



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: 9 Niles Ave, Armonk NY 10504

Section III- DESCRIPTION OF WORK:

Interior remodel of the first floor at the existing kitchen/ dining / and family room. Remove existing powder room on the first floor. Second floor interior alterations include a proposed master bathroom and interior alterations to bedroom 1 and 2. The proposed addition will be the removal and replacement of the existing dormers in bedroom 1 and 2 with larger dormers.

Section III- CONTACT INFORMATION:

APPLICANT: Heike A. Schneider, R.A.

ADDRESS: 515 Croton Heights Road, Yorktown Heights NY 10598

PHONE: 914-962-2119 MOBILE: 914-299-9677 EMAIL: heike@hs-architecture.com

PROPERTY OWNER: Michael and Elyse Samuels

ADDRESS: 9 Niles Ave, Armonk NY 10504

PHONE: _____ MOBILE: _____ EMAIL: mfsamuels@gmail.com

PROFESSIONAL: Heike A. Schneider, R.A.

ADDRESS: 515 Croton Heights Road, Yorktown Heights NY 10598

PHONE: 914-962-2119 MOBILE: 914-299-9677

EMAIL: heike@hs-architecture.com

Section IV- PROPERTY INFORMATION:

Zone: R-5 Tax ID (lot designation) SECTION 108.01 BLOCK 4 LOT 28



**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

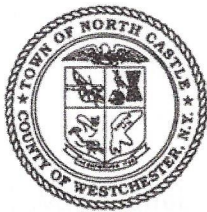
RPRC COMPLETENESS REVIEW FORM

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.



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: Samuels Residence Date: 12/21/21

Tax Map Designation or Proposed Lot No.: SECTION 108.01 BLOCK 4 LOT 28

Gross Lot Coverage

- | | | |
|-----|---|---|
| 1. | Total lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>9,226.21 S.F.</u> |
| 2. | Maximum permitted gross land coverage (per Section 355-26.C(1)(b)): | <u>3,767.86 S.F.</u> |
| 3. | BONUS maximum gross land cover (per Section 355-26.C(1)(b)): | |
| | Distance principal home is beyond minimum front yard setback
<u> </u> x 10 = <u> </u> | <u>N.A.</u> |
| 4. | TOTAL Maximum Permitted gross land coverage = Sum of lines 2 and 3 | <u>3,767.86 S.F.</u> |
| 5. | Amount of lot area covered by principal building :
<u> </u> existing + <u> </u> proposed = | <u>1,304.31 S.F.</u> |
| 6. | Amount of lot area covered by accessory buildings :
<u> </u> existing + <u>N.A.</u> proposed = | <u>N.A.</u> |
| 7. | Amount of lot area covered by decks :
<u> </u> existing + <u>N.A.</u> proposed = | <u>439.48 S.F.</u> |
| 8. | Amount of lot area covered by porches :
<u> </u> existing + <u> </u> proposed = | <u>N.A.</u> |
| 9. | Amount of lot area covered by driveway, parking areas and walkways :
<u> </u> existing + <u> </u> proposed = | <u>993.01 S.F.</u> |
| 10. | Amount of lot area covered by terraces :
<u> </u> existing + <u> </u> proposed = | <u>N.A.</u> |
| 11. | Amount of lot area covered by tennis court, pool and mechanical equip :
<u> </u> existing + <u> </u> proposed = | <u>N.A.</u> |
| 12. | Amount of lot area covered by all other structures :
<u> </u> existing + <u> </u> proposed = | <u>58.53 S.F.</u> |
| 13. | Proposed gross land coverage : Total of Lines 5 – 12 = | <u>2,795.33 S.F.</u>
(EXISTING, NO CHANGE) |

If Line 13 is less than or equal to Line 4, your project may proceed to the Residential Project regulations and if Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

maximum gross land coverage regulations and if Line 13 is greater than Line 4 your proposal

Signature and Seal of Professional Preparing Work



12-21-21
Date

Heike Schneider

LOT AREA, NET – Lot area minus seventy five (75) percent of the area of any wetlands, waterbodies and, watercourses, but excluding any adjacent areas, all as defined in Chapter 209 Wetlands and Drainage, of the Town Code, and the area of any steep slopes, as defined Chapter 213, except that in the case of one-family lots, the deduction for steep slopes shall be only fifty (50) percent.

Lot Size	Maximum Permitted Gross Land Coverage for One-Family Dwelling Lots ¹ (square feet)
Less than 5,000 square feet	50% of the lot area
5,000 to 9,999 square feet	2,500 plus 30% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	4,000 plus 24% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	5,200 plus 18% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	6,420 plus 15% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	8,050 plus 12% of the lot area in excess of 0.75 acres
1.0 to 1.999 acres	9,350 plus 9% of the lot area in excess of 1.0 acres
2.0 acres or more	13,270 plus 7.5% of the lot area in excess of 2.0 acres

*Permitted gross land coverage limitations for two-family dwelling lots in the R-2F District shall be twenty five (25) percent greater than that permitted for one-family dwelling lots.

NOTWITHSTANDING ABOVE LIMITATIONS, AN ADDITIONAL 10 SQUARE FEET OF GROSS LAND COVERAGE SHALL BE PERMITTED FOR EACH ONE FOOT OF FRONT YARD SETBACK OF THE PRINCIPAL DWELLING IN EXCESS OF THE MINIMUM FRONT YARD SETBACK REQUIRED.



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

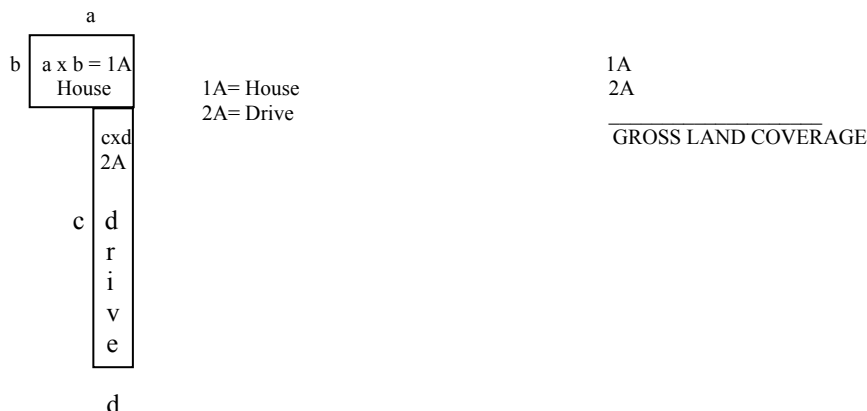
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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





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: Samuels Residence Date: 12/21/21

Tax Map Designation or Proposed Lot No.: SECTION 108.01 BLOCK 4 LOT 28

Floor Area

- | | | |
|-----|--|--------------------------|
| 1. | Total Lot Area (Net Lot Area for Lots Created After 12/13/06): | <u>9,226.21 S.F.</u> |
| | | <small>2500+1057</small> |
| 2. | Maximum permitted floor area (per Section 355-26.B(4)): | <u>= 3,557 SQ.FT.</u> |
| 3. | Amount of floor area contained within first floor:
<u>1,290 S.F.</u> existing + <u>0 S.F.</u> proposed = | <u>1,290 S.F.</u> |
| 4. | Amount of floor area contained within second floor:
<u>796 S.F.</u> existing + <u>121 S.F.</u> proposed = | <u>917 S.F.</u> |
| 5. | Amount of floor area contained within garage:
<u>195 S.F.</u> existing + <u>0 S.F.</u> proposed = | <u>195 S.F.</u> |
| 6. | Amount of floor area contained within porches capable of being enclosed:
_____ existing + _____ proposed = | <u>N.A.</u> |
| 7. | Amount of floor area contained within basement (if applicable – see definition):
_____ existing + _____ proposed = | <u>N.A.</u> |
| 8. | Amount of floor area contained within ^{0 S.F.} attic (if applicable – see definition):
<u>120 S.F.</u> existing + <u>0 S.F.</u> proposed = | <u>120 S.F.</u> |
| 9. | Amount of floor area contained within all accessory buildings:
_____ existing + _____ proposed = | <u>N.A.</u> |
| 10. | Proposed floor area: Total of Lines 3 – 9 = | <u>2,522 S.F.</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



12-21-21
 Date

Heike Schneider



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

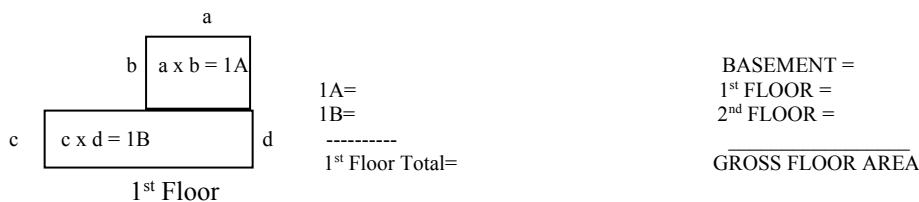
PLANNING DEPARTMENT
Adam R. Kaufman, AICP
Director of Planning

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.

FLOOR AREA, GROSS -- The sum of the horizontal areas of the several stories of the building or buildings, excluding any floor area used for off-street parking or loading purposes (except for one- and two-family residences), measured from the exterior walls or, in the case of a common wall separating two buildings, from the center line of such a common wall, and including any two-story or any enclosed porch, or one having a roof and capable of being enclosed. See the definition of "basement" for exclusion of basement/mechanical areas in nonresidential buildings from "floor area, gross." For one- and two-family residences, any attic space with a floor to ceiling height of 7.5 feet or greater shall be included as part of gross floor area, as shall those portions of any basement with a floor to ceiling height of 7.5 feet or greater if the basement is considered a "story" in accordance with one of the following three alternative measurements:

- A. Where the finished surface of the floor above the basement is more than six feet above average grade.
- B. Where the finished surface of the floor above the basement is more than six feet above the finished ground level for more than 50% of the total building perimeter.
- C. Where the finished surface of the floor above the basement is more than 12 feet above the finished ground level at any point along the building perimeter.

Lot Size	Maximum Permitted Gross Floor Area for One-Family Dwellings and Accessory Buildings ¹ (square feet)
Less than 5,000 square feet	1,875 or 50% of the lot area, whichever is greater
5,000 to 9,999 square feet	2,500 plus 25% of the lot area in excess of 5,000 square feet
10,000 to 14,999 square feet	3,750 plus 20% of the lot area in excess of 10,000 square feet
15,000 square feet to 0.499 acres	4,750 plus 15% of the lot area in excess of 15,000 square feet
0.5 to 0.749 acres	5,768 plus 10% of the lot area in excess of 0.5 acres
0.75 to 0.999 acres	6,856 plus 8% of the lot area in excess of 0.75 acres
1.0 to 1.499 acres	7,727 plus 6% of the lot area in excess of 1.0 acres
1.5 to 1.999 acres	9,034 plus 5% of the lot area in excess of 1.5 acres
2.0 to 3.999 acres	10,122 plus 4% of the lot area in excess of 2.0 acres
4.0 acres or more	13,607 plus 3% of the lot area in excess of 4.0 acres

*Permitted gross floor area for two-family dwellings in the R-2F District shall be one-third (1/3) greater than that permitted for one-family dwellings.



Town of North Castle Building Department

17 Bedford Road

Armonk, New York 10504-1898

Telephone: (914) 273-3000 ext. 44 Fax: (914) 273-3554

www.northcastleny.com

Residential Building Permit Application

NOTE: TWO (2) SETS OF ALL REQUIRED DOCUMENTS MUST BE SUBMITTED WITH THIS APPLICATION

Section I- PROJECT ADDRESS: 9 Niles Ave, Armonk NY 10504 DATE: 12/21/21

Section II- CONTACT INFORMATION: (Please print clearly. All information must be current.)

APPLICANT: Heike A. Schneider, R.A.

ADDRESS: 515 Croton Heights Road, Yorktown Heights NY 10598

PHONE: 914-962-2119 MOBILE: 914-299-9677 EMAIL: heike@hs-architecture.com

PROPERTY OWNER: Michael and Elyse Samuels

ADDRESS: 9 Niles Ave, Armonk NY 10504

PHONE: _____ MOBILE: 570-878-9585 EMAIL: mfsamuels@gmail.com

Section III- DESCRIPTION OF WORK: (Any work conducted outside of the house requires approval from the RPRC unless the proposed action is minor in nature and complies with 355-26 C (3) of the Town of North Castle code.)

Interior remodel of the first floor at the existing kitchen/ dining / and family room. Remove existing powder room on the first floor. Second floor interior alterations include a proposed master bathroom and interior alterations to bedroom 1 and 2. The proposed addition will be the removal and replacement of the existing dormers in bedroom 1 and 2 with larger dormers.

Section IV- USE AND OCCUPANCY:

EXISTING/ CURRENT USE: Residential

Section V- INSURANCES THAT ARE REQUIRED TO BE SUBMITTED: (All applications being submitted are required to be on NYS approved insurance forms. Check box.)

Liability Insurance (Acord form. Please note: ACORD forms are NOT acceptable proof of NYS workers Compensation coverage.)

Workers Compensation (CE-200, C-105.2 or SI-12 form)

Disability Insurance (CE-200, DB-120.1 or DB-155 form)

Section VI- PERMIT FEES : (\$100 app fee plus \$14 per \$1000, cost of construction and a \$75 CO fee.)

ESTIMATED COST OF CONSTRUCTION (Based on fair market value labor & material) \$ 94,000.00

AFFIDAVIT OF CONSTRUCTION COST: This affidavit must be completed by the Design Professional if the estimated cost is \$20,000 or more.

Town of North Castle Building Department

Section VI- (Continued)

I Heike A. Schneider do hereby affirm and certify as follows: (i) I am the architect/engineer (circle one) licensed by the State of New York; (ii) I have reviewed the plans, drawings and specifications for this application and am fully familiar with the proposed construction; (iii) based on my experience, I estimate the total cost of construction including all labor, all materials, all professional fees and all associated costs to be approximately \$ 94,000.00 and (iv) pursuant to Penal Law 210.45, I acknowledge that a false statement made knowingly is a Class A misdemeanor.

Signature: [Handwritten Signature] Date: 12-21-21



Signature: Heike Schneider
029912
STATE OF NEW YORK

Section VII- CONTACT INFORMATION: (Please print clearly. All information must be current)

ARCHITECT/ ENG: Heike A. Schneider, R.A.

ADDRESS: 515 Croton Heights Road

PHONE: 914-962-2119 MOBILE: 914-299-9677

EMAIL: heike@hs-architecture.com

CONTRACTOR:

ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

PLUMBER:

ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

ELECTRICIAN:

ADDRESS: _____
PHONE: _____ MOBILE: _____ EMAIL: _____

Section VIII- APPLICANT CERTIFICATION

I hereby certify that I have read the instructions & examined this application and know the same to be true & correct. All provisions of laws & ordinances covering this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or land use or the performance of construction.

Signature: [Handwritten Signature] Date: 12-21-21

Town of North Castle Building Department

Section X- AFFIDAVIT OF OWNER AUTHORIZATION IF APPLICABLE: (To be notarized)

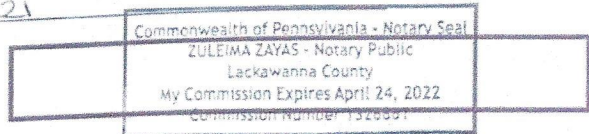
STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS:

The applicant Heike A. Schneider has proper consent from said owner to make this application as submitted and said owner agrees to all terms and conditions placed upon same.

Owner's Name (PRINT) Elyse Casey Samuels Owner's Signature Elyse Casey Samuels

Sworn to before me this 21 day of December, 2021

Notary Signature Zuleima Zayas



Notary Stamp Here

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Zone: _____ Section: _____ Block: _____ Lot: _____

Building Department Checklist:

Does this permit require RPRC approval? Yes No

GC License Work. Comp. Liability. Ins. Disability Two sets of documents

Permit Fee _____ Payment: Check #: _____ Cash Credit Card

Name on check: _____

Received By: _____ Application No.: _____

BUILDING INSPECTOR APPROVAL

Has all the conditions of the RPRC been met? Yes NA

Is a Flood Development permit required? Yes No

Reviewed By: _____ Date: _____

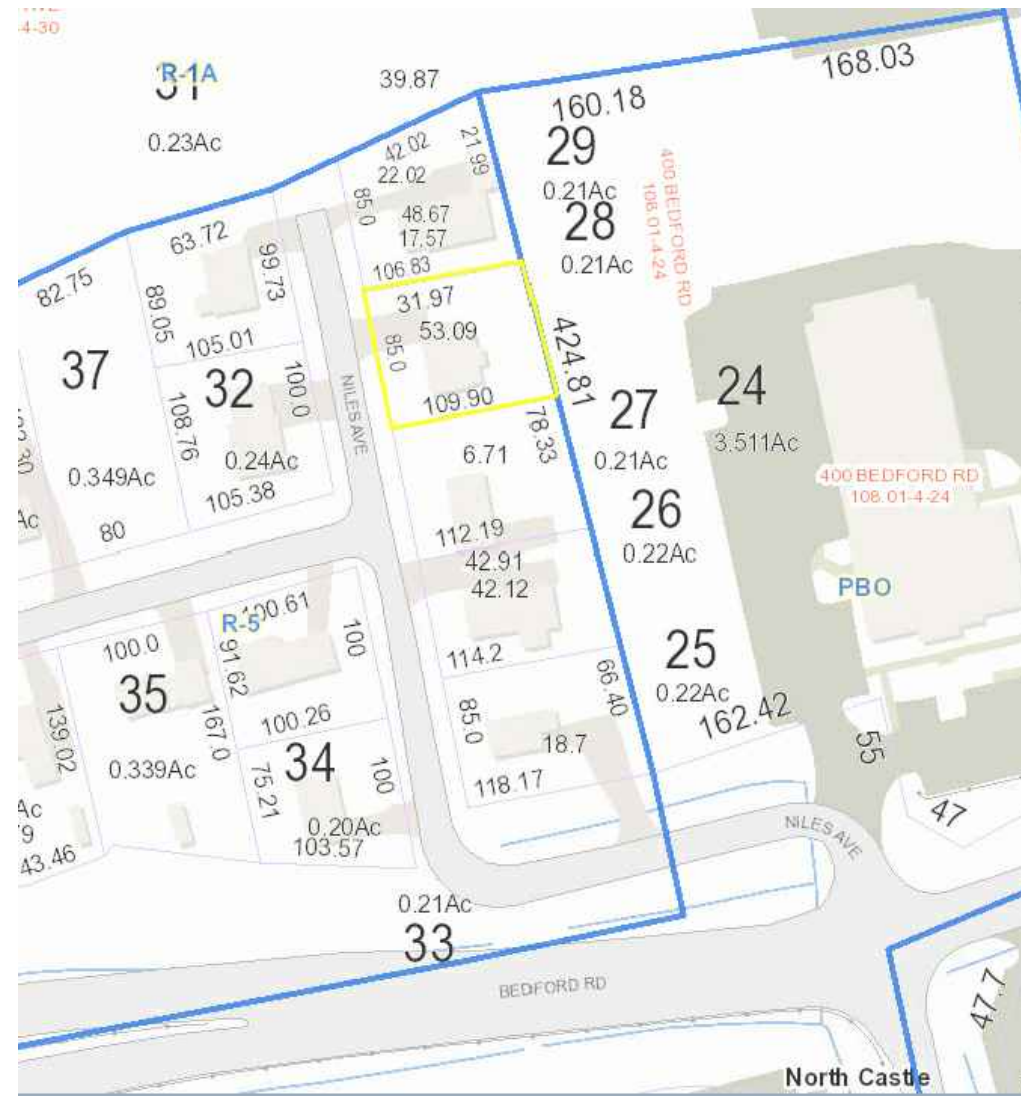
Building Inspector Approval: _____ Date: _____

Conditions: _____

General Notes

- Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the project. No claims for extra compensation, based on ignorance of the visible or implied existing condition, will be considered.
- All work is to conform to all applicable requirements of local governing Codes, State construction and Energy Conservation Codes, Health Codes, Fire Department Regulations, NBFU, FHA Framing Standards, OSHA Codes and best Trade practices.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the plans, specifications, and/or details must be reported to the architect at once. No change in plans, details, or dimensions is permissible without the consent of the architect. Should the contractor fail to notify the architect within a reasonable time, he shall be responsible for the cost of rectifying such errors. 4.The drawings have indicated and estimated certain conditions, either not shown or not considered reliable on older drawings, or not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings. The architect therefore takes no responsibility for the accuracy to the estimated conditions, has shown work requirements on the drawings for bidding scope only, and will furnish more detailed information later when areas are actually accessible and measurable by the contractors. Any work that must be done additionally in areas where information or indications on the drawings are found to differ from actual field conditions where work is laid out, shall be billed to the owner as an Extra Charge, subject to the owner approval of an itemized cost breakdown.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the work, as determined by the owner, shall be included in the work the same as if herein specified or indicated.
- Contractors are to file Insurance Certificates and obtain and pay for all permits, schedule all required inspections with notifications to inspectors and obtain Certificate of Occupancy. No work to start prior to obtaining the permits.
- Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.
- Due to the inaccessibility of certain framing and construction conditions, the architect has indicated assumed structural relationships. The contractor will be expected to perform the necessary work to complete the indicated details where, in the sole opinion of the architect, uncovered conditions are normal or reasonably standard. Where conditions when uncovered are not anticipated or not considered normal by architect, the contractor will be entitled to an extra sum of money commensurate with the work entailed, after submission of a detailed breakdown of costs and approval by the architect.
- All indicated survey material is for general reference only. The architect assumes no responsibility for the accuracy or correctness of any of the indicated material.
- Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the owner's satisfaction as the Contractor's sole expense.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawing may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the owner for the final sizes, dimensions, and locations.
- Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.
- By starting any work, contractor signifies acceptance of the previously installed back-up materials and framing, and waives any right to blame prior work for any defects in his own work.
- All patching shall be done in new matching, or approved salvaged materials. Finish to match nearest break in plane or direction. Store unused material where requested by the owner/client. All salvaged materials are the property of the owner/client.
- Contractor to order specific materials indicated herein immediately alter being authorized to proceed. No substitutions permitted without the prior approval of architect. Contractor will be held liable for delays caused by the contractor's failure to order materials promptly.
- Contractor to design and install adequate and Code approved shoring and bracing where need to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- All work shall be guaranteed for one year after Final Payment. General contractor to furnish written guarantee on his work and all subcontractor's work, against defects resulting from the use of inferior material, equipment, or workmanship, as determined solely by the owner.
- Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon the approval of the architect or owner as noted on the drawings or in the specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The owner reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal to the item specified. Where a contractor proposes to use an item other than that specified or detailed on the drawings, which requires any redesign of the structure, partitions, piping, wiring, or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required shall, with the approval of the owner, be prepared by the contractor at his own expense.
- All work shall be installed so that all the parts required are readily accessible for inspection, operation, and maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without the prior written approval from the owner.
- Upon the completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including, but not limited to the following:

- * Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by owner or others doing N.I.C. work. All wet mopping not in this contract.
- * Removal of all temporary enclosures and barricades, all temporary offices, telephone, sanitary facilities, etc.
- * Removal of all labels from glass, fixtures and equipment, etc., and spray cleaning of all glass/mirrors. *Final cleaning of all chrome and aluminum metal work. *Replacement for furniture and furnishings to original locations.
- * Removal of stains and paint from glass, hardware, finished flooring, cabinets,etc.



PROPERTY DATA	
PROPERTY OWNER	ELYSE AND MICHAEL SAMUELS
APPLICANT	HEIKE A. SCHNEIDER, R.A.
LOCATION	9 NILES AVE, ARMONK NY 10504
TAX MAP DATA	SECTION 108.01 BLOCK 4 LOT 28
ZONING DISTRICT	R-5

ZONING DISTRICT: R- 5 : NORTH CASTLE			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	5,000 S.F.	9,226.21 S.F.	NO CHANGE
MINIMUM LOT WIDTH: (FEET)	50 FEET	85'	NO CHANGE
MINIMUM SETBACKS:			
FRONT YARD	30 FEET	29.24'	NO CHANGE
SIDE YARD SETBACK:	8 FEET	12.35'	NO CHANGE
SIDE YARD (TWO COMBINED)	18 FEET	22.58'	NO CHANGE
REAR YARD SETBACK (MAIN BUILD.):	30 FEET	33.62'	NO CHANGE
MAXIMUM HEIGHT MAIN BUILDING	30 FEET	23'-7"	NO CHANGE
MAXIMUM BUILDING COVERAGE	30%	30.30%	NO CHANGE

2020 ENERGY CONSERVATION CODE OF NYS

I, HEIKE A. SCHNEIDER, ARCHITECT CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT COMPLY WITH THE APPLICABLE SECTIONS OF THE 2020 ENERGY CONSERVATION CODE OF NYS, ZONE 4, WESTCHESTER COUNTY.

THE ARCHITECT

REFERENCED BUILDING CODE:

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

ADDITION AND REMODEL TO THE SAMUELS RESIDENCE

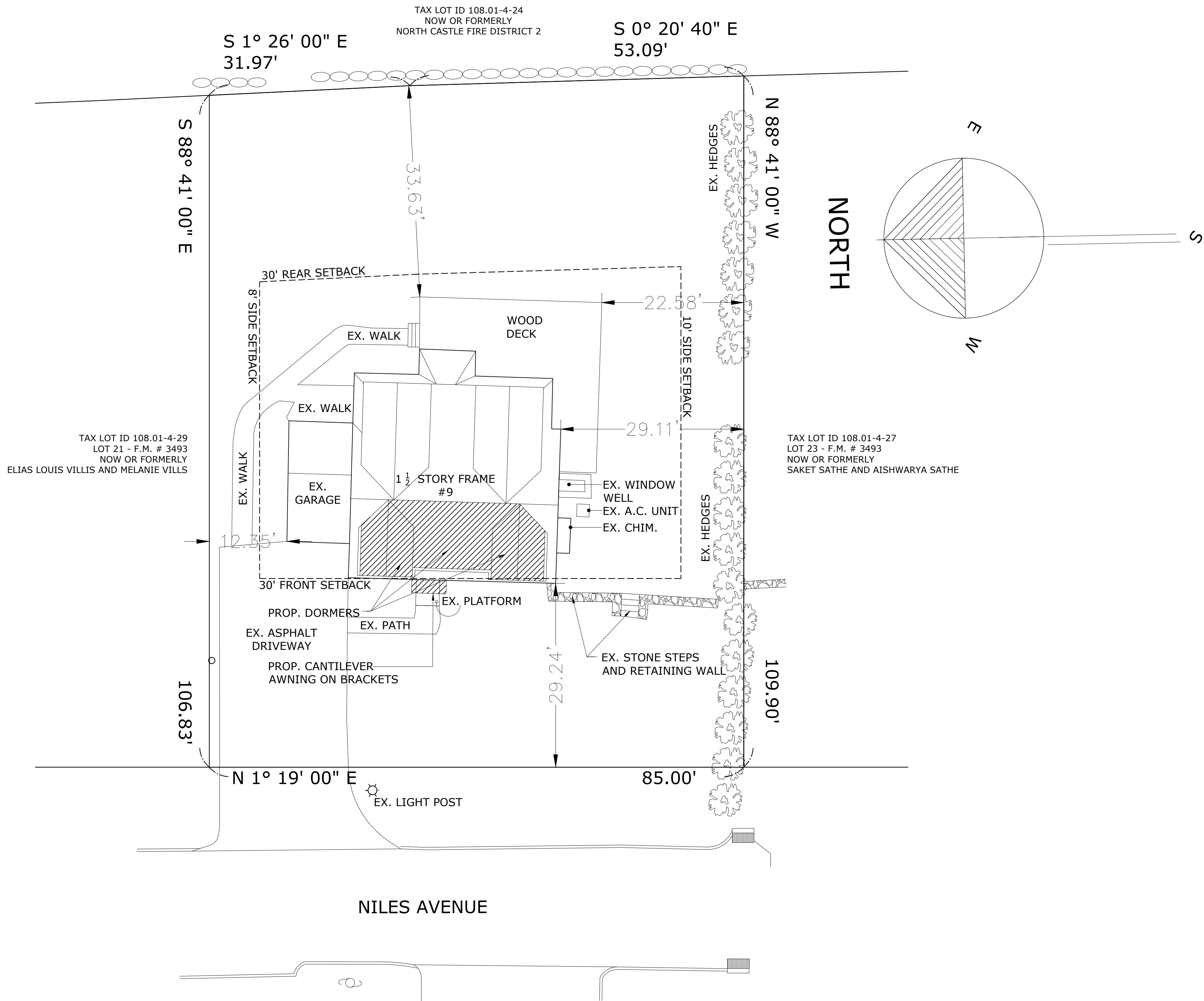
9 NILES AVE
ARMONK, NY 10504

DATE: 12-10-21

- A0 TITLE SHEET
- S1 PROPOSED SITE PLAN
- A0 DEMO FLOOR PLANS
- A1 BASEMENT PLAN
- A2 PROPOSED FIRST FLOOR PLAN
- A3 PROPOSED SECOND FLOOR AND PARTIAL ROOF PLAN
- A4 PROPOSED WEST EXTERIOR ELEVATION
- A5 PROPOSED SOUTH AND NORTH EXTERIOR ELEVATION
- A6 BUILDING SECTION A-A
- A7 WINDOW SCHEDULE
- A8 INTERIOR ELEVATIONS
- ME1 PROPOSED FIRST FLOOR ELECTRICAL/MECH.
- ME2 PROPOSED SECOND FLOOR ELECTRICAL/MECH.

HEIKE A. SCHNEIDER
AIA Architect
515 CROTON HEIGHTS ROAD
YORKTOWN HEIGHTS, NY 10598
914-962-2119





HEIKE A. SCHNEIDER
 ARCHITECT, AIA, LEED AP
 515 CROTON HEIGHTS ROAD
 YORKTOWN HTS, NY 10598
 914-962-2119

Plan Title
PROPOSED SITE PLAN

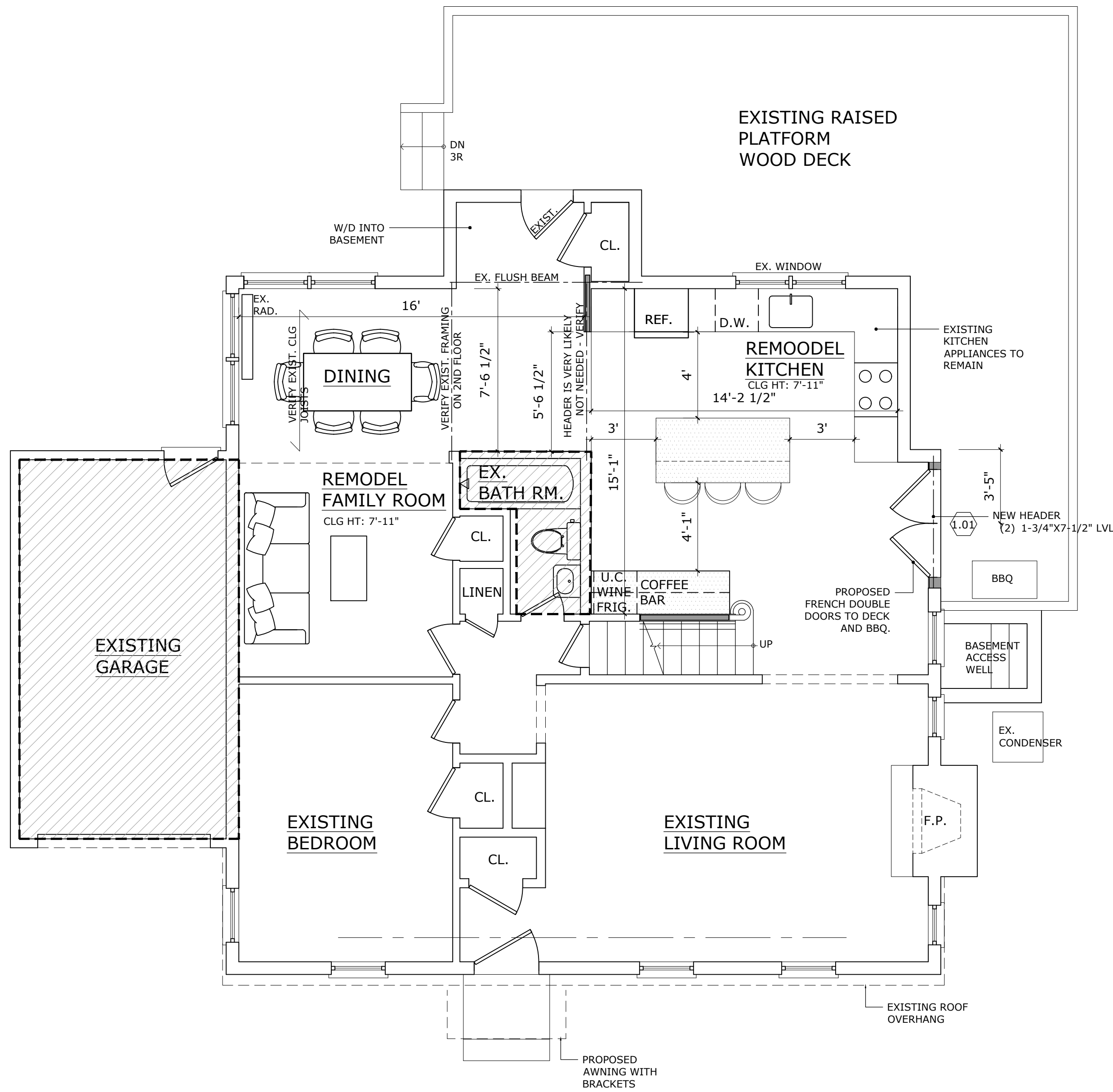
Title/Owner
 SAMUELS RESIDENCE
 ADDITION AND REMODEL
 9 NILES AVE
 ARMONK, NY 10504

Date: 12-10-21
 Revisi
 Biddir



SITE PLAN - SCHEMATIC

SCALE: 1"=10'



PROPOSED FIRST FLOOR PLAN

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



Plan Title
PROPOSED FIRST FLOOR PLAN

Title/Owner
HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914-962-2119

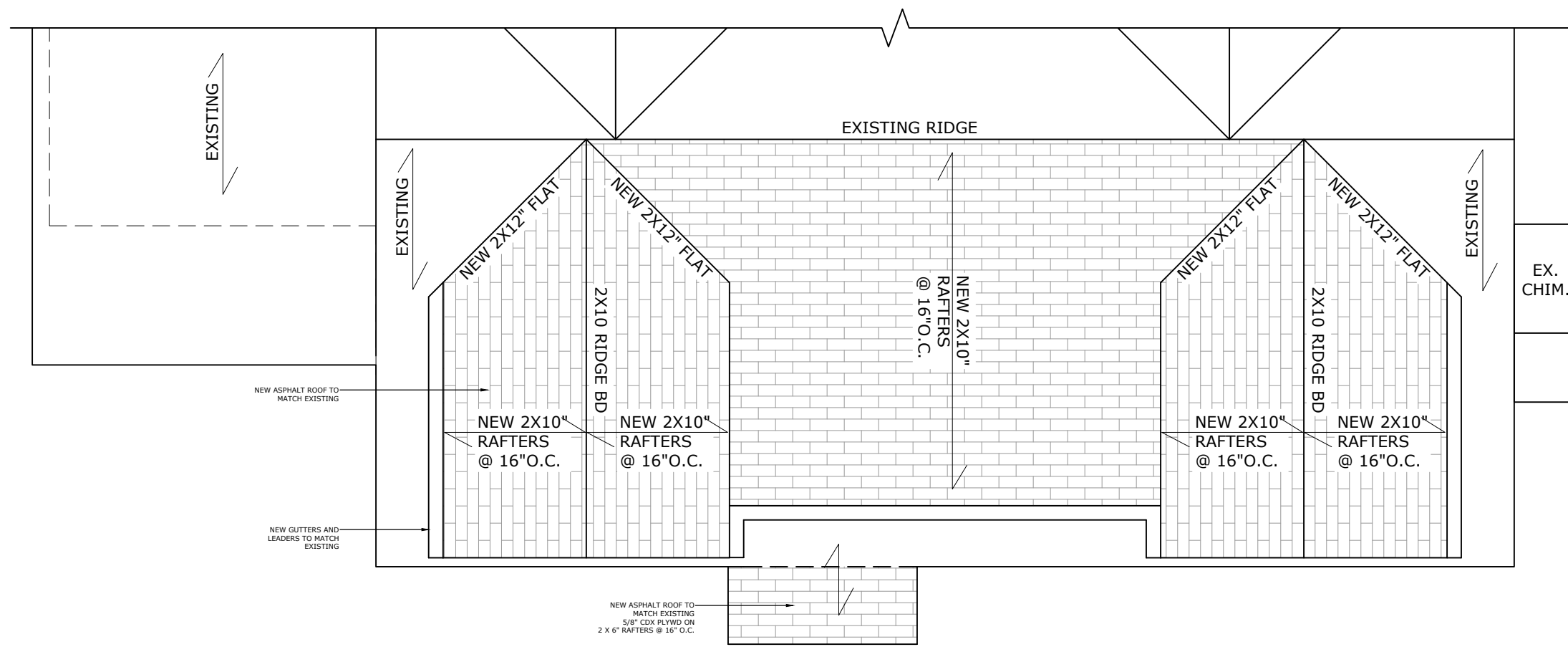
Title/Owner
SAMUELS RESIDENCE
ADDITION AND REMODEL
9 NILES AVE
ARMONK, NY 10504

Date: 12-10-21
Revis

Biddi

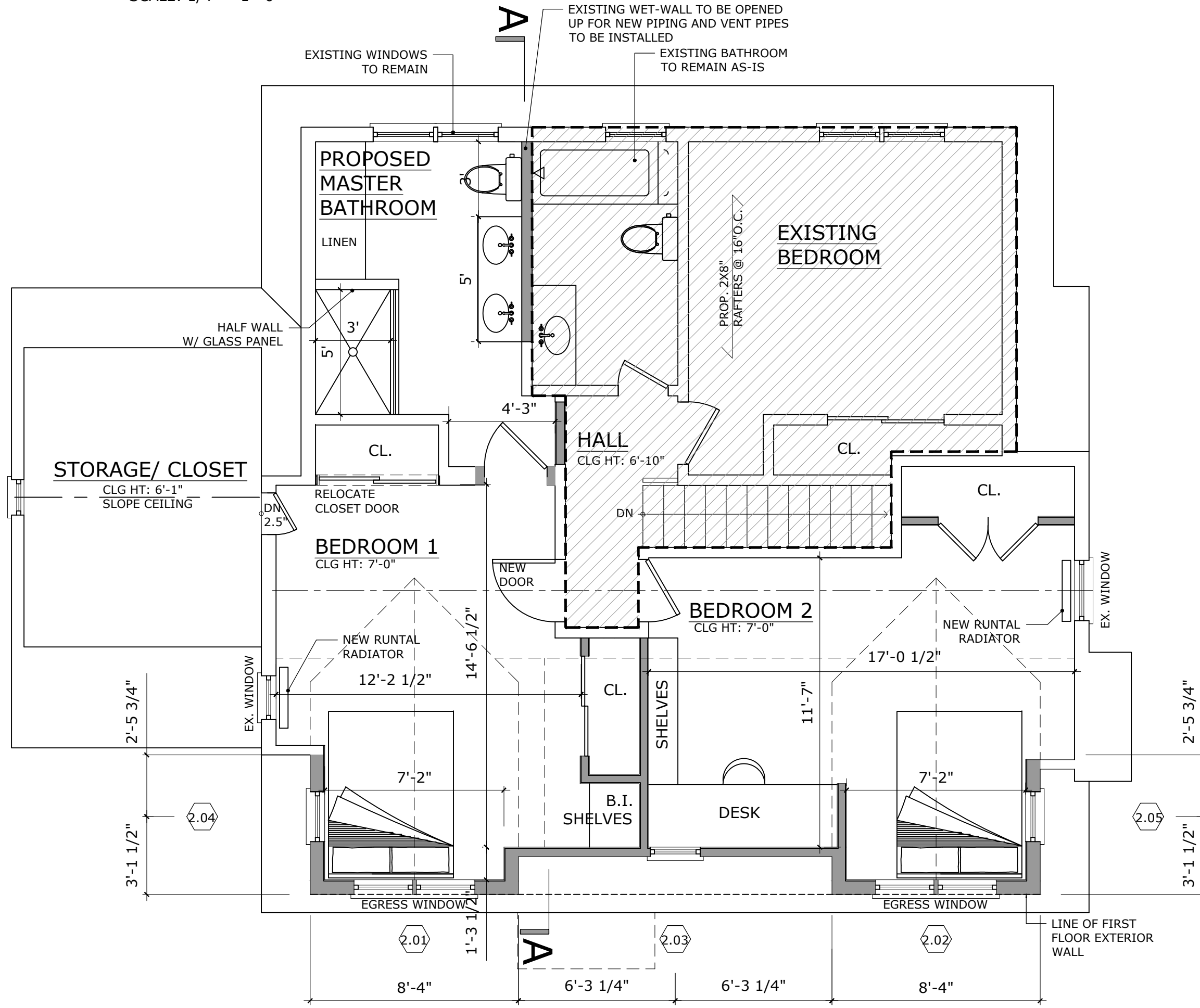


A₂



PROPOSED PARTIAL ROOF PLAN

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



PROPOSED SECOND FLOOR PLAN

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



Plan Title
PROPOSED SECOND FLOOR AND PARTIAL ROOF PLAN

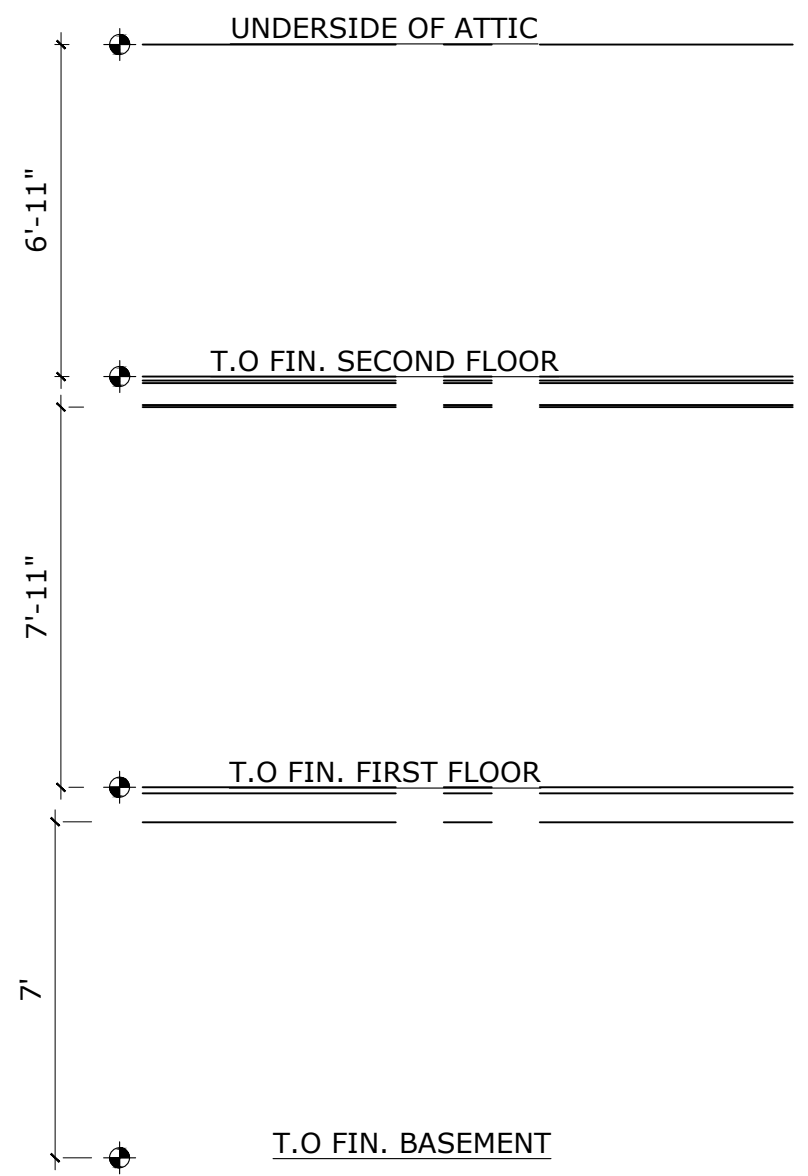
Title/Owner
**HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914-962-2119**

Title/Owner
**SAMUELS RESIDENCE
ADDITION AND REMODEL
9 NILES AVE
ARMONK, NY 10504**

Date: 12-10-21
Revis:



A3



PROPOSED WEST ELEVATION

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

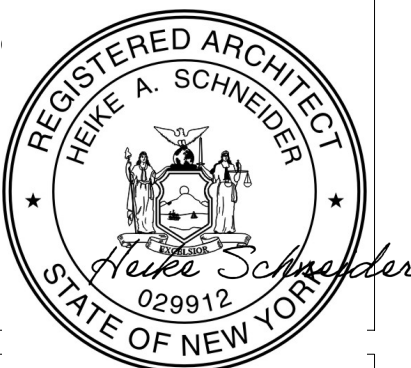
Plan Title
PROPOSED WEST EXTERIOR ELEVATION

Title/Owner
HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914-962-2119

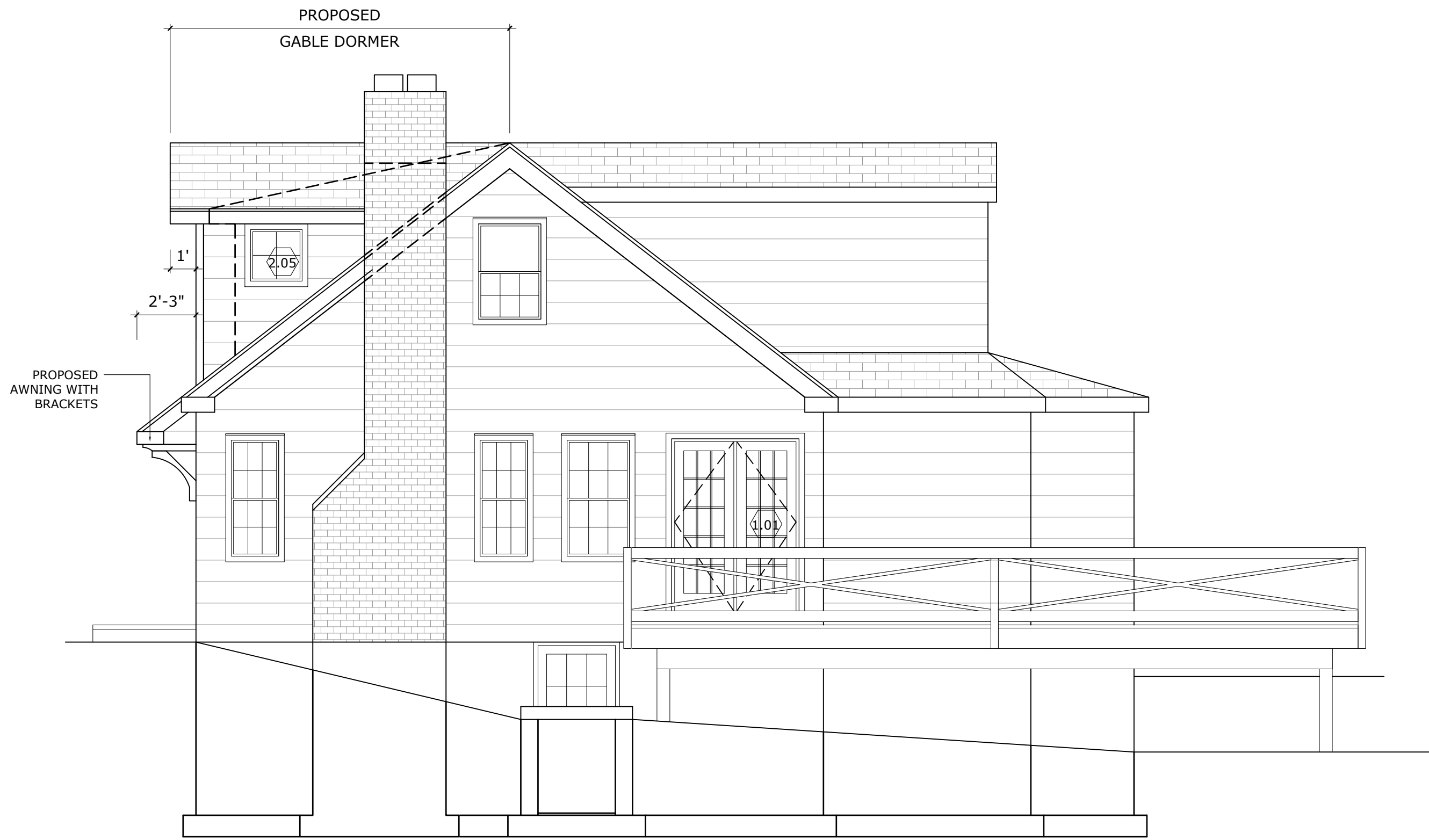
SAMUELS RESIDENCE
ADDITION AND REMODEL
9 NILES AVE
ARMONK, NY 10504

Date: 12-10-21
Revision:

Bid

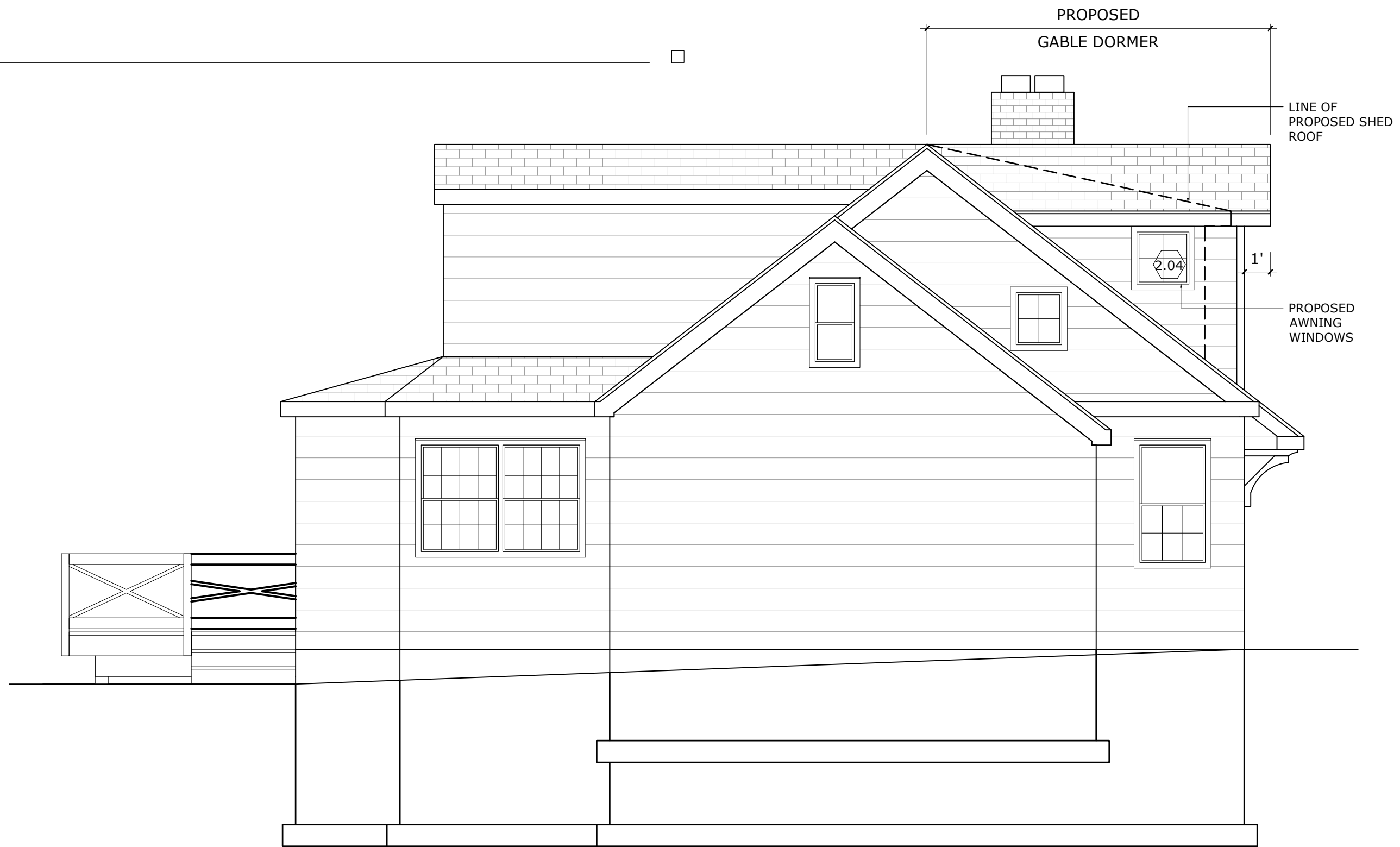


A4



PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED SOUTH AND NORTH EXT. ELEVATIONS

HEIKE A. SCHNEIDER
 ARCHITECT, AIA, LEED AP
 515 CROTON HEIGHTS ROAD
 YORKTOWN HTS, NY 10598
 914-962-2119

SAMUELS RESIDENCE
 ADDITION AND REMODEL
 9 NILES AVE
 ARMONK, NY 10504

Date: 12-10-21
Revision:



A5

FW: 9 Niles Ave

1 message

Valerie Desimone <vdesimone@northcastleny.com> Tue, Jan 4, 2022 at 1:56 PM
To: "Casey.Elyse18@gmail.com" <Casey.Elyse18@gmail.com>, Heike Schneider <heike@hs-architecture.com>, Michael Samuels <mfsamuels@gmail.com>

Please attach to your submission.

From: michele kenton <michelekenton@hotmail.com>
Sent: Wednesday, December 22, 2021 4:22 PM
To: Planning External Account <planning@northcastleny.com>
Subject: 9 Niles Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Adam,

I am writing to confirm that I am selling my house at [9 Niles Ave](#), to Michael and Elyse Samuels.

We will be closing on the sale in the coming days.

I authorize my buyer to submit applications for construction to the RPRC.

The architect for the buyers is Heiki Schneider.

Yours Truly,

Michele Kenton

Sent from [Mail](#) for Windows