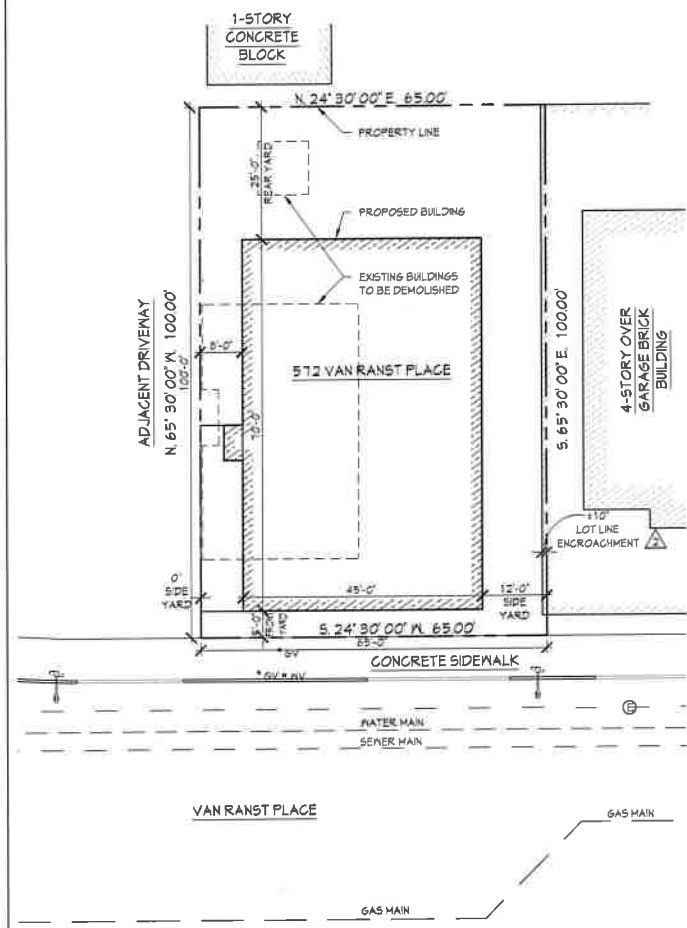


ZONING CHART			
PROPOSED MULTIFAMILY HOUSING - 572 VAN RANST PLACE, MAMARONECK, NY			
SECTION 8, BLOCK 22, LOT 255			
ZONING DISTRICT: RM-3 MULTIPLE RESIDENCE	REQUIRED	PROPOSED	REMARKS
MINIMUM LOT AREA	1,500 SF, BUT NOT LESS THAN 800 SF PER DWELLING UNIT	6,500 SF EXISTING LOT (8,125 UNITS MAX, 10 UNITS 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'	SEE NOTE 2
MINIMUM FRONT YARD	5'	5'	
MINIMUM LESSER SIDE YARD	0'	0' * SOUTH 12' NORTH	SEE NOTE 1
MINIMUM (2) SIDE YARDS COMBINED	20'	12' *	SEE NOTE 1
MINIMUM REAR YARD	25'	25'	
MAXIMUM COVERAGE, ALL BUILDINGS (% OF LOT AREA)	50% (3,250 SF)	51% (3,301 SF) *	SEE NOTE 3
MAXIMUM FLOOR AREA RATIO	1.2	1.6 *	10,115 SF BUILDING AREA (10,033 SF NEW + 82 SF ADJACENT ENCROACHMENT)
MINIMUM PARKING SPACES	1 SPACE PER DWELLING UNIT + 1/4 SPACE PER BEDROOM (14 SPACES MINIMUM)	14 SPACES	10 DWELLING UNITS + 14 TOTAL BEDROOMS
MINIMUM AREA OF USABLE OPEN SPACE	150 SF PER DWELLING UNIT (1,500 SF MINIMUM)	241 SF *	ENTRY COURT (131 SF) + 10% ROOF TERRACE (1014 x 0.1 = 110 SF) = 241 SF
MAXIMUM OVERALL BUILDING LENGTH	105'	70'	

* - VARIANCE REQUIRED

1 ZONING DATA



2 SITE PLAN

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

Sullivan Architecture, P.C.

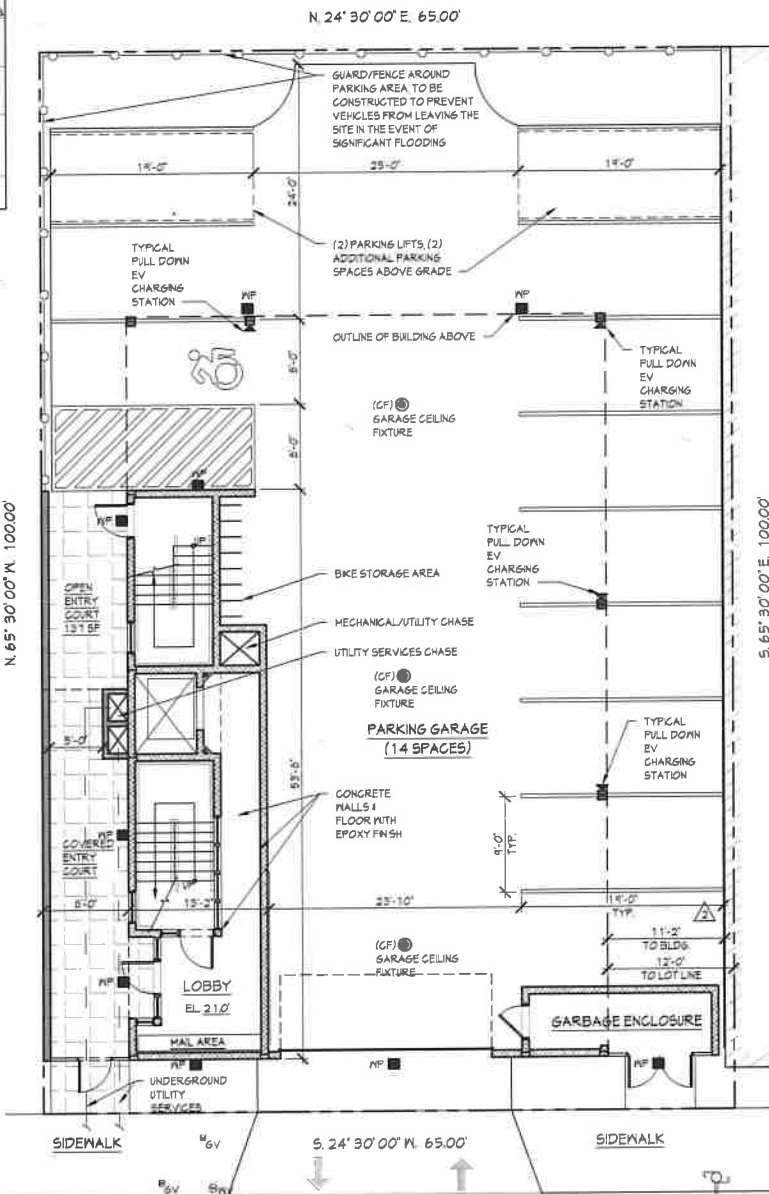
31 Mamaroneck Avenue
White Plains, New York 10601
914-761-6006 (F) 914-761-4919

John P. Sullivan, F.A.S. - Lic. # 011185 Registered through 9/30/24

NOTE 1: THE VARIANCES FOR MINIMUM LESSER SIDE YARD & MINIMUM (2) SIDE YARDS COMBINED, ARE A RESULT OF THE EMERGENCY HOLDING PLATFORM ON THE SOUTH SIDE OF THE BUILDING. THE PLATFORM EXTENDS INTO THE SIDE YARD WHILE THE FACE OF THE BUILDING CONFORMS WITH THE LESSER SIDE YARD OF 0 FEET & THE COMBINED YARDS OF 10 FEET.

NOTE 2: THE VARIANCE FOR MAXIMUM NUMBER OF STORIES IS A RESULT OF RELOCATING THE UTILITY & MECHANICAL EQUIPMENT TO THE TOP-MOST LEVEL. TO OFFSET THE COST OF CONSTRUCTION, BY HAVING TO EXTEND THE STAIR & ELEVATOR SERVICE TO THIS LEVEL, AN ADDITIONAL DWELLING UNIT HAS BEEN ADDED, WHICH ALSO IMPROVES THE BUILDING'S FRONT/STREET ELEVATION.

NOTE 3: THE VARIANCE FOR MAXIMUM BUILDING COVERAGE IS REQUIRED AS A RESULT OF THE ADJACENT BUILDING'S ENCROACHMENT ON TO THIS LOT BY APPROXIMATELY 10 INCHES, RESULTING IN AN ADDITIONAL 82 SQUARE FEET (APPROXIMATELY) OF COVERAGE ON THIS LOT. THE VARIANCE FOR MAXIMUM FLOOR AREA RATIO HAS ALSO BEEN IMPACTED BY THE ADDITIONAL 82 SQUARE FEET OF COVERAGE.



3 GROUND SITE / FLOOR PLAN

1/8" = 1'-0"

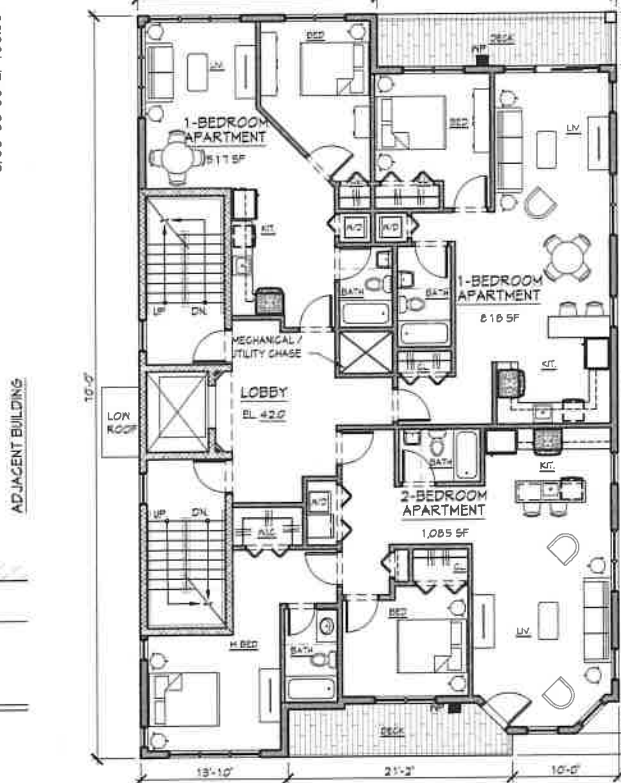
ADJACENT BUILDING

5 THIRD & FOURTH FLOOR PLANS

1/8" = 1'-0"

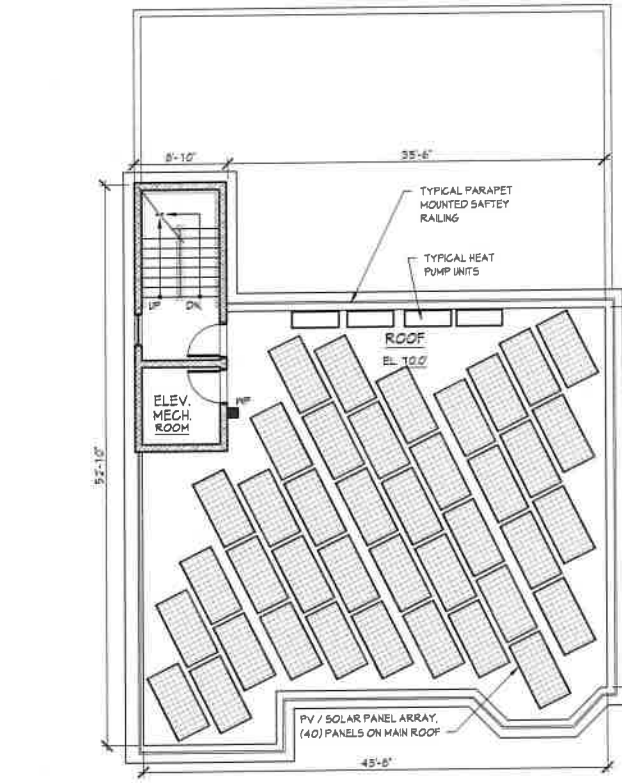
4 SECOND FLOOR PLAN

1/8" = 1'-0"



6 FIFTH FLOOR & TERRACE PLAN

1/8" = 1'-0"



7 ROOF PLAN

1/8" = 1'-0"



Date Issue
04.20.2022 - REV. PLANNING BOARD SUBMISSION
01.21.2022 - REV. PLANNING BOARD SUBMISSION
08.16.2022 - ZBA SUBMISSION
04.14.2022 - REVISED ZBA SUBMISSION
10.25.2022 - REVISED ZBA SUBMISSION

Project No.
202073
Date
12.16.2020
Drawing By
gs
Scale
AS NOTED



Drawing Title

PROPOSED SITE PLAN,
FLOOR PLANS,
& ZONING CHART

Drawing No.

SP1.0



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



STRAIGHT ON VIEW



LOOKING UP AT FIXTURE

COOPER - INVUE - CLEAR CURVE - LED WALL PACK FIXTURE - TAA-CCN-VA1 (2600 LUMENS) SA1-7-130X10CRI-3000K-U-T2-DP (PLATINUM FINISH)

5 WALL PACK (WP) LIGHT FIXTURE
NO SCALE



COOPER TT TOPTIER - LED GARAGE CEILING FIXTURE - TAA-TT-D5X10,000 (LUMENS)-135X10CRI-3500K-U-T2-MG-THB-DP (PLATINUM FINISH)

6 GARAGE CEILING MOUNTED (CF) LIGHT FIXTURE
NO SCALE

1 STO POWERMALL STUCCO - LIMESTONE FINISH - 1140B PEARL GREY

2 STO POWERMALL STUCCO - LIMESTONE FINISH - 9523T CLOUD

7 STO COLORS
NO SCALE



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

ELEVATION MATERIAL SCHEDULE

- 1 STO POWERMALL STUCCO - LIMESTONE FINISH - 1140B PEARL GREY
N/V GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
- 2 STO POWERMALL STUCCO - LIMESTONE FINISH - 9523T CLOUD
N/V GROOVE SCORE LINES AS SHOWN AND EXP JOINTS AT FLOOR LINES
- 3 THIN BRICK VENEER ON CONCRETE OR CMU SUB BASE
- 4 CONTINUOUS ALUMINUM COPING FLASHING (4" EXPOSURE) GREY FINISH
- 5 MARVIN 'ELEVATE' DOUBLE-HUNG WINDOW (OR EQUAL)
- 6 ALUM TUBE SAFETY RAILING - PARAPET MOUNTED
- 7 CABLE RAIL DECK RAILING SYSTEM - VERNAL (OR EQUAL) SIGNATURE SYSTEM - STAINLESS STEEL
- 8 TREX TRANSCEND DECKING - COLOR - GRAVEL PATH
- 9 WHITE AZEK TRIM - PAINTED TO MATCH STUCCO FINISH
- 10 COILING SECURITY GATE
- 11 OPEN AIR ALUM SECURITY DOORS
- 12 INSULATED STEEL DOOR
- 13 EXTERIOR WALL MOUNTED LED LIGHT FIXTURE - DOWNWARD LIGHTING 3000K COLOR INDEX



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



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