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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

Seal and Signature



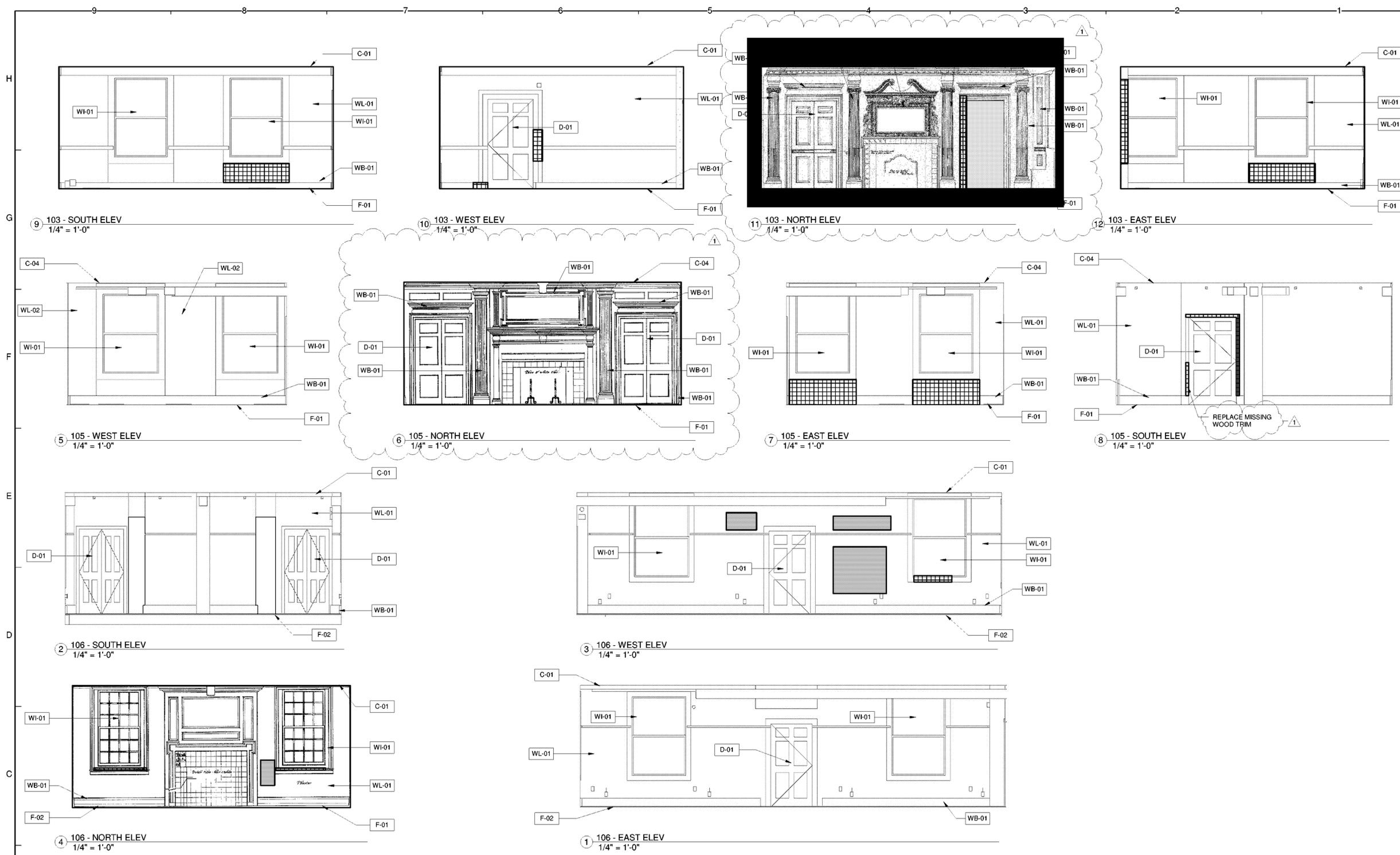
Sheet Title:
MANOR INTERIOR ELEVATIONS 1ST FLOOR

Drawing Number:
A711

Bid Documents

Project Number:
18006.47

Sheet:



CEILING SCOPE OF WORK

NOTE	ITEM	DESCRIPTION OF WORK
C-01	CEILING	REPAIR, STABILIZATION AND RESTORATION OF CONVENTIONAL THREE PART LIME & GYPSUM PLASTERS OVER WOOD AND METAL LATH. PREPARE INTERIOR SURFACE FOR, AND APPLICATION OF, INTERIOR PAINT - 2 COATS.
C-02	CEILING	ROOM 103 CEILING IN THE MANOR HALL IS EXCLUDED FROM THE CONTRACT. CONTRACTOR NOT TO DISTURB CEILING. PROTECT IN PLACE.
C-03	CEILING	VENEER COAT PLASTER CEILING. PRIME AND PAINT. SALVAGE MEDALLION IN PLACE AT CENTER OF CEILING IN ROOM 104.
C-04	CEILING	PATCH CEILING. SCRAPE, PRIME AND PAINT CEILINGS

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.

NOTE: PAINT COLOR SCHEDULE TO BE PROVIDED BY OPRHP

PLASTER REPAIR

WOOD RESTORATION

NOTE: THE HIGHLIGHTED AREAS ARE AREAS IN NEED OF REPAIR AND RESTORATION, HOWEVER THESE LOCATIONS ARE NOT ALL INCLUSIVE. REFER TO SHEET A110 FOR TYPICAL EXISTING CONDITIONS TO BE REPAIRED AND RESTORED. SEE TABLE ON SHEETS A101 A102 A103 FOR ALLOWANCE TOTALS.

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