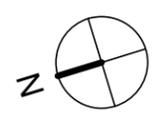
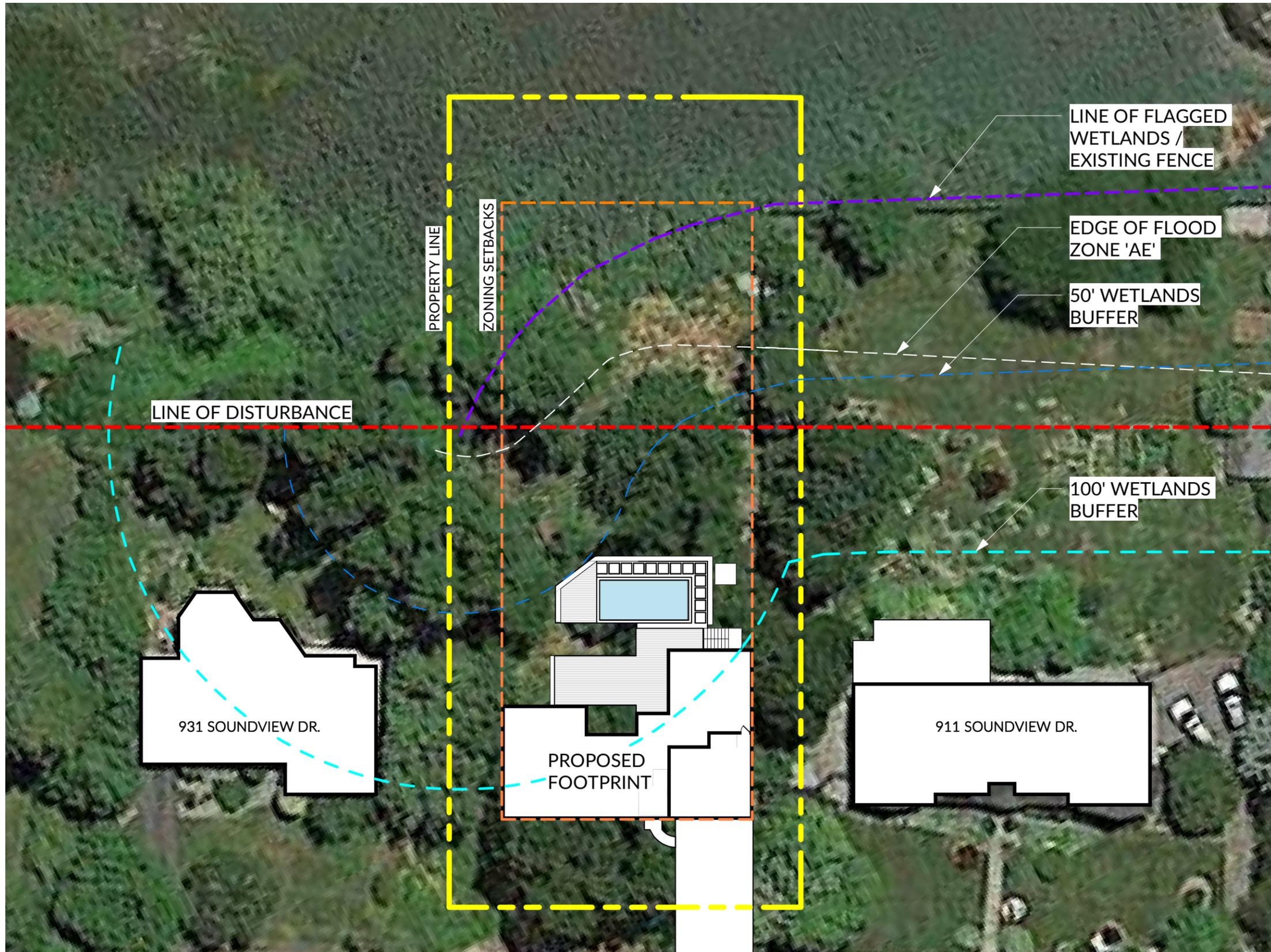
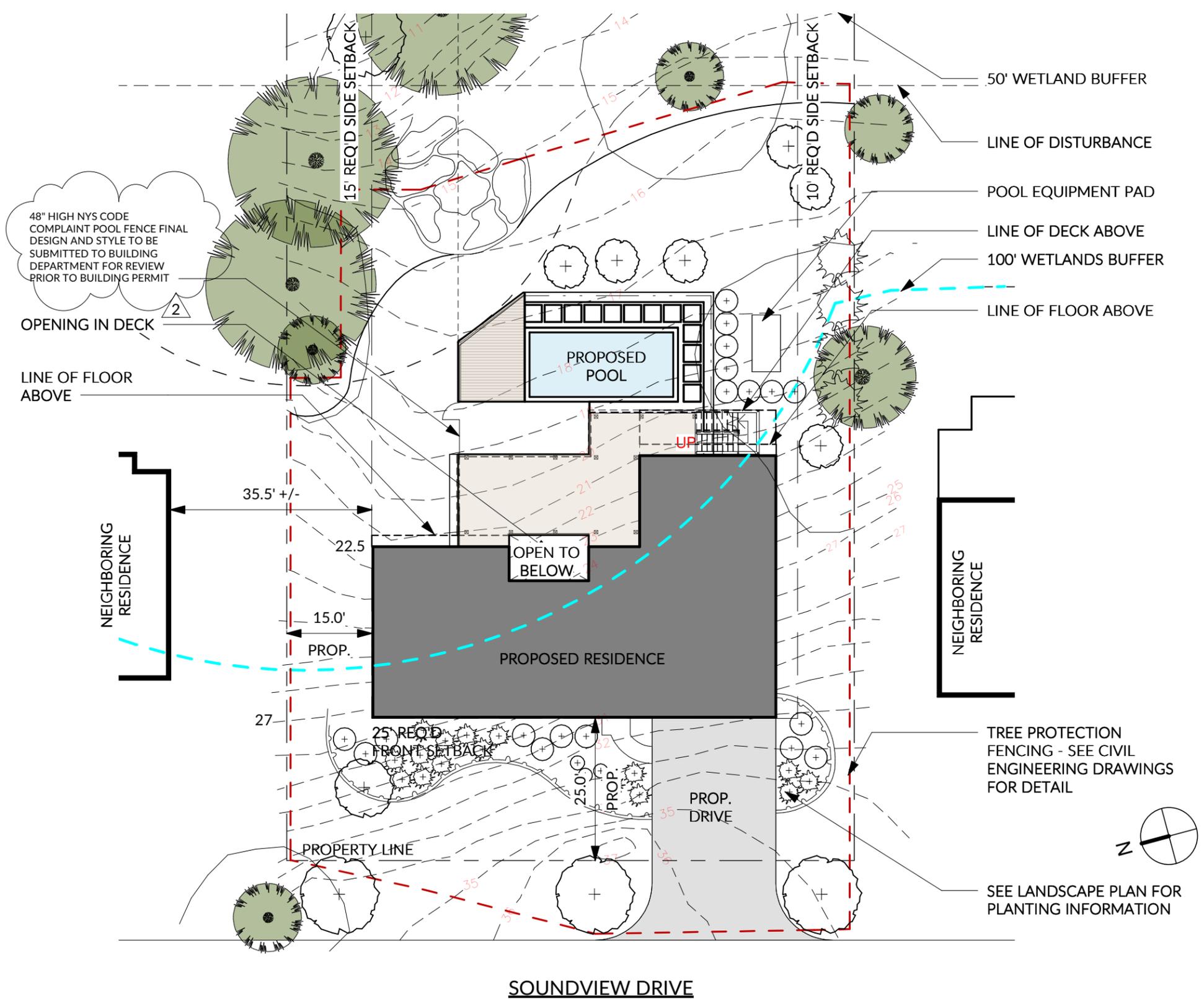


1	MARJORIE W. D'ARCANGELO	154.60-1-21
2	SUSAN SMITH BERENZWEIG	154.52-1-47
3	DAVID J & ELLEN G FREEMAN	154.52-1-46
4	DAVID J & ELLEN G FREEMAN	154.52-1-45
5	DAVID J & ELLEN G FREEMAN	154.52-1-43
6	NATURE CONSERVANCY - NY REGIONAL OFFICE	154.60-1-24
7	WESTCHESTER LAND TRUST INC.	155.45-1-45.4
8	TOWN OF 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 & CRISTAL 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 <sup>4</sup>	YES
MAXIMUM HEIGHT			
STORIES:	2.5	2.5	YES
FEET:	35	29.5 +/- (< 35)	YES
MINIMUM YARD (FEET)			
FRONT:	25 FT	25.25 FT	YES
LESSER SIDE:	10 FT	13.92 FT	YES
TWO SIDES:	25 FT	29 FT	YES
REAR:	30 FT	158.6 FT	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

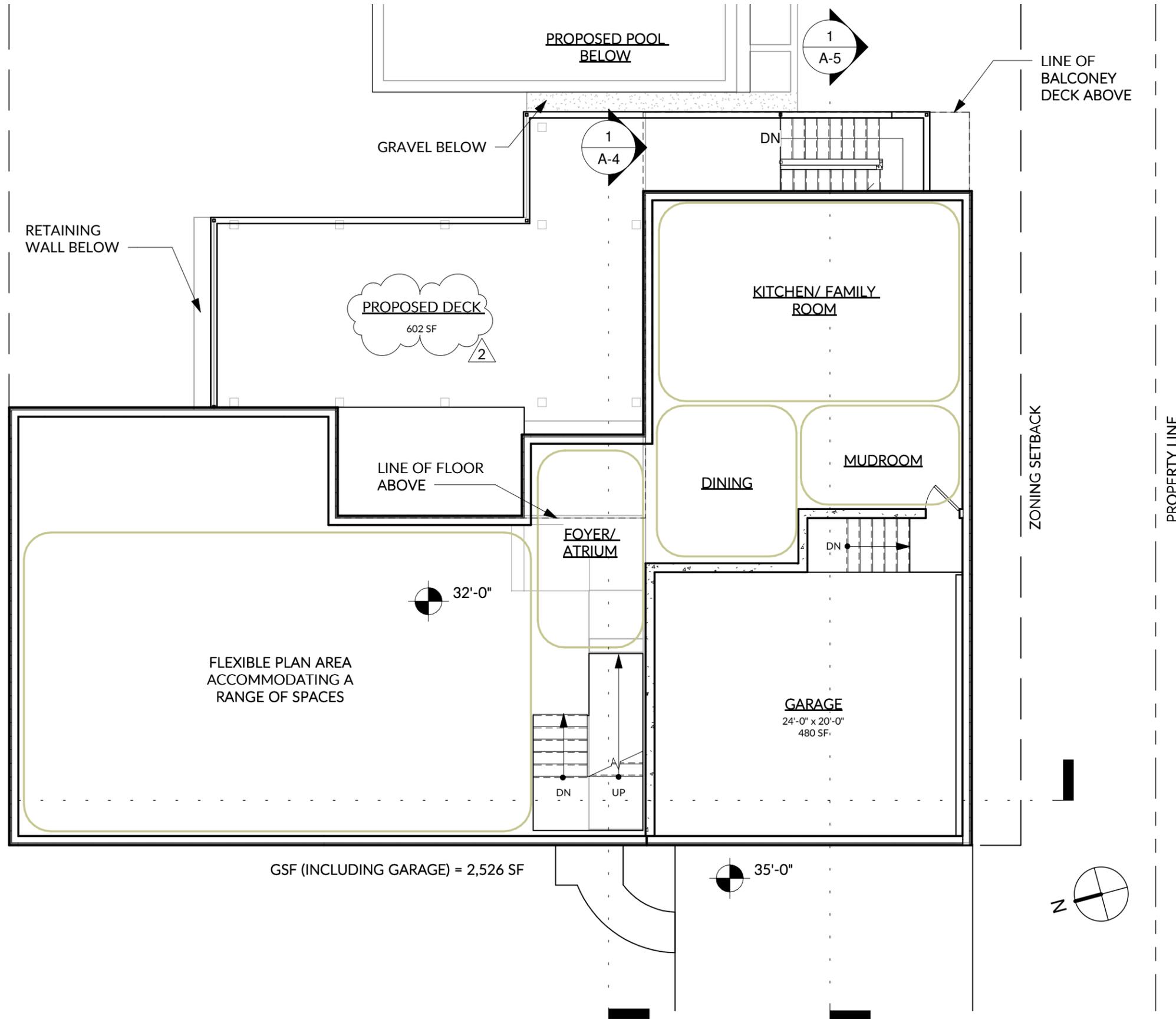
6 For off-street parking and loading requirements, see Article VIII.  
11 Every accessory building or structure shall conform in all respects to the minimum front and side yard setbacks applicable to the lot in question and shall not be located closer than six feet to the rear lot line.

\* COVERAGE CALCULATIONS INCLUDE:  
BUILDING 2430 SF  
UPPER DECK AND STAIRS: 715 SF  
LOWER DECK AND POOL: 520 SF  
TOTAL: 3665 SF

**1** SITE PLAN  
1" = 20'-0"

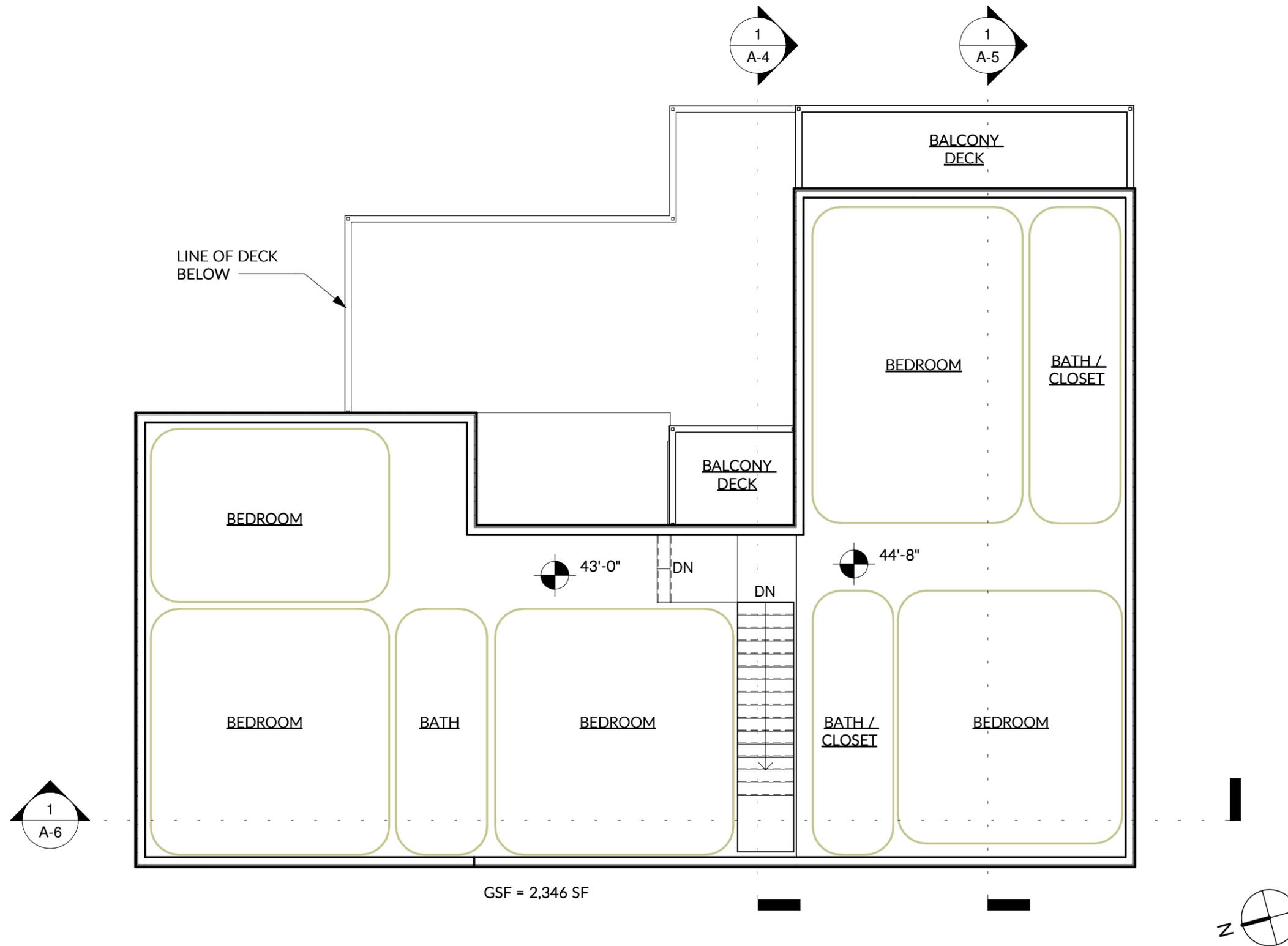






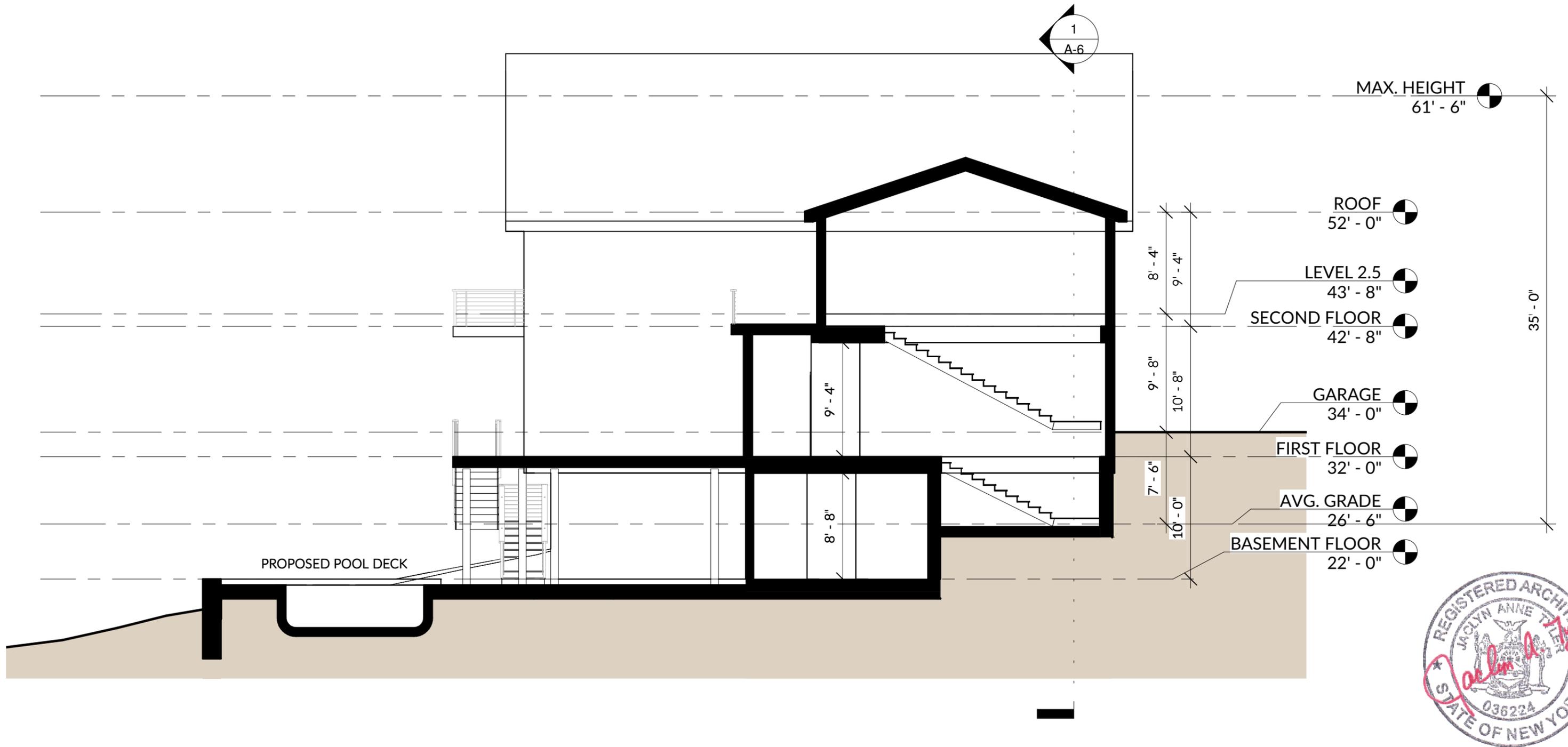
GSF (INCLUDING GARAGE) = 2,526 SF

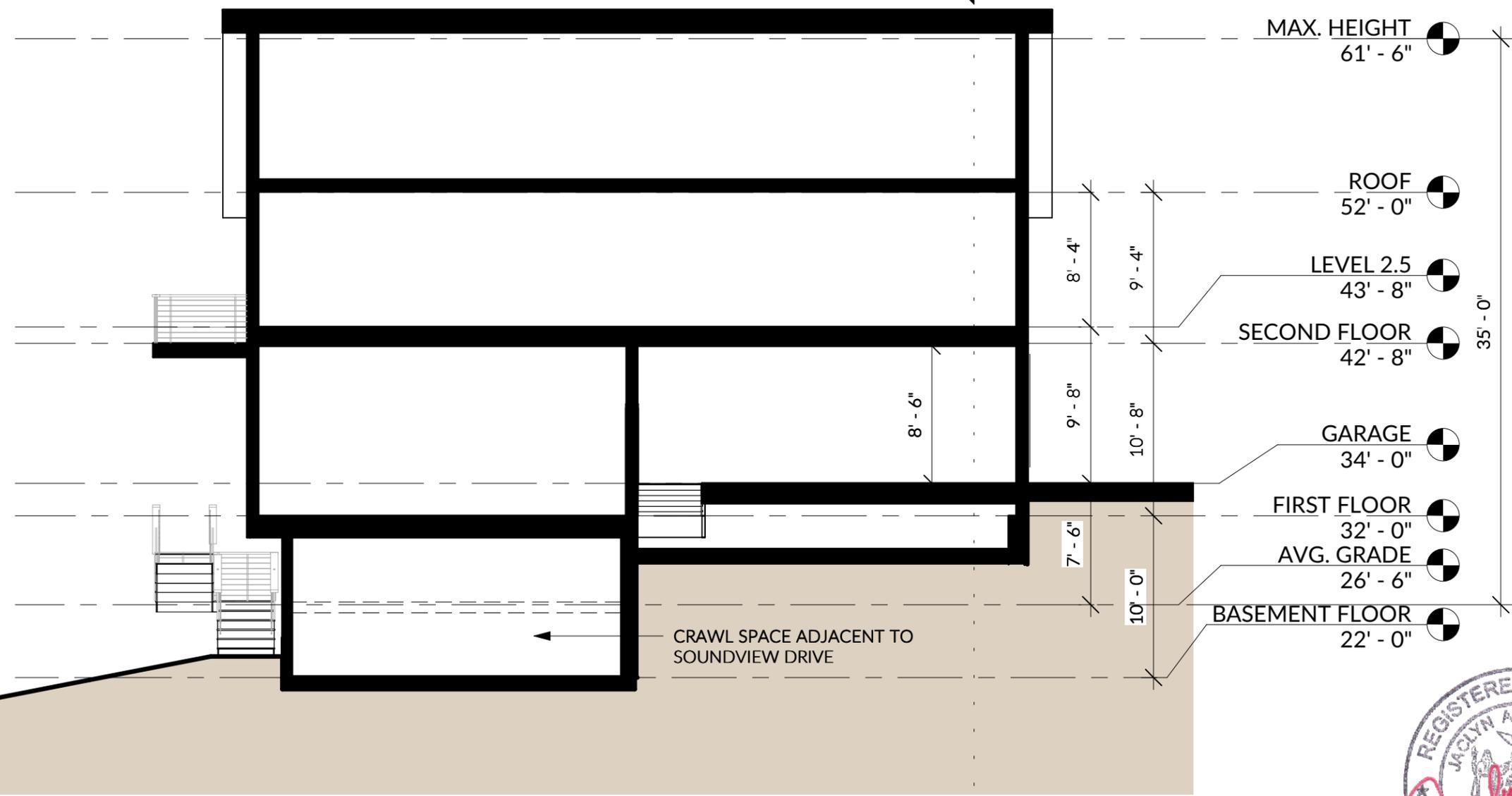
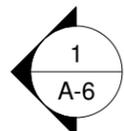




GSF = 2,346 SF

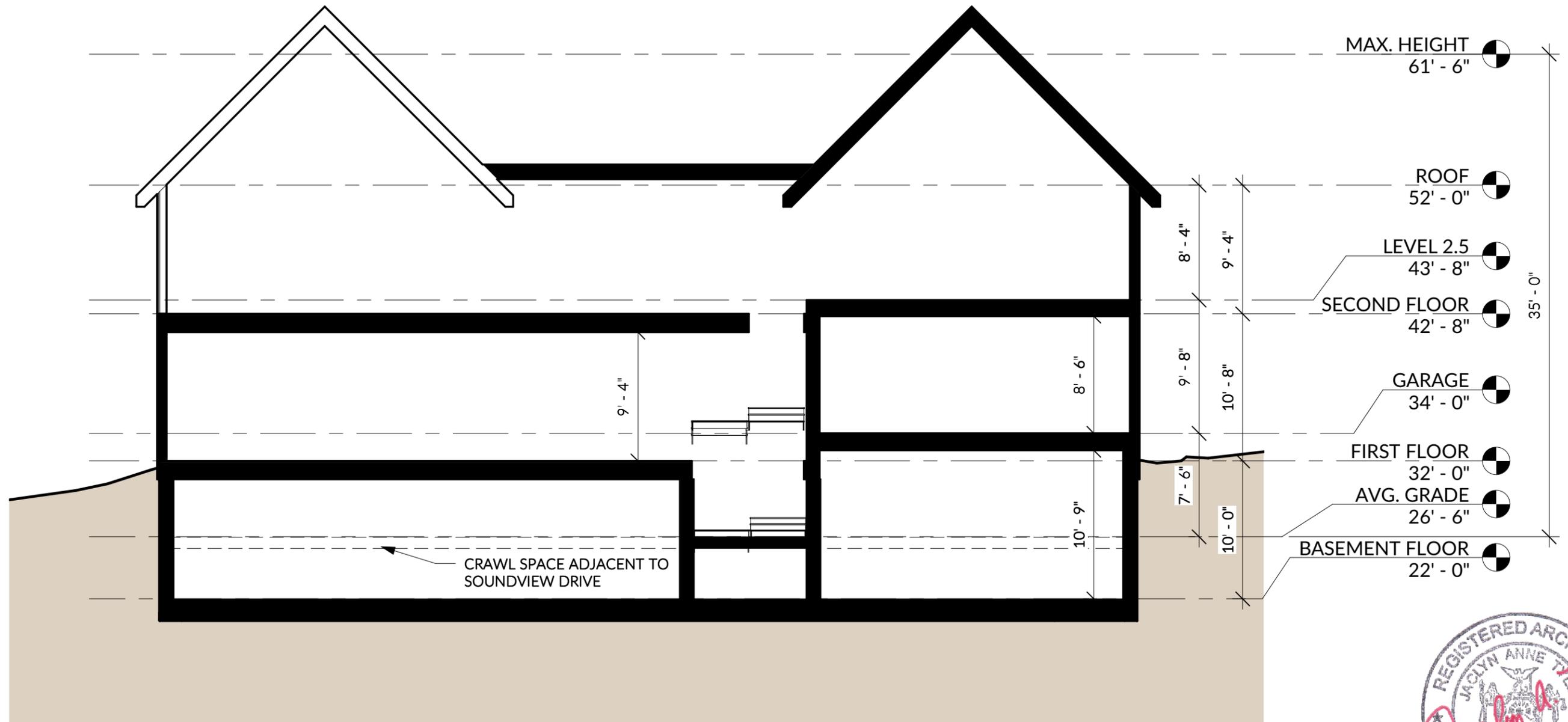


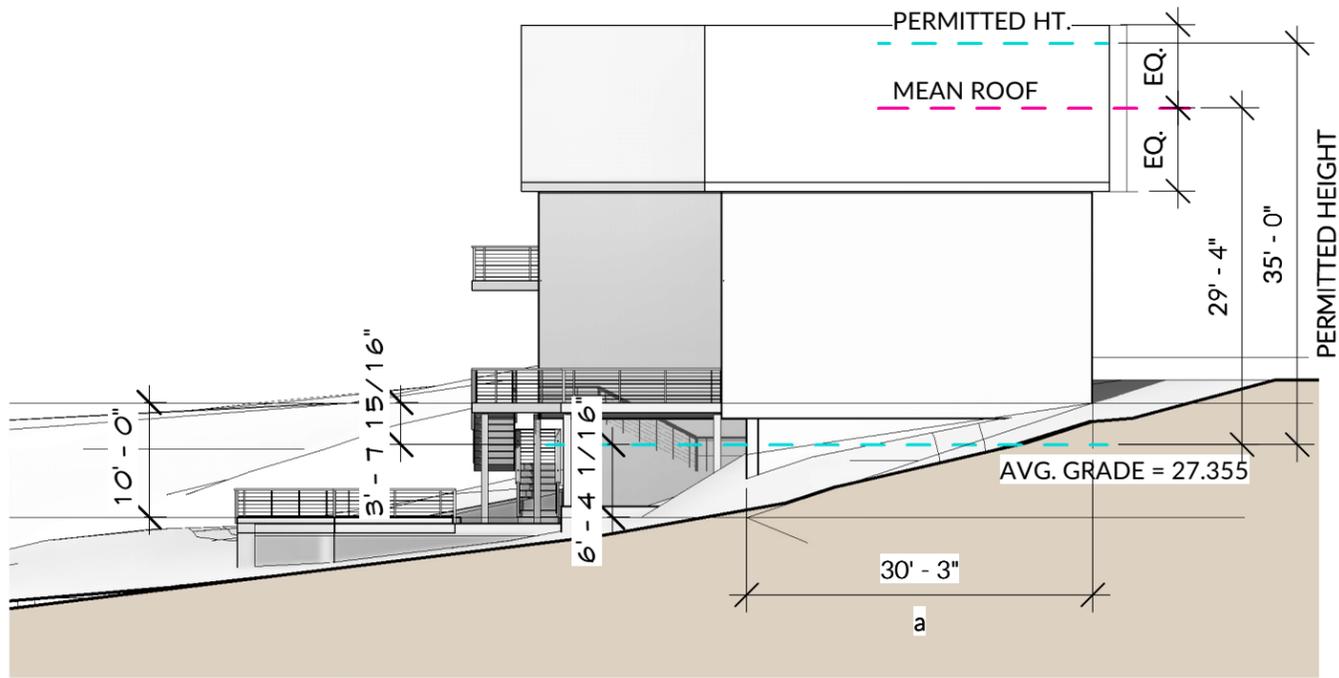




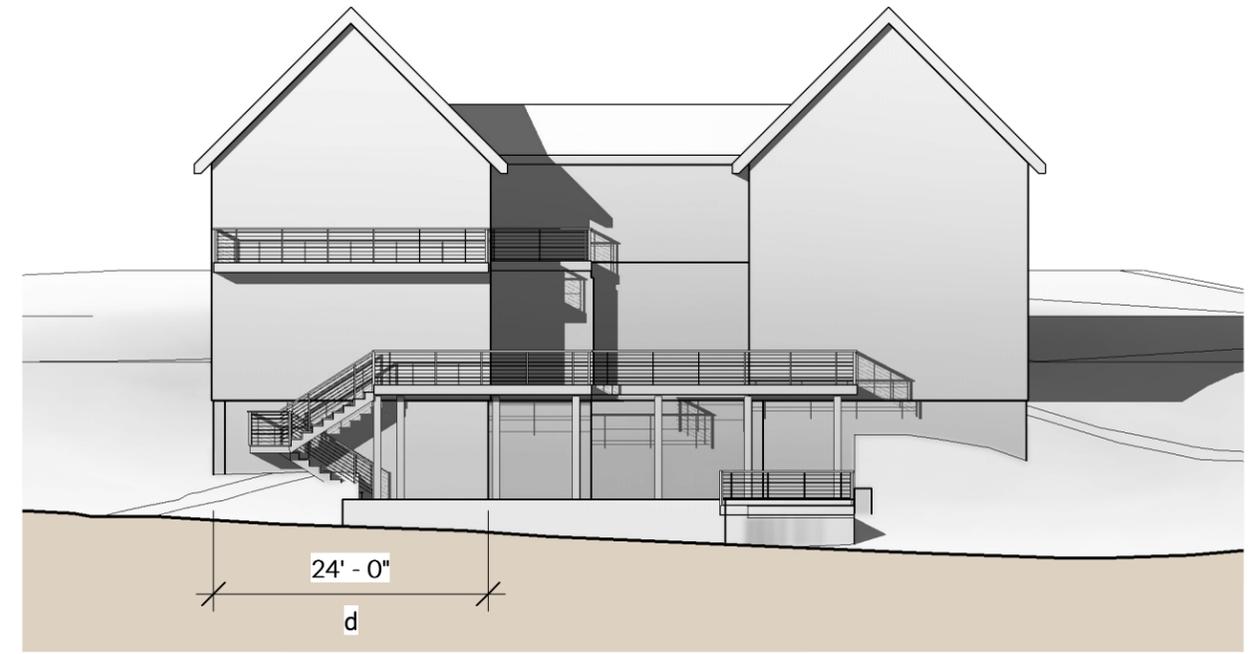
- MAX. HEIGHT 61' - 6"
- ROOF 52' - 0"
- LEVEL 2.5 43' - 8"
- SECOND FLOOR 42' - 8"
- GARAGE 34' - 0"
- FIRST FLOOR 32' - 0"
- AVG. GRADE 26' - 6"
- BASEMENT FLOOR 22' - 0"



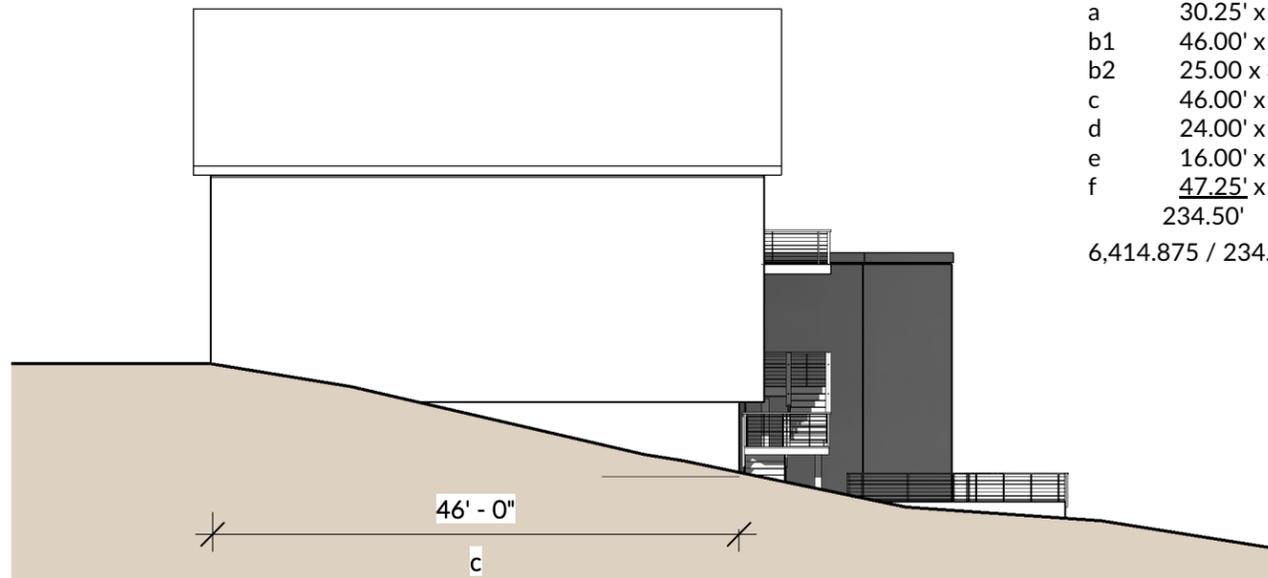




1 NORTH ELEVATION  
1/16" = 1'-0"



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

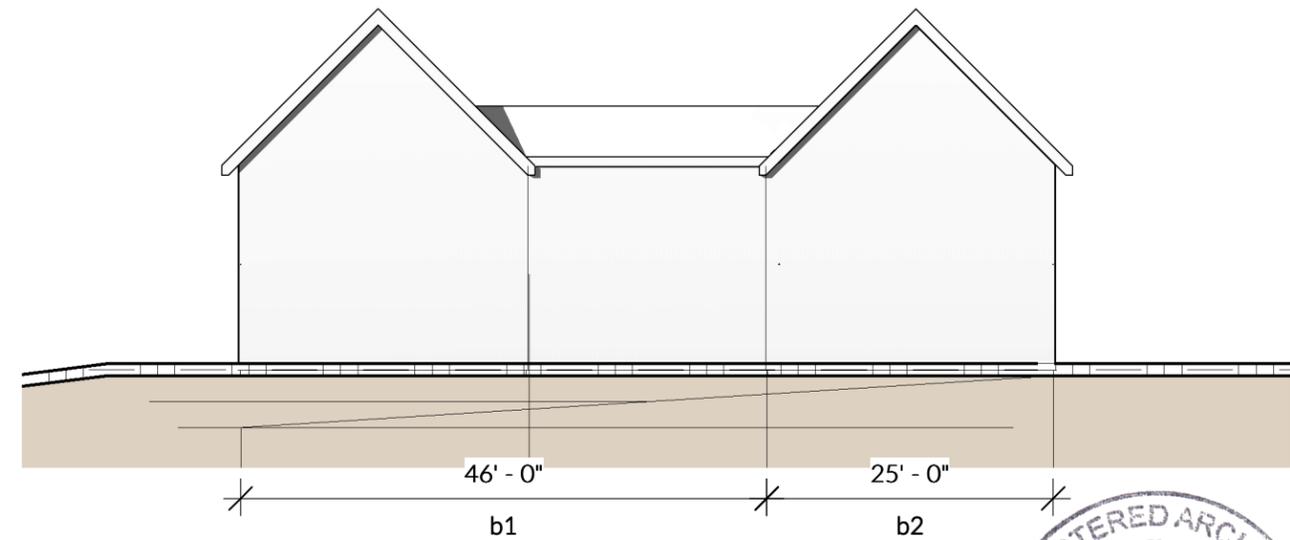


3 SOUTH ELEVATION  
1/16" = 1'-0"

**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

$6,414.875 / 234.50' = 27.355$



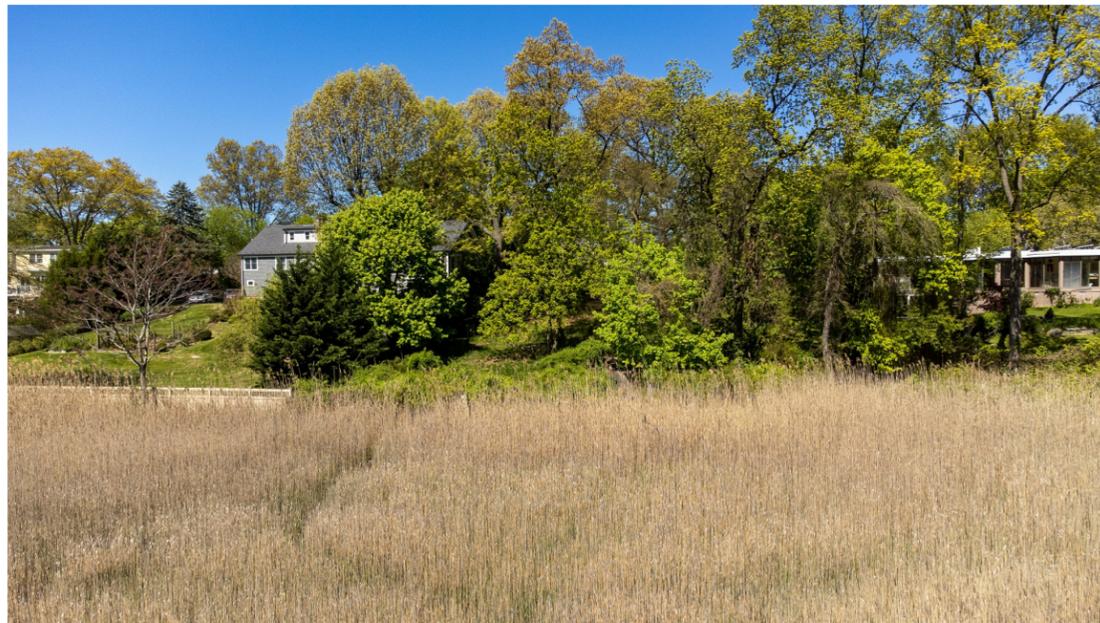
4 WEST ELEVATION  
1/16" = 1'-0"



100'  
WETLANDS  
BUFFER



**PROPOSED MASSING**



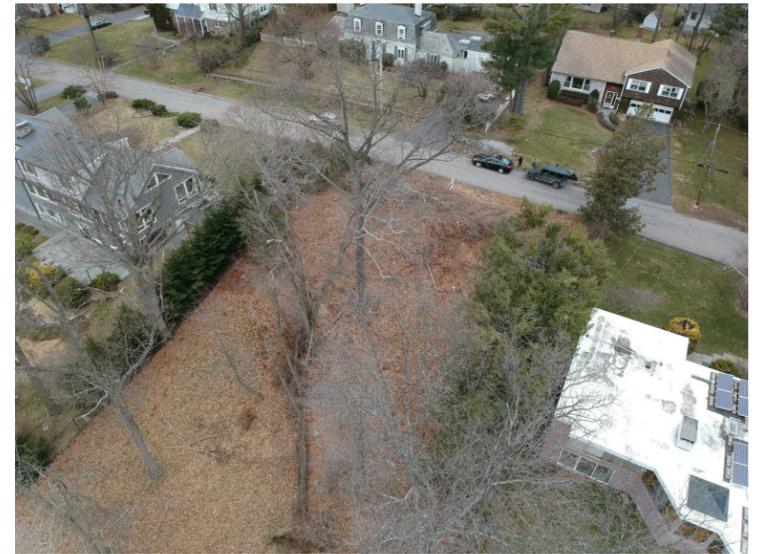
**EXISTING CONDITIONS**

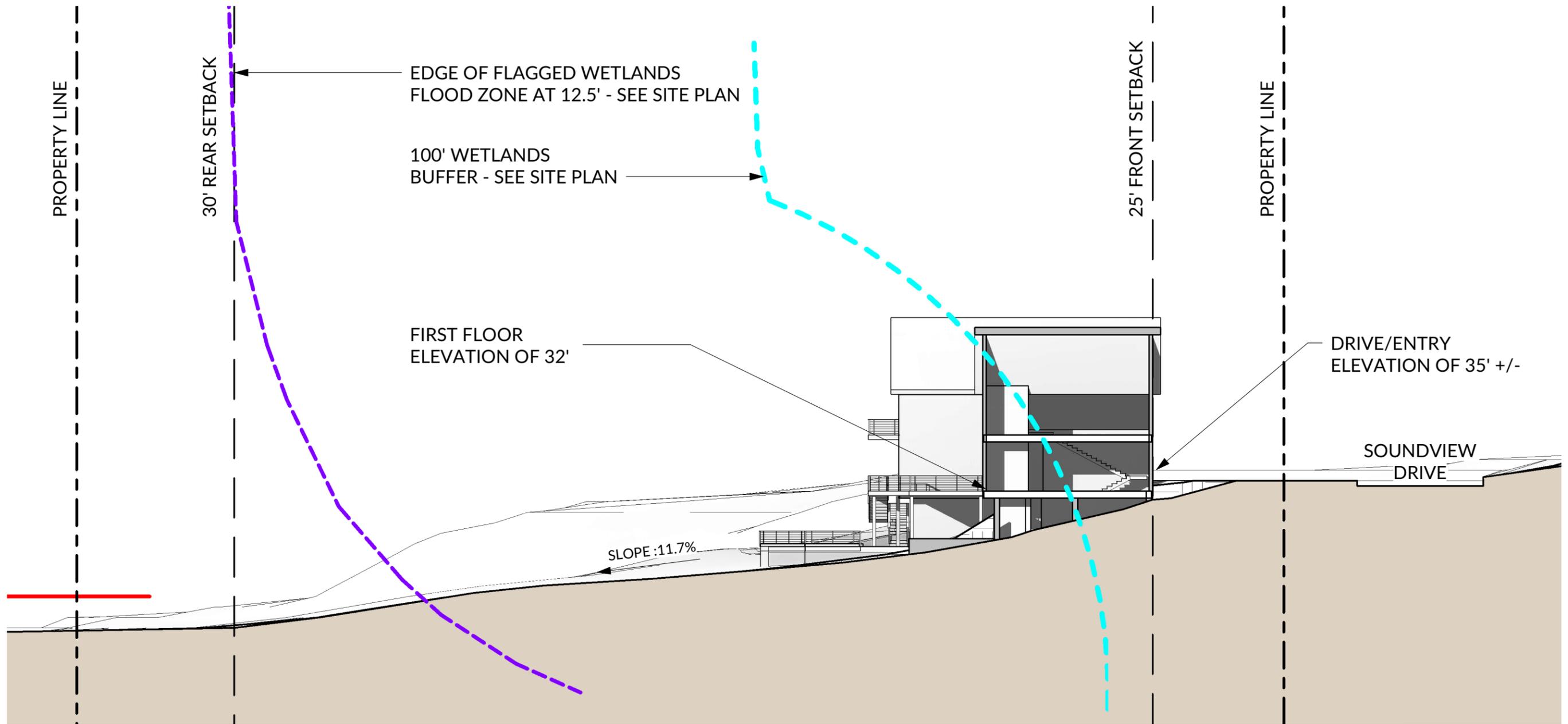


**PROPOSED CONDITIONS**

5





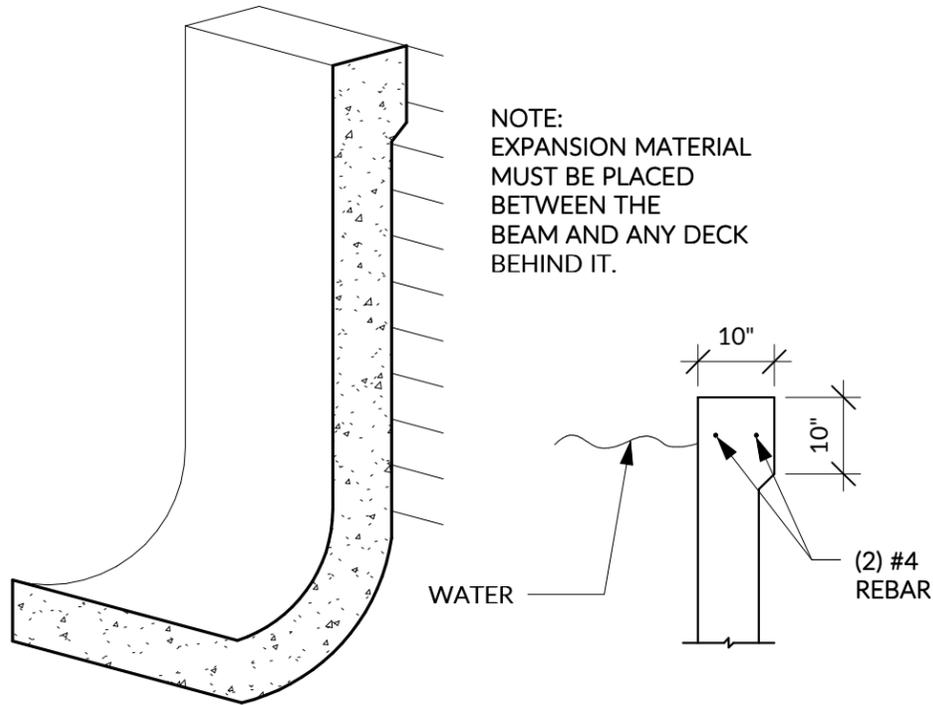


**1** SITE SECTION  
1" = 20'-0"

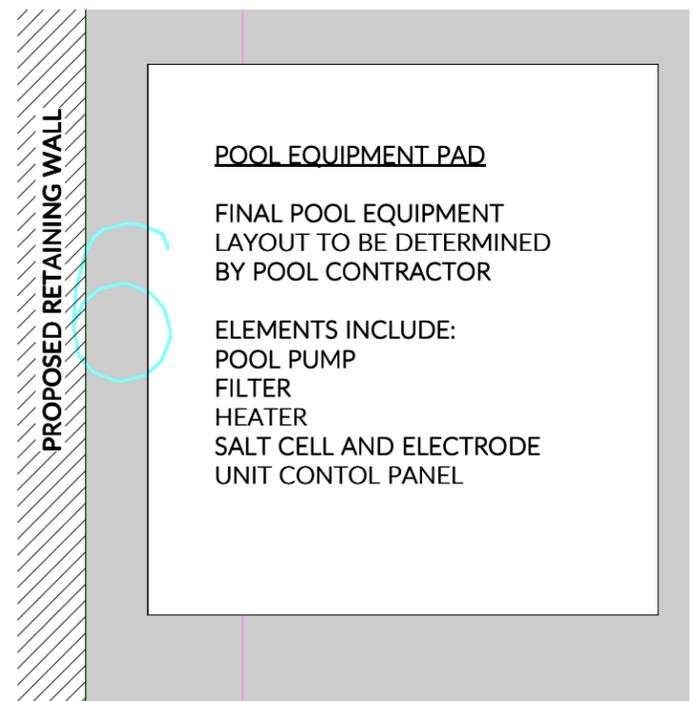








1 STANDARD BEAM DETAIL  
1/2" = 1'-0"



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

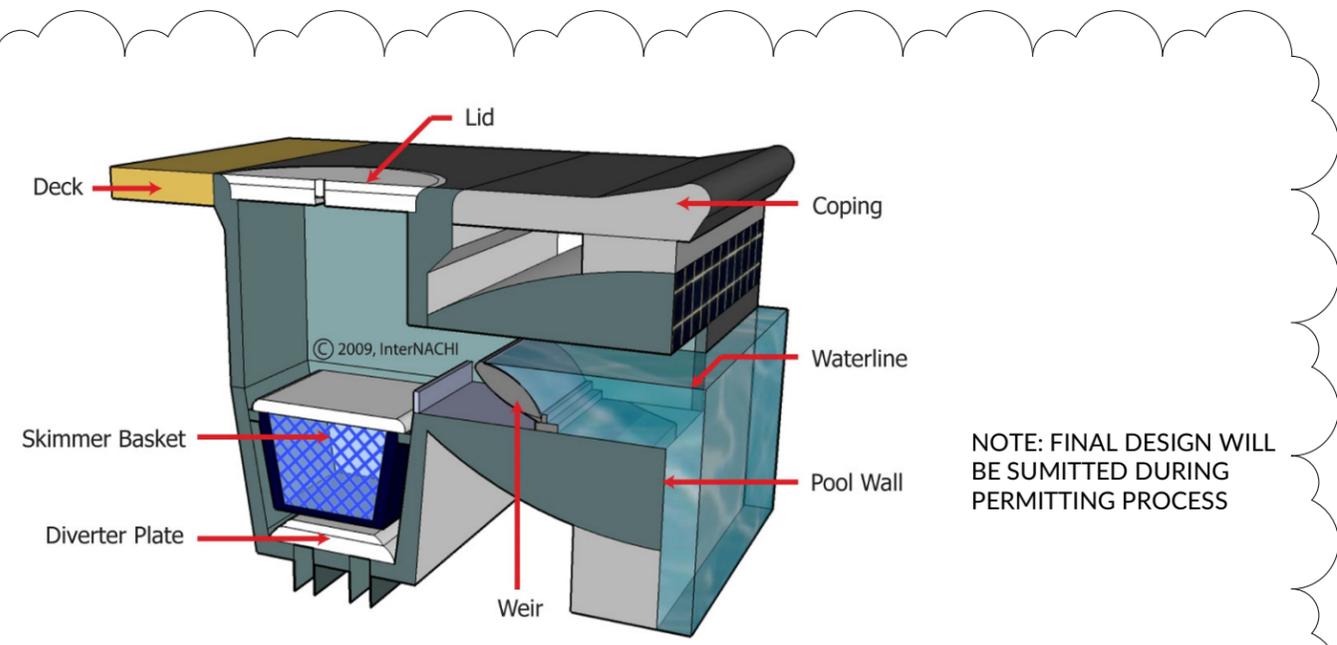
POOL SIZE	
LENGTH:	27'
WIDTH:	13'
AREA:	351 SF
DEPTH:	3'-6"

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>)



5 POOL SKIMMER DIAGRAM  
NTS



1 WETLAND MAP OVERLAY  
1" = 300'-0"

