TWO STORY BUILDING
ONE FAMILY DWELLING

63 OLD ALBANY POST RD,

OSSINING - NEW YORK - 10562

LIST OF DRAWINGS

T-001.00	COVER SHEET
A-001.00	PLOT PLAN, ZONING DATA
A-002.00	EXISTING BASEMENT PLAN
A-003.00	PROPOSED FIRST FL. PLAN
A-004.00	PROPOSED SECOND FL. PLAN
A-005.00	FRONT SIDE ELEVATION
A-006.00	REAR ELEVATION
A-007.00	RIGHT SIDE ELEVATION
A-008.00	LEFT SIDE ELEVATION
A-009.00	MATERIALS
LC-001.00	LANDSCAPING PLAN
LC-002.00	LANDSCAPING PLAN, NOTES
LC-003.00	LANDSCAPING PLAN, DETAIL
LC-004.00	LANDSCAPING PLAN, DETAIL
PICTURES	

OWNER:

MEM FLIPP CORP / MANUEL HERNANDEZ

ADDRESS: 63 OLD ALBANY POST RD,

OSSINING - NEW YORK - 10562

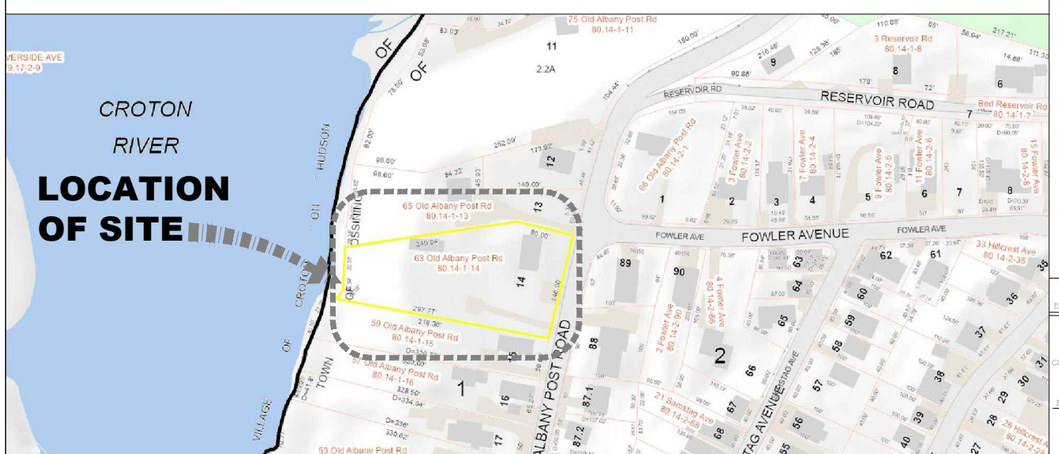
REV. DATE: 09-09-2025

REV. DATE: 10-31-2025

ZONING CALCULATION

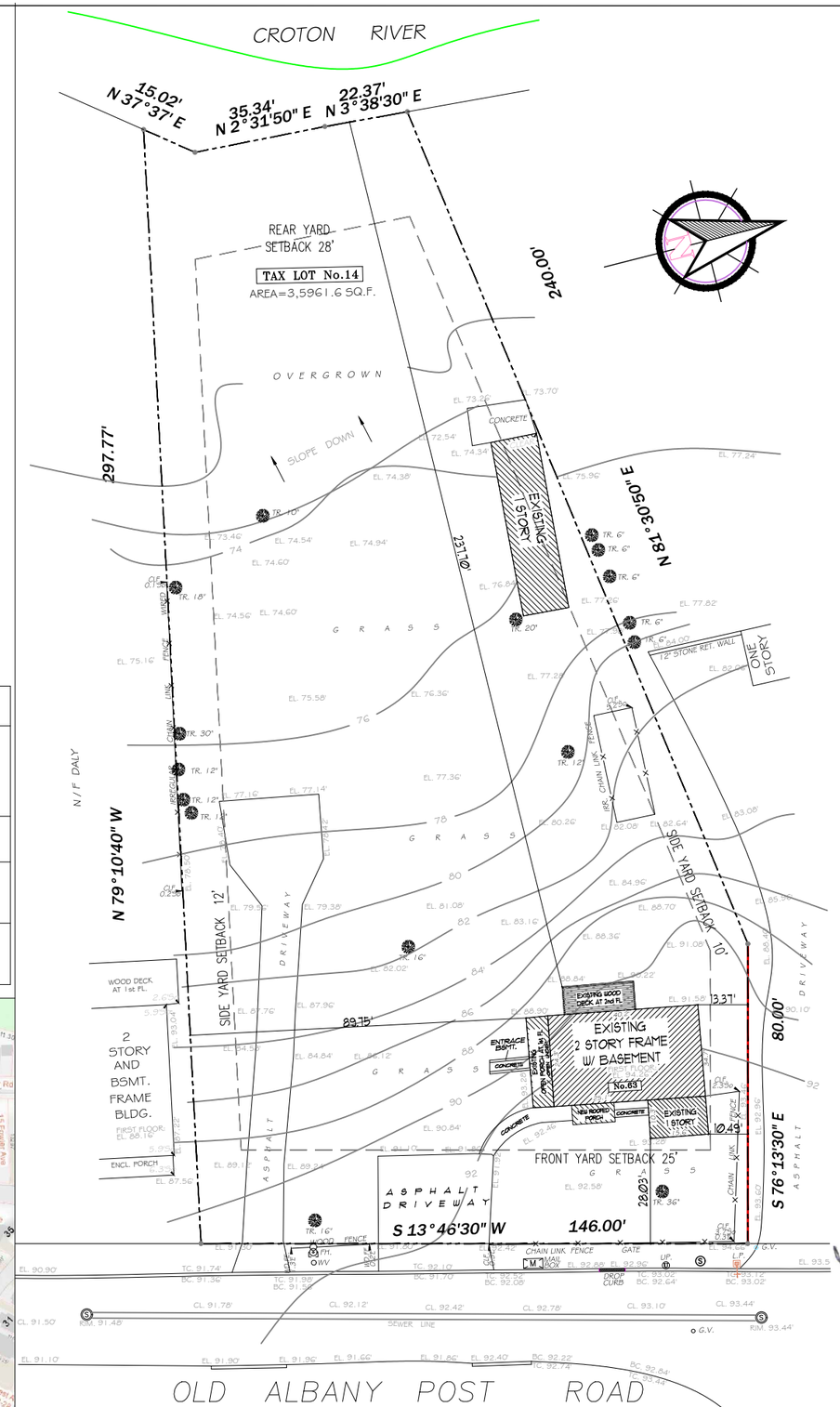
LOCATION: 63 OLD ALBANY POST RD, OSSINING - NY - 10562
BLOCK:1 SECTION:80.14 LOT:14 ZONING: R-7.5
PERMITTED STRUCTURE/ SITE USE: ONE FAMILY RESIDENCE
EXISTING USE: ONE FAMILY RESIDENCE

ZONE: R-7.5					MINIMUM YARDS				MAXIMUM COVERAGE			
	ONE FAMILY RESID. ZONE	MIN. LOT AREA in sq.ft.	LOT WIDTH	LOT DEPTH	FRONT	REAR	ONE SIDE	TOTAL OF TWO SIDE	BUILDING COVERAGE	IMPERVIOUS SURFACES	STORIES	FEET
REQUIRED	R-7.5	7,500	60	100	25	28	10	22	30%	23%	2 1/2	35
EXISTING	R-7.5	35,669.18	116	274	28.00'	237.70'	10.50	100.30	3.67%	12.34%	2	21.66'
PROPOSED	R-7.5	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	NO CHANGE	0.16% TOTAL: 12.50%	2	25.16'



LOCATION MAP

N.T.S.



PLOT PLAN

SCALE 1/32"=1'-0"

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

ZONING ANALYSIS

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLAYNE · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

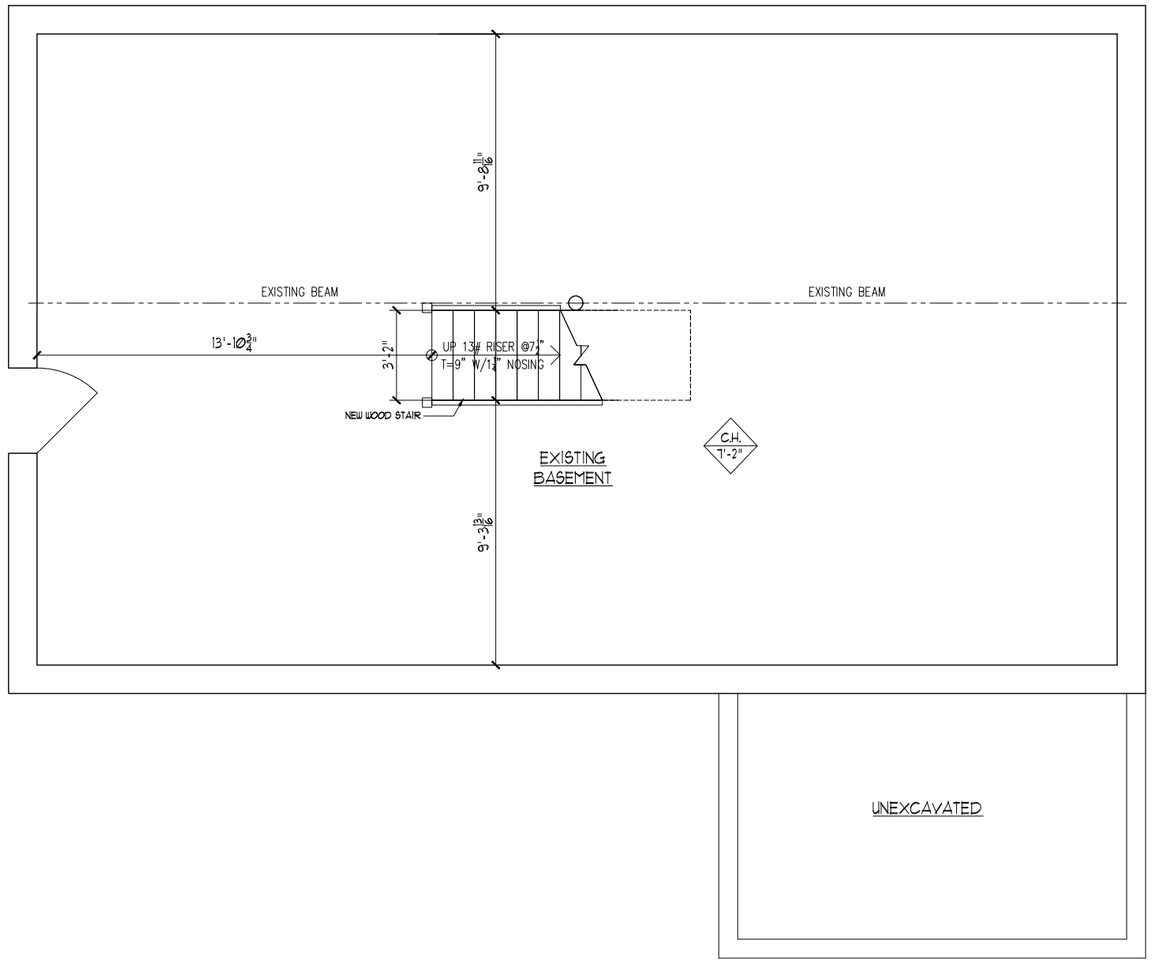
REGISTERED THROUGH DATE SEPTEMBER 30, 2026

DATE: 06-26-2025
REV: 2025-057
DRAWING BY: F.M.P.
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-001.00

CAD FILE No:



PROPOSED BASEMENT PLAN

SCALE 3/16"=1'-0"

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

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NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

PROPOSED BASEMENT PLAN

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK
JOHN B. ALLAYNE
LICENSED PROFESSIONAL ENGINEER
LIC. No. 072458

REGISTERED THROUGH DATE
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DATE: 06-26-2025
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DRAWING BY: F.M.P.
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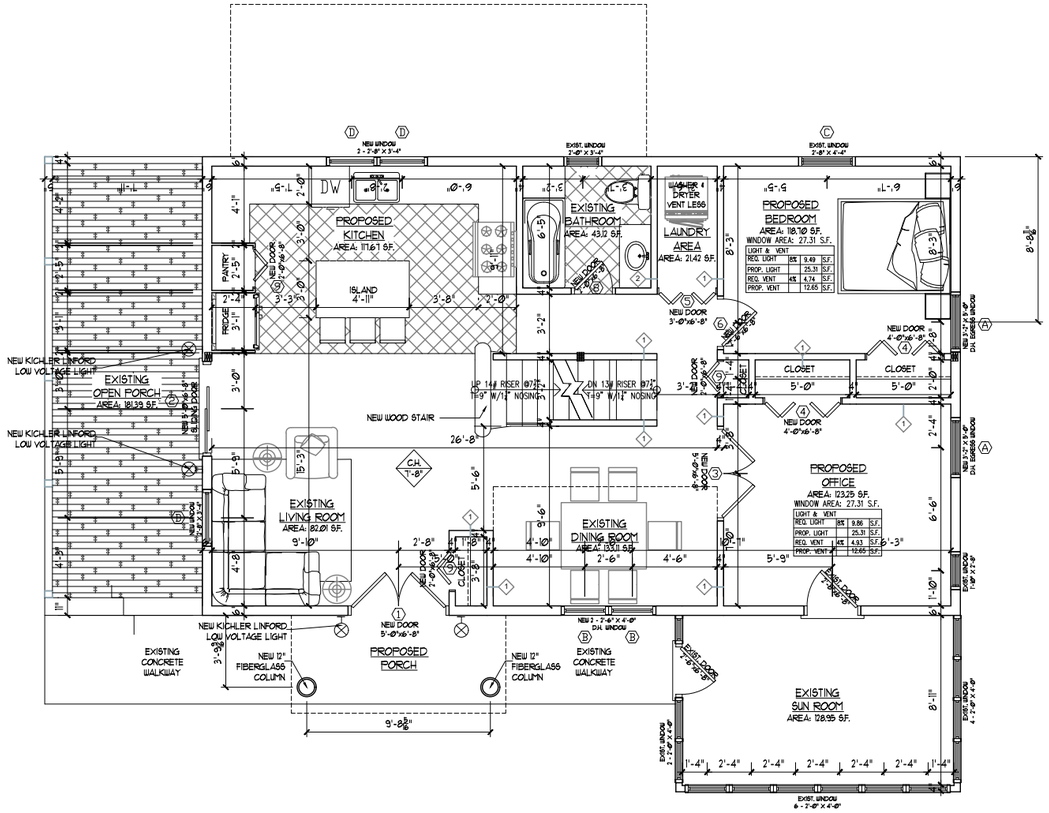
REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

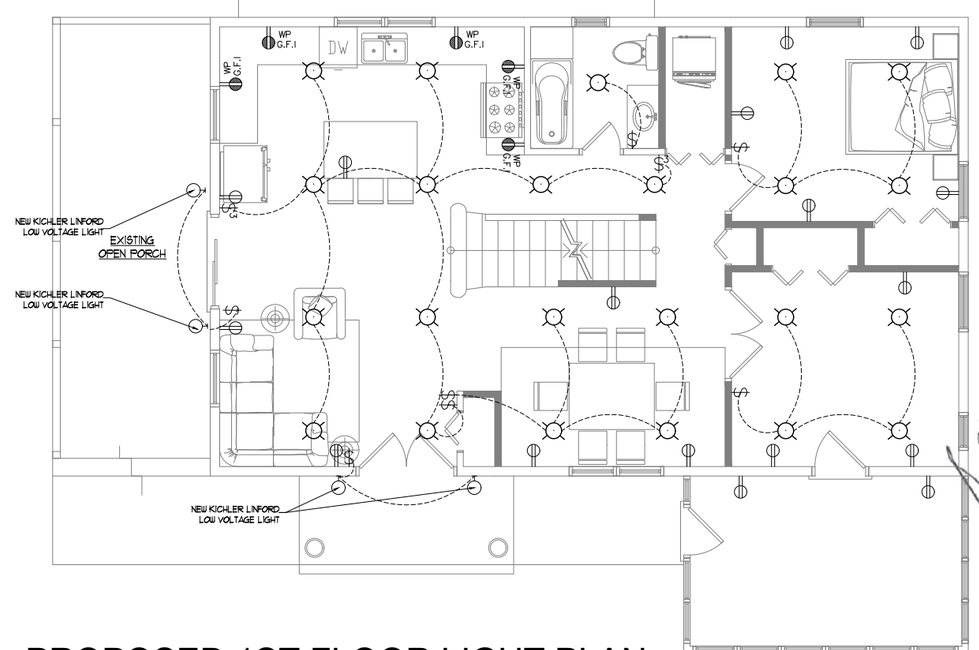
A-002.00

CAD FILE No:



PROPOSED 1ST FLOOR PLAN

SCALE 1/8"=1'-0"



PROPOSED 1ST FLOOR LIGHT PLAN

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

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NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

PROPOSED 1ST FLOOR PLAN
PROPOSED 1ST FLOOR LIGHT PLAN

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLAYNE · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

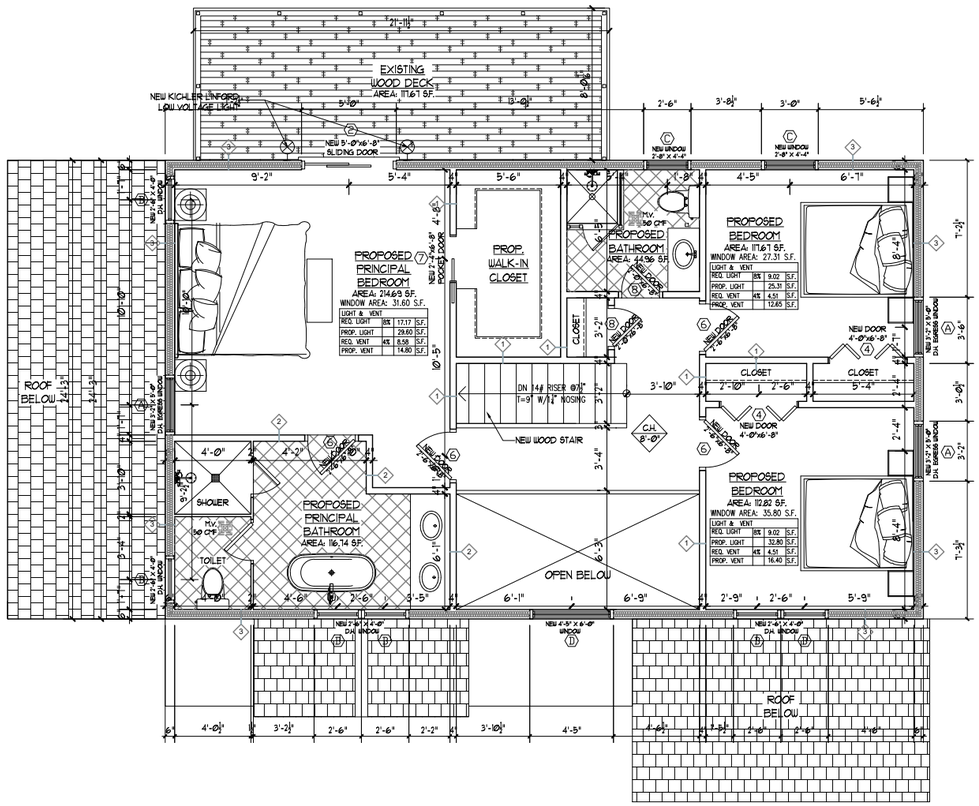
REGISTERED THROUGH DATE SEPTEMBER 30, 2026

DATE: 03-05-2025
PROJECT No: 2025-057
DRAWING BY:C.S
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

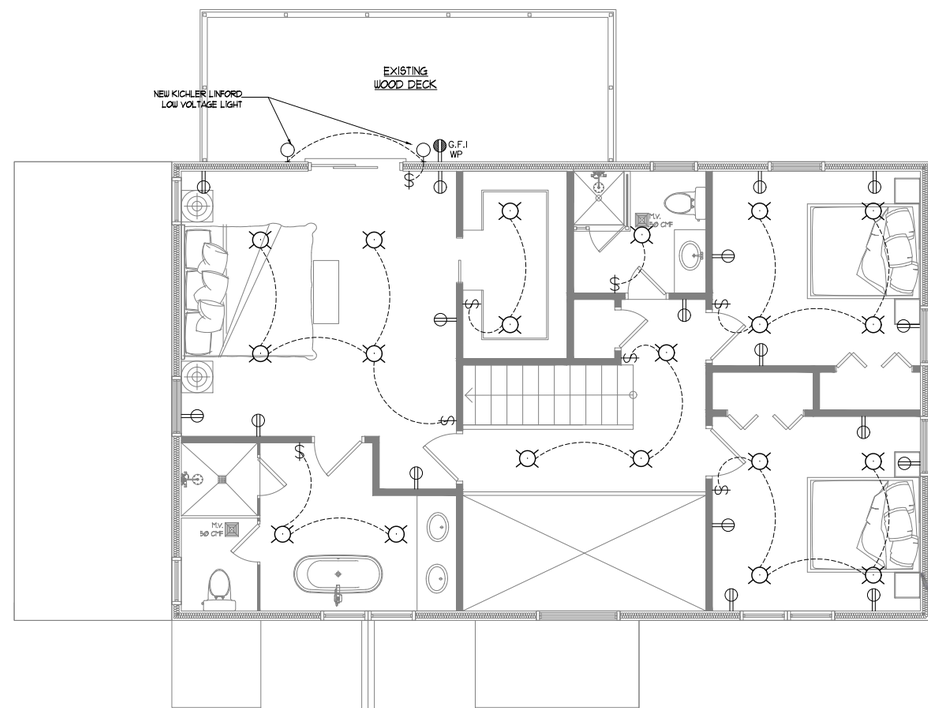
A-003.00

CAD FILE No:



PROPOSED 2ND FLOOR PLAN

SCALE 1/8"=1'-0"



PROPOSED 2ND FLOOR LIGHT PLAN

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

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NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

PROPOSED 2ND FLOOR PLAN
PROPOSED 2ND FLOOR LIGHT PLAN

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLEYNE · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

REGISTERED THROUGH DATE SEPTEMBER 30, 2026

DATE: 04-25-2025
PROJECT No: 2025-057
DRAWING BY:C.S
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-004.00

CAD FILE No:

FRONT ELEVATION

SCALE 3/16"=1'-0"

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

FRONT ELEVATION

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK
JOHN B. ALLEYNE
LIC. No. 072458
LICENSED PROFESSIONAL ENGINEER

REGISTERED THROUGH DATE SEPTEMBER 30, 2026

DATE: 03-05-2025
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DRAWING BY:C.S
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-005.00

CAD FILE No:

REAR ELEVATION

SCALE 3/16"=1'-0"

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

REAR ELEVATION

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK
JOHN B. ALLEYNE
LIC. No. 072458
LICENSED PROFESSIONAL ENGINEER

REGISTERED THROUGH DATE
SEPTEMBER 30, 2026

DATE: 03-05-2025
PROJECT No: 2025-057
DRAWING BY:C.S
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-006.00

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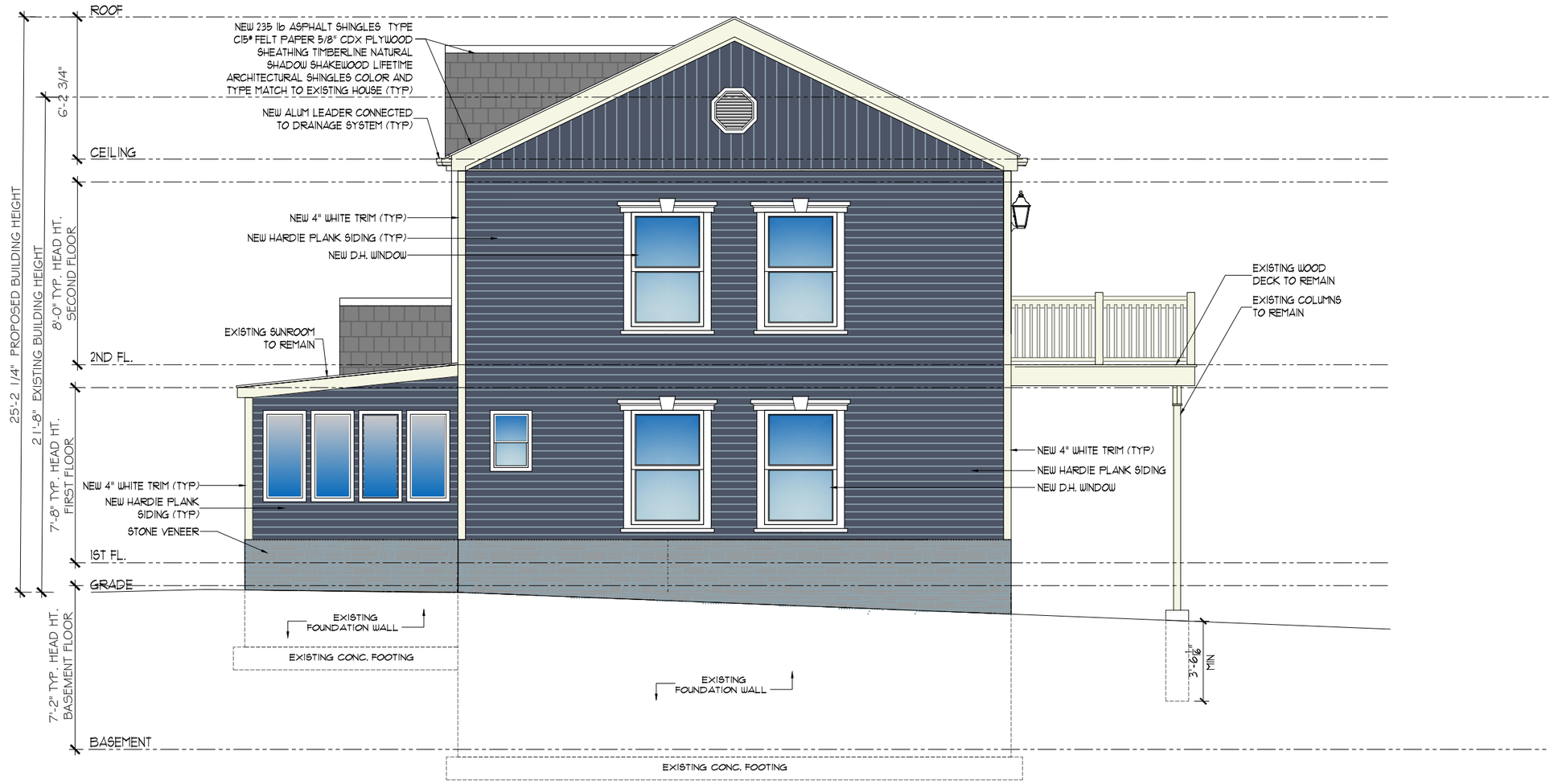


ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

RIGHT SIDE ELEVATION

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

RIGHT SIDE ELEVATION

SCALE 3/16"=1'-0"

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLAYNO · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

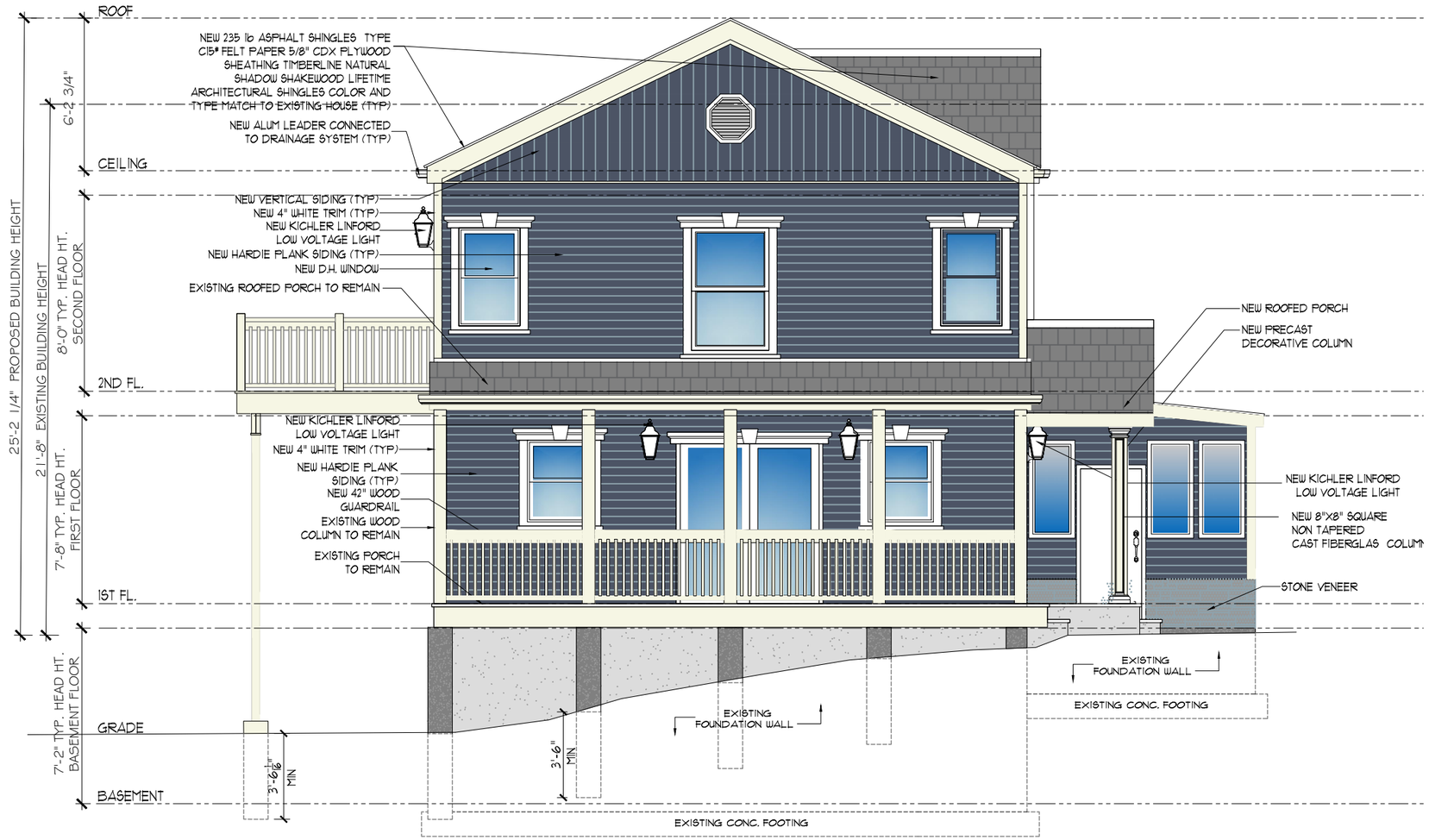
REGISTERED THROUGH DATE SEPTEMBER 30, 2026

DATE: 04-25-2025
REV: 2025-057
DRAWING BY: F.M.P.
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-007.00

CAD FILE No:



ZONING DATA	PROJECT TITLE
63 OLD ALBANY POST RD, OSSINING - NEW YORK - 10562 BLOCK: 1 LOT: 14 SECTION: 80.14 ZONE: R-7.5	PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE
OWNER	**DRAWING TITLE**
MEM FLIPP CORP / MANUEL HERNANDEZ	LEFT SIDE ELEVATION

B E C A L L
ENGINEERING SERVICES
158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

LEFT SIDE ELEVATION

SCALE 3/16"=1'-0"

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLAYNO · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

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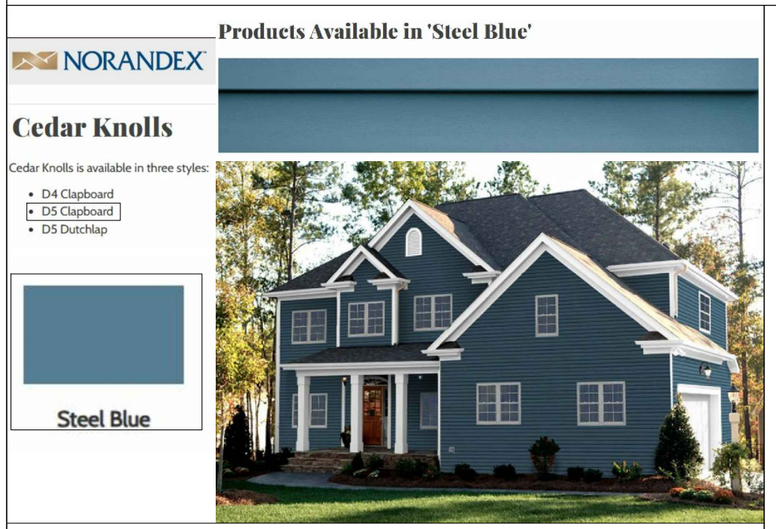
REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-008.00

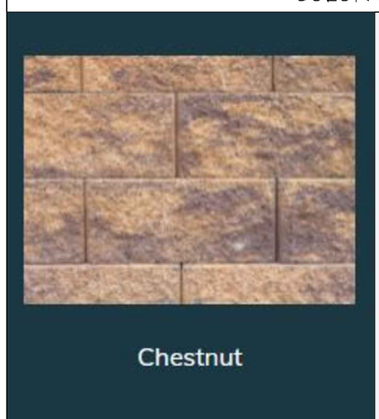
CAD FILE No:

MATERIALS



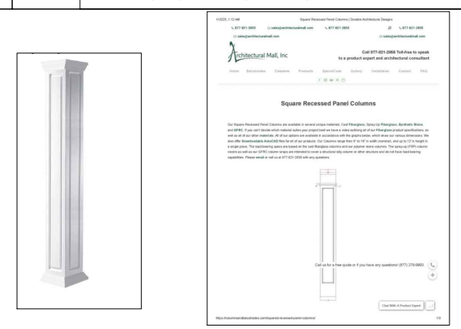
HORIZONTAL & VERTICAL SIDING- CEDAR KNOLLS, COLOR STEEL BLUE

TIMBERLINE 235 LBS SHINGLES COLOR CHARCOAL



CORNERSTONE 8" STRAIGHT FACE CHESTNUT COLOR

KITCHLER LINFORD 13.75-IN OLDE BRONZE OUTDOOR WALL LIGHT



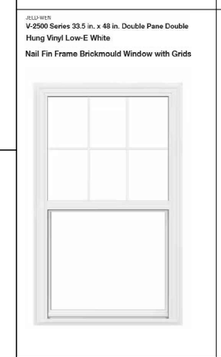
8"X8" SQUARE NON- TAPERED COLUMN

Product Details

The 3/4 in. x 9-1/4 in. x 8 ft. White Reversible PVC Trim Veranda HP Cellular PVC trim is a durable alternative to wood siding. It is engineered to resist expansion and contraction and has a hard surface that protects against dents and weather damage. It has a wood grain pattern on one side, and it is smooth on the other, and it is made from material that prevents dirt and is ultra-easy to clean. The material is fire retardant and protected against rot and termites. It installs easily with screws or nails.

WHITE PVC REVERSIBLE TRIM

STUCCO COLOR SUMMER SAND



5'-0" X 6'-8" QUADRO GLASS PANELED WOOD DOUBLED DOOR

DOORS & WINDOWS

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

LIGHTNING & MATERIAL SCHEDULE

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLAYNE · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

REGISTERED THROUGH DATE SEPTEMBER 30, 2026

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REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

A-009.00

CAD FILE No:

PLANTING LEGEND

KEY		BOTANICAL NAME	COMMON NAME	SIZE	LOCATION	QTY.
	PPG	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	4' TO 6' HIGH	4'-Ø" O.C.	4
	BE	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1'-Ø" HIGH	30" O.C.	11
	B.P.	BALLOTA PSEUDODICTAMNUS	BALLOTA	1'-Ø" HIGH	30" O.C.	7
	I.T	ITEA VIRGINIA	VIRGINIA	48" O.C.		3
	PVH	PANICUM VIRGATUM SHENANDOAH	SWITCH GRASS	POT	30" O.C.	4
	ET.	EXISTING TREE	AS INDICATED	AS INDICATED IN THE SURVEY.	AS INDICATED IN THE SURVEY.	11
	—	BERMUDA SOD	GRASS	——	AS INDICATED	——

EASTER RED CEDAR

ITEA VIRGINIA

SWITCH GRASS

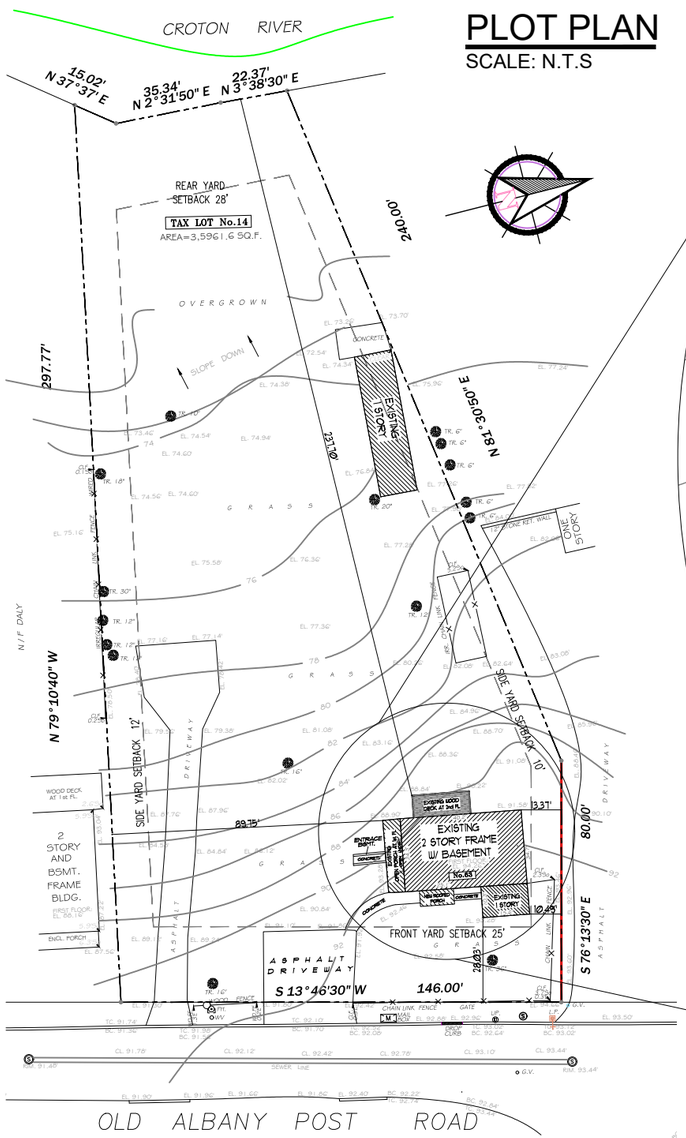
BELLOTA

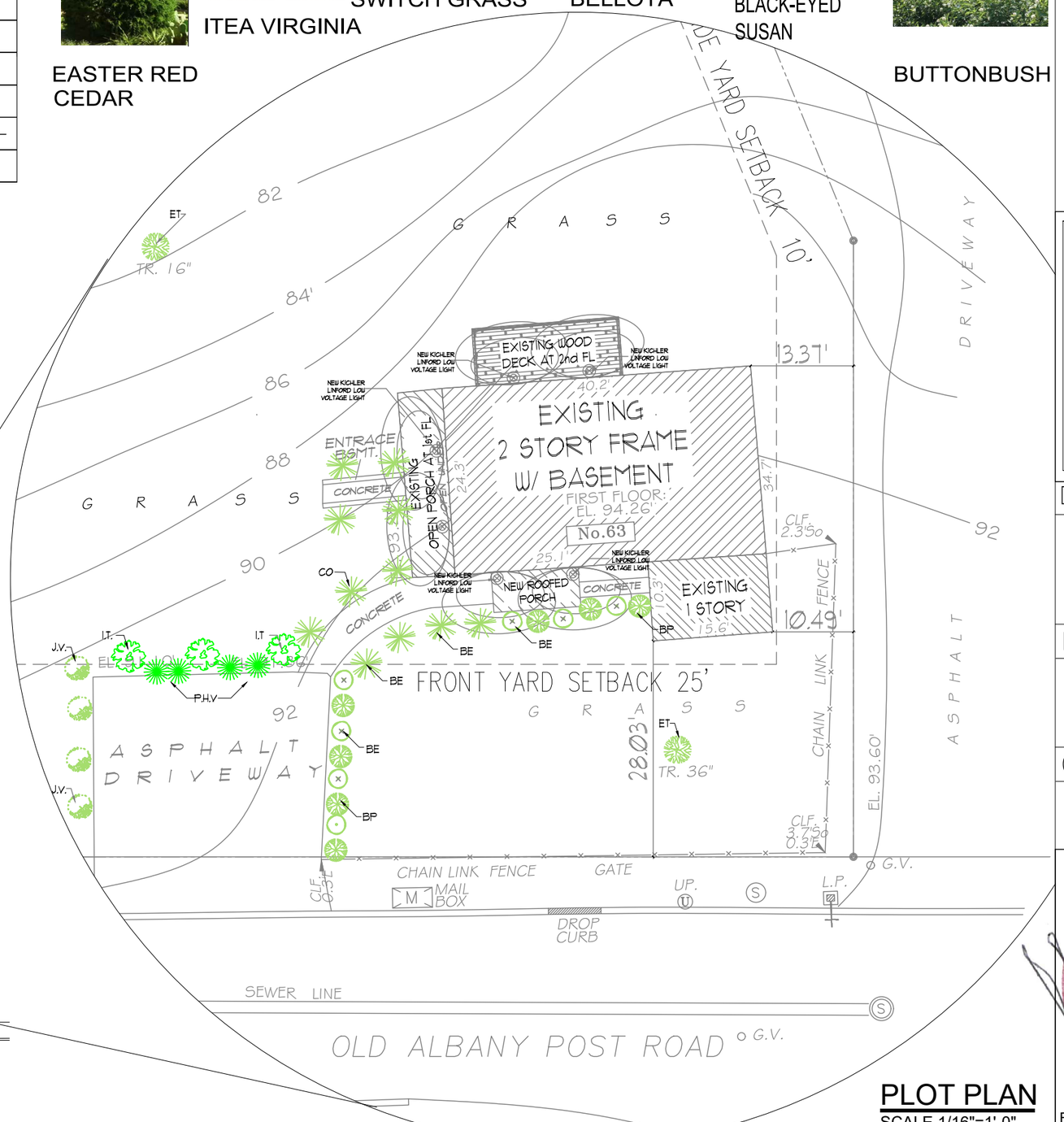
BLACK-EYED SUSAN

BUTTONBUSH

PLOT PLAN

SCALE: N.T.S





PLOT PLAN

SCALE 1/16"=1'-0"

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

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NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

PLOT PLAN, LANDSCAPING PLAN
PLANTING SCHEDULE

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK · JOHN B. ALLYN · LICENSED PROFESSIONAL ENGINEER · LIC. No. 072458

REGISTERED THROUGH DATE
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REV. DATE: 09-09-2025
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LC-001.00

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CAD FILE No:

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. 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.
13. MULCHING:
    - 13.1. AT THE TIME OF PLANTING, MULCH WITH NO MORE THAN 3 OF DOUBLE-SHREDDED HARDWOOD MULCH OF A NATURAL COLOR, TAKE CARE TO NOT PILE MULCH AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR, A GAP OF APPROXIMATELY 2 INCHES SHOULD BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
    - 13.2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE LIMITS OF CONSTRUCTION, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL DOUBLE-SHREDDED MULCH THAT WILL PREVENT SOIL EROSION AND CONTROL DUST.
    - 13.3. AFTER INITIAL, MULCH INSTALLATION, REPLENISH GARDEN BEDS WITH ADDITIONAL MULCH IN MID TO LATE SPRING, ONLY IN AREAS THAT ARE SHOWING BARE SOILS AND/OR COVERED IN WEEDS, REMOVE ALL UNWANTED PLANTS/VEEDS BEFORE DRESSING BED WITH MULCH
14. CHOOSING PLANT SPECIES:
    - 14.1. ALL TREES THAT ARE SPECIFIED FOR THE PROJECT SHALL CONFORM TO THE 10-20-30 GUIDELINE TO REDUCE THE RISK OF MASSIVE TREE LOSS DUE TO PESTS. THE PLANTING SCHEDULE SHALL SPECIFY NO MORE THAN 10% OF ANY ONE SPECIES, 20% OF ANY ONE GENUS, OR 30% OF ANY ONE FAMILY.
    - 14.2. NO PLANT SPECIES INCLUDED IN THE PLAN SHALL FALL UNDER THE LATEST RELEASED OF THE "LOWER HUDSON PRISM TIER 1 THROUGH 4 SPECIES INDEX", PREPARED BY LOWER HUDSON PARTNERSHIP FOR REGIONAL INVASIVE SPECIES MANAGEMENT OR "NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (NYSDEP) PROHIBITED OR REGULATED SPECIES LIST, PREPARED BY NYSDEP, IF SPECIES SPECIFIED ON THE PLAN ARE INCLUDED THEREIN, THE PLANT MUST BE REPLACED WITH AN APPROVED ALTERNATIVE THAT IS (FIRST) NATIVE TO THE LOWER HUDSON REGION, (SECOND) NATIVE TO THE MID-ATLANTIC REGION, (THIRD) CULTIVAR OF A NATIVE IN THE AFOREMENTIONED REGIONS, OR (FOURTH) ALIEN, BUT NON-INVASIVE.
    - 14.3. THE TOWN OF OSSINING ENCOURAGES THE INCLUSION OF SPECIES LISTED IN THE "NATIVE PLANT RESOURCE GUIDE, PUBLISHED BY THE TOWN OF MOUNT PLEASANT CONSERVATION ADVISORY COUNCIL.
15. DELIVERY, HANDLING AND STORAGE:
    - 15.1. TREES AND SHRUBS: SHALL NOT BE PRUNED PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. DO NOT BEND, BIND-TIE TREES IN A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. DO NOT DROP BALL AND BURLAPPED STOCK DURING DELIVERY OR HANDLING. PLASTIC, METAL WIRE BASKET AND/OR OTHER ROOT COVERINGS, WRAPPING AND BIND MATERIAL SHALL BE REMOVED ENTIRELY FROM THE PLANT MATERIAL AT TIME OF INSTALLATION,
    - 15.2. STORE PLANT MATERIAL: IF INSTALLATION IS DELAYED MORE THAN 6 HOURS AFTER ARRIVAL TO SITE. THE CONTRACTOR SHALL SET ALL PLANT MATERIAL IN SHADE, PROTECTED FROM WEATHER, MECHANICAL DAMAGE, THIEVERY, AND DETERIORATION, PLANT SOIL MUST BE KEPT MOIST USING A WATERING TANK, HOSE OR OTHER SYSTEM UNTIL READY FOR PLANTING, ANY PACKAGED MATERIALS, SUCH AS BOXED PERENNIALS MUST BE OPENED, UNWRAPPED AND FREE AS TO NOT RESTRAIN AIR CIRCULATION AND WATERING WHILE WAITING TO BE INSTALLED.
16. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
17. IF COMPACTION OCCURS DURING EARTHWORK PRIOR TO PLANT INSTALLATION, THE CONTRACTOR MUST HAVE THE SOIL SCARIFIED AND LOOSENED TO THE DEPTH OF COMPACTION OR 12-18, WHICHEVER IS DEEPEST, WITH A BACKHOE OR EQUIVALENT WITHOUT TAMPING SOILS.
18. ALL FINE GRADED AREAS SHALL BE HAND RAKED SMOOTH TO ELIMINATE ANY CLUMPS, ROCKS, STUMPS, TRASH AND/OR OTHER UNSIGHTLY DEBRIS PRIOR TO PLANTING OR MULCHING.
19. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.
20. PLANT INSTALLATIONS:
    - 20.1. BALL AND BURLAP TREES: SHALL HAVE A PLANTING HOLE A MINIMUM OF TWICE TO THREE TIMES THE WIDTH AND JUST AS DEEP AS THE ROOT BALL, WITH SLOPED SIDES, TREES SHALL BE PLANTED WITH THE ROOT FLARE AT EXISTING GRADE. WIRE BASKETS, TWINE, BURLAP, NAILS AND TAGS SHALL BE REMOVED COMPLETELY WITHOUT COMPROMISING THE SOIL OF THE PLANT, IF SOILS ARE EXTREMELY LOOSE, LEAVE BOTTOM HALF OF BURLAP INTACT AND CUT AND REMOVE TOP HALF OF WIRE BASKET. BACKFILL SOIL JUST BELOW ROOT COLLAR, SOAK TREE PIT IMMEDIATELY WITH 5 GALLONS FOR EVERY INCH OF TRUNK DIAMETER.
    - 20.2. CONTAINER PLANTS: SHALL HAVE THE CONTAINER AND TAGS REMOVED BEFORE INSTALLATION, ROOTS SHALL BE CUT THROUGH THE SURFACE IN AN "X" FORMATION AT BASE OF BALL AND CUT ALONG ALONG THE SIDES OF THE BALL AT LEAST SIX TIMES TO FREE ROOTS AND ENCOURAGE NEW GROWTH, ESPECIALLY IF IT IS ROOT BOUND, FINE ROOTS OF SMALLER CONTAINER PLANTS SHOULD BE TEASED DELICATELY WITH BY HAND OR WITH A HAND CULTIVATOR.
    - 20.3. PLUGS: SHALL HAVE TAGS REMOVED BEFORE INSTALLATION. IF HEAVILY ROOT BOUND, DELICATELY LOOSEN ROOTS BY HAND OR HAND CULTIVATOR, TAKING CARE TO NOT BREAK SOIL-TO-ROOT CONTACT. ROOTS SHOULD ONLY BE CUT IF HEAVILY ROOT BOUND WHEN RECEIVED TO ALLOW FOR PROPER GROWTH IN SOIL, SPACE PLANTS EQUALLY ON TRIANGULAR OR GRID SPACING.
    - 20.4. VINES: EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE WITH VINE TAPE. SIMILARLY ATTACH VINES AT PILASTERS OR POSTS.
    - 20.5. STAKING OF ANY INSTALLED TREE IS NOT NEEDED.
21. SEEDING:
    - 21.1. SPREAD SEED IN TWO DIRECTIONS WITH A DRILL SEEDER TO DISTRIBUTE SEED EVENLY OVER ENTIRE AREA OR SEED WITH BROADCAST SEEDER FOLLOWED BY A RAKE OR CULTIPACKER. SEED CAN ALSO BE SPREAD BY HYDROSEEDING FROM A HOSE AT GROUND LEVEL, NOT THROUGH THE USE OF A TURRET, IF HYDROSEEDING IS SELECTED, SEEDING WILL REQUIRE A TACKIFIER AND A COLORED MULCH.
    - 21.2. THERE SHALL BE NO SEED SUBSTITUTIONS UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT.
    - 21.3. GENERALLY DRILL SEED APPLICATION RECOMMENDED PER SPECIFIED APPLICATION RATE TO NO MORE THAN 4 INCH DEPTH (OR APPROPRIATE DEPTH FOR SELECTED SPECIES). REFER TO LANDSCAPE PLAN FOR SPECIES, PERCENTAGES AND APPLICATION RATES.
    - 21.4. SEE "IRRIGATION NOTES FOR SPECIFICATIONS ON WATERING.
22. INSTALLED PLANTINGS SHALL BE IN PROPER HEALTH AND HAVE A 90% SURVIVAL RATE OVER THE FIRST TWO YEARS FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE DEAD, DYING OR IN POOR HEALTH SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.

PLANTING SOIL SPECIFICATIONS:

1. REUSE "CLEAN FILL STOCKPILED, CONSISTING ONLY OF SOILS, STONES, OR ROCKS 1/2" DIA. OR LESS, PHYSICAL PROPERTIES OF SANDY LOAM, WITH A PH BETWEEN 5-7, THAT HAS BEEN EXCAVATED ON SITE. USE OF "CLEAN FILL FOR PLANTING BEDS MUST BE APPROVED BY LANDSCAPE ARCHITECT. VERIFY COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA AS INDICATED IN NOTES, PLANS AND SPECIFICATIONS.
2. SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN OBTAINED FROM NATURALLY WELL-DRAINED SITES. DO NOT USE SOIL FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES.
3. SOIL AMENDMENT:
    - 3.1. IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER, ORGANIC AMENDMENT SHALL BE WELL COMPOSTED± MOISTURE CONTENT 35-55% BY WEIGHT 100% PASSING THROUGH 1 SIEVE± SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM: MEETING ALL APPLICABLE ENVIRONMENTAL CRITERIA FOR CLEAN FILL, ANIMAL MANURE, NOR PEAT WILL BE USED AS AN ORGANIC SUPPLEMENT.
    - 3.2. IF PROPOSED PLANTING BED IS IN A LOCATION OF A FORMER PAVED OR GRAVEL AREA, BEDS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 30", AND BE BACKFILLED WITH A BOTTOM LAYER OF SANDY LOAM UNDER A LAYER OF PLANTING SOIL AND/OR TOP SOIL.
    - 3.3. NO FERTILIZER APPLICATION SHALL BE USED DURING OR AFTER PLANT INSTALLATION.
    - 3.4. COMPACTED SUBSOIL MAY BE LOOSENED (AS NOTED IN GENERAL LANDSCAPE PLANTING NOTE #17), WHILE THOROUGHLY MIXING 6" OF COMPOST WITH IN-SITU SOIL.
4. SOIL CONDITIONER AND MODIFICATION (PENDING RESULTS OF SOIL ANALYSIS):
    - 4.1. ADJUST THE NUTRIENT LEVELS AS REQUIRED TO ENSURE ACCEPTABLE GROWING MEDIUM ONLY AFTER RECEIVING RESULTS FROM A SOIL ANALYSIS, ADJUSTMENTS CAN ONLY BE MINIMALLY MODIFIED EASILY WITH STANDARD TECHNIQUES.
    - 4.2. MODIFY HEAVY CLAY OR SILT, BY ADDING COMPOST PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COURSE SAND MAY BE USED IF SAND CONTENT CAN REACH 60% OR MORE OF TOTAL MIX.
    - 4.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF TOTAL MIX.

DEER PROTECTION NOTES

1. WHEN APPROPRIATE, USE PLANTS THAT ARE DEER-INTOLERANT OR DEER-RESISTANT ON THE LANDSCAPE PLAN, AS A GUIDE, REFER TO THE LANDSCAPE PLANTS RATED BY RESISTANCE", PROVIDED BY RUTGERS NEW JERSEY AGRICULTURAL EXPERIMENT STATION (NJAES).
2. USE HORIZONTAL FENCING BARRIERS OR WOVEN WIRE FENCING WITH A MINIMUM HEIGHT OF 6 FEET OR MORE.
3. REPELLENTS:
    - 3.1. USE SPRAYS THAT ARE INCORPORATE ODOR AND TASTE REPELLENT IN ONE.
    - 3.2. APPLY REPELLENTS EARLY IN SPRING ON THE PERIMETER OF THE GARDENS. RE-APPLY SPRAYS AFTER HEAVY RAINFALL.
    - 3.3. SLOWLY WEAN OFF SPRAY APPLICATION SEASONALLY, AND ONLY APPLY OCCASIONALLY REMINDER APPLICATIONS FOR THE REST OF THE YEAR RESULTS VARY DEPENDING ON DEER POPULATION AND FOOD AVAILABILITY IN AREA
4. USE SOLAR POWERED OR MOTION SENSOR DEVICE ON SCARECROWS TO ENGAGE SPRINKLER WHEN DEER APPROACH A PROTECTED AREA".
5. TREE PROTECTION
    - 5.1. USE PLASTIC OR MESH TREE GUARDS, OR CHICKEN WIRE FOR NEWLY PLANTED TREES.
    - 5.2. TREE PROTECTION SHOULD BE MONITORED YEARLY TO DETERMINED NEED AND NECESSARY MAINTENANCE.

IRRIGATION NOTES

1. EXACT PLACEMENT FOR ALL LAWN IRRIGATION HEADS SHALL BE ACCEPTED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
2. PROVIDE AN ALLOWANCE OF 5 PERCENT OF THE TOTAL LINEAL FOOTAGE OF IRRIGATION HEADS TO BE FURNISHED AND INSTALLED DURING THE PROGRESS OF THE WORK AS DIRECTED BY THE LANDSCAPE ARCHITECT.
3. WEATHER-BASED IRRIGATION SYSTEM CONTROLLERS SHALL INCLUDE FUNCTIONING SOIL MOISTURE SENSORS AND A RAIN SENSOR AS COMPONENTS OF THE SYSTEM.
    - 3.1. IF WEATHER-BASED IRRIGATION SYSTEMS ARE NOT PROCURED, IRRIGATION SYSTEMS SHALL BE TURNED OFF DURING A 1 OR MORE RAIN EVENT WITHIN A 24-HOUR PERIOD.
4. TEMPORARY IRRIGATION IS RECOMMENDED FOR ONE GROWING SEASONS OR UNTIL ESTABLISHED. NO PERMANENT IRRIGATION IS REQUIRED FOR NATIVE TREE, SHRUB, OR PERENNIAL PLANTINGS, IRRIGATION FOR AREAS TOO FAR FROM WATER SOURCE WILL INCLUDE MONITORING PLANTINGS AND USING A WATER TRUCK AS NEEDED IF DROUGHT CONDITIONS PERSIST.
5. GENERAL IRRIGATION FOR NEW PLANTS ONLY NEED 1" OF WATER PER WEEK. SHRUBS AND TREES REQUIRED 5 GALLONS PER WEEK. THIS DOES NOT INCLUDE WETLAND OR OTHER WATER-LOVING PLANTS, REFER TO LANDSCAPE ARCHITECT FOR SPECIFIC WATER REQUIREMENTS FOR PLANTS THAT DO NOT FALL UNDER NORMAL WATERING CONDITIONS.
6. RAINWATER COLLECTION/IRRIGATION SYSTEMS ARE ENCOURAGED TO SUPPLEMENT IRRIGATION FOR NEW LANDSCAPING, NEW STRUCTURES SHALL BE ENCOURAGED TO INCLUDE ONE OR MORE RAINWATER CISTERNS AND A SYSTEM TO PROVIDE AT LEAST 75 PERCENT OF EXTERIOR IRRIGATION DURING NORMAL RAINFALL YEARS.

LANDSCAPE MAINTENANCE NOTES

1. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
2. LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT, FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
3. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD,
4. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING/SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
5. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
6. NO USE OF ANTI-DESSICCANT IS PERMITTED ON ANY PLANT.
7. WOUND DRESSINGS SUCH AS TAR, ASPHALT, PAINT OR OTHER PETROLEUM SOLVENTS ARE NOT PERMITTED TO BE USED ON TREES IN ANY CIRCUMSTANCE.
8. PRUNING:
    - 8.1. NO PRUNING IS NECESSARY FOR FORBS AND GRAMINOIDES. IF CUTTING BACK IS DESIRED FOR AESTHETIC REASONS, PERENNIALS MAY BE CUT IN APRIL TO MAY LEAVING BETWEEN 8-24" OF STALKS INTACT FOR STEM-NESTING INSECTS.
    - 8.2. LATE-BLOOMING PERENNIALS MAY BE TRIMMED 25-75% IN LATE SPRING FOR HEIGHT CONTROL.
    - 8.3. HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS, BUT LEFT IN IT'S NATURAL FORM,
    - 8.4. NO PRUNING SHALL BE DONE AT THE TIME OF INSTALLATION, EXCEPT TO REMOVE DEAD OR BROKEN BRANCHES/STEMS.
    - 8.5. ALL ADDITIONAL PRUNING SHOULD BE CONDUCTED BY A CERTIFIED ARBORIST TO DETERMINE PRUNING GOALS, BEST PRACTICES AND LONG TERM PRUNING MAINTENANCE NEEDS OF THE SELECTED SPECIES.
        - 8.5.1. ACCEPTABLE PRUNING OBJECTIVES INCLUDE BUT ARE NOT LIMITED TO PROVIDING CLEARANCE, MAINTAINING HEALTH, RESTORATION FROM WEATHER DAMAGE, RISK MANAGEMENT, AND MANAGING WILDLIFE HABITAT.
        - 8.5.2. PRIOR TO PRUNING OF MATURE TREES, A WRITTEN PRUNING SPECIFICATION SHALL BE PRESENTED TO THE OWNER CLEARLY DEMONSTRATING PRUNING SYSTEMS (TYPE OF PRUNING), OBJECTIVES, LOCATION OF CUT, AMOUNT TO REMOVE, PLAN FOR DISPOSAL OF DEBRIS, TIME FRAME FOR COMPLETION OF WORK AND RE-INSPECTION OR PRUNING INTERVAL
9. REMOVE LEAVES FROM LAWN AND SHRED TO USE AS MULCH IN GARDEN BEDS EXCESS LEAVES SHOULD BE COMPOSTED. DO NOT REMOVE LEAVES FROM GARDEN BEDS.
10. DO NOT MOW UP TO THE TRUNK OF NEW OR PREVIOUSLY EXISTING TREES, MAINTAIN A BUFFER OF 3 TO 5 FEET FROM THE BASE OF THE TRUNK TO EITHER BE MANAGED BY HAND OR PROTECTED WITH MULCH OR VEGETATION.
11. FERTILIZER SHOULD NOT BE USED AT THE TIME OF PLANTING OR WITHIN THE FIRST YEAR OF INSTALLATION. ANY FUTURE USE MUST BE DOCUMENTED ACCORDING TO #3 AND THE ADDITIONAL REQUIREMENTS LISTED BELOW.
12. LANDSCAPE CONTRACTOR SHALL: SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD, MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER, SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD, LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK, UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.

DEMOLITION NOTES

1. STOCKPILE EXISTING TOPSOIL, MULCH OR OTHER MATERIALS PER PLAN. TOPSOIL IS TO BE STOCKPILED FOR LEAST AMOUNT OF TIME POSSIBLE. IF STOCKPILE IS NEEDED FOR MORE THAN 6 MONTHS IT WILL NEED TO BE SUPPLEMENTED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC MATTER AS DETAILED IN PLANTING SOIL SPECIFICATIONS 3.3.1 AT TIME OF FINAL GRADING.
2. TREE PROTECTION
    - 2.1. EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR DEMOLITION.
    - 2.2. PROVIDE FENCING AT LOCATION SHOWN PRIOR TO START OF CONSTRUCTION, FENCING TO BE ACCEPTED BY LANDSCAPE ARCHITECT AND SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED.
    - 2.3. ALL WORK PERFORMED WITHIN THE "TREE PROTECTION ZONE AND/OR THE DRIP LINE OF TREES DESIGNATED AS "EXISTING TREES TO REMAIN SHALL BE HAND LABOR, NO ROOTS TWO INCHES OR LARGER IN CALIPER SHALL BE SEVERED WITHOUT REVIEW AND ACCEPTANCE BY ARBORIST.
    - 2.4. IF TREE ROOTS NEED TO BE PRUNED OUTSIDE OF "TREE PROTECTION ZONE, THE CONTRACTOR SHALL USE A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 18". ROOTS OVER 1.5" DIA, SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT.
    - 2.5. PROVIDE PROTECTION FOR ROOTS CUT DURING CONSTRUCTION OPERATIONS. DO NOT PAINT THE END OF CUT ROOTS, TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING OUT. COVER WITH EARTH AS SOON AS POSSIBLE. SIMILARLY PROTECT SHRUB AND GROUNDCOVER AREAS TO REMAIN.
    - 2.6. IF EXCAVATION IS NEEDED FOR INSTALLATION OF UNDERGROUND UTILITIES WHERE ROOTS ARE FOUND, THREAD THE LINES UNDERNEATH ROOTS AND LEAVE INTACT.
    - 2.7. DO NOT USE HEAVY EQUIPMENT OR CONDUCT ANY ACTIVITY THAT WILL CAUSE COMPACTION UNDER THE DRIP LINE OF EXISTING TREES TO REMAIN. DO NOT STORE EQUIPMENT OR MATERIALS UNDER THE DRIP LINE OR BEHIND PROTECTIVE FENCES.
3. AT NO COST TO THE PROJECT OR OWNER, CONTRACTOR SHALL REPAIR OR REPLACE ALL VEGETATION INDICATED AS "EXISTING TO REMAIN" THAT IS DAMAGED BY CONSTRUCTION OPERATIONS, LANDSCAPE ARCHITECT OR ARBORIST WILL MAKE SOLE DETERMINATION AS TO EXTENT OF DAMAGE. EMPLOY A LICENSED ARBORIST TO EVALUATE AND DETERMINE REPAIR NEEDS TO ALL DAMAGE TO TREES TO REMAIN.
4. PROTECT ALL EXISTING SITE IMPROVEMENTS FROM DAMAGE, RESTORE DAMAGED ELEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO THE OWNERS, AT NO COST TO THE PROJECT.
5. CONTRACTOR SHALL MINIMIZE DISTURBANCE OF FINISH GRADE AND PROVIDE EROSION CONTROL MEASURES AS NECESSARY UNTIL FINAL PERMANENT COVER IS IN PLACE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL UNDERGROUND IMPROVEMENTS TO BE PROTECTED AND TAKE SOLE RESPONSIBILITY FOR DAMAGE TO ALL SUCH ITEMS. RESTORE DAMAGED UTILITIES TO ORIGINAL CONDITION, AS ACCEPTABLE TO GOVERNING AGENCIES, WHERE REQUIRED BY CODE.
7. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED ON A WEEKLY BASIS AND LEGALLY DISPOSED OF OFF-SITE, INCLUDING ALL MATERIAL FROM VEGETATION REMOVAL NO ON-SITE BURNING IS PERMITTED.
8. PLANTS TO BE RELOCATED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT, CONTRACTORS SHALL IMMEDIATELY TRANSPLANT TREES DUG FOR RELOCATIONS, AND WATER AS NECESSARY. CONTRACTOR SHALL BE RESPONSIBLE FOR TREE MORTALITY AND REPLACE FAILED TREES AT NO COST TO PROJECT.
9. ON-SITE STORAGE OF EQUIPMENT AND MACHINERY BY THE CONTRACTOR SHALL BE LIMITED TO DESIGNATED STAGING AREAS ACCEPTABLE TO LANDSCAPE ARCHITECT.
10. CONTRACTOR SHALL TAKE EXTREME CARE AT ALL TIMES NOT TO BRING ONTO THE SITE ANY SOIL, VEGETATION OR OTHER MATERIAL THAT POSES A CONTAMINATION HAZARD TO EXISTING PLANT MATERIALS INCLUDING INVASIVE SPECIES SEED OR DEBRIS. ALL TRUCKS ALL EQUIPMENT USED SHALL BE CLEAN OF ALL MUD, DIRT OR TOXIC SUBSTANCES WHEN BROUGHT ONTO AND USED ON THE SITE,
11. SHRUBS TO REMAIN OR TO BE TRANSPLANTED WILL BE TAGGED IN THE FIELD BY THE LANDSCAPE ARCHITECT. SHRUBS TO REMAIN SHALL BE PROTECTED WITH FENCING SIMILAR TO THE TREE PROTECTIONS FENCING.
12. TRANSPLANTED TREES AND SHRUBS SHALL BE PROVIDED WITH IRRIGATION AND PART SHADE. IRRIGATE TRANSPLANTS WEEKLY AT A MINIMUM BY THOROUGHLY SOAKING THE ROOT BALL, ARBORIST MAY INCREASE IRRIGATION SCHEDULE AS NEEDED.
13. ALL EXISTING CONCRETE, ROCK OR PAVING THAT IS APPROVED BY ENGINEER FOR FILL OR BASE ROCK OF FUTURE CONSTRUCTION SHALL BE KEPT AND STORED ON SITE UNTIL NEEDED± PROTECT FROM CONTAMINATION.
14. ALL RETAINING WALLS IDENTIFIED FOR DEMOLITION SHALL INCLUDE REMOVAL OF FOOTINGS.
15. TREE REMOVAL SHALL INCLUDE STUMP GRINDING AND/OR REMOVAL OF MAJOR ROOT SYSTEMS. STUMPS ARE TO REMAIN ON SLOPES OF 25% OR GREATER.
16. IRRIGATION DEMOLITION:
    - 16.1. REMOVE (E) IRRIGATION VALVES AND VALVE BOXES (DO NOT BURY)
    - 16.2. DISCONNECT MAIN LINE FROM WATER SERVICE. IF DEEPER THAN 12". BURY. IF SHALLOWER THAN 12 REMOVE.
    - 16.3. REMOVE ALL SPRINKLER HEADS AND RISERS± REMOVE LATERAL LINES.
    - 16.4. REMOVE QUICK COUPLERS AND HOSE BIBS-RECYCLE IF POSSIBLE.
17. DEMOLITION OF STRUCTURES IS NOT INCLUDED IN LANDSCAPE SCOPE OF WORK, DEMOLITION OF ALL STRUCTURES SHALL BE BY OTHERS AS DETERMINED BY GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR SHALL COORDINATE REMOVAL OF ALL STRUCTURES. SECURE TERMINATION AND DISCONNECTION OF ALL UTILITIES AND SECURE CITY PERMITS.
19. WHERE CONFLICTS MAY OCCUR, NEW SITE DEVELOPMENT DESIGN TAKES PRECEDENCE OVER EXISTING ELEMENTS. SUCH CONFLICTING ELEMENTS SHALL BE REMOVED TO ALLOW FOR NEW CONSTRUCTION.
20. NEW LOCATION FOR ALL TRANSPLANTED PLANT MATERIAL TO BE DETERMINED BY LANDSCAPE ARCHITECT IN FIELD.

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT, PIPING, DRAINAGE STRUCTURES, LIGHTING, AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCHMARKS AND BUILDING SETBACKS.
4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS CALLED OUT AS 'EQUAL" OR "EQ ARE EQUIDISTANT MEASUREMENTS BETWEEN THE REFERENCE POINTS SHOWN.
6. ALL ITEMS DESIGNATED AS "SIM" OR "TYP" ARE TO BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
7. ALL ANGLES ARE 90 DEGREES AND ALL LINES ARE TO BE HELD PARALLEL UNLESS OTHERWISE NOTED ON THE DRAWINGS. MAINTAIN HORIZONTAL ALIGNMENT FOR ALL ADJACENT ELEMENTS SO REFERENCED ON THE DRAWINGS.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE APPARENT ON DRAWINGS. DO NOT SCALE FROM DRAWINGS. SEE ENLARGED PLANS AND SPECIFIC DETAILS FOR ADDITIONAL INFORMATION.
9. INDIVIDUAL NOTES AND SPECIFIC DETAILS TAKE PRECEDENCE OVER GENERAL NOTES AND GENERIC DETAILS.

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
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PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

LANDSCAPING PLAN NOTES

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

STATE OF NEW YORK
JOHN B. ALLEYNE
LIC. No. 072458
LICENSED PROFESSIONAL ENGINEER

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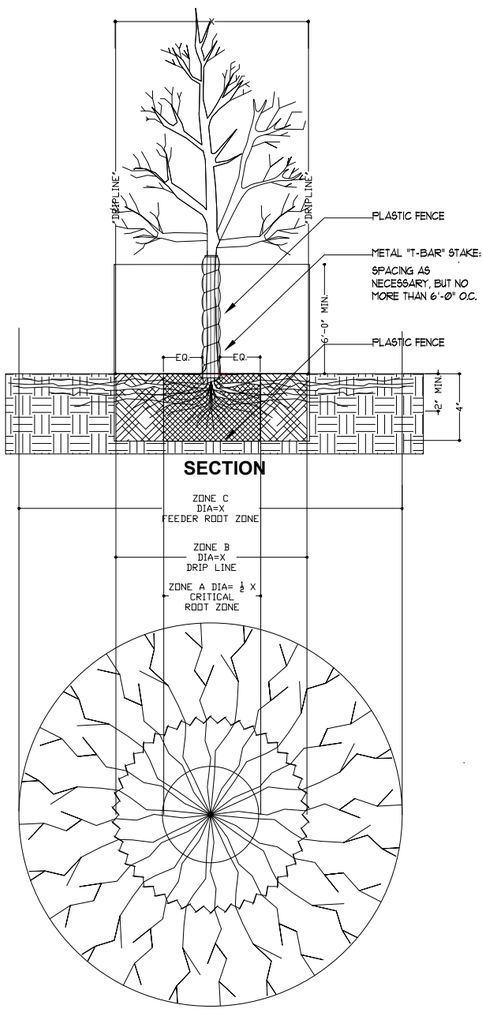
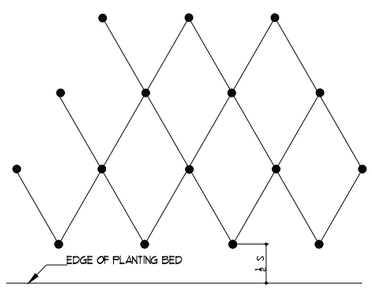
CAD FILE No:



1 TREE PROTECTION PLAN
SCALE: NTS.



2 EQUILATERAL SPACING
SCALE: NTS.

FENCING/ROOT PROTECTION
CONSTRUCTION FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

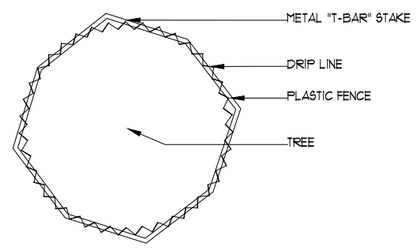
ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION (SEE BELOW) FOR ALL UNFENCED, UNPAVED SURFACES WITHIN ZONE B

SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6"-8"DEPTH
2. 3/4 PLYWOOD
3. STEEL PLATES

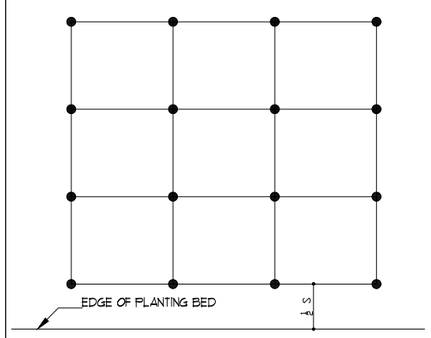
TRENCHING/EXCAVATION

- ZONE A (CRITICAL ROOT ZONE)
  1. NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
  2. SEVERANCE OF ROOTS LARGER THAN 2"DIA REQUIRES ENGINEER'S APPROVAL
  3. TUNNELING REQUIRED TO INSTALL LINES 3-Ø BELOW GRADE OR DEEPER
- ZONE B (DRIPLINE)
  1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL SURFACE PROTECTION" (SEE ABOVE) MEASURES REQUIRED
  2. TRENCHING ALLOWED AS FOLLOWS:
     2.1. EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
     2.2. LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A
     2.3. MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
  3. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3-Ø"

ZONE C (FEEDER ROOT ZONE)
1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL SURFACE PROTECTION MEASURES MAY BE REQUIRED
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS:
   2.1. MINIMIZE TRENCH WIDTH
   2.2. MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED
   2.3. CONDITION



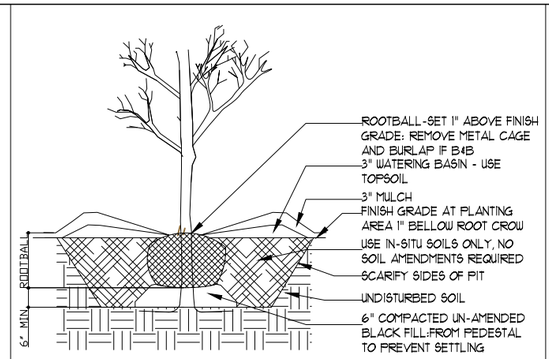
PLAN



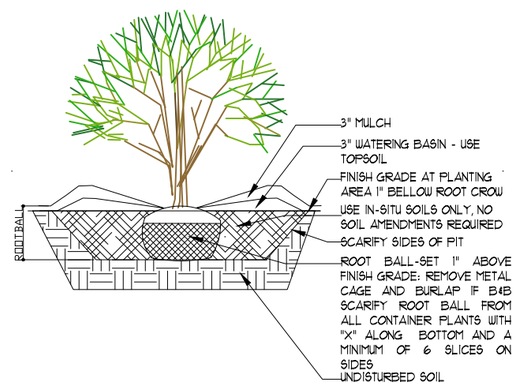
3 SQUARE SPACING
SCALE: NTS.

PLANT SPACING S	PLANTS/SF
8" O.C.	2.25
12" O.C.	1
18" O.C.	.44
24" O.C.	.25
30" O.C.	.16
36" O.C.	.14
44" O.C.	Ø625
60" O.C.	Ø4

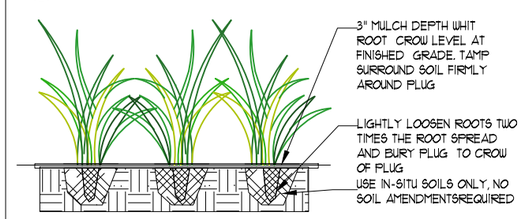
NOTE:
ALL GROUNDCOVER TO BE PLANTED AT EQUAL SPACING UNLESS OTHERWISE INDICATED ON PLANS: SEE PLANT LIST FOR ADDITIONAL SPACING REQUIREMENTS



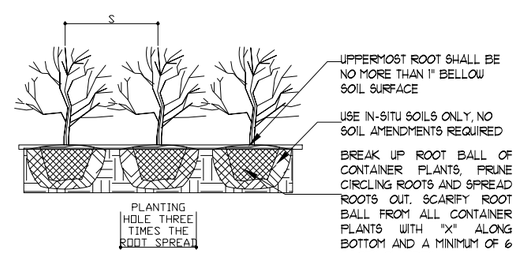
4 TREE INSTALLATION
SCALE: NTS.



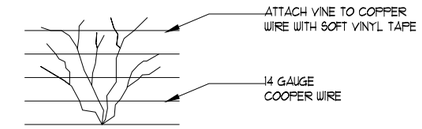
5 SHRUB INSTALLATION
SCALE: NTS.



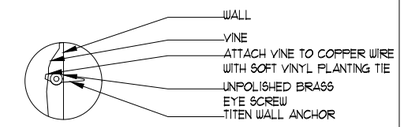
6 PLUG INSTALLATION
SCALE: NTS.



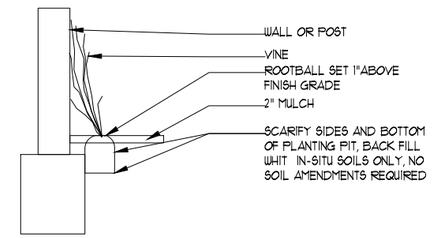
7 PERENNIAL INSTALLATION
SCALE: NTS.



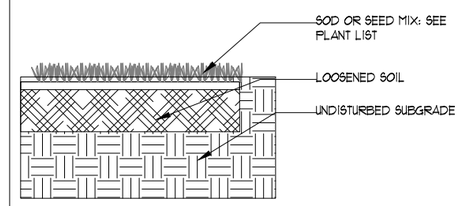
EYE SCREW ATTACHMENT



EYE SCREW ATTACHMENT



8 VINE INSTALLATION
SCALE: NTS.



9 LAWN INSTALLATIONS
SCALE: NTS.

DETAIL LIST

No.	DETAIL NAME	USED	REVISED	NOT USED
1	TREE PROTECTION PLAN			
2	EQUILATERAL SPACING			
3	SQUARE SPACING			
4	TREE INSTALLATION			
5	SHRUB INSTALLATION			
6	PLUG INSTALLATION			
7	PERENNIAL INSTALLATION			
8	VINE INSTALLATION			
9	LAWN INSTALLATION			

REVISION LIST

No.	DATE	REVISION	BY

ZONING DATA

63 OLD ALBANY POST RD,
OSSINING - NEW YORK - 10562

BLOCK: 1 LOT: 14
SECTION: 80.14 ZONE: R-7.5

B E C A L L
ENGINEERING SERVICES

158 DRAKE AVENUE - SUITE # 12
NEW ROCHELLE - NEW YORK 10801
becallengineeringpe@gmail.com
914 473 1408

PROJECT TITLE

PROPOSED INTERIOR RENOVATION & 2ND FL. ADDITION ON EXIST. ONE FAMILY HOUSE

DRAWING TITLE

LANDSCAPING PLAN
DETAILS

OWNER

MEM FLIPP CORP / MANUEL HERNANDEZ

SEAL & SIGNATURE

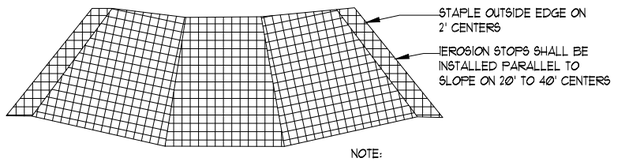
REGISTERED THROUGH DATE
SEPTEMBER 30, 2026

DATE: 04-25-2025
REV: 2025-057
DRAWING BY: F.M.P.
CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

LC-003.00

CAD FILE No:

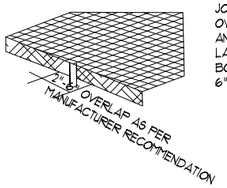


NOTE:

ROLL OUT STRIPS OF MATTING PARALLEL TO THE DIRECTION OF FLOW

10 EROSION CONTROL: MATTING DETAIL

SCALE: NTS.

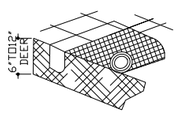


NOTE:

JOIN STRIPS BY ANCHORING AND OVERLAPPING, BOTTOM LAYER SHALL BE ANCHORED SIMILAR TO DETAIL AT LEFT. TOP LAYER SHALL BE STAPLED THROUGH BOTTOM LAYER 4" DOWN FROM TRENCH ON A 6" SPACING.

11 EROSION CONTROL: OVERLAP DETAIL

SCALE: NTS.

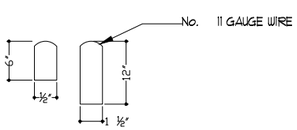


NOTE:

ANCHOR MATTING IN A 6" TO 12" TRENCH. TAMP TRENCH FULL OF SOIL AND SECURE MATTING WITH A ROW OF STAPLES ON A 6" SPACING 4" DOWN FROM TRENCH.

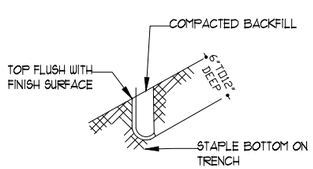
12 EROSION CONTROL: ANCHOR DETAIL

SCALE: NTS.



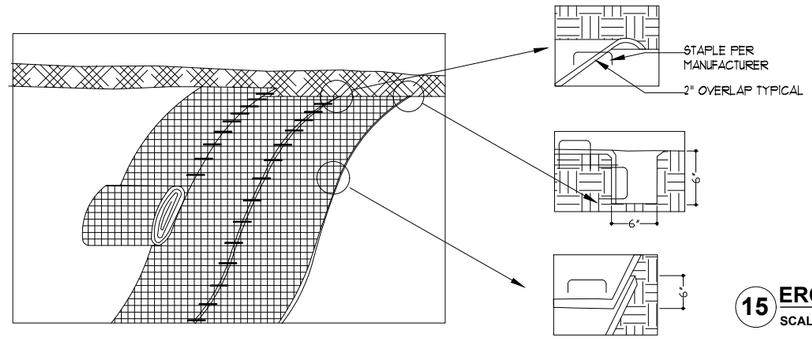
13 EROSION CONTROL: TYPICAL DETAIL

SCALE: NTS.



14 EROSION CONTROL: EROSION STOP DETAIL

SCALE: NTS.

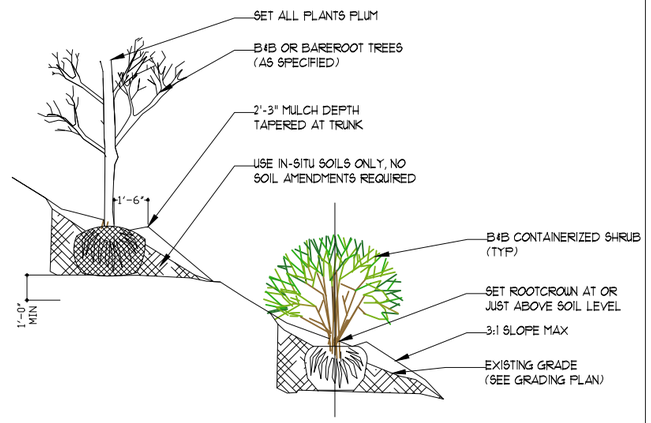


NOTE:

1. EROSION CONTROL BLANKET SHALL BE COIR MAT 900 OR APPROVED EQUAL.
2. GEOTEXTILE MATTING (MARAFI 500X OR 600X OR APPROVED EQUAL) SHALL BE USED DURING WINTER MONTHS IF HYDROSEEDING / VEGETATIVE STABILIZATION IS NOT PRACTICABLE.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MESH PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATION.

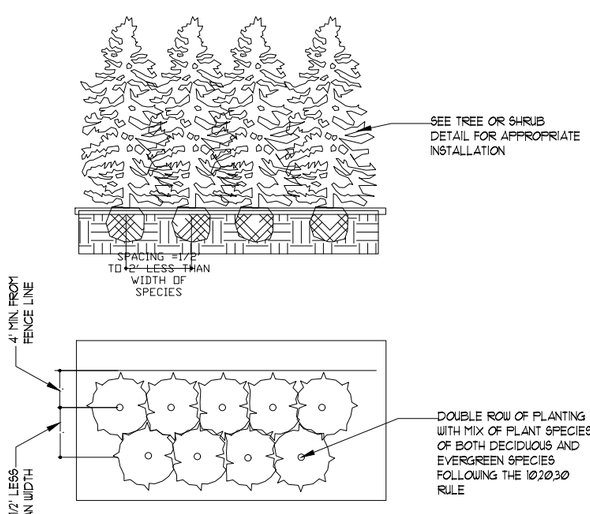
15 EROSION CONTROL: LAYOUT DETAIL

SCALE: NTS.



16 PLANT INSTALLATION SLOPE

SCALE: NTS.



17 PLANT SCREENING SPACING

SCALE: NTS.

DETAIL LIST

No.	DETAIL NAME	USED	REVISED	NOT USED
10	EROSION CONTROL: MATTING DETAIL			
11	EROSION CONTROL: OVERLAP DETAIL			
12	EROSION CONTROL: ANCHOR DETAIL			
13	EROSION CONTROL: TYPICAL DETAIL			
14	EROSION CONTROL: STOP DETAIL			
15	EROSION CONTROL: LAYOUT DETAIL			
16	PLANT INSTALLATION SLOPE			
17	PLANT SCREENING SPACING			

REVISION LIST

No.	DATE	REVISION	BY

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REGISTERED THROUGH DATE SEPTEMBER 30, 2026

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CD BY: .J.A.

REV. DATE: 09-09-2025
REV. DATE: 10-31-2025

LC-004.00

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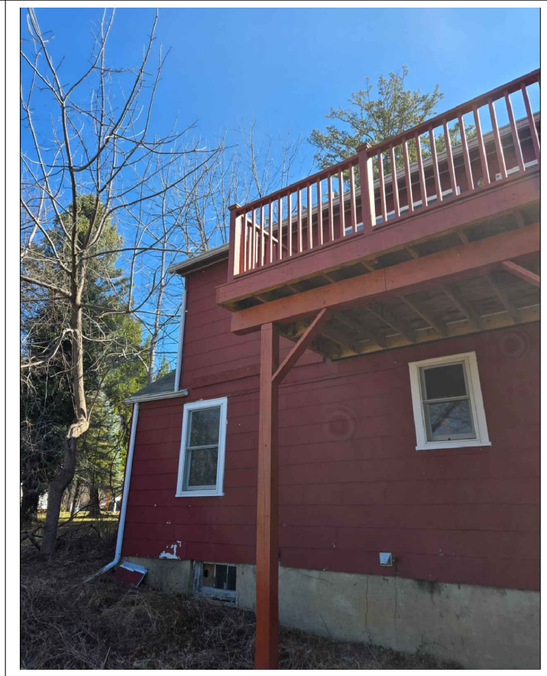
CAD FILE No:

EXIST. FRONT ELEVATION

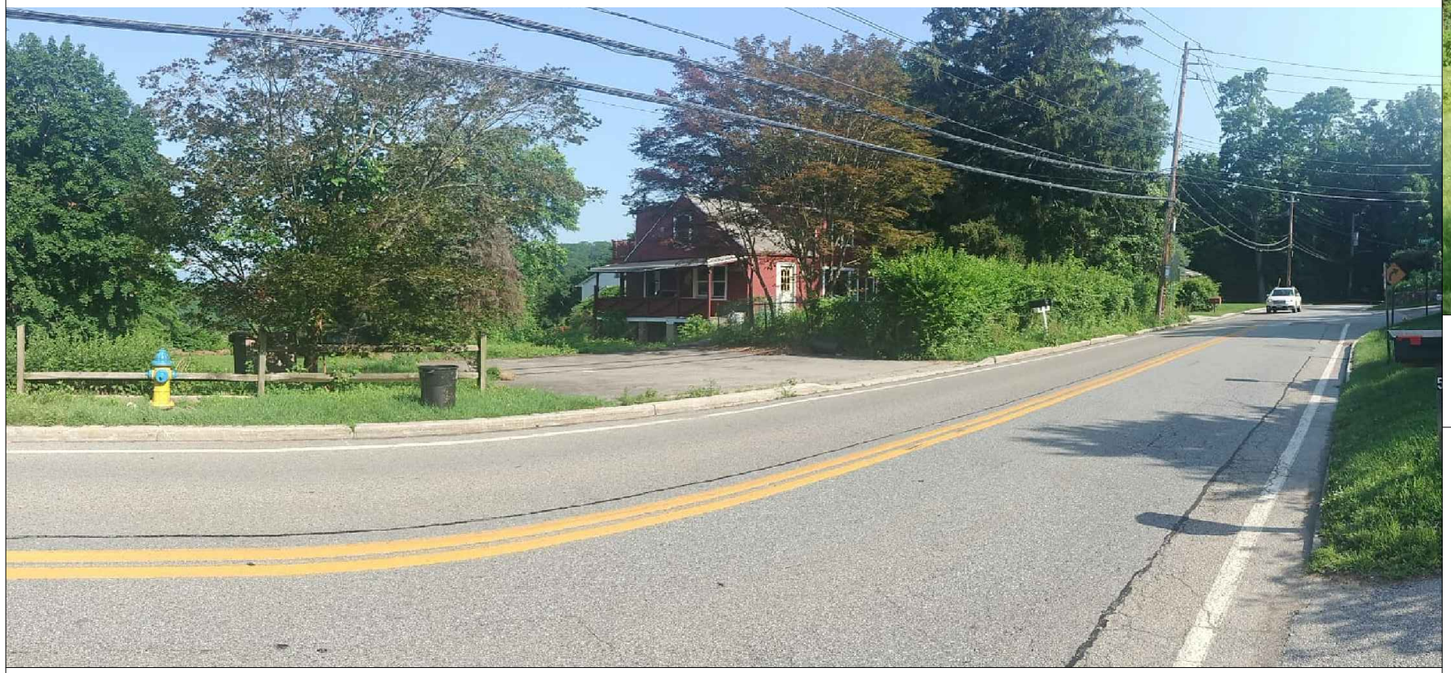


EXIST. REAR ELEVATION

EXISTING LEFT ELEVATION

EXIST. RIGHT ELEVATION

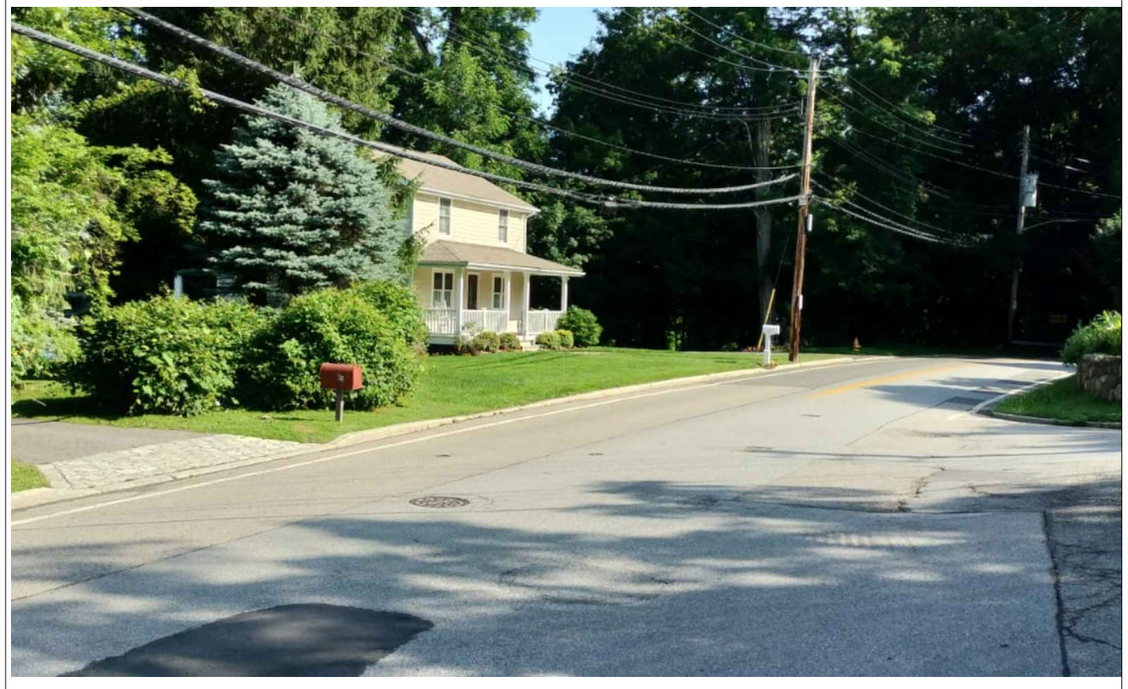
OLD ALBANY POST ROAD



OLD ALBANY POST ROAD

SQUARE VIEW

INTERSECTION OF FLOWER AVE AND OLD ALBANY POST ROAD



OLD ALBANY POST ROAD