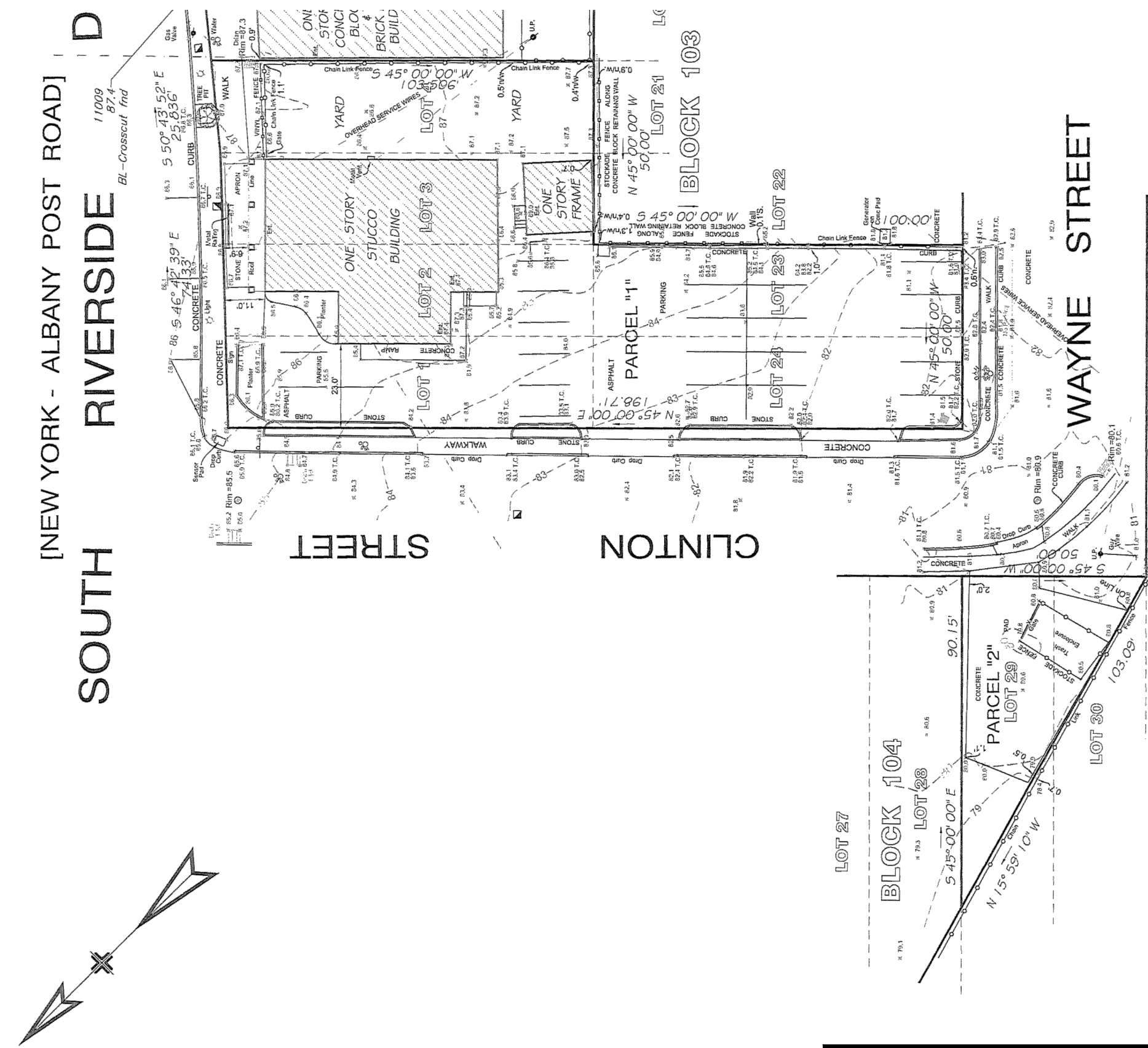
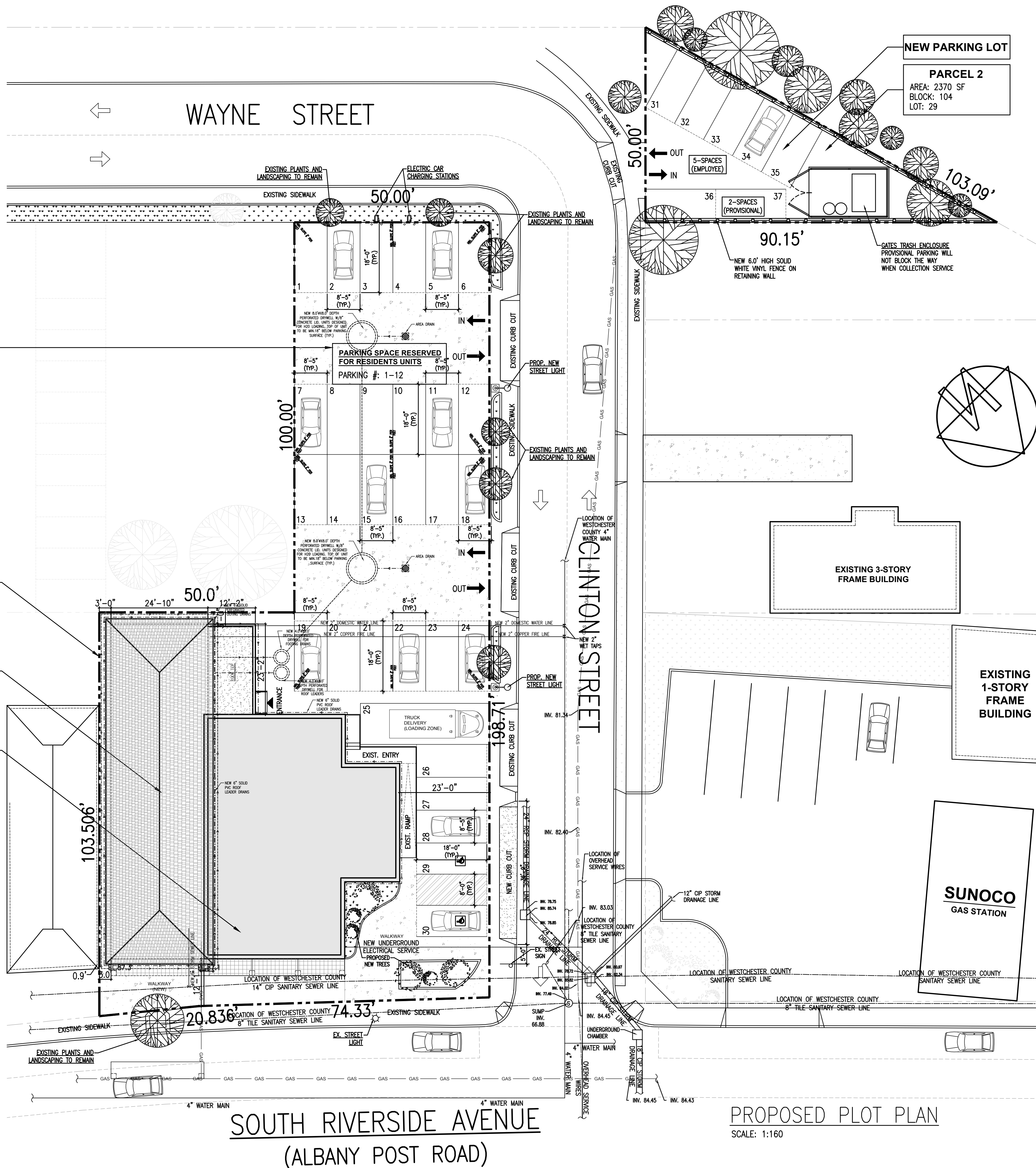


EXISTING PARKING LOT
NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PAVING ALL LINES (MARKINGS) TO BE U.S.D.O.T. APPROVED REFLECTIVE PAINT

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	15' MIN. 20' MAX.	23'-0"
FRONT YARD SETBACK	---	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	---	---	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 "J.A. SLATER" DATED OCTOBER 12, 1985. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
2) ALL UTILITIES SERVICING THE SUBJECT PROPERTY ARE EXISTING.

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

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Phone : 718.878.6295
Email : abllcnyc@gmail.com

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:

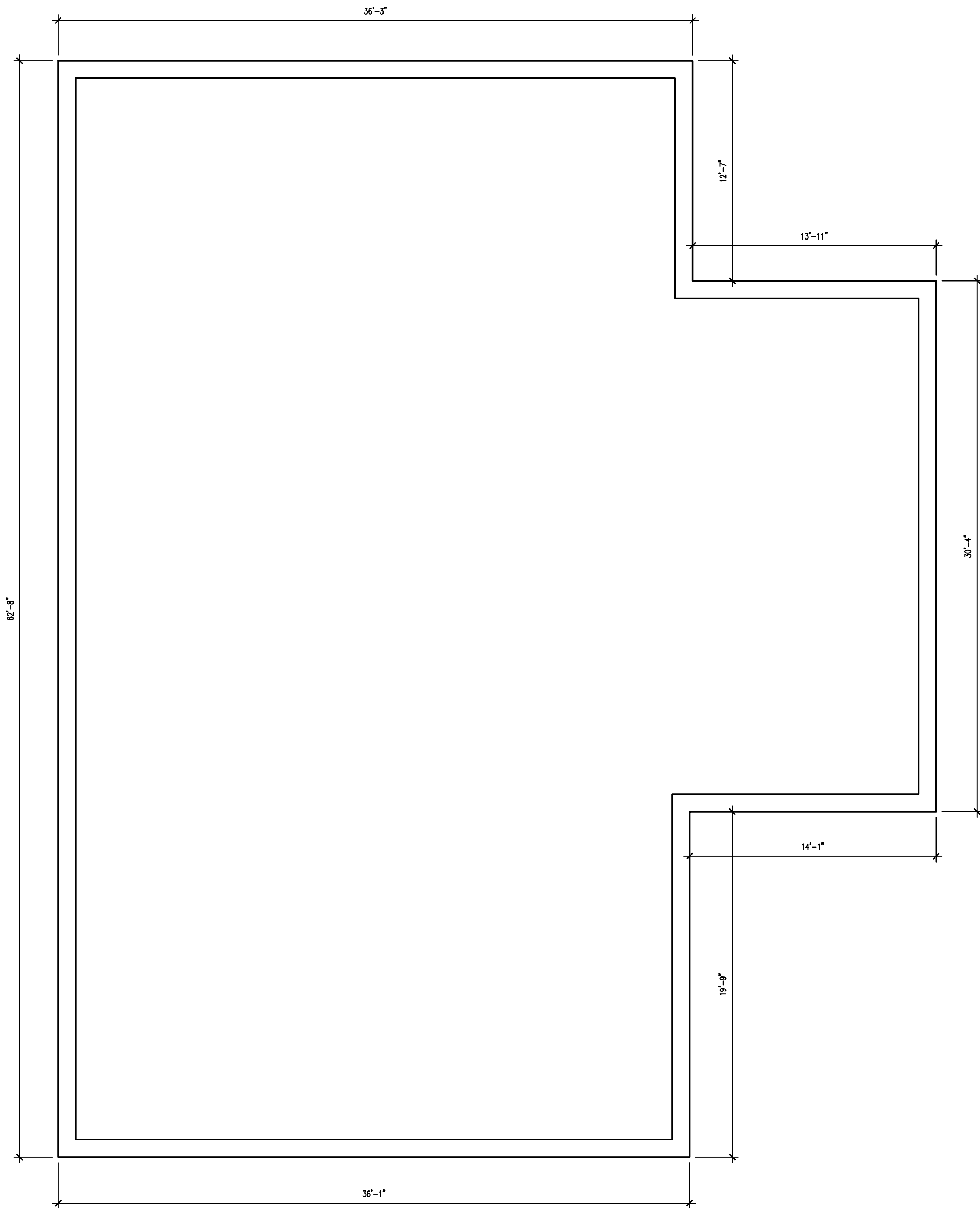
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Job No. / DOB Sticker:

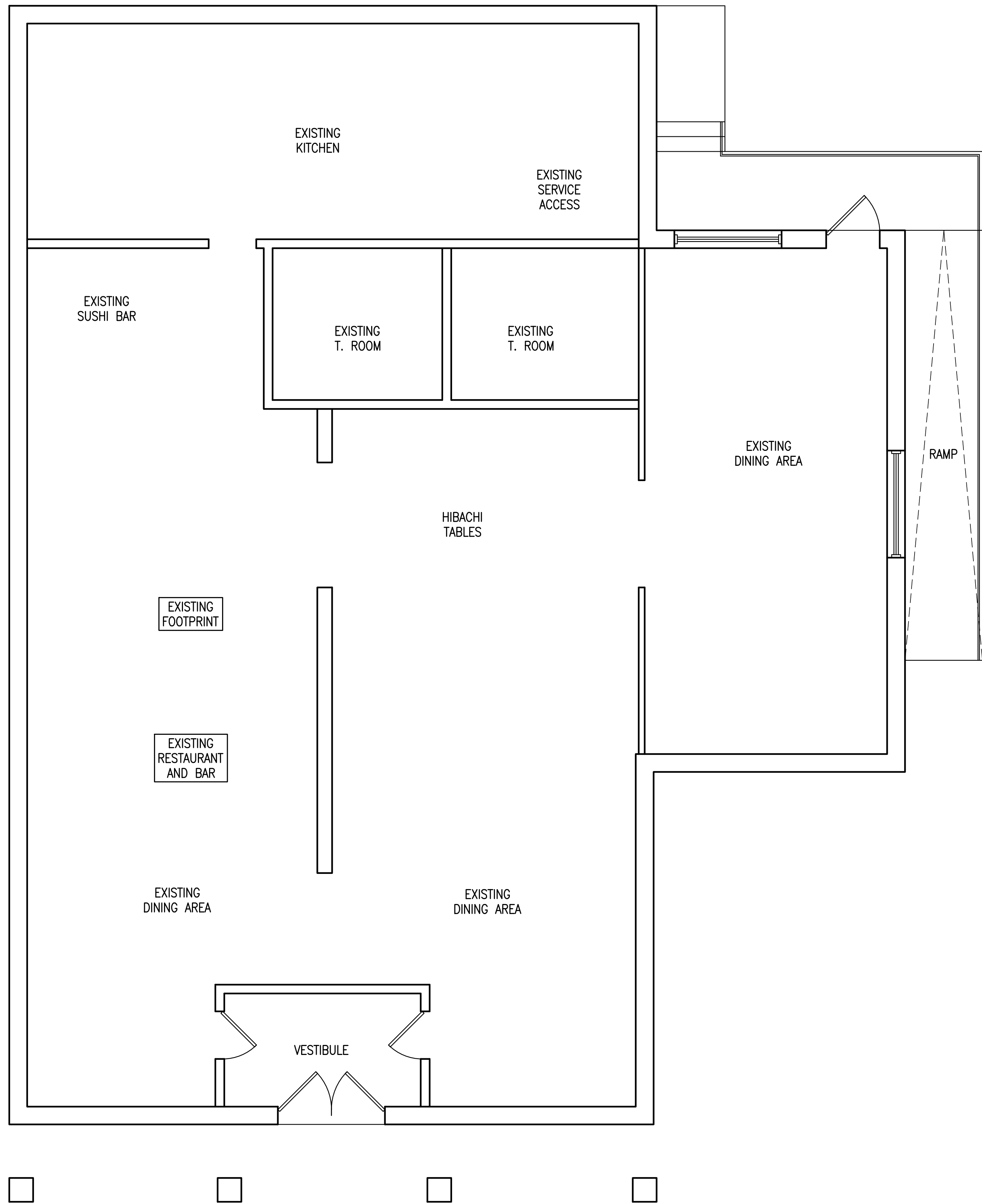
D.O.B APPROVAL STAMP



COB APPROVAL STAMP



EXISTING/DEMO CELLAR FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING/DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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No. :
Date:
Revision:

Project Info. :

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

EXISTING /DEMO FLOOR PLANS

Drawing No.:

DM-001.00

NOTE: Drawing may be printed at reduced scale

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Drawn on: 3.13.2023

Signature:

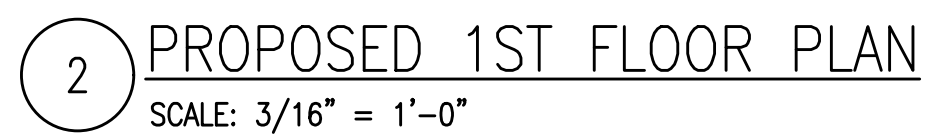
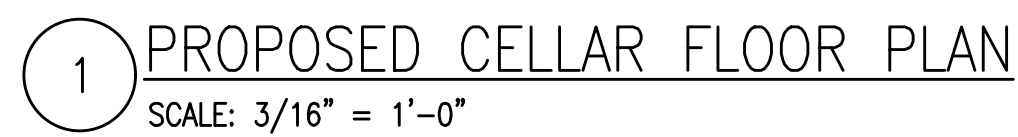
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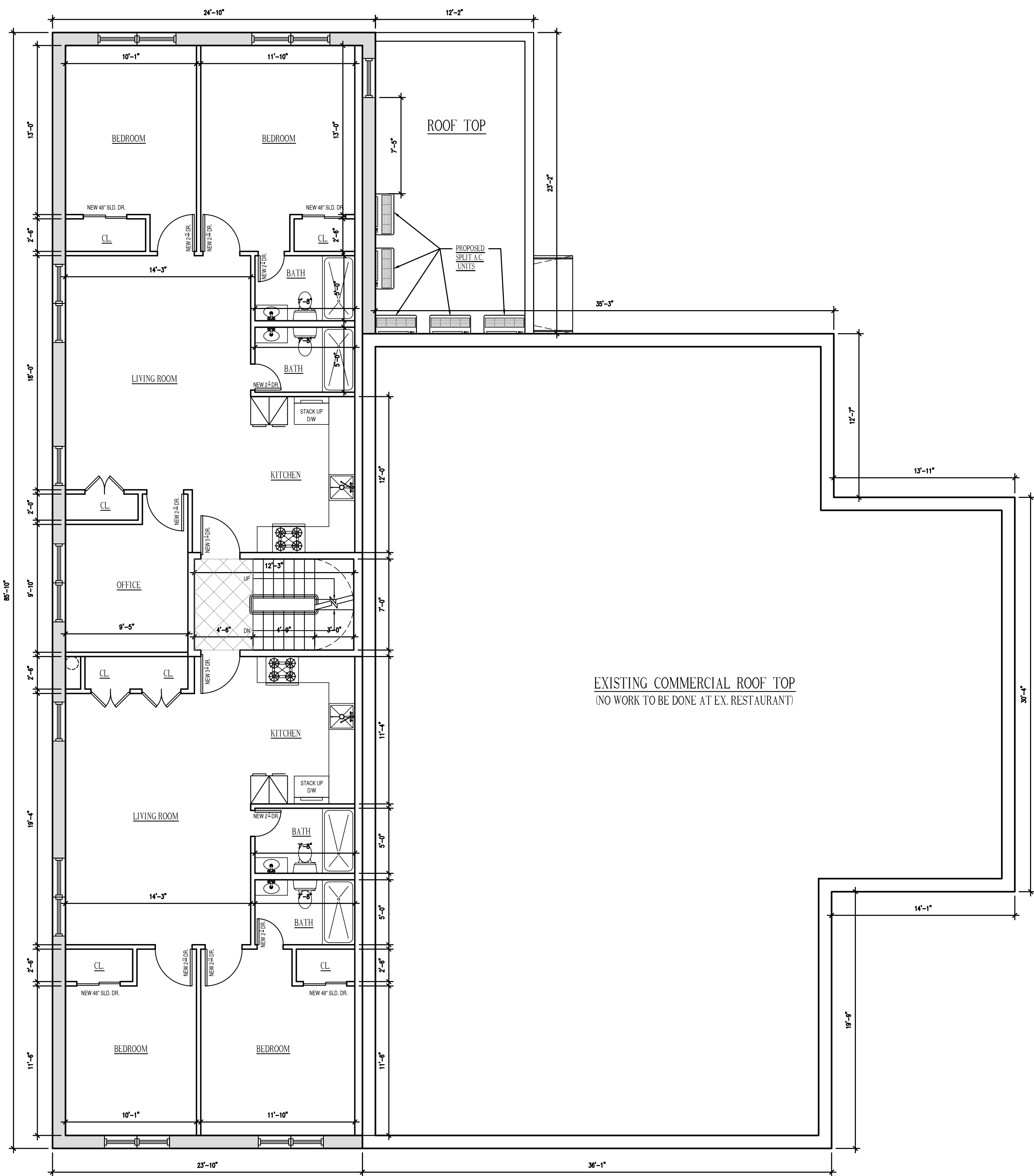
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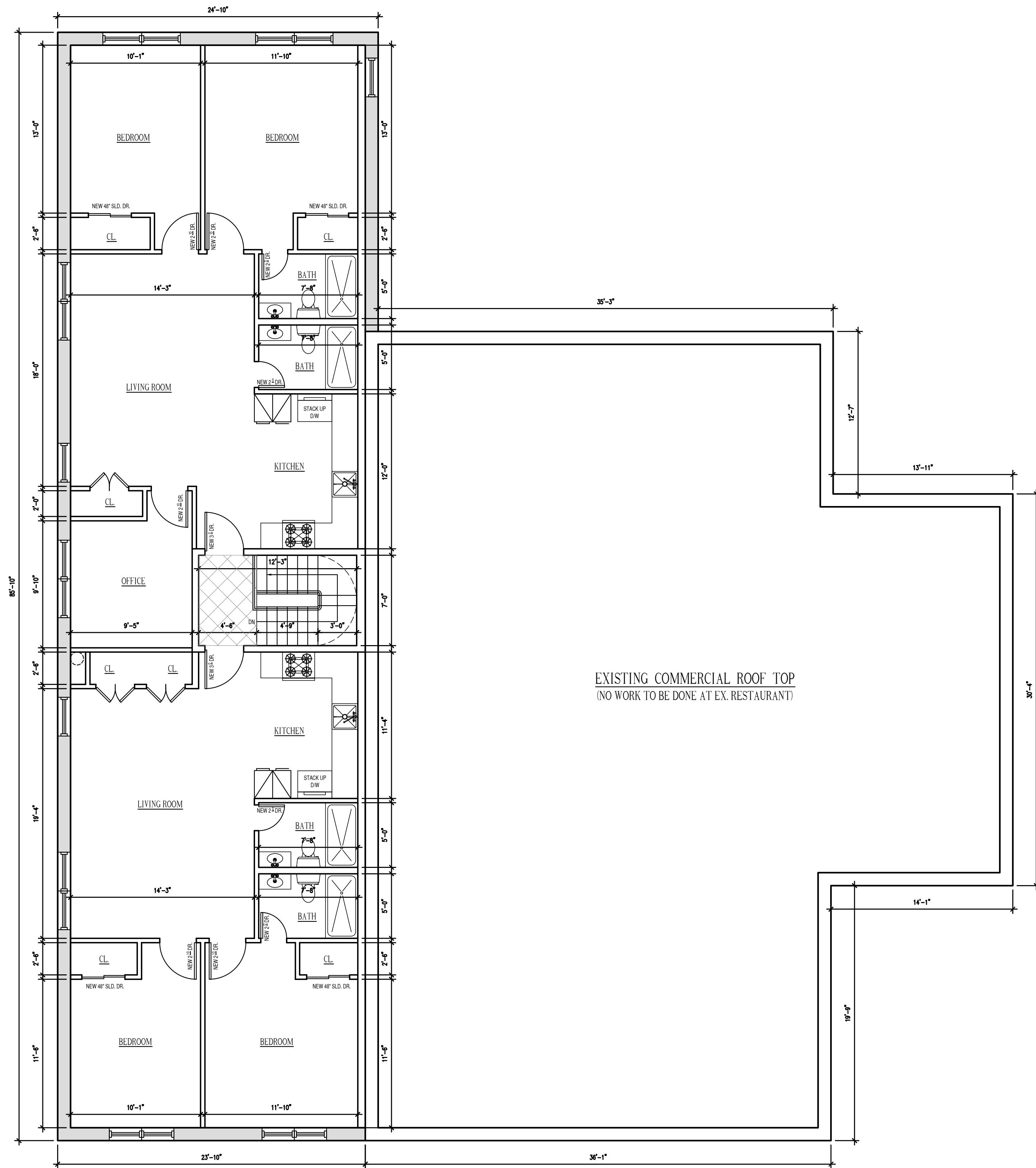
D.O.B APPROVAL STAMP



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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Drawing Title:
PROPOSED FLOOR PLANS

Drawing No.:
A-002.00

NOTE: Drawing may be printed at reduced scale

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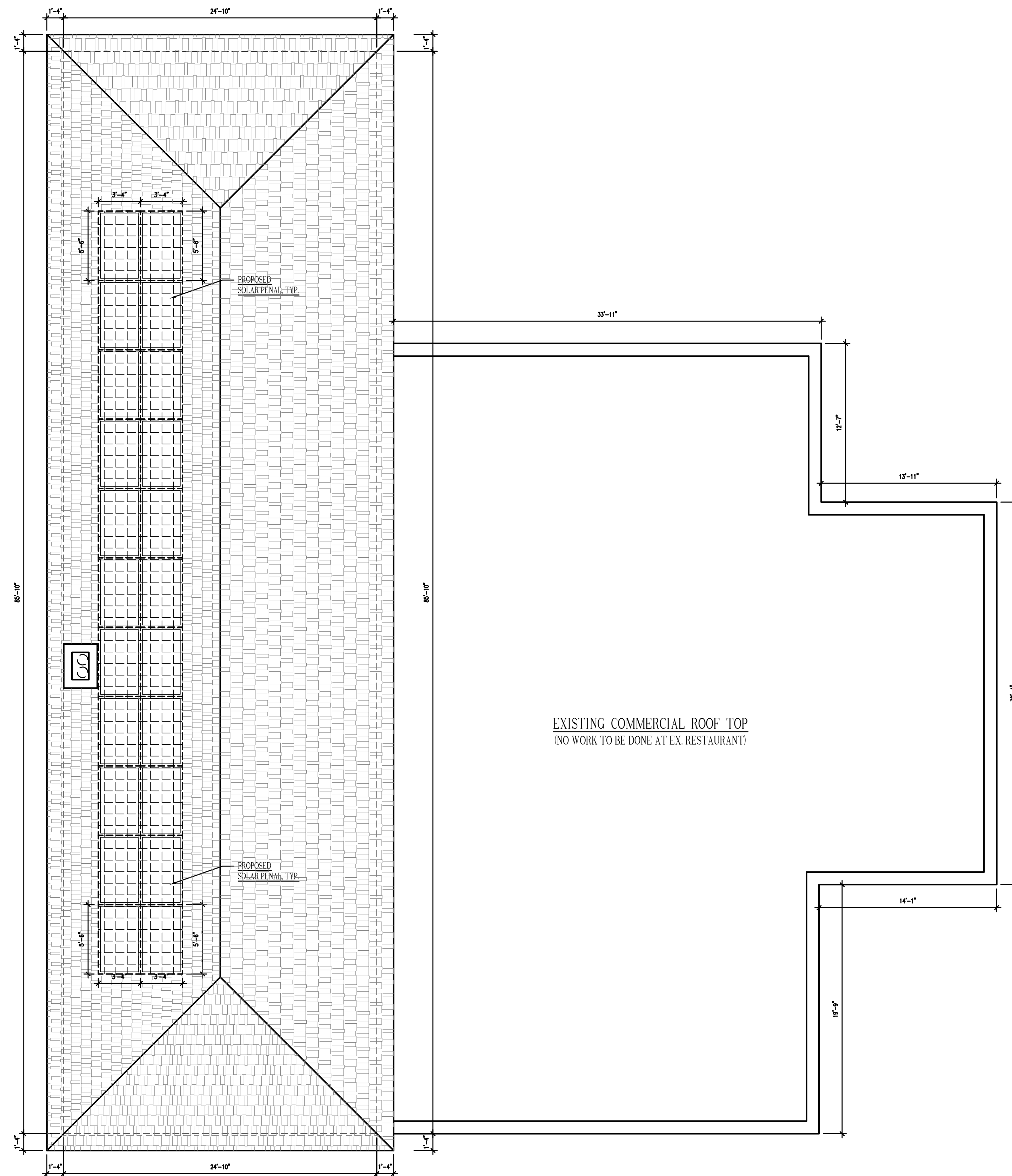
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Checked by:

No. of Sheet(s):
6 of 9

Job No. / DOB Sticker:

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

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Project Info.:

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Drawing Title:

PROPOSED FLOOR PLANS

Drawing No.:

A-003.00

NOTE: Drawing may be printed at reduced scale

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Signature:

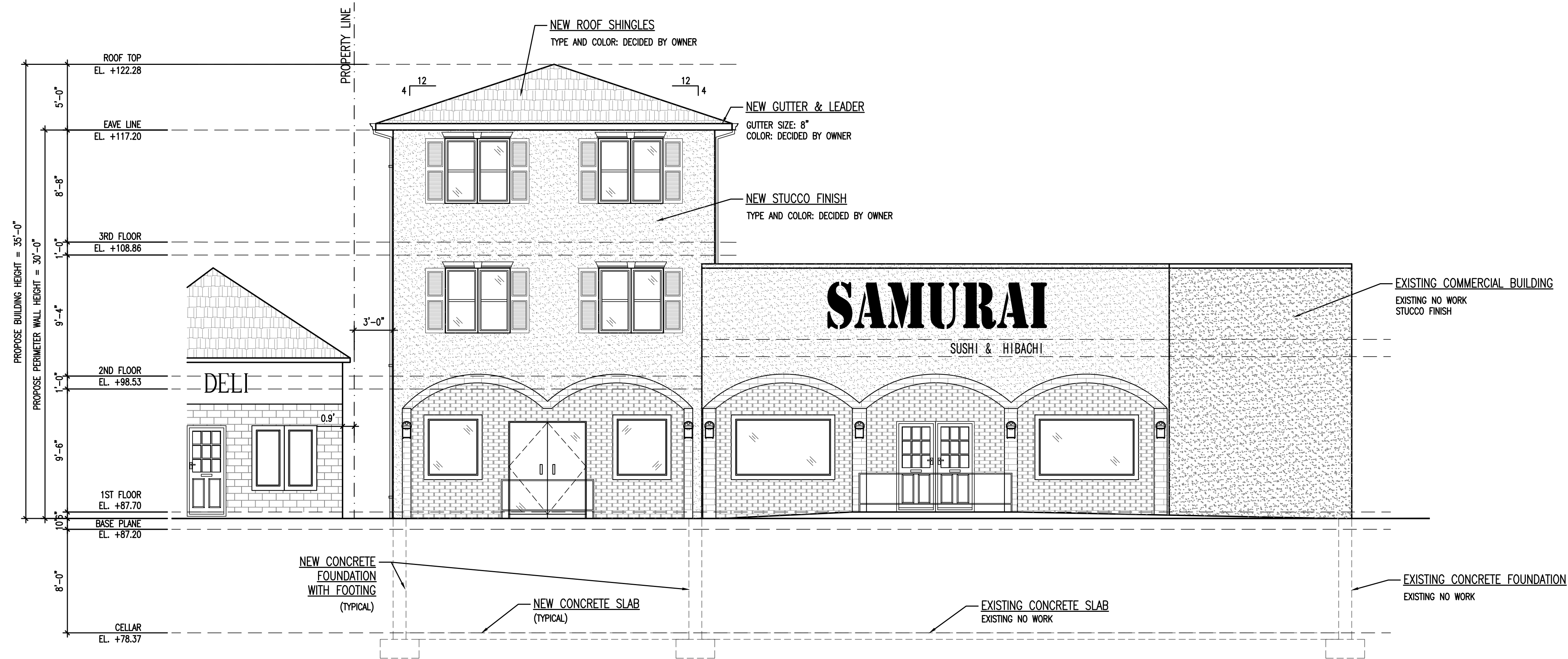
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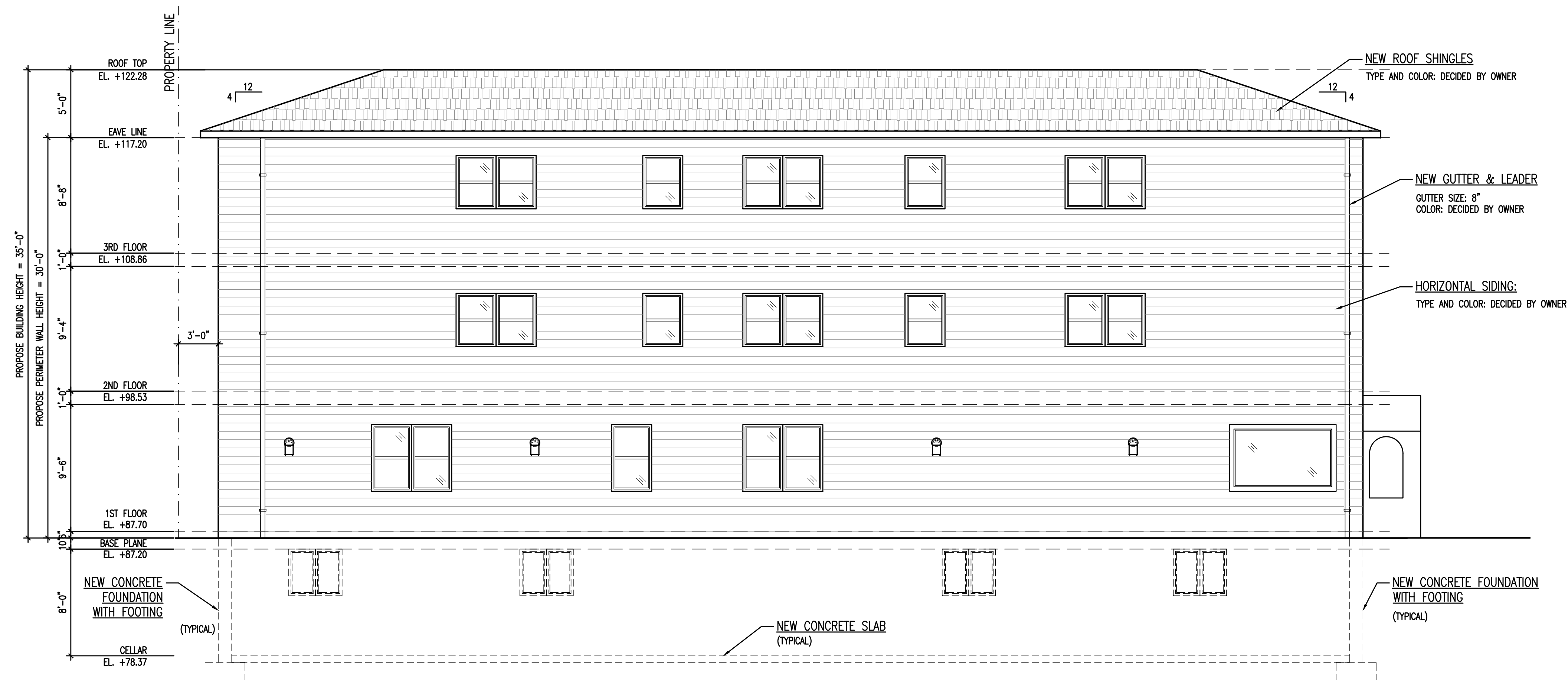
No. of Sheet(s): 7 of 9

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.:

A-004.00

NOTE: Drawing may be printed at reduced scale

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Signature:

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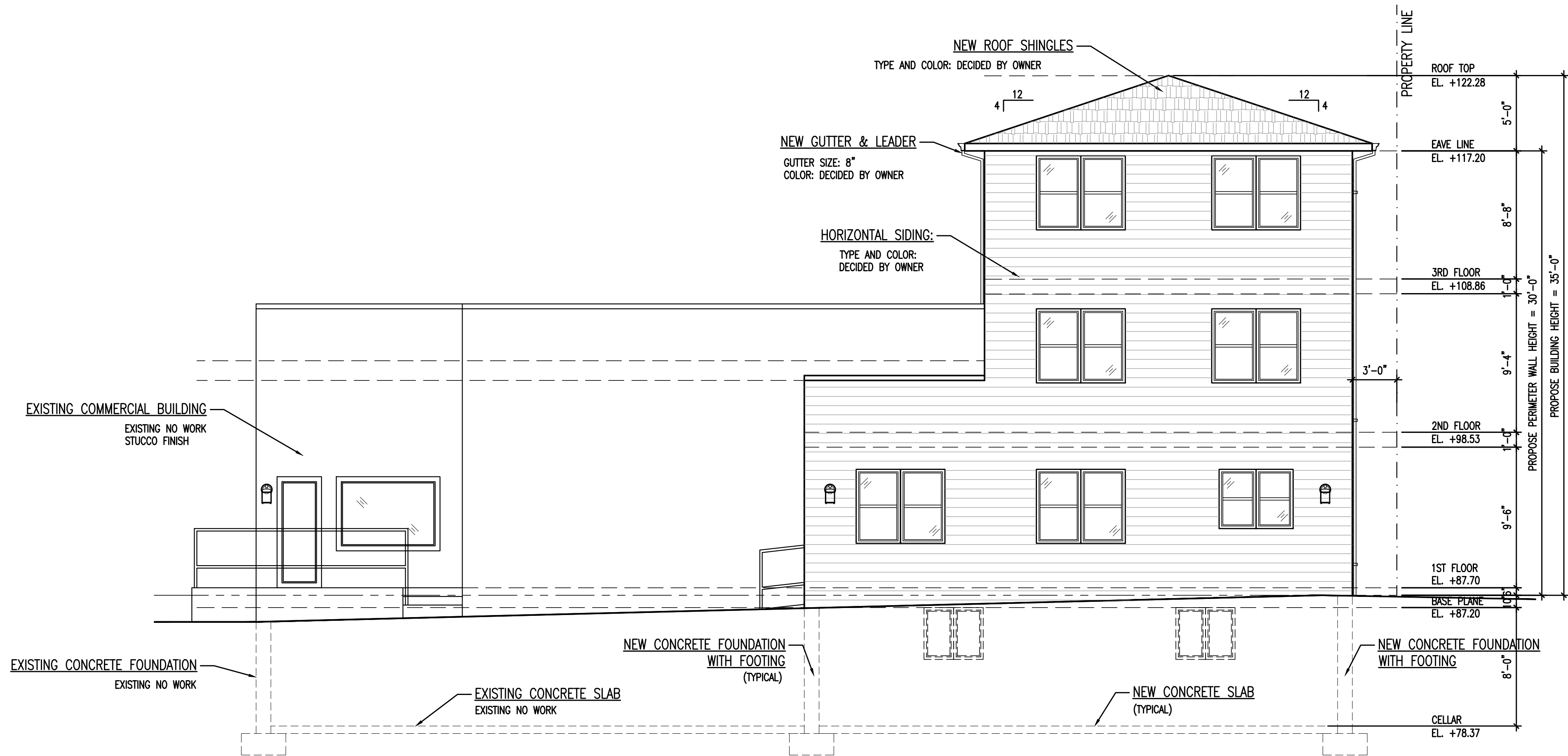
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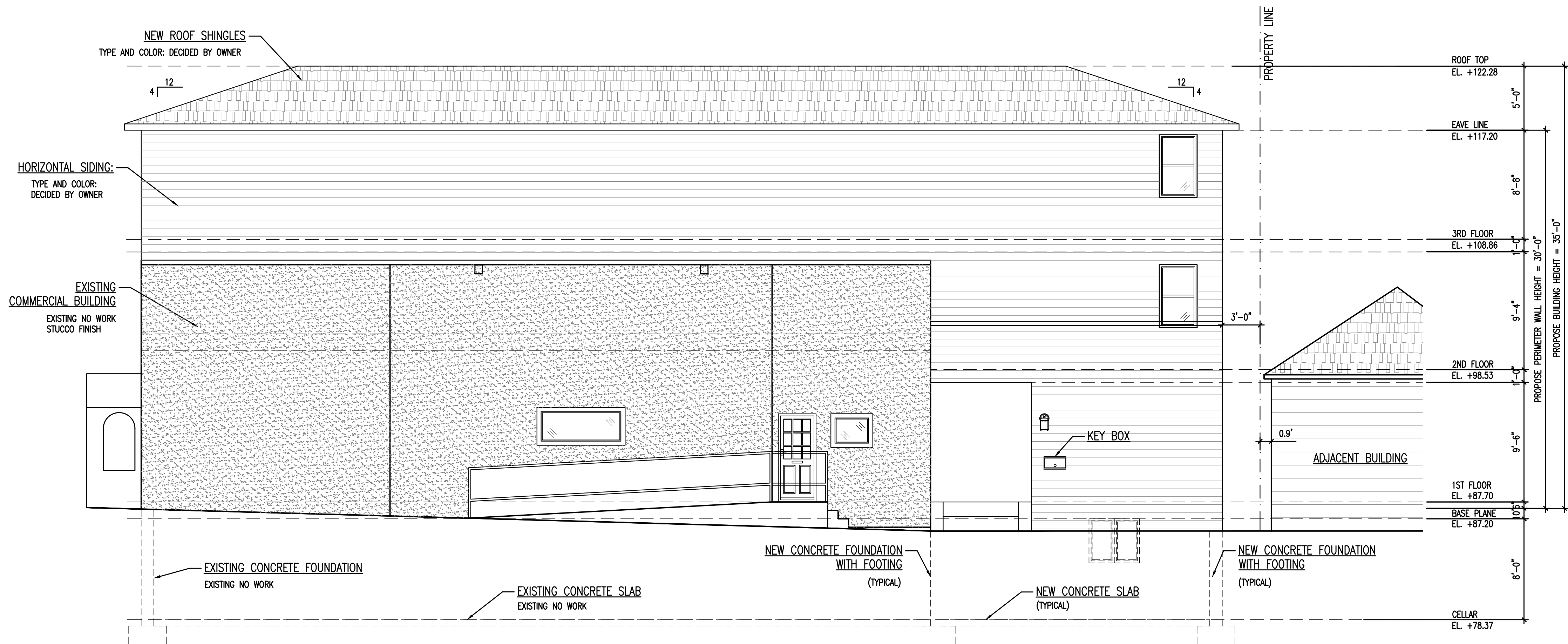
8 of 9

Job No. / DOB Sticker:

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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**

NOTE: Drawing may be printed at reduced scale

Seal / Stamp: Drawn on: 3.13.2023
Signature:



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Job No. / DOB Sticker:

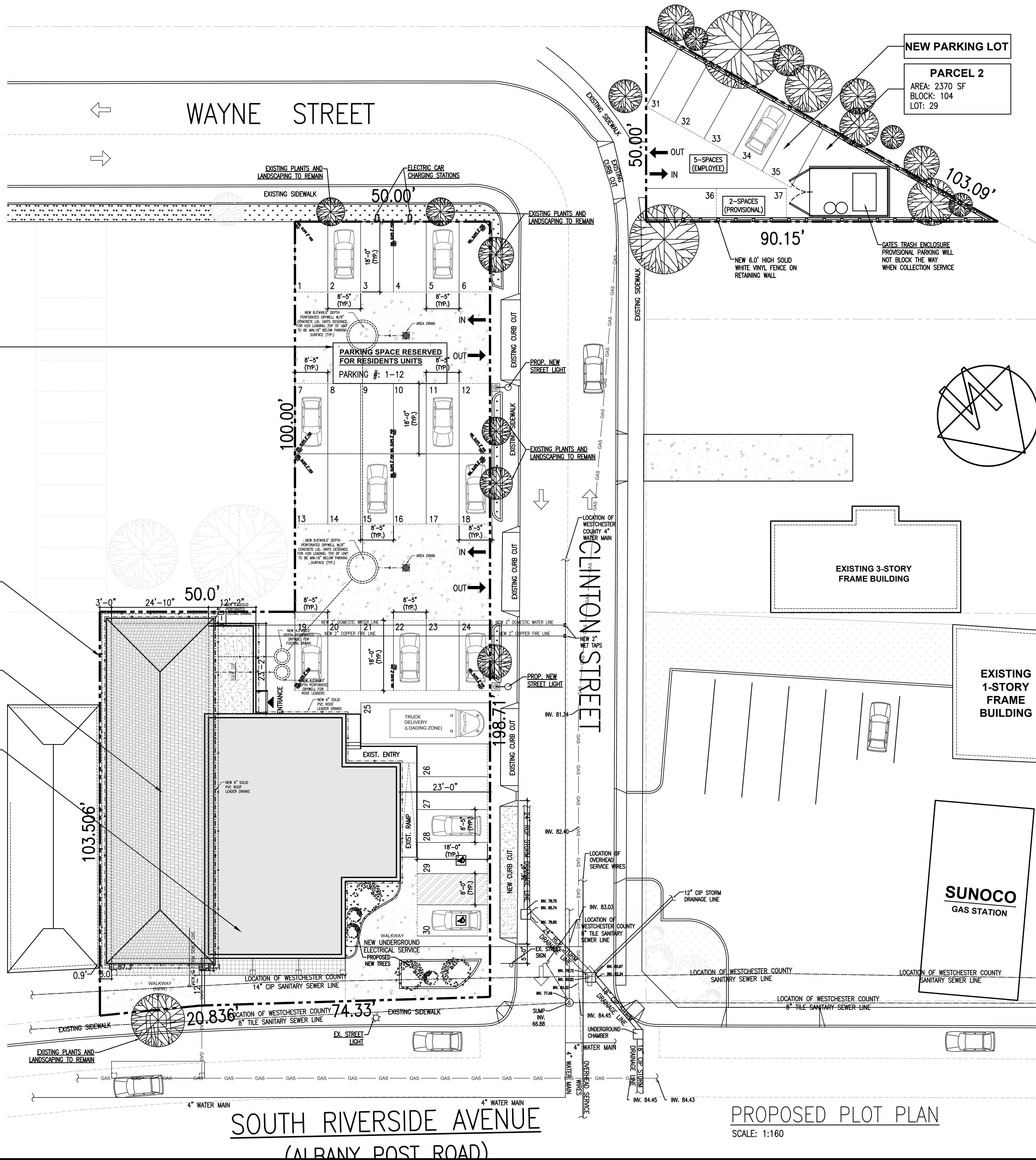
D.O.B APPROVAL STAMP

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



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)
	SCRUBS
	PLANTINGS/TREES

PROPOSED PLOT PLAN
SCALE: 1:160

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No.:	Date:	Revision:
01	07/12/2023	Updated site plan for Village Examiner Review (3 trees)

Project Info.:
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Drawing Title:
**EXISTING/PROPOSED
SITE DEVELOPMENT PLAN**

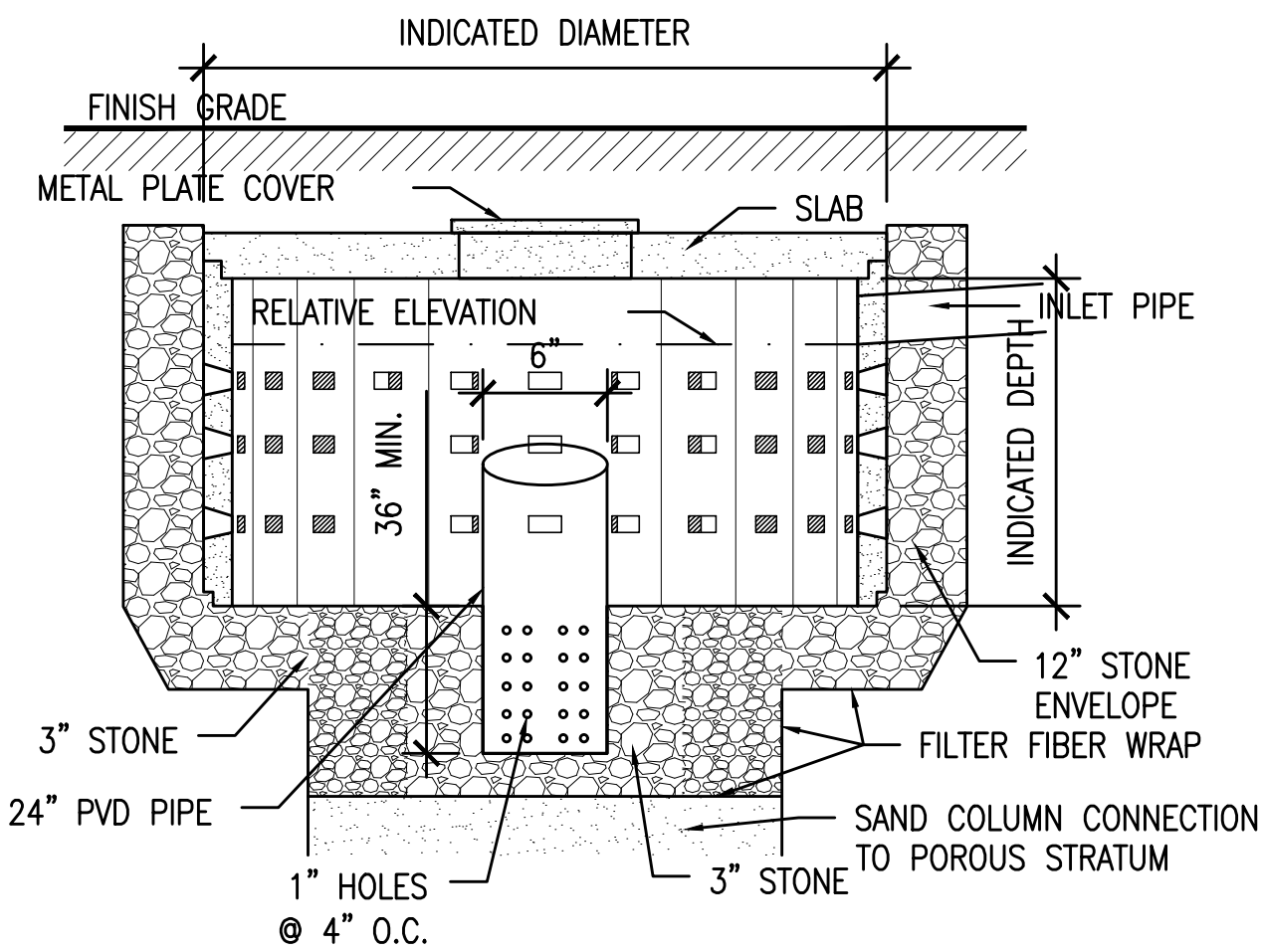
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NOTE: Drawing may be printed at reduced scale

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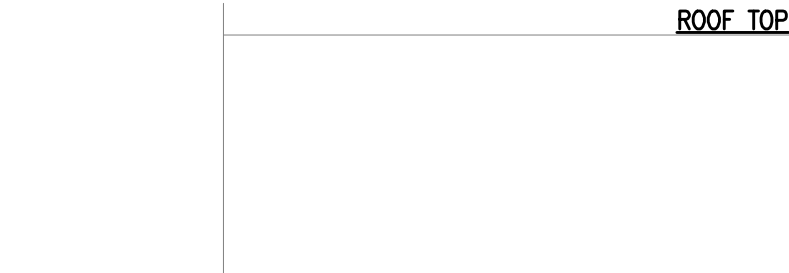
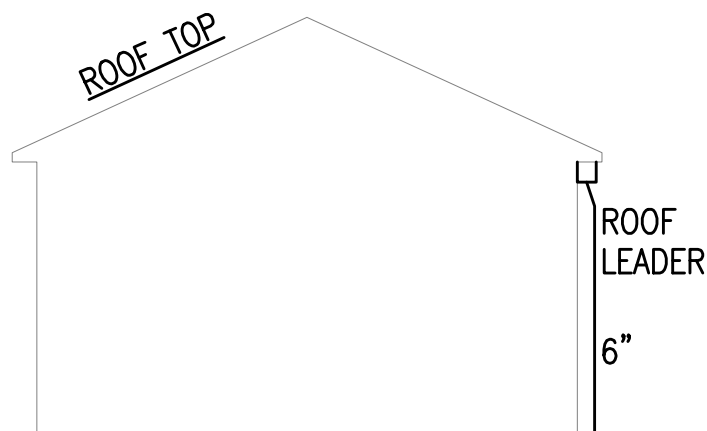
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DRYWELL SECTION / DETAIL

SCALE: N.T.S.



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Project Info.:
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Drawing Title:
PROPOSED SITE DETAILS

Drawing No.:
SD-101.00

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2 of 2

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