

PROJECT DESCRIPTION

1. THIS PROJECT CONSISTS OF THE REMOVAL OF AN EXISTING SLATE TERRACE AND CURBS WITH AN AREA OF 450 SQ.FT. AND ITS REPLACEMENT WITH A NEW BLUESTONE TERRACE AND CURBS WITH AN AREA OF 607 SQ.FT.; THE CONSTRUCTION OF A 121 SQ.FT. REINFORCED CONCRETE PAD FOR THE INSTALLATION OF A HOT TUB; THE CONSTRUCTION OF RETAINING WALL WITH A LENGTH OF 62 LINEAR FEET RANGING IN HEIGHT FROM 0.6 FEET TO 3 FEET, WHICH IS TOPPED BY A 3 FOOT RAILING; THE INSTALLATION OF A STORMWATER MANAGEMENT SYSTEM TO HANDLE THE RUNOFF FROM THE PROPOSED TERRACE; AND THE REGRADING OF THE SOUTH SIDE YARD TO THE TOP OF THE PROPOSED RETAINING WALL TO PROVIDE A PLAY AREA FOR THE OWNER'S CHILDREN. A 12 INCH CONIFEROUS TREE HAS ALREADY BEEN APPROVED FOR REMOVAL BY THE TREE COMMISSION. ADDITIONAL LANDSCAPING WILL BE PROVIDED ALONG THE BASE OF THE RETAINING WALL, INCLUDING THREE STREET TREES. TWO EXISTING CONDENSERS LOCATED IN THE REAR YARD WILL BE MOVED TO THE NORTH SIDE OF THE HOUSE. THE EXISTING SHRUBS SCREENING THE CONDENSERS WILL ALSO BE MOVED TO THE NORTH SIDE YARD TO SCREEN THE RELOCATED CONDENSERS. A FENCE COMPLYING WITH STATE REGULATIONS WILL BE INSTALLED TO RESTRICT ACCESS TO THE HOT TUB. NO CHANGES TO THE EXISTING HOUSE, ITS UTILITY CONNECTIONS, OR ITS EXISTING STORM DRAINAGE SYSTEM ARE PROPOSED.

GENERAL NOTES

2. THESE NOTES PERTAIN TO THE ATTACHED DRAWINGS.

3. THESE DRAWINGS, TOGETHER WITH THE SPECIFICATIONS AND CONTRACT FOR CONSTRUCTION, COMPRISE THE CONTRACT DOCUMENTS FOR THIS PROJECT.

4. THE DRAWINGS AND SPECIFICATIONS ARE TO BE CONSIDERED AS COMPLEMENTARY. ALL LABOR, MATERIALS, EQUIPMENT, AND APPURTENANCES NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS BUT NOT DESCRIBED IN THE SPECIFICATIONS, OR IF DESCRIBED IN THE SPECIFICATIONS ON THE DRAWINGS, AND ANY WORK WHICH IS NECESSARY TO COMPLETE THE WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, IS TO BE EXECUTED IN THE SAME MANNER AS THE OTHER PORTIONS OF THE CONTRACT. FOR VERIFICATION CONTACT GOTHAM DESIGN.

5. ALL CONSTRUCTION WORK MUST BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES, BUILDING CODES, AND REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY, THE COUNTY OF WESTCHESTER, THE STATE OF NEW YORK, THE FEDERAL GOVERNMENT, AND ALL OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK TO BE PERFORMED.

6. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE RESIDENTIAL CODE OF NEW YORK STATE, LATEST EDITION

7. EACH CONTRACTOR PERFORMING WORK ON THIS PROJECT IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THEIR WORK, FOR COORDINATING AND SCHEDULING ALL REQUIRED INSPECTIONS OF THEIR WORK, AND OBTAINING ALL REQUIRED APPROVALS OF THEIR WORK FROM ALL AUTHORITIES HAVING JURISDICTION.

BUILDING CODE CRITERIA

8. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - DOBBS FERRY NY

9. CONSTRUCTION TYPE: TYPE 5B - COMBUSTIBLE

10. OCCUPANCY: GROUP R-3; ONE FAMILY RESIDENCE

11. FIRE RATINGS: EXTERIOR BEARING WALLS 3/4 HOUR (MODIFIED UL NO. U326)  
INTERIOR BEARING WALLS 3/4 HOUR (UL NO. U317)  
COMMON WALLS 2 HOUR (UL 263)  
FLOOR CONSTRUCTION 1 HOUR (UL NO. L537)  
ROOF CONSTRUCTION 3/4 HOUR

THE REQUIREMENTS FOR FIRE RATINGS OF THESE COMPONENTS IN TYPE 5B CONSTRUCTION IS 0 HOURS. THE FIRE RATINGS NOTED ABOVE EXCEED THE REQUIREMENTS.

ALL INTERIOR AND EXTERIOR BEARING WALL, FLOOR, AND ROOF ASSEMBLIES SHALL BE FIRE BLOCKED AS REQUIRED BY CODE.

12. DESIGN LOADS: ROOF DL = 10 PSF LL = 45 PSF  
FLOOR DL = 25 PSF LL = 40 PSF

13. TAPE AND COMPOUND ALL INSIDE GYPSUM BOARD CORNERS; CORNER BEAD AND COMPOUND ALL OUTSIDE GYPSUM BOARD CORNERS; J-BEAD AND COMPOUND ALL TERMINATION EDGES OF GYPSUM BOARD WHERE EXPOSED. ALL GYPSUM BOARD WORK IS TO BE IN ACCORDANCE WITH GYPSUM CONSTRUCTION HANDBOOK, UNITED STATES GYPSUM, LATEST EDITION.

SCOPE OF WORK

14. THE CONTRACTOR IS TO FURNISH AND INSTALL ALL MATERIALS, EQUIPMENT, AND LABOR REQUIRED FOR COMPLETION OF THIS PROJECT AS INDICATED ON THE CONTRACT DOCUMENTS EXCEPT AS IDENTIFIED AS EXCLUDED IN THE SPECIFICATIONS OR NOTED AS NIC (NOT IN CONTRACT) ON THE DRAWINGS.

15. THE ONLY ITEMS TO BE EXCLUDED FROM THE BID PRICE FOR THE CONTRACTED SCOPE OF WORK ARE THOSE IDENTIFIED IN THE BID DOCUMENTS AND IN THE SPECIFICATIONS.

16. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE QUALITY STANDARDS IDENTIFIED IN THE CORRESPONDING SECTION OF THE SPECIFICATIONS.

17. EACH CONTRACTOR IS TO FURNISH ALL MATERIALS, LABOR, TOOLS, MACHINERY, SCAFFOLDING, EQUIPMENT, APPURTENANCES, AND APPLIANCES NECESSARY FOR THE PROPER HANDLING AND EXECUTION OF THE WORK.

18. EACH CONTRACTOR WILL HANDLE AND STORE THE MATERIALS IN A SECURED AREA, PROTECTED FROM ADVERSE CONDITIONS, IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS, SO AS TO MAINTAIN A SAFE AND SECURE WORK SITE, AND SO AS TO PROTECT THE PREMISES AND MATERIALS FROM DAMAGE OR DETERIORATION.

SITE WORK

19. ALL SITE WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS INCLUDING THE SPECIFIC REQUIREMENTS OF THE VILLAGE OF DOBBS FERRY BUILDING DEPARTMENT.

20. STORM WATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE COLLECTED IN ROOF GUTTERS. THESE GUTTERS WILL CONNECT VIA DOWNSPOUTS TO THE EXISTING STORM DRAINAGE SYSTEM.

21. ALL EXCAVATED MATERIAL, EXCEPT THAT WHICH WILL BE REQUIRED FOR BACKFILLING, WILL BE REMOVED FROM THE SITE AS SOON AS PRACTICAL. IF STOCKPILING IS NECESSARY, MATERIAL MAY ONLY BE PLACED WHERE INDICATED BY GOTHAM DESIGN AND MUST BE PROTECTED TO PROHIBIT EROSION OR SEDIMENTATION INTO THE EXISTING STREAM, TO ADJACENT PROPERTIES, PUBLIC STREETS, OR SIDEWALKS, AND MAY NOT BE PLACED UNDER THE CANOPY OF TREES.

22. ALL EXISTING TREES ON THE PROPERTY SHALL BE PROTECTED AT ALL TIMES AND TEMPORARY FENCING WILL BE INSTALLED AROUND TREES ADJACENT TO THE WORK AREA AT THE DRIP LINE.

23. NO MATERIALS OR DEBRIS MAY BE STOCKPILED WITHIN THE DRIP LINE OF ANY TREE AT ANY TIME.

24. IN THE EVENT IT BECOMES NECESSARY TO REMOVE ANY TREES ON THE PROPERTY, ALL REQUIRED REMOVAL PERMITS SHALL BE OBTAINED PRIOR TO ANY TREE BEING JEOPARDIZED.

COORDINATION

25. USE LABELED DIMENSIONS ONLY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. FOR CLARIFICATION, CONTACT GOTHAM DESIGN.

26. IN THE EVENT OF DIMENSIONAL DISCREPANCIES, CONFLICTS OR MISSING DIMENSIONS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.

27. IN THE EVENT OF DISCREPANCIES OR CONFLICTS BETWEEN THE EXISTING CONDITIONS, CONSTRUCTION CONDITIONS, AND THE CONTRACT DOCUMENTS, CONTACT GOTHAM DESIGN FOR VERIFICATION PRIOR TO PROCEEDING WITH THE WORK.

28. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE LOCATION OF ALL FRAMING MEMBERS AND SYSTEMS TO BE INSTALLED INCLUDING PLUMBING, HEATING, AIR CONDITIONING, ELECTRICAL, FIXTURES AND OTHER EQUIPMENT TO AVOID CONFLICTS AND UNNECESSARY OR EXCESSIVE NOTCHING, CUTTING, OR OTHER DISTURBANCE OF STRUCTURAL COMPONENTS.

29. DO NOT CLOSE-OFF OR OBSTRUCT DRIVEWAYS, STREETS, WALKS, OR OTHER FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, AS REQUIRED BY GOVERNING REGULATIONS.

30. CONDUCT DEMOLITION AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES AND TO AVOID DISTURBANCE TO THE EXISTING RESIDENCE.

31. ALL CONTRACTORS FURNISHING WORK MUST COOPERATE WITH THE OWNER AND WITH EACH OTHER TO MAINTAIN AN EFFICIENT AND SAFE JOB SITE.

32. MAINTAIN EXISTING UTILITIES. DO NOT DISRUPT UTILITY SERVICES TO THE EXISTING RESIDENCE WITHOUT APPROPRIATE AUTHORIZATION FROM UTILITY COMPANIES. IF DISRUPTION OF UTILITIES IS NECESSARY, PROVIDE TEMPORARY SERVICE AS REQUIRED. IN THE EVENT UTILITIES MUST BE DISCONNECTED AND SERVICES INTERRUPTED, CONTRACTOR MUST PROVIDE 48 HOUR ADVANCE NOTICE TO THE OWNER AND OTHER CONTRACTORS FURNISHING SERVICES.

33. CONTRACTORS FURNISHING WORK MUST PROTECT ADJACENT EXISTING SURFACES AND NEW WORK AT ALL TIMES. DAMAGES MUST BE CORRECTED IN A TIMELY FASHION AT NO EXPENSE TO THE OWNER OR OTHER CONTRACTORS. EACH CONTRACTOR IS RESPONSIBLE FOR PROTECTING THEIR WORK UNTIL ACCEPTANCE BY THE OWNER.

DISPUTES

34. GOTHAM DESIGN HAS THE AUTHORITY TO NEGOTIATE SETTLEMENTS IN DISPUTES CONCERNING THE OBLIGATIONS OR WORK TO BE PERFORMED EITHER BETWEEN THE CONTRACTORS OR BETWEEN THE CONTRACTORS AND THE OWNER.

35. GOTHAM DESIGN HAS THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS. WORK REJECTED BY GOTHAM DESIGN DUE TO FAILURE TO CONFORM WITH THE INTENT OF THE CONTRACT DOCUMENTS MUST BE CORRECTED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

36. IN MATTERS REGARDING THE QUALITY, QUANTITY, AND AESTHETIC EFFECT OF THE WORK, GOTHAM DESIGN'S DECISIONS WILL BE CONSIDERED FINAL.

ERRORS AND OMISSIONS

37. THE CONTRACTOR IS RESPONSIBLE TO THE OWNER FOR ERRORS AND OMISSIONS IN THE WORK AND FOR FAILURE TO PERFORM IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

38. THE CONTRACTORS' SERVICES MUST BE PERFORMED IN A SKILLFUL AND COMPETENT MANNER IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE CONSTRUCTION INDUSTRY AND WITH THE REQUIREMENTS OF THOSE AGENCIES HAVING JURISDICTION OR OTHERWISE IDENTIFIED IN THE SPECIFICATIONS.

39. THE CONTRACTOR WILL PROVIDE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE. WORK DETERMINED BY GOTHAM DESIGN TO BE MISSING OR INCOMPLETE MUST BE FURNISHED AND COMPLETED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

40. THE CONTRACTOR MUST REPLACE ALL WORK DETERMINED BY GOTHAM DESIGN TO BE INSTALLED IMPROPERLY OR SUBSTANDARD WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

CHANGES

41. ANY CHANGES IN THE ACCEPTED CONTRACT DOCUMENTS OR IN THE COMPLETED WORK WHICH WILL EFFECT THE SCOPE OF WORK, QUALITY AND AESTHETIC EFFECT OF THE WORK, OR THE CONTRACT PRICE REQUIRES A CHANGE ORDER APPROVED BY GOTHAM DESIGN. THIS CHANGE ORDER MUST FIRST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO BEING EXECUTED BY THE CONTRACTOR.

42. NO CHANGES, ALTERATIONS, OR MODIFICATIONS TO THE DESIGN, THE CONTRACT DOCUMENTS, OR THE PROPOSED OR COMPLETED WORK ARE PERMISSIBLE BY ANY PARTY, INCLUDING THE OWNER AND THE CONTRACTOR, WITHOUT A WRITTEN CHANGE ORDER APPROVED BY GOTHAM DESIGN.

SUBSTITUTIONS

43. SUBSTITUTIONS OF MATERIALS, PRODUCTS, OR METHODS ARE PERMISSIBLE ONLY WITH PRIOR WRITTEN AUTHORIZATION FROM GOTHAM DESIGN.

44. GOTHAM DESIGN WILL CONSIDER REQUESTS FOR SUBSTITUTIONS UP TO FIVE DAYS PRIOR TO INITIATION OF WORK.

CLEAN UP

45. CONTRACTOR SHALL PROTECT THE EXISTING RESIDENCE FROM DUST INFILTRATION AND DAMAGE FROM DEBRIS WITH TEMPORARY BARRIERS AND PROTECTION BOARDS.

46. EACH CONTRACTOR IS RESPONSIBLE FOR CLEANING THEIR WORK AREAS AND REMOVING ALL DEBRIS ASSOCIATED WITH THEIR WORK FROM THE PREMISES AT THE END OF EACH WORK DAY. ALL DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

47. EACH CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT THEIR WORK AREA IS LEFT BROOM CLEAN AT THE END OF EACH WORK DAY.

SAFETY REQUIREMENTS

48. EACH CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE SAFETY REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION INCLUDING OSHA.

49. EACH CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF ALL LADDERS, SCAFFOLDS, OR OTHER EQUIPMENT USED UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK.

RESPONSIBILITY

50. EACH CONTRACTOR AND SUBCONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ALL ACCIDENTS RESULTING IN INJURY TO PERSONS OR DAMAGE TO PROPERTY CAUSED BY THE FAULT OR NEGLIGENCE OF THEMSELVES, THEIR AGENTS, EMPLOYEES, OR SUBCONTRACTORS.

51. EACH CONTRACTOR IS RESPONSIBLE FOR ALL PROPERTY INCLUDING MATERIALS, EQUIPMENT, TOOLS, AND APPURTENANCES DELIVERED TO THE JOB SITE UNDER THEIR JURISDICTION AND IN CONNECTION WITH THEIR WORK WHICH IS STOLEN FROM THE PROPERTY OR DAMAGED ON THE PREMISES.

52. EACH CONTRACTOR INDEMNIFIES AND HOLDS THE OWNER AND GOTHAM DESIGN HARMLESS FROM ALL LIABILITIES AND LOSS BECAUSE OF INJURY TO ANY PERSON OR DAMAGE TO ANY PROPERTY THAT MAY OCCUR OR MAY BE ALLEGED TO HAVE OCCURRED DURING THE PERFORMANCE OF THE WORK AS A RESULT, EITHER DIRECTLY OR INDIRECTLY, OF THE CONTRACTOR'S FAULT OR NEGLIGENCE OR THAT OF THEIR AGENTS, EMPLOYEES, OR SUB CONTRACTORS AND WHETHER OR NOT SUCH INJURY OR DAMAGE IS ALSO ATTRIBUTABLE TO THE OWNER'S FAULT OR NEGLIGENCE.

53. GOTHAM DESIGN AND ITS CONSULTANTS HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE JOB SITE INCLUDING, BUT NOT LIMITED TO, ASBESTOS PRODUCTS, POLYCHLORIDE BIPHENYL (PCB), LEAD, OR OTHER TOXIC SUBSTANCES.

54. IN THE EVENT THAT THE CONTRACTOR DISCOVERS HAZARDOUS MATERIALS ON THE SITE, ALL WORK SHALL BE HALTED IMMEDIATELY AND THE REMOVAL OR CONTAINMENT OF THE HAZARDOUS MATERIAL SHALL BE CONDUCTED IN STRICT COMPLIANCE WITH THE REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.

55. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PROPER HANDLING METHODS FOR ALL MATERIALS ON THE SITE AND FOR INSTRUCTING ALL WORKERS IN PRECAUTIONS, RISKS, AND REQUIREMENTS FOR THE PROPER HANDLING OF POTENTIALLY HAZARDOUS MATERIALS IN ACCORDANCE WITH ALL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, OSHA.

INSURANCE

56. EACH CONTRACTOR AND SUBCONTRACTOR MUST OBTAIN AND MAINTAIN AN ACCIDENT AND PUBLIC LIABILITY INSURANCE POLICY FOR THIS PROJECT COVERING FROM COMMENCEMENT THROUGH COMPLETION OF ALL WORK. EACH CONTRACTOR AND SUBCONTRACTOR MUST FURNISH A BINDER TO THE OWNER FROM THE CONTRACTOR'S INSURANCE AGENT INDICATING THE TYPE AND AMOUNTS OF COVERAGE. THE MUNICIPALITY, THE OWNER, AND GOTHAM DESIGN SHALL BE NAMED AS "ADDITIONAL INSURED" ON THE BINDER.

57. BY ACCEPTING THE CONTRACT TO WORK ON THIS PROPERTY, THE CONTRACTOR AGREES TO DEFEND, INDEMNIFY, KEEP, AND SAVE HARMLESS THE OWNER, THE PROPERTY, AND GOTHAM DESIGN AND THEIR REPRESENTATIVES, AGENTS AND EMPLOYEES IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, RELATED TO, OR INCIDENTAL TO THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS UP TO THE FULL EXTENT WHICH WOULD OTHERWISE RENDER THESE PROVISIONS VOID OR UNENFORCEABLE.

58. EACH CONTRACTOR AND SUBCONTRACTOR MUST PROVIDE AND MAINTAIN WORKER'S COMPENSATION INSURANCE IN ACCORDANCE WITH NEW YORK STATE REQUIREMENTS FOR ALL EMPLOYEES FURNISHING LABOR FOR THIS PROJECT. NO ONE MAY WORK ON THIS PROJECT WITHOUT BEING COVERED BY WORKER'S COMPENSATION INSURANCE. THE WORKER'S COMPENSATION POLICY SHALL BE INCLUDED ON THE INSURANCE BINDER.

59. CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER MUST BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.

60. THE OWNER MUST OBTAIN AND MAINTAIN LIABILITY INSURANCE AS WILL PROTECT HIM FROM HIS CONTINGENT LIABILITY FOR INJURY AND DAMAGES WHICH MAY ARISE DURING THE WORK OF THIS PROJECT AND FROM ANY OTHER LIABILITY FOR WHICH THE CONTRACTORS ARE REQUIRED TO BE INSURED UNDER THE PROVISIONS OF THE CONTRACT.

61. THE OWNER MUST OBTAIN AND MAINTAIN FIRE INSURANCE INCLUDING EXTENDED COVERAGE AND MALICIOUS MISCHIEF COVERAGE ON THE STRUCTURE AND CONTENTS TO 100 PERCENT OF THE INSURABLE VALUE THEREOF, PROTECTING THE OWNER'S INTEREST. THE CONTRACTORS' INTERESTS, AND THE SUBCONTRACTORS' INTERESTS. INTEREST, AS USED HEREIN, INCLUDES EACH PARTY'S PROPERTY AND THE PROPERTY OF OTHERS FOR WHICH THEY ARE RESPONSIBLE, INCLUDING ALL MATERIALS, EQUIPMENT, AND SUPPLIES.

WAIVER OF LIENS

62. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING A WAIVER OF LIEN TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN COVERING ALL LABOR, MATERIALS, AND OTHER EXPENSES AT THE TIME COMPENSATION IS RECEIVED FOR SAME.

63. SUBSEQUENT PAYMENTS TO CONTRACTORS WILL NOT BE PAID UNTIL AN ACCEPTABLE WAIVER OF LIENS HAS BEEN RECEIVED FOR PREVIOUS WORK OF THE SAME CONTRACTOR.

64. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING WAIVERS OF LIENS FROM ALL SUPPLIERS AND SUBCONTRACTORS FURNISHING LABOR AND MATERIALS THROUGH THE GENERAL CONTRACTOR.

65. A RELEASE OF ALL LIENS TO THE BENEFIT OF THE OWNER IN A FORM ACCEPTABLE TO GOTHAM DESIGN SHALL BE PROVIDED BY THE CONTRACTOR AT THE TIME OF FINAL PAYMENT.

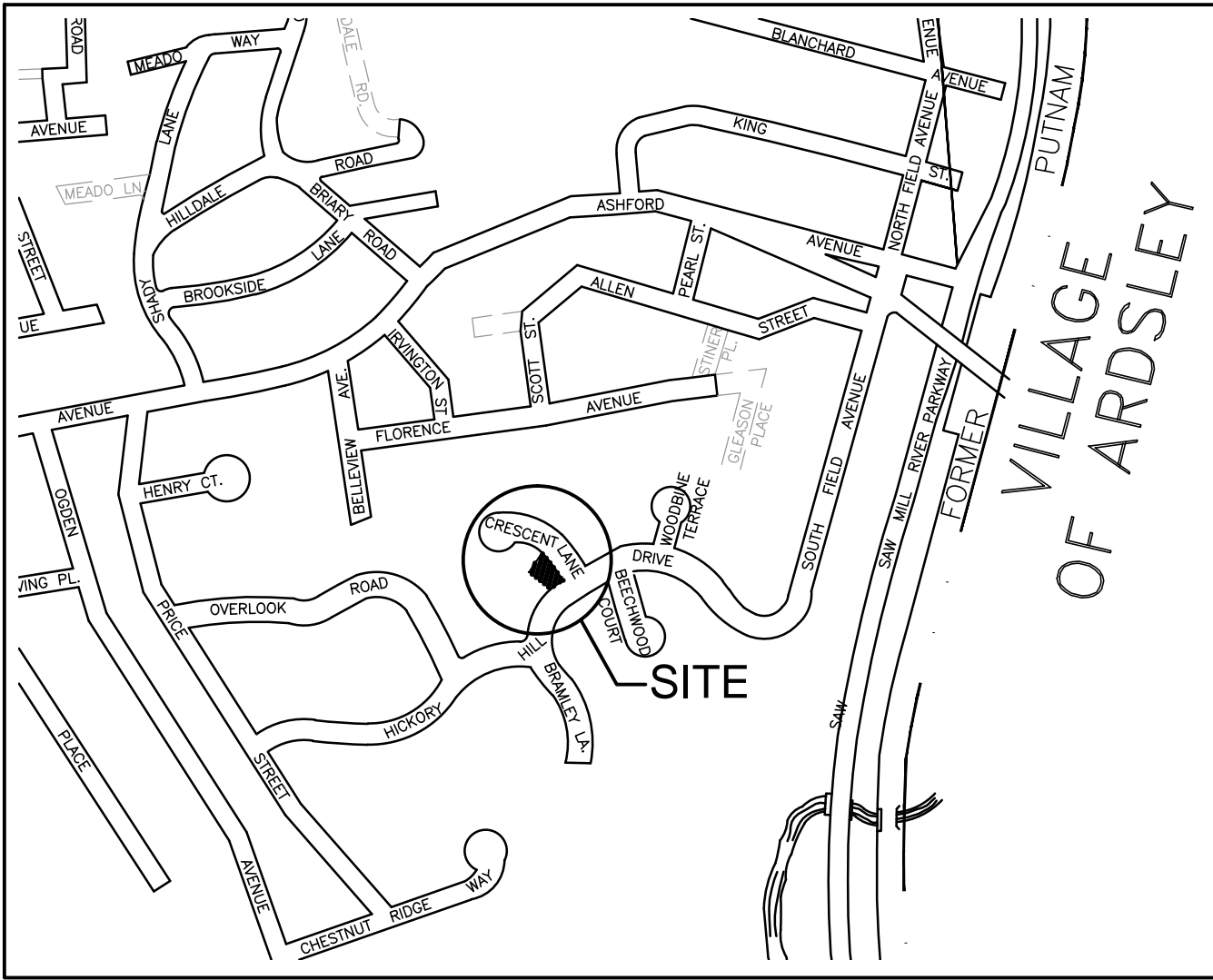
CERTIFICATION

66. I HAVE REVIEWED THESE DRAWINGS THOROUGHLY AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DRAWINGS CONFORM TO AND COMPLY WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY NEW YORK STATE INCLUDING THE MOST RECENT NEW YORK STATE BUILDING CODE SUPPLEMENT, AND THE REQUIREMENTS AND CODES OF ALL AUTHORITIES HAVING JURISDICTION AS WELL AS THE 2016 IECC INCLUDING THE NEW YORK STATE AMENDMENTS.

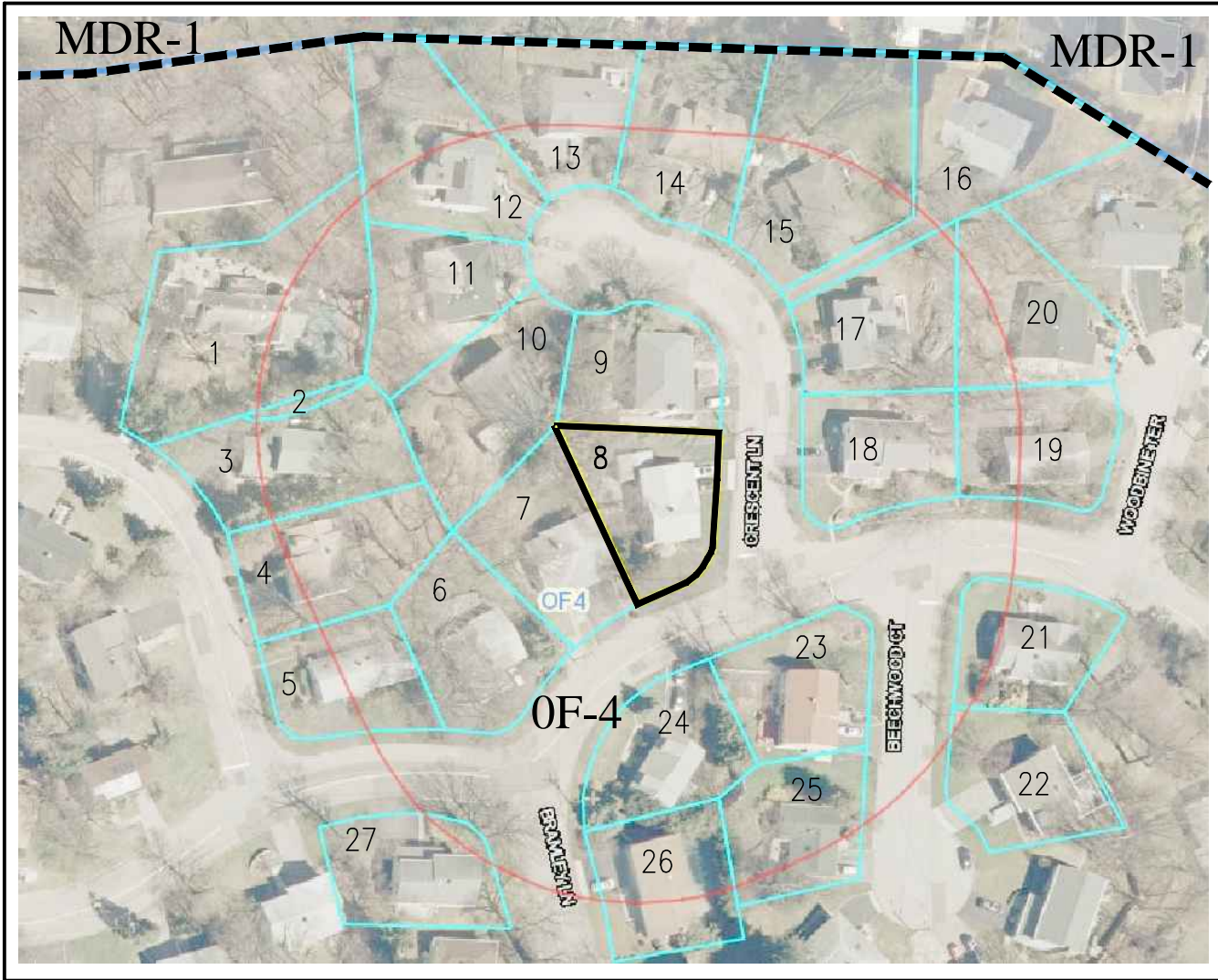
# LAMENDOLA RESIDENCE 3 CRESCENT LANE DOBBS FERRY, N.Y. 10522

MAILING LIST - LAMENDOLA		3 CRESCENT LANE				APRIL 14, 2021
OWNER NAME	OWNER ADDRESS	CITY	STATE	ZIP	PROP PRINT KEY	
1 MARK RABINOWITZ AND BLANCA M. SCKELL	35 OVERLOOK RD	DOBBS FERRY	NY	10522	3.100-97-44	
2 CRAIG BROWN	45 OVERLOOK RD	DOBBS FERRY	NY	10522	3.100-97-45	
3 CRAIG AND STACY BROWN	45 OVERLOOK RD	DOBBS FERRY	NY	10522	3.100-97-46	
4 MARIUSZ AND BEATA GLOGOWSKI	49 OVERLOOK RD	DOBBS FERRY	NY	10522	3.100-97-47	
5 KENNETH D. AND CAROLE M. BASS	41 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-97-48	
6 RYNA HOSHOVSKYJ	45 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-97-49	
7 ELEANOR MALATESTA	49 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-97-50	
8 SUBJECT PROPERTY	3 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-51	
9 FREDERIC MISHKIN	7 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-52	
10 THOMAS SEFCOVIC AND MONICA GERARD	11 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-53	
11 DALE AND KEITEL MERLE BLUMENTHAL	15 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-54	
12 BRADLEY D. AND CAROL G. WANK	20 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-55	
13 BRUCE SEGALL TRUST AND ROBIN ROSENBERG TRUST	18 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-97-56	
14 JOSE AND PAULA B. PINTO	16 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-98-1	
15 KELLY DORAN	12 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-98-2	
16 MICHAEL AND JANE SONG	10 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-98-3	
17 DOUGLAS AND INGRID SEBASTIANO	8 CRESCENT LN	DOBBS FERRY	NY	10522	3.100-98-4	
18 ALEXANDRE AND ROSAURA BOLLENGIER	61 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-98-5	
19 ZACHARY Y. INOUE	65 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-98-6	
20 STAR BAY INC	15 FAIRMONT AVE	ARDSLEY	NY	10502	3.100-98-7	
21 HENRY W. AND CHRISTINE DEUTSCH	66 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-101-2	
22 ELIZABETH M. BARNHARD AND DAVID P. KATZ	7 BEECHWOOD CT	DOBBS FERRY	NY	10522	3.100-101-3	
23 DAVID AND GABRIELA A. LIPTAK	4 BEECHWOOD CT	DOBBS FERRY	NY	10522	3.100-101-4	
24 SUBRAMANIAM PALAMADAI AND NISHA NAGARAJAN	48 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.100-101-5	
25 JOHN LEE AND PRINCE YU	8 BEECHWOOD CT	DOBBS FERRY	NY	10522	3.140-126-9	
26 ANTHONY AND NANCY LEVESANOS	7 BRAMLEY LN	DOBBS FERRY	NY	10522	3.140-126-10	
27 ANDREW AND JUDITH GOLDSTEIN	44 HICKORY HILL DR	DOBBS FERRY	NY	10522	3.140-126-17	

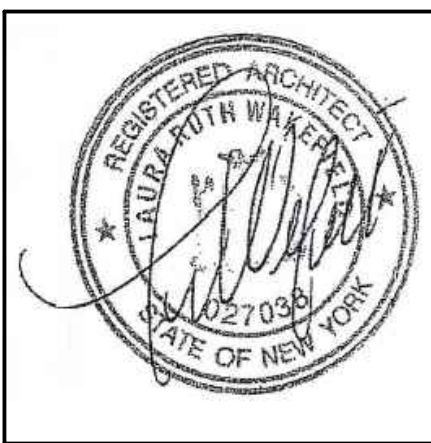
LIST OF DRAWINGS		SUBMITTED TO PLANNING BOARD 04-15-2021	SUBMITTED TO PLANNING BOARD 05-17-2021
CS	LIST OF DRAWINGS, LOCATION MAPS, LIST OF PROPERTY OWNERS, GENERAL NOTES		● 05-17-2021
EC - 1	EXISTING CONDITIONS AND DEMOLITION PLAN		● 05-17-2021
A - 1	SITE PLAN, ZONING TABLE, DETAILS, NOTES	●	● REV 05-17-2021
A - 1.1	EROSION CONTROL AND STORM DRAINAGE PLAN AND DETAILS		● 05-17-2021
L-1	LANDSCAPE PLAN AND DETAILS		● 05-17-2021
	CONERSTONE RETAINING WALL DETAIL SHEET		●



SITE LOCATION MAP  
NOT TO SCALE



AERIAL LOCATION MAP  
NOT TO SCALE



**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATIONAL LAW FOR A PERSON UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT TO ALTER AN ITEM ON THESE DRAWINGS IN ANY WAY.

PROJECT TITLE:  
**LAMENDOLA RESIDENCE**

3 CRESCENT LANE  
DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 2101

**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS

PLANNING BOARD SUBMISSION 05-17-2021

SHEET TITLE:  
**COVER SHEET**

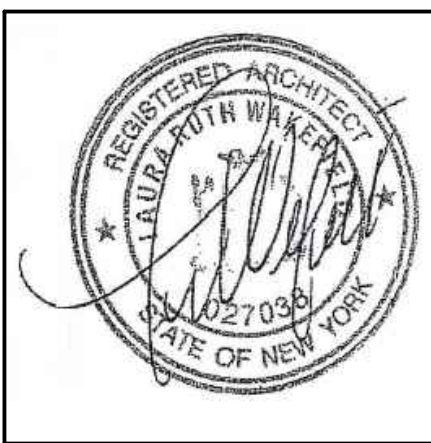
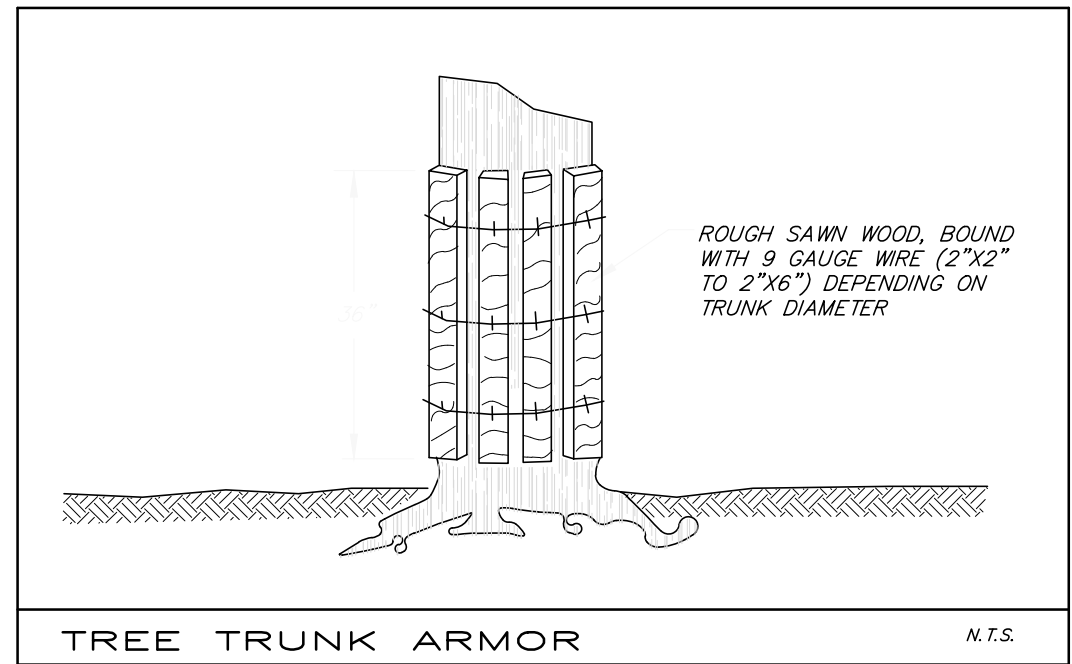
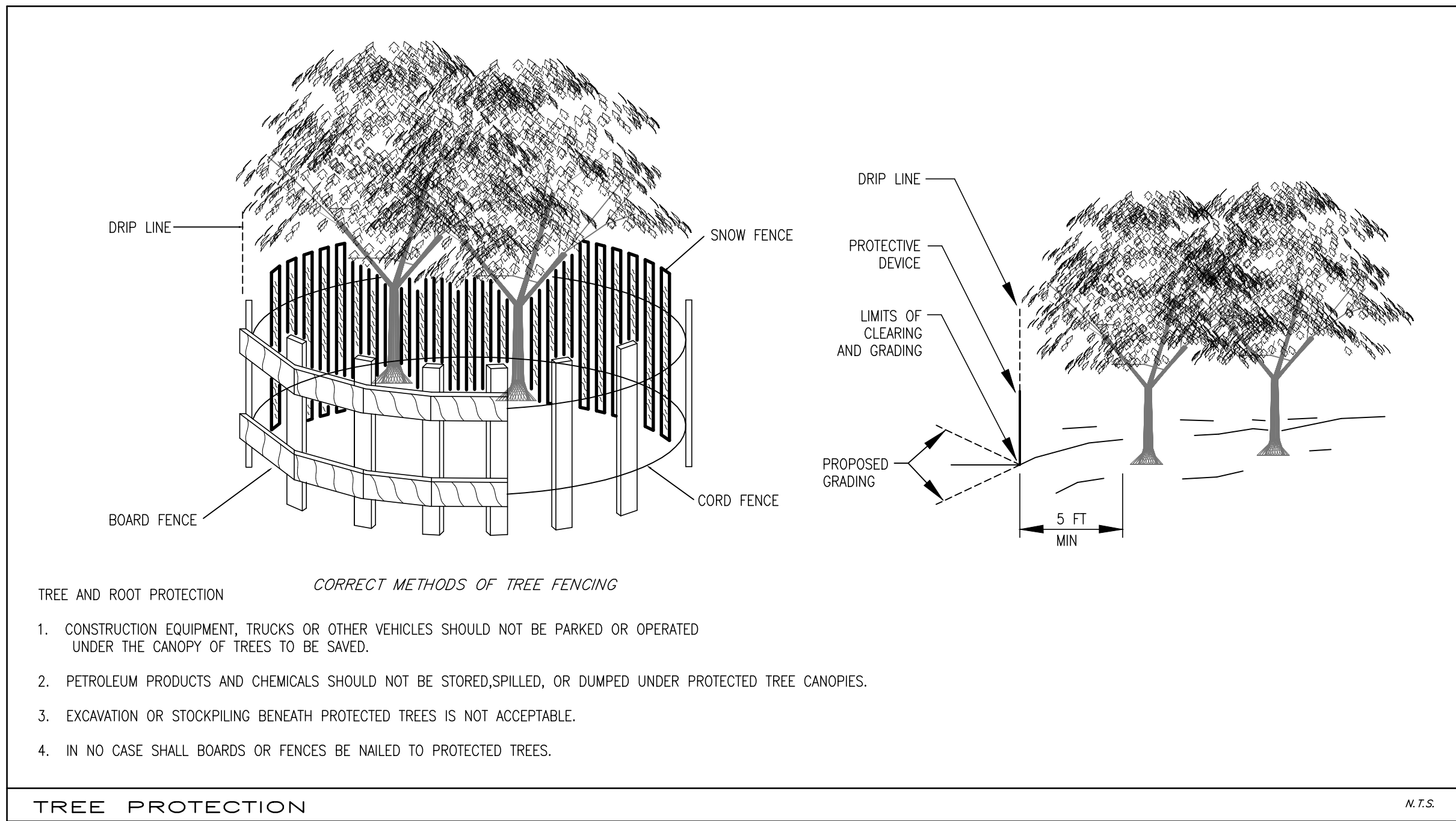
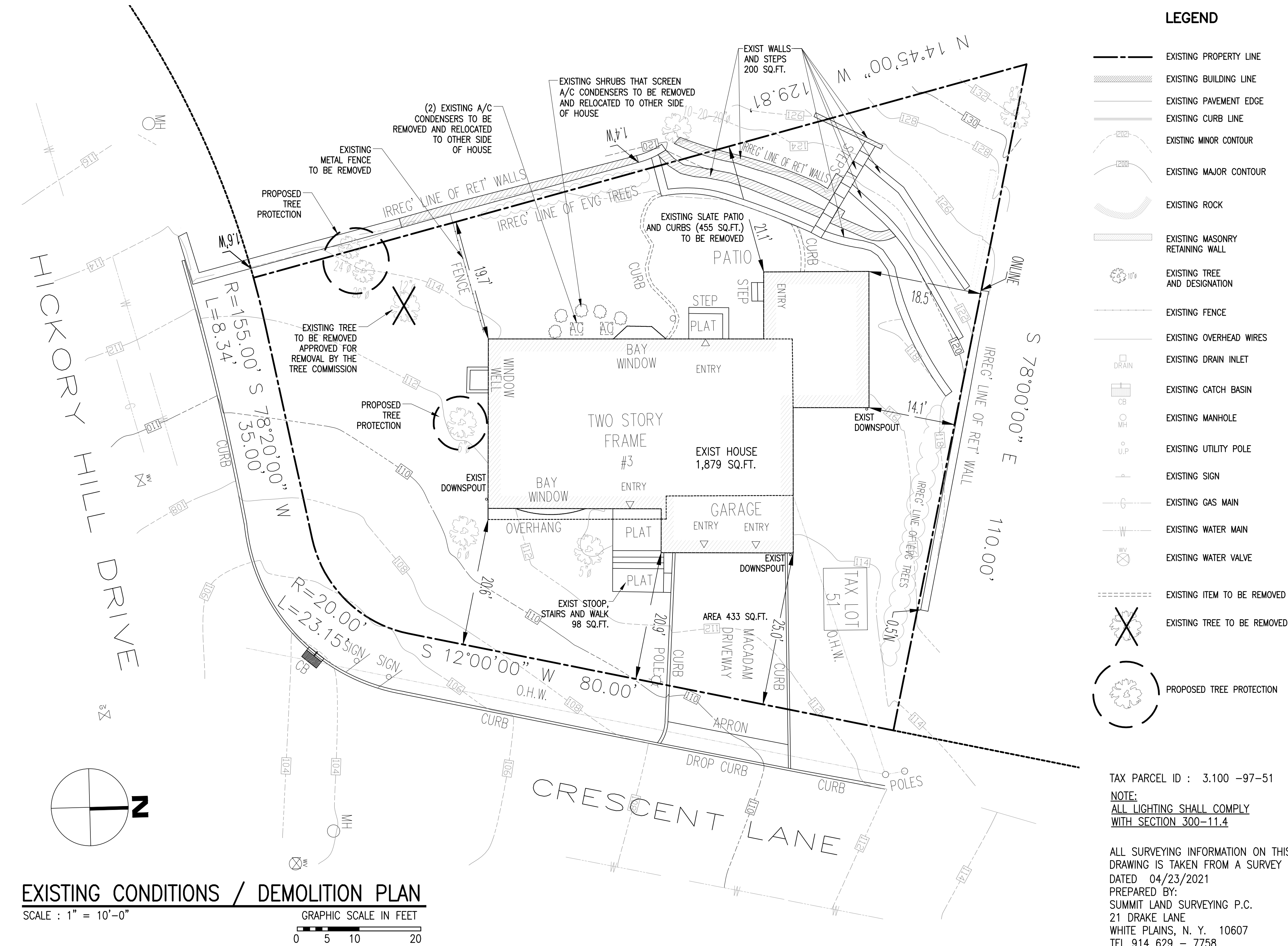
DATE: <b>05-17-2021</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**CS**



CONSTRUCTION SEQUENCE NOTES:

1. PRIOR TO INITIATING ANY WORK AT THE SITE, THE GENERAL CONTRACTOR SHALL CONDUCT A SITE MEETING WITH THE CONSTRUCTION MANAGER, PROJECT ENGINEER, AND BUILDING INSPECTOR TO DISCUSS THE SCHEDULE AND CONFIRM SITE CONDITIONS.
2. INSTALL INITIAL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING THE FOLLOWING:
  - A. PLACE ORANGE CONSTRUCTION FENCING AROUND THE AREA OF CONSTRUCTION.
  - B. CREATE A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
  - C. ESTABLISH A CONSTRUCTION STAGING AREA.
  - D. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS AND RIBBON TREES SCHEDULED FOR REMOVAL.
  - E. REMOVE SELECTIVE VEGETATION FOR INSTALLATION OF SILT FENCE.
  - F. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
  - G. INSTALL ORANGE CONSTRUCTION FENCING AROUND THE AREA OF THE STORMWATER DRAINAGE SYSTEM TO PREVENT COMPACTION OF THE SUBGRADE.
3. THE BUILDING INSPECTOR AND VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED NECESSARY TO MITIGATE UNFORSEEN EROSION OF DISTURBED SOILS AND SILTATION.
4. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS. TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH TARPULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
5. DEMOLISH THE EXISTING SLATE TERRACE IN THE REAR YARD SCHEDULED TO BE REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.
6. REMOVE TREE SCHEDULED FOR REMOVAL.
7. STOCKPILE SOIL TO BE USED FOR FILL AT THE LOCATION SPECIFIED ON THE PLANS.TEMPORARILY STABILIZE TOPSOIL STOCKPILES WITH HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH TARPULINS NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND THE TOE OF THE SLOPE.
8. SURVEY AND STAKE THE PROPOSED RETAINING WALL. SET GRADE MARKER ON SITE.
9. INSTALL RETAINING WALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LEAVE THE WEST 10 FEET OF THE WALL UNFINISHED TO PROVIDE EQUIPMENT ACCESS TO THE CONSTRUCTION AREA.
10. PLACE FILL TO ROUGH GRADE BETWEEN THE RETAINING WALL AND THE HOUSE.
11. INSTALL THE STORM DRAINAGE SYSTEM. PROVIDE PROTECTION AROUND CATCH BASINS TO PREVENT SILTATION OF THE DRAINAGE STRUCTURE.
12. INSTALL PROPOSED WINDOW WELL.
13. RELOCATE THE TWO CONDENSER UNITS FROM THE REAR YARD TO THE NORTH SIDE YARD, INCLUDING THE SHRUBS PROVIDING SCREENING.
14. INSTALL THE REINFORCED CONCRETE PAD FOR THE HOT TUB.
15. INSTALL BLUESTONE TERRACE.
16. INSTALL 4" – 6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPING PLANTS IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN.
17. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.
18. INSTALL FENCING AND RAILINGS.
19. INSTALL LANDSCAPE WATERING SYSTEM AND CONTROLS.
20. SPREAD SALT HAY OVER SEEDED AREAS AND MAINTAIN ALL PLANTED AREAS UNTIL MATERIAL HAS TAKEN ROOT AND BECOME STABLE.
21. RESTORE THE ROADWAY, CURB, AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY PERFORMED TO THE SATISFACTION OF THE VILLAGE BUILDING INSPECTOR AND DEPARTMENT OF PUBLIC WORKS.
22. CLEAN PAVEMENT AND DRAIN LINES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
23. MAINTAIN THE SITE FREE OF DEBRIS AT ALL TIMES. REMOVE DUMPSTERS WITHIN 24 HOURS OF BEING FILLED.
24. DURING CONSTRUCTION, MAINTAIN ALL EROSION AND SEDIMENTATION MEASURES AT ALL TIMES. INSPECT SILT FENCES AND STRAWBALE BARRIERS WEEKLY, IN ADVANCE OF FORECAST STORMS, AND FOLLOWING STORM EVENTS. MAINTAIN, REPAIR, AND AUGMENT AS NECESSARY.
25. AFTER CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED WITH VEGETATION, REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES.
26. SUBMIT "AS-BUILT" DRAWINGS OF THE COMPLETED WORK INCLUDING ALL SITE IMPROVEMENTS AND A FINAL SURVEY SHOWING THE IMPROVEMENTS TO THE BUILDING DEPARTMENT.
27. OBTAIN THE CERTIFICATE OF OCCUPANCY FOLLOWING FINAL INSPECTION BY THE BUILDING INSPECTOR.
28. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS REQUIRED BY THE BUILDING INSPECTOR PRIOR TO WORK PROCEEDING AND ANY AREAS TO BE INSPECTED BEING CONCEALED BY SUBSEQUENT WORK.



**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE  
EDUCATIONAL LAW FOR ANY PERSON UNLESS  
HE OR SHE IS ACTING UNDER THE DIRECTION  
OF A LICENSED ARCHITECT TO ALTER AN ITEM  
ON THESE DRAWINGS IN ANY WAY

PROJECT TITLE:  
**LAMENDOLA RESIDENCE**  
3 CRESCENT LANE  
DOBBS FERRY, NEW YORK 10522  
PROJECT NO.: **2101**

**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS

PLANNING BOARD SUBMISSION	04-15-2021
REVISED	05-04-2021
UPDATED SURVEY	

SHEET TITLE:  
**EXISTING CONDITIONS  
AND DEMOLITION PLAN  
NOTES**

DATE: <b>05-17-2021</b>	DRAWN BY: <b>MB</b>
SCALE: <b>AS NOTED</b>	CHECKED BY: <b>PRS</b>

**EC-1**



3 CRESCENT LANE ZONING TABLE					
PROPERTY LOCATION : 3 CRESCENT LANE TAX ID No. 3.100 - 97 - 51					
OWNER : RICHARD LAMENDOLA 3 CRESCENT LANE DOBBS FERRY, NY 10522					
ZONING DISTRICT	OF -4				
REQUIREMENT	UNITS	REQUIRED/ALLOWED	EXISTING	PROPOSED	
MINIMUM NET LOT AREA	SQ.FT.	10,000	8739.8	UNCHANGED	
MINIMUM LOT WIDTH	FEET	100	100	UNCHANGED	
MINIMUM LOT DEPTH	FEET	100	80	UNCHANGED	
MAX. LOT COVERAGE BY BUILDINGS	%	22	21.35	UNCHANGED	
MAX. LOT COVERAGE BY IMPERVIOUS SURFACES	%	40	35.34	39.54	
MINIMUM FRONT YARD SETBACK	FEET	25	20.6	UNCHANGED	
MINIMUM REAR YARD SETBACK	FEET	25	19.7	UNCHANGED	
MINIMUM SIDE YARD SETBACK EACH	FEET	12	14.1	UNCHANGED	
MINIMUM SIDE YARD SETBACK BOTH	FEET	30	42.1	UNCHANGED	
STORIES	NUMBER	2.5	2	UNCHANGED	
MAXIMUM HEIGHT (GREATER THAN 0.30)	FEET	35	EXISTING	UNCHANGED	
OFF STREET PARKING	NUMBER	2	2	UNCHANGED	

SPECIFICATION FOR CORNERSTONE®  
GRAVITY  
SEGMENTAL RETAINING WALL SYSTEM

<b>PART 1: GENERAL</b>	
1.01 Description	The work consists of supplying and installing all aspects of the CornerStone Segmental Retaining Wall (SRW) units as specified in the construction drawings or as established by the Owner, Architect or Engineer.
1.02 Related Work	A. Section 02100 Site Preparation B. Section 02200 Earthwork C. Section 02832 Interlocking Block Retaining Walls D. Section 01270 Unit Prices
1.03 Reference Standards	A. Engineering Design <ul style="list-style-type: none"><li>AASHTO M288 Cauterite Specification for Highway Applications</li><li>AASHTO Standard Specifications for Highway Bridges</li><li>NCHRP Design Manual for Segmental Retaining Walls (SRW)</li><li>NCHRP 10-67 Interlocking Block Retaining Walls (SRW)</li></ul> B. Segmental Retaining Wall (SRW) units <ul style="list-style-type: none"><li>ASTM C 140 Standard Specification for Concrete Masonry Units</li><li>ASTM C 1262 Evaluation of the Freeze-Thaw Durability of Manufactured Concrete Masonry Units and Related Concrete Units</li><li>ASTM C 1372 Standard Specification for Segmental Retaining Wall (SRW) Units</li></ul> C. Soils <ul style="list-style-type: none"><li>ASTM D 698 Test Methods for Laboratory Compaction Characteristics of Soil using Standard Effort</li><li>ASTM D 422 Gradation Analysis of Soil Particles</li><li>ASTM D 4318 Test Methods for Liquid Limit, Plastic Limit and Plasticity Index of Soils</li><li>ASTM D 51 Testing Methods for Measuring pH of Soil</li><li>ASTM D 2487 Standard Classification of Soils (Unified Soil Classification System)</li></ul> D. Drainage Pipe <ul style="list-style-type: none"><li>ASTM D 3084 Specification for Type PSM Polyvinyl Chloride (PVC) pipe</li><li>ASTM D 1248 Corrugated Plastic Pipe</li></ul> E. The Owner or Owner's Representative shall determine the final application of the specifications and reference documents conflict.
1.04 Design Submittals	A. Material resubmission and description data should be submitted for each product specified. B. Design Method and Calculations should be in accordance with the NCHRP Design Guidelines or the AASHTO Standard Specifications for Highways. Global stability analysis should be calculated as part of the final design. C. Samples of the SRW units, color and texture should be submitted as per design specifications. D. All test reports should be in accordance with ASTM C 140 and performed by an independent laboratory.
1.05 Delivery, Storage and Handling	A. The Contractor shall inspect all materials delivered to the site to ensure proper type and grade of materials have been received as per the project specifications. B. The Contractor shall ensure proper storage, handling and protection from damage of the materials. Damaged materials shall not be used in the construction of the Segmental Retaining Wall. C. The Contractor shall prevent excessive mud, wet concrete, and like materials from coming in contact with the wall materials.
<b>PART 2: MATERIALS</b>	
2.01 Concrete Segmental Retaining Wall (SRW) units	A. SRW concrete units shall be CornerStone units as manufactured by licensed _____ producer in accordance with NCMA, ASTM or AASHTO standards and conform to the NCMA Tab 2-4. B. CornerStone units shall have a minimum 28 days compressive of equal than 3000 psi (or greater if specified) and a maximum absorption of 15 pct (or less if specified) (ASTM C 140). C. Color for the CornerStone units shall be _____. D. ASTM C 1262 shall be standard for units subject to many freeze-thaw cycles. E. The maximum water absorption shall be less than 7% and the height dimensions from front to back and end to end will not vary more than plus or minus 1/16" of an inch. All other specifications must meet the ASTM C 1372. F. The CornerStone 100 & 200 units shall have a face area of 1 sq ft (0.09 sq m) for the straight face and 34 sq ft (3.14 sq m) for rock face. G. The CornerStone 100 unit weight shall be approximately ~77 lbs with a combined unit/gravel fill of ~115 lbs. H. The CornerStone 200 unit weight shall be approximately ~115 lbs with a combined unit/gravel fill of ~180 lbs. I. The CornerStone units shall be sound and free of cracks, chips or other defects that may prevent the connector from properly installing the wall units and reduce the long term strength of the wall structure. J. CornerStone capping units shall be secured by using high strength concrete adhesive. K. Units shall be free of dirt, dust and standing water before applying the concrete adhesive.
2.02 Foundation Soil	A. The foundation soils shall be undisturbed native site soils. B. The foundation soils shall be inspected and tested by an engineer before installing base leveling gravel. C. Disturbed or unsuitable foundation soils shall be properly compacted or replaced with acceptable soils as specified by the engineer.
2.03 Backfill Soil	A. Backfill soils shall be free of organic materials and other unsuitable materials. B. Soils classified as GP, GW, GS, SW, or SM type and accordance with ASTM D 2487 are suitable. All soils shall be approved by the engineer. C. The plasticity of the backfill soils shall have fine fraction of less than 20.
2.04 Base Leveling Materials	A. The base leveling gravel shall be well graded compacted gravel (G70). B. Unreinforced concrete base leveling pad can also be used if specified.
2.05 Drainage and Unit Infill Aggregate	A. Drainage Aggregate shall be clean crushed gravel meeting the gradation in accordance with ASTM D 448. B. Drainage Aggregates shall be placed in all unit voids and 6" to 12" behind the wall units with uniform particle size less than 1" (25mm) and not more than 5% passing through the No. 200 sieve.
2.06 Drainage Pipe	A. Drainage pipe shall be perforated PVC or corrugated HDPE pipe with a minimum size of 4" in diameter. B. Geotextiles wrap around the drainage pipe shall be used as specified by the engineer if required.
2.07 Concrete Adhesive	A. The adhesive shall be high strength concrete adhesive that will permanently secure the concrete cap units to the CornerStone top units or steps. B. Concrete adhesive may be used for other applications as specified by the designer.
<b>PART 3: WALL DESIGN</b>	
3.01 Design Standard	A. The wall design engineer and/or geotechnical engineer shall consider the internal, local stability, external stability, bearing capacity and global stability of the soil mass above, behind and below the wall structure. B. The CornerStone wall system shall be designed in accordance to the NCMA Design Manual for Segmental Retaining Walls, Second Edition. The minimum factors of safety shall be (greater if specified by engineer) External Stability: Base Sliding = 1.5, Overturning = 2.0, Bearing Capacity = 2.0, Global Stability = 1.3 Internal Stability: Tensile Overturning = 1.0, Pullout = 1.5, Internal Sliding = 1.5 Local Stability: Facing Shear = 1.5, Connection = 1.5
3.02 Soil Standards	A. The following soil design parameters shall be used (or specified by engineer) Drainage Unit Fill: Soil Unit Weight = _____ lb/cu yd (kN/cu m), Friction Angle = _____ degree, Cohesion = _____ lb/sq ft (kPa) Reinforced Backfill: Soil Unit Weight = _____ lb/cu yd (kN/cu m), Friction Angle = _____ degree, Cohesion = _____ lb/sq ft (kPa) Base Leveling Pad: Soil Unit Weight = _____ lb/cu yd (kN/cu m), Friction Angle = _____ degree, Cohesion = _____ lb/sq ft (kPa)
3.03 Project Design	A. The site grades and information will determine the length, height and overall elevations for the CornerStone retaining wall requirements. B. The design height (H) shall be measured from the top of the base leveling pad to the top of the wall cap units. C. The above and below slopes of the wall details will be as on the construction drawings. D. The minimum embedment depth of the wall shall be no less than one (1) unit (8") or H/10 or as specified by the site construction drawings.
<b>PART 4: CONSTRUCTION</b>	
4.01 Qualifications	Contractor and site supervisor shall have proven qualified experience to complete the installation of the segmental retaining wall system.

LOT COVERAGE	EXISTING	PROPOSED
HOUSE	1,879	BLUESTONE PATIO 584
FRONT STOOP	98	STONE CURBING 23
WALLS & STEPS	200	HOT TUB CONC PAD 121
CURB	5	OUTDOOR KITCHEN 20
HVAC PAD	24	WINDOW WELL 7
PATIO	450	MASONRY RET'G WALL 62
DRIVEWAY	433	EXIST PATIO TO BE REMOVED (-)450
TOTAL EXISTING	3,089	SUB TOTAL 367
3,089/8,739.88	= 35.34%	PLUS EXISTING 3,089
		TOTAL PROPOSED 3,456
		8,739.88 = 39.54%

PROPOSED 6" BELGIAN BLOCK CURB ±12 SQ.FT. ±27 LINEAL FT FLUSH WITH TOP OF BLUESTONE 5 FT. MINIMUM FROM PROPERTY LINE	PROPOSED 4 FT HIGH BY 4 FT WIDE GATE W/ SELF-CLOSING HINGES AND ALARMED LOCK	PROPOSED 4 FT HIGH PRE-FINISHED ALUMINUM FENCE AROUND HOT TUB PICKETS SPACED NO MORE THAN 3 7/8" APART
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PROPOSED 8 FT HIGH DEER FENCE ± 97 LINEAL FT	PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PROPOSED 2' WIDE PLANTING STRIP
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PROPOSED 4'-0" WIDE BY 3'-0" HIGH PAINTED METAL GATE	PROPOSED 3'x3' (7 SQ.FT. OF WALL) WINDOW WELL TW 113.67 SEE DETAIL	PROPOSED TW113
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PROPOSED MASONRY RETAINING WALL SYSTEM "LIBERTYSTONE" OR EQUAL ± 62 LINEAL FT, AREA ±62 SQ.FT. W/ 3'-0" HIGH PAINTED METAL RAILING	PROPOSED TW113	PROPOSED TW113
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CURB	5	OUTDOOR KITCHEN 20
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PROPOSED 6" BELGIAN BLOCK CURB ±12 SQ.FT. ±27 LINEAL FT FLUSH WITH TOP OF BLUESTONE 5 FT. MINIMUM FROM PROPERTY LINE	PROPOSED 4 FT HIGH BY 4 FT WIDE GATE W/ SELF-CLOSING HINGES AND ALARMED LOCK	PROPOSED 4 FT HIGH PRE-FINISHED ALUMINUM FENCE AROUND HOT TUB PICKETS SPACED NO MORE THAN 3 7/8" APART
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PROPOSED 8 FT HIGH DEER FENCE ± 97 LINEAL FT	PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PROPOSED 2' WIDE PLANTING STRIP
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PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PROPOSED 3'x3' (7 SQ.FT. OF WALL) WINDOW WELL TW 113.67 SEE DETAIL	PROPOSED TW113
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PROPOSED 4'-0" WIDE BY 3'-0" HIGH PAINTED METAL GATE	PROPOSED 3'x3' (7 SQ.FT. OF WALL) WINDOW WELL TW 113.67 SEE DETAIL	PROPOSED TW113
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LOT COVERAGE	EXISTING	PROPOSED
HOUSE	1,879	BLUESTONE PATIO 584
FRONT STOOP	98	STONE CURBING 23
WALLS & STEPS	200	HOT TUB CONC PAD 121
CURB	5	OUTDOOR KITCHEN 20
HVAC PAD	24	WINDOW WELL 7
PATIO	450	MASONRY RET'G WALL 62
DRIVEWAY	433	EXIST PATIO TO BE REMOVED (-)450
TOTAL EXISTING	3,089	SUB TOTAL 367
3,089/8,739.88	= 35.34%	PLUS EXISTING 3,089
		TOTAL PROPOSED 3,456
		8,739.88 = 39.54%

PROPOSED 6" BELGIAN BLOCK CURB ±12 SQ.FT. ±27 LINEAL FT FLUSH WITH TOP OF BLUESTONE 5 FT. MINIMUM FROM PROPERTY LINE	PROPOSED 4 FT HIGH BY 4 FT WIDE GATE W/ SELF-CLOSING HINGES AND ALARMED LOCK	PROPOSED 4 FT HIGH PRE-FINISHED ALUMINUM FENCE AROUND HOT TUB PICKETS SPACED NO MORE THAN 3 7/8" APART
--	--	--

PROPOSED 8 FT HIGH DEER FENCE ± 97 LINEAL FT	PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PROPOSED 2' WIDE PLANTING STRIP
--	--	---------------------------------

PROPOSED 4'-0" WIDE BY 3'-0" HIGH PAINTED METAL GATE	PROPOSED 3'x3' (7 SQ.FT. OF WALL) WINDOW WELL TW 113.67 SEE DETAIL	PROPOSED TW113
--	--	----------------

PROPOSED MASONRY RETAINING WALL SYSTEM "LIBERTYSTONE" OR EQUAL ± 62 LINEAL FT, AREA ±62 SQ.FT. W/ 3'-0" HIGH PAINTED METAL RAILING	PROPOSED TW113	PROPOSED TW113
--	----------------	----------------

PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PROPOSED 3'x3' (7 SQ.FT. OF WALL) WINDOW WELL TW 113.67 SEE DETAIL	PROPOSED TW113
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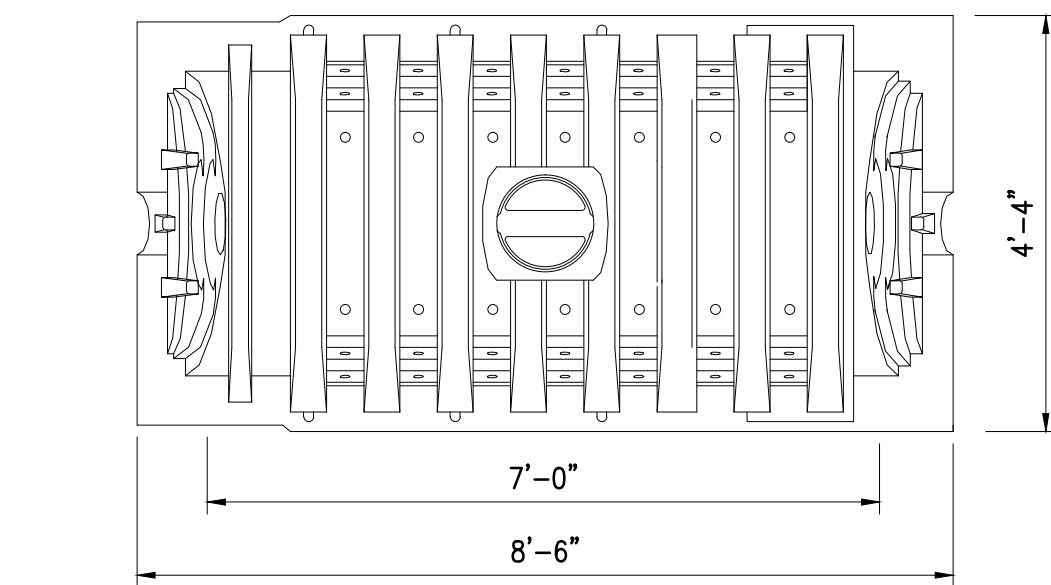
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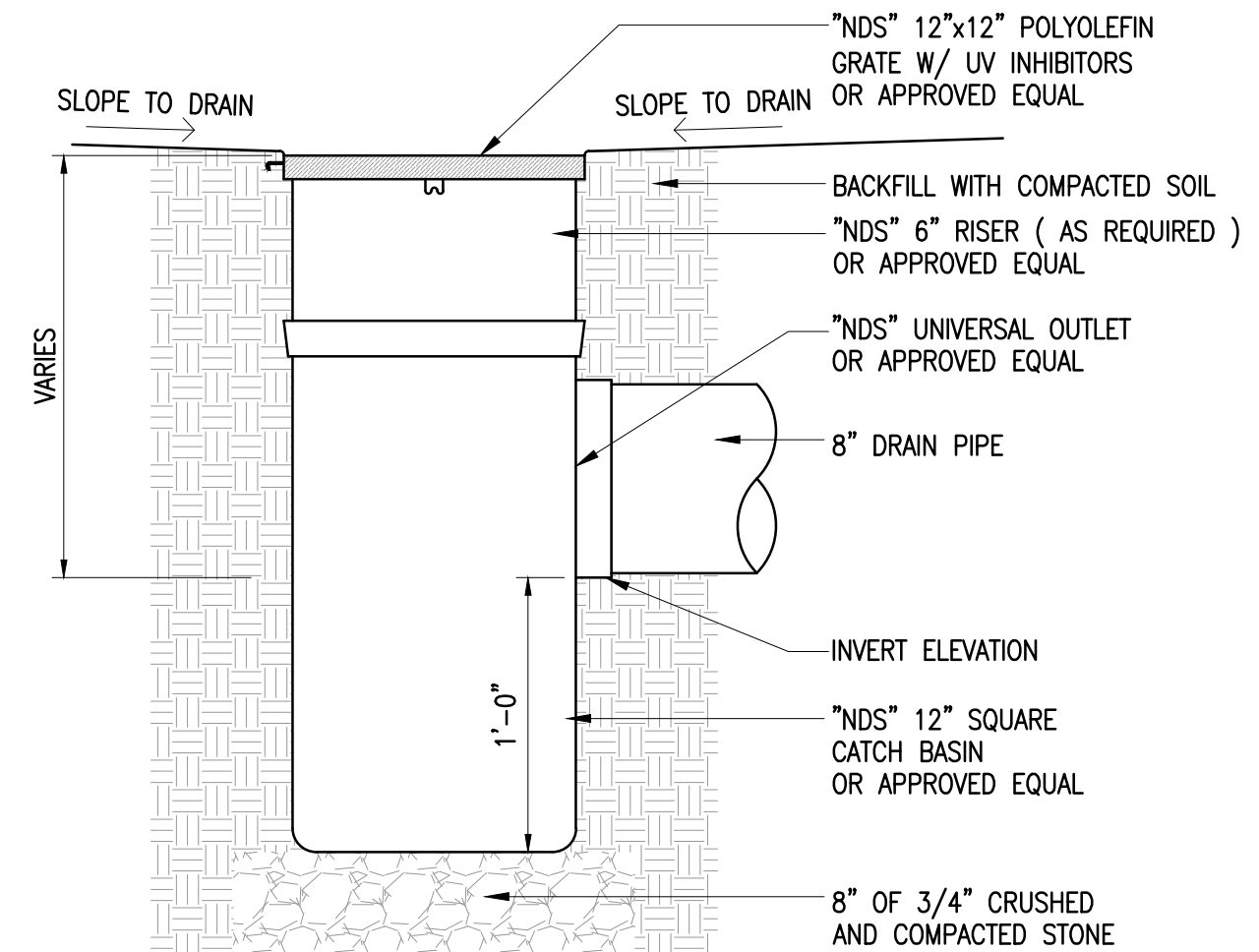
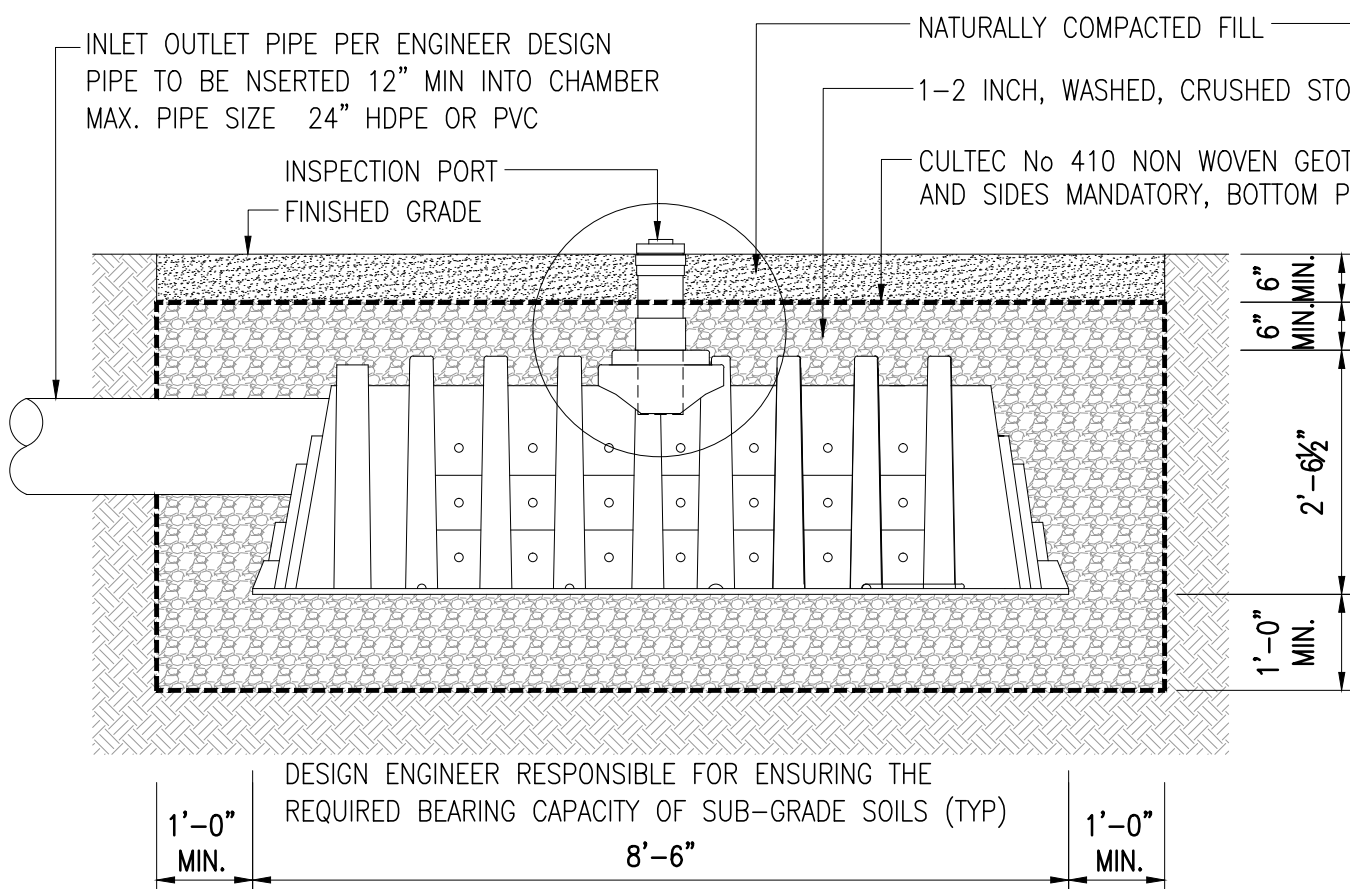
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PROPOSED 11'x11" HOT TUB CONCRETE PAD 121 SQ.FT.	PRO
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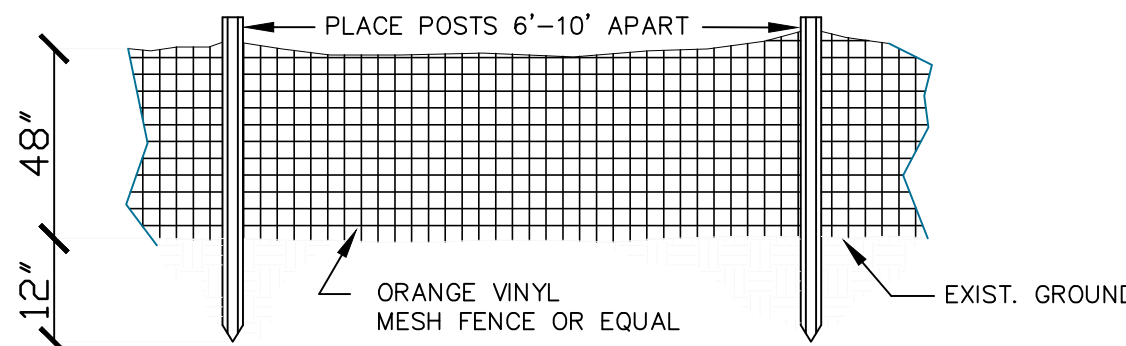




CULTEC MODEL RECHARGER 330XLHD  
CHAMBER STORAGE 7.46 CU./FT WITHOUT STONE



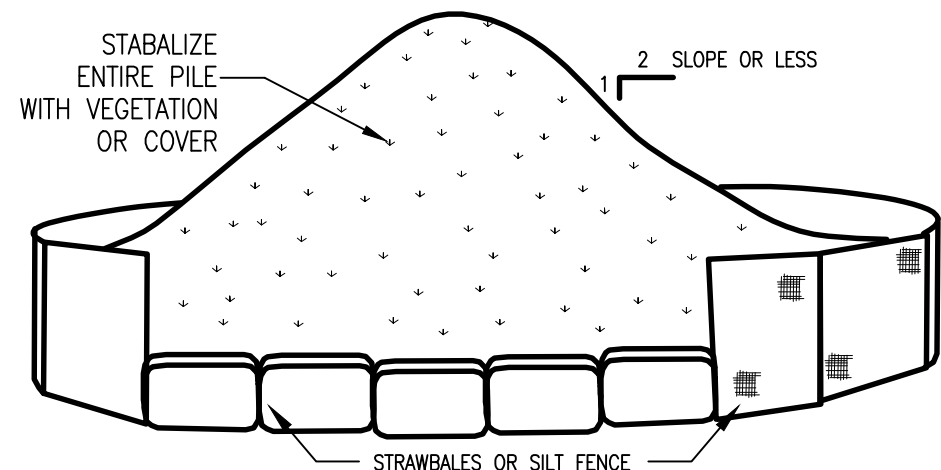
"NDS" SQUARE CATCH BASIN  
OR APPROVED EQUAL



CONSTRUCTION FENCE

INSTALLATION NOTES:

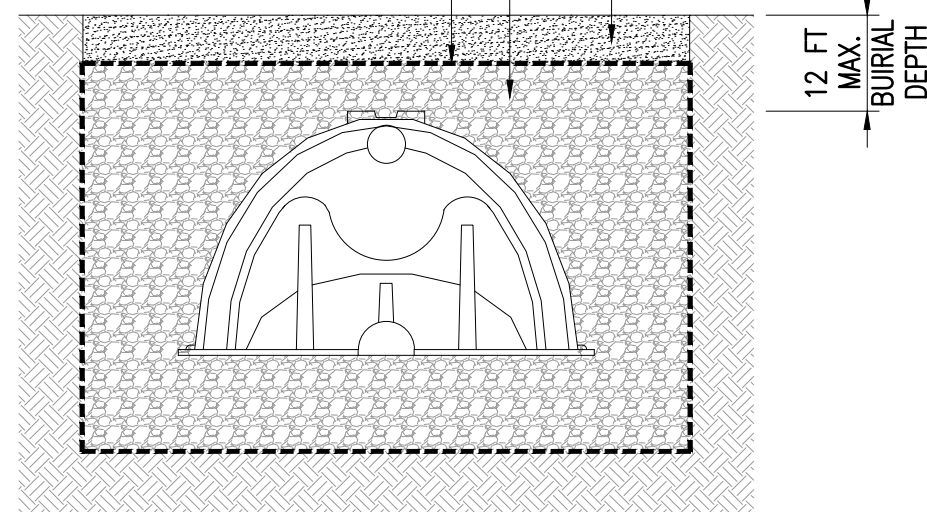
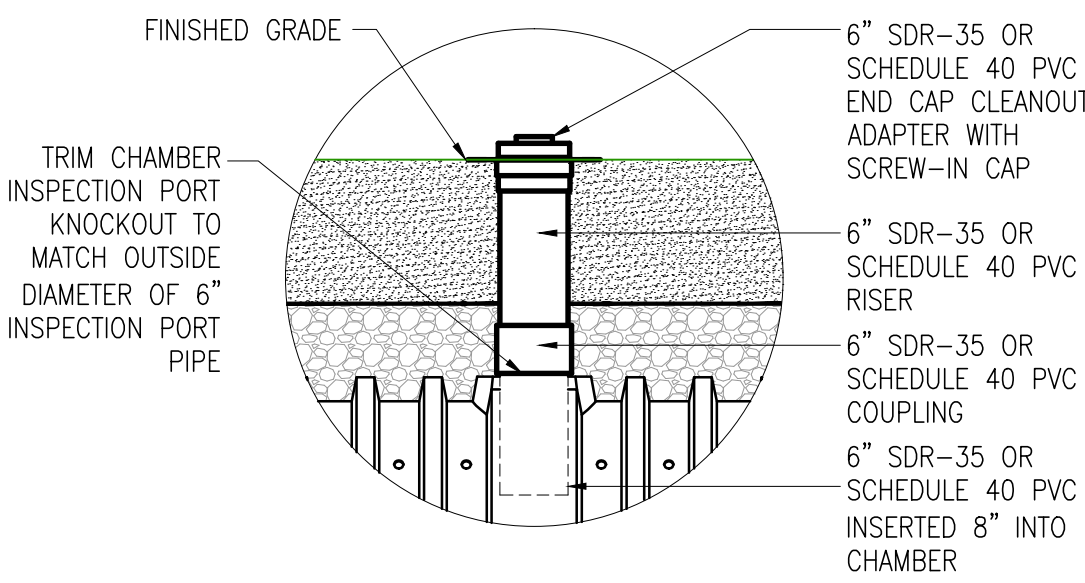
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.
4. SEE SPECIFICATIONS (THIS MANUAL) FOR INSTALLATION OF SILT FENCE.



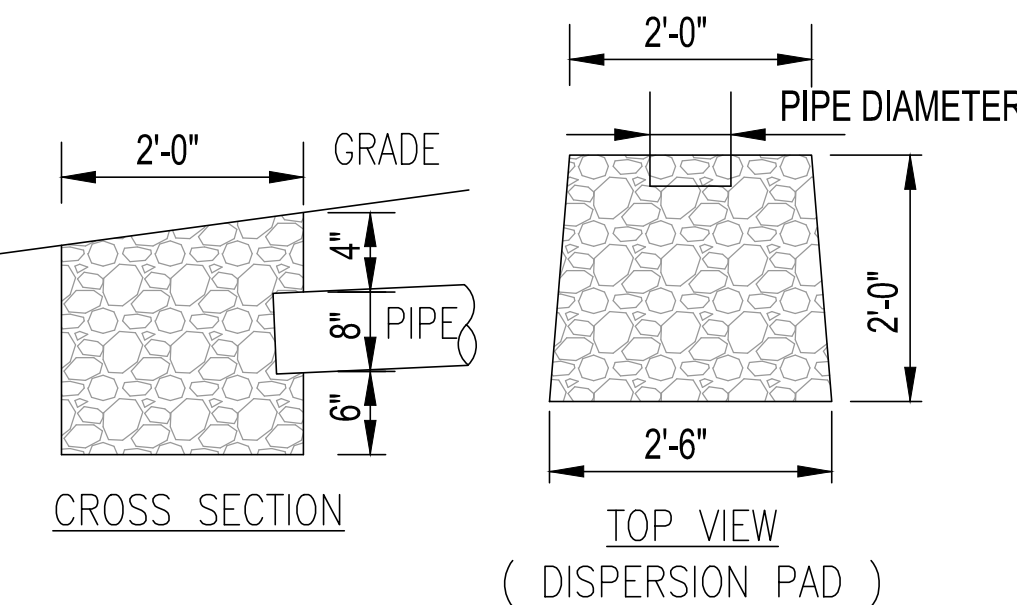
TOPSOIL STOCKPILE

NOT TO SCALE

STORMWATER CHAMBER BY CULTEC INC.  
STORMWATER DESIGN MODEL: RECHARGER 330XLHD  
INSTALLATION: PER MANUFACTURERS INSTRUCTIONS

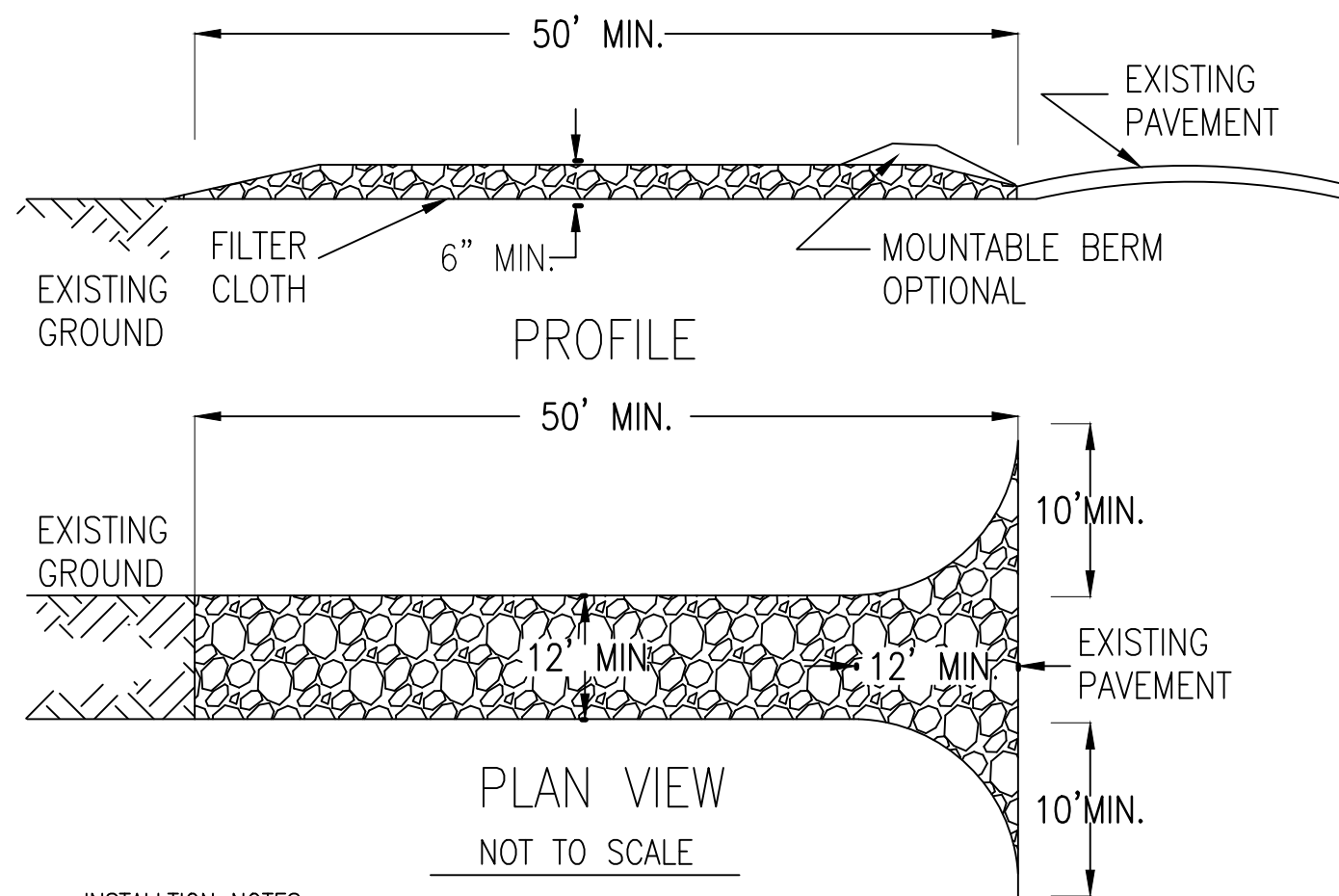


CULTEC RECHARGER 330XLHD



RIPRAP DISPERSION PAD

NOT TO SCALE

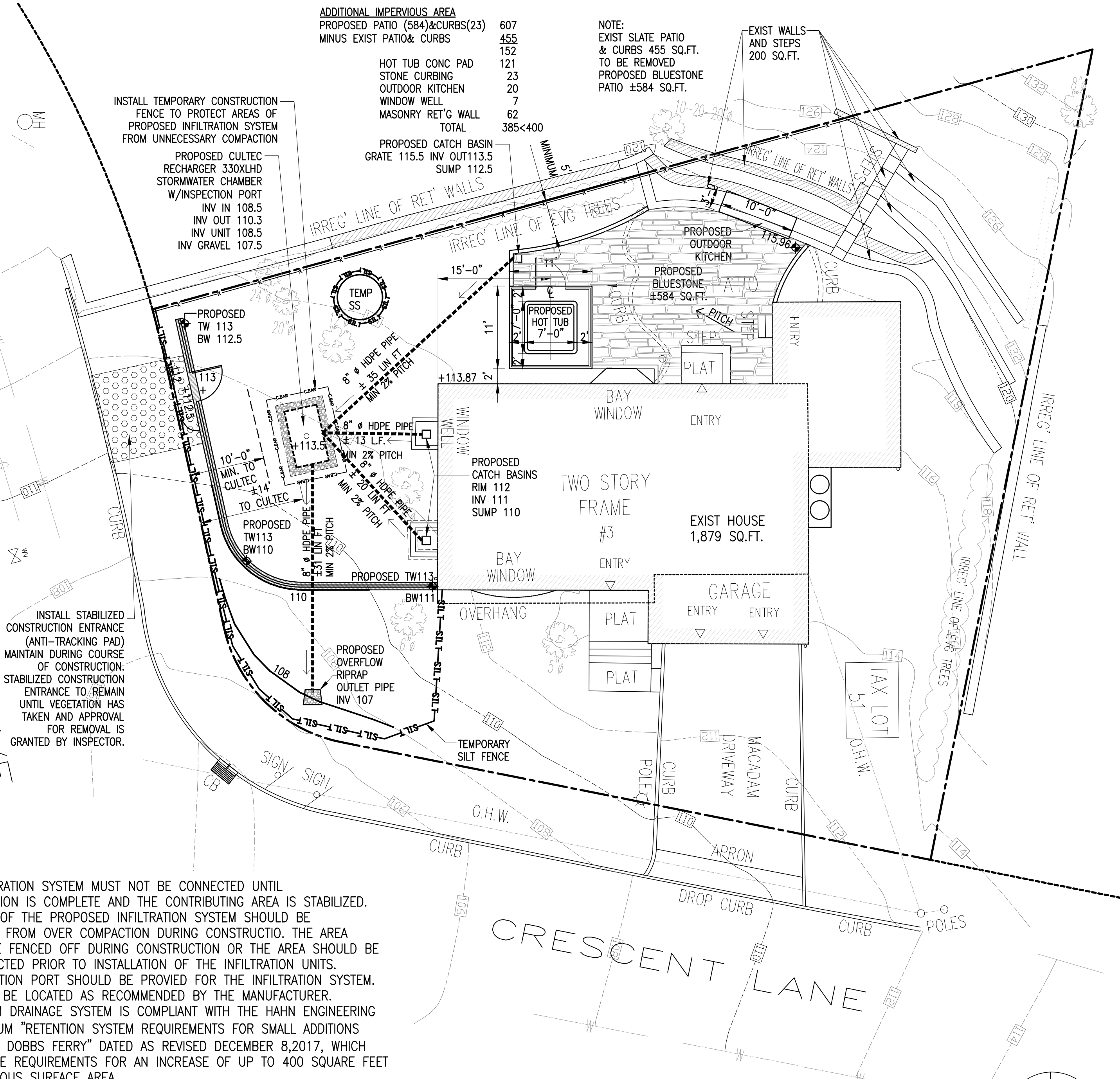


INSTALLATION NOTES

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES
4. WIDTH - EIGHT (8) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY (24) FOOT IF SINGLE ENTRANCE TO SITE
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED INTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



EROSION CONTROL AND  
STORM DRAINAGE PLAN

SCALE : 1" = 10'-0" GRAPHIC SCALE IN FEET  
0 5 10 20

STORMWATER MANAGEMENT FACILITIES MAINTENANCE

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

1. MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF PAVED AREAS.
2. DRAINAGE INLETS ON THE TERRACE AND IN THE WINDOW WELLS SHALL BE VACUUM SWEEPED TWICE A YEAR AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE COMPLETION OF THE SAND AND DE-ICING SEASON IN THE SPRING.
3. AT THE SAME TIME AS THE DRAINAGE INLETS ARE VACUUM SWEEPED, INSPECT THE EXFILTRATION/ATTENUATION STRUCTURE FOR SEDIMENT AND REMOVE SAME, IF FOUND.
4. KEEP GUTTERS FREE OF LEAVES AND DEBRIS.
5. KEEP LEAVES AND DEBRIS AWAY FROM THE DRAINAGE INLETS.

UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS, THE MAINTENANCE OF THE STORMWATER SYSTEM BECOMES THE RESPONSIBILITY OF THE HOMEOWNERS.

SILT FENCE DETAIL

NOT TO SCALE

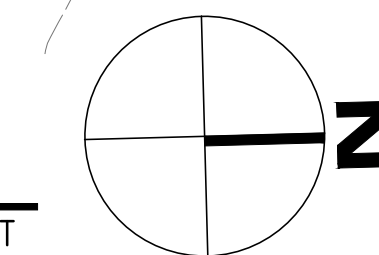
LEGEND

- EXISTING PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING ROCK
- EXISTING MASONRY RETAINING WALL
- EXISTING TREE AND DESIGNATION
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING GAS MAIN
- EXISTING WATER MAIN
- EXISTING WATER VALVE
- PROPOSED FINISHED GRADE
- PROPOSED SPOT ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED CURB
- CONSTRUCTION FENCE
- TEMPORARY SOIL STOCKPILE

TAX PARCEL ID : 3.100 -97-51

NOTE:  
ALL LIGHTING SHALL COMPLY WITH  
SECTION 300-11.4

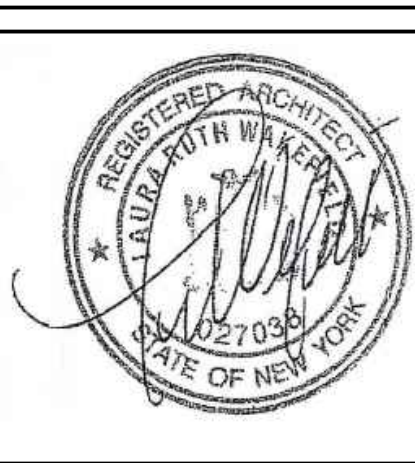
ALL SURVEYING INFORMATION ON  
THIS DRAWING IS TAKEN FROM A  
SURVEY DATED 04/23/2021  
PREPARED BY:  
SUMMIT LAND SURVEYING P.C.  
21 DRAKE LANE  
WHITE PLAINS, N. Y. 10607  
TEL 914 629 - 7758



0 5 10 20

STORMWATER FACILITY NOTES:

1. THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES, IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
2. ALL EXISTING TREES IN THE CONSTRUCTION AREA SHALL BE PROTECTED WITH A MINIMUM OF 6 INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
3. WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
4. WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.
5. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
6. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENT SHALL BE SUBMITTED TO THE VILLAGE ENGINEER AND BUILDING INSPECTOR FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
7. THE INFILTRATION SYSTEM ACCESS PORT SHALL BE SHOWN ON THE "AS-BUILT" DRAWINGS.



**LAURA WAKEFIELD**  
ARCHITECT  
329 BROADWAY  
DOBBS FERRY, NY 10522  
TEL: 914 693 6165  
N.Y.S STATE LICENSE  
No. 27038

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OF A LICENSED ARCHITECT TO ALTER AN ITEM  
ON THESE DRAWINGS IN ANY WAY

PROJECT TITLE:  
**LAMENDOLA RESIDENCE**

3 CRESCENT LANE  
DOBBS FERRY, NEW YORK 10522

PROJECT NO.: 2101

**GOTHAM  
DESIGN**  
AND COMMUNITY  
DEVELOPMENT LTD.

329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

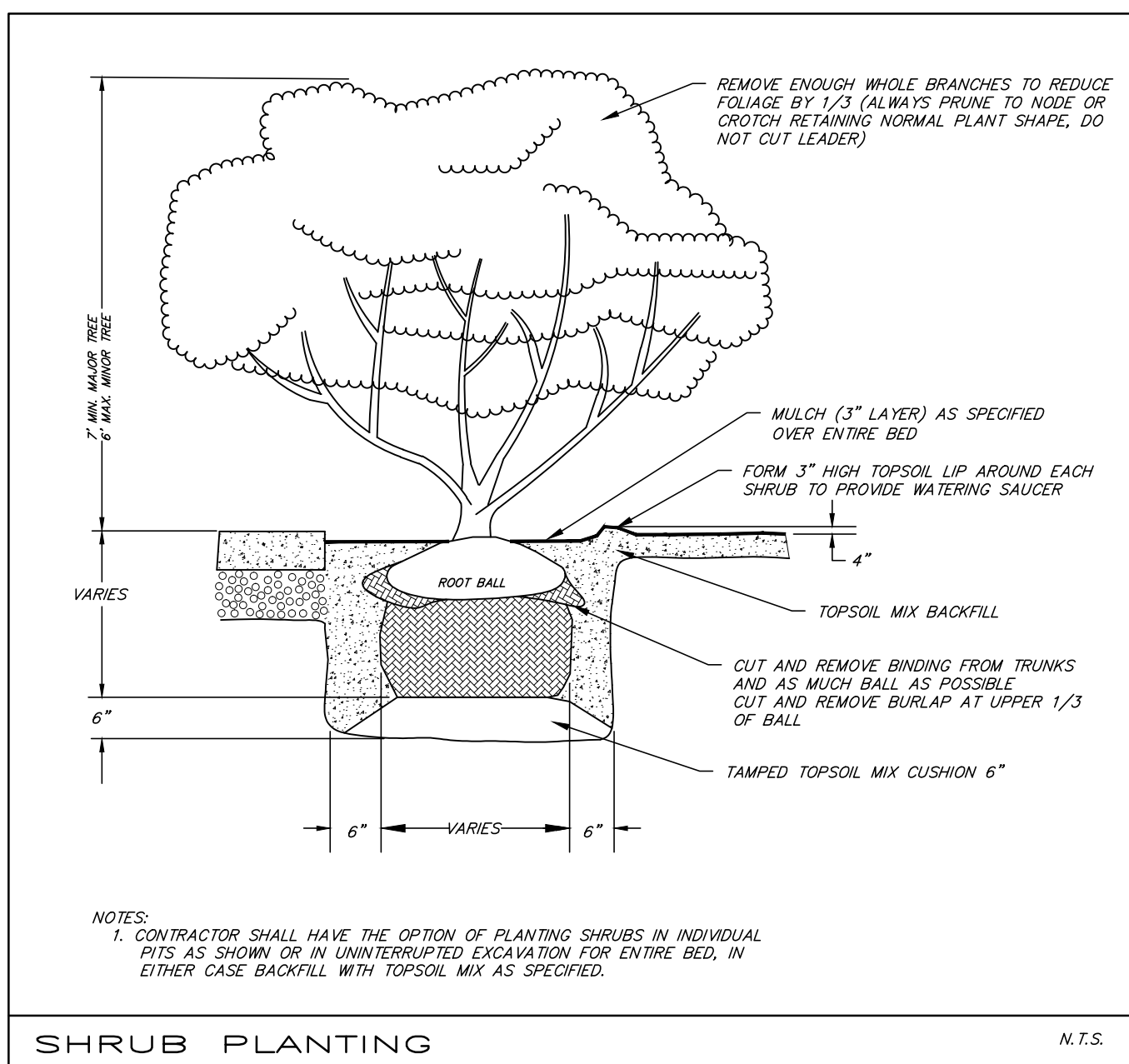
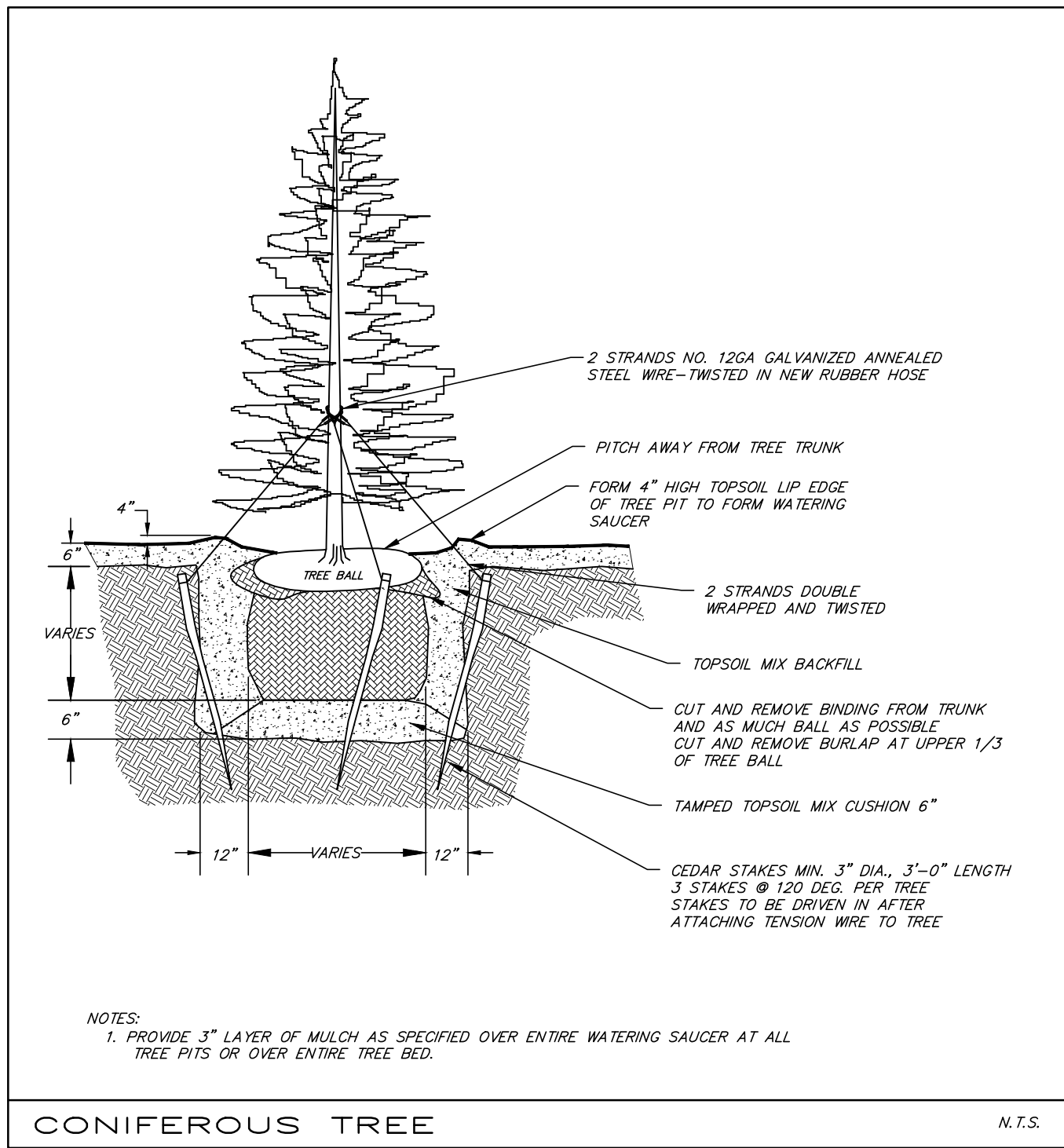
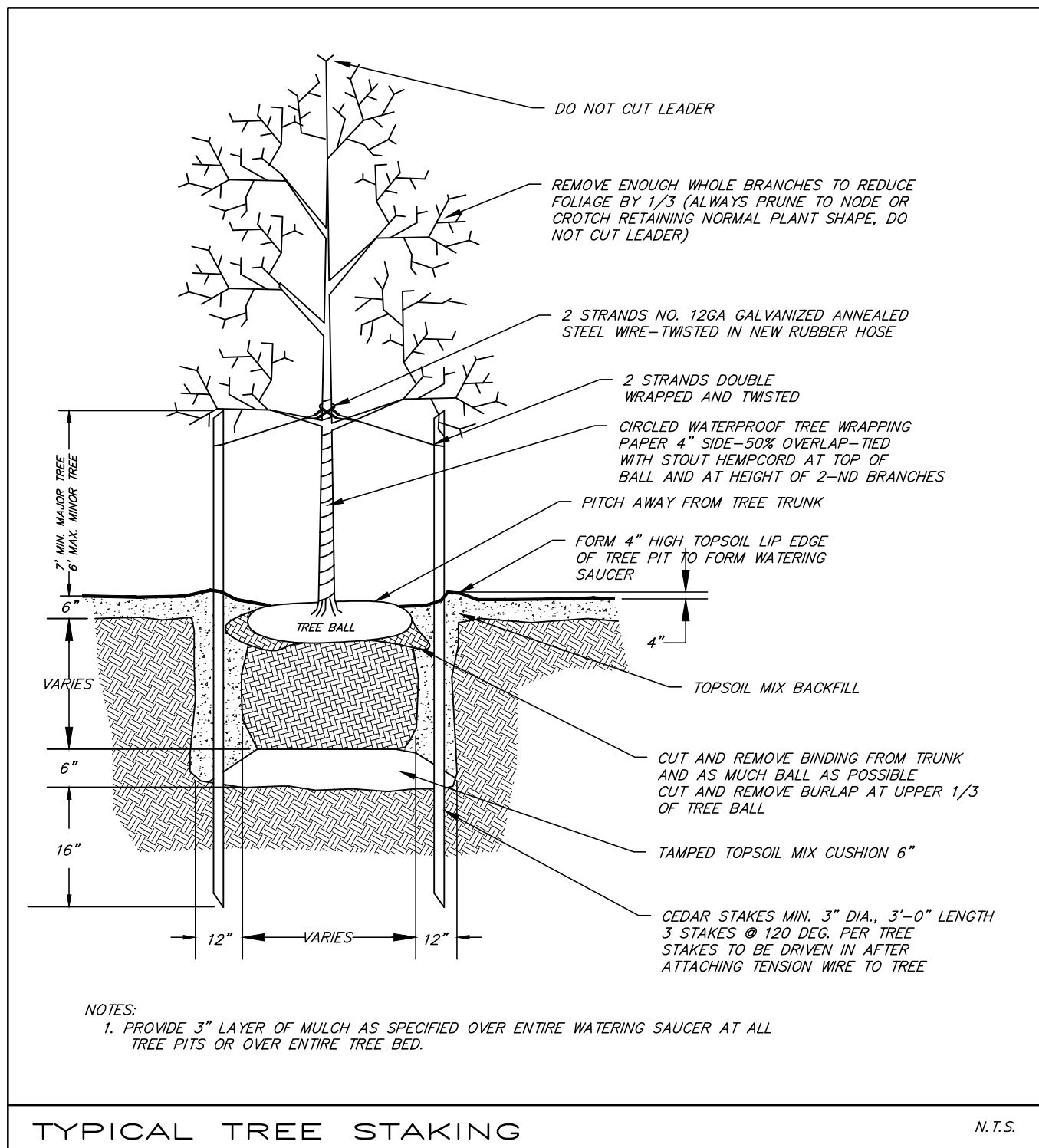
ISSUED / REVISIONS  
PLANNING BOARD SUBMISSION 05-17-2021

SHEET TITLE:  
**EROSION CONTROL AND  
STORM DRAINAGE PLAN  
AND DETAILS**

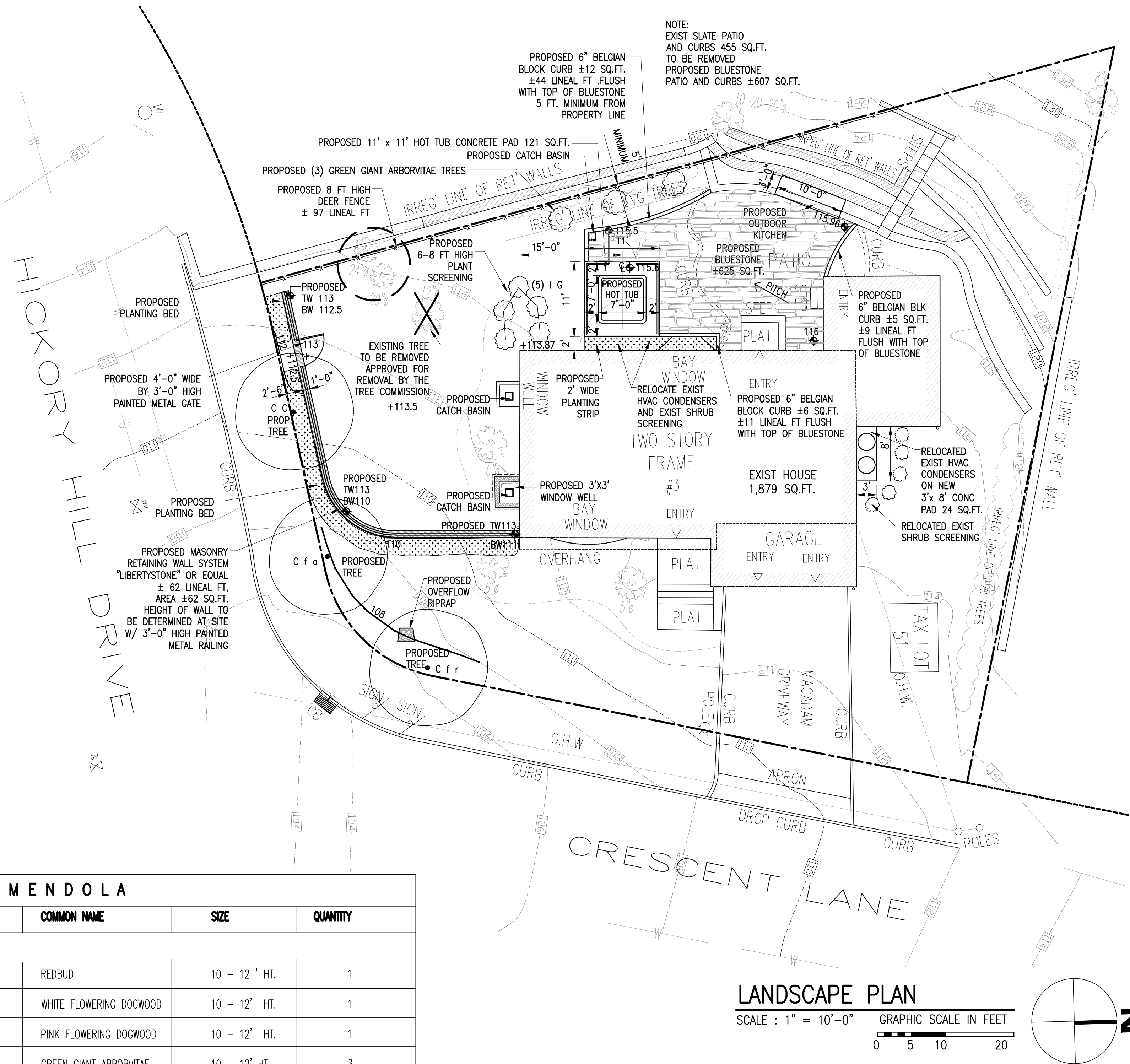
DATE: 05-17-2021  
SCALE: AS NOTED  
DRAWN BY: MB  
CHECKED BY: PRS

**A-1.1**





P L A N T   L I S T   L A M E N D O L A				
ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY
MINOR TREES				
C C	CERSIS CANADENSIS	REDBUD	10 - 12' HT.	1
C f a	CORRUS FLORIDA ALBA	WHITE FLOWERING DOGWOOD	10 - 12' HT.	1
C f r	CORRUS FLORIDA RUBRA	PINK FLOWERING DOGWOOD	10 - 12' HT.	1
G G A	THUJA PLICATA	GREEN GIANT ARBORVITAE	10 - 12' HT.	3
SHRUBS				
C H	COTONEASTER HORIZONTALIS	ROCKSPRAY COTONEASTER	2 - 2.5' SP	
I C	ILEX CRENATA "SOFT TOUCH"	SOFT TOUCH JAPANESE HOLLY	2 - 3' SP	
I M	ILEX MESERVEAE "HACHFEE"	CASTLE SPIRE HOLLY	5 - 6' HT.	
I G	ILEX GLABRA	INKBERRY	2.5 - 3' HT.	
I V	ITEA VIRGINIA "HENRY'S GARNET"	SWEETSPIRE	2.5 - 3' HT.	
J S	JUNIPERUS SCOPULORUM	WICHITA BLUE JUNIPER	6 - 7' HT.	
K L	KALMIA LATIFIDIA	MOUNTAIN LAUREL	4 - 5' HT.	
L B	LINDERA BENZOIN	SPICEBUSH	2.5 - 3' HT.	
PLANT NOTES:				
1. ALL LAWN AREAS TO BE PREPARED WITH 4" MIIMUM OF SCREENED TOPSOIL AND SEEDED OR SODDED WITH A BLUEGRASS AND PERENNIAL RYEGRASS MIX. ALL DISTURBED AREAS AREAS NOT TO LAWN. SHRUB BEDS TO BE SEEDED WITH A MIX OF ANNUAL RYE AT 50 % NORMAL BROADCAST RATE AND REDTOP FESCUE AT NORMAL RATE.				
2. ALL PLANTS AND SHRUB BEDS SHALL RECEIVE 2" MINIMUM OF SHREDDED CEDAR MULCH.				
3. ALL TREES & SHRUBS SHALL HAVE 12' TOPSOIL AROUND SIDES OF ROOTS. ADD SOIL FOR DEPTH AS NECESSARY.				
4. IF PLANT COUNTS DIFFER BETWEEN THE PLANT LIST AND THE PLANS, THOSE SHOWN GRAPHICALLY ON THE PLANS SHALL BE ASSUMED CORRECT.				
5. ALL PLANTS TO BE TYPICAL OF THE SPECIES, HEALTHY, AND FREE OF DISEASE AT THE TIME OF PLANTING AND WARRANTED FOR ONE YEAR THEREAFTER.				
6. ALL INVASIVE, NON NATIVE PLANTS TO BE REMOVED FROM THE SITE, e.g. MULTIFLORA ROSE, BARBERRY, PRIVET.				



PROPOSED 8 FT HIGH DEER FENCE PREFINISHED ALUMINUM BLACK  
SCALE : NONE

LEGEND

---

EXISTING PROPERTY LINE

---

EXISTING BUILDING LINE

---

EXISTING PAVEMENT EDGE

---

EXISTING CURB LINE

---

EXISTING MINOR CONTOUR

---

EXISTING MAJOR CONTOUR

---

EXISTING ROCK

---

EXISTING MASONRY RETAINING WALL

---

EXISTING TREE AND DESIGNATION

---

EXISTING FENCE

---

EXISTING OVERHEAD WIRES

---

EXISTING DRAIN INLET

---

EXISTING CATCH BASIN

---

EXISTING MANHOLE

---

EXISTING UTILITY POLE

---

EXISTING SIGN

---

EXISTING GAS MAIN

---

EXISTING WATER MAIN

---

EXISTING WATER VALVE

---

EXISTING ITEM TO BE REMOVED

---

EXISTING TREE TO BE REMOVED

---

PROPOSED TREE PROTECTION

---

PROPOSED TREE

---

PROPOSED SHRUB OR PLANT

TAX PARCEL ID : 3.100 -97-51

NOTE:  
ALL LIGHTING SHALL COMPLY WITH SECTION 300-11.4

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PREPARED BY:  
SUMMIT LAND SURVEYING P.C.  
21 DRAKE LANE  
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TEL 914 629 - 7758

REGISTERED ARCHITECT  
LAURA WAKEFIELD  
STATE OF NEW YORK  
1027038

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DOBBS FERRY, NY 10522  
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AND COMMUNITY DEVELOPMENT LTD.  
329 Broadway  
Dobbs Ferry, N.Y. 10522  
Phone: ( 914 ) 693-5093  
Fax: ( 914 ) 693-5390  
email: arch329@gmail.com

ISSUED / REVISIONS  
PLANNING BOARD SUBMISSION 05-17-2021

SHEET TITLE:  
**LANDSCAPE PLAN**  
DATE: 05-17-2021  
SCALE: AS NOTED  
DRAWN BY: MB  
CHECKED BY: PRS

**L-1**