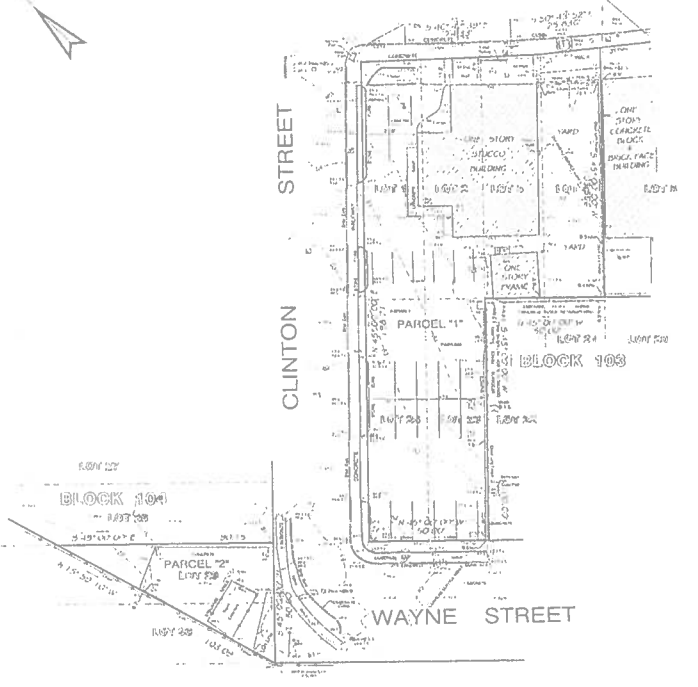


SCALE: 1:1160

SOUTH RIVERSIDE AVENUE  
(ALBANY POST ROAD)

PROPOSED PLOT PLAN

[NEW YORK - ALBANY POST ROAD] DRIVE  
SOUTH RIVERSIDE DRIVE



ZONING ANALYSIS

DESCRIPTION	PROPOSED	PROVIDED
ZONING DISTRICT (Z-2) (GENERAL OFFICE) (OFFICE)		
LOT AREA	5,041 ± 2254 = 17,288 SQ. FT.	
LOT AREA	50.0'	
LOT DEPTH	21.0'	
FRONT YARD SETBACK	15' MIN. 20' MAX.	7'-7"
FRONT YARD SETBACK	7'-7"	7'-7"
SIDE YARD SETBACK	5.0' ± 5.0'	

BUILDING INFORMATION

EXIST. 300' AREA	286.5
PROPOSED BLDG AREA	6206.7
TOTAL FLOOR AREA	13.0'

FLOOR AREA INFORMATION

EXISTING	PROPOSED	TOTAL ZONING %	RATIO
CELLAR	2,890.5 SQ. FT.	3.90 SQ. FT.	0.0
1ST FLOOR	2,658.9 SQ. FT.	4,759.4 SQ. FT.	0.27
2ND FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	0.12
TOTAL FLOOR AREA	7,618.3 SQ. FT.	7,618.3 SQ. FT.	0.51

PARKING TABULATIONS

DESCRIPTION	PROVIDED	REQUIRED
10 BEDROOM UNITS	10	10
COMMERCIAL AREA	23	23
TOTAL PARKING SPACES	33	33

NOTES:  
1) ALL SITE INFORMATION SHOWN ON THIS PLOT PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY "M.A. SALTER" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.  
2) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

O O B APPROVAL STAMP

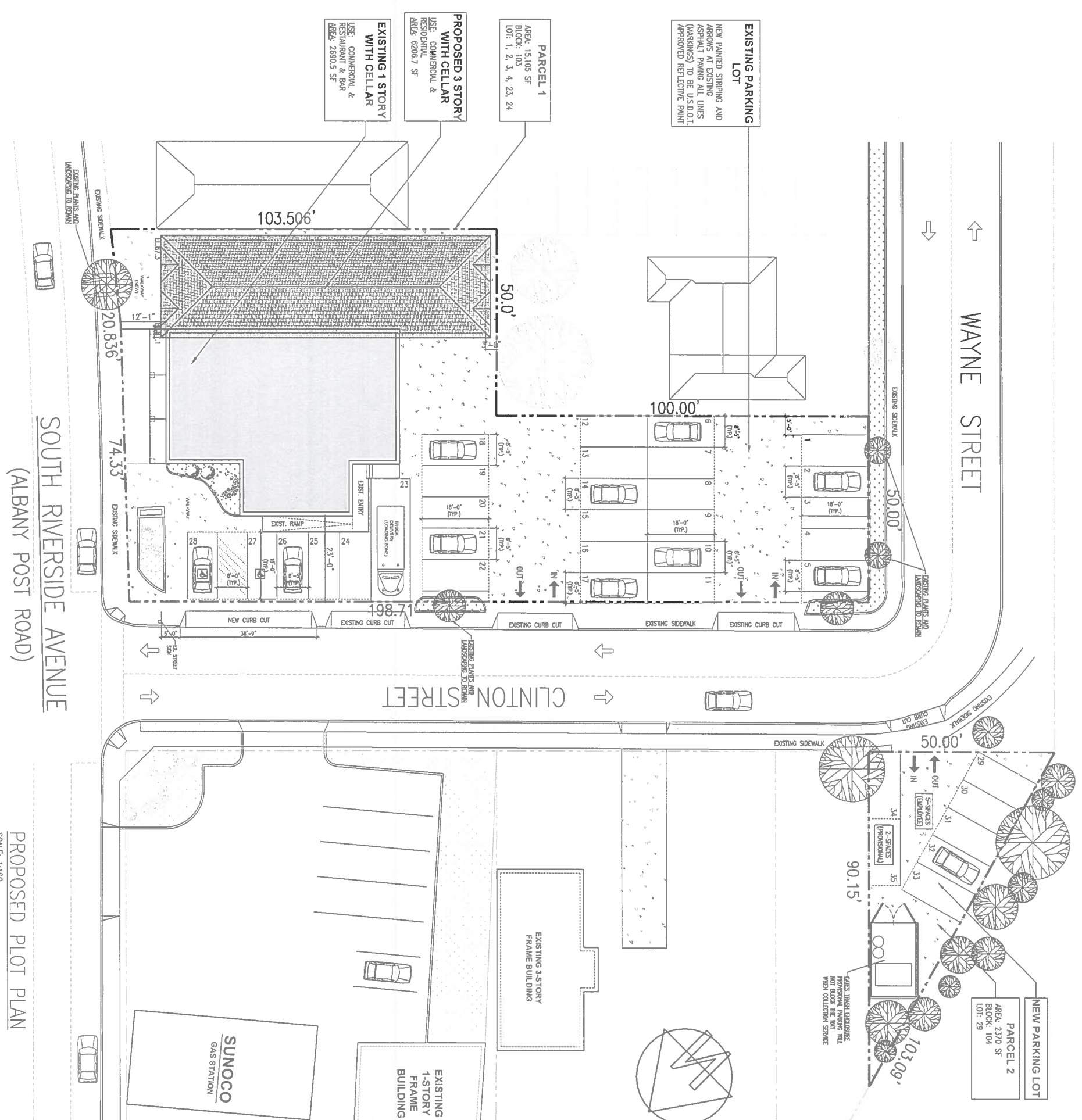


ZONING ANALYSIS & PLOT PLAN

AMERILAND BROOK LLC  
Architecture, Zoning & Building Code, Interior Design  
Address: 38-05 Station Street, Queens, NY 11354  
Phone: 718 878 6255  
Email: abcny@gmail.com  
No.: \_\_\_\_\_ Date: \_\_\_\_\_ Revision: \_\_\_\_\_  
Project No.: ENLARGEMENT  
352 S RIVERSIDE AVENUE, NY 10520

3.13.2023

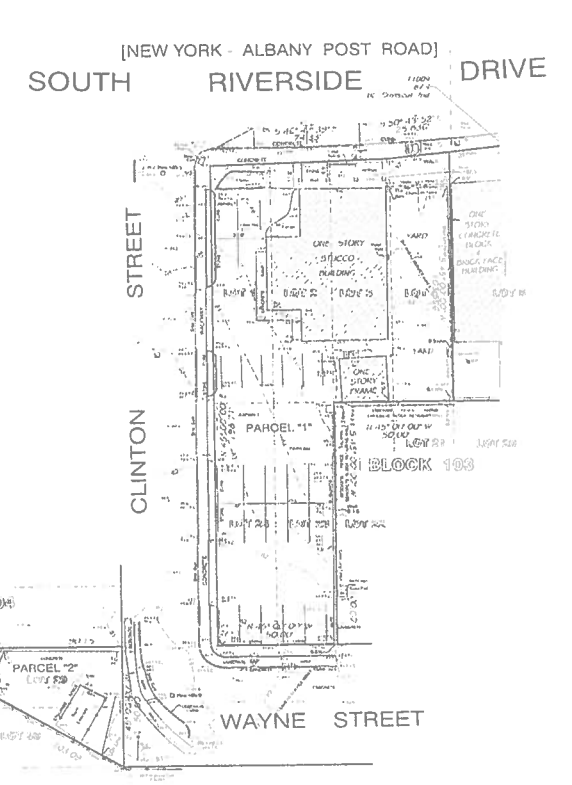
1 of 7



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

**PROPOSED PLOT PLAN**

SCALE: 1:160



**ZONING ANALYSIS**

ZONING DISTRICT C-2 (OUTLINE OVERLAY DISTRICT)	REQUIRED	PROVIDED
MIN. LOT AREA	15,004 + 2,254 = 17,258 SQ.FT.	15,105 SQ.FT.
LOT WIDTH	50.0'	50.0'
LOT DEPTH	23'-0"	12'-1"
FRONT YARD SETBACK	15' MIN. 20' MAX.	12'-1"
SIDE YARD SETBACK	0'-0"	5.0' & 5.0'

**BUILDING INFORMATION**

EXIST. BLDG AREA	2890.5
PROPOSED BLDG AREA	6088.7
STORIES	3
HEIGHT	35'-0"

**FLOOR AREA INFORMATION**

DESCRIPTION	EXISTING	PROPOSED	TOTAL ZONING FL. AREA	MIN. REQ.
CELLAR	2,890.5 SQ. FT.	2,068.9 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,890.5 SQ. FT.	2,068.9 SQ. FT.	4,959.4 SQ. FT.	9,227
2ND FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	4,137.8 SQ. FT.	6,112
3RD FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	4,137.8 SQ. FT.	6,112
TOTAL FLOOR AREA	7,018.8 SQ. FT.	6,206.6 SQ. FT.	12,225.4 SQ. FT.	12,451

**PARKING TABULATIONS**

DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(4) 2890.5/250 = 11.56 SPACES	24
TOTAL PARKING SPACES	XX	34

FOR WALK-UP BUILDINGS IN THE HARBOR/SOUTH RIVERSIDE CENTER AREA, THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING NUMBER OF PARKING SPACES FOR EACH RESIDENTIAL DWELLING UNIT: ONE PARKING SPACE PLUS THE SQUARE OF (1) SPACE PER 300 SQ. FT. OF GROUND FLOOR AREA OR (1) SPACE PER 200 SQ. FT. OR RETAIL / SERVICE FLOOR AREA.

FOR WALK-UP BUILDINGS IN THE HARBOR/SOUTH RIVERSIDE CENTER AREA, THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING NUMBER OF PARKING SPACES FOR EACH COMMERCIAL UNIT: ONE PARKING SPACE PLUS THE SQUARE OF (1) SPACE PER 300 SQ. FT. OF GROUND FLOOR AREA OR (1) SPACE PER 200 SQ. FT. OR RETAIL / SERVICE FLOOR AREA.

(3) VARIANCE GRANTED ON JULY 8, 2017.

**NOTES**

- ALL SURVEY INFORMATION SHOWN ON THIS PLOT PLAN HAS BEEN TAKEN FROM A SURVEY MAP PREPARED BY "A.A. SMITH" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE DESIGN.

**AMERLAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address: 30-05 Station Street, Queens, NY 11354  
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Email: abrook@gmail.com

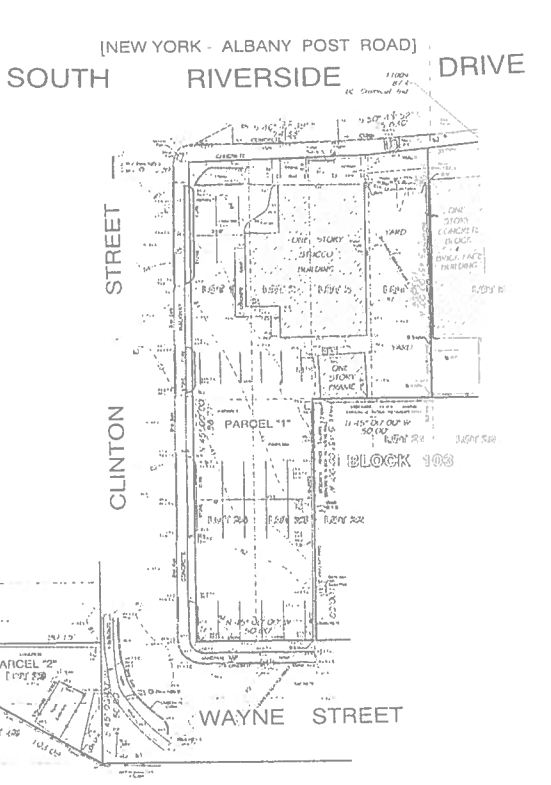
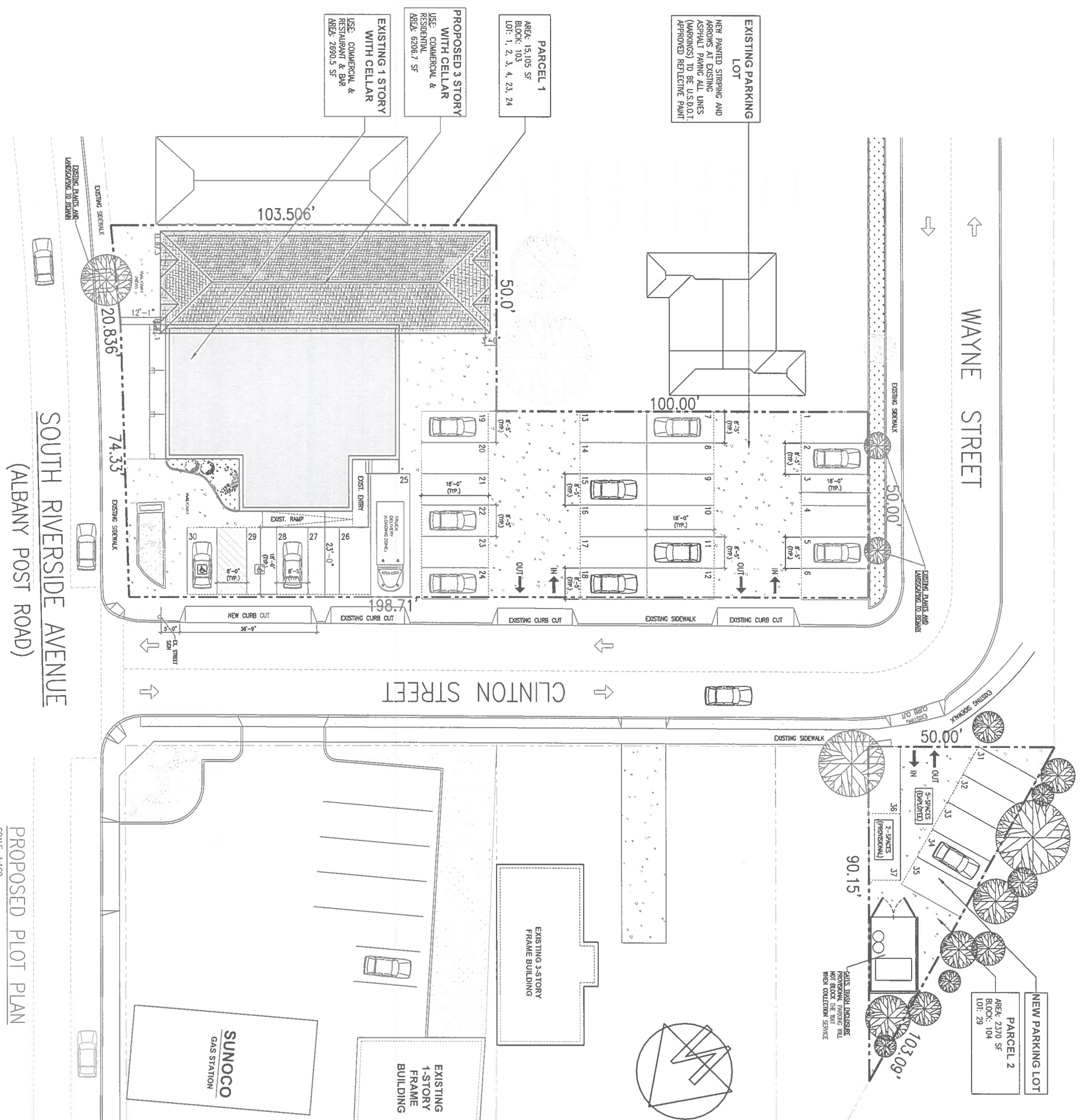
**ENLARGEMENT**  
352 S RIVERSIDE AVENUE, NY 10520

**ZONING ANALYSIS & PLOT PLAN**



D O B APPROVAL STAMP





**ZONING ANALYSIS**

DESCRIPTION	REQUIREMENT	PROVIDED
ZONING DISTRICT C-2 (OUTLET OVERLAY DISTRICT)	PROVIDED	PROVIDED
MAX LOT AREA	15,004 + 2,254 = 17,258 Sq.Ft	17,258 Sq.Ft
LOT WIDTH	50.0'	50.0'
LOT DEPTH	23'-0"	23'-0"
FRONT YARD SETBACK	15' MIN. 20' MAX.	17'-1"
FRONT YARD SETBACK	17'-1"	17'-1"
SIDE YARD SETBACK	5.0' & 3.0'	5.0' & 3.0'

**BUILDING INFORMATION**

EXIST. BLDG AREA	2690.5
PROPOSED BLDG AREA	6206.7
STORIES	3
HEIGHT	35'-0"

**FLOOR AREA INFORMATION**

FLOOR	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.	2,068.9 SQ. FT.	4,759.4 SQ. FT.	0.27
2ND FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	4,137.8 SQ. FT.	0.24
3RD FLOOR	2,068.9 SQ. FT.	2,068.9 SQ. FT.	4,137.8 SQ. FT.	0.24
TOTAL FLOOR AREA	8,827.2 SQ. FT.	8,827.2 SQ. FT.	12,935.0 SQ. FT.	0.51

**PARKING TABULATIONS**

DESCRIPTION	REQUIRED	PROVIDED
10 RESERVOIR UNITS	10	10
COMMERCIAL AREA	(42/2590.5/250 = 10.76 SPACES)	27
TOTAL PARKING SPACES	XX	37

SECTION-079.13

FOR WOOD-USE BUILDINGS IN THE WOODLAW/SOUTH RIVERSIDE OUTLET AREA THERE SHALL BE PROVIDED AT LEAST THE FOLLOWING AMOUNT OF PARKING FOR EACH RESIDENTIAL DWELLING UNIT: ONE PARKING SPACE PLUS THE GARAGE OF (1) SPACE PER 300 SQ. FT. OF GROUND FLOOR AREA OR (1) SPACE PER 250 SQ. FT. OR BEYOND / SERVICE FLOOR AREA

\* FOR MAXIMUM HEIGHT SHALL BE 35 FEET/THREE STORIES, PROVIDED, HOWEVER, THAT THE THIRD STORY MUST BE CONSTRUCTED WITHIN THE FOOTPRINT OF THE BUILDING.

(\*) 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 "A.A. SAUER" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- 2) ALL UTILITIES SERVING THE SUBJECT PROPERTY ARE EXISTING.

**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design

Address: 30-05 Stratton Street, Queens, NY 11354  
Phone: 718.678.6295  
Email: alberry@gmail.com

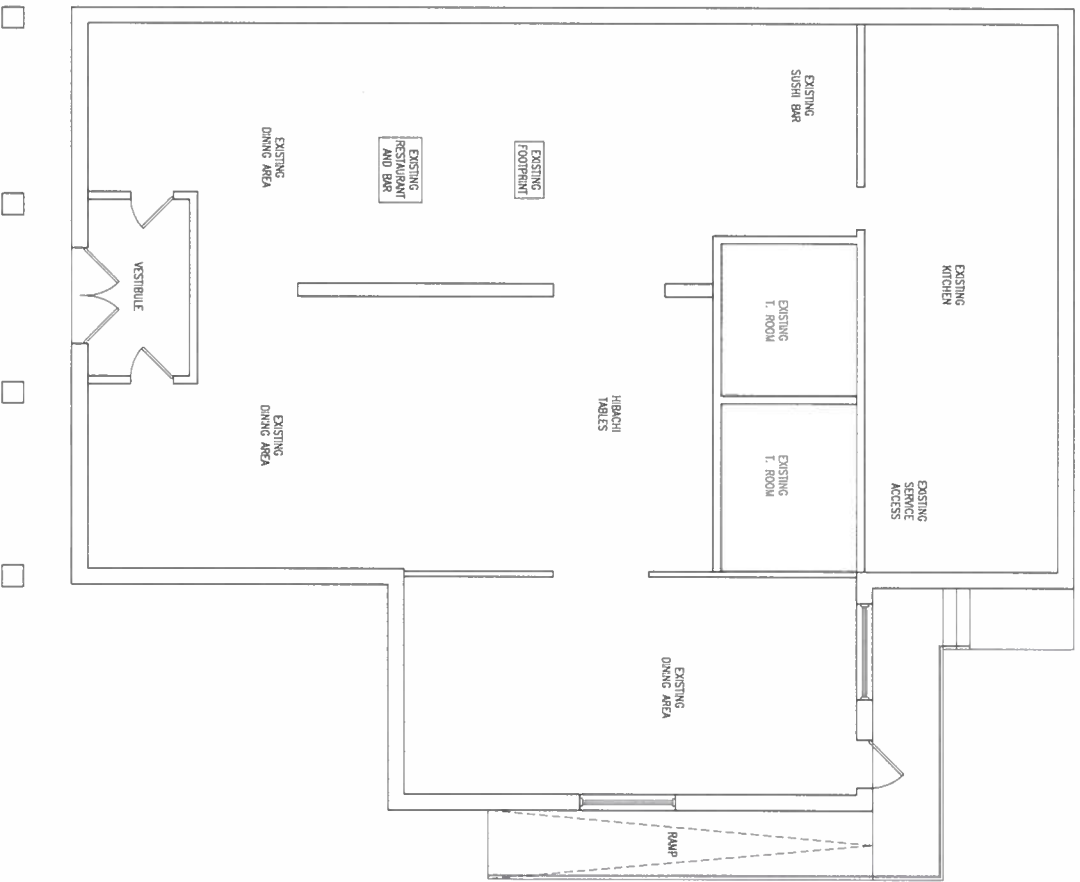
No.: \_\_\_\_\_ Date: \_\_\_\_\_ Revision: \_\_\_\_\_

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

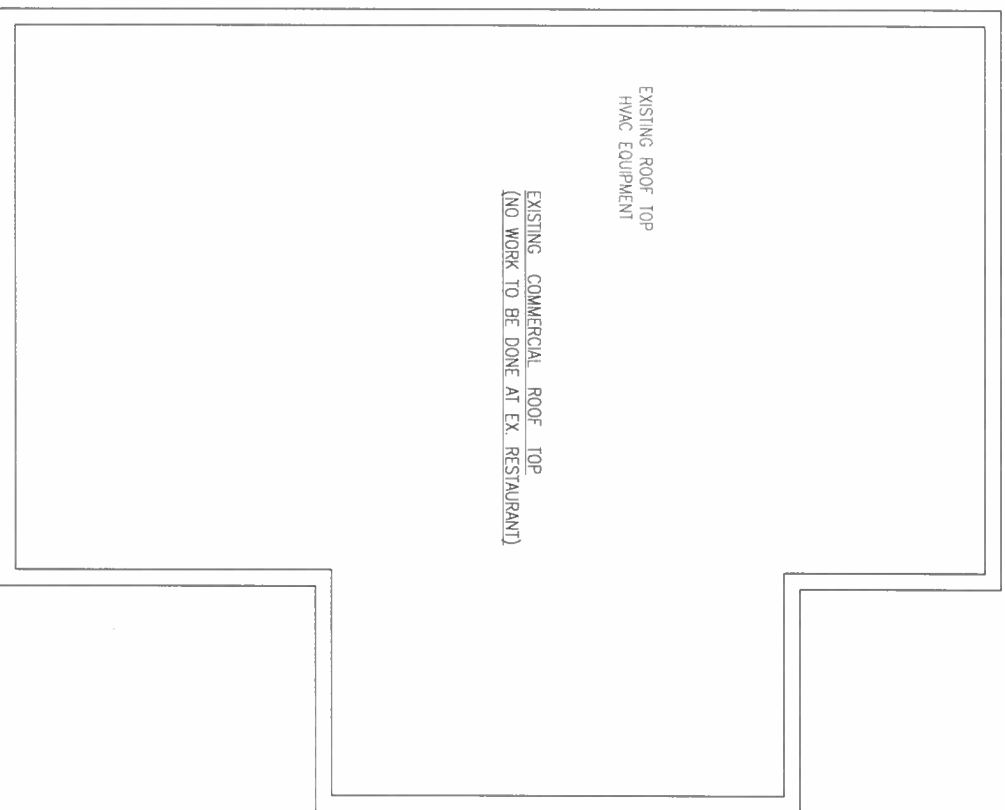
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**ZONING ANALYSIS & PLOT PLAN**



D.O.B. APPROVAL STAMP



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



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

**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address : 30-05 Stratton Street, Queens, NY 11354  
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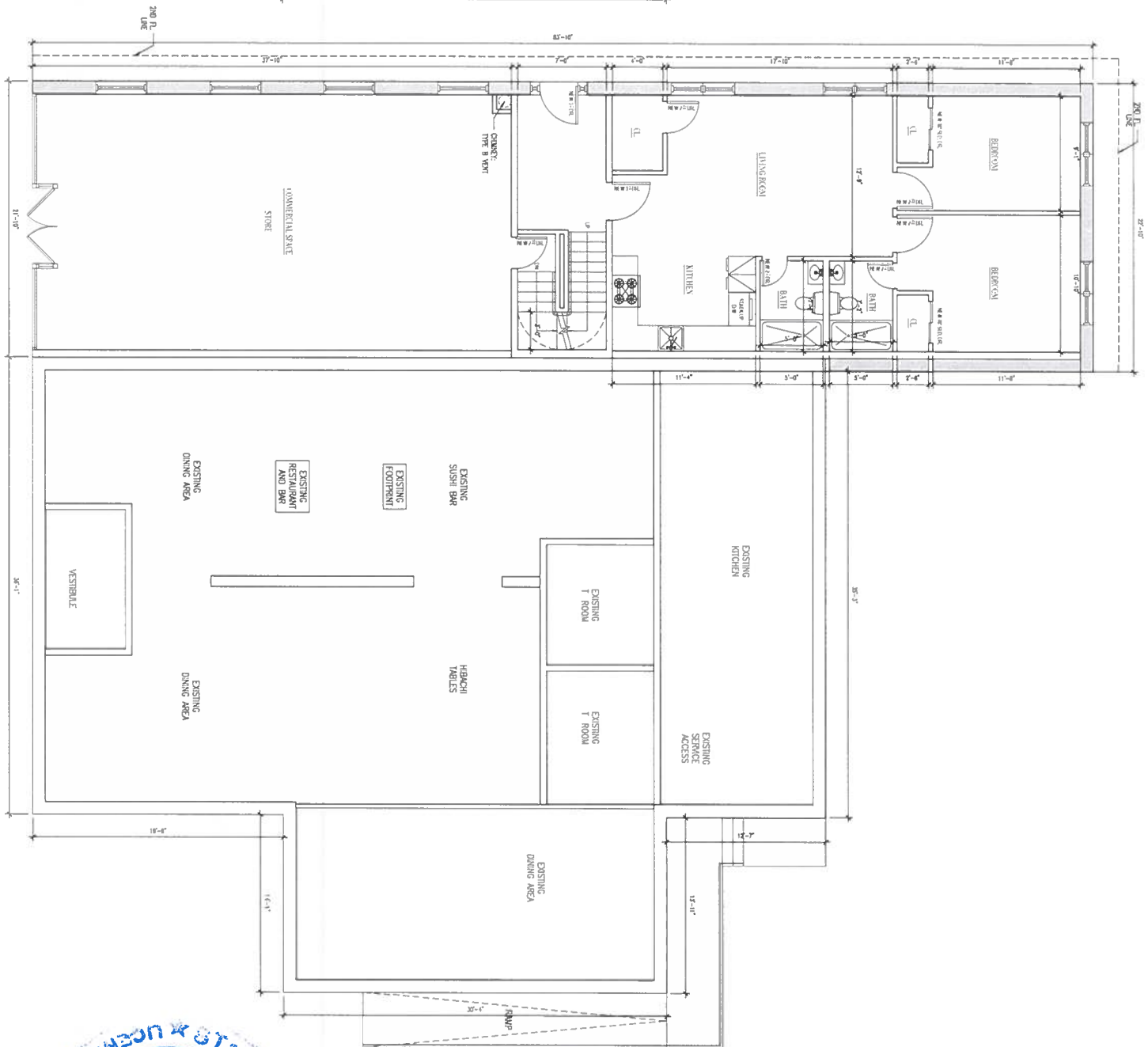
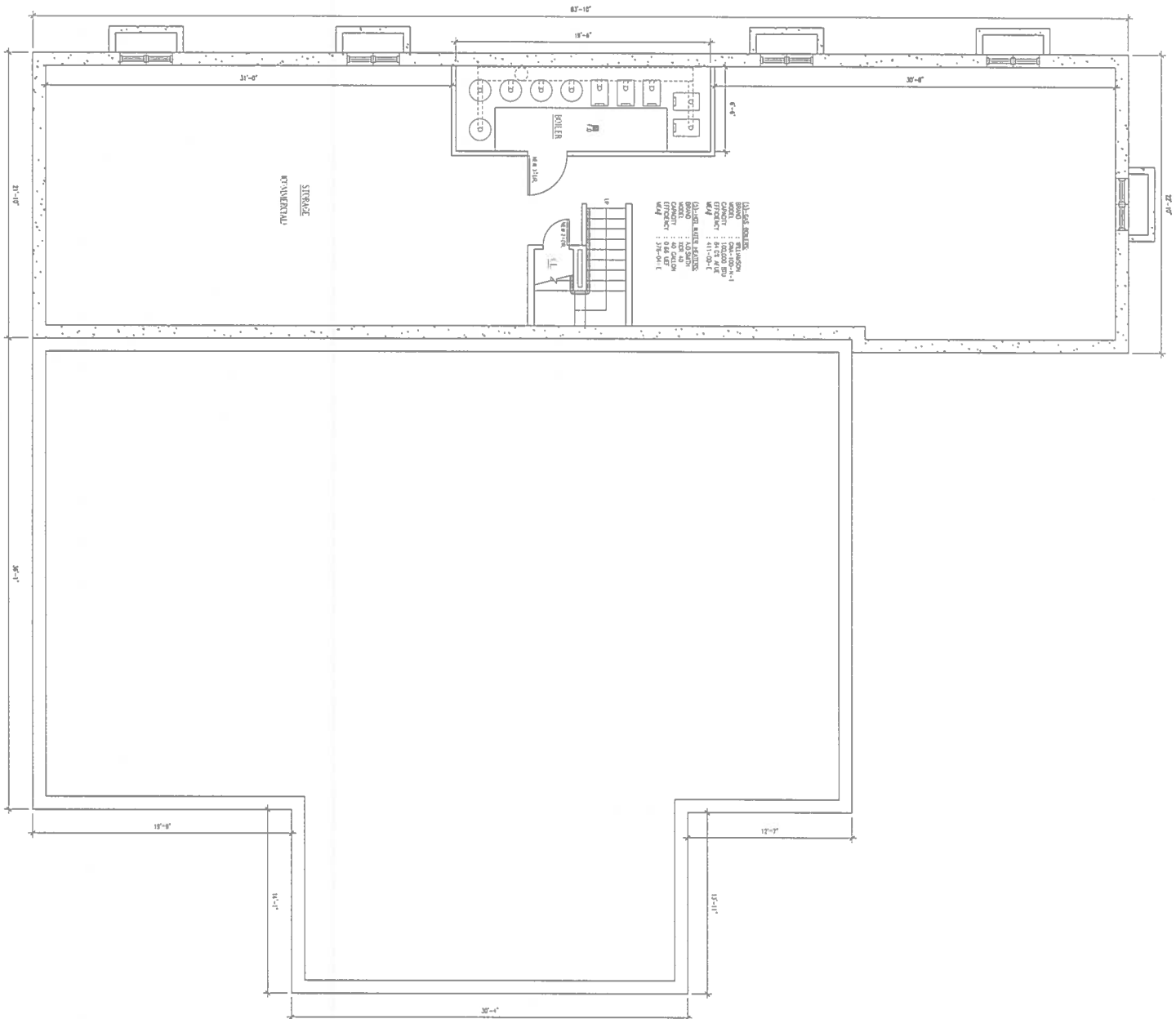
Project Info:  
**ENLARGEMENT**  
 352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
 EXISTING /DEMO FLOOR PLANS

Professional Engineer  
 No. 1001.00  
 State of New York  
 License No. 1001.00  
 Date: 3.13.2023  
 HT  
 2 of 7



D.O.B. APPROVAL STAMP



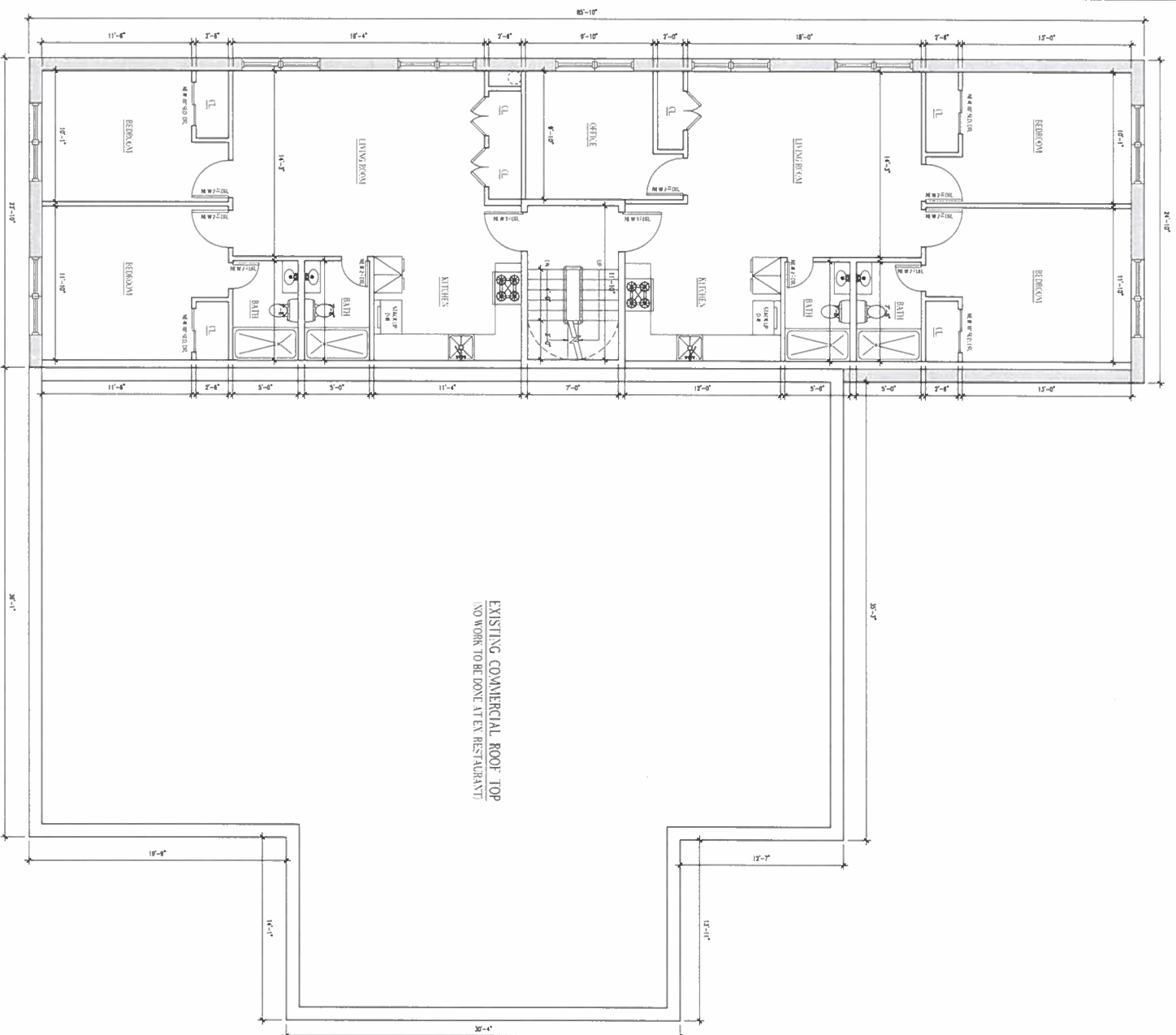
**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address : 30-05 Straton Street, Queens, NY 11354  
 Phone : 718 878 6295  
 Email : abllcny@gmail.com

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

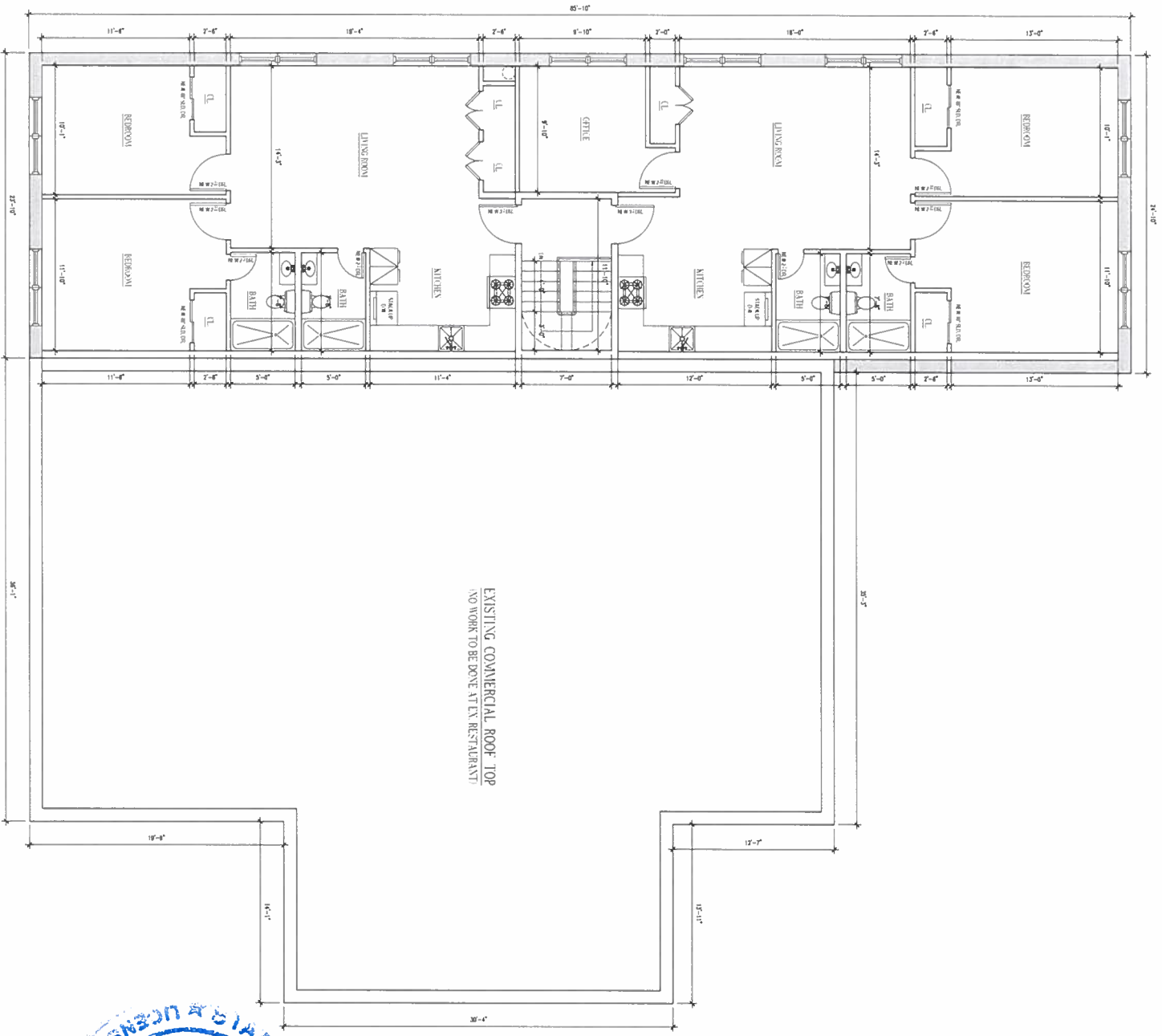
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**PROPOSED FLOOR PLANS**



Date: 3.13.2023  
 Scale: HT  
 Sheet: 3 of 7  
 D.O.B. APPROVAL STAMP



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



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

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 Architecture, Zoning & Building Code, Interior Design  
 Address : 30-05 Station Street, Queens, NY 11354  
 Phone : 718.878.6295  
 Email : abrooklyn@gmail.com

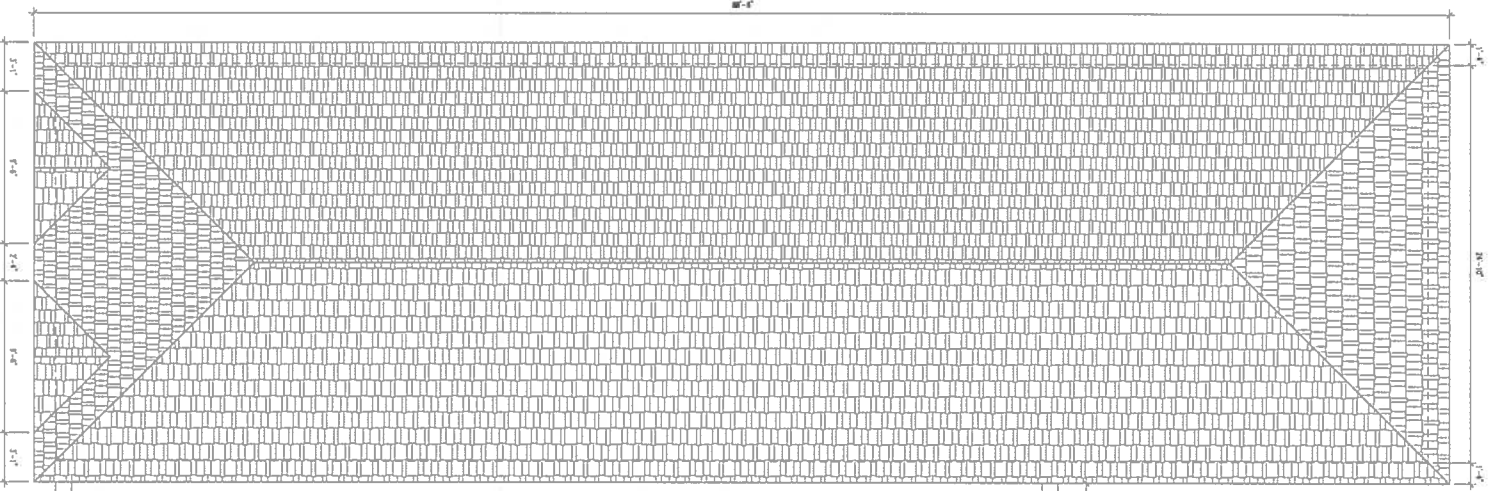
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**ENLARGEMENT**  
**352 S RIVERSIDE AVENUE, NY 10520**

Drawing Title:  
**PROPOSED FLOOR PLANS**

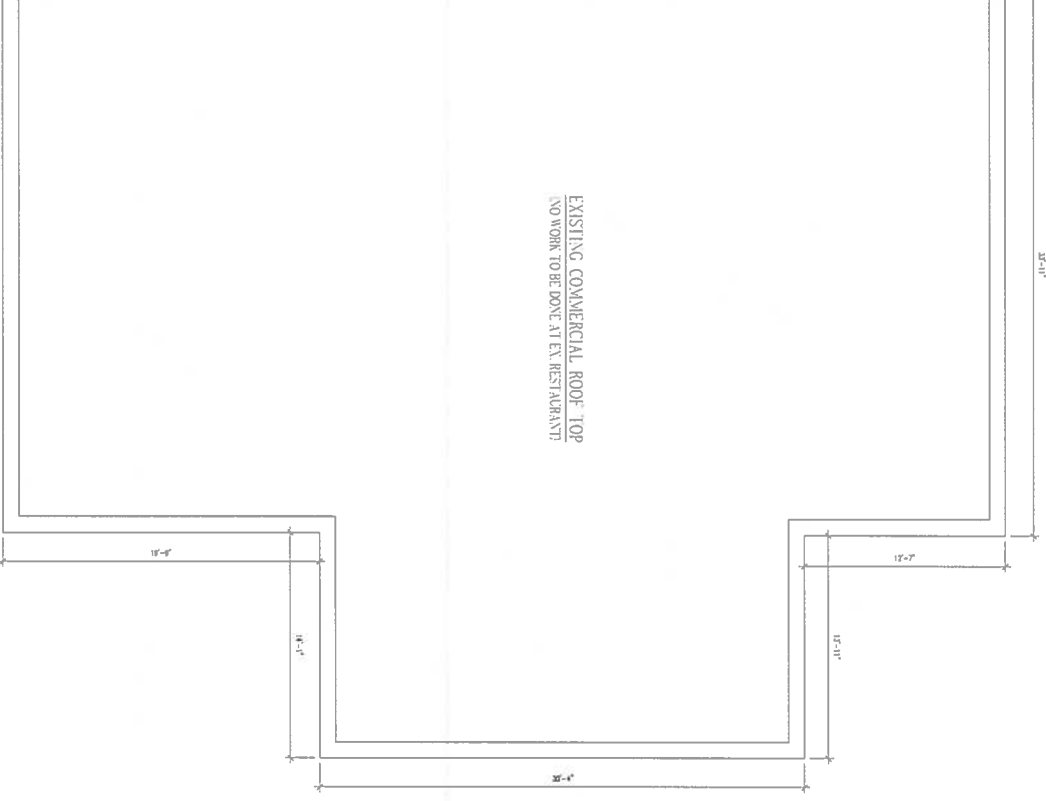
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 Scale: **As Shown**  
 Sheet No: **4** of **7**  
 Designer: **HT**  
 Checker: **HT**  
 Date: **3.13.2023**

DOB APPROVAL STAMP





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



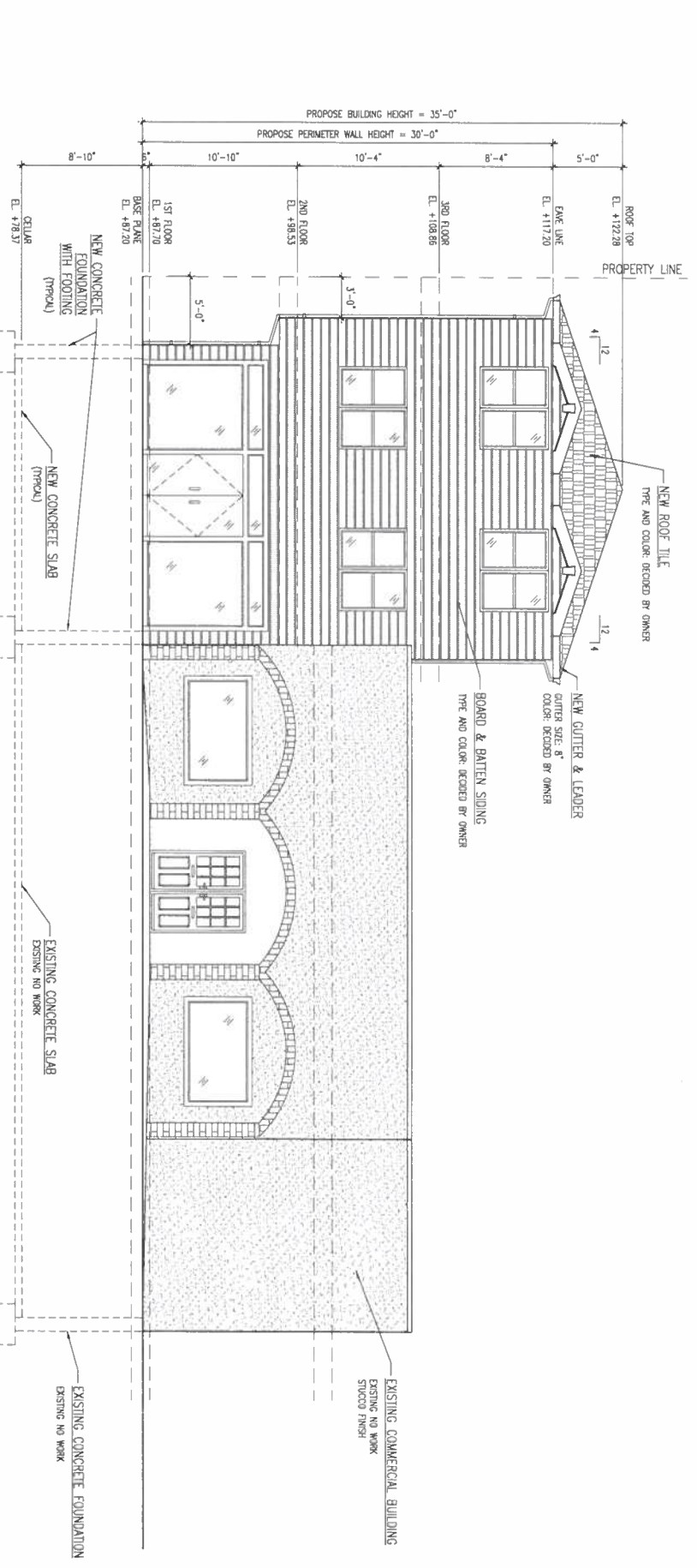
**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address : 30-05 Station Street, Queens, NY 11354  
 Phone : 718 878 6295  
 Email : abdcry@gmail.com

No. : \_\_\_\_\_ Date : \_\_\_\_\_ Revision : \_\_\_\_\_  
 Project Info:  
**ENLARGEMENT**  
 352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
**PROPOSED FLOOR PLANS**

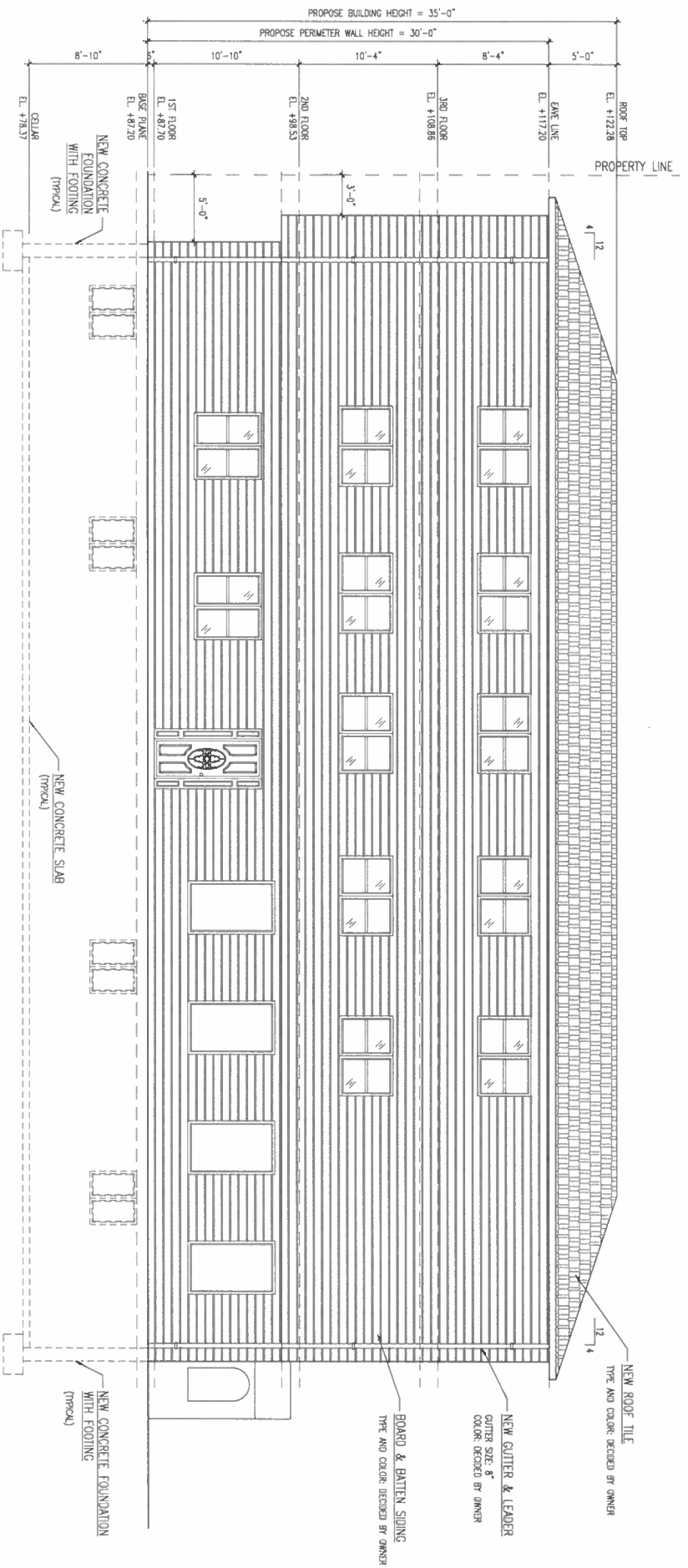
Professional Seal: **STATE OF NEW YORK**, **ARCHITECTURE**, License No. **088301**, **JOSEPH B. PROFFER**, **Professional Seal**.  
 Date of Issue: **3 13 2023**  
 Signature: \_\_\_\_\_  
 Title: **Architect**  
 Drawing No.: **088301**  
 Sheet: **5 of 7**

D.O.B. APPROVAL STAMP



FRONT BUILDING ELEVATION (NORTHEAST)

SCALE: 3/16" = 1'-0"



SIDE BUILDING ELEVATION (SOUTHEAST)

SCALE: 3/16" = 1'-0"

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 Phone : 718.678.6295  
 Email : abdcny@gmail.com

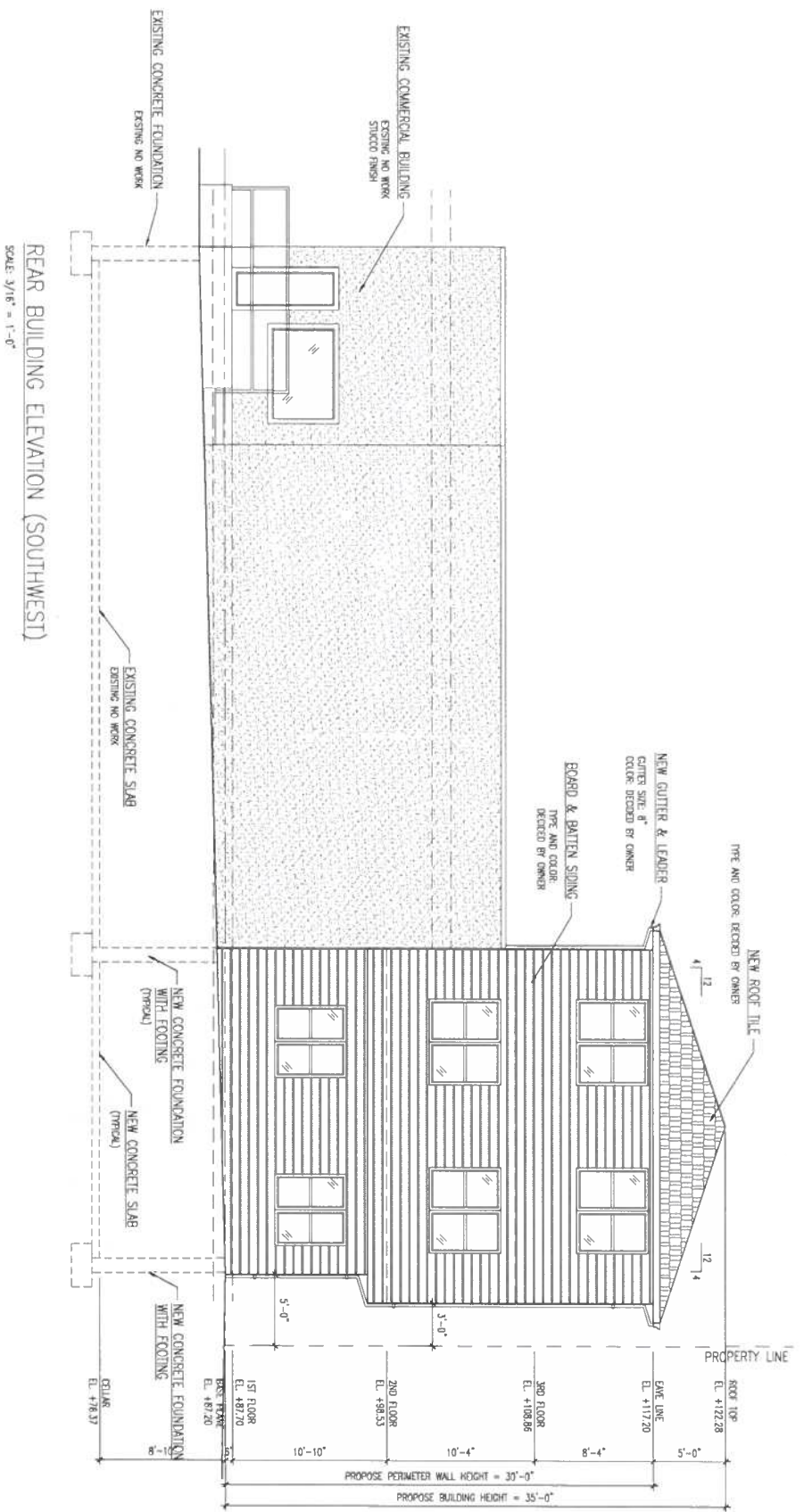
Project Info  
**ENLARGEMENT**  
 352 S RIVERSIDE AVENUE, NY 10520

PROPOSED ELEVATIONS

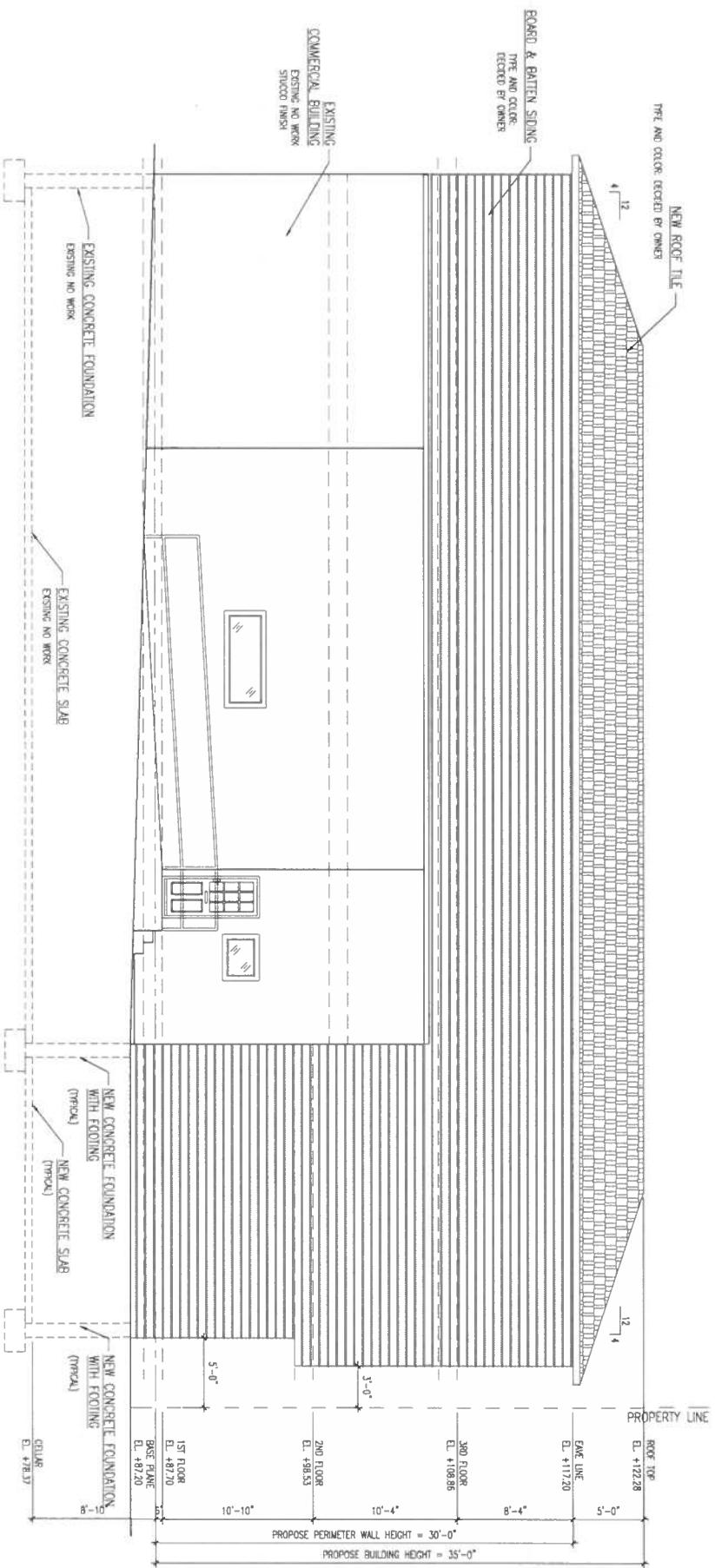


D.O.B. APPROVAL STAMP





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



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

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Architecture, Zoning & Building Code, Interior Design  
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Email: amberlyc@gmail.com

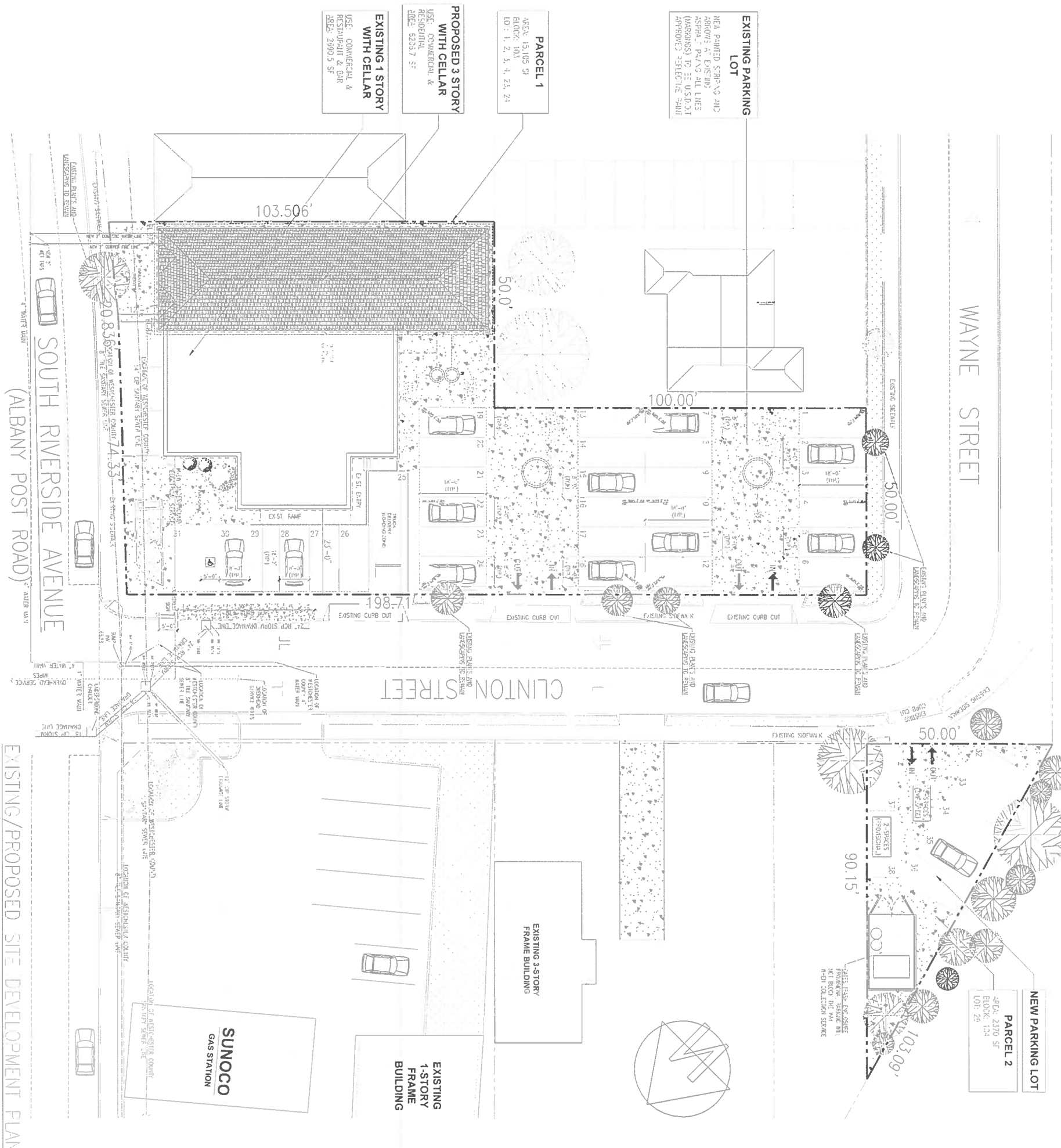
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Project Info  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title  
**PROPOSED ELEVATIONS**



D.O.B. APPROVAL STAMP



**EXISTING PARKING LOT**  
 NEA PAINTED STRIPS AND ARROWS AT EXISTING ASPHALT PAVED ALL LINES (MARKINGS) TO BE U.S.O.C.I APPROVED REFLECTIVE PAINT

**PARCEL 1**  
 AREA: 13,108 SF  
 BLOCK: 103  
 LOT: 1, 2, 3, 4, 23, 24

**PROPOSED 3 STORY WITH CELLAR**  
 USE: COMMERCIAL & RESIDENTIAL  
 REG#: 62367 SF

**EXISTING 1 STORY WITH CELLAR**  
 USE: COMMERCIAL & RESIDENTIAL & BAR  
 REG#: 29905 SF

WAYNE STREET

CLINTON STREET

SOUTH RIVERSIDE AVENUE  
 (ALBANY POST ROAD)

**NEW PARKING LOT**  
 AREA: 2370 SF  
 BLOCK: 124  
 LOT: 29

EXISTING 3 STORY FRAME BUILDING

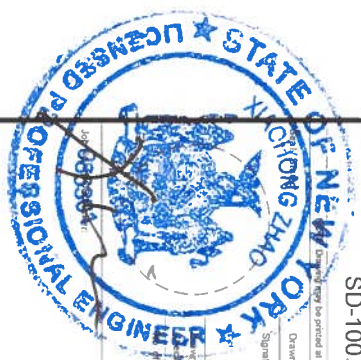
EXISTING 1-STORY FRAME BUILDING

SUNOCO GAS STATION

**LEGEND**

	ZONING LOT LINE
	FOOT DRAINAGE LINE
	ROOF DRAINAGE LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN LINE
	OVERHEAD SERVICE WIRES
	GAS SERVICE LINE
	AREA ROCK
	DRIVELLS
	SCRUBS
	PLANTINGS/TREES

EXISTING/PROPOSED SITE DEVELOPMENT PLAN  
 SCALE: 1:150



**AMERILAND BROOK LLC**  
 Architecture, Zoning & Building Code, Interior Design  
 Address: 30-05 Station Street, Queens, NY 11354  
 Phone: 718 878 6295  
 Email: ameriland@gmail.com

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

Project Info:  
 ENLARGEMENT  
 352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:  
 EXISTING/PROPOSED SITE DEVELOPMENT PLAN

Drawing No.: SD-100.00

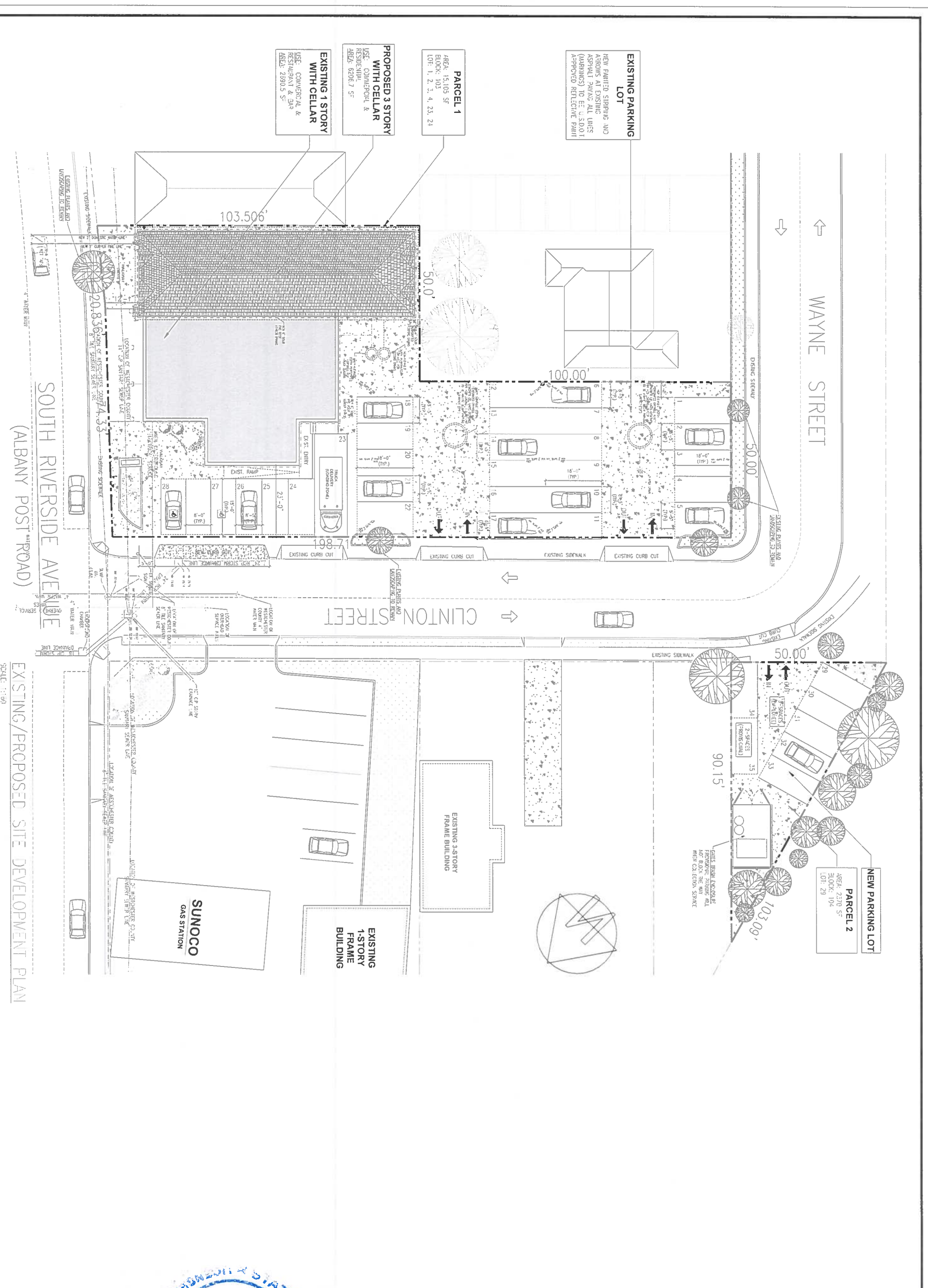
Scale: \_\_\_\_\_

Created by: VL  
 Checked by: \_\_\_\_\_  
 Date: 07/06/2023

1 of 2

D.O.B APPROVAL STAMP





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

EXISTING/PROPOSED SITE DEVELOPMENT PLAN  
SCALE: 1" = 30'

**EXISTING PARKING LOT**  
NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PARKING ALL LINES (ARROWS) TO BE U.S.O.I 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: 6200.7 SF

**EXISTING 1 STORY WITH CELLAR**  
USE: COMMERCIAL & RESTAURANT & BAR  
AREA: 2990.5 SF

WAYNE STREET

CLINTON STREET

**NEW PARKING LOT**  
AREA: 2320 SF  
BLOCK: 104  
LOT: 23

EXISTING 3 STORY FRAME BUILDING

EXISTING 1 STORY FRAME BUILDING

SUNOCO GAS STATION

LEGEND	
	ZONING LOT LINE
	FOOT-CURB LINE
	ROOF DRAINAGE LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN LINE
	OVERHEAD SERVICE WIRES
	GAS SERVICE LINE
	AREA DRAIN
	DRIVELL(S)
	SCRUBS
	PLANTINGS/TREES

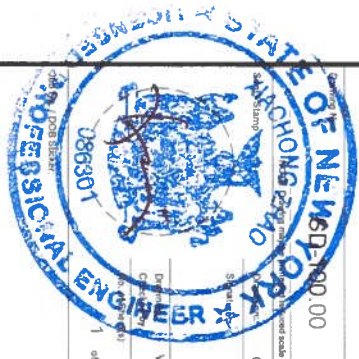
**AMERILAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design

Address: 30-05 Station Street, Queens, NY 11354  
Phone: 718.878.6295  
Email: alickov@gmail.com

No. Date Revision  
01 07/12/2023 Updated site plan for Village Examiner (Review 15 Street)

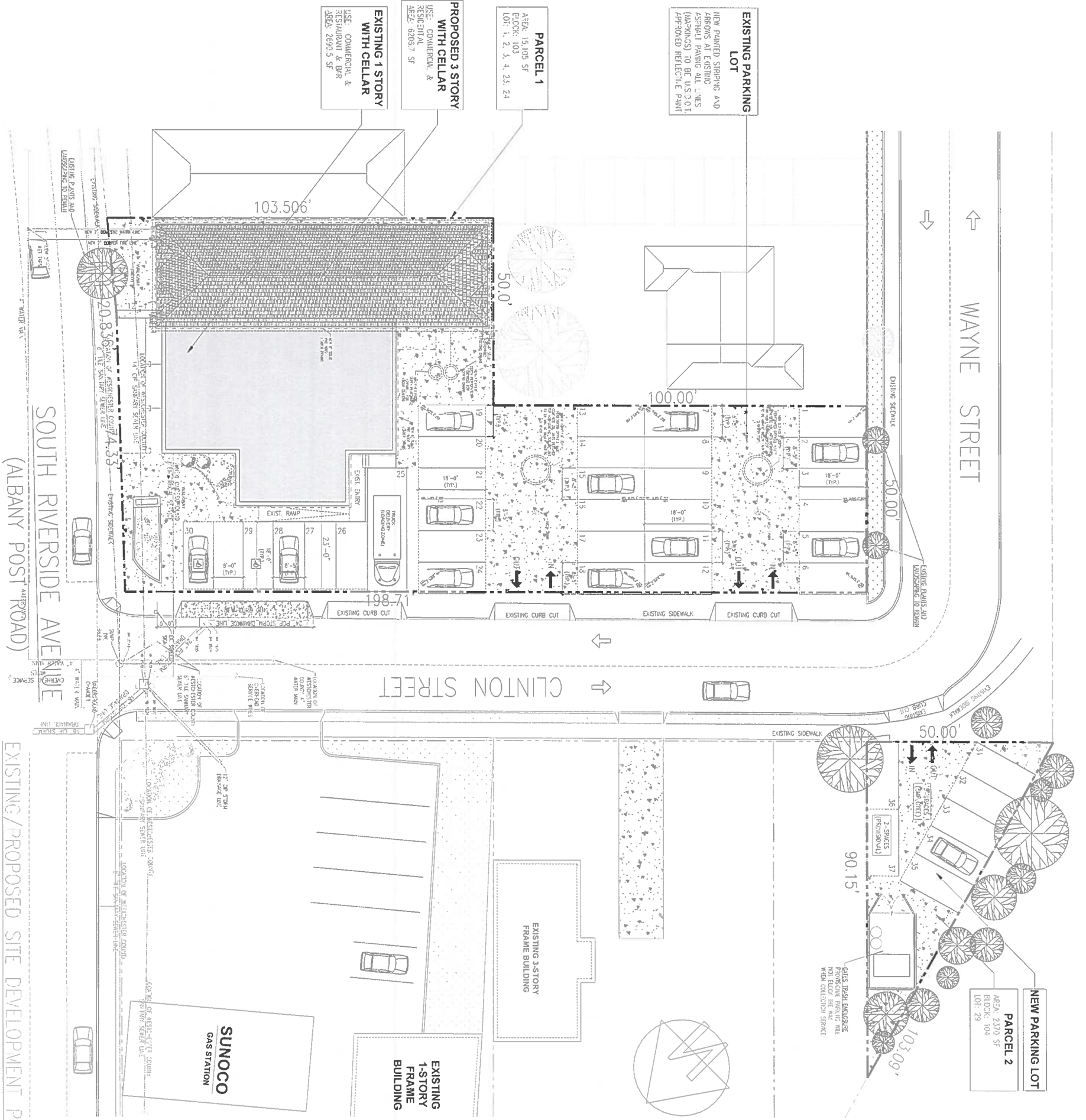
Project No.: ENLARGEMENT  
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title: EXISTING/PROPOSED SITE DEVELOPMENT PLAN



DO & APPROVAL STAMP





SOUTH RIVERSIDE AVENUE  
(ALBANY POST ROAD)

WAYNE STREET

CLINTON STREET

EXISTING/PROPOSED SITE DEVELOPMENT PLAN  
SCALE: 1:1160

LEGEND	
	ZONING LOT LINE
	FOOT DRAINAGE LINE
	ROOF DRAINAGE LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN LINE
	OVERHEAD SERVICE WIRES
	GAS SERVICE LINE
	AREA DRAIN
	DRYWELL(S)
	SHRUBS
	PLANTINGS/TREES

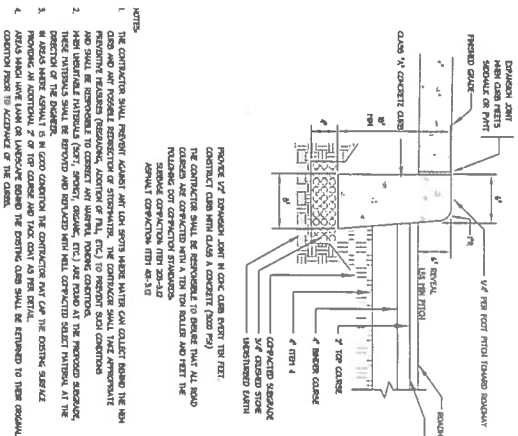
**AMERLAND BROOK LLC**  
Architecture, Zoning & Building Code, Interior Design  
Address: 30-05 Sutton Street, Queens, NY 11354  
Phone: 718.878.6255  
Email: abrook@amerial.com

Project Title:  
**ENLARGEMENT  
352 S RIVERSIDE AVENUE, NY 10520  
SITE DEVELOPMENT PLAN**

Drawing Title:  
**EXISTING/PROPOSED  
SITE DEVELOPMENT PLAN**

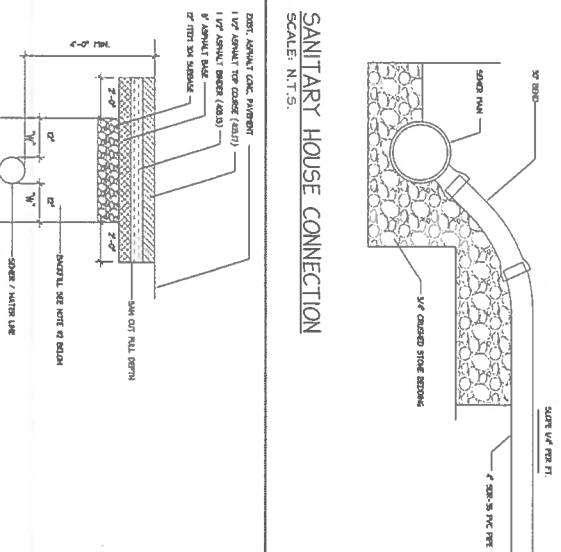
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DATE: 07/06/2023  
Drawn by: V.L.  
Checked by: V.L.  
Scale: 1 of 2  
D.O.B APPROVAL STAMP



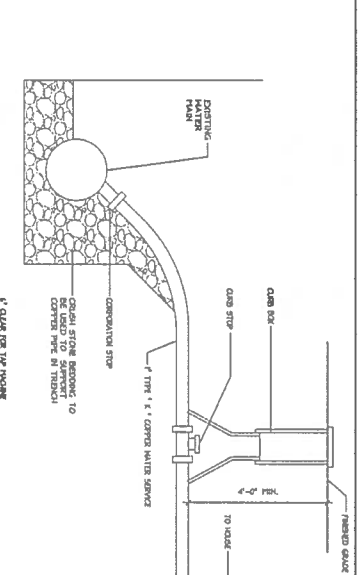


CONC CURB AND PAVEMENT DETAIL (ALTERNATE BELGIAN BLOCK CURB)  
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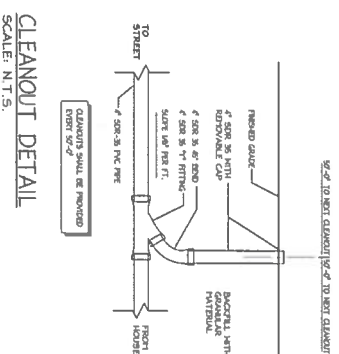
SANITARY HOUSE CONNECTION  
SCALE: N.T.S.



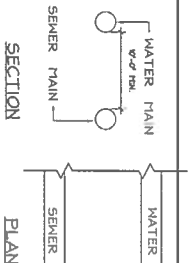
TYPICAL TRENCH DETAIL  
SCALE: N.T.S.



WATER SERVICE CONNECTION DETAIL  
SCALE: N.T.S.

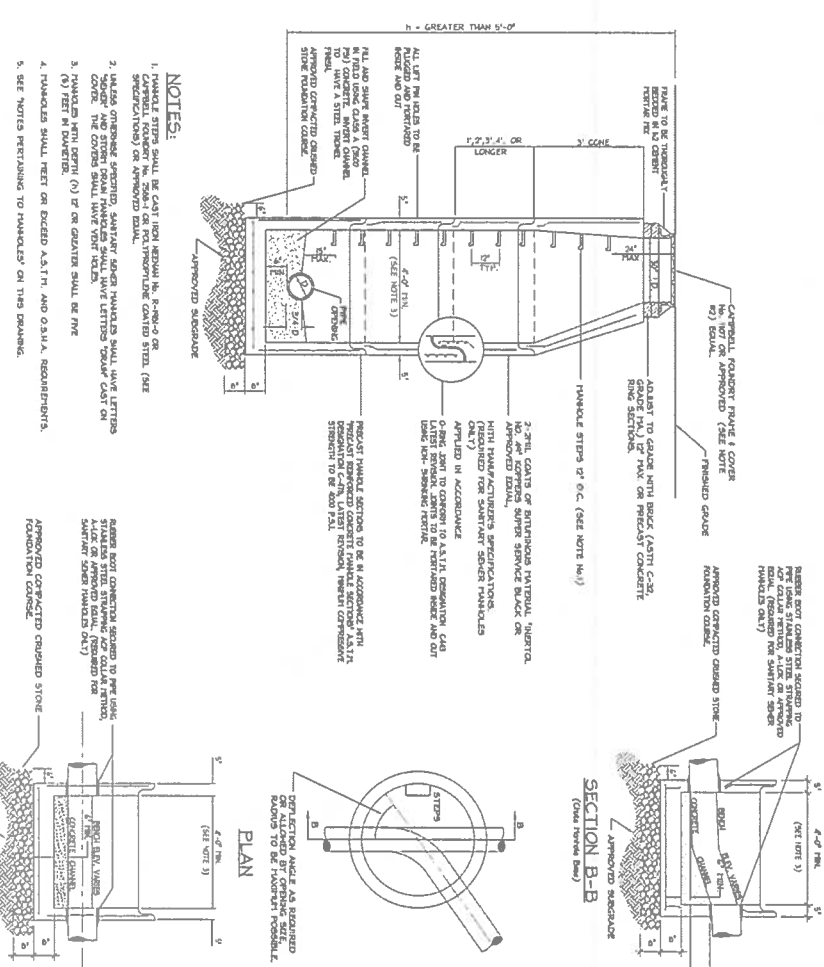
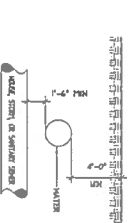


CLEANOUT DETAIL  
SCALE: N.T.S.

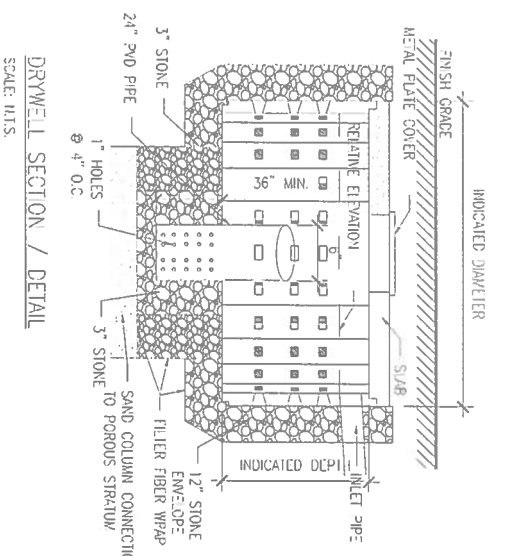


DISTANCE SEPARATION OF WATER AND SEWER MAINS  
SCALE: N.T.S.

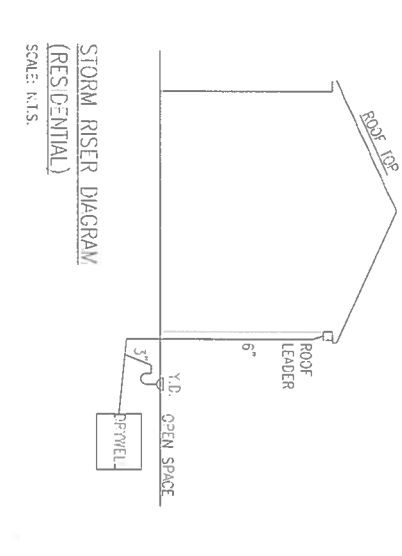
SEPARATION OF WATER MAINS AND SEWER CROSSING (VERTICAL)  
SCALE: N.T.S.



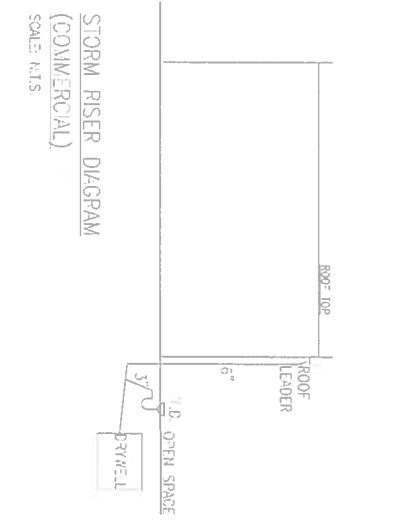
SEWER MANHOLE DETAIL  
SCALE: N.T.S.



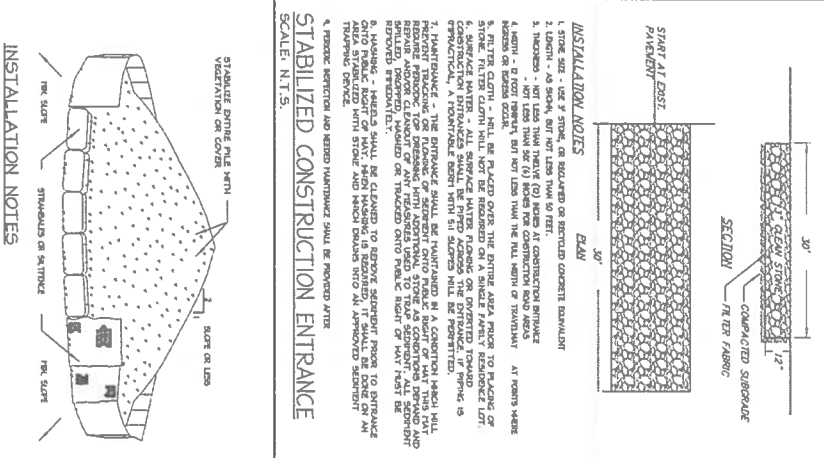
DRYWELL SECTION / DETAIL  
SCALE: N.T.S.



STORM RISER DIAGRAM (RESIDENTIAL)  
SCALE: N.T.S.



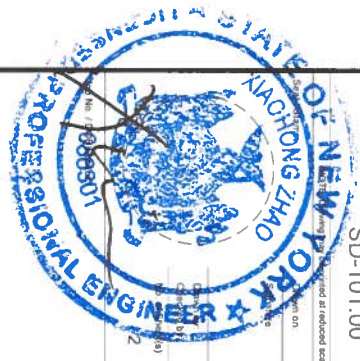
STORM RISER DIAGRAM (COMMERCIAL)  
SCALE: N.T.S.



STABILIZED CONSTRUCTION ENTRANCE  
SCALE: N.T.S.



SOIL STOCKPILING  
SCALE: N.T.S.



Drawing No: SD-101.00  
 Proposed Title: ENLARGEMENT  
 352 S RIVERSIDE AVENUE, NY 10520  
 Proposed Site Details  
 AMERILAND BROOK LLC  
 Architecture, Zoning & Building Code, Interior Design  
 Address: 30-05 Station Street, Queens, NY 11354  
 Phone: 718 878 6295  
 Email: ablibrary@gmail.com  
 No. \_\_\_\_\_ Date: \_\_\_\_\_ Revision: \_\_\_\_\_

D O B APPROVAL STAMP