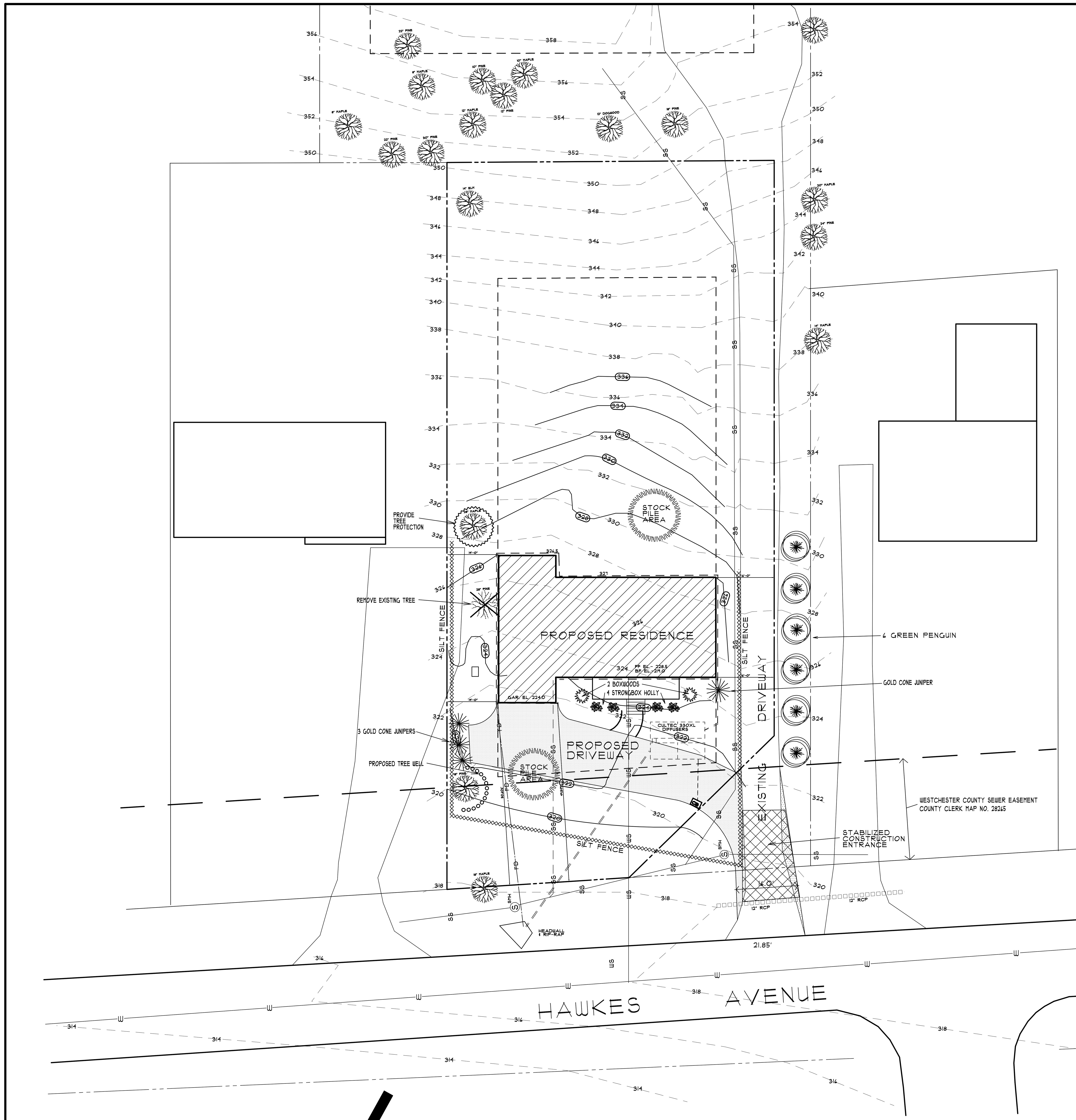
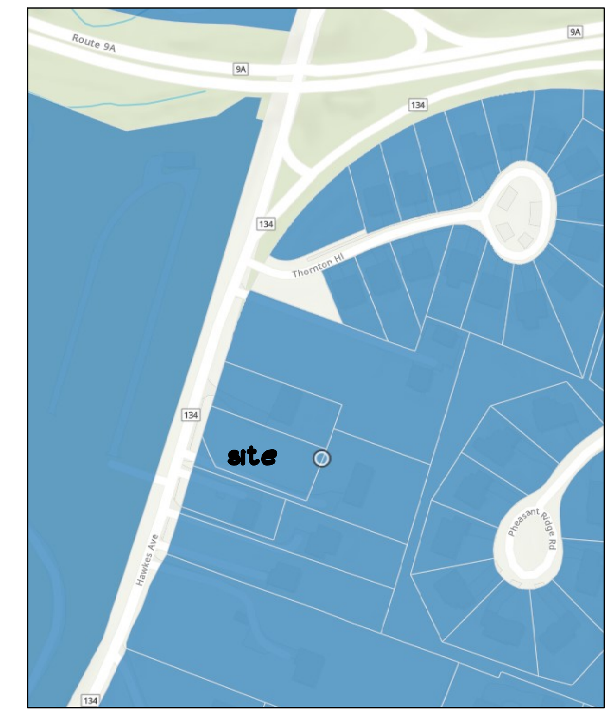


SITE PLAN

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



LOCATION MAP

EROSION AND SEDIMENT CONTROL NOTES

1. PRIOR TO STARTING ANY CONSTRUCTION, ALL APPROVED SEDIMENT CONTROL MEASURES SHALL BE PLACED AS SHOWN ON THESE PLANS. IN ADDITION, FURTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY, DUE TO SITE CONDITIONS, TO SUPPLEMENT THE EXISTING CONTROL PLAN.

2. CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MINIMAL TIME PERIOD. PERMANENT VEGETATION, PAVING AND A MINIMAL TIME PERIOD. PERMANENT VEGETATION, PAVING AND STRUCTURE WILL BE INSTALLED AT THE EARLIEST POSSIBLE OPPORTUNITY.

3. ALL TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE AND RECEIVE REGULAR MAINTENANCE TO ENSURE PROPER FUNCTIONING CONDITIONS UNTIL ALL AREAS EXPOSED DURING SITE CONSTRUCTION HAVE BEEN STABILIZED WITH PAVEMENT. PERMANENT STRUCTURES AND/OR FINAL VEGETATIVE COVERAGE AND APPROVAL HAS BEEN GIVEN BY THE MUNICIPAL AUTHORITY HAVING JURISDICTION THEREOF.

4. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES TO LOCATE UNDERGROUND UTILITIES PRIOR TO STARTING ANY WORK.

5. ALL EXCAVATED AND DISTURBED AREAS SHALL BE PROTECTED TO AVOID PERSONAL INJURY. THESE PROTECTIVE DEVICES SHALL CONFORM TO OSHA STANDARDS.

6. WHEREVER FEASIBILE, ALLEXISTING VEGETATION SHALL BE RETAINED AND PROTECTED WITH SILT FENCING. ALL TREES TO REMAIAN SHALL BE PROTECTED WITH SILT FENCE PLACED AROUND THE DRIP LINE WHERE FEASIBILE, PRIOR TO BEGINNING CONSTRUCTION IN ITS PROXIMITY.

GENERAL LANDSCAPE PLANTING NOTES:

1. ALL PRECAUTIONS SHALL BE TAKEN IN CARTING, STORING, AND PLANTING OF MATERIALS TO PROTECT ADJACENT PAVEMENT AND LANDSCAPE AREAS.

2. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY-GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, UNLESS SPECIFICALLY NOTED. ALL PLANTS SHALL BE OF SPECIMEN QUALITY. EXCEPTIONAL HEAVY, SYMMETRICAL, FREE OF DISEASE AND INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY WELL DEVELOPED ROOT SYSTEMS. THE LANDSCAPE ARCHITECT AND/OR THE OWNER OR THEIR REPRESENTATIVE RESERVES THE RIGHT TO TAG, INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE AT THE NURSERY, AT THE SITE UPON DELIVERY, OR UPON INSTALLATION. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL FROM THE SITE AND REPLACE WITH APPROVED EQUIVALENT BY LANDSCAPE ARCHITECT.

3. ALL PLANTS SHALL BE LABELED BY PLANT NAME, LABELS SHALL BE ATTACHED SECURELY TO ALL PLANTS, BUNDLES AND CONTAINERS WHEN DELIVERED.

4. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED. IF THE SPECIFIED LANDSCAPE MATERIAL CANNOT BE OBTAINED, THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL. SUBSTITUTIONS OF PLANT MATERIALS MUST BE AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR PROJECT ENGINEER.

5. THE LANDSCAPE CONTRACTOR SHALL STAKE OUT THE LIMIT OF PLANTING LOCATIONS, PRIOR TO INSTALLATION WITH REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND OR OWNER. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.

6. IF THERE IS A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLAN GOVERNS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL 811 AND HAVE ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES MARKED PRIOR TO THE START OF EXCAVATION ACTIVITIES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE PROJECT ENGINEER AND OWNER IF THERE ARE CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.

8. THE BACKFILL MIXTURE AND SOIL MIXES ARE TO BE INSTALLED PER THE SPECIFICATIONS.

9. ALL FENCE AND HARDSCAPE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF ANY LANDSCAPE PLANTING, SEEDING OR LAWN.

10. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE INSTALLATION FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY.

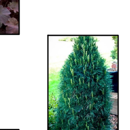
11. REMOVE ALL TWINE, ROPE, WIRE, CONTAINERS, LABELS AND FLAGGING ON PLANTS BEFORE COMPLETION. DISPOSE OF ALL DEBRIS APPROPRIATELY AND SWEEP ALL SURROUNDING PAVEMENTS.

12. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT

PLANTING SCHEDULE



GOLD CONE JUNIPER
JUNIPERUS COMMUNIS 'GOLD CONE'
(3 - 5 ft tall)



GREEN PENGUIN SCOTS PINE
PINUS SYLVESTRIS 'GREEN PENGUIN'
(5 -10 ft tall)



NEWGEN INDEPENDENCE BOXWOOD
BUXUS NEWGEN 'INDEPENDENCE'
(2 - 4.5 ft tall)



STRONGBOX INKBERRY HOLLY
ILEX GLABRA 'ILEXFARROWTRACEY'
(2-3 ft tall)

LEGEND

SILT FENCE

HAY BAILS

PROPOSED ASPHALT DRIVEWAY

PROPERTY LINE



STOCK PILING AREA

ZONING DATA:

ZONE DISTRICT = R-15

SECTION -48.11 BLOCK -3 LOTS -24

	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	15,000 SF	17,142 SF	10,000 SF	non-conforming
LOT WIDTH	90 FT	90.1 FT	100 FT	complies
FRONT YARD	30'		51.1'	complies
REAR YARD	32'		118.2'	complies
SIDE YARD	1 SIDE = 14' 2 COMBINED - 30'		1 SIDE = 17.1' 2 COMBINED - 38.2'	complies
HEIGHT	35 FT - 2 1/2 STORIES		24.5' - 2 1/2 STORIES	complies
BLDG. COVERAGE	25%		14%	complies

GENERAL NOTES

WORK SHALL COMPLY WITH THE 2025 NYS RESIDENTIAL CODE AND THE 2025 NY STATE ENERGY CODE

1. MINIMUM FROST DEPTH OF ALL FOOTINGS = 48"
2. MINIMUM SOIL BEARING CAPACITY = 2000 PSF.
3. ALL LEADERS AND DRAINS TO DRAIN INTO DRYWELLS OR STORM DRAINS, IF AVAILABLE.
4. MINIMUM SLOPE OF 1/4" PER FOOT TO BE PROVIDED ON DRIVEWAYS FROM PROPERTY LINE TO CURB.
5. MAXIMUM SLOPE OF 1 VERTICAL, 1 1/2 HORIZONTAL ON ALL GRADES. SUCH SLOPES TO HAVE ADEQUATE GROUND COVER AND EROSION CONTROL DEVICES.
6. ALL SLOPES TO SLOPE AWAY FROM BUILDING, WHERE GRADE SLOPES INTO BUILDING - A SWALE CAPABLE OF HANDLING ESTIMATED RUNOFF IS TO BE PROVIDED.
7. WHERE DRIVEWAY SLOPES TOWARD THE GARAGE, A TROUGH DRAIN IS TO BE PROVIDED.
8. WOOD PLATES ON CONCRETE SLABS OR MASONRY TO BE PRESSURE TREATED LUMBER.
9. PROVIDED 2 ANCHOR BOLTS AT EACH CORNER OF FOUNDATION. ANCHOR BOLTS TO BE 1/2" DIAMETER X 1'-6" LONG AND 6'-0" O/C.
10. ALL CONCRETE TO BE MINIMUM 4,000 PSI (CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS).
11. ALL MASONRY VENEERS TO BE TIED MINIMUM 1' - 0" O.C. WITH GALVANIZED WALL TIES TO FRAME OR DURO-WALL TO BLOCK BACKING.
12. DOUBLE FLOOR JOISTS TO BE PROVIDED UNDER ALL PARTITIONS OR FLOOR OPENINGS.
13. PROVIDE 4X4 (OR 4X6) POSTS UNDER ALL WALL OPENINGS 5' - 0" AND OVER.
14. PROVIDE 2 - 2X8 HEADERS OVER ALL WALL OPENINGS UNLESS OTHERWISE INDICATED ON PLAN.
15. WOOD COLUMNS SHALL BEAR ON CONCRETE OR SOLD MASONRY PIERS IN BASEMENTS, PORCHES OR GARAGES.
16. PROVIDE 1/2" AIR SPACE AROUND WOOD GIRDERS FRAMING INTO MASONRY WALLS.
17. MINIMUM DISTANCE FROM GRADE TO WOOD IS 8".
18. ENGINEER IS NOT RESPONSIBLE FOR ANY RETAINING WALLS NOT SHOWN ON PLAN.
19. VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE.
20. WRITTEN DIMENSIONS ON THESES DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND ARE NOMINAL.
21. ANY VARIATIONS FROM CONDITIONS AS SHOW ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. WORK SHALL NOT PROCEED UNTIL CLARIFICATION HAS BEEN RECEIVED.
22. ALL WORK SHALL CONFORM TO ALL CODES HAVING JURISDICTION, WHERE CONFLICTS OF/OR BETWEEN CODES OCCUR, THE MORE STRINGENT CODE SHALL SUPERSEDE ALL OTHERS.
23. USE ONLY NEW MATERIALS WITHOUT DEFECTS.
24. EACH CONTRACTOR AND/OR SUB-CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH OTHER TRADES.
25. DISCREPANCIES AND OMISSIONS ON DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION. SHALL SUPERSEDE ALL OTHERS.
26. ALL CONTRACTORS AND/OR SUB-CONTRACTORS ARE TO USE THE APPROVED SHALL SUPERSEDE ALL OTHERS. STANDARDS: A.I.S.C., FEDERAL, U.S., ETC., AND THE HIGHEST STANDARDS OF THEIR TRADES. ALL CONSTRUCTION SHALL BE PERFORMED TO THESE STANDARDS.
27. SET ALL WORK STRAIGHT, PLUMB AND LEVEL OR WITH INDICATED SLOPE.
28. ENGINEER IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION AND/OR SHALL SUPERSEDE ALL OTHERS. OBSERVATION OF WORK IN PROGRESS.
29. NO WORK TO COMMENCE UNTIL APPROVAL IS OBTAINED FROM THE BUILDING DEPARTMENT; AND ALL NECESSARY PERMITS HAVE BEEN SECURED.
30. ANY PLUMBING AND/OR ELECTRICAL WORK, TO BE DONE UNDER SEPARATE APPLICATIONS.
31. ENGINEER TO BE NOTIFIED OF ANY CHANGES TO PLAN AND APPROVED BY HIM.
32. ALL NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODES TO BE OBEYED.
33. ALL LUMBER TO BE #1 - DOUGLAS FIR/LARCH MINIMUM 1,200 P.S.I. CONSTRUCTION GRADE LUMBER. 36,000 P.S.I.").
34. ALL STRUCTURAL STEEL TO BE A-36 ("STEEL YIELD STRENGTH OF
35. TYPICAL STAIR: MAXIMUM STAIR RISER - 8"; MINIMUM TREAD - 10".
36. MINIMUM AIR CHANGE CAPACITY FOR INTERIOR TOILET FANS TO BE 50 C.F.M. FANS, TO BE EXHAUST TYPE, REMOVING FOUL AIR AND REPLACING IT WITH FRESH AIR.
37. ALL THERMAL INSULATION IS TO MEET THE PUBLIC SERVICE COMMISSION SPECIFICATIONS AND STANDARDS.
38. ALL PLUMBING AND ELECTRICAL WORK SHALL BE FILED FOR BY LICENSED CONTRACTORS WHO SHALL PERFORM THE WORK IN CONFORMANCE WITH CODES HAVING JURISDICTION. THE CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY OR COMPLIANCE UPON COMPLETION OF HIS WORK.
39. ALL LOCAL CODES AND REGULATIONS TO BE OBEYED.
40. WHERE EXISTING WORK IS TO BE CUT, CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, WEDGING AND DRY PACKING; AND SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE DURING THIS OPERATION.
41. THESE DRAWINGS AND SPECIFICATIONS ARE VALID ONLY IF THEY BEAR THE IMPRESSED SEAL AND ORIGINAL SIGNATURE OF THE ARCHITECT OR ENGINEER WHOSE NAME APPEARS HEREON.
42. ANY UNAUTHORIZED ALTERATION OF OR ADDITION TO THESE DRAWINGS IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. SUCH AUTHORIZATION SHALL ONLY BE IN WRITING, SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
43. ALL GLASS IS TO BE INSULATED GLASS.
44. ENGINEER TO BE GIVEN AT LEAST 24 HOURS NOTICE PRIOR TO ANY SITE VISIT(S).
45. ALL SMOKE/HEAT DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.
46. ALL EXTERIOR LUMBER TO BE PRESSURE-TREATED LUMBER.
47. THE CONTRACTOR SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE PROCESS OF ALTERATION.
48. THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK AND SHOULD HE BECOME AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY (SUCH AS CRACK IS MASONRY AND PARTITIONS, ADDITIONAL DEFLECTIONS, ETC.), HE SHALL NOTIFY THE ENGINEER.
49. THE ENGINEER SHALL BE THE SOLE JUDGE AS THE ADEQUACY OF THE WORK PERFORMED AS RELATED TO APPROVAL OF WORK FOR PAYMENT BY THE OWNER. THE ENGINEER SHALL HAVE THE RIGHT TO ORDER THE REMOVAL OF DEFECTIVE WORK AND MATERIAL AND HAVE SUCH AREAS CORRECTED AT NO ADDITIONAL COST TO THE OWNER. THE GOVERNMENTAL INSPECTORS SHALL ALSO JUDGE THE WORK FOR MINIMUM COMPLIANCE WITH CODES. APPROVAL BY SUCH INSPECTORS DOES NOT PRECLUDE DECISIONS BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL MAKE ALL NECESSARY FIELD ADJUSTMENTS AS DICTATED BY JOB CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
50. FIRESTOPPING SHALL BE PROVIDED AT WALLS AND CEILINGS WHERE REQUIRED BY CODE AND SHALL NOT EXCEED 8 FEET VERTICALLY OR 20 FEET HORIZONTALLY.
51. ALL NEW CEILING, FLOOR OR FOOF JOISTS SHALL HAVE A MINIMUM OF 4" BEARING.
52. ALL DAMAGED STRUCTURAL MEMBERS SHALL BE REPLACED.
53. DOORS AT GARAGE,TOP OF UNCONDITIONED BASEMENT,AND ATTIC ACCESS MUST BE INSULATED AND WEATHERSTRIPPED(N1102.2.3)

* NOTE: 1. TYPE 5b CONSTRUCTION

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS

(in POUNDS PER SQUARE FOOT)

ATTICS WITH LIMITED STORAGE	20	GUARDRAILS IN-FILL COMPONENTS	50
ATTICS WITHOUT STORAGE	10	PASSENGER VEHICLE GARAGES	50
DECKS	40	ROOMS OTHER THAN SLEEPING ROOMS	40
EXTERIOR BALCONIES	60	SLEEPING ROOMS	30
FIRE ESCAPES	40	STAIRS	40
GUARDRAILS AND HANDRAILS	200	DEAD LOAD = 20 LBS/SF	

INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES.

TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	0.27	0.55	0.40	R-49 U-0.024	R-30 or R-20+5ci or R-13+10ci or R-20ci / U-0.045	R-15/20 U-0.060	R-30 or R-19+7.5ci or R-20ci / U-0.033	R-19 or R-15ci or R-13+5ci / U-0.050	R-10ci, 4 feet	R-19 or R-15ci or R-13+5ci / U-0.055

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STATE OF NEW YORK · STEVEN ANTHONY COSTA · LICENSED PROFESSIONAL ENGINEER

To the best of my knowledge, belief, and professional judgement of the design professional, Steven A. Costa, P.E., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, as currently in effect.

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JOB TITLE
PROPOSED ONE FAMILY RESIDENCE
PRE-MANUFACTURED HOUSE CONSTRUCTION
76 HAWKES AVENUE
OSSINING, NEW YORK

DRAWING TITLE
SITE PLAN / NOTES

DATE 9/23/26

SCALE AS NOTED

DRAWN BY PC

CHECKED BY SAC

DRAWING NUMBER A1