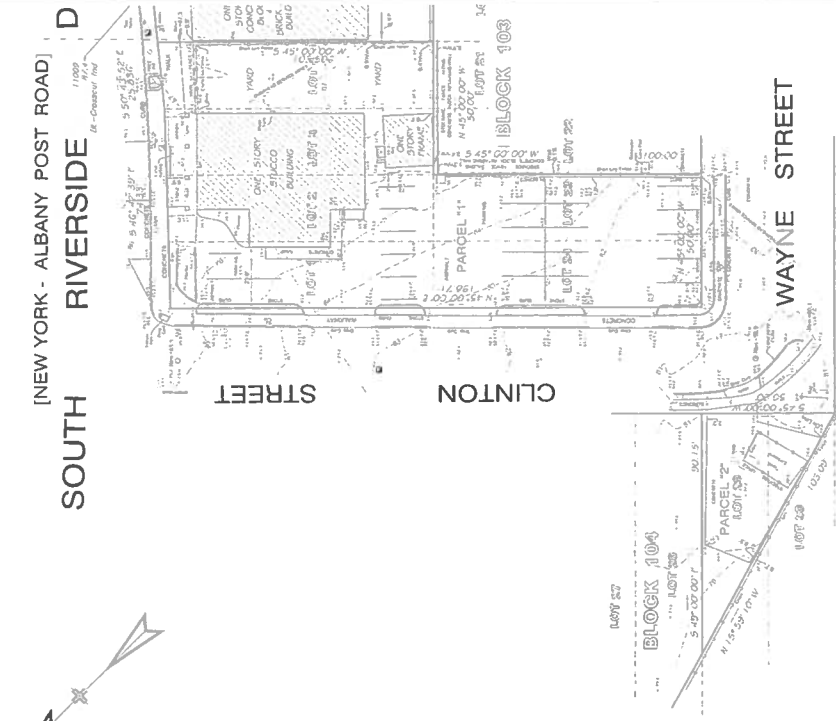
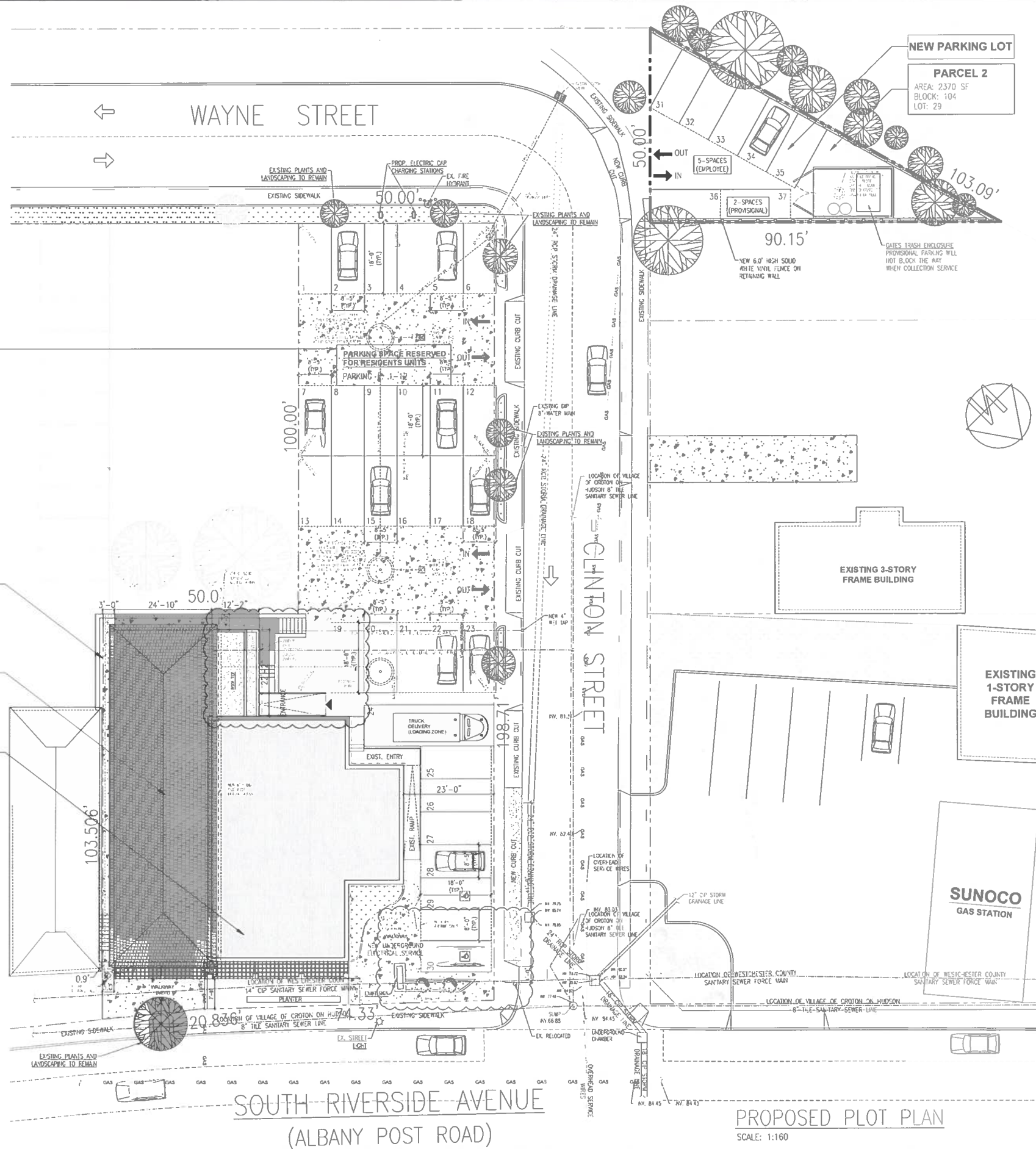




ZONING ANALYSIS		
ZONING DISTRICT C-2 (GATEWAY OVERLAY DISTRICT)		
DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	---	15,044 + 2,254 = 17,298 Sq Ft
LOT WIDTH	50.0'	50.0'
LOT DEPTH	---	---
FRONT YARD SETBACK (CLINTON ST.)	15' MIN. 20' MAX.	23' (EXISTING)
FRONT YARD SETBACK (S. RIVERSIDE AVE.)	12'-1" (BUILDING) & 7'-9" (CANOPY)	---
SIDE YARD SETBACK	0' OR 10'-0" W.N.	3.0'
REAR YARD SETBACK	0' OR 10'-0" W.N.	4.0'
BUILDING INFORMATION		
EXIST. BLDG. AREA	---	2,690.5
PROPOSED BLDG. AREA	---	6,487.9
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.	7,313.5 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 HARMONY/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 (2) SPACE PER 250 S.F. OR RETAIL / SERVICE FLOOR AREA		
DESCRIPTION	REQUIRED	PROVIDED
10 BEDROOM UNITS	1 PARKING PER UNIT	10
COMMERCIAL AREA	(8) 2,600.0 / 250 = 10.4 SPACES	11
ADDITIONAL PARKING PER 250-300 S.F. 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 "M.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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ENLARGEMENT
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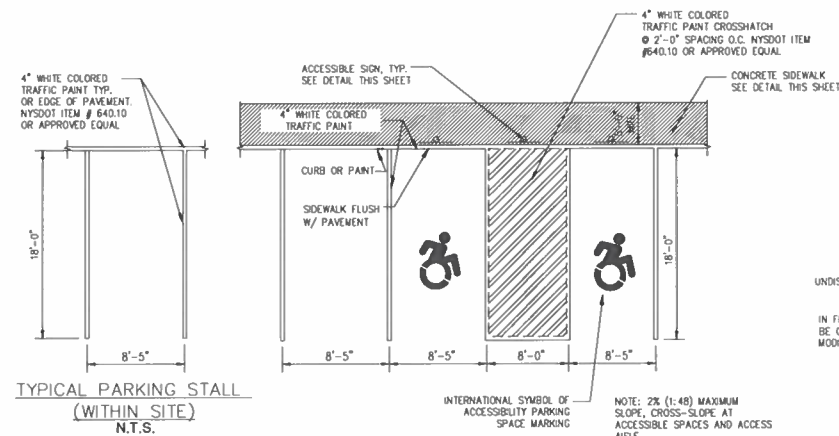
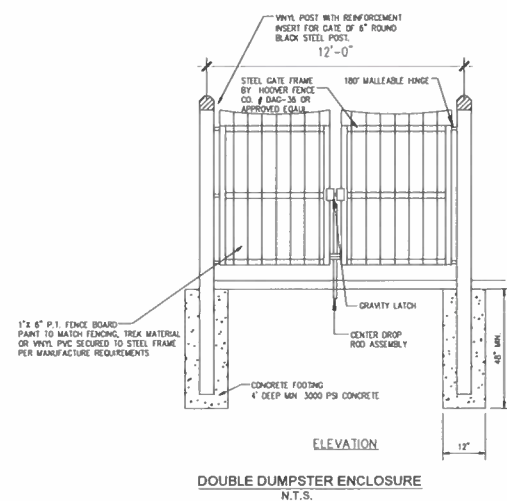
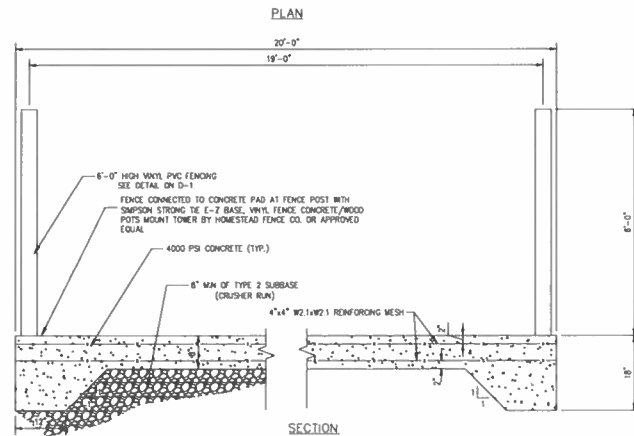
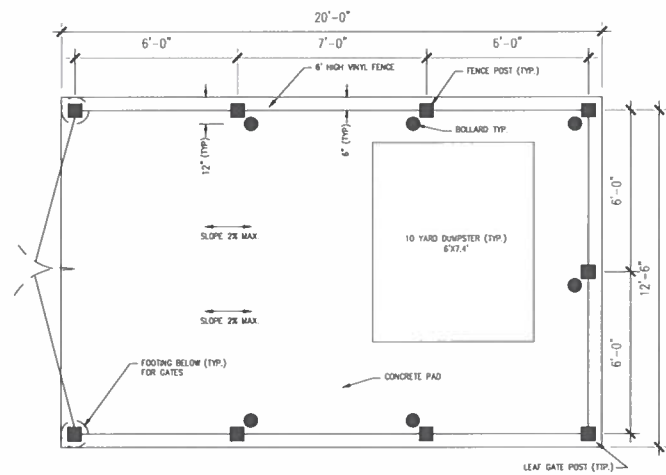
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ZONING ANALYSIS & PLOT PLAN

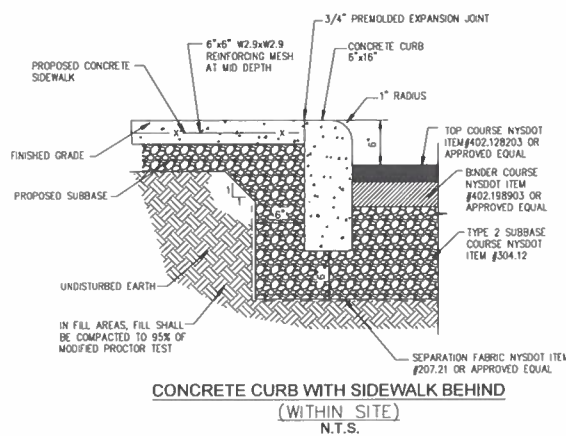
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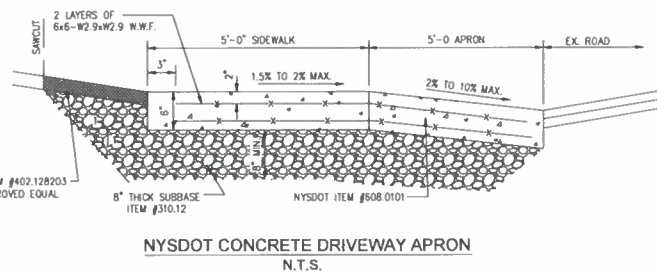
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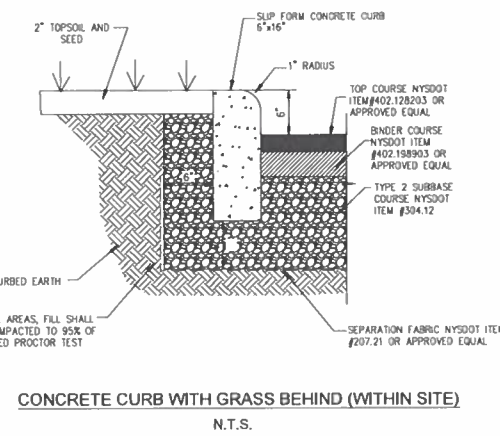
HANDICAP PARKING STALL
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N.T.S.



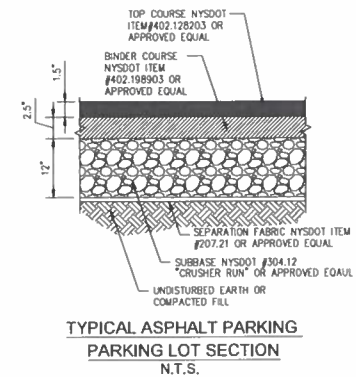
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N.T.S.



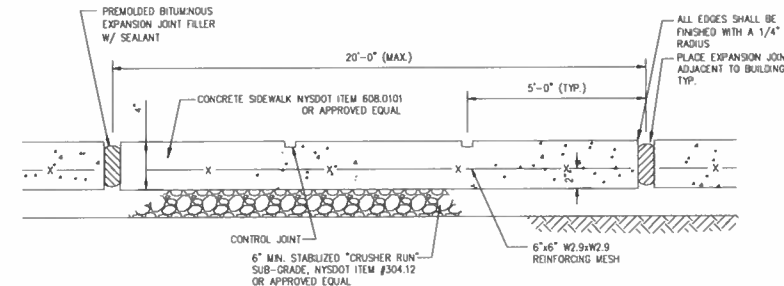
NYSOT CONCRETE DRIVEWAY APRON
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CONCRETE CURB WITH GRASS BEHIND (WITHIN SITE)
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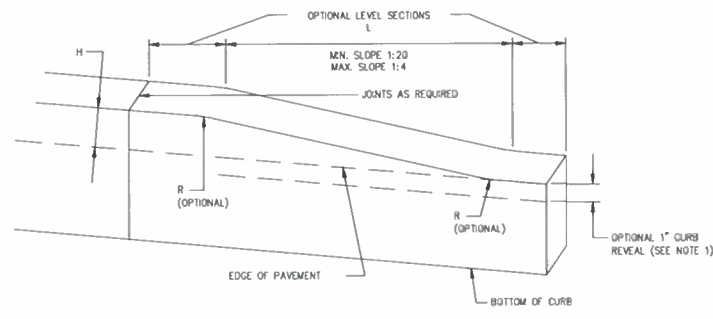


TYPICAL ASPHALT PARKING
LOT SECTION
N.T.S.



CONCRETE SIDEWALK SECTION (WITHIN SITE)
N.T.S.

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



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

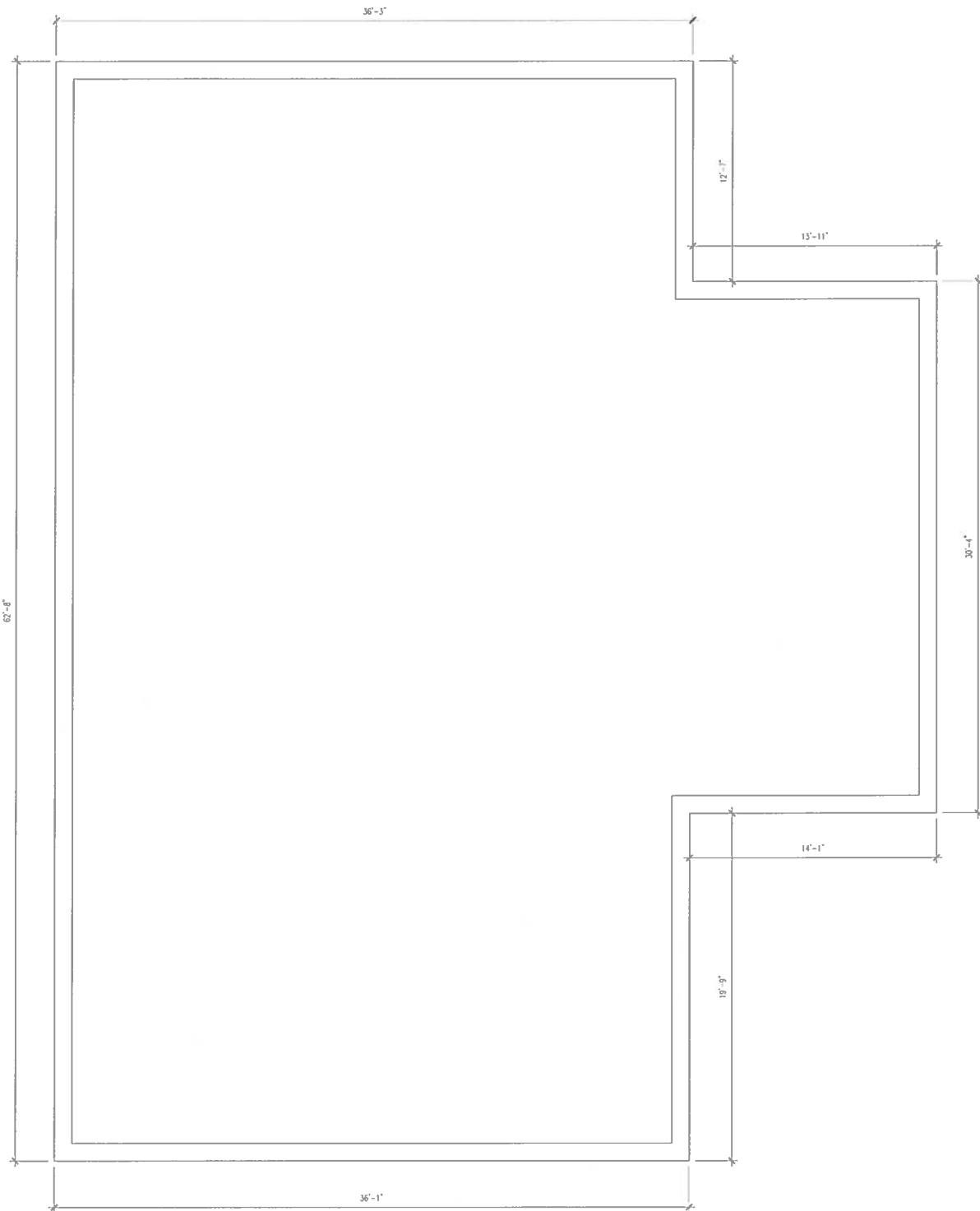
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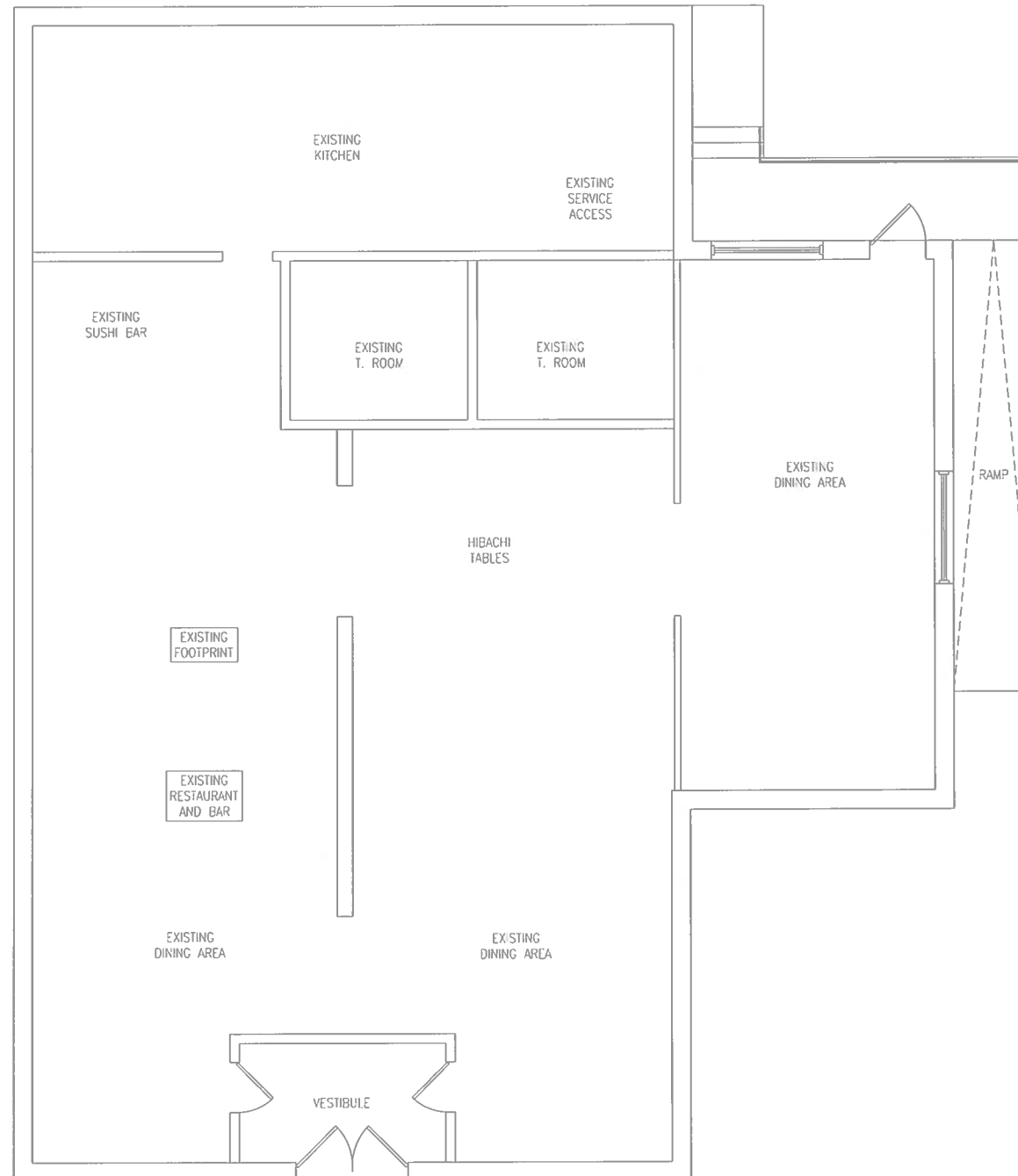
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DETAILS

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Sheet: 3 of 10
Professional Engineer: [Signature]
Professional Engineer: [Signature]

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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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Drawing Title:
EXISTING/DEMO FLOOR PLANS

Drawing No.: **DM-001-00**

Drawing may be printed at different scale

Scale: Drawing Date: 3.13.2023

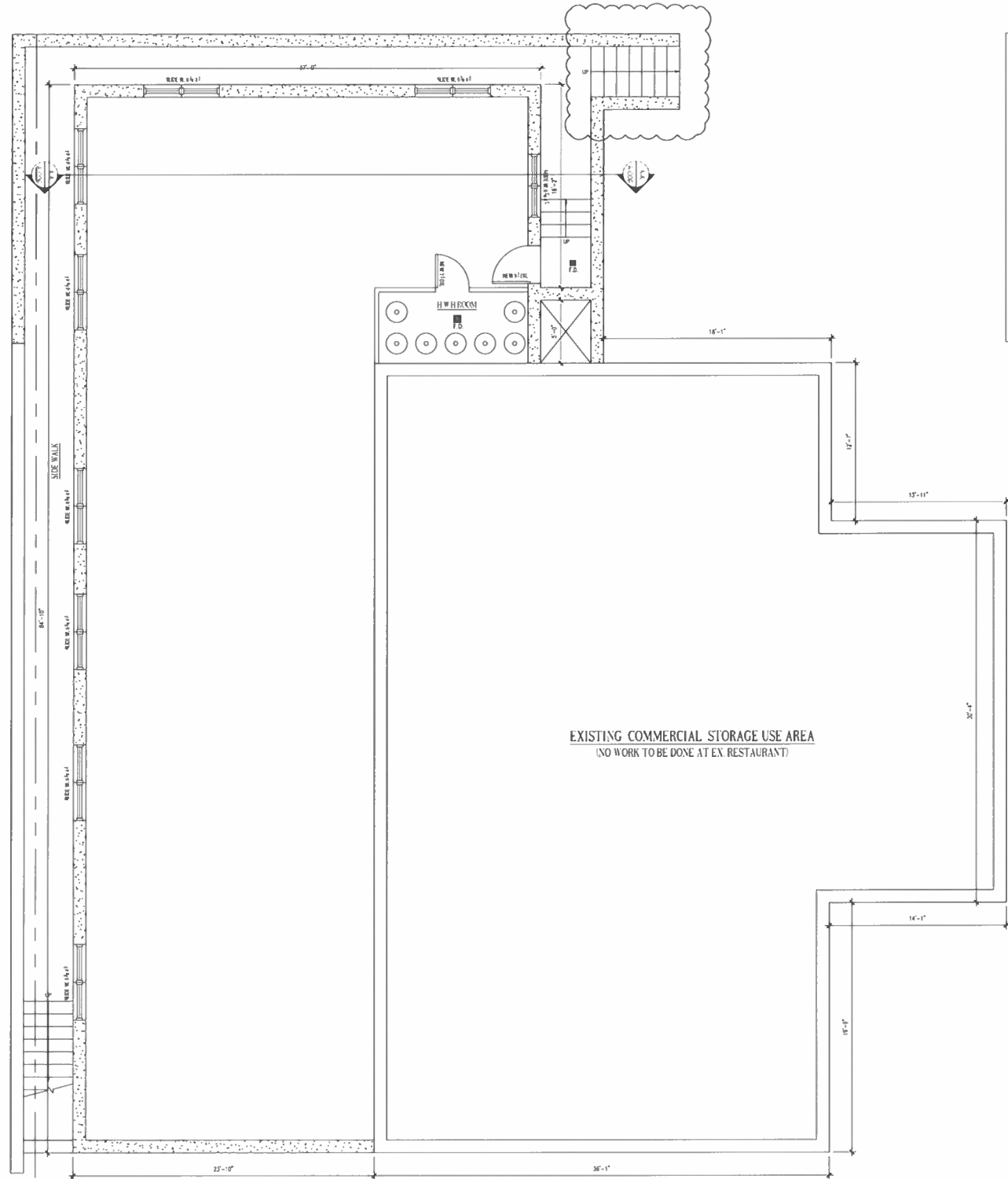
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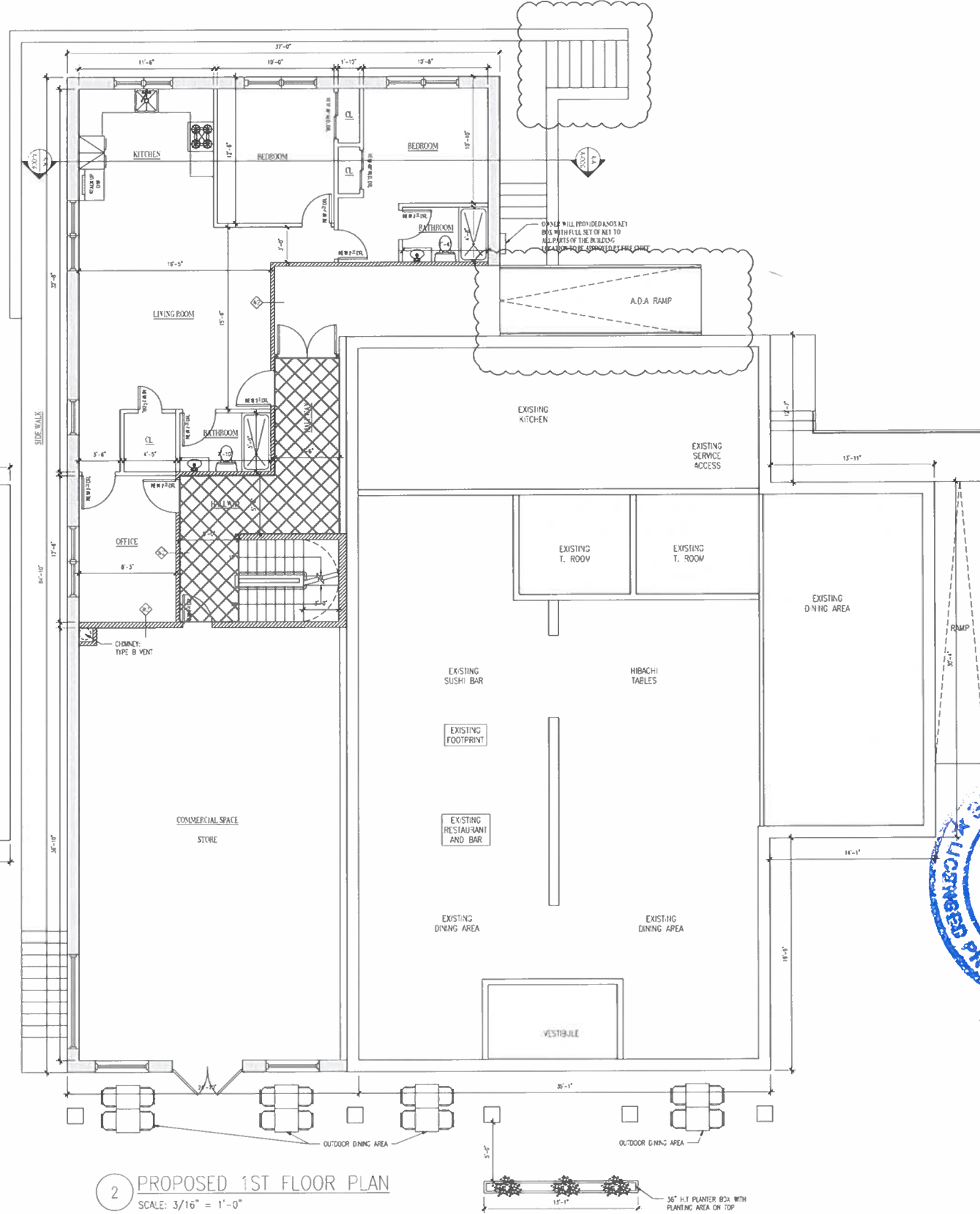
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Job No. / OOB Sticker: 06/05/2016

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



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

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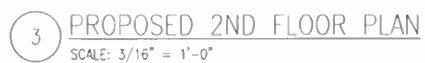
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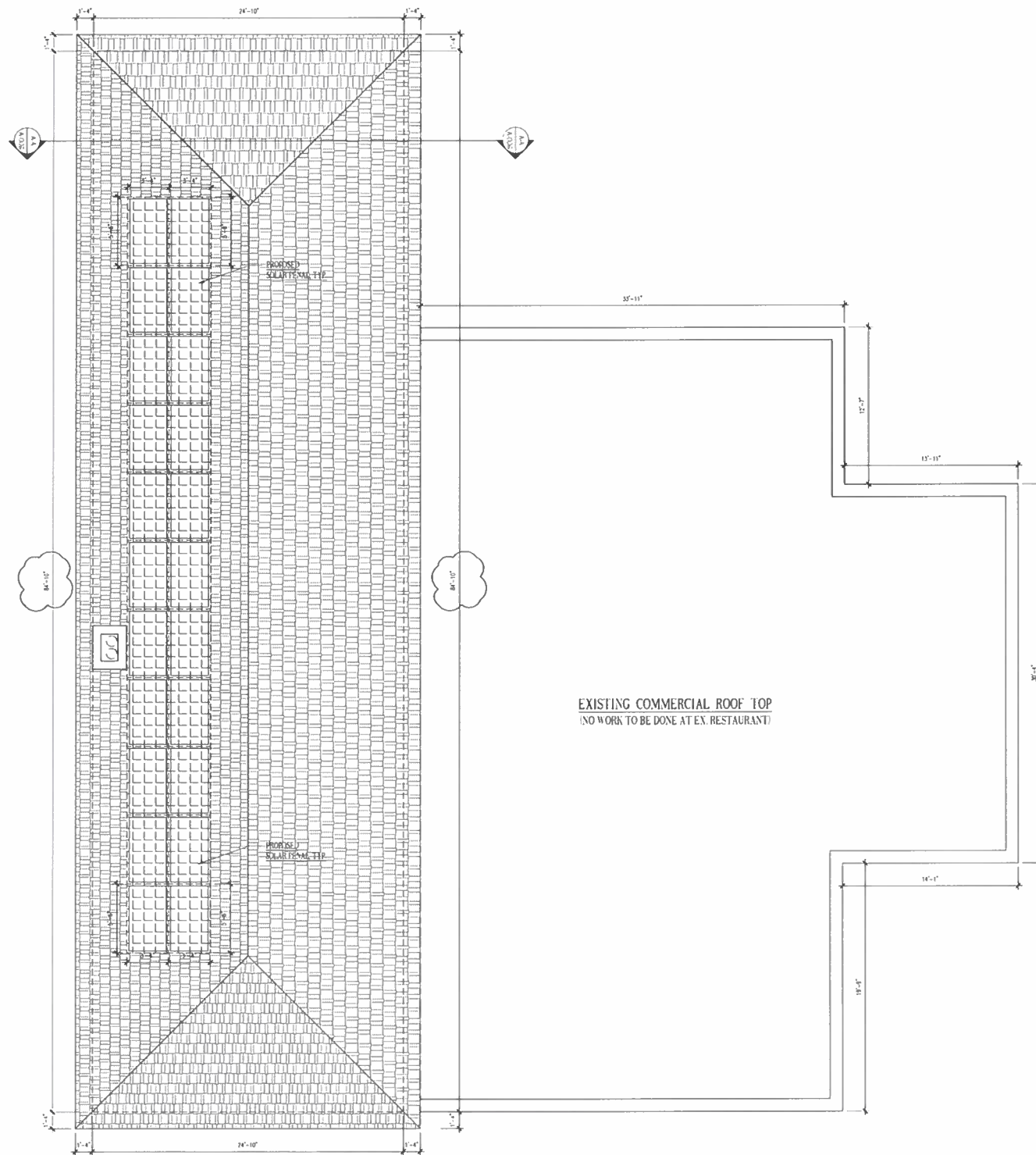


Drawn by: Checked by: H.T.
Date: 3.13.2023
No. of Sheet(s): 5 of 10
Job No. / DOB Sticker: 06/05/2025

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

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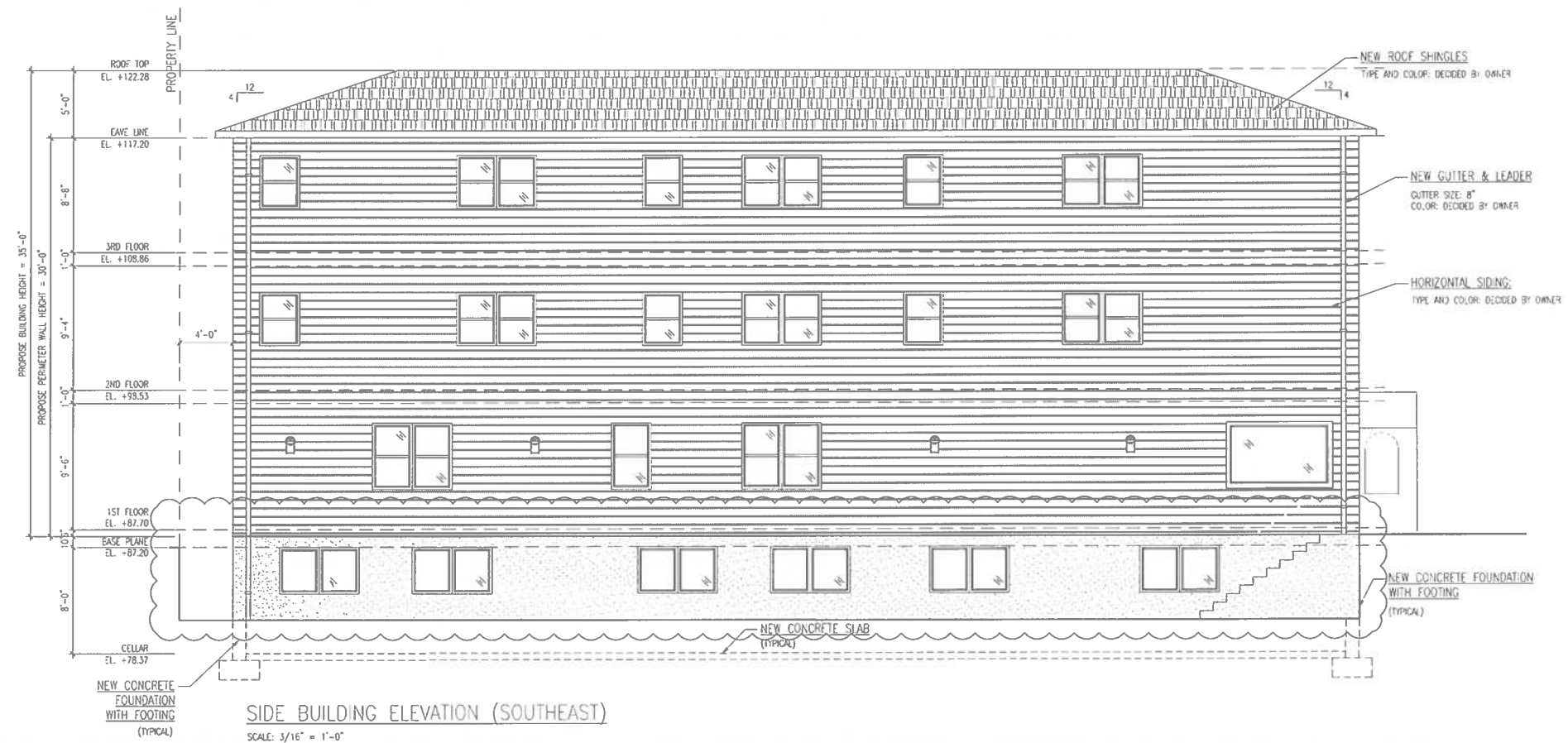
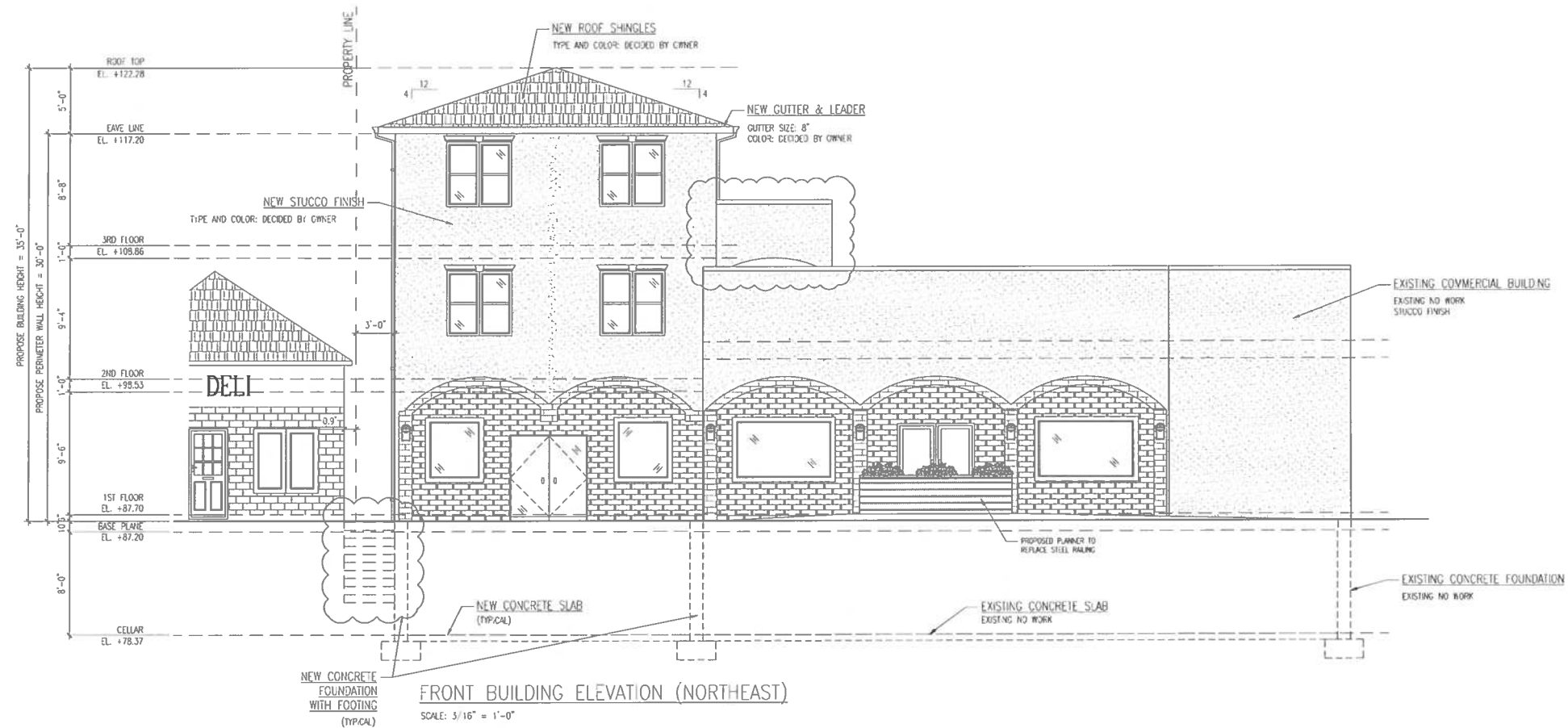
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PROPOSED FLOOR PLANS

A-003.01
Scale / Sheet: 3.13.2023
Signature:
Drawn by: HT
Checked by:
No. of Sheet(s): 7 of 10



06/05/2016

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Project Info:

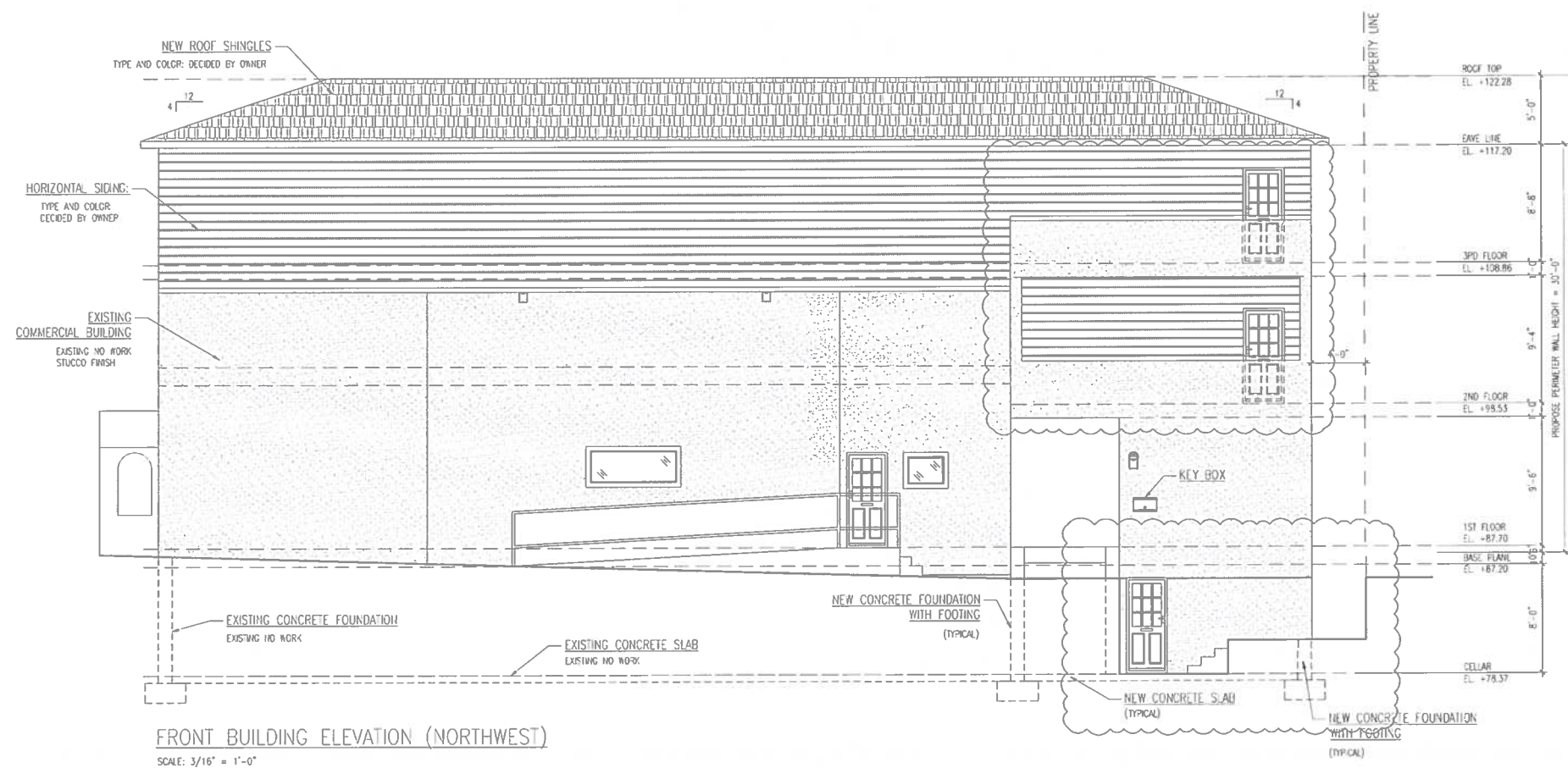
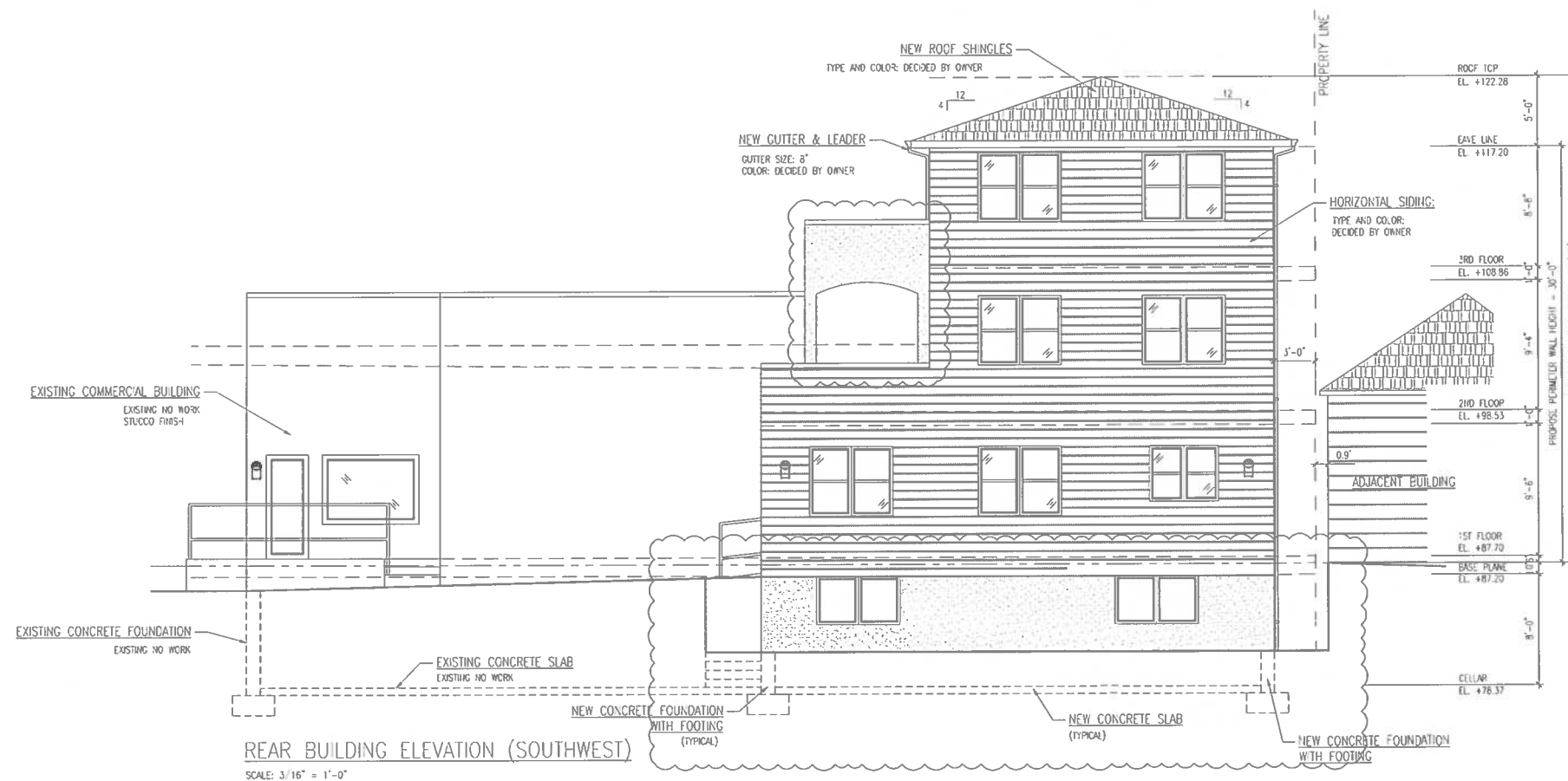
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Drawing Title

PROPOSED ELEVATIONS



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Project Info:

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Drawing Title:

PROPOSED ELEVATIONS

Drawn by: A-906.01

Scale: As shown on drawings unless otherwise noted
3.13.2023

Seal / Stamp: HT

Drawn by: HT

Checked by: HT

Noted by: HT

9 of 10

06/05/2023

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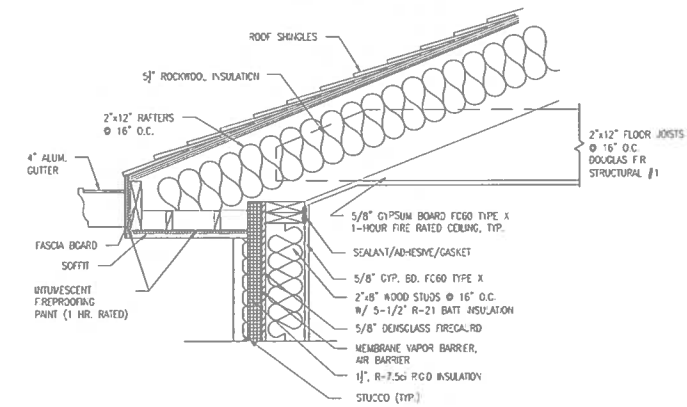
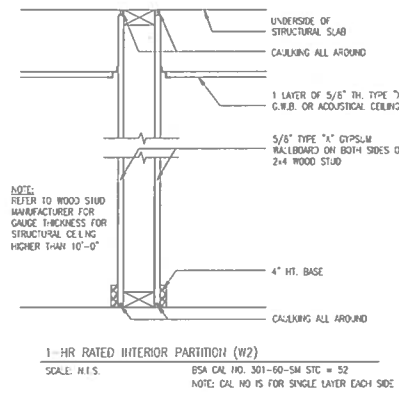
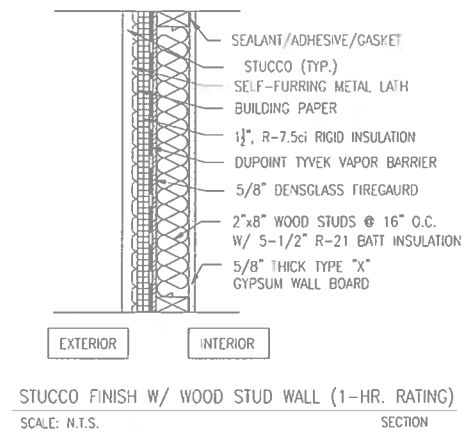
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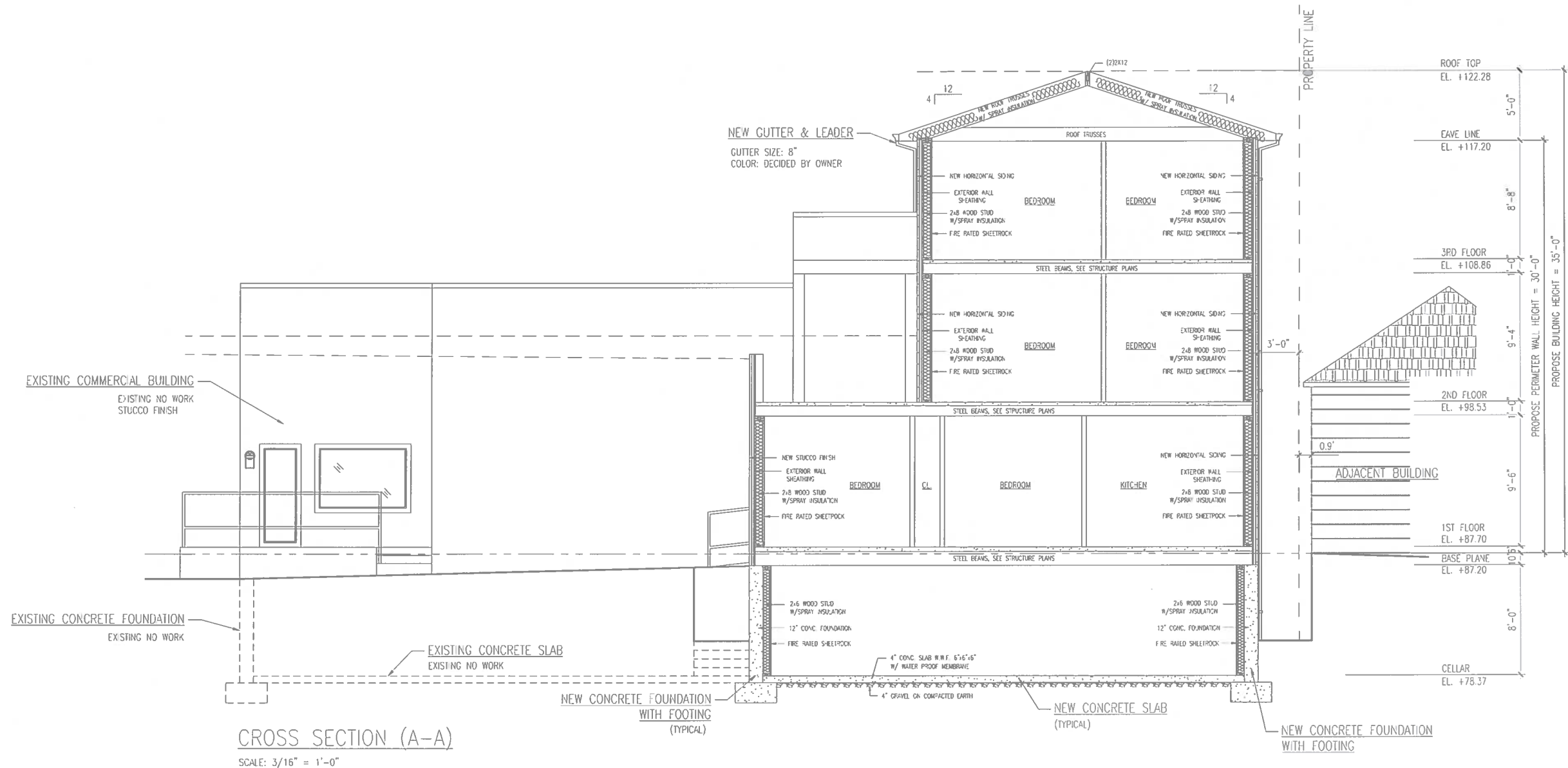
06/05/2023



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EAVES & ROOF WALL SECTION (1-HR. RATING)
SCALE: 1"=1'-0"



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Drawing Title:

BUILDING SECTION



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