

Modifications to 595 The Parkway

595 The Parkway, Mamaroneck, NY 10543

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EXISTING AND PROPOSED COVERAGE TABLE			
	EXISTING COVERAGE	PROPOSED COVERAGE	NET INCREASE OR DECREASE
COVERAGE TOTAL	4,891 sf	4,831 sf	-60 sf
COVERAGE BREAKDOWN	BUILDINGS	2,432 sf	3,705 sf
	DECKS & PATIOS *	1,840 sf *	N/A
	FLAGSTONE PATHS	N/A	508 sf
	DRIVEWAY	619 sf	619 sf
* WHEREAS EXISTING TO-BE-REMOVED DECK IS IMPERVIOUS WITH TIGHT JOINTS, THE PROPOSED DECK WILL BE CONSTRUCTED WITH GAPS BETWEEN BOARDS SO AS TO BE PERVIOUS.			

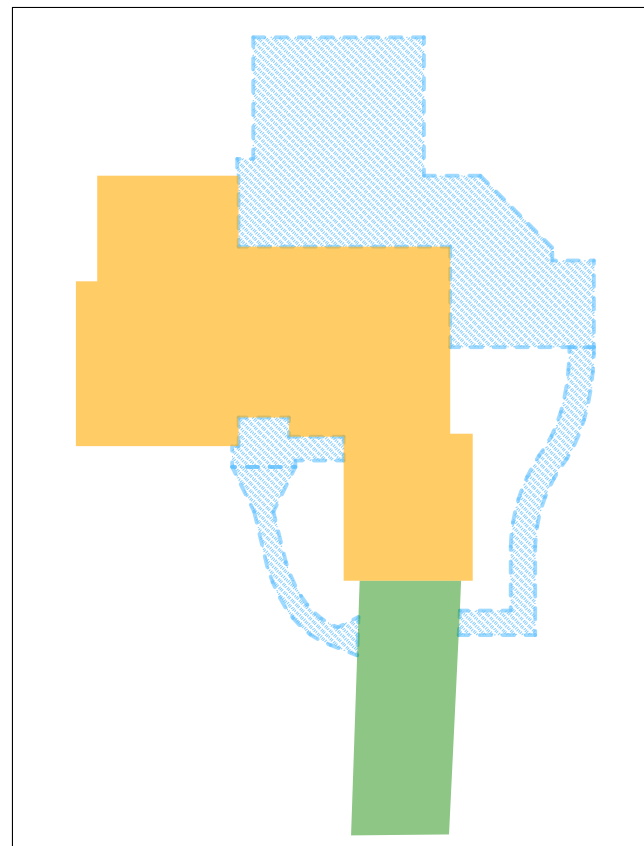
SITE PLAN COVERAGE LEGEND	
EXISTING SITE ELEMENTS	
	EXTG BUILDINGS TO REMAIN
	EXTG DECK, PATIO, STEPS TO BE REMOVED
	EXTG DRIVEWAY TO REMAIN
PROPOSED SITE ELEMENTS	
	PROP. BUILDING ADDITIONS
	PROP. FLAGSTONE PATHS

DRAWING INDEX

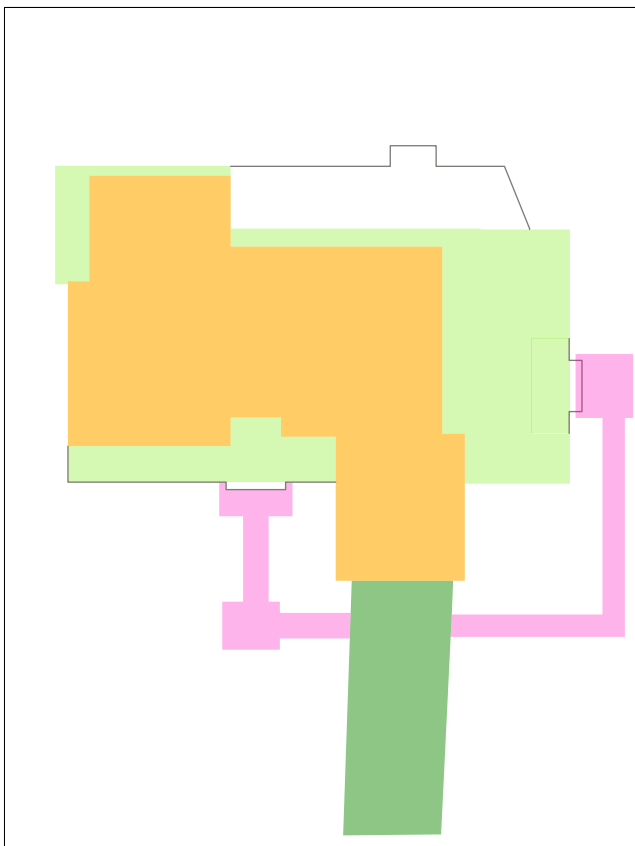
NO.	SHEET	ISSUE DATE	REV. DATE
A-000.00	Site Plan & Zoning Charts	3/9/21	
A-001.00	First Floor Demolition Plan	3/9/21	
A-101.00	First Floor Construction Plan	3/9/21	
A-501.00	Front and Right Exterior Elevations	3/9/21	
A-502.00	Rear and Left Exterior Elevations	3/9/21	
A-201.00	Bsmt Plan & Roof Plans	3/9/21	

NYS CODE COMPLIANCE

- This design is in compliance with requirements of 2018 Intl Energy Conservation Code, the 2020 New York State Supplement to the Energy Conservation Code, the 2018 Intl Residential Code, and the 2020 New York State Uniform Code Supplement.
- Contractor shall perform all work in accordance with applicable codes listed above.
- In the case of multiple codes applying to any area or component of the building, the stricter code shall apply.



EXISTING COVERAGE EXHIBIT
SCALE 1" = 30'-0"



PROPOSED COVERAGE EXHIBIT
SCALE 1" = 30'-0"

1 COVERAGE DIAGRAMS NTS

ZONING INFORMATION

595 The Parkway
Mamaroneck, NY 10543

Section 154.67
Block: 1 Lot: 55

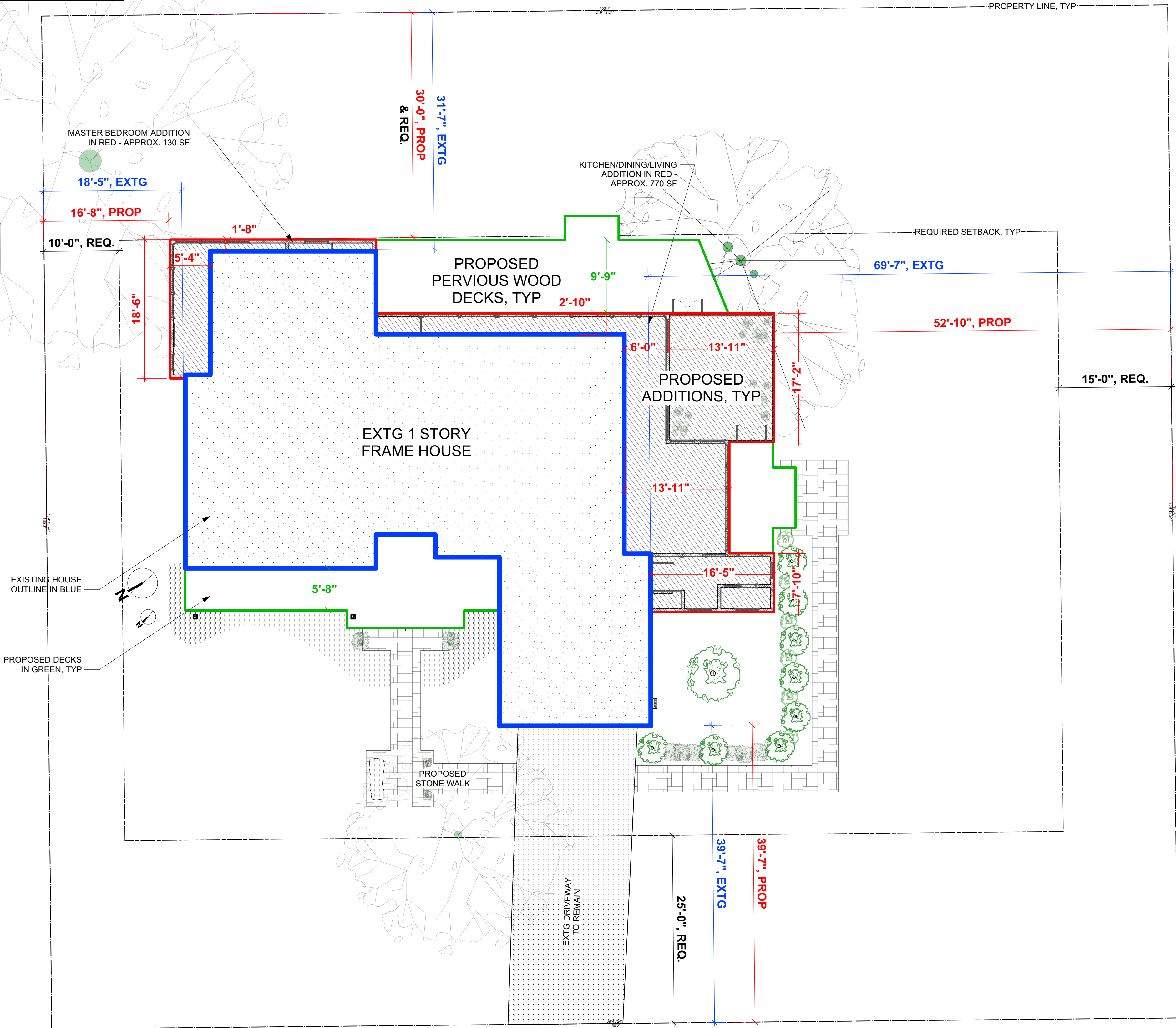
ZONING DISTRICT: R-10

GENERAL LOT DIMENSIONS	REQUIRED	EXISTING	PROPOSED
LOT AREA	10,000 SF MIN	20,250 SF	NO CHANGE
AVERAGE LOT WIDTH	100'0"	150'0"	NO CHANGE
MINIMUM LOT DEPTH	100'0"	135'0"	NO CHANGE
YARDS	REQUIRED	EXISTING	PROPOSED
FRONT	25'0"	39'7"	NO CHANGE
REAR	30'0"	31'7"	30'0"
LESSER SIDE	10'0"	18'5"	16'8"
COMBINED SIDES	25'0"	88'0"	69'6"
BUILDING HEIGHT	ALLOWED	EXISTING	PROPOSED
STORIES	2 1/2	1	NO CHANGE
FEET	35'0"	13'4"	14'2"
COVERAGE (WHOLE SITE)	ALLOWED	EXISTING	PROPOSED
BUILDING COVERAGE	7,087.5 SF	2,432 SF	3,705 SF (+1,273)
	35%	12.0%	18.3%
IMPERVIOUS COVERAGE (INCLUDING BUILDINGS)	NA	4,891 SF	4,831 SF (-60)
		24.2%	23.9%
FLOOR AREA RATIO	ALLOWED	EXISTING	PROPOSED
MIN. HABITABLE FLOOR AREA	1,400 SF	1,881 SF	2,762 SF (+881)
MAXIMUM F.A.R.	5,400 SF	2,432 SF	3,333 SF (+901)
	0.27	.12	.16
USE	ALLOWED	EXISTING	PROPOSED
	SINGLE FAMILY	SINGLE FAMILY	NO CHANGE
PARKING	REQUIRED	EXISTING	PROPOSED
	2 SPACES	2 SPACES	NO CHANGE

2 ZONING CHART NTS

SITE PLAN NOTES:

- SURVEY INFORMATION TAKEN FROM SURVEY DATED 6/5/19 BY ARISTOTLE BOURNAZOS, PC.
- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES OR SITE PROTECTIONS IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SITE CONDITIONS.
- FOR CALCULATIONS DETERMINING DESIGN OF STORMWATER ATTENUATION SYSTEM, REFER TO STORMWATER NARRATIVE FROM HUDSON ENGINEERING.
- TOTAL LIMIT OF DISTURBANCE: APPROX. 3,300 SF



3 PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

NO. REVISIONS DATE

NO. ISSUE DATE

1 Initial DOB Review 3/9/2021

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PROJECT:

Modifications to 595 The Parkway

DRAWING TITLE:

Site Plan and Zoning Charts

FILE NAME:

DRAWN BY: BDS

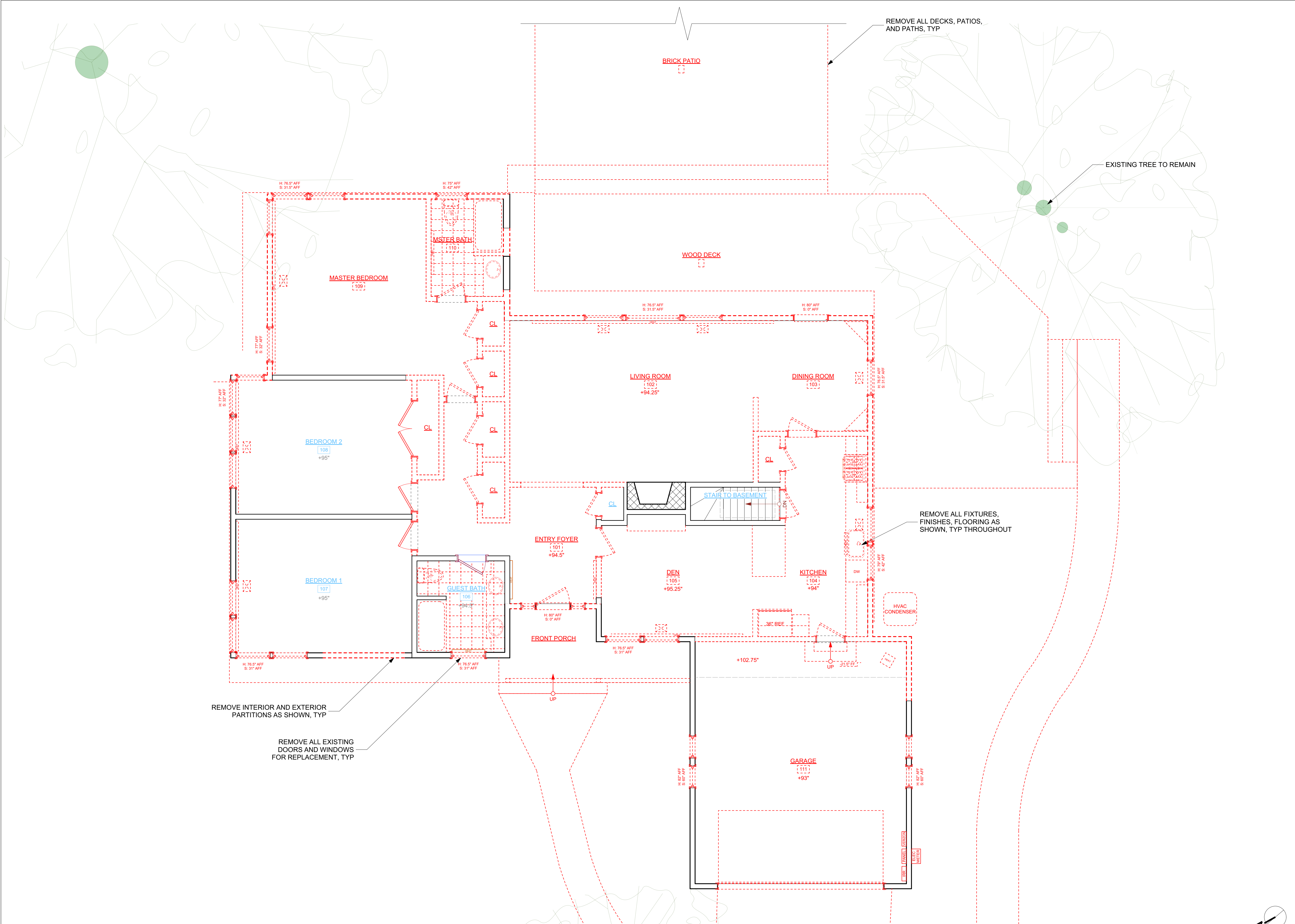
SCALE: AS NOTED

DATE: 3/9/21

PROJECT ID: 2034A

DRAWING NUMBER

A-000.00



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DEMOLITION PLAN LEGEND

- EXISTING STONE WALL TO REMAIN
- EXISTING MASONRY WALL TO REMAIN
- EXISTING EXTERIOR FRAME WALL TO REMAIN
- EXISTING INTERIOR FRAME WALL TO REMAIN
- UNKNOWN VERTICAL BUILDING ELEMENT
- EXISTING EXTERIOR WALL TO BE REMOVED
- EXISTING INTERIOR WALL TO BE REMOVED
- EXISTING OBJECT TO BE REMOVED

NOTE: ALL DEMOLITION TO BE APPROVED BY ARCHITECT IN FIELD PRIOR TO START OF WORK.

NO. REVISIONS DATE

NO. ISSUE DATE
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PROJECT:
Modifications to 595 The Parkway

DRAWING TITLE:
First Floor Demo Plan

FILE NAME:		DRAWING NUMBER A-001.00
DRAWN BY:	BDS	
SCALE:	AS NOTED	
DATE:	3/9/21	
PROJECT ID:	2034A	

CONSTRUCTION PLAN LEGEND

	EXISTING STONE WALL TO REMAIN
	EXISTING MASONRY WALL TO REMAIN
	EXISTING EXTERIOR FRAME WALL TO REMAIN
	EXISTING INTERIOR FRAME WALL TO REMAIN
	NEW MASONRY WALL
	NEW C.I.P. CONCRETE WALL
	NEW EXTERIOR FRAME WALL
	NEW INTERIOR FRAME WALL
	FRAME BEARING WALL
	FURRED/INSULATED WALL AS SPECIFIED
	OBJECTS ABOVE
	WINDOW / EXT. DOOR ID
	INTERIOR DOOR ID
	WALL TYPE ID
	BUILDING SECTION KEY

NO. REVISIONS DATE

NO. ISSUE DATE

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PROJECT:

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DRAWING TITLE:

First Floor Construction Plan

FILE NAME:

DRAWN BY: BDS

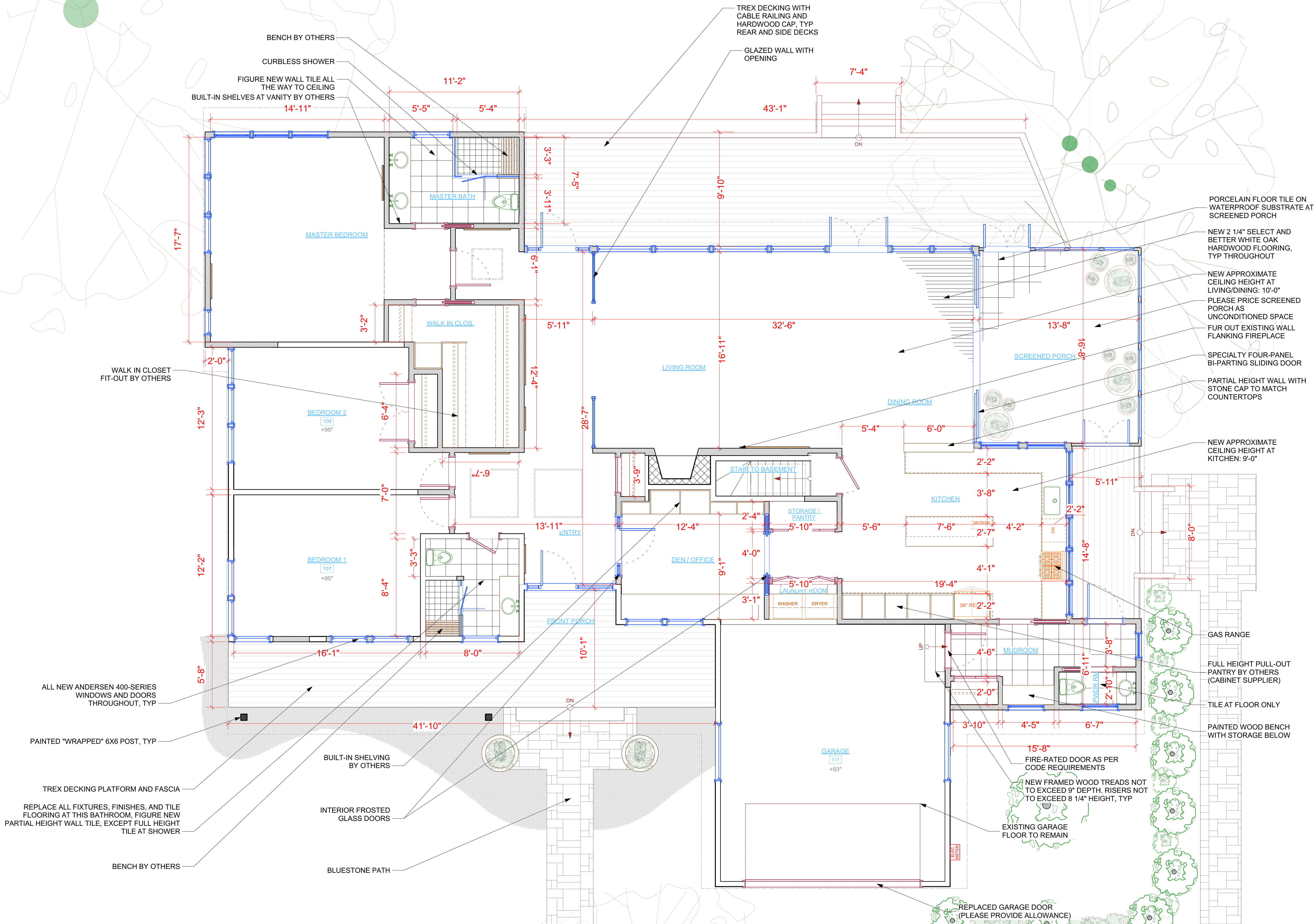
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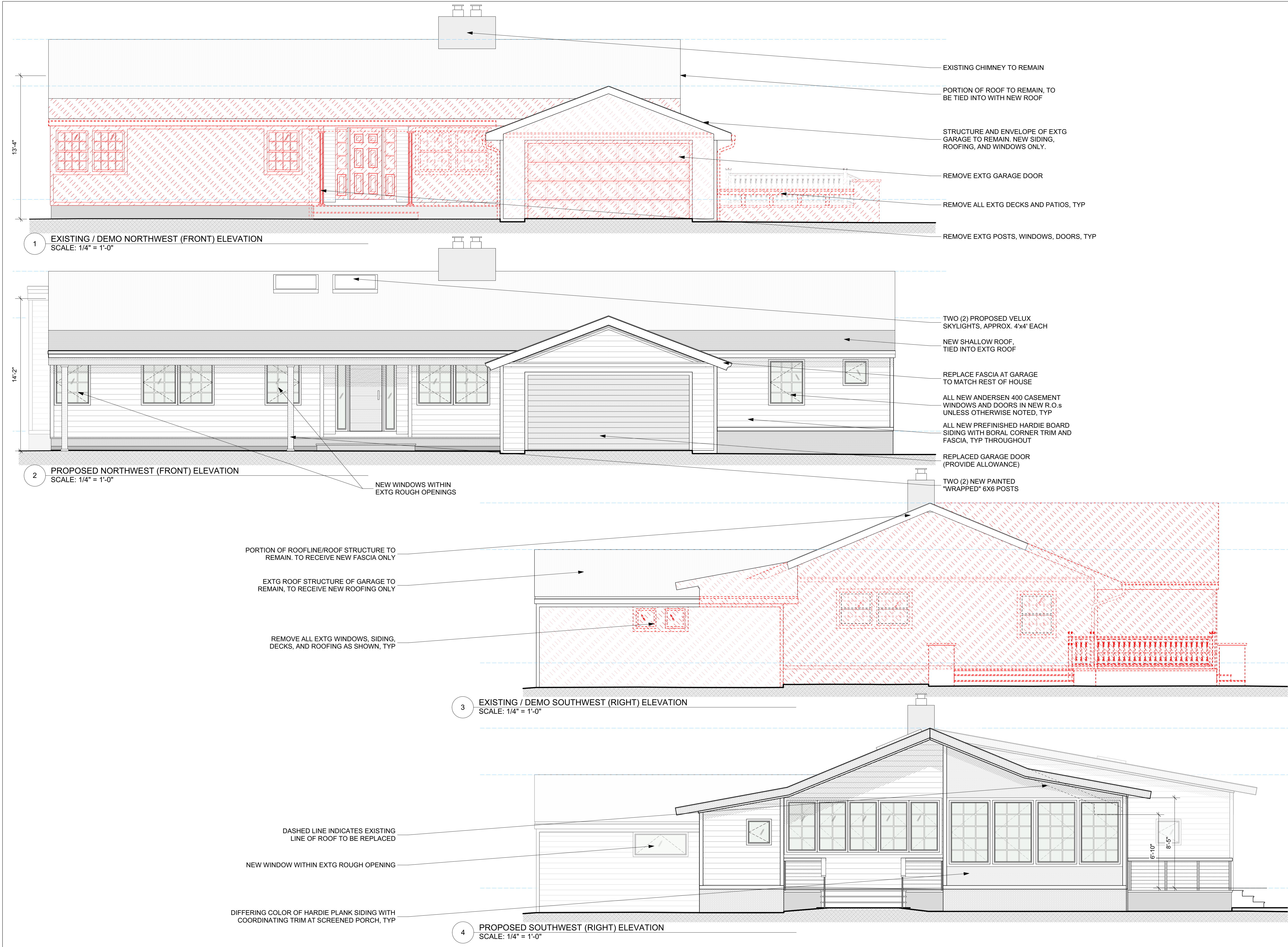
DATE: 3/9/21

PROJECT ID: 2034A

DRAWING NUMBER

A-101.00





NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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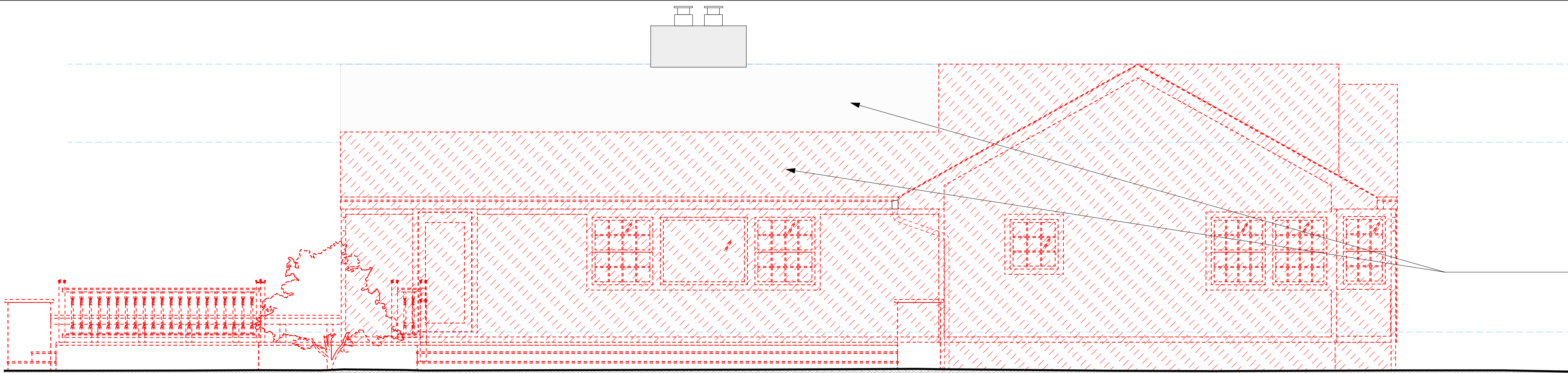
1	Initial DOB Review	3/9/2021
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PROJECT:
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DRAWING TITLE:
Front and Right Exterior Elevations

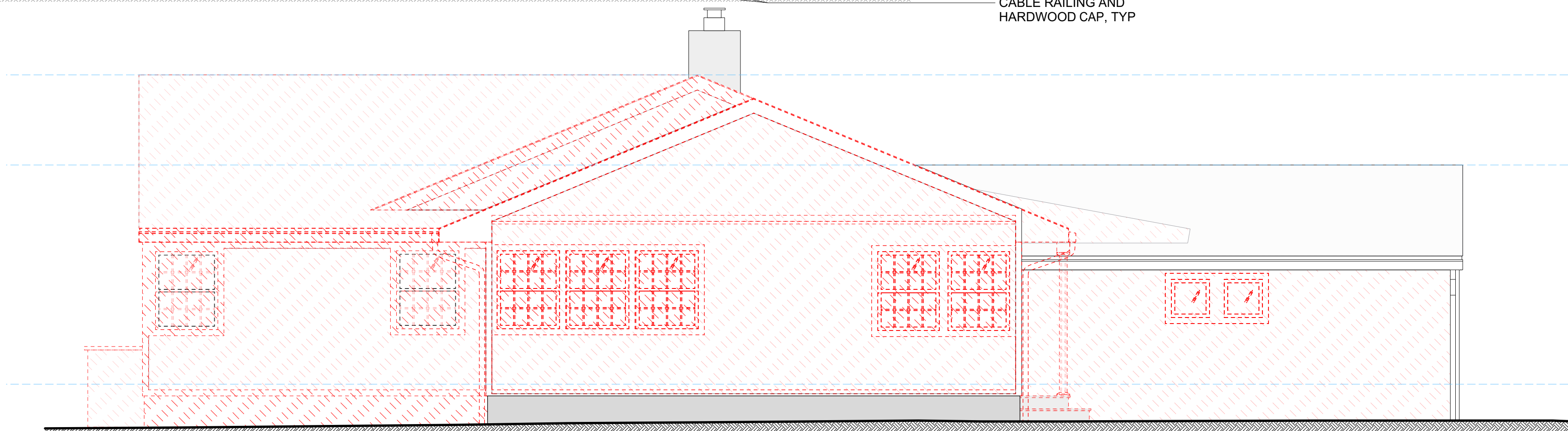
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DRAWN BY:	BDS	
SCALE:	1/4" = 1'-0"	
DATE:	3/9/21	
PROJECT ID:	2034A	



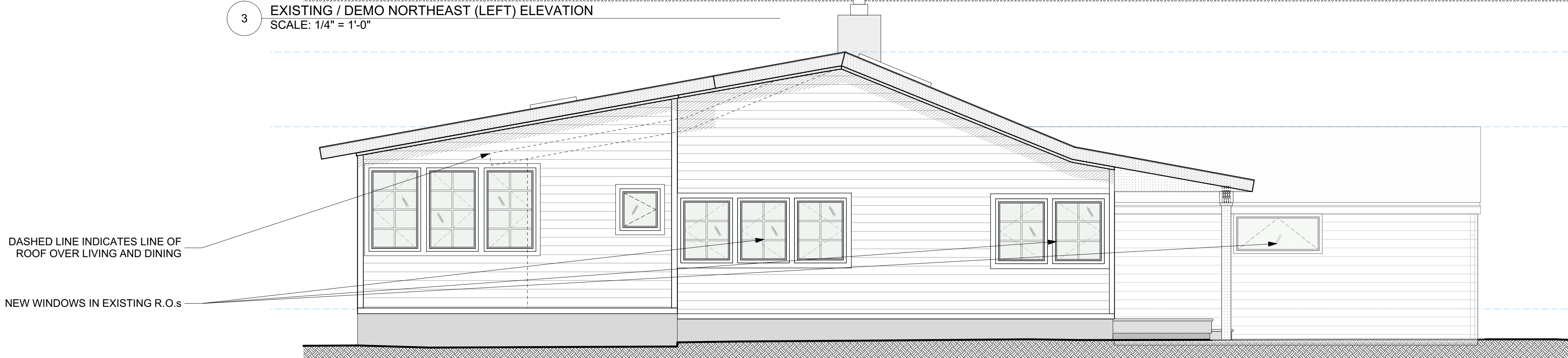
1 EXISTING / DEMO SOUTHEAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTHEAST (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING / DEMO NORTHEAST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED NORTHEAST (LEFT) ELEVATION
SCALE: 1/4" = 1'-0"

NO.	REVISIONS	DATE
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NO.	ISSUE	DATE
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PROJECT:

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DRAWING TITLE:

Rear and Left Exterior Elevations

FILE NAME:

DRAWN BY: BDS

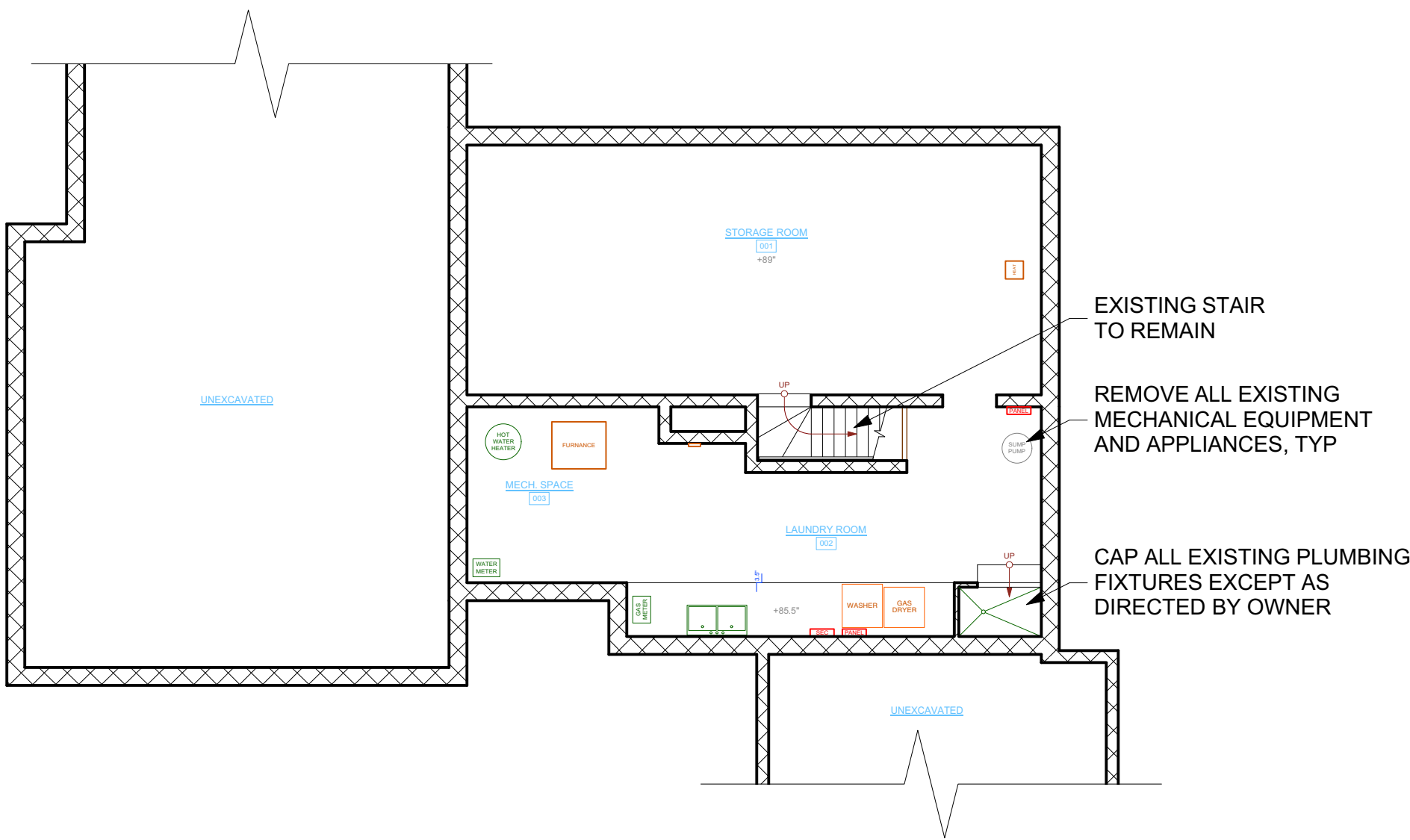
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DATE: 3/9/21

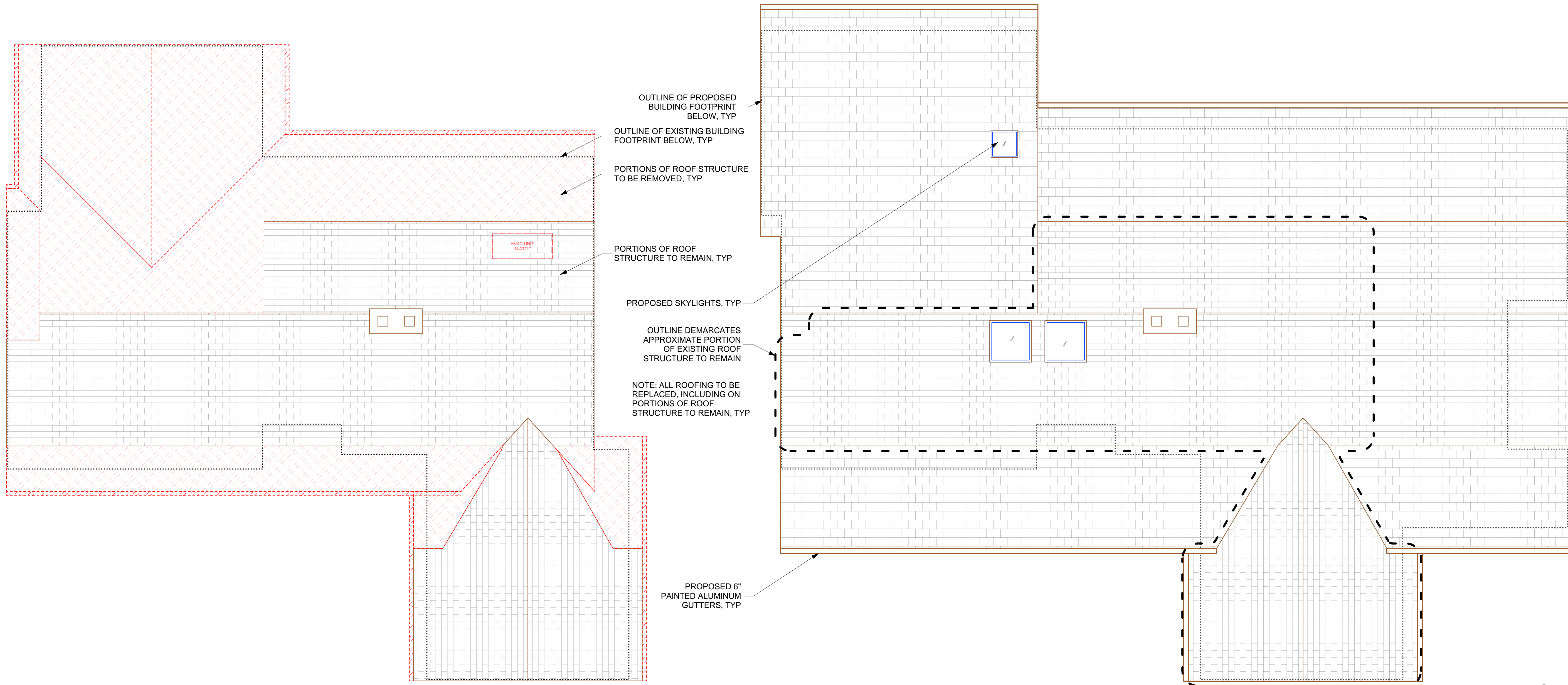
PROJECT ID: 2034A

DRAWING NUMBER

A-502.00



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



2 EXISTING / DEMOLITION ROOF PLAN
SCALE: 3/16" = 1'-0"

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

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DRAWING TITLE:

Bsmt Plan & Demo and Roof Plan

FILE NAME:

DRAWN BY: BDS

SCALE: AS NOTED

DATE: 3/9/21

PROJECT ID: 2034A

DRAWING NUMBER

A-201.00