CONSULT G&D ENGINEERS IF INTERFERENCE WARRANT FRAMING REVISIONS.

CONTRACTORS: DIMENS. SHOWN ARE FOR CONCEPT ONLY. FIELD VERIFY ALL DIMENSIONS.

CONTRACTOR: COVER OVER EXIST. DRAINS & OTHER UTIL FEATURES WITH RIGID BOARDS TO AVOID DAMAGING DURING CONSTR.

DRAWINGS INDEX

	SHT. NO.	DESCRIPTION
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	S-4	1st Floor Plan
	S-5	2nd Floor Plan
	S-6	Attic Plan
	S-7	Proposed Roof Framing -New-
	S-8	Roof Plan
	S-9	SECTIONS & DETAILS.
	S-10	SECTIONS & DETAILS
	S-11	BLDG. CROSS SECT. A
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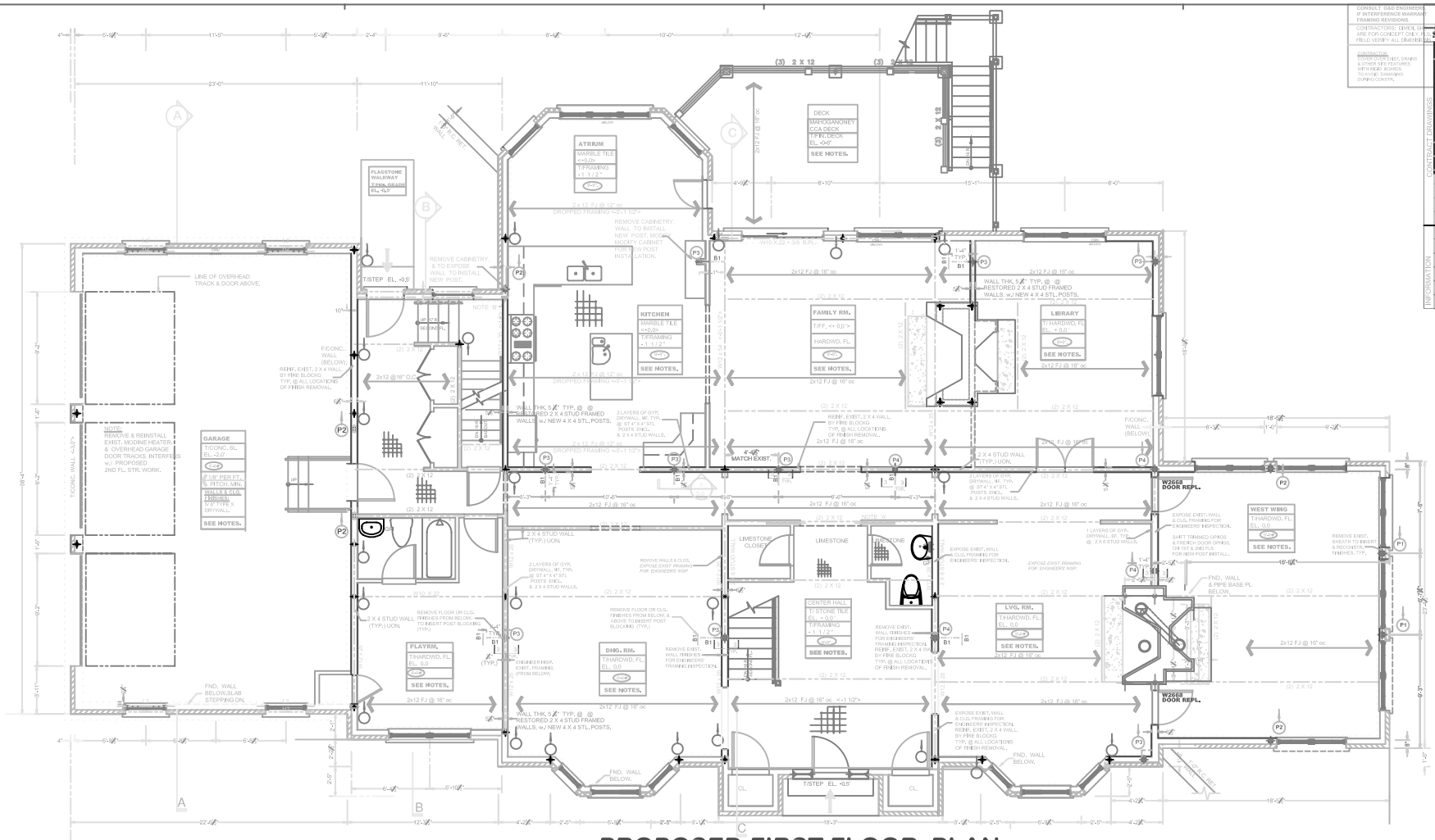
DRAWINGS ISSUED FOR INFORMATION:		
INFORMATION	S-14	NORTH ELEV.
	S-15	SOUTH ELEV.
	S-16	EAST ELEV.
	S-17	WEST ELEV.
	S-18	TYP. WALL SECTIONS.



PROPOSED FIRST FLOOR PLAN

NOTES:

1. TOP OF ALL FRAMING SHOWN IS 1/4" BELOW TOP OF FIRST FLOOR (T/FF) ELEV. 11.0. UON NOTED THUS <.> AS THE DISTANCE w/t. T/FF.
2. RESTORATION OF FLOORING: EXIST. FLOORING IS HARDWOOD CONSISTING OF 3/4" TONGUE & GROOVE OAK STRIP FLOORING OVER 3/4" THICK SUBFLOORING. UON. RESTORE PER NOTES ON DWGS. S-2
3. RESTORATION OF EXIST. FLOORS, WALLS, & CLG., PER DWGS. S-2, AS FOLLOWS:
   - EXIST. 3 1/2" INTERIOR WALLS: 2 X 4 STUD FRAMED WALLS w./OUT FINISHES. UON.
   - EXIST. 5 1/2" INTERIOR WALLS: 2 X 6 STUD FRAMED WALLS w./OUT FINISHES. UON. WHERE SHOWN.
   - FOR EXIST. EXTERIOR WALL SECTIONS, SEE SHT. S-18.
   - FOR EXIST. CONSTRUCTION MATL. TO RESTORE SEWALL SECTIONS, SEE SHT. S-18.
4. NEW FRAMING NOTED THUS ....Example: NEW - 1 3/4 X 9 1/2 LVL RR. @ 16
5. POST BRACING & BLOCKING, TYPE 'B1'. SEE SECT. 5. DWG. S-9.
6. RESTORE ALL EXIST. TRIMWORK TO MATCH EXIST. FOR ADDL. INFO., SEE DWG. S-2.
7. SEE NOTES 3 & 4. DWG. S-3. FOR INSP. OF FND. WALLS @ EXIST. BEAM POCKETS & COL. POSTS.
8. FOR BAL. OF NOTES. SEE DWGS. S-1 THRU S-3 .

GARAGE:

1. DEMOLITION:
   - REMOVE CLG. FINISHES @ LOCATIONS OF PROPOSED WORK.
   - REMOVE WALL FINISHES ALONG WEST BRG. WALL.
   - REMOVE INTERFERING UTILITIES OVERHEAD TRACK.
   - < STORE IN SAFE LOCATION FOR REINSTALLATION. UPON COMPLETION>
2. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & DIRECT REQD. STRUCTURAL MODIF.
3. STRUCTURAL INSTALLATIONS:
   A. REINF. EXIST. 2 ND FLOOR FRAMING OVERHD. FOR NEW STRUCTURAL INSTALLATIONS.
   B. MODIF. EXIST. FRAMING AS DIRECTED BY ENGR.
   C. INSERT POST BRACING IN FLOOR. PER PLAN.
   D. WALLS: INSERT STRUCTURAL POSTS. PER PLAN.
   E. INSERT FIRE BLOCKING & BRACING @ WALLS & FLRG.
5. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & APPRV.
6. INSTALL FINISHES:
   A. WALL & CLGS. FINISHES
   B. RESTORE TRIMWORK TO MATCH EXIST.
   C. REINSTALL OVERHD. TRACK & UTILITIES.

DINING RM, LVG. RM., HALLWAY, & CENTER HALL SCOPE OF WORK:

1. DEMOLITION:
   - REMOVE CLG. & WALL FINISHES @ LOCATIONS OF PROPOSED WORK.
   - REMOVE LIGHTING FIXTURES, HTG. REGISTER COVERS, ETC. & STORE IN SAFE LOCATIONS (THRUOUT ALL SECTIONS OF HOUSE IN AFFECTED AREAS.)
   - HANG TEMP. LIGHTS AS NEEDED.
2. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & DIRECT REQD. STRUCTURAL MODIF.
3. STRUCTURAL INSTALLATIONS:
   A. REINF. FLOOR FRAMING OVERHD. FOR NEW STRUCTURAL INSTALLATIONS.
   B. MODIF. EXIST. FRAMING AS DIRECTED BY ENGR.
   C. INSERT POST BRACING IN FLOOR. PER PLAN.
   D. WALLS: INSERT STRUCTURAL POSTS. PER PLAN
   E. INSERT FIRE BLOCKING & BRACING @ WALLS & FLRG.
5. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & APPRV.
6. INSTALL FINISHES:
   A. WALL & CLGS. FINISHES
   B. RESTORE TRIMWORK TO MATCH EXIST.
   C. REINSTALL FIXTURES, HTG. REGISTER COVERS. & UTILITIES.

FAMILY RM. LIBRARY, SUN RM., KITCHEN, & REAR ENTRY

1. DEMOLITION:
   - REMOVE FLOOR, CLG. FINISHES, & WALL FINISHES @ LOCATIONS OF PROPOSED WORK.
   - REMOVE HTG. REGISTER COVERS, LIGHTING FIXTURES. THAT COULD POTENTIALLY BE DAMAGED BY CONSTR. TYP. THRUOUT ALL FLOORS. AND ALL EXIST. FEATURES.
   - < STORE IN SAFE LOCATION FOR REINSTALLATION. UPON COMPLETION>
2. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & DIRECT REQD. STRUCTURAL MODIF.
3. STRUCTURAL INSTALLATIONS:
   A. REINF. EXIST. FRAMING OVERHD. FOR NEW STRUCTURAL INSTALLATIONS.
   B. MODIF. EXIST. FRAMING AS DIRECTED BY ENGR.
   C. INSERT POST BRACING IN FLOOR. PER PLAN.
   D. WALLS: INSERT STRUCTURAL POSTS. PER PLAN.
   E. INSERT FIRE BLOCKING & BRACING @ WALLS & FLRG.
5. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & APPRV.
6. INSTALL FINISHES:
   A. WALL & CLGS. FINISHES
   B. RESTORE TRIMWORK TO MATCH EXIST.
   C. REINSTALL OVERHD. TRACK HTG. REGISTER COVERS. ETC

DECK REPAIRS: (NIC).

1. DEMOLITION:
   - REMOVE CRACKED & DETERIORATED FRAMING.
   - REMOVE POORLY DESIGN & CONSTRUCTED RAIL MOLDINGS.
   - REMOVE & REPL. EXIST. JOIST HANGERS & CONNECTORS.
2. INSPECTION: CONTRACTOR TO SCHD. ENGR. MTG. & REVIEW THE EXIST. MODIF. THIS WORK SHOULD BE REGARDED AS NOT IN SCOPE OF BASE BLDING PROJECT. AND SUPPL. TO BASE BID.
3. STRUCTURAL INSTALLATIONS:
   A. REMOVE & REPLACE EXIST. EXIST. HANGERS WITH MATL. SUITED TO EXTERIOR ENVIRONMENTS
   B. JOIST HANGERS: SST. TRIPLE COATED ZINC JOIST HANGERS. AND SCREWS.
   C. PRESERVATIVE TREATMENT: CCA TREATED WOOD TO MATCH EXIST.
   D. REMOVE & REPL. EXIST. CRACKED STAIR TREADS & DELAPIDATED RAILINGS.
5. INSPECTION: ENGR. TO CONDUCT FRAMG. INSP. & APPRV.
6. INSTALL FINISHES:
   A. REPL. EXIST. TRIMWORK WITH

DATE	ISSUE & REVISION
	SUBMITTED FOR PERMITTING
	BID AWARD DATE
07 / 26 / 05	ISSUED CONTRACTOR BID PACKAGES.
07 / 15 / 05	ISSUED OWNER CONTRACT DRAWINGS.

GENERAL CONTRACTOR:
In progress

PROPERTY OWNER:
Confidential,
ARMONK, NY

PROPERTY TRUSTEE:
Confidential,
ARMONK, NY

CONTRACT DWGS. PREPARED BY:
GRIGG & DAVIS ENGINEERS, P.C.
21 CROSSWAY - SCARSDALE, NY 10583
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PROJECT TITLE:
REQUIRED STRUCTURAL REPAIRS.

Sheet Title:
FIRST FLOOR DEMOLITION & PROPOSED PLAN.

DATE: 07/15/05
SCALE: 1/4"= 1'-0" uon.