GENERAL CONSTRUCTION NOTES

GENERAL REQUIREMENTS AND INFORMATION

1. The Contractor accepts the responsibility to provide all items and services required to perform the required work to complete the project in conformance with all the notes, details, drawings, etc. contained within this set of construction documents.
2. It is the responsibility of the Contractor to carry out the work as specified within this set of Drawings and Specifications and in accordance with all codes, rules and regulations governing, along with all the manufacturer's recommendations and installation instructions.
3. All work shall be executed and shall comply with local town and county municipalities having authority, The Building Code of New York State and any other applicable codes & agencies having jurisdiction. In all cases, the most restrictive limitation of any applicable code shall be followed by the Contractor. Contractor shall be licensed and insured.
4. Contractor and all trades shall refer to all drawings within this set as work for each trade may appear on any drawing. G.C. and all trades shall refer to, follow and adhere to the Specifications within this set and in conjunction with the plans and details.
5. Contractor to follow the Building Department approved set of documents. Any previous sets of documents provided by the Owner or Architect are for reference purposes only unless specifically indicated thereon.
6. All work shall be executed in accordance with the best acceptable trade practices, per Manufacturers recommendations, & per requirements of the Code. Owner, Building Official and Architect reserve the right to reject unacceptable work at the expense of the Contractor.
7. All fixtures, finishes, furnishings, equipment, hardware, etc. as part of the Contractor's scope and responsibility shall be in compliance with this set of Construction Documents and the Code.
8. Use dimensions and notes - DO NOT SCALE OFF OF DRAWINGS.
9. Contractor to notify the Architect and Owner in a timely manner when the work will begin on the project.
10. Contractor to coordinate Owner supplied material with Contractor's work. All furniture by Owner unless otherwise noted.
11. It is the Contractor's responsibility to maintain a set of drawings on site that contain any Architect-approved changes made during construction. These are for the purpose of the Contractor to submit as as-built drawings.
12. Architect has not been retained by Owner for field-observation services during construction. Architect shall bear no responsibility for inspections, close-out documents, affidavits, as-built drawings, etc.
13. No responsibility has been assumed by the Architect for information supplied by others and believed by the Architect to be reliable, nor any latent defects in the existing structure which were concealed or impossible to detect without substantial and/or extensive probing or testing. Architect assumes no liability for any work not in conformance with the Code for existing conditions shown hereon.
14. The Architect will not be held liable for any unsatisfactory Work performed, the quality of craftsmanship, means and methods of construction and site safety, exceptions of failed inspections by the local municipality, delays, or any other deficiencies in the work performed.
15. These Construction Documents are the property of the Architect. Additional sets of these documents can be provided by the Architect for a fee charged to the requesting party.
16. No part of this document or design may be reproduced, stored in any system of any kind, nor distributed in any way without the expressed written permission of the Architect. Any entity using these drawings and/or designs without proper authorization will be liable for legal action and/or compensation to the Architect.

PERMITS

1. With exception to the initial building permit, all permits shall be secured by, and at the expense of, the Contractor and shall give all notices and requests for all testing and inspections required by the governing jurisdiction.
2. All Trades (i.e. Plumbing, Sprinkler, Fire Alarm, Elevator, Electrical, etc.) shall file for, pay for, and obtain their respective permits and inspections. These Contractors shall obtain all required close-out procedures necessary to receive a final Certificate of Occupancy. These permits and inspections are separate from the main Building Permit. Electrical and Plumbing Contractors are to be fully licensed and insured.
3. No work shall start until all the applicable permits are issued.

SUBSTITUTIONS

1. No substitutions shall be made without consulting the Architect first.
2. Any substitution to any specified materials or assemblies requested by the Contractor shall be presented to the Architect in a timely manner prior to the ordering of materials or starting of associated Work.
3. Contractor shall furnish to the Architect all product data, test report data, code related material, etc. regarding the substitution (if applicable) along with a signed approval by the Owner indicating that the Owner has approved such substitution pending the approval of the Architect.
4. The Architect reserves the right to reject such substitution for any reason. In the event of a rejection, the Contract amount shall not be increased using the specified material over the requested substitution.

EXECUTION OF WORK

1. Contractor to verify all existing conditions prior to the start of related work. Any discrepancies found shall be brought to the Architect's attention in a timely manner and prior to the commencement work at that location or condition.
2. All work and installation shall be performed by skilled and professional individuals specializing in that field of work or installation.
3. Contractor to institute & maintain all safety measures and shall provide all equipment and temporary construction necessary to safeguard all persons & property.
4. Contractor is responsible for all temporary supports and shoring, means and methods of construction, temporary services, protection against weather, coordination of trades and services, etc.
5. Contractor shall notify Architect during the demolition phase of any questionable condition of exposed materials that are to remain, along with all load-bearing members, etc. Any discrepancies found between those uncovered in the field and those indicated on the Drawings shall be brought to the Architect's attention in a timely manner.
6. The Contractor shall coordinate and cooperate with all other Contractors and shall cut, lay and install their work at such a time and manner so that no delay or interference with the carrying forward of the work of other Contractors shall occur.
7. All new construction to align with existing unless otherwise indicated.
8. Any damage caused by the Contractor(s) during construction shall be repaired or replaced as required. In the case of existing construction, repairs shall be made to match existing. In the case of new construction, repairs shall be made to a like-new condition. All patching & repairing shall be done with material & workmanship to match adjacent.
9. All construction debris & refuse shall be collected into dumpsters or other collection devices at the end of each workday and legally disposed of off the property at intervals appropriate to the quantity of debris requiring removal from the site.

INSPECTIONS

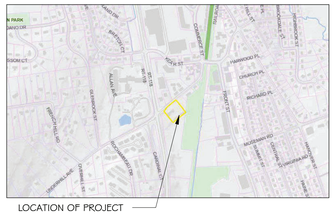
1. Contractor responsible for scheduling of all required inspections amongst trades.
2. Contractor shall be responsible to coordinate both the work requiring inspections and the scheduling of inspections with the authority having jurisdiction.
3. Contractor shall coordinate work with inspections to not delay the progress of the project schedule.
4. Contractor is responsible for rectifying any construction, items, assemblies, etc. that has failed inspections or that has been rejected by the inspector at the Contractor's own cost and without delay to the project schedule.
5. Architect will not provide inspections, affidavits, certifications or signoffs on any construction or items that require inspection.
6. The Architect may arrive on site for field observations. The Architect's presence on the site in no way relieves the Contractor of his duties to perform the Work in accordance with the Contract Documents, the rules and regulations mandated by the local municipality, or the requirements of the Code.
7. Architect's site observations are not to be construed as Construction Supervision.
8. Any site observations performed are solely for determining if the Contractor is following the Contract Documents for the general design intent. Any items or work found unsatisfactory by the Architect shall be remedied at the Contractor's expense and shall not affect the project schedule.

CLOSE-OUT

1. The Contract shall be deemed complete only when all applicable and required close-out documents are in order.
2. All applicable and required close-out documents shall be prepared by and filed by the Contractor.
3. Contractor shall provide to the Owner all warranty and guaranty information provided by the appropriate manufacturers and installers and shall inform the Owner of all warranties and guaranties associated with said Work.
4. Warranty and guaranty and product information for all systems and equipment shall be provided in an organized manner within a binder for the Owner's records.
5. Any required surveys (final, progress, foundation, etc.) shall be coordinated between the Owner and Contractor and provided by the Owner.
6. Architect (or Engineer) are not retained to provide as-built drawings for this project. If required by the Authority Having Jurisdiction or requested by Contractor / Owner, the Architect (or Engineer) shall provide them for a fee.

HAZARDOUS MATERIALS

1. Architect not responsible for the design, designation, location, or assembly of any temporary shoring. If advanced shoring may be required, the Contractor shall provide their own NYS Licensed Structural Engineer to design the appropriate shoring and shall provide signed and sealed drawings for the Building Department as necessary.
2. If asbestos, or any other toxic substance, or risk to exposure thereto, is discovered during Work on the project, Contractor shall have the duty to inform the Owner and to coordinate and promptly retain a qualified expert to identify and safely remove or supervise the removal and the monitoring of the removal of such asbestos or other toxic substance.
3. The removal and disposal of any asbestos containing materials, hazardous materials, or any toxic or controlled materials, from the premises shall be performed and carried out by the Contractor performing such work in strict accordance with New York State, Federal, and Local Government, OSHA and EPA guidelines and requirements.
4. Owner and Contractor shall indemnify and hold Architect harmless from any and all liability on the part of or damage to such entity, including the costs of any legal fees and expenses, as such fees and expenses are incurred, which may result from asbestos or other toxic substance exposure on the project. Contractor shall hold harmless the Owner, the Architect, Engineers, and Professional Consultants related to this project, against claims for damages by any party, including legal fees, which may result in any way from this Work.



LOCATION MAP
No Scale

AERIAL VIEW
No Scale

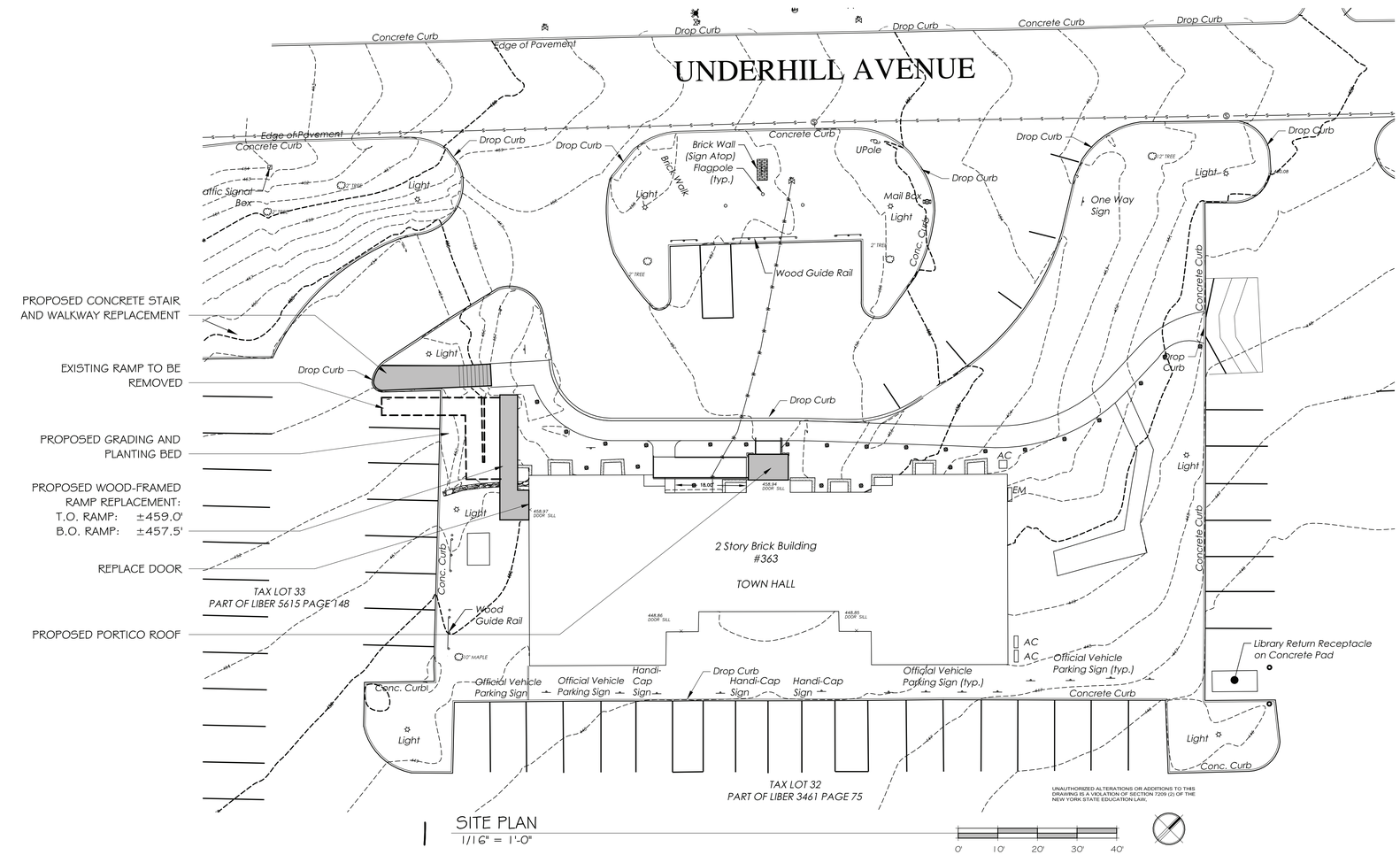
Proposed Entrance Portico and Replacement of Concrete Stairs and Walkway and Handicap Ramp Replacement

Town of Yorktown - Town Hall Building

363 Underhill Avenue - Yorktown Heights, NY 10598

Addition and Level-2 Alterations
Code: 2025 Building Code of New York State

Zone: C-2R Parcel: 48.06-1-32 Lot Area: 1.47 Acres Const. Type: III-B Use: B (Business)



SITE PLAN
1/16" = 1'-0"

0' 10' 20' 30' 40'

DAVID A. TETRO
ARCHITECT P.C.

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Yorktown Heights
NY 10598

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Project Title:

New Portico, Concrete Steps and handicap Ramp

Client:

Town of Yorktown

Address:

363 Underhill Avenue
Yorktown Heights, NY 10598
Parcel: 48.06-1-32

LIST OF DRAWING SHEETS

No.	SHEET NAME
A.01	PROJECT INFORMATION
A.02	DEMOLITION PLAN AND NOTES
A.03	PORTICO PLANS, ELEVATIONS AND DETAILS
A.04	PART FIRST FLOOR PLAN AND NEW CONCRETE STAIR
A.05	RAMP PLANS, ELEVATIONS AND DETAILS
A.06	RAMP DETAILS
A.07	GENERAL NOTES

Dig Safely. New York Call 811 before you dig

REVISIONS

No.	Description	Date

Seal:

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission: For Permit and Construction

Project No.: 26 . 12

Issue Date: May 22, 2026

Sheet Title:

PROJECT INFORMATION

Sheet No.:

A.01

DEMOLITION NOTES

ADMINISTRATION

1. The G.C. and Subcontractors shall perform all demolition work as necessary in order to carry out the Work within this Contract. The contractor shall not consider these demolition notes to be all-inclusive. It is the Contractor's responsibility to inspect and assess each area and to fulfill the intent of the design indicated by the contract documents. Contractor shall coordinate demolition work with HVAC, electrical, fire protection and plumbing trades and proposed work and carry out such work accordingly. All necessary disconnects of equipment and systems shall be included.
2. The General Contractor shall visually inspect all existing conditions and shall coordinate any outstanding demo issues with the Architect prior to beginning work. G.C. shall notify Architect of discrepancies between existing conditions and Drawings before proceeding with any Work. Some portions of the Work may not specifically or graphically be shown on the plans but shall be included as a requirement for Work to be performed (i.e. electrical wiring, ductwork, hardware, etc.)
3. It shall be the responsibility of the Contractor to apply for, pay for, and obtain Demolition permit. All applicable permits, inspections, approvals, etc. shall be applied for and paid for by the trade Contractor(s) required to do so in the field of their Work. Contractor shall be responsible for the coordination of inspections and approvals of said Work. A copy of the municipality approved plans, stamped with the permit number, shall be kept at site together with any revisions and addenda made during construction.
4. Architect is not retained for supervision of construction demolition nor for construction demolition methods, safety procedures and programs, scheduling, delays, or compliance with contract documents. However, the Architect may observe the Work in progress by means of periodic site visits. If requested, the Architect will provide interpretation of the drawings and code requirements as necessary. These observations and interpretations do not relieve the Contractor from any responsibility to carry out the Work in accordance with the Contract Documents or requirements of the Building Code or municipalities having jurisdiction.
5. Contractor shall coordinate start date, duration and times of demolition work with Owner. Contractor shall comply with any requirements or restrictions of the local municipality for permitted times of Work.
6. Contractor shall comply with hauling and disposal regulations of authorities having jurisdiction. Comply with ANSI A10.6 and NFPA 241 and all standards required by Authorities having Jurisdiction if required for this project.
7. Contractor shall coordinate start date, duration and times of demolition work with Owner. Contractor shall comply with any requirements or restrictions of the local municipality for permitted times of Work.
8. Any controlled inspections and/or certifications required by governing authorities having jurisdiction over the project shall be performed and certified by a licensed Professional Engineer either retained by the Owner or the General Contractor. This must be coordinated between the two parties prior to the start of the Work.
9. Demolition work is intended to include all associated built-in items such as electrical/data outlets, switches, conduits, controls, piping, mounting blocks, etc. Demolition Work shall include all existing conduit and wiring back to panel and all abandoned plumbing and waste lines back to the supply and waste mains.
10. The General Contractor, and/or Plumbing Contractor and Electrical Contractor, must contact the corresponding utility company in advance of any Work requiring removal, modification, or replacement of services and/or meters. Each Contractor is responsible, in a timely manner, for acquiring permits and paying such fees, scheduling inspections and acquiring all approvals and close-out documents and procedures as required by the associated utility company or service.
11. Conduct demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain and to ensure safe passage of people around Work area and to and from occupied portions of building.
12. All Work in a public Right of Way is subject to the requirements of the D.P.W. and/or Town Engineer. Contractor shall be responsible for acquiring a permit from D.P.W. for this Work, providing and acquiring bond, adhering to all D.P.W. specifications and obtaining written approval from D.P.W. and/or Town Engineer at completion of Work.

HAZARDOUS MATERIALS

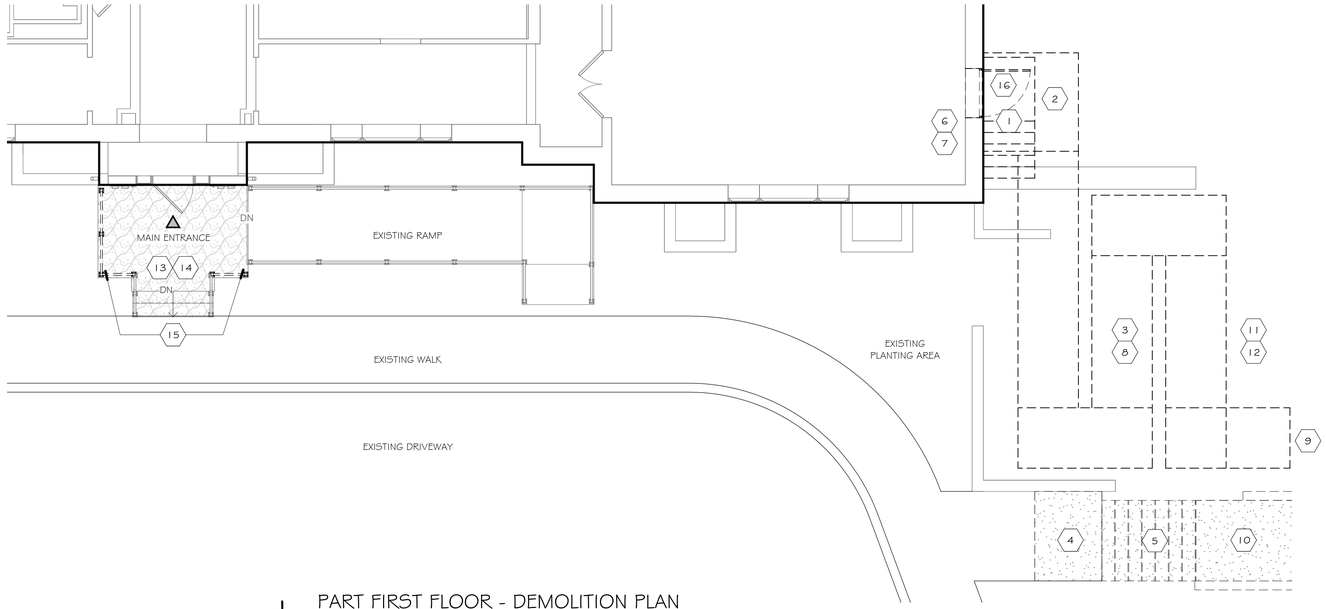
1. Architect not retained, nor responsible, to locate or for the identification, removal, testing and / or certification of removal relative to any hazardous substance including, but not limited to, PCB's, petroleum, mold infestation, hazardous waste, asbestos, lead paint, lead piping, and similar substances.
2. If asbestos, or any other toxic substance, or risk to exposure thereto, is discovered during Work on the project, Contractor shall have the duty to inform the Owner and to coordinate and promptly retain a qualified expert to identify and safely remove or supervise the removal and the monitoring of the removal of such asbestos or other toxic substance.
3. The removal and disposal of any asbestos containing materials, hazardous materials, or any toxic or controlled materials, from the premises shall be performed and carried out by the Contractor performing such work in strict accordance with New York State, Federal, and Local Government, OSHA and EPA guidelines and requirements.
4. Owner and Contractor shall indemnify and hold Architect harmless from any and all liability on the part of or damage to such entity, including the costs of any legal fees and expenses, as such fees and expenses are incurred, which may result from asbestos or other toxic substance exposure on the project. Contractor shall hold harmless the Owner, the Architect, Engineers, and Professional Consultants related to this project, against claims for damages by any party, including legal fees, which may result in any way from this Work.

STRUCTURE AND SHORING

1. Architect not responsible for the design, designation, location, or assembly of any temporary shoring. If advanced shoring may be required, the Contractor shall provide their own NYS Licensed Structural Engineer to design the appropriate shoring and shall provide signed and sealed drawings for the Building Department as necessary.
2. Contractor shall provide and be responsible for all temporary shoring (shoring, needle beams, temporary posts, temporary beams, temporary girders, etc.) as may be required for this Work and for the support and stability of the for support of load-bearing elements that are to remain in a safe and secure manner during demolition, modification, erection Work, or any other Work on this project.
3. General Contractor shall be responsible for all The General Contractor, or the scaffolding contractor, shall provide to the Architect and (if required) the Building Inspector, a stamped plan or specification prepared by a New York State Licensed Professional Engineer for any lateral and vertical temporary supports and sidewalk bridging.

EXECUTION

1. Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials from Project site and legally dispose of them.
2. Contractor shall maintain all measures of sanitation (HEPA filters, negative pressurized areas, compartmentalization measures, sticky mats, etc.) as required by applicable Authorities Having Jurisdiction over this project.
3. Provide dumpster for debris removal. Coordinate location with Owner. Remove demolition materials by the end of each work day and vacuum public/common areas before leaving Site. Transport demolished materials off property and legally dispose of them at intervals as necessary to prevent build-up or overflow of demolished material.
4. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent. Do not allow demolished materials to accumulate on-site. Do not burn demolished materials. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
5. G.C. shall be responsible to protect all interior walls, ceiling and floors, MEP systems, etc. that are to remain during demolition and construction from damage. G.C. shall be responsible for the replacement, repair and refinishing of any items that are damaged because of demolition activities.
6. Maintain existing services/systems to adjacent properties, spaces, tenants, etc. that not part of the Work but that are supplied by any services being affected by the Work. Provide temporary services if existing is insufficient.
7. Maintain fire-protection facilities in service during course of the Work as required by the local municipality. Coordinate times, locations and zones of any areas where fire protection or life safety or critical operating services need to be suspended or offline with the Owner in advance of any work that may affect such operation. Do not proceed with any demolition work of these items without obtaining approval and or notice by the Owner.
8. Provide temporary weather protection to prevent water leakage and damage to structure and interior areas. Protect walls, ceilings, floors, and other existing finish Work that are to remain or that are exposed during the Work. Cover and protect furniture, furnishings, and equipment that have not been removed.
9. Patch any damage to walls, floors and ceilings separating adjacent tenants and common paths of egress to a condition necessary to maintain the appropriate existing fire separation. This includes the installation of smoke sealant at wall joins, wall to ceiling, wall to floor, and pipe/duct/electrical penetrations.
10. Contractor shall maintain all fire separations between occupancies, spaces, shafts, etc. that are required to be rated. Any assemblies discovered that are to be rated, which are not, shall be brought to the Owner's and Architect's attention in a timely manner prior to continuing work associated with that condition.
11. Contractor shall provide and maintain temporary lighting for safety purposes and shall provide temporary electric and plumbing as necessary to carry out the demolition work. Contractor shall provide and maintain fire extinguishers on site during the work. Type of extinguisher shall be determined by the nature of the work. Fire extinguishers shall always be readily accessible.
12. Patch all construction and assemblies that are to remain in accordance with the contract drawings. Where contractor is designated to make removals, disposition of materials is the responsibility of the contractor. Verify with owner, the disposition and removal of any components of salvageable value.
13. Clean spaces, surfaces, adjacent structures and improvements of dust, dirt, and debris caused by demolition operations– this includes areas of travel, dumpster and carting locations and locations outside the Area of Work. Return adjacent areas to condition existing before selective demolition operations began.
14. Patch or rebuild any areas to remain that have been damaged or disturbed by HVAC, electrical, fire protection and plumbing demolition.



1 PART FIRST FLOOR - DEMOLITION PLAN
3/16" = 1'-0"

DEMOLITION KEY (1) SYMBOL ON PLAN REFERENCES KEYNOTES BELOW

1 REMOVE EXISTING METAL PLATFORM, STAIRS AND ABANDONED ANCHORS
2 REMOVE EXISTING PLATFORM AND ASSOCIATED FRAMING AND FOOTINGS
3 REMOVE EXISTING RAMP IN ITS ENTIRETY INCLUDING FOOTINGS
4 REMOVE PORTIONS OF EXISTING CONCRETE WALKWAYS
5 REMOVE EXISTING CONCRETE STAIR AND METAL RAILINGS
6 PROTECT EXISTING OIL LINE, CONDUIT, REFRIGERANT LINES, COMPRESSORS, DISCONNECT SWITCHES, ETC.
7 REMOVE ELECTRICAL CONDUIT FROM EXISTING JUNCTION BOX TO ABANDONED FIXTURE BOX: SEE ELEVATION
8 EXISTING RAMP AND PLATFORM DECKING TO BE SALVAGED FOR NEW RAMP CONSTRUCTION
9 REMOVE CONCRETE RAMP AT EXISTING PARKING AREA
10 REMOVE ENTIRE CONCRETE WALK AND CURBS FROM BOTTOM STAIR TO PARKING PAVEMENT
11 REMOVE PORTIONS OF GRADE BEHIND EXISTING CURB FOR THE WIDTH OF THREE SPACES
12 REMOVE ALL DEBRIS, SPOILED SOIL, AND CRUSHED STONE FROM AREA OF REMOVED RAMP THAT WILL REMAIN EXPOSED TO VIEW UPON COMPLETION OF THE PROJECT
13 REMOVE EXISTING ROOF SHINGLES, UNDERLAYMENT AND DAMAGED SHEATHING FROM EXISTING ENTRY VESTIBULE ROOF
14 REMOVE EXISTING GUARDS IN PREPARATION FOR NEW PORTICO
15 SAWCUT EXISTING BLUESTONE CLEANLY AND REMOVE SETTING BED AT LOCATION FOR NEW GROUT FOR NEW POSTS
16 REMOVE EXISTING DOOR, TRANSOM, FRAME, HARDWARE AND SADDLE AND PREPEXISTING MASONRY OPENING FOR NEW

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Project Title:

New Portico, Concrete Steps and handicap Ramp

Client:

Town of Yorktown

Address:

363 Underhill Avenue
Yorktown Heights, NY 10598
Parcel: 48.06-1-32

REVISIONS

No.	Description	Date

Seal:

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission:
For Permit and Construction

Project No.: 26 . 12

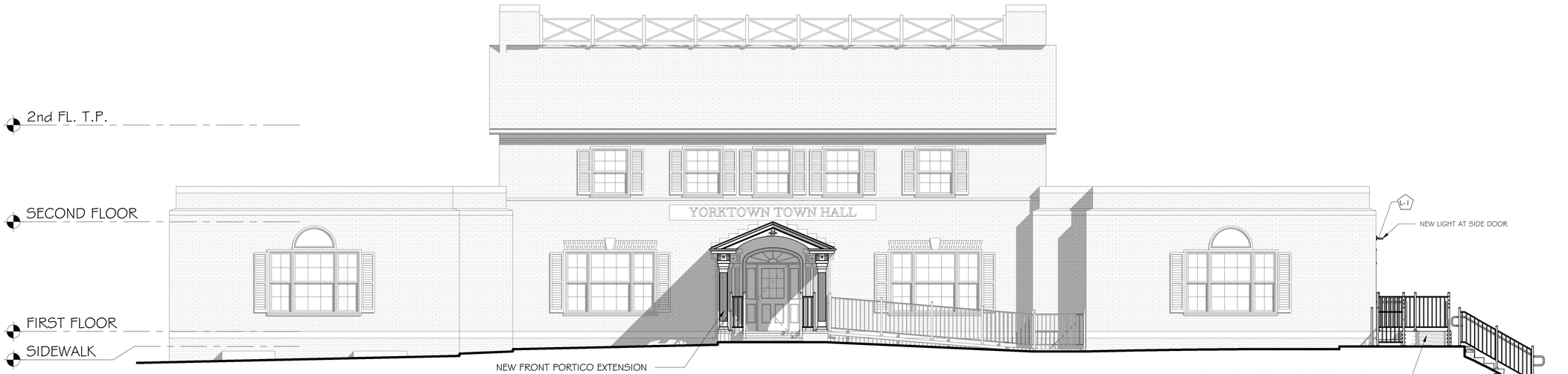
Issue Date: May 22, 2026

Sheet Title:

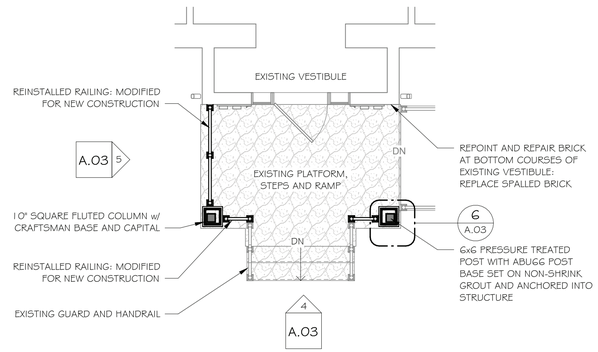
DEMOLITION PLAN AND NOTES

Sheet No.:

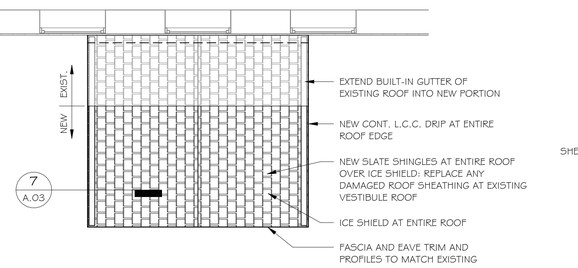
A.02



1 FRONT ELEVATION
3/16" = 1'-0"



2 PROPOSED PORTICO PLAN
1/4" = 1'-0"

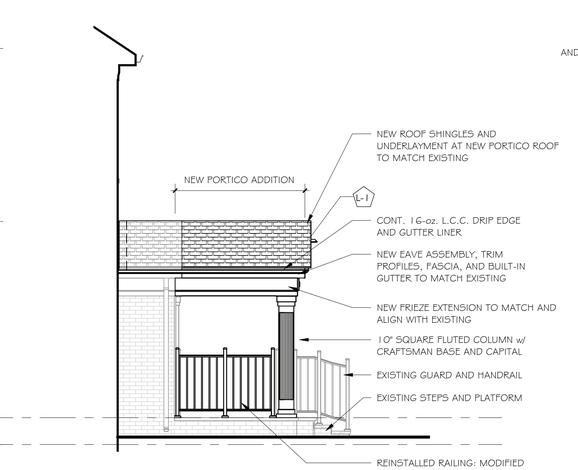


3 PROPOSED PORTICO ROOF PLAN
1/4" = 1'-0"

LIGHTING SCHEDULE

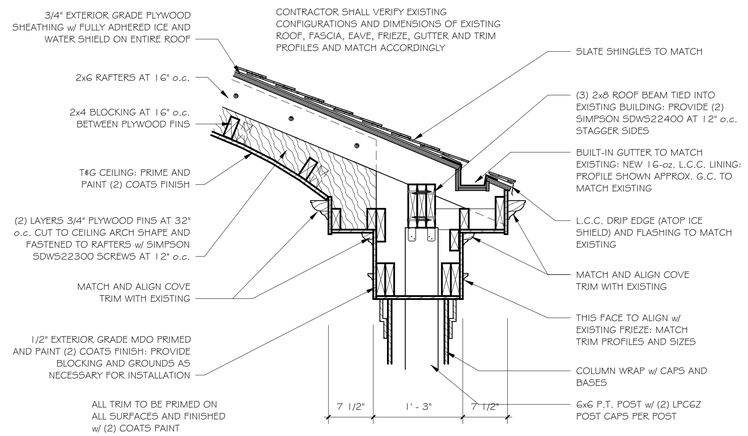
MARK	COUNT	DESCRIPTION	TYPE	MANUFACTURER	MODEL No.	WATTAGE
L-1	2	ARFL - SLIM WALL OR FLOODLIGHT	ARFL80DBZ	Cooper Lighting	ARFL- Medium	80

4 PORTICO ELEVATION - FRONT
1/4" = 1'-0"

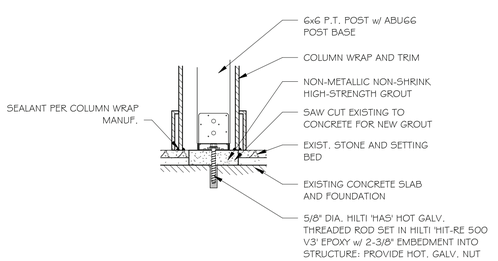


5 PORTICO ELEVATION - SIDE
1/4" = 1'-0"

OPPOSITE SIDE SIMILAR



7 PORTICO EAVE DETAIL
1" = 1'-0"



6 POST BASE AT PORTICO
1" = 1'-0"

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REVISIONS

No.	Description	Date

Seal:

REGISTERED ARCHITECT DAVID ANTHONY TETRO 028059 STATE OF NEW YORK

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission: For Permit and Construction

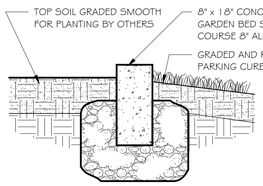
Project No.: 26.12

Issue Date: May 22, 2026

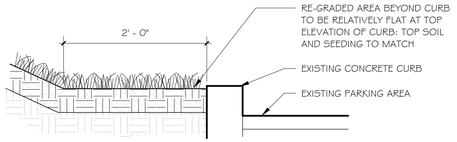
Sheet Title:

PORTICO PLANS, ELEVATIONS AND DETAILS

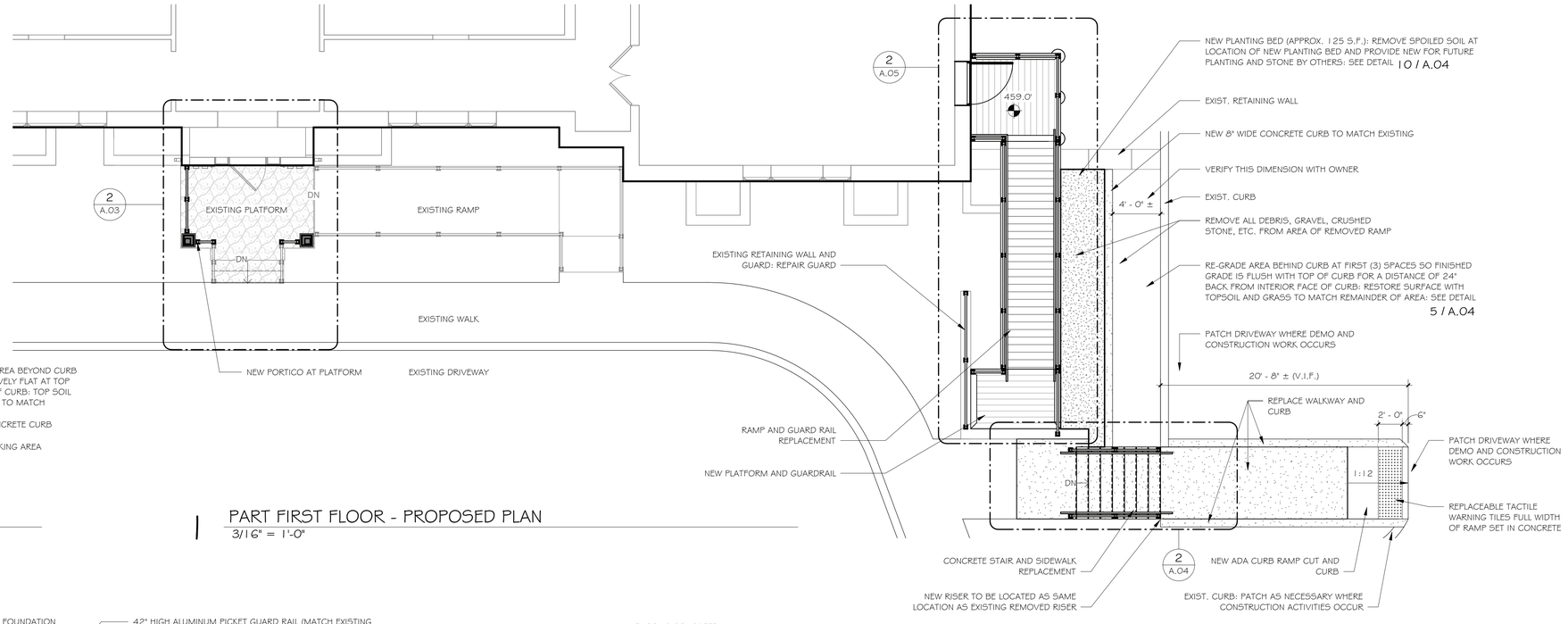
Sheet No.: A.03



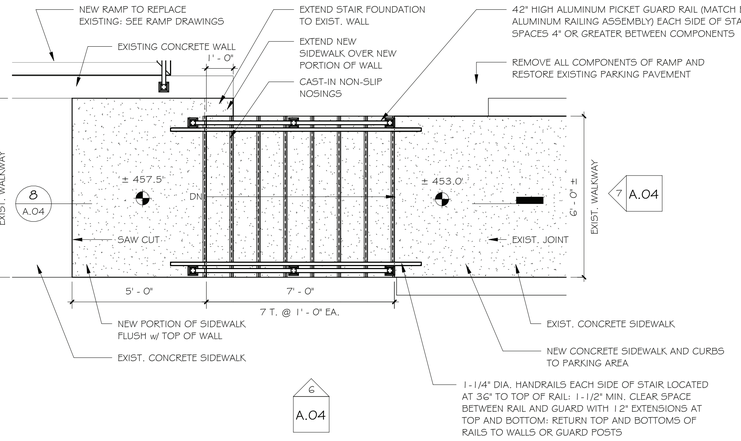
10 GARDEN BED CURB
3/4" = 1'-0"



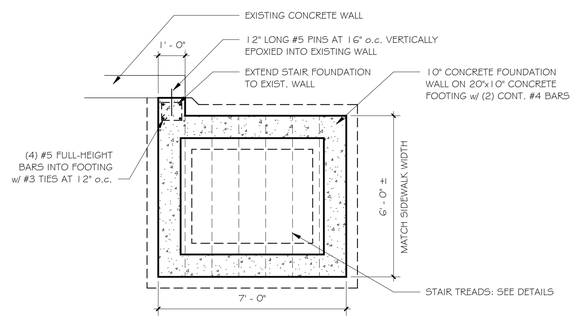
9 DETAIL AT MODIFIED CURB
1" = 1'-0"



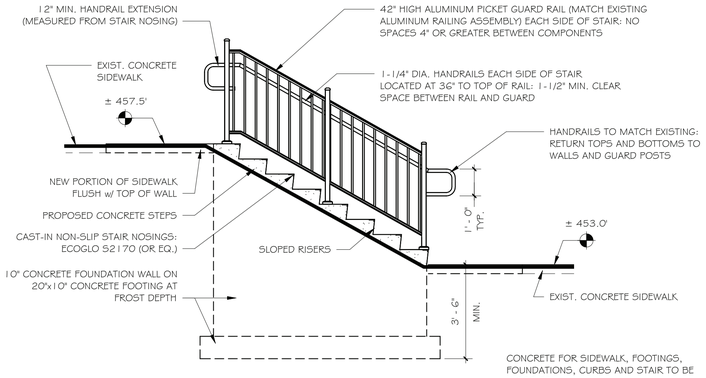
1 PART FIRST FLOOR - PROPOSED PLAN
3/16" = 1'-0"



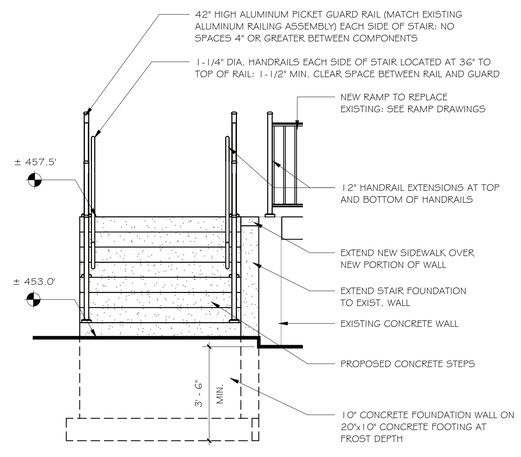
2 PROPOSED CONCRETE STAIR PLAN
3/8" = 1'-0"



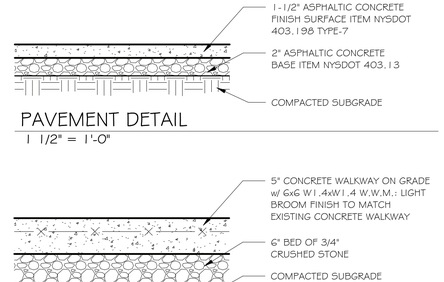
3 PROPOSED STAIR FOUNDATION PLAN
3/8" = 1'-0"



6 STAIR ELEVATION - SIDE
3/8" = 1'-0"

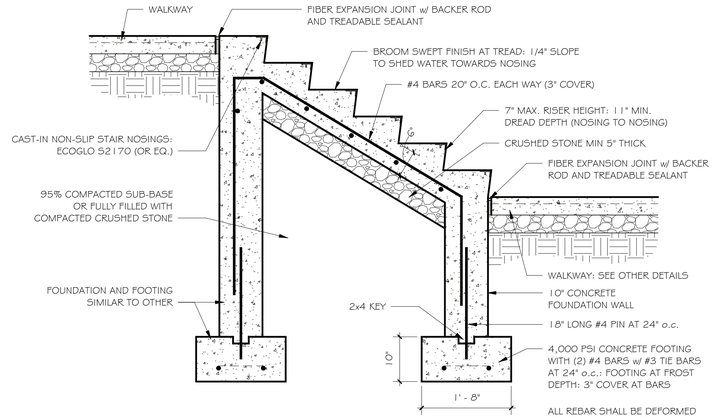


7 STAIR ELEVATION - FRONT
3/8" = 1'-0"



5 PAVEMENT DETAIL
1 1/2" = 1'-0"

4 CONCRETE WALKWAY
1 1/2" = 1'-0"



8 SECTION THRU CONCRETE STAIR
3/4" = 1'-0"

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Project Title:

New Portico, Concrete Steps and handicap Ramp

Client:

Town of Yorktown

Address:

363 Underhill Avenue
Yorktown Heights, NY 10598
Parcel: 48.06-1-32

REVISIONS

No.	Description	Date

Seal:

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission: For Permit and Construction

Project No.: 26.12

Issue Date: May 22, 2026

Sheet Title:

PART FIRST FLOOR PLAN AND NEW CONCRETE STAIR

Sheet No.:

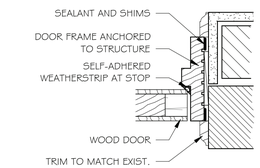
A.04

DOOR HARDWARE SET

HARDWARE SET #1				
1 ea.	CLOSER	Heavy Duty ANSI A117.1 Compliant Overhead Closer w/ Stop and Hold Open	Hager (or Eq.)	5300 HDHOCS
1 ea.	DOOR BOTTOM	Applied Door Bottom Weatherstrip - Mill Finish	Hager (or Eq.)	7785
1 ea.	EXTERIOR DOOR PULL	Von Duprin Door Pull w/ Keyed Access - Satin Stainless Finish	Von Duprin	990NL
1 ea.	HINGES	Continuous Aluminum Heavy-Duty Roton Hinge - Clear Anodized	Hager (or Eq.)	780-112
1 ea.	PANIC EXIT DEVICE	Von Duprin Senes 98 Surface-Mount Rim Device - Satin Stainless Finish	Von Duprin	98 Senes
1 ea.	PERMANENT CORE	Coordinatre Cylinder & Keying w/ Owner	Coord. w/ Owner	Coord. w/ Owner
1 ea.	SADDLE	Clear Anodized ANSI A117.1 w/ Weatherstrip	Hager (or Eq.)	421-S
1 ea.	WEATHERSTRIPPING	Adhered Continuous Weatherstripping at all stops - Charcoal Finish	Hager (or Eq.)	721

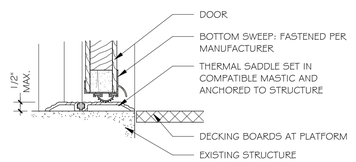
DOOR NOTES:

1. All hardware to comply with Chapter 10 and Chapter 11 of the New York State Building Code.
2. Verify all hardware with Owner prior to placing order.
3. G.C. shall verify and coordinate final cores and keying with Owner / Owner's Locksmith. Provide construction cores during course of work. Final cores to be either provided and installed by Owner / Owner's Locksmith or provided and installed by G.C. after Owner / Owner's Locksmith verifies keying.
4. Finish of all accessories (kick-plates, wall stops, weather-stripping, seals, etc.) and hardware to be coordinate w/ Owner prior to Contractor completing hardware schedule.
5. Provide silencers on all doors and weather stripping on all rated and exterior doors.
6. All lock sets shall have push-bars (on all panic devices), lever-acting handles (on all non-panic devices), or dummy pulls complying with ANSI A117.1.
7. Door heads shall be aligned with each other and door bottoms shall be undercut as necessary for saddle conditions.
8. Provide compliant hardware at all rated doors.
9. Sealant at brick masonry and wood door frame to be an acrylic-latex hybrid premium elastomeric paintable sealant to match the door frame color.
10. Contractor to patch, prime and paint interior finishes where affected by door removal and installation. Finish, color and surfaces to match adjacent.

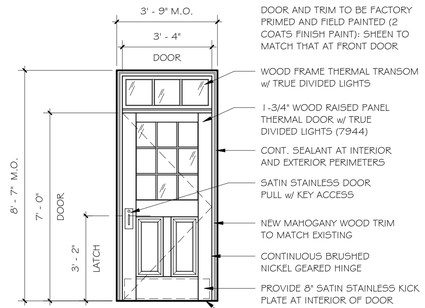


7 DOOR JAMB
3" = 1'-0"

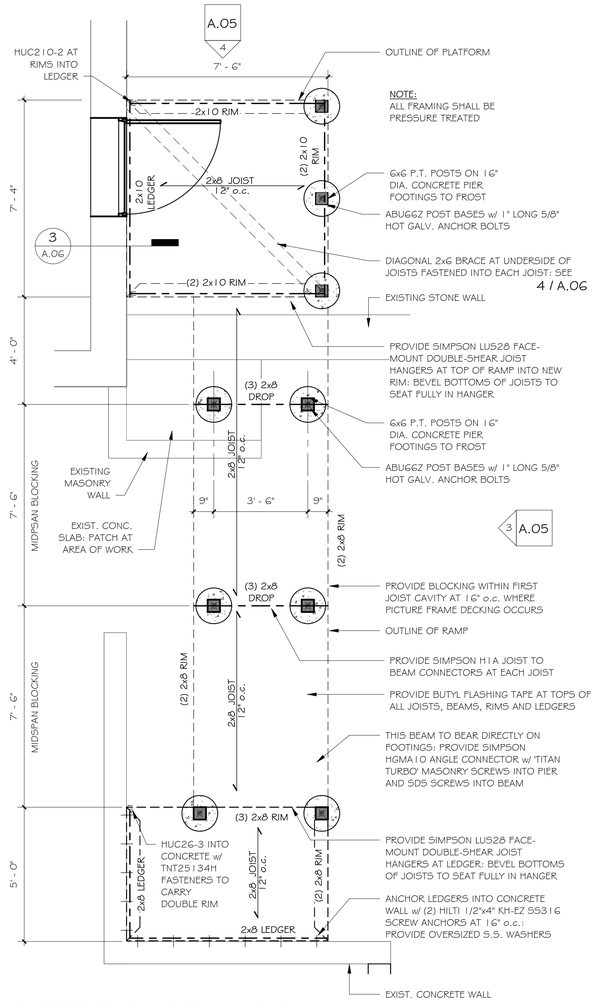
DOOR HEAD SIMILAR



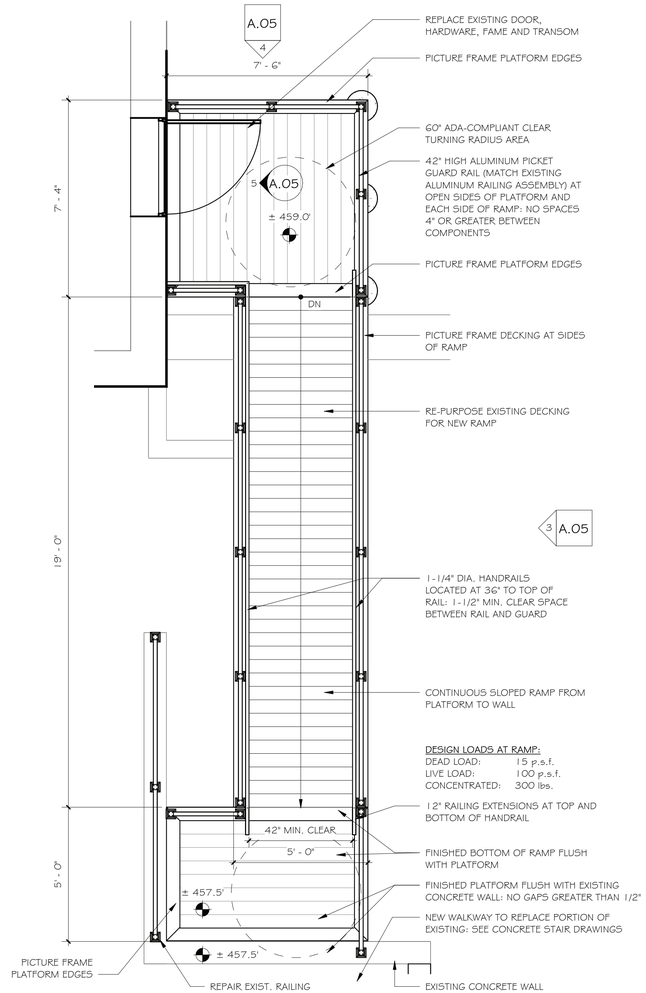
6 DOOR SADDLE
3" = 1'-0"



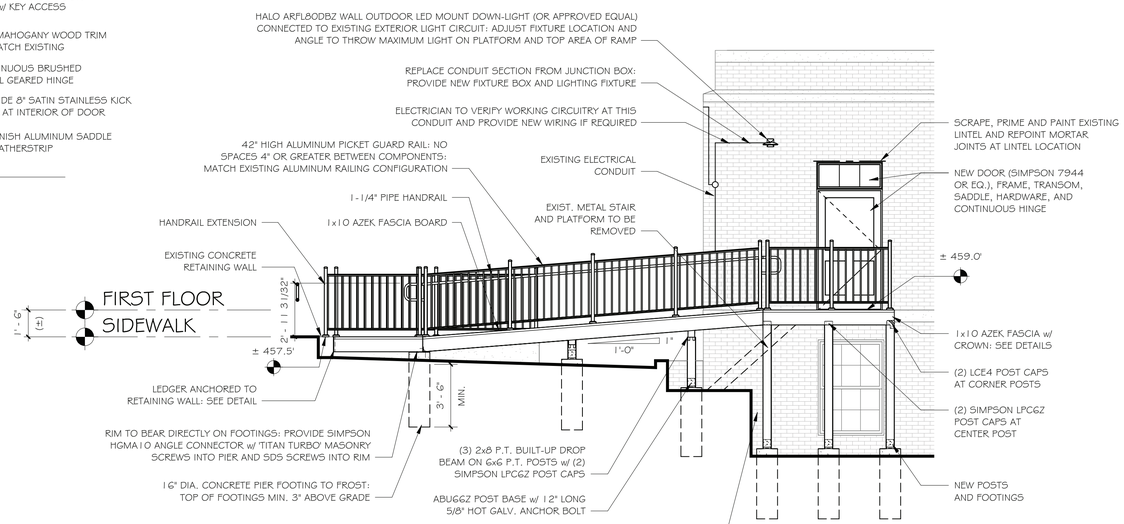
5 DOOR ELEVATION
3/8" = 1'-0"



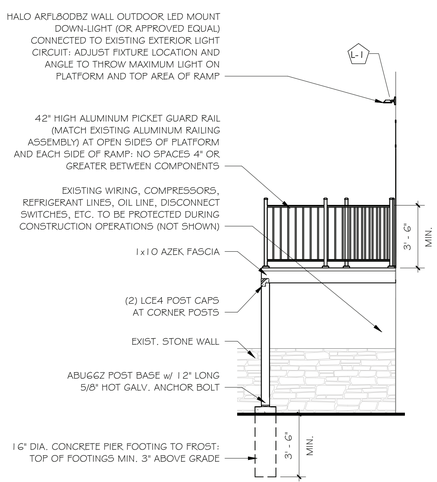
1 PROPOSED RAMP FRAMING PLAN
3/8" = 1'-0"



2 PROPOSED RAMP PLAN
3/8" = 1'-0"



3 RAMP ELEVATION - SIDE
1/4" = 1'-0"



4 RAM ELEVATION - REAR
1/4" = 1'-0"

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Status:

Building Department Submission: For Permit and Construction

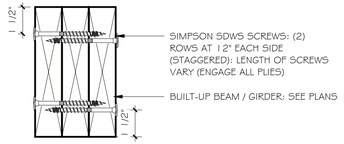
Project No.:	Issue Date:
26.12	May 22, 2026

Sheet Title:

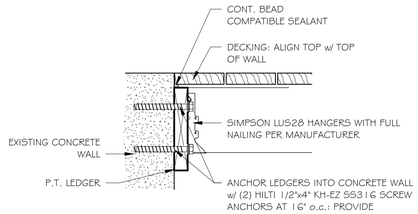
RAMP PLANS, ELEVATIONS AND DETAILS

Sheet No.:

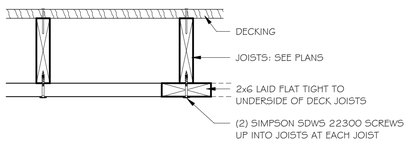
A.05



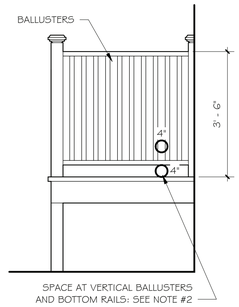
7 BEAM PLY DIAGRAM
3" = 1'-0"



8 PLATFORM LEDGER AT CONCRETE WALL
2" = 1'-0"



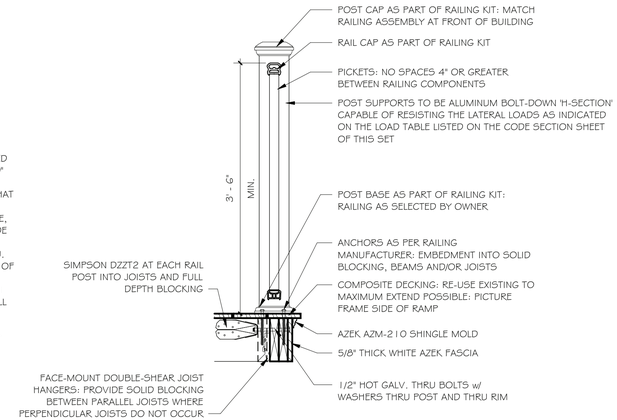
4 DIAGONAL BRACING AT JOISTS
1 1/2" = 1'-0"



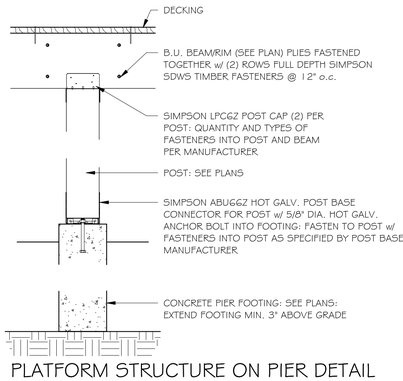
STAIR GUARD & RAIL REQUIREMENTS:

1. GUARDS NOT LESS THAN 42" IN HEIGHT REQUIRED FOR FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE ADJACENT LEVEL BELOW.
2. OPEN GUARDS SHALL HAVE BALLUSTERS SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.
3. THE TRIANGULAR OPENINGS FORMED BY THE RISE, TREAD & BOTTOM RAIL OF A GUARD AT OPEN SIDE OF STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6" DIA. CANNOT PASS THRU.
4. HANDRAILS SHALL BE PROVIDED AT BOTH SIDES OF RAMP.
5. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE NOSING SHALL BE NOT LESS THAN 34" & NOT MORE THAN 38".
6. MAXIMUM SLOPE OF RAMP SHALL BE 1:12.
7. HANDRAILS SHALL EXTEND FOR 12" BEYOND TOP AND BOTTOM OF RAMP AND SHALL RETURN TO EITHER THE NEWEL POST OR TO A WALL.

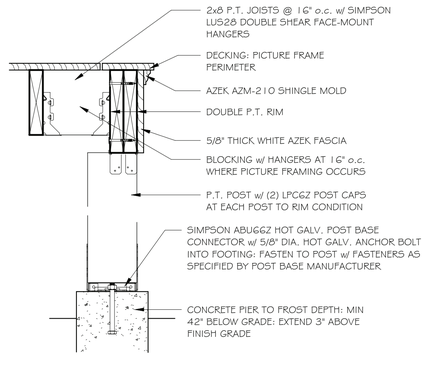
5 GUARDRAIL DIAGRAM
1/2" = 1'-0"



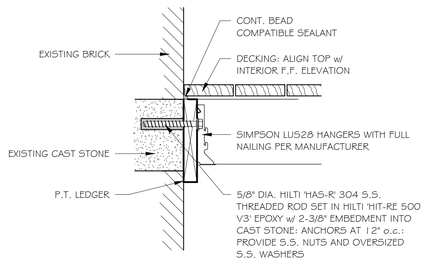
6 GUARD RAIL
1" = 1'-0"



1 PLATFORM STRUCTURE ON PIER DETAIL
1" = 1'-0"



2 PLATFORM RIM ON POST
1 1/2" = 1'-0"



3 PLATFORM LEDGER
2" = 1'-0"

RAMP AND PLATFORM NOTES

FOOTINGS, FOUNDATIONS AND CONCRETE

1. Bearing Capacity of Soil to be min. 2.0 kips / s.f. minimum (assumed). G.C. to notify Architect of any deviation.
2. Footings shall be located a minimum of 42"" below grade and shall bear on undisturbed soil or prepared subgrade with a 95% soil value compaction rating.
3. Footings shall be poured in dry and sound excavations.
4. All cast in place concrete shall be controlled stone concrete having a minimum compressive strength of 3,000 lbs. per square inch at 28 days, with minimum cement factor 5.75 bags per cubic yard of concrete. Provide additional strength concrete where detailed elsewhere within this set.
5. All concrete Work shall conform to the following governing standards:
   A. American Concrete Institute "Building Code Requirements for Structural Concrete" ACI-318, latest Edition of the current Building Code,
   B. ACI "Manual of Concrete Practice", latest edition, and
   C. Concrete Reinforcing Steel Institute (CRSI) "Manual of Standard Practices", latest edition.
6. Reinforcing steel shall be deformed bars conforming to ASTM A615, Grade 60 or A775 epoxy coated (when epoxy coated called out on plans). Reinforcing steel shall be detailed according to the ACI "Details and Detailing of Reinforcement" (ACI 315), latest edition.
7. Welded Wire Reinforcement shall conform to ASTM A1064, with a minimum yield strength of 65,000 psi.
8. Provide clearance from face of concrete to face of reinforcement bars as follows:
   Slabs: 3/4"
   Footings: 3"
9. Concrete footings shall terminate a minimum of 3" above finished grade.
10. Reinforcement dowels, anchor bolts, and other embedded items shall be installed and secured prior to concrete placement. 'Wet Sticking' of these items is not permitted.
11. Expansion joint filler strips, pre-molded shall be resin impregnated fiberboard conforming to ASTM D-1752. Install at all walls/slab intersections.
12. Contractor shall retain all batch tickets and mix properties from each concrete delivery or cut sheets/product data for site-mixed concrete.

METALS

1. All anchors, nuts, bolts and washers for embedment into concrete or masonry assemblies shall be hot dip galvanized. Hot-dip galvanizing shall conform to ASTM A123, repair scratches or abraded galvanized surface with zinc rich paint. All exterior exposed steel and steel supporting exterior shall be hot-dip galvanized.
2. Metal connectors (post bases, post caps, joist hangers, etc.) used for connecting structural members together shall be hot dip galvanized.
3. Thru bolts shall be hex head hot galvanized bolts a minimum of 1/2" dia. or 5/8" dia. (see drawings for particulars) and shall have washers at each side and a hex nut. Rounded head carriage bolts not permitted.

WOOD

1. All lumber used for framing shall bear manufacturer's markings for grade and species and shall be visible during the time of framing inspections.
2. All structural lumber to be exterior grade pressure treated Southern Pine conforming to AWPA standards.
3. All load bearing elements shall be installed in direct and full contact with the load bearing element receiving the load either by full bearing or by approved structural hangers or connectors. Discrepancies shall be remedied at Contractor's expense.
4. Provide plate metal connectors at all structural face-mount conditions, at all post-to-beam conditions, at all post bases and at all post caps and as indicated on the details. (by Simpson Strong Tie or U.S.P.). Connectors and fasteners shall be hot dipped galvanized at locations in contact with pressure treated wood and shall be, at minimum, plated or galvanized for all interior locations. Fasteners used shall be adequate to carry the intended load. Toe-nailing shall not be permitted as a structural connection.
5. All fasteners, framing connections, anchors, etc. engaging with pressure treated lumber shall be galvanized unless noted otherwise within specific details elsewhere within this set.
6. Notching, boring, cutting and/or drilling of structural members shall be performed in a manner consistent with the limitations of the NYS Code, acceptable best practices and per the manufacturer's requirements. No cutting, notching, boring, etc. shall occur outside of the allowable locations or more than the allowable number per member as indicated within the guidelines and limitations of the manufacturer's requirements or the permissible limitations of the NYS Code.
7. All lumber shall be protected from the elements during storage and shall be handled and installed in a careful manner to prevent any damage. Damaged materials shall not be used.
8. Provide solid bridging between joists where walls are located perpendicular to joist spans. Provide double joists beneath walls running parallel to joist span where wall length is 1/3 or greater the distance of the joist length. Blocking between joists shall be full depth minimum nominal dimension of 2" and shall occur at intervals to limit the clear span to 8'-0" or less.

STAIRS, GUARDS AND RAILS

1. Guards shall be a minimum of 36" high for Residential applications and shall be a minimum of 42" high for Commercial applications. These dimensions shall be measured from finished surface deck surface to top-most continuous horizontal member of the guard assembly. Post extensions, post caps, or other decorative items shall be excluded from this dimension.
2. Guards shall be assembled in a manner where there shall be no spaces between components measuring 4" or greater. The triangular space between the bottom of the guard assembly and the openings at the sides of steps shall be constructed so that a sphere of 6" in diameter cannot pass.
3. A handrail of 1-1/4" diameter shall be provided at one side of stair runs having 3 or more risers. Handrail shall be located so the top of the handrail is between 34" and 38" measured vertically from the stair nosings.
4. Graspable handrails shall return to a wall or a post at the tops and bottoms of their run.
5. Posts for guard rails shall not be notched and shall be installed full depth of the joist framing of the deck.
6. Stringers for steps shall be spaced at a minimum of 16" on-center. Contractor shall confirm decking material being used for treads and adjust spacing of stringers as necessary of the decking manufacturer requires a closer spacing.
7. Treads shall be a minimum of 9-1/4" in length from nosing to nosing. Risers shall be a maximum of 8-1/4" in height. Risers shall be filled in solid.

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Seal:

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission: For Permit and Construction

Project No.: 26 . 12

Issue Date: May 22, 2026

Sheet Title:

RAMP DETAILS

Sheet No.:

A.06

BUILDING ENVELOPE

1. The building thermal envelope shall be durably sealed to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weather-stripped, or otherwise sealed with an air barrier material, suitable film or solid material:
   - All joints, seams and penetrations.
   - Site-built windows, doors and skylights.
   - Openings between window and door assemblies and their respective jambs and framing.
   - Utility penetrations.
   - Dropped ceilings and chases adjacent to the thermal envelope.
   - Knee walls.
   - Walls and ceilings separating unconditioned space from conditioned space.
   - Behind tubs and showers on exterior walls.
   - Common walls between dwelling units.
   - Any additional sources of potential infiltration not listed hereon.
2. Contractor shall provide and install a permanent certificate in accordance with the current applicable Energy Conservation Construction Code. Architect will not provide this certificate.
   - Certificate shall be posted on or in the electrical service panel and shall not cover or obscure any electrical panel labels, diagrams, circuitry, etc.
   - Certificate shall have all the required information on the insulation values of the walls, ceilings, and floors, U-Values of all fenestration products, and the type and efficiency of heating, cooling and service water equipment.
   - Consult with local municipality for additional requirements.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

WATERPROOFING, DAMPPROOFING AND VAPOR BARRIERS

1. Interior applied masonry waterproofing coating applied to basement and crawlspace concrete and masonry walls shall be UGL 'DYLOK' Latex-based masonry waterproofer. Interior applied hydrostatic crystaline waterproofing material for concrete and masonry shall Xypex (or equal).
2. Provide spray-on waterproofing membrane and protection board at all below-grade foundation walls. Provide 4" drainage pipe with filter sock surround within a wall of washed and clean drainage stone (12" min width of wall) with filter fabric surround at all footings. Drainage pipe to go to daylight.
3. Strictly follow waterproofing and roofing manufacturer's instructions and application guidelines. Provide and install all required edge reinforcing strips, crack control accessories, etc. per the requirements of the manufacturer. Protect the membrane from damage and sunlight during and after application. Provide manufacturers and installers warranty to Owner.
4. Vapor Barrier beneath slabs shall be a minimum thickness of 10-mil and shall be equal to 'Permeator' by W.R. Meadows or 'Griffolyn' by Reef industries rated for 1.0 perms or better.
5. All permeable underlayment applied to exterior sheathing at walls prior to the installation of Architectural Stone Veneer shall be Tyvek Stucco-Wrap (or approved materials as required by manufacturer) or shall be 30# felt paper. Consult cladding manufacturer for acceptable vapor retarding underlayment beneath stucco assembly.

THERMAL INSULATION

1. Fiberglass batt insulation installed within enclosed wall cavities shall be un-faced as manufactured by Owens-Corning (or equal). Provide R-Value as indicated on drawings.
2. Rigid foam insulation board shall be Owens-Corning XPS closed-cell T4G 'Foamular' 250 or equal.
3. Contractor shall provide and install spray foam insulation to the required R-Values listed on the drawings and as per Code. Contractor shall provide to the Building Department and Owner an ICC-ES (or similar acceptable) report on the insulation used, a copy of the invoice indicating the amount and thickness of insulation provided, and product data on the insulation provided that includes information on the R-Value per inch of said spray foam product.
4. Foam plastic shall be in compliance with R302.10 and the associated Exception regarding flame spread and smoke development relative to its actual and tested thicknesses. Spray foam Contractor to provide such information to the Jurisdiction having Authority and to the Owner.
5. Contractor shall provide and install a permanent certificate in accordance with The Energy Conservation Construction Code. Certificate shall be posted on or in the electrical service panel and shall not cover or obscure any electrical panel labels, diagrams, circuitry, etc. certificate shall have all the required information on the insulation values of the walls, ceilings, and floors, U-Values of all fenestration products, and the type and efficiency of heating, cooling and service water equipment. Consult with local municipality for additional requirements. Architect will not provide this certificate.

ROOFING

1. All roof edges shall receive an aluminum drip edge and self-adhered ice / water shield. Ice / water shield shall have a minimum width measured from the inside face of the wall to a point 36" up the face of the roof and shall extend to the roof edge.
2. Roofing shingles shall be of a color as selected by Owner or indicated on the drawings.
3. Roofing shall be of a lifetime warranty type and shall be installed with all accessories, flashing, stripping, edge condition assemblies, cant strips, penetration protection such as boots, etc. per the requirement of the manufacturer's warranty requirements and associated details.
4. Roofing shingles shall be installed with underlayment and ice / water shield. Roofing and all associated accessories shall be installed in a manner to maintain the manufacturer's lifetime warranty. If new roofing adjoins existing, the new roofing shall match the existing in material, style and color.
5. Low slope roofing shall be single-ply self-adhered TPO membrane roofing. G.C. to provide all underlayments, fasteners, sealants, adhesives, flashing materials, etc. for a complete installation with a manufacturer's 10-year warranty.

SHEET METAL AND FLASHING

1. L.C.C. denotes Lead Coated Copper and shall have a minimum weight of 20-oz. per square foot for exposed conditions (such as copings and exposed flashing) and 16-oz. per square foot for totally concealed conditions.
2. Gutters and leaders shall be of the type and size as shown on the drawings. Aluminum gutters and leaders shall be seamless and shall be a min. of 0.032" thick.
3. Where metal trim covers are installed, provide pre-finished white aluminum brake metal with a minimum thickness of 0.021 inch.
4. All metal trim and flashing shall be installed securely and shall be brake bent.
5. All edges of flashings shall be hemmed and securely folded onto counterflashing.
6. Counterflashing shall be set into reglets with lead wedges and sealant where it anchors into masonry and using compatible anchors where nailed or screwed into adequate substrates.

SEALANTS AND SMOKE STOPPING

1. See BUILDING ENVELOPE notes for additional required locations to receive sealants and caulking.
2. Install continuous bead (min. 1/8") both sides of wall at all penmeters (wall-to-floor, wall-to-wall, wall-to-ceiling/underside of deck) at common walls between sleeping units, dwelling units, corridors, and at all fire and smoke assemblies.
3. Provide all required sealants, backer rod, filler materials, etc. as required and indicated on the drawings. All sealants used shall be of a type designed specifically for that application. Final colors to match adjacent assemblies and as selected by Owner. Treadable Sealant shall be Sonolastic SL-2 pourable urethane by B.A.S.F. or equal; Sill, Window and Door Caulking shall be NP-1 by B.A.S.F. or equal. Consult roofing and water-proofing membrane manufacturers for sealants used at those locations.
4. All penetrations through rated assemblies shall be properly sealed against the passage of smoke with an approved and tested system of sealants, fillers, putties, etc. The penetration assembly shall be rated as the same rating or better as the wall being penetrated.
5. All wiring and piping passing through floor assemblies shall be sealed against the passage of smoke and gasses. Penetration protection shall comply with the Building Code.

DIVISION 26 - ELECTRICAL

GENERAL REQUIREMENTS

1. Electrical Contractor shall be licensed and insured in order to carry out the Work on this Project.
2. This project shall be filed under a separate Electrical Permit by Electrician. Electrician shall file, request all electrical inspections, and shall provide all inspection affidavits and proof of passed complying inspections as required.
3. Electrical Contractor shall coordinate their work with the General Contractor. Any conflicts shall be resolved between the G.C., Electrical Contractor and Owner/Architect.
4. Electrician shall coordinate all equipment (appliances, mechanical equipment, controls, electrical systems, A/V equipment requiring power, miscellaneous equipment requiring home-run circuits, etc.) with Owner and shall provide and install all required receptacles, circuits, G.F.C.I.'s, etc. as required for the complete function of same throughout the Area of Work.
5. Coordinate type and locations all fixtures, switches, devices and outlets per the Contract Documents, the requirements of the NEC and along with any authorities having jurisdiction. Electrician shall coordinate final electrical device and controls locations with the Owner and Contract Documents as locations and/or types may have changed since the drawings were printed.
6. Exposed conduit shall be installed in straight lines, parallel or in right angles to the building structure. Do not loop excess flexible conduit in ceiling space or wall cavity.
7. Do not exceed maximum allowances of boring, cutting and notching of structural members.
8. Architect shall not be requested to apply for permits for, to inspect, to file any inspections nor provide any affidavits for any electrical Work.
9. Electrical Contractor shall see DIVISION 28 - FIRE DETECTION AND ALARM for specification of required Life Safety Devices and Installation. Electrical Contractor shall be responsible for providing and installing such systems.

DEVICES

1. All Electrical and Alarm components, systems, wiring, installation, accessories, and operations shall be in conformance with the applicable sections of the New York State Building Code, the most current versions of the applicable portions of the NEC and NFPA standards and along with all local Codes governing and Authority Having Jurisdiction.
2. All electrical fixtures, devices, wiring and associated accessories shall be UL listed.
3. All panels to be UL labeled with bolt on type circuit breakers, panels to be mounted on plywood backer board, and all panel phase loads to be balanced within 10%.
4. Provide GFCI Protection per the requirements of NFPA 70 422.52 at all locations requiring protected circuits / devices.
5. All equipment, devices and fixtures shall be grounded in compliance with NEC and UL requirements.
6. All devices located outside shall be rated for wet / exterior locations and shall be installed on conformance to all governing Codes for such locations.

LIGHTING FIXTURES

1. All lighting fixtures shall have a cover, a globe, shall be self-contained, or equipped with acceptable protection - no bare-bulb fixtures permitted.
2. Replacement lighting or new lighting within renovated spaces shall consist of not less than 90% of fixtures being a high-efficacy type.
3. New lighting in new structures or additions shall be high-efficacy rated fixtures.
4. All permanently installed luminaires shall be capable of operation with an efficiency of not less than 45 lumens per watt or shall contain lamps capable of operation with an efficiency of not less than 64 lumens per watt.
5. All lighting fixtures located within toilet rooms, kitchen areas and other locations prone to high moisture shall be rated for damp locations.
6. All lighting fixtures located outside shall be rated for wet / exterior locations and shall be installed on conformance to all governing Codes for such locations.

LOW VOLTAGE / DATA

1. Electrical Contractor shall coordinate low-voltage work required by the Owner (security, data and communication, etc.) with the Owner.
2. Electrical Contractor shall provide conduit and drag lines for all IT, Telecom, Security, etc.

GENERAL STRUCTURE NOTES

FOUNDATIONS

1. Bearing Capacity of Soil to be min. 2.0 kips / s.f. minimum (assumed). G.C. to notify Architect of any deviation.
2. Footings shall be located a minim of 42" below grade and shall bear on undisturbed soil or prepared subgrade with a 95% soil value compaction rating.
3. Do not backfill against any basement walls until all floor framing is in place and footings and foundations have achieved their maximum 28-day strength.
4. Footings shall be poured in dry and sound excavations. See CONCRETE section of these notes for minimum cover of rebar members.
5. CMU Foundation Walls at basements and crawlspaces shall be treated on the interior surface with two coats of UGL Dylok (or equal).

CONCRETE

1. All concrete Work shall conform to the following governing standards:
   A. American Concrete Institute "Building Code Requirements for Structural Concrete" ACI-318, latest Edition of the current Building Code,
   B. ACI "Manual of Concrete Practice", latest edition, and
   C. Concrete Reinforcing Steel Institute (CRSI) "Manual of Standard Practices", latest edition.
2. All cast in place concrete shall be controlled stone concrete having a minimum compressive strength of 4,000 lbs. per square inch at 28 days, with minimum cement factor 5.75 bags per cubic yard of concrete. Provide additional strength concrete where detailed elsewhere within this set.
3. Reinforcing steel shall be deformed bars conforming to ASTM A615, Grade 60 or A775 epoxy coated (when epoxy coated called out on plans). Reinforcing steel shall be detailed according to the ACI "Details and Detailing of Reinforcement" (ACI 315), latest edition.
4. Welded Wire Reinforcement shall conform to ASTM A1064, with a minimum yield strength of 65,000 psi.
5. Provide clearance from face of concrete to face of reinforcement bars as follows:
   Slabs: 3/4"
   Beams: 1-1/2"
   Columns: 1-1/2"
   Footings: 3"
   Exterior Walls: 2" (#6 bars and larger) and 1-1/2" (#5 bars and smaller)
   Interior Walls: 3/4"
6. Reinforcement dowels, anchor bolts, water stops, and other embedded items shall be installed and secured prior to concrete placement. 'Wet Sticking' of these items is not permitted.
7. Expansion joint filler strips, pre-molded shall be resin impregnated fiberboard conforming to ASTM D-1752. Install at all walls/slab intersections.
8. Contractor shall retain all batch tickets and mix properties from each concrete delivery or cut sheets/product data for site-mixed concrete.

MASONRY

1. All Masonry Work shall conform to the following governing standards:
   A. American Concrete Institute "Building Code Requirements for Masonry Structures" ACI-530, latest Edition of the current Building Code, and
   B. ASTM A951 "Standard Specification for Steel Wire in Masonry Joint Reinforcement".
2. All Concrete Masonry Foundations shall be reinforced vertically with rebar as indicated on the drawings. See CONCRETE section within these notes for rebar grades.
3. All cores of masonry foundations shall be filled solid with grout. Mortar or Concrete shall not be accepted for core filling.
4. Provide all required accessories for each masonry assembly. This includes, but shall not be limited to all horizontal reinforcement, expansion joint and bond breaker materials, anchors and straps, pins and dowels, flashing, weep inserts, etc. Accessories shall be provided and installed in accordance with the details indicated on these drawings and with all 'best-practices' associated with masonry assemblies.
5. Lintels shall be installed over all openings in masonry walls as follows:
   Up to 4'-0" M.O.: L 4" x 3 1/2" x 5/16" L.L.V.
   4'-1" M.O. to 7'-0" M.O.: L 6" x 3 1/2" x 5/16" L.L.V.
   a. 3 1/2" legs are horizontal.
   b. Provide one angle for each 4" of wall thickness.
   c. Provide L 5" x 5" x 5/16" angles for 6" thick walls and partitions with openings up to 6'-0".
   d. Provide minimum 6" bearing at each end.
   e. Lintels over 6'-0" shall be fireproofed.

METALS

1. All structural steel shall conform to the following ASTM specifications:
   A. Wide flange beams, columns and structural tees: ASTM a992
   B. Hollow structural sections: ASTM A500, Grade B
   C. Structural pipe sections: ASTM A53, Grade B.
   D. Channels, angles and plates: ASTM A36 unless otherwise noted.
   E. Anchor bolts: ASTM FL 554, Grade 36.
2. All anchors, nuts, bolts and washers scheduled for exterior applications or for embedment into concrete or masonry assemblies shall be hot dip galvanized. Hot-dip galvanizing shall conform to ASTM A123, repair scratches or abraded galvanized surface with zinc rich paint. All exterior exposed steel and steel supporting exterior shall be hot-dip galvanized.
3. All steel shall be new, clean and straight members conforming to the following ASTM material standard. Steel shall be provided with 1 coat shop paint.
4. All non-structural light gauge metal framing shall be a minimum of 25-GA unless noted otherwise in specific details elsewhere in this drawing set.
5. All light-gauge metal framing for exterior wall assemblies shall be 20-ga minimum unless noted otherwise in specific details elsewhere in this drawing set.
6. Non-shrink grout used for posts or leveling plates shall be of a type with a 28-day strength of 8,000 p.s.i.
7. All welding shall be done by certified welders, in accordance with AWS code.
8. Hot galvanized material shall conform to ASTM A123 - G90

WOOD

1. All load bearing elements shall be installed in direct contact with the load bearing element receiving the load either by full bearing or by approved structural hangers or connectors. Align all joists over studs, rafters over joists, full bearing of joists and studs onto sills, etc. Discrepancies shall be remedied at Contractor's expense. All face connections and tension anchors shall be with approved hot-galvanized metal connectors - toe nailing shall not be considered a positive structural connection for these applications.
2. All structural sheathing shall be installed with the face grain perpendicular to the framing beneath. Floor sheathing shall be glued and screwed to joist framing with fasteners approved for the application.
3. All lumber used for framing shall bear manufacturer's markings for grade and species and shall be visible during the time of framing inspections.
4. All interior structural framing lumber to be as follows:
   A. Douglas Fir-Larch No. 2 or equal with a minimum Bending Stress of 850 psi, Modulus of Elasticity of 1,600,000 psi and in conformance to AFPA standards.
   B. Laminated Veneer Lumber (LVL) to have minimum Bending Stress of 2,600 psi and a Modulus of Elasticity of 1,900,000 psi.
   C. Parallel Stranded Lumber to have a minimum Bending Stress of 2,900 psi and a Modulus of Elasticity of 2,000,000 psi.
5. All exterior grade structural framing lumber to be pressure treated Southern Pine conforming to AWPA standards.
6. All fasteners, framing connections, anchors, etc. engaging with pressure treated lumber shall be galvanized unless noted otherwise within specific details elsewhere within this set.
7. Notching, boring, cutting and/or drilling of structural members shall be performed in a manner consistent with the limitations of the NYS Code, acceptable best practices and per the manufacturer's requirements. No cutting, notching, boring, etc. shall occur outside of the allowable locations or more than the allowable number per member as indicated within the guidelines and limitations of the manufacturer's requirements or the permissible limitations of the NYS Code.
8. Wood-based exterior sheathing shall be Exposure-1 or better and shall be finished and protected immediately after installation and shall not be subject or exposed to any adverse weather conditions or extensive exposure to the exterior environment.
9. Provide metal tension/hurricane accessories at all face-mount conditions, at all post-to-beam conditions, at all post bases and at all post caps and as indicated on the details. (by Simpson Strong Tie or U.S.P.). Connectors and fasteners shall be hot dipped galvanized at locations in contact with pressure treated wood and shall be, at minimum, plated or galvanized for all interior locations. Fasteners used shall be as specified to carry the intended load.
10. All lumber shall be protected from the elements during storage and shall be handled and installed in a careful manner to prevent any damage. Damaged materials shall not be used.
11. Blocking between structural members shall be full depth (for joists and rafters) and full width (for studs) and shall be a minimum nominal dimension of 2". Blocking between joists shall occur at intervals to limit the clear span to 8'-0" or less. Blocking between studs in load-bearing and exterior walls shall occur at 4'-0" o.c. max intervals.
12. Provide solid bridging between joists where walls are located perpendicular to joist spans. Provide double joists beneath walls running parallel to joist span where wall length is 1/3 or greater the distance of the joist length.
13. All built-up posts shall be fastened together w/ (2) full-depth nails at 8" o.c. vertically.
14. All sill plates in contact with masonry or concrete shall be pressure treated and if used in exterior wall assemblies, sill plates shall be set in full bed of sealant or set with compressible sill insulation to prevent air infiltration.
15. Wood used within rated assemblies shall be fire-retardant treated in conformance with the Building Code of New York State.

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Project Title:

New Portico, Concrete Steps and handicap Ramp

Client:

Town of Yorktown

Address:

363 Underhill Avenue
Yorktown Heights, NY 10598
Parcel: 48.06-1-32

REVISIONS

No.	Description	Date

Seal:

License No: 028059 expiration May 31, 2027

Status:

Building Department Submission:
For Permit and Construction

Project No.:	Issue Date:
26 . 12	May 22, 2026

Sheet Title:

GENERAL NOTES

Sheet No.:

A.07