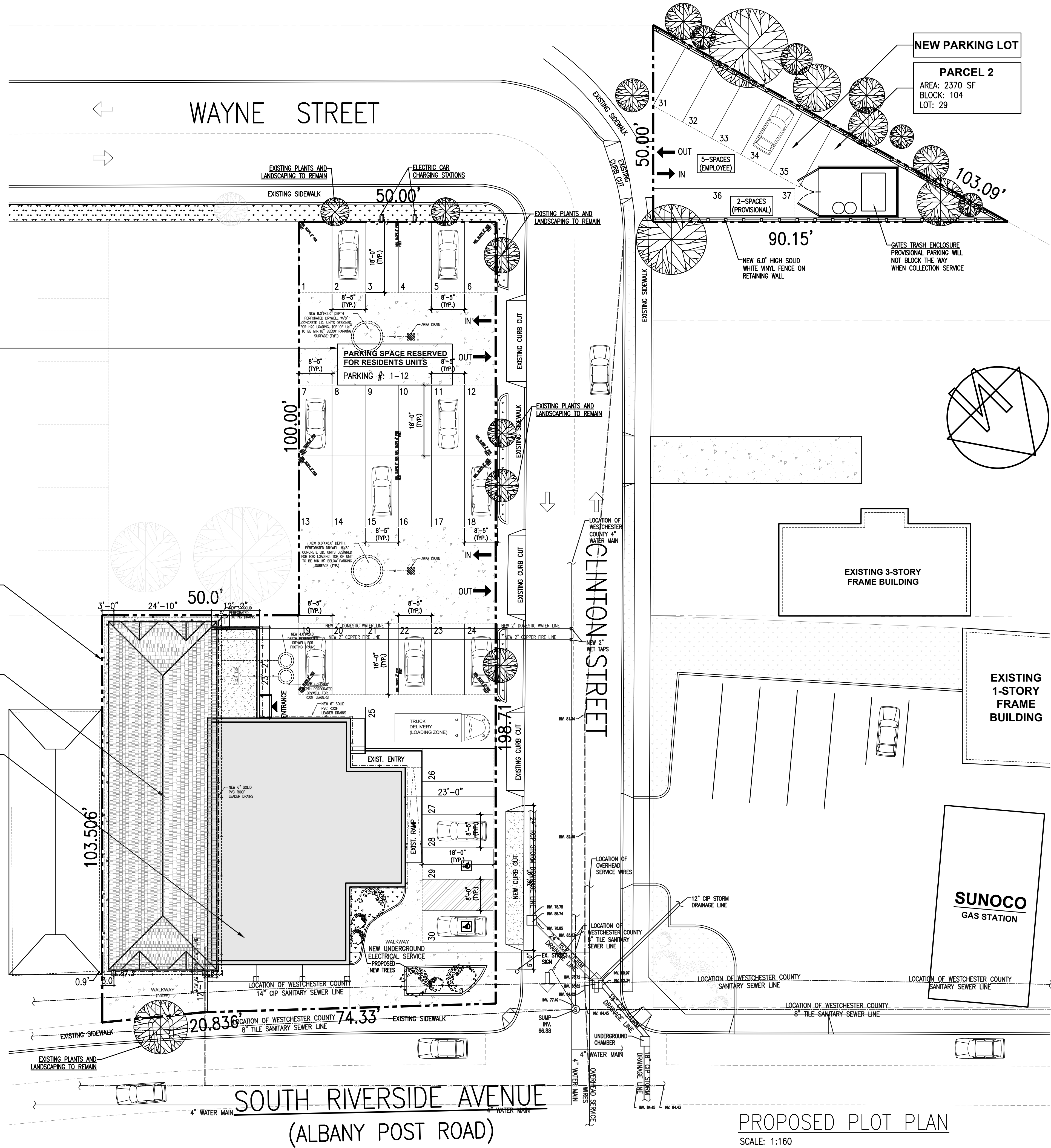


EXISTING PARKING LOT
NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PAVING ALL LINES (MARKINGS) TO BE U.S.D.O.T. APPROVED REFLECTIVE PAINT

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



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"
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

* 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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Architecture, Zoning & Building Code, Interior Design

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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

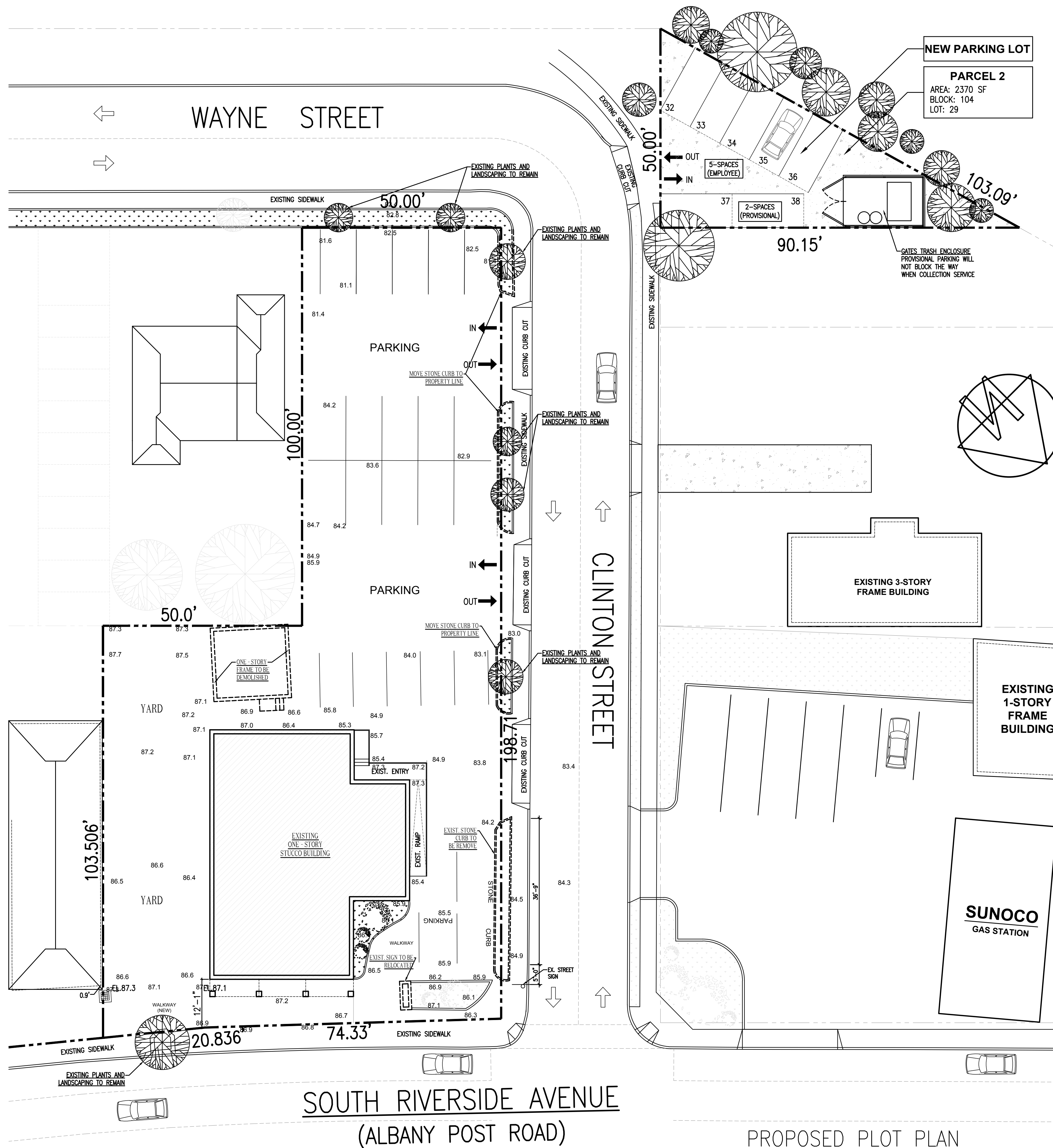
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PROPOSED PLOT PLAN
SCALE: 1:160

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Drawing Title:	
EXIST. SITE PLAN	
Drawing No.:	
Z-001.00	
NOTE: Drawing may be printed at reduced scale	
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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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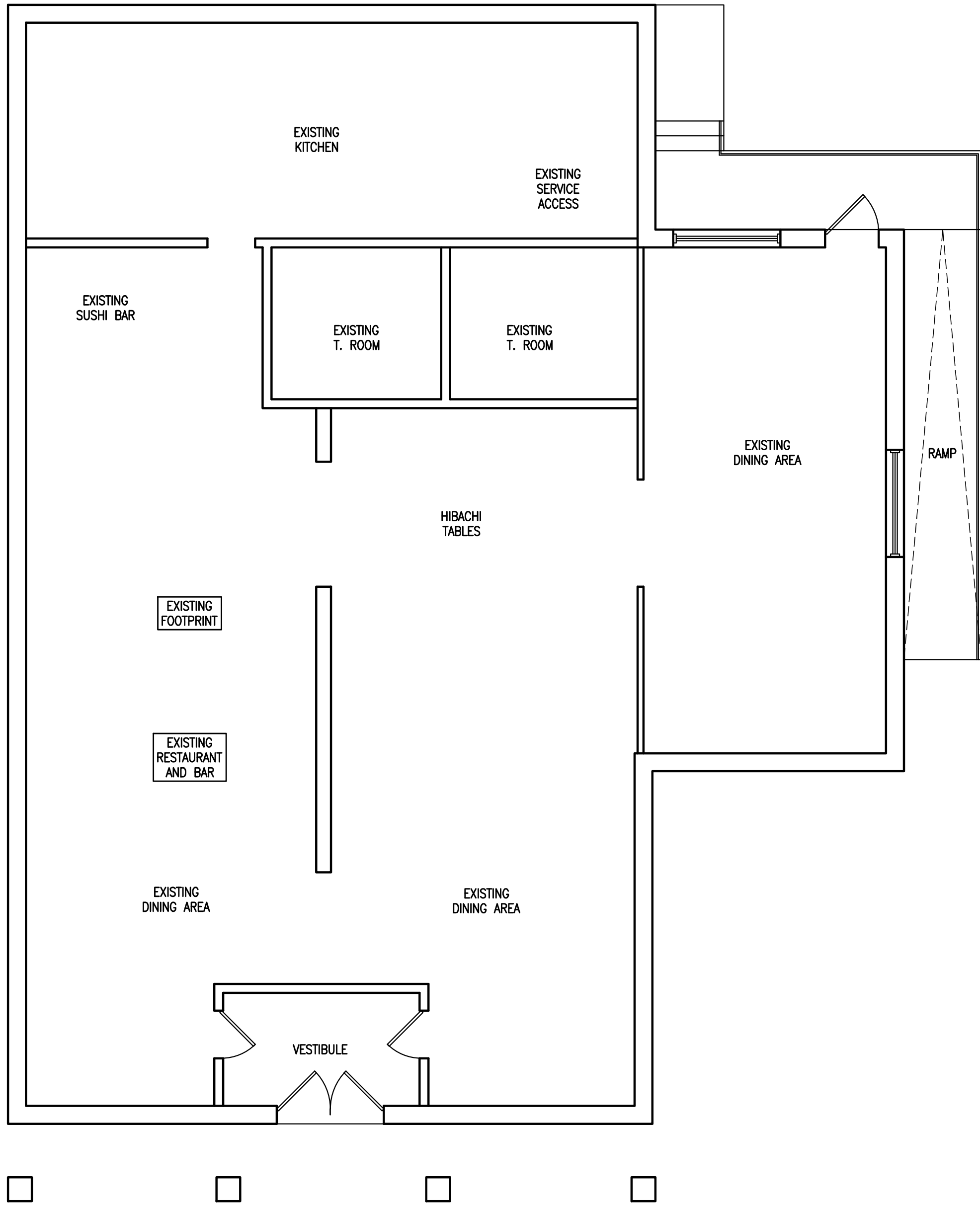
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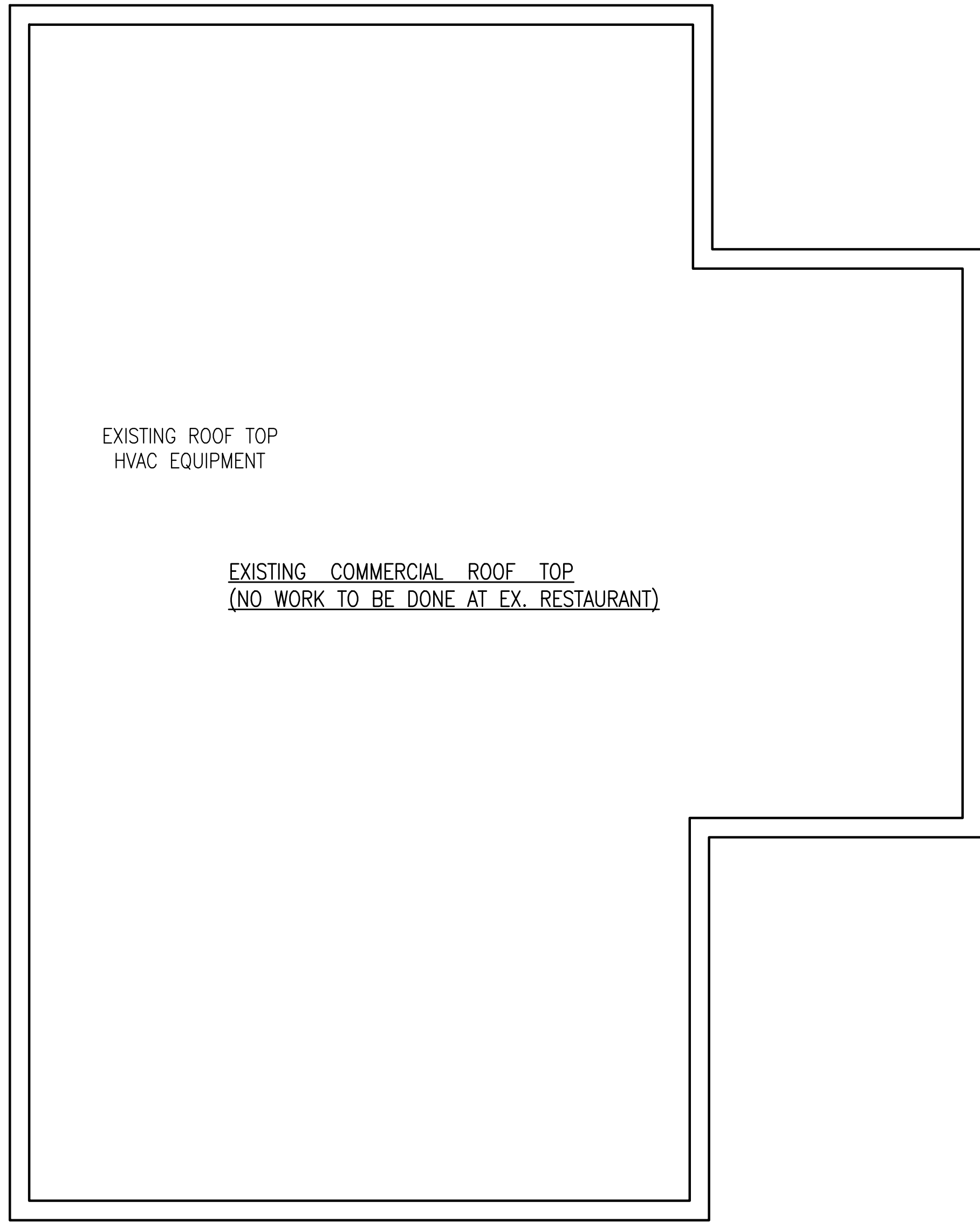
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2 EXISTING/DEMO 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

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Drawing Title:

EXISTING /DEMO FLOOR PLANS

Drawing No.:

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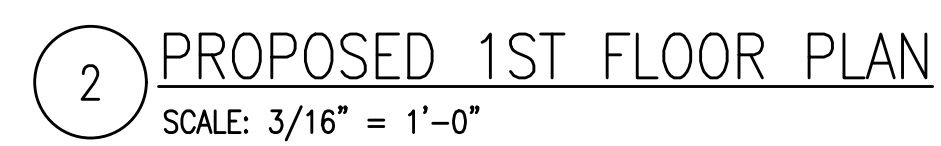
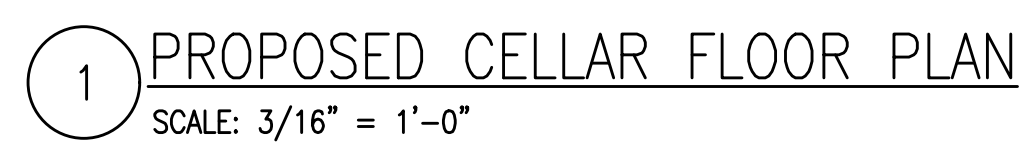
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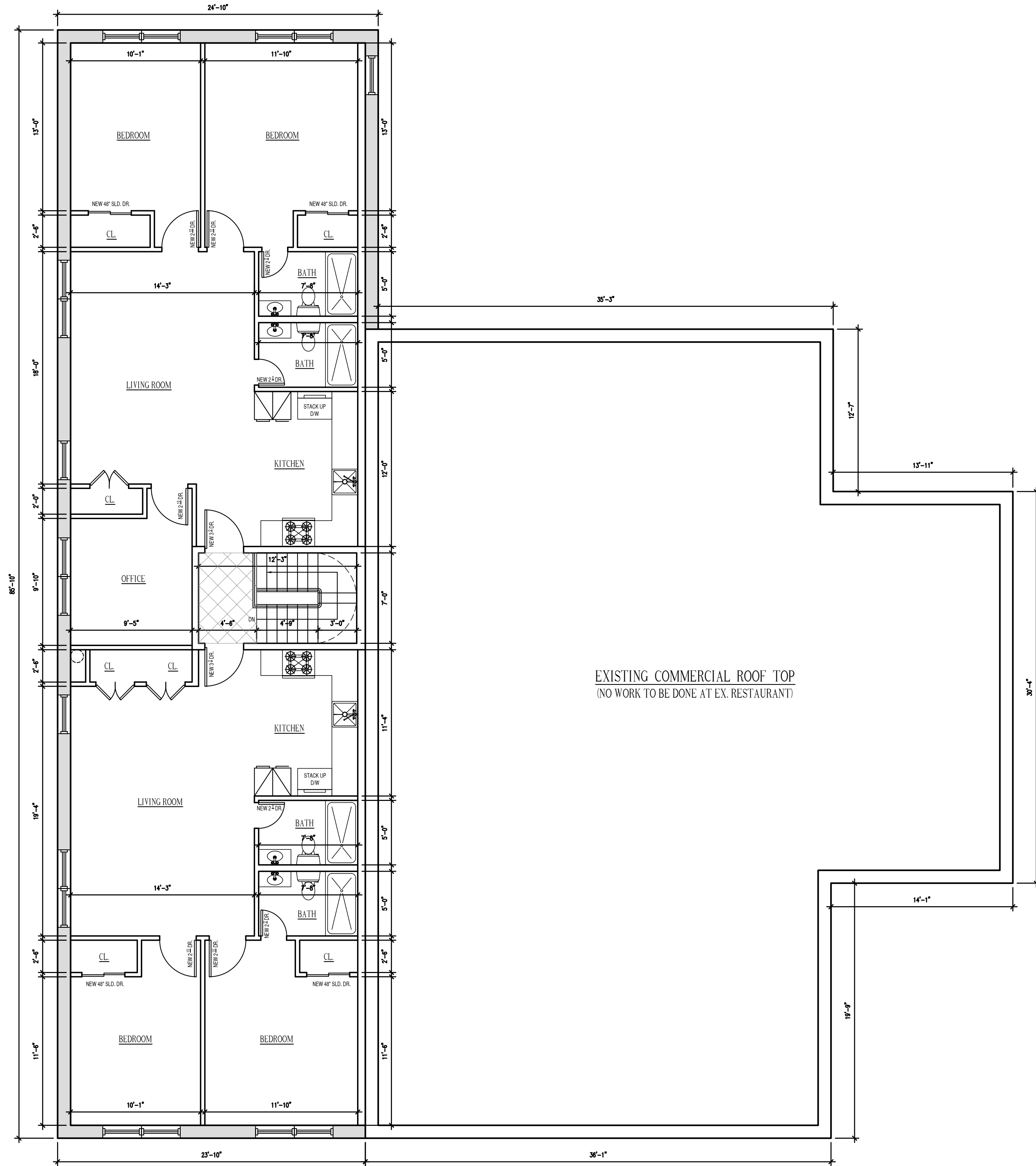
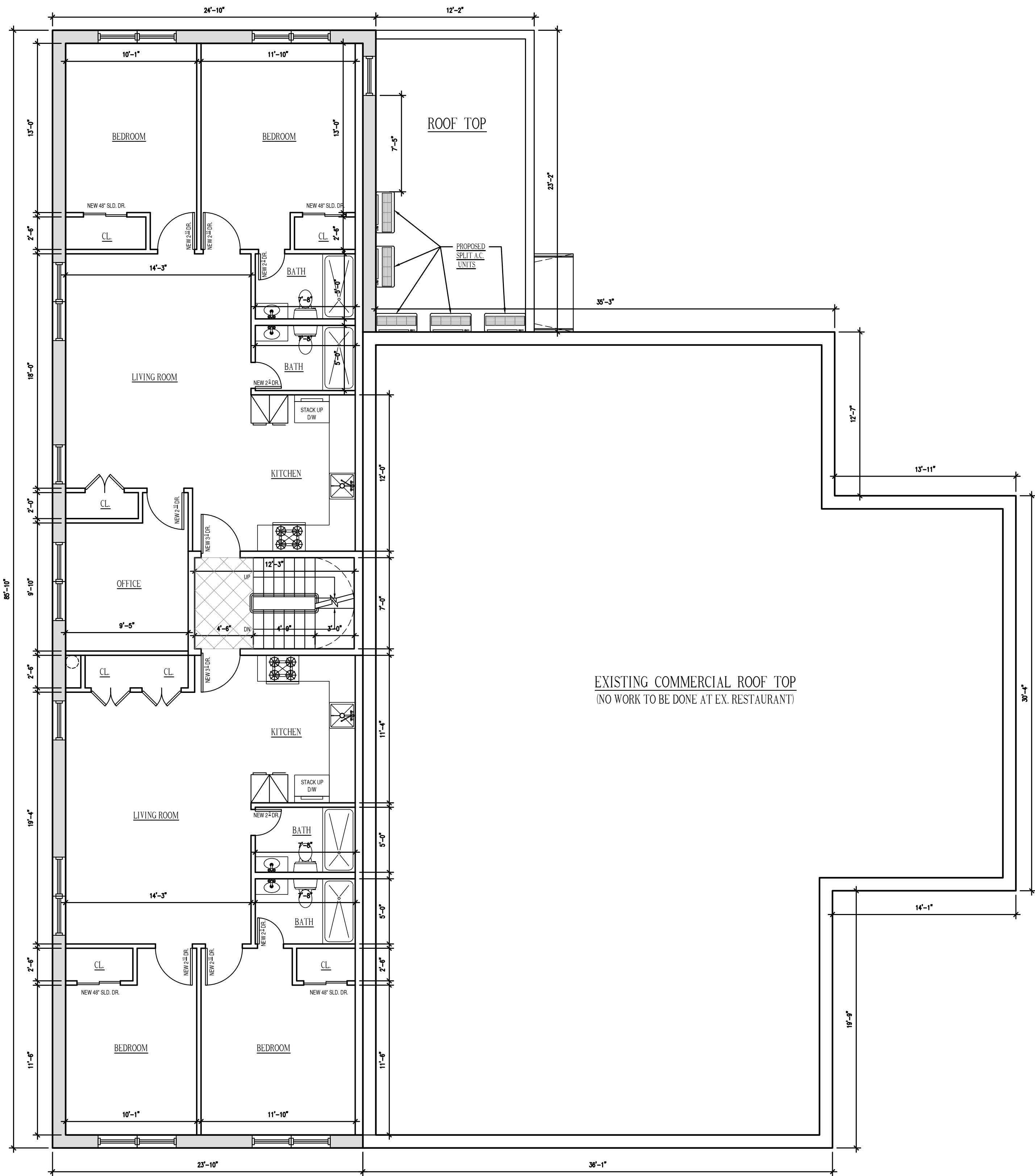
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3 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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

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Drawing No.:

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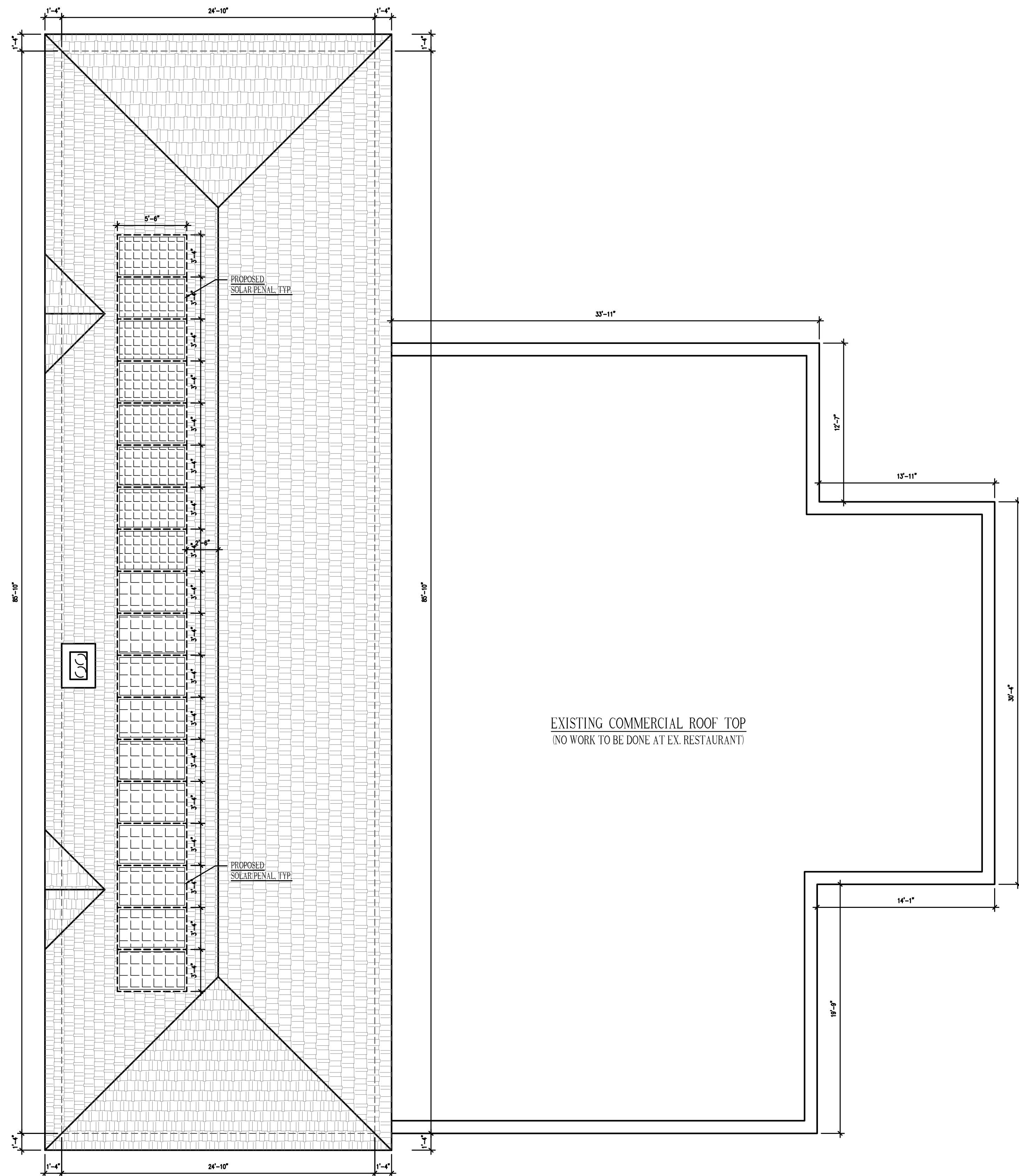
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5 PROPOSED ROOF FLOOR PLAN
SCALE: 3/16" = 1'-0"

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Drawing Title:

PROPOSED FLOOR PLANS

Drawing No.:

A-003.00

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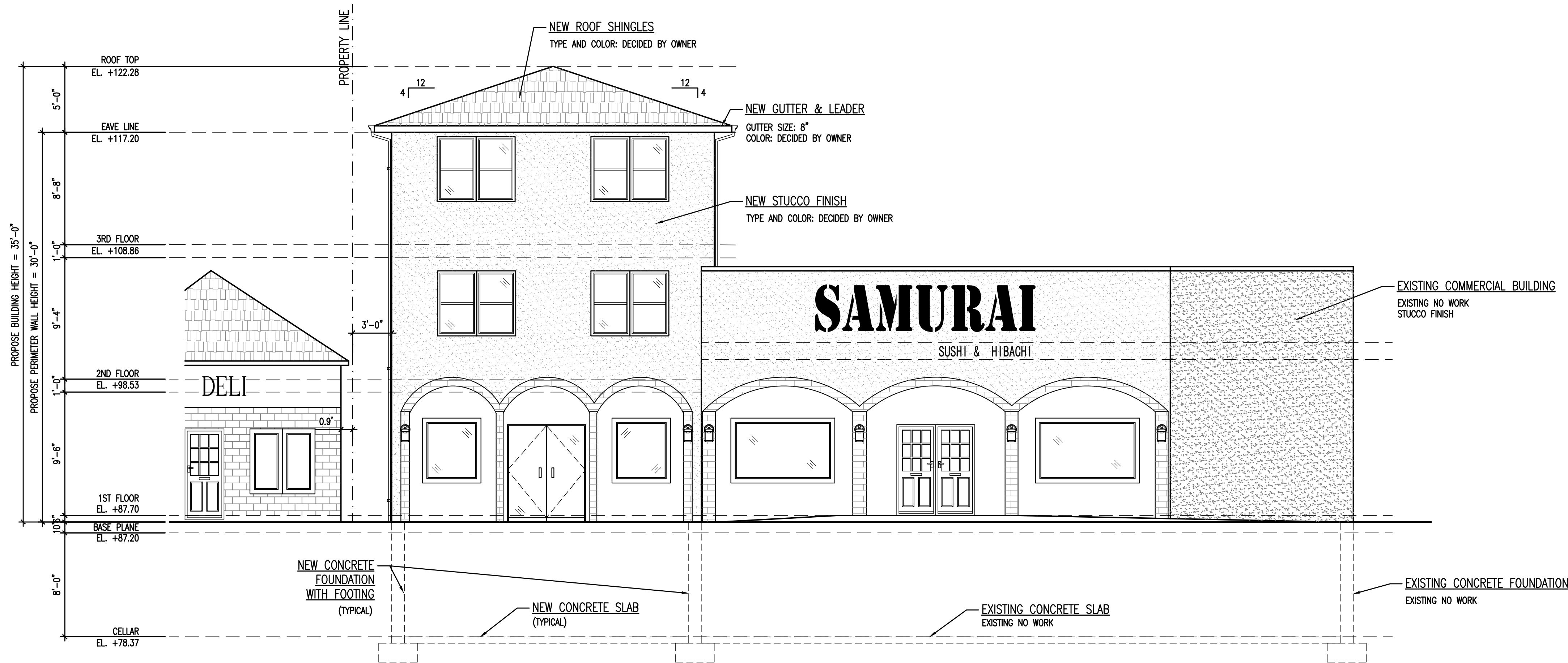
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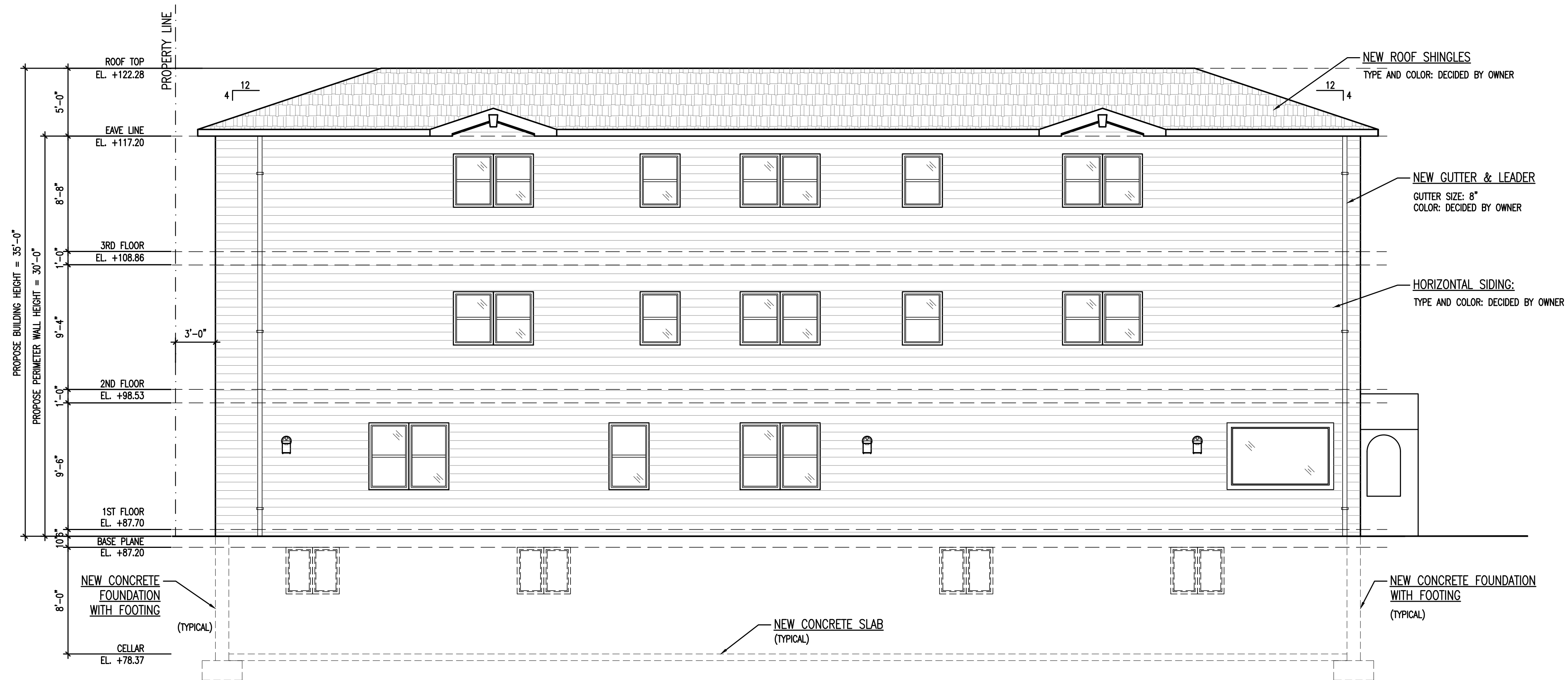
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FRONT BUILDING ELEVATION (NORTHEAST)
SCALE: 3/16" = 1'-0"



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

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Drawing Title:

PROPOSED ELEVATIONS

Drawing No.:

A-004.00

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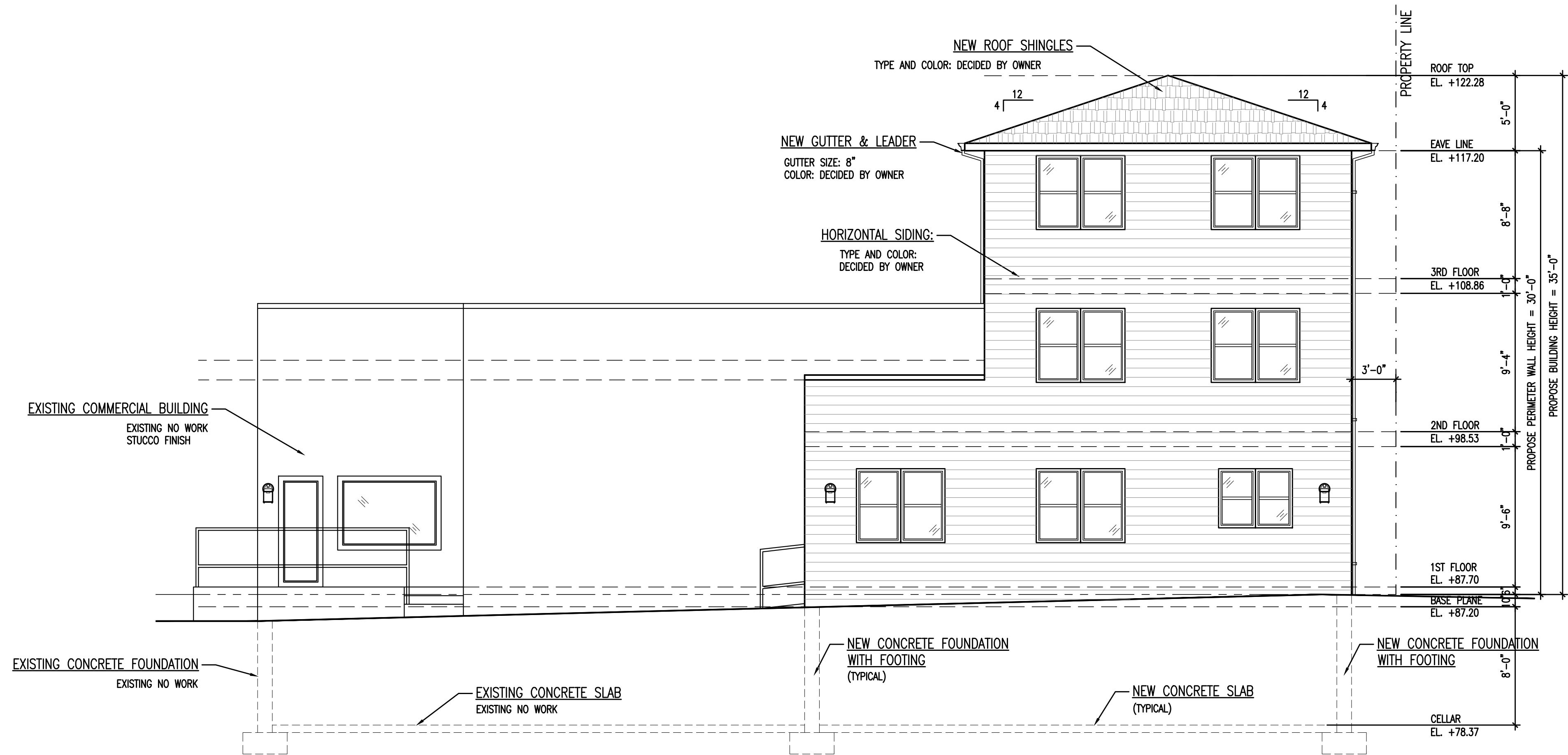
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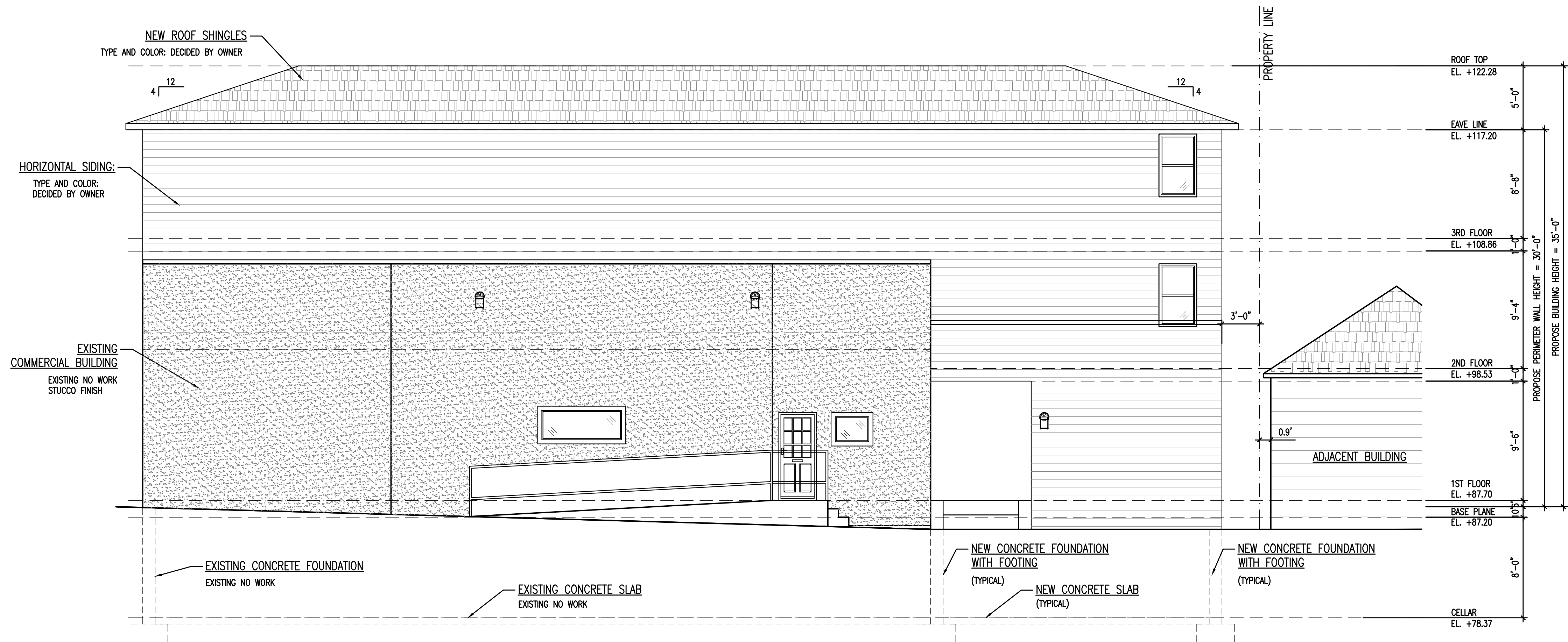
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REAR BUILDING ELEVATION (SOUTHWEST)
SCALE: 3/16" = 1'-0"



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

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