

General Notes

1. Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the project. No claims for extra compensation, based on ignorance of the visible or implied existing condition, will be considered.
2. All work is to conform to all applicable requirements of local governing Codes, State construction and Energy Conservation Codes, Health Codes, Fire Department Regulations, NBFU, FHA Framing Standards, OSHA Codes and best Trade practices.
3. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the plans, specifications, and/or details must be reported to the architect at once. No change in plans, details, or dimensions is permissible without the consent of the architect. Should the contractor fail to notify the architect within a reasonable time, he shall be responsible for the cost of rectifying such errors. 4.The drawings have indicated and estimated certain conditions, either not shown or not considered reliable on older drawings, or not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings. The architect therefore takes no responsibility for the accuracy to the estimated conditions, has shown work requirements on the drawings for bidding scope only, and will furnish more detailed information later when areas are actually accessible and measurable by the contractors. Any work that must be done additionally in areas where information or indications on the drawings are found to differ from actual field conditions where work is laid out, shall be billed to the owner as an Extra Charge, subject to the owner approval of an itemized cost breakdown.
5. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the work, as determined by the owner, shall be included in the work the same as if herein specified or indicated.
6. Contractors are to file Insurance Certificates and obtain and pay for all permits, schedule all required inspections with notifications to inspectors and obtain Certificate of Occupancy. No work to start prior to obtaining the permits.
7. Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.
8. Due to the inaccessibility of certain framing and construction conditions, the architect has indicated assumed structural relationships. The contractor will be expected to perform the necessary work to complete the indicated details where, in the sole opinion of the architect, uncovered conditions are normal or reasonably standard. Where conditions when uncovered are not anticipated or not considered normal by architect, the contractor will be entitled to an extra sum of money commensurate with the work entailed, after submission of a detailed breakdown of costs and approval by the architect.
9. All indicated survey material is for general reference only. The architect assumes no responsibility for the accuracy or correctness of any of the indicated material.
10. Contractor shall be responsible for protection of all existing and new conditions and materials within 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 as the Contractor's sole expense.
11. 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.
12. Drawing may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the owner for the final sizes, dimensions, and locations.
13. Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.
14. By starting any work, contractor signifies acceptance of the previously installed back-up materials and framing, and waives any right to blame prior work for any defects in his own work.
15. All patching shall be done in new matching, or approved salvaged materials. Finish to match nearest break in plane or direction. Store unused material where requested by the owner/client. All salvaged materials are the property of the owner/client.
16. Contractor to order specific materials indicated herein immediately alter being authorized to proceed. No substitutions permitted without the prior approval of architect. Contractor will be held liable for delays caused by the contractor's failure to order materials promptly.
17. Contractor to design and install adequate and Code approved shoring and bracing where need to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.
18. All work shall be guaranteed for one year after Final Payment. General contractor to furnish written guarantee on his work and all subcontractor's work, against defects resulting from the use of inferior material, equipment, or workmanship, as determined solely by the owner.
19. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon the approval of the architect or owner as noted on the drawings or in the specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The owner reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal to the item specified. Where a contractor proposes to use an item other than that specified or detailed on the drawings, which requires any redesign of the structure, partitions, piping, wiring, or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required shall, with the approval of the owner, be prepared by the contractor at his own expense.
20. All work shall be installed so that all the parts required are readily accessible for inspection, operation, and maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without the prior written approval from the owner.
21. Upon the 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:

- * Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by owner or others doing N.I.C. work. All wet mopping not in this contract.
- * Removal of all temporary enclosures and barricades, all temporary offices, telephone, sanitary facilities, etc.
- * Removal of all labels from glass, fixtures and equipment, etc., and spray cleaning of all glass/mirrors. *Final cleaning of all chrome and aluminum metal work. *Replacement for furniture and furnishings to original locations.
- * Removal of stains and paint from glass, hardware, finished flooring, cabinets,etc.



PROPERTY DATA	
PROPERTY OWNER	ASHLEY CLEMENTE
APPLICANT	HEIKE A. SCHNEIDER, R.A.
LOCATION	163 OLD POST RD N, CROTON ON HUDSON NY 10520
TAX MAP DATA	SECTION 67.16 BLOCK 1 LOT 14
ZONING DISTRICT	RA-40

ZONING DISTRICT: RA-40 CROTON-ON-HUDSON			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (S.F.)	40,000 SF	17,270 SF	NO CHANGE
MINIMUM LOT WIDTH: (FEET)	150'	166.75 FT	NO CHANGE
MINIMUM LOT DEPTH: (FEET)	200'	159.86'	NO CHANGE
MINIMUM SETBACKS:			
FRONT YARD 1	50'	39'	NO CHANGE
FRONT YARD 2:	50'	25.8'	NO CHANGE
SIDE YARD - NOT APPLICABLE	30'/80'	25.8'	NO CHANGE
REAR YARD SETBACK (MAIN BUILD.):	40'	N.A.	-
MAXIMUM HEIGHT MAIN BUILDING	2.5 / 35 FT	1 STORY/19 FT	2 STORY/ 34.5 FT
FLOOR AREA RATIO	0.15	0.102	0.145
MAX. BUILDING COVERAGE OF ACTUAL LOT (ALL BUILDINGS)	20%	9.40%	10.52%

2020 ENERGY CONSERVATION CODE OF NYS

I, HEIKE A. SCHNEIDER, ARCHITECT CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT COMPLY WITH THE APPLICABLE SECTIONS OF THE 2020 ENERGY CONSERVATION CODE OF NYS, ZONE 4, WESTCHESTER COUNTY.

THE ARCHITECT

REFERENCED BUILDING CODE:

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED UNDER THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

ADDITION AND ALTERATION FOR THE CLEMENTE RESIDENCE

163 OLD POST RD N
CROTON-ON-HUDSON,
NY 10520

DATE: 09-11-24

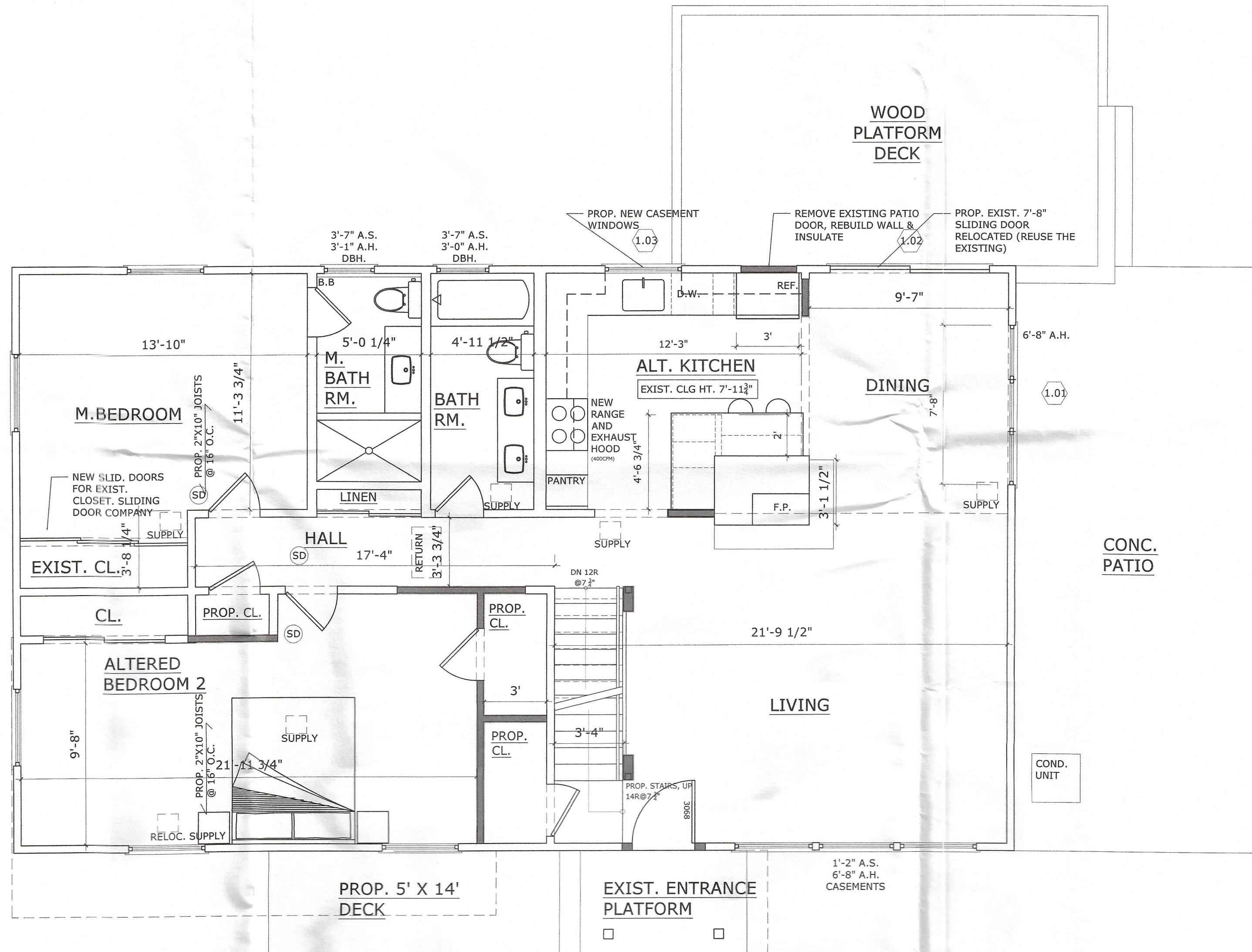
REVISION: 10-31-24

REVISION: 11-08-24

- A0 TITLE SHEET & GENERAL NOTES
- A1 PROPOSED SITE PLAN
- A3 PROPOSED FIRST FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED SOUTH EAST EXTERIOR ELEVATION
- A6 PROPOSED NORTH EAST EXTERIOR ELEVATION
- A7 PROPOSED NORTH WEST EXTERIOR ELEVATION
- A8 PROPOSED SOUTH WEST EXTERIOR ELEVATION

HEIKE A. SCHNEIDER, LLC
HS-ARCHITECTURE
Architect, AIA, LEED AP

515 CROTON HEIGHTS ROAD
YORKTOWN HEIGHTS, NY 10598
914-962-2119
HEIKE@HS-ARCHITECTURE.COM



PROP. FIRST FLOOR PLAN

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

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Plan Title

PROPOSED FIRST FLOOR PLAN

Title/Owner

CLEMENTE
ADDITION AND ALTERATION
163 OLD POST RD N
CROTON-ON-HUDSON, NY 10520

Date: 08-02-24
REVISION:

Bidding:

HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914 962-2119

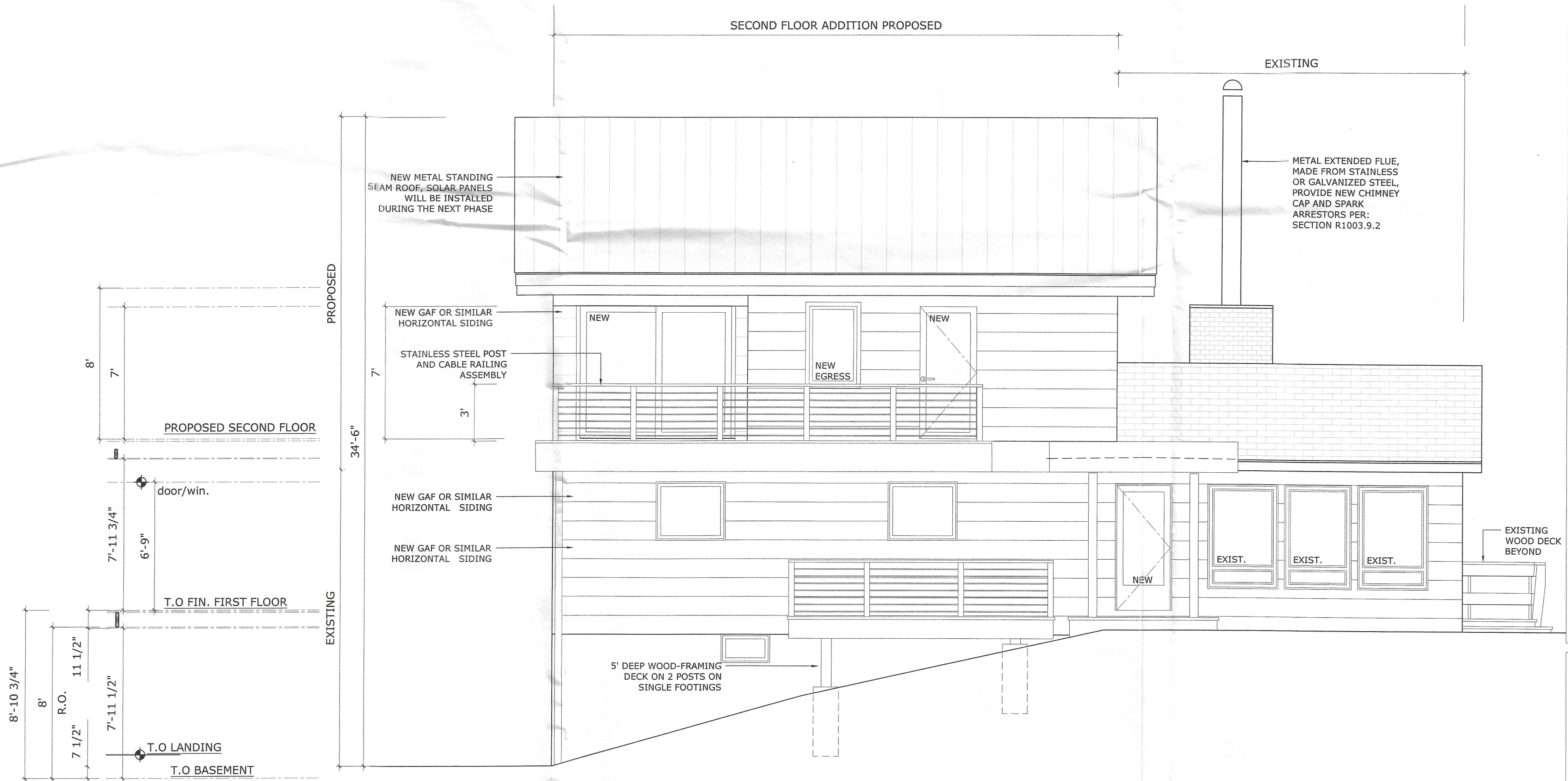
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EXIST. SOUTH EAST EXT. ELEVATION

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



PROP. SOUTH EAST PROPOSED ELEVATION

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PROPOSED SOUTH EAST EXTERIOR ELEVATION

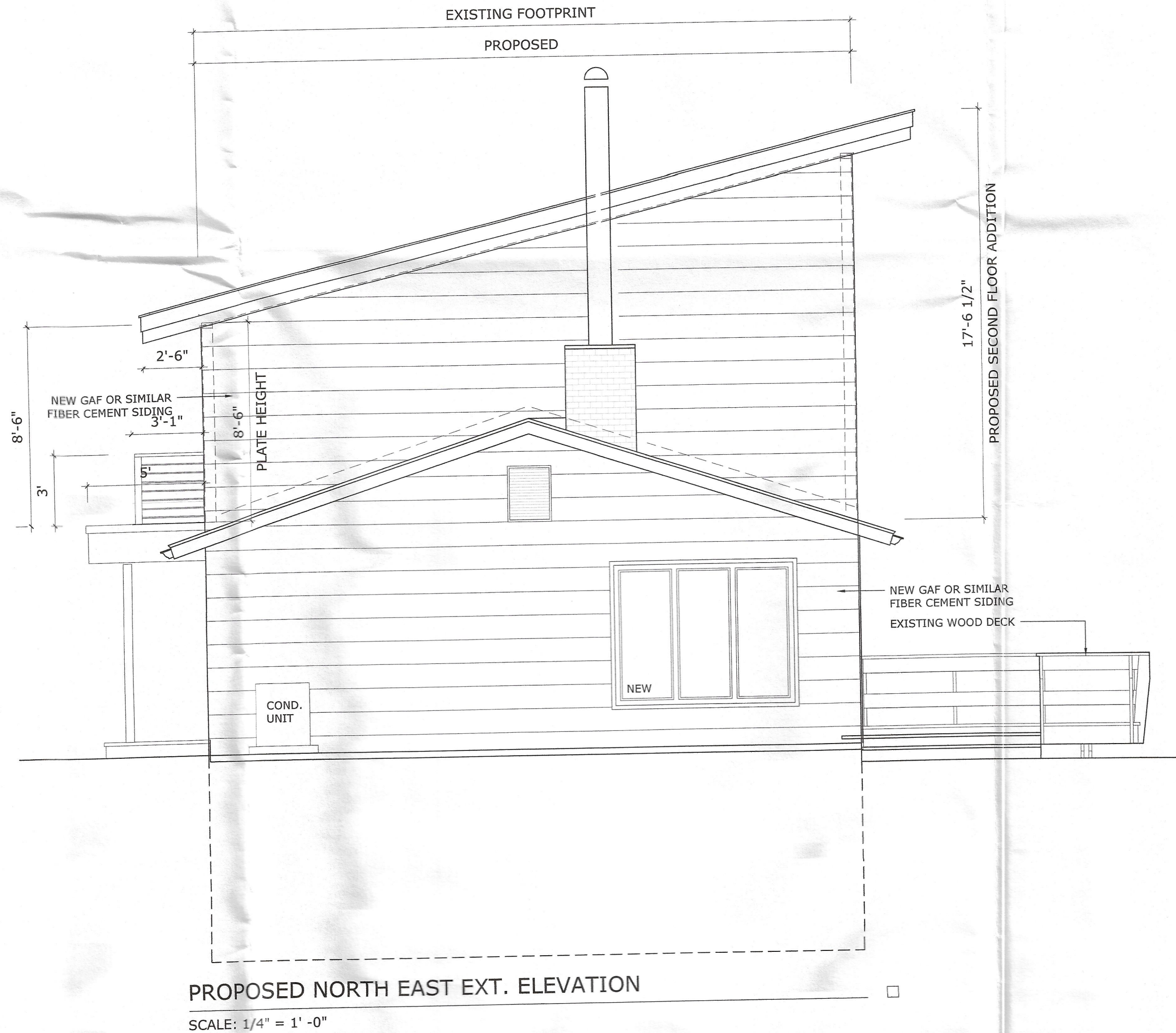
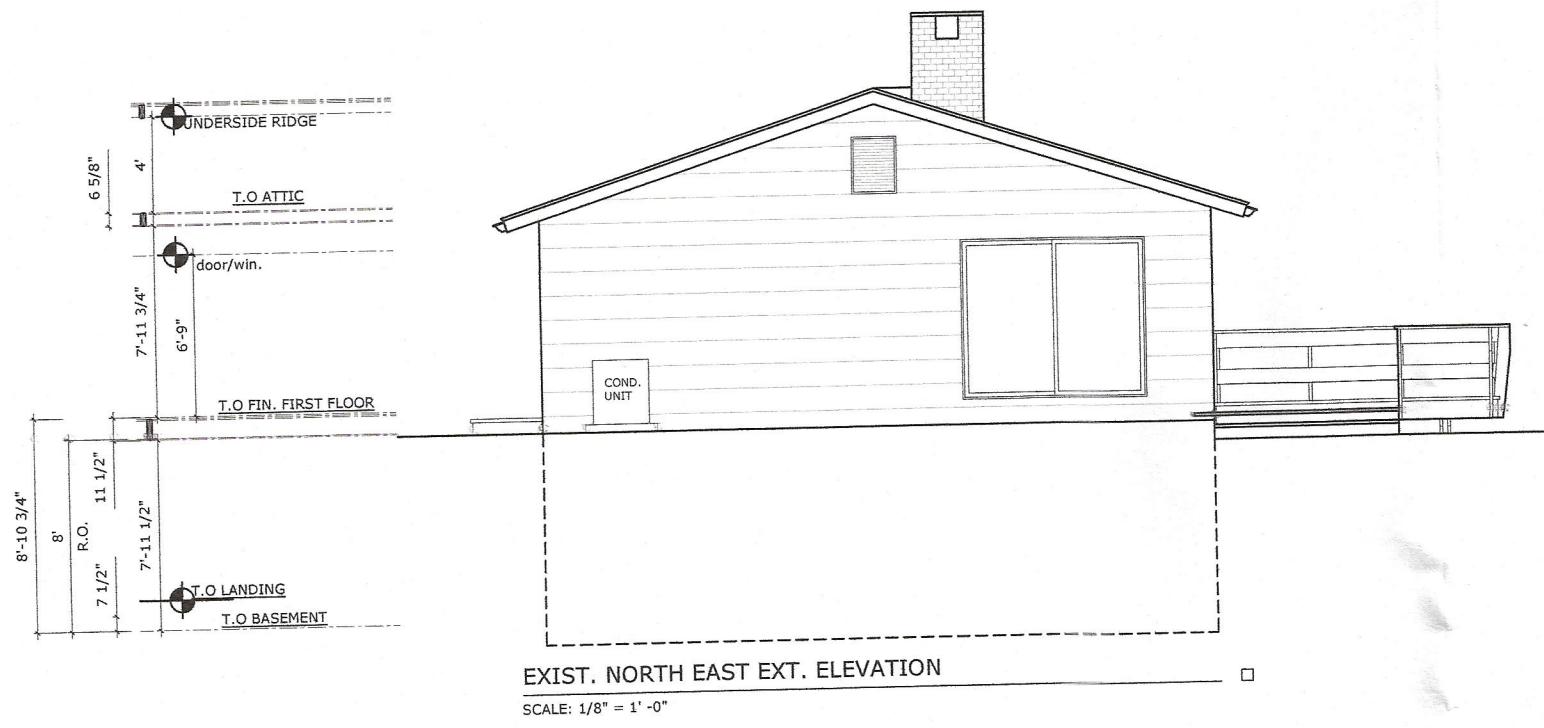
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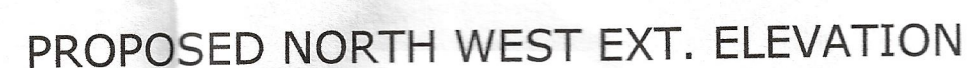
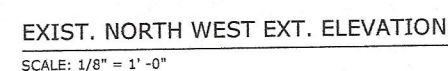
PROPOSED NORTH EAST EXTERIOR ELEVATION

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

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Plan Title	PROPOSED NORTH WEST EXTERIOR ELEVATION
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Title/Owner

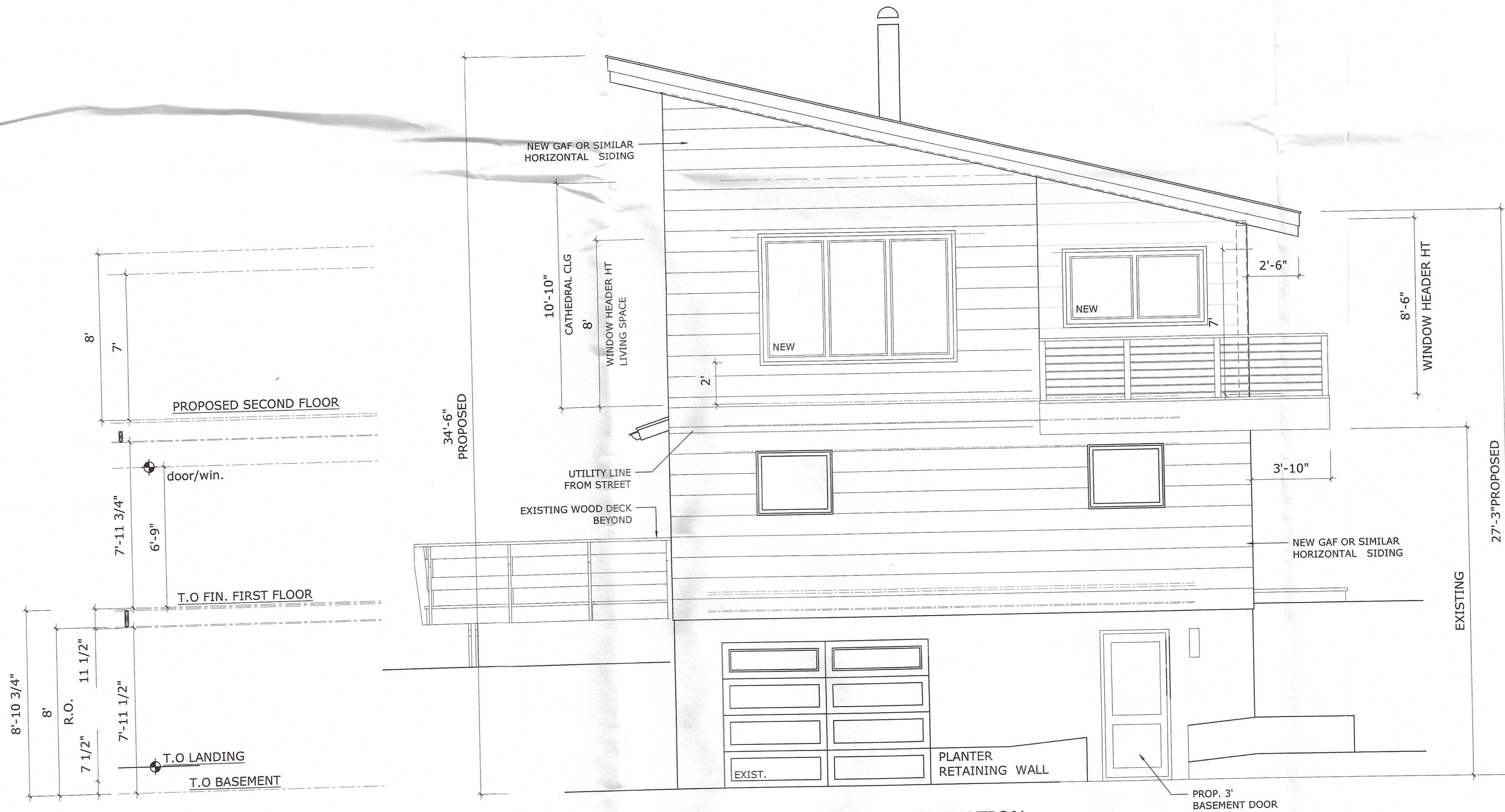
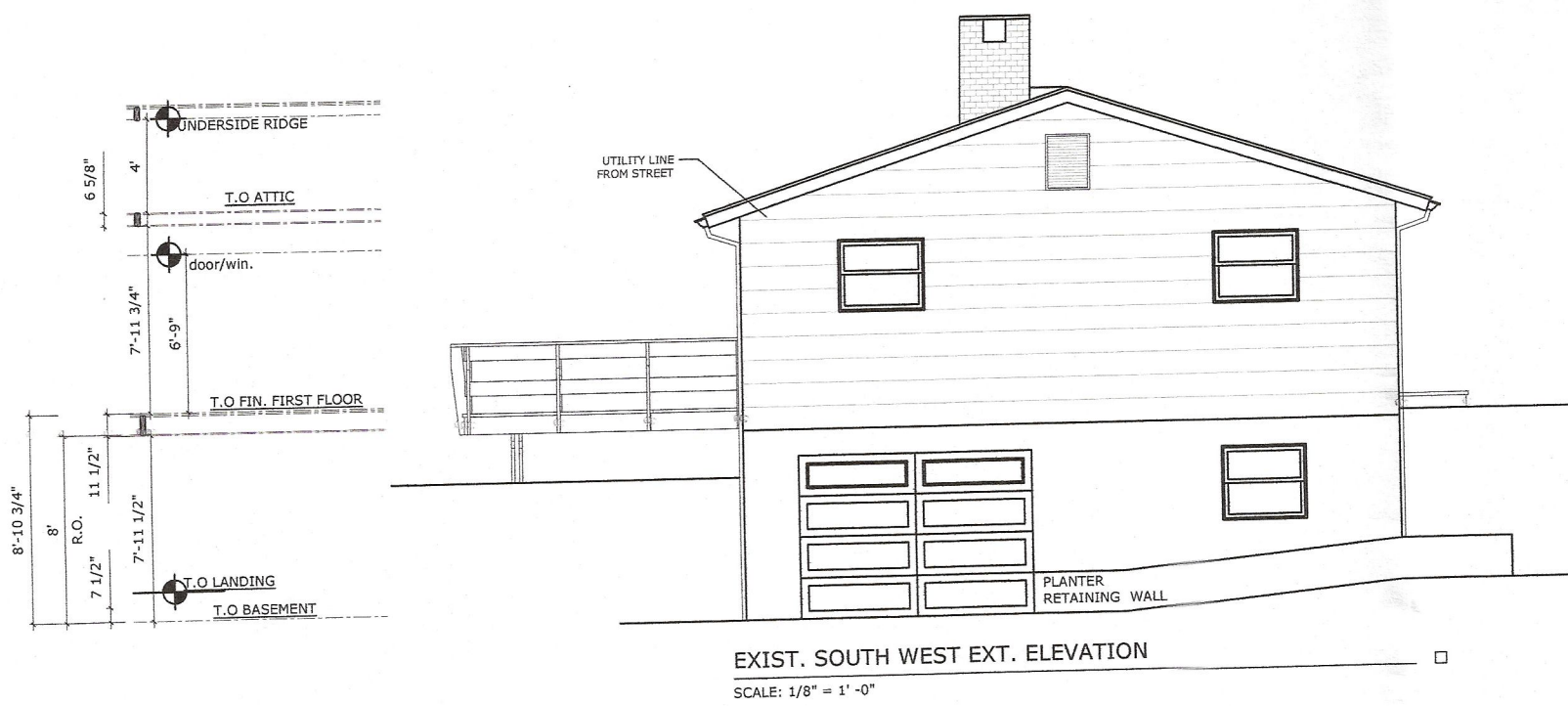
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PROPOSED SOUTH WEST EXTERIOR ELEVATION

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