

OUTDOOR LIVING AREA AT THE

F O S S N E R R E S I D E N C E

7 FAIRLAWN AVENUE, DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT

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



GENERAL NOTES

1. These documents remain the exclusive property of the Architect, and may not be used for any purpose whatsoever without written consent of the Architect.

2. 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.

3. Approved stamped set of building plans must be present on site for all inspections.

4. 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.

5. 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.

6. Licensed electrician to file separate electrical permit.

7. Licensed plumber to file separate plumbing permit.

8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.

9. 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.

10. Contractors shall coordinate all work procedures and working hours with local authorities, neighborhood associations, and any other governing authorities.

11. 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.

12. 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.
13. 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.

14. 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.

15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.

16. 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.

17. 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.

18. 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 shown to finished surfaces. Contractor to consult with the Architect for questions regarding final dimensions and locations.

19. 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.
20. 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.

21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.

22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.

23. 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.

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

33. 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
- shipments. 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.

34. 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.

35. 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.

a) 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.

b) Removal of all labels from glass, fixtures, and equipment, etc. and spray cleaning of glass and mirrors.

c) Removal of stains, and paint from glass, hardware, finished flooring, cabinets, etc.

d) Final cleaning of all chrome and aluminum metal work.

e) Restoration of property by returning shrubs to original locations, filling of all ruts and raked topsoil and repairs to damaged blacktop.

36. Finish materials and paint colors shall be reviewed and approved by the homeowner.

37. 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.
- INSULATION AND FENESTRATION
REQUIREMENT BY COMPONENT
- | CLIMATE ZONE | FENESTRATION U-FACTOR ^a | SKYLIGHT ^b U-FACTOR | GLAZED FENESTRATION SHGC ^{c,e} | CEILING R-VALUE | WOOD FRAME WALL R-VALUE |
|--------------|------------------------------------|--------------------------------|---|-----------------------------------|--------------------------|
| 4A | 0.32 | 0.55 | 0.40 | 49 | 20 or 13+5 ^e |
| | MASS WALL R-VALUE ^f | FLOOR R-VALUE | BASEMENT ^g WALL R-VALUE | SLAB ^h R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
| | 8/13(g) | 19 | 10/13(c) | 10, 2FT(d) | 10/13(c) |
- a. 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.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c.

d. "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.

e. 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.

f. Reserved.

g. Reserved.

h. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

i. 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.

j. 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 | TERMITE | 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
- | | |
|----------------------------|---------|
| BUILDING PERMIT SUBMISSION | 7-15-21 |
| PLANNING BOARD SUBMISSION | 8-12-21 |
- LIST of DRAWINGS
- | TITLE SHEET | GENERAL NOTES, CLIMATIC & GEOGRAPHIC CRITERIA, DATES, LIST OF DRAWINGS |
|-------------|---|
| S-1 | ZONING COMPLIANCE, LOCATION MAP, PHOTOGRAPHS OF EXISTING CONDITIONS |
| S-2 | SITE PLAN, STREETVIEWS |
| A-1 | OUTDOOR AREA PLAN, OUTDOOR KITCHEN PLAN |
| A-2 | EXTERIOR ELEVATIONS, FENCE DETAILS |
| A-3 | EXTERIOR ELEVATIONS, PHOTOS OF RECON GRAVITY WALL INSTALLATION EXAMPLES |
| L-1 | LANDSCAPE PLAN |
- DRAWINGS BY SESI CONSULTING ENGINEERS:
- | | |
|-----|--------------------------------|
| W-1 | RETAINING WALL PLAN |
| W-2 | RETAINING WALL PROFILE |
| W-3 | RETAINING WALL DETAILS & NOTES |



EAST ELEVATION

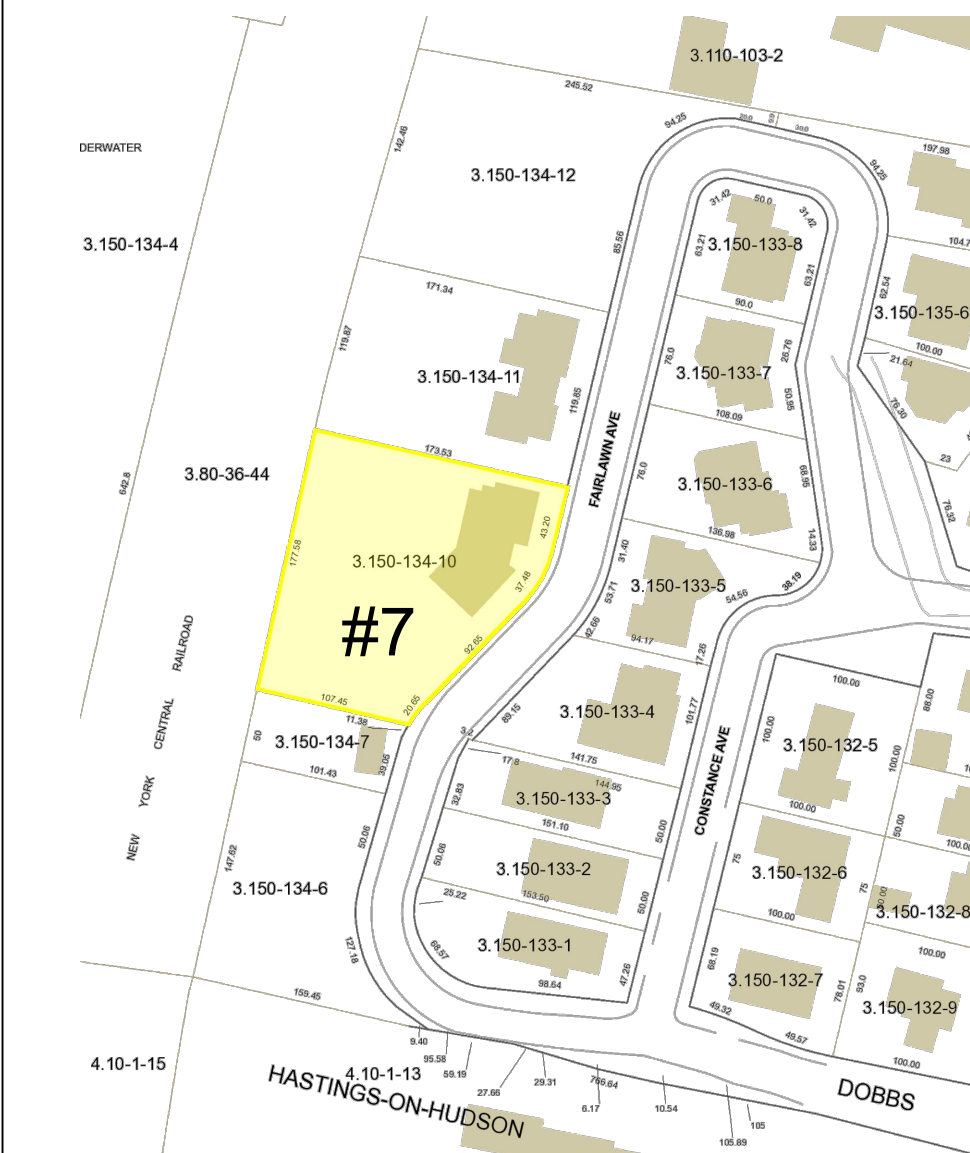


WEST ELEVATION



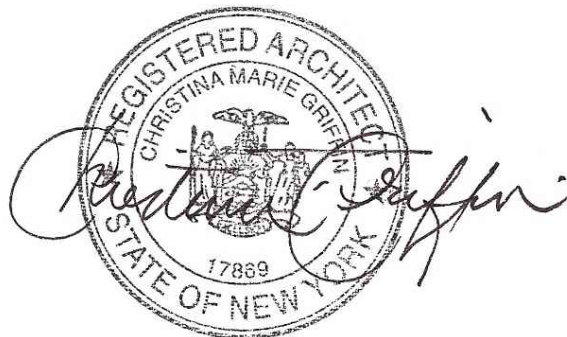
SOUTH ELEVATION

7 FAIRLAWN AVE.
PHOTOS OF EXISTING CONDITIONS
SCALE: N.T.S.

ZONING CALCULATIONS			
7 FAIRLAWN AVE, DOBBS FERRY, NY: TAX MAP: 3.150-134-10 ZONING DISTRICT: OF-6			
	REQUIRED	EXISTING	PROPOSED
PRINCIPAL USE PERMITTED	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE	ONE-FAMILY RESIDENCE
MIN. LOT SIZE	5,000 SF	26,851 SF	26,851 SF
MIN. LOT WIDTH	50 FT	177.58 FT	177.58 FT
MIN. LOT DEPTH	100 FT	173.53 FT	173.53 FT
MAX. LOT COVERAGE (INCLUDES BUILDING, DECK, PORCH)	27% (OR 18% SLIDING SCALE)	13% (3,423 SF)	16% (4,241 SF)
MAX. IMPERVIOUS COVERAGE	54% (OR 40% SLIDING SCALE)	16% (4,243 SF)	23% (6,295 SF)
MIN. FRONT YARD	20 FT	20.7 FT	20.7 FT
MIN. REAR YARD	25 FT	99.9 FT	92.3 FT TO NEW PORCH
MIN. SIDE 1 YARD	10 FT	12 FT	12 FT
MIN. SIDE 2 YARD	10 FT	83.8 FT	56.7 FT TO NEW PORCH
MIN. COMBINED SIDE YARDS	20 FT	95.8 FT	68.7 FT
MAXIMUM RIDGE HEIGHT	28 FT DEFAULT	23 FT PRINCIPAL BUILDING	12.6 FT FROM PATIO TO PORCH ROOF
MAXIMUM EAVE HEIGHT	22 FT DEFAULT	22 FT PRINCIPAL BUILDING	11.8 FT FROM PATIO TO PORCH ROOF
SITE PLAN BASED ON SURVEY BY GABRIEL E. SENOR, P.C., CONSULTING ENGINEER & LAND SURVEYOR, AUGUST 2, 2015			
LOCATION MAP		COVERAGE CALCULATIONS	
		LOT AREA	26,851 SF
			EXISTING PROPOSED
		PRINCIPAL BUILDING / GARAGE	2,745 SF 2,745 SF
		DECK / DECK STAIR / PATIO UNDER DECK	678 SF 678 SF
		NEW PORCH	N/A 818 SF
		NEW PATIO INCLUDING PLUNGE POOL	N/A 1,186 SF
		ENTRY PLATFORM/ WALKS/ STONE STEPS	379 SF 427 SF
		DRIVEWAY	441 SF 441 SF
		TOTAL IMPERVIOUS COVERAGE	EXISTING PROPOSED
			4,243 SF (16%) 6,295 SF (23%)



PROPOSED LOCATION FOR NEW PORCH/OUTDOOR KITCHEN, PLUNGE POOL, PATIO, AND GRAVITY WALL



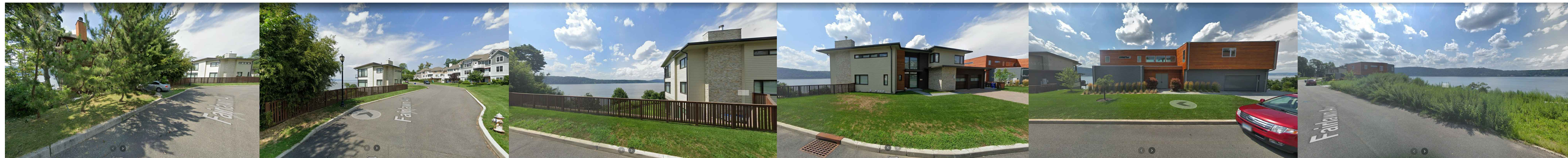
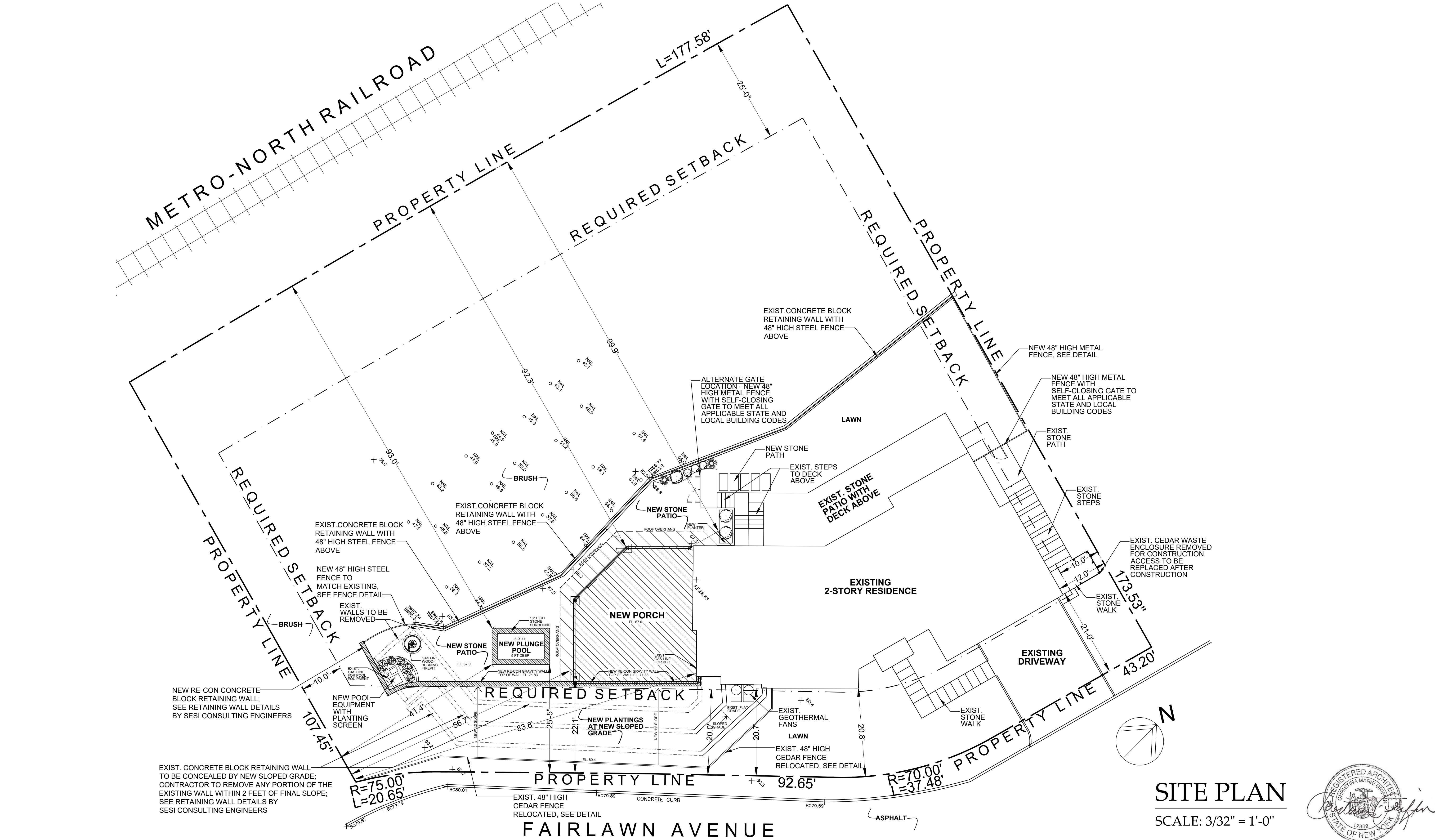
OUTDOOR LIVING AREA AT THE
FOSSNER RESIDENCE
7 FAIRLAWN AVE., DOBBS FERRY, NY 10522

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

PHOTOS OF EXIST. COND.
ZONING DATA
AREA MAP

DATE
BUILDING PERMIT SUBMISSION 7-15-21

Scale: AS SHOWN



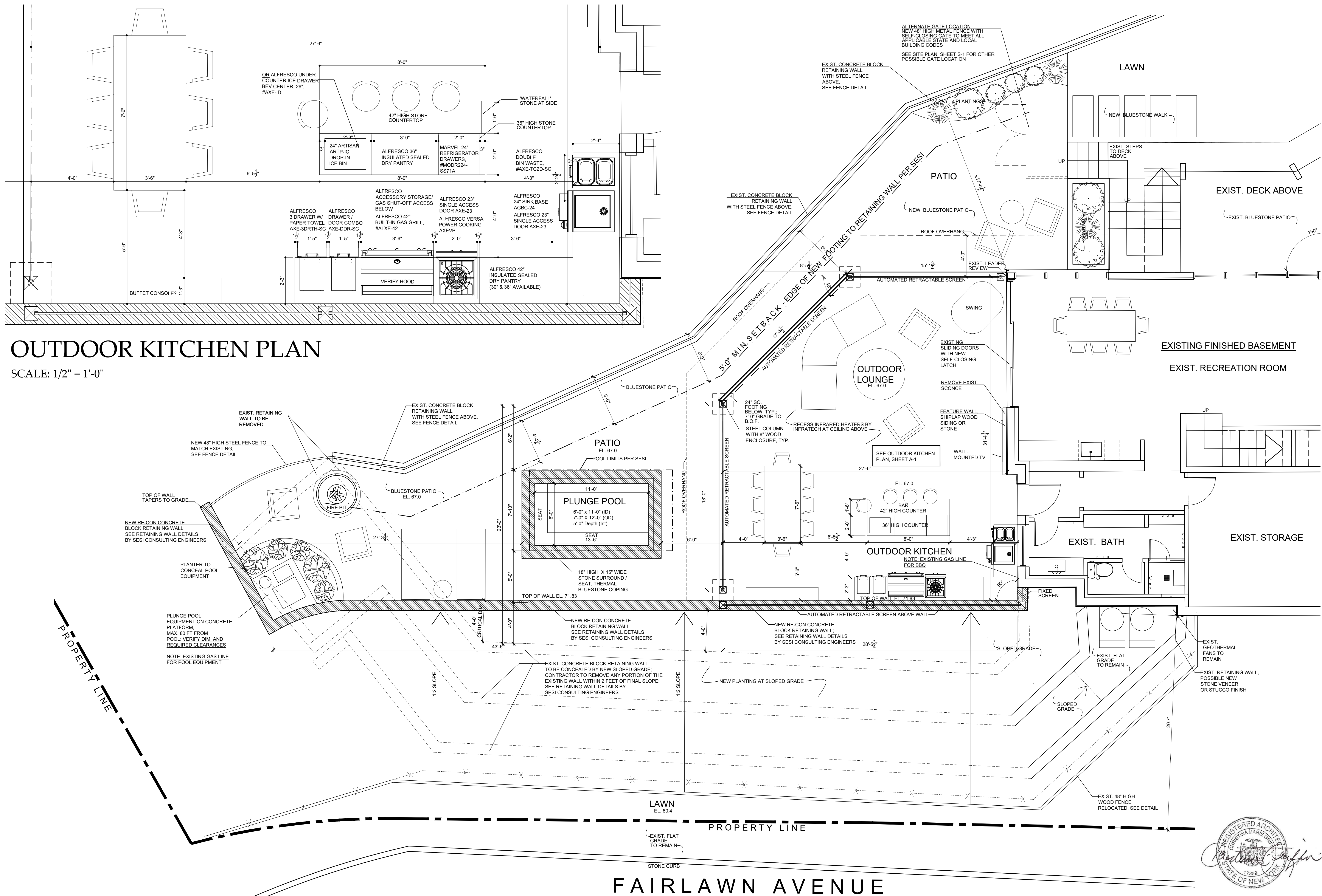
STREETVIEWS OF NEIGHBORING PROPERTIES

OUTDOOR LIVING AREA AT THE
FOSSNER RESIDENCE
7 FAIRLAWN AVE., DOBBS FERRY, NY 10522

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

Building Permit Submission 7-15-21
Drawing Title
SITE PLAN
STREETVIEWS
Scale:
AS SHOWN

S-2



OUTDOOR KITCHEN PLAN

SCALE: 1/2" = 1'-0"

OUTDOOR AREA PLAN

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

OUTDOOR LIVING AREA AT THE
FOSSNER RESIDENCE

7 FAIRLAWN AVE., DOBBS FERRY, NY 10522

CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0799

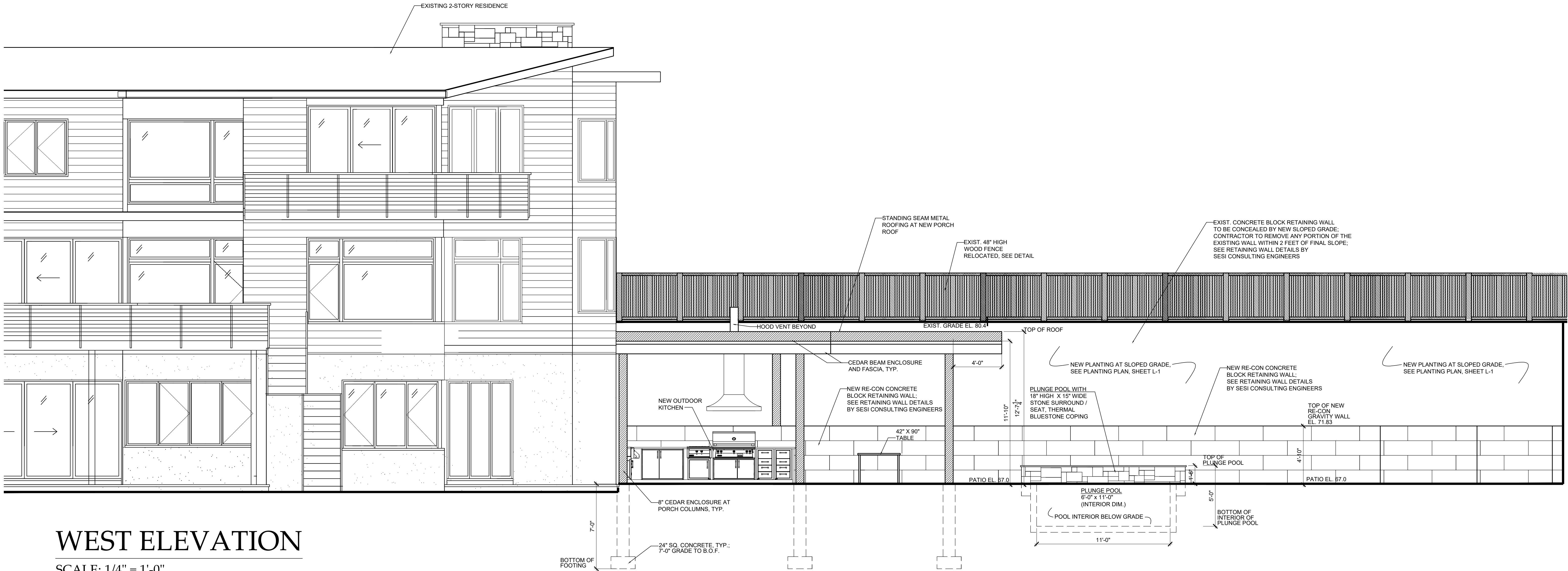
www.christinagriffinarchitect.com

Date	DESIGN DWGS. 3-16-21
Design Title	OUTDOOR AREA PLAN
DESIGN DWGS. 3-24-21	
DESIGN DWGS. 6-17-21	
DESIGN DWGS. 6-17-21	
BUILDING PERMIT SUBMISSION 7-15-21	
PLANNING BOARD SUBMISSION 8-12-21	

Drawing Title
OUTDOOR AREA PLAN

Scale:
AS SHOWN

A-1



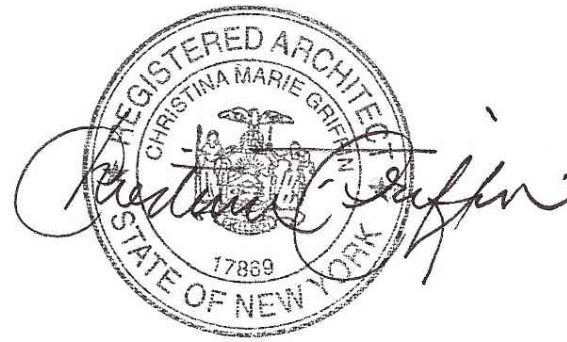
WEST ELEVATION

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



INSTALLATION EXAMPLES - 'OLD WORLD TEXTURE' RECON GRAVITY WALL

SCALE: NTS



CHRISTINA GRIFFIN ARCHITECT P.C.

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

Drawing Title EXTERIOR ELEVATIONS	Date DESIGN DWGS. 3-16-21
	DESIGN DWGS. 7-7-21
	PLANNING BOARD SUBMISSION 8-12-21
Scale: AS SHOWN	

A-3

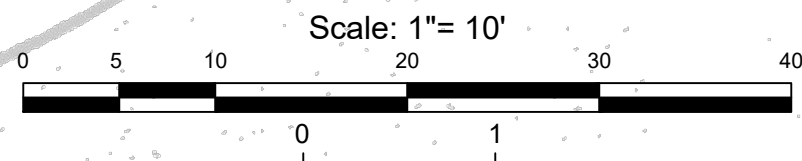
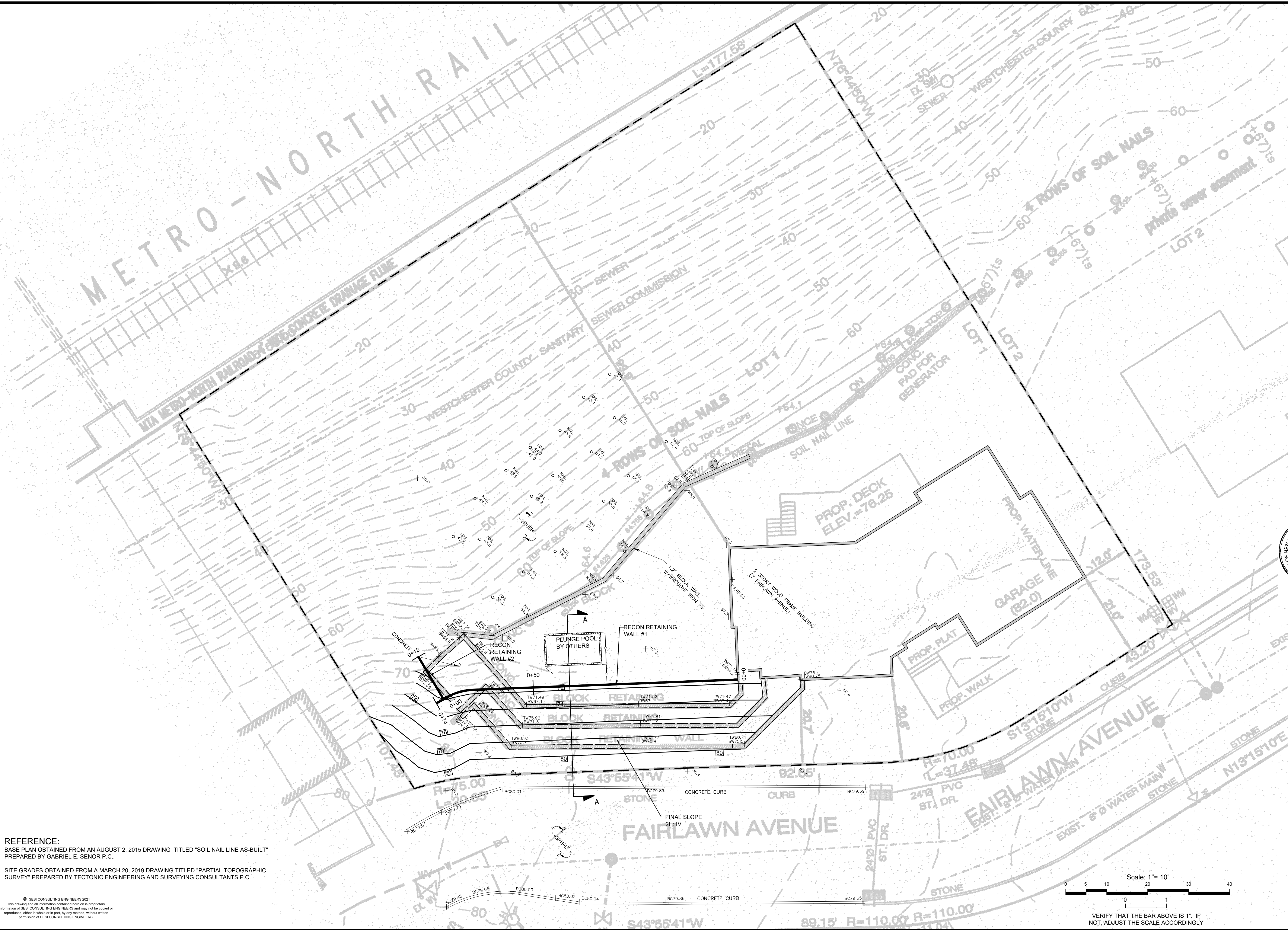
OUTDOOR LIVING AREA AT THE
FOSSNER RESIDENCE
7 FAIRLAWN AVE., DOBBS FERRY, NY 10522

N:\AUGUST19\1547\RECON RETAINING WALL.DWG 07/15/21 10:35:45AM jmg, LAYOUT-W-1

REFERENCE:
BASE PLAN OBTAINED FROM AN AUGUST 2, 2015 DRAWING TITLED "SOIL NAIL LINE AS-BUILT"
PREPARED BY GABRIEL E. SENOR P.C.,

SITE GRADES OBTAINED FROM A MARCH 20, 2019 DRAWING TITLED "PARTIAL TOPOGRAPHIC
SURVEY" PREPARED BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS P.C.

© SESI CONSULTING ENGINEERS 2021
This drawing and all information contained here on is proprietary
information of SESI CONSULTING ENGINEERS and may not be copied or
reproduced, either in whole or in part, by any method, without written
permission of SESI CONSULTING ENGINEERS.



VERIFY THAT THE BAR ABOVE IS 1". IF
NOT, ADJUST THE SCALE ACCORDINGLY



MICHAEL W. ST. PIERRE, P.E.
PROFESSIONAL ENGINEER
N.Y. LIC. NO. 080271

7 FAIRLAWN AVENUE, BLOCK 537, LOT 23
DOBBS FERRY, NY

RETAINING WALL PLAN

job no. 11347
drawing no.

W-1

1 of 5

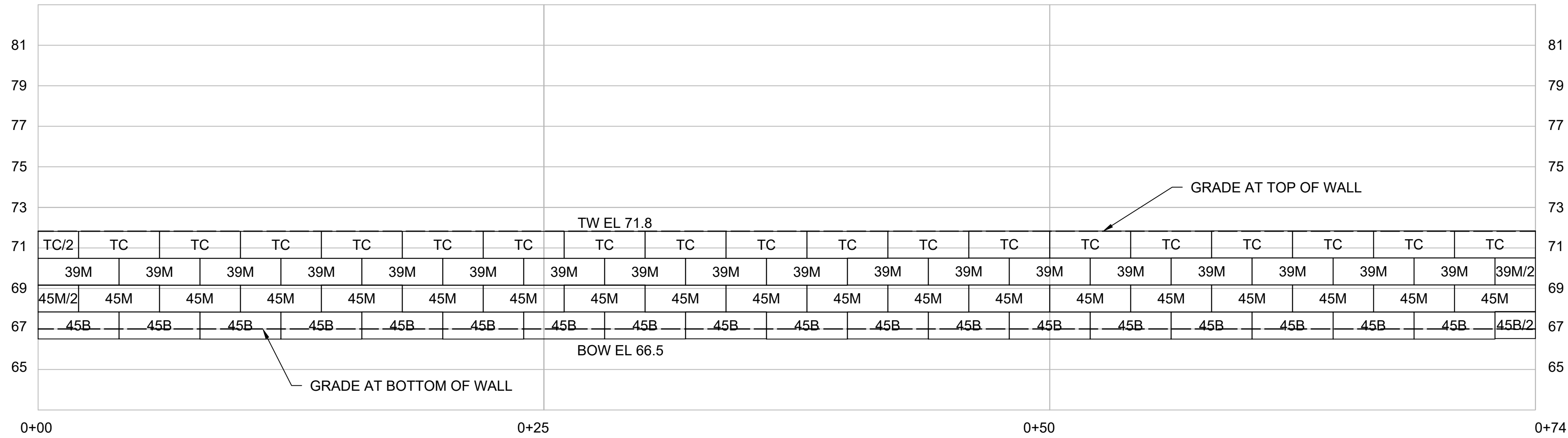
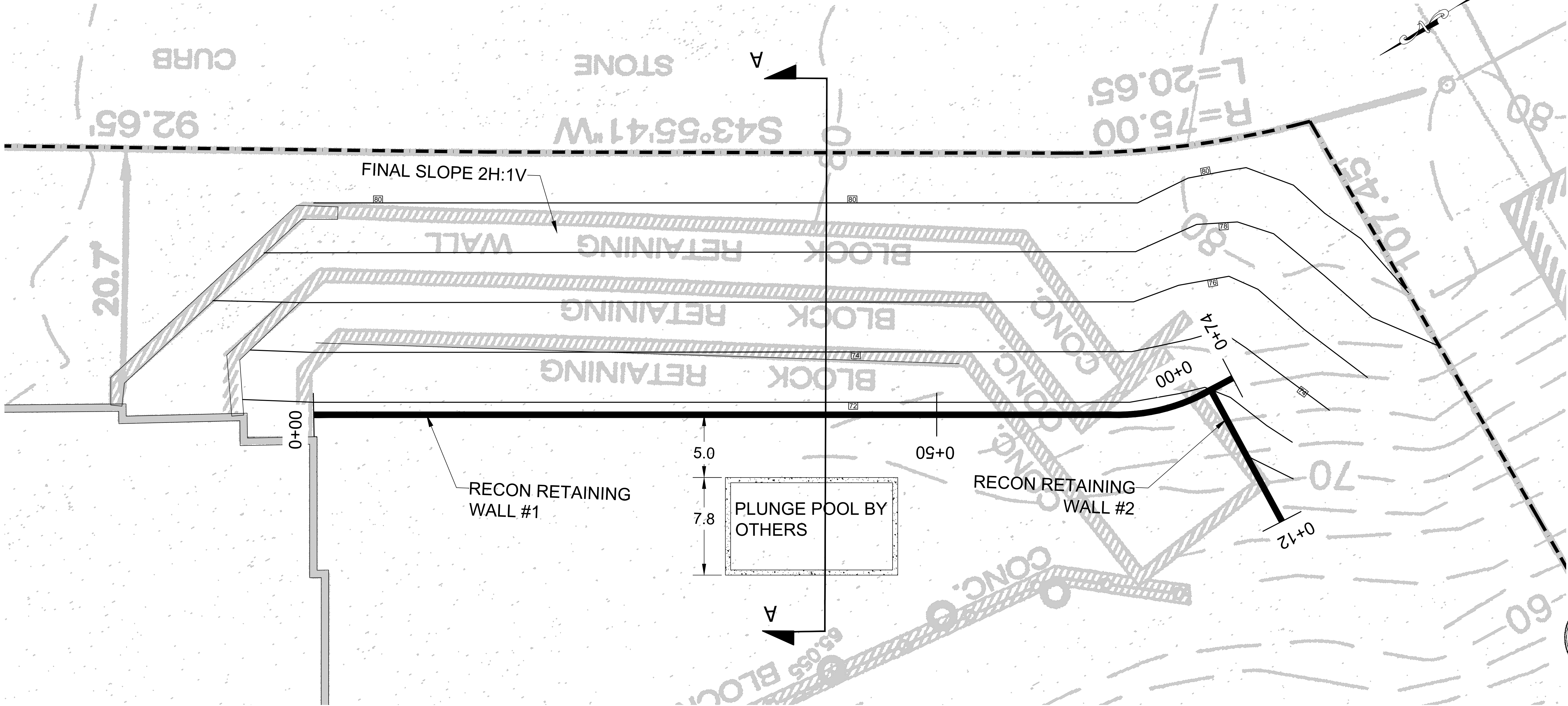
dwg by: YJ
chk by: AB
scale: AS NOTED
date: 07/15/2021

CERT. OF AUTH. # 246A27934700
SOILS / FOUNDATIONS
SITE DESIGN
ENVIRONMENTAL

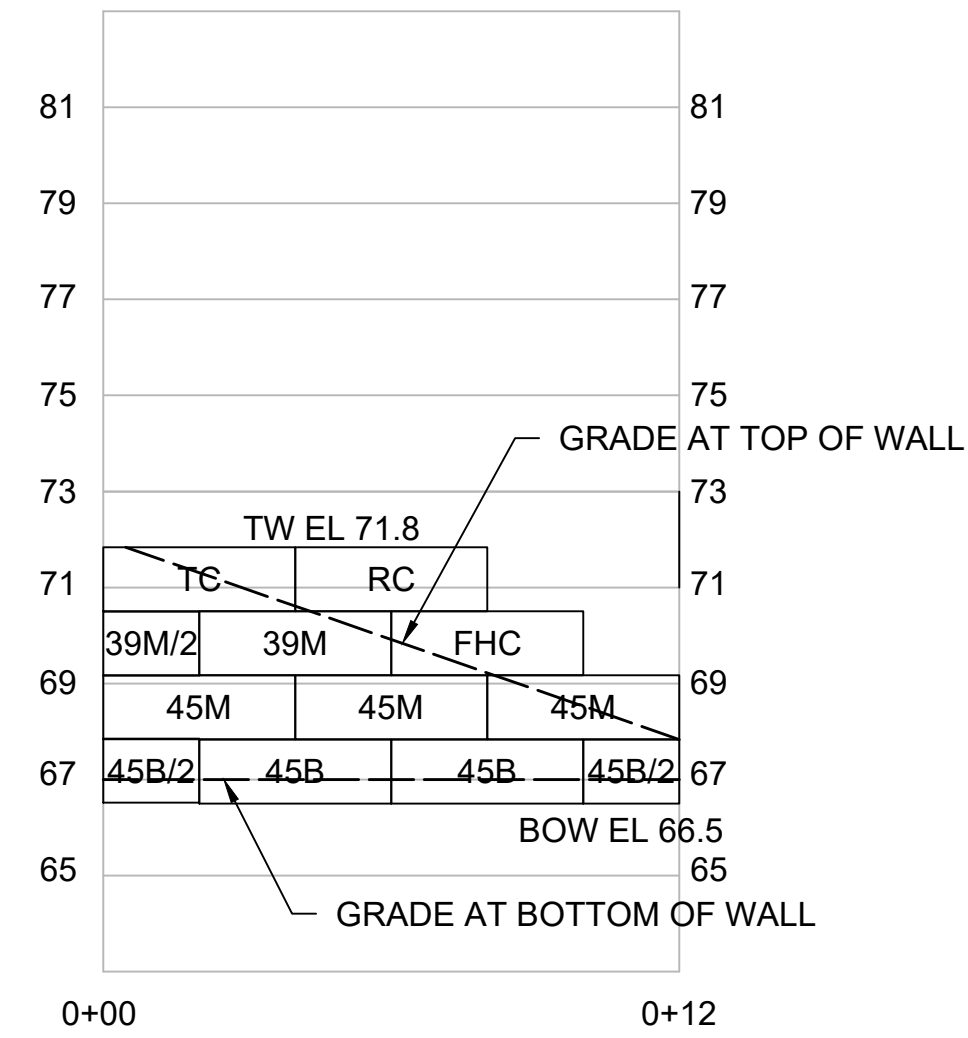
12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

description
rev
date
by

N:\A0001147\SEI\11347 RECON RETAINING WALLS.DWG 07/15/21 10:35:16AM jpmx LAYOUT-W-2



RETAINING WALL 1
SCALE: 1"=4'



RETAINING WALL 2
SCALE: 1"=4'

© SEI CONSULTING ENGINEERS 2021
This drawing and all information contained hereon is proprietary
information of SEI CONSULTING ENGINEERS and may not be copied or
reproduced, either in whole or in part, by any method, without written
permission of SEI CONSULTING ENGINEERS.

dwg by: YJ

chk by: AB

scale: AS NOTED

date: 07/15/2021

CERT. OF AUTH. # 24GA27934700

SOILS / FOUNDATIONS

SITE DESIGN

ENVIRONMENTAL

12A MAPLE AVE. PINE BROOK, N.J. 07068

PH: 973-808-9050

SEI

CONSULTING ENGINEERS

7 FAIRLAWN AVENUE, BLOCK 537, LOT 23

DOBBS FERRY, NY

Michael W. St. Pierre, P.E.

PROFESSIONAL ENGINEER

N.Y. LIC. NO. 080271

RETAINING WALL PROFILE

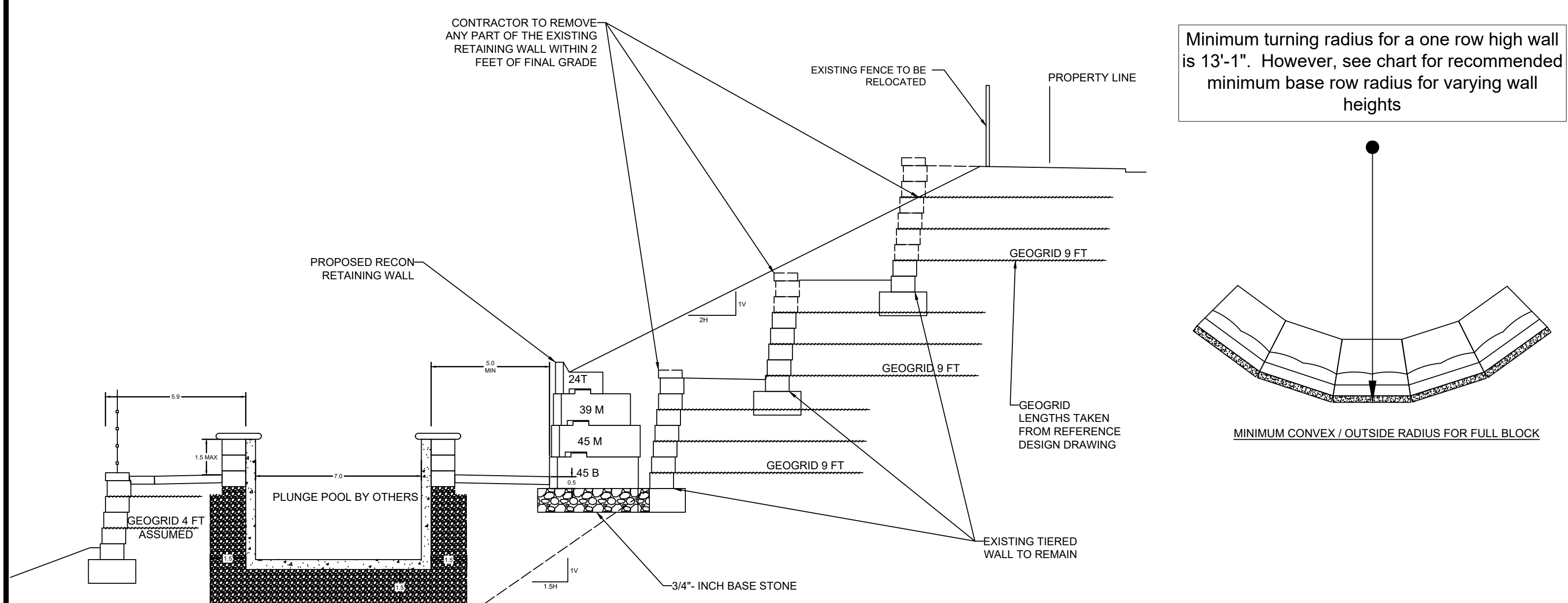
Job no. 11347

drawing no.

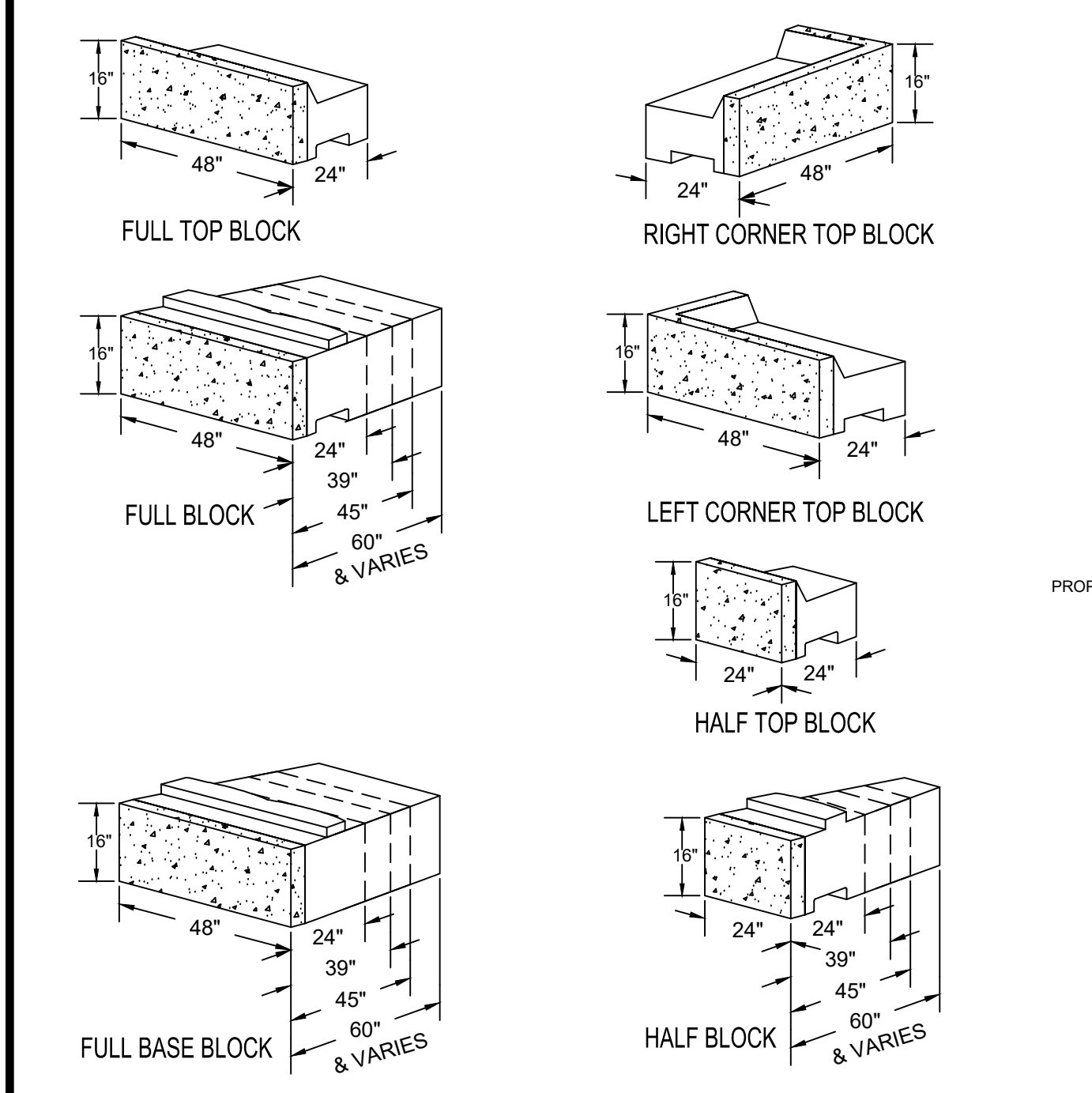
W-2

2 of 5

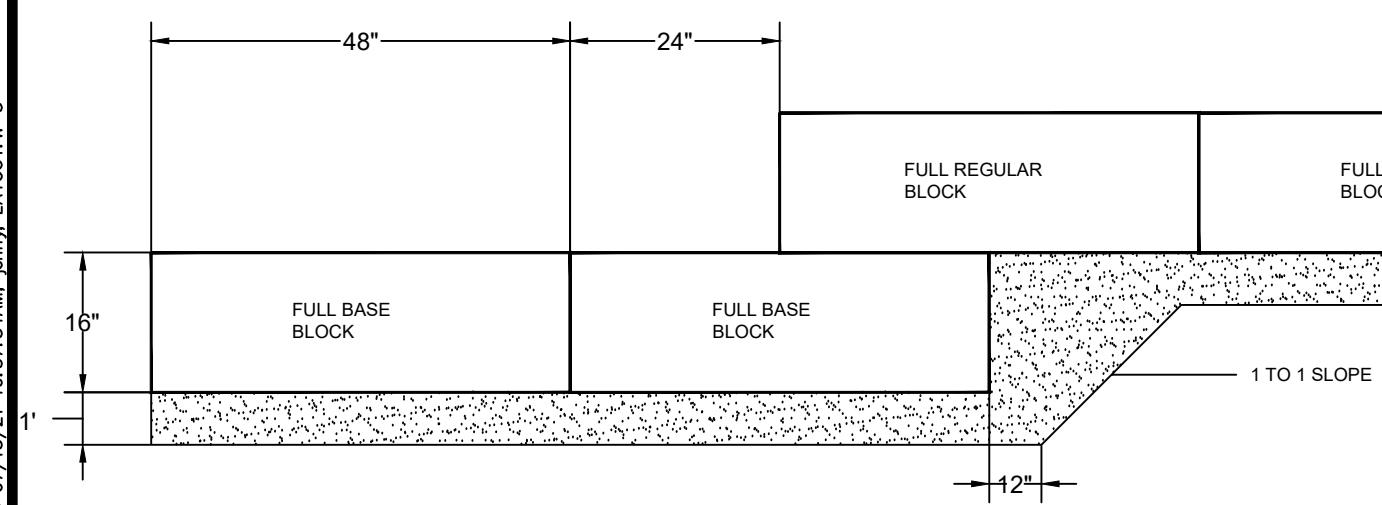
N:\VAD\11547\5611547 RECON RETAINING WALL.DWG 07/15/21 10:37:34 AM jpm, LAYOUT-W-3



TYPICAL RECON WALL CROSS SECTION A

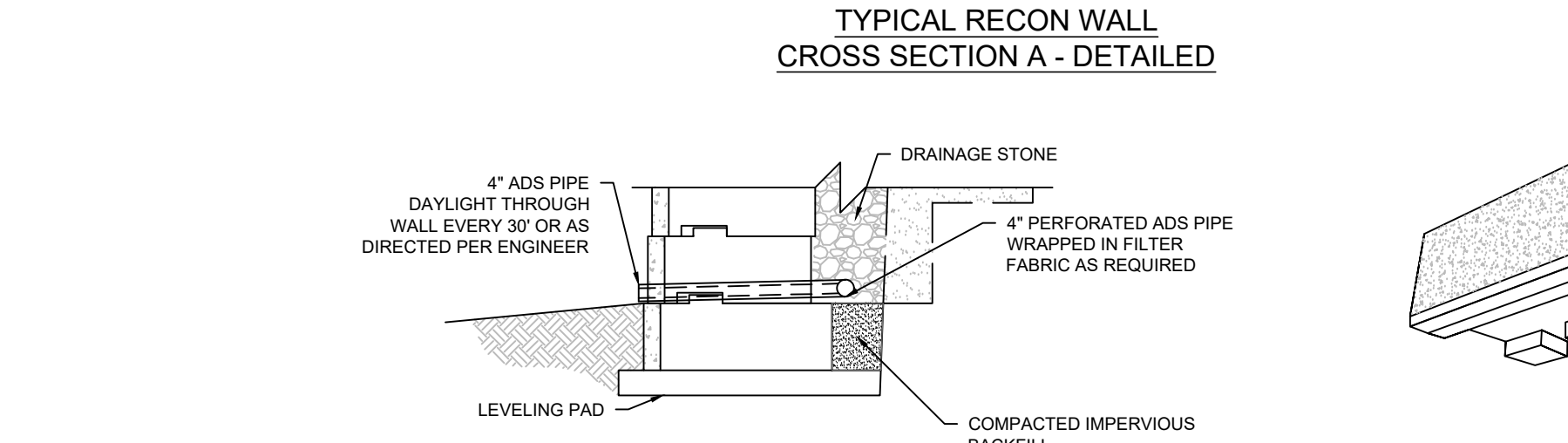
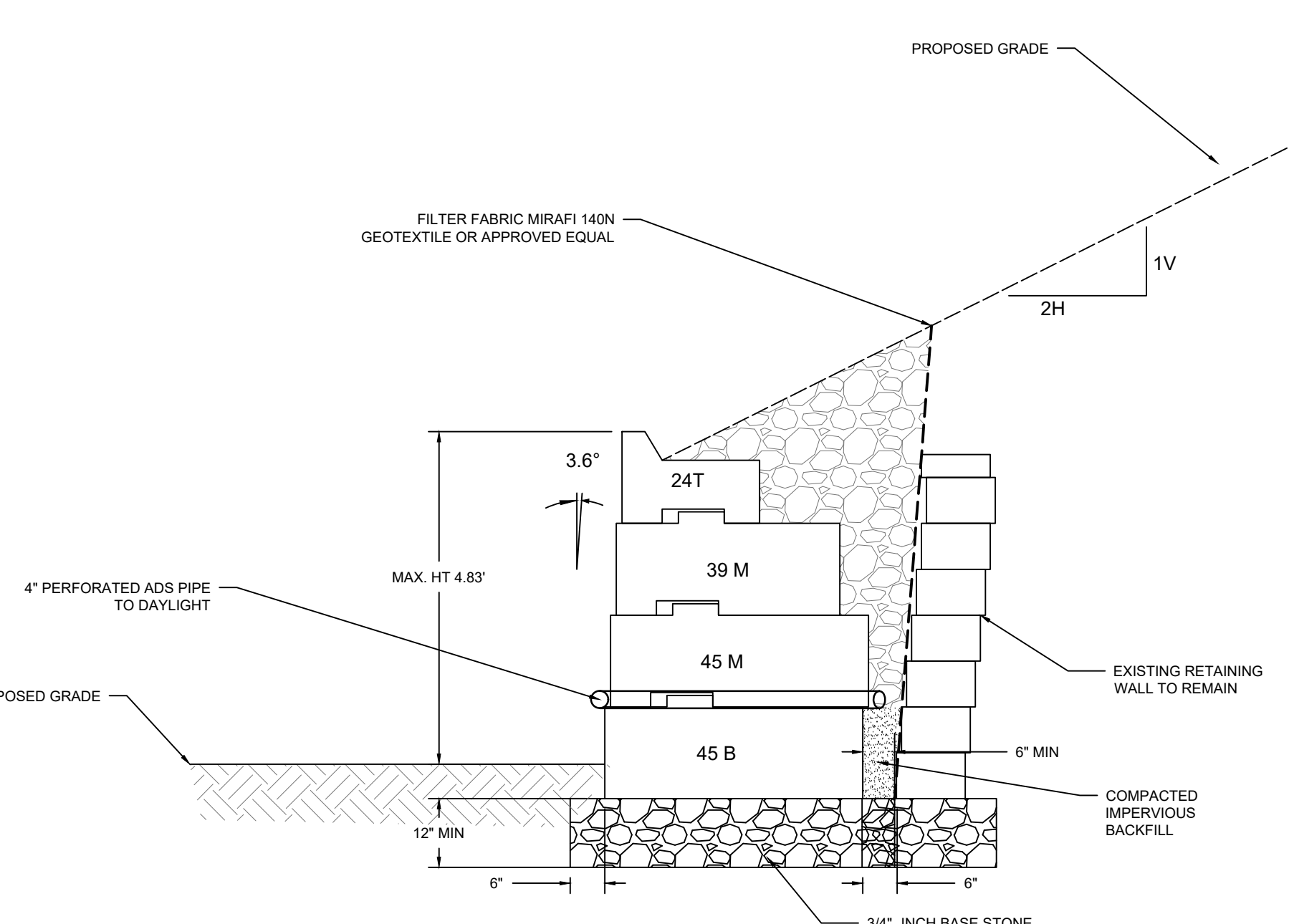


BLOCK TYPES N.T.S.

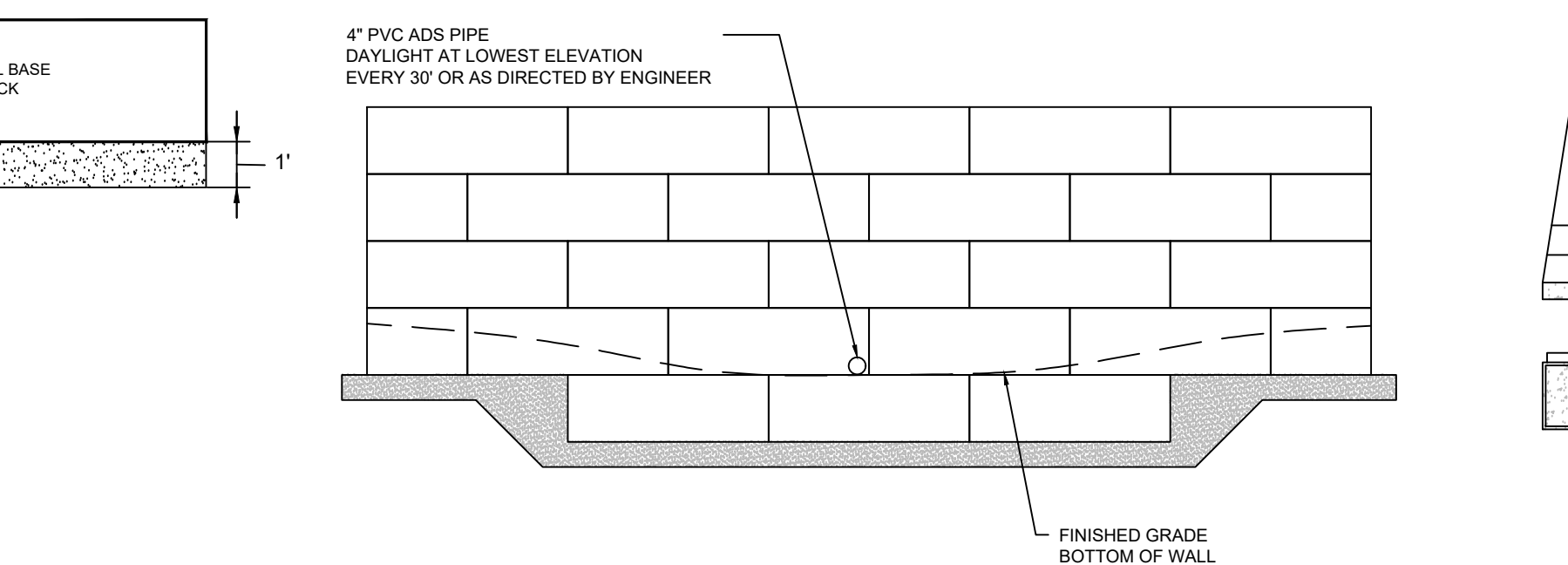


TYPICAL BASE ROW STEP UP N.T.S.

© SESI CONSULTING ENGINEERS 2021
This drawing and all information contained here on is proprietary information of SESI CONSULTING ENGINEERS and may not be copied or reproduced, either in whole or in part, by any method, without written permission of SESI CONSULTING ENGINEERS.



PARTIAL CROSS SECTION



PARTIAL WALL PROFILE

STANDARD DRAINTILE DETAILS N.T.S.

MINIMUM RADIUS TABLE CONVEX / OUTSIDE CURVE		
WALL HEIGHT (FT.)	NUMBER OF ROWS OF BLOCK	MIN. RADIUS OF BASE ROW
2'-8"	2	14'-0"
4'-0"	3	14'-6"
5'-4"	4	15'-0"
6'-8"	5	15'-6"
8'-0"	6	16'-0"
9'-4"	7	16'-6"
10'-8"	8	17'-0"
12'-0"	9	17'-6"

Note: The minimum radius for an Outside / Convex Curve using the Full Block is 13'-1" for a one row high wall. For curved walls with multiple rows of block, the radius of the base row of block must be increased to accommodate the set back (and resulting tightening of the radius) in each row of block added to the wall. The above Table sets forth the minimum radius of the base row, given varying wall heights. See Block Specification and Installation Instructions for further details.

TYPICAL OUTSIDE RADIUS-FULL BLOCK N.T.S.

- GENERAL NOTES
- BASE PLAN OBTAINED FROM AN AUG 2, 2015 DRAWING TITLED SOIL NAIL LINE AS-BUILT PREPARED BY GABRIEL E. SENOR P.C.
 - SITE GRADES TAKEN FROM A MARCH 20, 2019 DRAWING TITLED PARTIAL TOPOGRAPHIC SURVEY PREPARED BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS P.C.
 - THIS ENGINEER HAS MADE NO FIELD VERIFICATION OF EXISTING SITE GRADES OR SITE UTILITIES. THE ENGINEER SHALL BE ADVISED OF CONFLICTS BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS PARTICULARLY HORIZONTAL CLEARANCES TO EXISTING STRUCTURES.
 - THIS PLAN NEEDS TO BE SUBMITTED AND APPROVED BY THE VILLAGE OF DOBBS FERRY AND THE ADJACENT METRO NORTH.
 - DETAILS SHOWN IN ANY SECTIONS APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL ESTABLISH ALL GRADES, LINES LEVELS AND BENCH MARKS AS REQUIRED. SUBGRADE AND FINISHED GRADES SHALL CONFORM TO ELEVATIONS SHOWN ON THE DRAWINGS.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LOCATIONS.
 - WHERE REFERRED TO "THE ENGINEER" SHALL BE A REPRESENTATIVE OF SESI CONSULTING ENGINEERS.
 - THE CONTRACTOR SHALL PROVIDE, MAINTAIN, AND OPERATE PUMPS, SUMPS, TRENCHES, AND OTHER APPROVED EQUIPMENT AND METHODS TO KEEP EXCAVATIONS FREE FROM WATER AND TO KEEP WORK FROM BEING DAMAGED BY WATER DURING ALL STAGES OF CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY FLOW OF WATER DURING THE STAGES OF CONSTRUCTION, IF REQUIRED.
 - THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT AND EXAMINE THE PREMISES SO AS TO FULLY UNDERSTAND ALL OF THE EXISTING CONDITIONS PERTAINING TO THEIR WORK.
 - ALL DIMENSIONS AND DETAILS SHOWN ON THE CONTRACT DRAWINGS SHALL BE FIELD VERIFIED AND COORDINATED WITH THE G.C. BEFORE PROCEEDING WITH THEIR WORK.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND MUNICIPAL LAWS, ORDINANCES AND CONSTRUCTION CODES. HE SHALL GIVE NOTICES AND OBTAIN ALL PERMITS NECESSARY FOR THIS WORK. HE SHALL NOTIFY THE OWNER IF IN HIS OPINION, ANY WORK IS OMITTED OR IF ANY WORK OR MATERIALS SHOWN OR SPECIFIED IS NOT IN ACCORDANCE WITH GOOD PRACTICE OF THESE RULES.
 - WORK TO BE DONE SHALL BE ALL INCLUSIVE AND ANY WORK NOT SPECIFICALLY MENTIONED BUT REASONABLY IMPLIED SHALL BE INCLUDED. THIS INCLUDES ANY PATCH WORK NECESSARY.
 - THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY FENCES, RAILINGS, AND OTHER SAFEGUARDS, AND PROVIDE DANGER SIGNS, LIGHTING, ETC., AS REQUIRED AROUND ALL OPENINGS, EXCAVATIONS, AND ELSEWHERE AS NECESSARY, AND SHALL BE PROVIDED IN ACCORDANCE WITH OSHA AND THE REQUIREMENTS OF THE OWNER.
 - THE DRAWINGS SHOW THE INTENT OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. SCHEDULING OF ALL WORK INCLUDING DEMOLITION TO BE COORDINATED WITH THE OWNER.
 - EXISTING SURVEY MONUMENTS ENCOUNTERED, WHETHER SHOWN ON THE PLAN OR NOT, SHALL BE PROTECTED DURING CONSTRUCTION.
 - ALL EXCAVATIONS MUST BE DONE IN ACCORDANCE WITH OSHA STANDARDS AND EVALUATED BY A COMPETENT PERSON.
 - PROVIDE REGULAR INSPECTION/MAINTENANCE OF WALL UNDERDRAIN OUTLETS TO PREVENT CLOGGING AND/OR MISPERFORMANCE.
 - HYDROSTATIC LOADING (UNBALANCED) IS NOT CONSIDERED IN THE ANALYSIS. IN ACCORDANCE WITH STANDARD PRACTICE, SUFFICIENT DRAINAGE MUST BE PROVIDED AT ALL TIMES SUCH THAT HYDRO STATIC LOADING (PORE PRESSURE) DOES NOT DEVELOP IN THE REINFORCED ZONE.
 - SEISMIC PGA USED FOR DESIGN: PGA = 0.18, PER 2020 EDITION OF THE BUILDING CODE OF NEW YORK STATE.
 - NO HEAVY EQUIPMENT IS ALLOWED TO BE PRESENT WITHIN 5 FEET OF FACE OF THE RETAINING WALL.
 - ASSUMED IN PLACE DESIGN SOIL PARAMETERS:
23.1. RETAINED SOIL: (ONSITE OR IMPORTED) PHI = 30 DEGREES (MINIMUM) GAMMA = 120 PCF (MINIMUM)
23.2. FOUNDATION SOIL: (ONSITE OR IMPORTED) PHI = 30 DEGREES (MINIMUM) GAMMA = 120 PCF (MINIMUM)
23.3. FOUNDATION SOIL ALLOWABLE BEARING CAPACITY: 3000 PSF
 - THE OWNER/OWNERS REPRESENTATIVE MUST RETAIN A GEOTECHNICAL ENGINEER/CONSTRUCTION TESTING FIRM TO EVALUATE THE REQUIRED FOUNDATION SOILS PARAMETERS PRIOR TO CONSTRUCTION. ANY UNSUITABLE SOILS ENCOUNTERED, AS DETERMINED BY THE OWNER'S GEOTECHNICAL ENGINEER, SHALL BE REMOVED AND REPLACED WITH SUITABLE SOILS AND COMPACTION PROCEDURES AS DIRECTED BY THE OWNER GEOTECHNICAL ENGINEER. UNSUITABLE SOILS ARE DEFINED AS SOILS THAT DOES NOT HAVE A SUFFICIENT BEARING CAPACITY OR WILL RESULT IN EXCESSIVE WALL SETTLEMENT.
 - AFTER THE INSTALLATION OF THE RETAINING WALL, EXCAVATION BELOW GRADE IS NOT ALLOWED UNLESS EXPRESS WRITTEN CONSENT IS GIVEN BY SESI CONSULTING ENGINEERS.
 - ANY EXCAVATION BEING PERFORMED FOR LATERAL OVERSIZING SHALL MAINTAIN A 1:1 SLOPE AWAY FROM THE EDGE OF THE LEVELING PAD, WHERE THE FRONT OF THE WALL EXISTS, AND FROM THE BACK OF THE LOWEST BLOCK OR REINFORCEMENT LAYER.
 - NO WOODY PLANTS TO BE PLANTED BEHIND THE RETAINING WALL.
 - DISCREPANCIES BETWEEN ANY INFORMATION ON THESE PLANS AND INFORMATION IN THE PROJECT SPECIFICATIONS ARE ENCOUNTERED, THE MORE RESTRICTIVE INFORMATION TAKES PRECEDENCE.
 - WALL STATIONING SHOWN ON THE WALL ELEVATION PLAN IS EXCLUSIVELY PERTAINS TO THE STATIONING OF THE PROPOSED RETAINING WALLS PLANS AND DOES NOT CORRELATE TO ANY OTHER STATIONING SHOWN ON THE GRADING PLANS. STATION 0+00 IS ON THE LEFT END OF THE WALL AS SEEN FROM THE FRONT OF THE WALL.
 - ALL WORK PERFORMED IN CONNECTION WITH RETAINING WALL SYSTEM SHOWN ON THESE DRAWINGS SHALL ADHERE TO THE APPLICABLE PROVISIONS OF THE VILLAGE OF DOBBS FERRY, THE 2018 INTERNATIONAL BUILDING CODE, REGULATIONS OF THE NEW YORK STATE DEPARTMENT OF LABOR, AND REQUIREMENTS OF OSHA.
 - PERIMETER FENCING AND OTHER PROTECTION SHALL BE PROVIDED ALONG THE PERIMETER OF THE CONSTRUCTION SITE BOTH DURING AND AFTER WORKING HOURS, PROPERLY MARKED AND LIGHTED.
 - SESI CONSULTING ENGINEERS SHALL BE ADVISED OF CONFLICTS BETWEEN THIS DRAWING AND ACTUAL FIELD CONDITIONS, PARTICULARLY HORIZONTAL CLEARANCES TO EXISTING CONSTRUCTION. ELEVATIONS OF COMPLETED CONSTRUCTION ARE SHOWN FOR GUIDANCE ONLY. THESE DRAWINGS SHALL BE WORKED IN CONJUNCTION WITH THE CONTRACT DRAWINGS TO ASSURE PROPER COORDINATION.
 - A COMPETENT PERSON WHO IS A REPRESENTATIVE OF THE CONTRACTOR SHALL INSPECT THE SUBGRADE OF THE EXCAVATION, ALL BRACINGS AND BLOCKING AND EXISTING ADJACENT STRUCTURES AS NECESSARY AND AT THE COMMENCEMENT OF EACH SHIFT, TO ASSURE INTEGRITY, PRIOR TO PERMITTING WORKMAN TO WORK WITHIN THE AREA PROTECTED BY THE PERMANENT RETAINING SYSTEM.
 - OSHA 29CFR 1926.650 & 1926.651 ET. SEC
I. 1926.651(K)(1)
"DAILY INSPECTIONS OF EXCAVATIONS, THE ADJACENT AREAS, AND PROTECTIVE SYSTEMS SHALL BE MADE BY A COMPETENT PERSON FOR EVIDENCE OF A SITUATION THAT COULD RESULT IN POSSIBLE CAVE-INS, INDICATION OF FAILURE OF PROTECTIVE SYSTEMS, HAZARDOUS ATMOSPHERES, OR OTHER HAZARDOUS CONDITIONS. AN INSPECTION SHALL BE CONDUCTED BY A COMPETENT PERSON PRIOR TO THE START OF WORK AND AS NEEDED THROUGHOUT THE SHIFT. INSPECTIONS SHALL ALSO BE MADE AFTER EVERY RAINSTORM OR OTHER HAZARD INCREASING OCCURRENCE. THESE INSPECTIONS ARE ONLY REQUIRED WHEN EMPLOYEE EXPOSURE CAN BE REASONABLY ANTICIPATED"
II. 1926.650 (B)
"COMPETENT PERSON" MEANS ONE WHO IS CAPABLE OF IDENTIFYING EXISTING AND PREDICTABLE HAZARDS IN THE SURROUNDINGS OR WORKING CONDITIONS WHICH ARE UNSANITARY, HAZARDOUS, OR DANGEROUS TO EMPLOYEES, AND WHO HAS AUTHORIZATION TO TAKE PROMPT CORRECTIVE MEASURES TO ELIMINATE THEM."
 - THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
 - AS-BUILT DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATION OF OCCUPANCY.
 - SHOULD ROCK BLASTING BE REQUIRED, A PERMIT APPLICATION IN ACCORDANCE WITH CHAPTER 125 - BLASTING OF THE DOBBS FERRY VILLAGE CODE MUST BE SUBMITTED TO THE VILLAGE BY THE APPLICANT FOR REVIEW/APPROVAL.
 - THE RESTORATION FOR WORK PERFORMED WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND DEPARTMENT OF PUBLIC WORKS.
 - BEFORE THE SITE PLANS ARE 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 IN A FORM SATISFACTORY TO THE VILLAGE ATTORNEY.
 - CONTRACTOR TO VERIFY THAT NO EXISTING UTILITIES ARE DISTURBED.
 - FOR SITEWORK, EROSION AND SEDIMENT CONTROL, AND LANDSCAPING WORK SEE PROJECT SITE PLANS.

SEQUENCE

- CONSTRUCT EROSION CONTROL DEVICES PER SITE PLANS.
- INSTALL TEMPORARY PROTECTION FENCE.
- RESTORE GRADE IN REAR YARD TO +67
3.1. REMOVE WOOD AND OTHER MISCELLANEOUS DEBRIS FROM EXCAVATION.
3.2. CUT STEEL COMPONENTS 2 FEET BELOW BOTTOM OF PROPOSED RETAINING WALL.
- INSTALL RETAINING WALL PER INSTALLATION NOTES.
- BACKFILL OVER EXISTING TIERED WALL AND REMOVE ANY EXISTING BLOCKS WITHIN 2 FEET OF PROPOSED GRADE.
- ONCE RETAINING WALL CONSTRUCTION AND SOIL IMPORT/EXPORT IS COMPLETE REMOVE SOIL EROSION DEVICES PER SITE PLANS.



DETAIL

RETAINING WALL SPECIFICATIONS

PART 1 GENERAL

- 1.1 DESCRIPTION
- WORK INCLUDES FURNISHING AND INSTALLING MODULAR BLOCK RETAINING WALL UNITS TO THE LINES AND GRADES DESIGNATED ON THE CONSTRUCTION DRAWINGS AND AS SPECIFIED HEREIN.
 - WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD AND BACKFILL TO THE LINES AND GRADES DESIGNATED ON THE CONSTRUCTION DRAWINGS.
 - FURNISHING AND INSTALLING ALL APPURTENANT MATERIALS REQUIRED FOR CONSTRUCTION OF THE RETAINING WALL AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- 1.2 REFERENCE STANDARDS
- ASTM C1462-75 SAMPLING AND TESTING CONCRETE MASONRY UNITS.
 - ASTM C145-85 SOLID LOAD BEARING CONCRETE MASONRY UNITS.
 - ASTM C1372 SEGMENTAL RETAINING WALL UNITS
 - ASTM C92 READY-MIXED CONCRETE
- 1.3 DELIVERY, STORAGE, AND HANDLING
- CONTRACTOR SHALL CHECK THE MATERIALS UPON DELIVERY TO ASSURE THAT PROPER MATERIAL HAS BEEN RECEIVED.
 - CONTRACTOR SHALL PREVENT EXCESSIVE MUD, WET CEMENT, EPOXY, GREASE, AND LIKE MATERIALS WHICH MAY AFFIX THEMSELVES, FROM COMING IN CONTACT WITH THE MATERIALS.
 - CONTRACTOR SHALL PROTECT THE MATERIALS FROM DAMAGE; DAMAGED MATERIAL SHALL NOT BE INCORPORATED IN THE RETAINING WALL STRUCTURE.

PART 2 RETAINING WALL

- 2.1 MATERIALS
- MASONRY WALL UNITS SHALL BE RECON RETAINING WALL UNITS AS MANUFACTURED BY NORTHEAST CONCRETE PRODUCTS OR APPROVED RECON DISTRIBUTOR.
 - CONCRETE WALL UNITS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI IN ACCORDANCE WITH ASTM C-90. THE CONCRETE SHALL HAVE ADEQUATE FREEZE/THAW PROTECTION WITH A MAXIMUM MOISTURE ABSORPTION RATE OF 6%.
 - EXTERIOR DIMENSIONS MAY VARY IN ACCORDANCE WITH ASTM C90-85.
 - UNITS SHALL HAVE ANGLED SIDES CAPABLE OF CONCAVE AND CONVEX ALIGNMENT CURVES WITH A MINIMUM RADIUS OF 13'-1".
 - UNITS SHALL BE INTERLOCKED WITH (2) TONGUE AND GROOVE SHAPED PROTRUSIONS ON THE TOP AND BOTTOM OF EACH UNIT.
- 2.2 BASE MATERIAL
- MATERIAL SHALL CONSIST OF CRUSHED STONE AS SHOWN ON CONSTRUCTION DRAWING.
- 2.2.1 UNIT FILL
- PLACE A MIN. OF 12" OF DRAINAGE FILL BEHIND EACH RETAINING WALL UNITS AS SHOWN ON THE CONSTRUCTION DRAWINGS.
 - DRAINAGE FILL SHALL CONSIST OF PROCESSED ROCK (1.5 INCH MINUS).
- 2.4 BACKFILL
- MATERIAL EXCAVATED DURING CONSTRUCTION OF THE WALL SHALL BE CONSIDERED UNSUITABLE FOR BACKFILL, UNLESS THE ENGINEER APPROVES IT PRIOR TO USE.
 - ALL FILL MATERIAL SHALL BE PLACED IN MAXIMUM 12 INCH LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MODIFIED PROCTOR DENSITY. (ASTM D1557)

PART 3 EXECUTION

- 3.1 EXCAVATION
- CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL BE CAREFUL NOT TO DISTURB EMBANKMENT MATERIALS BEYOND LINES SHOWN.
- 3.2 FOUNDATION SOIL PREPARATION
- FOUNDATION SOIL SHALL BE EXCAVATED AS REQUIRED FOR FOOTING DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS, OR AS DIRECTED BY THE ENGINEER.
 - FOUNDATION SOIL SHALL BE EXAMINED BY A GEOTECHNICAL ENGINEER TO ASSURE THAT THE ACTUAL FOUNDATION SOIL STRENGTH MEETS OR EXCEEDS ASSUMED DESIGN STRENGTH. SOILS NOT MEETING REQUIRED STRENGTH SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE MATERIAL AS DETERMINED BY GEOTECHNICAL ENGINEER.
 - OVER EXCAVATED AREAS SHALL BE FILLED WITH APPROVED COMPACTED BACKFILL MATERIAL OR CRUSHED STONE.
- 3.3 BASE LEVELING PAD
- LEVELING PAD SHALL CONSIST OF CRUSHED STONE AS SHOWN ON THE CONSTRUCTION DRAWINGS. PAD DIMENSIONS SHALL EXTEND BEYOND THE BLOCKS IN ALL DIRECTIONS TO A DISTANCE AT LEAST EQUAL TO THE DEPTH OF THE PAD.
 - LEVELING PAD SHALL BE PREPARED TO INSURE COMPLETE CONTACT OF RETAINING WALL BASE UNIT.
 - LEVELING PAD MATERIALS SHALL BE TO THE DEPTHS AND WIDTHS SHOWN.
- 3.4 UNIT INSTALLATION
- FIRST COURSE OF CONCRETE WALL BASE UNIT SHALL BE PLACED ON THE BASE-LEVELING PAD. THE UNITS SHALL BE PLACED WITH THE AESTHETIC SURFACE FACING OUT AND THE FRONT EDGES TIGHT. ALL UNITS SHALL BE CHECKED FOR LEVEL AND ALIGNMENT AS THEY ARE PLACED. THE FIRST COURSE IS THE MOST IMPORTANT TO INSURE ACCURATE AND ACCEPTABLE RESULTS.
 - INSURE THAT UNITS ARE IN FULL CONTACT WITH BASE.
 - UNITS ARE PLACED SIDE BY SIDE FOR FULL LENGTH OF WALL ALIGNMENT. ALIGNMENT MAY BE DONE BY MEANS OF A STRING LINE OR OFFSET FROM BASE LINE.
 - FILL ALL VOIDS BETWEEN UNITS WITH UNIT FILL MATERIAL. TAMP FILL.
 - SWEEP ALL EXCESS MATERIAL FROM TOP OF UNITS. INSURE EACH UNIT IS COMPLETELY BACKFILLED AND COMPACTED PRIOR TO PROCEEDING TO NEXT COURSE.
 - POSITION NEXT COURSE OF BLOCKS SUCH THAT THE SEAMS OF THE BLOCK ARE OFFSET FROM THE SEAMS IN THE BLOCK FOR THE COURSE BELOW.
 - LAY UP EACH COURSE INSURING THAT THE TONGUES PROTRUDE INTO THE GROOVES WITHIN THE ADJOINING COURSE ABOVE. PULL EACH UNIT FORWARD, AWAY FROM THE EMBANKMENT, AGAINST THE PROTRUSIONS IN THE PREVIOUS COURSE AND BACKFILL AS THE COURSE IS COMPLETED, REPEAT PROCEDURE TO THE EXTENT OF WALL HEIGHT.
 - SPREAD BACKFILL IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES. EMPLOY METHODS USING LIGHTWEIGHT COMPACTION EQUIPMENT THAT WILL NOT DISTURB THE STABILITY OR BATTER OF THE WALL. HAND-OPERATED PLATE COMPACTION EQUIPMENT SHALL BE USED AROUND THE BLOCK AND WITHIN 3 FEET OF THE WALL.
 - AS APPROPRIATE WHERE THE WALL CHANGES ELEVATION, UNITS CAN BE STEPPED WITH GRADE OR TURNED INTO THE EMBANKMENT WITH A CONVEX RETURN END. PROVIDE APPROPRIATE BURIED UNITS ON COMPACTED LEVELING PAD IN AREA OF CONVEX RETURN END.
 - CUT RECON BLOCKS PER DETAILS TO INSTALL WEEPS.

PART 4 TOLERANCES

- 4.1 VERTICAL ALIGNMENT
- VERTICAL ALIGNMENT SHALL BE PLUS OR MINUS 1-1/4 INCHES OVER A 10 FOOT SPAN, AND A MAXIMUM DIFFERENTIAL OF 3 INCHES OVER THE WALL'S LENGTH.
- 4.2 HORIZONTAL ALIGNMENT
- HORIZONTAL LOCATION CONTROL GERMANE TO GRADING PLAN.
 - STRAIGHT LINES SHALL BE PLUS OR MINUS 1-1/4 INCHES OVER A 10 FOOT SPAN, AND A MAXIMUM DIFFERENTIAL OF 3 INCHES OVER THE WALL'S LENGTH.
 - CORNERS AND RADII SHALL BE PLUS OR MINUS 12 INCHES
 - CURVES AND SERPENTINE RADII SHALL BE PLUS OR MINUS 2 FEET
- 4.3 BATTER
- POST CONSTRUCTION WALL BATTER SHALL BE WITH 2 DEGREES OF THE DESIGN BATTER AS DEPICTED ON THE PLANS.
 - BULGING SHALL NOT EXCEED PLUS OR MINUS 1-1/4 INCHES OVER A 10 FOOT SPAN.

CERT. OF AUTH. # 24G027934700

SOILS / FOUNDATION
SITE DESIGN
ENVIRONMENTAL

SESI
CONSULTING
ENGINEERS

12A MAPLE AVE. PINE BROOK, N.J. 07068 PH: 973-808-9050

7 FAIRLAWN AVENUE, BLOCK 637, LOT 23
DOBBS FERRY, NY

RETAINING WALL DETAILS AND NOTES

dwg by: JY
chk by: AB
scale: AS NOTED
date: 07/15/2021

rev: _____
date: _____

job no. 11347
drawing title: W-3

drawing title: RETAINING WALL DETAILS AND NOTES

© SESI CONSULTING ENGINEERS 2021
This drawing and all information contained here on is proprietary information of SESI CONSULTING ENGINEERS and may not be copied or reproduced, either in whole or in part, by any method, without written permission of SESI CONSULTING ENGINEERS.

W-3

5 of 5

IQ

Imbiano · Quigley
Landscape Architects

31 Mamaroneck Ave
White Plains, New York 10601
admin@iqlandscape.com
(914) 232-0200

Drawing Title

Planting Plan

Scale 1/8" = 1'-0"	Sheet No.
Date July, 21, 2021	L-1
Drawn By Checked By AM RPQ	



12" MIN. FOR GROUNDCOVERS
24" MIN. FOR PERENNIALS

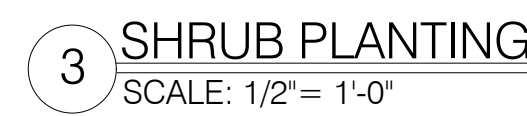
GROUNDCOVER PLANTS - SET ON SIDES TO PROMOTE ROOTING FROM STEMS

FINISH GRADE

2" SHREDDED CEDAR BARK MULCH

PLANTING MIX B (PERENNIAL MIX), SEE SPECS FOR FURTHER INFO

3 SHRUB PLANTING



LEADER BRANCH MUST NOT BE DAMAGED OR REMOVED; TREE MAY BE PRUNED ONLY AT THE DIRECTION OF L.A.

CROWN OF ROOTBALL SHALL BE SET EVEN WITH OR SLIGHTLY ABOVE ADJACENT FINISHED GRADE. DO NOT BURY TRUNK FLARE

SHREDDED CEDAR BARK MULCH 3" DEEP, AS APPROVED BY LANDSCAPE ARCHITECT

3" DEEP SAUCER EDGE/DAM FOR WATER RETENTION (TYP.)

CEDAR TREE STAKES (3 PER TREE) W/ 2 5STRANDS 10 GA GALV. WIRE AROUND TRUNK AND 1/2" DIA REINFORCED BLACK RUBBER HOSE SET CONNECTION

REMOVE BURLAP WRAP FROM ROOTBALL. ALL METAL BASKETS SHALL BE CUT AND REMOVED. REMOVE ALL PLASTIC BURLAP AND CORDS FROM TREE PIT.

PLANTING SOIL MIX

PLACE ROOTBALL ON UNDISTURBED OR COMPACTED SUBGRADE. PROVIDE 6" (MIN.) DRAINAGE TO THE TREE PIT PERIMETER

SEE SCHEDULE ABOVE FOR HOLE DIAMETER

ROOT BALL SIZE	HOLE DIAMETER	DEPTH BELOW BOTTOM OF ROOT BALL
LESS THAN 4 FT DIA.	2X BALL DIA.	6 IN.
4-5 FT DIA.	1-3/4X BALL DIA.	8 IN.
OVER 5 FT DIA.	1 1/2X BALL DIA.	8 IN.