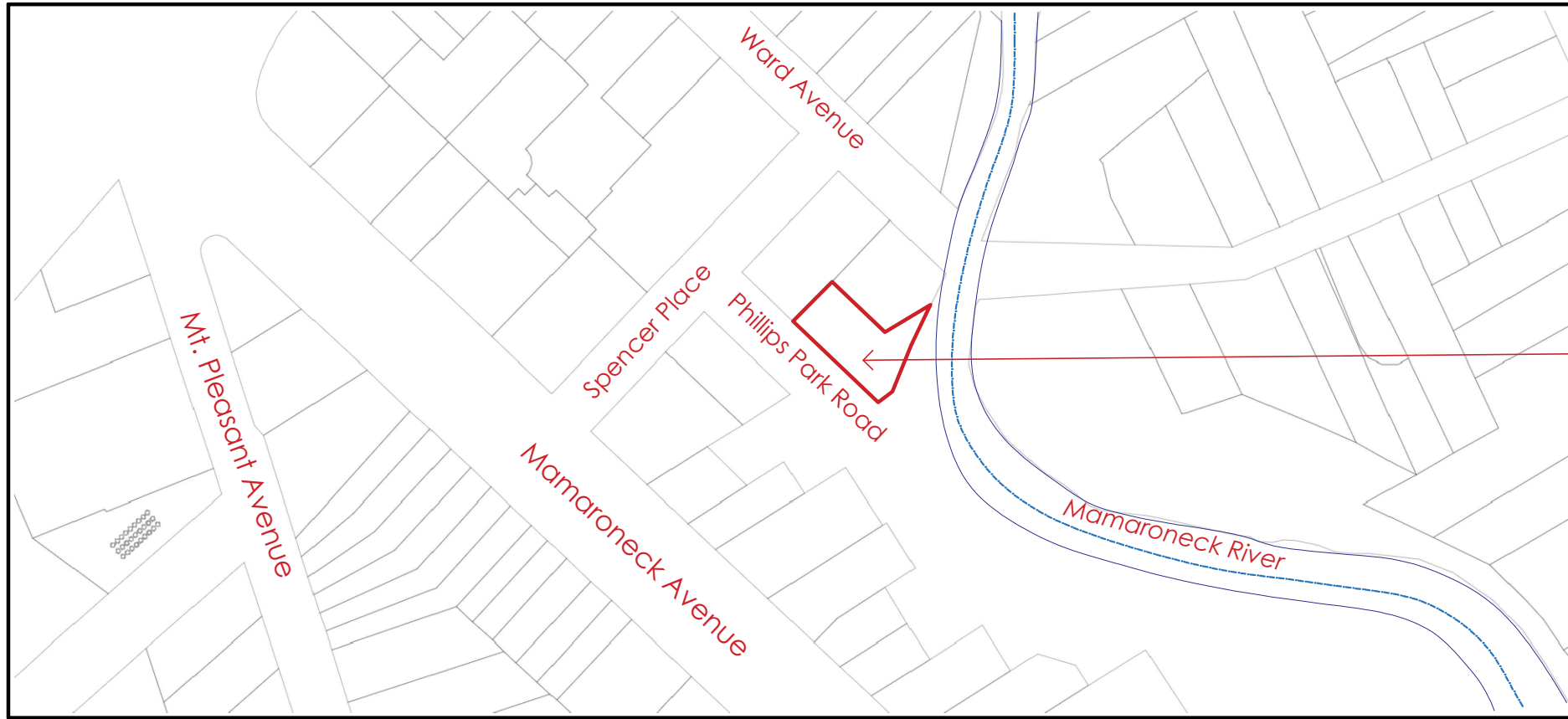
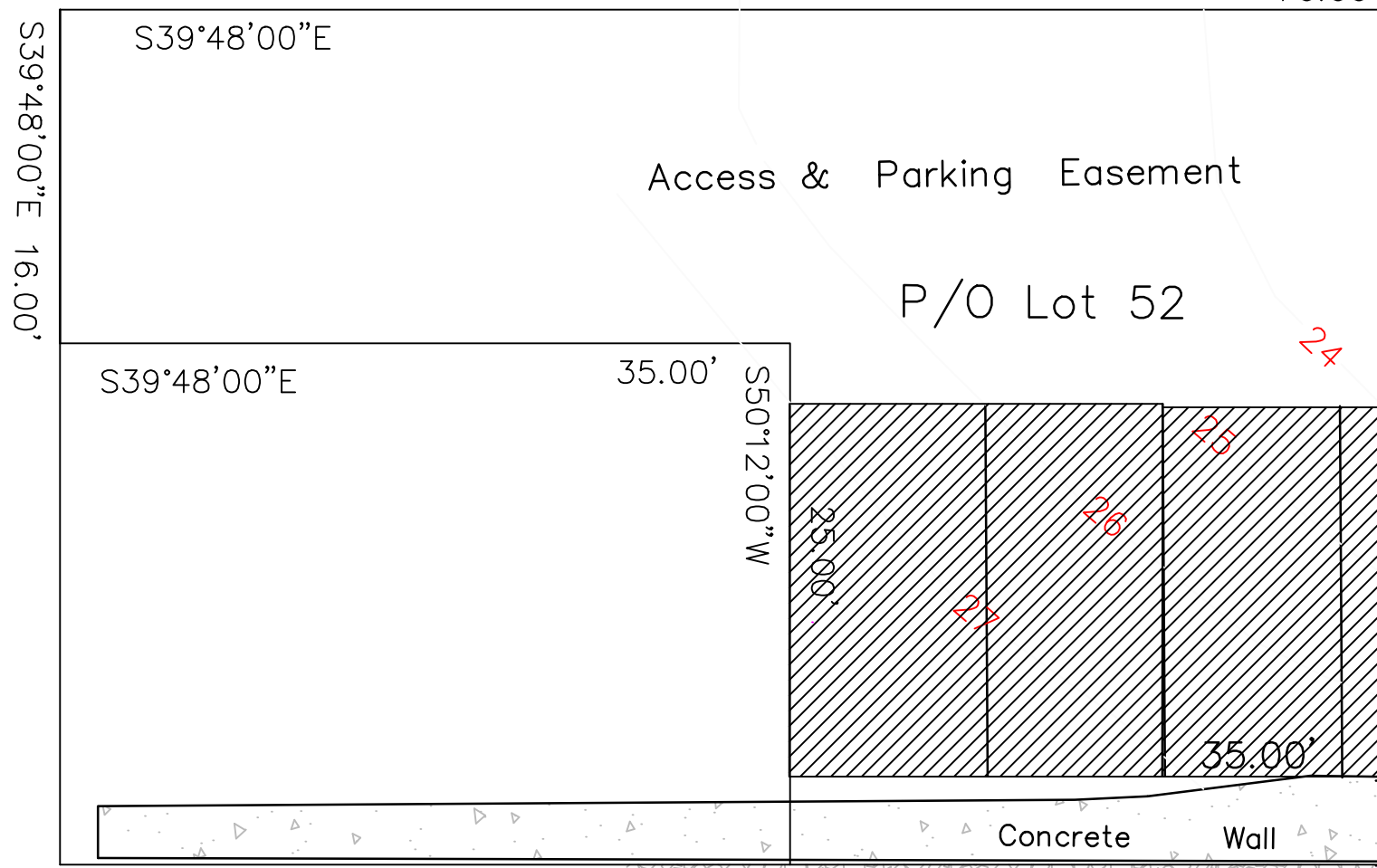




LOCATION PLAN

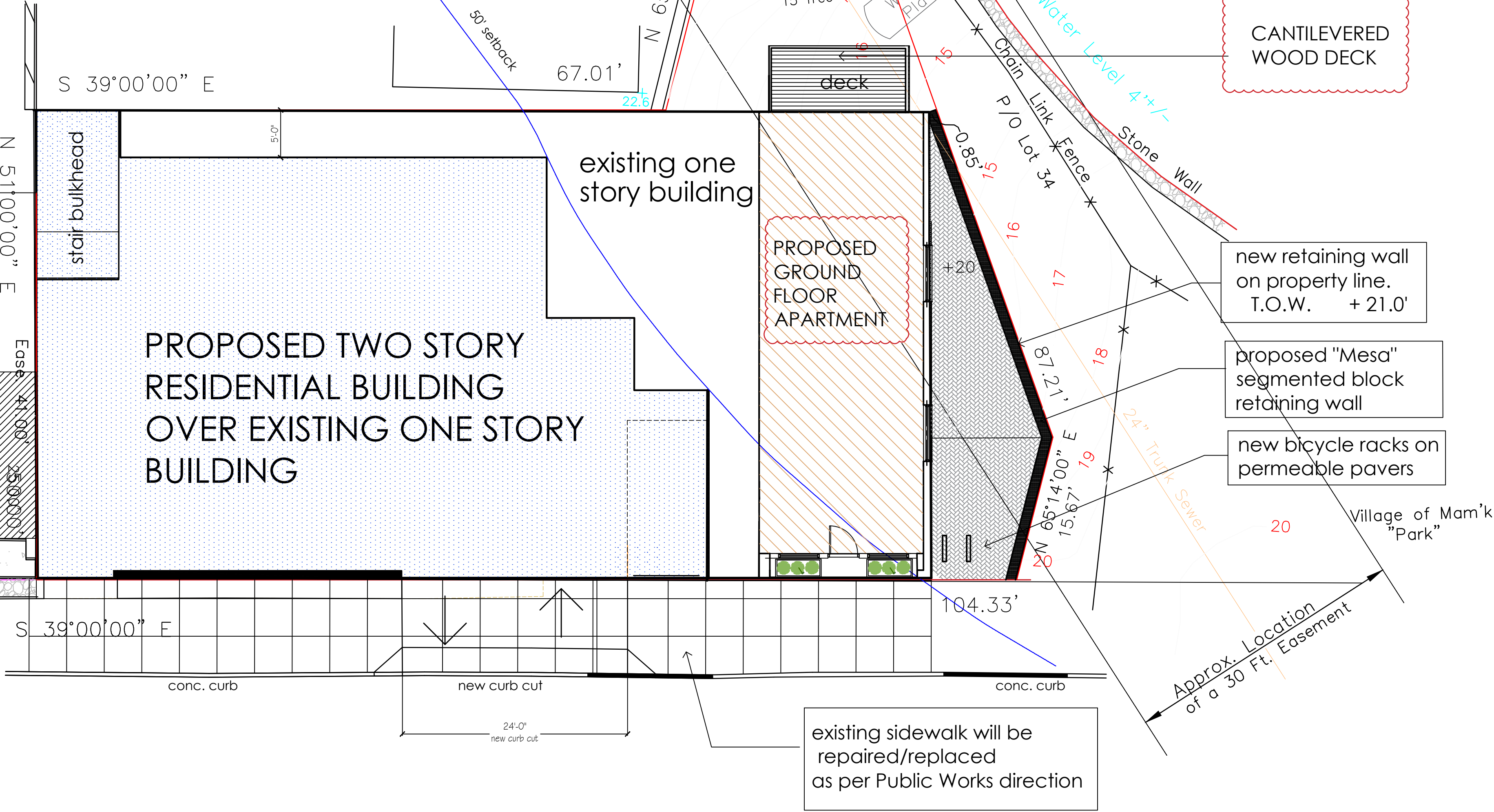
Spencer Place



4 parking spaces on the adjoining site for 355 Phillips Park Rd

Phillips Park Road

PROJECT SITE



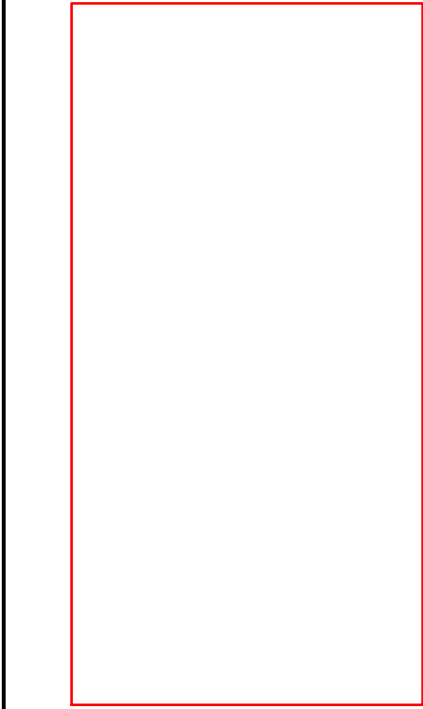
SITE PLAN

SCALE: 1/8" = 1'-0"

ZONING ANALYSIS:  
355 Phillips Park Road 9-6-2702

| ZONED DISTRICT : C2 |               |                        |                   |                   |                            |            |           |           |      |         |
|---------------------|---------------|------------------------|-------------------|-------------------|----------------------------|------------|-----------|-----------|------|---------|
|                     | MIN. LOT AREA | LOT WIDTH AND FRONTAGE | BUILDING COVERAGE | MAX. F.A.R.       | MAX. HEIGHT stories   feet | FRONT YARD | SIDE YARD | REAR YARD | PKG. | LOADING |
| REQUIRED/ALLOWED    | NA            | NA                     | NA                | 2.0 (11,695.4 sf) | 4 40                       | 0.0'       | 0.0'      | 0.0'      | 7    | 0       |
| PROPOSED            | 5,847.7 SF    | NA                     | NA                | 1.18 (6,921 sf*)  | 3 39.5                     | 0.0'       | 0.0'      | 0.0'      | 11** | 0       |

\* building gfa less the parking area  
\*\* 7 parking spaces on site and 4 spaces on the adjoining site



ARCHITECTURE  
URBAN DESIGN  
PLANNING

ROBERT STANZIALE  
ARCHITECT P.C.

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| REV. | DATE     | DRN. BY |
|------|----------|---------|
| 1    | 04.09.21 |         |
| 2    |          |         |
| 3    |          |         |
| 4    |          |         |
| 5    |          |         |
| 6    |          |         |
| 7    |          |         |
| 8    |          |         |

PROJECT TITLE  
**PROPOSED  
MIXED-USE  
BUILDING**  
**PHILLIPS PARK ROAD  
MAMARONECK  
NEW YORK**



DRAWING TITLE  
SITE PLAN  
ZONING ANALYSIS

DATE: 08.26.20  
PROJECT : 219-07  
DRAWING BY: RS

A-1.00A