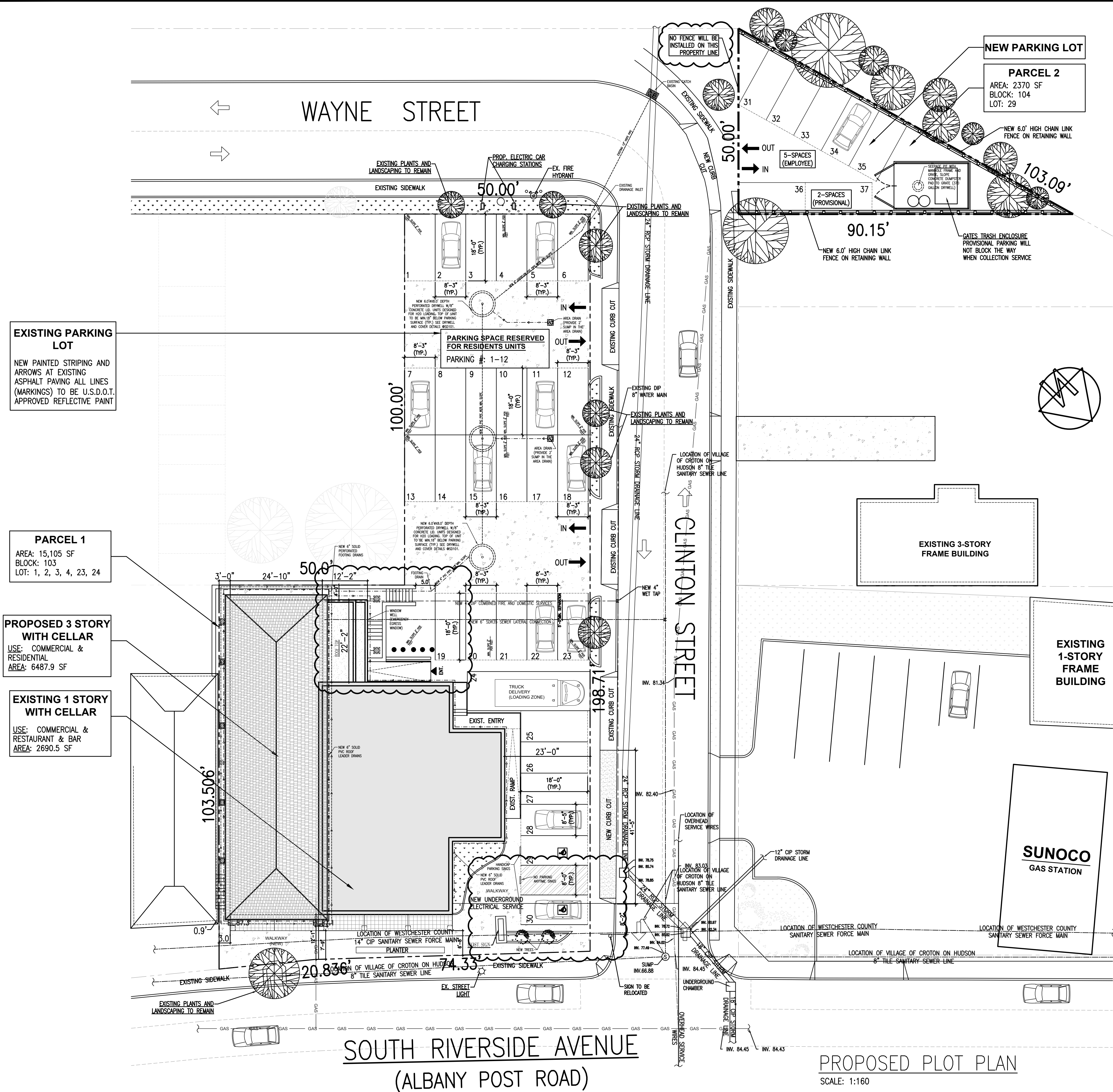




ZONING ANALYSIS		
ZONING DISTRICT C-2 (GATEWAY OVERLAY DISTRICT)		
DESCRIPTION	REQUIRED	PROVIDED
MIN. LOT AREA	---	15,044 + 2,254 = 17,298 Sq.Ft.
LOT WIDTH	50.0'	50.0'
LOT DEPTH	---	---
FRONT YARD SETBACK (CLINTON ST.)	---	23' (EXISTING)
FRONT YARD SETBACK (S. RIVERSIDE AVE.)	15' MIN. 20' MAX.	12'-1" (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		

* 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 "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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No.: Date: Revision:

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

Drawing Title:
ZONING ANALYSIS & PLOT PLAN

Drawing No.: **Z-001.02**

NOTE: Drawing may be printed at reduced scale

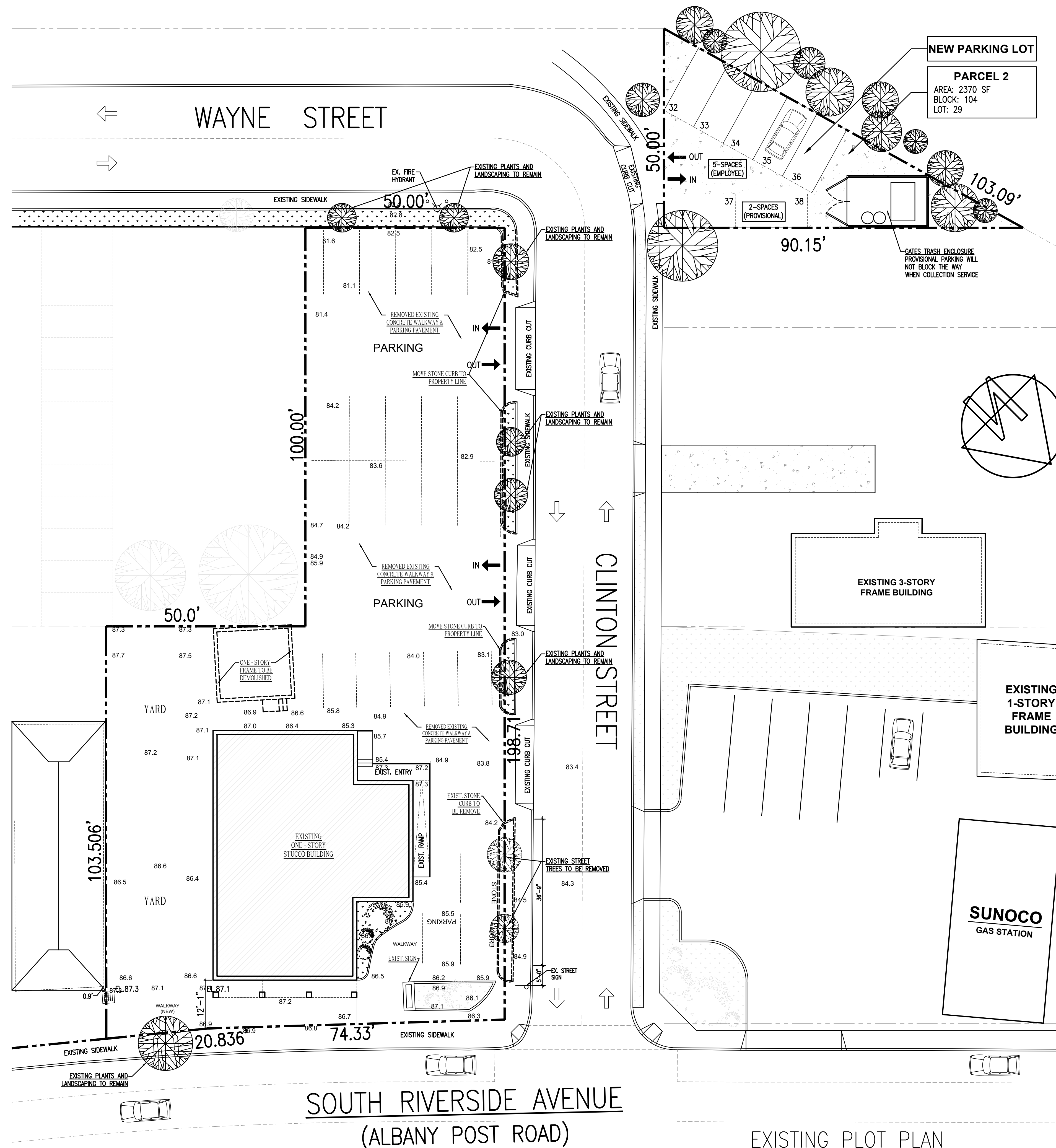
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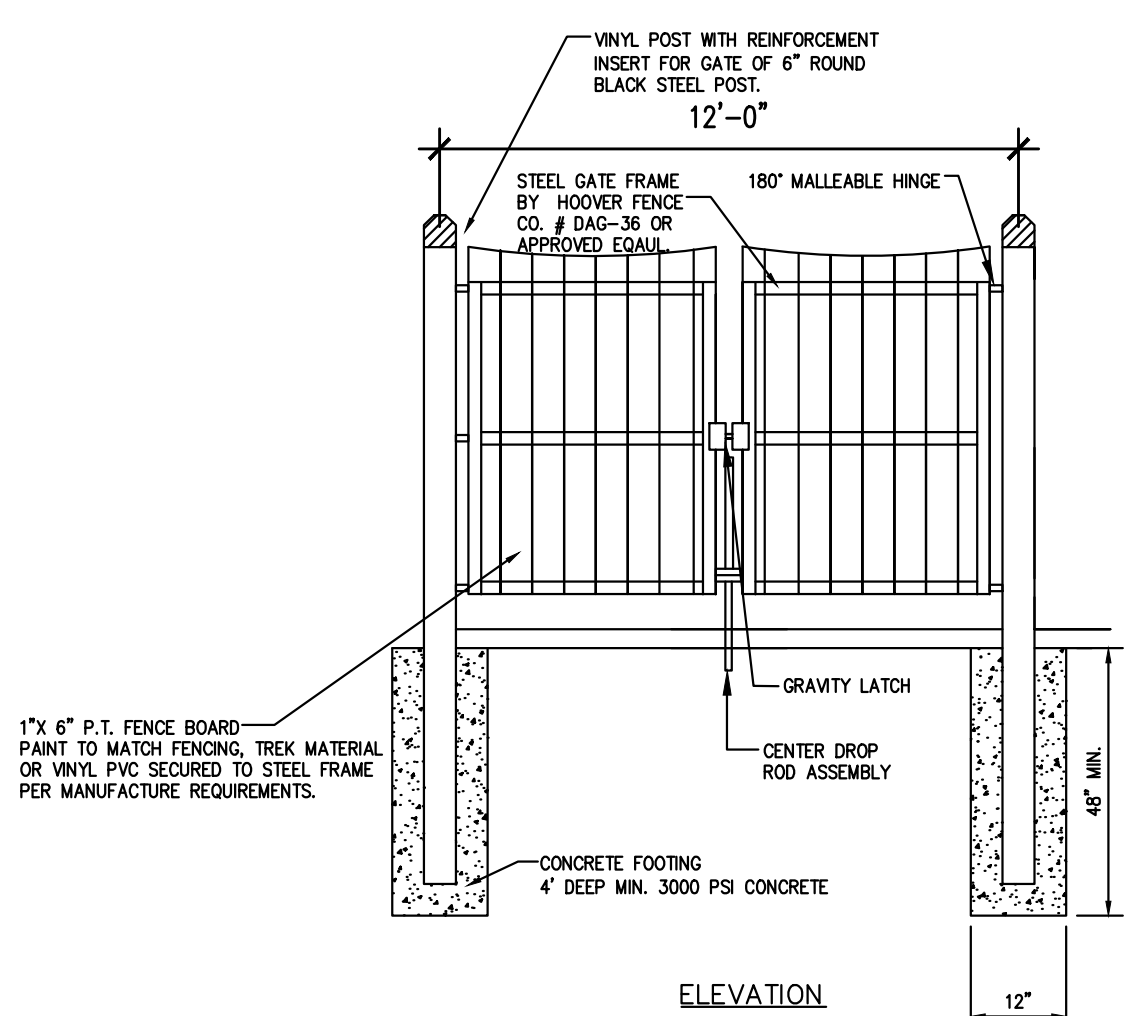
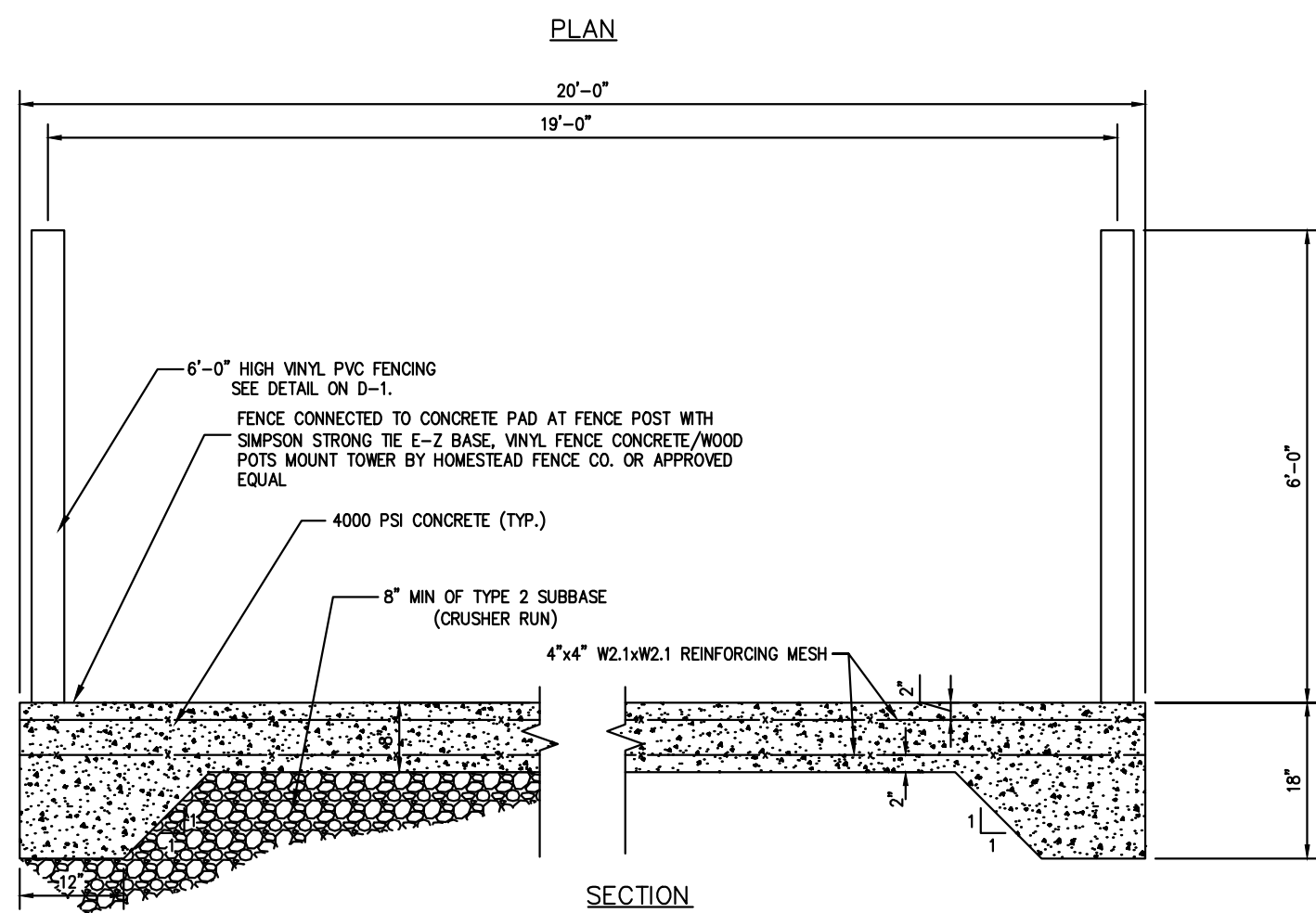
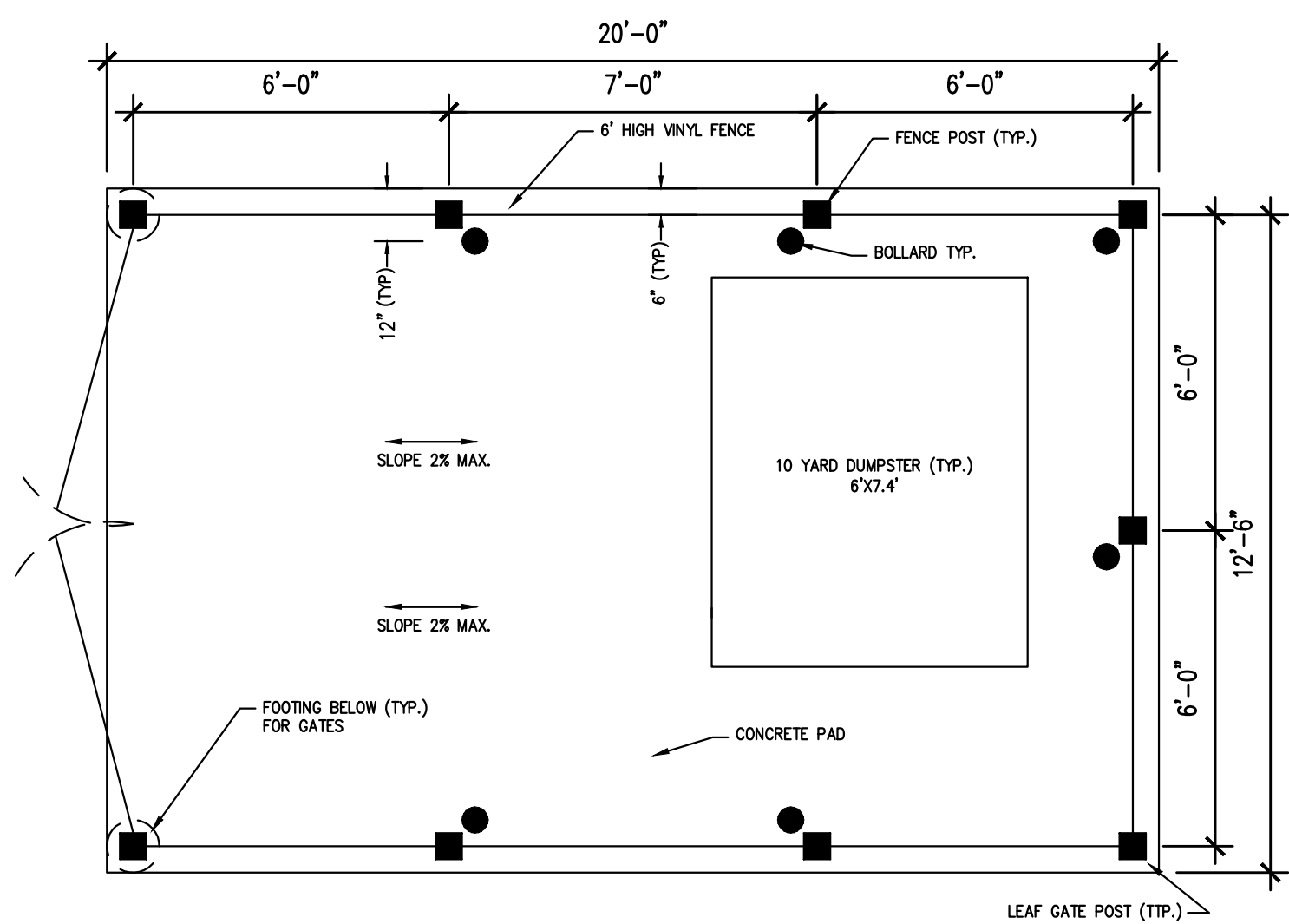
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Job No. / DOB Sticker:

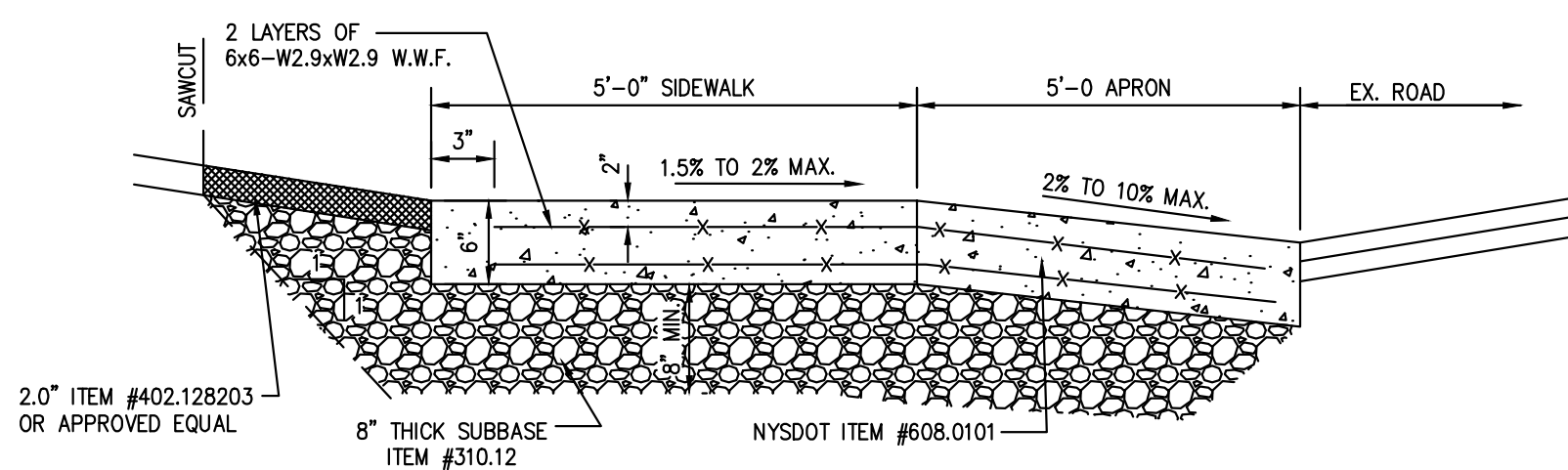
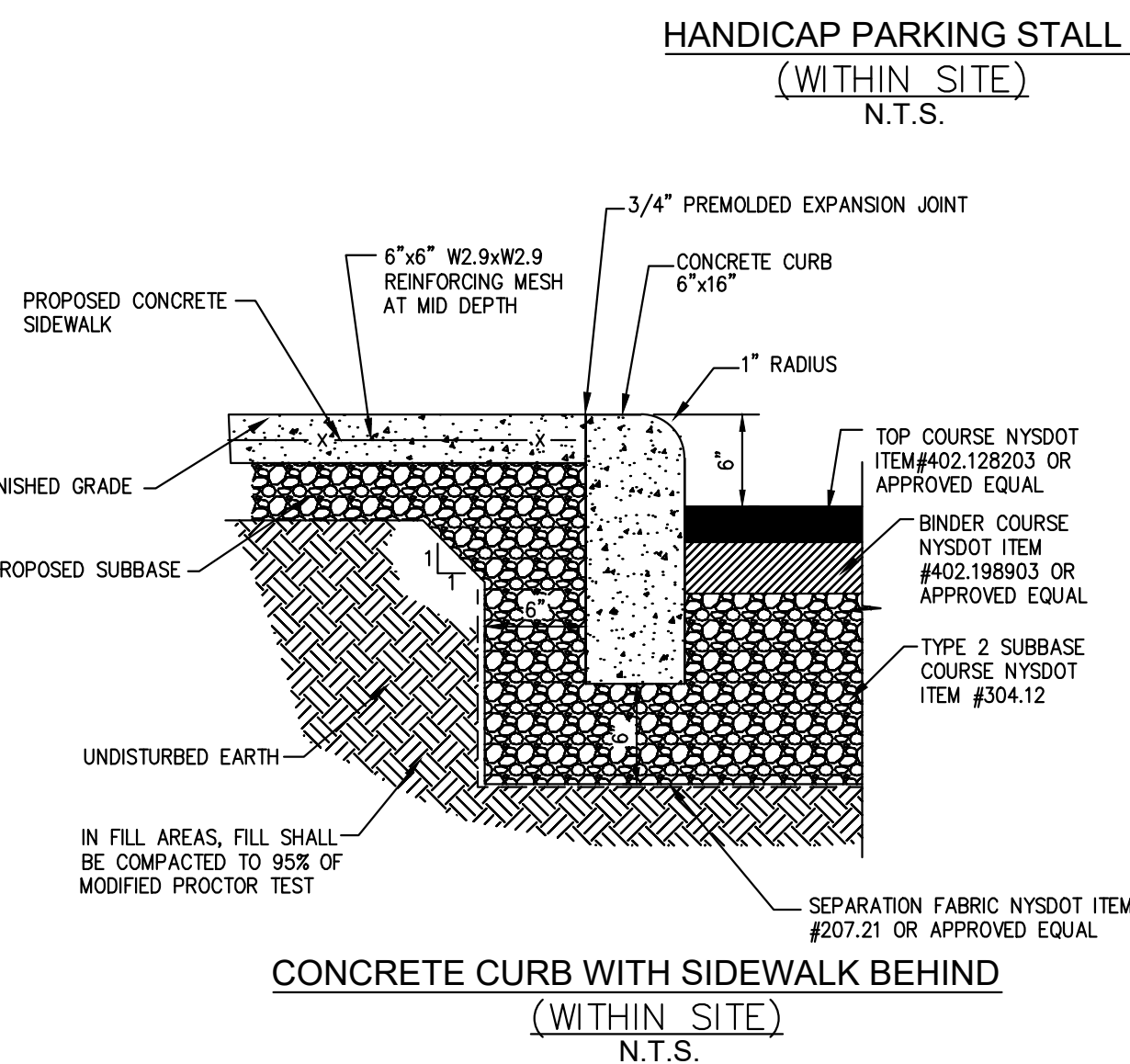
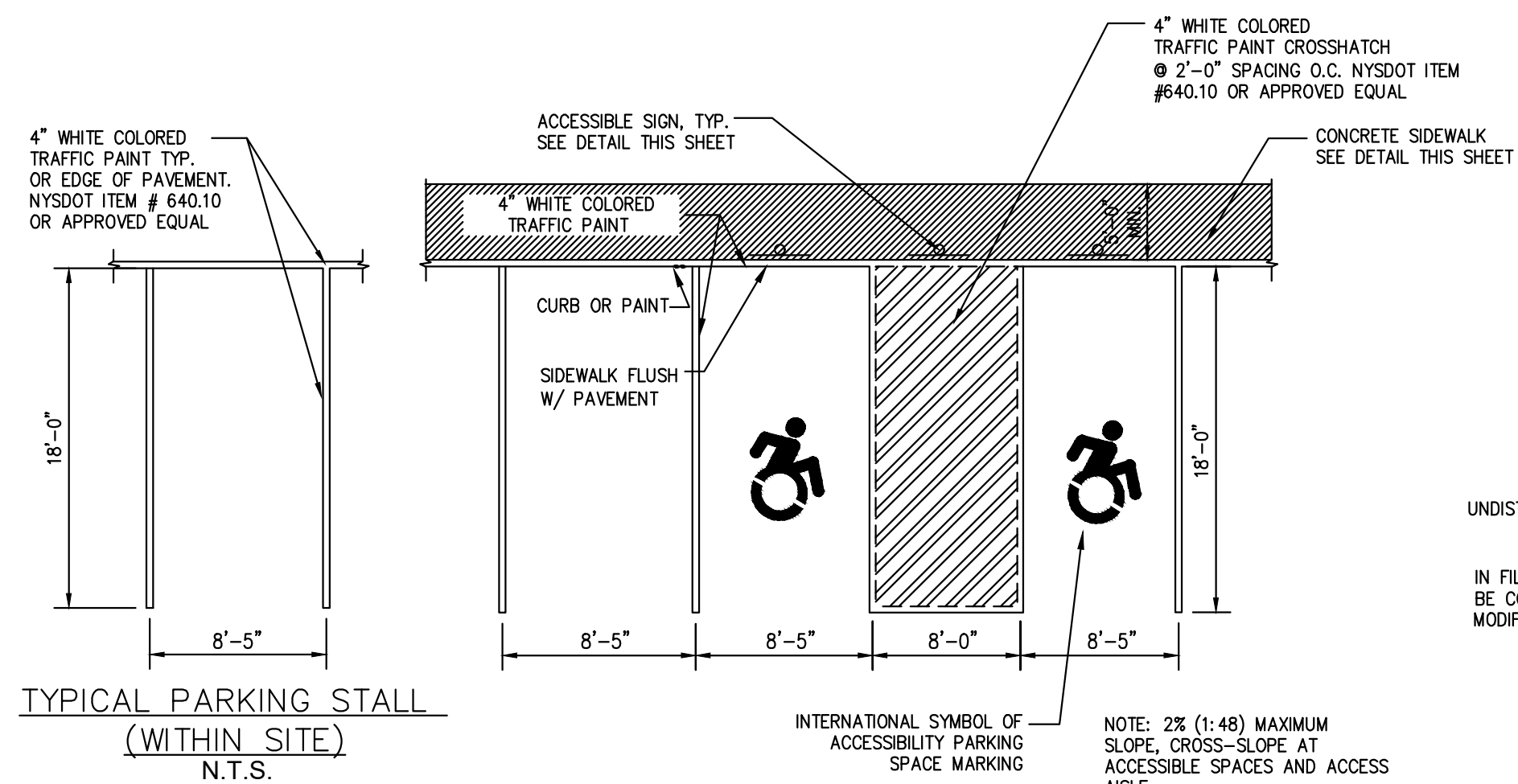
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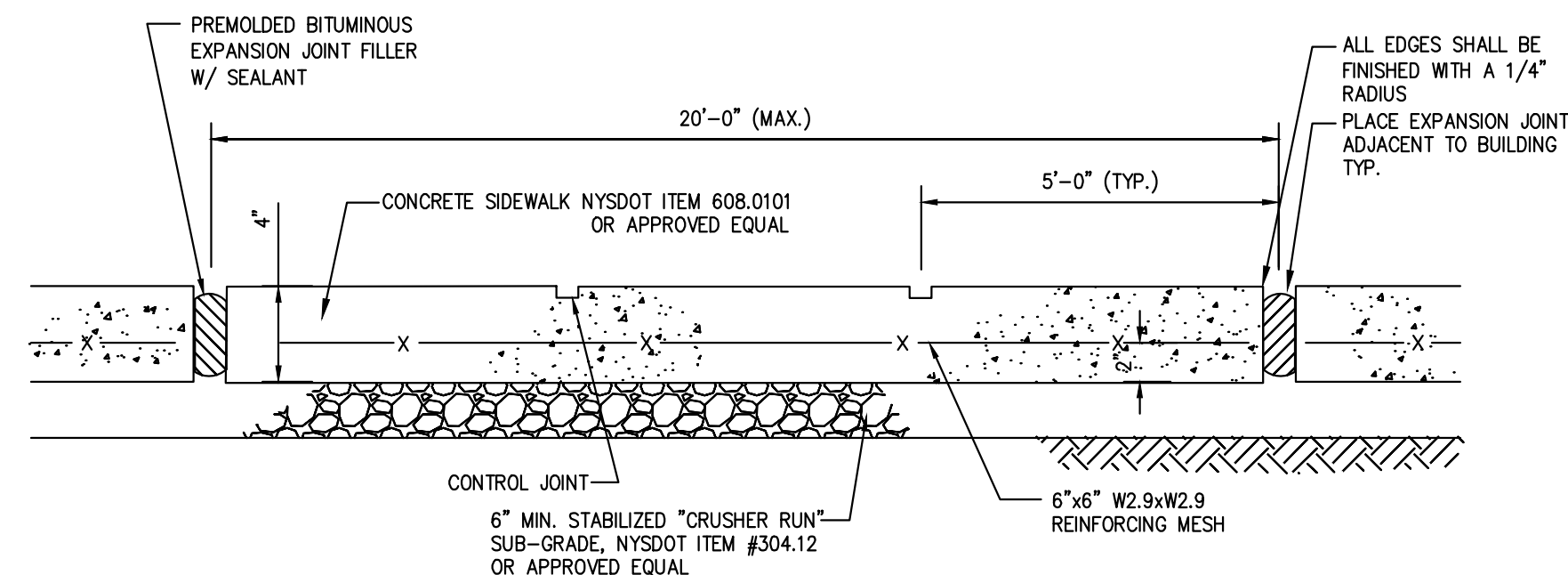
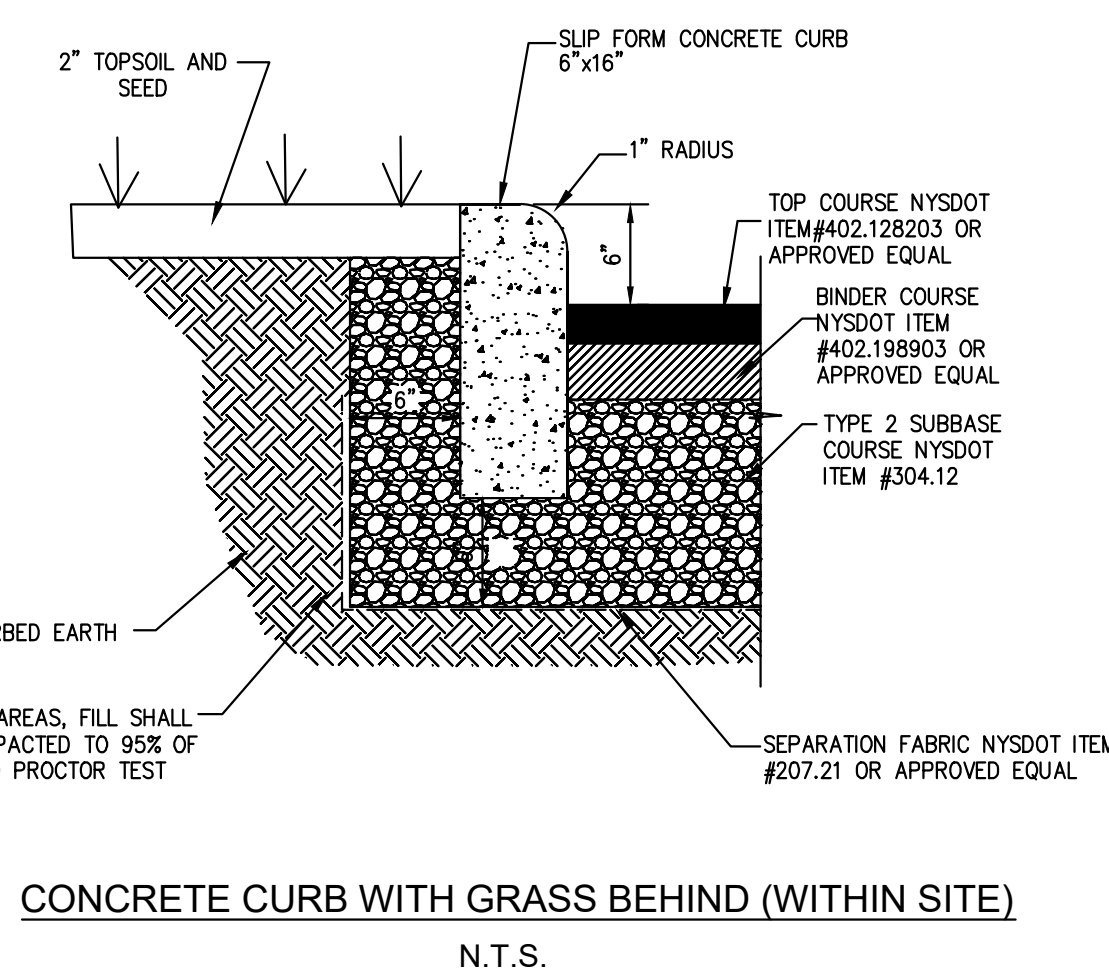
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No.:	Date: Revision:
Project Info.:	
ENLARGEMENT 356 S RIVERSIDE AVENUE, NY 10520	
Drawing Title:	
EXIST. SITE PLAN	
Drawing No.:	
Z-002.00	
NOTE: Drawing may be printed at reduced scale	
Seal / Stamp:	Drawn on: 3.13.2023
	Signature:
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Job No. / DOB Sticker:	
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DOUBLE DUMPSTER ENCLOSURE
N.T.S.

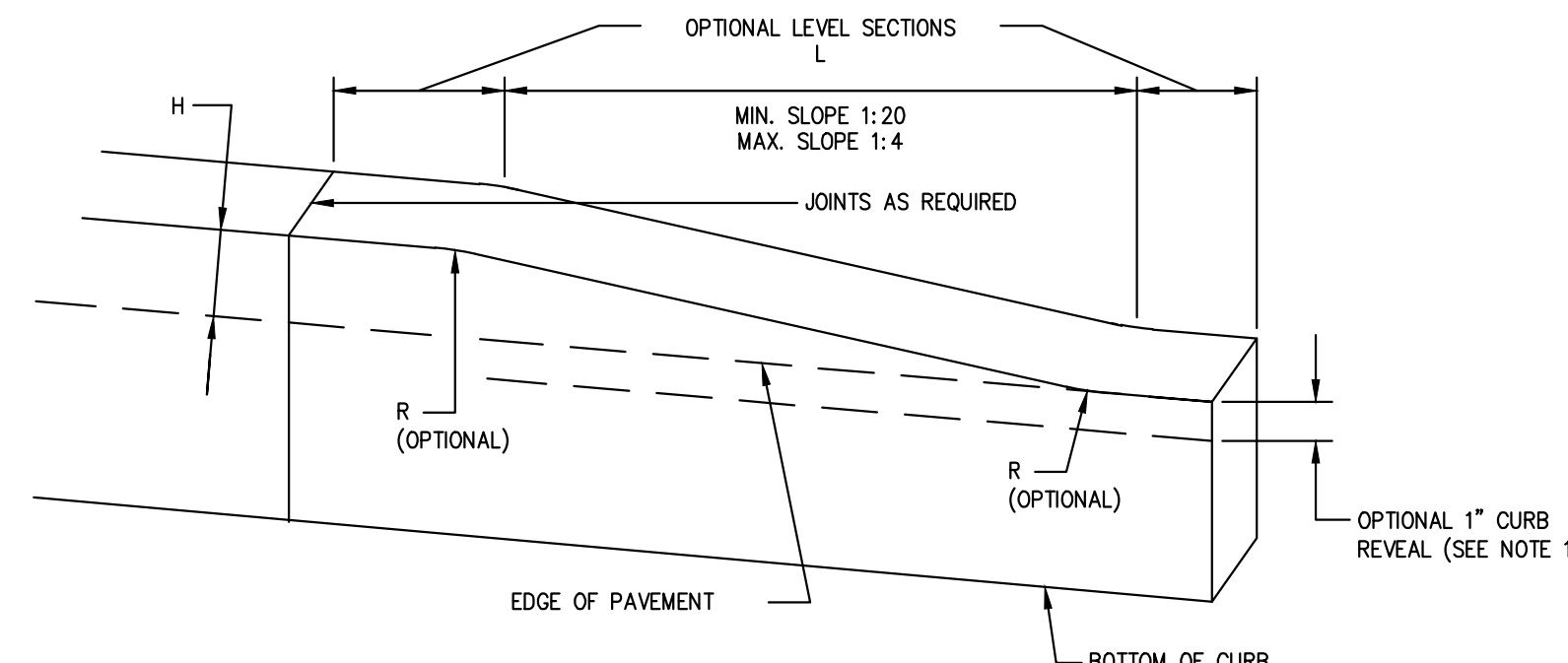


NYSDOT CONCRETE DRIVEWAY APRON
N.T.S.



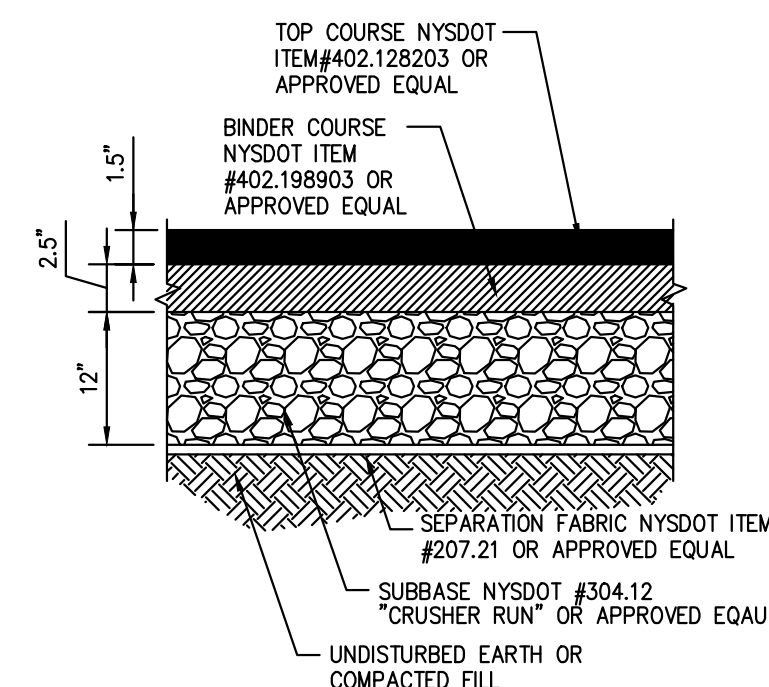
- NOTES:
- THE CONCRETE USED SHALL BE PORTLAND CEMENT, AIR-ENTRAINED, CLASS "A" CONCRETE WITH AN AIR CONTENT OF 5% MIN. TO 7% MAX., AND A SLUMP OF THREE INCHES, MIN., TO FIVE INCHES, MAX.
 - ALL CONCRETE SIDEWALK REPLACEMENT SHALL BE TO FULL PANEL LIMITS, PARTIAL PANEL REPLACEMENT SHALL NOT BE ALLOWED.
 - 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. EXPANSION JOINTS TO BE PLACED BETWEEN ADJACENT SLABS, AT BUILDING LINE, AT CURBS, OR AT PENETRATING STRUCTURES.

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.



TYPICAL ASPHALT PARKING
PARKING LOT SECTION
N.T.S.

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ENLARGEMENT
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Drawing Title:

DETAILS

Drawing No.:

D-001.00

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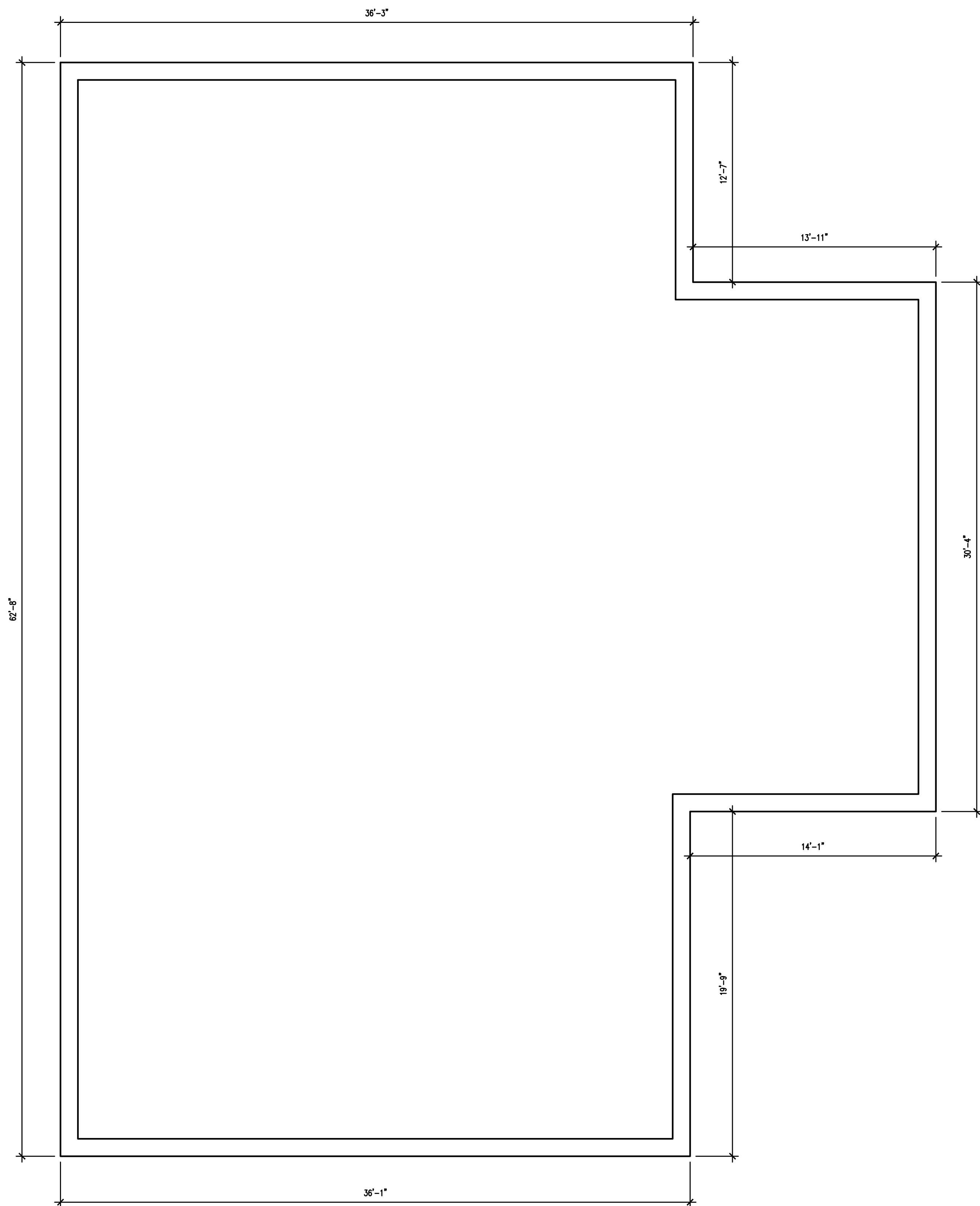
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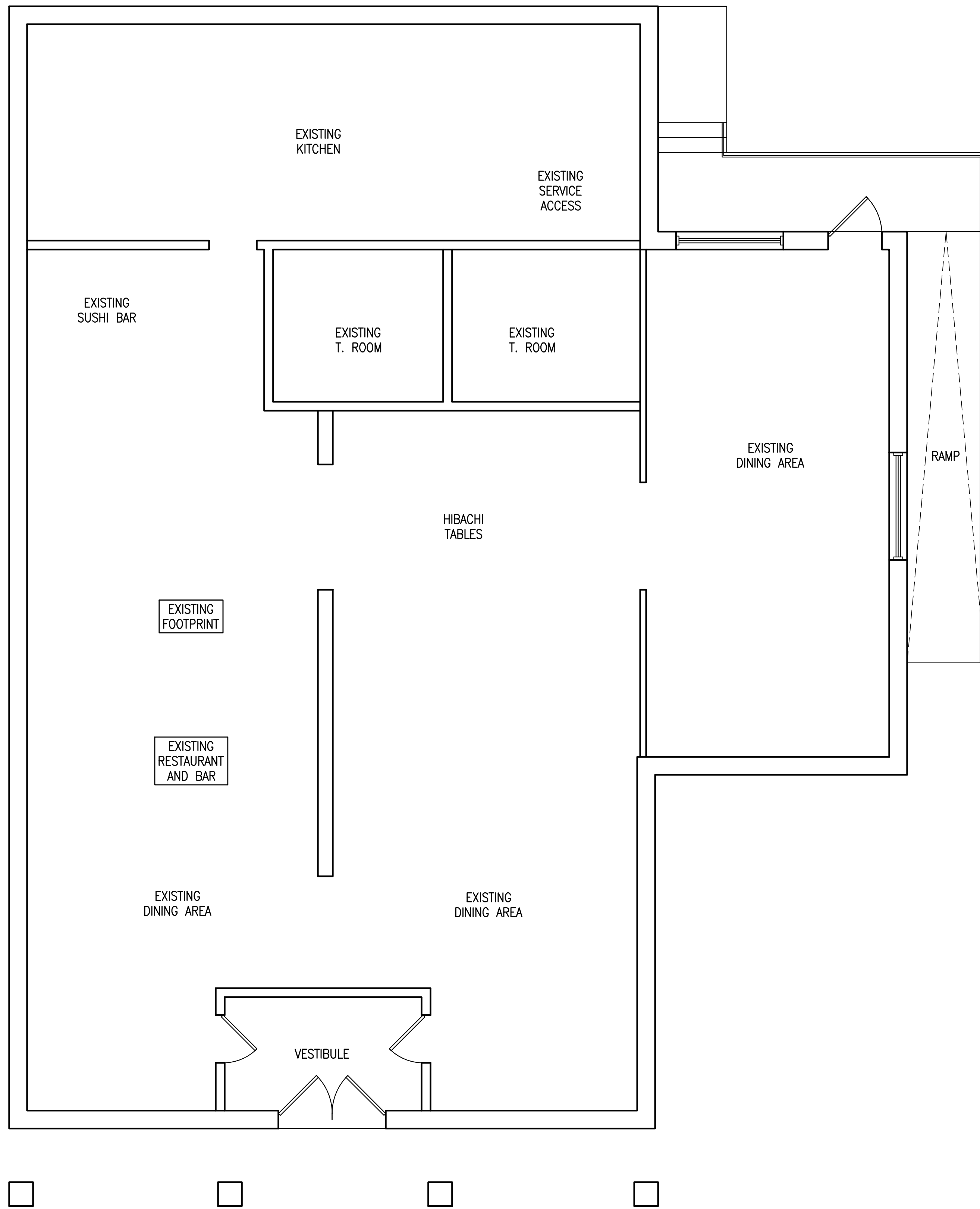
3 of 10

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"

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Drawing Title:

EXISTING /DEMO FLOOR PLANS

Drawing No.:

DM-001.00

NOTE: Drawing may be printed at reduced scale

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Signature:

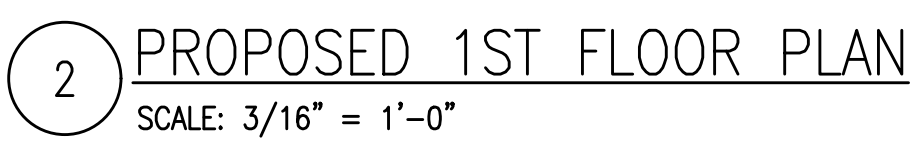
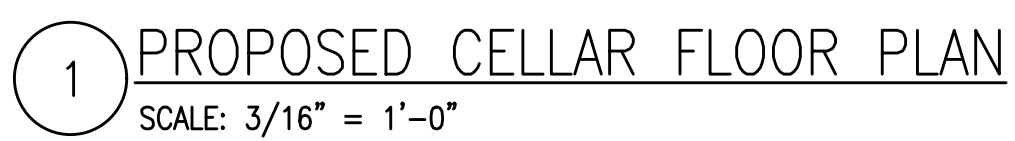
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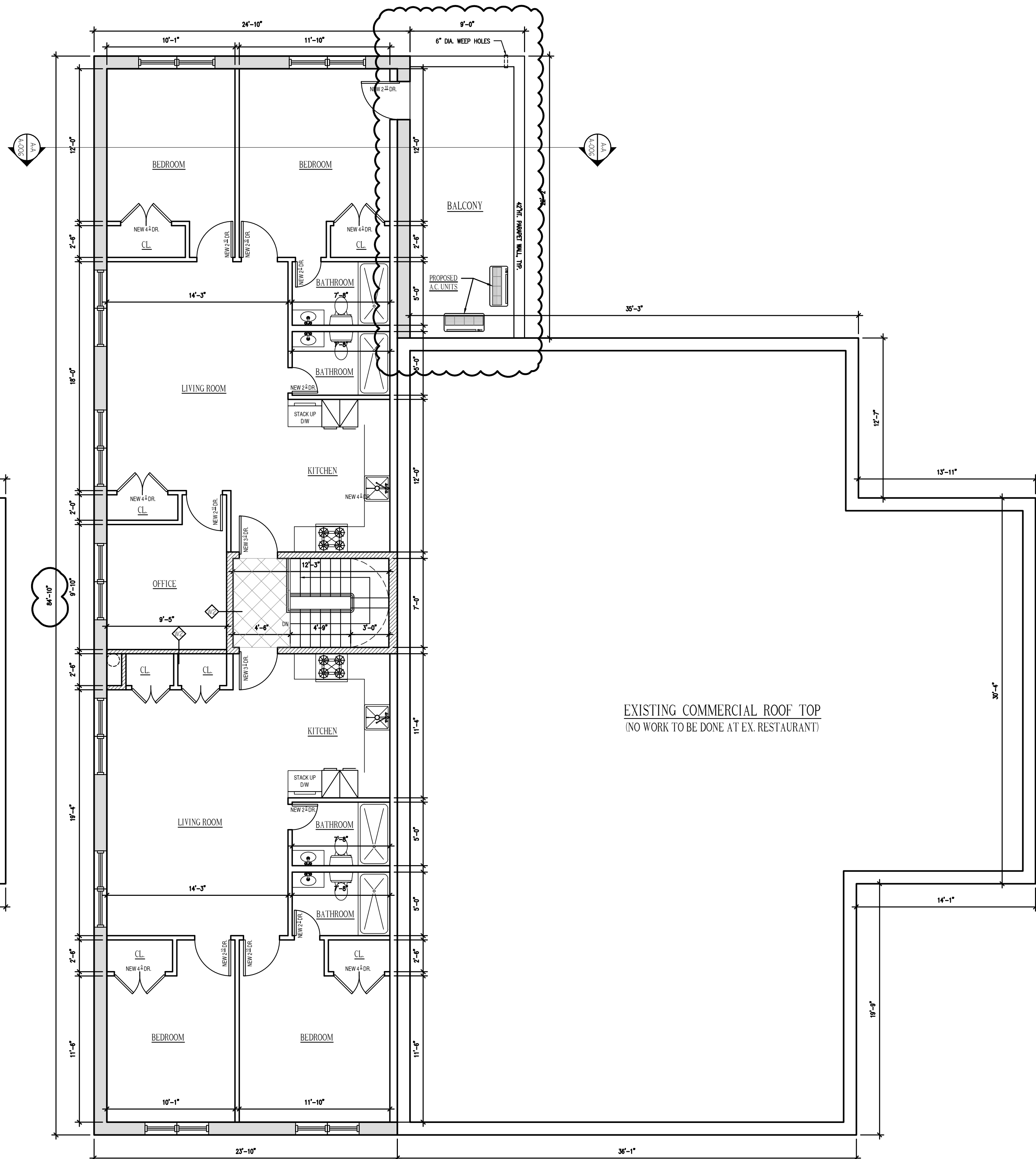
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Job No. / DOB Sticker:

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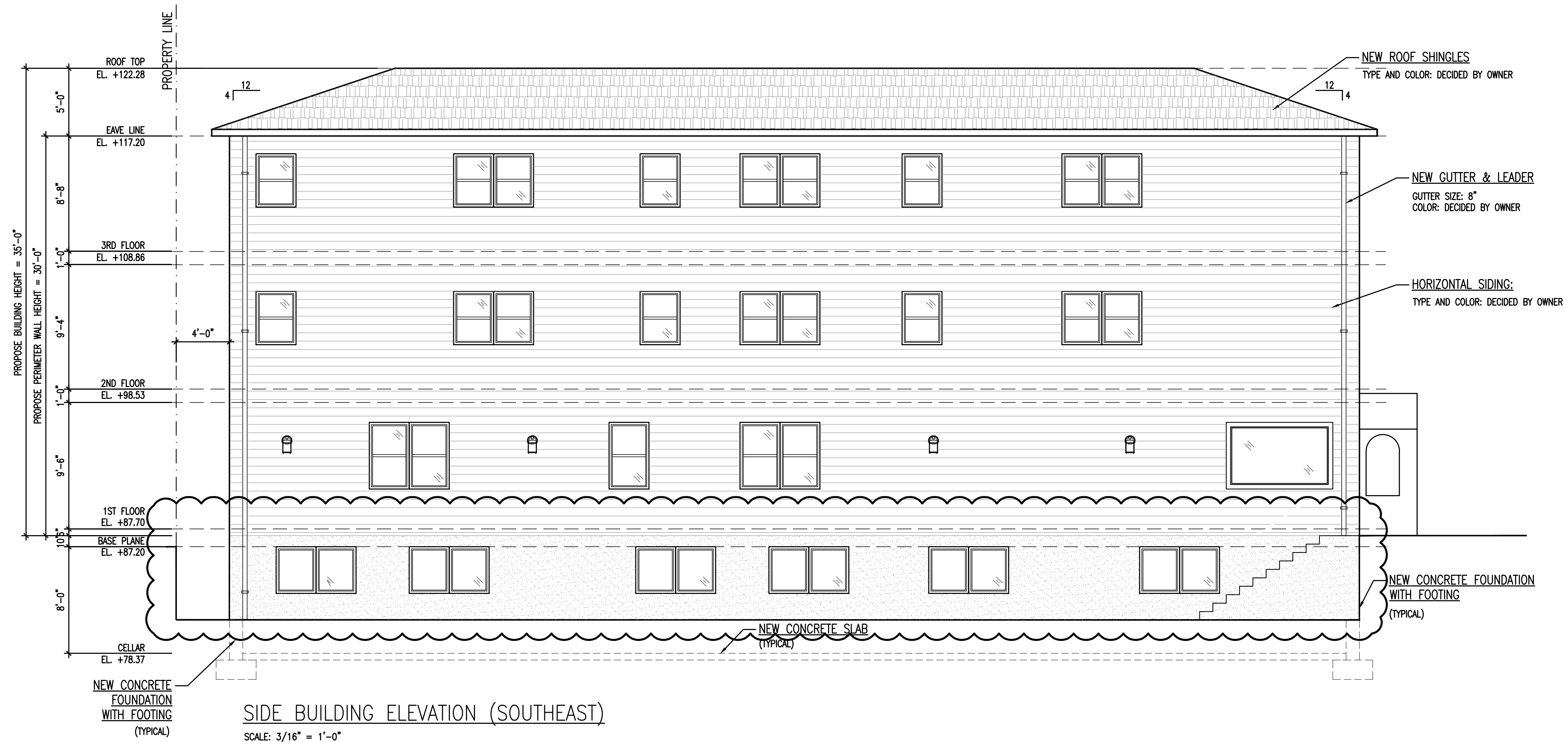
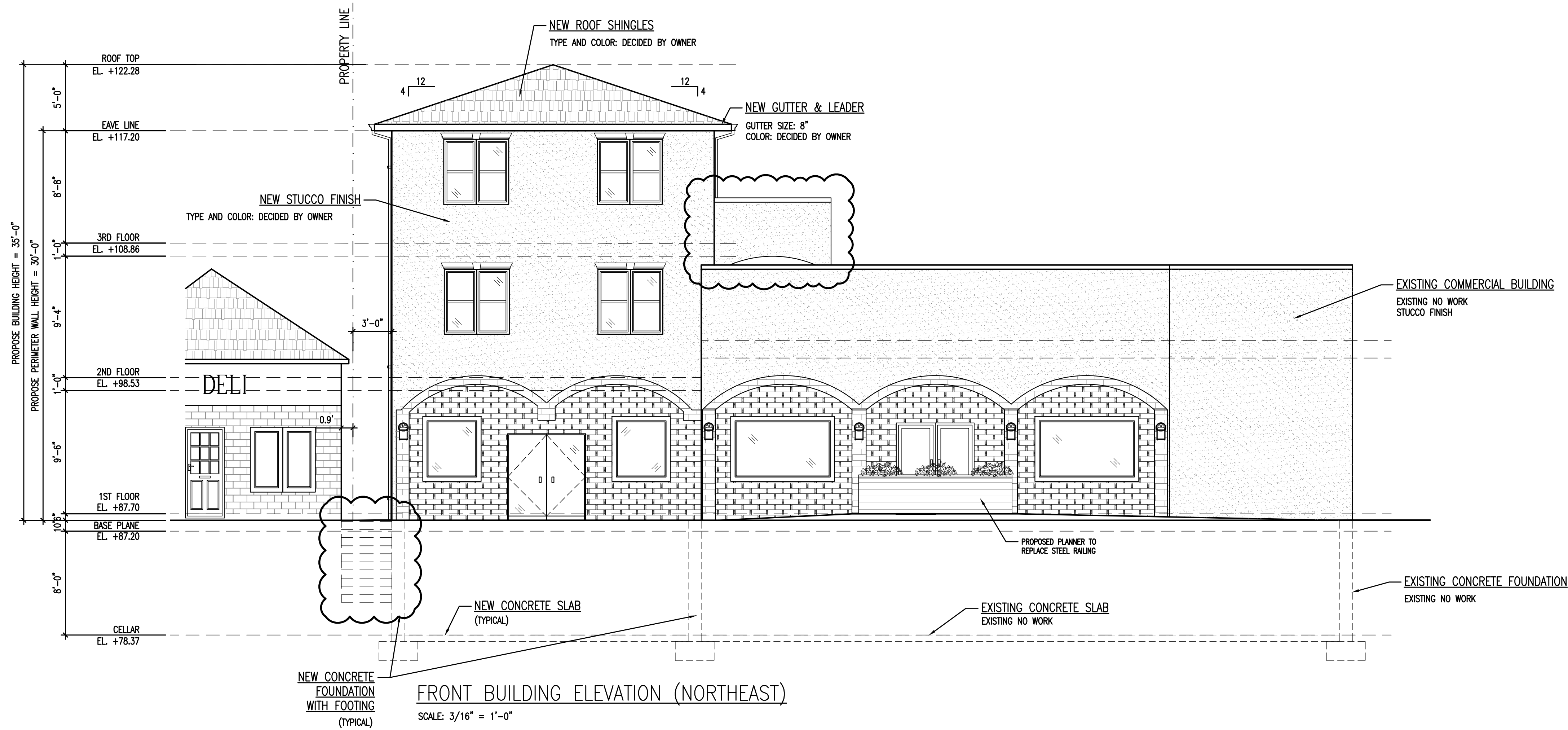


U.O.B APPROVAL STAMP



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

D.O.B APPROVAL STAMP



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356 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

PROPOSED ELEVATIONS

Drawing No.:

A-004.01

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:



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Signature:

Drawn by: HT

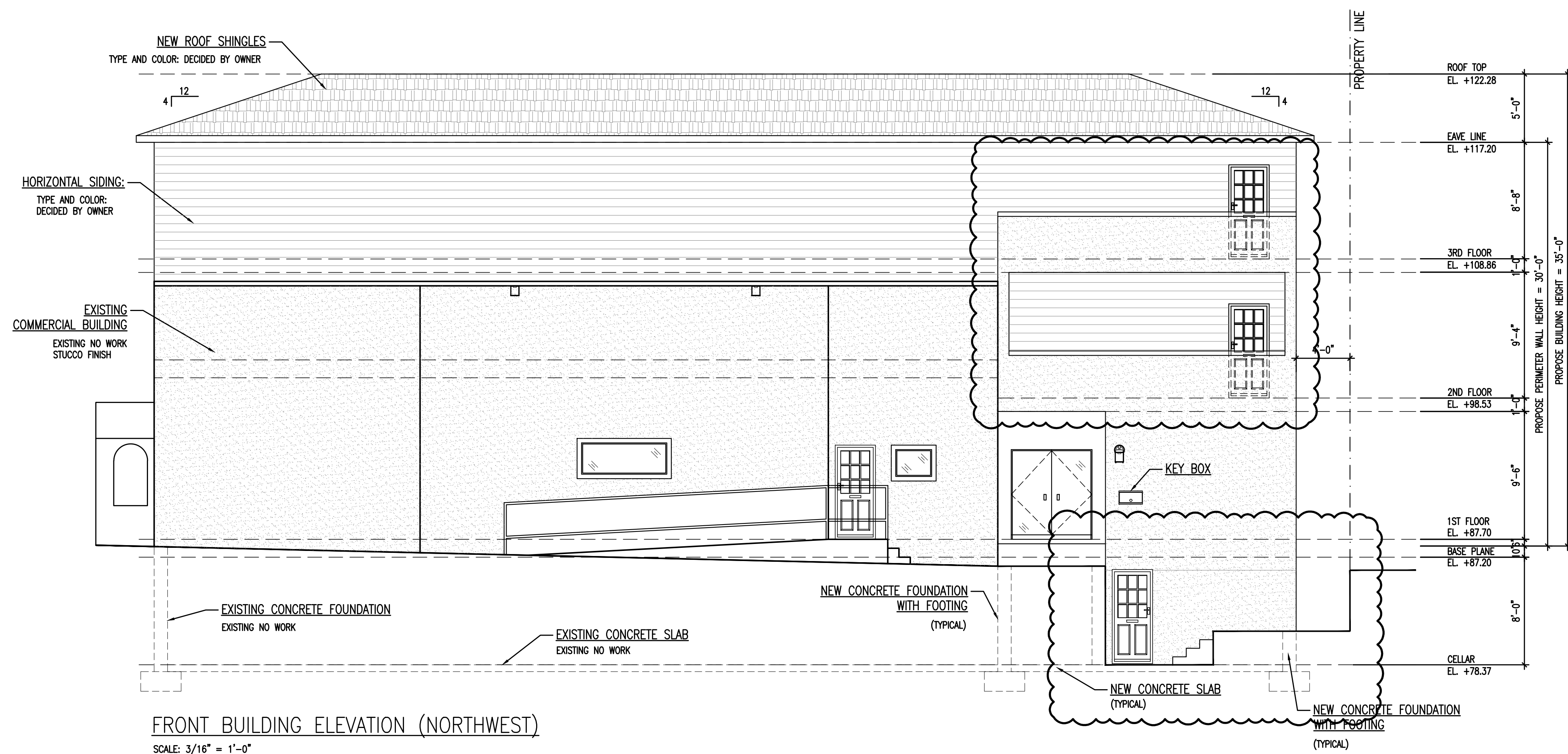
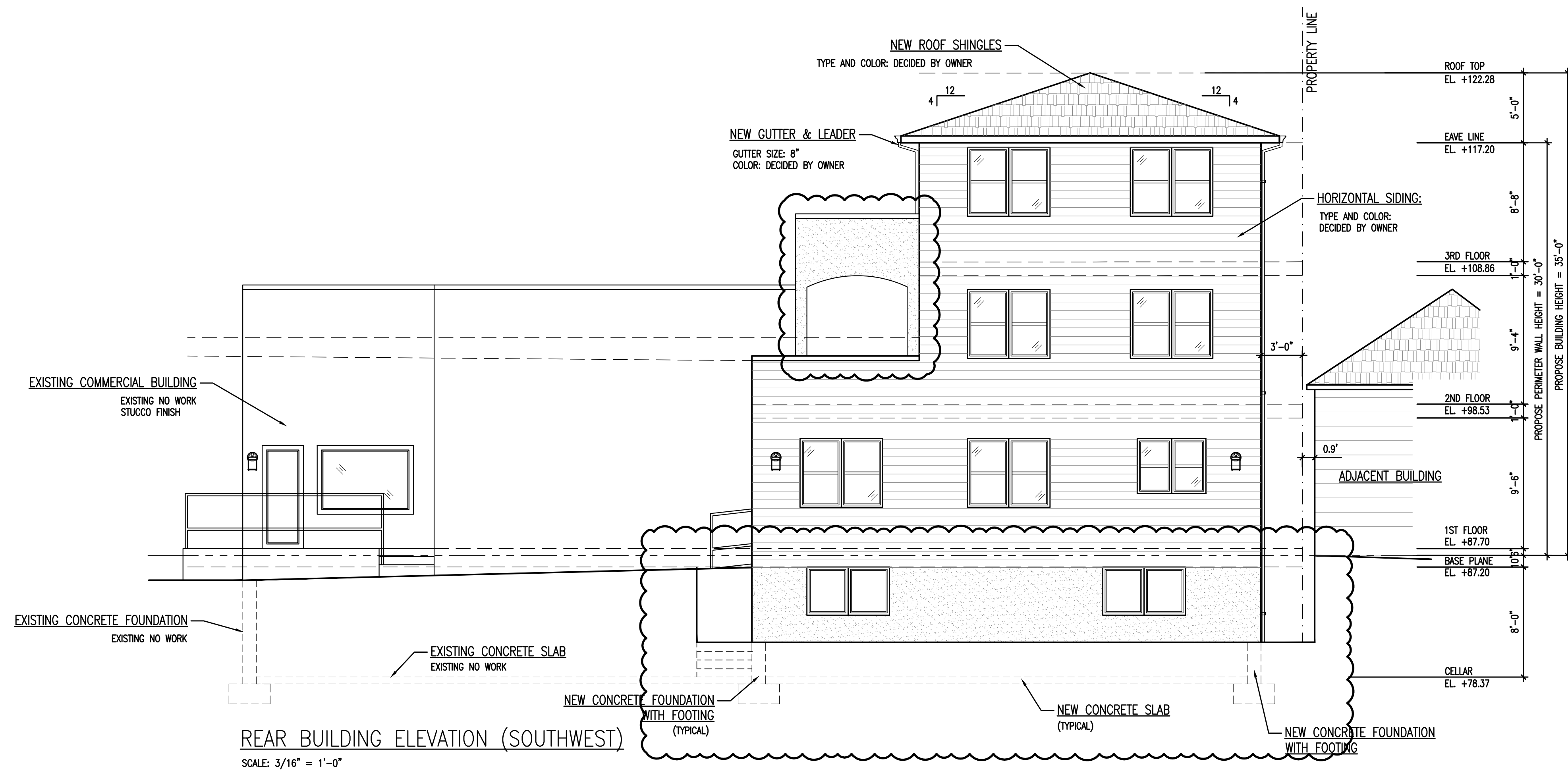
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No. of Sheet(s):

8 of 10

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Project Info.:

ENLARGEMENT
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Drawing Title:

PROPOSED ELEVATIONS

Drawing No.:

A-005.01

NOTE: Drawing may be printed at reduced scale

Seal / Stamp:

Drawn on: 3.13.2023

Signature:



Drawn by: HT

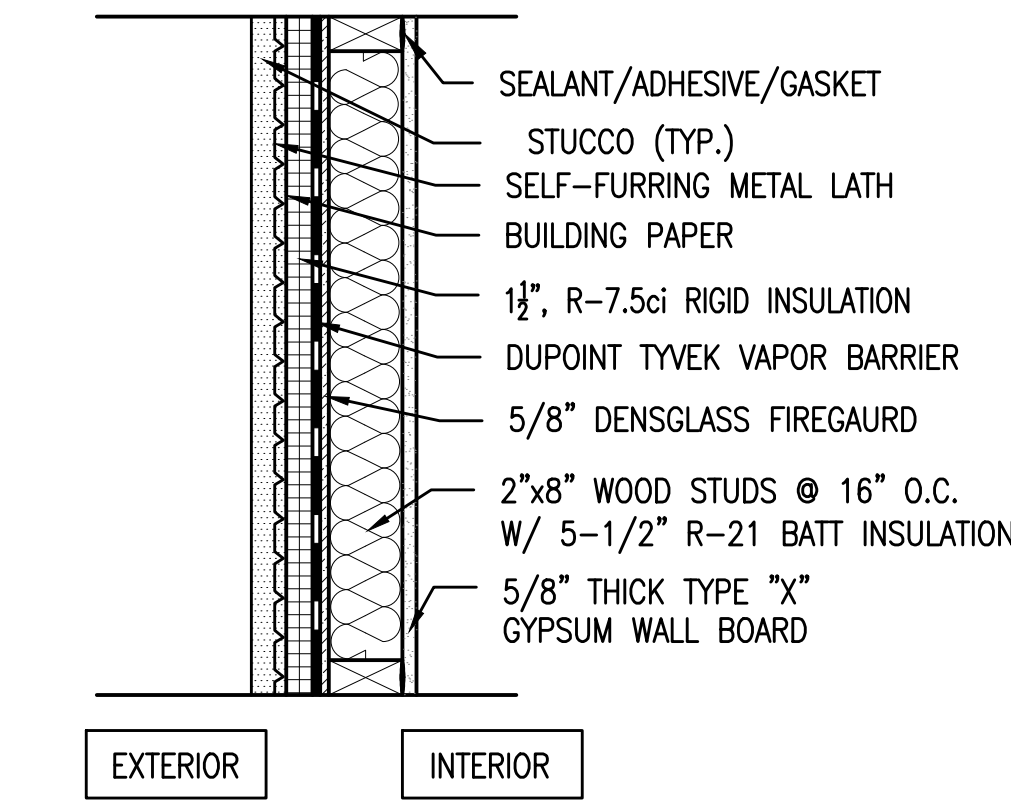
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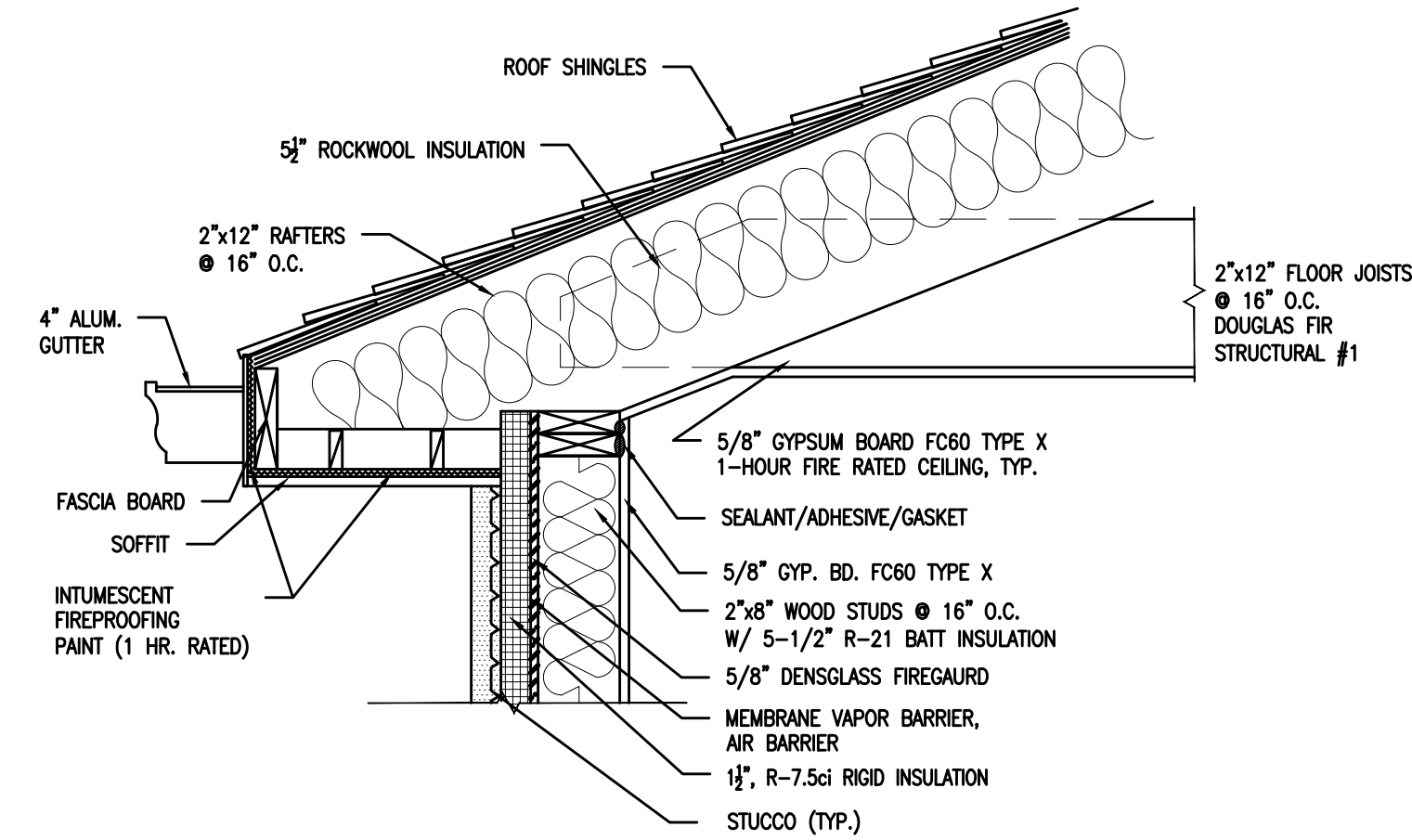
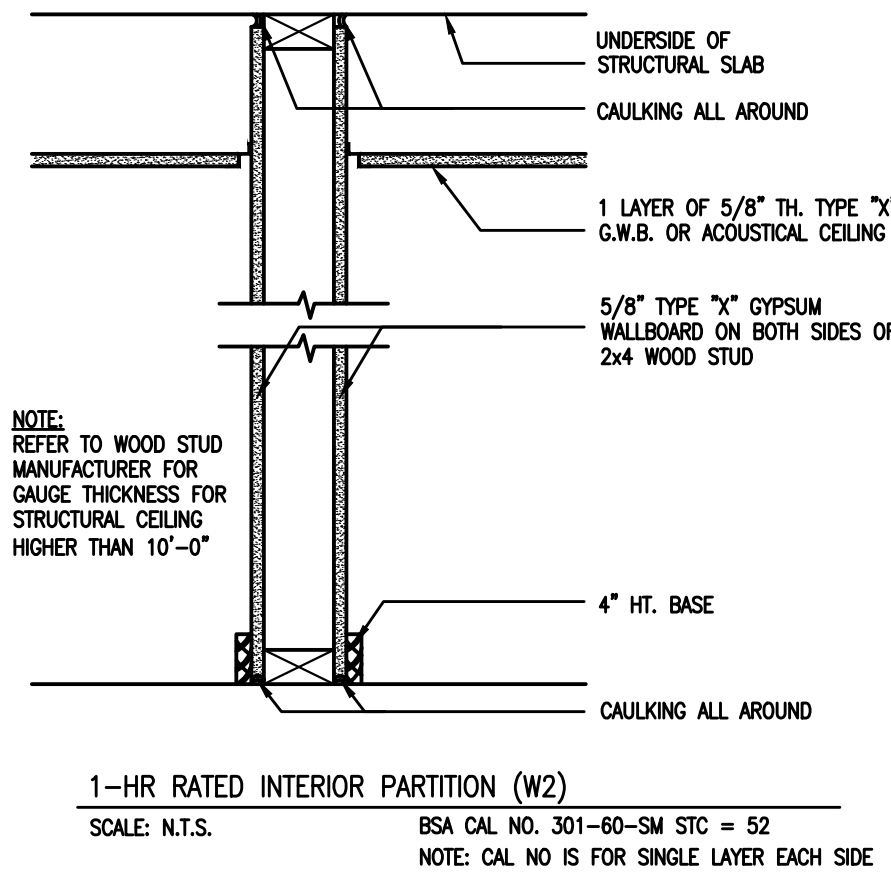
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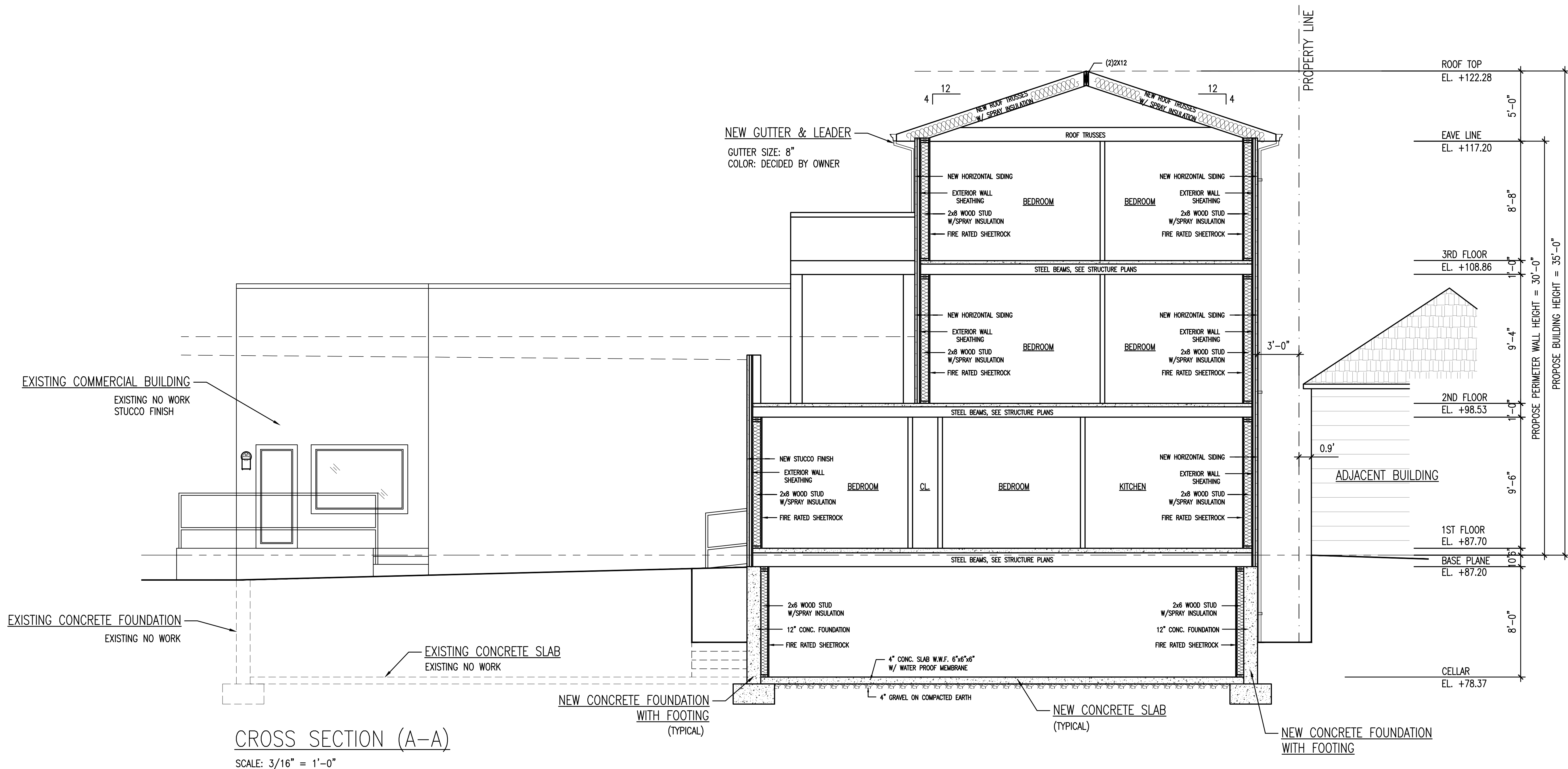
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STUCCO FINISH W/ WOOD STUD WALL (1-HR. RATING)
SCALE: N.T.S.



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



CROSS SECTION (A-A)
SCALE: 3/16" = 1'-0"

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ENLARGEMENT
356 S RIVERSIDE AVENUE, NY 10520

Drawing Title:

BUILDING SECTION

Drawing No.:

A-006.00

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Seal / Stamp:



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