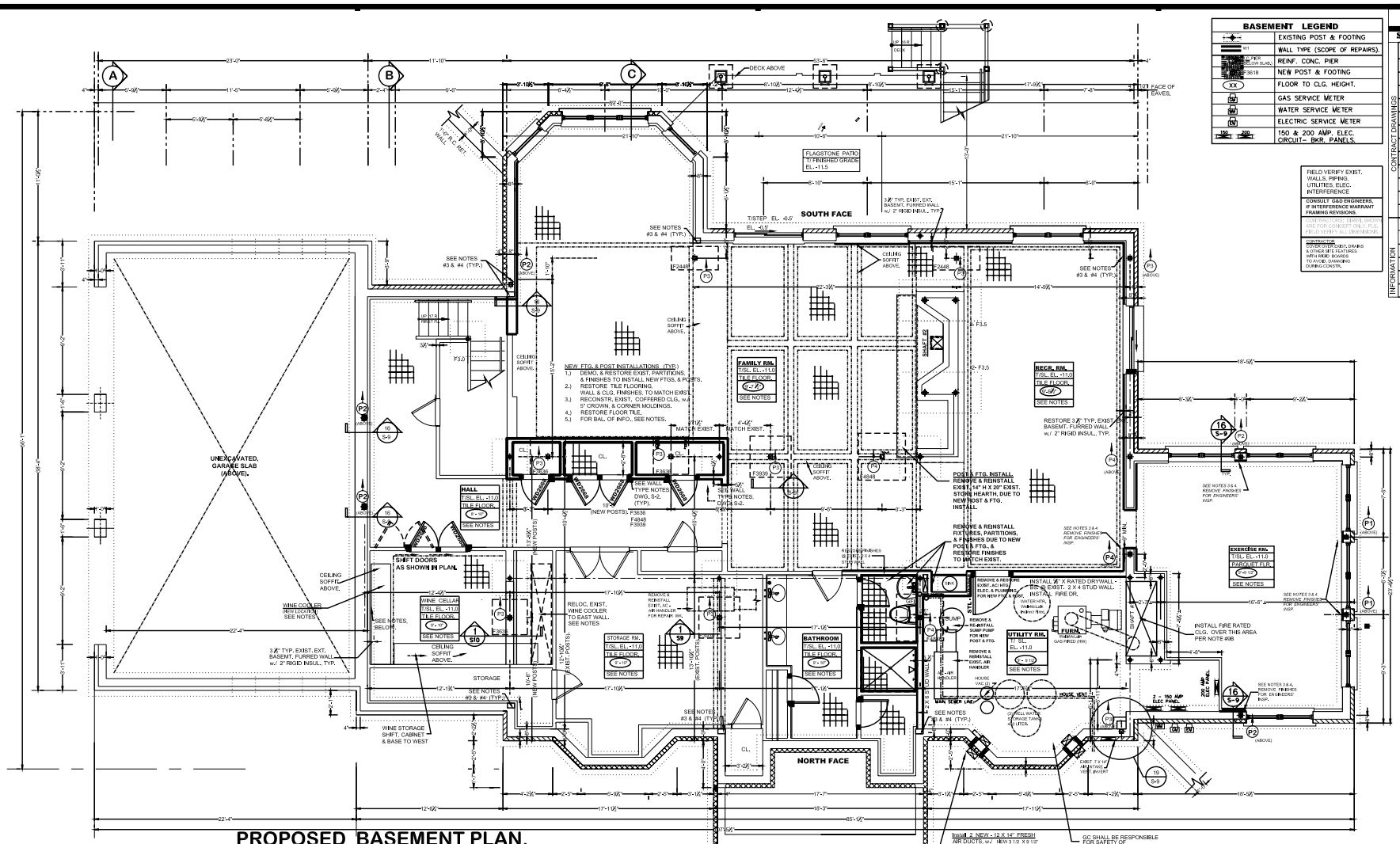

PROPOSED BASEMENT PLAN.

BASEMENT LEGEND

	EXISTING POST & FOOTING
W1	WALL TYPE (SCOPE OF REPAIRS).
	REINF. CONC. PIER
3618	NEW POST & FOOTING
XX	FLOOR TO CLG. HEIGHT.
GM	GAS SERVICE METER
WM	WATER SERVICE METER
EM	ELECTRIC SERVICE METER
100 / 200	150 & 200 AMP. ELEC. CIRCUIT– BKR. PANELS.

FIELD VERIFY EXIST. WALLS, PIPING, UTILITIES, ELEC. INTERFERENCE

CONSULT G&D ENGINEERS, IF INTERFERENCE WARRANT FRAMING REVISIONS.

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

CONTRACTOR: REPAIR OUTDOOR EXIST. DRAINS & OTHER SITE FEATURES WITH HUMUS BOARDS TO AVOID DAMAGING DURING CONSTR.

DRAWINGS INDEX

	SHT. NO.	DESCRIPTION
CONTRACT DRAWINGS	S-1	SCOPE OF WORK, PROJECT NOTES & LEGEND.
	S-2	GENERAL NOTES
	S-3	Basement Plan
	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
	S-12	BLDG. CROSS SECT. B
	S-13	BLDG. CROSS SECT. C
INFORMATION	DRAWINGS ISSUED FOR INFORMATION:	
	S-14	NORTH ELEV.
	S-15	SOUTH ELEV.
	S-16	EAST ELEV.
	S-17	WEST ELEV.
	S-18	TYP. WALL SECTIONS.

BASEMENT NOTES:

1.) FOOTINGS: FOR POST & FTG. DETAILS, SEE DWG. S-9. FOR STRUCTURAL STEEL & CONC. NOTES, SEE DWG. S-2.

2.) WALL RECONSTR. NOTES, INSULATION, TRIMWORK, DOORS, AND SHEATHING INFO., SEE DWG. S-2.

3.) **ENGR. INSP. EXIST. CONC. FND WALL @ THE FOLLOWING LOCATIONS:**
A. FOUNDATION WALL @ BEAM POCKETS, OR LOCATION OF
B. NEW POSTS @ CONC. FND. WALL @ EXTERIOR

CONTRACTOR TO UNSHEATHE WALL FOR ENGINEERS' INSPECTION, AND RESTORE WALL FINISHES, AS PER NOTE #4.

4.) **EXTERIOR MASONRY WALLS: RESTORE EXIST EXTERIOR WALLS AS FOLLOWS:**
A.) TAR PAPER,
B.) INSTALL 2 X 4 @ 16" OC., FURRING STRIPS , TO MATCH EXIST.
C.) INSTALL 2" THK. RIGID INSUL.
D.) LEAVE 1/2" AIR SPACE BETW. INSUL. BOARD & SHEATHING ,
E.) INSTALL WALL FINISHES: 1/2" GYPSUM
F.) DRYWALL & TRIMWORK, SEE DWG. S-2.

5.) **FLOORING:**
A. **SAWCUT EXIST. SLAB FOR NEW**
B. **DEMOLISH & RESTORE EXIST. STONE TILE.**
C. **HOMEOWNER TO FURNISH FLOOR TILES.**
D. **CONTR. SHALL NOTIFY ENGINEER TO INSPECT, SUBSOIL CONDITIONS, FOLLOWING FTG. EXCAV.**
E. **FOR FTG. DETAILS, SEE DWG. S-9.**

6.) **WALL PARTITIONS:**
A. **DEMO. & RESTORE EXIST. PARTITIONS, FINISHES, & TO MATCH EXIST. FOR ADDL INFO., SEE NOTES, DWG. S-2.**

7.) **CEILING:**
A. **DEMOLISH & RESTORE EXIST. FJP - 5" DEEP CROWN, & CORNER MOLDINGS.**
B. **REMOVE & RESTORE EXIST. INTERFERING UTILITES .**

8.) **UTILITIES:**
REMOVE & REINSTALL EXIST. UTILITES INTERFERING W/ PROPOSED FTG. & POST INSTALLATIONS. INCLUDING: CONVECTION H.W. HEATING, ELEC., PLUMBING, AIR-COND., FIRE, SECURITY & SOUND WIRING & SECUR. ALARM.

9.) **FURN. ROOM - LIFE SAFETY CORRECTIONS:**
A.) **FURN. RM. SHEATHING:** AT LOCATIONS OF FINISH REMOVAL & RECONSTR: INSTALL 5/ 8 " X-RATED DRYWALL FINISHES ON THE STUD WALLS IN FURNACE ROOM.
B) **SHAFTWAY #1:**
- FRAME OUT OPING OF SHAFT WITH 2 X 8 CJ @ 16" OC., TO SEAL OFF SHAFT & FURNACE RM.
- PROVIDE TWO LAYERS OF 5/ 8" X-RATED DRYWALL ON THE CLS., BELOW FURNACE SHAFT
- SEAL VAPORTIGHT BARRIER AROUND DUCT PENETRATIONS THRU THE WALL & SEALINGS.
SEAL VAPOR TRANSMISSION: SEAL ALL WALLS CEILING PENETRATIONS AROUND UTILITY PENETRATIONS BY PROVIDING VAPOR TIGHT INSULATED SEAL SLEEVES AROUND ALL PIPING, CONDUIT & DUCT PENETRATIONS THRU THE WALLS & CEILINGS.
D.) **FURNACE ROOM FIRE DOOR:** INSTALL ONE (1) TYPE B -1 HR. PREHUNG EXT. RATED STEEL DOORS & FRAME, w/ TIGHTLY FITTING, WEATHER SEALING AROUND PERIMETER & @ THRESHOLD.
E.) **FURNACE ROOM - FRESH AIR INTAKE DUCT IN ACCORDANCE w/ WEIL MCLAIN MANUF. REQMTS. "**
" SIZE OF DUCT & OPING. SUBJECT TO REVIEW & APPROV. BY MANUF.
- REMOVE EXTERIOR BLOCKING FOR VENT INSTALLATION.
- FRAME OPING. w/ AG. COATED TERMITE RESISTANT HEADER LUMBER.
- SUPPLY 2 - NEW 12 X 14" X 16" STAINLESS STEEL DUCT. w/ BUG SCREEN.
- SEAL & WATER PROOF AROUND EXTERIOR PENETRATIONS.
- INSTALL DUCT, USING STAINLESS STEEL HARDWARE & CAULK w/ MOORE MASONRY POLYURETHANE (ISO 17K). - SEAL AROUND EXIST. FRESH AIR VENT.

10. **STORAGE RM.:**
1.) REMOVE & REINSTALL EXIST. AIR HANDLER, & DUCT WORK,
2.) SAWCUT EXIST. SLAB (TYP). @ ALL NEW FTG.INSTALL.
3.) RECONST. EXIST. WALL FLR & CEILING FINISHES.

11. **WINE CELLAR:**
1.) RELOCATE WINE COOLER TO EAST WALL.
2.) SHIFT 2- 30" DOORS, AS SHOWN IN PLAN.
3.) MODIFY WATER SUPPLY FOR ICE MAKER. STORAGE CASE. ELEC., AND HEATING REGISTERS, AS REQD., FOR REVISED ROOM LAYOUT.
4.) DEMO. & RESTORE EXIST. FLOOR TILE. WALL & CEILING FINISHE
5.) CLG., PLUMBING (ICE MAKER), HTG., AND ELEC. MODIF. REPLACE CROWN MOLDINGS. ETC.

12. **HALL:**
DEMO. & RESTORE EXIST. FLOOR TILE, WALL, DUCT WK., & CEILING FINISHES CLG., PLUMBING HTG., AND ELEC. MODIF. REPLACE CROWN MOLDING.

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
TEL/FAX: 914-725-5095
E-MAIL: GDENGINEERS@OPTONLINE.NET

PROJECT TITLE:
REQUIRED STRUCTURAL REPAIRS.

SHEET TITLE:
BASEMENT DEMOLITION & PROPOSED PLAN.

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