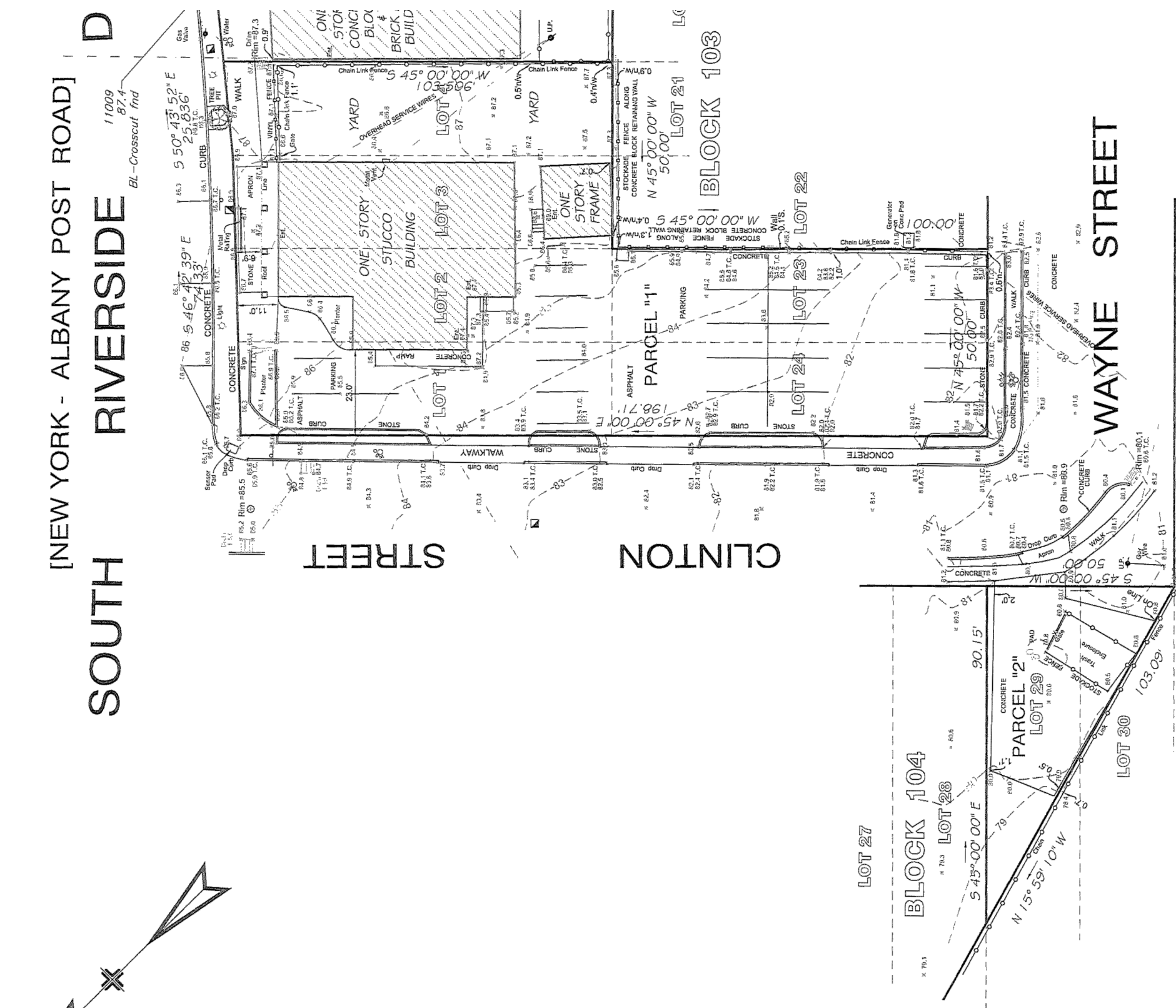
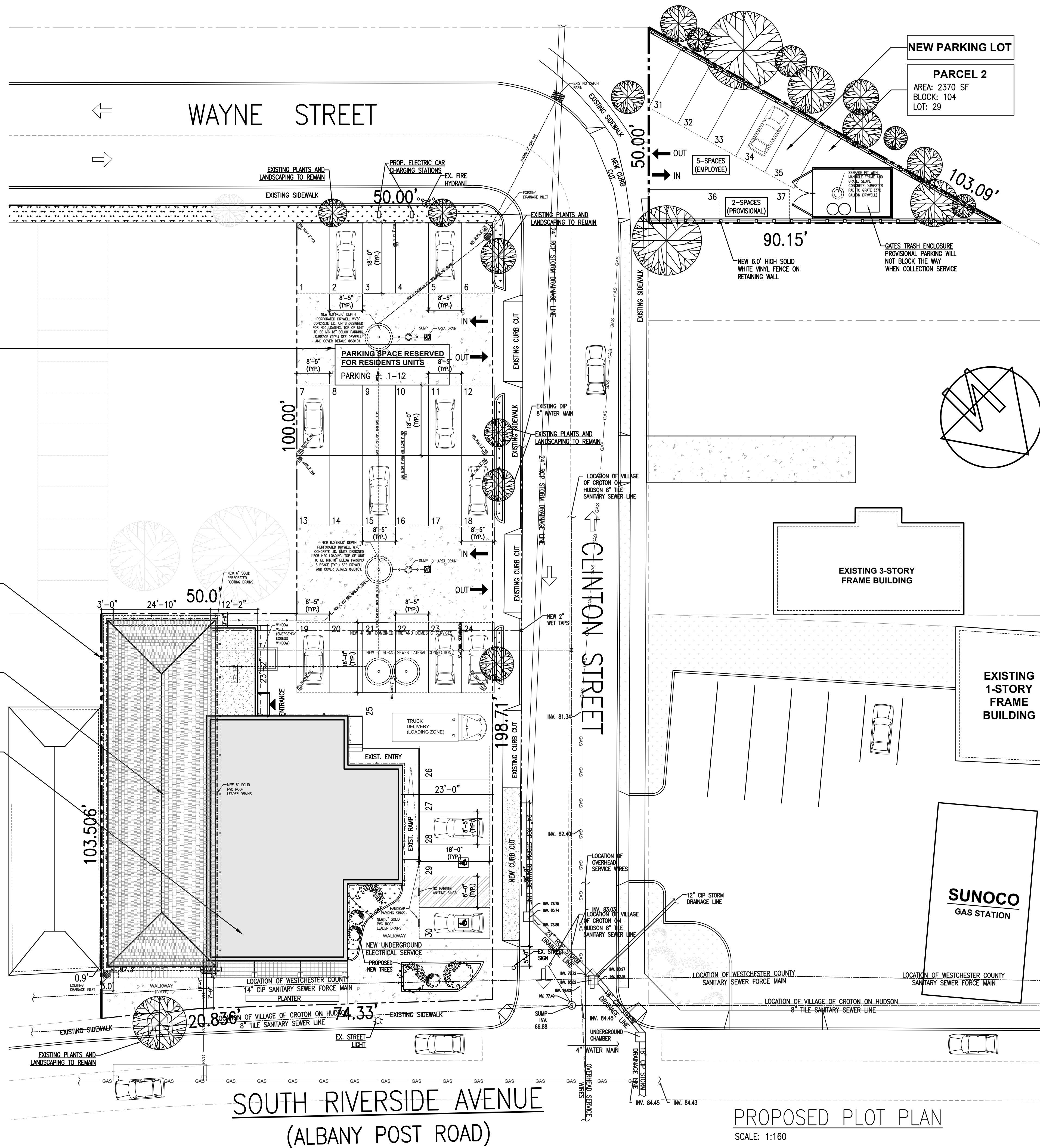


EXISTING PARKING LOT
NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PAVING ALL LINES (MARKINGS) TO BE U.S.D.O.T. APPROVED REFLECTIVE PAINT

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 (CLINTON ST.)	---	23' (EXISTING)
FRONT YARD SETBACK (S. RIVERSIDE AVE.)	15' MIN. 20' MAX.	12'-1" (BUILDING) & 4'-4" (CANOPY)
SIDE YARD SETBACK	0' OR 10'-0" MIN.	3.0'
REAR YARD SETBACK	0' OR 10'-0" MIN.	3.0'
BUILDING INFORMATION		
EXIST. BLDG AREA	----	2690.5
PROPOSED BLDG AREA	----	6487.9
STORIES	3 MAX.	3
HEIGHT (MAX.)	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 (0.8 MAX.)			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. OF RETAIL / SERVICE FLOOR AREA		
DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(±)2600.0/250= 10.4 SPACES	11
ADDITIONAL PARKING PER 2330-51A-FOOD SERVICE FACILITIES-1 PER FOUR SEAT	64 SEAT/4= 16 SPACE	16
TOTAL PARKING SPACES	37	37
SECTION-079.13 BLOCK 1 LOTS 74, 75 & 83		

* FOR MAXIMUM HEIGHT SHALL BE 35 FEET/THREE STORIES

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

Address : 30-05 Stratton Street, Queens, NY 11354
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

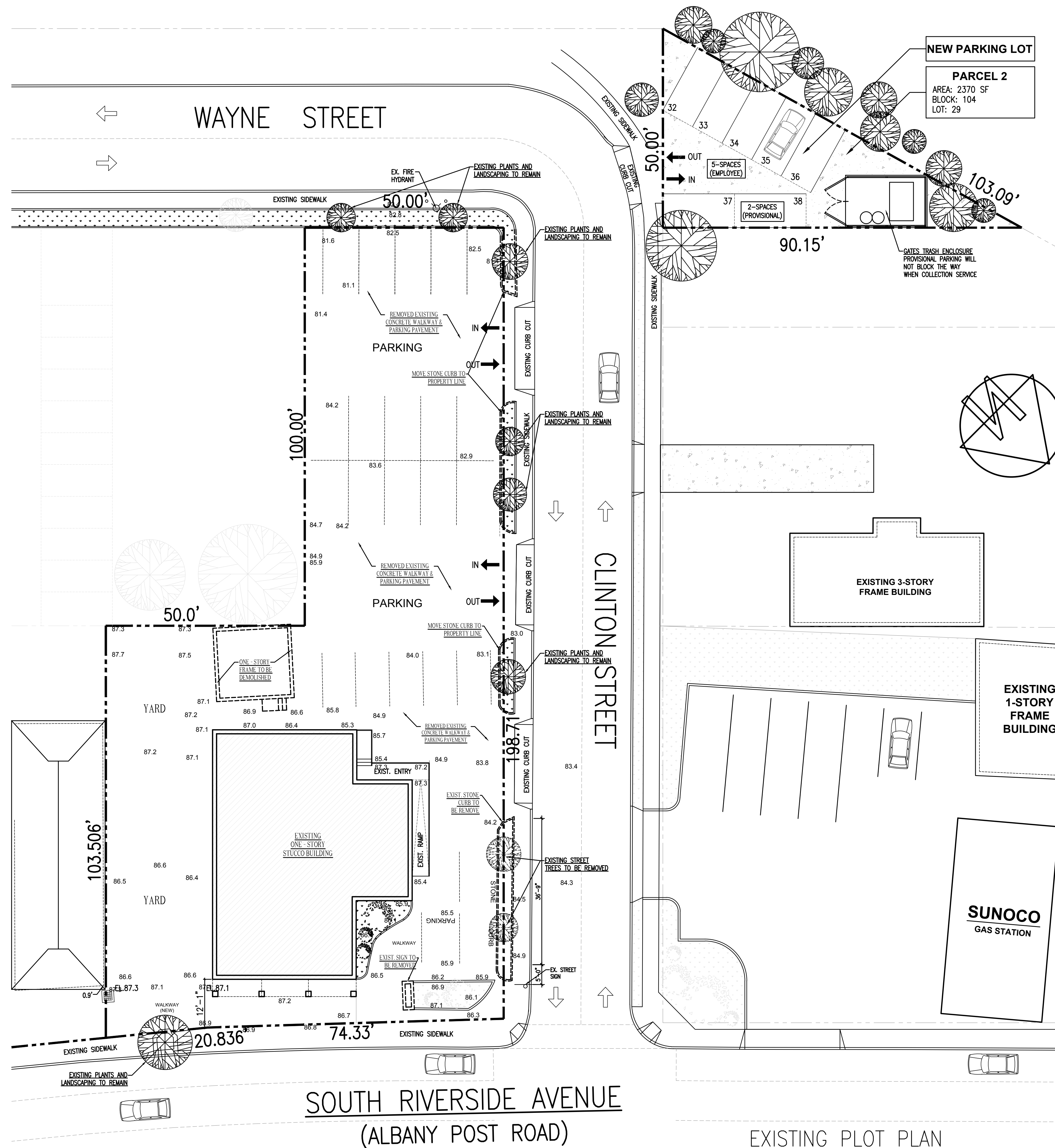
Signature:

Drawn by: HT
Checked by:

No. of Sheet(s):
1 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP



Ameriland Brook LLC

Architecture, Zoning & Building Code, Interior Design

Address : 30-05 Stratton Street, Queens, NY 11354

Phone : 718.878.6295

Email : abllcnyc@gmail.com

No. : Date: Revision:

Project Info. :

ENLARGEMENT

352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

EXIST. SITE PLAN

Drawing No.:

Z-001.00

NOTE: Drawing may be printed at reduced scale

Seal / Stamp: Drawn on: 3.13.2023

Seal of the State of New York

Professional Engineer

086301

Signature:

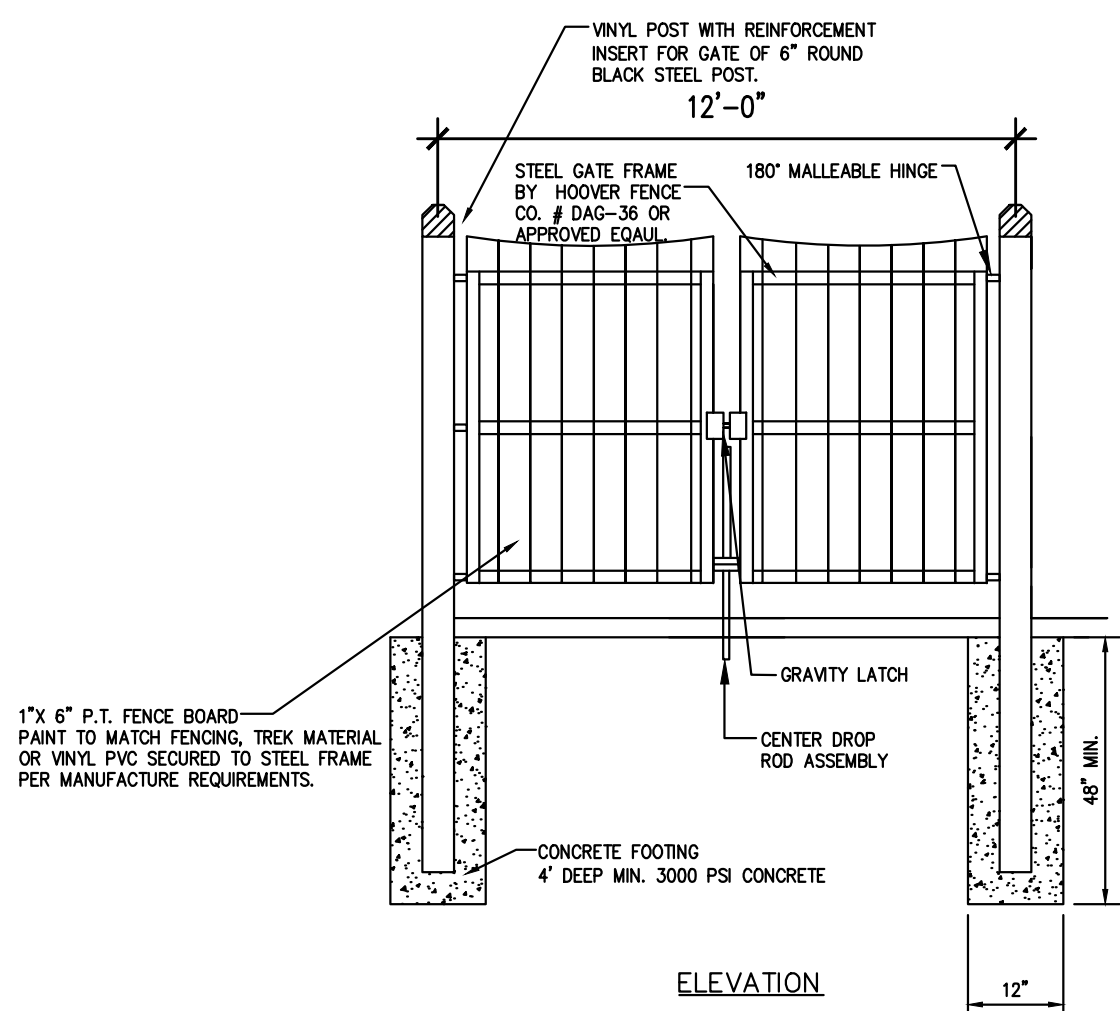
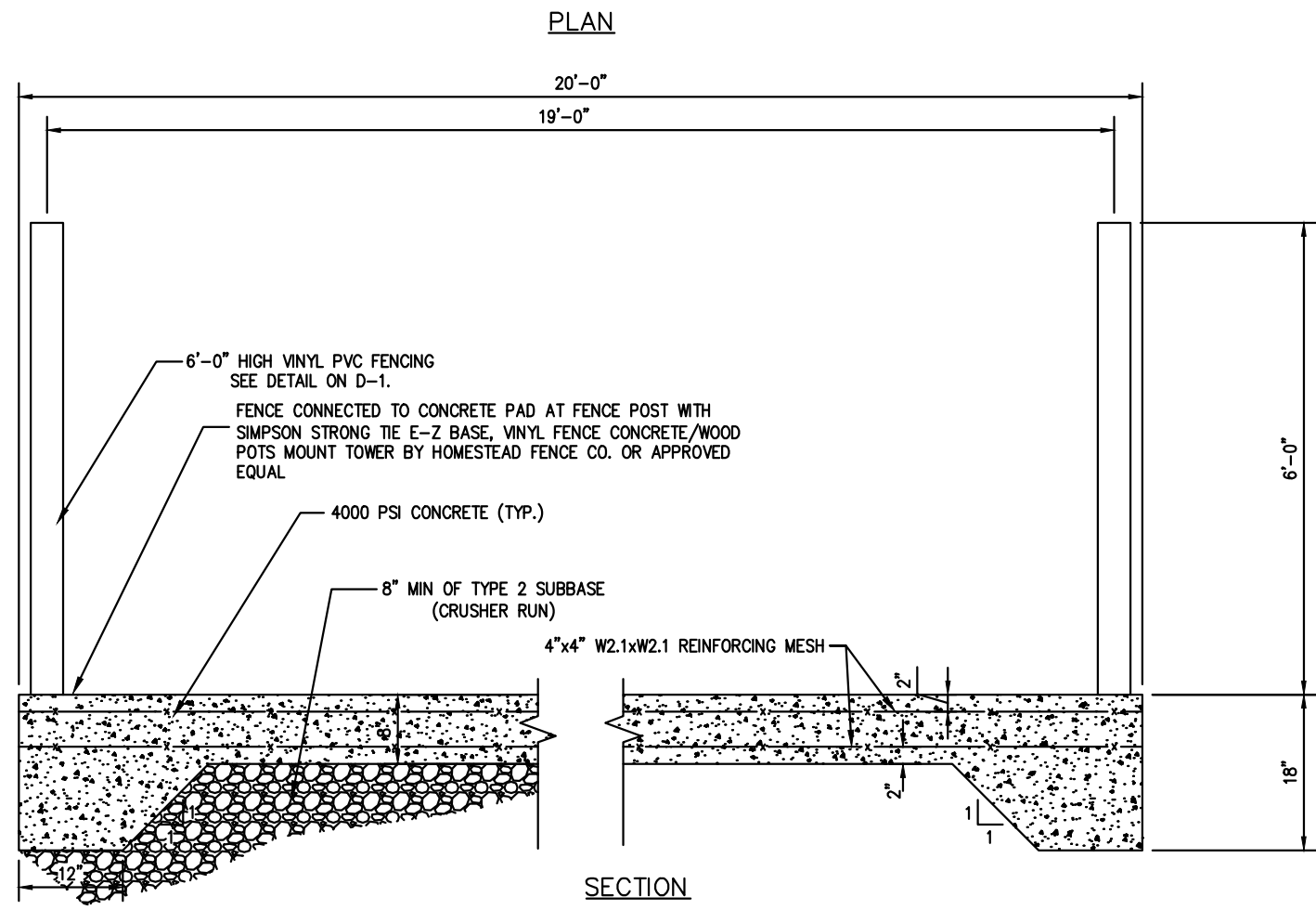
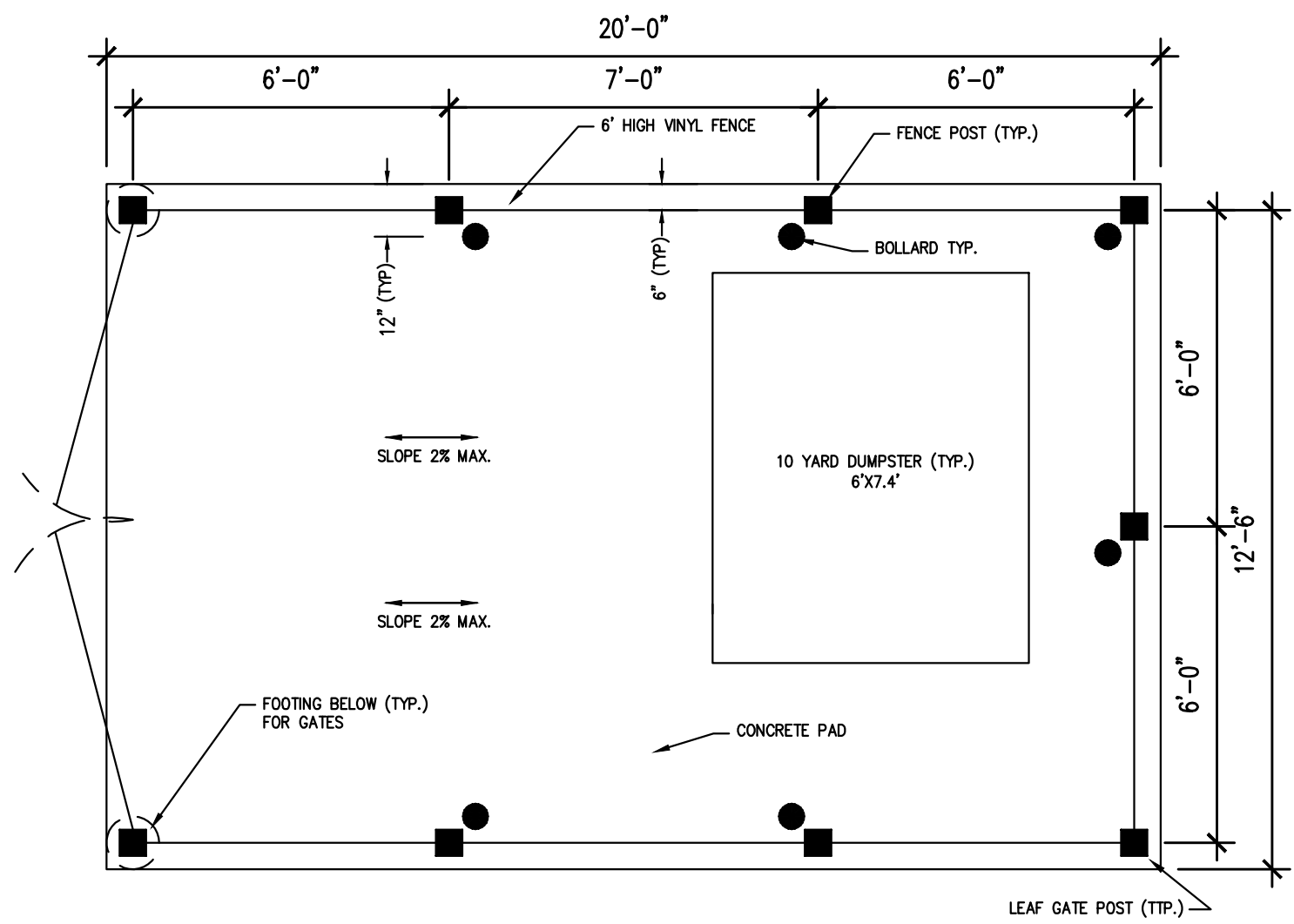
Drawn by: HT

Checked by:

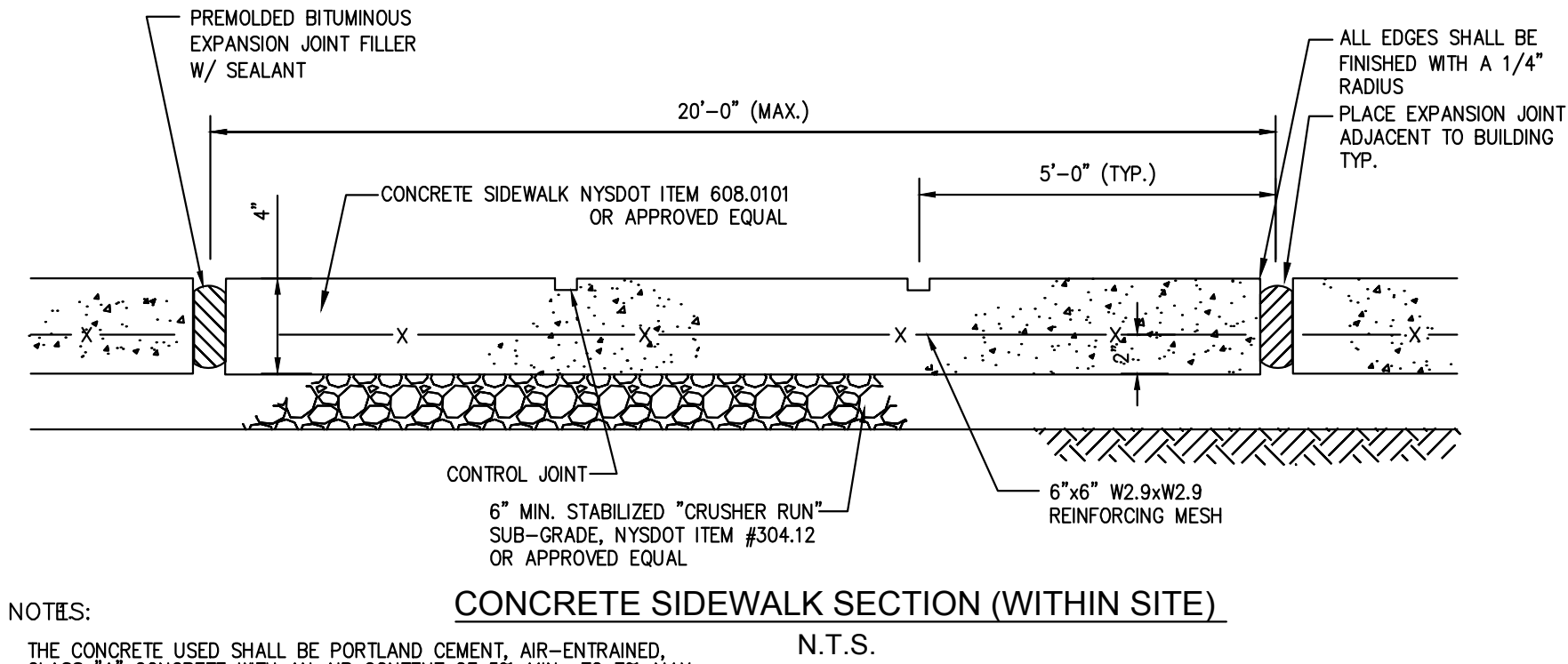
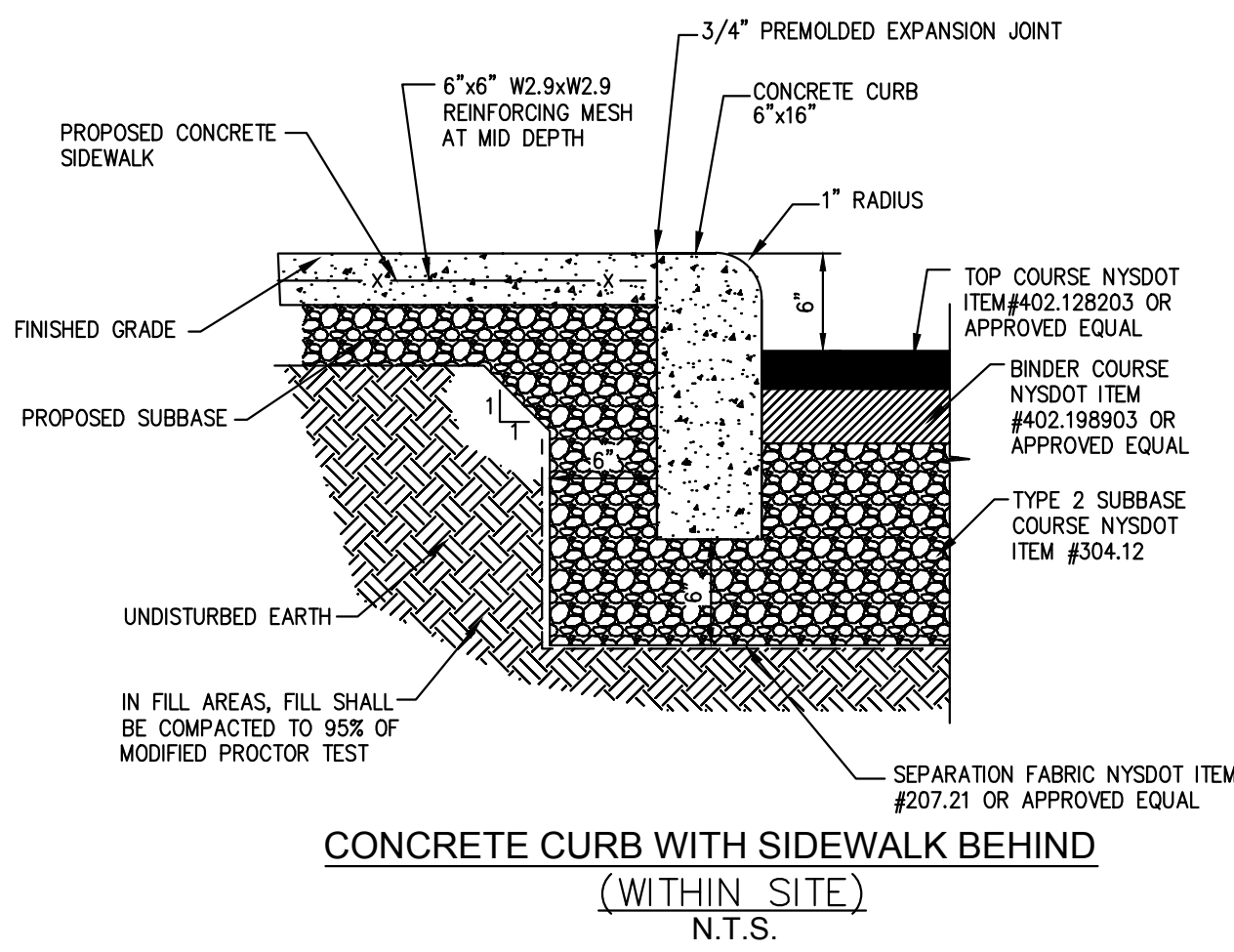
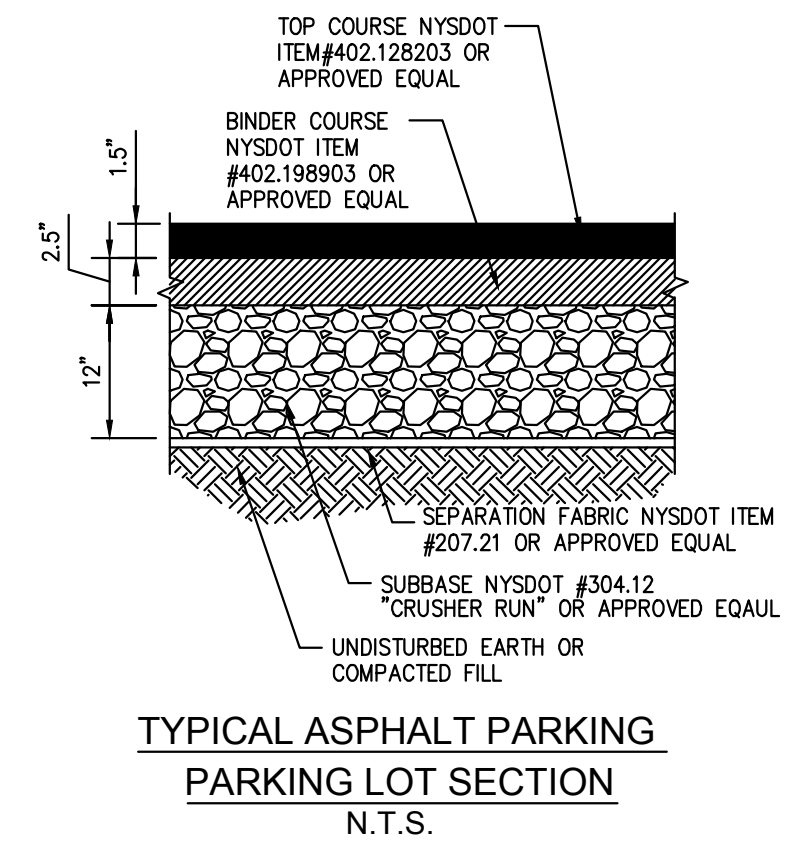
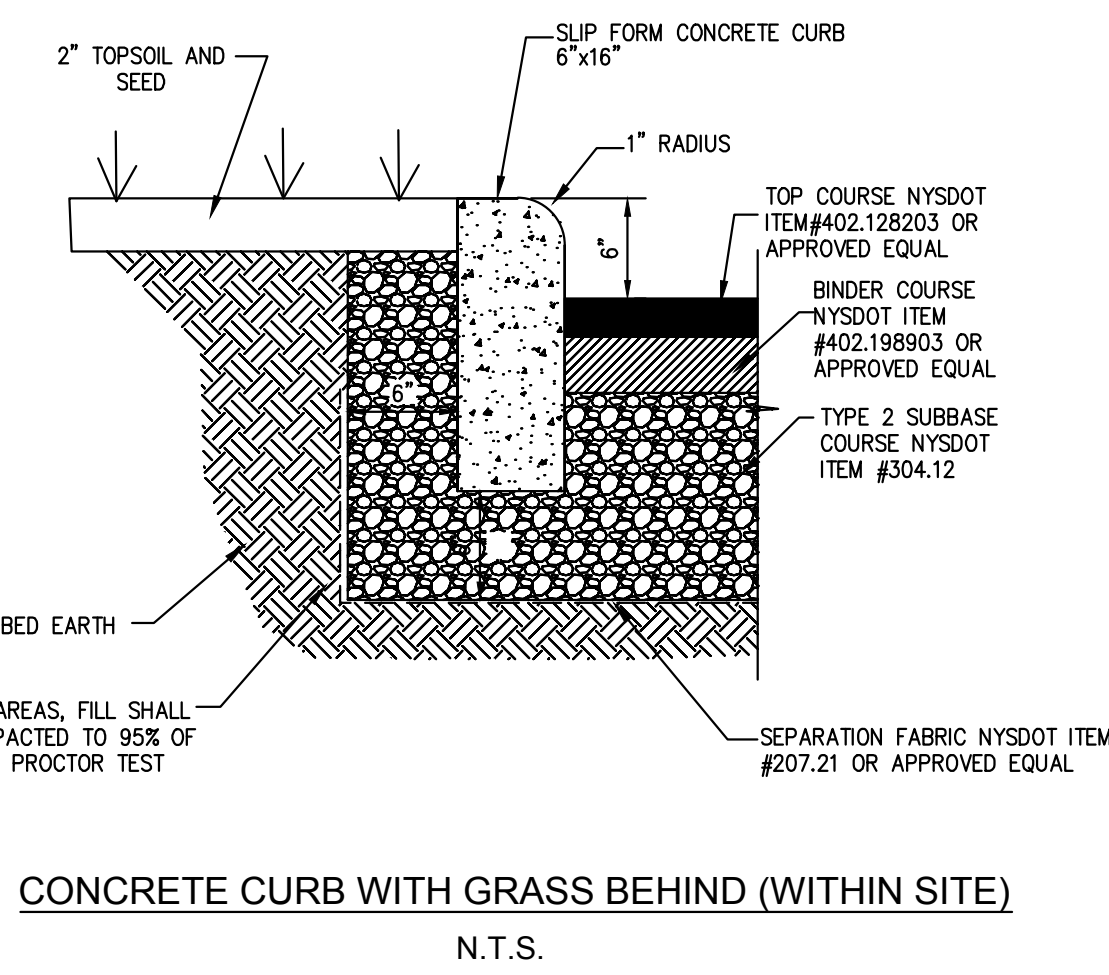
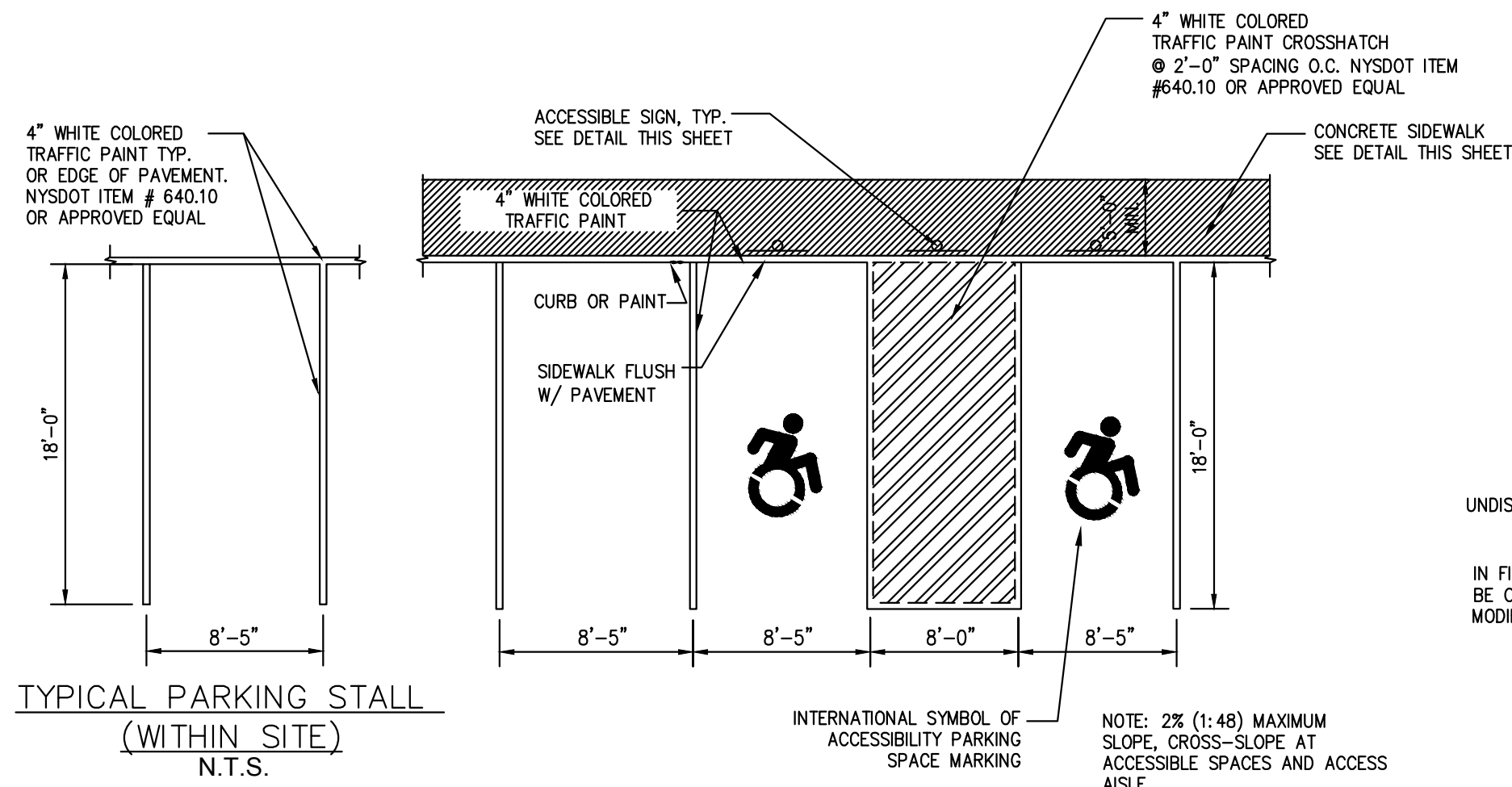
No. of Sheet(s):
2 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP

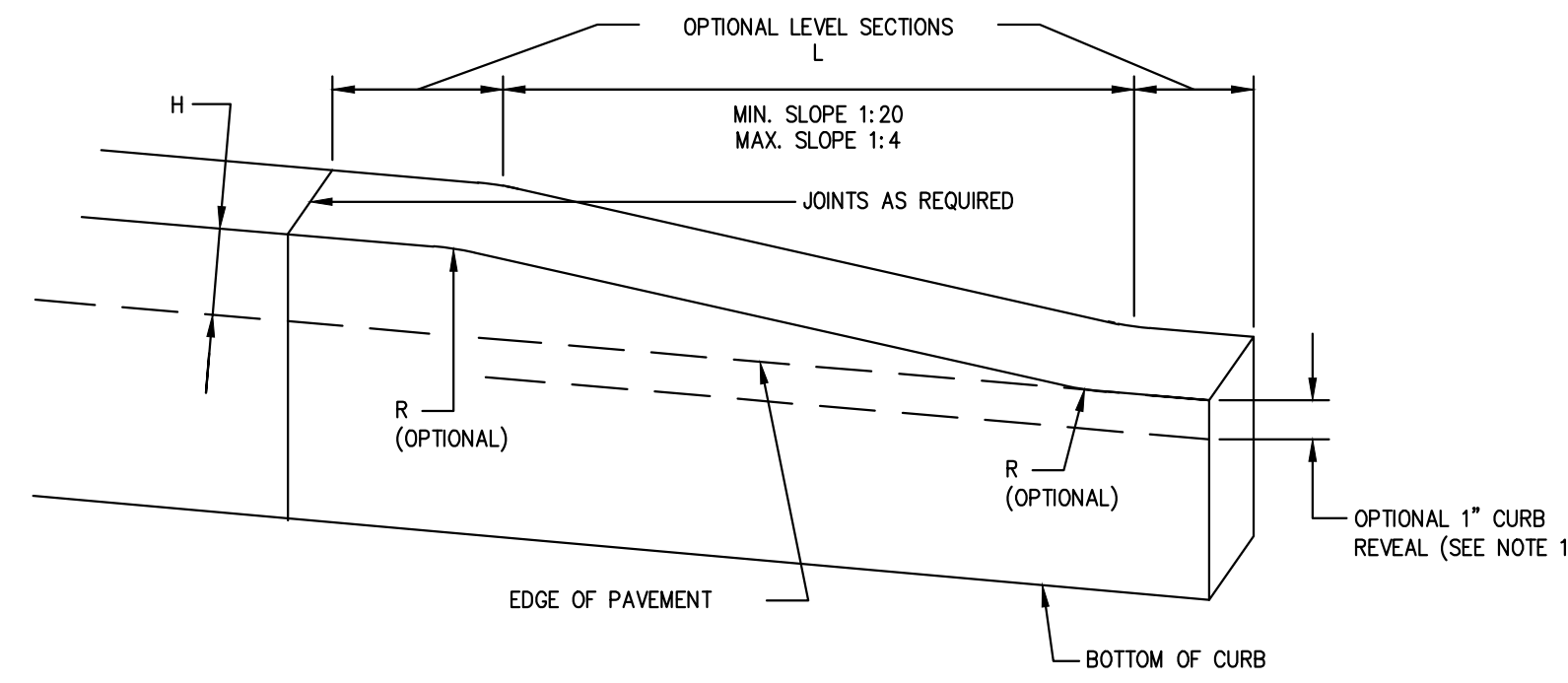


DOUBLE DUMPSTER ENCLOSURE
N.T.S.



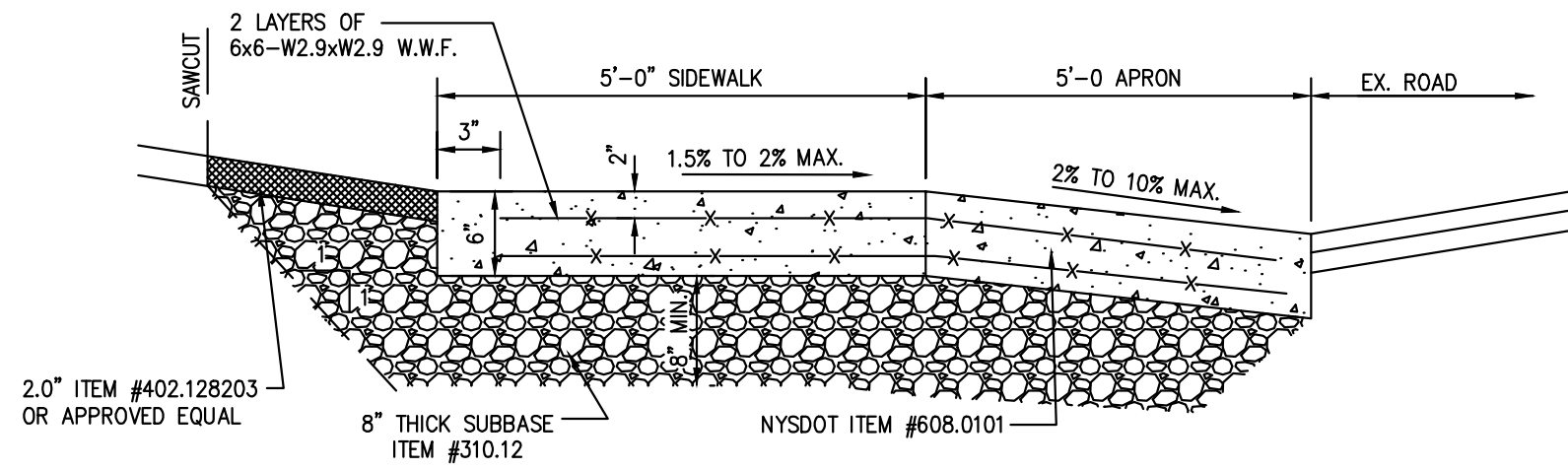
- NOTES:
- THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS "A" CONCRETE WITH AN AIR CONTENT OF 5% MIN. TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
 - ALL CONCRETE SIDEWALK REPLACEMENT SHALL BE TO FULL PANEL LIMITS, PARTIAL PANEL REPLACEMENT SHALL NOT BE ALLOWED.
 - ALL CURBING SHALL BE RESET OR REPLACED IN KIND AS REQUIRED, CONSISTENT IN EVERY RESPECT WITH CITY SPECIFICATION.
 - ALL SIDEWALKS SHALL BE FINISHED WITH A MAGNESIUM FLOAT FINISH UNLESS DIRECTED OTHERWISE BY THE CITY.

CURB TRANSITION LENGTHS (L)			
SLOPE	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"



- NOTES:
- USE 1" REVEAL AND CONTINUE CURB ACROSS DRIVEWAY ENTRANCES ONLY IF SHOWN ON DRIVEWAY DETAILS OR SPECIFIED IN CONTRACT DOCUMENTS, OR DIRECTED BY THE ENGINEER.

CONCRETE CURB TRANSITION DETAIL (WITHIN SITE)
N.T.S.



NYSOT CONCRETE DRIVEWAY APRON
N.T.S.

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

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

No.: Date: Revision:

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

Drawing Title:

DETAILS

Drawing No.: **D-001.00**

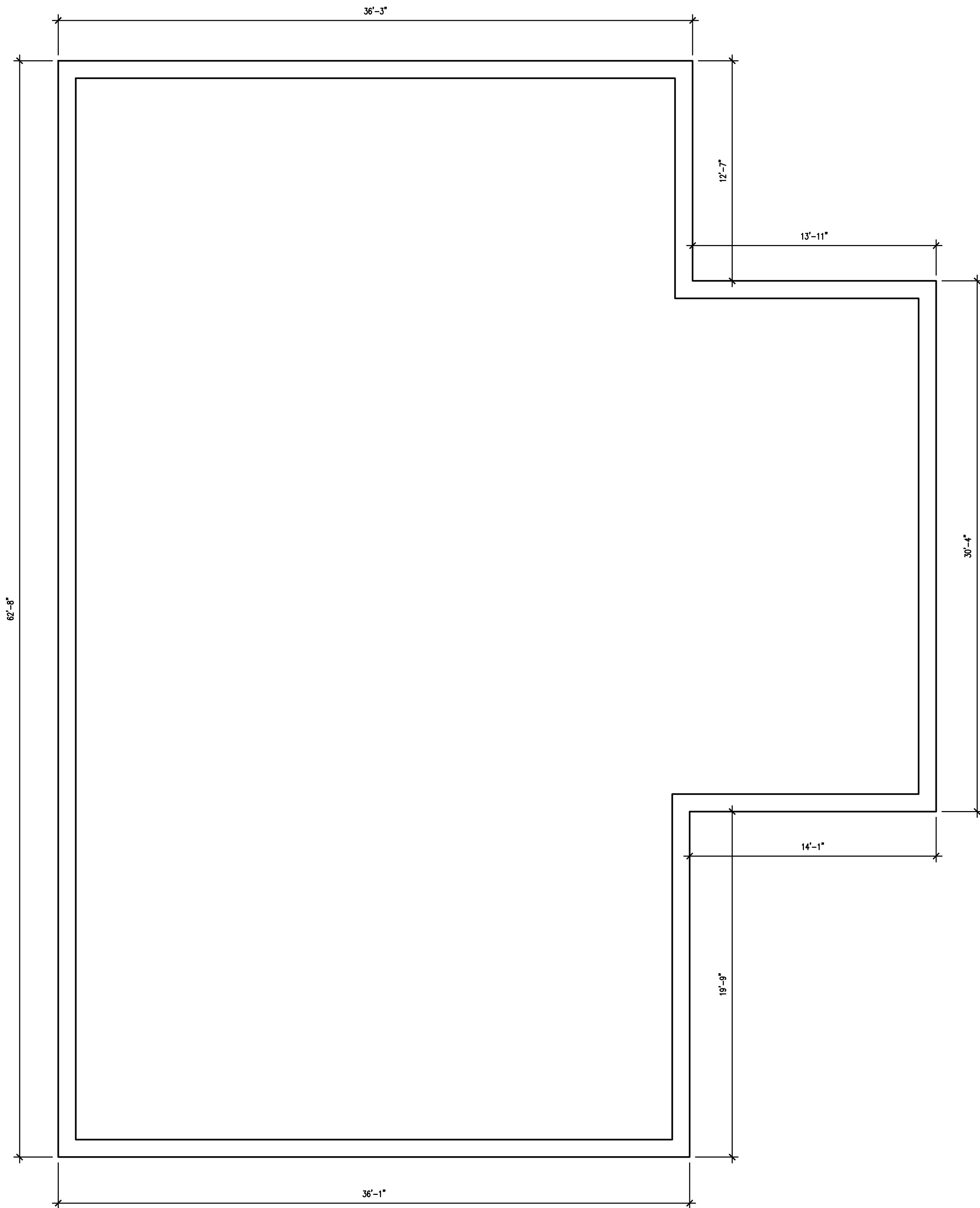
NOTE: Drawing may be printed at reduced scale

Seal / Stamp: Drawn on: 3.13.2023
Signature:

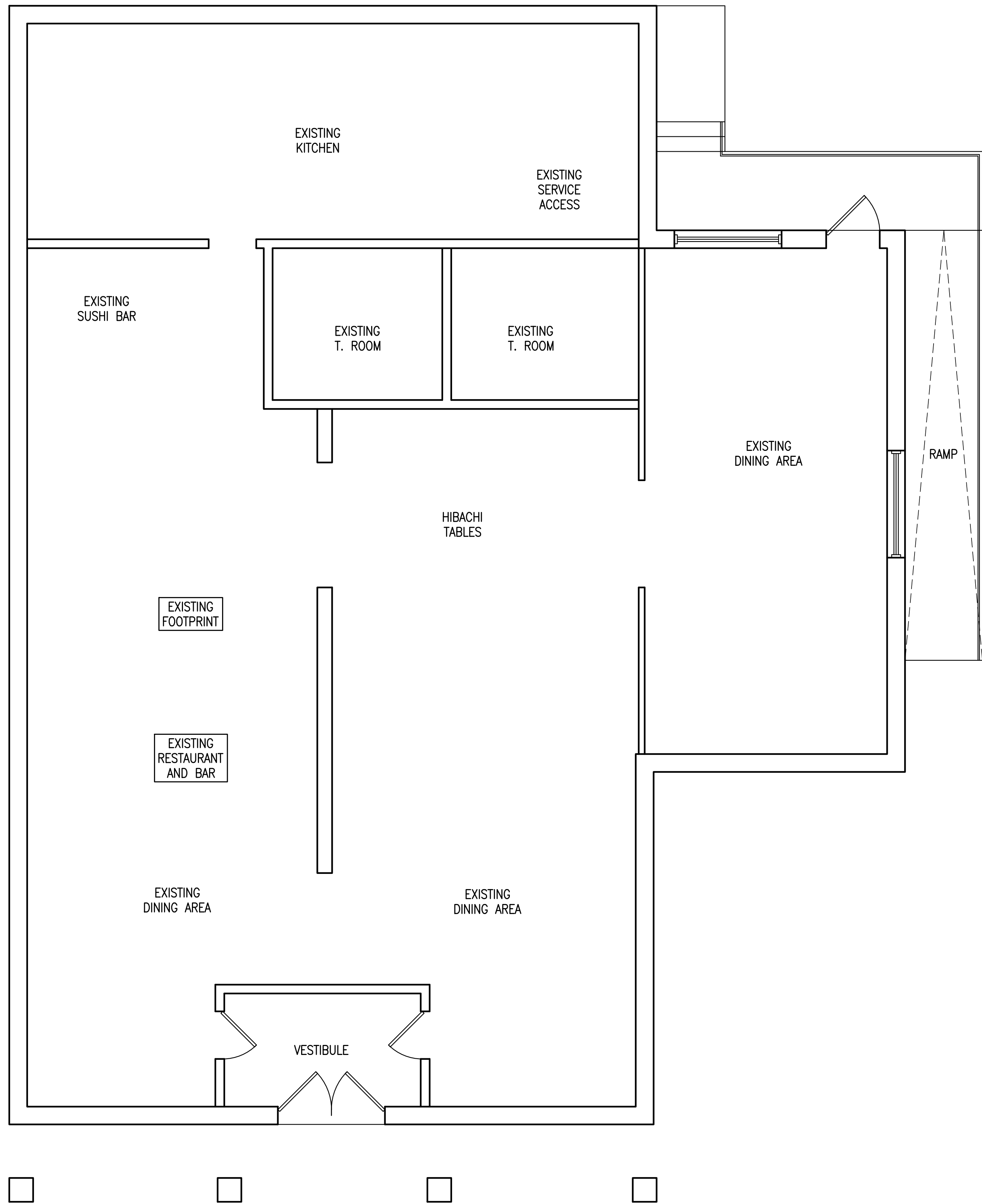
Drawn by: HT
Checked by:
No. of Sheet(s): 3 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP



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

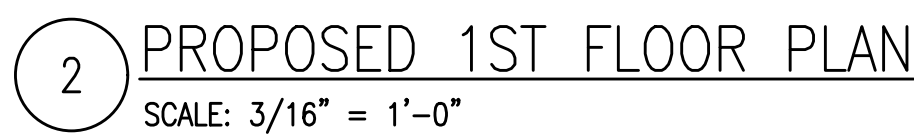
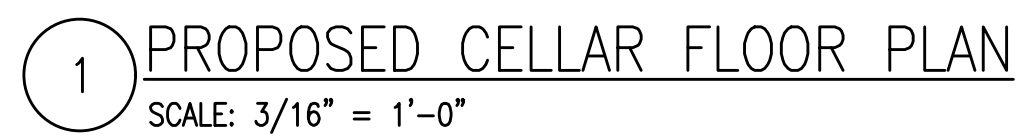


EXISTING/DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

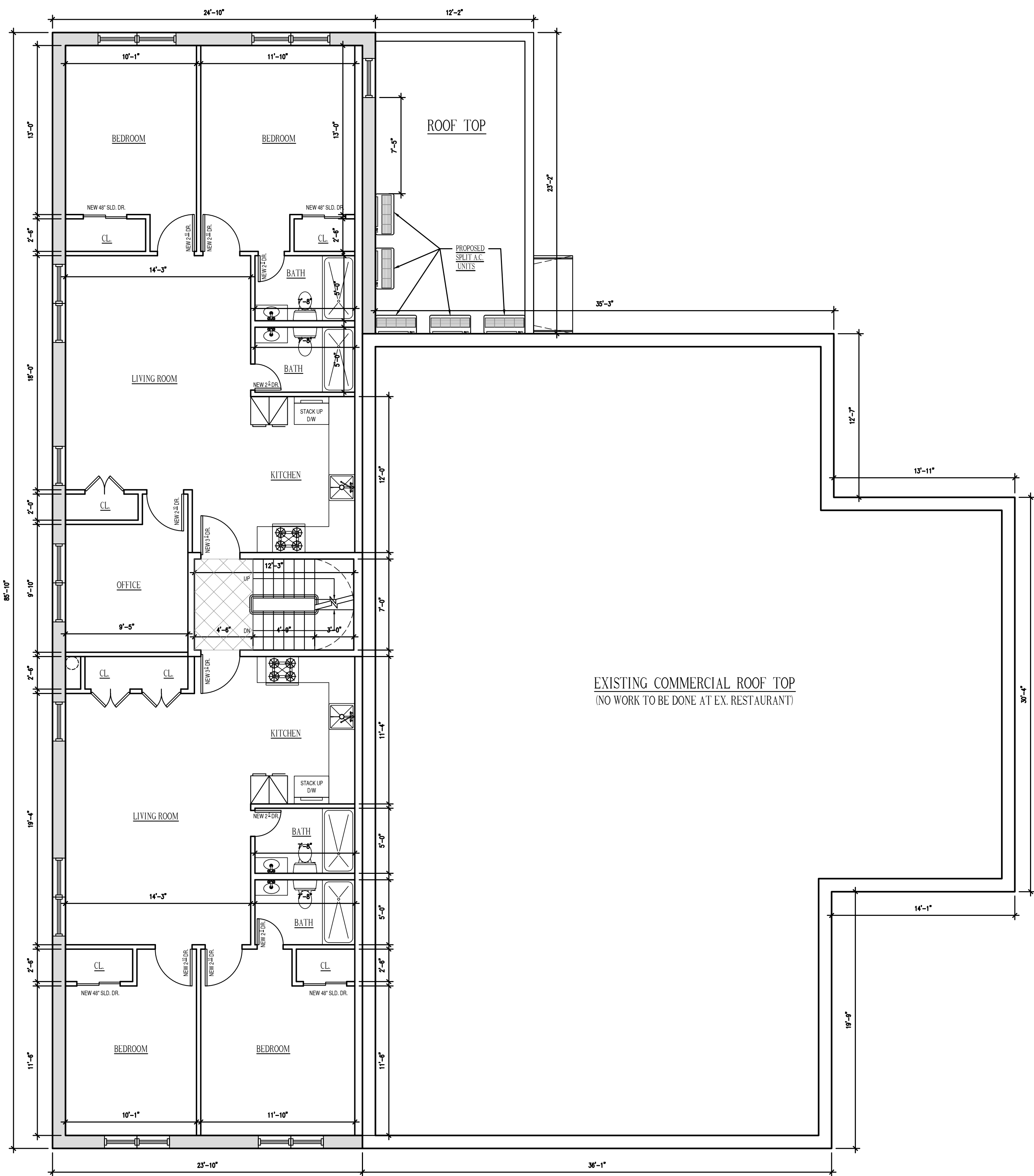
AMERILAND BROOK LLC
Architecture, Zoning & Building Code, Interior Design

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

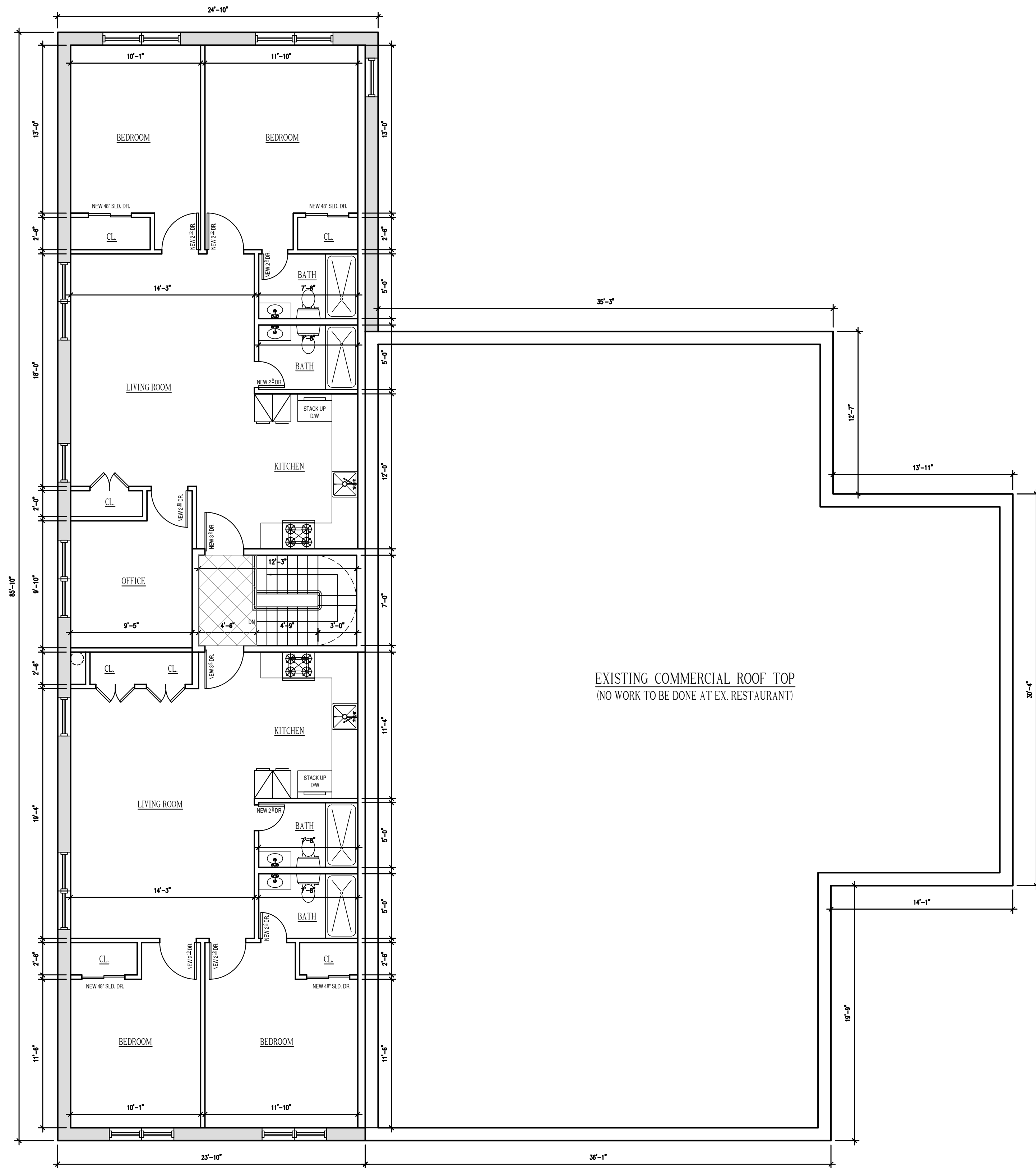
No.:	Date:	Revision:
Project Info.:		
ENLARGEMENT 352 S RIVERSIDE AVENUE, NY 10520		
Drawing Title:		
EXISTING /DEMO FLOOR PLANS		
Drawing No.:		
DM-001.00		
NOTE: Drawing may be printed at reduced scale		
Seal / Stamp:	Drawn on:	3.13.2023
	Signature:	
	Drawn by:	HT
	Checked by:	
	No. of Sheet(s):	4 of 10
Job No. / DOB Sticker:		
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"

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

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

No.: Date: Revision:

Project Info.:

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

PROPOSED FLOOR PLANS

Drawing No.:

A-002.00

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:



Drawn on: 3.13.2023

Signature:

Drawn by: HT

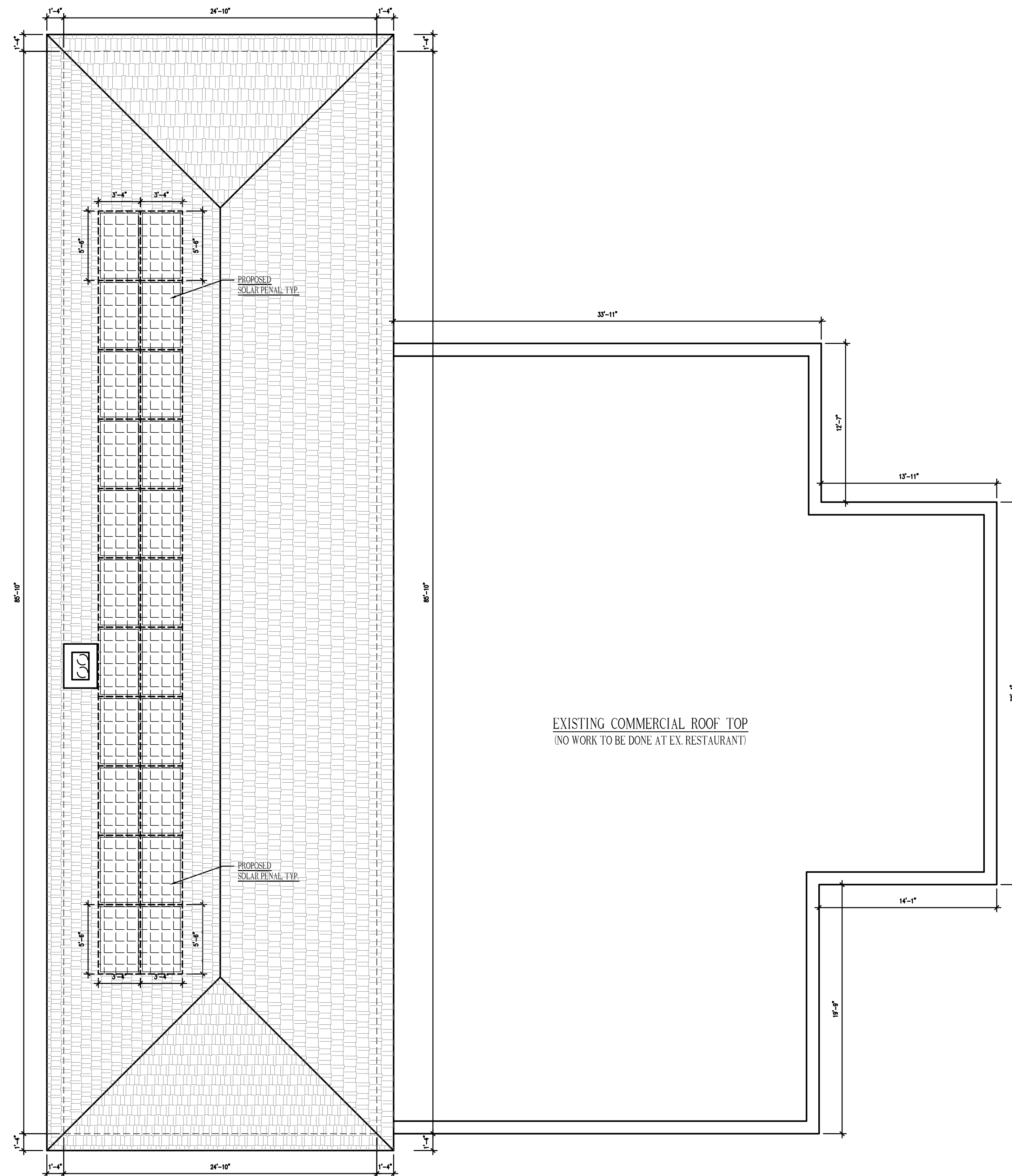
Checked by:

No. of Sheet(s):

6 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP



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

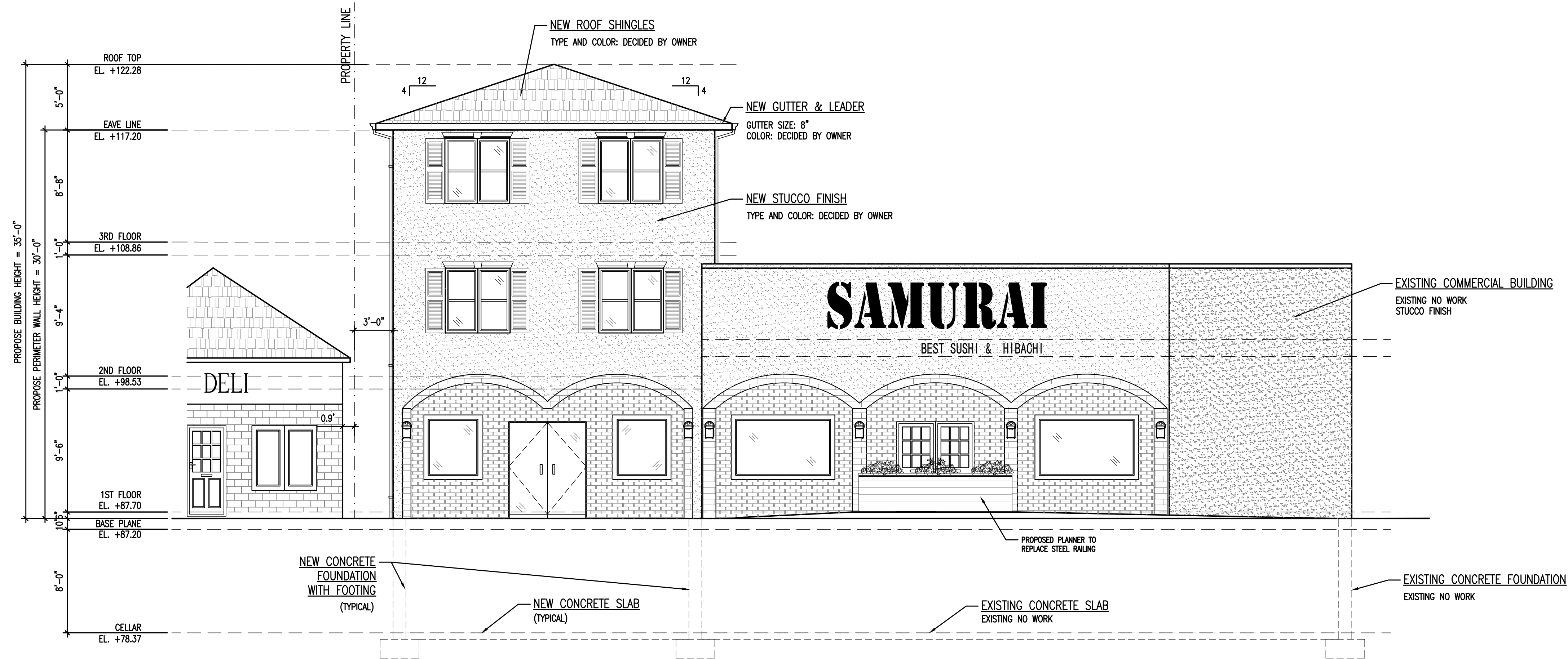
AMERILAND BROOK LLC
Architecture, Zoning & Building Code, Interior Design

Address : 30-05 Stratton Street, Queens, NY 11354

Phone : 718.878.6295

Email : abllcnyc@gmail.com

No.:	Date:	Revision:
Project Info.:		
ENLARGEMENT 352 S RIVERSIDE AVENUE, NY 10520		
Drawing Title:		
PROPOSED FLOOR PLANS		
Drawing No.:		
A-003.00		
NOTE: Drawing may be printed at reduced scale		
Seal / Stamp:	Drawn on:	3.13.2023
	Signature:	
	Drawn by:	HT
	Checked by:	
	No. of Sheet(s):	7 of 10
Job No. / DOB Sticker:		
D.O.B APPROVAL STAMP		



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



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

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

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

No.: Date: Revision:

Project Info.:

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

PROPOSED ELEVATIONS

Drawing No.:

A-004.00

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:

Drawn on: 3.13.2023

Signature:



Drawn by: HT

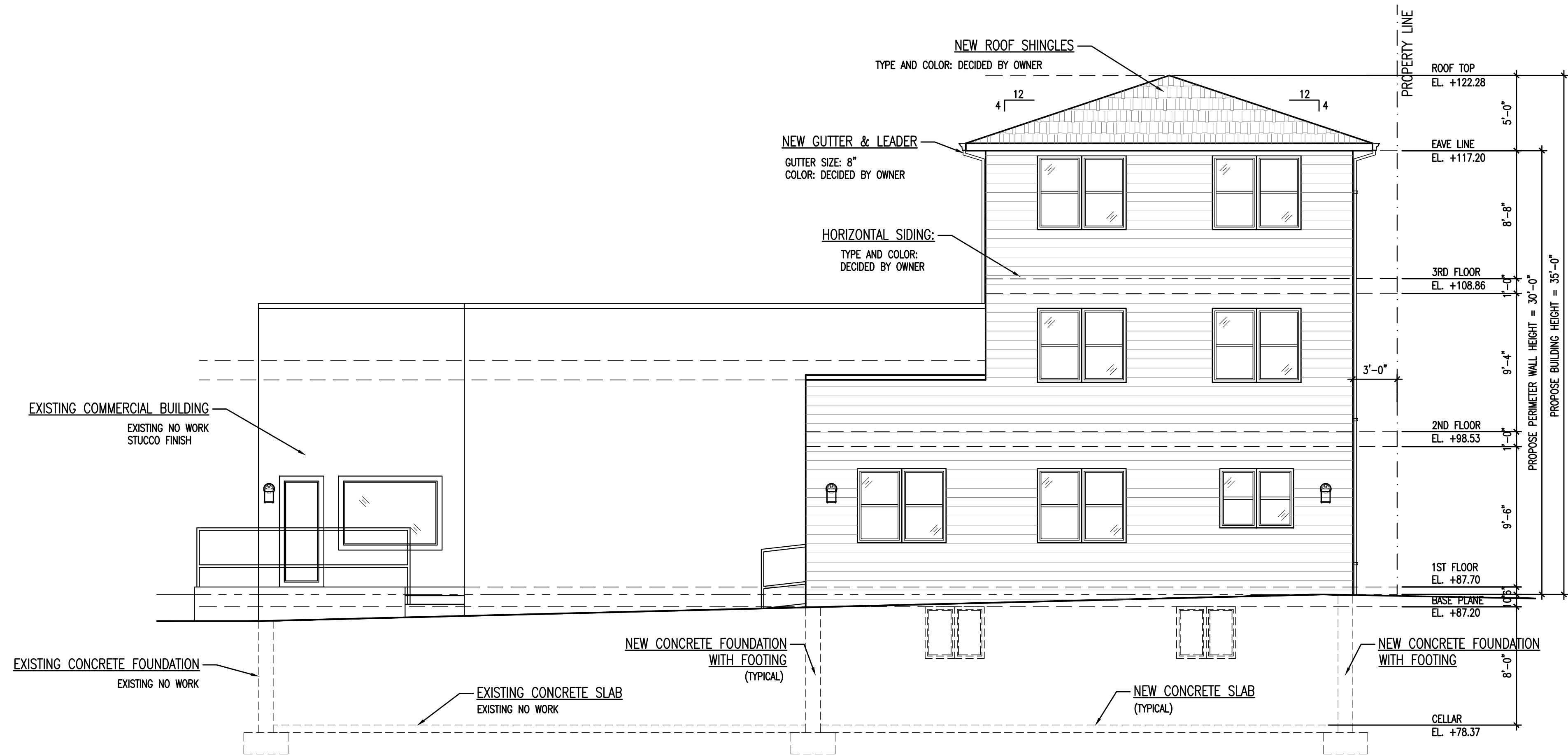
Checked by:

No. of Sheet(s):

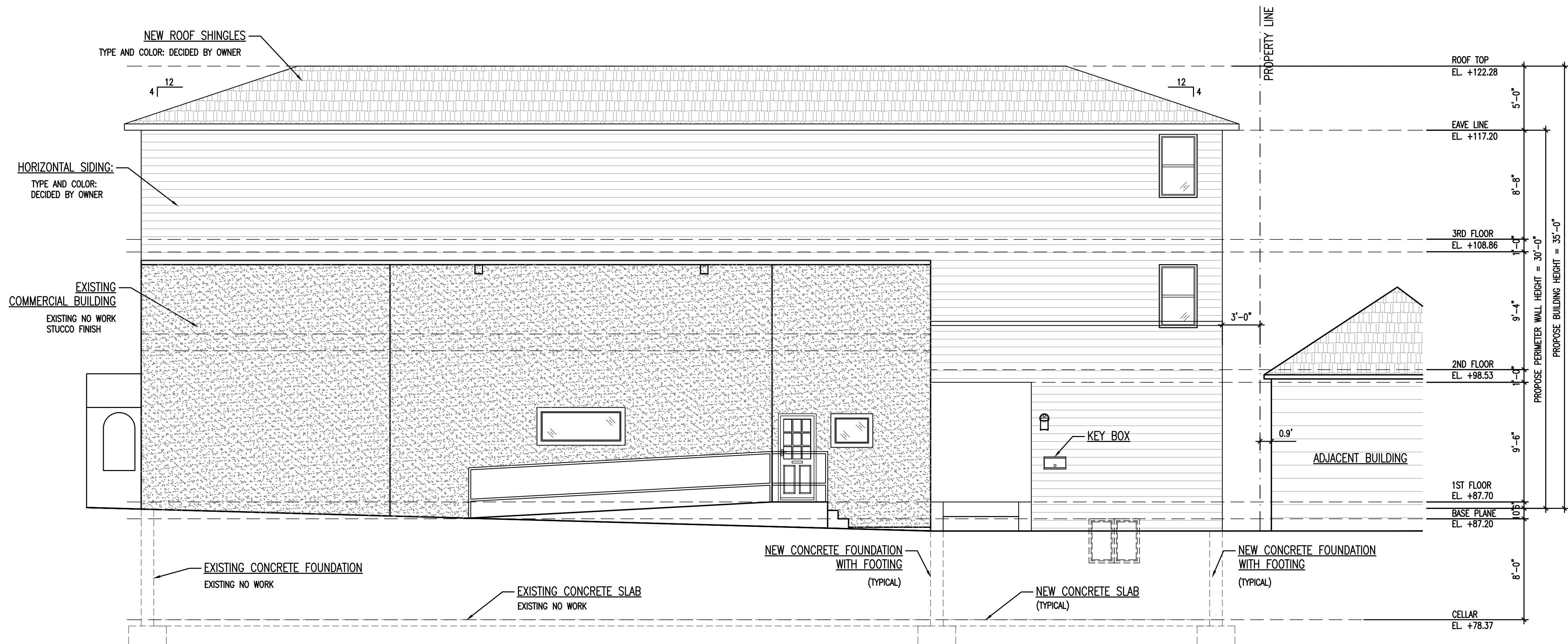
8 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP



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



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

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

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

No.: Date: Revision:

Project Info.:

ENLARGEMENT
352 S RIVERSIDE AVENUE, NY 10520

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:



Drawn by: HT

Checked by:

No. of Sheet(s):

9 of 10

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP



Ameriland Brook LLC

Architecture, Zoning & Building Code, Interior Design

Address : 30-05 Stratton Street, Queens, NY 11354

Phone : 718.878.6295

Email : abllcny@gmail.com

No. : Date: Revision:

Project Info.:

ENLARGEMENT

352 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

BUILDING RENDERING

Drawing No.:

A-006.00

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:

Drawn on: 3.13.2023

Signature:

Drawn by: HT

Checked by:

No. of Sheet(s): 10 of 10

Job No. / DOB Sticker:

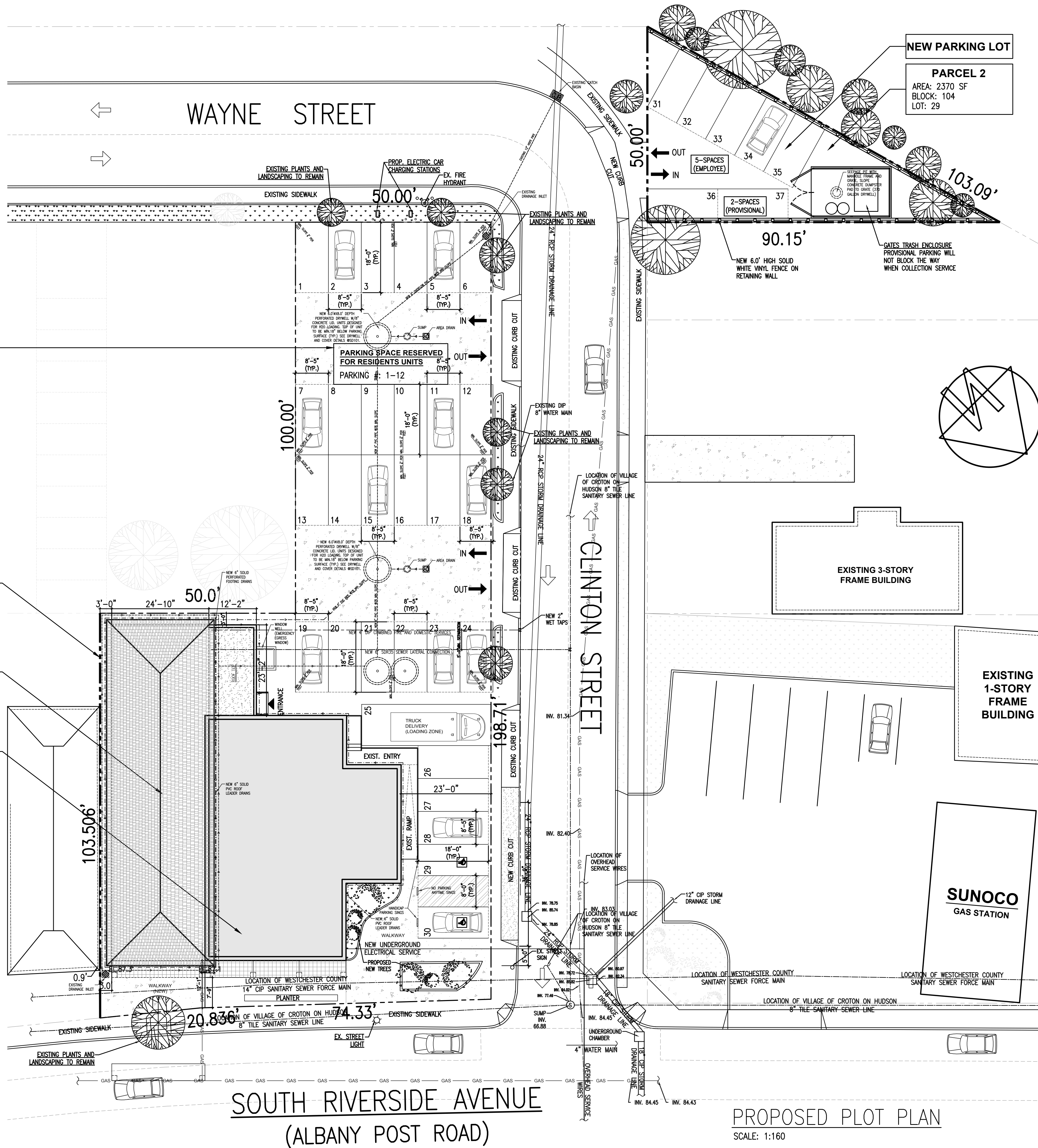
D.O.B APPROVAL STAMP

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
	DRAINAGE INLET
	DRYWELL(S)
	SCRUBS
	PLANTINGS/TREES
	FIRE HYDRANT
	CATCH BASIN

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

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

No.	Date	Revision
01	07/12/2023	Updated site plan for Village Examiner Review (3 trees)
02	12/02/2023	Updated site element (sewer & water lines)

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

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

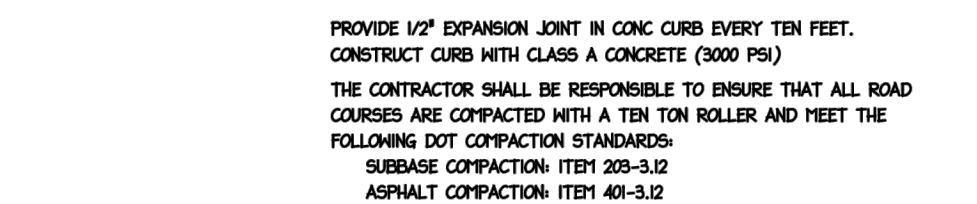
Drawing No.: **SD-100.00**

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:	Drawn on: 07.06.2023
	Signature:
	Drawn by: V.L.
	Checked by:
	No. of Sheet(s): 1 of 2

Job No. / DOB Sticker:

D.O.B APPROVAL STAMP

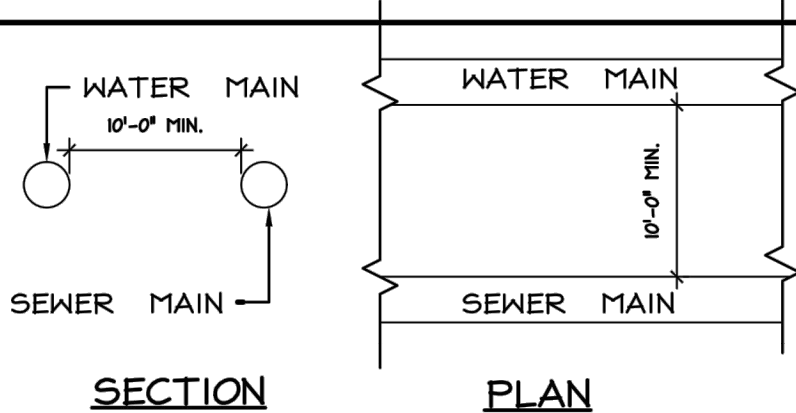


1. THE CONTRACTOR SHALL PREVENT AGAINST ANY LOW SPOTS WHERE WATER CAN COLLECT BEHIND THE NEW CURB AND ANY POSSIBLE REDIRECTION OF STORMWATER. THE CONTRACTOR SHALL TAKE APPROPRIATE PREVENTIVE MEASURES (REGRADEING, ADDITION OF FILL, ETC.) TO PREVENT SUCH CONDITIONS AND SHALL BE RESPONSIBLE TO CORRECT ANY HARMFUL PONDING CONDITIONS.
2. WHEN UNSUITABLE MATERIALS (SOFT, SPONGY, ORGANIC, ETC.) ARE FOUND AT THE PROPOSED SUBGRADE, THE CONTRACTOR SHALL BE REMOVED AND REPLACED WITH WELL COMPACTED SELECT MATERIAL AT THE DISCRETION OF THE ENGINEER.
3. IN AREAS WHERE ASPHALT IS IN GOOD CONDITION THE CONTRACTOR MAY CURE THE EXISTING SURFACE PROVIDING AN ADDITIONAL 2" OF TOP COURSE AND TACK COAT AS PER DETAIL.
4. AREAS WHICH HAVE LAWN OR LANDSCAPE BEHIND THE EXISTING CURB SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PRIOR TO ACCEPTANCE OF THE CURBS.

* WHEN "W" IS LESS THAN 18" CONTROLLED LOW STRENGTH BACKFILL MATERIAL SHALL BE USED. WHEN "W" IS 18" OR MORE, BACKFILL SHALL BE WITH SELECT GRANULAR MATERIAL FROM THE BOTTOM OF THE TRENCH TO THE BOTTOM OF THE SUBBASE COURSE. PLACEMENT SHALL BE AS DESCRIBED IN SECTION 200, EARTHWORK OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION CURRENT SPECIFICATIONS AND ADDENDA.

Diagram illustrating the curb box installation for a water service line. The diagram shows the connection between an existing water main and a new copper water service line. Key components and labels include:

- EXISTING WATER MAIN
- CURB BOX
- CURB STOP
- FINISHED GRADE
- 4" CP PVL
- TO HOUSE
- 6" TYPE 'K' COPPER WATER SERVICE
- CORPORATION STOP
- CRUSH STONE BEDDING TO BE USED TO SUPPORT COPPER PIPE IN TRENCH
- 6' CLEAR FOR TAP MACHINE



The diagram illustrates a water supply system. A horizontal pipe, labeled "1000' PIPE", connects a "HOUSE, STORY, OR SWIFTLY SEWER" (represented by a black oval) to a "PUMP". The pump is shown as a circle with an arrow pointing towards the right. From the pump, a vertical pipe labeled "4\" DIA." extends upwards to a horizontal line representing the ground surface. A "WATER" source is indicated by an arrow pointing towards the pump from the right.

h = GREATER THAN 8'-0"

FRAME TO BE THOROUGHLY BEDDED IN 12 CENT PORTLAND MIX.

3" CONE

1'-2", 3", 4" OR LONGER

ALL LIFT PIN HOLES TO BE PLUGGED AND PORTARED INSIDE AND OUT

FILL AND SHAPE INVERT CHANNEL IN FIELD USING CLASS A (3600 PSI) CONCRETE. INVERT CHANNEL TO HAVE A STEEL TRENSEL FINISH.

APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE.

CAMPBELL FOUNDRY FRAME #4 COVER No. 1107 OR APPROVED (SEE NOTE #2) EQUAL.

FINISHED GRADE

30" T.O.

2" MAX

ADJUST TO GRADE WITH BRICK (ASTM C-32, GRADE MIA.) 12" MAX. OR PRECAST CONCRETE RING SECTIONS.

MANHOLE STEPS 12" O.C. (SEE NOTE No.1)

2-2MIL COATS OF BITUMINOUS MATERIAL. *INERTOL NO. 49* KOPPERS SUPER SERVICE BLACK OR APPROVED EQUAL, WITH MANUFACTURER'S SPECIFICATIONS. (REQUIRED FOR SANITARY SEWER MANHOLES ONLY)

APPLIED IN ACCORDANCE

O-RING JOINT TO CONFORM TO A.S.T.M. DESIGNATION C48 LATEST REVISION. JOINTS TO BE PORTARED INSIDE AND OUT USING NON-SHRINKING MORTAR.

PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH "PRECAST REINFORCED CONCRETE MANHOLE SECTIONS" A.S.T.M. DESIGNATION C-476, LATEST REVISION, MINIMUM COMPRESSIVE STRENGTH TO BE 4000 P.S.I.

PIPE OPENING

5" MAX

3/4" D

4'-0" MIN. (SEE NOTE 3)

APPROVED SUBGRADE

4'-0" MIN. (SEE NOTE 3)

RUBBER BOOT CONNECTION SECURED TO PIPE USING STAINLESS STEEL STRAPPING. ACP COLLAR TIED TO A-L-LOCK OR APPROVED EQUAL. (REQUIRED FOR SANITARY SEWER MANHOLES ONLY)

APPROVED COMPACTED CRUSHED STONE FOUNDATION COURSE.

BENCH

CONCRETE

CHAND

8" MIN.

APPROVED SUBGRADE

SECTION B-B
(Chute Manhole Base)

STEPS

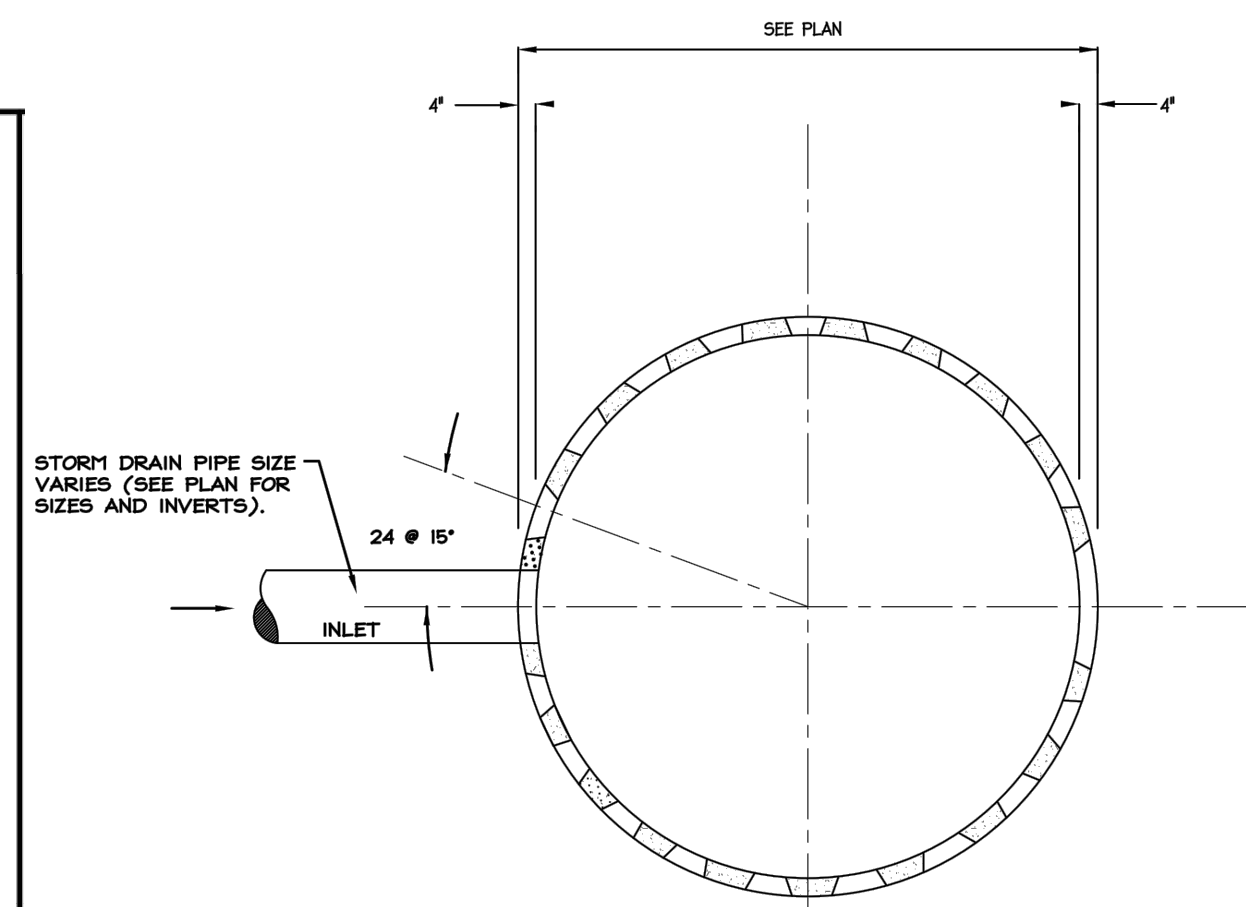
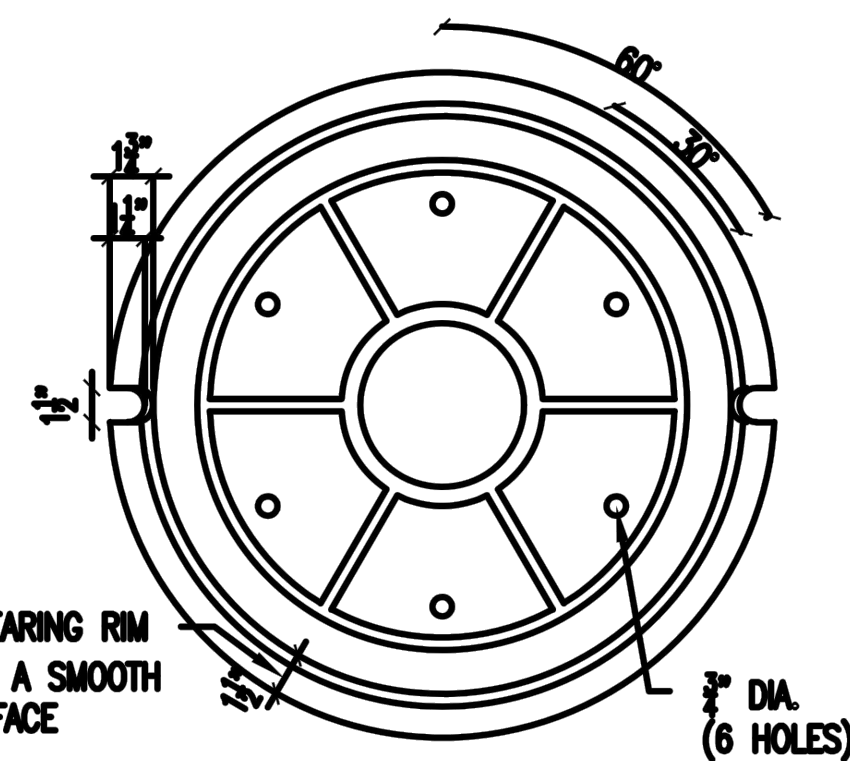
DEFLECTION ANGLE AS REQUIRED OR ALLOWED BY OPENING SIZE, RADIUS TO BE MAXIMUM POSSIBLE.

PLAN

5' 4'-0" MIN. (SEE NOTE 3) 5'

1. MANHOLE STEPS SHALL BE CAST IRON NENAH NO. R-1984-0 OR CAMPBELL FOUNDRY NO. 2586-0 OR POLYPROPYLENE COATED STEEL. (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE "ISERN" AND STORY DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CA COVER. THE COVERS SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (H) 12' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLE SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE 'NOTES PERTAINING TO MANHOLES' ON THIS DRAWING.

SCALE: N.T.S.



MANHOLE FRAME AND COVER TO BE CAMPBELL FOUNDRY No. 107 or APPROVED EQUAL WITH WORD "DRAIN" on COVER AND VENT HOLES

VARIES (2'-0" MAX.)

BRICK LEVELING COURSE AS REQUIRED (12" MAX.)

FINISHED GRADE

REINFORCING AS REQUIRED 6"x6"x70 W.K. MESH

SEE PLAN

5'

PROVIDE FILTER FABRIC SURROUNDING THE CRUSHED STONE

H-20 LOADING.

SCALE: N.T.S.