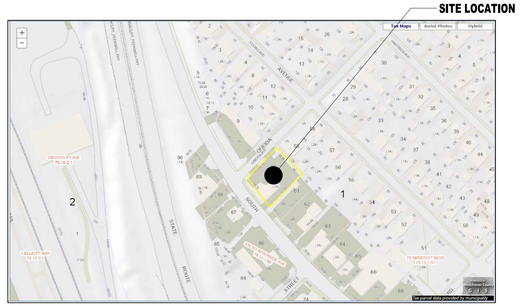
PROPOSED NEW MIXED USE STRUCTURE

"SAVE-MOR PHARMACY"

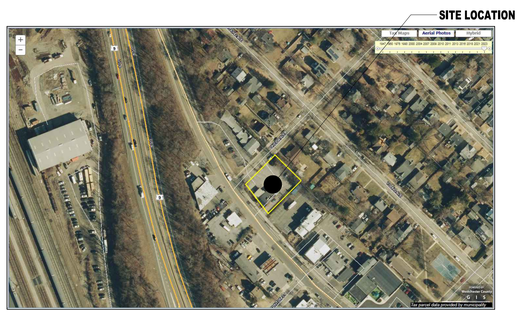
325 S RIVERSIDE AVE,
CROTON ON HUDSON, NY 10520

LOCATION MAP



LOCATION MAP NTS

AERIAL MAP



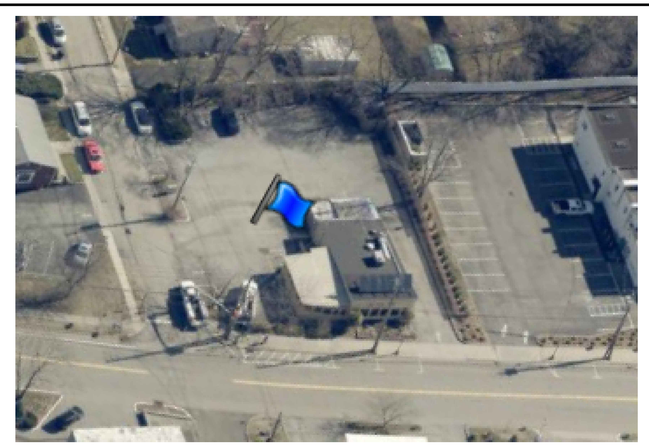
AERIAL MAP NTS

DRAWING LIST

T-100	TITLE SHEET
S-100	EXISTING SITE PLAN AND ZONING IMAGES
S-101	PROPOSED SITE PLAN, ZONING CHART AND KEY PLANS
A-100	PROPOSED FLOOR PLANS
A-101	PROPOSED FLOOR PLANS
A-200	PROPOSED ELEVATIONS
A-201	PROPOSED BUILDING SECTION
A-400	PROPERTY AND NEIGHBORHOOD STUDY

PROPOSED 3D VIEW

EAGLE VIEW



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ARCHITECTURE - PLANNING & ENGINEERING

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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY

DRAWING TITLE:
TITLE SHEET

PROJECT:
PROPOSED MULTI-USE 3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

NYS EDUCATION LAW

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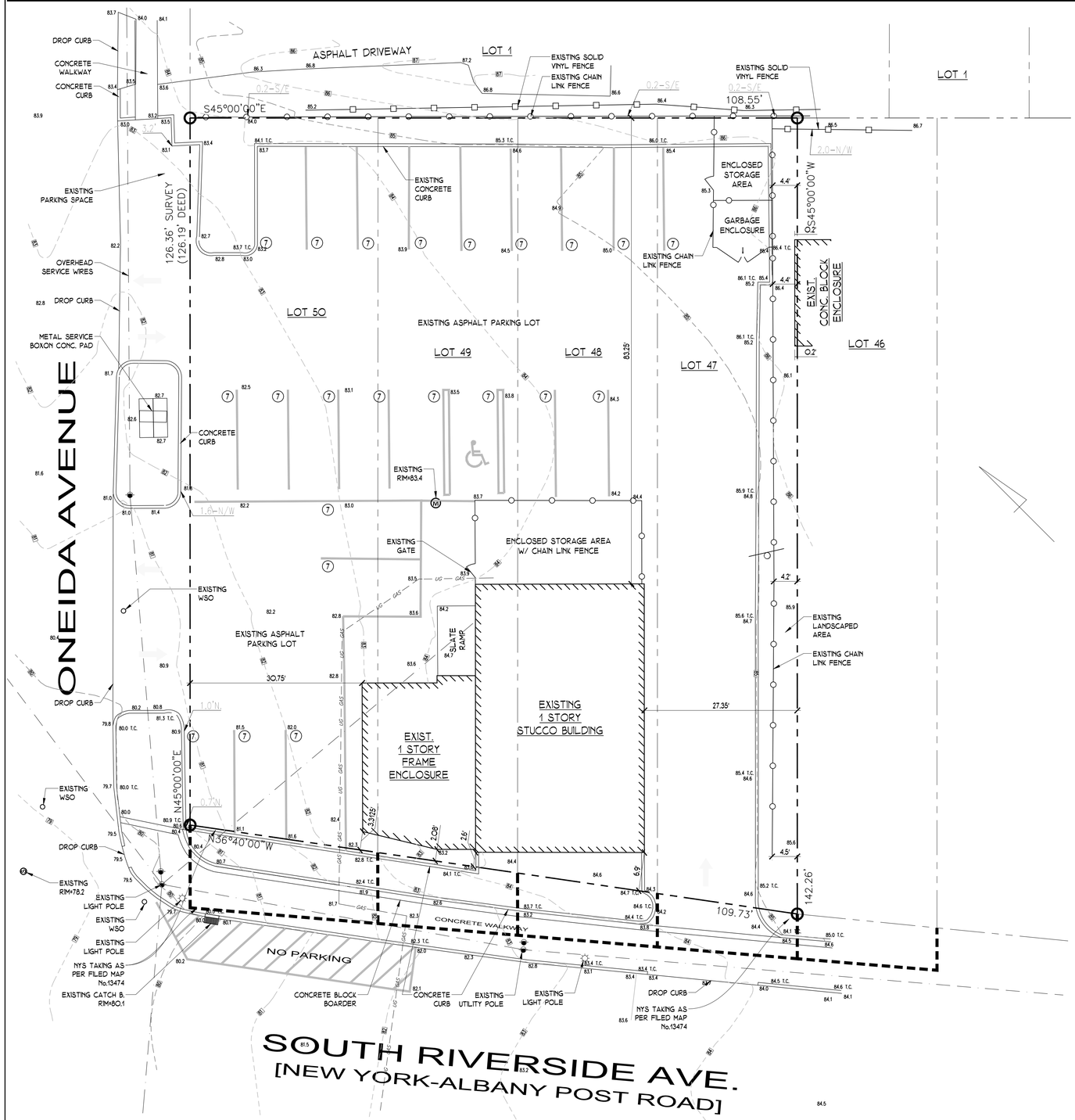
SEAL & SIGNATURE

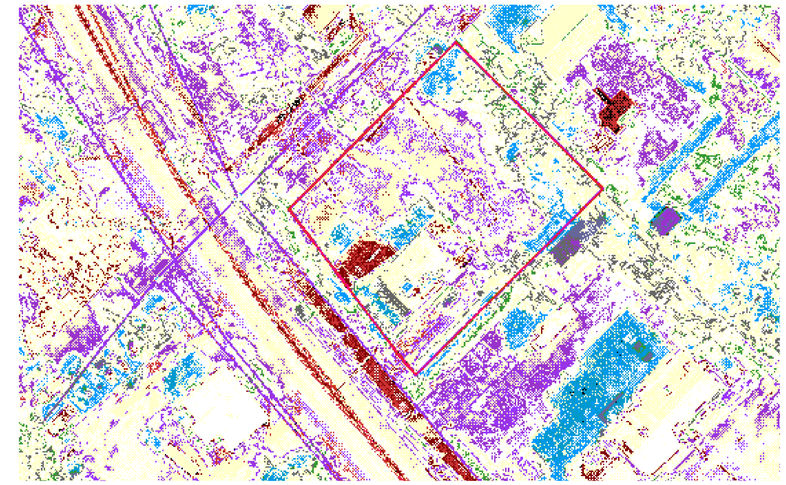
DATE: 5/10/2024
PROJECT NO: 23-173
DRAWING BY: JLFS
CHECKED BY: JBH

DWG. NO.: T-100

ZONING STUDY



EXISTING SITE PLAN 1" = 10'-0"



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LICENSE NUMBER: 030424-1
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REVISIONS	DATE	BY

DRAWING TITLE:
EXISTING SITE PLAN AND ZONING IMAGES

PROJECT:
PROPOSED MULTI-USE 3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

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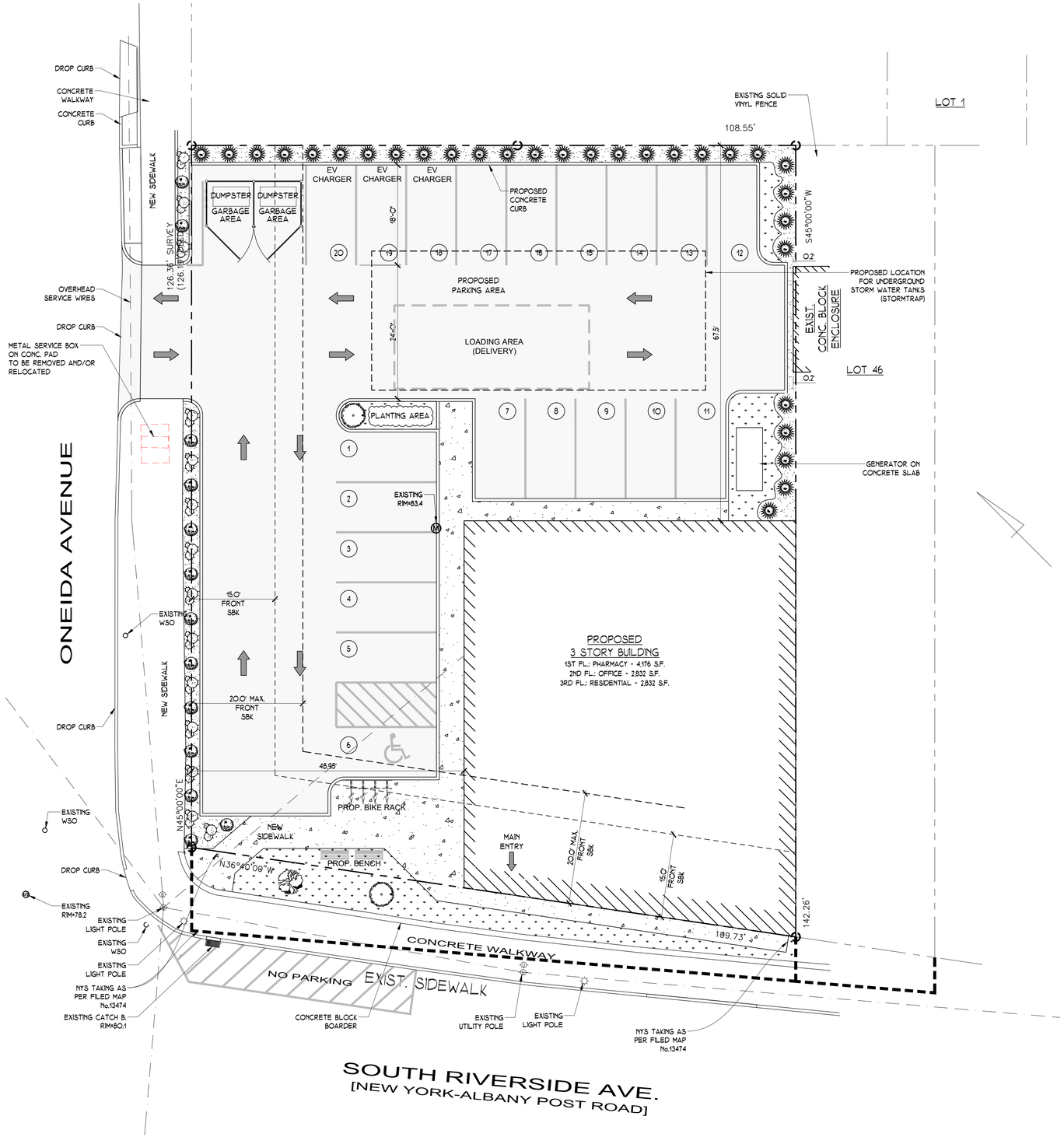
SEAL & SIGNATURE

REGISTERED ARCHITECT
JORGE B. HERNANDEZ
030424-1
STATE OF NEW YORK

DATE: 5/10/2024
PROJECT NO: 23-173
DRAWING BY: JLFS
CHECKED BY: JBH
DWG. NO.: S-100

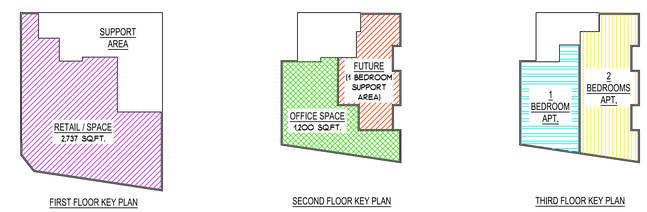


PROPOSED SITE PLAN 1" = 10'-0"

NAME OF ARCHITECT: JORGE B. HERNANDEZ R.A. A.I.A. (ARQ. ARCHITECTURE P.C)					
TAX MAP DESIGNATION:		SECT: 79.13	BLOCK: 1	LOT: 60	
ZONING DISTRICT: C-2 (GENERAL COMMERICAL) WITH GATEWAY OVERLAY ZONING (HARMON/SOUTH RIVERSIDE)					
		REQ'MENTS	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	SQ. FT.	N.R.	14,579 S.F.	N.C.	NO
MIN. LOT WIDTH	FT.	50.0'	235.92'	N.C.	NO
MIN. LOT DEPTH	FT.	N.R.	126.19'	N.C.	NO
MIN. FRONT YARD SBK (S. RIVERSIDE AVENUE)	FT.	230-20.3(B)(3.B)(3) MAX. FRONT YARD: 20' MIN. FRONT YARD: 15'	2.6'	0.0'	NO
MIN. FRONT YARD SBK (ONEIDA AVENUE)	FT.	230-20.3(B)(3.B)(3) MAX. FRONT YARD: 20' MIN. FRONT YARD: 15'	30.75'	48.95'	NO
MIN. EACH SIDE YARD SBK	FT.	N.R.	27.35'	0.0'	NO
MIN. REAR YARD SBK	FT.	N.R.	83.25'	67.5'	NO
MAX. BUILDING HEIGHT	STY/FT.	230-20.3(B)(3.B)(2) 3 STORIES / 35.0'	EXIST.	3/35.0'	NO
MAX. FLOOR AREA RATIO		230-20.3(B)(3.B)(1) .8 FAR	EXIST.	.28 (4,170 S.F.)	NO
MIN. 1ST FLOOR GLASS (FRONT FACADE)	%	230-20.3 (C)(3.C) 60%	EXIST.	60%	NO

PARKING REQUIREMENTS (#230-20.3(B)(3.D))

EXISTING PARKING TABULATION EATING AND DRINKING PLACE - 1 PARKING SPACE FOR 4 SEATS 88 SEATS / 4 = 22 PARKING SPACES TOTAL REQUIRED= 22 PARKING SPACES TOTAL PROVIDED= 22 PARKING SPACES	NO
PROPOSED PARKING TABULATION 230-20.3 (B)(3.D) PARKING FOR RESIDENTIAL (2) ONE BEDROOM 2X1= 2 (1) TWO BEDROOM 1X2= 2 TOTAL 4 PARKING FOR COMMERCIAL RETAIL: 2,737/250 = 11 OFFICE: 1,200/300 = 4 TOTAL: 15 TOTAL REQUIRED = 19 PARKING SPACES TOTAL PROVIDED = 20 PARKING SPACES	



PARKING TABULATION KEY PLANS 1" = 30'-0"

ARBORVITAE 'GREEN GIANT'

WILLOW OAK

HACKBERRY TREE

BAYBERRY

MOUNTAIN LAUREL

PROPOSED PLANTING LEGEND

SYM.	KEY	SCIENTIFIC NAME	COMMON NAME	QTY.	SIZE
	AG	THUJA STANDISHII X PLICATA	ARBORVITAE 'GREEN GIANT' x	30	8' - 10' HGT.
	RO	QUERCUS RUBRA	WILLOW OAK x	1	4" DIA.
	ML	QUERCUS RUBRA	HACKBERRY TREE x	2	4" DIA.
	BY	MORELLA CAROLINENSIS	BAYBERRY x	14	
	SS	KALMIA LATIFOLIA	MOUNTAIN LAUREL x	13	

RECOMMENDED WESTCHESTER COUNTY NATIVE PLANTS BY NEW YORK FLORA ATLAS.

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FAX: (866) 567-6240

JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY

DRAWING TITLE:
PROPOSED SITE PLAN, ZONING CHART AND KEY PLANS

PROJECT:
PROPOSED MULTI-USE 3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

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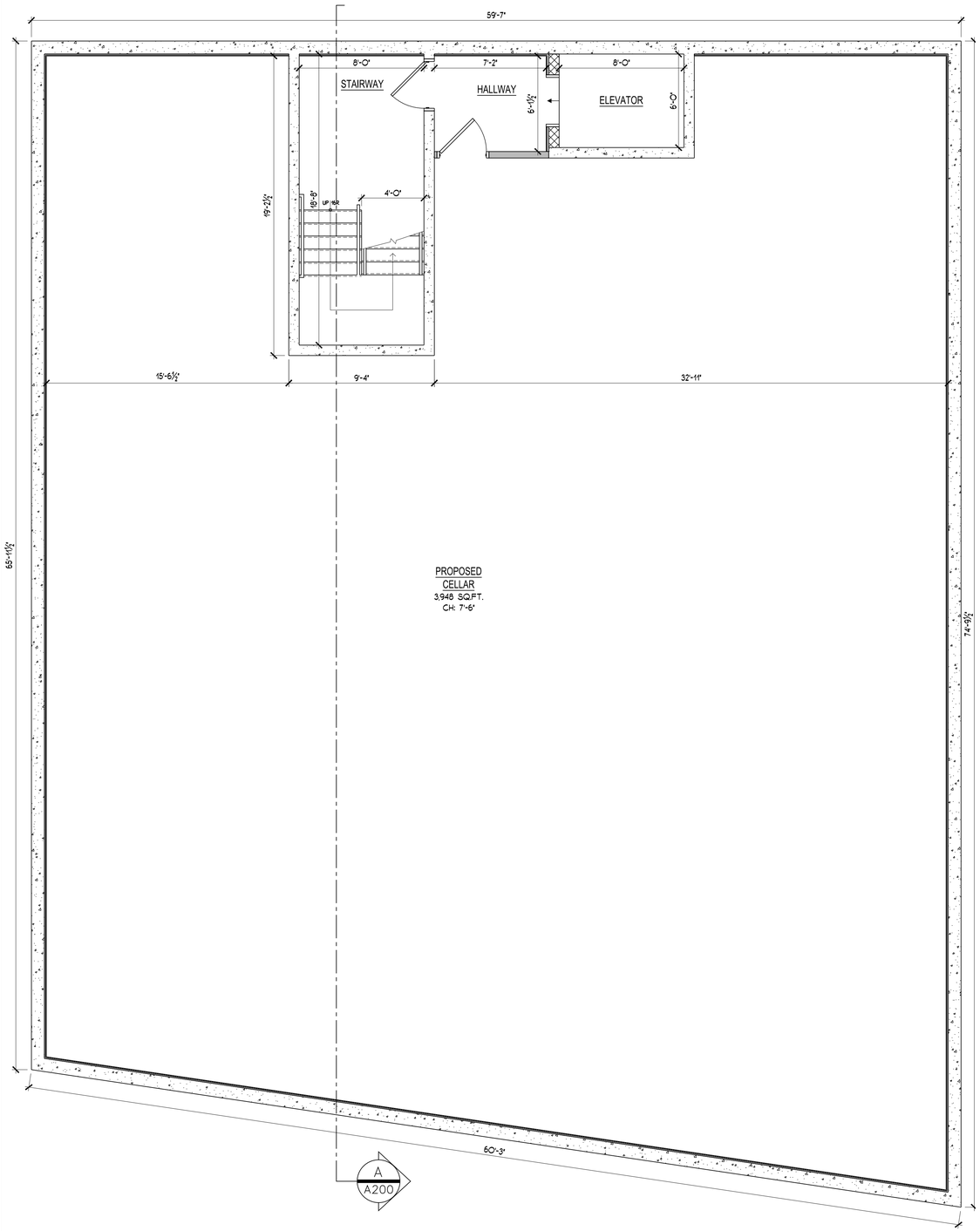
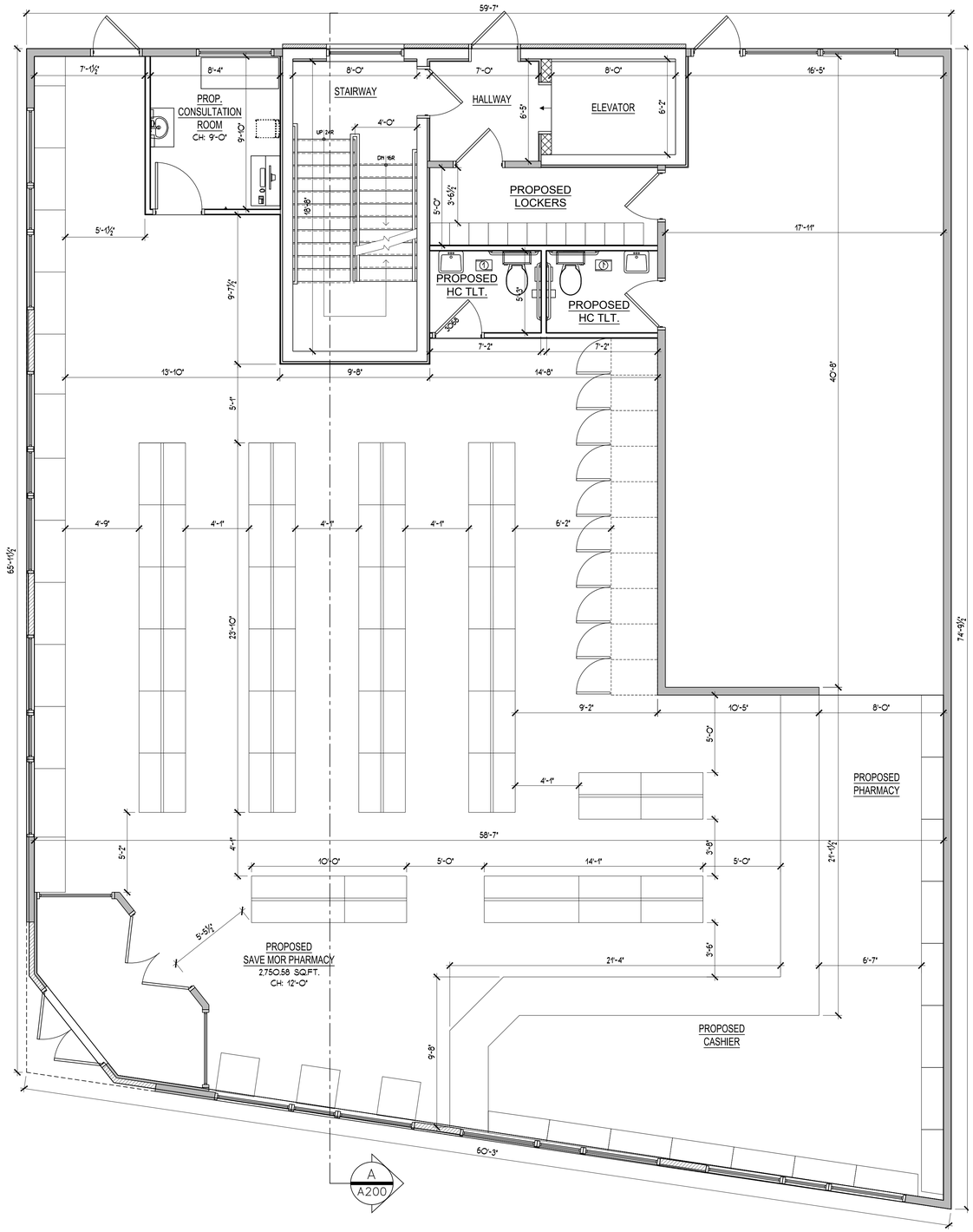
SEAL & SIGNATURE

DATE: 5/10/2024
PROJECT NO: 23-173
DRAWING BY: JLFS
CHECKED BY: JBH
DWG. NO.: S-101



PROPOSED
BASEMENT FLOOR PLAN

1/4" = 1'-0"



PROPOSED
FIRST FLOOR PLAN

1/4" = 1'-0"

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JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY

DRAWING TITLE:
PROPOSED FLOOR PLANS

PROJECT:
PROPOSED MULTI-USE 3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

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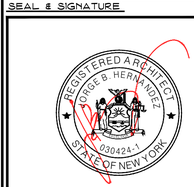
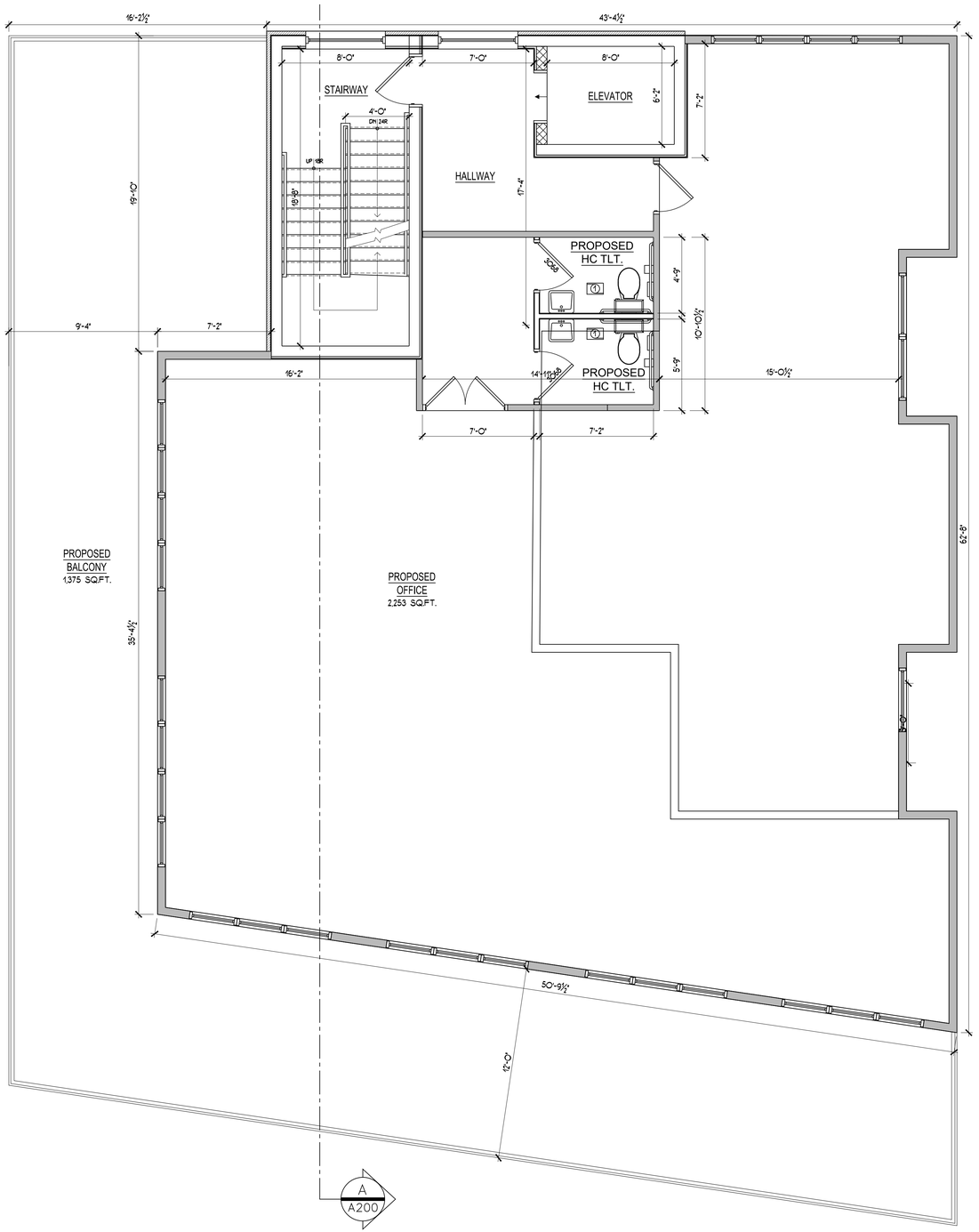
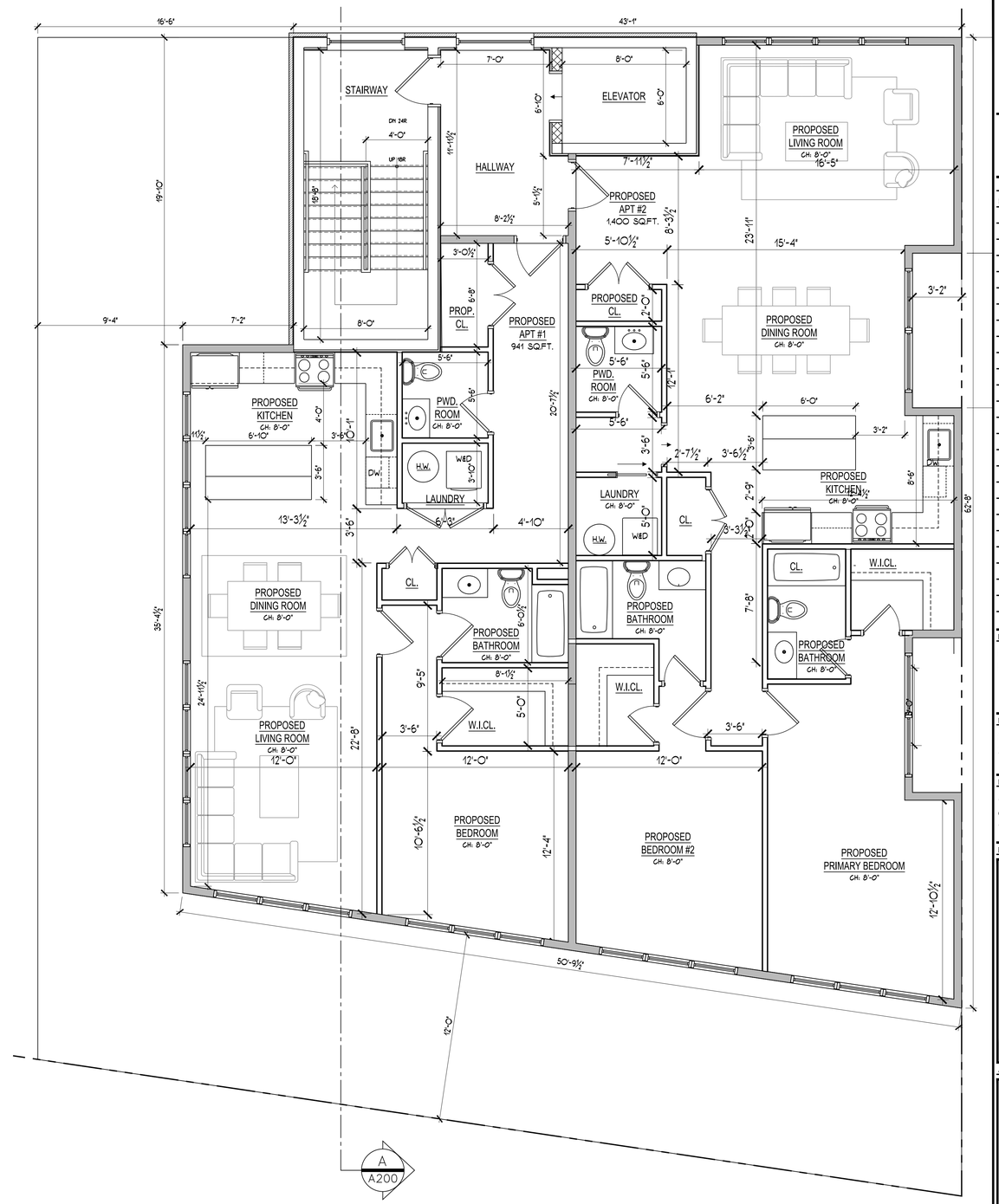


DATE: 5/10/2024
PROJECT NO: 23-173
DRAWING BY: JLFS
CHECKED BY: JBH
DWG. NO.: A-100



PROPOSED
SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED
THIRD FLOOR PLAN

1/4" = 1'-0"

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JORGE B. HERNANDEZ R.A. A.I.A.
LICENSE NUMBER: 030424-1
CERTIFICATE NUMBER: 0973256

REVISIONS	DATE	BY

DRAWING TITLE:
PROPOSED FLOOR PLANS

PROJECT:
PROPOSED MULTI-USE 3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

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DATE: 5/10/2024
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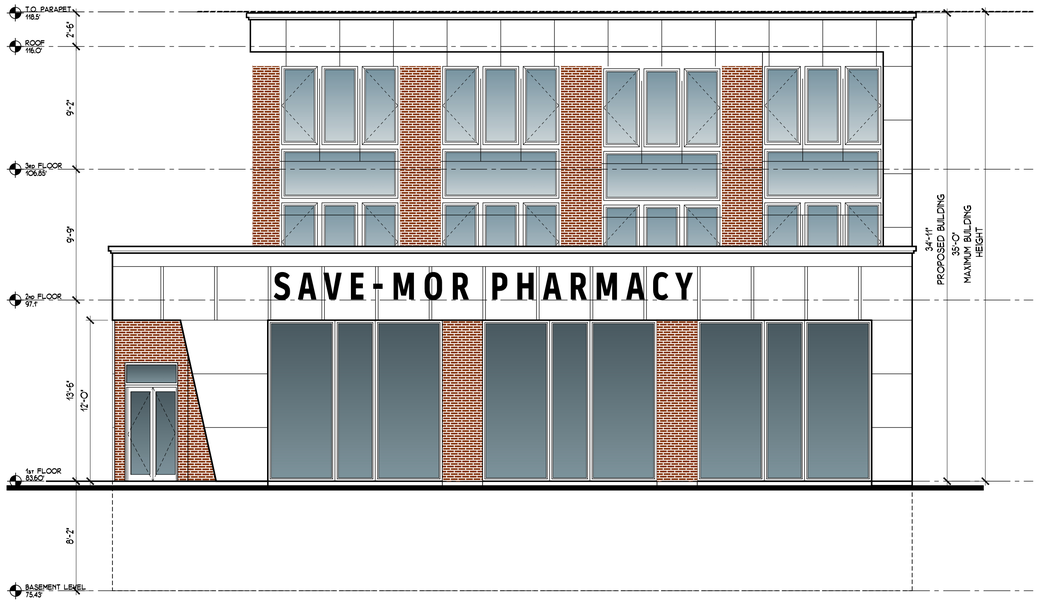
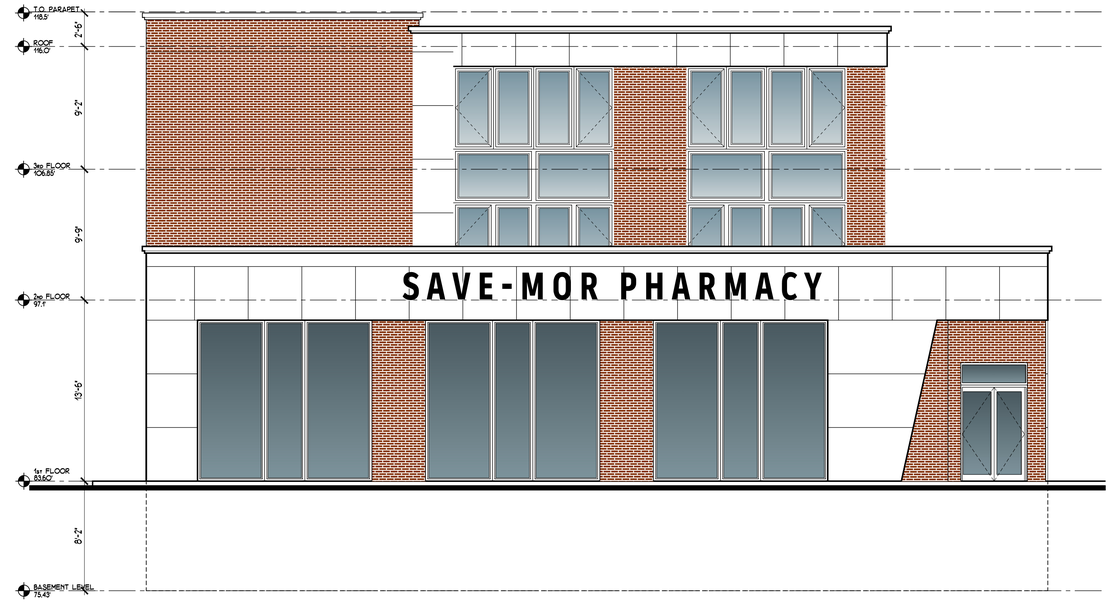
DRAWING BY: JLFS
CHECKED BY: JBH
DWG. NO.: A-101



PROPOSED
FRONT ELEVATION

3/16" = 1'-0"

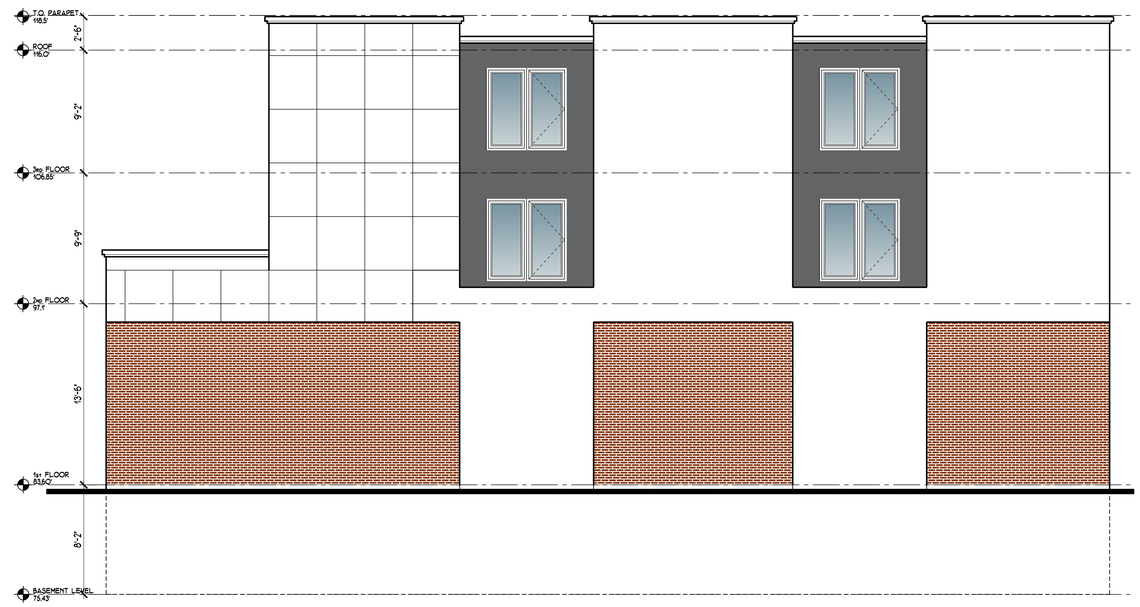


PROPOSED
LEFT ELEVATION

3/16" = 1'-0"

PROPOSED
REAR ELEVATION

3/16" = 1'-0"



PROPOSED
RIGHT ELEVATION

3/16" = 1'-0"

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LICENSE NUMBER: 030424-1
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REVISIONS	DATE	BY

DRAWING TITLE:
PROPOSED ELEVATIONS

PROJECT:
PROPOSED MULTI-USE
3 STORY BUILDING @

PROJECT ADDRESS:
325 S. RIVERSIDE AVE.
CROTON-ON-HUDSON
NEW YORK 10520

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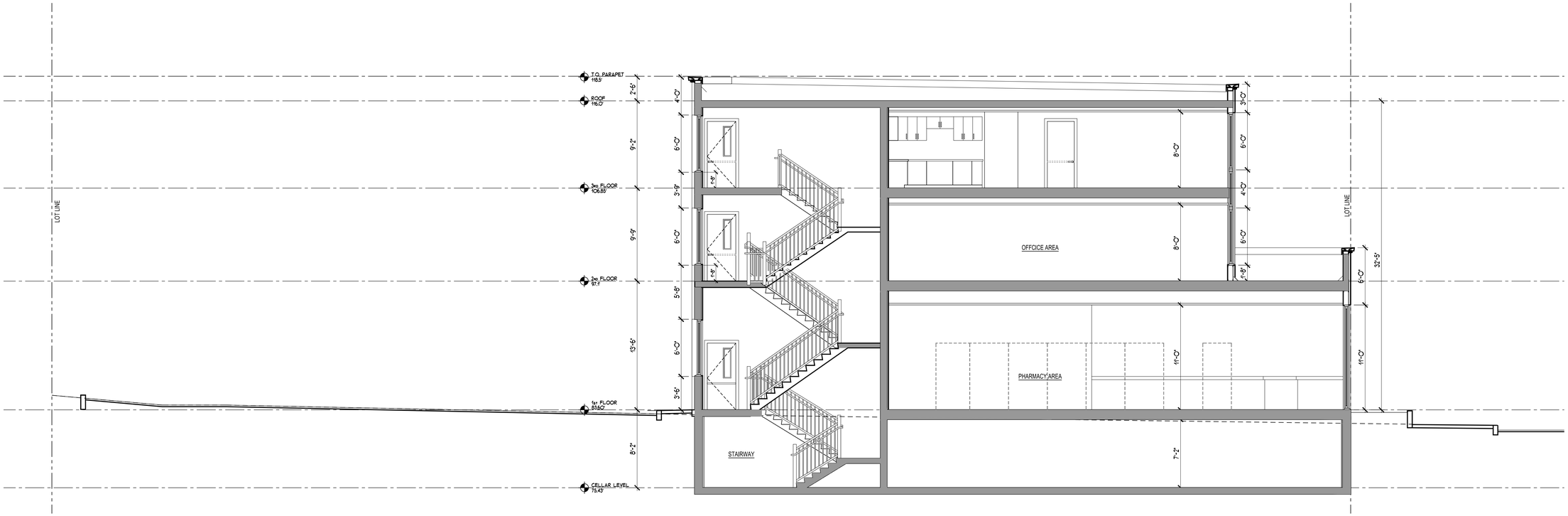

PROPOSED
BUILDING SECTION A-A'

3/16" = 1'-0"

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NEW YORK 10520

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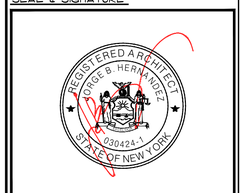
SEAL & SIGNATURE



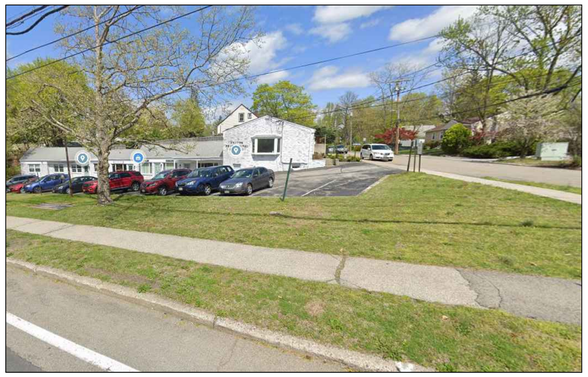
DATE: 5/10/2024
PROJECT NO: 23-173
DRAWING BY: JLFS
CHECKED BY: JBH

DWG. NO.: A-201

LEFT CORNER OF PROPERTY N.T.S.

FRONT OF PROPERTY N.T.S.

RIGHT CORNER OF PROPERTY N.T.S.



LEFT SIDE NEIGHBOR N.T.S.

ASHFORD AVE
ASHFORD AVE
ASHFORD AVE