

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 checked="" 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:** Frasca Residence - New Pool and Pool Cabana

**Street Address:** 79 Corbett Lane Palisades, NY 10960

**Tax Map Designation:**  
 Section: 78.19 Block: 1 Lot(s): 21  
 Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot(s): \_\_\_\_\_

**Directional Location:**  
 On the east side of Corbett Lane, approximately  
+/- 600 feet NE of the intersection of Washington Spring Rd, in the  
 Town of ORANGETOWN in the hamlet/village of Snedens Landing/ Palisades.

<b>Acreage of Parcel</b> <u>110,596 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.)*  
New inground Pool and Cabana (Accessory) with new retaining walls and landscaping

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.  
 Date: 9-4-20 Applicant's Signature: [Signature]

# APPLICATION REVIEW FORM

**Applicant:** Curt and Sabelle Frasca (by Margaret Fowler) Phone # 917-371-7010

**Address:** 79 Corbett Lane Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Property Owner:** Curt and Sabelle Frasca Phone # 917-371-7010

**Address:** 79 Corbett Lane Palisades NY 10964  
Street Name & Number (Post Office) City State Zip Code

**Engineer/Architect/Surveyor:** Margaret Fowler Architect, LLC Phone # 845.680.9475

**Address:** 500 N. Broadway Upper Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

**Attorney:** n/a Phone # \_\_\_\_\_

**Address:** \_\_\_\_\_  
Street Name & Number (Post Office) City State Zip Code

**Contact Person:** Margaret Fowler Phone # 845.680.9475 (office) 845.323.3850 (cell)

**Address:** 500 N. Broadway Upper Nyack NY 10960  
Street Name & Number (Post Office) City State Zip Code

## GENERAL MUNICIPAL LAW REVIEW:

This property is within 500 feet of:  
(Check all that apply)

**IF ANY ITEM IS CHECKED, A REVIEW MUST BE DONE BY THE ROCKLAND COUNTY COMMISSIONER OF PLANNING UNDER THE STATE GENERAL MUNICIPAL LAW, SECTIONS 239 L, M, N, AND NN.**

\_\_\_\_\_ State or County Road  
\_\_\_\_\_ Long Path  
\_\_\_\_\_ Municipal Boundary

\_\_\_\_\_ State or County Park  
\_\_\_\_\_ County Stream  
\_\_\_\_\_ County Facility

List name(s) of facility checked above:

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

### Referral Agencies:

\_\_\_\_\_ RC Highway Department  
\_\_\_\_\_ RC Drainage Agency  
\_\_\_\_\_ NYS Dept. of Transportation  
\_\_\_\_\_ NYS Thruway Authority  
\_\_\_\_\_ Adjacent Municipality  
\_\_\_\_\_ Other

\_\_\_\_\_ RC Division of Environmental Resources  
\_\_\_\_\_ RC Dept. of Health  
\_\_\_\_\_ NYS Dept. of Environmental Conservation  
\_\_\_\_\_ Palisades Interstate Park Commission

# 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 n/a
- 2) Total square footage
- 3) Number of dwelling units

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

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### Environmental Constraints:

Are there **slopes greater than 25%**? If yes, please indicate the amount and show the gross and net area 110,596 SF gross - 25,493 (50%) = 97,489 net

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

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### 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.

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

see attached

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# Historical Areas Board of Review(HABR)

Town of Orangetown Building Department  
20 Greenbush Road, Orangeburg, New York 10962

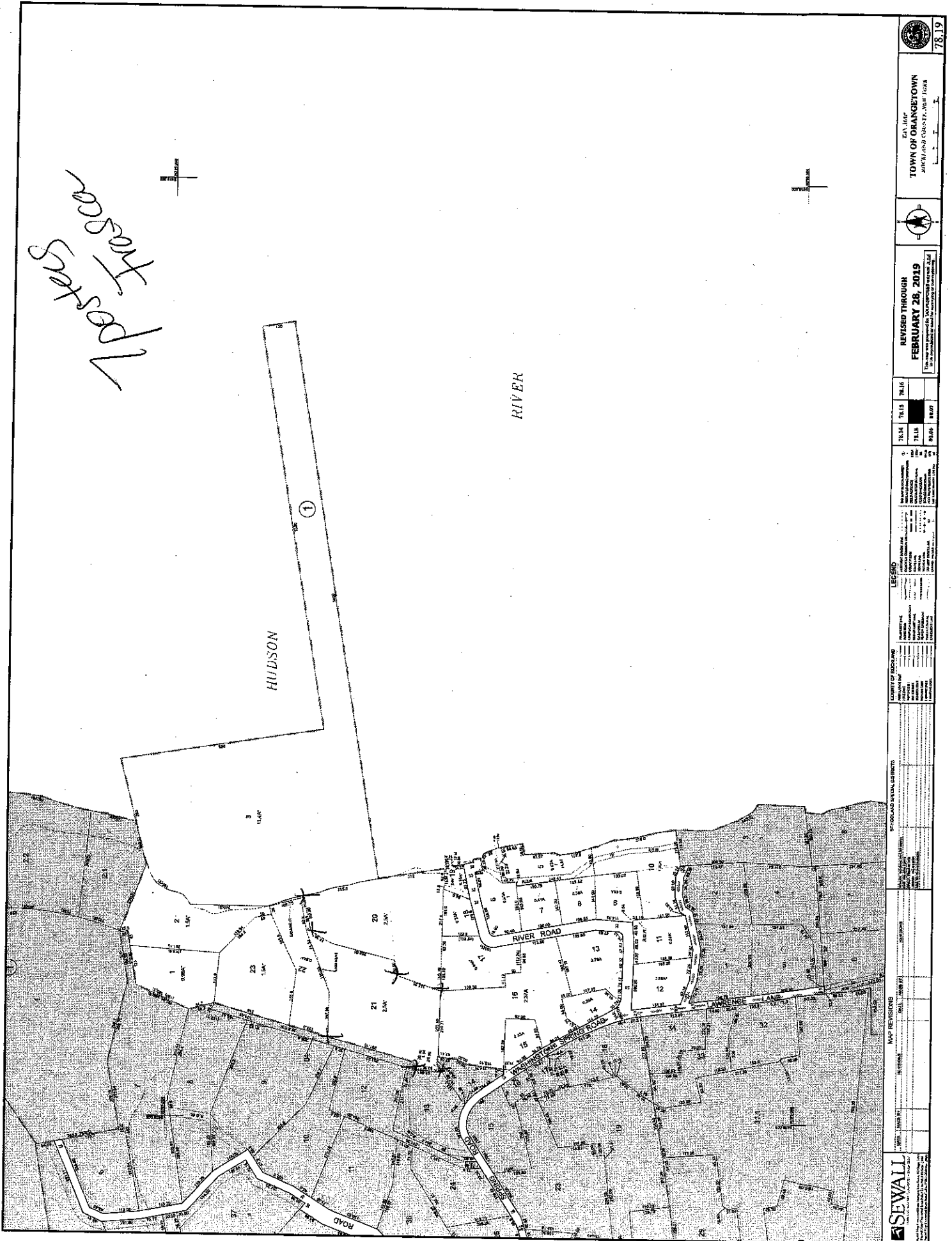
*Frasca Pool  
& Pool house*

PROPERTY ADDRESS: 79 Corbett Lane Palisades, NY Section/Block/Lot: 78.19 - 1 - 21

1. Provide a narrative summary explaining the project and including any facts pertaining to this project which applicant feels would be of interest to the Board;
2. Architectural Plans;
3. It is preferable to the HABR if the Architect would appear at the meeting with the Applicant.
4. Please bring SAMPLES of building materials to the meeting.
5. Materials checklist: (please provide the brand name, type, style, model and color numbers):

	COLOR	MATERIAL	MANUFACTURER
Roof:	Charcoal Gray	Slate	
Siding:	White	Brick	
Decorative Siding:			
Soffits & Fascia:	White	Wood	
Gutters & Leaders:	Copper	Copper	
Windows:	Burnished Steel	Steel	
Trim:			
Shutters:			
Front Door:	Black	Burnished Steel	Riviera Bronze
Back Door:	Black	Burnished Steel	Riviera Bronze
Garage Door(s):			
Other Door(s):			
Lighting:	Copper/Black Iron	Copper/Black Iron	Custom
Lighting:			
Stone or Rock being used on Structure:	White (painted)	Brick	
Stone or Rock being used on walkway(s):	Bluestone	Bluestone	
Other:			

*Posters  
Trasaca*



**SEWALL**  
 Surveyors & Engineers, Inc.  
 1000 Peachtree Street, N.W.  
 Atlanta, Georgia 30309  
 Phone: 404.525.1111  
 Fax: 404.525.1112  
 www.sewall.com

**MAP REVISIONS**

NO.	DATE	BY	REVISION
1	02/28/19	AS	INITIAL

**SCHOOL AND SPECIAL DISTRICTS**

NO.	NAME	ADDRESS
1	...	...

**COUNTY OF BOULDER**

NO.	NAME	ADDRESS
1	...	...

**LEGEND**

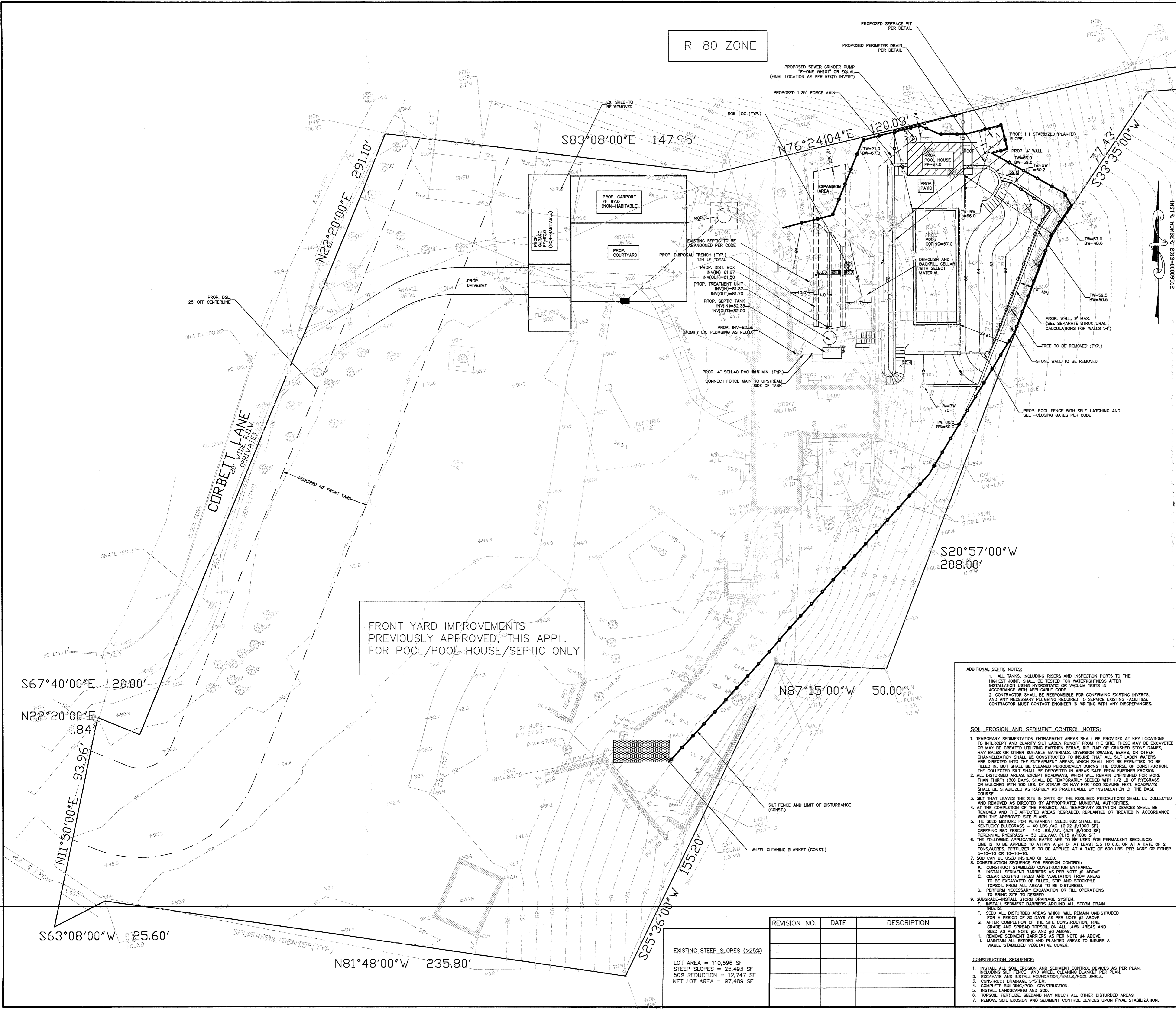
SYMBOL	DESCRIPTION
...	...

**REVISIONS THROUGH**  
**FEBRUARY 28, 2019**  
 This map was prepared under the authority of the State of Georgia.

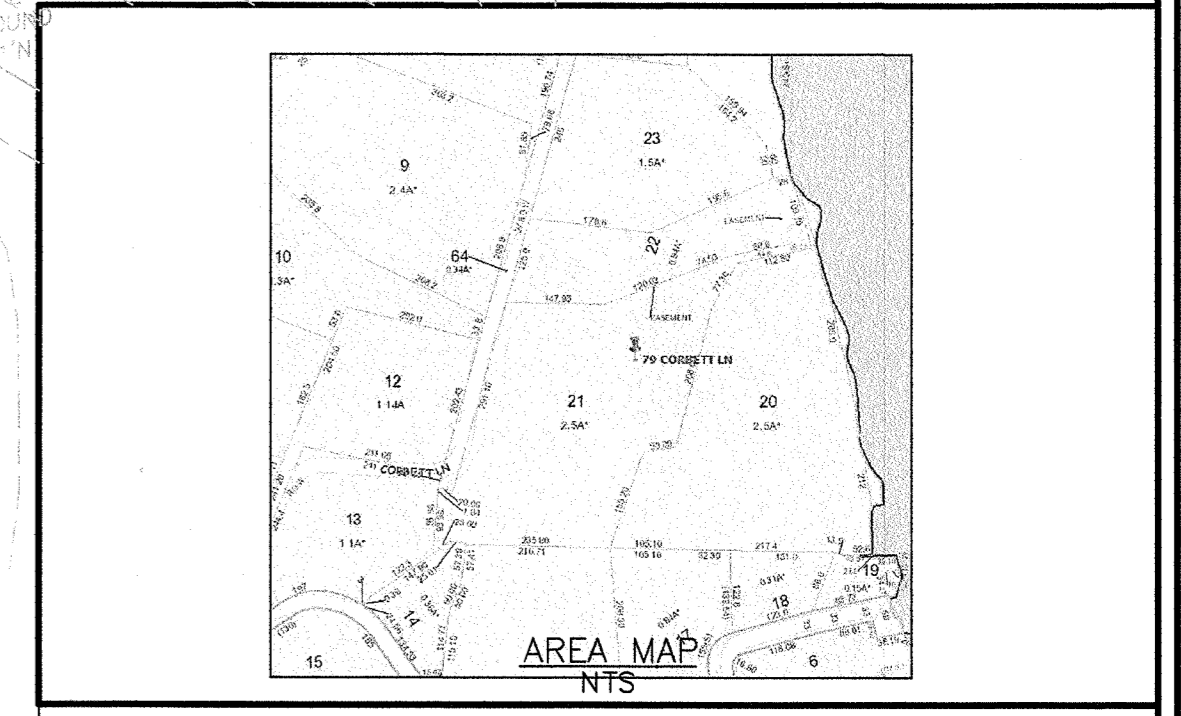
**TOWN OF ORANGETOWN**  
 1000 Peachtree Street, N.W.  
 Atlanta, Georgia 30309  
 Phone: 404.525.1111  
 Fax: 404.525.1112  
 www.sewall.com

78.14 78.15 78.16  
 78.18 78.19

78.19



S8°50'00"E 10.00'  
 N85°15'00"E 88.80'  
 S85°15'00"W 84.87'



**ZONING LEGEND**

ZONE: R-22 MEDIUM DENSITY RESIDENCE	REQUIRED	PROPOSED
MINIMUM LOT AREA, GROSS (SF)	22,500	110,596
MINIMUM LOT AREA, NET (SF)	22,500	97,469
MINIMUM LOT WIDTH (FT.)	125	402.9
MINIMUM STREET FRONTAGE (FT.)	75	311.1
MAXIMUM FLOOR AREA RATIO (%)	0.20	0.087

PROPOSED ACCESSORY	REQUIRED	POOL HOUSE
MINIMUM SIDE YARD-ONE (FT.)	5	7.1
MINIMUM REAR YARD (FT.)	15	48.1
MAXIMUM BUILDING HEIGHT (FT./STORY)	15	14.2

MINIMUM SIDE YARD-ONE (FT.)	REQUIRED	POOL
MINIMUM REAR YARD (FT.)	25	36.2
MINIMUM REAR YARD (FT.)	20	24.6

- NOTES:**
- PROPERTY KNOWN AS LOT 21 BLOCK 1 SECTION 78.19 AS SHOWN ON THE CURRENT TAX MAPS OF THE TOWN OF ORANGETOWN.
  - APPLICANT/OWNER: PAULSIEA, NY 79 CORBETT LANE PAULSIEA, NY
  - TOTAL AREA OF LOT: 110,596 SF
  - IMPROVEMENTS ON OR UNDER THE LANDS ARE NOT VISIBLE MAY NOT BE SHOWN.
  - THERE ARE NO EXISTING OR PROPOSED CONVEYANCES OR DEED RESTRICTIONS.
  - SURVEY INFORMATION SHOWN HEREON HAS BEEN TAKEN FROM A SURVEY PREPARED BY JOHN J. BEGUEN, PLS DATED 5/15/20.
  - PROPOSED POOL HOUSE IMPROVEMENTS PER ARCHITECTURAL PLANS BY MEG POWELL, ARCHITECT.
  - PROPOSED BUILDINGS TO USE EXISTING UTILITIES.
  - TEST PITS TO BE PERFORMED TO CONFIRM SEPTAGE PIT FUNCTION. IF GROUNDWATER ENCOUNTERED, DESIGN WILL BE MODIFIED AS REQUIRED. EXISTING SEPTIC SYSTEM LOCATION SHALL BE CONFIRMED PRIOR TO SEPTAGE PIT CONSTRUCTION.
  - SCHOOL DISTRICT: SOUTH ORANGETOWN FIRE, PAULSIEA, NY WATER: TOWN OF ORANGETOWN LIGHTING: TOWN OF ORANGETOWN SEWER: TOWN OF ORANGETOWN
  - LOT DRAINAGE SHOWN SHALL CONSTITUTE EASEMENTS RUNNING WITH THE LAND AND SHALL NOT BE DISTURBED.
  - ALL UTILITIES, INCLUDING ELECTRIC AND TELEPHONE SERVICE, SHALL BE INSTALLED UNDERGROUND.
  - THIS PLAN DOES NOT CONFLICT WITH THE COUNTY OFFICIAL MAP AND HAS BEEN APPROVED IN THE MANNER SPECIFIED BY SECTION 239.8(d) OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW JERSEY.
  - AT LEAST ONE WEEK PRIOR TO THE COMMENCEMENT OF ANY WORK, INCLUDING THE INSTALLATION OF EROSION CONTROL DEVICES OR THE REMOVAL OF TREES AND VEGETATION, A PRE-CONSTRUCTION MEETING MUST BE HELD WITH THE TOWN OF ORANGETOWN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT AND ENGINEERING, SUPT. OF HIGHWAYS AND THE OFFICE OF BUILDING, ZONING AND PLANNING ADMINISTRATION AND ENFORCEMENT. IT IS THE RESPONSIBILITY AND THE OBLIGATION OF THE PROPERTY OWNERS TO ARRANGE SUCH A MEETING.
  - ADDITIONAL CERTIFICATION, BY AN APPROPRIATE LICENSED OR CERTIFIED DESIGN PROFESSIONAL, SHALL BE REQUIRED FOR ALL MATTERS BEFORE THE PLANNING BOARD INDICATING THAT THE DRAWINGS AND PROJECT ARE IN COMPLIANCE WITH THE STORMWATER MANAGEMENT PHASE II REGULATIONS.
  - ALL PROPOSED ROOF LEADERS SHALL DISCHARGE TO THE SEPTAGE PIT SYSTEM.
  - THE TREE PROTECTION AND PRESERVATION GUIDELINES ADOPTED PURSUANT TO SECTION 21-24 OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF ORANGETOWN WILL BE IMPLEMENTED IN ORDER TO PROTECT AND PRESERVE BOTH INDIVIDUAL SPECIMEN TREES AND BUFFER AREA WITH MANY TREES. STEPS THAT WILL BE TAKEN TO PRESERVE AND PROTECT EXISTING TREES TO REMAIN ARE AS FOLLOWS:
    - NO CONSTRUCTION EQUIPMENT SHALL BE PARKED UNDER THE TREE CANOPY.
    - THERE WILL BE NO EXCAVATION OR STOCKPILING OF EARTH UNDERNEATH TREES.
    - TREES DESIGNATED TO BE PRESERVED SHALL BE MARKED CONSPICUOUSLY ON ALL SIDES AT A 5' TO 10' H.
    - THE TREE PROTECTION ZONE FOR TREES DESIGNATED TO BE PRESERVED WILL BE ESTABLISHED BY ONE OF THE FOLLOWING METHODS:
      - ONE FT. RADIUS FROM TRUNK PER INCH DBH
      - DRIP LINE OF TREE CANOPY. METHOD CHOSEN SHOULD BE BASED ON PROVIDING MAX PROTECTION ZONE POSSIBLE.

FRONT YARD IMPROVEMENTS PREVIOUSLY APPROVED, THIS APPL. FOR POOL/POOL HOUSE/SEPTIC ONLY

**ADDITIONAL SEPTIC NOTES:**

- ALL TANKS, INCLUDING RISERS AND INSPECTION PORTS TO THE "LIGHT TO HEAVY IMPACTS, MIN. 4" INCHES OF WOOD CHIPS INSTALLED IN THE AREA TO BE PROTECTED. REMOVE CHIPS UPON COMPLETION OF WORK.
- "LIGHT IMPACTS ONLY" INSTALLATION OF 3/4" IN. OF PLYWOOD OR BOARDS, OR EQUAL OVER THE AREA TO BE PROTECTED. THE BUILDER OR ITS AGENT MAY NOT CHANGE GRADE WITHIN THE TREE PROTECTION ZONE OF A PRESERVED TREE UNLESS SUCH GRADE CHANGE HAS RECEIVED FINAL APPROVAL FROM THE PLANNING BOARD. IF THE GRADE LEVEL IS TO BE CHANGED MORE THAN SIX INCHES, TREES DESIGNATED TO BE PRESERVED SHALL BE HELD OR PRESERVED IN A RAISED BED, WITH THE TREE HELL A RADIUS OF THREE FEET LARGER THAN THE TREE CANOPY.

**SOIL EROSION AND SEDIMENT CONTROL NOTES:**

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE. THESE MAY BE EXCAVATED OR MAY BE CREATED UTILIZING EARTHEN BERMS, RIB-RAP OR CRUSHED STONE BANES, HAY BALES OR OTHER SUITABLE MATERIALS. DIVERSION SWALES, BERMS, OR OTHER CHANNELIZATION SHALL BE CONSTRUCTED TO INSURE THAT ALL SILT LADEN WATERS ARE DIRECTED INTO THE ENTRAPMENT AREAS, WHICH SHALL NOT BE PERMITTED TO BE FILLED IN, BUT SHALL BE CLEANED PERIODICALLY DURING THE COURSE OF CONSTRUCTION. THE COLLECTED SILT SHALL BE DEPOSITED IN AREAS SAFE FROM FURTHER EROSION.
- ALL DISTURBED AREAS, EXCEPT ROADWAYS, WHICH WILL REMAIN UNFINISHED FOR MORE THAN THIRTY (30) DAYS, SHALL BE TEMPORARILY SEEDING WITH 1/2 LB OF FRYERGRASS OR MULCHED WITH 100 LBS. OF STRAW OR HAY PER 1000 SQUARE FEET. ROADWAYS SHALL BE STABILIZED AS RAPIDLY AS PRACTICABLE BY INSTALLATION OF THE BASE COURSE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, REPLANTED OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- THE SEED MIXTURE FOR PERMANENT SEEDINGS SHALL BE: KENTUCKY BLUEGRASS - 40 LBS./AC. (0.92 #/1000 SF) CREEPING RED FESCUE - 140 LBS./AC. (3.21 #/1000 SF) PERENNIAL RYEGRASS - 50 LBS./AC. (1.15 #/1000 SF)
- THE FOLLOWING APPLICATION RATES ARE TO BE USED FOR PERMANENT SEEDINGS: LIME IS TO BE APPLIED TO ATTAIN A PH OF AT LEAST 5.5 TO 6.0, OR AT A RATE OF 2 TONS/ACRES. FERTILIZER IS TO BE APPLIED AT A RATE OF 600 LBS. PER ACRE OR EITHER 5-10-10 OR 10-10-10.
- 500 CAN BE USED INSTEAD OF SEED.
- CONSTRUCTION SEQUENCE FOR EROSION CONTROL:
  - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
  - INSTALL SEDIMENT BARRIERS AS PER NOTE #1 ABOVE.
  - CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED, FILLED, STIP AND STOCKPILE.
  - REMOVE SEDIMENT BARRIERS AS PER NOTE #4 ABOVE.
  - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED.
  - PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED.
- SUBSOIL-INSTALL STORM DRAINAGE SYSTEM:
  - INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN ENTRIES.
  - SEED ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 30 DAYS AS PER NOTE #2 ABOVE.
  - AFTER COMPLETION OF THE SITE CONSTRUCTION, THE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED AS PER NOTE #5 AND #6 ABOVE.
  - COMPLETE BUILDING/POOL CONSTRUCTION.
  - INSTALL LANDSCAPING AND SO.
  - TOPSOIL, FERTILIZE, SEED AND HAY MULCH ALL OTHER DISTURBED AREAS.
  - REMOVE SOIL EROSION AND SEDIMENT CONTROL DEVICES UPON FINAL STABILIZATION.

**PROPOSED NEW IMPERVIOUS AREA**  
 PROPP. POOL HOUSE = 363 SF  
 PROPP. POOL/PATIO = 2,146 SF  
 PROPP. POOL EQUIPMENT = 30 SF

**NEW IMPERVIOUS = 2,841 SF**

**PROPOSED FAR**  
 APP'D BULLSEYE = 570 SF  
 APP'D CARPORT/GARAGE = 2,415 SF  
 APP'D BARN = 640 SF  
 PROPP. POOL HOUSE = 363 SF  
 EX. HOUSE = 4,501 SF  
 FAR = 8,126 SF / 97,469 SF = 0.083

**BUILDING HEIGHT CALCULATIONS (POOL HOUSE)**  
 (SEE AREA)

**DRAINAGE CALCULATIONS**  
 (SEE SEPARATE 100-YEAR STORM CALCULATIONS)

REVISION NO.	DATE	DESCRIPTION

EXISTING STEEP SLOPES (>25%)  
 LOT AREA = 110,596 SF  
 STEEP SLOPES = 25,493 SF  
 50% REDUCTION = 12,747 SF  
 NET LOT AREA = 97,469 SF

**THOMAS W. SKRABLE, P.E.**  
 PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
 PROFESSIONAL PLANNER, NJ 5204

**PROPOSED POOL AND SEPTIC SYSTEM**  
 SECTION 78.19 BLOCK 1 LOT 21  
 #79 CORBETT LANE  
 TOWN OF ORANGETOWN  
 ROCKLAND COUNTY NEW JERSEY

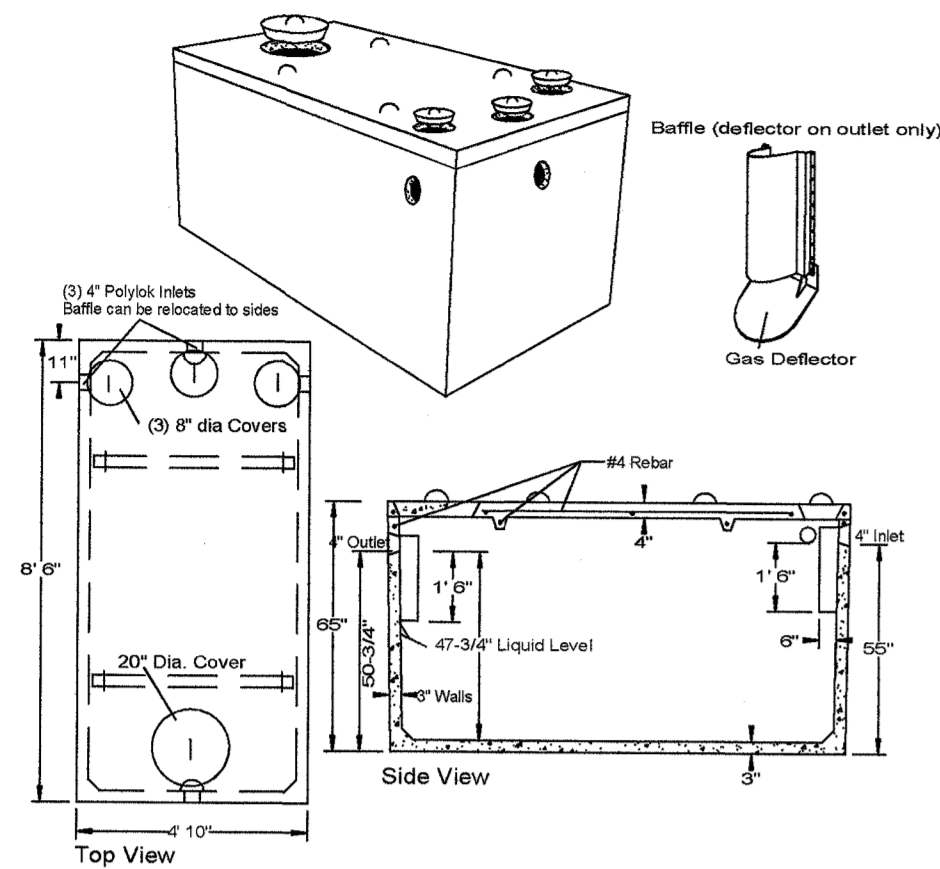
DATE 8/10/20

**THOMAS W. SKRABLE, P.E., P.P., C.M.E.**  
**CONSULTING ENGINEER**  
 65 RAMAPO VALLEY ROAD, SUITE 213, MAHWAH, NJ  
 201-529-5010

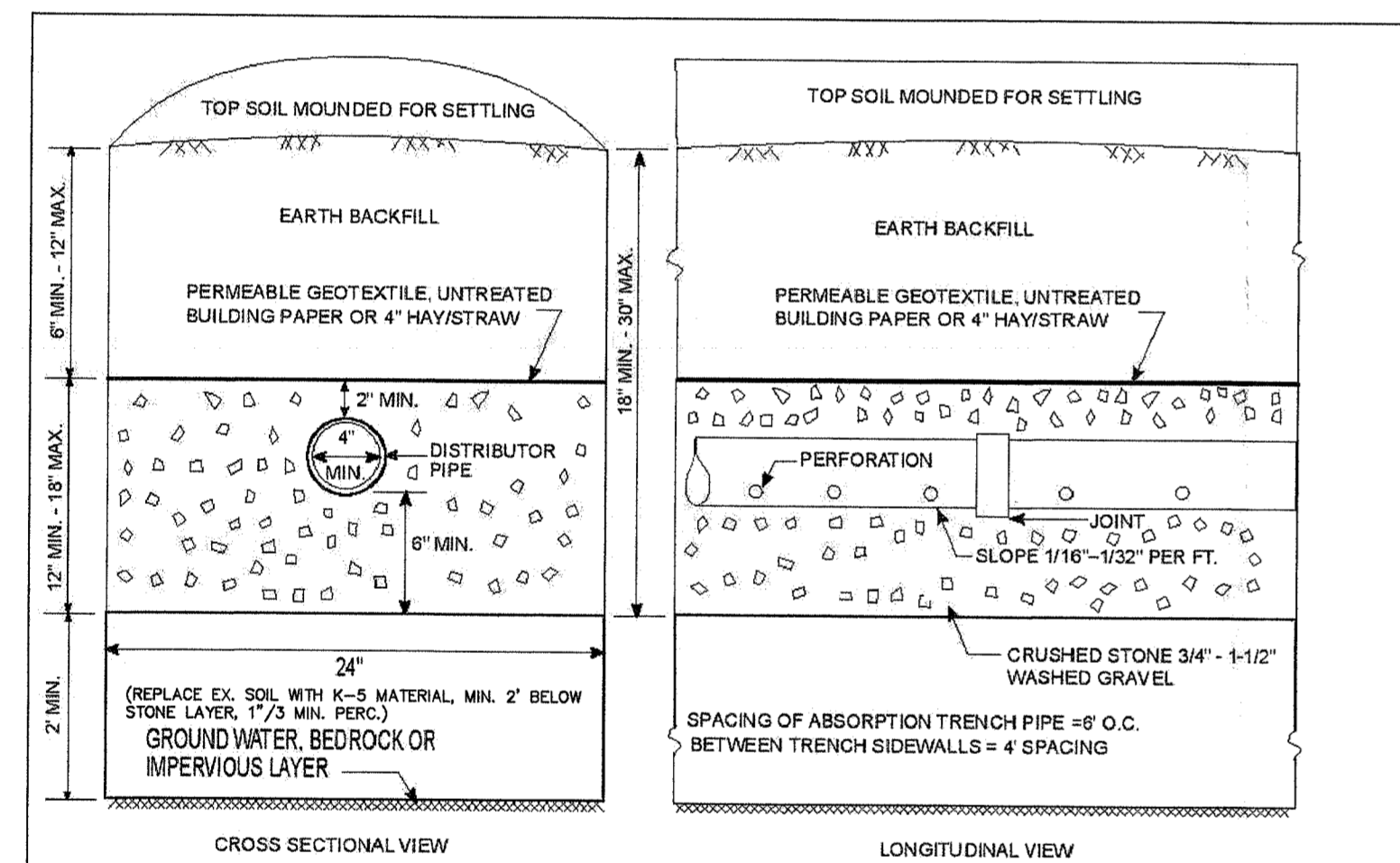
Drawn by: T.S.  
 Surveyed by: J.B.  
 Designed by: T.S.  
 Checked by: T.S.  
 D'WG NO. 2003APPD  
 JOB NO. 20-034  
 SHEET 1 OF 2  
 1" = 20' H

OCT 13 2020  
 HISTORICAL AREAS BOARD OF REVIEW

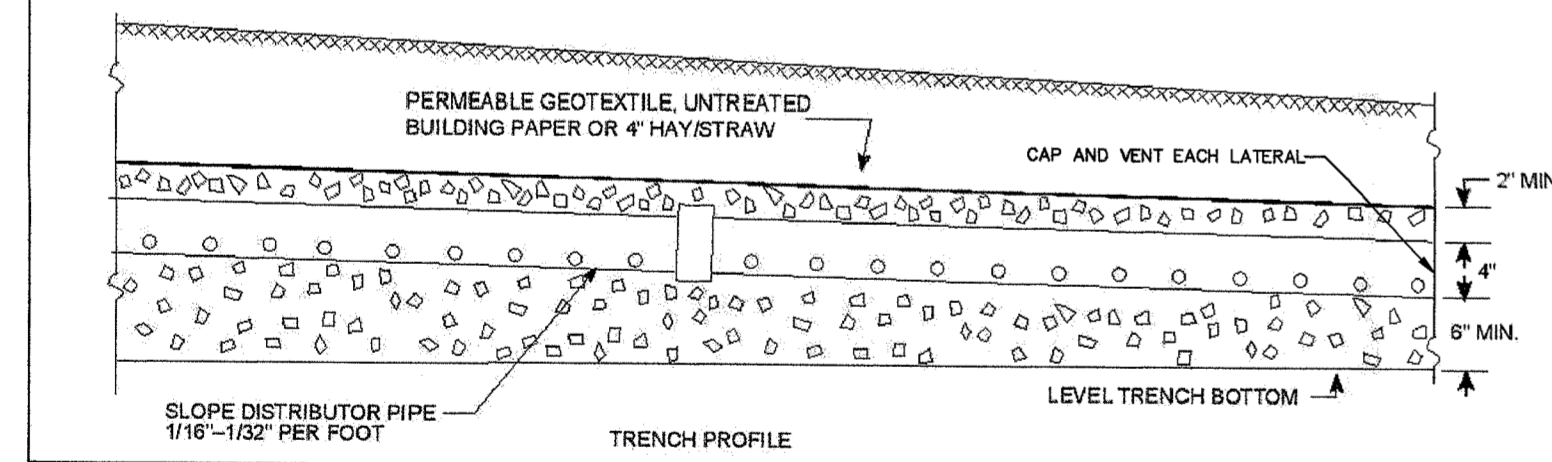
**SEPTIC TANK DETAIL**  
(WOODARDS CONCRETE, BULLVILLE NY,  
1,000 GALLON OR EQUAL)



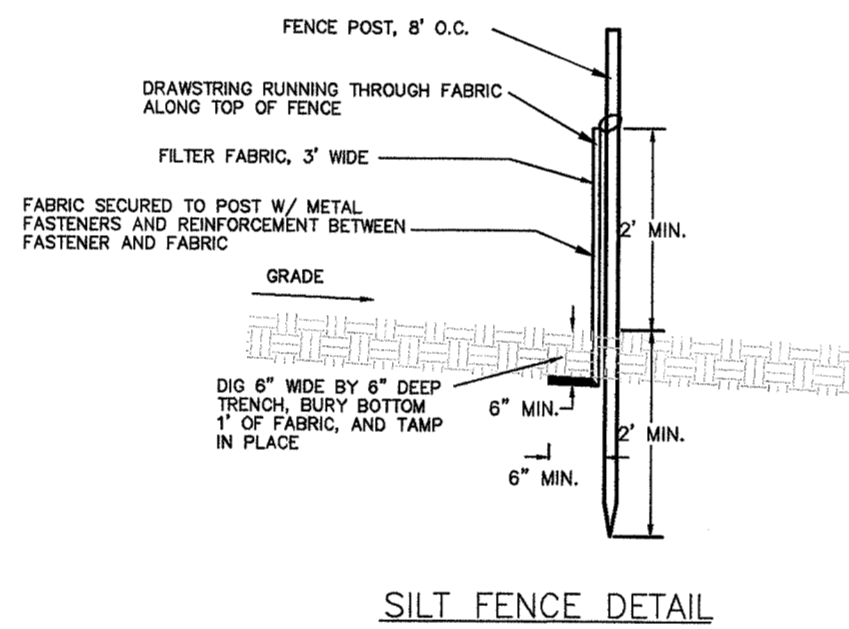
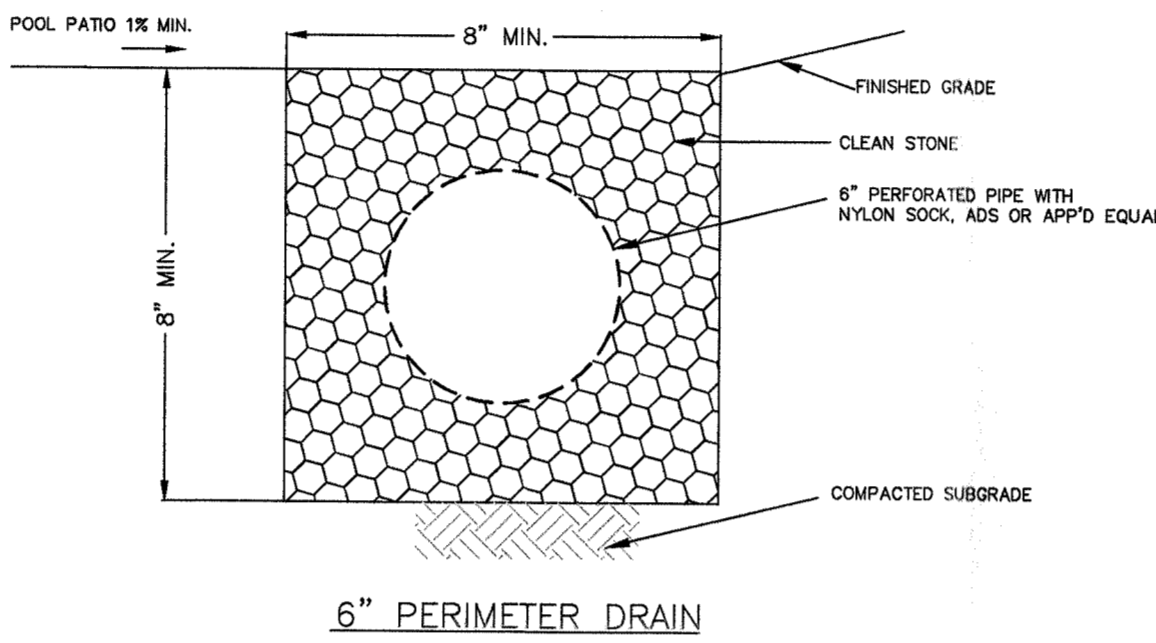
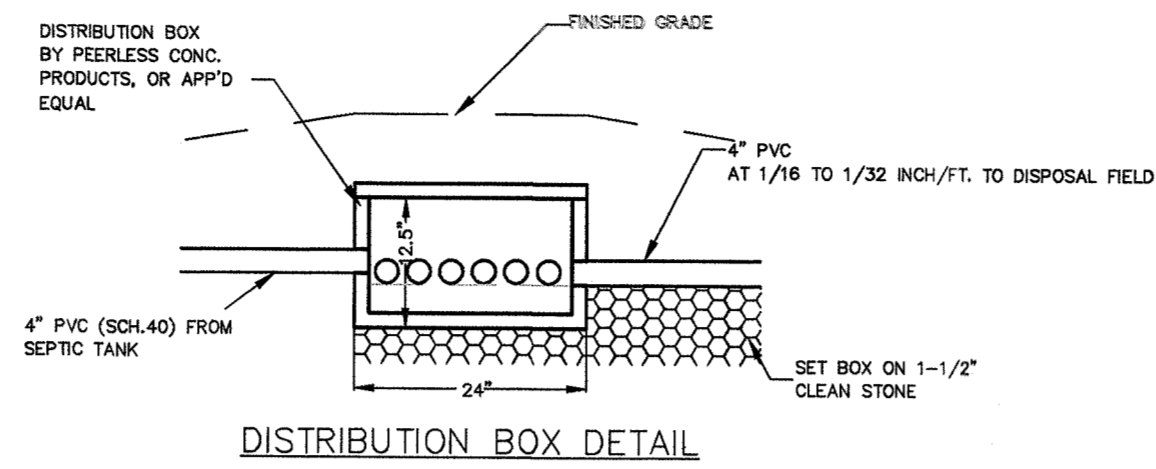
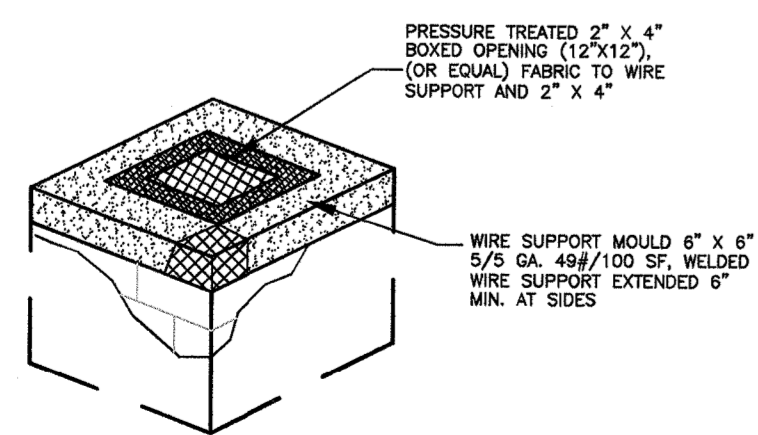
- TRENCH NOTES:**
- DO NOT INSTALL TRENCHES IN WET SOIL.
  - INSTALL TRENCHES PARALLEL TO CONTOURS.
  - INSTALL TRENCHES AS SHALLOW AS POSSIBLE WHICH MEET NOTED MINIMUM DEPTHS.
  - RAKE SIDES AND BOTTOM OF TRENCHES PRIOR TO PLACING GRAVEL.
  - DIMS OF ALL DISTRIBUTOR PIPES MUST BE CAPPED.
  - ABSORPTION TRENCH SPACING 8' O.C.
  - MAXIMUM DEPTH OF TRENCHES IS 30".



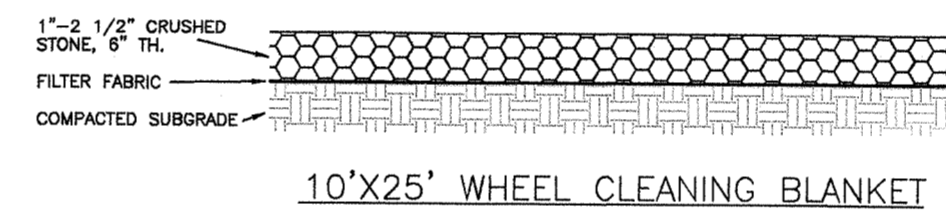
**TRENCH DETAILS**



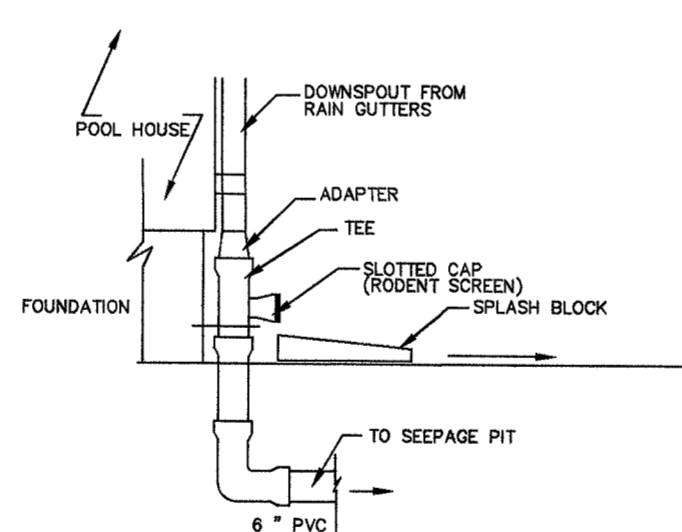
**INLET FILTER BARRIER PROTECTION DETAIL**



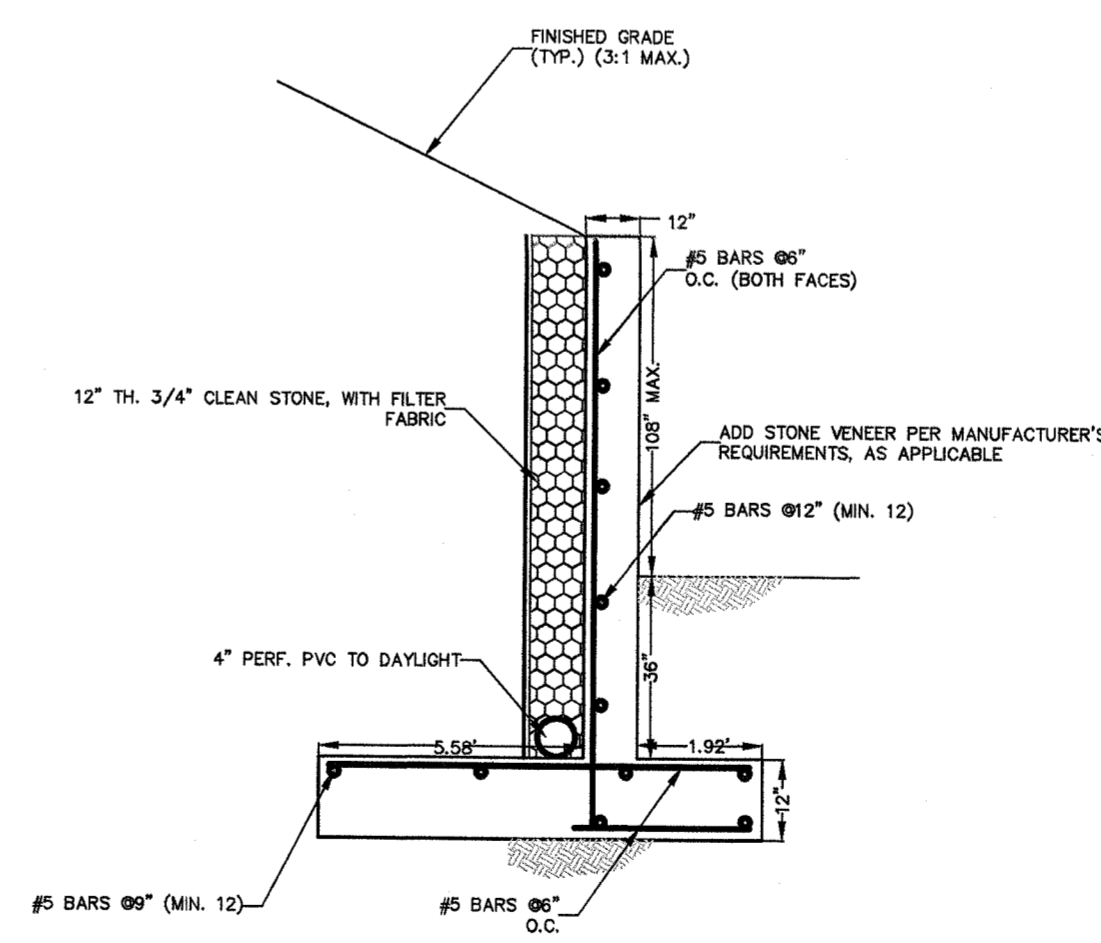
**SILT FENCE DETAIL**



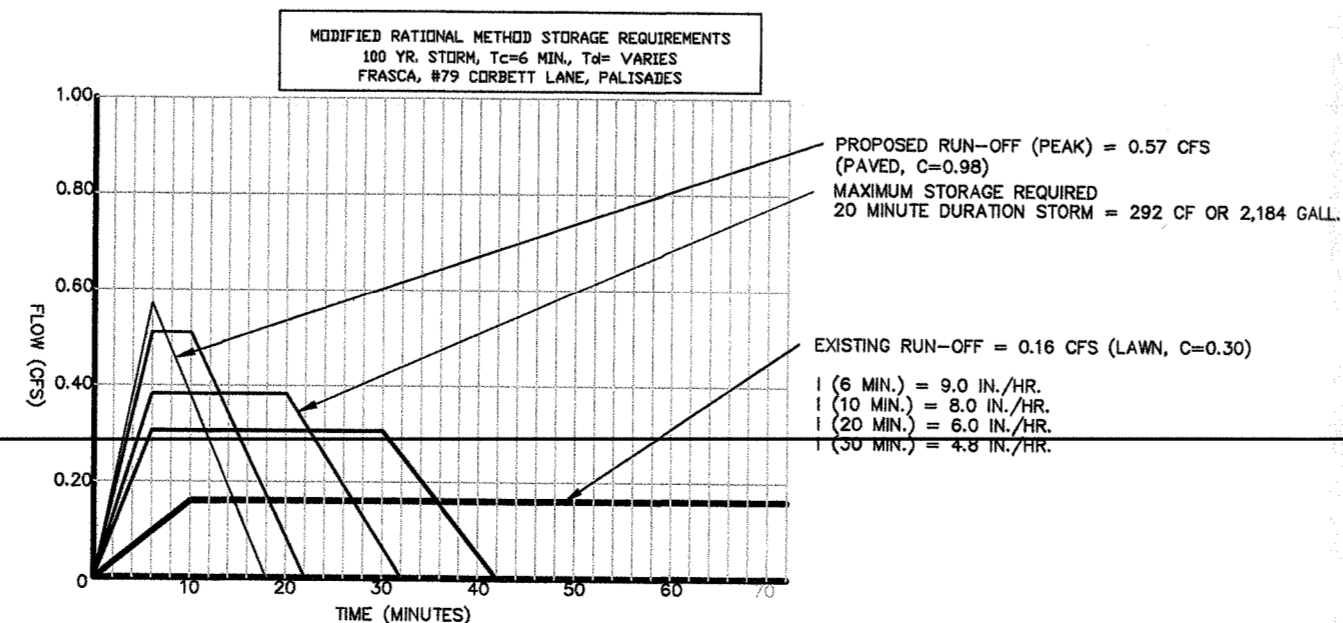
**10'X25' WHEEL CLEANING BLANKET**



**ROOF DRAIN DETAIL**



**CONCRETE WALL DETAIL**

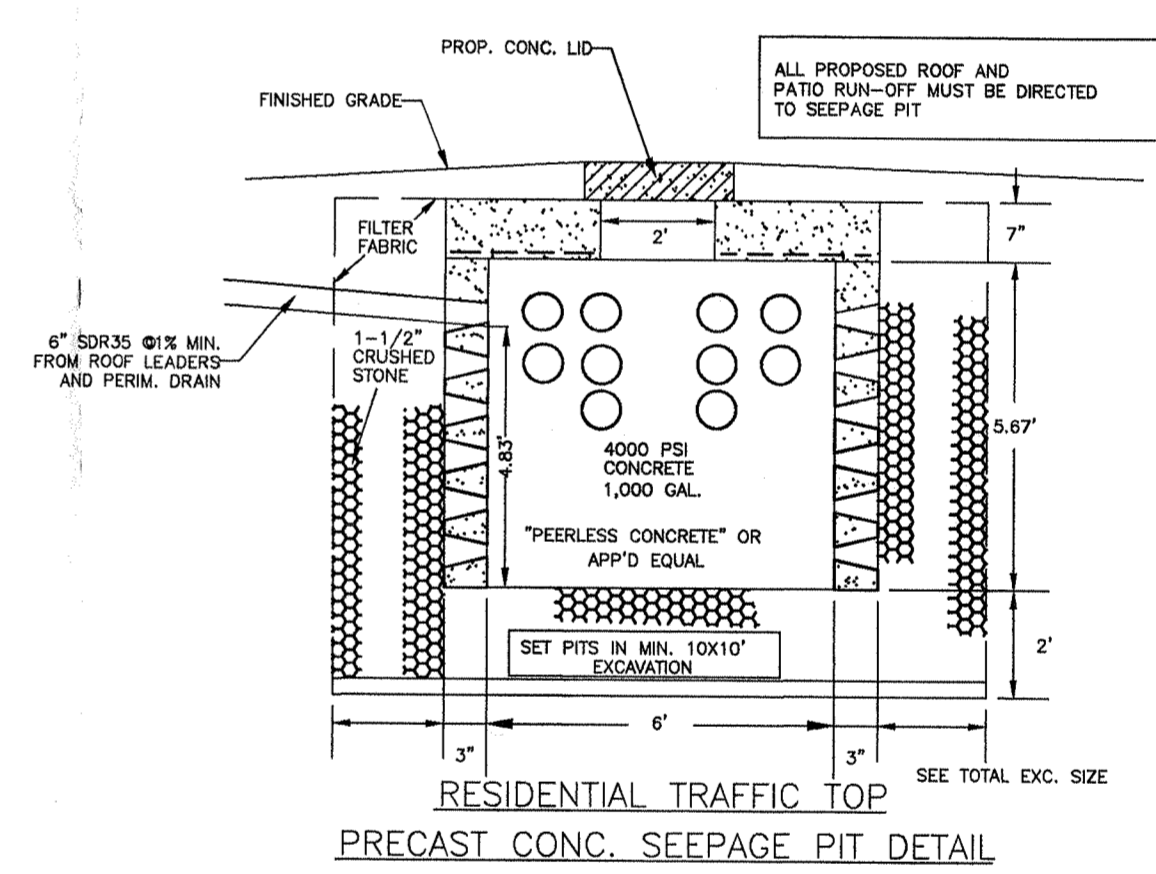
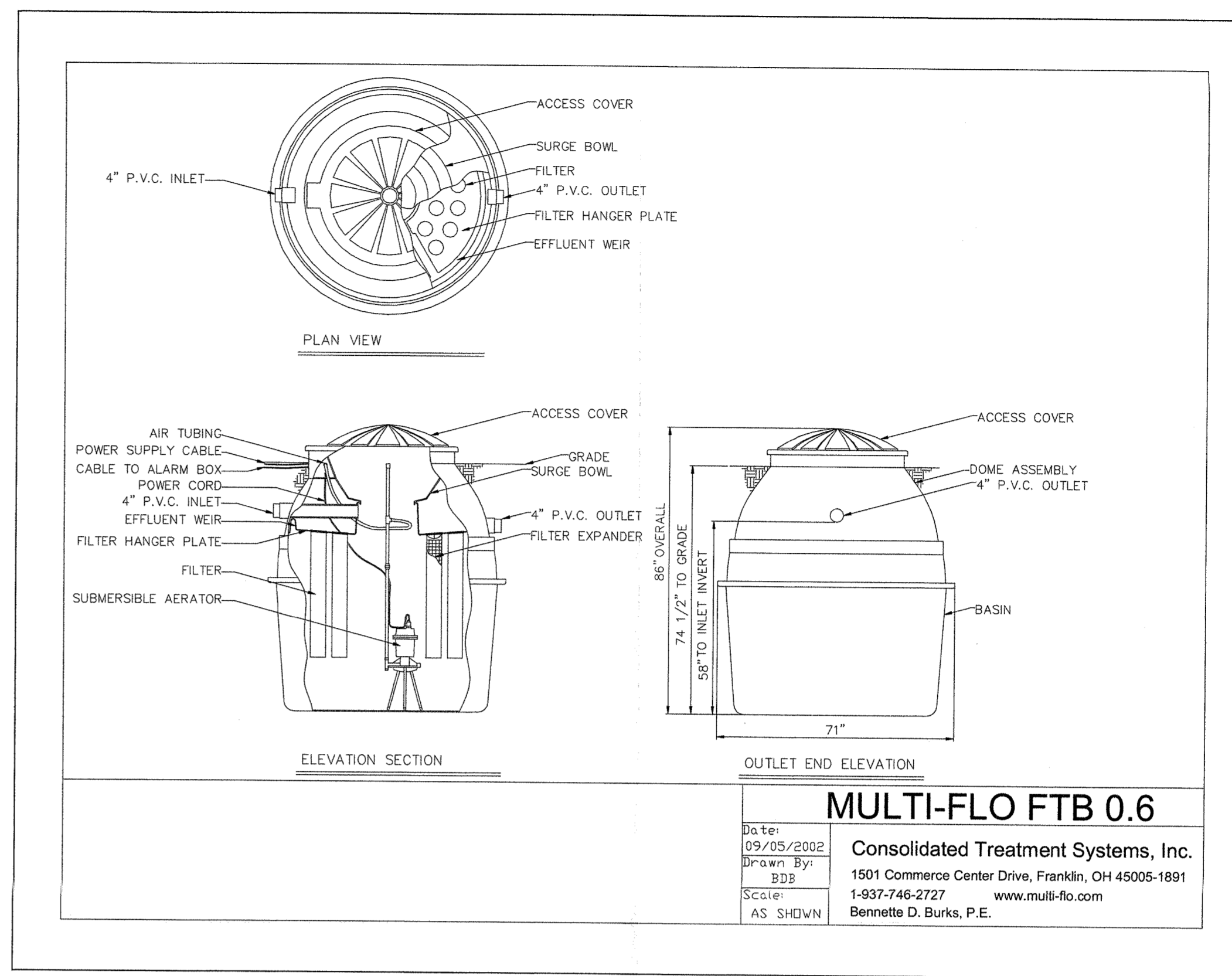


**DESIGN ASSUMPTIONS:**  
SOILS BEARING PRESSURE = 3,000 PSF  
NO SUBMARG-LOAD  
UNIT WT. = 120 PCF  
EFP = 45 PCF

**CONCRETE:**  
UNIT WEIGHT 145 PCF  
E<sub>c</sub>=4.0 KSI  
F<sub>r</sub>=4.5 KSI

**STEEL:**  
BAR SET ASTM A615  
YIELD STRENGTH, f<sub>y</sub>=60 KSI  
CLEAR COVER = 2.5" WALL FACE  
= 2.5" BASE TOP  
= 3.5" BASE BOTTOM

- NOTES:**
- CONTRACTOR MUST CONTACT ENGINEER IN WRITING IF SITE CONDITIONS DIFFER FROM ABOVE.
  - TOE FILL INCREASED TO 3' DUE TO ADJACENT SLOPE.



**SEEPAGE PIT MAINTENANCE NOTES**

- SEEPAGE PITS SHALL BE MAINTAINED BY THE OWNERS OF THE LOTS ON WHICH THEY ARE SITUATED.
- SEEPAGE PITS SHALL BE INSPECTED SEEPAGE PITS ON A YEARLY BASIS AND AFTER ALL SIGNIFICANT RAINFALLS AND REMOVE ANY ACCUMULATED SEDIMENT.
- IF EVIDENCE PERSISTS THAT THE SEEPAGE PITS ARE NOT FUNCTIONING PROPERLY (I.E. WATER BACKING-UP IN SYSTEM, ETC.), THE OWNER'S SHALL INSPECT THE PITS AS SOON AS REASONABLY POSSIBLE AND MAKE NECESSARY REPAIRS TO ENSURE PROPER FUNCTION OF THE SYSTEM.

**DESIGN CRITERIA:**  
SANITARY LOADING CALCULATIONS  
4 BEDROOMS = 4 X 110 GPD = 440 GPD

**REQUIRED DISPOSAL AREA:**  
SOIL TYPE: K-5 REPLACEMENT MATERIAL (1/3 MIN.)  
184 LF STANDARD TRENCH REQUIRED, 33% PRE-TREATMENT REDUCTION  
123 LF TRENCHES REQUIRED, 124 LF OF TRENCHES PROVIDED

**SOIL LOG INFORMATION:**

DEPTH	COLOR	TEXTURAL CLASS
A 0'-6"	TOPSOIL	TOPSOIL
B 6'-14"	REDUCED	SANDY CLAY LOAM
C* 14'-72"	YELL./BRN.	CLAY LOAM

NO ROCK, WATER OR MOTTLING, ROOTS AT 40'  
\*\* - SAMPLE DEPTH

(WITNESSED 7/9/20, COUNTY HEALTH DEPARTMENT)

**THOMAS W. SKRABLE, P.E.**

*T.S.K.*  
DATE 8/10/20  
PROFESSIONAL ENGINEER, NJ 36679, NY 75377  
PROFESSIONAL PLANNER, NJ 5204

**PROPOSED POOL AND SEPTIC SYSTEM**

SECTION 78.19 BLOCK 1 LOT 21  
#79 CORBETT LANE  
TOWN OF ORANGETOWN  
ROCKLAND COUNTY NEW YORK

**THOMAS W. SKRABLE, P.E., P.P., C.M.E.**  
CONSULTING ENGINEER

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201-529-5010

DRAWN BY: T.S.

SURVEYED BY: J.B.

DESIGNED BY: T.S.

CHECKED BY: T.S.

D'WG NO. 20034PPD

JOB NO. 20-034

SHEET 2 OF 2

1" = 20' H

# FRASCA RESIDENCE

## 79 Corbett Lane

Pallisades, New York 10964  
 County of Rockland  
 Section 78.19, Block 1, Lot 21

Architect  
**Margaret Fowler Architect, LLC**  
 NYS License # 024528-1  
 500 North Broadway  
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notes:



### GENERAL NOTES:

1. ALL CONSTRUCTION METHODS SHALL CONFORM TO THE TOWN OF ORANGETOWN 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, GFCI 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 TANKLESS HOT-WATER HEATER FOR HEAT AND DOMESTIC HOT WATER 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. CONTRACTOR TO TAKE EXTREME CAUTION NOT TO DAMAGE ANY WORK TO REMAIN.
2. 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.
3. 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 PER CODE. 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:

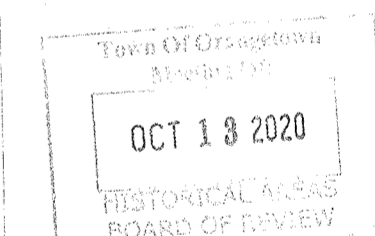
1. ALL DIMENSIONS GIVEN ARE TO FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED.
2. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
3. ALL FRAMING MEMBERS SHALL BE DOUGLAS FIR NO. 2 OR BETTER, SURFACE DRY WITH 19% MAX MOISTURE CONTENT. FB = 850 PSI MIN., FV- = 95 PSI, FC = 625 PSI, E = 1,600,000 PSI.
4. ALL ENGINEERED FRAMING MEMBERS ARE TO BE AS MANUFACTURED BY TRUS JOIST WEYERHAEUSER OR APPROVED EQUAL.
5. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR APPROVED BY THE ARCHITECT OR STRUCTURAL ENGINEER IN ADVANCE.
6. ALL **STRUCTURAL LUMBER** AND FASTENINGS SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF TABLE 2304.9.1 OF THE IBC, LATEST EDITION.
7. **ROOF SHEATHING** SHALL BE 19/32" MIN. A.P.A. RATED SHEATHING 32/16 EXPOSURE I. 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.
8. INSTALL NEW WINDOWS & DOORS AT NEW LOCATIONS AS SHOWN ON PLANS; SEALED AND WEATHER-PROOFED.
9. INSTALL NEW 5/8" G.W.B. @ ALL NEW INTERIOR WALLS & CEILINGS, U.O.N. REFER TO DRAWINGS.
10. INSTALL FINISH FLOORING OVER 3/4" T&G PLYWOOD SUBFLOOR - TYP UON.
11. ALL NEW INTERIOR DOORS TO BE SOLID WOOD paneled DOORS TO MATCH EXISTING AS CLOSELY AS POSSIBLE. HARDWARE TO MATCH EXISTING, REVIEW WITH OWNER.
12. ALL INSTALLATION OF MATERIALS, DEVICES, APPLIANCES, FIXTURES, ETC. TO BE AS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND AS PER ALL APPLICABLE CODES.
13. PROVIDE VAPOR BARRIER AT EXTERIOR SIDE OF ALL NEW CONCRETE FOUNDATION WALLS CONTINUOUSLY FROM FOOTING TO TOP OF GRADE.
14. ALL NEW WINDOWS TO HAVE WHITE HARDWARE AND SCREENS.

### LIST OF DRAWINGS

- A-0 GENERAL NOTES
- A-1 ROOF PLAN WITH POOL/SITE
- A-2 FLOOR PLAN & EXTERIOR ELEVATIONS
- A-3 RCP & EXTERIOR ELEVATIONS
- A-4 WALL SECTION
- A-5 INTERIOR ELEVATIONS

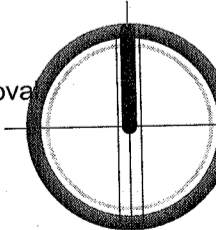
### ENERGY NOTES:

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. 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.



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 date 08/10/20  
 scale as shown



drawing title

General Notes

drawing number

Pool House **A-0**





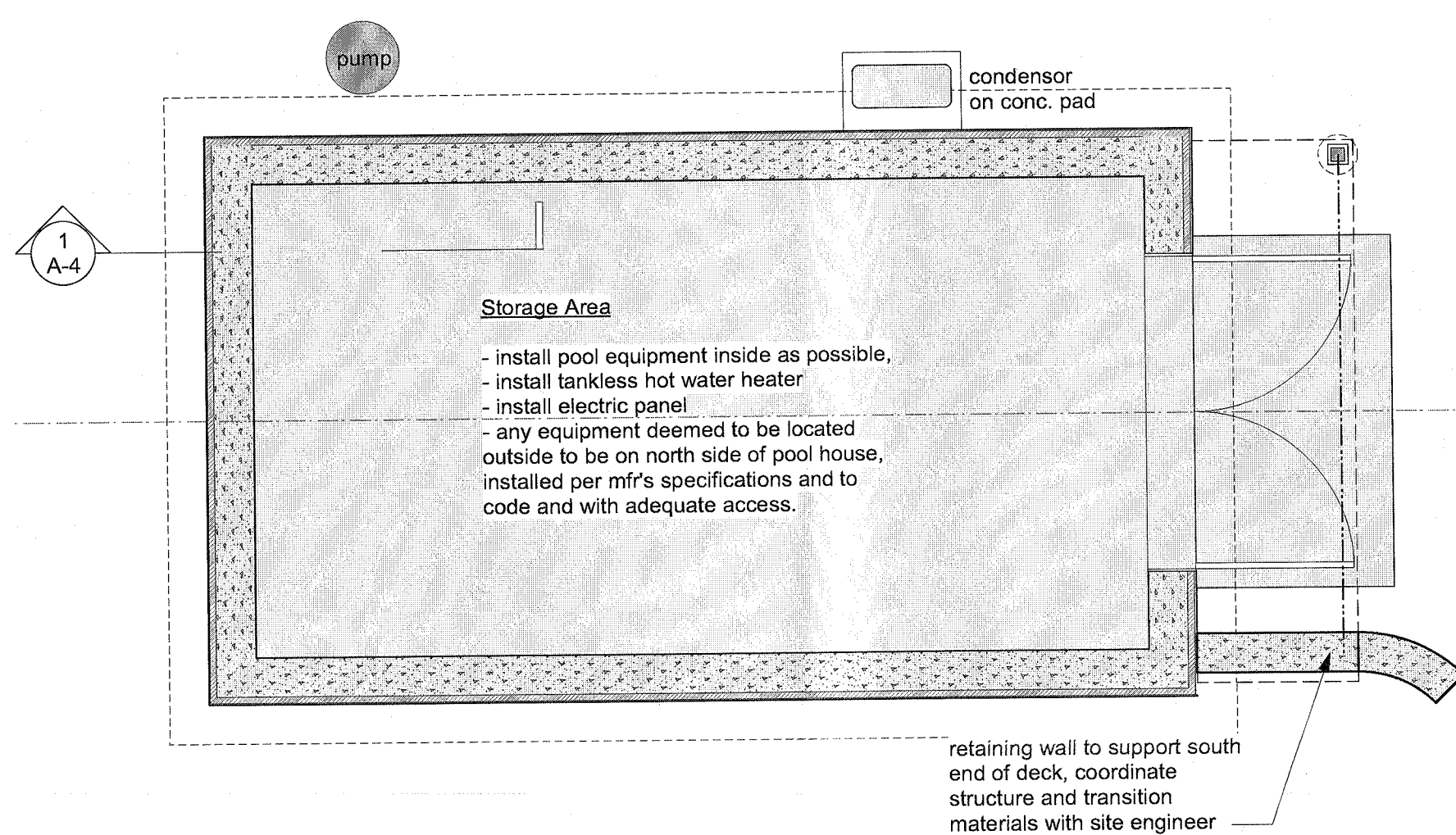
# FRASCA RESIDENCE

## 79 Corbett Lane

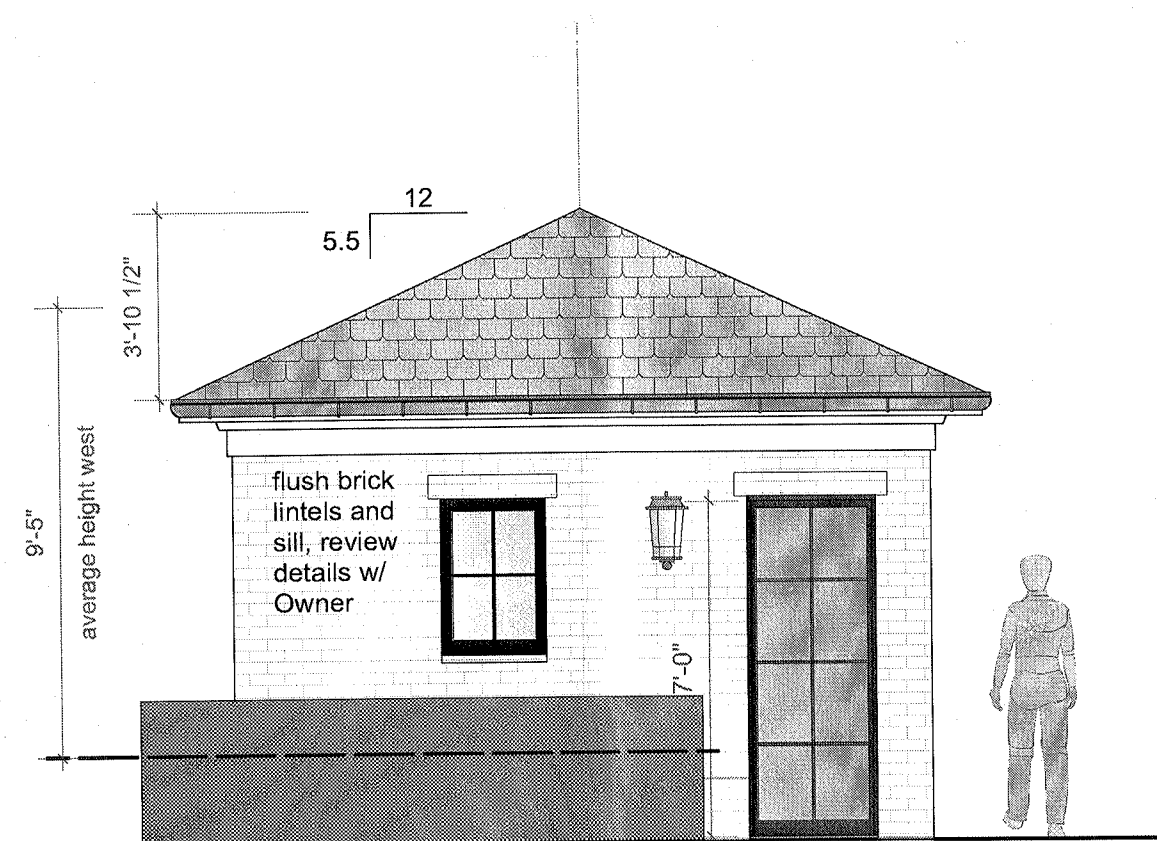
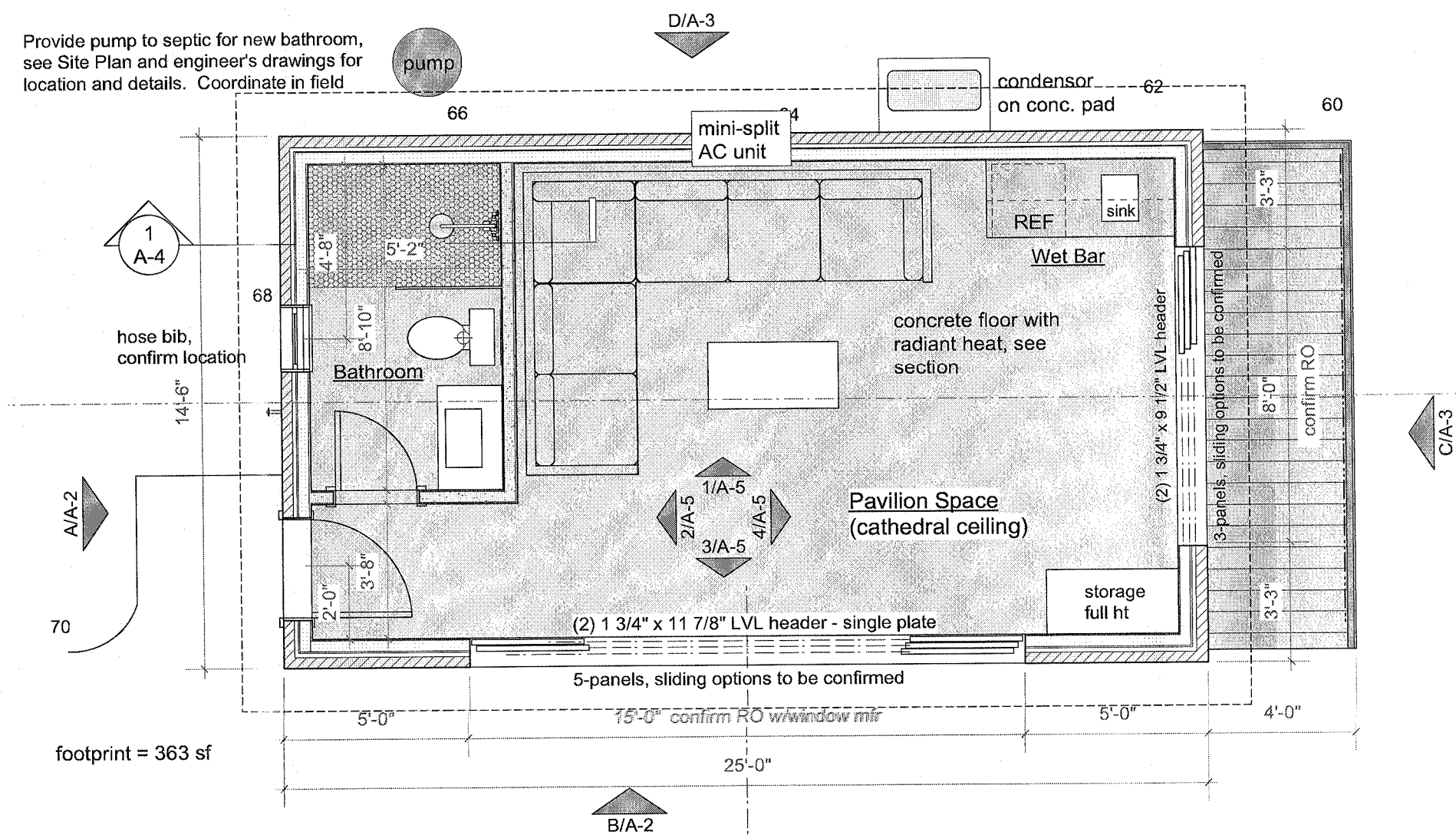
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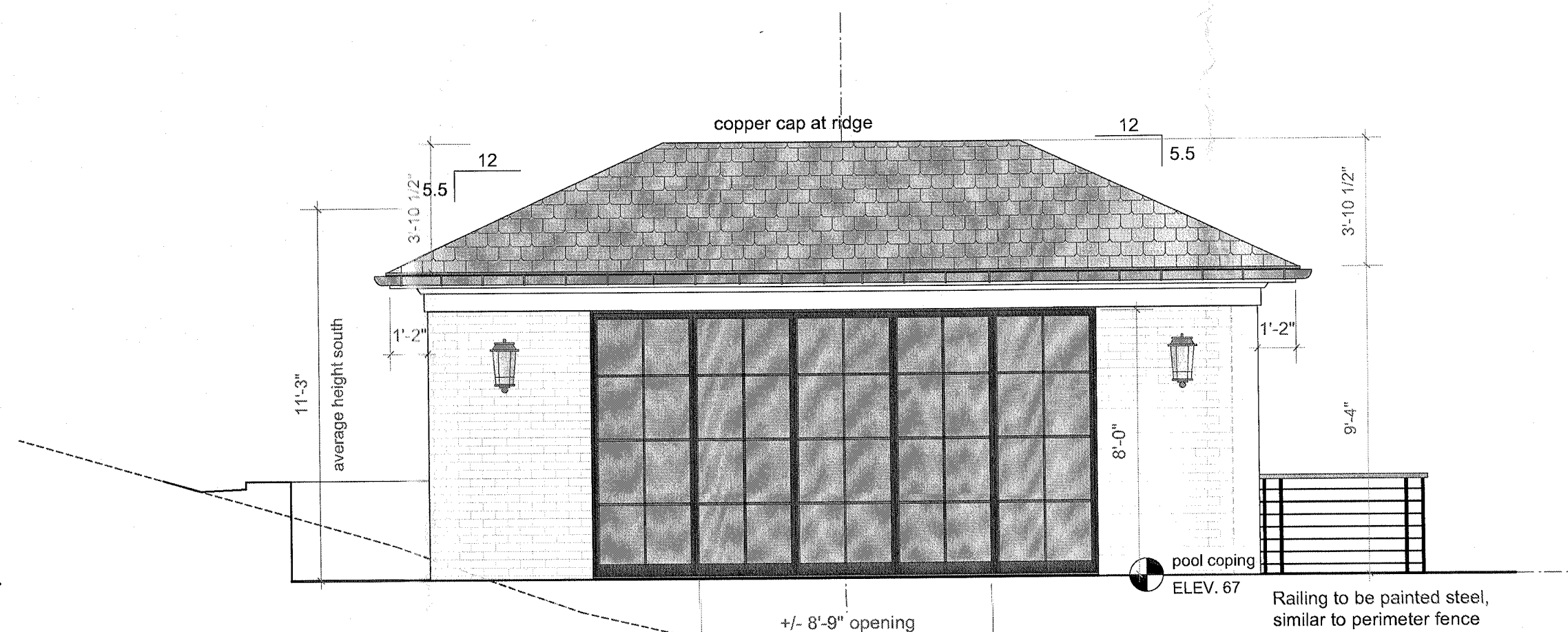
1 Foundation Plan of Pool House  
 Scale: 1/4" = 1'-0"



A South Elevation (Front)  
 Scale: 1/4" = 1'-0"

**EXTERIOR ELEVATION NOTES:**

1. **SIDING** - BRICK, PAINTED WHITE.
2. **WINDOWS AND TRIM** - STEEL WINDOWS (ALTERNATE: MARVIN NARROW FRAME KYNAR FINISH IN BLACK) W/SIM. DIVIDED LIGHTS W/ SPACER BARS.
3. **ROOFING** - GRAY SLATE (ALTERNATE: TIMBERLINE LIFETIME SHINGLES CHARCOAL GRAY)
4. **GUTTERS AND LEADERS** - COPPER HALF-ROUND WITH STRAPS (ALTERNATE: WHITE POWDER-COATED ALUM)

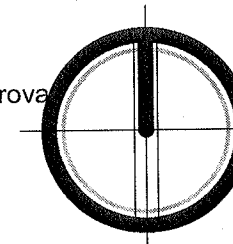


Doors and Windows to be custom-made steel windows by Riviera Bronze (alternate Marvin), review all options with Owner, **confirm sliding door panels and operation.** Change to 4 panels with center sliders if required.

B South Elevation (Front)  
 Scale: 1/4" = 1'-0"

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drawing title

Roof Plan with Site

drawing number

Pool House A-2

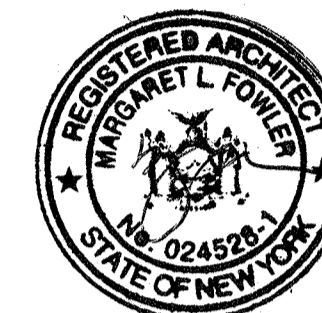
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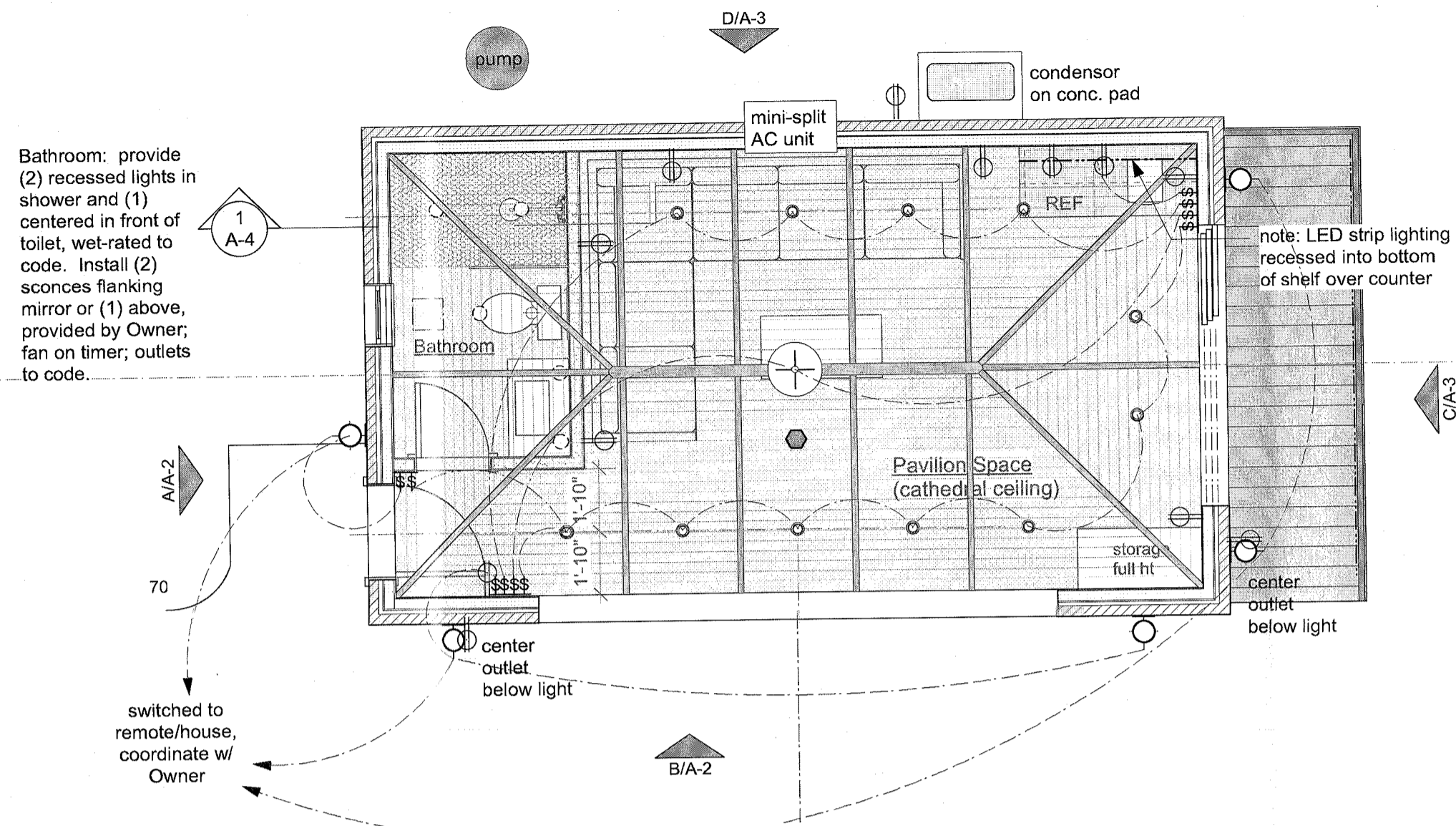


### General Lighting Notes:

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. Coordinate lighting, switching & thermostat for cabana with exterior lighting at pool and house for integral lighting system (smart home), controlled electronically as per Owner's approval.
3. Provide power as required for mini-split AC unit, tankless hot-water heater, septic pump, pool equipment and basement in addition to items indicated on plan.
3. All electrical work to conform to chapter 38 of the most recent residential building code, upgrade as req'd.

### Electrical Legend

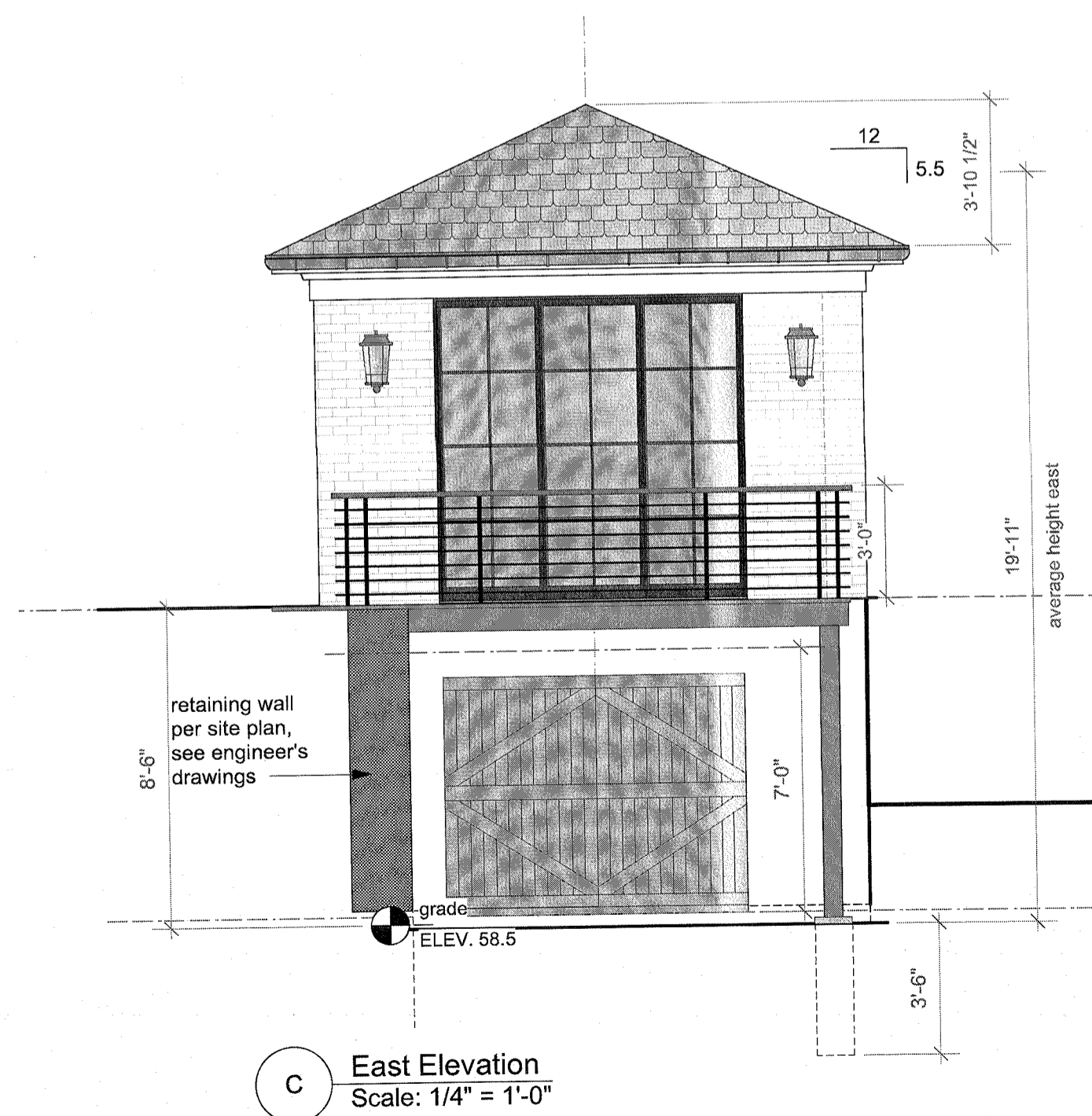
- |  |   |  |  |
|--|---|--|--|
|  | simplex outlet, GFI per code  |  | smoke detector   |
|  | switch; all lights on dimmers   |  | sconce; provided by Owner, installed by contractor                   |
|  | 4" aperture down light (PAR20/30 or LED)                                    |  | speaker; review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



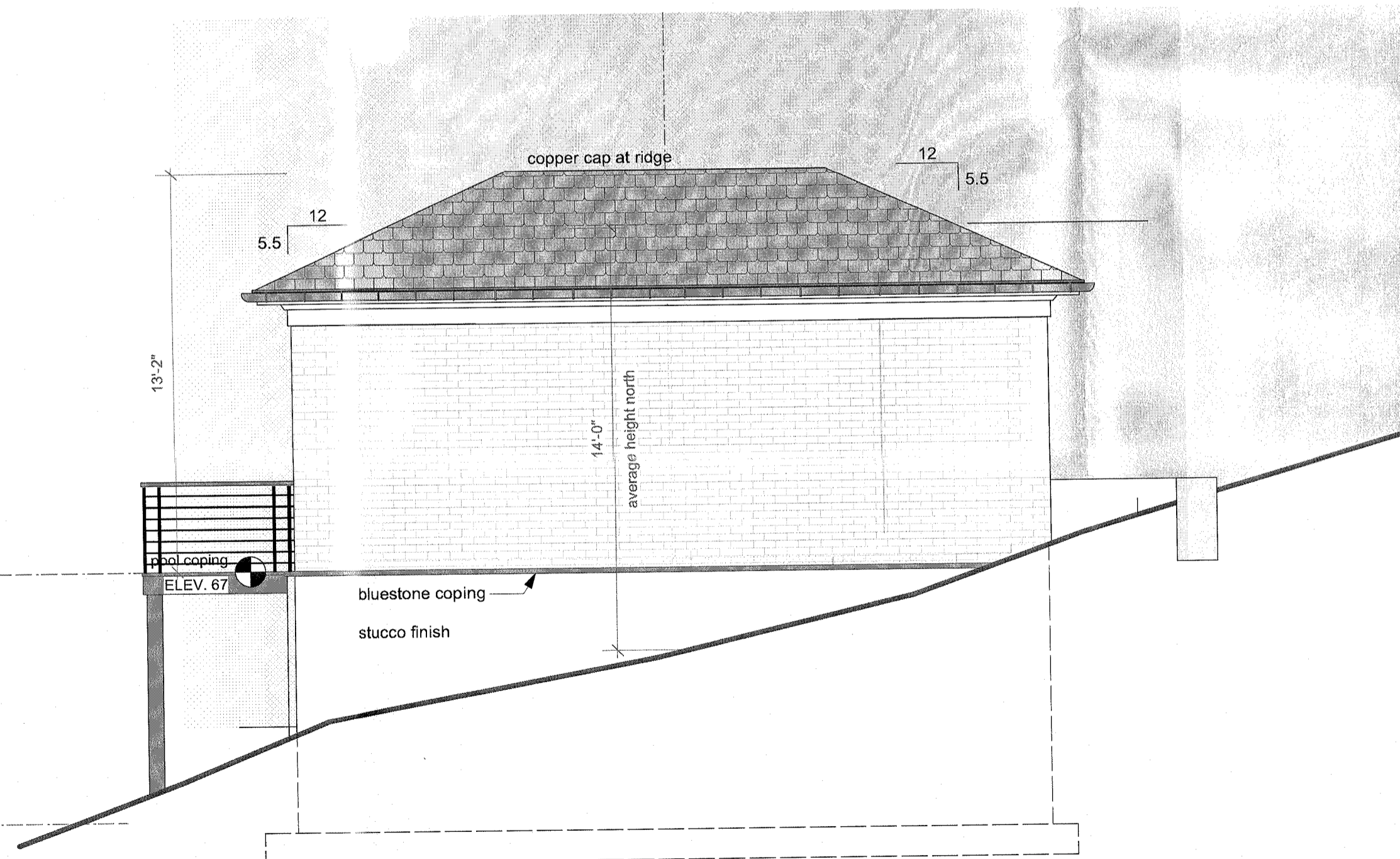
2 Reflected Ceiling Plan  
Scale: 1/4" = 1'-0"

### HEIGHT CALCULATIONS:

1. TOTAL AREA BETWEEN MEAN ROOF HEIGHT AND GRADE PLANE BELOW = 1121sf
2. TOTAL PERIMETER OF BUILDING AT ALL EXTERIOR WALLS = 79 lf
3. THEREFORE AVERAGE HEIGHT ABOVE NATURAL GRADE = 1121 sf / 79 lf = 14.19'



C East Elevation  
Scale: 1/4" = 1'-0"



D North Elevation  
Scale: 1/4" = 1'-0"

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scale as shown

drawing title

RCP and Elevations

drawing number

Pool House A-3

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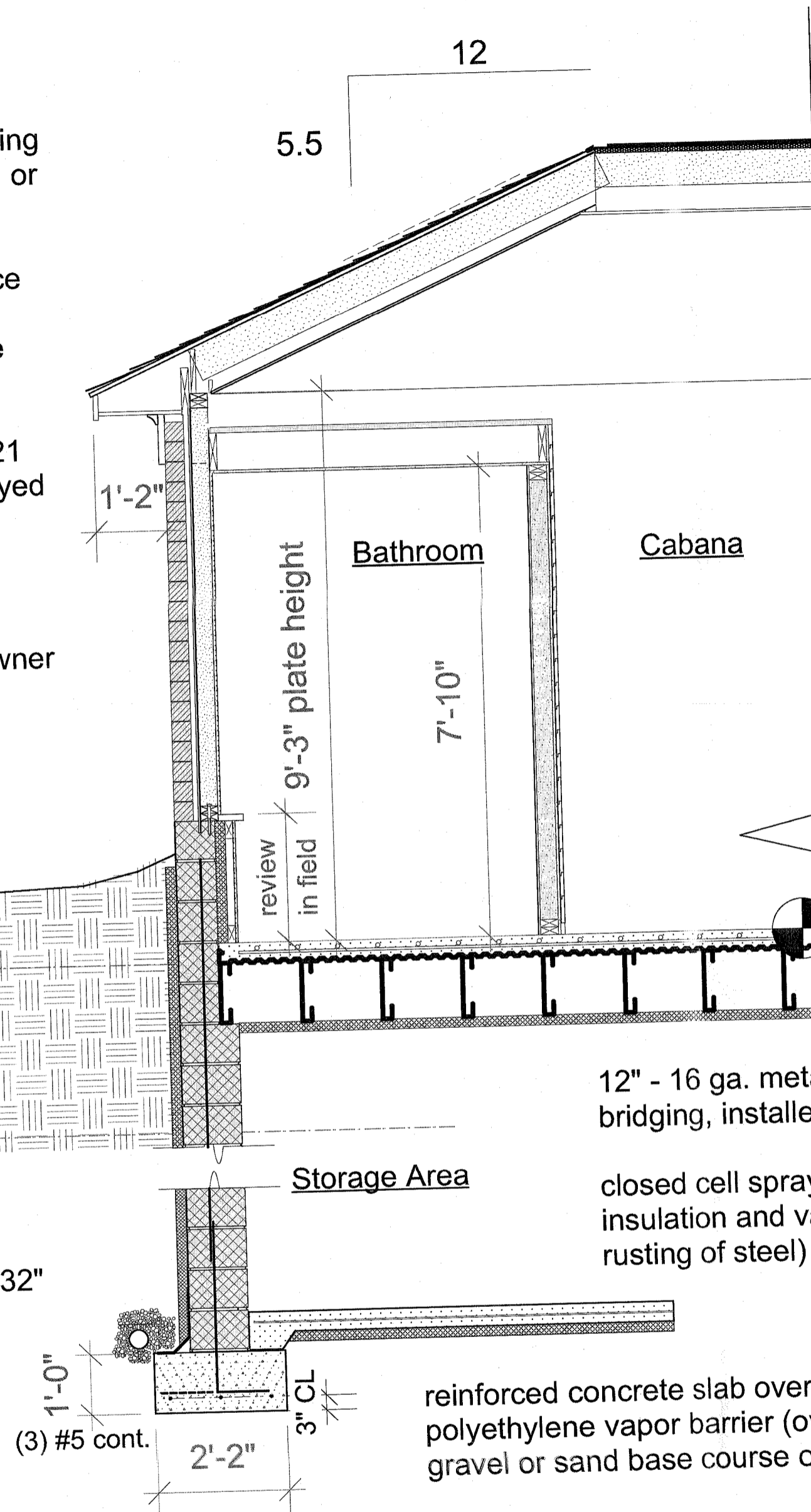
slate shingle roofing - color to be approved by Owner - over 15# building felt over 3/4" exterior grade plywood or Zip System roof sheathing

1x wood (or Azek) fascia with cornice and frieze board as shown, copper gutters & leaders to provide positive drainage

2x6 wood studs @ 16" o.c. with R-21 insulation (high density batt or sprayed on **open cell**, verify with Owner)

sheathing with vapor barrier (or Zip System) with brick veneer, see elevations, sample approved by Owner

8" CMU w/#5s @ 32" OC (run high as shown to accommodate grade on west side, otherwise at floor level)



**Notes:**

1. All lumber in direct contact with either concrete or earth shall be pressure- treated lumber.
2. All fill to be free from debris and organic matter.
3. Provide continuous positive drainage at perimeter.
4. Provide ice-shield as required by code.
5. No ridge vents or soffite vents required with closed cell spray foam at new roof. See roof plan and floor plan for ridge, hip rafters and headers.

2x10 rafters @ 16" oc typ. w/ full sprayed on **closed cell** insulation ('icynene' by foamco, inc. or approved equal) within roof rafters and to cover plate completely to achieve required R-38 in roof space. Enclose with 1/2" GWB or install thermal or ignition barrier as req'd by code as per manufacturer's specifications. Simpson H 2.5 anchor at each rafter. Decorative beams and wood ceiling installed after ceiling is enclosed - coordinate exact sizes, spacing and finishes with Owner, provide samples.

Radiant heat tubes in 3" concrete slab on 9/16" - 28 Ga. metal floor deck (Vulcraft 0.6 Conform or equal) with 6x6-W2.9xW2.9 Welded Wire Fabric. Finish and color of concrete floor to be approved by Owner prior to installation.

cabana floor & pool coping  
 ELEV. 67

12" - 16 ga. metal studs (by MarinoWare or equal) @ 16" OC with bridging, installed per mfr's specifications.

closed cell spray foam insulation (R-38) in joist spaces with 1" rigid insulation and vapor barrier at underside, seal completely (to prevent rusting of steel)

reinforced concrete slab over 2" rigid insulation over 6 mil polyethylene vapor barrier (overlap 6" min. at joints) over 4" min. gravel or sand base course over compacted soil.

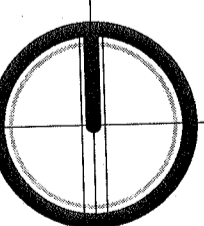
slope grade away from foundation - typical.

12" CMU w/#5 dowels @ 32" o.c., alternate hook

1 Wall Section  
 Scale: 1/2" = 1'-0"

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 scale as shown



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Wall Section

drawing number

Pool House **A-4**

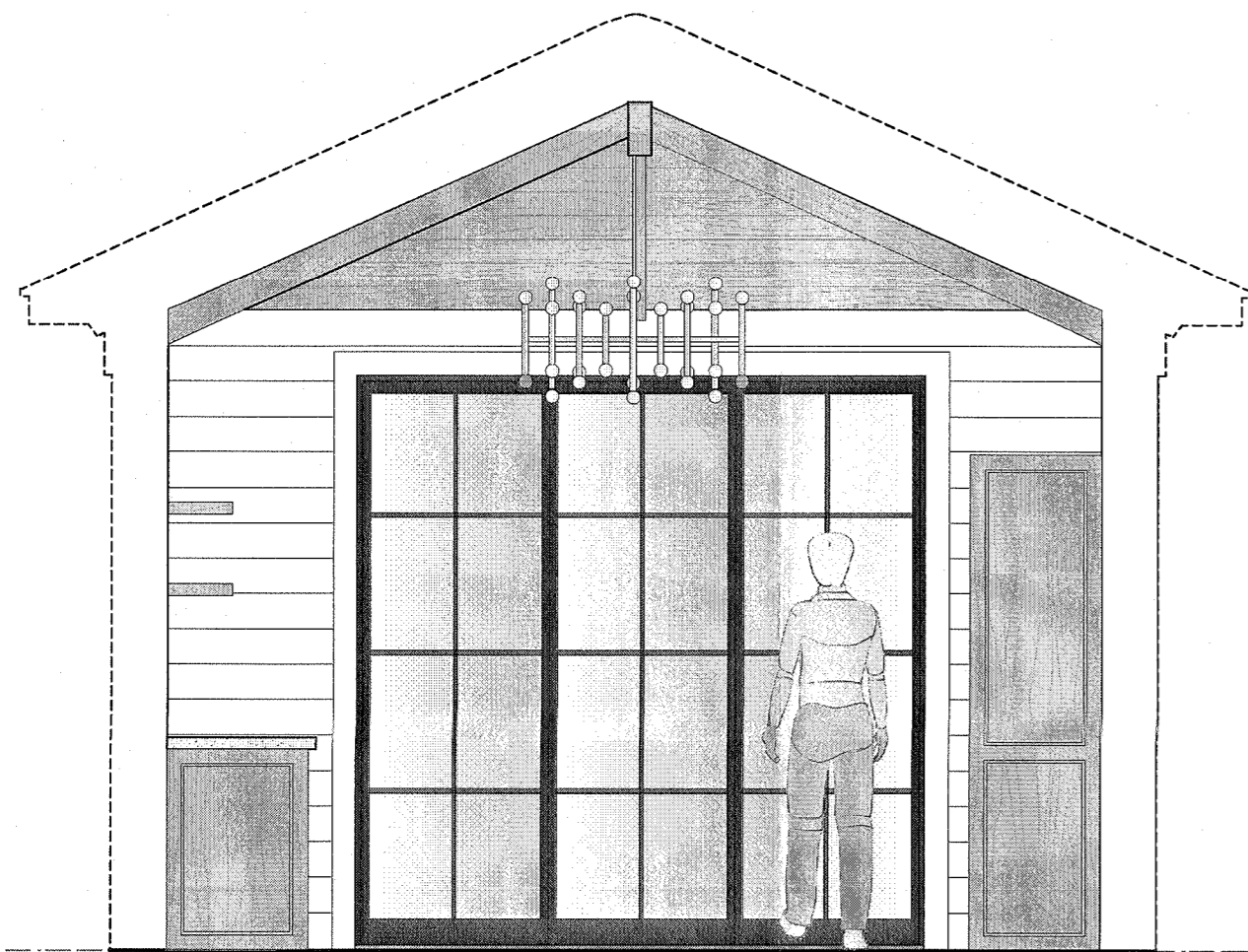
# FRASCA RESIDENCE

## 79 Corbett Lane

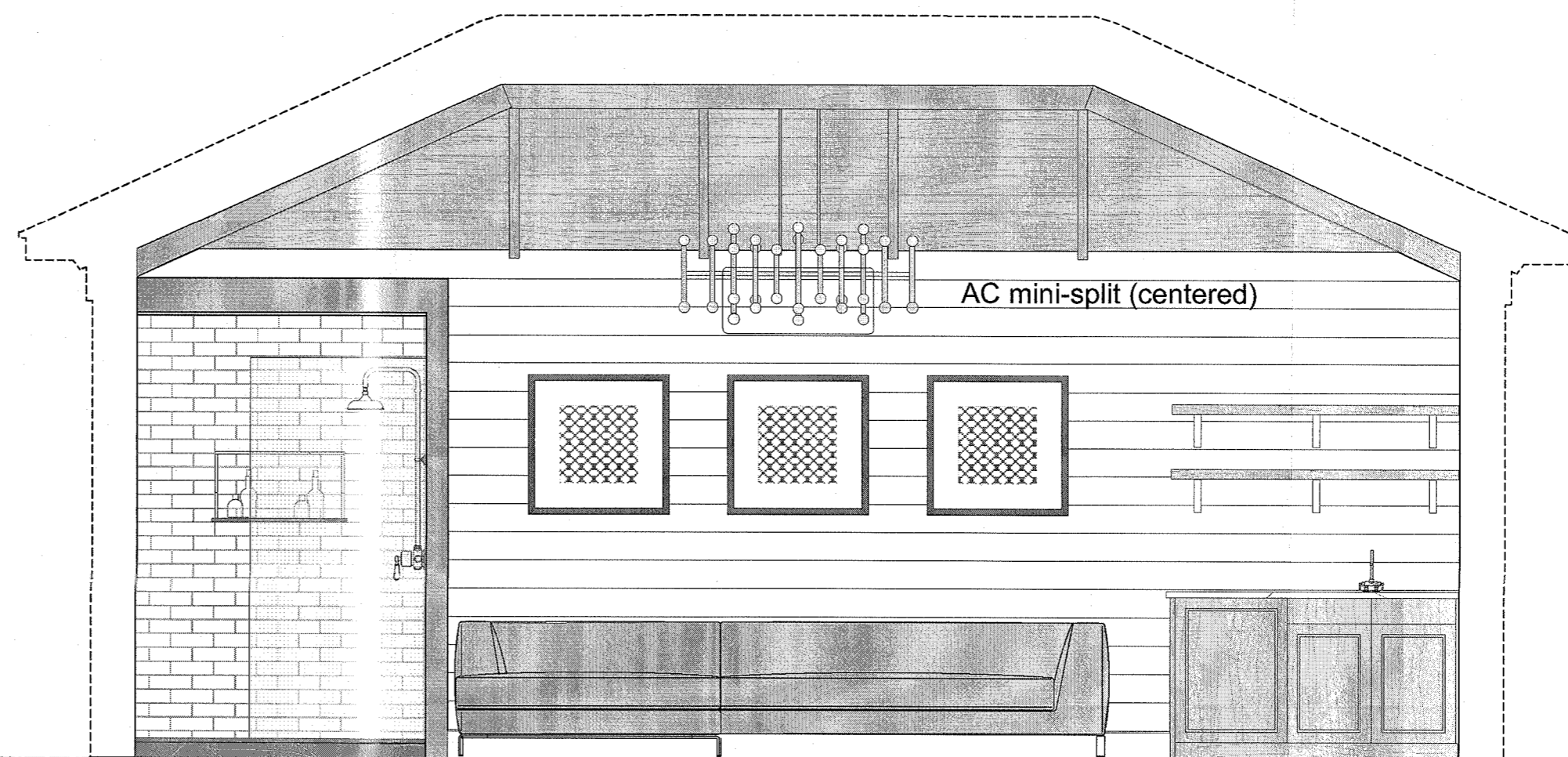
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notes:



concrete counter top - confirm with Owner

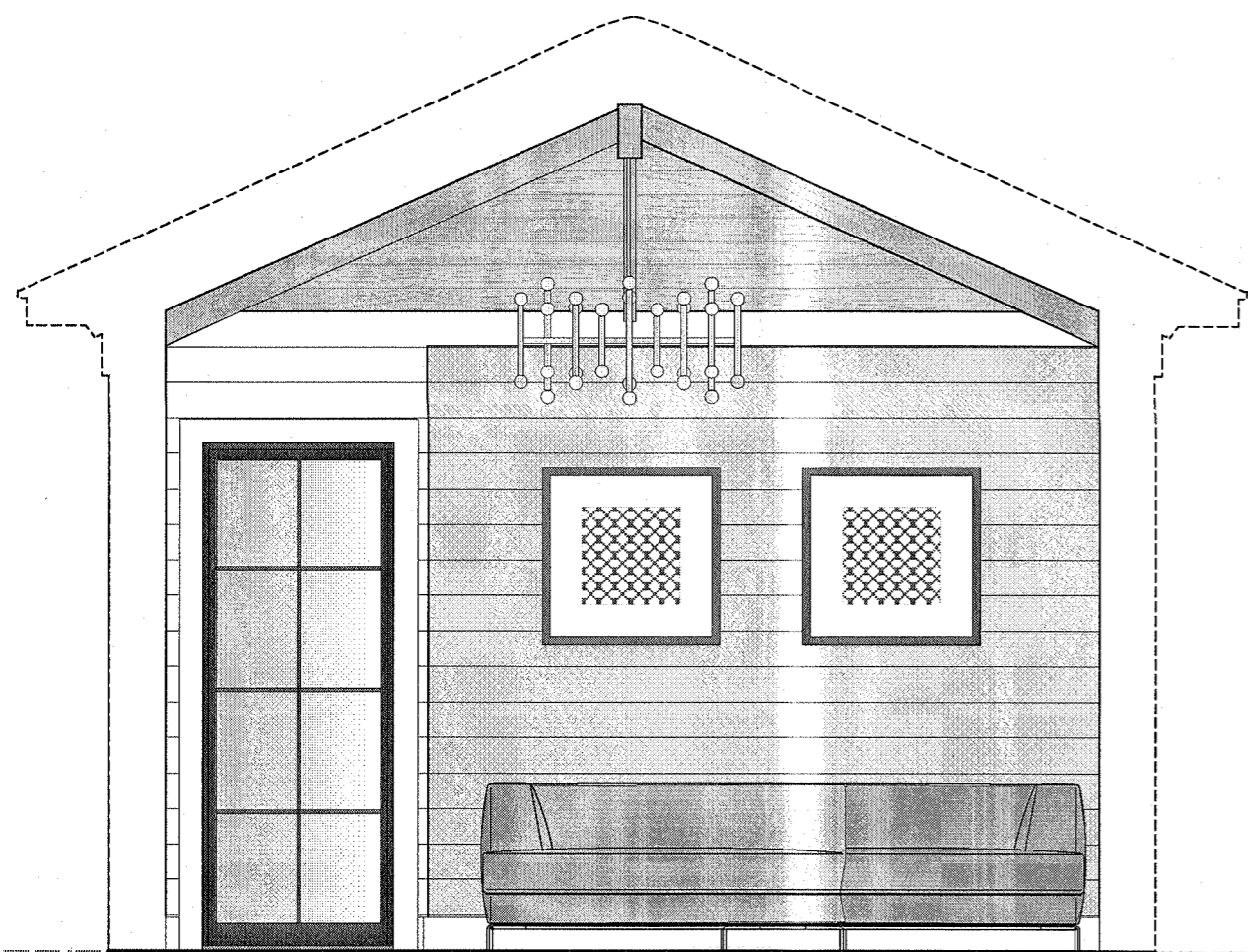


1 Interior - East Elevation  
 Scale: 3/8" = 1'-0"

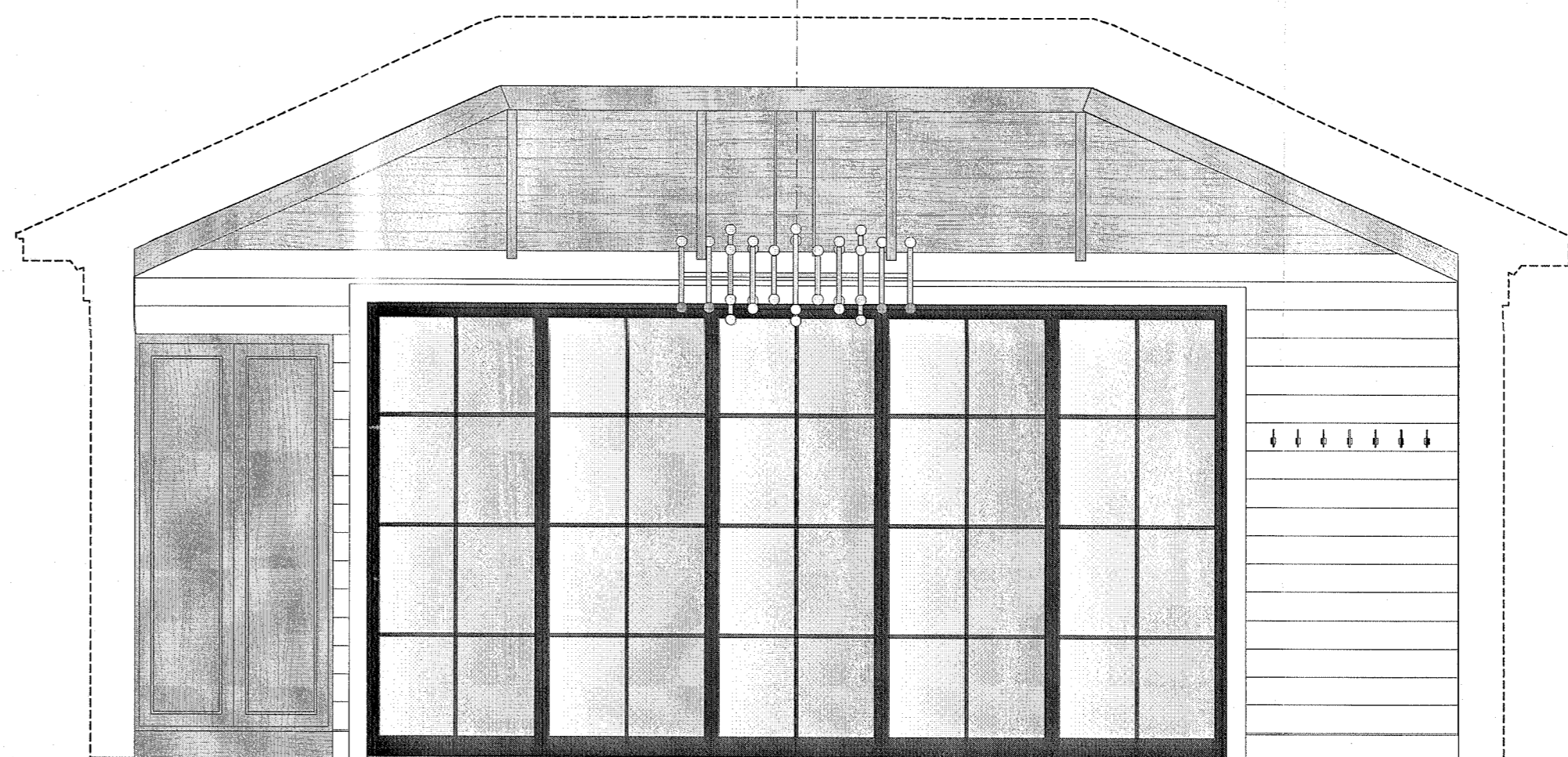
2 Interior North Elevation  
 Scale: 3/8" = 1'-0"

**INTERIOR FINISH NOTES** - PROVIDE SAMPLES OF ALL FINISHES FOR OWNER APPROVAL PRIOR TO ORDERING:

1. **FLOORS** - SMOOTH TINTED CONCRETE FLOOR WITH RADIANT HEAT EMBEDDED IN SLAB. COLOR AND FINISH TO BE APPROVED.
2. **WALLS** - 6" HORIZONTAL SHIPLAP WOOD PAINTED SEMI-GLOSS WHITE (VERIFY FIRE-RATING OVER INSULATION OR INSTALL THERMAL IGNITION BARRIER).
3. **SHOWER WALLS AND NICHES** - STONE SURROUND AT OUTSIDE EDGE OF SHOWER, TILE WALLS, COORDINATE ALL TILE FINISHES WITH OWNER. OWNER TO PROVIDE PLUMBING FIXTURES.
4. **WINDOWS AND TRIM** - 2 1/4" FLAT TRIM, NO MITERS, WINDOWS WITH 5/4" SILL WITH EASED EDGES, DOORS TO HAVE LOW-PROFILE SADDLE.
5. **CEILING** - WOOD BEAMS AND 3 1/2" HORIZONTAL BOARDS - BUTTERNUT OR SIMILAR, APPROVED BY OWNER. ALTERNATE: PAINTED OR WHITE-WASHED WOOD CEILING.
6. **WET BAR AND CABINETS** - WOOD FINISH WITH CONCRETE COUNTER, COLOR BY OWNER.



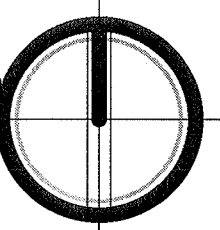
3 Interior West Elevation  
 Scale: 3/8" = 1'-0"



4 Interior South Elevation  
 Scale: 3/8" = 1'-0"

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 08/10/20  
 scale  
 as shown



drawing title

Interior Elevations

drawing number

Pool House A-5