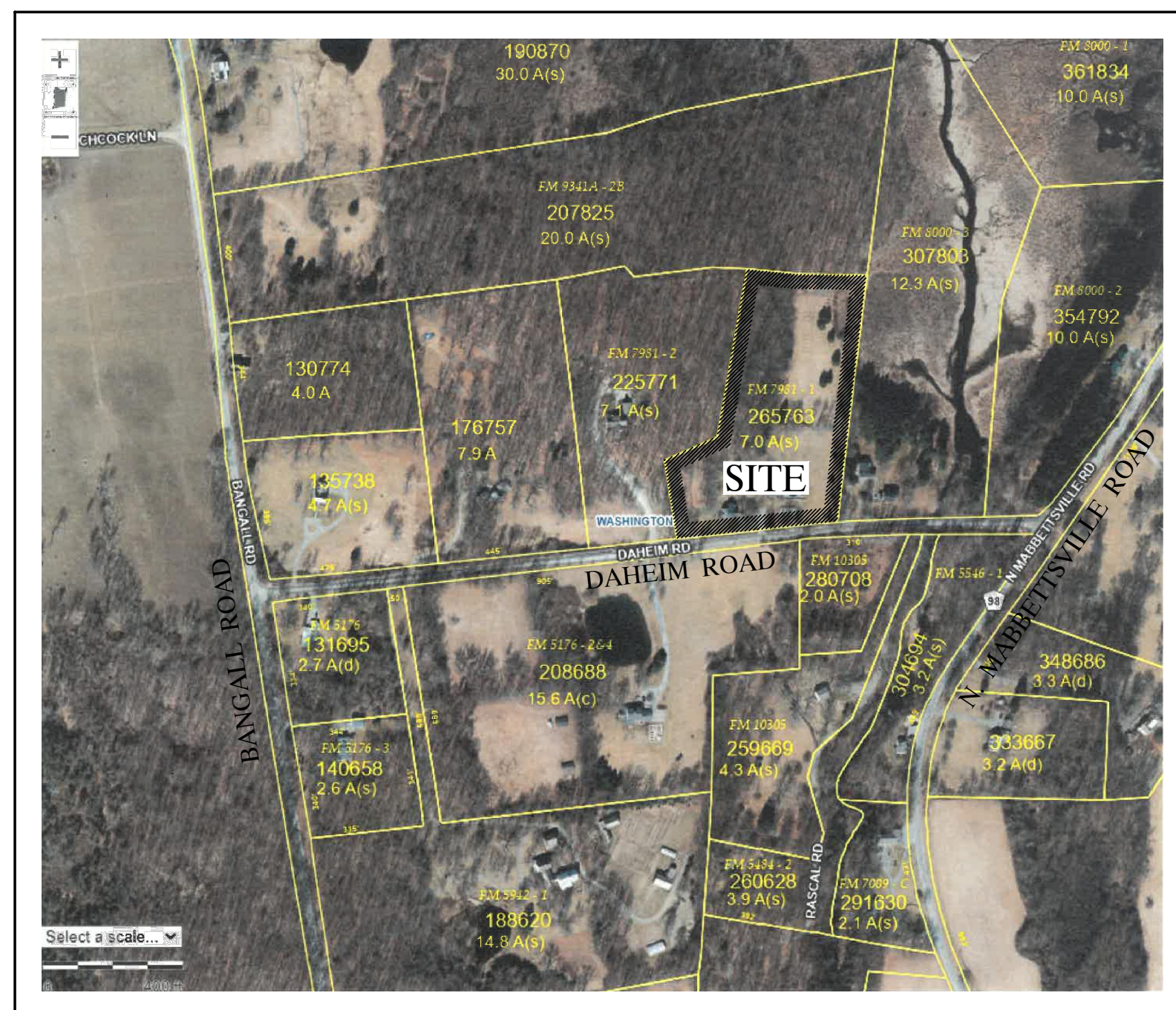


ADDITION AND RENOVATIONS TO: MILKO & KRISTY MILKOV RESIDENCE

55 DAHEIM ROAD, MILLBROOK N.Y.
(PARCEL GRID: 135889-6865-00-265763-0000)



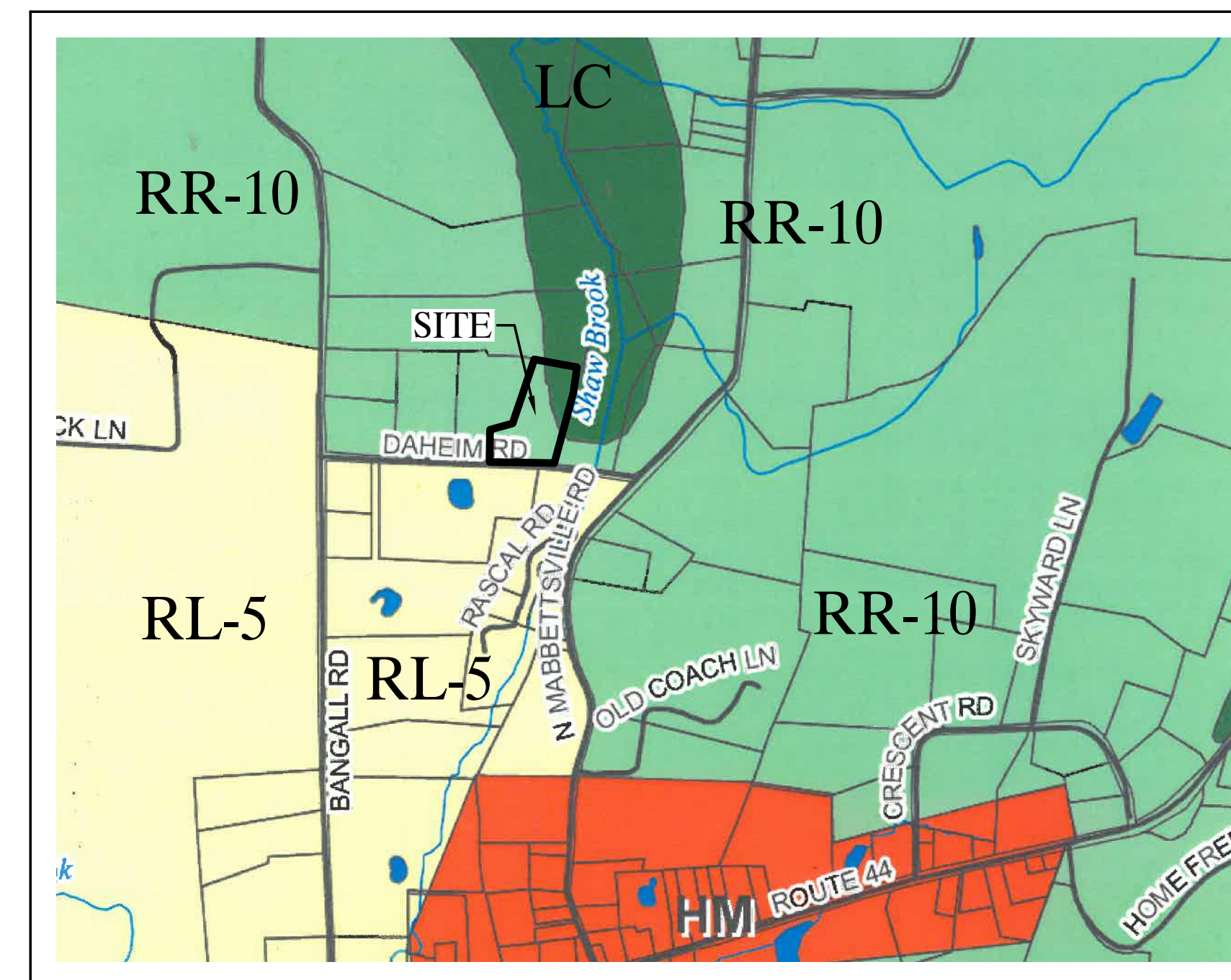
LOCATION MAP

SCALE: 1" = 400'

FRONT ELEVATION

LIST OF DRAWINGS

- T-1 TITLE-COVER SHEET
- EX-1 EXISTING PLANS
- EX-2 EXISTING ELEVATIONS
- EX-3 EXISTING HOUSE PHOTOS
- S-1 SITE PLAN (EXISTING)
- S-2 SITE PLAN (PROPOSED)
- A-1 FIRST & SECOND FLOOR PLANS
- A-2 ELEVATIONS



ZONING MAP

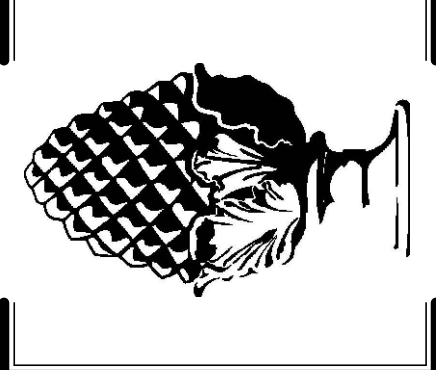
SCALE: 1" = 1,000'

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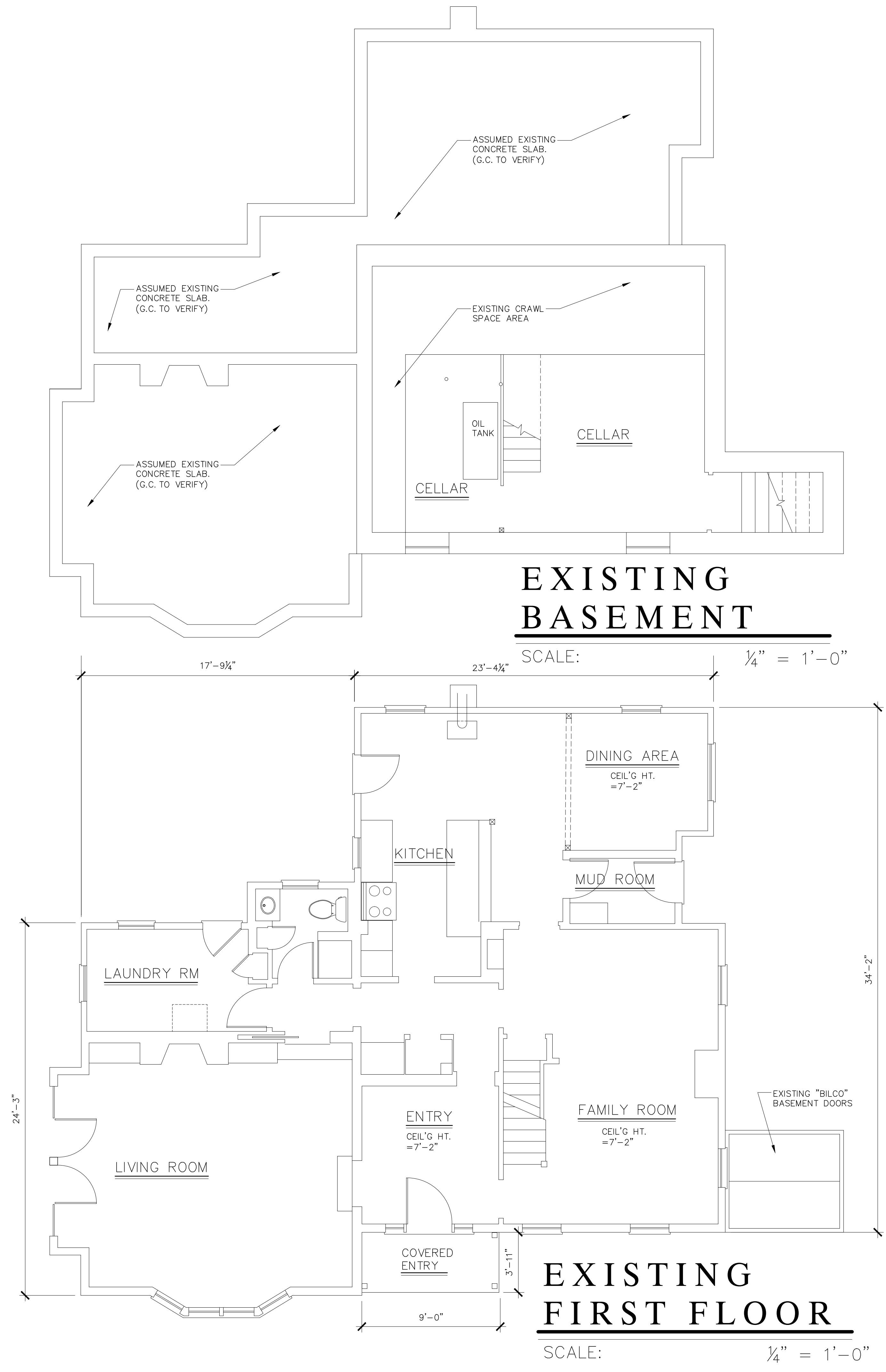
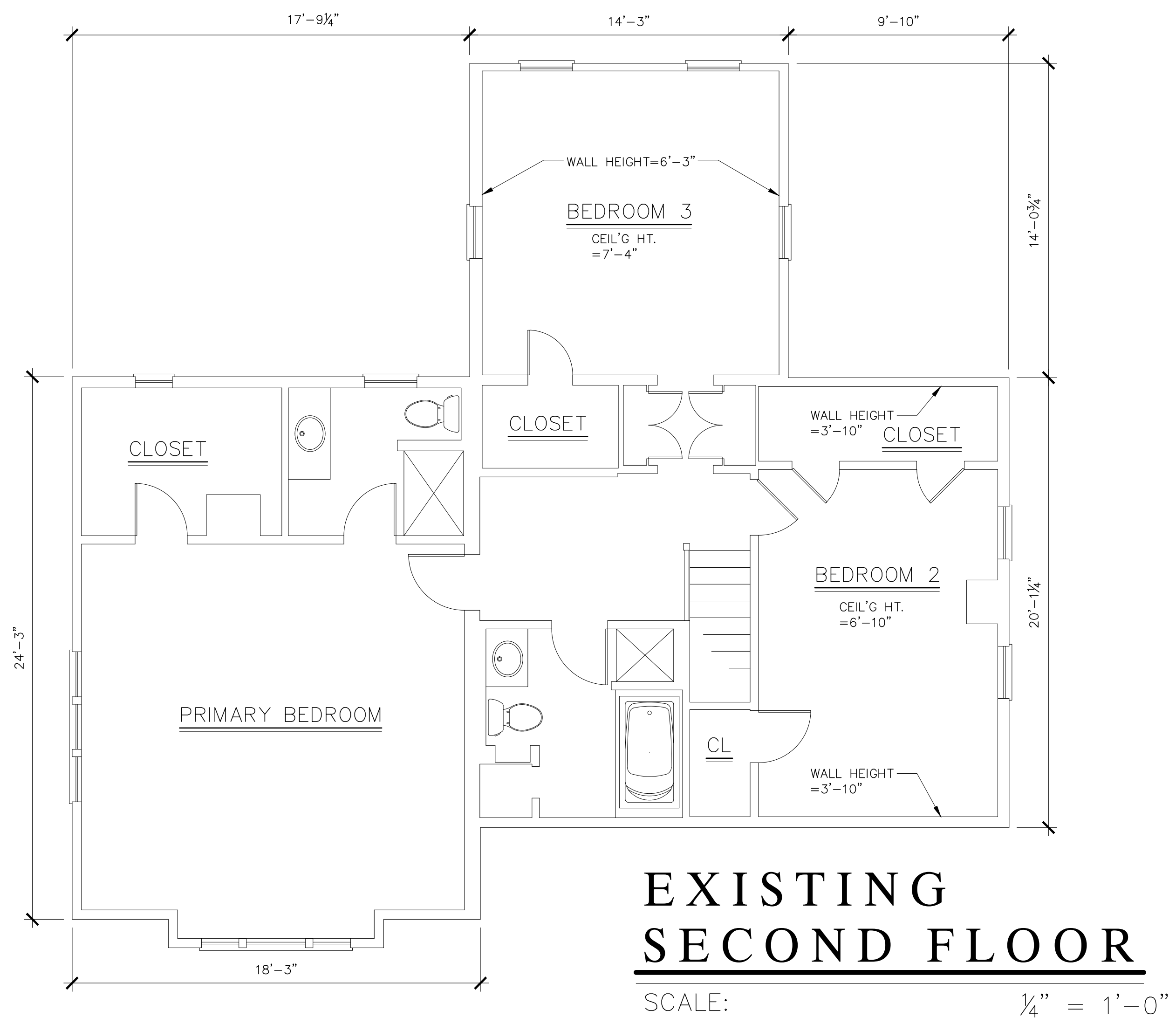
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TITLE - COVER SHEET



DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: T-1 OF 1

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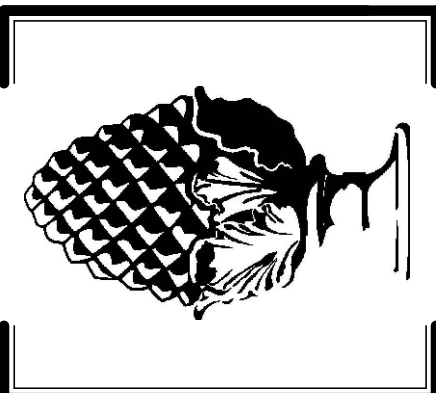


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55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
EXISTING PLANS



DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: **EX-1**
OF 3



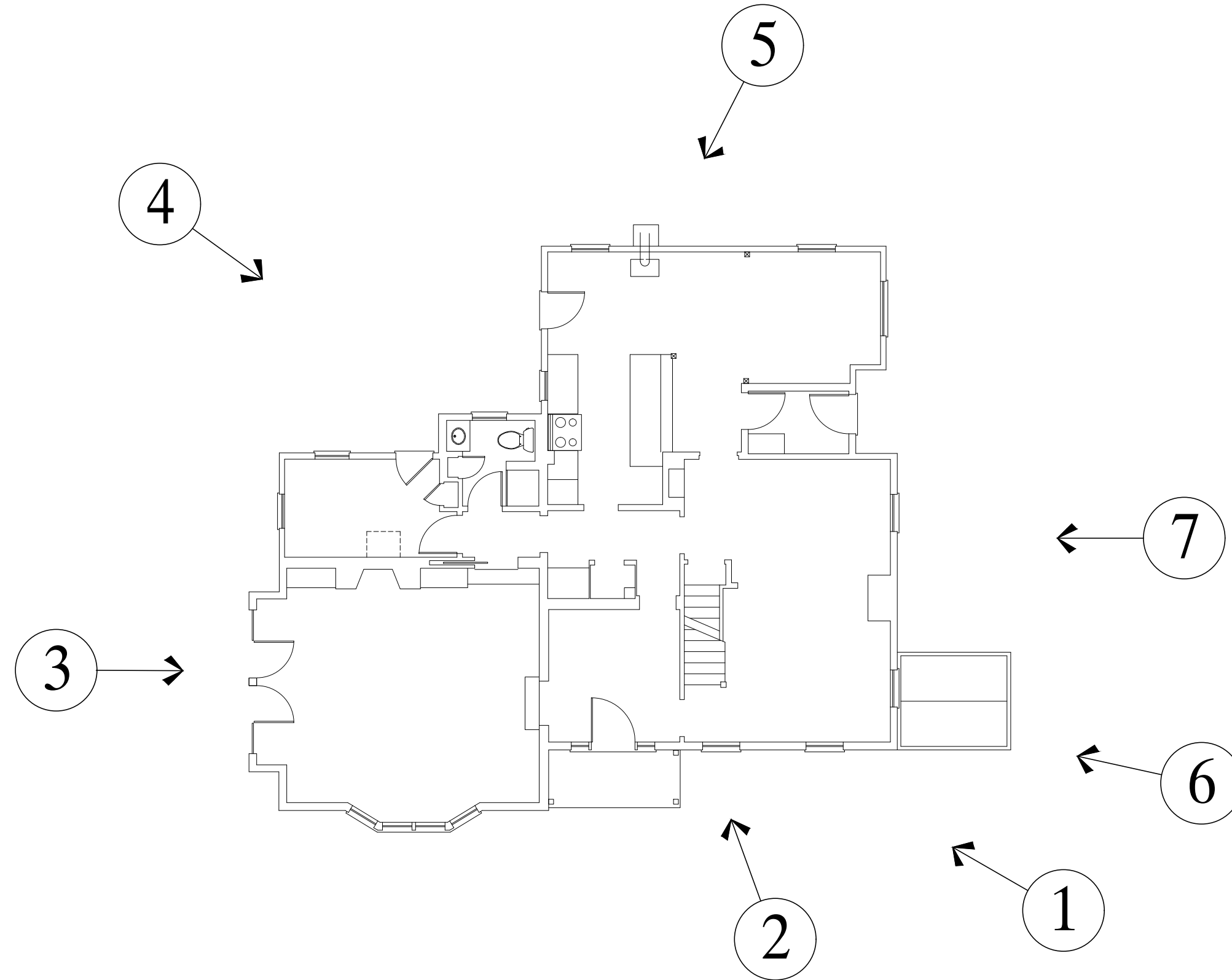
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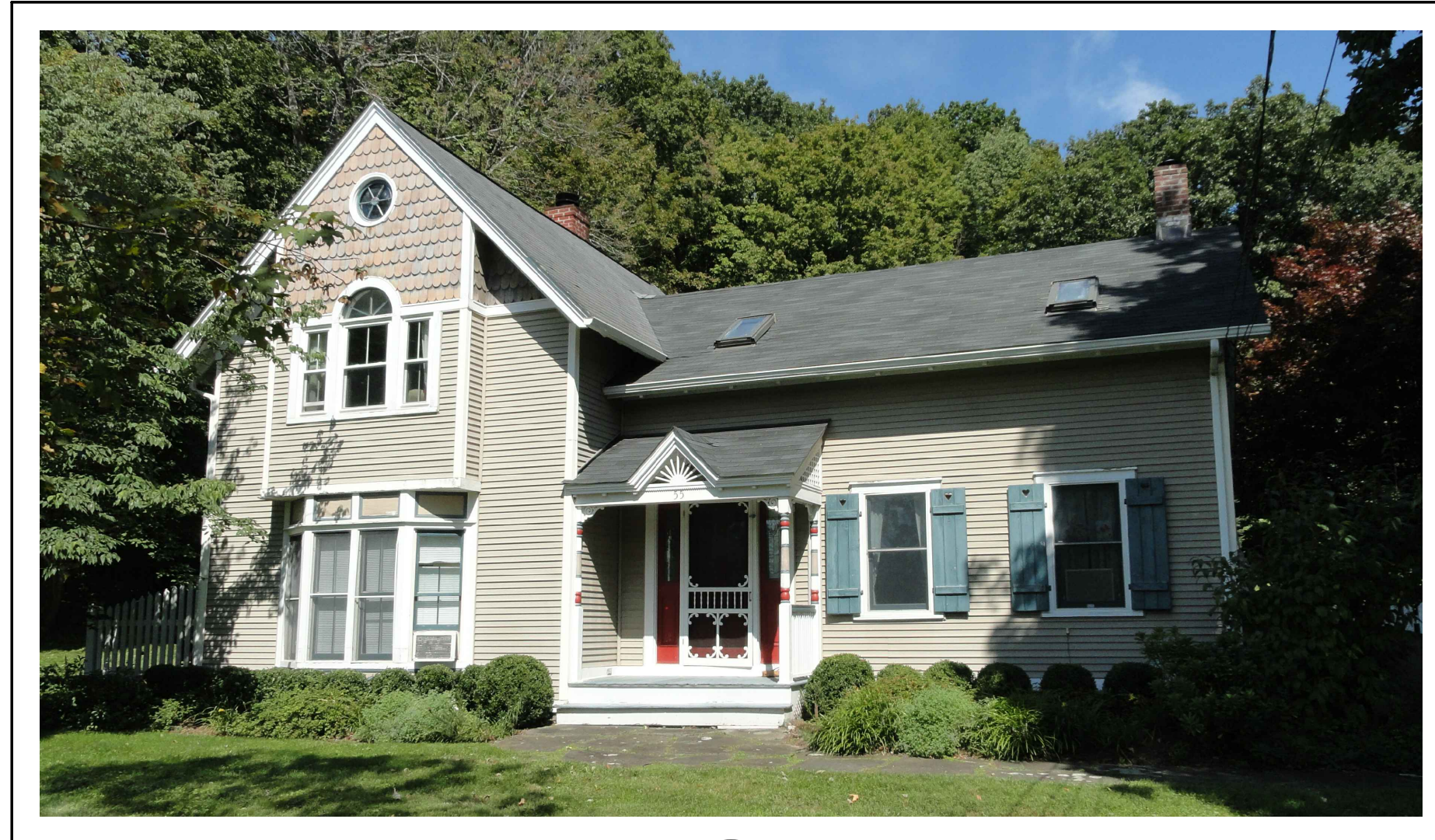
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3



EXISTING HOUSE PLAN



2



6



7



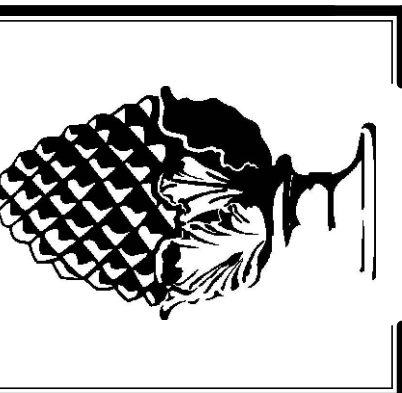
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55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
EXISTING HOUSE PHOTO'S

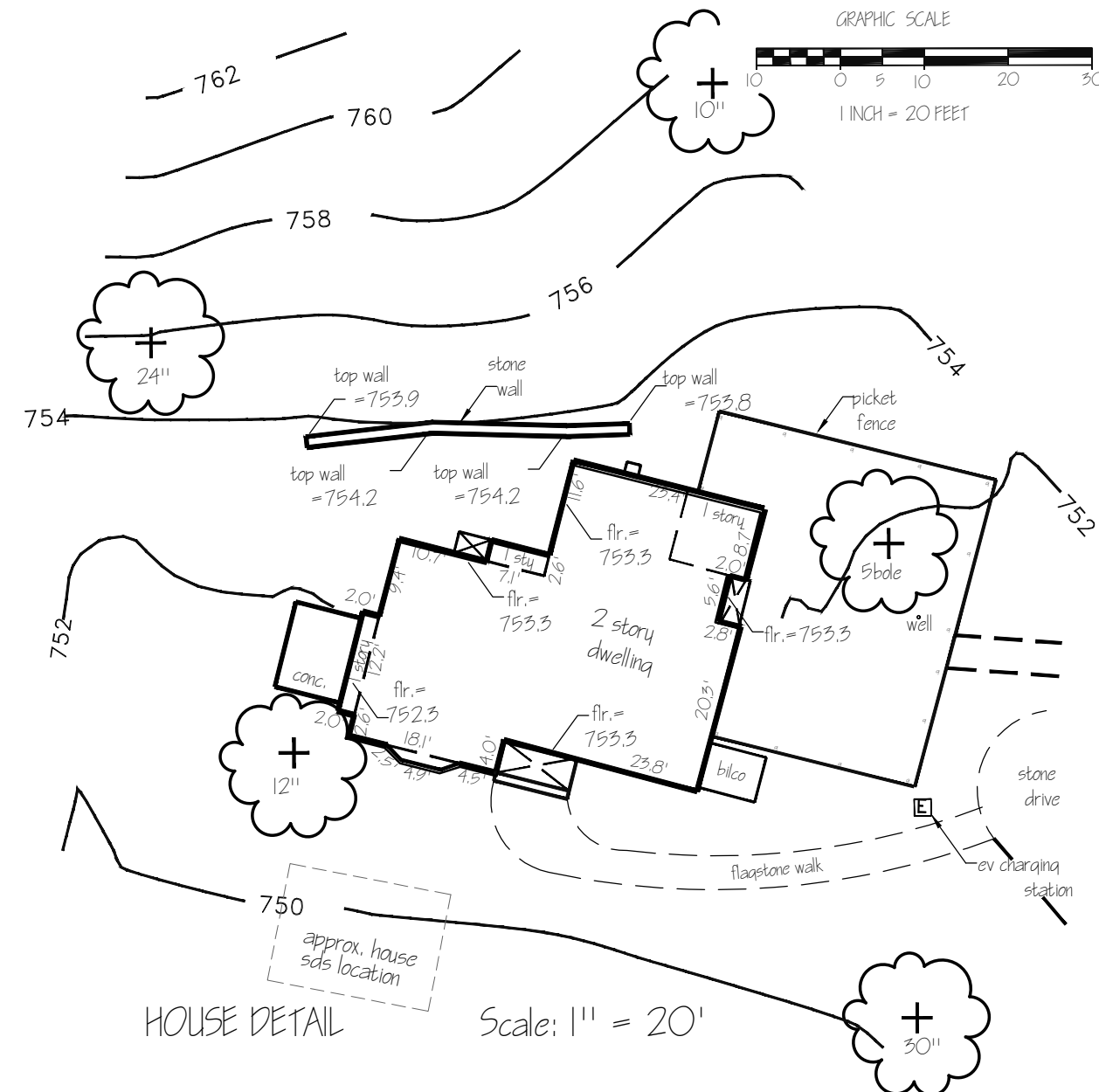


DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: EX-3
OF 3

SCHEDULE OF AREA AND BULK REGULATIONS (EXISTING DWELLING)

55 DAHEIM ROAD, TOWN OF WASHINGTON 6865-00-265763 ZONE RR-10

DISTRICT	REQUIRED (RR-10)	PROVIDED (EXISTING) RR-10
MINIMUM LOT SIZE -AREA (ACRES) (5) -WIDTH (FEET)	10 ACRES 400 FEET	7.01 ACRES (305,296 SF.) (5) 505 FEET
MINIMUM SETBACK -FRONT (4) -EACH SIDE -REAR	100 FEET 100 FEET 75 FEET	56.58 FEET (TO FRONT PORCH) (4) 58.90 FEET (TO FRONT CORNER OF DWELLING) (4) 152.1 FEET (LEFT SIDE) 295.75 (RIGHT SIDE) 195.9 FEET
MAXIMUM BUILDING HEIGHT -STORIES -FEET	2.5 STORIES 35 FEET	2 STORIES 21 FEET
MAXIMUM COVERAGE -PERCENT (1)	10 % (30,529.6 SF.)	9,584 SF. (3.14%) (1)
MINIMUM ROAD FRONTAGE -FEET	400 FEET	483.83 FEET
FLOOR AREA (2)		4,548 SF. (1.5%) (2)
FOOT NOTES: (1) MAXIMUM COVERAGE: ACCESSORY BUILDING -ACCESSORY STRUCTURE -COVERED PATIO -FLAGSTONE TERRACES -POOL -POOL EQUIPMENT PAD TOTAL = 9,200 SF.		
MAIN DWELLING -SIDE PATIO -COVERED ENTRY STOOP -MAIN HOUSE -"BILCO" BASEMENT ACCESS TOTAL = 1,453 SF.		
WALKWAYS/ DRIVEWAY -FLAGSTONE WALKWAYS -GRAVEL DRIVEWAY TOTAL = 2,951 SF.		
TOTAL = 9,584 SF. EXISTING		
(2) FLOOR AREA: MAIN DWELLING -FIRST FLOOR -SECOND FLOOR -ROOFED FRONT PORCH TOTAL ACCESSORY BUILDING -FIRST FLOOR -SECOND FLOOR -ROOFED REAR PORCH TOTAL TOTAL = 4,548 SF. EXISTING		
(3) NON CONFORMING LOT SIZE (EXISTING)		
(4) NON CONFORMING FRONT SETBACK (EXISTING)		



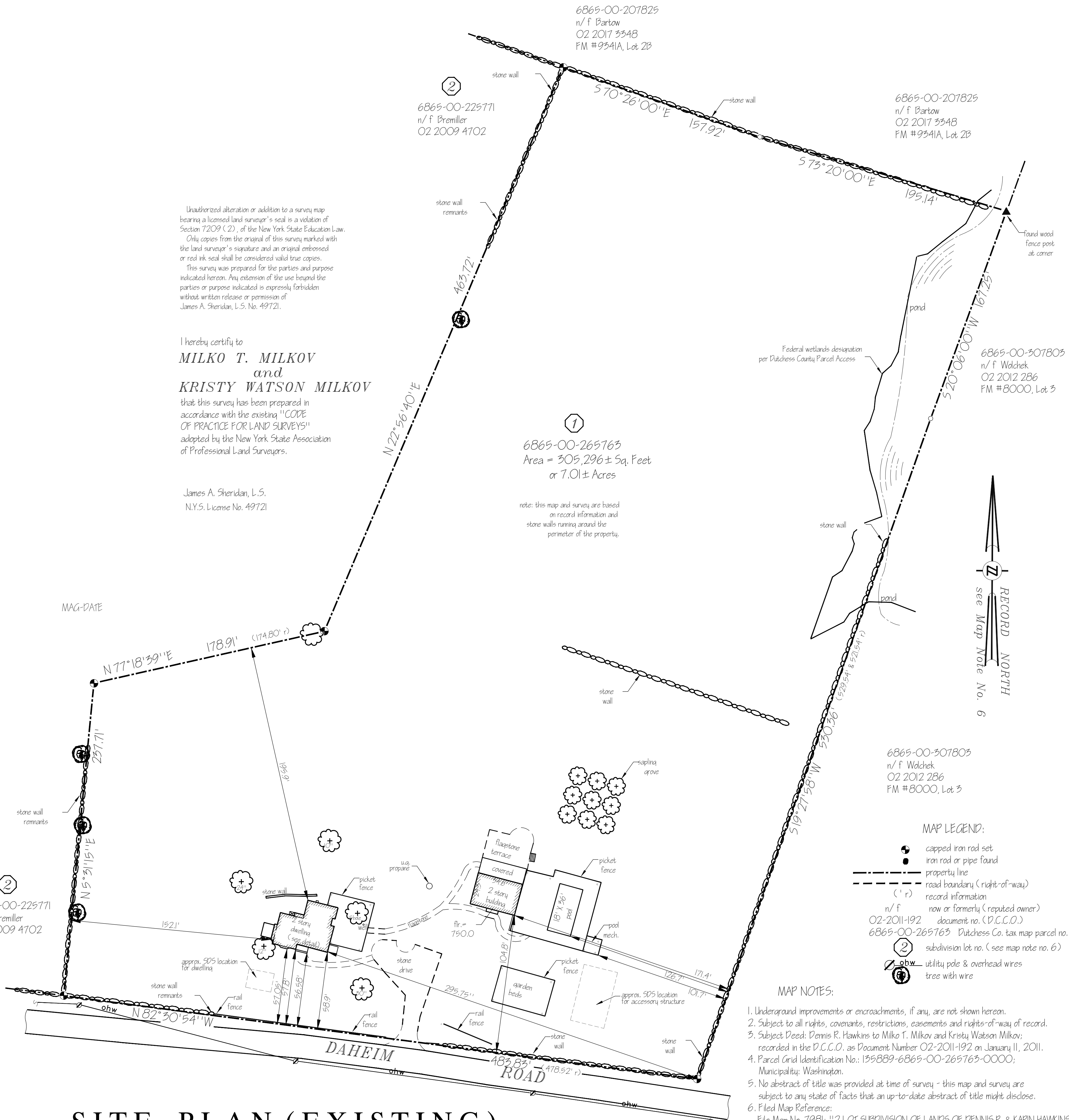
HOUSE DETAIL

SCALE: 1" = 20'-0"

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I hereby certify to
MILKO T. MILKOV
and
KRISTY WATSON MILKOV
that this survey has been prepared in accordance with the existing "CODE OF PRACTICE FOR LAND SURVEYS" adopted by the New York State Association of Professional Land Surveyors.

James A. Sheridan, L.S.
N.Y.S. License No. 49721



SITE PLAN (EXISTING)

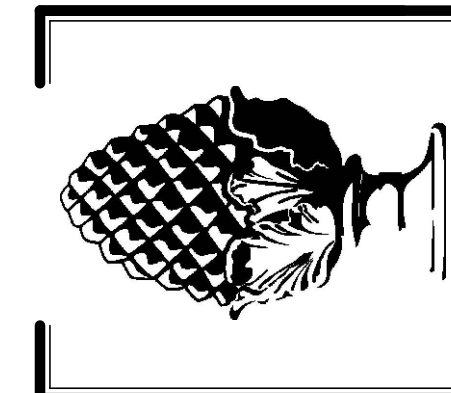
SCALE: 1" = 40'-0"

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ADDITION AND RENOVATIONS TO:
MILKO & KRISTY MILKOV RESIDENCE
55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
SITE PLAN (EXISTING)



DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: S-1 OF 2

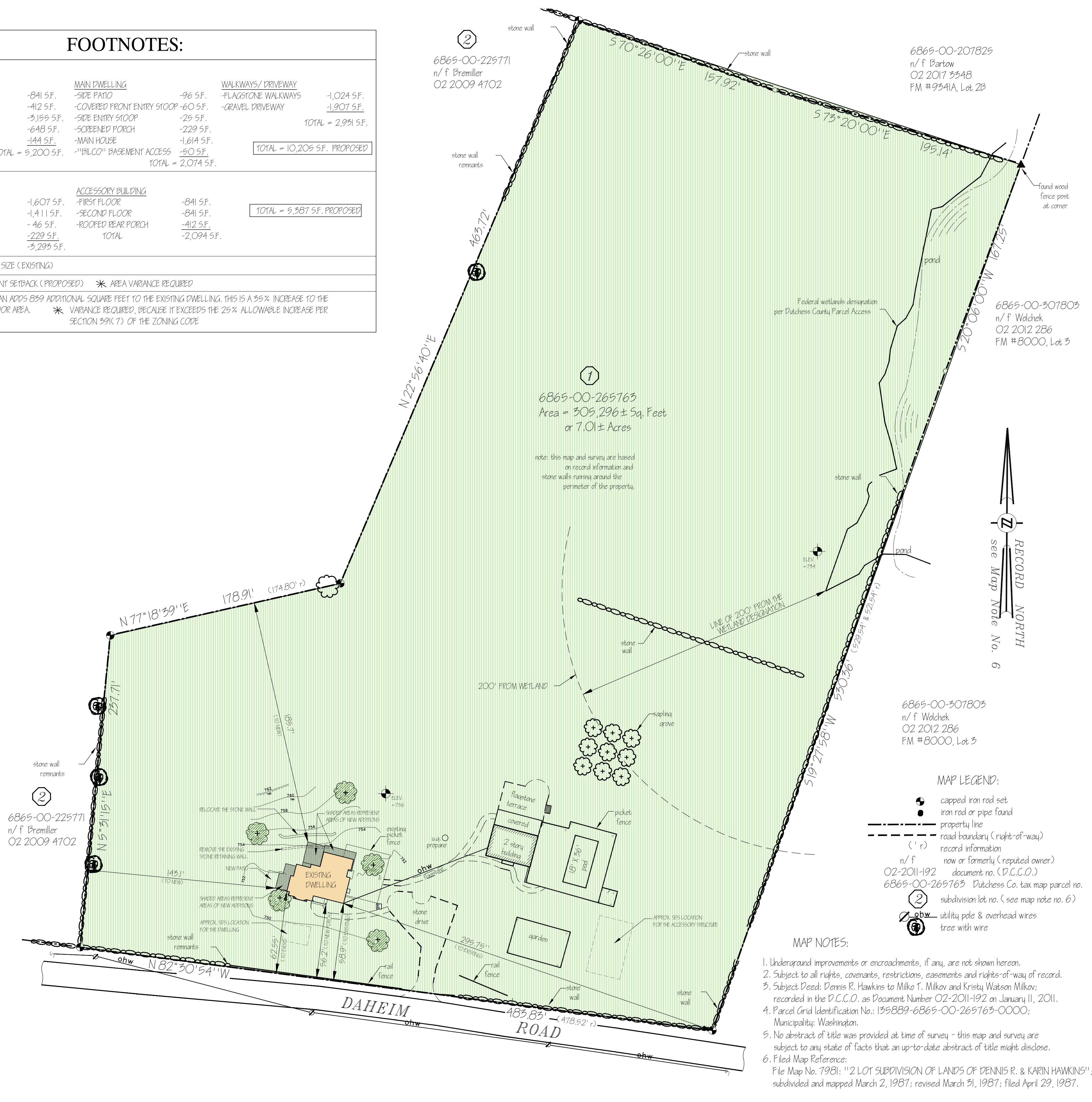
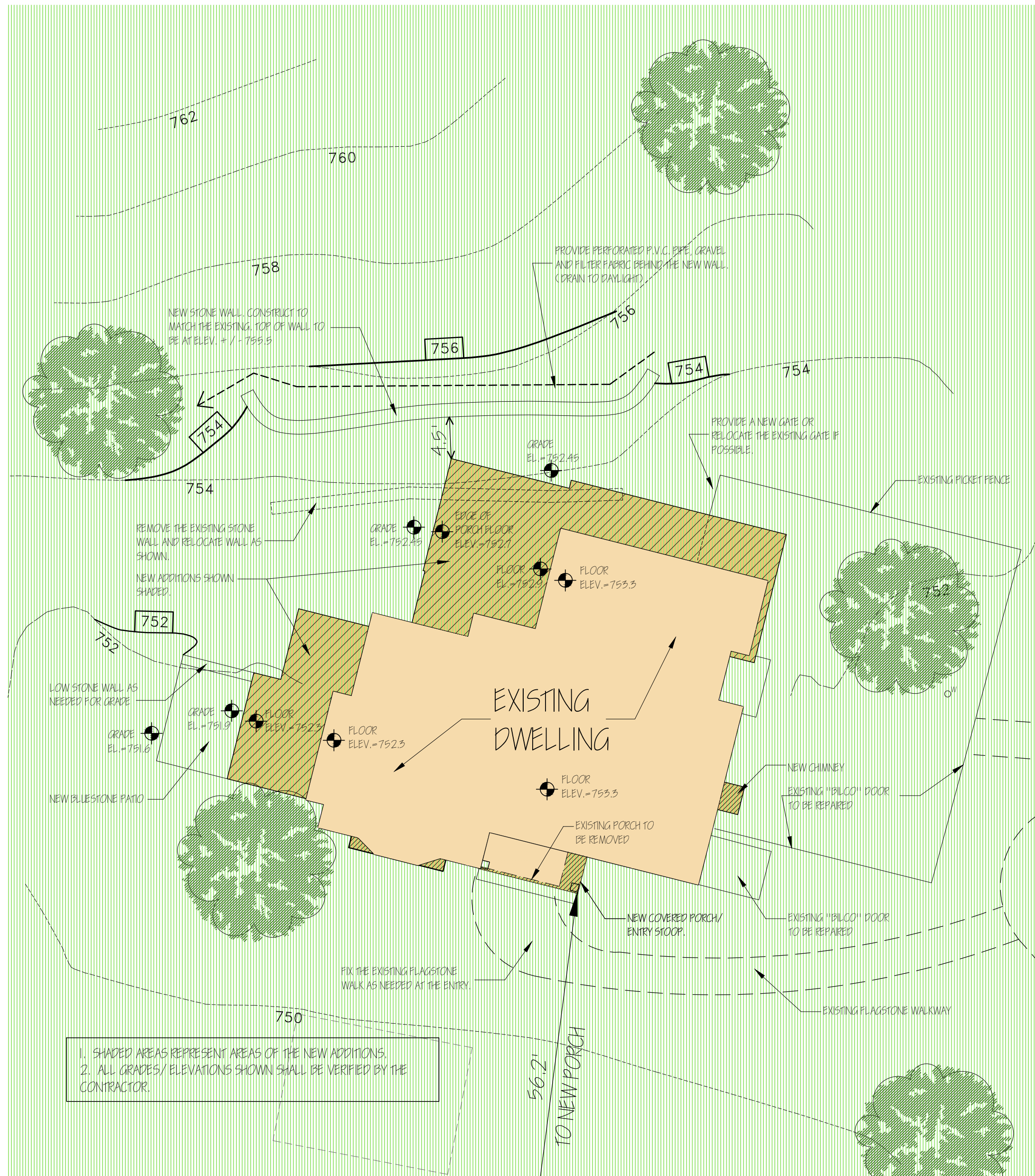
SCHEDULE OF AREA AND BULK REGULATIONS (PROPOSED)

55 DAHEIM ROAD, TOWN OF WASHINGTON 6865-00-265763 ZONE RR-10

DISTRICT	REQUIRED (RR-10)	PROPOSED (EXISTING) RR-10
MINIMUM LOT SIZE -AREA (ACRES) (5) -WIDTH (FEET)	10 ACRES 400 FEET	7.01 ACRES (305,296 SF.) (5) 505 FEET
MINIMUM SETBACK -FRONT (4)	100 FEET	56.2 FEET (TO NEW FRONT PORCH) (4) * 58.90 FEET (TO FRONT CORNER OF EXISTING DWELLING)
-EACH SIDE -REAR	100 FEET 75 FEET	143.1 FEET (LEFT SIDE) 295.75 (RIGHT SIDE) 185.7 FEET
MAXIMUM BUILDING HEIGHT -STORIES -FEET	2.5 STORIES 35 FEET	2 STORIES 21 FEET
MAXIMUM COVERAGE -PERCENT (1)	10% (30,529.6 SF.)	10,205 SF. (3.34%) (1)
MINIMUM ROAD FRONTAGE -FEET	400 FEET	483.83 FEET
FLOOR AREA (2) (5) *		
-TOTAL FOR ENTIRE SITE (DWELLING AND ACCESSORY)		5,387 SF. (1.76% OF SITE AREA) (2)
-TOTAL FOR DWELLING ONLY		3,293 SF. (1.08% OF SITE AREA) (2) (5) *

FOOTNOTES:

(1) MAXIMUM COVERAGE: ACCESSORY BUILDING			
-ACCESSORY STRUCTURE	-841 SF.	MAIN DWELLING	-SIDE PATIO
-COVERED PATIO	-412 SF.	-COVERED FRONT ENTRY STOOP	-60 SF.
-FLAGSTONE TERRACES	-3,155 SF.	-SIDE ENTRY STOOP	-25 SF.
-POOL	-648 SF.	-SCREENED PORCH	-229 SF.
-POOL EQUIPMENT PAD	-144 SF.	-MAIN HOUSE	-1,614 SF.
		-"BILCO" BASEMENT ACCESS	-50 SF.
	TOTAL = 5,200 SF.		TOTAL = 2,074 SF.
			TOTAL = 10,205 SF. PROPOSED
(2) FLOOR AREA:			
MAIN DWELLING		ACCESSORY BUILDING	
-FIRST FLOOR	-1,607 SF.	-FIRST FLOOR	-841 SF.
-SECOND FLOOR	-1,411 SF.	-SECOND FLOOR	-841 SF.
-ROOFED FRONT PORCH	-46 SF.	-ROOFED REAR PORCH	-412 SF.
-SCREENED PORCH	-229 SF.		
	TOTAL		TOTAL
	-3,293 SF.		-2,094 SF.
			TOTAL = 5,387 SF. PROPOSED
(3) NON CONFORMING LOT SIZE (EXISTING)			
(4) NON CONFORMING FRONT SETBACK (PROPOSED) * AREA VARIANCE REQUIRED			
(5) THE NEW PROPOSED PLAN ADDS 859 ADDITIONAL SQUARE FEET TO THE EXISTING DWELLING. THIS IS A 35% INCREASE TO THE EXISTING DWELLING FLOOR AREA. * VARIANCE REQUIRED, BECAUSE IT EXCEEDS THE 25% ALLOWABLE INCREASE PER SECTION 39(7) OF THE ZONING CODE			



ARCHITECT'S SEAL:

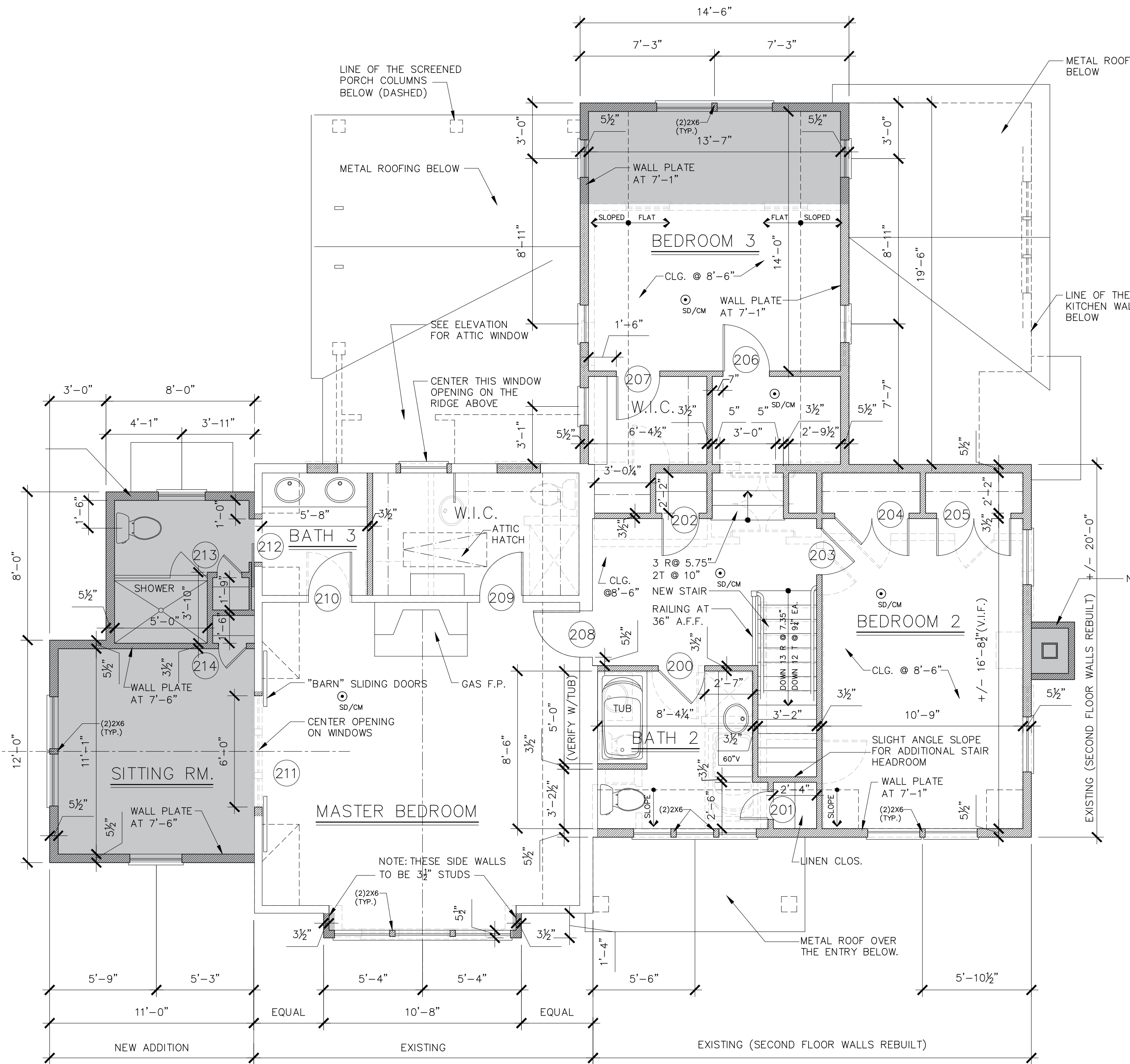
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ADDITION AND RENOVATIONS TO:
MILKO & KRISTY MILKOV RESIDENCE
55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
SITE PLAN (PROPOSED)

DATE: NOVEMBER 1, 2023
PROJECT: 2021-07
"MILKOV"
SHEET: S-2 OF 2

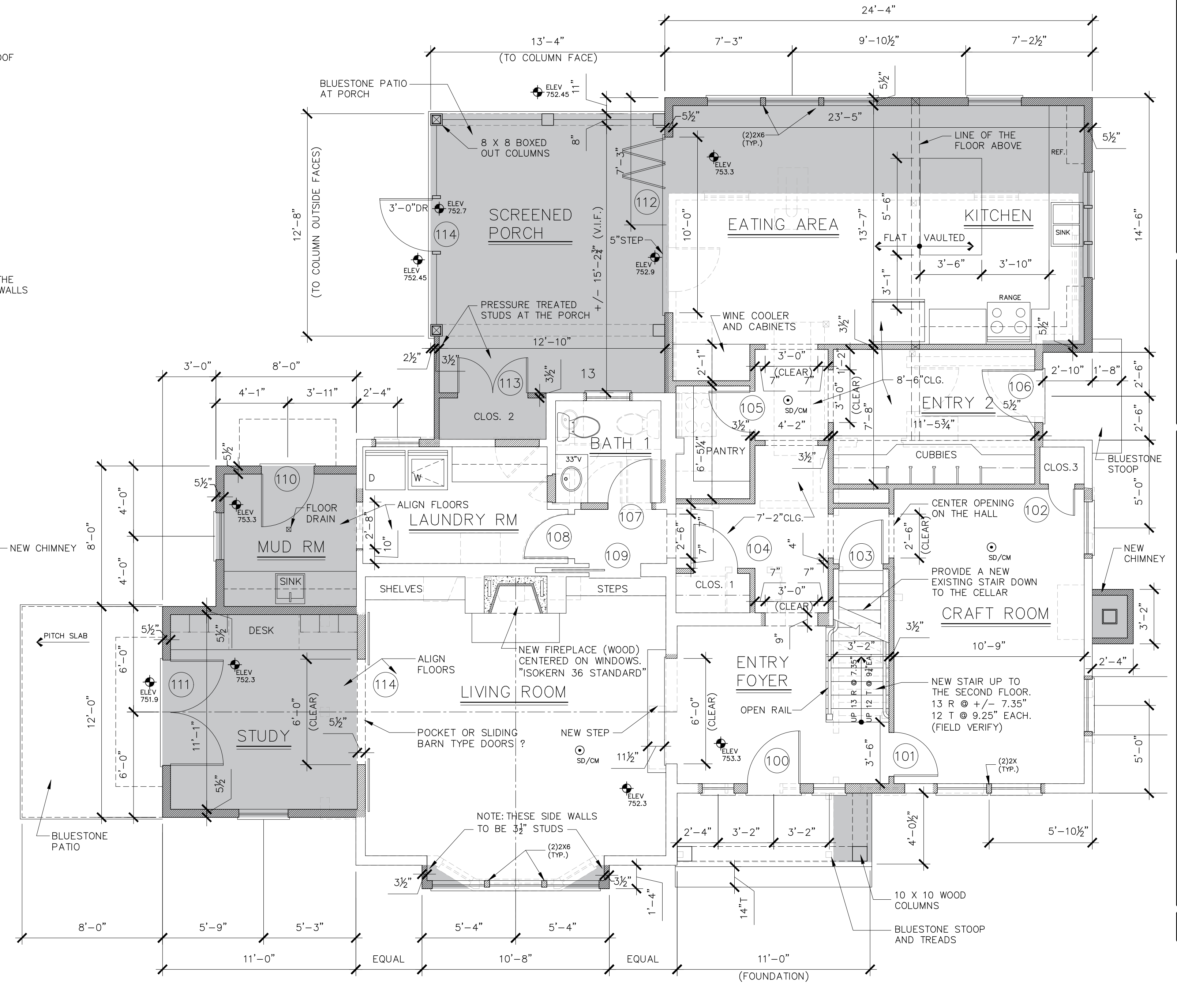


SECOND FLOOR

SCALE: $\frac{1}{4}'' = 1'-0''$

$\frac{1}{4}'' = 1'-0''$

- NEW WALLS
- EXISTING WALLS
- NEW BUILDING AREA



FIRST FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

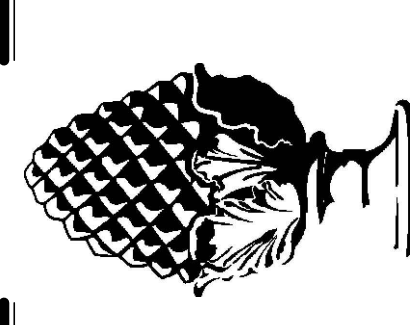
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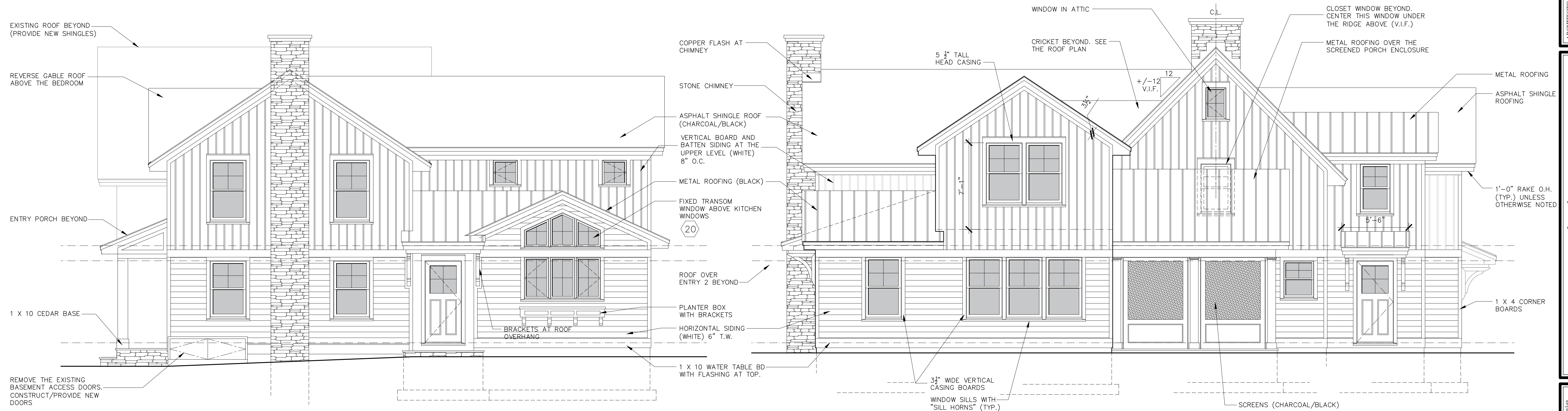
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55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
FIRST & SECOND FLOOR PLANS



DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: **A-1**
OF 2

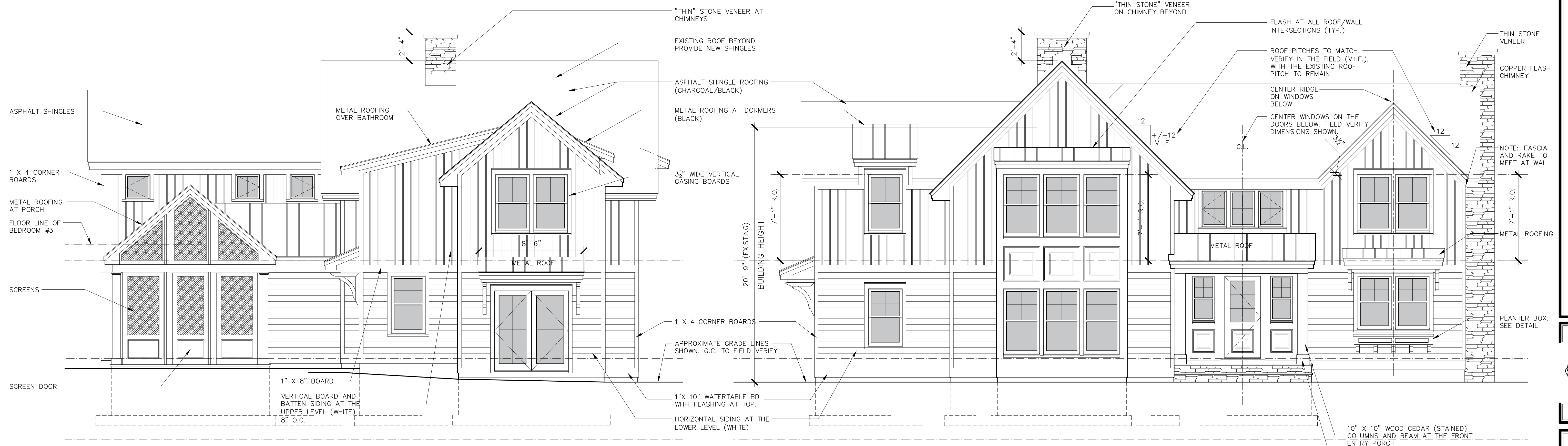


RIGHT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

REAR ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



LEFT SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

FRONT ELEVATION

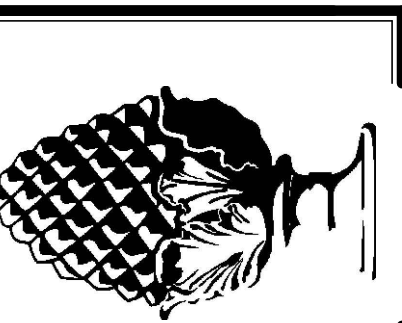
SCALE: $\frac{1}{4}'' = 1'-0''$

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MILKO & KRISTY MILKOV RESIDENCE
55 DAHEIM ROAD
MILLBROOK, NEW YORK 12545
PROPOSED ELEVATIONS



DATE: NOVEMBER 1, 2023
PROJECT: 2021-07 "MILKOV"
SHEET: A-2 OF 2