

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"/> Residential
<input checked="" type="checkbox"/> Planning Board	<input checked="" type="checkbox"/> Historical Board
<input checked="" type="checkbox"/> Zoning Board of Appeals	<input type="checkbox"/> Architectural Board
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Consultation
<input type="checkbox"/> Number of Lots	<input type="checkbox"/> Pre-Preliminary/Sketch
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Final
<input type="checkbox"/> Special Permit	<input type="checkbox"/> Interpretation
<input checked="" type="checkbox"/> Variance	
<input type="checkbox"/> Performance Standards Review	
<input type="checkbox"/> Use Variance	
<input checked="" type="checkbox"/> Other (specify): <u>Driveway</u> <u>carport</u> <u>stone</u>	

PERMIT#: 50102
 ASSIGNED
 INSPECTOR: G.M.

Referred from Planning Board: YES / NO
 if yes provide date of Planning Board meeting: _____

Project Name: Katz Residence

Street Address: 11 Lawrence Lane
Malisades, N.Y. 10964

Tax Map Designation:
 Section: 80.06 Block: 1 Lot(s): 32
 Section: _____ Block: _____ Lot(s): _____

Directional Location:
 On the WEST side of Lawrence Lane, approximately
100 feet South of the intersection of Brewster Road, in the
 Town of ORANGETOWN in the hamlet/village of Malisades

Acreage of Parcel 43,940 Sq. Ft. Zoning District B-40
 School District _____ Postal District Malisades
 Ambulance District _____ Fire District 11
 Water District _____ Sewer District Orangetown

Project Description: (If additional space required, please attach a narrative summary.)
Removal of 2,696 Sq. Ft. of existing 4,728 Sq. Ft. residence;
addition of 3,175 sq. ft. of new interior space (first & second floor);
addition of 5,207 Sq. Ft. hwy. seeking a gravel driveway

The undersigned agrees to an extension of the statutory time limit for scheduling a public hearing.
 Date: 8/30/20 Applicant's Signature: [Signature]

APPLICATION REVIEW FORM

Applicant: Ms. Julie Hatz Phone # (201)-669-8412
 Address: 11 Lawrence Lane Palisades N.Y. 10964
Street Name & Number (Post Office) City State Zip Code

Property Owner: Julie Hatz Phone # same as above
 Address: same as above
Street Name & Number (Post Office) City State Zip Code

1. Frederick Green Architect (631)-865-0848
 Engineer/Architect/Surveyor: 712 Orange St., New Haven CT Phone # _____
 2. William Thompson, Surveyor Phone # 86511
 Address: 155 West Main Street, Harriman N.Y. 10920
Street Name & Number (Post Office) City State Zip Code

Attorney: Kevin Conway Phone # 845-352-0206
 Address: 80 Beck Street House East Spang Valley N.Y. 10977
Street Name & Number (Post Office) City State Zip Code

Contact Person: Kevin Conway Phone # 845-729-2096
 Address: 80 Beck Street House East Spang Valley N.Y. 10977
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.

- | | |
|---|---|
| <input type="checkbox"/> State or County Road | <input type="checkbox"/> State or County Park |
| <input type="checkbox"/> Long Path | <input type="checkbox"/> County Stream |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> County Facility |

List name(s) of facility checked above:

Referral Agencies:

- | | |
|--|--|
| <input type="checkbox"/> RC Highway Department | <input type="checkbox"/> RC Division of Environmental Resources |
| <input type="checkbox"/> RC Drainage Agency | <input type="checkbox"/> RC Dept. of Health |
| <input type="checkbox"/> NYS Dept. of Transportation | <input type="checkbox"/> NYS Dept. of Environmental Conservation |
| <input type="checkbox"/> NYS Thruway Authority | <input type="checkbox"/> Palisades Interstate Park Commission |
| <input type="checkbox"/> Adjacent Municipality | |
| <input type="checkbox"/> Other _____ | |

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? NO
- 2) Is any open space being offered? NO If so, what amount? _____
- 3) Is this a standard or average density subdivision? NO

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.

N/A

Environmental Constraints:

Are there slopes greater than 25%? If yes, please indicate the amount and show the gross and net area N/A

Are there streams on the site? If yes, please provide the names. _____

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

Project History:

Has this project ever been reviewed before? Yes in 2016

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.

Applicant previously received approvals & now seeks revised approval for 30A for gravel driveway & to Historical Board for revision from BT to granite to gutters & shingle roofing from copper roof

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

See attached

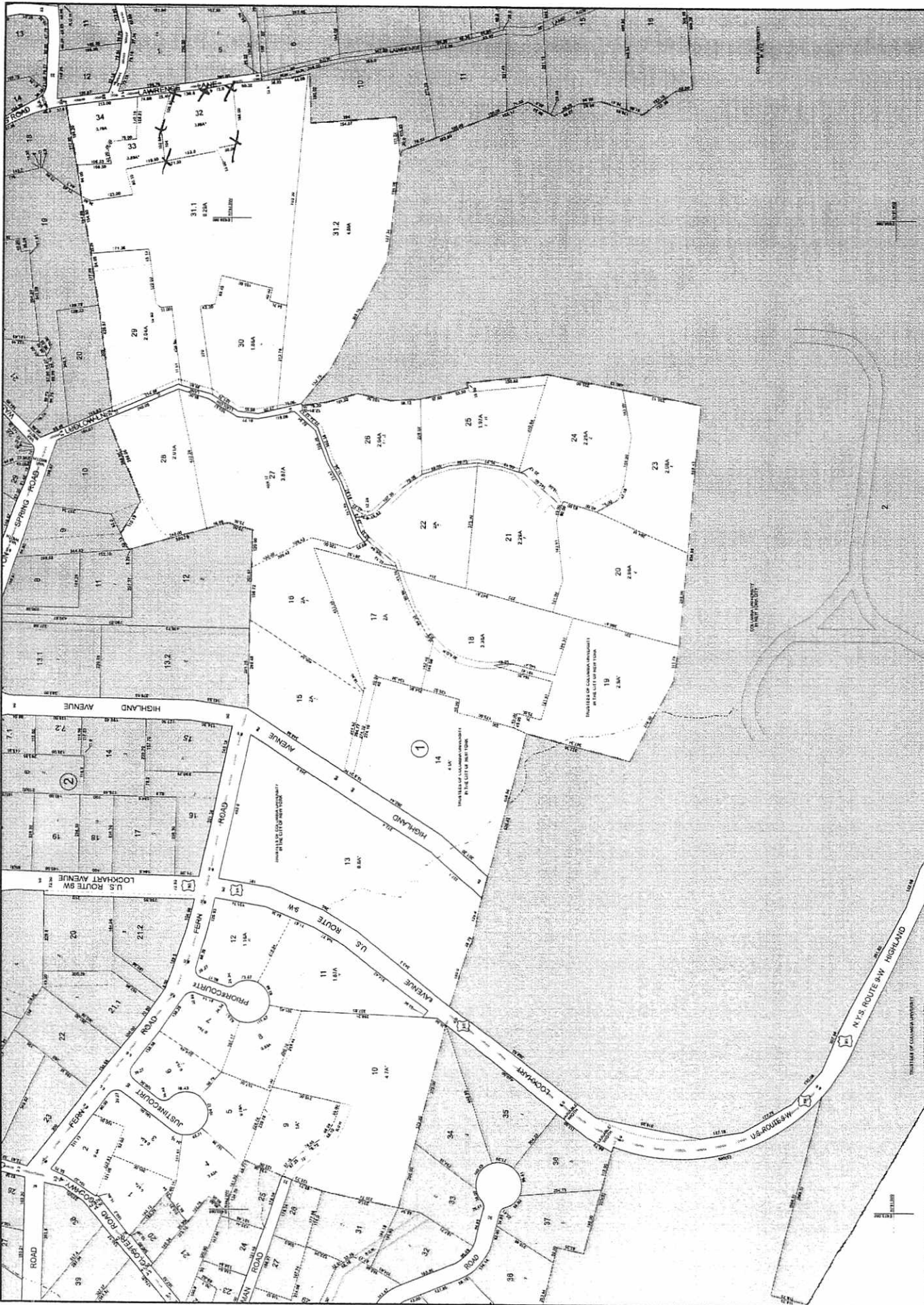
Historical Areas Board of Review (HABR)


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

PROPERTY ADDRESS: 11 LAWRENCE LANE Section/Block/Lot: 80.06-1-32

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:	NATURAL	RED CEDAR SHINGLES	
Siding:	WHITE	WHITE PINE CLAPBOARD w/ 6" & 12" COURSING	
Decorative Siding:	OFF WHITE	TRUE STUCCO ON CONC. BLK	
Soffits & Fascia:	WHITE	PVC SOLID STICK	AZEK OR EQUAL
SOFFITS:	NATURAL	MAHOGANY	
Gutters & Leaders: (LIMITED USE)	NATURAL	COPPER	
Windows:	BLACK	ALUMINUM CLAD	MARVIN W/ SIMULATED DIVIDED LITES WHERE SHOWN
Trim:	BLACK	PVC SOLID STICK	AZEK OR EQUAL
Shutters:	N/A	—	—
Front Door:	BLACK	STEEL & GLASS	HOPE'S WINDOWS/DOORS OR EQUAL
Back Door:	BLACK	STEEL & GLASS	HOPE'S WINDOWS/DOORS OR EQUAL
Garage Door(s): ALL (3)	NATURAL	1x6 SHADOW GAP SHIP LAP MAHOGANY	
Other Door(s):	BLACK	ALUMINUM CLAD	MARVIN SINGLE PANE
Lighting: (LIMITED USE OF SURFACE FIXTURE)	BLACK OR POLISHED CHROME	METAL	REJUVENATION LIGHTING 'CARRIAGE HOUSE'
Lighting: (EXTERIOR RECESSED)	BLACK OR POLISHED CHROME	METAL	LIGHTOLIER OR EQUAL
Stone or Rock being used on Structure:	GREY/SILVER (LIMITED USE)	FACE-CUT BLOCK	INDIGENOUS STONE FOUND ON SITE OR RE-CLAIMED FROM EXISTING STRUCTURE
Stone or Rock being used on walkway(s):	GREY/SILVER	FACE-CUT BLOCK	INDIGENOUS STONE FOUND ON SITE OR RE-CLAIMED FROM EXISTING PAVEMENT
Other: STONE TERRACES	GREY/SILVER	24"x24"x 5/8" HONED SCHIST	
Other:			
Other:			





SEAWALL
INCORPORATED
 10000 W. U.S. ROUTE 1, SUITE 100, PALM BEACH, FL 33411
 TEL: 561-840-1111 FAX: 561-840-1112
 WWW.SEAWALLINC.COM

MAP REVISIONS

NO.	DATE	DESCRIPTION
1	02/28/19	REVISED THROUGH FEBRUARY 28, 2019

LEGEND

SYMBOL	DESCRIPTION
(Solid line)	EXISTING LOT BOUNDARIES
(Dashed line)	PROPOSED LOT BOUNDARIES
(Dotted line)	PROPOSED LOT BOUNDARIES TO BE DELETED
(Thick solid line)	EXISTING ROAD RIGHT-OF-WAY
(Thin solid line)	PROPOSED ROAD RIGHT-OF-WAY
(Double line)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY
(Thin solid line with dots)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY
(Thick dashed line)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY TO BE DELETED
(Thin dashed line)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY TO BE DELETED
(Thick solid line with dots)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK
(Thin solid line with dots)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK TO BE DELETED
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK TO BE DELETED
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY TO BE DELETED
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY TO BE DELETED
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL TO BE DELETED
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(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY
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(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY TO BE DELETED
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL
(Thick solid line with dots and dashes)	EXISTING ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL TO BE DELETED
(Thin solid line with dots and dashes)	PROPOSED ROAD RIGHT-OF-WAY WITH DRIVEWAY AND SIDEWALK AND BIKEWAY AND TRAIL AND BIKEWAY AND TRAIL TO BE DELETED

SECTION AND SPECIAL DISTRICTS

SECTION	SPECIAL DISTRICT
78.11	78.11A
78.12	78.12A
78.13	78.13A
78.14	78.14A
78.15	78.15A
78.16	78.16A
78.17	78.17A
78.18	78.18A
78.19	78.19A
78.20	78.20A
78.21	78.21A
78.22	78.22A
78.23	78.23A
78.24	78.24A
78.25	78.25A
78.26	78.26A
78.27	78.27A
78.28	78.28A
78.29	78.29A
78.30	78.30A
78.31	78.31A
78.32	78.32A
78.33	78.33A
78.34	78.34A
78.35	78.35A
78.36	78.36A
78.37	78.37A
78.38	78.38A
78.39	78.39A
78.40	78.40A
78.41	78.41A
78.42	78.42A
78.43	78.43A
78.44	78.44A
78.45	78.45A
78.46	78.46A
78.47	78.47A
78.48	78.48A
78.49	78.49A
78.50	78.50A
78.51	78.51A
78.52	78.52A
78.53	78.53A
78.54	78.54A
78.55	78.55A
78.56	78.56A
78.57	78.57A
78.58	78.58A
78.59	78.59A
78.60	78.60A
78.61	78.61A
78.62	78.62A
78.63	78.63A
78.64	78.64A
78.65	78.65A
78.66	78.66A
78.67	78.67A
78.68	78.68A
78.69	78.69A
78.70	78.70A
78.71	78.71A
78.72	78.72A
78.73	78.73A
78.74	78.74A
78.75	78.75A
78.76	78.76A
78.77	78.77A
78.78	78.78A
78.79	78.79A
78.80	78.80A
78.81	78.81A
78.82	78.82A
78.83	78.83A
78.84	78.84A
78.85	78.85A
78.86	78.86A
78.87	78.87A
78.88	78.88A
78.89	78.89A
78.90	78.90A
78.91	78.91A
78.92	78.92A
78.93	78.93A
78.94	78.94A
78.95	78.95A
78.96	78.96A
78.97	78.97A
78.98	78.98A
78.99	78.99A
79.00	79.00A

COUNTY OF ORANGE

TOWN OF ORANGETOWN

APPLICABLE CODES: 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00, 27.00, 28.00, 29.00, 30.00, 31.00, 32.00, 33.00, 34.00, 35.00, 36.00, 37.00, 38.00, 39.00, 40.00, 41.00, 42.00, 43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00, 51.00, 52.00, 53.00, 54.00, 55.00, 56.00, 57.00, 58.00, 59.00, 60.00, 61.00, 62.00, 63.00, 64.00, 65.00, 66.00, 67.00, 68.00, 69.00, 70.00, 71.00, 72.00, 73.00, 74.00, 75.00, 76.00, 77.00, 78.00, 79.00, 80.00, 81.00, 82.00, 83.00, 84.00, 85.00, 86.00, 87.00, 88.00, 89.00, 90.00, 91.00, 92.00, 93.00, 94.00, 95.00, 96.00, 97.00, 98.00, 99.00, 100.00

80.06

TAX LOT: SECTION 80.06, BLOCK I, LOT 32

MAP REFERENCE:
A CERTAIN MAP ENTITLED "ESTATE OF ANDREW E. NORMAN" FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE ON 4/18/2005 AS MAP #7750.

DEED REFERENCE:

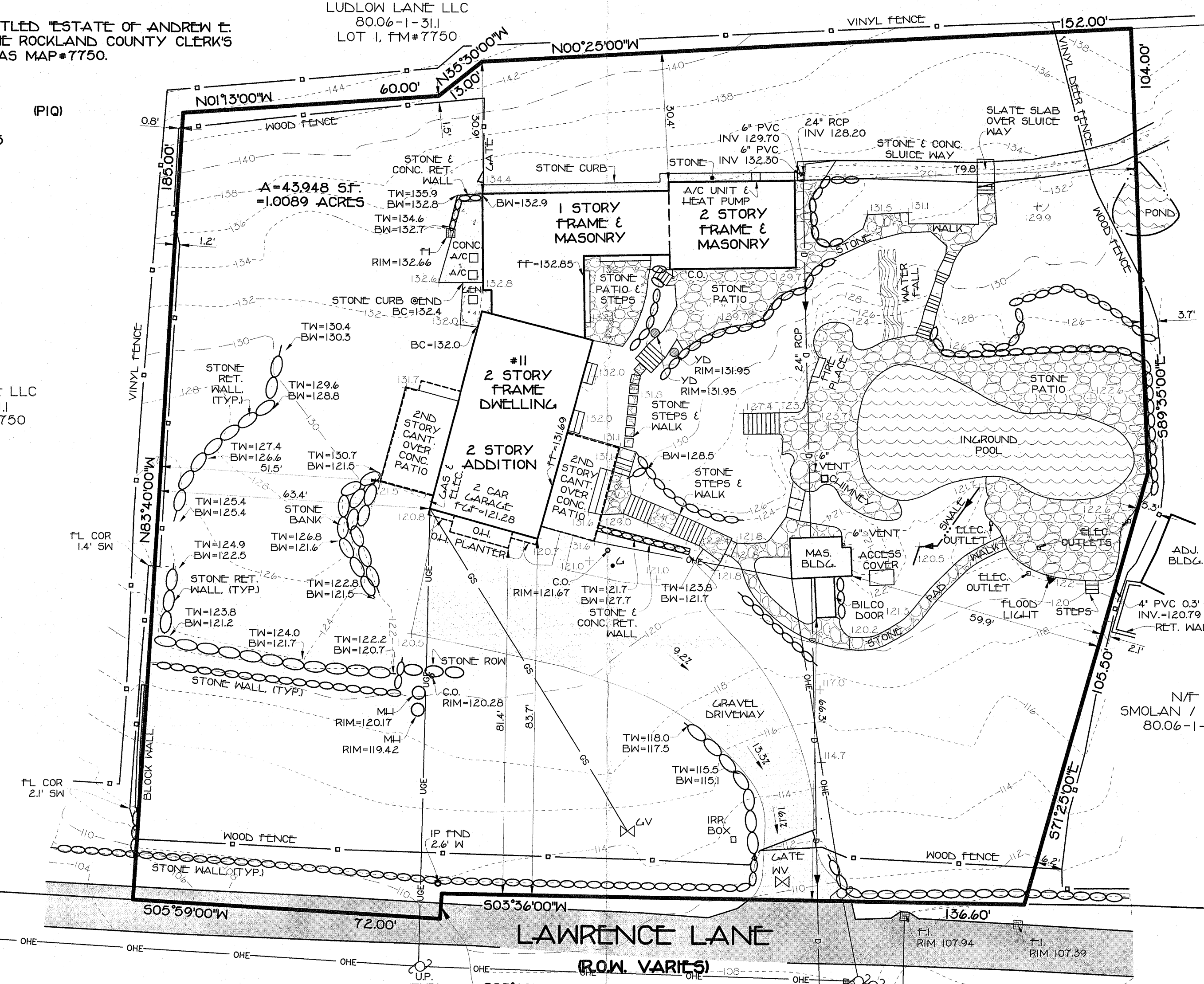
INSTR #2014-2897 (PIQ)
#1999-8893
#2005-25685
#2008-4814

L. 369 / P. 2014

N/F
LUDLOW LANE LLC
80.06-1-31.1
LOT 1, FM#7750

N/F
LUDLOW LANE LLC
80.06-1-31.1
LOT 1, FM#7750

N/F
SMOLAN / SMITH
80.06-1-33



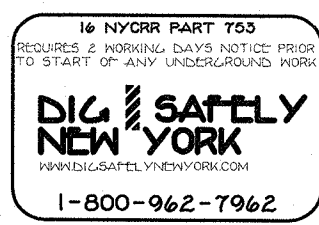
BULK TABLE

ZONE:	MINIMUM LOT AREA	LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD (FEET)	TOTAL SIDE YARD (FEET)	REAR YARD (FEET)	STREET FRONTAGE (FEET)	FLOOR AREA RATIO (F.A.R.)	MAXIMUM BUILDING HEIGHT
REQUIRED	40,000	150	50	30	80	50	100	0.15	45'
EXISTING	43,948	219.7	81.4	51.5	131.3	30.4*	208.6	0.14	<45'

*EXISTING NON-CONFORMING F.A.R. SHOWN PER APPROVED PLOT PLAN
NOTE: VARIANCE REQUIRED FROM SECTION 6.332 OF THE ZONING CODE FOR UNPAVED DRIVEWAY

EXISTING IMPERVIOUS SURFACE=12,526 SF.
DEV. COV.=28.5%

ALL UTILITIES ARE SHOWN IN AN APPROXIMATE WAY FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL CALL THE LOCAL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION TO HAVE ALL UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY CLEARING OR ANY CONSTRUCTION. THE CONTRACTOR SHALL ALSO VERIFY THE LOCATION, SIZE AND INVERT OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. ANY UTILITY FOR WHICH NO EVIDENCE CAN BE SEEN ON THE SURFACE OF THE LANDS MAY NOT BE SHOWN ON THIS DRAWING.



FLOOR AREA RATIO CALCULATIONS:
(PER APPROVED PLOT PLAN)
5,957 SF. / 43,948 SF. = 0.1355 (0.14)

UNAUTHORIZED ALTERATION OR ADDITION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE SURVEYOR OR ENGINEER SHALL NOT BE VALID.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS AN UNAUTHORIZED USE AND A VIOLATION OF FEDERAL COPYRIGHT LAWS.

WILLIAM D. YOUNGBLOOD, L.S. #50466 ©

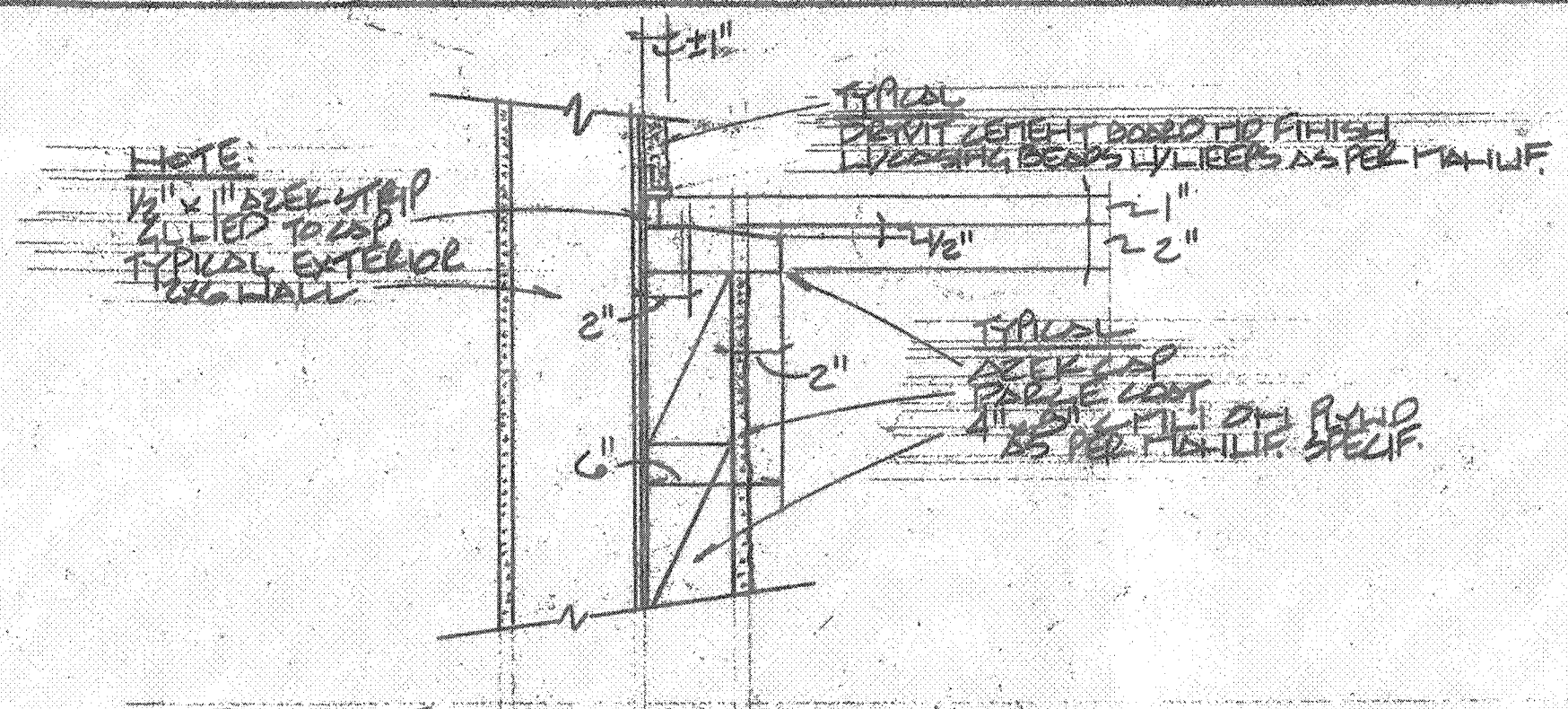
FINAL AS-BUILT SURVEY OCT 13 2020
FOR
KATZ
LOCATED IN
PALISADES
TOWN OF ORANGETOWN
ROCKLAND COUNTY, NEW YORK

REV. 6-26-19-UPDATE
REV. 11-5-19-ADD BULK TABLE & NOTE PER CLIENT

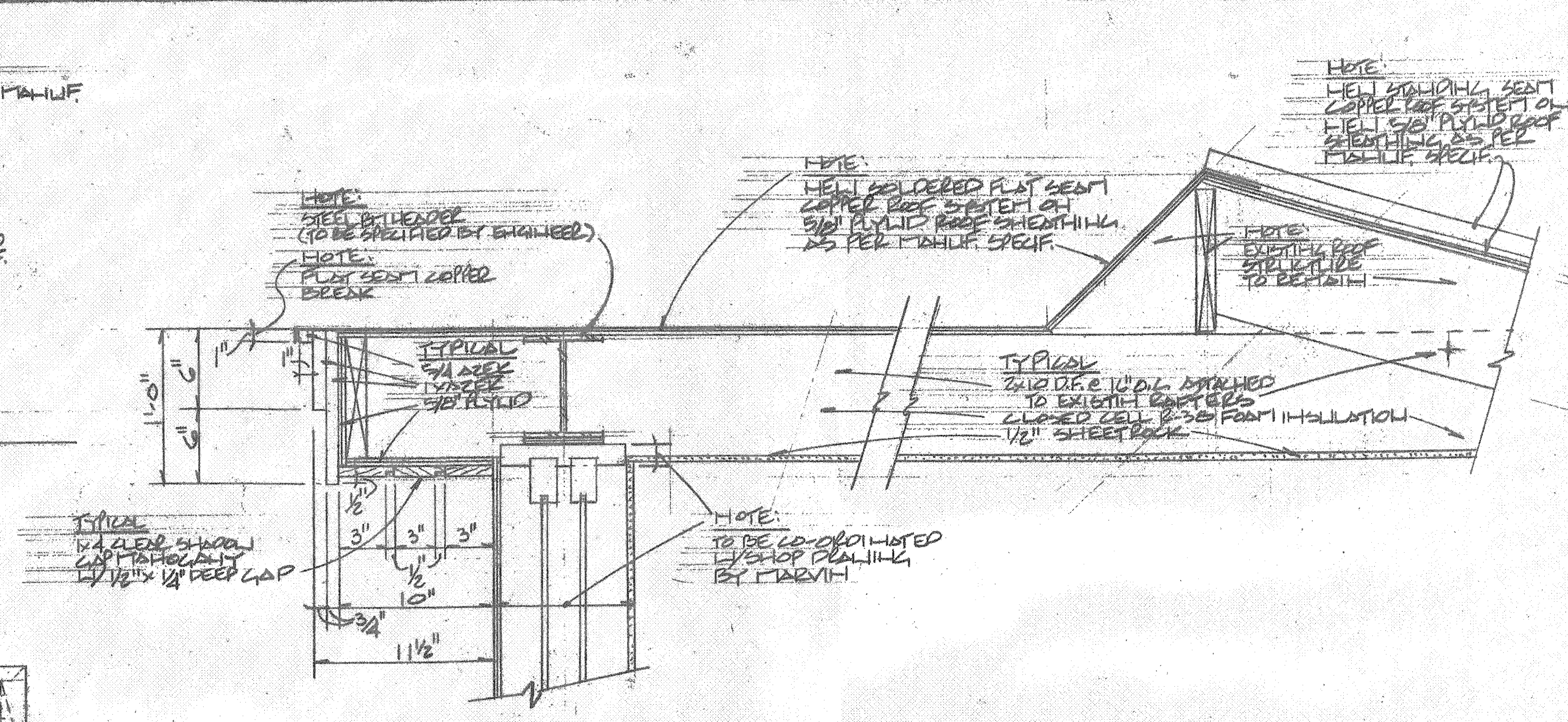
SPARACO & YOUNGBLOOD, PLLC
CIVIL ENGINEERING * LAND SURVEYING
SITE PLANNING
18 NORTH MAIN STREET
P.O. BOX 818
HARRIMAN, N.Y. 10926
TEL: (845) 782-8543
FAX: (845) 782-5901
SPARACO.STEVE@SELSNY.COM WDWLS1@GMAIL.COM

FILE #	5Y-1218
DATE	MAR. 1, 2019
SCALE	1" = 20'

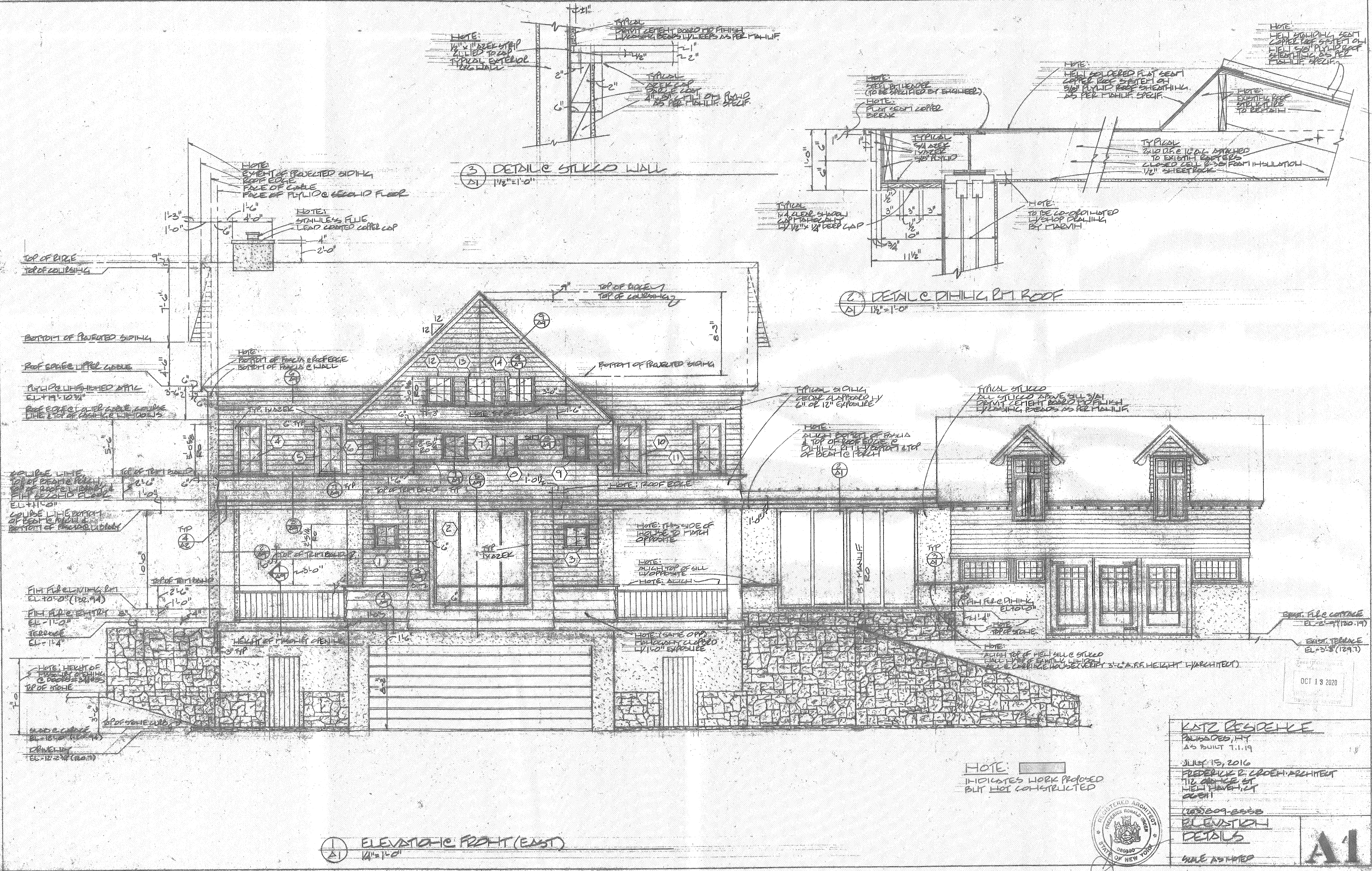
5Y-1218



3 DETAIL SILL & WALL
1/2" = 1'-0"



2 DETAIL DINING RM ROOF
1/2" = 1'-0"



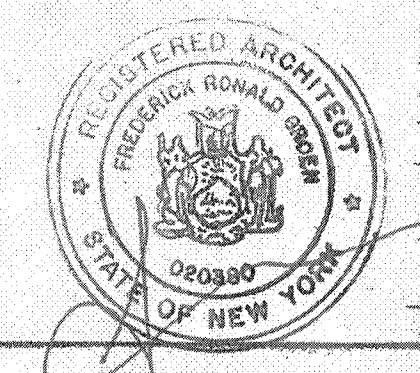
1 ELEVATION FRONT (EAST)
1/4" = 1'-0"

KATZ RESIDENCE
PALISADES, NY
AS BUILT 7.11.19

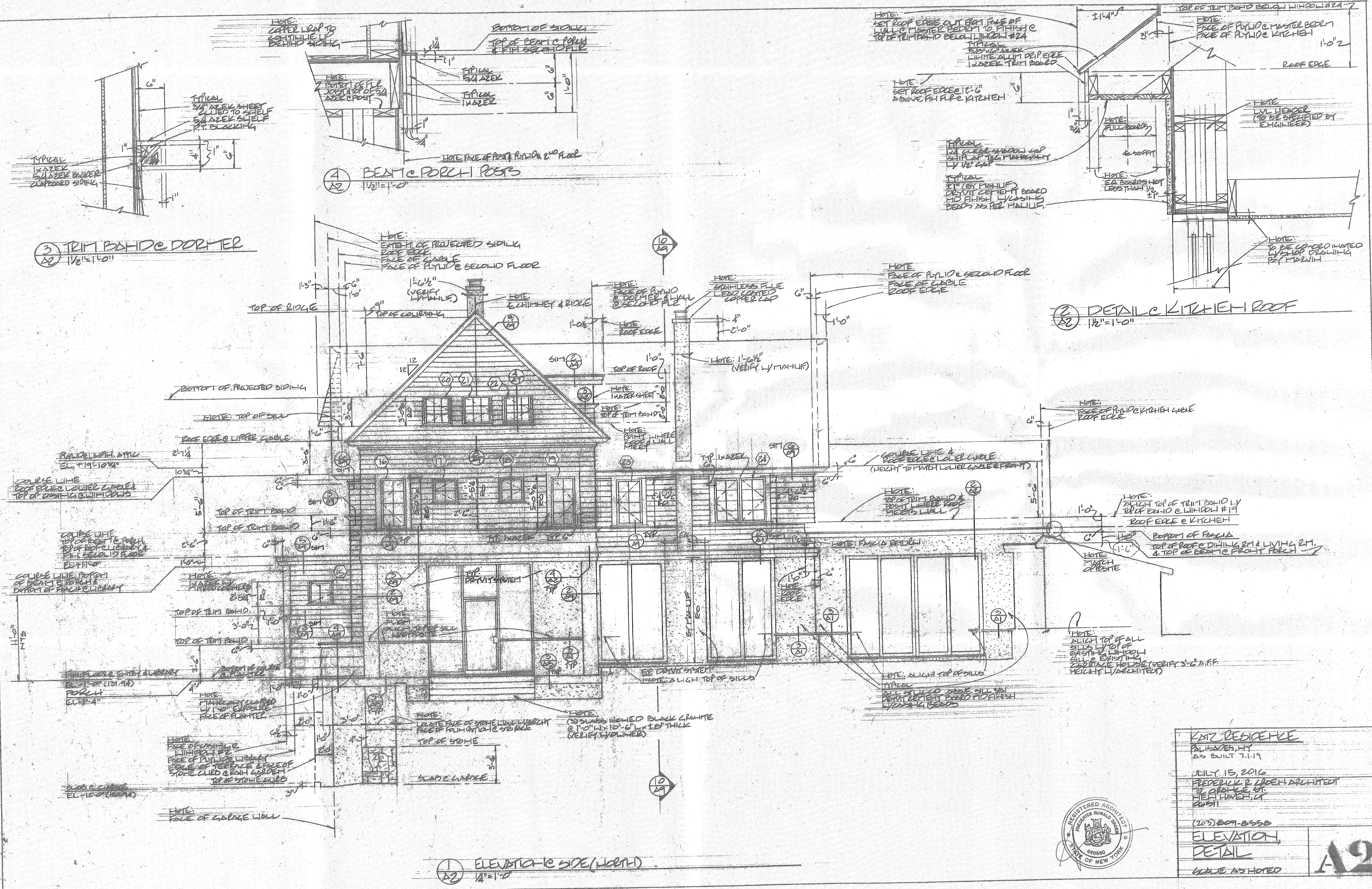
JULY 15, 2016
FREDERICK R. CROFT ARCHITECT
112 ADAMS ST
WEST HAVEN, CT 06611

005809-8888
ELEVATION
DETAILS
SCALE AS SHOWN

OCT 18 2020



A1



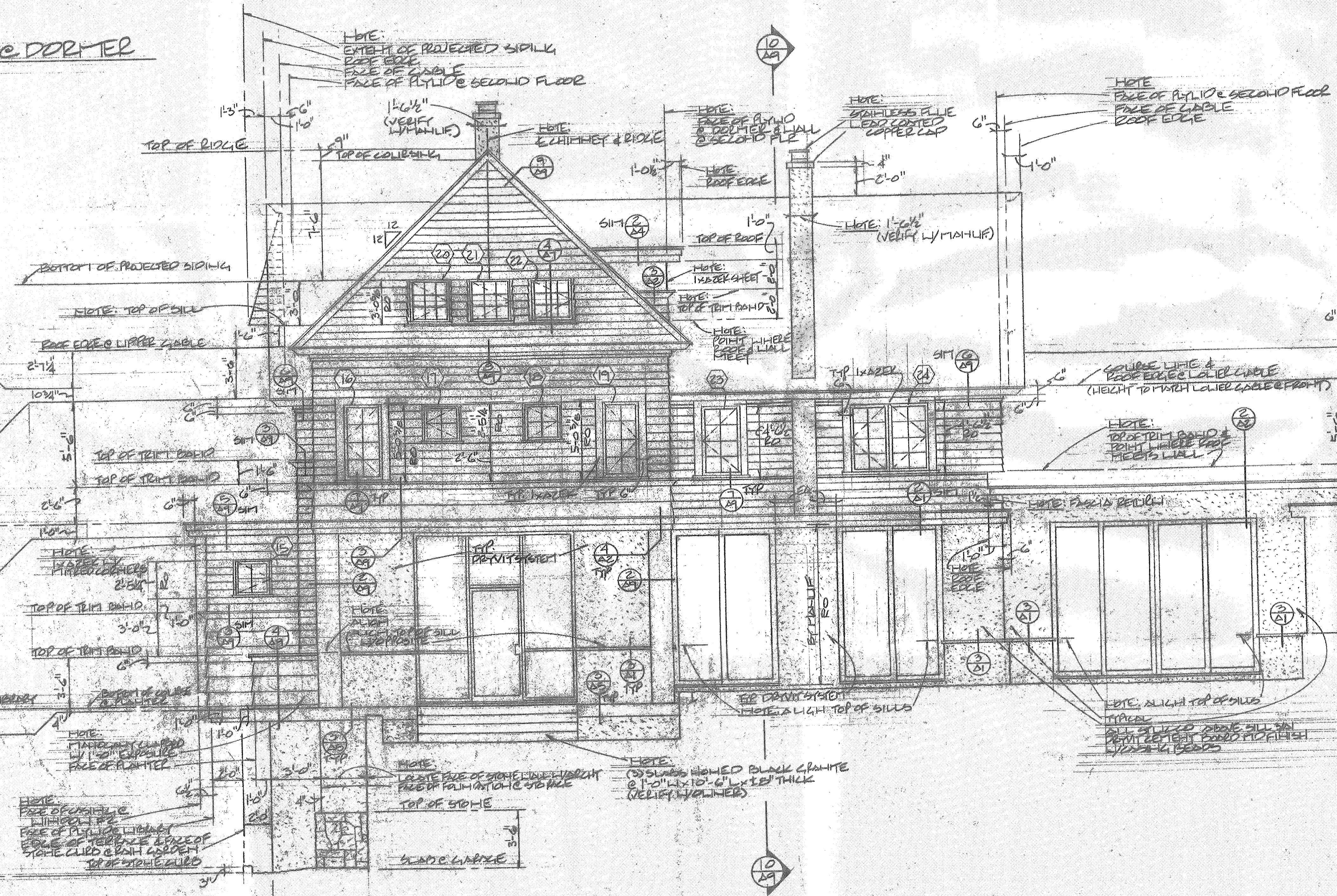
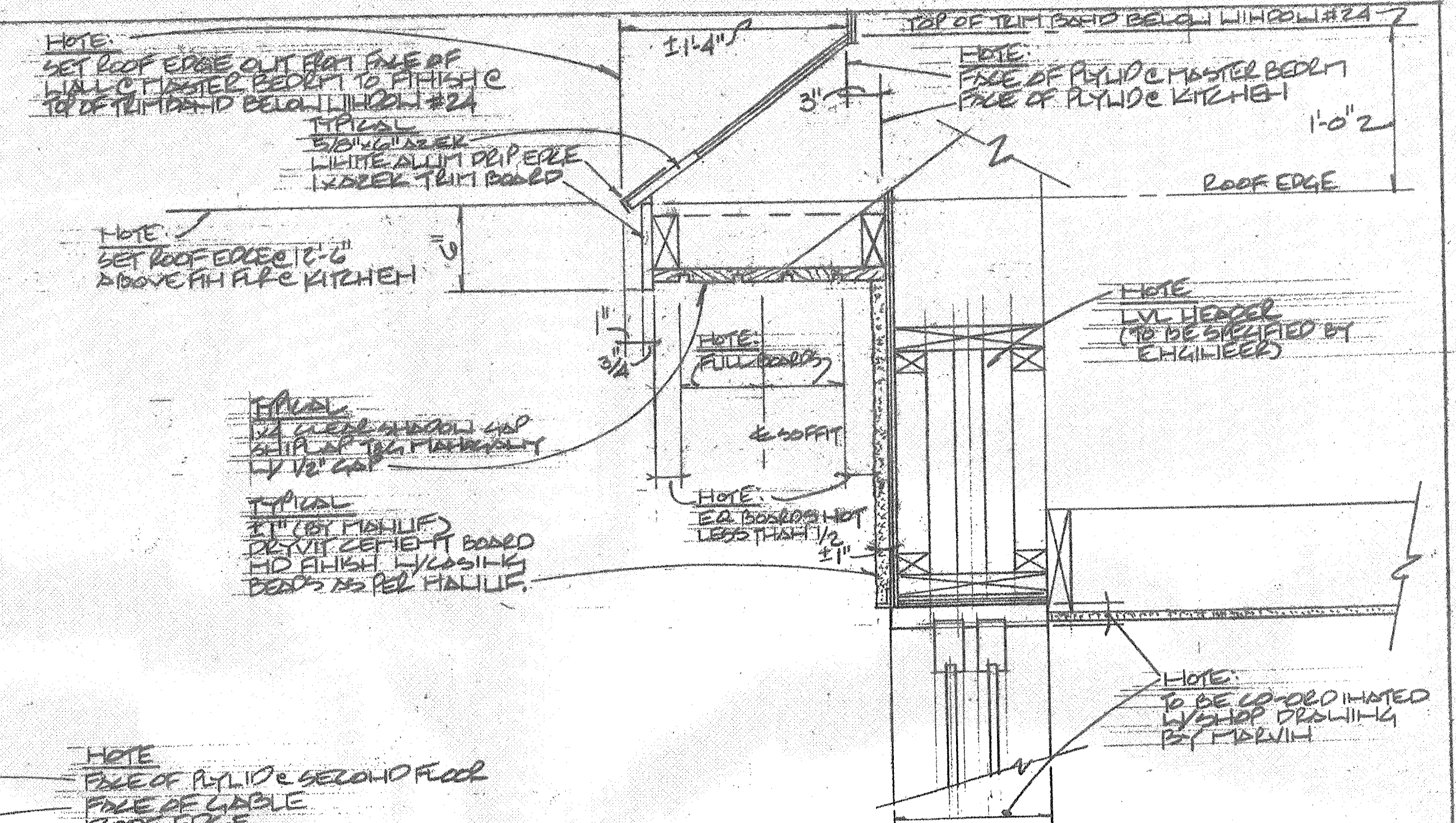
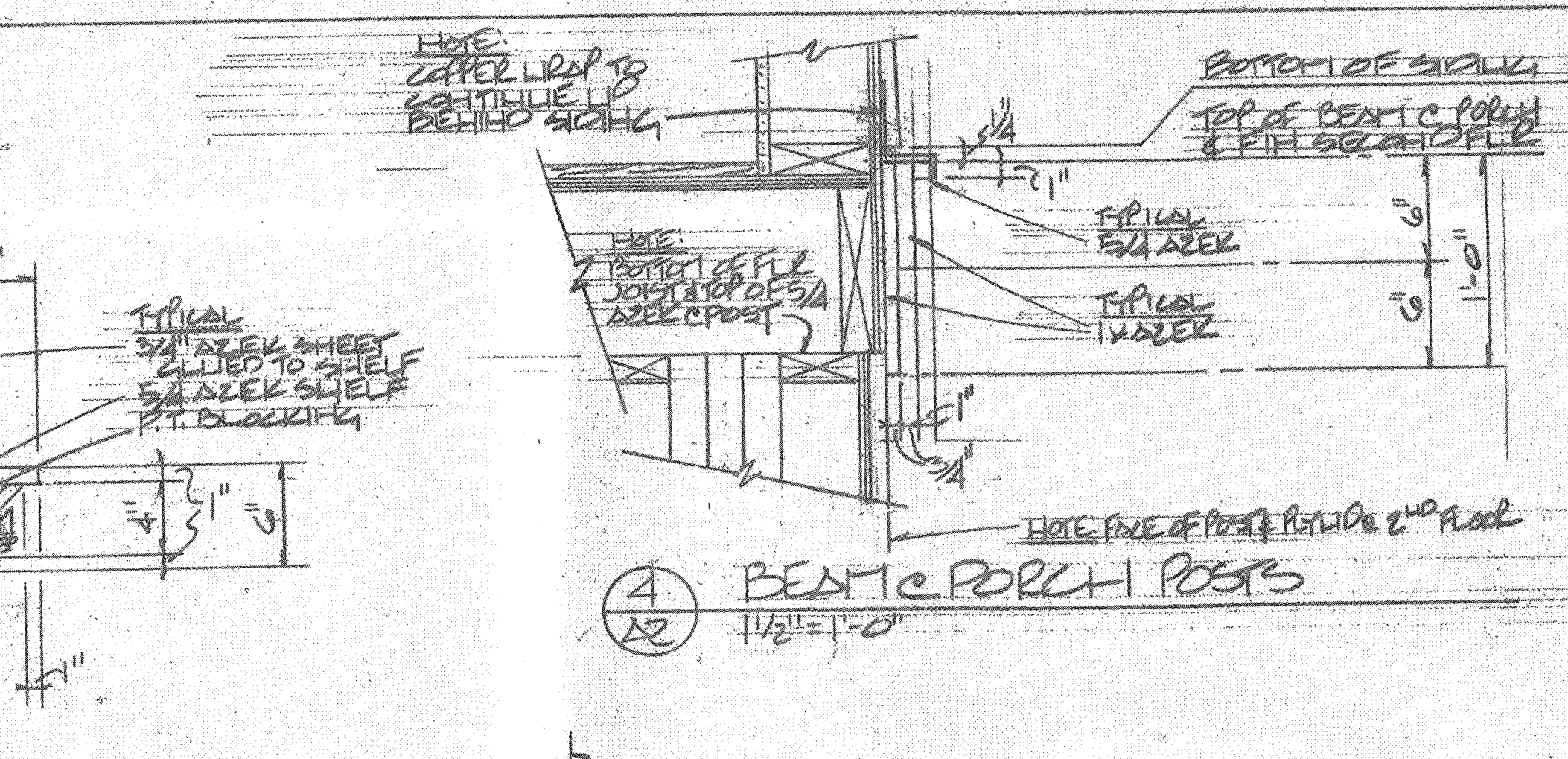
3 TRIM BAND & DORMER
1/2" = 1'-0"

4 BEAM & PORCH POSTS
1/2" = 1'-0"

2 DETAIL KITCHEN ROOF
1/2" = 1'-0"

1 ELEVATION SIDE (NORTH)
1/2" = 1'-0"

KATZ RESIDENCE	
PALISADES, NY AS BUILT 7.1.19	
JULY 15, 2016	
FREDERICK R. GRIFF ARCHITECT 116 PARK ST. NEW HAVEN, CT 06511	
(203) 809-8558	
ELEVATION	A2
DETAIL	
SCALE AS NOTED	



LIFT-OFF SCHEDULE		CONT'D		NOTES:	
1	CLIMATE CONTROL SYSTEM	13	CLIMATE CONTROL SYSTEM LEFT	37	CLIMATE CONTROL SYSTEM RIGHT
2	CLIMATE CONTROL SYSTEM	14	CLIMATE CONTROL SYSTEM LEFT	38	CLIMATE CONTROL SYSTEM RIGHT
3	CLIMATE CONTROL SYSTEM	15	CLIMATE CONTROL SYSTEM LEFT	39	CLIMATE CONTROL SYSTEM RIGHT
4	CLIMATE CONTROL SYSTEM	16	CLIMATE CONTROL SYSTEM LEFT		
5	CLIMATE CONTROL SYSTEM	17	CLIMATE CONTROL SYSTEM LEFT		
6	CLIMATE CONTROL SYSTEM	18	CLIMATE CONTROL SYSTEM LEFT		
7	CLIMATE CONTROL SYSTEM	19	CLIMATE CONTROL SYSTEM LEFT		
8	CLIMATE CONTROL SYSTEM	20	CLIMATE CONTROL SYSTEM LEFT		
9	CLIMATE CONTROL SYSTEM	21	CLIMATE CONTROL SYSTEM LEFT		
10	CLIMATE CONTROL SYSTEM	22	CLIMATE CONTROL SYSTEM LEFT		
11	CLIMATE CONTROL SYSTEM	23	CLIMATE CONTROL SYSTEM LEFT		
12	CLIMATE CONTROL SYSTEM	24	CLIMATE CONTROL SYSTEM LEFT		
		25	CLIMATE CONTROL SYSTEM LEFT		
		26	CLIMATE CONTROL SYSTEM LEFT		
		27	CLIMATE CONTROL SYSTEM LEFT		
		28	CLIMATE CONTROL SYSTEM LEFT		
		29	CLIMATE CONTROL SYSTEM LEFT		
		30	CLIMATE CONTROL SYSTEM LEFT		
		31	CLIMATE CONTROL SYSTEM LEFT		
		32	CLIMATE CONTROL SYSTEM LEFT		
		33	CLIMATE CONTROL SYSTEM LEFT		
		34	CLIMATE CONTROL SYSTEM LEFT		
		35	CLIMATE CONTROL SYSTEM LEFT		
		36	CLIMATE CONTROL SYSTEM LEFT		
		37	CLIMATE CONTROL SYSTEM LEFT		
		38	CLIMATE CONTROL SYSTEM LEFT		
		39	CLIMATE CONTROL SYSTEM LEFT		

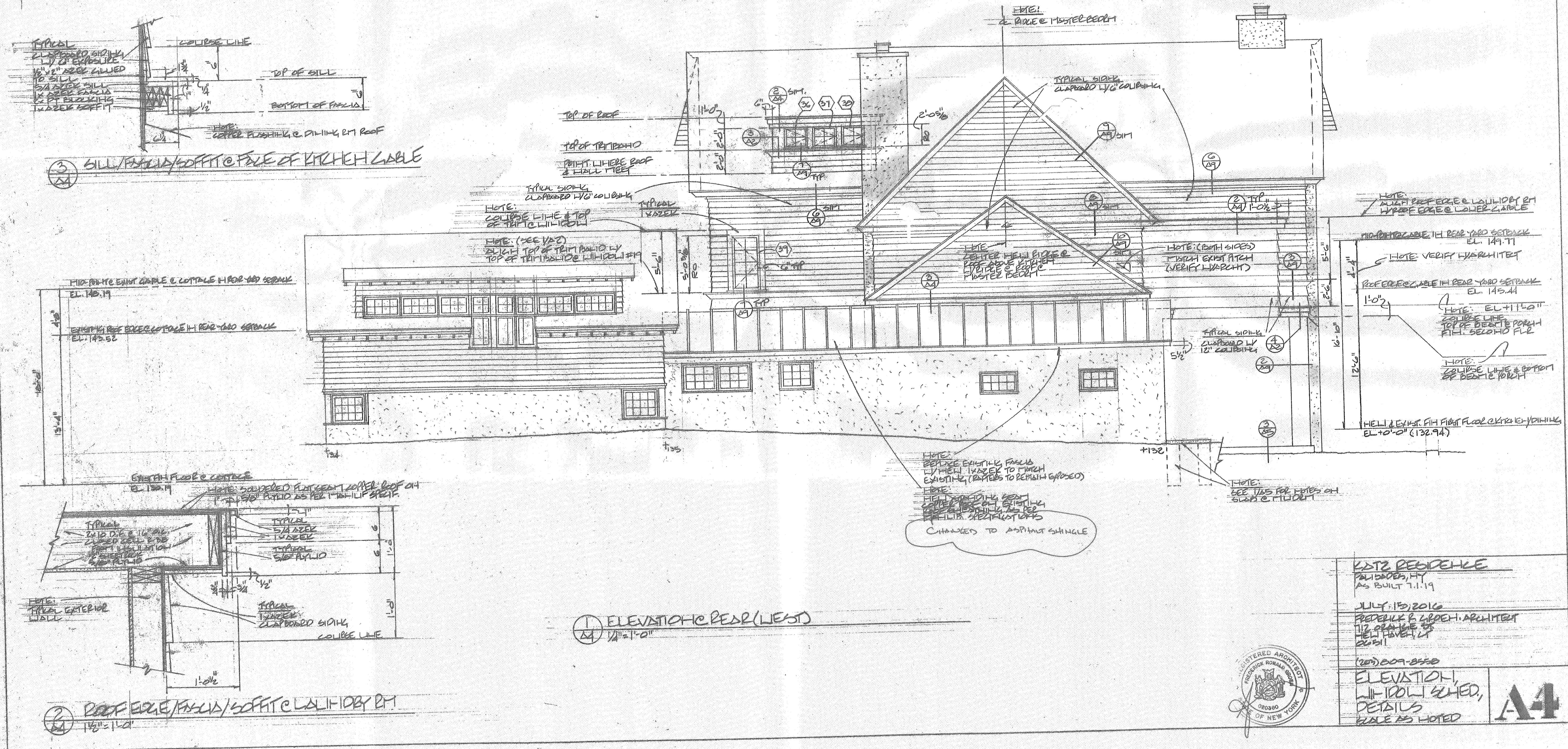
1. ALL LIFT-OFFS SHALL BE INSTALLED AS SHOWN WITH 1/2" SOL. W/SPACED BARS & 2" O.C. REINFORCING. PRIME INTERIOR & EXTERIOR EXTERIOR, BACK-BUILD COATING, WHERE SPECIFIED, TO MATCH ALL OTHER LIFTS. ALL LIFTS TO EXTEND 1" PAST BRICKLINED & CONCRETE FRAME WITH ALL OTHER LIFTS. WHITE FRAMES & CHANNEL MESH TO BE SET IN 5/8" HICKEL HARDWARE.

2. VERIFY ALL SPECIFICATIONS W/OWNER & ARCHITECT BEFORE ORDERING.

3. PROVIDE SHOP DRAWINGS FOR ALL LIFTS.

4. VERIFY ALL R.O. WITH MANUFACTURER & FIELD CONDITIONS BEFORE ORDERING.

5. NO INTERIOR TRIM, SHEETROCK TO WRAP INSIDE JAMBS & HEAD. 3/4" SQUARE EGGED CLEAR POLAR GILL TO PROJECT 1" PAST FACE OF SHEETROCK & 1" PAST JAMBS & BOTH SIDES (VERIFY W/OWNER).



1 ELEVATION - REAR (WEST)
1/4" = 1'-0"

KATZ RESIDENCE
PALISADES, NY
AS BUILT 7.1.19

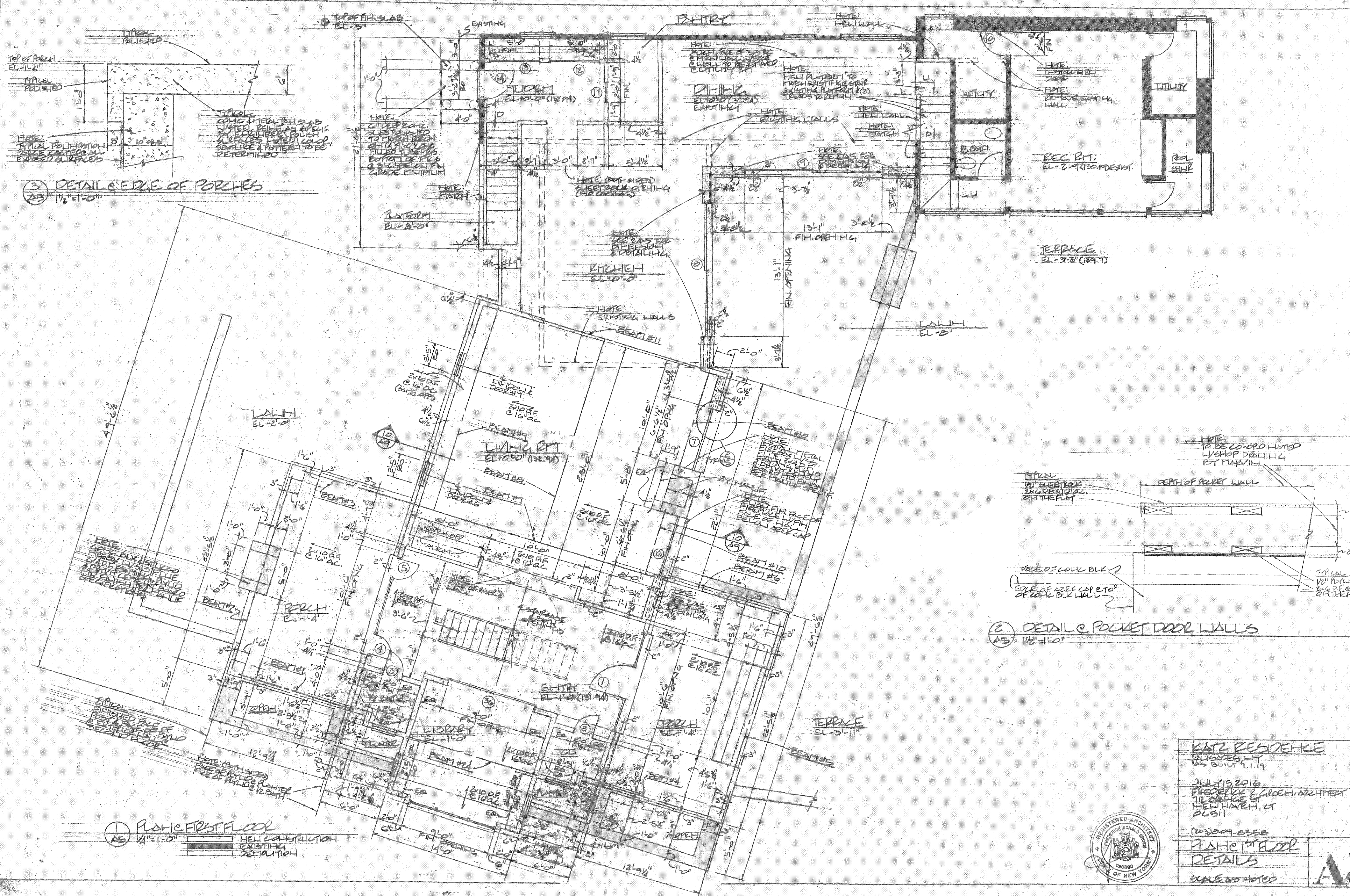
JULY 15, 2016
FREDERICK B. BOCH, ARCHITECT
112 SPANGLER ST
ROSELAND, NJ 07068

(201) 609-8550

ELEVATION,
LIFT-OFF SCHEDULE,
DETAILS
SCALE AS NOTED



A4



3) DETAIL @ EDGE OF PORCHES
AS 1/2" = 1'-0"

E) DETAIL @ POCKET DOOR WALLS
AS 1/2" = 1'-0"

1) PLAN @ FIRST FLOOR
AS 1/4" = 1'-0"

HELIX CONSTRUCTION
 EXISTING
 DETAILING



KATZ RESIDENCE
 PALM BEACH, FL
 AS BUILT 1919

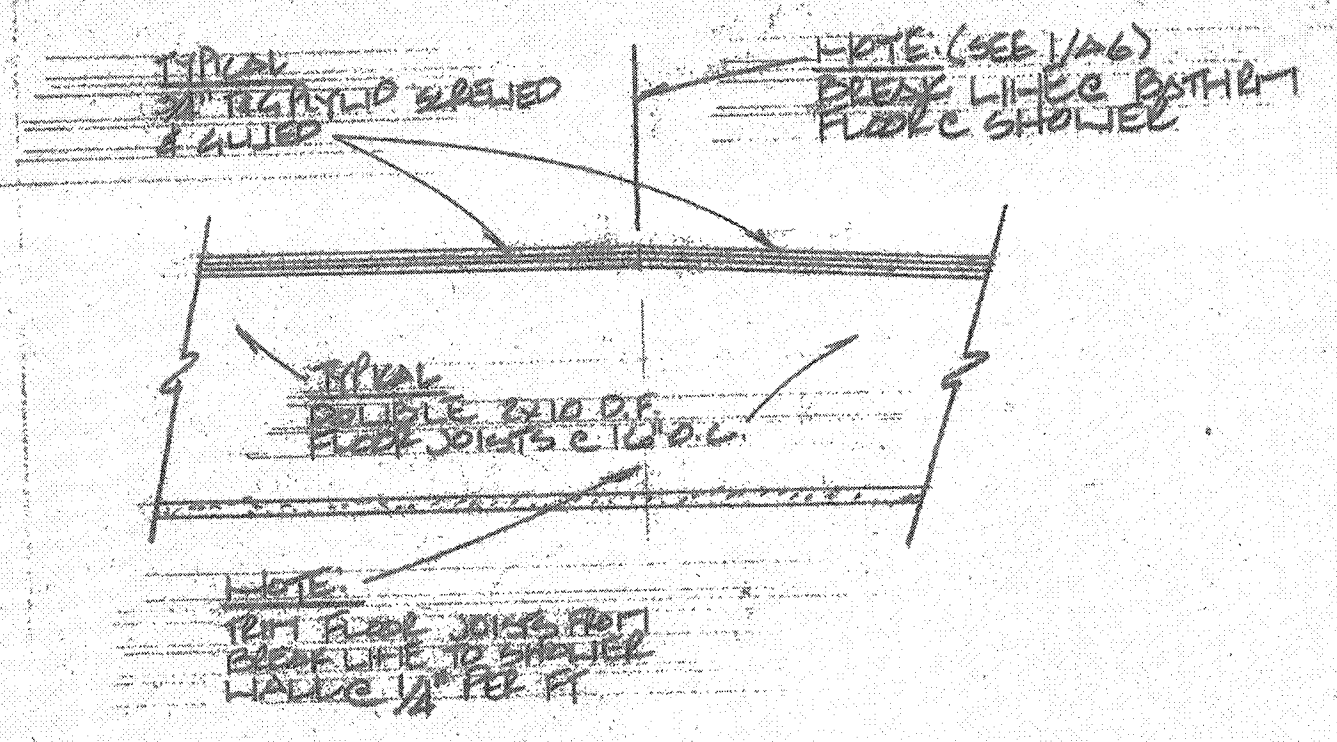
JULY 15, 2016
 FREDERICK R. GROEN, ARCHITECT
 112 EAST 14TH ST.
 NEW HAVEN, CT
 06511

(203) 869-8558

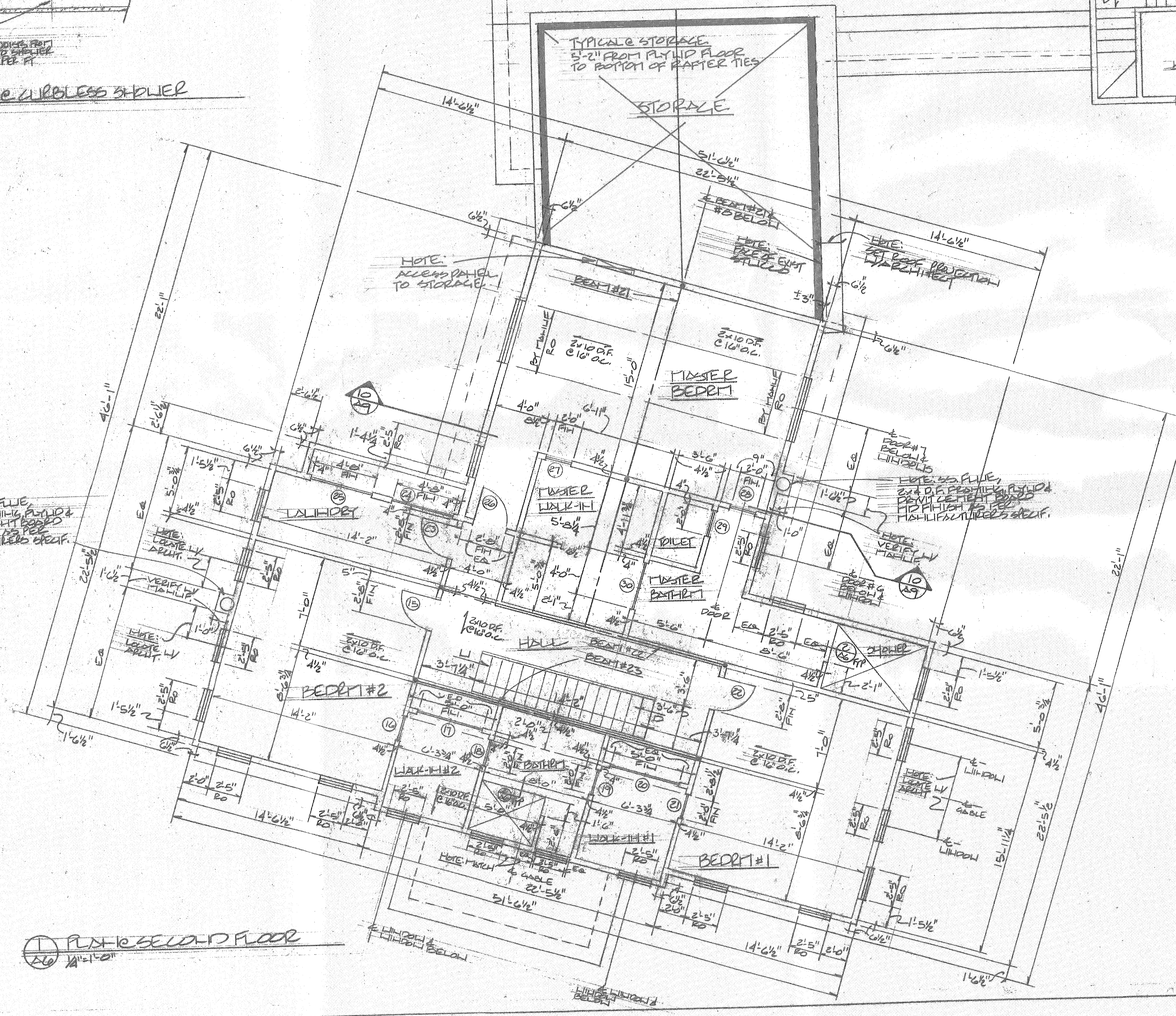
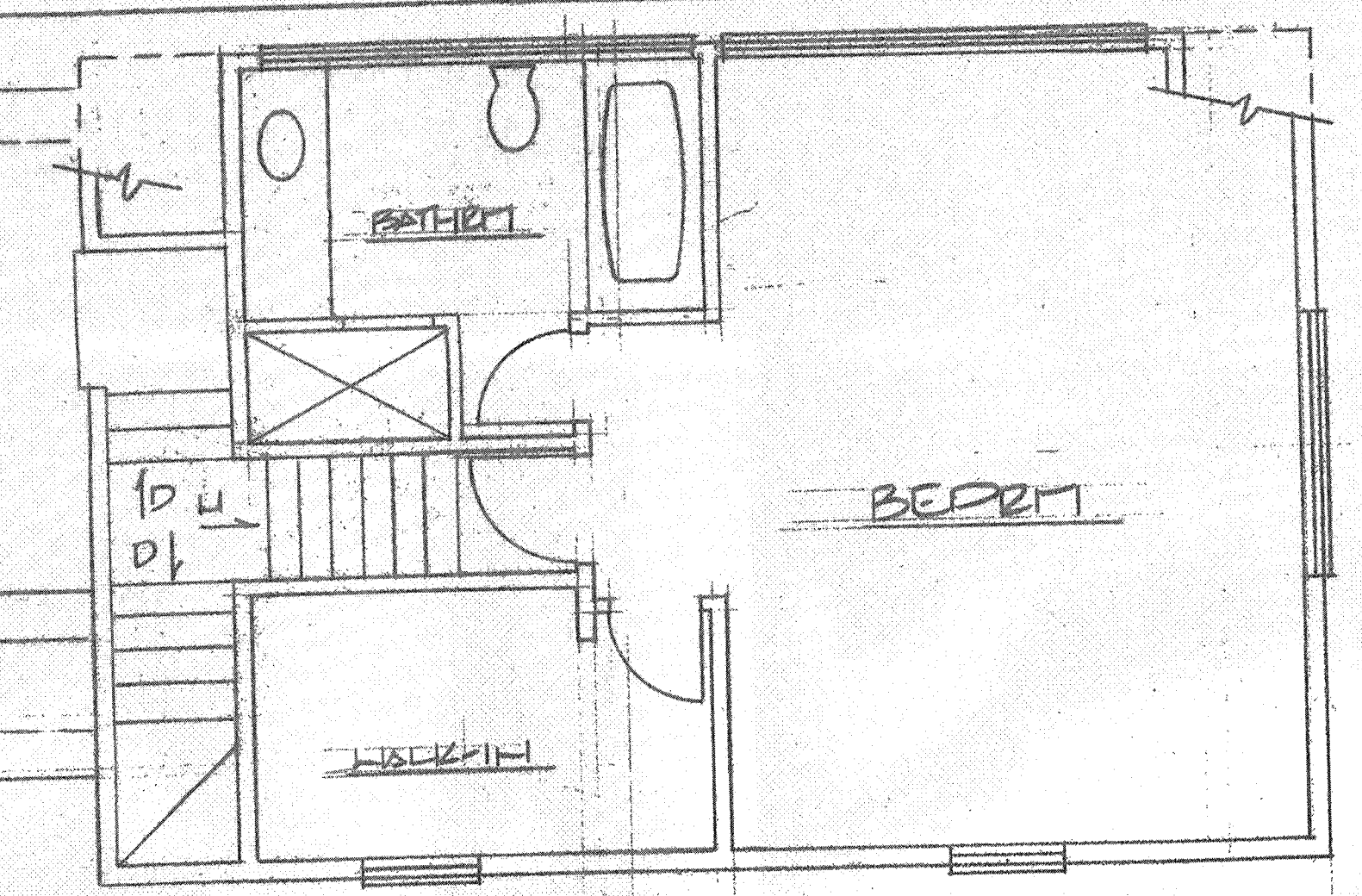
PLAN @ 1st FLOOR
DETAILS

SCALE NOT NOTED

A5



26 **DETAIL C - WIRELESS SHOWER**
1 1/2" = 1'-0"



ROOT FINISH SCHED					KEY	
ROOM	FR	FR	WALL	CEILING	FINISH	
BDRM	1	-	-	14	-	1. POLISHED CONCRETE, COLOR, TEXTURE & PATTERN TO BE DETERMINED (SEE 3/AS)
ENTRY	2	6	0	0	-	2. WIDE PLANK FLOORING, 4" WIDE T&G
ENTRY LOSET	2	6	0	0	-	2. LAMINATED BALTIC WHITE OAK W/ STAIN & (S) COATS LIKE STAIN (VERIFY LYDOLINE 2)
1/2 BATH	2	6	0	0	-	3. INSTALL STONE TILE PROVIDED BY OWNER, PROVIDE LABOR, GROUT, CEMENT SUBSTR & ALL SETTL, MATERIAL
LIBRARY	2	6	0	0	-	4. STONE TILE AS PER NOTE #3; PROVIDE PERFORMANCE (SEE DETAIL 2/6 G)
LINEN RM	2	6	0	0	-	5. CERAMIC TILE ON CONC SLAB AS PER NOTE #3
KITCHEN	2	6	0	0	-	6. SEE DETAIL 3/A7
HALL	2	6	0	0	-	7. CERAMIC TILE ON SHEETROCK AS PER NOTE #3
MASTER BATH	-	-	0	0	-	8. 1/2" SHEETROCK W/ (S) COATS TAPE & SPACKLE
UTILITY RM	-	-	12	12	-	9. 1/2" SHEETROCK W/ (S) COATS TAPE & SPACKLE
HALL #2	2	6	0	0	-	10. STONE TILE AS PER NOTE #3
BEDRM #1	2	6	0	0	-	11. 5/8" SHEETROCK TO WALL BETWEEN GARAGE & HALLWAY BATH
BATH	3	0	9	9	-	12. PART 4 REFINISH TO MATCH EXISTING
SHOWER BATH	4	-	10	9	-	13. 2x3 STEEL STUDS W/ 1/2" SHEETROCK & (S) COATS TAPE & SPACKLE
HALL #1	2	6	0	0	-	14. 1/4" CLEAR SHOWN GAP THROUGHOUT W/ 1/2" x 1/4" DEEP GAP
BEDRM #2	2	6	0	0	-	15. 5/8" SHEETROCK W/ (S) COATS TAPE & SPACKLE
LIVING	2	6	0	0	-	
MASTER BATH	2	6	0	0	-	
MASTER DILET	3	0	9	9	-	
MASTER BATH	3	0	9	9	-	
MASTER SHOWER	4	-	10	9	-	
LINEN BATH	-	-	0	0	-	
EXISTING HALL	5	7	13	8	-	
EXIST LITL RM	-	-	-	-	-	
GARAGE	-	-	13	15	-	
GARAGE STORAGE	-	-	0	11	-	

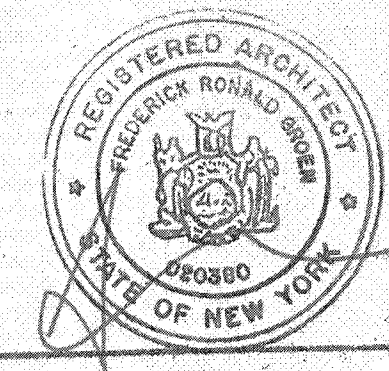
NOTE: 5/8" FLUE 2x4 OF FRAMING, FINISH & PAINT PERMIT BASED ON FINISH AS PER MANUFACTURERS SPECIF.

26 **PLAN SECOND FLOOR**
1 1/2" = 1'-0"

KATE RESIDENCE
PALISADES, NY
AS BUILT 7.1.19

JULY 15, 2016
FREDERICK R. ZEDER ARCHITECT
THE OFFICE OF
HELV HAVELI, LT
06511

(203) 209-8888
PLAN SECOND FLOOR
DETAILS
SCALE AS NOTED



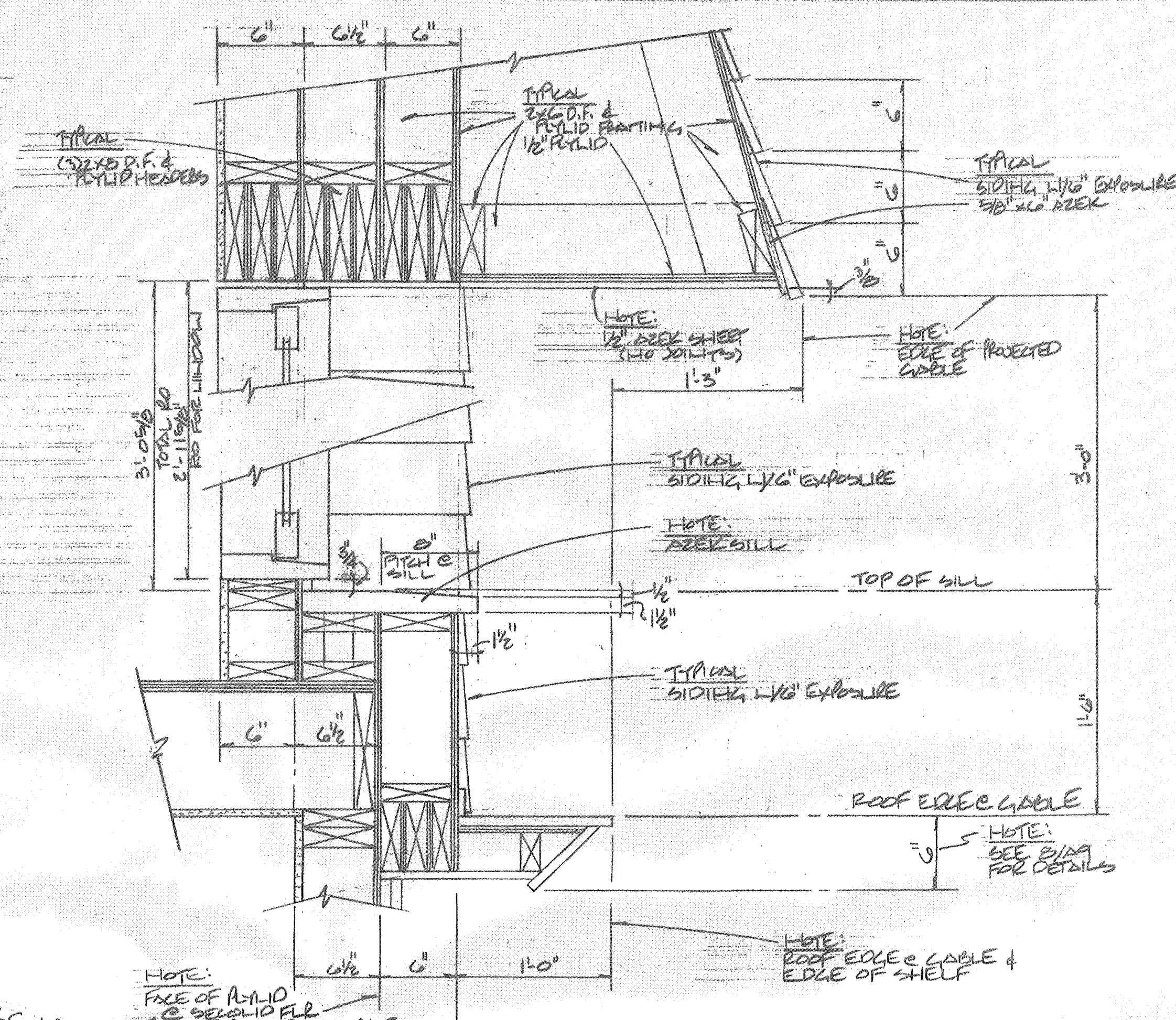
A6

DR SCHEDULE

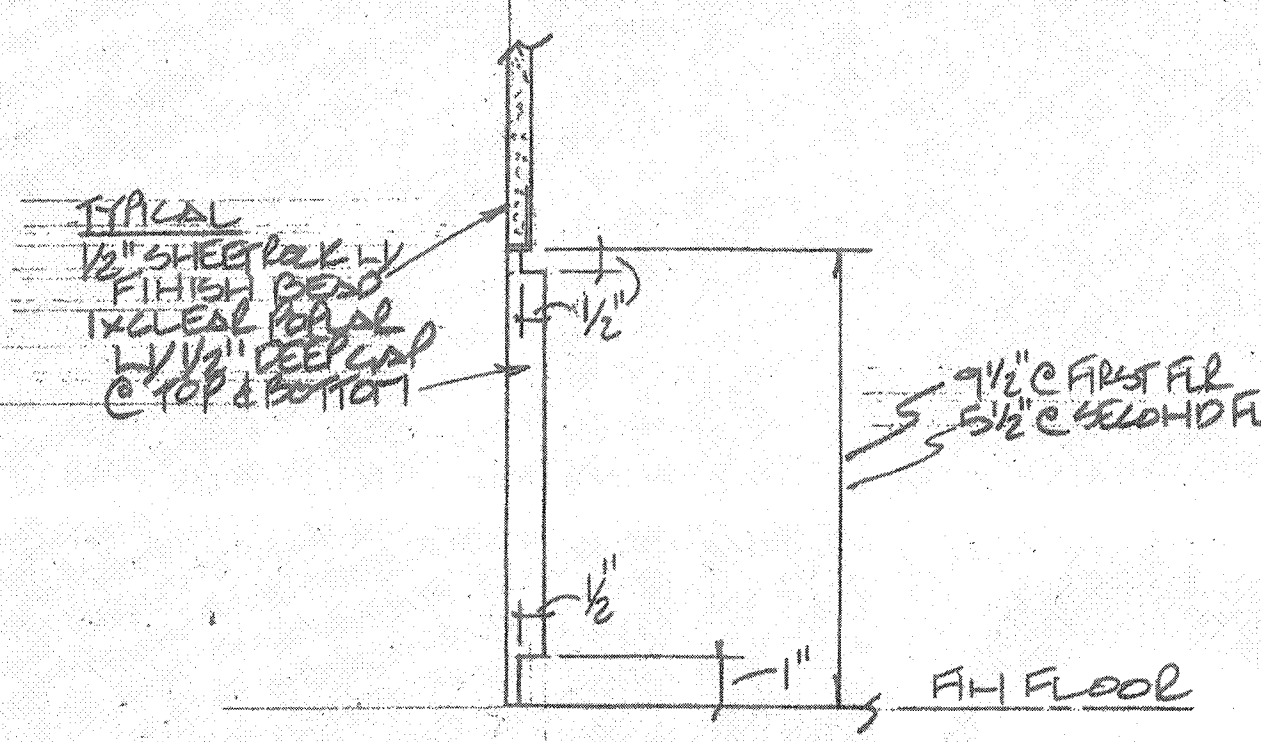
QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT	QTY	DESCRIPTION	UNIT			
1	3'-0" WIDE x 7'-0" HIGH STEEL & GLASS DOOR AS PART OF CURTAIN WALL	INCL	15	2'-0" x 6'-0" POKET DOOR	2	0	29	2'-0" x 6'-0" POKET DOOR	3	0	
2	2'-0" x 7'-0"	1	0	16	2'-0" x 6'-0" POKET DOOR	3	0	30	(2) 2'-0" x 6'-0" POKET DOORS	3	0
3	2'-0" x 7'-0"	2	0	17	(2) 2'-0" x 6'-0"	1	0	31	2'-0" x 6'-0"	2	0
4	2'-0" WIDE x 7'-0" HIGH STEEL & GLASS DOOR AS PART OF CURTAIN WALL	INCL	0	18	2'-0" x 6'-0" POKET DOOR	3	0	32	3'-0" x 6'-0" (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #1 BELOW)	5	0
5	2'-0" WIDE x 7'-0" HIGH STEEL & GLASS DOOR AS PART OF CURTAIN WALL	INCL	0	19	2'-0" x 6'-0" POKET DOOR	3	0	33	2'-0" x 6'-0" (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #2 BELOW)	6	0
6	FINISHED ATTIC STORAGE (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #3 BELOW)	INCL	0	20	(2) 2'-0" x 6'-0"	1	0	34	2'-0" x 6'-0" (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #4 BELOW)	6	0
7	FINISHED ATTIC STORAGE (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #5 BELOW)	INCL	0	21	2'-0" x 6'-0" POKET DOOR	3	0	35	(2) 2'-0" x 6'-0"	7	0
8	FINISHED ATTIC STORAGE (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #6 BELOW)	INCL	0	22	2'-0" x 6'-0"	2	0	36	(2) 2'-0" x 6'-0"	7	0
9	FINISHED ATTIC STORAGE (20) MIN. HEIGHT 10" TALL 2'-0" x 6'-0" HIGH x 2'-0" WIDE FINISHED ATTIC STORAGE (SEE NOTE #7 BELOW)	INCL	0	23	2'-0" x 6'-0"	1	0				
10	2'-0" x 6'-0" (20) MIN. HEIGHT 10" TALL	FINISH EXTER	24	(2) 2'-0" x 6'-0"	1	0					
11	2'-0" x 6'-0" POKET DOOR	3	0	25	(2) 2'-0" x 6'-0"	1	0				
12	(2) 2'-0" x 6'-0"	1	0	26	2'-0" x 6'-0"	2	0				
13	(2) 2'-0" x 6'-0"	1	0	27	2'-0" x 6'-0" POKET DOOR	3	0				
14	FINISH CLIFFD 3000	INCL	0	28	2'-0" x 6'-0" POKET DOOR	3	0				

NOTES:

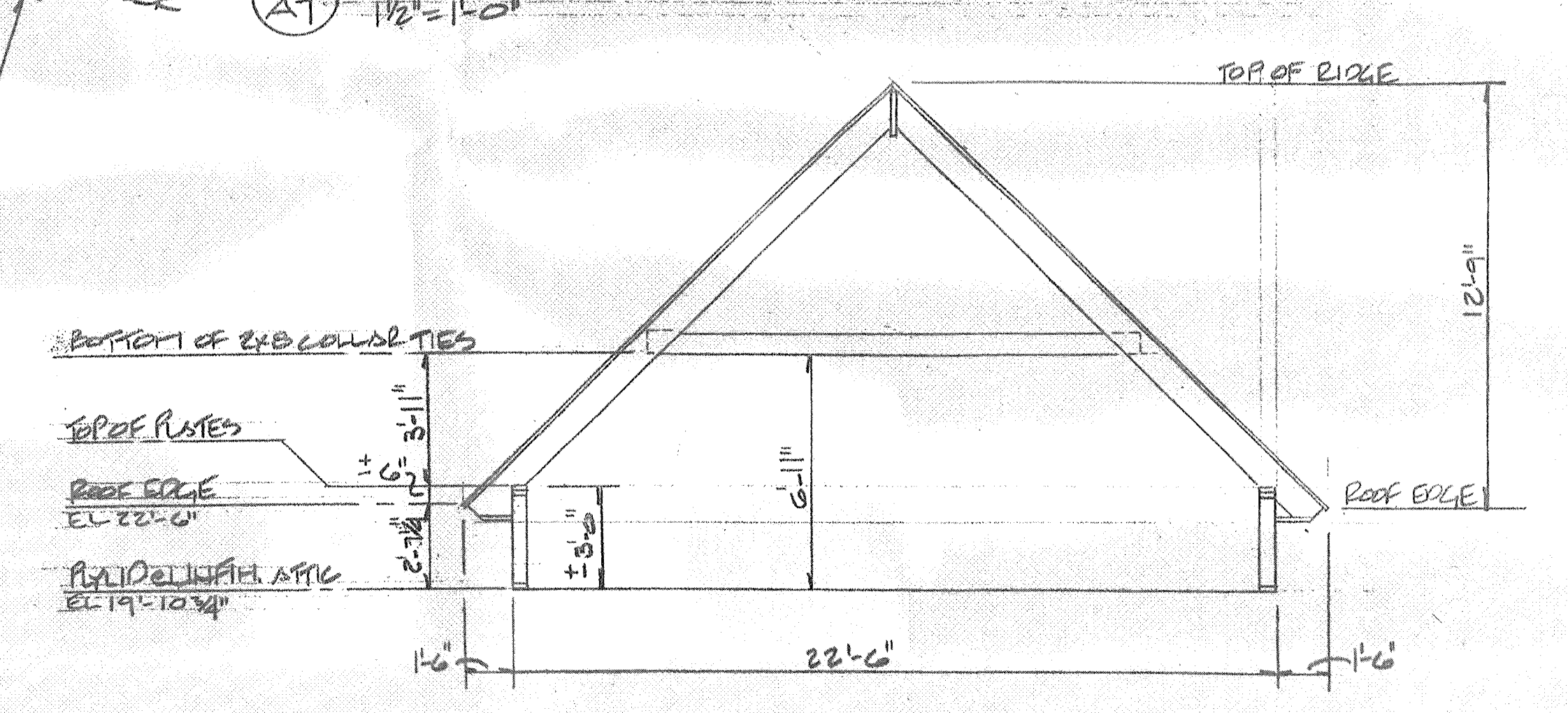
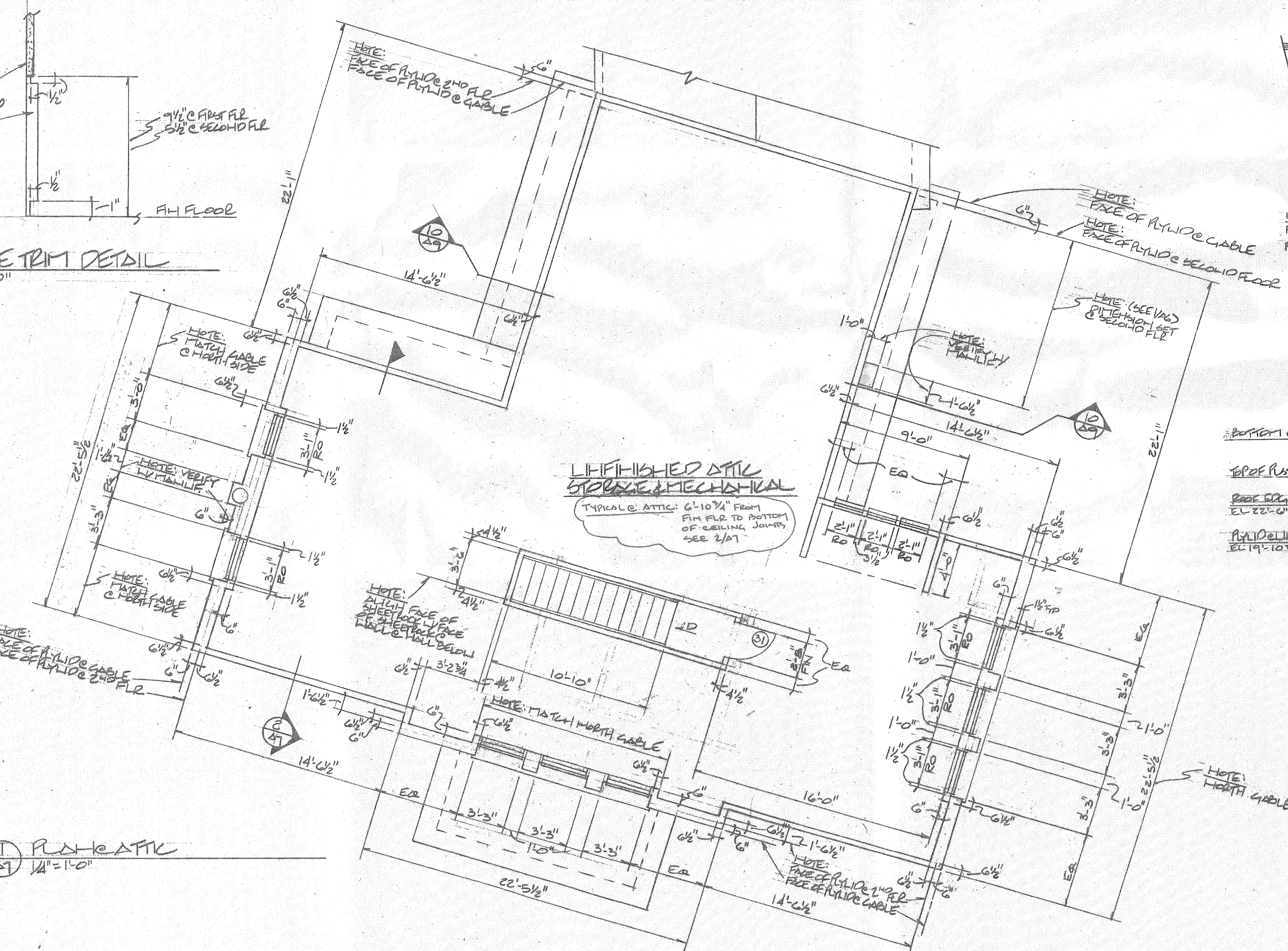
1. PACKAGE SET
2. FINISH SET
3. HEAVY DUTY 20x20 PP-619 POKET FRAME
4. EXTERIOR LAMINATE
5. TO BE SELECTED
6. CONCEALED HINGERS FOR FULL OVERLAY
7. FINISH SET
8. HEAVY DUTY 20x20 PP-619 POKET FRAME
9. EXTERIOR LAMINATE
10. TO BE SELECTED
11. CONCEALED HINGERS FOR FULL OVERLAY
12. FINISH SET
13. HEAVY DUTY 20x20 PP-619 POKET FRAME
14. EXTERIOR LAMINATE
15. TO BE SELECTED
16. CONCEALED HINGERS FOR FULL OVERLAY
17. FINISH SET
18. HEAVY DUTY 20x20 PP-619 POKET FRAME
19. EXTERIOR LAMINATE
20. TO BE SELECTED
21. CONCEALED HINGERS FOR FULL OVERLAY
22. FINISH SET
23. HEAVY DUTY 20x20 PP-619 POKET FRAME
24. EXTERIOR LAMINATE
25. TO BE SELECTED
26. CONCEALED HINGERS FOR FULL OVERLAY
27. FINISH SET
28. HEAVY DUTY 20x20 PP-619 POKET FRAME
29. EXTERIOR LAMINATE
30. TO BE SELECTED
31. CONCEALED HINGERS FOR FULL OVERLAY
32. FINISH SET
33. HEAVY DUTY 20x20 PP-619 POKET FRAME
34. EXTERIOR LAMINATE
35. TO BE SELECTED
36. CONCEALED HINGERS FOR FULL OVERLAY



4 DETAIL OF PROJECTED CABLES & WINDOWS
A7 1/2" = 1'-0"



3 BASE TRIM DETAIL
A7 3/4" = 1'-0"



2 TYPICAL ROOF STRUCTURE ATTIC
A7 1/4" = 1'-0"

1 PLATE ATTIC
A7 1/4" = 1'-0"

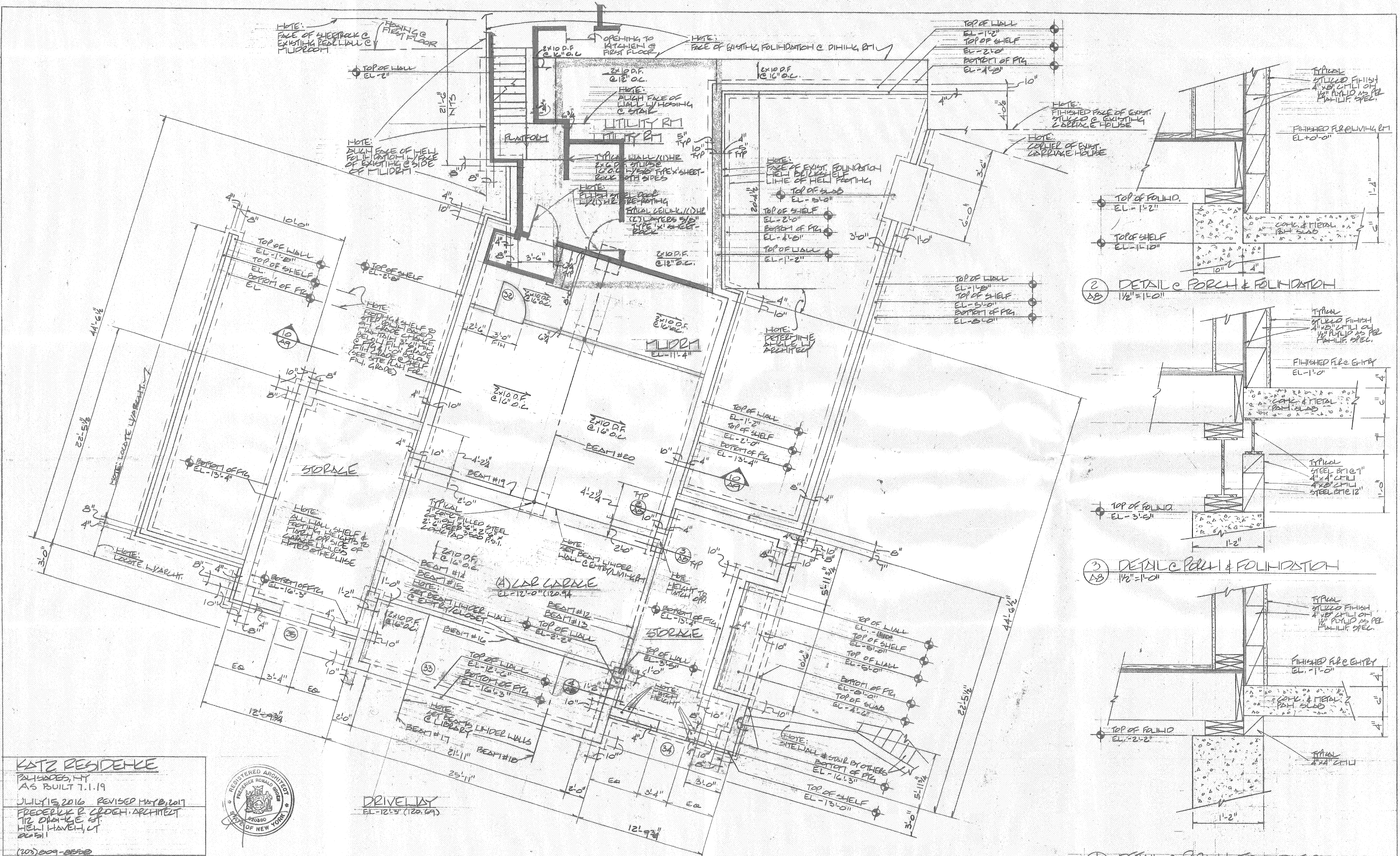


KOTE RESIDENCE
BALDWIN, NY
AS BUILT 7.1.19

JULY 15, 2016
FREDERICK P. GRODEN ARCHITECT
1100 AVENUE OF THE STARS
NEW HAVEN, CT 06511

(205) 809-8558
PLATE ATTIC,
DOOR SCHED.
DETAIL
CABLES AS NOTED

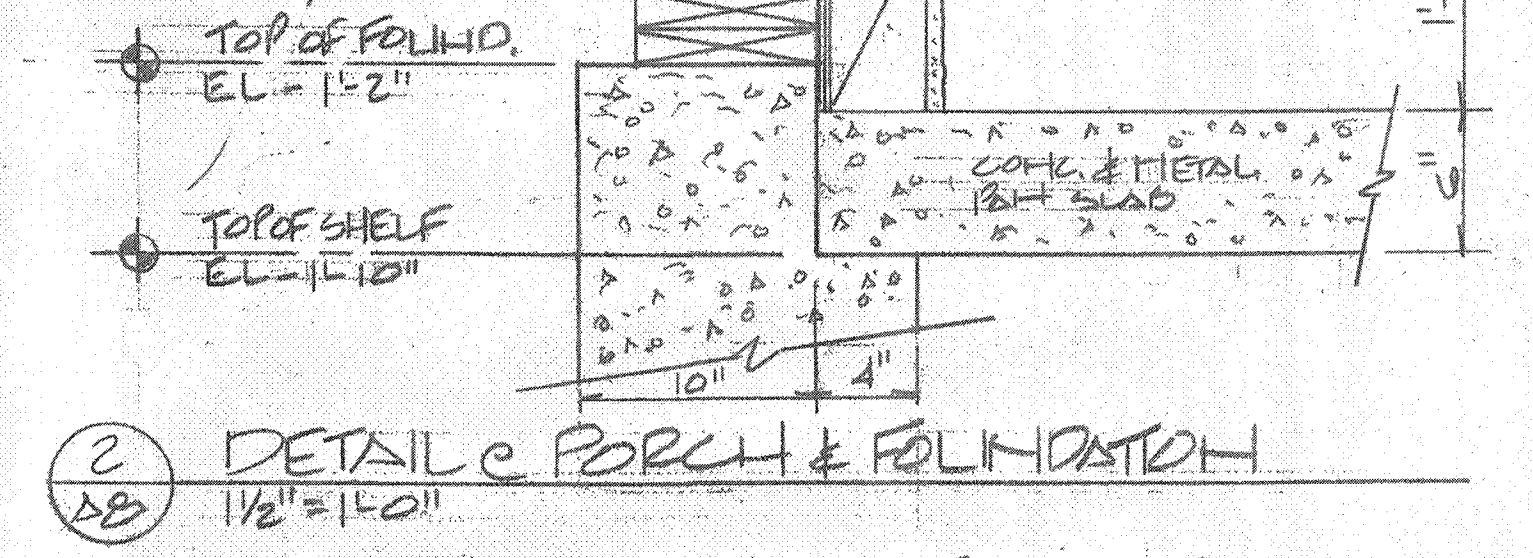
A7



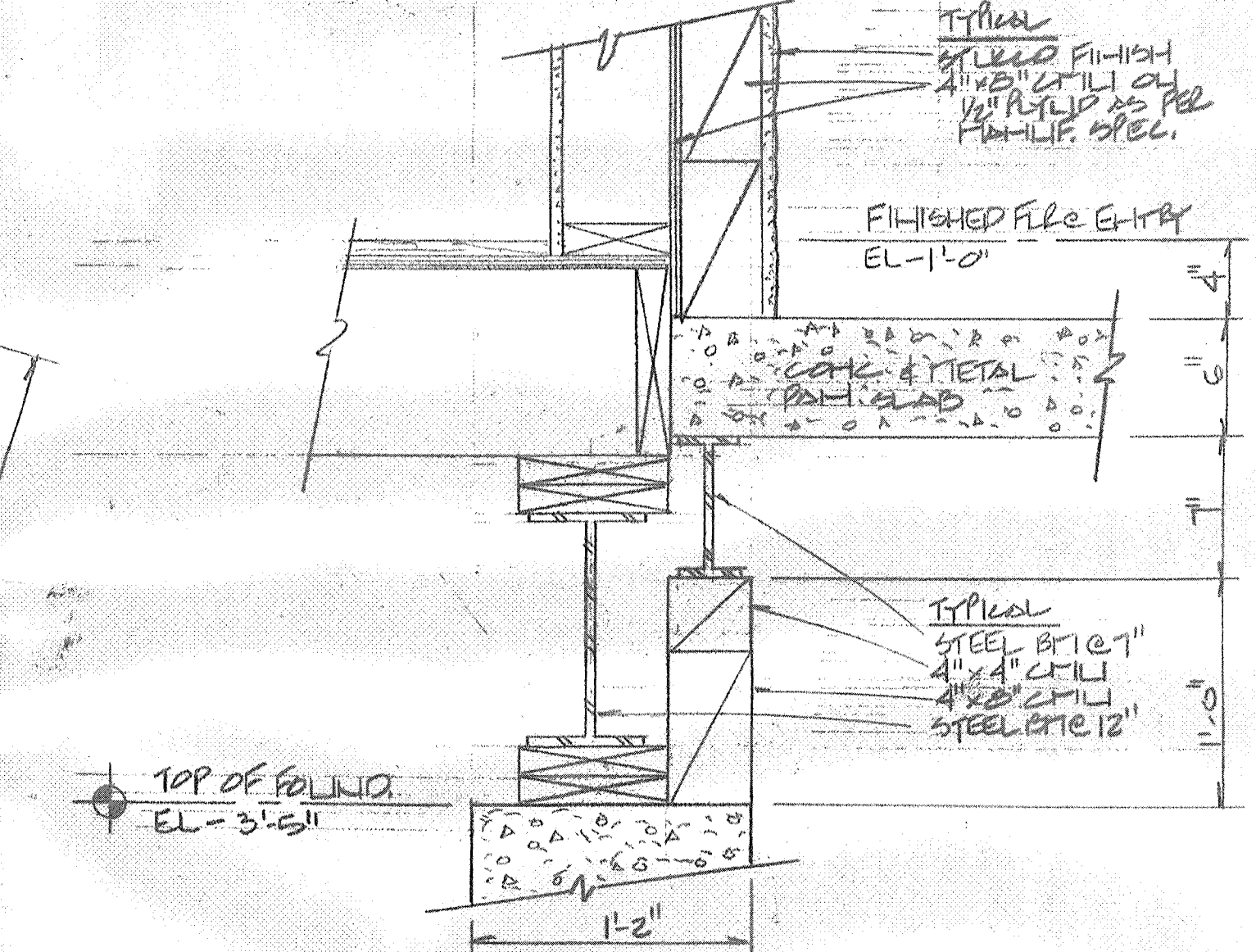
KATZ RESIDENCE
 PALISADES, NY
 AS BUILT 7.1.19
 JULY 15, 2016 REVISED MAY 8, 2017
 FREDERICK B. CROUCH, ARCHITECT
 112 DANFORTH ST.
 NEW HAVEN, CT 06511
 (203) 809-8588
FOUNDATION PLAN
DETAILS
 MAKE AS NOTED



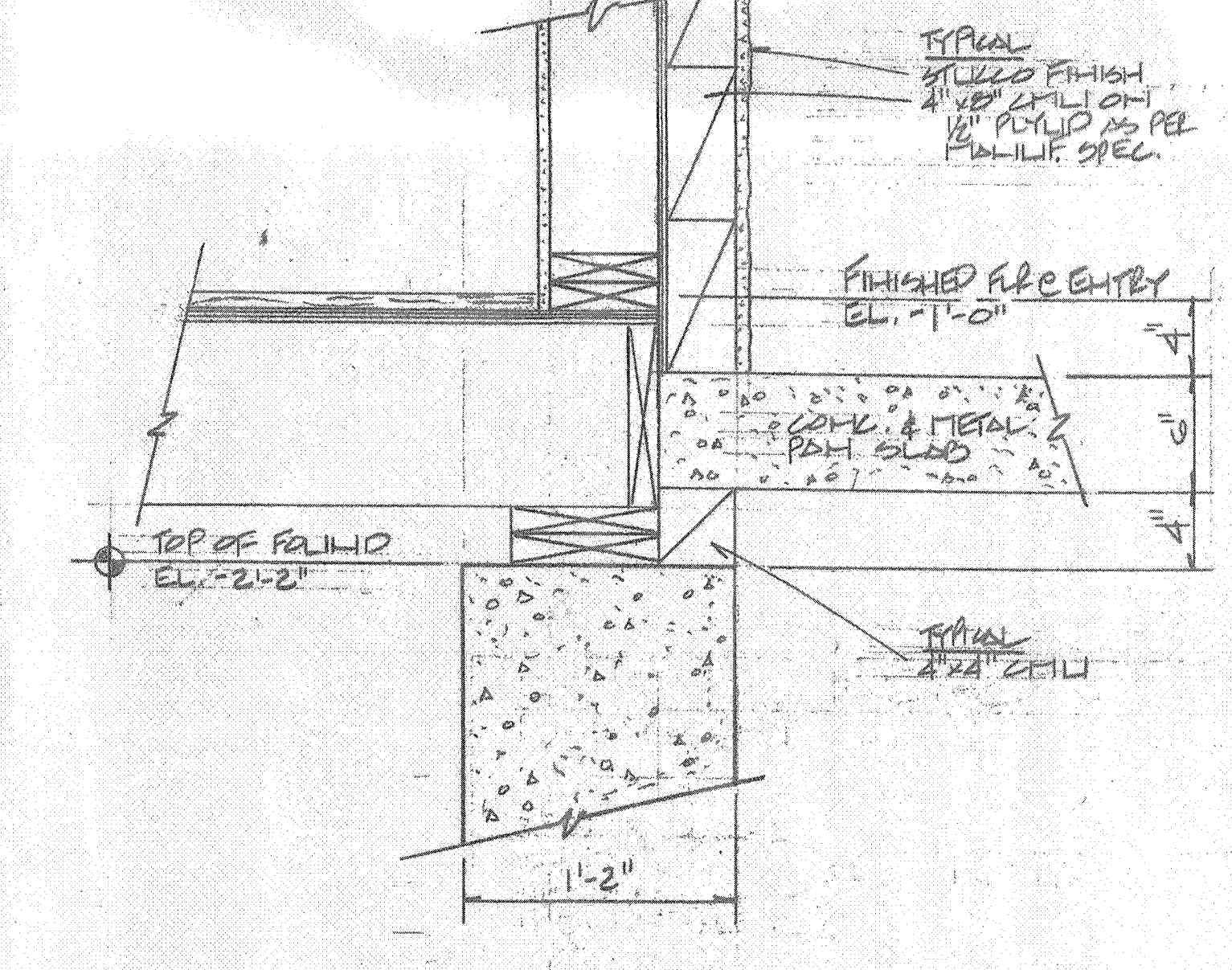
1 PLAN & WALL/FOUNDATION
 1/4" = 1'-0"



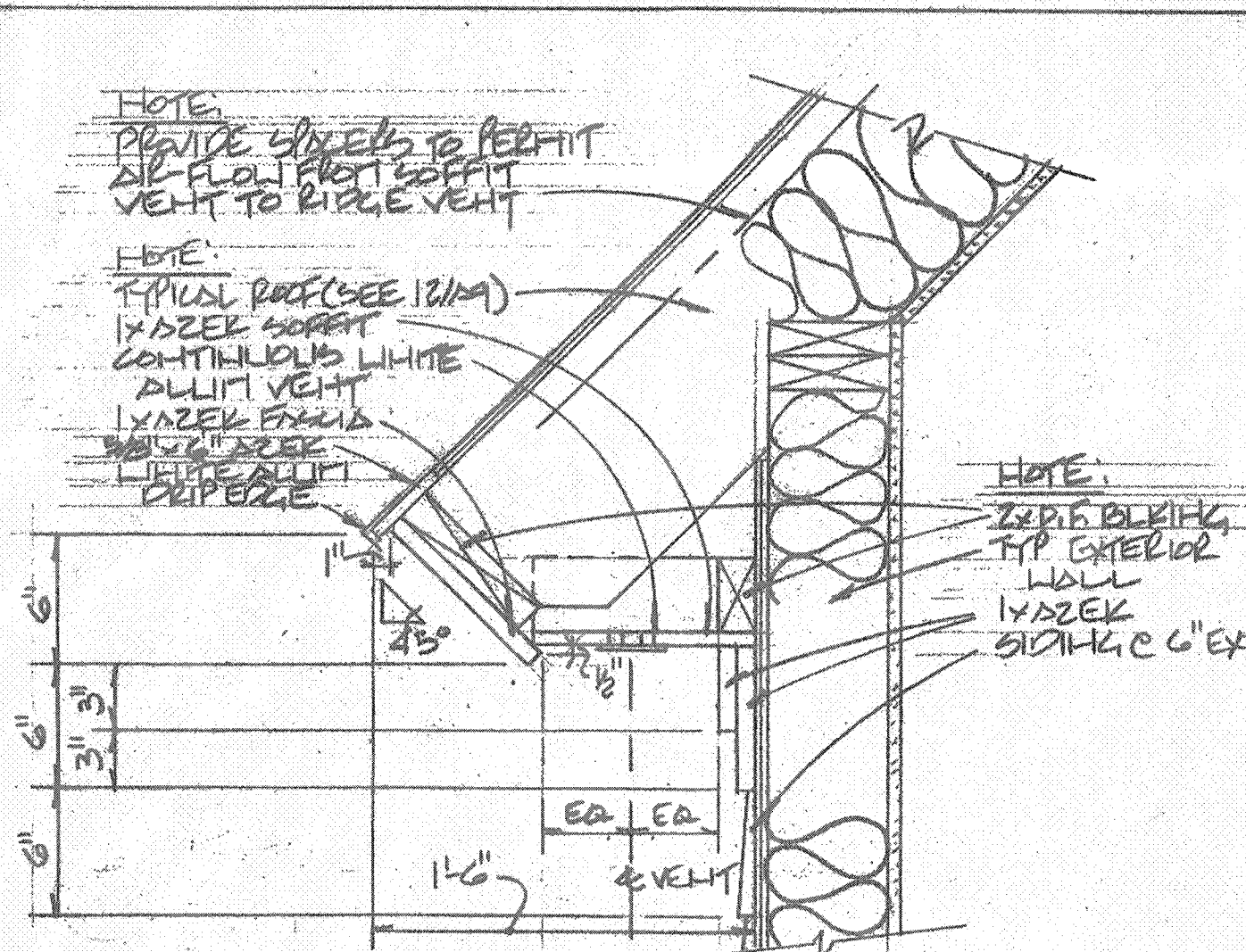
2 DETAIL C PORCH & FOUNDATION
 1/2" = 1'-0"



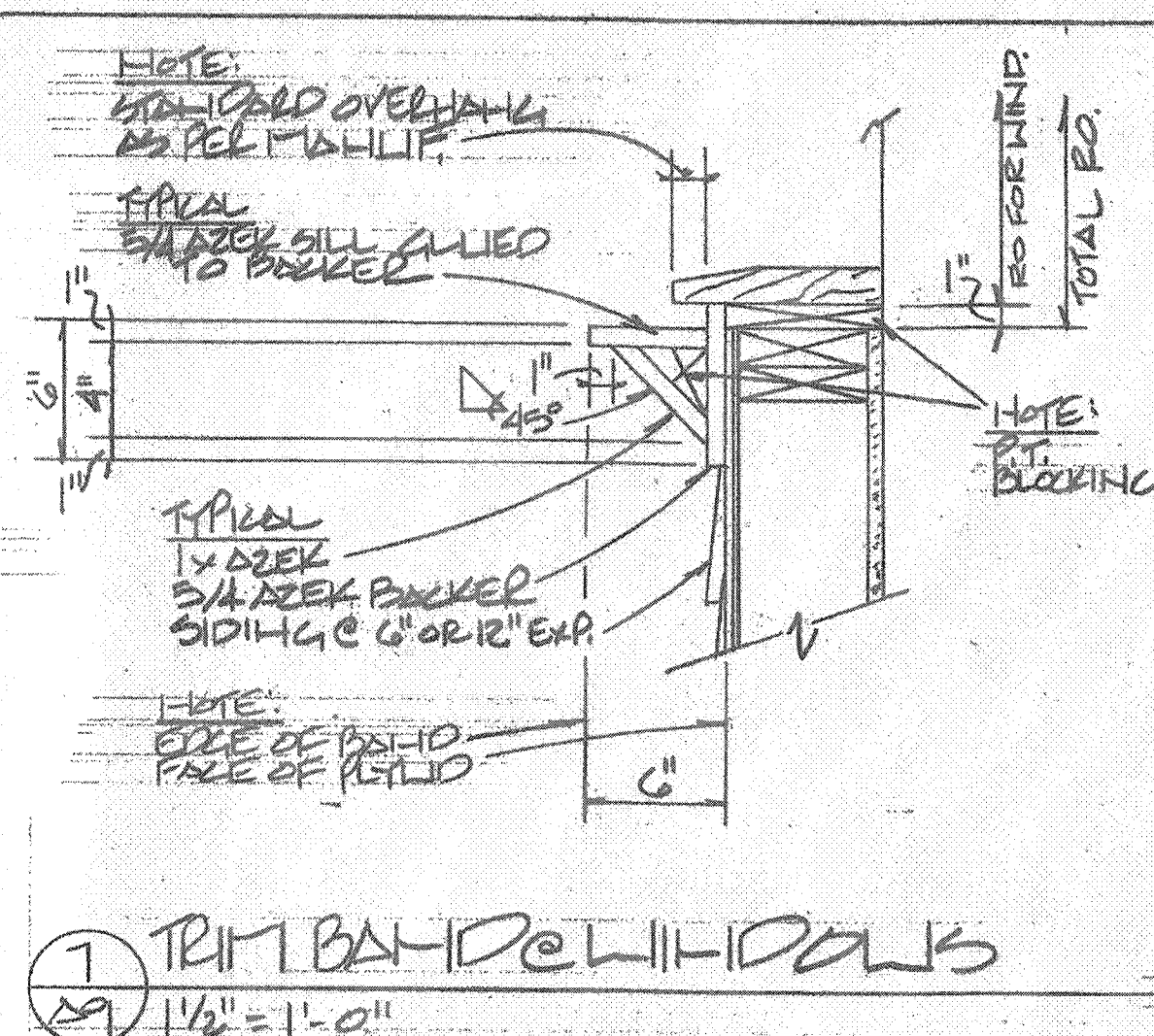
3 DETAIL C PORCH & FOUNDATION
 1/2" = 1'-0"



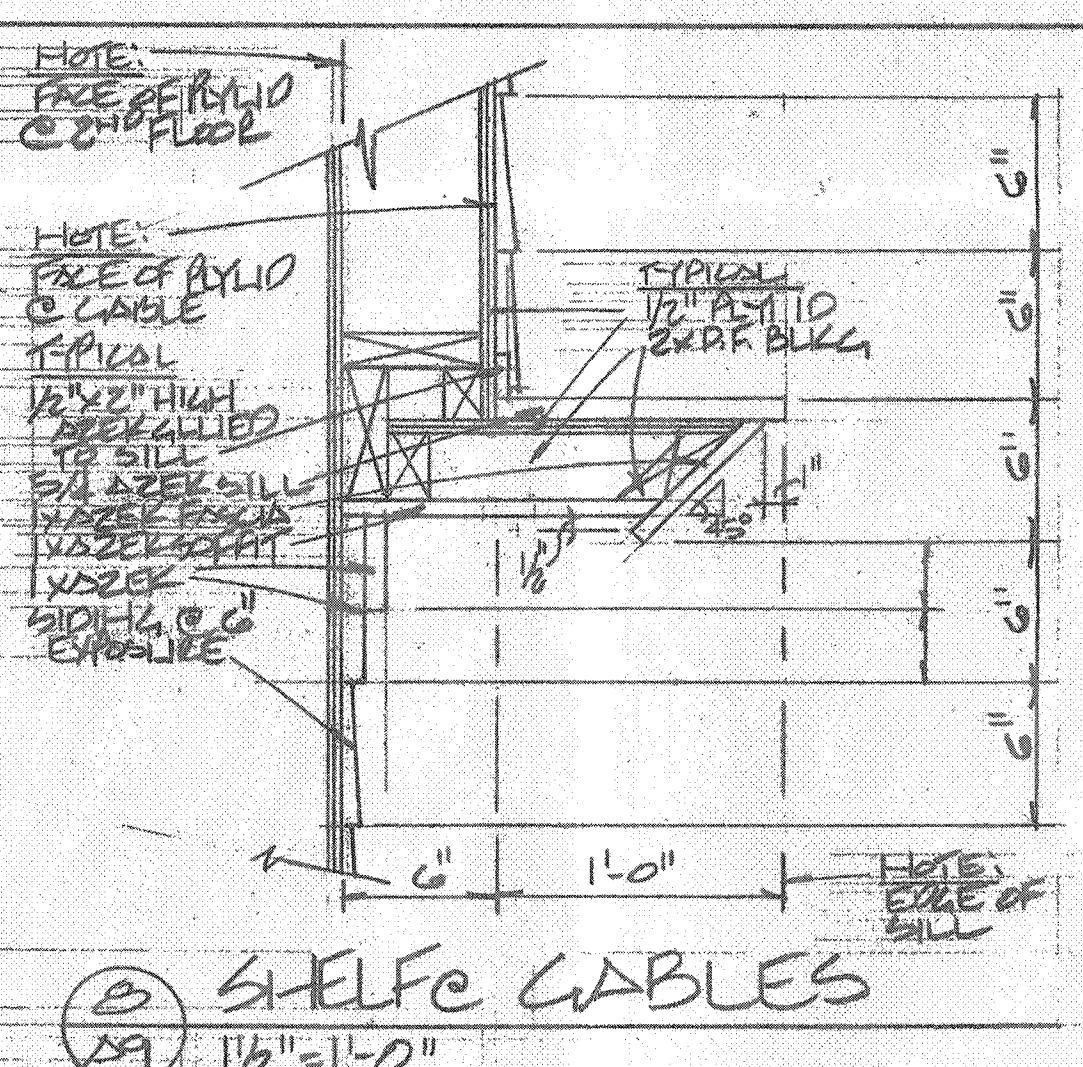
4 DETAIL C PORCH & FOUNDATION
 1/2" = 1'-0"



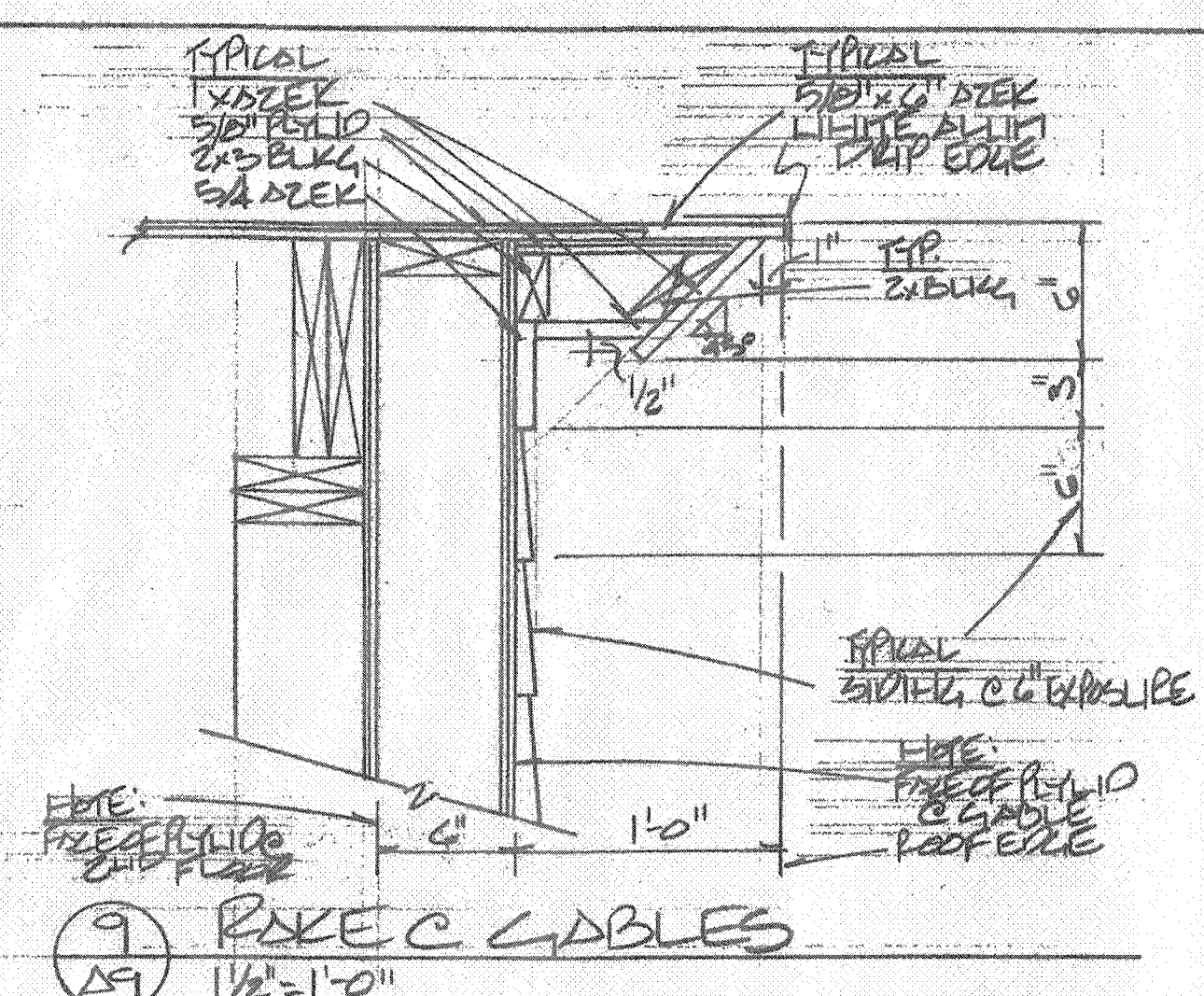
6 TYPICAL ROOF EDGE/FINISH/SOFFIT
1/2" = 1'-0"



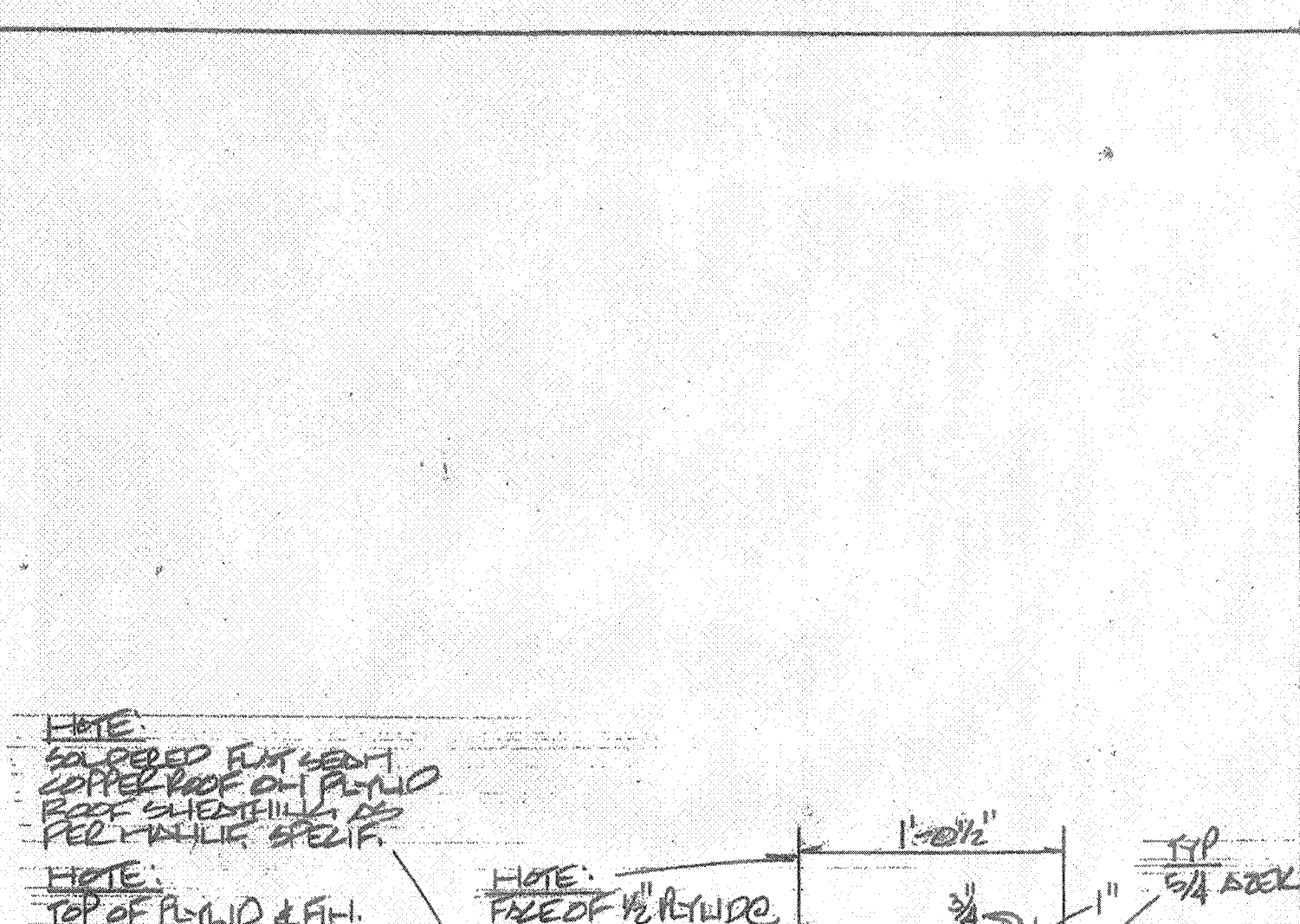
7 TRIM BAND @ WINDOW
1/2" = 1'-0"



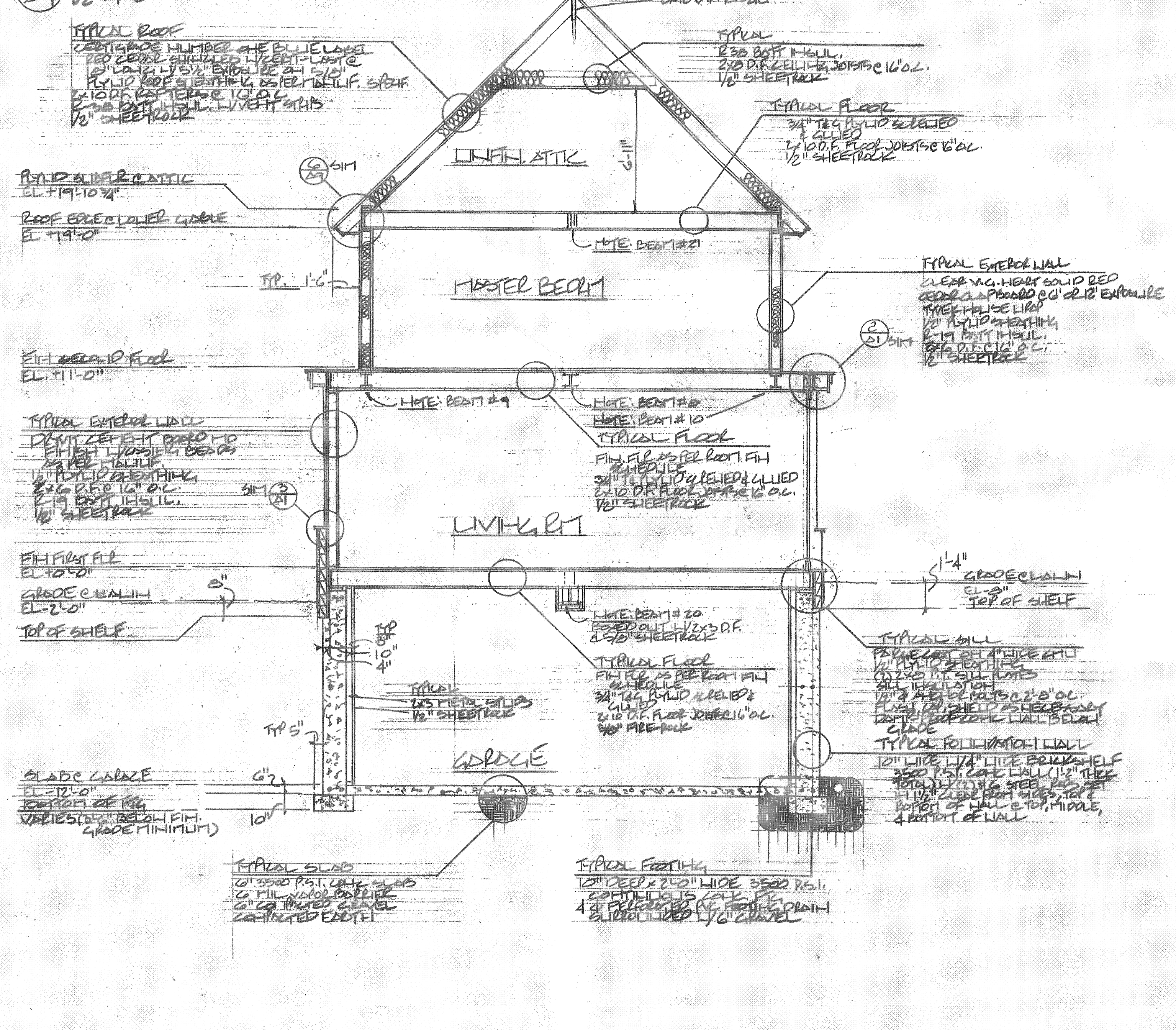
8 SHELF CABLES
1/2" = 1'-0"



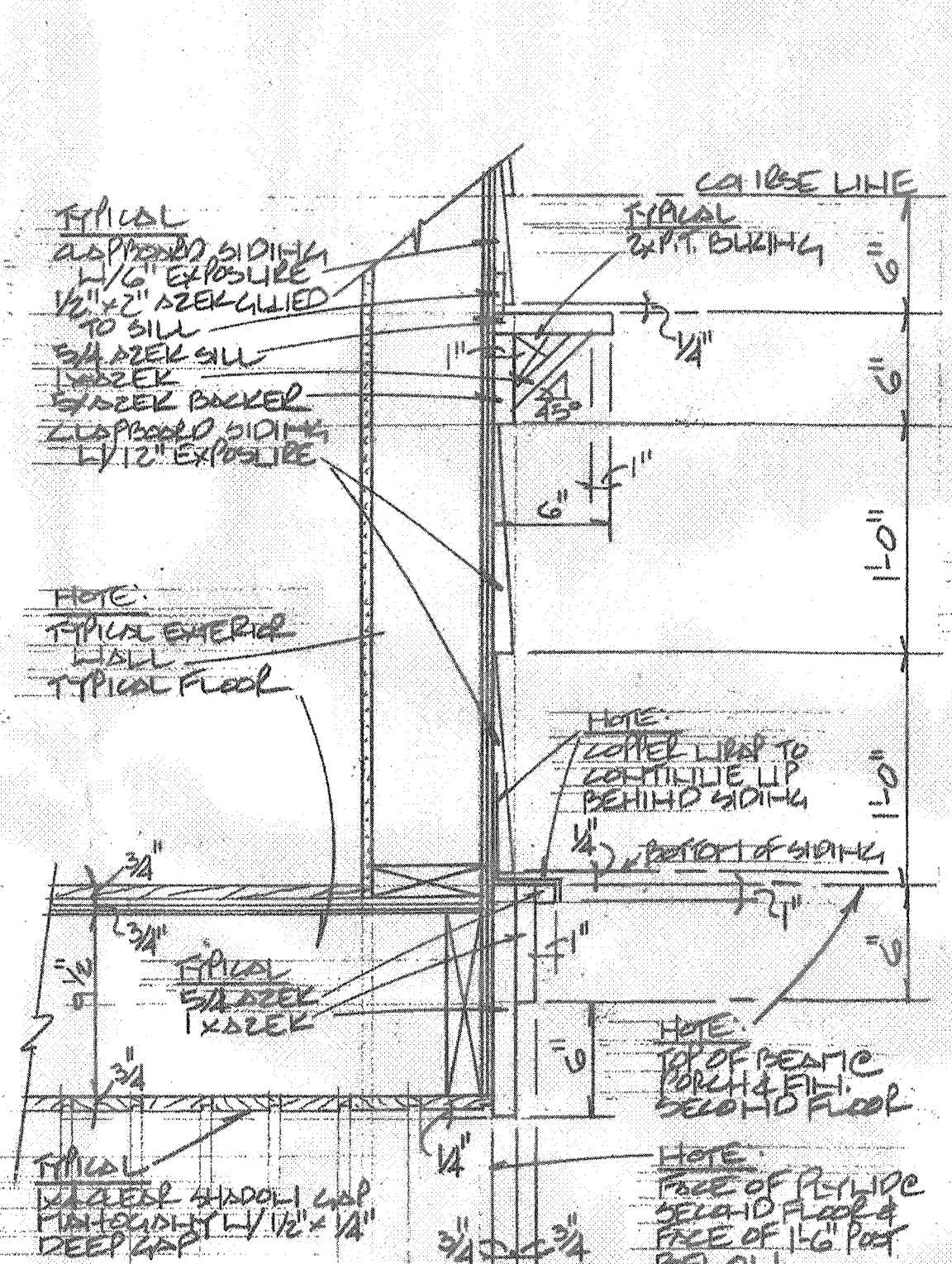
9 RAKE C CABLES
1/2" = 1'-0"



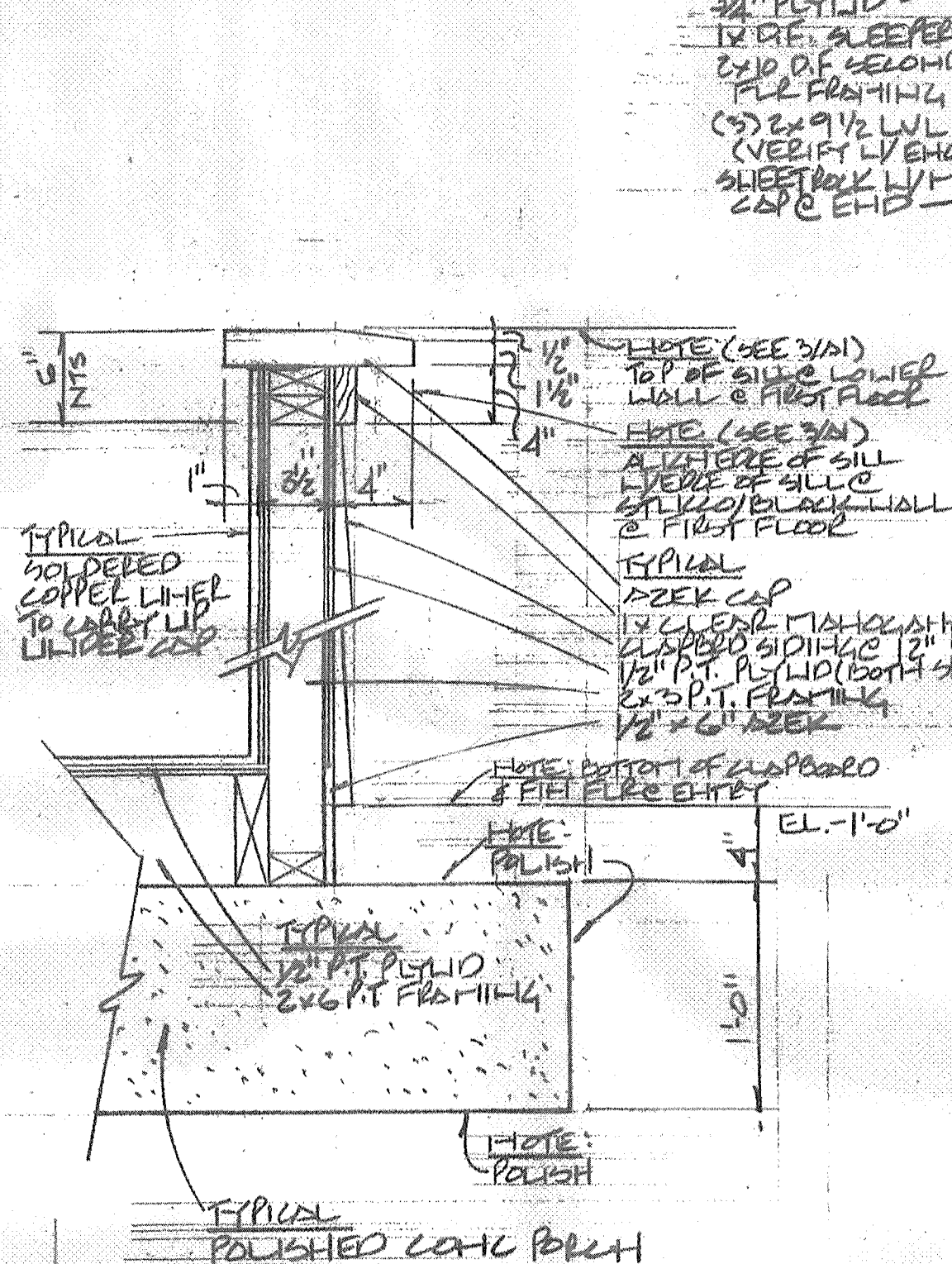
5 SECTION @ WINDOW #2
1/2" = 1'-0"



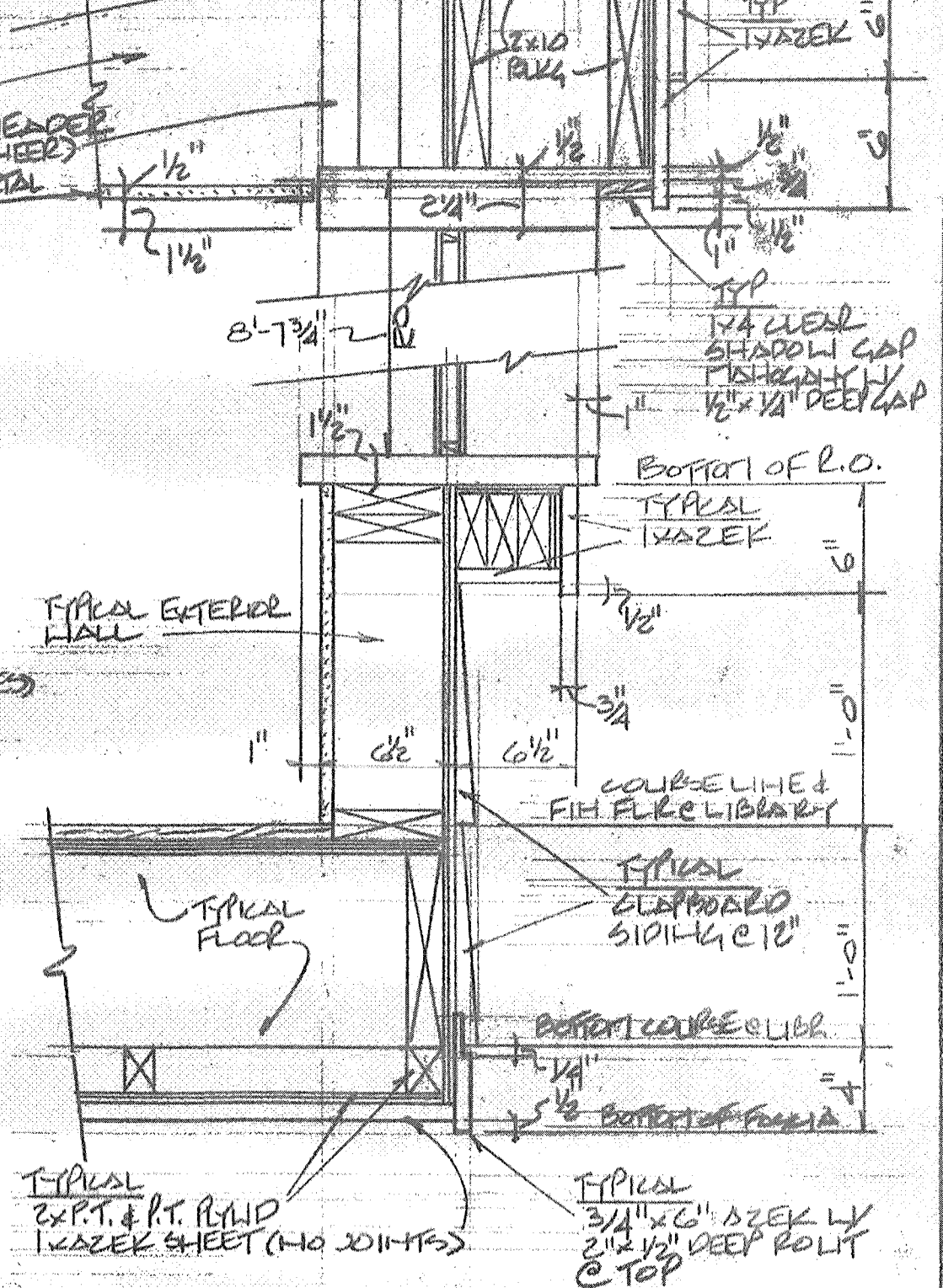
10 TYPICAL BUILDING SECTION
1/4" = 1'-0"



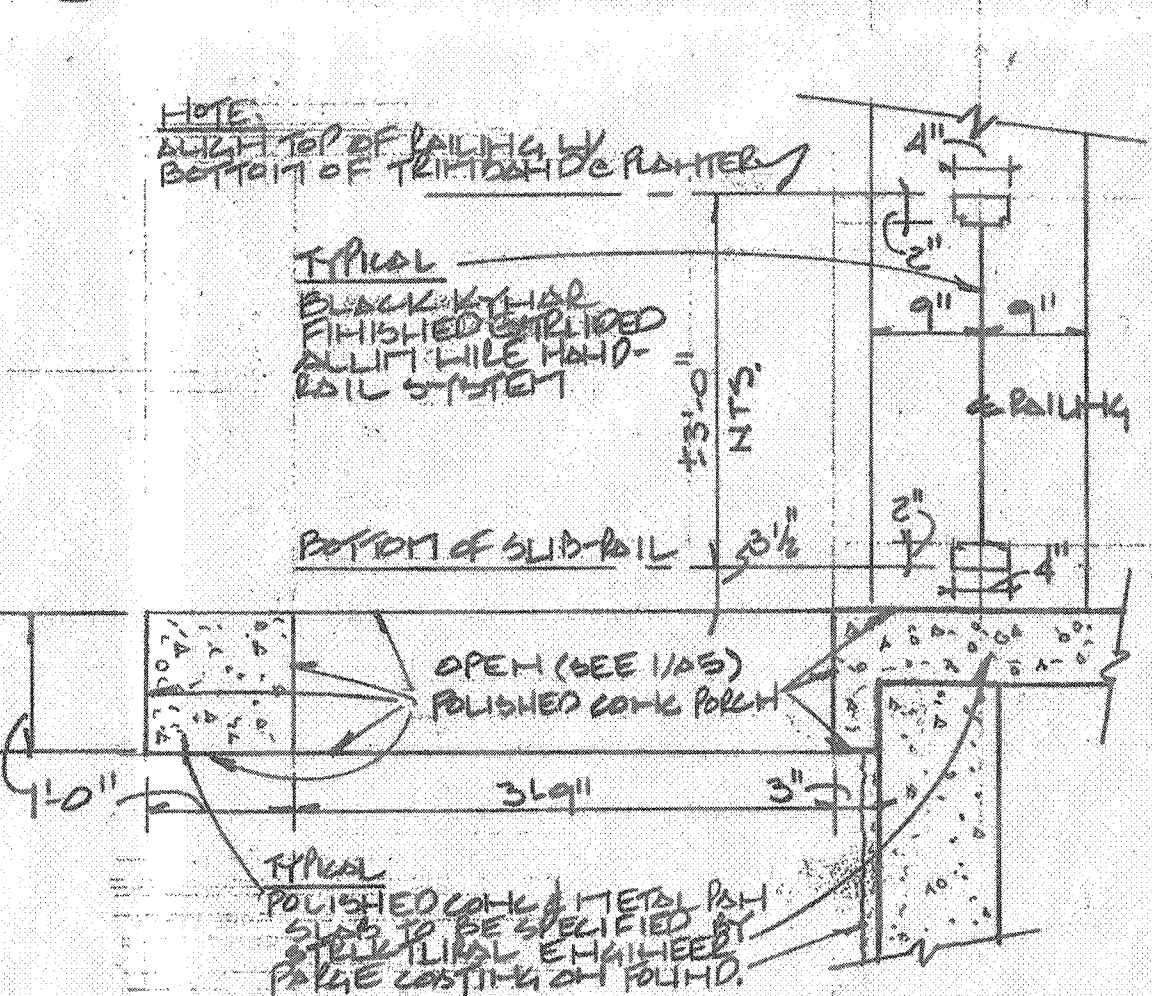
3 DETAIL @ PORCH BEAM/CEILING
1/2" = 1'-0"



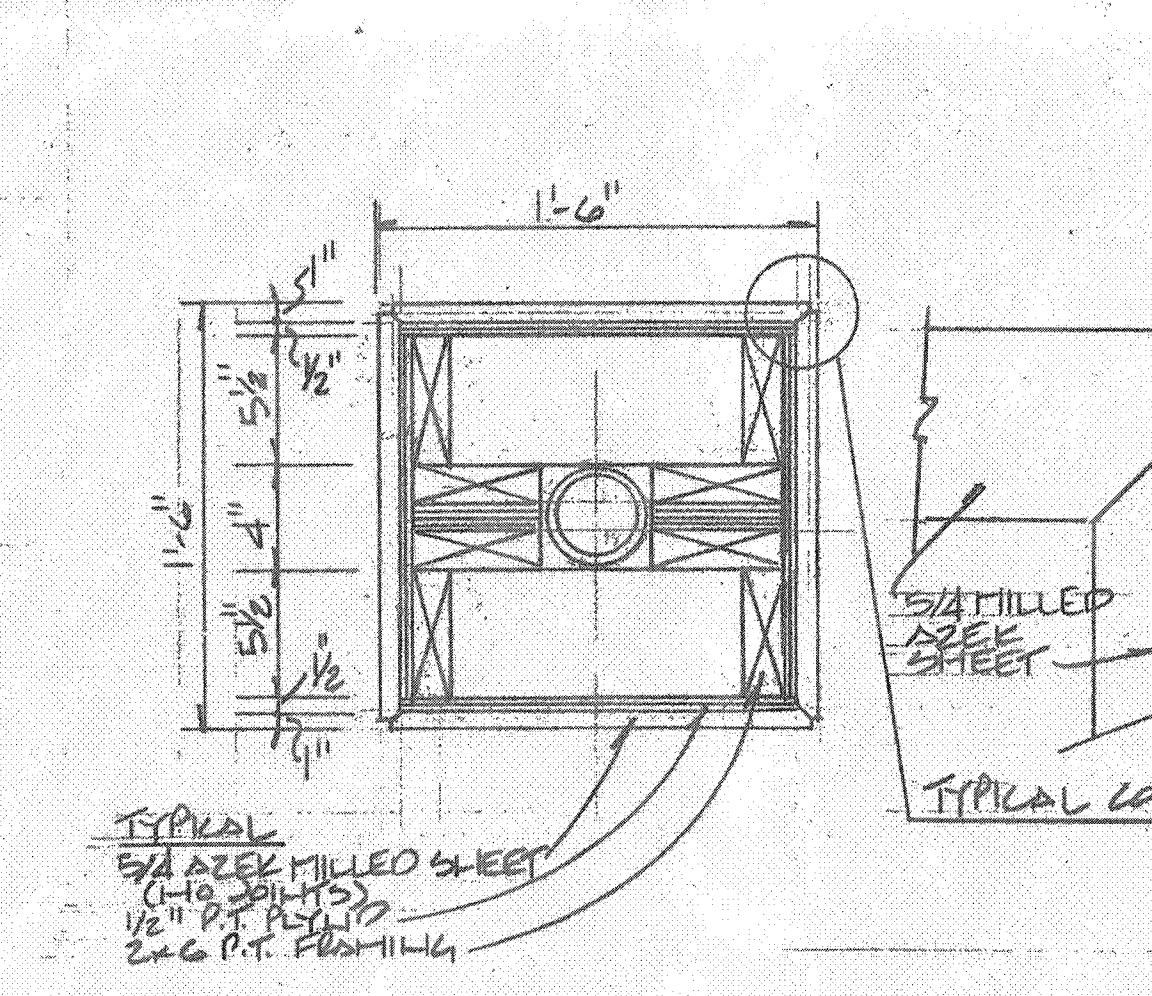
4 TYPICAL WALL PLASTER
1/2" = 1'-0"



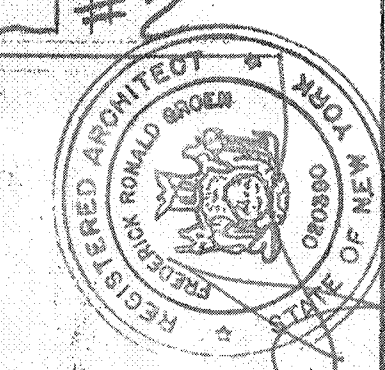
5 SECTION @ WINDOW #2
1/2" = 1'-0"



1 DETAIL @ PORCH DECK/HANDRAIL
3/4" = 1'-0"

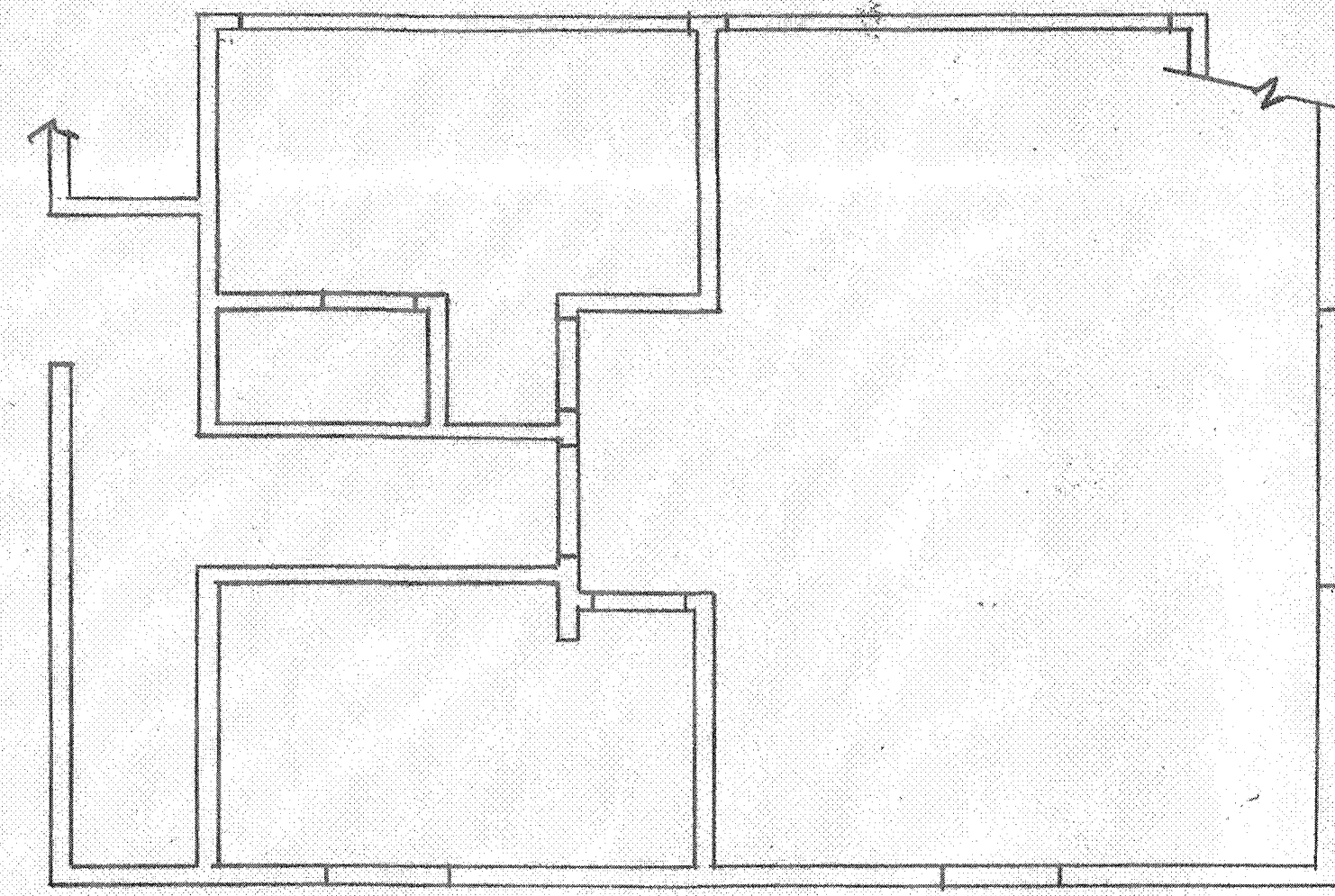


2 POST DETAIL @ (4) POSTS
1/2" = 1'-0"

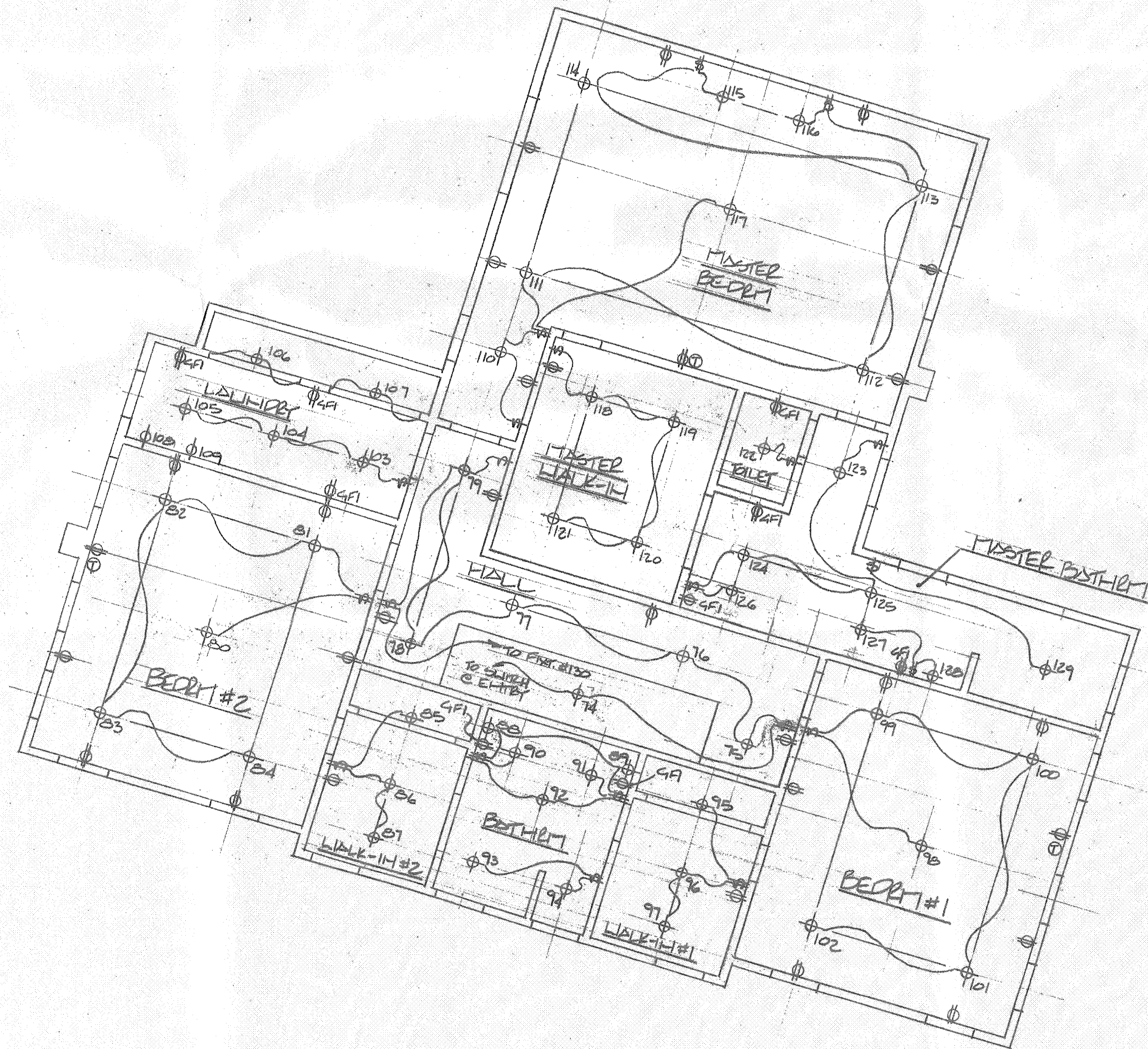


KATZ RESIDENCE
POLISHED, FINISHED AS BUILT 7.1.19
JULY 15, 2016
FREDERICK R. GRODEN, ARCHITECT
110 CHAMBERS ST.
NEW YORK, NY 10007
2016-009-0000
TYPICAL DETAILS
BUILDING SECTION
SCALE AS NOTED

A9



② ELECTRICAL PLAN 2ND LEVEL CARPANE HOUSE
 1/4" = 1'-0"



① ELECTRICAL PLAN 2ND FLOOR
 1/4" = 1'-0"

#	TYPE	LOCATION
75-79	RECESSED	DOOR HALL
80	CEILING FAN	BEDRM#2
81-84	RECESSED	BEDRM#2
85	CLOSET FLOOREMHT W/ JAMB SWITCHES	WALK-IN#2
86-87	CLOSET RECESSED	WALK-IN#2
88-89	HALL FLOUREMHT	BATH#1
90	RECESSED	BATH#1
91	RECESSED	BATH#1
92	RECESSED	BATH#1
93	RECESSED SHOWER	BATH#1
94	200 CFM VENT/LIGHT	BATH#1
95	CLOSET FLOOREMHT W/ JAMB SWITCHES	WALK-IN#1
96-97	CLOSET RECESSED	WALK-IN#1
98	CEILING FAN	BEDRM#1
99-102	RECESSED	BEDRM#1
103-105	RECESSED	LALND
106,107	CLOSET FLOOREMHT W/ JAMB SWITCHES	LALND
108	PANEL FOR GAS DRYER	LALND
109	PANEL FOR WASHER	LALND
110	RECESSED	MASTER BEDRM
111-114	RECESSED	MASTER BEDRM
115	RECESSED	MASTER BEDRM
116	RECESSED	MASTER BEDRM
117	CEILING FAN	MASTER BEDRM
118-121	CLOSET RECESSED	MASTER WALK-IN
122	200 CFM VENT/LIGHT	MASTER TOILET
123-125	RECESSED	MASTER BATH#1
126	RECESSED	MASTER BATH#1
127	RECESSED	MASTER BATH#1
128	HALL FLOUREMHT MAKE-UP	MASTER BATH#1
129	RECESSED SHOWER	MASTER BATH#1
130	RECESSED W/ (2) SWITCHES TOP OF SHOWER AREA	SHOWER
131-145	(15) CERAMIC BASE WALL FINISHES W/ (5) SWITCHES	STAIR
146,147	(2) RECESSED W/ (1) SWITCH DOWNSTAIRS TO 345	BASEMENT STAIR
148-153	RECESSED W/ (2) SWITCHES	BASEMENT STAIR
154-165	(12) CERAMIC BASE WALL FINISHES W/ (2) SWITCHES	GARAGE & STORAGE
166	GASLINE DRYER APPL	GARAGE
167	PANEL FOR GAS DRYER	BASEMENT
168	PANEL FOR WASHER	BASEMENT
169	(2) GAS OUTLETS	BASEMENT
170	(2) GAS OUTLETS	GARAGE & STORAGE
171	EXTERNAL G.F.I. OUTLET	GARAGE

NOTE:
 SEE ELECTRICAL FIXTURE SCHEDULE AND FOR NOTES

KATC RESIDENCE
 PALM BEACH, FL

JULY 15, 2016
 FREDERICK P. GROEN, ARCHITECT
 112 SPANGLER AVENUE
 WEST HAVEN, CT 06611

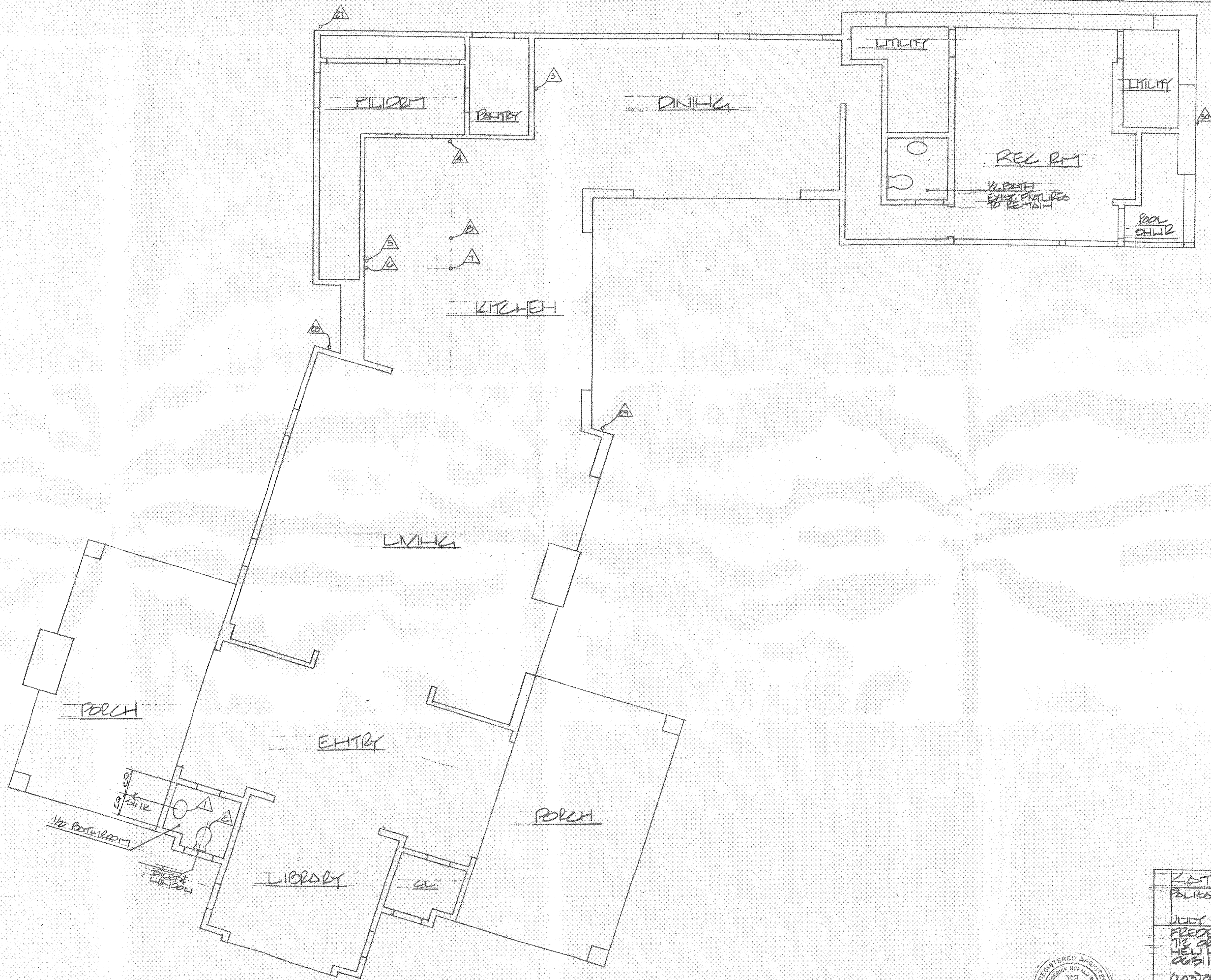
(05) 809-8558

ELECTRICAL PLAN
 2ND FLOOR

SCALE AS NOTED

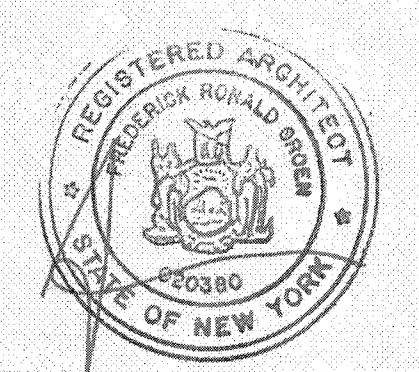


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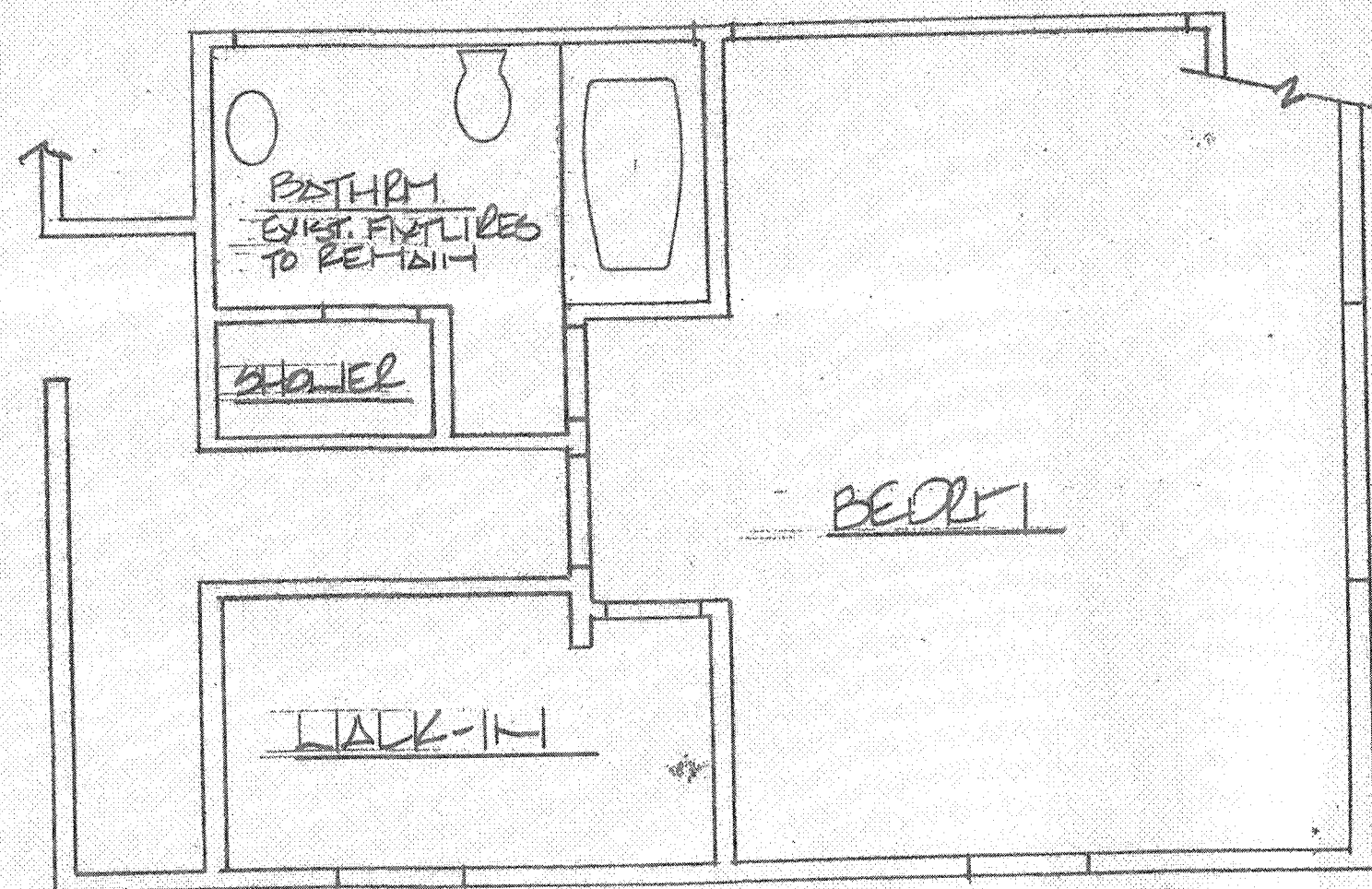


1 PLUMBING PLAN - FIRST FLOOR
 1/4" = 1'-0"

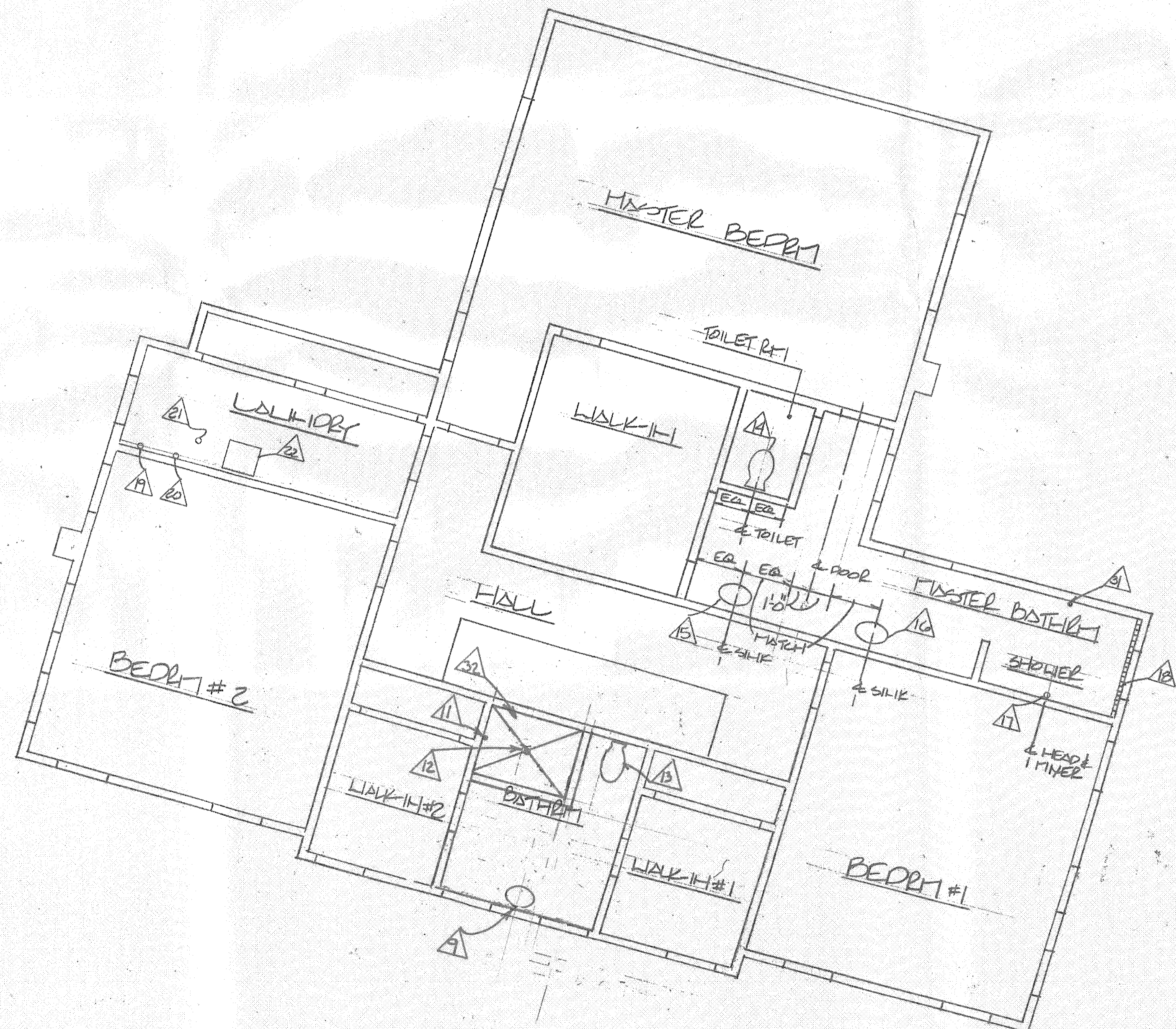
KATZ RESIDENCE
 PALM BEACH, FL
 JULY 15, 2016
 FREDERICK P. CROFT, ARCHITECT
 112 ORANGE ST
 MELI HAVEN, CT
 06511
 (203) 209-8558
 PLUMBING
 PLAN - 1ST FLOOR
 SCALE AS NOTED



A12



② PLUMBING PLATE SECOND FLOOR GARAGE HOUSE
1/4" = 1'-0"



① PLUMBING PLATE SECOND FLOOR
1/4" = 1'-0"

#	TYPE	LOCATION
1	RESIN SHOWER VALVE	BATHRM
2	TOILET	BATHRM
3	COLD WATER FAUCET & COFFEE MACHINE	KITCH
4	ICE MAKER LEAD & FREEZER	KITCH
5	POT FILLER & COOKTOP	KITCH
6	GAS LINE & COOKTOP	KITCH
7	SINK & FAUCET & KESID	KITCH
8	DISHWASHER & KESID	KITCH
9	SINK, FAUCET, VANITY	BATHRM
10	SINK, FAUCET, VANITY	BATHRM
11	SHOWER HEAD & MIXER	BATHRM
12	WALK-IN SHOWER	BATHRM
13	TOILET	BATHRM
14	TOILET	BATHRM
15	SINK, FAUCET, VANITY	BATHRM
16	SINK, FAUCET, VANITY	BATHRM
17	SHOWER HEAD & MIXER	BATHRM
18	WALK-IN SHOWER	BATHRM
19	GAS LINE & WATER	LIVING
20	HOT, COLD, DRINK WASH	LIVING
21	WALK-IN SHOWER	LIVING
22	SINK & FAUCET IN CABINET	LIVING
23	FREE-STANDING SINK & FAUCET	BATHRM
24	GAS LINE & WATER	BATHRM
25	HOT, COLD, DRINK WASH	BATHRM
26	HOSE-BIB & GARAGE COOL	GARAGE
27	HOSE-BIB & MILK ROOM	MILK ROOM
28	HOSE-BIB	LIVING
29	HOSE-BIB	LIVING
30	HOT & COLD OUTDOOR SHOWER HEAD & MIXER	GARAGE HOUSE
31	FOLD-DOWN SHOWER SEAT	BATHRM
32	FOLD-DOWN SHOWER SEAT	BATHRM

- NOTES:
- LOCATE FIXTURES #3 - #25 IN KITCHEN DESIGNER
 - LOCATE FIXTURES #26 - #28 IN BATHRM
 - LOCATE FIXTURES #29 IN WALK-IN CLOSET TO PROVIDE ALL FIXTURES & VALVES
 - CONTRACTOR TO PROVIDE ALL LABEL & MATERIAL TO ROUGH-IN & INSTALL ALL FIXTURES (INSTALLATION OF VALVES BY OTHERS)
 - REVELL LOCATION OF ALL FIXTURES (WALK-IN CLOSET) PRIOR TO ROUGH-IN
 - PROVIDE ALL LABEL & MATERIAL FOR PLUMBING FOR HEATING SYSTEM (1) 2ND FLOOR, (2) 1ST FLOOR, (3) 2ND FLOOR

KATE RESIDENCE
PALISADES, NY
AS BUILT 7.1.19
DATE 15.2016
FREDERICK R. GROCH, ARCHITECT
112 SPAIN ST
HILL HAVEN, CT
06031



(105) 809-8338
PLUMBING PLAN
C 2ND FLR PLUMB.
FIX. SCHEDULE
SCALE AS NOTED

A13