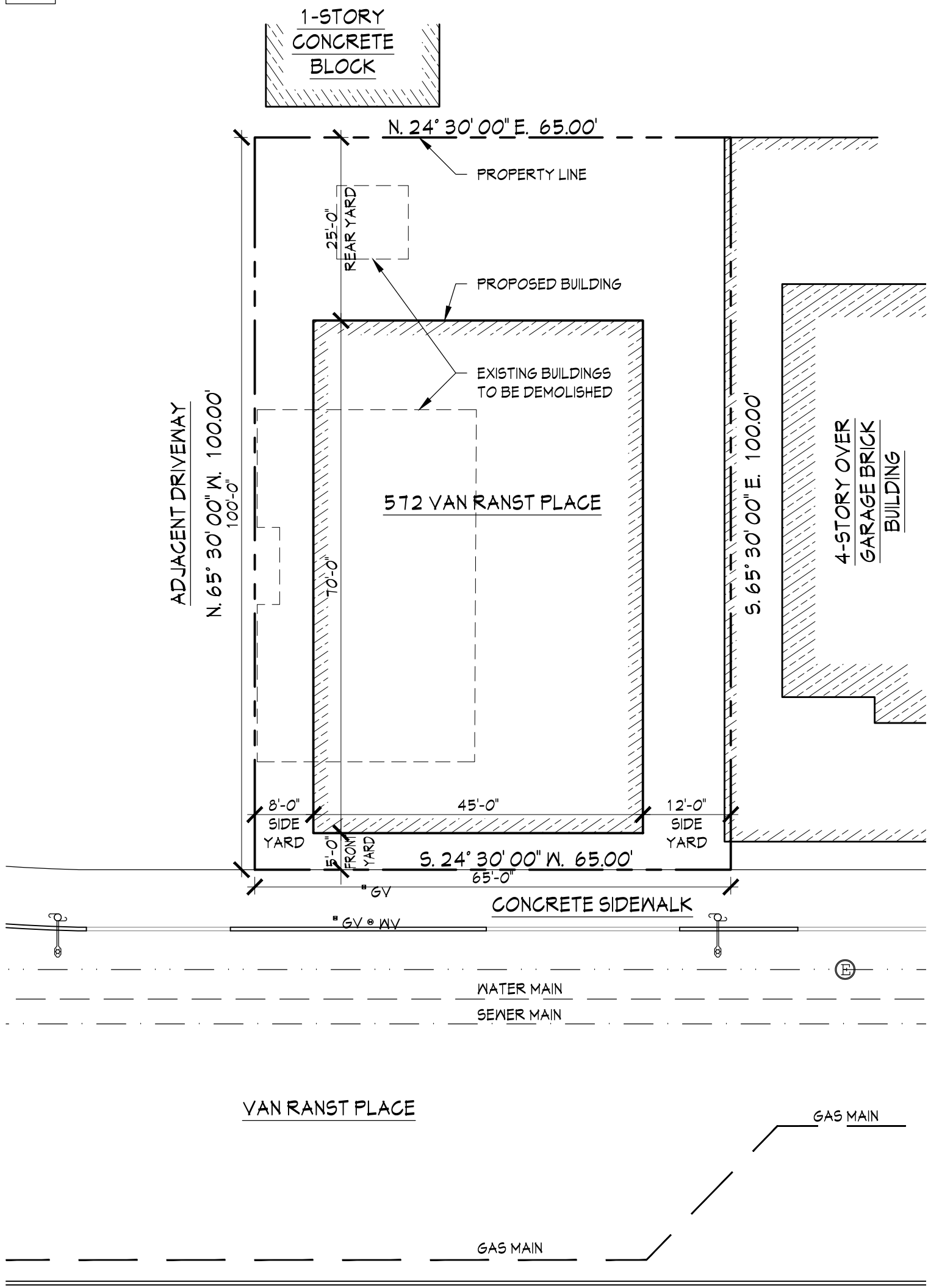


ZONING CHART			
PROPOSED MULTIFAMILY HOUSING - 572 VAN RANST PLACE, MAMARONECK, NY		SECTION 8, BLOCK 22, LOT 255	
ZONING DISTRICT: RM-3 MULTIPLE RESIDENCE			
	REQUIRED	PROPOSED	REMARKS
MINIMUM LOT AREA	7,500 SF, BUT NOT LESS THAN 800 SF PER DWELLING UNIT	6,500 SF EXISTING LOT (8,125 UNITS MAX, 10 UNITS PROPOSED *)	EXISTING LOT
MINIMUM LOT WIDTH AND FRONTAGE	100'	65' EXISTING WIDTH	EXISTING LOT
MINIMUM LOT DEPTH	100'	100' EXISTING DEPTH	
MINIMUM HABITABLE FLOOR AREA	-	-	
MAXIMUM HEIGHT OF PRINCIPAL BUILDING (STORIES / FEET)	4 STORIES / 50'	5 STORIES * / 49'	
MINIMUM FRONT YARD	5'	5'	
MINIMUM LESSER SIDE YARD	8'	10'	
MINIMUM (2) SIDE YARDS COMBINED	20'	20'	
MINIMUM REAR YARD	25'	25'	
MAXIMUM COVERAGE, ALL BUILDINGS (% OF LOT AREA)	50% (3,250 SF)	49% (3,214 SF)	
MAXIMUM FLOOR AREA RATIO	1.2	1.6 *	10,677 SF BUILDING AREA
MINIMUM PARKING SPACES	1 SPACE PER DWELLING UNIT + ¼ SPACE PER BEDROOM (14 SPACES MINIMUM)	12 SPACES *	10 DWELLING UNITS + 14 TOTAL BEDROOMS
MINIMUM AREA OF USABLE OPEN SPACE	150 SF PER DWELLING UNIT (1,500 SF MINIMUM)	558 SF *	ENTRY COURT (448SF) + 10% ROOF TERRACE (1046 x 0.1 = 110SF) = 558 SF
MAXIMUM OVERALL BUILDING LENGTH	185'	10'	

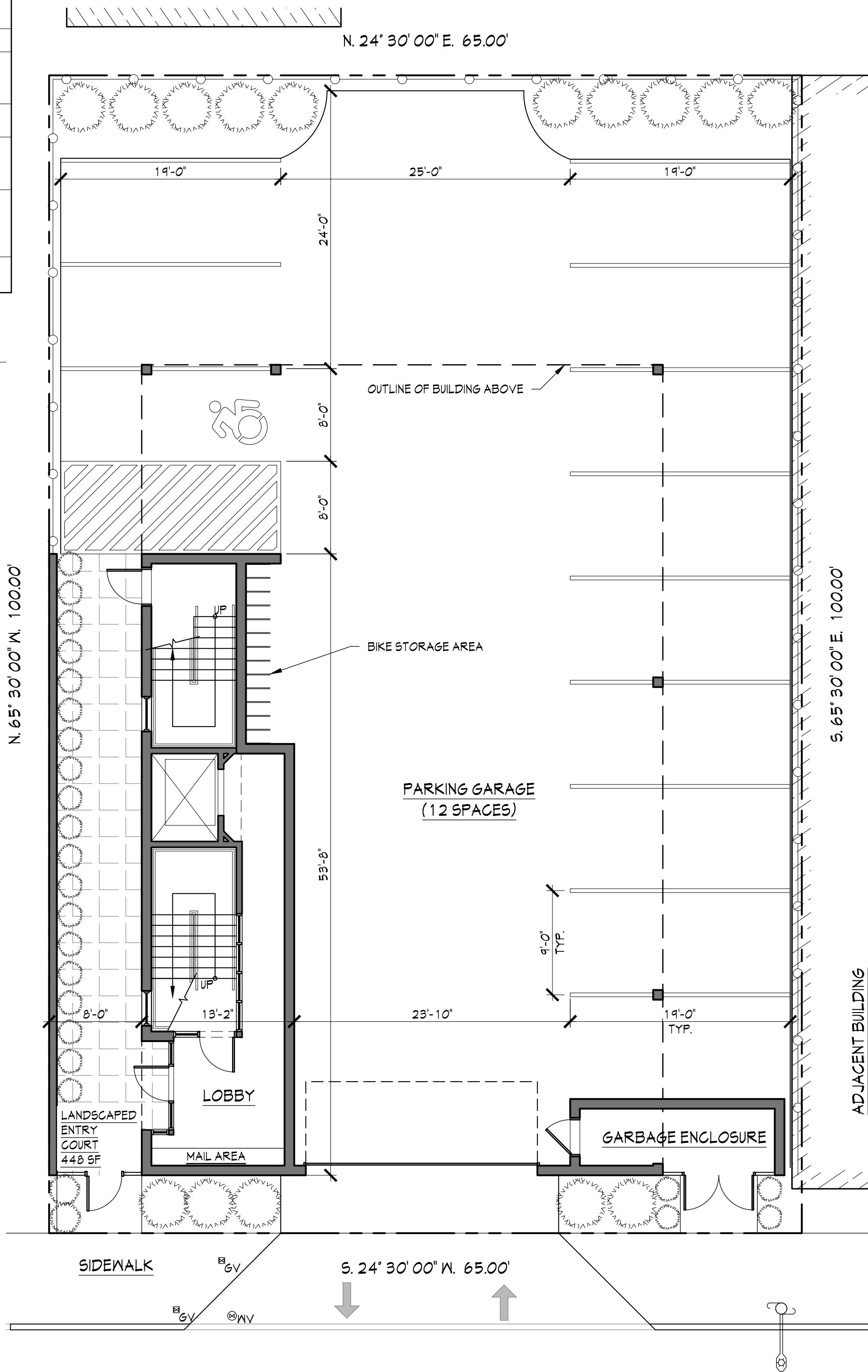
* - VARIANCE REQUIRED

1 ZONING DATA
N.T.S.

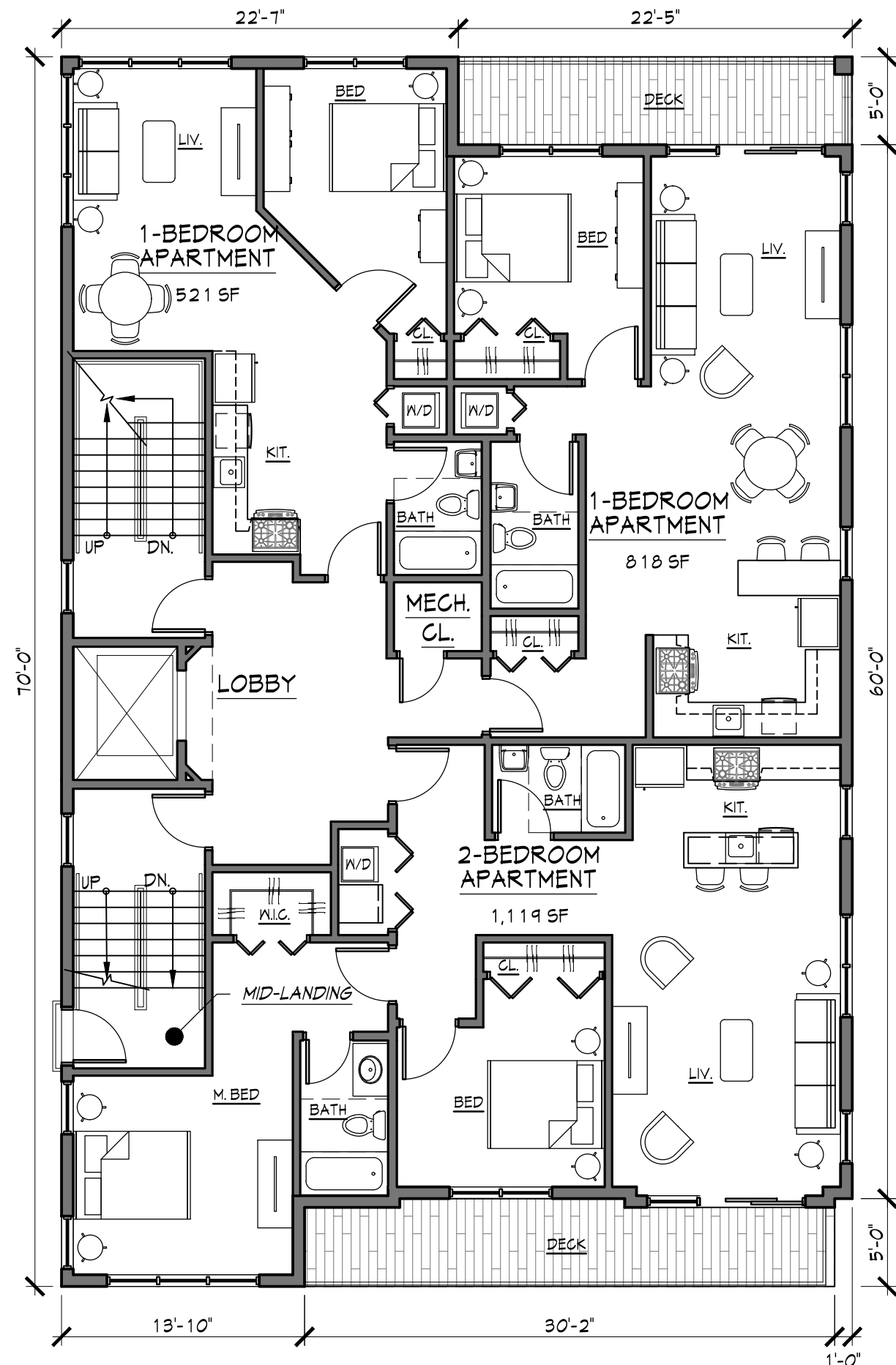


2 SITE PLAN
1/16" = 1'-0"

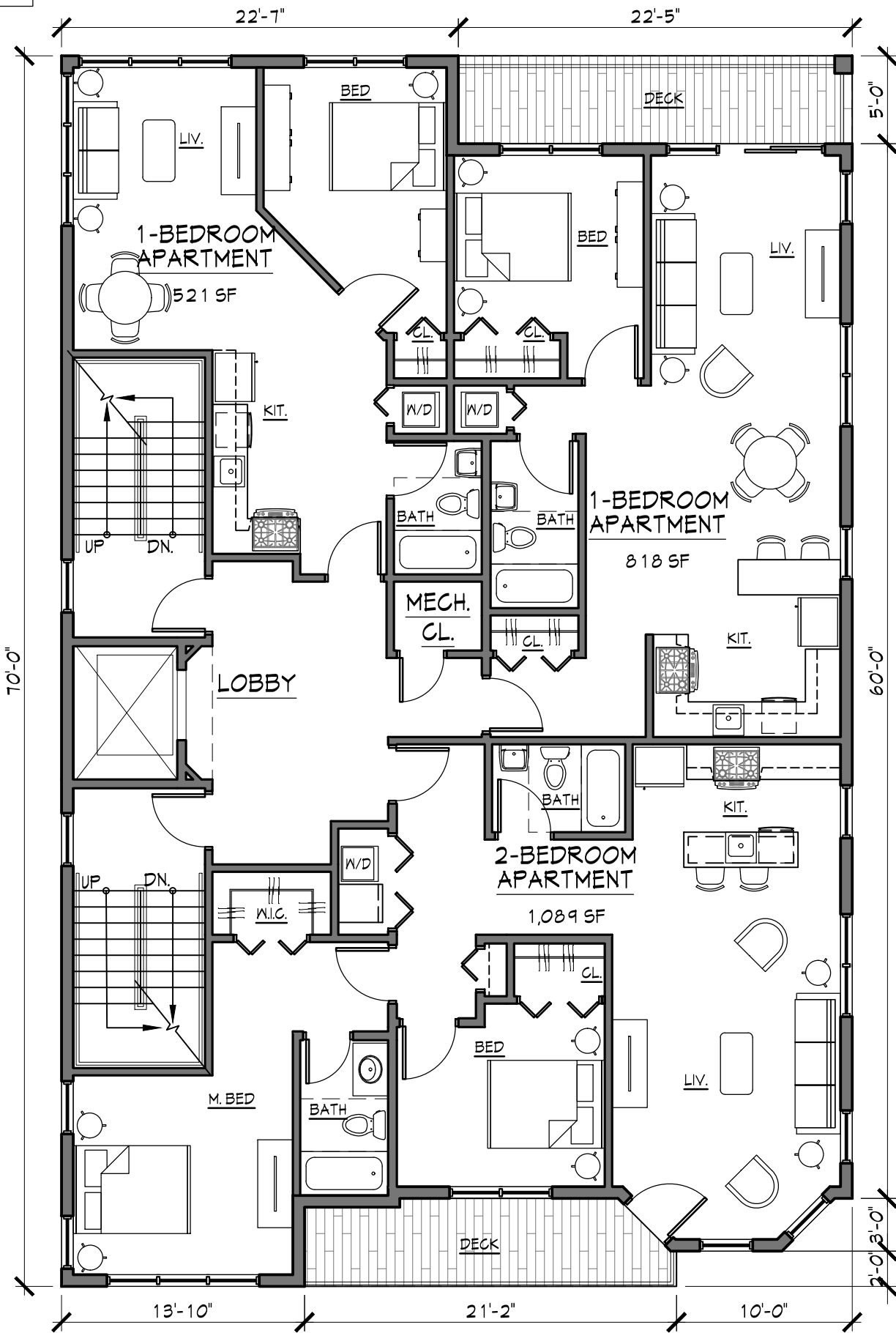
NOTE: SURVEY INFORMATION TAKEN FROM DRAWING
DATED: MARCH 15, 2021, AND PREPARED BY: RAMSAY LAND SURVEYING, P.C.



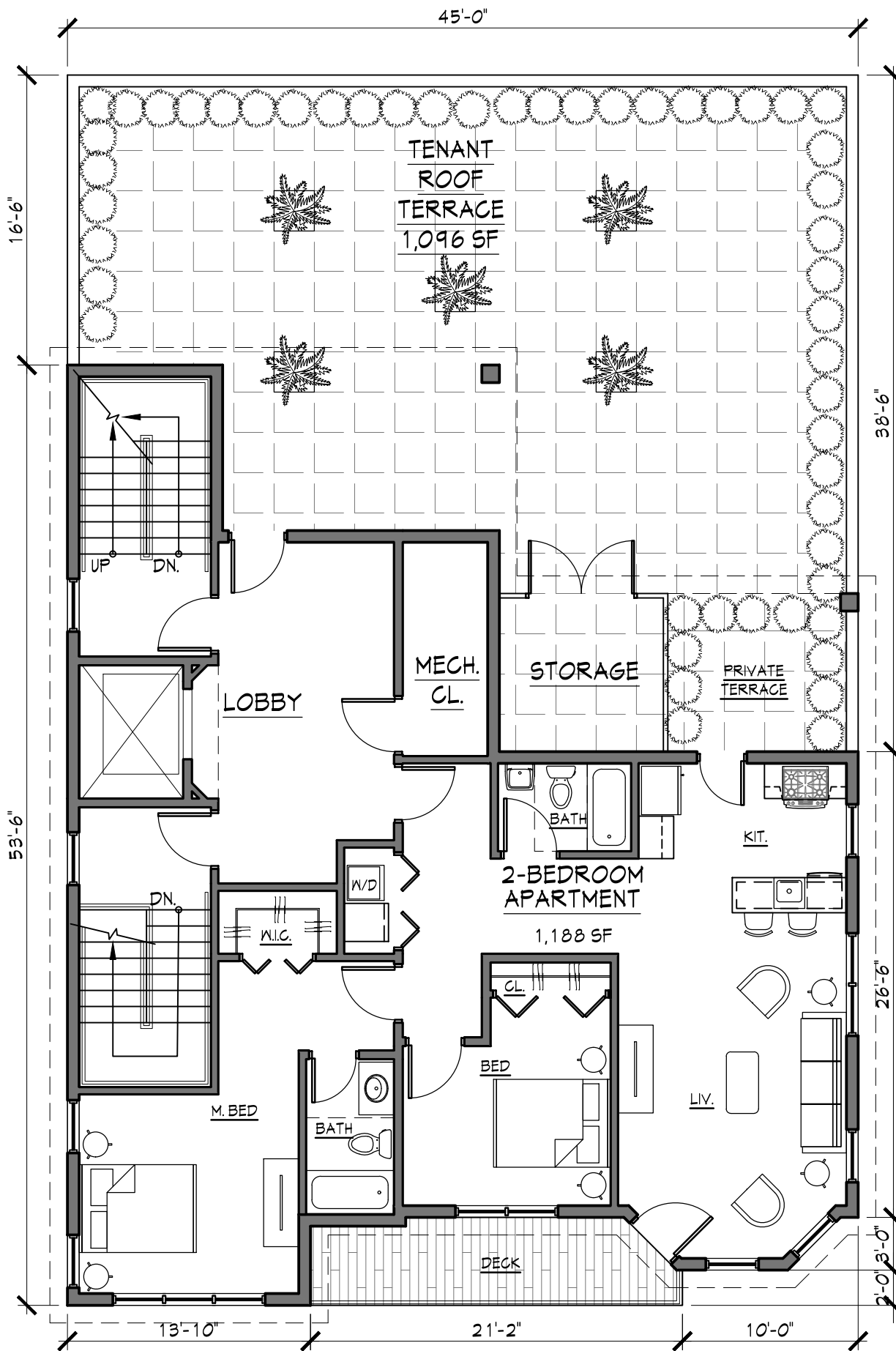
3 GROUND SITE / FLOOR PLAN
1/8" = 1'-0"



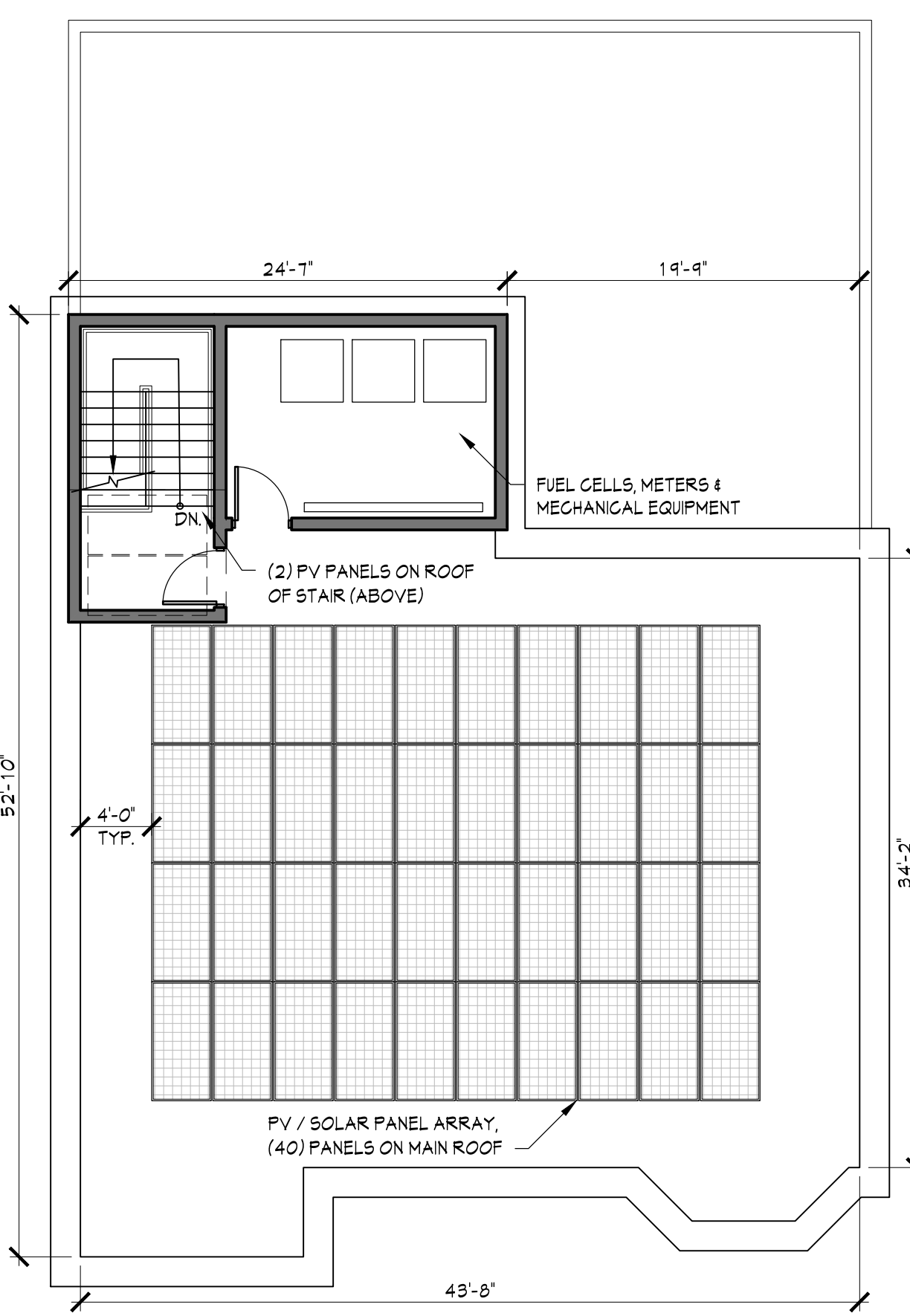
4 SECOND FLOOR PLAN
1/8" = 1'-0"



5 TYPICAL THIRD & FOURTH FLOOR PLAN
1/8" = 1'-0"



6 FIFTH FLOOR & TERRACE PLAN
1/8" = 1'-0"



7 ROOF PLAN
1/8" = 1'-0"

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Sullivan Architecture, P.C.
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

Project Title
572 Van Ranst
Mamaroneck, NY

Date Issue
03.09.2021 - CLIENT REVIEW
03.24.2021 - INITIAL VILLAGE SUBMISSION
08.30.2021 - PLANNING BOARD SUBMISSION
10.21.2021 - VILLAGE SUBMISSION

Project No.
202013
Date
12.16.2020
Drawing By
gd
Scale
AS NOTED

Drawing Title
**PROPOSED SITE PLAN,
FLOOR PLANS,
& ZONING CHART**

Drawing No.
SP1.0



1 FRONT ELEVATION
1/8" = 1'-0"



2 LEFT SIDE ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 STREET PERSPECTIVE
NTS



2 STREET PERSPECTIVE
NTS