



DECKER POOL HOUSE
13 ACKERMAN COURT
CROTON-ON-HUDSON, NY 10520

RESOLUTION: 4 ARCHITECTURE
150 WEST 28TH STREET, SUITE 1902, NEW YORK, NY 10001
TEL: 212.675.9266 www.re4a.com FAX: 212.206.0944

**RYNA LUSTIG LANDSCAPE
CONSULTING, LLC**
53 HASTINGS AVENUE CROTON ON HUDSON, NY 10520
(914) 271-5130 rynalustig.com ryna@rynalustig.com

EXTERIOR RENDERING

DATE: 07/26/22

SCALE:

A0.00

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RES4

RESOLUTION : 4 ARCHITECTURE

EROSION & SEDIMENT CONTROL NOTES:

01. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO THE START OF ANY WORK, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.

02. TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN OR AGAINST ALL SEDIMENT STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND AFTER EACH HEAVY RAIN TO INSURE PROPER OPERATION AS DESIGNED. AN INSPECTION SCHEDULE SHALL BE SET FORTH PRIOR TO THE START OF CONSTRUCTION.

03. ALL EROSION CONTROL STRUCTURES ARE TO REMAIN INTACT UNTIL CONSTRUCTION IS COMPLETE AND ALL DISTURBED AREAS ARE STABILIZED WITH A VEGETATIVE COVER TO THE SATISFACTION OF THE ENGINEER.

04. SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.

05. ONCE FINAL GRADING IS COMPLETE ALL DISTURBED AREAS ARE TO BE IMMEDIATELY SEEDED WITH APPROPRIATE GRASS MIXTURE AND MULCHED.

06. ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED.

07. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 21 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY GROUND COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.

08. ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED DWELLING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL.

09. THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.

10. RETAIN AND PROTECT TREES AND PLANTS WHERE EVER POSSIBLE AND AS SHOWN.

11. DIVERSION SWALES AND RIDGES SHALL BE CONSTRUCTED TO INTERCEPT SURFACE RUNOFF WHERE FIELD CONDITIONS REQUIRE SUCH.

12. THE CONTRACTOR/DEVELOPER IS AT ALL TIMES DURING CONSTRUCTION TO FOLLOW THE GUIDELINES AS SET FORTH IN (1) NEW YORK-GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL.

13. ALL CONSTRUCTION RELATED ACTIVITIES MUST BE WITHIN THE HAY BALES/ SILT FENCE BARRIER. THE BARRIER SHOULD REMAIN IN PLACE UNTIL THE PROJECT IS FINISHED AND ALL AREAS ARE STABILIZED.

14. UPON COMPLETION OF FINAL GRADING, ALL SLOPES AND OTHER DISTURBED AREAS SHALL BE IMMEDIATELY SEEDED WITH A QUICK GROWING RYE AND PERENNIAL GRASS MIXTURE AND MULCHED AND PERMANENT VEGETATION SHALL BE ESTABLISHED AS SOON AS POSSIBLE.

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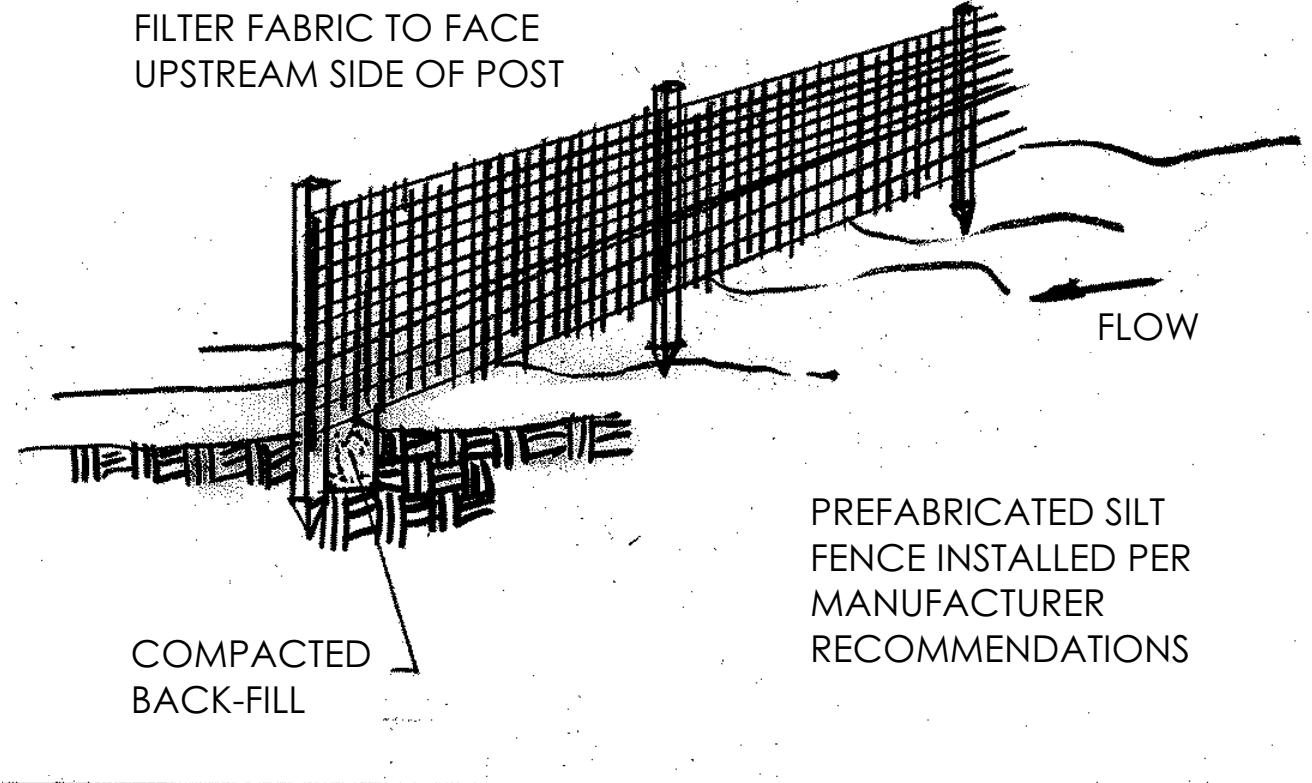
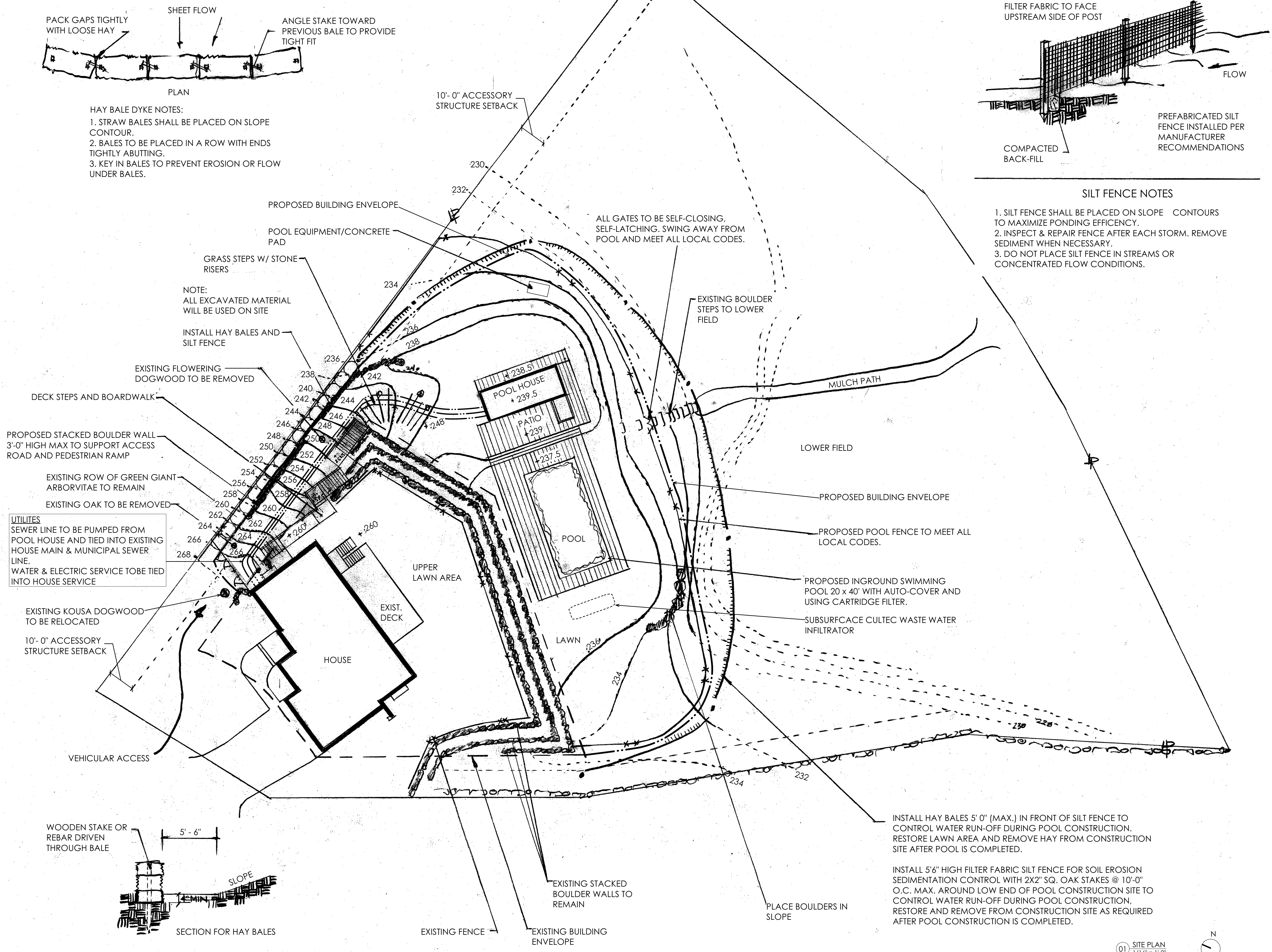
SITE PLAN

DATE: 07/26/22

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

A1.00

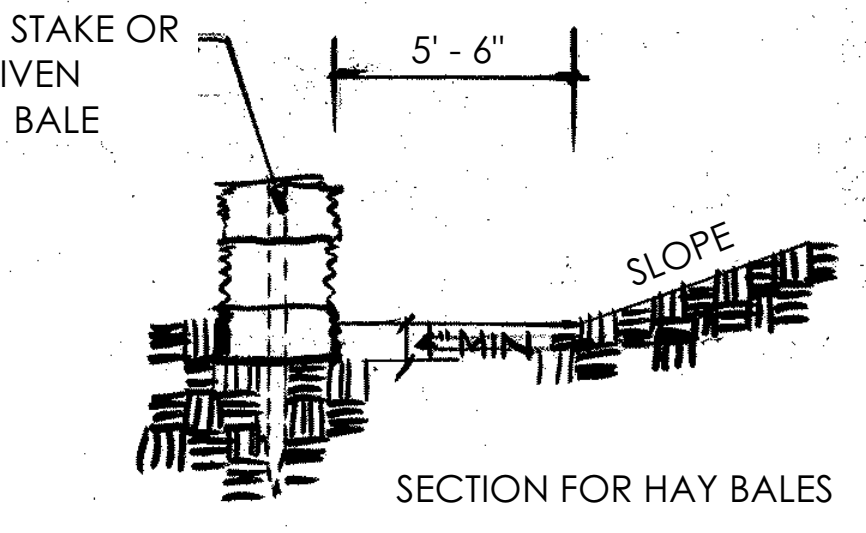
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SILT FENCE NOTES

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT & REPAIR FENCE AFTER EACH STORM. REMOVE SEDIMENT WHEN NECESSARY.
3. DO NOT PLACE SILT FENCE IN STREAMS OR CONCENTRATED FLOW CONDITIONS.

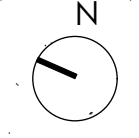
- HAY BALE DYKE NOTES:
1. STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.
 2. BALES TO BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING.
 3. KEY IN BALES TO PREVENT EROSION OR FLOW UNDER BALES.



INSTALL HAY BALES 5' 0" (MAX.) IN FRONT OF SILT FENCE TO CONTROL WATER RUN-OFF DURING POOL CONSTRUCTION. RESTORE LAWN AREA AND REMOVE HAY FROM CONSTRUCTION SITE AFTER POOL IS COMPLETED.

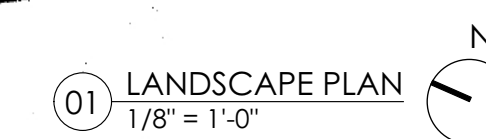
INSTALL 5'6" HIGH FILTER FABRIC SILT FENCE FOR SOIL EROSION SEDIMENTATION CONTROL WITH 2X2" SQ. OAK STAKES @ 10'-0" O.C. MAX. AROUND LOW END OF POOL CONSTRUCTION SITE TO CONTROL WATER RUN-OFF DURING POOL CONSTRUCTION, RESTORE AND REMOVE FROM CONSTRUCTION SITE AS REQUIRED AFTER POOL CONSTRUCTION IS COMPLETED.

01 SITE PLAN
1/16" = 1'-0"



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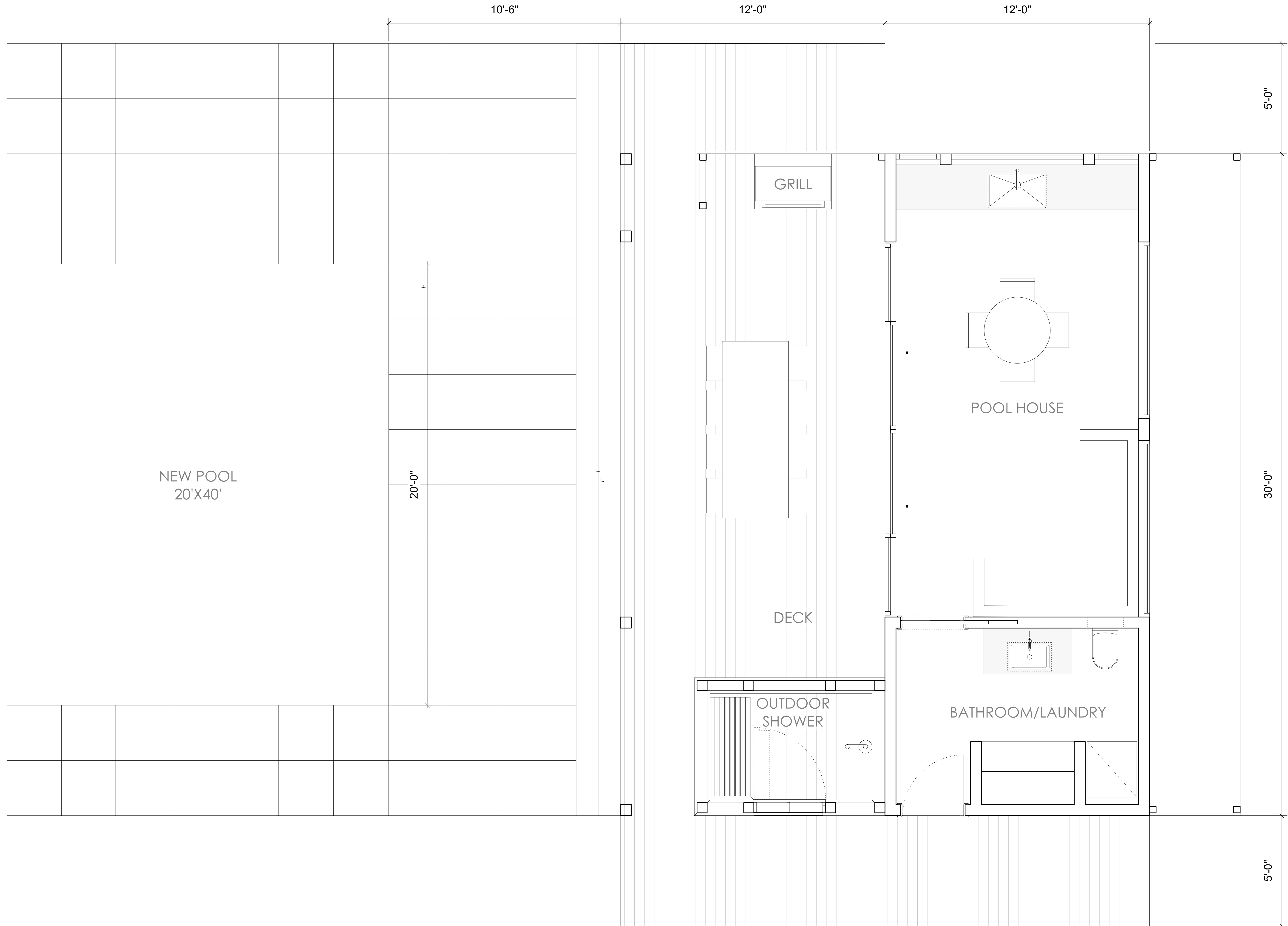
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DATE: 07/26/22

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

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RES4

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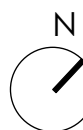
FLOOR PLAN

DATE: 07/26/22

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

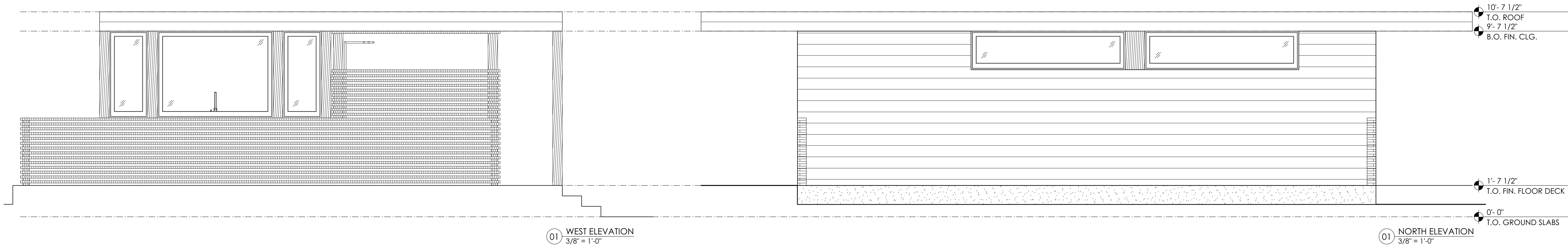
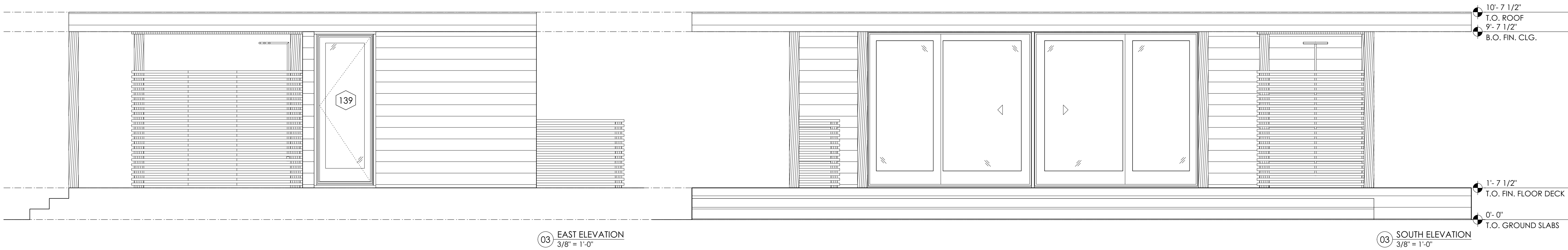
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01 FLOOR PLAN
1/2" = 1'-0"



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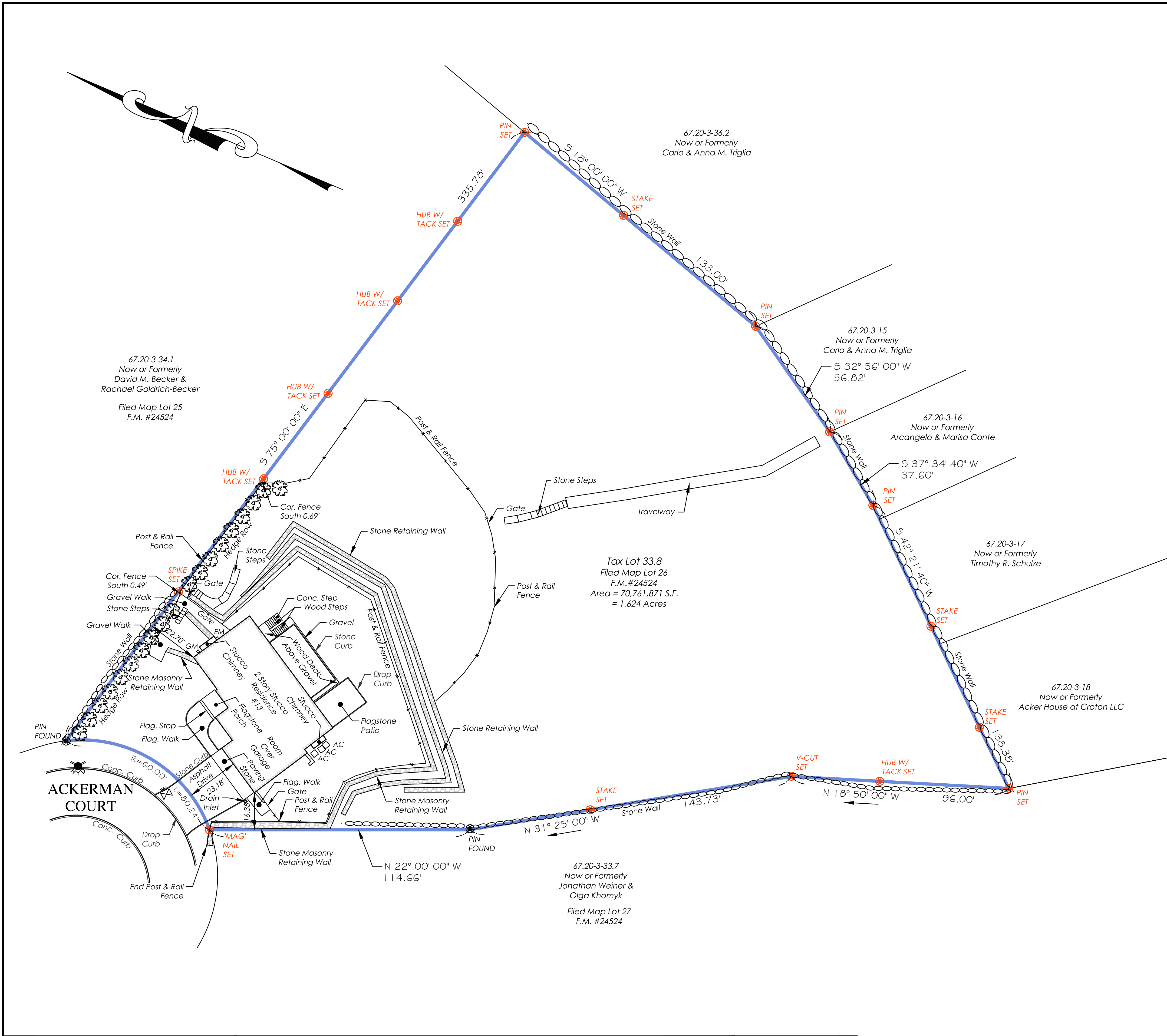
EXTERIOR ELEVATIONS

DATE: 07/26/22

SCALE: 3/8" = 1'-0"

A3.00

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Only copies from the original of this survey marked with an original of the Land Surveyors embossed seal or red colored seal shall be considered to be true, valid copies.

Said certifications shall run only to the person for whom this survey is prepared and on his/her behalf to the title company, governmental agency and lending institutions listed hereon. Certifications are not transferable to additional institutions or subsequent owners.

Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyors seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.

Possession only where indicated.

Adjacent property lines and easements not surveyed or certified. Access to adjacent rights of way, easements and public or private lands not guaranteed or certified.

Underground utilities shown hereon are approximate and should be verified before excavating. Additional underground utilities are not shown or certified. Encroachments and structures below grade, if any, not shown or certified.

Subject to covenants, easements, restrictions, conditions and agreements of record.

Premises hereon being Lot 26 as shown on a certain map entitled, "Subdivision Map, Section 1, River Landing, Prepared for Richard Albert, Located in the Village of Croton-On-Hudson, Town of Cortlandt, Westchester County, N.Y." Said map filed in the Westchester County Clerk's Office, Division of Land Records on October 23, 1991 as map number 24524.

Surveyed in accordance with Deed Control Number 541673530.

Premises shown hereon designated on the Town of Cortlandt Tax Maps as: Section 67.20, Block 3, Lot 33.8.

Property Address:
13 Ackerman Court
Croton-On-Hudson, NY 10520

THIS MAP IS FOR BUILDING DEPARTMENT PURPOSES ONLY.
MAP IS NOT TO BE USED FOR TITLE TRANSFER PURPOSES.
MAP MAY NOT BE CERTIFIED TO TITLE COMPANIES AND/OR BANKS.

AS BUILT SURVEY
PREPARED FOR
ADAM AND SUZANNE
DECKER
SITUATE IN THE
VILLAGE OF CROTON-ON-HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 30'
GRAPHIC SCALE

