



# TOWN OF NORTH CASTLE

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

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

RESIDENTIAL PROJECT  
REVIEW COMMITTEE  
Adam R. Kaufman AICP, Chair

## RESIDENTIAL PROJECT REVIEW COMMITTEE (RPRC) APPLICATION

### Section I- PROJECT

ADDRESS: 26 SMITH FARM ROAD, NORTH CASTLE NY

### Section III- DESCRIPTION OF WORK:

REPLACEMENT AND ENLARGEMENT OF EXISTING REAR DECK,  
WITH NEW REAR PORCH OVER PORTION OF DECK.

### Section III- CONTACT INFORMATION:

APPLICANT: PAUL N. DEFEO + DANA M. DEFEO  
ADDRESS: 26 SMITH FARM ROAD BEDFORD NY 10506  
PHONE: — MOBILE: 914.552.3923 EMAIL: PND123@OPTONLINE.NET

PROPERTY OWNER:  
REV. TRUST OF PAUL N. DEFEO REVOCABLE TRUST OF DANA M. DEFEO  
ADDRESS: 26 SMITH FARM ROAD BEDFORD NY 10506  
PHONE: — MOBILE: — EMAIL: —

PROFESSIONAL: NIALL WASHBURN - MIND'S EYE ARCH. + PLANNING, PLLC.  
ADDRESS: 21-11 CROTON LAKE ROAD KATONAH NY 10536  
PHONE: — MOBILE: 917-864-1598  
EMAIL: N.WASHBURN@MINDSEYEPLLC.COM

### Section IV- PROPERTY INFORMATION:

Zone: R-2A Tax ID (lot designation) 102.02-1-37



**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: DeFeo Residence

Initial Submittal  Revised Preliminary

Street Location: 26 Smith Farm Road

Zoning District: R-2A Property Acreage: 1.47 acres Tax Map Parcel ID: 102.02-1-37

Date: 10/18/2021

**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
- 1. Submission of a Zoning Conformance Table depicting the plan's compliance with the minimum requirements of the Zoning District
- 2. 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.
- 3. 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.



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PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: DEFERRED RESIDENCE Date: 10/18/21

Tax Map Designation or Proposed Lot No.: 102.02 -1 -37

Gross Lot Coverage

- |     |   |                     |                  |
|-----|---|---------------------|------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):                | <u>(1.47 ACRES)</u> | <u>64,033 SF</u> |
| 2.  | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)):           |                     | <u>11,193 SF</u> |
| 3.  | BONUS maximum gross land cover (per Section 355-26.C(1)(b)):                  |                     |                  |
|     | Distance principal home is beyond minimum front yard setback                  |                     |                  |
|     | <u>11 FEET</u> x 10 = <u>110 FEET</u>   |                     | <u>110 SF</u>    |
| 4.  | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3            |                     | <u>11,303 SF</u> |
| 5.  | Amount of lot area covered by principal building:                             |                     |                  |
|     | <u>3171</u> existing + <u>0</u> proposed =                                    |                     | <u>3,171 SF</u>  |
| 6.  | Amount of lot area covered by accessory buildings:                            |                     |                  |
|     | <u>0</u> existing + <u>0</u> proposed =                                       |                     | <u>0 SF</u>      |
| 7.  | Amount of lot area covered by decks:  |                     |                  |
|     | <u>704</u> existing + <u>187</u> proposed =                                   |                     | <u>891 SF</u>    |
| 8.  | Amount of lot area covered by porches:  |                     |                  |
|     | <u>0</u> existing + <u>486</u> proposed =                                     |                     | <u>486 SF</u>    |
| 9.  | Amount of lot area covered by driveway, parking areas and walkways:           |                     |                  |
|     | <u>2525</u> existing + <u>0</u> proposed =                                    |                     | <u>2525 SF</u>   |
| 10. | Amount of lot area covered by terraces:                                       |                     |                  |
|     | <u>0</u> existing + <u>0</u> proposed =                                       |                     | <u>0 SF</u>      |
| 11. | Amount of lot area covered by tennis court, pool and <u>mechanical equip:</u> |                     |                  |
|     | <u>52</u> existing + <u>0</u> proposed =                                      |                     | <u>52 SF</u>     |
| 12. | Amount of lot area covered by all other structures:                           |                     |                  |
|     | <u>0</u> existing + <u>0</u> proposed =                                       |                     | <u>0 SF</u>      |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 =                         |                     | <u>7,125 SF</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.

Michael R. Wank  
 Signature and Seal of Professional Preparing Worksheet

10/18/2021  
 Date





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](http://www.northcastleny.com)

### FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: DEFEO RESIDENCE Date: 10/18/2021  
 Tax Map Designation or Proposed Lot No.: 102.02-1-37

Floor Area

- |     |   |                     |                  |
|-----|---|---------------------|------------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>(1.47 Acres)</u> | <u>64,033 SF</u> |
| 2.  | Maximum permitted floor area (per Section 355-26.B(4)):   |                     | <u>11,192 SF</u> |
| 3.  | Amount of floor area contained within first floor:<br><u>2499</u> existing + <u>0</u> proposed =                              |                     | <u>2499 SF</u>   |
| 4.  | Amount of floor area contained within second floor:<br><u>1976</u> existing + <u>0</u> proposed =                             |                     | <u>1976 SF</u>   |
| 5.  | Amount of floor area contained within garage:<br><u>672</u> existing + <u>0</u> proposed =                                    |                     | <u>672 SF</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br><u>0</u> existing + <u>486</u> proposed =         |                     | <u>486 SF</u>    |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br><u>550</u> existing + <u>0</u> proposed = |                     | <u>550 SF</u>    |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br><u>0</u> existing + <u>0</u> proposed =      |                     | <u>0</u>         |
| 9.  | Amount of floor area contained within all accessory buildings:<br><u>0</u> existing + <u>0</u> proposed =                     |                     | <u>0</u>         |
| 10. | Proposed floor area: Total of Lines 3 – 9 =   |                     | <u>6183 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.

*Michael Q. Washburn*

Signature and Seal of Professional Preparing Worksheet



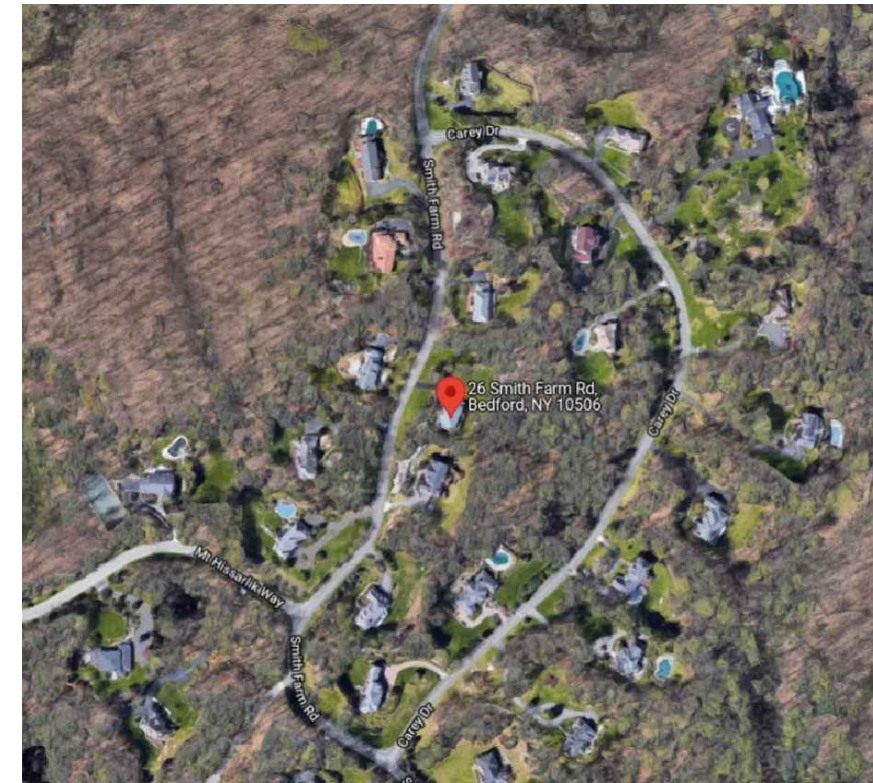
Date: 10/18/2021

**PAUL AND DANA DEFEO RESIDENCE**  
 26 SMITH FARM ROAD, NORTH CASTLE, NY 10504 (60.10 - 2 - 49)

-----  
**BUILDING PERMIT APPLICATION RE REPLACEMENT / ENLARGEMENT  
 OF REAR DECK WITH NEW REAR PORCH**



LOCATOR MAP (NOT TO SCALE)



AERIAL PHOTO (NOT TO SCALE)

SCOPE DESCRIPTION:

EXISTING HOUSE IS A CIRCA 1994 WOOD FRAME HOUSE WITH AN EXISTING REAR DECK.

PROPOSED PROJECT IS TO REPLACE AND ENLARGE THE REAR DECK AND TO ADD A REAR PORCH.

RESULTING REAR PORCH WILL BE AN UNCONDITIONED AREA.

NO CHANGES TO THE EXISTING MAIN HOUSE STRUCTURE ARE PROPOSED. NO REDUCTION IN EXISTING DOOR EXIT WIDTHS IS PROPOSED. PROPOSED BUILDING FOOTPRINT AND ROOFED AREA ARE INCREASED FROM EXISTING BY A TOTAL OF 673 SF. (NET INCREASE OF DECK AREA: 187 SF; NET INCREASE OF ROOFED AREA AT REAR PORCH: 486 SF).

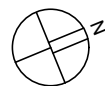


MIND'S EYE ARCHITECTURE + PLANNING  21-11 CROTON LAKE ROAD KATONAH, NY 10536 917-864-1598 N.WASHBURN@MINDSEYEPLLC.COM	DEFEEO RESIDENCE BLDG DEPT APPLICATION RE DECK		REPLACEMENT AND ENLARGEMENT OF DECK, REAR PORCH ADDITION	<b>COV</b>  <b>0.0</b>
	NOTES: --- REVISIONS: --- REFERENCES: ---	SCALE: AS LABELED DATE: 10/18/21 DRAWN BY: NOW		



EXCERPT FROM WESTCHESTER GIS 2018 BASE MAP  
 KELLY PROPERTY IS HIGHLIGHTED  
 93 HUNTVILLE ROAD (49.18 - 4 - 42)

**A** LOCATOR / TOPO MAP - FROM WEST. CO. GIS  
 NOT TO SCALE



**ZONING SETBACK CONFORMANCE TABLE:**

FRONT YARD: 61' (50' REQUIRED)  
 REAR YARD: 144' (50' REQUIRED)  
 SIDE YARD (SOUTH): 26' EXISTING/22' PROPOSED (30' REQD)  
 SIDE YARD (NORTH): 118' EXISTING (30' REQUIRED)

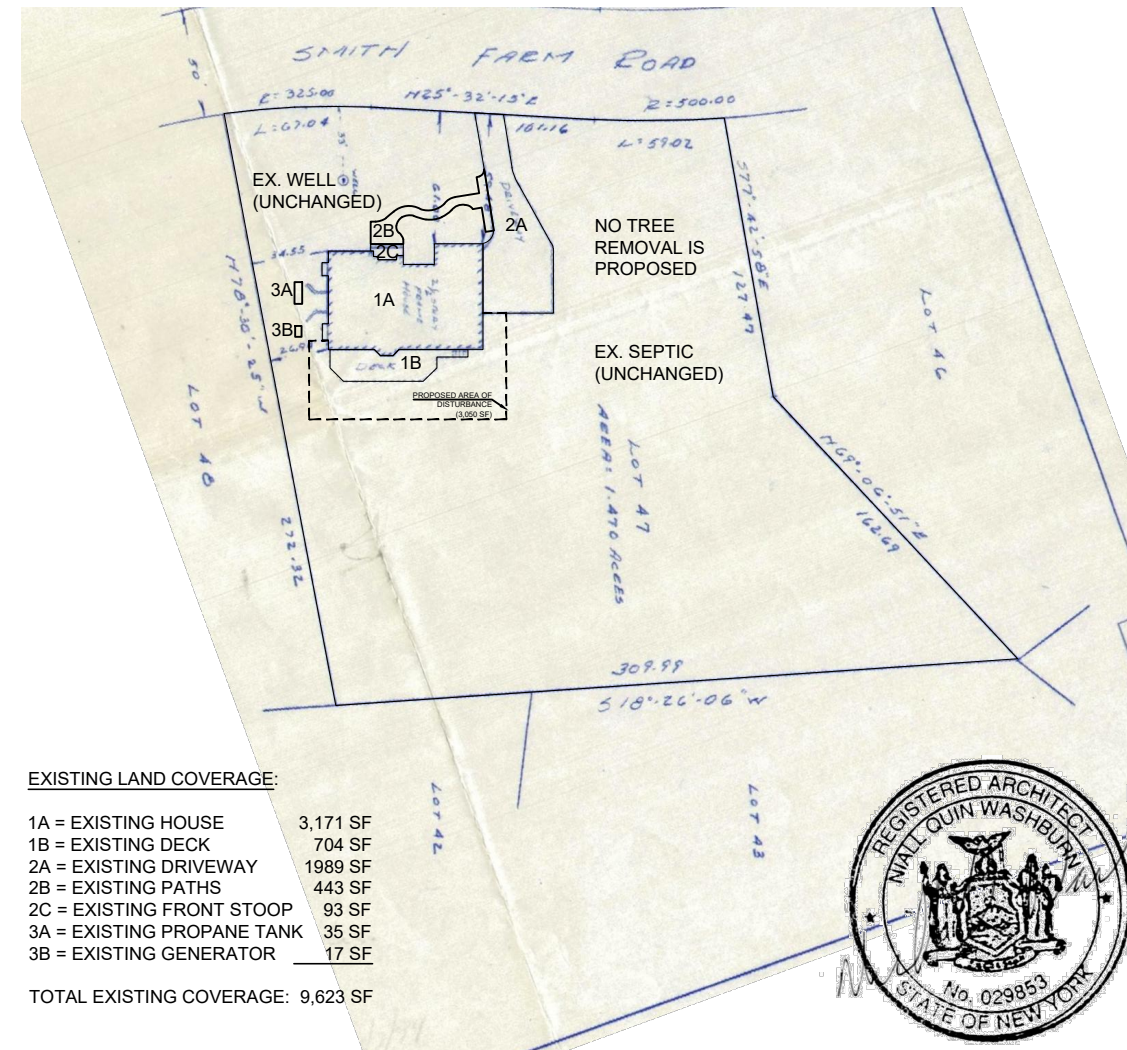
--A VARIANCE IS SOUGHT FOR A SIDE YARD (SOUTH)  
 ENCROACHMENT OF 7'-3" (FOOTPRINT: 126 SF).

--NOTE THAT THE PROPOSED ENCROACHMENT INCLUDES  
 THE AREA OF AN EXISTING DECK ENCROACHMENT OF 4'-5"  
 (FOOTPRINT: 47 SF). NET INCREASE IN ENCROACHMENT IS  
 2'-10" (NET INCREASE IN FOOTPRINT: 79 SF).

--NOTE THAT THE DEFEFO RESIDENCE IS OVER 70 FEET FROM  
 THE EXISTING HOUSE TO THE SOUTH.



PICTURE OF EXISTING HOUSE (FRONT/WEST)



**EXISTING LAND COVERAGE:**

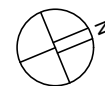
1A = EXISTING HOUSE	3,171 SF
1B = EXISTING DECK	704 SF
2A = EXISTING DRIVEWAY	1989 SF
2B = EXISTING PATHS	443 SF
2C = EXISTING FRONT STOOP	93 SF
3A = EXISTING PROPANE TANK	35 SF
3B = EXISTING GENERATOR	17 SF

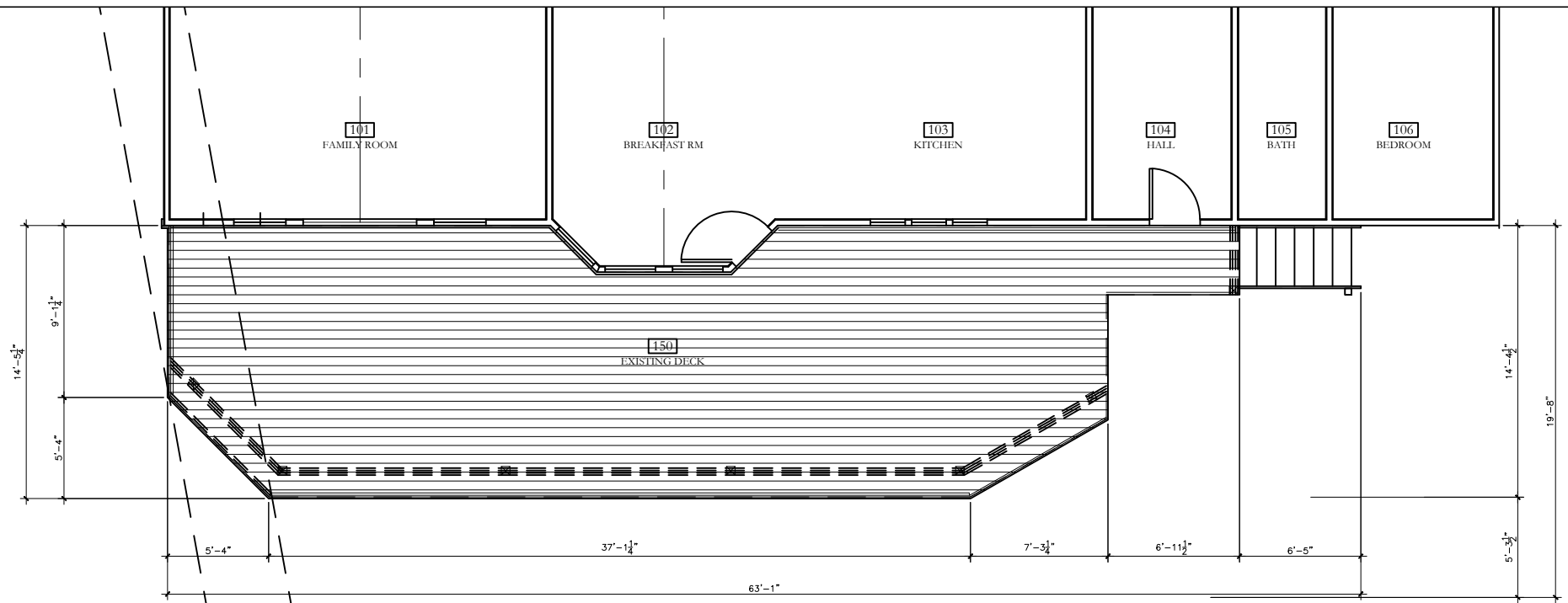
TOTAL EXISTING COVERAGE: 9,623 SF



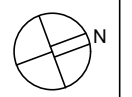
EXCERPT FROM SEPTEMBER 19, 1994  
 PROPERTY SURVEY BY J.A. KIRBY & CO.  
 CASTLEBROOK ESTATES, LOT #47,  
 (CURRENT PARCEL ID: 102.02-1-37)

**B** 1994 PROPERTY SURVEY EXCERPT  
 NOT TO SCALE





**1** EXISTING PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"



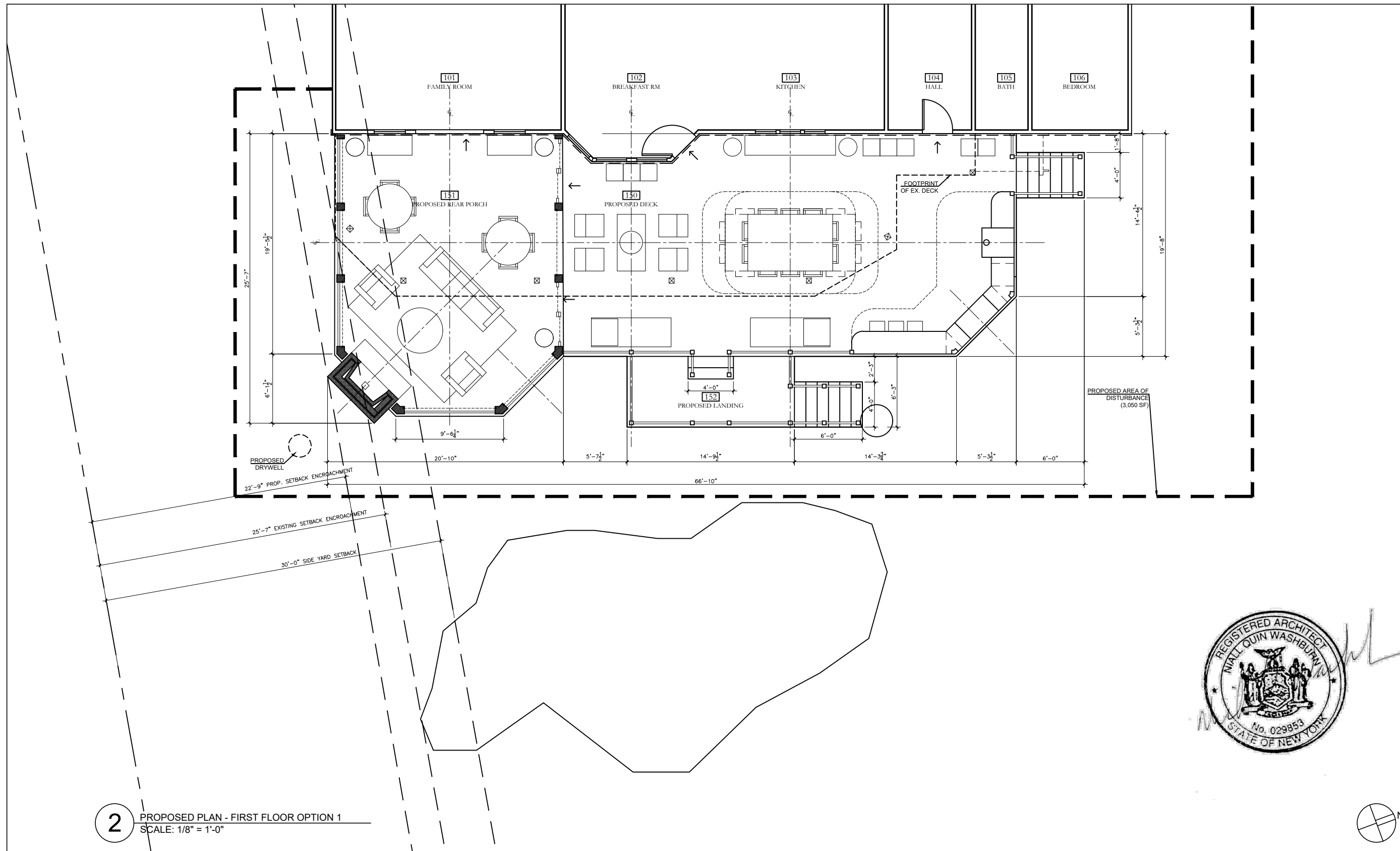
MIND'S EYE  
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DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

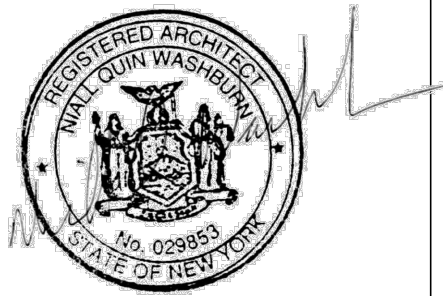
REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**1.0**





2 PROPOSED PLAN - FIRST FLOOR OPTION 1  
SCALE: 1/8" = 1'-0"



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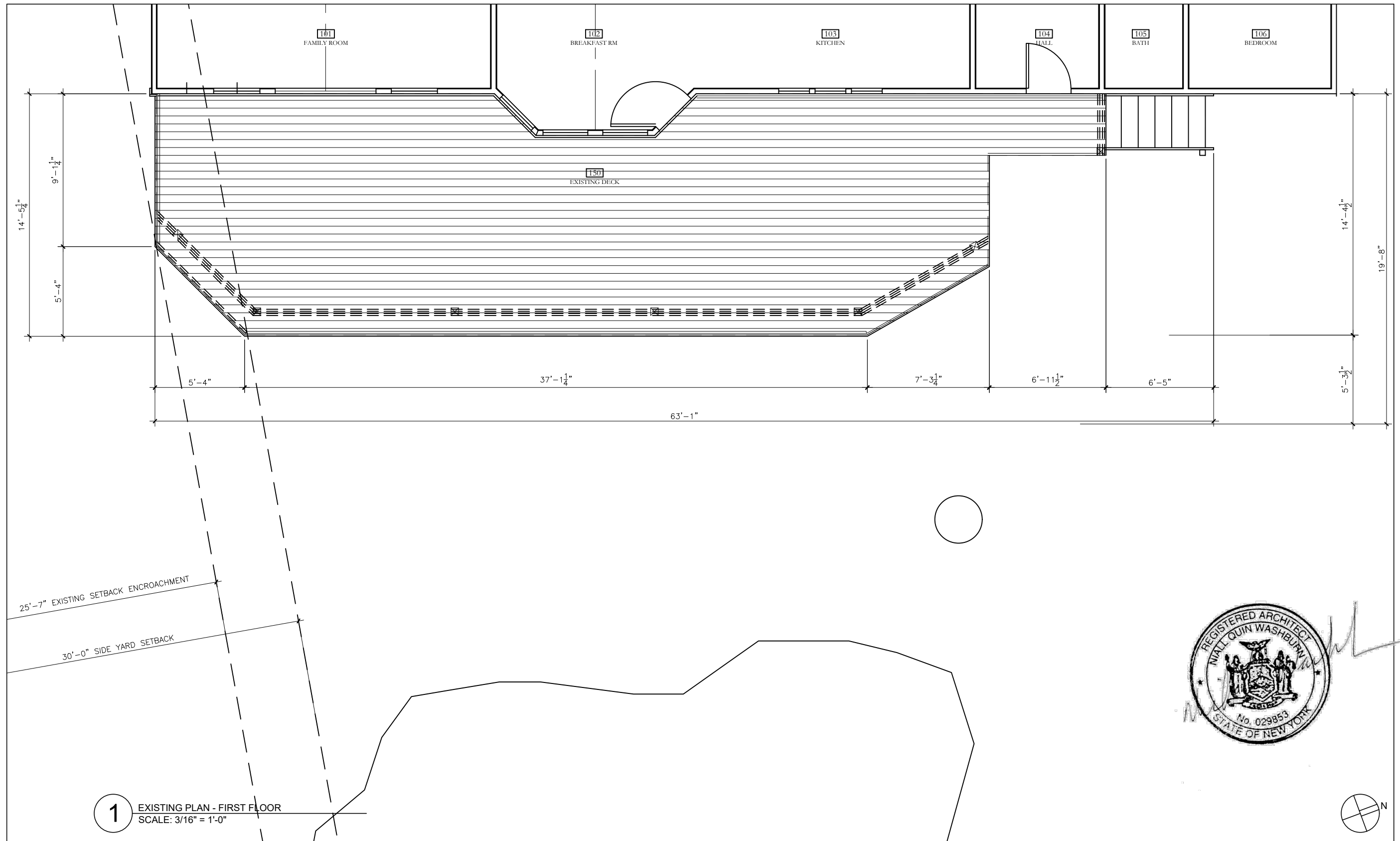
DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK

NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION

SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

SKA  
1.1



**1** EXISTING PLAN - FIRST FLOOR  
SCALE: 3/16" = 1'-0"

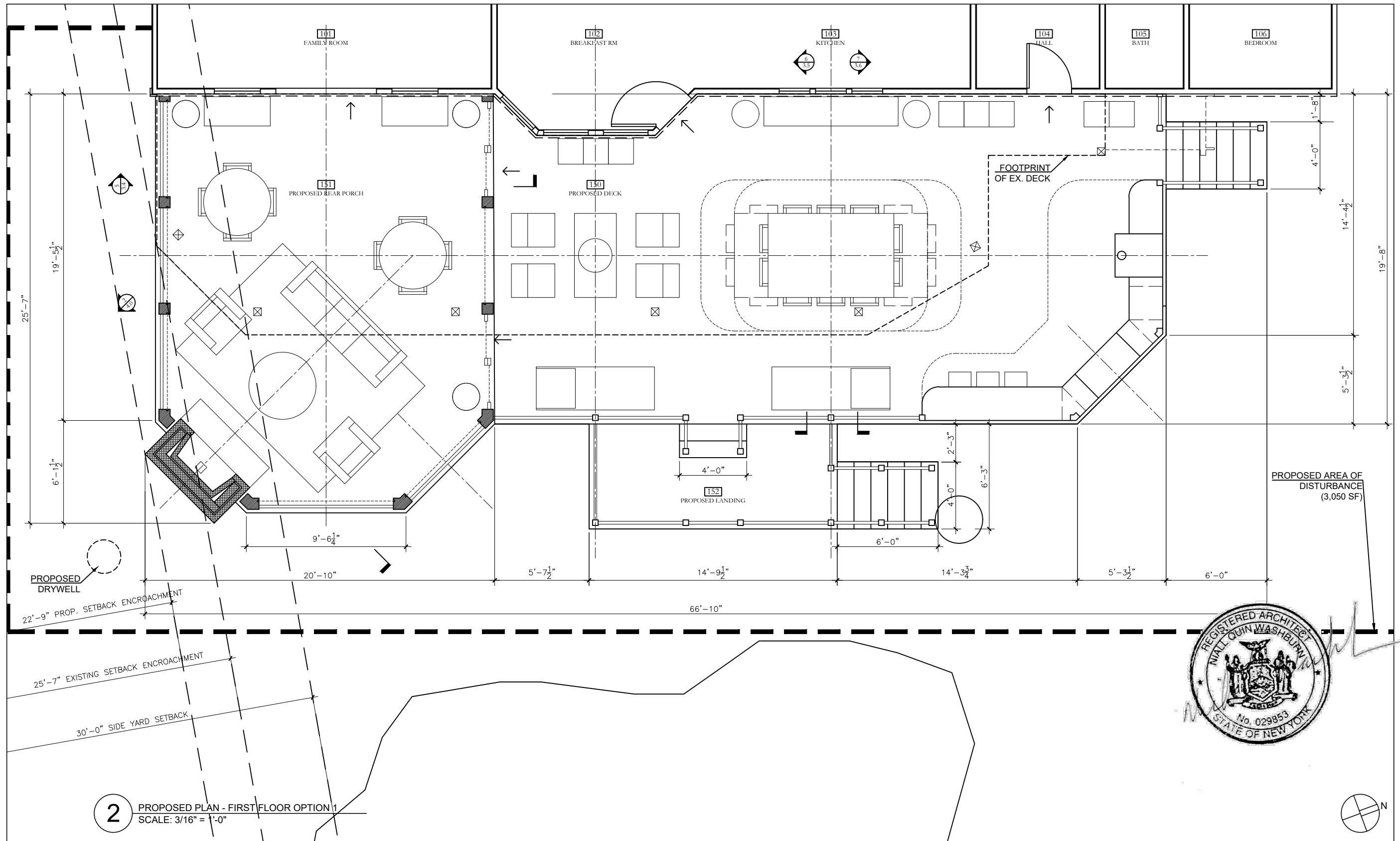


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DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**2.0**



**2** PROPOSED PLAN - FIRST FLOOR OPTION 1  
SCALE: 3/16" = 1'-0"



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DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK

NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION

SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**2.1**



**1** EXISTING ELEVATION - EAST  
SCALE: 3/16" = 1'-0"

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DEFEIO RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**3.0**



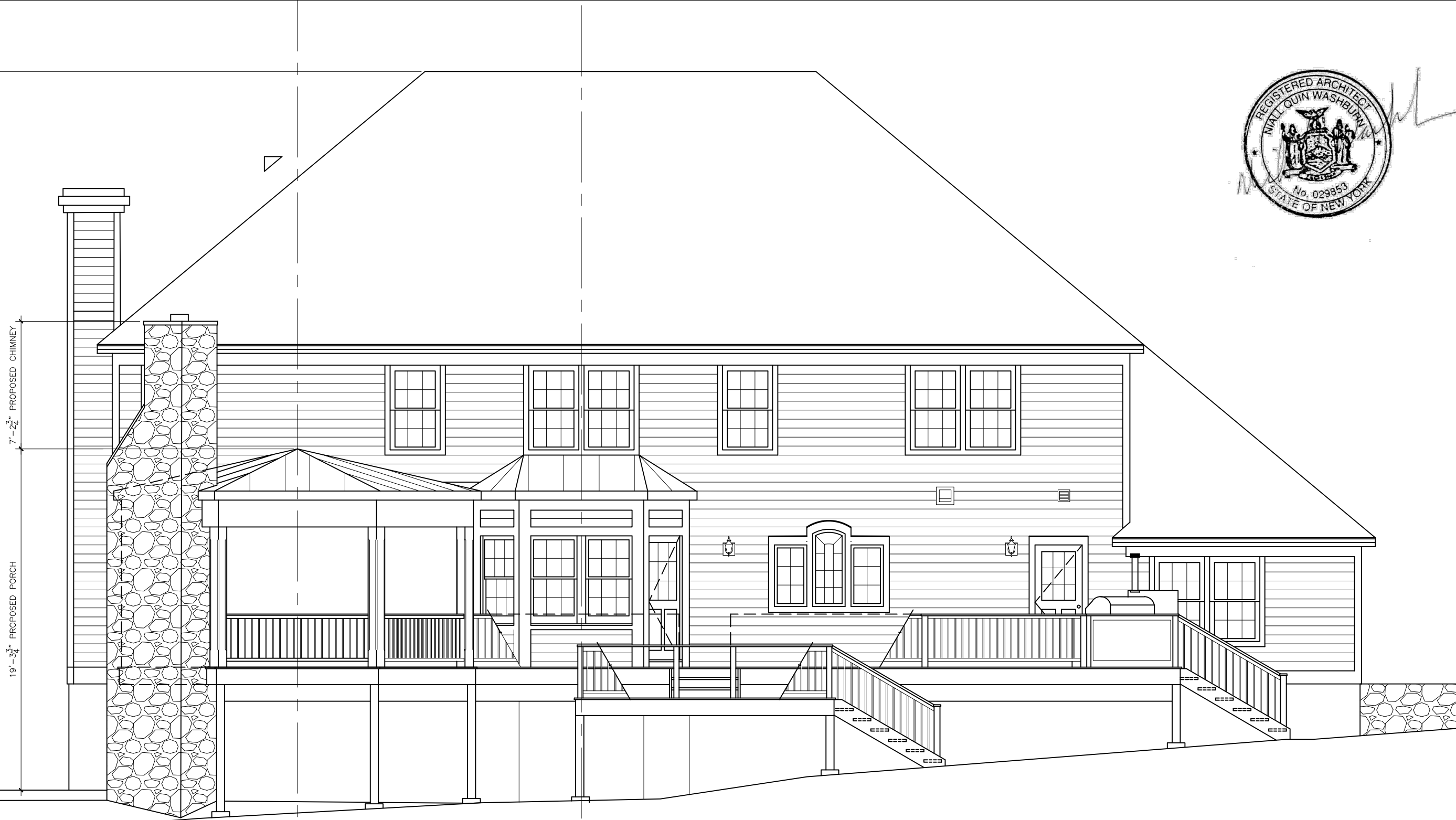
**2** EXISTING ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

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DEFEQ RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**3.1**



7'- $\frac{3}{4}$ " PROPOSED CHIMNEY  
 19'- $\frac{3}{4}$ " PROPOSED PORCH

**3** PROPOSED PORCH ELEVATION - EAST  
 SCALE: 3/16" = 1'-0"

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DEFEQ RESIDENCE  
 BLDG DEPT APPLICATION RE DECK  
 NOTES: ---  
 REVISIONS: ---  
 REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
 OF DECK, REAR PORCH ADDITION  
 SCALE: AS LABELED  
 DATE: 10/18/21  
 DRAWN BY: NOW

**SKA**  
**3.2**



**4** PROPOSED PORCH ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

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DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**3.3**



**5** PROPOSED PORCH SECTION  
SCALE: 3/16" = 1'-0"

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DEFEQ RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION  
SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

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**3.4**





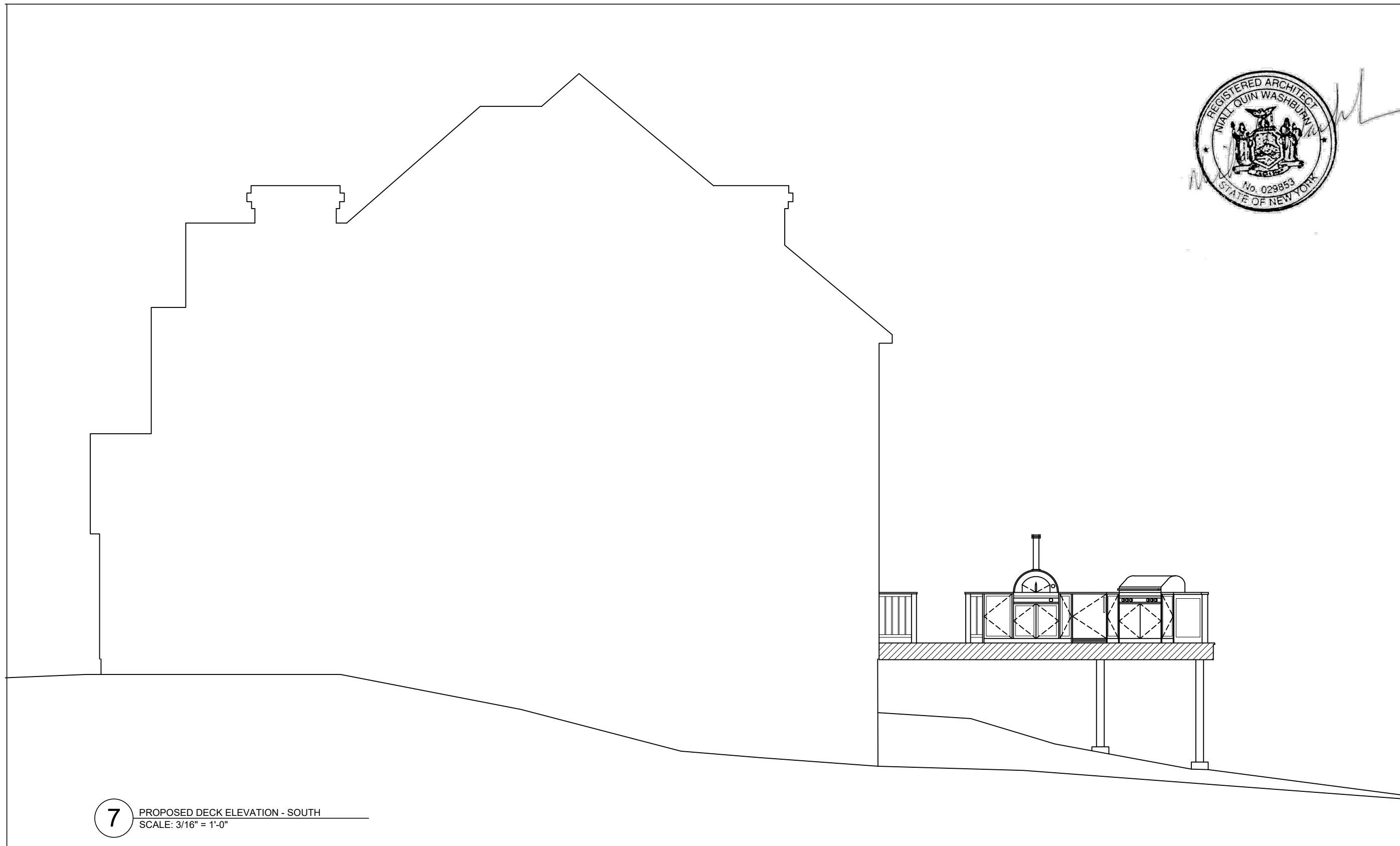
**6** PROPOSED PORCH ELEVATION - NORTH  
SCALE: 3/16" = 1'-0"

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DEFEO RESIDENCE  
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REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
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DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**3.5**



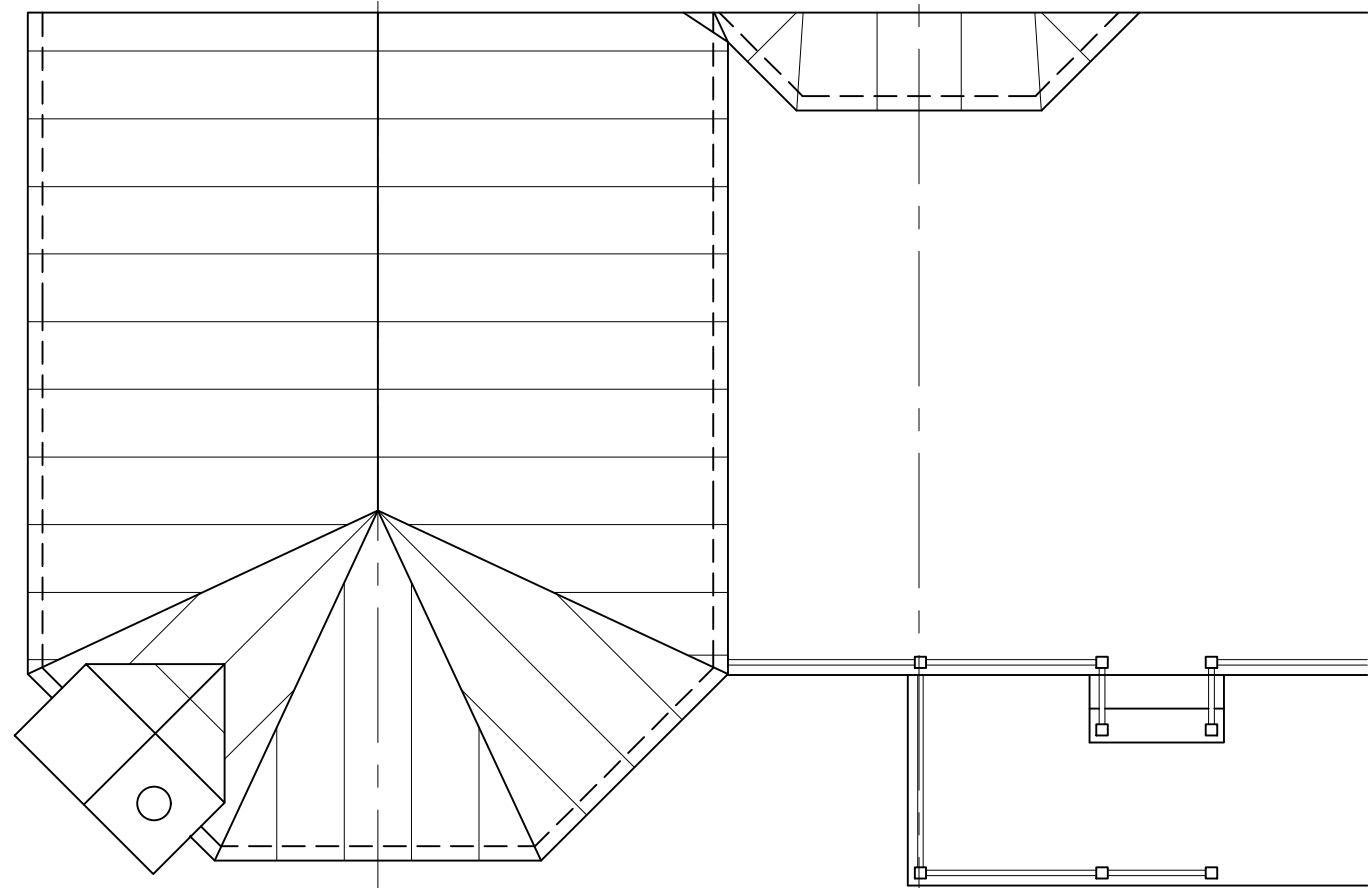
**7** PROPOSED DECK ELEVATION - SOUTH  
SCALE: 3/16" = 1'-0"

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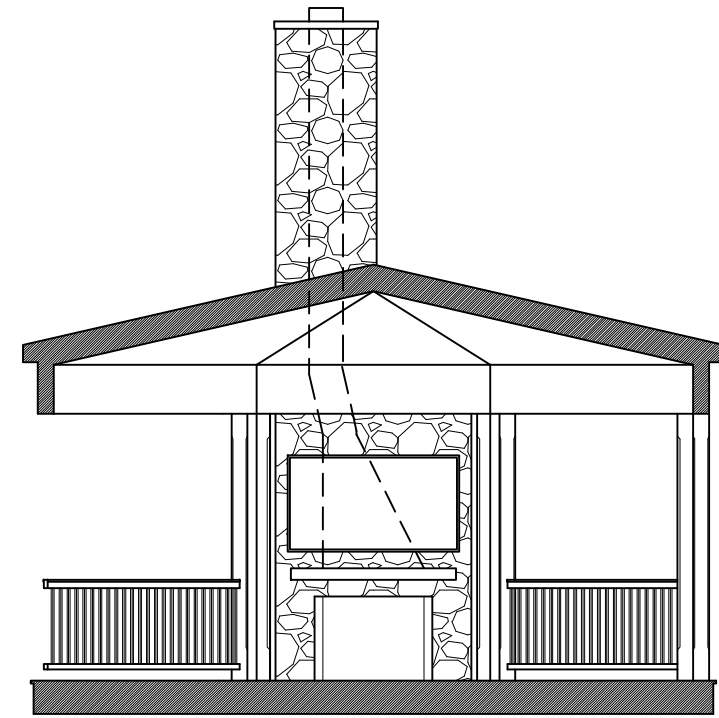
DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK  
NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
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DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**3.6**



**1** PROPOSED PORCH ROOF PLAN  
SCALE: 3/16" = 1'-0"



**2** PROPOSED INTERIOR ELEVATION - AT FIREPLACE  
SCALE: 3/16" = 1'-0"

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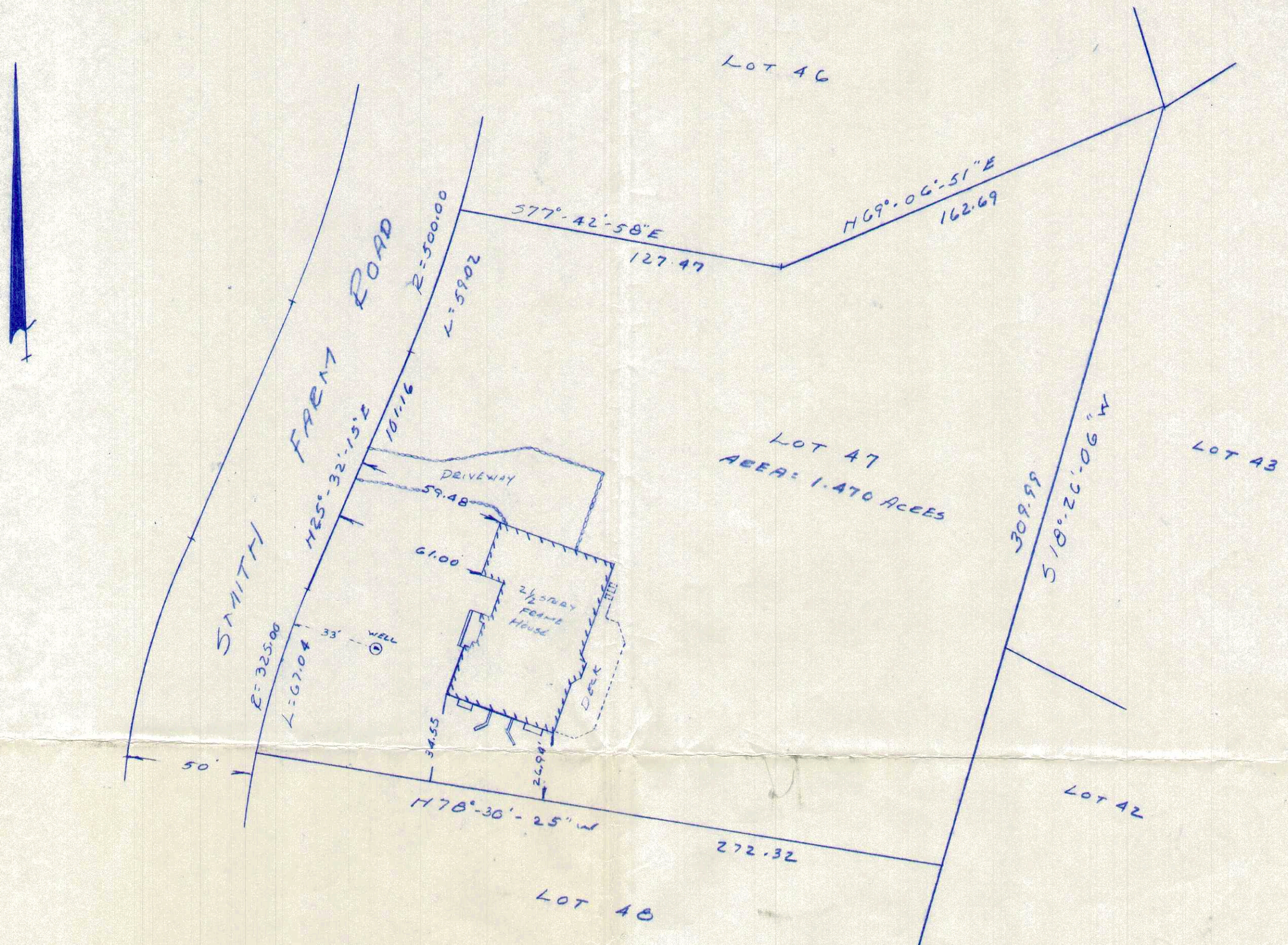
DEFEO RESIDENCE  
BLDG DEPT APPLICATION RE DECK

NOTES: ---  
REVISIONS: ---  
REFERENCES: ---

REPLACEMENT AND ENLARGEMENT  
OF DECK, REAR PORCH ADDITION

SCALE: AS LABELED  
DATE: 10/18/21  
DRAWN BY: NOW

**SKA**  
**4.0**



CERTIFIED TO:  
 L. AND H. ABSTRACT CORP.  
 COMMONWEALTH LAND TITLE INSURANCE COMPANY  
 SOUND FEDERAL SAVINGS AND LOAN ASSOCIATION.

I, Edward J. Crothers, the surveyor who made this map, do hereby certify that the survey of the property shown hereon is based on a field survey and that said survey is in accordance with the New York State Association of Professional Land Surveyors current standards.

All certifications hereon shall run only to persons named hereon for whom this survey was prepared, and on their behalf to any title company, governmental agency or lending institution named hereon. Said certifications are not transferable to additional institutions or subsequent owners.

*Edward J. Crothers* N.Y.L.S. #41474  
 FOR: J.A. Kirby Company  
 Civil Engineers and Surveyors  
 Port Chester, N.Y.

DATE: APRIL 20, 1994

All certifications hereon are valid for this map and copies thereof only if said map or copies bear the impressed seal of the surveyor whose signature appears hereon.

Any alteration or addition to this survey is a violation of Section 7209 of the New York State Education Law, except as per Section 7209-Subdivision 2.

SURVEY OF LOT NO. 47.  
 SUBDIVISION MAP OF  
 CASTLEBOOK ESTATES  
 TOWN OF NORTH CASTLE, N.Y.

FILED MAP NO. 22603

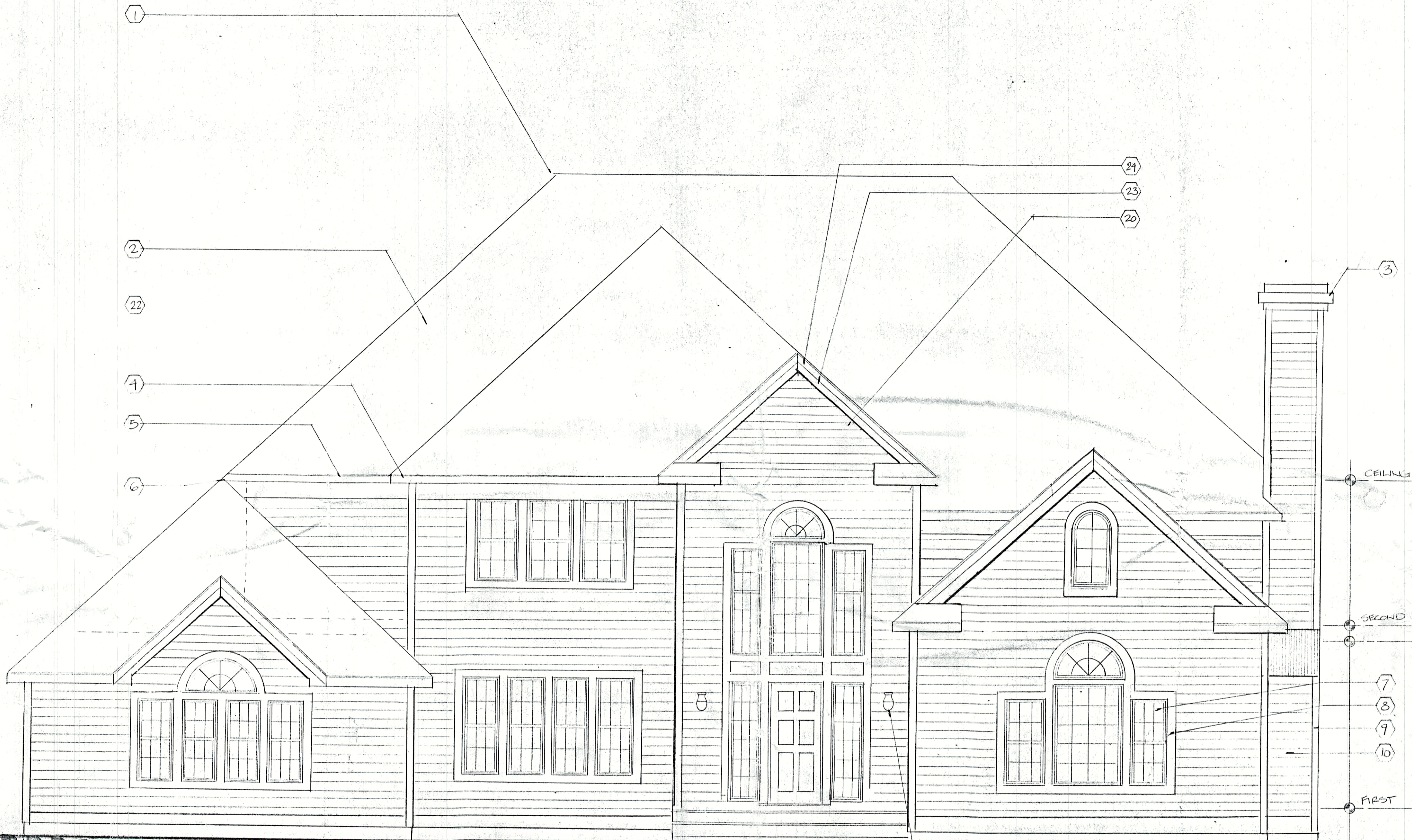
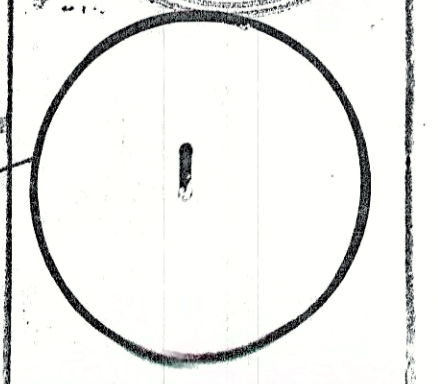
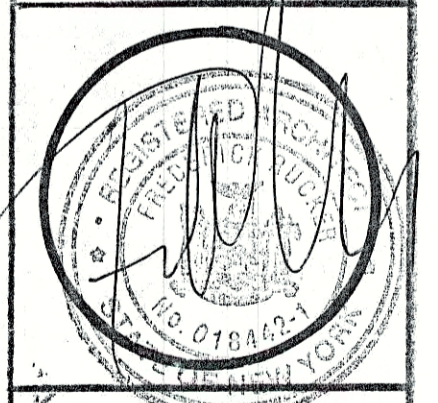
SURVEY PREPARED FOR  
 CANCRO CONSTRUCTION

SCALE 1 IN. = 40 FT

FRED RUCKER- ARCHITECT  
 7 MARYLAND AVENUE  
 ARMONK, NEW YORK 10504  
 914-273-8318

APR. 1/8/94

CANGRO CONSTRUCTION  
 SINGLE FAMILY DWELLING  
 LOT 47 CASTLEBROOK  
 ESTATES, NORTH CASTLE



**APPROVED**

Town of North Castle  
 Building Department  
 Permit # 9035-3-14-94  
 A.R.B. 1-10-94

Approval of these plans by the Building Department does not relieve the builder of record of the responsibility for built-in violations or of non-compliance with the Building Code of North Castle.

**FRONT ELEVATION**

This set of plans shall be kept on the job site. It is unlawful to make any changes or alterations on these plans without written permission from the Building Inspector.

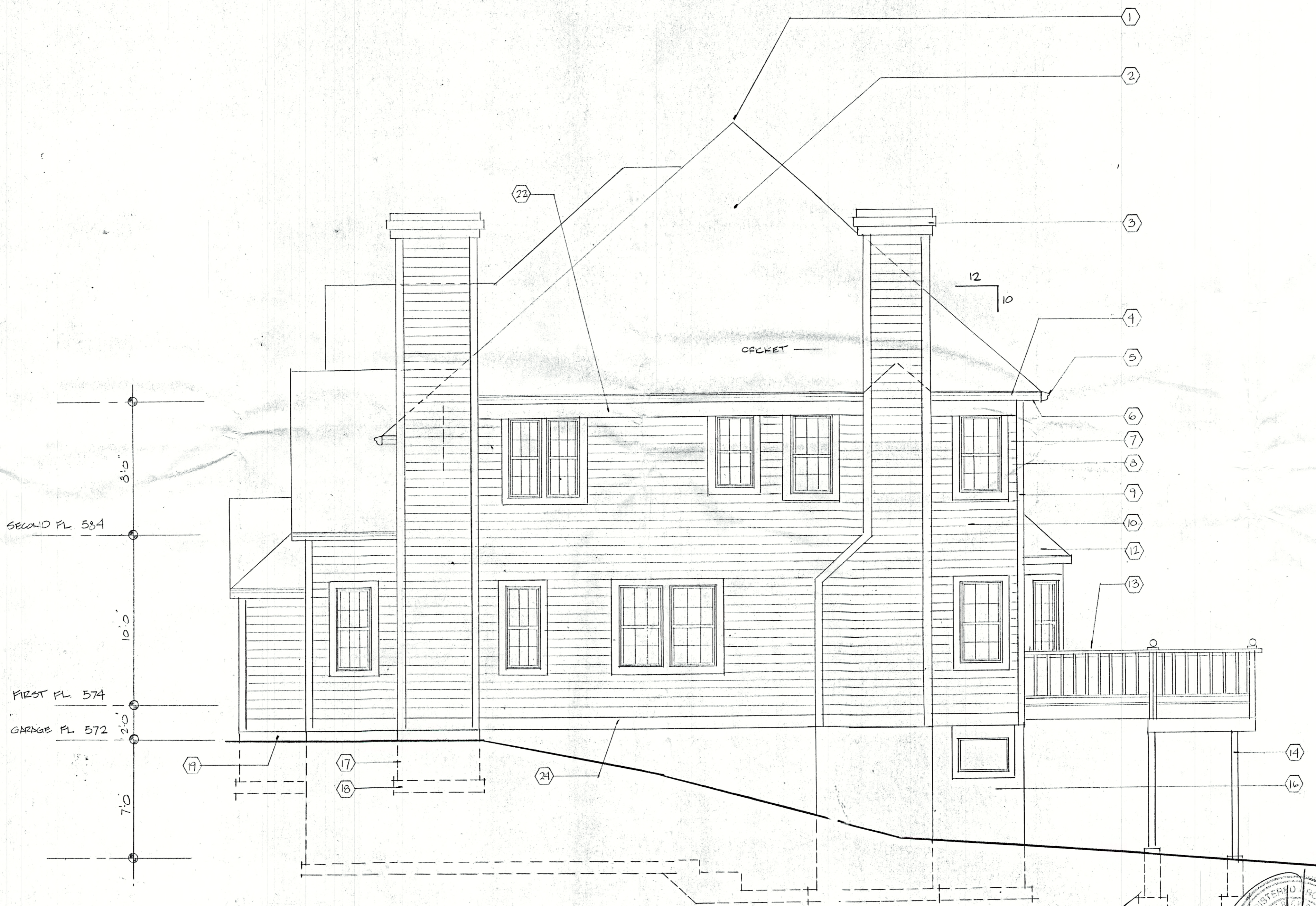
**RECEIVED**

JAN 10 1994  
 TOWN OF NORTH CASTLE, N.Y.  
 BUILDING DEPARTMENT

APPROVED  
 DATE 1/19/94  
 ARCHITECTURAL  
 BOARD OF REVIEW  
 TOWN OF NORTH CASTLE  
 SIGNED [Signature]

SCALE 1/4" = 1'0"

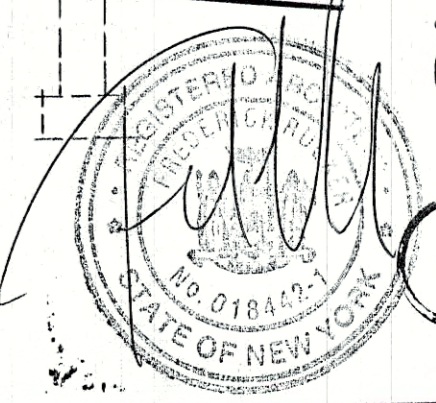
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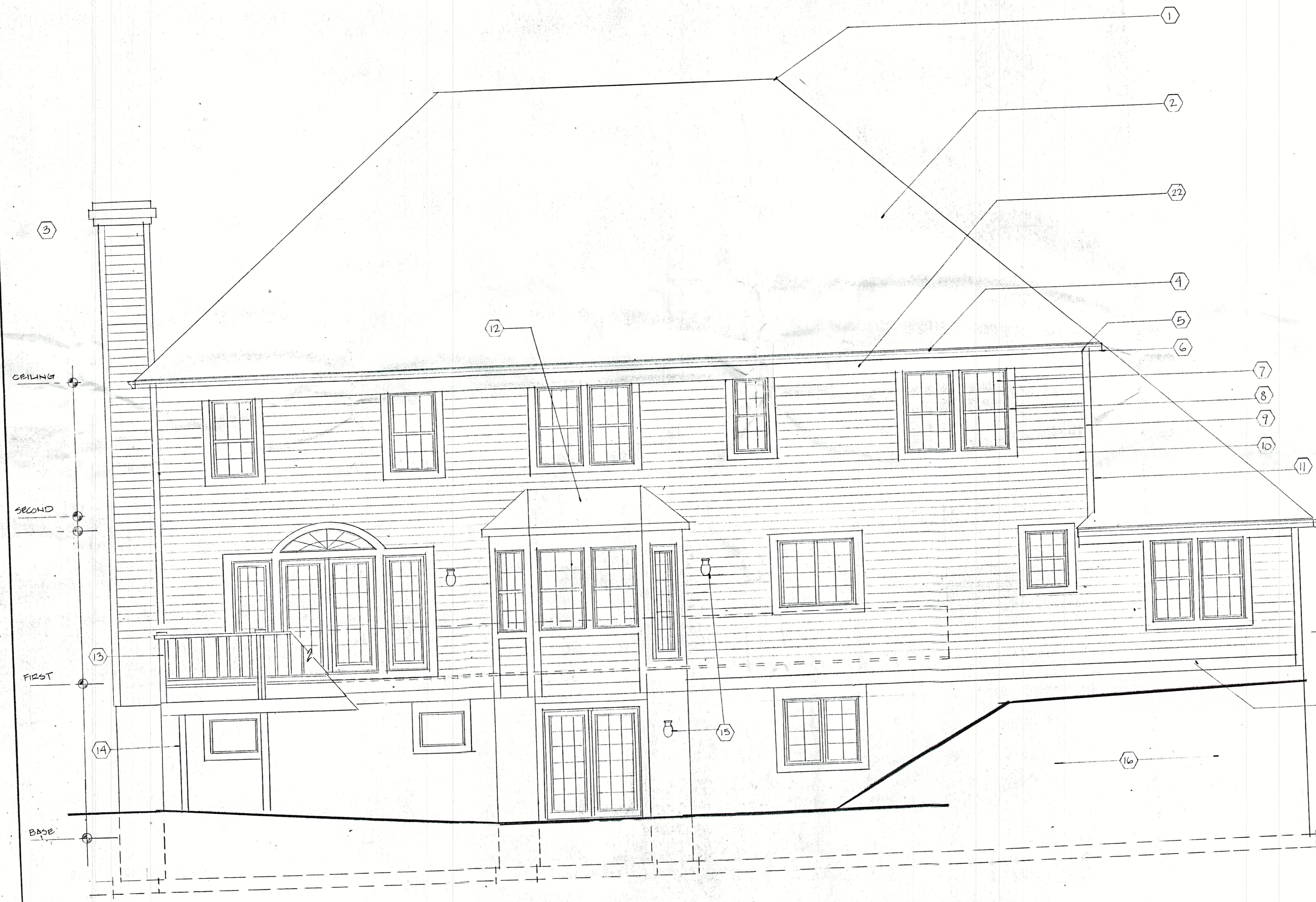
RIGHT SIDE ELEVATION

2

APPROVED  
 DATE 1/10/93  
 ARCHITECTURAL  
 BOARD OF REVIEW  
 TOWN OF NORTH CASTLE  
 SIGNED *[Signature]*

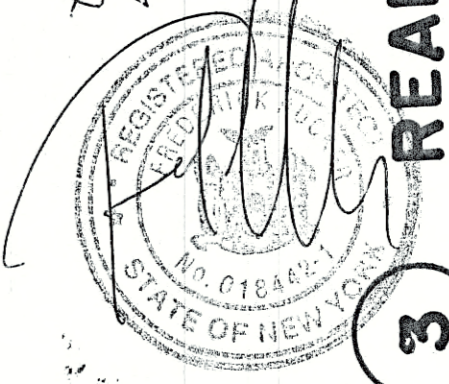


SCALE 1/4" = 1'-0"



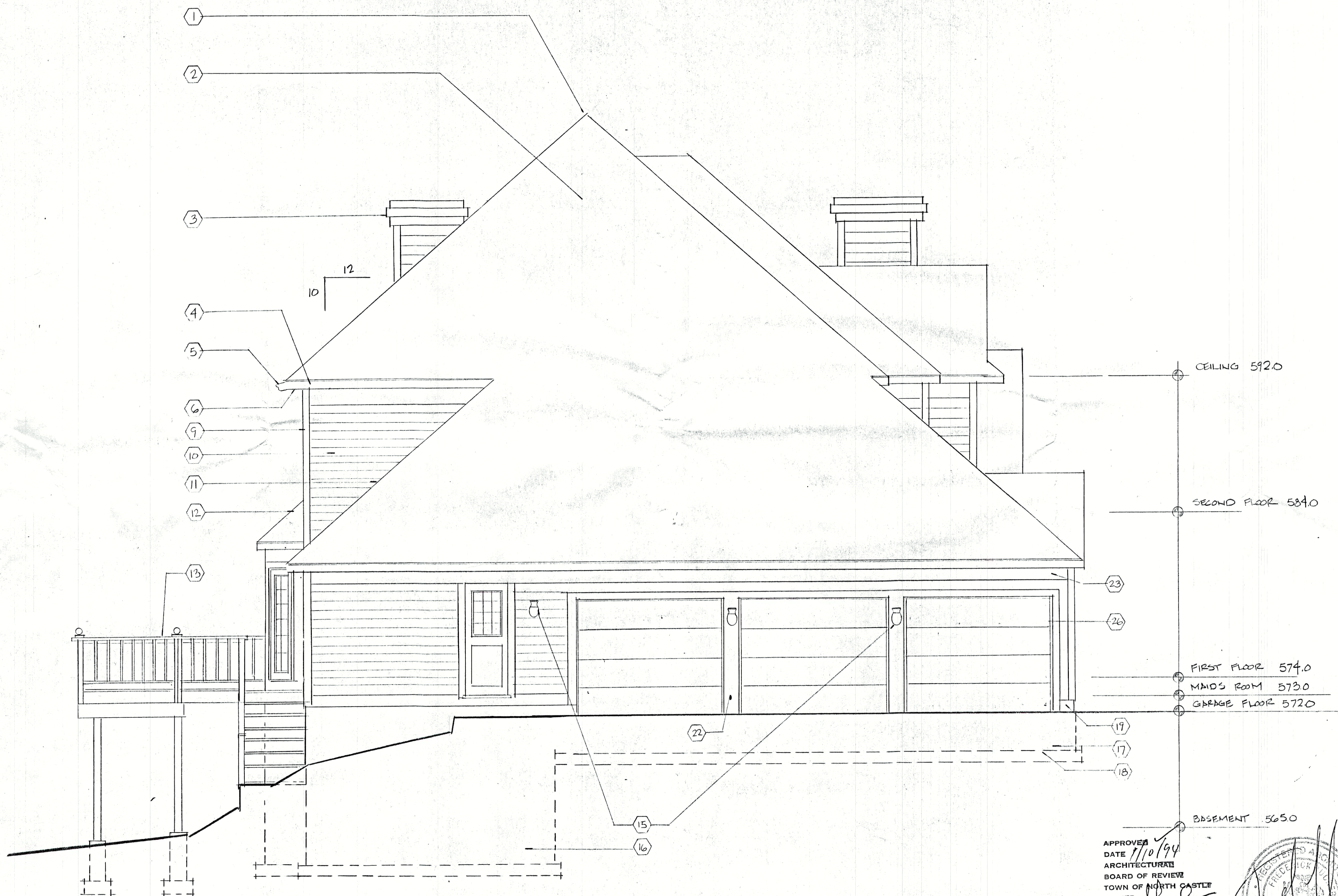
FIRST 574  
 MAIDS 573

APPROVED  
 DATE 1/10/94  
 ARCHITECTURE  
 BOARD OF REVIEW  
 TOWN OF HATH CASTLE  
 SIGNED



REAR ELEVATION  
 3

SCALE 1/4" = 1'-0"



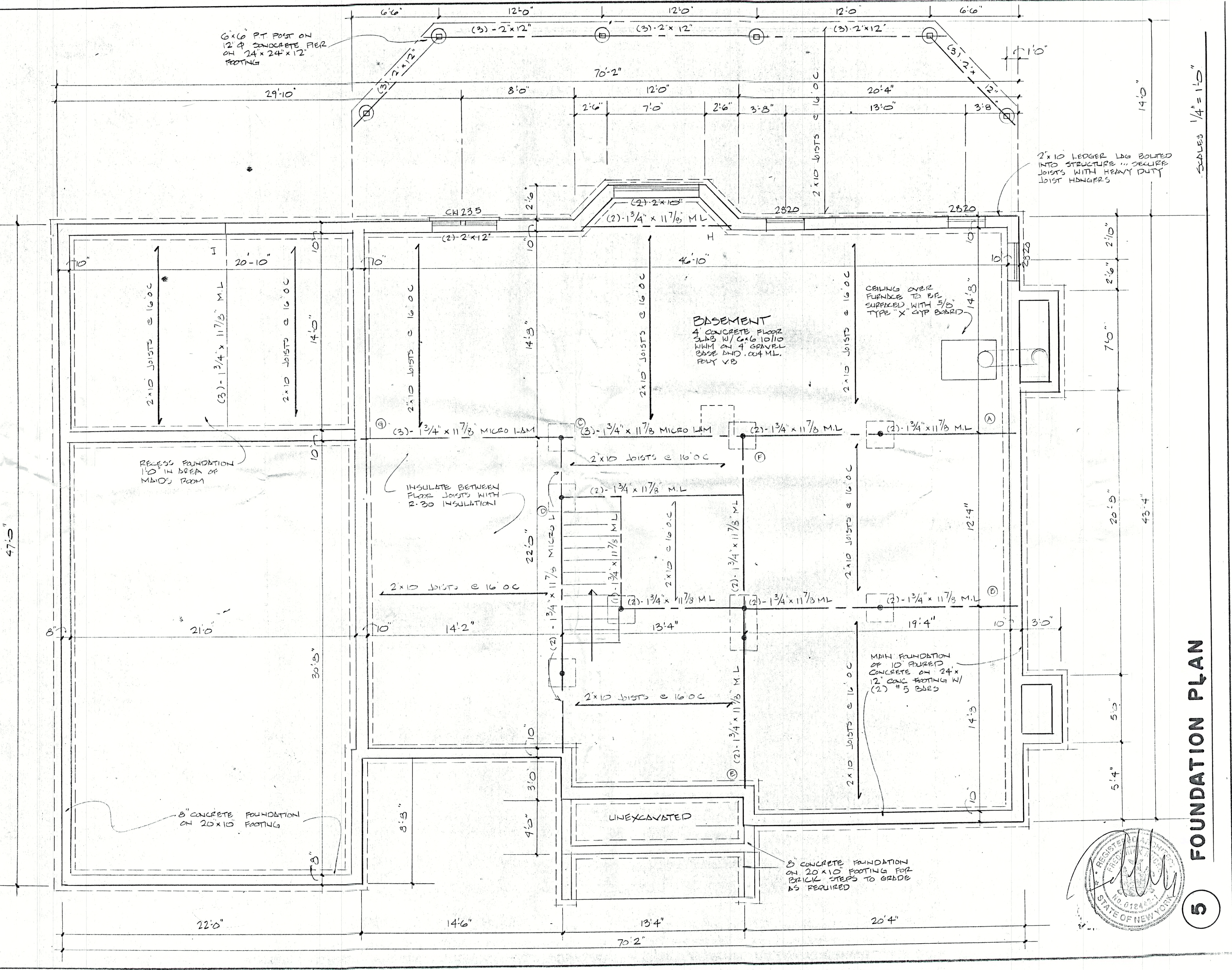
APPROVED  
 DATE 11/01/94  
 ARCHITECTURAL  
 BOARD OF REVIEW  
 TOWN OF NORTH CASTLE  
 SIGNED *[Signature]*



LEFT SIDE ELEVATION



6"x6" P.T. POST ON  
12" OF CONCRETE FLEET  
OF 24"x24"x12"  
FOOTING



2x10 LEDGER LOG BOLTED  
INTO STRUCTURE TO SECURE  
JOISTS WITH HEAVY DUTY  
JOIST HANGERS

**BASEMENT**  
4" CONCRETE FLOOR  
SLAB W/ 6# 10/10  
W/ 4" GRAVEL  
BASE W/ .004 ML  
POLY V.B.

CEILING OVER  
FURNICE TO BE  
SURFACED WITH 5/8"  
TYPE "X" GYP BOARD

RECESS FOUNDATION  
1'-0" IN AREA OF  
MAYOR'S ROOM

INSULATE BETWEEN  
FLOOR JOISTS WITH  
R-30 INSULATION

8" CONCRETE FOUNDATION  
ON 20x10 FOOTING

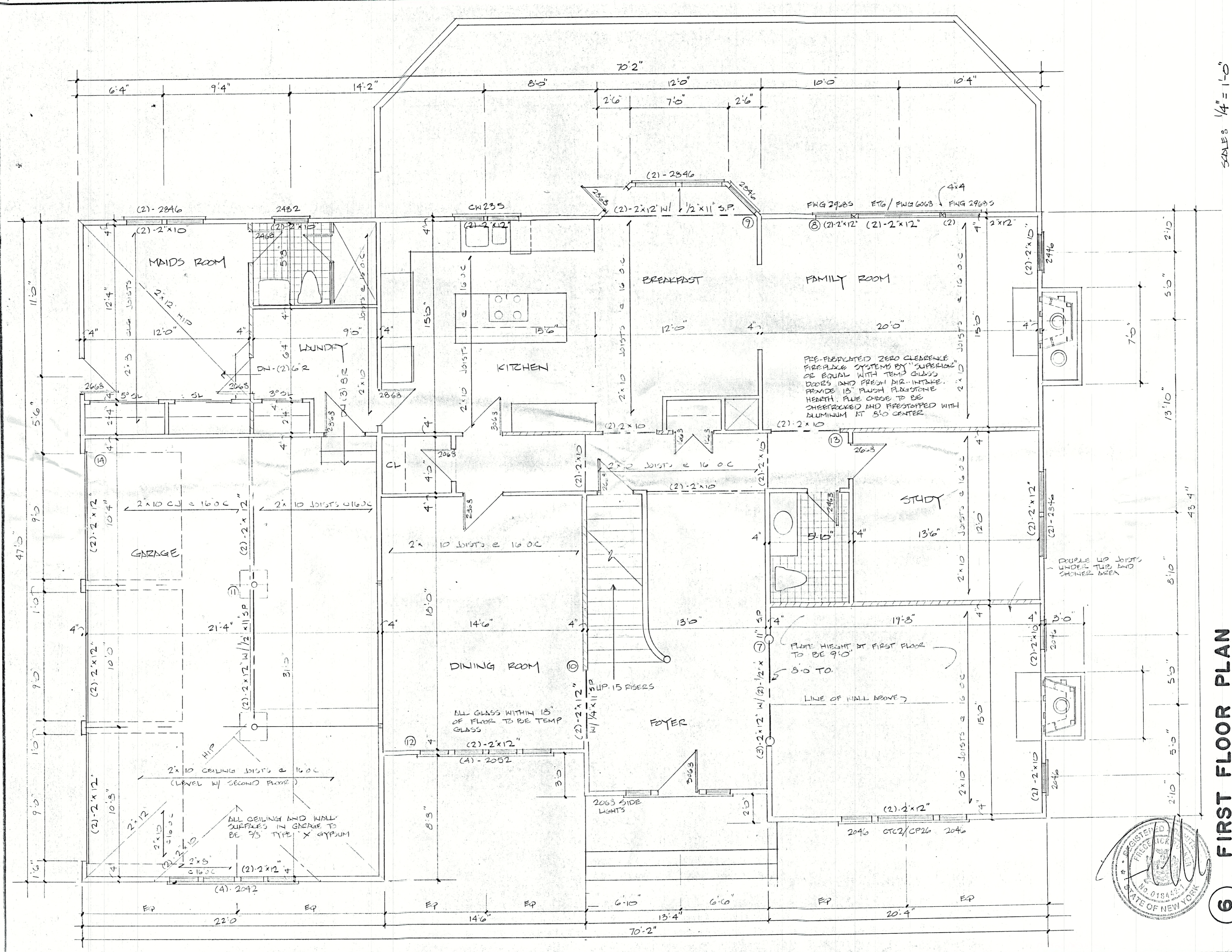
8" CONCRETE FOUNDATION  
ON 20x10 FOOTING FOR  
BRICK STEPS TO GRADE  
AS REQUIRED

UNEXCAVATED

SCALE 1/4" = 1'-0"



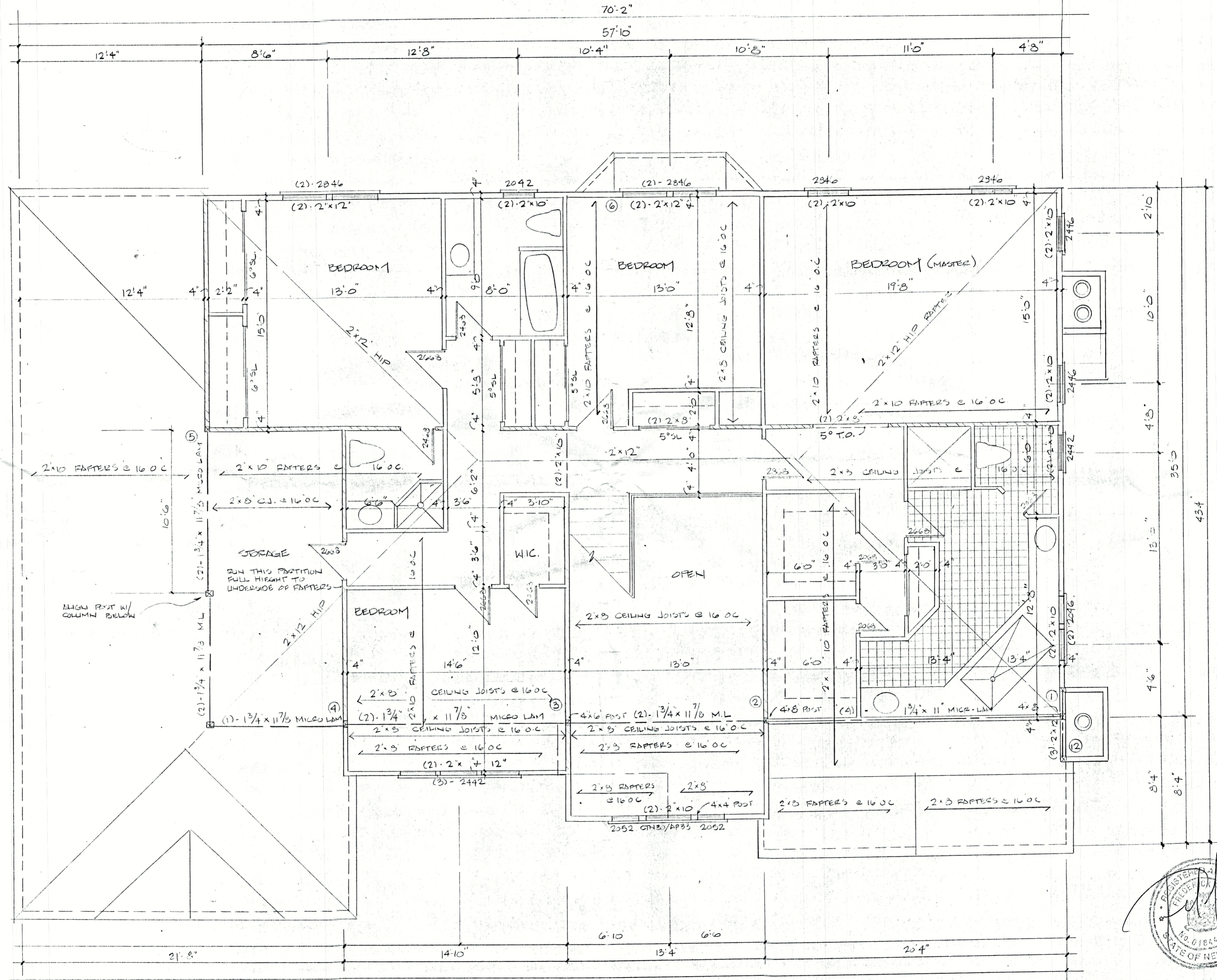
**5 FOUNDATION PLAN**



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

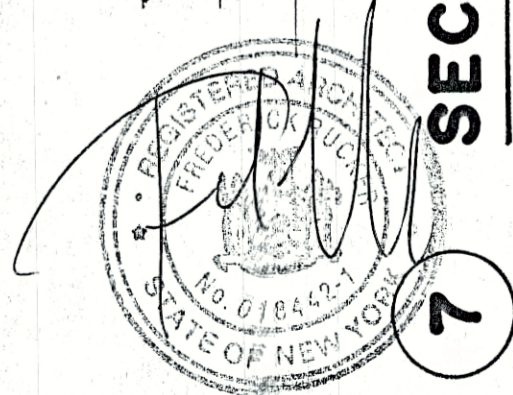
**6 FIRST FLOOR PLAN**

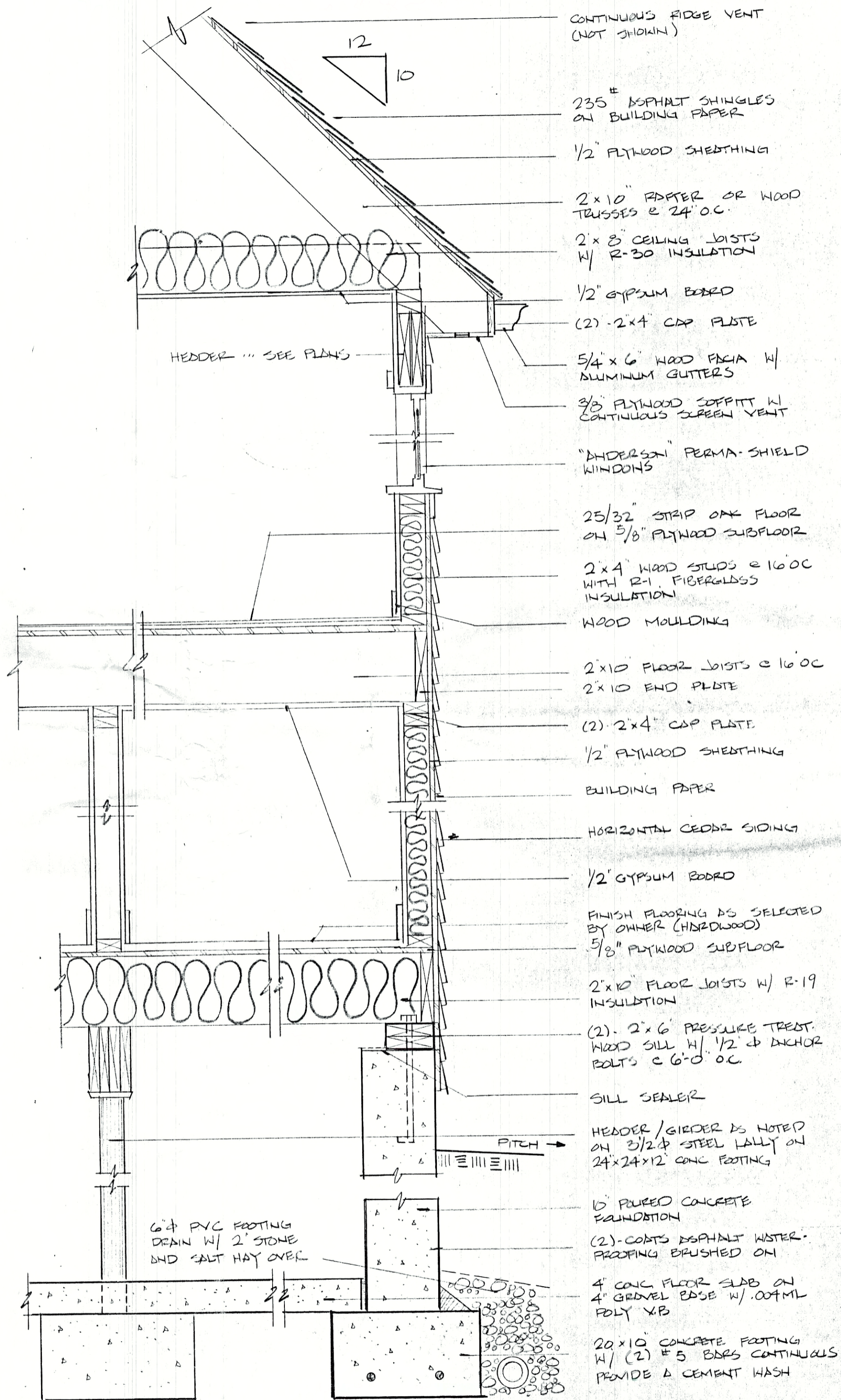




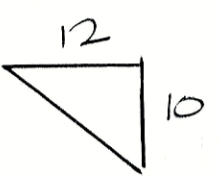
SCALE 1/4" = 1'-0"

7 SECOND FLOOR PLAN





CONTINUOUS RIDGE VENT  
(NOT SHOWN)



235 # ASPHALT SHINGLES  
ON BUILDING PAPER

1/2" PLYWOOD SHEATHING

2x10" RAFTER OR WOOD  
TRUSSES @ 24" O.C.

2x8" CEILING JOISTS  
W/ R-30 INSULATION

1/2" GYPSUM BOARD

(2) 2x4" CAP PLATE

HEADER ... SEE PLANS

5/4" x 6" WOOD FASCIA W/  
ALUMINUM GUTTERS

3/8" PLYWOOD SOFFIT W/  
CONTINUOUS SCREEN VENT

"ANDERSON" PERMA-SHIELD  
WINDOWS

25/32" STRIP OAK FLOOR  
ON 5/8" PLYWOOD SUBFLOOR

2x4" WOOD STUDS @ 16" O.C.  
WITH R-1 FIBERGLASS  
INSULATION

WOOD MOULDING

2x10" FLOOR JOISTS @ 16" O.C.  
2x10" END PLATE

(2) 2x4" CAP PLATE

1/2" PLYWOOD SHEATHING

BUILDING PAPER

HORIZONTAL CEDAR SIDING

1/2" GYPSUM BOARD

FINISH FLOORING AS SELECTED  
BY OWNER (HARDWOOD)

5/8" PLYWOOD SUBFLOOR

2x10" FLOOR JOISTS W/ R-19  
INSULATION

(2) 2x6" PRESSURE TREAT.  
WOOD SILL W/ 1/2" @ ANCHOR  
BOLTS @ 6'-0" O.C.

SILL SEALER

PITCH →

HEADER/GIRDER AS NOTED  
ON 3/2" @ STEEL LALLY ON  
24x24x12" CONC FOOTING

6" PVC FOOTING  
DRAIN W/ 2" STONE  
AND SALT HAY OVER

6" RAISED CONCRETE  
FOUNDATION

(2) COATS ASPHALT WATER-  
PROOFING BRUSHED ON

4" CONC FLOOR SLAB ON  
4" GRAVEL BASE W/ 0.07 ML  
POLY X.B.

20x10" CONCRETE FOOTING  
W/ (2) #5 BARS CONTINUOUS  
PROVIDE A CEMENT WASH

TYPICAL WALL SECTION

