

## GENERAL NOTES

- ALL WORK SHALL CONFORM TO ALL FEDERAL, STATE, LOCAL RULES, LAWS, REGULATIONS, AND VETERANS AFFAIRS (VA) SPECIFICATION. ALL VENTILATING WORKING SHALL COMPLY WITH AMERICAN SOCIETY OF HEATING, REFRIGERATION AND AIR CONDITIONING ENGINEERS (ASHRAE) STANDARDS. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE.
- BEGINNING ANY CUTTING OR DEMOLITION WORK, THE CONTRACTOR SHALL CAREFULLY SURVEY THE EXISTING CONDITIONS AND DETERMINE THE EXTENT OF WORK TO BE DONE. THE CONTRACTOR SHALL INSURE THAT STRUCTURAL ITEMS NOT WEAKENED AND MAY BE REQUIRED FOR INCREASING OR ADDING STRUCTURAL SUPPORTS AS MAY BE REQUIRED AS A RESULT OF ANY CUTTING, REMOVAL OR DEMOLITION WORK.
- REMOVALS SHALL BE PERFORMED WITHOUT DAMAGE TO ADJACENT RETAINED WORK, HOWEVER WHERE SUCH WORK IS DAMAGED, THE CONTRACTOR SHALL PATCH, REPAIR OR OTHERWISE RESTORE DAMAGED ITEMS TO THE SATISFACTION OF THE CONTRACTING OFFICER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND DRAWINGS AND/OR INFORMATION BEING REPORTED TO THE CONTRACTING OFFICER IN WRITING FOR CLARIFICATION. WORK SHALL NOT PROCEED UNTIL SUCH CLARIFICATION HAS BEEN RECEIVED.
- SHOULD UNFORESEEN CONDITIONS OR OTHER CAUSES NECESSITATE CONSTRUCTION DETAILS NOT IN ACCORDANCE WITH THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER AND SUBMIT HIS DETAILS SHOWING THE PROPOSED METHODS TO ACCOMPLISH THE REQUIRED RESULTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING, REPAIRING AND FINISHING OF ALL DISTURBED AREAS. PATCHING OF SURROUNDING AREAS SHALL BE WITH MATERIALS TO MATCH EXISTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING STRUCTURES FROM COLLAPSE AND CONSTRUCTION AGAINST DAMAGE. BREAKAGE, CRACKS, SETTLEMENTS AND MISALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND PRACTICE.
- PROTECTION OF PERSONNEL- WHERE THE SAFETY OF PEDESTRIANS AND DRIVERS ARE ENDANGERED IN THE AREA OF REMOVAL WORK, BARRICADES FOR TRAFFIC SHALL BE USED AND ADVANCED NOTICE SHALL BE GIVEN TO THE CONTRACTING OFFICER PRIOR TO BEGINNING ANY SUCH WORK.
- THE CONTRACTOR SHALL CLEAN UP AND REMOVE DEBRIS FROM THE WORK SITE DAILY.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO EXISTING EXITS OR CREATE NEW EXITS AS REQUIRED BY THE CONTRACTING OFFICER FOR THE SAFETY OF BUILDING OCCUPANTS.
- CONTRACTOR RESTRICTIONS: THE CONTRACTOR SHALL CHECK WITH AND RECEIVE APPROVAL FROM THE CONTRACTING OFFICER FOR ROUTES OF ACCESS AND SUPPLY STORAGE AREAS REGARDING THE GENERAL WORK AREA WITHIN THIS CONTRACT, VA DOES NOT PROVIDE STORAGE AREAS FOR CONTRACTORS TO STORE MATERIAL ON SITE.
- SUBSTITUTION OF MATERIALS: WHERE EXISTING MATERIALS OF ANY KIND MUST BE REPLACED FOR ANY REASON AS A RESULT OF THE WORK HERE UNDER AND EXACT DUPLICATES ARE NOT AVAILABLE, THEIR FUNCTIONAL EQUIVALENTS MAY BE SUBSTITUTED UPON RECEIPT OF PRIOR WRITTEN APPROVAL FROM THE CONTRACTING OFFICER.
- IT IS RECOMMENDED THAT ALL BIDDERS AND CONTRACTORS VISIT THE SITE BEFORE SUBMITTING BIDS TO INSPECT THE PREMISES AND VIEW THE EXISTING CONDITIONS TO VERIFY ALL CONDITIONS, SIZES AND CONDITIONS OF THE EXISTING CONDITIONS INDICATE THE SCOPE OF THE CONTRACTED WORK. EXISTING CONDITIONS SHOULD BE KEPT CLEAR OF INTERFERENCE WITH THE PROPOSED WORK AS DRAWN OR SPECIFIED SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTING OFFICER FOR RESOLVING.
- ALL PENETRATIONS INTO EXISTING CONSTRUCTION SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER, CARE SHALL BE TAKEN TO PROVIDE STRAIGHT AND CLEAN CUTS, PATCH TO MATCH EXISTING ADJACENT CONSTRUCTION. PROVIDE NEW WATERPROOFING TO MATCH EXISTING AS REQUIRED.
- THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK, DRAWINGS DO NOT NECESSARY IN AREAS NOT SHOWN. THEREFORE, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IDENTIFYING AND REMOVING OBSTRUCTIONS TO THE WORK. SUCH INCIDENTAL WORK IS ALSO PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
- TRADE, PRODUCT, OR MANUFACTURER'S NAMES OR CATALOG NUMBERS SHOWN ON THE DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE ADD, BY INFERENCE, AFTER TRADE, PRODUCT, OR MANUFACTURER'S NAME, THE PHASE "OR APPROVED EQUAL."
- PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
- REPAIR, PATCH AND FINISH, OR REFURNISH AS APPLICABLE, TO MATCH ADJACENT EXISTING FINISHES. THOSE EXISTING SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT, IF EXISTING FINISHES WHERE CUTTING THROUGH THE WORK UNDER THIS CONTRACT, AND A NEW FINISH IS NOT INDICATED FILL, RESUL TING OPENINGS AND PATCH THE SURFACE AFTER DOING THE WORK, AND FINISH TO MATCH ADJACENT EXISTING SURFACES.
- ALL WORK SHALL BE PERFORMED, MONDAY THRU FRIDAY, DURING NORMAL BUSINESS HOURS OF 8:00AM - 4:30PM, EXCEPT SATURDAY, SUNDAY AND HOLIDAYS, EXCEPT AS APPROVED BY THE CONTRACTING OFFICER.
- THE CONTRACTOR SHALL BE REQUIRED TO WORK PRIME TIME AND OVERTIME TO COMPLETE OR CONSTRUCT PORTIONS OF THIS WORK. THIS SHALL BE AS DIRECTED BY THE CONTRACTING OFFICER AT NO ADDITIONAL COST TO THE GOVERNMENT.
- CONTRACTOR SHALL ABIDE BY, AND AT THEIR OWN EXPENSE TO THE LATEST EDITIONS OF ALL OSHA REGULATIONS AND REQUIREMENTS.
- EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO, POWER, GAS, TELEPHONE, IN THE FIELD, ALL UTILITIES BELONG TO THE PROJECT OWNER. FIELD MEASUREMENTS, DIMENSIONS, GRADES, RELIEVES, ETC., SHALL BE OBTAINED BY THE CONTRACTOR.
- IT IS RECOMMENDED THAT THE CONTRACTOR PERFORM A DOCUMENTED SITE VISIT PRIOR TO BID
- CONTRACTOR SHALL SUBMIT FOR APPROVAL ALL MATERIALS USED FOR CONSTRUCTION AND ALL EQUIPMENT INTENDED FOR INSTALLATION IN THIS PROJECT PRIOR TO START OF CONSTRUCTION.

## GENERAL NOTES

5. THE CONTRACTOR SHALL LEAVE THE WORK SITE CLEAN AND SECURED AT THE END OF EACH WORKING DAY. THE WORK SITE SHALL NOT BE LEFT UNTENDED AT ANY TIME BY THE CONTRACTOR, UNLESS THE WORK AREA IS PROPERLY SECURED BY THE CONTRACTOR.

6. THE CONTRACTOR IS ADVISED THAT THEY ARE SOLELY RESPONSIBLE FOR THE SAFETY OF THE WORK SITE AND TAKE ALL ACTIONS TO ELIMINATE ANY SAFETY HAZARDS THAT SHALL EXIST AND POSE A THREAT OF HARM TO PATIENTS, EMPLOYEES OF THE GOVERNMENT, EMPLOYEES OF THE CONTRACTOR OR OTHERS). IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO TAKE IMMEDIATE ACTION TO ALLEVIATE ANY SAFETY HAZARD THAT MAY EXIST WITHOUT DIRECTION FROM THE CONTRACTING OFFICER OR HIS DESIGNATE.

7. THE CONTRACTOR SHALL TAKE IMMEDIATE CORRECTIVE ACTION TO ALLEVIATE ANY SAFETY HAZARD THAT MAY EXIST WITHOUT DIRECTION FROM THE CONTRACTING OFFICER.

8. ALL WORK SHALL BE AS DIRECTED BY REPRESENTATIVES OF THE DEPARTMENT OF VETERANS AFFAIRS.

9. THERE SHALL BE NO CLAIMS AGAINST THE DEPARTMENT OF VETERANS AFFAIRS FOR WORK STOPPAGES DUE TO ACTS OF GOD, WEATHER CONDITIONS, STOP WORK ORDERS (VERBAL AND/OR WRITTEN), UNDERSTANDING OF WORK, ESTIMATED QUANTITIES, MATERIALS, SUPPLIES, TOOLS, CORRECTION OF SAFETY PROBLEMS, NOR FOR ANY OTHER REASON.

10. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE TO THE VETERANS ADMINISTRATION AN "AS CONSTRUCTED" DRAWING FOR THE WORK. THIS DRAWING SHALL BE SUBMITTED ON 30" BY 42" COMPLETE WITH COPIES OF SOUND DRAWINGS SHALL BE TECHNICAL, CORRECT AND DETAILED. ALL SECTIONS, SOUND ENGINEERS, SCHEDULED MATERIALS INSTALLED, SEQUENCES OF OPERATIONS OF ANY AND ALL ITEMS TO THE DEPARTMENT OF VETERANS AFFAIRS.

11. THE CONTRACTOR IS ADVISED THAT THEY ARE RESPONSIBLE TO MAINTAIN ALL MEASUREMENTS DURING THE COURSE OF THIS PROJECT AND DIMENSIONS MISSING ON THE DRAWING SHALL NOT BE ACCEPTABLE. FINAL PAYMENT SHALL NOT BE PROVIDED UNTIL THIS DRAWING IS SUBMITTED AND APPROVED.

12. CONTRACTOR SHALL SAW CUT WITH PROPER BLADE ANY CONCRETE ENCOUNTERED IN THE COURSE OF THIS WORK. ALL HOLES SHALL BE CORE DRILLED WITH DIAMOND CORE BITS. THE USE OF JACK HAMMERS IS PROHIBITED.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ANY AND ALL DEBRIS FROM THE MEDICAL CENTER DAILY AND DISPOSE OF SAME OFF THE BASE IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS.

14. THE CONTRACTOR SHALL PROVIDE FOR OWN STORAGE SPACE AND SECURITY FOR SAME. CONTRACTOR SHALL BE PROHIBITED FROM USING VA SPACE FOR STORAGE.

15. ALL WORK SHALL BE PERFORMED BY THOSE WHO ARE SKILLED IN THEIR TRADE, JOURNEMENT MECHANICS, TO PRODUCE A FIRST CLASS JOB. THE CONTRACTOR IS ADVISED THAT WORK DEEMED UNSUITABLE, UNACCEPTABLE, SECOND CLASS IN NATURE BY THE VETERANS ADMINISTRATION SHALL BE DEEMED NON-ACCEPTABLE AND THE CONTRACTOR SHALL REMOVE, REPLACE, RE-DO, TO THE SATISFACTION OF THE DEPARTMENT OF VETERANS AFFAIRS, THE UNACCEPTABLE WORK AT NO ADDITIONAL COST TO THE GOVERNMENT. THERE SHALL BE NO ADDITIONAL CLAIMS AGAINST THE DEPARTMENT OF VETERANS AFFAIRS FOR THE ABOVE.

16. ALL QUANTITIES SHOWN ON THE DRAWING ARE ESTIMATED QUANTITIES ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES AND ASERTIFY THAT THE QUANTITIES ARE CORRECT. THE CONTRACTOR SHALL BE LIABLE FOR EXTRA PAYMENT SHOULD THE CONTRACTOR UNDERESTIMATE QUANTITIES OF MATERIALS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE CAUSED BY THE CONTRACTOR ON THIS PROJECT AT THE CONTRACTOR'S EXPENSE.

18. CONTRACTOR SHALL WET SURFACES, SUCH AS MORTAR JOINTS, BEFORE CUTTING OR GRINDING. THE GENERATION OF DUST SHALL BE KEPT TO A MINIMUM.

19. THE GOVERNMENT SHALL NOT BE LIABLE TO THE CONTRACTOR FOR DELAYS DUE TO NON-DELIVERY OF MATERIALS, WEATHER DELAYS, MANPOWER SHORTAGE, SUBMITTAL DELAYS, SUBMITTAL RETURNS, WORK STOPPAGES BY REPRESENTATIVES OF THE GOVERNMENT. FOR ANY REASON, SAFETY DELAYS, MOVEMENT, REPLACEMENT OF WORK DEEMED UNSUITABLE, GRINDING, SOLDERING. THE CONTRACTOR SHALL PRIOR TO HOT WORK PERMIT FROM THE DEPARTMENT OF VETERANS AFFAIRS FIRE DEPARTMENT, WITHOUT THIS PERMIT, HOT WORK SHALL NOT BE PERMITTED BY THE GOVERNMENT.

20. THE CONTRACTOR SHALL PROVIDE STORAGE FOR MATERIALS. MATERIALS SHALL NOT BE STORED IN DEPARTMENT OF VETERANS AFFAIRS BUILDINGS.

21. THE CONTRACTOR SHALL MAINTAIN THE WORK SITE IN A NEAT AND CLEAN CONDITION. THE WORK SITE SHALL BE BROOM CLEANED AT THE END OF EACH WORKING DAY.

22. THE CONTRACTOR SHALL SECURE ALL EXTERIOR WORK AND STAGING AREAS WITH ACCEPTABLE FENCING.

23. THE CONTRACTOR SHALL NOT LEAVE THE WORK AREA UNTENDED FOR ANY REASON UNTIL SAFETY FENCING IS INSTALLED AND SECURED.

24. THE CONTRACTOR SHALL PARK IN APPROVED AREAS ONLY.

25. THE CONTRACTOR IS ADVISED THAT ANY WORKING SHALL BE PERFORMED BY THE CONTRACTOR AT HIS OWN RISK AND AT HIS OWN EXPENSE.

26. THE CONTRACTOR SHALL TURN OVER, TO THE GOVERNMENT, AN END USER WASTE DISPOSAL MANIFEST.

27. CONTRACTOR SHALL INCLUDE SCAFFOLDING FOR WORKING ON STONE FACING, OR AS REQUIRED FOR THE SCOPE OF WORK IN THIS PROJECT.

28. PROJECT SHALL BE PHASED AS REQUIRED TO MAINTAIN ACCESS TO THE FRONT ENTRY OF THE BUILDING AT ALL TIMES.



**KENNETH IRVING, ARCHITECT P.C.**  
74 MEMORIAL PLAZA, PLEASANTVILLE, NEW YORK 10570-2911

**NOTE AND READ CAREFULLY:**

The Contractor shall consult and study the requirements of each and every drawing and each specification section of this contract so that he/she may become acquainted with the project as a whole in order to determine how the work of his/her subcontractor or vendor may affect the work required under this contract.

**Written Specifications are part of this contract**

### KEY PLAN

Drawing Title
Title Sheet, General Area Map Drawing List

Approved: Division Chief

Approved: Service Director

Project Title  
Exterior Stair Repairs- Building 1


ate  
Jan 24 2011

Project No.  
620-09-208

Building Number \_\_\_\_\_ Checked \_\_\_\_\_ Drawn \_\_\_\_\_

DRAWING NO.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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FULL SIZE, USE GRAPHIC SCALES



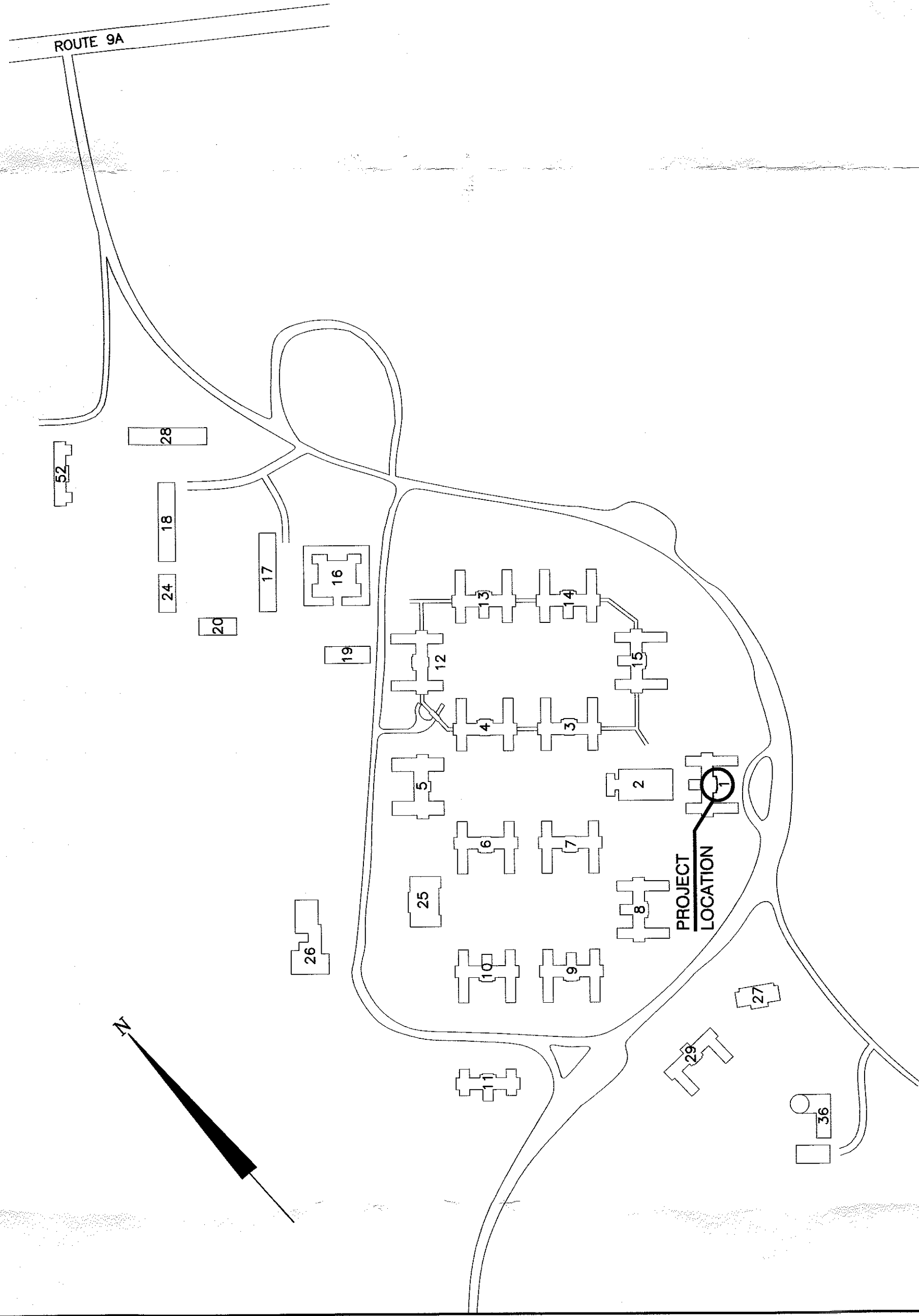
DEPARTMENT OF VETERANS AFFAIRS  
MEDICAL CENTER

VA HUDSON VALLEY HEALTHCARE SYSTEM  
MONTROSE, NEW YORK

# Exterior Stair Repairs Building 1

Project No. 620-09-208

## AREA MAP



# DRAWING LIST

Architectural		Sheet #
Drawing #	Name	
T-1	Title Sheet, General Notes, Area Map, Drawing List	1
AS-1	Photos, Demolition Plan, Construction Plan	2
AS-2	Elevations, Stone Facing Detail, Plan of Replaced Ductwork	3

# Architect

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## Structural Consultant

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