

GENERAL CONDITIONS
 UNLESS OTHERWISE NOTED, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT-201 4/87 SHALL APPLY. THE CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY. SUBSTITUTIONS SHOULD NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE OWNER. THE PREMISES SHALL BE KEPT REASONABLY CLEAN AT ALL TIMES. AT THE COMPLETION OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS, TOOLS, RUBBISH, ETC., CLEAN GLASS AND LEAVE WORK BROOM CLEAN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE. ALL SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES. PROOF OF COMPLIANCE TO BE PROVIDED TO OWNER UPON REQUEST. THE CONTRACTOR SHOULD FULLY GUARANTEE HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT UNLESS OTHERWISE SPECIFIED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GOOD BUILDING PRACTICES. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, ENGINEER AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK PROVIDED THAT ANY SUCH CLAIM, DAMAGE, LOSS OR EXPENSE (A) IS ATTRIBUTABLE TO BODILY INJURY, SICKNESS, DISEASE OR DEATH OR TO INJURY TO OR DESTRUCTION OF TANGIBLE PROPERTY (OTHER THAN THE WORK ITSELF INCLUDING THE LOSS OR USE RESULTING THEREFROM). (B) IS CAUSED IN WHOLE OR IN PART BY ANY NEGLIGENT ACT OR OMISSION OF THE CONTRACTOR, ANY SUBCONTRACTOR, ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE REGARDLESS OF WHETHER OR NOT IT IS CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. ALL MATERIALS, ASSEMBLIES, AND METHOD OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO FORM-WORK, BLOCK-WORK, FRAMING, NAILING, PLACING OF CONCRETE, ETC. ARE TO BE CAREFULLY SUPERVISED BY THE CONTRACTOR TO BE SURE THEY ARE IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, APPLICABLE CODES AND GOOD PRACTICE. DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHOP DRAWINGS WHICH MAY BE NEEDED. ALL DIMENSIONS AND CONDITIONS ARE TO BE FIELD VERIFIED. CONTRACTOR TO REMOVE & RELOCATE AS REQUIRED ALL EXISTING WORK WHICH INTERFERES WITH NEW CONSTRUCTION.

GLASS WINDOWS AND DOORS
 TO BE INSTALLED AS PER SECTION R308 OF THE RESIDENTIAL CODE OF N.Y.S. ALL GLASS IS TO BE INSULATED LOW-E UNLESS OTHERWISE SPECIFIED. GLASS SUBCONTRACTOR SHALL NOT INSTALL GLASS UNTIL PROPER CLEARANCES ARE PROVIDED. ALL SLIDING GLASS DOORS, SKYLIGHTS AND/OR WINDOWS AS REQUIRED BY CODE, SHALL BE INSULATED TEMPERED GLASS. ALL GLASS DOORS AND WINDOWS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL WINDOWS ARE TO BE CAULKED AND SEALED AS PER N.Y.S. ENERGY CONSERVATION CODE REQUIREMENTS. PROVIDE FLASHING PANS UNDER ALL SLIDER, DOORS, AND WINDOWS WITHIN A 6" OF AN EXTERIOR SURFACE. ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER-STRIPPED. PROVIDE ALL SCREENS AND HARDWARE AS REQUIRED. ALL GLASS IS TO BE FREE OF SCRATCHES AND IMPERFECTIONS AND GUARANTEED BY THE MANUFACTURER FOR A PERIOD OF NO LESS THAN 5 YEARS. DOOR AND WINDOW MANUFACTURER TO BE DETERMINED BY OWNER.

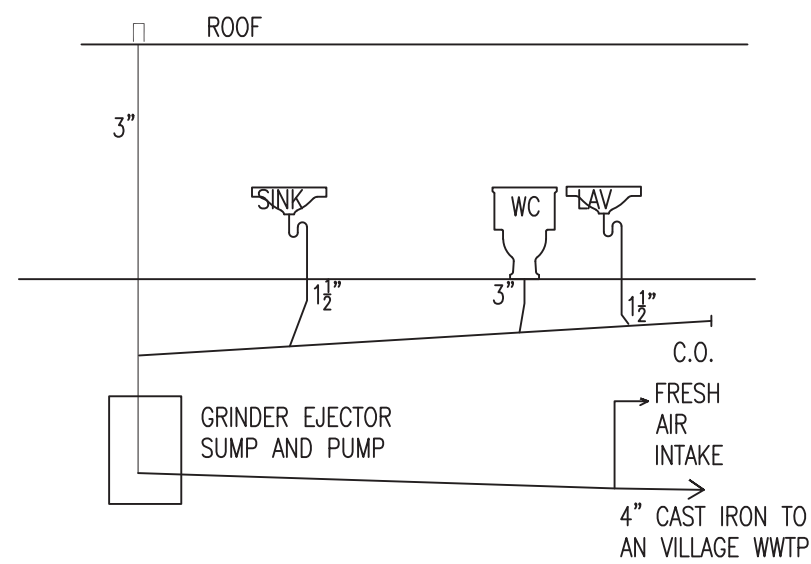
FRAMING AND ROUGH CARPENTRY
 JOISTS RAFTERS AND STUDS SHALL BE CONSTRUCTION GRADE DOUGLAS FIR 1100 PSI. ALL WOOD SILLS AND WOOD IN CONTACT WITH MASONRY SHALL BE CCA TREATED. ALL EXTERIOR SHEATHING SHALL BE MIN. 1/2 CDX DOUGLAS FIR STRUCTURAL PLYWOOD UNLESS NOTED OTHERWISE. SUB-FLOORS TO BE 3/4" CDX PLYWOOD EXTERIOR SHEATHING TO BE COVERED WITH "TYVEK" HOUSE WRAP OR APPROVED EQUAL. BLOCK STUD WALLS AT 1/2 STORY HEIGHTS AND AT ALL UNSUPPORTED EDGES OF PLYWOOD. PROVIDE SOLID BLOCKING AND DIAGONAL BRACING OF FLOOR JOISTS AT 8' O.C. MAXIMUM AND SOLID BLOCKING UNDER ALL UNSUPPORTED EDGES OF PLYWOOD. ALL CAP PLATES TO BE DOUBLED AND NAILED BOTTOM CAP PLATED TO END OF STUDS. LAP CAP PLATES AT CORNERS. WHERE FLUSH FRAMING OCCURS, USE MIN. 16GA SHEET METAL JOIST HANGERS BY "TECO" OR APPROVED EQUAL. ALL CORNERS TO BE MINIMUM (3)2X STUDS. HEADERS SHALL BE MINIMUM (2)2X6 UNLESS NOTED ON PLANS. MINIMUM BEARING FOR STUDS, JOISTS AND BEAMS SHALL BE 3 1/2". USE DOUBLE JACK STUDS FOR HEADERS OVER FIVE FEET IN LENGTH. SEE NAILING SCHEDULE NEW YORK STATE CODE.

PLUMBING
 CONTRACTOR SHALL INSTALL WATER SUPPLY AND SANITARY SYSTEM AS APPROVED BY SUFFOLK COUNTY DEPARTMENT OF HEALTH SERVICES. PROVIDE HOT AND COLD SHUT-OFF VALVES AT ALL FIXTURES. ALL WATER PIPING TO HAVE CLEANOUTS AT ALL CHANGES OF DIRECTION AND AT BASE OF VERTICAL WASTES. USE 4" CAST IRON THROUGH FOUNDATION WALL PITCHED MIN. 1/8" PER FOOT. TRAP/WASTE SIZES FOR FIXTURES SHALL BE AS FOLLOWS:
 KITCHEN SINK 1.5"
 LAVATORY 1.25"
 TOILET 3"
 ALL SYSTEMS TO HAVE ONE 3" MAIN VENT STACK INCREASED TO 4" THROUGH THE ROOF.
GYPSUM WALL BOARD
 INSTALLED AS PER SECTION R702.3.2. THROUGH R702.3.6 OF THE RESIDENTIAL CODE OF N.Y.S. GYPSUM WALLBOARD APPLICATION SHALL BE TAPE JOINT SYSTEM. ALL GYPSUM BOARD TO BE 1/2" ON WALLS AND 1/2" ON CEILINGS UNLESS OTHERWISE INDICATED. FINISH JOINTS, J-BEADS, NAIL DIMPLES, CORNERS AND EDGES SHALL BE TAPED AND RECEIVE THREE COATS OF JOINT COMPOUND. ALLOW 24 HOURS TO DRY BETWEEN COATS. FINAL COAT TO BE SANDED SMOOTH. METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS AND AROUND ALL OPENINGS.

ELECTRICAL
 ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE AND ALL STATE, LOCAL, AND UTILITY COMPANY CODES AND REGULATIONS. ALL CIRCUITS SHALL BE MINIMUM 15 AMP. POWER WIRING SHALL BE MINIMUM 14 AWG. CONVENIENCE OUTLETS SHALL BE LOCATED 12" ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED. ALL SWITCHED TO BE LOCATED 36" ABOVE THE FINISHED FLOOR UNLESS OTHERWISE INDICATED. SUPPLY RECOMMENDED LAMPS IN ALL FIXTURES.

IRC R303.1 LIGHTING AND VENTILATION REQUIREMENTS TO BE MET IN ACCORDANCE WITH EXCEPTIONS 1 AND 2; MECHANICAL VENTILATION AND ARTIFICIAL LIGHTING

Window Schedule										
Type Mark	Count	Rough Opening		Type	Manufac.	Model	Glazing Type	LIGHT	VENT	Comments
		Width	Height							
TW2840	2	2'-8"	4' - 0"	Double Hung with Trim	Anderson	200 series	Double-Low E	9.9sf	5.8sf	Egress, U=0.32, SHGC=0.21
Exterior Door Schedule										
3068	1	3'-0"	6'-8"	Wood Entry	TBD	na	na	6.7sf	20sf	U=0.50



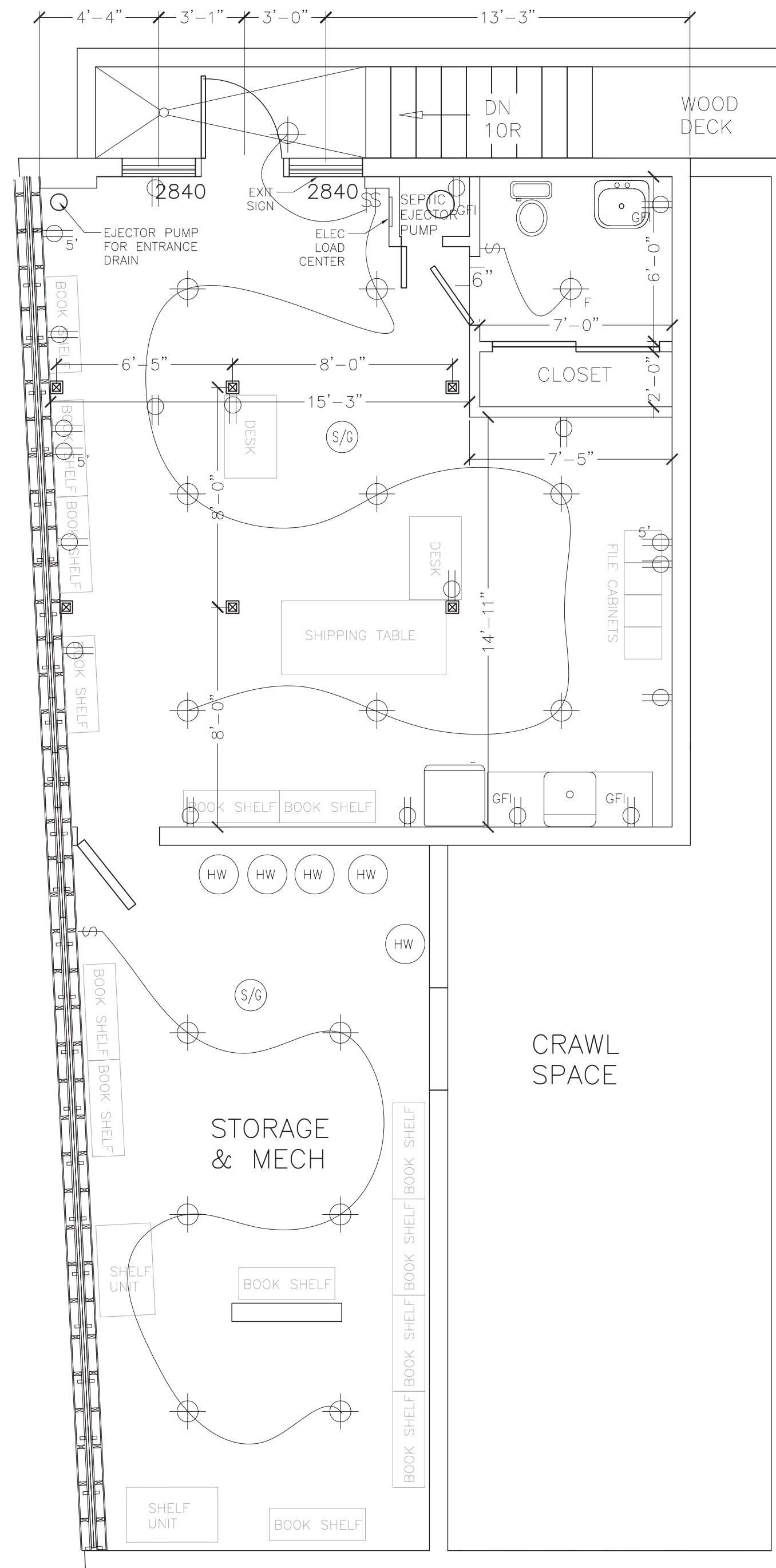
PLUMBING RISER DIAGRAM
N.T.S.

ELECTRICAL FIXTURE LEGEND

- ⊕ 110v. DUPLEX OUTLET
- ⊕ GFI GROUND FAULT INSULATED
- ⊕ 5' 110v. OUTLET 5' ABOVE FLOOR
- ⊕ 2 WAY SWITCH
- ⊕ GENERAL PURPOSE LTG.
- ⊕ EXHAUST FAN/LIGHT
- ⊕ WALL BRACKET LTG.
- ⊕ SMOKE & CO DETECTOR

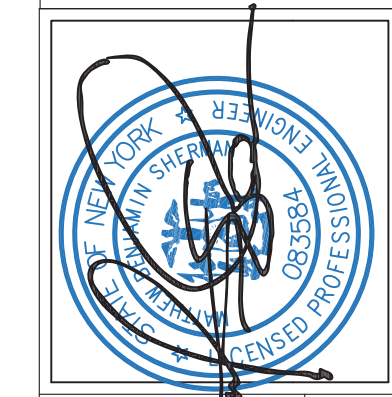
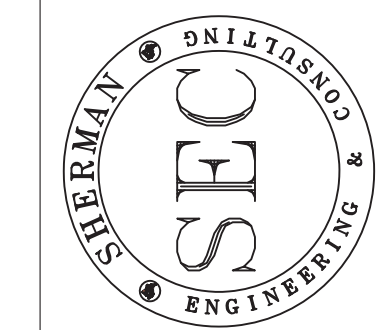
DESIGN LOADS AND SPECIFICATIONS

GROUND SNOW LOAD	NA
DECK LIVE LOAD	NA
CEILING LIVE LOAD	NA
FLOOR LIVE LOAD	40 PSF
DESIGN WIND SPEED (TABLE R301.2.1.3)	NA
SEISMIC DESIGN CATEGORY	B
WEATHER INDEX	SEVERE
FROST LINE DEPTH	3 FEET
TERMITE	MODERATE TO HEAVY
DECAY	SLIGHT TO MODERATE
WINTER DESIGN TEMPERATURE	11
ICE SHIELD UNDERLAYMENT REQUIRED	NA
CLIMATE ZONE	4
CONSTRUCTION TYPE	V
SOIL CAPACITY (SP SOILS)	NA



FLOOR PLAN
 SCALE 1/4" = 1"

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BASEMENT BUILDOUT
 110 SOUTH STREET
 GREENPORT, NY

JOB#: 0117328
 DATE: 2.28.20
 SCALE: AS NOTED
 DRAWING NUMBER
A.1

CHECKED BY: SEFCP

DRAWN BY: MBS

DRAWING: NOTES, FLOOR PLAN