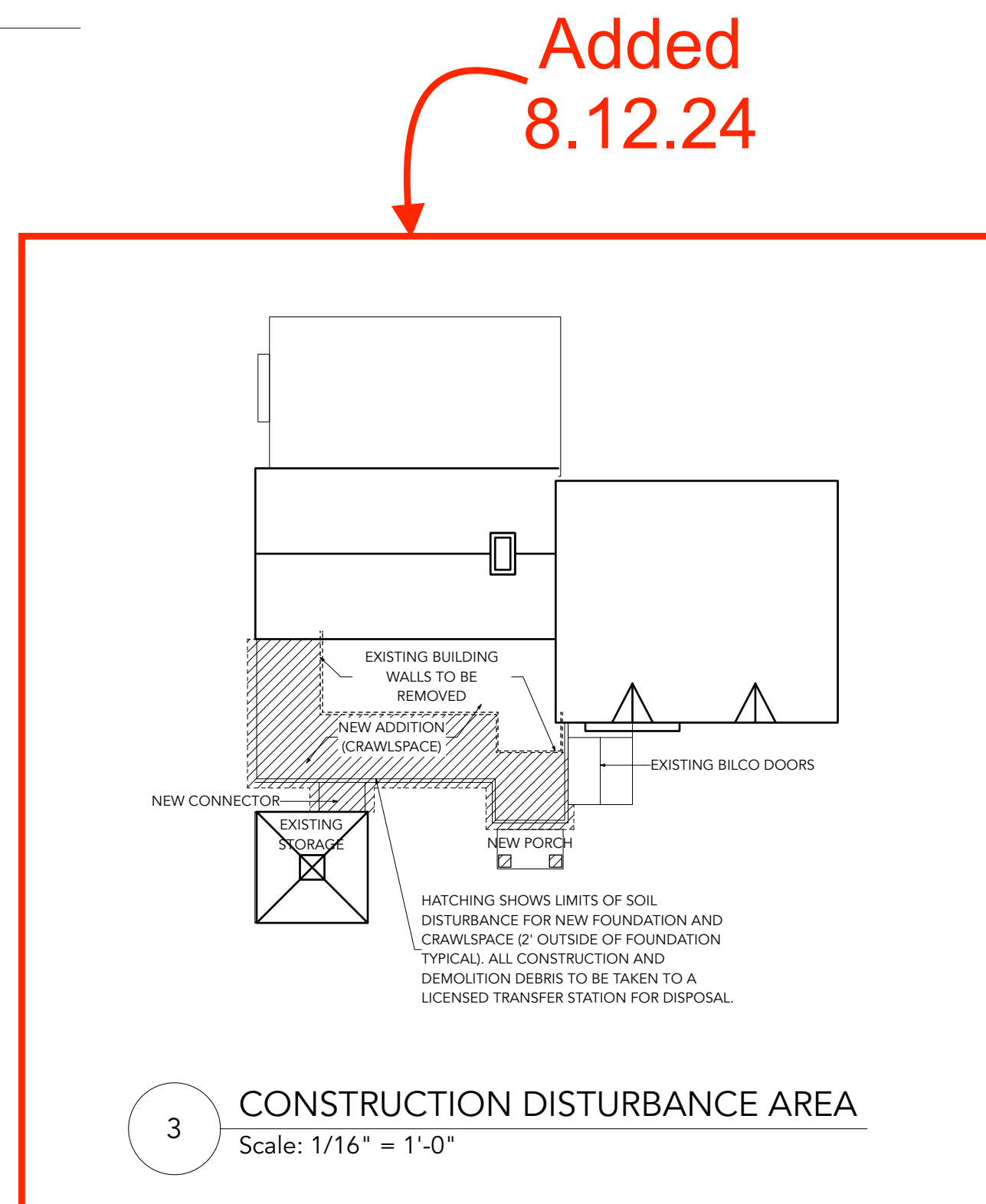


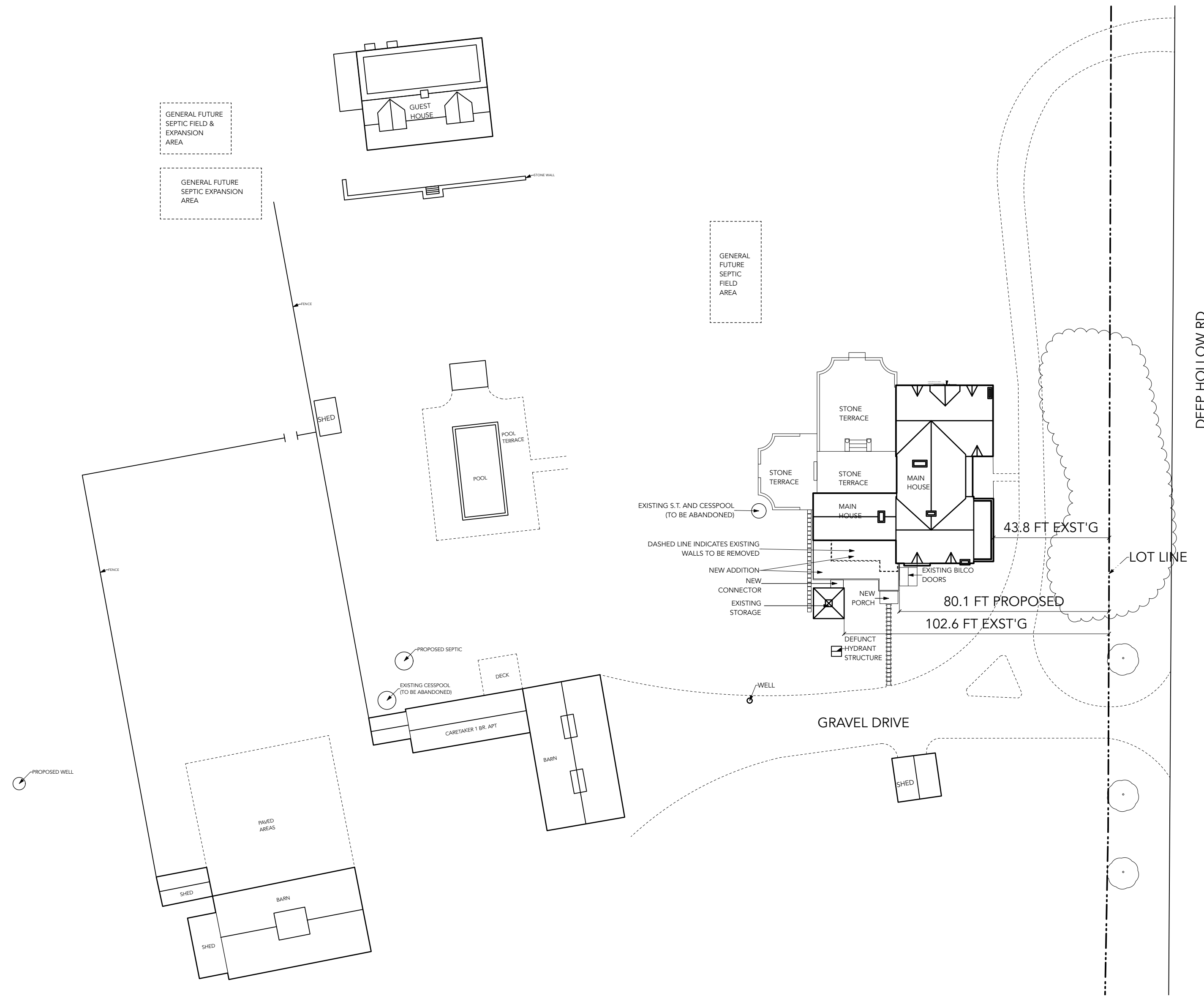
1 VICINITY MAP, TOWN OF WASHINGTON, NY  
Scale: 1" = 2,000'

**GENERAL NOTES**

1. These drawings to be used in conjunction with the specifications and schedules issued by Turino Kalberer Architects, specific to the job.
2. All work shall conform to the requirements of all local, state, and federal building codes and fire codes, including compliance with all hurricane-related requirements. Any discrepancies between code requirements and the architect's drawings or specifications are to be brought to the attention of the architect and resolved before proceeding with the work.
3. The contractor to be solely responsible for the safety and reliability of all means and methods of construction used in all phases of work.
4. All contractors and subcontractors are to be licensed in the State of New York, if licensing is required by the state in their particular trade.
5. The contractor must possess or acquire any licenses required to practice in Dutchess County.
6. Contractor shall provide insurance coverage as outlined in Article 11 of the A.I.A. General Conditions A201, and workmen's compensation insurance, or as directed by the owner.
7. Contractor shall be responsible for securing all required approvals and tests and inspections.
8. Contractor responsible for locating all utilities and underground piping prior to beginning of construction.
9. Site plan information based on survey by Kevin Cunningham, of Town of Washington, New York, dated 6/15/10.



3 CONSTRUCTION DISTURBANCE AREA  
Scale: 1/16" = 1'-0"



2 PROPOSED SITE PLAN (ALL PROPOSED AREAS INDICATED AS "NEW")  
Scale: 1/32" = 1'-0"

**PLANNING BOARD SPECIAL PERMIT & SITE PLAN SUBMISSION  
PROJECT INFORMATION**

**STREET ADDRESS:** 677 DEEP HOLLOW ROAD, MILLBROOK, NY 12545

**ZONING DISTRICT:** RR-10

**DUTCHESS COUNTY TAX MAP NUMBER:** 135889-6966-493540-0000

**TOTAL LOT ACREAGE:** 23.45 (1,021,482 SQ.FT)

**PROPOSED INCREASE OF BUILDING COVERAGE:** 389 SQ.FT

**PROPOSED INCREASE OF BUILDING COVERAGE THAT REQUIRES A VARIANCE:** 228 SQ.FT

**EXISTING PERCENTAGE OF BUILDING LOT COVERAGE:** 10,174 SQ.FT (0.996%)

**PROPOSED PERCENTAGE OF BUILDING LOT COVERAGE:** 10,563 SQ.FT (1.03%)

**EXISTING HOUSE GROSS FLOOR AREA:** 5,233 SQ.FT

**TOTAL PROPOSED INCREASE IN SQ. FOOTAGE:** 389 SQ.FT (APPROX. INCREASE 7.4%)

NOTE THAT ALL SEPTIC/WELL LOCATIONS HAVE BEEN APPROVED BY DUTCHESS COUNTY DEPT. OF HEALTH 11/17/21. PER DETAILS SHOWN ON 7/21/21 DWG BY WM. MOREAU, P.E.

TOWN OF WASHINGTON PLANNING BOARD  
OWNER / APPLICANT SIGNATURES

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated herein including all conditions of approval. The applicant and the owner understand their obligations to the Town to keep the premises as per plan approval by the planning board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved herein by Dutchess county clerk.

Owner: *[Signature]*  
Date: *July 17 2024*

Applicant: *[Signature]*  
Date: *7-17-24*

TOWN OF WASHINGTON PLANNING BOARD  
PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on \_\_\_\_\_ and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair: \_\_\_\_\_  
Date: \_\_\_\_\_

**TURINO KALBERER  
ARCHITECTS**

757 THIRD AVENUE, 20TH FLOOR  
NEW YORK, NY 10017  
(212) 219-3007  
ani@tkanyc.com

**DRAWING INDEX**

- A1 GENERAL INFORMATION & SITE PLAN
- A2 LAND SURVEY & WETLANDS MAP
- A3 GROUND FLOOR EXISTING PLAN
- A4 GROUND FLOOR PROPOSED PLAN
- A5 EXISTING & PROPOSED EAST ELEVATIONS
- A6 EXISTING & PROPOSED NORTH ELEVATIONS
- A7 EXISTING & PROPOSED SOUTH ELEVATIONS
- A8 PROPOSED ADDITION SECTIONS
- A9 PROPOSED ADDITION PHOTOS

PROJECT: **FLORACK RESIDENCE**  
677 DEEP HOLLOW RD  
MILLBROOK, NY 12545

DRAWING TITLE:  
**GENERAL INFORMATION AND SITE PLAN**

SEAL & SIGNATURE: \_\_\_\_\_ DATE: 08/12/24  
SCALE: AS NOTED  
DRAWN BY: \_\_\_\_\_  
DRAWING No: \_\_\_\_\_



**A1**

**FLORACK**