

APPLICATION FOR ARCHITECTURAL REVIEW

REQUIREMENTS: 10 COPIES OF THIS FORM WITH ANY ATTACHMENTS

PLEASE PRINT

NAME OF APPLICANT: Arthur Tolis/ Sophia Lee DATE: March 23, 2015

ADDRESS: 23 Colonial Drive, Goshen, New York 10924

PHONE NUMBER: C: 845-649-6727 EMAIL: sophial@frontiernet.net

LOCATION OF PROJECT: 70 Ralphie Lane , Chester New York 10918

SECTION 8 BLOCK 1 LOT 80

PLEASE DESCRIBE IN DETAIL THE REASON FOR REVIEW (STATE DIMENSIONS, COLORS, MATERIALS, ETC.) ALSO, PLEASE ATTACH ANY PICTURES, DRAWINGS OR BROCHURES THAT APPLY TO YOUR CASE.

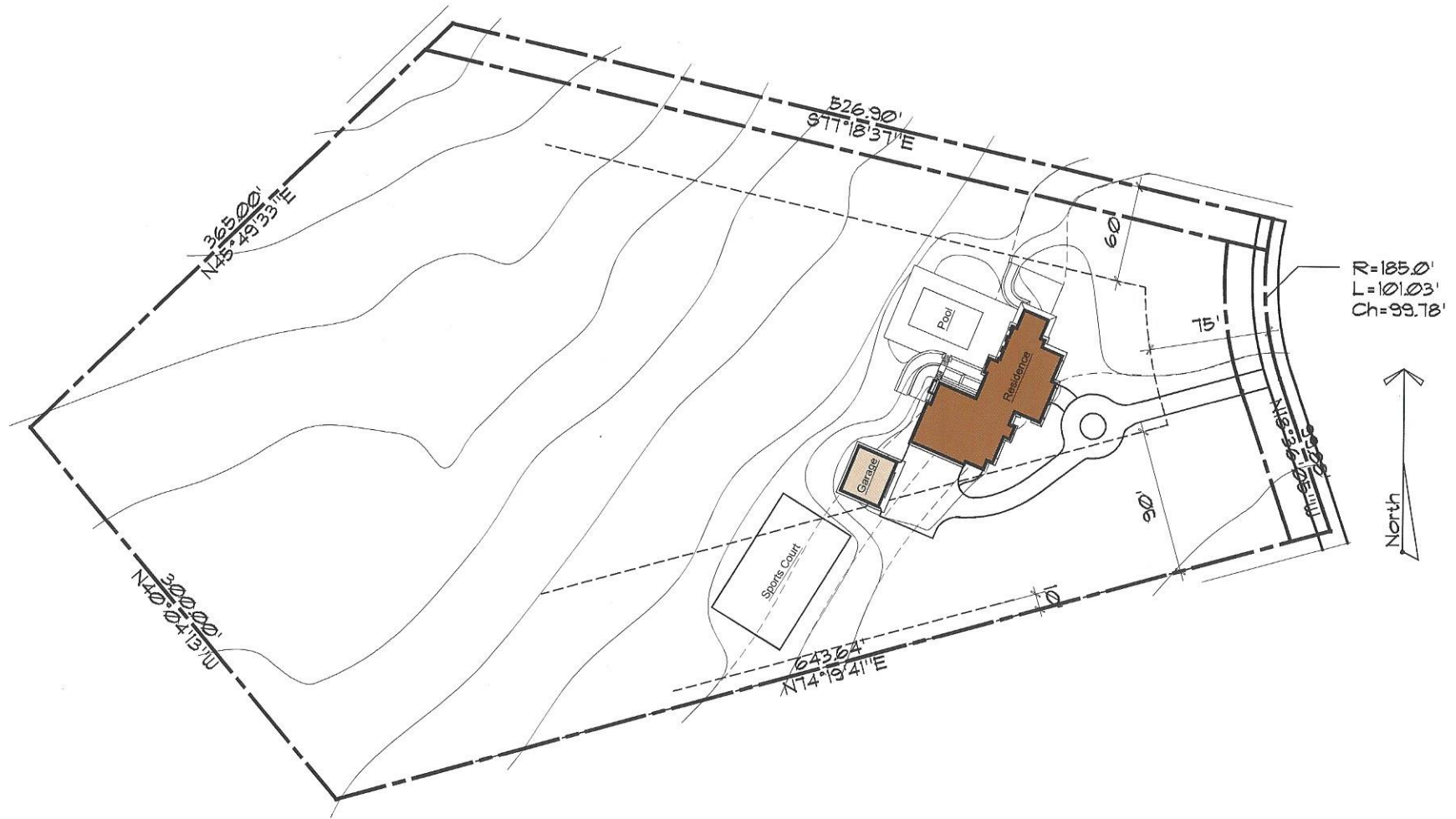
We intend to construct a new residence of approximately 5500 square feet on a pre-
approved (engineered) lot within this subdivision. We intend to take advantage of the
slope of the lot by incorporating a walk-out basement thereby minimizing the alteration of
the slope of the land. In its current undeveloped state, the lot is somewhat cleared, and we
intend to keep the site disturbance to a minimum in order to (a) preserve the land and (b)
to help the residence blend with the surroundings.

The exterior materials will be stucco and adheared stone. The windows sashes and frames
will be black, the trim around the windows a contrasting earth tone. The stucco will be an
earth tone. The stone will be similar in color to the natural rock on the site. The patios and
portico flooring will be bluestone. The client likes slate roofing with copper details, but for
cost reasons we may select materials that mimic these in a weathered state. The soffit and
rake materials will be vinyl, the same color as the window trim. There are three 'Juliet' style
balconies on the rear of the residence that will be black metal.

Included with the project is a swimming pool, an accessory garage building, and a sports
court which are in context with the surrounding homes.

SEE FEES

PLEASE CALL 845-469-7000, EXT. 308 WITH ANY QUESTIONS.



Lee-Tolis- Preliminary Plot Plan

Mar. 20, 15
Scale: 1"= 100'-0"

ARCHITECT
cipc

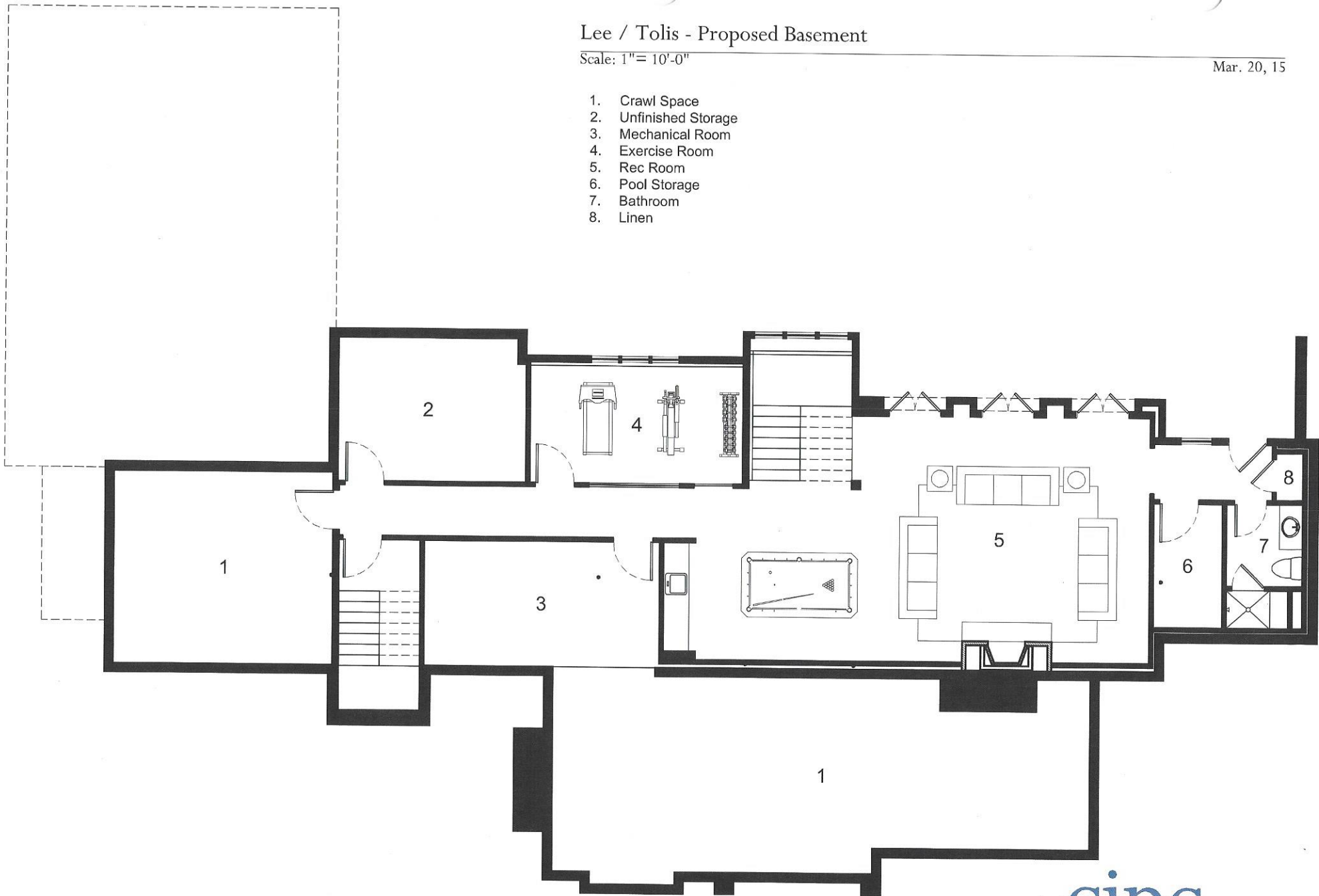
Christopher JP Collins, RA, LEED^{AP}
10 Nieland Drive, Warwick New York 10990
T: (845) 988-0233 | F: (845) 988-0255 | E: info@cjpccarchitect.com
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Lee / Tolis - Proposed Basement

Scale: 1" = 10'-0"

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1. Crawl Space
2. Unfinished Storage
3. Mechanical Room
4. Exercise Room
5. Rec Room
6. Pool Storage
7. Bathroom
8. Linen



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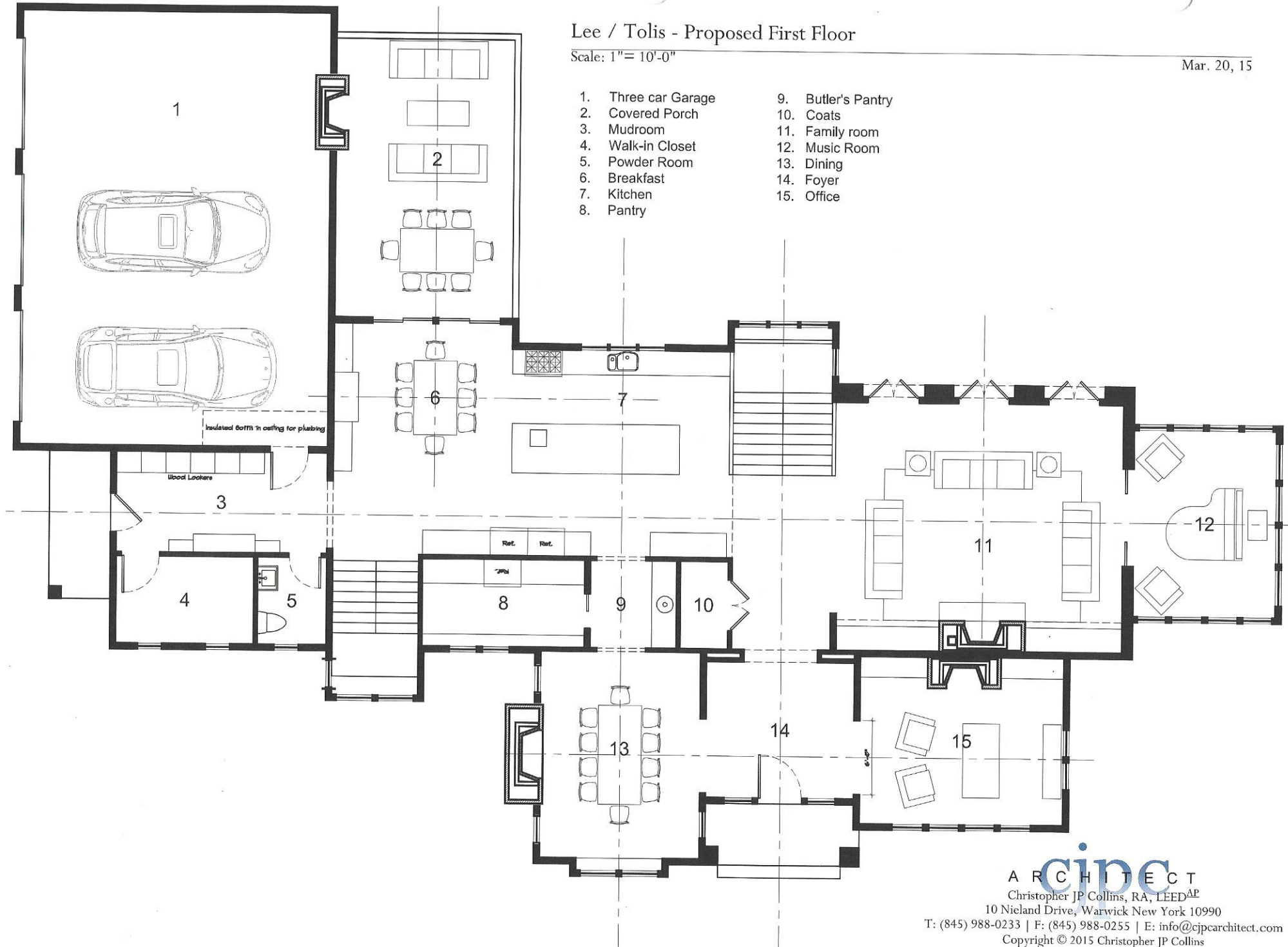
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Lee / Tolis - Proposed First Floor

Scale: 1" = 10'-0"

Mar. 20, 15

- | | |
|---------------------|--------------------|
| 1. Three car Garage | 9. Butler's Pantry |
| 2. Covered Porch | 10. Coats |
| 3. Mudroom | 11. Family room |
| 4. Walk-in Closet | 12. Music Room |
| 5. Powder Room | 13. Dining |
| 6. Breakfast | 14. Foyer |
| 7. Kitchen | 15. Office |
| 8. Pantry | |



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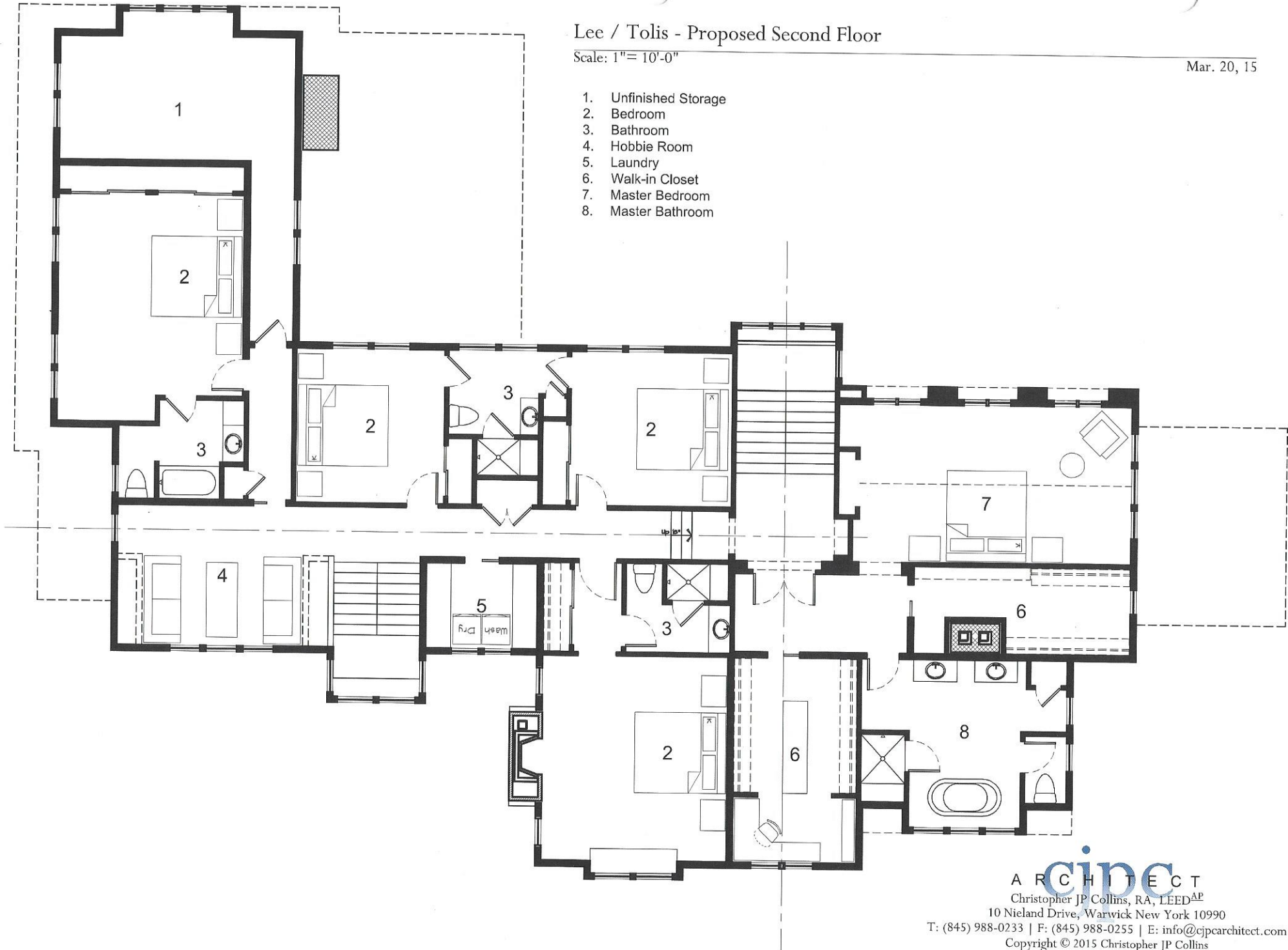
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Lee / Tolis - Proposed Second Floor

Scale: 1" = 10'-0"

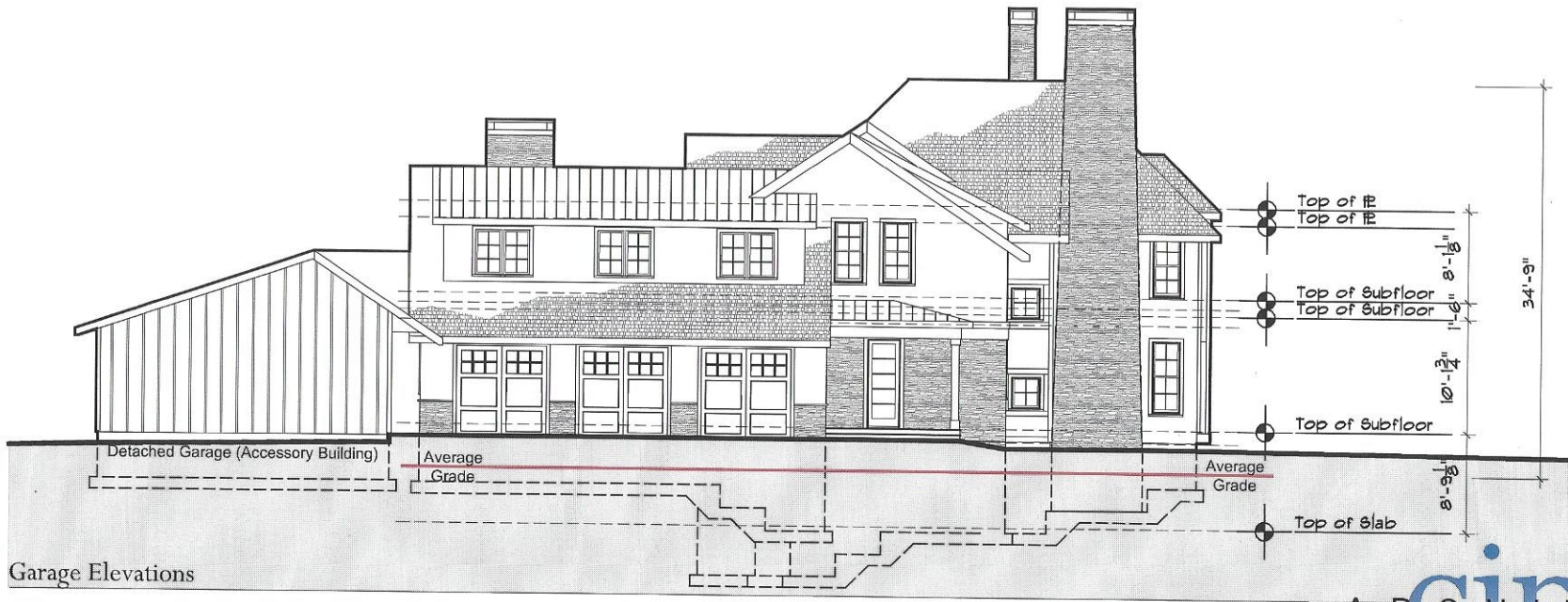
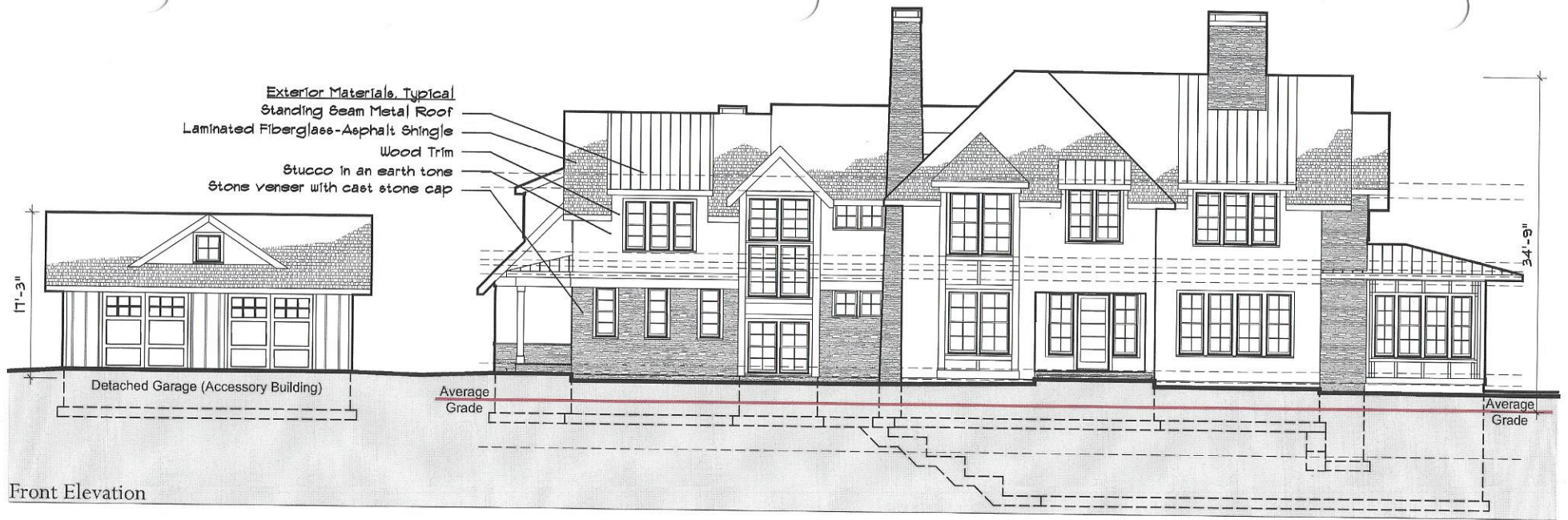
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1. Unfinished Storage
2. Bedroom
3. Bathroom
4. Hobbie Room
5. Laundry
6. Walk-in Closet
7. Master Bedroom
8. Master Bathroom



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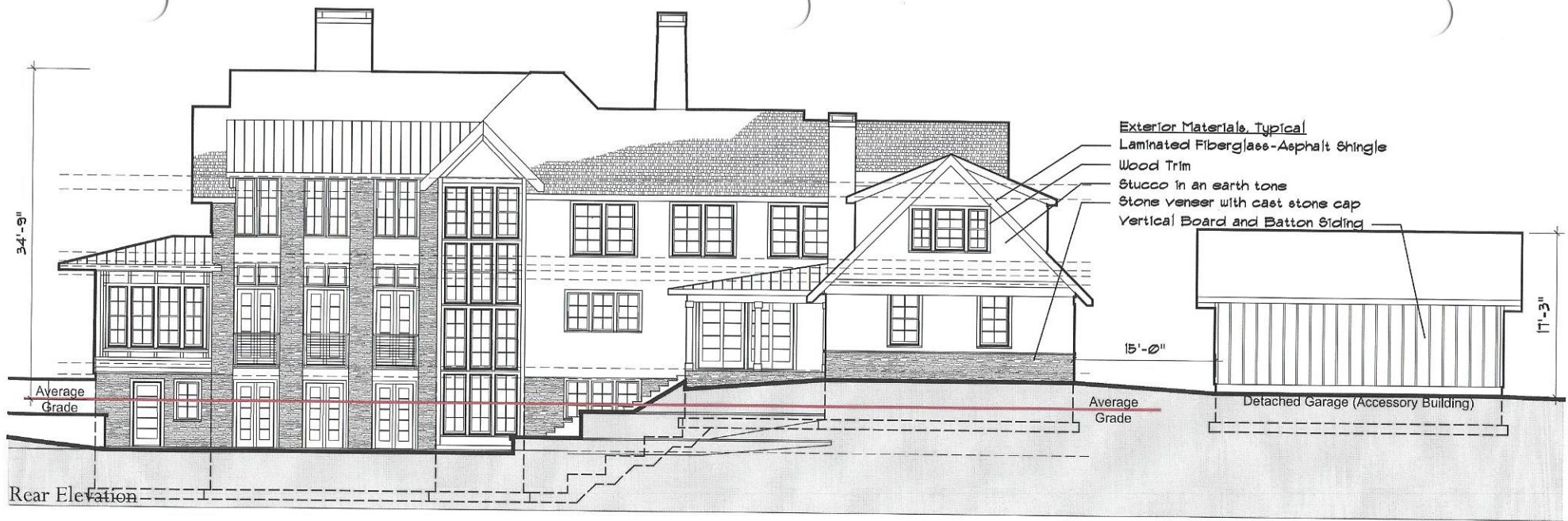
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Lee-Tolis: Proposed Elevations

70 Ralphie Lane, Chester New York 10918 | Section 8, Block 1, Lot 80

Mar. 20, 15

Scale: 1/16" = 1'-0"



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Lee-Tolis: Proposed Elevations

70 Ralphie Lane, Chester New York 10918 | Section 8, Block 1, Lot 80

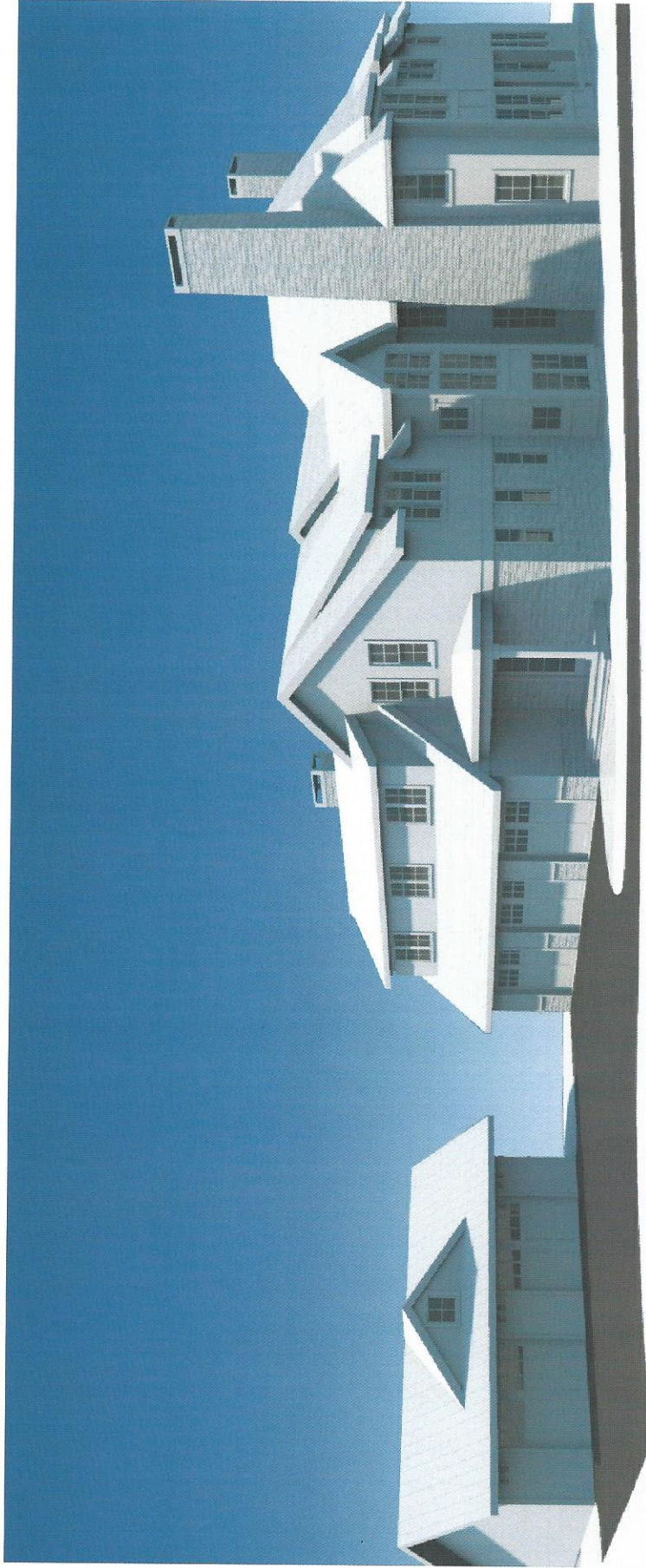
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Lee / Tolis - Front View 1

Mar. 19, 15



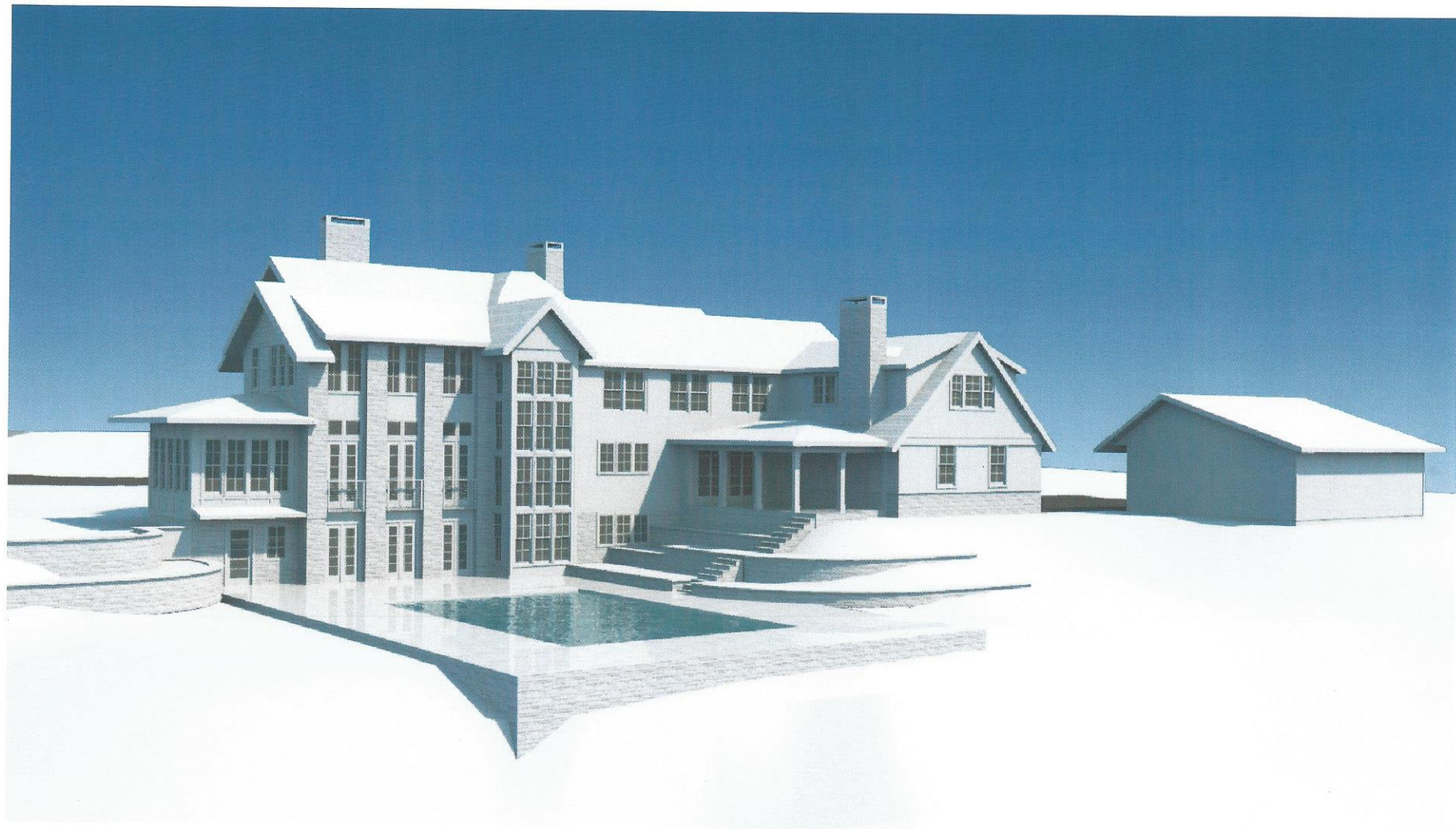
Lee / Tolis - Front View 2

Mar. 19, 15



Lee / Tolis - Rear View 2

Mar. 20, 15



Lee / Tolis - Rear View 2

Mar. 19, 15

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