

GENERAL NOTES

1. THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.

2. DO NOT SCALE DRAWINGS± DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.

3. THERE WILL BE NO SUBSTITUTION OF MATERIALS WHERE MANUFACTURER IS SPECIFIED. WHERE THE TERM 'OR EQUAL' ISSUED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.

4. WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

5. THE GENERAL CONTRACTOR, AT HIS COST, SHALL FURNISH ALL TEMPORARY LIGHT AND POWER COMPLETE WITH ALL WIRING, LAMPS AND SIMILAR EQUIPMENT, AS REQUIRED FOR THE COMPLETION OF THE WORK. HE SHALL REMOVE ALL SUCH WORK WHEN DIRECTED.

6. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND FITTING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS.
7. THE GENERAL CONTRACTOR SHALL, BEFORE SUBMITTING HIS BID, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING DIMENSIONS AT THE BUILDING. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT. ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO THE ARCHITECT.

8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

9. THE GENERAL CONTRACTOR SHALL FURNISH SAMPLES OF THE VARIOUS MATERIALS AND FINISHES REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT ALONG WITH THE INTENDED USE BEFORE THE COMMENCEMENT OF THE SPECIFIED WORK.

10. THE CONTRACTOR SHALL BE ANSWERABLE TO THE ARCHITECT AND SHALL NOT ACCEPT INSTRUCTION FROM LOCAL PERSONNEL WITHOUT VERIFICATION FROM THE ARCHITECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF SUCH WORK WITHOUT SUCH VERIFICATION AND FOR EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.

11. DRAWINGS IN THIS SET AND DESIGNS THEREON ARE THE PROPERTY OF THE ARCHITECT.

12. A REPRESENTATIVE OF THE GENERAL CONTRACTOR, AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE ON THE JOB AT ALL TIMES THAT WORK IS IN PROGRESS.

13. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE NOTED.

14. ALL WORK AND MATERIALS FURNISHED BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE ARCHITECT'S APPROVAL FOR FINAL PAYMENT.

15. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE AND TRUE, AND IN PROPER ALIGNMENT. DIMENSIONS ARE FINISH TO FINISH U.O.N.

16. ALL WORK SHALL BE COMPLETED FOR THE AGREED UPON CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES.

17. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

18. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.

19. THE CONTRACTOR SHALL BE REQUESTED TO PROVIDE SAMPLES LISTED BELOW. NO MATERIALS SHALL BE USED WHICH DO NOT EQUAL THE APPROVED SAMPLE. UNTIL SUCH APPROVAL HAS BEEN GIVEN, ANY MATERIAL TO BE SO APPROVED MUST NOT BE FABRICATED OR INCORPORATED IN THE WORK. THE APPROVAL OF SAMPLES WILL NOT PRECLUDE THE REJECTION OF ANY MATERIAL UPON THE DISCOVERY OF DEFECTS IN SAME PRIOR TO THE FINAL ACCEPTANCE OF THE COMPLETED WORK.

20. SUBSTITUTIONS FOR APPROVED MATERIALS WILL BE ALLOWED UNDER THE CONDITIONS PREVIOUSLY STATED. SAMPLES, MATERIAL LISTS, MANUFACTURER'S LITERATURE AND OTHER REQUIRED INFORMATION SHALL BE SUBMITTED SUFFICIENT TIME TO PERMIT PROPER CONSIDERATION AND ACTION ON SAME BEFORE ANY MATERIALS OR ITEMS WHICH SUCH SUBMITTAL REPRESENT ARE DELIVERED TO THE JOB SITE.

21. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DELAY IN THE PROGRESS OF THE WORK WHICH MAY BE DUE TO HIS FAILURE TO OBSERVE THESE REQUIREMENTS. THE TIME FOR THE COMPLETION OF HIS CONTRACT WILL NOT BE EXTENDED ON ACCOUNT OF HIS FAILURE TO SUBMIT SAMPLES PROMPTLY IN STRICT ACCORDANCE HEREWITH.

22. SHOULD THE GENERAL CONTRACTOR, BY HIS OWN DEFAULT, FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE ARCHITECT, PERFORM WORK IN PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES AS MAY BE CAUSED BY SUCH WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

23. THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR 'N.I.C.'.

24. SHOULD THE DRAWINGS DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR SHOULD THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR MATERIALS SHALL BE ESTIMATED UPON, AND THE ARCHITECT NOTIFIED BEFORE PROCEEDING. THE GENERAL CHARACTER OF THE DETAIL WORK IS SHOWN ON THE DRAWINGS BUT MINOR MODIFICATIONS MAY BE MADE BY THE ARCHITECT.

25. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMESIS FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE WITH THE OWNER. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR, TO THE SATISFACTION OF THE ARCHITECT AND THE DISPOSITION OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE ARCHITECT PRIOR TO REMOVAL.

26. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL COMPILE A 'PUNCH LIST' OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS.

27. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.

28. THROUGHOUT THE DURATION OF THE PROJECT, THE CONTRACTOR CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OF LIEN AGAINST THE ARCHITECT BY SUBCONTRACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE OR EQUIPMENT OR ANY OTHER OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE.

29. ALL NEW YORK STATE ENERGY CODE REQUIREMENTS SHALL BE MET OR EXCEEDED

30. THE OWNER MUST OBTAIN AND MAINTAIN ALL INSURANCE REQUIRED BY LOCAL BUILDING DEPARTMENT AND LENDING INSTITUTIONS

31. LICENCED ELECTRICIAN TO PROVIDE HARDWIRED SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY NYS CODE REGULATION R-117

DRAWING LIST

GENERAL NOTES & DRAWING LIST	A-1
PLOT PLAN ZONING ANALYSIS	A-2
FRONT PORCH ALTERATION PLAN	A-3
FRONT PORCH PROPOSED ELEVATION	A-4
SNOW LOAD	30#/SF
WIND SPEED	90-100 MPH
SEISMIC DESIGN CATAGORY	C
WEATHERING	SEVERE
FROST LINE DEPTH	42"
TERMITE ZONE	MOD. TO HEAVY
CLIMATE ZONE	4
ICE SHIELD UNDERLAYMENT	REQUIRED
FLOOD HAZARDS	SEE ENGINEERING

SNILSBERG
BLATCHFORD
RESIDENCE

FRONT PORCH
AND ENTRY
ALTERATIONS

98
HASTINGS ST
CROTON ON HUDSON
NEW YORK

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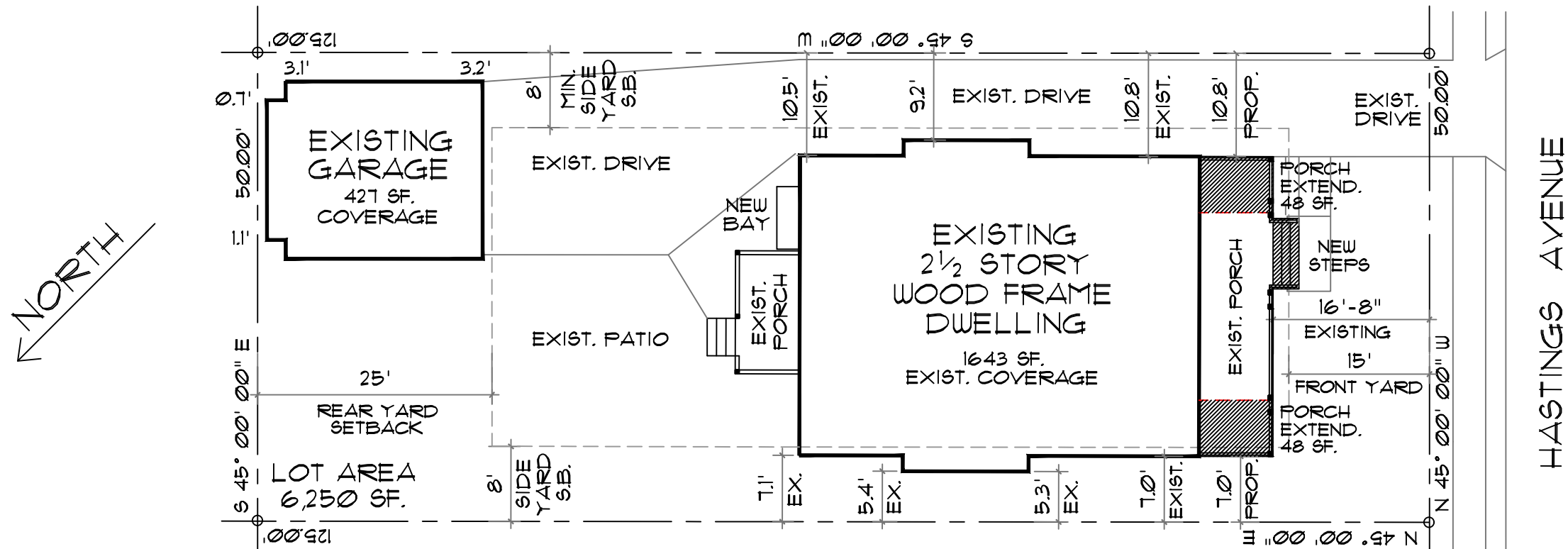
ZONING BOARD 9/12/22
DESIGN REVIEW 8/23/22

No.	Revisions	Date
PROJECT START		8/8/22
Drawing Title		

GENERAL NOTES & DRAWING LIST

Drawn by	Checked by
JJP	JJP
Project No.	Scale
2022.04	N.A.
Drawing No.	

A = 1



SNILSBERG BLATCHFORD RESIDENCE

FRONT PORCH AND ENTRY ALTERATIONS

98
HASTINGS ST
CROTON ON HUDSON
NEW YORK

PLOT PLAN
BASED ON
SURVEY OF PROPERTY
PREPARED FOR
DENNIS & SANDRA SEGATTI
VILLAGE OF CROTON ON HUDSON
TOWN OF CORTLANDT
WESTCHESTER COUNTY, NEW YORK

SURVEYED AUGUST 5, 1981
PREPARED AUGUST 6, 1981
BY

JOHN MARANO
LAND SURVEYOR
PLEASANTVILLE, NY

ZONING ANALYSIS FOR DISTRICT RA-5

PARAMETER	REQUIRED ALLOWED	EXISTING	PROPOSED
LOT AREA MIN.	5,000 SF.	6,250 SF.	EXIST. NO CHANGE
LOT WIDTH MIN.	50 FEET	50 FEET	EXIST. NO CHANGE
LOT DEPTH MIN.	100 FEET	125 FEET	EXIST. NO CHANGE
FRONT YARD MIN.	15 FEET	16'-8"	16'-8" PORCH EXTEND.
SIDE YARD MIN.	8 FEET	5.3 FT.	7.0' PORCH EXTEND. 1.0' VARIANCE REQ'D
BOTH SIDES COMBINED	20 FEET	14.5 FEET	17.8' PORCH EXTEND. 2.2' VARIANCE REQ'D
REAR YARD	25 FEET	57.8 FEET	EXIST. NO CHANGE
FLOOR AREA RATIO	0.55 3,437 SF.	0.47 2,904 SF.	EXIST. NO CHANGE
MAXIMUM HEIGHT	2 1/2 STORY 35 FT.	2 1/2 STORY 27 FEET	EXIST. NO CHANGE
BLDG. COVERAGE	40% 2,500 SF.	33% 2,070 SF.	34.6% 2,166 SF. SF.

JOHN POWER ARCHITECT

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ZONING BOARD 9/12/22
DESIGN REVIEW 8/23/22

No.	Revisions	Date
PROJECT START		8/8/22
Drawing Title		

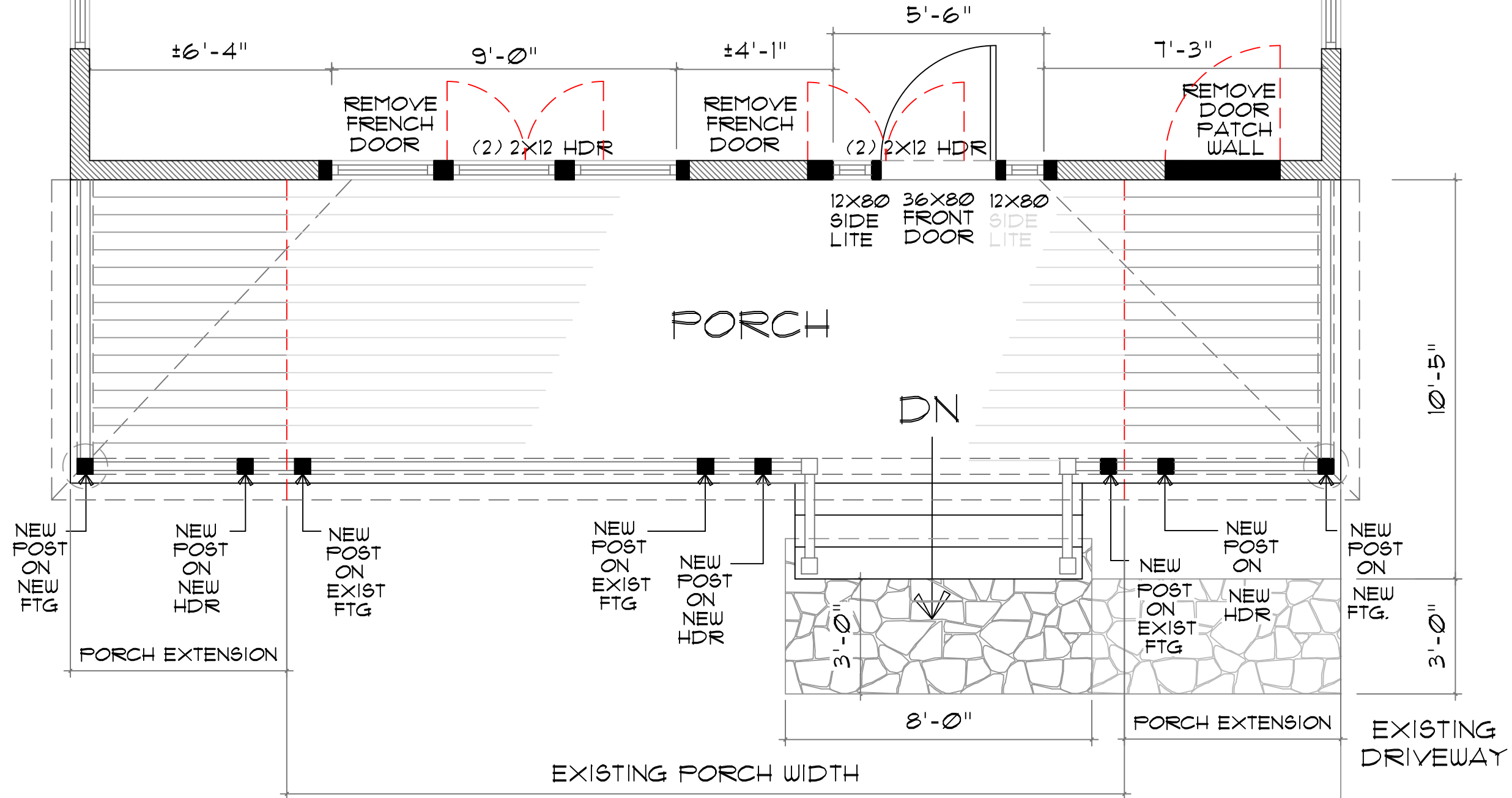
PLOT PLAN
& ZONING ANALYSIS

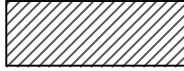
Drawn by	Checked by
JJP	JJP

Project No.	Scale
2022.04	1" = 15'-0"
Drawing No.	

A = 2

EXISTING LIVING ROOM



EXISTING WALL TO REMAIN 

NEW WALL CONSTRUCTION 

EXISTING TO BE REMOVED 

SNILSBERG
BLATCHFORD
RESIDENCE

FRONT PORCH
AND ENTRY
ALTERATIONS

98
HASTINGS ST
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ZONING BOARD 9/12/22
DESIGN REVIEW 8/23/22

No.	Revisions	Date
PROJECT START		8/8/22
Drawing Title		

FIRST FLOOR
CONSTRUCTION PLAN

Drawn by	Checked by
JJP	JJP
Project No.	Scale
2022.04	5/16" = 1'-0"
Drawing No.	

A = 3

FRONT PORCH AND ENTRY ALTERATIONS

JOHN POWER
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Drawn by	Checked by
JJP	JJP
Project No.	Scale
2022.04	1/4" = 1'-0"
Drawing No.	

