

CHARTER SCHOOL DEVELOPMENT

1940 GRAND CONCOURSE TEST FIT_BX

AUGUST 29, 2022

MARVEL

ZONING CALCULATIONS

LOT AREA: **11058.00**
 CORNER LOT PORTION: 10313.00
 INTERIOR LOT PORTION: 745.00

ZONING DISTRICT R8 SPECIAL
 GRAND CONCOURSE PRESERVATION DISTRICT

CHARTER SCHOOL TEST FIT

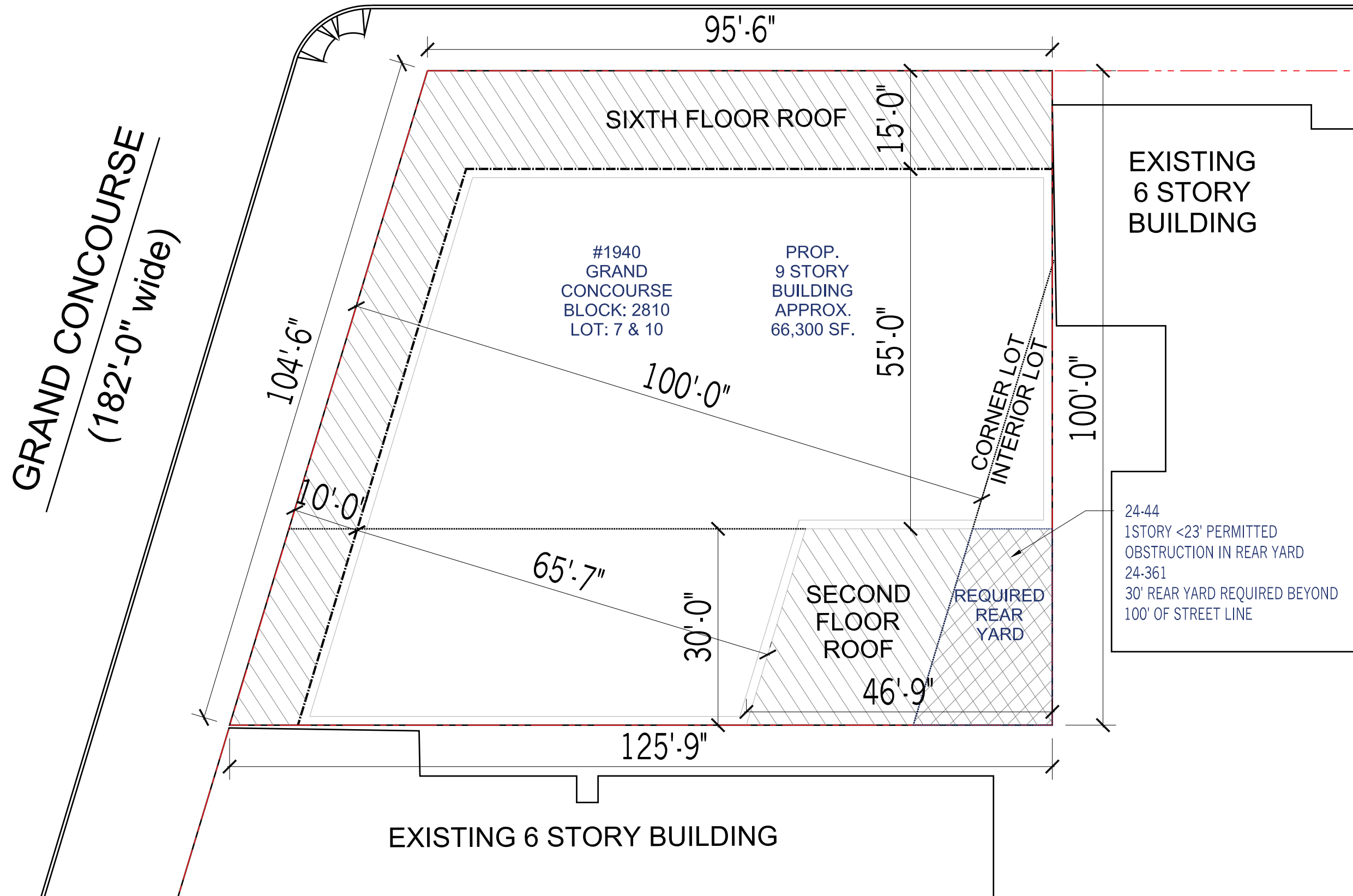
LEVEL HT	LVL	FLR TO FLR HEIGHT		GROSS SQFT	TOTAL AREA
					M1-4
199.01	9	12			
187.01	8	12		7,439	7,439
175.01	7	12		7,439	7,439
163.01	6	12	60' to 85' base	7,439	7,439
151.01	5	12		9,793	9,793
139.01	4	12		9,793	9,793
127.01	3	12		9,793	9,793
115.01	2	12		9,793	9,793
101.23	1	14 +/-1		11,058	11,058
93.23	-1	-8.00		11,058	72,547

TOTAL GFA	83,605
GFA (FL-9)	72,547
2.5% MECH DEDUCT	1814
XTERIOR WALL DEDUCTION	4717
PROPOSED ZFA	66,016
PERMITTED FAR	6
PERMITTED ZFA	66,348

1960 GRAND CONCOURSE TEST FIT_BX
PROGRAM SUMMARY K-8

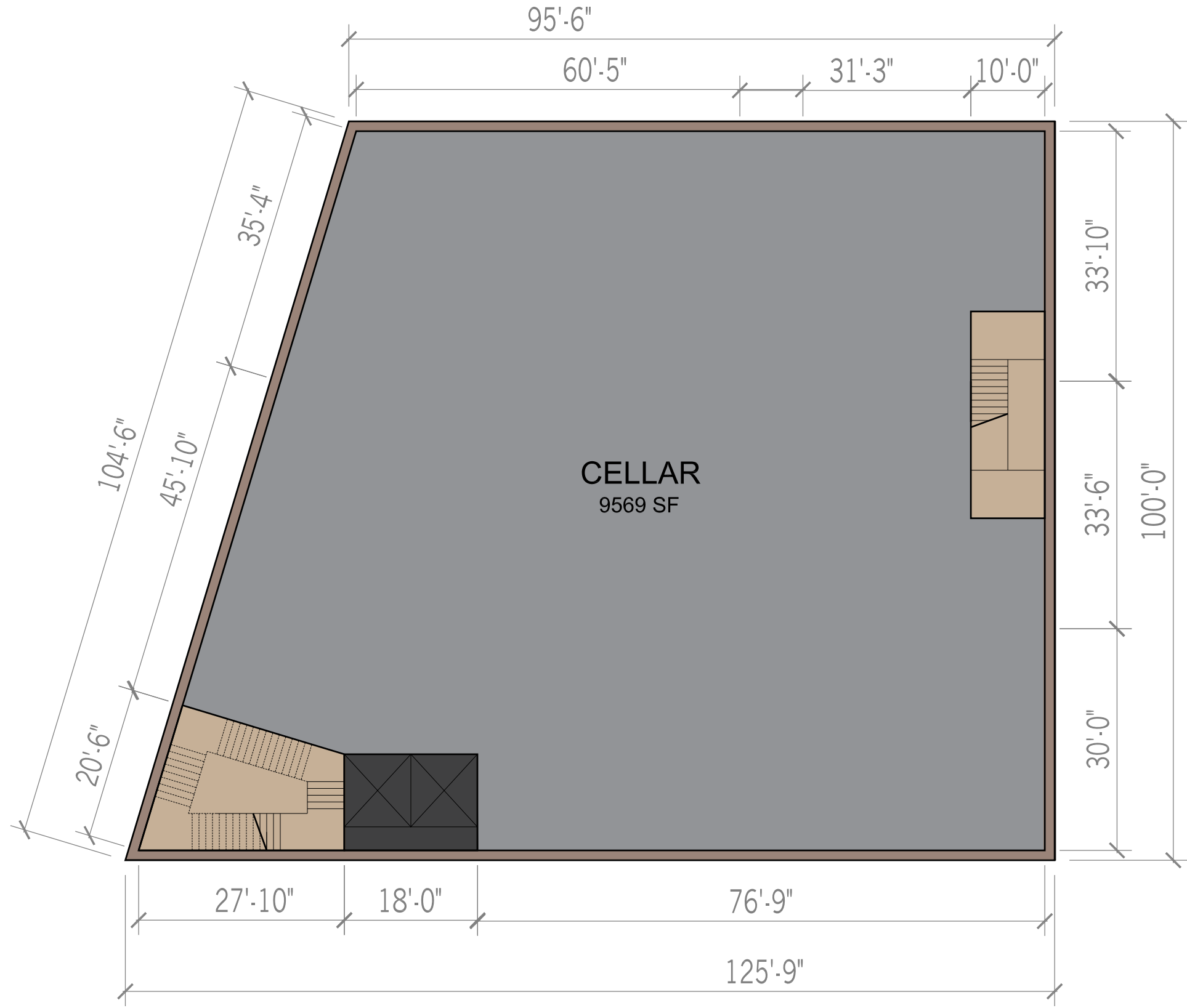
Space	Location/adjacency	Notes	K-8		
			Qty	Average Gross Area	Average Net Area (5% Deduction)
Classrooms	ES classrooms	4/grade, 28 stdnts ea.	16	659 sf	10,507 sf
	MS classrooms	4/grade, 28 stdnts ea.	16	663 sf	10,577 sf
	Kindergarten classrooms		6	757 sf	4,502 sf
	Science Lab		2	790 sf	1,541 sf
	Science "Light" classroom		1	960 sf	912 sf
	Art classroom		1	950 sf	903 sf
	Music classroom		1	960 sf	912 sf
	Unassigned special classroom		2	590 sf	1,151 sf
	Subtotal (classrooms only)		45		31,004 sf
Support Spaces	Break-out rooms		6	170 sf	1,012 sf
	classroom closets		4	125 sf	494 sf
	Library		1	790 sf	751 sf
	Subtotal (classrooms & support spaces)				33,259 sf
Gym / Cafeteria	Gym	350 / shift; w/ stage	1	4295 sf	4,080 sf
	Cafeteria / Auditorium	350 /shift	1	3500 sf	3,325 sf
	Stage & access	at Gym	1	0 sf	- sf
	Gym storage		2	283 sf	551 sf
	Outdoor Space		2	- sf	3,430 sf
	Kitchen / Pantry		1	1185 sf	1,126 sf
	Subtotal				12,511 sf
Admin	Offices		7	522 sf	3,631 sf
	Reception		1	170 sf	162 sf
	Subtotal				3,792 sf
Utility	Lockers		2	300 sf	585 sf
	Storage closets		4	350 sf	1,383 sf
	Subtotal				1,968 sf
Subtotal Net Area					51,531 sf
Support	Mechanical & Bathrooms		20%		10,306 sf
	Circulation & ADA Access		30%		15,459 sf
	Cellar		1	9569 sf	9,091 sf
Building Total GSF					77,296 sf
					program range

EAST 178 STREET
50'-0" wide

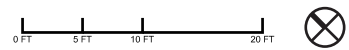


SITE PLAN
1/16" = 1'-0"

- GROUP 1: INSTRUCTION
- GROUP 2: SPECIALIZED INSTRUCTION
- GROUP 3: SCIENCE
- GROUP 4: PHYSICAL EDUCATION
- GROUP 6: LIBRARY
- GROUP 7: LOBBY / MAIN ENTRY
- GROUP 8: STUDENTS SERVICES
- GROUP 9: STORAGE
- GROUP 10: ADMINISTRATION
- GROUP 11: CAFETERIA / STAFF LUNCH
- GROUP K: KITCHEN
- GROUP 12 -CUSTODIAL
- MECHANICAL
- CIRCULATION



CELLAR
 1/16" = 1'-0"



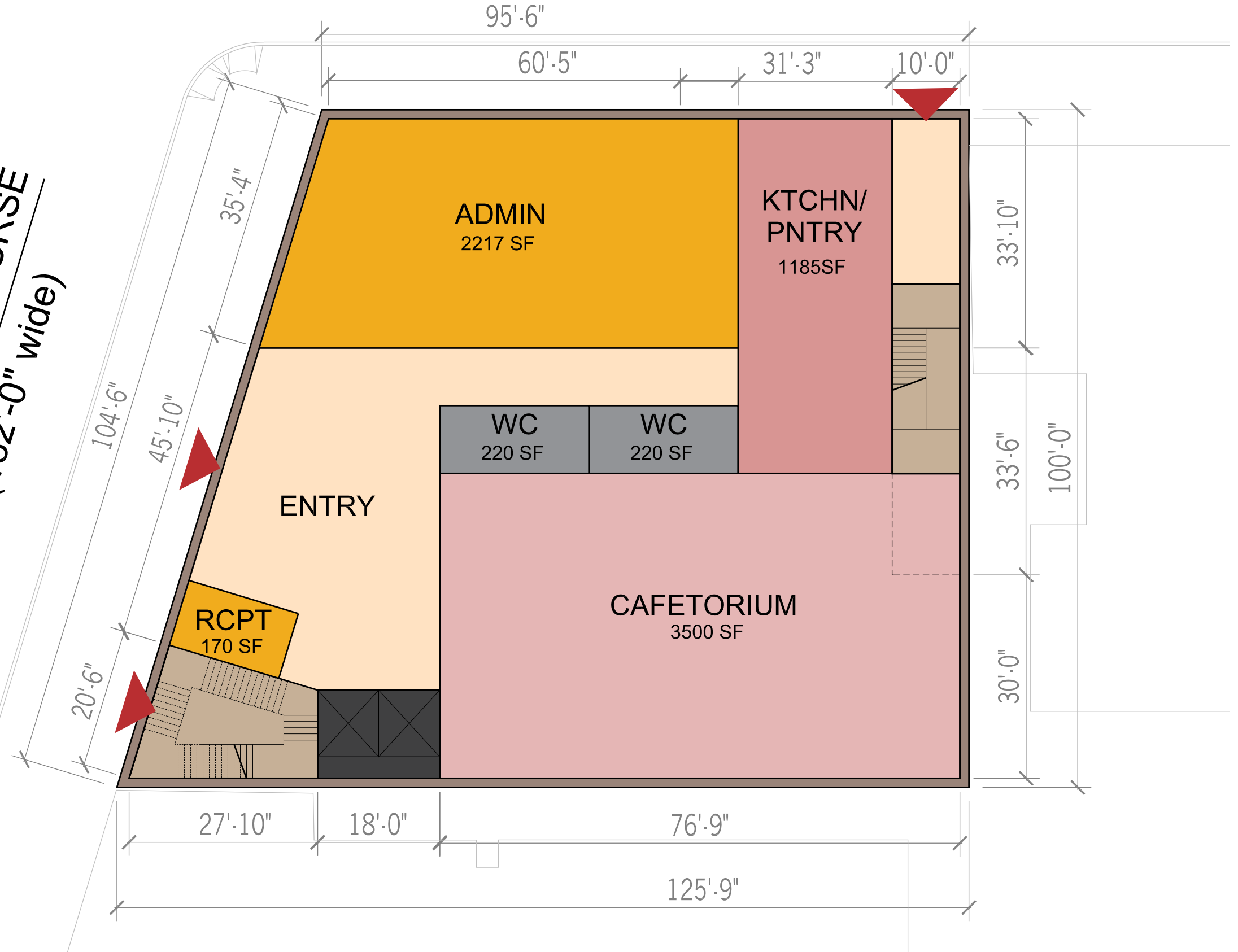
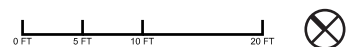
EAST 178 STREET

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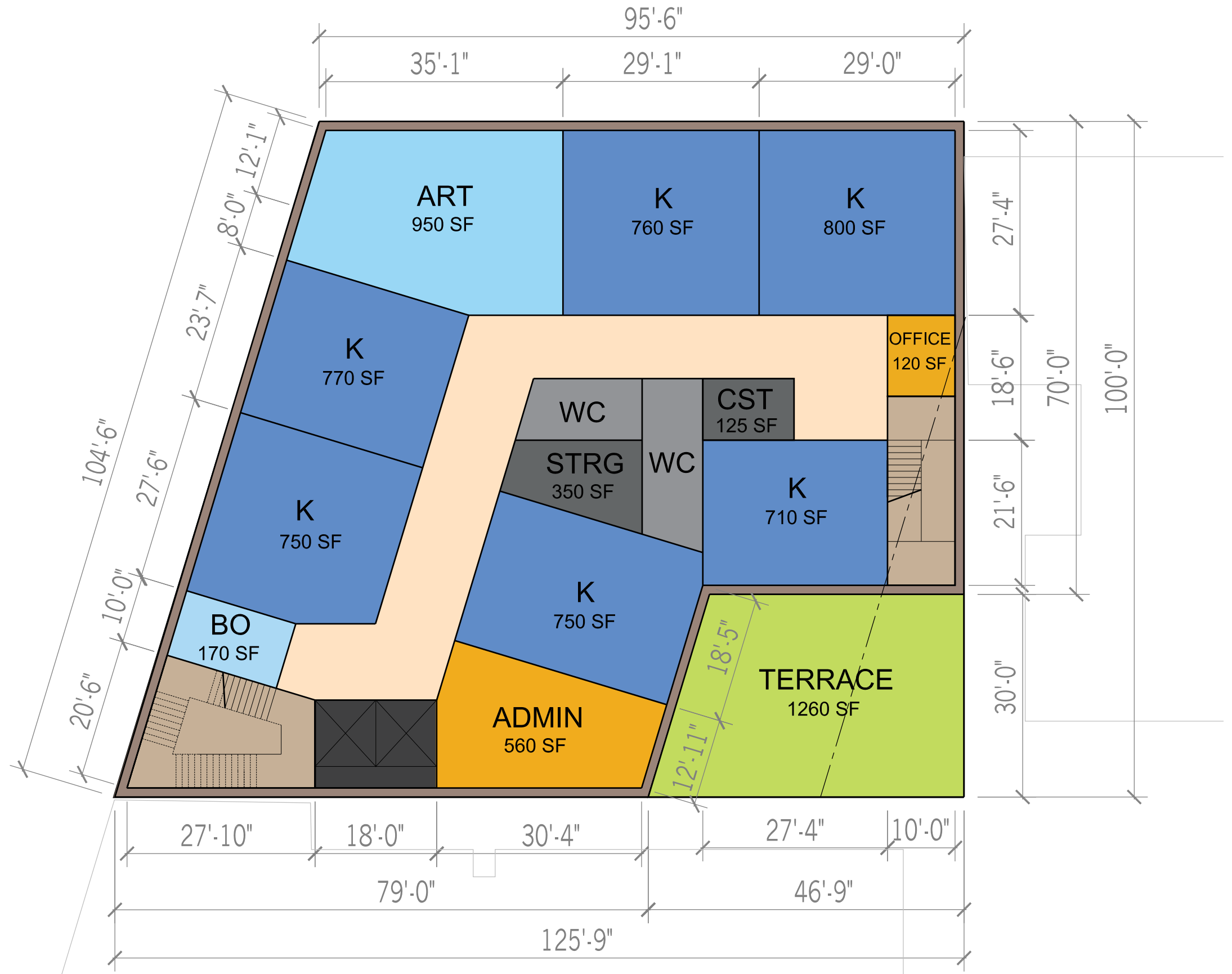
GRAND CONCOURSE
(182'-0" wide)

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FIRST FLOOR
1/16" = 1'-0"



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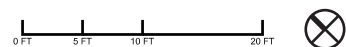
SECOND FLOOR
1/16" = 1'-0"



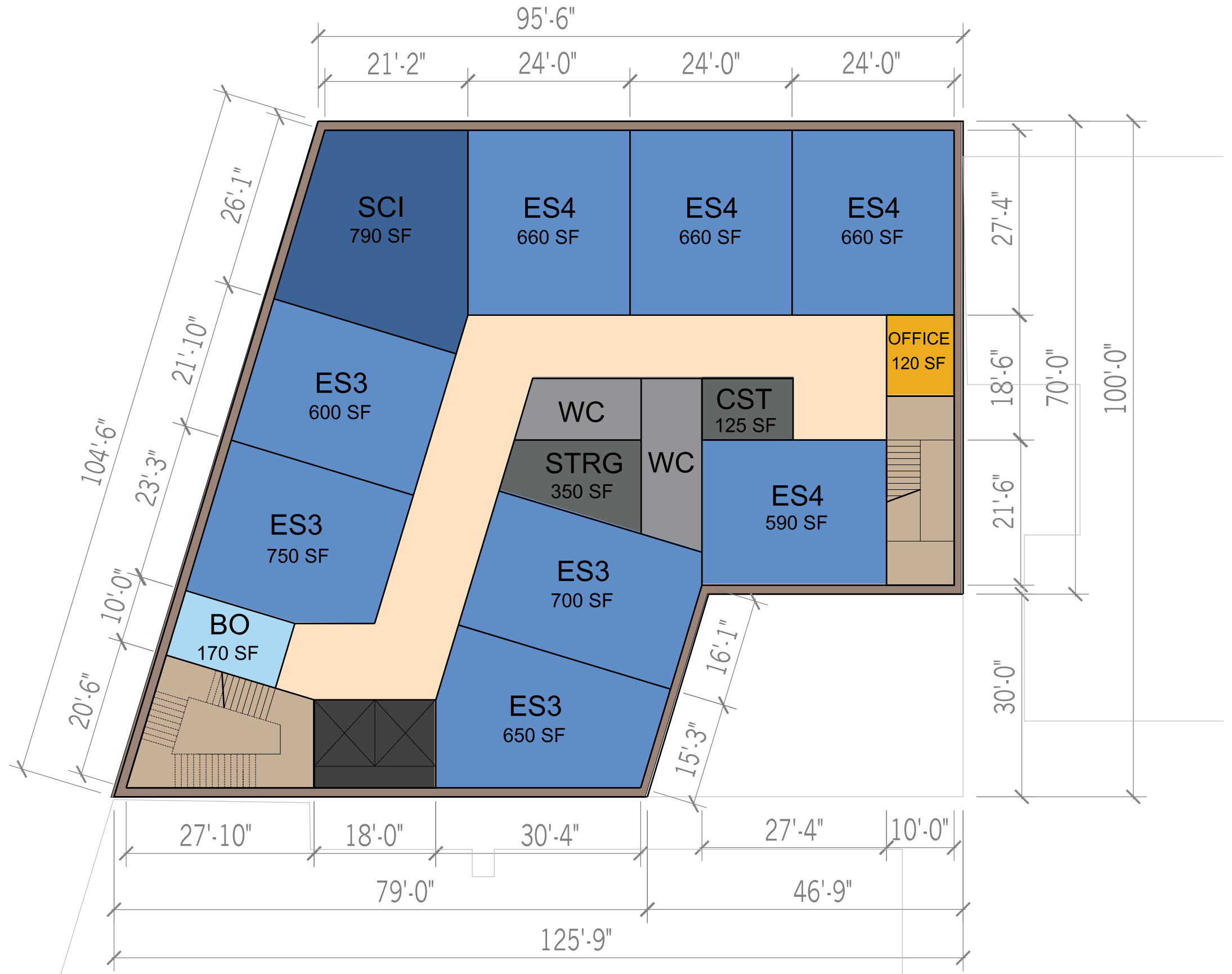
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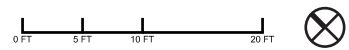
THIRD FLOOR
 1/16" = 1'-0"



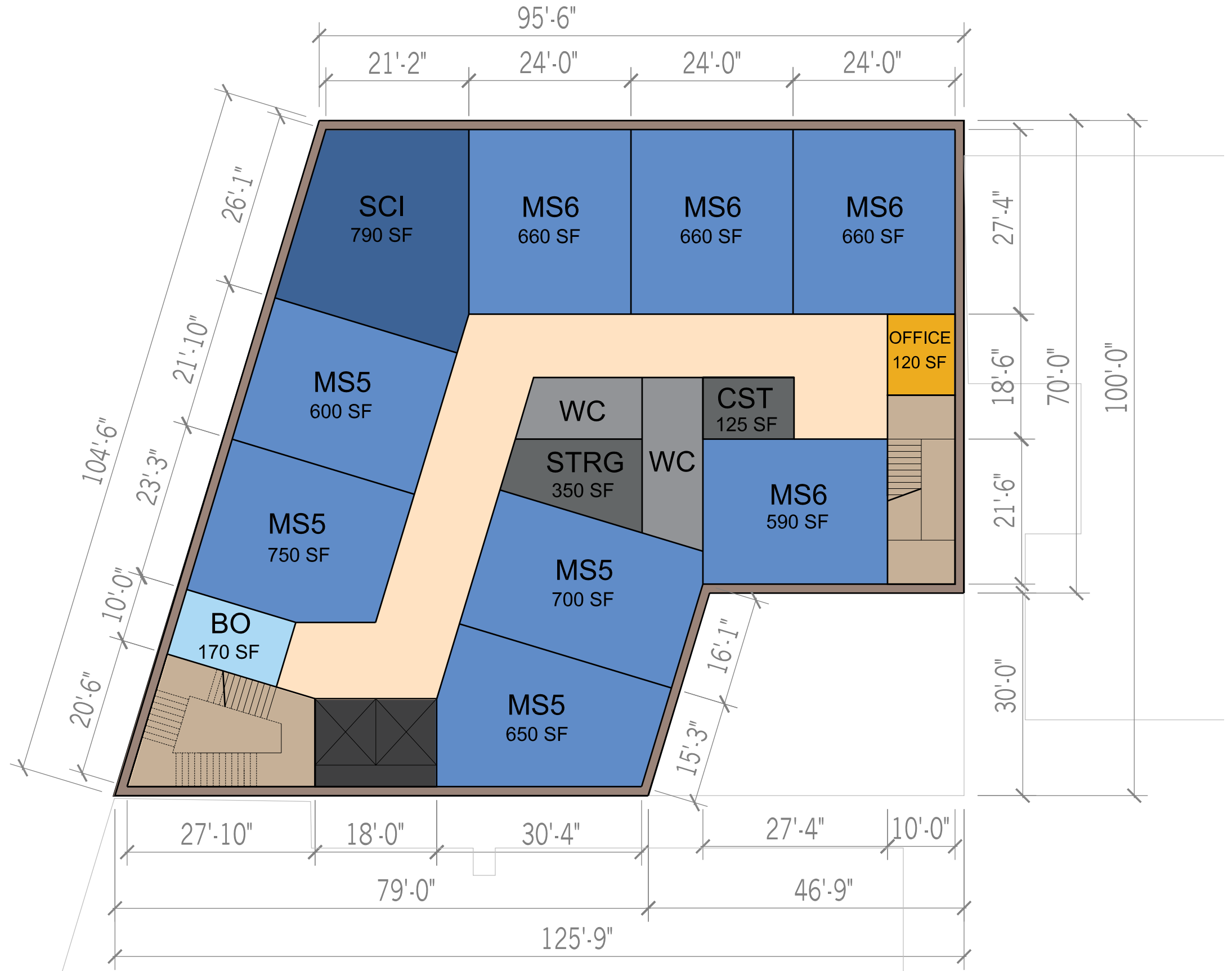
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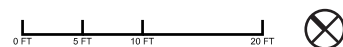
FOURTH FLOOR
 1/16" = 1'-0"



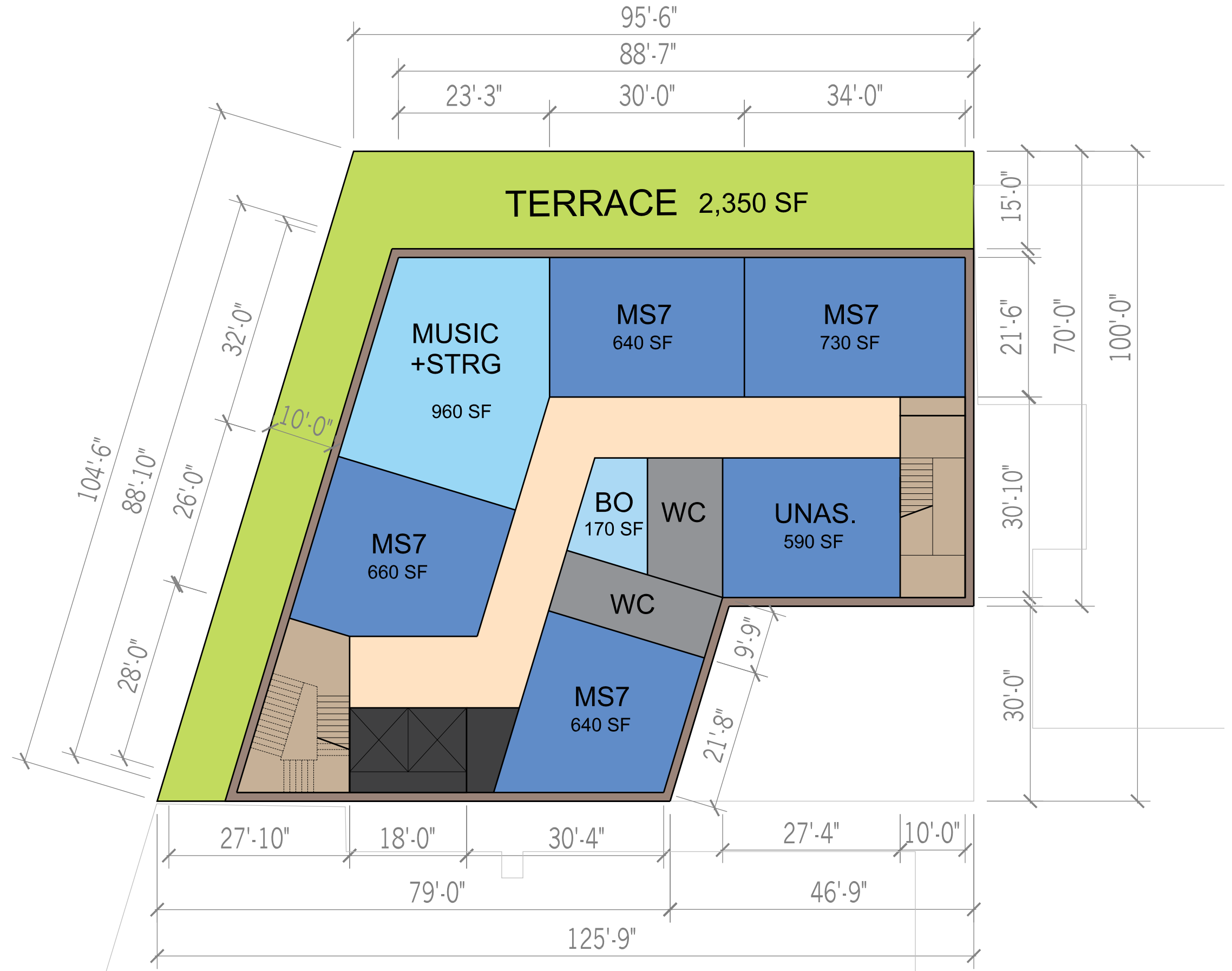
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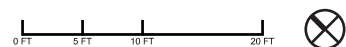
FIFTH FLOOR
 1/16" = 1'-0"



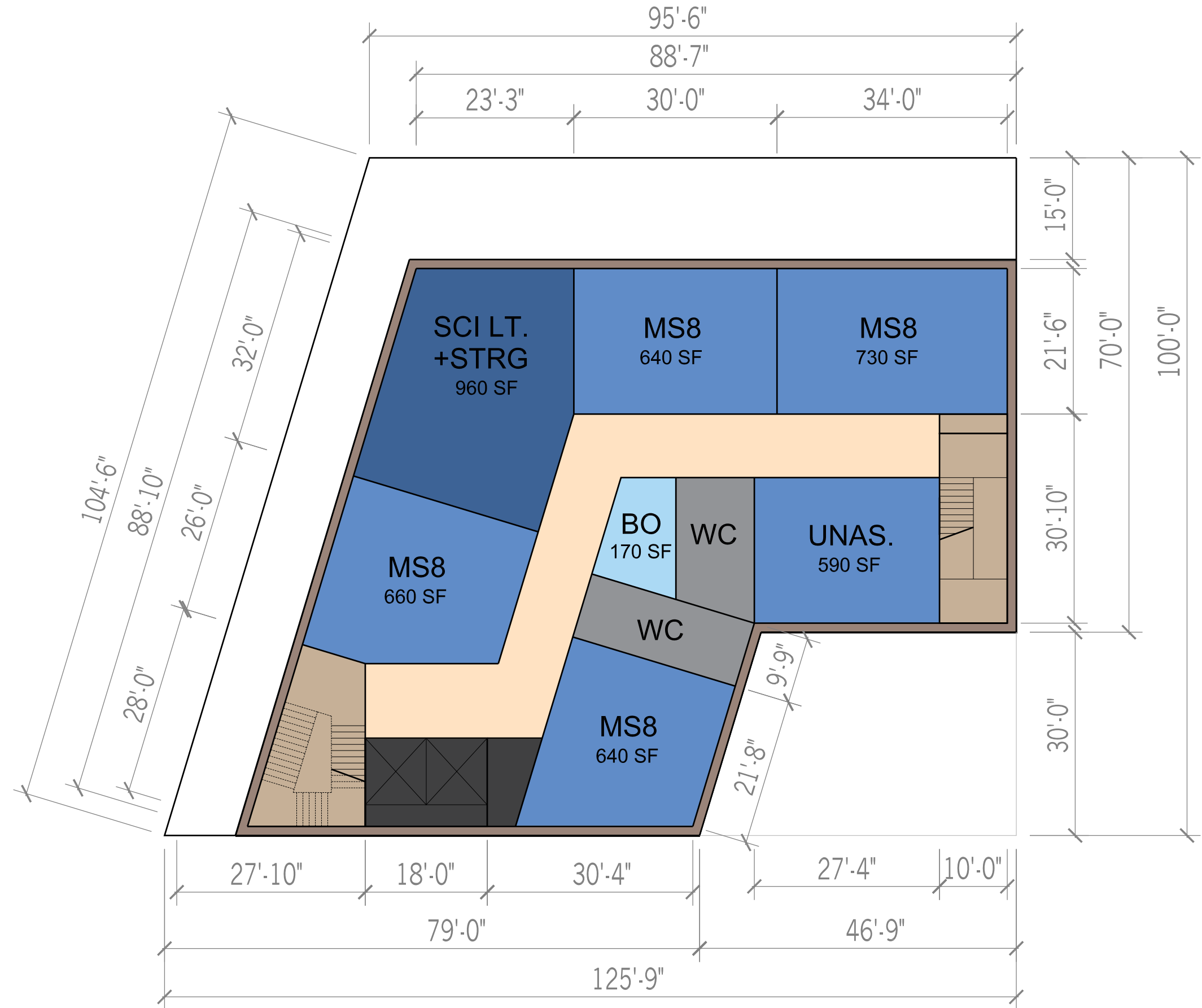
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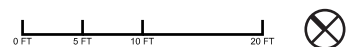
SIXTH FLOOR
1/16" = 1'-0"



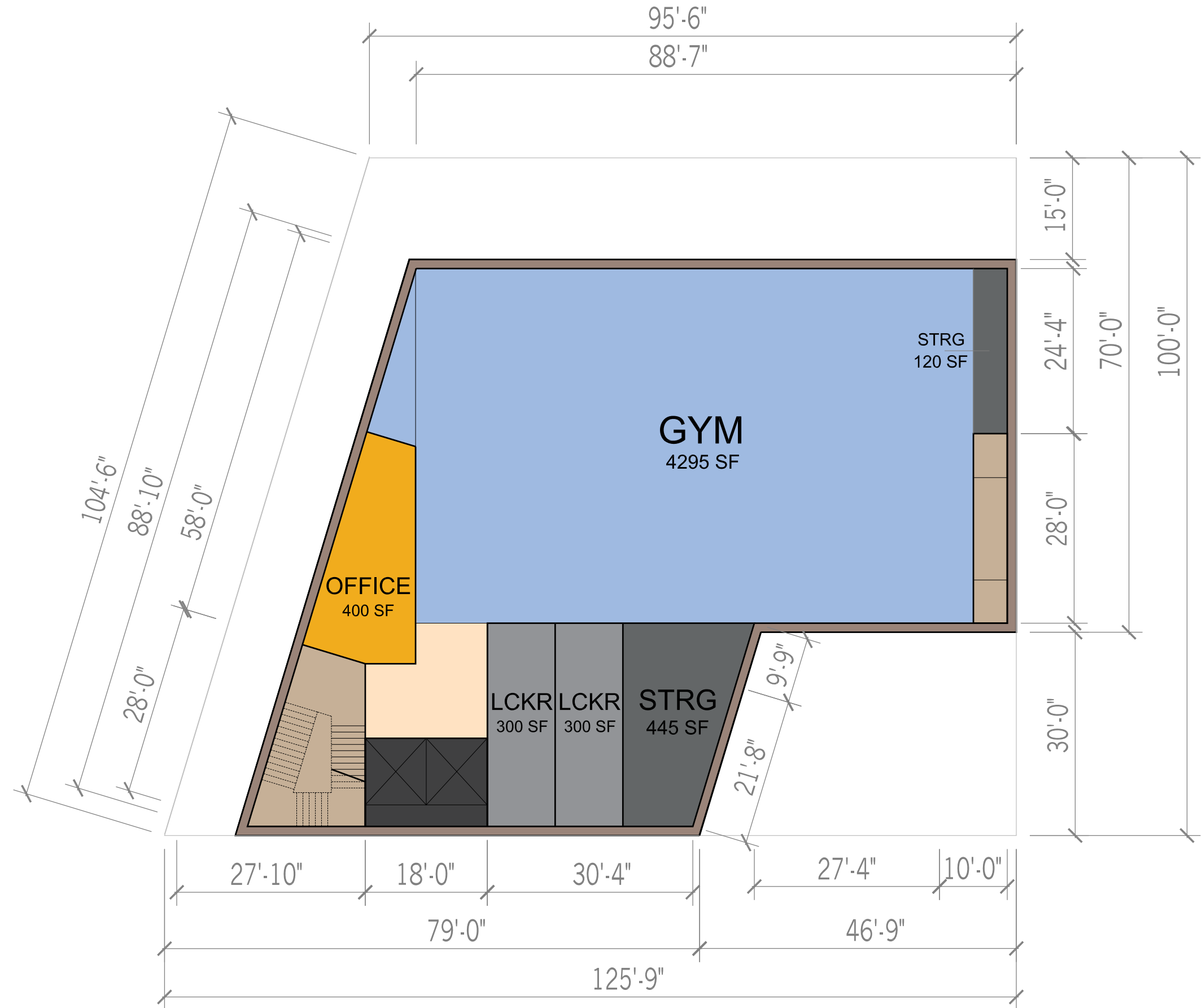
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SEVENTH FLOOR
1/16" = 1'-0"



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EIGHTH FLOOR
 1/16" = 1'-0"

