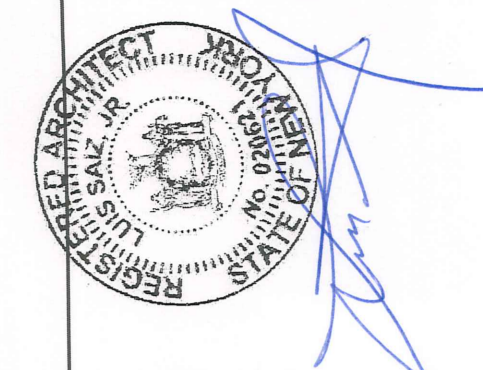


Boyd Residence

17 Orchard Drive - Armonk, NY



CODE REVIEW

BUILDING: 2020 RCNYS & ECCNYS
 CONSTRUCTION TYPE: 5-B
 USE GROUP CLASSIFICATION:
 EXISTING: SINGLE FAMILY (R3) PROPOSED: SINGLE FAMILY (R3)
 CATEGORY OF WORK: ACCESSORY STRUCTURE (SHD)

ALLOWABLE LOADS:
 FIRST FLOOR= 40psf SECOND FLOOR= 30psf
 BASEMENT= 20psf ROOF= 20psf

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

Location: Armonk, NY Zone: 4

| Ground Snow Load | Wind Speed (mph) | Seismic Design Category (SDC) (Risk Only) | Subject to Damage From | | | | Winter Design Temp. | Summer Design Temp. | Degree Days | Zone | Ice Shield Underlayment Req. | Flood Hazard |
|------------------|------------------|---|------------------------|-------------------|-------------------|--------------------|---------------------|---------------------|-------------|------|------------------------------|--------------|
| | | | Weather | Frost (in. Depth) | Tempera. | Decey | | | | | | |
| 30 | 115 to 120 | C | Severe | 42" | Moderate to Heavy | Slight to Moderate | 7 | 84 | 5750 | 4 | Yes | Yes |

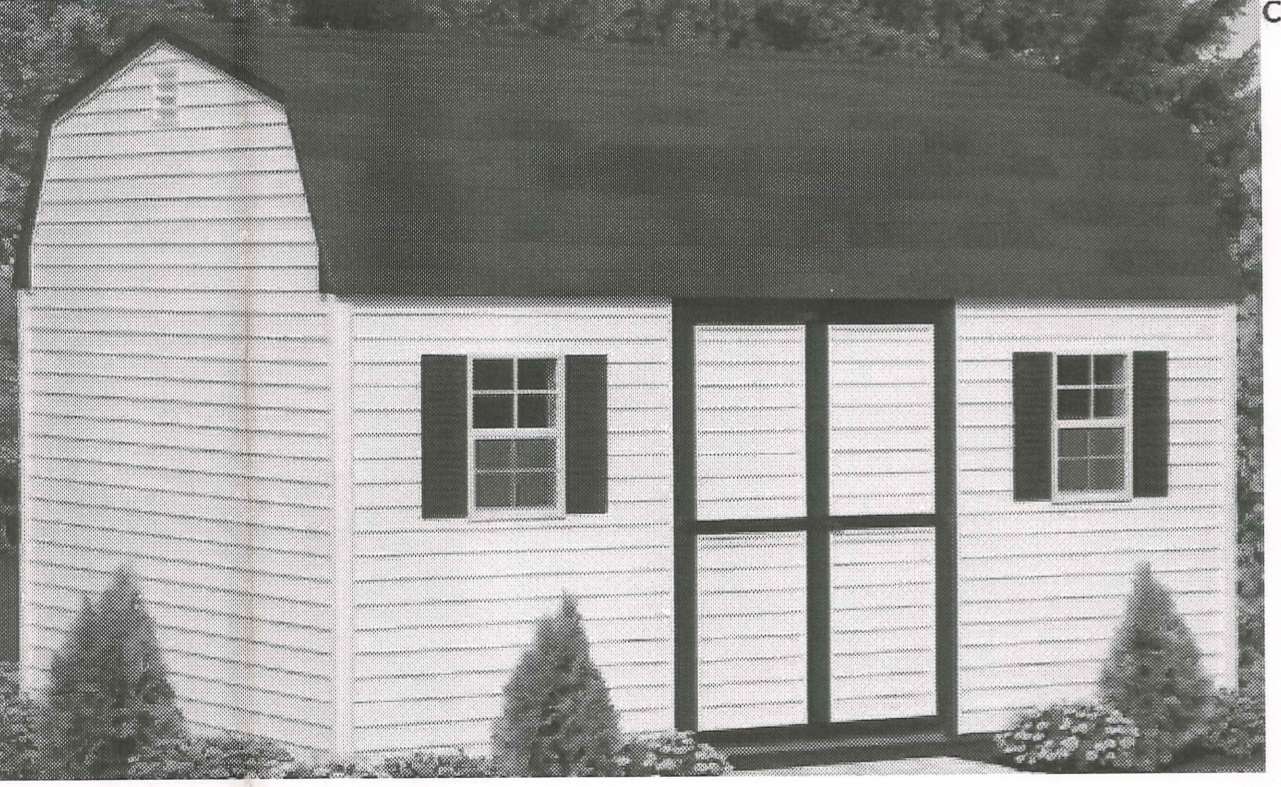
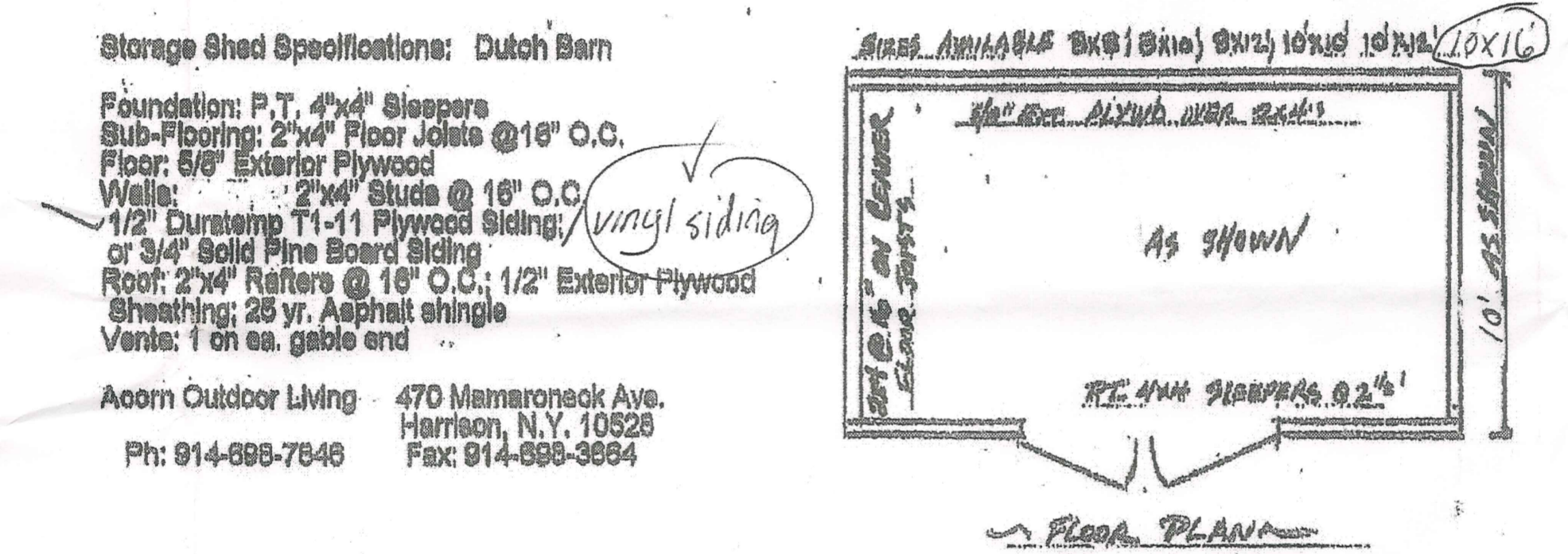
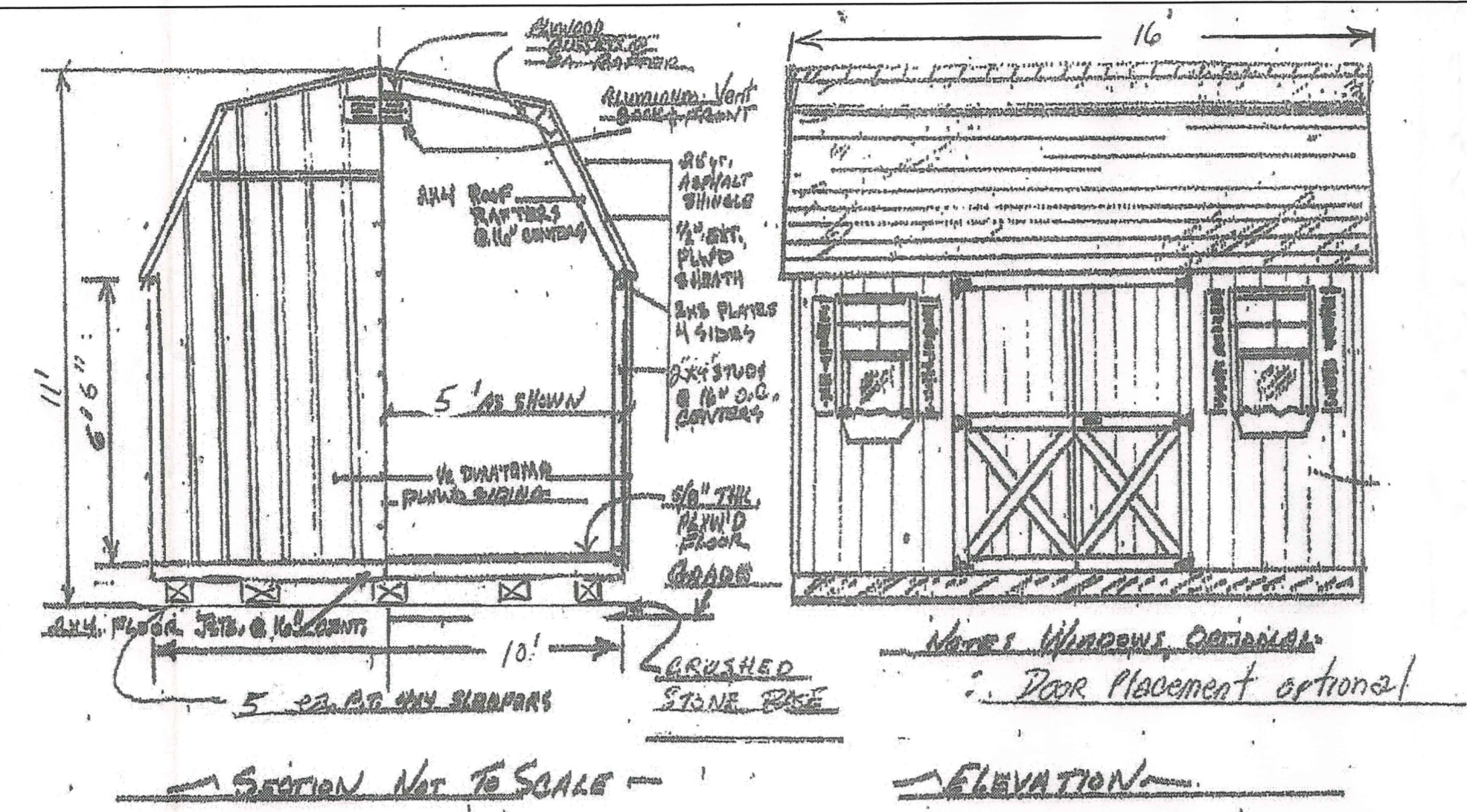
ZONING REQUIREMENTS

ZONE: R-10 LOT SIZE: 13,727sf

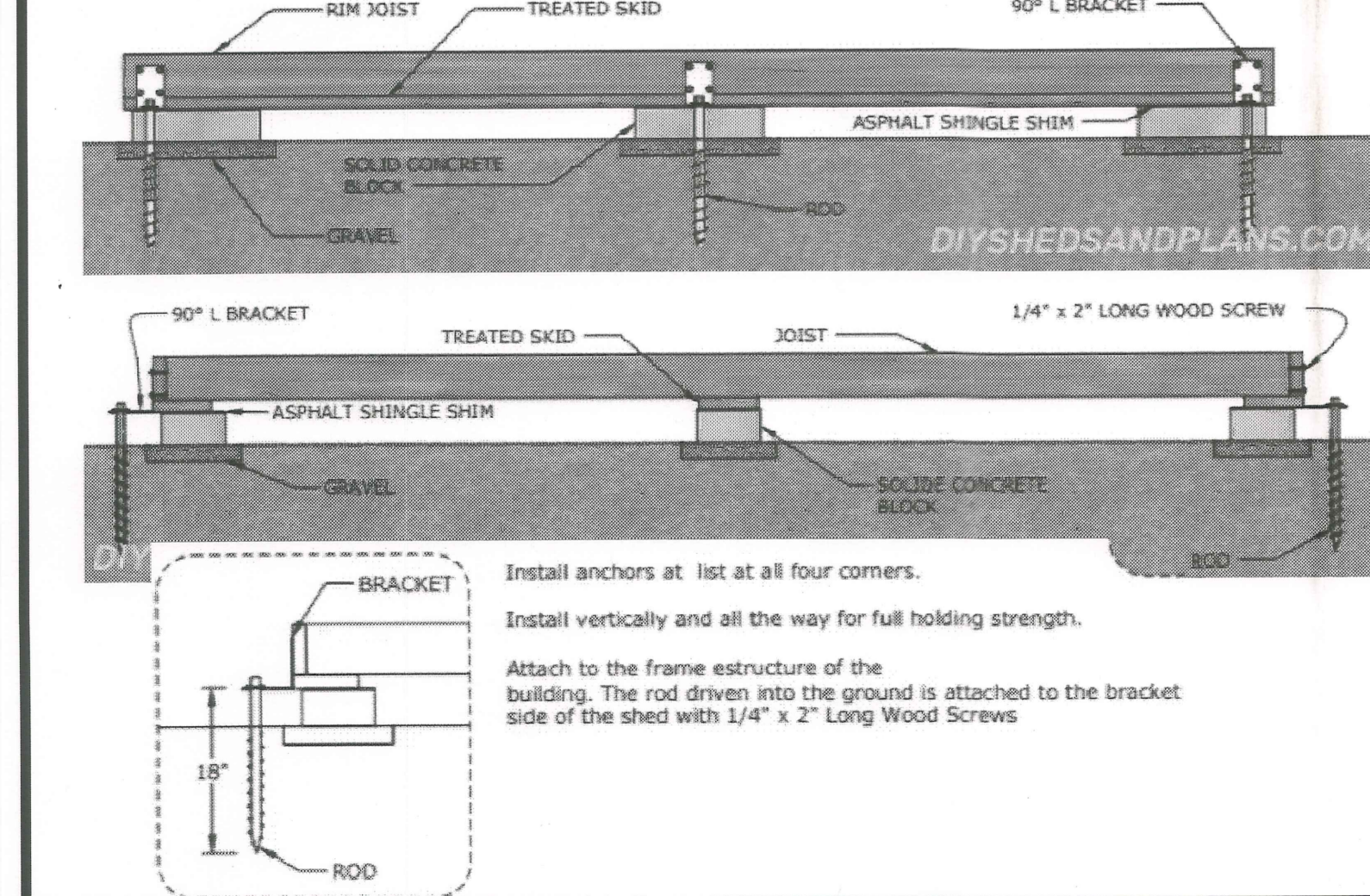
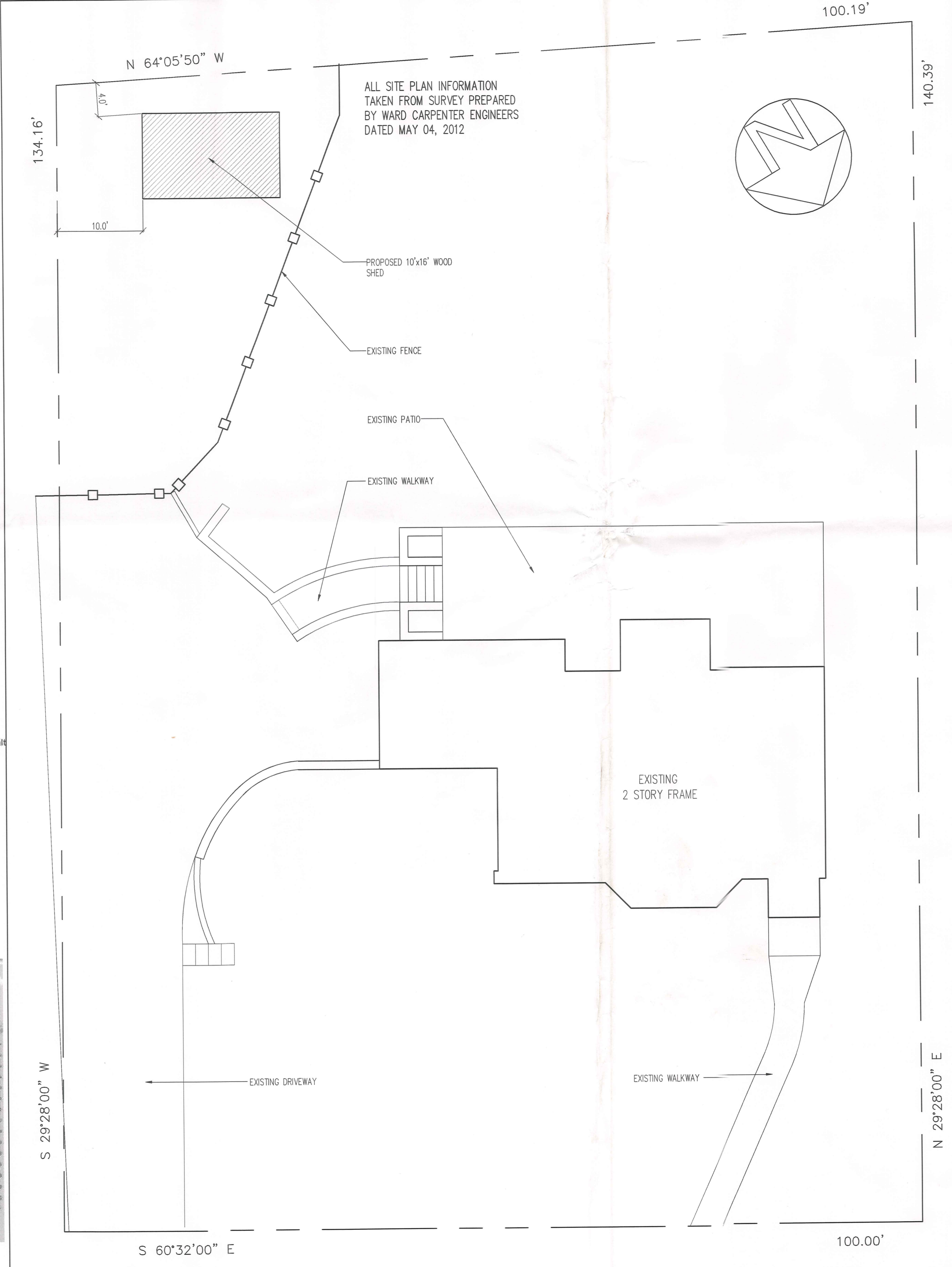
| ITEM | REQUIRED | EXISTING | PROPOSED | VARIANCE |
|----------------------|-------------------|------------|------------|----------|
| USE | ONE FAMILY | ONE FAMILY | ONE FAMILY | |
| YARDS: | | | | |
| FRONT YARD | 30.0' | 35.7' | 35.7' | |
| SIDE YARD: ONE | 15.0' | 10.9' | 10.9' | |
| REAR YARD | 30.0' | 67.6' | 67.6' | |
| COVERAGE | 13416x30%= 4118sf | 1312sf | 1472sf | |
| ACCESSORY STRUCTURE: | | | | |
| YARDS: | | | | |
| SIDE YARD: ONE | 7.5' | | 10.0' | |
| REAR YARD | 15.0' | | 4.0' | 11.0' |

- GENERAL NOTES**
- ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS DOCUMENTS & THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
 - THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS & VERIFY ALL DIMENSIONS & FIELD CONDITIONS & SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
 - WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.
 - "TYP." SHOULD MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT. UNLESS OTHERWISE NOTED, DETAILS ARE USUALLY KEYS & NOTED "TYP." ONLY ONCE WHEN THEY FIRST OCCUR.
 - DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER OTHER DRAWINGS FOR LAYOUT DIMENSIONS & NUMBER OF ITEMS PROVIDED. UPON DISCOVERY OF DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS & ENGINEERING DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
 - EACH CONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN & ORDERLY CONDITION UPON THE COMPLETION OF HIS WORK ON A DAILY BASIS. ALL WASTE, RUBBISH & EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL & DISPOSAL OF ALL TRASH, INCLUDING OWNER-FURNISHED ITEMS & TRASH GENERATED BY OWNER'S CONTRACTORS FOR THE DURATION OF THE PROJECT.
 - THE GENERAL CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS & FURNISH THE OWNER WITH THE CERTIFICATE OF OCCUPANCY. CONTRACTOR TO ALSO PROVIDE A LIST OF NAMES, ADDRESSES & TELEPHONE NUMBERS FOR ALL SUBCONTRACTORS, INCLUDING ALL OWNER PROVIDED SUBCONTRACTORS. A LETTER OF COMPLIANCE WITH THE AMERICAN DISABILITY ACT SHALL ALSO BE PROVIDED. ALL ITEMS TO BE PERMANENTLY MOUNTED IN SEPARATE 8 1/2" x 11" PICTURE FRAMES (3 TOTAL) IN MANAGER'S AREA AT FACE HEIGHT, AND ONE COPY PROVIDED TO OWNER'S PROJECT MANAGER. INCLUDE THIS INFORMATION IN THE PROJECT CLOSEOUT PACKAGE.
 - THE G.C. & SUB-CONTRACTORS SHALL OBTAIN & PAY FOR ALL REQUIRED PERMITS.
 - G.C. IS TO CARRY WORKMAN'S COMP. & DISABILITY INSURANCE AS REQUIRED BY NEW YORK STATE.
 - THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE CONSTRUCTION.
 - THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE THE SAFETY OF THE SITE & ADJOINING PROPERTIES.
 - ALL DIMENSIONS ARE APPROPRIATE & MAY VARY DUE TO UNSEEN EXISTING CONDITIONS.
 - THE OWNER WILL PROVIDE ALL TEMPORARY POWER, LIGHT, WATER & TELEPHONE DURING THE CONSTRUCTION. THE USE OF EXISTING TOILETS BY THE WORKMEN WILL BE PERMITTED, WITH THE UNDERSTANDING THAT THE AREA WILL BE MAINTAINED & CLEANED AT THE COMPLETION OF THE WORK.
 - DURING THE COURSE OF THE WORK/PROJECT, NO CHANGES TO THE SCOPE WILL BE PERMITTED, UNLESS SPECIFICALLY REQUESTED/AUTHORIZED BY EITHER THE ARCHITECT OR DULY AUTHORIZED PERSONNEL.

- CARPENTRY NOTES**
- All structural lumber shall be Southern Yellow Pine #2 construction grade in sizes as indicated on plans. Grade marked prior to delivery to site.
 - Wood beam shall be bridged with 1 1/4"x3" members or solid wood bridging spaced 8'-0" o.c. maximum.
 - A minimum of 2" shall be maintained between all wood joists & beams adjacent to chimneys wood flooring shall be kept 1/2" from chimney.
 - The Carpentry Contractor shall be responsible to the level of all floors, sills, etc. & plumbing of all walls, jombs, etc.



- Construction:**
- Foundation: 4"x4" pressure treated timbers
 - Subflooring: PT. 2"x4" Floor Joists @ 16" O.C.
 - Flooring: 5/8" exterior grade plywood
 - Interior Walls: 2"x4" studs @ 16" O.C. depending on shed size
 - Siding: 1/2" Smartside or Vinyl Siding
 - Roof: 2"x4" Rafter @ 16" O.C. 1/2" Tech shield Sheathing / Asphalt shingles 30 yr. Architectural
 - Doors: Wood frame reinforced with 2"x4" lumber
 - Assembly: Steel Nails
 - Windows: Aluminum Frame (optional)
 - Venting: 1 ea. Gable End
 - Average height: 11 ft
 - Sizes: 8'x 8' to 12'x20'



PENETRATORS™

LOAD CAPACITY
Pounds

| SOIL CLASS | 9" | 10" | 14" | 18" | 26" | 36" | 46" |
|-------------------------------|---------------|-------|-------|-------|-------|--------|-----|
| 1 Hardpan / asphalt | 400 | 1,000 | 2,500 | 4,500 | 8,400 | 14,000 | |
| 2 Dense sand or gravel | 200 | 700 | 1,700 | 3,100 | 6,000 | 9,500 | |
| 3 Medium sandy gravel | 100 | 350 | 600 | 1,100 | 2,100 | 3,300 | |
| 4 Loose medium-to-fine sand | Less than 100 | 200 | 350 | 630 | 1,000 | 2,000 | |
| 5 Loose fine uncompacted sand | Less than 100 | 100 | 200 | 360 | 350 | 1,100 | |

SHED SPECIFICATIONS

SITE PLAN

Luis Saiz, Jr. - Architect
 White Plains, N.Y. 10604
 41 Springdale Avenue
 914-328-5874
 LSJR@PRODIGY.NET

REVISIONS

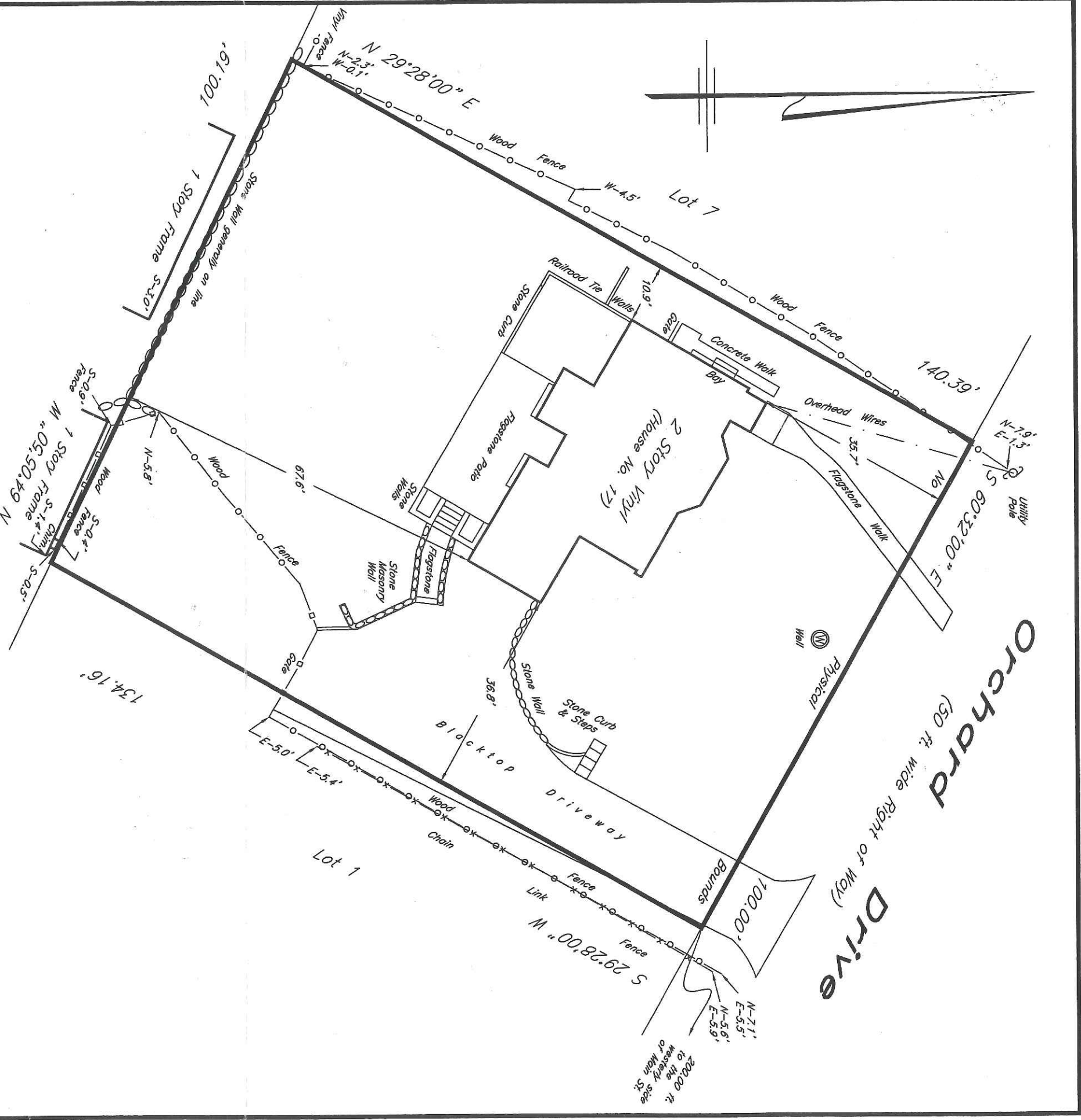
| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

SCALE: AS SHOWN
 JOB NO.: XXX
 CHECKED BY: XXX
 DRAWN BY: LSJR
 DATE: SEPT. 24, 2022

PROPOSED accessory structure to
 17 ORCHARD DRIVE - ARMONK, NY
 FOR GARY & STEPHANIE BOYD

CODES, NOTES, SITE PLAN & STORM RETENTION SYSTEM

SHEET: A0



Survey of Property
prepared for

Gary P. & Stephanie R. Boyd
in the Town of
North Castle
Westchester County, N.Y.

Scale 1"=20'
May 4, 2012

The premises being Lot 5 as shown on a map entitled "Subdivision of Part of Property belonging to Elizabeth M. Coughlin at Armonk" dated May 1929 and filed May 28, 1929 as County Clerk Map No. 3440.

Lot Area = 13,227 sq. ft.

Subsurface structures and their encroachments, if any exist are not shown hereon.

Unauthorized alterations or additions to a survey map is a violation of section 7209, sub-division 2, of the New York State Education Law.

Only copies of the original survey marked with the land surveyor's inked or embossed seal shall be considered a true and valid copy.

Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run to the person for whom the survey is prepared only, and on his behalf to the Title Company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

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Ward Carpenter Engineers, Inc.
Ward Carpenter Engineers, Inc.
76 Mamaroneck Avenue
White Plains, N.Y. 10601



**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:

BOYD RESIDENCE

Initial Submittal Revised Preliminary

Street Location:

17 ORCHARD DR

Zoning District: R-10 Property Acreage: .32 Tax Map Parcel ID: 108.01-6-74

Date: 09/26/22

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: 17 ORCHARD DR

Section III- DESCRIPTION OF WORK:

NEW 10'x16' STORAGE SHED

Section III- CONTACT INFORMATION:

APPLICANT: GARY BOYD

ADDRESS: 17 ORCHARD DR

PHONE: _____ MOBILE: 914-804-4052 EMAIL: GBOYD9176@GMAIL.COM

PROPERTY OWNER: GAME AS APPLICANT

ADDRESS: _____

PHONE: _____ MOBILE: _____ EMAIL: _____

PROFESSIONAL: LUIS SUZ JR - ARCHITECT

ADDRESS: 41 SPRINGDALE AVE - WHITE PLAINS, NY 10604

PHONE: _____ MOBILE: 914 954 8707

EMAIL: LSJR@PRODIGY.NET

Section IV- PROPERTY INFORMATION:

Zone: R-10 Tax ID (lot designation) 108,01-6-74



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: 170 ORCHARD DRIVE Date: 09/26/22
 Tax Map Designation or Proposed Lot No.: 108.01-6-74

Gross Lot Coverage

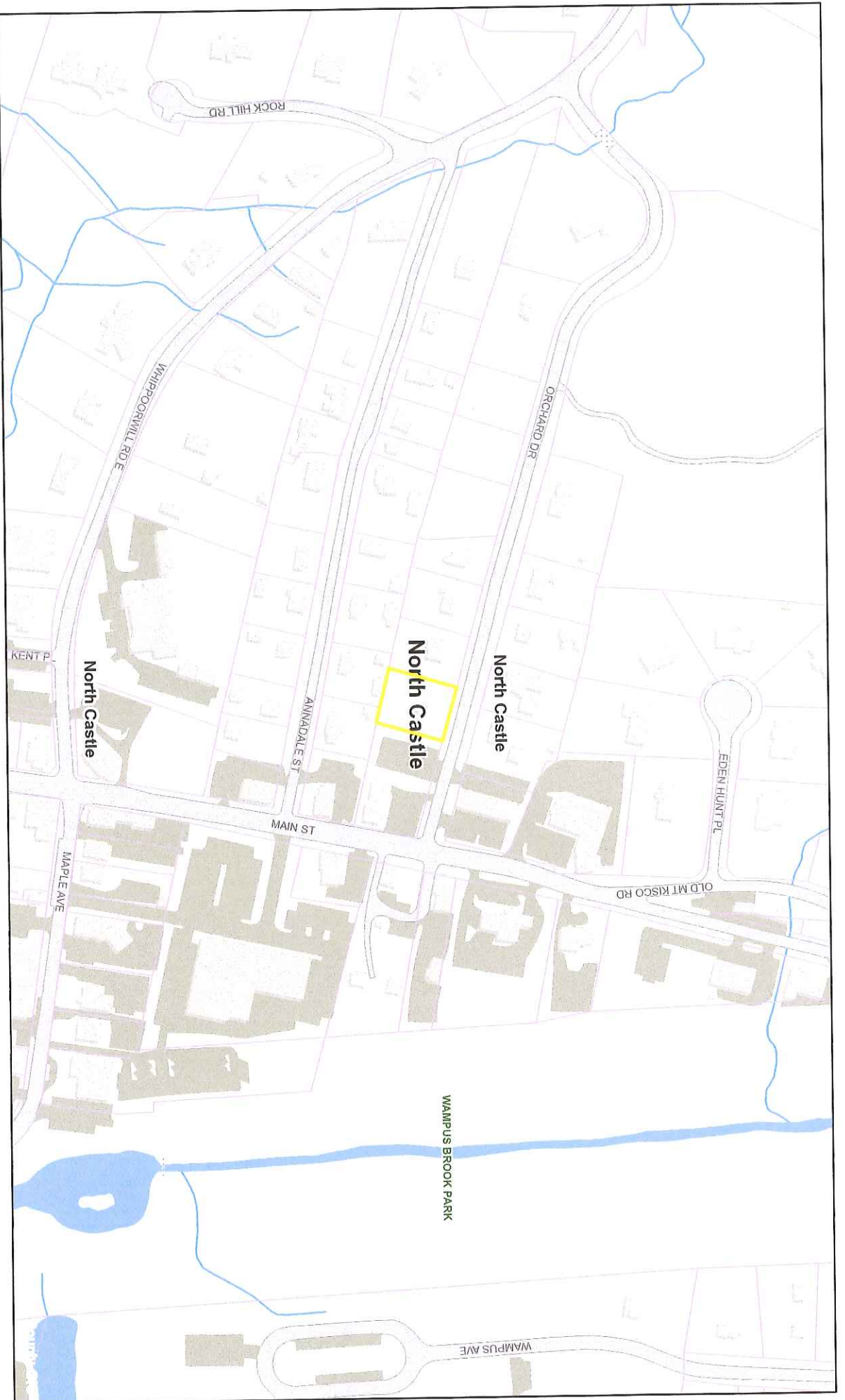
- | | | |
|-----|--|--------------|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>13727</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>4000</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | <u>894</u> |
| | Distance principal home is beyond minimum front yard setback | <u>100</u> |
| | <u>10</u> x 10 = <u>100</u> | |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>4994</u> |
| 5. | Amount of lot area covered by principal building: | <u>1254</u> |
| | <u>1254</u> existing + <u>0</u> proposed = | <u>1254</u> |
| 6. | Amount of lot area covered by accessory buildings: | <u>160</u> |
| | <u>0</u> existing + <u>160</u> proposed = | <u>160</u> |
| 7. | Amount of lot area covered by decks: | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 8. | Amount of lot area covered by porches: | <u>27</u> |
| | <u>27</u> existing + <u>0</u> proposed = | <u>27</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways: | <u>2151</u> |
| | <u>2151</u> existing + <u>0</u> proposed = | <u>2151</u> |
| 10. | Amount of lot area covered by terraces: | <u>668</u> |
| | <u>668</u> existing + <u>0</u> proposed = | <u>668</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip: | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 12. | Amount of lot area covered by all other structures: | <u>0</u> |
| | <u>0</u> existing + <u>0</u> proposed = | <u>0</u> |
| 13. | Proposed gross land coverage: Total of Lines 5 - 12 = | <u>4260</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

Date: 09/26/22

17 ORCHARD DR. ID: 108.01-6-74 (North Castle)



September 25, 2022

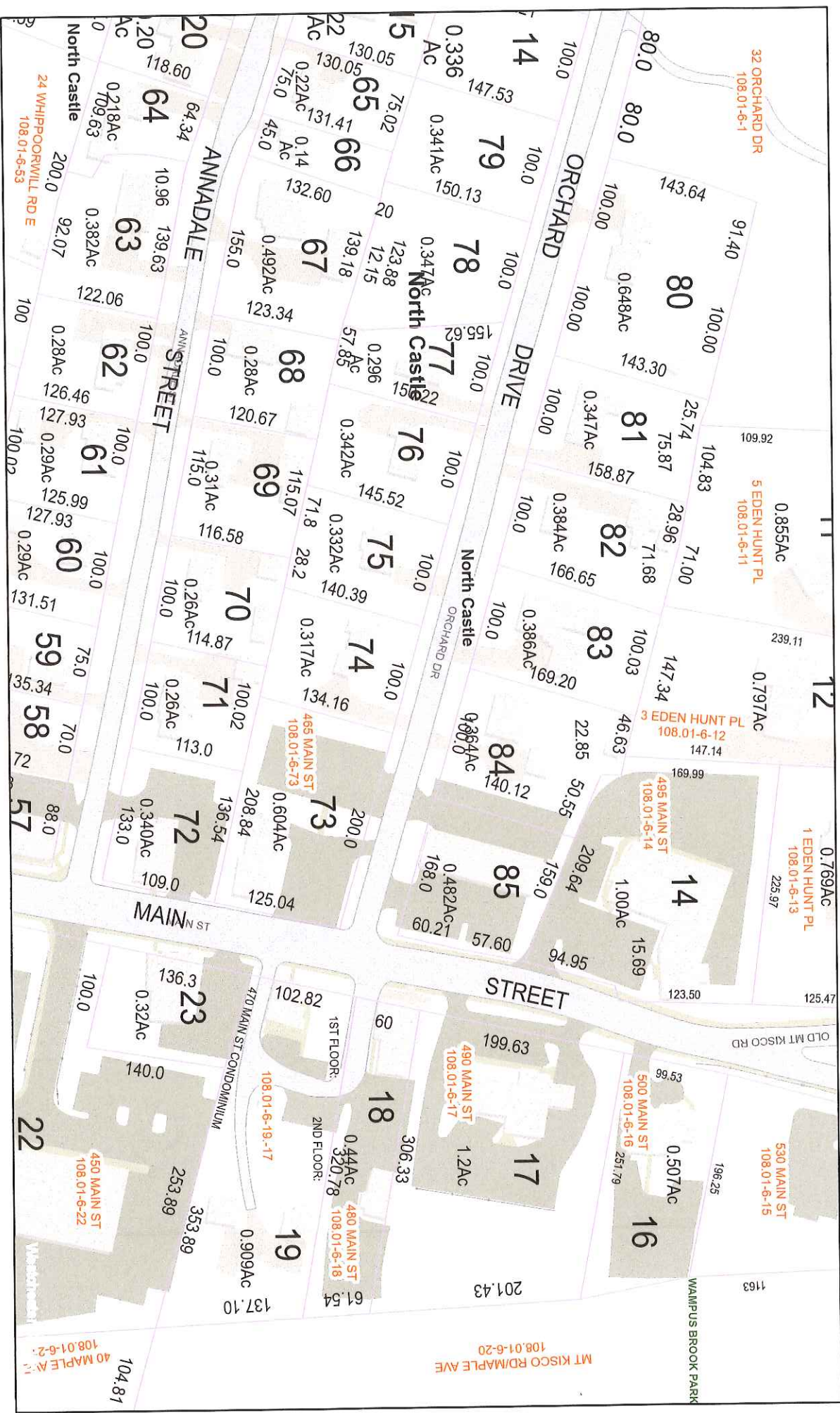
1:3,000



Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS
GIS
<http://giswww.westchester.gov.com>
Michaelian Office Building
148 Marine Avenue, Rm 214
White Plains, New York 10601

Westchester County Municipal Tax Parcel Map (North Castle)



September 25, 2022

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1:1,500



Westchester County GIS
<http://giswww.westchester.gov.com>
 Michaelian Office Building
 148 Mariane Avenue Rm 214
 White Plains, New York 10601

Westchester County Municipal Tax Parcel Map (North Castle)



September 25, 2022

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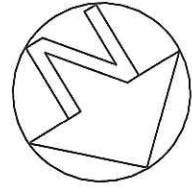
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Westchester County GIS

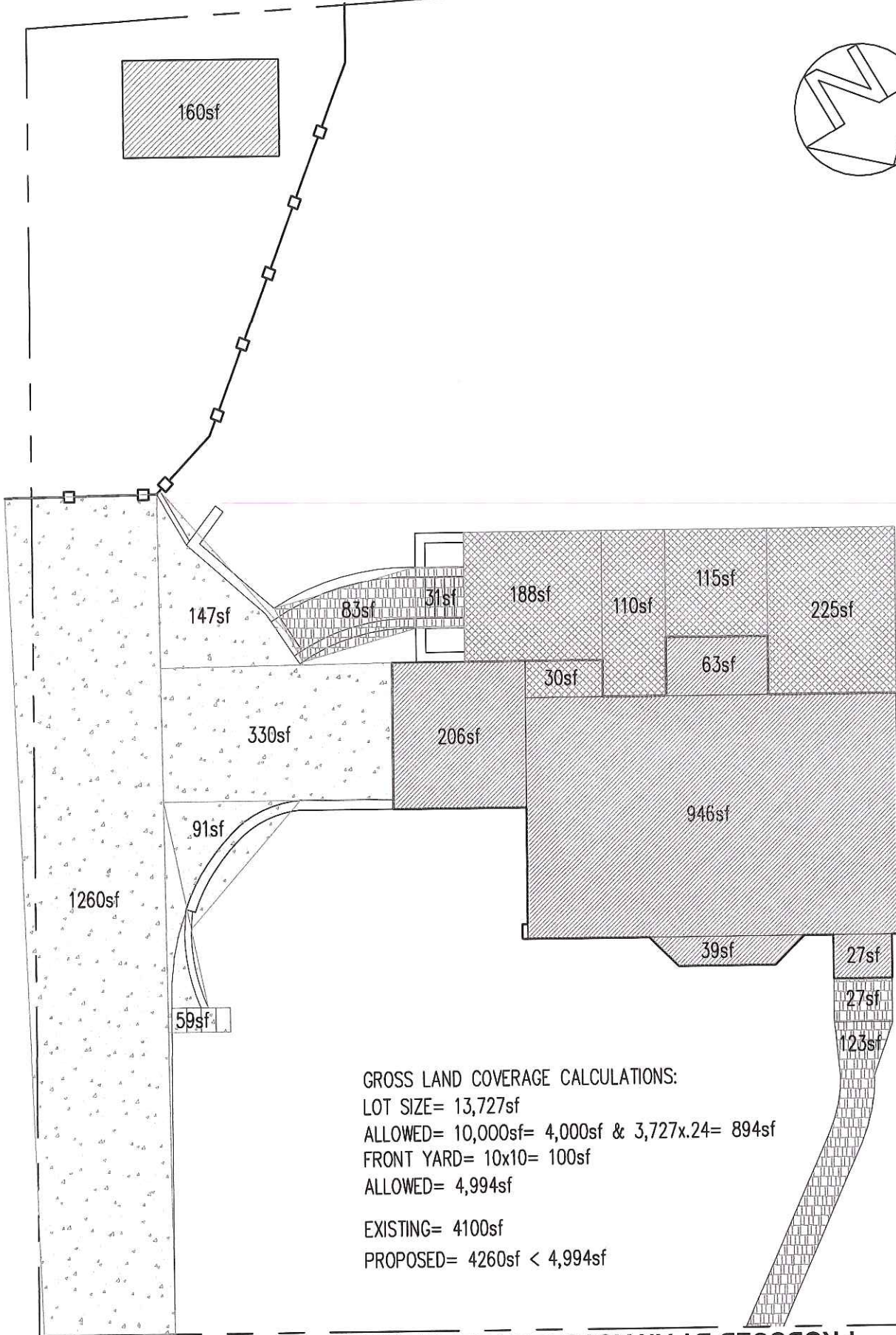
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 Michaelian Office Building
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 White Plains, New York 10601

10 ANNADALE ST
 10 NYS Office of Information Technology Services - GIS Program Office



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GROSS LAND COVERAGE CALCULATIONS:

LOT SIZE= 13,727sf

ALLOWED= 10,000sf= 4,000sf & 3,727x.24= 894sf

FRONT YARD= 10x10= 100sf

ALLOWED= 4,994sf

EXISTING= 4100sf

PROPOSED= 4260sf < 4,994sf

