

Name of Municipality: TOWN OF ORANGETOWN Date Submitted: \_\_\_\_\_

**2020 LAND USE BOARD APPLICATION**

*Please check all that apply:*

<input type="checkbox"/> Commercial <input type="checkbox"/> <b>Planning Board</b> <input type="checkbox"/> <b>Zoning Board of Appeals</b>  <input type="checkbox"/> Subdivision <input type="checkbox"/> Number of Lots <input type="checkbox"/> Site Plan <input type="checkbox"/> Conditional Use  <input type="checkbox"/> Special Permit <input type="checkbox"/> Variance <input type="checkbox"/> Performance Standards Review <input type="checkbox"/> Use Variance <input type="checkbox"/> Other (specify): _____	<input type="checkbox"/> Residential <input type="checkbox"/> <b>Historical Board</b> <input type="checkbox"/> <b>Architectural Board</b>  <input type="checkbox"/> Consultation <input type="checkbox"/> Pre-Preliminary/Sketch <input type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Interpretation
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**PERMIT#:** \_\_\_\_\_  
**ASSIGNED** \_\_\_\_\_  
**INSPECTOR:** \_\_\_\_\_

Referred from Planning Board: YES / NO  
 If yes provide date of Planning Board meeting: \_\_\_\_\_

**Project Name:** 63 Washington Spring Rd. - Bathroom renovation and addition

**Street Address:** 63 Washington Spring Rd. Palisades, NY 10964

**Tax Map Designation:**  
 Section: 78.18 Block: 1 Lot(s): 16  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the west side of Washington Spring Rd, approximately  
300 feet east of the intersection of Corbett Lane, in the  
 Town of ORANGETOWN in the hamlet/village of Snedens Landing.

<b>Acreage of Parcel</b> <u>6,387 SF</u> <b>School District</b> <u>South Orangetown</u> <b>Ambulance District</b> <u>South Orangetown</u> <b>Water District</b> <u>Suez - NY Water</u>	<b>Zoning District</b> <u>R-22</u> <b>Postal District</b> <u>Palisades</u> <b>Fire District</b> <u>Sparkill - Palisades</u> <b>Sewer District</b> <u>Orangetown - private</u>
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**Project Description:** *(If additional space required, please attach a narrative summary.)*  
Renovation of existing bathroom to include addition over existing first floor foundation

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_



# APPLICATION REVIEW FORM

## FILL IN WHERE APPLICABLE.

( IF THE FOLLOWING DOES NOT APPLY PLEASE MOVE ON TO THE NEXT PAGE )

### If subdivision:

- 1) Is any variance from the subdivision regulations required? n/a
- 2) Is any open space being offered?      If so, what amount?
- 3) Is this a standard or average density subdivision?

### If site plan:

- 1) Existing square footage
- 2) Total square footage
- 3) Number of dwelling units

If special permit, list special permit use and what the property will be used for.

\_\_\_\_\_  
\_\_\_\_\_

### Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area n/a - no change to footprint, no proposed new lot coverage (topo not available/required)

Are there streams on the site? If yes, please provide the names. no

Are there wetlands on the site? If yes, please provide the names and type:

no

### Project History:

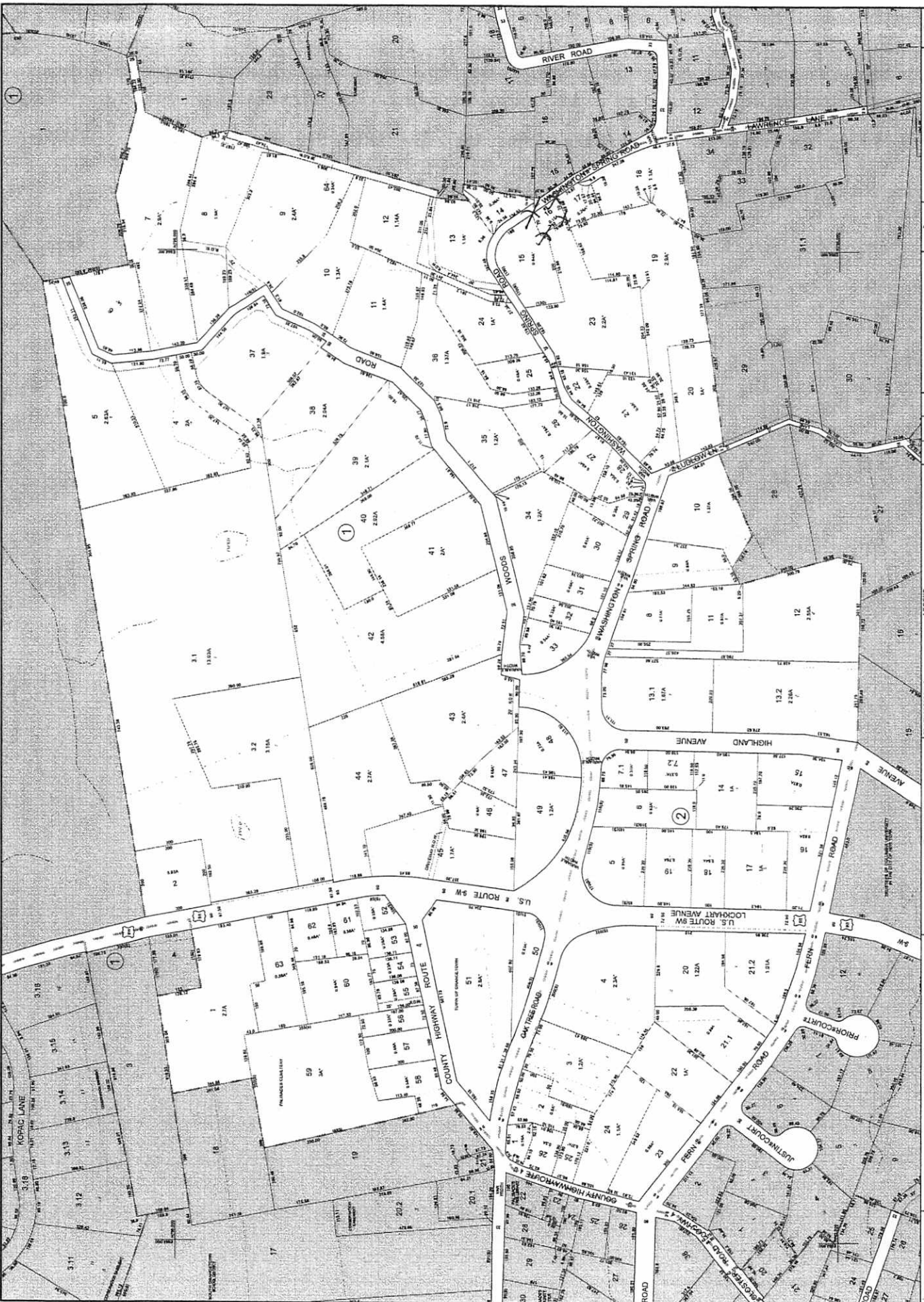
Has this project ever been reviewed before? no


If so, provide a narrative, including the list case number, name, date, and the board(s) you appeared before, and the status of any previous approvals.

\_\_\_\_\_  
\_\_\_\_\_


List tax map section, block & lot numbers for all other abutting properties in the same ownership as this project.

\_\_\_\_\_  
\_\_\_\_\_





**TOWN OF ORANGETOWN**  
 PLAT AND GENERAL MAP 100A



REVISOR'S NAME: [Blank]  
 REVISOR'S TITLE: [Blank]  
 DATE: [Blank]

**REVISED THROUGH**  
**FEBRUARY 28, 2019**

This map was prepared by the Surveyors and Engineers of the State of California.


REVISION NO.	DATE	DESCRIPTION
1	7/13/14	78.15
2	7/14/14	78.19
3	7/17/14	78.24
4	8/15/14	78.27

**LEGEND**

**COUNTY OF RECORDS**

**SCHOOL AND SPECIAL DISTRICTS**

**MAP REVISIONS**



**SEWALL**  
 SURVEYORS AND ENGINEERS  
 10000 W. CENTRAL EXPRESSWAY, SUITE 100  
 ORANGE, CALIFORNIA 92668  
 (714) 765-1111

SWIS	PRINT KEY	NAME	ADDRESS
392489	78.18-1-12	Mary Barris	P.O. Box 712,Palisades, NY 10964
392489	78.18-1-13	Washington Spring LLC Mary Barris	P.O. Box 712,Palisades, NY 10964
392489	78.18-1-14	Thomas Mazziotti	66 Washington Spring Rd,Palisades, NY 10964
392489	78.18-1-15	Graham Norton	75 Washington Spring Rd,Palisades, NY 10964
392489	78.18-1-16	Foothold LLC	P.O. Box 38,Palisades, NY 10964
392489	78.18-1-17	Thomas C Canfield	1686 34th St NW,Washington, DC 20007
392489	78.18-1-18	59 Washington Spring LLC	59 Washington Spring Rd,Palisades, NY 10964
392489	78.18-1-19	Freedman-Weisberg Family LLC	P.O. Box 190,Palisades, NY 10964
392489	78.18-1-23	Louise Schraa	465 West End Ave Apt 5C,New York, NY 10024
392489	78.18-1-24	Kari Lindstrom	82 Washington Spring Rd,Palisades, NY 10964
392489	78.18-1-25	Richard Aellen	88 Washington Spring Rd,Palisades, NY 10964
392489	78.19-1-14	SLTA Inc Attn: N Lidington	P.O. Box 671,Palisades, NY 10964
392489	78.19-1-16	James Chambers	P.O. Box 530255,Atlanta, GA 30353
392489	78.19-1-17	Cheer Hall LLC	P.O. Box 516,The Plains, VA 20198
392489	78.19-1-21	Curt Frasca	79 Corbett Ln,Palisades, NY 10964



OFFICE OF BUILDING, ZONING, PLANNING,  
ADMINISTRATION AND ENFORCEMENT  
TOWN OF ORANGETOWN  
20 Greenbush Road  
Orangeburg, N.Y. 10962

Jane Slavin, R.A.  
Director

(845)359-8410

Fax: (845) 359-8526

**DENIAL TO THE ZONING BOARD OF APPEALS**

Date: July 2, 2020

Applicant: Baryshnikov

Address: 63 Washington Spring Rd, Palisades, NY

RE: Application Made at: same

Chapter 43, Table 3.12 Column 1- R-22 District. Column 2- Group I. Column 3- SFR, Column 4 Mx FAR  
20% w/ 22.6% proposed.

One Variance Required

Also included Existing Non-Conforming Bulk...

Lot Size, Lot Width, Front Yard Setback, Side Yard Setback, and Rear Yard Setback

Section: 78.18

Block: 1

Lot: 16

Dear Baryshnikov:

Please be advised that the Building Permit Application, which you submitted on


July 14, 2020, has been denied. I have enclosed a Xerox copy of your application, where you will find  
at the bottom the reason for denial.

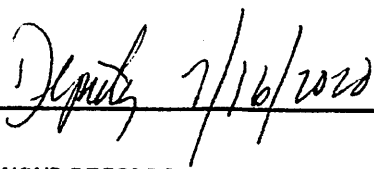
**In Accordance with Zoning, Chapter 43 Section 10.322 the time to appeal a determination of a  
Building Inspector or Similar administrative office is thirty (30) days from the filing of such a  
determination with the Town Clerk.**

The Clerk to the Zoning Board of Appeals, Debbie Arbolino, will assist you in the preparation necessary to  
appear before the board.

Sincerely,

  
Richard Oliver  
Deputy Building Inspector

  
Signature of Director  
NOTE: PLEASE KEEP FOR YOUR RECORDS  
12-31-18-CCC

  
Date  
CC: Rosanna Siraga  
Liz Decort  
Debbie Arbolino

PERMIT EXPIRES TWO (2) YEARS FROM DATE OF ISSUANCE.  
TWO SIX (6) MONTH EXTENSIONS MAY BE GRANTED PRIOR TO EXPIRATION DATE.

**APPLICATION FOR BUILDING / DEMOLITION PERMIT**

**TOWN OF ORANGETOWN**

20 Greenbush Road, Orangeburg, NY 10962 Phone: (845) 359-8410 Fax: (845) 359-8526

**ZONE:** R-22 **OFFICIAL USE ONLY** **ACREAGE:** .14  
**Inspector:** DAVE **Date App Received:** 7/14/2020 **Received By:** CCC  
**Permit No.** 50312 **Date Issued:** \_\_\_\_\_  
**CO No.** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_  
**Permit Fee:** \$1482 **Ck#** 438 **Paid By:** Bary Shnikov/Rinehart  
**GIS Fee:** \$70 **Ck#** 437 **Paid By:** \_\_\_\_\_  
**Stream Maintenance Fee** **Ck#** \_\_\_\_\_ **Paid By:** \_\_\_\_\_  
**Additional Fee:** \_\_\_\_\_ **Ck#** \_\_\_\_\_ **Date Paid** \_\_\_\_\_ **Paid By:** \_\_\_\_\_  
**1<sup>st</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By:** \_\_\_\_\_  
**2<sup>nd</sup> 6 mo. Ext.:** \_\_\_\_\_ **Ck #** \_\_\_\_\_ **Exp. Date:** \_\_\_\_\_ **Paid By:** \_\_\_\_\_

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RECEIVED  
JUL 14 2020

**APPLICANT COMPLETES:**

TOWN OF ORANGETOWN  
BUILDING DEPARTMENT

Note: See inside for instructions for completing this application.

PAGES 2, 3 and PAGE 4 must be reviewed and PAGES 3 & 4 must signed by the applicant.

**Property Location:** 63 Washington Spring Rd. Palisades, NY  
**Section:** 7B.1B **Block:** 1 **Lot:** 16  
**Property Owner:** Lisa Rinehart & Mikhail Rinehart  
**Mailing Address:** 12 Woods Rd. Palisades, NY 10964  
**Email:** rinemot@gmail.com **Phone #:** 845 507-2630  
**Lessee (Business Name):** n/a  
**Mailing Address:** \_\_\_\_\_  
**Email:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_  
**Type of Business /Use:** n/a  
**Contact Person:** Margaret Fowler **Relation to Project:** Architect  
**Email:** megfowlerarchitect@gmail.com **Phone#:** 845-680-9475  
**Architect/Engineer:** Margaret Fowler Architect LLC **NYS Lic #:** 024528-1  
**Address:** 500 N. Broadway Nyack, NY 10960 **Phone#:** 845-323-3850  
**Builder/General Contractor:** La Bozz-2 Builders Corp. **RC Lic #:** H-03477  
**Address:** 10 Sugarhill Rd. Nyack, NY 10960 **Phone#:** 845-304-4133  
**Plumber:** \_\_\_\_\_ **RC Lic #:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Phone#:** \_\_\_\_\_  
**Electrician:** Lightning Electric **RC Lic #:** E-00414  
**Address:** 243 West Nyack Rd. PO. Box 216 West Nyack, NY 10994 **Phone#:** 845-365-2285  
**Heat/Cooling:** Titan Mechanical **RC Lic#:** P-1722  
**Address:** 90 Livingston St. Tappan NY 10983 **Phone#:** 845-825-0943  
**Existing use of structure or land:** Single-family residential  
**Proposed Project Description:** Renovation of Existing Bathroom to include addition over existing first floor foundation  
**Proposed Square Footage:** 1329 Existing 116 Added 1445 Total **Estimated Construction Value (\$):** \$75,000

**BUILDING DEPARTMENT COMPLETES BELOW**

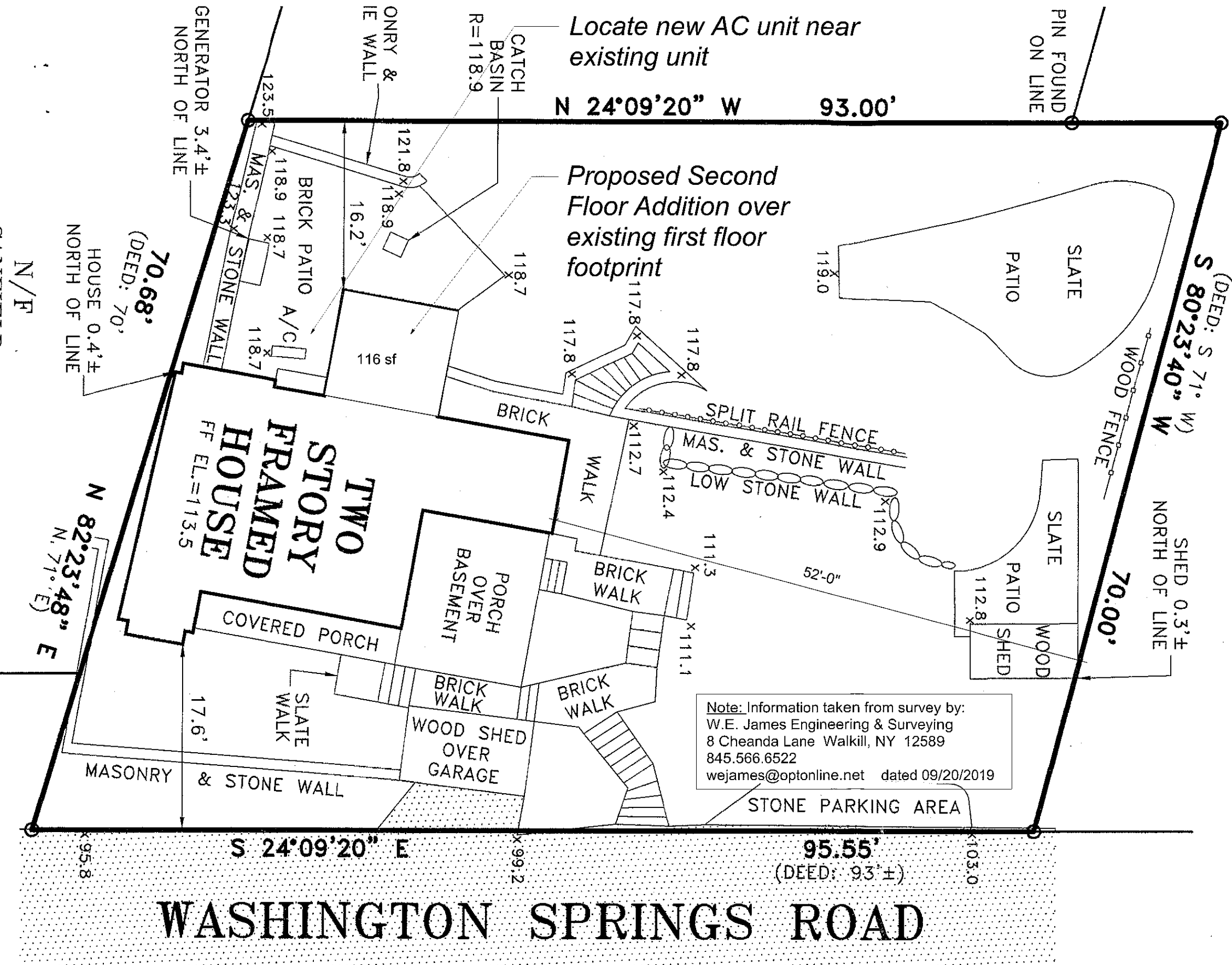
**PLANS REVIEWED:** \_\_\_\_\_

**PERMIT REFERRED / DENIED FOR:**

- \* Chapter 12, Section 12-4, Paragraph 1, requires NABR approval
  - \* Chapter 43, Table 3.12, Column 1, 2, 3 = R-22 Ordinance, Group I, S.F.2.
  - Column 4 - Max FAR 20% w/ 22.6% allowed.
- also included are Plotting Norm. Conforming Bldg... for Lot Size, Lot Width, Page 1 Front Yard Setback, and Rear Yard Setback.

RK 7/16/2020 Dept

FOR OFFICE USE ONLY SECTION BLOCK LOT NAME PERMIT #



BULK TABLE Tax Lot 78.18 Block 1 Lot 16			
*Undersized Lot - Section 5.21			
single family residential	REQUIRED	EXISTING	PROPOSED
	R-22	R-22	No Change
Lot Size Requirement	22,500 sf	6,387.65 sf	No Change
Floor Area Ratio	20 %	20.8%	22.6%**
Min. Lot Width	125	95.6	No Change
Min. Street Frontage	75	95.6	No Change
Front Yard Setback	40	17.6	No Change
Side Yard Setback	20 *	.4', 52'	No Change
Total Side Yard	60	52.4	No Change
Rear Yard Setback	45	16.2	No Change
Max. Bldg Height *	20 *	15.9'	No Change
** variance requested			

FAR Calculations (undersized lot):

Existing Square Footage	
First Floor including covered porch	781
Second Floor	410
<b>Total Existing House SF</b>	<b>1,191</b>
Accessory Structures (2 sheds)	138
<b>Total Existing House &amp; Accessories</b>	<b>1,329</b>

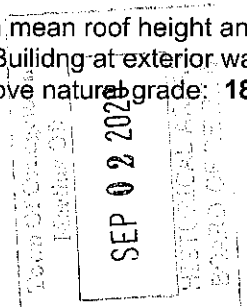
Existing FAR (1329 / 6387.65) = 20.8 %

Proposed:	
Proposed Second Floor Addition	116
<b>Total Existing and Proposed</b>	<b>1,445</b>

Proposed FAR (1445 / 6387.65) = 22.6 %

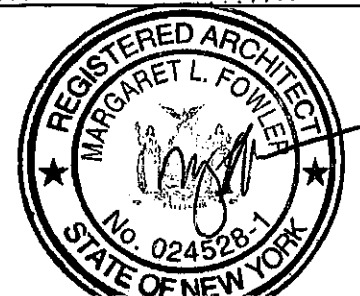
Height Calculations:

- Total Area between mean roof height and grade plane below = 1825 SF
- Total Perimeter of Building at exterior walls = 115 LF
- Average Height above natural grade:  $1825 / 115 \text{ lf} = 15.9'$



architect  
**Margaret Fowler Architect LLC**  
 500 North Broadway Upper Nyack, NY 10960  
 NYS License # 024528-1  
 t: (845) 680.9475  
 megfowlerarchitect@gmail.com

Site & Bulk Table



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
**06/29/20**  
 scale:  
 as noted  
 issue:  
 drawing no.  
**S-1**



GENERAL NOTES:

1. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF NEW CITY BUILDING CODE, THE NEW YORK STATE RESIDENTIAL BUILDING CODE AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
2. ALL EXISTING CONDITIONS TO BE VERIFIED IN FIELD. CONTRACTOR TO NOTIFY OWNER/ ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION OR IMMEDIATELY UPON DISCOVERY.
3. UPGRADE EXISTING ELECTRICAL AS REQ'D, INCLUDING SERVICE, DEDICATED CIRCUITS, GFIC OUTLETS IN KITCHEN & BATHS, AS REQ'D TO MEET ALL APPLICABLE CODES AND SAFETY STANDARDS. ALL WORK TO BE PERFORMED BY A CONTRACTOR LICENSED IN ROCKLAND COUNTY.

4. UPGRADE ALL PLUMBING SUPPLY LINES, PROVIDE VENTING AND MAINTAIN CONSTANT SLOPE IN ALL WASTE LINES. UPGRADE HEATING SYSTEM TO PROVIDE ADEQUATE HEATING THROUGHOUT. PROVIDE NEW HOT-WATER BASEBOARD RADIATORS TIED INTO EXISTING SYSTEM TO MEET STANDARD HEATING REQUIREMENTS. ALL PLUMBING WORK TO BE PERFORMED TO MEET ALL APPLICABLE CODES BY A PLUMBING CONTRACTOR LICENSED IN ROCKLAND COUNTY.

DEMOLITION NOTES:

1. ALL EXISTING CONSTRUCTION TO REMAIN TO BE SHORED ADEQUATELY WITH TEMPORARY BRACING PRIOR TO ANY REMOVALS.
2. CONTRACTOR TO TAKE EXTREME CAUTION NOT TO DAMAGE ANY WORK TO REMAIN.
3. CONTRACTOR TO BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEMOLISHED MATERIAL AND CONSTRUCTION DEBRIS. DEBRIS, DUST AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CLEARED FROM SITE PERIODICALLY TO PREVENT EXCESSIVE ACCUMULATION.
4. AT AREAS TO RECEIVE NEW FINISH FLOORING, REMOVE ALL EXISTING FLOORING. REPAIR, LEVEL AND PREPARE SURFACE TO RECEIVE NEW FINISHES - TYPICAL.
5. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN STRUCTURAL CONDITIONS, THESE CONDITIONS TO BE REVIEWED BY ARCHITECT AND A STRUCTURAL ENGINEER IF NECESSARY TO DETERMINE ANY FURTHER ACTION REQUIRED.

SMOKE DETECTOR NOTES:

1. PROVIDE SMOKE DETECTORS IN KITCHEN AND HALLWAYS (TO EXTENT POSSIBLE WITHIN SCOPE OF CONSTRUCTION). SMOKE DETECTORS TO BE HARD-WIRED WITH BATTERY BACKUP, INTERCONNECTED AND INSTALLED PER MFR'S SPECIFICATIONS AND TO MEET ALL APPLICABLE CODES.
2. UNITS SHALL BE LOCATED ON OR NEAR THE CEILING. CEILING MOUNT - CLOSEST EDGE OF UNIT SHALL BE A MINIMUM OF 4" AWAY FROM ANY WALLS. WALL MOUNT - CLOSEST EDGE SHALL BE A MINIMUM OF 4" AWAY FROM THE CEILING.
3. PROVIDE (1) COMBINATION CARBON MONOXIDE & SMOKE DETECTOR PER DWELLING

CONSTRUCTION NOTES:

1. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. PARTITIONS SHOWN ALIGNED WITH EXISTING CONSTRUCTION SHALL BE FLUSH AND SMOOTH WITH EXISTING SURFACES U.O.N.
3. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
4. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER, SURFACE DRY WITH 19% MAX MOISTURE CONTENT. FB = 850 PSI MIN., FV = 95 PSI, FC = 625 PSI, E = 1,600,000 PSI.
5. ALL FRAMING MEMBERS (LEDGERS, SILL PLATES, ETC.) THAT TIE NEW CONSTRUCTION INTO EXISTING ARE TO BE SECURED WITH 3/8" x 5" (MIN.) LAG BOLTS @ 16" O.C. MIN. INTO EXISTING HOUSE STRUCTURAL FRAMING (NOT SHEATHING ONLY).
6. INSTALL FIRE-BLOCKING WHEREEVER POSSIBLE IF EXISTING STRUCTURE IS BALLOON FRAMING THAT BECOMES EXPOSED AT SECOND FLOOR LEVEL.
7. ALL ENGINEERED FRAMING MEMBERS ARE TO BE AS MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL.
8. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER IN ADVANCE.
9. ALL **STRUCTURAL LUMBER** AND FASTENINGS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC, LATEST EDITION.
10. **ROOF SHEATHING** SHALL BE 19/32" MIN. A.P.A. RATED SHEATHING 32/16 EXPOSURE 1. LAY FACE GRAIN AT RIGHT ANGLE TO SUPPORTS. PROVIDE 1/8" SPACE BETWEEN SHEETS AT END AND SIDE JOINTS. SHEATHING SHALL BE CONTINUOUS OVER A MIN. OF TWO SPANS. PROVIDED 10D COMMON NAILS AT 6" OC ALONG SUPPORTED EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PROTECT ROOF SHEATHING FROM MOISTURE UNTIL ROOFING IS INSTALLED.
11. INSTALL NEW WINDOWS & DOORS AT NEW LOCATIONS AS SHOWN ON PLANS; PATCH & REPAIR EXISTING WALLS & EXTERIOR CLADDING AS REQ'D.
12. INSTALL NEW 5/8" G.W.B. @ ALL NEW INTERIOR WALLS & CEILINGS, U.O.N. PATCH, REPAIR AND/OR PREPARE ALL EXISTING CONSTRUCTION AT AREAS TO ACCEPT NEW, AND WHERE AFFECTED BY DEMOLITION AND CONSTRUCTION.
13. INSTALL FINISH FLOORING OVER 3/4" T&G PLYWOOD SUBFLOOR - TYP UON.
14. ALL NEW INTERIOR DOORS TO BE SOLID WOOD paneled doors TO MATCH EXISTING AS CLOSELY AS POSSIBLE. HARDWARE TO MATCH EXISTING, REVIEW WITH OWNER.
15. ALL INSTALLATION OF MATERIALS, DEVICES, APPLIANCES, FIXTURES, ETC. TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.
17. PROVIDE VAPOR BARRIER AT EXTERIOR SIDE OF ALL NEW CONCRETE FOUNDATION WALLS CONTINUOUSLY FROM FOOTING TO TOP OF GRADE.
18. ALL NEW WINDOWS TO HAVE WHITE HARDWARE AND SCREENS.

LIST OF DRAWINGS

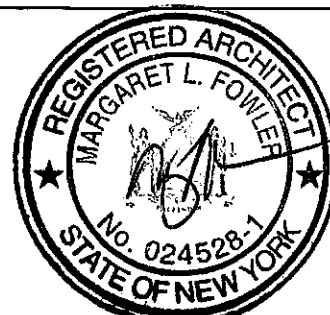
- A-0.1 GENERAL NOTES
- A-1.1 FIRST FLOOR PLAN
- A-2.1 SECOND FLOOR PLAN & RCP w/ELECTRIC
- A-3.1 not used
- A-4.1 EAST ELEVATION (FRONT)
- A-4.2 SOUTH ELEVATION (SIDE)
- A-4.3 WEST ELEVATION (REAR)
- A-4.4 NORTH ELEVATION (SIDE)
- A-5.1 SECTION @ 2nd FLOOR ADDITION
- A-6.1 MASTER BATH PLAN & INTERIOR ELEVS
- A-6.2 MASTER BATH - INTERIOR ELEVATIONS

ENERGY NOTES:

1. THIS BUILDING DESIGN IS BY ACCEPTABLE PRACTICE AND SHALL COMPLY WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE.
2. ALL INSTALLATIONS AND MATERIALS SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE ENERGY CODE.
3. ALL NEW CONSTRUCTION TO ACHIEVE THE FOLLOWING MIN. INSULATION VALUES: HIGH DENSITY BATT IN WALLS = R-21 AND FLOORS = R-30; CLOSED CELL SPRAY FOAM IN ROOF FRAMING = R-49.
4. WHEREEVER EXISTING FRAMING IS EXPOSED, INSTALL HIGH-DENSITY BATT INSULATION OR SPRAYED IN FOAM TO ACHIEVE HIGHEST R-VALUE POSSIBLE WITHIN EXISTING SPACE. FULLY SEAL ALL AIR PENETRATIONS
5. ALL EXTERIOR OPENINGS SHALL BE PROPERLY FLASHED AND WEATHER-STRIPPED. ALL WINDOWS TO BE .32 U-VALUE OR LOWER WITH LOW E 2 ARGON INSULATED GLASS. ALL DOORS AND WINDOWS TO BE MARVIN, OR APPROVED EQUAL.
6. PROVED THERMAL ENVELOP WITH CONTINUOUS INSULATION AND AIR BARRIER AND SEAL ALL JOINTS, CORNERS, SILL PLATES, TOP PLATES AND PENETRATIONS PER SECTION R402 OF THE ENERGY CODE.

architect  
**Margaret Fowler Architect LLC**  
 500 North Broadway Upper Nyack, NY 10960  
 NYS License # 024528-1  
 t: (845) 680.9475  
 megfowlerarchitect@gmail.com

**General Notes**



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

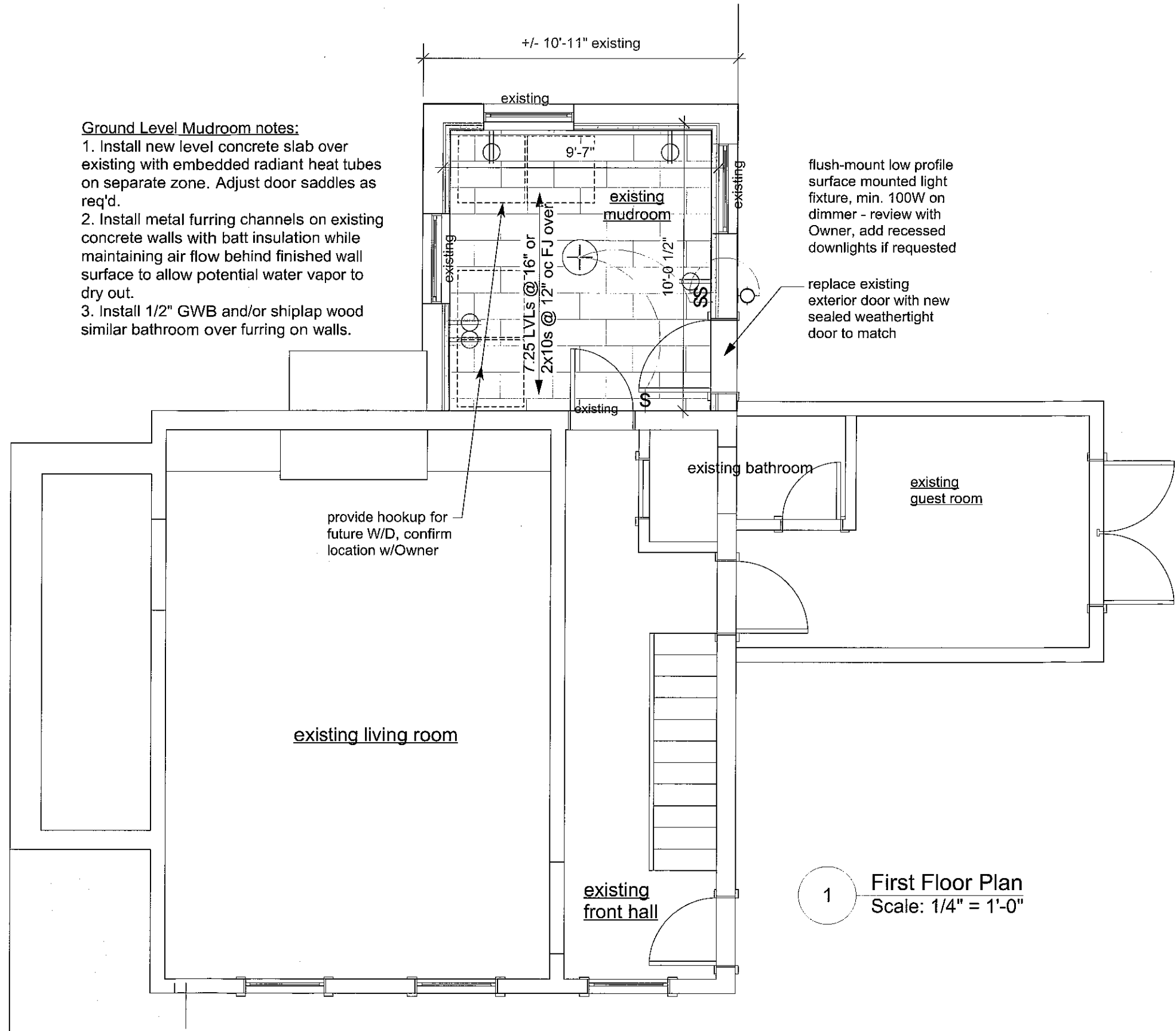
date:  
 06/29/20  
 scale:  
 as noted  
 issue:

drawing no.

**A-0.1**

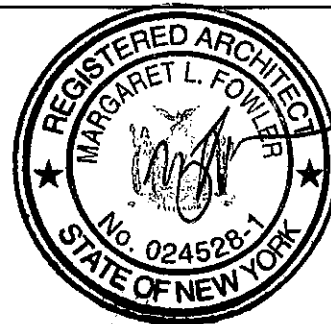
Ground Level Mudroom notes:

1. Install new level concrete slab over existing with embedded radiant heat tubes on separate zone. Adjust door saddles as req'd.
2. Install metal furring channels on existing concrete walls with batt insulation while maintaining air flow behind finished wall surface to allow potential water vapor to dry out.
3. Install 1/2" GWB and/or shiplap wood similar bathroom over furring on walls.



architect  
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 t: (845) 680.9475  
 megfowlerarchitect@gmail.com

**First Floor Plan**

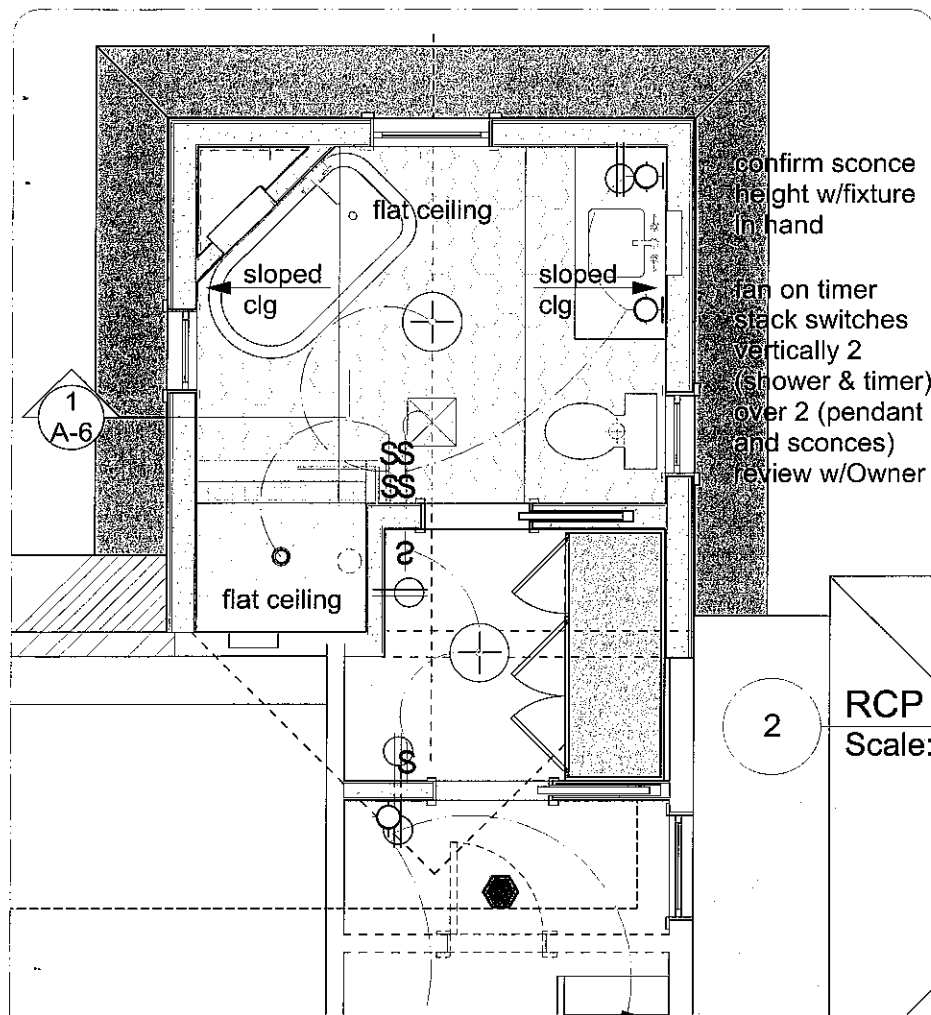


alterations and additions to  
**Baryshnikov Rinehart**  
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**06/29/20**  
 scale:  
**as noted**  
 issue:

drawing no.

**A-1.1**



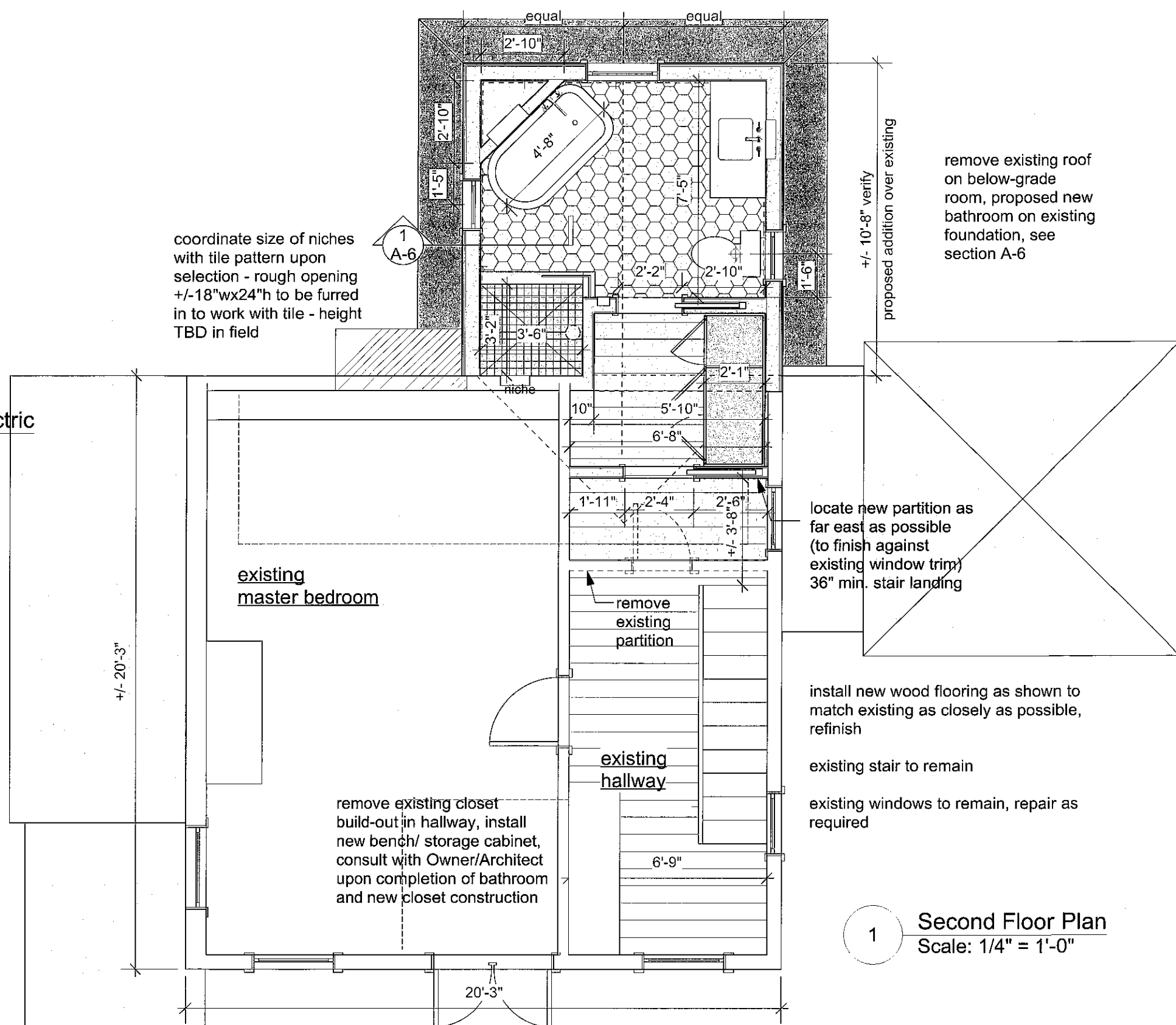
**RCP Lighting & Electric**  
Scale: 1/4" = 1'-0"

**General Lighting Notes:**

1. Review and confirm all lighting and switch locations in field upon completion of framing w/Owner prior to final installation. All switches on dimmers.
2. Install switches as close to door trim as possible to leave wall space for artwork - typical. Outlets shown on plan are in addition to exist. to remain, provide additional if req'd by code.
3. All electrical work to conform to chapter 38 of the most recent residential building code, upgrade as req'd.

**Electrical Legend**

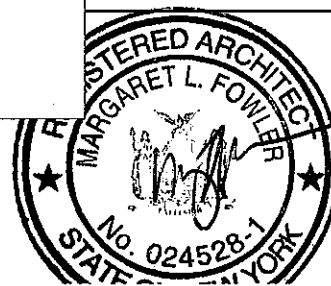
- ⊖ simplex outlet, GFI per code
- ⊕ switch; all lights on dimmers
- 4" aperture down light (PAR20/30 or LED)
- ⊕ pendant or ceiling mtd. fixture; provided by Owner, installed by contractor
- ⬢ smoke detector
- sconce; provided by Owner, installed by contractor
- ⊙ speaker; review with owner
- COAX CAT3 CAT5 cable connections; review all locations with Owner prior to rough wiring



**1 Second Floor Plan**  
Scale: 1/4" = 1'-0"

architect  
**Margaret Fowler Architect LLC**  
 500 North Broadway Upper Nyack, NY 10960  
 NYS License # 024528-1  
 t: (845) 680.9475  
 megfowlerarchitect@gmail.com

**Second Floor  
 Master Bath -  
 Partial Floor Plan  
 and RCP**



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
**06/29/20**  
 scale:  
 as noted  
 issue:

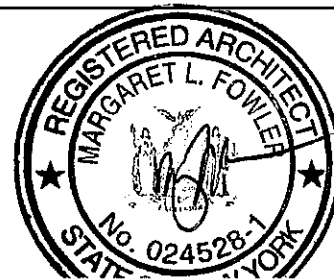
drawing no.

**A-2.1**



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**East Elevation -  
 Front  
 no Changes**

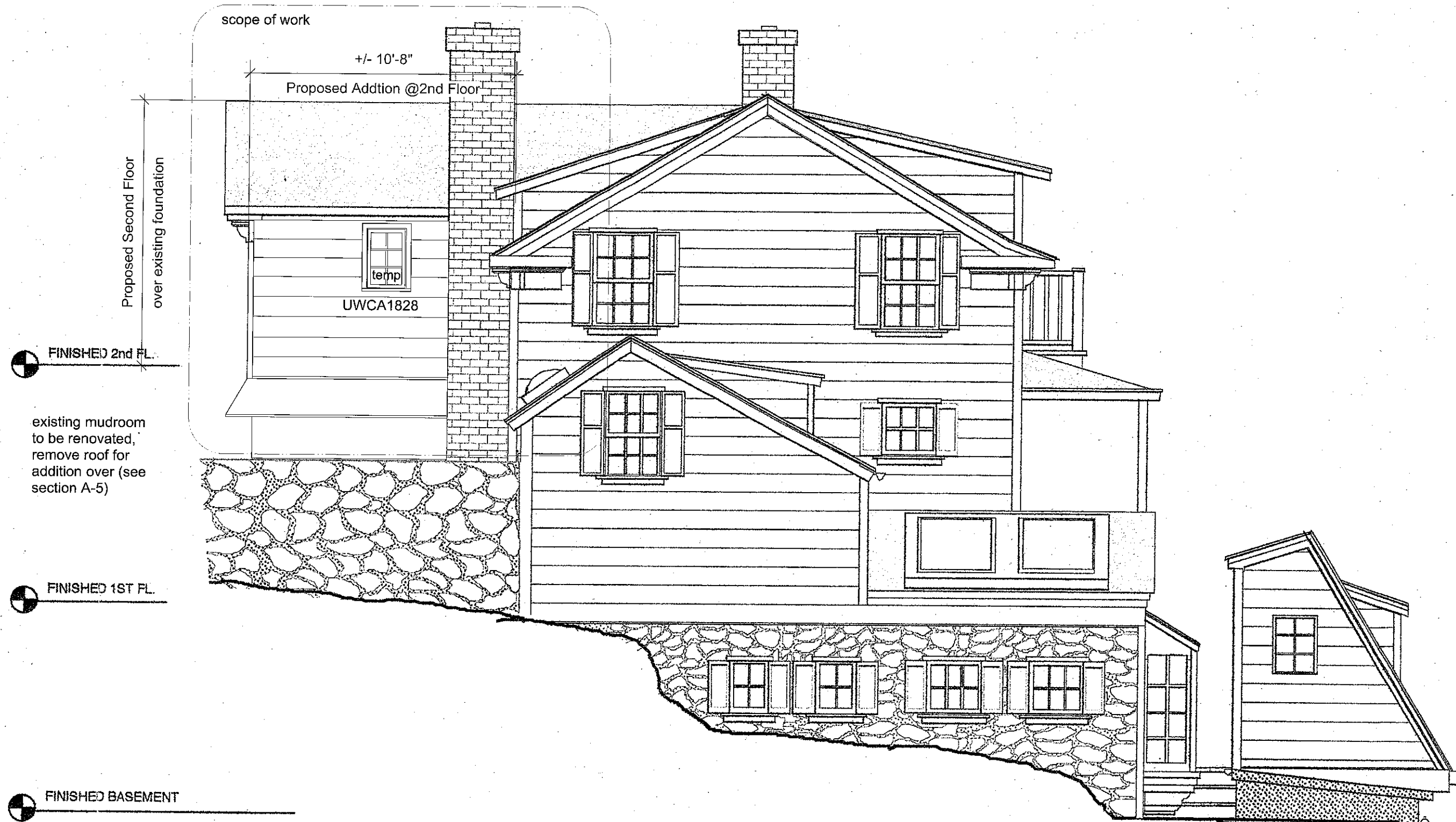


alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
 06/29/20  
 scale:  
 as noted  
 issue:

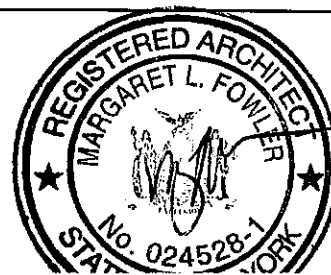
drawing no.

**A-4.1**



architect  
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**South Elevation  
 (Side)**



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

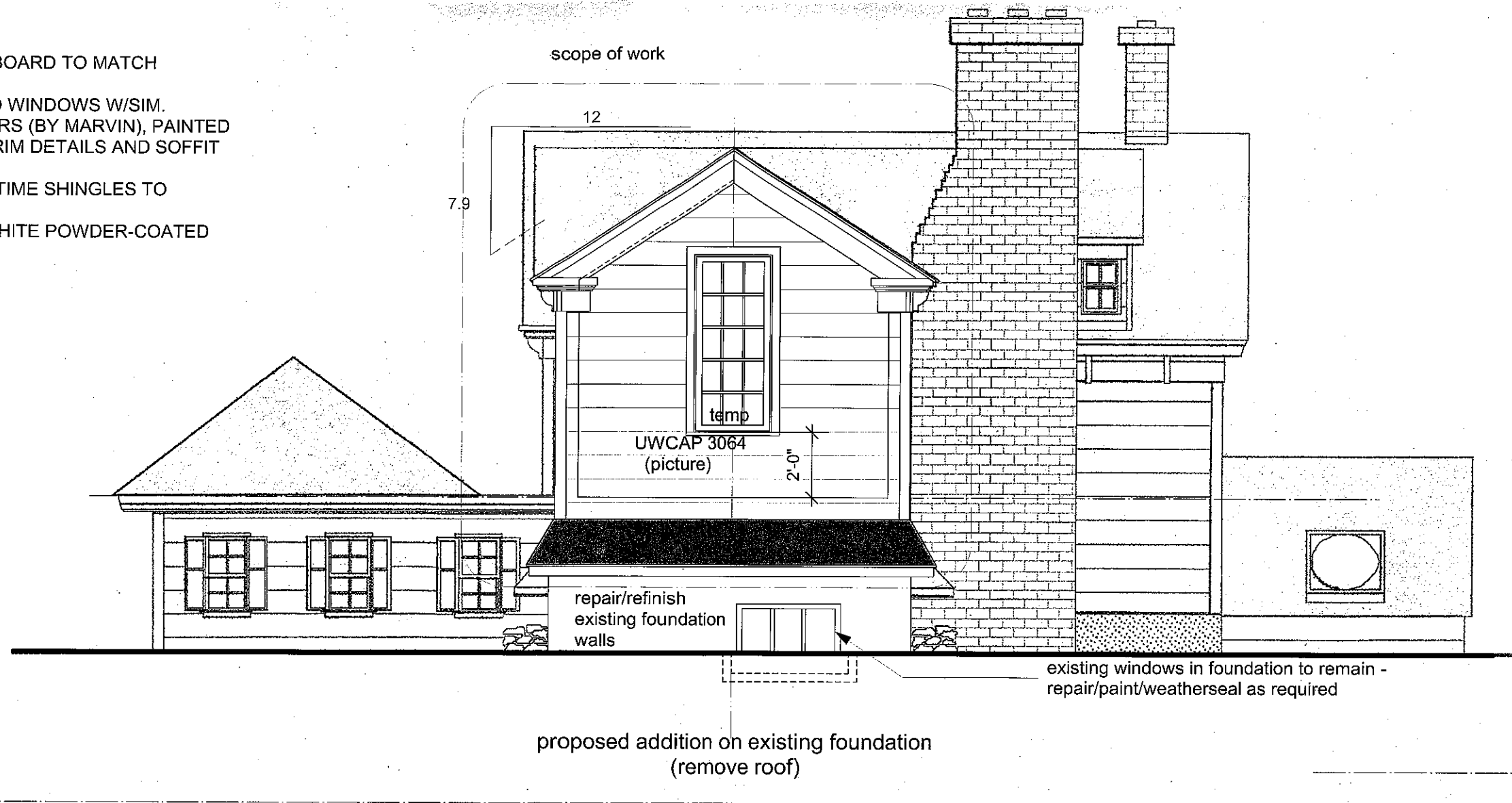
date:  
 06/29/20  
 scale:  
 as noted  
 issue:

drawing no.

**A-4.2**

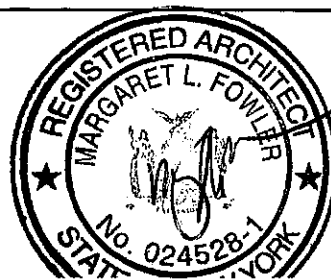
**EXTERIOR ELEVATION NOTES:**

1. **SIDING** - HORIZONTAL CLAPBOARD TO MATCH EXISTING.
2. **WINDOWS AND TRIM** - WOOD WINDOWS W/SIM. DIVIDED LIGHTS W/ SPACER BARS (BY MARVIN), PAINTED WHITE TO MATCH EXISTING. TRIM DETAILS AND SOFFIT DETAILS TO MATCH EXISTING.
3. **ROOFING** - TIMBERLINE LIFETIME SHINGLES TO MATCH EXISTING.
4. **GUTTERS AND LEADERS** - WHITE POWDER-COATED ALUM TO MATCH EXISTING.



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**West Elevation  
 (Back)**

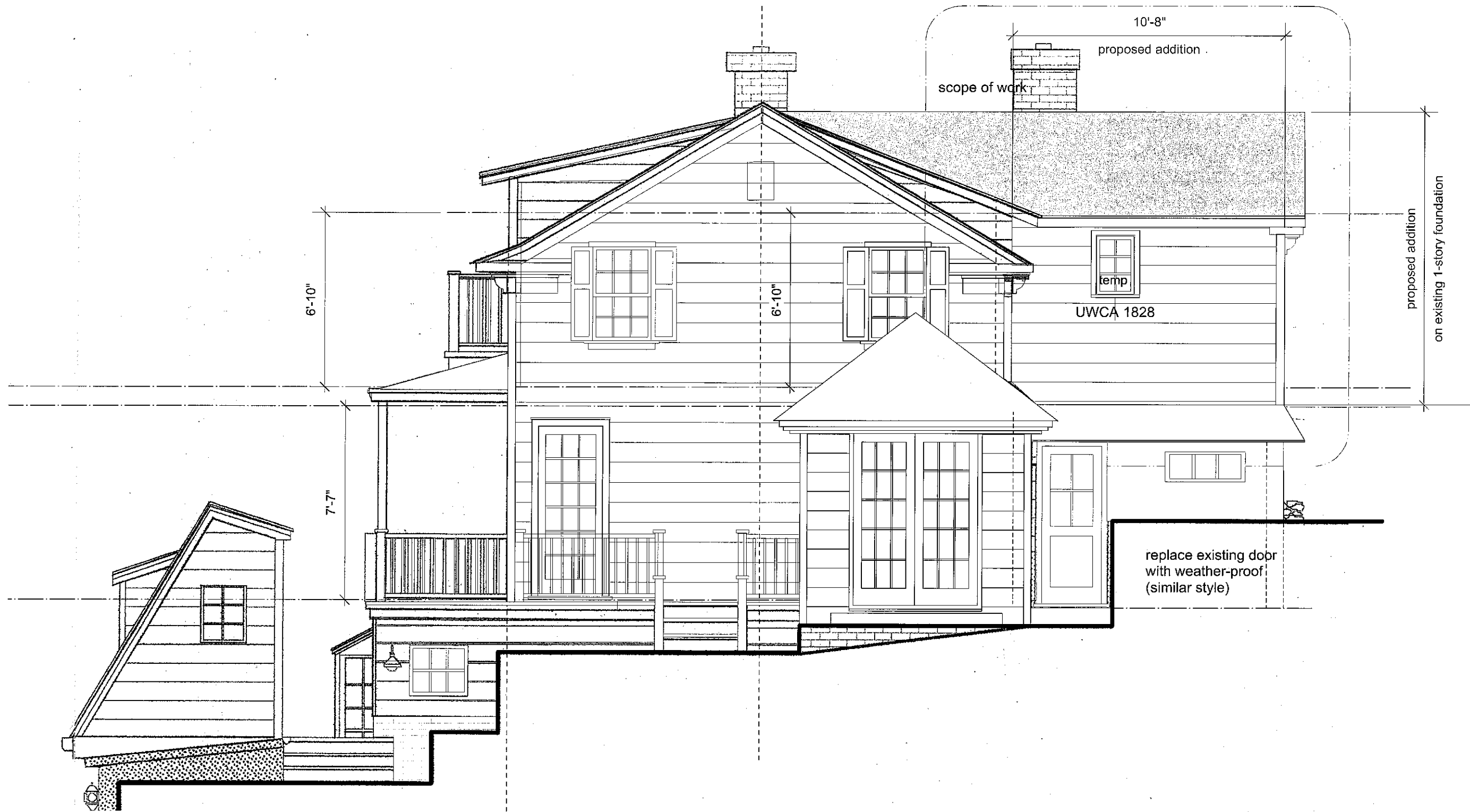


alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
 06/29/20  
 scale:  
 as noted  
 issue:

drawing no.

**A-4.3**



architect  
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 NYS License # 024528-1  
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**North Elevation  
 (Side)**

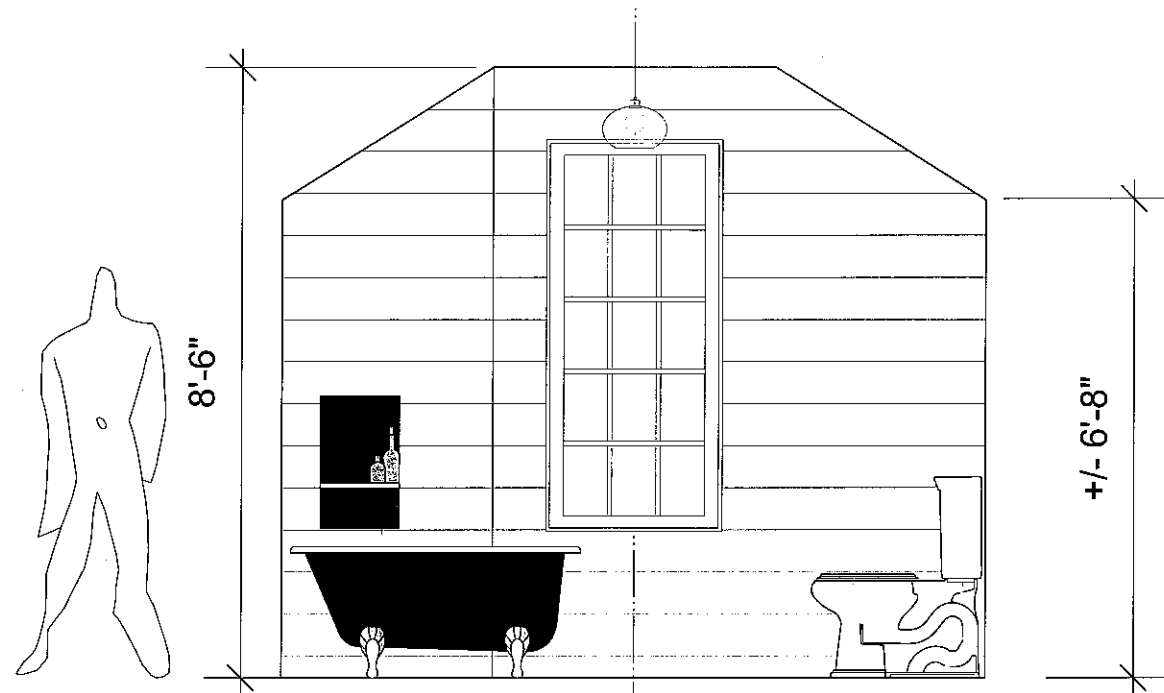


alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

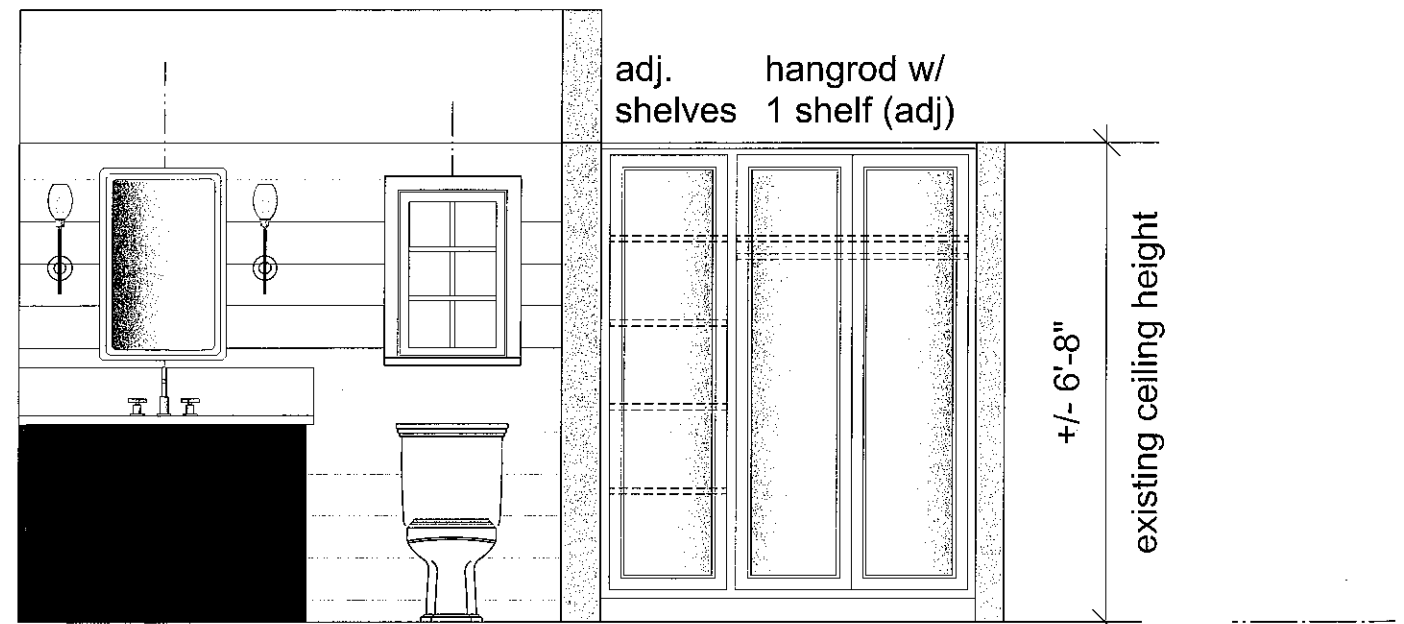
date:  
 06/29/20  
 scale:  
 as noted  
 issue:

drawing no.

**A-4.4**



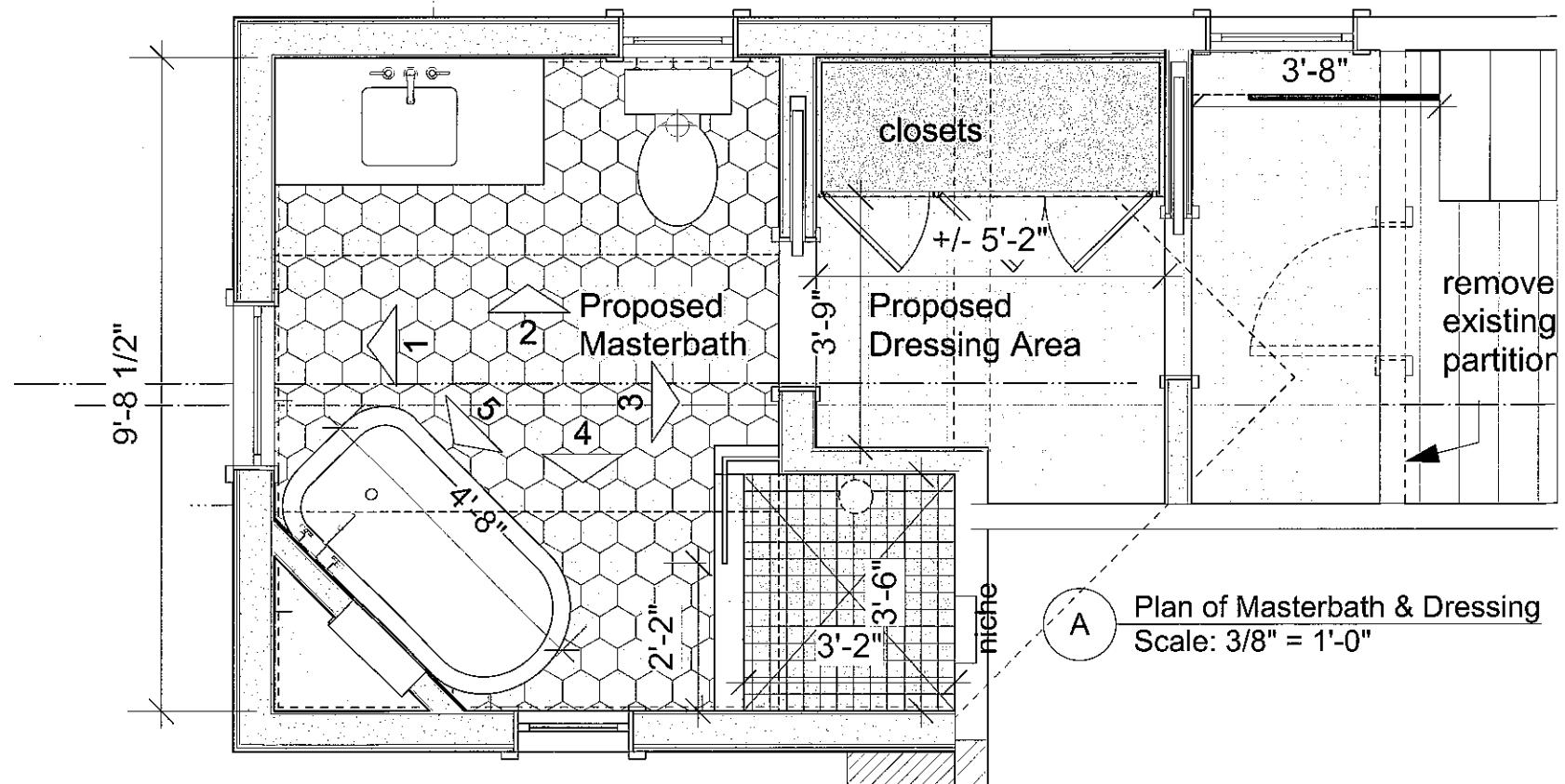
1 Masterbath Looking West  
Scale: 3/8" = 1'-0"



2 Masterbath & Dressing Looking North  
Scale: 3/8" = 1'-0"

**INTERIOR ELEVATION NOTES:**

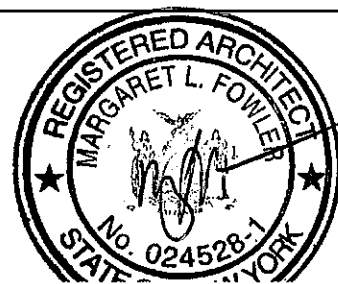
1. **FLOORS** - CEMENT TILE OVER WARMBOARD WITH RADIANT HEAT (ALTERNATE ELECTRIC HEAT MATT BY "NUHEAT" OR EQUAL). VERIFY THICKNESS OF TILE PRIOR TO SETTING FINISHED FLOOR HEIGHT TO ALIGN WITH EXISTING.
2. **WALLS** - 6" HORIZONTAL SHIPLAP WOOD PAINTED SEMI-GLOSS WHITE (VERIFY FIRE-RATING OVER INSULATION OR INSTALL THERMAL IGNITION BARRIER).
3. **SHOWER WALLS AND NICHE** - STONE SURROUND AT OUTSIDE EDGE OF SHOWER, TILE WALLS, COORDINATE LAYOUT AND SIZE OF NICHE WITH ARCHITECT IN FIELD.
4. **WINDOWS AND TRIM** - 2 1/4" FLAT TRIM, NO MITERS, WITH 5/4" SILL WITH EASED EDGES.
5. **CEILING** - 1/2" WATER RESISTANT GWB, PAINTED CLG WHITE.



A Plan of Masterbath & Dressing  
Scale: 3/8" = 1'-0"

architect  
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**Master Bath  
 Interior Elevations**



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
 06/29/20  
 scale:  
 as noted  
 issue:

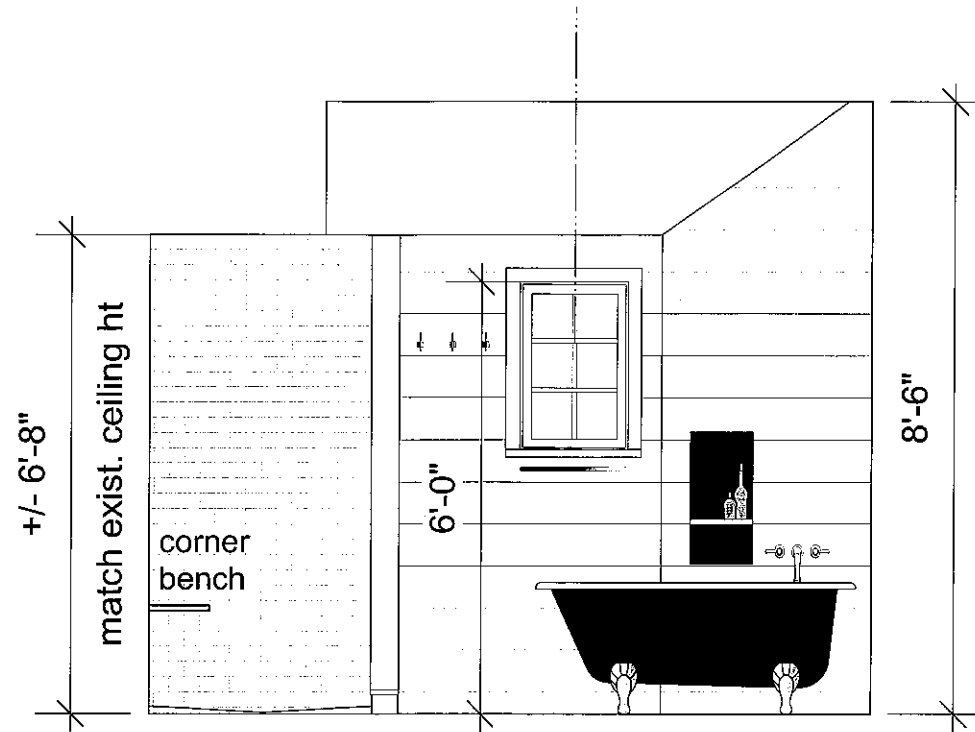
drawing no.

**A-6.1**

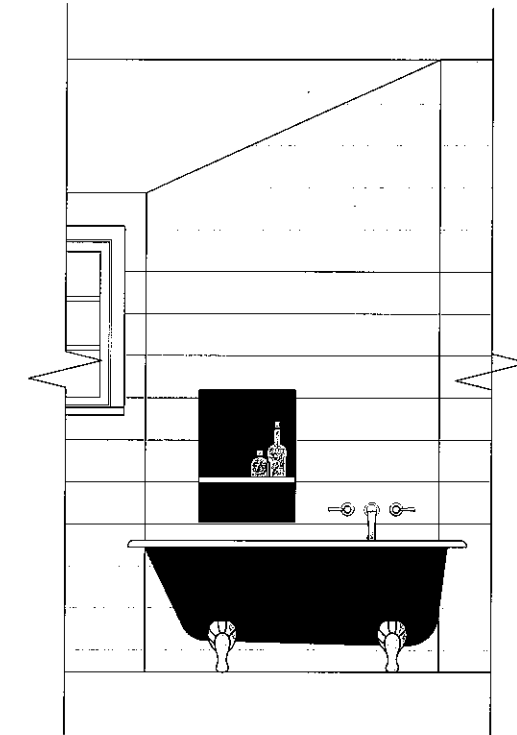




3 Masterbath Looking East  
Scale: 3/8" = 1'-0"



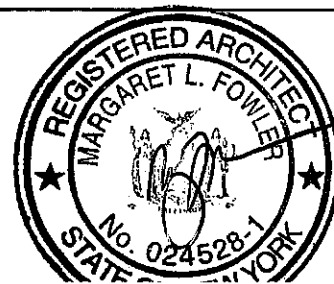
4 Masterbath Looking South  
Scale: 3/8" = 1'-0"



5 Masterbath Looking at Tub Wall  
Scale: 3/8" = 1'-0"

architect  
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## Master Bath Interior Elevations



alterations and additions to  
**Baryshnikov Rinehart**  
 63 Washington Springs Rd.  
 Palisades, NY 10964  
 Tax Lot 78.18 - 1 - 16

date:  
 06/29/20  
 scale:  
 as noted  
 issue:

drawing no.

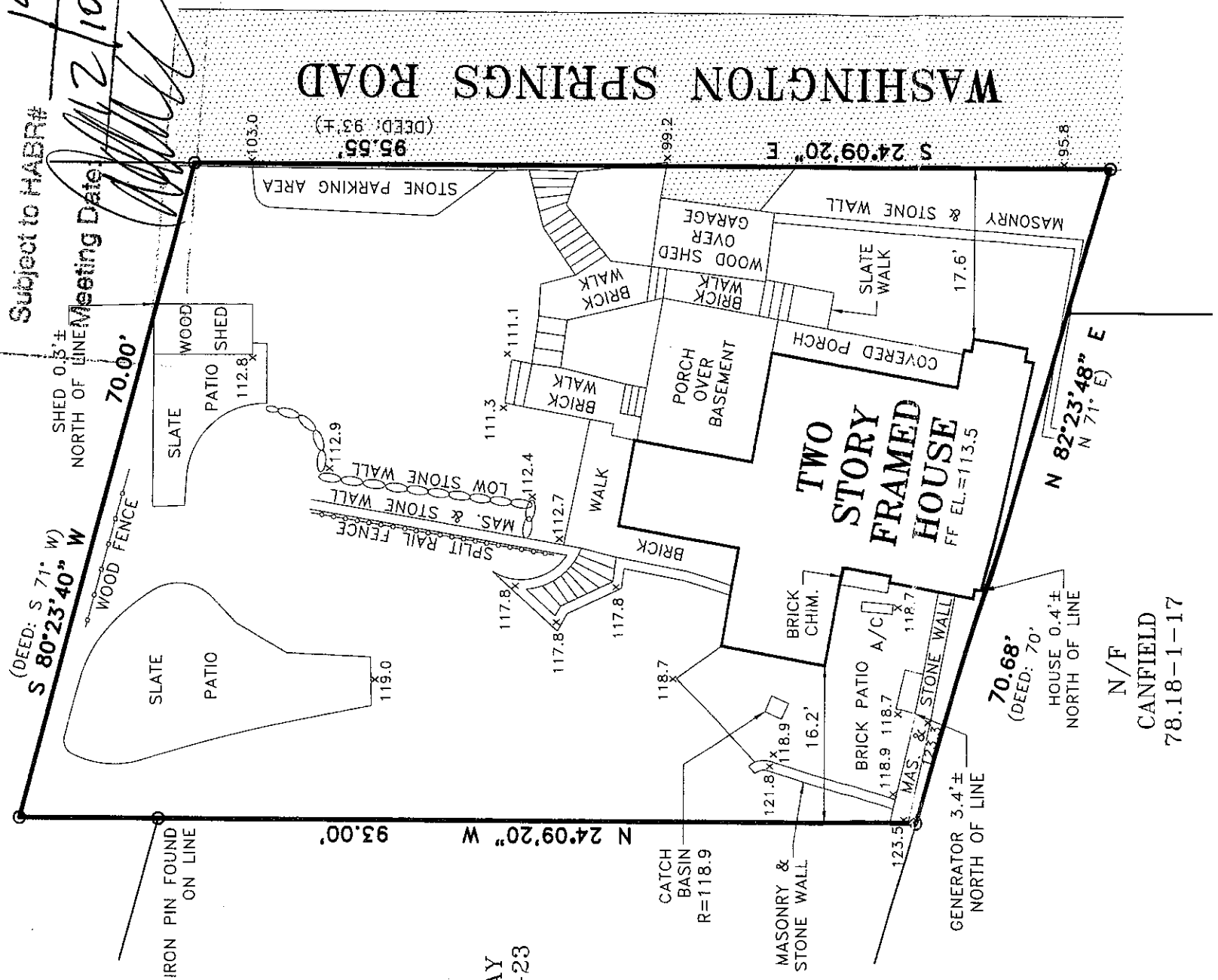
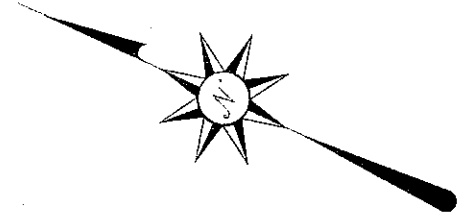
# A-6.1

**LOT AREA**  
 Town of Orangetown 7.65S.F.  
 Historic Areas Board of Review  
 0.15 ACRES

N/F  
 TOMPKINS & JONES  
 78.18-1-15

**APPROVED**

Subject to HABR# 19-23  
 Meeting Date: 12/10/19



WASHINGTON SPRINGS ROAD

S 24°09'20" E 95.55'  
 S 24°09'20" E 95.55'  
 S 24°09'20" E 95.55'

(DEED: S 71° W)  
 S 80°23'40" W 70.00'  
 SHED 0.5'±  
 NORTH OF LINE

IRON PIN FOUND ON LINE

N/F  
 TREMBLAY  
 78.18-1-23

CATCH BASIN  
 R=118.9

MASONRY & STONE WALL

BRICK PATIO A/C

GENERATOR 3.4'±  
 NORTH OF LINE

70.68'  
 (DEED: 70'  
 HOUSE 0.4'±  
 NORTH OF LINE

N/F  
 CANFIELD  
 78.18-1-17

TWO STORY FRAMED HOUSE  
 FF EL.=113.5

N 82°23'48" E  
 N 71° E

Town of Orangetown  
 Meeting Of  
 SEP 02 2020  
 HISTORICAL AREAS  
 BOARD OF REVIEW

Town Of Orangetown  
 Meeting Of:  
 DEC 10 2019  
 HISTORICAL AREAS  
 BOARD OF REVIEW

**GENERAL NOTES:**

1. THE PREMISES SHOWN HEREON IS GENERALLY AS DESCRIBED IN DEED INSTRUMENT #2010-15432 RECORDED IN THE ROCKLAND COUNTY CLERK'S OFFICE.
2. SURVEYED AS PER RECORD DESCRIPTIONS AND EXISTING MONUMENTATION.
3. SUBJECT TO ANY EASEMENTS AND/OR RIGHT OF WAYS THAT AN ACCURATE UP TO DATE ABSTRACT OF TITLE MAY SHOW.
4. THE LOCATION OF ANY SUBSURFACE EASEMENTS, RIGHT OF WAYS, ENCROACHMENTS, AND/OR IMPROVEMENTS, IF ANY EXIST, ARE NOT CERTIFIED OR SHOWN HEREON.
5. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE ORIGINAL SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
6. ANY ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 7209, SUBDIVISION 2.
7. ELEVATION DATUM BASED UPON APPROXIMATE USGS.
8. PROPERTY CORNER MONUMENTS WERE NOT PLACED AS PART OF THIS SURVEY.

**W.E. James**  
 Engineering and  
 Land Surveying, PLLC  
 8 CHEANDA LANE  
 WALKKILL, NEW YORK 12589  
 PHONE: (845) 566-6522 FAX: (845) 566-6525  
 EMAIL: WEJames@optionline.net  
 www.wejamesassociates.com

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A TRUE VALID COPY. GUARANTEES OF ACCURACY INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTIONS. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR INDIVIDUALS.  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON: SEPTEMBER 18, 2019

**CERTIFIED ONLY TO:**

1. FOOTHOLD, LLC
2. MIKHAIL BARYSHNIKOV AND LISA RINEHART
3. FIRST AMERICAN TITLE INSURANCE COMPANY
4. GALE BARRETT SHRADY

WILLIAM E. JAMES, P.E., P.L.S.  
 NY STATE PROFESSIONAL LAND SURVEYOR LICENSE #050506

PROJECT TITLE: SURVEY PREPARED FOR  
**Foothold, LLC**

TAX MAP SECTION 78.18, BLOCK 1, LOT 16  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY, NEW YORK

SCALE: 1" = 15'  
 DATE: SEPT. 20, 2019  
 SHEET NO: 1 OF 1

PROJECT CAD REFERENCE:  
 ROCKLAND COUNTY/TOWN OF ORANGETOWN WASHINGTON SPRINGS ROAD/FOOTHOLD, LLC.DWG