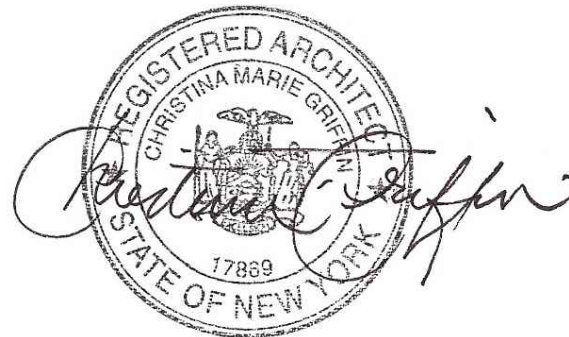


# MARFIONE-BASU RESIDENCE

253 JUDSON AVENUE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT

12 Spring Street, Hastings-on-Hudson, NY 10706



## GENERAL NOTES

- These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.
- All construction shall comply fully with the 2020 Residential code of NYS, local building code, fire department regulations, and all other agencies having jurisdiction over project.
- Approved stamped set of building plans must be present on site for all inspections.
- A current Westchester County licensed and insured contractor must be on file with current building permit until Certificate of Occupancy is issued. If contractor of record has been removed from the project, a stop work order will be issued until a new Westchester County licensed and insured contractor is retained.
- General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, and general liability as required by Federal, State, and Local Codes and as Owner requires.
- Licensed electrician to file separate electrical permit.
- Licensed plumber to file separate plumbing permit.
- All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.
- The contractor shall become familiar with conditions of the site, and the work as shown on the construction documents, prior to submitting a bid for construction.
- Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.
- The contractor shall be responsible for providing all labor and materials to complete the project, in accordance with the construction documents, tested and ready for owner's use.
- All indicated Survey material is for general reference only. The Architect assumes no responsibility for the accuracy or the correctness of any of the indicated material.
- Contractors shall be responsible for protection of all existing and new conditions and materials with and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the Owner's satisfaction.
- All construction sites shall conform to the 2020 New York State Property Maintenance Code. All rubbish garbage and construction debris shall be disposed of in an onsite dumpster or removed off site immediately. Materials shall be stacked in orderly fashion as to not create a blight on the community. The village right of way must be kept clear and maintained at all times.
- General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.
- The contractor shall obtain all inspections, approvals and permits, and pay all necessary permit fees required by the local building department and all other agencies having jurisdiction over the project, such as plumbing, electrical & HVAC, except for the building permit, which shall be obtained by the Architect. The contractor shall obtain the certificate of occupancy for the project when construction is complete.
- Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.
- Drawings may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Dimensions shown shall govern over measurements scaled from plans. Wall dimensions are given to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.
- All dimensions and conditions shown and assumed on the drawings must be verified at the site by contractor before ordering any material or doing any work.
- Contractor is to design and install adequate and code approved shoring and bracing where needed to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring and for any injuries, damages, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
- The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.
- Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.
- The drawings and notes are intended to be complete. Should anything be omitted from the drawings necessary to the proper construction of the work herein described, it shall be the duty of the contractor to notify the Architect. The builder shall visit the site and inform the Architect of any discrepancies of field conditions that may interfere with the total completion of all work included within the contract and verify all conditions prior to the ordering of materials and the start of construction.
- Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation or operation of any part of the work shall be included in the work the same as specified or indicated.
- The contractor shall supervise and direct the work using his best skill and attention, he shall be solely responsible for all construction means, methods, sequences and procedures and for coordination of all portions of the work.
- The use of the words "provide" or "provided" in connection with any item specified is intended to mean that such item be furnished and installed and connected where required.
- Contractor shall maintain a sealed enclosure between work area and other areas of the residence. In addition,

- The contractor shall be responsible to (a) protect all interior spaces from the area of renovation, and (b) broom sweep all areas at end of each work day.
- The contractor shall do all the cutting, fitting & patching that may be required to make several parts of the work come together properly, and to fit his work, and/or receive, or be received by the work of others, as shown, or as reasonably implied on the drawings.
- New and existing work shall come together in a seamless fashion. All new or modified surfaces shall be finished including, but not limited to taping, spackling and priming.
- All insulation to comply with the Energy Efficiency Certificate required by 401.3 2020 Energy Conservation Construction Code of New York, prepared by the Architect.
- If blown or sprayed insulation used, Installer of insulation to submit insulation certification to include the installed thickness of the area covered and R-value of the installed thickness shall be listed on the certificate. The insulation installer shall sign, date and post the certificate in a conspicuous location on the job site per N1101.5 of the 2020 Residential Code of New York State and submit an original signed copy for the Building Departments records.
- All work shall be guaranteed for one year after final payment. The general contractor is to furnish written guarantees on his work and all subcontractors work against defects resulting from the use of inferior materials, equipment, or workmanship as determined solely by the Architect. All such defects are to be replaced or repaired, complete with labor and materials, at no cost to owner.
- Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon approval of the Architect or owner as noted on the drawings or in these specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or

- The Architect reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal or detailed on the drawings, which requires any redesign of the structure, partitions, piping, redesign, and all new drawings and detailing required therefore shall, with the approval of the Architect, be prepared by the contractor at his own expense.
- All work shall be installed so that all parts required are readily accessible for inspection, operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without prior written approval from the Architect.
- Upon completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including but not limited to the following.
  - Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by the owner or others doing N.I.C. work.
  - Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.
  - Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.
  - Final cleaning of all chrome and aluminum metal work.
  - Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.
- Finish materials and paint colors shall be reviewed and approved by the homeowner.
- The Architect assumes no responsibility for the accuracy, or correctness of any material or drawings prepared by others and provided to the Architect.

- Energy Notes R-Values & U-Factors**  
2020 Residential code of NYS - Climate Zone 4A
- |         | Required     | Proposed     |
|---------|--------------|--------------|
| Ceiling | R-49         | R-49         |
| Wall    | R-20         | R-21         |
| Glazing | 0.32 U value | 0.32 U value |
| Floor   | R-19         | R-19         |
- Design Criteria:**  
5750 Degree Days  
15% Maximum Glazing  
**R402.2.1 CEILINGS WITH ATTIC SPACES**  
+ Installing R-38 over 100% of the ceiling area requiring insulation shall be deemed to satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at eaves.  
**Certification**  
I, Christina Griffin, Architect A.I.A., hereby states that I have prepared these plans and specifications to the best of my knowledge in compliance with all the requirements of the 2020 Residential code of NYS.
- VILLAGE OF DOBBS FERRY REQUIREMENTS**
- Should rock blasting be required, a permit application in accordance with Chapter 125 - Blasting and Explosives of the Village of Dobbs Ferry must be submitted to the Village by the applicant for review/approval.
  - The Village Engineer may require additional erosion control measures if deepened appropriate to mitigate unforeseen siltation and erosion of disturbed soils.
  - As-built plans of the any proposed driveway and drainage improvements shall be submitted to the Village Engineer for review prior to issuance of Certificate of Occupancy.
- Before the site plan is signed by the Chairman of the Planning Board, the applicant shall be required to post a performance bond or other type of acceptable monetary guaranty which shall be in an amount determined by the Planning Board and the Village Engineer and in a form satisfactory to the Village Attorney.
- All exterior lighting shall conform with Village of Dobbs Ferry Zoning Code, Section 300-41.

## INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c,e</sup>	CEILING R-VALUE	WOOD FRAME WALL R-VALUE
4A	0.32	0.55	0.40	49	20 or 13+5 <sup>e</sup>
	MASS WALL R-VALUE <sup>f</sup>	FLOOR R-VALUE	BASEMENT <sup>g</sup> WALL R-VALUE	SLAB <sup>h</sup> R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
	8/13(g)	19	10/13(c)	10, 2FT(d)	10/13(c)

- R-values are minimums. U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- Reserved.
- Reserved.
- Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.
- The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
- Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

## DESIGN REQUIREMENTS for the 2020 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN					SUBJECT TO DAMAGE FROM						
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITES	ICE SHIELD UNDERLAY REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
30 PSF	120-130 MPH	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	YES	N/A	2000	51.6

## DATES

PLANNING BOARD SUBMISSION	10-28-21
AHRB BOARD SUBMISSION	11-10-21
PLANNING BOARD SUBMISSION	12-01-21

## LIST of DRAWINGS

TITLE SHEET	GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS
R-1	RENDERING OF PROPOSED BUILDING
M-1	COLOR SCHEME / MATERIALS
M-2 - M-3	HEIGHT CALCULATIONS
S-1	SITE PLAN, ZONING COMPLIANCE, COVERAGE CALCULATIONS, LOCATION MAP
S-2	PHOTOS OF EXISTING CONDITIONS
S-3	STREETSCAPE OF NEIGHBORING PROPERTIES, AREA MAP, CONTEXT-BASED HEIGHT CALCULATIONS
S-4	PHOTOS OF NEIGHBORING PROPERTIES
A-1	AERIAL SITE LOCATION MAP
A-2	SKY EXPOSURE DIAGRAMS
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
E-1	EXTERIOR ELEVATIONS
L-1	ELECTRICAL PLAN - EXTERIOR LIGHTING
L-1	LANDSCAPE PLAN - BY ASPECT 120
HUDSON ENGINEERING DRAWINGS:	
C-1	DEMOLITION PLAN
C-2	SITE PLAN
C-3	STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN
C-5 - C-5	DETAILS





RENDERING OF PROPOSED BUILDING

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



Christina Griffin Architect

10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 12-1-21

RENDERING

AS SHOWN

NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

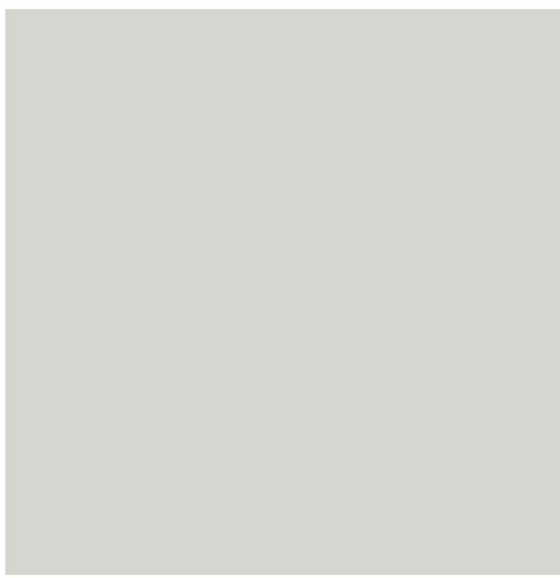
R-1





COLOR SCHEME -WEST ELEVATION

SCALE: 1/4" = 1'-0"



1. 3-COAT CEMENT STUCCO, FINE FINISH, COLOR MATCH TO BEN. MOORE PALE OAK #OC-20



2. LIMESTONE LINTEL  
3. BORAL TRIMBOARDS, BEN. MOORE THUNDER #AF-685 PAINT FINISH

3B. LIMESTONE COPING



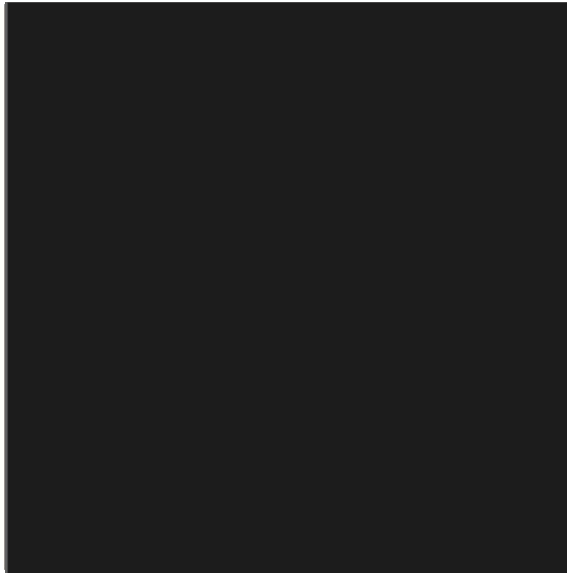
4. LIMESTONE ARCHITECTURAL CLADDING PANELS HONED, ASHLAR PATTERN



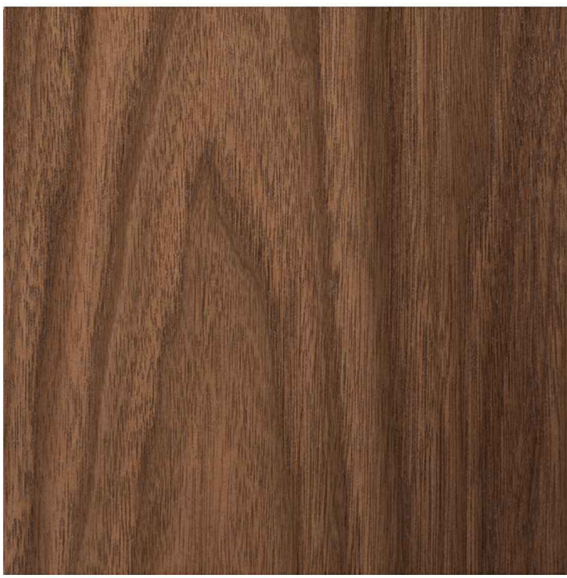
5. GLEN-GERY ELONGATED FACEBRICK, SAN SELMO SERIES, OR SIMILAR, 1 <sup>9</sup>/<sub>16</sub>" H. X 19 <sup>11</sup>/<sub>16</sub>" L. X 3 <sup>15</sup>/<sub>16</sub>" D., LIVENZA RAW GREY



6. ALUMINUM HALF-ROUND GUTTER, COLOR-MATCHED TO BEN. MOORE LAMPBLACK, # CW-695



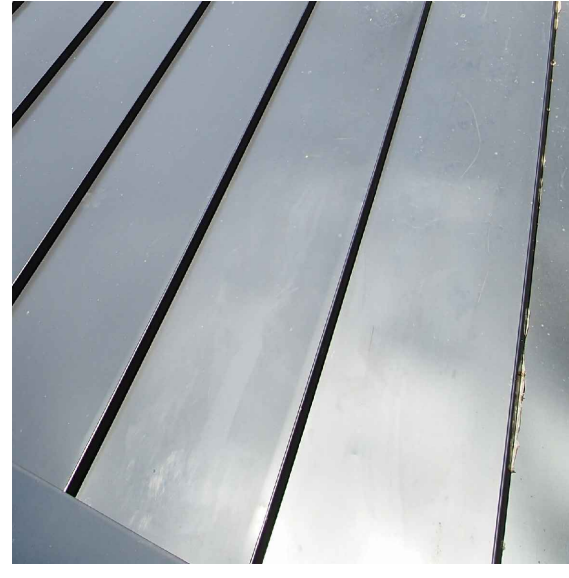
8. VETTA TRIPLE-GLAZED WINDOWS WITH SIMULATED DIVIDED LITE, RAL # 9004 'SIGNAL BLACK' ALUMINUM CLADDING



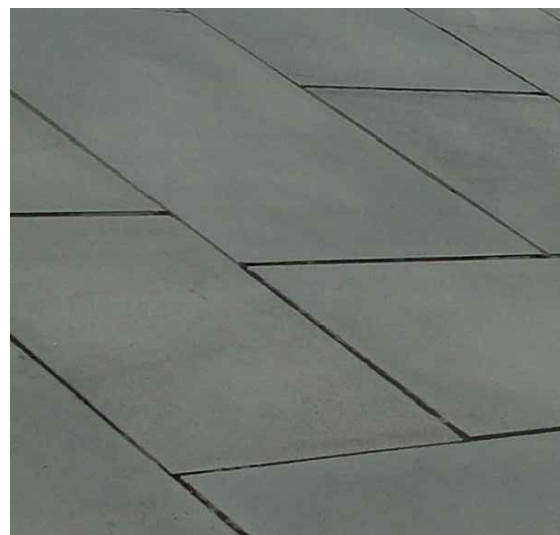
10. SOLID WALNUT DOOR WITH SINGLE INSET PANEL, STAIN FINISH



11. 30-YEAR ARCHITECTURAL SHINGLES BY CERTANTEED, LANDMARK SERIES, CHARCOAL BLACK



12. PAC CLAD STANDING SEAM ROOFING, POWDERCOAT GRAPHITE FINISH (SELECT ROOF AREAS, SOUTH & EAST ELEVATION)



13. THERMAL BLUESTONE PORCH FLOOR AND WALK



14. PERVIOUS PAVERS BY TECHNO-BLOC, VICTORIEN, 2 <sup>3</sup>/<sub>8</sub>" X 4 <sup>1</sup>/<sub>4</sub>" X 8 <sup>1</sup>/<sub>2</sub>" SMOOTH, ONYX BLACK



15. 3-COAT CEMENT STUCCO, FINE FINISH, COLOR MATCH TO BEN. MOORE CHELSEA GREY, #HC-168

CHRISTINA GRIFFIN ARCHITECT

10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date: A/RB SUBMISSION: 11-10-21

Drawing Title: MATERIALS COLOR SCHEME

Scale: AS SHOWN

M-1





SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"

NEW ONE - FAMILY RESIDENCE  
MARFIONE-BASU RESIDENCE  
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CHRISTINA GRIFFIN ARCHITECT  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date: 11-10-21  
Drawing Title: COLOR SCHEME  
INSTALLATION EXAMPLES

Scale: AS SHOWN

M-2





NORTH ELEVATION

SCALE: 1/4" = 1'-0"



INSPIRATION PHOTOS

SCALE: NTS

NEW ONE-FAMILY RESIDENCE  
MARFIONE-BASU RESIDENCE  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

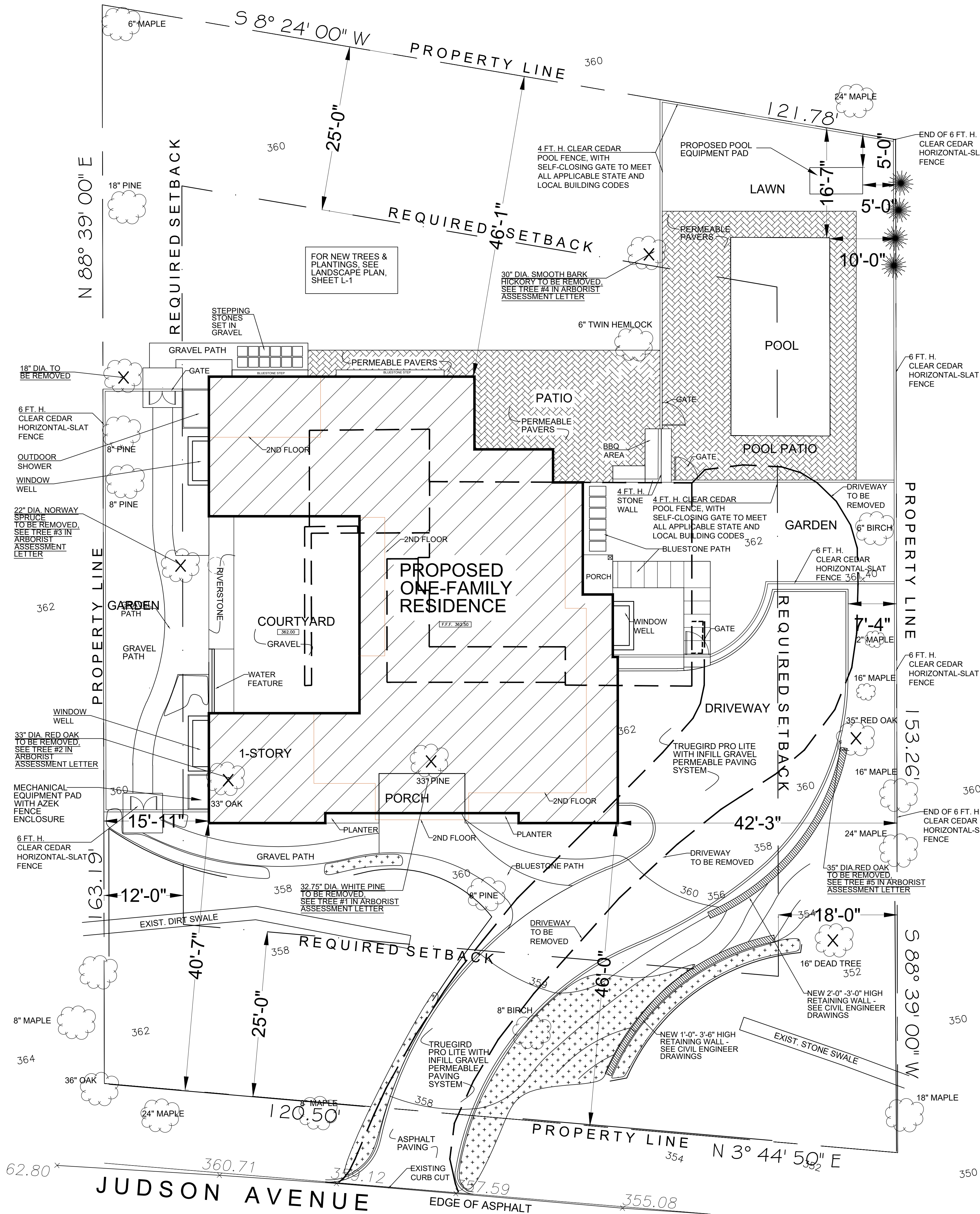
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10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

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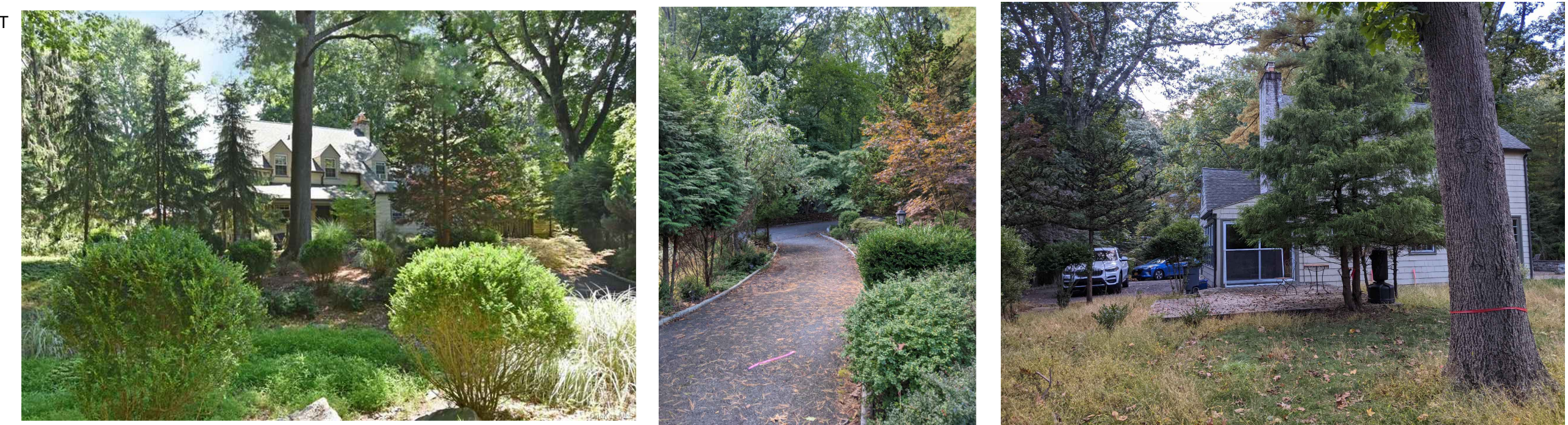
Drawing Title: COLOR SCHEME  
INSTALLATION EXAMPLES

Scale: AS SHOWN





ZONING CALCULATIONS			
253 JUDSON AVENUE, DOBBS FERRY, NY		TAX MAP: 3.70-151-18	ZONING DISTRICT: OF-4
	REQUIRED	EXISTING	PROPOSED
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	10,000 SF	18,991 SF	18,991 SF
NET LOT SIZE	-	17,910 SF	17,910 SF
MIN. LOT WIDTH	100 FT	120.5 FT	120.5 FT
MIN. LOT DEPTH	100 FT	152.7 FT	152.7 FT
MAX. LOT COVERAGE (INCLUDES BUILDING, PORCHES)	16.5% (3,133.52 SF)*	6.5% (1,239 SF)	16.4% (3,110 SF)
MAX. IMPERVIOUS COVERAGE	30% (5,697.30 SF)**	24.1% (4,580 SF)	27.7 % (5,254 SF)
MIN. FRONT YARD	25 FT	66 FT	40.6 FT
MIN. REAR YARD	25 FT	56.5 FT	46.1 FT
MIN. SIDE 1 YARD	12 FT	31.3 FT	42.3 FT
MIN. SIDE 2 YARD	18 FT	49.1 FT	15.9 FT
MIN. SIDE 1 & SIDE 2 COMBINED YARD	30 FT	80.4 FT	58.2 FT
MAXIMUM STORIES	2 ½ STORIES	1 ½ STORIES	2 ½ STORIES
MAXIMUM HEIGHT TO EAVE	28 FT SET LIMITS 22.7 FT CONTEXT-BASED LIMIT***	-	21.3 FT
MAXIMUM HEIGHT TO RIDGE	30 FT SET LIMITS 32.8 FT CONTEXT-BASED LIMIT***	-	29.1 FT
*ALLOWABLE BUILDING COVERAGE: 22% x .75 (SLIDING SCALE FOR LOTS 10,000-19,999 SF AS PER TABLE B-3): 4,178.02 X .75 = 3,133.52 SF (16.5%)		**ALLOWABLE IMPERVIOUS COVERAGE: 40% x .75 (SLIDING SCALE FOR LOTS 10,000-19,999 SF AS PER TABLE B-3): 7,596.40 X .75 = 5,697.30 SF (30%)	
***FOR CONTEXT-BASED HEIGHT CALCULATIONS, SEE SHEET S-2			
SITE PLAN BASED ON SURVEY BY TC MERRITTS LAND SURVEYORS			
LOCATION MAP		COVERAGE CALCULATIONS	
		LOT AREA	18,991 SF
			PROPOSED
		BUILDING & PORCHES	3,110 SF
		WINDOW WELLS	82 SF
		PATIO & POOL PATIO	1,224 SF
		1,224 sf (1,360 sf Total pervious pavers - 10 % pervious = 1,224 sf impervious)	
		POOL	450 SF
		CONCRETE PADS FOR MECHANICAL/POOL	47 SF
		BLUESTONE PATHS (NOT INCL. GRAVEL)	269 SF
		162 sf (front entrance path) + 107 sf (side entrance )	
		STEPPING STONES	48 SF
		24 sf + 24 sf	
		OUTDOOR SHOWER	24 SF
		DRIVEWAY	0 SF
		1,773 sf - TrueGrid with Gravel Infill - 100% Pervious - See Specifications	
		COURTYARD	0 SF
		595 sf - Pea Gravel - 100% Pervious	
TOTAL IMPERVIOUS COVERAGE		5,254 SF	



PHOTOS OF 253 JUDSON AVE.

SCALE: NTS

## SITE PLAN

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



NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
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**CHRISTINA GRIFFIN ARCHITECT PC**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
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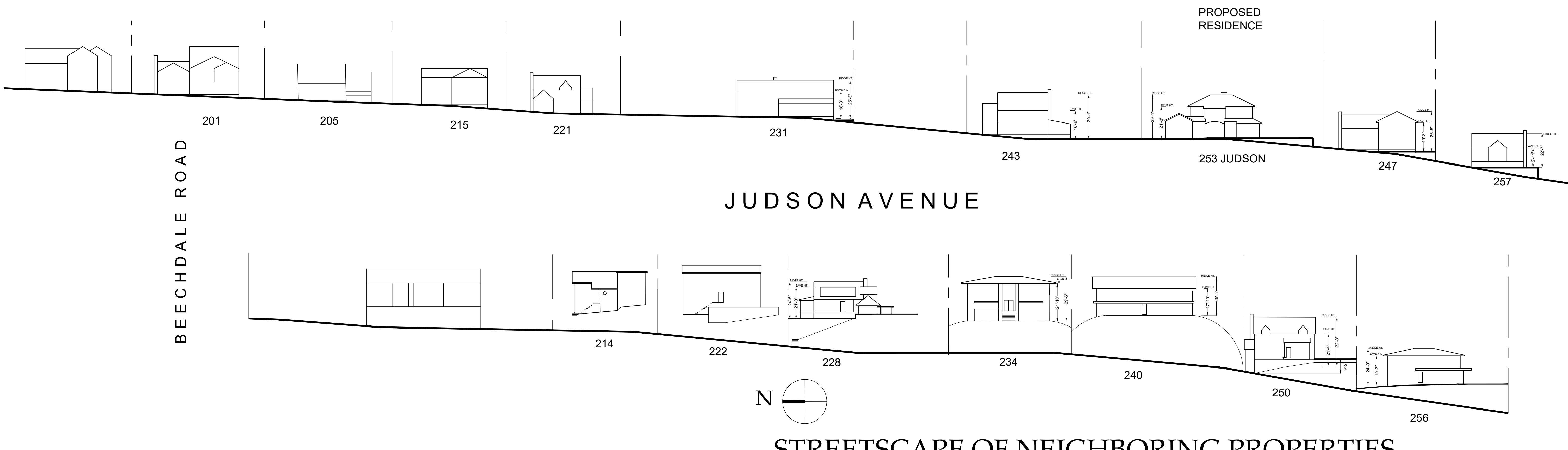
Date: \_\_\_\_\_  
DESIGN DWGS. 10-5-21  
PLANNING BOARD SUBMISSION 10-28-21  
PLANNING BOARD PRESENTATION 11-3-21  
AFRR SUBMISSION 11-10-21  
PLANNING BOARD SUBMISSION 12-1-21

Drawing Title: \_\_\_\_\_  
SITE PLAN

Scale: \_\_\_\_\_  
AS SHOWN

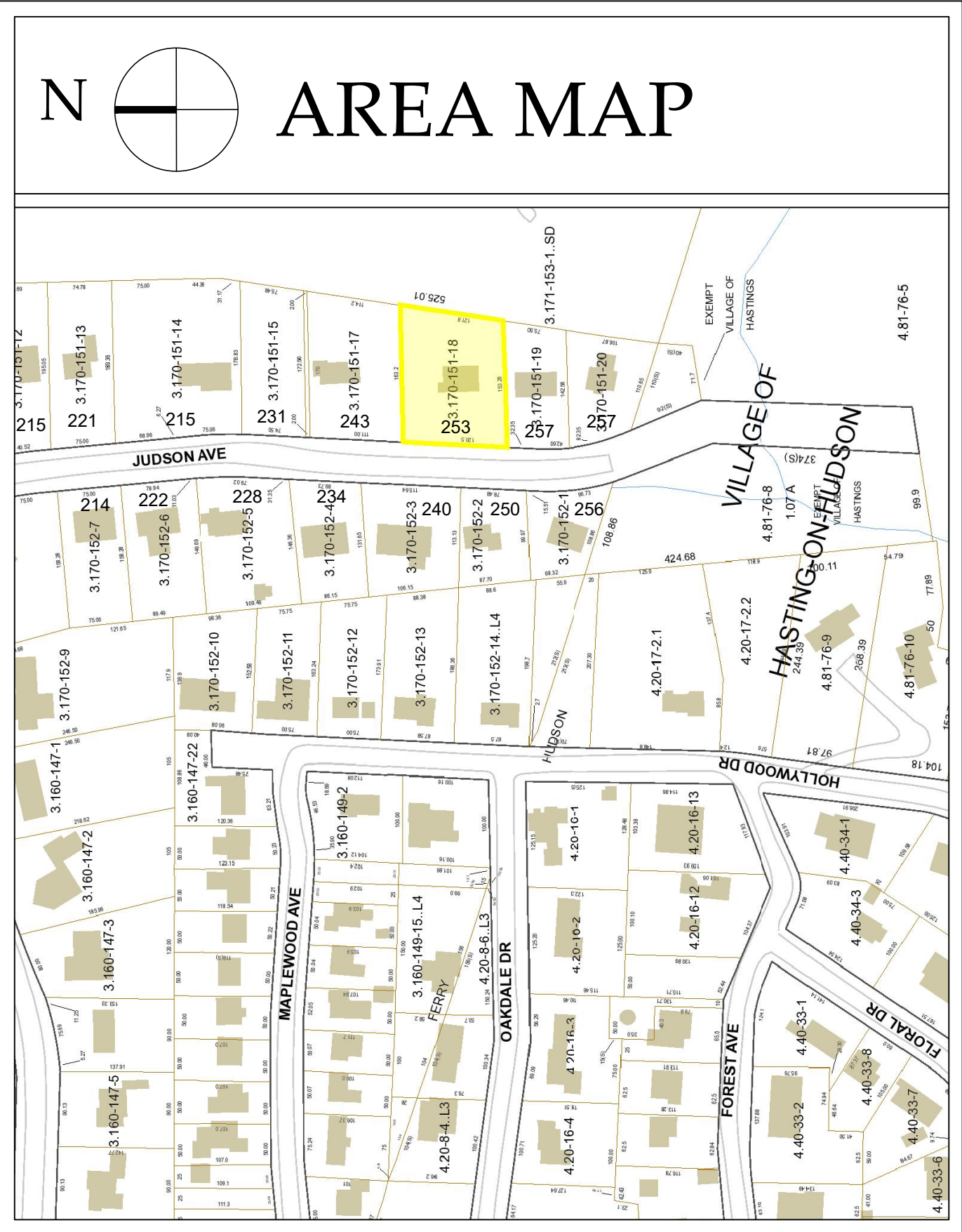
S-1





SCALE: 1/32" = 1'-0"

CALCULATION OF CONTEXT-BASED HEIGHT LIMITS INCLUDES PROPERTIES WITHIN 200 FT. OF 253 JUDSON AVE.		
ADDRESS	EAVE HT.	RIDGE HT.
JUDSON AVE. - EAST SIDE		
257 JUDSON AVE.	12'-11"	22'-7"
247 JUDSON AVE.	19'-3"	26'-5"
243 JUDSON AVE.	18'-9"	29'-1"
231 JUDSON AVE.	18'-3"	25'-3"
JUDSON AVE. - WEST SIDE		
256 JUDSON AVE.	19'-3"	24'-0"
250 JUDSON AVE.	21'-4"	32'-3"
240 JUDSON AVE.	17'-10"	25'-5"
234 JUDSON AVE.	24'-10"	29'-6"
228 JUDSON AVE.	24'-5"	21'-0"
TOTAL AVERAGE WITH MULTIPLIER PER DOBBS FERRY ZONING CODE, TABLE B-7	176.83 FT / 9 = 19.7 FT 19.7 FT x 1.15 = 22.7 FT	235.5 FT / 9 = 26.2 FT 27.1 FT x 1.25 = 32.8 FT
SET LIMITS DEFAULT	28 FT.	30 FT.
PROPOSED FOR 253 JUDSON AVE.	21.3 FT.	29.1 FT.



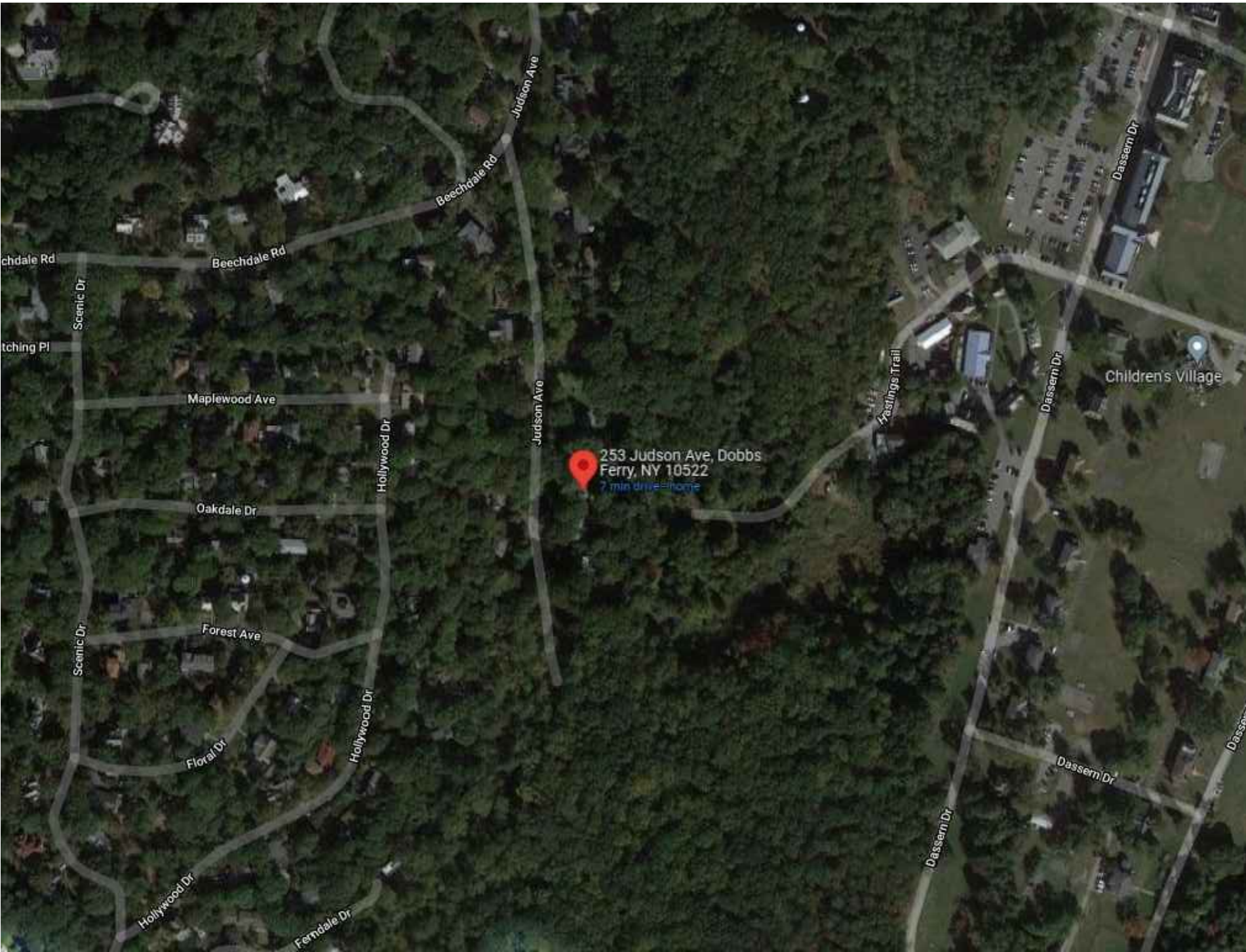
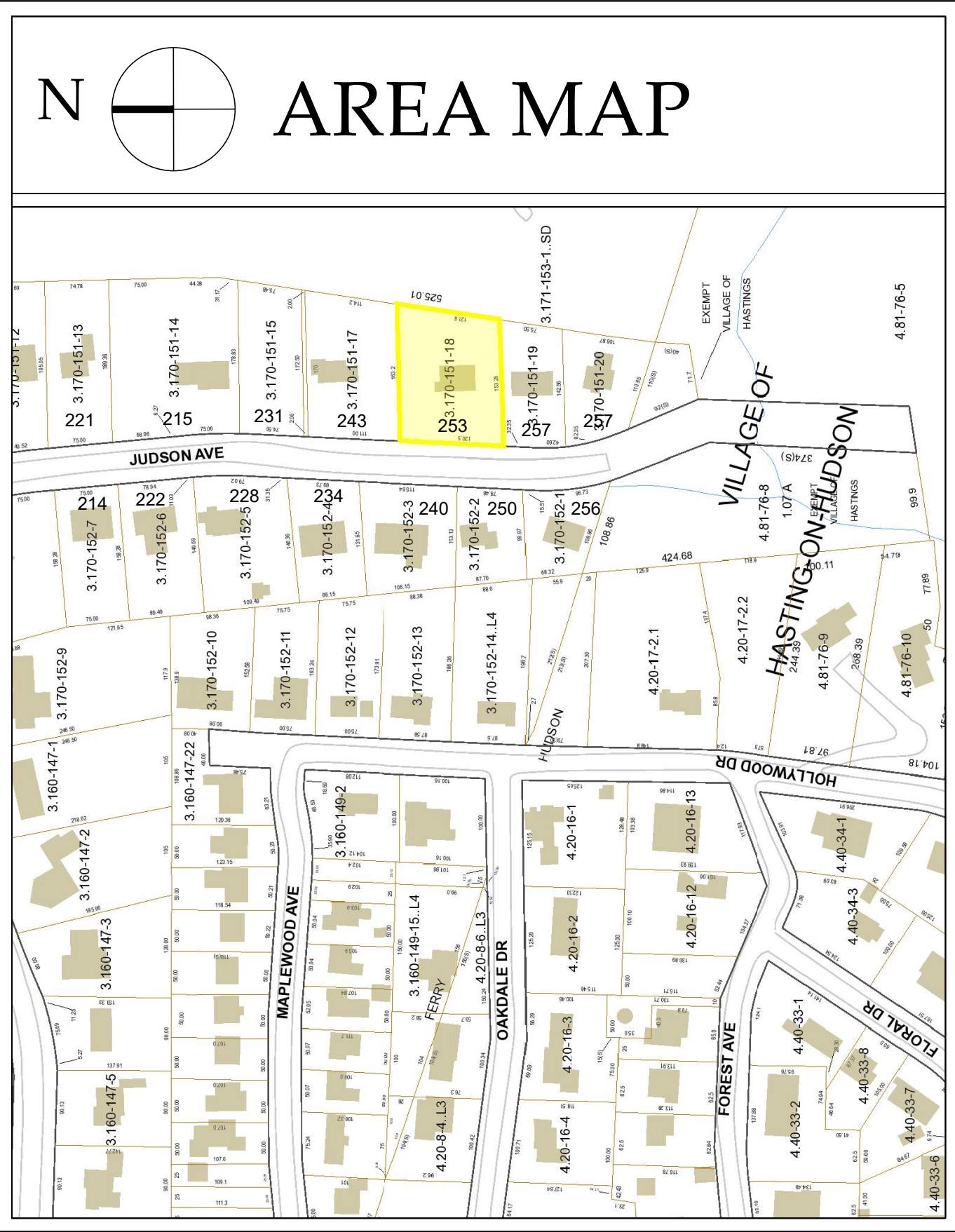
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**CHRISTINA GRIFFIN ARCHITECT**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date: \_\_\_\_\_  
DESIGN DWGS. 10-13-21  
PLANNING BOARD SUBMISSION 10-28-21  
11-4-21  
ATRO SUBMISSION 11-10-21  
\_\_\_\_\_

Drawing Title: \_\_\_\_\_  
STREETSCAPE  
CONTEXT HT. CALCS.  
AREA MAP  
Scale: \_\_\_\_\_  
AS SHOWN





AERIAL SITE LOCATION MAP

SCALE: NTS



#221



#231



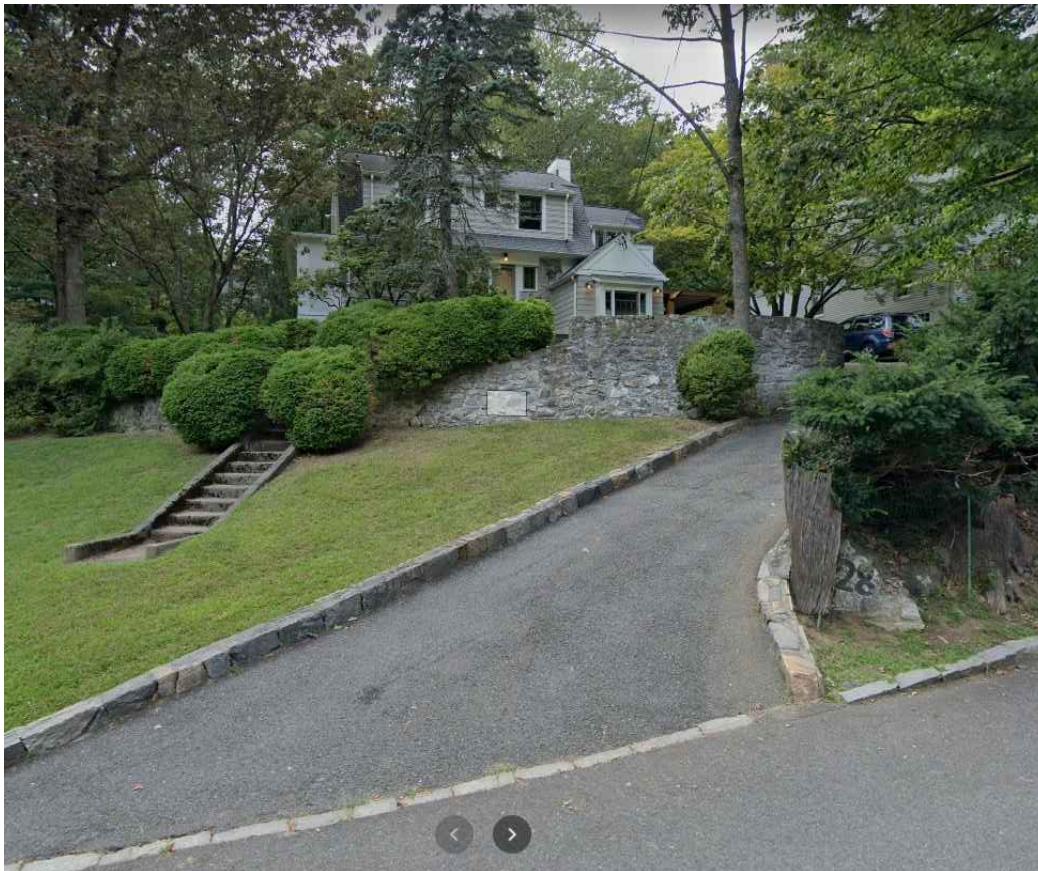
#243



#247



#257



#228



#234



#240



#250



#256

PHOTOS OF NEIGHBORING PROPERTIES

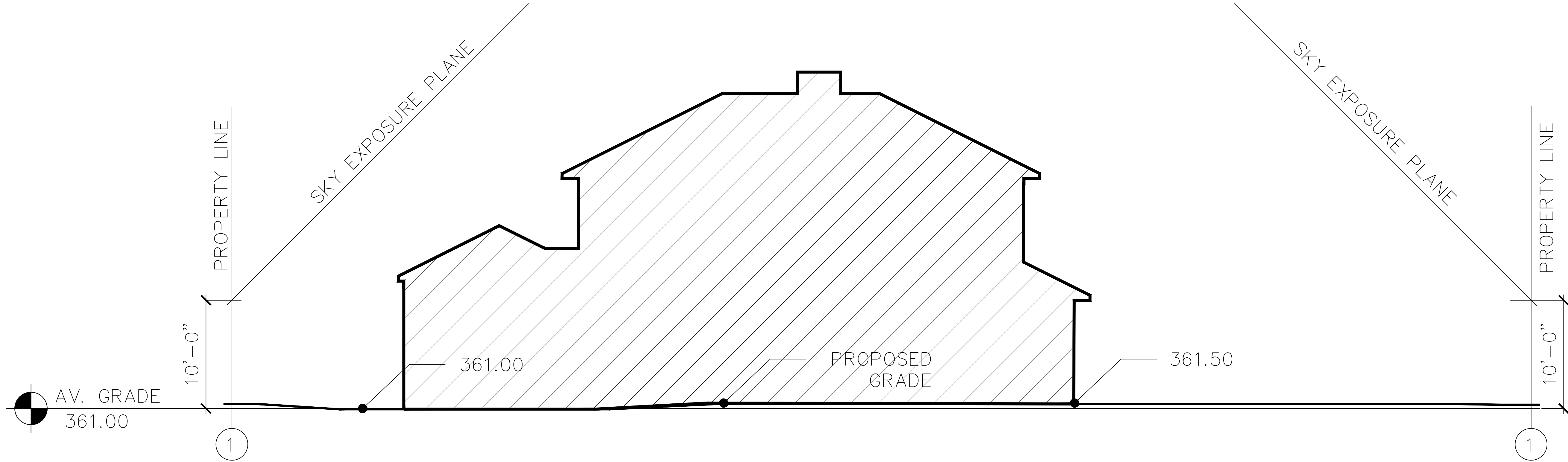
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NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
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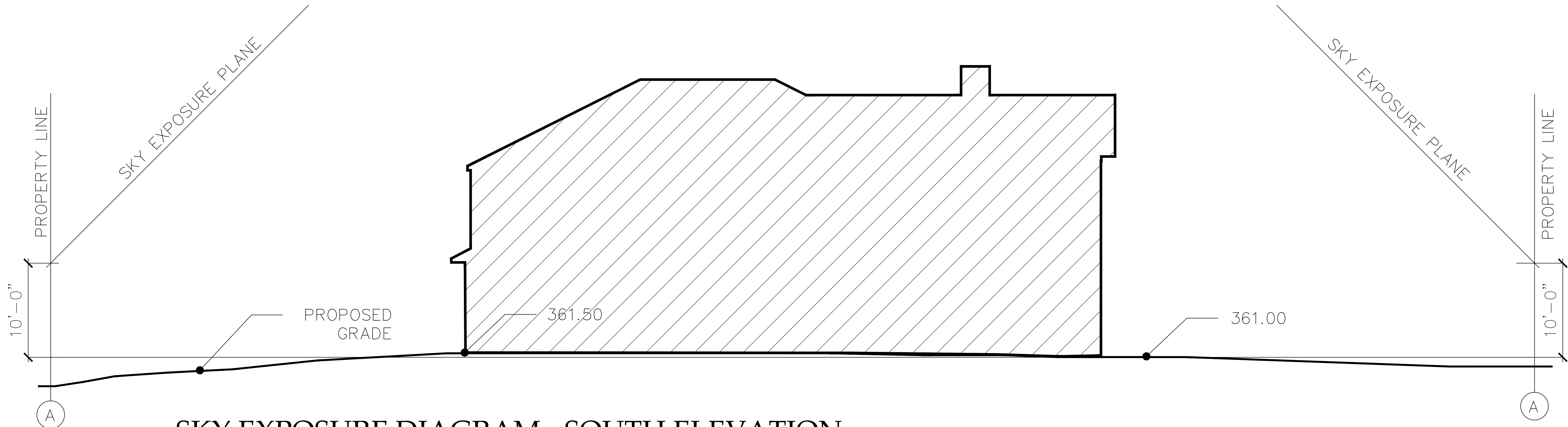
Date: 11-10-21  
AHRE SUBMISSION  
PHOTOS OF NEIGHBORING PROPERTIES  
Scale: AS SHOWN





SKY EXPOSURE DIAGRAM - WEST ELEVATION

SCALE: 3/16" - 1'-0"



SKY EXPOSURE DIAGRAM - SOUTH ELEVATION

SCALE: 3/16" - 1'-0"

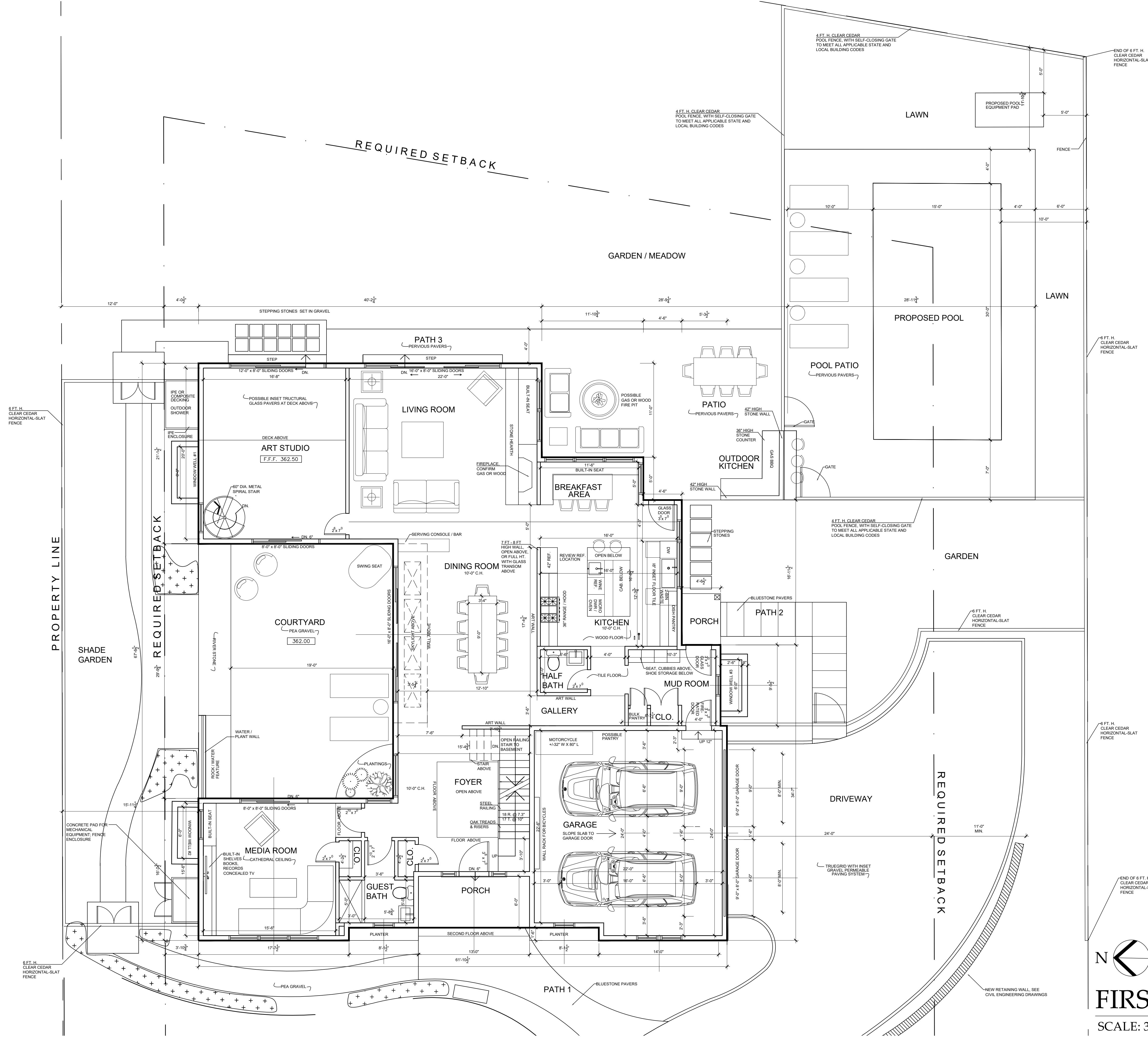
NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

DESIGN DWGS. 10-13-21  
PLANNING BOARD SUBMISSION 10-28-21  
AFRE SUBMISSION 11-10-21

Drawing Title  
SKY DIAGRAM  
Scale:  
AS SHOWN





FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

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10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date  
DESIGN DWGS. 10-13-21  
DESIGN DWGS. 10-20-21  
DESIGN DWGS. 10-25-21  
PLANNING BOARD SUBMISSION 10-28-21  
A/RRE SUBMISSION 11-10-21  
PLANNING BOARD SUBMISSION 12-1-21

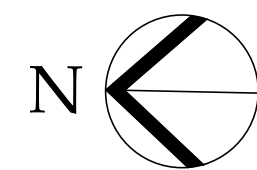
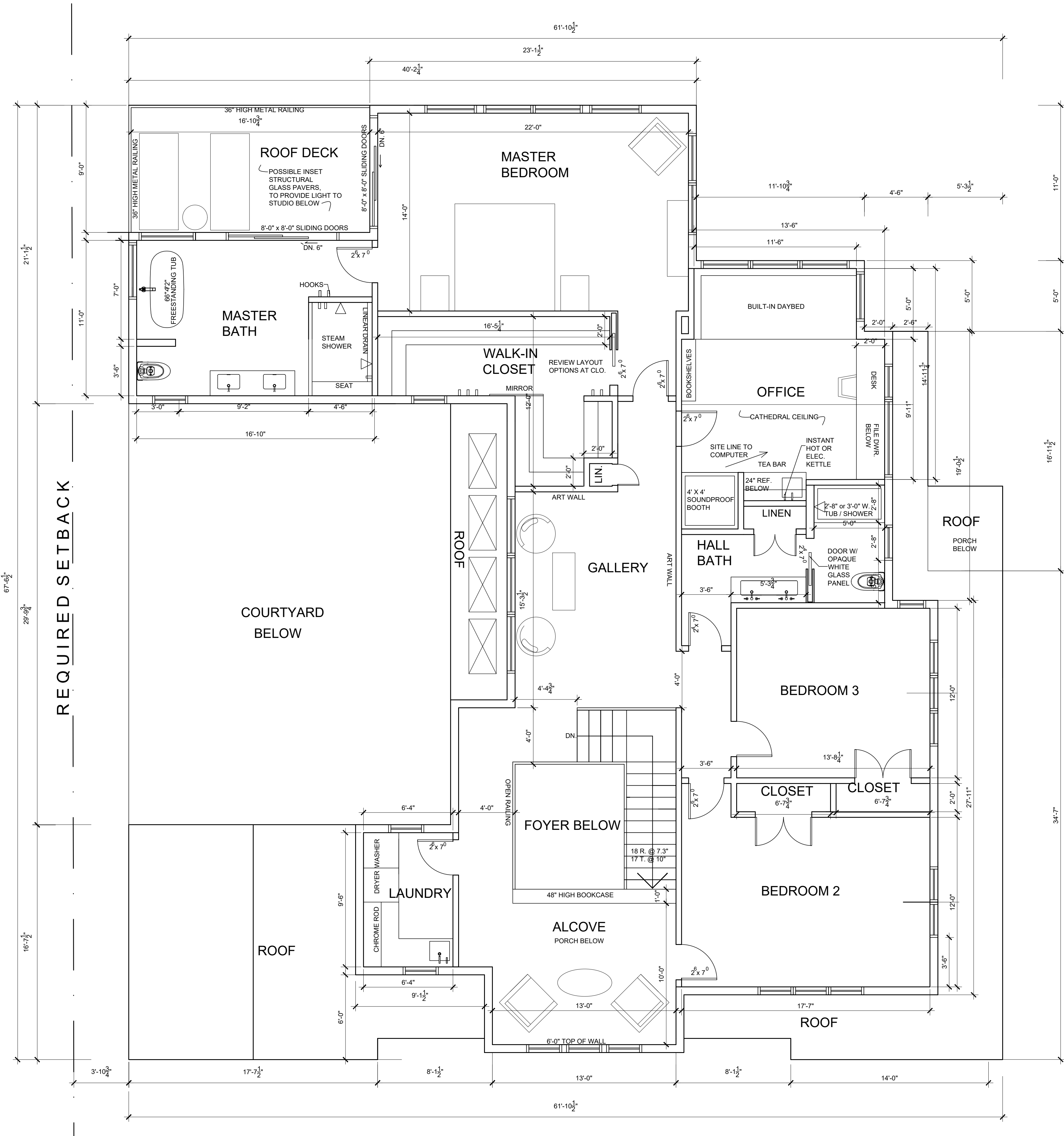
Drawing Title  
FIRST FLOOR PLAN

Scale  
AS SHOWN

A-1



PROPERTY LINE



SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



REQUIRED SETBACK

CHRISTINA GRIFFIN ARCHITECT

10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date	DESIGN DWGS. 10-13-21
DESIGN DWGS.	10-20-21
DESIGN DWGS.	10-25-21
PLANNING BOARD SUBMISSION	10-28-21
AHRE SUBMISSION	11-10-21
PLANNING BOARD SUBMISSION	12-1-21

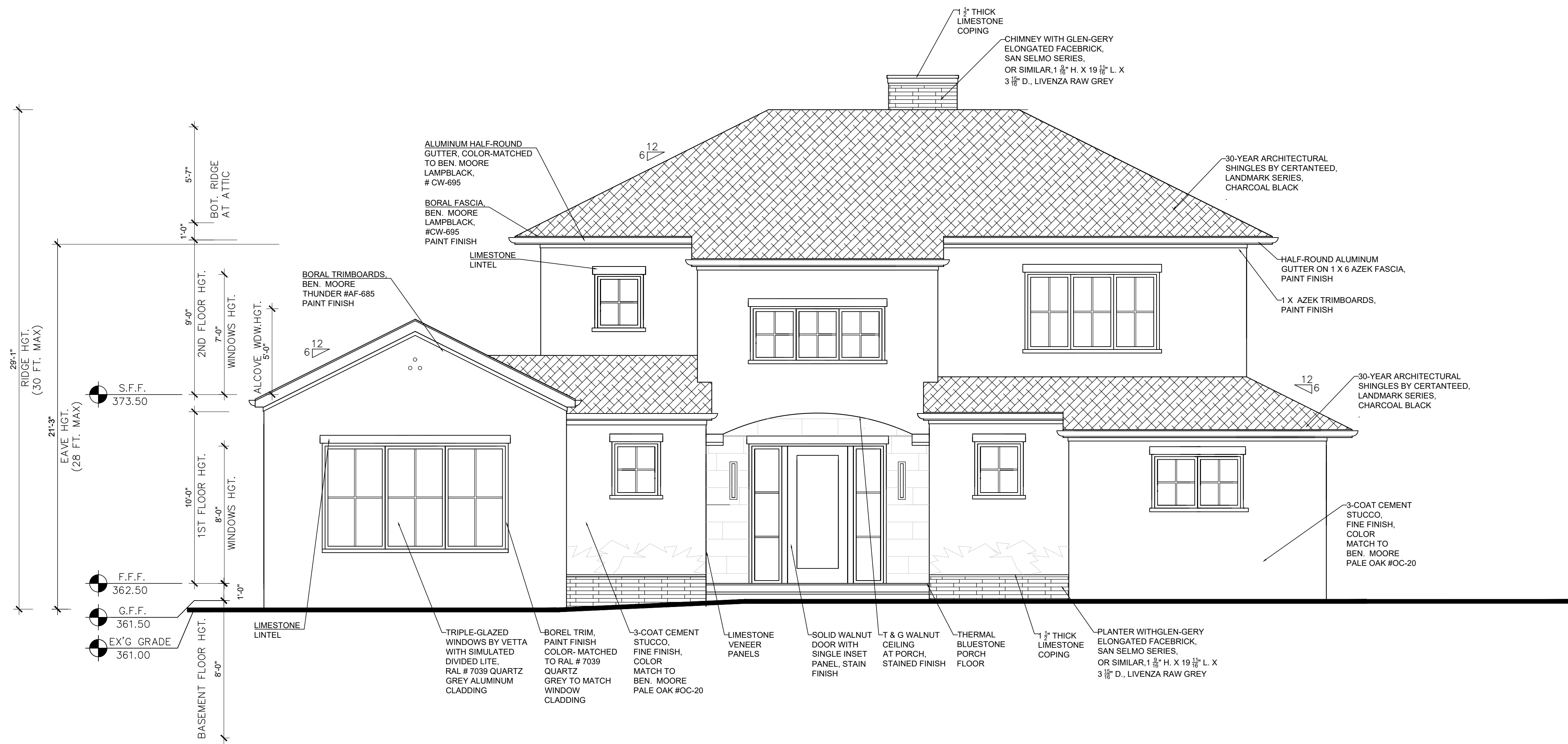
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SECOND FLOOR PLAN

Scale:  
AS SHOWN

A-2

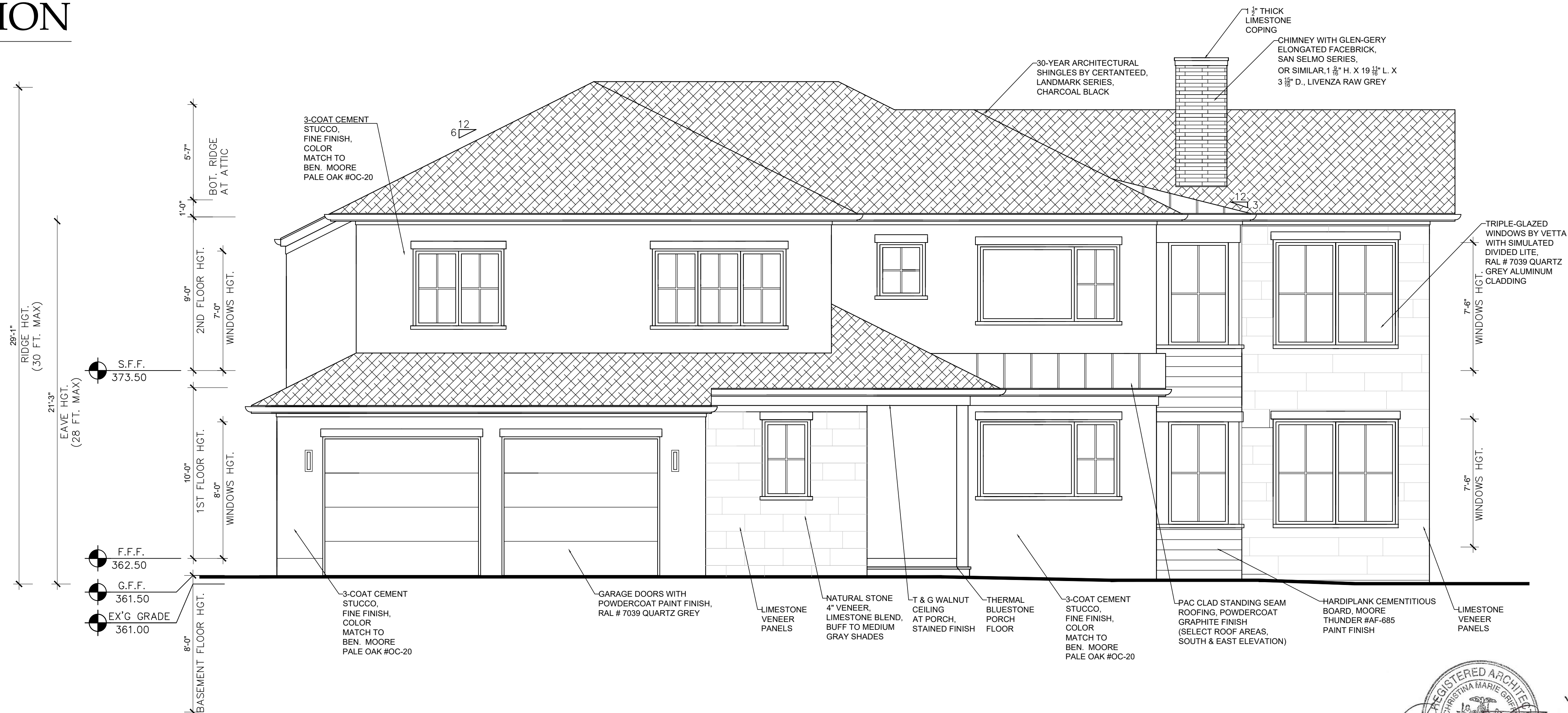
NEW ONE-FAMILY RESIDENCE  
MARFIONE-BASU RESIDENCE  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522





## WEST ELEVATION

SCALE: 1/4" = 1'-0"



## SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

**CHRISTINA GRIFFIN ARCHITECT**

10 Spring Street  
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914.478.0799  
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Date	DESIGN DWGS. 10-13-21
DESIGN DWGS.	10-20-21
PLANNING BOARD SUBMISSION	10-28-21
AHRE SUBMISSION	11-10-21
PLANNING BOARD SUBMISSION	12-1-21

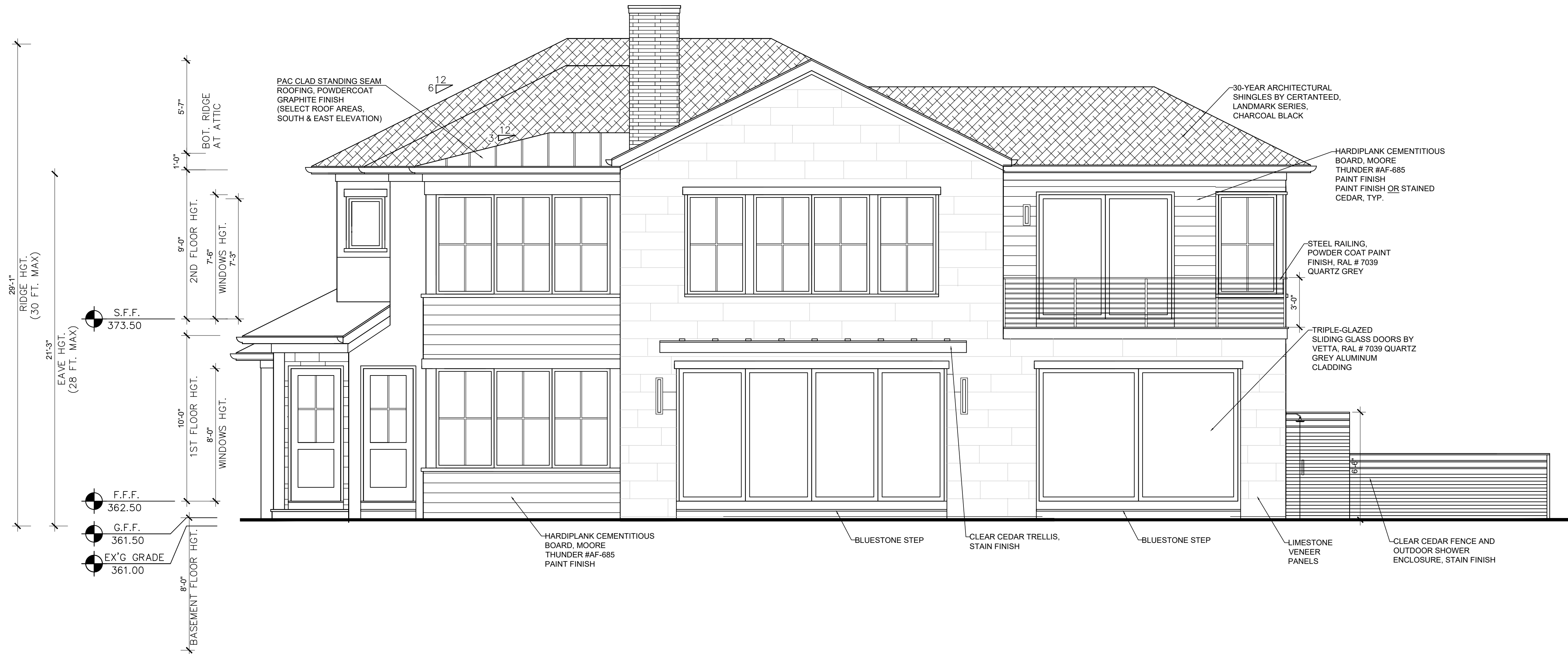
Drawing Title  
EXTERIOR ELEVATIONS

Scale:  
AS SHOWN

NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

A-3





EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

**CHRISTINA GRIFFIN ARCHITECT**  
10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
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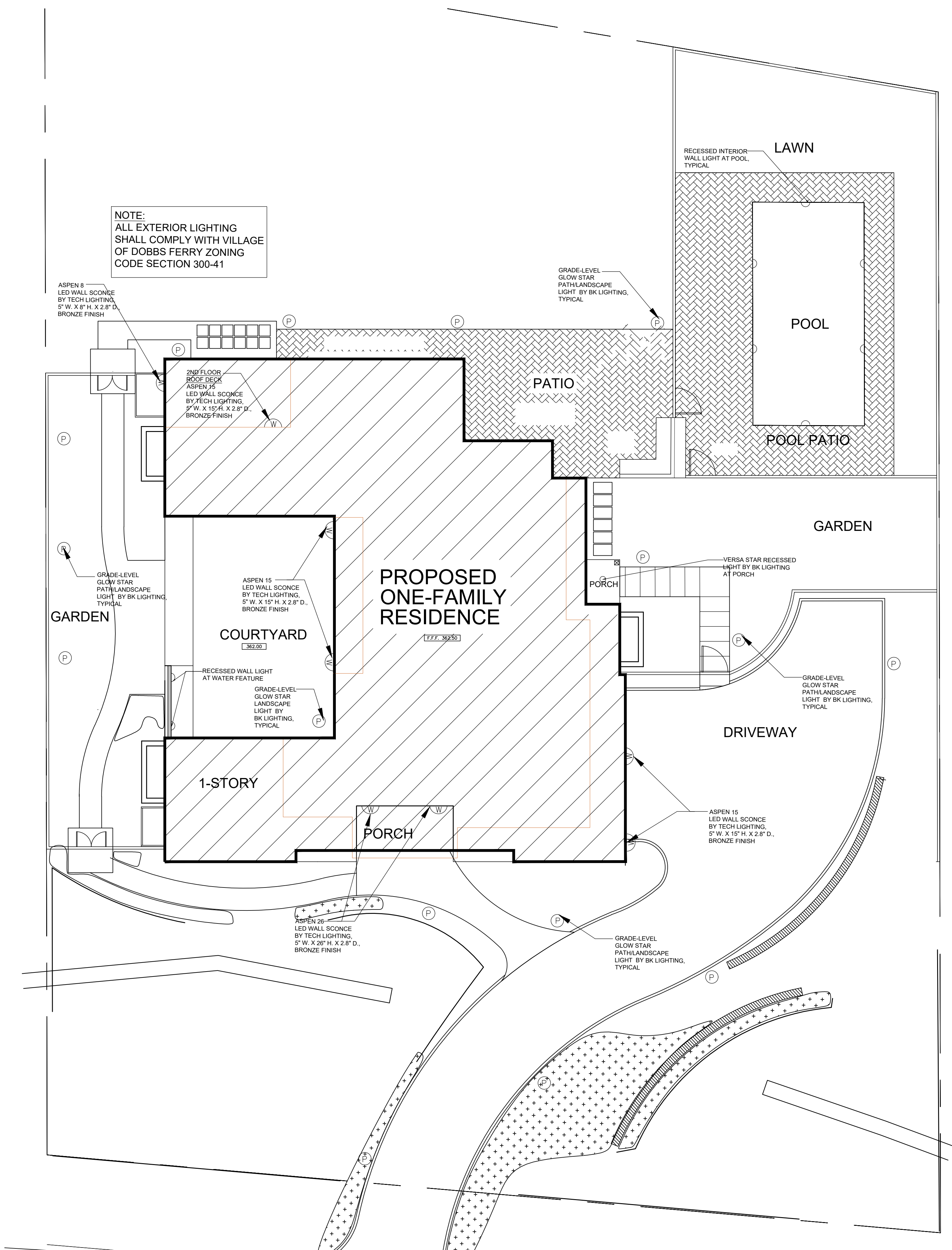
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DESIGN DWGS.	10-20-21
PLANNING BOARD SUBMISSION	10-28-21
PLANNING BOARD PRESENTATION	11-3-21
AFRE SUBMISSION	11-10-21
PLANNING BOARD SUBMISSION	12-1-21

Drawing Title  
EXTERIOR ELEVATIONS

Scale:  
AS SHOWN

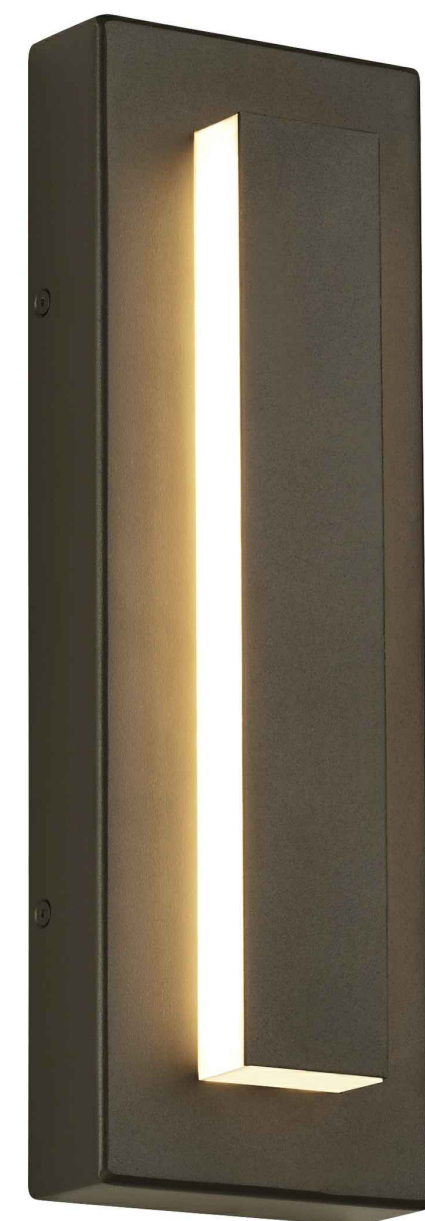
A-4





# ELECTRICAL PLAN - EXTERIOR LIGHT FIXTURES

SCALE: 1/8" = 1'-0"

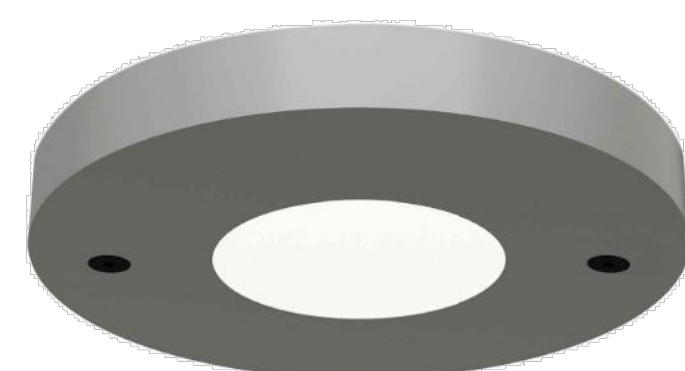


ASPEN 26  
LED WALL SCONCE  
BY TECH LIGHTING,  
5" W. X 26" H. X 2.8" D.,  
BRONZE FINISH

ASPEN 15 & ASPEN 8  
15" H. & 8" H.



GLOW STAR LANDSCAPE LIGHT  
BY BK LIGHTING, STYLE "K"  
2 1/2" DIAMETER, 6 3/4" HIGH  
SATIN BRONZE FINISH



VERSA STAR RECESSED  
LIGHT BY BK LIGHTING,  
5" DIAMETER,  
SATIN BRONZE FINISH



**CHRISTINA GRIFFIN ARCHITECT**

10 Spring Street  
Hastings-on-Hudson, New York 10706  
914.478.0799  
www.christinagriffinarchitect.com

Date: 11-10-21  
Drawing Title: ASHRE SUBMISSION  
COLOR SCHEME: PLANNING BOARD SUBMISSION 12.1.21

Scale:  
AS SHOWN

E-1

NEW ONE-FAMILY RESIDENCE  
**MARFIONE-BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522





1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO ANY LAWN WORK OR TREE AND SHRUB PLANTING AND SHALL IMMEDIATELY REPORT ANY CONFLICTS TO THE PROJECT SITE ENGINEER.
2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWING. QUANTITIES IN PLANT SCHEDULE ARE FOR REFERENCE ONLY
3. NO PLANT OR CULTIVAR SUBSTITUTIONS WILL BE ACCEPTABLE WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT
4. OWNER'S LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
5. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
6. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
7. THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
8. CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
9. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX
10. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUNDCOVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
11. SEE CIVIL ENGINEER'S SITE PLAN FOR TREE PROTECTION AND PROPOSED GRADING

THREE MATURE TREES TO BE REMOVED TO ALLOW FOR CONSTRUCTION OF THE PROPOSED STRUCTURE AND SITE IMPROVEMENTS: ONE (1) 18" CAL. WHITE PINE, ONE (1) 36" CAL. WHITE PINE, ONE (1) 36" CAL. NORWAY SPRUCE.

AS MITIGATION FOR THE REMOVAL OF THREE MATURE TREES SIGNIFICANT PLANTING OF  
PREDOMINANTLY NATIVE VEGETATION IS PROPOSED WITHIN THE LIMITS OF CONSTRUCTION  
DISTURBANCE AND WITHIN 4 AREAS OF MITIGATION PLANTING SHOWN. WOODLAND EDGE AND  
RIPARIAN VEGETATION MITIGATION AREAS WILL BE DESIGNED BY A LANDSCAPE ARCHITECT  
EXPERIENCED IN HABITAT AND ECOLOGICAL LANDSCAPE RESTORATION DESIGN AND WILL  
INCLUDE THE FOLLOWING:

- 10 LARGE DECIDUOUS TREES, 2" - 2.5" CAL  
4 SMALL/ UNDERSTORY DECIDUOUS TREES, 8' - 10' HT  
10 LARGE DECIDUOUS SHRUBS  
16 SMALL DECIDUOUS SHRUBS  
2500 SF PERENNIALS, FERNS AND OTHER GROUND COVER SPECIES (SEEDING AND PLUGS)



PROJECT  
**MARFIONE/ BASU RESIDENCE**  
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

REVISIONS	
08/11/2021	MINOR CHANGE TO BUILDING FOOTPRINT
11/16/2021	REVISED PLANTING
12/04/2021	REVISED

DRAWING TITLE

**LANDSCAPE PLAN**

SCALE: AS NOTED

DATE: 06/10/2021

SHEET NO.





# LEGEND

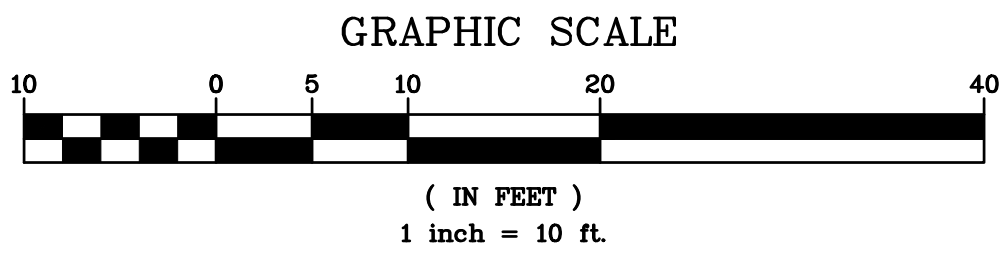
- PROPERTY LINE  
TREE TO BE REMOVED  
PATIO/WALKWAY TO BE REMOVED  
ASPHALT DRIVEWAY TO BE REMOVED



SEE L-1 FOR ADDITIONAL TREE  
REMOVAL INFORMATION

**PROJECT INFORMATION:**  
PROPERTY OWNER & APPLICANT:  
MICHAEL MARRONE  
41 CEDAR STREET APT 3  
DOBBS FERRY, NY 10522  
  
SURVEYOR:  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY 10570  
  
ENGINEER:  
HUDSON ENGINEERING & CONSULTING  
45 KNOLLWOOD ROAD - SUITE 201  
ELMSFORD, NY 10523  
  
ARCHITECT:  
EVANS ARCHITECTS  
470 CHAMBERLAIN AVENUE  
PATERSON, NJ 07522  
  
LANDSCAPE ARCHITECT:  
ASPECT 120 LANDSCAPE ARCHITECTURE  
95 NORTH BROADWAY SUITE 223  
IRVINGTON, NY 10533

EXISTING INFORMATION SHOWN HEREON  
PROVIDED BY TC MERRITTS LAND  
SURVEYORS DATED JUNE 2, 2021



<div>1</div> <div>REV. PER UPDATED ARCHITECTURAL LAYOUT</div> <div>12-1-21</div> <div>Date</div>	<div>Revisions</div> <div>THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL &amp; SIGNATURE</div>	PROJECT:	
		PROPOSED DWELLING 253 JUDSON AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK	
		DEMOLITION PLAN	
		<div><div>HEC</div><div>HUDSON ENGINEERING &amp; CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2021</div></div>	

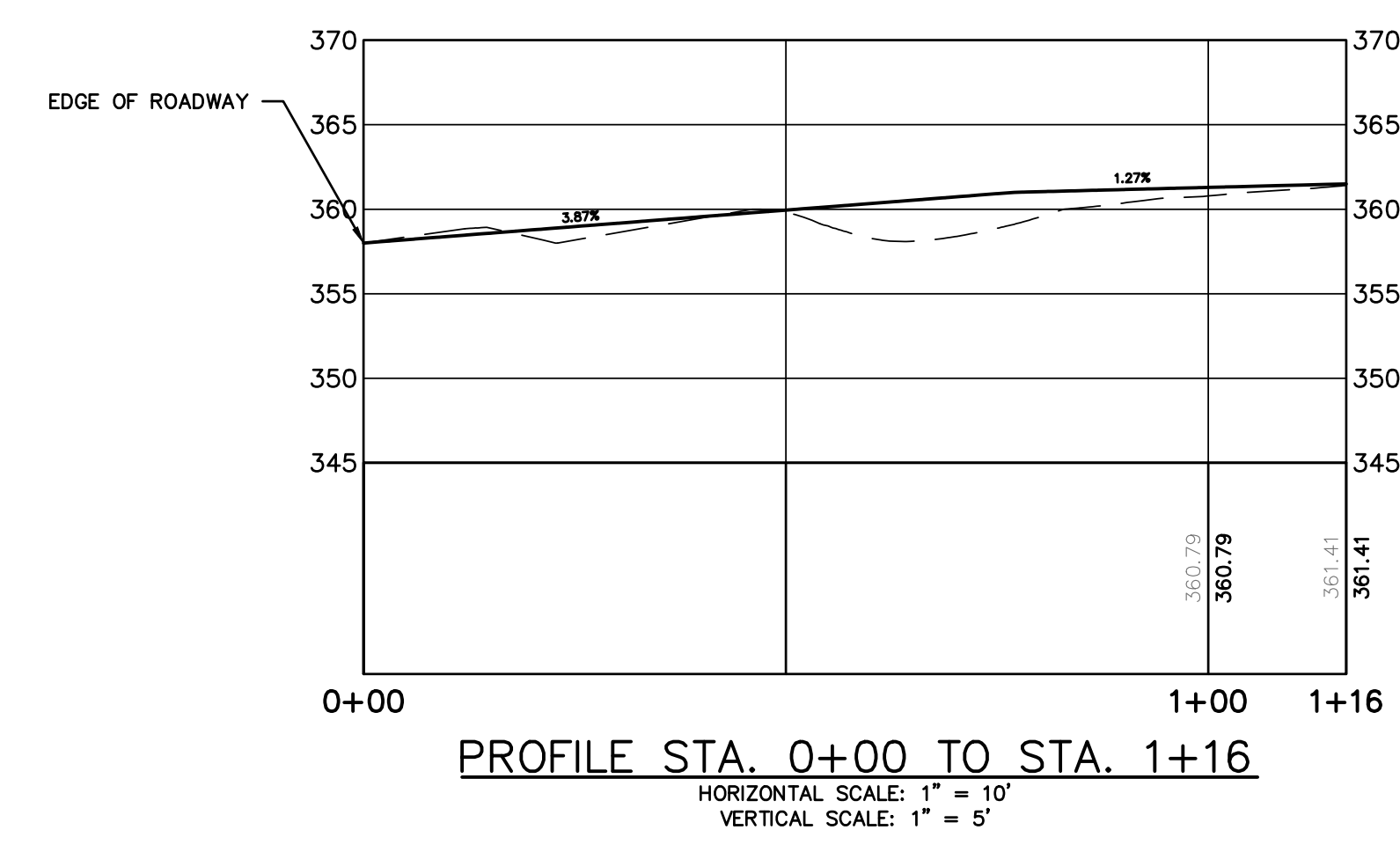
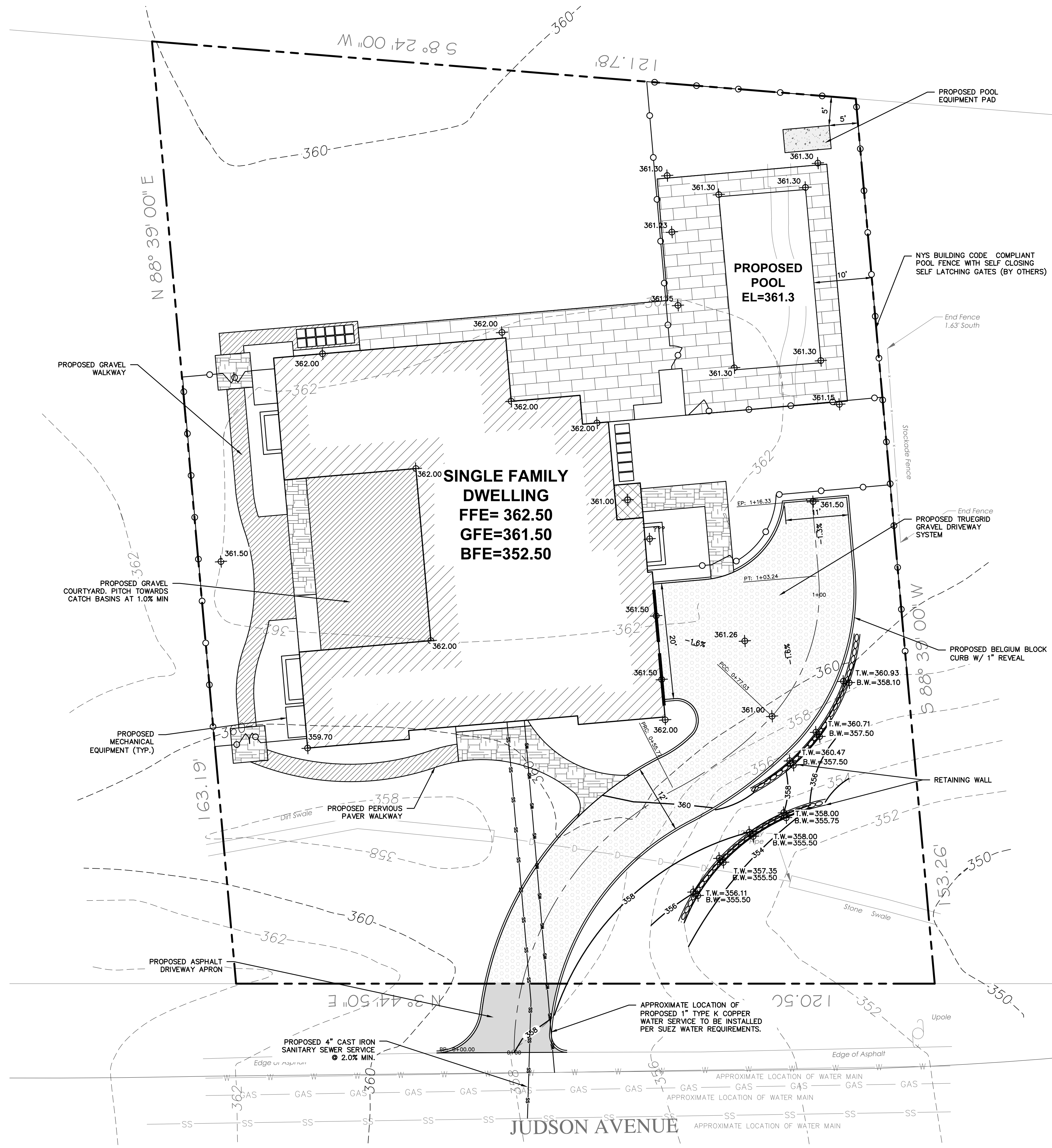
STATE OF NEW YORK  
MICHAEL J. STERN  
No. 00857  
LICENSED PROFESSIONAL ENGINEER

Date: 06/10/21 Sheet: 1  
Scale: 1" = 10'  
Designed By: T.K.  
Checked By: M.S.  
Sheet No. 5

C-1

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR  
UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER  
THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.





LEGEND

- PROPERTY LINE
- PROPOSED BELGIAN BLOCK CURB
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED BLUESTONE PATIO
- PROPOSED CONCRETE MECHANICAL PAD
- PROPOSED PERVIOUS PAVER WALKWAY
- PROPOSED GRAVEL WALKWAY
- PROPOSED STONE MASONRY WALL
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED STORM PIPE
- PROPOSED DRAIN INLET
- PROPOSED FENCE
- PROPOSED TRENCH DRAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER SERVICE

PROJECT INFORMATION:  
PROPERTY OWNER & APPLICANT:  
MICHAEL MARFIONE  
41 CEDAR STREET APT 3  
DOBBS FERRY, NY 10522  
SURVEYOR:  
TC MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY 10570  
ENGINEER:  
HUDSON ENGINEERING & CONSULTING  
45 KNOLLWOOD ROAD - SUITE 201  
ELMSFORD, NY 10523  
ARCHITECT:  
EVANS ARCHITECTS  
470 CHAMBERLAIN AVENUE  
PATERSON, NJ 07522  
LANDSCAPE ARCHITECT:  
ASPECT 120 LANDSCAPE ARCHITECTURE  
90 NORTH BROADWAY SUITE 223  
IRVINGTON, NY 10533

PROPOSED DWELLING  
253 JUDSON AVENUE  
VILLAGE OF DOBBS FERRY  
WESTCHESTER COUNTY – NEW YORK

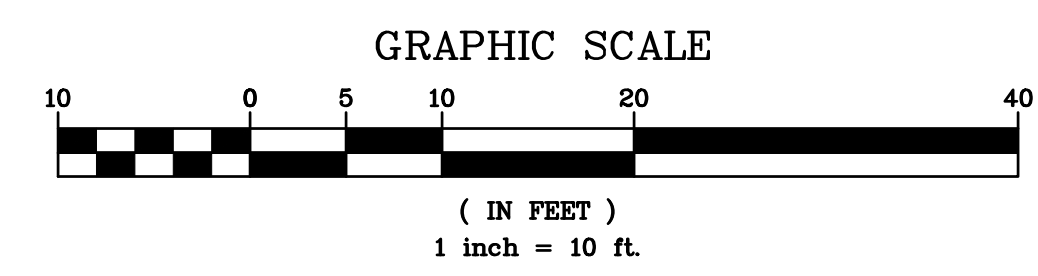
HEC HUDSON ENGINEERING & CONSULTING, P.C.  
45 Knollwood Road, Suite 201  
Elmsford, New York 10523  
T: 914-909-0420  
F: 914-560-2086  
© 2021



Date: 06/10/21  
Scale: 1" = 10'  
Designed By: T.K.  
Checked By: M.S.  
Sheet No. 2




C-2

EXISTING INFORMATION SHOWN HEREON  
PROVIDED BY TC MERRITTS LAND  
SURVEYORS DATED JUNE 2, 2021

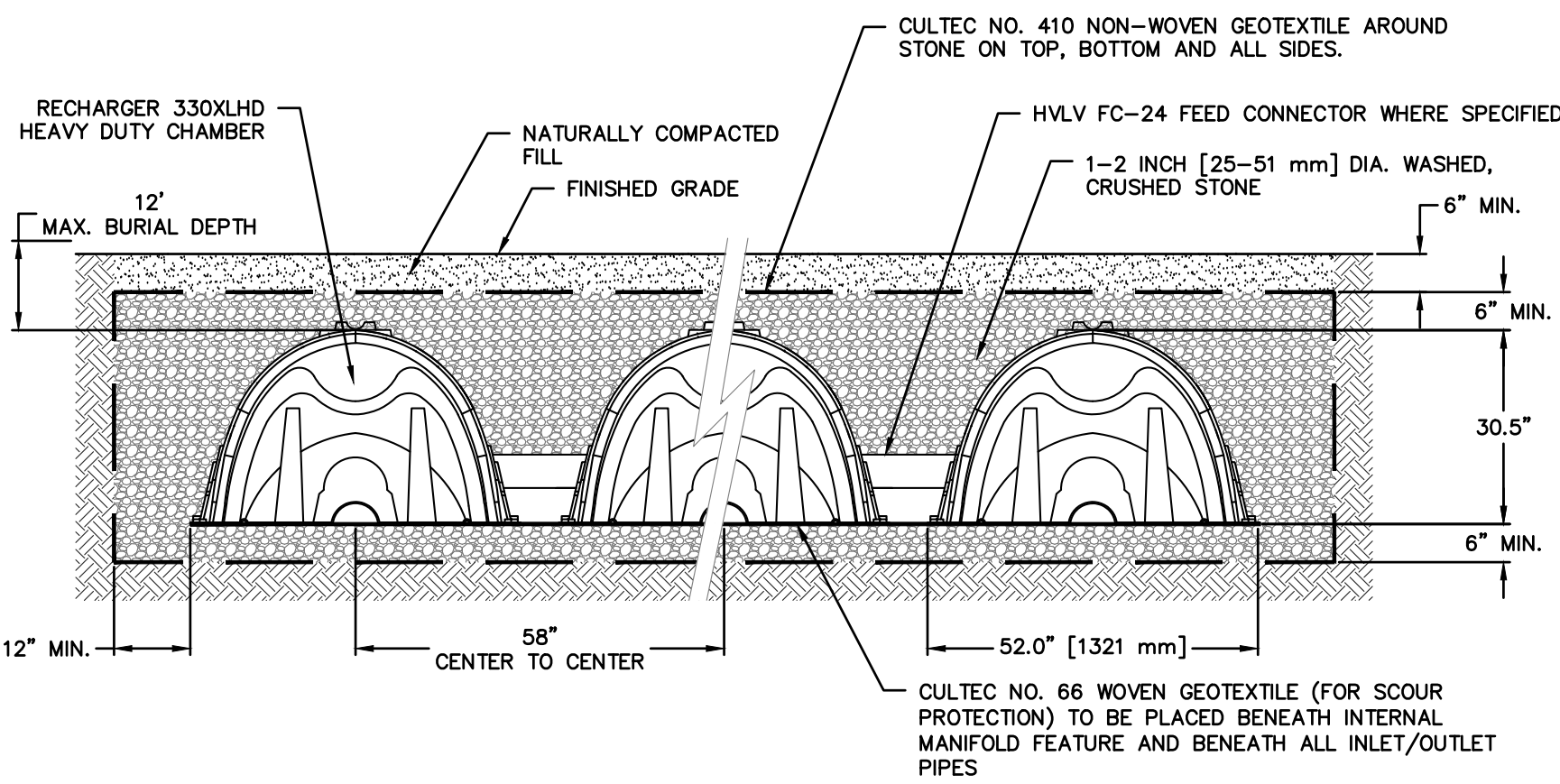


ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



12-1-21	Date	PROJECT: PROPOSED DWELLING 253 JUDSON AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN	
REV. PER UPDATED ARCHITECTURAL LAYOUT	Revisions		
1.	No.	 <p> <b>HUDSON</b>  <hr/> <b>ENGINEERING</b>          &amp;  <b>CONSULTING, P.C.</b>          45 Knollwood Road – Suite 201          Elmsford, New York 10523          T: 914-909-0420          F: 914-560-2086       </p>	Date: 06/10/21 Sheet: Scale: 1" = 10' 3 Designed By: T.K. Checked By: M.S. Check No.
			5  

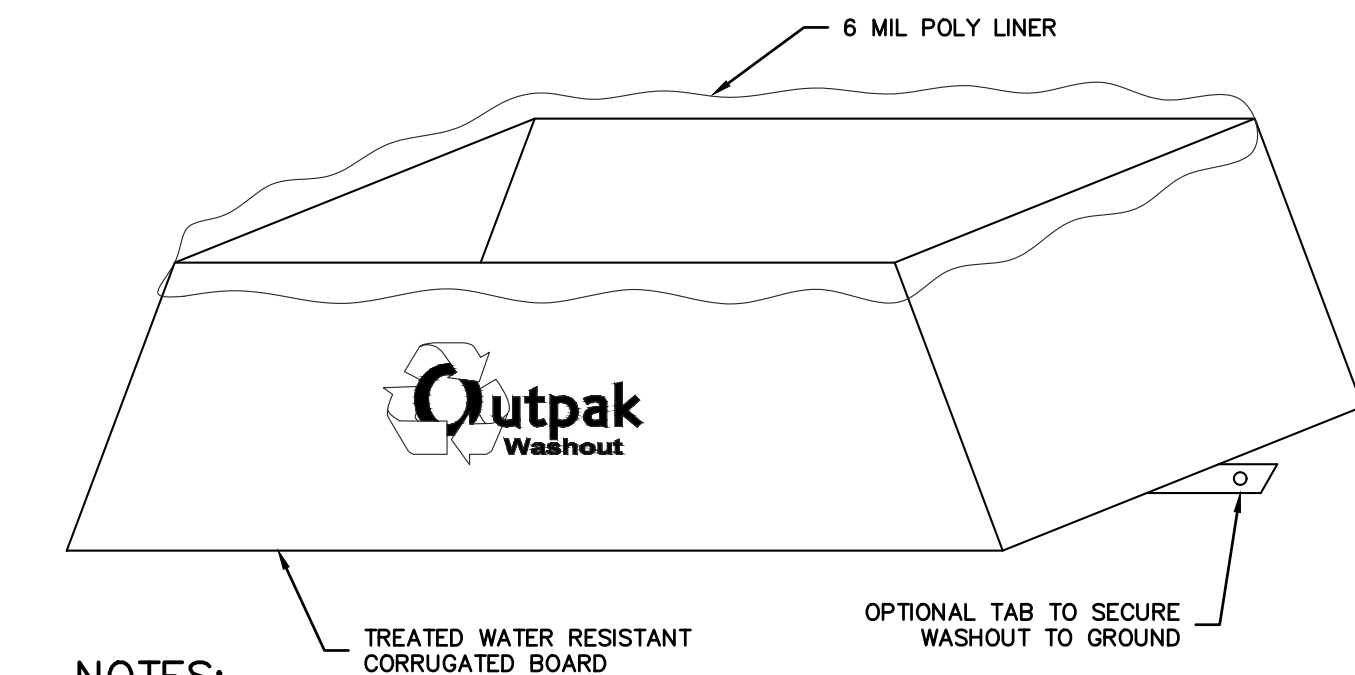




**GENERAL NOTES**  
 RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT [1.05 m<sup>3</sup>/m] PER DESIGN UNIT.  
 REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
 THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS

ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.  
 ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

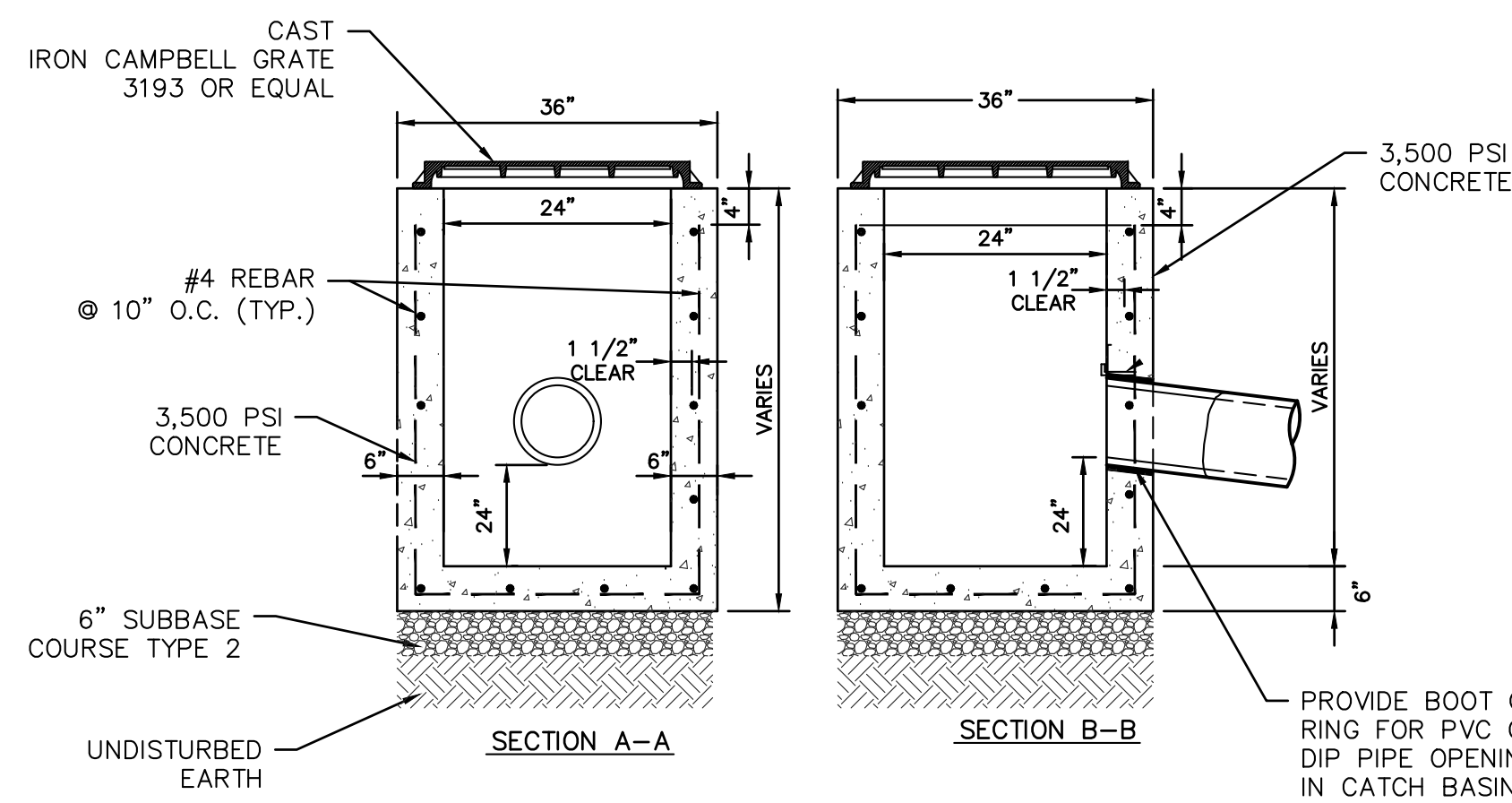
### CULTEC RECHARGER 330XLHD



#### NOTES:

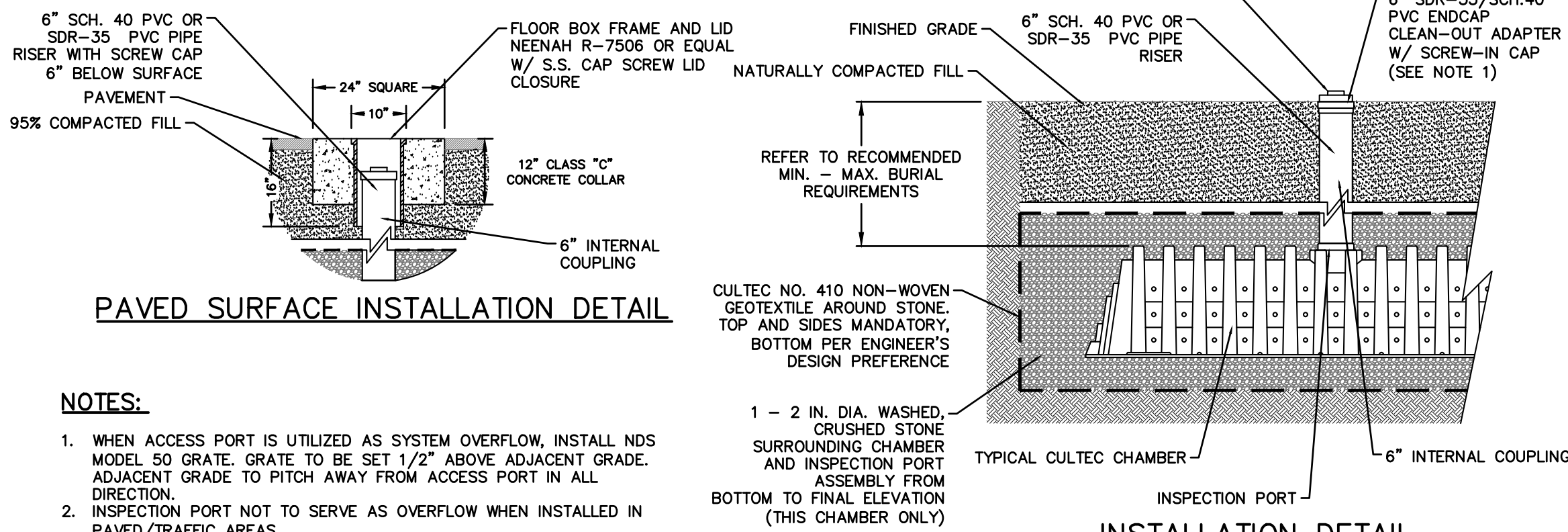
1. THE WASHOUT SHALL BE INSTALLED PRIOR TO USING MATERIALS THAT REQUIRE WASHOUT ON THIS PROJECT.
2. AS NECESSARY, SIGNS SHALL BE PLACED THROUGHOUT THE SITE TO INDICATE THE LOCATION OF THE WASHOUT.
3. THE WASHOUT AREA WILL BE REPLACED AS NECESSARY TO MAINTAIN CAPACITY FOR LIQUID WASTE.
4. WASHOUT RESIDUE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE FACILITY.
5. DO NOT WASHOUT INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
6. AVOID DUMPING EXCESS CONCRETE IN NON-DESIGNATED DUMPING AREAS.
7. LOCATE WASHOUT AT LEAST 50' (15 METERS) FROM STORM DRAIN, OPEN DITCHES, OR WATER BODIES.
8. THE WASHOUT SHALL BE USED ONLY FOR NON-HAZARDOUS WASTES.

### CORRUGATED CONCRETE WASHOUT



### 24\"/>

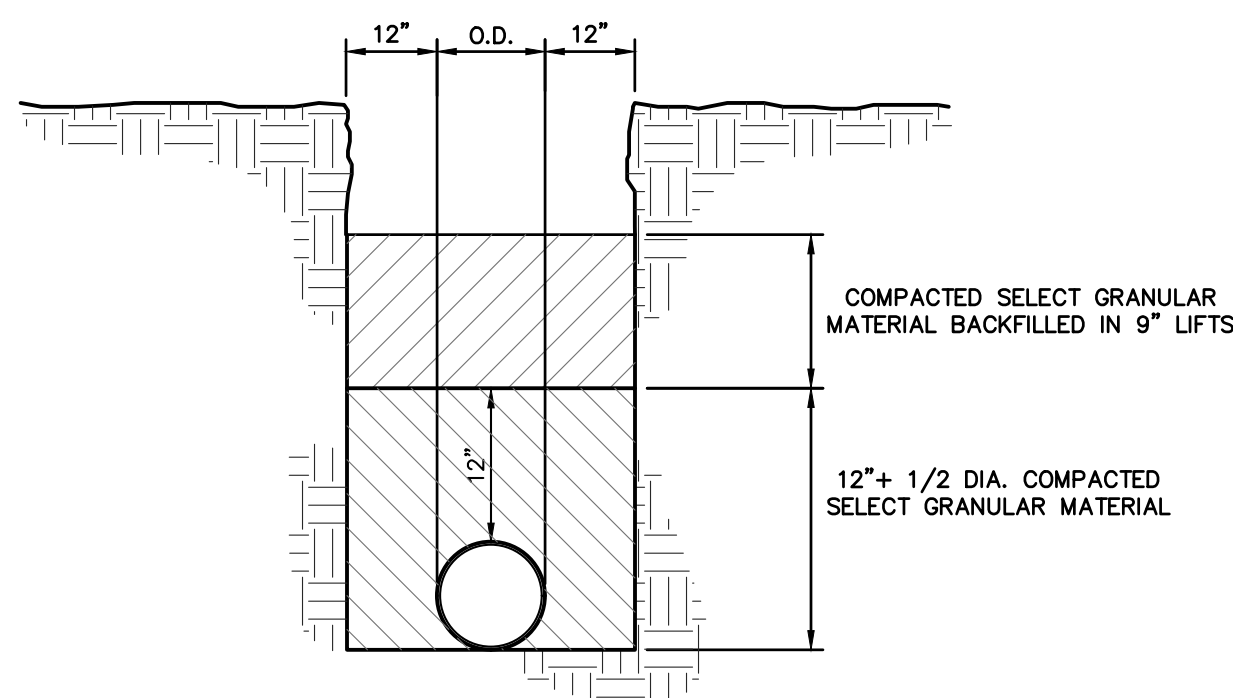
- NOTES:**
1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
  2. STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
  3. COVER TO STEEL - 1 1/2\"/>



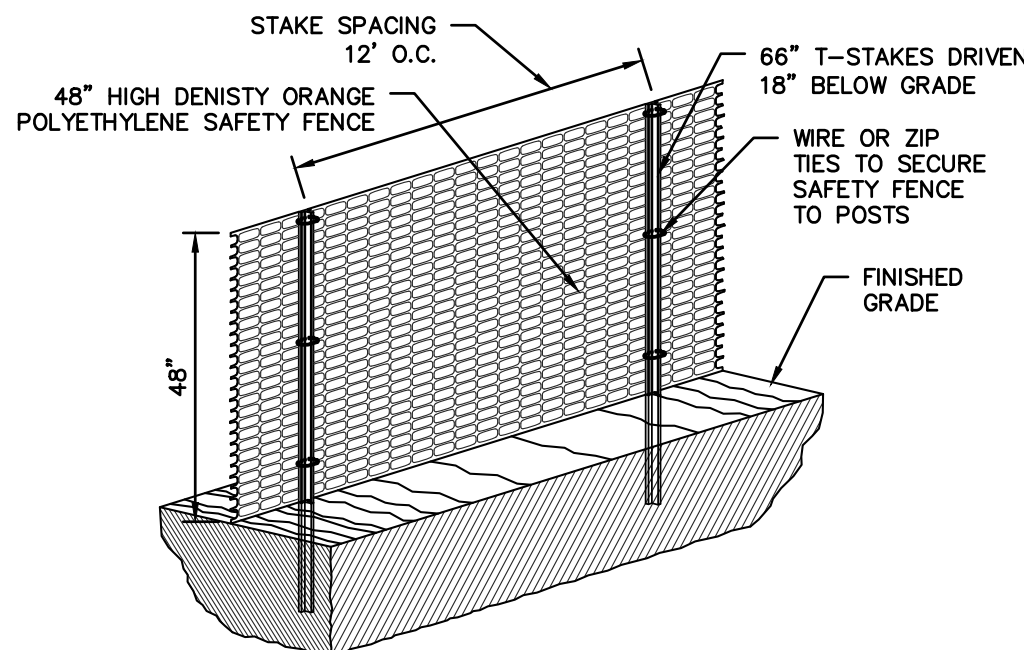
#### NOTES:

1. WHEN ACCESS PORT IS UTILIZED AS SYSTEM OVERFLOW, INSTALL NDS MODEL 50 GRATE. GRATE TO BE SET 1/2\"/>

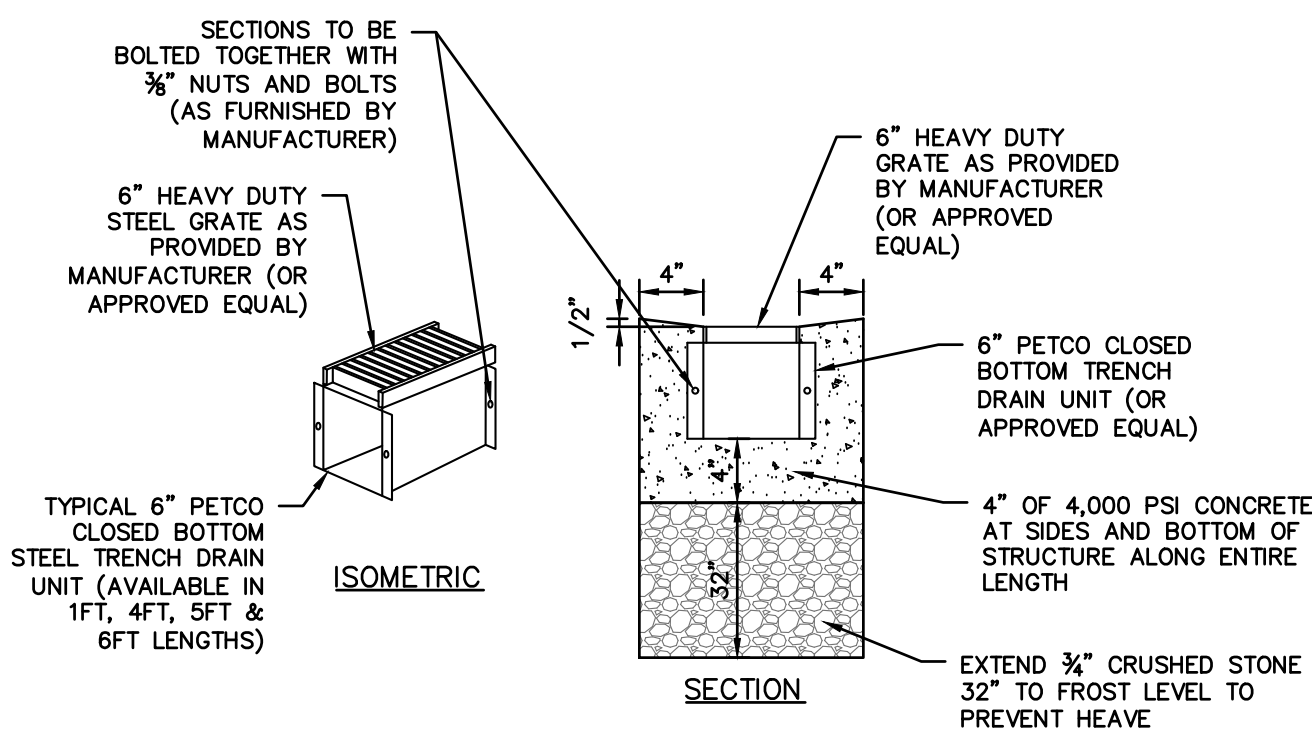
### CULTEC INSPECTION PORT



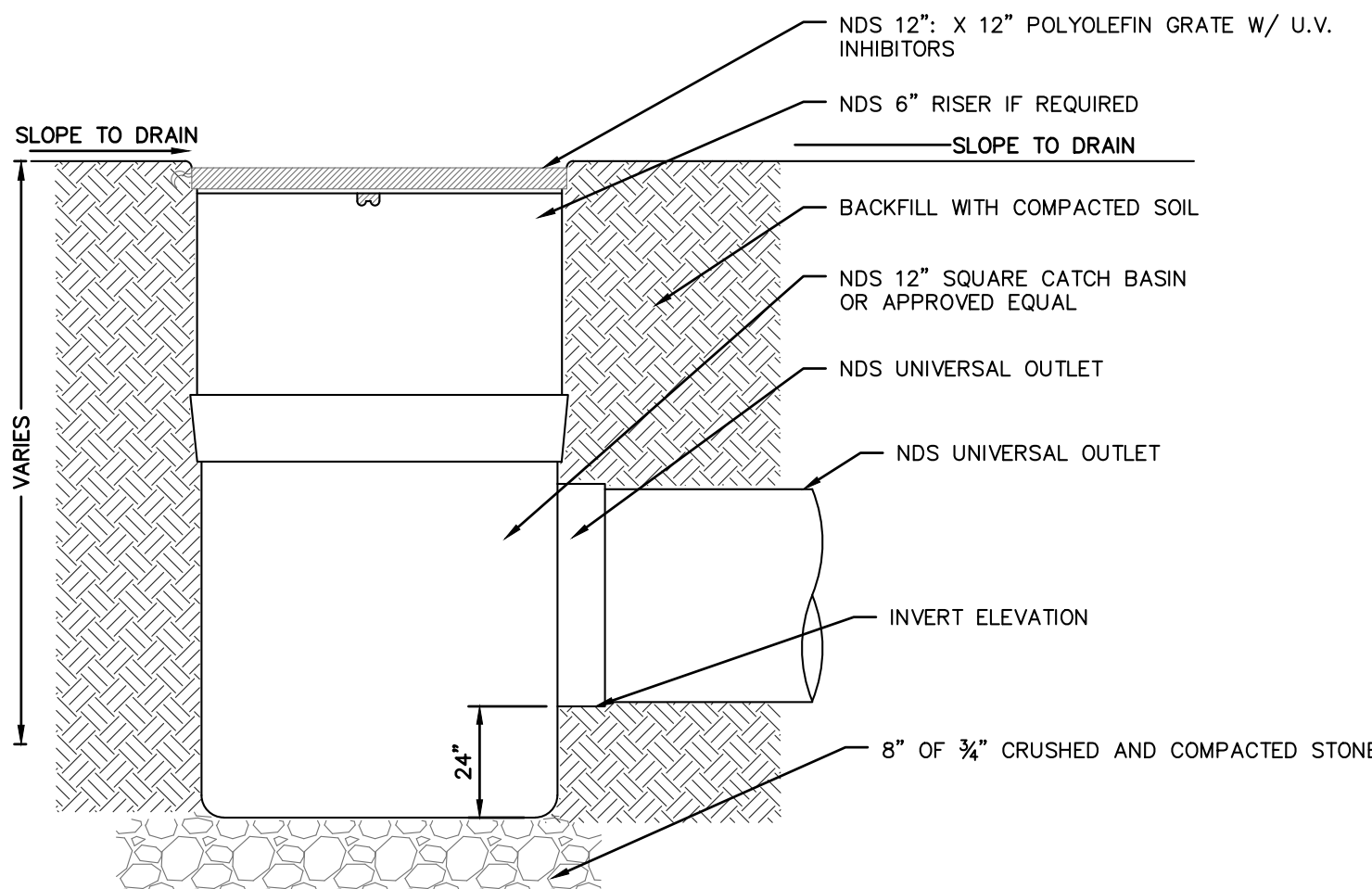
### TRENCH BEDDING



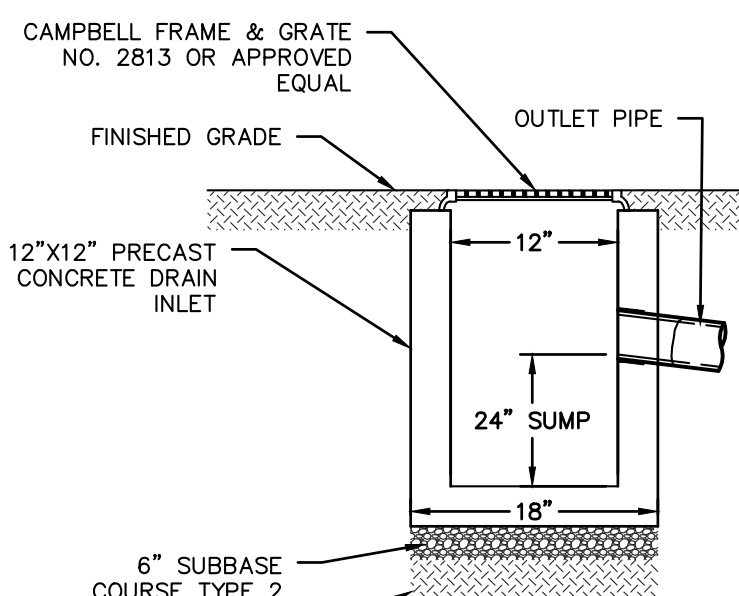
### CONSTRUCTION FENCE



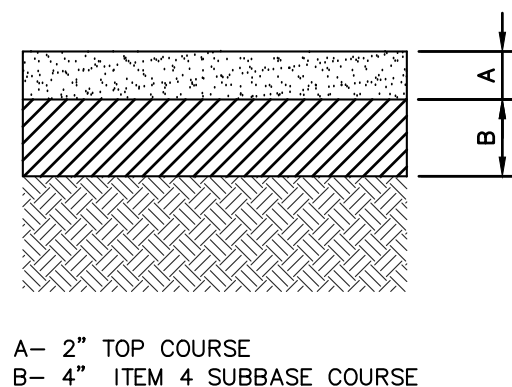
### STEEL TRENCH DRAIN



### NDS SQUARE CATCH BASIN

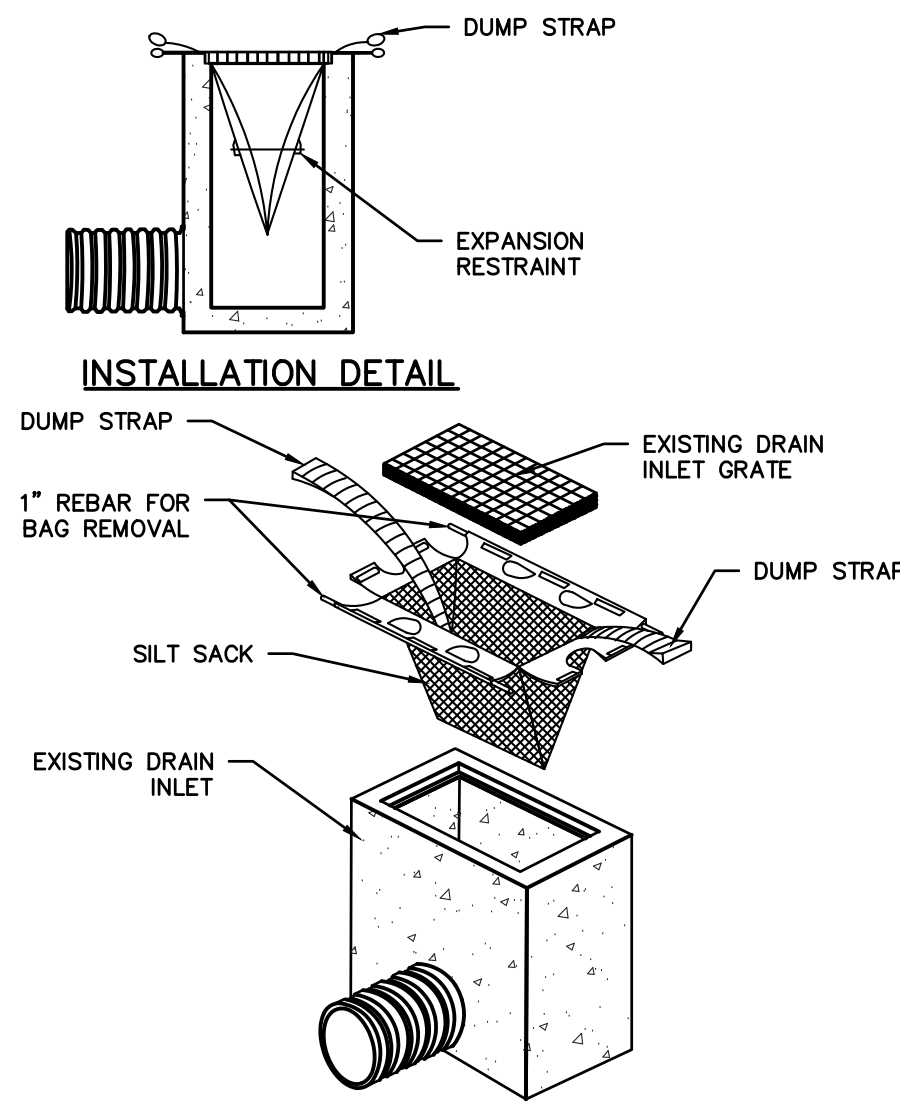


### SUMP BOX



### DRIVEWAY PAVEMENT SECTION

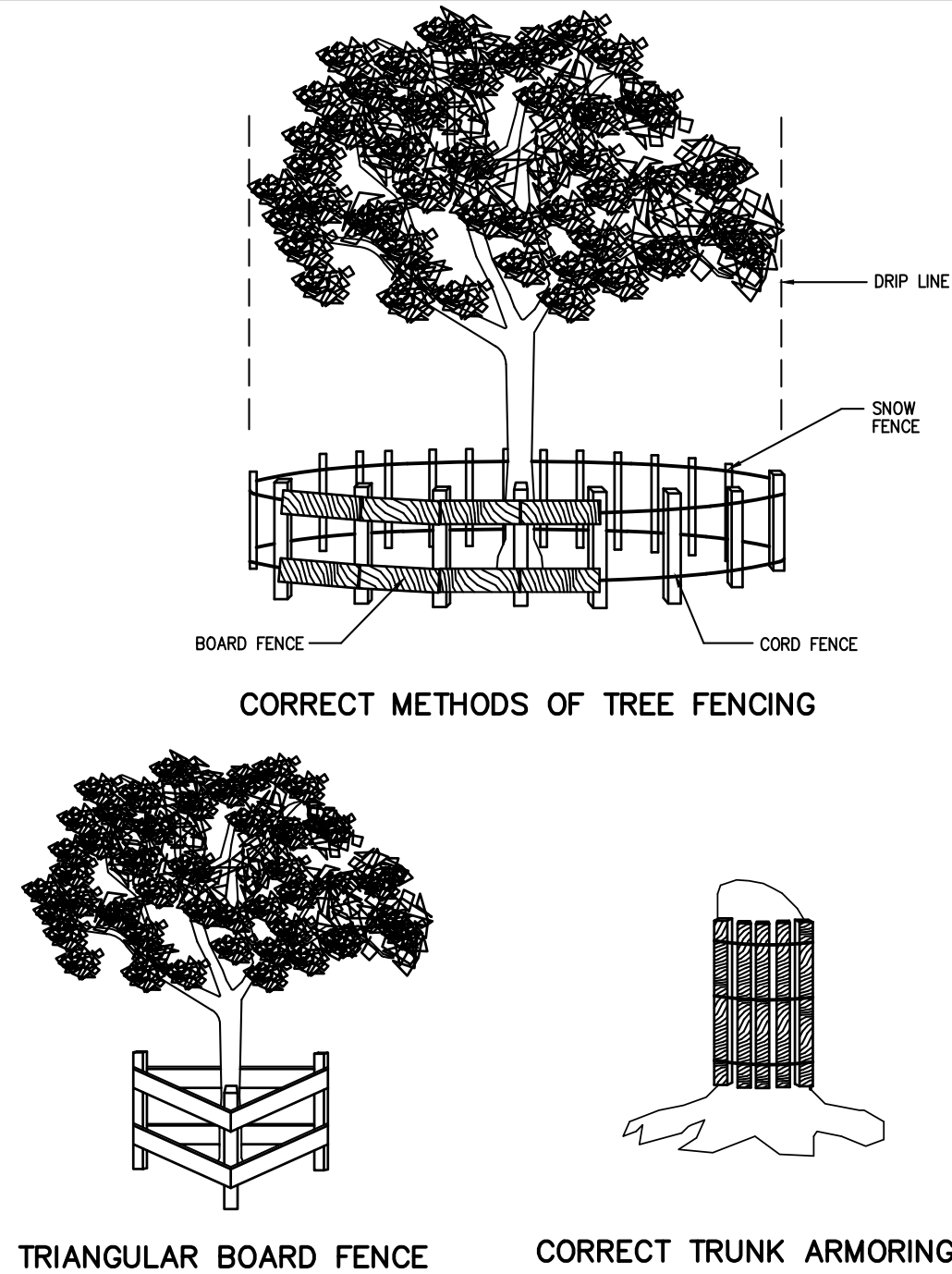
### Siltsack Inlet Protection



#### NOTE:

1. EACH SILTSACK SHALL BE PROPERLY SIZED FOR EACH INLET.
2. ALL CURB INLETS SHALL UTILIZE SILTSACK MODELS WITH BUILT IN CURB DEFLECTOR.
3. SILTSACKS SHOULD ONLY BE UTILIZED ON DRAIN INLETS OUTSIDE OF THE DISTURBED AREAS TO PREVENT CONTAMINATION OF DOWN STREAM STORMWATER STRUCTURES.
4. SEDIMENT SHALL BE REMOVED FROM EACH SILTSACK WHEN SILT DEPTH EXCEEDS 6-INCHES.
5. SILTSACKS SHOULD BE INSPECTED REGULARLY FOR DAMAGE. ANY DAMAGED SILTSACKS SHOULD BE REPLACED.

### FENCING AND ARMORING

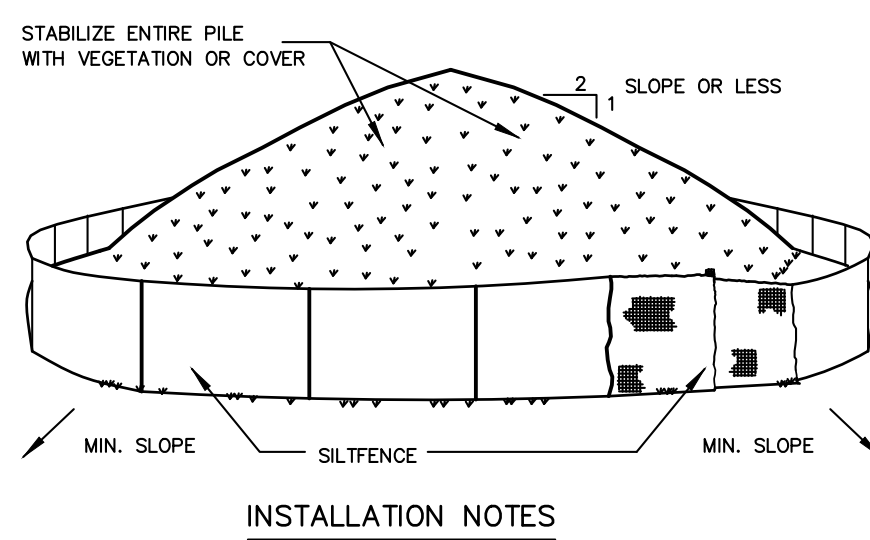


#### CORRECT METHODS OF TREE FENCING

#### TRIANGULAR BOARD FENCE

#### CORRECT TRUNK ARMORING

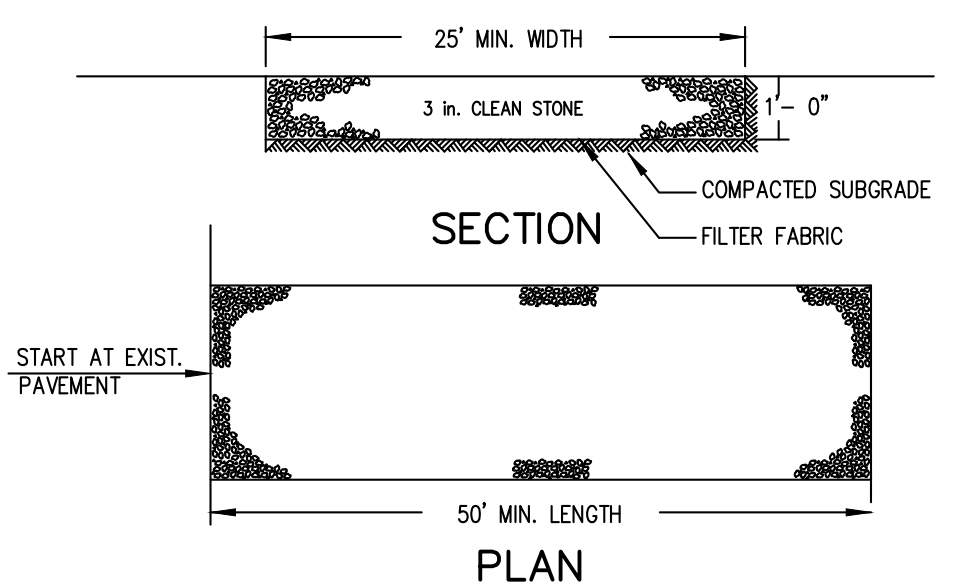
### SOIL STOCKPILING



#### INSTALLATION NOTES

- INSTALLATION NOTES:**
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  2. SOILS OR FILL TO BE STOCKPILED ON SITE DURING CUTTING AND FILLING ACTIVITIES SHOULD BE LOCATED ON LEVEL PORTION OF THE SITE WITH A MINIMUM OF 50-75 FOOT SETBACKS FROM TEMPORARY DRAINAGE SWALES.
  3. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  4. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
  5. STOCKPILES REMAINING IN PLACE FOR MORE THAN A WEEK SHOULD BE SEEDED AND MULCHED OR COVERED WITH GEOTEXTILE FABRIC SURROUNDED BY SILT FENCE.
  6. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.

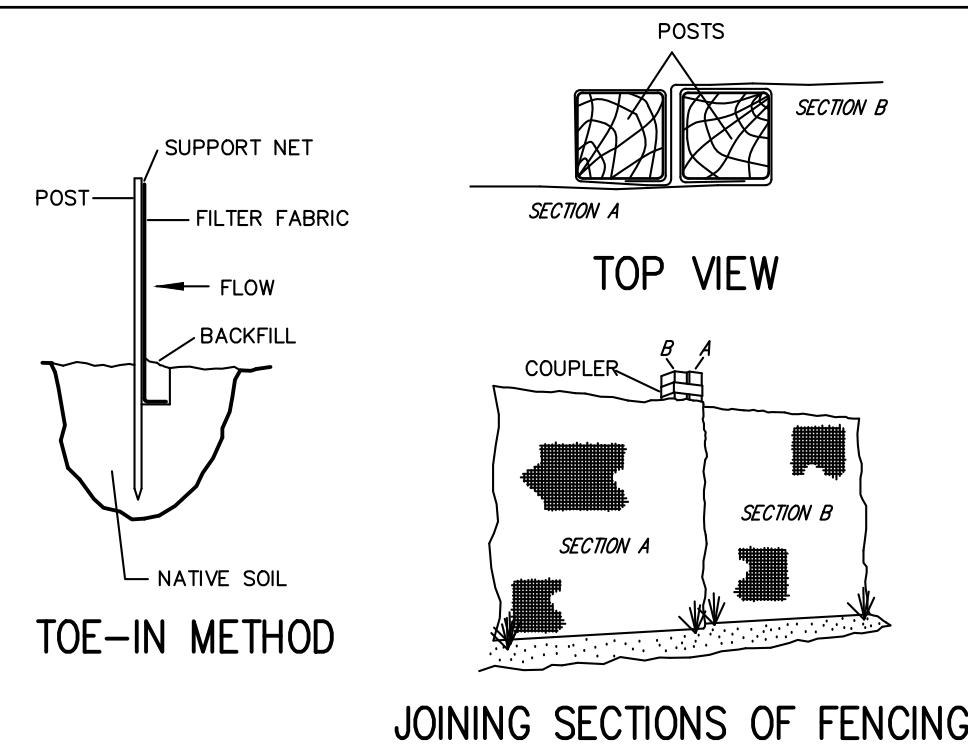
### STABILIZED CONSTRUCTION ENTRANCE



#### INSTALLATION NOTES:

1. STONE SIZE - USE 3\"/>

### SILT FENCE



#### TOE-IN METHOD

#### JOINING SECTIONS OF FENCING

#### INSTALLATION NOTES:

1. EXCAVATE A 4 INCH x 4 INCH TRENCH ALONG THE LOWER PERIMETER OF THE SITE.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH (NET SIDE AWAY FROM DIRECTION OF FLOW).
3. DRIVE THE POST INTO THE GROUND UNTIL THE NETTING IS APPROXIMATELY 2 INCHES FROM THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. STEEPER SLOPES REQUIRE AN INTERCEPT TRENCH.
5. JOIN SECTIONS AS SHOWN ABOVE.

**PROJECT INFORMATION:**  
 PROPERTY OWNER & APPLICANT:  
 MICHAEL MARFIONE  
 41 CEDAR STREET APT 3  
 DOBBS FERRY, NY 10522

SURVEYOR:  
 TC MERRITT'S LAND SURVEYORS  
 394 BEDFORD ROAD  
 PLEASANTVILLE, NY 10570

ENGINEER:  
 HUDSON ENGINEERING & CONSULTING  
 45 KNOLLWOOD ROAD - SUITE 201  
 ELMSTOWN, NY 10523

ARCHITECT:  
 EVANS ARCHITECTS  
 470 CHAMBERLAIN AVENUE  
 PATERSON, NJ 07522

LANDSCAPE ARCHITECT:  
 ASPECT 120 LANDSCAPE ARCHITECTURE  
 90 NORTH BROADWAY SUITE 223  
 IRVINGTON, NY 10533

Revisions	Date
1. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
2. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
3. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
4. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
5. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
6. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
7. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
8. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
9. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21
10. REV. PER UPDATED ARCHITECTURAL LAYOUT	12-2-21

PROJECT:

PROPOSED DWELLING  
 253 JUDSON AVENUE  
 VILLAGE OF DOBBS FERRY  
 WESTCHESTER COUNTY - NEW YORK

#### DETAILS

**HEC**

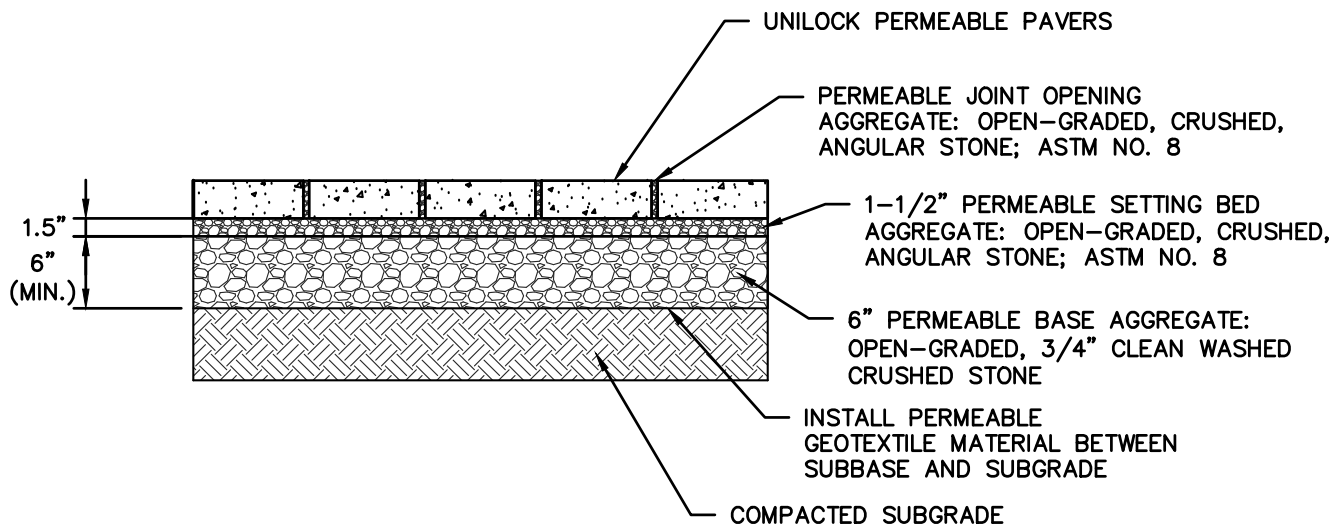
**HUDSON**  
 ENGINEERING & CONSULTING, P.C.  
 45 Knollwood Road, Suite 201  
 Elmsford, New York 10523  
 T: 914-909-0420  
 F: 914-560-2086  
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Date: 06/10/21  
 Scale: 1\"/>

C-4





**PERMEABLE PAVERS  
WALKWAY/PATIO**

**PERMEABLE SURFACE NOTES:**

- STONE FOR INFILTRATION BEDS SHALL BE 3/4 INCH UNIFORMLY GRADED COARSE AGGREGATE WITH A WASH LOSS OF NO MORE THAN 0.5% IN ACCORDANCE WITH PROJECT SPECIFICATIONS, VOID SPACE SHALL BE 40% AS MEASURED BY ASTM-C29.
- NONWOVEN GEOTEXTILE SHALL CONSIST OF NEEDLED NONWOVEN POLYPROPYLENE FIBERS AND MEET THE FOLLOWING PROPERTIES: 3. GRAD TENSILE STRENGTH (ASTM-D4632)  $\geq 120$  LBS, MULLEN BURST STRENGTH (ASTM-D3786)  $\geq 225$  LBS, FLOW RATE (ASTM-D4491)  $\geq 95$  GALLONS/MINUTE/SQUARE FOOT UV RESISTANCE AFTER 500 HRS (ASTM-D4355)  $\geq 70\%$  HEAT-SET OR HEAT-CALENDARED FABRICS ARE NOT PERMITTED. GEOTEXTILE FABRIC SHALL BE MIRAFI 140 N OR APPROVED EQUAL.
- SURFACE SLOPE SHALL BE BETWEEN 1% (MINIMUM) AND 5% (MAXIMUM).
- PERMEABLE PAVERS SHALL NOT BE INSTALLED ON WET SURFACES OR WHEN THE AMBIENT AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT OR LOWER.
- FILTER FABRIC AND STONE SHOULD BE KEPT CLEAN OF SOIL/SEDIMENT DURING THE INSTALLATION PROCESS. IF INSPECTION INDICATES THAT SOIL SEDIMENT HAS ENTERED ANY OF THE INFILTRATION SEEPAGE BEDS, APPROPRIATE MEASURES (I.E. CLEANING THE SOIL/SEDIMENT FROM THE FABRIC, STONE, ETC. AND OR REPLACEMENT OF THE FABRIC AND STONE) SHOULD BE ADDRESSED.
- ALL STONE FOR THE CONSTRUCTION OF THE PERMEABLE PAVERS SHOULD BE UNIFORMLY GRADED AND CLEAN WASHED AGGREGATE.
- GEOTEXTILE AND BED AGGREGATE FOR PERVIOUS PAVERS SHOULD BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE PREPARATION. ADJACENT STRIPS OF GEOTEXTILE SHOULD OVERLAP A MINIMUM OF 16 INCHES, AND SHOULD BE SECURED AT LEAST 4 FEET OUTSIDE OF BED TO PREVENT ANY RUNOFF OR SEDIMENT FROM ENTERING THE STORAGE BED. THIS EDGE STRIP SHOULD REMAIN IN PLACE UNTIL ALL BARE SOILS OR DISTURBED AREAS CONTIGUOUS TO THE BED ARE STABILIZED. AS THE SITE IS FULLY STABILIZED, EXCESS GEOTEXTILE ALONG BED EDGES CAN BE CUT BACK TO THE BED EDGE.
- PLANTED AREAS ADJACENT TO THE PERVIOUS PAVERS SHOULD BE MAINTAINED AND INSPECTED ON A SEMIANNUAL BASIS.

**PERMEABLE PAVER MAINTENANCE PROCEDURES**

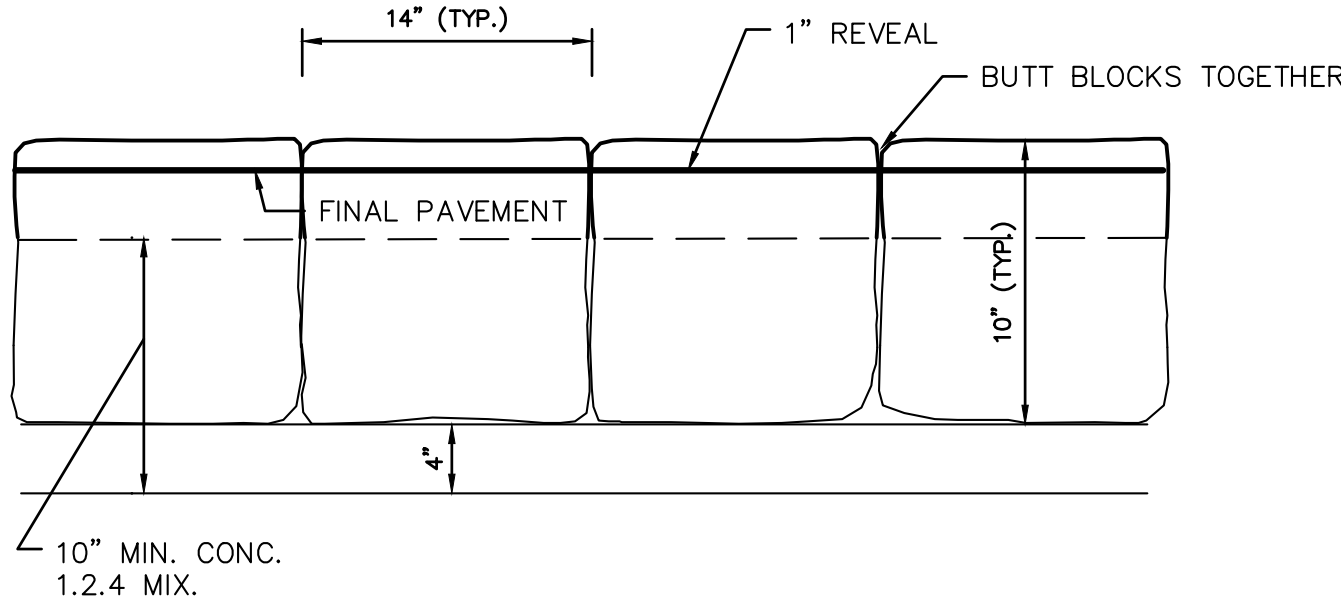
**GENERAL MAINTENANCE PROCEDURES:**

PERMEABLE PAVER AREA SHOULD BE SWEEP/BLOWN CLEAN AS PART OF GENERAL LAWN/YARD MAINTENANCE SCHEDULE. AREA SHOULD REMAIN FREE OF CONTAMINANTS SUCH AS GRASS/HEDGE CLIPPINGS, MULCH, SOIL, ETC. TO ENSURE MAXIMUM PERMEABILITY.

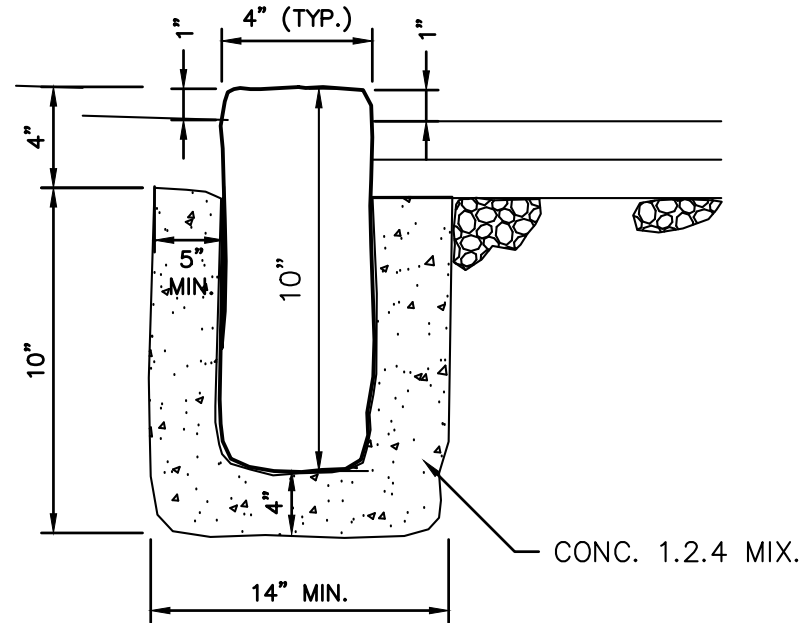
PERMEABLE PAVER AREA SHALL BE TWICE A YEAR (EARLY SPRING & LATE FALL) TO MAINTAIN MAXIMUM INFILTRATION. IF PONDING IS OBSERVED, THE AREA SHALL BE VACUUMED AND JOINT AGGREGATE REPLACED TO THE TOP OF THE PAVER. PAVEMENT WASHING SYSTEMS OR COMPRESSED AIR UNITS ARE NOT RECOMMENDED FOR MAINTENANCE. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON THE SURFACE.

**WINTER MAINTENANCE PROCEDURES:**

ABRASIVES SUCH AS SAND OR CINDERS SHOULD NOT BE APPLIED ON OR ADJACENT TO THE PERVIOUS PAVERS. SNOW PLOWING IS ACCEPTABLE, PROVIDED IT IS DONE BY SETTING THE BLADE SLIGHTLY HIGHER THAN USUAL (APPROXIMATELY 1 INCH). SALT IS ACCEPTABLE FOR USE AS A DEICER ON THE PERVIOUS SURFACE, THOUGH NONTOXIC, ORGANIC DEICERS APPLIED EITHER AS BLENDED MAGNESIUM CHLORIDE BASED LIQUID PRODUCTS, OR AS PRETREATED SALT ARE PREFERABLE.

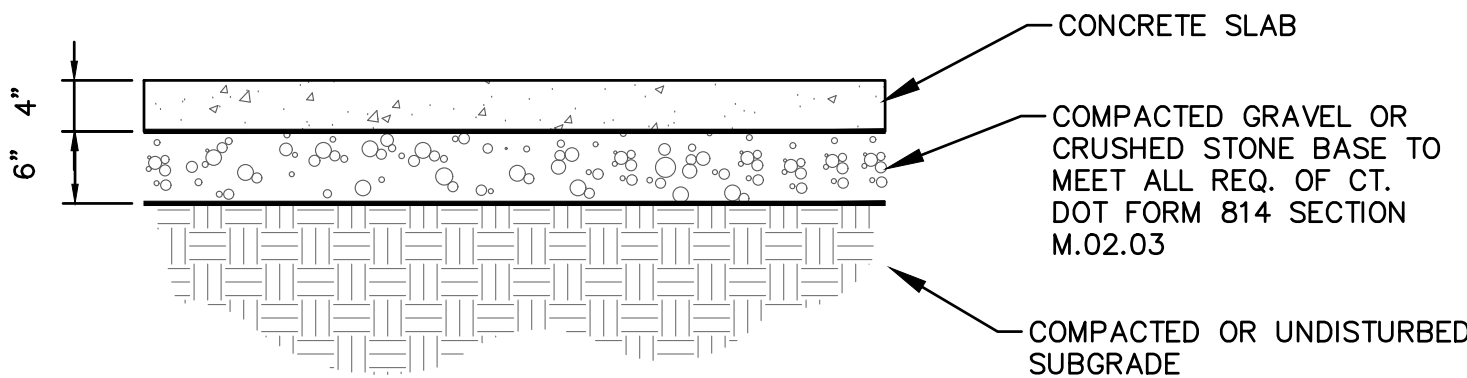


**ELEVATION**

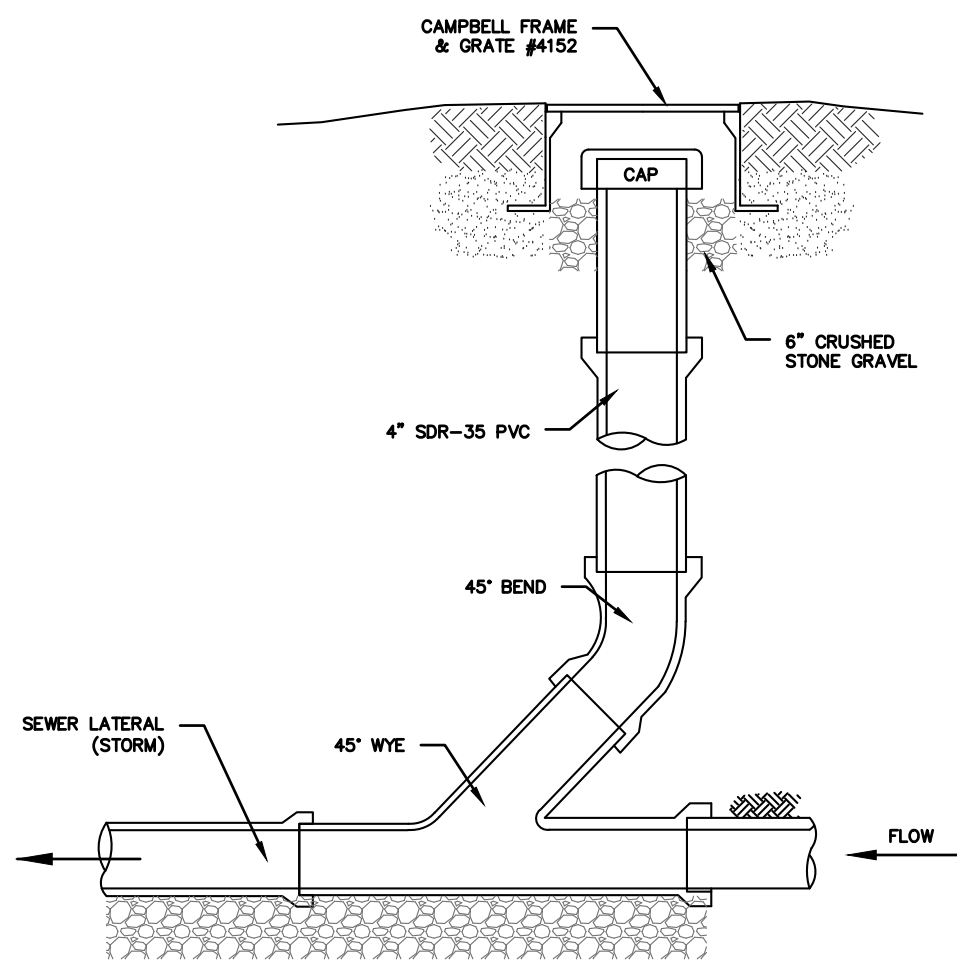


**SECTION**

**BELGIUM BLOCK CURB DETAIL**

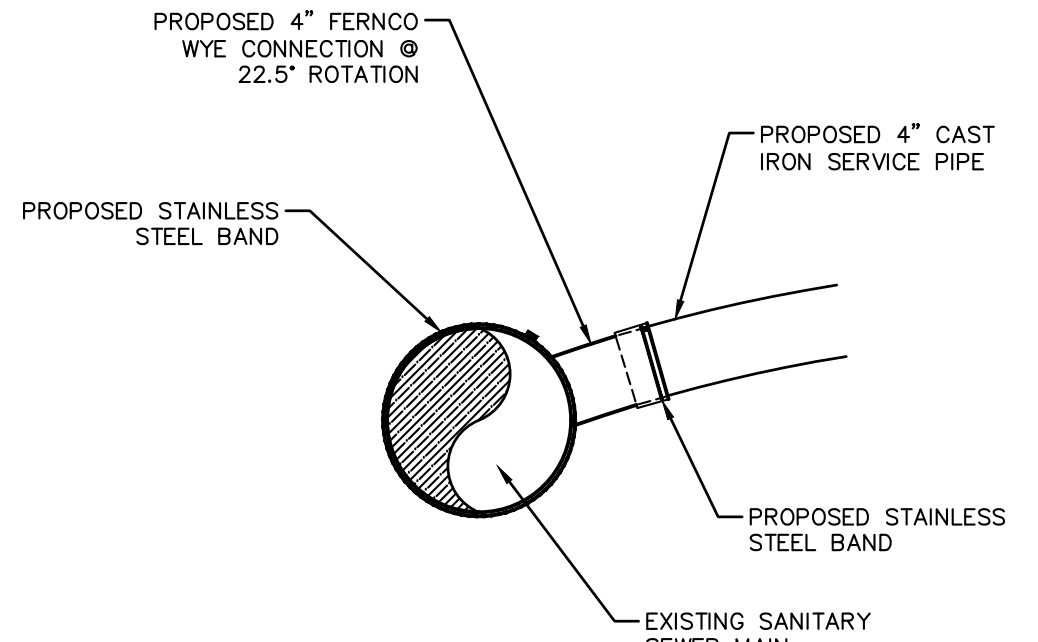


**POOL EQUIPMENT PAD DETAIL**



- NOTES (STORM SEWER):**
- REFER TO PLAN FOR SPECIFIC PIPE SIZING AND SLOPE SPECIFICATIONS; HOWEVER, IN GENERAL, ALL STORM SEWER SERVICES TO BE 6" SCH. 40 @ 1.0% MINIMUM.
  - CLEANOUTS SHALL BE PLACED BEFORE SIGNIFICANT PIPE BEND LOCATIONS (I.E. JUNCTIONS, 90-DEGREE BENDS, ETC.) UNLESS A ROOF LEADER DOWNSPOUT CONNECTION IS PROPOSED.

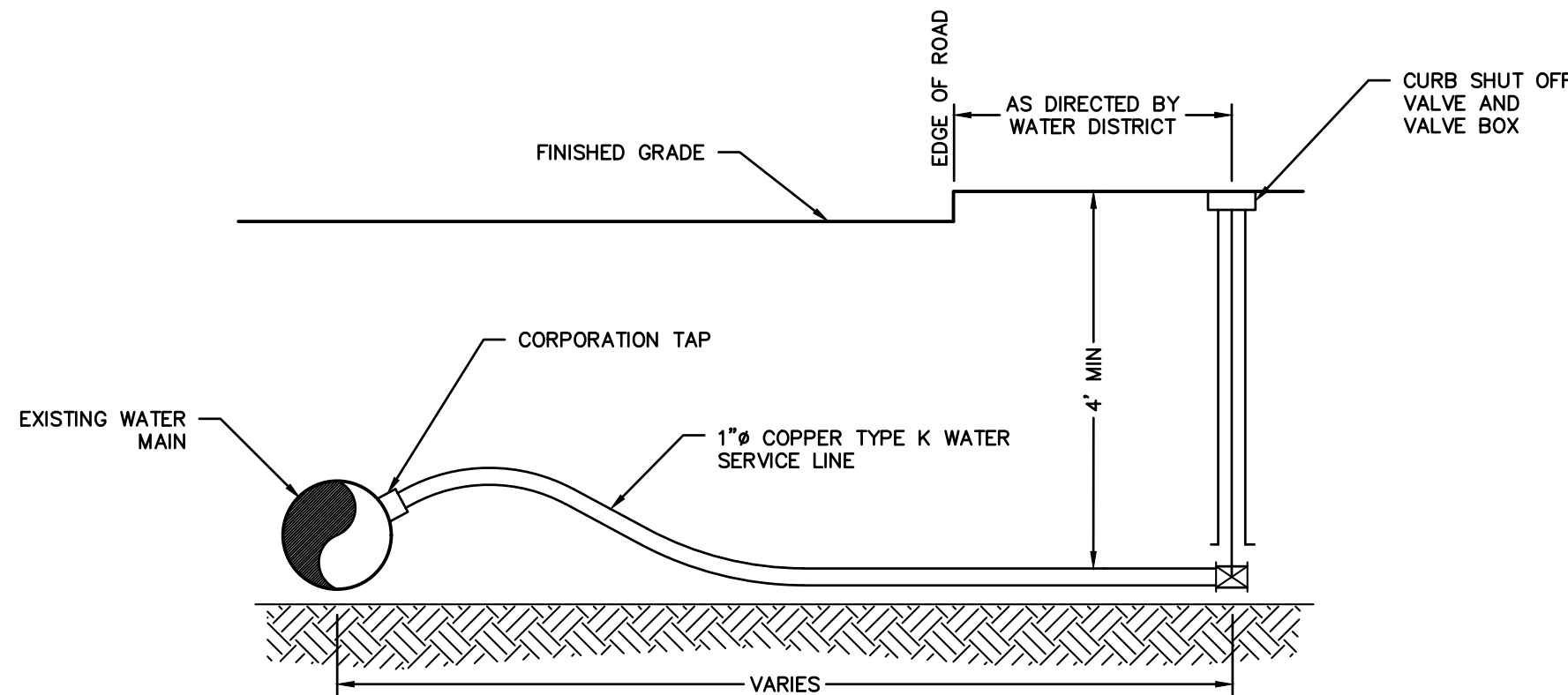
**SEWER CLEANOUT DETAIL (GRAVITY)  
(STORM)**



**SEWER SADDLE CONNECTION**

**NOTES:**

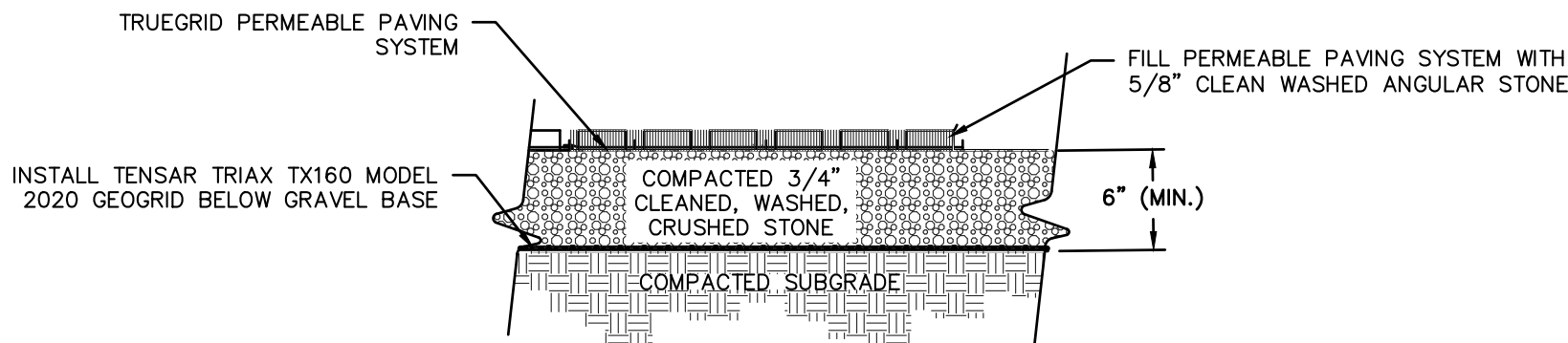
- ALL HARDWARE SHALL BE STAINLESS STEEL
- CONNECTION SHALL BE MADE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND INSTRUCTIONS.
- CONNECTION ANGLE SHALL BE BETWEEN 22.5° AND 45°.



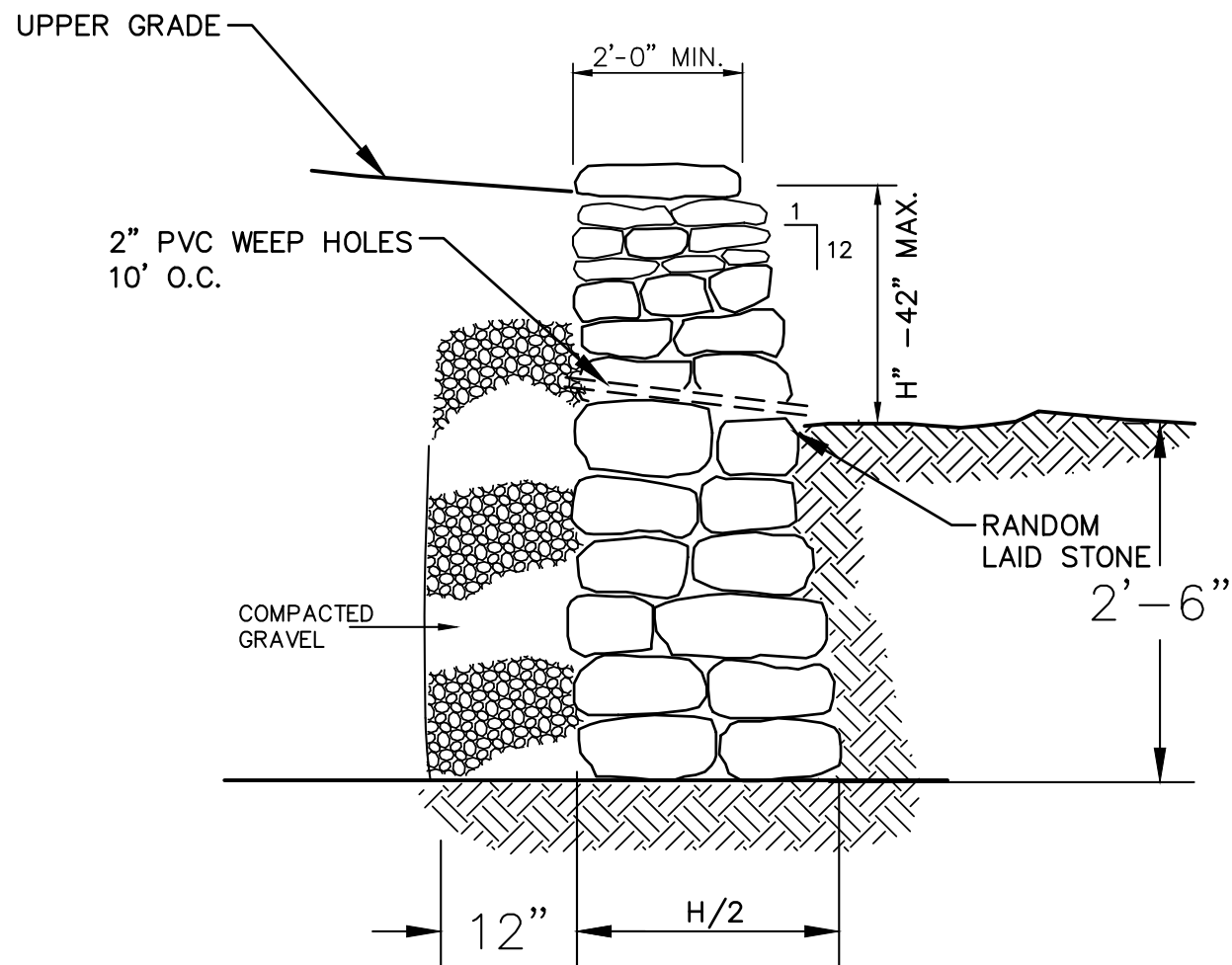
**NOTES:**

- WATER DISTRICT TO FURNISH AND INSTALL CORPORATION TAP, SERVICE LINE, AND CURB SHUT OFF VALVE AND VALVE BOX.
- CONTRACTOR TO EXCAVATE, MAINTAIN, BACKFILL, AND RESTORE TRENCH FOR THE TAP, SERVICE LINE, AND CURB SHUT OFF VALVE.
- CONTRACTOR TO TAKE OUT PERMIT, PAY FEE, AND TO FOLLOW ALL RULES AND REGULATIONS OF THE LOCAL UTILITY AGENCY.

**WATER SERVICE LATERAL**



**TRUEGRID PAVING SYSTEM**



**FIELDSTONE RETAINING WALL**

**PROJECT INFORMATION:**

PROPERTY OWNER & APPLICANT:  
MICHAEL MARFIONE  
41 CEDAR STREET APT 3  
DOBBS FERRY, NY 10522

SURVEYOR:  
TO MERRITTS LAND SURVEYORS  
394 BEDFORD ROAD  
PLEASANTVILLE, NY 10570

ENGINEER:  
HUDSON ENGINEERING & CONSULTING  
45 KNOLLWOOD ROAD - SUITE 201  
ELMSFORD, NY 10523

ARCHITECT:  
EVANS ARCHITECTS  
470 CHAMBERLAIN AVENUE  
PATERSON, NJ 07522

LANDSCAPE ARCHITECT:  
ASPECT 120 LANDSCAPE ARCHITECTURE  
90 NORTH BROADWAY SUITE 223  
IRVINGTON, NY 10533

PROJECT:		PROPOSED DWELLING 253 JUDSON AVENUE VILLAGE OF DOBBS FERRY WESTCHESTER COUNTY – NEW YORK	
DETAILS		HUDSON ENGINEERING CONSULTING, P.C. 45 Knollwood Road, Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086 © 2021	
Revisions		Date: 06/10/21 Sheet: 5 Scale: 1" = 10' Designed By: T.K. Checked By: M.S. Sheet No.	
THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE		C-5	