



# 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: 83 WASHINGTON AVE. N. White Plains

### Section III- DESCRIPTION OF WORK:

Existing One family House AT 83 Washington Ave.  
Consist of Two Story Building Above Ground  
Level, Applying To Convert To Two family Res.  
House. Plans, GLC worksheet & FAR worksheets  
All Attached for your reference.

### Section III- CONTACT INFORMATION:

APPLICANT: IMAD DANIAL  
ADDRESS: 83 WASHINGTON AVE. N. White Plains NY 10603  
PHONE: 914-924-3471 MOBILE: same EMAIL: imaddanial@gmail.com

PROPERTY OWNER: Same as Applicant

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROFESSIONAL: Same as Applicant

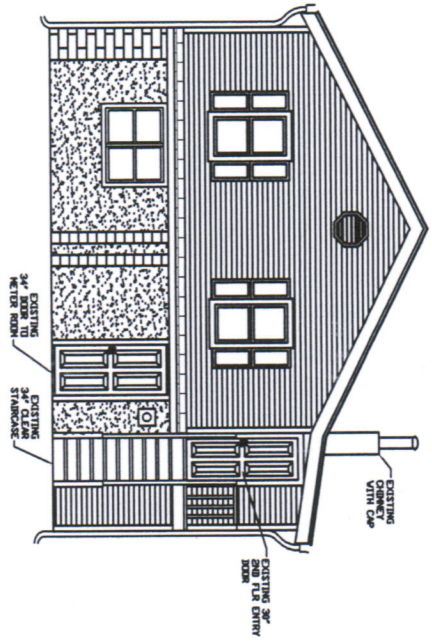
ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

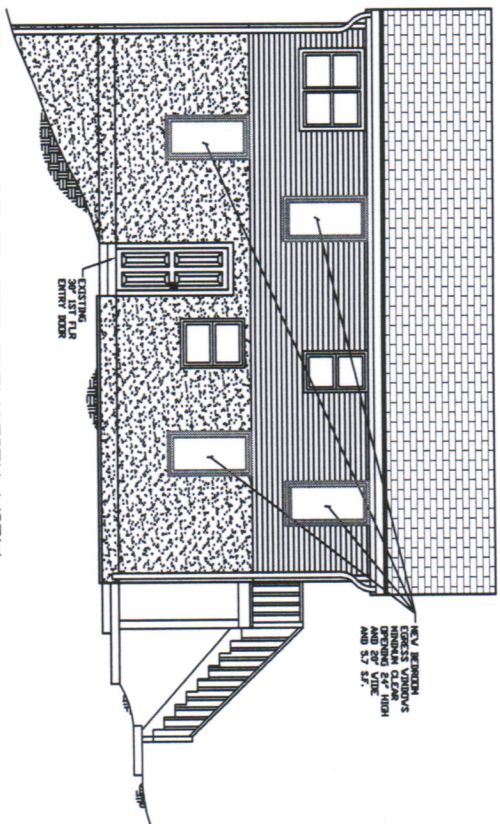
EMAIL: \_\_\_\_\_

### Section IV- PROPERTY INFORMATION:

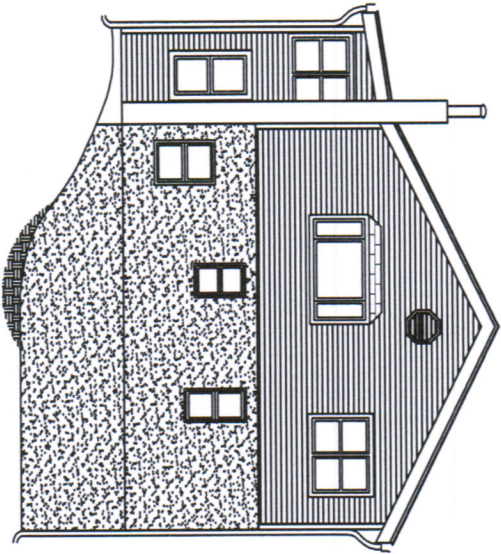
Zone: R2F Tax ID (lot designation) 122.12-1-23



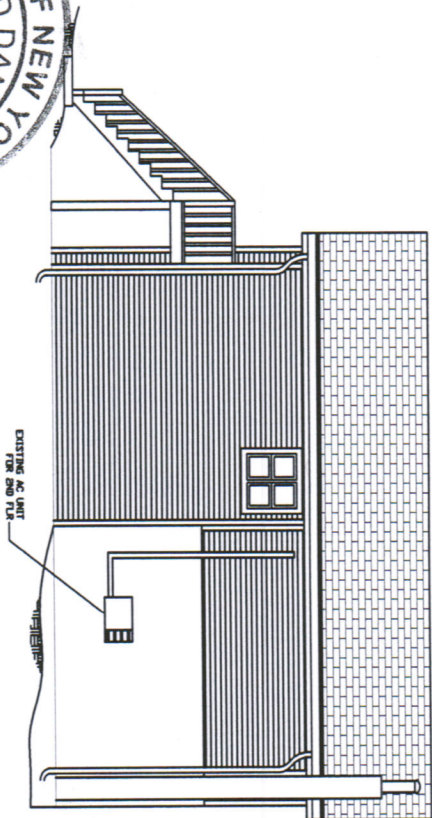
FRONT ELEVATION VIEW  
SCALE 1/4"=1'-0"



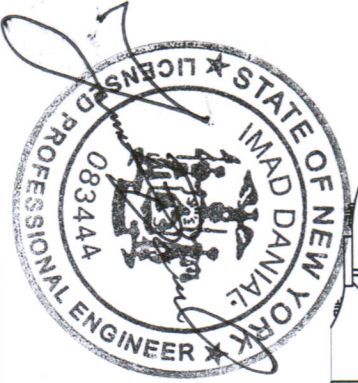
SOUTH SIDE ELEVATION VIEW  
SCALE 1/4"=1'-0"



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

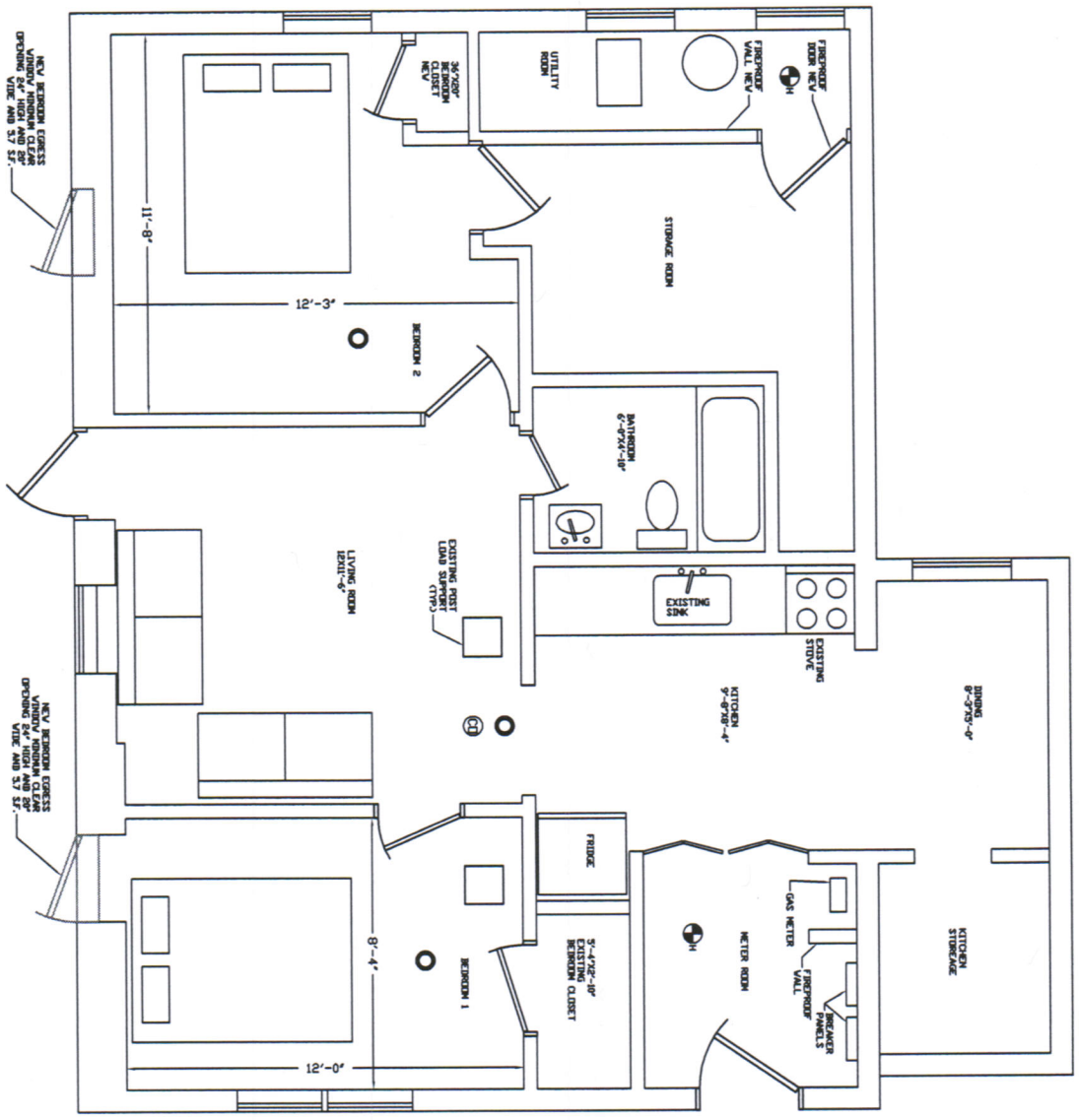


NORTH SIDE ELEVATION VIEW  
SCALE 1/4"=1'-0"



DANIAL BETTER HOMES, INC.  
83 WASHINGTON AVE.  
ALTERATION RESIDENTIAL  
EXTERIOR ELEVATION VIEWS



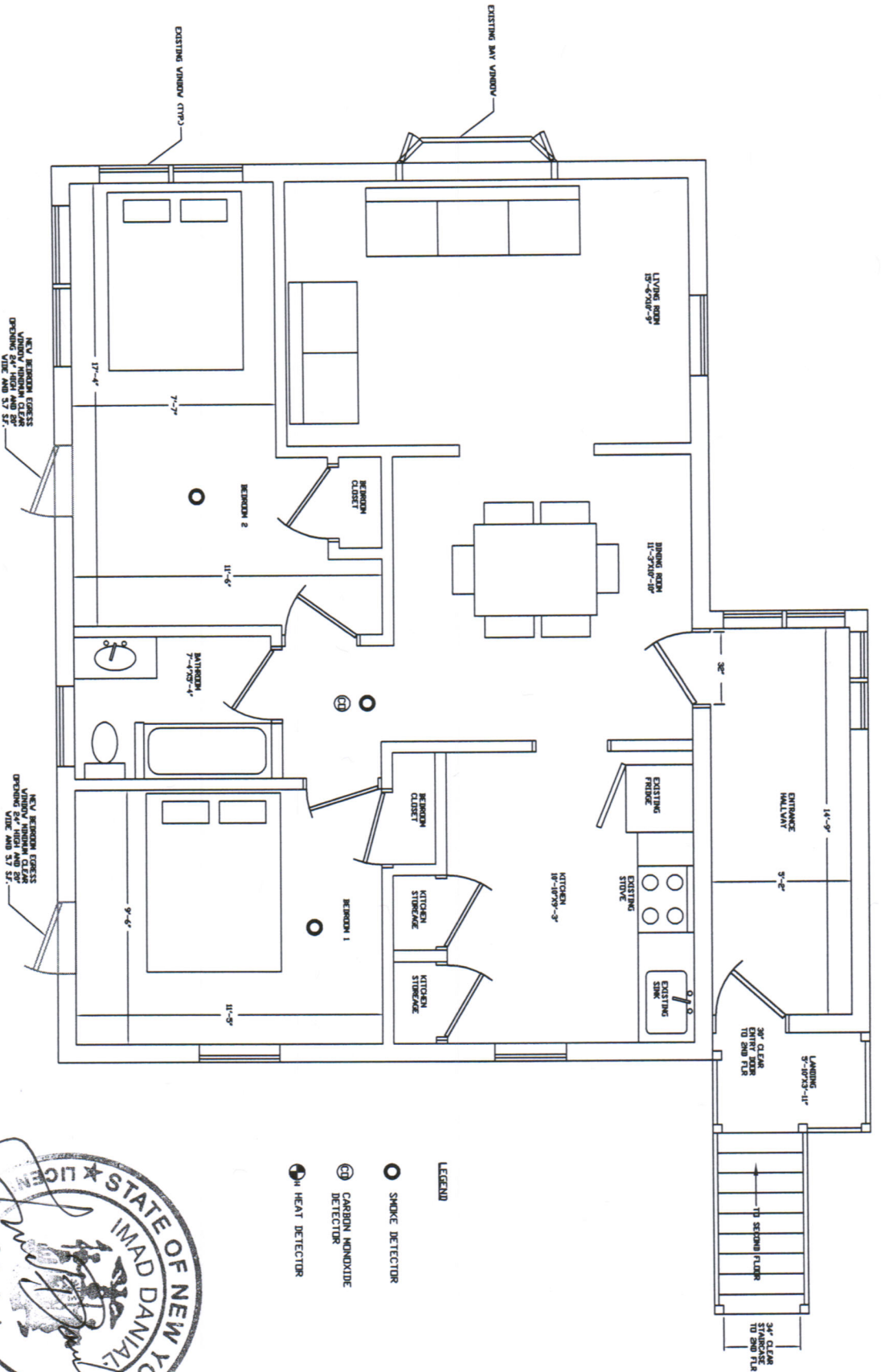


FIRST FLOOR INTERIOR LAYOUT  
SCALE 1/2"=1'-0"

- LEGEND
- SMOKE DETECTOR
  - ⊕ CARBON MONOXIDE DETECTOR
  - ⊕ HEAT DETECTOR



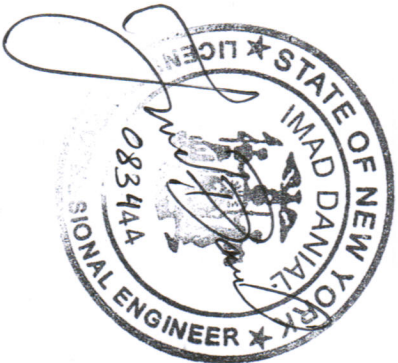
DANIAL BETTER HOMES, INC.  
83 WASHINGTON AVE.  
ALTERATION RESIDENTIAL  
FIRST FLR INTERIOR LAYOUT



SECOND FLOOR INTERIOR LAYOUT  
SCALE 1/8"=1'-0"

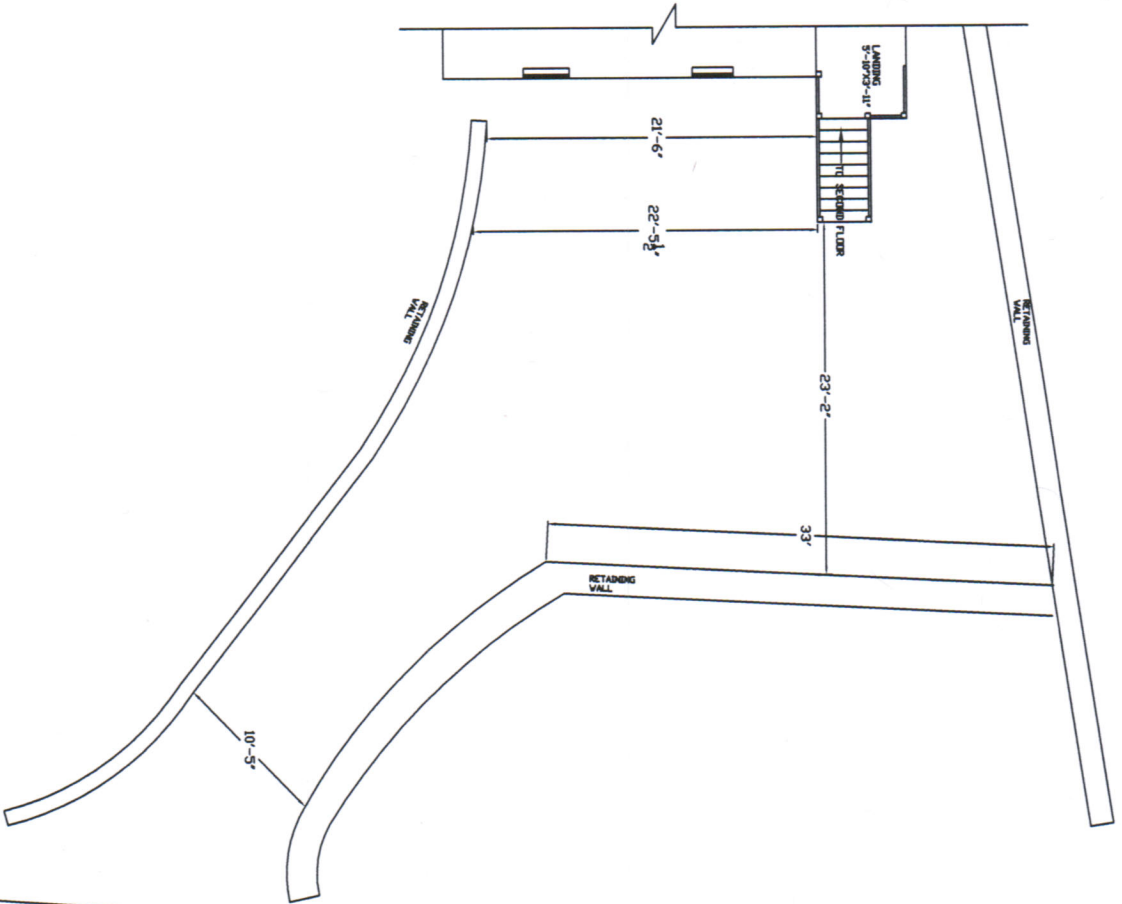
LEGEND

- SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ HEAT DETECTOR



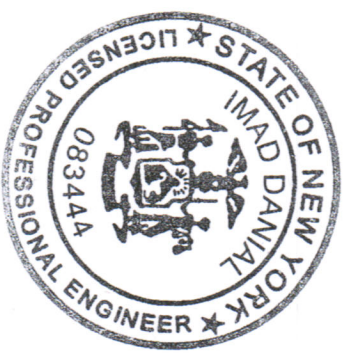
DANIAL BETTER HOMES, INC.  
83 WASHINGTON AVE.  
ALTERATION RESIDENTIAL  
SECOND FLR INTERIOR LAYOUT



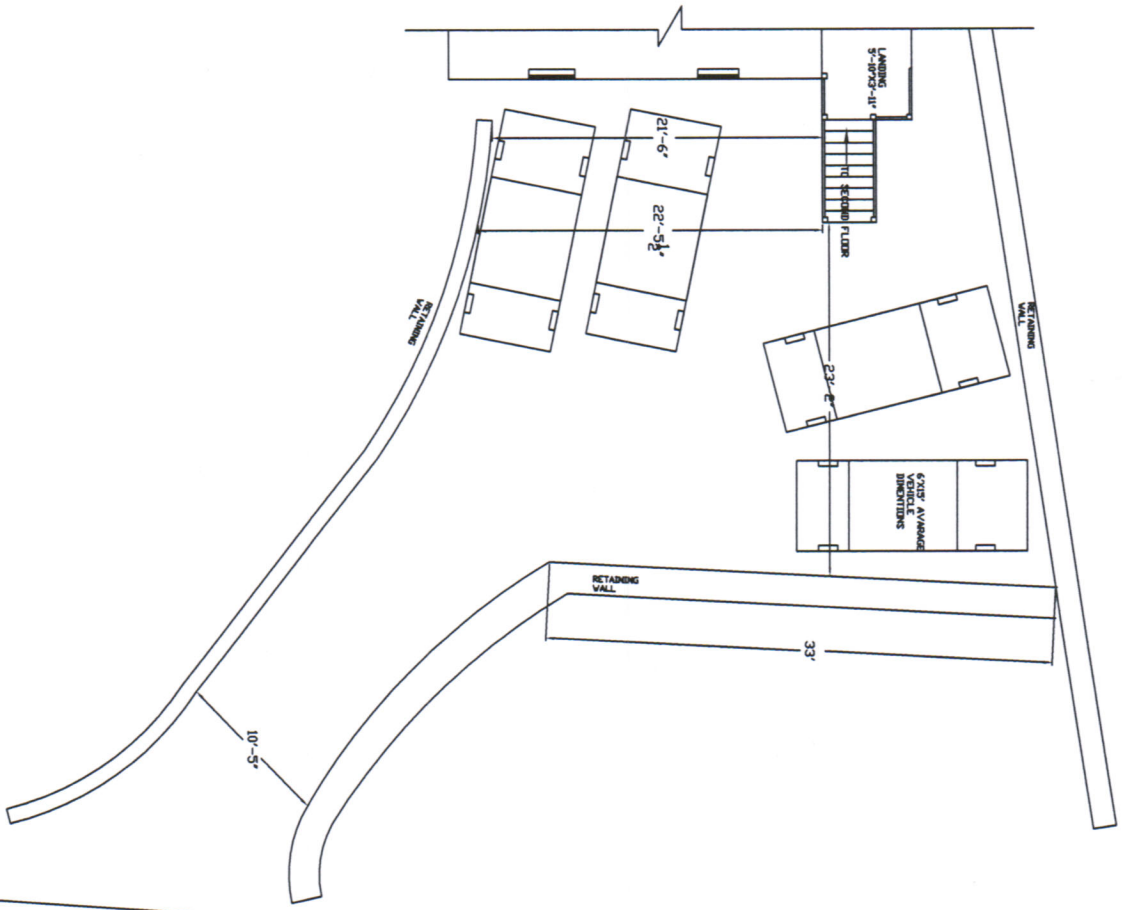


WASHINGTON  
AVE

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

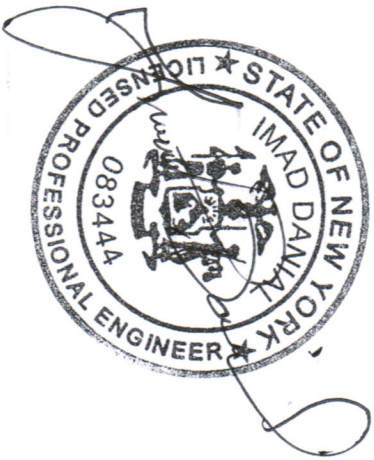


DANIAL BETTER HOMES, INC.  
 83 WASHINGTON AVE.  
 ALTERATION RESIDENTIAL  
 DRIVEWAY

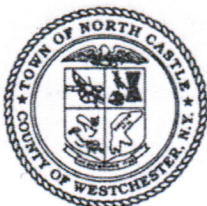


DRIVEWAY  
SCALE 1/4"=1'-0"

WASHINGTON  
AVE



DANIAL BETTER HOMES, INC.  
83 WASHINGTON AVE.  
ALTERATION RESIDENTIAL  
DRIVEWAY



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PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
 Director of Planning

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**GROSS LAND COVERAGE CALCULATIONS WORKSHEET**

Application Name or Identifying Title: IMAD DANIAL Date: 11/14/22

Tax Map Designation or Proposed Lot No.: 122.12-1-23

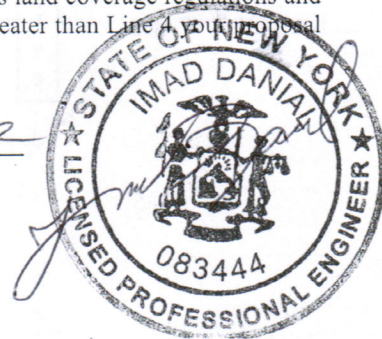
Gross Lot Coverage

1. Total lot Area (Net Lot Area for Lots Created After 12/13/06): 3966 SF
2. **Maximum** permitted gross land coverage (per Section 355-26.C(1)(a)): 2974.5 SF
3. **BONUS** maximum gross land cover (per Section 355-26.C(1)(b)):  
 Distance principal home is beyond minimum front yard setback 2  
     x 10 =
4. **TOTAL Maximum Permitted gross land coverage** = Sum of lines 2 and 3 2974 SF
5. Amount of lot area covered by **principal building**:  
810 existing + 0 proposed = 810 900 SF
6. Amount of lot area covered by **accessory buildings**:  
200 existing + 0 proposed = 183 walls 200 SF
7. Amount of lot area covered by **decks**:  
0 existing + 0 proposed = 0
8. Amount of lot area covered by **porches**:  
47 existing + 0 proposed = 47 SF
9. Amount of lot area covered by **driveway, parking areas and walkways**:  
1252 existing + 0 proposed = 116 SF 1252 SF
10. Amount of lot area covered by **terraces**:  
120 SF existing + 0 proposed = 120 SF
11. Amount of lot area covered by **tennis court, pool and mechanical equip**:  
0 existing + 0 proposed = 0
12. Amount of lot area covered by **all other structures**:  
0 existing + 0 proposed = 0
13. Proposed **gross land coverage**: Total of Lines 5 - 12 = 2519 SF

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.

Imad Danial  
 Signature and Seal of Professional Preparing Worksheet

11/14/22  
 Date







83 Washington Ave.

Coverage Summary Table :

Description	S.F.
House	900
Driveway	1131
Retaining Wall South Side	90
Retaining Wall Front of house	110
Stair Case + Landing	167
Walkway @ South Side	121
Total Coverage Area	2519 SF







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**FLOOR AREA CALCULATIONS WORKSHEET**

Application Name or Identifying Title: IMAD DANIAL Date: 11/14/22

Tax Map Designation or Proposed Lot No.: \_\_\_\_\_

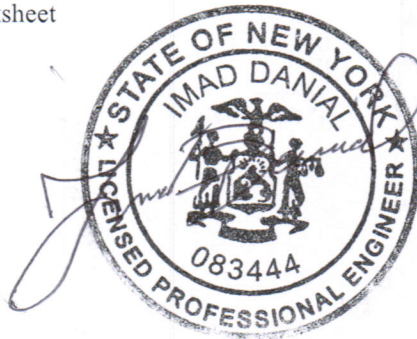
Floor Area

- 1. Total Lot Area (Net Lot Area for Lots Created After 12/13/06): \_\_\_\_\_
- 2. **Maximum** permitted floor area (per Section 355-26.B(4)): \_\_\_\_\_
- 3. Amount of floor area contained within first floor:  
803 existing + 0 proposed = 803
- 4. Amount of floor area contained within second floor:  
900 existing + 0 proposed = 900
- 5. Amount of floor area contained within garage:  
0 existing + 0 proposed = 0
- 6. Amount of floor area contained within porches capable of being enclosed:  
0 existing + 0 proposed = 0
- 7. Amount of floor area contained within basement (if applicable – see definition):  
0 existing + 0 proposed = 0
- 8. Amount of floor area contained within attic (if applicable – see definition):  
0 existing + 0 proposed = 0
- 9. Amount of floor area contained within all accessory buildings:  
0 existing + 0 proposed = 0
- 10. Proposed **floor area**: Total of Lines 3 – 9 = 1703

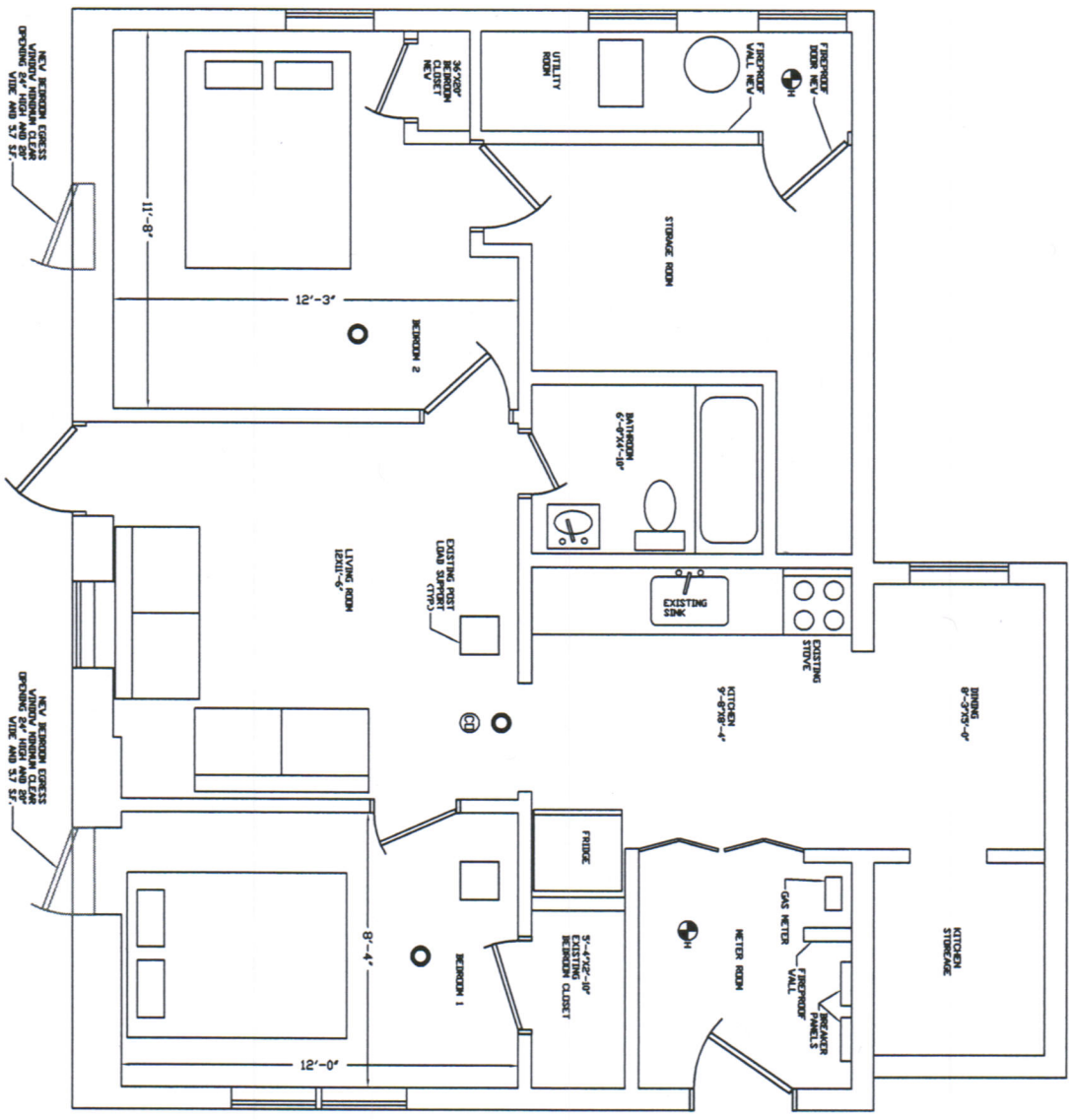
If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town’s maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town’s regulations.

Signature and Seal of Professional Preparing Worksheet

11/14/22  
 Date



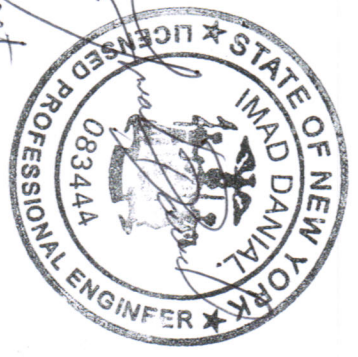




FIRST FLOOR INTERIOR LAYOUT  
SCALE 1/2"=1'-0"

*Scaled Worksheet*

- LEGEND
- SMOKE DETECTOR
  - ⊕ CARBON MONOXIDE DETECTOR
  - ⊙ HEAT DETECTOR



DANIAL BETTER HOMES, INC.  
83 WASHINGTON AVE.  
ALTERATION RESIDENTIAL  
FIRST FLR INTERIOR LAYOUT

83 Washington Ave.

Gross Floor Area Summary Sheet  
Floor 1

Description	S.F.
Living Room	138
Kitchen	80.6
Dining	41.5
Kitchen Storage	30
Bedroom 1	100
BR 1 Closet	15
Bedroom 2	143
BR 2 Storage/closet	68
Bathroom's	29
<sup>windows</sup> Doorway/walls	158
Gross Floor Area	803 SF







83 Washington Ave.

Gross Floor Area Summary Sheet  
Floor 2

Description	S.F.
Entrance Hallway	76.2
Kitchen	100.2
Kitchen Storage	9.5
Dining	121.9
Living Room	166.6
Bedroom 1	108.5
Bedroom 1 Closet	6.6
Hallway	18.3
Bedroom 2	146.7
Bedroom 2 Closet	5.4
Baths	39.1
Windows Doorways/walls	101.1

Gross Floor Area 900 SF

