

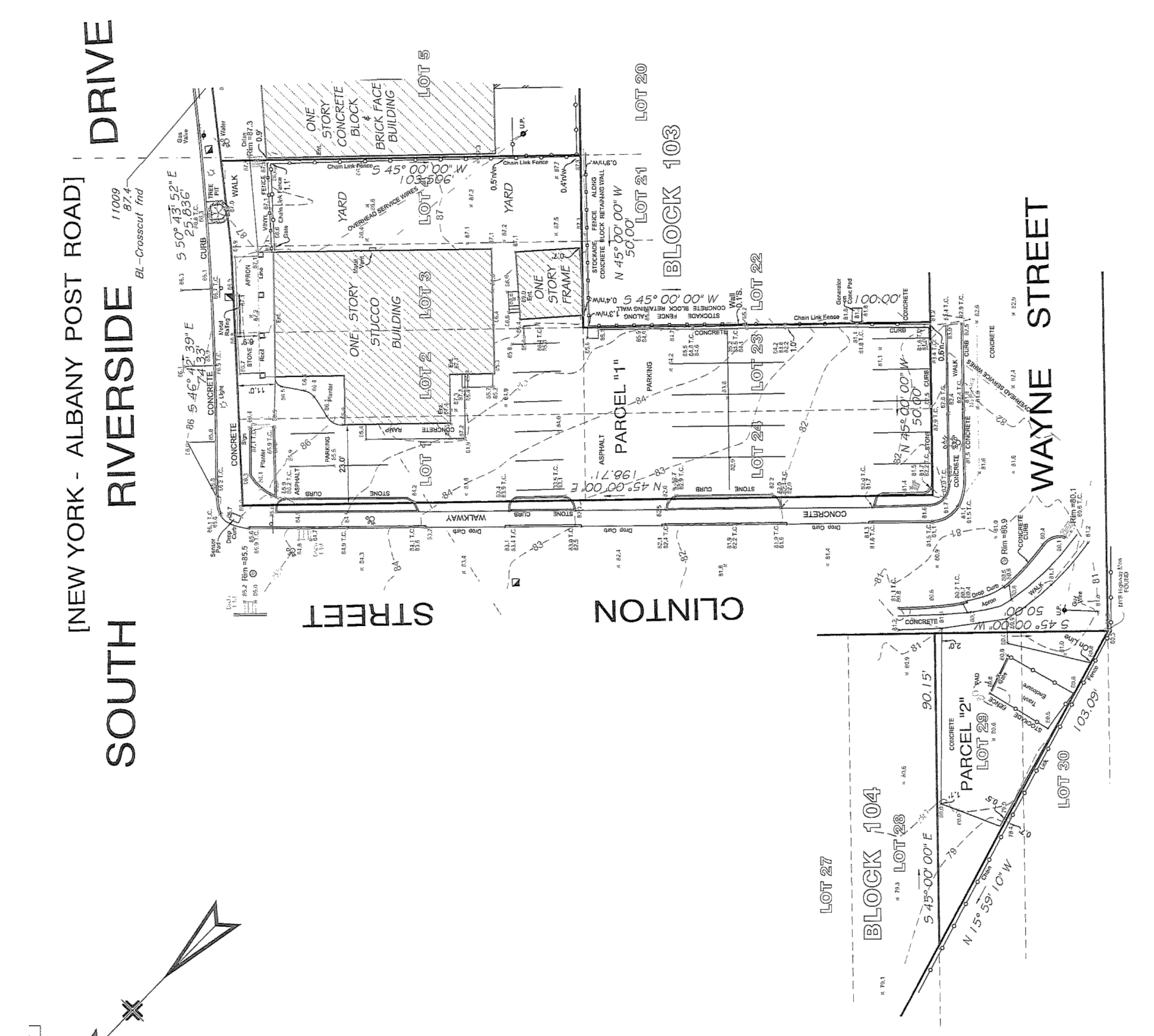
**EXISTING PARKING LOT**  
 NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PAVING ALL LINES (MARKINGS) TO BE U.S.D.O.T. APPROVED REFLECTIVE PAINT

**PARCEL 1**  
 AREA: 15,105 SF  
 BLOCK: 103  
 LOT: 1, 2, 3, 4, 23, 24

**PROPOSED 3 STORY WITH CELLAR**  
 USE: COMMERCIAL & RESIDENTIAL  
 AREA: 6487.9 SF

**EXISTING 1 STORY WITH CELLAR**  
 USE: COMMERCIAL & RESTAURANT & BAR  
 AREA: 2690.5 SF

**NEW PARKING LOT**  
**PARCEL 2**  
 AREA: 2370 SF  
 BLOCK: 104  
 LOT: 29



**ZONING ANALYSIS**

ZONING DISTRICT C-2 (GATEWAY OVERLAY DISTRICT)

DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	---	15,044 + 2,254 = 17,298 Sq.Ft
LOT WIDTH	50.0'	50.0'
LOT DEPTH	---	---
FRONT YARD SETBACK	23'-0"	23'-0"
FRONT YARD SETBACK	15' MIN. 20' MAX.	12'-1"
SIDE YARD SETBACK	0'-0"	5.0' & 5.0'

**BUILDING INFORMATION**

EXIST. BLDG AREA	----	2690.5
PROPOSED BLDG AREA	----	6487.9
STORIES	----	3
HIGHT	35'-0"	35.0'

**FLOOR AREA INFORMATION**

	EXISTING	PROPOSED	TOTAL ZONING FL. AREA	RATIO
CELLAR	2,690.5 SQ. FT.	2,068.9 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,690.5 SQ. FT.	2,350.1 SQ. FT.	5,040.6 SQ. FT.	0.29
2ND FLOOR	----	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12
3RD FLOOR	----	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12
TOTAL FLOOR AREA	----	2,068.9 SQ. FT.	9,178.4 SQ. FT.	0.53

**PARKING TABULATIONS**

FOR MIXED-USE BUILDINGS IN THE HARMON/SOUTH RIVERSIDE GATEWAY AREA THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING AMOUNT OF PARKING FOR EACH RESIDENTIAL DWELLING UNIT: ONE PARKING SPACE PLUS ONE ADDITIONAL PARKING SPACE FOR EACH BEDROOM IN THE UNIT IN EXCESS OF ONE BEDROOM. THE GREATER OF (1) SPACE PER 300 S.F. OF OFFICE FLOOR AREA OR (1) SPACE PER 250 S.F. OR RETAIL / SERVICE FLOOR AREA

DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(±)3528.0/250= 14 SPACE	27
TOTAL PARKING SPACES	XX	37

SECTION-079.13

\* FOR MAXIMUM HEIGHT SHALL BE 35 FEET/THREE STORIES; PROVIDED, HOWEVER, THAT THE THIRD STORY MUST BE CONSTRUCTED WITHIN THE ROOFLINE OF THE BUILDING.  
 \* (3') VARIANCE GRANTED ON JULY 8, 2017

**NOTES**

1) ALL SURVEY INFORMATION SHOWN ON THIS PLOT PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY "W.A. SLATER" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

2) ALL UTILITIES SERVICING THE SUBJECT PROPERTY ARE EXISTING.

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No.: \_\_\_\_\_ Date: \_\_\_\_\_ Revision: \_\_\_\_\_

Project Info.:  
**ENLARGEMENT**  
**352 S RIVERSIDE AVENUE, NY 10520**

Drawing Title:  
**ZONING ANALYSIS & PLOT PLAN**

Drawing No.: **Z-001.00**

NOTE: Drawing may be printed at reduced scale

Seal / Stamp: \_\_\_\_\_  
 Drawn on: 3.13.2023  
 Signature: \_\_\_\_\_  
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 Checked by: \_\_\_\_\_  
 No. of Sheets(s): 1 of 8

Job No. / DOB Sticker: \_\_\_\_\_

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**SOUTH RIVERSIDE AVENUE**  
 (ALBANY POST ROAD)

**PROPOSED PLOT PLAN**  
 SCALE: 1:160



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Project Info.:  
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Drawing Title:  
**BUILDING RENDERING**

Drawing No.: **Z-001.00**

NOTE: Drawing may be printed at reduced scale

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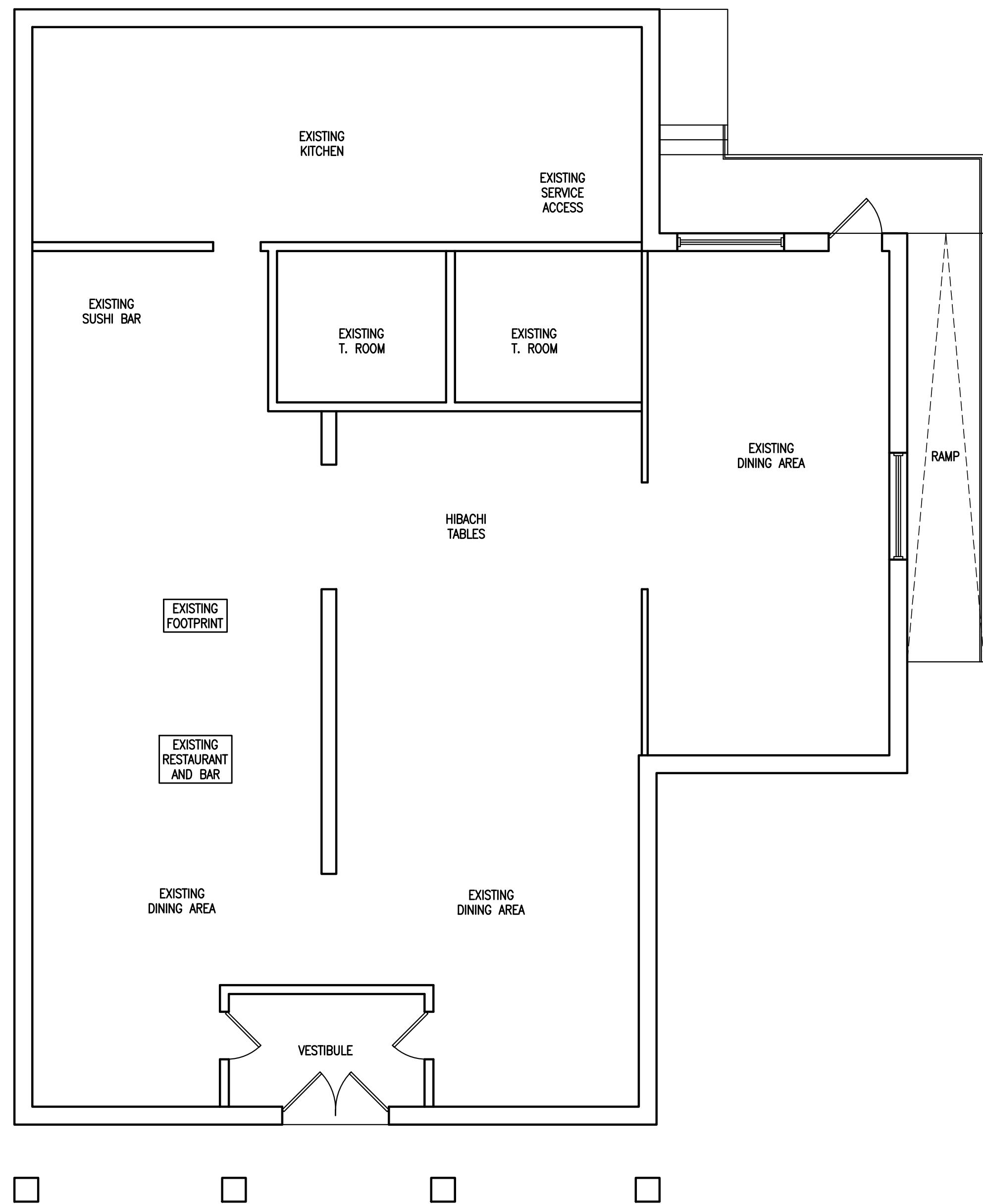
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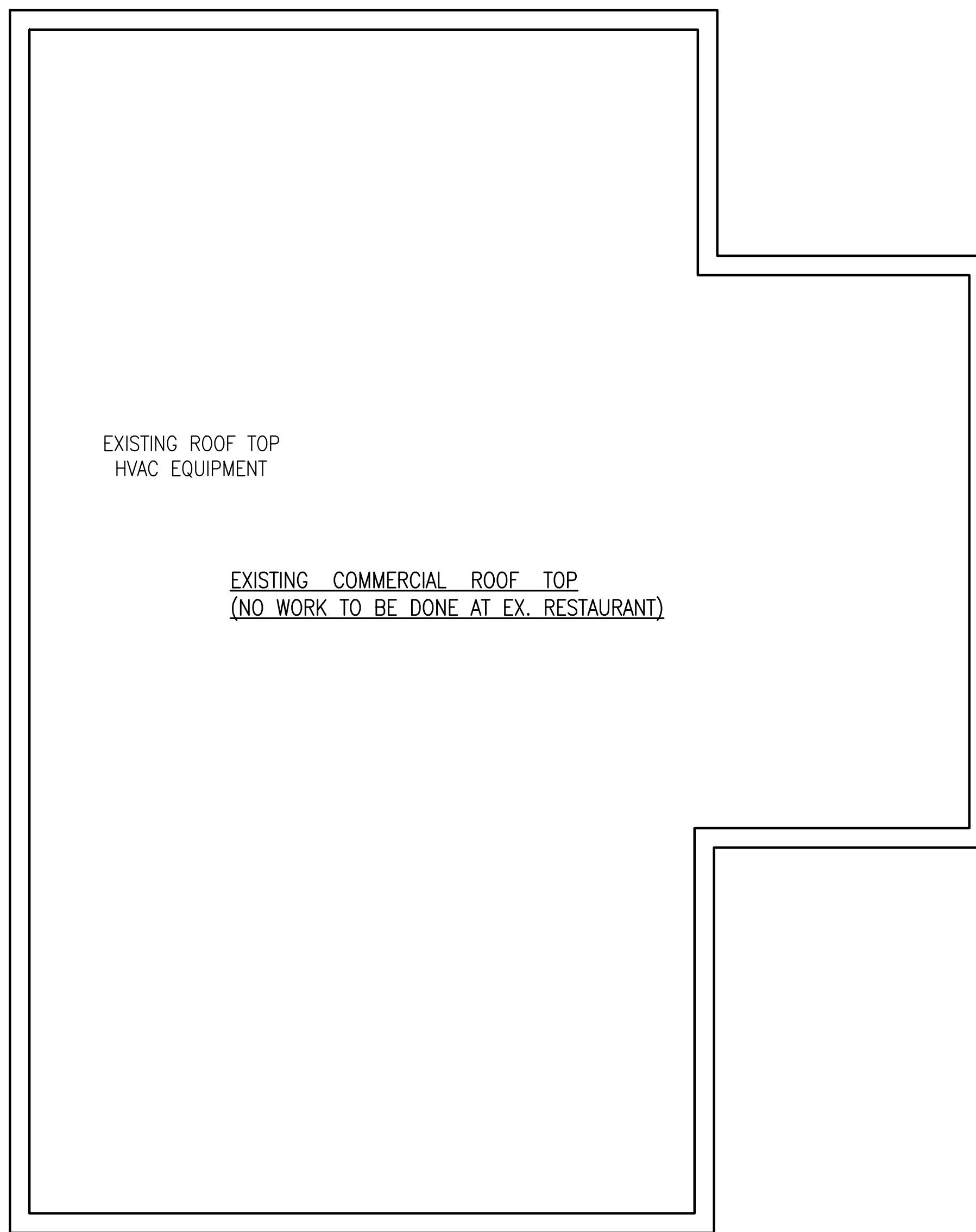
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2 EXISTING/DEMO 1ST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



3 EXISTING/DEMO ROOF PLAN  
SCALE: 3/16" = 1'-0"

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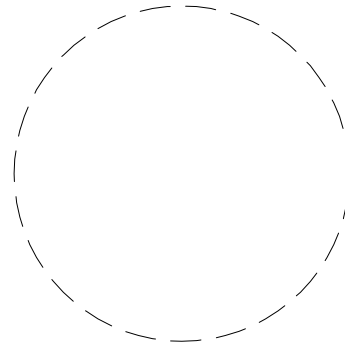
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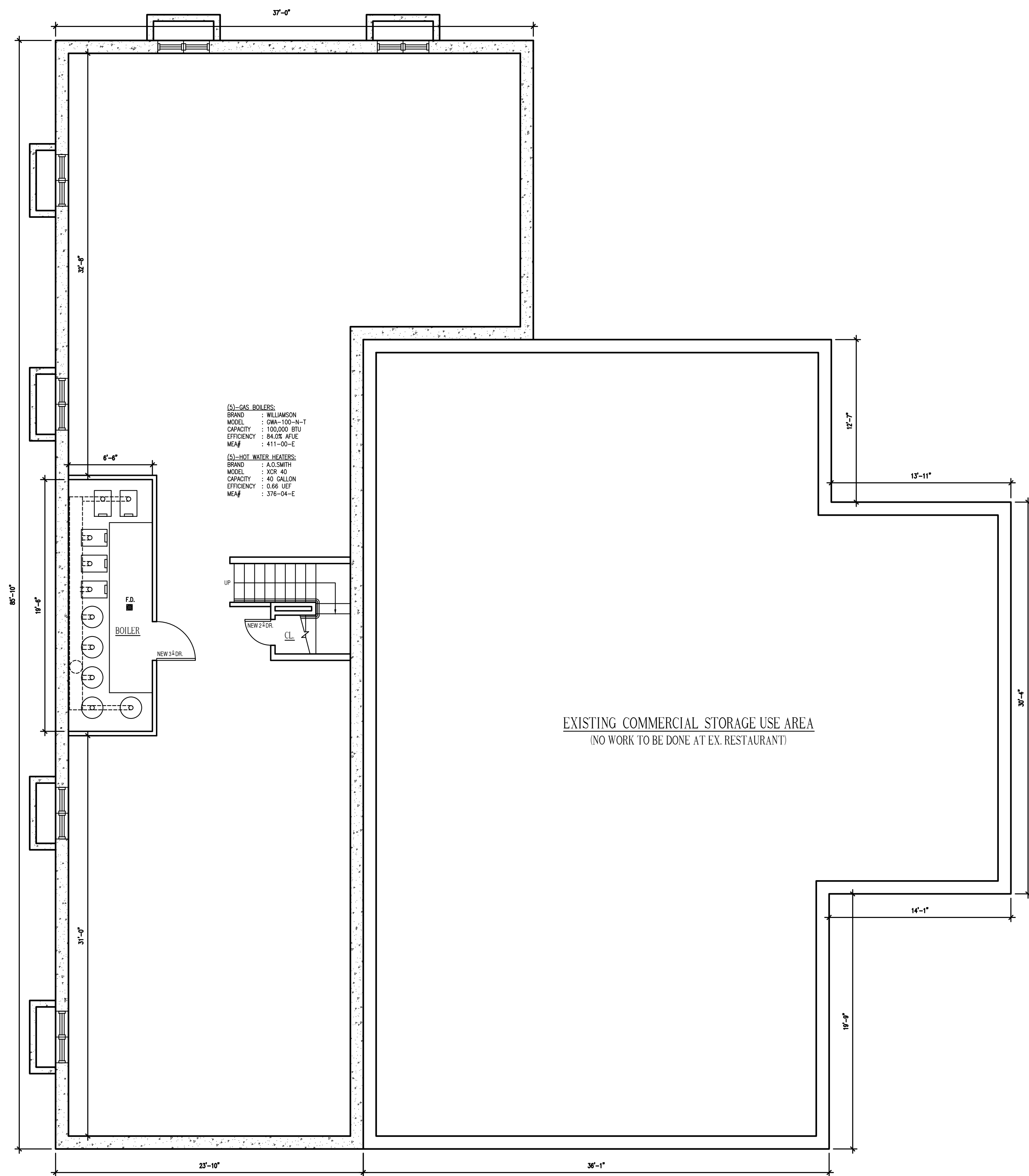
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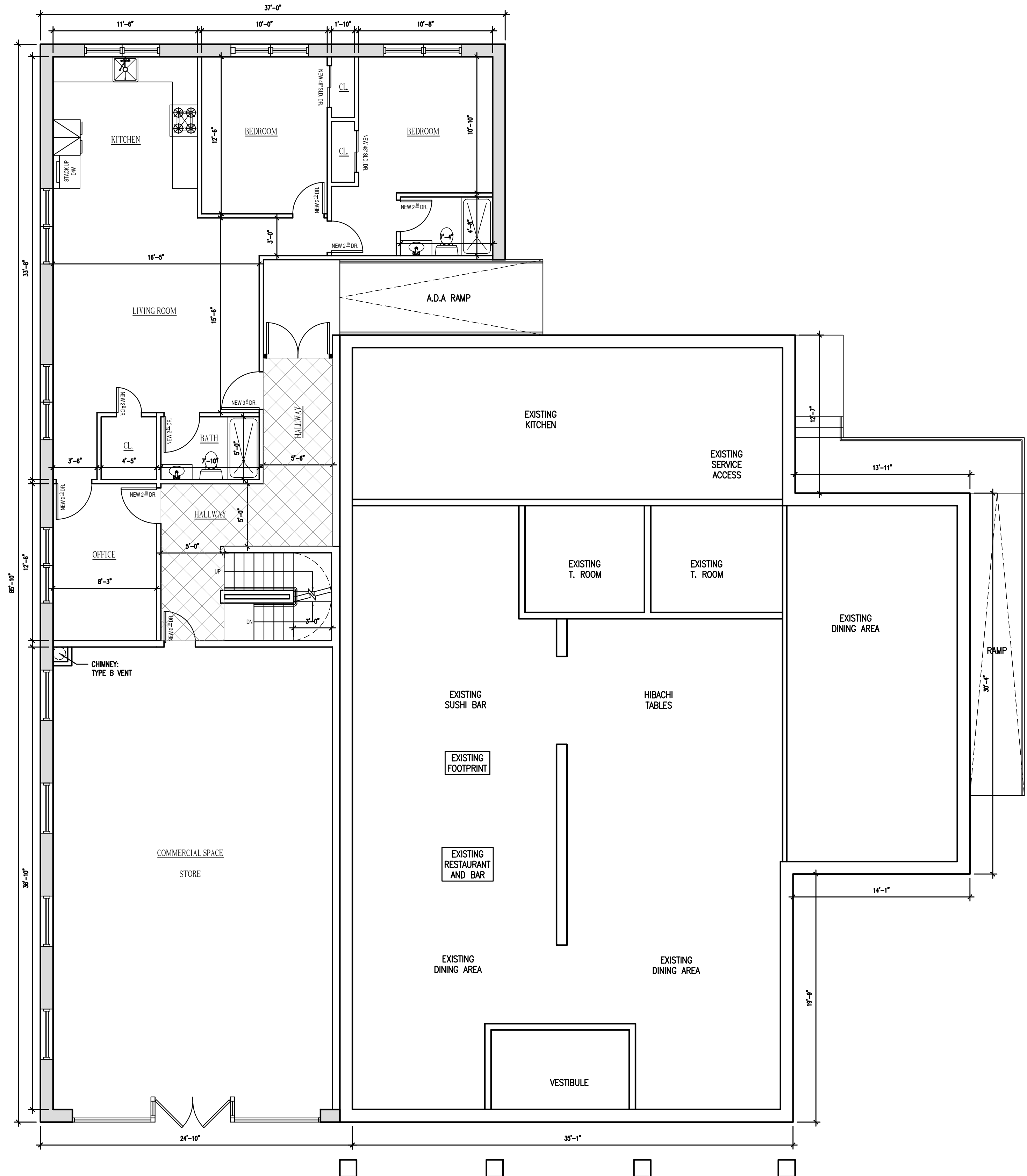
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	Drawn by:	HT
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1 PROPOSED CELLAR FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



2 PROPOSED 1ST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"

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Drawing Title:  
**PROPOSED FLOOR PLANS**

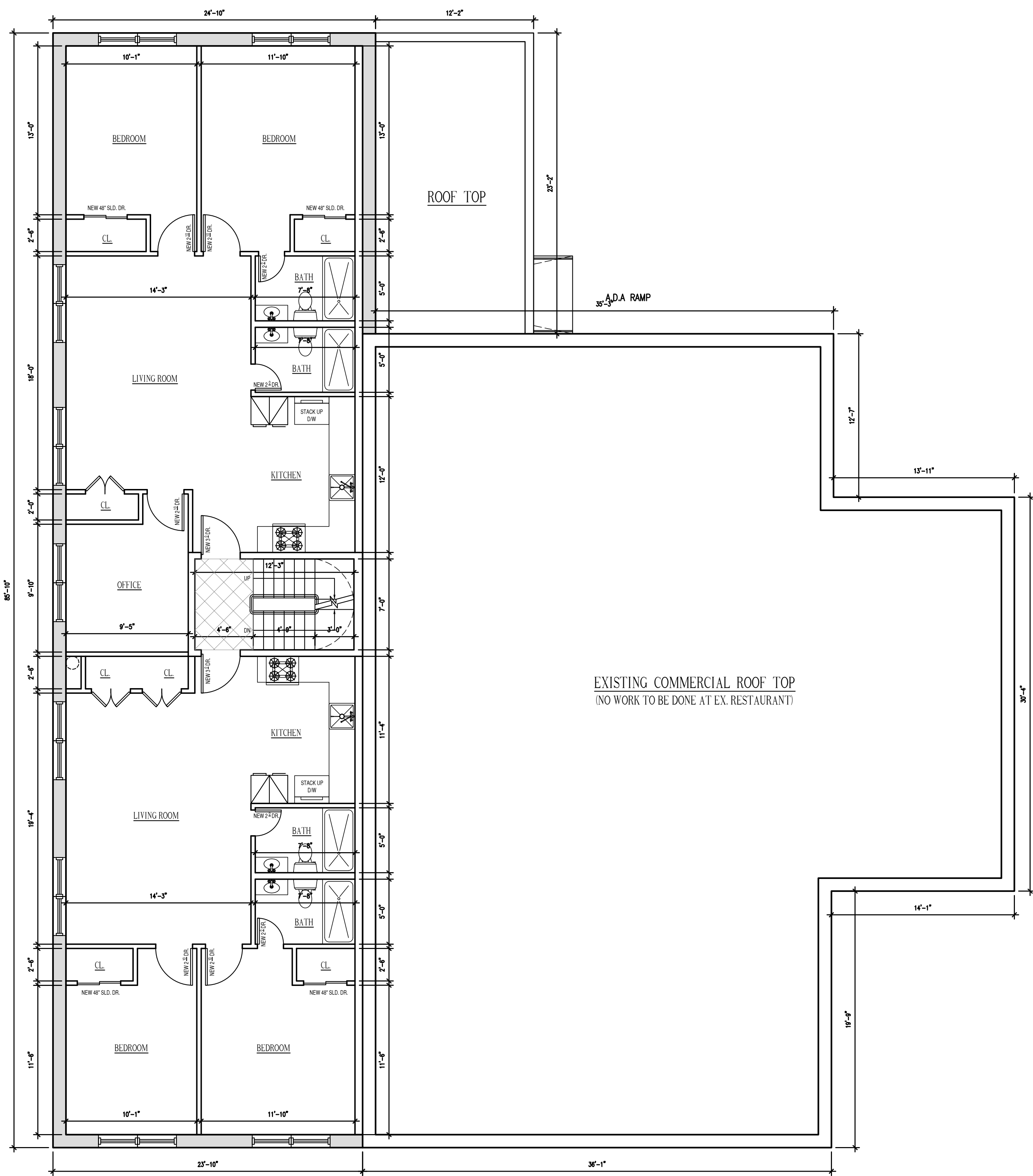
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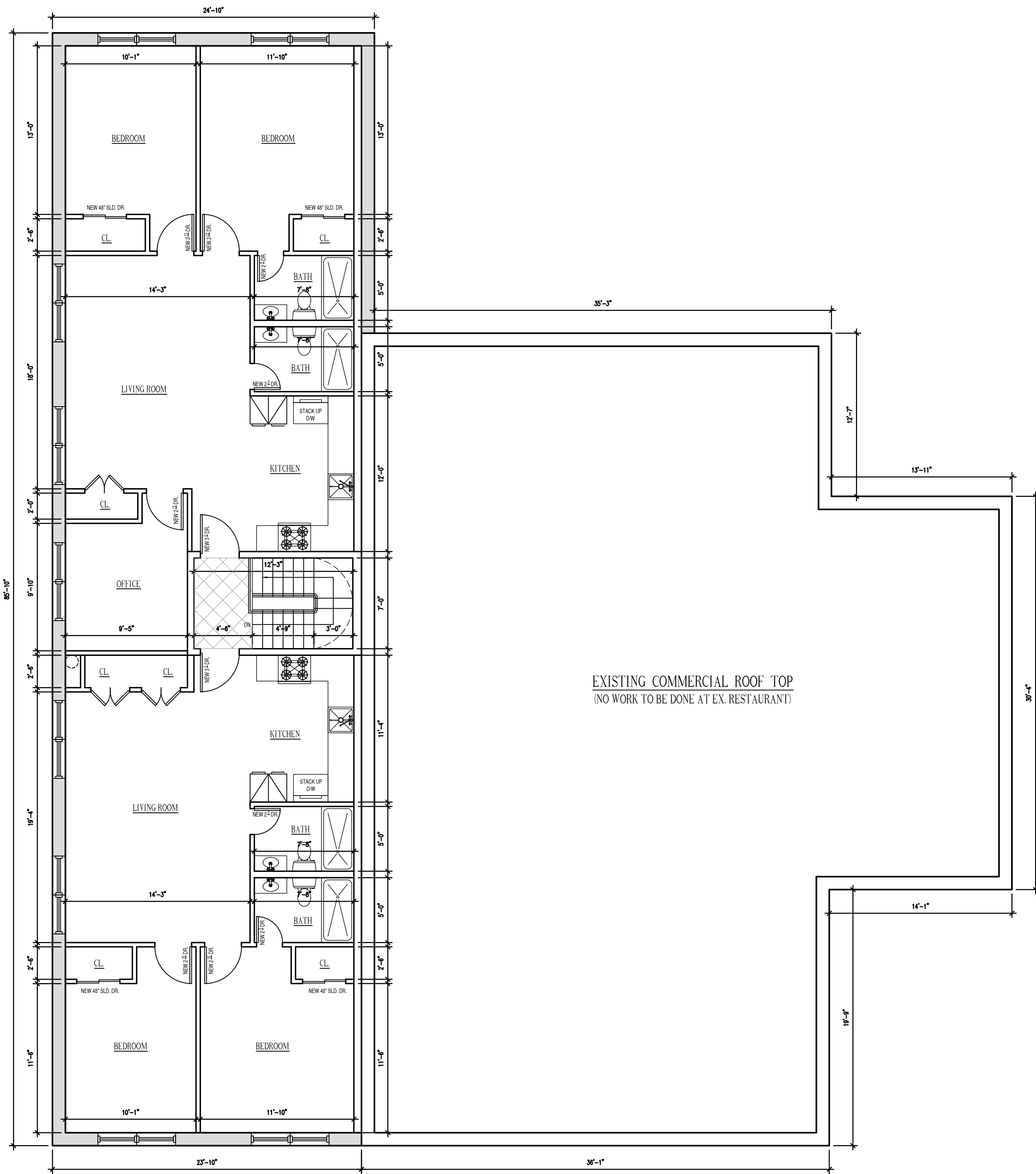
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3 PROPOSED 2ND FLOOR PLAN  
 SCALE: 3/16" = 1'-0"



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

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Drawing Title:  
**PROPOSED FLOOR PLANS**

Drawing No.:  
**A-002.00**

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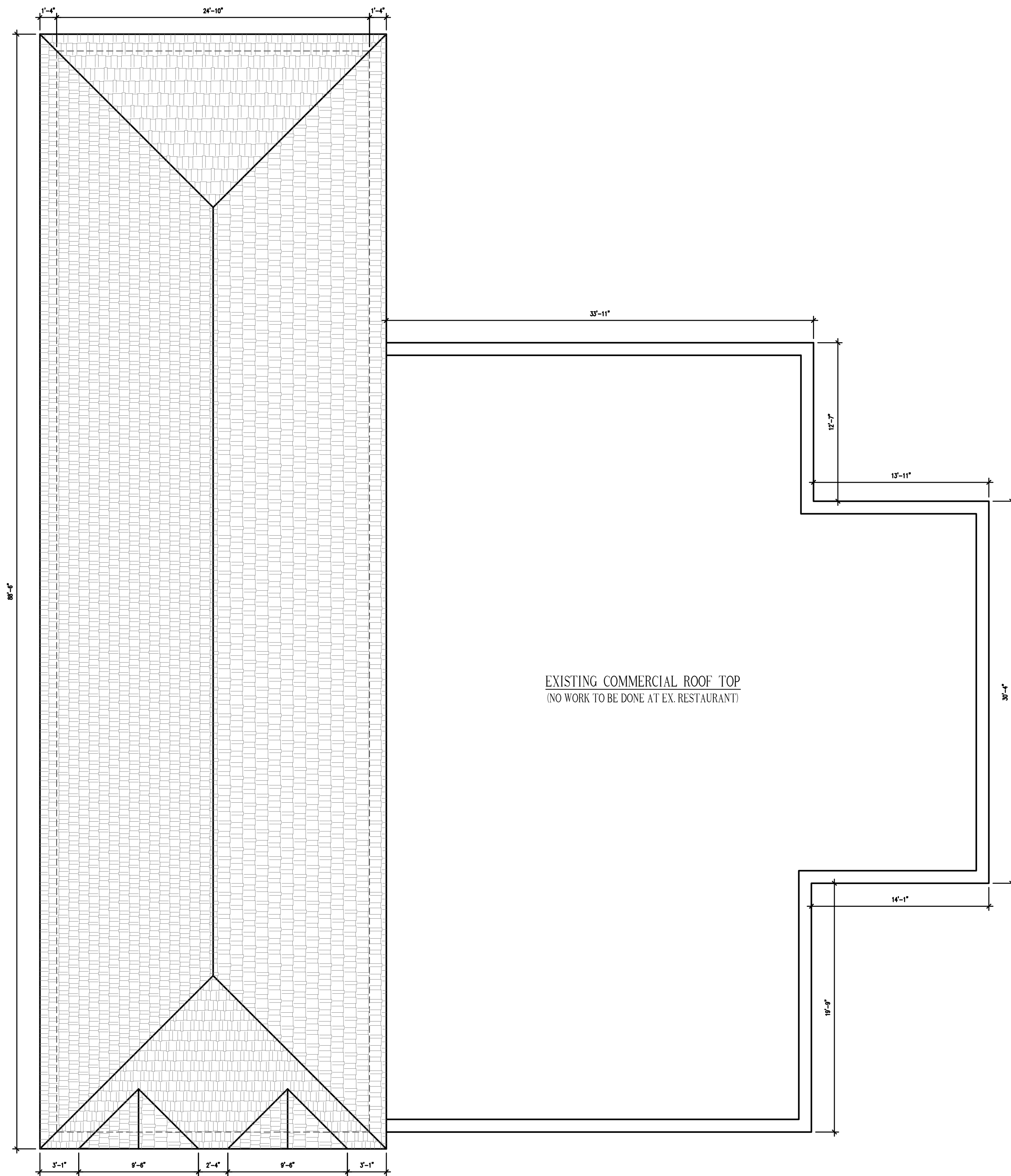
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EXISTING COMMERCIAL ROOF TOP  
(NO WORK TO BE DONE AT EX. RESTAURANT)

5 PROPOSED ROOF FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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Drawing Title:  
**PROPOSED FLOOR PLANS**

Drawing No.:  
**A-003.00**

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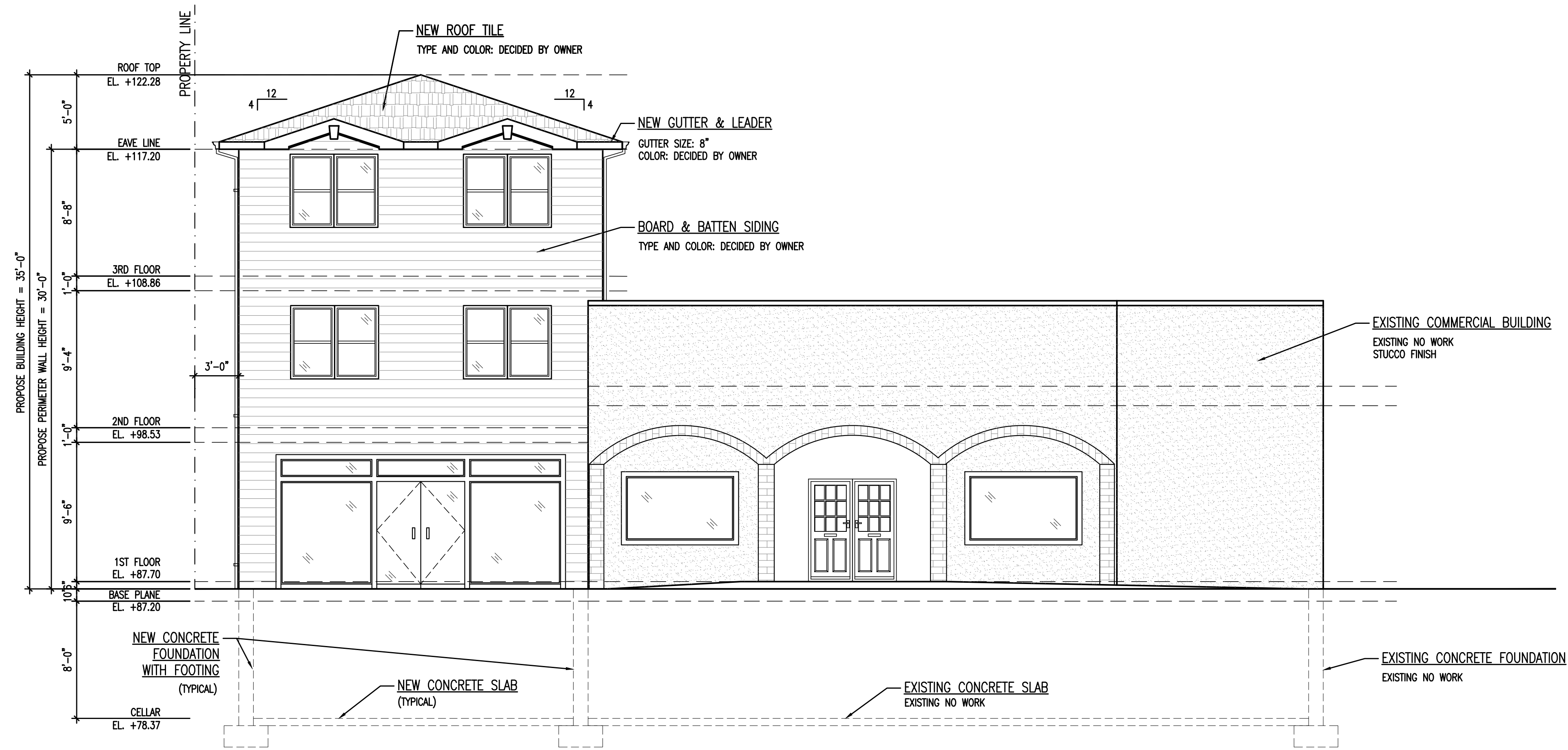
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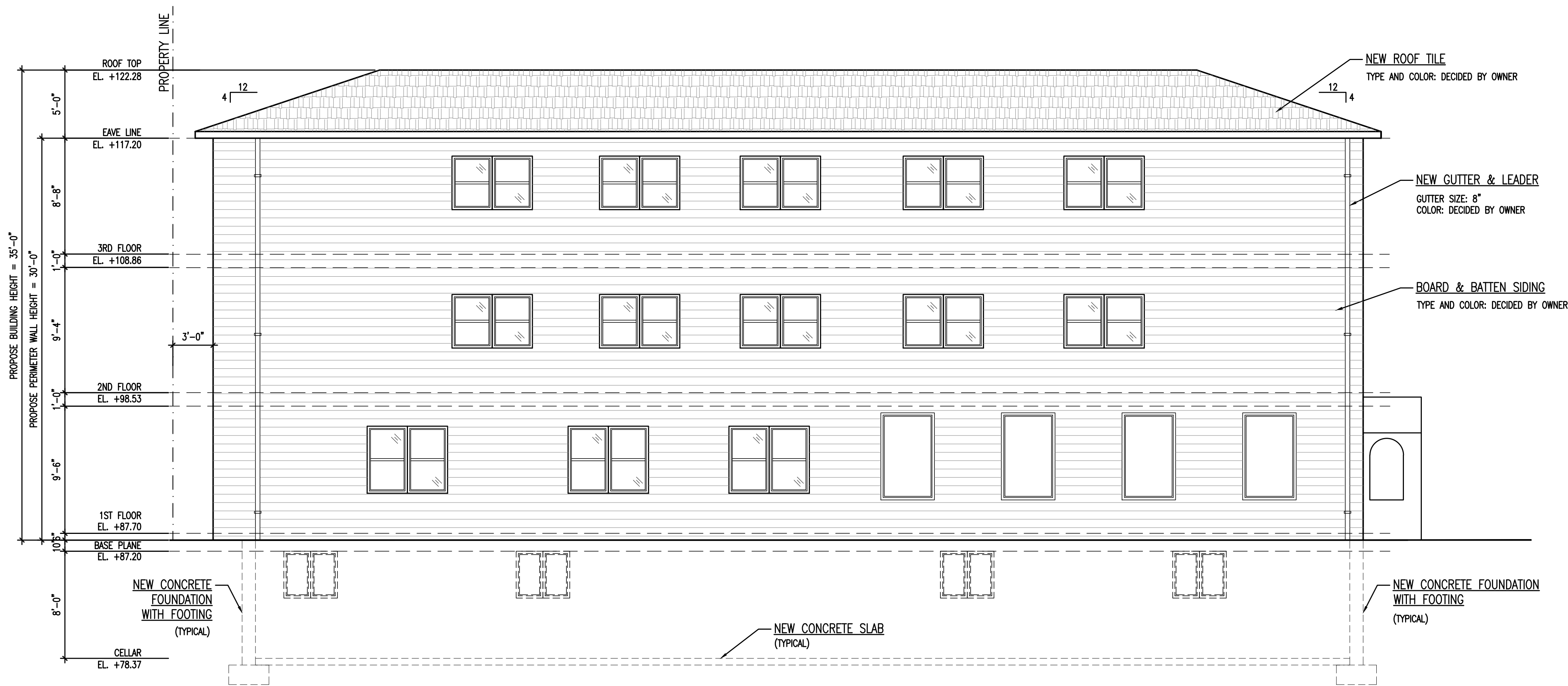
No. of Sheet(s): 6 of 8

Job No. / DOB Sticker:

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FRONT BUILDING ELEVATION (NORTHEAST)  
SCALE: 3/16" = 1'-0"



SIDE BUILDING ELEVATION (SOUTHEAST)  
SCALE: 3/16" = 1'-0"

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Drawing Title:

**PROPOSED ELEVATIONS**

Drawing No.:

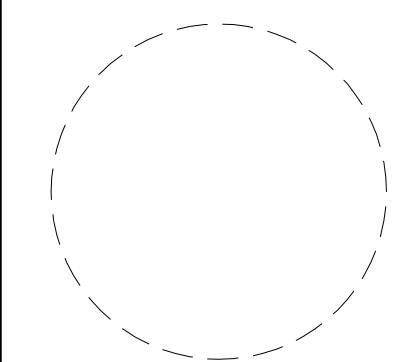
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Signature:



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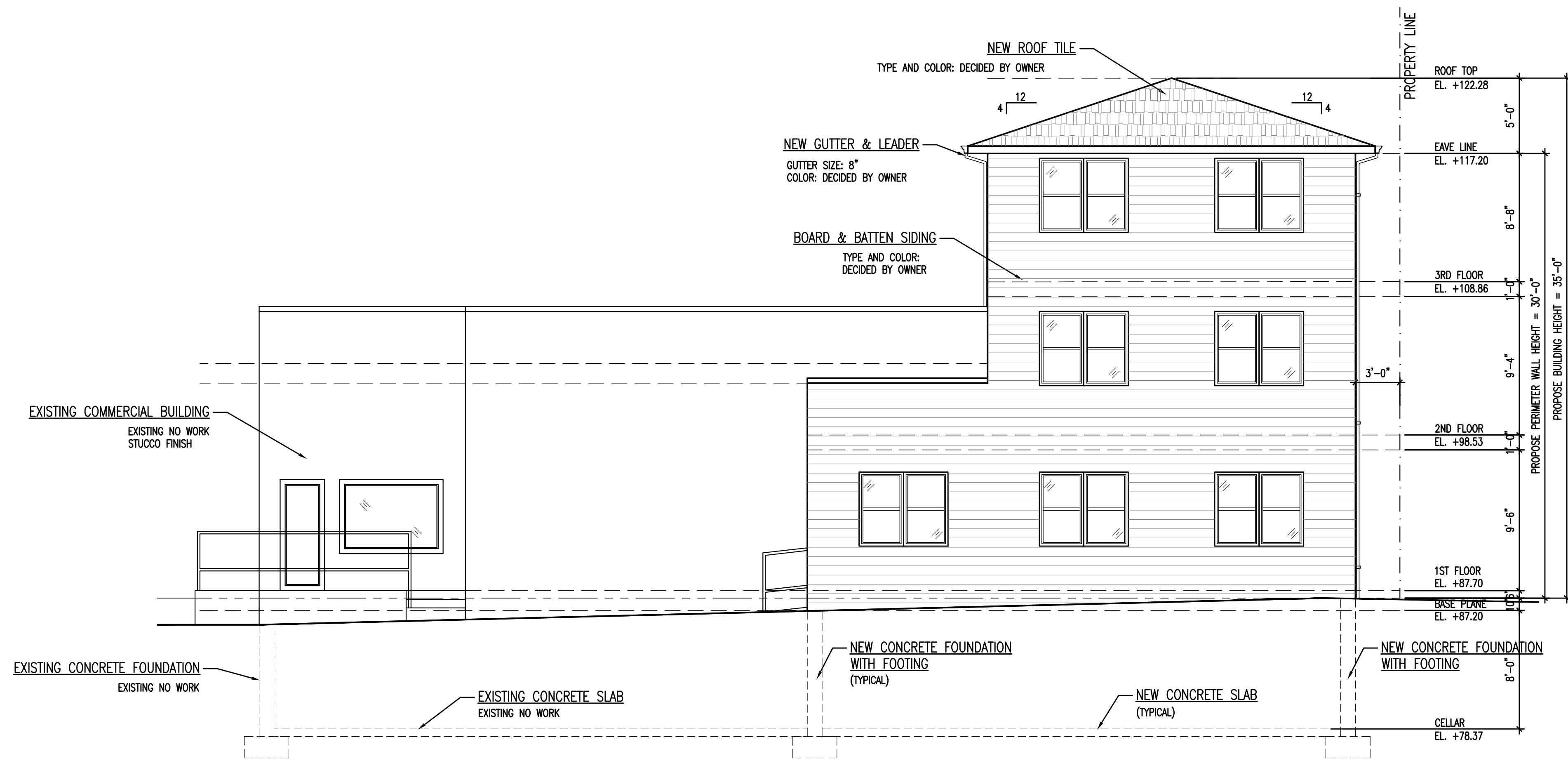
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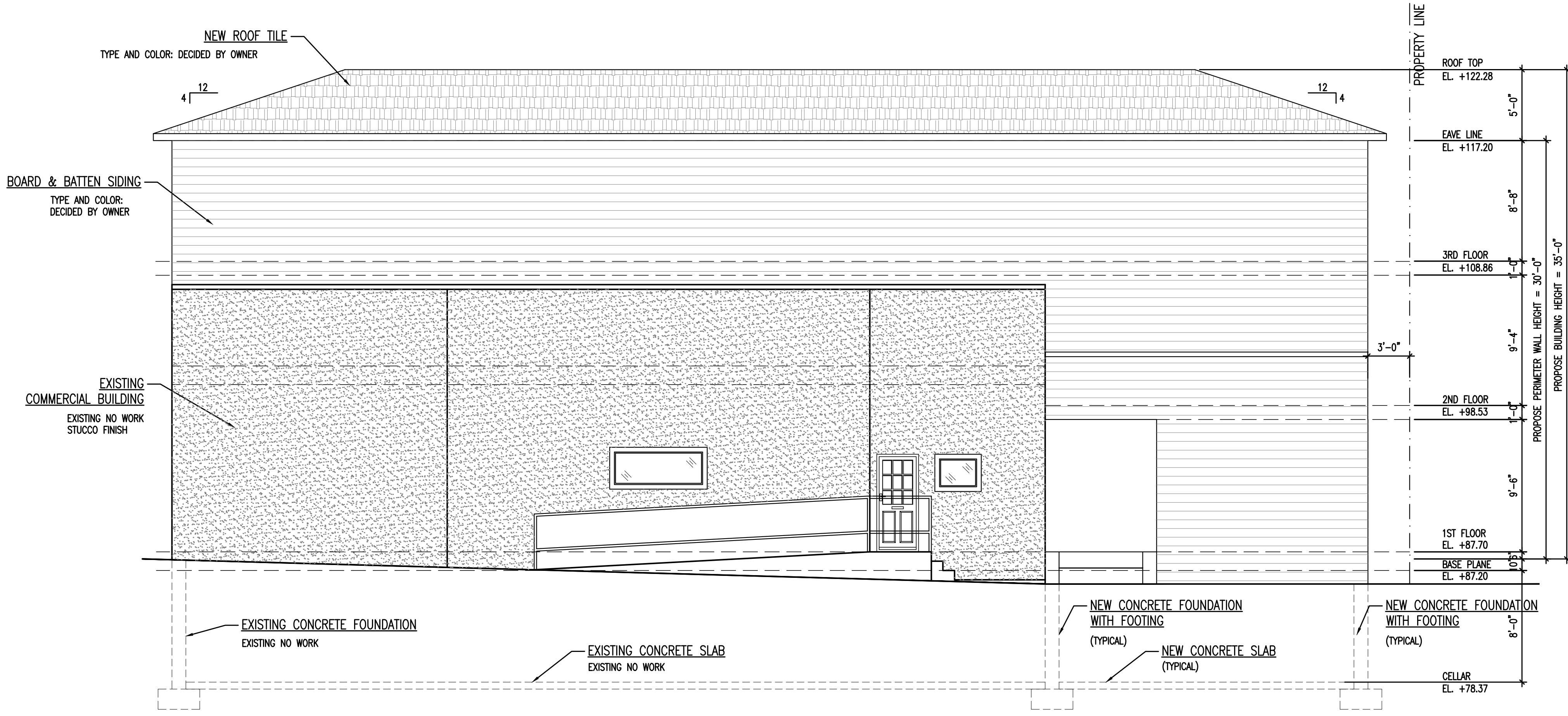
7 of 8

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REAR BUILDING ELEVATION (SOUTHWEST)  
SCALE: 3/16" = 1'-0"



FRONT BUILDING ELEVATION (NORTHWEST)  
SCALE: 3/16" = 1'-0"

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Drawing Title:  
**PROPOSED ELEVATIONS**

Drawing No.:  
**A-005.00**

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