

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

WAYNE STREET

CLINTON STREET

NEW PARKING LOT
AREA: 2370 SF
BLOCK: 104
LOT: 29

SUNOCO GAS STATION

EXISTING 1-STORY FRAME BUILDING

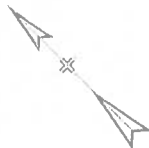
EXISTING 3-STORY FRAME BUILDING

[NEW YORK - ALBANY POST ROAD]
SOUTH RIVERSIDE

STREETS

NOTING

WAYNE STREET



ZONING ANALYSIS

ZONING DISTRICT C-2 (CURRENT OVERLAY DISTRICT)		
DESCRIPTION	REQUIRED	PROPOSED
USE, LOT AREA	---	15,944 + 2,254 = 17,298 SQ. FT.
LOT WIDTH	---	30.0'
LOT DEPTH	---	30.0'
FRONT YARD SETBACK	15' MIN, 20' MAX	25'-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
HEIGHT	35'-0"	35.0'

FLOOR AREA INFORMATION

	EXISTING	PROPOSED	TOTAL ZONING FL. AREA	RATIO
CELLAR	2,690.5 SQ. FT.	2,688.9 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	---	9,176.4 SQ. FT.	9,176.4 SQ. FT.	0.53

PARKING TABULATIONS

DESCRIPTION	REQUIRED	PROPOSED
10 BEDROOM UNITS	10	10
COMMERCIAL AREA	(4) 350.0/250 = 14 SPACES	22
TOTAL PARKING SPACES	14	32

FOR USED-AS-ESTABLISHED IN THE HIGHWAY FRONT, PROPOSED 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 CREATOR OF (1) SPACE PER 300 S.F. OF OFFICE FLOOR AREA OR (1) SPACE PER 250 S.F. OF RETAIL / SERVICE FLOOR AREA.

NOTES

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

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

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No. : Date : Revision :

Project Info :
ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

ZONING ANALYSIS & PLOT PLAN

Drawing No. : Z-001.00

NOTE: Drawings may be printed at indicated scale
Scale / Stamp : 3.13.2023

Signature :

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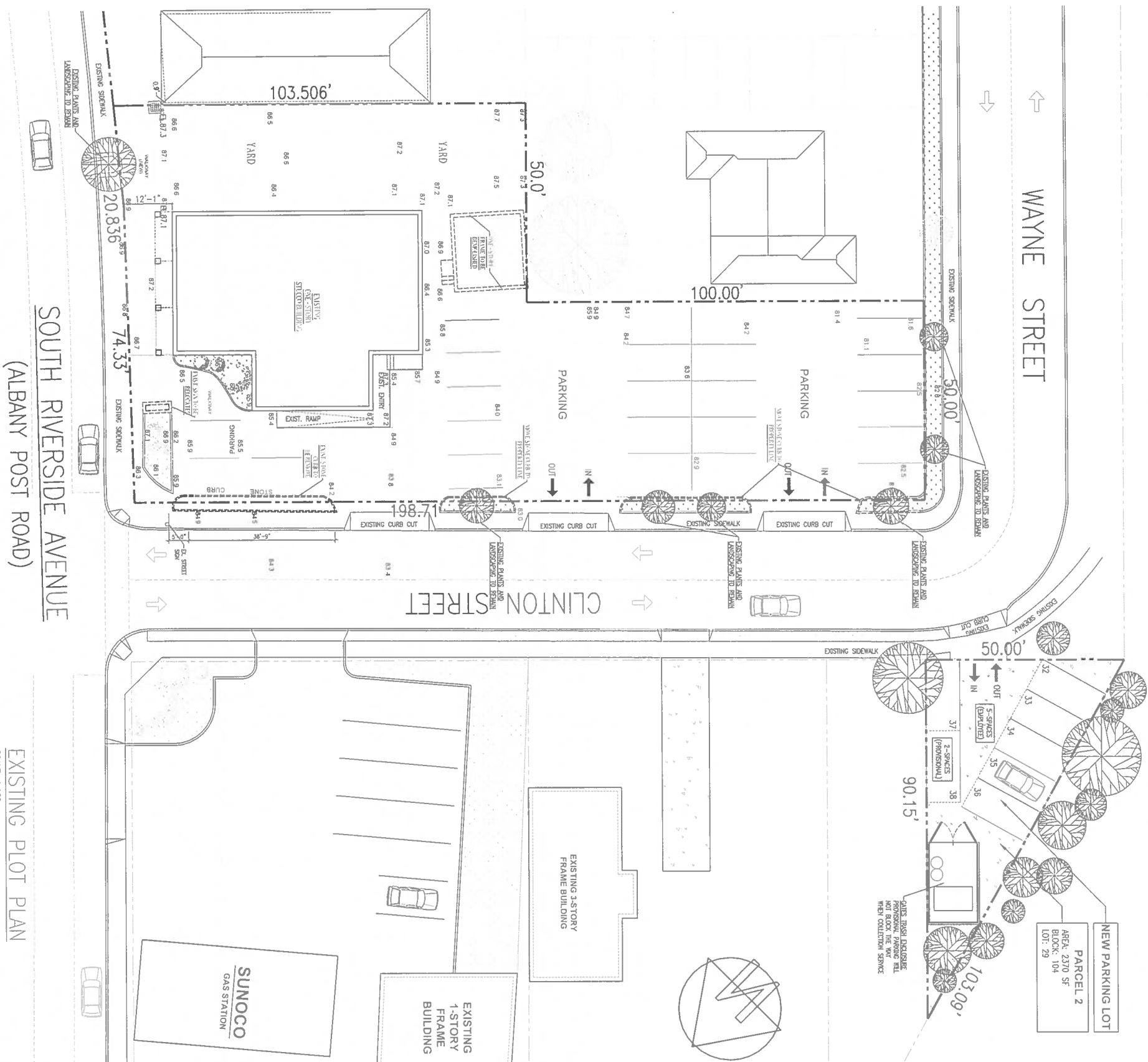
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Engineers Office

SOUTH RIVERSIDE AVENUE
(ALBANY POST ROAD)

PROPOSED PLOT PLAN
SCALE: 1:160



EXISTING PLOT PLAN

SCALE: 1:160

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EXIST, SITE PLAN

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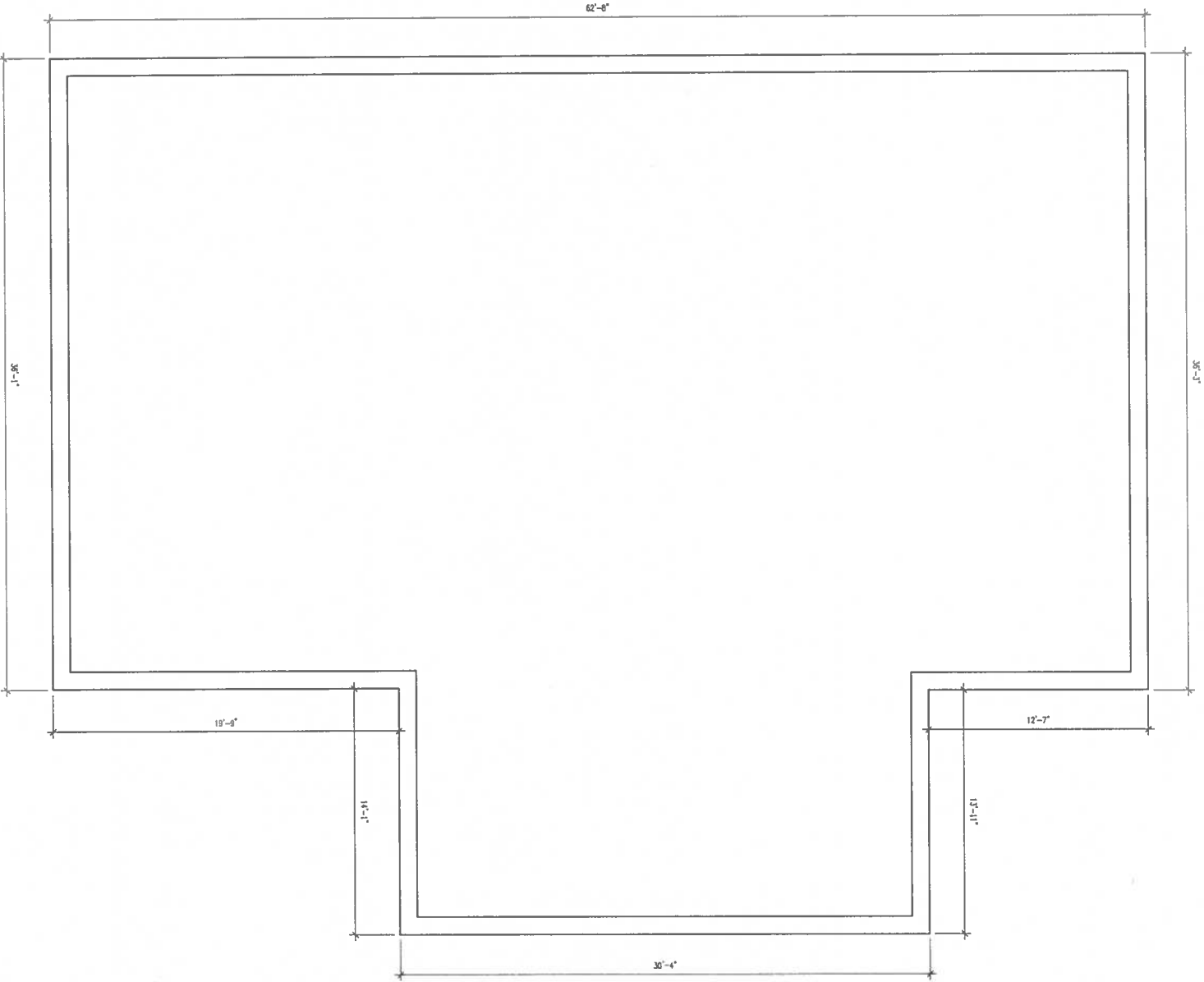
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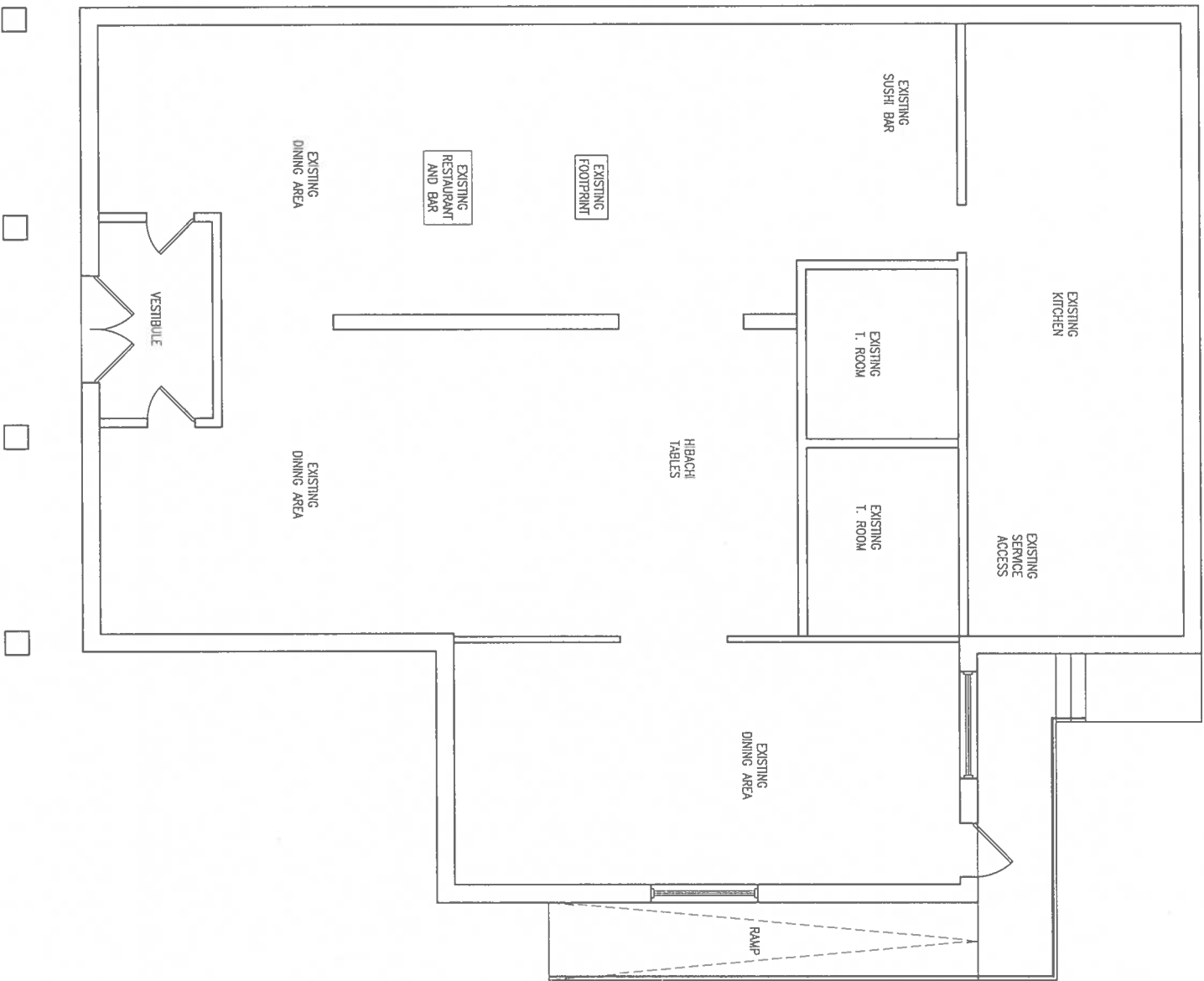
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11/16/2023



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



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

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Drawing Title

EXISTING /DEMO FLOOR PLANS

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DM-001.00

Seal / Stamp

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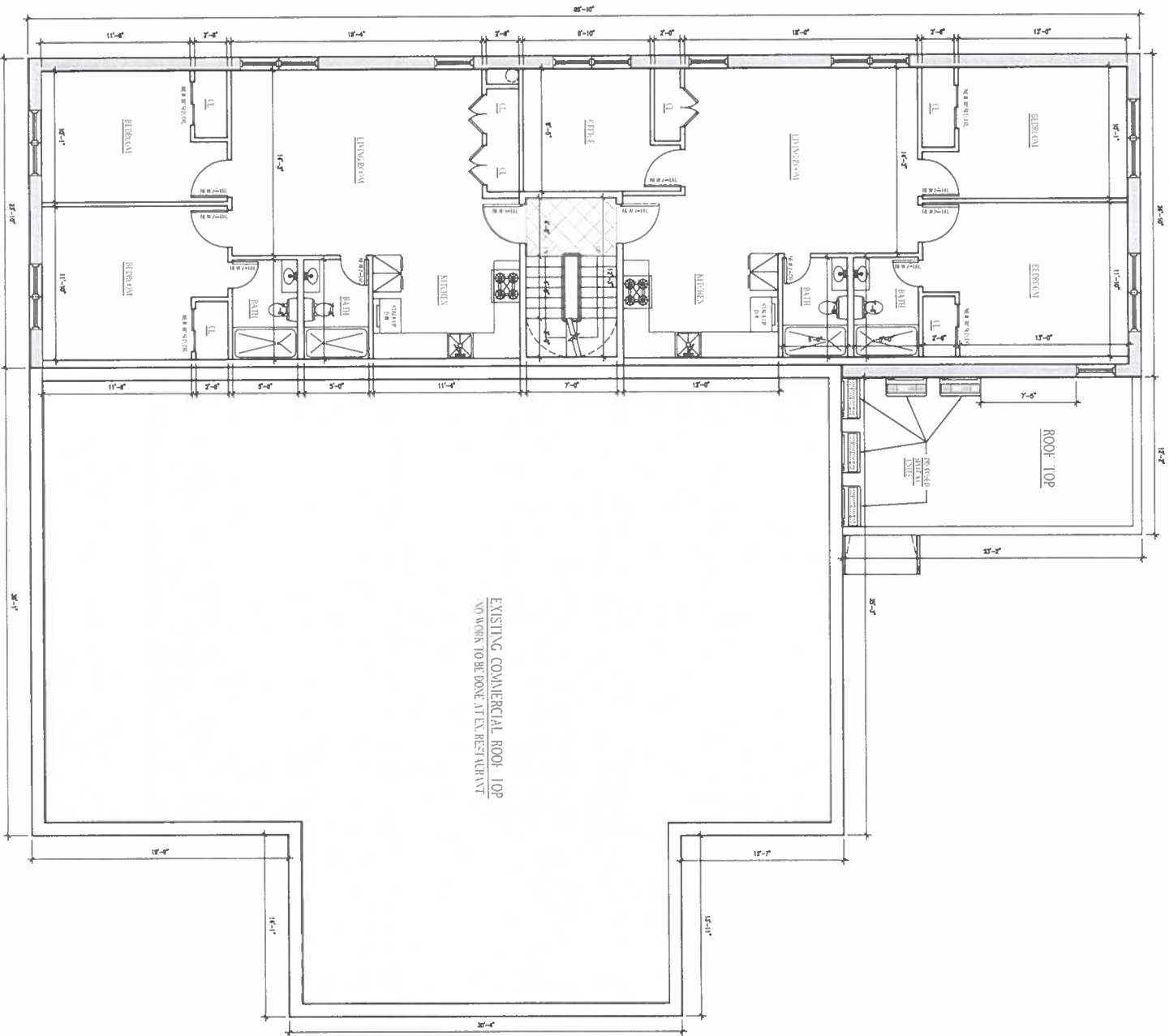
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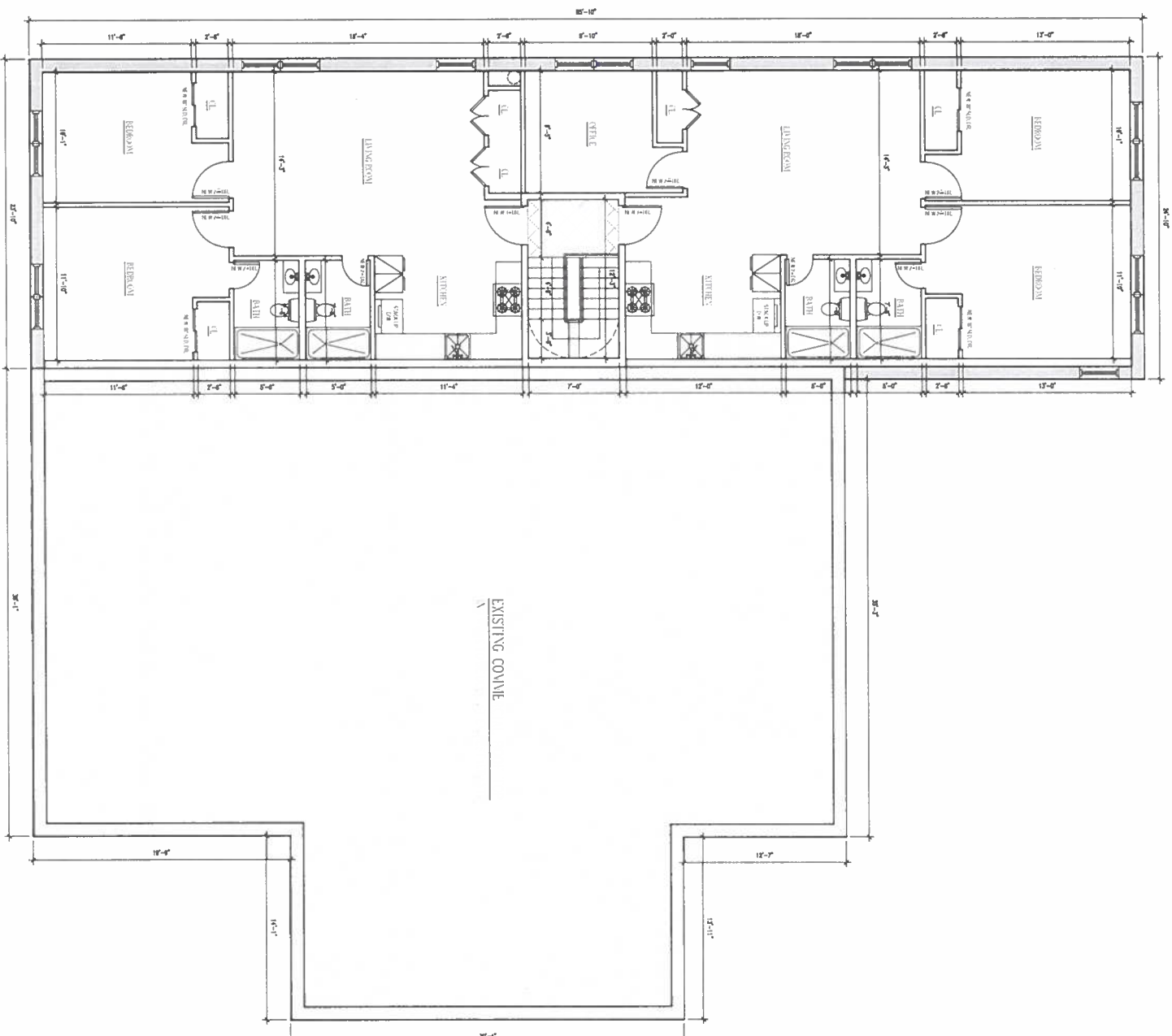
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3 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

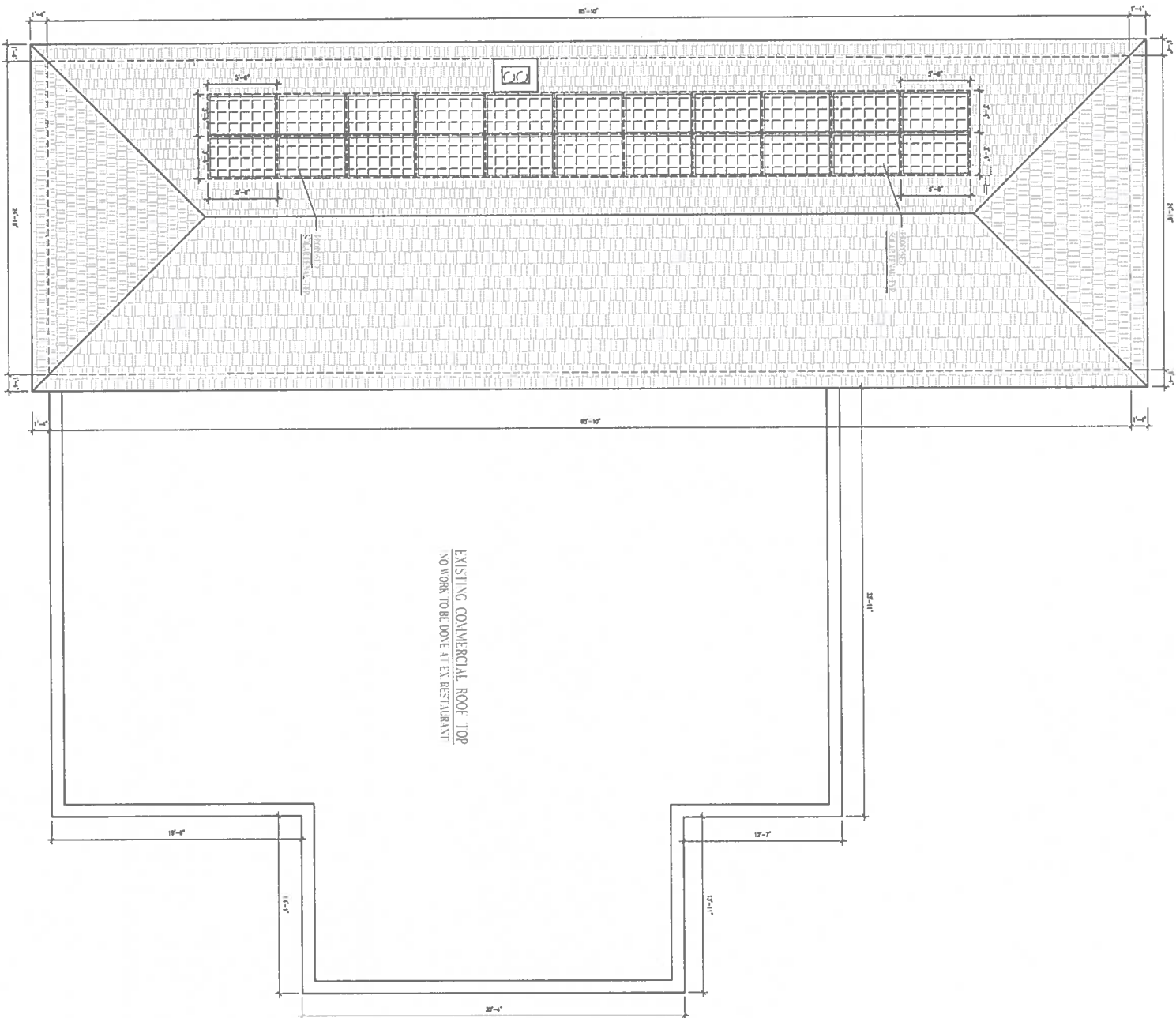
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352 S RIVERSIDE AVENUE, NY 1

PROPOSED FLOOR PLANS

A-002.00



11/16/2023



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

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Drawing Title:
PROPOSED FLOOR PLANS

Drawing No.:
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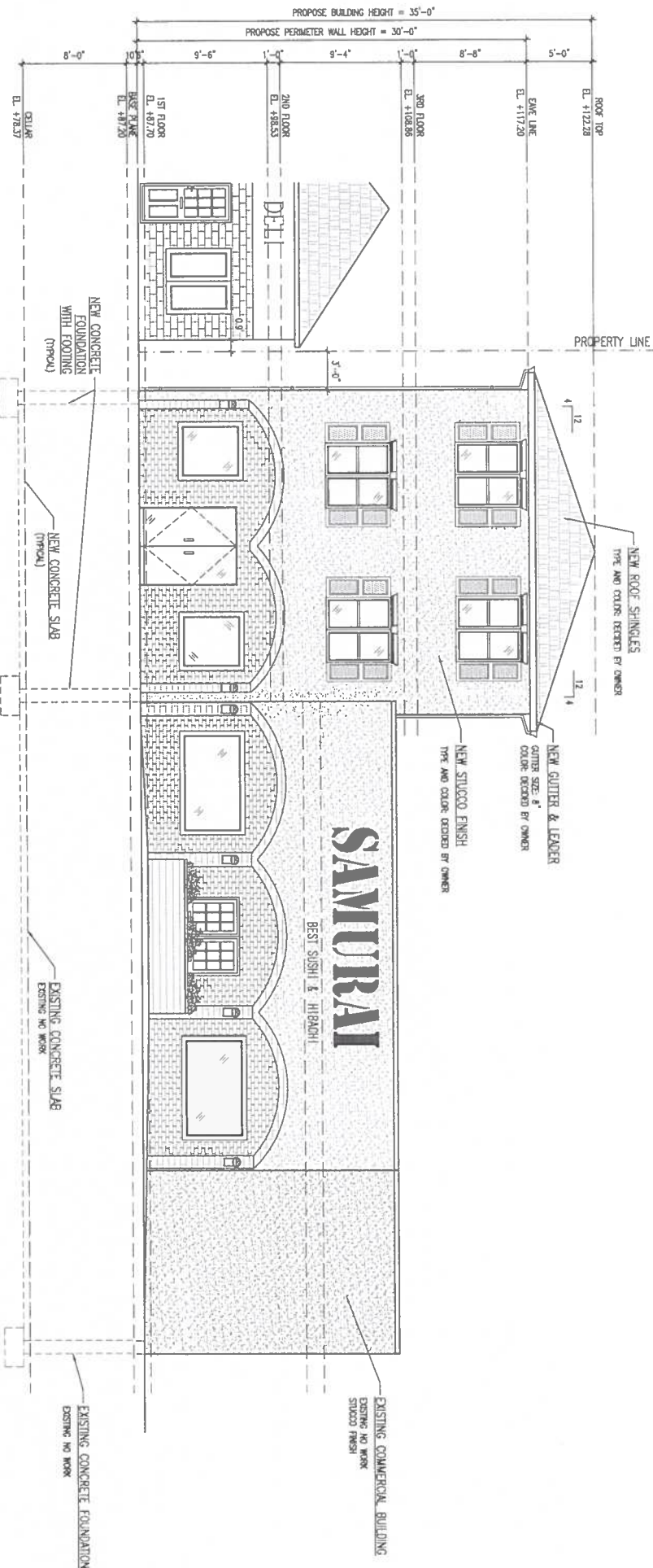
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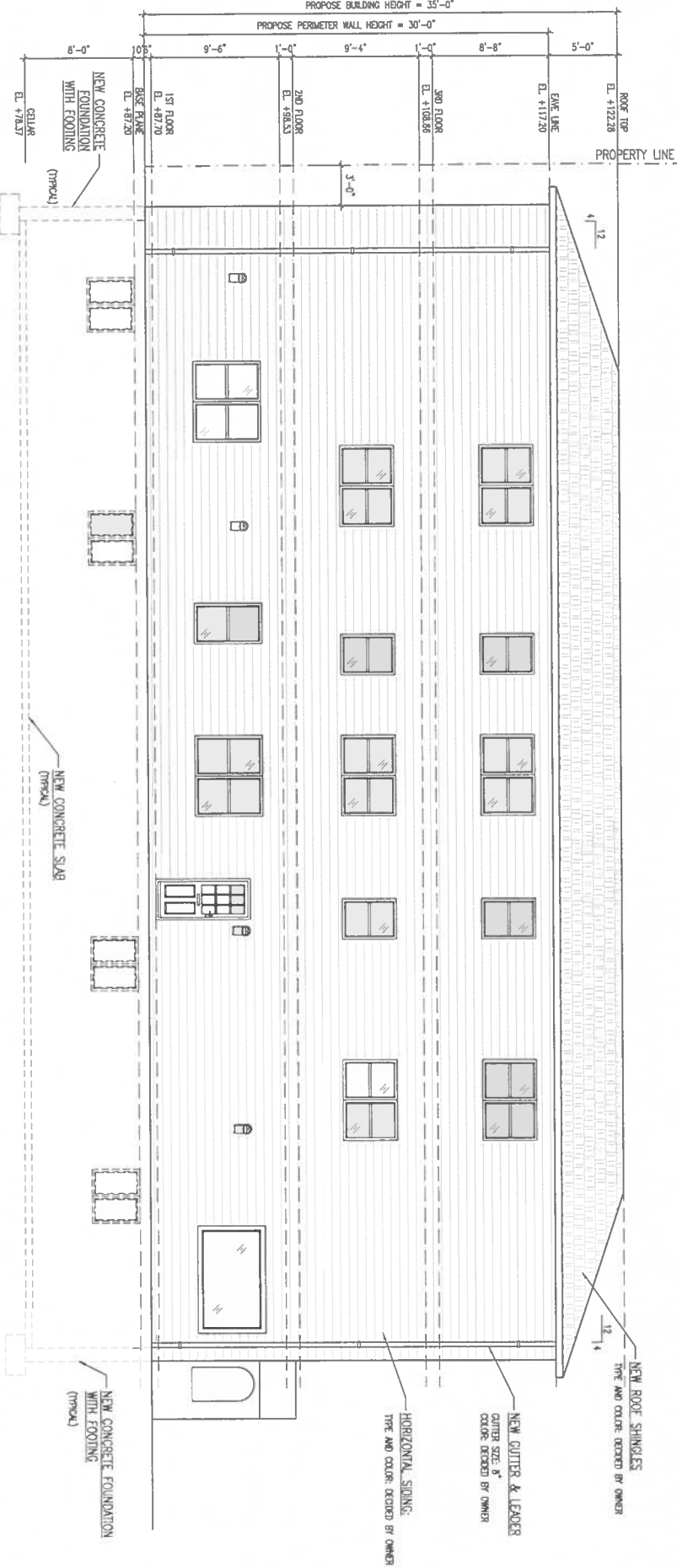


11/16/2023



FRONT BUILDING ELEVATION (NORTHEAST)

SCALE 3/16" = 1'-0"



SIDE BUILDING ELEVATION (SOUTHEAST)

SCALE 3/16" = 1'-0"

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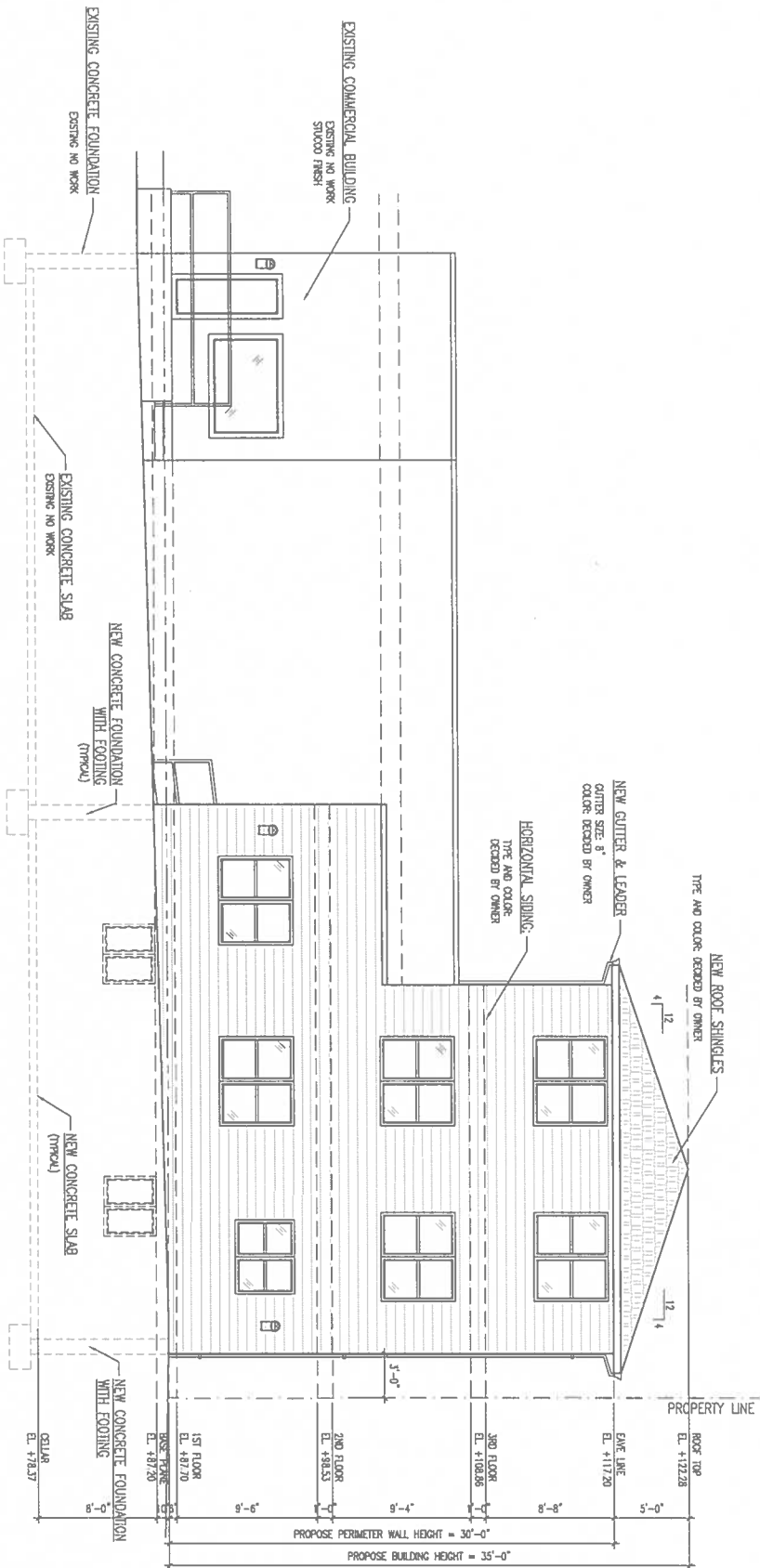
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PROPOSED ELEVATIONS

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A-004.00

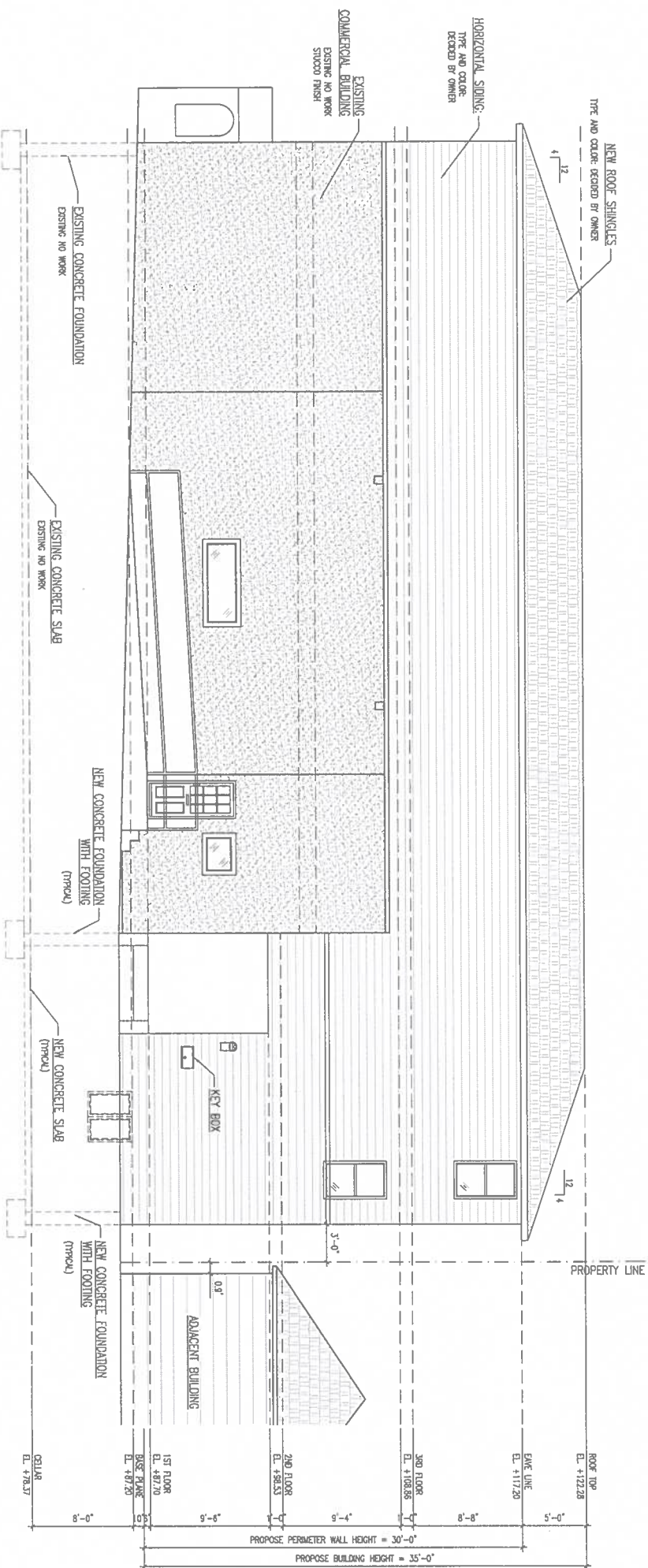
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REAR BUILDING ELEVATION (SOUTHWEST)

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



FRONT BUILDING ELEVATION (NORTHWEST)

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

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