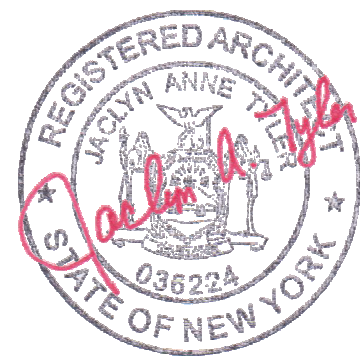
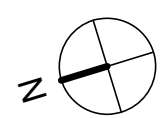
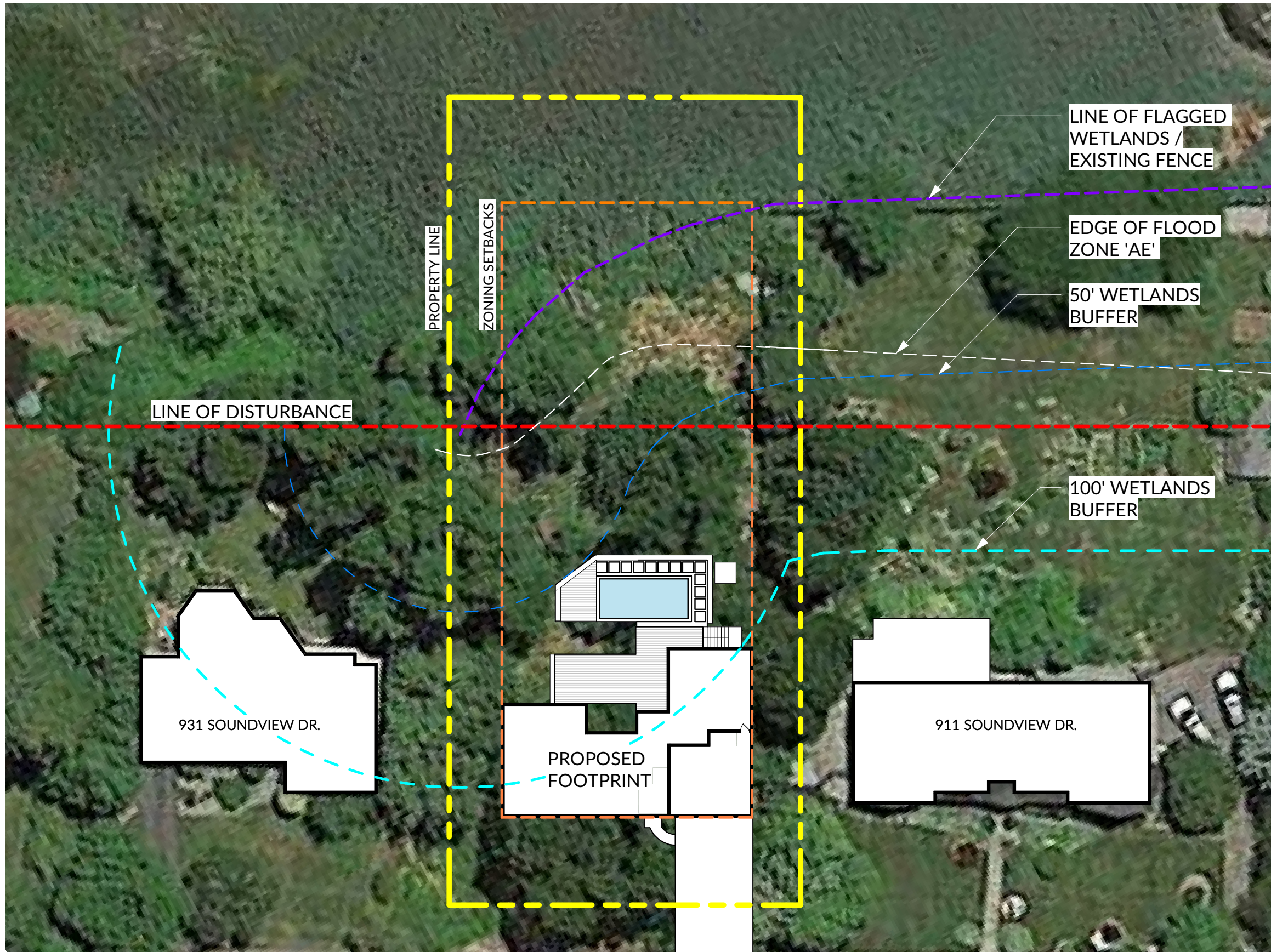


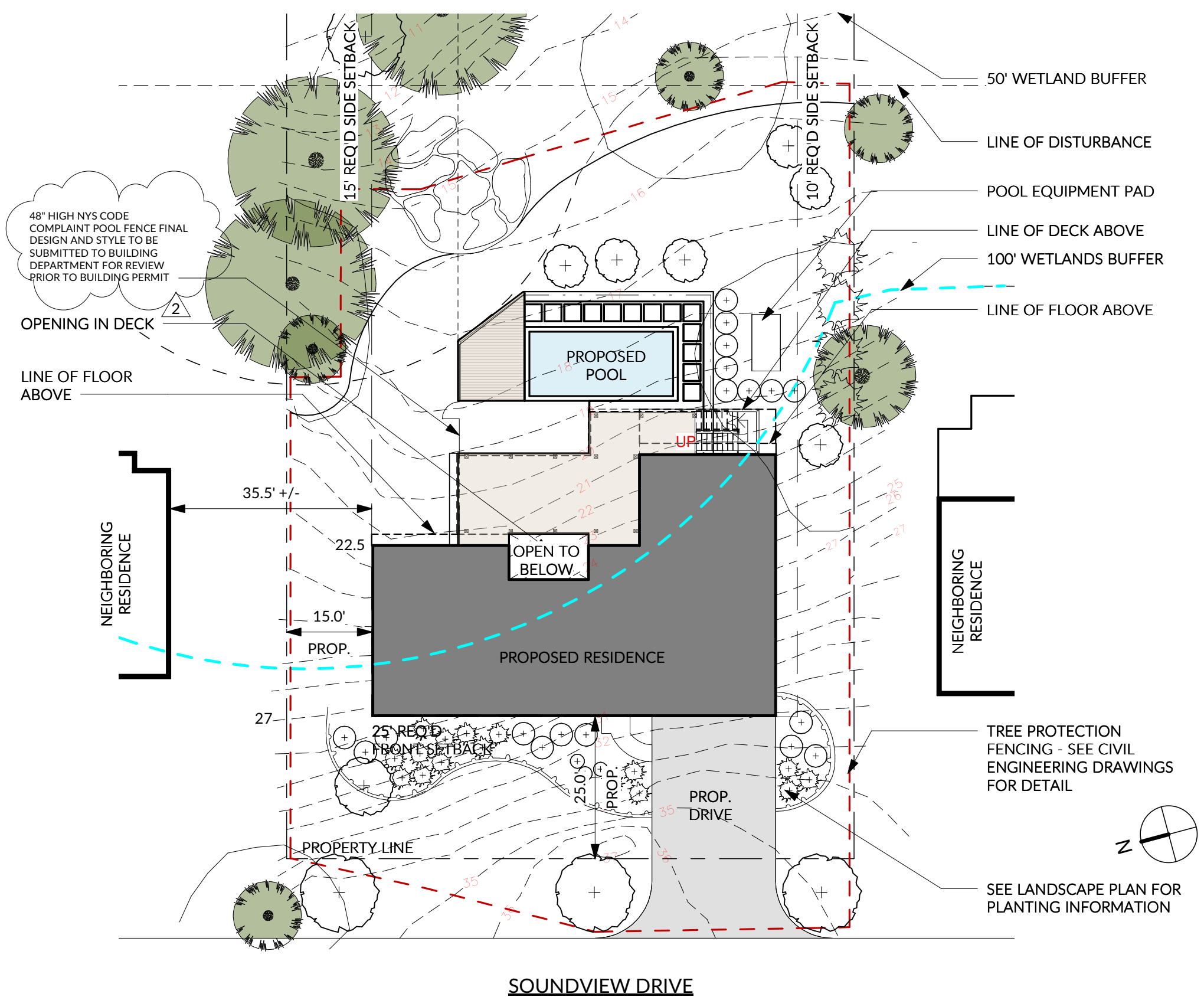
1	MARJORIE W. D'ARCANGELO	154.60-1-21
2	SUSAN SMITH BERENZWEIG	154.52-1-47
3	DAVID J & ELLEN G FREEMAN	154.52-1-46
4	DAVID J & ELLEN G FREEMAN	154.52-1-45
5	DAVID J & ELLEN G FREEMAN	154.52-1-43
6	NATURE CONSERVANCY - NY REGIONAL OFFICE	154.60-1-24
7	WESTCHESTER LAND TRUST INC.	155.45-1-45.4
8	TOWN OF RYE	154.60-1-25
9	WESTCHESTER LAND TRUST INC.	154.60-1-53
10	THIERY & CLARISE HASSE	154.60-1-22
11	ROBERT & EMMANUELLE CHU	154.60-1-23
12	PAUL & CHRISTAL LOFFREDO	154.60-1-19
13	ANND & FRANCO MUGGIA	154.60-1-20
14	GREENBERG IRREVOCABLE TRUST, CLAIRE K & PAUL GREENBERG	154.52-1-48
15	936 SOUNDVIEW FAMILY LTD	154.52-1-49
16	ERIC & NATALIE MODELL	154.52-1-56



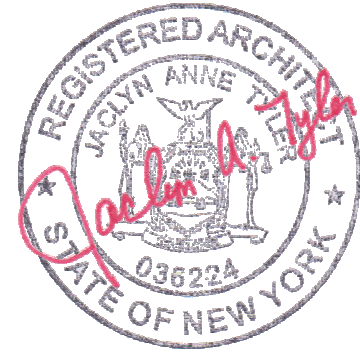




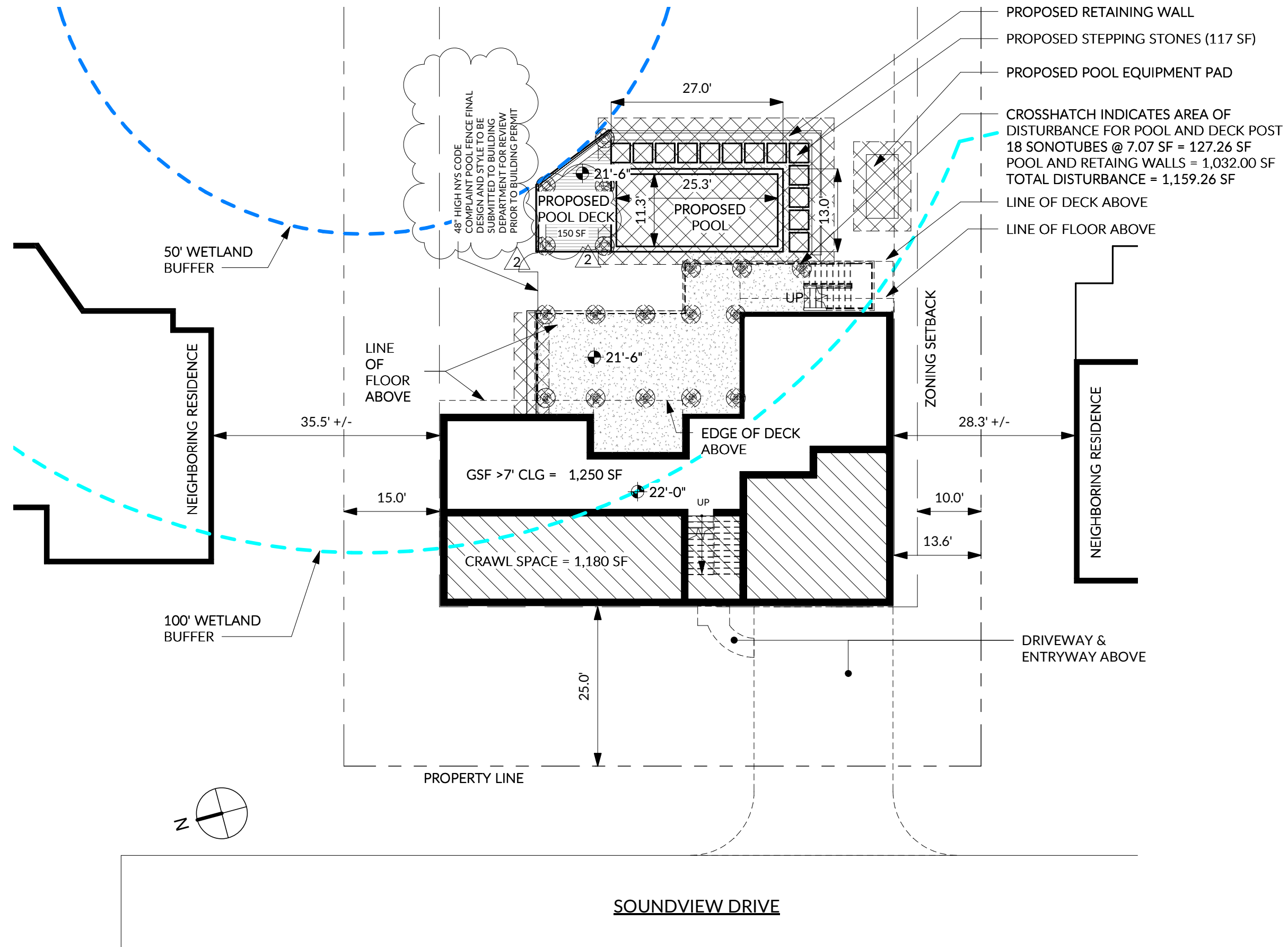




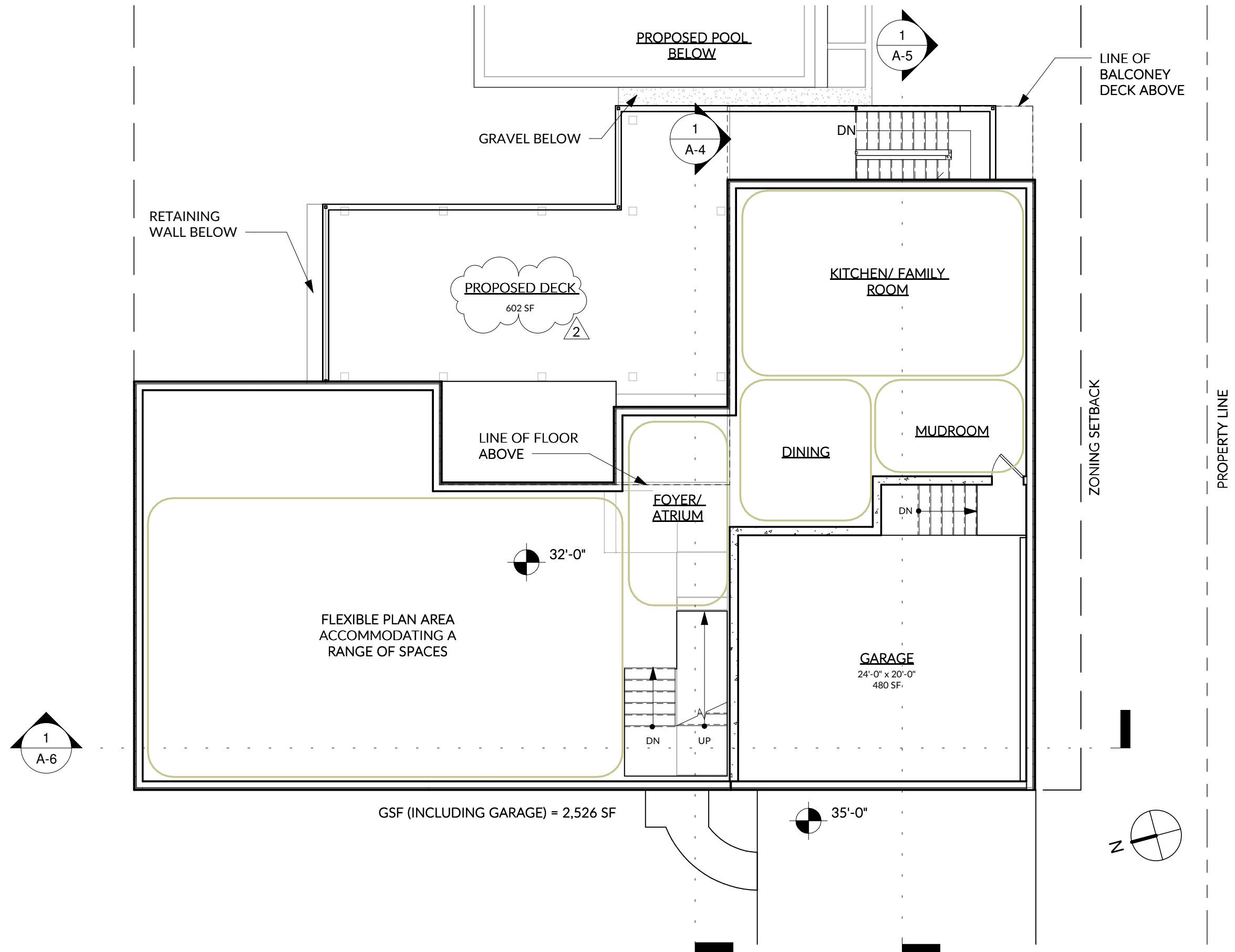
ZONING CHART			
ZONE: R-10 PARCEL #: 154.60-1-21			
CODE:	REQUIRED:	PROPOSED:	COMPLIES:
MINIMUM LOT AREA (SF)	10,000 SF	22,999 SF +/-	YES
MINIMUM LOT WIDTH & FRONTAGE	100 FT	100 FT	YES
MINIMUM LOT DEPTH (FEET)	100 FT	230 FT +/-	YES
MINIMUM HABITABLE FLOOR AREA (SF)	1,600 SF (2 STORY)	4,392 SF	YES
MAXIMUM HEIGHT  STORIES: FEET:	2.5 35	2.5 29.5 +/- (< 35)	YES YES
MINIMUM YARD (FEET)  FRONT: LESSER SIDE: TWO SIDES: REAR:	25 FT 10 FT 25 FT 30 FT	25.25 FT 13.92 FT 29 FT 158.6 FT	YES YES YES YES
MAXIMUM COVERAGE (ALL BUILDINGS)	35 %	10.5 %*	YES
OTHER REQUIREMENTS	NOTES 6,11	NOTES 6, 11	YES
MAXIMUM FLOOR AREA RATIO	0.270	0.266 +/-	YES
<div>6 For off-street parking and loading requirements, see Article VIII.</div> <div>11 Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.</div> <div>* COVERAGE CALCULATIONS INCLUDE: BUILDING 2430 SF UPPER DECK AND STAIRS: 715 SF LOWER DECK AND POOL: 520 SF TOTAL: 3665 SF</div>			



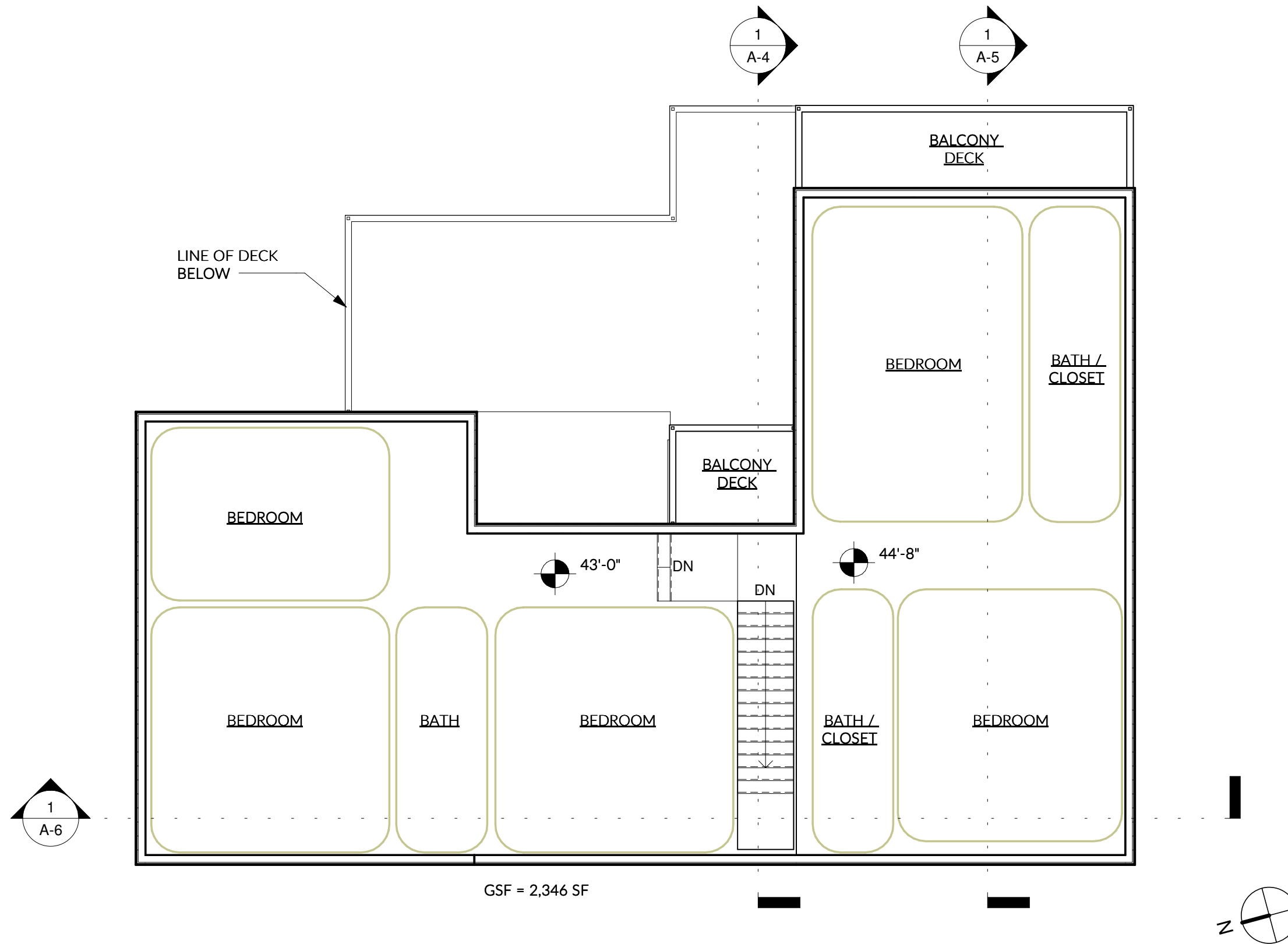
1 SITE PLAN  
1" = 20'-0"



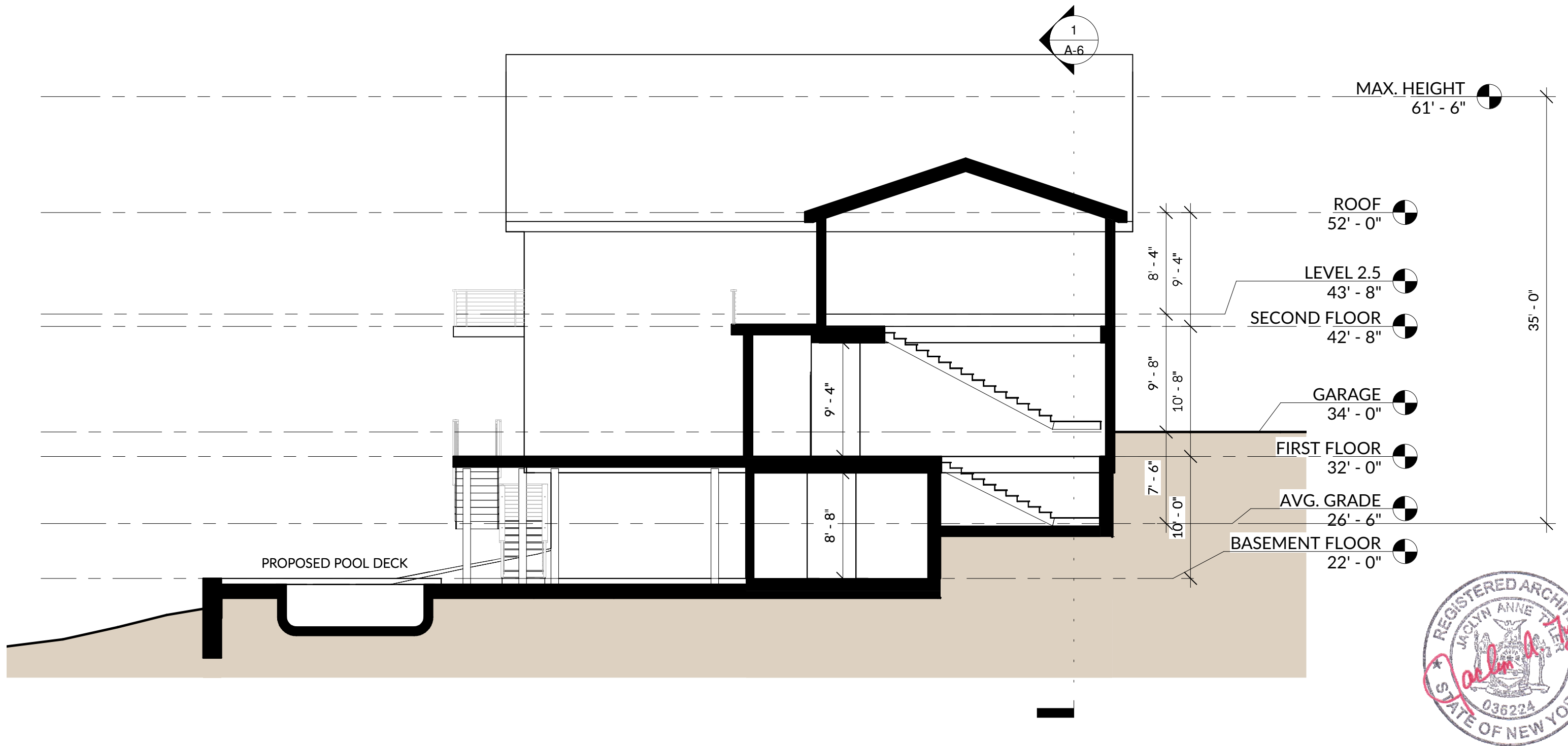




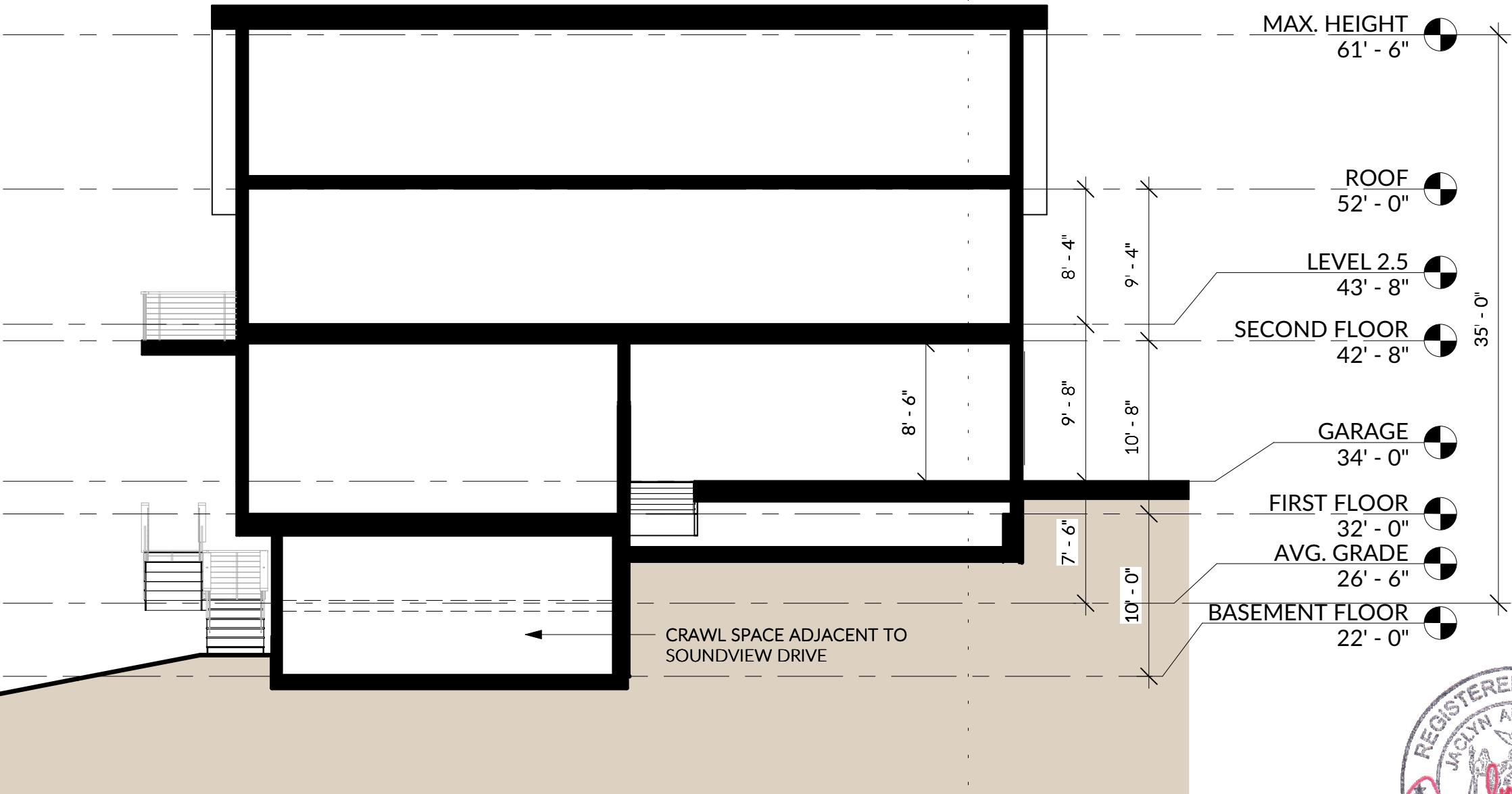
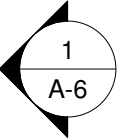




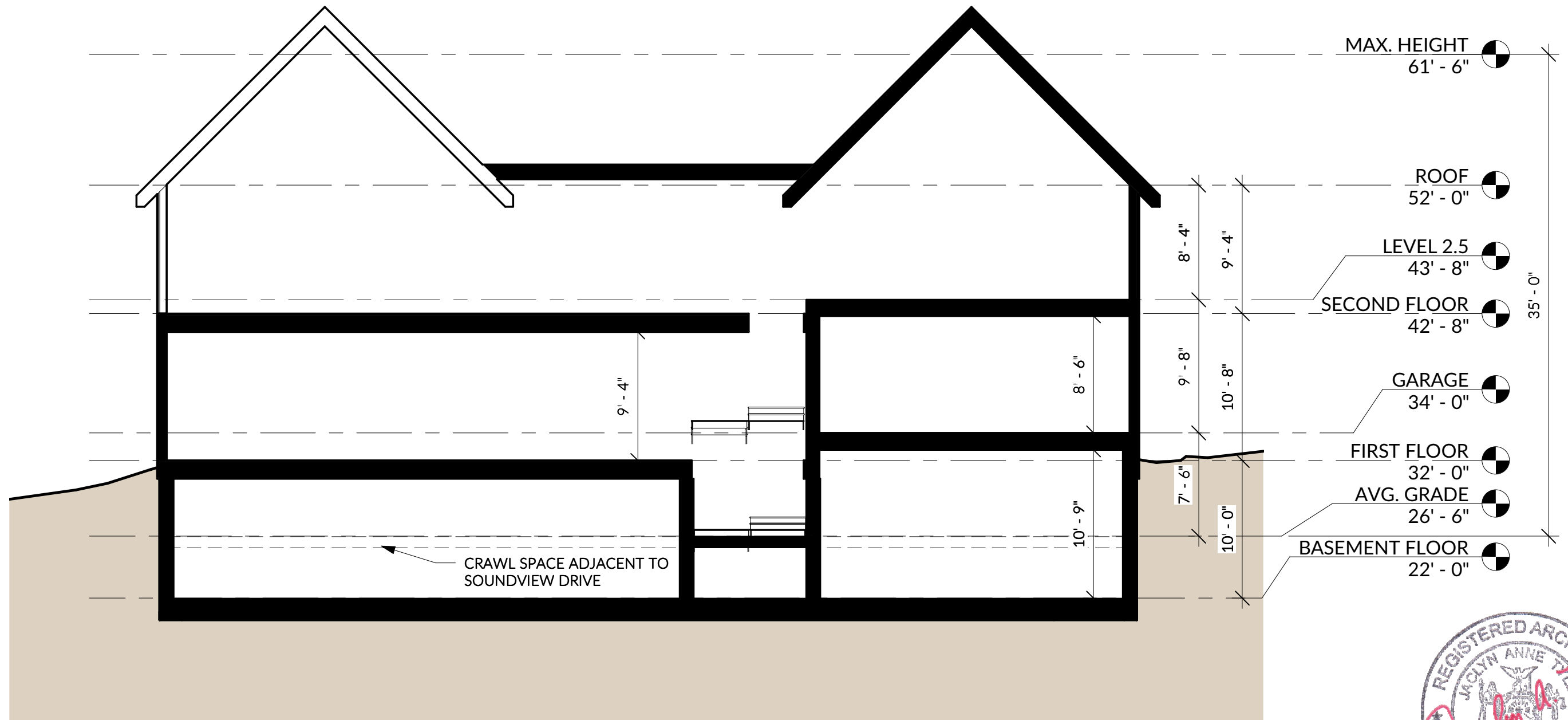




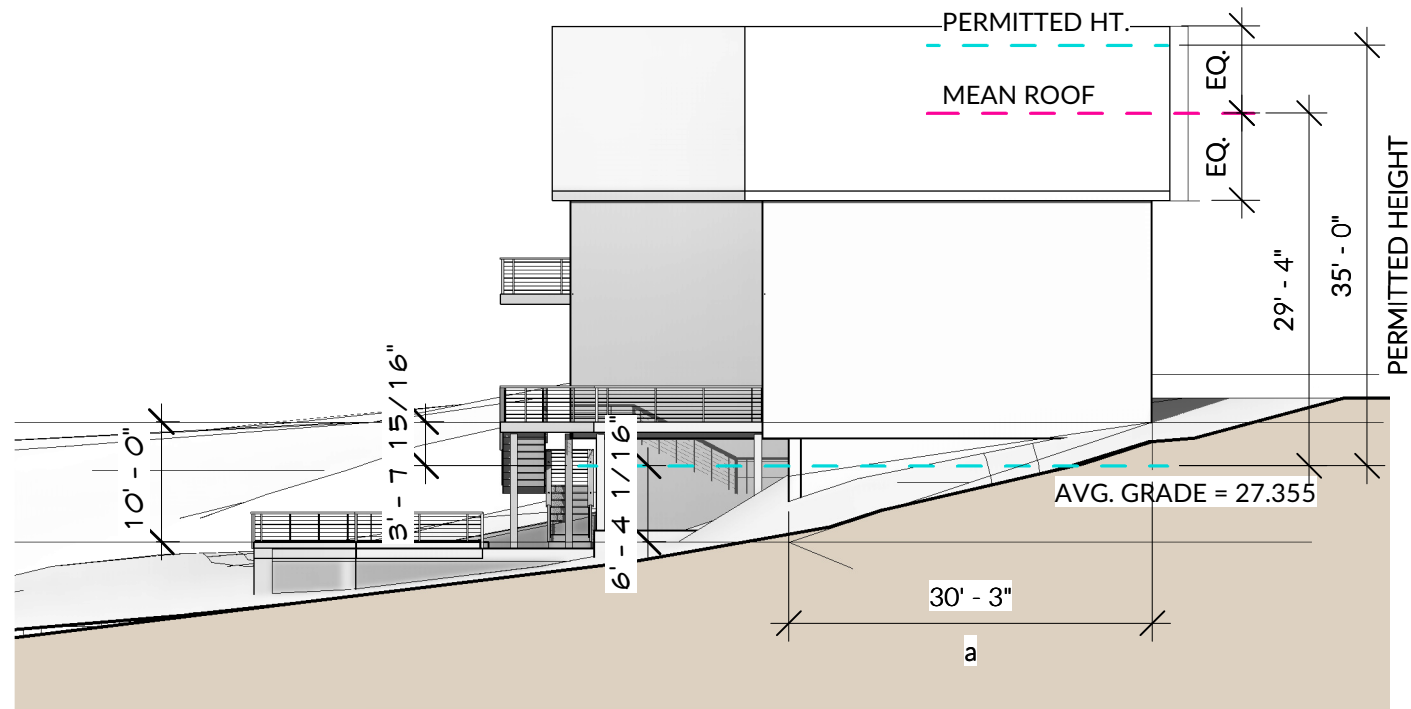




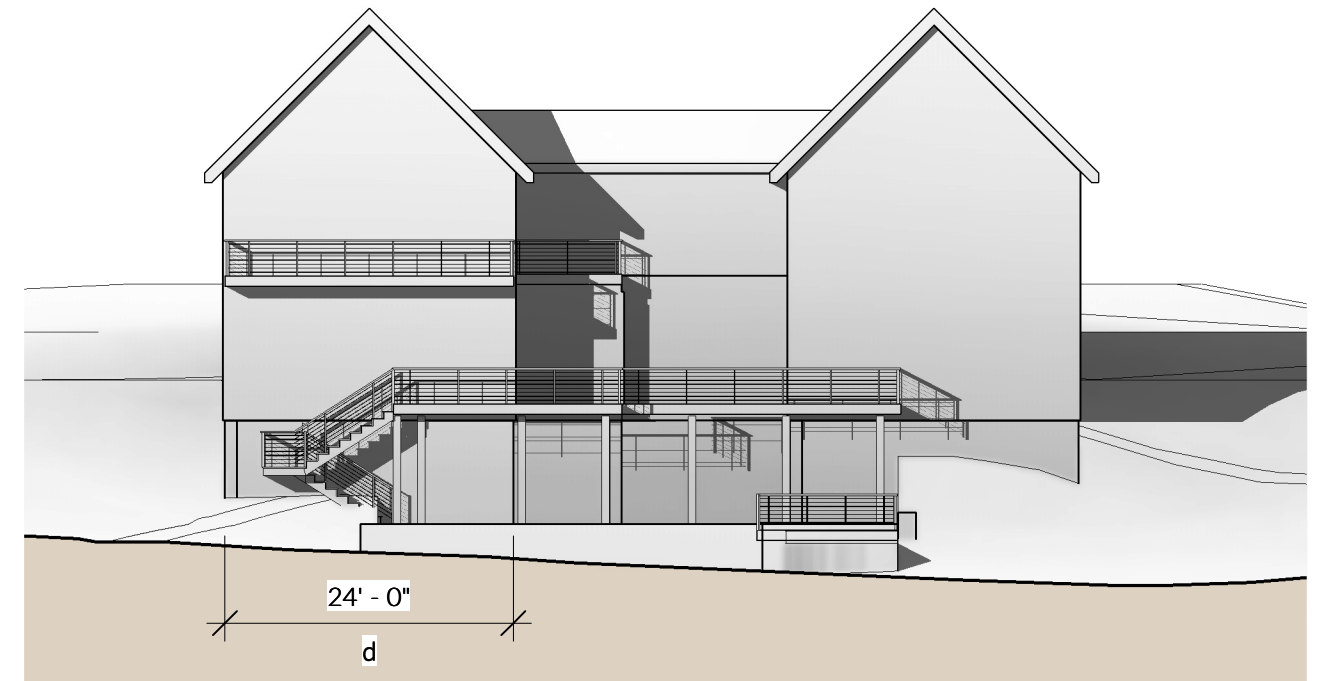




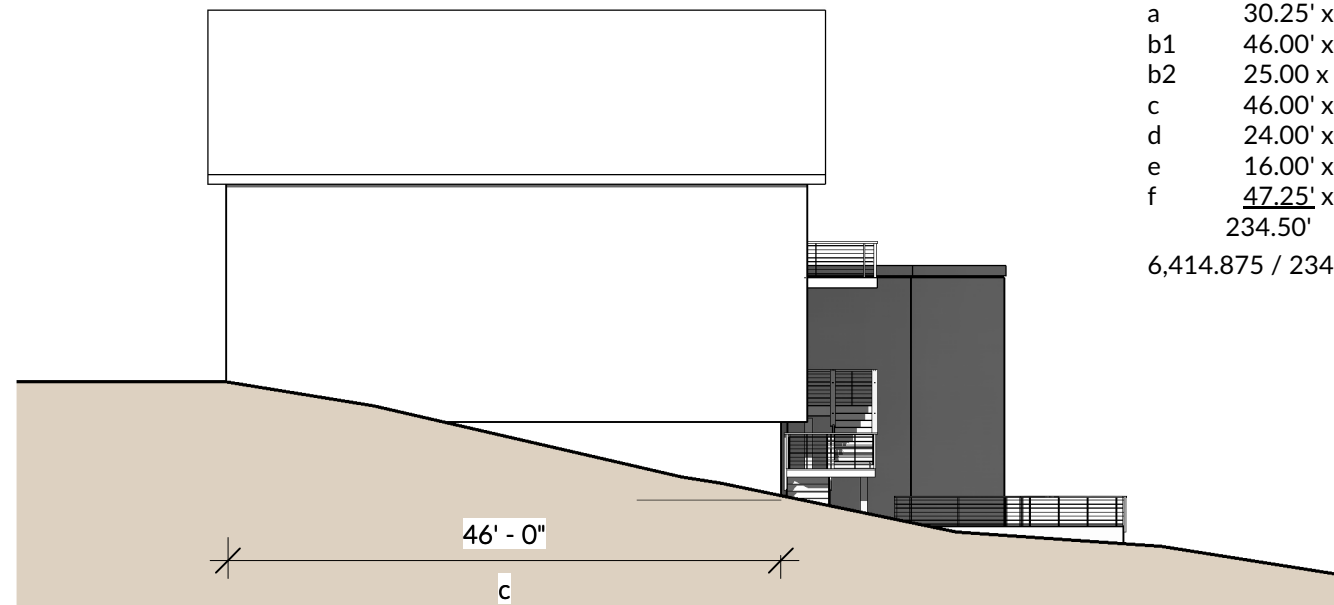




**1 NORTH ELEVATION**  
1/16" = 1'-0"



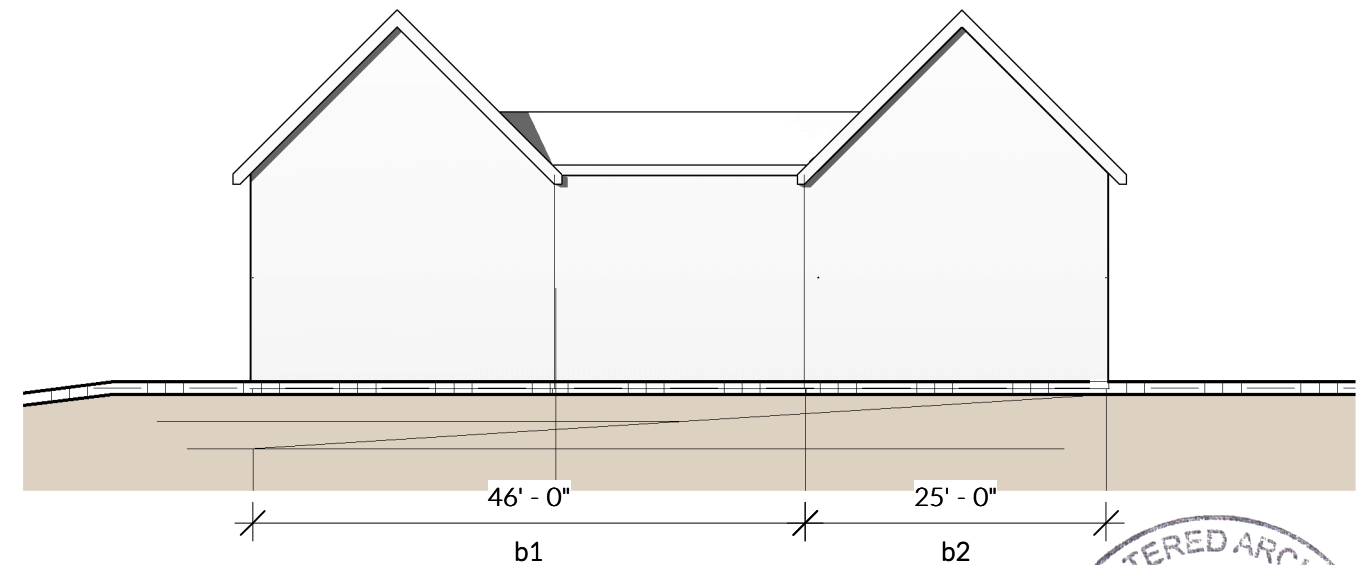
**2 EAST ELEVATION**  
1/16" = 1'-0"



**3 SOUTH ELEVATION**  
1/16" = 1'-0"

**AVERAGE GRADE CALCULATIONS:**

a	30.25' x 28.00' =	847.00
b1	46.00' x 32.00' =	1,472.00
b2	25.00' x 34.00' =	850.00
c	46.00' x 29.00' =	1,334.00
d	24.00' x 23.00' =	552.00
e	16.00' x 21.50' =	344.00
f	47.25' x 21.50' =	1,015.875
	234.50'	6,414.875
	$6,414.875 / 234.50' = 27.355$	

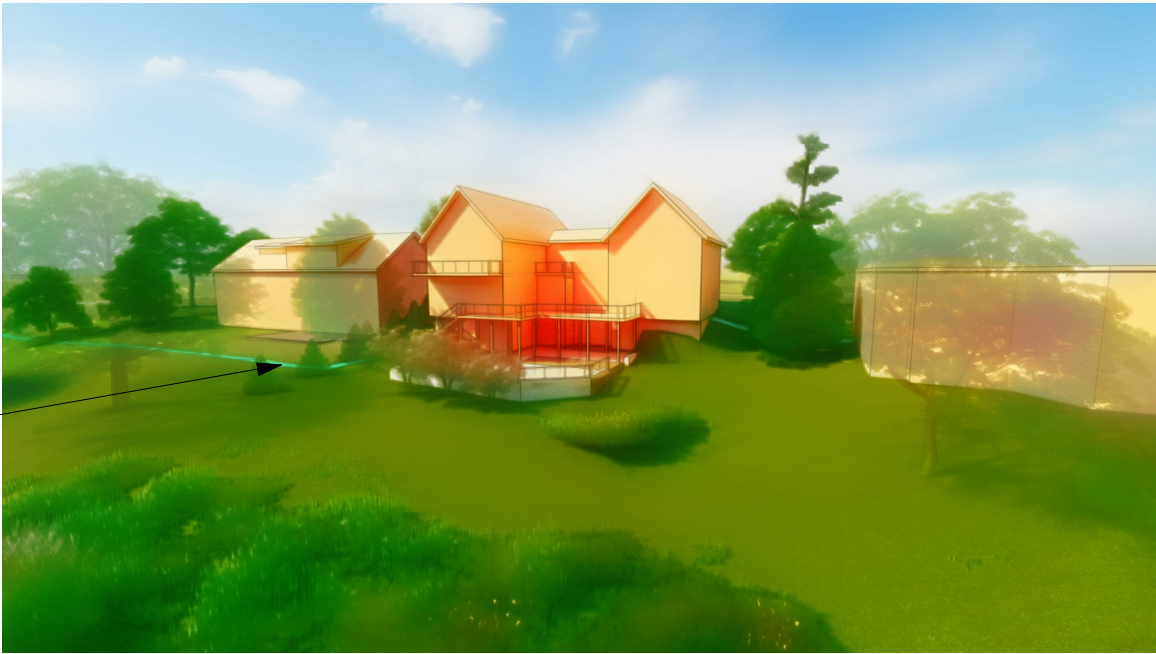


**4 WEST ELEVATION**  
1/16" = 1'-0"





100'  
WETLANDS  
BUFFER



**PROPOSED MASSING**



**EXISTING CONDITIONS**

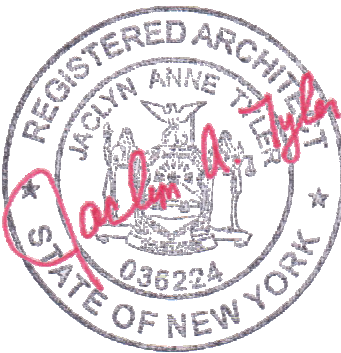


**PROPOSED CONDITIONS**

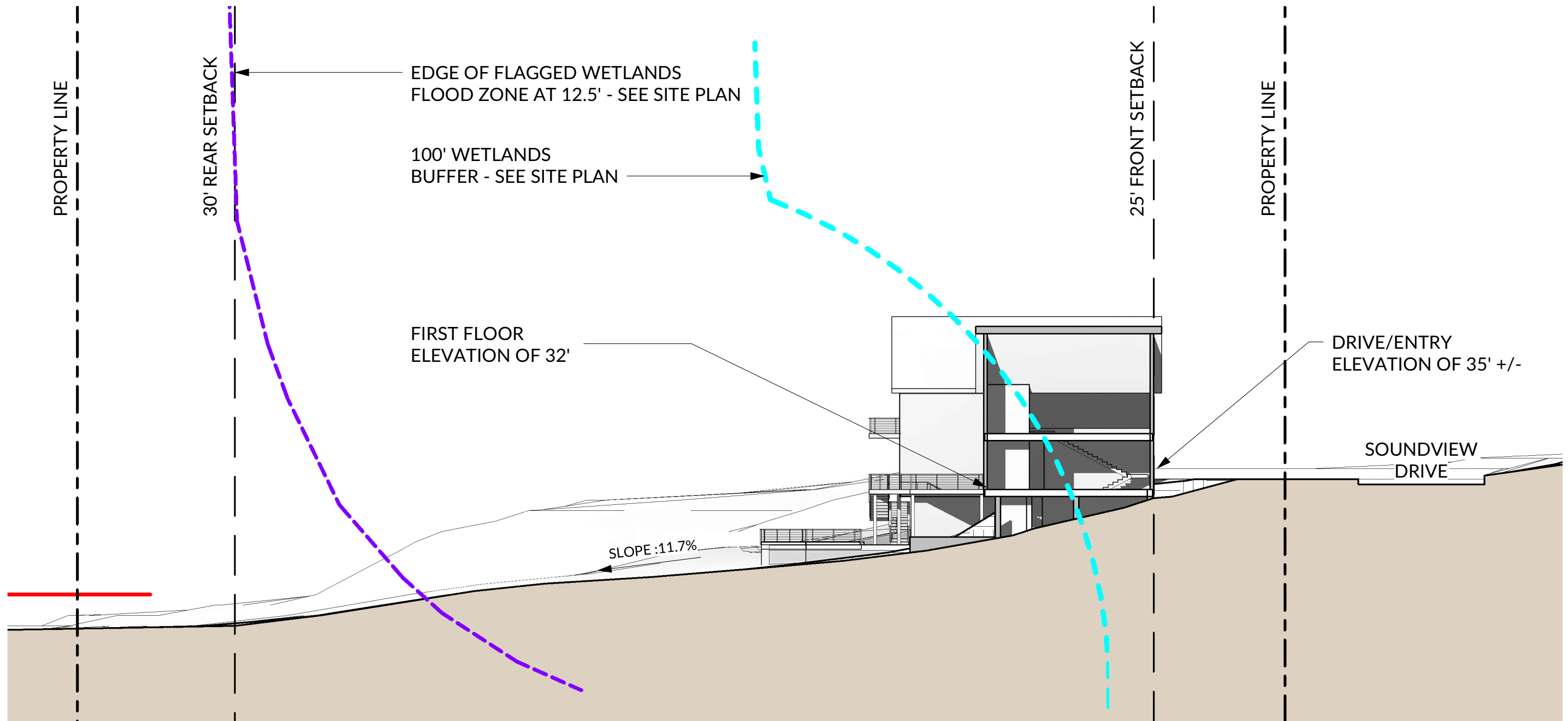
5



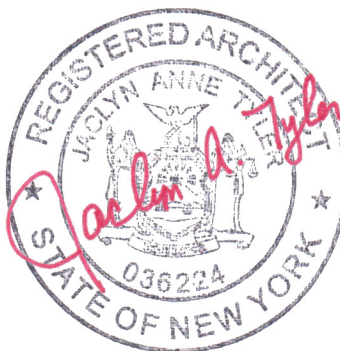




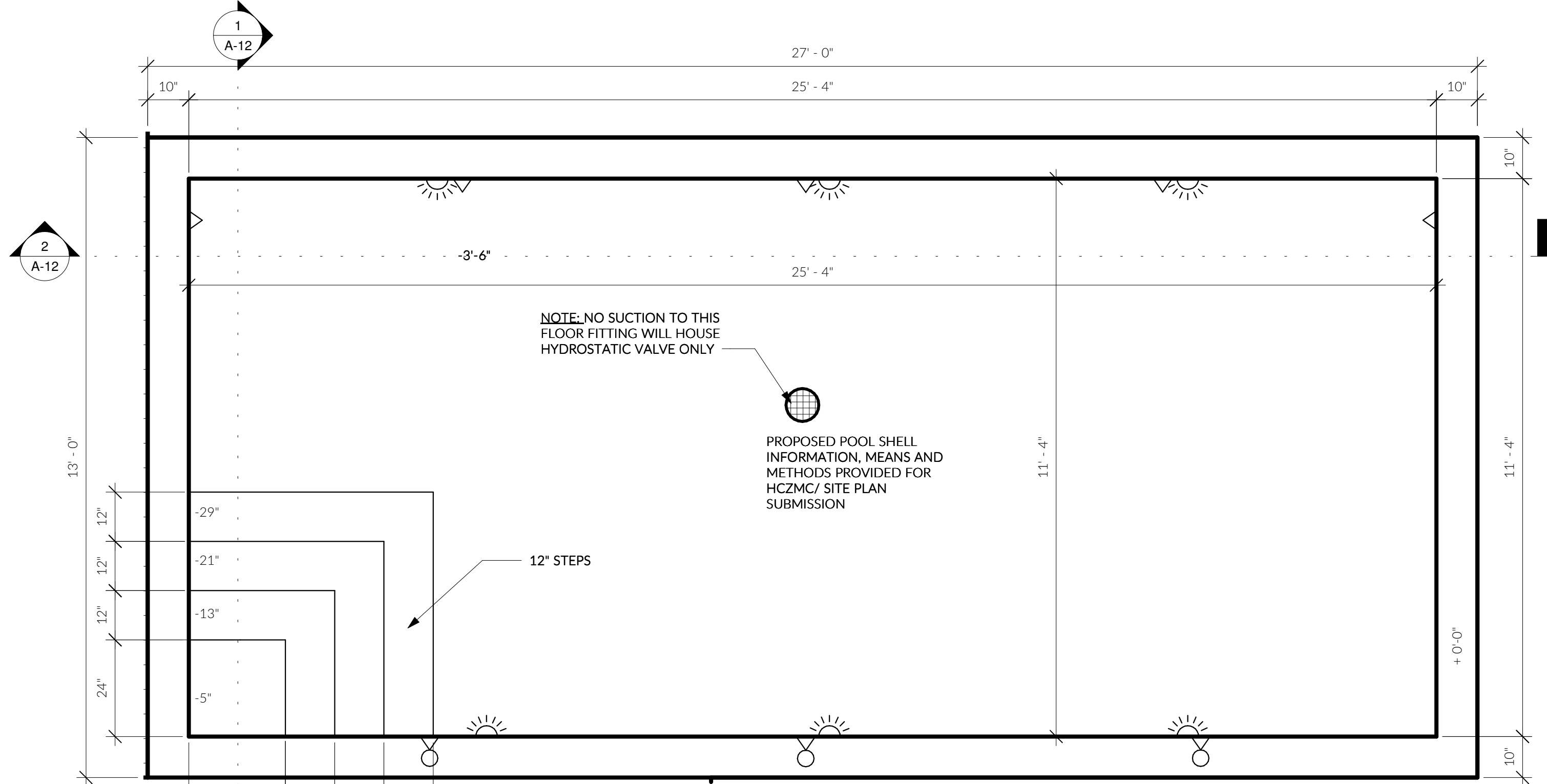




1 SITE SECTION  
1" = 20'-0"







**NOTE:** NO SUCTION TO THIS FLOOR FITTING WILL HOUSE HYDROSTATIC VALVE ONLY

PROPOSED POOL SHELL  
INFORMATION, MEANS AND  
METHODS PROVIDED FOR  
HCZMC/ SITE PLAN  
SUBMISSION

12" STEPS

**LEGEND**



UNBLOCABLE FLOOR  
SUCTION 'VGB' COMPLIANT



RETURN



FLOOR FITTING FOR  
HYDROTAT 'VGB'  
COMPLIANT

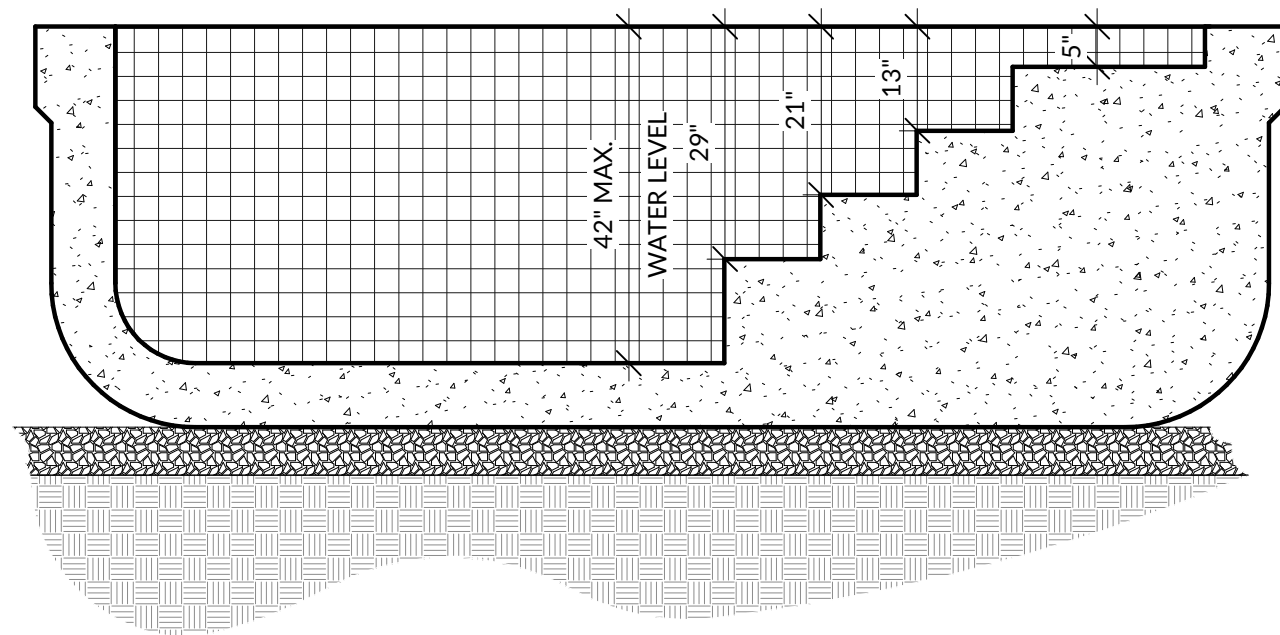


LIGHT, HI VOLTAGE

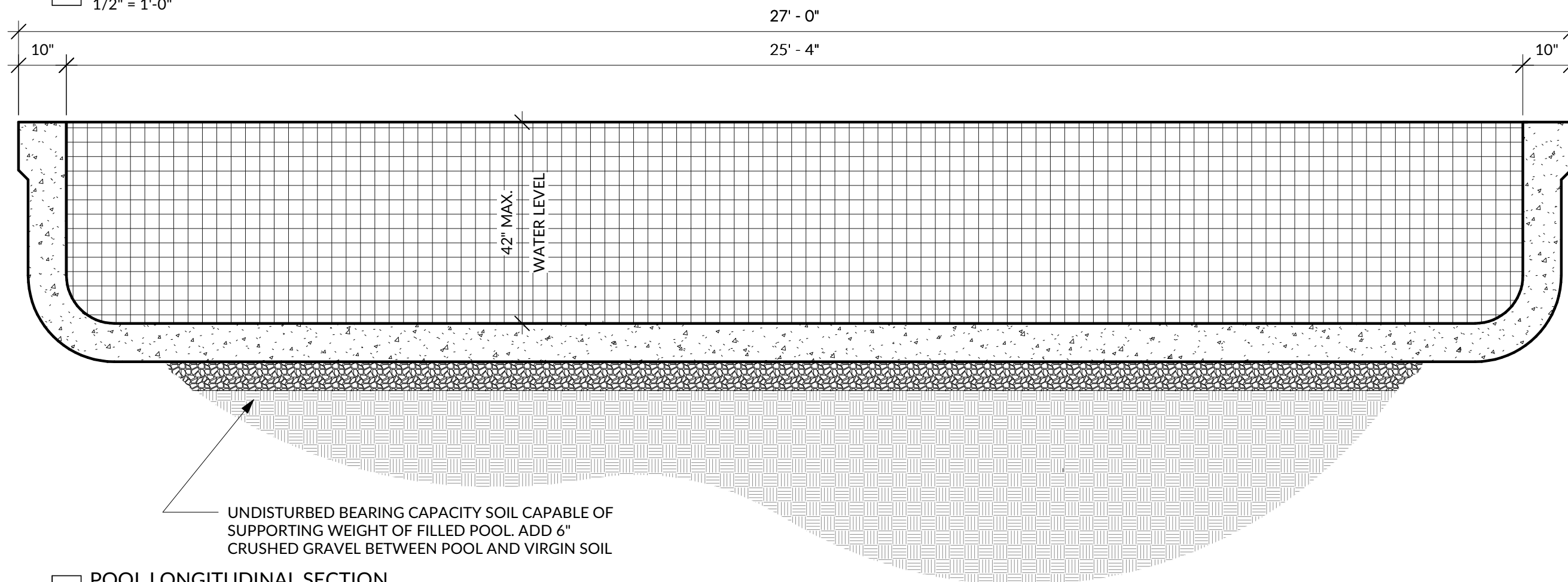


SKIMMER

**1 POOL PLAN**  
1/2" = 1'-0"

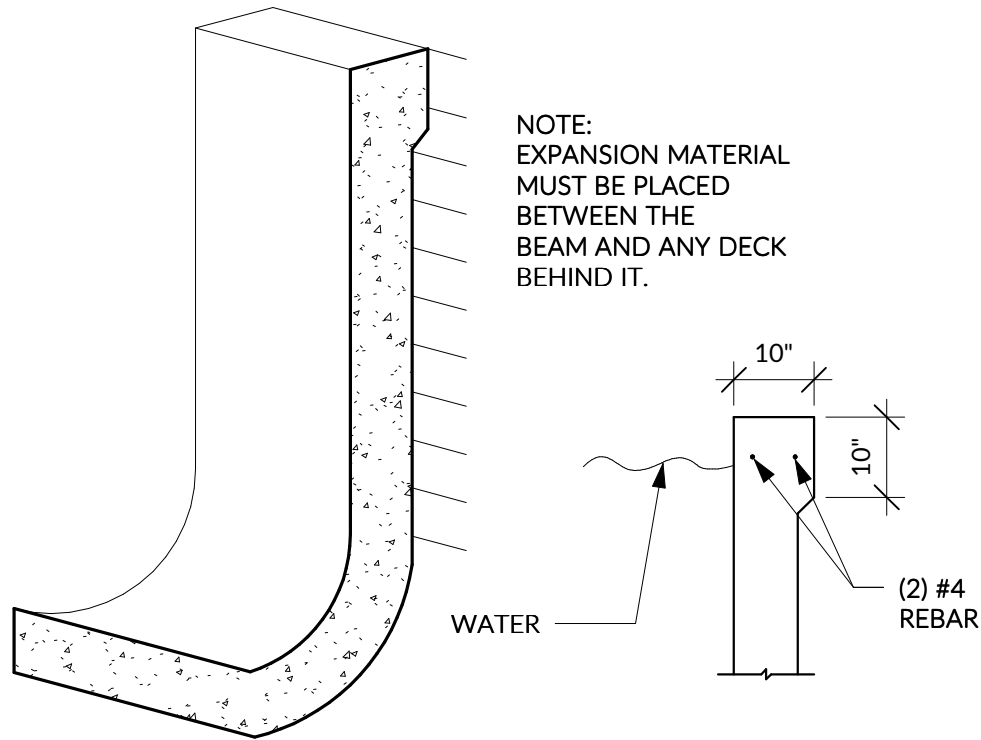


**1 POOL CROSS SECTION**  
1/2" = 1'-0"

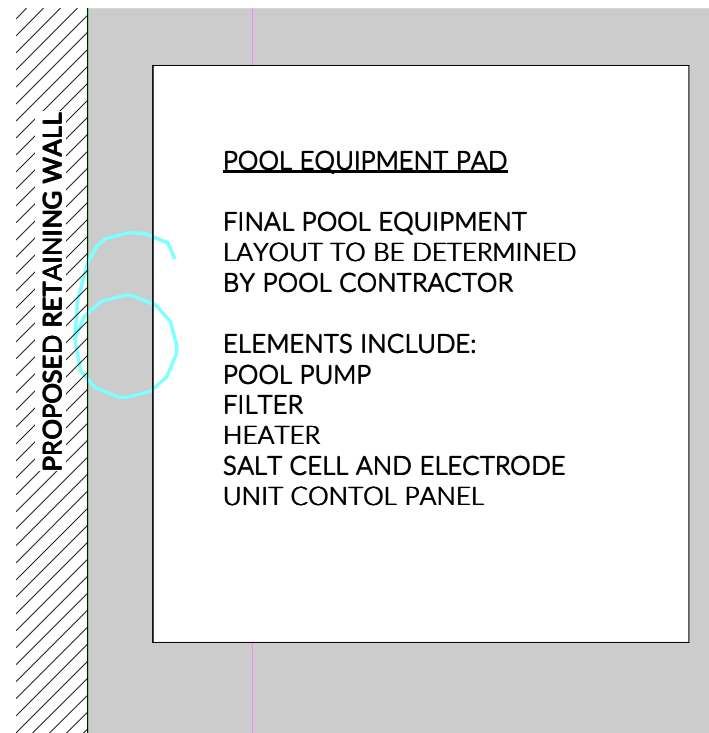


**2 POOL LONGITUDINAL SECTION**  
1/2" = 1'-0"





1 STANDARD BEAM DETAIL  
1/2" = 1'-0"



2 POOL EQUIPMENT PAD  
1/2" = 1'-0"

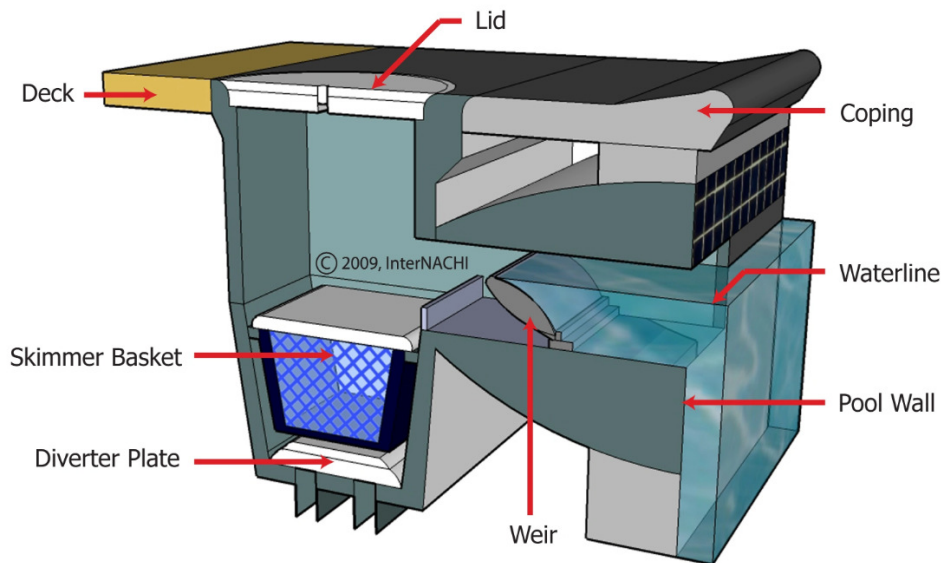
POOL SIZE	
LENGTH:	27'
WIDTH:	13'
AREA:	351 SF
DEPTH:	3'-6"

GUNITE SCHEDULE			REINFORCING STEEL VERTICAL/HORIZONTAL			
WALL	THICKNESS		SIZE		SPACING	
					VERT.	HORIZ.
BEAM		10"		#4	12"	4"
0'-6" - 1'-0"		8"		#4	12"	4"
1'-0" - 5'-0"		8"		#4	12"	12"
5'-0" - 8'-6"		8"		#4	6"	12"
STEPS/ BENCH		VARIES		#4	18"	18"
FLOOR		6"		#4	12"	12"

**APPLICABLE CODES**  
NEW YORK UNIFORM FIRE PREVENTION AND BUILDING CODE  
 (TITLE 19 NYCRR PART 1219-1228)

-2020 NYS RESIDENTIAL CODE, ESPECIALLY  
 -SECTION R326 AS AMENDED  
 -SECTION N1103.10.3 AS AMENDED  
 -2020 NYS FUEL GAS CODE  
 -2020 ENERGY CODE SUPPLEMENT

NATIONAL FIRE PROTECTION ASSOCIATION INC.  
 -NFPA 70-2022 NATIONAL ELECTRICAL CODE  
 -CURRENT REQUIREMENTS FOR SWIMMING POOLS  
 (AVAILABLE ONLINE AT  
<https://www.nfpa.org/codes-and-standards/all-codes-and-standards/list-of-codes-and-standards/detail?code=70>)



NOTE: FINAL DESIGN WILL  
BE SUMITTED DURING  
PERMITTING PROCESS

5 POOL SKIMMER DIAGRAM  
NTS

SCHEMATIC HOUSE STUDY  
921 SOUNDVIEW DRIVE  
VILLAGE OF MAMARONECK, NY

POOL STRUCTURAL DETAIL

SCALE: As indicated

DATE: 09.26.22  
10/26/22 REV1: HCZMS SUBMISSION  
01/25/23 REV2: PB SUBMISSION

A-13

**NEXUS**  
 Architecture Planning Design  
 a collaborative network alliance

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