Hudson River Architecture PLLC

Hudson River Architecture PLLC **General Conditions and Specifications** Revised 05/16/2023

It's the Contractor(s) responsibility to read and understand these notes, plans, drawings, schedules, and specifications that describe the Scope of the Work. These drawings are an amendment to any written or oral contract conceived, written, spoken, executed, or otherwise performed. Contact Architect with questions.

These General Notes and Specifications are not specific to any one project. Disregard notes that do not apply.
DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS. SCALE DRAWINGS AT YOUR OWN RISK.

Applicable Building Codes (If not applicable, disregard):

The building codes of New York State adopt the International Building Code 2018 (IBC 2018), International Residential Code 2018 (IRC 2018), ~~NYS Existing Building Code 2020,~~ 2020 Fire Code of NYS, ~~NYS Plumbing Code 2020,~~ NYS Mechanical Code 2020, ~~NYS Fuel Gas Code 2020,~~ NYS Energy Code 2020, International Energy Conservation Code 2018 (IECC 2018), ~~Commercial Energy Code 2016, NYS Property Maintenance Code 2020, Storm Shelter Code 2014, Accessibility Code 2009, Fire Sprinkler Code 2016, Compressed Gases and Cryogenic Fluids Code 2016, LP Gas Code, 2017, Electrical Code 2017, Fire Alarm Code 2016, Emergency and Standby Power Code, 2016,~~ Chimneys, Fireplaces, Vents and Solid Fuel-burning Appliances Code, 2016, ~~Stationary Fuel Cell Power Code, 2015, Elevator and Escalator Code, 2016, and the Structural Concrete Code, 2014.~~

With Respect to the Site and Scope of Work Revision 2 Dated 5-16-2023

1. These contract documents should not be scaled; all dimensions should be field verified by the contractor prior to executing the work. The Contractor should field measure and verify the existing conditions, work areas, locations and materials indicated and report any errors discrepancies, misrepresentations and/or hidden conditions to the Architect.
2. No Change Orders will be approved for failure to verify existing conditions.
3. The design, installation, and operation of any mechanical, plumbing, electrical, HVAC, fire suppression, vertical transportation, sensor and/or alarm system shall conform the most current edition building codes, trade standards, and/or laws in effect at the time of construction. Cut sheets should be provided to the Architect and Owner and Building Department.
4. All work shall be performed in a manner that represents good trade practice in the applicable trades.

With respect to the Architect-Of-Record and the Construction Documents, unless otherwise noted (UON):

5. The Architect-Of-Record is the Owner's Representative and is considered an Agent for the Owner.
6. Hand-written notes take precedence over typewritten notes.
7. Larger-scaled details, plans, and sections take precedence over smaller-scaled details, plans, and sections.
8. The Architect-Of-Record is not responsible for the Contractor(s) means and methods on and/or off the site.
9. The Architect-Of-Record is not responsible for site safety, protection of the work, or supervision of the Work.
10. The Architect-Of-Record shall always have access to the Work as needed to verify that the construction is in conformance with the contract documents, specifications, and progress of construction.
11. Changes to these construction documents are to be made only by the Architect-Of-Record or his authorized agents. Un-authorized changes made by Contactors, Building Officials, and/or other Registered Professionals shall limit the liability exposure of the Architect-Of-Record to the extent of the changes made and subsequent and connected attachments and field conditions. Architect-Of-Record must approve any changes to these documents and all such changes should be filed as amendments to the existing building permit.
12. The Architect's liability extends only to the Owner of Record at the time of construction and only in duration of the current Statute of Repose (approximately ten years). Any changes made to the Work after its completion and/or valid Certificate of Occupancy has been issued shall be the responsibility of the Owner, their maintenance personnel, and/or other Owner agents.
13. All original Architect's documents, photographs, notes, and/or computations shall remain the property of Architect-Of-Record and shall be considered as instruments of the services rendered whether they are executed or not.

With respect to the Contractor(s), unless otherwise noted:

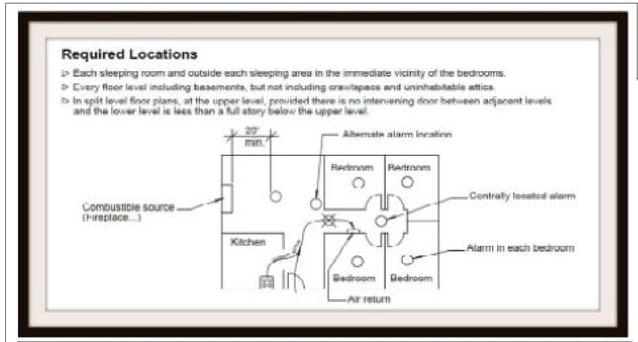
14. The Contractor(s) shall present copies of their trade licenses, certificates of liability insurance, and resumes of its key personnel, and references as exhibits to their contract with the Owner. The certificate of liability insurance shall not have limits less than that required by the local jurisdiction governing the trade licenses.

36. All foundations should be placed on soils without the visible presence of organic material, peat, frost, ice, water, and/or mud. Keep excavating until these limiting conditions are not present, contact the Architect if the design depth has not been or cannot be achieved. Alternate foundation systems may need to be considered.
37. Foundation soils should have a minimum bearing capacity of 3,000 PSF. Footing width is dependent upon the gross loads bearing upon it divided by the bearing capacity per lineal foot. Minimum footing width shall be 2x the thickness of the foundation wall. 8 inch wall x 2 = 16 inch minimum width.
38. Sandy soils shall be vibration roller compacted to 95% proctor density or better prior to foundation placement.
39. Foundations on rock shall be pinned by ½ inch diameter #4 steel dowels 24" on center with 8-inch embedment in the rock and concrete footing. Grout all visible rock cracks to full depth.
40. All stairs, railings, decks, and guardrails shall comply with IBC codes and/or NYS supplements. Residential stairs to comply with the IRC 2020.
41. Residential decks shall comply with the IRC 2020 Section R507. Plastic composite decking shall not be installed on joists greater than 16" OC.
42. **Hold-down tension devices shall be installed within 24 inches of the end of the deck and no less than 4 locations per deck with an allowable stress design capacity of not less than 750 pounds. Use Simpson Strong Tie DTT1Z-KT Deck Tension Tie Kit or approved equal,**
43. Windows and skylights shall be double-glazed, weather-stripped, and approved to meet IEC 2020. Total visible light in a habitable room should not be less than 8% of the floor area and have one minimum clear opening egress width of 18 inches. Safety glazing shall be tempered with or without plastic film protection.
44. All exterior doors should be weather-stripped and should operate in accordance with IECC and/or applicable local codes.
45. Sitework grading should be sloped away from foundation walls at a minimum of 2% (1/4" per foot) for grass lawn and 1% for paved surfaces (1/8" per foot).
46. Pavement, sidewalk, and ramp slopes and cross slopes should not exceed ADAAG recommended guidelines.
47. All metal connectors, joist hangers, beam hangers, post/beam supports an angle, plates, nails, bolts, screws, etc. specified for the Work shall be installed per manufacturer's instructions. No substitutions will be permitted without the Architect's written approval. A copy of structural shop drawings should be given to the Architect to review and approve prior to erection.
48. All composite wood products, wood i-beams and I-joists, Microlams, Parallams, glue-laminated timbers and frames, and/or stress-skin panels shall be installed per manufacturer's instructions and/or shop drawings. No substitution is permitted without the Architect's written consent. A copy of structural shop drawings should be given to the Architect-Of-Record to review and approve prior to erection.
49. All brick lintels shall be steel angles with a minimum size of 3/8" thick x 3" wide x 4" high x the specified opening width plus 4" bearing on each side. All block lintels shall be doubled, or have reinforced block or concrete lintel beams, unless otherwise noted.
50. Steel posts shall bear on concrete, all plates are to be welded, and wood connections bolted. Loose concrete-filled steel lally posts plates are not permitted; all plates are to be spot-welded. Dented or bent concrete steel lally posts are considered defective and should be replaced. Where pipe or tube columns are specified, concrete-filled steel lally columns shall not be substituted. Nailed connections are not permitted; lag bolts should be used. Concrete-filled lally columns should not be used to support steel framing. No changes permitted without Architect's and/or Structural Engineer's written approval.
51. Brick veneer should be constructed in accordance with national trade practices including flashing, air gaps, waterproofing, sealants, reinforcement, cement, and joint tooling. Weep holes or full height weep blocks should be installed 24" on center above the foundation wall, above floor support angles, and above opening lintels. Brick ties should be installed 24" on center staggered diagonally. Weeps should be clean of all cement and debris clogging.
52. Concrete materials transit-mixed, delivered to the site, and/or site-mixed should be in accordance with the American Concrete Institute, local building codes, and/or manufacturer's instructions. Design specifications should not be changed without the Architect's written consent. Substandard materials are not to be used, accepted, delivered, or poured on-site. Concrete quality control break tests and/or core samples shall be made in accordance with the Architect's specifications. The contractor will keep all delivery receipts and concrete break test results for the Architect and Owner.
53. Masonry and ceramic materials delivered to the site should be installed in accordance with their respective trade standards, local building codes, and/or manufacturer's instructions. Design specifications should not be changed without the Architect's written consent. Substandard materials are not to be used, accepted, delivered, or poured on-site.

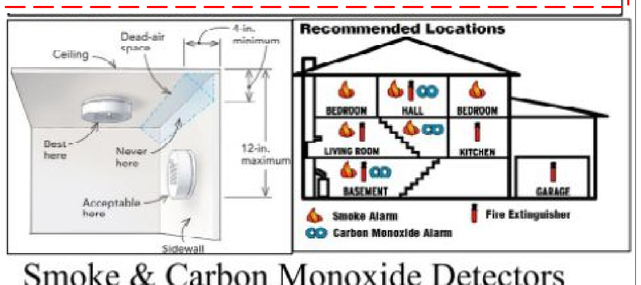
15. Temporary barriers are to be erected to protect the existing conditions, protect the work site, and/or be replaced after a sequence of the work is completed, and before leaving the site for any duration of time.
16. The Contractor(s) shall erect dust, vapor, and safety barriers to protect the existing conditions, between the existing occupied spaces and area of the Work, to protect the inhabitants, their visitors and/or pets, and to prevent damage to the newly constructed work. Barriers should be erected around all shafts, openings, and edges. Installation, maintenance, and removal of the barriers and restoration of the adjacent conditions should be incorporated into the Cost of the Work.
17. Construction supervision/supervisors should be knowledgeable, skilled in their respective trades, and use their best skill and attention, be responsible for the construction means, methods, procedures, techniques, sequences of construction, applications, and/or coordination of the Work.
18. The Contractor shall be responsible for actions, acts of omission, poor workmanship, and errors performed by their employees, subcontractors, assigned agents, vendors, and material suppliers doing work under the contract.
19. The Contractor shall make application for all required permits to do the work, unless otherwise notified, including building, plumbing, electrical, and/or other trades.
20. Any Contractor(s) installing sub-standard materials, equipment that is not new, used materials and/or not in accordance with good trade practices or manufacturer's instructions shall be responsible for removing and replacing said items and repairing adjacent conditions as required without cost to the Owner, unless given express written authorization by the Owner and/or Architect.
21. Any cost estimates given to the Owner shall be subject to the scrutiny and review of the Owner, Architect, Lenders, Legal Counsel, Accountants, and/or other entities having jurisdiction over the cost of the work.
22. Applications for payment to the Owner should include a schedule of values tied to the original contract amount, adjustments to the contract amount, the adjusted contract amount, the cost of the work completed to date, the cost of stored materials, minus retainage, the net cost of the work, minus previous payments made on account, the amount due, and the balance to complete. The invoice format shall be the same as the AIA G702/G703 Application for Payment or an Architect-Of-Record approved equal. The application for payments should be supported by related invoices, receipts, and/or purchase orders.
23. Changes to the Contract amount need to be approved in writing by the Owner, Contractor, and Architect-Of-Record and supported by the original request and supporting cost evidence. No additional work should be performed until the Change Order has been executed, unless otherwise noted.

With Respect to the materials considered and/or installed, unless otherwise noted.

24. Shop drawings, manufacturer's catalog cuts, and/or installation guides for shop-fabricated systems or equipment need to be delivered to the Architect-Of-Record for approval prior to installation.
25. All structural lumber shall be AWA Grade 2 or better with a minimum bending stress of 1200 psi. See Plans for specifics.
26. All window and door headers shall be minimum (2) 2x12's glued and nailed and shall bear on a minimum of two jack studs and be arranged so that their loading is transferred downward to solid bearing.
27. Multiple stud posts used in lieu of solid posts should be increased in size by 125% or 1 additional stud member, glued and nailed staggered 8 inches OC.
28. Oriented Strand Board (OSB) or Plywood shall be used in accordance with its rated thickness, spans, and use.
29. Joists are to be doubled under parallel walls above and blocked solid under perpendicular walls.
30. Bridging should be installed on all joists 2x10 or larger and spaced 8 feet on center minimum. Materials should be approved metal strapping, bars, or solid wood blocking nailed top and bottom. Bridging should be installed before plywood floor decking is attached to the joists the building is loaded with additional weight.
31. Wood floor and roof trusses shall be laterally braced in accordance with the National Institute for Truss Construction. Copies of the truss shop drawings should be approved by the Architect-Of-Record prior to installation.
32. All wood plates placed on concrete should be pressure treated against insect infiltration and caulked against the slab for sound transmission.
33. All exterior wall sill plates should be a hooked steel anchor bolt in solid concrete or block fill 6 feet on center and 12-inches from the inside and outside wall corners. Anchor bolts should be minimum ½-inch diameter and 8-inches long with 4-inch embedment with the appropriate nut and washers. In no case shall the nut and washer be left off the anchor bolt. At door openings, bolts should be placed 12 inches on each side the door opening.
34. Walls should be temporarily braced against wind overturning and racking, made plumb and square.
35. All foundation continuous footings, spread footings, and/or pier footings shall be placed on virgin un-disturbed soils below the local frost limit and/or according to Design Professional direction.



Revision 2 Dated 5-16-2023



Smoke & Carbon Monoxide Detectors

Town of Cortlandt
CODE ENFORCEMENT DIVISION
1 HEADY STREET, CORTLANDT MANOR, NY 10567
(914) 734-1010

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (Effective 5/12/2020)

Location: Town of Cortlandt **Zip Code:** 10

	Wind Design					Subject to Damage From							
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Winter Design Temp	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
30	*Special Wind Region	No	Yes	No	C	Severe	42"	Moderate to Heavy	7	YES	**	1500 or less	51.6

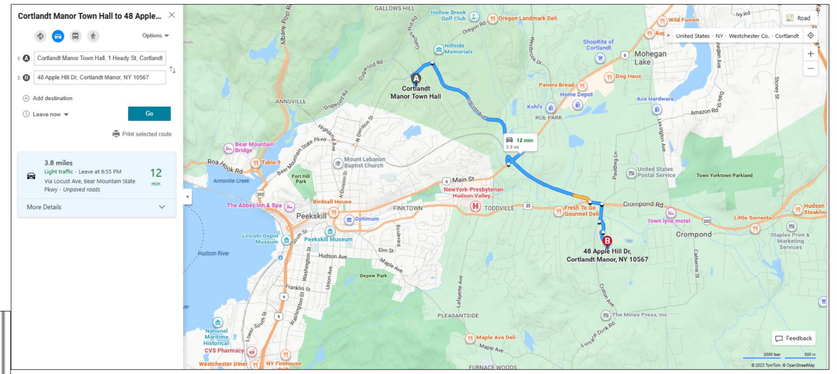
MANUAL J DESIGN CRITERIA

Elevation	Latitude	Winter heating	Summer cooling	Altitude correction factor	Indoor design temperature	Design temperature cooling	Heating temperature difference
436	41	7	87	1	68	75	61
Cooling temperature difference	**Wind velocity heating**	**Wind velocity cooling**	**Coincident wet bulb**	**Daily range**	**Winter humidity**	**Summer humidity**	
12	20.4	7.5	72	M	30	55	

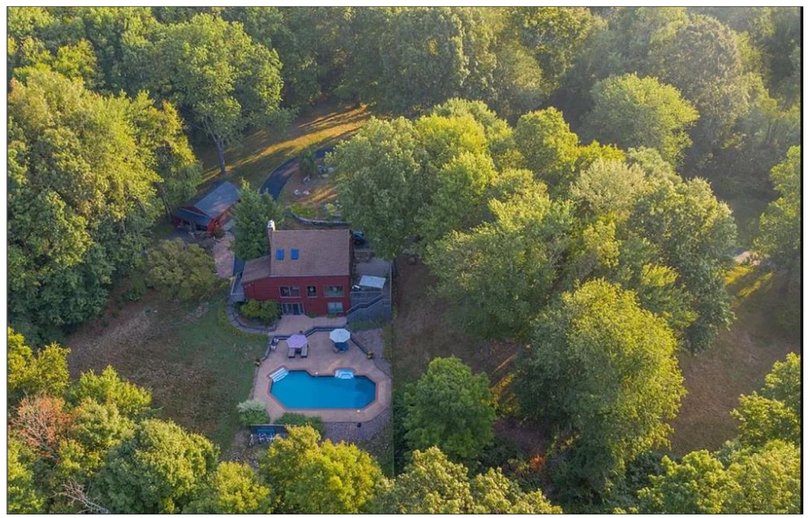
* 115 MPH to 120 MPH, The special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind speeds higher than the derived values taken from Chapter 16 of the Building Code and Chapter 3 of the Residential Code are likely to occur and should be considered in the design.

** State if applicable. For Flood Hazards the Design Professional shall state if they are applicable, Y/N. Verify with FIRM Maps. Maps are available in the Engineering Department for review. If yes additional information is required.

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA



MAP & DIRECTIONS



TAX MAP SBL: 34.10-04-02
Zoning: R-40: 40,000 SF min per lot
Land Area: 255411.517-SFG (5.863-Acres)

Drawing Dated 05/16/2023

THOMAS MICHAEL LEIGH — REGISTERED ARCHITECT — 018720 — STATE OF NEW YORK

Drawn By: TML/cgh
Checked By: TML/cgh
Scale: Do not scale drawings as printing distorts line lengths. Use printed dimensions.
Copyright Date: 10-03-2021
04-13-2023

Project Number
2023-0007

Unsealed Plans Not For Construction Original Plans Red Ink Copies in Black Ink

Owner Contact:

Owner(s):
Valiente, Santiago Jose M. Saenz
Morrison, Shaelyn Gambino
Cortlandt Manor, NY 10567
Email: Santiago@Saenzv.com
Tel: (347) 271-1550

Scope of Work:

Site Plan of 48 Apple Hill Drive
Cortlandt Manor, NY 10567
SBL: 34.10-04-02
Zoning: R-40: 40,000 SF min per lot
Land Area: 255411.517-SFG (5.863-Acres)

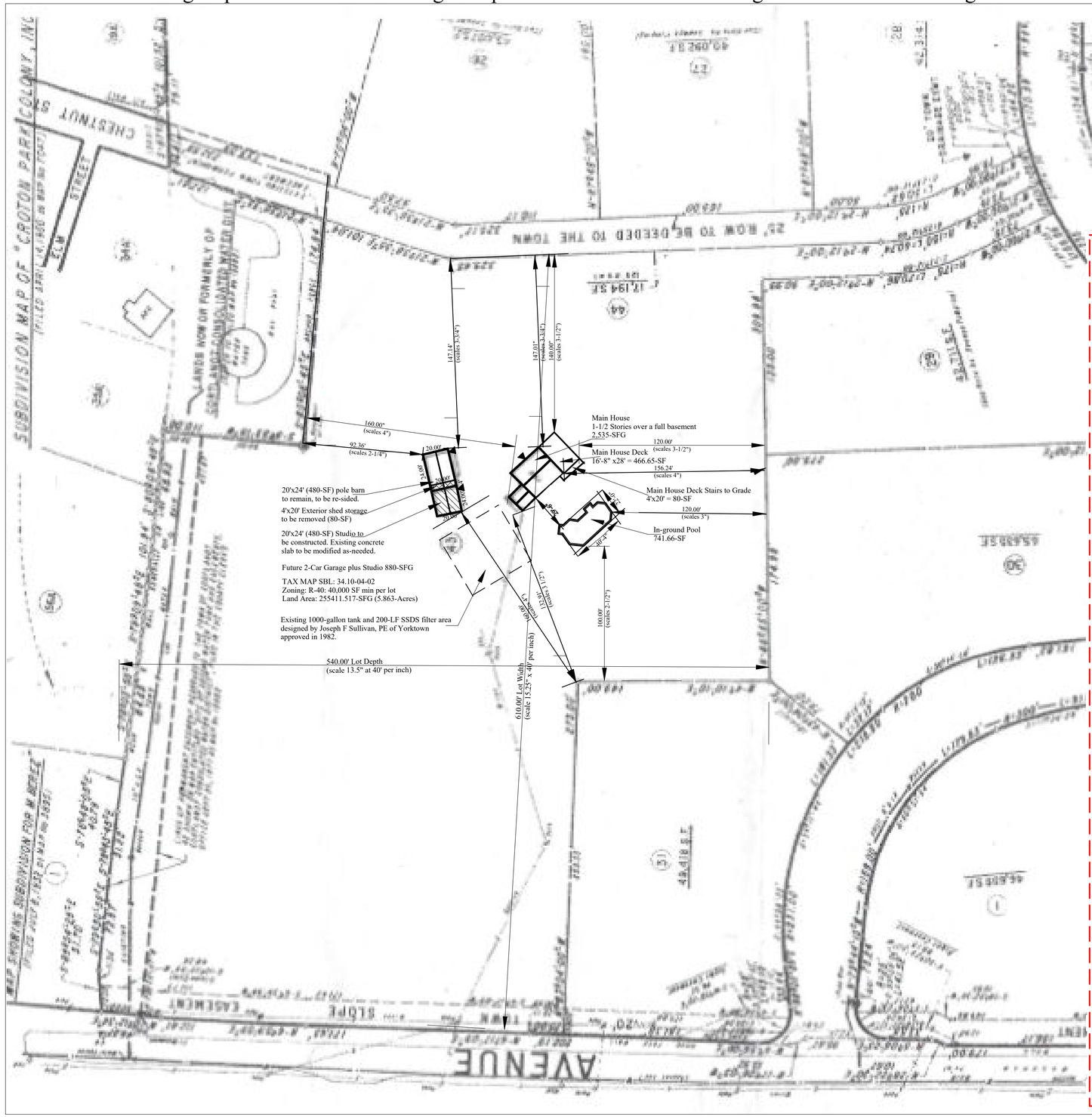
Hudson River Architecture PLLC
Thomas M. Leigh, Registered Architect
817 Central Avenue, Suite 1
Peekskill, New York 10566
(Tel:) 914-424-1652 Mobile
TMLeigh@optonline.net
HudsonRiverArchitecture.com

Page & Contents

A1

Hudson River Architecture PLLC

Documented Findings:
Site Plan Map Scale 1" = 40'
1. FOIL CM Building Department - County Subdivision Map showing metes and bounds
2. FOIL CM Building Department 5-22-89 Zoning Compliance Certificate for Building Permit #10181 showing recorded setbacks



Town of Cortlandt Zoning Calculations

Basic Data: Address: 48 Apple Hill Drive
Cortlandt Manor, NY 10567
Sheet: 34.1 Section: 4 Block: 2 Lot(s): 1
Zoning District: R-40 Proposed Use: Single Family

Bulk Regulations:	Required/Allowabl	Existing/Propose	Variance Require
Lot Area:	40,000 SF	255,411.52	
Lot Width:	150'	600'	
Building Height:			
Stories:	2 1/2	1 1/2	
Feet:	35'	25'	
Front Yard Setback:	50'	120'	
Rear Yard Setback:	30'	160'	
Side Yard Setbacks:			
Lot width 70' or more	30'	140'	
Lot width less than 70'			
Max building coverage			
Dwelling use	52,345.35	2,535.00	
Non Dwelling use	40,314.48	546.00	
Min landscape coverage (% of lot area			
Dwelling use	153,246.31	153,246.31	
Non Dwelling use	76,623.46	76,623.46	
Max building floor area:	7675-SF for first 80,000 SF of lot area and 36-SF for every	36,833.00	
Accessory Buildings:			
Front Yard:	Not Permitted	N/A	
Height:	10' and 4'	12'	
Max Area:	1250	1622	Yes
Side Yard	6'	147.13'	
Rear Yard	6'	32.36'	

Principal Building Floor	2,500	2,500	
Existing wood deck at left side of house	467		
Existing wood access stair and platforms from grade to upper side deck	80.00		
Existing wood access stair and platforms from grade to kitchen side deck	40.00		
Deck Sum	586.65		
Accessory Square Footages - Existing & Proposed			
Existing 1-story Garage	400		
Proposed Studio space		480	
Existing in-ground pool area	742		
Subtota	**1,142**	**480**	**1,622**

Revision 2 Dated 5-16-2023

Drawing Dated 05/16/2023

REGISTERED ARCHITECT THOMAS MICHAEL LEIGH 021081 STATE OF NEW YORK

Drawn By: TMLeigh
Checked By: TMLeigh
Scale: Do not scale drawings as printing distorts line lengths. Use printed dimensions.
Copyright Date: 04-13-2023

Project Number
2023-0007

Unsealed Plans Not For Construction
Original Seal in Red Ink
Copies in Black Ink

Owner Contact:

Owner(s):
Valiente, Santiago Jose M. Saenz
Morrison, Shaelyn Gambino
Cortlandt Manor, NY 10567
Email: Santiago@Saenzv.com
Tel: (347) 271-1550

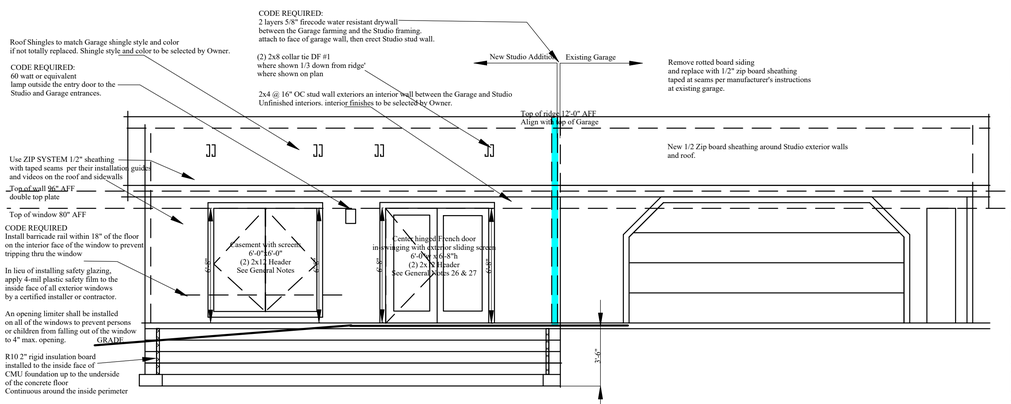
Scope of Work:

Site Plan of 48 Apple Hill Drive
Cortlandt Manor, NY 10567
SBL: 34.10-04-02
Zoning: R-40: 40,000 SF
min per lot
Land Area: 255411.517-SFG
(5.863-Acres)

Hudson River Architecture PLLC
Thomas M. Leigh, Registered Architect
817 Central Avenue, Suite 1
Peekskill, New York 10566
(Tel:) 914-424-1652 Mobile
TMLeigh@optonline.net
HudsonRiverArchitecture.com

Page & Contents
A2

Hudson River Architecture PLLC



PROPOSED STUDIO FRONT ADDITION TO GARAGE FRONT
REVERSE ELEVATION REAR WALL SIMILIAR

See Floor plans for window layouts

Revision 2 Dated 5-16-2023

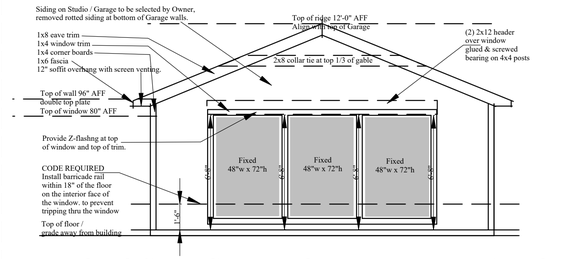
Per NYS building codes and energy conservation codes.

This building addition is not a dwelling space and contains no bedrooms, bathrooms, and/or kitchens. It is un-heated and un-insulated and will primarily be used as a storage space.

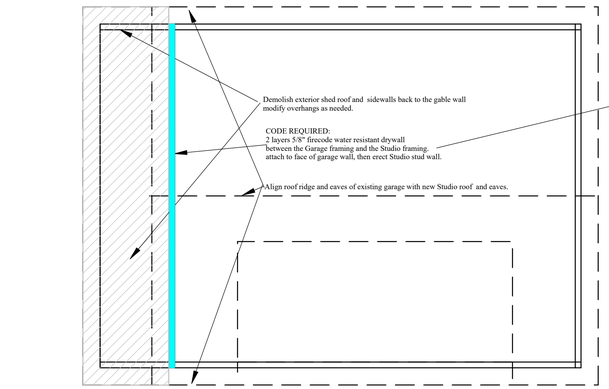
Should this space be converted into a habitable space in the future, code required wall and ceiling insulation must be installed as well as drywall protection of any foam or glass fiber insulation.

Smoke detectors are required to be installed with 10-year batteries if no power is provided and hardwired if power is provided.

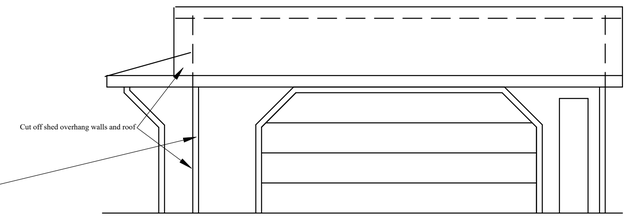
Wood burning fireplaces / stoves are permitted provided code restricted chimney must be installed with flues exiting the building 24" above the highest roof elevation.



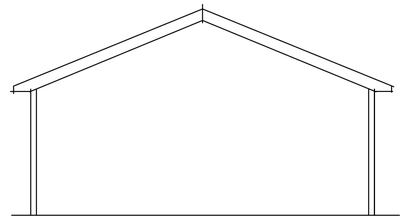
PROPOSED STUDIO LEFT ELEVATION



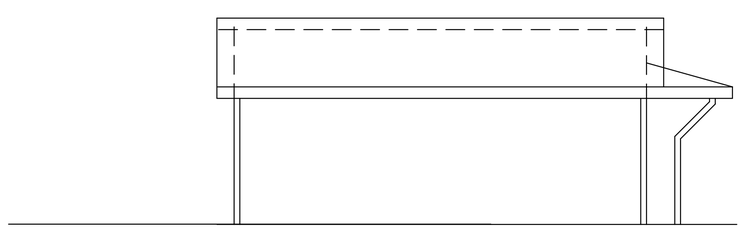
DEMOLITION PLAN



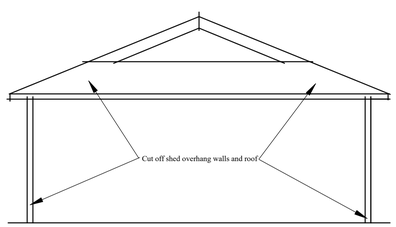
EXISTING GARAGE FRONT



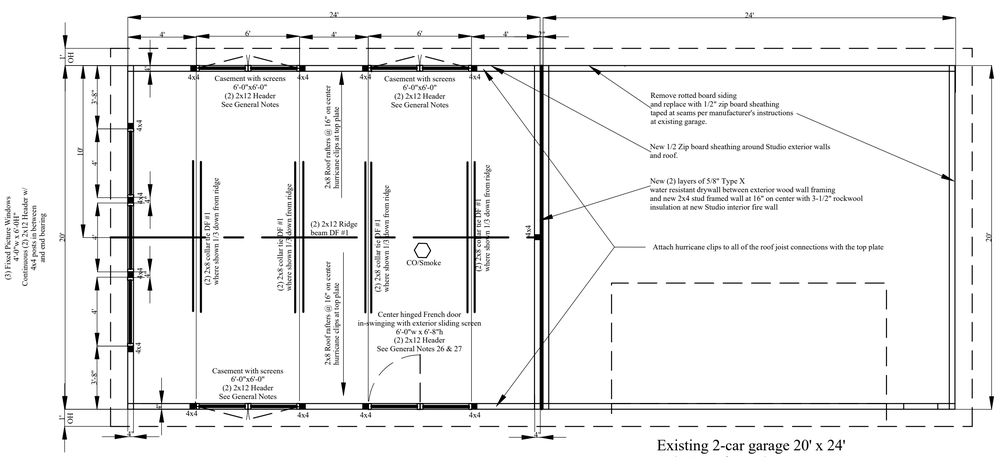
EXISTING GARAGE RIGHT ELEVATION



EXISTING GARAGE REAR ELEVATION



EXISTIING GARAGE LEFT ELEVATION



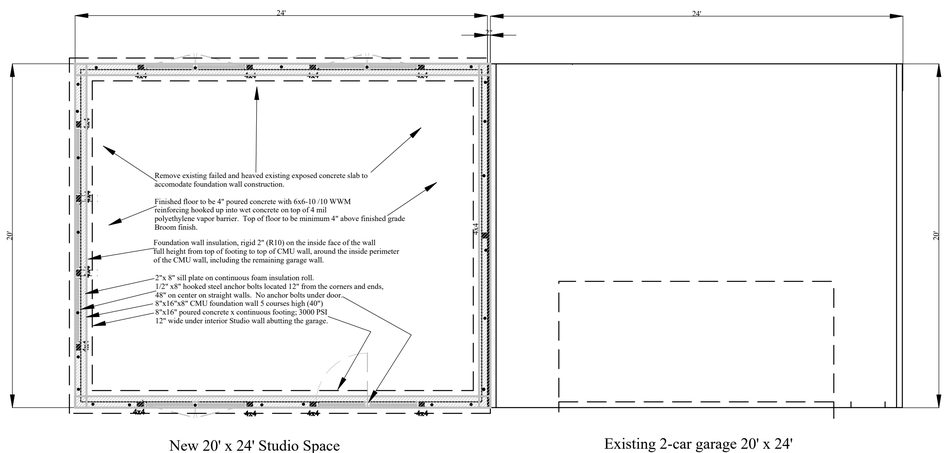
New 20' x 24' Studio Space
Uninsulated 2x4 wall framing on 4"concrete slab and 4 courses of 8" x 16"
CMU foundation wall on a continuous 8"x16" footing.

Existing 2-car garage 20' x 24'
Pole Barn framed
designed by others

FLOOR PLAN

Lighting locations and interior finishes by Owner
No plumbing installed, bathroom located in nearby residence
Interior heating selection by Owner
100 -Amp electrical service sub-panel location by Owner

SCALE 1/4" = 1'-0"



New 20' x 24' Studio Space
2x4 wall framing on 4"concrete slab
and 2 courses of concrete dunnage blocks

Existing 2-car garage 20' x 24'
Pole Barn framed
designed by others

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

Hudson River Architecture PLLC
Thomas M. Leigh, Registered Architect
817 Central Avenue, Suite 1
Peekskill, New York 10566
(Tel:) 914-424-1652 Mobile
TMLeigh@optonline.net
HudsonRiverArchitecture.com

Page & Contents

A3

Drawing Dated 05/16/2023

REGISTERED ARCHITECT THOMAS MICHAEL LEIGH 021981 STATE OF NEW YORK

Drawn By: TMLeigh
Checked By: TMLeigh
Scale: Do not scale drawings as printing distorts line lengths. Use printed dimensions.
Copyright Date: 04-13-2023

Project Number 2023-0007

Uncoaled Plans Not For Construction
Original Seal in Red Ink
Copies in Black Ink

Owner Contact:

Owner(s):
Valiente, Santiago Jose M. Saenz
Morrison, Shaelyn Gambino
Cortlandt Manor, NY 10567
Email: Santiago@Saenzv.com
Tel: (347) 271-1550

Scope of Work:

Site Plan of 48 Apple Hill Drive
Cortlandt Manor, NY 10567
SBL: 34.10-04-02
Zoning: R-40: 40,000 SF
min per lot
Land Area: 255411.517-SFG
(5.863-Acres)