



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:

CHAPMAN

Initial Submittal Revised Preliminary

Street Location:

5 DOGWOOD PLACE

Zoning District: R 1.5A Property Acreage: 2.670 Tax Map Parcel ID: 102.01-1-80

Date: MARCH 22, 2021

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

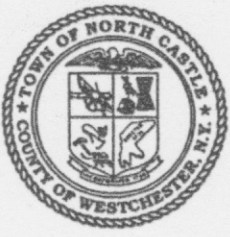
RPRC COMPLETENESS REVIEW FORM

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

RESIDENTIAL PROJECT
REVIEW COMMITTEE
Adam R. Kaufman AICP, Chair

Telephone: (914) 273-3000 x 43
Fax: (914) 273-3554
www.nortcastleny.com

RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

Section I- PROJECT

ADDRESS: 5 DOGWOOD PLACE

Section III- DESCRIPTION OF WORK:

INTERIOR RENOVATION OF KITCHEN, DINING, LAUNDRY
& BATH, RELOCATION OF POWDER ROOM
REPLACE BACK STAIR EXTERIOR ENTRY WITH NEW STAIR &
PLATFORM 20SF LARGER, REPLACE WINDOWS & DOORS
ON REAR FACADE

Section III- CONTACT INFORMATION:

APPLICANT: MARY SCOTT
ADDRESS: 33 FAIRWAYS DRIVE, MT KISCO, NY
PHONE: 914 241 6262 MOBILE: 914 9078318 EMAIL: MFSCOTTARCH@GMAIL.COM

PROPERTY OWNER:
STEPHEN & ROBYN CHAPMAN
ADDRESS: 5 DOGWOOD PLACE
PHONE: _____ MOBILE: 917 623 9869 EMAIL: ROBYNJCHAPMAN@GMAIL.COM

PROFESSIONAL: MARY SCOTT - ABOVE
ADDRESS: _____
PHONE: _____ MOBILE: _____
EMAIL: _____

Section IV- PROPERTY INFORMATION:

Zone: R 1/2 A Tax ID (lot designation) 102.01-1-80



TOWN OF NORTH CASTLE
 WESTCHESTER COUNTY
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PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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 Fax: (914) 273-3554
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GROSS LAND COVERAGE CALCULATIONS WORKSHEET

Application Name or Identifying Title: CHAPMAN Date: 3.22.21

Tax Map Designation or Proposed Lot No.: 102.01 - 1 - 80

Gross Lot Coverage

- | | | |
|-----|--|------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>2.67 / 116305.2</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>10% 11,630.5</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback | |
| | <u>3.7</u> x 10 = <u>37</u> | <u>37</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>11,667.5</u> |
| 5. | Amount of lot area covered by principal building: | |
| | <u>2566</u> existing + <u>-</u> proposed = | <u>2566</u> |
| 6. | Amount of lot area covered by accessory buildings: | |
| | <u>-</u> existing + <u>-</u> proposed = | <u>-</u> |
| 7. | Amount of lot area covered by decks: | |
| | <u>346</u> existing + <u>20</u> proposed = | <u>366</u> |
| 8. | Amount of lot area covered by porches: | |
| | <u>180</u> existing + <u>-</u> proposed = | <u>180</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | |
| | <u>3550</u> existing + <u>-</u> proposed = | <u>3550</u> |
| 10. | Amount of lot area covered by terraces: | |
| | <u>100</u> existing + <u>72</u> proposed = | <u>172</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | |
| | <u>800</u> existing + <u>-</u> proposed = | <u>800</u> |
| | <u>Pool Deck 850</u> | <u>850</u> |
| 12. | Amount of lot area covered by all other structures: | |
| | <u>-</u> existing + <u>-</u> proposed = | <u>-</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 = | <u>8484</u> |

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.

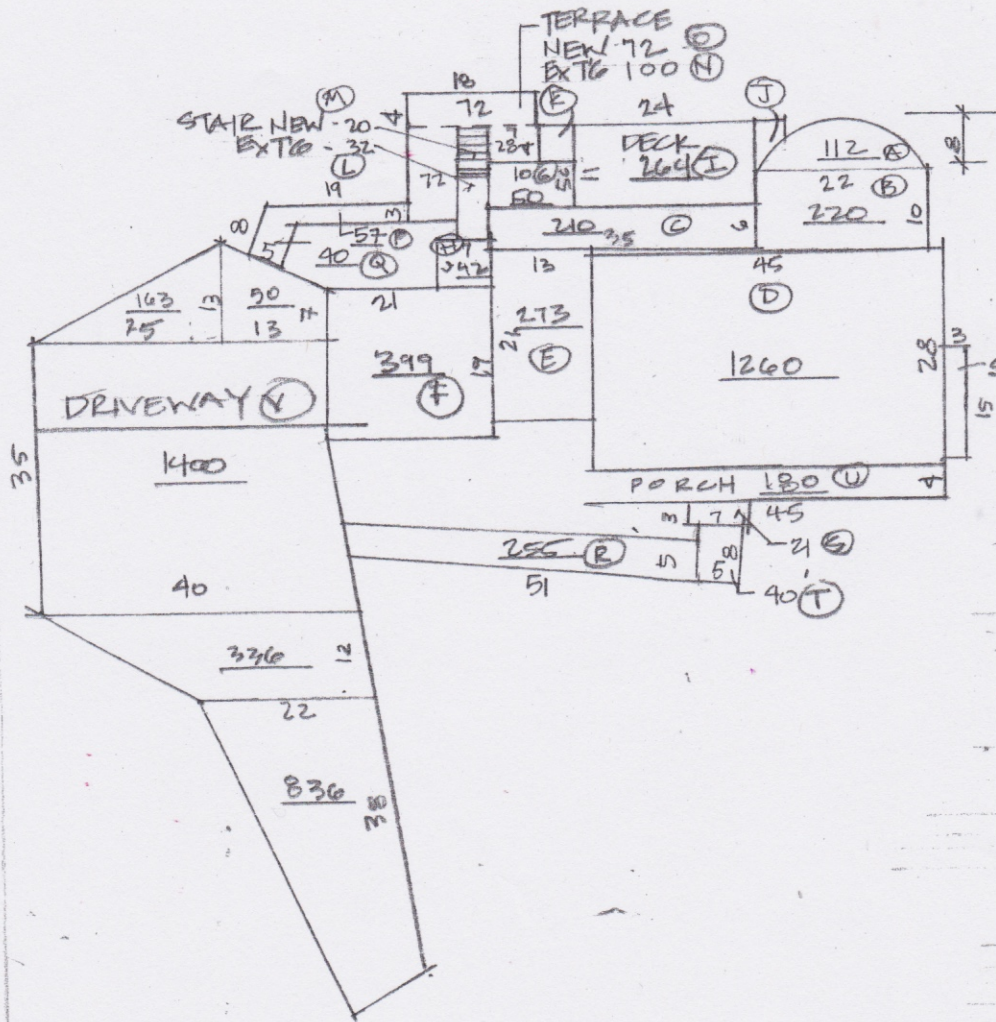
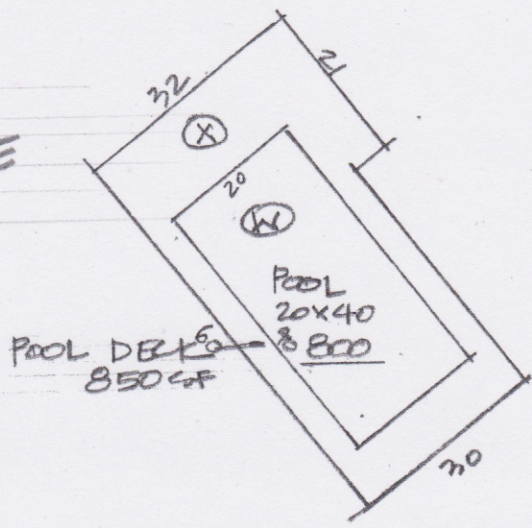


Signature and Seal of Professional Preparing Worksheet

Mary Faithorn Scott

3.22.21
Date

CHAPMAN
5 DOG WOOD PLACE
ARMONK, NY



HOUSE - A	-	112
B	-	220
C	-	210
D	-	1260
E	-	273
F	-	399
G	-	50
H	-	42
		<u>2566 SF</u>
DECK I		264
J&K		50
L		32
M (NEW)		20
		<u>366 SF</u>
TERRACE N		100
(NEW)		72
		<u>172 SF</u>
WALKS P+Q+S+T+R	=	413 SF
PORCH U		180 SF
DRIVEWAY V		163
		50
		1400
		336
		836
		<u>2785 SF</u>
POOL W		800
POOL DECK X		850



**5 DOGWOOD PLACE
AERIAL VIEW**

31 MIDDLE PATENT RD
102 01-12

33 THORNEWOOD RD
102 01-170

31 THORNEWOOD RD
102 01-178

5 DOGWOOD PL
102 01-180

6 DOGWOOD PL
102 01-170

27 MIDDLE PATENT RD
102 01-11

10 HEMLOCK RISE
101 02-45

4 ELM PL
101 02-47

3 DOGWOOD PL
102 01-169

4 DOGWOOD PL

2.048
Ac

526.33

5

3.754Ac

85.32

25.86

56.61

26.01

356.72

74

36.0

87.33

73.37

6.45

429.82

11

1.539Ac

233.24

184.16

305.50

485.50

16.01

98.79

79.95

96.23

69

1.507Ac

103.48

244.80

149.47

200.00

68

414.62

1.76Ac

33.02

1

7.286Ac

626.12

6.165Ac

1057.67

273.11

80

2.566Ac

347.03

441.56

70

1.943Ac

6 DOGWOOD PL

152.01

28.60

414.62

303.66

240.00

29 THORNEWOOD RD

1.76Ac

179.02

9.14

120.72

542.94

143.49

412.58

177.00

135.54

110

67.04

91.38

172.46

79

1.82Ac

160.00

19.60

78

200.00

1.55±Ac

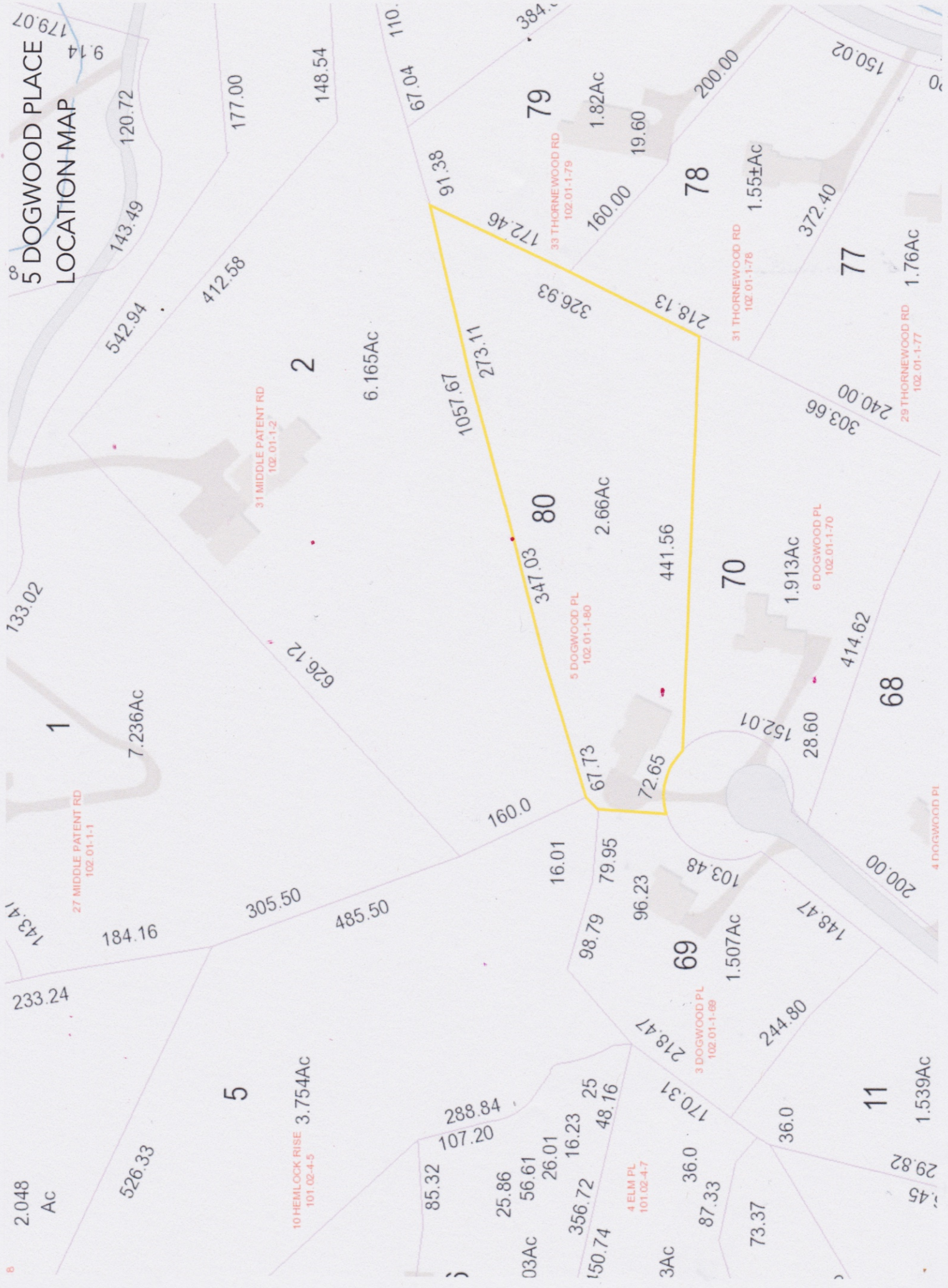
372.40

77

29 THORNEWOOD RD

1.76Ac




5 DOGWOOD PLACE
LOCATION MAP



DEMOLITION:

1. REMOVE WALLS SHOWN DASHED ON PLAN AND ROOF / CEILINGS IN AREAS INDICATED. REMOVE KITCHEN CABINETS, APPLIANCES AND FINISHES. PROVIDE FOR ALL DEMOLITION, CUTTING, PATCHING, AND ALTERATION AS REQUIRED FOR THE INSTALLATION OF NEW CONSTRUCTION, EQUIPMENT AND FINISHES UNDER THE WORK OF THE CONTRACT. REMOVE ALL HEATING AND ELECTRICAL ITEMS, AS REQUIRED.
2. PROTECT THE WORK SCHEDULED TO REMAIN AND, IF DAMAGED, REPAIR TO MATCH EXISTING. PROVIDE TEMPORARY SHORING WHILE STRUCTURAL MEMBERS ARE INSTALLED.
3. PROTECT ALL EXISTING TREES AND SHRUBS NOT BEING REMOVED.
4. REMOVE ALL DEMOLITION DEBRIS, AND ITEMS SCHEDULED TO BE REMOVED FROM THE BUILDING SITE AS SOON AS POSSIBLE.
5. CUTTING AND PATCHING OF WALL, CEILING AND FLOORING SURFACES SHALL BE NEATLY AND CAREFULLY DONE. INCLUDE PATCHING AND SEALING OF ANY POOR CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER AND WATER PENETRATION.
7. PROVIDE TEMPORARY SHORING AT ALL BEARING WALLS TO BE REMOVED.

WALL LEGEND

-  EXISTING WALL TO REMAIN
 -  EXISTING WALL TO BE REMOVED
 -  NEW WALL CONSTRUCTION
- Interior: 2x4 WOOD STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
- Exterior: 5/8" GYPSUM BOARD INTERIOR
2x6 WOOD STUDS @ 16" O.C.
R-21 OPEN CELL SPRAY INSULATION
5/8" CDX PLYWOOD SHEATHING
TYVEK BUILDING WRAP OR EQUAL
SIDING TO MATCH EXISTING

ZONING TABLE: 5 DOGWOOD PLACE				
ZONE: R 1 1/2 A	MINIMUM REQUIREMENTS	EXISTING CONDITIONS	PROPOSED	CONFORMING
LOT AREA	65,340	116,305	NO CHANGE	YES
FRONTAGE	150 FT	72.65 FT	NO CHANGE	EXISTING NON-CONFORMING
DEPTH	150 FT	441 FT	NO CHANGE	YES
FRONT YARD SETBACK	50 FT	53.7 FT	NO CHANGE	YES
SIDE YARD RIGHT	30 FT	51.16 FT	NO CHANGE	YES
SIDE YARD LEFT	30 FT	47.6 FT	NO CHANGE	YES
REAR YARD	40 FT	320 FT	NO CHANGE	YES
BUILDING COVERAGE	10% 11,630.5 FT	8392 FT	8484	YES
HEIGHT	30	26	NO CHANGE	YES

NOTES

1. I, MARY FAITHORN SCOTT, REGISTERED ARCHITECT IN THE STATE OF NEW YORK, CERTIFY THAT THE DESIGN PRESENTED IN THESE DRAWINGS IS IN COMPLIANCE WITH ALL REQUIREMENTS OF THE 2020 BUILDING CODE OF THE STATE OF NEW YORK.
2. TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE 2020 NYS ENERGY CONSERVATION CODE.
3. INSTALLATION TO MEET COMPLIANCE WITH NYS REQUIREMENTS FOR INSTALLATION OF SMOKE DETECTORS / ALARMS TO BE HARD-WIRED WITH BATTERY BACKUP AND INTERCONNECTED INSIDE ALL SLEEPING ROOMS AND OUTSIDE ROOMS IN IMMEDIATE VICINITY OF SLEEPING ROOMS IN NEW AREA. BATTERY POWERED UNITS ARE PERMITTED IN NON-DISTURBED ROOMS.
4. INSTALLATION TO MEET COMPLIANCE WITH NYS REQUIREMENTS FOR INSTALLATION OF CARBON MONOXIDE DETECTORS.
5. INSTALLATION TO MEET COMPLIANCE WITH NYS RESIDENTIAL CODE REQUIREMENTS FOR HIGH WIND CONNECTIONS FOR ROOF FRAMING SYSTEM.
6. GENERAL CONTRACTOR TO PROVIDE PROTECTION OF ADJOINING PROPERTIES.

SAFETY DEVICE SCHEDULE

	SMOKE DETECTOR	ALL DEVICES TO BE HARD-WIRED AND INTERCONNECTED (BATTERY POWERED IN UNDISTURBED AREAS ACCEPTABLE)
	HEAT DETECTOR	
	CARBON MONOXIDE DETECTOR	

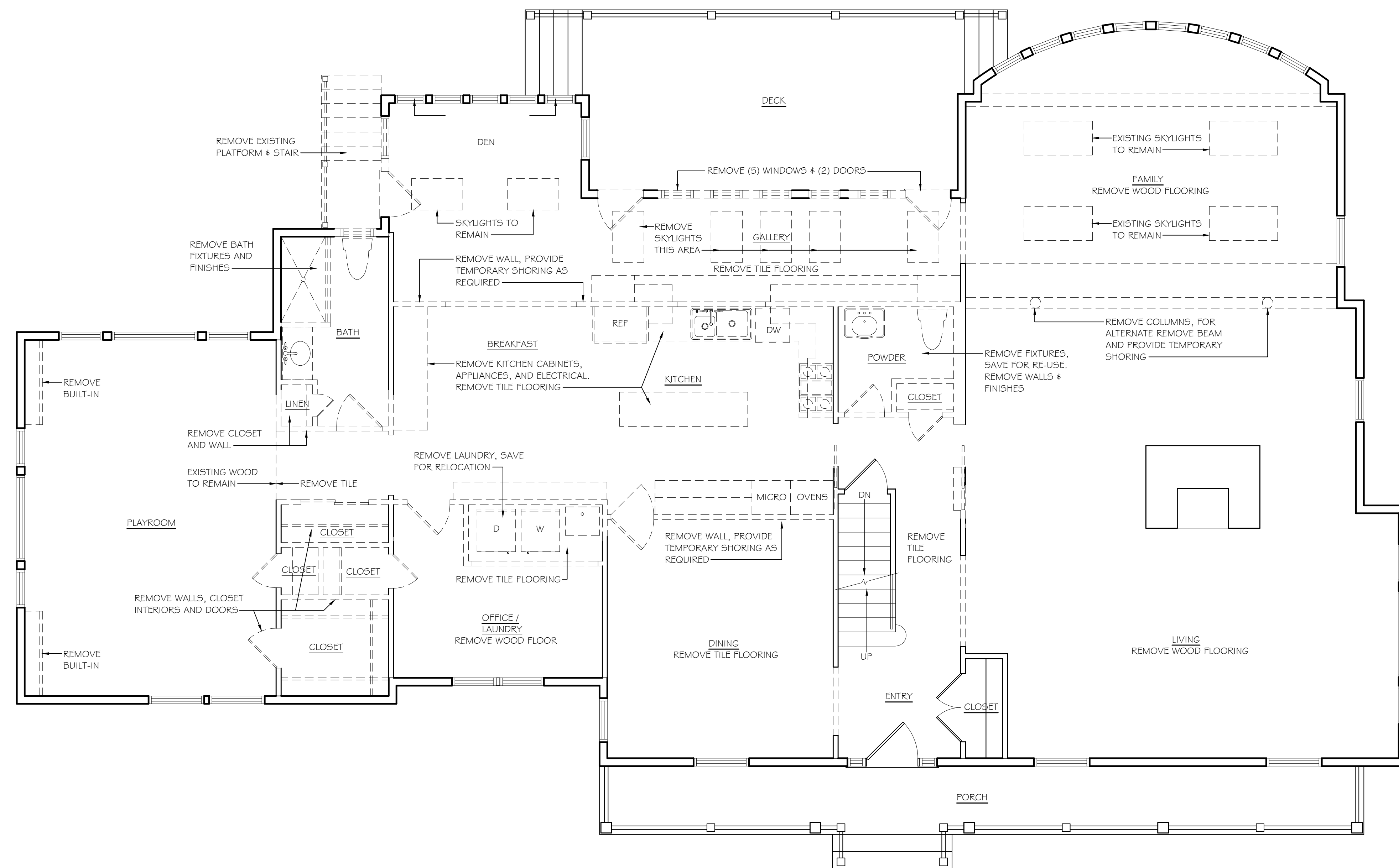
ENERGY EFFICIENT LAMP NOTE

NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES ARE HIGH-EFFICACY LAMPS OR NOT LESS THAN 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL CONTAIN ONLY HIGH-EFFICACY LAMPS PER R04 OF THE ENERGY CONSERVATION CODE OF NEW YORK STATE.

**INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT
TABLE N102.1.2 (402.1.2)**

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING FENESTRATION R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4A	0.35	0.55	0.40	49	20 OR 13+5h	8 / 13	19	10 / 13c	10, 2FT	10 / 13c

- A. R-VALUE ARE MINIMUMS, U-FACTORS & SHGC ARE MAXIMUMS. R-19 INSULATION SHALL BE PERMITTED TO BE COMPRESSED INTO 2x6 CAVITY.
- B. THE FENESTRATION U-FACTORS COLUMN EXCLUDES SKYLIGHTS.
- C. THE FIRST R-VALUE APPLIES TO CONTINUOUS INSULATION, THE SECOND TO FRAMING CAVITY INSULATION, EITHER INSULATION MEETS THE REQUIREMENTS.



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

MARY FAITHORN SCOTT
ARCHITECT
33 FAIRWAYS DRIVE
MOUNT KISCO, NY 10549
PHONE: 914-241-6262



CHAPMAN RESIDENCE
5 DOGWOOD PLACE
ARMONK, NY

FIRST FLOOR
DEMOLITION PLAN

REVISIONS:
DATE: MARCH 22, 2021
SCALE: 1/4"=1'-0"

A1
CHAPMAN

WINDOWS AS MANUFACTURED BY ANDERSON, INSULATED, LOW E ARGON FILLED

GLASS DOOR & WINDOW SCHEDULE						
LETTER	LOCATION	QUANTITY	MODEL	SHGC	U VALUE	COMMENT
A	KITCHEN	1	C335	.42	0.30	3W-CASEMENT
B	EATING	1	FWG 606 I	.42	0.30	SLIDING DOORS
C	HALL	1	FWH 606 I I	.42	0.30	FRENCH DOORS
D	BATHROOM	1	FWH 286 I I	.42	0.30	FRENCH DOOR SINGLE
E	EATING AREA	5	C 145	.42	0.30	CASEMENT
SKYLIGHTS						
INSULATED GLASS - FIXED, AS MANUFACTURED BY VELLUX						
F	KITCHEN	1	506	.42	0.50	FIXED
G	EATING	2	D 06	.45	0.50	FIXED
H	FAMILY	4	M 08	.45	0.50	FIXED

WALL LEGEND

- EXISTING WALL TO REMAIN
 - EXISTING WALL TO BE REMOVED
 - NEW WALL CONSTRUCTION
- Interior: 2x4 WOOD STUDS @ 16" O.C.
5/8" GYPSUM BOARD EACH SIDE
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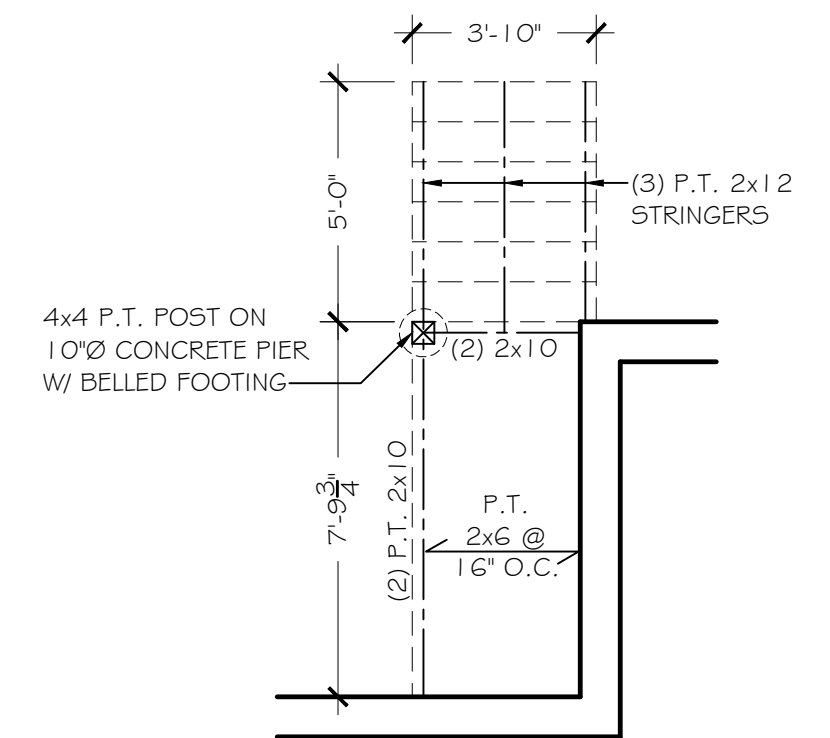
CHAPMAN RESIDENCE
5 DOGWOOD PLACE
ARMONK, NY

FIRST FLOOR
CONSTRUCTION PLAN

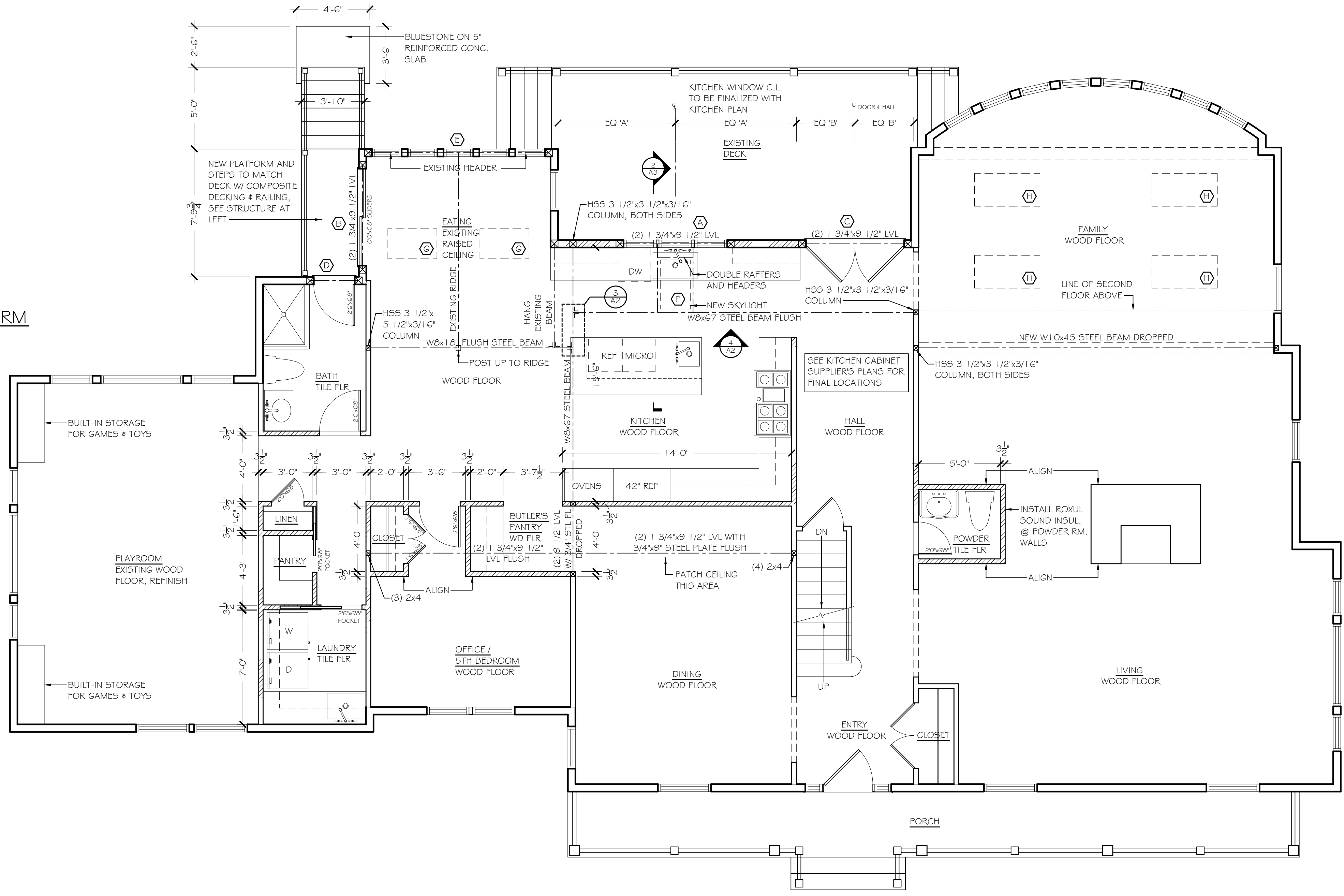
REVISIONS:
DATE: MARCH 22, 2021
SCALE: 1/4"=1'-0"

A2
CHAPMAN

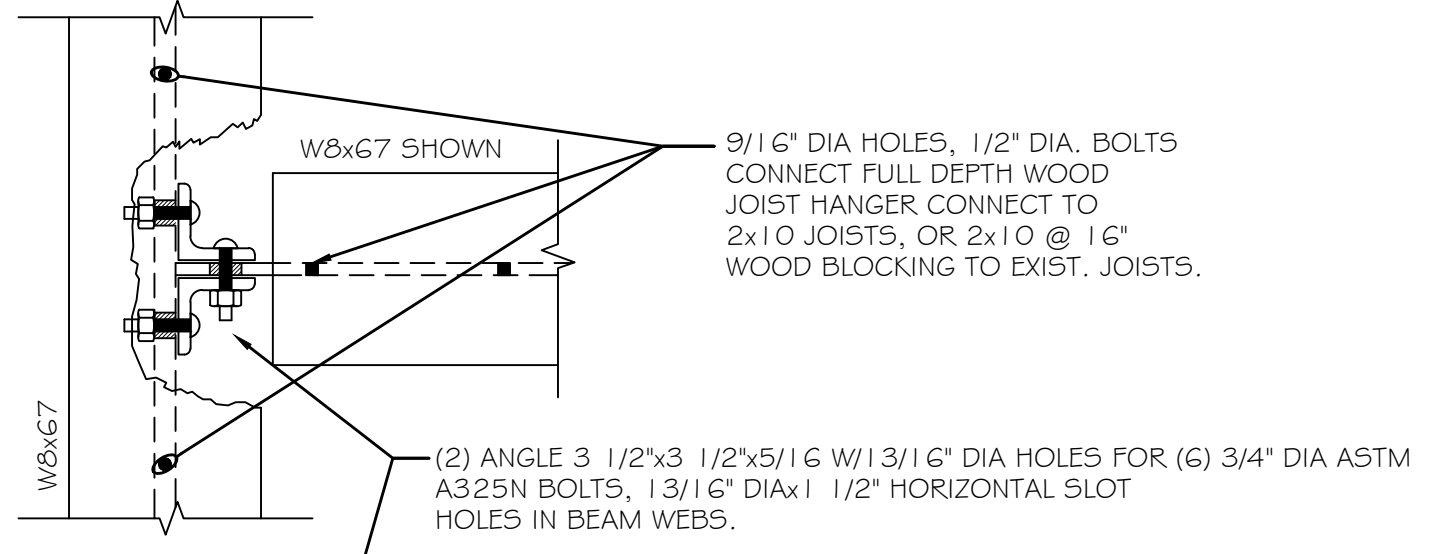
2 FOUNDATION OF NEW PLATFORM
SCALE: 1/4"=1'-0"



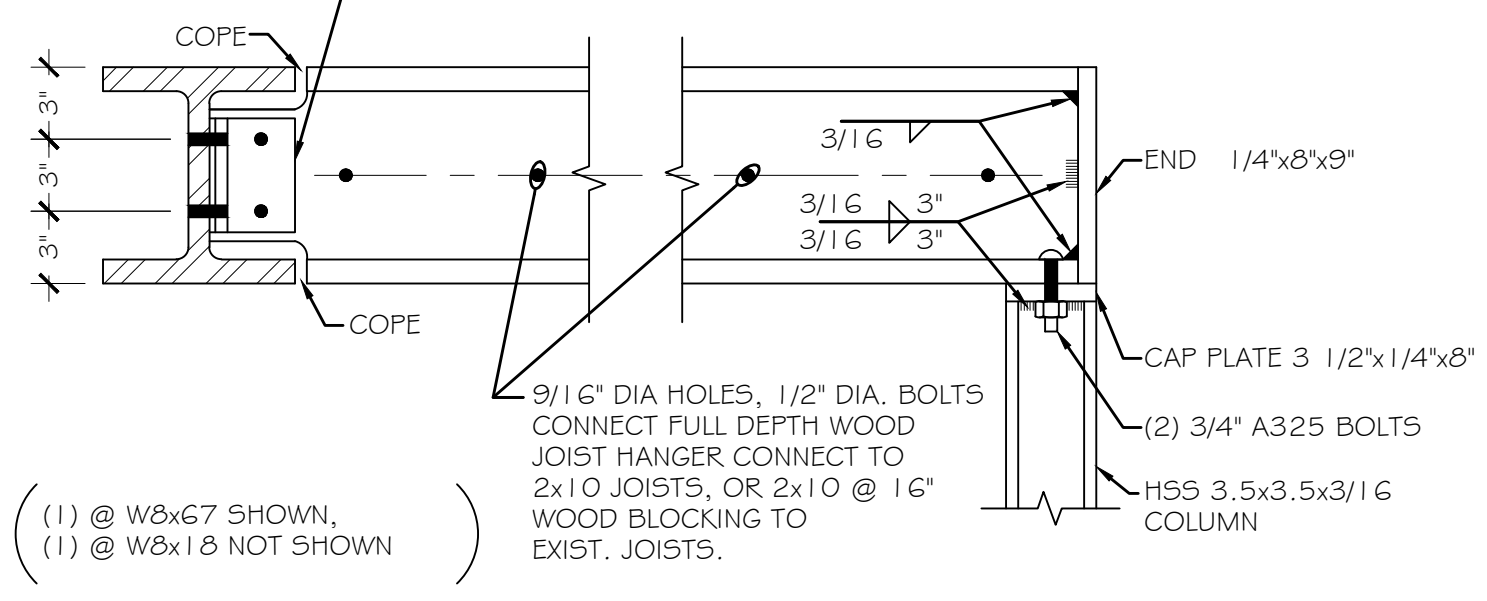
1 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

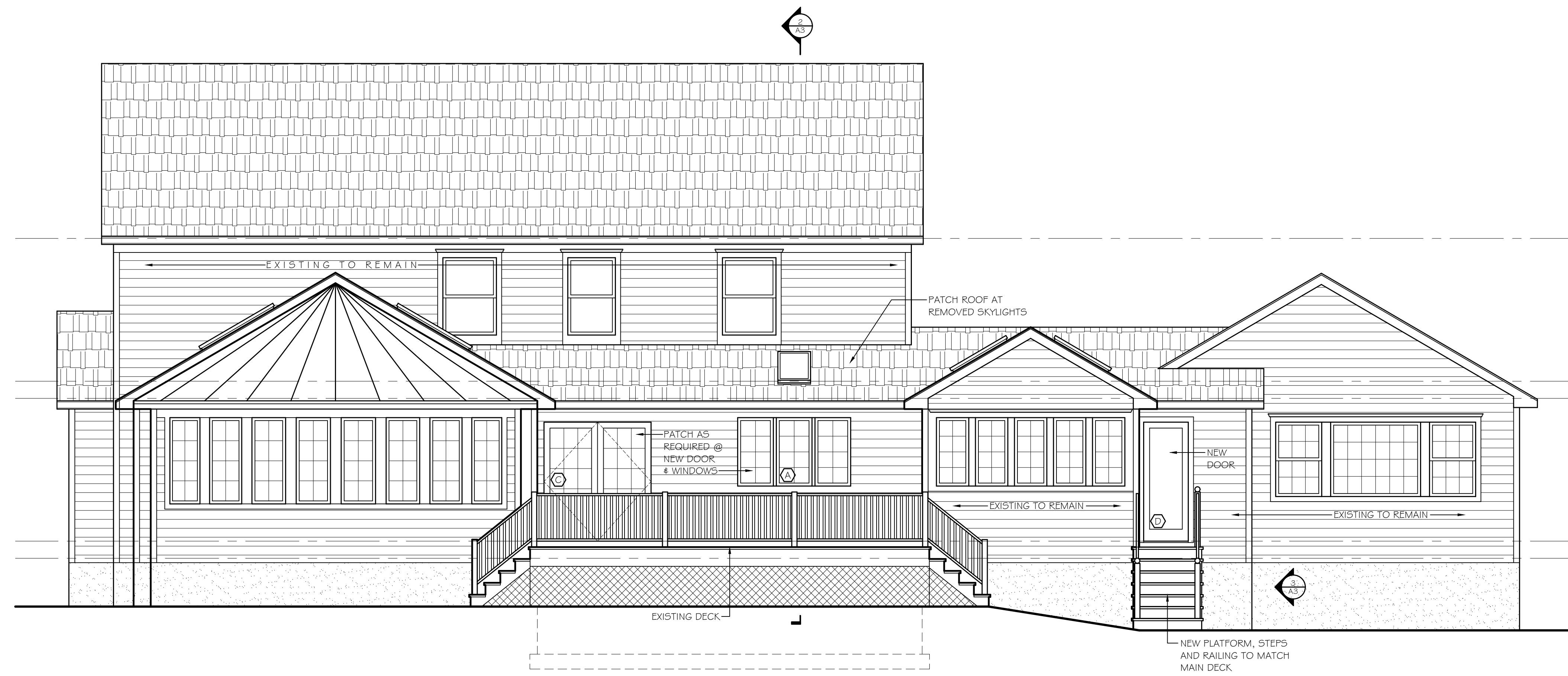


3 BEAM DETAIL - PLAN VIEW
SCALE: 1 1/2"=1'-0" TYPICAL AT 2 LOCATIONS

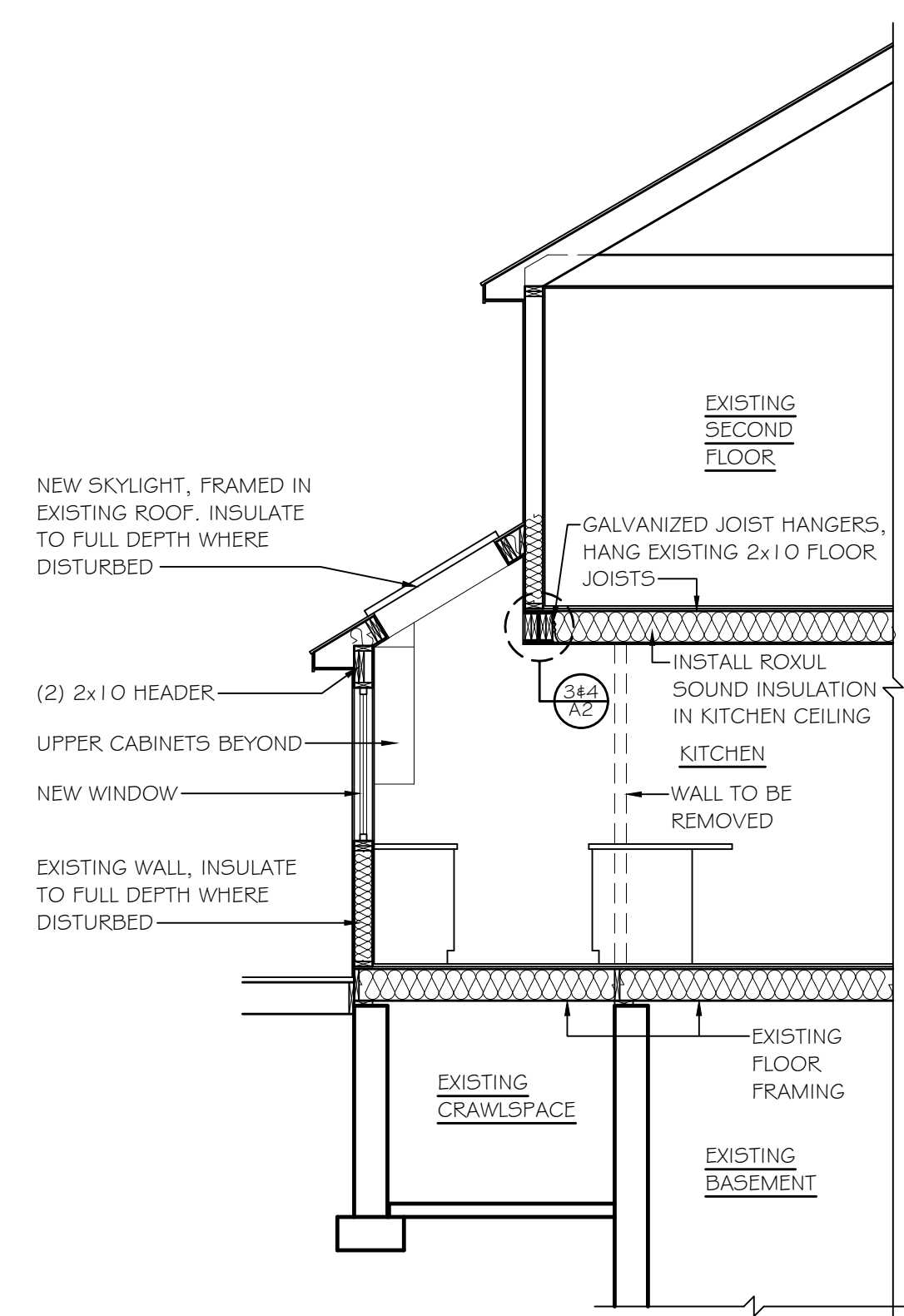


4 BEAM DETAIL - SECTION
SCALE: 1 1/2"=1'-0" TYPICAL AT 4 LOCATIONS

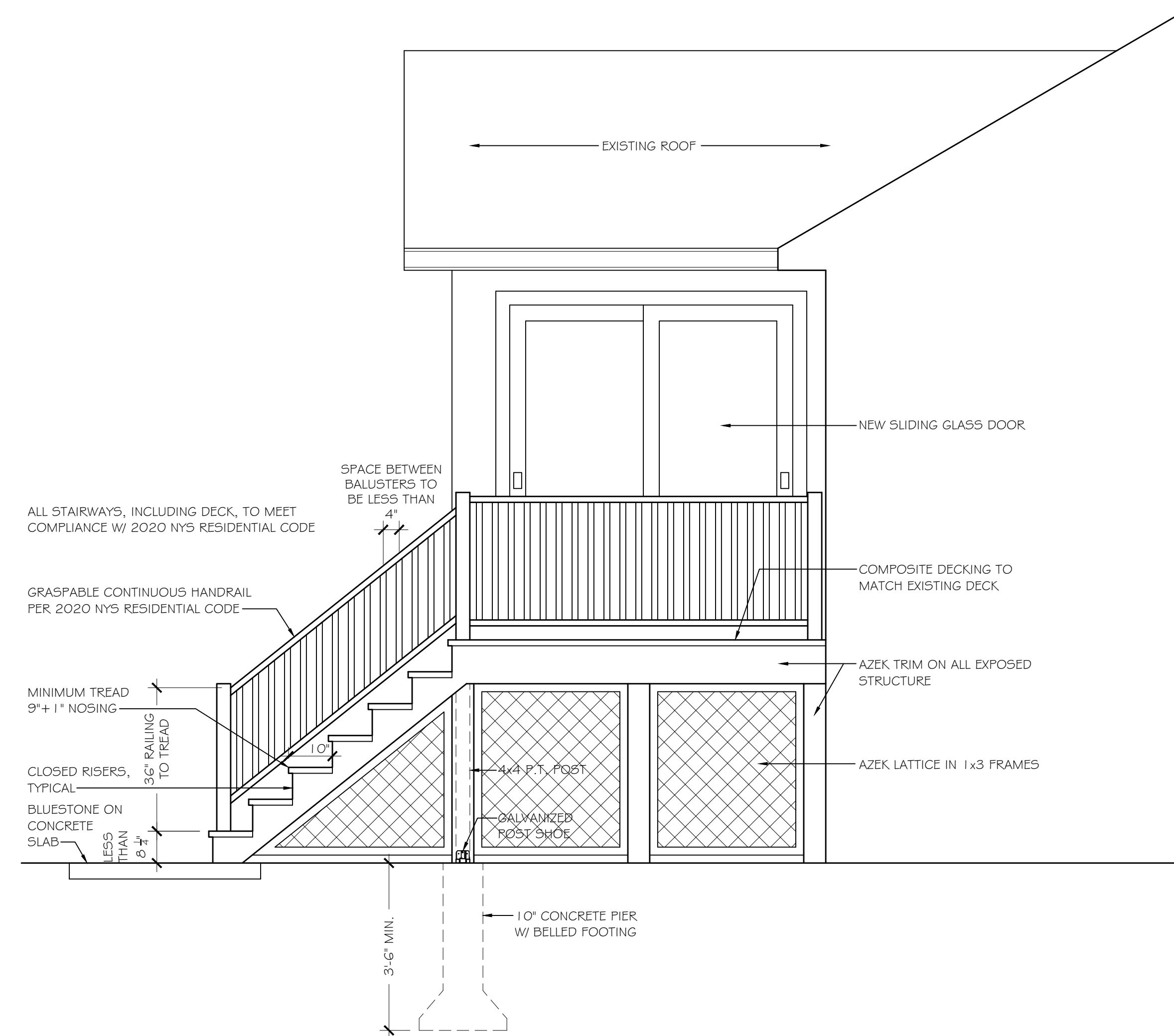




1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 BUILDING SECTION
SCALE: 1/4"=1'-0"



3 ELEVATION AT NEW STAIR
SCALE: 1/2"=1'-0"

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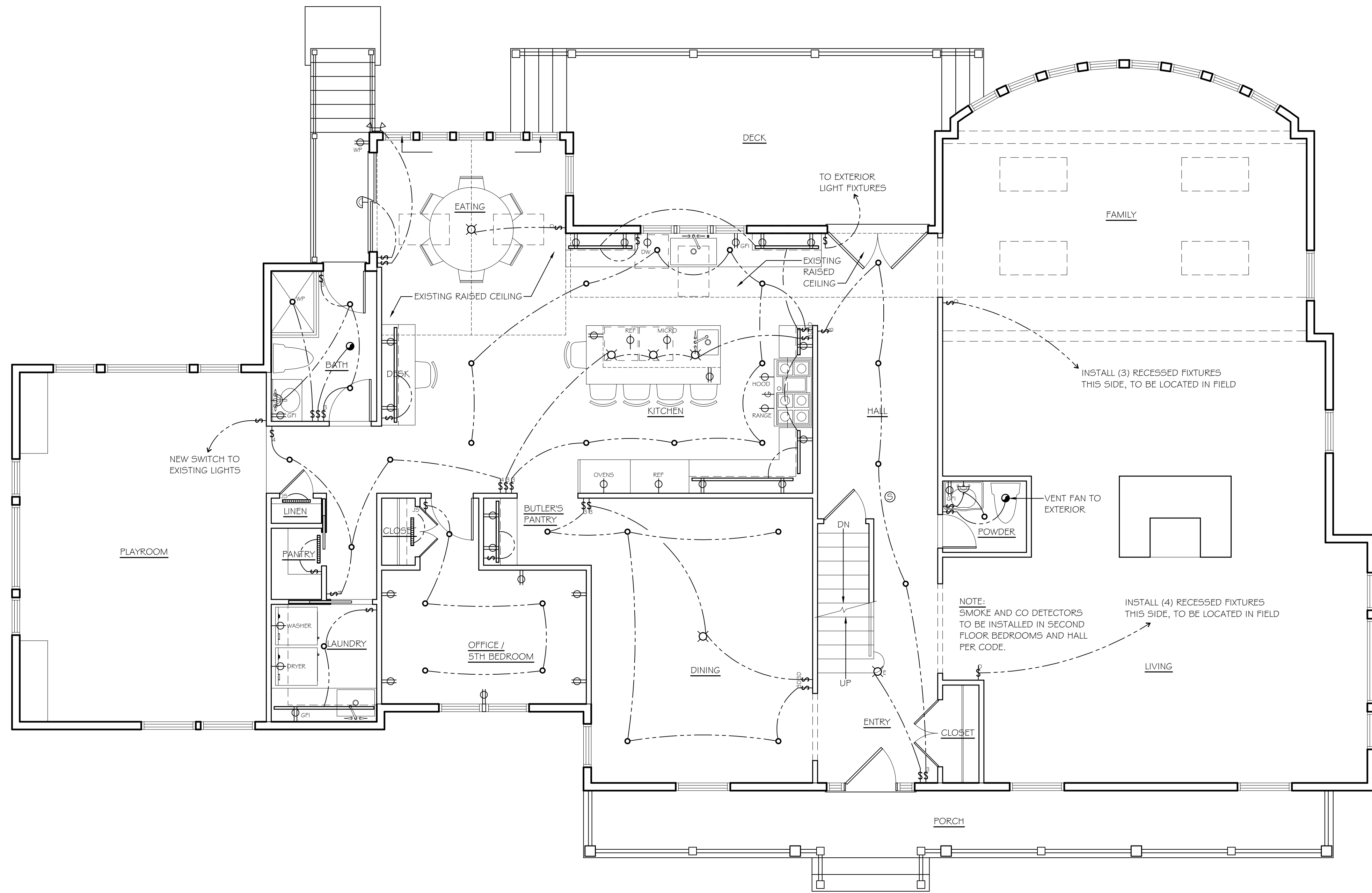


CHAPMAN RESIDENCE
5 DOGWOOD PLACE
ARMONK, NY

FRONT ELEVATION, BUILDING
SECTION & STAIR ELEVATION

REVISIONS:
DATE: MARCH 22, 2021
SCALE: 1/4"=1'-0"

A3
CHAPMAN



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

ELECTRICAL LEGEND

- ⊕ DUPLEX RECEPTACLE (GFI OR WP [WATERPROOF], AS NOTED)
- ⊕ QUADRUPLEX RECEPTACLE
- ⊕ APPLIANCE OR EQUIPMENT RECEPTACLE, VERIFY LOADS AND TYPE OF CONNECTION
- ⊕ TELEPHONE JACK
- ⊕ CAT5 ETHERNET JACK
- ⊕ TELEVISION CABLE JACK
- ⊕ SWITCH (3 / 4 POLE, AS NOTED)
- ⊕ DIMMER SWITCH (3 POLE, AS NOTED), SLIDE TYPE WITH PRESET SWITCH
- ⊕ DECORATIVE FIXTURE, CEILING MOUNT, FBO
- ⊕ WALL MOUNTED SCONCE, FBO
- ⊕ GAS CONNECTION FOR COOKTOP
- RECESSED LED DOWNLIGHT, JUNO 4" (3000K)
- RECESSED LED DOWNLIGHT, JUNO 4" WET LOCATION
- ⊕ SMOKE DETECTOR, HARD WIRED
- ⊕ HEAT DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR, HARD WIRED
- ⊕ FLUORESCENT STRIP CLOSET LIGHT
- ⊕ FLUORESCENT UTILITY LIGHT
- ⊕ LED UNDER CABINET LIGHT - SIZED TO CABINET
- ⊕ RECESSED EXHAUST FAN LIGHT - PANASONIC FV-xxVQL4 80, 110 OR 150 CFM, SIZE FOR SPACE - VENT TO EXTERIOR
- ⊕ RECESSED EXHAUST FAN - PANASONIC FV-xxVQ3 OR 4 80, 110 OR 150 CFM, SIZE FOR SPACE - VENT TO EXTERIOR
- ⊕ EXTERIOR FLOOD LIGHTS, DOUBLE HEADED

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CHAPMAN RESIDENCE
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FIRST FLOOR
ELECTRICAL PLAN

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E1
CHAPMAN