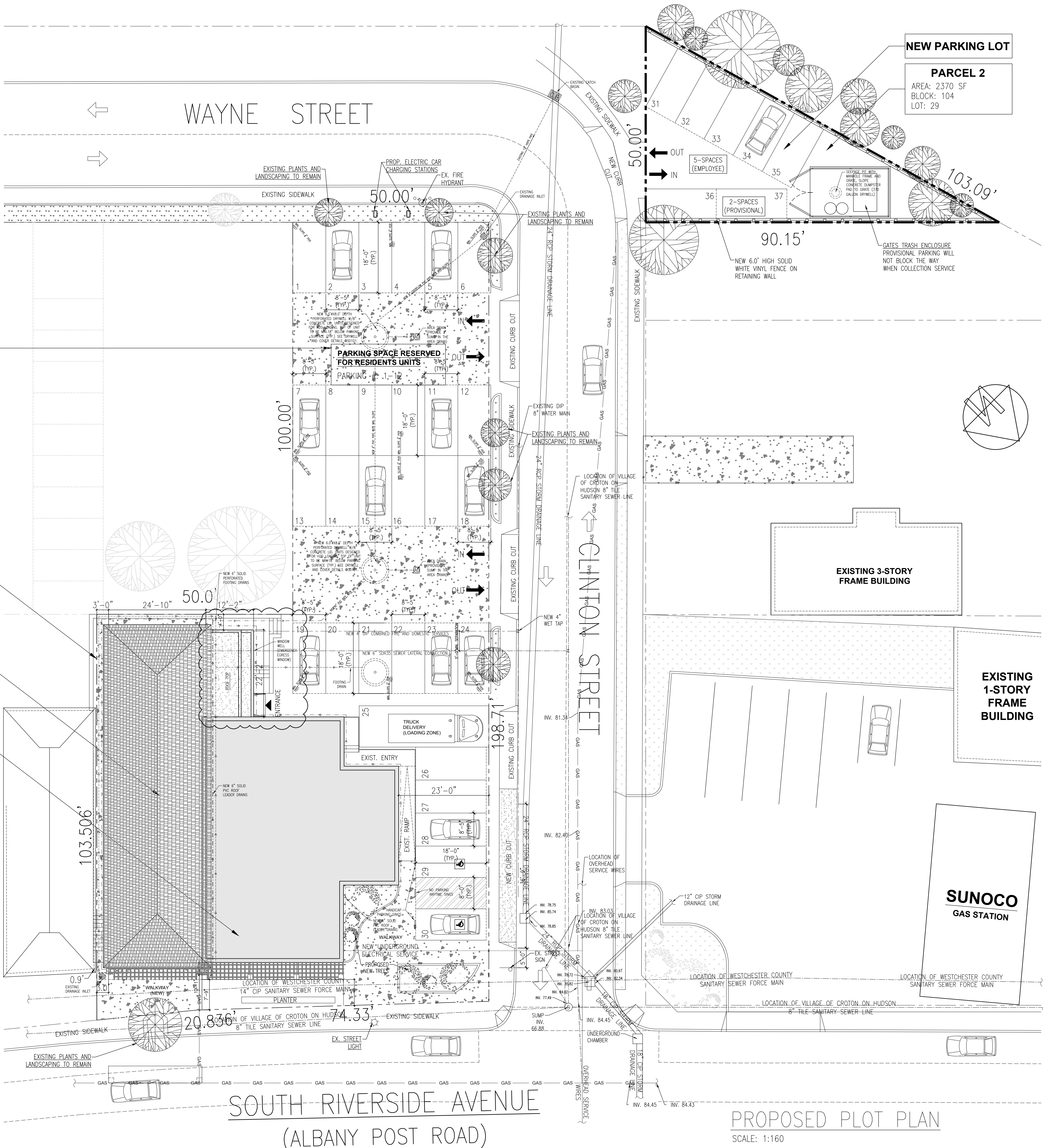


EXISTING PARKING LOT
NEW PAINTED STRIPING AND ARROWS AT EXISTING ASPHALT PAVING ALL LINES (MARKINGS) TO BE U.S.D.O.T. APPROVED REFLECTIVE PAINT

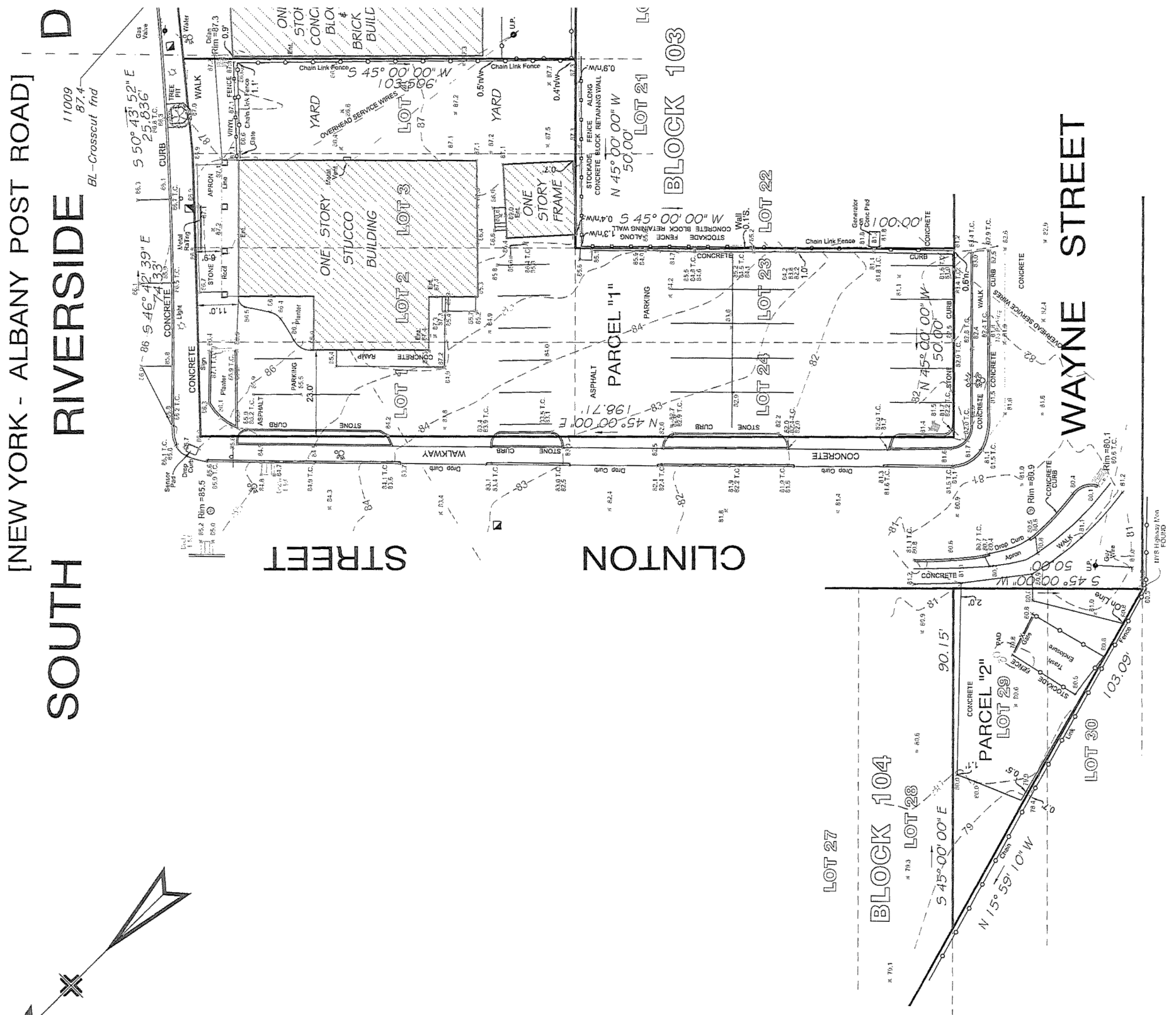
PARCEL 1
AREA: 15,105 SF
BLOCK: 103
LOT: 1, 2, 3, 4, 23, 24

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



NEW PARKING LOT
PARCEL 2
AREA: 2370 SF
BLOCK: 104
LOT: 29



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) & 7'-9"(CANOPY)
SIDE YARD SETBACK	0" OR 10'-0" MIN.	3.0'
REAR YARD SETBACK	0" OR 10'-0" MIN.	4.0'
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.	2,313.5 SQ. FT.	0 SQ. FT.	0.0
1ST FLOOR	2,690.5 SQ. FT.	2,313.5 SQ. FT.	5,004.0 SQ. FT.	0.29
2ND FLOOR	---	2,106.7 SQ. FT.	2,106.7 SQ. FT.	0.12
3RD FLOOR	---	2,106.7 SQ. FT.	2,106.7 SQ. FT.	0.12
TOTAL FLOOR AREA	(0.8 MAX.)	---	9,217.4 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		

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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Drawing Title:
ZONING ANALYSIS & PLOT PLAN

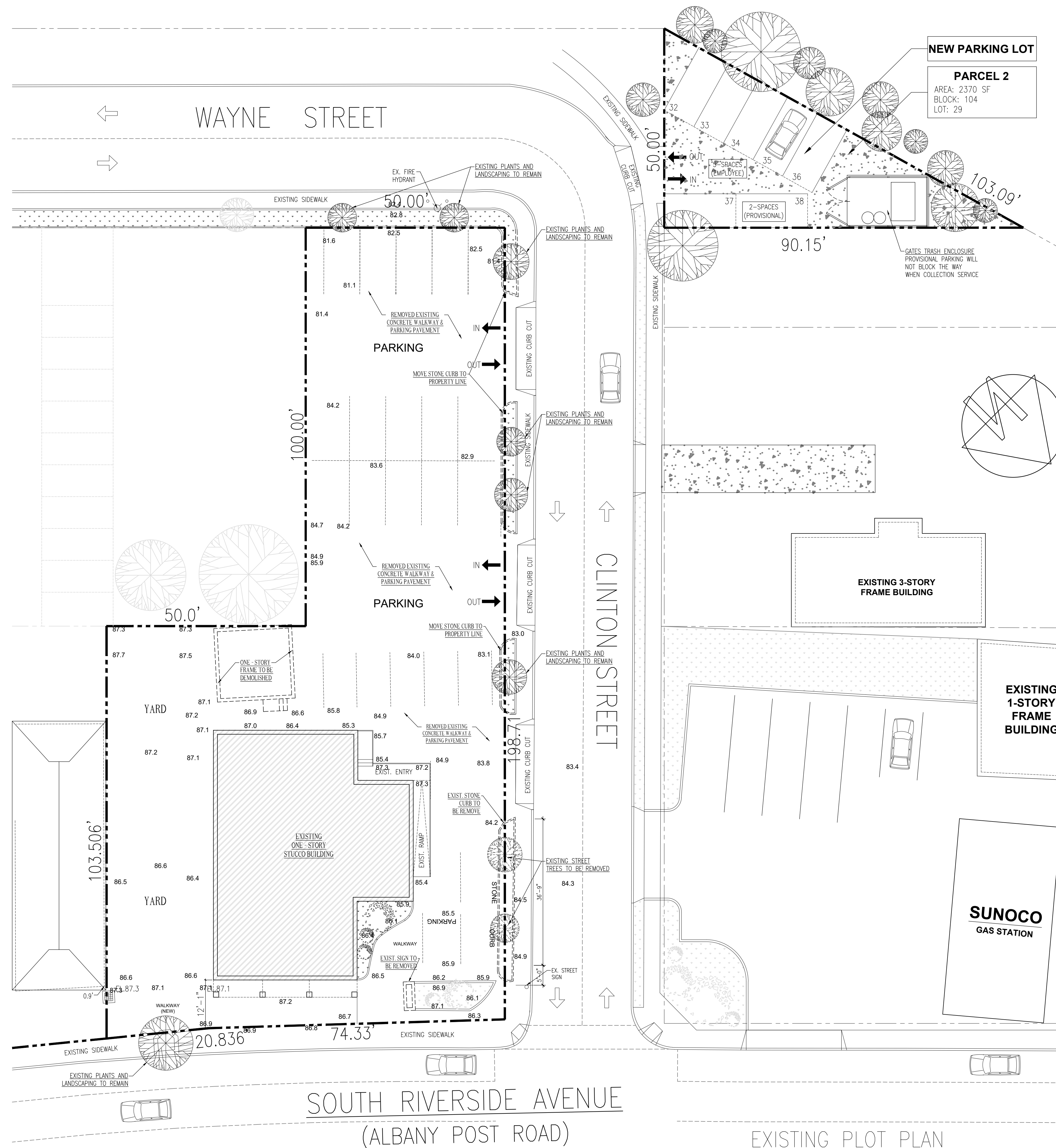
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NOTE: Drawing may be printed at reduced scale

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EXISTING PLOT PLAN
SCALE: 1:160

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Drawing Title:

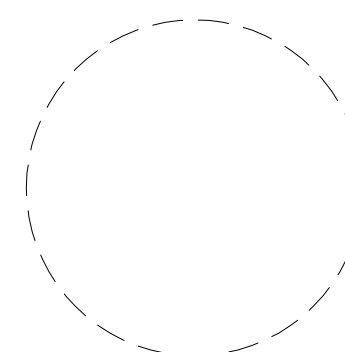
EXIST. SITE PLAN

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NOTE: Drawing may be printed at reduced scale

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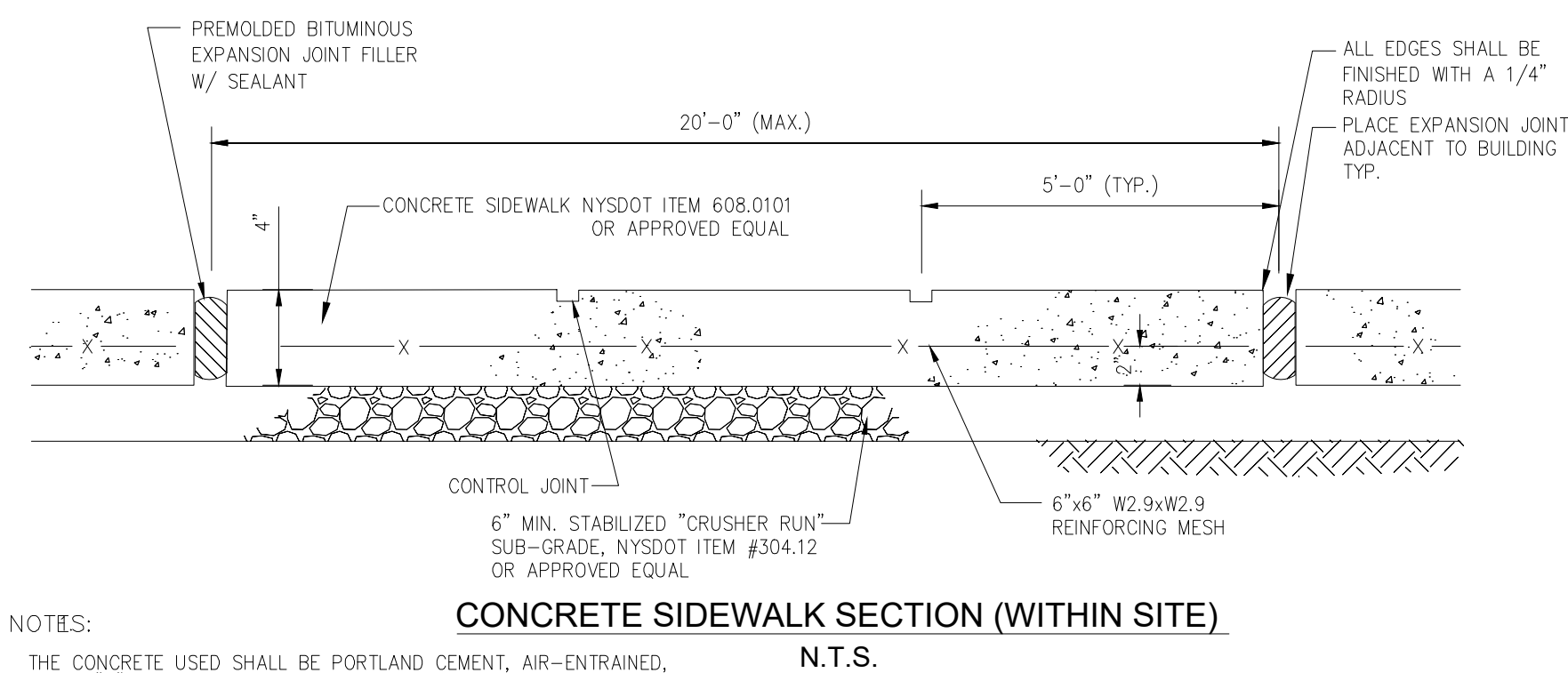
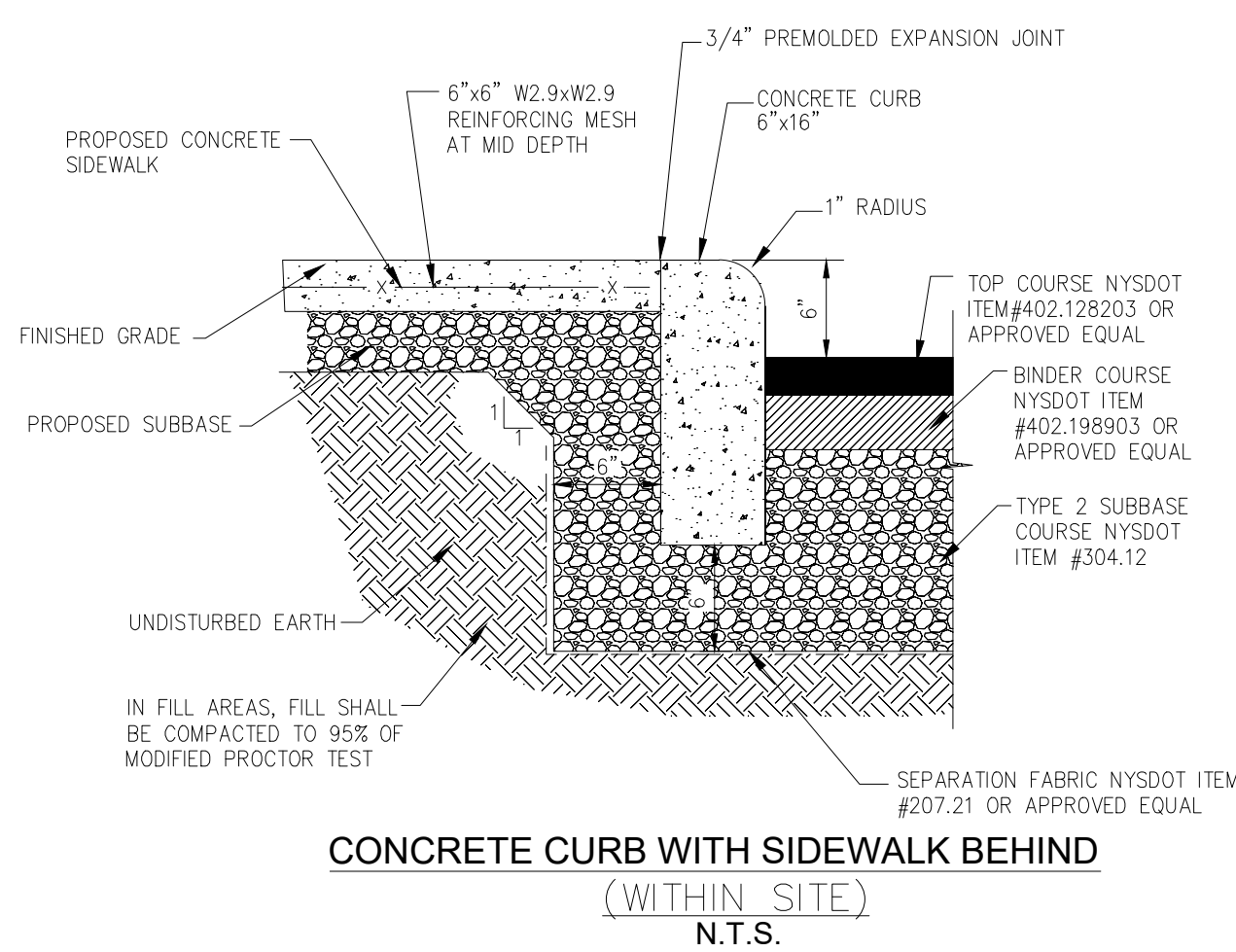
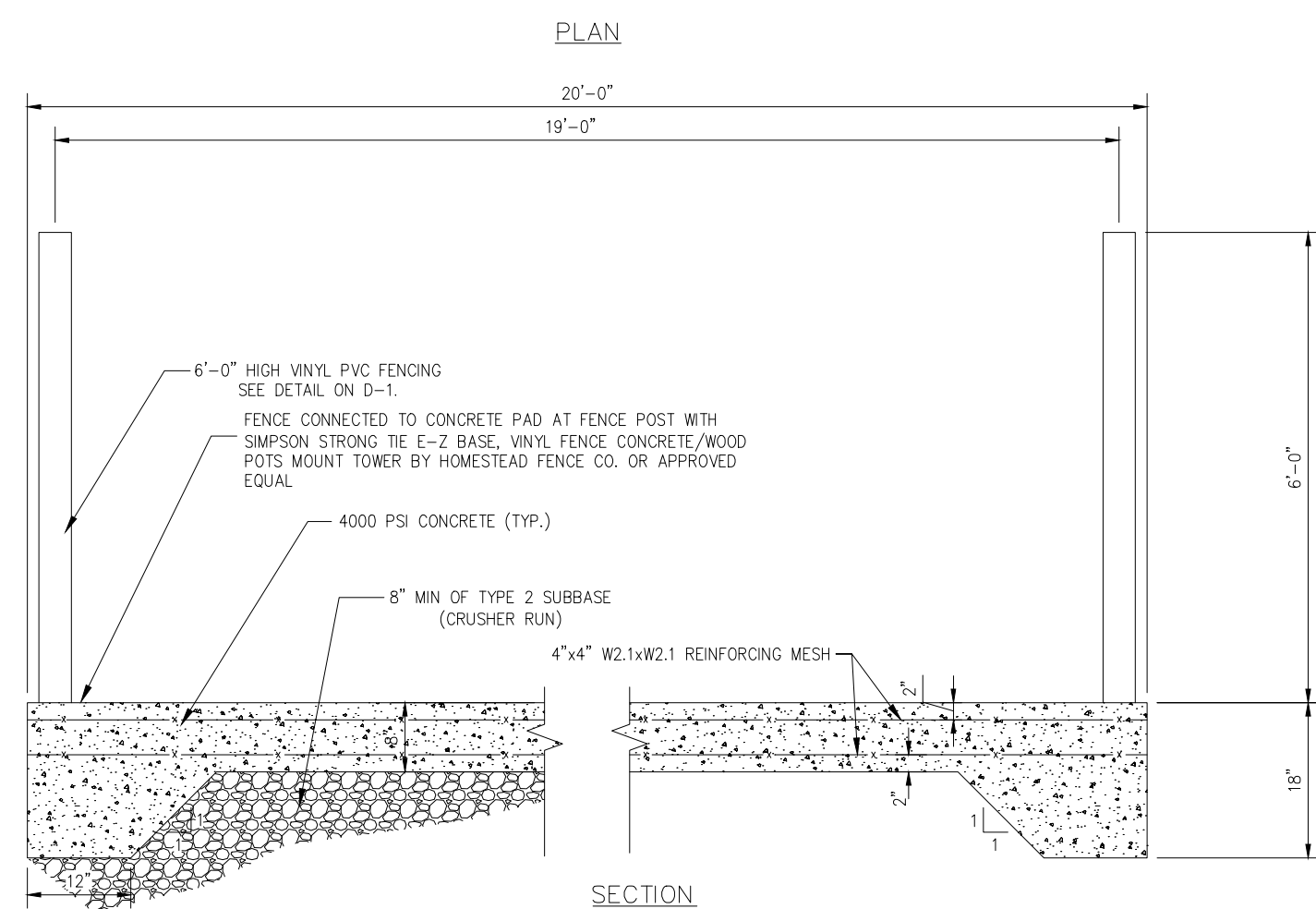
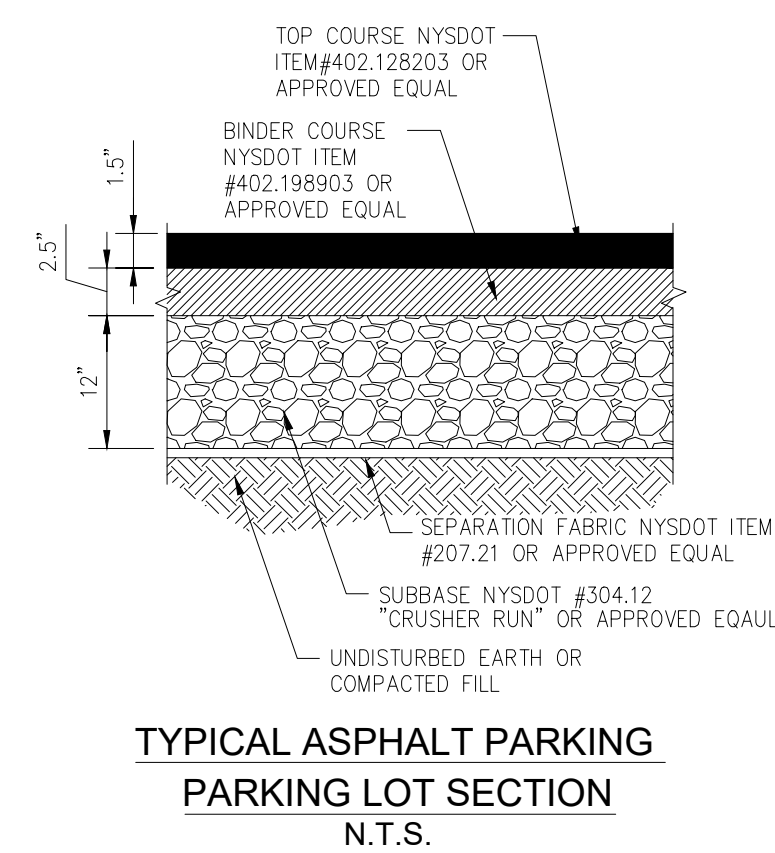
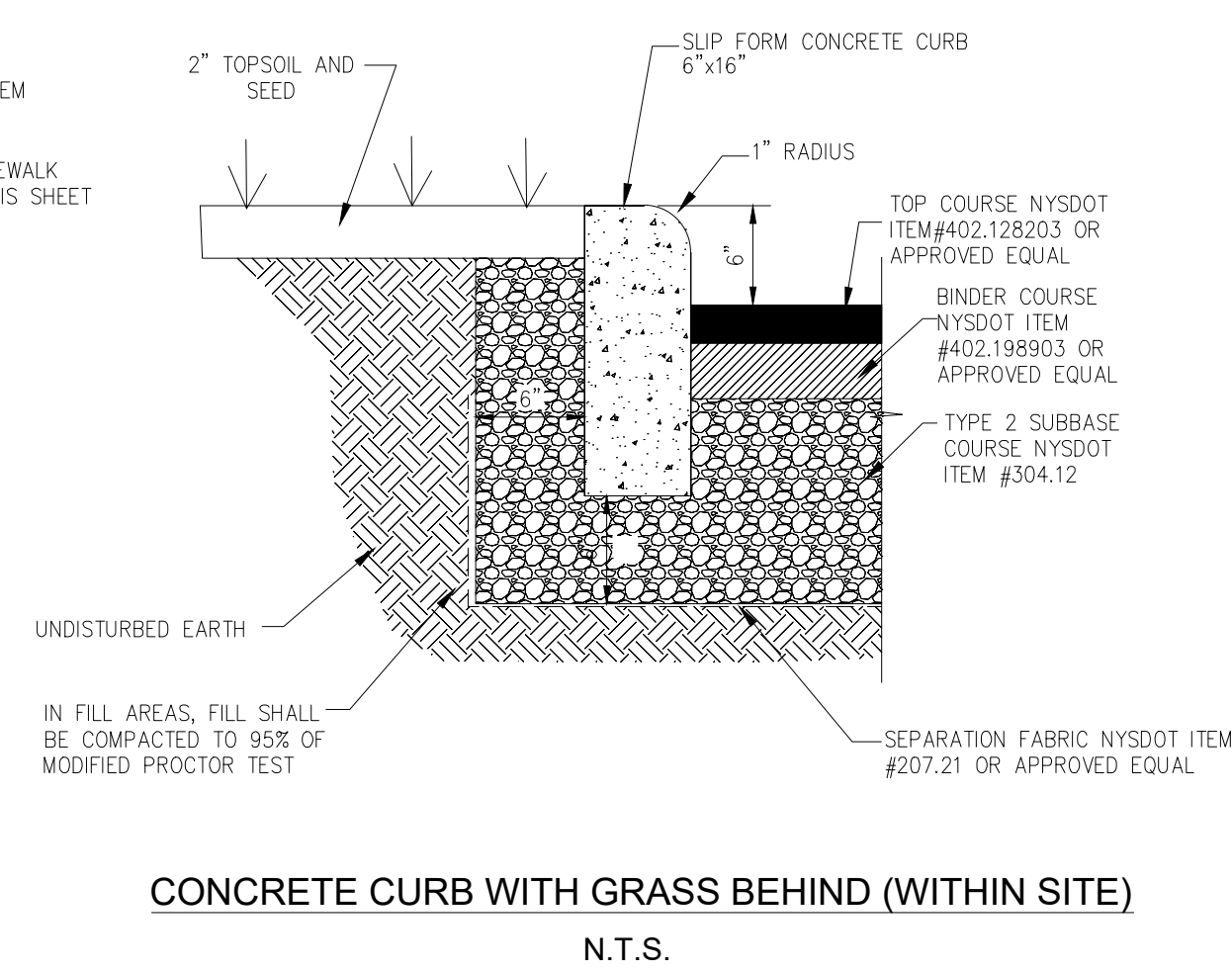
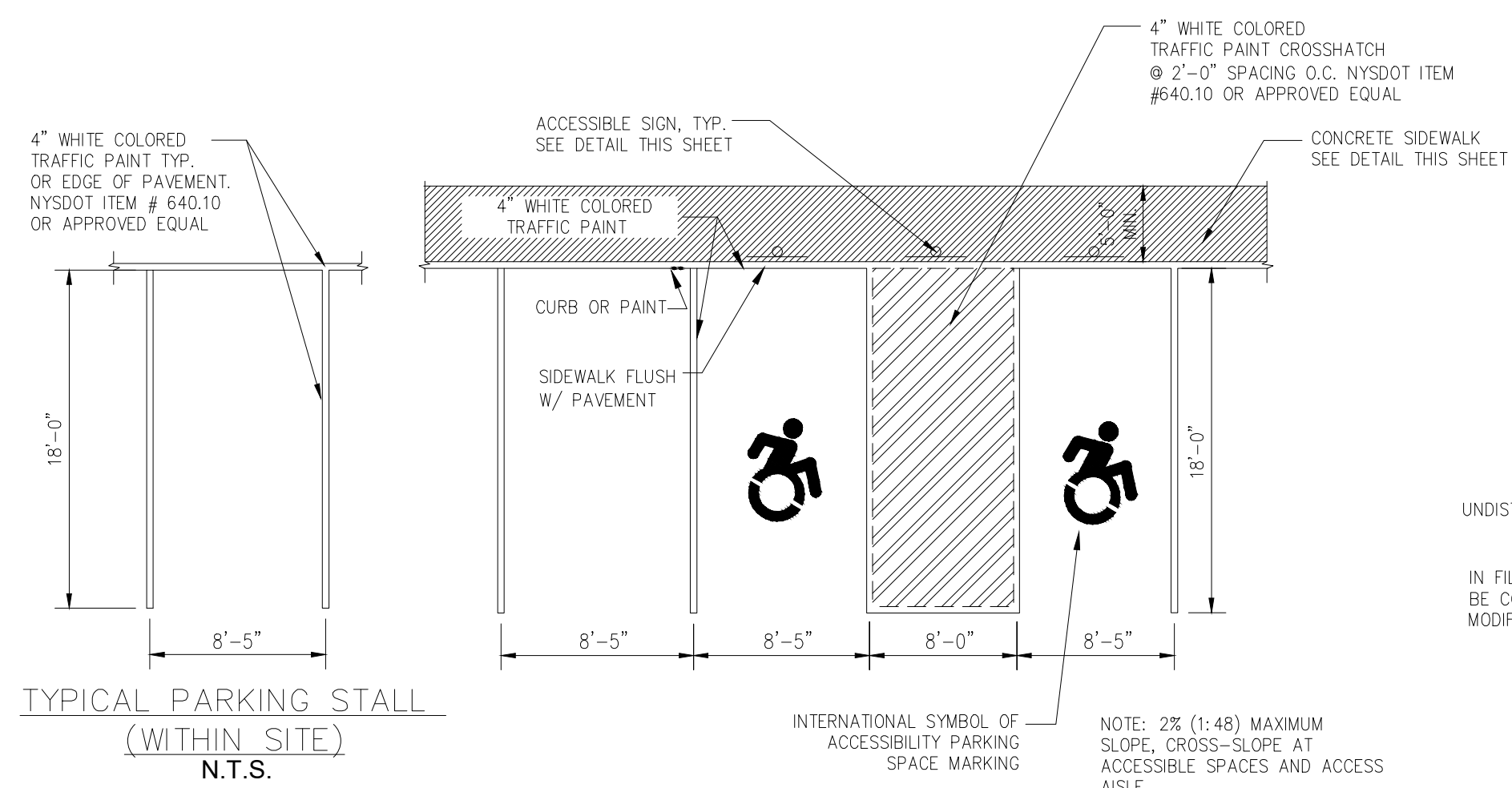
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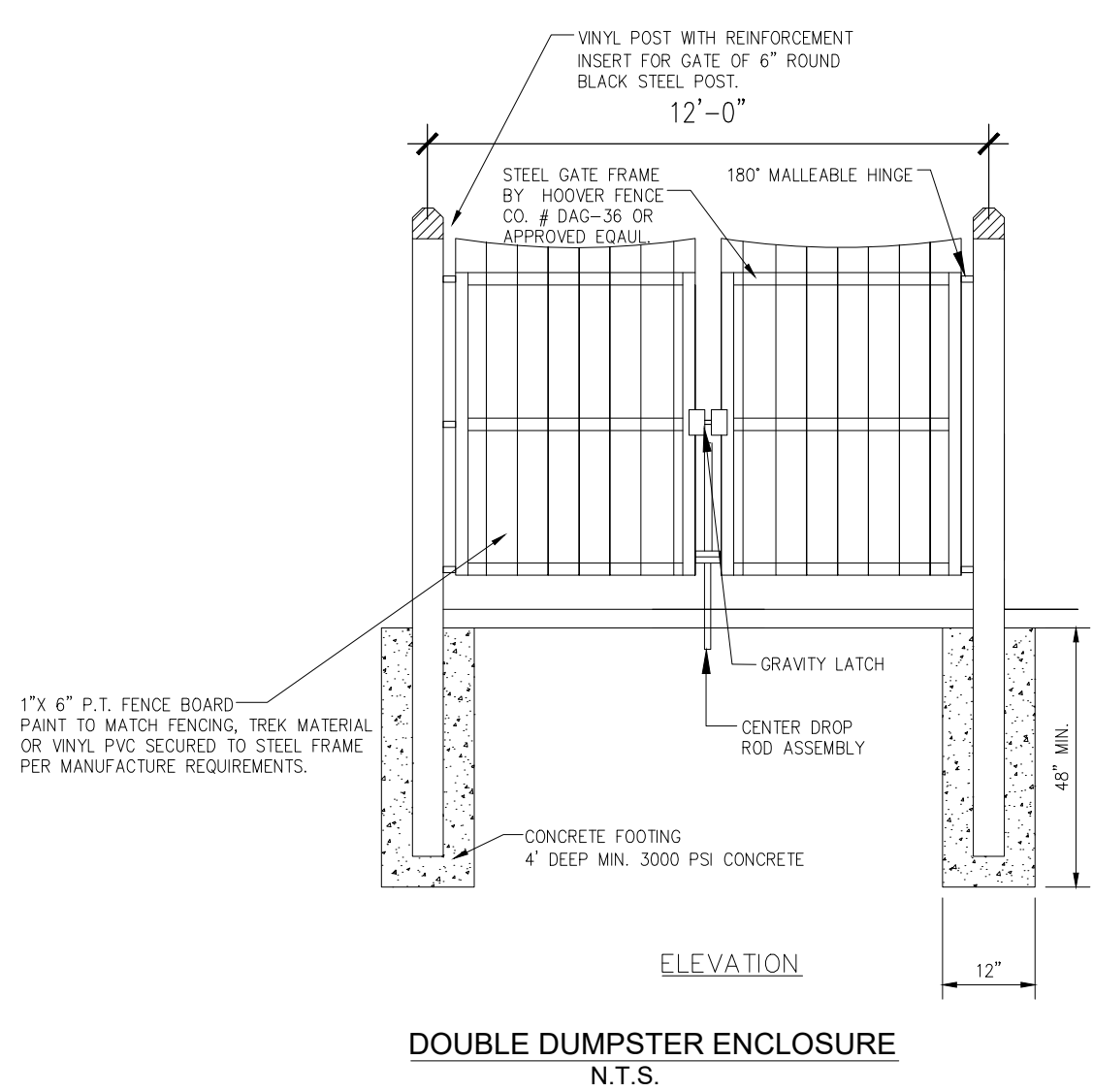
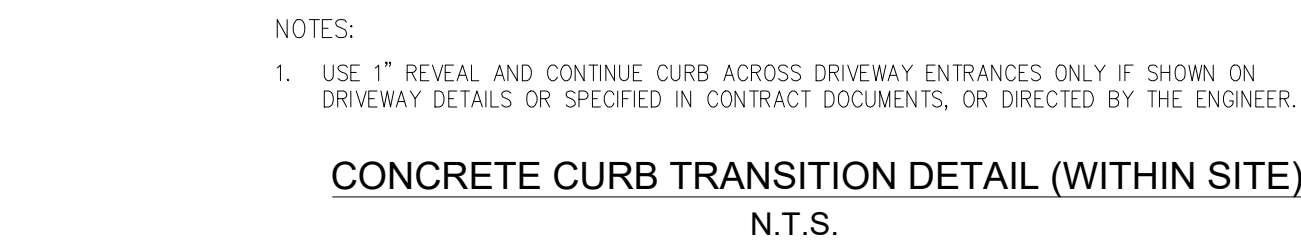
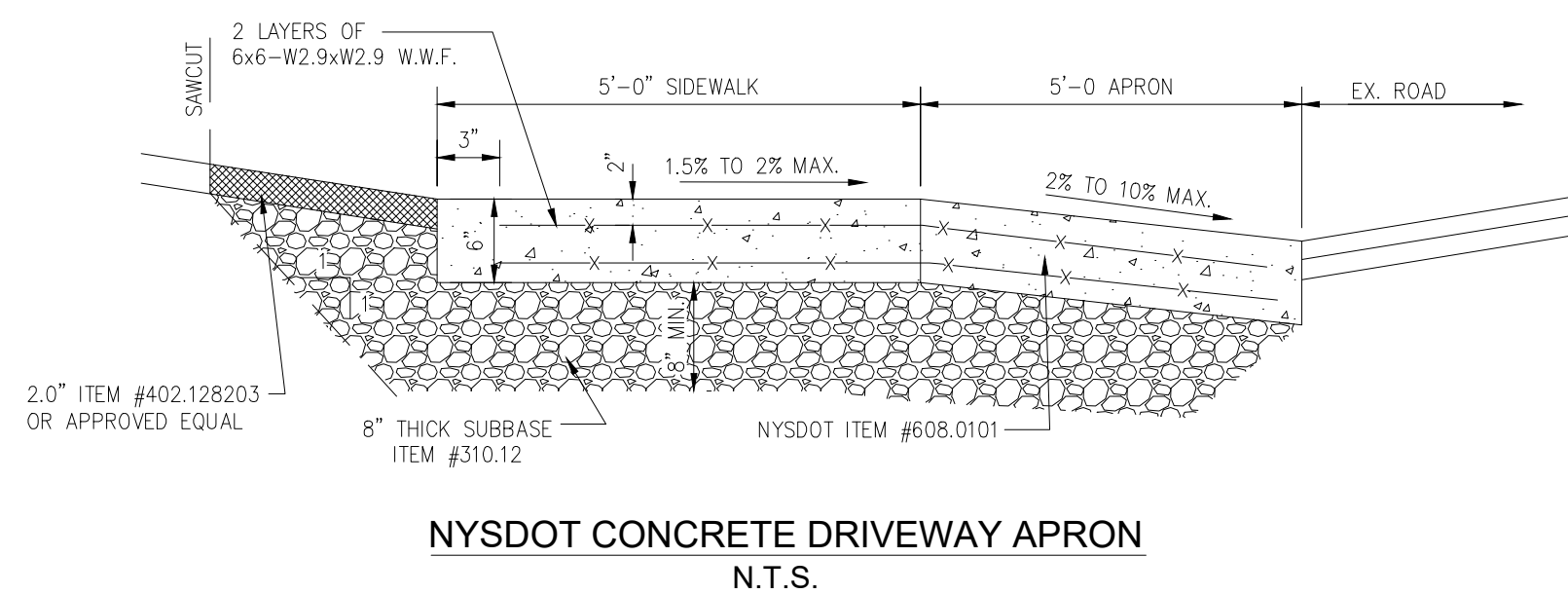
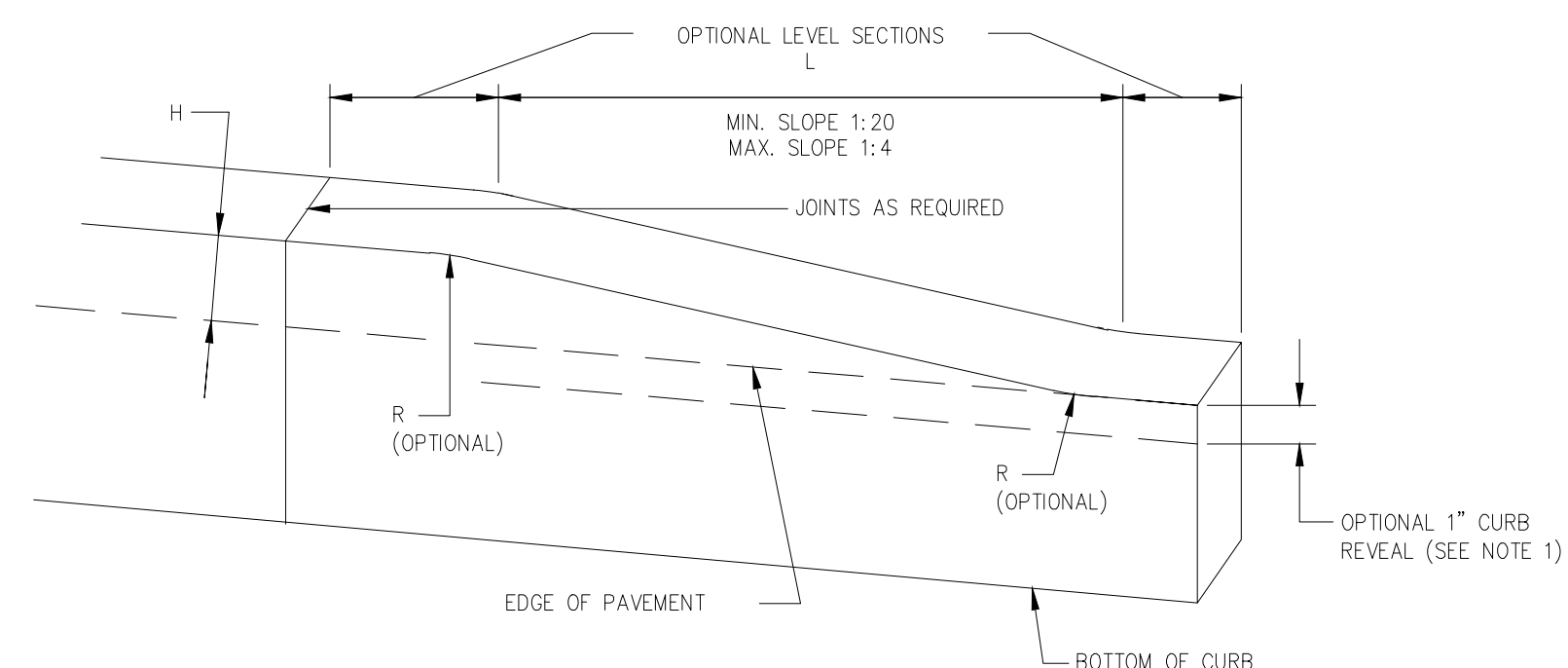
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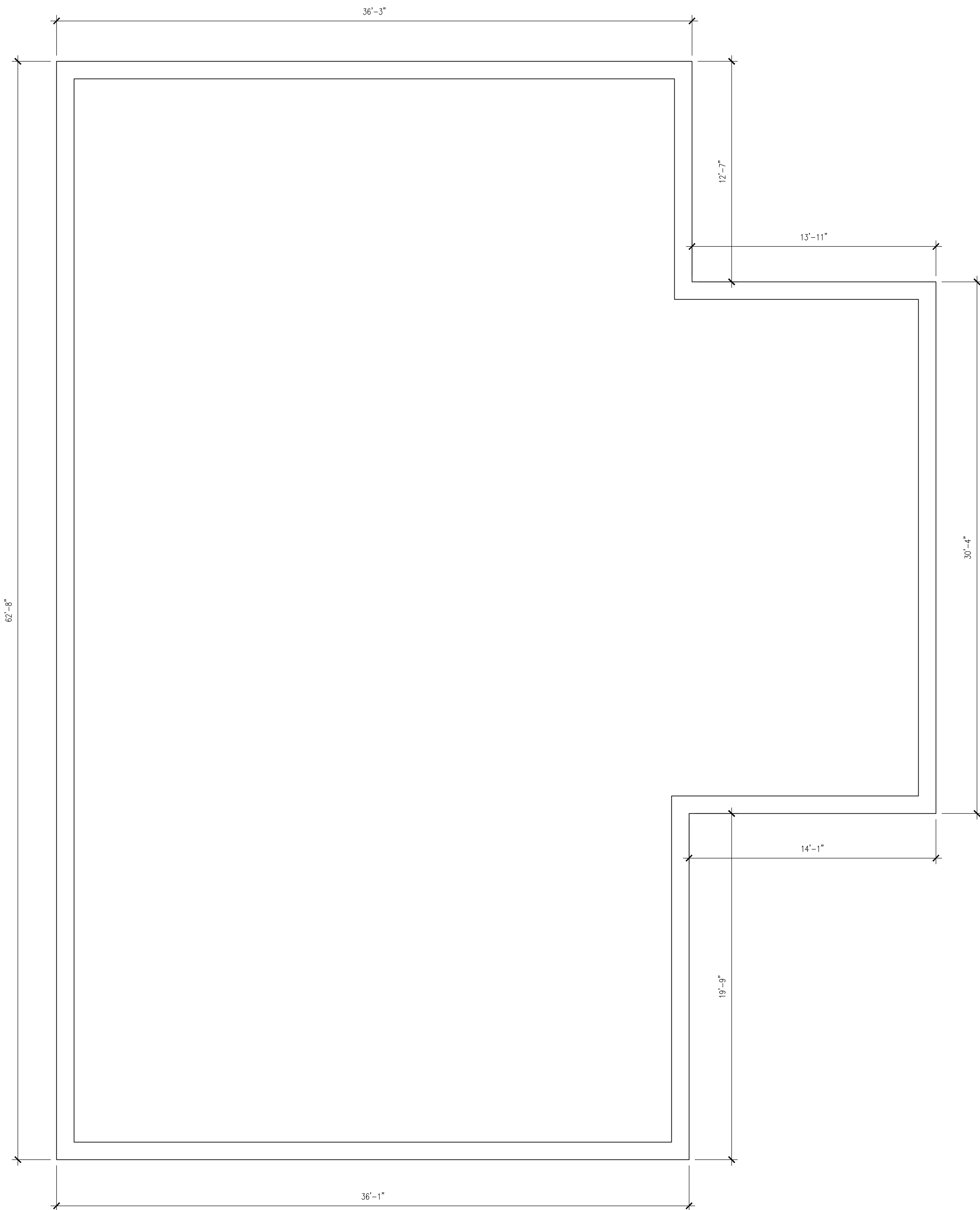
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CURB TRANSITION LENGTHS (L)			
SLOPE H	1:4	1:12	1:20
4"	16"	48"	80"
6"	24"	72"	120"

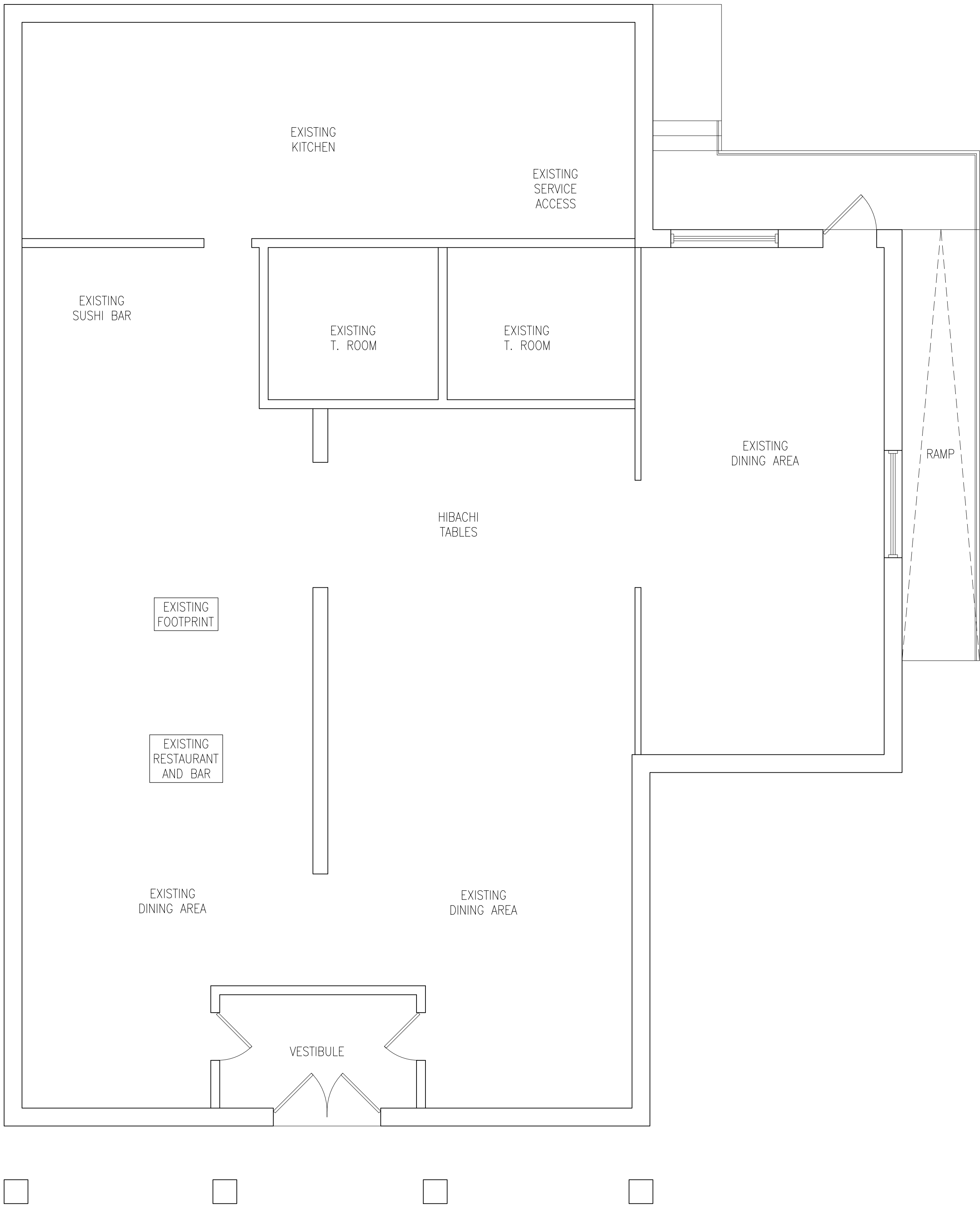


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EXISTING/DEMO CELLAR FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING/DEMO 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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EXISTING /DEMO FLOOR PLANS

Drawing No.: **DM-001.00**

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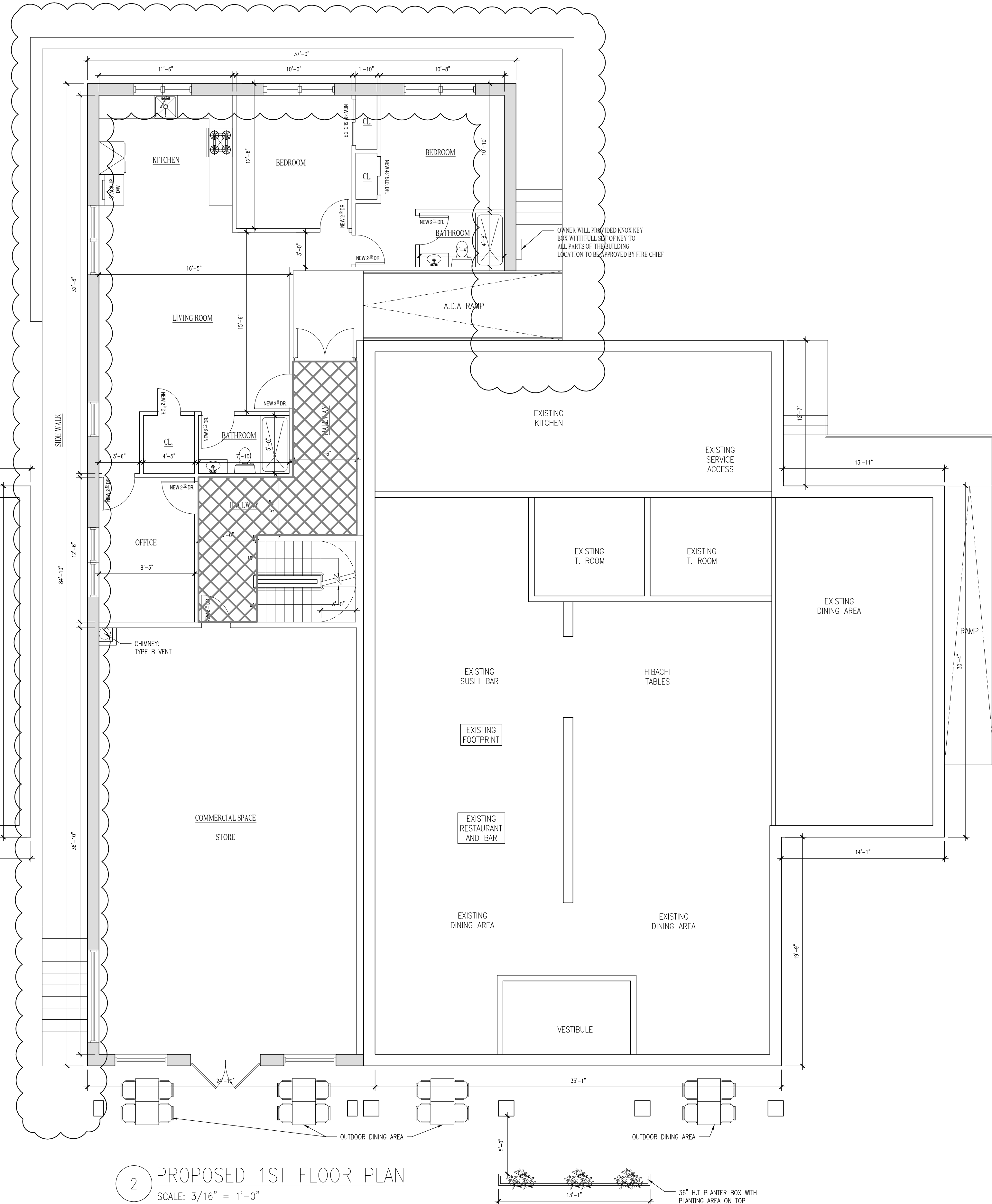
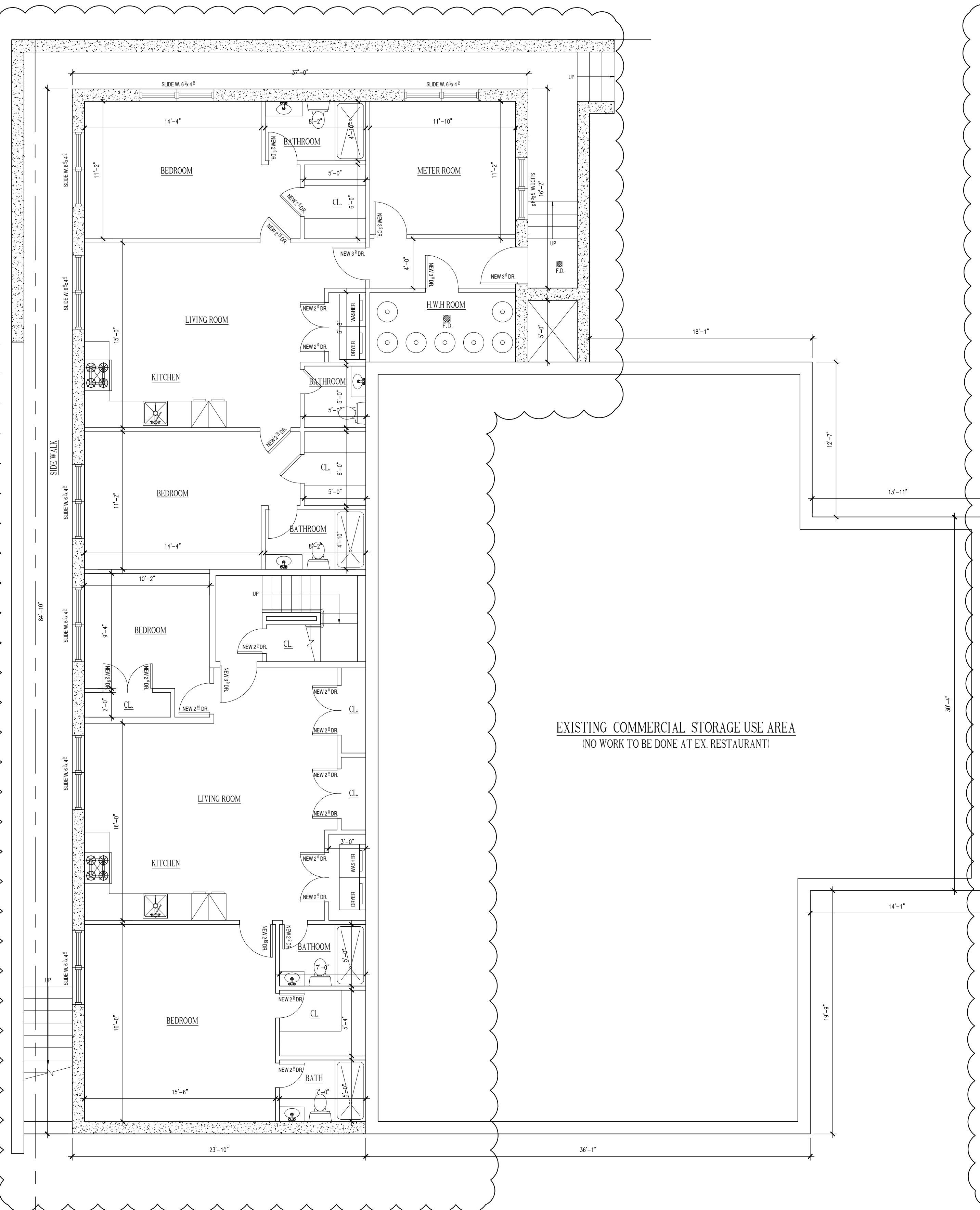
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Drawing Title:

PROPOSED FLOOR PLANS

Drawing No.:

A-001.01

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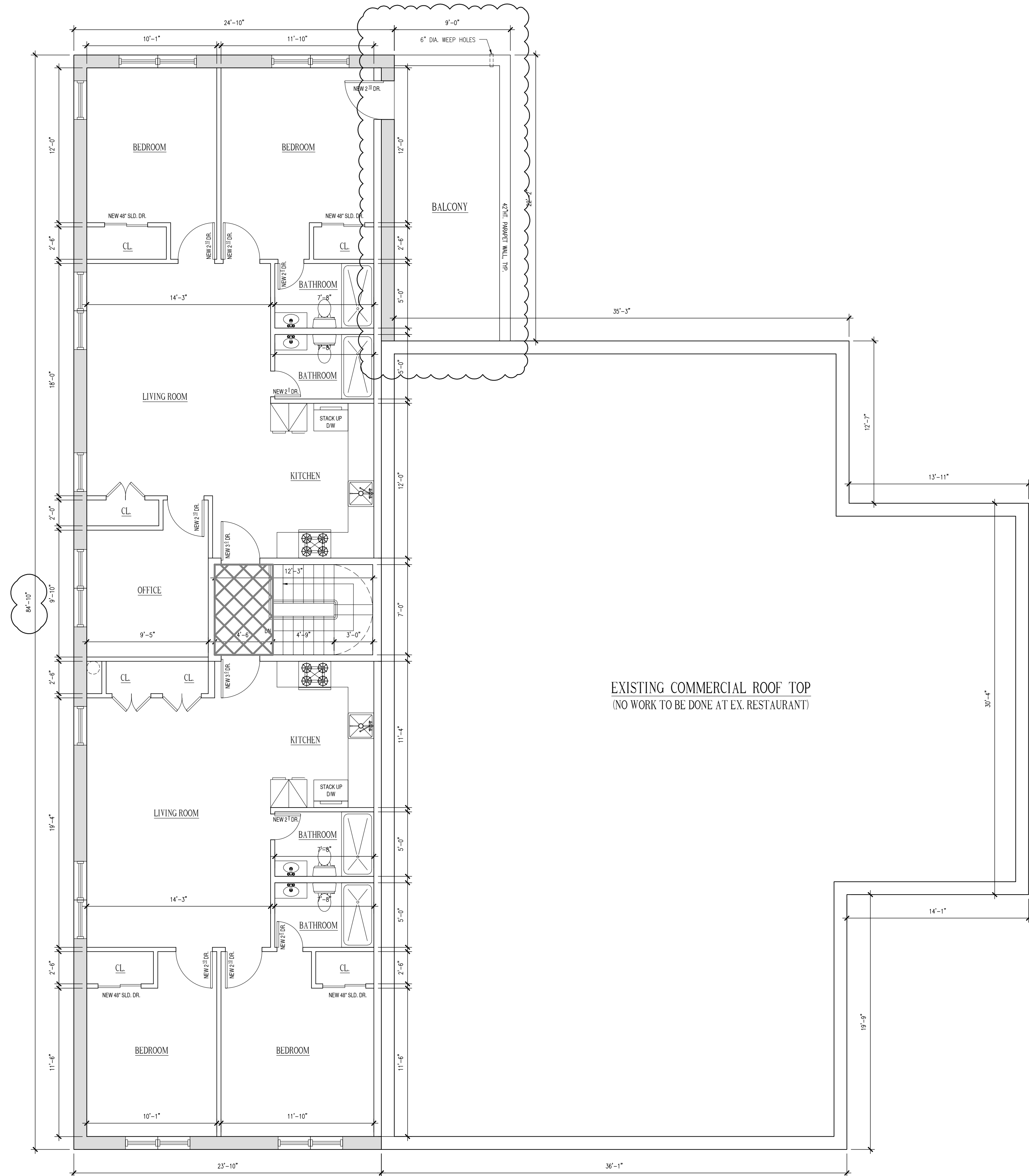
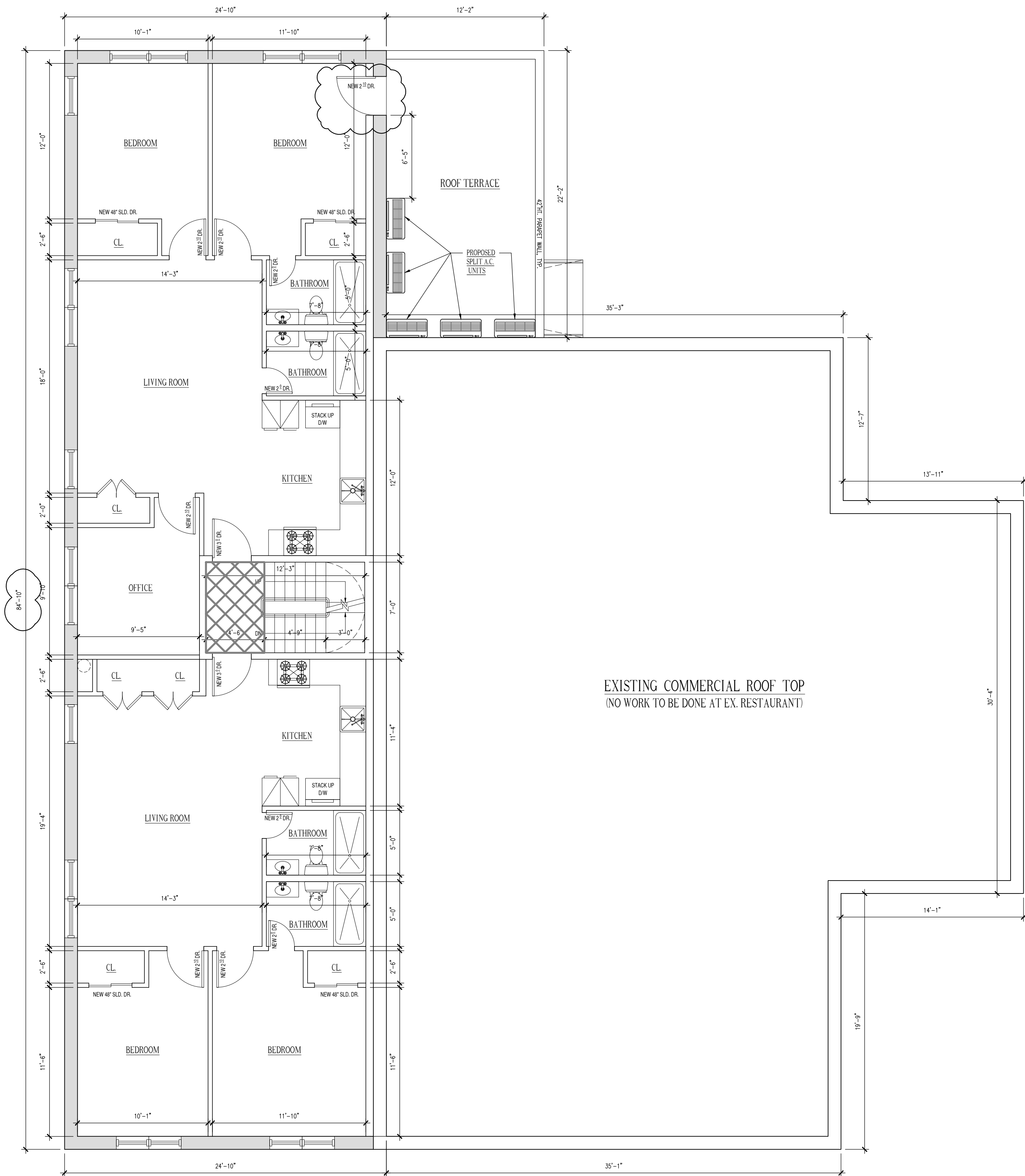
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3 PROPOSED 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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

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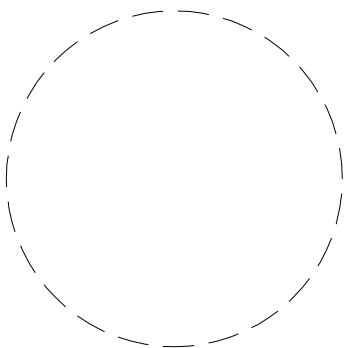
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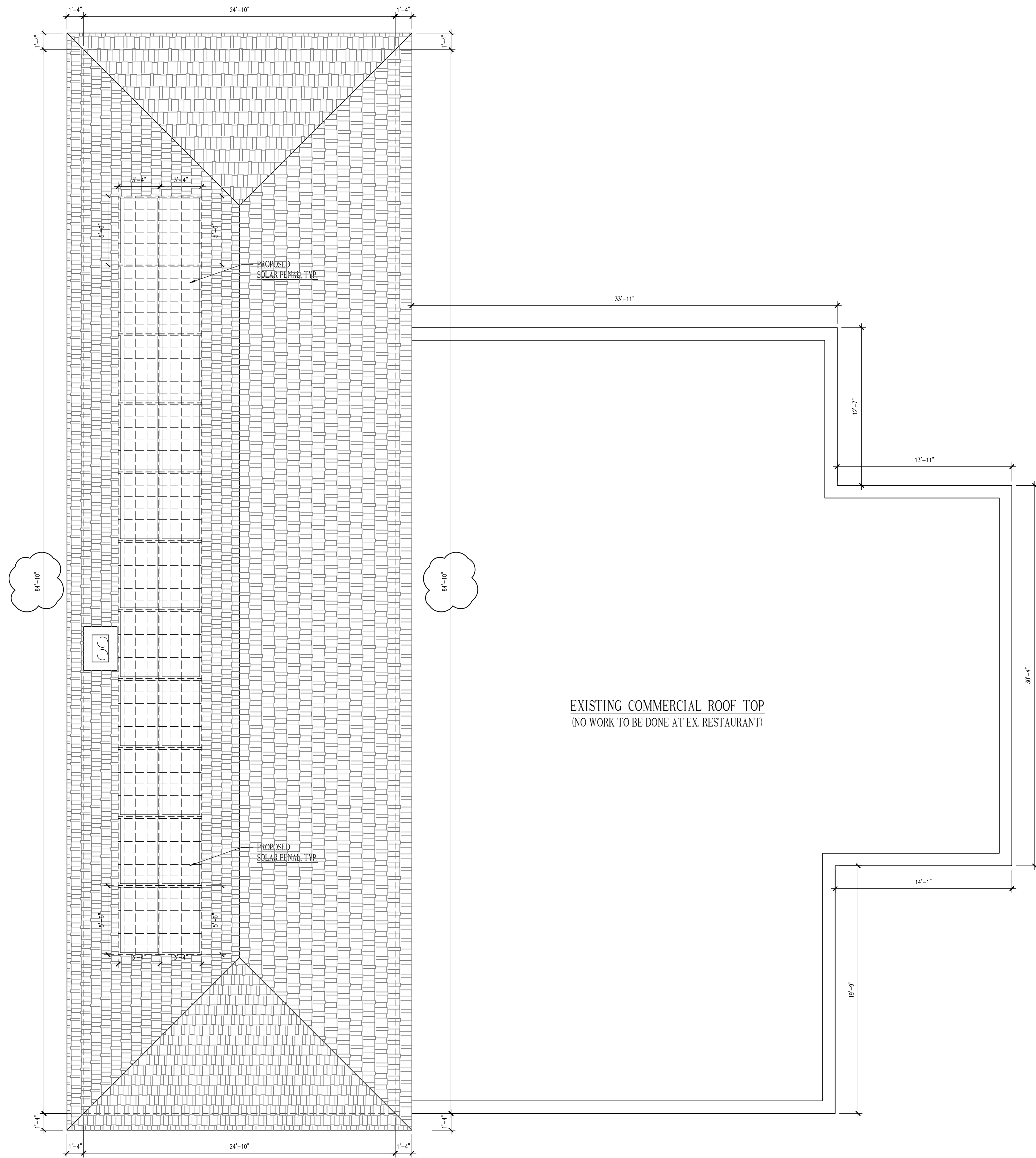
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5 PROPOSED ROOF FLOOR PLAN
SCALE: 3/16" = 1'-0"

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Drawing Title:
PROPOSED FLOOR PLANS

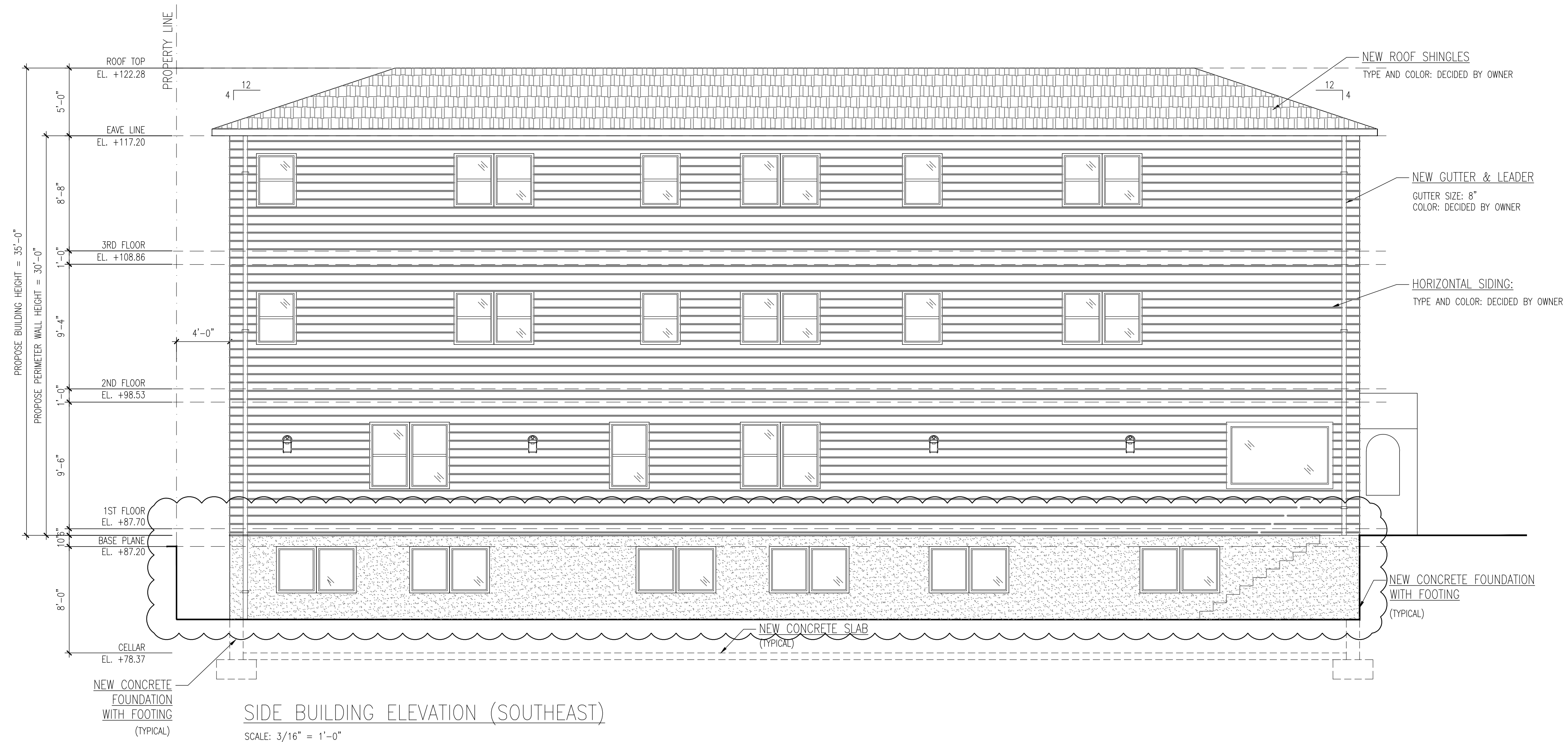
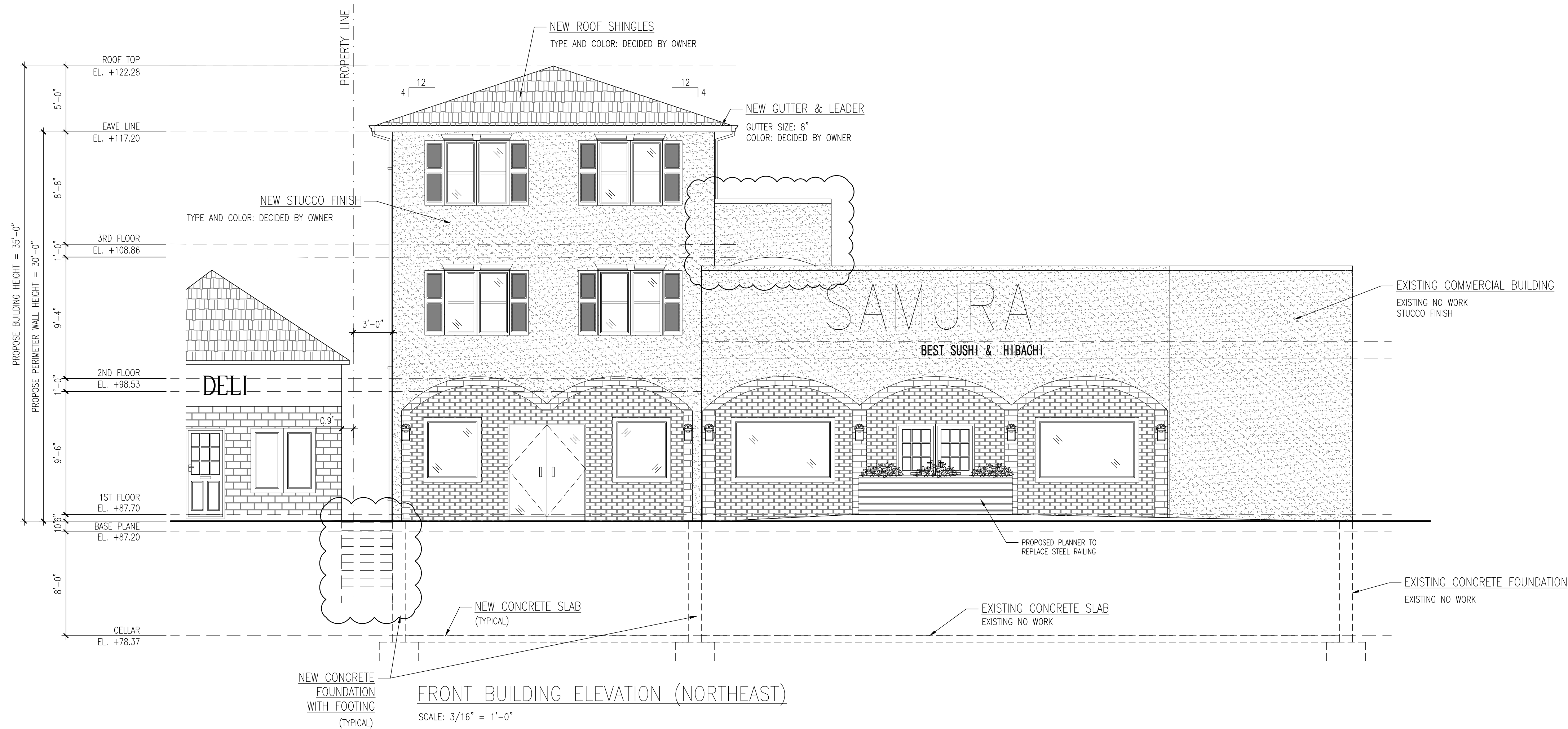
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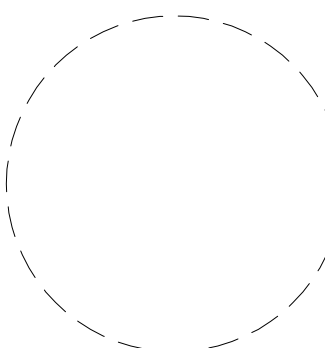
PROPOSED ELEVATIONS

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NOTE: Drawing may be printed at reduced scale

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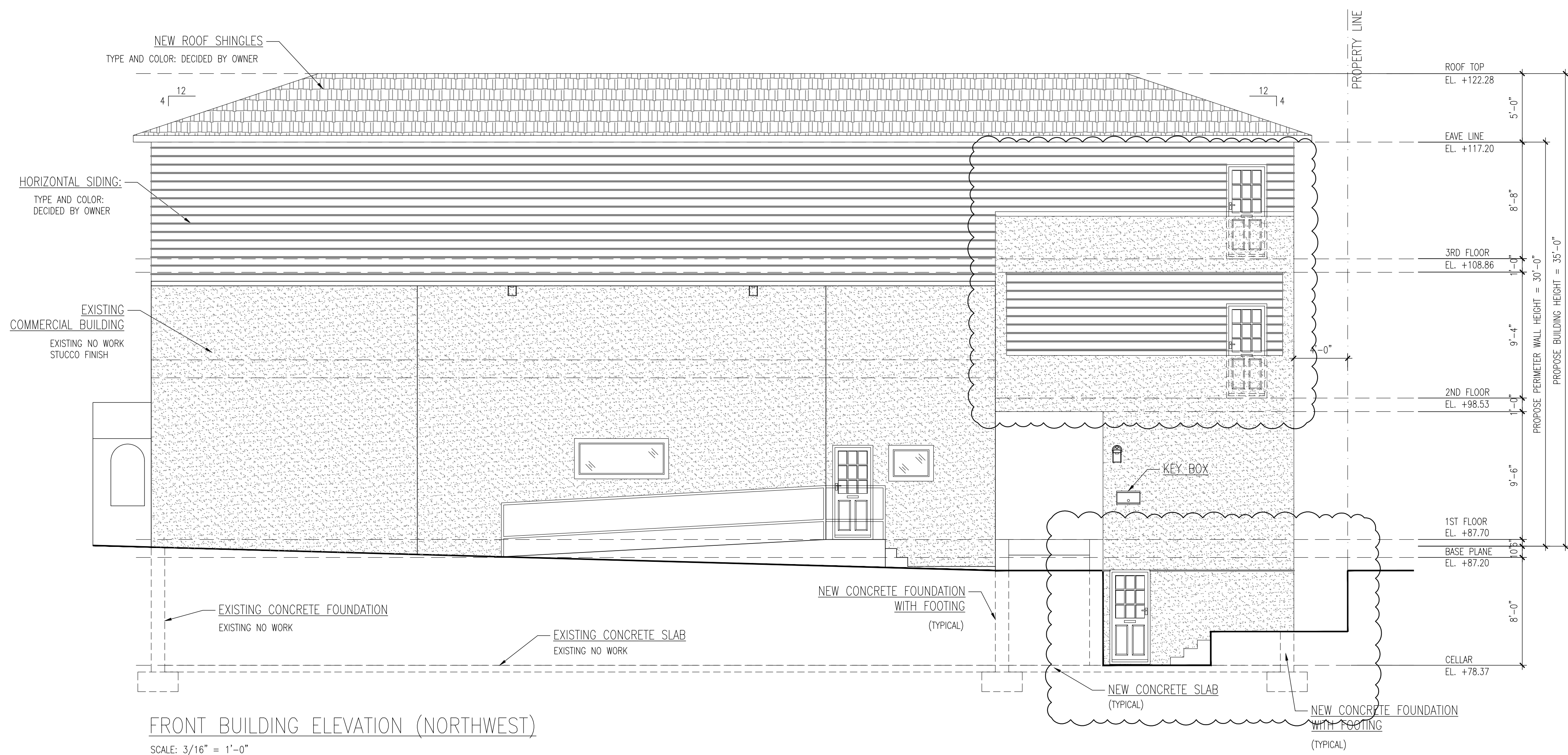
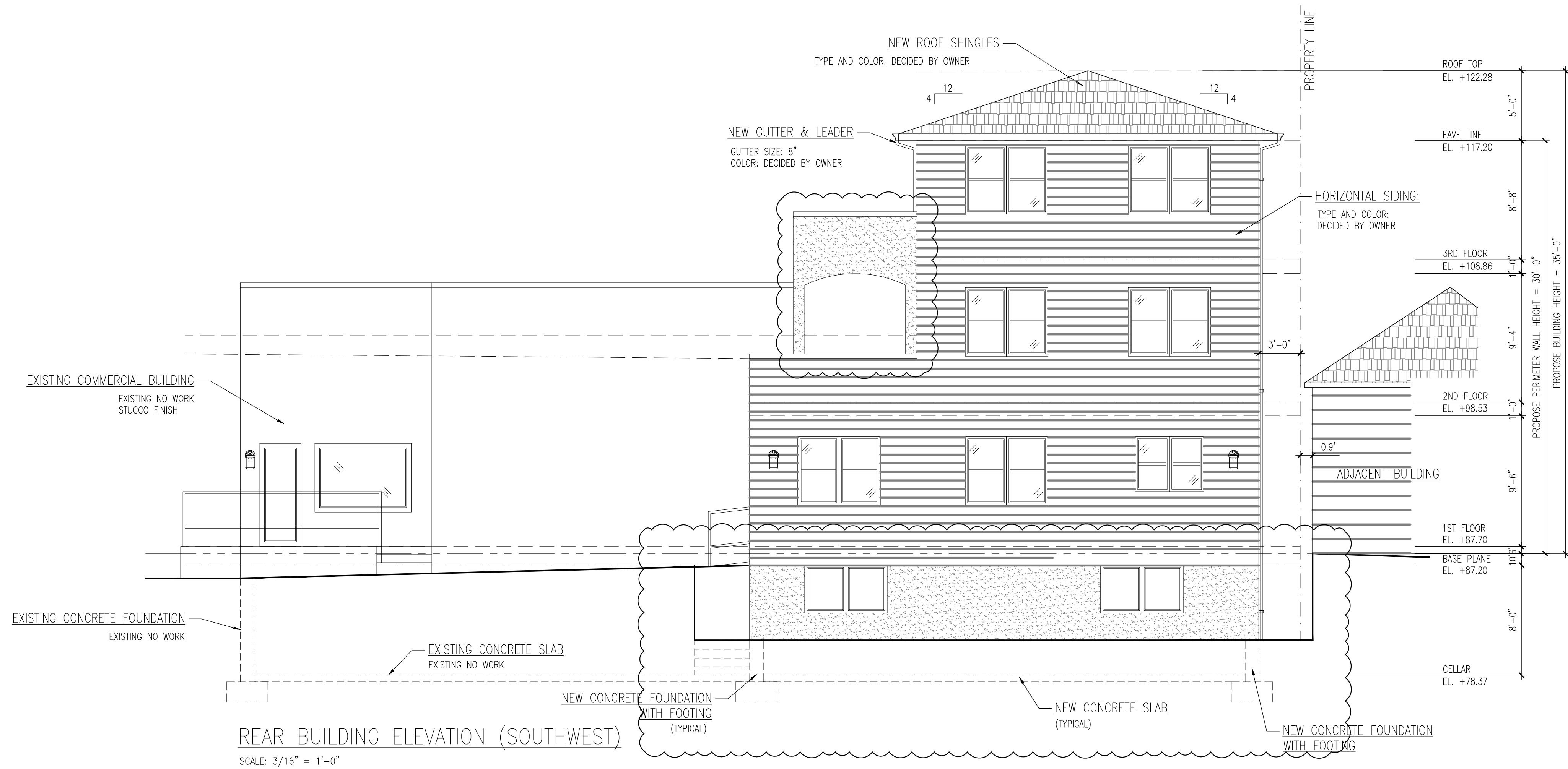
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Drawing Title:
PROPOSED ELEVATIONS

Drawing No.:
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