

6/4/2021 8:19:50 AM

GENERAL CONSTRUCTION NOTES

- SCOPE OF WORK: PHILIPSE MANOR HALL - OUR WHOLE HISTORY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING SCOPE OF WORK.
- ALL WORK SHALL COMPLY WITH THE 2020 EDITION OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND STATE ENERGY CONSERVATION CONSTRUCTION CODE, AS WELL AS ANY REFERENCED CODES WITHIN. ALL WORK MUST ALSO BE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED BY THE NATIONAL FIRE PROTECTION ASSOCIATION, OSHA, AND ADA.
- THE CONTRACTOR SHALL HOLD THE OWNER AND ARCHITECT HARMLESS AGAINST ANY AND ALL CLAIMS ARISING FROM WORK PERFORMED BY THE CONTRACTOR ON THE SITE.
- COMMENCE WORK AFTER PRE-CONSTRUCTION MEETING AND PROCEED DILIGENTLY AND CONTINUOUSLY TO COMPLETION.
- PRIOR TO STARTING WORK, SUBMIT FOR APPROVAL TO THE DIRECTOR'S REPRESENTATIVE A DETAILED SCHEDULE INDICATING ALL WORK THAT MIGHT AFFECT OWNER'S USE OF PROJECT SITE SUCH AS UTILITY SHUT DOWNS, NOISE GENERATING CONSTRUCTION, ETC.
- DO NOT INTERRUPT EXISTING UTILITY SERVICE WITHOUT AUTHORIZATION FROM DIRECTOR'S REPRESENTATIVE. PROVIDE TEMPORARY SERVICE DURING INTERRUPTIONS.
- PERFORM WORK IN A MANNER, WHICH MINIMIZES NOISE. SCHEDULE OPERATIONS AS DIRECTED BY DIRECTOR'S REPRESENTATIVE.
- ALL MATERIALS SHALL BE AS SPECIFIED, OR EQUAL AS APPROVED BY DIRECTOR'S REPRESENTATIVE. MATERIALS SPECIFIED INDICATE QUALITY INTENT THAT WILL BE USED AS A BASIS FOR REVIEW OF PRODUCT SUBSTITUTES. SEE GENERAL CONDITIONS.
- ALL ITEMS, WHICH ARE NOT SPECIFICALLY REFERRED TO, ON THESE DRAWINGS ARE TO BE SELECTED BY THE DIRECTOR'S REPRESENTATIVE FROM THE MANUFACTURER'S SAMPLES SHOWING FULL RANGE OF TEXTURES AND COLORS AVAILABLE.
- FOLLOW MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR INSTALLATION OF ALL MATERIALS EXCEPT WHERE OTHERWISE NOTED.
- THE WORDS "PROVIDE" OR "SUPPLY" SHALL INCLUDE BOTH FURNISHING AND INSTALLING THE SPECIFIED OR DETAILED ITEM, IN PLACE AND READY FOR OPERATION AND USE.
- CONTRACTOR SHALL STORE MATERIALS IN AREAS DESIGNATED BY DIRECTOR'S REPRESENTATIVE. DELIVERY OF MATERIALS SHALL BE AS DIRECTED BY DIRECTOR'S REPRESENTATIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND CONDITIONS, BOTH EXISTING AND PROPOSED, AS SHOWN ON THE DRAWINGS AND VERIFICATION OF THE SITE CONDITIONS WHICH MAY AFFECT THE WORK DESCRIBED HERE IN. DISCREPANCIES, VARIANTS OR DEFECTS SHALL BE IMMEDIATELY REPORTED TO THE DIRECTOR'S REPRESENTATIVE (EXCEPT FOR PROVISIONAL SAFETY MEASURES, IF SUCH ARE NECESSARY), SHALL BE MADE SAFE AT THE CONTRACTORS TOTAL RESPONSIBILITY AND EXPENSE, INCLUDING THE COST OF RECTIFICATION, IF SUCH DEEMED NECESSARY BY THE DIRECTOR'S REPRESENTATIVE.
- A GENERAL BUILDING PERMIT WILL BE PROVIDED BY DIRECTOR'S REPRESENTATIVE AT NO CHARGE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SURFACES AND ADJACENT STRUCTURES FOR THE DURATION OF THE CONTRACT WORK AND SHALL REPAIR AND DAMAGE RESULTING FROM WORK AT NO EXTRA COST OR CONTRACT TIME. THE CONTRACTOR SHALL DOCUMENT ON DRAWINGS, ANY AND ALL DAMAGE RESULTING FROM THE REMOVALS OF EXISTING MATERIALS AND/OR INSTALLATION OF NEW MATERIALS. SUCH ITEMS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE DIRECTOR'S REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE PROTECTION OF ADJACENT PROPERTY INCLUDING ALL EXISTING SITE AND LANDSCAPING ELEMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF WORK IN PROGRESS THROUGH TO HANDOVER TO THE DIRECTOR'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE BARRICADES AROUND WORK AREAS AS REQUIRED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THEREIN.
- THE CONTRACTOR SHALL KEEP WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES. SITE WILL BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY DEPENDING ON THE STATUS AND LEVEL OF COMPLETION OF CONSTRUCTION.
- MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- CONTRACTOR TO NOTE THAT ANY DISCREPANCY FOUND BETWEEN DRAWINGS AND SPECIFICATIONS AND/OR ON DRAWINGS OR SPECIFICATIONS MUST BE REPORTED TO THE DIRECTOR'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH DIRECTOR'S REPRESENTATIVE ALL WORK PROCEDURES AND ANY LOCATION OF POSSIBLE TEMPORARY UTILITIES BEFORE BEGINNING ANY WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES, (PLUMBING, ELECTRICAL, ETC.).
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE CONSTRUCTION.
- THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS, AND PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL IN A COMPLETE MANNER THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS INDICATED IN THE CONTRACT DOCUMENTS AND IN CONFORMITY WITH THE DIMENSIONS, DESIGN, AND DETAILS INDICATED IN THE CONTRACT DOCUMENTS.
- CONSTRUCTION SHOWN IS CONTINUOUS, UNLESS NOTED OTHERWISE.
- CONSTRUCTION SHOWN IS NEW AND TO BE PROVIDED, UNLESS NOTED OTHERWISE.

DEMOLITION NOTES:

- DRAWINGS SHOW GENERAL SCOPE OF REMOVAL WORK. CONTRACTOR IS TO PROVIDE ALL WORK AS REQUIRED TO ALLOW FOR INSTALLATION OF NEW WORK AS SHOWN ON DRAWINGS.
- IDENTIFIED ITEMS TO BE SALVAGED AND RETAINED BY OPRHP.
- REMOVE DEBRIS FROM DEMOLITION AREA AS IT IS PRODUCED. LEGALLY DISPOSE OF MATERIALS OFF SITE.
- WIRING RENDERED USELESS BY THE DEMOLITION SHALL BE REMOVED TO ITS POINT OF SUPPLY. CAP UTILITIES RENDERED OBSOLETE.
- RESTORE ANY EXISTING ELECTRICAL INSTALLATION DISTURBED DURING THE COURSE OF CONSTRUCTION AND NOT INDICATED FOR REMOVAL.
- REFER TO LEAD ABATEMENT DRAWINGS AND HAZARDOUS MATERIALS REPORT/SURVEY FOR EXTENT OF ASBESTOS CONTAINING MATERIALS.
- REFER TO SPECIFICATIONS SECTION 02 1000 SELECTIVE DEMOLITION, REMOVALS AND SALVAGE.

SAFETY PLAN:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
- STORAGE OF MATERIALS AND BUILDING SAFETY:
 - ALL BUILDING MATERIALS STORED AT THE SITE OR ANY AREAS OF THE BUILDING ARE TO BE STORED IN AN ORDERLY MANNER AND SECURED IN A LOCKED AREA. ACCESS TO SUCH AREA IS TO BE CONTROLLED BY THE GENERAL CONTRACTOR.
 - STORE ITEMS OUTSIDE OF HOUSE NOT TO BE USED THAT DAY. DO NOT OVERLOAD FLOOR CAPACITY.
 - NO FLAMMABLE MATERIALS ARE TO BE STORED AT THE SITE. ALL MATERIALS USED ON A DAILY BASIS ARE TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT. ALL FLAMMABLE MATERIAL IS TO BE USED IN AN ADEQUATELY VENTED SPACE.
 - ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE ARE EXPOSED CONDUITS.
- DUST CONTROL:
 - DEBRIS, DIRT AND DUST TO BE KEPT AT A MINIMUM AND CONFINED TO SCAFFOLDING AND TO THE IMMEDIATE CONSTRUCTION AREA.
 - DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING PERIODICALLY TO AVOID EXCESS ACCUMULATION. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE; DUMPSTERS ARE TO BE REMOVED AS FILLED.
- CONSTRUCTION HOURS ARE TO BE FROM 7:30AM TO 5:00PM.
- CONSTRUCTION WORK WILL BE CONFINED TO THE AREA(S) DEFINED BY THE WORK AREA LIMITS AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO ADJACENT BUILDINGS OR PEDESTRIANS.
- THE CONTRACTOR SHALL TAKE EVERY REASONABLE PRECAUTION TO PROTECT THE FACILITY, STAFF, AND THE PUBLIC FROM THE WORK OF THIS CONTRACT, INCLUDING PREVENTING UNAUTHORIZED ACCESS TO LADDERS, SCAFFOLDING, EQUIPMENT, OPEN TRENCHES AND OTHER HAZARDOUS AREAS.
- SITE WILL BE CLOSED TO THE PUBLIC BUT ACCESS FOR OPRHP STAFF. STILL PROTECT SITE WITH CONSTRUCTION FENCE AND VISIBILITY SCREEN.
- ALL LADDERS, AND SCAFFOLDING SHALL BE IN GOOD OPERATING CONDITION, AND SHALL CONFORM TO ALL APPLICABLE STANDARDS. ALL DAMAGED LADDERS, AND ROLLING SCAFFOLDING WILL BE IMMEDIATELY REMOVED FROM THE JOB SITE. ALL PLATFORM, ACCESS, SITE SCAFFOLDING SHALL CONFORM TO THE LATEST REQUIREMENTS STANDARDS AND GUIDELINES ESTABLISHED BY OSHA.
- DURING WORK, ALL ELECTRICAL HAND TOOLS MUST BE GROUNDED PROPERLY. ALL APPROPRIATE PROTECTIVE GEAR, INCLUDING EYE GOGGLES, WILL BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS OF MASONRY COMPONENTS AND ANY OTHER CONSTRUCTION OPERATIONS, WHICH REQUIRE SAFETY CLOTHING AND PROTECTIVE EQUIPMENT.
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CONTRACTORS RESPONSIBILITIES

- THE GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES AND SPECIFICATIONS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY AND WHICH NOTES APPLY TO HIS SUB-CONTRACTORS.
- THE SUBMISSION OF A BID BY THE GENERAL CONTRACTOR WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF THE PREMISES AND SITE HAVE BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL DIMENSIONS, QUANTITIES, WORK, AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES THEREIN.
- THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE DIRECTOR'S REPRESENTATIVE UNLESS WORK INVOLVES AN IMMEDIATE OR IMMINENT SAFETY HAZARD. SEE GENERAL CONDITIONS AND SECTION 01 2500 CONTRACT MODIFICATION PROCEDURES. ALL WORK MATERIALS ARE TO BE ORDERED SUFFICIENTLY AHEAD OF TIME SO THAT THE WORK CAN PROCEED AS SCHEDULED.
- ANY MATERIALS DELIVERED OR WORK PERFORMED CONTRARY TO THE DRAWINGS, SPECIFICATIONS AND APPROVED SHOP DRAWINGS SHALL BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE REPLACED WITH THE OTHER MATERIALS OR WORK SATISFACTORY TO THE DIRECTOR'S REPRESENTATIVE. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF REPLACING ADJACENT OR CONTINGENT WORK, WHICH MAY BE DISTURBED BY THIS REPLACEMENT.
- THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS SUB-CONTRACTORS AND SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PREMISES AT ALL TIME WHEN WORK IS IN PROGRESS. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING AS REQUIRED BY THE SUB-CONTRACTOR.
- THE CONTRACTOR SHALL KEEP THE DIRECTOR'S REPRESENTATIVE INFORMED OF THE PROGRESS OF HIS WORK.
- PROGRESS SCHEDULE MUST BE SUBMITTED IN ACCORDANCE WITH SECTION 01 30 00 ADMINISTRATIVE REQUIREMENTS.
- ANY DAMAGE TO NEW OR EXISTING BUILDING FABRIC NOT DESIGNATED FOR REPAIR OR OTHER APPROVED TREATMENT DURING CONSTRUCTION IS TO BE CORRECTED AT THE CONTRACTOR'S EXPENSE ONLY AFTER THOROUGH EXAMINATION BY THE DIRECTOR'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK. ANY REPAIRS TO THE EXTERIOR SURFACES AND COMPONENTS MUST BE DISCUSSED WITH THE DIRECTOR'S REPRESENTATIVE PRIOR TO EXECUTING THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION. SUCH ITEMS SHALL BE PROTECTED AGAINST COLLAPSE, DISTORTIONS, AND FOR CORRECT ALIGNMENT WITH ADJACENT MATERIALS AND SURFACES, ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- AT ALL TIMES THE CONTRACTOR WILL BE RESPONSIBLE TO MAINTAIN AND PROTECT ALL EXISTING SYSTEMS FROM THE EFFECTS OF ADVERSE WEATHER (RAIN, SNOW, COLD, ETC.) WITHIN AREAS OF WORK UNDER THIS CONTRACT AT NO ADDITIONAL CHARGE.

PROTECTION OF HISTORIC AND CULTURAL RESOURCES

- PHILIPSE MANOR HALL STATE HISTORIC SITE IS A NATIONAL HISTORIC LANDMARK AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. THE CONTRACTOR SHALL COMMUNICATE THE HISTORIC SIGNIFICANCE OF THIS PROPERTY TO ITS EMPLOYEES AND THE EMPLOYEES OF ITS SUB-CONTRACTORS AND SUPPLIERS AND DIRECT EACH TO TAKE PRECAUTIONS TO PROTECT AND PRESERVE THE BUILDING.
 - ASSUME THAT ALL EXISTING CONSTRUCTION TO REMAIN, ITEMS NOTED FOR REMOVAL AND SALVAGE, AND ITEMS NOTED FOR REMOVAL AND REINSTALLATION ARE ORIGINAL HISTORIC MATERIALS.
- WORK OF THIS CONTRACT INCLUDES THE REPAIR AND REPLACEMENT OF HISTORIC AND ARCHAIC MATERIALS. WHERE SPECIFIED, THE REPLACEMENT OF HISTORIC BUILDING MATERIALS MUST REPLICATE THE HISTORIC MATERIAL IN ALL VISUAL AND PHYSICAL QUALITIES, INCLUDING DIMENSION, PROFILE, COLOR, SURFACE TEXTURE, TOOLING OR MANUFACTURING MARKS, AND STRENGTH. NO ALLOWANCE IN THE LUMP SUM PRICE WILL BE CONSIDERED FOR THE COST OF ACCURATELY REPLICATING HISTORIC AND ARCHAIC BUILDING MATERIALS.
- ARCHAEOLOGICAL RESOURCES: CONTRACTOR SHALL PROMPTLY ADVISE THE DIRECTOR'S REPRESENTATIVE OF THE NEED TO PERFORM ANY TRENCHING OR EXCAVATION, DRIVE ANY ANCHORS OR POSTS INTO THE GROUND, OR OTHERWISE DISTURB SOILS BEFORE COMMENCING WORK OF THIS CONTRACT. DO NOT PROCEED WITH ANY SUCH WORK WITHOUT PRIOR APPROVAL FROM THE DIRECTOR'S REPRESENTATIVE. DIRECTOR'S REPRESENTATIVE WILL SCHEDULE OWNER'S ARCHAEOLOGISTS TO MONITOR ALL EXCAVATIONS IN WHICH THE DEPTH EXCEED SIX (6) INCHES. EXCAVATIONS OF LESS THAN SIX (6) INCHES DO NOT REQUIRE ARCHAEOLOGICAL MONITORING.
 - CONTRACTOR MAY BE REQUIRED TO ADJUST THE SEQUENCE OF THE WORK TO ALLOW FOR ANY NECESSARY ARCHAEOLOGICAL TESTING AND SALVAGE.
 - EXCAVATION WITHIN 24 INCHES OF THE STRUCTURE WILL BE PERFORMED BY HAND TOOLS ONLY. NO EXCAVATING MACHINES ARE PERMITTED WITHIN 24 INCHES OF THE STRUCTURE WITHOUT WRITTEN AUTHORIZATION FROM THE DIRECTOR'S REPRESENTATIVE.

SCOPE OF WORK SUMMARY:

THIS IS A GENERAL SCOPE OF WORK ONLY TO FACILITATE PROJECT UNDERSTANDING. THIS PROJECT INCLUDES, BUT NOT NECESSARILY LIMITED TO THE FOLLOWING SCOPE OF WORK AND ALL RELATED WORK TO ACCOMPLISH IT.

- DEMOLITION OF EXISTING STORAGE SPACE AND BATHROOM AT MANOR HALL.
- EXCAVATION FOR AND INSTALLATION OF THE BUILDING ADDITION BASEMENT AND FOUNDATION. FOUNDATION TO BE TIED INTO EXISTING MANOR HALL AS INDICATED ON DRAWINGS.
- CONSTRUCTION OF BUILDING ADDITION.
- GRADING AS REQUIRED FOR BUILDING CONSTRUCTION.
- CONSTRUCTION OF WARMING KITCHEN AT CARETAKER'S COTTAGE.
- UPDATE AND RESTORE FINISHES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS.
- INSTALLATION OF CONNECTIONS TO EXISTING ON-SITE UTILITIES, INCLUDING BUT NOT LIMITED TO WATER SUPPLY, SEWER, ELECTRICAL, AND COMMUNICATIONS.
- TEMPORARY CONSTRUCTION ENTRANCE FROM WARBURTON AVENUE.

DRAWING LEGEND

Room name

101

ROOM TAG

101

DOOR TAG

1

WALL TAG

N

NORTH ARROW

℄

CENTERLINE

1

View Name

1/8" = 1'-0"

TITLE MARK

1

8'-1"

ELEVATION MARK
(RELATIVE TO PROJECT DATUM)

1

A300

SECTION MARK

5'-0"

DIMENSION. WALL DIMENSIONS ARE TO FACE OF STUD. UNO. DIMENSIONS LABELED AS CLEAR ARE TO THE OUTERMOST EDGE OF THE CONSTRUCTION.

BREAK MARK

NEW LINE WORK LINE TYPE
(LINE WEIGHT VARIES)

WALL ABOVE, WALL BELOW OR DEMOLISHED LINE TYPE
(LINE WEIGHT VARIES, SHEET DEPENDENT)

DETAIL BUBBLE

1

A600

EXTERIOR ELEVATION

1

A200

INTERIOR ELEVATION

1

A700

Abbreviations

AFF Above finish floor
CIP Cast In Place
CL Centerline
CJ Control joint
CMU Concrete masonry unit
DIM Dimension
EJ Expansion joint
ELECT. Electrical
FEC Fire extinguisher and cabinet
FIN Finish
GFRC Glass fiber reinforced concrete
GWB Gypsum wall board
LA Landscape Architecture
MAX Maximum
MECH Mechanical
MIN Minimum
MRF Manufacturer
MTL Metal
NIC Not in Contract
OC On center
PLUMB. Plumbing
PT Pressure Treated
PVC Polyvinyl chloride
REQ'D Required
R.O. Rough opening
SF Square feet
SIM Similar
STRUCT. Structural
TYP Typical
UCN Unless otherwise noted
VIF Verify in field
WC Water closet
WRB Weather Barrier

ADDITION
(NEW)

COTTAGE (EXIST)

SHED (EXIST / NEW)

SERVICE WING
(DEMO)

BACK PORCH
(EXIST)

MANOR
(EXIST)

WOODWORTH AVE

DOCK STREET

WARBURTON AVE

DRIVEWAY

z

1

PROJECT AREA TERMS

1/16" = 1'-0"

NEW YORK
STATE OF
OPPORTUNITY.

Governor Andrew M. Cuomo

Parks, Recreation
and Historic Preservation

Commissioner Erik Kulesseid

Architect:

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Saratoga Springs, NY 12866

Engineer:

Barton and Loguidice
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Liverpool, NY 13088

Exhibit Designer:

AMAZE DESIGN
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Boston, MA 02205-9761

SARATOGA
ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

Barton
&Loguidice

amaze DESIGN

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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

Drawn By:
KET

Design By:
EDW

Checked By:
CTS

Approved By:
DFM

Date:
5/28/2021

Seal and Signature

REGISTERED ARCHITECT
RONALD F. MINNEY
015974
STATE OF NEW YORK

**GENERAL
INFORMATION**

Bid Documents

Sheet Title:

G101

Drawing Number:

Project Number:
18006.47

Sheet:

9 8 7 6 5 4 3 2 1