

Mobil SERVICE STATION

3424 EAST TREMONT AVE, BRONX, NY 10465

BLOCK : 5531

LOT : 6

ZONE : C2-2 in R4-1

MAP PAGE : 4b

& C1-2 in R4-1

LIST OF DRAWINGS		REVISION NOTES		
DWG. #	DESCRIPTION	REV.	DATE	DESCRIPTION
A-001	COVER PAGE AND LIST OF DRAWINGS			
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A-003	PROPOSED CONDITIONS SITE PLAN			
A-004	BUILDING FLOOR PLAN			
A-005	BUILDING ELEVATIONS			
A-006	EXISTING AND PROPOSED BUSINESS SIGNAGE			
A-007	PROPOSED TRAFFIC FLOW SITE PLAN			
A-008	LIGHTING LEVEL DIAGRAM			
Z-001	ZONING ANALYSIS SHEET			

W T G

Walter T. Gorman P.E., P.C.
Consulting Engineers

420 WEST 45TH STREET - 6TH FL
NEW YORK, N.Y. 10036
PHONE No.: 212-532-5970
FAX No.: 212-725-3690

99 TULIP AVENUE - SUITE 303
FLORAL PARK, NY 11001
PHONE No.: 516-327-0050
FAX No.: 516-327-4550

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(NYS EDUCATION LAW SEC. 7209-2)

#	Date	Description	By	Chk'd

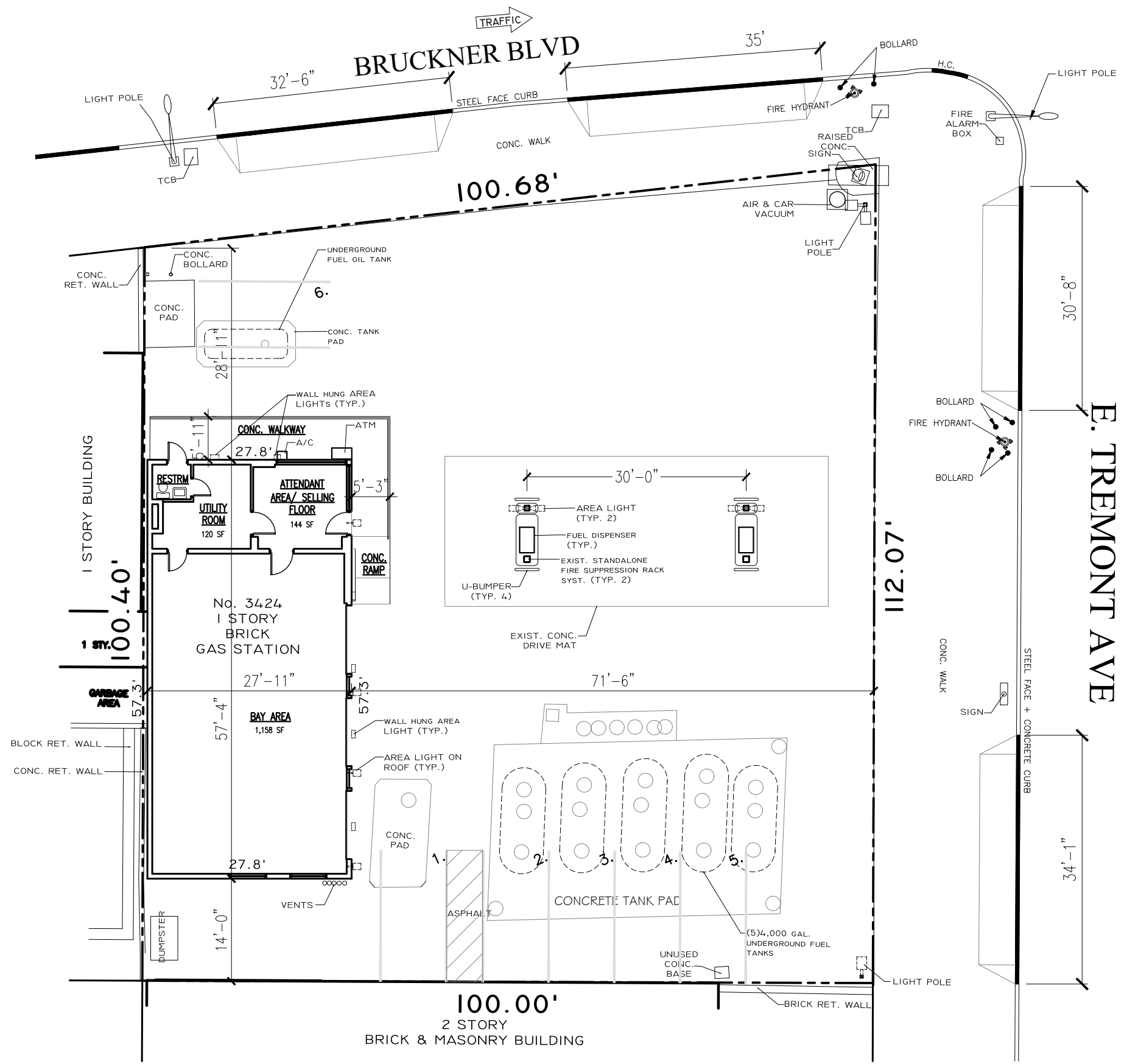
Project:
MOBIL SERVICE STATION
3424 EAST TREMONT AVE
BRONX, NY 10465

Title:
COVER PAGE AND LIST OF DRAWINGS

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	N.T.S.		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-



DWG No.
A-001
1 OF 9



BLOCK : 5531
 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
 MAP PAGE : 4b

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Walter T. Gorman P.E., P.C.
 Consulting Engineers
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 NEW YORK, N.Y. 10036
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#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
 3424 EAST TREMONT AVE
 BRONX, NY 10465

Title:
EXISTING CONDITIONS SITE PLAN

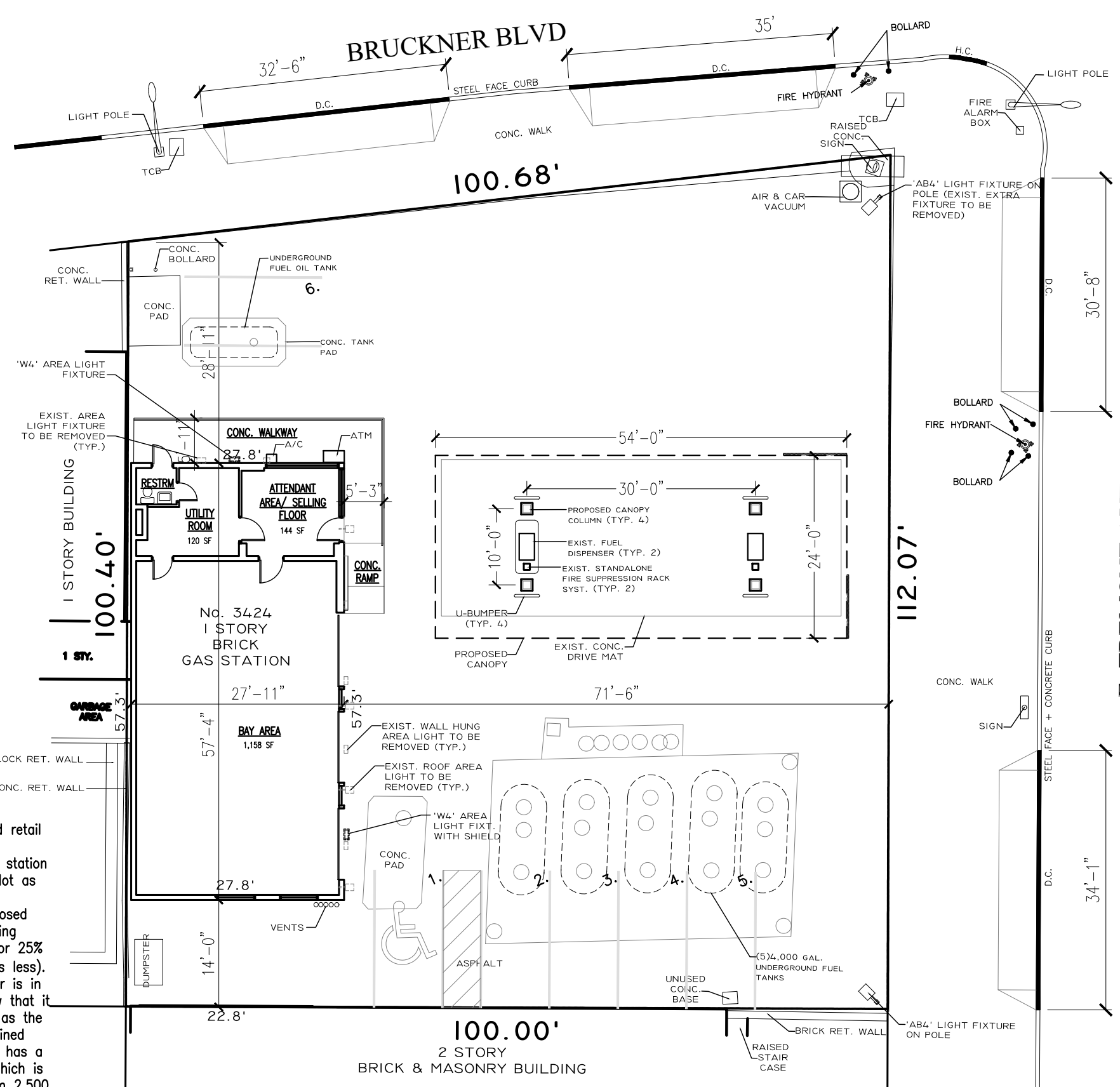
Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	1/16"=1'-0"		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-



BSA CAL. #328-53 BZ

DRAWING SOURCE NOTE:
 THESE PLANS WERE GENERATED USING PLANS PREPARED BY HARRY TENNENBAUM, PE DATED 6-24-21 AND WTGPEPC FIELD SURVEY DATED 10-1-21 PERFORMED FOR THE PURPOSE OF THIS PROJECT.

DWG No.
A-002
 2 OF 9



COMPLIANCE WITH TPPN 10/99:

This TPPN provides that a proposed retail convenience store will be deemed accessory to an automotive service station when located on the same zoning lot as the automotive service station, is completely contained within an enclosed building, has a maximum retail selling floor area of either 2,500 Sq. Ft. or 25% of the zoning lot area (whichever is less). The proposed accessory selling floor is in compliance because our plans show that it is located on the same zoning lot as the automotive service station, is contained entirely within an enclosed building, has a retail selling floor of 144 Sq. Ft. which is considerably less than the maximum 2,500 Sq. Ft. of selling floor area permitted and also considerably less than the permitted maximum of 25% of the lot area (whichever is less).

BLOCK : 5531
 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
 MAP PAGE : 4b

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#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
 3424 EAST TREMONT AVE
 BRONX, NY 10465

Title:
PROPOSED CONDITIONS SITE PLAN

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	1/16"=1'-0"		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-



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DWG No.
A-003
 3 OF 9

BLOCK : 5531
 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
 MAP PAGE : 4b

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Walter T. Gorman P.E., P.C.
 Consulting Engineers
 420 WEST 45TH STREET - 6TH FL
 NEW YORK, N.Y. 10036
 PHONE No.: 212-532-5970
 FAX No.: 212-725-3690
 99 TULIP AVENUE - SUITE 303
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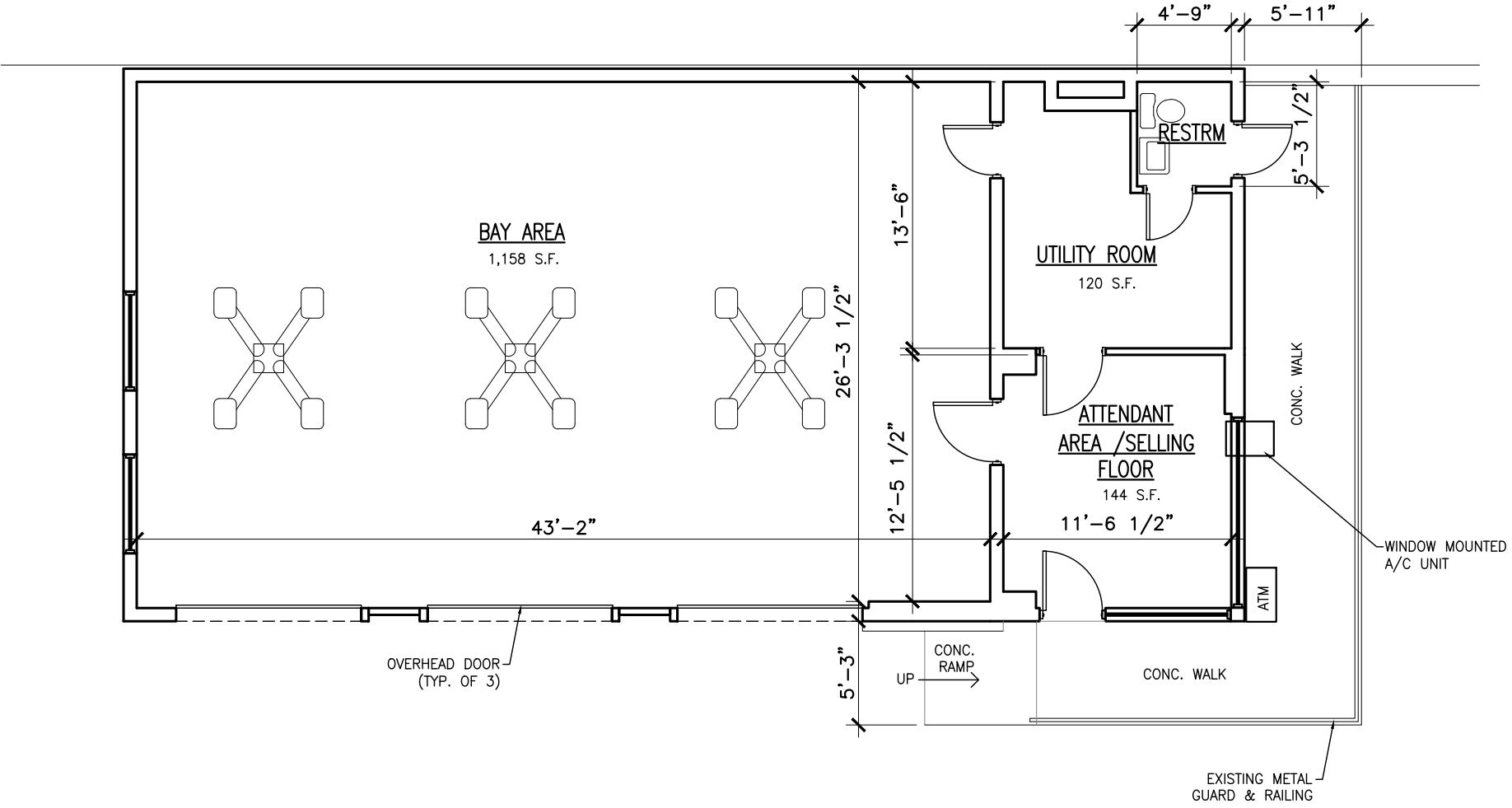
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#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
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Title:
BUILDING FLOOR PLAN

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	1/8" = 1'-0"		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-



BSA CAL. #328-53 BZ

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DWG No.
A-004
 4 OF 9

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 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
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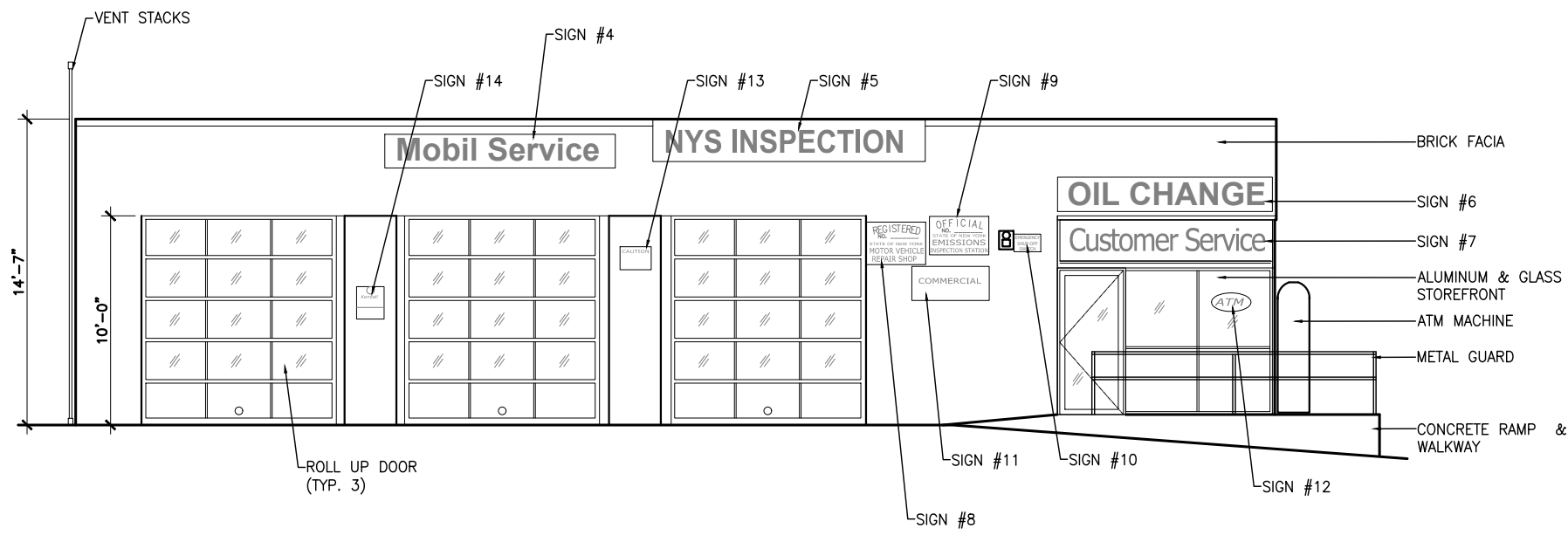
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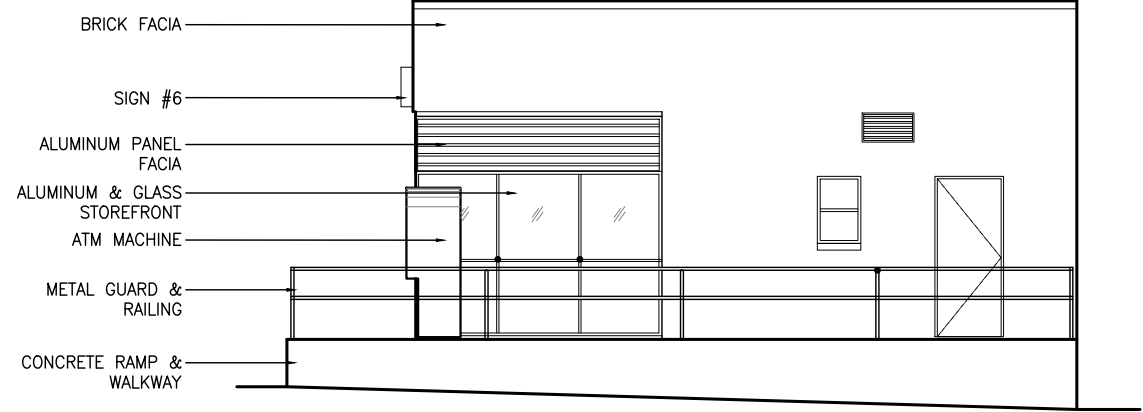
Title:
BUILDING ELEVATIONS

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	1/8"=1'-0"		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-

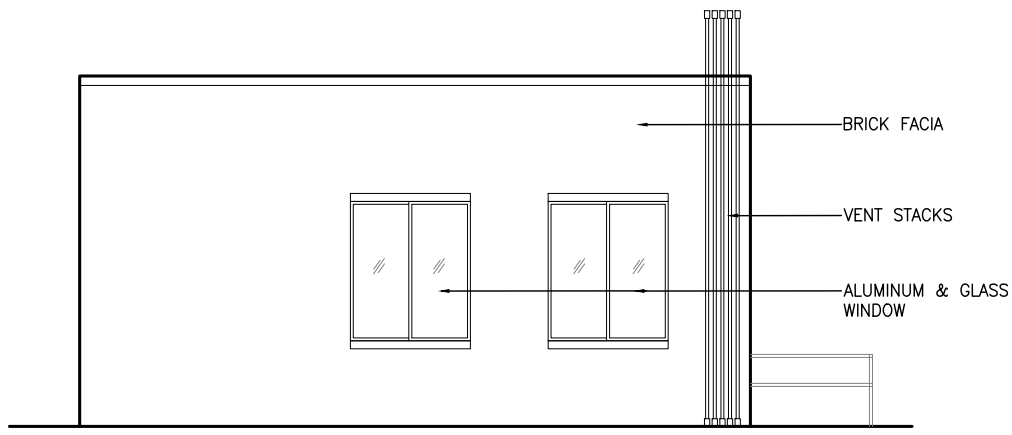
Seal:



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



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



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

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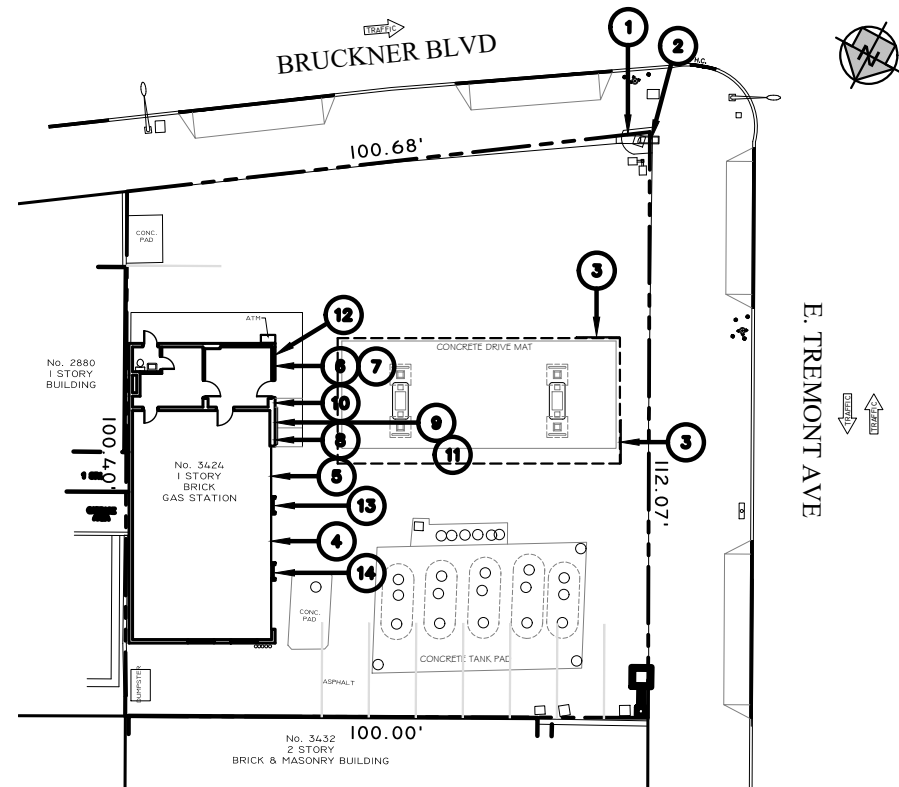
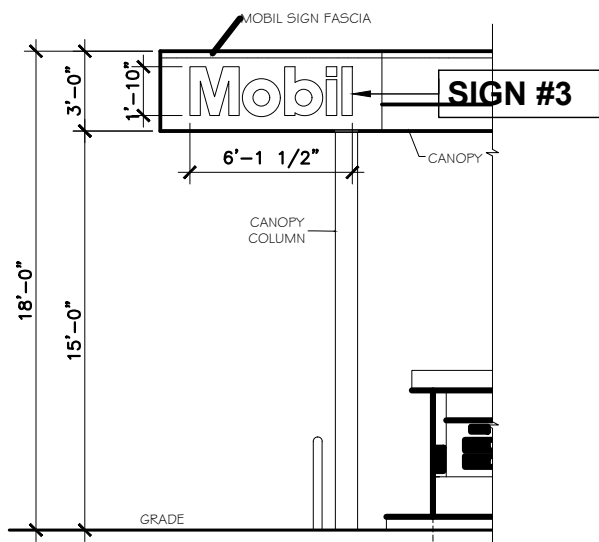
DWG No.
A-005
 5 OF 9

SIGNAGE DIMENSIONS					
ILLUMINATED NON-FLASHING SIGNS					
NO.	DESCRIPTION	QTY.	SIZE	E. TREMONT AVE FRONTAGE	BRUCKNER BLVD FRONTAGE
1	MOBIL SIGN ON POLE (DOUBLE)	1	6'-10" X 3'-3"	N/A	22.2 S.F.
2	PRICE SIGN ON POLE (DOUBLE)	1	3'-0" X 4'-0"	N/A	12 S.F.
3	MOBIL SIGN ON CANOPY	2	6'-1 1/2" X 1'-10"	11.23 S.F.	11.23 S.F.
12	'ATM' SIGN THRU WINDOW	1	1'-10 1/2" X 10 1/2"	1.64 S.F.	N/A
			TOTALS	12.87 S.F.	45.43 S.F.

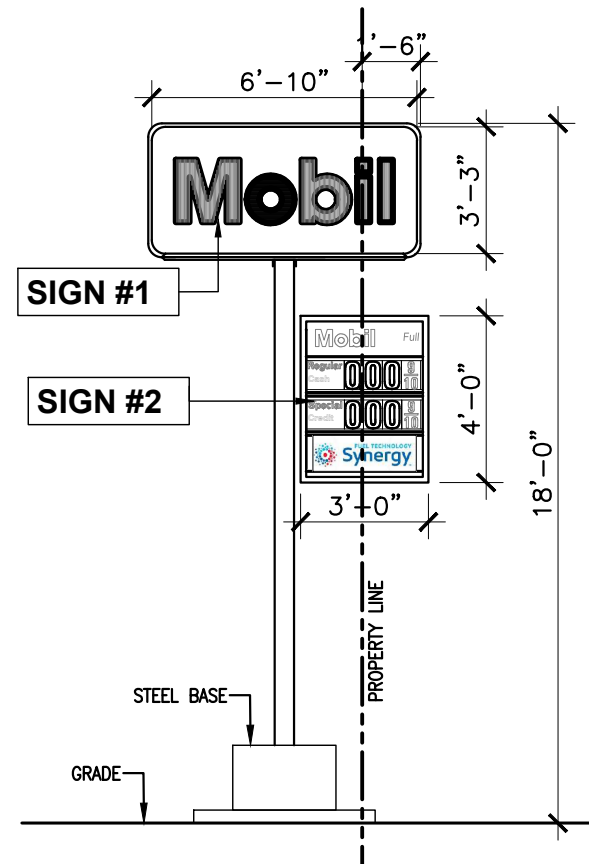
NON-ILLUMINATED SIGNS					
NO.	DESCRIPTION	QTY.	SIZE	E. TREMONT AVE FRONTAGE	BRUCKNER BLVD FRONTAGE
4	'MOBIL SERVICE' SIGN ON BUILDING	1	11'-0" X 1'-7 1/2"	17.87 S.F.	N/A
5	'NYS INSPECTION' SIGN ON BUILDING	1	13'-0" X 1'-11 1/2"	25.45 S.F.	N/A
6	'OIL CHANGE' SIGN ON BUILDING	1	10'-3" X 1'-7 1/2"	16.65 S.F.	N/A
7	'CUSTOMER SERVICE' SIGN ON BUILDING	1	10'-2" X 1'-11 1/2"	19.9 S.F.	N/A
8	'REGISTERED' SIGN ON BUILDING	1	1'-10" X 2'-10"	5.19 S.F.	N/A
9	'OFFICIAL' SIGN ON BUILDING	1	1'-10" X 2'-10"	5.19 S.F.	N/A
10	EMERGENCY SHUTOFF SIGN ON BUILDING	1	1'-3 1/2" X 10"	1.07 S.F.	N/A
11	PROMOTIONAL SIGN ON BUILDING	1	3'-8 1/2" X 1'-7 1/2"	6.02 S.F.	N/A
13	'CAUTION' SIGN ON BUILDING	1	1'-6" X 1'-1"	1.62 S.F.	N/A
14	PROMOTIONAL SIGN ON BUILDING	1	1'-4" X 1'-6 1/2"	2.05 S.F.	N/A
			TOTALS	101.01 S.F.	0.0 S.F.
			GRAND TOTALS	113.88 S.F.	45.43 S.F.

SIGN CALCULATIONS E. TREMONT AVE FRONTAGE (112.07' FRONTAGE)			SIGN CALCULATIONS BRUCKNER BLVD. FRONTAGE (100.68' FRONTAGE)		
SECTION	PERMITTED	PROPOSED	SECTION	PERMITTED	PROPOSED
32-641	TOTAL SURFACE AREA OF SIGNS 3(X) STREET FRONTAGE; BUT NOT MORE THAN 150 SF. 3 X 112.07' = 336.21 S.F. ∴ 150 S.F. MAX. PERMITTED	113.88 S.F. 113.88 < 150 ∴ OKAY	32-641	TOTAL SURFACE AREA OF SIGNS 3(X) STREET FRONTAGE; BUT NOT MORE THAN 150 SF. 3 X 100.68' = 302.04 S.F. ∴ 150 S.F. MAX. PERMITTED	45.43 S.F. 45.43 < 150 S.F. ∴ OKAY
32-642	NON ILLUMINATED SIGN 3(X) STREET FRONTAGE; BUT NOT MORE THAN 150 SF. 3 X 112.07' = 336.21 S.F. ∴ 150 S.F. MAX. PERMITTED	101.01 SQ. FT. 101.01 < 150 ∴ OKAY	32-642	NON ILLUMINATED SIGN 3(X) STREET FRONTAGE; BUT NOT MORE THAN 150 SF. 3 X 100.68' = 302.04 S.F. ∴ 150 S.F. MAX. PERMITTED	0 SQ. FT. 0 < 119.13 ∴ OKAY
32-643	ILLUMINATED NON-FLASHING 3(X) STREET FRONTAGE; BUT NOT MORE THAN 50 SF. 3 X 112.07' = 336.21 S.F. ∴ 50 S.F. PERMITTED	12.87 SQ. FT. 12.87 < 50 ∴ OKAY	32-643	ILLUMINATED NON-FLASHING 3(X) STREET FRONTAGE; BUT NOT MORE THAN 50 SF. 3 X 100.68' = 302.04 S.F. ∴ 50 S.F. PERMITTED	45.43 SQ. FT. 45.43 < 50 ∴ OKAY
32-652	PROJECTIONS PERMITTED PROJECTION 18" FOR DOUBLE OR MULTI-FACETED SIGNS	'MOBIL' SIGN: 18" PRICE SIGN: 18" 18" = 18" ∴ OKAY	32-652	PROJECTIONS PERMITTED PROJECTION 18" FOR DOUBLE OR MULTI-FACETED SIGNS	0" < 18" ∴ OKAY
32-655	HEIGHT MAX. HEIGHT ALLOWED 25 FT	CANOPY SIGN: 18'-0" 18'-0" < 25' ∴ OK	32-655	HEIGHT MAX. HEIGHT ALLOWED 25 FT	CANOPY SIGN: 18'-0" 18'-0" < 25' ∴ OK

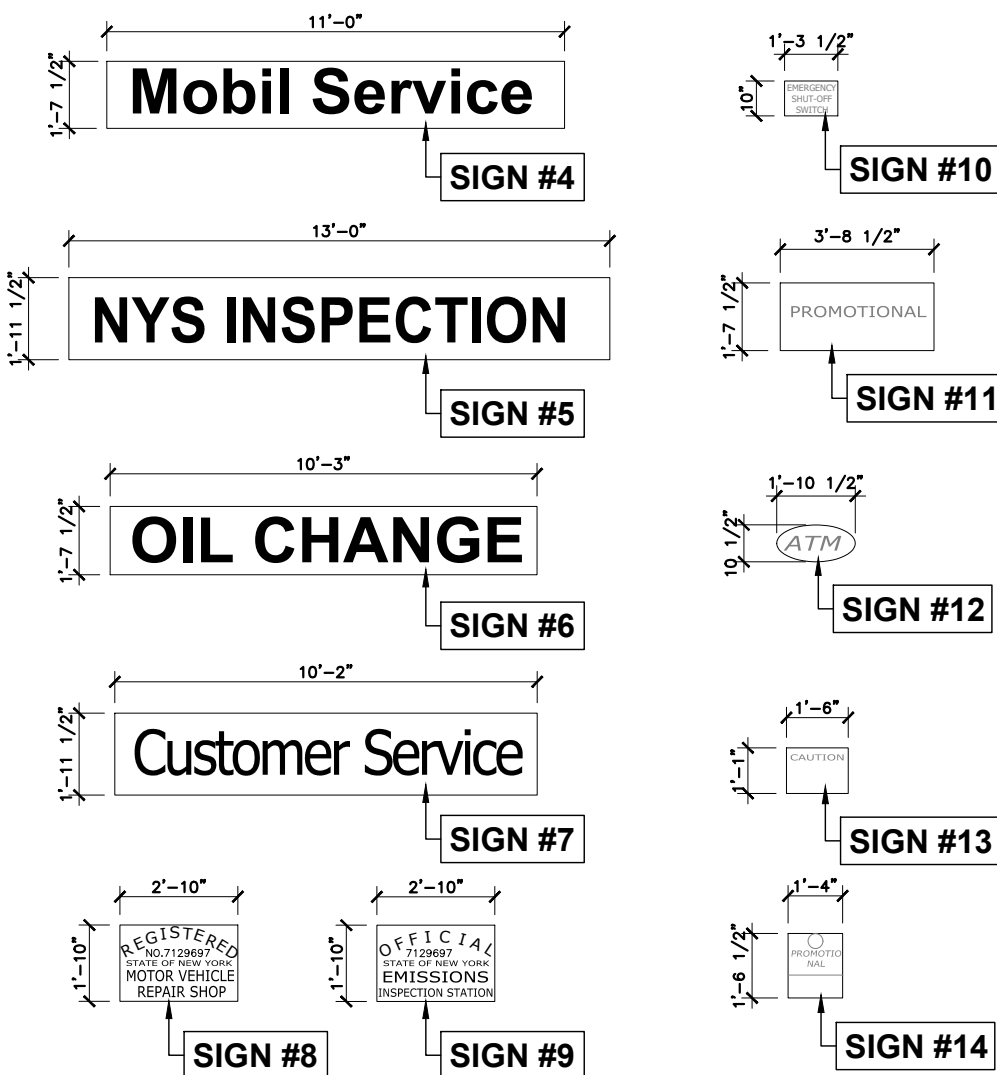
SIGN REGULATIONS FOR THE MOST RESTRICTIVE COMMERCIAL DISTRICT (C1) IS USED.



BLOCK : 5531
LOT : 6
ZONE : C2-2 in R4-1
& C1-2 in R4-1
MAP PAGE : 4b



NOTE
THE DEPARTMENT OF BUILDINGS MAY PERMIT CHANGES TO BE MADE TO THE NUMBER AND SIZE OF THE BUSINESS SIGNS WITHOUT THE NEED OF A LETTER OF SUBSTANTIAL COMPLIANCE FROM THE BSA PROVIDED THE CHANGE DOES NOT RESULT IN AN AGGREGATE SQUARE FOOTAGE GREATER THAN THAT PERMITTED UNDER SECTION 32-642 Z.R. FOR C2 DISTRICTS AND DOES NOT RESULT IN MORE ILLUMINATED SIGNAGE THAN IS PERMITTED UNDER SECTION 32-643 Z.R.



BSA CAL. #328-53 BZ

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WTG

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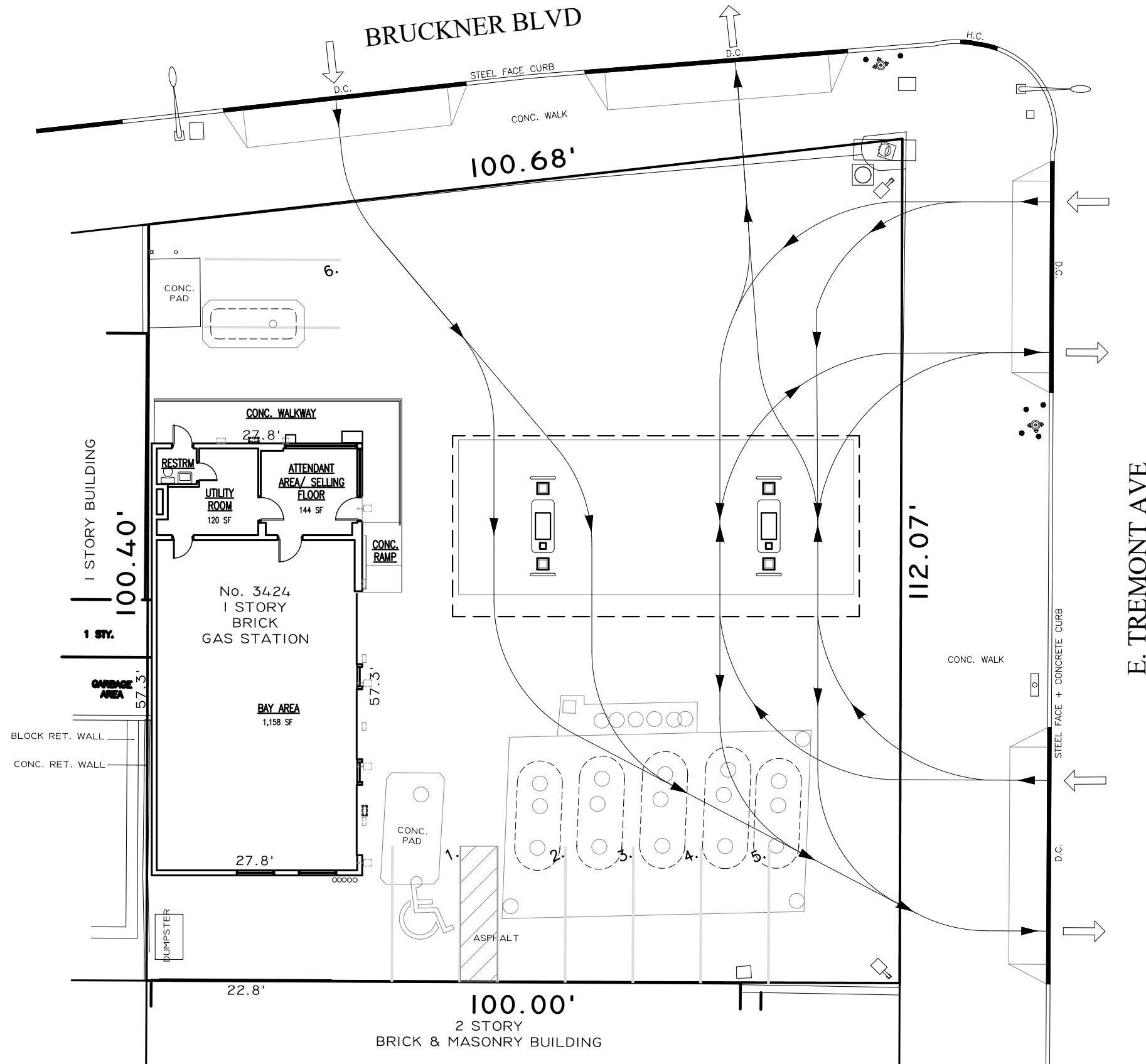
Project:
MOBIL SERVICE STATION
3424 EAST TREMONT AVE
BRONX, NY 10465

Title:
EXISTING AND PROPOSED BUSINESS SIGNAGE

Date	1-10-2023
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Drawn by	CG
Cad No	CG4324BSA
Scale	N.T.S.
Checked By	1 2 3
CAD	CG LR -
PM/Designer	CG DJA -



DWG No.
A-006
6 OF 9



BLOCK : 5531
 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
 MAP PAGE : 4b

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#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
 3424 EAST TREMONT AVE
 BRONX, NY 10465

Title:
PROPOSED TRAFFIC FLOW SITE PLAN

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	1/16"=1'-0"		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-

Seal:



BSA CAL. #328-53 BZ

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DWG No.
A-007
 7 OF 9

BLOCK : 5531
 LOT : 6
 ZONE : C2-2 in R4-1
 & C1-2 in R4-1
 MAP PAGE : 4b

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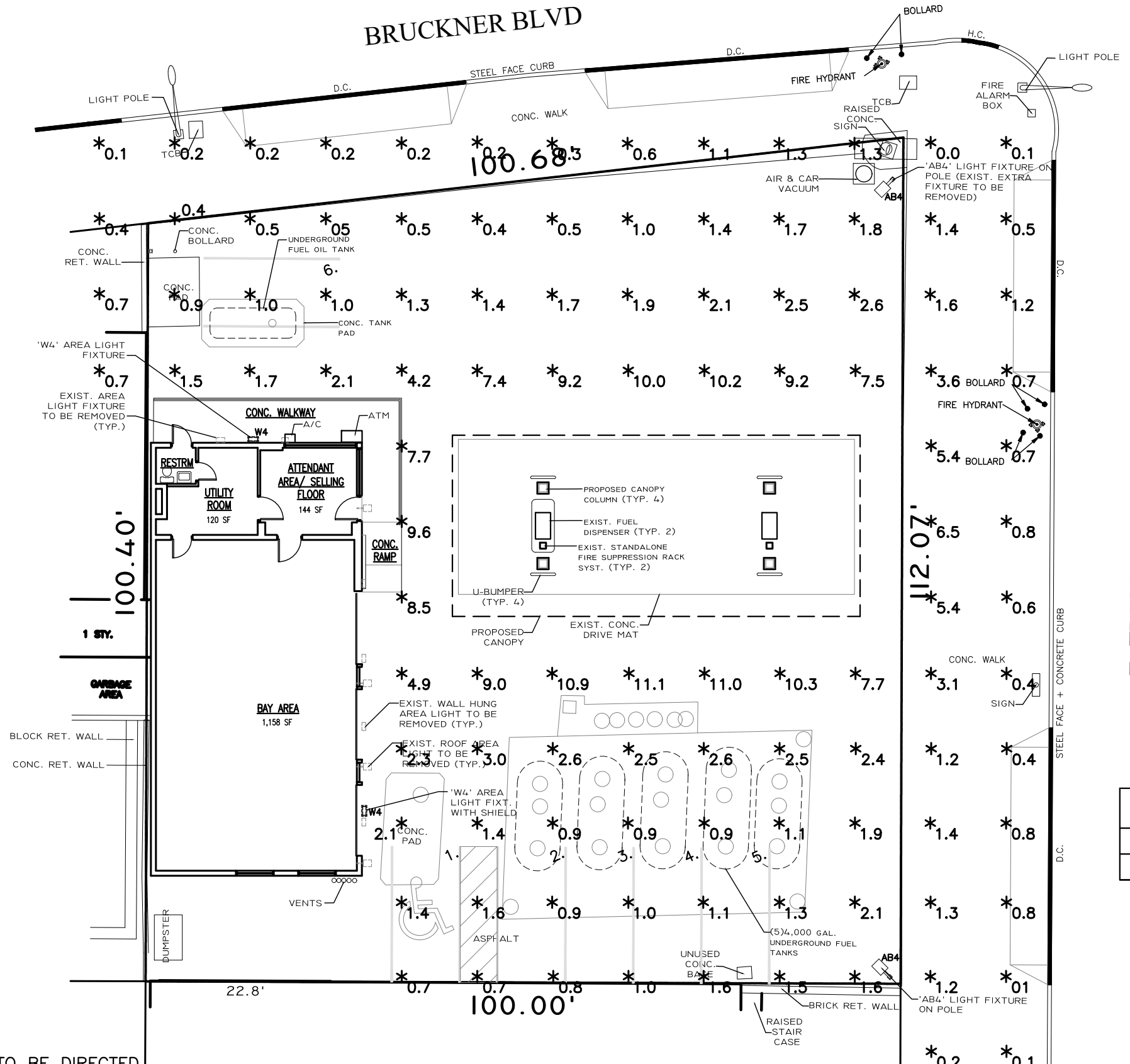
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#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
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 BRONX, NY 10465

Title:
LIGHTING LEVEL DIAGRAM

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
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Scale	1/16"=1'-0"		
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CAD	CG	LR	-
PM/Designer	CG	DJA	-



E. TREMONT AVE

LEGEND

* 0.0	LIGHT LEVEL READING BASED ON PHOTOMETRIC MODELING
W4	AREA LIGHT ON BUILDING
AB4	AREA LIGHT ON POLE



BSA CAL. #328-53 BZ

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LIGHTING NOTES:
 EXTERIOR LIGHTING TO BE DIRECTED DOWNWARD AND AWAY FROM ANY ADJACENT RESIDENTIAL PROPERTIES – SHIELDING IS TO BE INSTALLED WITH LIGHTING AS NECESSARY.

DWG No.
A-008
 8 OF 9

NYS RA / PE SEAL AND SIGN **BSA ZONING ANALYSIS** REVISED APRIL 2005

BSA CALENDAR NO. 328-53 BZ BLOCK 5531 LOT 6
 SUBJECT SITE ADDRESS 3424 East Tremont Avenue, Bronx
 APPLICANT Walter T. Gorman, P.E., P.C.

ZONING DISTRICT C2-2 in R4-1 & C1-2 in R4-1 PRIOR BSA # _____

SPECIAL/HISTORIC DISTRICT n/a * **APPLICABLE** MAXIMUM MINIMUM LEGAL PER
 COMMUNITY BOARD 210 ZR SECTION PERMITTED REQUIRED C of O or BSA EXISTING PROPOSED

	ZR SECTION	PERMITTED	REQUIRED	C of O or BSA	EXISTING	PROPOSED	INDICATE AMT OVER/UNDER
LOT AREA	n/a		n/a	10,623SF	10,623SF	10,623 SF	Y
LOT WIDTH	n/a		n/a	112.07'	112.07'	112.07'	Y
USE GROUP (S)	32-18	n/a		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	10,623 SF		1,602SF	1,602SF	1,602 SF	Y
FLOOR AREA TOTAL	33-121	10,623 SF		1,602 SF	1,602 SF	1,602 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	1.0		.15	.15	.15	Y
FAR TOTAL	33-121	1.0		.15	.15	.15	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	14'-7"	14'-7"	Y
TOTAL HEIGHT	33-431	30'		n/a	14'-7"	14'-7"	Y
NUMBER OF STORIES				1	1	1	Y
FRONT YARD	n/a		n/a	71.5'; 28.9'	71.5'; 28.9'	71.5'; 28.9'	n/a
SIDE YARD	33-25		0 or 8'	0	0	0	Y
SIDE YARD	33-25		0 or 8'	14'-0"	14'-0"	14'-0"	Y
REAR YARD	33-26		n/a (corner)	n/a	n/a	n/a	n/a
SETBACK (S)	33-431		15'	71.5'; 28.9'	71.5'; 28.9'	71.5'; 28.9'	Y
SKY EXP. PLANE (SLOPE)	33-431	1:1		n/a	n/a	n/a	n/a
NO. PARKING SPACES	36-21	n/a	2	5 or more	6	6	Y
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., R4/23-141, 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:

COMPLIANT: "Y"

IF NOT: "N" and

INDICATE AMT

OVER/UNDER

W T G

Walter T. Gorman P.E., P.C.
 Consulting Engineers
 420 WEST 45TH STREET - 6TH FL
 NEW YORK, N.Y. 10036
 PHONE No.: 212-532-5970
 FAX No.: 212-725-3690
 99 TULIP AVENUE - SUITE 303
 FLORAL PARK, NY 11001
 PHONE No.: 516-327-0050
 FAX No.: 516-327-4550
WWW.WTGPEPC.COM

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)

#	Date	Description	By	Chk'd

Project:
MOBIL SERVICE STATION
 3424 EAST TREMONT AVE
 BRONX, NY 10465

Title:
ZONING ANALYSIS SHEET

Date	1-10-2023		
Project Job No	GLOBKA-X014		
Drawn by	CG		
Cad No	CG4324BSA		
Scale	N/A		
Checked By	1	2	3
CAD	CG	LR	-
PM/Designer	CG	DJA	-



DWG No.
Z-001
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