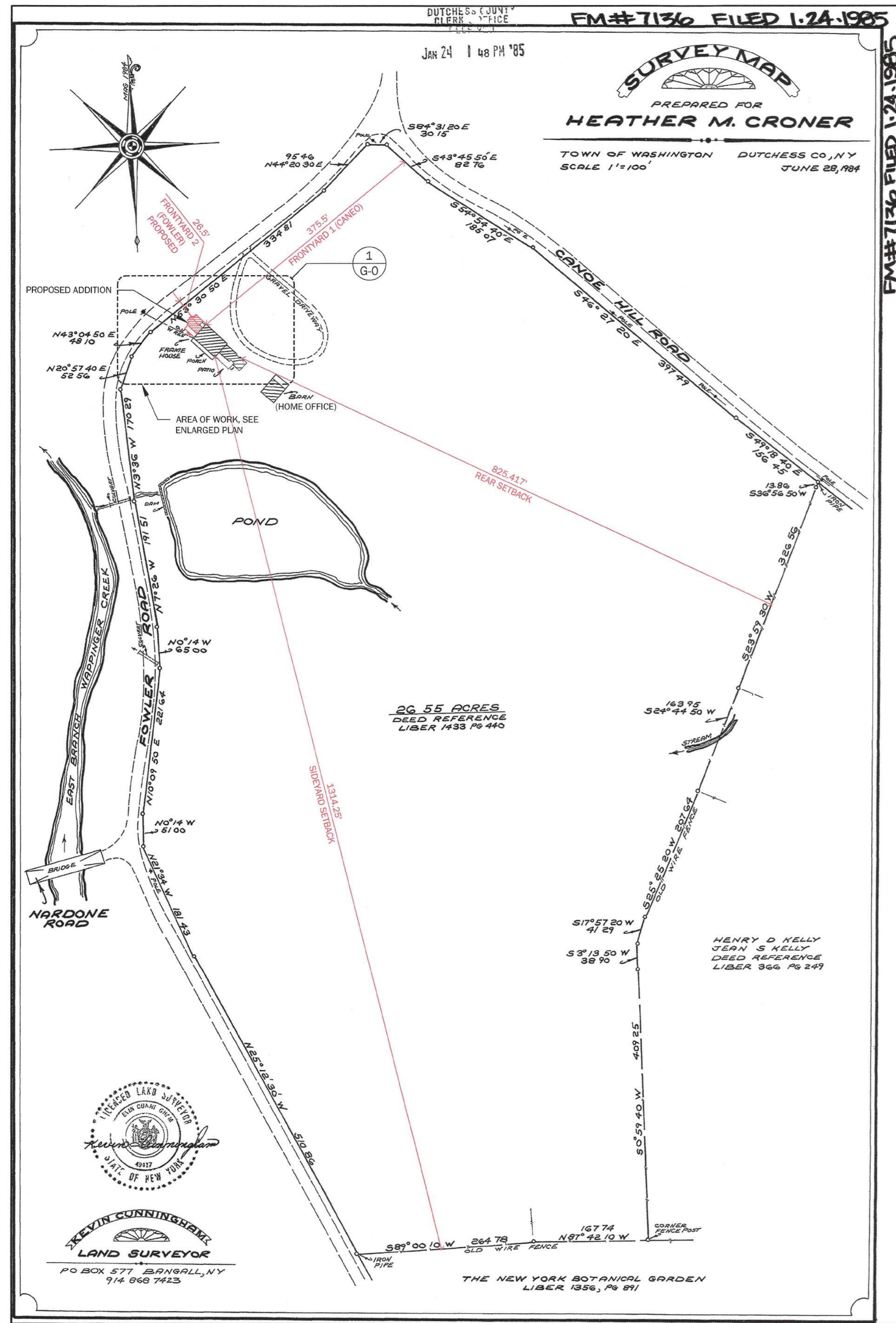


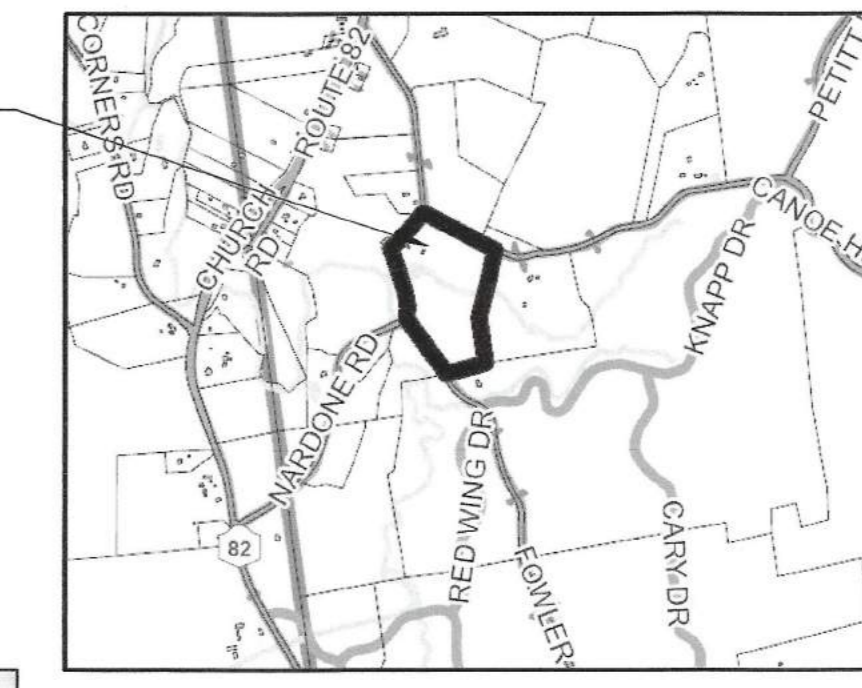
OCTOBER 23, 2023 324-346 FOWLER ROAD ADDITION

FILING SET



GENERAL PROPERTY INFORMATION - TOWN OF WASHINGTON	
ADDRESS:	324 - 346 FOWLER ROAD MILLBROOK, NY 12545
PARCEL ID:	135889-6565-00-934683-0000
ACREAGE:	26.55
ZONING DISTRICT:	TOWN OF WASHINGTON RL-5 LOW DENSITY RESIDENTIAL

ZONING DIMENSION REGULATIONS				
LOT	ALLOWED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA, MIN.:	5 ACRES	26.55 ACRES	NO CHANGE	CONFORMING LOT
LOT COVERAGE, MAX. (10% LA)	2.655 ACRES	.071 ACRES	.085 ACRES	CONFORMING STRUCTURES
LOT WIDTH, MIN.:	300'	432.52' MIN.	NO CHANGE	CONFORMING LOT
MIN. ROAD FRONTAGE, MIN.:	300'	2,774.55'	NO CHANGE	CONFORMING LOT
PRIMARY DWELLING				
FRONT YARD 1 (CANOE), MIN.:	100'	375.5'	NO CHANGE	YES
FRONT YARD 2 (FOWLER), MIN.:	100'	45.0'	26.5'	NONCOMPLIANT
SIDE YARD, MIN.:	75'	1314.25'	NO CHANGE	YES
REAR YARD, MIN.:	75'	852.417'	NO CHANGE	YES
HEIGHT, MAX.:	35'	30.167'	NO CHANGE	YES
STORIES	2 1/2	2 1/2	NO CHANGE	YES



3 LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- x SUPERCEDED / NOT APPLICABLE
- o ISSUED - NOT CURRENT / FOR REF. ONLY
- ISSUED - NEW OR REVISED

SHEET #	SHEET NAME
G-0	TITLE SHEET, SURVEY/SITE PLAN, ZONING ANALYSIS
A-1	PROPOSED PLAN - FIRST FLOOR
A-2	PROPOSED PLAN - SECOND FLOOR + CELLAR
A-3	PROPOSED EXTERIOR ELEVATIONS - NORTH & SOUTH
A-4	PROPOSED EXTERIOR ELEVATIONS - WEST / PHOTOS

#	SUBMITTED	TO	DATE
1	FILING SET	VILLAGE OF MILLBROOK	10.23.2023

larsen architecture works pllc

DOUGLAS LARSON, ARCHITECT
501 FIFTH AVENUE, SUITE 2108
NEW YORK, NY 10017
T 646-809-5009

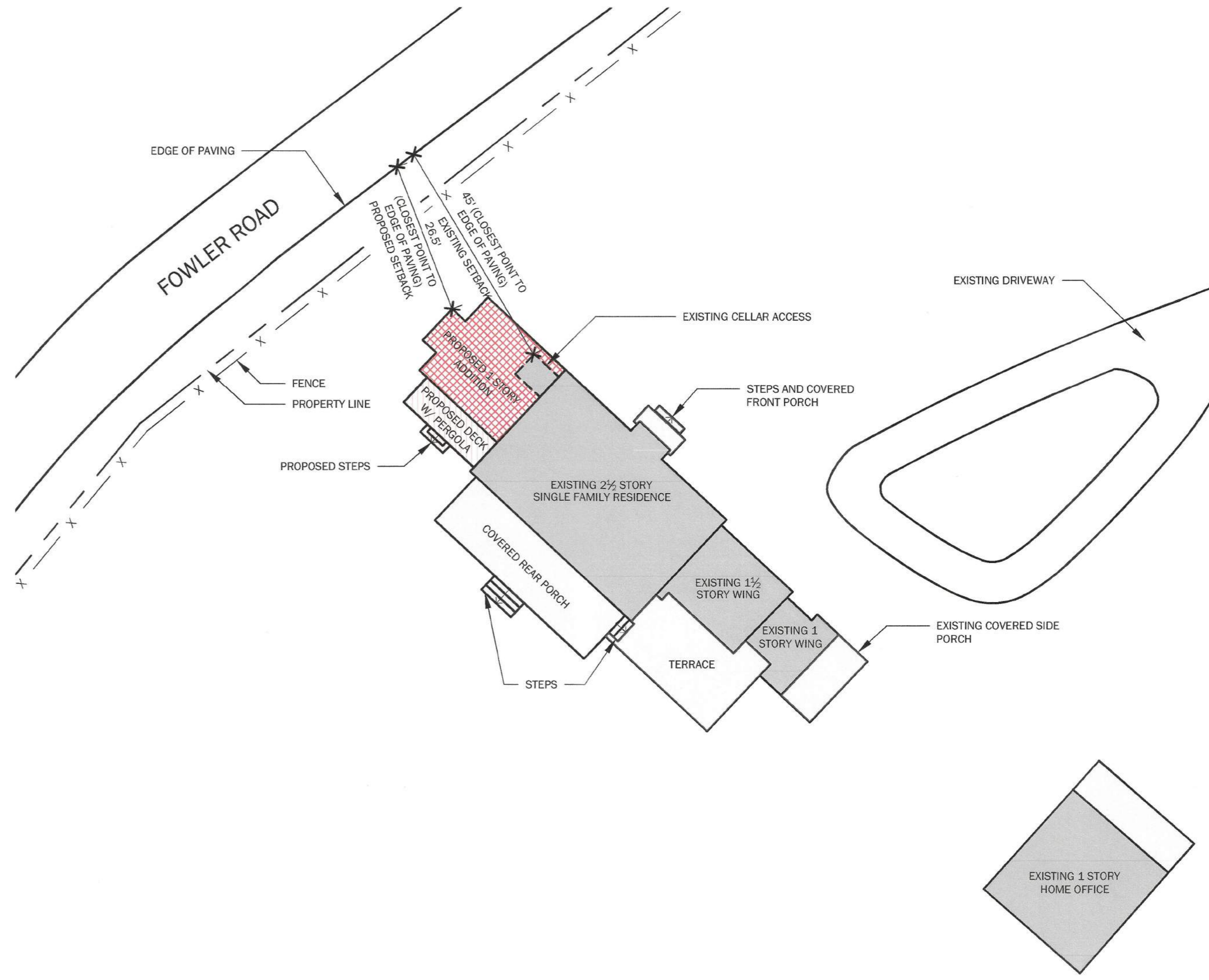
2 ROUTE 8
ANCRAMDALE, NY 12503

CONSULTANTS:

PROJECT NOTES:

- ALL WORK TO COMPLY OR EXCEED REQUIREMENTS OF LOCAL GOVERNING AGENCIES, NY STATE UNIFORM BUILDING CODE, NY STATE FIRE CODE & STATE ENERGY CONSERVATION CODE, WHERE APPLICABLE.
- PROTECTION FROM DECAY OF WOOD FRAMING, STRUCTURAL MEMBERS & FURRING TO BE INSTALLED PER SECTION R317 OF THE NY STATE RESIDENTIAL CODE.

#	ISSUED FOR:	DATE
1	FILING SET	10.23.2023



2 SURVEY/SITE PLAN W/ PROPOSED ADDITION
SCALE: ORIGINAL ON SURVEY

1 ENLARGED PLAN W/ PROPOSED ADDITION
SCALE: 1/16" = 1'-0"

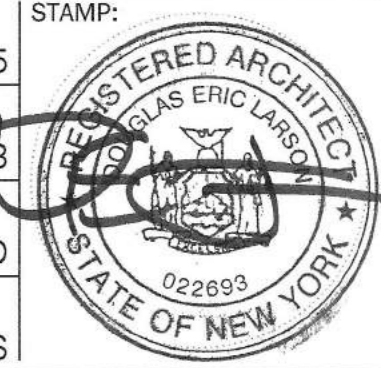
324-346 FOWLER ROAD ADDITION

324-346 FOWLER ROAD
MILLBROOK, NY 12545

JOB NUMBER: 23-05
ISSUE DATE: 10.23.2023
SCALE: AS NOTED
DRAWN BY: JBS

SHEET TITLE:
TITLE SHEET, SURVEY /
SITE PLAN, ZONING
ANALYSIS

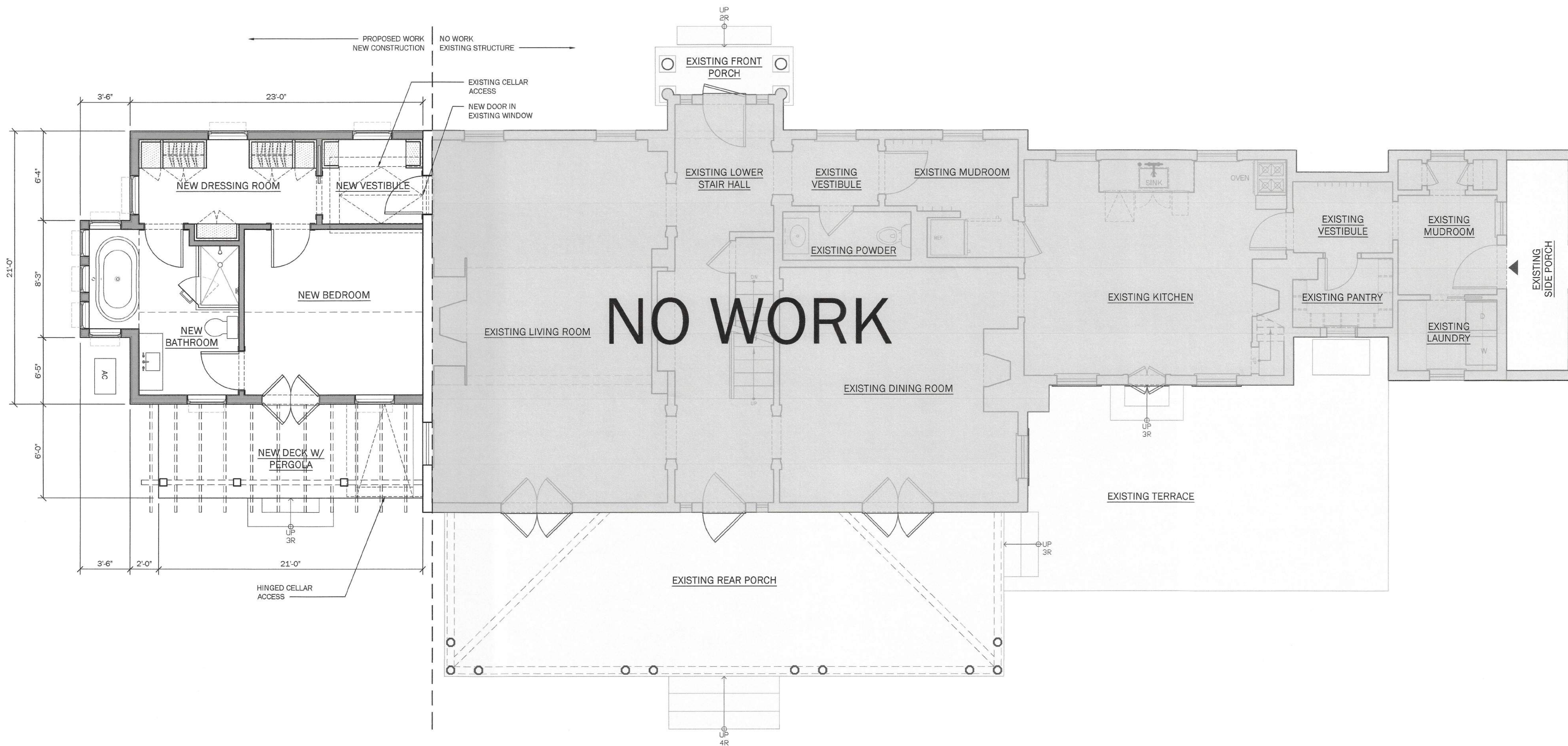
DRAWING #:
FILING SET
G-0



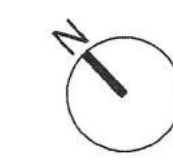
CONSULTANTS:

PROJECT NOTES:

#	ISSUED FOR:	DATE
1	FILING SET	10.23.2023



1 PROPOSED PLAN - FIRST FLOOR
SCALE: 1/4"=1'-0"



324-346 FOWLER ROAD ADDITION

324-346 FOWLER ROAD
MILLBROOK, NY 12545

JOB NUMBER: 23-05
ISSUE DATE: 10.23.2023
SCALE: 1/4"=1'-0"
DRAWN BY: JBS



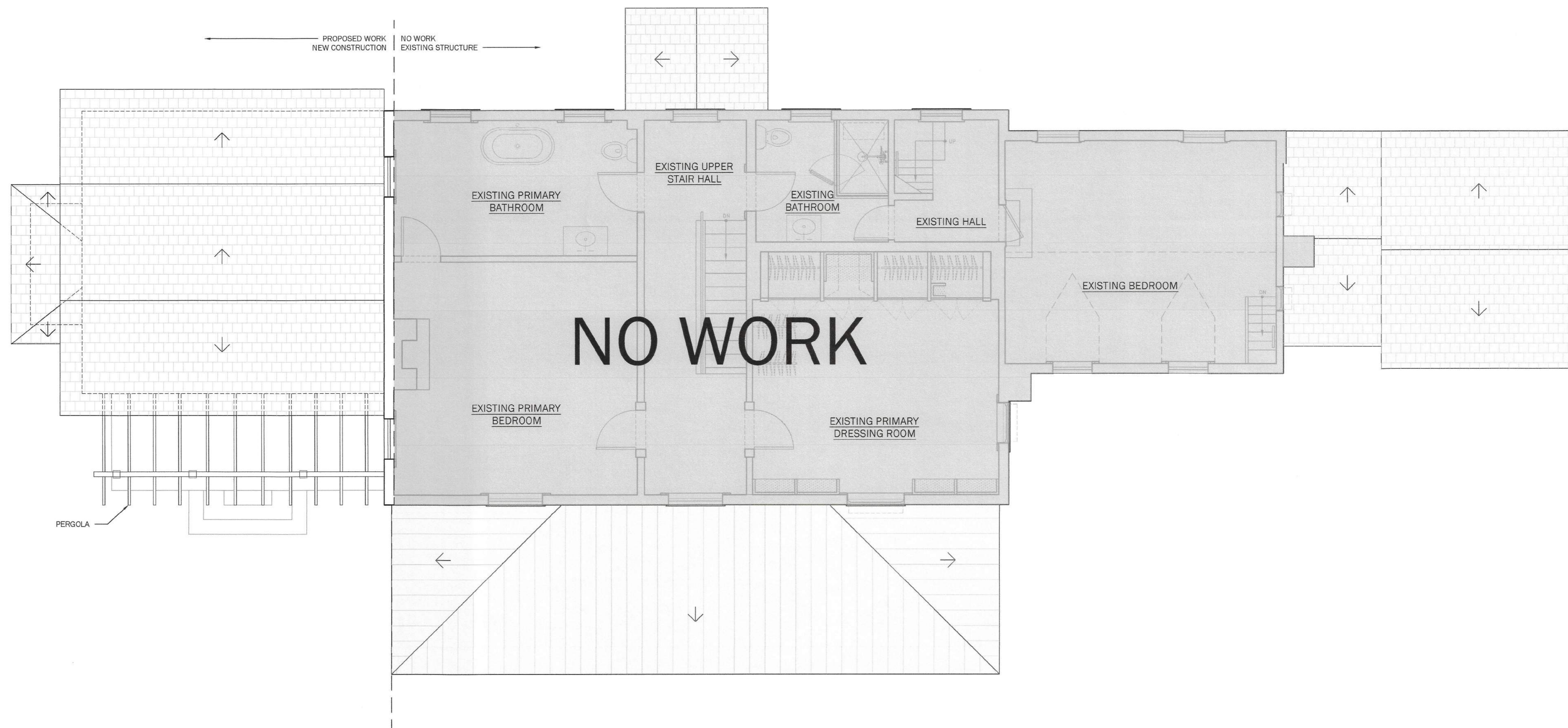
SHEET TITLE:
PROPOSED PLAN - FIRST FLOOR

DRAWING #:
FILING SET
A-1

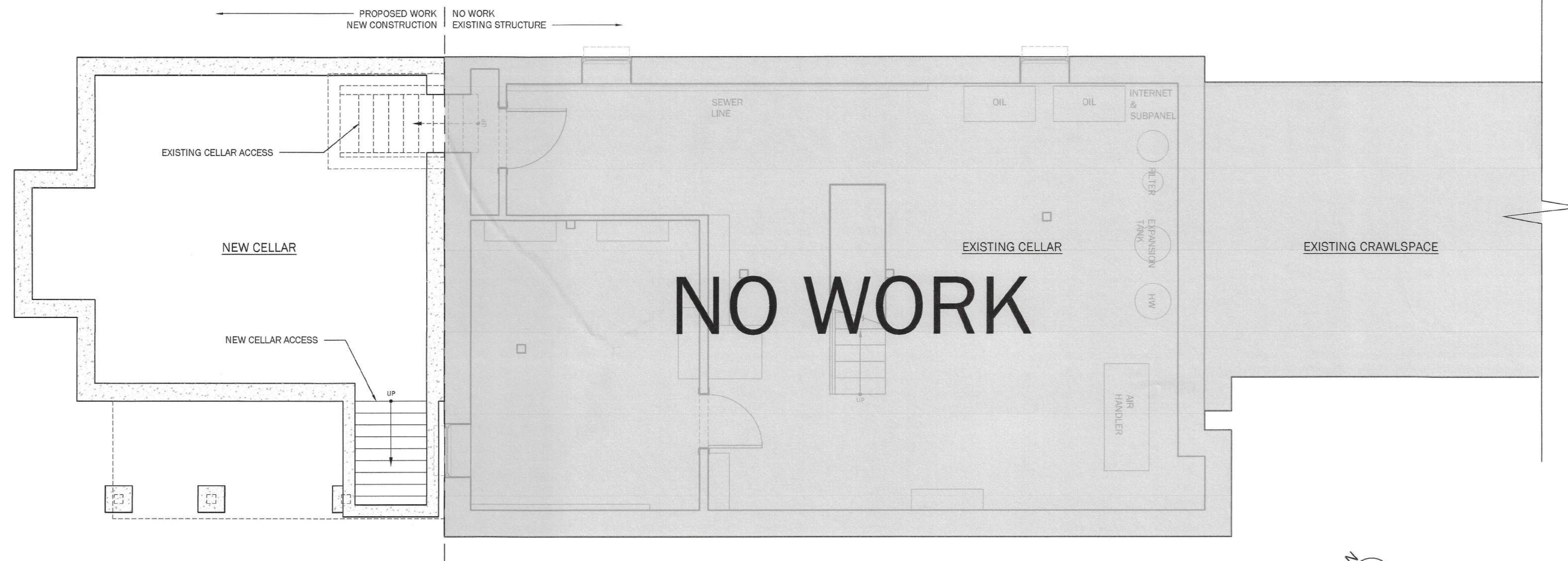
CONSULTANTS:

PROJECT NOTES:

#	ISSUED FOR:	DATE
1	FILING SET	10.23.2023



2 PROPOSED PLAN - SECOND FLOOR
SCALE: 1/4"=1'-0"

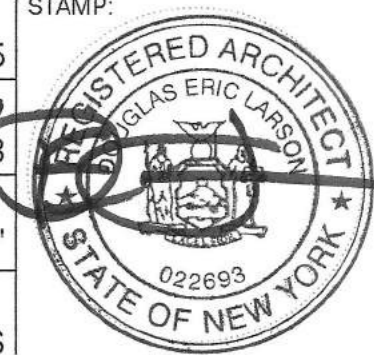


1 PROPOSED PLAN - CELLAR
SCALE: 1/4"=1'-0"

324-346 FOWLER ROAD ADDITION

324-346 FOWLER ROAD
MILLBROOK, NY 12545

JOB NUMBER: 23-05
ISSUE DATE: 10.23.2023
SCALE: 1/4"=1'-0"
DRAWN BY: JBS



SHEET TITLE:
PROPOSED PLAN - SECOND FLOOR & CELLAR

DRAWING #:

FILING SET
A-2

CONSULTANTS:

PROJECT NOTES:



2 PROPOSED FRONT ELEVATION - NORTH (FACING CANOE HILL ROAD)
SCALE: 1/4"=1'-0"

EL: +30'-2"
HIGHEST RIDGE @ EXISTING HOUSE

EL: +19'-1"
RIDGE @ NEW ADDITION

EL: +1'-6"
FINISHED 1ST FLOOR
EL: 0'-0"
AVERAGE NATURAL GRADE @ FRONT PORCH

PROPOSED WORK NEW CONSTRUCTION | NO WORK EXISTING STRUCTURE

EL: +30'-2"
HIGHEST RIDGE @ EXISTING HOUSE

EL: +19'-1"
RIDGE @ NEW ADDITION

EL: +1'-6"
FINISHED 1ST FLOOR
EL: 0'-0"
AVERAGE NATURAL GRADE @ FRONT PORCH

NO WORK

1 PROPOSED REAR ELEVATION - SOUTH
SCALE: 1/4"=1'-0"

#	ISSUED FOR:	DATE
1	FILING SET	10.23.2023

324-346 FOWLER ROAD ADDITION

324-346 FOWLER ROAD
MILLBROOK, NY 12545

JOB NUMBER: 23-05

ISSUE DATE: 10.23.2023

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

DRAWN BY: JBS



SHEET TITLE:
PROPOSED ELEVATION - NORTH & SOUTH

DRAWING #:
FILING SET
A-3



LOOKING SOUTH AT SIDE OF HOUSE FROM FOWLER ROAD



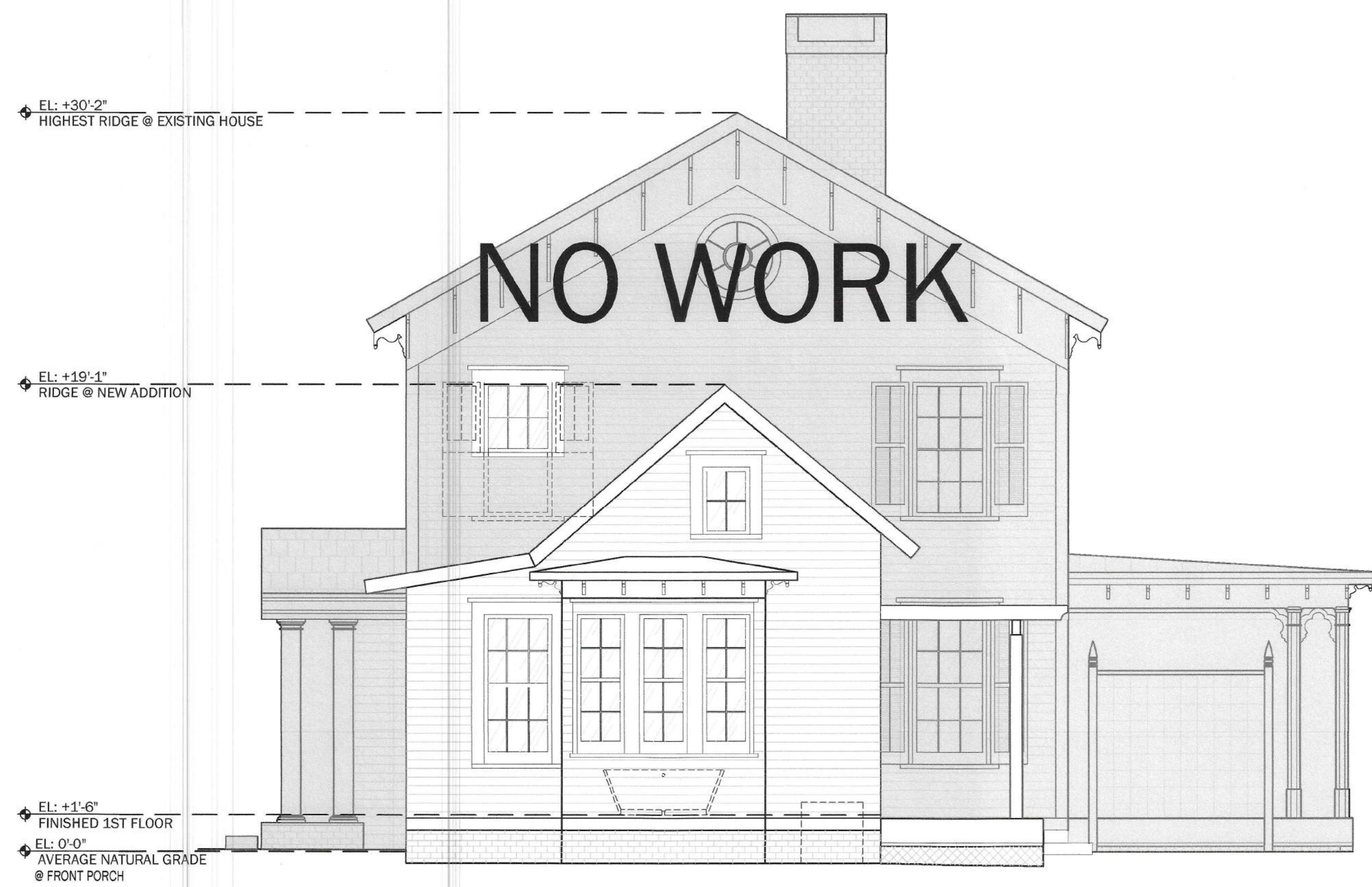
LOOKING SOUTH FROM FRONT OF HOUSE



LOOKING NORTH FROM REAR OF HOUSE



LOOKING NORTH AT SIDE OF HOUSE FROM FOWLER ROAD



2 PROPOSED SIDE ELEVATION - WEST (FLANKING FOWLER ROAD)
SCALE: 1/4"=1'-0"

1 STAKING PHOTOS
SCALE: N.T.S.

CONSULTANTS:

PROJECT NOTES:

#	ISSUED FOR:	DATE
1	FILING SET	10.23.2023

324-346 FOWLER ROAD ADDITION

324-346 FOWLER ROAD
MILLBROOK, NY 12545

JOB NUMBER: 23-05
ISSUE DATE: 10.23.2023
SCALE: 1/4"=1'-0"
DRAWN BY: JBS



SHEET TITLE:
PROPOSED SIDE ELEVATION - WEST & STAKING PHOTOS

DRAWING #:

FILING SET
A-4