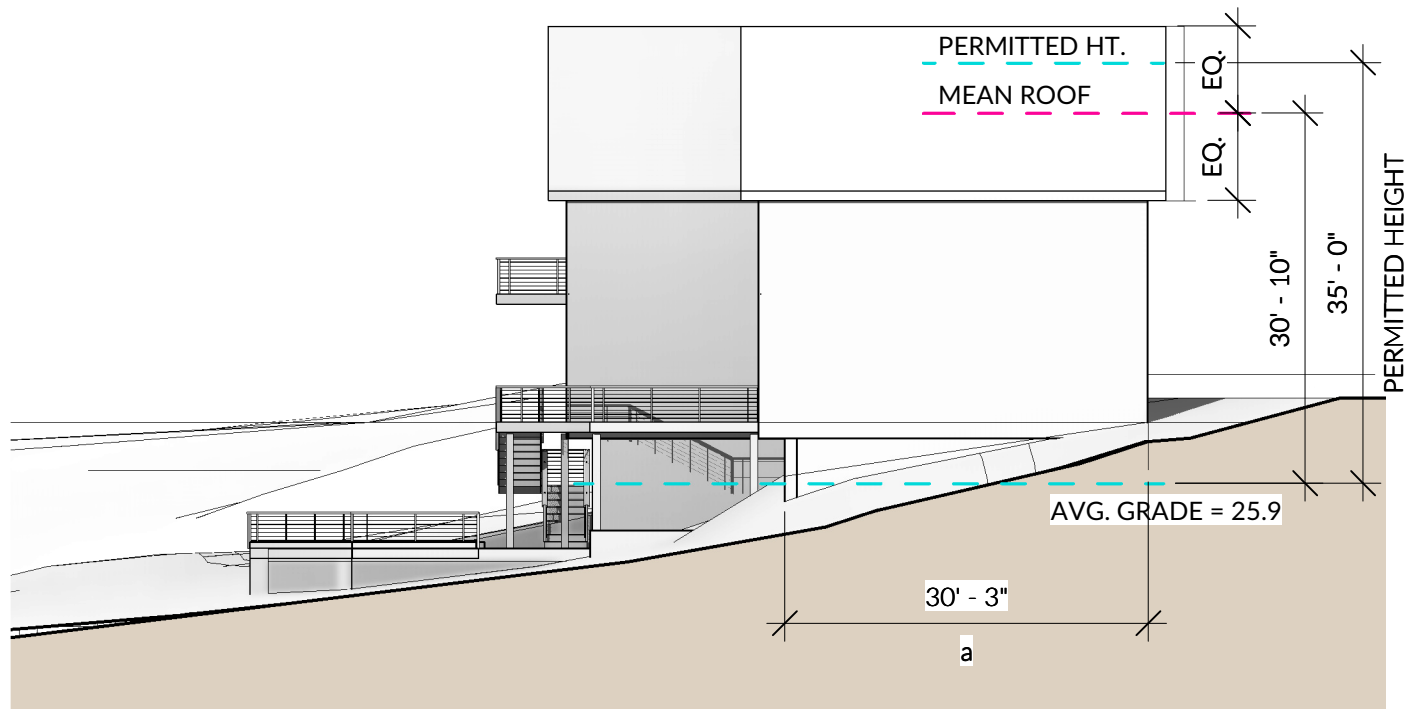


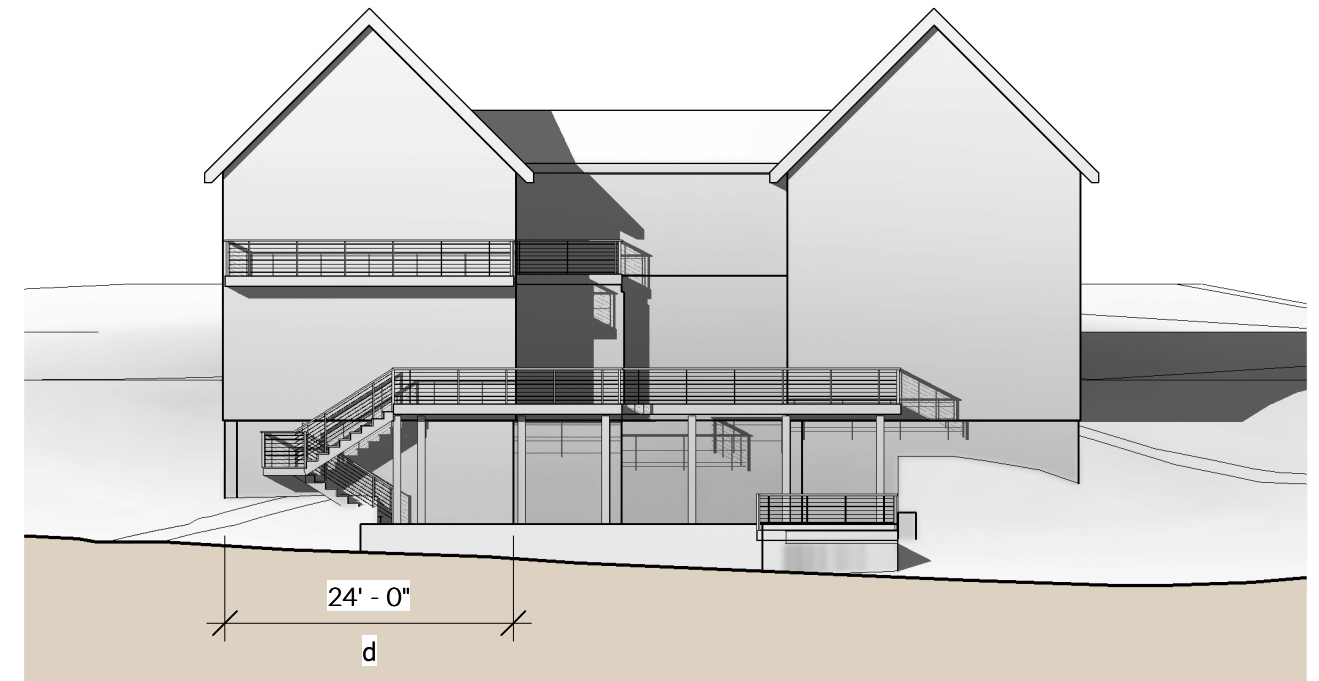
1 SITE PLAN
1" = 20'-0"

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 31 +/- (< 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>			

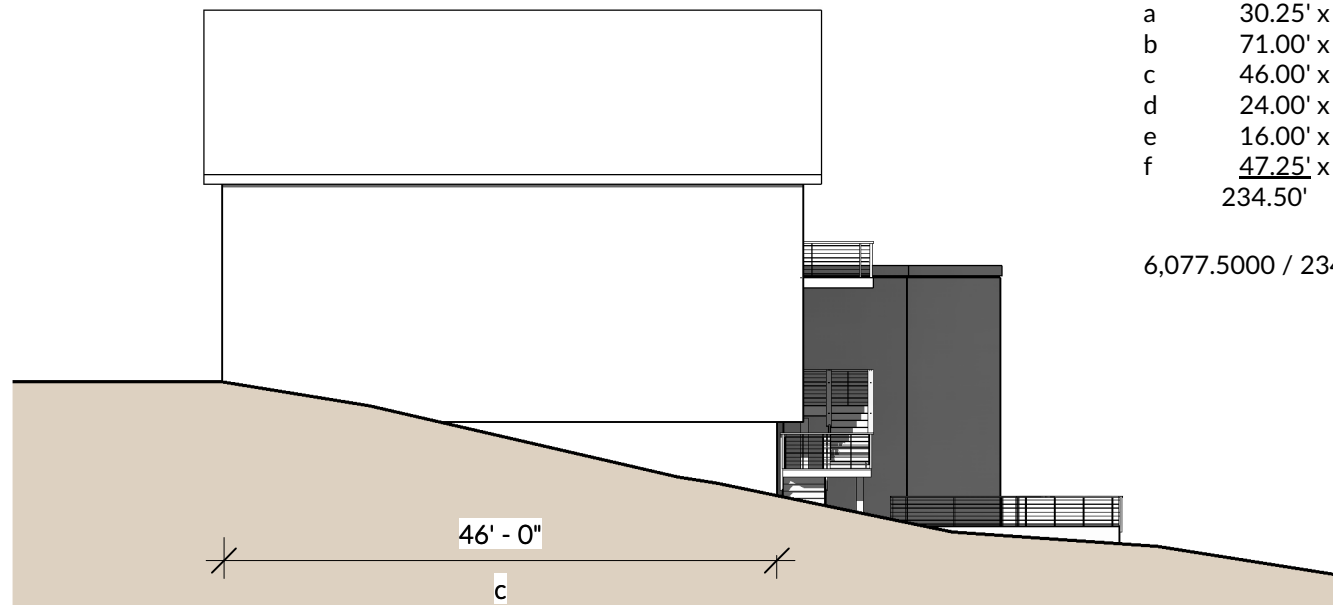




1 NORTH ELEVATION
1/16" = 1'-0"



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

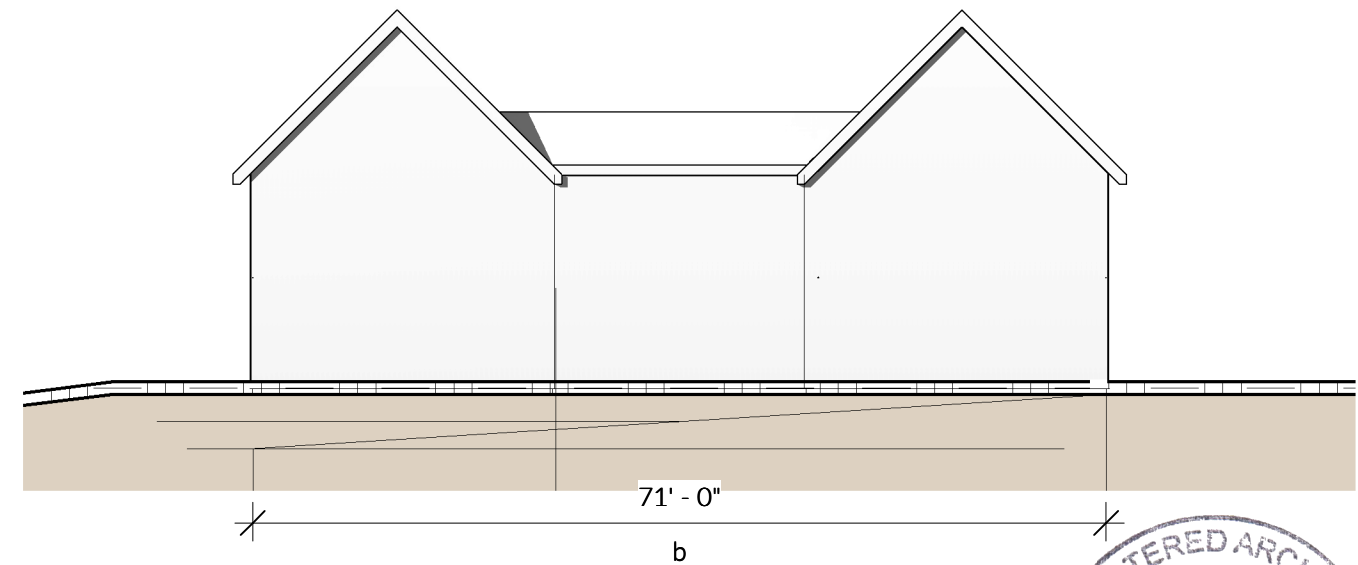


3 SOUTH ELEVATION
1/16" = 1'-0"

AVERAGE GRADE CALCULATIONS:

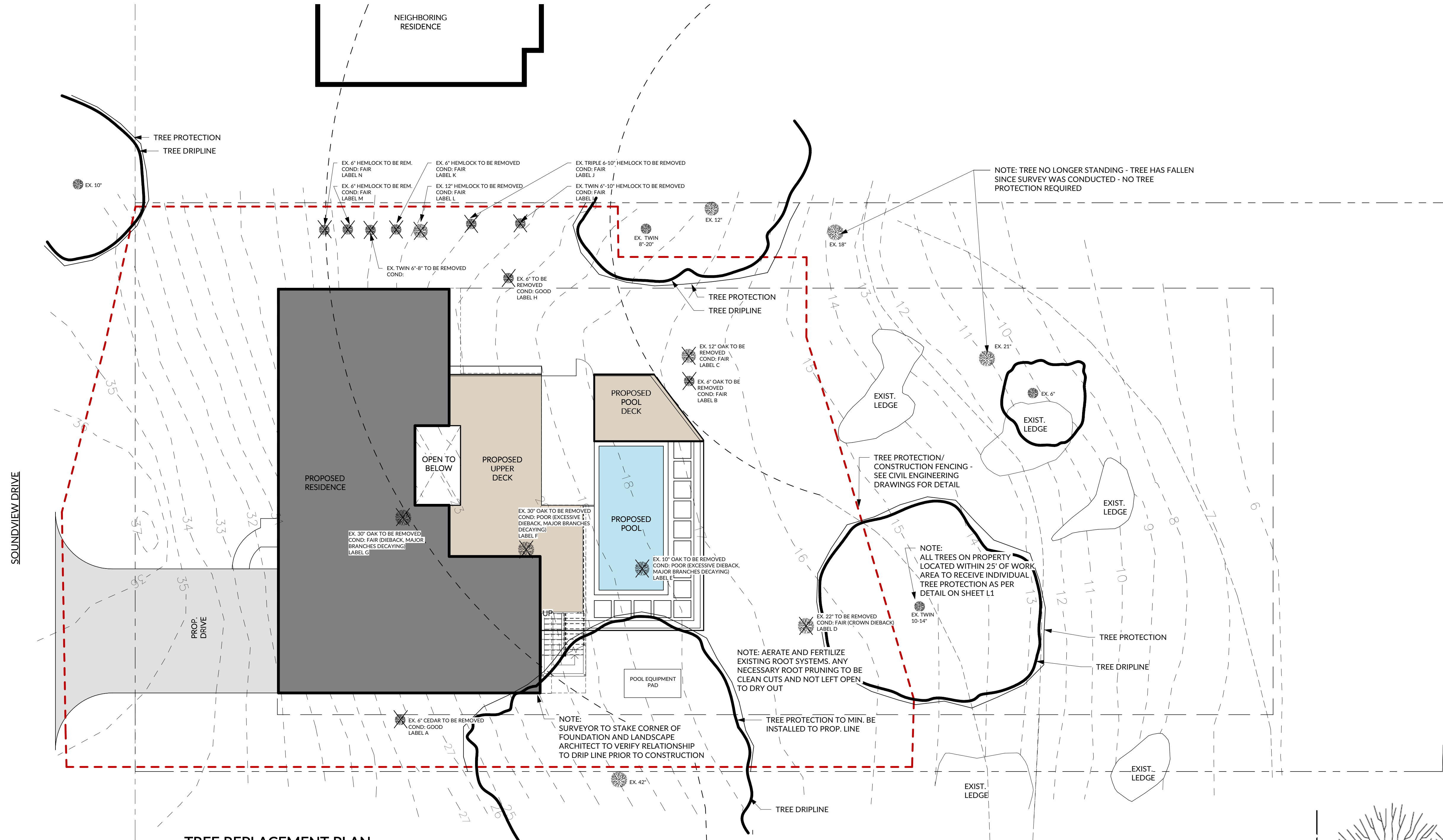
a	30.25' x 24.75' =	748.6875
b	71.00' x 29.75' =	2,112.25
c	46.00' x 27.00' =	1,242
d	24.00' x 21.50' =	516.00
e	16.00' x 22.50' =	360
f	47.25' x 23.25' =	1,098.5625
	234.50'	6,077.5000

$$6,077.5000 / 234.50' = 25.9168$$



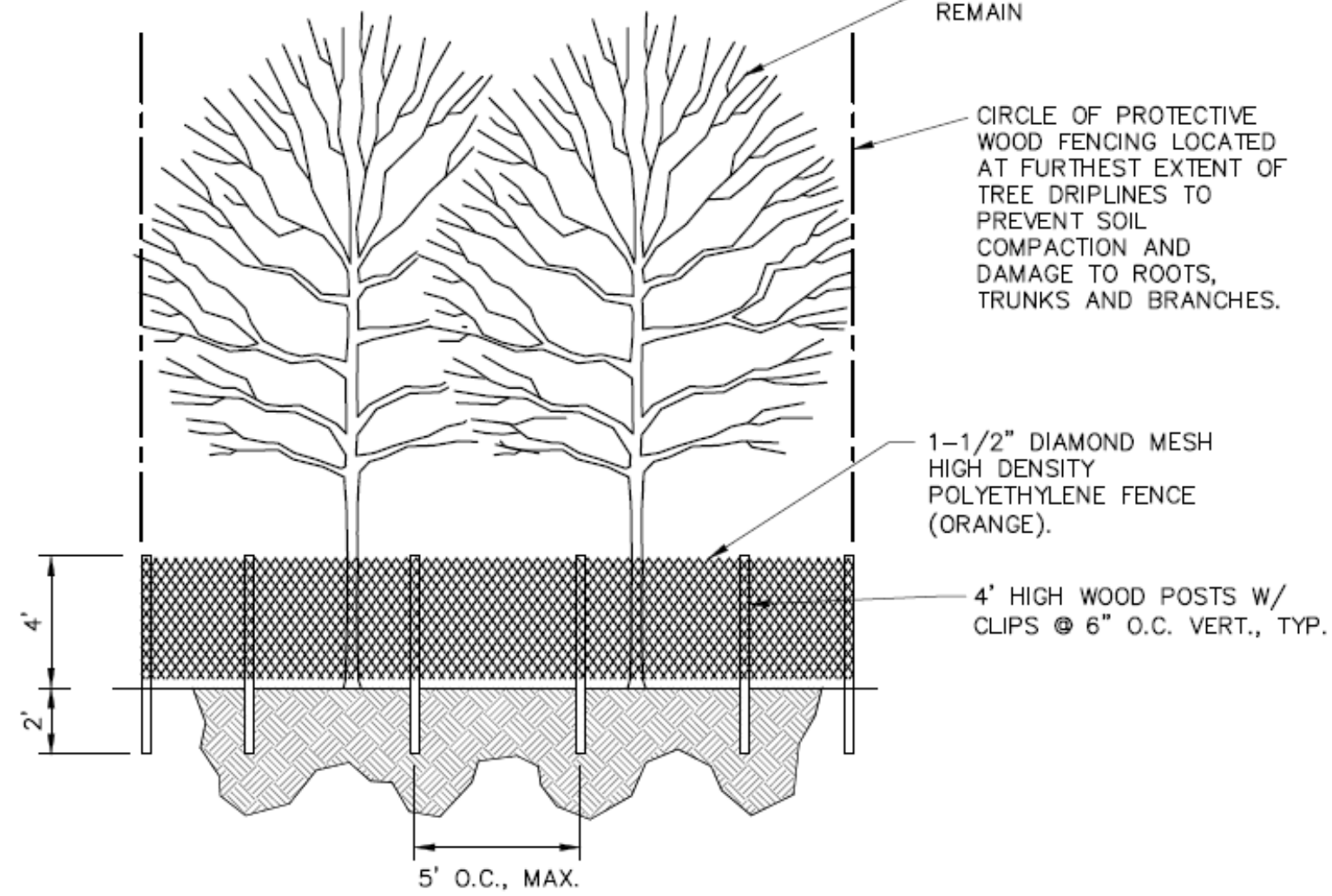
4 WEST ELEVATION
1/16" = 1'-0"





1 TREE REPLACEMENT PLAN
1" = 10'-0"

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



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

2 INDIVIDUAL TREE PROTECTION DETAIL
NTS

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Date Issued:

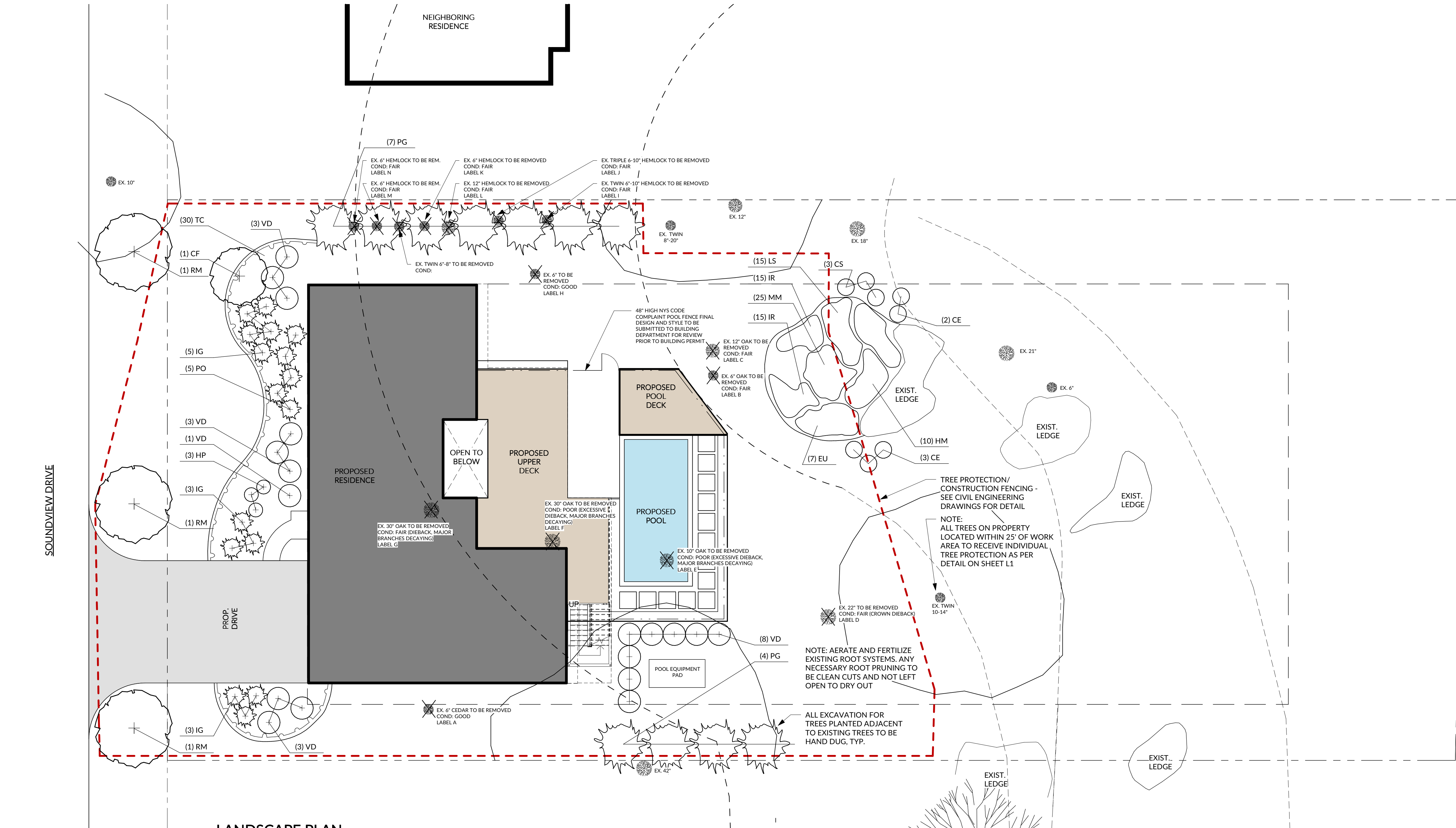
Project Title: D'ARCANGELO RESIDENCE
821 SOUNDVIEW DRIVE
VILLAGE OF MAMARONECK, NY

Drawing Title: TREE REPLACEMENT

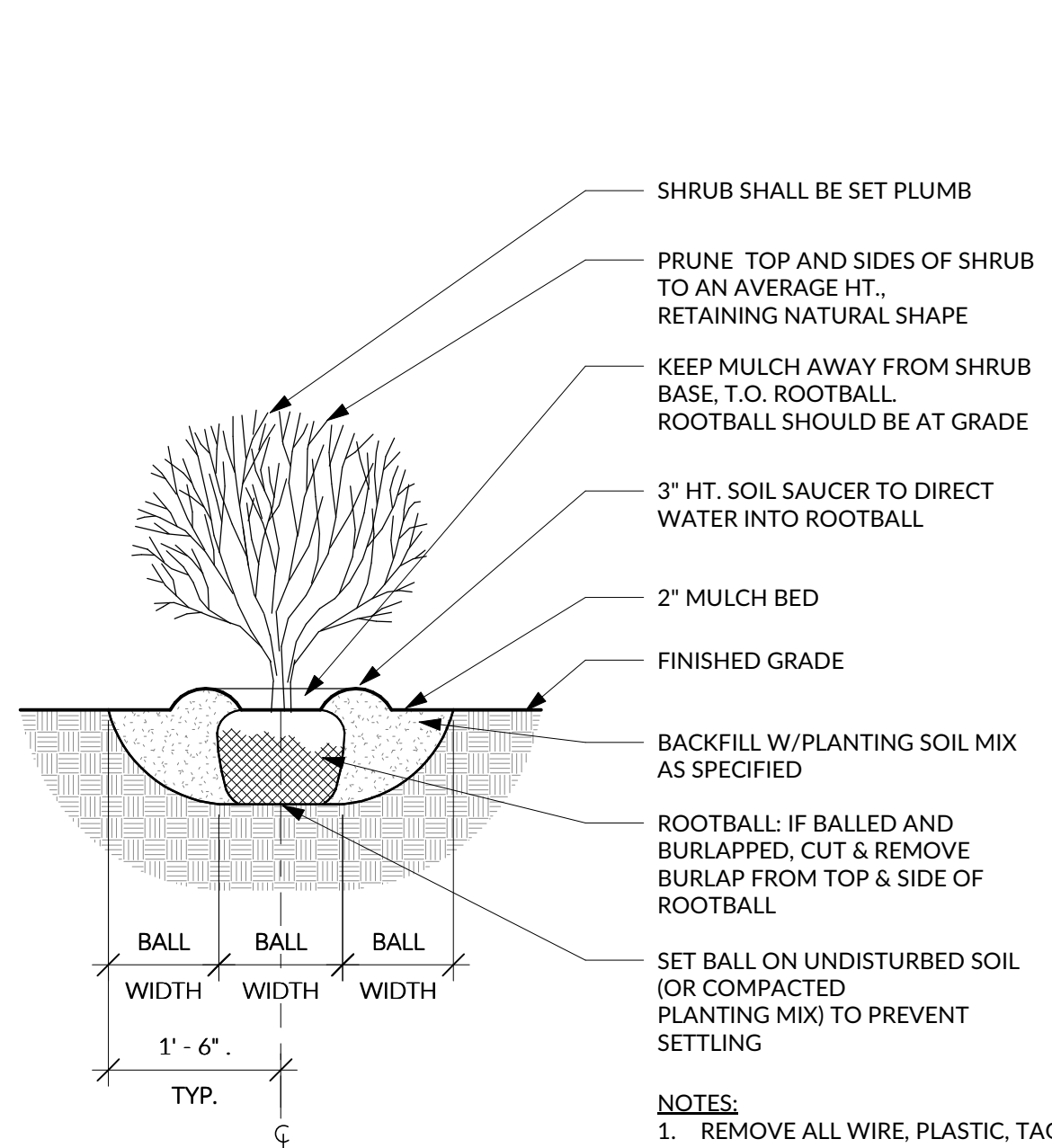
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Date: 09.26.22
Project No: 18-37
Drawing By: Author
Checked By: Checker
Drawing No: _____

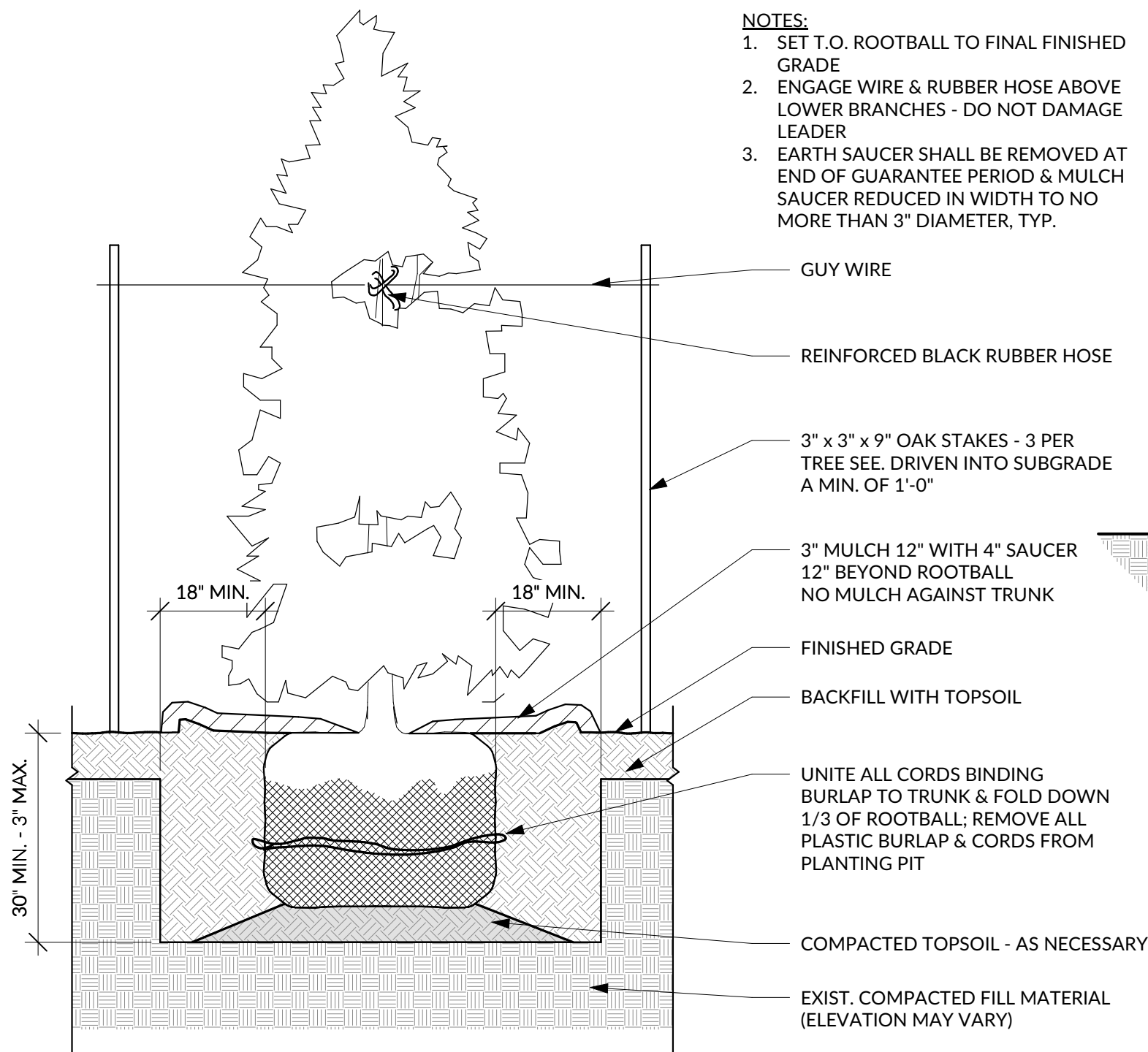
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sheet _____ of _____



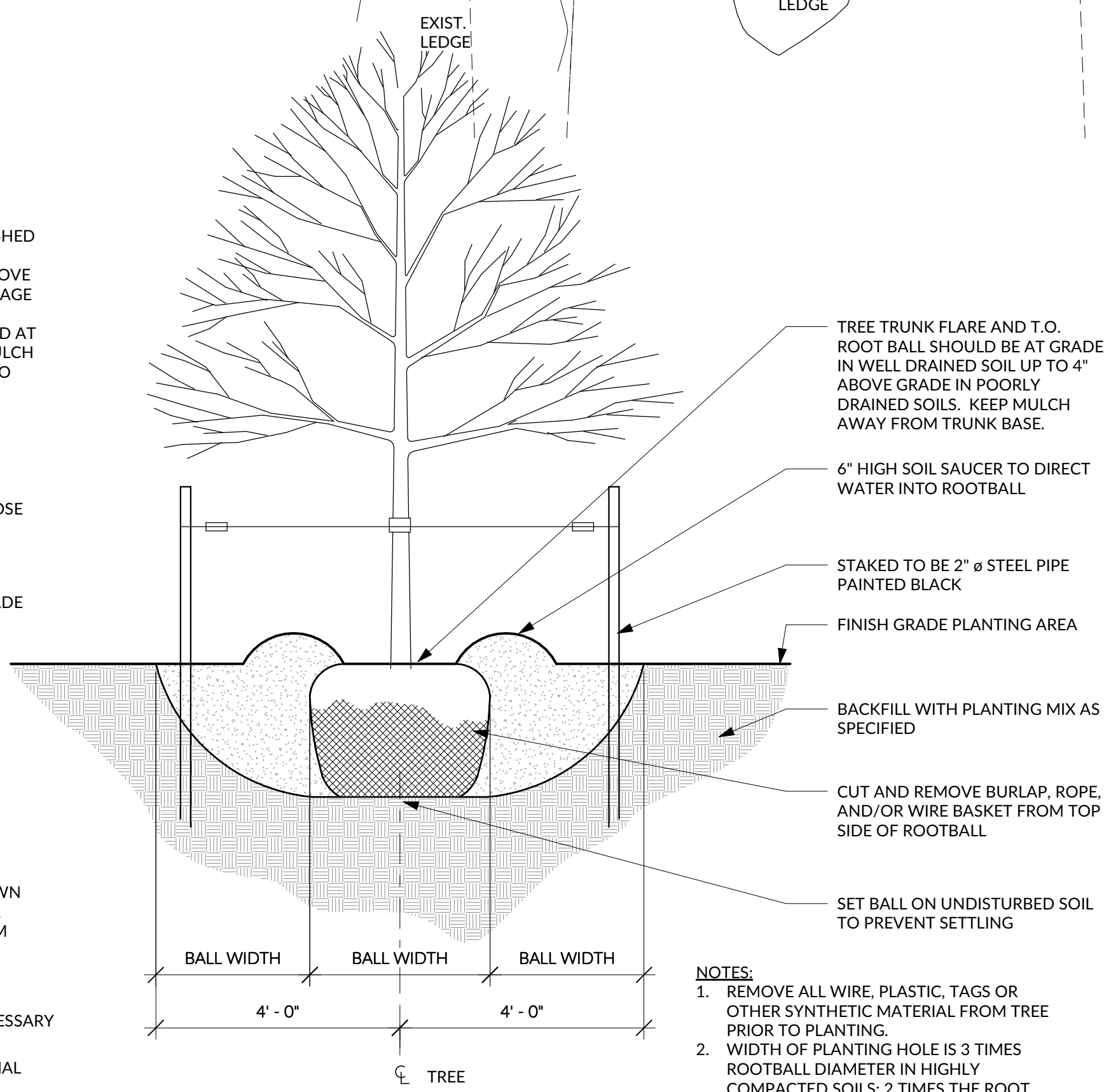
1 LANDSCAPE PLAN
1" = 10'-0"



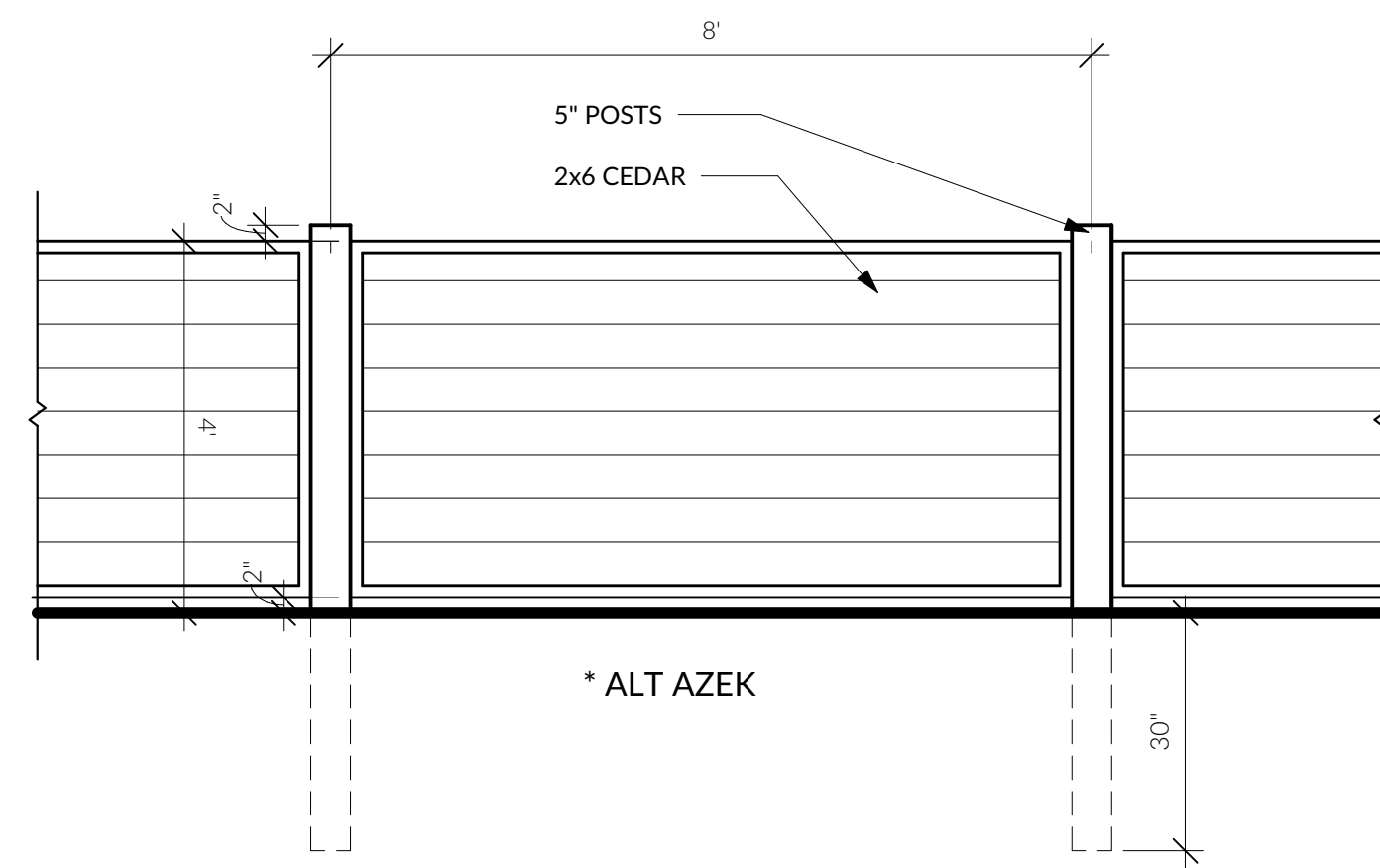
5 SHRUB DETAIL
1/2" = 1'-0"



4 CONIFEROUS TREE DETAIL
1/2" = 1'-0"



3 DECIDUOUS TREE DETAIL
1/2" = 1'-0"



2 POOL CODE - WOOD BOARD FENCE
1/2" = 1'-0"

PLANT LIST				
GRASSES/GROUNDCOVER				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
25	MM	Caltha palustris	Marsh Marigold	1 gallon
7	EU	Eupatorium maculatum	Joe Pye Weed	1 gallon
30	IR	Iris versicolor	Blue Flag Iris	1 gallon
10	HM	Hibiscus moscheutos	Hardy Hibiscus	1 gallon
15	LS	Lobelia siphilitica	Big Blue Lobelia	1 gallon
30	TC	Tiarella cordifolia	Foamflower	1 gallon
SHRUBS				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
5	CE	Cephalanthus occidentalis	Buttonbush	5 gallon
3	CS	Cornus sericea	Red Twig Dogwood	5 gallon
3	HP	Hypericum prolificum	St. John's Wort	5 gallon
11	IG	Ilex glabra	'Shamrock' Inkberry	5 gallon
5	PO	Physocarpus opulifolius	Ninebark	3-4' high
18	VD	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	4-5' high
TREES				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
3	RM	Acer rubrum	Red Maple	3" cal
1	CF	Cornus florida	American Dogwood	2-2.5" cal
11	PG	Picea glauca	White Spruce	6-8' high
15		TOTAL TREES		

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Date Issued:
02.13.23 ISSUED FOR PB

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

Drawing Title:
LANDSCAPE PLAN

Scale:
As Indicated

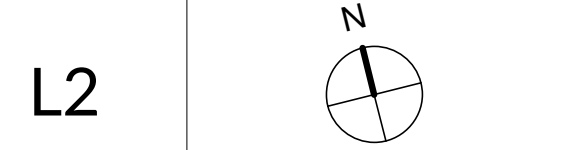
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01.24.23

Project No:
18-37

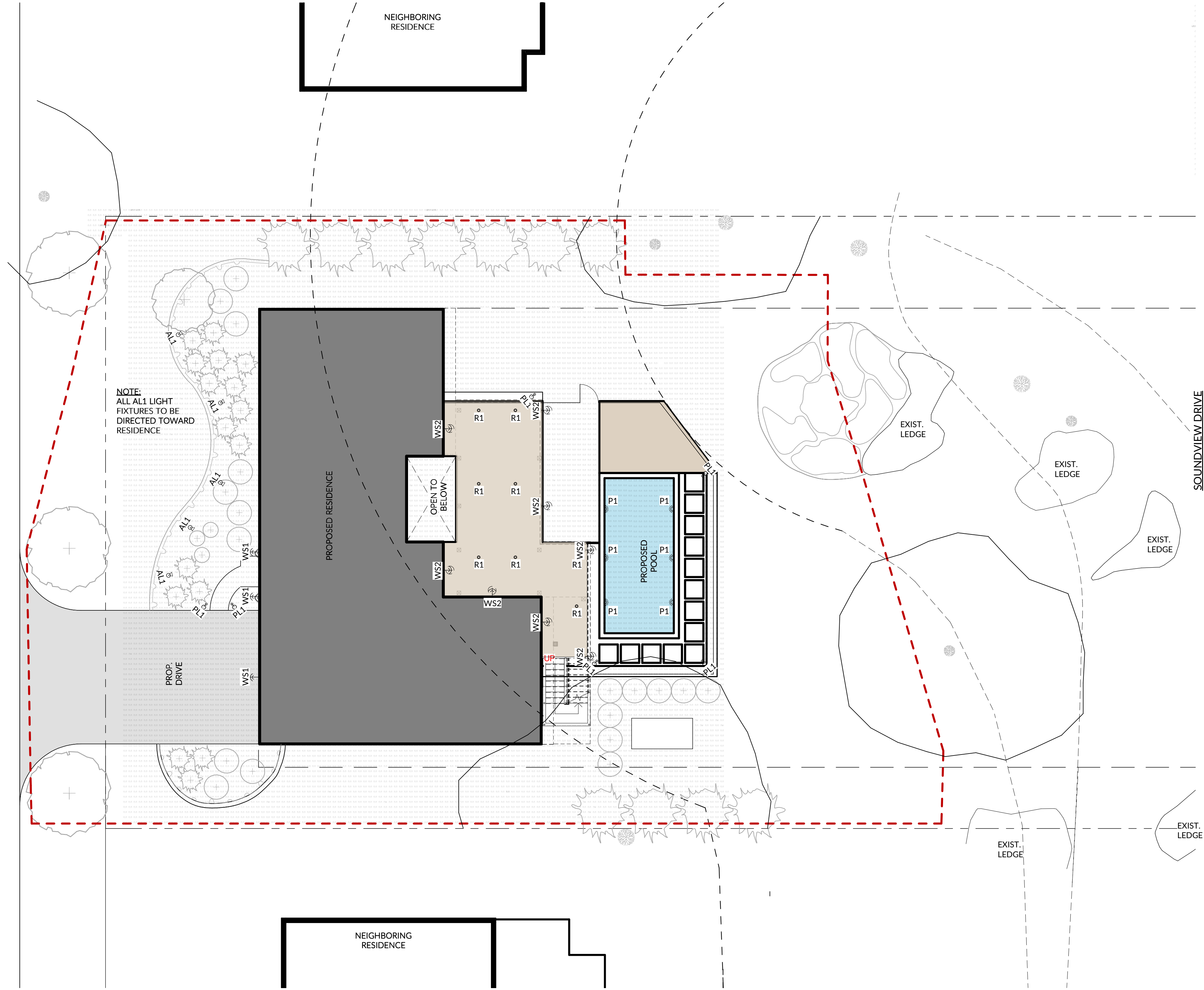
Drawing By:
JT

Checked By:
LHF

Drawing No:
L2



sheet _____ of _____



1 LIGHTING PLAN
1" = 10'-0"



WS1
MANUF. LIGHTLOGY
CODE: HUB857419



WS2
MANUF. LIGHTLOGY
CODE: WAC532608



AL1
MANUF. LIGHTLOGY
CODE: WAC449098



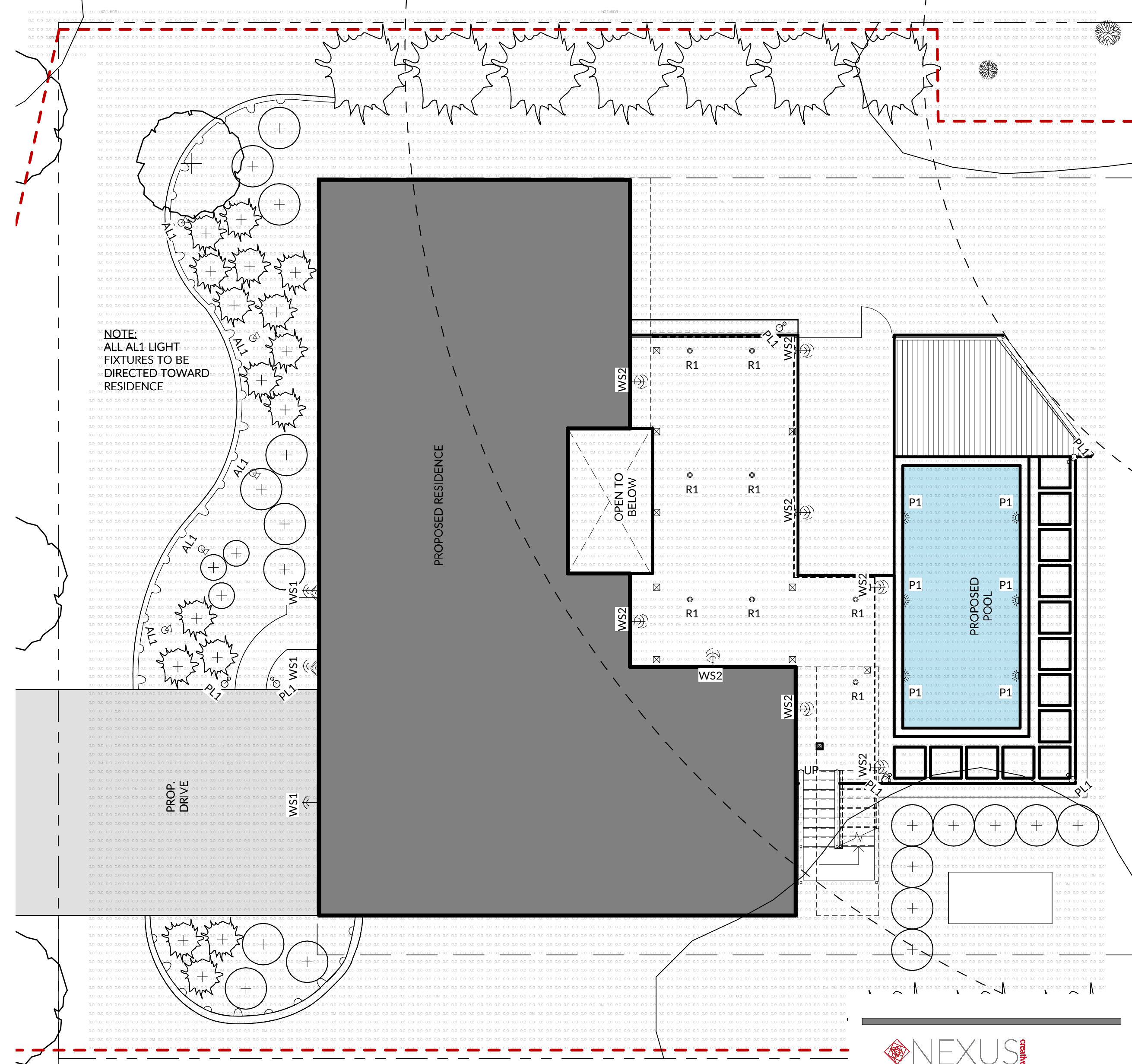
PL1
MANUF. LIGHTLOGY
CODE: WAC558080



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



P1- WATER RESISTENT
POOL LIGHTING



3 PHOTOMETRICS
1/8" = 1'-0"

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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:

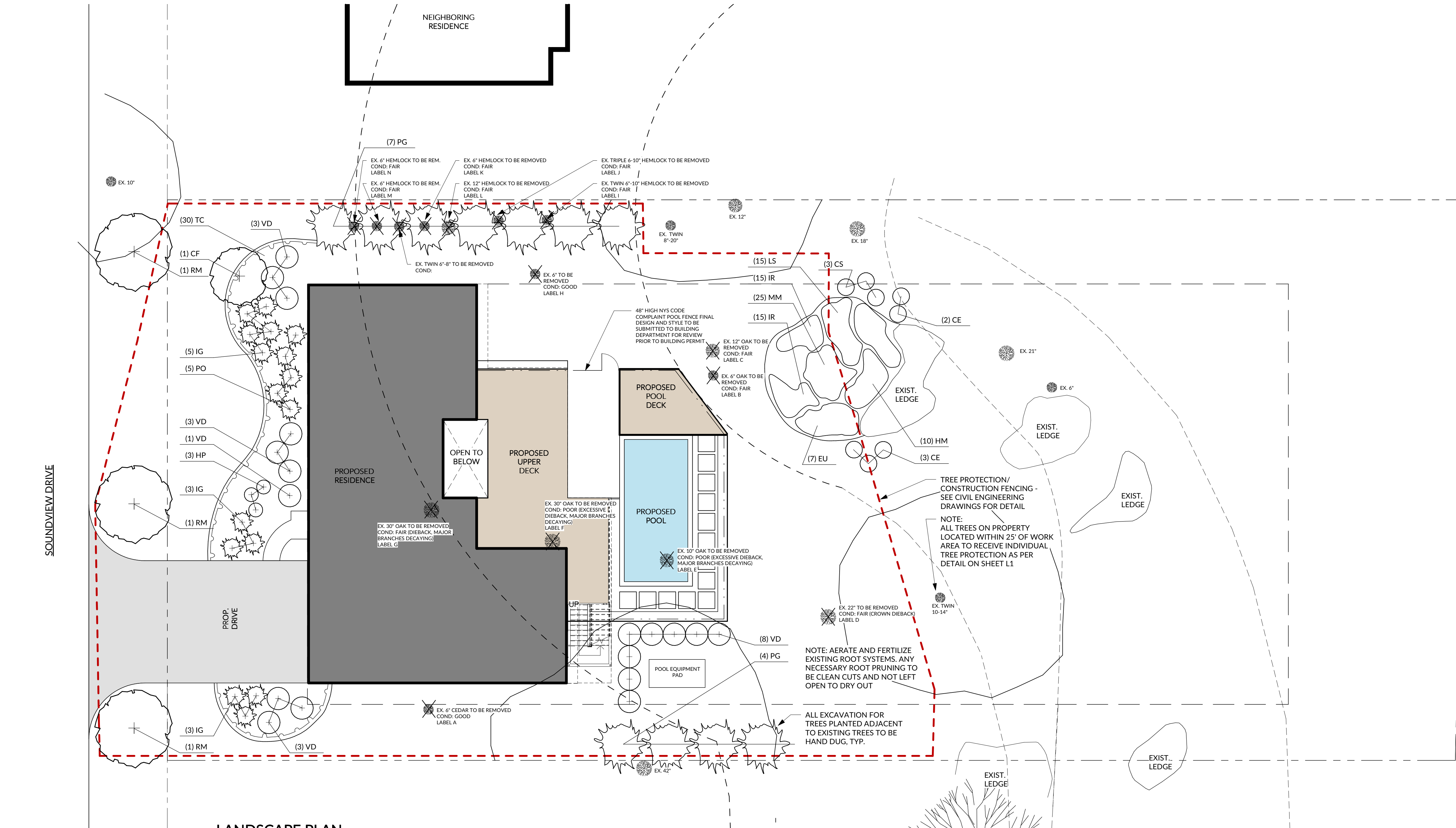
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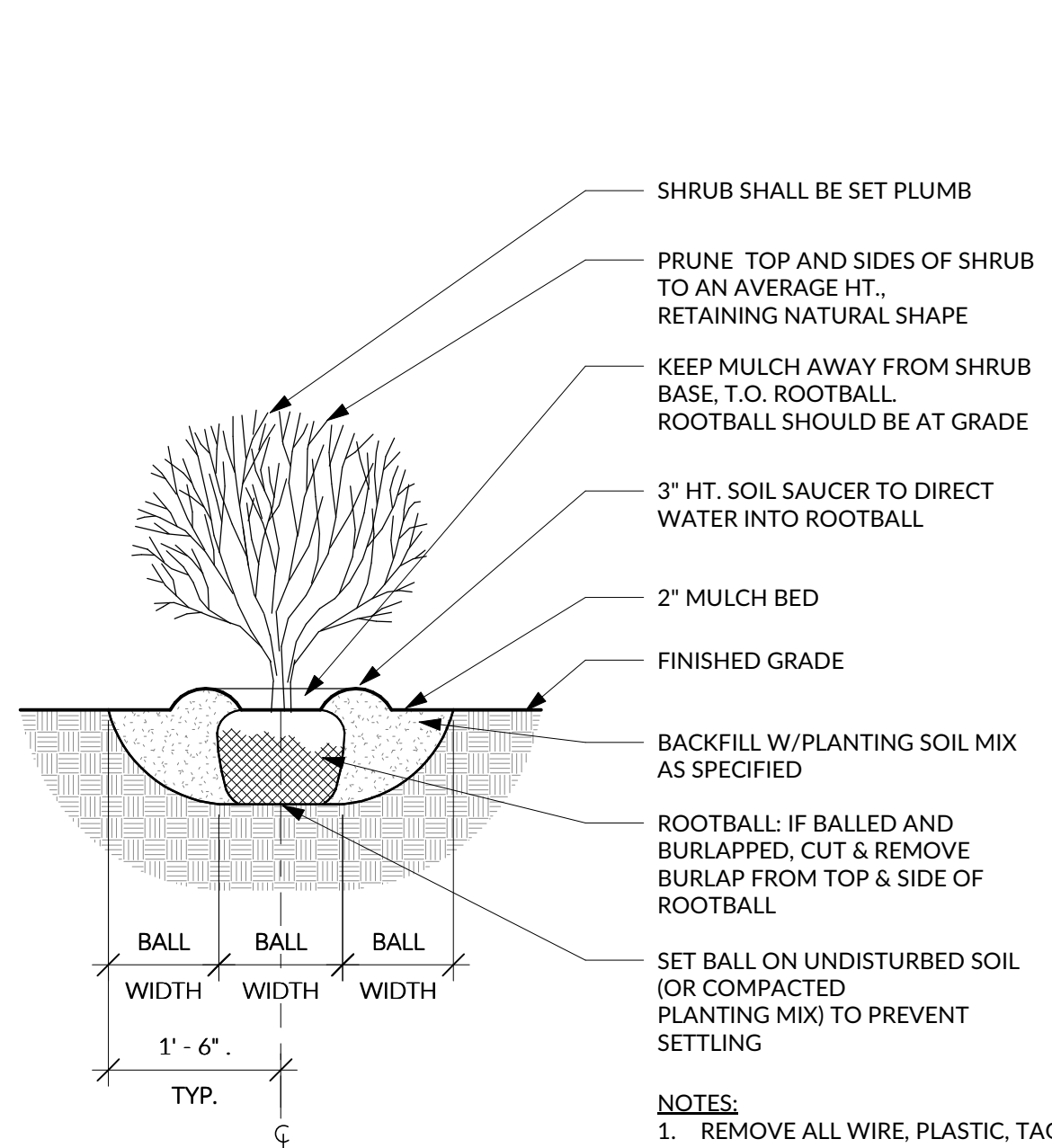
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sheet of

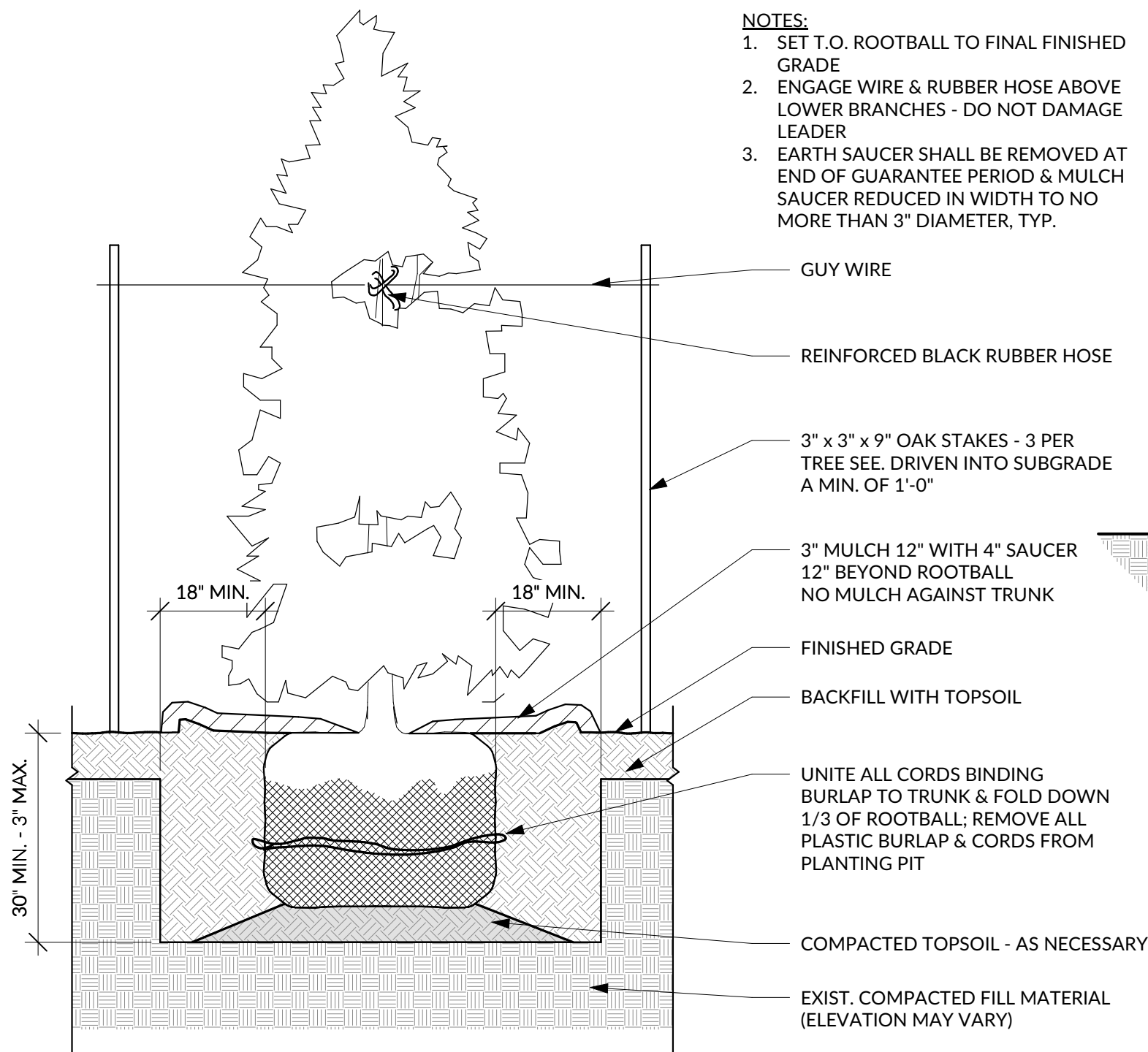




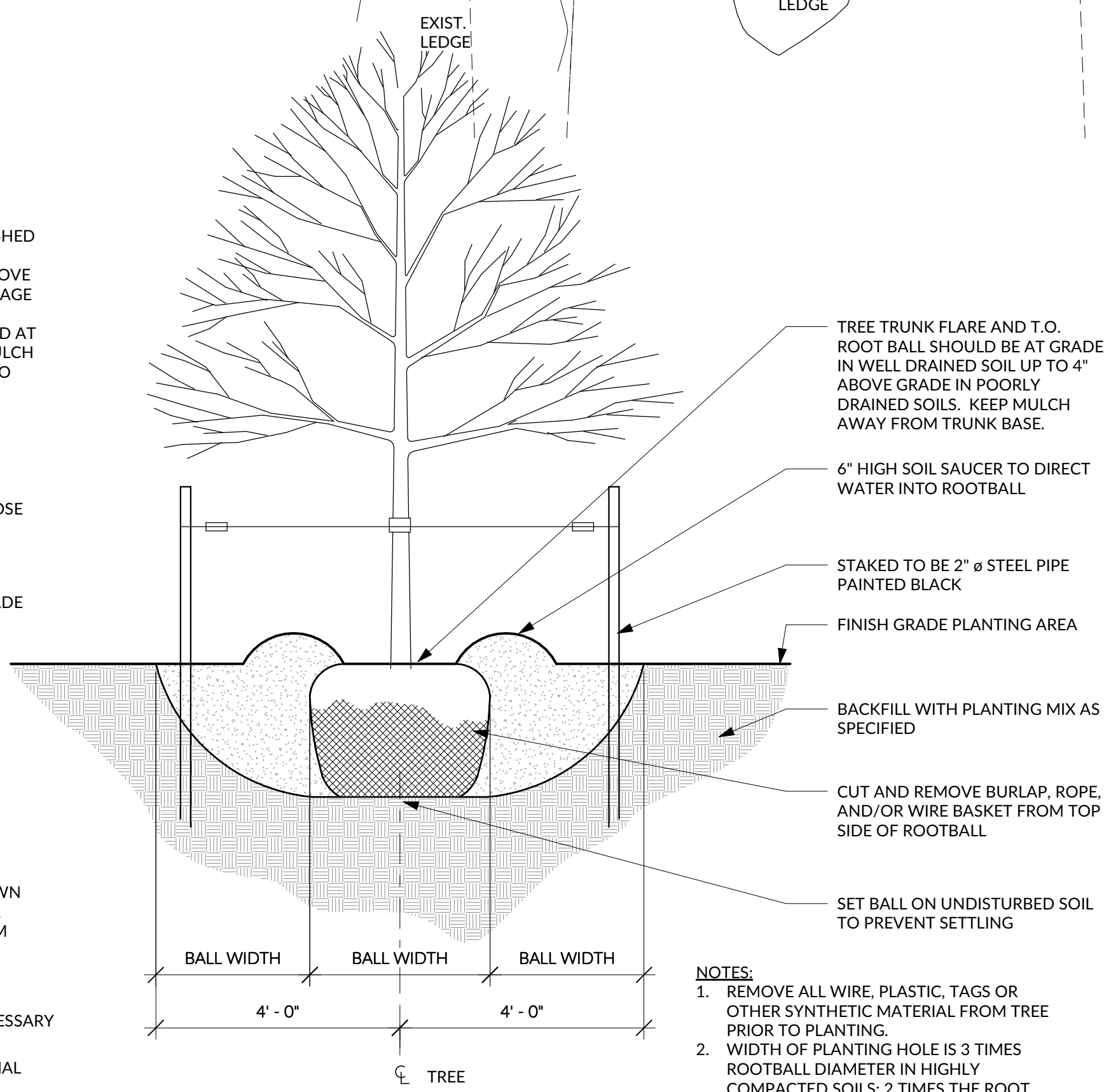
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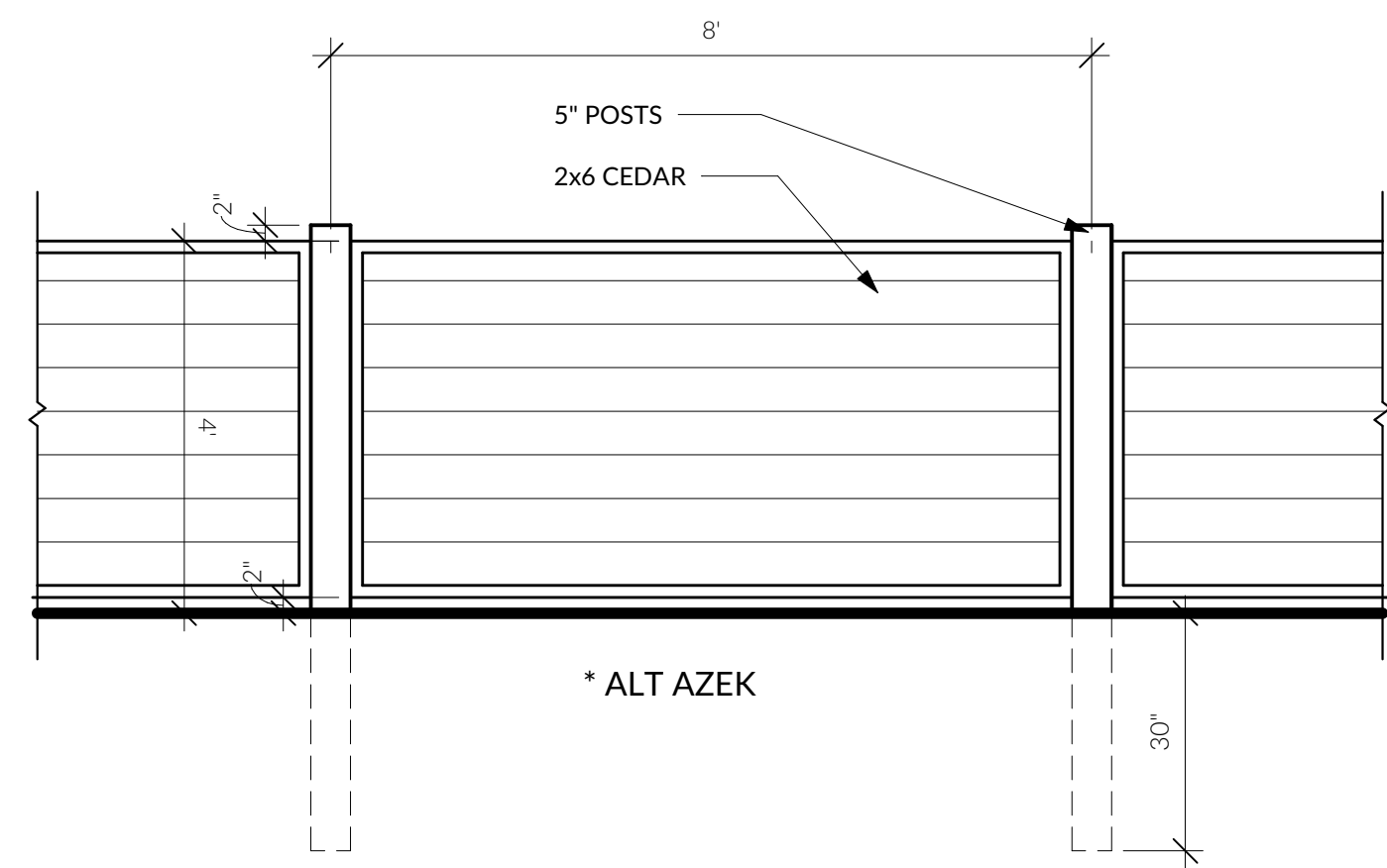
5 SHRUB DETAIL
1/2" = 1'-0"



4 CONIFEROUS TREE DETAIL
1/2" = 1'-0"



3 DECIDUOUS TREE DETAIL
1/2" = 1'-0"



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1/2" = 1'-0"

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QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
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sheet of