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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



Sheet Title:
MANOR TYPICAL EXISTING CONDITIONS

Drawing Number:
A110

Bid Documents

Project Number:
18006.47

Sheet:

NOTE:
1. THE CONDITIONS LISTED ON THIS SHEET OCCUR REGULARLY THROUGHOUT THE EXISTING MANOR. COMPLETE THE WORK OF WOOD RESTORATION, PLASTER REPAIR, PAINT, ETC. AT CEILINGS, DOORS, WINDOWS, WALLS, FLOORS, ETC. AS SHOWN ON DRAWINGS. INTERIOR ELEVATIONS HIGHLIGHT AREAS THAT REQUIRE ATTENTION, BUT ARE NOT ALL INCLUSIVE IN THE SCOPE OF WORK. THE INTENT IS TO COMPLETELY REPAIR, STABILIZE AND RESTORE WOODWORK, PLASTER, TO SOUND CONDITION AND ORIGINAL PLANES AND PROFILES AS APPLICABLE.



ALLIGATORING



BULLS EYE



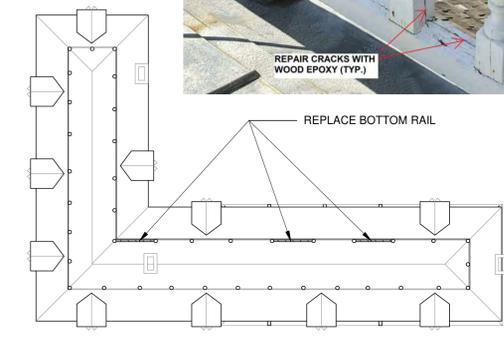
PEELING



CHIPPING

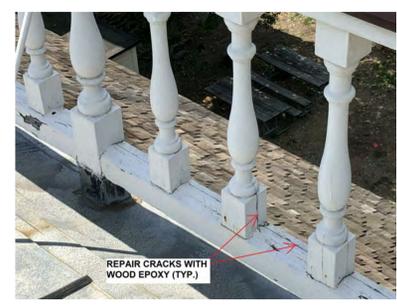


NEWEL POST DAMAGE
TYPICAL FOR "STAINED & VARNISHED"
WOODWORK. SHALL BE FILLED, STAINED
AND VARNISHED.



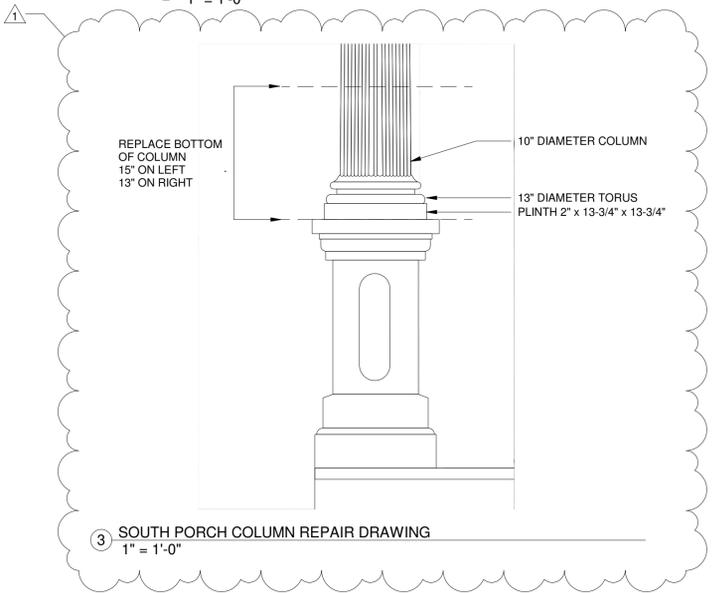
1. REPLACE BOTTOM RAIL, UP TO THREE (3) SECTIONS, 6' TO 8' LONG
2. FILL CRACKS IN BOTTOM RAIL WITH EPOXY, UP TO SIX (6) LOCATIONS
3. FILL CRACKS IN BASE OF TURNED BALUSTERS, UP TO EIGHT (8) LOCATIONS

1 ROOF BALLUSTRADE WORK
1/16" = 1'-0"



- SOUTH PORCH COLUMN REPAIR**
1. INSTALL TEMPORARY SHORING. REMOVE COLUMNS FOR REPAIR
 2. SEE DRAWING FOR REPLACEMENT OF BOTTOM PORTIONS OF COLUMN SHAFTS AND BASES. REPLICA PORTIONS MUST BE EXACT TO EXISTING DIMENSIONS AND PROFILES.
 3. DISASSEMBLE AND REBUILD LEFT PEDESTAL. REPLACE DETERIORATED BASE MOLDING, CORNER TRIM ON SW CORNER.
 4. REPLACE WEST BENCH, EPOXY REPAIR EAST BENCH.

2 SOUTH PORCH COLUMN REPAIR
1" = 1'-0"



3 SOUTH PORCH COLUMN REPAIR DRAWING
1" = 1'-0"



ROOM 103 - PAPER MACHE CEILING NOT TO BE DISTURBED. CONTRACTOR SHALL TAKE MEASURES TO PROTECT DURING CONSTRUCTION



ROOM 104 CEILING



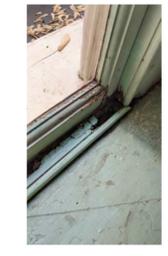
STAINED AND VARNISHED WOODWORK SHALL BE FILLED, STAINED AND VARNISHED.



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.



BOTTOM WINDOW SASH. REFER TO WINDOW SCHEDULE FOR SCOPE OF WORK.



DAMAGED & MISSING SHUTTER



TYPICAL DORMER WINDOW

EXISTING CONDITIONS
1/4" = 1'-0"