



Town of
Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6664-00-667638 0000
Property Street Address	357 SOUTH ROAD
Number of Acres	17.2
Zoning District from Zoning Map	RL-5
Describe the Current Use of the Property.	residential
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES <input checked="" type="checkbox"/> _____ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	_____ YES <input checked="" type="checkbox"/> _____ NO
Is this application being made for a violation that currently exists on the property?	_____ YES <input checked="" type="checkbox"/> _____ NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	James Hall : Anna Hall
Record Owner Mailing Address	333 EAST 68 th ST, 4A NYC, NY 10065
Record Owner Email Address	annahalle@gmail.com
Record Owner Phone Number	646.456.0442

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	
Business Name of Applicant	
Applicant Mailing Address	
Applicant Email Address	
Applicant Phone Number	

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

Applicant/Owner(s)
 Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

renovation to an existing structure located
less than 100 feet from road

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

exterior will remain the same, improvements
will be made to ^{part of} exterior, ^{i.e. new windows} + interior will
be renovated

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

building exists in current location and
cannot be moved

3. The amount of relief requested is not substantial because:

It will all remain similar to its current look with improvements made to the interior

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

building will remain in its current location and exterior appearance will remain the same

5. Has the alleged difficulty been self-created? Yes, or No Why:

structure has existed since 1900

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

N/A

Dimensions of new second floor:

N/A

Dimensions of floor above second level: N/A

Height (from finished ground to top of ridge): N/A

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:

N/A
Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: _____

Number of Floors and General Characteristics **BEFORE** Alterations:
one

Number of Floors and Changes **WITH** Alterations:
one

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property: _____

Proposed increase of building coverage:
0

Square footage of your lot: _____

Percentage of coverage of your lot by building area: _____

Purpose of New Construction

renovate existing building

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

combination of flat with some woods
current building located less than 100'
from road/set back

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

Yes NO

Such appeal(s) was (were) in the form of

A requested interpretation

A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

_____ Please
provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

Yes NO If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

Yes No

Are there any proposals to change or alter land contours?

No Yes please explain.

Are there any wetland areas or buffers on the parcel?

Yes NO

Are those wetland areas or buffers shown on the survey submitted with this application?

Yes NO

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

Yes NO

Does your application require Town, County, State, or Federal Permits?

Yes NO If yes, provide which agency and the type of application.

Has an application been made to or granted by any other entity, and by which agency? Provide copies

No

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes NO

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes NO

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: _____

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes NO If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel single family with existing shed and the proposed use same with renovated shed

(i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

Anna Hargraves Hall
Printed Name

Sworn to before me this 26th day of MARCH, 2024

Place Notary Stamp here:

[Signature]
Signature of Notary

DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026

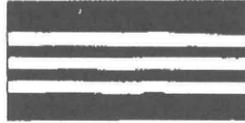
ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	
Property Street Address	
Check or N/A	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$750.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtontonny.org referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.

	Approved Building Permit
	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement
	<p>APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING & MAILING TO ADJACENT NEIGHBORS</p> <p>CONSULT with ZBA Clerk for Notice of Public Hearing & Neighbor List</p> <p>The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.</p>
	Affidavit of Publication from Poughkeepsie Journal
	Proof of Mailing to Adjacent Neighbors from the United States Post Office (USPS Certified Mail Receipt for each neighbor)



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/8/2015
Time Recorded: 10:05 AM

SHAWN B PRATT ESQ
3304 FRANKLIN AVE
PO BOX 1238
MILLBROOK, NY 12545

Document #: 02 2015 4004

Received From: SNEERINGER MONAHAN PROVOST REDGRAVE

Grantor: DEVERS CHARLES E
Grantee: HALL JAMES R P

Recorded in: Deed Tax District: Washington
Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$205.00
Transfer Tax Amount: \$3,100.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 6211

Number of Pages: 7

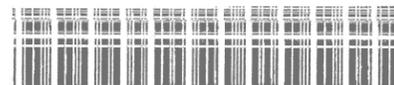
*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cni
Receipt #: 94220
Batch Record: 1956

Bradford Kendall
County Clerk



0220154004

Executor's Deed - Individual or Corporation

THIS INDENTURE, made the 1st day of July, two thousand and fifteen

BETWEEN PETER B. DEVEREUX and SHEILA L. DEVEREUX, having an address at 351-353 South Road, Millbrook, New York 12545, as Executors of the last will and testament of CHARLES E. DEVEREUX, late of the Town of Washington who died on the 12th day of September, 2010, party of the first part, and

JAMES R.P. HALL and ANNA H. HALL, husband and wife, having an address at 333 East 68th Street, Apt. 4A, New York, New York 10065, party of the second part.

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Dutchess County, New York on December 14, 2010 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of Seven Hundred Seventy-Five Thousand Dollars (\$775,000.00) paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances, and also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the distributees or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatsoever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

Recorded by:
Sneeringer Monahan Provost
Redgrave Title Agency, Inc.
600 724-7656 Title No.: M05910

7/10 7P
3/100
130
33 05

IN WITNESS WHEREOF, the party of the first part has duly executed
this deed the day and year first above written.

IN THE PRESENCE OF:



Peter B. Devers



Sheila L. Devers

SCHEDULE A

ALL that tract or parcel of land, with the buildings, fences and other structures and improvements thereon erected, situated in the Town of Washington, County of Dutchess, State of New York, and more particularly described as follows: In a certain deed from Osage corporation to Genevieve B. Houghton dated October 29, 1942 and recorded in the Dutchess County Clerk's Office on November 4, 1942 in Liber 604 of deeds at page 273, viz:

"BEGINNING at a pipe set in the line of an old rail fence, said point being a corner of lands of Weig; and running thence along said lands South 5° 34' West 802.0 feet to a point in the center of the highway leading from Washington Hollow to the County Home, said point being 16 feet southerly from a pipe set at the face of the wall; thence in said highway South 74° 38' West 214.1 feet; North 83° 36' West 56.1 feet; North 77° 20' West 213.3 feet; North 88° 41' West 178.5 feet and North 73° 42' West 265.8 feet to the southwesterly corner of the herein described premises; thence along other lands of the party of the first part hereto North 10° 26' East 721.7 feet to a pipe; and North 89° 06' East 851.0 feet to the point or place of beginning.

It is distinctly understood and agreed, anything in the foregoing description to the contrary notwithstanding, the property intended to be conveyed by this deed is that portion of the property presently owned by the party of the first part situated on the North side of the Town Road, the party of the first part intending to retain possession and title in and to her property situated on the South side of said Town Road.

Subject to an easement or right of way for the purpose of access to and egress from a certain well and reservoir situated at the southeast corner of the property owned by the party of the first part south of the said Town Road, the pump reservoir and pump house situated on the northerly line of the said property of the party of the first part located south of the said Town Road, the trunk water line running from the said well through the premises running souther of the said Town Road and the premises describe described, and the valves connected thereto, said easement being in addition to access to and egress from the said reservoir, well, pump reservoir, pump house and truck water line, also for the purpose of maintaining the same.

By the acceptance of this deed the party of the second part covenants and agrees to pay one-half of the cost and expenses of maintaining said trunk line from the aforementioned well to the fire hydrant manhole located between the green-house and the garden-house, which covenant shall run with the land."

Being the same premises conveyed by said Genevieve B. Houghton to Martin E. Smith and Alice Platt Smith by deed dated April 24, 1947, and recorded in the Dutchess County Clerk's Office on April 25, 1947 in Liber 660 of deeds at page 274.

Subject to:

(a) Any state of facts an accurate survey or inspection of the premises would disclose; provided they do not render the title unmarketable;

(b) Rights, if any, of adjoining property owners and/or the public generally in and to any streams or lakes in or crossing said premises;

(c) Rights, if any, of adjoining property owners and/or the public generally in and to said lanes or roads in or across said premises;

(d) Covenants, restrictions, easements or reservations, if any, contained in instruments of record affecting said premises.

Together with and subject to the terms, covenants and conditions contained in the water system use agreement between the aforesaid Osage Corporation, as first party, and Genevieve B. Houghton, as second party, dated October 29, 1942 and recorded in the Dutchess County Clerk's Office on November 4, 1942 in Liber 604 of deeds at page 277.

SUBJECT to the existing month-to-month tenancy of Warren McKeon as occupant of the garage apartment, the monthly rental being \$75.00 per month payable in advance on the first day of each month.

Being the same premises conveyed by Alice Platt Smith to Charles E. Devers and Mary E. Devers, his wife, by Deed dated November 1st, 1954 and recorded in the Dutchess County Clerk's Office on November 1st, 1954 in Liber 8743 of Deeds, at Page 421.

BEING the same premises as conveyed by CHARLES E. DEVERS and MARY E. DEVERS, his wife, to CHARLES E. DEVERS by deed dated February 8th, 2000, and recorded in the Dutchess County Clerk's Office on March 1, 2000, as document No. 02 2000 1952.

The premises are in an agricultural district and are entirely owned by the transferors.

The premises is further described in accordance with a survey of Kirk K. Horton, L.S., dated June 17, 2015, as follows:

ALL that certain piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town

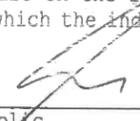
of Washington, County of Dutchess, and State of New York, which is more particularly bounded and described according to a recent survey as follows:

Beginning at an iron pipe found in the northerly line of South Road marking the southwesterly corner of the herein described parcel; Thence along lands now or formerly of Wack, described in Deed Document No. 2-1999-7786, North 3°49'44" West for 697.55 feet to a iron pipe found; Thence along lands now or formerly of the Oakleigh B. Thorne Revocable Trust, described in Deed Document No. 2-2013-4696, North 74°54'21" East for 850.49 feet to an iron pipe found; Thence along lands now or formerly of Bittner, described in Deed Document No. 2-2007-923, South 8°41'47" East for 184.85 feet to a iron pipe found; Thence along the northerly assumed line of the aforementioned South Road, South 62°31'09" West for 188.87 feet, South 75°04'07" West for 99.31 feet, South 84°21'06" West for 390.34 feet, and North 87°44'19" West for 241.46 feet to the point or place of beginning.

ACKNOWLEDGMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 13th day of July, 2015, before me, the undersigned, a notary public in and for said state, personally appeared PETER B. DEVERS personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

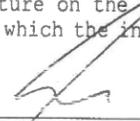


Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

ALLAN B. RAPPLEYEA
Notary Public, State Of New York
Reg. No. 5008140
Qualified in Dutchess County 19
Commission Expires Feb. 16, 20

On the 13th day of July, 2015, before me, the undersigned, a notary public in and for said state, personally appeared SHEILA L. DEVERS personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

ALLAN B. RAPPLEYEA
Notary Public, State Of New York
Reg. No. 5008140
Qualified in Dutchess County 19
Commission Expires Feb. 16, 20

Tax Map No.: 135889-6664-00-667638-0000
351-353 South Road
Town of Washington
County of Dutchess
State of New York

Record and Return to: Shawn B. Pratt, Esq.
3304 Franklin Avenue
P.O. Box 1238
Millbrook, New York 12545

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Hall Alteration Project			
Project Location (describe, and attach a location map): 351 SOUTH RD, TOWN, NY			
Brief Description of Proposed Action: renovation of existing structure			
Name of Applicant or Sponsor: Anna Hall		Telephone: 646.456.0442	
		E-Mail: annahalle@gmail.com	
Address: 351 SOUTH ROAD			
City/PO: MILLBROOK		State: NY	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		> 1 acres	
b. Total acreage to be physically disturbed?		> 1 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,		NO	YES	N/A
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? NO YES

16. Is the project site located in the 100-year flood plain? NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?
 If Yes, NO YES

 a. Will storm water discharges flow to adjacent properties?
 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
 If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? NO YES
 If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? NO YES
 If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? NO YES
 If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Anna H. Hall Date: 3/22/24
 Signature: [Signature] Title: owner



TOWN OF WASHINGTON
BUILDING, PLANNING & ZONING
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

Consent to Inspection

The undersigned, does hereby state:

Anna Hall and James Hall
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

351 South Road

which is shown and designated on the Dutchess County Tax Map as:

135829-6664-00 - 667638

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

Assessment Review Building Permit
 Municipal Search Planning Board Application
 Zoning Board of Appeals Application

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: Anna Hall

Phone Number to schedule inspection: 646.456.0442

Anna Hall Signature

Anna H. Hall Print Name

Dated: 3/22/24

Signature

Print Name

Dated: _____



TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK
COUNTY OF DUTCHESS ss:

Anna Hall, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
 - 2. a part owner in fee (Two or more individuals on the tax roll)
 - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
 - 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
 - 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at 351 South Road

City Millbrook State NY Zip 12545

I have authorized (name) Dana Wilcha

(Company) Dana Wilcha Contracting

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 351 South RD

property ID # _____

[Signature]
Signature

26th day of MARCH, 2024

Notary Public [Signature] Notary Stamp:

DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6015940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2024

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of NEW YORK }
County of DUTCHESS } ss:

Anna Hall being duly sworn, deposes and says:

1. That he/she resides at 351 South Rd in the County of Dutchess and the State of New York. That he/she is the Owner / Agent of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize Dana Wilchn of Wilchn Cont. to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Anna Hall
Applicant/Owner
AD Hall

Applicant/Owner
26th OF MARCH 2024

David M. Fountain
Notary Public
DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026

NEW HARTFORD LAND SURVEY
9 BROADWAY, HARTFORD, CT 06103
(860) 426-7000

MARK H. HORTON, L.S. 19924

UNPROCESSED ALIENATION OF INTEREST IN A SURVEY MAP BEING THE SEAL OF A LICENSED
LAND SURVEYOR IN A REGION OF SECTION 7006, SUBSECTION 2 OF THE N.Y.S. EVIDENCE LAW
ONLY COPIES OF THIS MAP BEING AN ORIGINAL SEAL OF THE LAND SURVEYOR ARE VALID.

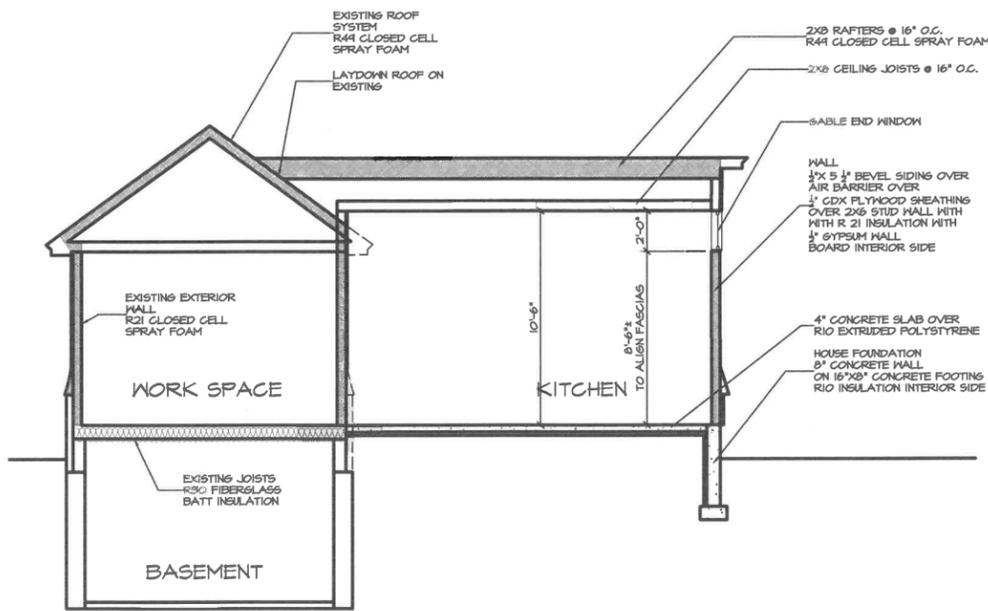
CONVEY TO: 1) ANNA HARGREAVES HALL & JAMES R. HALL
2) 3 TRILL ASSOCIATE CORPORATION

LEGEND
IRON PIPE FOUND
PROPERTY LINE
UTILITY POLE
SHEATHED PILES
CULVERT

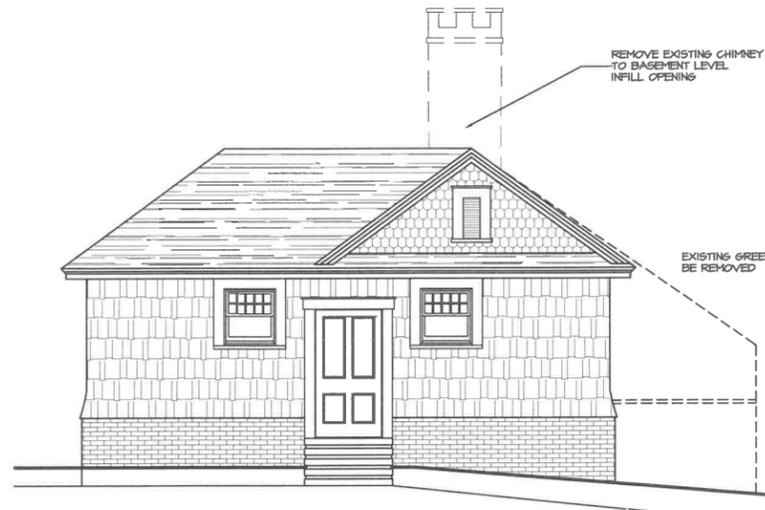
JOHN OF WASHINGTON
SCALE = 1" = 80'
JUNE 17, 2015
DORCHESTER COUNTY, N.Y.
Survey Map
prepared for
Anna Hargreaves Hall
& **James R. P. Hall**

NOTES: BOUNDARIES ARE SHOWN BY DASHED LINES. ANY OTHER BOUNDARIES SHOWN ARE SUBJECT TO SURVEYS AND/OR AGREEMENTS OF RECORD, IF ANY.
ADDS: BOUNDARIES ARE SHOWN BY DASHED LINES. ANY OTHER BOUNDARIES SHOWN ARE SUBJECT TO SURVEYS AND/OR AGREEMENTS OF RECORD, IF ANY.

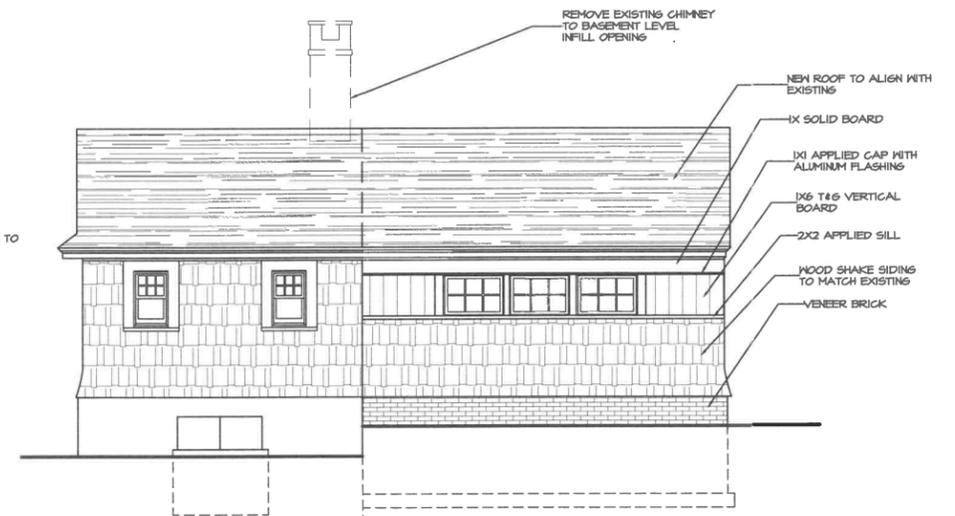




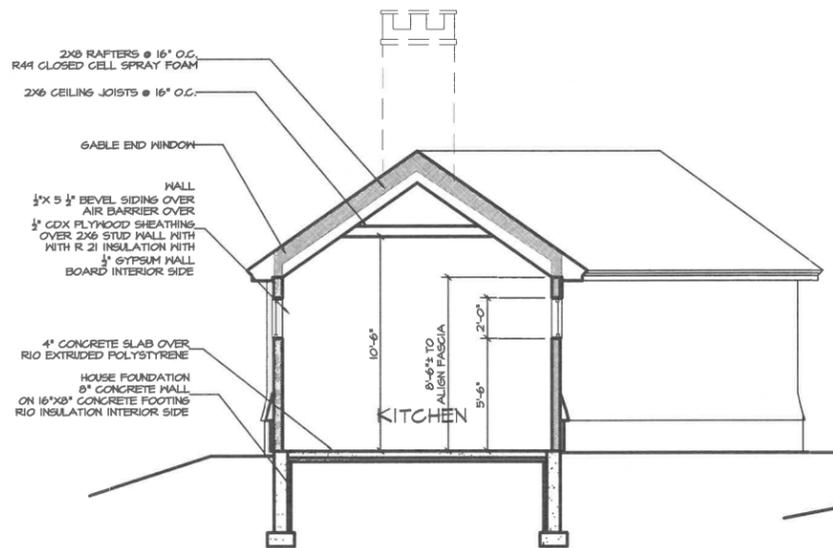
1 SECTION
SCALE: 1/4" = 1'-0"



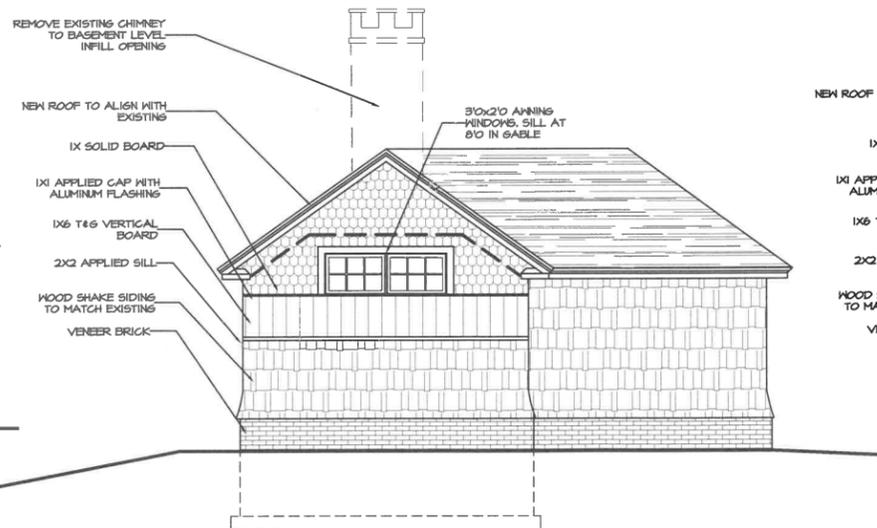
2 ENTRY (HOUSE SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



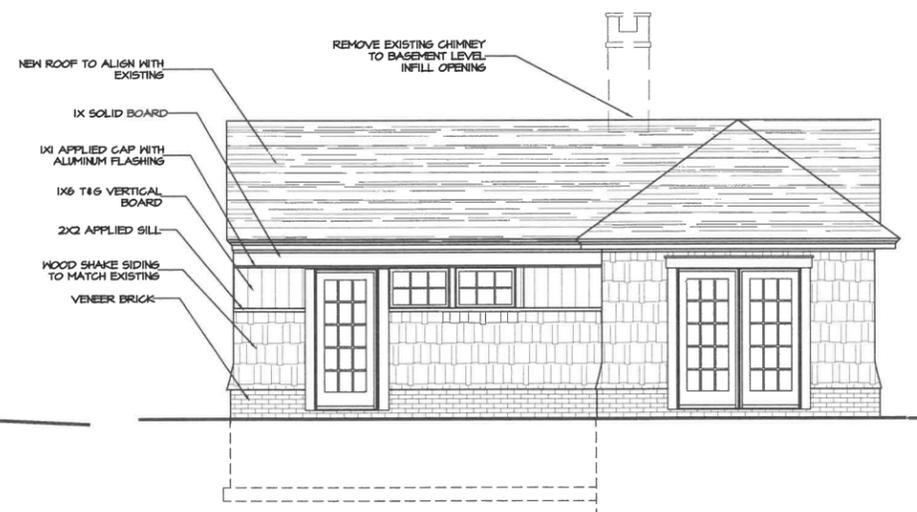
3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



5 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



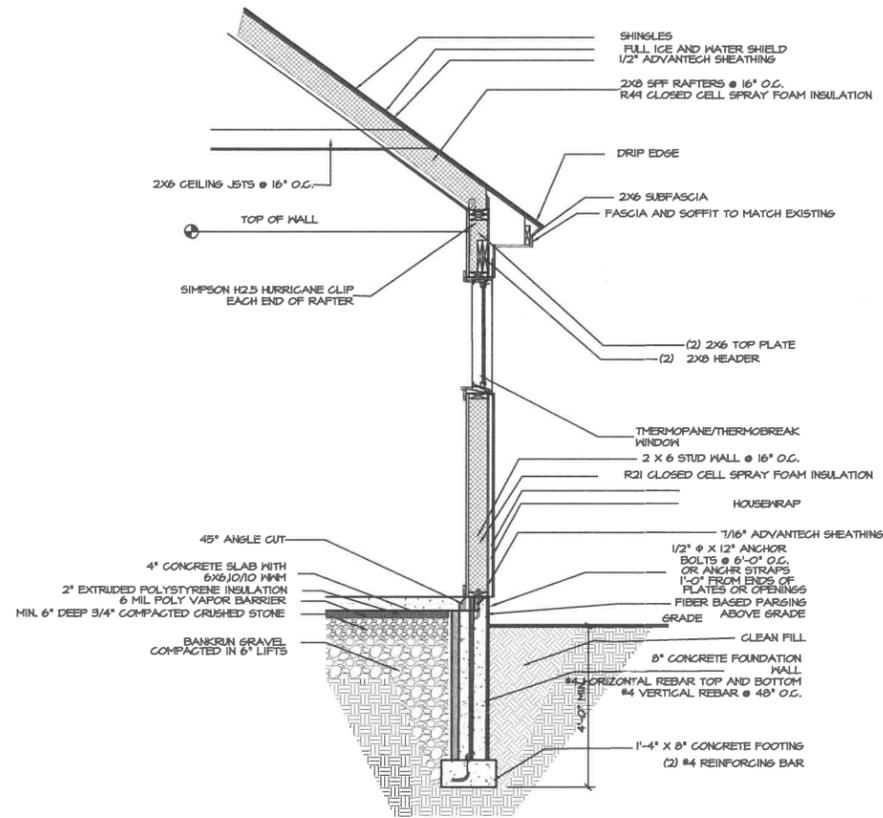
6 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT
ALTERATION HALL PROJECT

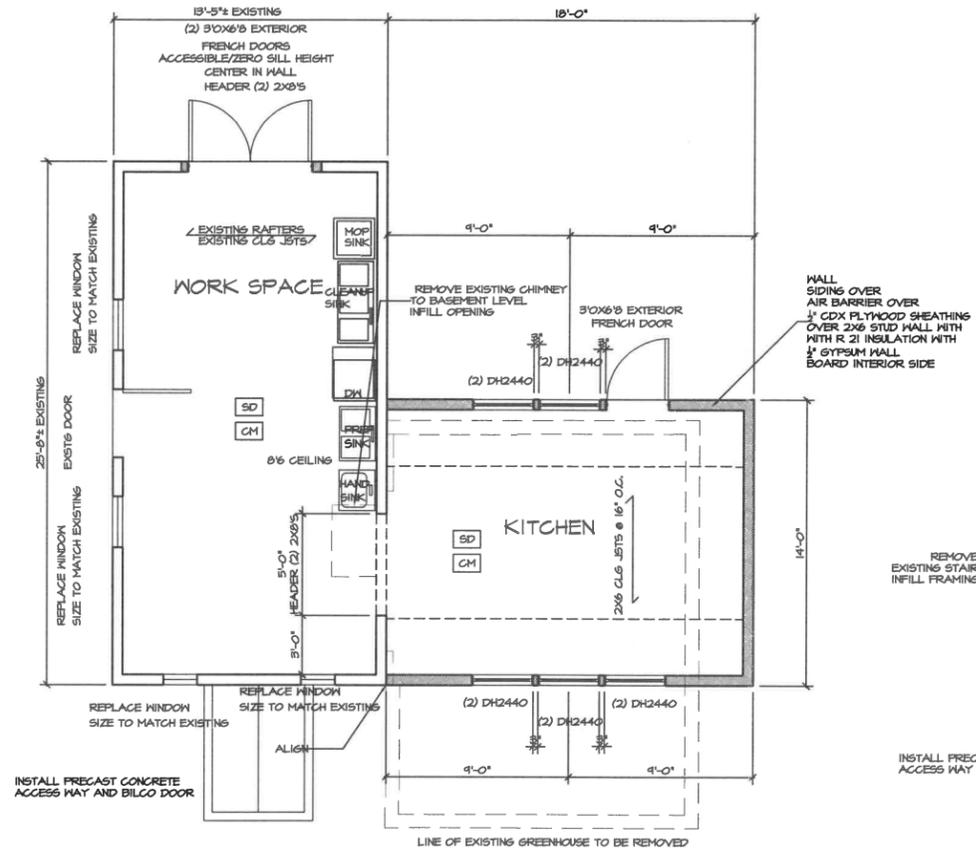
LOCATION
351 SOUTH ROAD
TOWN OF WASHINGTON, NEW YORK

D. FREEMAN ARCHITECT
26 SHELDON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5354
FAX 845-452-5359
email: david@dfarcht.com
www.dfarcht.com

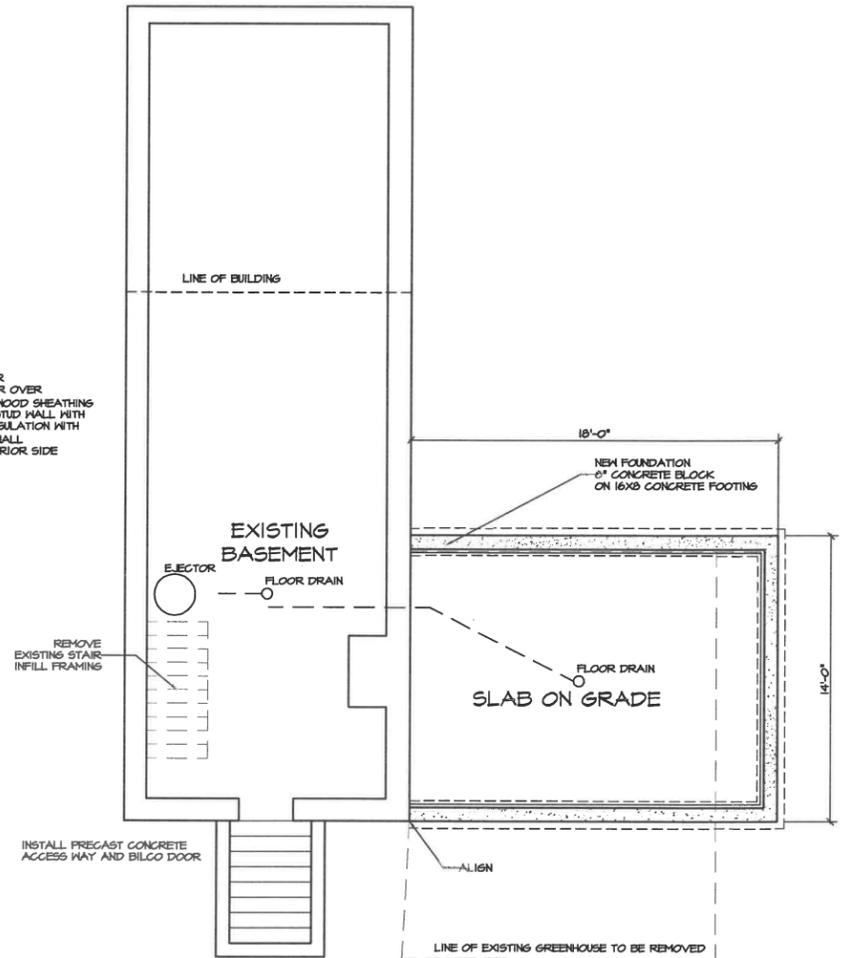
DATE
PRELIMINARY
FEBRUARY 26, 2024
MARCH 6, 2024



① TYPICAL WALL SECTION - ADDITION
SCALE: 1/2" = 1'-0"



② CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



③ FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

PROJECT
**ALTERATION
HALL
PROJECT**

LOCATION
351 SOUTH ROAD
TOWN OF WASHINGTON, NEW YORK

**D. FREEMAN
ARCHITECT**

26 SHELTON DRIVE
POUGHKEEPSIE, NY 12603
845-452-5351
FAX 845-452-5354
email david@dfarch.com
www.dfarch.com

DATE
PRELIMINARY
FEBRUARY 26, 2024
MARCH 6, 2024

A2

GENERAL CONSTRUCTION NOTES

- All work on drawings shall be performed in conformance with requirements stated on Project Drawings.
- All work shall be performed in conformance with any Municipal, County, State or Federal code or codes having jurisdiction over such work. All applicable requirements in these regulations shall be followed the same as if noted on the drawings.
- The General Contractor shall be responsible for obtaining all permits required by Federal, State, County, of Municipal law and shall include in the contract all required fees.
- The General Contractor shall arrange for elevator or other hoisting facilities (if required) for materials. Arrangements shall be made through the building management. General Contractor shall pay all costs for delivery and/or handling of materials associated with Project Construction.
- The General Contractor shall check building opening clearances for delivery of equipment and/or materials (sizes of elevators, doors, corridors, etc.).
- The General Contractor shall submit fabrication shop drawings for all fabricated items for approval by the Architect in accordance with construction documents. Shop Drawings shall include dimensions, thickness, profiles, type of material, method of fastening, relation to adjacent work, and all other necessary details to fully describe the item submitted. The Contractor shall assume all responsibility for errors on their drawings
- Upon completion of the job, The General Contractor shall submit certifications of inspection (where applicable) from the local departments of water supply, gas, and electric; local Building Department; and any other governing jurisdictions to demonstrate certification of satisfactory completion of the job.
- The General Contractor shall check and verify all dimensions and conditions at the job site and notify the Architect of any discrepancies between drawings and field conditions before commencing any work in order to clarify these conditions.
- The General Contractor shall erect all necessary temporary solid or drop cloth partitions to protect finished areas while demolition and/or construction is in progress. Care and attention shall be paid by the General Contractor so as to insure that no damage is takes place to the surrounding job site installations.
- The General Contractor shall provide all necessary work to complete coordinate all trades on the job site - including but not limited to general Architectural Work, Electrical, HVAC, etc.
- No work involving extra costs beyond the agreed to scope of the Project shall be commenced until all additional costs have been approved by the Owner.
- Electrical and HVAC device locations are shown on drawings for location only. All exact location positions and dimensions are to be confirmed in field or on approved shop drawings.
- Architect shall approve partition layout in field prior to erection of studs. The General Contractor shall notify the Architect when walls and partitions have been laid out on floor slabs.
- Any substitutes from the Project Drawings must be submitted to the Architect for approval prior to installation. Should the General Contractor find any discrepancy, omissions, ambiguities or conflict in any of the Construction Drawings, or be in doubt as to their meaning, he must bring the question to the attention of the Architect before start of construction. The Architect will review the question or request for information (RFI) and if necessary issue an information clarifying addendum in writing. Neither the owner nor the Architect will be responsible for work performed from oral instructions.
- Written notification must be submitted for any change by Contractor to Architect for all costs of construction before any work is started. Such notification must indicate date, price and scope of work.
- The Project Drawings indicate the general scope of the project in terms of the architectural design concept, the overall dimension, the type of systems and an outline of major architectural elements. The drawings and specifications do not necessarily indicate or describe all items required for the performance and proper completion of the work. Decisions of the Architect as to the items of work included with the scope of the documents shall be final and binding.
- The location and elevations of all electrical, fire protection, plumbing, mechanical devices, access doors, panels, etc. are to be coordinated with the Architect prior to installation.
- Final selection of colors is to be made by the owner.
- The General Contractor shall install adequate solid blocking and partition reinforcing for wall and ceiling mounted cabinetry, accessories, acoustic panels and devices, audio/video equipment, etc.
- It is the contractor's responsibility to notify DIG SAFE New York prior to excavation
- It is assumed all construction prior to 1985 contains lead or asbestos. The safe and lawful handling and remediation is the responsibility of the contractor.

SECTION 0100 DEFINITIONS
 D.I.F. Dimension in Field
 N.T.S. Not to scale
 A.F.F. Above Finished Floor

SECTION 0100 GENERAL CONDITIONS
 All construction to comply with the latest edition of the New York State Fire Prevention and Uniform Building Code and New York State Energy Conservation Code.
 Notes and dimensions govern. The Contractor shall verify and be responsible for all dimensions. The Contractor shall report any discrepancies in writing to Architect/Owner. In case of discrepancies between contract documents, the Contractor shall secure instructions from the architect/owner before proceeding. The Contractor shall assume full responsibility for proceeding with such work without approval.
 These plans and specifications are instruments of service prepared for a particular client and location and may not be used without the expressed permission of the architect.
 The Architect will not be responsible for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, and he will not be responsible for the Contractor's failure to carry out the Work in accordance with the Contract Documents. It is the express intent of the parties hereto that the Architect is excused from any liability whatsoever occasioned by the Contractor's failure to carry out the Work in accordance with the Contract Documents.
 The Owner assumes all responsibility for the administration of the working drawings and specifications and for any discrepancies which exist between the drawings, specifications and the actual construction.

WORK INCLUDED
 The work comprises the completed construction required by the Contract Document and includes all labor necessary to produce such construction, and all materials and equipment incorporated or to be incorporated in such construction. The work shall be governed by the Contract Documents. This section is hereby made a part of every section of this specification as if it were bound together with each section. The paragraphs herein are mainly general in nature and where specific are mentioned then it shall apply to that specific item only. It shall be the Contractor's responsibility to assure that the information is directed to all trades performing work on this project on and off site. No consideration will be granted for any alleged misunderstandings of the work to be done.

CONTRACTOR'S RESPONSIBILITY
 The Contractor shall execute work as per Contract Documents. The Contractor shall make no changes thereto without having first received written permission. The Contractor shall study the contract drawings and specifications with regard to the work as shown so as to insure its completeness. The Contractor shall examine surfaces and conditions to which this work is to be attached or applied, and notify the Architect/owner if any conditions or surfaces exist which the contractor considers detrimental to the proper and expeditious installation of his work. Starting the work shall imply acceptance of the surfaces and conditions to perform the work as specified. The Contractor shall be responsible for adequately bracing all work during construction against damage, breakage, collapse, and distortions. Contractor shall protect all finished work from damage. The Contractor shall maintain the existing building in a weather tight condition throughout the construction period. The Contractor shall repair damage to existing building operations. The Contractor shall take all precautions necessary to protect the building and its occupants during the construction period.
 Unless otherwise noted, all materials shall be new and both workmanship and materials shall be of good quality. All work shall be accurately and neatly done, properly plumbed, squared, and level. Contractor agrees to select competent subcontractors, material, suppliers, employees, and shall provide and pay for all materials, labor, tools, and other items necessary to complete the work as specified.
 The responsibility for the safe working conditions at the job site shall be the contractor's and the architect and owner shall not be deemed to any responsibility of liability in connection therewith. The Occupational Safety and Health Act (OSHA) shall be adhered to so work shall be free from hazard.

WORKMANSHIP
 Work shall be executed by skilled craftsmen, in strict accordance with instructions and recommendations of the manufacturer. The work shall conform to the level of workmanship established by recognized agencies, organizations and institutes. All installed work shall be executed and neat set in place at designated locations, free from scratches, nicks and other defects. Work shall be installed in as long lengths as practical, with neat, secure and plumb joints between members. Exterior work shall be secured with provisions for expansion and contractions and shall be install in such a manner that will result in watertight or waterproof finish.
 The Contractor shall not cut and patch structural elements in a manner that would reduce their load carrying capacity or load deflection ratio. Do not cut and patch construction exposed on the exterior or in occupied spaces, in a manner that would, in the Architect's opinion, reduce the building's aesthetic qualities, or result in visual evidence of cutting and patching.

SECTION 0200 SITE WORK
GENERAL
 Hoses, including finished floor heights, driveway, stall and sewage disposal system to be located in the field prior to start of construction and to be approved by owner/architect.

EXCAVATION, BACK FILLING AND GRADING
 The Contractor shall excavate the area as shown on drawings. Excavation shall be executed with minimal damage to the site. All excavation to be a minimum of 4' below grade or as shown on drawing. Remove all top soil over the building area. Back fill material shall be gravel, free from rocks, debris, sod, roots or artificial material. Final grade as shown on the drawing with stockpiled top soil in a dry and stable condition until concrete work is performed. All water shall be removed from trenches and foundations before placing the concrete. Install #4 diameter reinforcing bar 2 rows per footing. All excess concrete is to be removed from site.

FOOTING DRAINS
 Footing drains as shown on Drawings along entire perimeter of house shall be provided, discharging to daylight at locations to be reviewed and accepted by Architect or sump pump is daylight can not be achieved at the site.

SECTION 0300 CONCRETE
CODES AND STANDARDS
 Comply with the American Concrete Institute "Guide to Residential Cast-In-Place Concrete Construction" (ACI 308R-84).

Concrete Footings
 2500 psi to bear on undisturbed soil as shown on drawings 4' below grade or to rock. Footing design based on minimum soil bearing value of 4000 lb/sq ft. If soil of lower bearing value or conditions indicating disturbed soil or buried debris are found, the work shall be stopped until foundation design can be reevaluated. Maintain pits in a dry and stable condition until concrete work is performed. All water shall be removed from trenches and foundations before placing the concrete. Install #4 diameter reinforcing bar 2 rows per footing. All excess concrete is to be removed from site.

Concrete Slab
 4" thick, 3500 psi concrete with 6x6, 10/10 mesh over 6 mil poly film over R10 Extruded Polystyrene rigid insulation on term grade over 6 inch compacted washed bank run gravel. Slabs to be monolithic. Finish troweled to a hard, smooth surface. Install expansion joint to all walls. All excess concrete is to be removed from site.

Concrete Foundation
JOB CONDITIONS
 Environmental Conditions.
 1. When extreme hot or cold weather conditions occur, or are expected to occur, which might detrimentally affect concrete, employ handling and placing techniques to guard against such effects. Comply with the recommendations of American Concrete Institute for hot and cold weather concreting, ACI Publications ACI 306 and ACI 308.
 2. Installment weather. Unless adequate protection is provided, do not place exterior concrete during rain, sleet, or snow.
 3. Do not use calcium chloride or add mixtures containing soluble chloride.

REINFORCEMENTS
 A. Bill anchors shall be Simpson MA-4 and MA-6 or equal.
 B. Reinforcing steel shall be deformed bars conforming to ASTM A615, grade 60.
CONCRETE
 A. All concrete shall be P.C. = 3500 psi (ultimate compressive strength at 28 days) made with normal weight (stone) aggregate.
 B. Maximum concrete slump shall be 4".

EXECUTION
CONCRETE PLACEMENT
 A. Remove all wood scraps, ice, snow, frost, standing water and debris from the areas in which concrete will be placed.
 B. All concrete formwork and/or block work shall be adequately tied together and braced to form true lines, square corners and plumb walls.
 C. All footings shall be placed directly on virgin soil. Adjust bottom of footing elevation as required, including stepped footings at right hand walls.
 D. All exterior footings shall be placed a minimum of 4'-0" below final grade.
 E. Contractor shall verify frost line with local building department officials.
 F. Do not place backfill against foundation wall until all floors bracing these walls are in place.
 F. Reinforcing steel shall be placed to provide the following minimum concrete cover:
 3" at footings; 2" at walls.

SECTION 0300 STEEL
Framing Anchors
 Provide galvanized metal framing connection as specified in contract drawings. Manufacturer to be Teco, Washington, D.C. or equal. Install to Manufacturer's specifications.

SECTION 0300 WOODS & PLASTICS
ROUGH CARPENTRY
 Wood framing shall provide construction which will assure safe support of all loads and provide a suitable base for attachment of sheathing and/or finish materials. All framing lumber to be P.C. single 2000 min. #2 SPF or better, Fc perp minimum 505 psi, modulus of elasticity minimum 1,800,000. All studs and plates #2 SPF or better.
 All nailing to follow New York State Building Code. All notching and drilling of joists to follow New York State Code recommendations. All Jack stud requirements to follow New York State Code recommendations or as shown on plans. Splicing of vertical members is not permitted. Splicing of horizontal members is permitted only over bearing points. All lumber in contact with concrete to be preserve treated. Install Dow all seal as required.
 Rough hardware used for anchorage of wood blocking and framing shall consist of nails, screws, bolts and nuts, and the size of types and sizes best suited for each particular condition. Where rough hardware items may be exposed to humidities of 50 percent or greater, they shall be of non-corrosive materials.

Floor framing
 As shown on drawings. Wood bridging at mid span, maximum 8' on center. Install all joists crown up. Finestopping as required by New York State Code. Deck sheathing as shown on drawings. Minimum subfloor to be 5/4" Tongue and groove Oriented Strand Board (OSB).
 Minimum subfloor under tile/Vinyl 1-1/4" thick with top layer to be 1/2" p/r grade 1x plywood. Nailing of plywood to follow National Plywood Association standards.

Wall Framing
 As shown on drawings. A frame sections to be detailed as shown. 2 x 6/2x4 studs 16' O.C. Finestopping as required by New York State Code. 7/16" Oriented Strand Board (OSB) on all exterior walls. Headers as shown on drawings.

Ceiling and Roof Framing
 As shown on drawings. 1/2" Oriented Strand Board (OSB) sheathing on roof. Install with aluminum H clips when greater than 16' centers.

EXTERIOR FINISH
Sliding
 Furnish necessary labor, material and equipment for complete installation of siding and trim as shown on drawings. Siding to determined by owners. Siding and trim shall be stored on a flat surface. Application of siding and trim members shall be in accordance with the best practice in accordance with the latest edition of installation instructions prepared by the American Wood Institute. All joints and members to be true and plumb.

Soffits
 Install vented soffit as shown on drawings. Final material and manufacturer to be determined by owner and install to manufacturer's specifications and all good practices of the trade.

Deck
 Concrete piers 2500# mix as shown on drawings. All framing lumber to be pressure treated; decking and rail to be as shown on drawing. Rail to be as shown on drawing. All nails to be galvanized; spiral nails; all joint hangers and connectors to be galvanized.

INTERIOR FINISH
TRIM
 Trim all windows, doors, base, closets. All work shall be accurately and neatly done, properly plumbed, squared and leveled with tight joints. Produce finished carpentry and millwork in best manner known to trade. Install in as long as length as practical. All nails to be set.

SECTION 0700 THERMAL & MOISTURE PROTECTION
ROOFING
 Install #25S regular 25 year Fiberglase shingles over 15# felt paper to eaves. Back fill material shall be gravel. Install colored aluminum drip edge all edges, install aluminum step flashing where required. If slope is 2" to 4" per foot, install a double layer of single Underlayment or its equivalent by first applying a 14" wide strip along the eaves, overlapping the eaves 1/4" to 1/2". Working in shorter, apply a full 36" wide sheet. Continue with 36" wide sheets, lapping each 14" over the preceding course. Secure with sufficient fasteners to hold in place until shingles are applied. End laps are to be 12" wide and offset from course to course. Where there is a possibility of ice along the eaves causing a back up of water, install a course of shingle underlayment to each other with asphalt plastic cement from eaves to at least 24" beyond the interior nail line, and in areas of severe icing, at least up to the highest water level expected to occur from ice dams. Contractor to provide samples. Install RidgeLine Ridgevent along length of ridge.

FLASHING
 Under all slabs on grade, install sheet polyethylene film .003 inch (3 mil) thick, widest widths available.
 All concrete block walls shall be treated with 2 coats of weatherproof cement or liquid membrane waterproofing from footing to sill; protect from damage during backfill operations.
 Furnish and install 6 mil polyethylene at walls surrounding all both tubs and shower, over studs, under cementitious backer board.
 Ice and watershield membrane film shall be applied in three foot widths at all eaves and valleys of cedar shingle roofs.
 Chimney flashings shall run up not less than 6" under shingles. Counter flashings shall extend to within 1" of the surface of the finished roof. At the roof cricket, flashing shall be carried not less than 10" under the shingles.
 Dormer flashings shall run up not less than 6" under the shingles and at least 8" up on the face and cheeks.
 Provide flashings over all penetrations.
 Step flashings shall be used where vertical surface occur in connection with slopes. They shall be formed of separate pieces and shall turn up not less than 4" at any point. They shall be built into masonry and shall lap 5", follow the joints of masonry and shall be installed in register cut into these joints.
 Valley flashings shall extend at least 10" on each side. Shingles shall be installed to lap the valley flashing not less than 1" on each side.

GUTTERS AND DOWNSPOUTS
 Seamless aluminum gutters and downspouts installed with spikes and ferrules. Install downspouts as required to carry water away from house. Location of all downspouts to be approved by owner.

CAULKING
 Colors for exposed materials to match adjoining colors. Joints shall be clean prior to installation. Completed work shall be neat and uniform in appearance.

INSULATION
 Pack insulation around all windows and doors. Install insulation in a neat manner. All joints to be tight, fill all areas possible.
 Exterior Walls - R 21 Closed Cell Spray Foam Insulation, RT per Inch
 Roof - R44 Closed Cell Spray Foam Insulation, RT per Inch
 Basement Ceiling - R 30 Kraft face with support rods
 Slab - R10 Extruded Polystyrene under slab and on interior face of Foundation Wall

SECTION 0800 DOORS/WINDOWS/GLASS
EXTERIOR DOORS
 Exterior front door to be insulated steel door in full weather stripped jamb. Glass shall be double pane High Performance insulating glass. Dexter or equal locksets and deadbolts, hinge pin door stop.

INTERIOR DOORS
 Interior doors to be set in pine jambs and stop, three hinges, Dexter or equal locksets and hinge pin door stop.

WINDOWS
 Windows to be Andersen 400 series (for sizing) or equal windows. Glass shall be double pane High U or better.
 Performance insulating glass. Venting sash shall be furnished with an insect screen and clear pine extension jambs. Install grilles.
 Install according to manufacturer's instructions.
 Where window sill is less than 24" above the floor and greater than 12" above grade the window shall have an opening control device installed as per ASTM F 2090.

SECTION 0400 FINISHES
GYPSUM BOARD
 All surfaces 1/2" gypsum board, install it as long as lengths as practical. Installed with screws, metal exterior corners, reinforced paper interior corners, three coats compound, sanded smooth. Install Fibrecode gypsum board as required to meet the Building Code.

SCHEDULE FOR ROOM FINISHES Room finishes to be determined by owner
VINYL AND LAMINATE
 To be supplied and installed by owner. Subbase to be cleaned by contractor and approved by installer. Report to owner conditions encountered in field which prevent the proper installation of material. Subbase over existing flooring to be 3/8" underlayment grade plywood, verify with vinyl installer.

FLOOR FINISH/TREATMENT
 Protect flooring after finish until end of project. Repair and/or replace damage due to construction.

PAINTING
 Paint colors to be determined by owner. Contractor to assume for purpose of estimating three wall colors with all ceilings to be flat, ceiling white. Contractor to verify final paint schedule with owner in writing prior to priming.

EXTERIOR WOODWORK
 All nails to be set and holes puttied with color putty to match, sand all surfaces smooth. All marks to be removed. Prime all boards prior to installation both sides with one coat oil based primer. Finish all wood with two coats Benjamin Moore Aquagel exterior latex paint. Apply putty evenly and smoothly by brush and roller, free of runs, drips, sags or brush marks.

WALLS
 Finish with one coat latex primer and two coats Benjamin Moore Aquagelwax latex paint. Apply putty evenly and smoothly by brush and roller, free of runs, drips, sags or brush marks.

INTERIOR WOODWORK
 All nails to be set and holes puttied with color putty to match, sand all surfaces smooth. All marks to be removed. Finish with one coat oil based stain, and two coats

SECTION 1000 MISCELLANEOUS/SPECIALTIES
Fireplace
 Contractor to install fireplace to meet NFPA recommendations and all good practices of the trades. Fireplace facing and hearth to be determined by owner. Minimum hearth size to be 18" from face of freestone opening in all directions. No combustible materials to be installed within 6" of face of fireplace.

SECTION 1500 MECHANICAL
HEATING AND AIR CONDITIONING Heating and air conditioning system including all equipment, ductwork, wiring, and piping shall be provided and installed by Contractor. Contractor is responsible for coordinating the work and for any padding or changes in the frame work as required.
 Contractor shall submit ductwork and piping drawings and manufacturer's size and specifications for all grilles, outlets, duct work and heating equipment, prior to installation. Contractor must confirm the location of all ducts, grilles and registers on shop drawings prior to installation.

The following conditions shall be maintained:
 Summer Outdoors 75 degrees
 Indoors 73 degrees
 Winter Outdoors 0 degrees
 Indoors 68 degrees

PLUMBING
 All plumbing shall be provided and installed by contractor. Plumb all faucets from water supply with 3/4" PEX pipe to within 5' of faucets. Balance to be 1/2" PEX PIPE supply. All sinks, brass, water closets and tubs to be neatly caulked and cleaned. All water lines shall be provided with shutoff and control valves necessary for their operation.
 Install waste/venting as required by code. Piping to be ABS/PVC for venting and waste lines. All plumbing in slab to be cast from waste piping and type K copper wrapped in Armaflex pipe insulation. Piping shall not impair the structural safety of the building. All supply and drain pipes shall be kept out of exterior walls and areas where they are subject to freezing. Wrap all plumbing from supply with Armaflex. Contractor is responsible for coordinating the work and for any padding or changes in the frame work as required.
 Schedule for Plumbing Fixtures
 Schedule for plumbing fixtures to be determined by owner and to comply with New York State Uniform Fire Prevention and Building Code

SECTION 1600 ELECTRICAL
 All electrical work shall be installed to comply with all laws applying to electrical installations in effect in the local community. Where no codes exist the work shall conform with the regulations of the National Electrical Code and the electric utility company servicing the area. All materials shall be new and of a grade to conform to the standards of the Underwriters' Laboratories Inc. and at the completion of the work evidence shall be furnished showing compliance with laws and regulations in effect.
 All wiring shall be copper Non-Metallic sheathed cable system. All wiring shall be run in walls and ceiling. Concealed boxes shall be plastic or metal and shall conform to UL standards. Outlets, switches, and light locations as shown on drawings are approximate and shall be adjusted to architectural details, job conditions, or as necessary to meet code.

USE CLASSIFICATION SINGLE FAMILY
 TYPE OF CONSTRUCTION WOOD FRAME
 DESIGN LOAD
 GRAIND SNOW LOAD 40 PSF
 FLOOR LINE DEPTH 4 FEET
 FROST LINE DEPTH 4 FEET
 BEDROOMS 40 PSF
 BEDROOMS 30 PSF
 ATTICS WITHOUT STORAGE 10 PSF
 DECKS 40 PSF
 WIND LOAD 40 MPH EXPOSURE B
 SEISMIC DESIGN CATEGORY C
 WEATHERING SEVERE
 TERSITE MODERATE TO HEAVY
 DECAY SLIGHT TO MODERATE
 PUNTER DESIGN TEMP -31 F
 ICE AND WATER SHIELD REQUIRED - YES
 FLOOD HAZARD - TBD BY OWNER

SCOPE OF WORK:
 CONSTRUCTION DRAWINGS COMPLY WITH 2020 RESIDENTIAL BUILDINGS CODE OF NEW YORK STATE AND 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

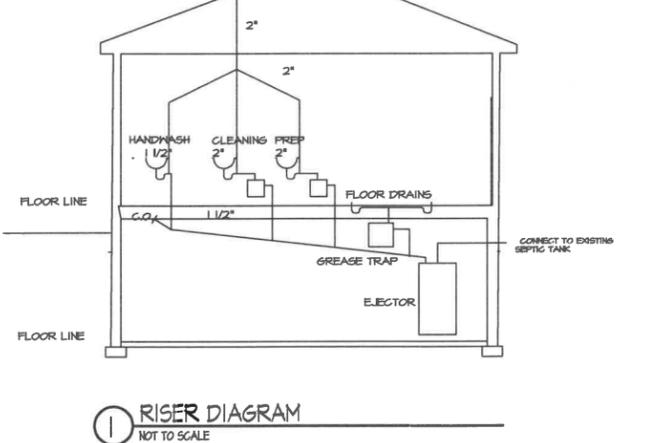
CONSTRUCTION AS DEFINED TO BE AN ADDITION
 NOTE: NUMBER OF BEDROOMS DOES NOT CHANGE WITH ADDITION

INSULATION LEVELS AS SHOWN ON DRAWING COMPLY WITH ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.
 ENERGY CODE COMPLIANCE BY RESCHECK SOFTWARE
 R-21 CEILING
 R-21 WALLS
 GLAZING U=0.30 OR BETTER
 RIO UNDERSLAB AND SLAB FOUNDATION WALLS

IT IS UNDERSTOOD THAT CONTRACTORS WILL BE WORKING WITH BUILT CONDITIONS. THAT THE CONTRACT DOCUMENTS DO NOT ATTEMPT TO SHOW EACH AND EVERY CONDITION THAT WILL BE ENCOUNTERED. CONTRACT DOCUMENTS ARE INTENDED TO ESTABLISH TYPICAL DETAILS AND PROCEDURES. IT IS UNDERSTOOD THAT ADJUSTMENTS AND VARIATIONS WILL RESULT FROM EXISTING CONDITIONS AND THAT GOOD WORKMANSHIP AND ATTENTION TO DETAIL ARE REQUIRED THROUGHOUT.

NOTE: BUILDING OCCUPANCY IS FOR HOME OCCUPATION FOR BAKING REFR BY OWNER. NO EMPLOYEES

SQUARE FOOTAGE OF BUILDING 540 SF
 SQUARE FOOTING OF MAIN HOUSE 585 SF (BASED ON DC PARCEL ACCESS)



PROJECT
ALTERATION HALL PROJECT

LOCATION
 351 SOUTH ROAD
 TOWN OF WASHINGTON, NEW YORK

D. FREEMAN ARCHITECT
 26 SHELTON DRIVE
 ROUGHKESPIE, NY 12603
 845-452-5354
 FAX 845-452-5354
 email david@archt.com
 www.darcht.com

DATE
 PRELIMINARY
 FEBRUARY 26, 2024
 MARCH 6, 2024





