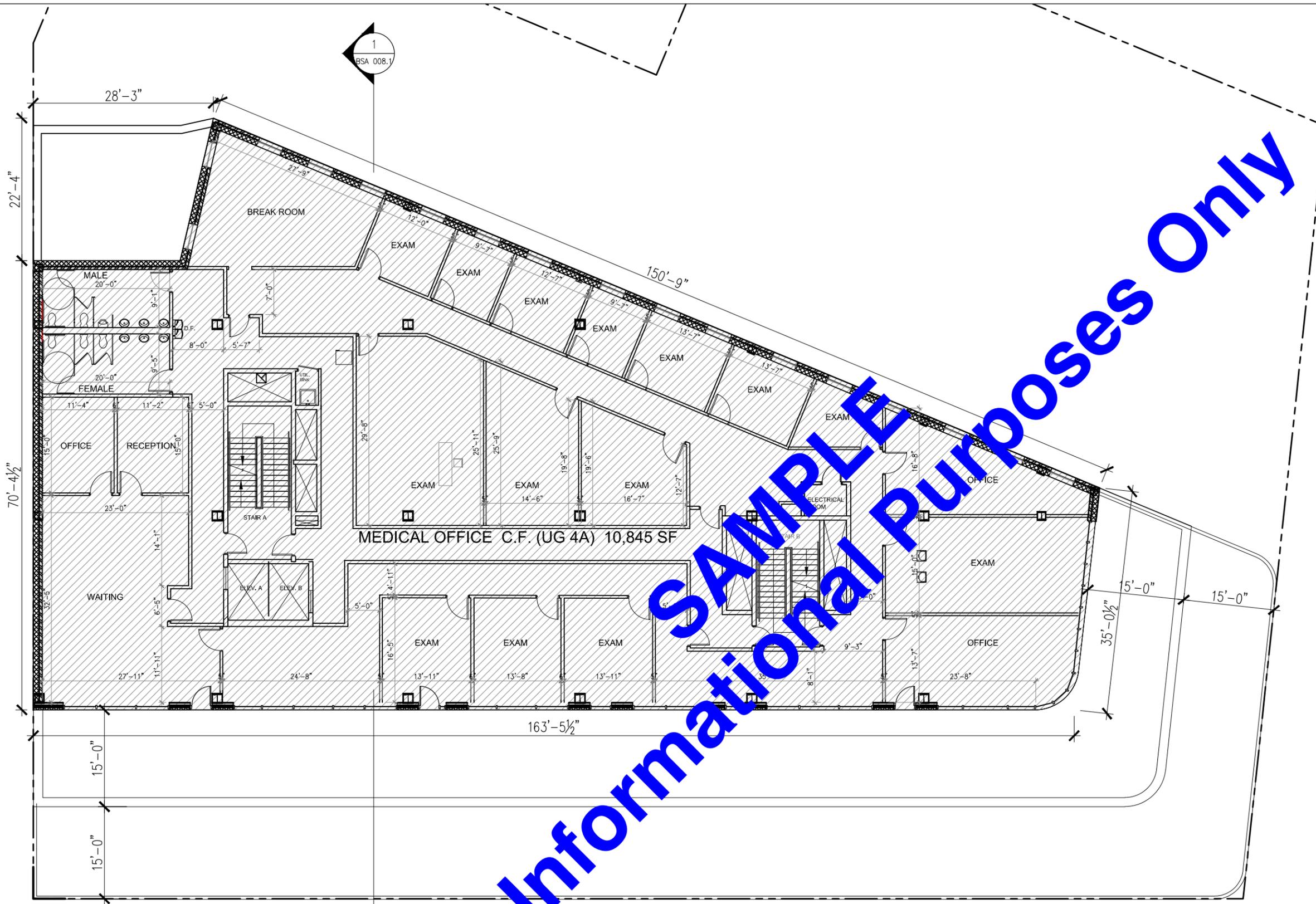
DATE:
 9/15/2020

SHEET NAME:
**PROPOSED
 4TH FLOOR PLAN**

DRAWING NUMBER:
BSA-006.1

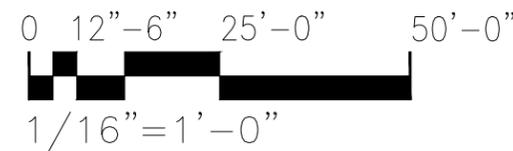
**SCHOOL
 APPLICATION**

DOB JOB STICKER



1
 BSA 008.1

1
4TH FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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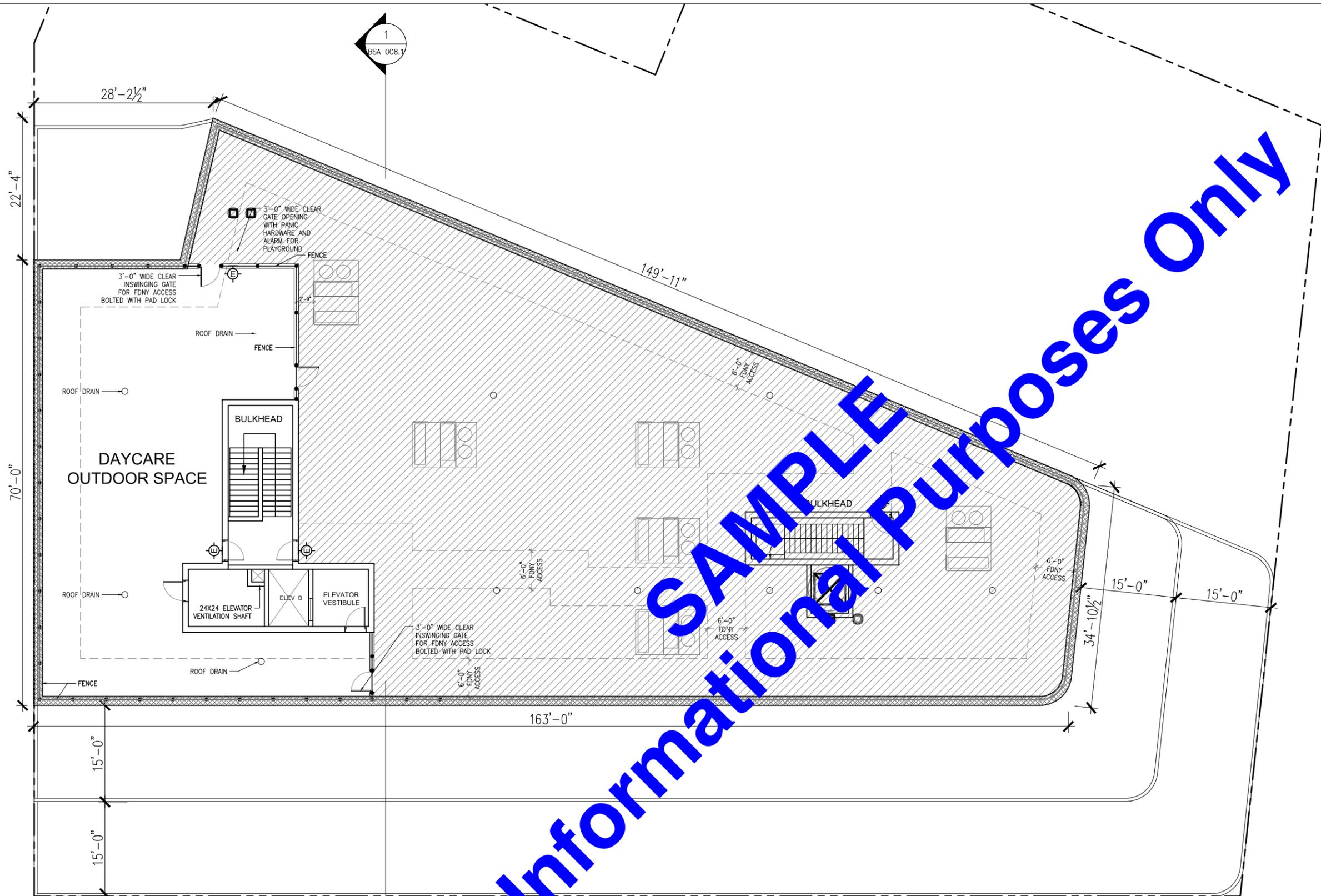
DATE:
 9/15/2020

SHEET NAME:
**PROPOSED
 ROOF PLAN**

DRAWING NUMBER:
BSA-007.1

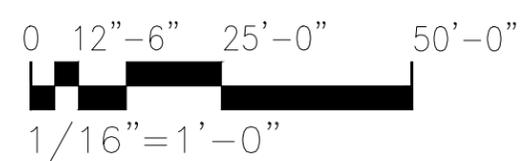
**SCHOOL
 APPLICATION**

DOB JOB STICKER



For Informational Purposes Only

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



PROJECT NAME:
251-77 JERICHO TURNPIKE
QUEENS, NY 11791
BLOCK: 8668 LOT: 108

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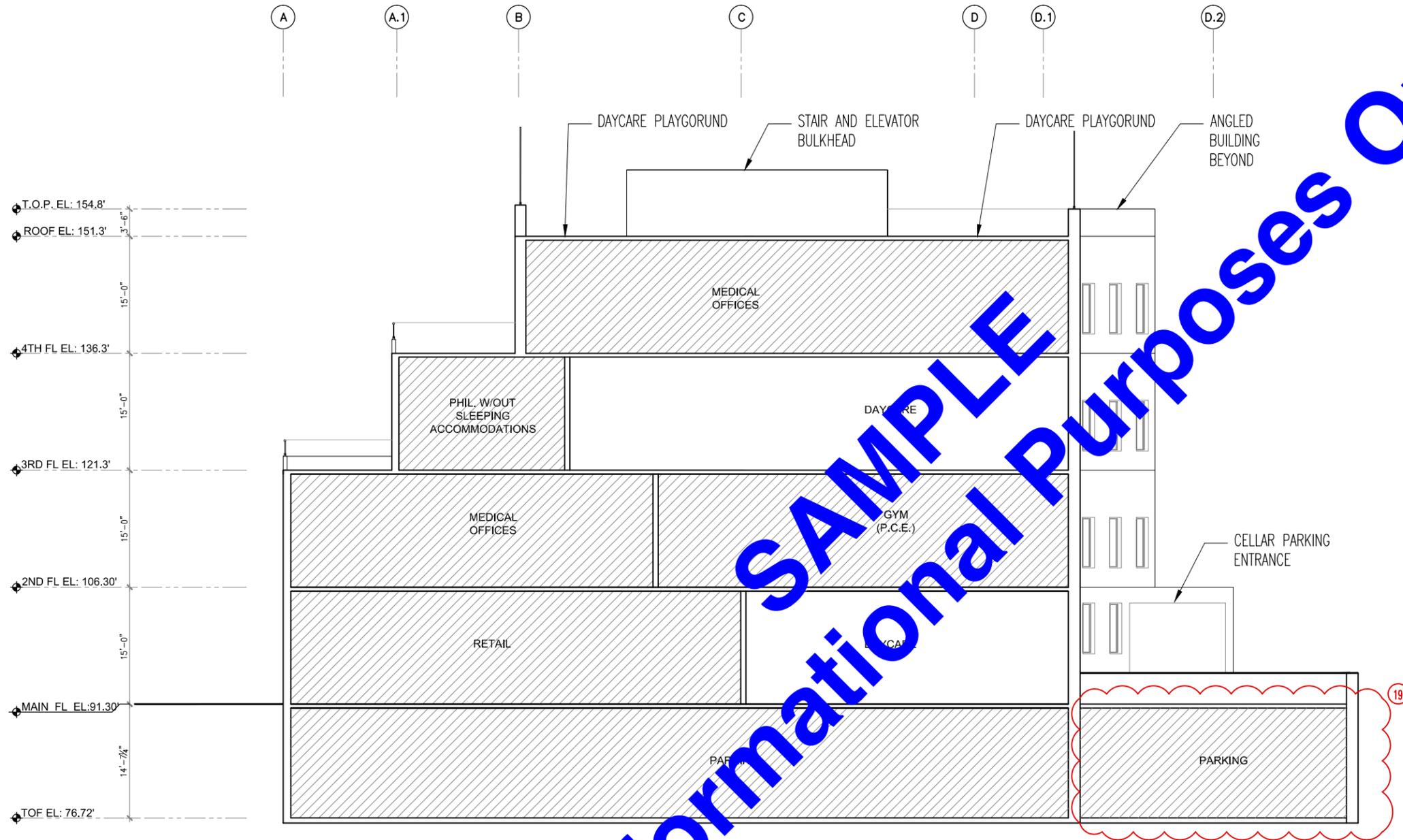
DATE:
 9/15/2020

SHEET NAME:
PROPOSED SECTIONS

DRAWING NUMBER:
BSA-008.1

SCHOOL APPLICATION

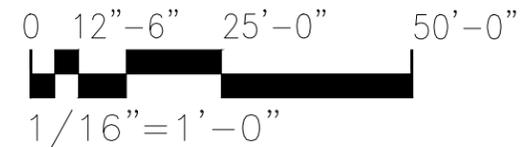
DOB JOB STICKER



ELEVATION NOTES
 1. ALL ELEVATIONS SHOWN IN NAVD 88



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



For Informational Purposes Only

BSA PARKING NOTES:

1. NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE REDUCED OR EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.
2. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
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PARKING NOTES:

1. SEE BSA-013.1 FOR GOTHAM CLEARSPAN LIFT DETAILS

GENERAL PARKING NOTES:

1. 1 DAYCARE HANDICAP SPACE PROVIDED ON GRADE
2. VALET DROPOFF FOR COMMERCIAL TRAFFIC LOCATED IN THE CELLAR
3. 134 ATTENDED PARKING SPACES PROVIDED IN CELLAR
4. 5 DAYCARE PARKING SPACES PROVIDED ON GRADE

TOTAL PARKING PROVIDED	TOTAL PARKING REQUIRED PER USE	TOTAL PARKING PROVIDED PER USE	
CELLAR DOUBLE STACKERS	80	RETAIL	25
AMERICAN AUTOPARK LIFTS	33	GYM	57
CELLAR SURFACE SPACES	21	MEDICAL OFFICE	50
		PHIL. W/OUT SLEEPING	2
		DAYCARE	0
TOTAL	134	TOTAL	134

- KOH ARCHITECTURE PLLC
 87-10 NORTHERN BLVD, SUITE 204
 JACKSON HEIGHTS, NY 11372
 (718) 225-6400 phone

PROJECT NAME:
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QUEENS, NY 11791
BLOCK: 8668 LOT: 108

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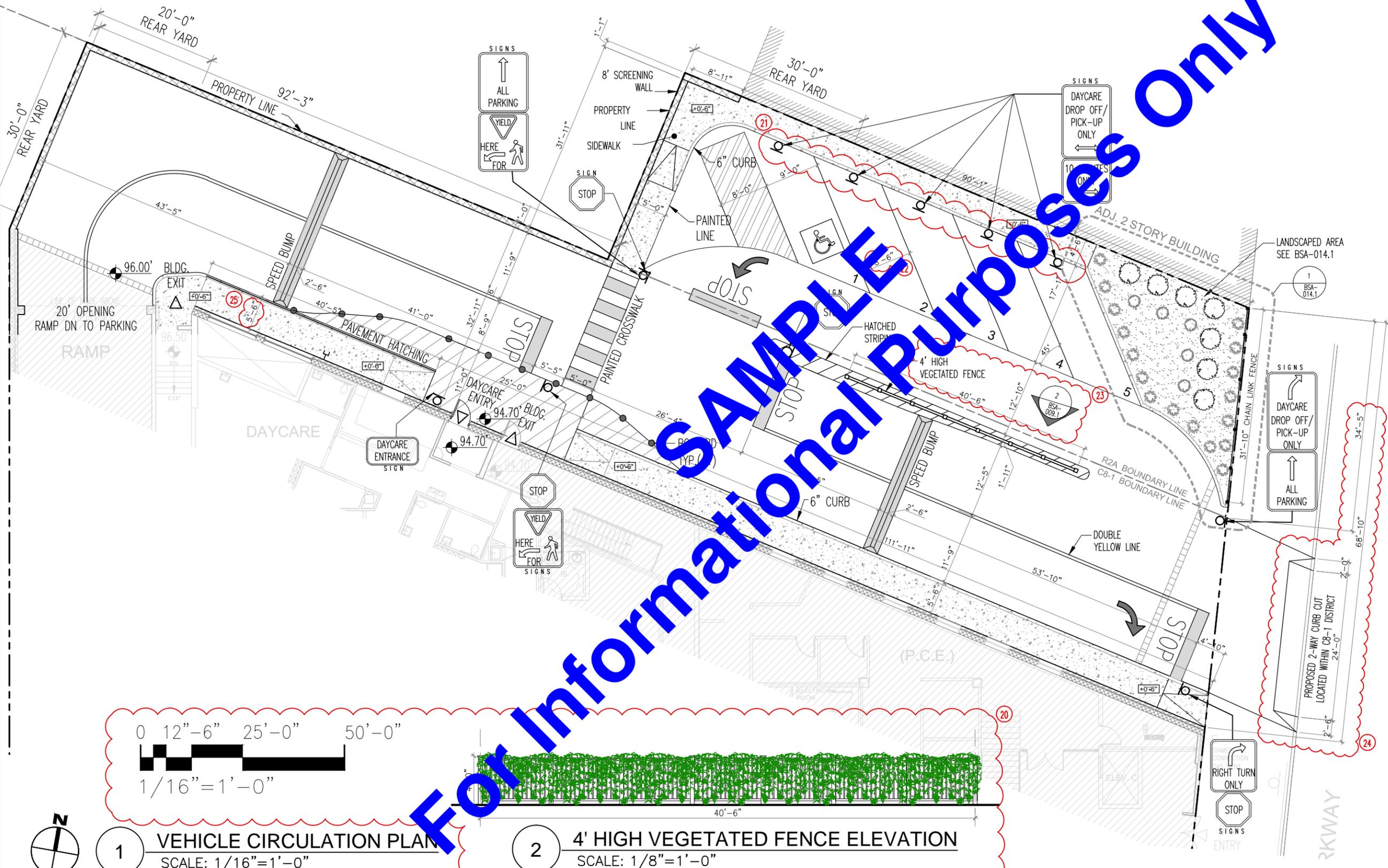
DATE:
 9/15/2020

SHEET NAME:
 PROPOSED
 VEHICLE
 CIRCULATION PLAN

DRAWING NUMBER:
BSA-009.1

**SCHOOL
 APPLICATION**

DOB JOB STICKER



1 VEHICLE CIRCULATION PLAN
 SCALE: 1/16"=1'-0"

2 4' HIGH VEGETATED FENCE ELEVATION
 SCALE: 1/8"=1'-0"

SAMPLE For Informational Purposes Only

Area Assessment

Proposed: 36 x 200 = 50

ULTIMATE WIND SPEED: 115 MPH

-3 SEC GUST WIND

EXPOSURE: B

ESTIMATED SIGN WEIGHT

-5 lbs. PER LTR.

-8 lbs. PER LOGO

ESTIMATED ELECTRICAL LOAD

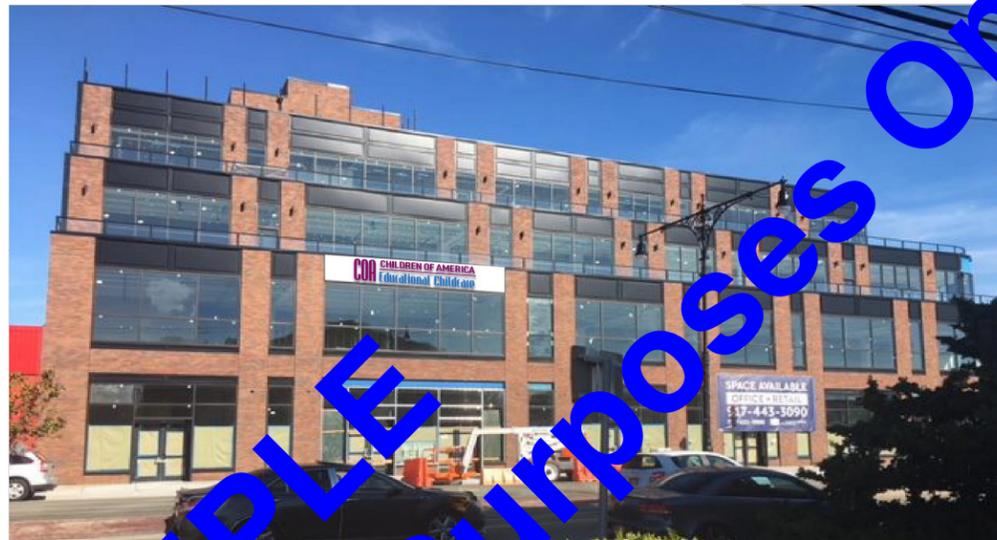
5A @ 120VAC

ESTIMATED ELECTRICAL REQ.

(1)20A circuit @ 120VAC

GENERAL NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" 2014 REF. SECTION 600
- ALL ELECTRICAL SIGN SECTIONS TO HAVE U.L. LABEL IN ACCORDANCE WITH "NEC" 600.3 AND MANUFACTURERS LABEL LOCATED NEXT TO DISCONNECT SWITCH
- ALL NON-CURRENT CARRYING METAL PARTS OF SIGN SHALL BE GROUNDED & BONDED IN ACCORDANCE WITH "NEC" 2014
- ALL WIRING CONTAINED IN ENCLOSED AREAS WITH LAMPS SHALL BE FIXTURE RATED
- SPlicing OF CONDUCTORS SHALL BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A U.L. LISTED RUBBER GROMMET
- ALL PLASTIC MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF IBC SECTION 2606.4
- *ALL SIGNS ARE DESIGNED TO MEET UCC CODE REQUIREMENTS, NJ IBC 2015 CODE REQUIREMENTS & NEC 2014 CODE REQUIREMENTS AS APPLICABLE



PROPOSED SIGN



1 CHANNEL LETTERS QTY 1
SCALE 1/2" = 1'-0"

SIGN SPECIFICATIONS - (CHANNEL LETTERS)

RETURN MATERIAL: .040 ALUMINUM
 RETURN FINISH: WHITE
 RETURN DEPTH: 5"
 SPACED OFF WALL DEPTH: FLUSH
 BACK MATERIAL: ACM
 BACK FINISH: WHITE
 INTERIOR FINISH: WHITE
 FACE MATERIAL: 3/16" ACRYLIC

FACE FINISH: WHITE
 GRAPHIC SPECS: PMS3005C & PMS2415C
 TRIM CAP MATERIAL: 1" JEWELITE
 TRIM CAP FINISH: WHITE
 INTERNAL ILLUMINATION: LED
 TRANSFORMER / POWER SUPPLY: 2V
 INSTALL METHOD: MECHANICALLY FASTENED TO PAN

SIGN SPECIFICATIONS - (SIGN PAN FACE)

FACE MATERIAL: .080" ALUMINUM
 FACE FINISH: WHITE
 RETURN MATERIAL: ALUMINUM
 RETURN FINISH: WHITE
 RETURN DEPTH: 2"
 GRAPHIC SPECS: N/A
 INSTALL METHOD: ANGLE CLIPS W/ HARDWARE TO SUIT WALL CONDITIONS

Drawing Number: **18-5832-01**
 Sales: MS
 Designer: BS
 Start Date: 10/29/2018
 Page#: 1

Site Address: **251-77 Jericho Turnpike Queens NY**
 File Name: 18-5832-01 Children of America Queens Jerico CHANNEL LETTERS V1_10-29-18

EFFECTIVE SIGN WORKS
 1208 Columbus Rd. Suite F Burlington NJ 08016

I have carefully reviewed this proof for accuracy including spelling, and authorize production in accordance with this document.
 X
 CUSTOMER APPROVAL AND DATE

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PROJECT NAME:
251-77 JERICHO TURNPIKE
QUEENS, NY 11791
BLOCK: 8668 LOT: 108

GENERAL NOTES:

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DATE:
 9/15/2020
 SHEET NAME:
SIGN DETAIL SHEET

DRAWING NUMBER:
BSA-011.1

SCHOOL APPLICATION



DOB JOB STICKER

PARKING NOTES:

1. SEE BSA-002.1, BSA-002A.1 FOR CELLAR VEHICLE CIRCULATION PLAN
2. SEE BSA-005.1 FOR REAR YARD VEHICLE CIRCULATION PLAN

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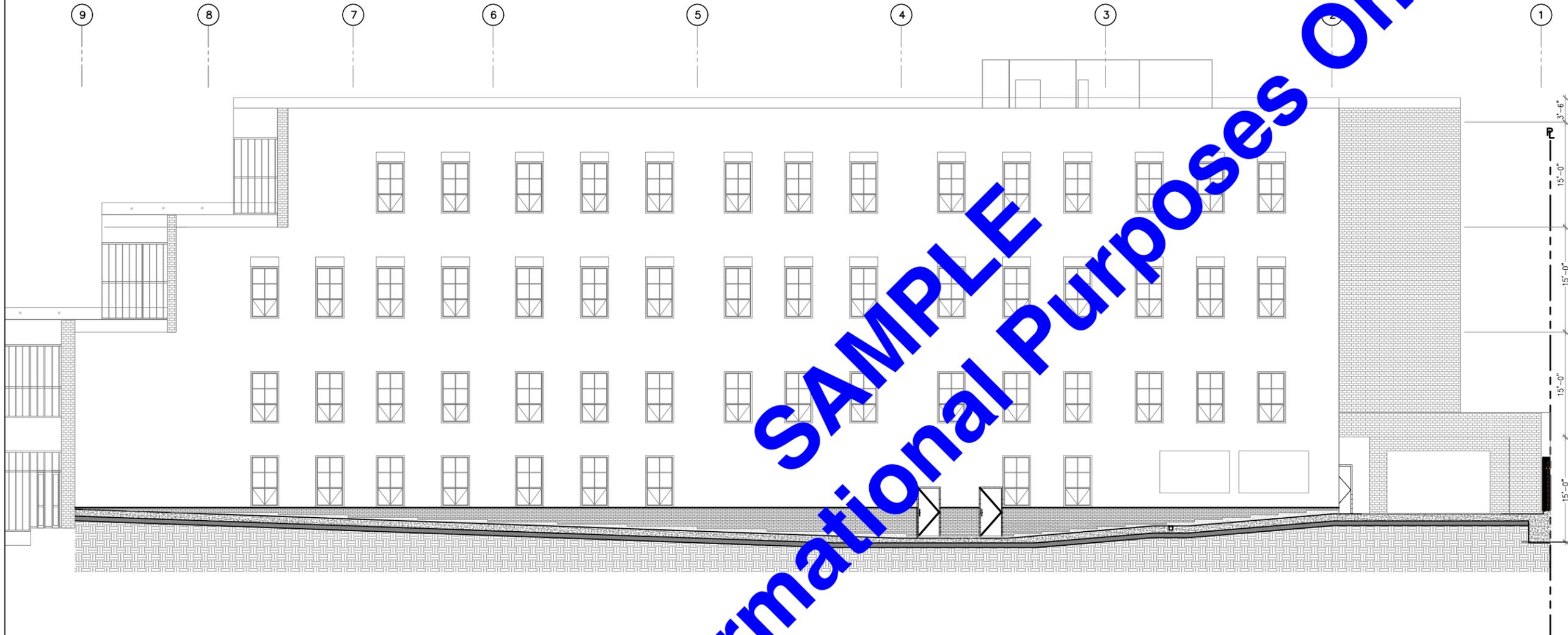
DATE:
 9/15/2020

SHEET NAME:
PROPOSED VEHICLE CIRCULATION PLAN

DRAWING NUMBER:
BSA-012.1

SCHOOL APPLICATION

DOB JOB STICKER

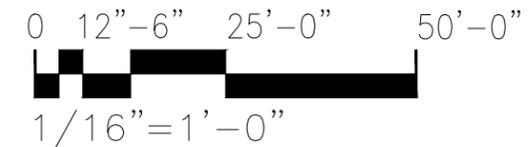


1 NORTH ELEVATION - REAR YARD
 SCALE: 1/16"=1'-0"

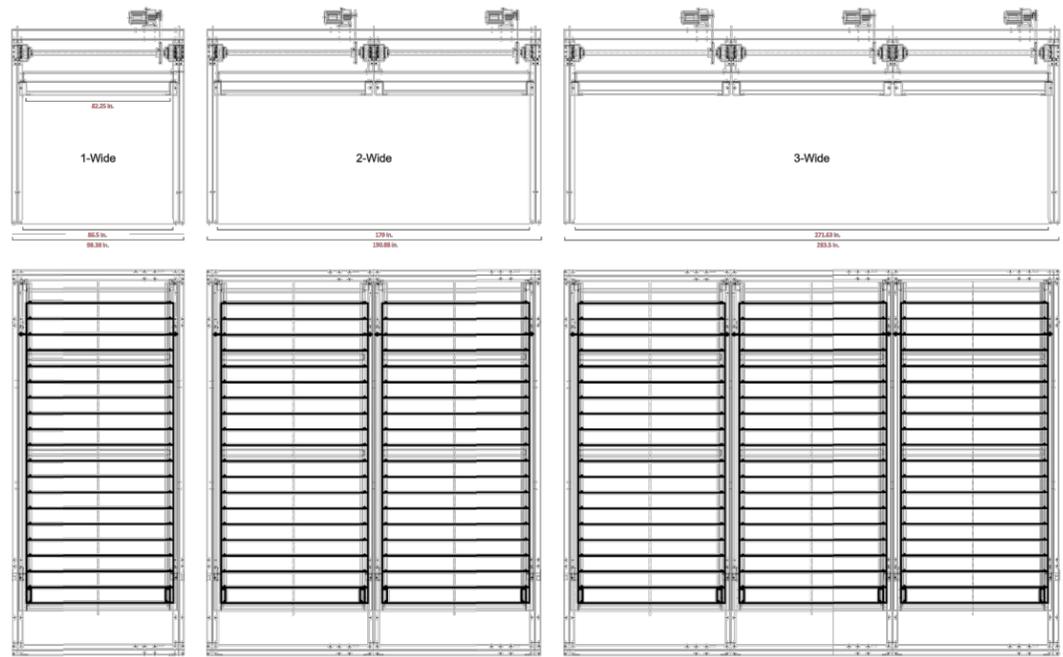
- BSA PARKING NOTES:**
1. NUMBER OF SPACES APPROVED BY BSA SHALL NOT BE REDUCED OR EXCEEDED; LAYOUT IS SUBJECT TO DOB APPROVAL.
 2. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
 3. ALL PARTITIONS AND EXITS SHALL BE AS APPROVED BY DOB.
 4. DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED.

- PARKING NOTES:**
1. SEE BSA-013.1 FOR GOTHAM CLEARSPAN LIFT DETAILS

- GENERAL PARKING NOTES:**
1. 1 DAYCARE HANDICAP SPACE PROVIDED ON GRADE
 2. DROPOFF FOR COMMERCIAL TRAFFIC LOCATED IN THE CELLAR
 3. 134 ATTENDED PARKING SPACES PROVIDED IN CELLAR
 4. 5 DAYCARE PARKING SPACES PROVIDED ON GRADE



Note: These are standard dimensions and are subject to change based on specific site requirements.



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Page 1 of 4

The American AutoPark ClearSpan™ parking stacker is an innovative approach to vehicle storage that raises and lowers a vehicle platform suspended from horizontal steel beams by 4 heavy-duty chains using electric motors. The ClearSpan system provides several design, operational, and safety advantages over conventional 2-post stackers, which lift and lower a vehicle platform supported by 2 steel posts (i.e. legs) using 2 hydraulic-driven pistons.

From a design perspective, the width of each ClearSpan stacker can be customized to fit a variety of column grids. Additionally, since valet drivers do not need to “thread the needle” backing up between sets of legs, it is practical to park 2 and 3 cars deep. Since there are no legs supporting each side of the vehicle tray, valets can park anywhere on the slab that suits them – including orienting cars on the slab at a different angle than the cars that are stored above.

Lastly, and perhaps most importantly, the lack of support legs mean that vehicles can now be stored over the driveways, resulting in greater space efficiency, which means a smaller footprint of the overall building envelope is dedicated to meeting the parking requirement.

SAMPLE For Informational Purposes Only

PROJECT NAME:
251-77 JERICHO TURNPIKE
QUEENS, NY 11791
BLOCK: 8668 LOT: 108

- GENERAL NOTES:
1. HATCHED AREA ARE NOT INCLUDED IN APPLICATION
- BSA NOTES:
1. ALL ELEVATIONS SHOWN IN NAVD 88
 2. ALL WORK SHALL COMPLY WITH NYC HEALTH CODE SECTION 47
 3. INTERIOR LAYOUT AS SHOWN SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA, AND ALL EXITS SHALL BE AS APPROVED BY DOB.
 4. MAXIMUM OCCUPANT LOAD PER FLOOR AND PER SPACE SHALL BE AS APPROVED BY DOB.
 5. ALL WORK AND SITE CONDITIONS SHALL SUBSTANTIALLY CONFORM TO DRAWINGS FILED AT BSA.
 6. ALL PARTITIONS AND EXITS SHALL BE APPROVED BY DOB.
 7. DOB SHALL ENSURE COMPLIANCE WITH ALL OTHER APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, THE ADMINISTRATIVE CODE AND ANY OTHER RELEVANT LAWS UNDER ITS JURISDICTION IRRESPECTIVE OF THE PLAN(S)/CONFIGURATION(S) NOT RELATED TO THE RELIEF GRANTED.

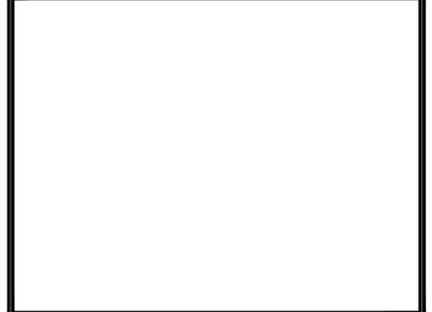
- FIRE SAFETY NOTES
1. AN APPROVED INTERIOR FIRE ALARM SYSTEM SHALL BE INSTALLED IN THE ENTIRE SCHOOL/DAY CARE SPACE; THE SYSTEM SHALL COMPLY WITH CHAPTER 9 OF THE 2014 NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE AND SPECIAL INSPECTION REQUIREMENTS OF CHAPTER 17 OF THE NEW YORK CITY BUILDING CODE.
 2. ENTIRE SPACE SHALL HAVE AN AUTOMATIC SPRINKLER SYSTEM THAT COMPLIES WITH CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE AND NEW YORK CITY FIRE CODE. SPACE SHALL BE MONITORED BY A CENTRAL SUPERVISING STATION IN ACCORDANCE WITH CHAPTER 9 OF THE NEW YORK CITY BUILDING CODE.

DATE:
9/15/2020

SHEET NAME:
PROPOSED
CLEARSPAN PARKING
LIFT DETAILS/SPECS

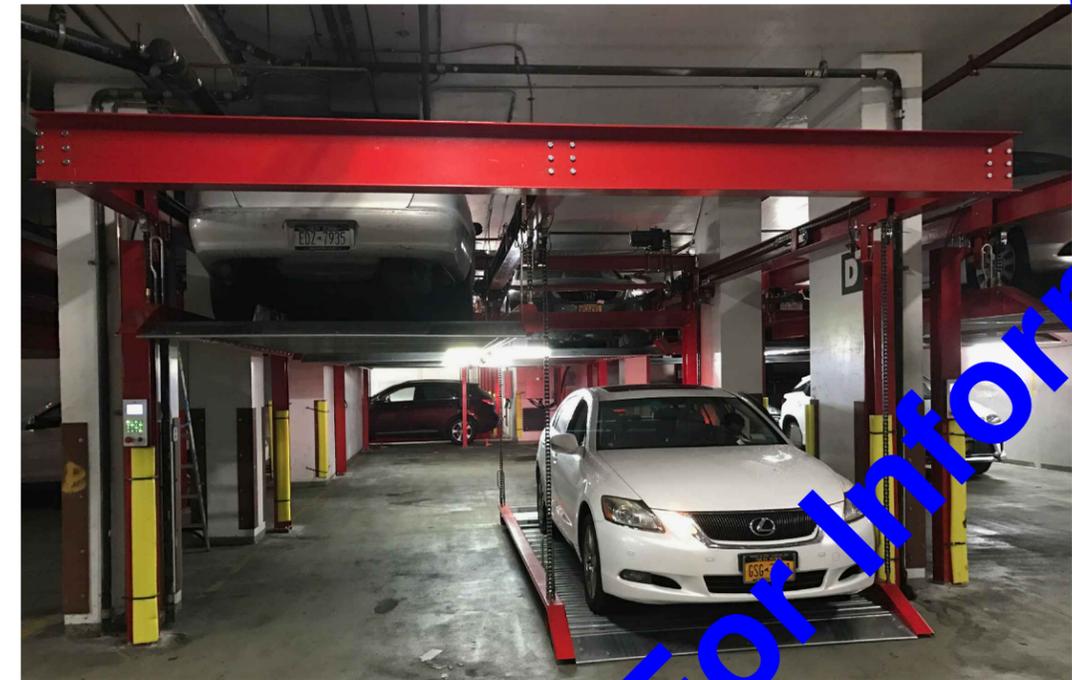
DRAWING NUMBER:
BSA-013.1

SCHOOL
APPLICATION



DOB JOB STICKER

1 AMERICAN AUTOPARK - CLEARSPAN PARKING LIFT SPEC NTS



2 AMERICAN AUTOPARK - CLEARSPAN PARKING LIFT IMAGE NTS

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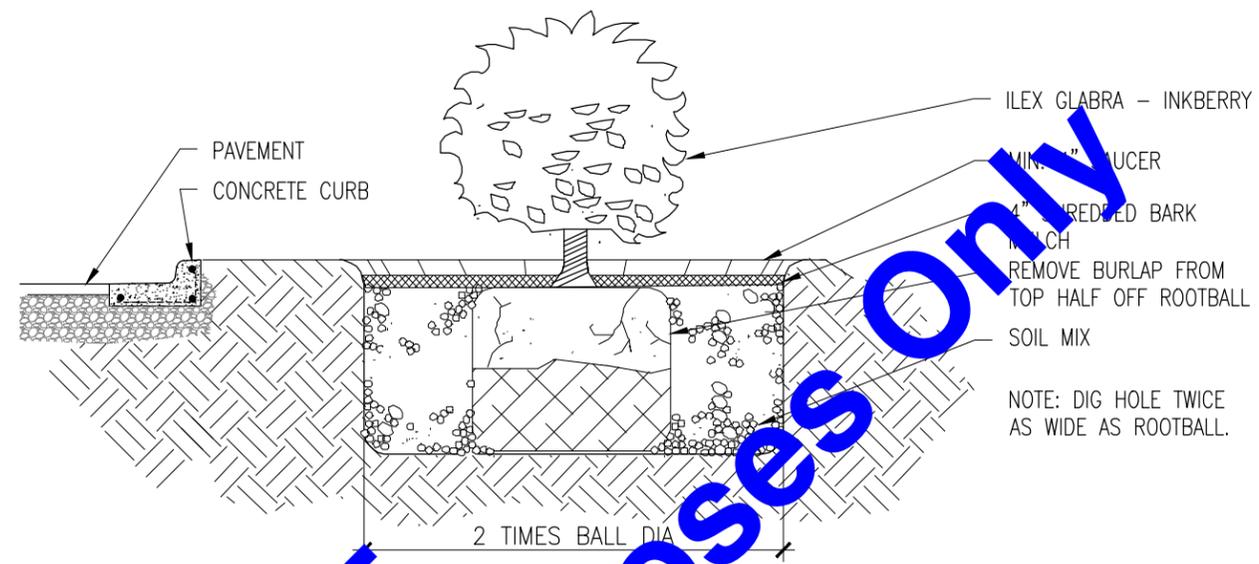
DATE:
 9/15/2020

SHEET NAME:
PROPOSED LANDSCAPING PLAN

DRAWING NUMBER:
BSA-014.1

SCHOOL APPLICATION

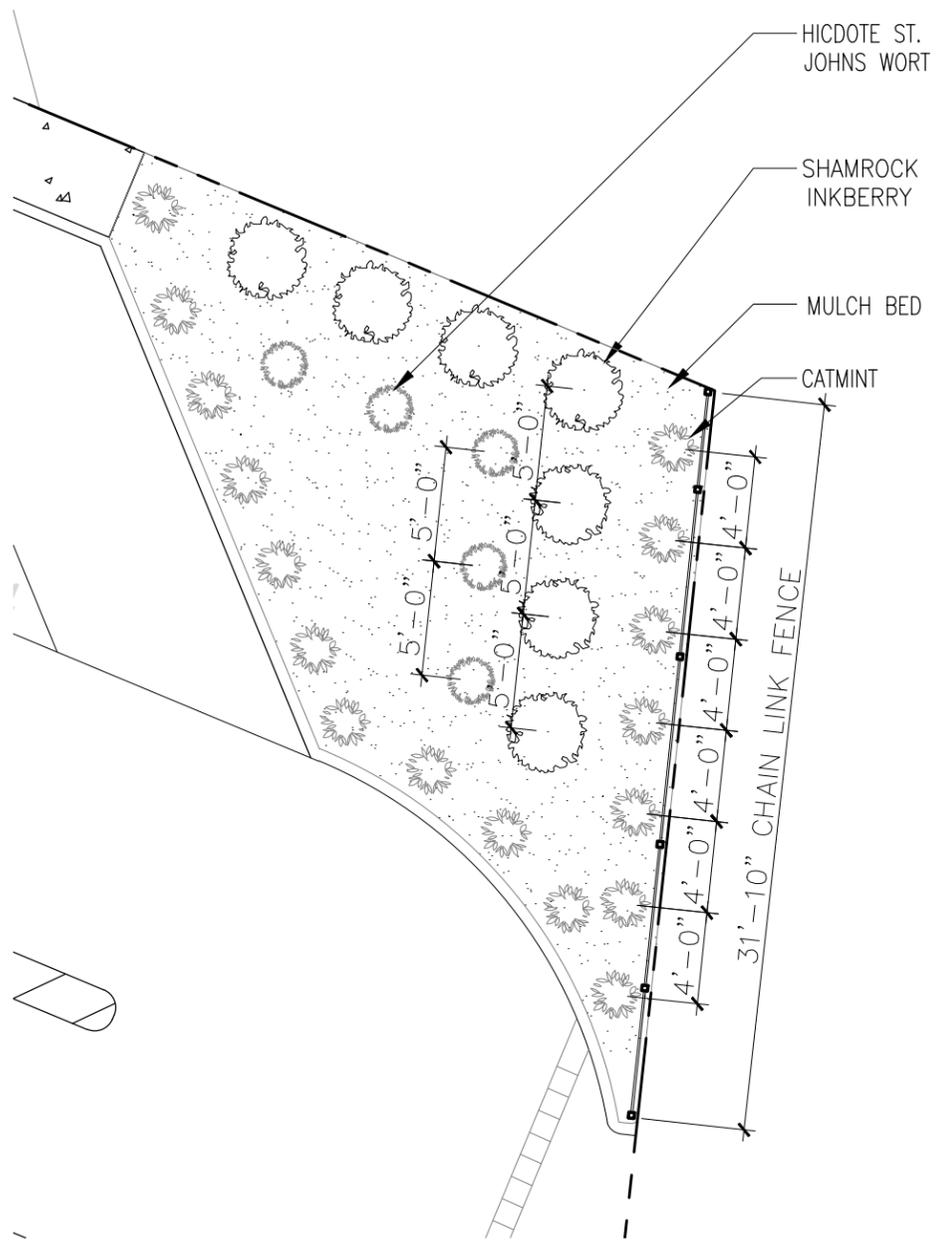
DOB JOB STICKER



2 SHRUB PLANTING AND CURB DETAIL
 SCALE: NTS

- PLANTING NOTES:
1. ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY NURSERY GROWN STOCK.
 2. REFER TO ENGINEERING DRAWINGS PRIOR TO ANY EXCAVATION FOR LOCATION OF MECHANICAL AND UTILITY LINES AND STRUCTURES. IF ANY CONFLICT EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR SUGGESTED CHANGES.
 3. ALL PLANT PITS TO BE BACK FILLED WITH TOPSOIL BLENDED WITH 0-20-0 FERTILIZER AT THE RATE OF 5 POUNDS PER YARD.
 4. ALL TREE PITS AND SHRUB BEDS TO BE MULCHED WITH 4" DEEP FRESH MILLED SHREDDED BARK MULCH.
 5. ALL TREES TO BE PLANTED AND STAKED AS PER DETAILS.
 6. ALL PLANT MATERIALS TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER PLANTING.
 7. IF ANY DISCREPANCY EXISTS BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL GOVERN.
 8. ALL PLANT MATERIALS ARE TO BE MAINTAINED WITH FERTILIZER AND OTHER REQUIRED MATERIALS TO MAINTAIN A NEAT AND HEALTHY APPEARANCE.
 9. ALL PLANT MATERIALS ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION IS TO BE INSTALLED WHERE POSSIBLE.
 10. ALL PLANTS WHICH DIE OR BECOME DISEASED SHALL BE REPLACED BY THE APPLICANT.
 11. ALL SOD AND SEED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.

SEE BSA 009.1 FOR VEGETATED FENCE ELEVATION



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

PLANT SCHEDULE			
QTY	BOTANICAL NAME	COMMON NAME	SIZE
7	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	2-3'
5	HYPERICUM JAPONICUM 'HICDOTE'	HICDOTE ST. JOHNS WORT	2-0'
17	NEPETA	CATMINT	1 GAL

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