
DURAND-ROSENBERG
RPRC APPLICATION FOR 1613
OLD ORCHARD STREET, TOWN
OF NORTH CASTLE, NY

Submitted by DONALD R. KNAPP, PE

MAY 6, 2022
DONALD R. KNAPP, PE
2 Dale Ave., Somers, New York 10589

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Durand-Rosenberg RPRC Application for 1613 Old Orchard Street

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Page 6. Locator map at a convenient scale.

Page 7. Zoning map of the Town of North Castle showing property.

Page 8. Topographic survey (from 1985) of the applicant's entire property and adjacent property.

Page 9. Site plan showing location of the proposed house, walkway, driveway, setbacks, grade elevations, water supply (well), and sewer connection to existing Town sanitary sewer line.

Page 10. Site plan showing location of driveway, street, adjacent properties, and their driveways.

Page 11-17. House elevations and floor plans for proposed 4-bedroom house.

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Page 29. Summary of area calculations.

Page 30. Zoning Conformance Table.

Page 31. Description of water supply, sewage disposal, site drainage, and sediment erosion control.

Pages 32-36. Supplemental historical notes about the property, which has been in the Durand family for over 80 years, plus three photos of the lot taken by the family in 1978.



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: 1613 Old Orchard St, West Harrison, NY

Section III- DESCRIPTION OF WORK:

The Property Owners are seeking a building permit for Parcel 118.03-1-4 for the construction of a 4 bedroom single family residence with an asphalt driveway and a concrete walkway as shown on the Site Plan. The property shall be serviced by a drilled well to supply potable water. Sanitary waste water will be discharged to the existing sanitary sewer line in Old Orchard Street in compliance with Best Management Practices of the State of New York Department of Health and Westchester County Department of Health (WCDH). Storm water runoff shall be routed to an engineer designed subsurface retention system in compliance with the Best Management Practices of the State of New York and the WCDH.

Section III- CONTACT INFORMATION:

APPLICANT: Donald R. Knapp, P.E.
ADDRESS: 2 Dale Avenue, Somers, NY 10589
PHONE: 914.248.7726 MOBILE: _____ EMAIL: drknapppe@gmail.com

PROPERTY OWNER:
Marlene Durand, 4 Bushcliff Terrace, Winchester, MA 01890, and Diane Rosenberg, 3 Wolcott Terrace, Winchester, MA 01890
ADDRESS: MA 01890 Phone #: Marlene Durand- 1.718.640.2819; Diane Rosenberg- 1.650.274.0003
PHONE: marienedurand@comcast.net MOBILE: _____ EMAIL: dianedrosenberg@gmail.com

PROFESSIONAL: Donald R. Knapp, P.E.
ADDRESS: 2 Dale Avenue, Somers, NY 10589
PHONE: 914.248.7726 MOBILE: _____
EMAIL: drknapppe@gmail.com

Section IV- PROPERTY INFORMATION:

Zone: R-1A Tax ID (lot designation) 118.03-1-4



**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:

Initial Submittal Revised Preliminary

Street Location:

Zoning District: _____ Property Acreage: _____ Tax Map Parcel ID: _____

Date: _____

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.



Southern Westchester
BOCES Rye Lake...

1613 Old Orchard St.

Cranberry
Lake Preserve

4

Woodmans
Cove



Southern Westchester BOCES Rye Lake...



Southern Westchester BOCES Transportation

1613 Old Orchard St

172 ft

Image Landsat / Copernicus

Google Earth

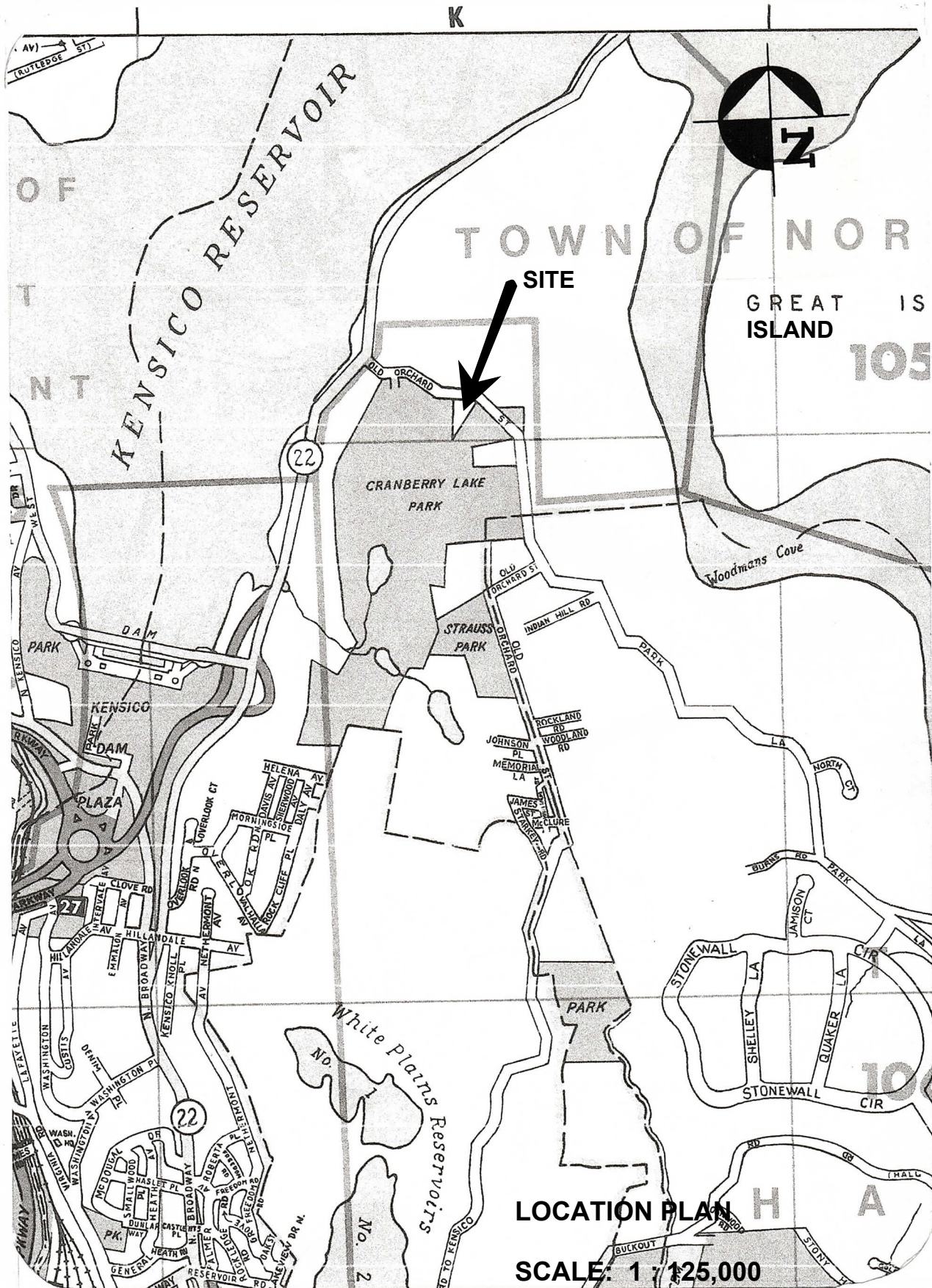
5



1985

41°04'51.58" N 73°45'06.59" W elev 562 ft eye alt 1108 ft



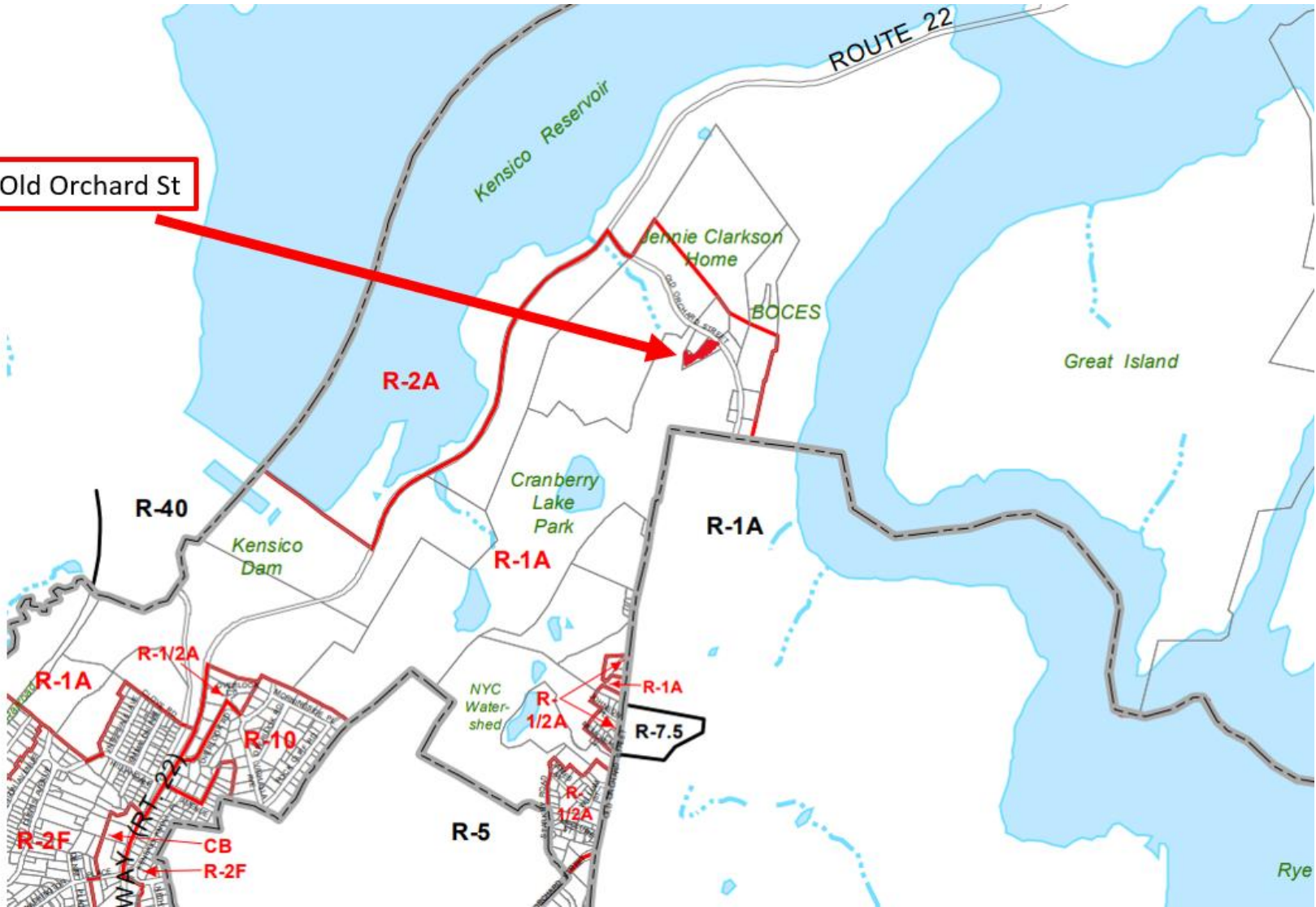


LOCATION PLAN

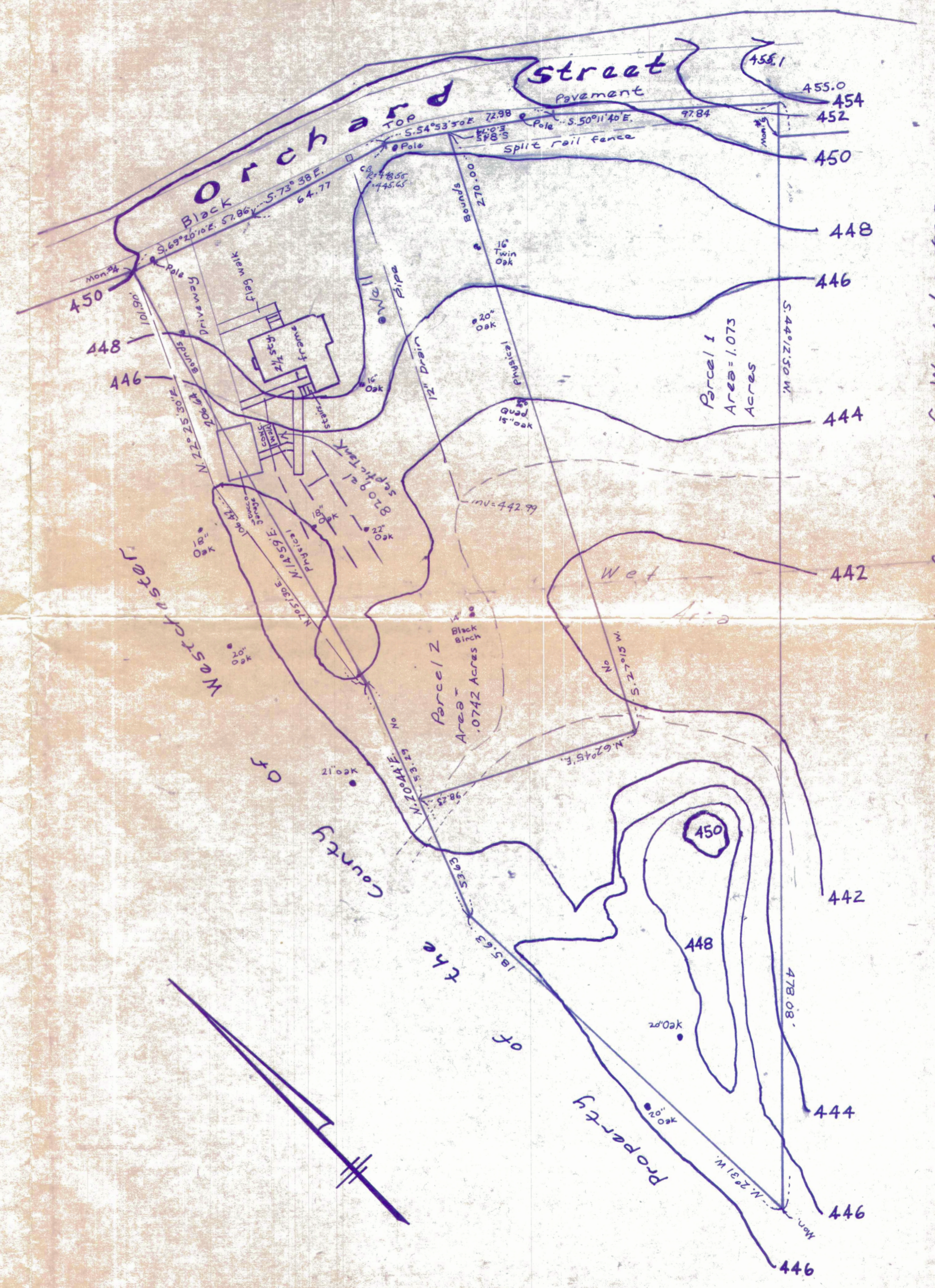
SCALE: 1 : 125,000

Zoning map, Town of North Castle

1613 Old Orchard St



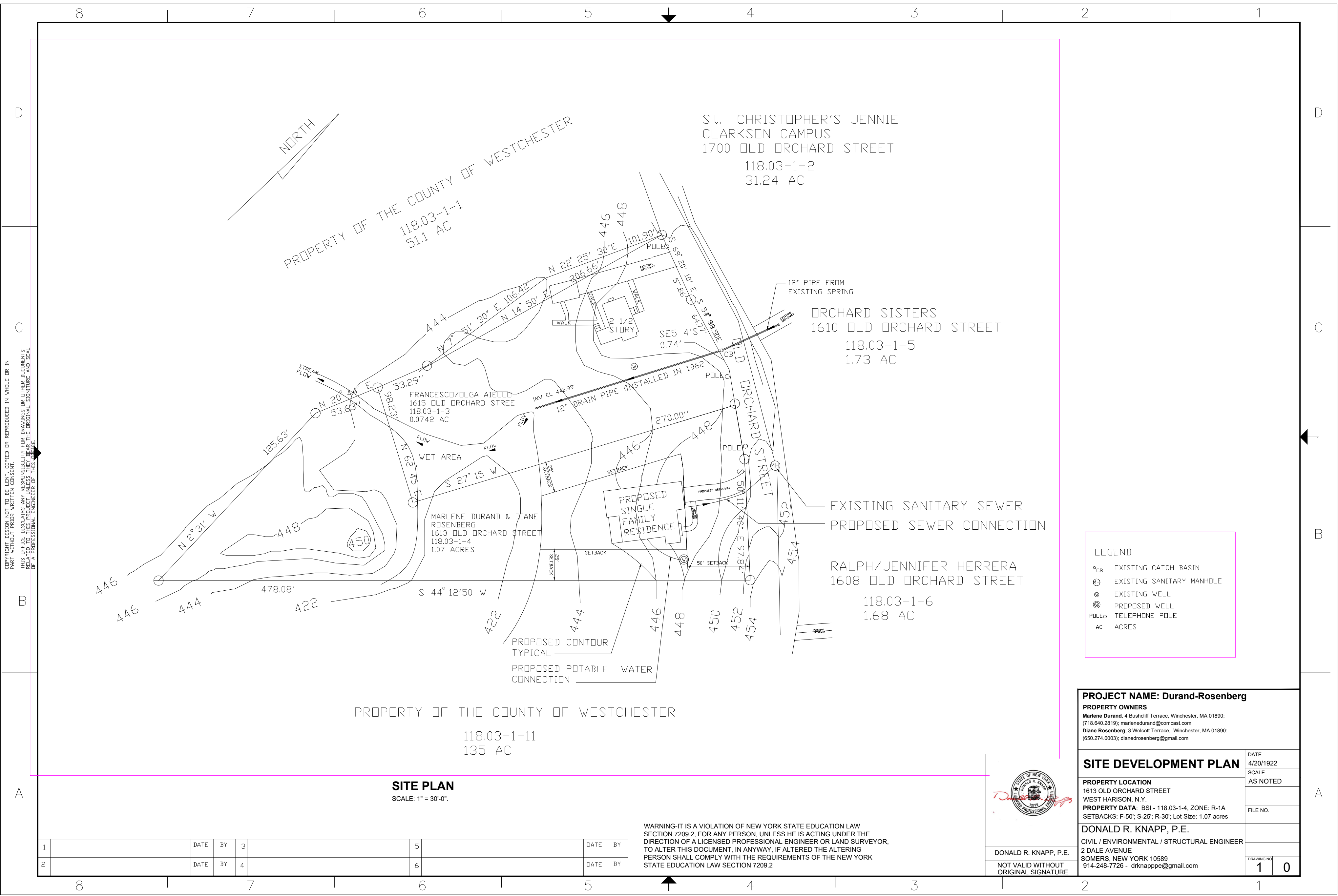
Topographic
 Survey of Property
 prepared for
Leslie W. Durand
 in the Town of
North Castle
 Westchester Co., N.Y.
 Scale 1"=40" Jan. 15, 1985



Property of the County of Westchester

Ward Computer Engineers Inc.
 76 Mamaroneck Ave.
 White Plains, N.Y.

W.C. 3452 W.C. 2043 949-6000



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USER REVDATE FNAME

1		DATE	BY	3		5		DATE	BY
2		DATE	BY	4		6		DATE	BY

SITE PLAN
SCALE: 1" = 30'-0"

WARNING-IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT, IN ANYWAY, IF ALTERED THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF THE NEW YORK STATE EDUCATION LAW SECTION 7209.2

LEGEND

- °CB EXISTING CATCH BASIN
- ⊕ EXISTING SANITARY MANHOLE
- ⊙ EXISTING WELL
- ⊗ PROPOSED WELL
- POLE TELEPHONE POLE
- AC ACRES

PROJECT NAME: Durand-Rosenberg

PROPERTY OWNERS
 Marlene Durand, 4 Bushcliff Terrace, Winchester, MA 01890; (718.840.2819); marlenedurand@comcast.com
 Diane Rosenberg, 3 Wiscott Terrace, Winchester, MA 01890; (650.274.0003); dianedrosenberg@gmail.com

SITE DEVELOPMENT PLAN

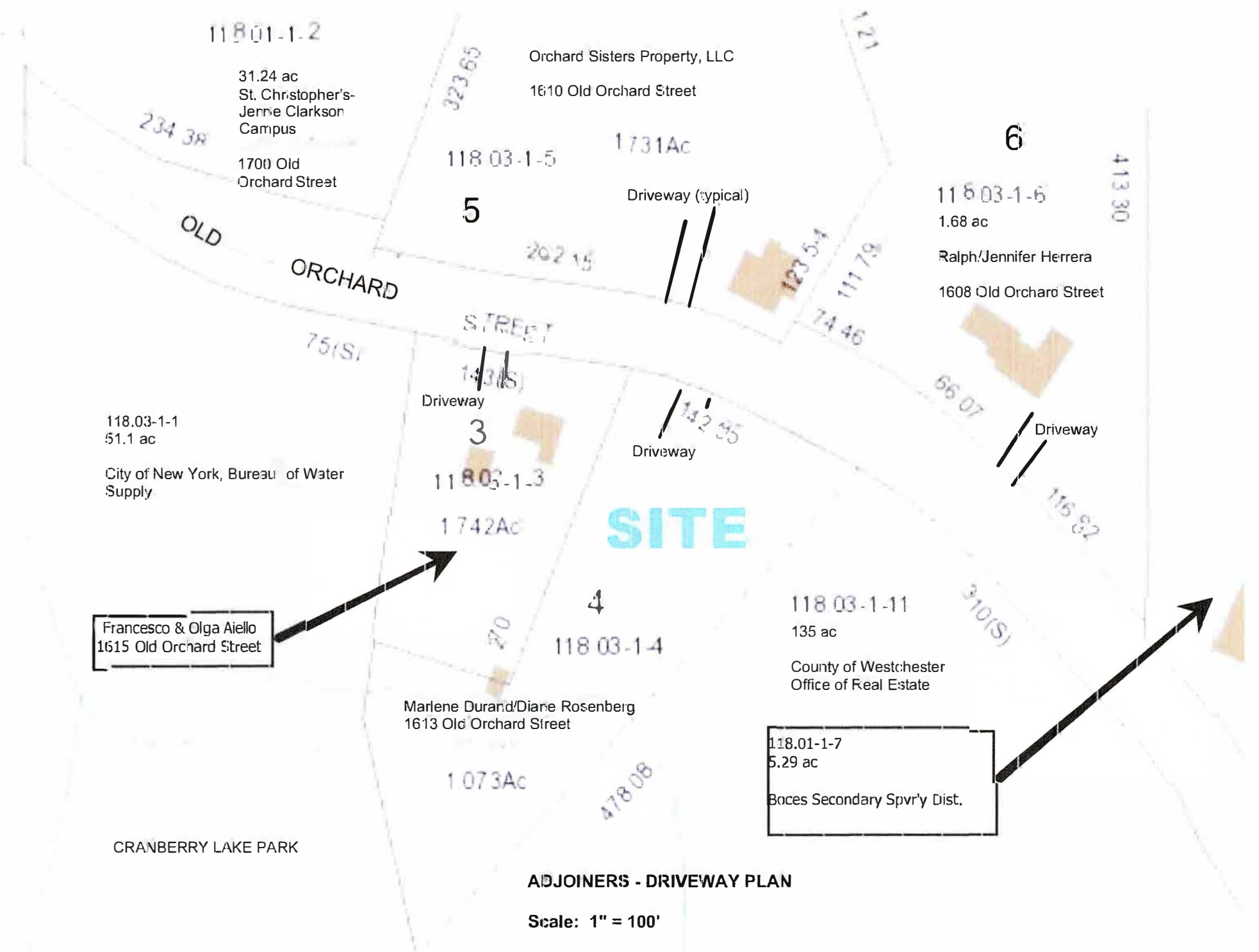
PROPERTY LOCATION
 1613 OLD ORCHARD STREET
 WEST HARISON, N.Y.

PROPERTY DATA: BSI - 118.03-1-4, ZONE: R-1A
 SETBACKS: F-50'; S-25'; R-30'; Lot Size: 1.07 acres

DONALD R. KNAPP, P.E.
 CIVIL / ENVIRONMENTAL / STRUCTURAL ENGINEER
 2 DALE AVENUE
 SOMERS, NEW YORK 10589
 914-248-7726 - drknapppe@gmail.com

DATE: 4/20/1922
 SCALE: AS NOTED
 FILE NO.
 DRAWING NO: 1 0

DONALD R. KNAPP, P.E.
 NOT VALID WITHOUT ORIGINAL SIGNATURE





INDEX OF SHEETS

SHEET #	NAME	ISSUE DATE	DATE LAST REVISION
0.0	TITLE SHEET & GENERAL NOTES	12-09-20	12-09-20
1.1	ELEVATIONS	12-09-20	12-09-20
1.2	ELEVATIONS	12-09-20	12-09-20
2.1	FOUNDATION PLAN	12-09-20	12-09-20
2.2	FIRST FLOOR PLAN	12-09-20	12-09-20
2.3	SECOND FLOOR PLAN	12-09-20	12-09-20
2.4	ROOF FRAMING PLAN	12-09-20	12-09-20
2.5	CROSS SECTIONS & DETAILS	12-09-20	12-09-20
2.6	CROSS SECTIONS & DETAILS	12-09-20	12-09-20
3.0	INTERIOR TRIM DETAILS	12-09-20	12-09-20

AREA CALCULATIONS:

FIRST FLOOR LIVING:	1,574 SF
SECOND FLOOR LIVING:	2,071 SF
TOTAL COND. AREA:	3,645 SF
3RD FLOOR UNFINISHED:	380 SF
GARAGE:	532 SF
FRONT PORCH:	261 SF
COVERED PORCH:	240 SF
AREA UNDER ROOF:	5,058 SF

GENERAL NOTES & DESIGN CRITERIA

FOLLOW LATEST BUILDING CODE: IRC 2015
DESIGN LOADS (MIN):

FLOOR: 40 PSF LIVE LOAD CEILING: 20 PSF LIVE LOAD
10 PSF DEAD LOAD 10 PSF DEAD LOAD
ROOF: 20 PSF LIVE LOAD ROOF DESIGN WIND SPEED: 90MPH
10 PSF DEAD LOAD (TRUSSES: TC AND BC DEAD LOAD OF 10 PSF EACH)
SLEEPING AREAS: 30 PSF LIVE LOAD

SOIL BEARING ASSUMED CAPACITY: ASSUMED 2000 PSF

LIVE LOADS, DEAD LOADS, WIND LOADS, SNOW LOADS, LATERAL LOADS, SEISMIC ZONING AND ANY OTHER SPECIALTY LOADING WILL NEED TO BE CONFIRMED BEFORE CONSTRUCTION AND DEALT WITH ACCORDINGLY.

FRAMING MEMBERS:
UNLESS OTHERWISE NOTED, ALL FRAMING LUMBER TO BE SYP #2 OR BETTER.
CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS.
ALL EXTERIOR WALLS AND CEILING/ROOF ARE TO BE INSULATED BY CODE.
ENGINEERED WOOD PRODUCTS TO BE ENGINEERED BY MANUFACTURER/SUPPLIER.
TRUSSES TO BE ENGINEERED BY TRUSS MANUFACTURER/SUPPLIER.
FOLLOW BRACING GUIDELINES SUBMITTED BY TRUSS MANUFACTURER.

CONCRETE AND FOUNDATIONS:
ALL SLABS ON GRADE SHALL BE 3500 PSI MIN.
ALL SLABS ON GRADE SHALL BEAR ON 4" COMPACTED GRANULAR FILL WITH 6X6 MIN. WELDED WIRE MESH (WWM).
INTERIOR SLABS SHALL HAVE A 6 MIL. MIN. POLYETHYLENE VAPOR BARRIER UNDERNEATH.
PROVIDE PROPER EXPANSION AND CONTROL JOINTS.
PROVIDE REINFORCING WHERE NEEDED ACCORDING TO LOCAL CODES, REQUIREMENTS, AND DESIGN.
FOUNDATION WALLS ARE NOT TO BE BACKFILLED UNTIL STRUCTURAL FRAMING IS COMPLETE.
VERIFY DEPTH OF FOOTING TO MAKE SURE IT IS BELOW FROST LINE.

STEEL:
ALL STRUCTURAL STEEL TO COMPLY WITH ASTM STANDARDS AND SPECIFICATIONS.

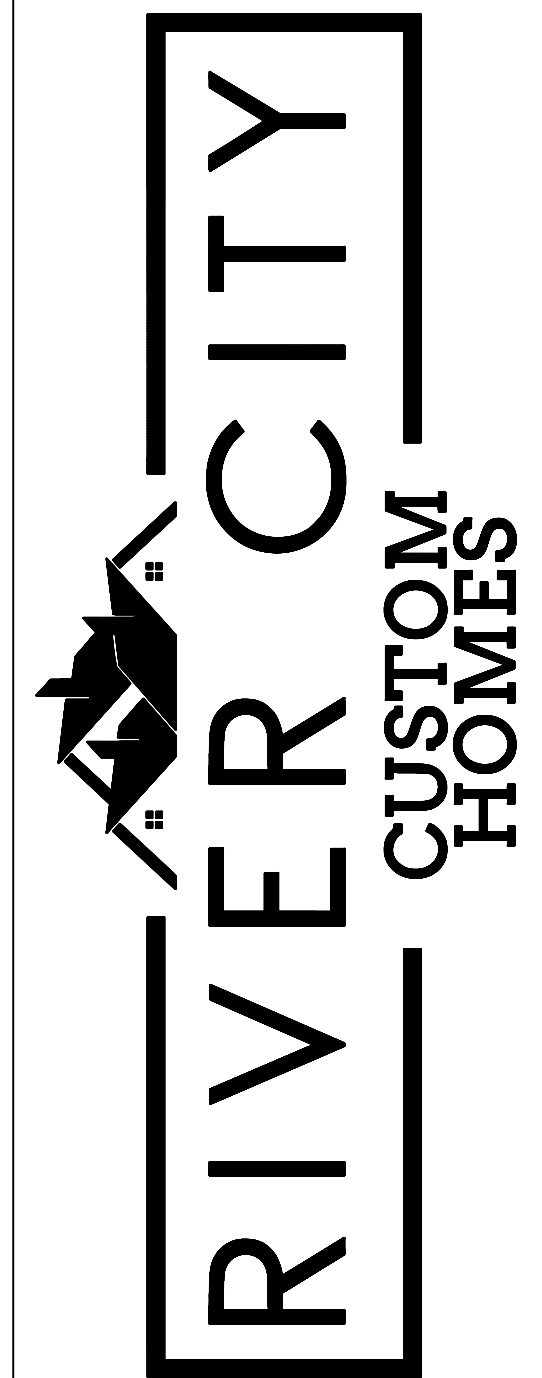
FLOOR AND WALL FRAMING NOTES:

- ALL FRAMING LUMBER SHALL BE IDENTIFIED PER SECTION R502.1. ALL FLOOR/CEILING/WALL FRAMING LUMBER TO BE NO. 2 GRADE OR BETTER SYS. ALL LVL BEAM SHALL HAVE A MIN. ALLOWABLE BEARING STRESS OF 2200 PSI AND MIN. E VALUE OF 1.8 U.N.O. ALL PRE-ENGINEERED AND STEEL STRUCTURAL MEMBERS ARE TO BE DESIGNED BY THE MANUFACTURER OR CERTIFIED ARCHITECT/ENGINEER. STEEL BEAMS SUPPORTED ON EXT. WALLS SHALL BE INSULATED FROM END OF BEAM TO MID-SPAN A MIN. DISTANCE OF 24". STEEL BEAMS SHALL HAVE A MIN. OF (6) JACK STUDS UNDER EACH END. ENGINEERED BEAMS SHALL HAVE A MIN. OF (4) JACK STUDS UNDER EACH BEARING END.
- SAFETY GLAZING IS REQUIRED PER SECTION R308 INCLUDED BUT NOT LIMITED TO THE FOLLOWING: GLAZING IN SWINGING DOORS EXCEPT JALOUSIES, GLAZING IN FIXED AND SLIDING PANEL DOORS, GLAZING IN STORM DOORS, GLAZING IN ALL FRAMED DOORS. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS WHOSE BOTTOM EXPOSED EDGE IS LESS THAN 60" ABOVE THE WALKING/STANDING SURFACE. GLAZING IN PANELS ADJACENT TO AND WITHIN 24" OF THE EDGE OF A SWINGING DOOR. GLAZING LESS THAN 18" ABOVE THE FLOOR LAZING IN RAILINGS, GLAZING IN FENCES OR ALLS ENCLOSING SWIMMING POOLS-HOT TUBS-SPAS, GLAZING IN STAIRWAYS-LANDINGS-RAMPS, LAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY.
- PER SECTION R310, A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (24" HIGH X 20" WIDE) AND A MAX SILL HEIGHT OF 44" ABOVE FINISH FLOOR IS REQUIRED FOR ALL EMERGENCY ESCAPE AND RESCUE WINDOWS. THE WINDOW DIMENSIONS SHOWN ON THE PLAN MAY VARY DEPENDING ON THE CHOSEN MANUFACTURER. CONTRACTOR MUST VERIFY THE CHOSEN WINDOWS MEET THE EGRESS REQUIREMENTS. PROVIDE WINDOW WELLS AS REQUIRED. COMPLIANCE TO EMERGENCY EGRESS IS REQUIRED.
- MIN. HALLWAY WIDTH IS 36" PER SECTION 311.3. MIN. HABITABLE ROOM SIZE IS 70SF PER SECTION R304.2. MIN. LIGHTING AND VENTILATION REQUIREMENTS PER SECTION R303.1 MIN. CLEARING HEIGHT IS 7' PER SECTION R305.1. 36" EXTERIOR DOOR IS REQUIRED PER SECTION R311.4 STAIRWAY ILLUMINATION PER SECTION 303.6.
- BATHTUB AND SHOWER SPACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R307.2 AND FIGURE R307.2 BATHTUB AND SHOWER WALLS/FLOORS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR. ALL BATHROOMS WITH NO VENTING WINDOW MUST HAVE EXHAUST FAN VENTED TO THE OUTSIDE.
- COMPLIANCE TO SECTION R313 FOR SMOKE DETECTORS IS REQUIRED. SMOKE DETECTORS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND HARDWIRED, INTERCONNECTED, AND ARC FAULT PROTECTED WITH BATTERY BACKUP.
- GARAGE WALLS ARE TO BE COVERED PER SECTION R309. TYPICAL GARAGE WALLS AND ATTIC SPACE/CEILING ASSEMBLIES ARE TO BE COVERED WITH A MIN. 5/8" TYPE 'X' GYPSUM WALLBOARD. DOORS SEPARATING THE GARAGE AND THE RESIDENCE ARE TO BE MIN. 20-MINUTE FIRE-RATED OR SOLID WOOD, NOT LESS THAN 1 3/8" THICK.
- COMPLIANCE TO SECTION R311 OF THE IRBC IS REQUIRED FOR EXIT DOOR STAIRS, RAMPS, AND LANDINGS. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR EXCEPT WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE DOOR SERVED. EVERY LANDING SHALL HAVE A MIN. OF 36" IN DIRECTION OF TRAVEL PER SECTION R311.4.3.
- COMPLIANCE TO SECTION R312 IS REQUIRED FOR HANDRAILS (TYPE 1) AND GUARDRAILS. ALL INTERIOR AND EXTERIOR RAILINGS ARE TO BE CONTINUOUS AND MIN. 36" IN HEIGHT, BE ABLE TO WITHSTAND 200LBS OF FORCE, AND NOT ALLOW A SPHERE GREATER THAN 4" IN DIAMETER TO PASS THROUGH. GUARDRAILS ARE TO BE 36" HIGH WITH MAX SPACING BETWEEN PICKETS OF LESS THAN 4". HANDRAILS ARE TO BE BETWEEN 34"-36" HIGH WITH MAX SPACING BETWEEN PICKETS NOT LESS THAN 4".
- JOISTS UNDER BEARING PARTITIONS ARE TO COMPLY WITH SECTION R502.4. SAWN LUMBER FLOOR JOISTS ARE TO BE DOUBLED WHEN UNDER ONE-STORY PARALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING. SAWN LUMBER FLOOR JOISTS ARE TO BE TRIPLED WHEN UNDER TWO-STORY PARALLEL BEARING PARTITIONS AND SHALL BE PLACED 4" APART TO ACCOMMODATE PLUMBING. WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS, PROVIDE FULL HEIGHT BLOCKING @ 48" O.C. BETWEEN JOISTS.
- FLOOR SHEATHING SHALL BE IN ACCORDANCE WITH SECTION R503.1 AND TABLE R503.1 TYPICAL FLOOR SHEATHING TO BE MIN. 3/4" THICK SET PERPENDICULAR TO JOISTS.
- APPROVED CORROSION RESISTANT FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS. 1- AT TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS 2- AT THE INTERSECTION OF CHIMNEY AND OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS 3- UNDER THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS 4- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM 5- WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL, FLOOR ASSEMBLY, OR ANY WOOD FRAME CONSTRUCTION 6- AT ALL WALL AND ROOF INTERSECTIONS 7- AT BUILT-UP GUTTERS
- DRAFT-STOPPING IS REQUIRED PER SECTION R502.12 WHEN THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF FLOOR/CEILING ASSEMBLY DRAFT-STOPS SHALL BE INSTALLED SO THAT THE CONCEALED SPACE DOES NOT EXCEED 1000SF. DRAFT-STOPPING SHALL BE INSTALLED SO AS TO DIVIDE THE SPACE EVENLY. DRAFT-STOPPING IS REQUIRED IN SUSPENDED CEILINGS UNDER THE FLOOR SYSTEM AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.
- FIRE BLOCKING IS REQUIRED PER SECTION R602.8. FIRE-BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, A TOP STORY, AND A ROOF SPACE FIRE-BLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: 1- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS INCLUDING FURRED SPACES, ALSO VERTICAL AT CEILING AND FLOOR LEVELS AND HORIZONTAL INTERVALS NOT EXCEEDING 10 FEET. 2- AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS. 3- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. 4- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVELS WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. 5- FOR FIRE BLOCKING OR CHIMNEYS AND FIREPLACES SEE R1001.16 6- FIRE-BLOCKING OF CORNICES OF A TWO-STORY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
- THE END OF JOISTS, BEAMS, AND GIRDERS SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE UNLESS WHERE SUPPORTED ON A 1X4 RIBBON STRIP AND NAILED INTO THE ADJACENT STUD OR BY OR BY THE USE OF APPROVED JOIST HANGERS.
- WALL FRAMING SHALL BE IN COMPLIANCE WITH THE FOLLOWING: SECTIONS R502.6 & R602.6 FOR BEARING POINT CONDITIONS, SECTIONS R502.12, R602.4, R602.8 FOR DRAFT-STOPPING AND FIRE-BLOCKING, SECTIONS R602.3.1 & R602.4 FOR STUD SIZE, HEIGHT AND SPACING, SECTIONS R602.3.2, R602.3.4, & R602.4 FOR TOP & BOTTOM PLATES, SECTIONS AND TABLES R502.5(1), R502.5(2), R602.7, AND R602.9 FOR HEADER SPANS, SECTIONS R602.10 FOR BRACED WALL LINES AND BRACED WALL PANELS, SECTION R703.7 FOR MASONRY VENEER CONSTRUCTION REQUIREMENTS (WALL, TIE, WEEP HOLE SPACING, LINTEL SIZE & FLASHING DETAILS), TABLE R602.3(2) FOR WOOD STRUCTURAL WALL SHEATHING ATTACHMENT. INTERIOR BEARING WALLS SHALL BE CONSTRUCTED, FRAMED, AND FIRE BLOCKED AS SPECIFIED FOR EXTERIOR WALLS.
- A COMPLETE CONTINUOUS LOAD PATH SHALL BE PROVIDED PER SECTION R301.1 THEREFORE, ALL EXTERIOR WALL AREAS (INCLUDING ABOVE AND BELOW OPENINGS) SHALL BE COVERED WITH WOOD SHEATHING IN ACCORDANCE TO SECTION R602.10.3 AND TABLE R602.10.3.1 WALL SHEATHING SHALL BE ATTACHED IN ACCORDANCE WITH TABLES R602.3 (1), AND R602.3(3). WALL SHEATHING SHALL BE NAILED W/ 6D COMMON NAIL @ 6" O.C. ON THE EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- WALLS SUPPORTING ROOF BRACES SHALL HAVE MIN. (3) STUDS U.N.O. UNDER EACH POINT LOAD AND ARE TO BEAR ON MEMBERS DESIGNED TO CARRY THE LOAD OF THE FOUNDATION.
- WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALLS, BRACE EXTERIOR WALL BACK TO CEILING JOIST FRAMING AS REQUIRED.
- ALL TWO-STORY WALLS WITH AN OPENING MUST BE (1) 3 1/2X3 1/2 FULL HEIGHT CONTINUOUS STEEL ANGLE LAGGED TO KING STUD- 24" O.C. FROM SOLE PLATE TO TOP PLATE ON EACH SIDE OF THE OPENING.
- DWELLING UNIT SEPARATION SHALL BE IN ACCORDANCE WITH SECTION R317.
- MASONRY CHIMNEYS AND FIREPLACES SHALL BE CONSTRUCTED IN ACCORDANCE TO SECTION R1001.
- DESIGN PRESSURES FOR EXTERIOR GLASS DOORS & WINDOWS SHALL BE IN COMPLIANCE WITH SECTIONS R301.2.1 & R613 AND TABLES R301.2(2) & R301.2(3).
- ALL INTERIOR AND EXTERIOR STAIRWAYS (INCLUDING LANDINGS AND TREADS) SHALL BE ILLUMINATED PER SECTION R303.6 INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. PROVIDE LIGHT CONTROLS AT THE TOP AND BOTTOM OF INTERIOR STAIRS. INTERIOR LIGHT SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM OF THE LANDING.
- STRUCTURES SHALL BE IN COMPLIANCE WITH CURRENT BUILDING CODES: 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRBC) WITH VIRGINIA AMENDMENTS, 2015 NATIONAL ELECTRIC CODE NFPA 70 (NEC) WITH VIRGINIA AMENDMENTS, 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH VIRGINIA AMENDMENTS, 2015 INTERNATIONAL PLUMBING CODE (IPC) WITH VIRGINIA AMENDMENTS.

IRC 2015

RIVER CITY
CUSTOM HOMES
1475 OAKBRIDGE COURT
POWHATAN, VA 23139

THE INFORMATION,
PLANS AND
SPECIFICATIONS
APPEARING IN THESE
DRAWINGS ARE THE
PROPERTY OF RIVER
CITY CUSTOM HOMES.
DUPLICATION IN
WHOLE OR PART IS
PROHIBITED.
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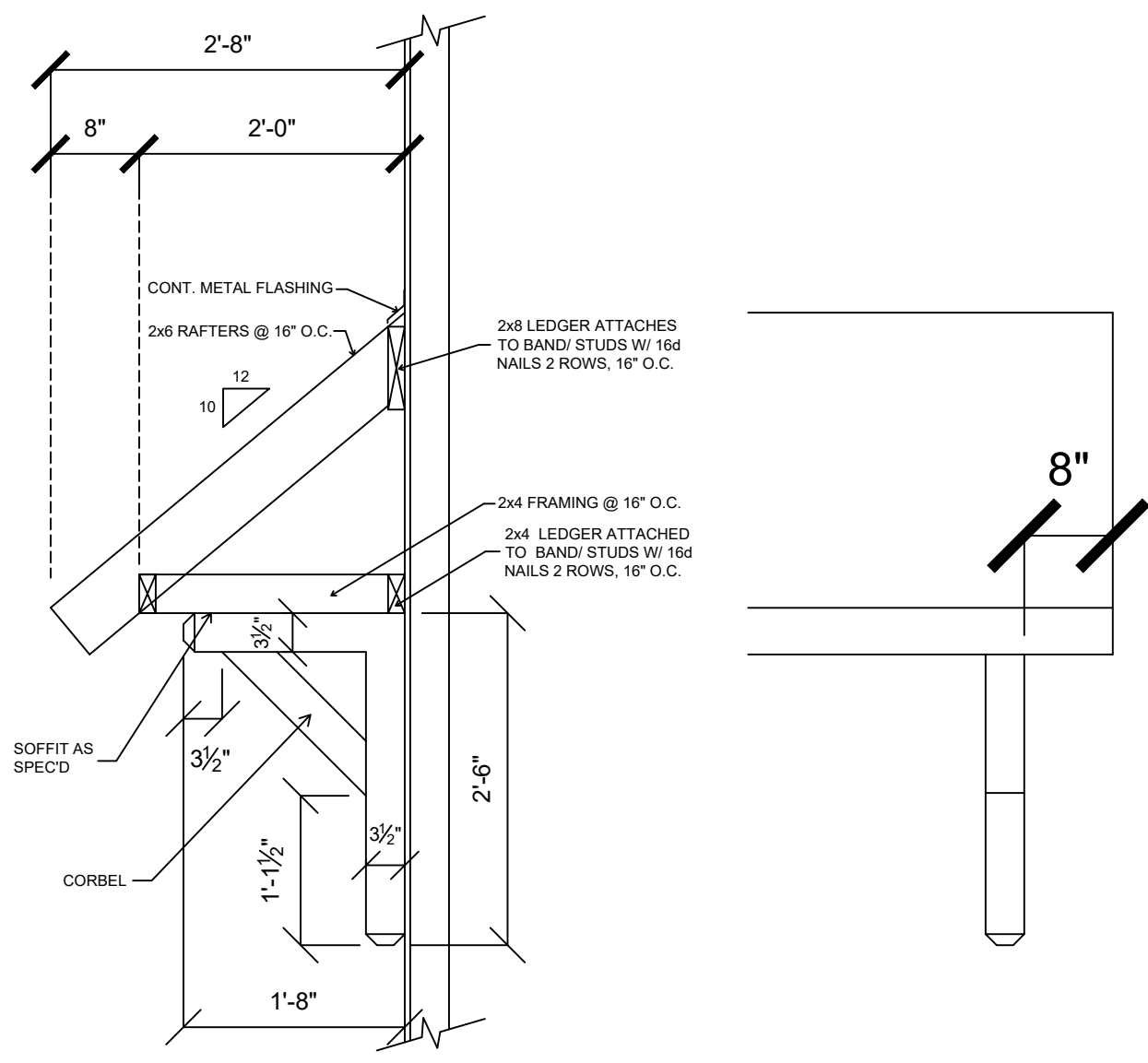
TITLE SHEET & GENERAL NOTES

Plan Name: **SHENANDOAH**
Homeowners: Diane Rosenberg and
Martlene Durand
Site Address: 1613 Old Orchard
Street, West Harrison, NY 10604
Town of North Castle
SBL 188.03-1-4

Drawn By: **DHB**

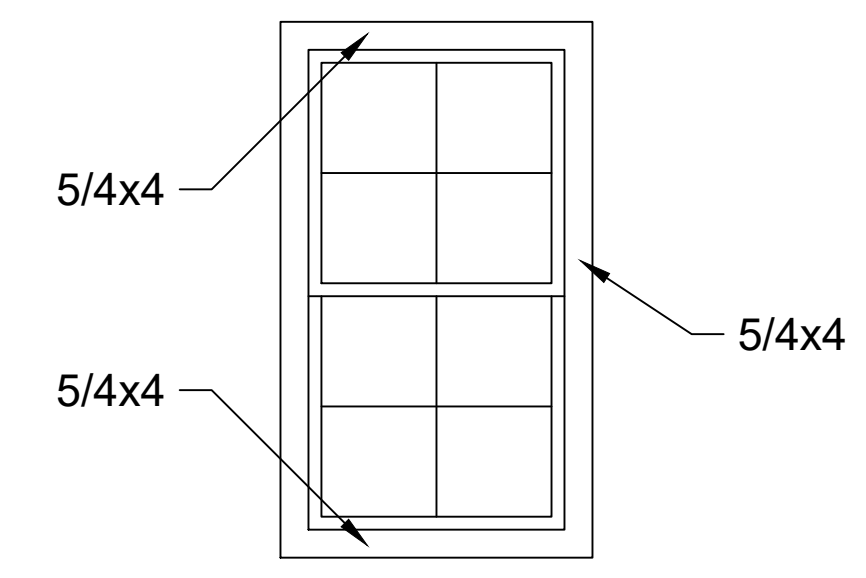
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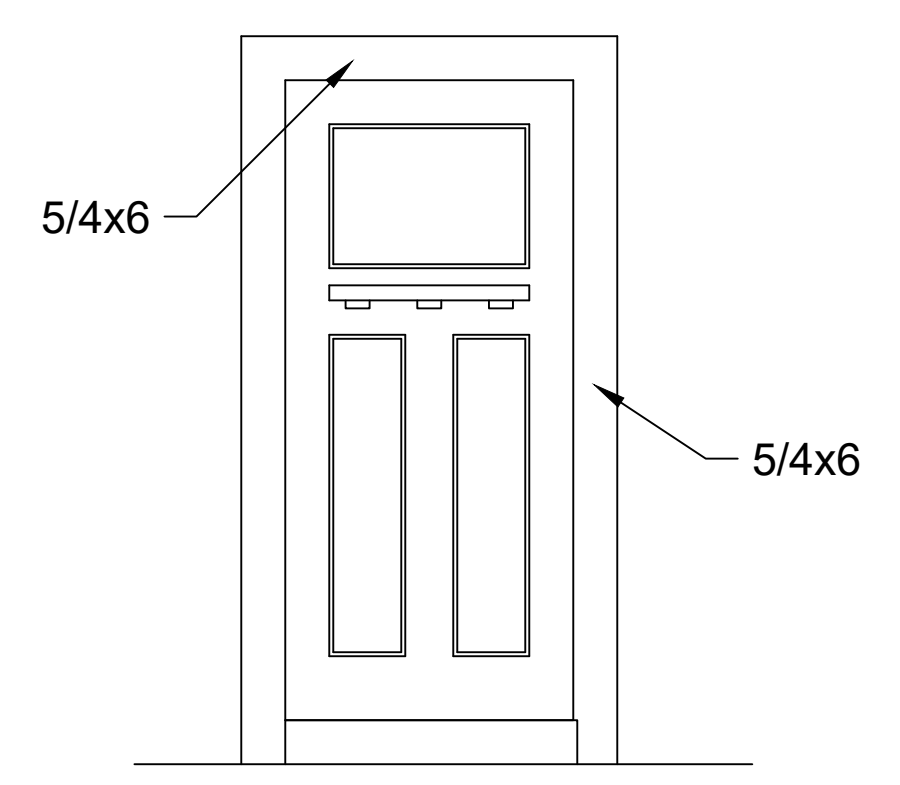


AWNING DETAIL

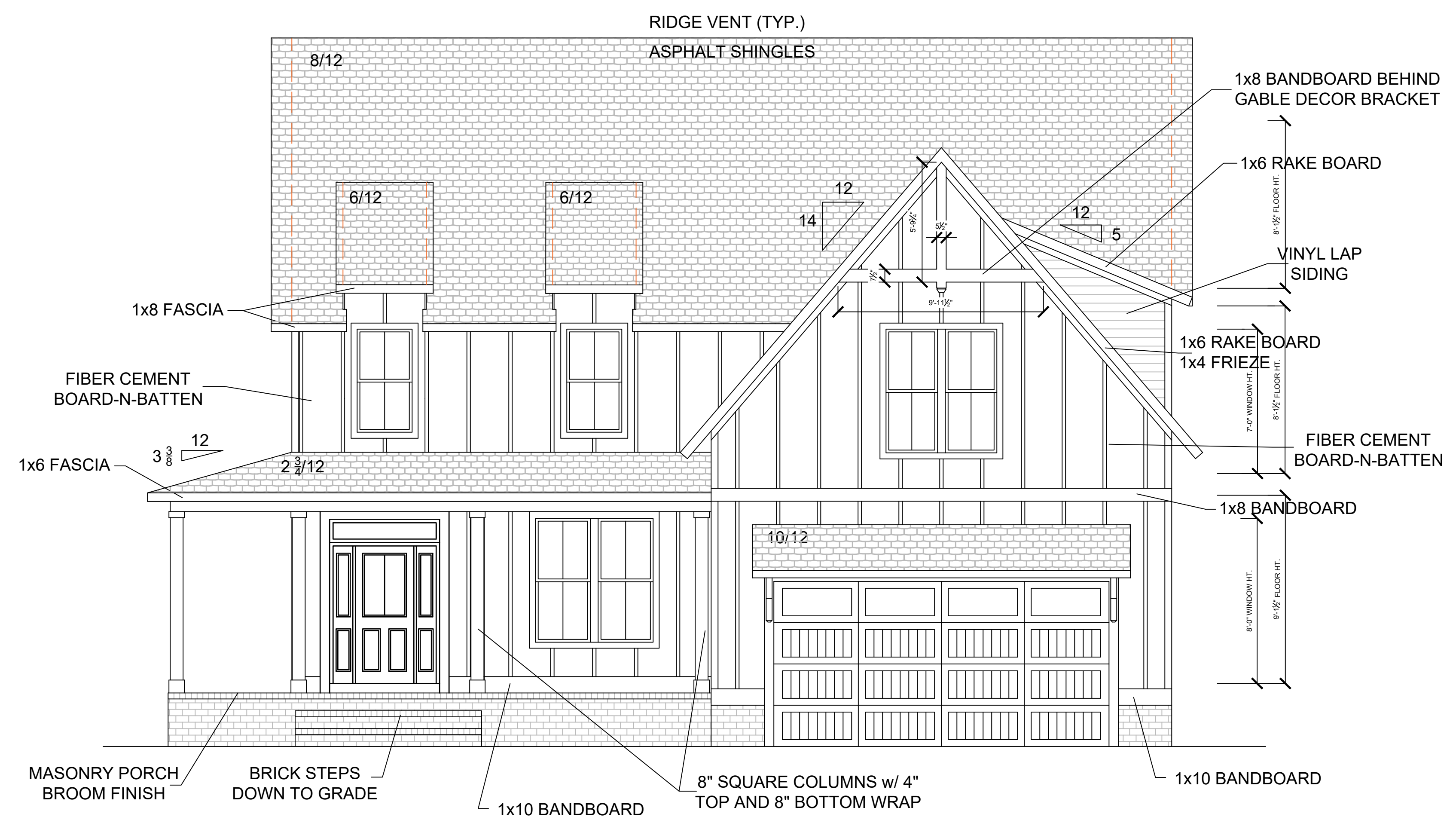
SCALE 3/4" = 1'-0"



EXTERIOR WINDOW TRIM EXAMPLE, FRONT ONLY

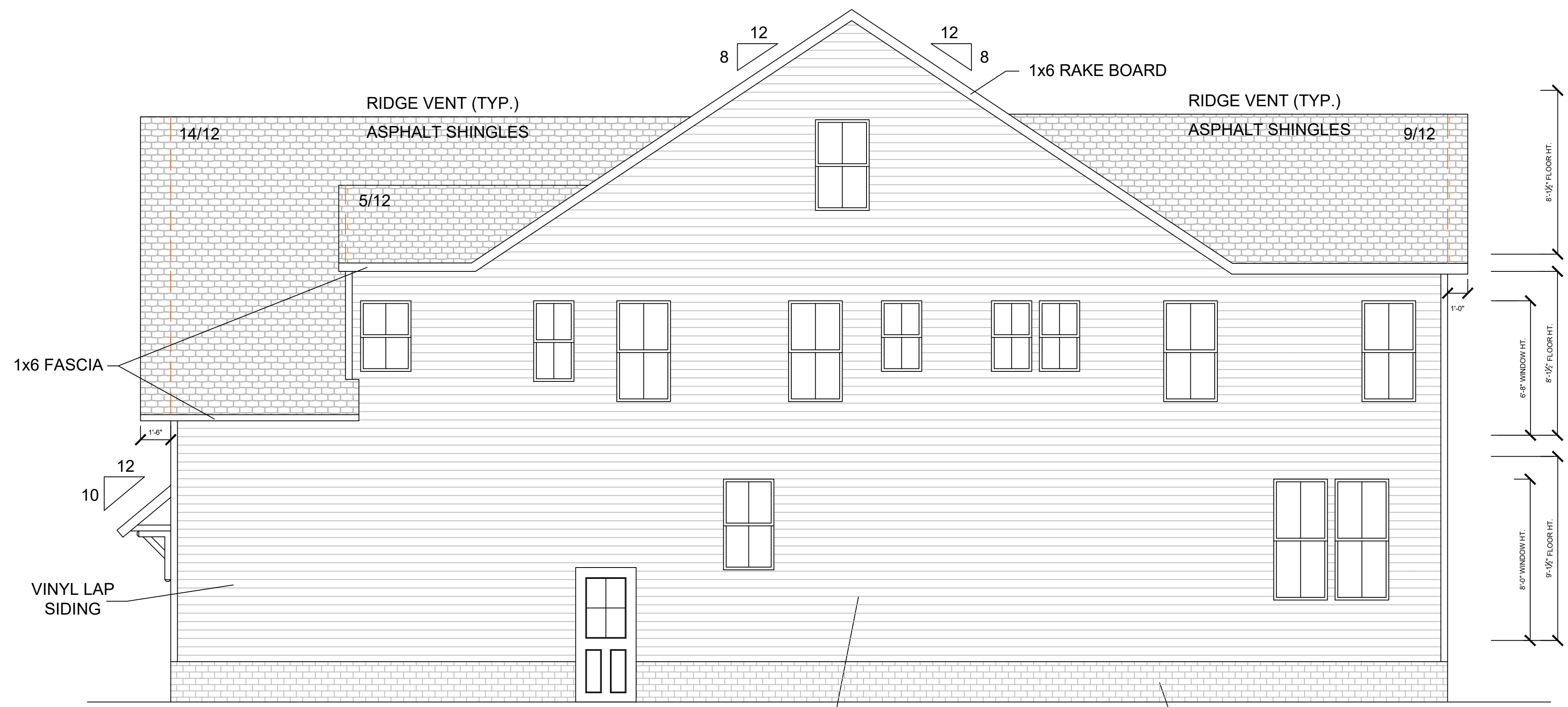


EXTERIOR DOOR TRIM EXAMPLE



FRONT ELEVATION

SCALE 1/4" = 1'-0"

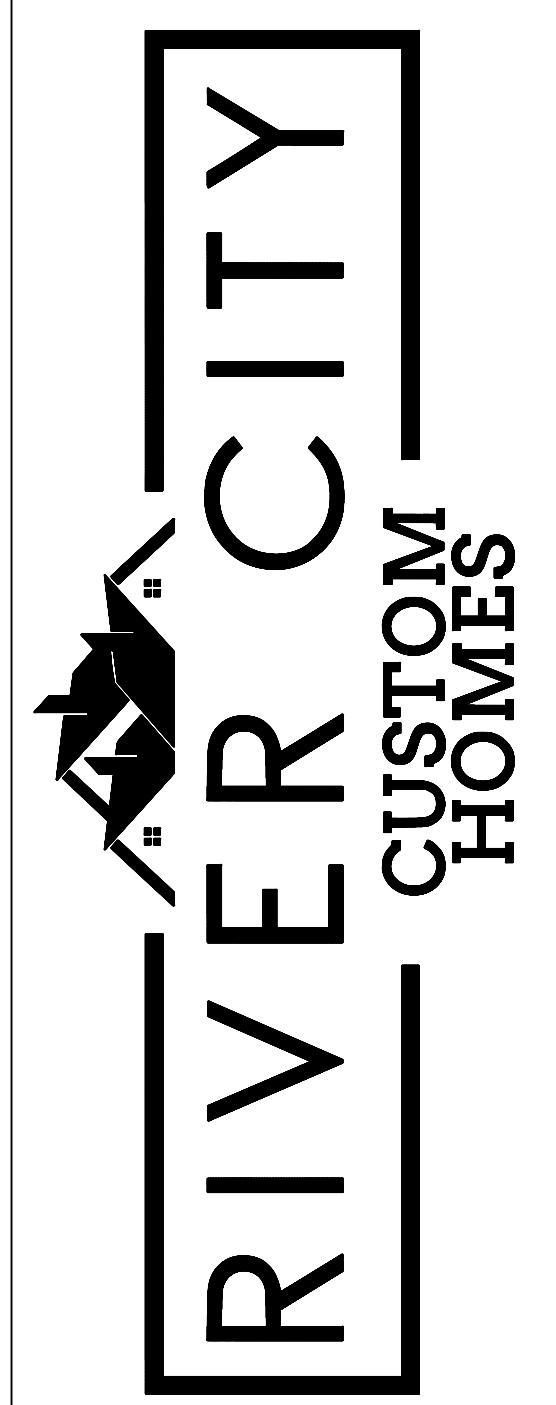


RIGHT ELEVATION

SCALE 1/4" = 1'-0"

RIVER CITY CUSTOM HOMES
1475 OAKBRIDGE COURT
POWHATAN, VA 23139

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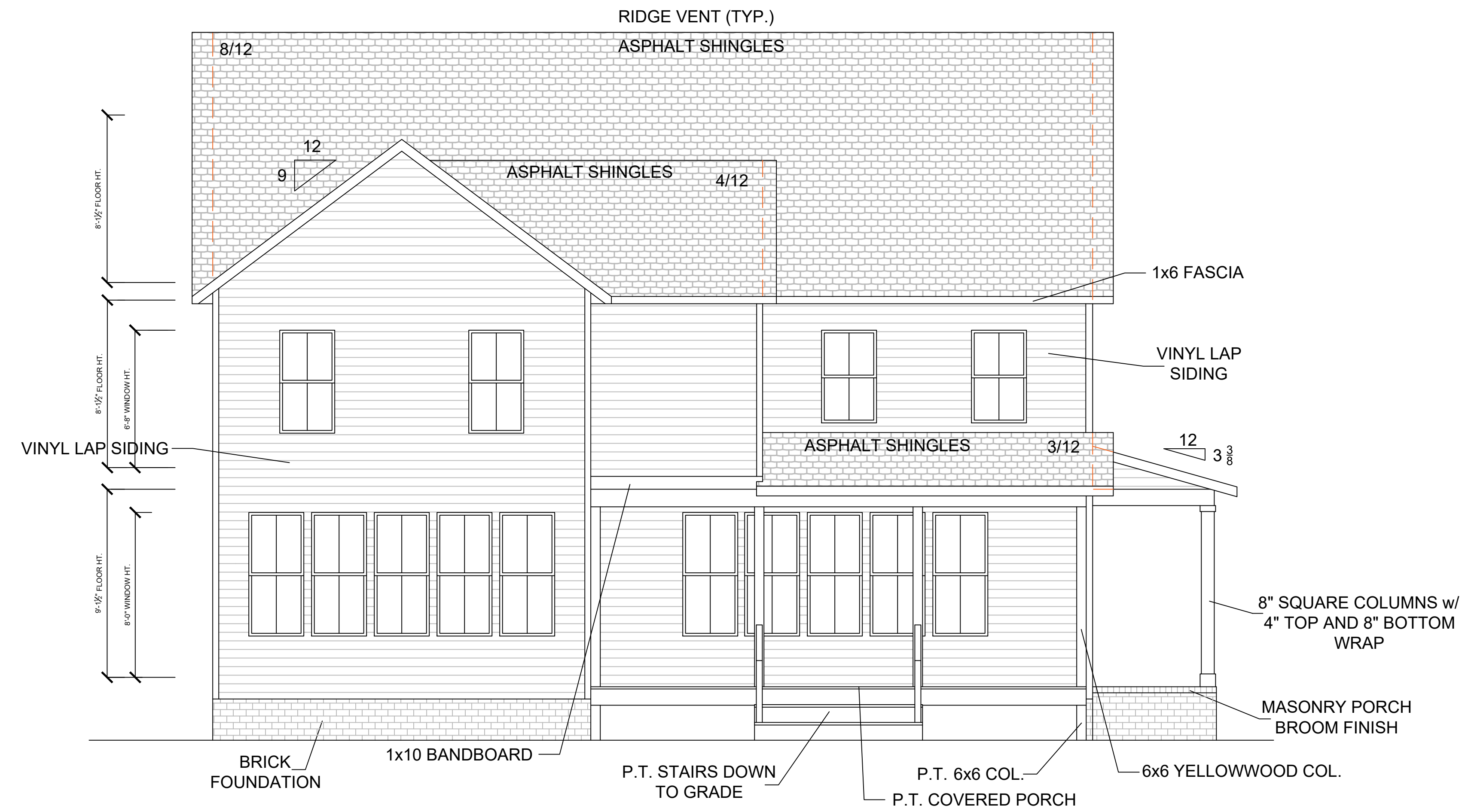
ELEVATIONS

Plan Name: **SHENANDOAH**
Homeowners: Diane Rosenberg and Marlene Durand
Site Address: 1613 Old Orchard Street, West Harrison, NY 10604
Town of North Castle
SBL 188.03-1-4

Drawn By: **DHB**

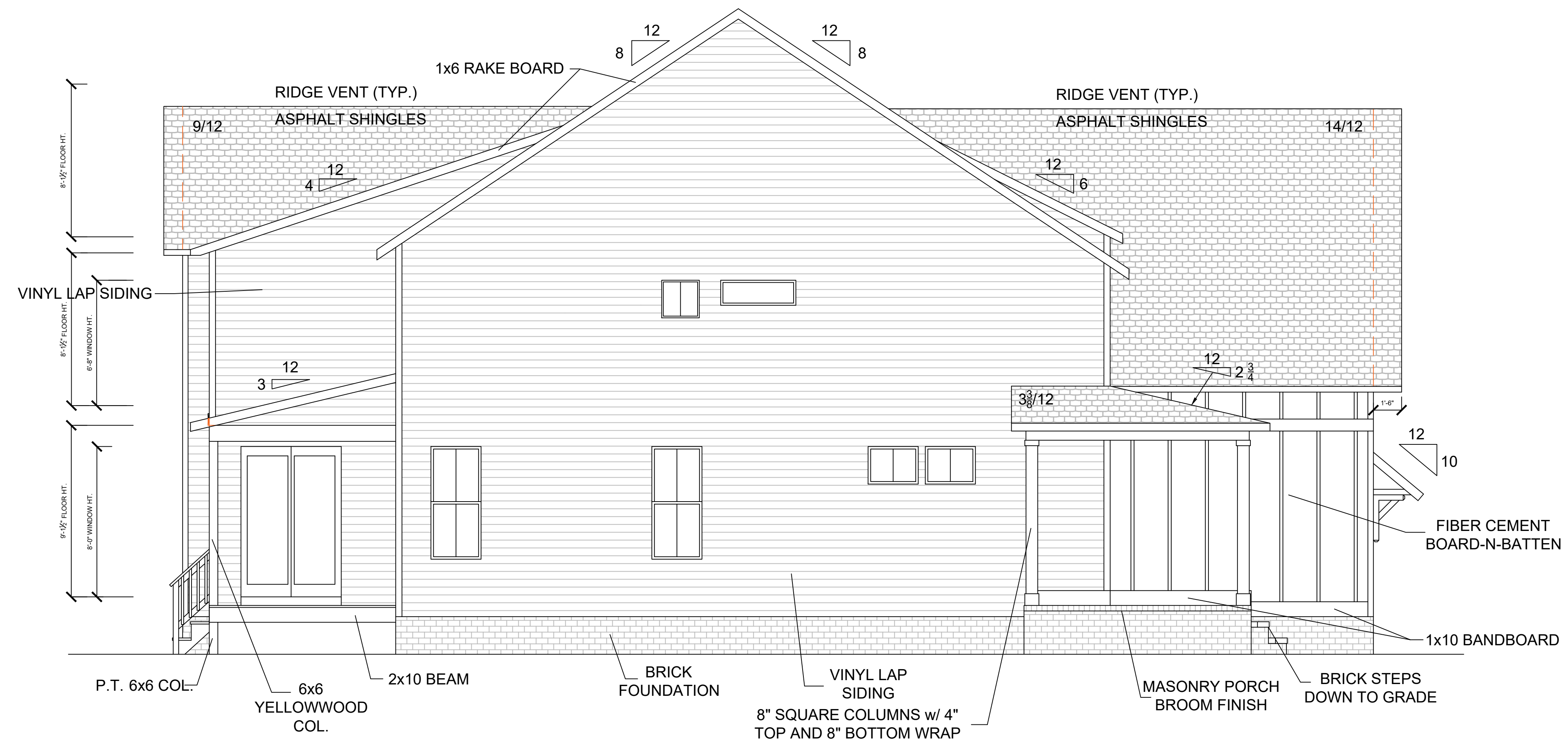
1.1

Scale 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/4" = 1'-0"

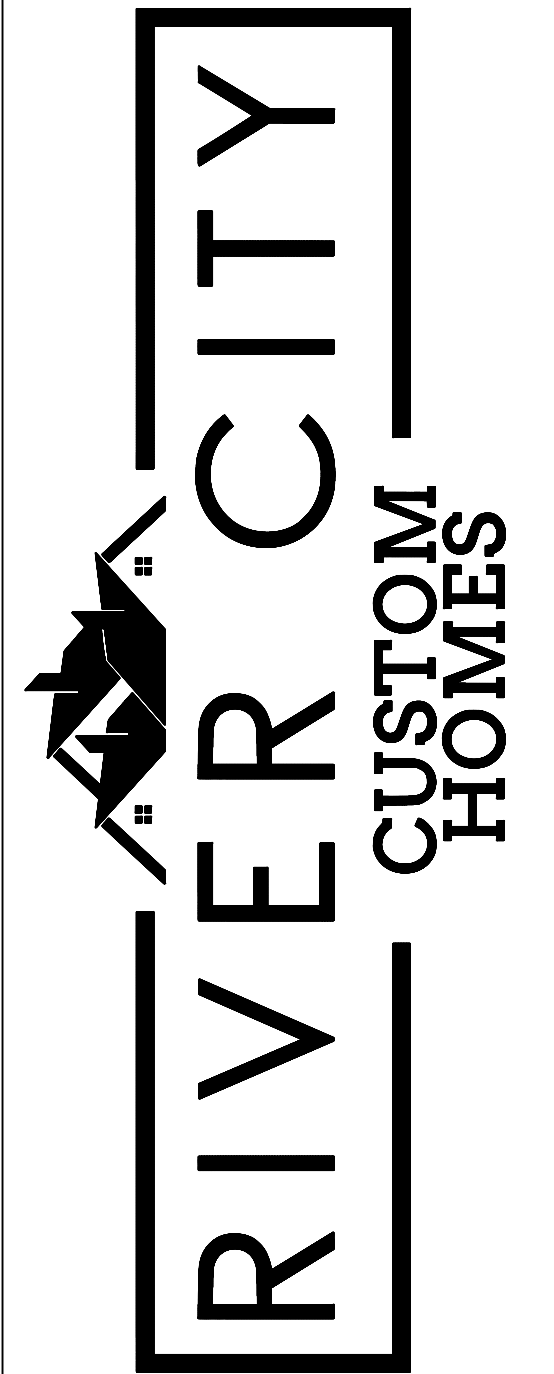


LEFT ELEVATION

SCALE 1/4" = 1'-0"

**RIVER CITY
CUSTOM HOMES**
1475 OAKBRIDGE COURT
POWHATAN, VA 23139

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TITLE SHEET & GENERAL NOTES

Plan Name:
SHENANDOAH
Homeowners: Diane Rosenberg and
Marlene Durand
Site Address: 1613 Old Orchard
Street, West Harrison, NY 10604
Town of North Castle
SBL 188.03-1-4

Drawn By: **DHB**

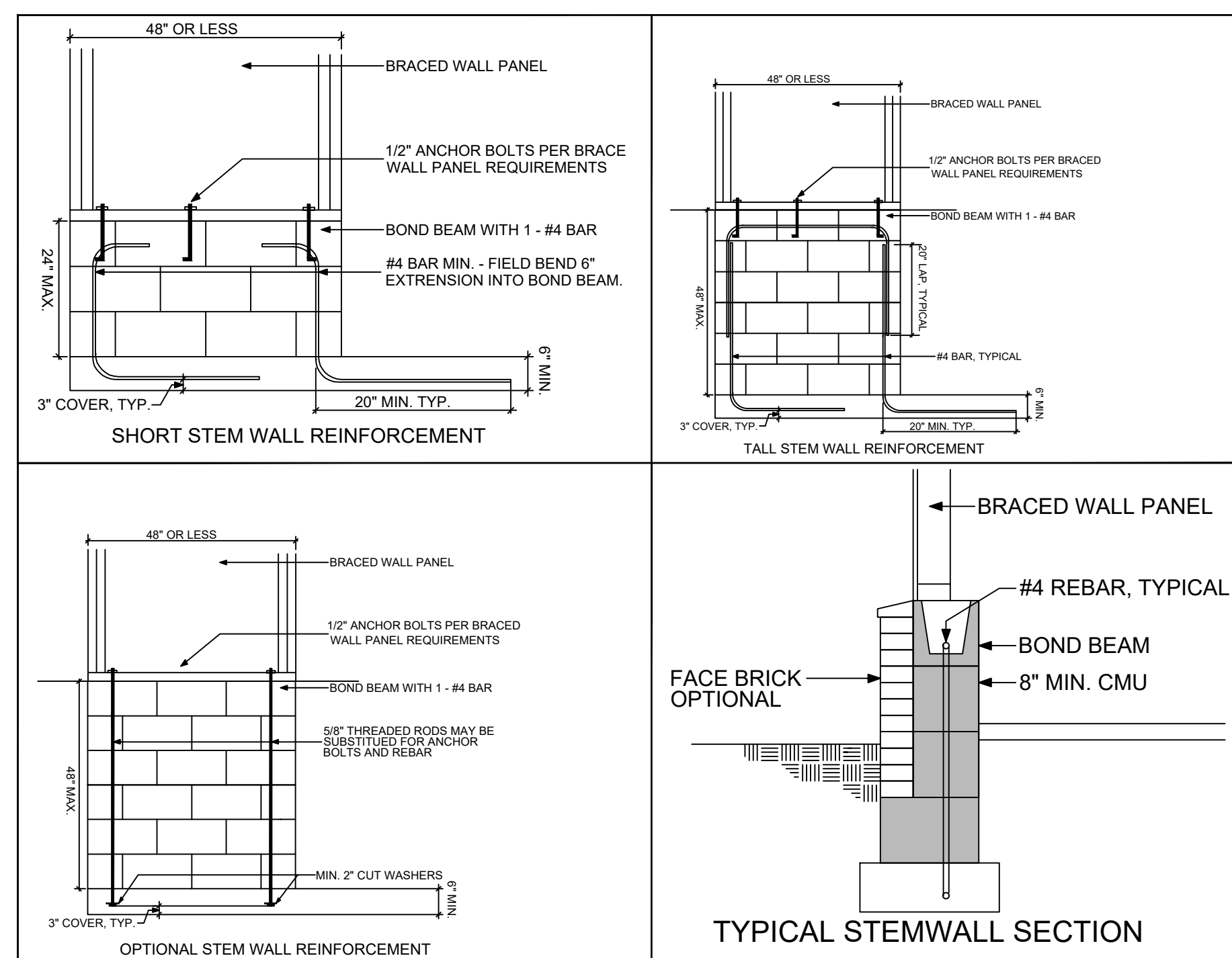
1.2

Scale 1/4" = 1'-0"

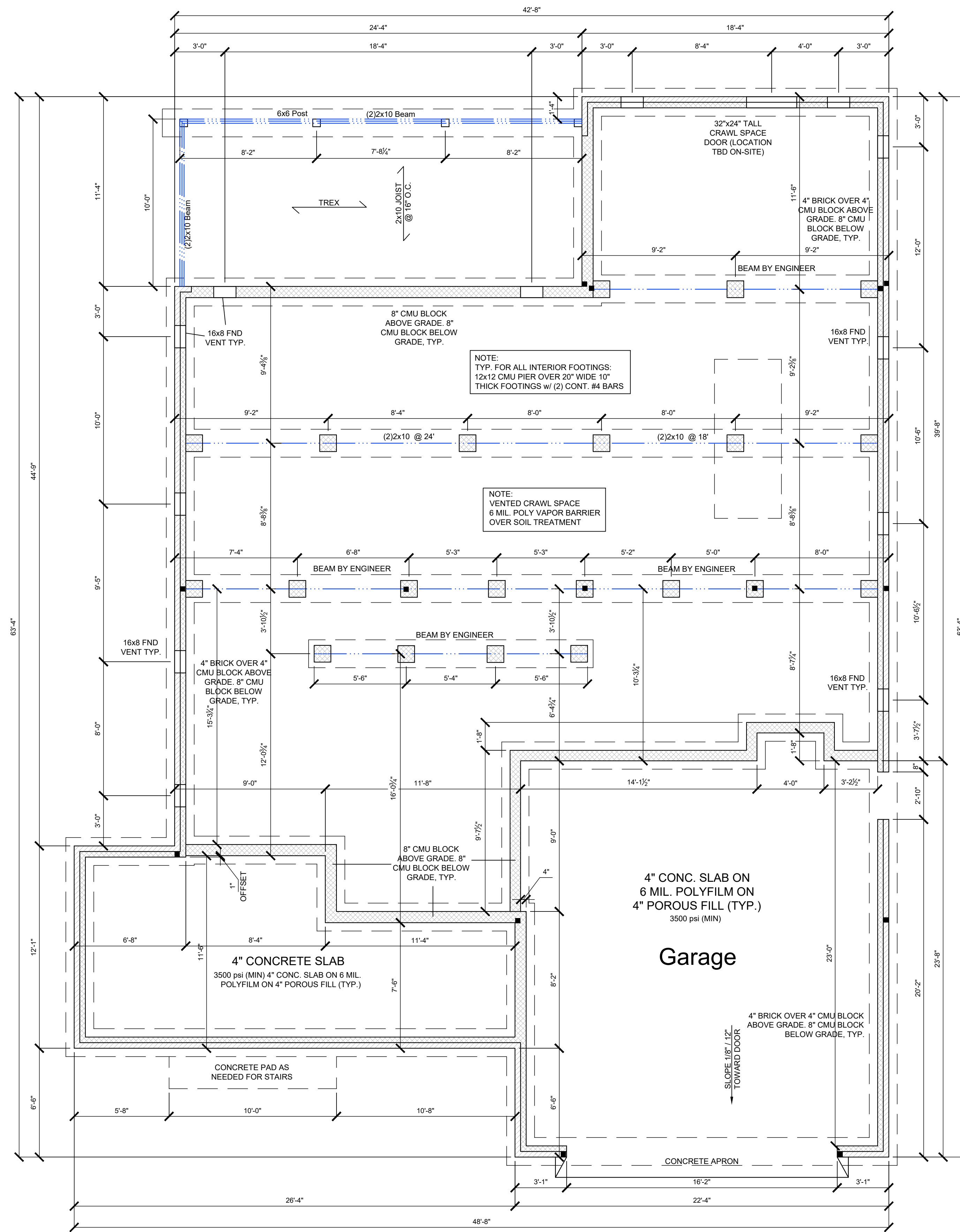
WALL TYPE LEGEND:	
	BRICK WALL
	CMU WALL
	BEARING WALL
	STUD WALL

NOTES: (ARCHITECTURAL PLANS)	
1.	ALL HEADERS ARE AS FOLLOWS FOR ALL BEARING WALLS (UNLESS NOTED OTHERWISE) UNDER 48": (2) 2X8 48" - 60": (2) 2X10 60" - 72": (2) 2X12
2.	MIN. (3) STUDS UNDER ALL BEAM ENDS
3.	BEARING POINT BEARING WALL
4.	TYPICAL CEILING HEIGHTS: FIRST FLOOR: 10' - 1 1/2" SECOND FLOOR: 9' - 1 1/2" ATTIC: 8' - 1 1/2"
5.	TYPICAL HEADER HEIGHTS: FIRST FLOOR: 8' - 0" SECOND FLOOR: 8' - 0" ATTIC: 6' - 8" UNLESS NOTED OTHERWISE (REFER TO ELEVATIONS)
6.	ENSURE FINAL PLACEMENT OF FLOOR JOIST DO NOT CONFLICT WITH TOILET/TUB/SHOWER DRAINS.

NOTE:
EWP (JOIST AND BEAM) INFORMATION PROVIDED BY SEE MANUF. SHOP DRAWINGS FOR CALCS/ LAYOUTS.
FOOTING SIZES PROVIDED BY SEE ATTACHED LETTER FOR MORE INFORMATION.



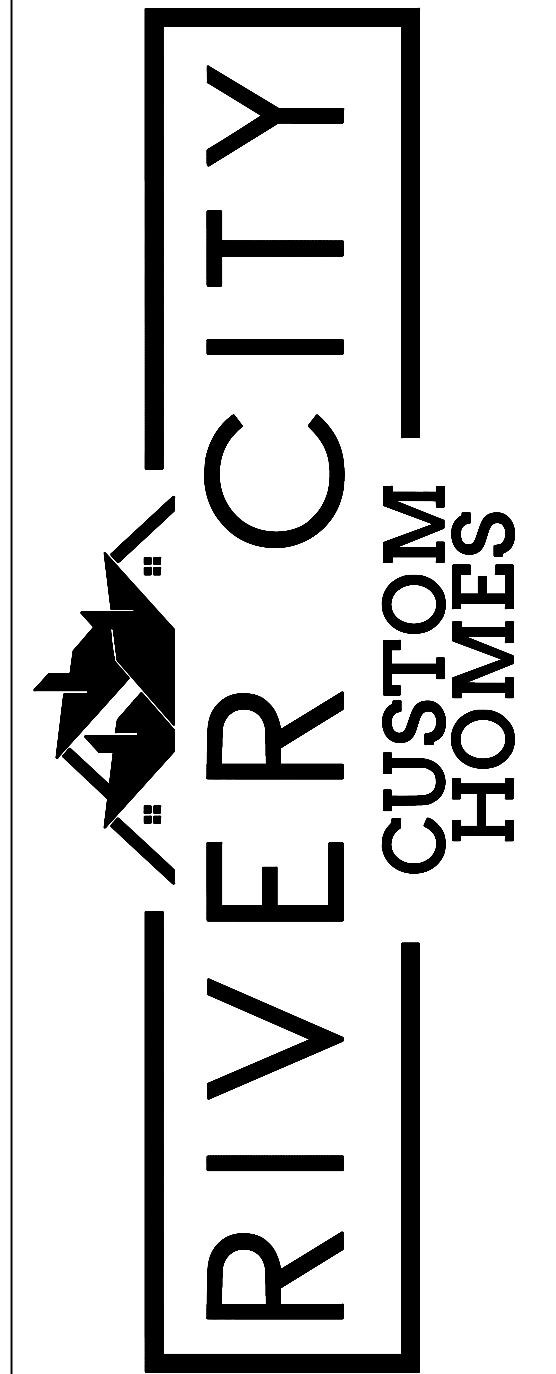
STEM WALL DETAIL
SCALE = NONE



FOUNDATION PLAN
SCALE 1/4" = 1'-0"

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1475 OAKBRIDGE COURT
POWHATAN, VA 23139

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FOUNDATION

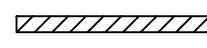
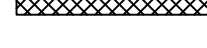

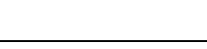
Plan Name: **SHENANDOAH**
Homeowners: Diane Rosenberg and Marlene Durand
Site Address: 1613 Old Orchard Street, West Harrison, NY 10604
Town of North Castle
SBL 188.03-1-4

Drawn By: **DHB**


2.1

Scale 1/4" = 1'-0"

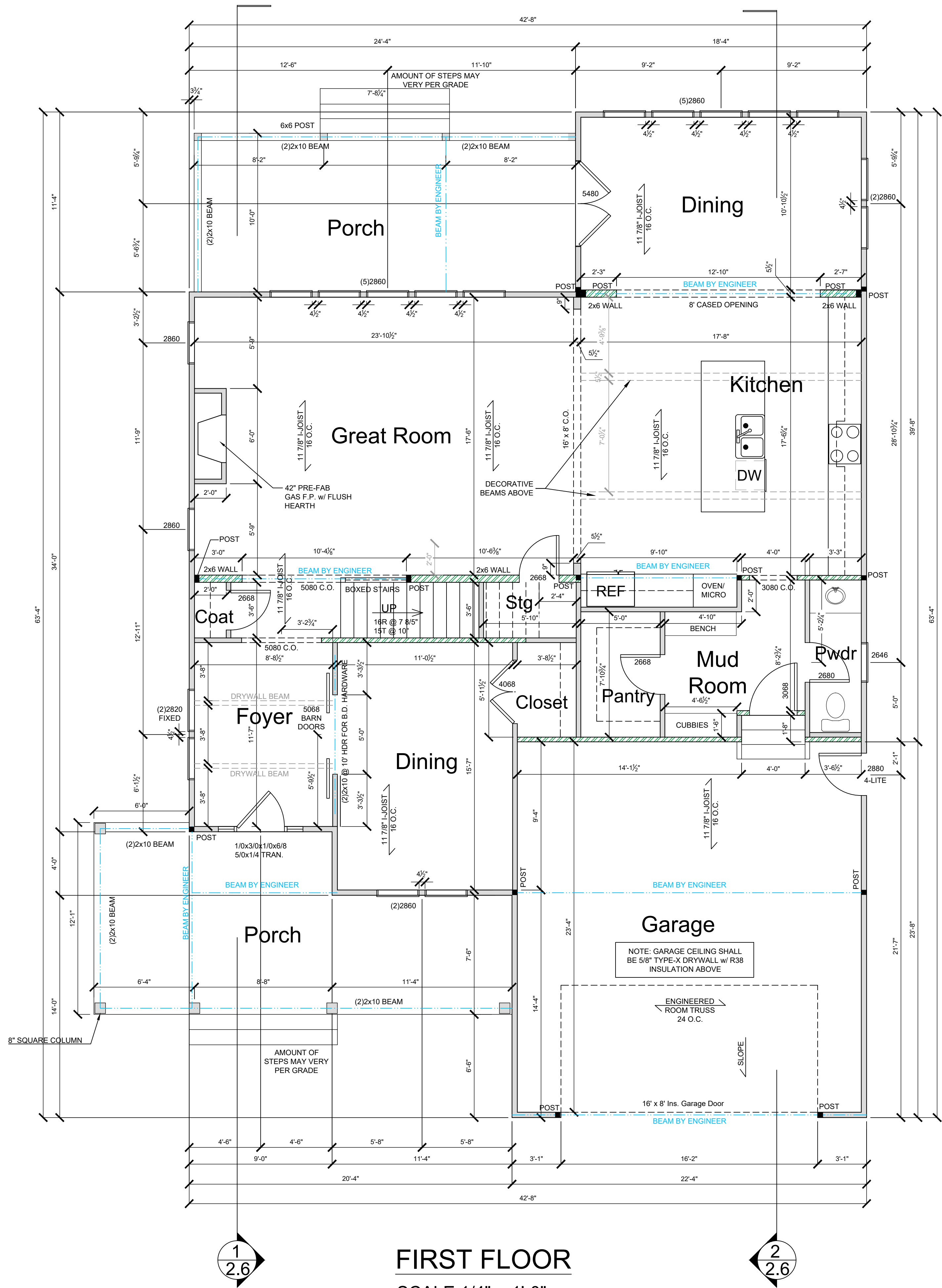
WALL TYPE LEGEND:

-  BRICK WALL
-  CMU WALL
-  BEARING WALL
-  STUD WALL

NOTES:
(ARCHITECTURAL PLANS)

1. ALL HEADERS ARE AS FOLLOWS FOR ALL BEARING WALLS (UNLESS NOTED OTHERWISE)
 UNDER 48": (2) 2X8
 48" - 60": (2) 2X10
 60" - 72": (2) 2X12
2. MIN. (3) STUDS UNDER ALL BEAM ENDS
3. BEARING POINT BEARING WALL 
4. TYPICAL CEILING HEIGHTS:
 FIRST FLOOR: 10' - 1 1/2"
 SECOND FLOOR: 9' - 1 1/2"
 ATTIC: 8' - 1 1/2"
5. TYPICAL HEADER HEIGHTS:
 FIRST FLOOR: 8' - 0"
 SECOND FLOOR: 8' - 0"
 ATTIC: 6' - 8"
 UNLESS NOTED OTHERWISE (REFER TO ELEVATIONS)
6. ENSURE FINAL PLACEMENT OF FLOOR JOIST DO NOT CONFLICT WITH TOILET/TUB/SHOWER DRAINS.

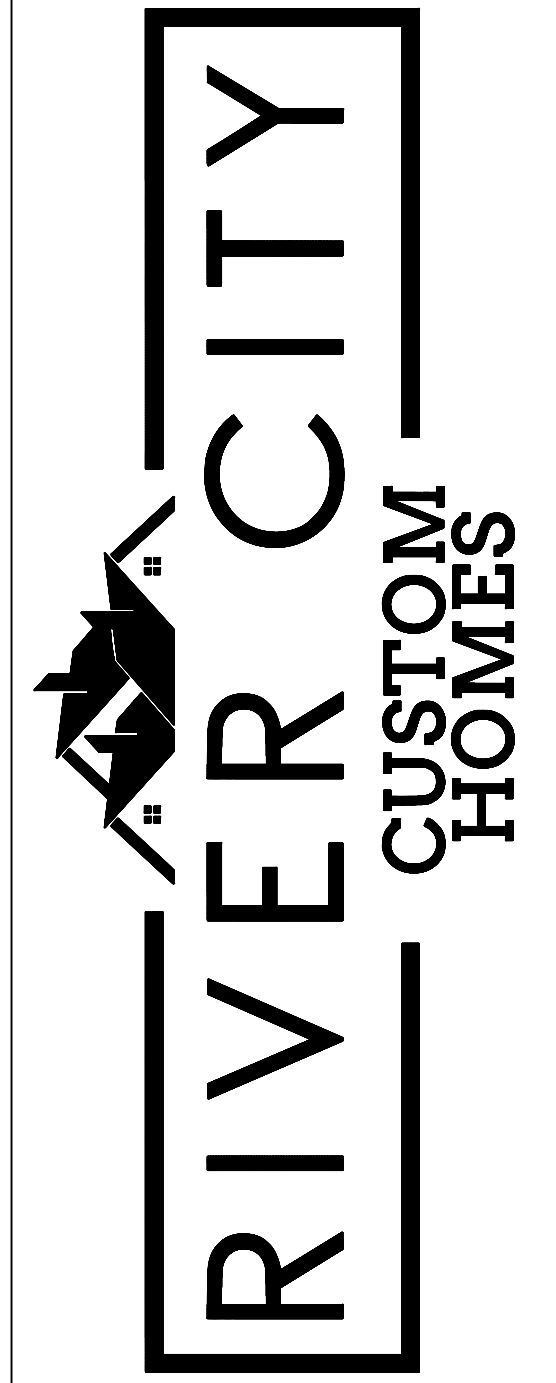
NOTE:
 EWP (JOIST AND BEAM) INFORMATION PROVIDED BY SEE MANUF. SHOP DRAWINGS FOR CALCS/ LAYOUTS.
 FOOTING SIZES PROVIDED BY SEE ATTACHED LETTER FOR MORE INFORMATION.



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

RIVER CITY
CUSTOM HOMES
 1475 OAKBRIDGE COURT
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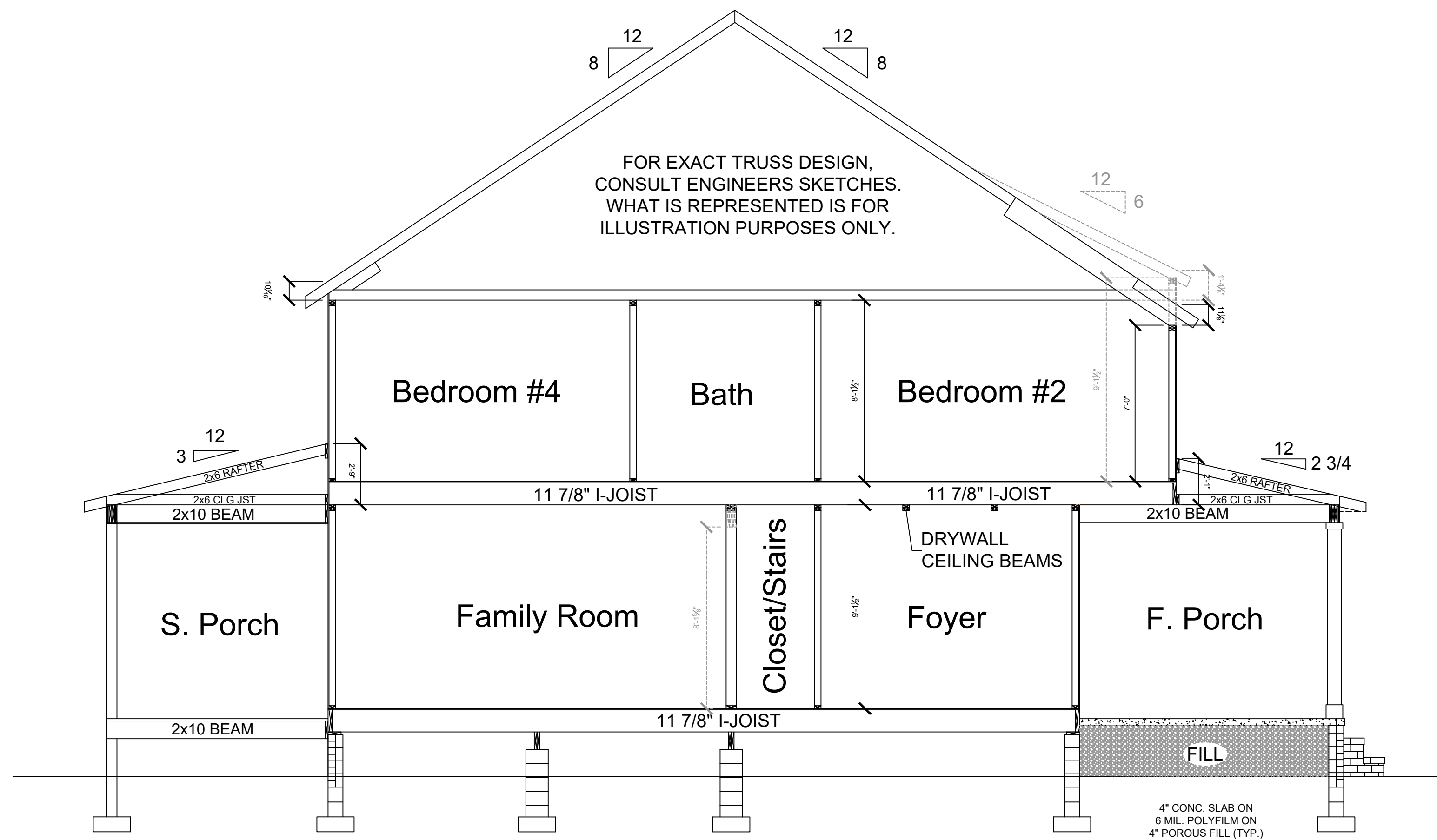
FIRST FLOOR

Plan Name: **SHENANDOAH**
 Homeowners: Diane Rosenberg and Marlene Durand
 Site Address: 1613 Old Orchard Street, West Harrison, NY 10604
 Town of North Castle
 SBL 188.03-1-4

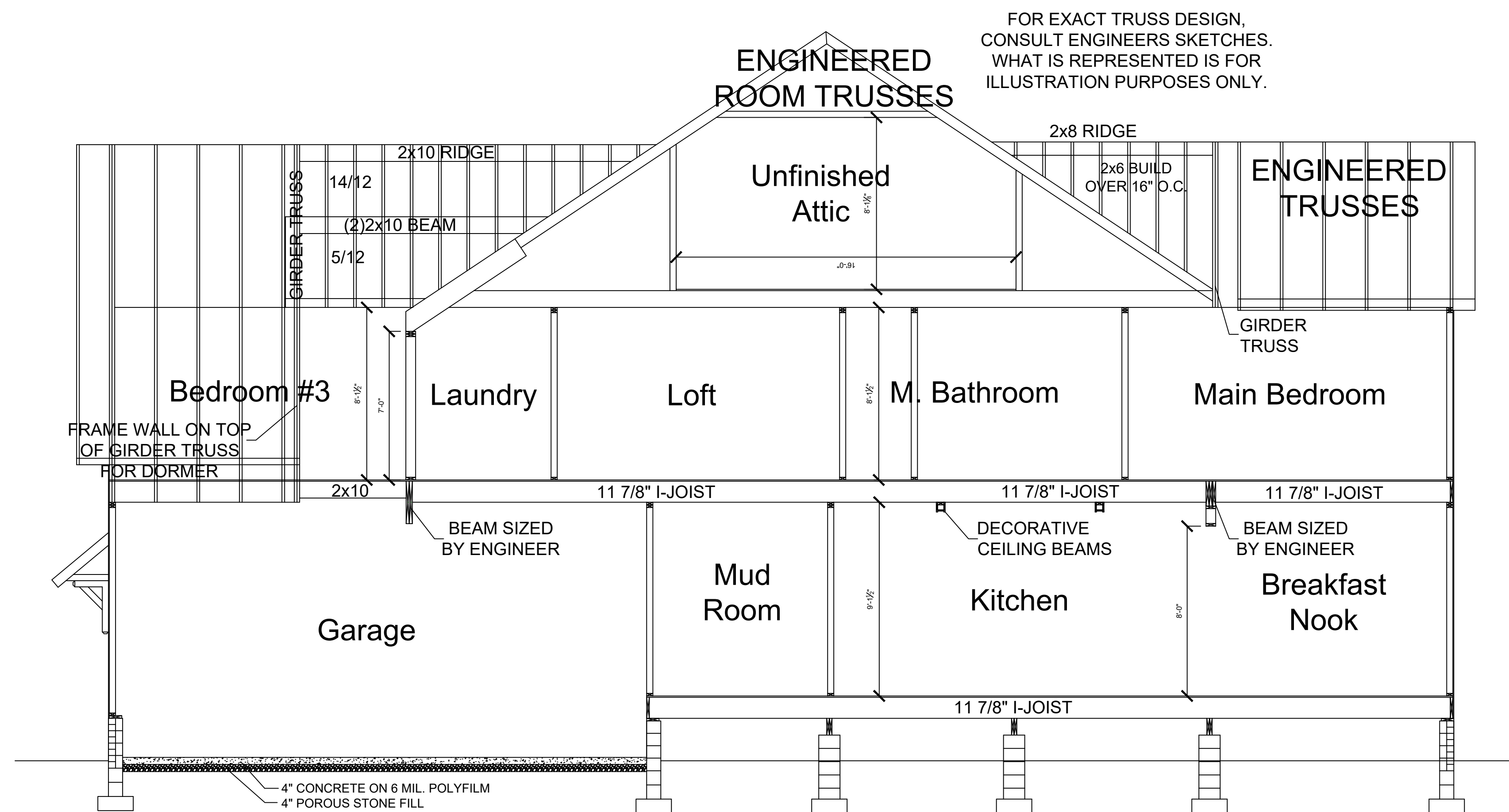
Drawn By: **DHB**

2.2

Scale 1/4" = 1'-0"



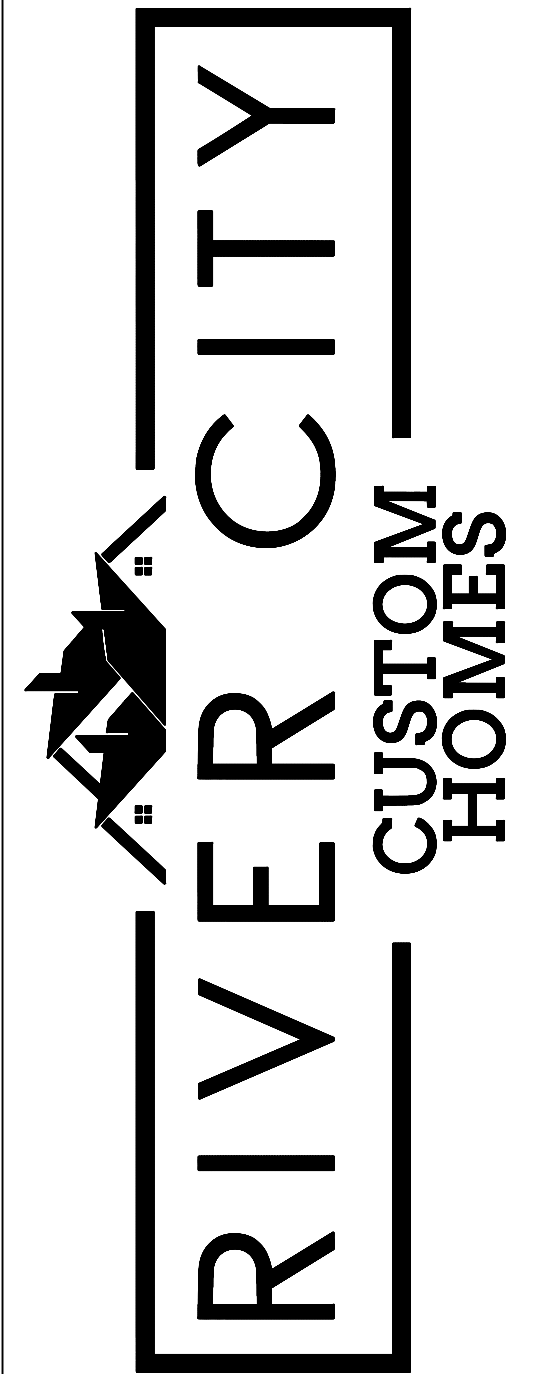
1
2.6 CROSS SECTION
SCALE 1/4" = 1'-0"



2
2.6 CROSS SECTION
SCALE 1/4" = 1'-0"

RIVER CITY
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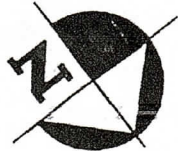
CROSS SECTION & DETAILS

Plan Name:
SHENANDOAH
Homeowners: Diane Rosenberg and
Marlene Durand
Site Address: 1613 Old Orchard
Street, West Harrison, NY 10604
Town of North Castle
SBL 188.03-1-4

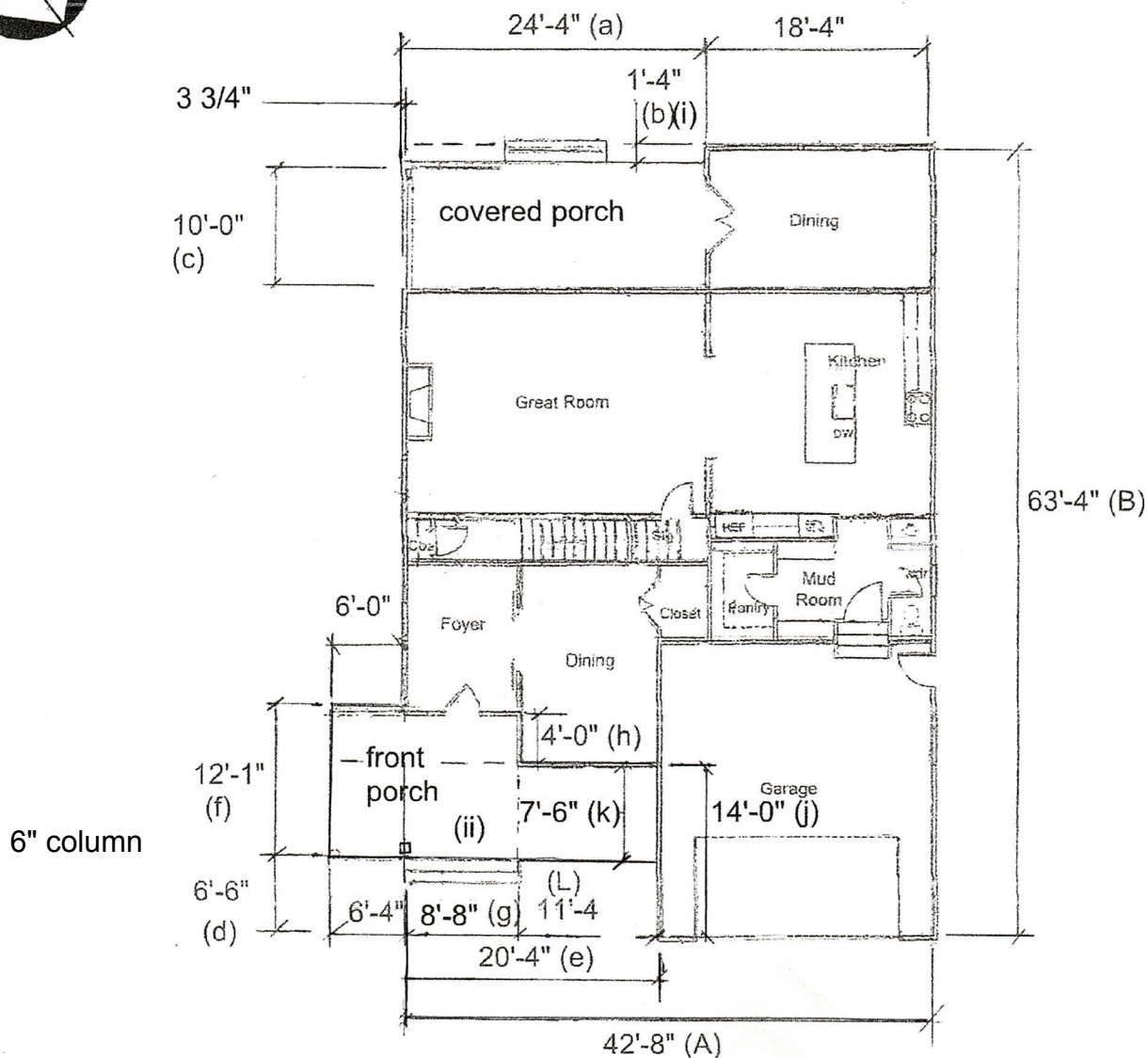
Drawn By: DHB

2.6

Scale 1/4" = 1'-0"



1 st FLOOR SCHEMATIC



Area (i) = 24'-4" (a) x 1'-4" (b) = 32.36 sf

FRONT

Area (ii) = 7'-6"(k) x 20'-4"(e) + 4'-0"(h) x 8'-8"(g) = 187.16'

First floor gross area = 2702.29 sf - (32.36 sf + 187.16' + 6.5' (d)x 20.33' (e)) = 2350 sf

Front Porch = 12'-1" (f) x (6'-4" + 8'-8") + (11'-4" x 7'-6") = 266.18 sf

Rear Covered Porch =
 (24'-4" (a) - 3 3/4") x 10'-0" = 240.21 sf
 Gross Porch Area = 266.18 sf + 240.21 sf = 506 sf

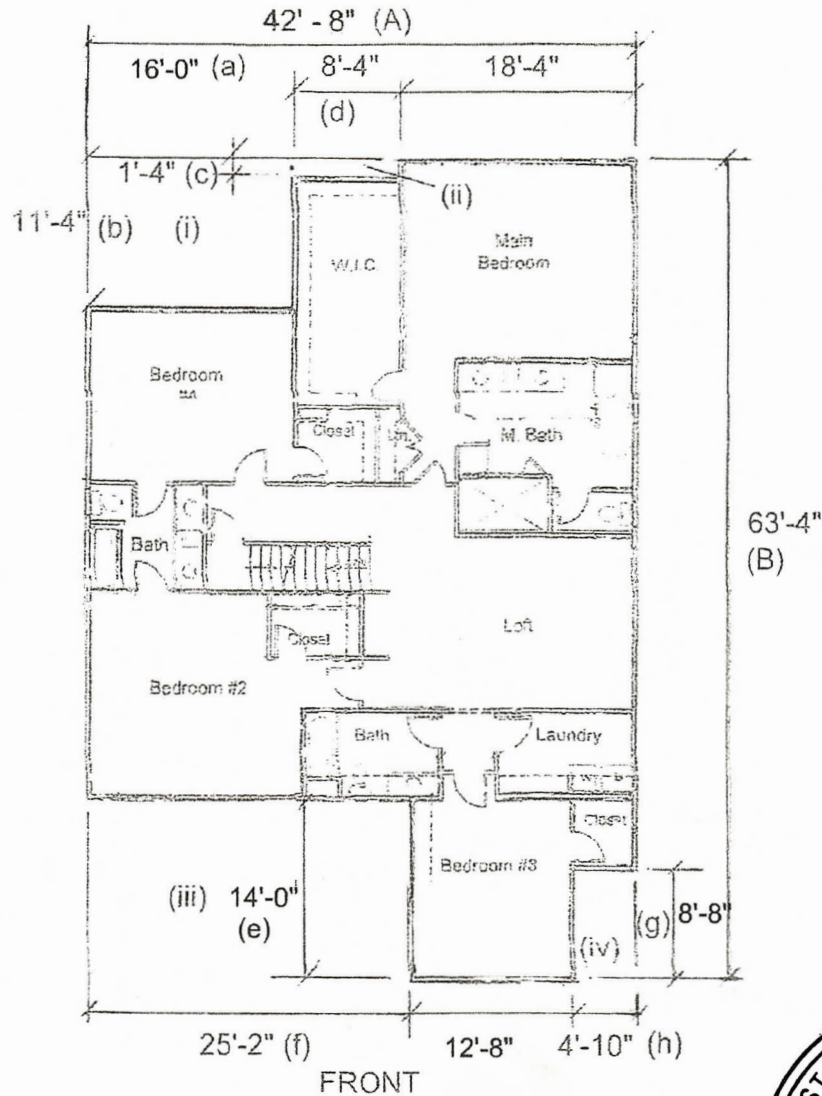


Donald R. Knapp

Plan prepared by Donald R. Knapp, P.E.



SECOND FLOOR SCHEMATIC



Gross Area = 42'- 8" (A) x 63'-4" (B) = 2702.3 sf

Area (i) = 16'-0" (a) x 11'-4" (b) = 181.28 sf

Area (ii) = 1'-4" (c) x 8'-4" (d) = 11.08 sf

Area (iii) = 14'-0" (e) x 25'-2" (f) = 352.33 sf

Area (iv) = 8'-8" (g) x 4'-10" (h) = 41.87 sf

Second floor gross floor area = gross area - (Area i + Area ii + Area iii + Area IV)

Second floor gross floor area = 2702.3sf - (188.87 sf + 11.08 sf + 352.33 sf+ 41.87 sf)

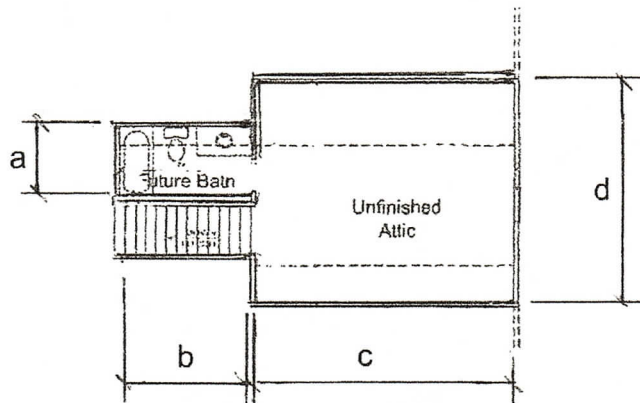
Second floor gross floor area = 2116 sf



Donald R. Knapp

Plan prepared by Donald R. Knapp, P.E.

3rd FLOOR SCHEMATIC
ATTIC



ATTIC

FUTURE BATHROOM = 5' -0 1/4" (a) x 9'-8 1/2" (b) = 48.74 sf

ATTIC (FUTURE BED ROOM) = 19'-1" (c) x 16'-0" (d) = 305.33 sf

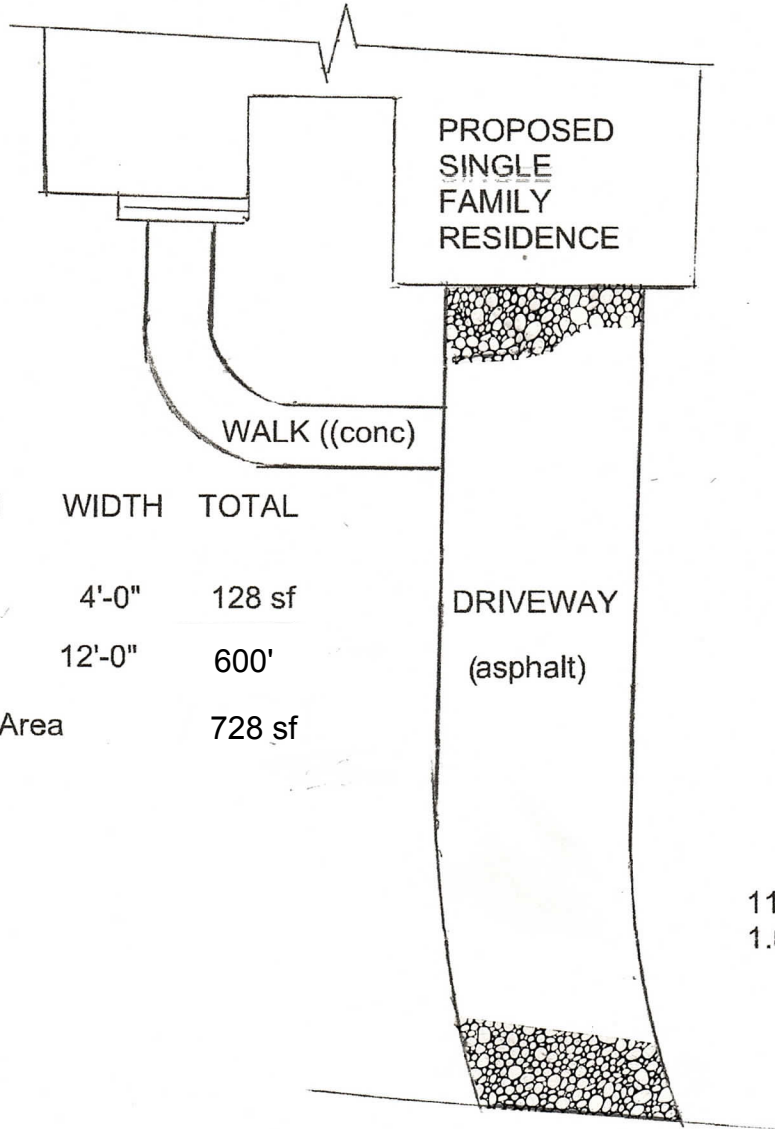
UNFINISHED ATTIC = 1354 sf



Plan prepared by Donald R. Knapp, P.E.



WALK - DRIVEWAY SCHEMATIC



	LENGTH	WIDTH	TOTAL
WALK	32'	4'-0"	128 sf
DRIVEWAY	50'	12'-0"	600'
Gross Walk & Driveway Area			728 sf

118.03-1-4
1.07 ACRES

OLD ORCHARD STREET



Plan prepared by Donald R. Knapp, P.E.



**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: Durand - Rosenberg Date: May 6, 2022
Tax Map Designation or Proposed Lot No.: 118.03-1-4

Gross Lot Coverage

- | | | |
|-----|--|--------------------------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>1.07 Acres = 46609.2 sf</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>9624 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>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>9624 sf</u> |
| 5. | Amount of lot area covered by principal building :
<u>NA</u> existing + <u>2350 sf</u> proposed = | <u>2350 sf</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 7. | Amount of lot area covered by decks :
<u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 8. | Amount of lot area covered by porches :
<u>NA</u> existing + <u>506 sf</u> proposed = | <u>506 sf</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u>NA</u> existing + <u>728 sf</u> proposed = | <u>728 sf</u> |
| 10. | Amount of lot area covered by terraces :
<u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 12. | Amount of lot area covered by all other structures :
<u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 – 12 = | <u>3584 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.

Adam R. Kaufman
Signature and Seal of the Director of Planning



May 6, 2022

Date



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

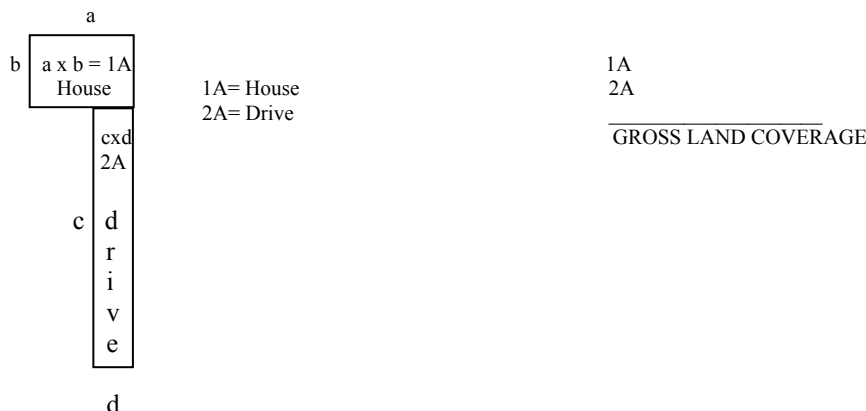
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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.

F:\PLAN6.0\Application Forms\GROSS LAND COVERAGE CALCULATIONS WORKSHEET 8-13-19.doc



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

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

PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

FLOOR AREA CALCULATIONS WORKSHEET


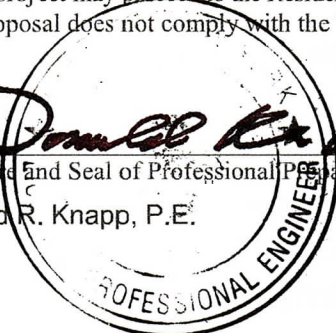
Application Name or Identifying Title: Durand-Rosenberg Date: May 6, 2022

Tax Map Designation or Proposed Lot No.: 118.03-1-4

Floor Area (Note: sf = square feet)

- | | | |
|-----|--|-------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>1.07 Acres</u> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>7910 sf</u> |
| 3. | Amount of floor area contained within first floor: (minus garage and back porch) | |
| - | <u>NA</u> existing + <u>2084 sf</u> proposed = | <u>2084 sf</u> |
| 4. | Amount of floor area contained within second floor: | |
| - | <u>NA</u> existing <u>2116 sf</u> proposed = | <u>2116 sf</u> |
| 5. | Amount of floor area contained within garage: | |
| - | <u>NA</u> existing + <u>532 sf</u> proposed = | <u>532 sf</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed: | |
| - | <u>NA</u> existing + <u>240 sf</u> proposed = | <u>240 sf</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition): | |
| - | <u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 8. | Amount of floor area contained within attic (if applicable – see definition): | |
| - | <u>NA</u> existing + <u>354 sf</u> proposed = | <u>354 sf</u> |
| 9. | Amount of floor area contained within all accessory buildings: | |
| - | <u>NA</u> existing + <u>NA</u> proposed = | <u>NA</u> |
| 10. | Proposed floor area : Total of Lines 3 – 9 = | <u>5326 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
 Donald R. Knapp, P.E.


May 6, 2022
 Date



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

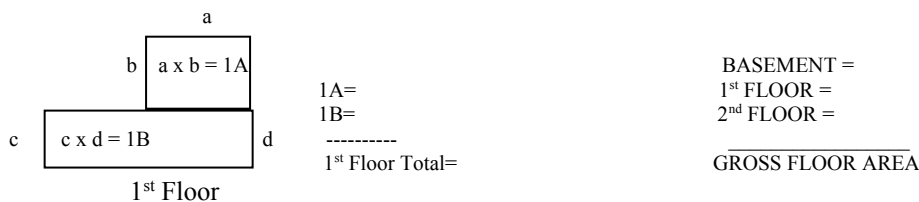
PLANNING DEPARTMENT
 Adam R. Kaufman, AICP
 Director of Planning

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

GROSS 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.

Net lot area = 1.07 ac - 0.75 (0.12 ac wetlands) = 0.98 acres

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 LOT SIZE 1.07 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

USE

*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.

SUMMARY OF AREA CALCULATIONS

First floor (including 532 sf garage, excluding porches)	2,350 sf
Second floor	2,116 sf
Third floor (unfinished attic)	354 sf
Front porch	266 sf
<u>Back porch</u>	<u>240 sf</u>
Total	5,326 sf
Walk and Driveway Area	728 sf



ZONING CONFORMANCE TABLE

Town Zoning Requirements	1613 Old Orchard Street
Acreage: 1 acre zoning	Lot has 1.07 acres
Front set back: minimum 50 feet	Proposed house would have a 50 foot front set back
Side set back: minimum 25 feet	Proposed house would have at least 25 foot side set backs
Gross land coverage: maximum 9,624 square feet	Proposed house, walkway, and driveway would cover 3,584 square feet (see Gross Land Coverage Calculations Worksheet)
Permitted floor area: maximum 7,910 square feet	Proposed house including garage, porches, and attic would cover 5,326 square feet (see Floor Area Calculations Worksheet).

SITE UTILITIES AND ENVIRONMENTAL

POTABLE WATER

A drilled well shall be developed to supply Potable Water to the site. The well shall be developed as per Best Management Practices of the New York State Health Department Guideline, and the Westchester County Department of Health.

SANITARY WASTE

Sanitary waste shall be discharged to the existing public sewer line in Old Orchard Street. The sewer design shall conform to the requirements of the wastewater treatment plant and the Best Management Practices of the New York State Health Department Guideline, and the Westchester County Department of Health.

SITE DRAINAGE

Runoff water from the roof leaders shall be discharged into an engineer designed underground leaching system. The runoff system shall be designed in accordance with the Town of North Castle engineering requirements, and the Best Management Practices of the New York State Department Conservation Guideline, and the Westchester County Department of Health.

SEDIMENT EROSION CONTROL

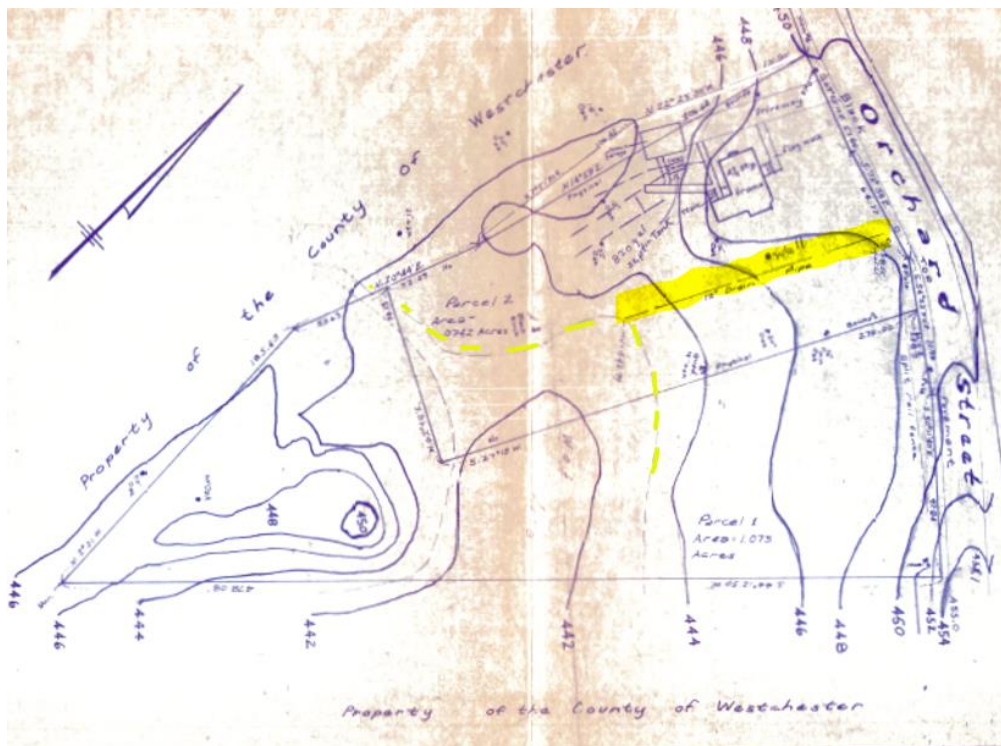
All soil erosion and sediment control shall be in accordance with the “New York State Storm Water Management Design Manual”, latest edition on Construction Related Activities, and pertinent chapters of the Code of the Town of North Castle, New York.

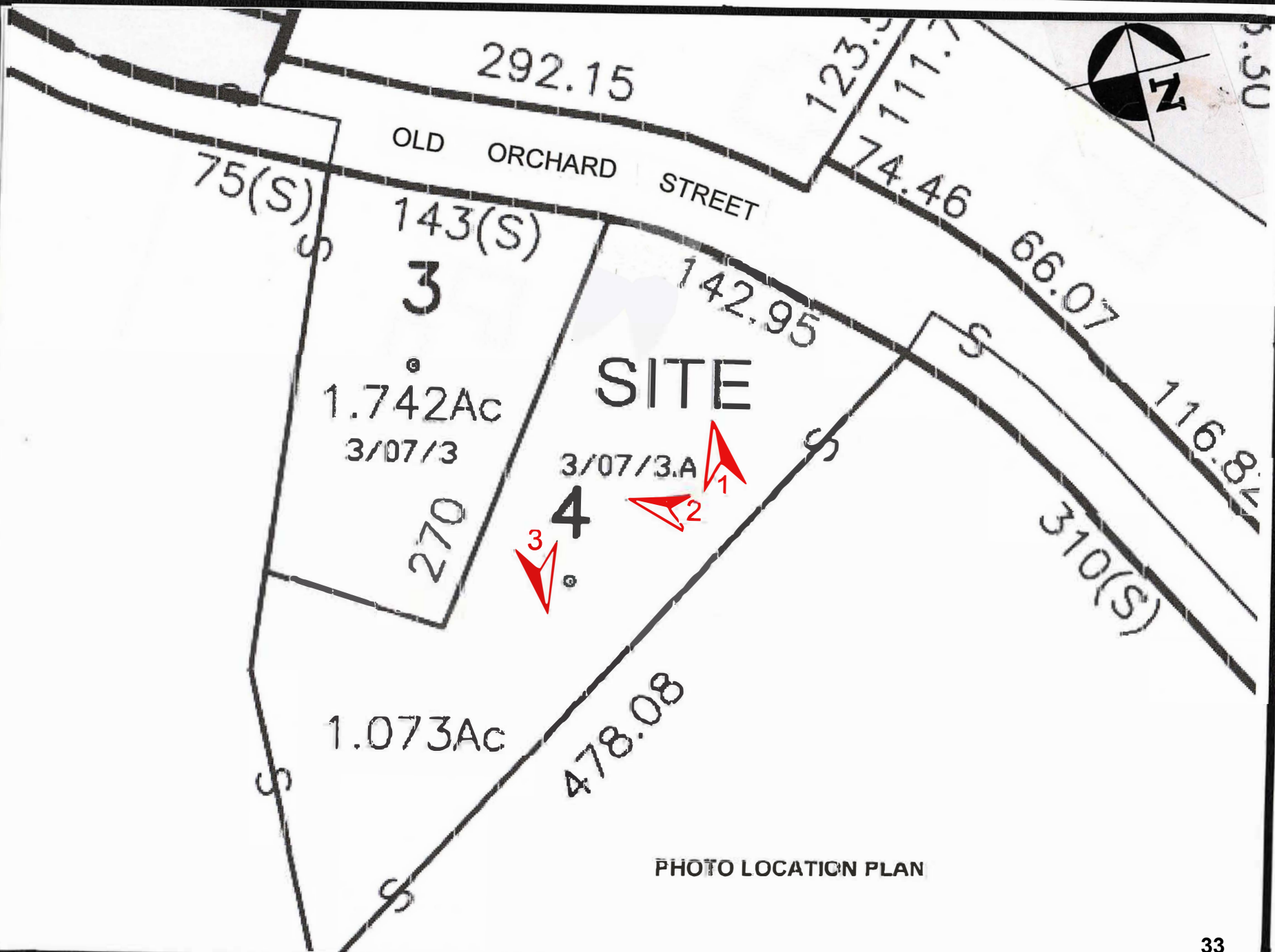
History of 1613 Old Orchard Street

The lot at 1613 Old Orchard Street has been in the Durand family for over 80 years -- since Leslie Durand bought it in 1941. Leslie Durand gave the lot to his two daughters, Diane Durand Rosenberg and Marlene Durand, in 1992 and they have owned it since then.

Along this section of Old Orchard Street, the parcel is not serviced by Town water but is serviced by a Town sewer line that was placed in 1996. A portion of the lot has a wet area, partly due to a stream of water emanating from a drain pipe in the adjacent property (1615 Old Orchard Street) as highlighted in yellow in the 1985 map below. The pipe was placed and deeded to the Town in the 1960s. The source of the stream is a natural spring on a distant hill on the other side of Old Orchard Street. The stream runs under Old Orchard Street and through the pipe towards the rear of 1615 Old Orchard Street.

The Durand family planted a garden for many years on the lot, and 1978 photos of this garden are included in this Application, preceded by a diagram indicating the location of the images.





292.15

OLD ORCHARD STREET

75(S)

143(S)

3

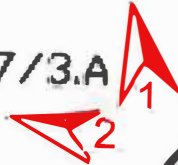
1.742Ac
3/07/3

270

SITE

3/07/3.A

4



1.073Ac

478.08

PHOTO LOCATION PLAN



5.50

123.5
111.1
74.46

66.07

116.84

310(S)



PHOTO 1
1978 photo of 1613 Old Orchard St.
Looking north toward Old Orchard St.



PHOTO 2
1978 photo of 1613 Old Orchard Street
Looking west toward 1615 Old Orchard Street



PHOTO 3
1978 photo of 1613 Old Orchard Street
Looking towards back of parcel 118.03-1-4