

**REQUIREMENTS**

1. The Darlington Schoolhouse is on the National Register of Historic Places and is to be treated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation <http://www.nps.gov/hps/tps/standards>.
2. The project is intended to comply with the New Jersey Rehabilitation Subcode, N.J.A.C. 5:23-6 and is to be treated in accordance with the requirements therein for Historical Buildings. The project includes repair, renovation, alteration, reconstruction, and change of use as defined in the Subcode.
3. The occupancy classification will be Business Group B, with the Design Occupant Load of the second floor limited to 50 persons until such time as a second means of egress from the second floor is provided.
4. No occupancy of the building is proposed until Phase 2 of this project is completed.
5. The historic character of the building is to be retained and preserved. Distinctive materials, features, finishes, and construction techniques are to be preserved.
6. Repair, rather than replacing, deteriorated features wherever possible. Where the severity of deterioration requires replacement of a feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacements of missing features shall match other examples of the same type of feature in this building or shall be inferred from documentary or physical evidence. Repairs and patches should also match the old feature with reasonable closeness, but may remain detectable.
7. Undertake chemical or physical treatments, if appropriate, using the gentlest means possible. Do not use treatments that cause damage to historic materials.

**GENERAL NOTES (APPLY TO ALL DRAWINGS)**

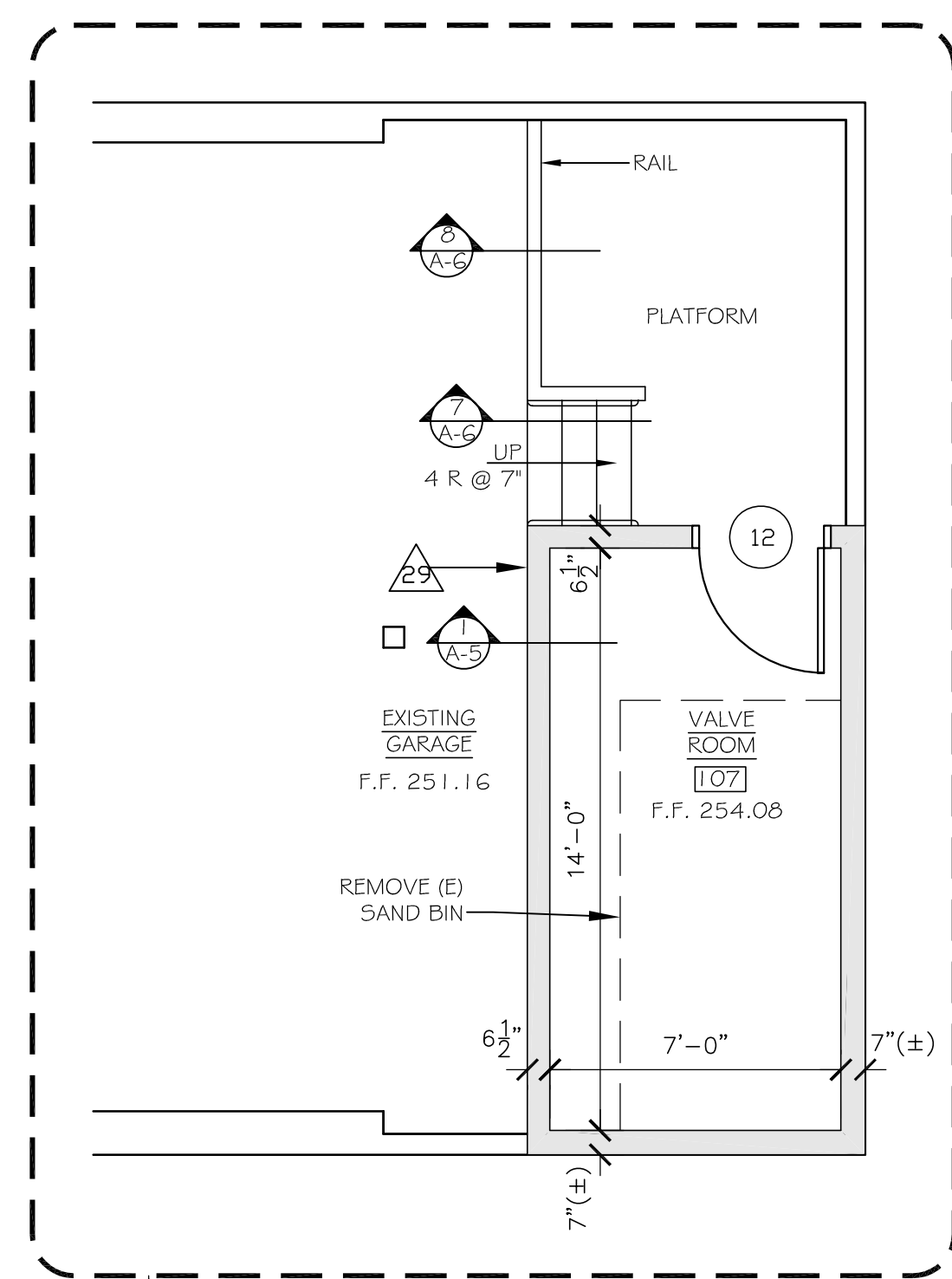
1. Remove existing debris from building and new debris as it accumulates. Maintain clean condition.
2. Repair existing exterior doors utilizing new pieces and/or dutchmen to restore original design and strength. Recondition and reinstall existing hardware where operable. Replace missing and inoperable pieces with closest available match. Install new hardware items. (See schedule.)
3. Remove all existing plumbing piping and fixtures.
4. Remove all radiators and heating piping.
5. Removal of certain electrical work is shown on Electrical Drawings.
6. Avoid damage to existing fabric during selective demolition.

**KEYED NOTES FOR PLANS**

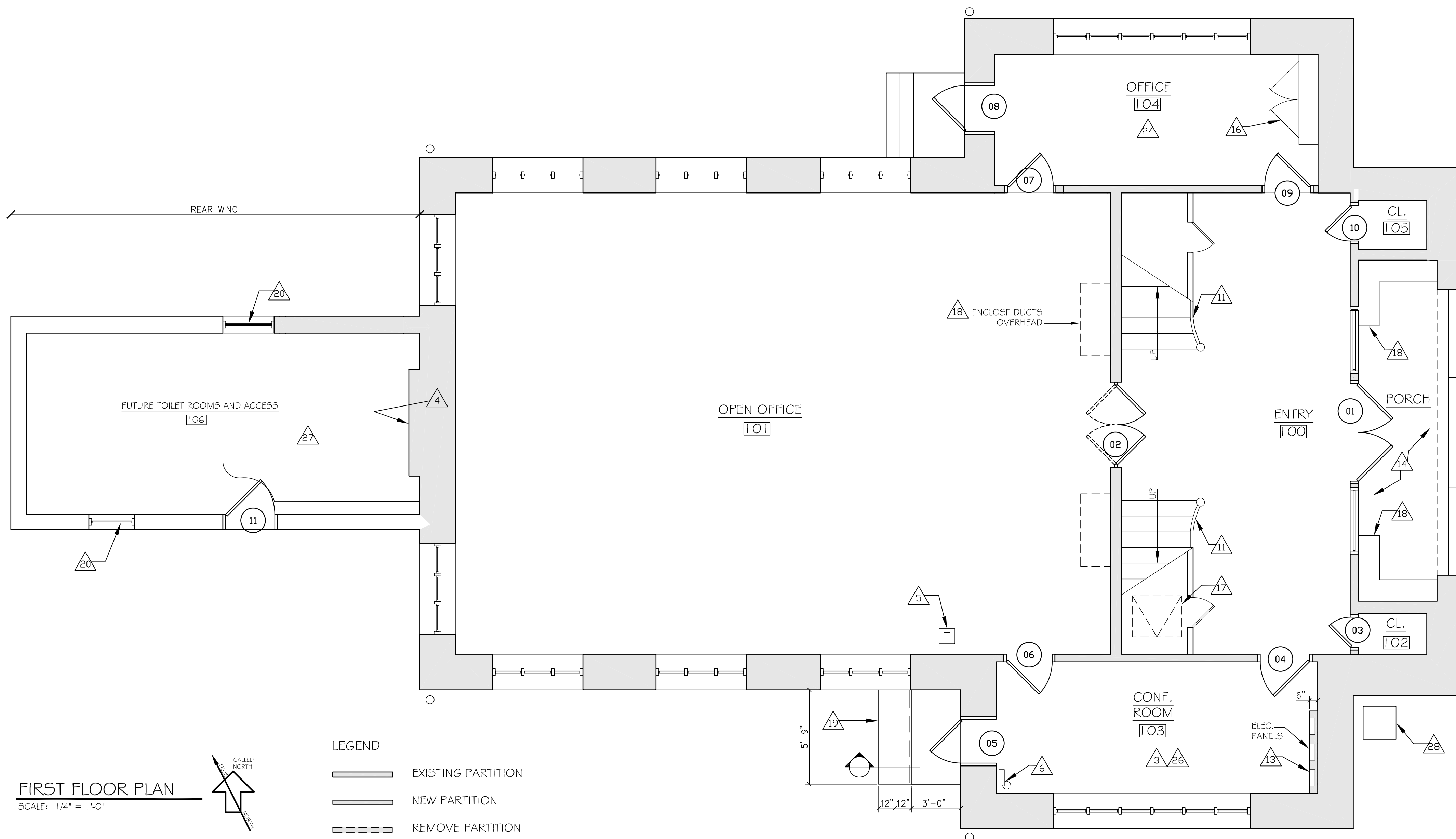
- 1. Remove cabinets, shelving and hanging devices.
- 2. Remove linoleum flooring (non-asbestos).
- 3. Remove asbestos-containing resilient flooring.
- 4. Remove asbestos-containing flue packing.
- 5. Remove thermostat.
- 6. Remove partition, raised floor, plumbing, and wall furring at existing toilet room.
- 7. Remove platform.
- 8. Remove deteriorated ceiling plaster and wood lath. (Assume 10% of ceiling area.)
- 9. Provide attic floor, 1 layer 3/4 inch Underlayment plywood. See Dwg A-5
- 10. Provide pull-down stair to attic. With safety railing around opening.
- 11. Not used.
- 12. Replace missing step.
- 13. Frame around ducts and electric panels for Phase 2 finish.
- 14. Remove and replace floor slab and tile floor.

**KEYED NOTES FOR PLANS (cont.)**

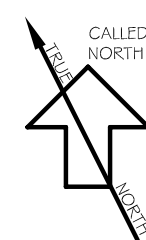
- 15. Repair open hole in subfloor.
- 16. Replace broken glass and missing muntin in cabinet door.
- 17. Construct 30" x 36" access hatch to crawl space. (See Detail A-6)
- 18. Repair broken legs of benches. (Also shown on Dwg A-5)
- 19. Replace concrete platform and steps.
- 20. Close window opening with plywood.
- 21. Not used.
- 22. Provide steel tie rods.
- 23. Replace ridge vent.
- 24. Remove 2 by 4 blocks from floor and ceiling
- 25. Remove entire ceiling plaster and lath.
- 26. Remove deteriorated ceiling plaster and lath. (Assume 50% of ceiling area)
- 27. Fill pit with compacted soil or crushed stone.
- 28. 2' x 2' concrete pad for gas meter.
- 29. Construct Valve Room, platform and steps.(Alternate No. 1)



IN ALTERNATE NO. 1  
NOT IN BASE BID.



**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LEGEND**

- EXISTING PARTITION
- NEW PARTITION
- REMOVE PARTITION
- EXISTING DOOR
- NEW DOOR
- HIDDEN LINES ABOVE OR BELOW

Rehabilitation of the

**DARLINGTON SCHOOLHOUSE**

600 Ramapo Valley Road, Mahwah NJ 07430

For the  
New York-New Jersey Trail Conference  
156 Ramapo Valley Road, Mahwah, NJ 07430

**COLGAN PERRY LAWLER AURELL ARCHITECTS**

118 MAIN STREET  
TAPPAN, NEW YORK 10983  
845-680-6670 INFO@CPLARCH.COM

DATE	JUNE 14, 2010
DRAWN BY	MCR
CHECKED BY	WP
JOB NO.	09160.00
<b>FIRST FLOOR PLAN</b>	<b>A-2</b>