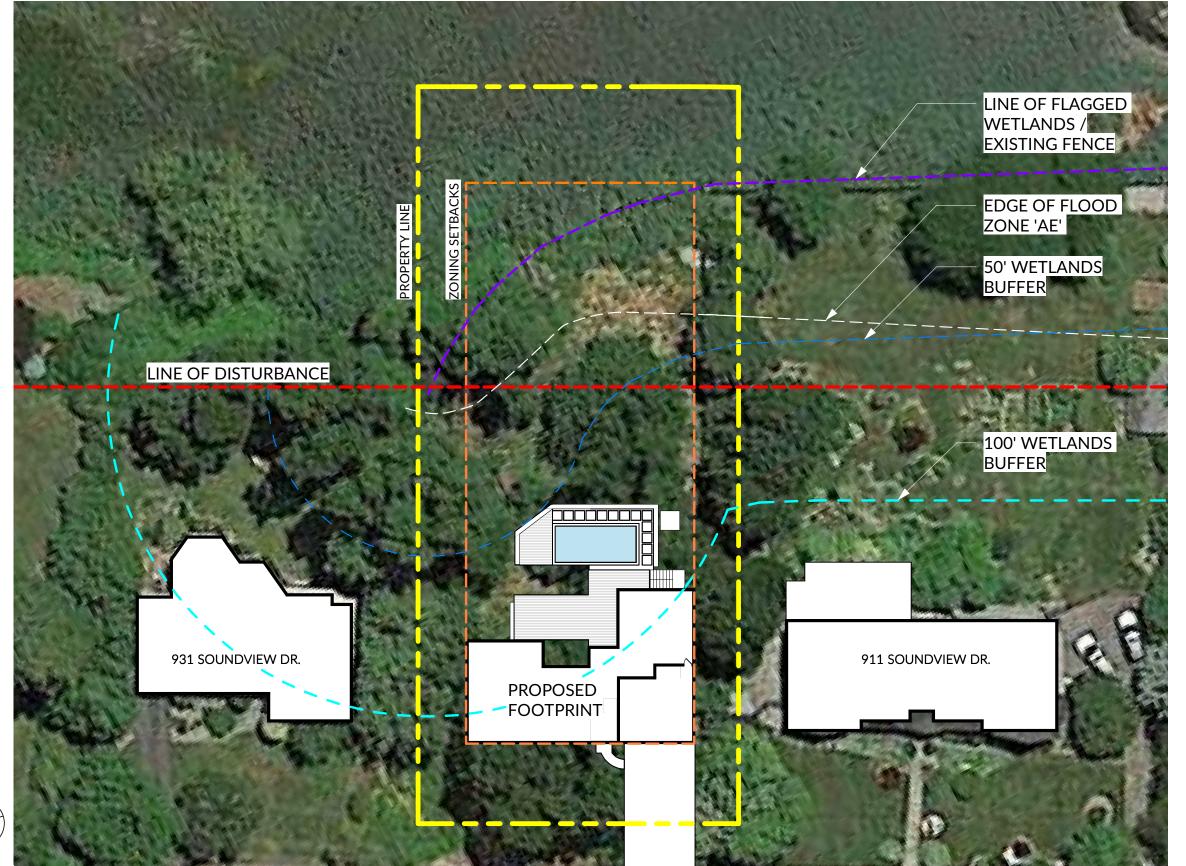


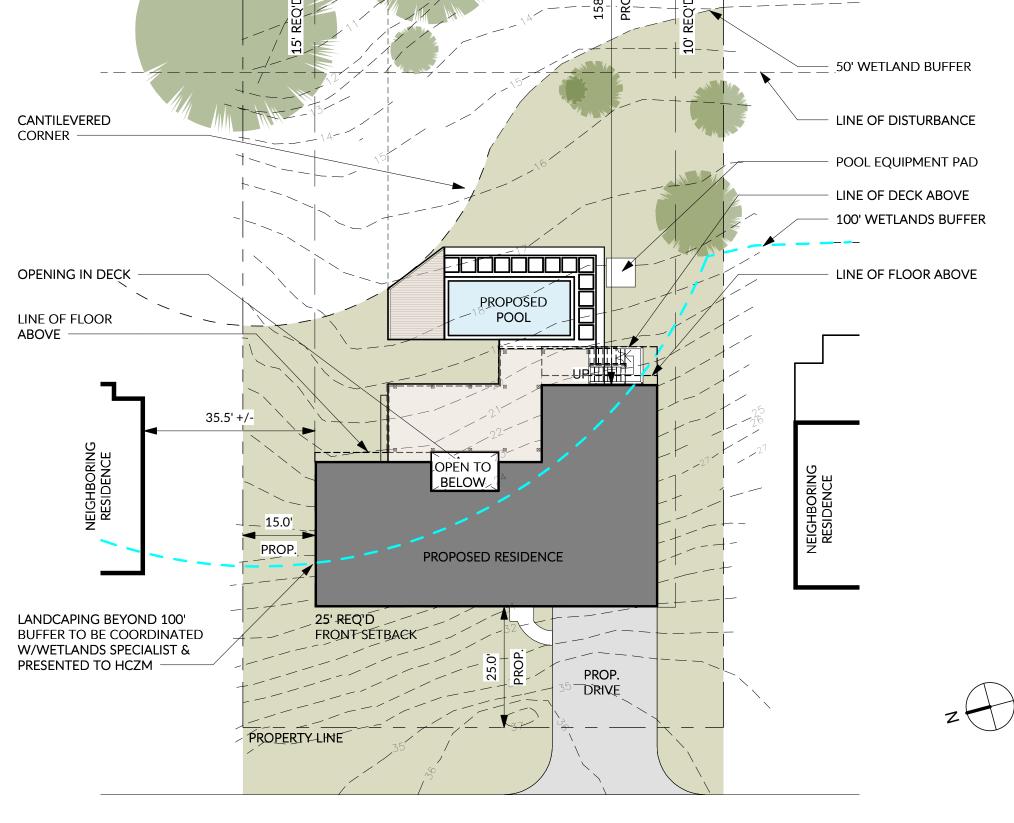
1	MARJORIE W. D'ARCANGELO	154.60-1-21
2	SUSAN SMITH BERENZWEIG	154.52-1-47
3	DAVID J & ELLEN G FREEMAN	154.52-1-46
4	DAVID J & ELLEN G FREEMAN	154.52-1-45
5	DAVID J & ELLEN G FREEMAN	154.52-1-43
6	NATURE CONSERVANCY -	154.60-1-24
	NY REGIONAL OFFICE	
7	WESTCHESTER LAND TRUST INC.	155.45-1-45.4
8	TOWN 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,	154.52-1-48
	CLAIRE K & PAUL GREENBERG	
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)	6,122 SF	YES
MAXIMUM HEIGHT			
STORIES: FEET:	2.5 35	2.5 35 +/-	YES YES
MINIMUM YARD (FEET)			
FRONT: LESSER SIDE: TWO SIDES: REAR:	25 FT 10 FT 25 FT 30 FT	25 FT 10 FT 28.6 FT 158.6 FT	YES YES YES YES
MAXIMUM COVERAGE (ALL BUILDINGS)	35 %	15.9 %*	YES
OTHER REQUIREMENTS	NOTES 6,11	NOTES 6, 11	YES
MAXIMUM FLOOR AREA RATIO	0.270	0.266 +/-	YES

- 6 For off-street parking and loading requirements, see Article VIII.
- 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.
- * COVERAGE CALCULATIONS INCLUDE:

BUILDING 2430 SF UPPER DECK AND STAIRS: 715 SF

LOWER DECK AND POOL: 520 SF

TOTAL: 3665 SF

SOUNDVIEW DRIVE



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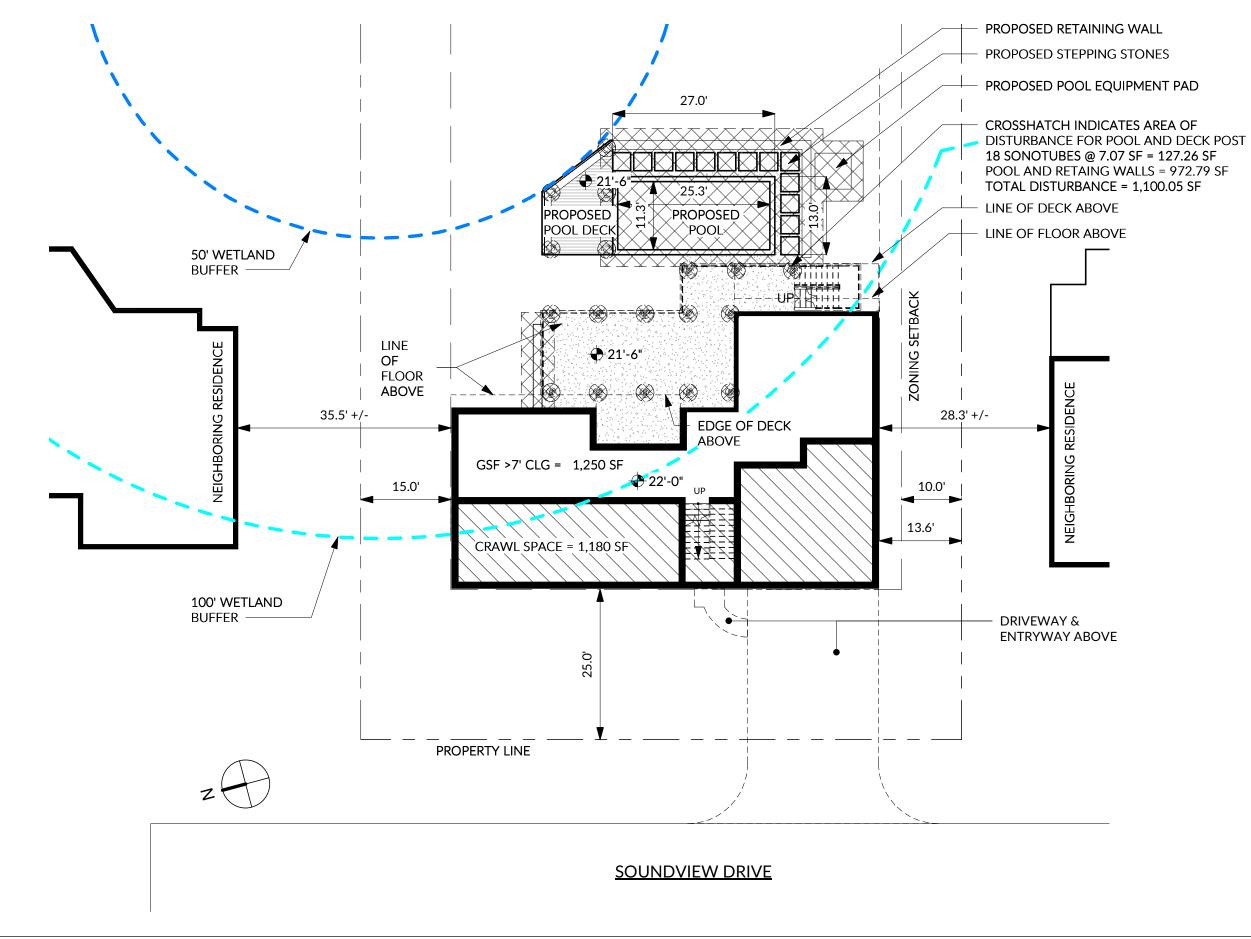


SCHEMATIC HOUSE STUDY 921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

SITE PLAN

SCALE: As indicated

DATE: 09.26.22 10/26/22 REV1: HCZMS SUBMISSION A-0.2



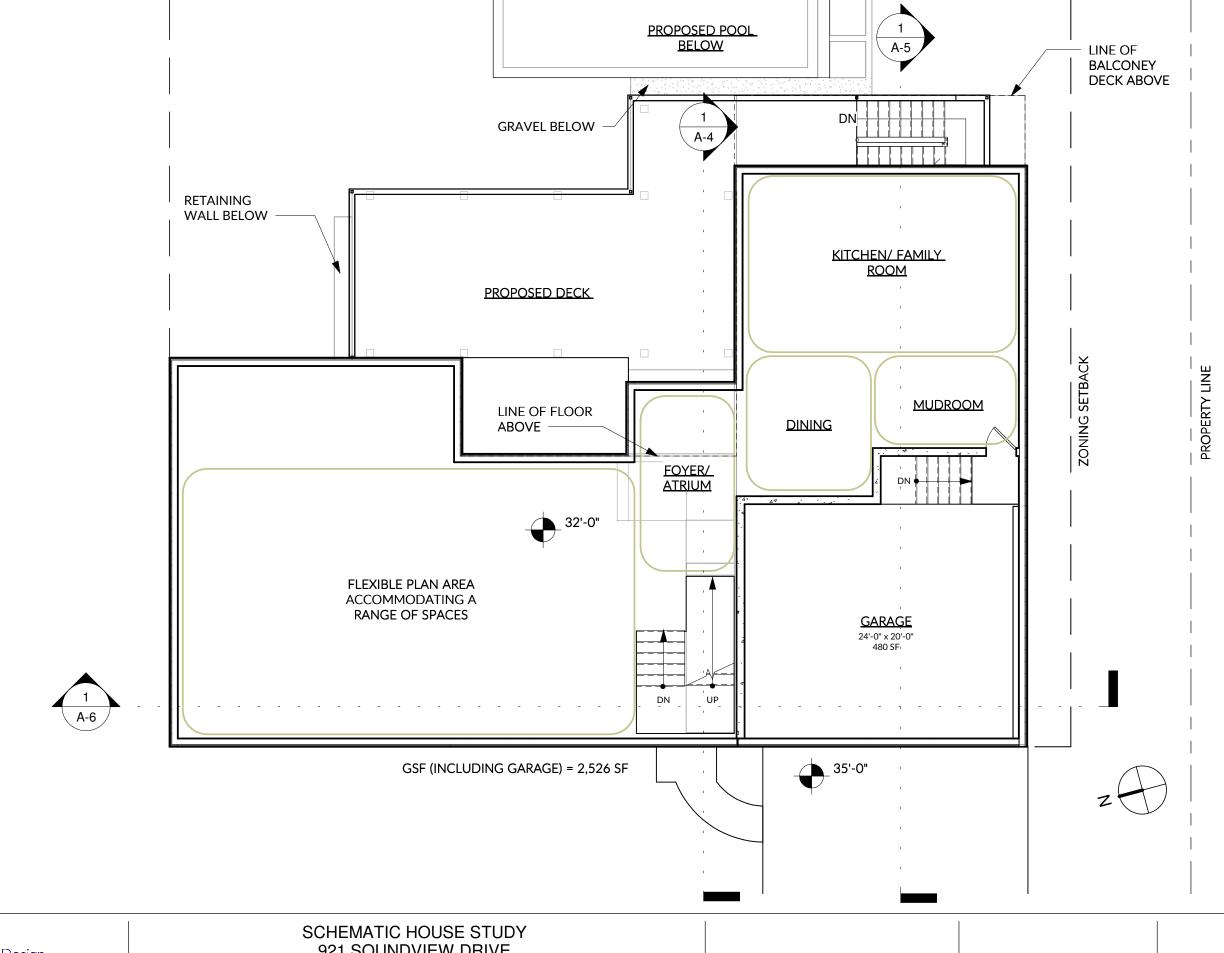




SCHEMATIC HOUSE STUDY 921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

BASEMENT PLAN

SCALE: 1/16" = 1'-0"

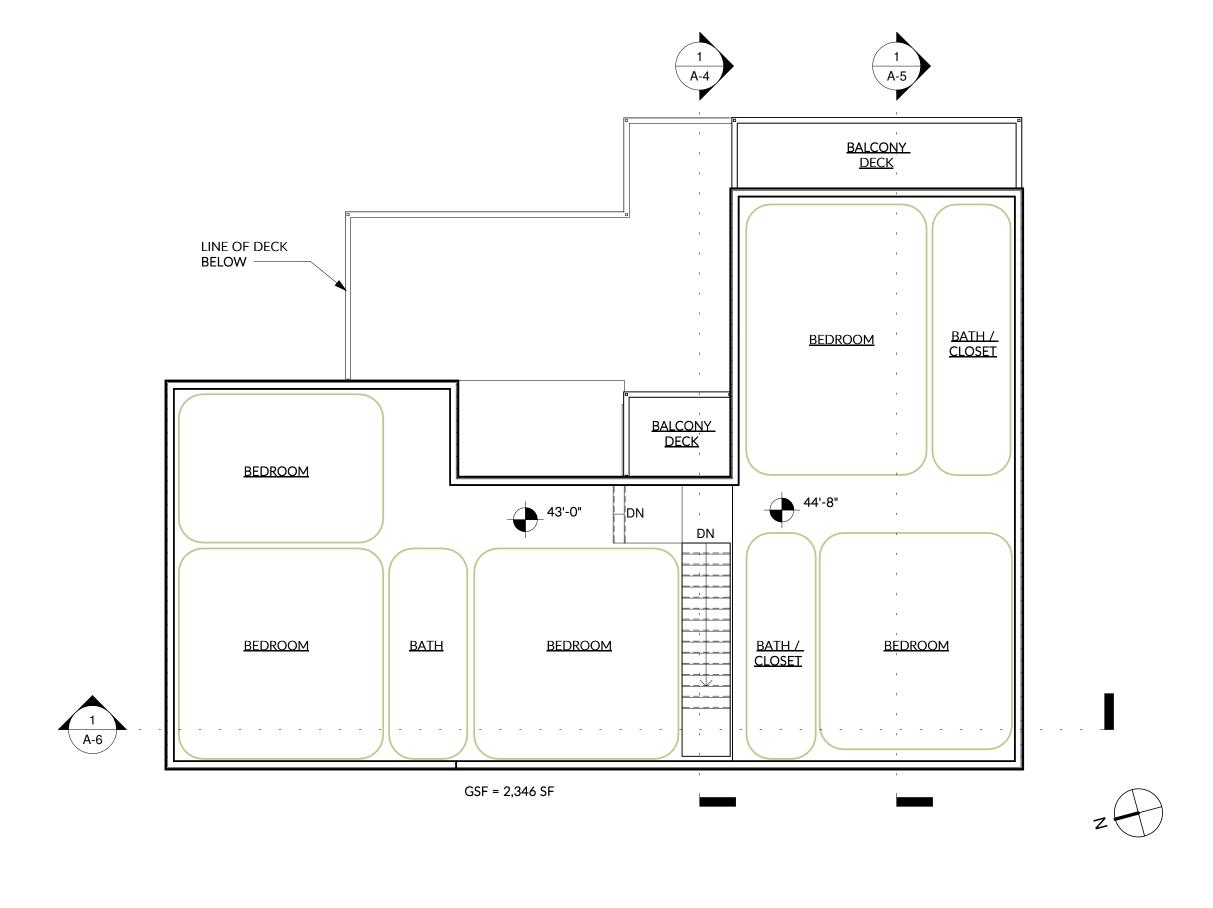




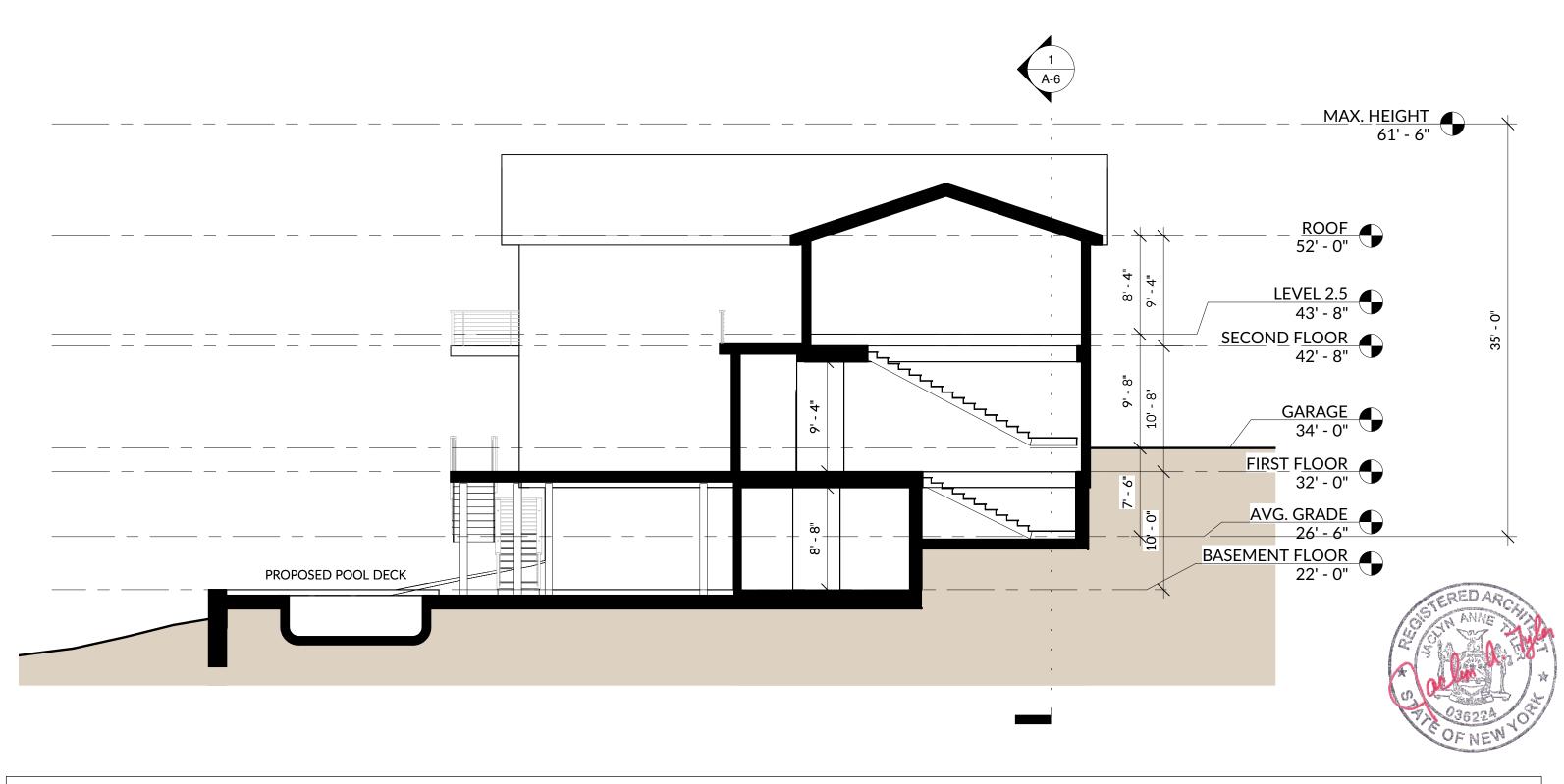
921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

FIRST FLOOR PLAN

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







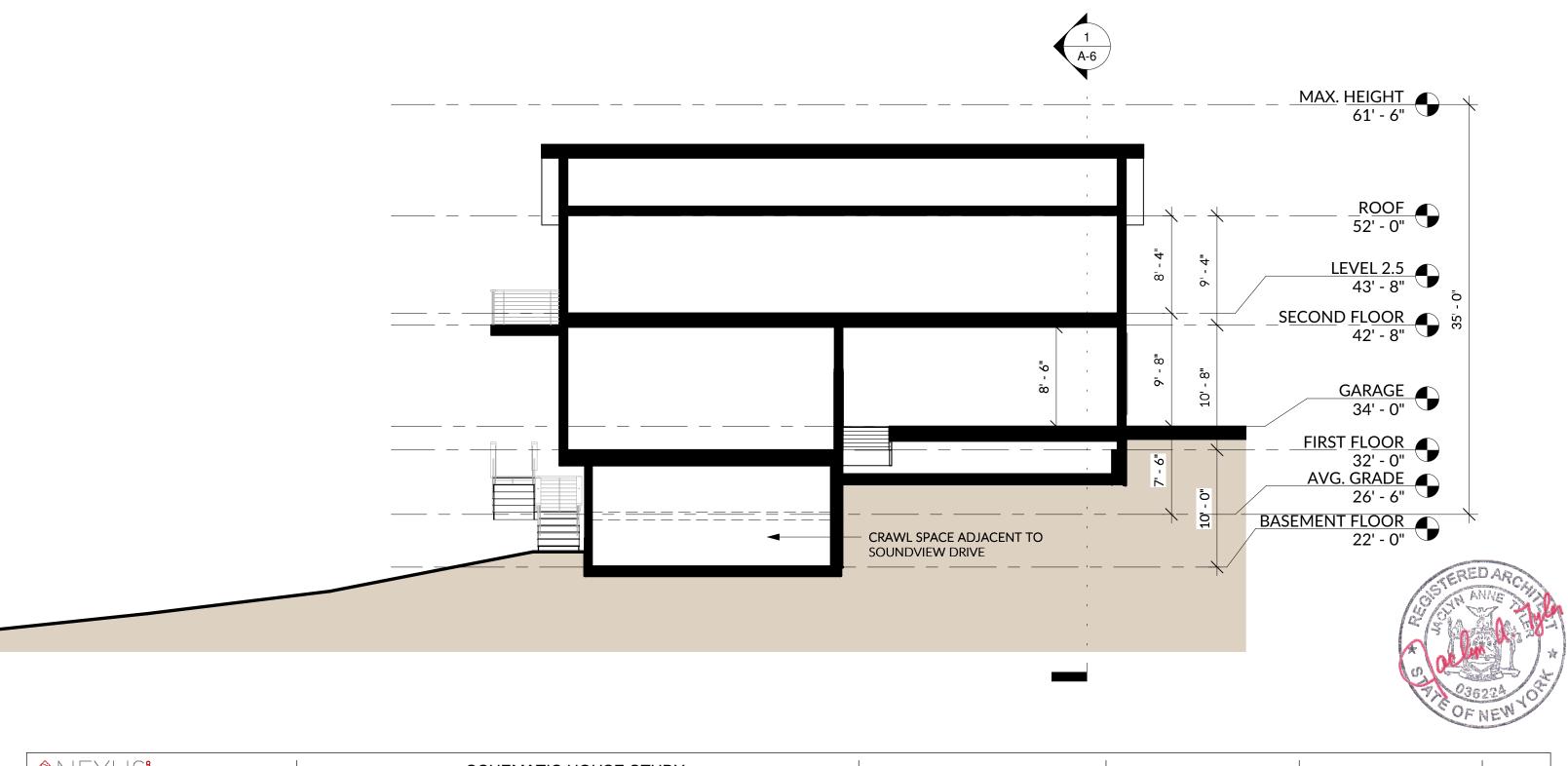


SCHEMATIC HOUSE STUDY 921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

BUILDING SECTION

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

DATE: 09.26.22 10/26/22 REV1: HCZMS SUBMISSION A-4

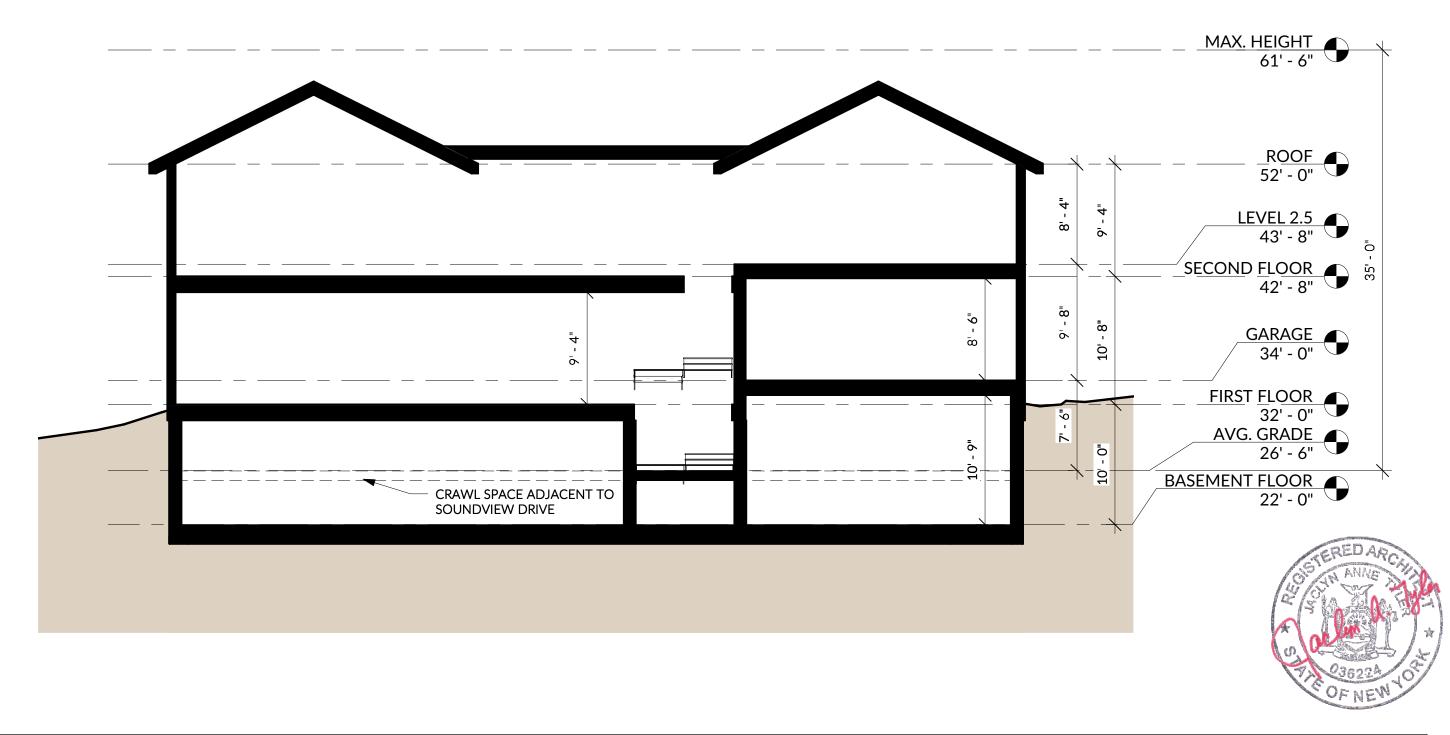


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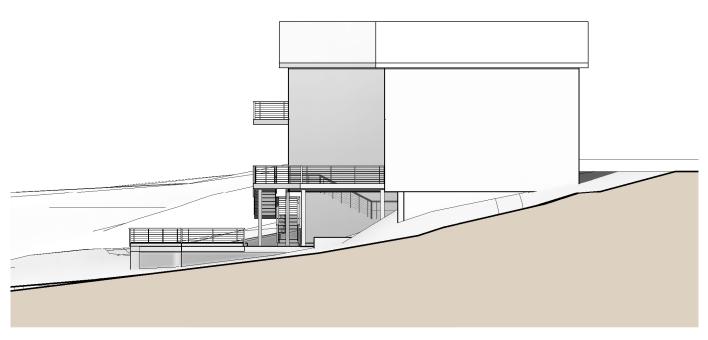
SCHEMATIC HOUSE STUDY 921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

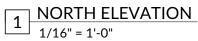
BUILDING SECTION

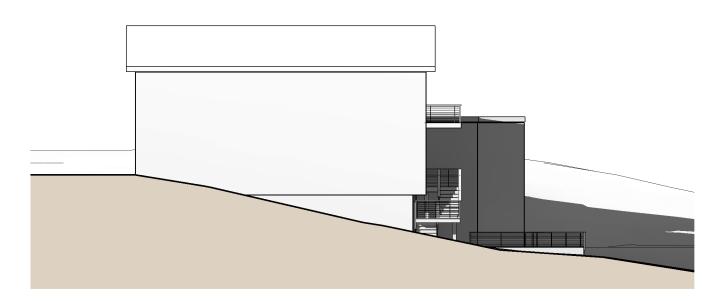
SCALE: 1/8" = 1'-0"

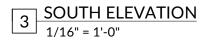


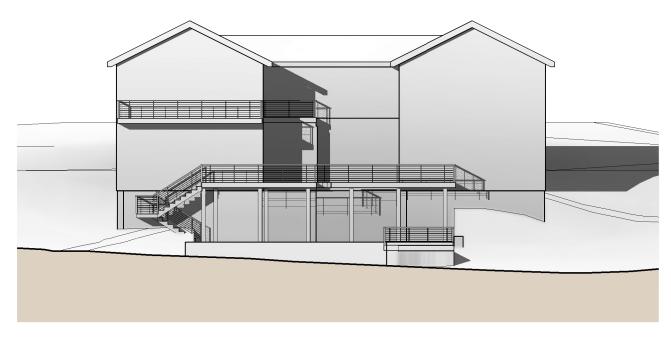




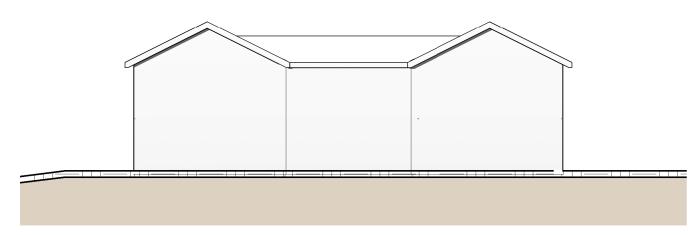








2 EAST ELEVATION 1/16" = 1'-0"



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





100' WETLANDS BUFFER

PROPOSED MASSING









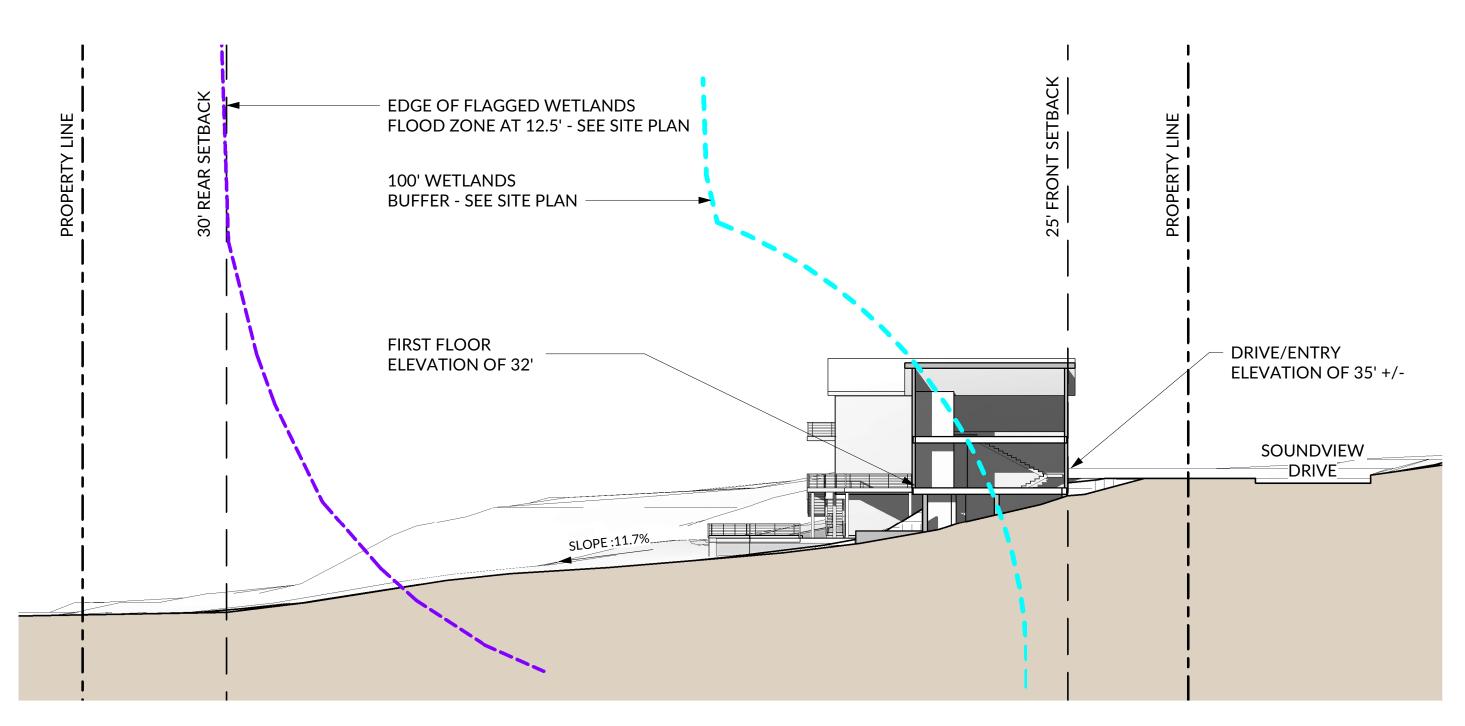






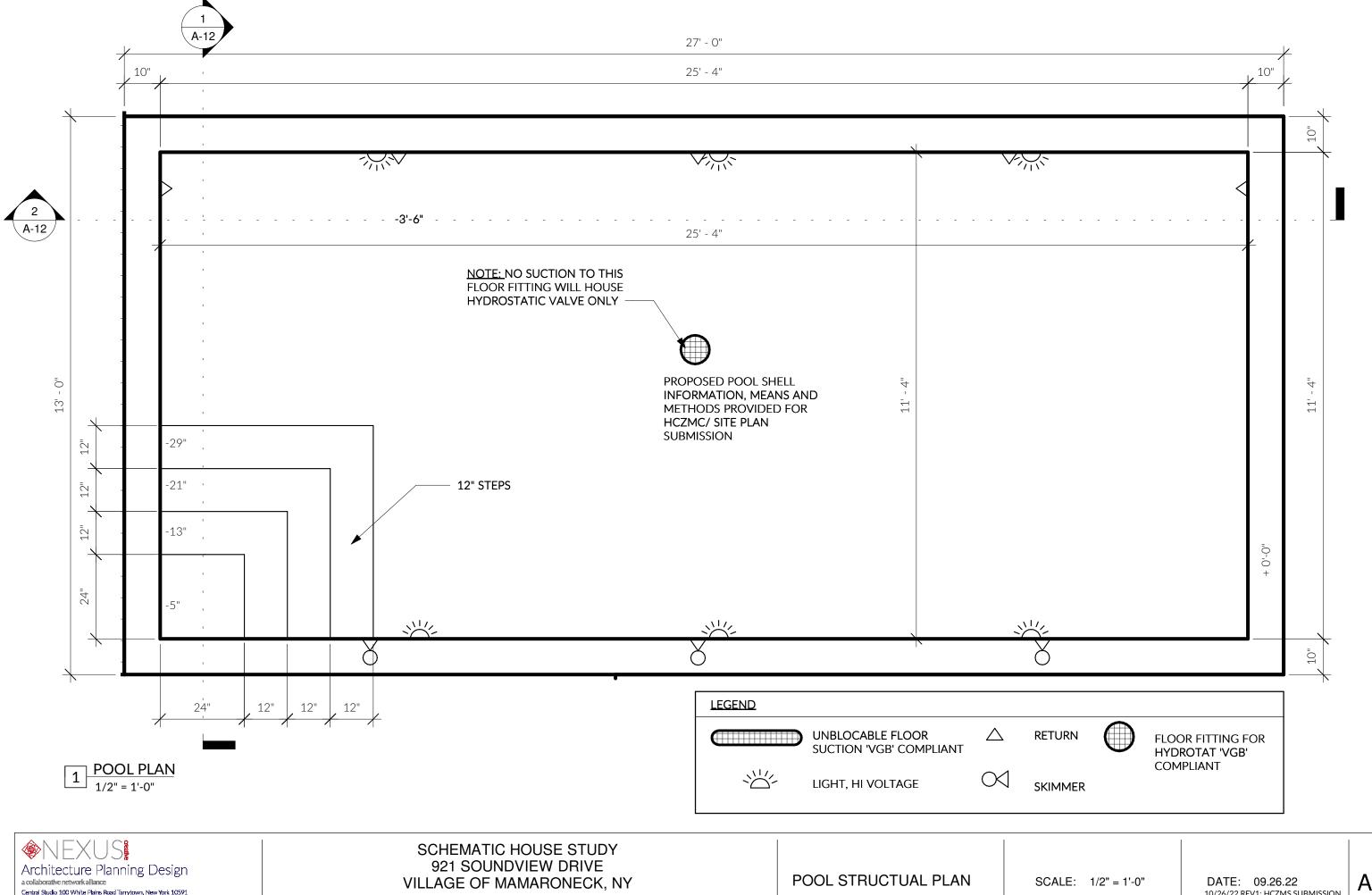
LINE OF DISTURBANCE

LINE OF WETLANDS/ EXISTING FENCE



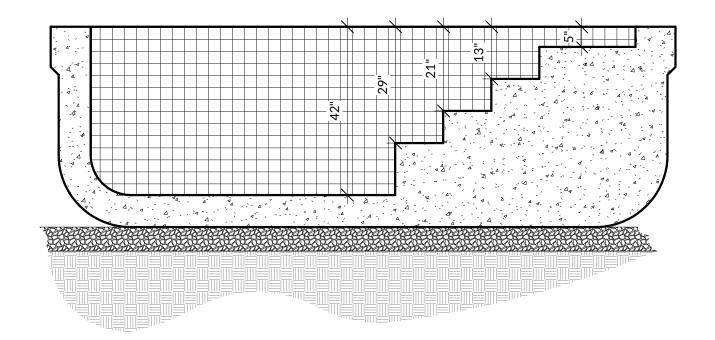
1 SITE SECTION 1" = 20'-0"

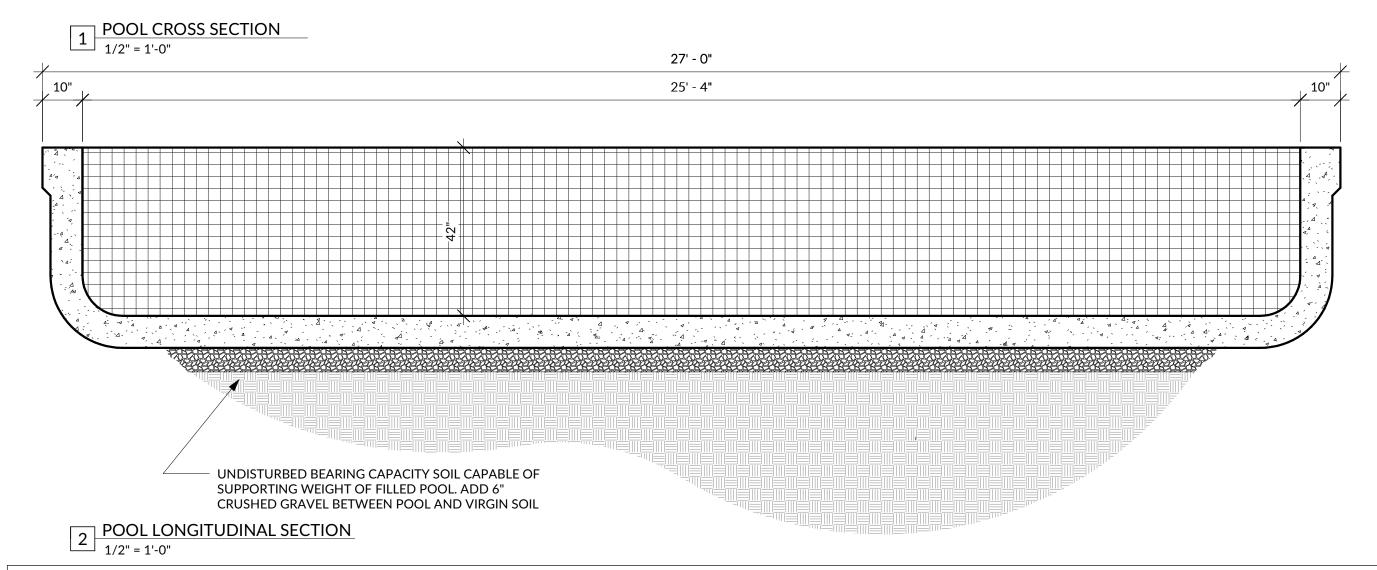




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A-11



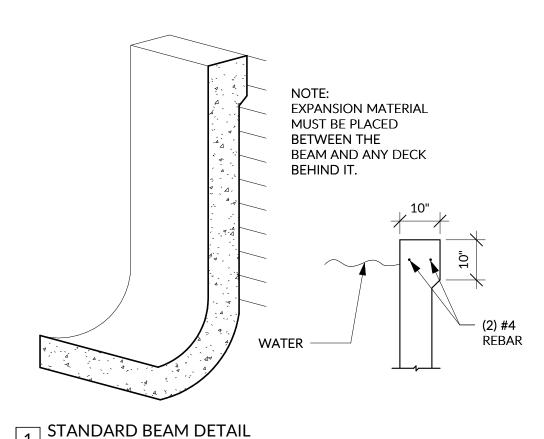


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SCHEMATIC HOUSE STUDY 921 SOUNDVIEW DRIVE VILLAGE OF MAMARONECK, NY

POOL STRUCTURAL SECTION

SCALE: 1/2" = 1'-0"



PROPOSED RETAINING WALL

POOL EQUIPMENT PAD

FINAL POOL EQUIPMENT LAYOUT TO BE DETERMINED BY POOL CONTRACTOR

ELEMENTS INCLUDE:
POOL PUMP
FILTER
HEATER
SALT CELL AND ELECTRODE
UNIT CONTOL PANEL

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

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

GUNITE SCHEE	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)



1/2" = 1'-0"