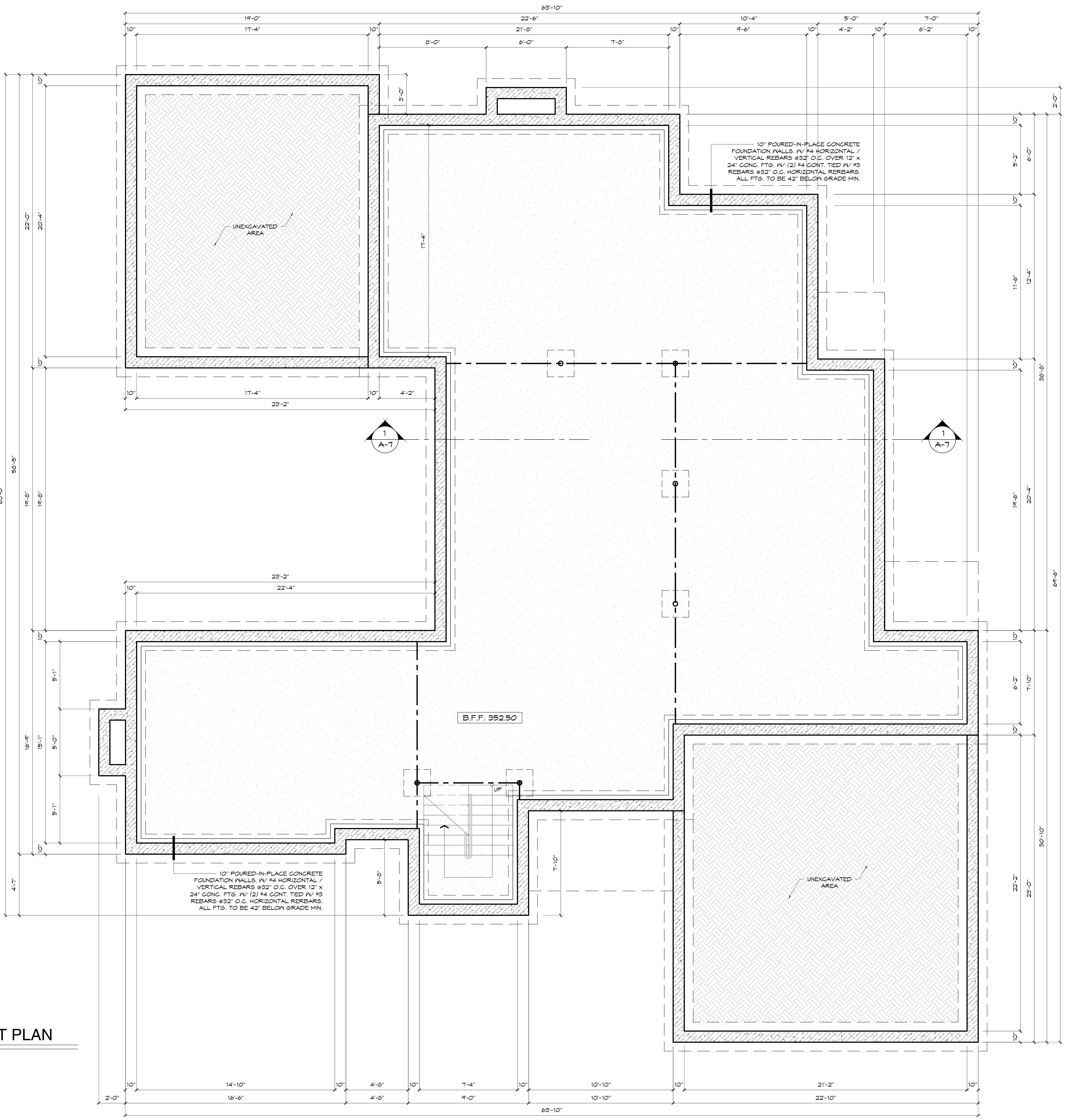

PROPOSED BASEMENT PLAN

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

LEGEND

═	TYPICAL EXTERIOR/INTERIOR PARTITION: SPEC. STUDS @ 16" O.C. W/ GYP. BOARD FINISH (SEE PLANS TO SPEC. TYPE/LOCATION)
▥	1-HOUR FIRE RATED PARTITION: 2x6 STUDS @ 16" O.C. W/ 5/8" TYPE X GYPSUM BOARD EACH SIDE (SEE DETAIL)
▨	CAST-IN-PLACE CONCRETE WALL, SEE FOUNDATION PLAN
◜	NEW DOOR: SEE PLANS FOR INDIVIDUAL SIZES

NOTE

ALL LIGHTING SHALL COMPLY WITH SECTION 300-41

SITE NOTES

SEE ENGINEERING DRAWINGS PROVIDED BY NY LIC. ENGINEER FOR SITE PLANS, LANDSCAPING, ZONING DATA

INDEX OF CONSTRUCTION DRAWINGS

CS	COVER SHEET / NOTES
A-1	BASEMENT FLOOR PLAN
A-2	1ST FLOOR PLAN
A-3	2ND FLOOR PLAN
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED ELEVATIONS
A-6	SKY EXPOSURE PLANE
A-7	WALL SECTION DETAIL

APPLICABLE CODES AND REFERENCES

1. INTERNATIONAL BUILDING CODE, NY ED. 2020
2. INTERNATIONAL RESIDENTIAL CODE, NY ED. 2020
3. INTERNATIONAL FIRE CODE, NY ED. 2020
4. INTERNATIONAL MECHANICAL CODE, NY ED. 2020
5. INTERNATIONAL FUEL GAS CODE, NY ED. 2020
6. INTERNATIONAL ENERGY CONSERVATION CODE, NY ED. 2020
7. NATIONAL ELECTRICAL CODE, NY ED. 2017
8. NATIONAL STANDARD PLUMBING CODE, NY ED. 2018
9. EXISTING BUILDING CODE, NY ED. 2020
10. NATIONAL FIRE ALARM AND SIGNALING CODE, NY ED. 2016
11. ELEVATOR SUBCODE, NY ED. 2019
    AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME)

UCC DATA INTERNATIONAL RESIDENTIAL CODE 2020 NY ED.	
USE GROUP	SINGLE FAMILY RESIDENTIAL
CONSTRUCTION TYPE	V-B
BUILDING HGT. (STORIES / FEET)	2-1/2 / 25'-11"
BUILDING AREA	
1ST FLOOR	2,099 GROSS S.F.
2ND FLOOR	1,853 GROSS S.F.
ART STUDIO	408 GROSS S.F.
TOTAL	4,360 GROSS S.F.
GARAGE	547 GROSS S.F.
BASEMENT	2,114 GROSS S.F.
BUILDING VOLUME	62,472 C.F.
FLOOR LIVE LOAD	40 PSF
OCCUPANCY LOAD	1 / 200 GROSS

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PROPOSED NEW ONE FAMILY
RESIDENCE
FOR
253 JUDSON AVENUE
DOBBS FERRY, NY

DRW BY	DATE	REV	COMMENT
D.K.	01.23.21		PRELIMINARY DRAWINGS
D.K.	08.02.21		CUSTOMER MODIFICATIONS
D.K.	08.03.21		CUSTOMER MODIFICATIONS
D.K.	08.10.21		ZONING BOARD REVIEW

PROPOSED BASEMENT PLAN

MATTHEW G. EVANS
ARCHITECT - PLANNER

R.A. LIC NO. 13803
P.P. LIC. NO. 5662

SHEET NUMBER

A-1

WINDOW SCHEDULE

ANDERSEN		ROUGH OPENING		TYPE	MATERIAL	AMOUNT	COLOR
A SERIES		WIDTH	HEIGHT				
01	DH 3068	36"	80"	DBL.HUNG	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	6	BLACK
02	ACW2070	24"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	1	BLACK
03	ACW2640	30"	48"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	8	BLACK
04	AAN3024	36"	28"	AWNING	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	3	BLACK
05	ACW2040	24"	48"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	2	BLACK
06	ACW3670	42"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	11	BLACK
07	ACW3070	36"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	10	BLACK
08	ACW3646	42"	54"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	3	BLACK
09	ACW4846-2	56"	54"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	1	BLACK
10	ACW6060-2	72"	72"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	2	BLACK

NOTE: SOME CASEMENT WINDOWS MAY BE REPLACED BY OWNER WITH PICTURE WINDOWS OF THE SAME SIZE / STYLE / COLOR. CHANGES TO BE SHOWN ON CONSTRUCTION DRAWINGS / RESCHECK

DOOR SCHEDULE

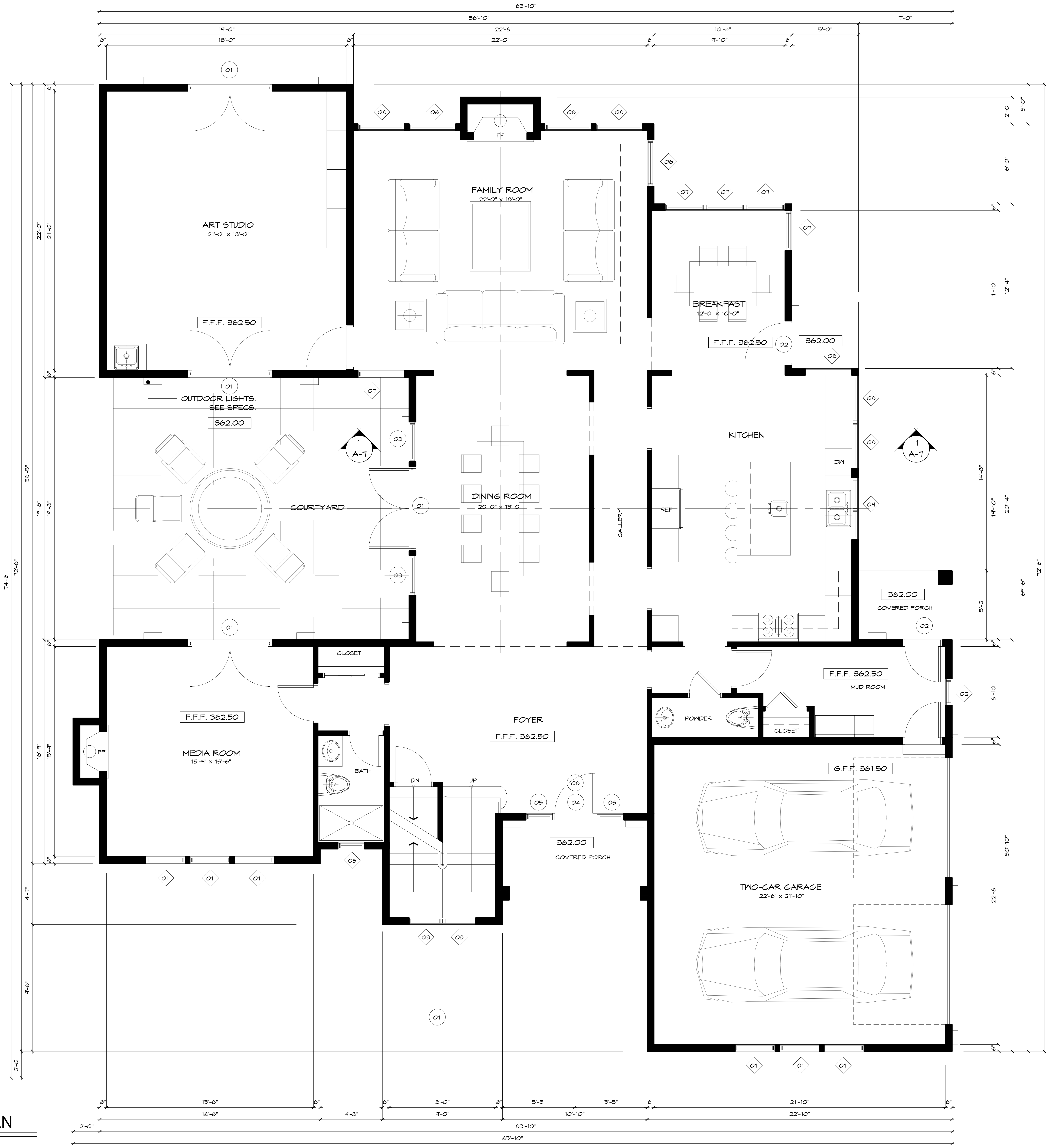
ANDERSEN		ROUGH OPENING		TYPE	MATERIAL	GLAZING	AMOUNT	COLOR
A SERIES		WIDTH	HEIGHT					
01	FWHD6080	36"	80"	DBL.HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	6	BLACK
02	FWHD3080	24"	84"	HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
03	FWHD3080S	30"	48"	FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
04	3068 ENTRANCE	36"	80"	HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH		1	BLACK
05	FWHD2068S	24"	48"	FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
06	ATF7412	42"	84"	TRANSOM FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	1	BLACK

NOTE: ENTRANCE DOOR TO BE INSULATED W/ 0.15 MIN. U-FACTOR

SPEC. GARAGE DOORS: SEE RIGHT SIDE ELEVATION

	EXTERIOR MATERIAL SPECIFICATION		
	MANUFACT.	MODEL	COLOR
STONE	NATURAL STONE VENEER	SILVER LEDGESTONE	GREY
WALLS		SPEC. STUCCO FINISH	WHITE / GREY
SIDING		CEDAR TONGUE & GROOVE 6"	BROWN
ROOF	TIMBERLINE	CHARCOAL DARK GREY	
SOFFIT / TRIM	BLACK ALUM. SOFFIT / GUTTERS / FASCIA FINISH		
WALL PANELS	BLACK ANOD. ALUM. PANELS ALT. DESIGN: NICHIHA BLACK FIBER CEMENT BOARD. GLOSS		

LIGHTING SPECIFICATION						
MANUFACT.	MODEL AND SIZE	COLOR TEMP. AND CRI	FINISH	WATT	LED LUMENS	DELIVERED LUMENS
WAC LIGHTING	WS-W29-118-18"	3000K - 90	AL. BRUSHED	16W	1265	789



PROPOSED 1ST FLOOR PLAN

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

◇ 01	NEW SPEC. WINDOWS
01	NEW SPEC. DOORS

LEGEND

═	TYPICAL EXTERIOR/INTERIOR PARTITION: SPEC. STUDS @ 16" O.C. W/ GYP. BOARD FINISH (SEE PLANS TO SPEC. TYPE/LOCATION)
▥	1-HOUR FIRE RATED PARTITION: 2x6 STUDS @ 16" O.C. W/ 5/8" TYPE X GYPSUM BOARD EACH SIDE (SEE DETAIL)
▨	CAST-IN-PLACE CONCRETE WALL, SEE FOUNDATION PLAN
⌐	NEW DOOR: SEE PLANS FOR INDIVIDUAL SIZES

ELECTRICAL LEGEND

S 3	3-WAY SWITCH
S	SINGLE-POLE SWITCH
S D	DIMMER SWITCH
⦶	GROUND FAULT
⦶ WP	WATERPROOF DUPLEX OUTLET
◐	TOP SWITCH OUTLET
⊕	QUADRUPLEX OUTLET
⌖	INCANDESCENT LIGHTING (SURFACE MOUNTED)
Ⓢ	SCONCE (WALL MOUNTED)
Ⓡ	RECESSED LIGHTING
● SD	SMOKE DETECTOR 110V A/C INTERCONNECTED
● CM/SD	COMBINATION CARBON MONOXIDE / SMOKE DETECTOR 110V A/C INTERCONNECTED
⊖	FLOOR / CEILING MOUNTED OUTLET
FAN ⊕ LIGHT	FAN/ LIGHT COMBINATION 50 CFM VENT TO EXTERIOR

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DOBBS FERRY, NY

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D.K.	08.10.21		ZONING BOARD REVIEW

PROPOSED 1ST FLOOR PLAN

MATTHEW G. EVANS
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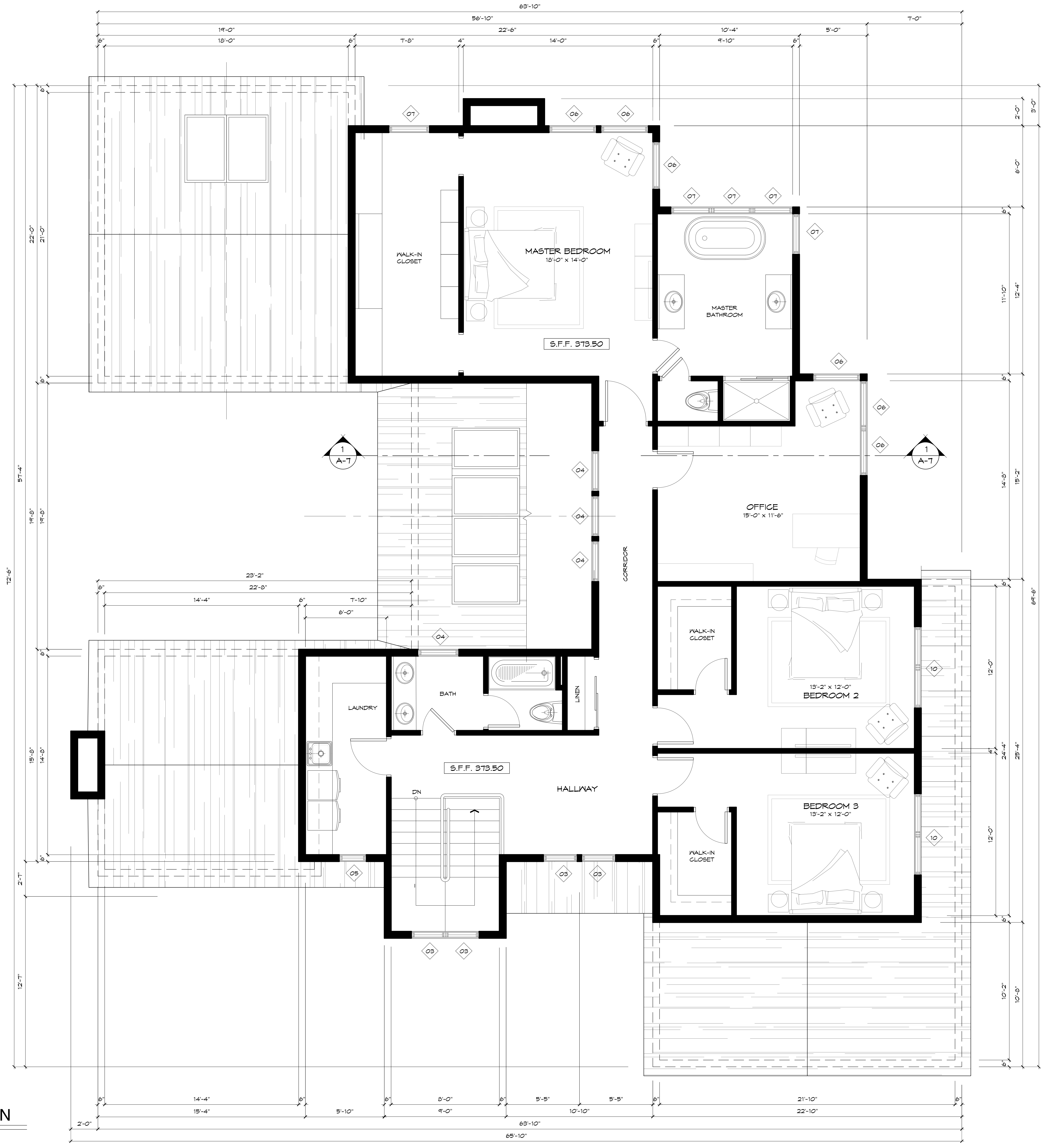
R.A. LIC NO. 13803
P.P. LIC NO. 5662

SHEET NUMBER

A-2



PROPOSED 2ND FLOOR PLAN

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

WINDOW SCHEDULE

ANDERSEN		ROUGH OPENING		TYPE	MATERIAL	AMOUNT	COLOR
A SERIES		WIDTH	HEIGHT				
01	DH 3068	36"	80"	DBL.HUNG	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	6	BLACK
02	ACW2070	24"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	1	BLACK
03	ACW2640	30"	48"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	8	BLACK
04	AAN3024	36"	28"	AWNING	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	3	BLACK
05	ACW2040	24"	48"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	2	BLACK
06	ACW3670	42"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	11	BLACK
07	ACW3070	36"	84"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	10	BLACK
08	ACW3646	42"	54"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	3	BLACK
09	ACW4846-2	56"	54"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	1	BLACK
10	ACW6060-2	72"	72"	CASEMENT	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	2	BLACK

NOTE: SOME CASEMENT WINDOWS MAY BE REPLACED BY OWNER WITH PICTURE WINDOWS OF THE SAME SIZE / STYLE / COLOR. CHANGES TO BE SHOWN ON CONSTRUCTION DRAWINGS / RESCHECK

DOOR SCHEDULE

ANDERSEN		ROUGH OPENING		TYPE	MATERIAL	GLAZING	AMOUNT	COLOR
A SERIES		WIDTH	HEIGHT					
01	FWHD6080	36"	80"	DBL.HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	6	BLACK
02	FWHD3080	24"	84"	HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
03	FWHD3080S	30"	48"	FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
04	3068 ENTRANCE	36"	80"	HINGED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH		1	BLACK
05	FWHD2068S	24"	48"	FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	2	BLACK
06	ATF7412	42"	84"	TRANSOM FIXED	WOOD CORE W/ FIBER COMPOSITE EXTERIOR FINISH	DBL. PINE W/ ARGON LOW E	1	BLACK

NOTE: ENTRANCE DOOR TO BE INSULATED W/ 0.15 MIN. U-FACTOR

SPEC. GARAGE DOORS: SEE RIGHT SIDE ELEVATION

◇ 01	NEW SPEC. WINDOWS
○ 01	NEW SPEC. DOORS

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PROPOSED NEW ONE FAMILY
RESIDENCE
FOR
253 JUDSON AVENUE
DOBBS FERRY, NY

DRW BY	DATE	REV	COMMENT
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D.K.	08.03.21		CUSTOMER MODIFICATIONS
D.K.	08.10.21		ZONING BOARD REVIEW

SECOND FLOOR PLAN

MATTHEW G. EVANS
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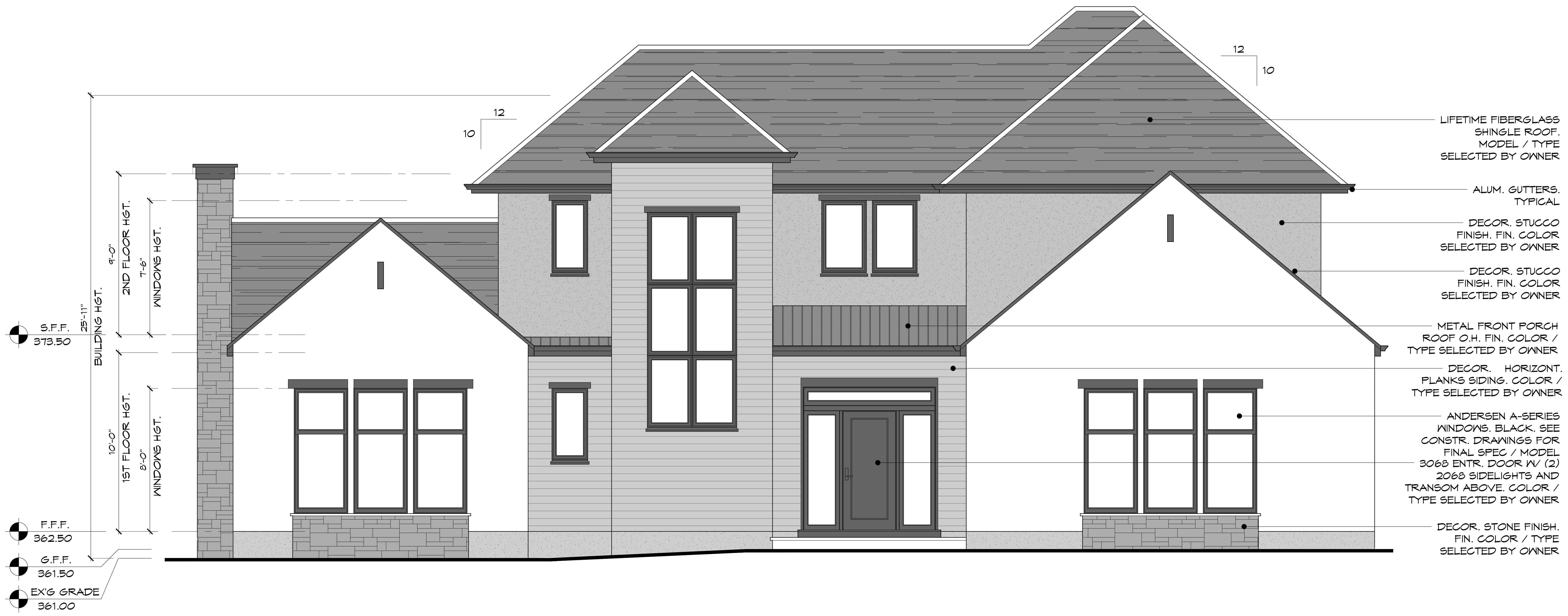
SHEET NUMBER
A-3


12
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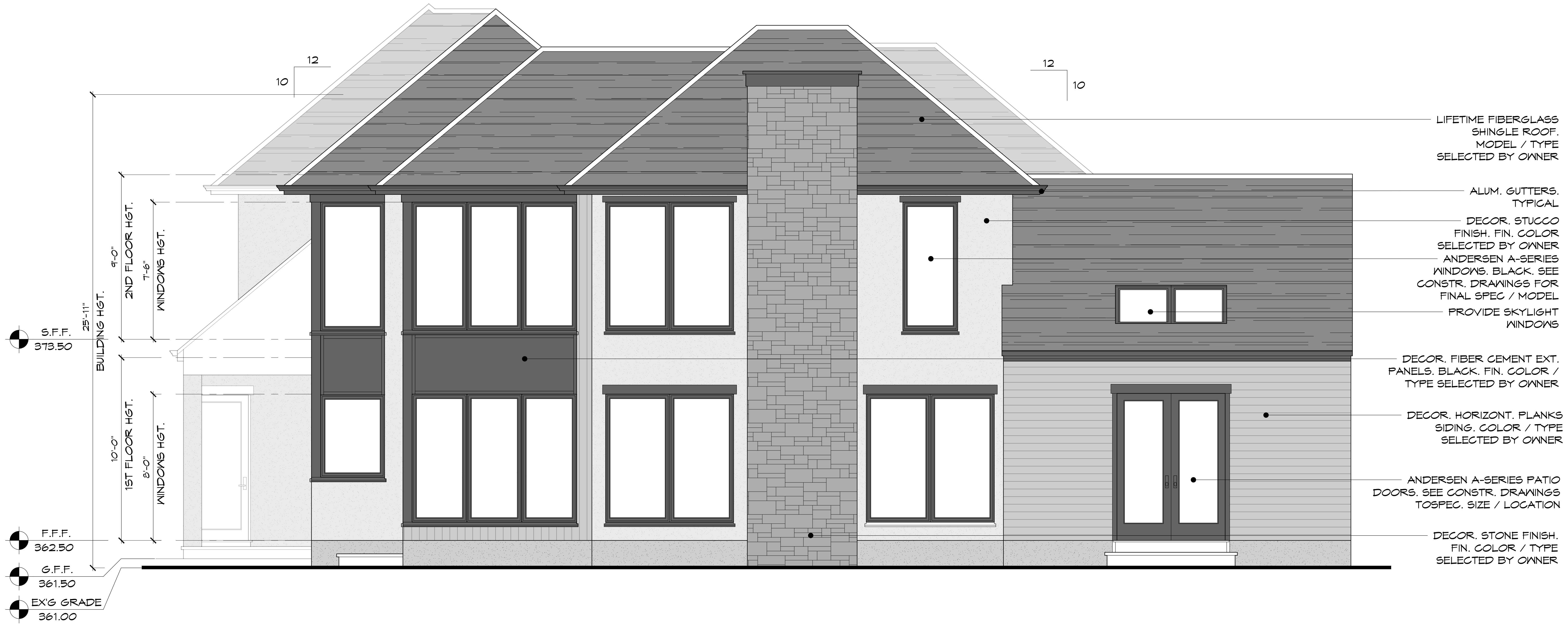
12
10
S.F.F.
373.50
F.F.F.
362.50
G.F.F.
361.50
EX'G GRADE
361.00
25'-11"
BUILDING HGT.
9'-0"
2ND FLOOR HGT.
7'-6"
WINDOWS HGT.
10'-0"
1ST FLOOR HGT.
8'-0"
WINDOWS HGT.
LIFETIME FIBERGLASS SHINGLE ROOF. MODEL / TYPE SELECTED BY OWNER
ALUM. GUTTERS. TYPICAL
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
METAL FRONT PORCH ROOF O.H. FIN. COLOR / TYPE SELECTED BY OWNER
DECOR. HORIZONT. PLANKS SIDING. COLOR / TYPE SELECTED BY OWNER
ANDERSEN A-SERIES WINDOWS. BLACK. SEE CONSTR. DRAWINGS FOR FINAL SPEC / MODEL
3068 ENTR. DOOR W/ (2) 2068 SIDELIGHTS AND TRANSOM ABOVE. COLOR / TYPE SELECTED BY OWNER
DECOR. STONE FINISH. FIN. COLOR / TYPE SELECTED BY OWNER

PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"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373.50
F.F.F.
362.50
G.F.F.
361.50
EX'G GRADE
361.00
25'-11"
BUILDING HGT.
9'-0"
2ND FLOOR HGT.
7'-6"
WINDOWS HGT.
10'-0"
1ST FLOOR HGT.
8'-0"
WINDOWS HGT.
LIFETIME FIBERGLASS SHINGLE ROOF. MODEL / TYPE SELECTED BY OWNER
ALUM. GUTTERS. TYPICAL
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
ANDERSEN A-SERIES WINDOWS. BLACK. SEE CONSTR. DRAWINGS FOR FINAL SPEC / MODEL
PROVIDE SKYLIGHT WINDOWS
DECOR. FIBER CEMENT EXT. PANELS. BLACK. FIN. COLOR / TYPE SELECTED BY OWNER
DECOR. HORIZONT. PLANKS SIDING. COLOR / TYPE SELECTED BY OWNER
ANDERSEN A-SERIES PATIO DOORS. SEE CONSTR. DRAWINGS TOSPEC. SIZE / LOCATION
DECOR. STONE FINISH. FIN. COLOR / TYPE SELECTED BY OWNER

PROPOSED REAR ELEVATION

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

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PROPOSED ELEVATIONS

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R.A. LIC NO. 13803
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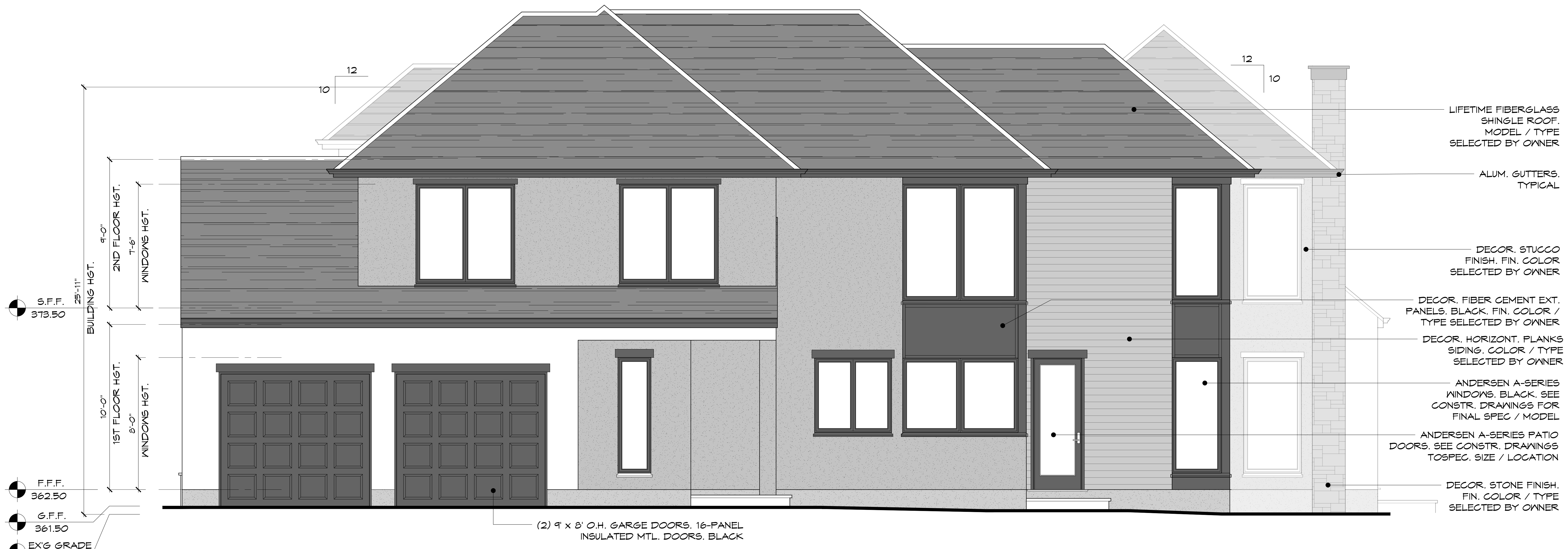
SHEET
NUMBER

A-4


12
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361.50
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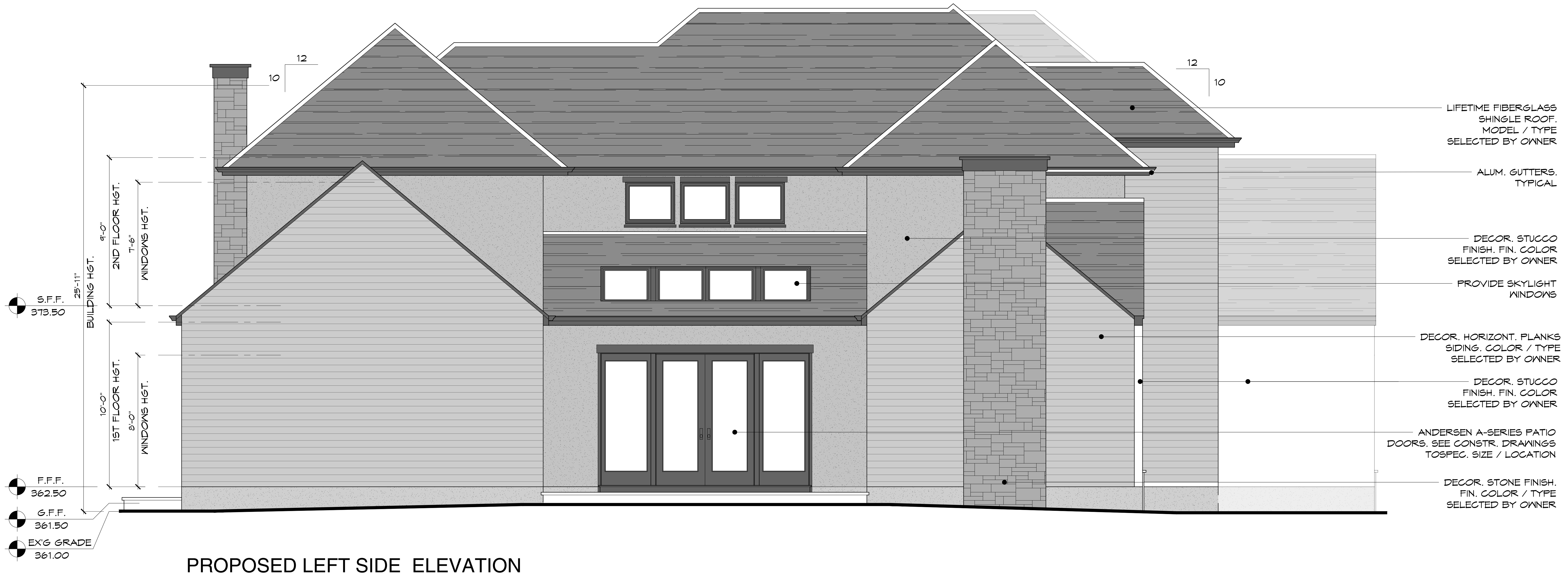
361.00
25'-11"
BUILDING HGT.
9'-0"
2ND FLOOR HGT.
7'-6"
WINDOWS HGT.
10'-0"
1ST FLOOR HGT.
8'-0"
WINDOWS HGT.
LIFETIME FIBERGLASS SHINGLE ROOF. MODEL / TYPE SELECTED BY OWNER
ALUM. GUTTERS. TYPICAL
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
DECOR. FIBER CEMENT EXT. PANELS. BLACK. FIN. COLOR / TYPE SELECTED BY OWNER
DECOR. HORIZONT. PLANKS SIDING. COLOR / TYPE SELECTED BY OWNER
ANDERSEN A-SERIES WINDOWS. BLACK. SEE CONSTR. DRAWINGS FOR FINAL SPEC / MODEL
ANDERSEN A-SERIES PATIO DOORS. SEE CONSTR. DRAWINGS TOSPEC. SIZE / LOCATION
DECOR. STONE FINISH. FIN. COLOR / TYPE SELECTED BY OWNER
(2) 9 x 8' O.H. GARGE DOORS. 16-PANEL INSULATED MTL. DOORS. BLACK

PROPOSED RIGHT SIDE ELEVATION

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


12
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EX'G GRADE
361.00
25'-11"
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LIFETIME FIBERGLASS SHINGLE ROOF. MODEL / TYPE SELECTED BY OWNER
ALUM. GUTTERS. TYPICAL
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
PROVIDE SKYLIGHT WINDOWS
DECOR. HORIZONT. PLANKS SIDING. COLOR / TYPE SELECTED BY OWNER
DECOR. STUCCO FINISH. FIN. COLOR SELECTED BY OWNER
ANDERSEN A-SERIES PATIO DOORS. SEE CONSTR. DRAWINGS TOSPEC. SIZE / LOCATION
DECOR. STONE FINISH. FIN. COLOR / TYPE SELECTED BY OWNER

PROPOSED LEFT SIDE ELEVATION

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

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PROPOSED ELEVATIONS

MATTHEW G. EVANS
ARCHITECT - PLANNER

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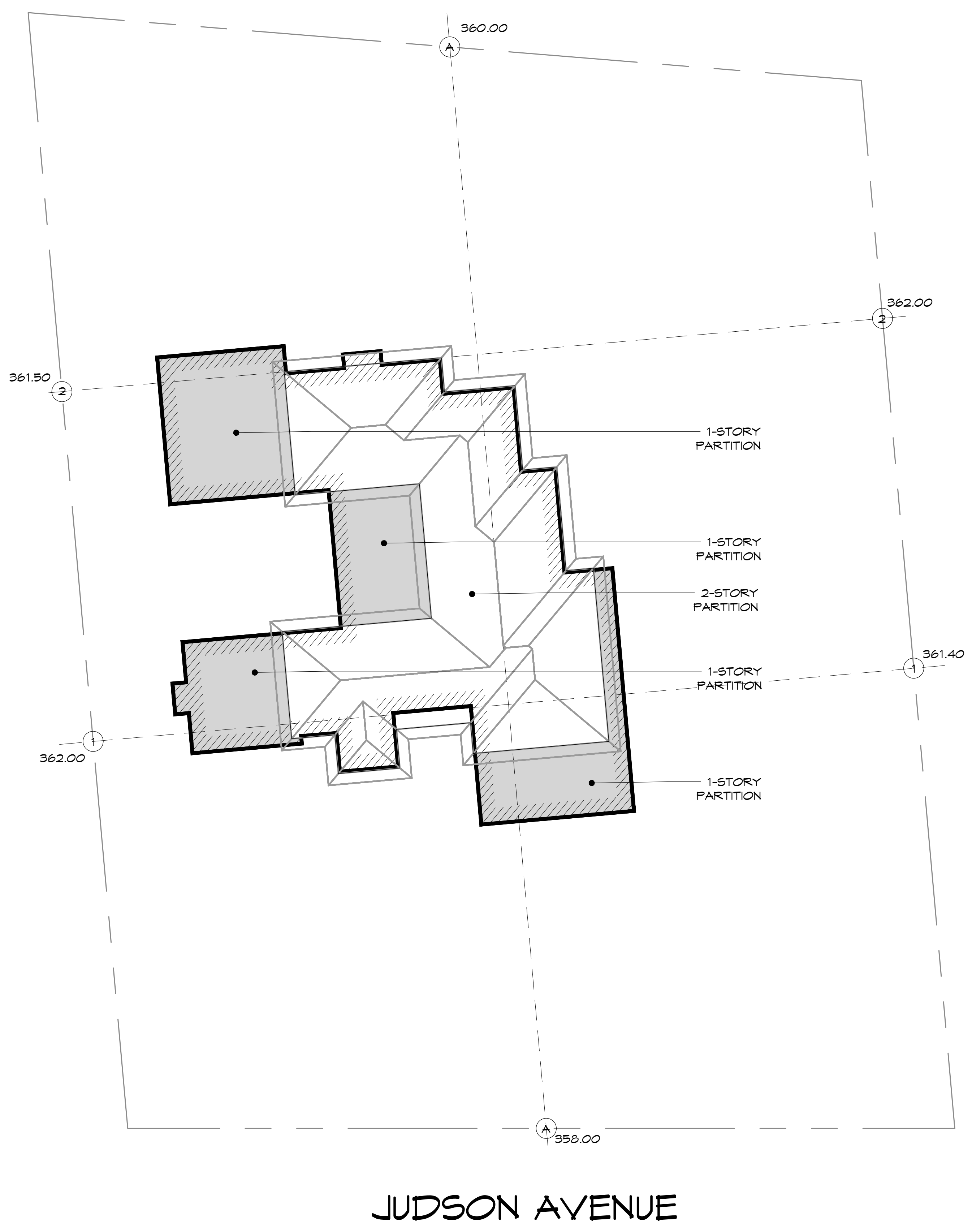
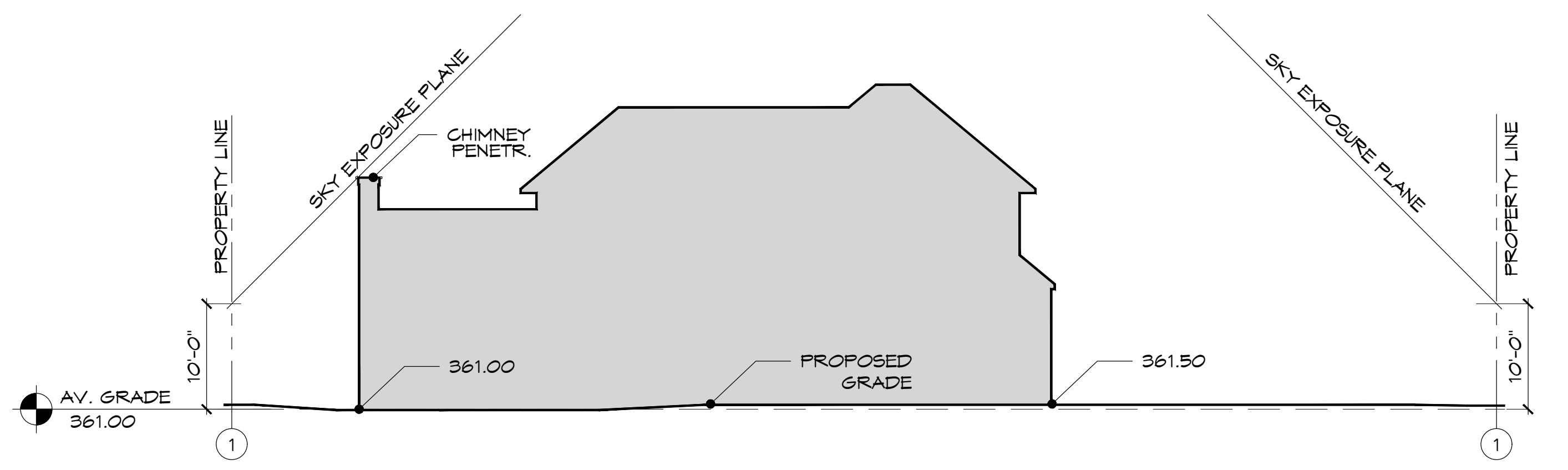
SHEET NUMBER

A-5



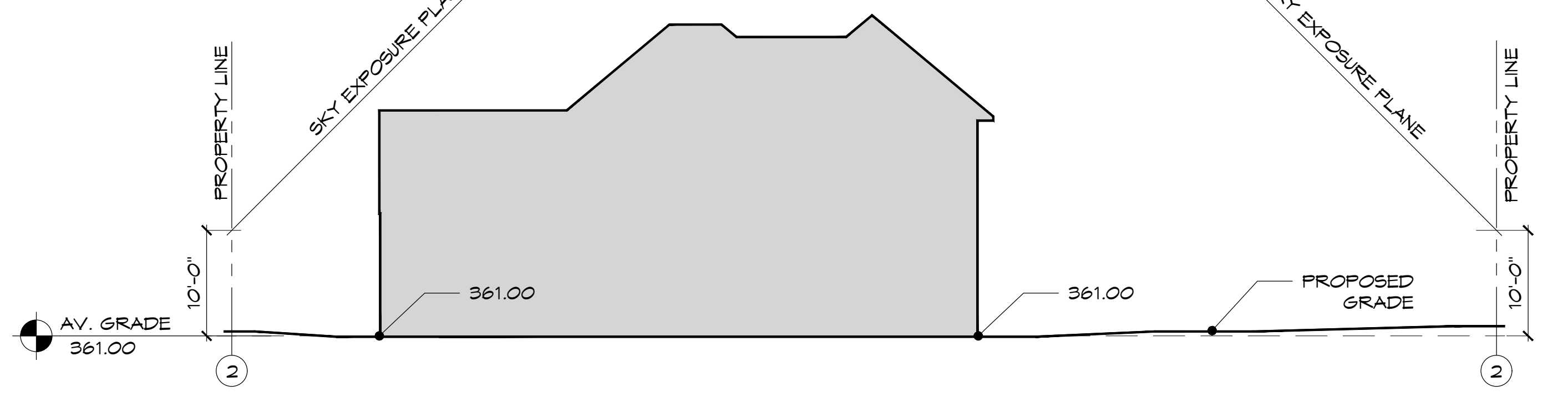
SITE PLAN

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



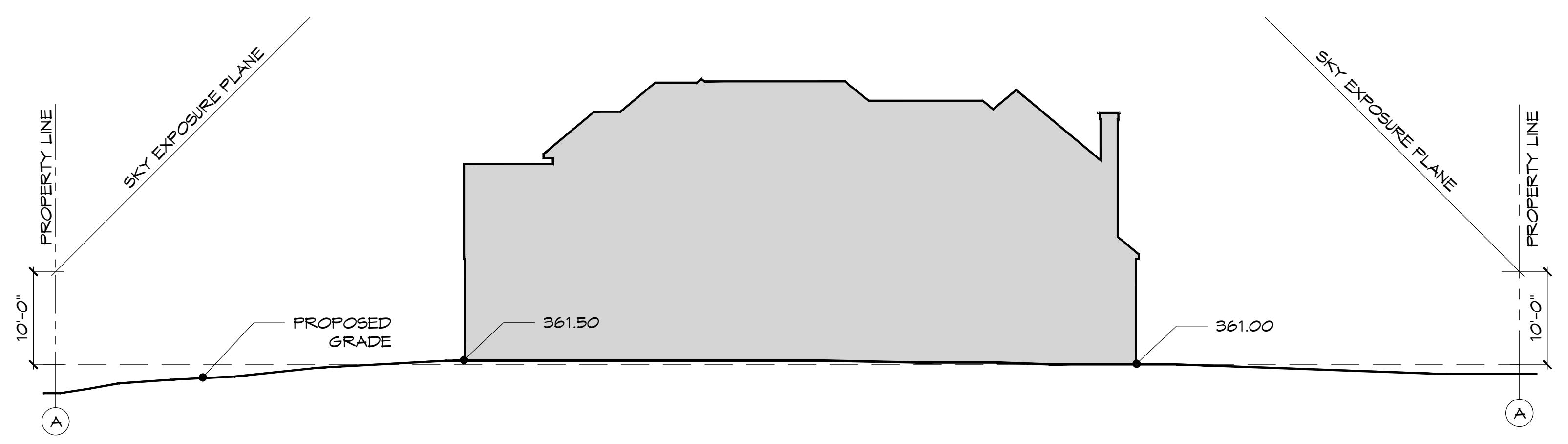
ELEVATION 1-1

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



ELEVATION 2-2

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



ELEVATION A-A

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

EVANS ARCHITECTS AIA

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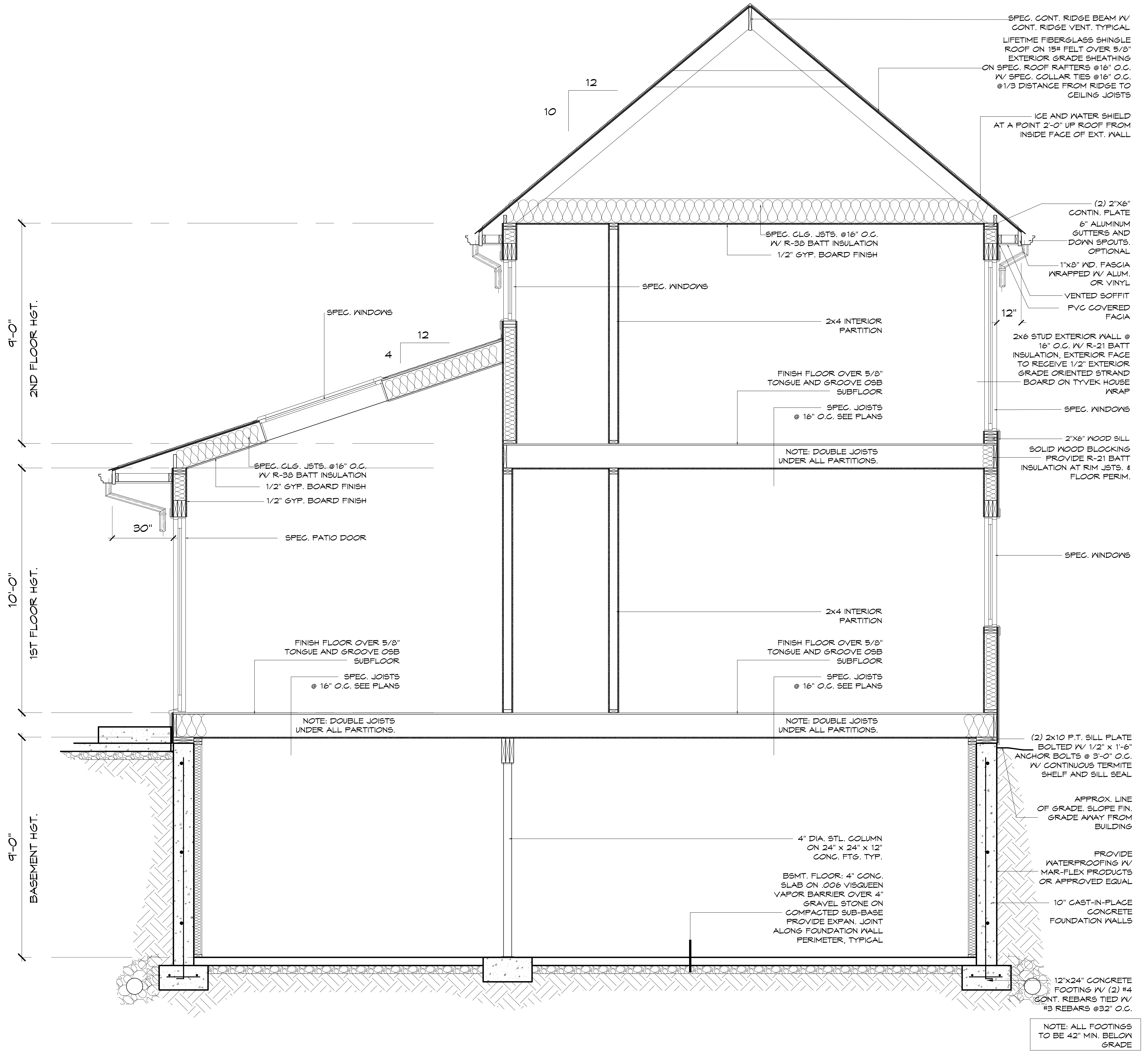
SKY EXPOSURE PLANE

MATTHEW G. EVANS
ARCHITECT / PLANNER

R.A. LIC NO. 13803
P.P. LIC. NO. 5662

SHEET NUMBER

A-6


SPEC. CONT. RIDGE BEAM W/ CONT. RIDGE VENT. TYPICAL
LIFETIME FIBERGLASS SHINGLE ROOF ON 15# FELT OVER 5/8" EXTERIOR GRADE SHEATHING ON SPEC. ROOF RAFTERS @16" O.C. W/ SPEC. COLLAR TIES @16" O.C. @1/3 DISTANCE FROM RIDGE TO CEILING JOISTS
ICE AND WATER SHIELD AT A POINT 2'-0" UP ROOF FROM INSIDE FACE OF EXT. WALL
12
10
(2) 2"X6" CONTIN. PLATE
6" ALUMINUM GUTTERS AND DOWN SPOUTS. OPTIONAL
1"X8" WD. FASCIA WRAPPED W/ ALUM. OR VINYL
VENTED SOFFIT
PVC COVERED FACIA
12"
SPEC. CLG. JSTS. @16" O.C. W/ R-38 BATT INSULATION
1/2" GYP. BOARD FINISH
SPEC. WINDOWS
2x4 INTERIOR PARTITION
2x6 STUD EXTERIOR WALL @ 16" O.C. W/ R-21 BATT INSULATION, EXTERIOR FACE TO RECEIVE 1/2" EXTERIOR GRADE ORIENTED STRAND BOARD ON TYVEK HOUSE WRAP
FINISH FLOOR OVER 5/8" TONGUE AND GROOVE OSB SUBFLOOR
SPEC. JOISTS @ 16" O.C. SEE PLANS
SPEC. WINDOWS
NOTE: DOUBLE JOISTS UNDER ALL PARTITIONS.
2"X6" WOOD SILL
SOLID WOOD BLOCKING PROVIDE R-21 BATT INSULATION AT RIM JSTS. & FLOOR PERIM.
9'-0"
2ND FLOOR HGT.
SPEC. WINDOWS
12
4
SPEC. CLG. JSTS. @16" O.C. W/ R-38 BATT INSULATION
1/2" GYP. BOARD FINISH
1/2" GYP. BOARD FINISH
30"
SPEC. PATIO DOOR
10'-0"
1ST FLOOR HGT.
SPEC. WINDOWS
2x4 INTERIOR PARTITION
FINISH FLOOR OVER 5/8" TONGUE AND GROOVE OSB SUBFLOOR
SPEC. JOISTS @ 16" O.C. SEE PLANS
NOTE: DOUBLE JOISTS UNDER ALL PARTITIONS.
FINISH FLOOR OVER 5/8" TONGUE AND GROOVE OSB SUBFLOOR
SPEC. JOISTS @ 16" O.C. SEE PLANS
NOTE: DOUBLE JOISTS UNDER ALL PARTITIONS.
(2) 2x10 P.T. SILL PLATE BOLTED W/ 1/2" x 1'-6" ANCHOR BOLTS @ 3'-0" O.C. W/ CONTINUOUS TERMITE SHELF AND SILL SEAL
APPROX. LINE OF GRADE. SLOPE FIN. GRADE AWAY FROM BUILDING
9'-0"
BASEMENT HGT.
4" DIA. STL. COLUMN ON 24" x 24" x 12" CONC. FTG. TYP.
PROVIDE WATERPROOFING W/ MAR-FLEX PRODUCTS OR APPROVED EQUAL
BSMT. FLOOR: 4" CONC. SLAB ON .006 VISQUEEN VAPOR BARRIER OVER 4" GRAVEL STONE ON COMPACTED SUB-BASE PROVIDE EXPAN. JOINT ALONG FOUNDATION WALL PERIMETER, TYPICAL
10" CAST-IN-PLACE CONCRETE FOUNDATION WALLS
12"x24" CONCRETE FOOTING W/ (2) #4 CONT. REBARS TIED W/ #3 REBARS @32" O.C.
NOTE: ALL FOOTINGS TO BE 42" MIN. BELOW GRADE

1 WALL SECTION DETAIL
SCALE: 3/8" = 1'-0"

EVANS ARCHITECTS AIA

MATTHEW G. EVANS
ARCHITECT - PROFESSIONAL PLANNER

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PROPOSED NEW ONE FAMILY
RESIDENCE
FOR
253 JUDSON AVENUE
DOBBS FERRY, NY

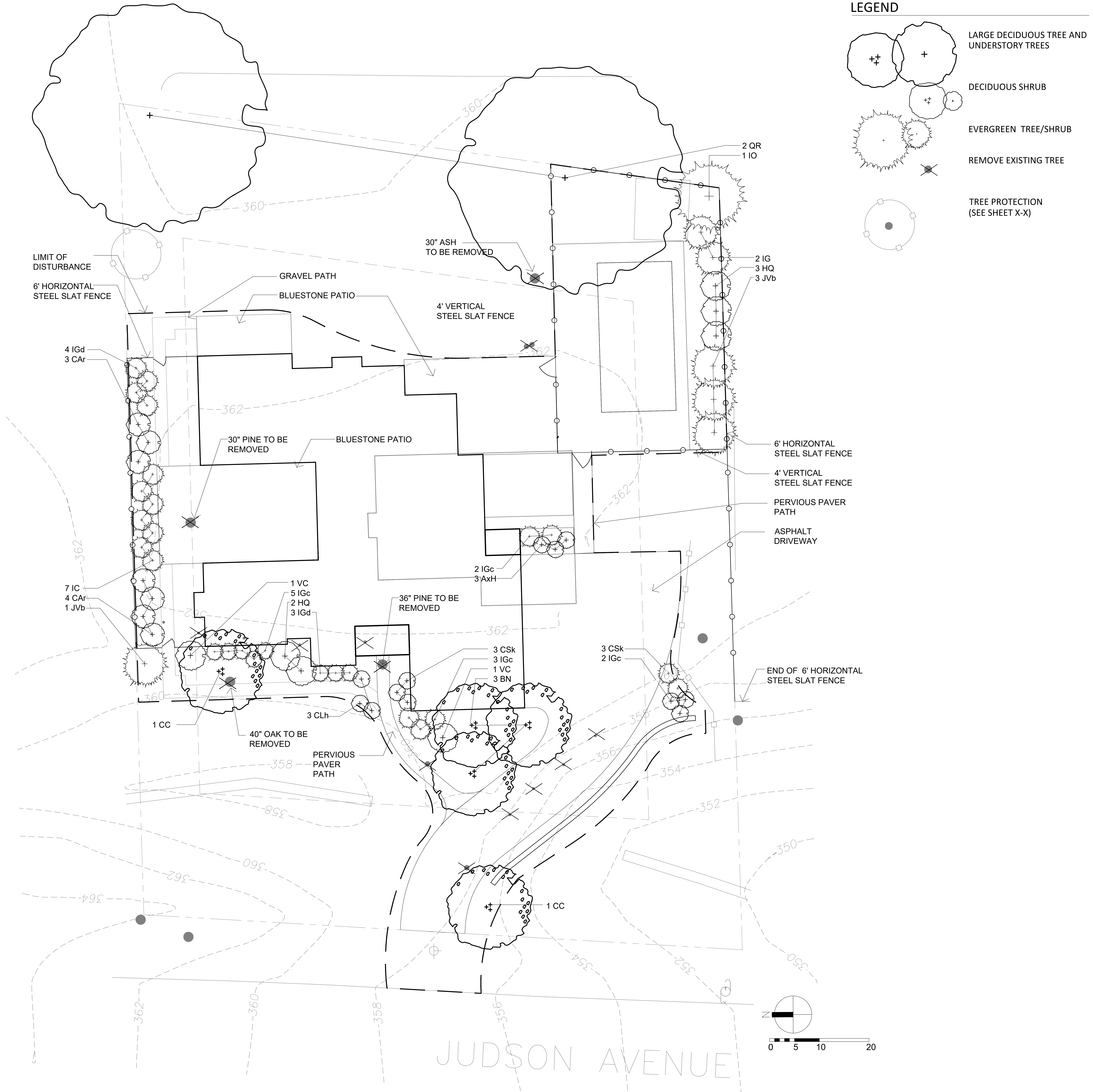
DRW BY	DATE	REV	COMMENT
D.K.	01.23.21		PRELIMINARY DRAWINGS
D.K.	08.02.21		CUSTOMER MODIFICATIONS
D.K.	08.03.21		CUSTOMER MODIFICATIONS
D.K.	08.10.21		ZONING BOARD REVIEW

WALL SECTION DETAIL

MATTHEW G. EVANS
ARCHITECT - PLANNER

R.A. LIC NO. 13803
P.P. LIC. NO. 5662

SHEET NUMBER
A-7



PLANT LIST					
QNT	***KEY***	***BOTANICAL NAME***	***COMMON NAME***	***SIZE***	***SPACING***
DECIDUOUS TREES					
3	BN	BETULA NIGRA 'CULLY'	CULLY RIVER BIRCH	1.5" TO 2" CAL	AS SHOWN
2	CC	CERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD	8'-10'' HT	AS SHOWN
2	QR	QUERCUS RUBRA	NORTHERN RED OAK	1.5" TO 2" CAL	AS SHOWN
EVERGREEN TREES					
1	IO	ILEX OPACA	AMERICAN HOLLY	7'-8' HT	AS SHOWN
4	JVb	JUNIPERUS VIRGINIANA 'BRODIE'	EASTERN RED CEDAR 'BRODIE'	7'-8' HT	AS SHOWN
DECIDUOUS SHRUBS					
3	AxH	AZALEA X HINO-CRIMSON	HINO-CRIMSON AZALEA	#5 CONT	AS SHOWN
3	CAh	CLETHERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH	#5 CONT	AS SHOWN
7	CAr	CLETHERA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SWEET PEPPERBUSH	#7 CONT	AS SHOWN
6	CSk	CORNUS SERICEA 'KELSEYI'	KELSEY'S REDOSIER DOGWOOD	#7 CONT	AS SHOWN
5	HQ	HYDRANGEA QUERCIFOLIA 'GATSBY PINK'	OAKLEAF HYDRANGEA 'GATSBY PINK'	#7 CONT	AS SHOWN
2	VC	VIBURNUM CARLESII	KOREAN SPCE VIBURNUM	#5 CONT	AS SHOWN
EVERGREEN SHRUBS					
2	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN
12	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN
7	IGd	ILEX GLABRA 'DENSA'	DENSE INKBERRY HOLLY	#5 CONT	AS SHOWN
PERENNIALS/ GROUNDCOVERS					
TBD	car	CAREX MARROW 'AUREA-VARIEGATA	VARIEGATED JAPANESE SEDGE	#1 CONT	12" O.C.
TBD	chr	CHRYSOGONUM VIRGINIANUM	GREEN AND GOLD	FLATS	6" O.C.
TBD	ger	GERANIUM MACULATUM	WILD GERANIUM	FLATS	6" O.C.
TBD	nep	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW' CATMINT	#1 CONT	18" O.C.
TBD	tia	TIARELLA CORDIFOLIA	FOAMFLOWER	FLATS	6" O.C.

NOTES:

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 BR 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

TREE REMOVAL MITIGATION PLAN

THE LIST ABOVE REPRESENTS THE MINIMUM PLANTING PROPOSED AS MITIGATION FOR THE REMOVAL OF:

ONE (1) 30" CAL. ASH
ONE (1) 30" CAL. PINE
ONE (1) 36" CAL. PINE
ONE (1) 40" CAL. OAK

FOR MUNICIPAL APPROVALS
NOT FOR CONSTRUCTION

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
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PROJECT
MARFIONE/ BASU RESIDENCE
253 JUDSON AVENUE, DOBBS FERRY, NY 10522

REVISIONS	
08/11/2021	MINOR CHANGE TO BUILDING FOOTPRINT

DRAWING TITLE
LANDSCAPE PLAN
SCALE: AS NOTED
DATE: 06/10/2021

SHEET NO.
L-1