

GENERAL NOTES AND SCOPE

1. ALL WORK SHALL COMPLY WITH 2020 IBC, 2020 NEC, ANSI, AND THE VILLAGE OF NORTH CASTLE CODE.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS INCLUDING CLOSEOUT OF PERMITS.
3. THE GENERAL CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION LIABILITY AND AUTOMOBILE INSURANCE DURING THE WORK.
4. ALL WORK TO BE PERFORMED IN AN ORDERLY, CLEAN AND PROFESSIONAL MANNER.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE AND REMOVE RUBBISH AND PROTECT THE OWNER'S PROPERTY, PROVIDE SHIELDING AT AREAS ADJOINING THE WORK.

SCOPE OF WORK SHALL BE LIMITED TO THE REAR OF THE HOME, ADDITION OF A KITCHEN EXTENSION ON THE NORTHWEST CORNER OF THE RESIDENCE OVER THE EXISTING BASEMENT/FOUNDATION BENEATH AND AN ADDITION OF DECK SPACE TO SQUARE THE EXISTING DECK OFF.

GENERAL NOTES AND SPECIFICATIONS

1. ALL WORK SHALL COMPLY WITH THE RESIDENTIAL CODE OF NEW YORK STATE AS WELL AS ALL LOCAL MUNICIPAL ORDINANCES.
2. 4. THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS INCLUDING THE CERTIFICATE OF OCCUPANCY.
5. THE GENERAL CONTRACTOR SHALL MAINTAIN WORKMAN'S COMPENSATION LIABILITY AND AUTOMOBILE INSURANCE DURING THE WORK.
6. ALL WORK TO BE PERFORMED IN AN ORDERLY, CLEAN AND PROFESSIONAL MANNER.
7. THE GENERAL CONTRACTOR SHALL MAINTAIN THE SITE AND REMOVE RUBBISH AND PROTECT THE OWNER'S PROPERTY.
14. ALL MATERIALS SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
- 15.
18. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY ARCHITECT OF DISCREPANCIES PRIOR TO PERFORMING WORK.
19. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER SCALING DRAWINGS.
30. ALL MATERIAL USED IN CONSTRUCTION ASSUMED TO BE NEW AND OF FIRST QUALITY.
31. CONTRACTOR SHALL FURNISH OWNER WITH ALL WARRANTIES AND PROVIDE A WARRANTY ON ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR.
32. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE IDENTIFICATION, REMOVAL, TESTING AND/OR CERTIFICATION OF REMOVAL RELATIVE TO ANY HAZARDOUS SUBSTANCE INCLUDING, BUT NOT LIMITED TO PCB, PETROLEUM, MOLD INFESTATION, HAZARDOUS WASTE, ASBESTOS, LEAD PAINT, LEAD PIPING AND SIMILAR SUBSTANCES.

1. USE OF PREMISES.

- A. CONFINE APPARATUS, STORAGE, MATERIALS AND CONSTRUCTION OPERATIONS TO THE LIMITS OF THE AREA UNDER CONSTRUCTION. DO NOT UNREASONABLY ENCUMBER THE PREMISES WITH MATERIALS.
- B. DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS OR STAIRWAYS. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS OF OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH A MINIMUM OF INTERFERENCE.

GENERAL CONDITIONS

2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE BUILDING DEPARTMENT PRIOR TO THE START OF WORK.
3. IN CASE OF CONFLICT BETWEEN THE GENERAL NOTES, SPECIFICATIONS, AND DETAILS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
4. ALL DIMENSIONS AND ELEVATIONS FOR FINAL CONSTRUCTION SHALL BE FIELD VERIFIED BY THE CONTRACTOR AND COORDINATED.
5. CONTRACTOR TO PROTECT AT ALL TIMES EQUIPMENT, AND OTHER EXPOSED OR EMBEDDED ITEMS ON THE SITE AGAINST DAMAGE.
6. CONTRACTOR IS TO DETERMINE PROPERTY LINES AND SECURE ADJACENT PROPERTY OWNER'S CONSENT IF WORK EXTENDS BEYOND BUILDING'S PROPERTY LINE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL AREAS. PROVIDE ANY PROTECTIVE MEASURES DEEMED NECESSARY TO PROTECT PROPERTY AND PREVENT INJURY.
8. REMOVE ALL DEMOLITION MATERIALS FROM THE SITE PROMPTLY, TRANSPORT AND DISPOSE OF DEBRIS AS REQUIRED BY THE APPROPRIATE CODES.

MASONRY NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND THE STRUCTURAL CLAY PRODUCTS INSTITUTE AND THE NEW YORK STATE BUILDING CODE.
- MATERIALS.
- A HOLLOW LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, TYPE I. THE MASONRY ASSEMBLY SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH (FM) OF 1500 PSI WITH A MINIMUM UNIT STRENGTH OF 1900 PSI.
- GROUT FOR LOAD BEARING MASONRY SHALL CONFORM TO ASTM C476-6, WITH A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
- ALL MORTAR SHALL CONFORM TO ASTM C270, TYPE S.
- REINFORCING BARS FOR REINFORCED MASONRY SHALL CONFORM TO ASTM A615-60.

TIMBER NOTES

- DETAILS OF ALL WOOD FRAMING SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF THE STATE OF NEW YORK.
- DESIGN, FABRICATION, AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH THE FOLLOWING CODES AND STANDARDS. "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", AMERICAN FOREST AND PAPER ASSOCIATION, "TIMBER CONSTRUCTION MANUAL", LATEST EDITION, AS ADOPTED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, INCLUDING THE "CODE OF STANDARD PRACTICE", AITC 10.6.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH NO. 2 WITH A MINIMUM UNFACTORED BASIC FB075 PSI AND EL600,000 PSI.
- BASE DESIGN VALUES FOR POSTS AND COLUMNS' DOUG-FIR NO 1 OR BETTER, UNFACTORED (FB 925 PSI FV 90 PSI E 1300,000 PSI) MIN.
- ALL DIMENSIONAL LUMBER TO BE MARKED "S-DRY" WITH A MAXIMUM OF 19% MOISTURE CONTENT, COMPLY WITH DRY SIZE REQUIREMENTS OF PS 20.
- NOTCHES IN NEW FRAMING SHALL NOT BE ALLOWED WITHOUT THE PERMISSION OF THE ENGINEER.
- DO NOT CUT AND REFRAME ANY LUMBER WITHOUT THE PERMISSION OF THE ENGINEER.
- NAILING SHALL CONFORM TO TABLE 2304.9.1 OF THE NEW YORK STATE BUILDING CODE.
- ROOF SHEATHING SHALL BE 5/8" THICK ADVANTECH T.&G. STRUCTURAL I, 40/20, UNLESS NOTED OTHERWISE, CONNECT ROOF SHEATHING TO FRAMING WITH 8D COMMON NAILS SPACED AT 6" O.C. AT SUPPORTED EDGES AND 8" O.C. AT INTERMEDIATE SUPPORTS.
- ALL CONNECTION HARDWARE EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED AND PAINTED WITH AN EPOXY PAINT.

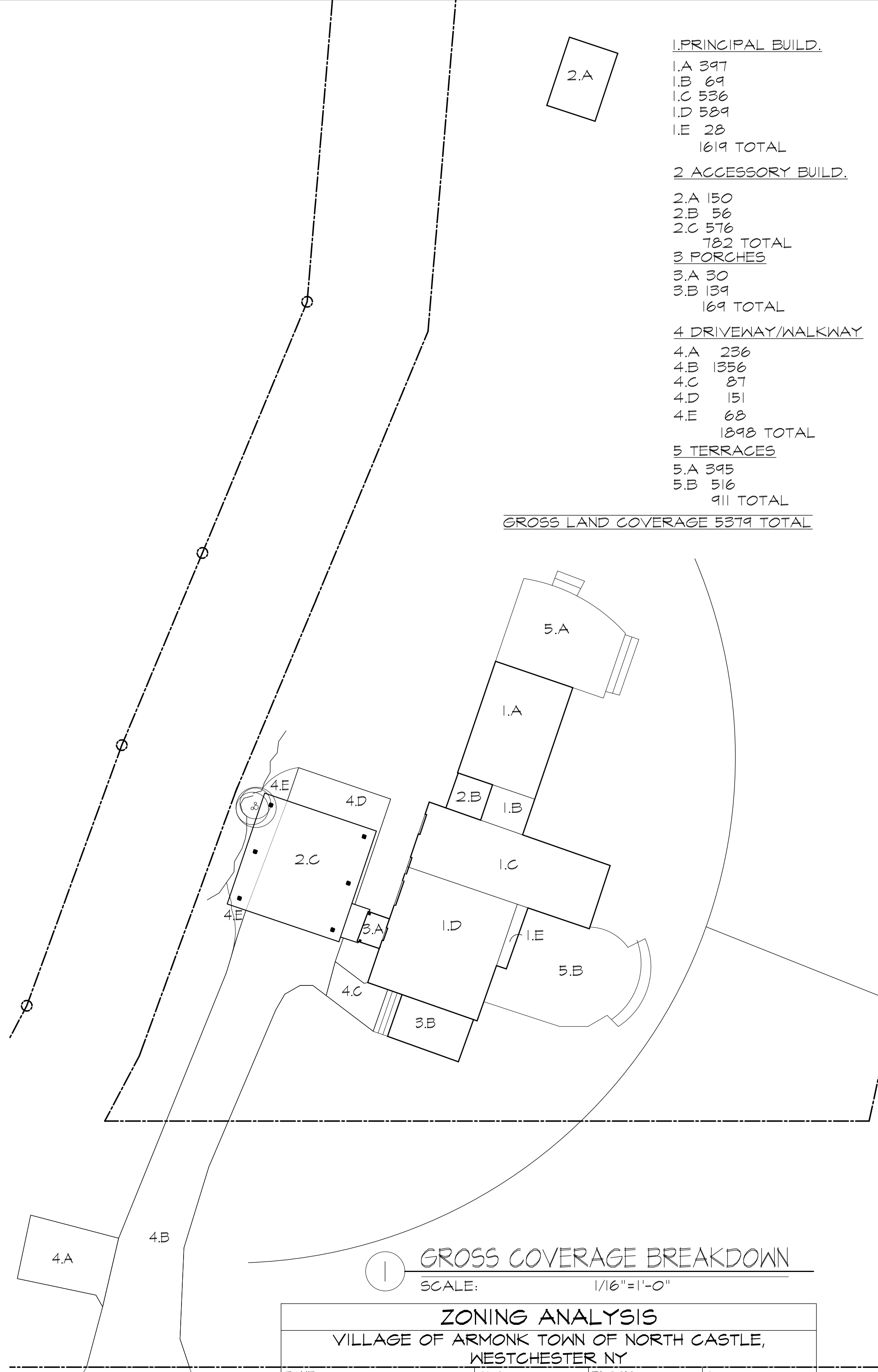
PER 2020 RESIDENTIAL CODE CHAPTER 3 BUILDING PLANNING CLIMATIC & GEOGRAPHIC DESIGN CRITERIA (CLIMATE ZONE 4A)

TABLE R301.2(1)

GROUND SNOW LOADS	WIND DESIGN	SPECIAL WIND BORNE EFFECTS	SUBJECT DAMAGE FROM WEATHERING	ICE BARRIER	FLOOD HAZARD	JAP FREEZING INDEX	MEAN ANNUAL TEMP
20 LBS/S.F	115	NO	SEVERE	42"	MODERATE TO HEAVY	1500	52 DEG

- 1. PRINCIPAL BUILD.**
- 1.A 347
 - 1.B 69
 - 1.C 536
 - 1.D 589
 - 1.E 28
 - 1619 TOTAL
- 2. ACCESSORY BUILD.**
- 2.A 150
 - 2.B 56
 - 2.C 576
 - 782 TOTAL
- 3. PORCHES**
- 3.A 30
 - 3.B 139
 - 169 TOTAL
- 4. DRIVEWAY/WALKWAY**
- 4.A 236
 - 4.B 1356
 - 4.C 87
 - 4.D 151
 - 4.E 68
 - 1898 TOTAL
- 5. TERRACES**
- 5.A 395
 - 5.B 516
 - 911 TOTAL

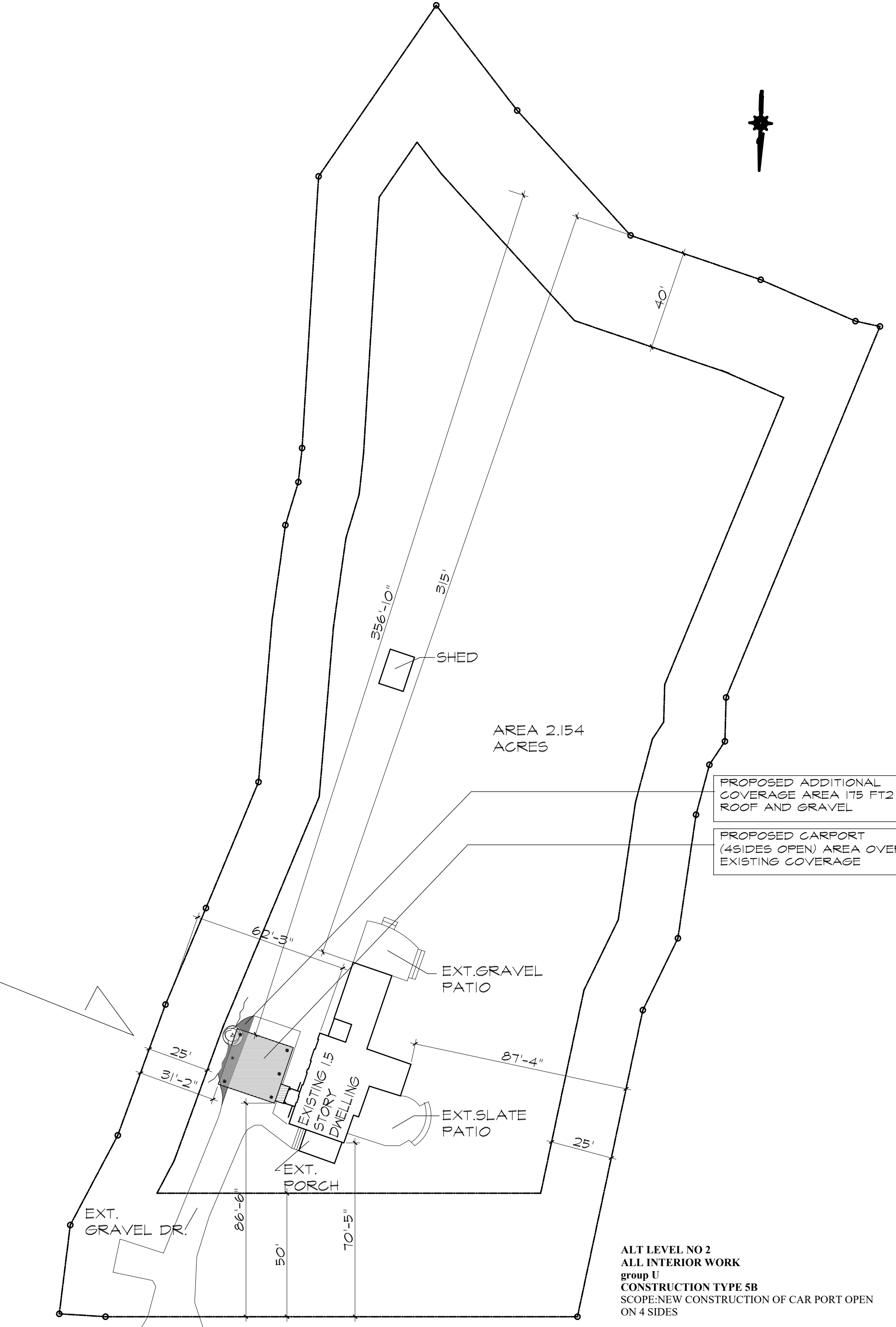
GROSS LAND COVERAGE 5379 TOTAL



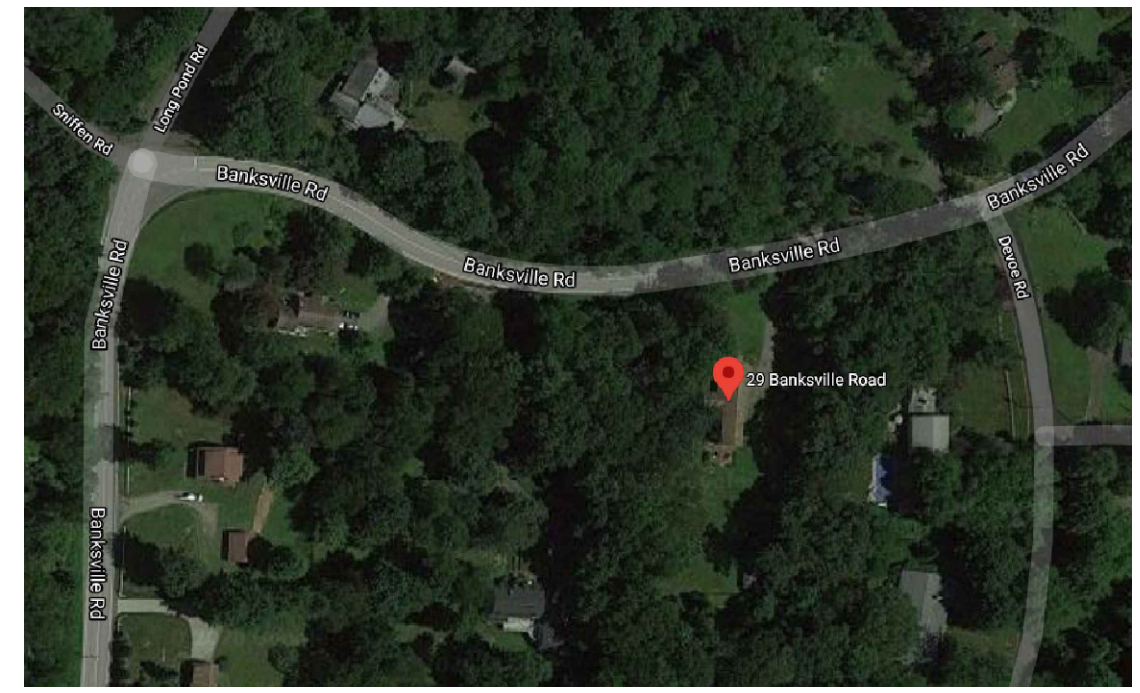
GROSS COVERAGE BREAKDOWN
SCALE: 1/16"=1'-0"

ZONING ANALYSIS
VILLAGE OF ARMONK TOWN OF NORTH CASTLE,
WESTCHESTER NY

ZONE SECTION	RI-A 10B-02	BLOCK LOT	2 50
ITEM	REQUIRED	EXISTING	PROPOSED
LOT DATA			
MINIMUM LOT AREA	4356.0	4382.8	NO CHANGE
MINIMUM LOT WIDTH	125	131	NO CHANGE
SETBACKS			
PRINCIPAL BUILDING			
FRONT YARD	50	70'-5"	NO CHANGE
ONE SIDE YARD	25	82'-3"	31'-2"
SECOND SIDE	25	87'-4"	NO CHANGE
REAR	40	915'-0"	NO CHANGE
GROSS LAND COVERAGE			
BONUS 355.26 C.1.B	205	1838	1838
HOUSE AND PORCH		336.2	334.1
DRIVEWAY AND PATIOS		336.2	334.1
TOTALS	1347.8	5200	5379



SITE PLAN BANKSVILLE ROAD
SCALE: 1/32"=1'-0"



SATELLITE MAP
SCALE: NTS



AREA MAP
SCALE: NTS

PROJECT: NEW CAR PORT
SANDEE LEVINSON RESIDENCE
29 BANKSVILLE RD ARMONK, NY
TOWN OF NORTH CASTLE

DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE ONLY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COPYRIGHT, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

SITE PLAN, BUILDING DEPT. NOTES, ZONING

DRAWING

SERGIO MARIN ARCHITECTURE + DESIGN
165 PINES BRIDGE RD OSSING NY 10562
email: SERGIO@SMARIN.COM
www.SMARIN.COM 914 628-1888

SCALE: **A 10**

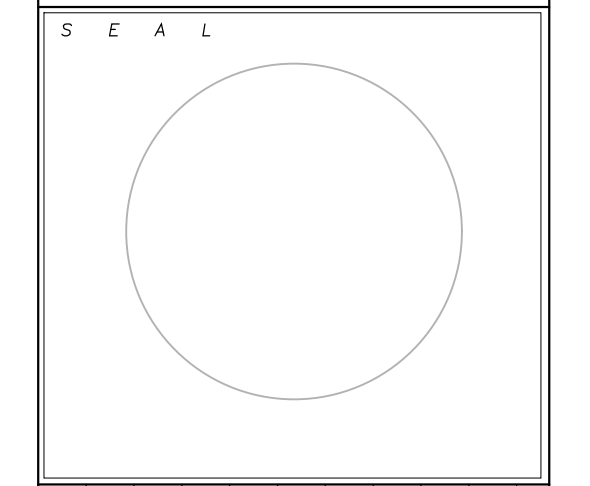
NO.	DATE	DESCRIPTION
07-13-20	JOB NO: 02014	

DRAWING, SPECIFICATIONS AND OTHER DOCUMENTS, INCLUDING THOSE IN ELECTRONIC FORM, PREPARED BY THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COPYRIGHT LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT.

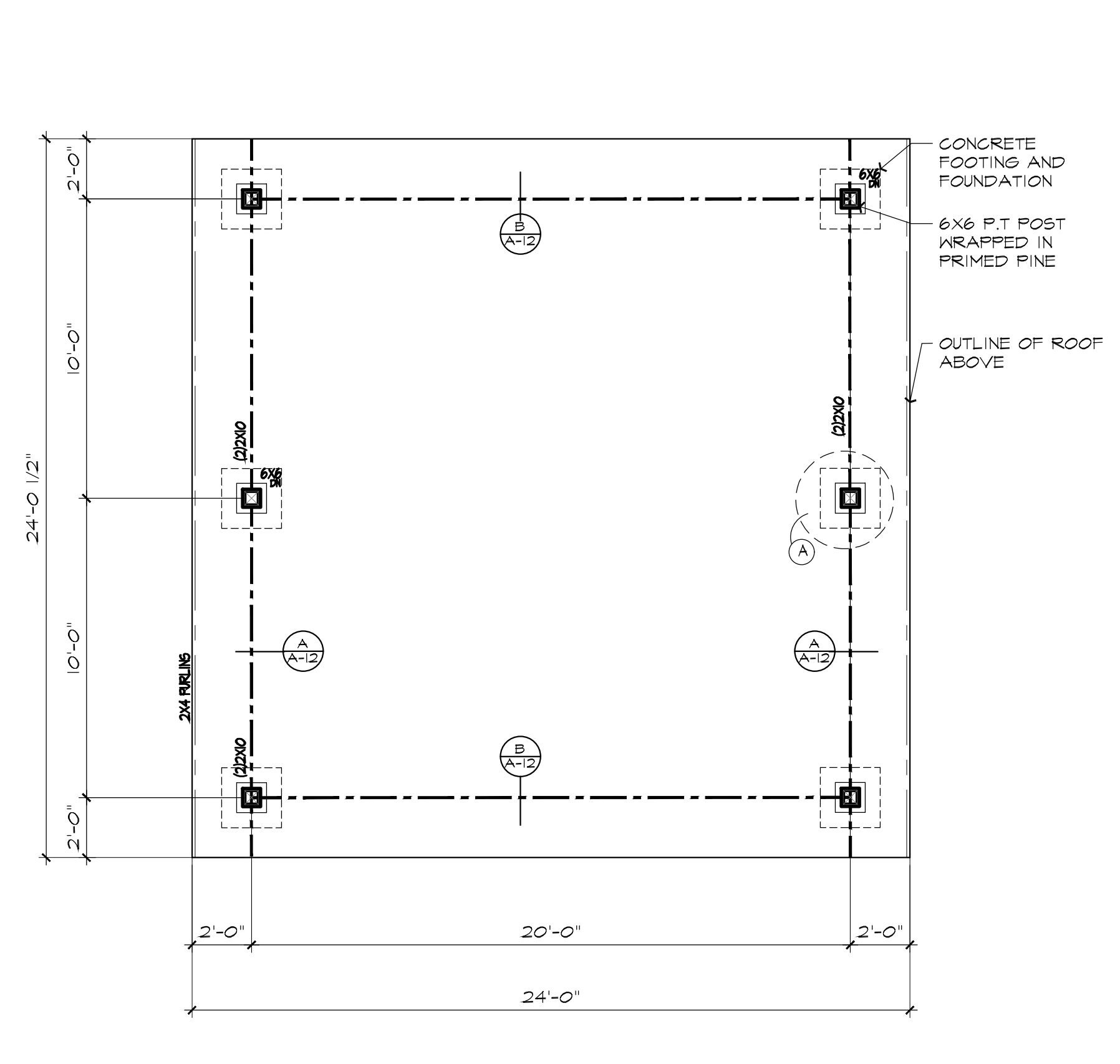
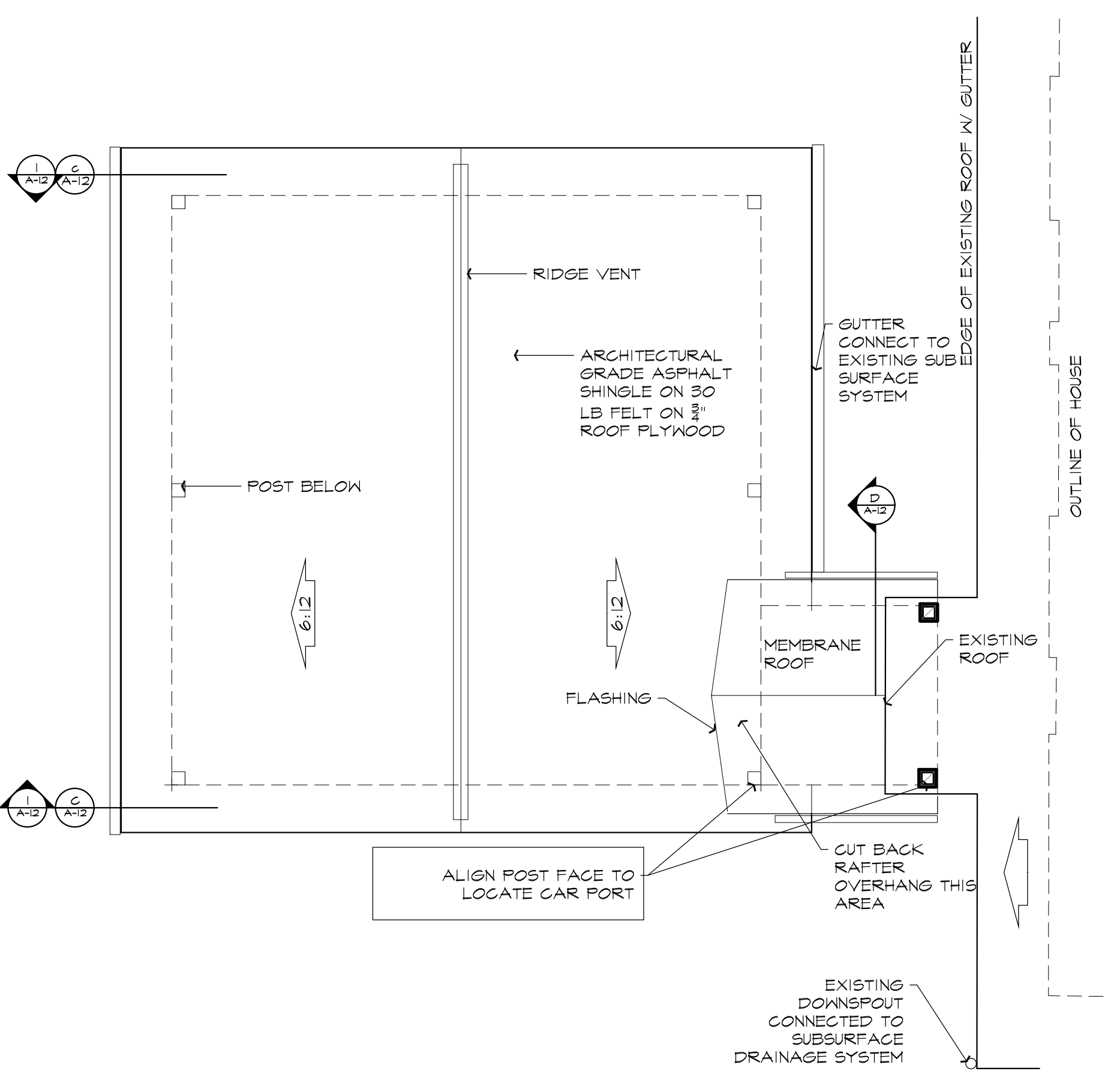
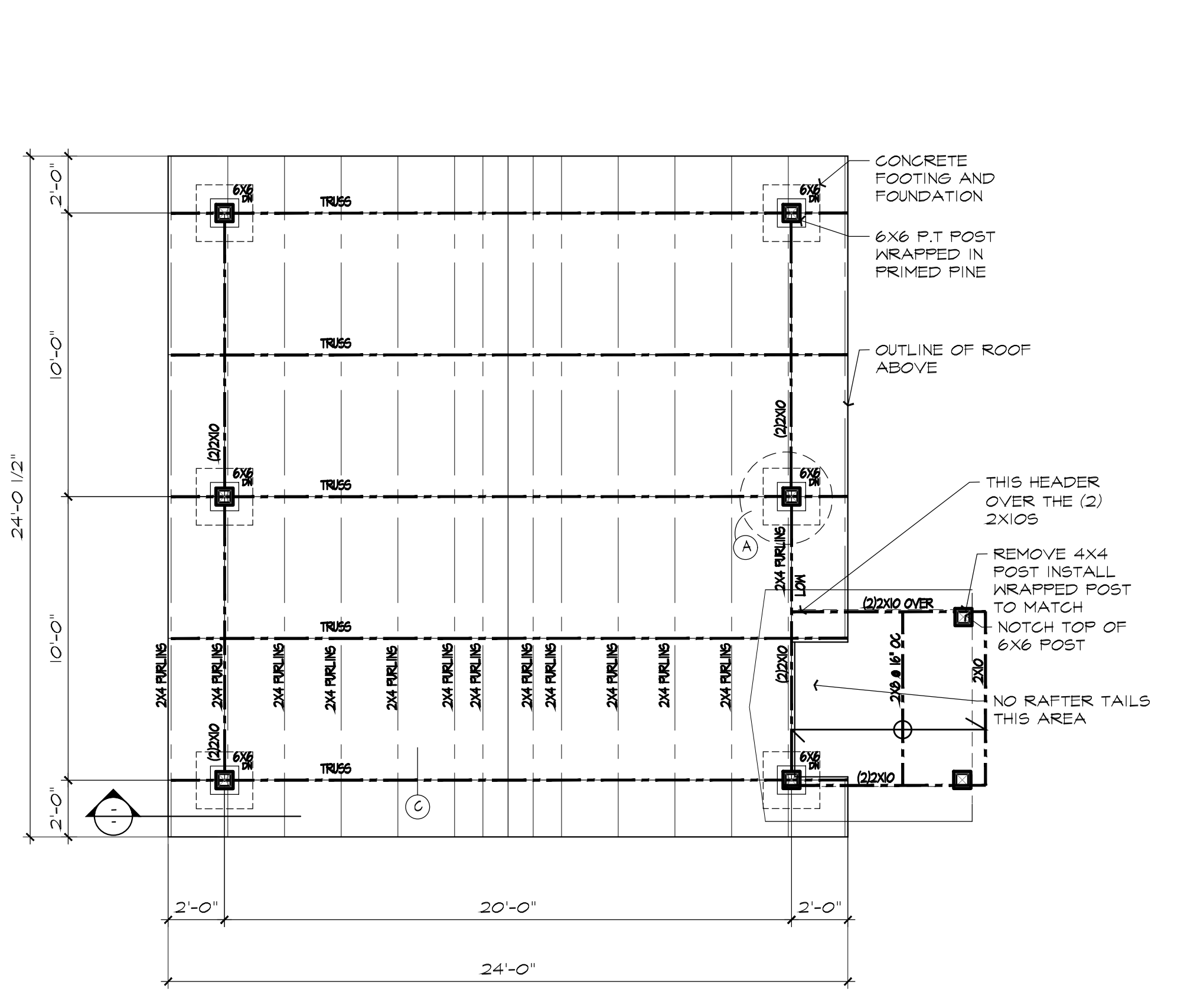
DRAWING PLAN, ROOF PLAN, DETAILS

DRAWING

SERGIO MARIN
 ARCHITECTURE + DESIGN
 166 PINES BRIDGE RD OSSINGNY NY 10562
 email: SERGIO@SMARIN.COM
 WWW.SMARIN.COM 914 628 0808

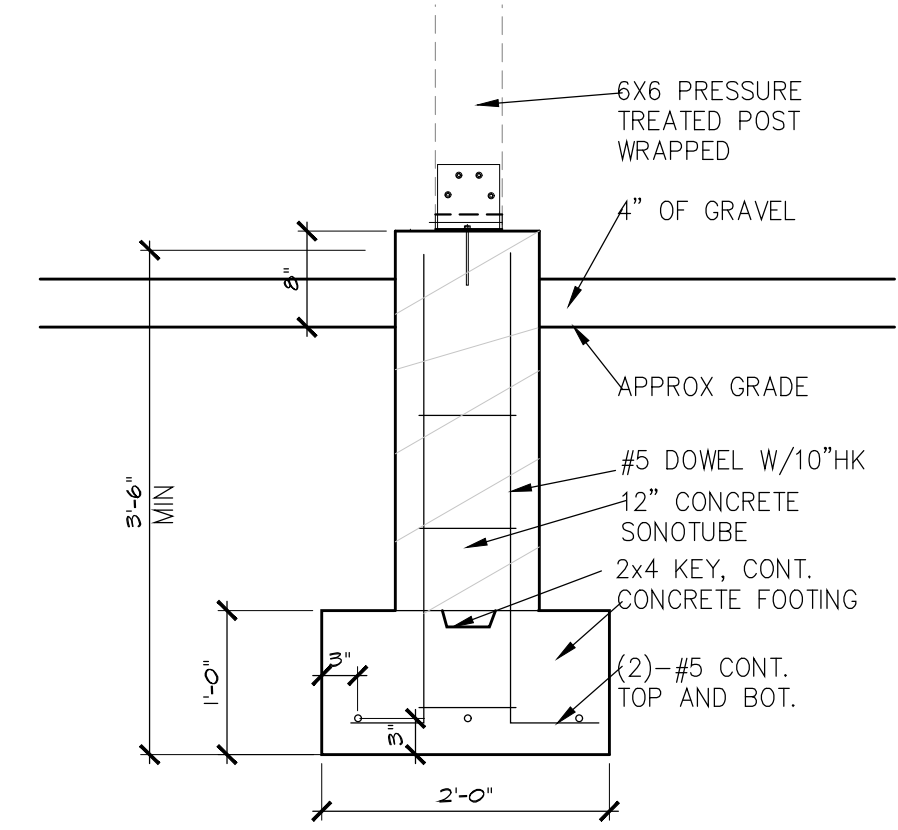


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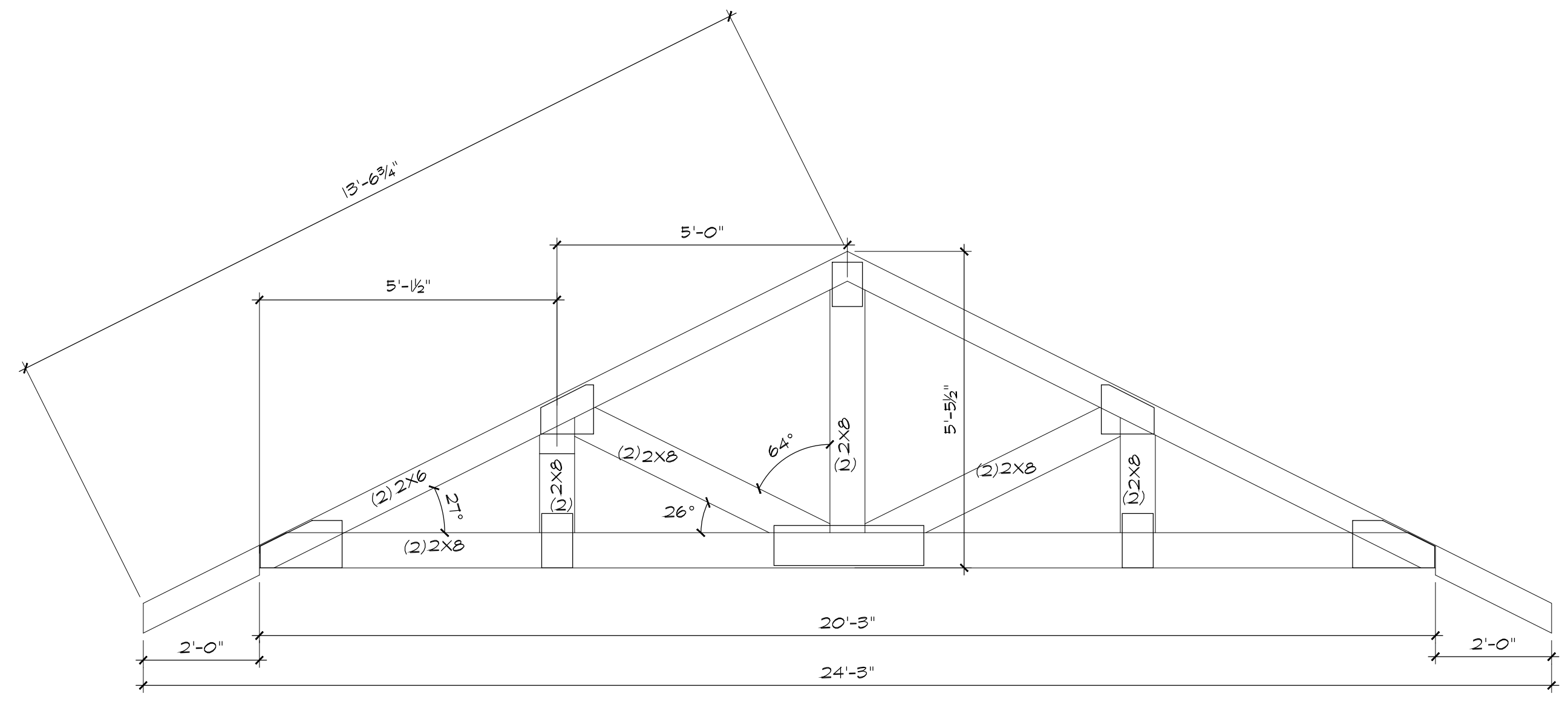


① **FRAMING PLAN**
 SCALE: 1/4"=1'-0"

② **ROOF PLAN**
 SCALE: 1/4"=1'-0"



③ **FOUNDATION FOOTING**
 SCALE: 3/4"=1'-0"



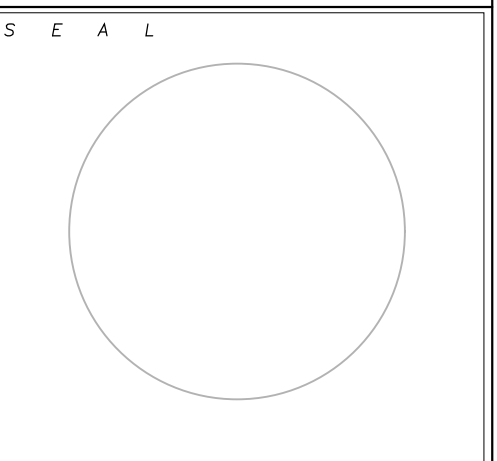
④ **TRUSS DETAIL**
 SCALE: 1/2"=1'-0"

PROJECT: NEW CAR PORT
SANDEE LEVINSON RESIDENCE
 29 BANKSVILLE RD ARMONK, NY
 TOWN OF NORTH CASTLE

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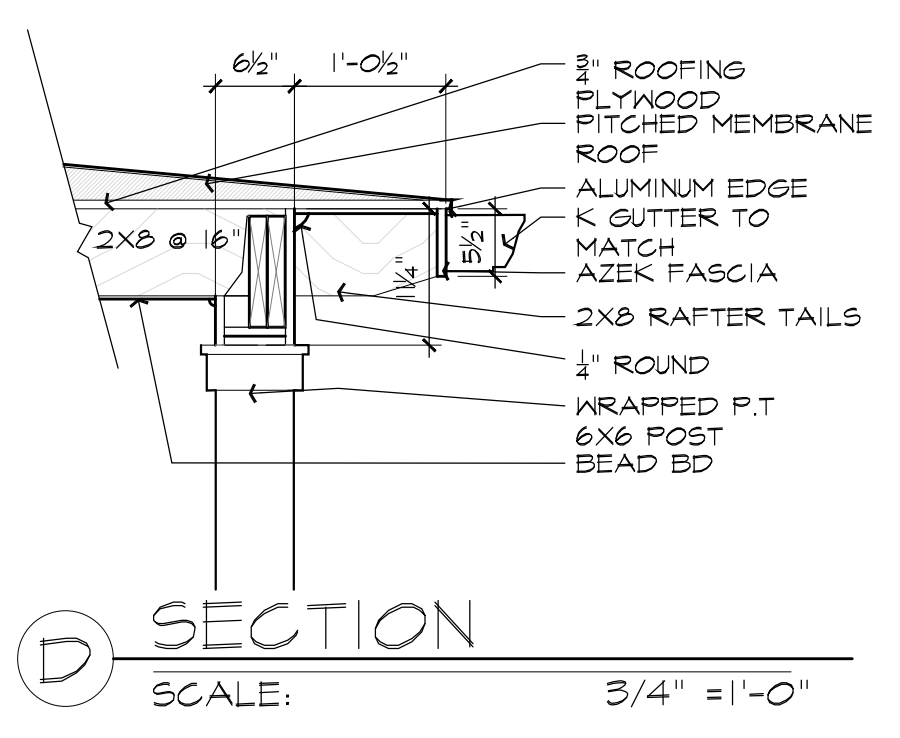
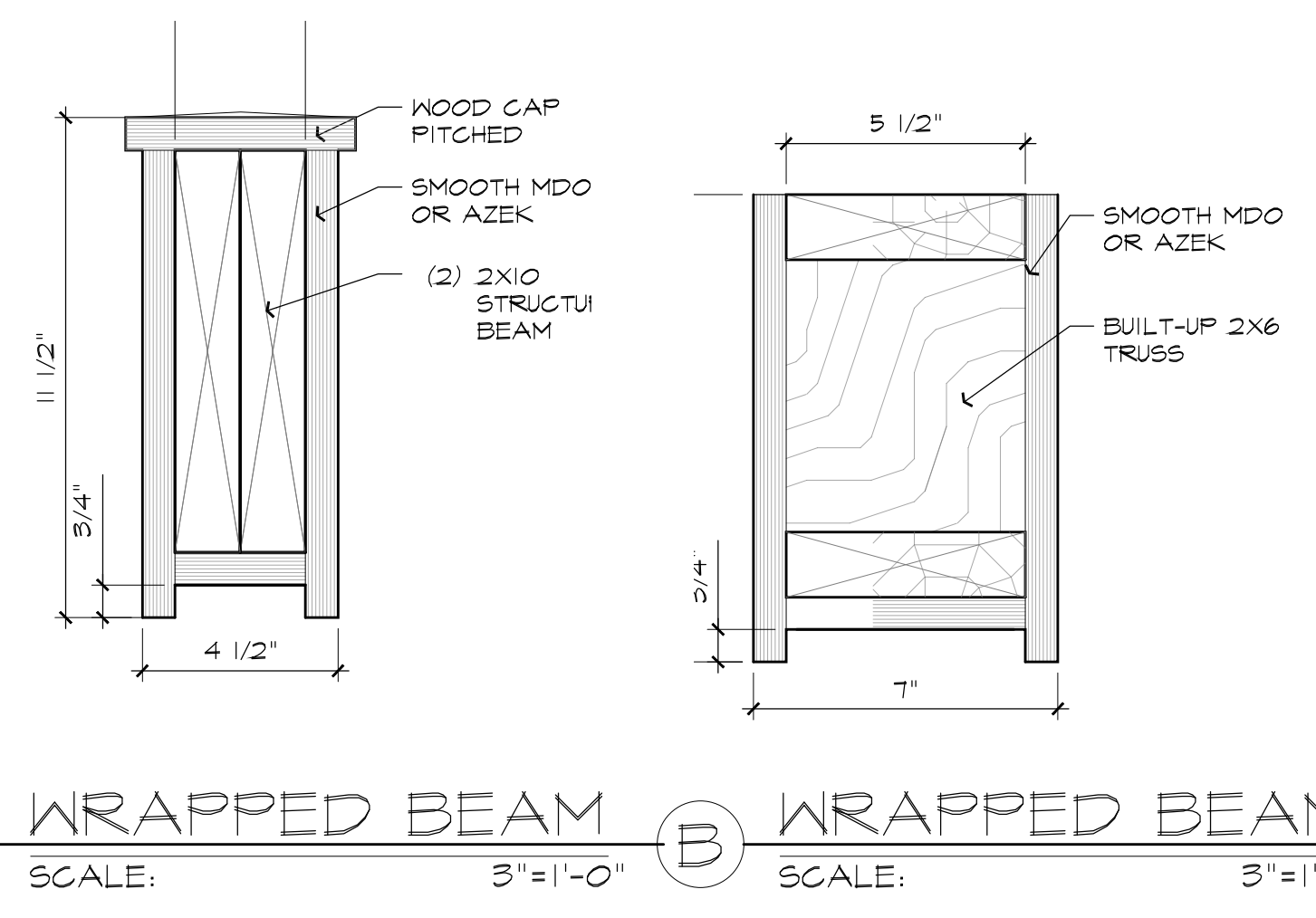
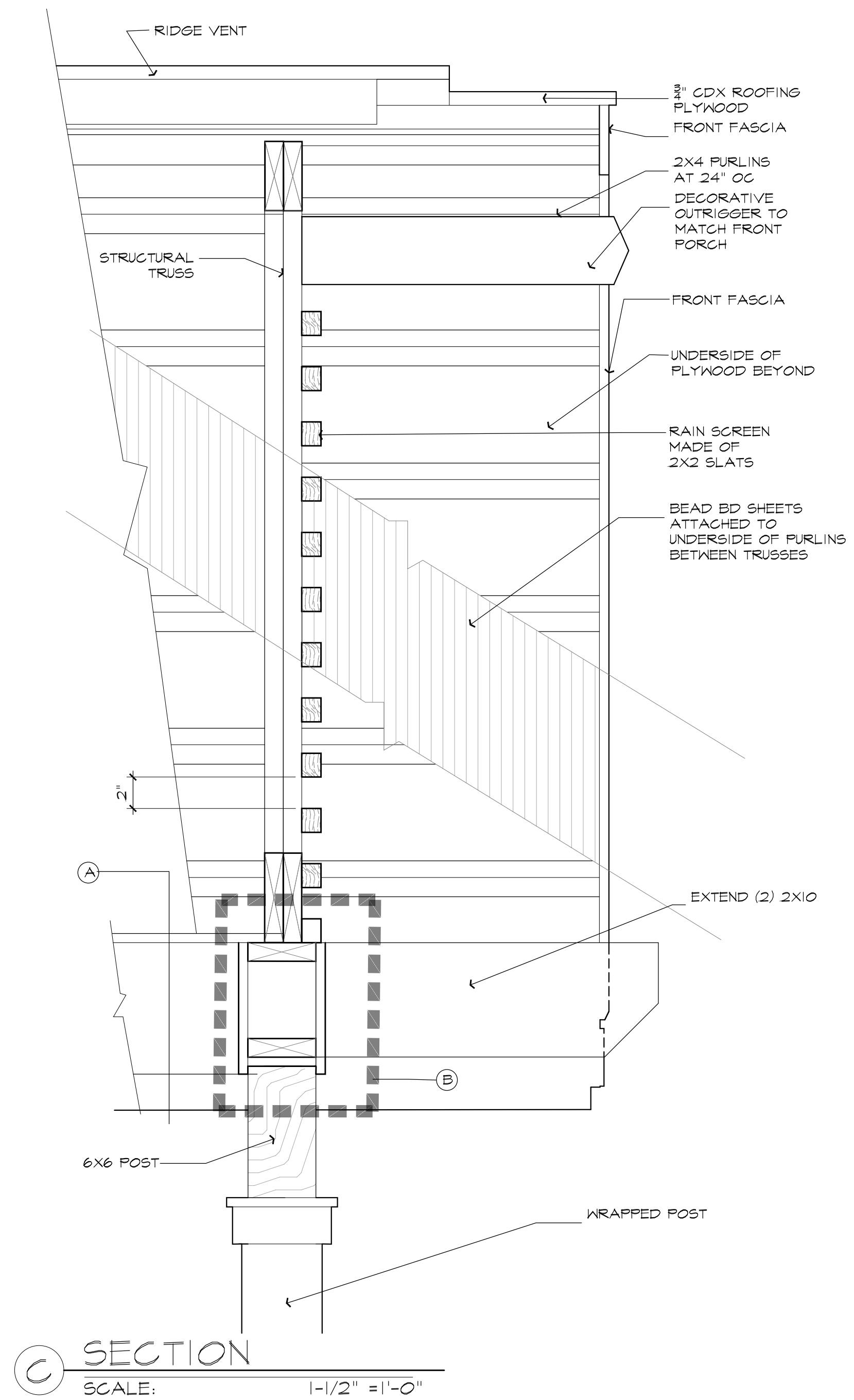
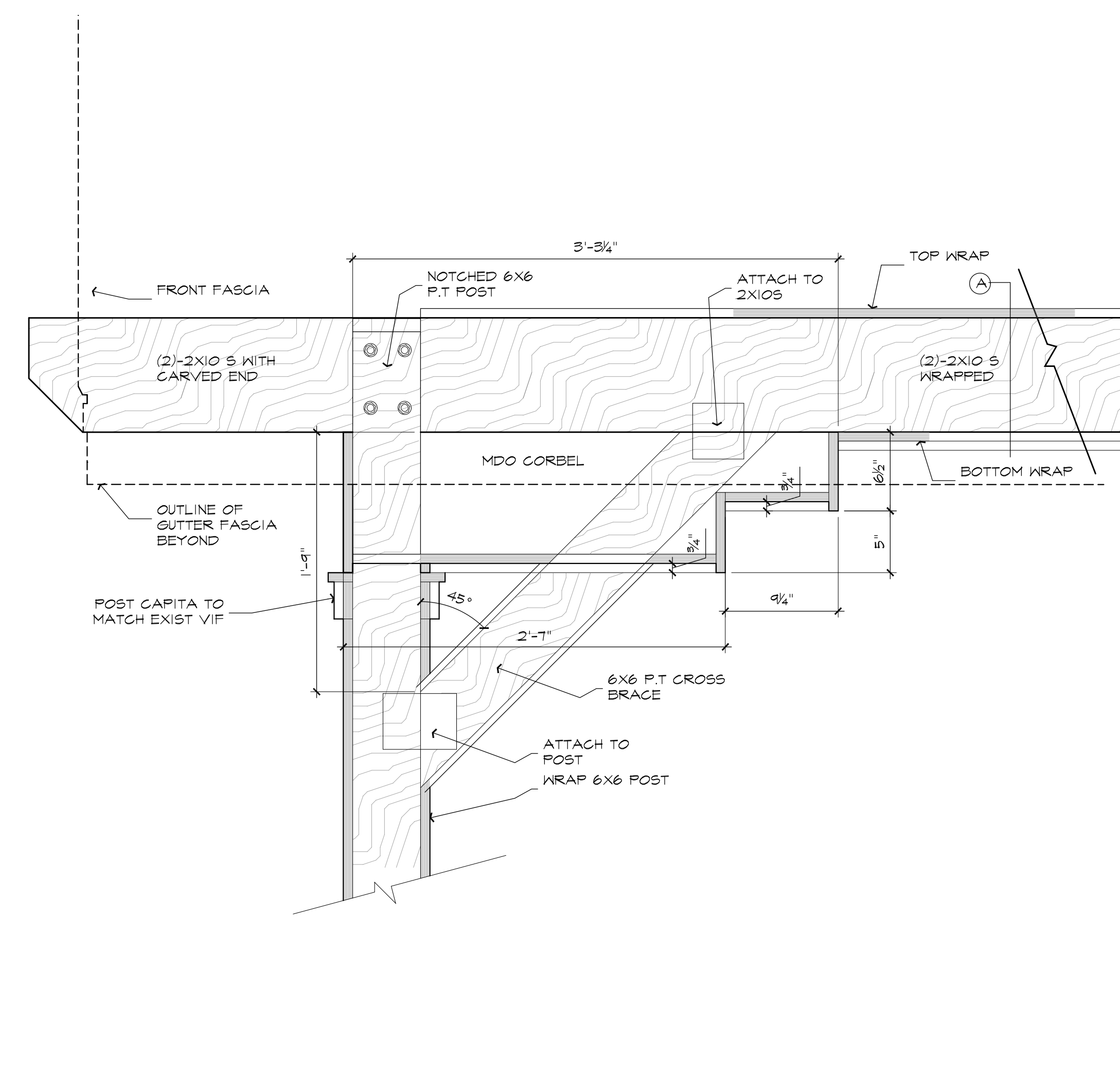
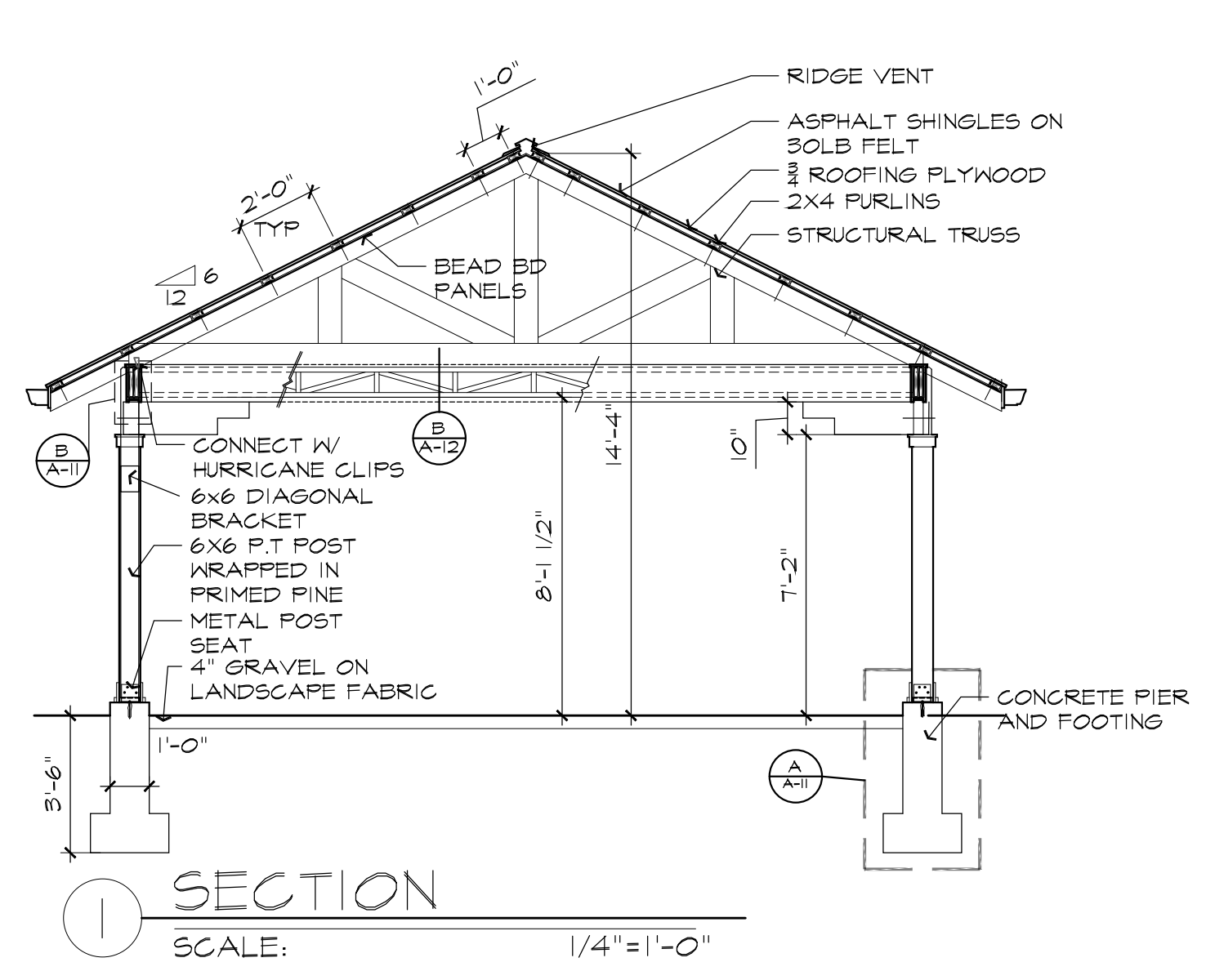
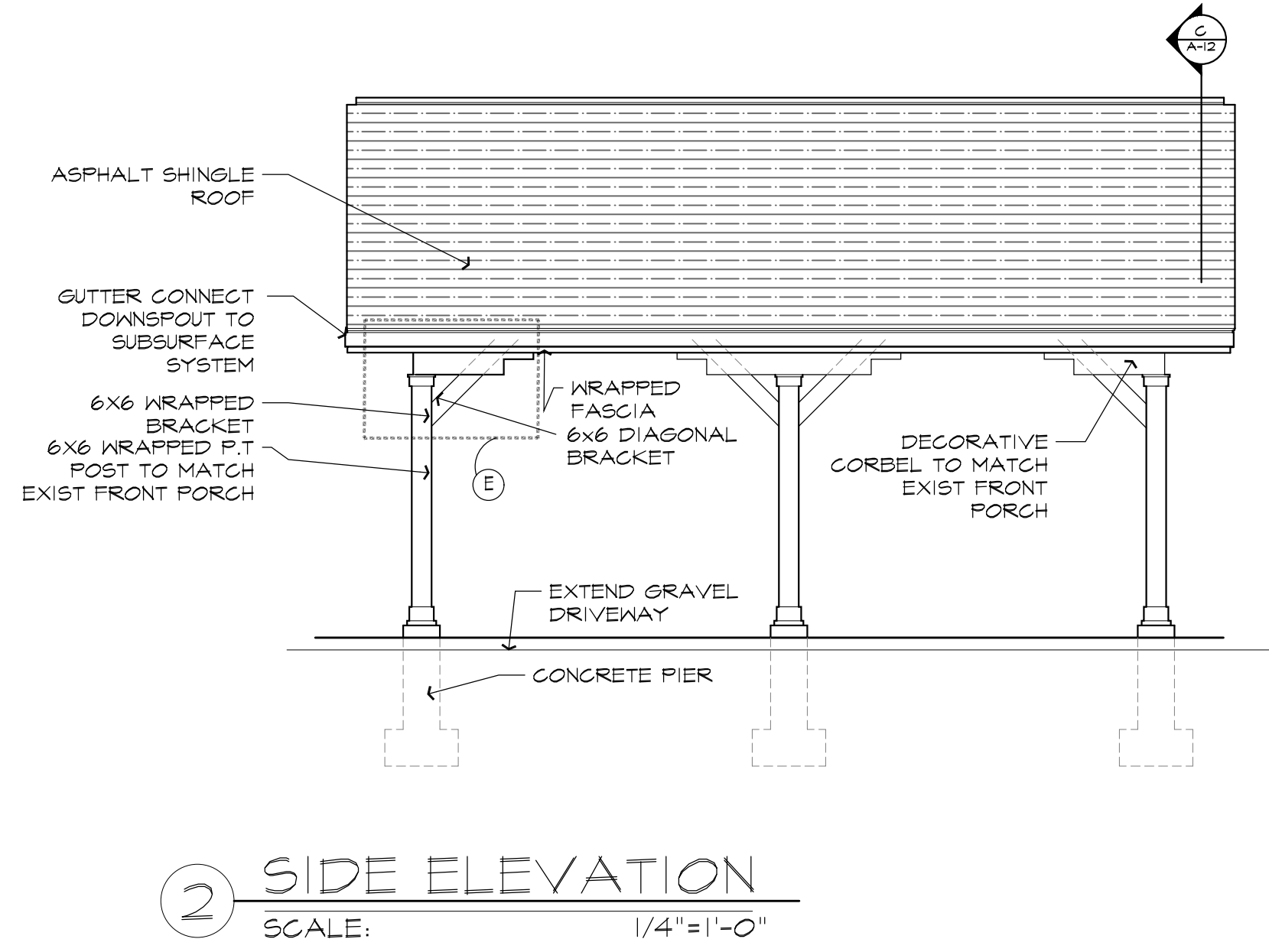
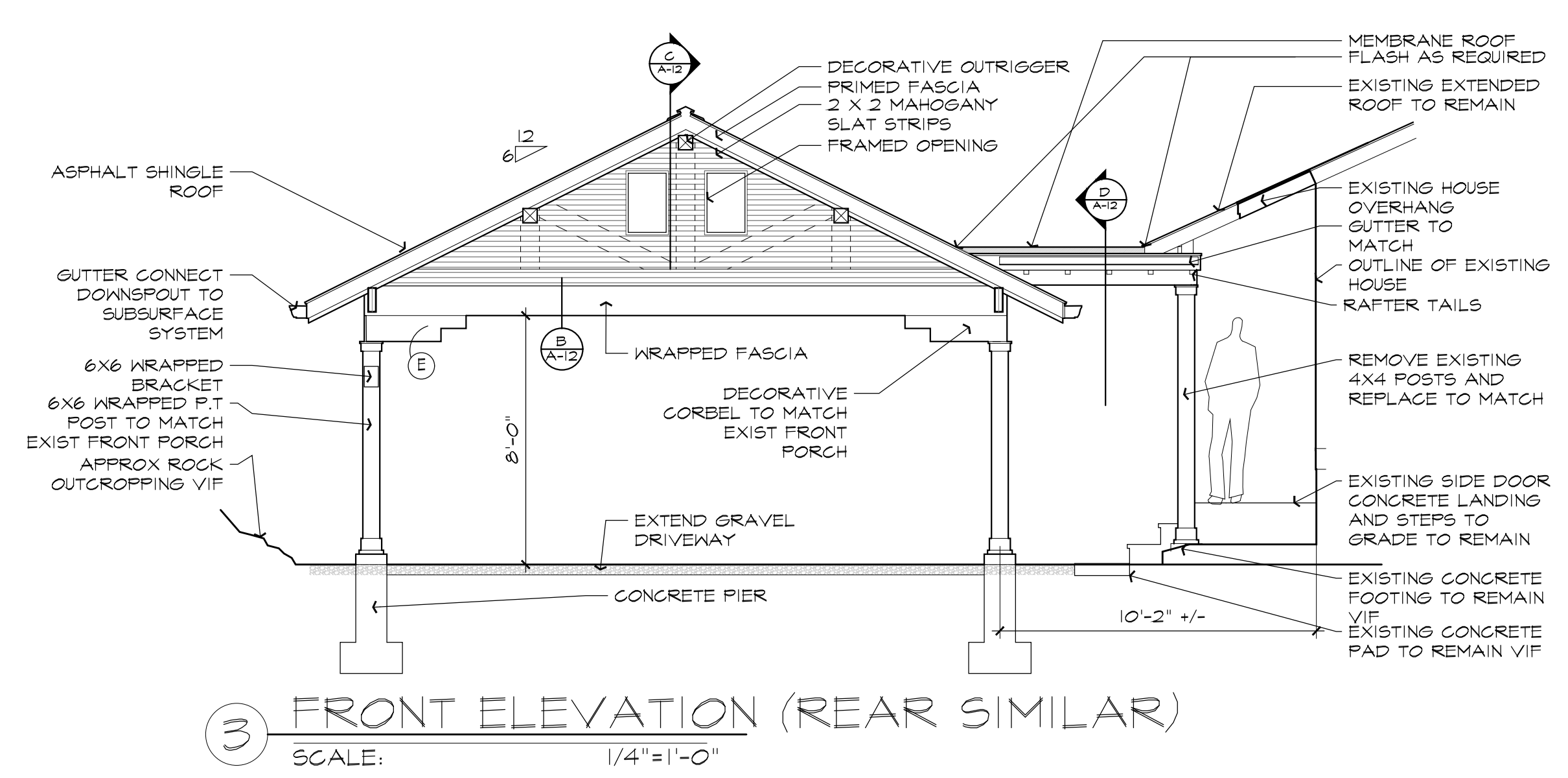
DRAWING: CAR PORTELEVATIONS, SECTIONS, DETAILS

SERGIO MARIN ARCHITECTURE + DESIGN
 165 PINES BRIDGE RD OSSINGNY NY 10562
 email: SERGIO@SMARIN.COM
 WWW.SMARIN.COM 914 628 1888



NO.	DATE	DESCRIPTION
1	12/23/23	ZONING AEB REVIEW

DATE: 07-13-20 JOB NO: 02014
A12





TOWN OF NORTH CASTLE

WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-8625
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) PROCEDURES

The RPRC was created to streamline the residential review process and quickly reviews all residential projects. Projects determined to have no impact are permitted to apply to the Building Department while more complicated projects are directed to the appropriate review board(s).

THE RPRC reviews all applications for residential permits (including, but not limited to, buildings permits, steep slope permits, wetlands permits and pool permits), but excluding permits only relating to interior alterations/renovations.

The RPRC conducts internal meetings on the first and third Tuesday of the month from 3:30 - 4:30 p.m.

To get on an RPRC agenda you must submit the following to the Building Department:

1. Complete all items on the RPRC checklist
2. Completed Building Permit application form.
3. Building Permit Application fee of \$100. Check made payable to: Town of North Castle
4. RPRC Application fee. Check made payable to: Town of North Castle.
5. Floor Area and Gross Land Coverage work sheets (with backup information)
6. Plans for your project according the RPRC Checklist
7. Submit three individual sets of everything listed above to the Building Dept.

Once your application has been submitted to the Building Department, you may follow your application on the RPRC webpage located at <http://www.nortcastleny.com/residential-project-review-committee-rprc>

Determination Letters are posted on the website (click on determination letters, find the date of your meeting and click on the name of your project - Letters are posted the day after the meeting, typically by 1 :00 p.m.)



**Town of North Castle
Residential Project Review Committee**

17 Bedford Road Armonk, New York 10504
(914) 273-3542 (914) 273-3554 (fax)

RPRC COMPLETENESS REVIEW FORM

This form represents the standard requirements for a completeness review for all Residential Project Review Committee submissions. Failure to provide all of the information requested will result in a determination that the application is incomplete.

Project Name on Plan: New Car port

Initial Submittal Revised Preliminary

Street Location: 29 Banksville Rd Armonk Ny

Zoning District: R1-A Property Acreage: 2.154 Tax Map Parcel ID: 108.02-2-50

Date: 7.28.20

DEPARTMENTAL USE ONLY

Date Filed: _____ Staff Name: _____

Preliminary Plan Completeness Review Checklist

Items marked with a are complete, items left blank are incomplete and must be completed, "NA" means not applicable.

1. Plan prepared by a registered architect or professional engineer
2. Aerial photo (Google Earth) showing the applicant's entire property and adjacent properties and streets
3. Map showing the applicant's entire property and adjacent properties and streets
4. A locator map at a convenient scale
5. The proposed location, use and design of all buildings and structures
6. Existing topography and proposed grade elevations
7. Location of drives
8. Location of all existing and proposed site improvements, including drains, culverts, retaining walls and fences

RPRC COMPLETENESS REVIEW FORM

Page 2

- 9. Description of method of water supply and sewage disposal and location of such facilities
- 10. The name and address of the applicant, property owner(s) if other than the applicant and of the planner, engineer, architect, surveyor and/or other professionals engaged to work
- 11. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 12. If a tree removal permit is being sought, submission of a plan depicting the location and graphical removal status of all Town-regulated trees within the proposed area of disturbance. In addition, the tree plan shall be accompanied by a tree inventory includes a unique ID number, the species, size, health condition and removal status of each tree.
- 13. If a wetlands permit is being sought, identification of the wetland and the 100-foot wetland buffer.

More information about the items required herein can be obtained from the North Castle Planning Department. A copy of the Town Code can be obtained from Town Clerk or on the North Castle homepage: <http://www.northcastleny.com/townhall.html>

1619

On this date, all items necessary for a technical review of the proposed site plan have been submitted and constitute a COMPLETE APPLICATION.



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Residential Building Permit Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 29 Banksville Rd, Armonk, NY DATE: 7.29.20

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: Sandee Levinson

ADDRESS: 29 Banksville Rd, Armonk NY 10504

PHONE: 914 9464119 MOBILE: 917 902 4451 EMAIL: sandeelevinson@gmail.com

PROPERTY OWNER: same

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

Section III- DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

2.154 acres

13,773

Section IV- USE AND OCCUPANCY:

EXISTING/ CURRENT USE: Occupancy "u" utility

PROPOSED RESIDENTIAL:

- One Family Dwelling
- Two Family Dwelling
- Townhouse
- Detached Accessory Structure

Section V- PERMIT FEES: (\$100 app fee plus \$14 per \$1000, cost of construction and a \$75 CO fee.)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 16,000.00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

Town of North Castle Building Department

Section V- (Continued)

I Sergio Marin do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 16,000.00 and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor

Signature: [Handwritten Signature] Date: 7.28.20



Section VI- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ ENG: Sergio Marin

ADDRESS: 165 Pinesbridge Rd, Ossining Ny

PHONE: 914 9230308 MOBILE: 901 907 1776

EMAIL: Sergio@smarin.com

CONTRACTOR: Jose Guzman

ADDRESS: 6 Broad Ave Ossining NY

PHONE: 914 373 8360 MOBILE: 914 373 8360 EMAIL: jg7945004@gmail.com

PLUMBER: N/A

ADDRESS:

PHONE: MOBILE: EMAIL:

ELECTRICIAN: N/A

ADDRESS:

PHONE: MOBILE: EMAIL:

Section VII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: [Handwritten Signature] Date: 7.29.20

Town of North Castle Building Department

Section VIII- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)

STATE OF NEW YORK }
COUNTY OF WESTCHESTER } SS:

The applicant _____ has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) _____ Owner's Signature _____

Sworn to before me this _____ day of _____, 20 _____

Notary Signature _____



Notary Stamp Here

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee _____ Payment: Check #: _____ Cash Credit Card

Name on check: _____

Received By: _____ Application No.: _____

BUILDING INSPECTOR APPROVAL

Has all the conditions of the RPRC been met? Yes NA

Is a Flood Development permit required? Yes No

Reviewed By: _____ Date: _____

Building Inspector Approval: _____ Date: _____

Conditions: _____



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: 7.28.20 Date: 7.29.20

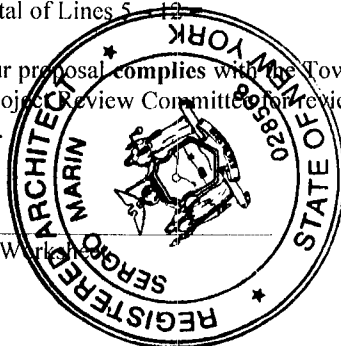
Tax Map Designation or Proposed Lot No.: 108.02 2 50

Gross Lot Coverage

- | | | |
|-----|--|-------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | 2.154 acres |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | 13,773 |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
$20.5 \times 10 =$ | 205 |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | 13,978 |
| 5. | Amount of lot area covered by principal building:
1619 existing + 0 proposed = | 1619 |
| 6. | Amount of lot area covered by accessory buildings:
206 existing + 576 proposed = | 782 |
| 7. | Amount of lot area covered by decks:
0 existing + 0 proposed = | 0 |
| 8. | Amount of lot area covered by porches:
169 existing + 0 proposed = | 169 |
| 9. | Amount of lot area covered by driveway, parking areas and walkways:
1838 existing + 68 proposed = | 1898 |
| 10. | Amount of lot area covered by terraces:
911 existing + 0 proposed = | 911 |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip:
0 existing + 0 proposed = | 0 |
| 12. | Amount of lot area covered by all other structures:
0 existing + 0 proposed = | 0 |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 | 5,379 |

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

[Handwritten Signature]



Signature and Seal of Professional Preparing Work

7.29.20
Date



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
17 Bedford Road
Armonk, New York 10504-1898

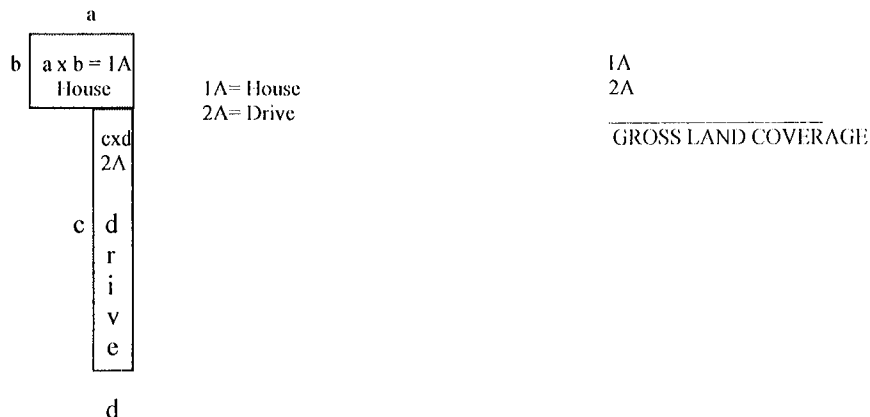
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
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www.northcastleny.com

GROSS LAND COVERAGE WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross land coverage of a property as necessary to show compliance with gross land coverage limitations of the Town Code.

1. Scaled worksheets are to be prepared based upon a site plan which represents existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All site plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. Each component of the gross land coverage is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each component is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the gross land coverage for the entire site.
4. Any exception of land coverage from the gross land coverage must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
5. A schematic illustration of the format is shown below



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



TOWN OF NORTH CASTLE
WESTCHESTER COUNTY
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FLOOR AREA CALCULATIONS WORKSHEET

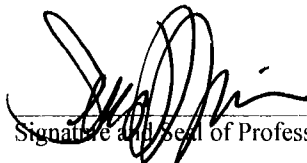
Application Name or Identifying Title: car port Date: 7.28.20

Tax Map Designation or Proposed Lot No.: 108.02 2 50

Floor Area

- | | | |
|-----|---|--------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>2.154 acres</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>10,390.33</u> |
| 3. | Amount of floor area contained within first floor:
<u>1619</u> existing + <u>0</u> proposed = | <u>1619</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 5. | Amount of floor area contained within garage:
<u>0</u> existing + <u>416</u> proposed = | <u>416</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>112</u> existing + <u>112</u> proposed = | <u>112</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>150</u> existing + <u>150</u> proposed = | <u>150</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>2297</u> |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.


Signature and Seal of Professional Preparing Worksheet

7.29.20

Date



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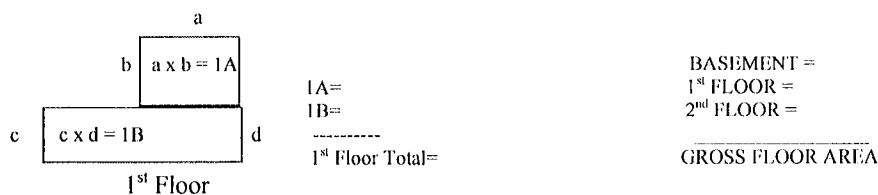
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GROSS FLOOR AREA WORKSHEET

The following format is to be used for all applications for the purpose of demonstrating the gross floor area of a building or group of buildings as necessary to show compliance with a building or group of buildings as necessary to show compliance with floor area limitations of the Town Code or as otherwise necessary to illustrate the intended or potential use of a structure.

1. Scaled worksheets are to be prepared based upon floor plans which represent existing or proposed conditions as applicable to the particular circumstances of the approval being sought. All floor plans and worksheets are required to be prepared by a licensed or registered professional in the State of New York.
2. The floor area of each floor is to be divided into simple polygons (squares, rectangles, etc.) each being drawn on the plan. The area of each polygon is to be shown by providing the dimensions and resulting area measurement. Each polygon is to be assigned an identifying label for reference purposes.
3. A summary table for each floor is to be completed. The area of each polygon is to be listed by reference label then added, resulting in the floor area for the entire floor.
4. A similar summary table is to be provided listing the total floor area of each floor within the resulting floor area of each building.
5. Any exception of floor area from the gross floor area must be identified on the floor plans and summary tables. The rationale for any exception must accompany the floor area worksheets.
6. A schematic illustration of the format is shown below (or schematic illustration with areas calculated with CAD) .



LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 340, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.