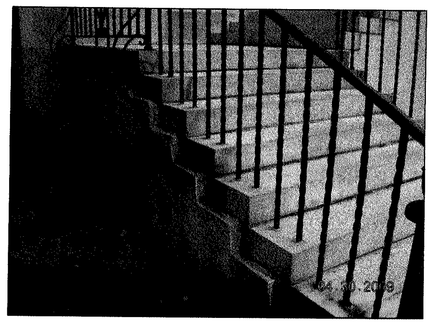
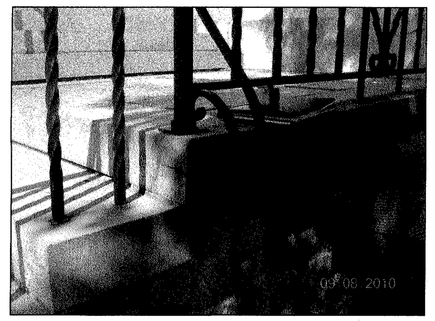
IF THIS SHEET IS NOT 30" x 42"
FULL SIZE, USE GRAPHIC SCALES

one inch = one foot
three-quarter inch = one foot
one-half inch = one foot
three-eighths inch = one foot
one-quarter inch = one foot
one-eighth inch = one foot



1 VIEW OF LEFT SIDE OF STAIR. EXISTING STONE FACING SHALL BE REMOVED IN ITS ENTIRETY. INSTALL NEW STONE FACING TO MATCH EXISTING STONE FACING IN ALL RESPECTS. (TYPICAL FOR LEFT, RIGHT AND FRONT OF STAIR).

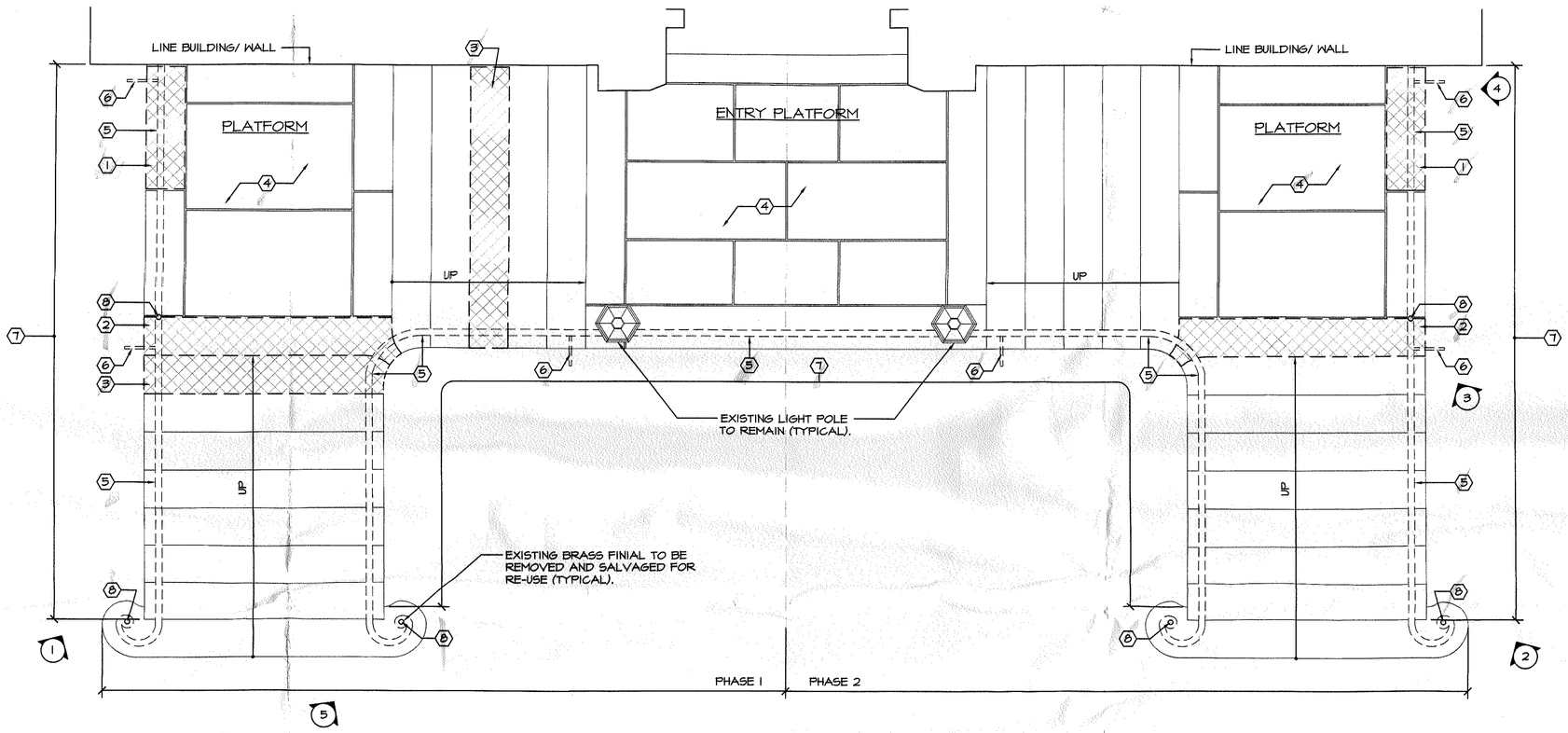
2 VIEW OF RIGHT SIDE OF STAIR. EXISTING RAILING SYSTEM SHALL BE REMOVED IN ITS ENTIRETY INCLUDING WHERE EMBEDDED IN STONEWORK. PATCH STONE TREADS WITH EPOXY STONE PATCH TO SIMULATE COLOR OF EXISTING GRANITE. (V.I.F.)



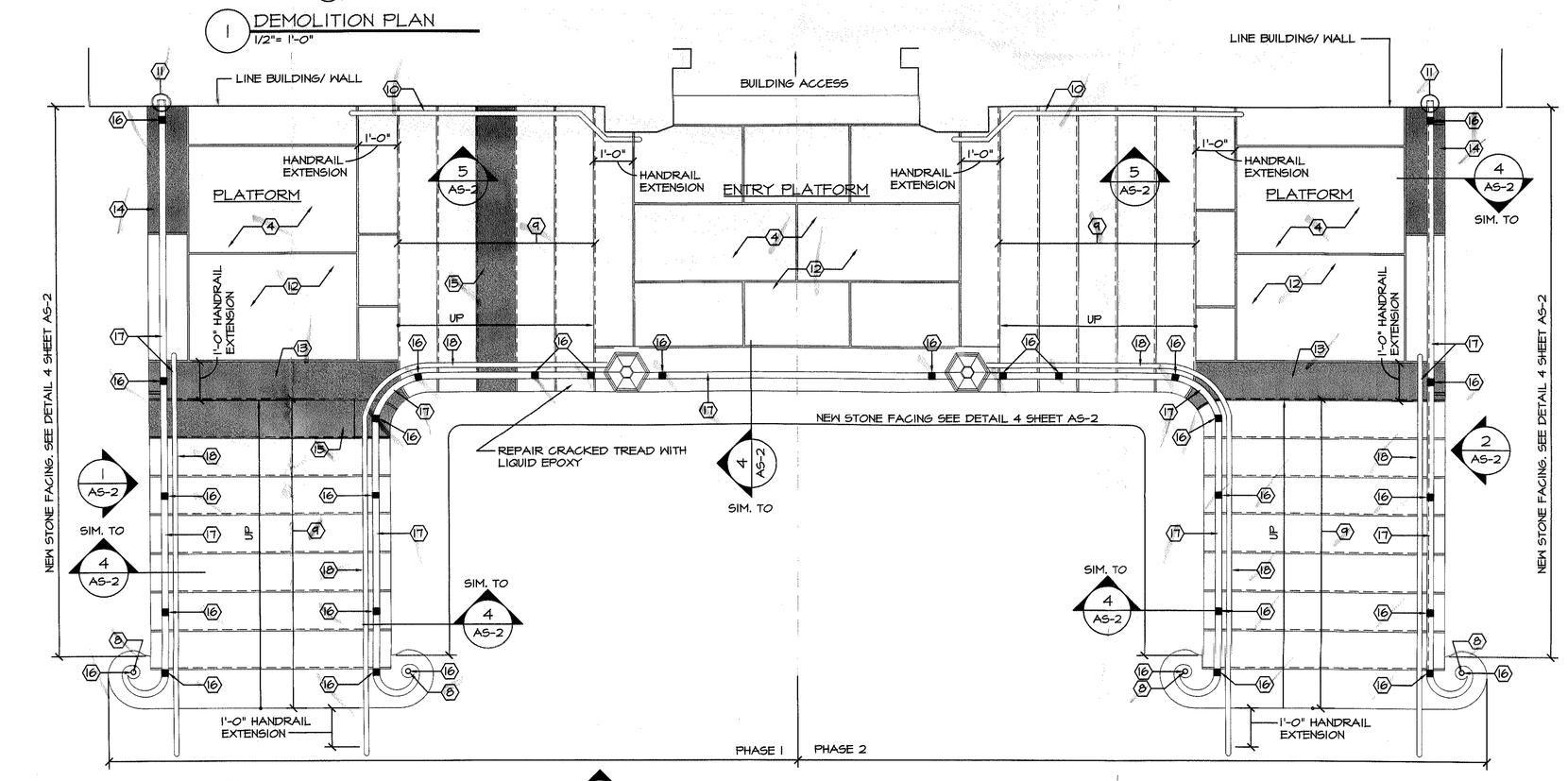
3 DETAIL VIEW OF RIGHT SIDE OF STAIR. REMOVE RAILING SYSTEM IN ITS ENTIRETY. EMBED NEW VERTICAL POSTS, AND SPINDLES TO A DEPTH OF 4 INCHES.

4 DETAIL VIEW OF RIGHT SIDE OF STAIR AT BUILDING WALL. REFER TO ELEVATIONS FOR NEW ANCHORAGE OF HANDRAIL INTO BUILDING WALL.

5 REMOVE RUST STAINS ON STONE TREADS TO REMAIN. EXISTING STONE FACING ON STAIR SHALL BE REMOVED TO BELOW GRADE AS DETAILED.



1 DEMOLITION PLAN
1/2"= 1'-0"



2 CONSTRUCTION PLAN
1/2"= 1'-0"

NOTE:
ACCESS TO BUILDINGS SHALL BE MAINTAINED AT ALL TIMES.

REFER TO DETAIL 6 ON SHEET AS-2 TO REFER TO DUCT REPLACEMENT WORK.

WORK NOTES:

1. EXISTING DAMAGED GRANITE CAP STONE TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW TO MATCH EXISTING. VERIFY SIZE IN THE FIELD.
2. EXISTING DAMAGE FLUSH GRANITE TREAD TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW TO MATCH EXISTING. VERIFY SIZE IN THE FIELD.
3. EXISTING DAMAGED GRANITE TREAD TO BE REMOVED IN ITS ENTIRETY AND REPLACED WITH NEW TO MATCH EXISTING. VERIFY SIZE IN THE FIELD.
4. EXISTING UNEVEN GRANITE PAVERS AT LANDING SHALL BE REMOVED AND RESET LEVEL. PROVIDE NEW SETTLING BED/MORTAR AND NEW JOINTS.
5. EXISTING RAILING SYSTEM TO BE REMOVED IN ITS ENTIRETY. EPOXY PATCH LOCATIONS OF ORIGINAL SPINDLES PRIOR TO DRILLING FOR NEW SPINDLES.
6. SCROLL SHAPED BRACKET TO BE REMOVED IN ITS ENTIRETY WITH RAILING SYSTEM. PATCH HOLES IN STONE TO REMAIN WITH EPOXY PATCH. COLOR TO MATCH EXISTING STONE.
7. EXISTING STONE FACING TO BE REMOVED IN ITS ENTIRETY. FILL VOIDS UNDER EXISTING RISERS TO REMAIN. PREPARE SURFACE TO RECEIVE NEW STONE FACING TO MATCH EXISTING.
8. EXISTING BRASS FINIAL TO BE REMOVED AND SALVAGED FOR REUSE ON NEW RAILING SYSTEM.
9. RAKE OUT MORTAR JOINT BENEATH TREAD TO A DEPTH OF 1/2 INCH AND REPLACE WITH A SEALANT JOINT WITH BACKER ROD.
10. 1 1/2" O.D. PAINTED GALVANIZED STEEL PIPE HANDRAIL. PROVIDE HANDRAIL WALL BRACKETS. SECURELY FASTEN TO EXISTING MASONRY WALL.
11. CONTRACTOR TO CORE DRILL AND EMBED NEW RAIL 2 INCHES INTO EXISTING MASONRY BUILDING WALL. GROUT INTO WALL WITH NON SHRINK GROUT COLOR TO MATCH EXISTING.
12. ALL PLATFORMS SHALL BE TUCKPOINTED. CONTRACTOR VERIFY EXISTING JOINTING PATTERN IN FIELD.
13. NEW FLUSH GRANITE TREAD. DIMENSIONS AND PHYSICAL PROPERTIES TO MATCH EXISTING. VERIFY IN FIELD. SET AND SECURE FLUSH TREAD. PROVIDE SETTING BED AS REQUIRED.
14. NEW GRANITE CAP STONE. DIMENSIONS AND PHYSICAL PROPERTIES TO MATCH EXISTING. VERIFY IN FIELD. SET AND SECURE NEW CAP STONE.
15. NEW GRANITE TREAD. DIMENSION AND PHYSICAL PROPERTIES TO MATCH EXISTING. VERIFY IN FIELD SET AND SECURE TREAD. SLOPE TREAD 1/8" IN DOWNWARD DIRECTION TO AVOID BACKPITCH.
16. NEW 1 1/4" x 1 1/4" x 3/16" STEEL TUBE POST TO SUPPORT NEW STEEL PIPE HANDRAIL.
17. NEW 42" HIGH GUARDRAIL SYSTEM. NEW SYSTEM SHALL MATCH EXISTING RAIL SYSTEM IN STYLE.
18. NEW 1 1/2" O.D. PAINTED GALVANIZED STEEL PIPE HANDRAIL. PROVIDE HANDRAIL BRACKETS AT 1 1/4" POSTS.

SPECIFICATIONS

REMOVAL OF EXISTING METAL HANDRAILS:

1. ALL EXISTING PAINTED METAL HANDRAILS SHALL BE PRESUMED TO HAVE TESTED POSITIVE FOR LEAD-BASED PAINT, UNLESS CONTRACTOR CAN PROVE OTHERWISE THROUGH TESTING OF REPRESENTATIVE LEAD BASED PAINT WASTES AT AN INDEPENDENT TESTING LABORATORY (TO DETERMINE IF MATERIALS ARE REGULATED UNDER RCRA, 40CFR PART 261), AS DETERMINED BY TOXICITY CHARACTERISTIC LEACHING PROCEDURE (TCLP). IF THE TCLP DETERMINES THAT THE LEAD CONCENTRATION IS 5 PARTS PER MILLION OR GREATER, THE WASTE IS REGULATED BY RCRA. CONTRACTOR SHALL REMOVE, HANDLE, AND DISPOSE OF PAINTED METAL HANDRAILS AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS. EXAMPLES OF POTENTIAL LEAD BASED PAINT WASTE MATERIALS TO BE TESTED INCLUDE: PAINT CHIPS AND PAINTED CONSTRUCTION MATERIALS REMOVED FROM THE BUILDING.

TUCKPOINTING:

1. CUT OUT EXISTING MORTAR JOINTS BENEATH STONE TREADS TO A UNIFORM DEPTH OF 3/4 INCH AND INSTALL A SEALANT JOINT WITH BACKER ROD. SEALANTS ARE SPECIFIED UNDER "JOINT SEALANTS."
2. CUT OUT JOINTS IN BETWEEN STONE PAVERS ON PLATFORMS TO A UNIFORM DEPTH OF 2 1/2 TIMES THE JOINT WIDTH, OR DEEPER IF NECESSARY TO REACH SOUND MORTAR, AND REMOVE OLD MORTAR. REMOVE MORTAR BY MEANS OF A COLD CHISEL OR SPECIAL POINTER'S GRINDER. DO NOT CUT INTO STONE PAVERS. REPOINT USING MORTAR AS SPECIFIED UNDER "MASONRY MORTARING."

MASONRY MORTARING:

1. MORTAR: TEST FOR COMPRESSIVE STRENGTH AND WATER RETENTION; ASTM C270. USE TYPE "N" MORTAR FOR TUCKPOINTING. MINIMUM 750 PSI AT 28 DAYS.
2. COLOR OF SAND/ ADMIXTURES SHALL BE AS NECESSARY TO PRODUCE A MORTAR WHICH WHEN CURED, MATCHES THE COLOR OF THE EXISTING MORTAR. CONTRACTOR SHALL VERIFY IN THE FIELD.
3. MIXING.
4. MIX MORTAR IN A MECHANICALLY OPERATED MORTAR MIXER. MIX MORTAR FOR AT LEAST 3 MINUTES BUT NOT MORE THAN 5 MINUTES.
5. MEASURE INGREDIENTS BY VOLUME. MEASURE BY THE USE OF A CONTAINER OF KNOWN CAPACITY.

NEW METAL RAILING SYSTEM:

1. NEW METAL GUARD RAIL SYSTEM SHALL BE WROUGHT IRON, HOT DIP GALVANIZED AFTER FABRICATION. PIPE HANDRAILS SHALL BE HOT DIP GALVANIZED AFTER FABRICATION.
2. METAL RAILING SYSTEM SHALL REJECT PASSAGE OF A 4 INCH DIAMETER SPHERE AND SHALL RESIST THE LOADS REQUIRED BY THE BUILDING CODE OF NEW YORK STATE.
3. REFER TO "FINISHES" FOR PAINTING OF RAILING SYSTEM AND HANDRAILS.
4. STYLE OF NEW METAL GUARD RAIL SYSTEM SHALL MATCH EXISTING RAIL. VERIFY IN FIELD.

JOINT SEALANTS:

1. QUALITY CONTROL: INSTALLER QUALIFICATIONS. AN EXPERIENCED INSTALLER WHO HAS SPECIALIZED IN INSTALLING JOINT SEALANTS SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THOSE INDICATED FOR THIS PROJECT AND WHOSE WORK HAS RESULTED IN JOINT-SEALANT INSTALLATIONS WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
2. SUBMITTALS: SUBMIT TO V.A. CONTRACTING OFFICER FOR REVIEW, MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR EACH PRODUCT USED AND MSDS SHEETS. PROVIDE DATA FOR SEALANT, PRIMER AND BACKER ROD. COLOR OF CURED SEALANT SHALL MATCH COLOR OF GRANITE TREAD.
3. JOINT SEALANT SHALL COMPLY WITH THE FOLLOWING: ASTM C920, POLYURETHANE OR POLYSULFIDE, TYPE "M," CLASS 25, GRADE "NS," AND SHORE "A" HARDNESS OF 20-40.
4. SEALANTS SHALL BE APPLIED AT ALL JOINTS WHERE INDICATED ON DRAWINGS, AND AS NECESSARY TO MAKE FOR A WEATHER AND WATERTIGHT INSTALLATION. APPLY SEALANT IN SUCH A MANNER, USING BOND BREAKERS AND BACKER ROD WHERE REQUIRED TO INSURE A PROPER DEPTH-TO-WIDTH RATIO, AND TO AVOID BONDING OF SEALANT TO BOTTOM OF JOINT.
5. PREPARE ALL JOINTS AND APPLY ALL SEALANTS IN STRICT ACCORDANCE WITH MANUFACTURER'S APPLICATIONS MANUAL AND WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.

DETERGENT CLEANING OF STONE

1. TEST CLEAN AN UNEXPOSED AREA OF STONE FACING BEFORE CLEANING EXPOSED SURFACES.
2. EXISTING STONE SURFACES SHALL BE WASHED TO REMOVE RUST STAINS WITH A DETERGENT SUITED FOR THE CLEANING OF THE EXISTING STONE TYPE. CLEANER AS APPLIED, SHALL REMOVE STAINS BUT NOT CAUSE ETCHING OF THE STONE. ANY BIRD EXCREMENT SHALL BE REMOVED PRIOR TO APPLYING THE RUST STAIN REMOVER.
   ACCEPTABLE MANUFACTURERS/ PRODUCTS:
   -"UNITED 717 DILUTED AS DIRECTED BY MANUFACTURER AS MANUFACTURED BY UNITED LABORATORIES (1-800-323-2594)
   -"BUFFERALL" AS MANUFACTURED BY ROCHESTER MIDLAND CORPORATION (1-800-836-1627 x294)
3. RINSE CLEANER FROM STONE AS RECOMMENDED BY CLEANER MANUFACTURER. NEUTRALIZE IF RECOMMENDED.
4. CLEANING PRODUCTS SHALL BE APPLIED BY MEANS RECOMMENDED BY PRODUCT MANUFACTURER. USE OF ALL CLEANING PRODUCTS SHALL BE IN STRICT CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS AND E.P.A. REGULATIONS, AND OVERSPRAY SHALL BE KEPT WITHIN CONTROLLED AREA AS DETERMINED IN FIELD BY V.A. CONTRACTING OFFICER.
5. RINSE CLEANER FROM STONE AS RECOMMENDED BY CLEANER MANUFACTURER.
6. SHOULD CONTRACTOR DAMAGE NEW OR EXISTING MORTAR JOINTS IN THE PROCESS OF CLEANING, THEN MORTAR JOINTS SHALL BE REPAIRED/ REPLACED TO THE SATISFACTION OF THE V.A. CONTRACTING OFFICER.

STONE REPAIR:

1. EXISTING GRANITE TREADS SHALL BE EPOXY REPAIRED BEFORE CUTTING RECESSES FOR NEW RAILING SYSTEM. CONTRACTOR SHALL MATCH COLOR OF EXISTING GRANITE IN A DRY CONDITION. ACCEPTABLE PRODUCTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING MANUFACTURERS:
   A. AKEMI (718-278-2671)
   B. BONSTONE MATERIALS CORPORATION (800-425-2214)
   C. CATHEDRAL STONE/ JAHN RESTORATION MORTARS (800-684-0901)

FINISHES

PAINTING:

1. ALL PREPARATION AND PAINTING WORK SHALL BE OF FIRST QUALITY WORKMANSHIP AND ONLY SKILLED MECHANICS WILL BE EMPLOYED. PREPARE ALL SURFACES TO BE PAINTED IN ACCORDANCE WITH THE PAINT MANUFACTURERS WRITTEN INSTRUCTIONS AND PAINT ONE COAT OF PRIME PAINT AND ONE FINISH COAT. UPON COMPLETION OF PAINTING WORK, THE ENTIRE WORK AREA SHALL BE CLEANED AND MADE FREE OF ANY PAINT RUNS, DRIPS, SAGS, SPLATTERS, ETC.
2. SURFACES TO BE PAINTED SHALL BE PROPERLY CLEANED AND PREPARED TO RECEIVE FINISH. EXTERIOR FINISHES, SHALL BE ALLOWED 48 HOURS BETWEEN COATS TO DRY.
3. GALVANIZED STEEL HANDRAILS SHALL RECEIVE "ACRYLIC METAL PRIMER P04" AND TWO COATS OF ALKYD SEMI GLOSS "NO. P24" DIRECT TO METAL BY "BENJAMIN MOORE" OR V.A. CONTRACTING OFFICER-APPROVED EQUAL. COLOR: MATCH EXISTING.
4. PAINT PRODUCTS SHALL COMPLY WITH APPLICABLE V.O.C. REGULATIONS.

LEGEND

- NEW CUT STONE
- STONE REMOVAL
- INDICATES DIRECTION OF PHOTOGRAPH
- INDICATES PHOTOGRAPH NUMBER

V.A. Review	1/24/11		
Revisions	Date		

VA FORM 08-6231, DEC 1989

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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/hers subcontractor or vendor may affect the work required under this contract.

Written Specifications are part of this contract

KEY PLAN

Drawing Title: Photos, Demolition Plan, Construction Plan	Project Title: Exterior Stair Repairs- Building 1, VA Hudson Valley Healthcare System, Montrose, New York	Date: Jan. 24, 2011	
Approved: Division Chief	Building Number: 1 / Checked: MA / Drawn: DW	Project No.: 620-09-208	
Approved: Service Director	Location: Montrose, New York	DRAWING NO.: AS-1	Dwg. 2 Of 3

Office of Facilities
DEPARTMENT OF VETERANS AFFAIRS

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