

June 3, 2021

Ed Marron
Building Inspector
Irvington Building Department
85 Main Street
Irvington, NY 10533

Re: Amendment to Extensions & Renovations to the Okumura Residence
2 Hancock Place

Building Inspector Marron:

As the Architect for the extensions and renovations for the Okumura Residence, I am submitting the following drawings of a proposed fence, as an amendment to the building permit submission for 2 Hancock Place.

Title Sheet
S-1 Site Plan
L-1 & L-2 Landscaping Plans
C-1 Civil Engineering Plan
A-1 Fence at West & East Elevations
A-2 Fence at North Elevation, Fence Details, Photographs of Fence & Similar Fences in Neighborhood

Any questions or concerns please contact me or Mr. Sciarretta, Esq. Thank you for your time and consideration to review our submission.

Sincerely,



Christina Griffin AIA LEED AP CPHC
Principal Christina Griffin Architect P.C.

CC. Takashi Okumura, Akiko Okumura, Lino J. Sciarretta, Esq.

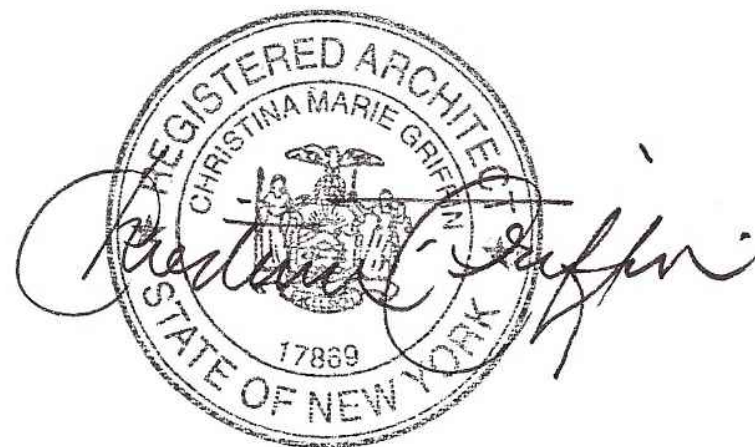
EXTENSION AND RENOVATIONS TO THE

OKUMURA RESIDENCE

2 HANCOCK PLACE, IRVINGTON, NEW YORK

CHRISTINA GRIFFIN ARCHITECT PC

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



AMENDMENT TO BUILDING PERMIT SUBMISSION 6-3-21

GENERAL NOTES												INSULATION AND FENESTRATION REQUIREMENT BY COMPONENT												DATES											
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.				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.				with the Architect for questions regarding final dimensions and locations.				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.				topsoil and repairs to damaged blacktop.				CLIMATE ZONE 4A FENESTRATION U-FACTOR ^a 0.35 MASS WALL R-VALUE ¹ 8/13 SKYLIGHT U-FACTOR 0.55 FLOOR R-VALUE 19 GLAZED FENESTRATION SHGC ^{a,e} 0.40 BASEMENT ^f WALL R-VALUE 10/13 CEILING R-VALUE 49* SLAB ^h R-VALUE & DEPTH 20 OR ^h 13+5 CRAWL SPACE ^c WALL R-VALUE 10/13				WOOD FRAME WALL R-VALUE											
2. All construction shall comply fully with the 2015 International Residential Code, as amended by NYS 2017 Uniform Code Supplement, local building code, fire department regulations, and all other agencies having jurisdiction over project.				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.				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.				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.				35. Finish materials and paint colors shall be reviewed and approved by the homeowner.																			
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.				14. All construction sites shall conform to the 2016 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.				21. The Architect is not responsible for workmanship, construction methods, or any omissions or derivations from the drawings during construction.				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.				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				REV BUILDING PERMIT SUBMISSION				11-25-20							
5. General Contractor shall carry property damage insurance, public liability insurance, workman's compensation, auto insurance, disability insurance and general liability as required by Federal, State, and Local Codes and as Owner requires.				6. Licensed electrician to file electrical permit.				15. General contractor shall be responsible for the removal of construction debris, rubbish and offsite disposal in a responsible manner.				22. Materials and products indicated on drawings shall be installed in accordance with manufacturer's requirements.				32. Substitutions of equipment or materials other than those shown on the drawings or in the				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				CONSTRUCTION BID DOCUMENTS				11-25-20							
7. Licensed plumber to file plumbing permit.				8. All health, safety, fire, zoning and environmental regulations shall be adhered to at all times by the Owner and/or occupant.				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.				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.				33. 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.				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-26-20							
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.				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.				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.				34. 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.				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20							
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.																Energy Notes R-Values & U-Factors 2016 NYS Energy Conservation Code Climate Zone 4A				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20							
																Required R-49 R-20 0.35 max SHGC max 0.4 R-19				Proposed R-60 R-35.6 0.32 SHGC 0.33 R-30				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20			
																				Ceiling/Roof Wall Glazing Floor Design Criteria: 5750 Degree Days 15% Maximum Glazing				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20			
																				*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.				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20			
																				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 2016 NYS Residential code & 2016 NYS Residential Energy Code.				37. As-built foundation survey is required to be submitted to the Building Department, prior to start of framing.				BUILDING PERMIT SUBMISSION				11-25-20			
																								DESIGN REQUIREMENTS for the 2016 RESIDENTIAL CODE OF NEW YORK STATE CLIMATIC & GEOGRAPHIC DESIGN CRITERIA				AMENDMENT TO BLDG PERMIT SUB				06-03-21			

ARDSLEY AVENUE

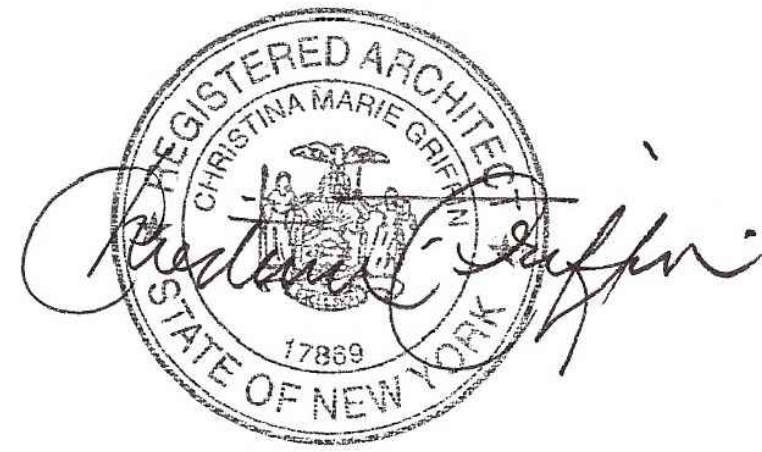
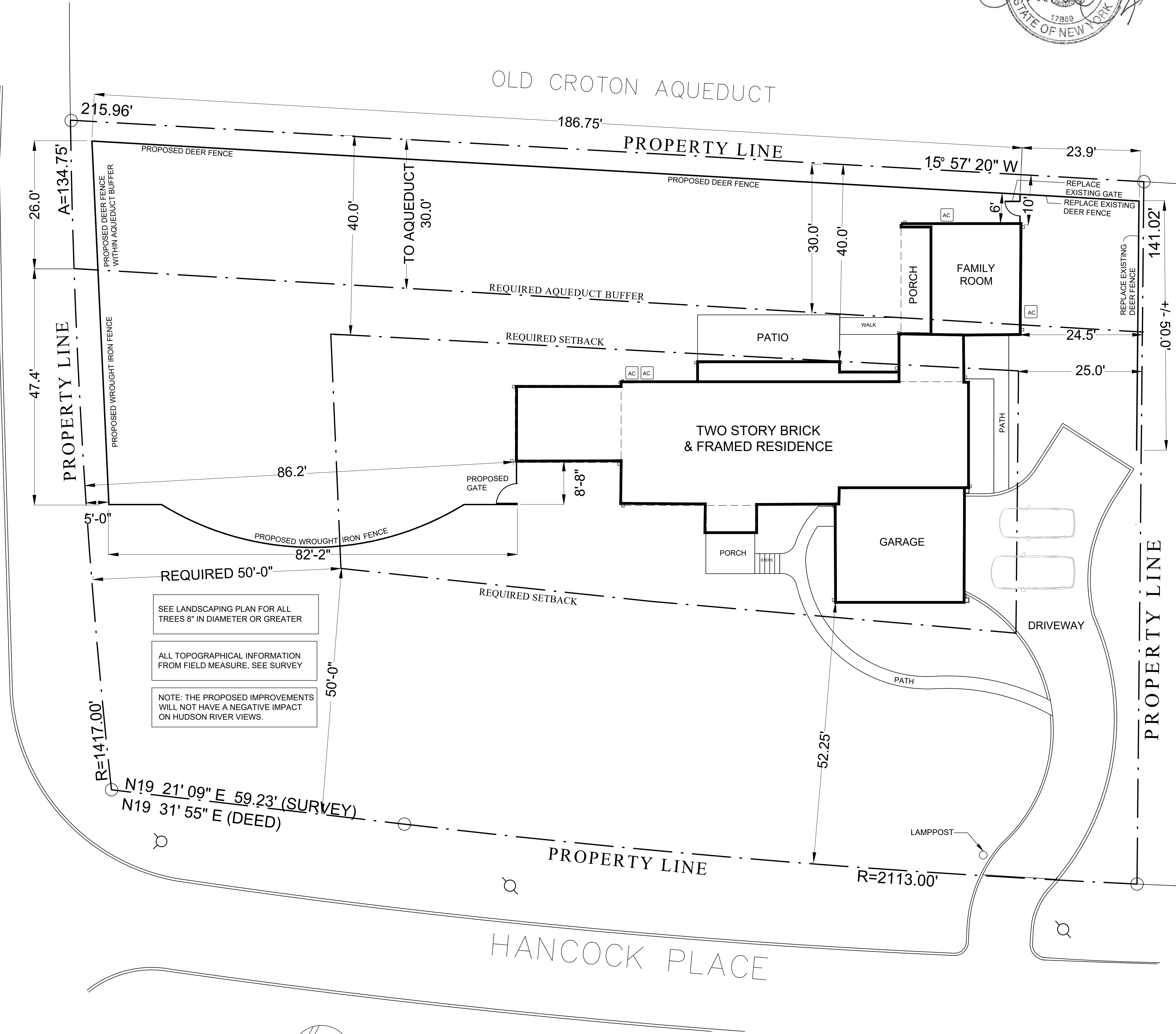
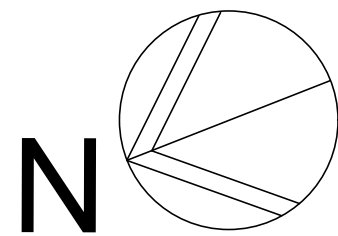


TABLE OF ZONING DATA		
OWNERS: TAKASHI & AKIKO OKUMURA SHEET: 2.160 SURVEYED BY: W. E. JAMES, ZONING DISTRICT: 1F-40 BLOCK: 73 ENGINEERING & LAND SURVEYING, PLLC PRESENTLY CONFORMING: NO LOT: 1 SURVEY DATE: NOVEMBER 23, 2015 MUNICIPALITY: VILLAGE OF IRVINGTON		
	REQUIRED	EXISTING
LOT AREA	40,000 SF	29,466.73 SF
BUILDING COVERAGE	12% X 29,466.73 = 3,536 SF MAX	2,939 SF OR 10 %
COVERAGE ALL IMPERVIOUS SURFACES INCLUDING BUILDING, PORCHES, WALKS, CONCRETE PADS, STEPS, PATIO & WALLS	12% X 29,466.73 = 3,536 SF MAX	STRUCTURES 2,939 SF PATIOS 352.5 SF PORCH 134 SF WALKS 432 SF OTHER 45 SF
		TOTAL 3907 SF /13.3%*
DRIVEWAY		1,612 SF
MINIMUM LOT WIDTH	150 FT	206.9 FT
MINIMUM LOT DEPTH	150 FT	137.06 FT *(average)
SETBACK DIMENSIONS		
(1) FRONT YARD (Corner lot)	50 FT	86.2 FT to Bldg
(2) FRONT YARD (Corner lot)	50 FT	52.25 FT
ONE SIDE YARD (Minimum)	25 FT	24.5 FT *
REAR YARD	40 FT or 30 FT with AQUEDUCT BUFFER	10 FT*
FLOOR AREA	MAX. 5,363 SF for 29,467 SF LOT	BASEMENT N/A
		1ST FLOOR 2,746 SF
		2ND FLOOR 2,420 SF
		GARAGE 193 SF
		ATTIC N/A
		TOTAL 5,359 SF
MAX HEIGHT	35 FT	29 FT
MIN OFF STREET PARKING	2	2
VIEW PRESERVATION	YES	
* EXISTING NON-CONFORMING		



SITE PLAN
SCALE: 3/32" = 1'-0"



CHRISTINA GRIFFIN ARCHITECT PC
10 Spring Street
Hastings-on-Hudson, New York 10706
914.478.0789 tel. 914.478.0806 fax
www.christinagriffinarchitect.com

Date

PLANNING BOARD SUBMISSION 9.23.19

PLANNING BOARD SUBMISSION 12.23.19

ZONING BOARD SUBMISSION 01.13.20

ZONING BOARD SUBMISSION 01.13.20

ARB SUBMISSION 1.12.20

CONSTRUCTION BID DOCUMENTS 4.21.20

ARB SUBMISSION 4.13.20

ARB SUBMISSION 4.13.20

BUILDING PERMIT SUBMISSION 11.06.20

BUILDING PERMIT SUBMISSION 11.06.20

CONSTRUCTION BID DOCUMENTS 11.25.20

BUILDING PERMIT SUBMISSION 2.18.20

ADJUDICATION TO BUILD PERMIT SUB 6.3.21

Drawing Title
SITE PLAN

Scale:
AS SHOWN

S-1

EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

LEGEND

- LARGE DECIDUOUS TREE AND UNDERSTORY TREES
- DECIDUOUS SHRUB
- EVERGREEN TREE/SHRUB
- EXISTING TREE - TRUNK WITH DRIPLINE
- EXISTING SHRUB TO REMAIN
- EXISTING SHRUBS TO BE PRUNED AND/ OR RELOCATED
- NATIVE DEER TOLERANT WOODLAND SPECIES GROUNDCOVER MIX
- NATIVE WOODLAND SPECIES GROUNDCOVER AND PERENNIAL MIX
- EXISTING CONTOUR (SHOWN @ 2' INTERVALS)
- PROPOSED CONTOUR

SEE SHEET L-2 FOR LANDSCAPE PLAN NOTES, PLANT LIST AND PROPOSED TREE REMOVAL MITIGATION PLAN

EXISTING DECIDUOUS TREES OUTSIDE PROPERTY LINE

PROPOSED 6'-0" HT DEER FENCE TO BE LOCATED BETWEEN SHRUBS WITHIN THE OCA BUFFER, SEE ARCHITECT DRAWING SHEETS

PROPOSED 6'-0" HT WROUGHT IRON FENCE OUTSIDE THE OCA BUFFER, SEE ARCHITECT DRAWING SHEETS

ARDSLEY AVENUE

OLD CROTON AQUEDUCT (OCA) TRAIL

9 1Gs
SHADE TOLERANT, DEER TOLERANT, NATIVE WOODLAND GROUNDCOVER SPECIES

EXISTING EVERGREEN SHRUBS AND TREES ALONG PROPERTY LINE TO REMAIN

EXISTING TREES ON ADJACENT PROPERTY

PROPOSED 6'-0" HT DEER FENCE TO BE LOCATED BETWEEN SHRUBS

REPLACE EXISTING DEER FENCE

PROPOSED GATE

PROPOSED ASPHALT DRIVEWAY WITH BELGIUM BLOCK CURB

PROPOSED GARAGE

PROPOSED PATH

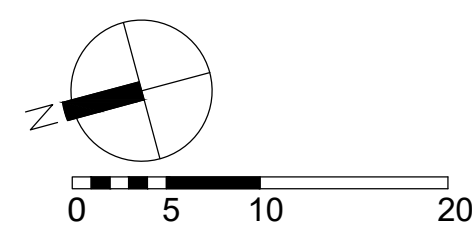
PROPOSED STONE PATIO

PRUNE AND RELOCATE EXISTING SHRUBS AS DIRECTED BY LANDSCAPE ARCHITECT IN FIELD (TYP)

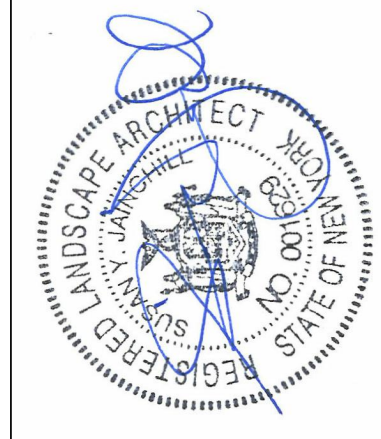
TREE PROTECTION FENCE (TYP)
(SEE CIVIL DRAWING SHEET)

APPROXIMATE CANOPY DRIP LINE (TYP)

HANCOCK PLACE



FOR MUNICIPAL APPROVALS
NOT FOR CONSTRUCTION



PROJECT
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY 10533

REVISIONS	TREE REMOVAL MITIGATION PROPOSAL INCORPORATED	PLANT LIST	FENCE TYPE AND HEIGHT
2/19/2020			
2/20/2020			
06/03/2021			

DRAWING TITLE
LANDSCAPE PLAN
SCALE: 1"=10'-0"
DATE: 01/23/2020

L-1

ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
80 NORTH BROADWAY, SUITE 223
IRVINGTON, NY 10533
WWW.ASPECT120.COM
PHONE: (914) 274-8544

PLANT LIST					
QNT	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
1	AR	ACER RUBRUM	RED MAPLE	4" CAL	AS SHOWN
2	AC	AMELANCHIER CANADENSI	SHADBLOW SERVICEBERRY	10'-12' HT	AS SHOWN
4	CC	CERCIS CANADENSIS 'FOREST PANSY'	CANADIAN REDBUD	10'-12' HT	AS SHOWN
2	CF	CORNUS FLORIDA 'CHEROKEE CHIEF'	FLOWERING DOGWOOD	10'-12' HT	AS SHOWN
2	LT	LIRODENDRON TULIPIFERA	TULIPTREE	4" CAL	AS SHOWN
2	QR	QUERCUS RUBRA	RED OAK	4" CAL	AS SHOWN
EVERGREEN TREES					
3	AB	ABIES BALSAMEA	BALSAM FIR	8' TO 10' HT	AS SHOWN
3	IO	ILEX OPACA	AMERICAN HOLLY	8' TO 10' HT	AS SHOWN
DECIDUOUS SHRUBS					
6	AG	ABELIA X GRANDIFOLIA	GLOSSY ABELIA	#3 CONT	AS SHOWN
10	AM	ARONIA MELANOCARPA 'MORTON' IRAQUOIS BEAUTY	IRAQUOIS BEAUTY CHOKEBERRY	#3 CONT	AS SHOWN
2	CF	CALYCANTHUS FLORIDUS 'MICHAEL LINDSEY'	CAROLINA ALLSPICE	#5 CONT	AS SHOWN
4	CSK	CHAENOMELES SPECIOSA	FLOWERING QUINCE	#7 CONT	AS SHOWN
6	Cah	CLETHERA ALNIFOLIA 'HUMMINGBIRD '	HUMMINGBIRD SWEET PEPPERBUSH	#5 CONT	AS SHOWN
4	Car	CLETHERA ALNIFOLIA 'RUBY SPICE'	RUBY SPICE SWEET PEPPERBUSH	#7 CONT	AS SHOWN
4	CSc	CORNUS SERICEA 'CARDINAL'	KELSEYI REDOSIER DOGWOOD	#7 CONT	AS SHOWN
8	CSK	CORNUS SERICEA 'KELSEYI'	CARDINAL REDOSIER DOGWOOD		
8	DF	DASIPHORA FRUTICOSA	SHRUBBY CINQUEFOIL	#3 CONT	AS SHOWN
2	HI	HAMAMELIS X INTERMEDIA	ARNOLD PROMIZ WITCH HAZEL	#7 CONT	AS SHOWN
6	HA	HYDRANGEA ARBORESCENS	SMOOTH HYDRANGEA	#5 CONT	AS SHOWN
6	HQg	HYDRANGEA QUERCIFOLIA 'GATSBY PINK'	OAKLEAF HYDRANGEA 'GATSBY PINK'	#3 CONT	AS SHOWN
2	Ivj	ILEX VERTICLATA 'JIM DANDY'	JIMDANDY WINTERBERRY	#5 CONT	AS SHOWN
6	Ivr	ILEX VERTICLATA 'RED SPRITE'	REDSPRITE WINTERBERRY	#5 CONT	AS SHOWN
10	IV	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	#5 CONT	AS SHOWN
8	MP	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	#7 CONT	AS SHOWN
EVERGREEN SHRUBS					
6	CJ	CAMELLIA JAPONICA 'KOREAN FIRE'	CAMELIA 'KOREAN FRE'	#7 CONT	AS SHOWN
6	IG	ILEX GLABRA	INKBERRY HOLLY	#7 CONT	AS SHOWN
4	IGc	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY HOLLY	#5 CONT	AS SHOWN
4	IGs	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	#5 CONT	AS SHOWN
9	JV	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5 CONT	AS SHOWN
6	PL	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SCHIPKA CHERRY LAUREL	#7 CONT	AS SHOWN
GROUNDCOVER, FERNS, GRASSES, PERENNIALS					
MIX OF PLUGS AND CONTAINER PLANTS TO BE PLANTED AS GROUND COVER OUTSIDE DEER FENCE: SHADE TOLERANT, DEER TOLERANT, NATIVE WOODLAND SPECIES**					
20		ADIANTUM PENDATUM	MAIDENHAIR FERN	#1 CONT	18" O.C.
50		ASARUM CANADENSE	WILD GINGER	5" PLUGS	18" O.C.
50		ASTER DIVARICARTUS	WHITE WOODLAND ASTER	5" PLUGS	18" O.C.
20		ATHYRIUM FILIX-FEMINA	LADY FERN	PLUGS	18" O.C.
50		CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	PLUGS	18" O.C.
20		HELIANTHUS STRUMOSUS	WOODLAND SUNFLOWER	5" PLUGS	18" O.C.
MIX OF PLUGS AND CONTAINER PLANTS TO BE PLANTED AS GROUND COVER INSIDE DEER FENCE: SHADE TOLERANT, NATIVE WOODLAND SPECIES**					
20		ADIANTUM PENDATUM	MAIDENHAIR FERN	#1 CONT	18" O.C.
20		ANEMONE VIRGINIANA	TALL THIMBLEWEED	5" PLUGS	18" O.C.
50		ARCHOSTAPHYLOS UVA-URSI	BEARBERRY	#1 CONT	18" O.C.
50		ASARUM CANADENSE	WILD GINGER	5" PLUGS	18" O.C.
50		ASCLEPIAS INCARNATA	SWAMP MILKWEED	5" PLUGS	6" O.C.
50		ASTER DIVARICARTUS	WHITE WOODLAND ASTER	5" PLUGS	18" O.C.
20		ATHYRIUM FILIX-FEMINA	LADY FERN	#1 CONT	18" O.C.
20		BAPTISTA AUSTRALIS	BLUE FALSE INDIGO	5" PLUGS	18" O.C.
100		CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	5" PLUGS	18" O.C.
50		DENNSTAEDTIA PUNCTILOBUL	HAYSCENTED FERN	#1 CONT	18" O.C.
50		EUPATORIUM PURPUREUM	JOE PYE WEED	5" PLUGS	6" OC
50		GERANIUM MACULATUM	WILD GERANIUM	5" PLUGS	6" OC
20		HELIANTHUS STRUMOSUS	WOODLAND SUNFLOWER	5" PLUGS	18" O.C.
20		MONARDA DIDYMA	BEA-BALM	5" PLUGS	6" OC
50		SPOROBOLUS HETEROLIPIS	PRAIRIE DROPSEED	5" PLUGS	6" OC
50		TIARELLA CORDIFOLIA	FOAMFLOWER	5" PLUGS	6" OC

LANDSCAPE PLAN 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 REPRESENTATIVE SHALL INSPECT PLANT MATERIAL FOR ACCEPTANCE PRIOR TO PLANTING.
5. LOCATION OF NEW PLANT MATERIAL SHALL BE STAKED OR SET OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING
6. REFER TO PLANTING DETAILS AND SPECIFICATIONS FOR INFORMATION RELATING TO PLANTING PIT DIMENSIONS AND EXTENT AND COMPOSITION OF BACKFILL MATERIAL.
7. THE CONTRACTOR SHALL REMOVE ALL PLASTIC MATERIAL FROM AROUND THE ROOT BALLS OF THE PLANTS AFTER POSITIONING IN THE PLANT PITS. REMOVE BURLAP, ROPE, AND WIRE FROM AROUND THE TRUNK SUFFICIENTLY SO THAT NO BURLAP, ROPE OR WIRE WILL BE EXPOSED AFTER BACKFILLING.
8. CONTRACTOR SHALL EXERCISE EXTREME CARE IN WORKING IN AREA OF EXISTING TREES. EXISTING PLANTS TO REMAIN AND BE PROTECTED, WHICH ARE INJURED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR WITH PLANTS OF EQUAL SIZE AND SPECIES AT NO COST TO THE OWNER.
9. ALL AREAS THAT HAVE BEEN DISTURBED BY PLANTING ACTIVITY SHALL BE RESTORED TO A NEAT CONDITION. AREAS WITH BARE SOIL SHALL BE TOPSOILED AND SEEDED WITH NATIVE EROSION CONTROL SEED MIX
10. THE CONTRACTOR SHALL WATER TREES, SHRUBS AND GROUND COVER TWICE DURING THE FIRST 24 HOURS AND AS NEEDED DURING THE FIRST GROWING SEASON.
11. SEE ARCHITECTURAL DRAWING SHEETS FOR FENCE DETAILS.
12. SEE CIVIL ENGINEER'S SITE PLAN FOR TREE PROTECTION AND PROPOSED GRADING
13. DEER FENCE LOCATION TO BE DETERMINED IN THE FIELD TO PROTECT ROOTS OF EXISTING TREES AND SHRUBS. LOCATION OF DEER FENCE DOES NOT INDICATE LIMIT OF PROPERTY.
14. ALL SURVEYING INFORMATION ON THIS DRAWING IS TAKEN FROM SURVEY DATED 11/19/2019 PREPARED BY: JAMES ENGINEERING AND LAND SURVEYING, PLLC, WALLKILL, NY 12589

TREE REMOVAL MITIGATION PLAN

THE LIST BELOW REPRESENTS THE MINIMUM PLANTING PROPOSED AS MITIGATION FOR THE REMOVAL OF A 49" TULIP TREE, A 12" JAPANESE MAPLE, A 15" SASAFRAS, AND A 15" BLACK CHERRY THE FOLLOWING VEGETATION WILL BE PLANTED ON THE 2 HANCOCK AVENUE PROPERTY:

LARGE CANOPY TREES

QUANTITY: FIVE (5)
SPECIES: TULIP TREE, RED MAPLE OR RED OAK
(OR SIMILAR NATIVE SPECIES)
SIZE: 4" CAL. (MIN)

UNDERSTORY TREES

QUANTITY: PR
EIGHT (8)
SPECIES: SERVICEBERRY, REDBUD, DOGWOOD, HAWTHORN
(OR SIMILAR NATIVE SPECIES)
SIZE: 12' TO 14' HEIGHT

EVERGREEN TREES

QUANTITY: SIX (6)
SPECIES: AMERICAN HOLLY, WHITE SPRUCE, WHITE FIR
(OR SIMILAR NATIVE SPECIES)
SIZE: 8' TO 10' HEIGHT

LARGE DECIDUOUS SHRUBS

QUANTITY: TWENTY (20)
SPECIES: VIBURNUM, CLETHRA, BAYBERRY, WITCHAZEL
(OR SIMILAR NATIVE SPECIES)
SIZE: 5 GAL TO 7 GAL CONTAINERS

SMALL TO MEDIUM DECIDUOUS SHRUBS

QUANTITY: SIXTY (60)
SPECIES: ST. JOHNSWORT, SWEETSPIRE, CAROLINA ROSE, AZALEA
(OR SIMILAR NATIVE SPECIES)
SIZE: 3 GAL TO 5 GAL CONTAINERS

MEDIUM TO LARGE EVERGREEN SHRUBS

QUANTITY: FORTY (40)
SPECIES: INKBERRY HOLLY, JUNIPER, RHODODENDRON
(OR SIMILAR NATIVE SPECIES)
SIZE: 5 GAL TO 7 GAL CONTAINERS

PROJECT

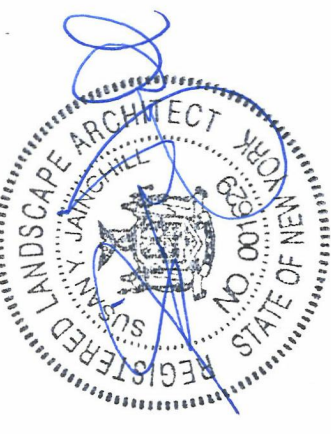
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY 10533

REVISIONS
2/19/2020 TREE REMOVAL MITIGATION PROPOSAL INCORPORATED
2/20/2020 PLANT LIST

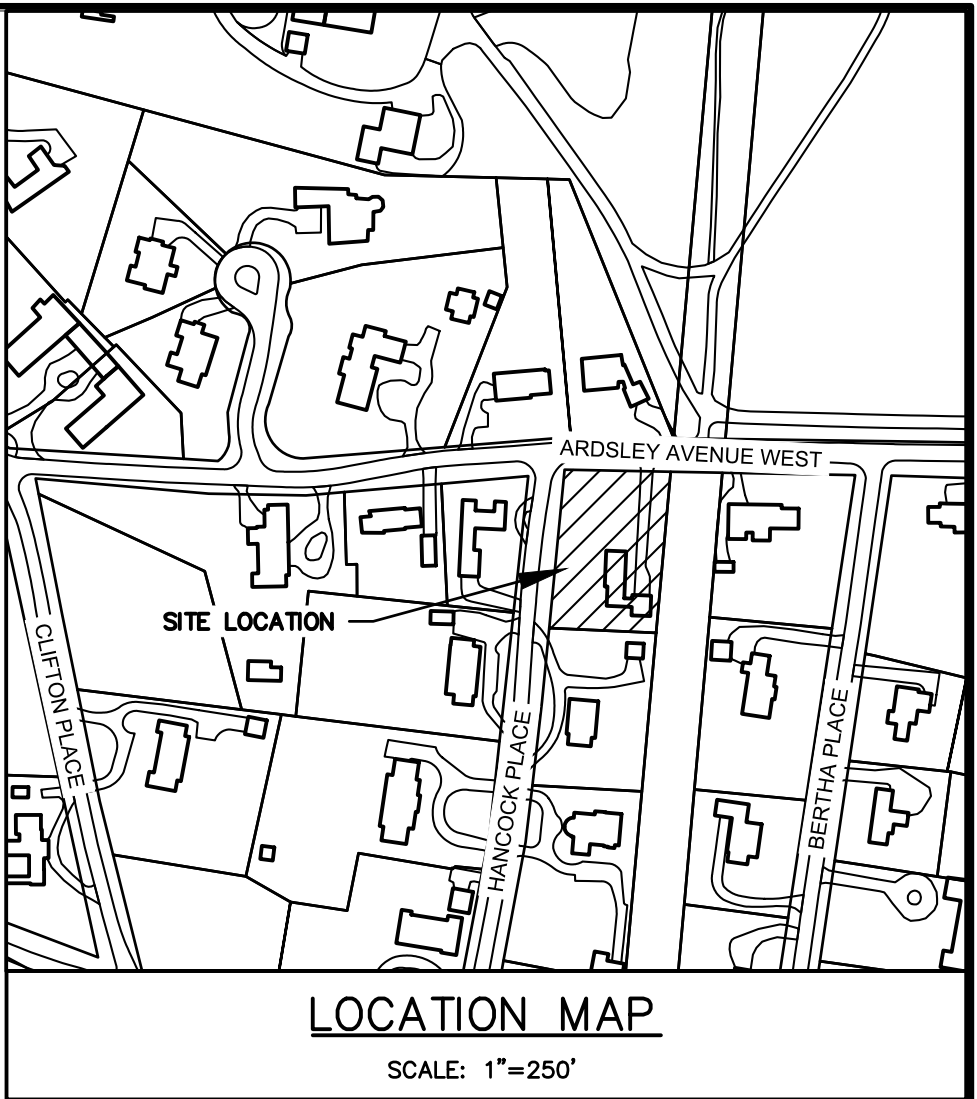
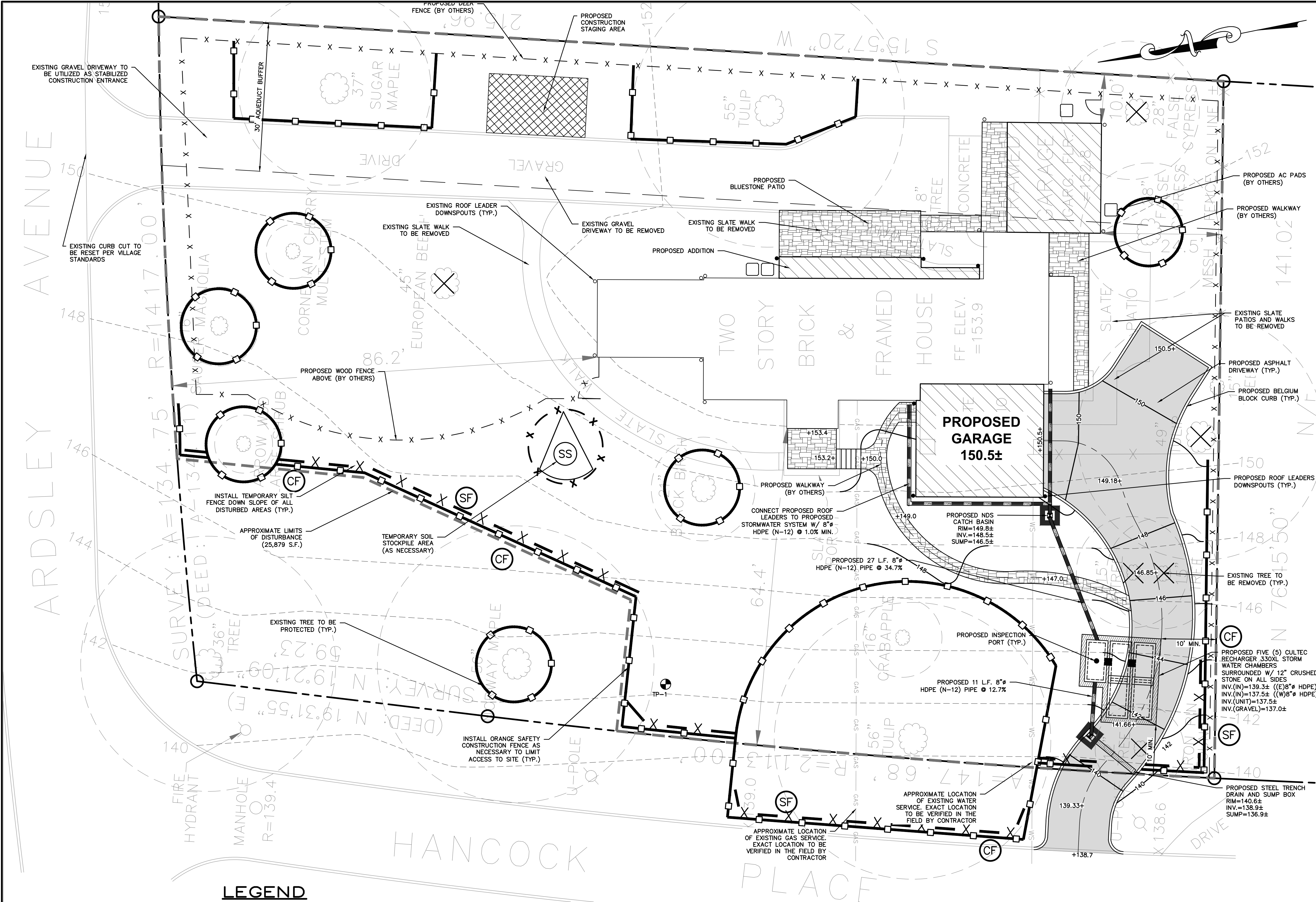
DRAWING TITLE
PLANT LIST/
MITIGATION
PLAN
SCALE: NA
DATE: 01/23/2020

FOR MUNICIPAL APPROVALS
NOT FOR CONSTRUCTION

L-2



ASPECT 120 LANDSCAPE ARCHITECTURE P.C.
80 NORTH BROADWAY, SUITE 213
IRVINGTON, NY 10533
WWW.ASPECT120.COM
PHONE: (914) 274-8544



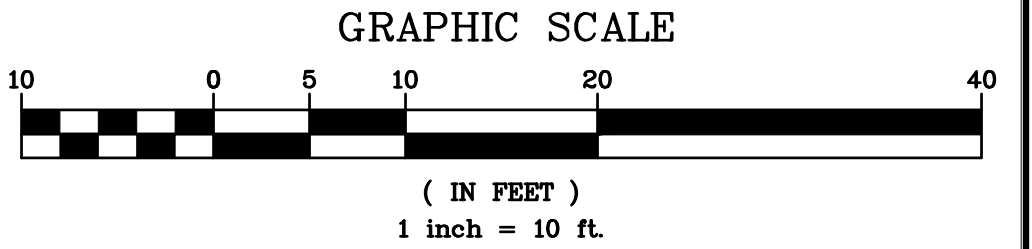
- GENERAL NOTES:**
1. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
 2. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ACI, AISC, ZONING, AND THE NEW YORK STATE BUILDING CODE.
 4. ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
 5. ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
 8. SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
 9. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
 10. FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
 11. ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
 12. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
 13. OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO NAME HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER CG2010 1185 UNDER GL. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
 14. INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

- INSTALLATION & MAINTENANCE OF EROSION CONTROL:**
- CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.
- EROSION CONTROL MEASURES**
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY**
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)
- AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT.
INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.
- INSPECTION BY MUNICIPALITY – FINAL GRADING**
REMOVE UNNEEDED SUBGRADE FROM SITE.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY – LANDSCAPING**
SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDDED. HAND RAKE LEVEL.
BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "FASTGROW" MIX OR EQUAL OVER AREA TO BE SEEDDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY – FINAL LANDSCAPING**
GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.
- INSPECTION BY MUNICIPALITY – FINAL INSPECTION**
ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED.
CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

TEST HOLE DATA:

TEST HOLE #1
DEPTH – 98"
0-6" TOPSOIL
6-27" BROWN SILTY LOAM
27-51" BROWN SANDY LOAM
51-98" BROWN SAND
NO GROUNDWATER
NO LEDGE ROCK
PERC. = 12" INCHES/HOUR

2 HANCOCK PLACE STORMWATER
MANAGEMENT PLAN BASED UPON EXISTING
INFORMATION PROVIDED BY W.E. JAMES
ENGINEERING AND LAND SURVEYING, PLLC
DATED DECEMBER 20, 2019



LEGEND	
PROPERTY LINE	---
PROPOSED BELGIAN BLOCK CURB	=====
PROPOSED WALKWAY/PATIO	=====
PROPOSED GRAVEL DRIVEWAY	=====
PROPOSED STONE MASONRY WALL	=====
PROPOSED CONTOUR	-----
PROPOSED SPOT GRADE	+138.6
TEST PIT LOCATION	TP-1
PROPOSED LIMIT OF DISTURBANCE	---
PROPOSED STORM PIPE	=====
PROPOSED DRAIN INLET	=====
PROPOSED TRENCH DRAIN	=====
TEMPORARY INLET PROTECTION	=====
TEMPORARY SILT FENCE	-----
TEMPORARY CONSTRUCTION FENCE	-----
TEMPORARY SOIL STOCKPILE AREA	=====
STABILIZED CONSTRUCTION ENTRANCE	=====

- CONSTRUCTION SEQUENCING:**
- THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:
1. PLACE ORANGE CONSTRUCTION FENCING AROUND AREAS TO BE USED FOR EX-FILTRATION TO AVOID COMPACTION
 2. INSTALL A CONSTRUCTION ENTRANCE TO THE DEVELOPMENT AREA.
 3. ESTABLISH CONSTRUCTION STAGING AREA.
 4. INSTALL TREE PROTECTION ON TREES AS NOTED ON PLANS.
 5. SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION.
 6. INSTALL SILT FENCE DOWN SLOPE OF ALL AREAS TO BE DISTURBED AS SHOWN ON THE PLAN.
 7. STRIP TOPSOIL AND STOCKPILE AT THE LOCATIONS SPECIFIED ON THE PLANS (UP GRADIENT OF EROSION CONTROL MEASURES). TEMPORARILY STABILIZE TOPSOIL STOCKPILES (HYDROSEED DURING MAY 1ST THROUGH OCTOBER 31ST PLANTING SEASON OR BY COVERING WITH A TARRAULIN(S) NOVEMBER 1ST THROUGH APRIL 30TH. INSTALL SILT FENCE AROUND TOE OF SLOPE.
 8. DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS, AND DISPOSE OF OFF-SITE.
 9. ROUGH GRADE SITE.
 10. EXCAVATE AND INSTALL EX-FILTRATION SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
 11. PLACE FILL.
 12. ROUGH GRADE DRIVEWAY.
 13. INSTALL DRAINAGE WORK TRIBUTARY TO EX-FILTRATION SYSTEMS FROM PROPOSED ADDITIONS AND DRIVEWAY.
 14. EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW ADDITIONS.
 15. CONSTRUCT BUILDING ADDITIONS, PATIO AND WALKWAYS.
 16. INSTALL CURBING, AND SUB-BASE COURSES. FINE GRADE AND SEED ALL DISTURBED AREAS.

- CLEAN PAVEMENT AND DRAIN LINES. CLEAN EX-FILTRATION SYSTEMS. ENSURE GRASS STAND IS ACHIEVED.
17. INSTALL 4"-6" TOPSOIL, FINE GRADE, SEED THE ENTIRE PROJECT SITE AND INSTALL LANDSCAPE PLANTINGS. SPREAD SALT HAY OVER SEEDED AREAS.
 18. INSTALL TOP COURSE ON DRIVEWAY.
 19. REMOVE EXISTING GRAVEL DRIVEWAY.
 20. REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.
- *SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.
- STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM**
- THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:
- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
 - DRAINAGE INLETS SHALL BE VACUUM SWEEPED TWICE A YEAR, AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.
- THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

- 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. "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
 3. INFILTRATION SYSTEM ACCESS PORTS SHALL BE SHOWN ON THE "AS-BUILT".
 4. THE INFILTRATION SYSTEM MUST NOT BE CONNECTED UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
 5. ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
 6. IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
 7. THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND HIGHWAY SUPERINTENDENT.
 8. WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
 9. WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.

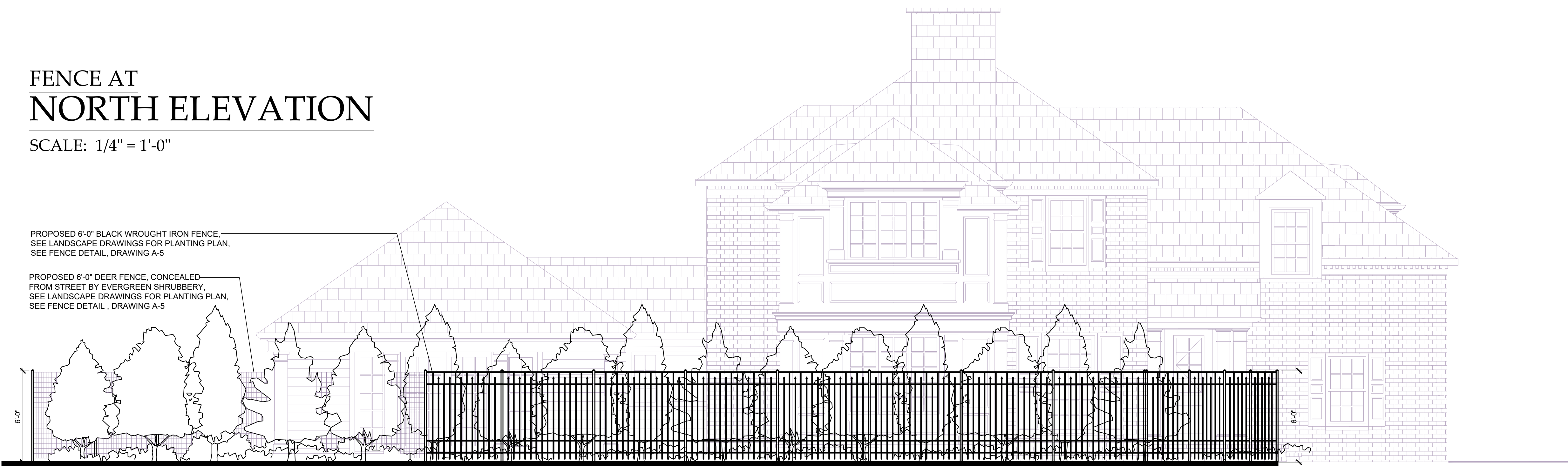
PROJECT:	PROPOSED ADDITIONS & ALTERATIONS 2 HANCOCK PLACE VILLAGE OF IRVINGTON WESTCHESTER COUNTY – NEW YORK
STORMWATER MANAGEMENT PLAN	
HUDSON ENGINEERING & CONSULTING, P.C. 45 Knollwood Road - Suite 201 Elmsford, New York 10523 T: 914-909-0420 F: 914-560-2086	DATE: 11/20/19 DESIGNED BY: U.A. CHECKED BY: M.S. SHEET NO. 3
HEC	C-1

FENCE AT
NORTH ELEVATION

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

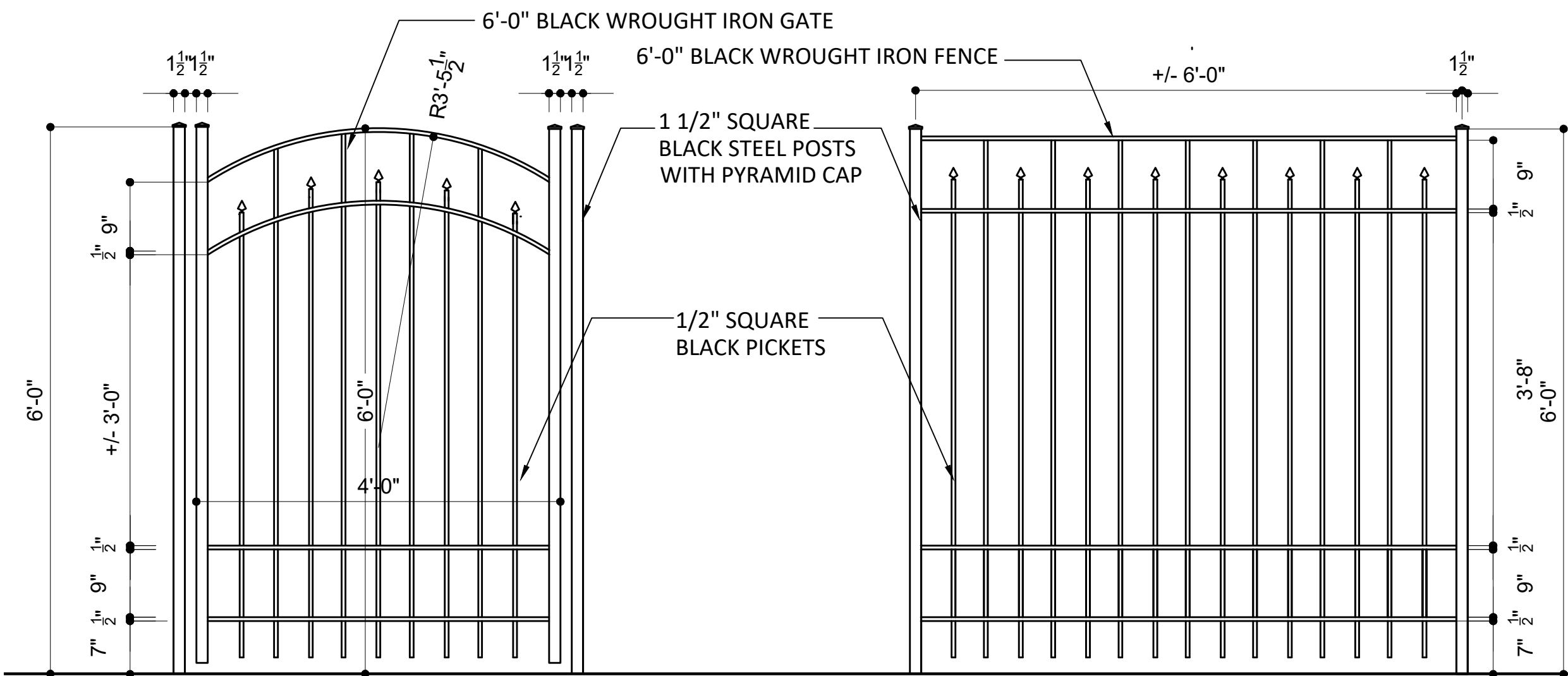
PROPOSED 6'-0" BLACK WROUGHT IRON FENCE.
SEE LANDSCAPE DRAWINGS FOR PLANTING PLAN,
SEE FENCE DETAIL, DRAWING A-5

PROPOSED 6'-0" DEER FENCE, CONCEALED
FROM STREET BY EVERGREEN SHRUBBERY.
SEE LANDSCAPE DRAWINGS FOR PLANTING PLAN,
SEE FENCE DETAIL, DRAWING A-5



PROPOSED DEER FENCE
IN AQUEDUCT BUFFER

PROPOSED BLACK WROUGHT IRON FENCE



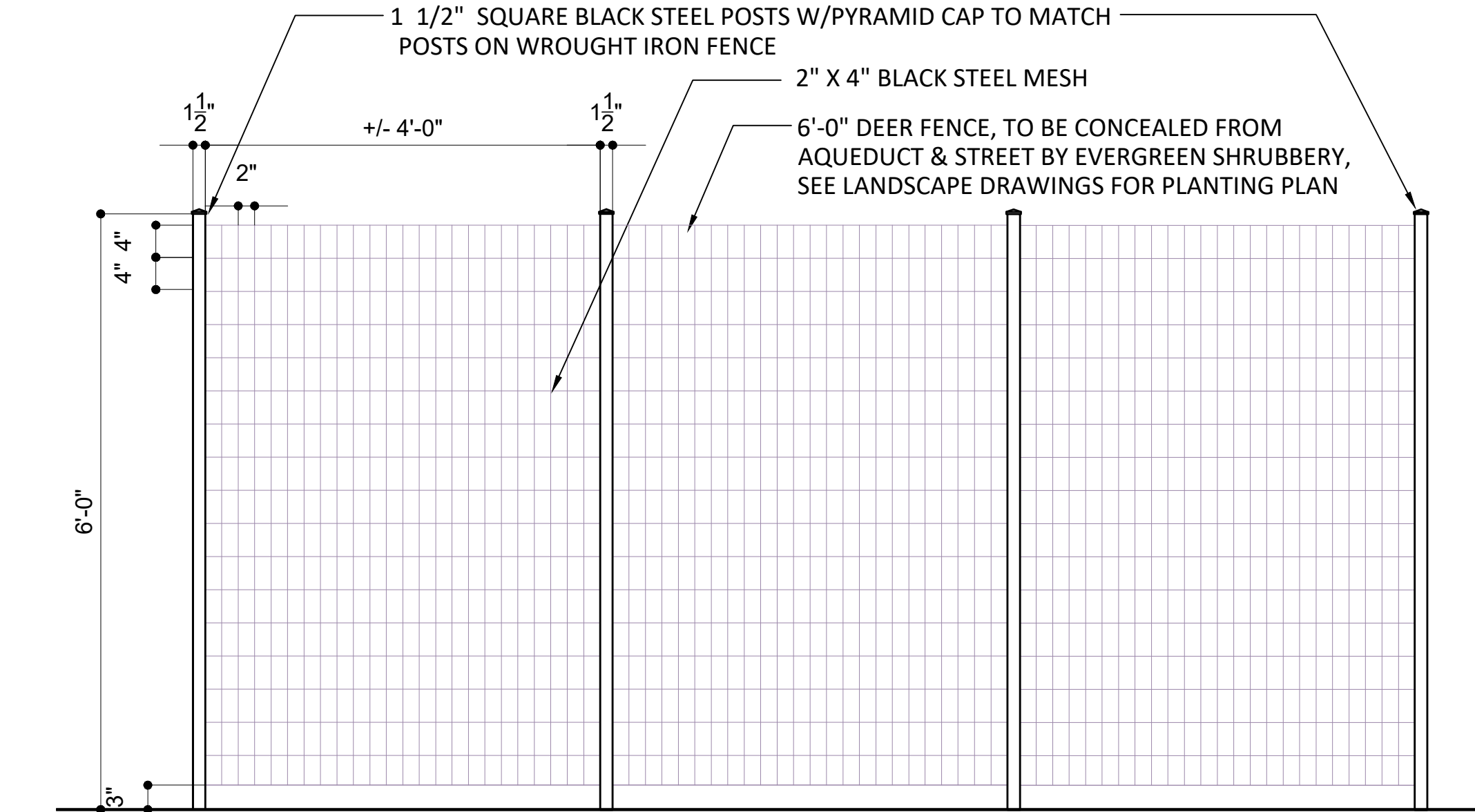
WROUGHT IRON FENCE DETAIL

SCALE: 3/4" = 1'-0"



PHOTO of WROUGHT IRON FENCE

SCALE: N.T.S.



DEER FENCE DETAIL



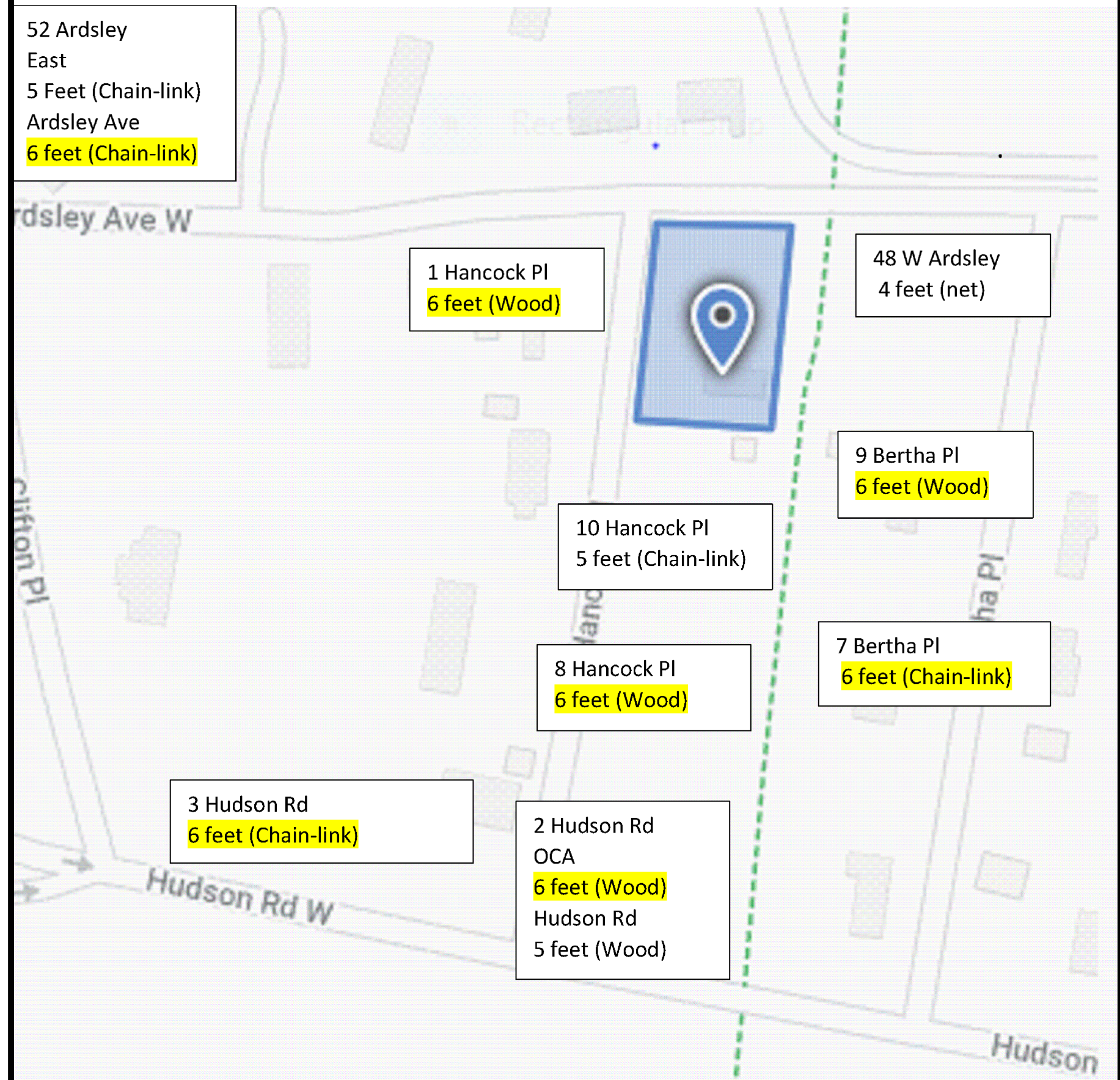
PHOTO of DEER FENCE

SCALE: N.T.S.



EXTENSIONS & RENOVATIONS TO THE
OKUMURA RESIDENCE
2 HANCOCK PLACE, IRVINGTON, NY

SIMILAR FENCES in NEIGHBORHOOD



CHRISTINA GRIFFIN ARCHITECT PC

10 Spring Street
Hudson, New York 10706
914.478.0799 tel 914.478.0806 fax
www.christinagriffinarchitect.com

PLANNING BOARD SUBMISSION 9-23-19
PLANNING BOARD RESUBMISSION 12-23-19
PLANNING BOARD RESUBMISSION 2-18-20
ARB SUBMISSION 3-16-20
ARB SUBMISSION 5-1-20
ARB SUBMISSION 5-1-20
ARB SUBMISSION 5-1-20
CONSTRUCTION BID DOCUMENTS 11-25-20
CONSTRUCTION BID DOCUMENTS 11-25-20
BUILDING PERMIT SUBMISSION 11-25-20
BUILDING PERMIT SUBMISSION 11-25-20
ADJUDICATORY DECISION 3-16-21
ADJUDICATORY DECISION 3-16-21

Drawing Title
FENCE at
NORTH ELEVATION
FENCE DETAILS

Scale:
AS SHOWN

A-2