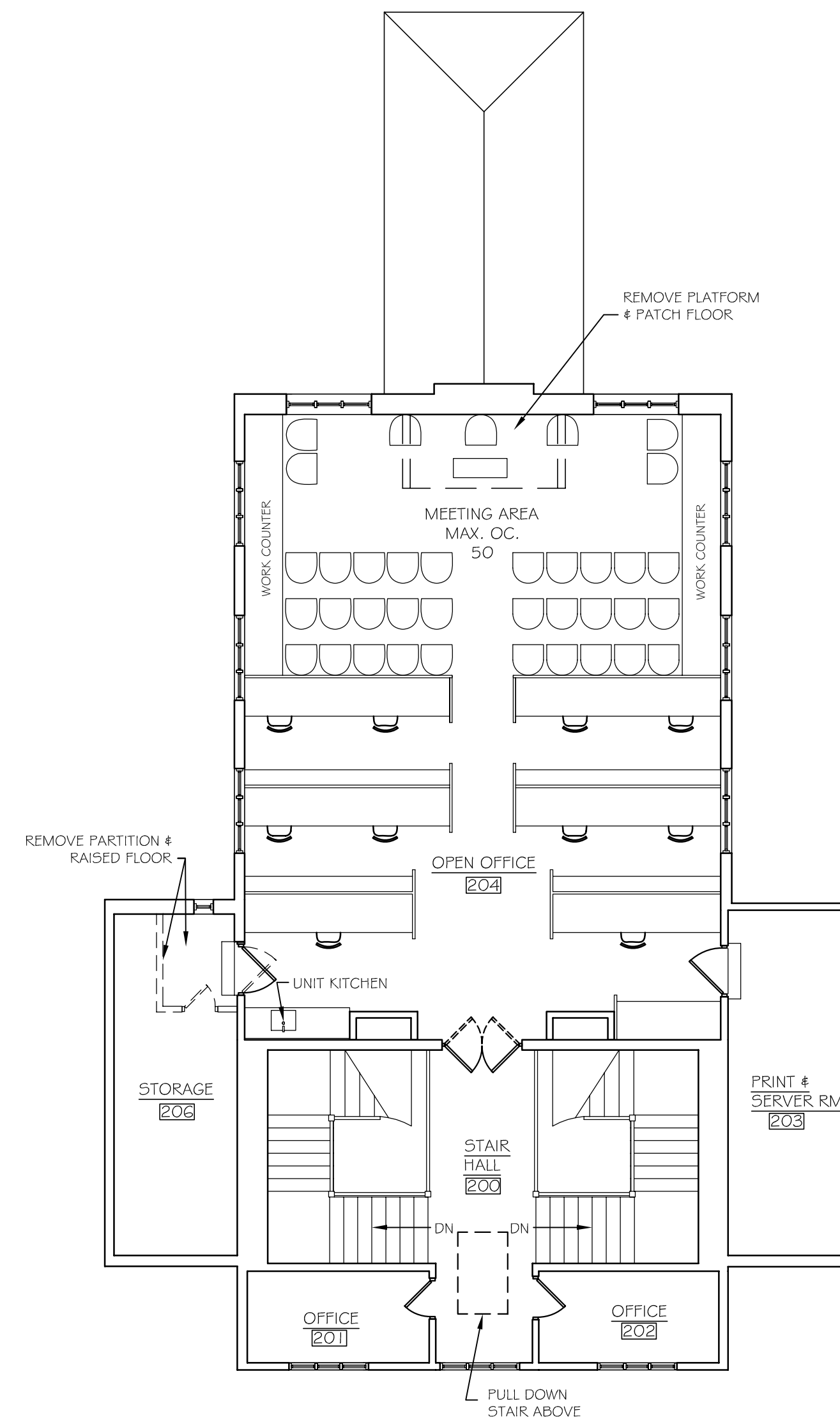


FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



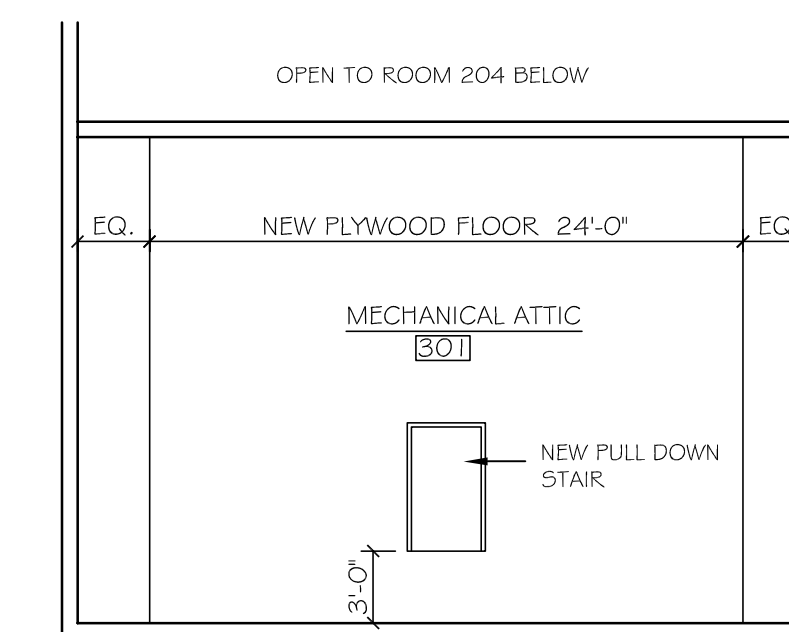
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SCOPE OF WORK - PHASE 1

- Asbestos Abatement
- General Requirements: construction procedures; cleaning
- Selective Demolition: remove plumbing fixtures, walls and door at room 206; remove entire existing plumbing, heating and electrical systems; remove resilient flooring and raised platform; remove deteriorated portion of plaster ceilings
- Site Work: none
- Earthwork: fill pit at west wing
- Concrete: replace exterior steps at south wing
- Masonry: repoint chimney where needed and cap unused flues; reparge foundation walls where needed; repoint exterior stone joints where cracked
- Metals: Repair or replace foundation vent grilles; add tie rods at trusses
- Wood & Plastics: repair/replace fascias; replace missing step at room 206; repair bench at front porch; Frame new valve room.
- Thermal/Moisture Protection: replace missing roof shingles; replace wood wall shingles where deteriorated; clean and repair roof gutters and downspouts; extend downspouts to grade; replace flashing at chimney-rear wing connection; replace sealant between stone and door/window frames; insulate mechanical attic and valve room.
- Doors/Windows: repair sash and hardware at all windows; replace missing sash; replace all broken glass; repair existing exterior doors and sidelites; repair existing interior doors; recondition door hardware and replace broken and missing items; door to valve room
- Finishes: Paint exterior wood trim, doors and metal items; stain wood wall shingles; enclose attic and valve room with fire-rated drywall
- Plumbing: new water and gas services
- Heating: new warm air heating system
- Electrical: new service and main panel; partial power and lighting system
- Fire Protection: automatic sprinkler system and fire alarm system (Alternate bid)

SCOPE OF WORK - PHASE 2 (NOT IN PHASE 1 CONTRACT)

- General Requirements: construction procedures; cleaning
- Selective Demolition: remove entire roof structure of west wing
- Site Work: driveway, parking and walks; landscaping
- Wood & Plastics: build wood frame floor, extend walls up, and build new roof at west wing; rear entrance steps; cabinets, work counters and shelving; replace missing/broken balusters at stairs, both floors; raise roof of west wing
- Thermal/Moisture Protection: insulate roof, walls and crawl space
- Doors/Windows: interior doors, frames and hardware, insulating glass at windows
- Finishes: replace floor tile at front porch; repair and patch plaster walls and ceilings; replace deteriorated plaster ceiling with drywall in rooms 204 & 206; new partitions; paint interior walls and ceilings; refinish wood wainscot, doors, interior side of windows, and trim; patch and refinish wood flooring; replace resilient flooring at rooms 204 & 206; new finishes at bathrooms
- Plumbing: piping, fixtures, water heaters for bathrooms and unit kitchen; connection to existing building sewer
- Heating, Ventilating and Air Conditioning: cooling components for Phase 1 air system; bathroom ventilation
- Electrical: balance of power and lighting system; emergency lighting; lightning protection; telephone and data conduits; security system



ATTIC PLAN
SCALE: 1/8" = 1'-0"

NOTES

1. This drawing shows a general summary of work planned for a future Phase 2 contract. Perform the work of Phase 1 in a manner that does not conflict with Phase 2 plans.
2. No occupancy of the building is planned until the completion of Phase 2.
3. The scope of work shown above for Phase 1 is not necessarily complete. See the other drawings in this set and the specifications for the full scope of Phase 1.
4. All work shall be in accordance with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Rehabilitation of the

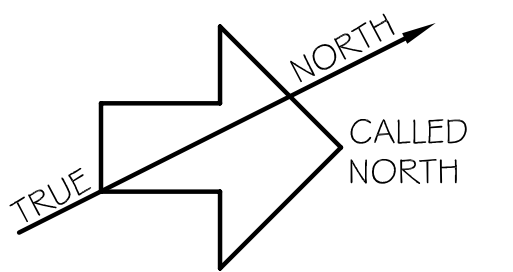
DARLINGTON SCHOOLHOUSE

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New York-New Jersey Trail Conference
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LEGEND

- EXISTING PARTITION
- NEW PARTITION
- REMOVE PARTITION
- EXISTING DOOR
- NEW DOOR

DATE	JUNE 14, 2010
DRAWN BY	MCR
CHECKED BY	WP
JOB NO.	09160.00
DESIGN DEVELOPMENT Phases 1 & 2	DD-1