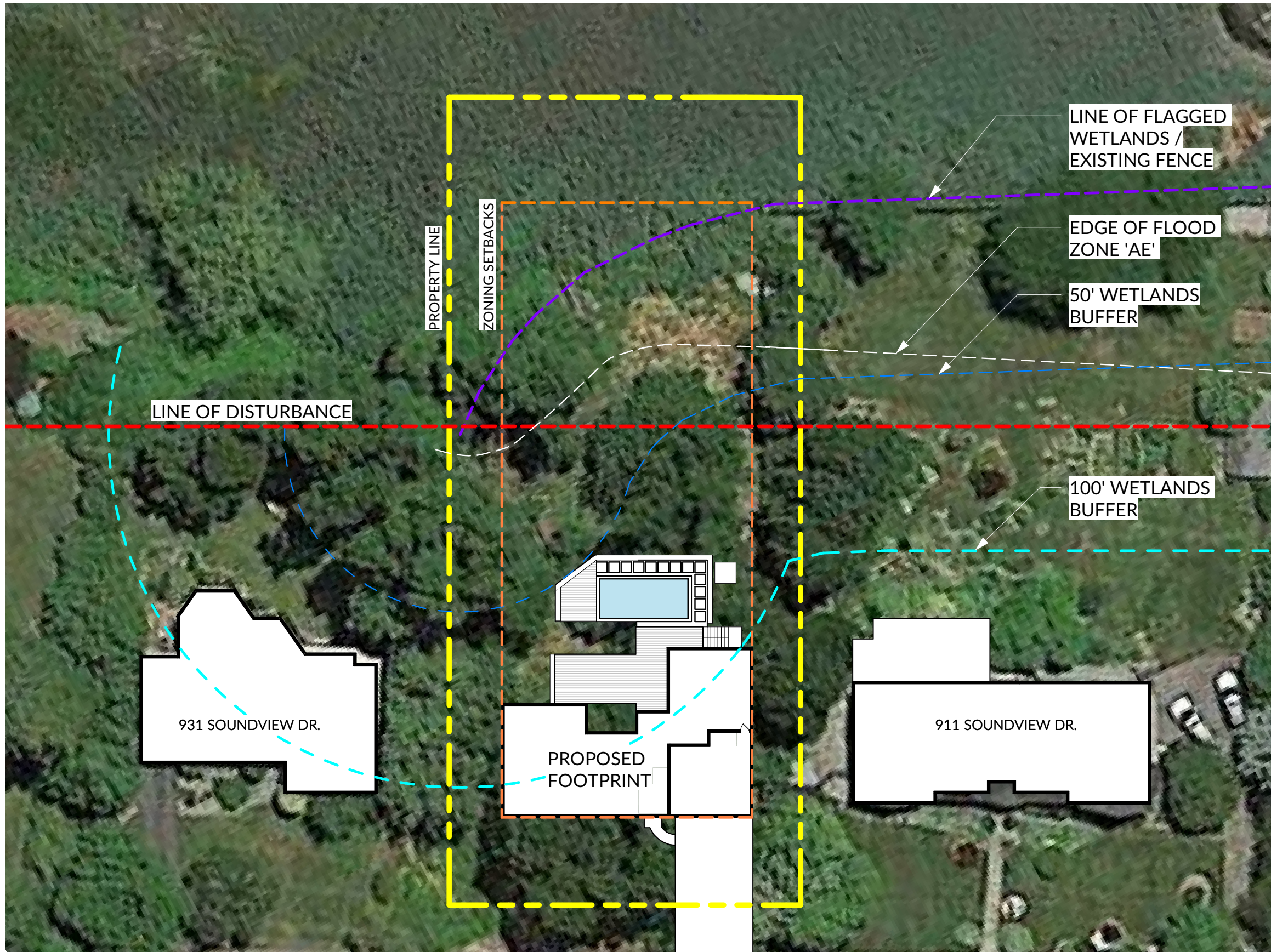
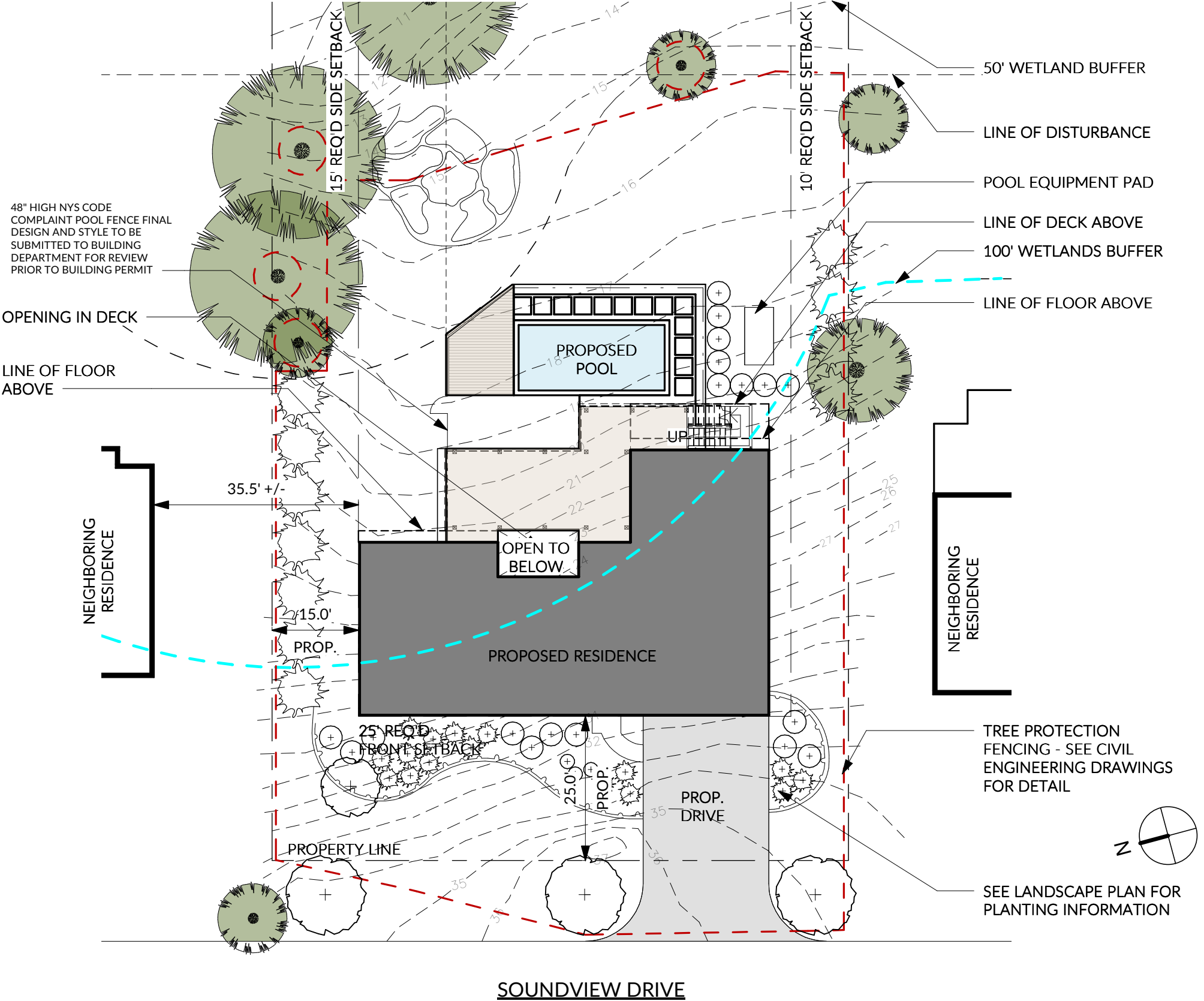


1	MARJORIE W. D'ARCANGELO	154.60-1-21
2	SUSAN SMITH BERENZWEIG	154.52-1-47
3	DAVID J & ELLEN G FREEMAN	154.52-1-46
4	DAVID J & ELLEN G FREEMAN	154.52-1-45
5	DAVID J & ELLEN G FREEMAN	154.52-1-43
6	NATURE CONSERVANCY - NY REGIONAL OFFICE	154.60-1-24
7	WESTCHESTER LAND TRUST INC.	155.45-1-45.4
8	TOWN OF 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







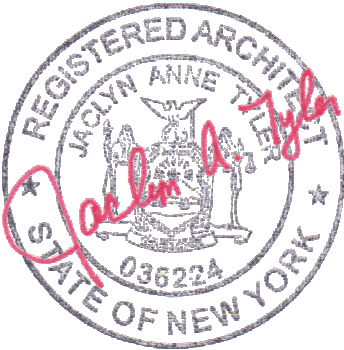
1 SITE PLAN
1" = 20'-0"

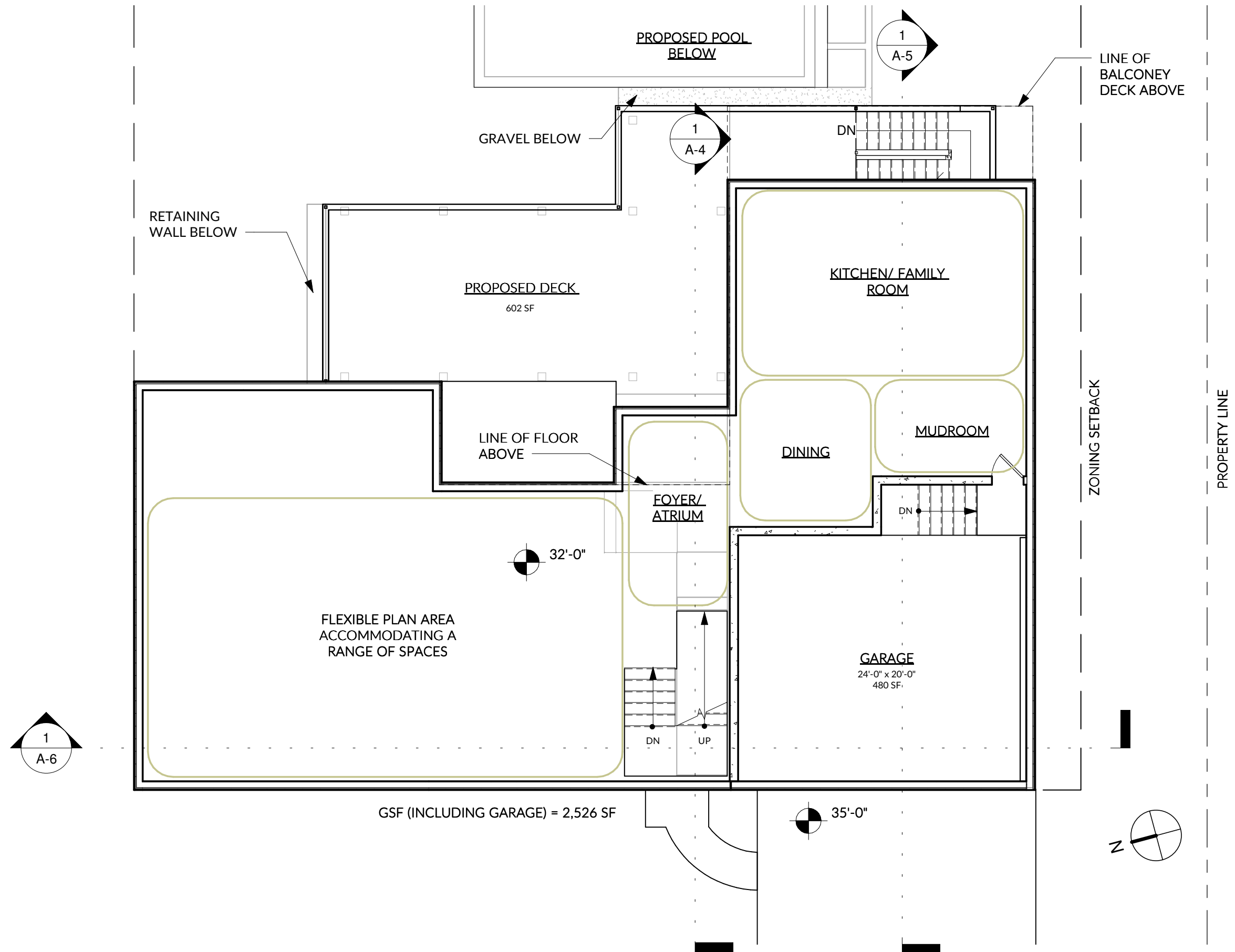
ZONING CHART

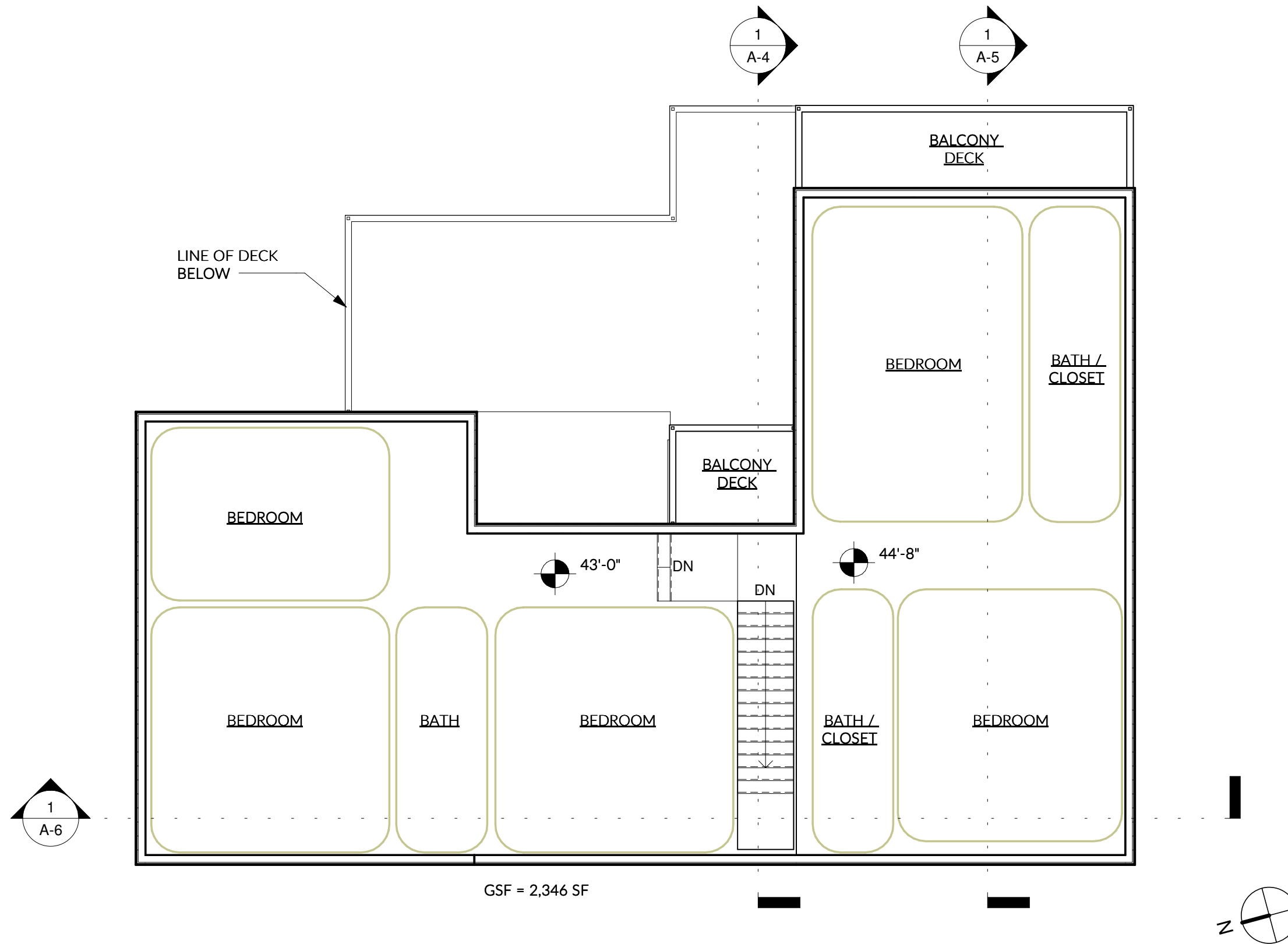
ZONE: R-10
PARCEL #: 154.60-1-21

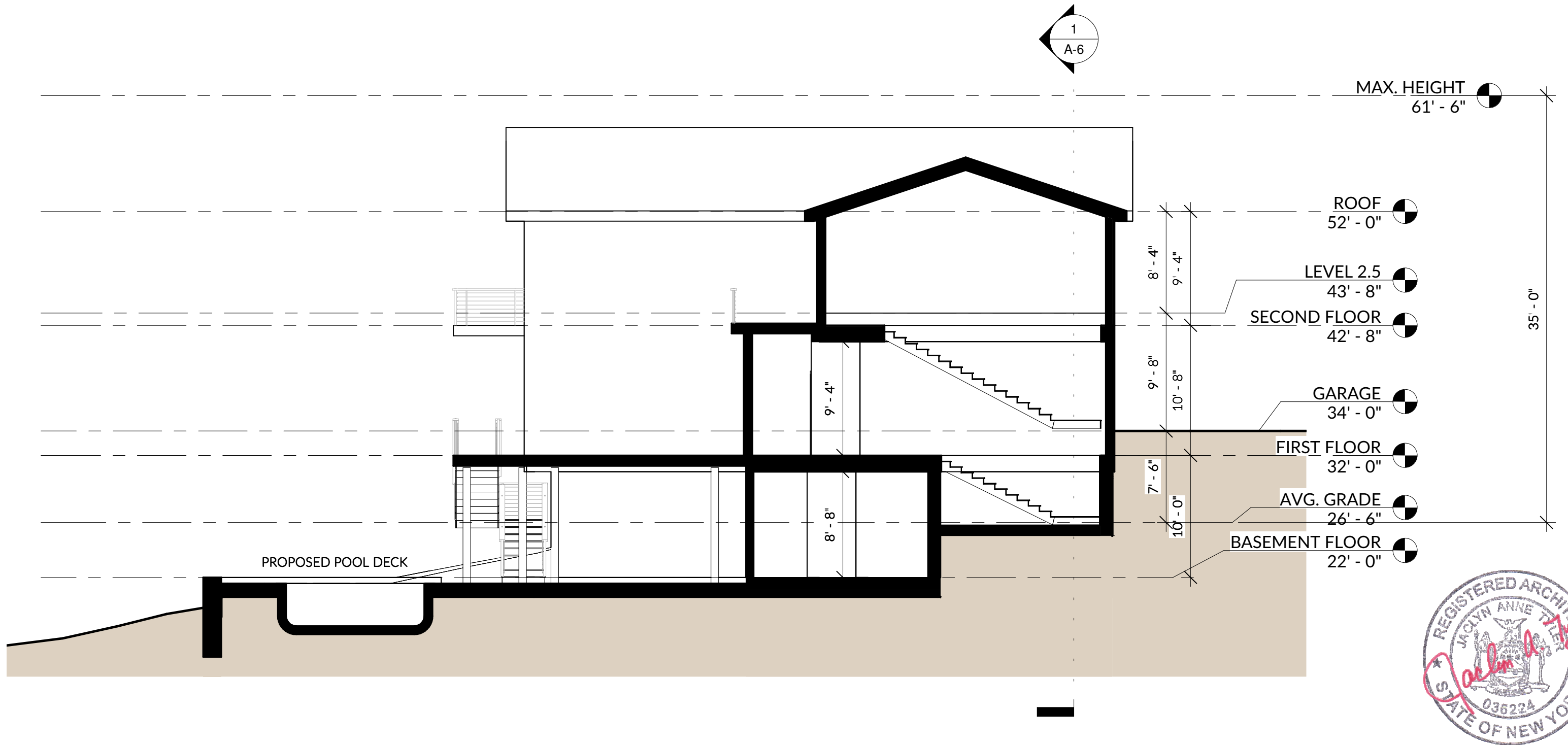
CODE:	REQUIRED:	PROPOSED:	COMPLIES:
MINIMUM LOT AREA (SF)	10,000 SF	22,999 SF +/-	YES
MINIMUM LOT WIDTH & FRONTAGE	100 FT	100 FT	YES
MINIMUM LOT DEPTH (FEET)	100 FT	230 FT +/-	YES
MINIMUM HABITABLE FLOOR AREA (SF)	1,600 SF (2 STORY)	6,122 SF	YES
MAXIMUM HEIGHT STORIES: FEET:	2.5 35	2.5 35 +/-	YES YES
MINIMUM YARD (FEET) FRONT: LESSER SIDE: TWO SIDES: REAR:	25 FT 10 FT 25 FT 30 FT	25.25 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

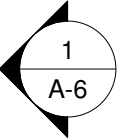
- 6 For off-street parking and loading requirements, see Article VIII.
- 11 Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.
- * COVERAGE CALCULATIONS INCLUDE:
BUILDING 2430 SF
UPPER DECK AND STAIRS: 715 SF
LOWER DECK AND POOL: 520 SF
TOTAL: 3665 SF











MAX. HEIGHT
61' - 6"

ROOF
52' - 0"

LEVEL 2.5
43' - 8"

SECOND FLOOR
42' - 8"

GARAGE
34' - 0"

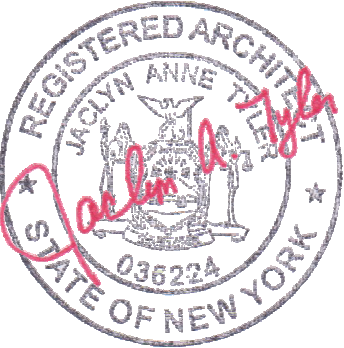
FIRST FLOOR
32' - 0"

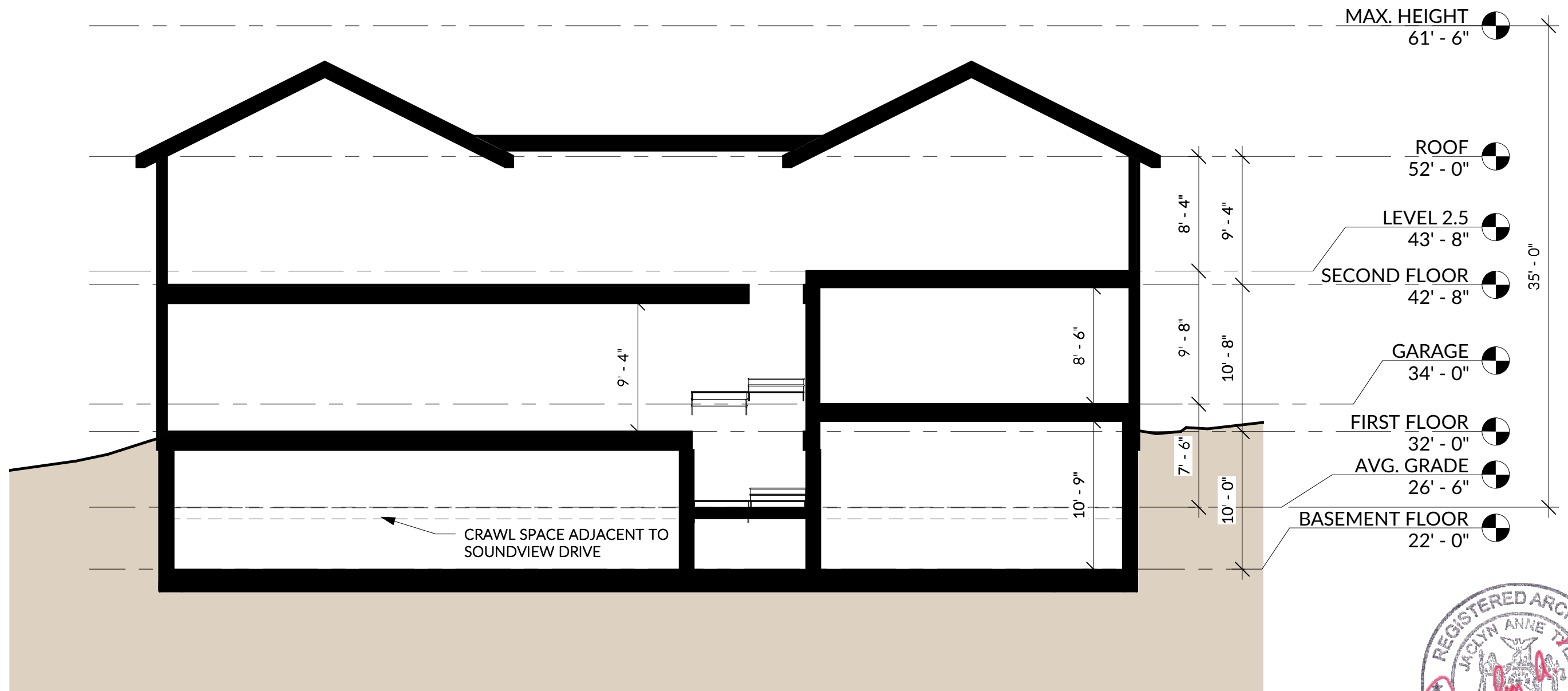
AVG. GRADE
26' - 6"

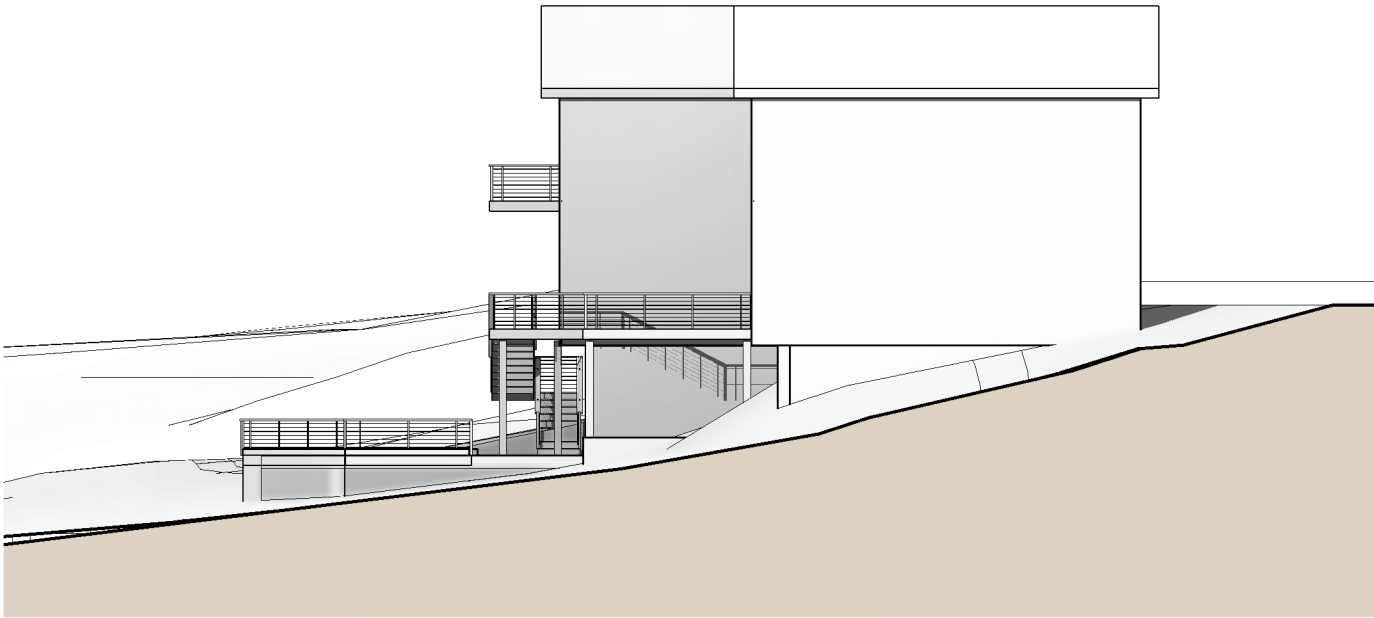
BASEMENT FLOOR
22' - 0"

35' - 0"

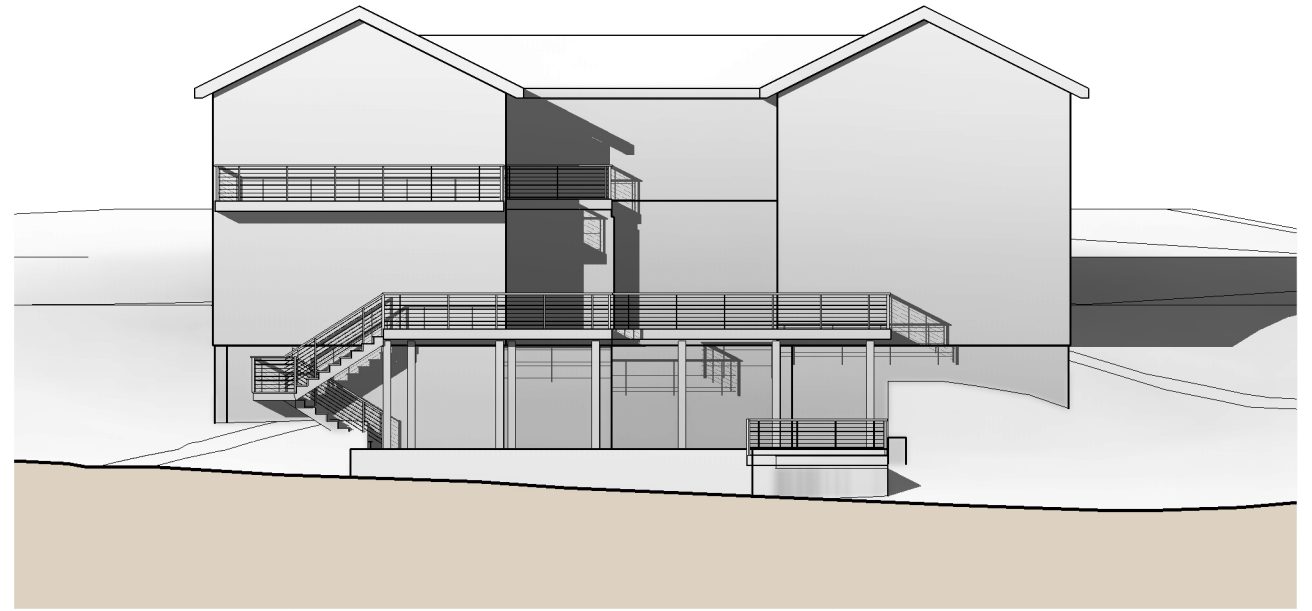
CRAWL SPACE ADJACENT TO
SOUNDVIEW DRIVE



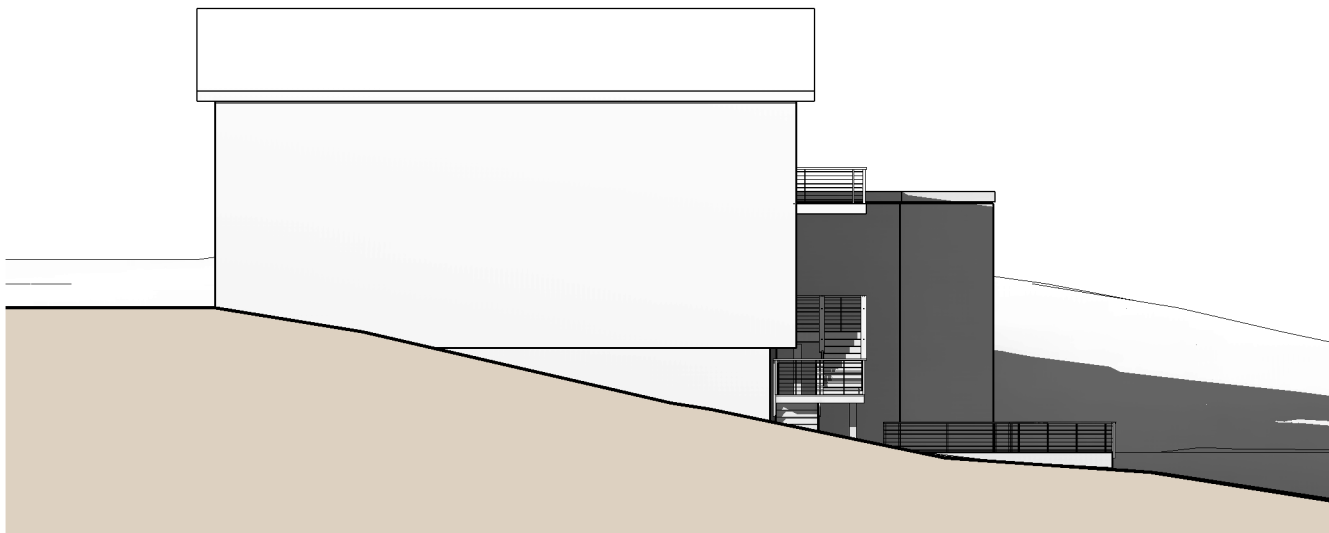




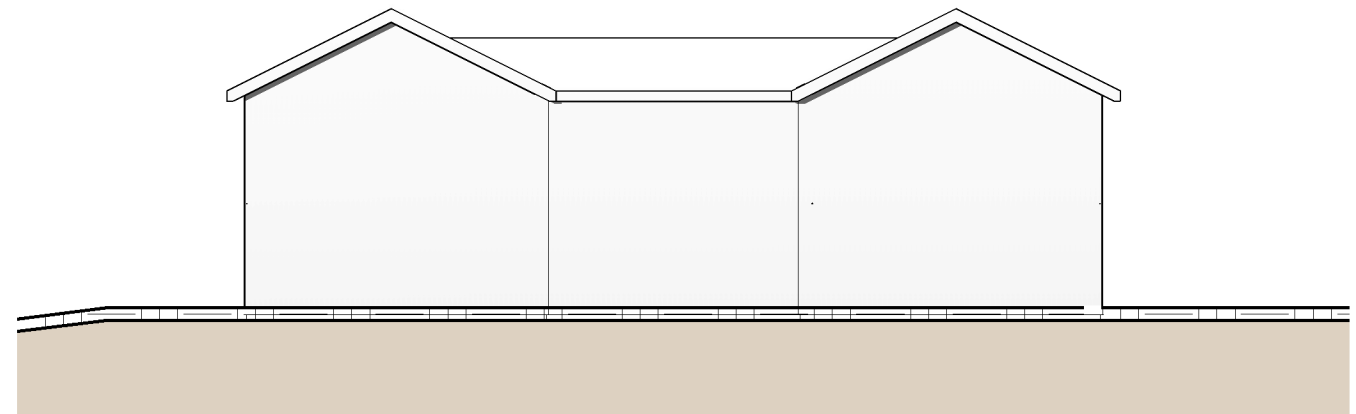
1 NORTH ELEVATION
1/16" = 1'-0"



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



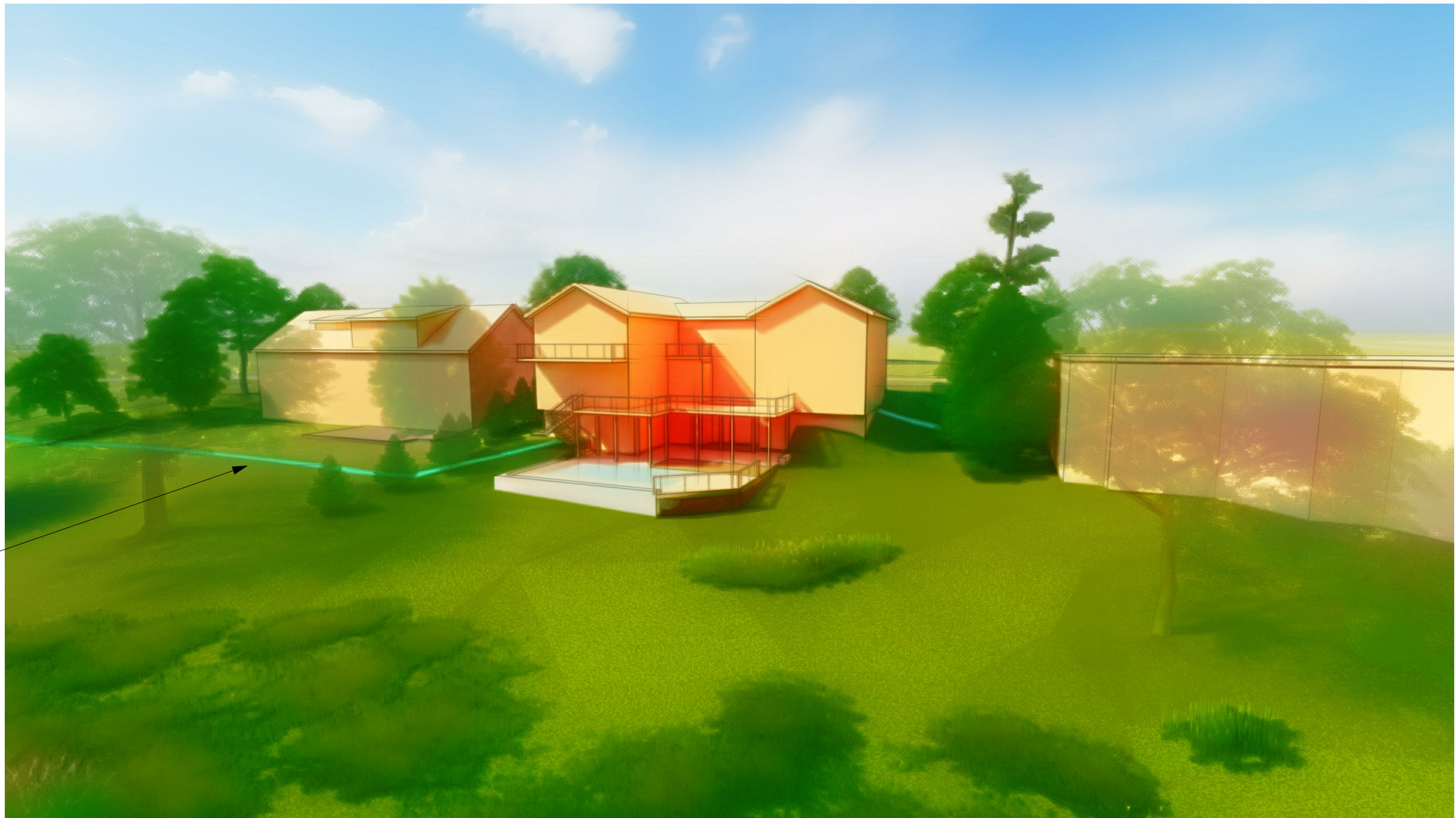
3 SOUTH ELEVATION
1/16" = 1'-0"



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

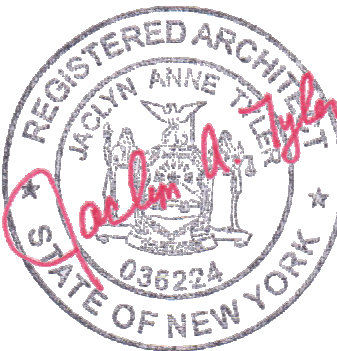


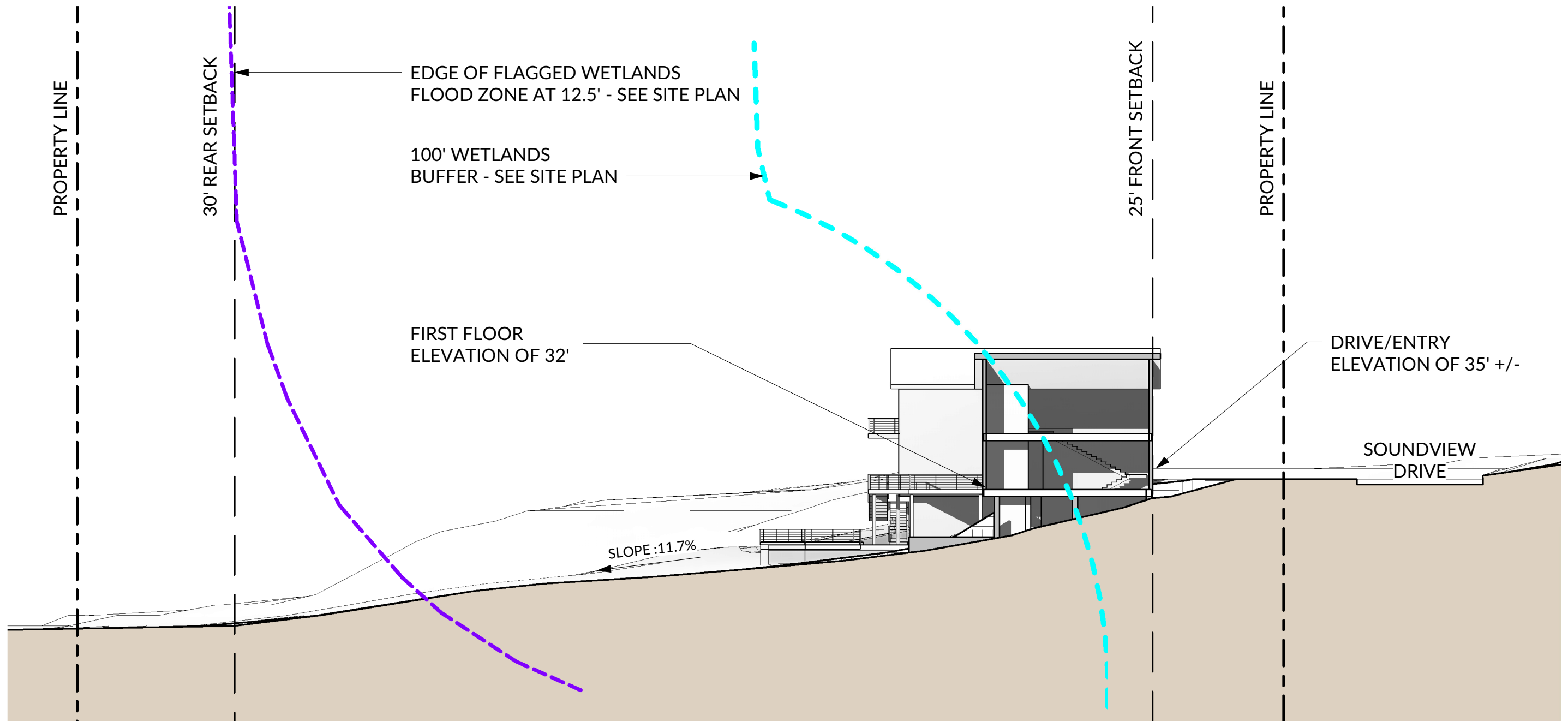
100' WETLANDS
BUFFER



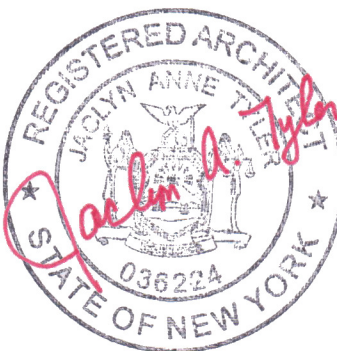
PROPOSED MASSING

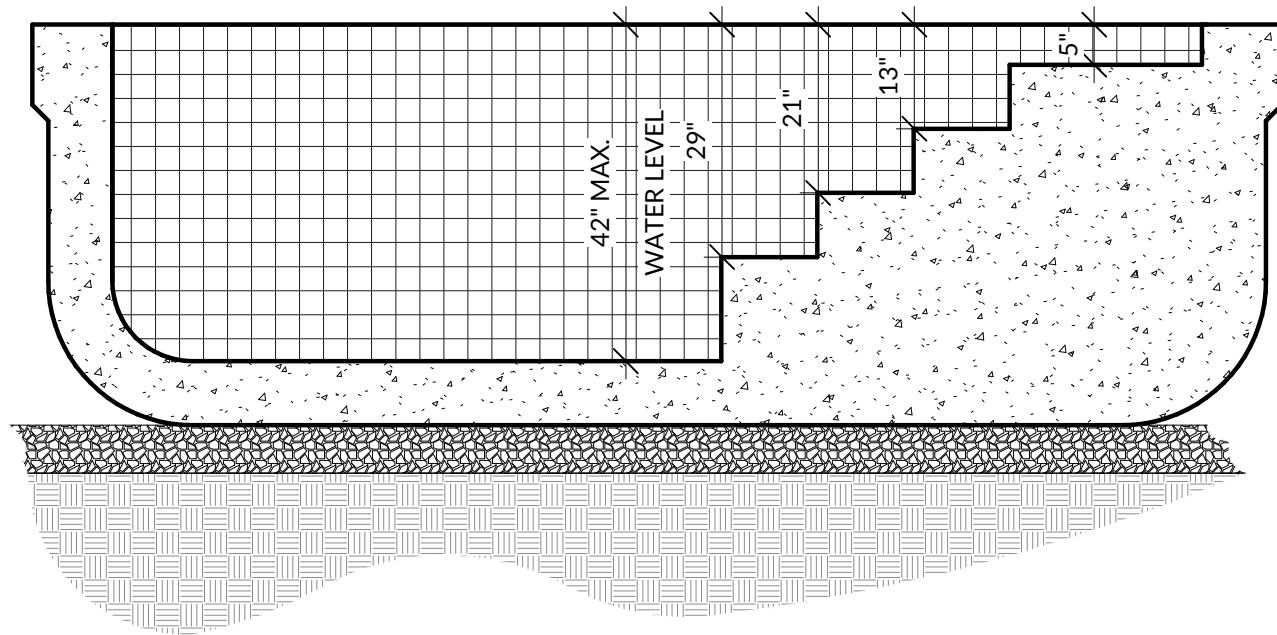




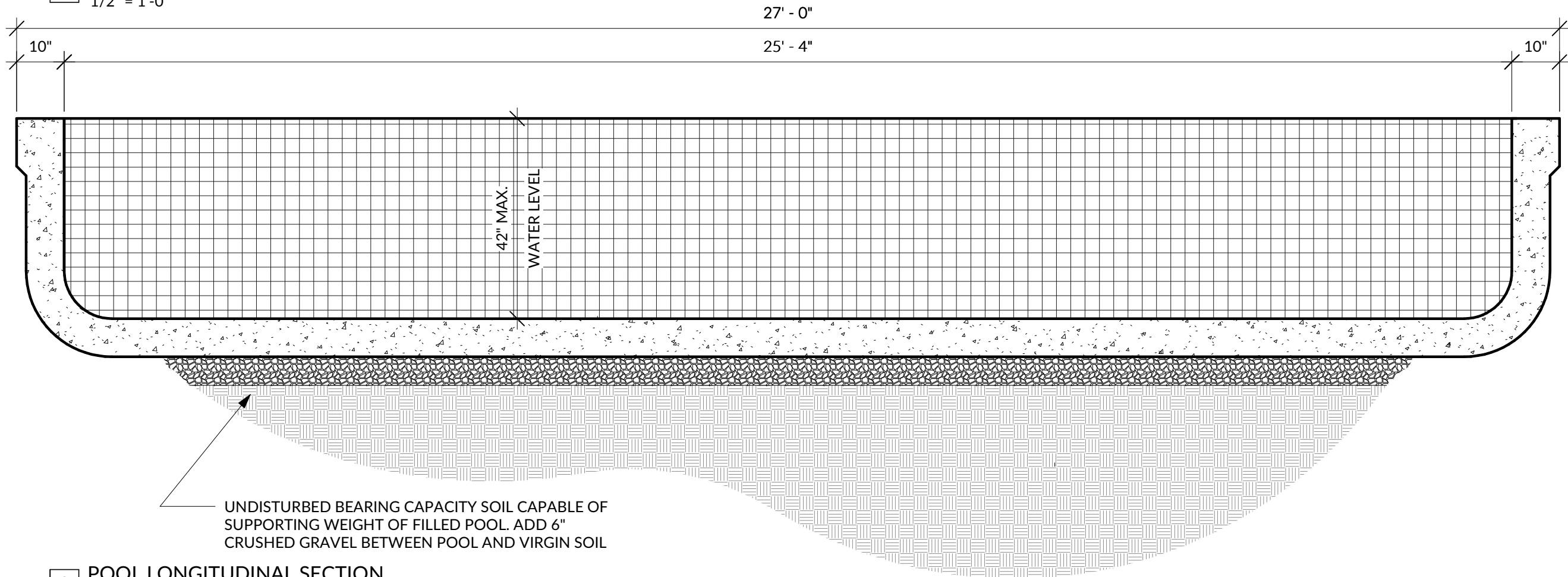


1 SITE SECTION
1" = 20'-0"

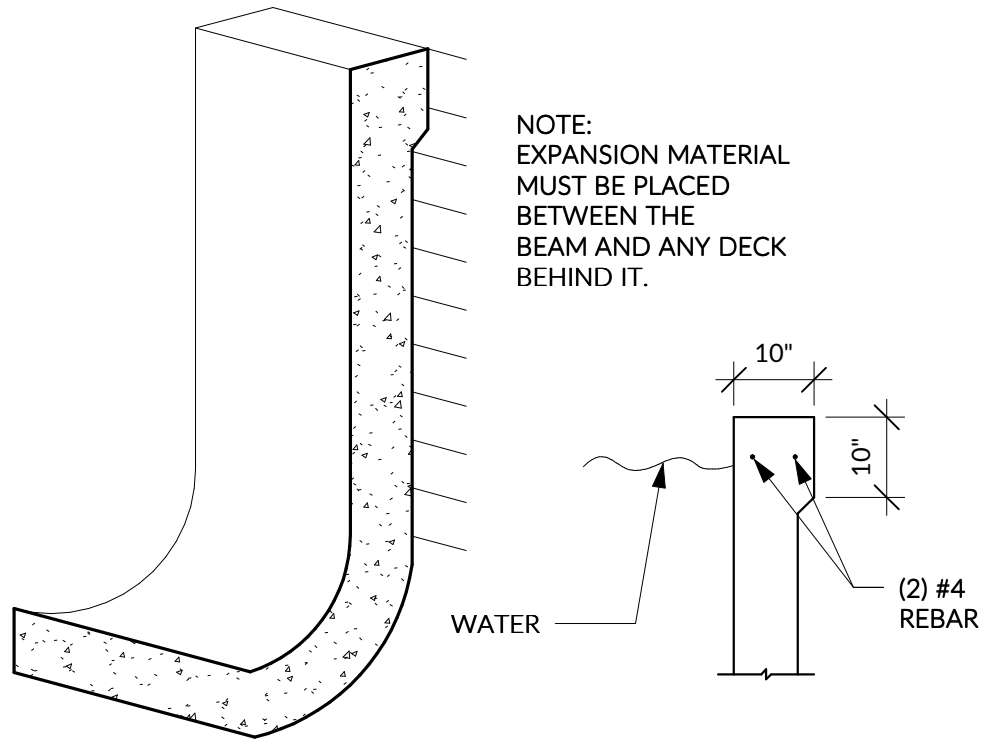




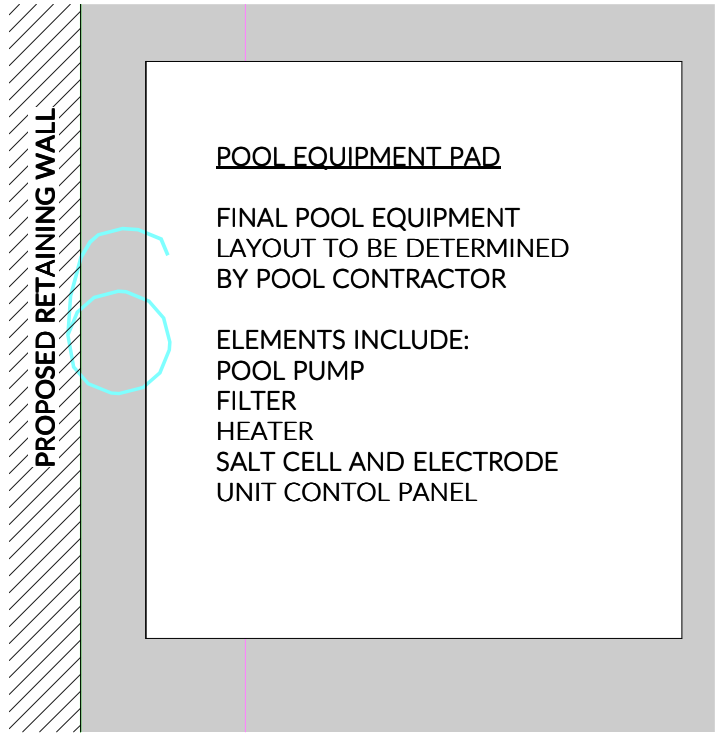
1 POOL CROSS SECTION
1/2" = 1'-0"



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



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



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

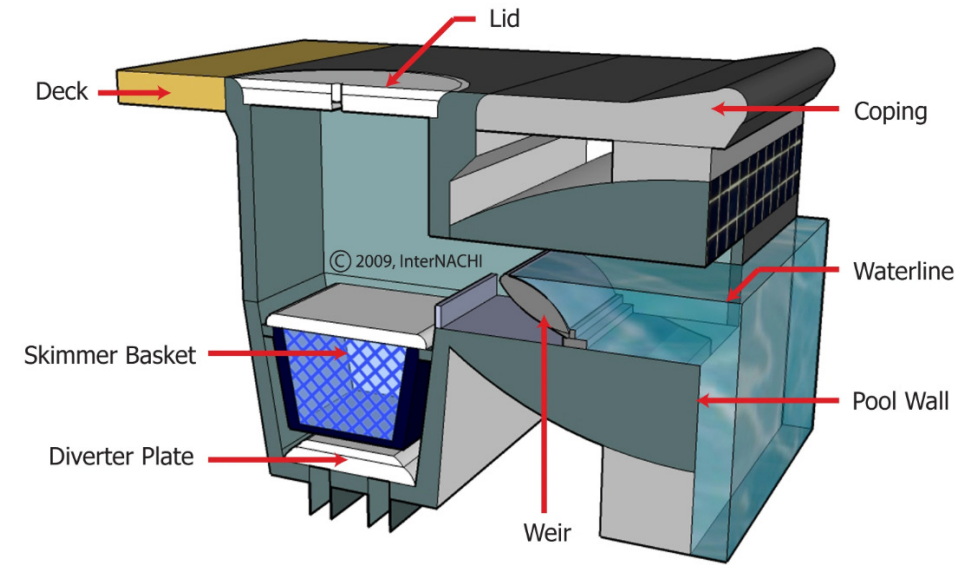
POOL SIZE	
LENGTH:	27'
WIDTH:	13'
AREA:	351 SF
DEPTH:	3'-6"

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>)

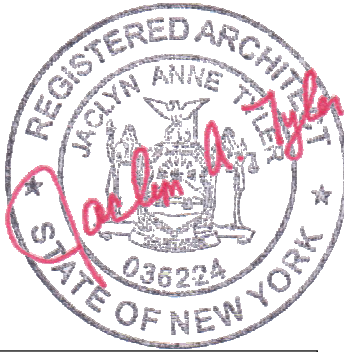


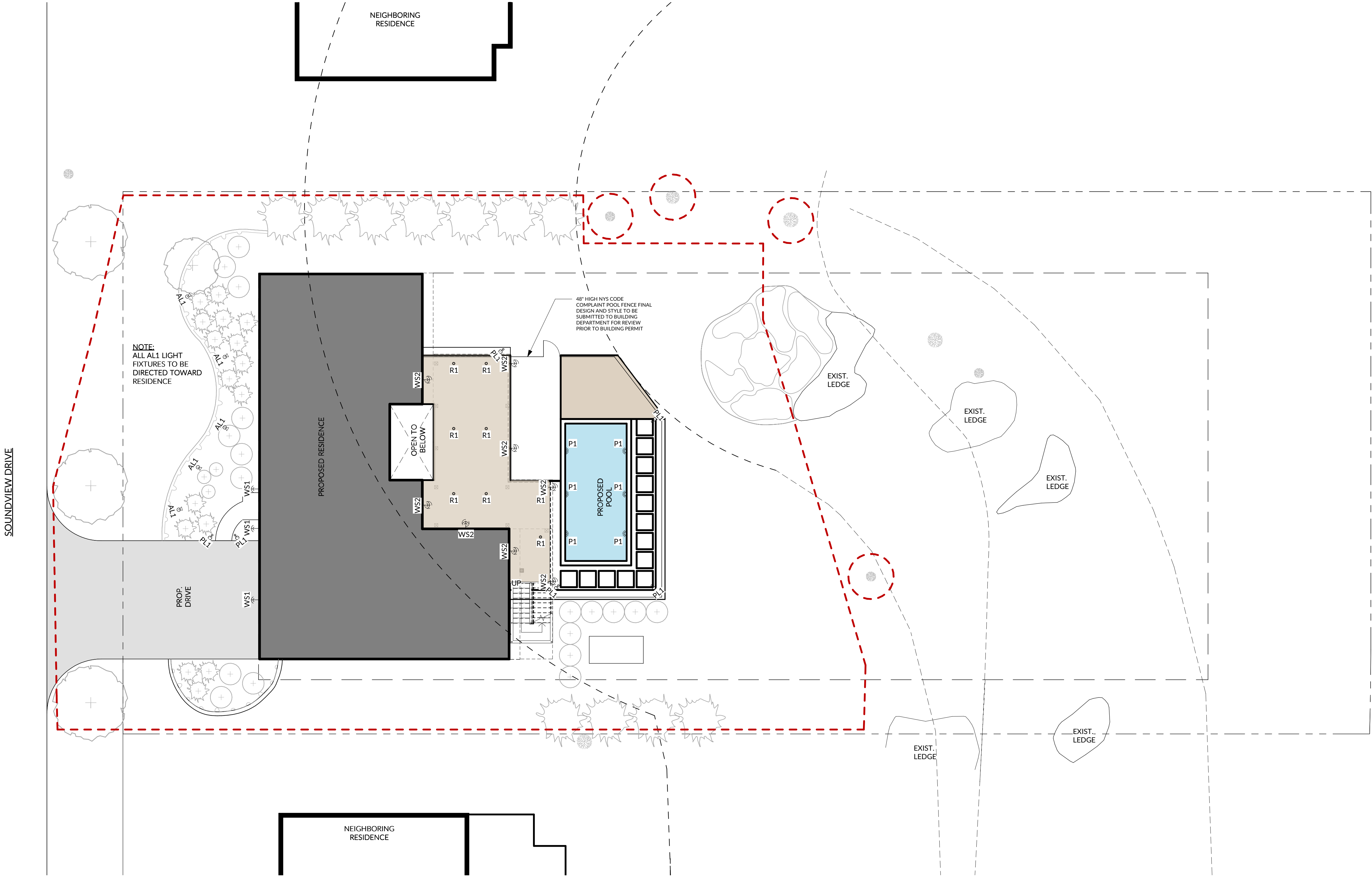
NOTE: FINAL DESIGN WILL
BE SUMITTED DURING
PERMITTING PROCESS

5 POOL SKIMMER DIAGRAM
NTS



1 WETLAND MAP OVERLAY
1" = 200'-0"





1 LIGHTING PLAN
1" = 10'-0"



WS1
MANUF. LIGHTOLOGY
CODE: HUB857419



WS2
MANUF. LIGHTOLOGY
CODE: WAC532608



AL1
MANUF. LIGHTOLOGY
CODE: WAC449098



PL1
MANUF. LIGHTOLOGY
CODE: WAC558080



R1- WATER RESISTENT
(UNDER DECK)
MANUF. LIGHTOLOGY
CODE: DLS891485



P1- WATER RESISTENT
POOL LIGHTING



NEXUS
Architecture Planning Design
a collaborative network alliance
Central Studio 100 White Plains Road Tarrytown, New York 10591

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Date Issued:

Project Title:
D'ARCANGELO RESIDENCE
921 SOUNDVIEW DRIVE
VILLAGE OF MAMARONECK, NY

Drawing Title:
LIGHTING PLAN

Scale: As indicated

Date:

01.24.23

Project No:

18-37

Drawing By:

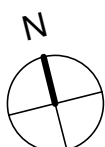
MD

Checked By:

JT

Drawing No:

E1



sheet _____ of _____



TREE REPLACEMENT CHART			
TREES TO BE			
LABEL	SIZE	REPLACEMENT REQUIRED	TOTAL TREES REQ'D
A	6"	NONE	0
B	6"	NONE	0
C	12"	(1) 2-2.5" DBH TREE	1
D	22"	(2) 2-2.5" DBH TREE	2
E	10"	(1) 2-2.5" DBH TREE	1
F	30"	(3) 2-2.5" DBH TREE	3
G	30"	(3) 2-2.5" DBH TREE	3
H	6"	NONE	0
I	6"	(1) 2-2.5" DBH TREE	1
J	10"	(1) 2-2.5" DBH TREE	1
K	6"	NONE	0
L	12"	(1) 2-2.5" DBH TREE	1
M	6"	NONE	0
N	6"	NONE	0
		TOTAL	13
			15



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ELIZABETH HAND-FRY
LANDSCAPE ARCHITECT

202 Croton Ave
Ossining, New York
914-384-2131
914-944-1467
www.elizabethhandry.com



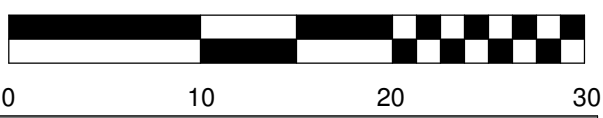
Date Issued:

Project Title:
D'ARCANGELO RESIDENCE
921 SOUNDVIEW DRIVE
VILLAGE OF MAMARONECK, NY

Drawing Title:

TREE REPLACEMENT /
LANDSCAPE PLAN

Scale: As indicated



Date: _____ Seal: _____

01.24.23

Project No:	REGISTERED ARCHITECT
-------------	----------------------

18-37

Drawing By:



Checked By:	
-------------	---------------------------------------------------------------------------------------

checked by: _____

THE _____

OF THE STATE OF _____

Nivel de acuerdo	Porcentaje
Totalmente de acuerdo	85%
De acuerdo	10%
No estoy de acuerdo	3%
Totalmente en desacuerdo	2%

Drawing No:

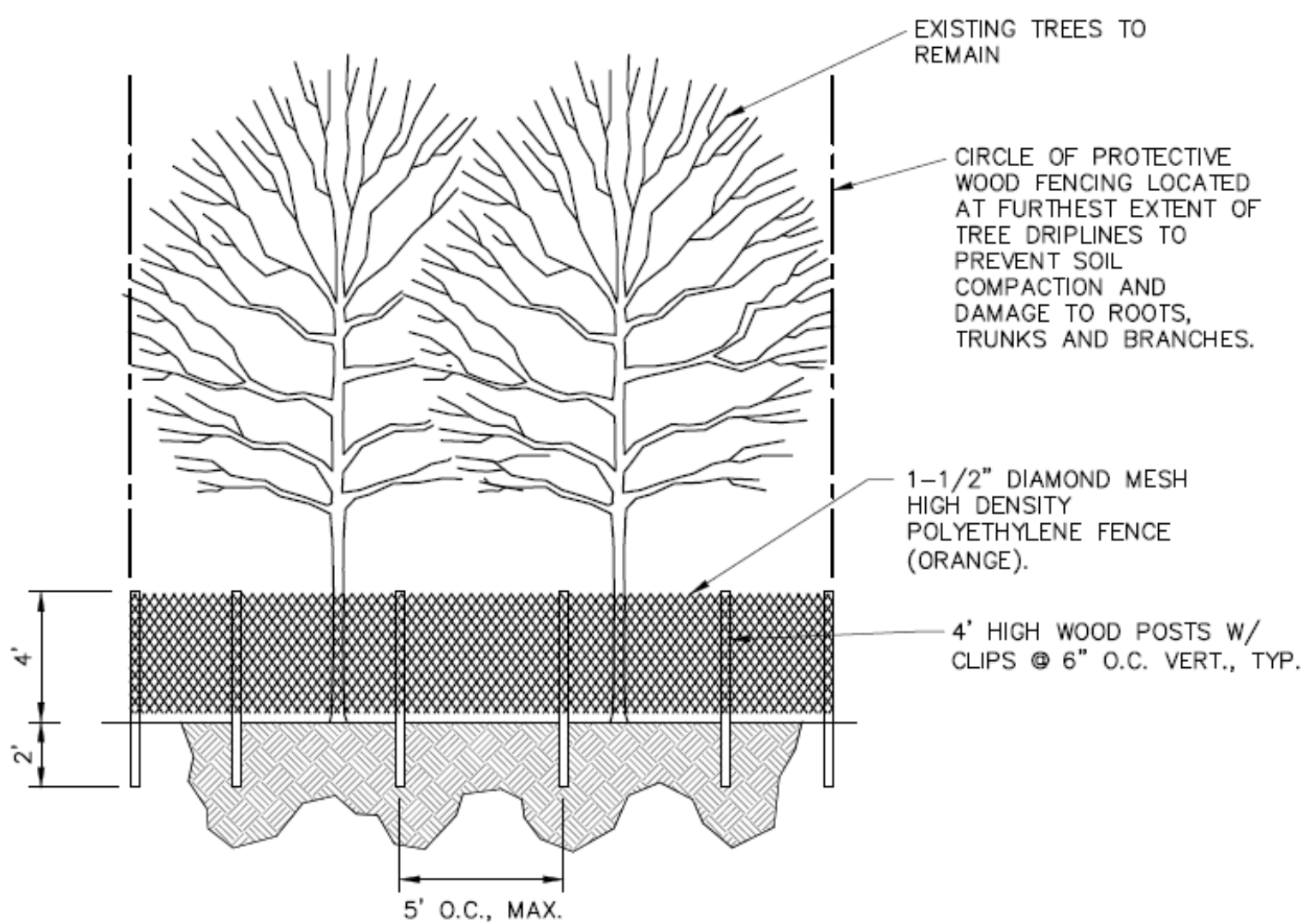
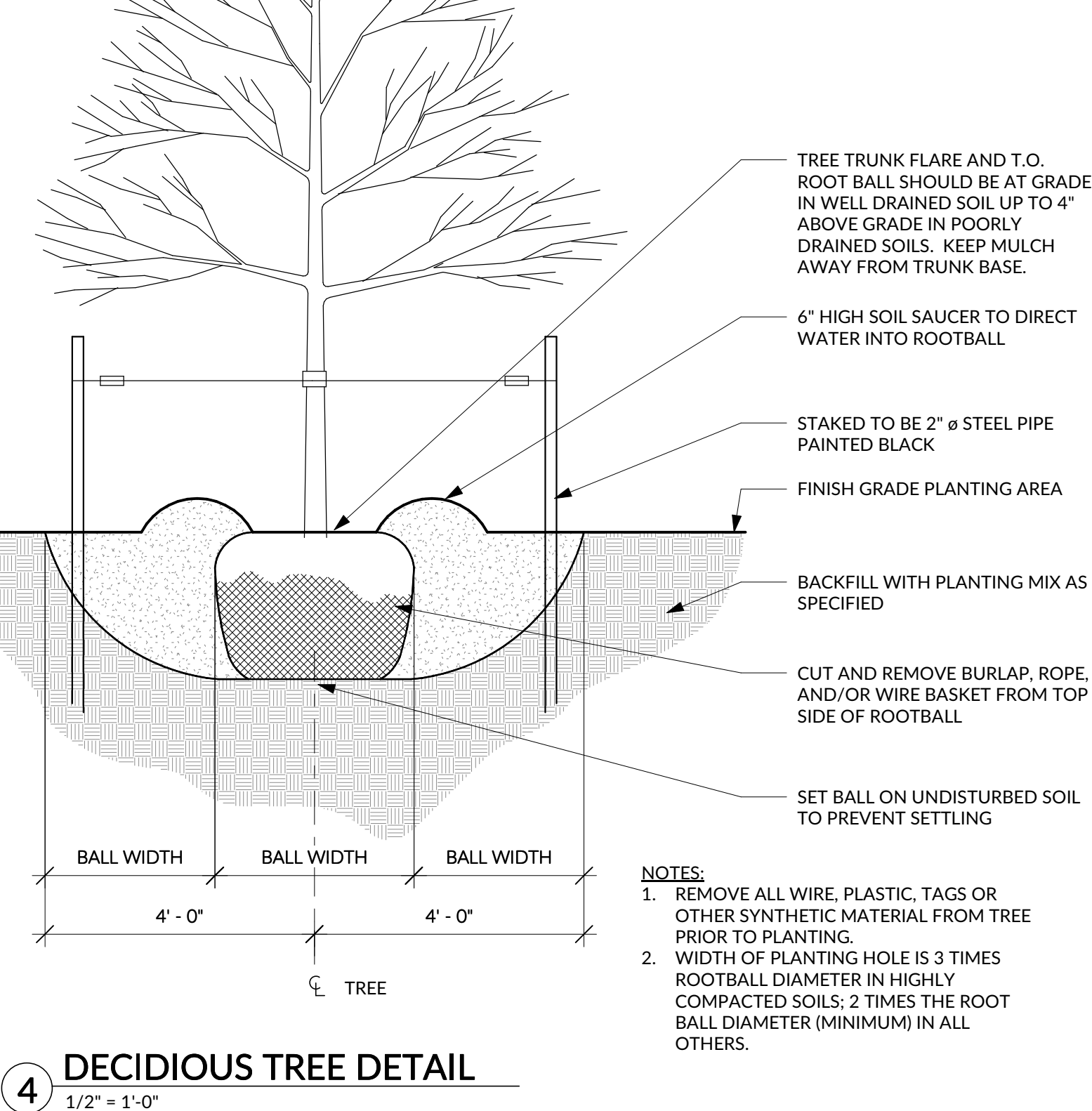
$$N$$

L1	
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— 100 —

about 24	
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sheet _____ of _____



NOTES:

1. LOCATE TREE PROTECTION FENCING AS SHOWN ON PLANS APPROVED BY THE VILLAGE OF MAMARONECK BUILDING DEPARTMENT AND VILLAGE ENGINEER.
2. NO MATERIAL OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE AREA SURROUNDED BY TREE PROTECTION FENCING.
3. FENCE MUST REMAIN AND BE MAINTAINED THROUGHOUT ENTIRE BUILDING PHASES DURING WHICH CONSTRUCTION MAY AFFECT TREES.
4. ADDITIONAL PROTECTIVE MEASURES SHALL BE INSTALLED, AS ORDERED BY THE VILLAGE ENGINEER AND/OR BUILDING DEPARTMENT, PRIOR TO AND/OR DURING CONSTRUCTION.

3 INDIVIDUAL TREE PROTECTION DETAIL

L1	
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et_____ of _____	
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