

Rodrigo Vasconcellos

9 Whippoorwill Lane

Armonk NY 10504

914-494-2293

Rodrigo@palette-pro.com

Sincerely,

October 29, 2020

Re: Building Permit no. 2020-3348

Dear **RPRC Board Members:**

The RPRC reviewed the above referenced application back in January and the proposed design of the home was warranted. I'm currently under construction at 9 Whippoorwill Lane and had to make a few changes to the exterior/interior of the home and the building inspector requested that a new application was necessary due to the exterior changes to the home.

Here is a summary of the exterior changes that you can also review on the attached revised plans.

- Chimney design was changed to maintain original straight design. See detail 2 A-202
- Side Deck was shortened by approx. 200 SF. See detail 2 A-202
- Exterior door to side deck was replace to a window since the deck was shortened. See detail 2 A-202
- Basement exterior door & Master Balcony exterior door was change from a double slider to a single slider. See Exterior West Elevation.

Please reach out to me with any questions.

Sincerely,

Rodrigo Vasconcellos

Enclosure

Status	Date
SUBMITTED FOR RPRC APPROVAL	12.20.19
SUBMITTED FOR ARB APPROVAL	01.24.20
SUBMITTED FOR PERMIT	03.27.20
REFLECTED CEILING PLANS	03.30.20
REV1: DDB COMMENTS	05.18.20
REV2: OWNER REVISIONS	10.07.20

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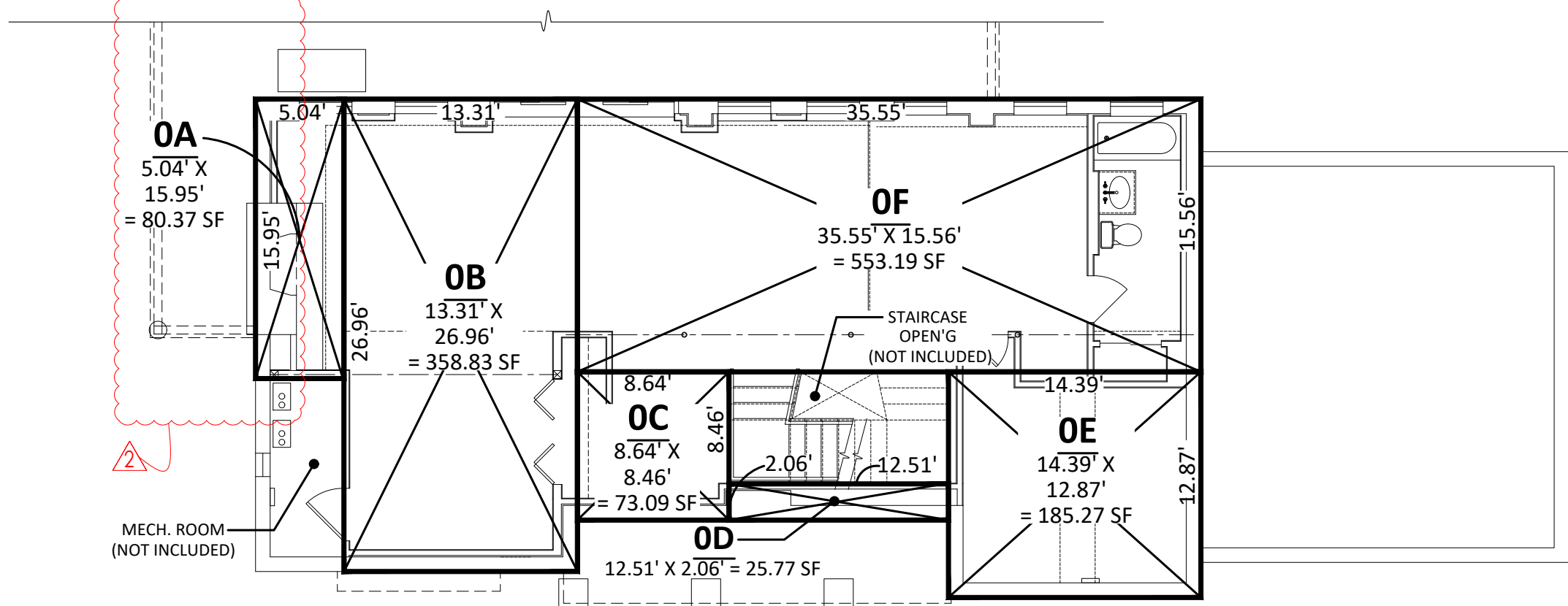
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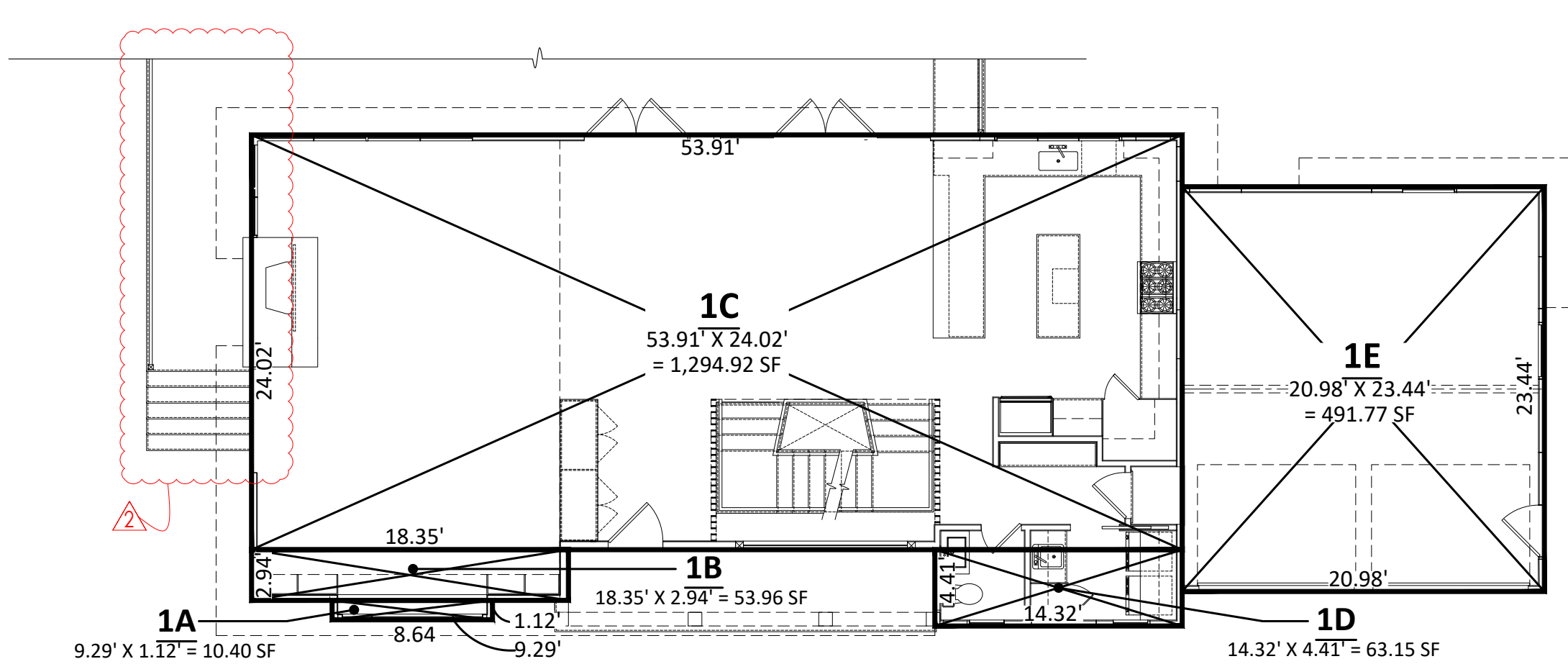
ADDITION & ALTERATIONS FOR:
PRISCILLA & RODRIGO VASCONCELLOS
9 WHIPPOORWILL LN, ARMONK, NY 10504

GROSS LAND COVERAGE DIAGRAM; FLOOR AREA CALCULATIONS

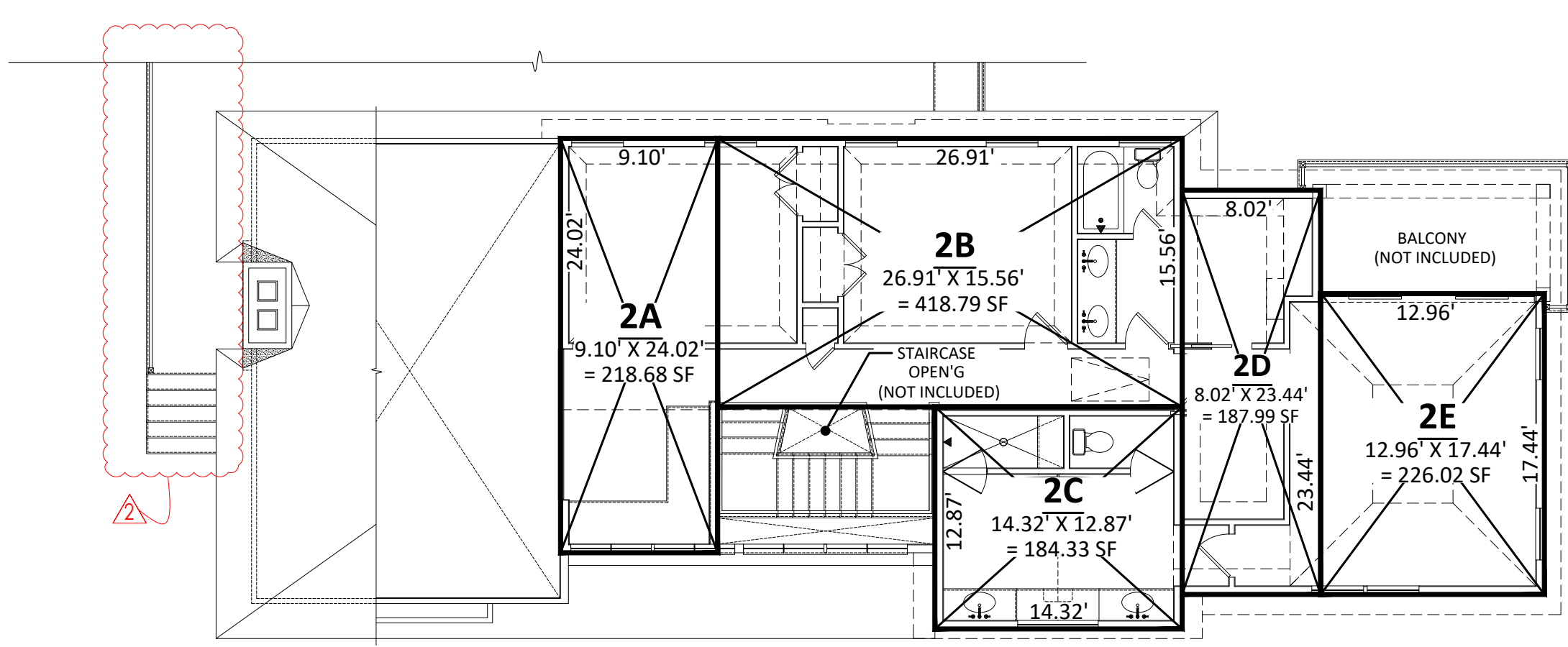
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OF 21 SHEETS



1 BASEMENT GROSS FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR GROSS FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR GROSS FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

GENERAL NOTE

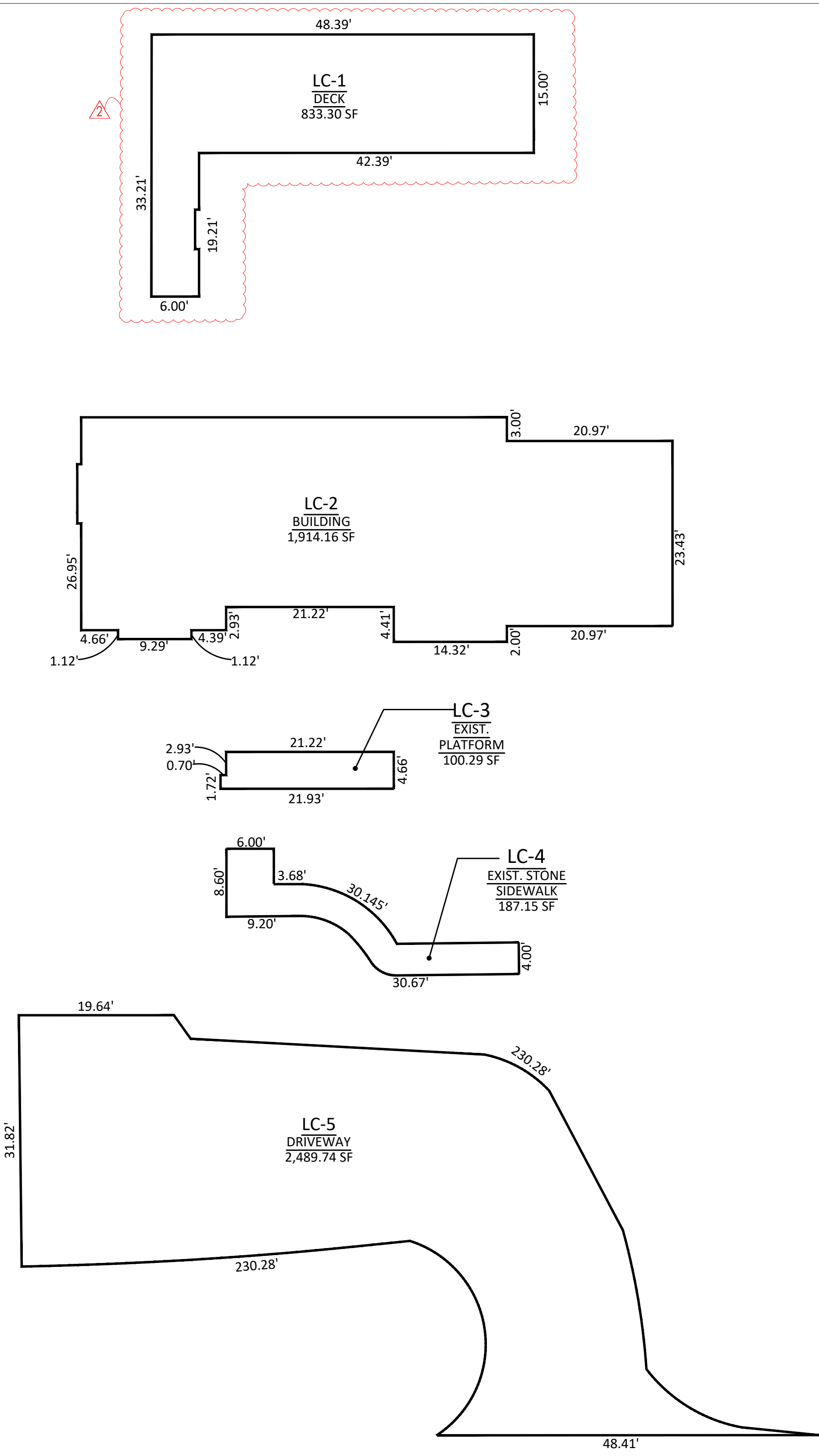
- GROSS FLOOR AREA DIAGRAM NUMBERS CORRELATE WITH THE RPRC GROSS LAND COVERAGE CALCULATIONS WORKSHEET

MARK	SQUARE FOOTAGE
OA	5.04' X 15.95' = 80.37 SF
OB	13.31' X 26.96' = 358.83 SF
OC	8.64' X 8.46' = 73.09 SF
OD	12.51' X 2.06' = 25.77 SF
OE	14.39' X 12.87' = 185.27 SF
OF	35.55' X 15.56' = 553.19 SF
BASEMENT GFA TOTAL = 1,276.52 SF	

MARK	SQUARE FOOTAGE
1A	9.29' X 1.12' = 10.40 SF
1B	18.35' X 2.94' = 53.96 SF
1C	53.91' X 24.02' = 1,294.92 SF
1D	14.32' X 4.41' = 63.15 SF
1E	20.98' X 23.44' = 491.77 SF
FIRST FLOOR GFA TOTAL = 1,914.2 SF	

MARK	SQUARE FOOTAGE
2A	9.10' X 24.02' = 218.68 SF
2B	26.91' X 15.56' = 418.79 SF
2C	14.32' X 12.87' = 184.33 SF
2D	8.02' X 23.44' = 187.99 SF
2E	12.96' X 17.44' = 226.02 SF
SECOND FLOOR GFA TOTAL = 1,235.81 SF	

GFA TOTALS	
BASEMENT	1,276.52 SF
FIRST FLOOR	1,914.2 SF
SECOND FLOOR	1,235.81 SF
ATTIC	N/A (CEILING HEIGHT BELOW 7.5')
GROSS FLOOR AREA TOTAL = 4,426.53 SF	
LOT AREA = 54,317 SF OR 1.247 ACRES	
MAX. R-2A PERMITTED GFA = 8,372.56 SF (7,727 PLUS 6% OF THE LOT AREA IN EXCESS OF 1.0 ACRE)	



4 GROSS LAND COVERAGE DIAGRAMS
SCALE: 3/32" = 1'-0"

GENERAL NOTE

- GROSS LAND COVERAGE DIAGRAM NUMBERS CORRELATE WITH THE RPRC GROSS LAND COVERAGE CALCULATIONS WORKSHEET

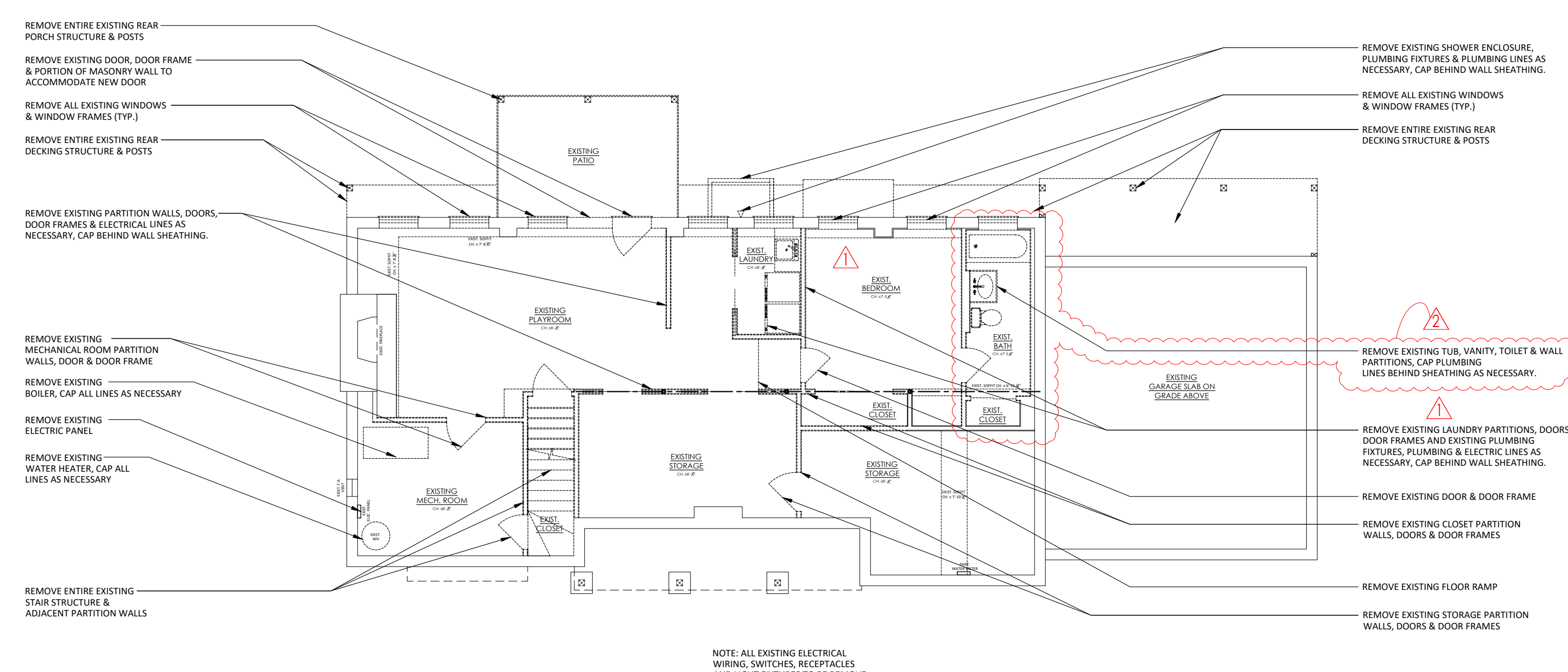
MARK	SQUARE FOOTAGE
LC-1	833.30 SF
LC-2	1,914.16 SF
LC-3	100.29 SF
LC-4	187.15 SF
LC-5	2,489.74 SF
GROSS LAND COVERAGE TOTAL = 5,524.64 SF	
LOT AREA = 54,317 SF OR 1.247 ACRES	
MAX. R-2A PERMITTED GLC = 10,318.34 SF (9,350 PLUS 9% OF THE LOT AREA IN EXCESS OF 1.0 ACRE)	

DEMO. PLAN LEGEND	
	PARTITIONS/ROOF/WINDOWS/DOORS/CABINERY TO BE DEMOLISHED
	EXISTING PARTITIONS
	EXISTING DOOR
	EXISTING WINDOW

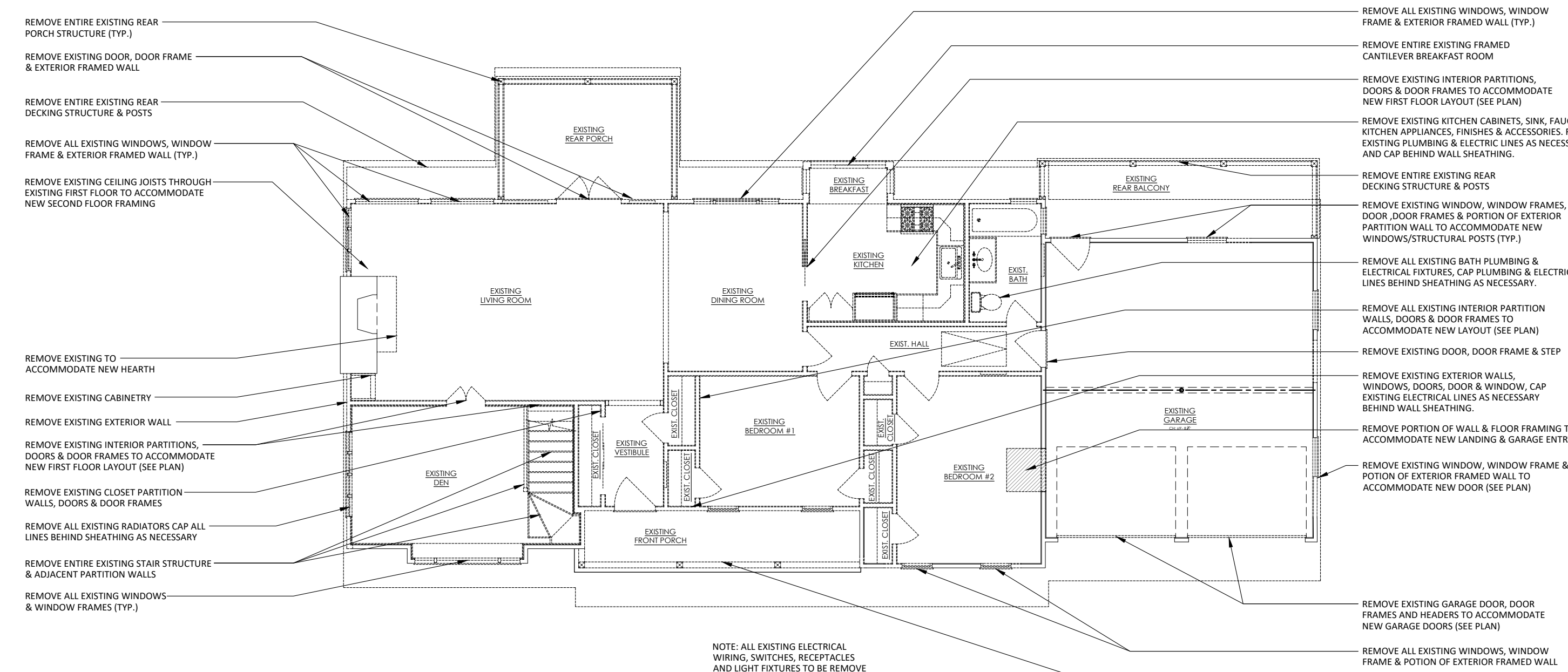
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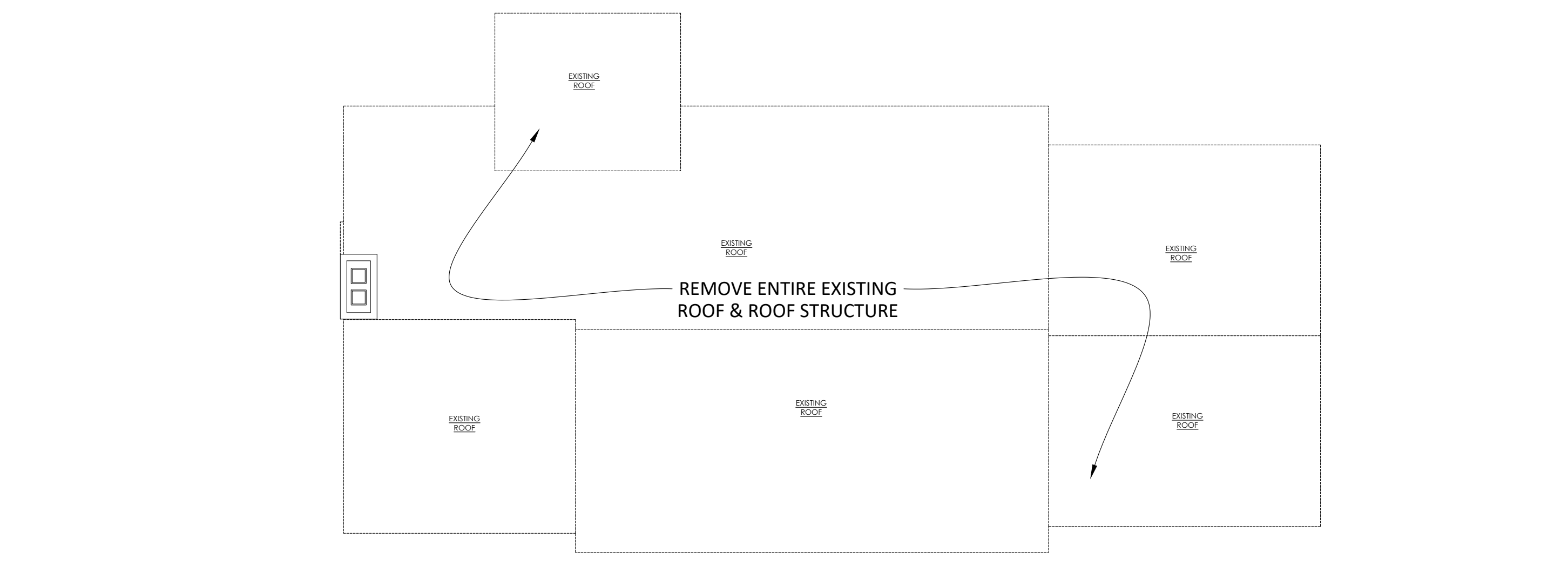
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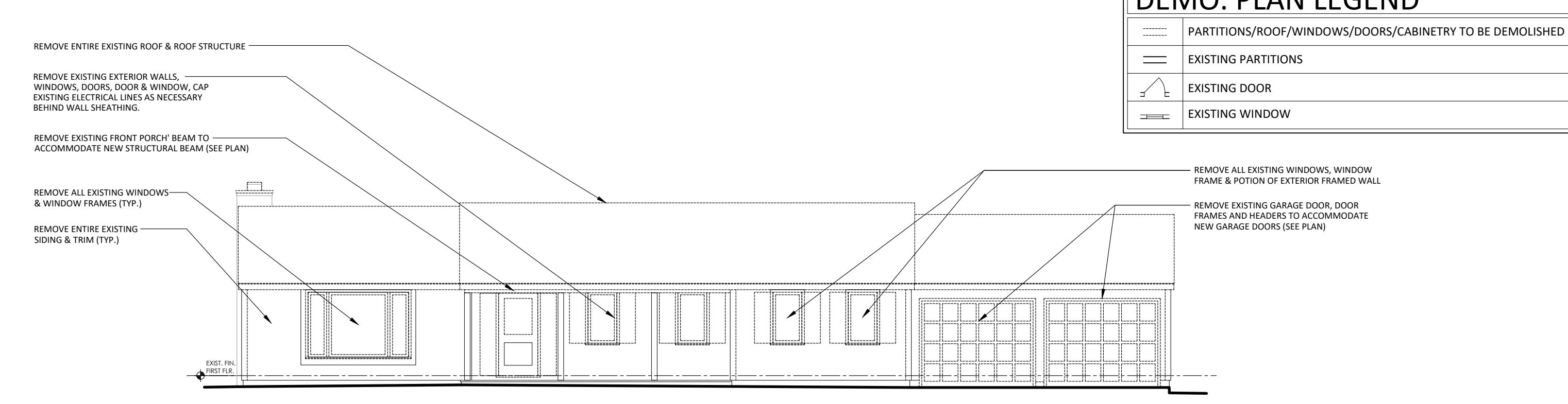
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SCALE: 1/8" = 1'-0"



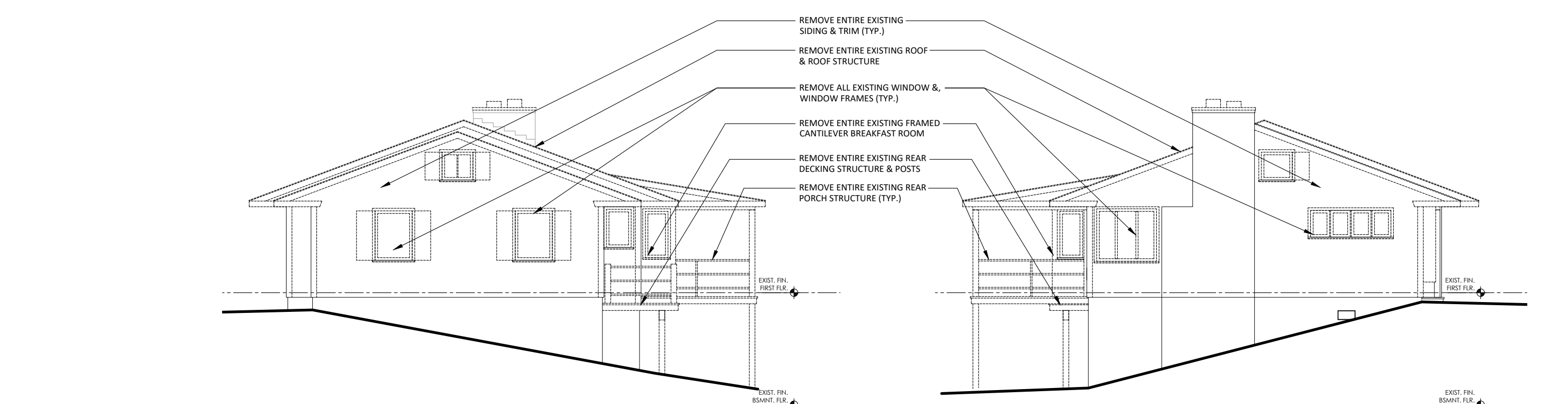
2 EXISTING FIRST FLOOR PLAN (DEMOLITION)
SCALE: 1/8" = 1'-0"



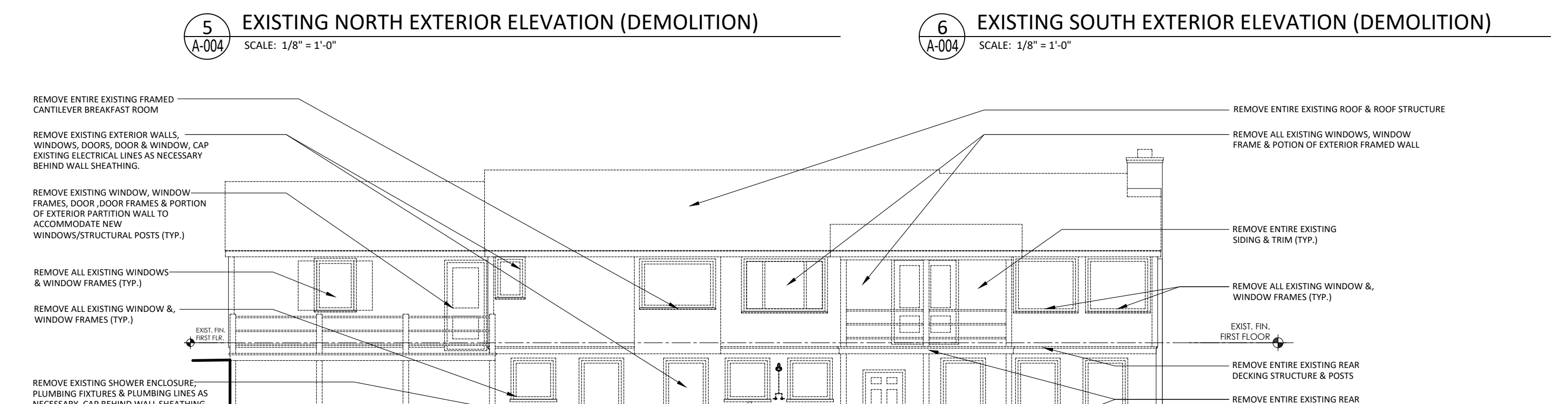
3 EXISTING ROOF PLAN (DEMOLITION)
SCALE: 1/8" = 1'-0"



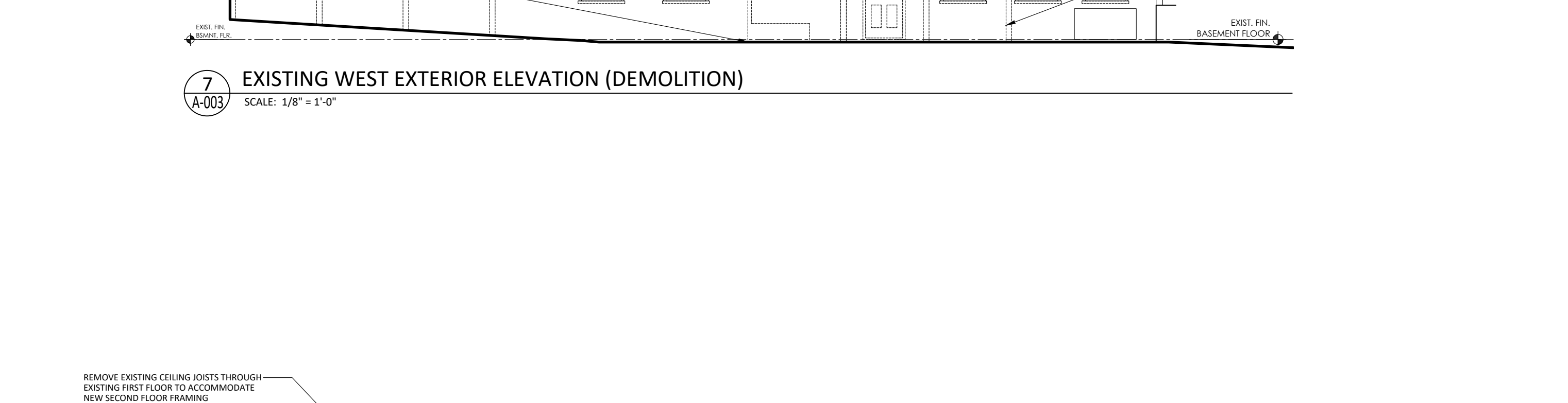
4 EXISTING EAST EXTERIOR ELEVATION (DEMOLITION)
SCALE: 1/8" = 1'-0"



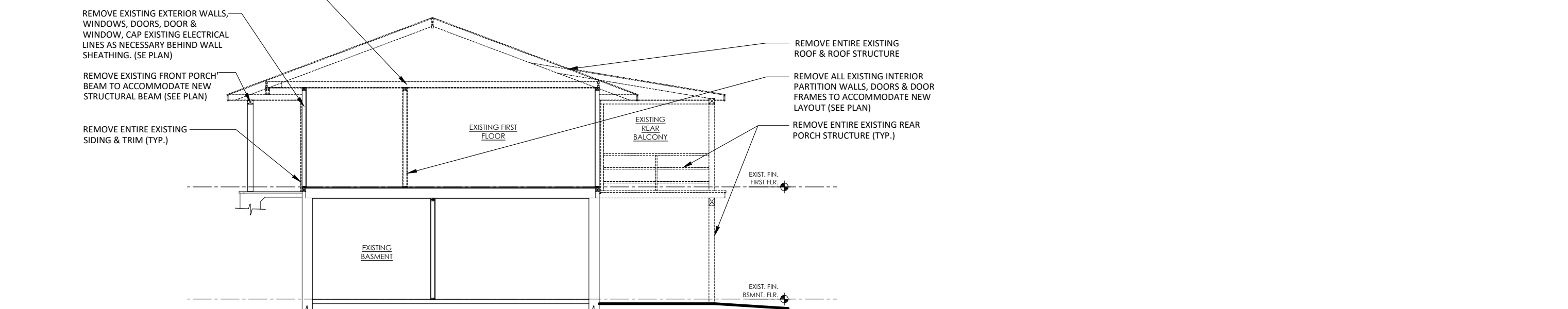
5 EXISTING NORTH EXTERIOR ELEVATION (DEMOLITION)
SCALE: 1/8" = 1'-0"



6 EXISTING SOUTH EXTERIOR ELEVATION (DEMOLITION)
SCALE: 1/8" = 1'-0"



7 EXISTING WEST EXTERIOR ELEVATION (DEMOLITION)
SCALE: 1/8" = 1'-0"



8 EXISTING BUILDING SECTION (DEMOLITION)
SCALE: 1/8" = 1'-0"

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 DEMOLITION FLOOR PLANS AND ELEVATIONS

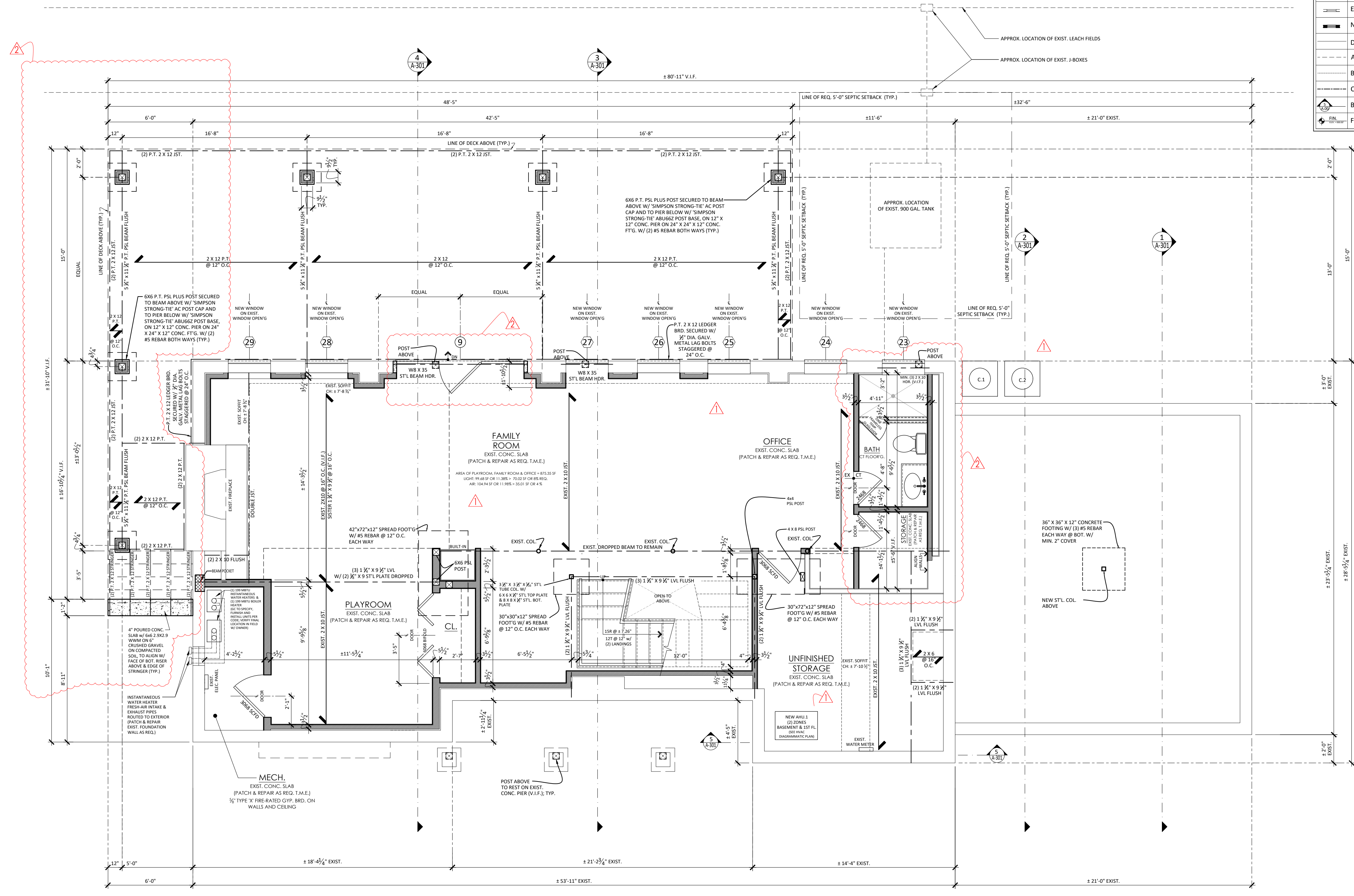
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FLOOR PLAN LEGEND	
	NEW CONCRETE FOUNDATION WALL & FOOTING
	EXISTING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	DEMOLITION LINE
	ABOVE
	BELOW
	CENTER LINE OF BEAM ABOVE
	BUILDING SECTION / WALL SECTION KEY
	FINISH FLOOR ELEVATION MARKER

Status	Date
SUBMITTED FOR RPIC APPROVAL	12.20.19
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1 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

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BASEMENT PLAN

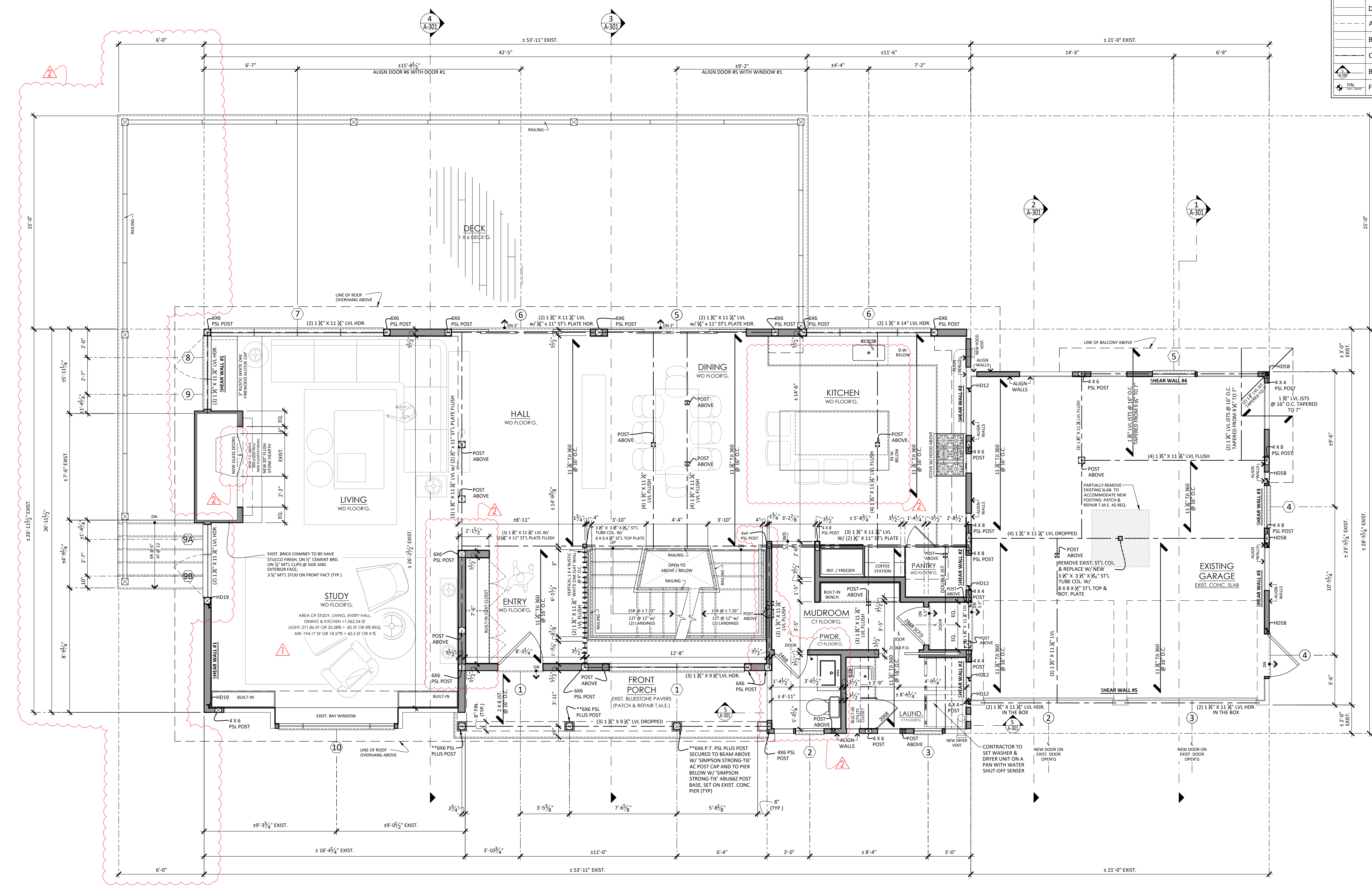
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FLOOR PLAN LEGEND	
	NEW CONCRETE FOUNDATION WALL & FOOTING
	EXISTING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	DEMOLITION LINE
	ABOVE
	BELOW
	CENTER LINE OF BEAM ABOVE
	BUILDING SECTION / WALL SECTION KEY
	FINISH FLOOR ELEVATION MARKER

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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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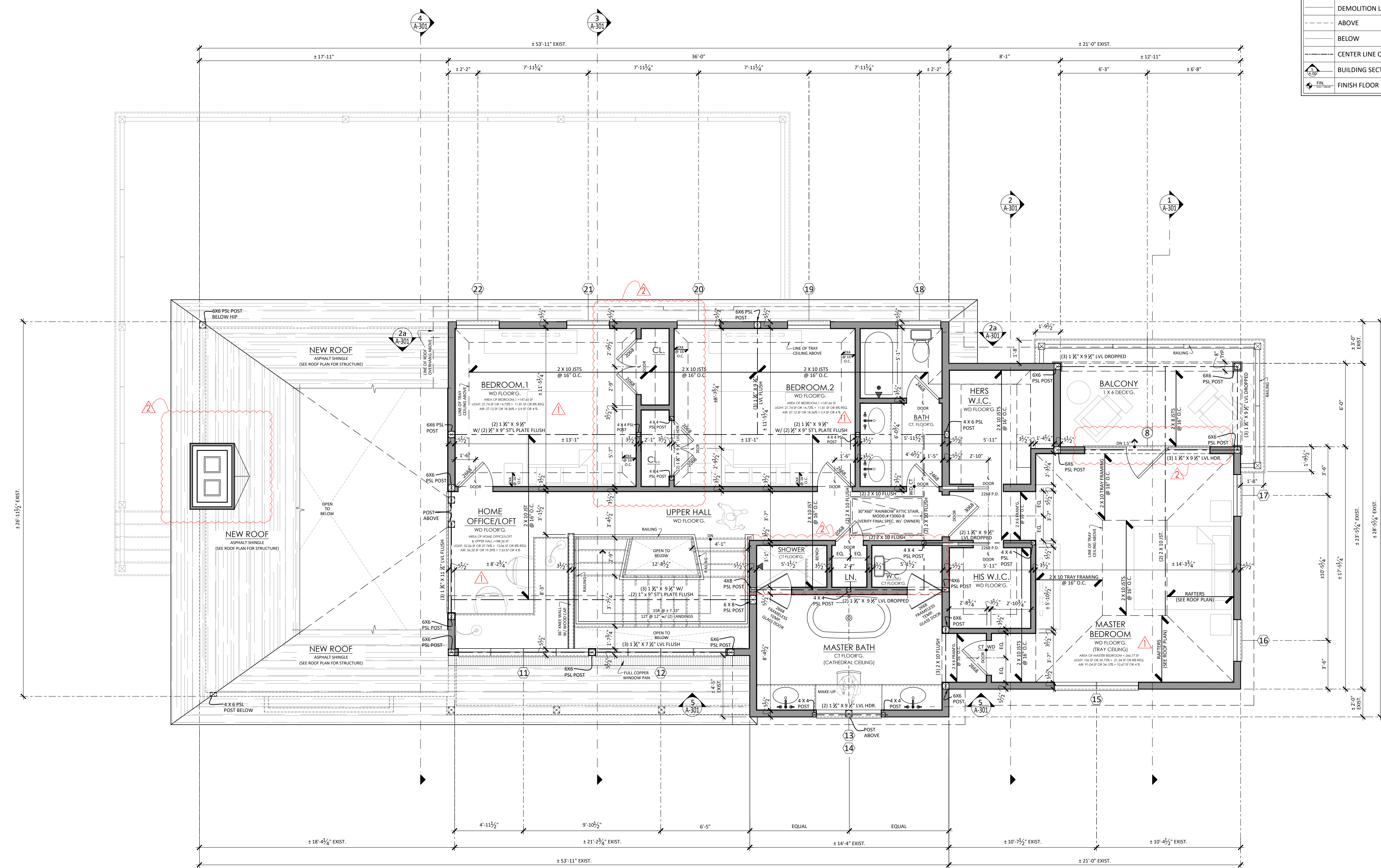
FIRST FLOOR PLAN

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OF 21 SHEETS	

FLOOR PLAN LEGEND	
	NEW CONCRETE FOUNDATION WALL & FOOTING
	EXISTING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	DEMOLITION LINE
	ABOVE
	BELOW
	CENTER LINE OF BEAM ABOVE
	BUILDING SECTION / WALL SECTION KEY
	FINISH FLOOR ELEVATION MARKER

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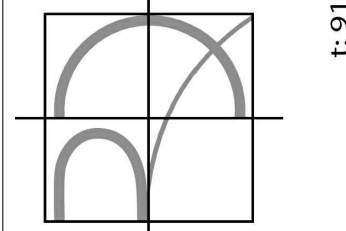
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1
A-103
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

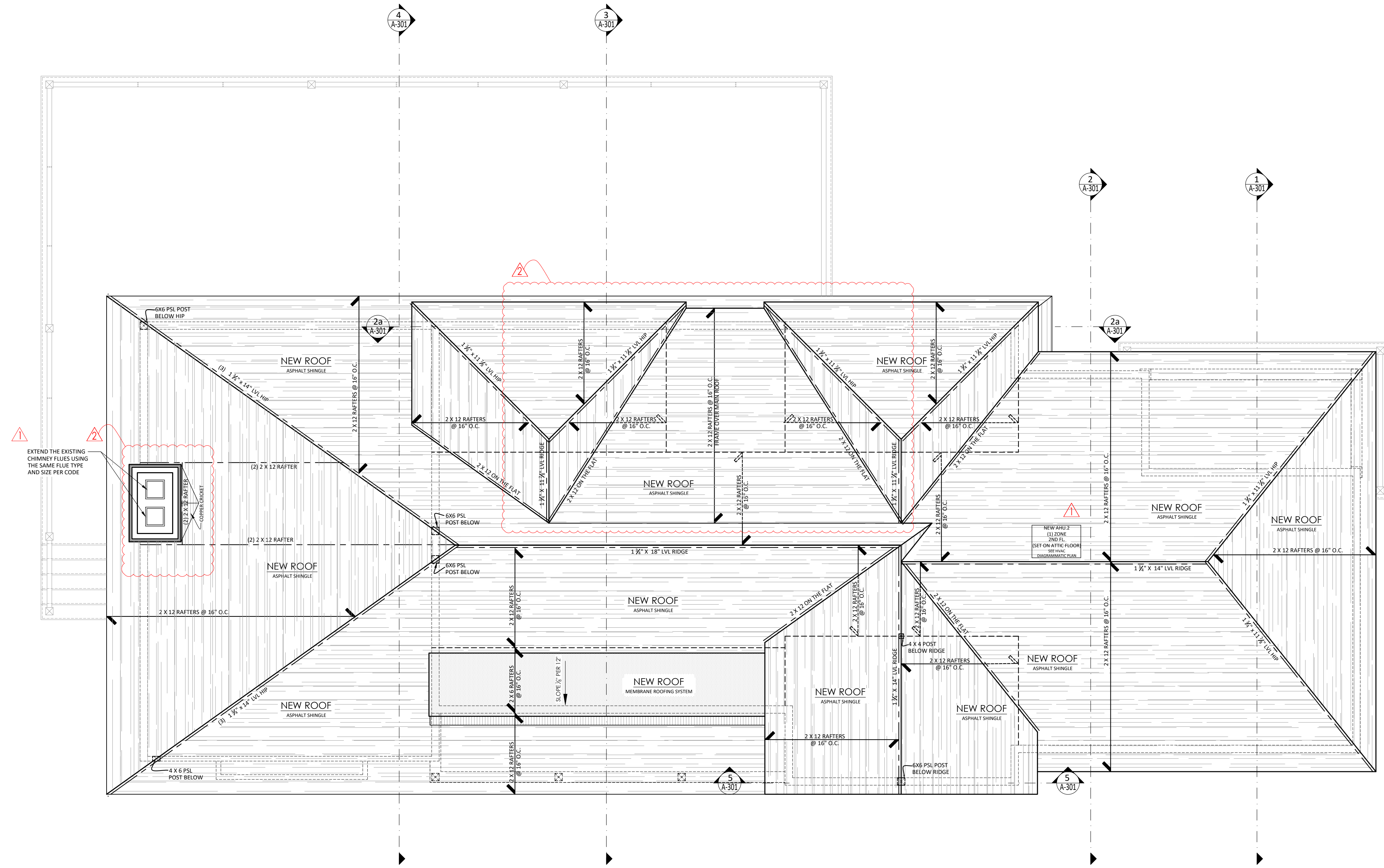
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Date	12.12.10
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Job Number	1938
Sheet	A-103
	OF 21 SHEETS

FLOOR PLAN LEGEND	
	NEW CONCRETE FOUNDATION WALL & FOOTING
	EXISTING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR
	EXISTING WINDOW
	NEW WINDOW
	DEMOLITION LINE
	ABOVE
	BELOW
	CENTER LINE OF BEAM ABOVE
	BUILDING SECTION / WALL SECTION KEY
	FINISH FLOOR ELEVATION MARKER

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1
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ROOF PLAN
SCALE: 1/4" = 1'-0"

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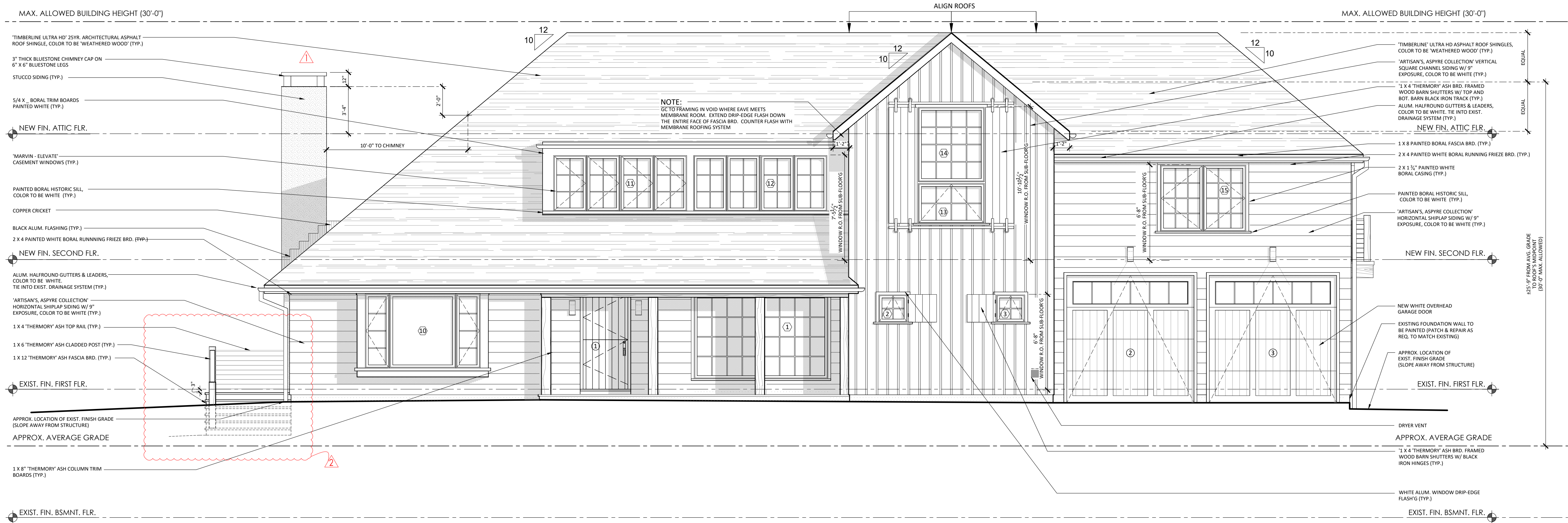
ROOF PLAN

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1 EXTERIOR EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"

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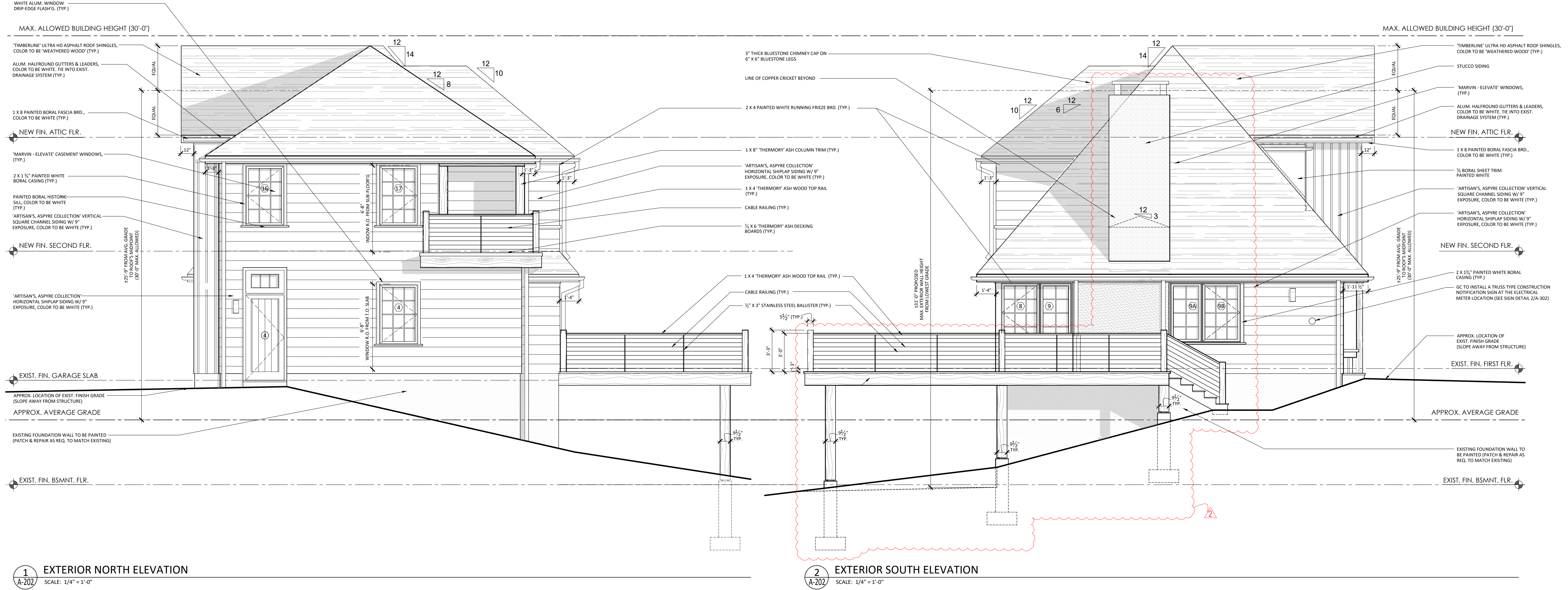
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EXTERIOR EAST & WEST ELEVATIONS

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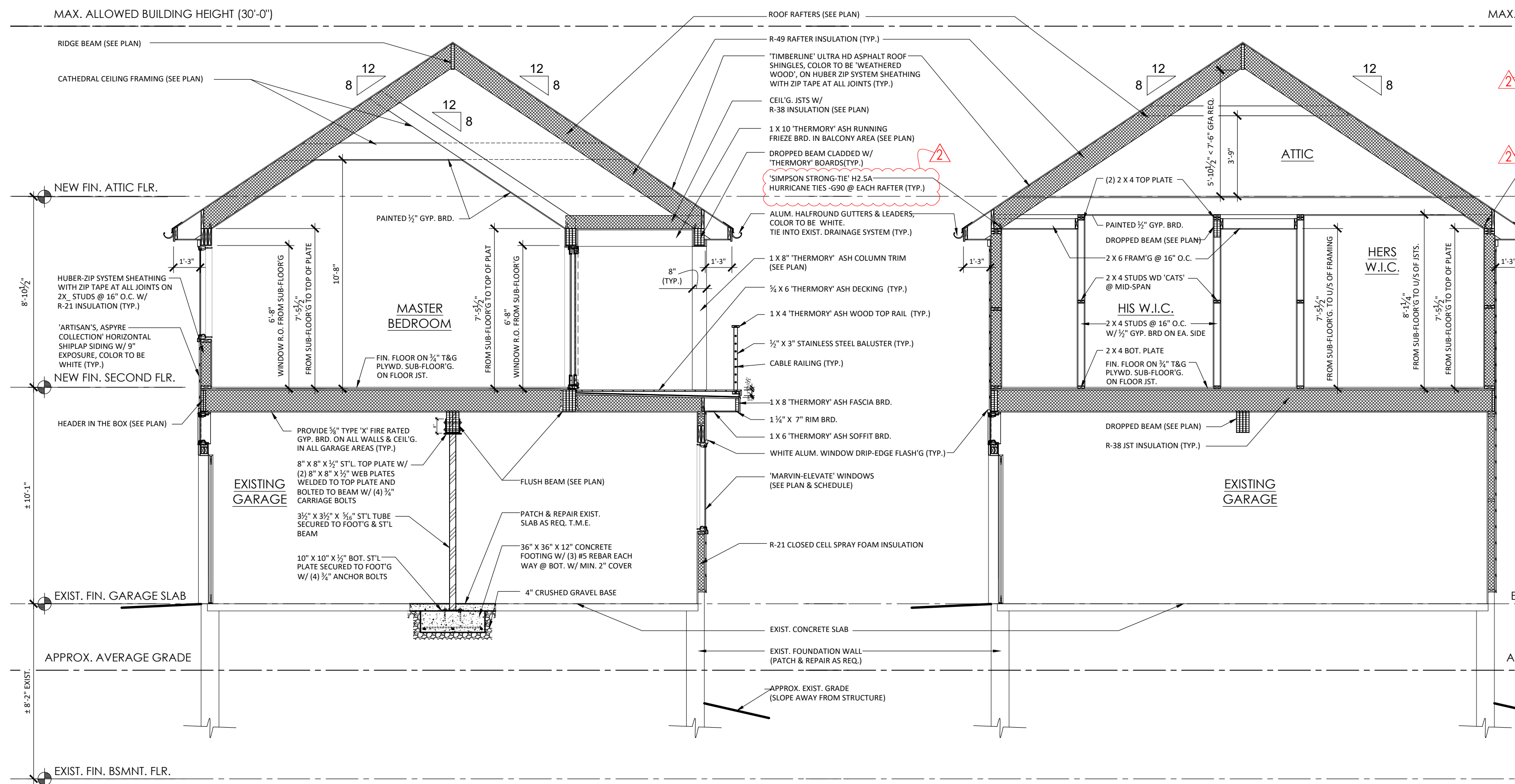
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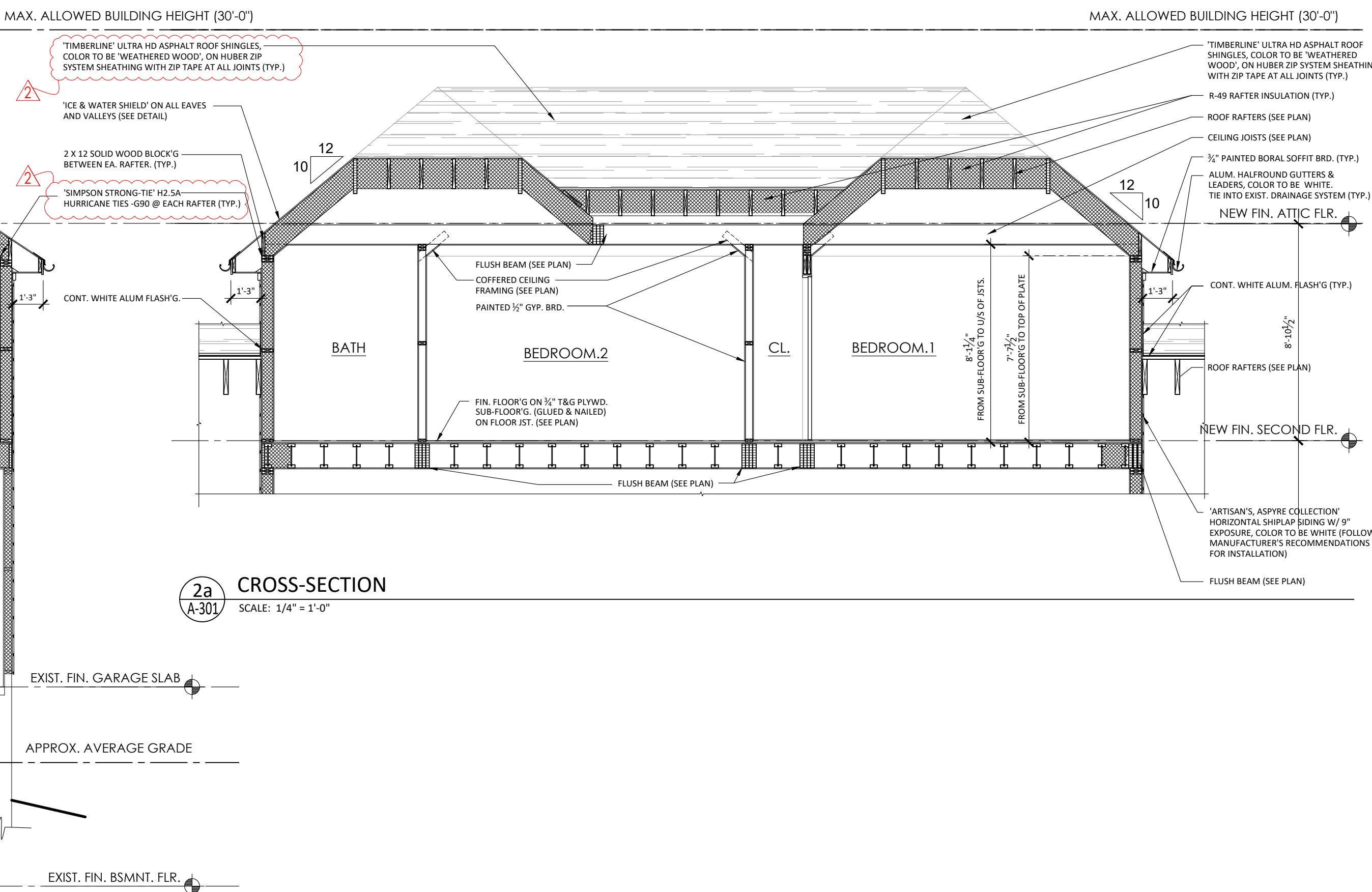
EXTERIOR NORTH & SOUTH ELEVATIONS

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Scale	AS NOTED
Job Number	1938
Sheet	A-202
	OF 21 SHEETS

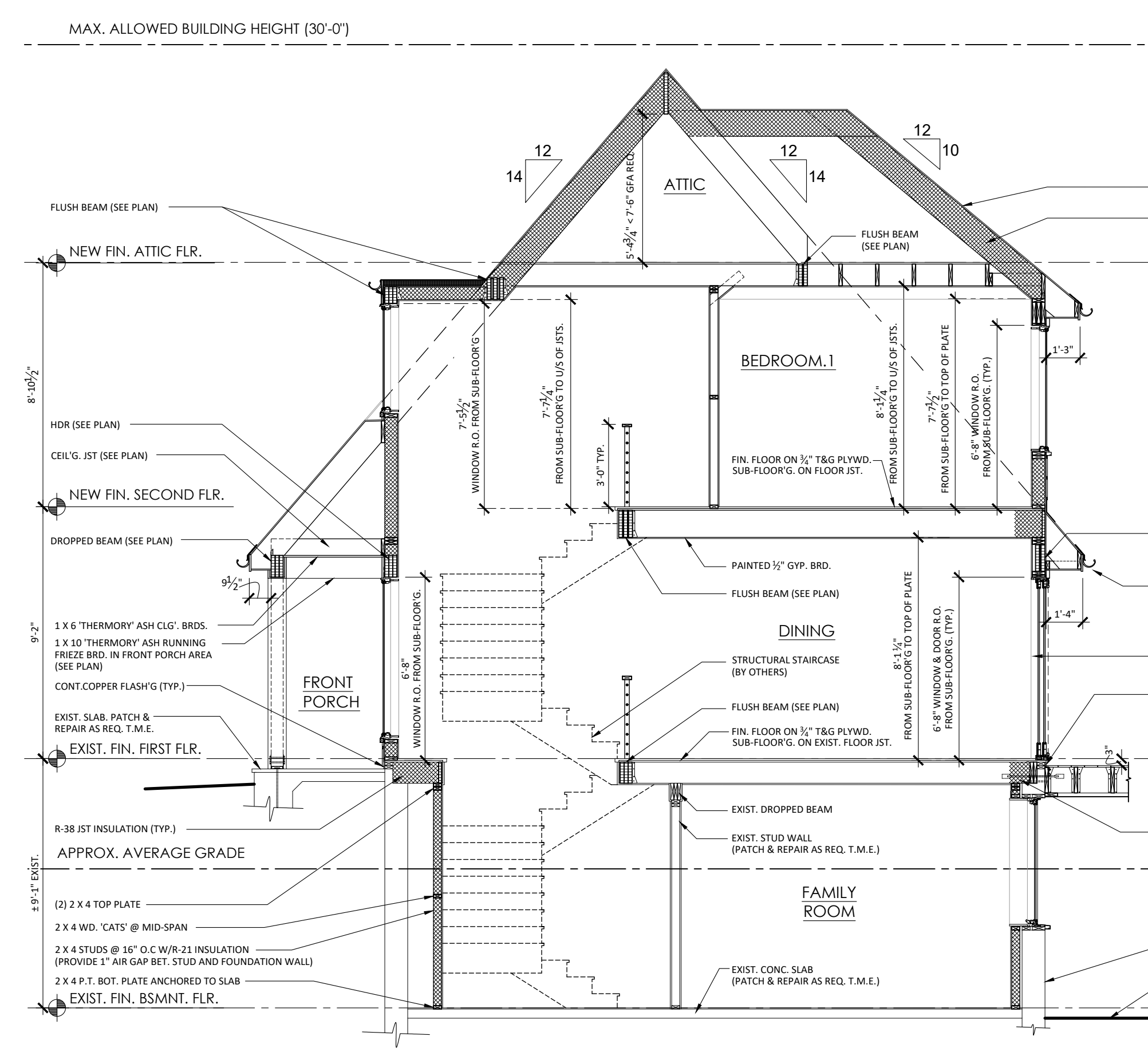


1 CROSS-SECTION
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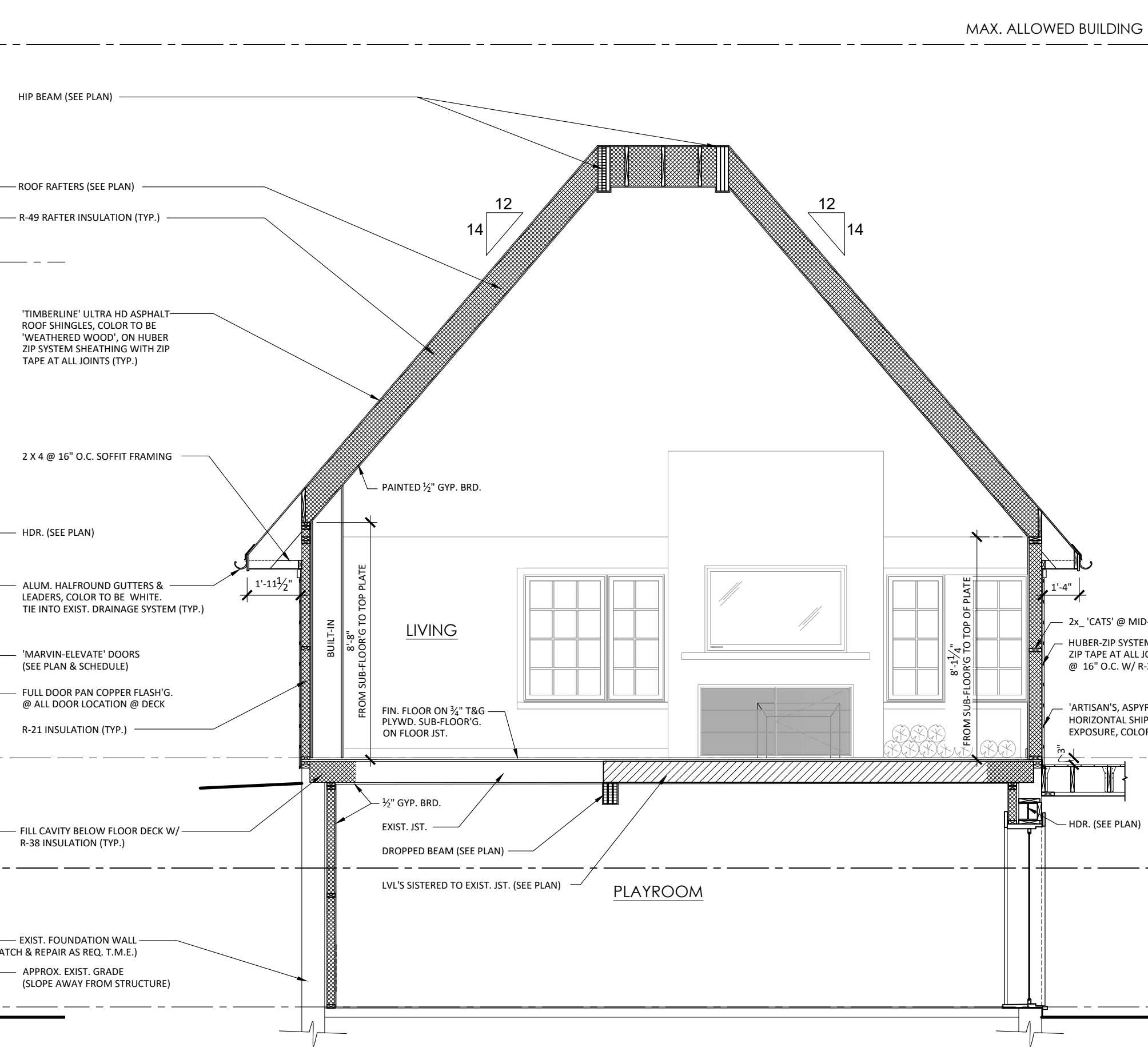
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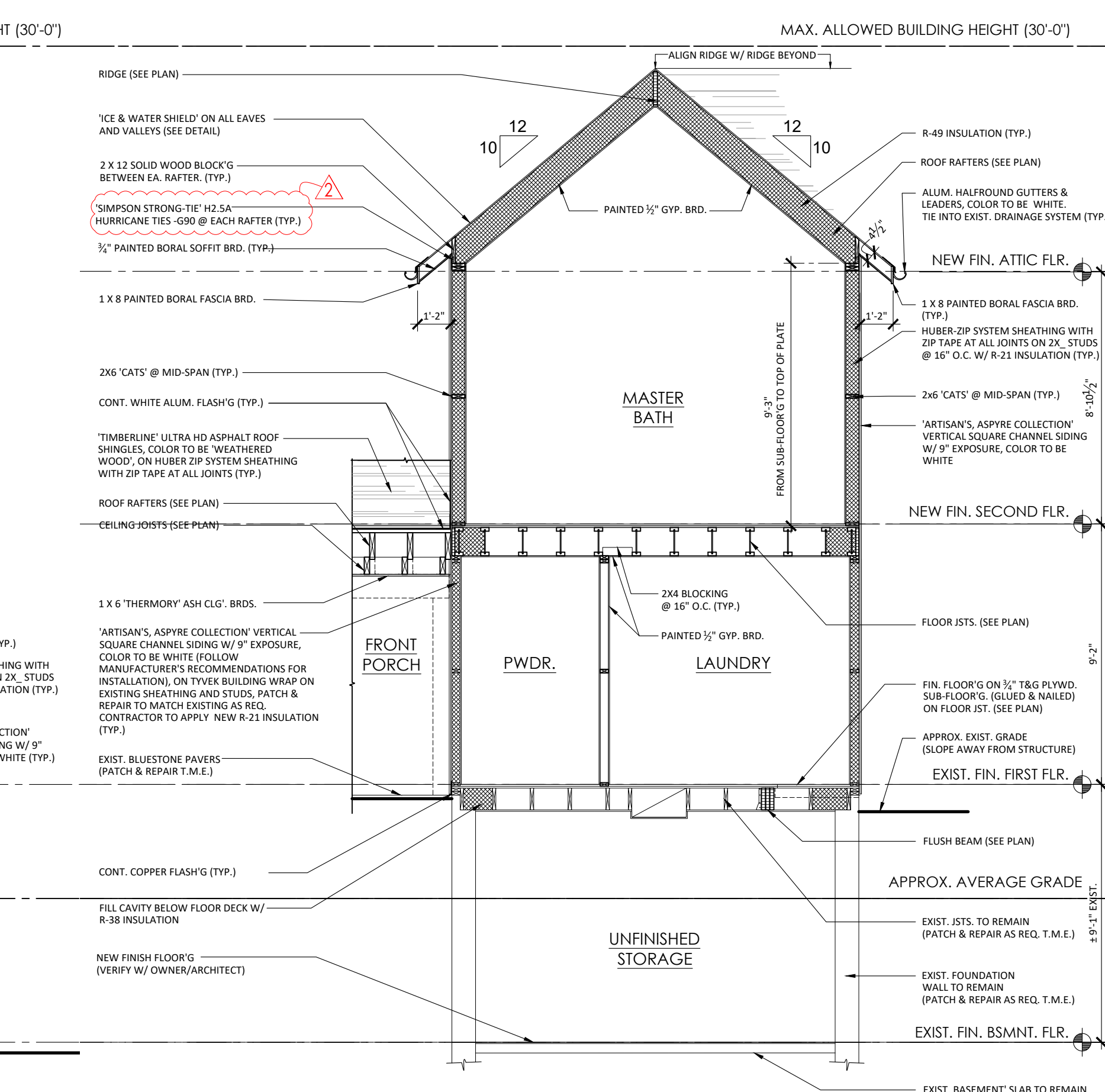
2a CROSS-SECTION
A-301 SCALE: 1/4" = 1'-0"



3 CROSS-SECTION
A-301 SCALE: 1/4" = 1'-0"



4 CROSS-SECTION
A-301 SCALE: 1/4" = 1'-0"



5 CROSS-SECTION
A-301 SCALE: 1/4" = 1'-0"

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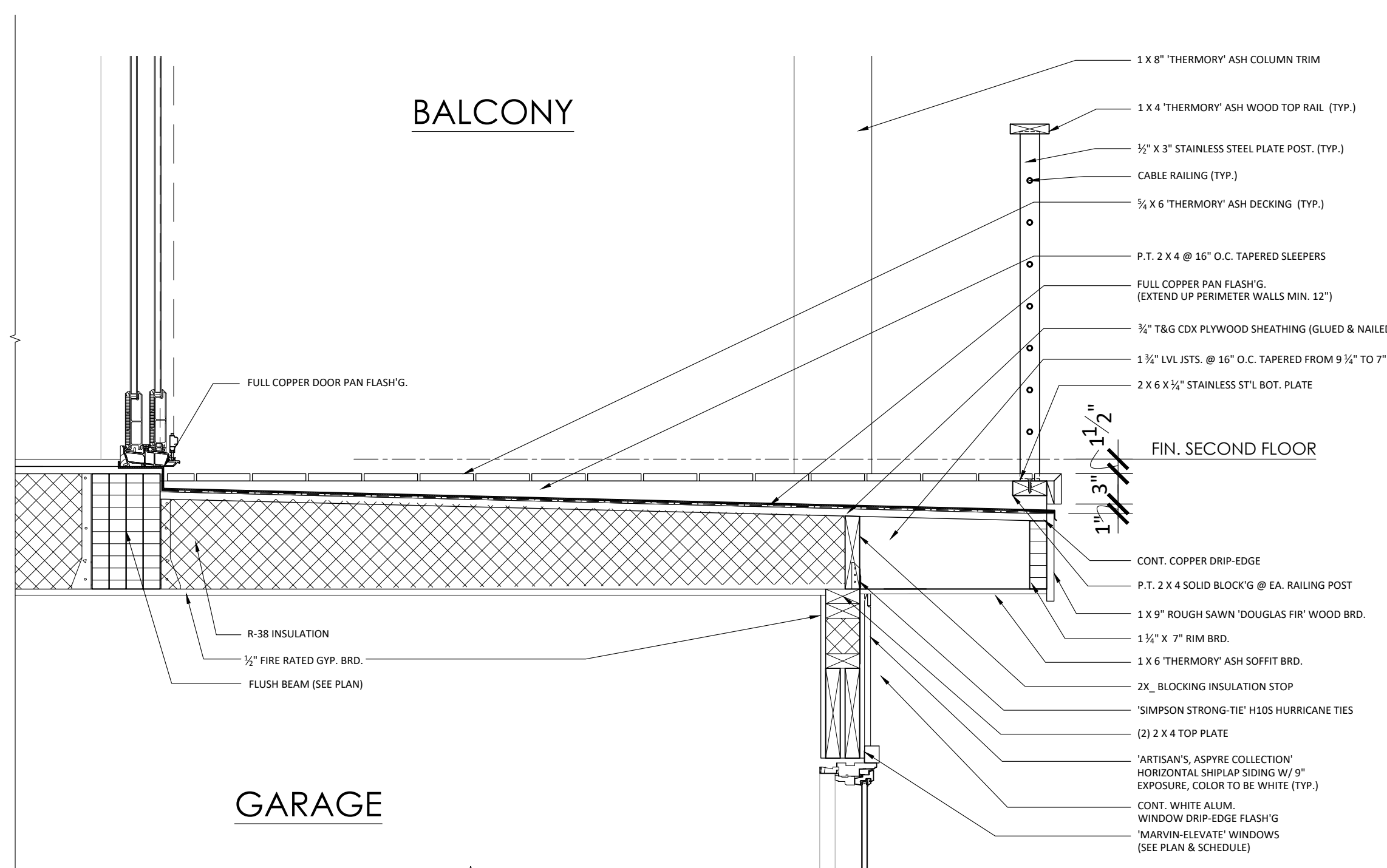
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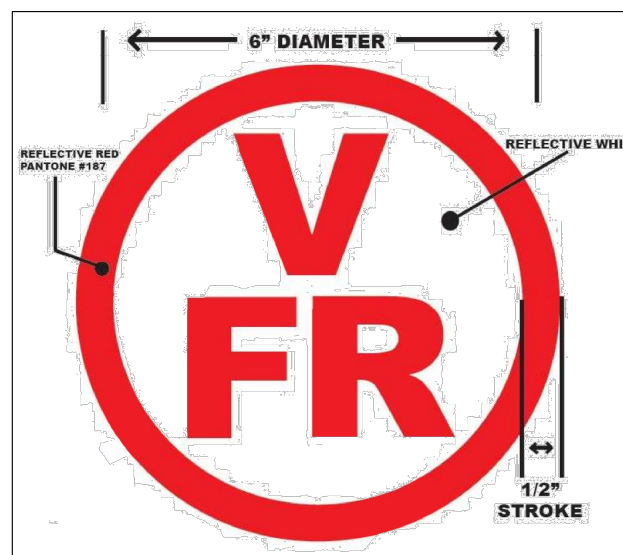
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PRISCILLA & RODRIGO VASCONCELLOS
9 WHIPPOORWILL LN, ARMONK, NY 10504

BUILDING SECTION

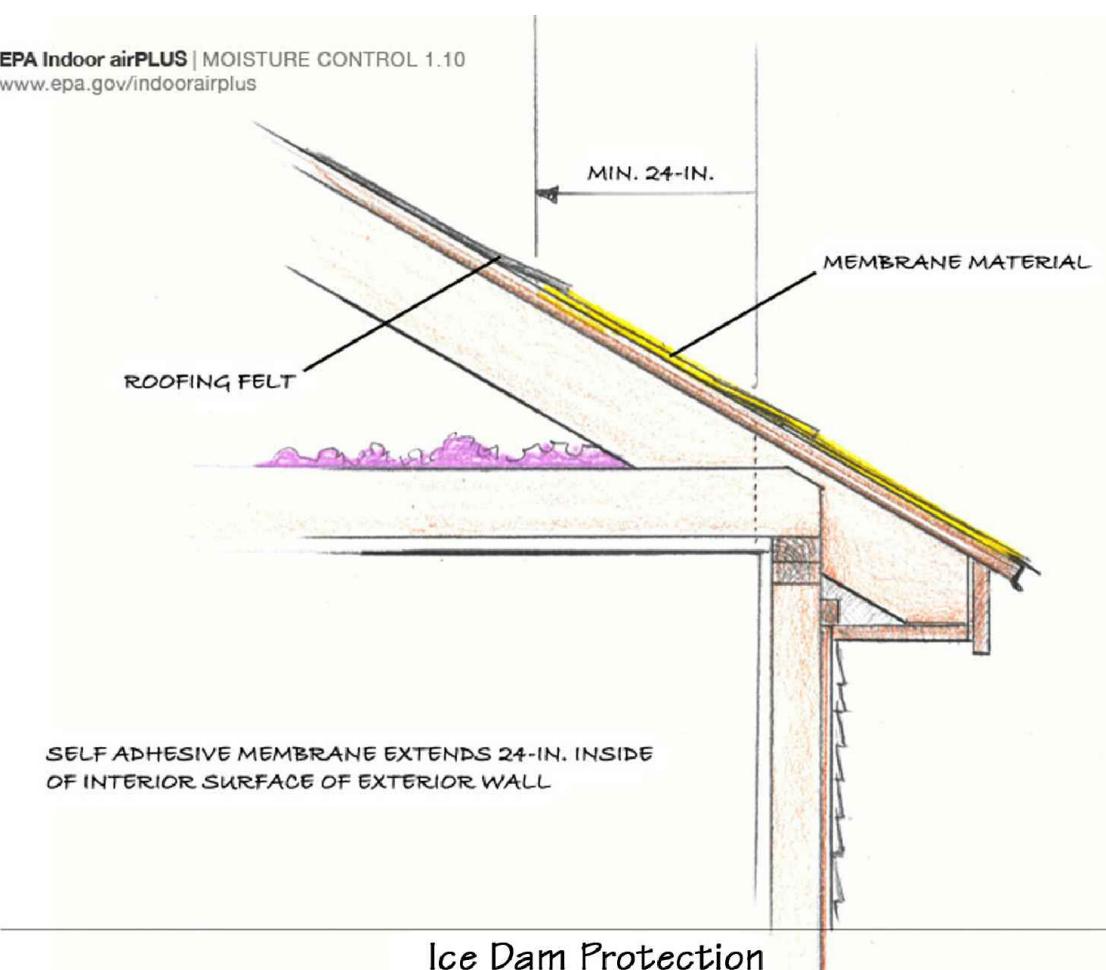
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OF 21 SHEETS	



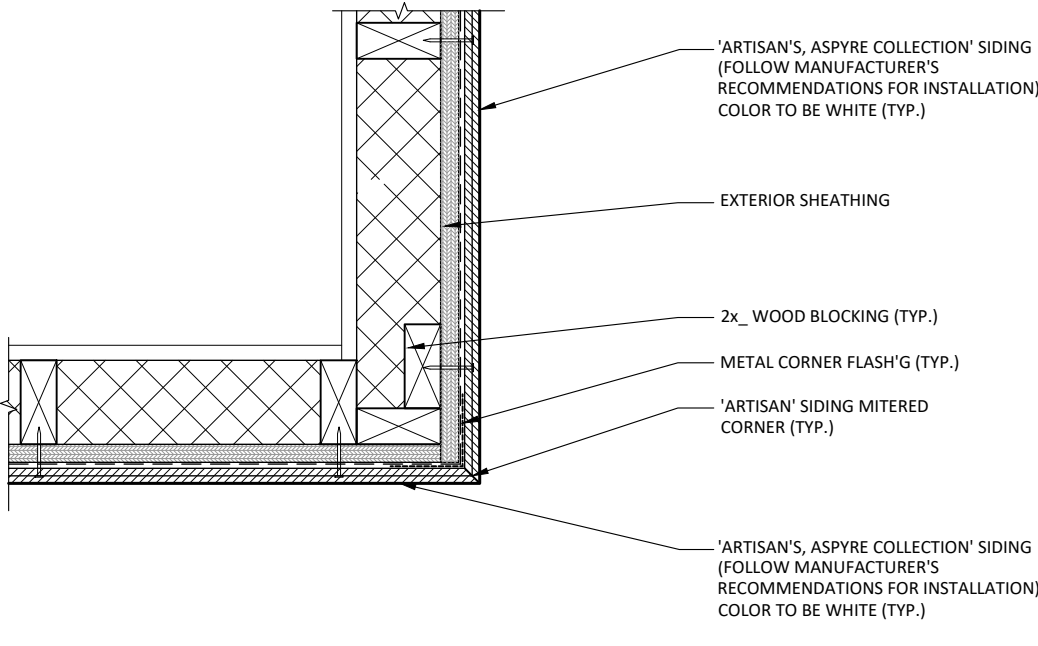
1 BALCONY SECTION DETAIL
SCALE: 1" = 1'-0"



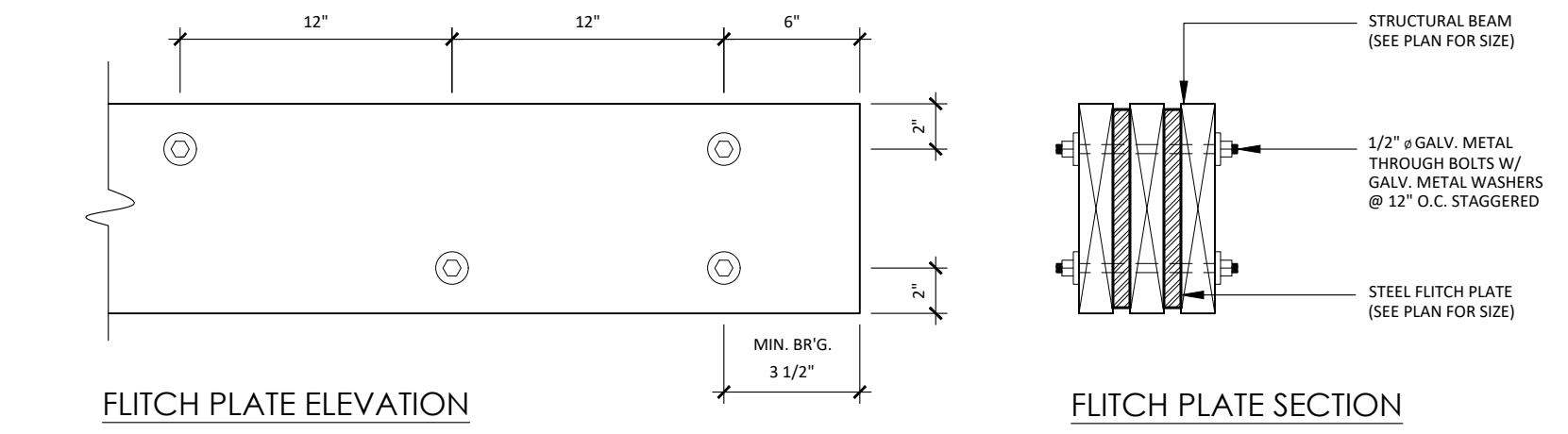
2 TRUSS TYPE CONSTRUCTION NOTIFICATION SIGN
SCALE: N.T.S.



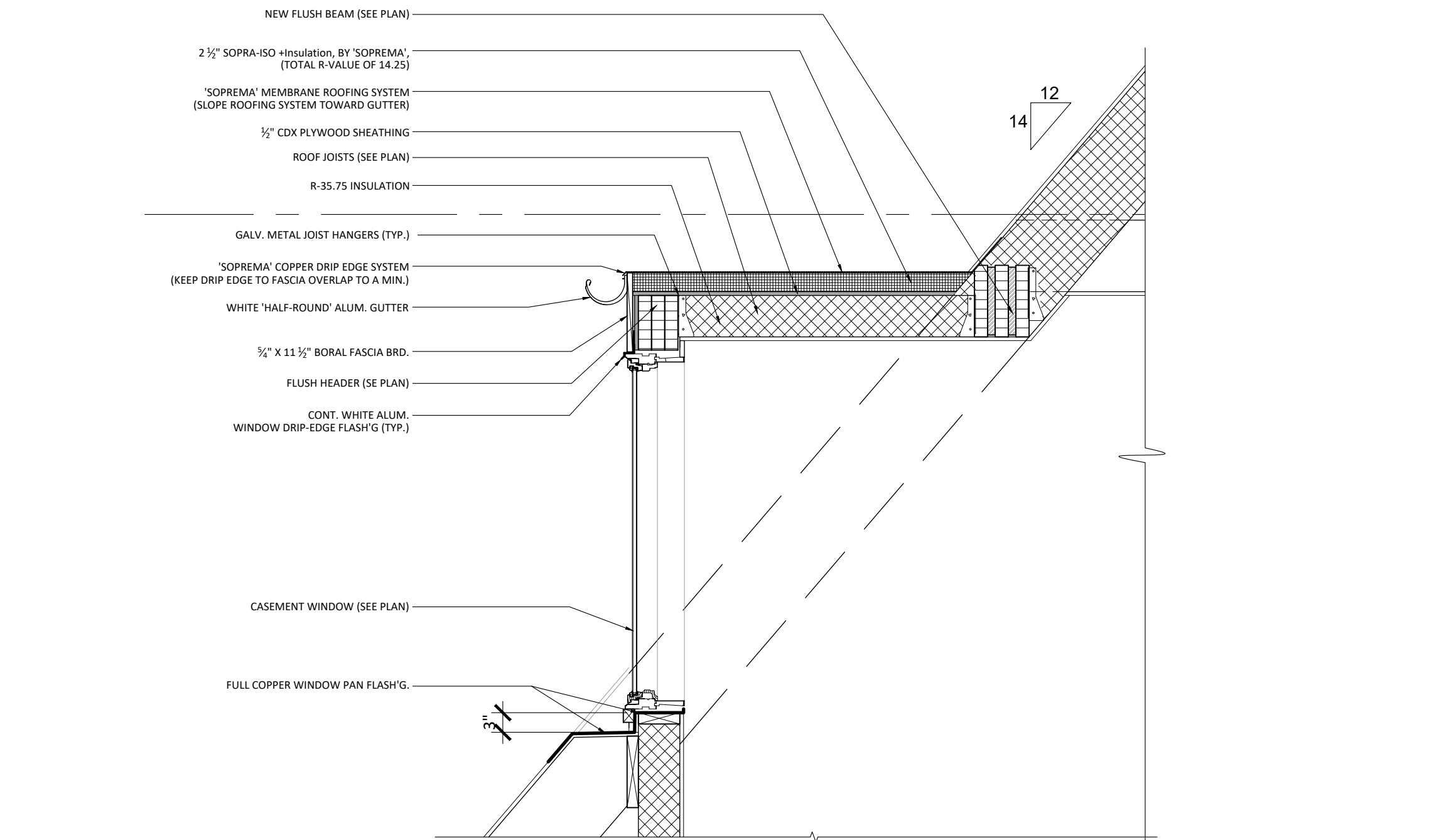
3 TYPICAL ICE BARRIER ROOF PROTECTION DETAIL
SCALE: N.T.S.



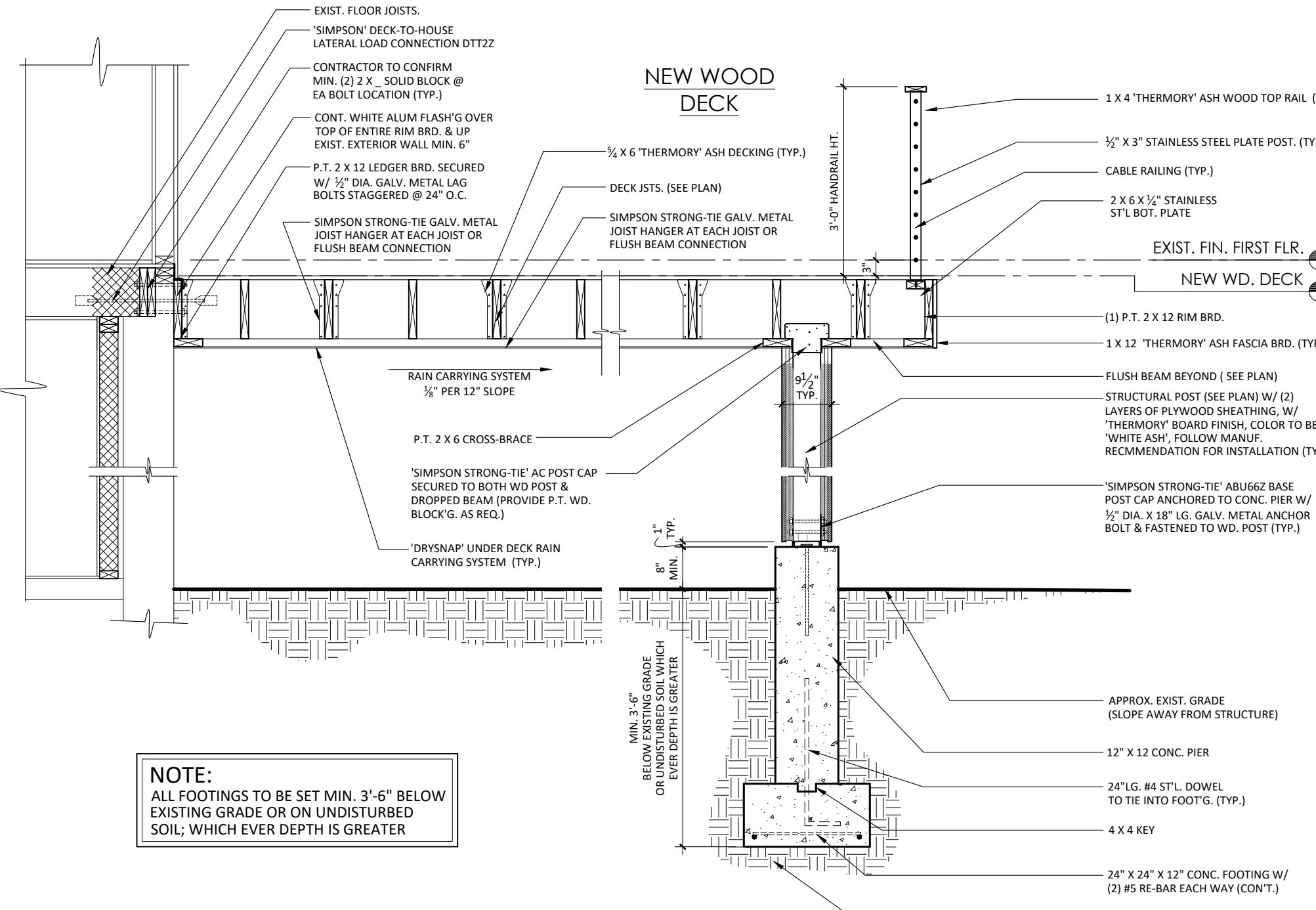
4 TYP. 'ARTISAN-ASPYRE' SIDING MITERED CORNER DETAIL
SCALE: 1-1/2" = 1'-0"



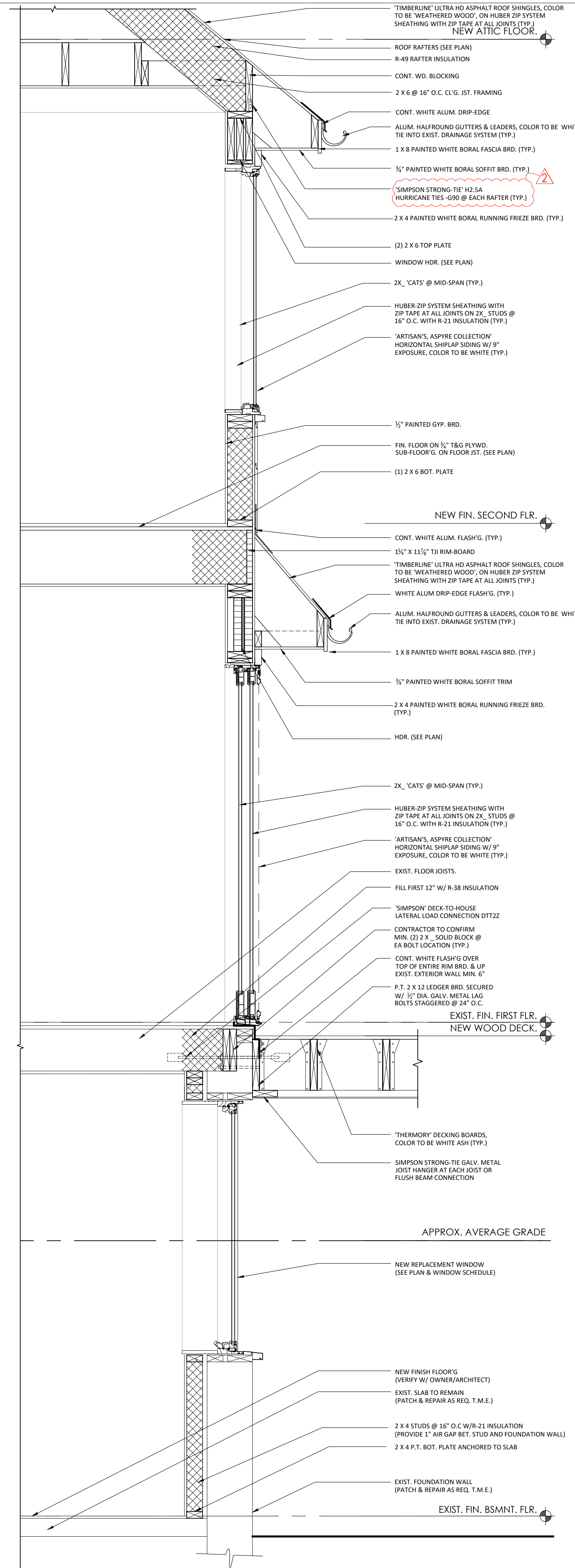
4a FLITCH PLATE BEAM DETAIL
SCALE: 1-1/2" = 1'-0"



5 FRONT DORMER SECTION DETAIL
SCALE: 3/4" = 1'-0"



6 DECK CROSS-SECTION
SCALE: 1/2" = 1'-0"



5 WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"

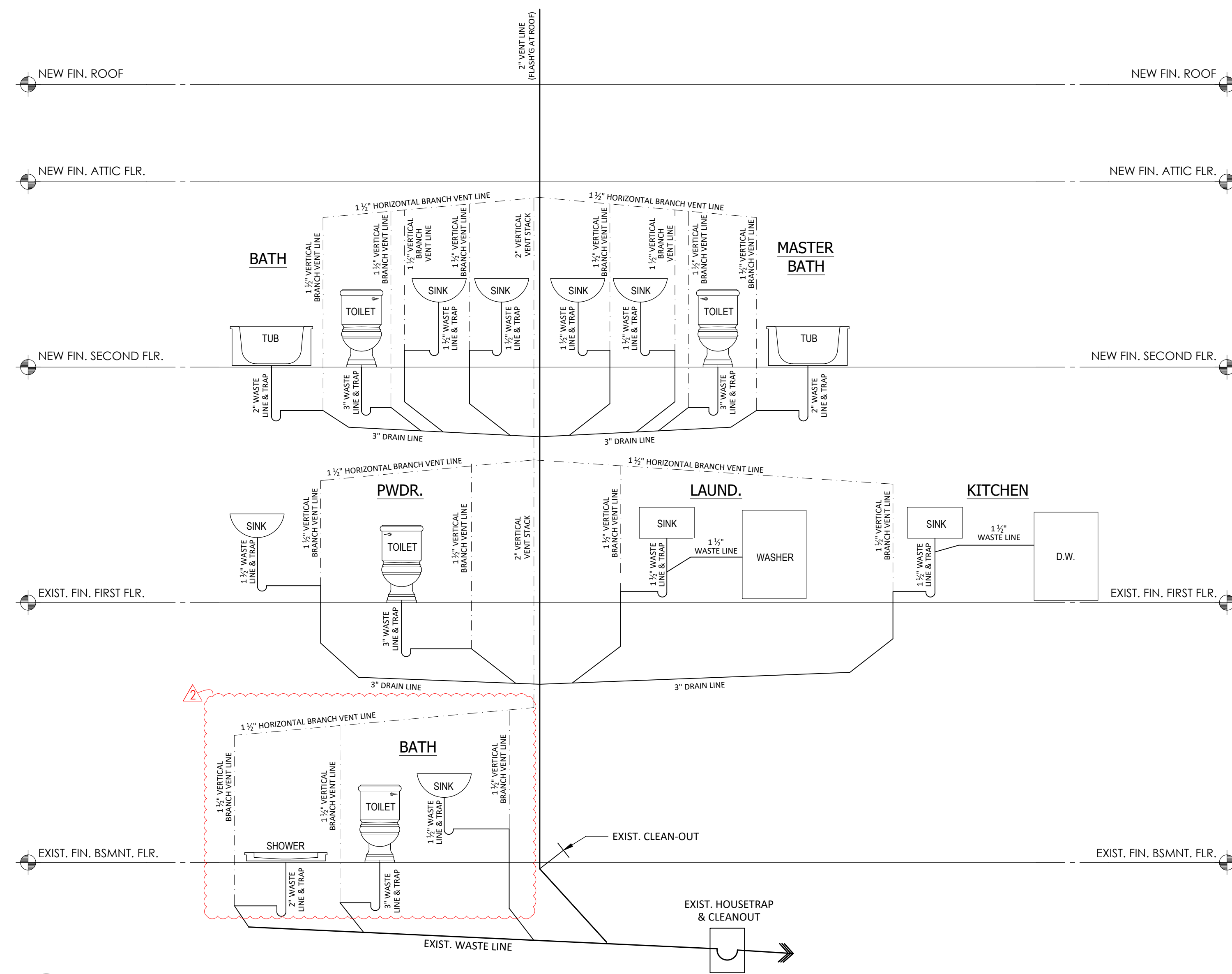
Status	Date
SUBMITTED FOR RPC APPROVAL	12.20.19
SUBMITTED FOR ARB APPROVAL	01.24.20
SUBMITTED FOR PERMIT	03.27.20
REFLECTED CEILING PLANS	03.30.20
REV1: DOB COMMENTS	05.18.20
REV2: OWNER REVISIONS	10.07.20

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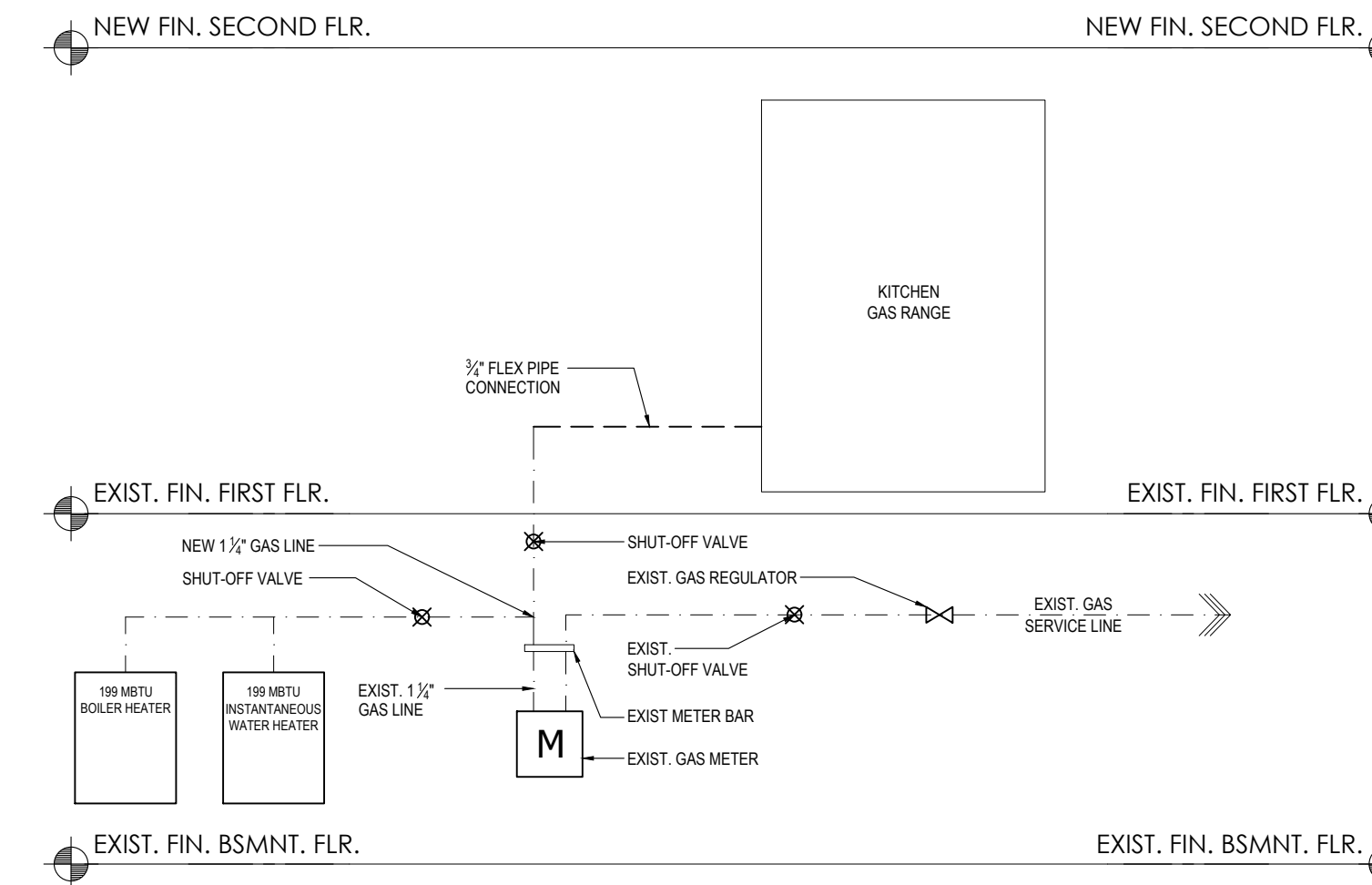
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 363 westchester ave
port chester • new york • 10573
t: 914.774.0534 • e: riddle@studio-inc.com

ADDITION & ALTERATIONS FOR:
PRISCILLA & RODRIGO VASCONCELLOS
 9 WHIPPOORWILL LN, ARMONK, NY 10504
 SCHEDULES & DETAILS

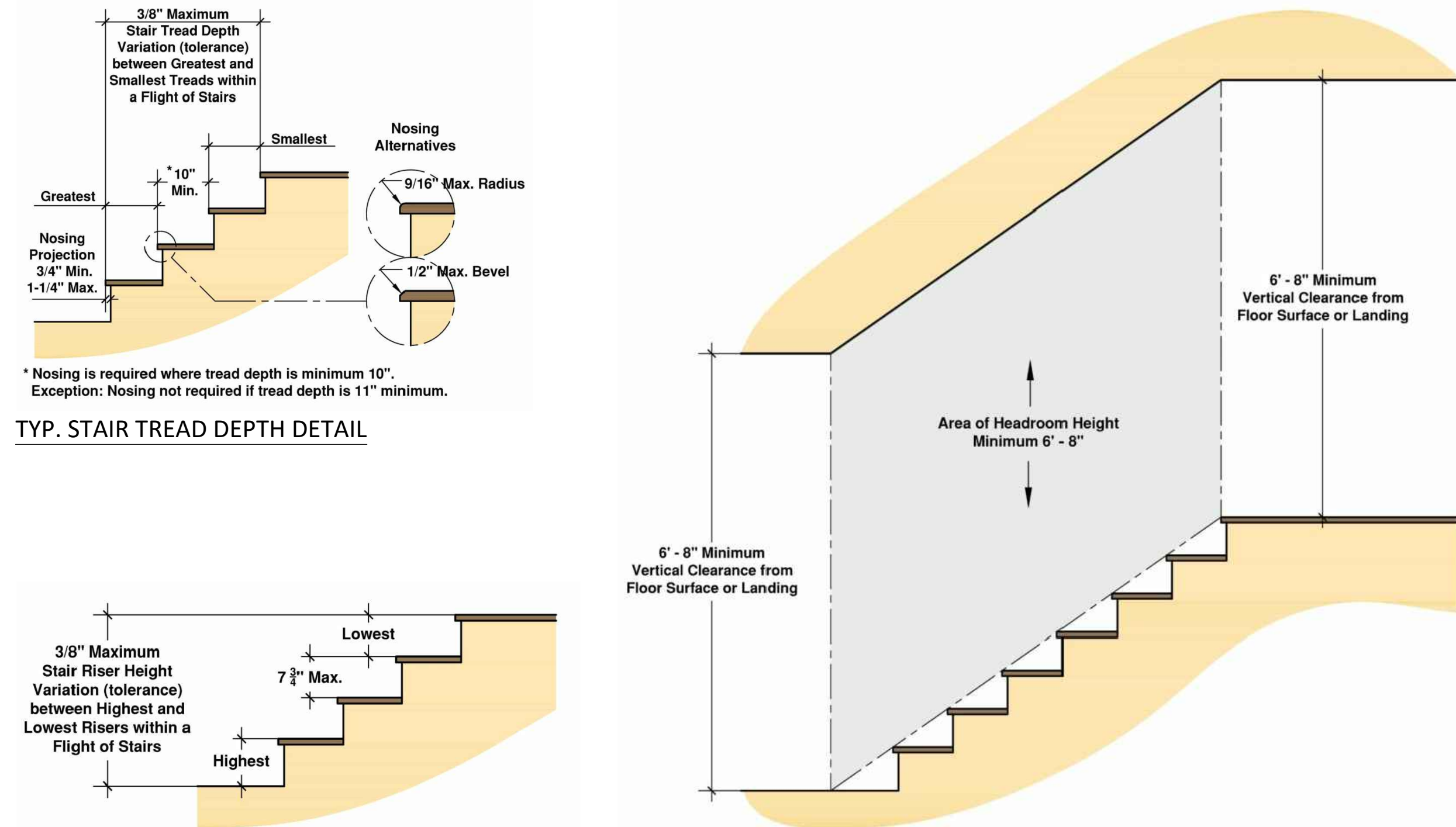
JV	Drawn
	Checked
	Date
12.12.10	Scale
AS NOTED	Job Number
1938	Sheet
A-302	
OF 21 SHEETS	



1 WASTE RISER DIAGRAM
SCALE: N.T.S.



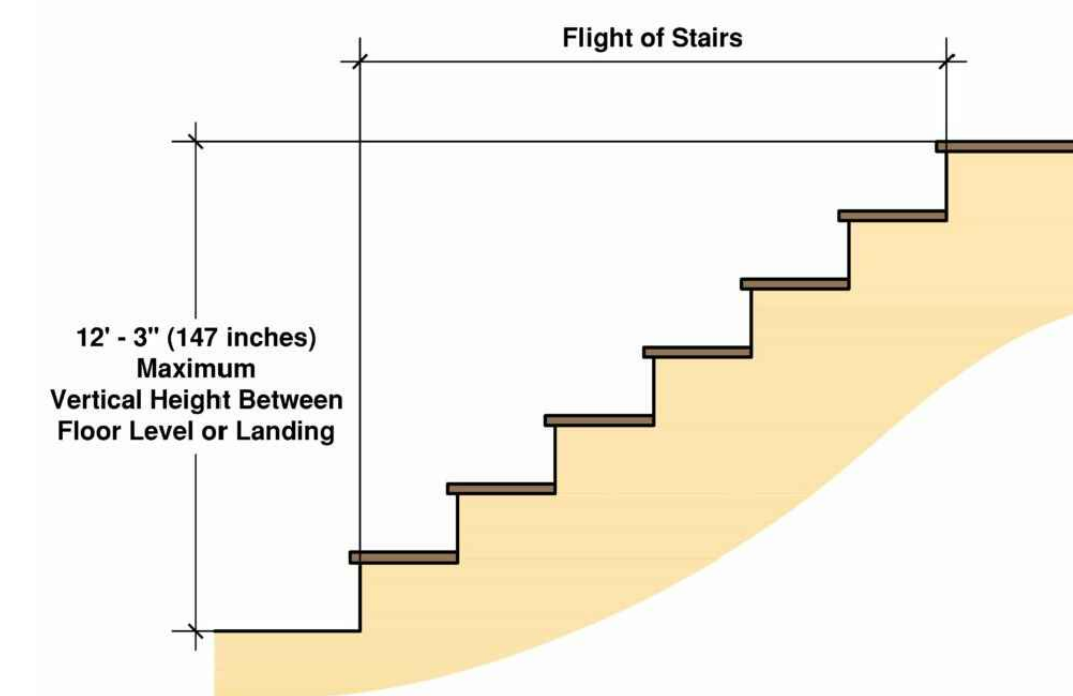
2 GAS RISER DIAGRAM
SCALE: N.T.S.



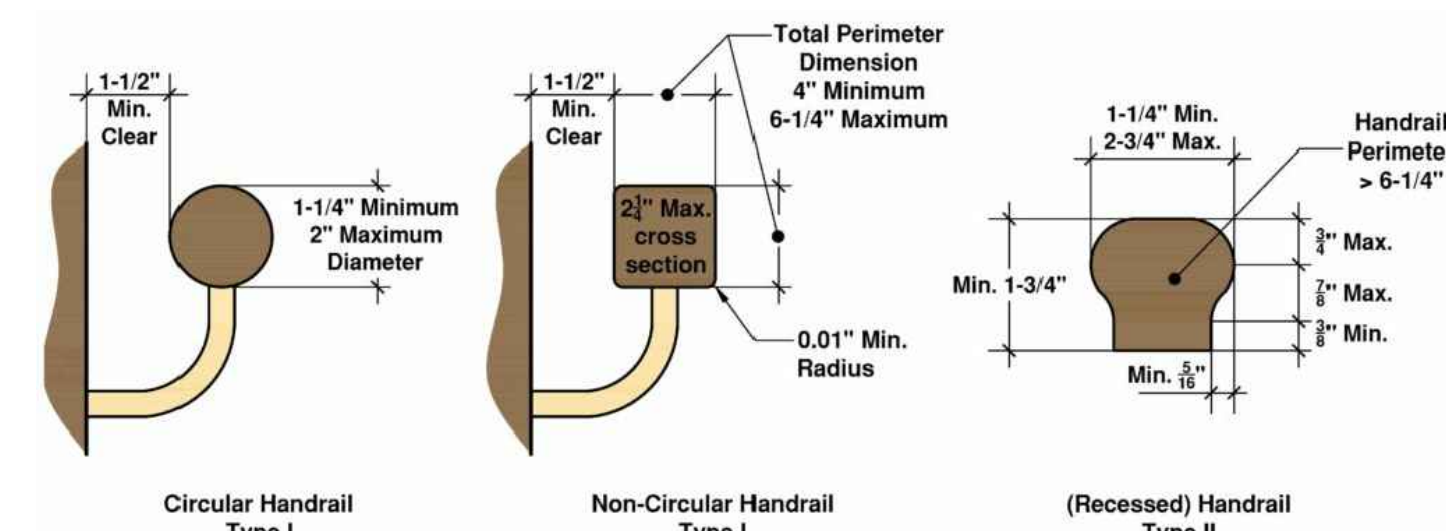
TYP. STAIR TREAD DEPTH DETAIL

TYP. STAIR RISER HEIGHT DETAIL

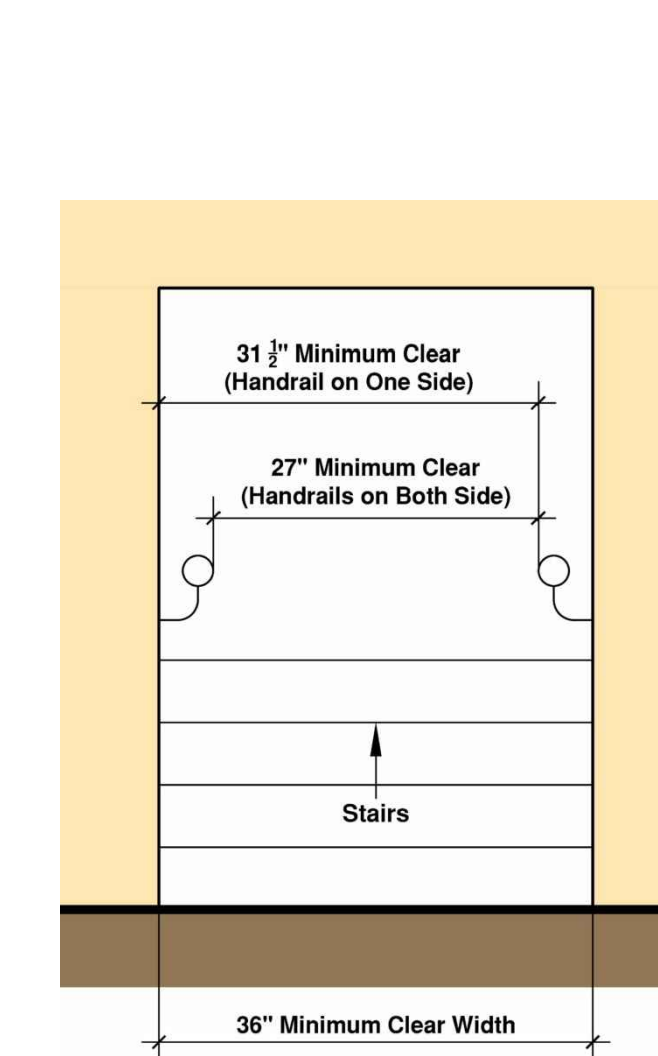
TYP. HEADROOM FOR STAIR DETAIL



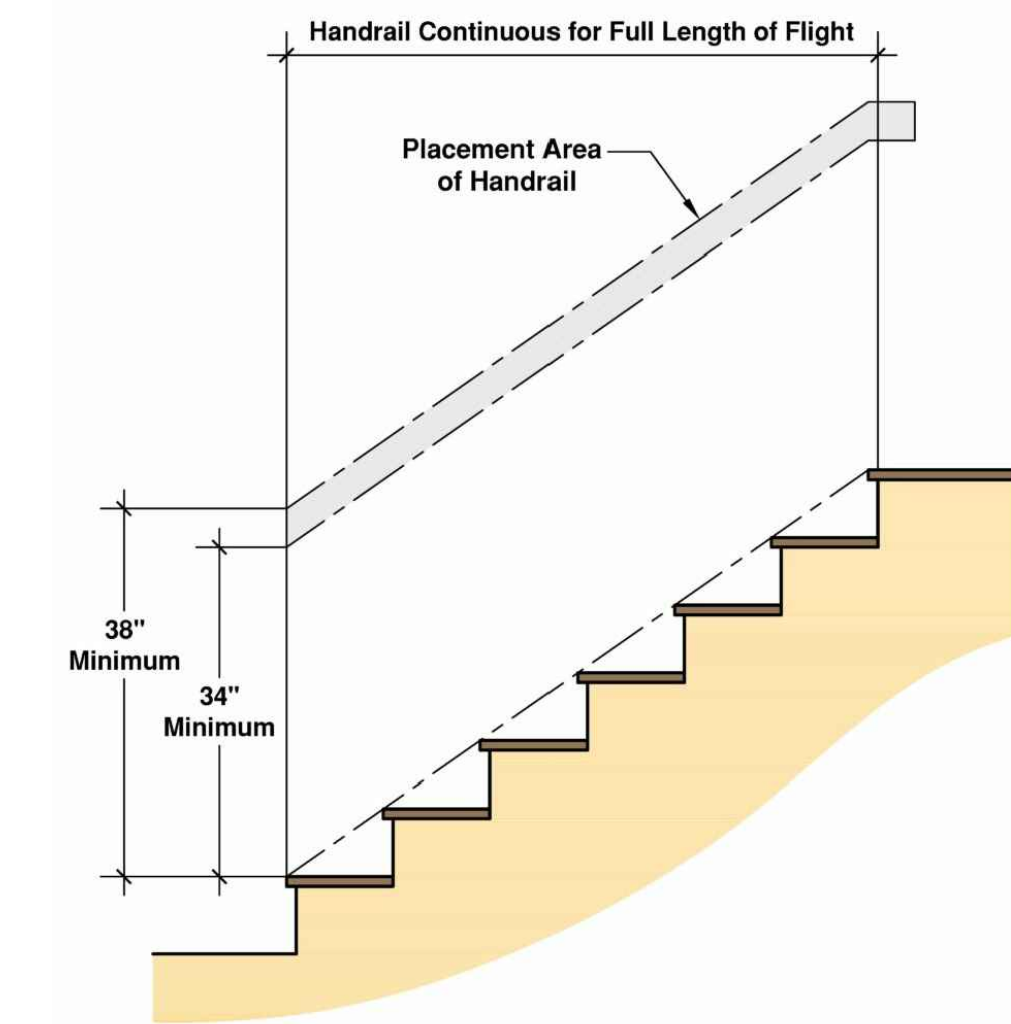
TYP. VERTICAL RISE FOR STAIRS DETAIL



TYP. HANDRAIL TYPES AND CLEARANCES DETAILS



TYP. STAIR WIDTH DETAIL



TYP. HANDRAIL HEIGHT DETAIL

3 TYP. DETAILS FOR INTERIOR STAIRCASE CODE COMPLIANCE REQUIREMENTS
SCALE: N.T.S.

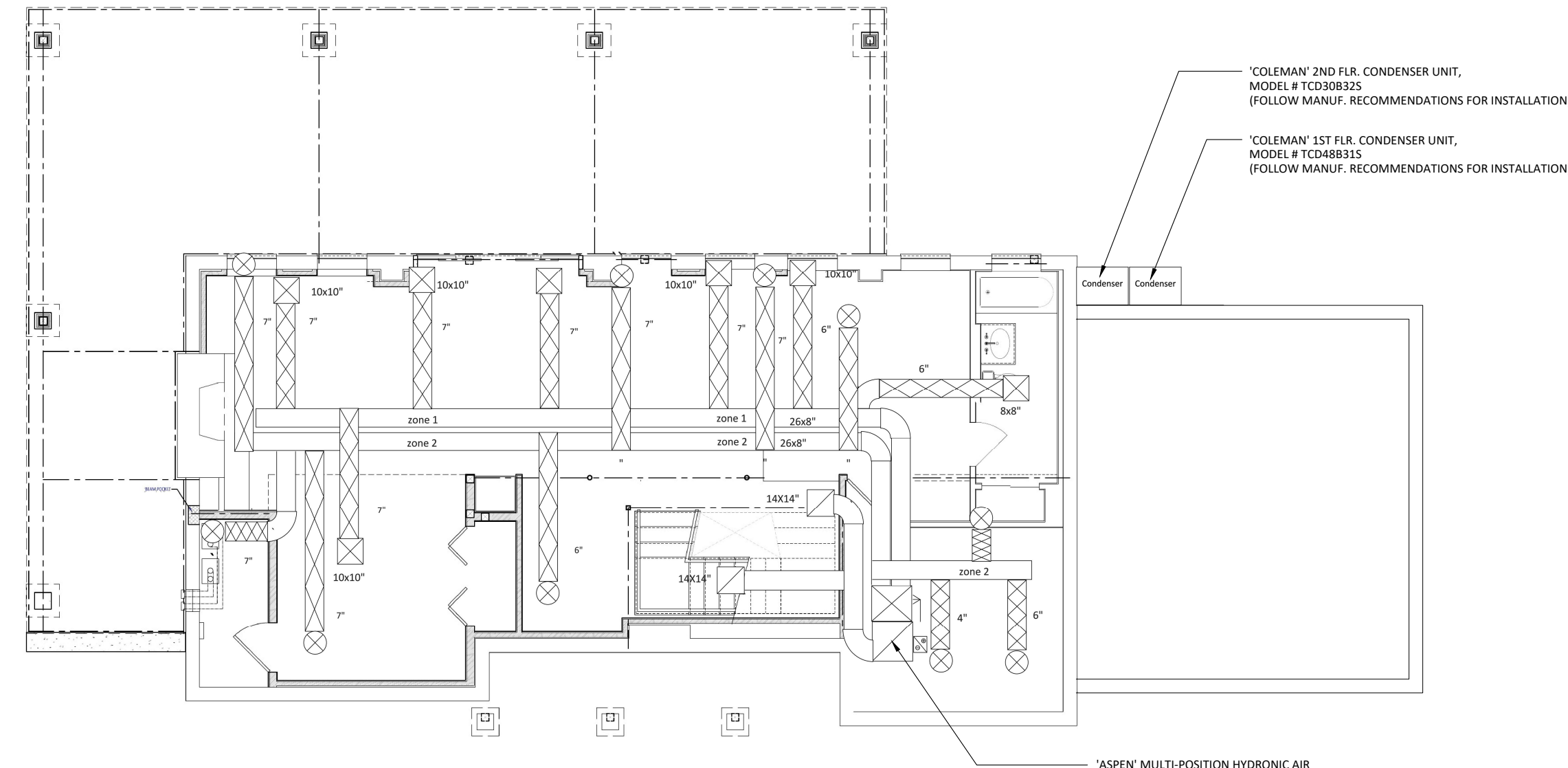
Status	Date
SUBMITTED FOR RSPIC APPROVAL	12.20.19
SUBMITTED FOR ARB APPROVAL	01.24.20
SUBMITTED FOR PERMIT	03.27.20
REFLECTED CEILING PLANS	03.30.20
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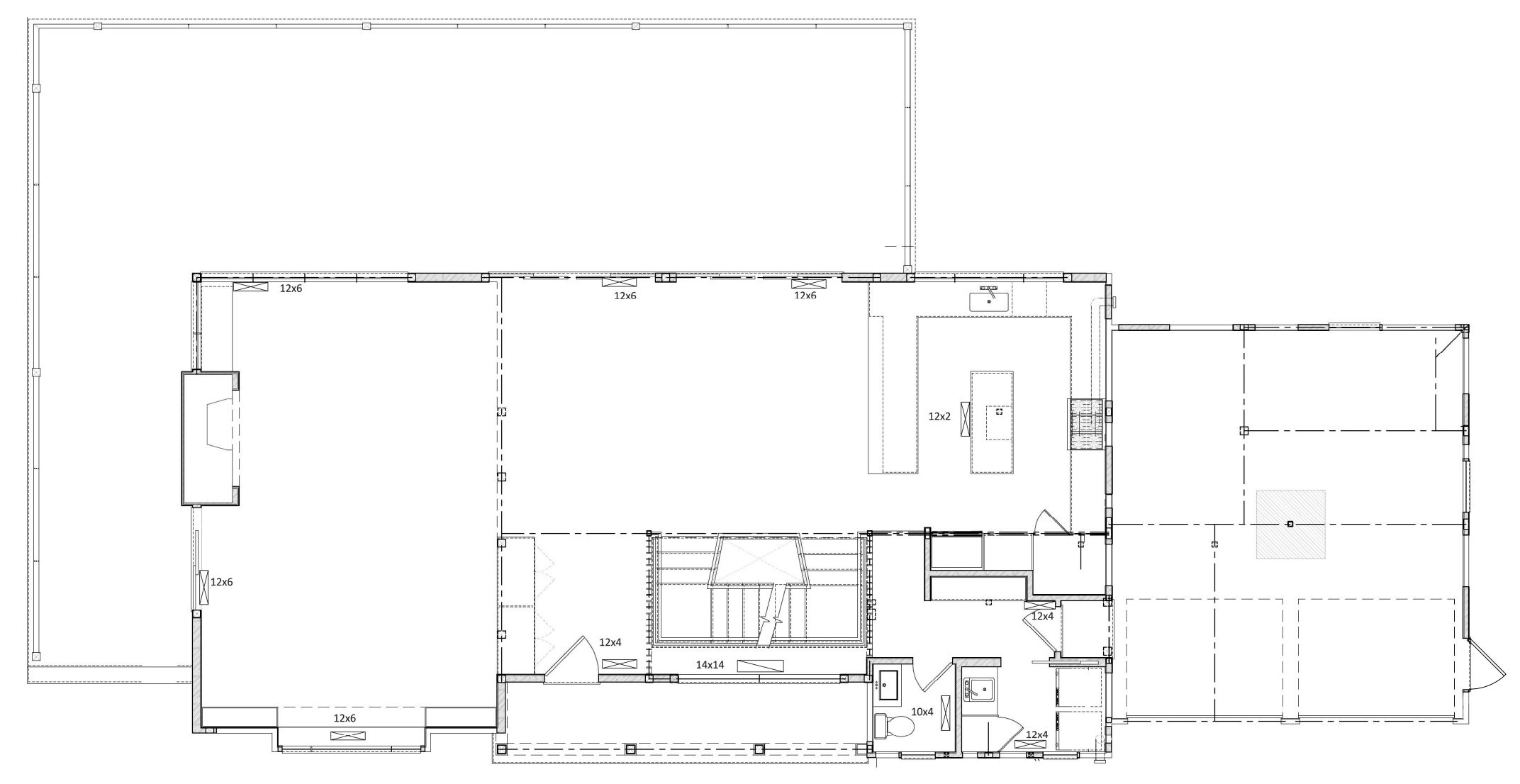
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ADDITION & ALTERATIONS FOR:
PRISCILLA & RODRIGO VASCONCELLOS
 9 WHIPPOORWILL LN, ARMONK, NY 10504
 PLUMBING RISER DIAGRAM; TYP. STAIRCASE REQUIREMENTS

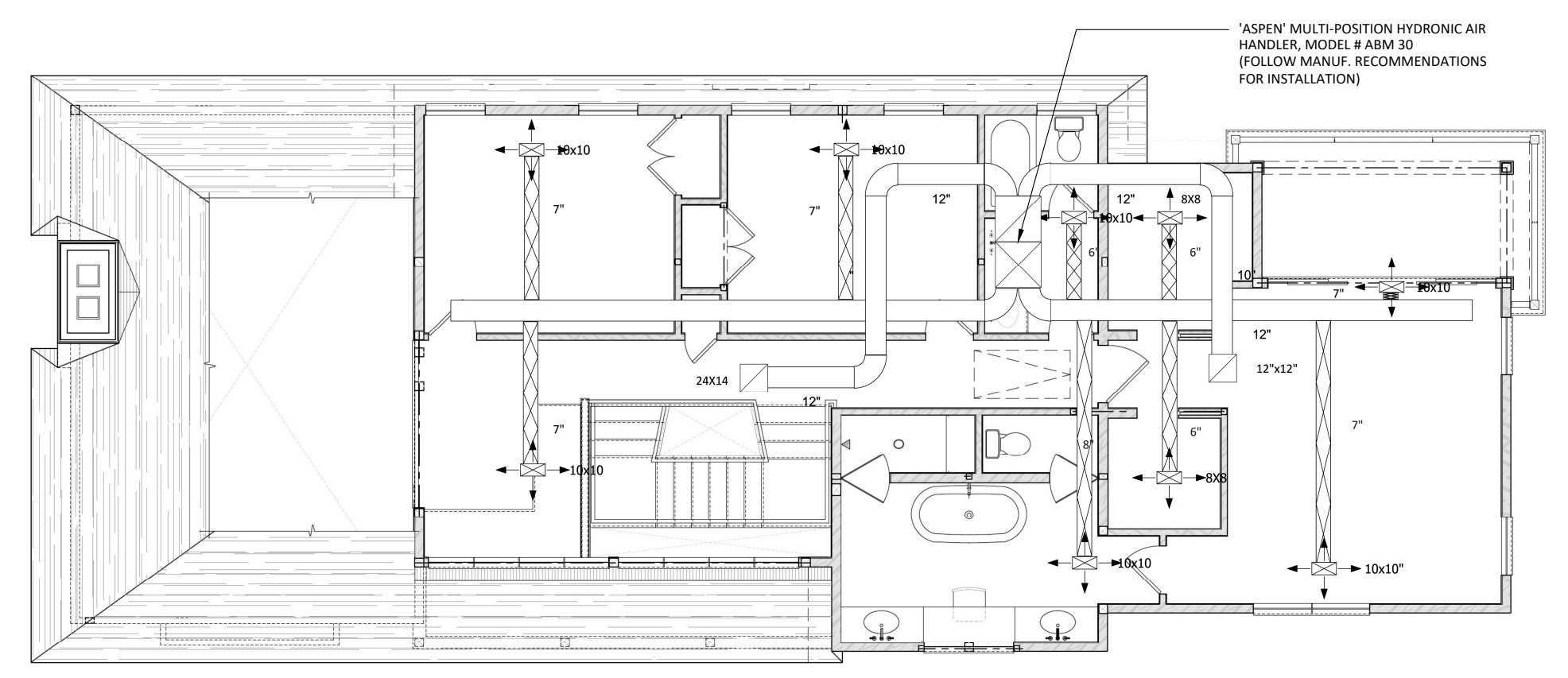
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12.12.10	Date
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1938	Job Number
	Sheet



1 BASEMENT HVAC DIAGRAMMATIC FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR HVAC DIAGRAMMATIC PLAN
SCALE: 1/8" = 1'-0"



3 SECOND FLOOR HVAC DIAGRAMMATIC PLAN
SCALE: 1/8" = 1'-0"

HVAC LEGEND

- AHU SUPPLY
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- AHU RETURN
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- FLEX DUCT W/ 2" INSULATION
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- 4-WAY SUPPLY DIFFUSER
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- RIGID DUCTWORK W/ 2" INSULATION
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- FRESH AIR
"HONEYWELL" VENTILATION SYSTEM, MODEL # VNTS200H100 (FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION)
- HUMIDIFIER
"APRIARE" STEAM HUMIDIFIER, MODEL # 800/800LC (FOLLOW MANUF. RECOMMENDATIONS FOR INSTALLATION)
- FLEX DUCT DOWN W/ 4-WAY SUPPLY DIFFUSER
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J
- FLEX DUCT UP
SEE SPECIFICATIONS ON SECTION 15700 ON SHEET A-200J

NOTE:
CONTRACTOR TO COORDINATE FINAL HVAC EQUIPMENT, DUCTWORK AND REGISTER/DIFFUSER LOCATION IN FIELD W/ OWNER AND ARCHITECT PRIOR TO PURCHASING AND INSTALLING HVAC SYSTEMS.

Status	Date
SUBMITTED FOR RPIC APPROVAL	12.20.19
SUBMITTED FOR ARB APPROVAL	01.24.20
SUBMITTED FOR PERMIT	03.27.20
REFLECTED CEILING PLANS	03.30.20
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ADDITION & ALTERATIONS FOR:
PRISCILLA & RODRIGO VASCONCELLOS
9 WHIPPOORWILL LN, ARMONK, NY 10504

HVAC DIAGRAMMATIC FLOOR PLANS

Drawn	JV
Checked	
Date	12.12.10
Scale	AS NOTED
Job Number	1938
Sheet	

A-304

OF 21 SHEETS



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) 273-3000 x43
Fax: (914) 273-3554
www.northcastleny.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.

To get on an RPRC agenda you must submit a single PDF file containing the following to the Planning Department:

1. Complete all items on the RPRC checklist
2. RPRC Application fee. Check made payable to: Town of North Castle.
3. Floor Area and Gross Land Coverage work sheets (with backup information)
4. Plans for your project according the RPRC Checklist
5. Submit one single PDF file containing all information listed above to the Planning Department: planning@northcastleny.com.

Once your application has been submitted, you may follow your application on the RPRC webpage located at <http://www.northcastleny.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: Vasconcellos Residence

Initial Submittal Revised Preliminary

Street Location: 9 Whippoorwill Lane, Armonk NY 10504

Zoning District: R-2A Property Acreage: 1.247 Tax Map Parcel ID: 107.04-1-6

Date: 10/26/2020

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>

_____ 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
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: Vasconcellos Residence Date: 10/26/2020

Tax Map Designation or Proposed Lot No.: 107.04-1-6

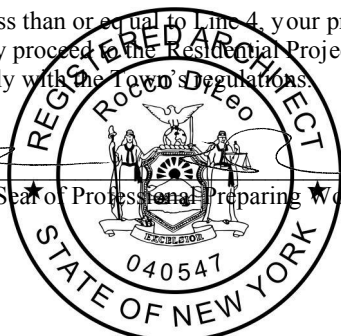
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 54,317 SF
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(b)): 10,318.34 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):

Distance principal home is beyond minimum front yard setback
1.0 x 10 = 10 SF
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 10,318.34 SF
5. Amount of lot area covered by **principal building**:
1,914.16 SF existing + 0 proposed = 1,914.16 SF
6. Amount of lot area covered by **accessory buildings**:
0 existing + 0 proposed = 0 SF
7. Amount of lot area covered by **decks**:
491.77 SF existing + 341.53 proposed = 833.30 SF
8. Amount of lot area covered by **porches**:
100.29 SF existing + 0 proposed = 100.29 SF
9. Amount of lot area covered by **driveway, parking areas and walkways**:
2,676.89 SF existing + 0 SF proposed = 2,676.89 SF
10. Amount of lot area covered by **terraces**:
0 existing + 0 proposed = 0 SF
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:
0 existing + 0 proposed = 0 SF
12. Amount of lot area covered by **all other structures**:
0 existing + 0 proposed = 0 SF
13. Proposed **gross land coverage**: Total of Lines 5 – 12 = 5,524.64 SF

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.

Signature and Seal of Professional Preparing Worksheet



10/26/2020
 Date



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

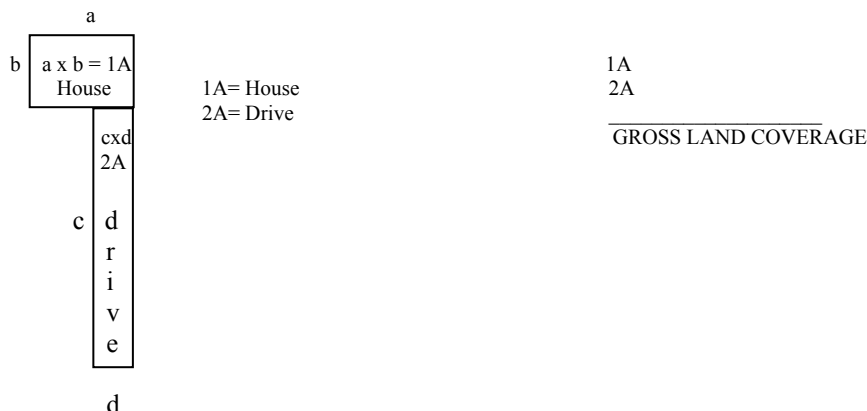
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

Telephone: (914) 273-3542
Fax: (914) 273-3554
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
 17 Bedford Road
 Armonk, New York 10504-1898

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

January 29, 2019
 Telephone: (914) 273-3542
 Fax: (914) 273-3554
www.northcastleny.com

FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: Vasconcellos Residence Date: 10/26/2020

Tax Map Designation or Proposed Lot No.: 107.04-1-6

Floor Area

- | | | |
|-----|--|--------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>54,317 SF</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>8,372.56 SF</u> |
| 3. | Amount of floor area contained within first floor:
<u>1,914.20 SF</u> existing + <u>0</u> proposed = | <u>1,914.20 SF</u> |
| 4. | Amount of floor area contained within second floor:
<u>0</u> existing + <u>1,235.81 SF</u> | <u>1,235.81 SF</u> |
| 5. | Amount of floor area contained within garage:
<u>491.77 SF</u> existing + <u>0 SF</u> proposed = | <u>491.77 SF</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
<u>0 SF</u> existing + <u>0 SF</u> proposed = | <u>0 SF</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
<u>1,210.28 SF</u> existing + <u>66.24 SF</u> proposed = | <u>1,276.52 SF</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition):
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 9. | Amount of floor area contained within all accessory buildings:
<u>0</u> existing + <u>0</u> proposed = | <u>0 SF</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>4,426.53 SF</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



10/26/2020

Date



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

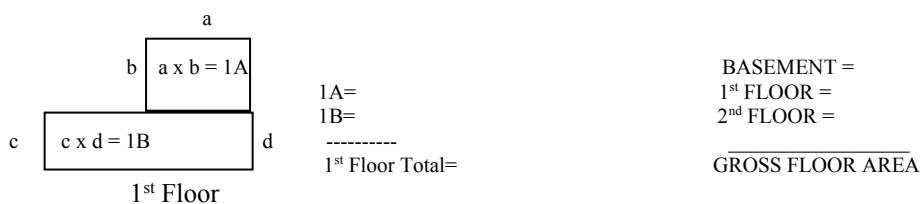
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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Fax: (914) 273-3554
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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.



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.

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.