SCOPE OF WORK - Exterior Ramp, Landing, & Framing

Project Address: 1074 Madison Avenue, Troy, NY 12180
Drawing Reference: Sheet A1 – Plans and Details

1. General Requirements

- Provide all labor, materials, equipment, and supervision necessary to complete the work shown on the architectural drawing.
- Verify existing site conditions and field dimensions before beginning construction.
- Obtain required permits and inspections.
- Coordinate work with the homeowner TCLB and other contractors as necessary.

2. Demolition and Preparation

- Remove the existing concrete stairs or other elements identified for removal on the drawing.
- Protect existing masonry and building components designated to remain.
- Patch and repair existing masonry as required by the drawing.
- Prepare the site for installation of the new structure.

3. Concrete Footings and Landing

- Excavate and install concrete Sonotube footings in the locations and dimensions shown on the drawing. Obtain approval from Code enforcement before proceeding further.
- Provide reinforcing steel as specified in the plans.
- Construct the reinforced concrete landing or slab shown on the drawing.
- Provide galvanized base plates, anchors, and required connections.
- Verify footing locations and elevations before installing the framing.

4. Pressure-Treated Wood Framing

- Construct the new independent exterior ramp, landing, and supporting structure in accordance with the drawing.
- Supply and install pressure-treated posts, beams, joists, bracing, and framing members as detailed.
- Install joist hangers, connectors, fasteners, and other required hardware suitable for exterior use.
- Provide pressure-treated decking and associated framing components.
- Securely anchor the new structure and maintain the dimensions and elevations shown on the plans.

5. Guardrails and Handrails

- Supply and install pressure-treated guardrails, handrails, posts, and balusters as shown.
- Maintain a maximum 4-inch spacing between balusters, as indicated on the drawing.
- Provide secure connections and continuous handrails where required by the plans and applicable code. Note: Finished handrails shall be no greater that 3” in width.
- Ensure all railing components are rigid, secure, and free of sharp edges.

6. Completion and Cleanup

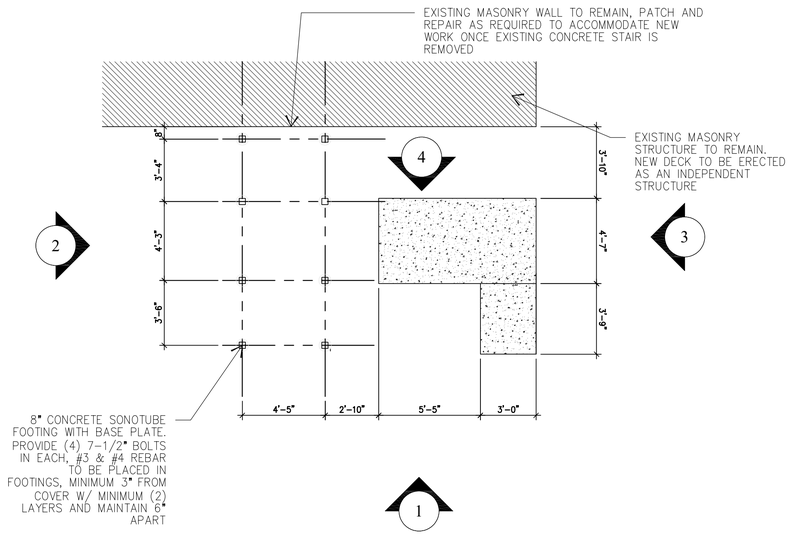
- Complete all connections, blocking, bracing, and finishing necessary for a safe and serviceable installation.
- Remove construction debris and surplus materials from the work area.
- Leave the property clean and the completed structure ready for inspection.
- Correct deficiencies identified during the final inspection.

Contractor Pricing Requirements

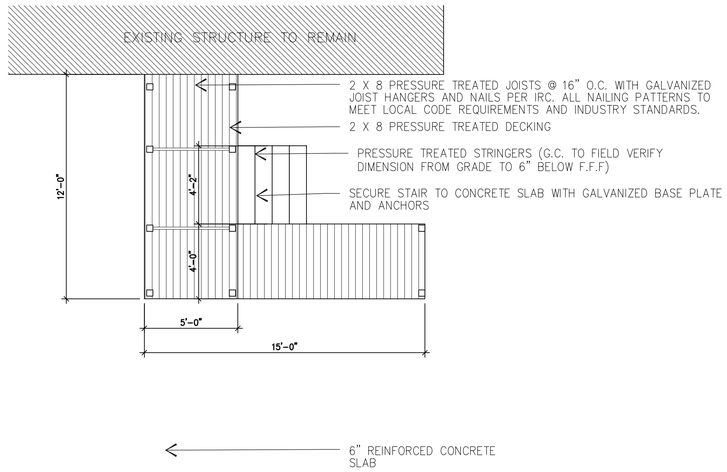
The contractor shall provide a lump-sum price that includes all labor, materials, equipment, delivery, demolition, disposal, installation, and cleanup required to complete the work.

All work shall conform to the approved drawing, applicable building codes, and required inspections. Any discrepancies between field conditions and the drawing shall be brought to the attention of TCLB before proceeding.

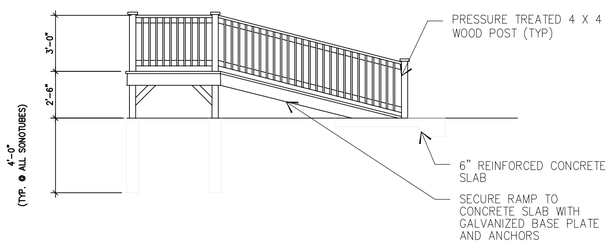
Note: This scope is based on Sheet A1. Contractors shall refer to the drawing for exact dimensions, footing locations, framing details, and construction requirements.



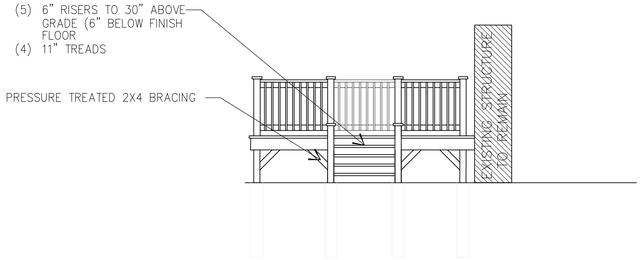
A FOOTING PLAN
SCALE: 1/4" = 1'-0"



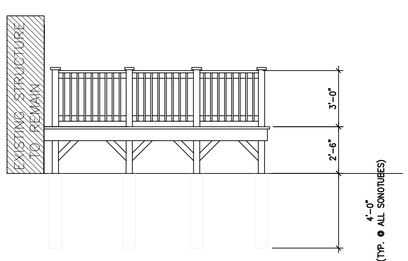
B FRAMING PLAN
SCALE: 1/4" = 1'-0"



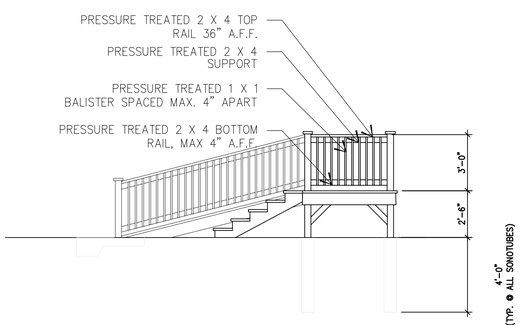
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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

THE DRAWINGS: (2025 BUILDING CODE FAMILY OF N.Y. STATE)

1. THESE DRAWINGS ARE FOR THE REPLACEMENT OF FRONT STEP TO AN EXISTING RESIDENCE.
2. DO NOT SCALE DRAWINGS. DRAWINGS MAY NOT BE TO SCALE. DIMENSIONS TAKE PRECEDENCE OVER SCALE. THE CONTRACTOR IS RESPONSIBLE FOR THE REVIEW OF ALL DETAILING AND DIMENSIONING. ANY ERRORS IN DIMENSIONING AND/OR DETAILING SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. SHOULD CONFLICT OCCUR IN OR BETWEEN SPECIFICATIONS AND DRAWINGS, CONTRACTOR IS DEEMED TO HAVE ESTIMATED ON AND WILL BE RESPONSIBLE FOR THE MORE EXPENSIVE WAY OF DOING WORK UNLESS THE CONTRACTOR SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION BEFORE SUBMISSION OF BID AS TO WHICH METHOD OF MATERIALS WILL BE REQUIRED.
4. THE DRAWINGS INDICATE EXISTING STRUCTURAL AND FRAMING ELEMENTS AND DIMENSIONS TO THE BEST OF THE ARCHITECTS ABILITY. THE CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING ALL EXISTING ELEMENTS TO VERIFY THE ACTUAL CONDITIONS. IF THE ACTUAL CONDITIONS DEVIATE FROM WHAT IS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT AND MAKE THE ARCHITECT AWARE OF THE ACTUAL CONDITIONS. DEVIATIONS FROM THE DETAILS SHOWN ON THE DRAWINGS CAUSED BY EXISTING CONDITIONS THAT DO NOT MATCH THE DRAWINGS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO THE EFFECTED WORK BEING STARTED.

CODES, PERMITS AND INSPECTIONS:

1. THE CONTRACTOR SHALL PERFORM ALL WORK IN STRICT ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL, LOCAL CODES, RULES, REGULATIONS AND ORDINANCES INCLUDING, BUT NOT LIMITED TO, THE 2025 CODE FAMILY OF NEW YORK STATE (INCLUDING THE 2025 BUILDING CODE OF NEW YORK STATE, THE 2025 FIRE CODE OF NEW YORK STATE, AND THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE).

2. CLASSIFICATION PER THE CODE

(R) EXISTING RESIDENTIAL

TABLE R401.4.1 PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL = LOAD BEARING PRESSURE OF 2,000 POUNDS PER SF

R402.1.2 WOOD TREATMENT
ALL WOOD BELOW FINISHED FLOOR SHALL BE PRESSURE-PRESSURE TREATED AND DRIED IN ACCORDANCE WITH AWPA U1 AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN NOT LESS THAN 2% COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD CANNOT ABSORB MORE PRESERVATIVE.

R402.2 CONCRETE
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 POUNDS PER FOOT AS SHOWN IN TABLE R402.2.

THE MATERIALS USED TO PRODUCE CONCRETE AND TESTING THEREOF SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN CHAPTERS 19 AND 20 OF ACI 318 OR ACI 332.

GENERAL NOTES:

1 THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2025 RESIDENTIAL CODE OF NEW YORK STATE, WHICH IS THE 2025 INTERNATIONAL RESIDENTIAL CODE (IRC), PART VIII OF THE 2025 RESIDENTIAL CODE AND THE NEW YORK MODIFICATIONS DEVELOPED BY THE STATE FIRE PREVENTION AND BUILDING CODE COUNCIL AND ITS RESIDENTIAL CODE TECHNICAL SUBCOMMITTEE.

2 THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

FLOOR LIVE LOADS:	
STAIRS	40 PSF
DECKS	40 PSF
WIND DESIGN DATA:	
BASIC WIND SPEED (3-SECOND GUST)	115 MPH
EXPOSURE	C

NOTES:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR PROFESSIONAL ENGINEER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION 'ALTERED BY' FOLLOWED BY HIS OR HER SIGNATURE AND A SPECIFIC DESCRIPTION OF THE ALTERATIONS WHICH WERE MADE.

CERTIFICATION:

ENGINEERING PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER THE DIRECTION OF THE UNDERSIGNED AND TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE, INFORMATION AND BELIEF MEET THE REQUIREMENTS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODES, THE STATE ENERGY CONSERVATION CODE, NATIONAL ELECTRICAL CODE, AND INDUSTRIAL CODE RULE 56.

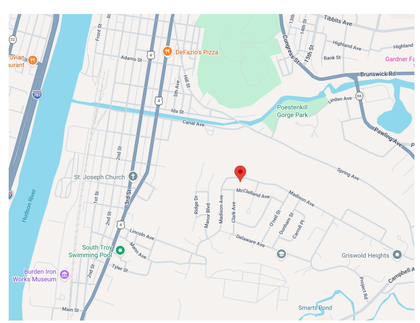
Cristopher J. Schrader

SIGNATURE:_____

"DIG SAFELY NEW YORK":

AS PER NYS CODE RULE 753, THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL PROVIDE DUE AND TIMELY NOTICE TO "DIG SAFELY NEW YORK", FORMERLY "UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION" ("UFPO"), AT 1(800)962-7962 OR 811 AT LEAST TWO BUT NO MORE THAN TEN WORKING DAYS, NOT INCLUDING THE DATE OF EXCAVATION OR DEMOLITION (INCLUDING DRILLING, DRIVING POSTS, ETC.). THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF NYS CODE RULE 753. UPON DISCOVERY OF UNKNOWN UNDERGROUND FACILITIES, CABLING, ETC. WORK IN THAT AREA SHALL CEASE. NOTIFY UFPO, OWNER AND ARCHITECT IMMEDIATELY. DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN DIRECTION TO DO SO FROM OWNER'S PROJECT REPRESENTATIVE. CALL 911 IMMEDIATELY IF ANY UTILITIES ARE ACCIDENTALLY HIT.

GAS, WATER, DRAIN AND ELECTRIC ARE IN CLOSE PROXIMITY UTILITIES MUST BE CONSTULTED AND COORDINATED PRIOR TO CONSTRUCTION OF STAIR AND RAMP



VICINITY MAP

Seed
405 JORDAN ROAD
TROY, NY 12180
1-800-580-0248

REPAIR/REPLACEMENT OF EXISTING BUILDING ELEMENTS AT:

1074 MADISON AVENUE, TROY, NY 12180

REVISIONS

DATE: 10.22.2026

SHEET TITLE:

-PLANS-
-DETAILS-

SHEET No.

A1