

**NEW YORK STATE OF OPPORTUNITY** Parks, Recreation and Historic Preservation  
 Governor Andrew M. Cuomo Commissioner Erik Kulesseid

**Architect:** Saratoga Associates  
 21 Congress Street, Suite 201  
 Saratoga Springs, NY 12866

**Engineer:** Barton and Loguidice  
 443 Electronics Parkway  
 Liverpool, NY 13088

**Exhibit Designer:** AMAZE DESIGN  
 PO Box 51905  
 Boston, MA 02205-9761

**SARATOGA ASSOCIATES**  
 Landscape Architects, Architects, Engineers, and Planners, P.C.

**Barton & Loguidice**

**amaze DESIGN**

**NYS OPRHP Taconic Region**  
 9 Old Post Rd, PO Box 308  
 Staatsburg, New York 12580  
 (845) 889-4100  
 Regional Director: Linda Cooper  
 District Manager: Garrett Jobson

**Project Title:**  
 Philipse Manor Hall State Historic Site  
 Construction of Elevator/Restroom  
 Addition, Interior and  
 Exterior Rehabilitation and Site  
 Enhancements

**Project Location:**  
 29 Warburton Ave, Yonkers, NY 10701

**Key Plan**

**REVISIONS**

Rev No	Description	Date
1	Addendum #2	6/24/21

Drawn By: **KET**  
 Design By: **EDW**  
 Checked By: **CTS**  
 Approved By: **DFM**  
 Date: **5/28/2021**

Seal and Signature  


**Sheet Title:** MANOR AND ADDITION SECOND FLOOR PLAN  
**A102**

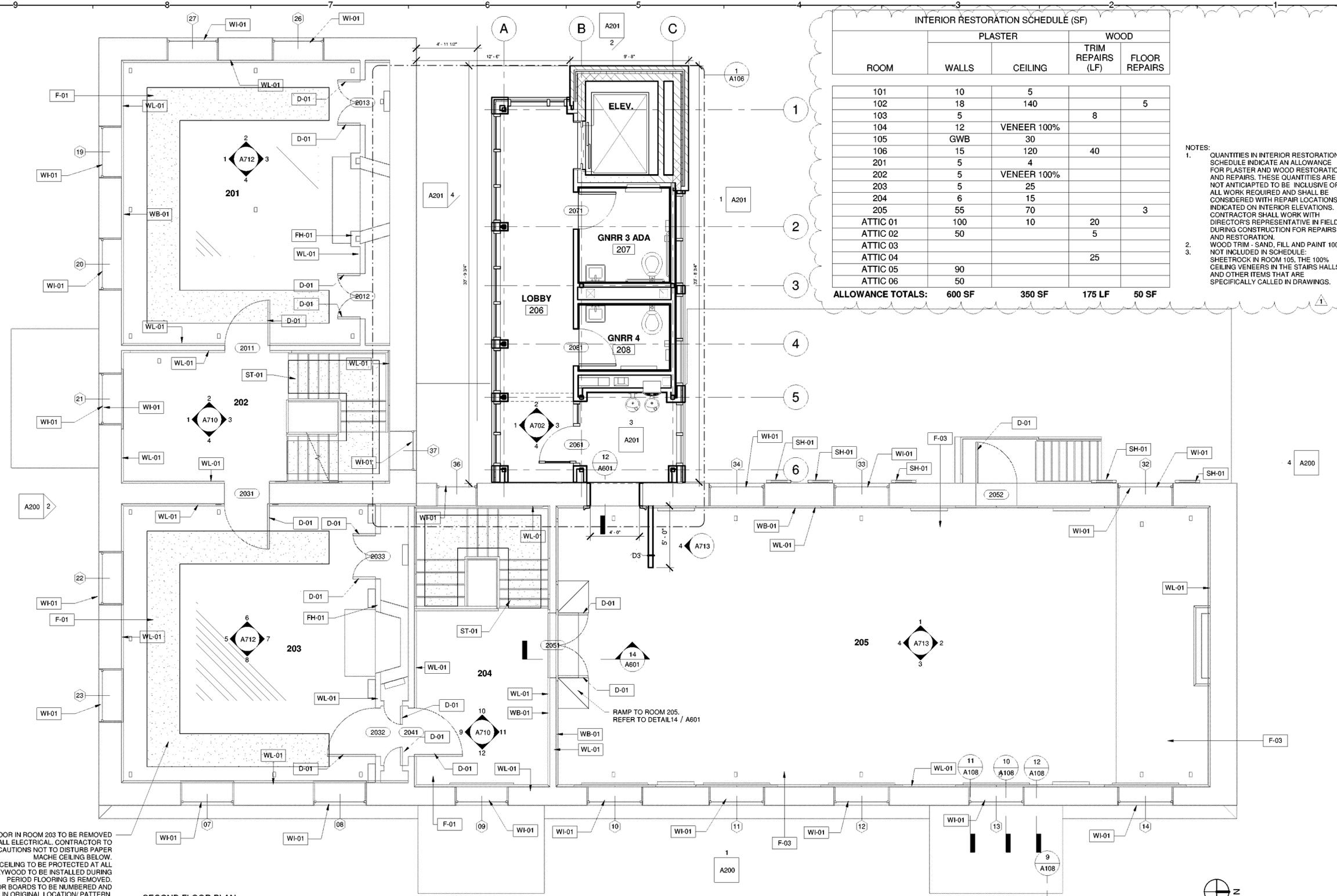
**Bid Documents**

Project Number: **18006.47**  
 Drawing Number:  
 Sheet:

**INTERIOR RESTORATION SCHEDULE (SF)**

ROOM	PLASTER		WOOD	
	WALLS	CEILING	TRIM REPAIRS (LF)	FLOOR REPAIRS
101	10	5		
102	18	140		5
103	5		8	
104	12	VENEER 100%		
105	GWB	30		
106	15	120	40	
201	5	4		
202	5	VENEER 100%		
203	5	25		
204	6	15		
205	55	70		3
ATTIC 01	100	10	20	
ATTIC 02	50		5	
ATTIC 03				
ATTIC 04			25	
ATTIC 05	90			
ATTIC 06	50			
<b>ALLOWANCE TOTALS:</b>	<b>600 SF</b>	<b>350 SF</b>	<b>175 LF</b>	<b>50 SF</b>

**NOTES:**  
 1. QUANTITIES IN INTERIOR RESTORATION SCHEDULE INDICATE AN ALLOWANCE FOR PLASTER AND WOOD RESTORATION AND REPAIRS. THESE QUANTITIES ARE NOT ANTICIPATED TO BE INCLUSIVE OF ALL WORK REQUIRED AND SHALL BE CONSIDERED WITH REPAIR LOCATIONS INDICATED ON INTERIOR ELEVATIONS. CONTRACTOR SHALL WORK WITH DIRECTOR'S REPRESENTATIVE IN FIELD DURING CONSTRUCTION FOR REPAIRS AND RESTORATION.  
 2. WOOD TRIM - SAND, FILL AND PAINT 100% NOT INCLUDED IN SCHEDULE.  
 3. SHEETROCK IN ROOM 105, THE 100% CEILING VENEERS IN THE STAIRS HALLS AND OTHER ITEMS THAT ARE SPECIFICALLY CALLED IN DRAWINGS.



ENTIRE FLOOR IN ROOM 203 TO BE REMOVED TO INSTALL ELECTRICAL. CONTRACTOR TO TAKE PRECAUTIONS NOT TO DISTURB PAPER MACHE CEILING BELOW.  
 CEILING TO BE PROTECTED AT ALL TIMES. PLYWOOD TO BE INSTALLED DURING PERIOD FLOORING IS REMOVED.  
 ALL FLOOR BOARDS TO BE NUMBERED AND REINSTALLED IN ORIGINAL LOCATION/PATTERN.

**1 SECOND FLOOR PLAN**  
 1/4" = 1'-0"

**LEGEND**

 CARPET RUNNER

 DO NOT LOAD AREA DURING CONSTRUCTION. PROTECT CEILING BELOW. LIVE LOAD NOT TO EXCEED 12LB/SF

NOTE: PAINT COLOR SCHEDULE TO BE PROVIDED BY OPRHP

**SCOPE OF WORK**

NOTE	ITEM	DESCRIPTION OF WORK
D-01	DOORS	RESTORE EXISTING DOORS TO A SOUND AND FUNCTIONAL CONDITION, WHILE PRESERVING AND PROTECTING THEIR ORIGINAL DESIGN, CONFIGURATION, DETAILS AND PROFILES. PAINT 2 COATS.
F-01	FLOORING	RESTORE ALL FLOORS. STAIN AND VARNISH, 3 COATS POLYURETHANE. INSTALL CARPET RUNNER.
F-02	FLOORING	REMOVE CARPET AND PLYWOOD LAYER TO ORIGINAL WOOD FLOOR. RESTORE ALL FLOORS. LIGHTLY SAND, STAIN AND VARNISH, 3 COATS POLYURETHANE. INSTALL CARPET RUNNER.
F-03	FLOORING	RESTORE ALL FLOORS. LIGHTLY SAND, STAIN AND VARNISH, 3 COATS POLYURETHANE. INSTALL CARPET RUNNER.
FH-01	FIREPLACE HEARTH	NIC. PROTECT FROM DAMAGE.
FH-02	FIREPLACE HEARTH	REPLACE METAL EDGING WITH WOOD TO MATCH FLOOR
SH-01	SHUTTERS	COMPLETELY RESTORE TO SOUND CONDITION AND ORIGINAL PLANES AND PROFILES.
ST-01	STAIRS / BALLUSTERS	TOUCH UP STAIRS AND BALLUSTRADE. LIGHTLY SAND AND PAINT ALL PAINTED WOODWORK. PAINT 2 COATS. INSTALL CARPET RUNNER.

**SCOPE OF WORK**

NOTE	ITEM	DESCRIPTION OF WORK
ST-02	STAIRS / BALLUSTERS	AT VARNISHED WOODWORK. FILL AND STAIN APPLIED FILLER. DO NOT PAINT VARNISHED WOODWORK.
WB-01	WALL BASE / WAINSCOTTING / WOODWORK	COMPLETELY RESTORE TO SOUND CONDITION AND ORIGINAL PLANES AND PROFILES. REPLACEMENT COMPONENTS MUST REPLICATE THE SIZE, SHAPE AND PROFILE OF THE ORIGINAL. MATCH HISTORIC JOINERY DETAILS SUCH AS MORTISE AND TENON JOINTS.
WI-01	WINDOWS	RESTORE EXISTING WINDOWS TO A SOUND AND FUNCTIONAL CONDITION, WHILE PRESERVING AND PROTECTING THEIR ORIGINAL DESIGN, CONFIGURATION, DETAILS AND PROFILES. REGLAZE WINDOWS. INSTALL STORM WINDOWS PER DETAILS.
WL-01	WALLS	REPAIR, STABILIZATION AND RESTORATION OF CONVENTIONAL THREE PART LIME & GYPSUM PLASTERS OVER WOOD AND METAL LATH, INCLUDING AREAS ADJACENT TO SPECIFIED REMOVALS THAT WERE DAMAGED DURING CONSTRUCTION. PREPARE INTERIOR SURFACE FOR AND APPLICATION OF INTERIOR PAINT, 2 COATS.
WL-02	WALLS	REMOVE EXISTING PLEXIGLASS AND FURRING STRIPS (IN ROOM 105 ONLY), INSTALL NEW FURRING STRIPS. INSTALL GWB, PRIME AND PAINT
WL-03	WALLS	REPLICATE HISTORIC PANELING IN OPENING TO MATCH EXISTING. PAINT 2 COATS.

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