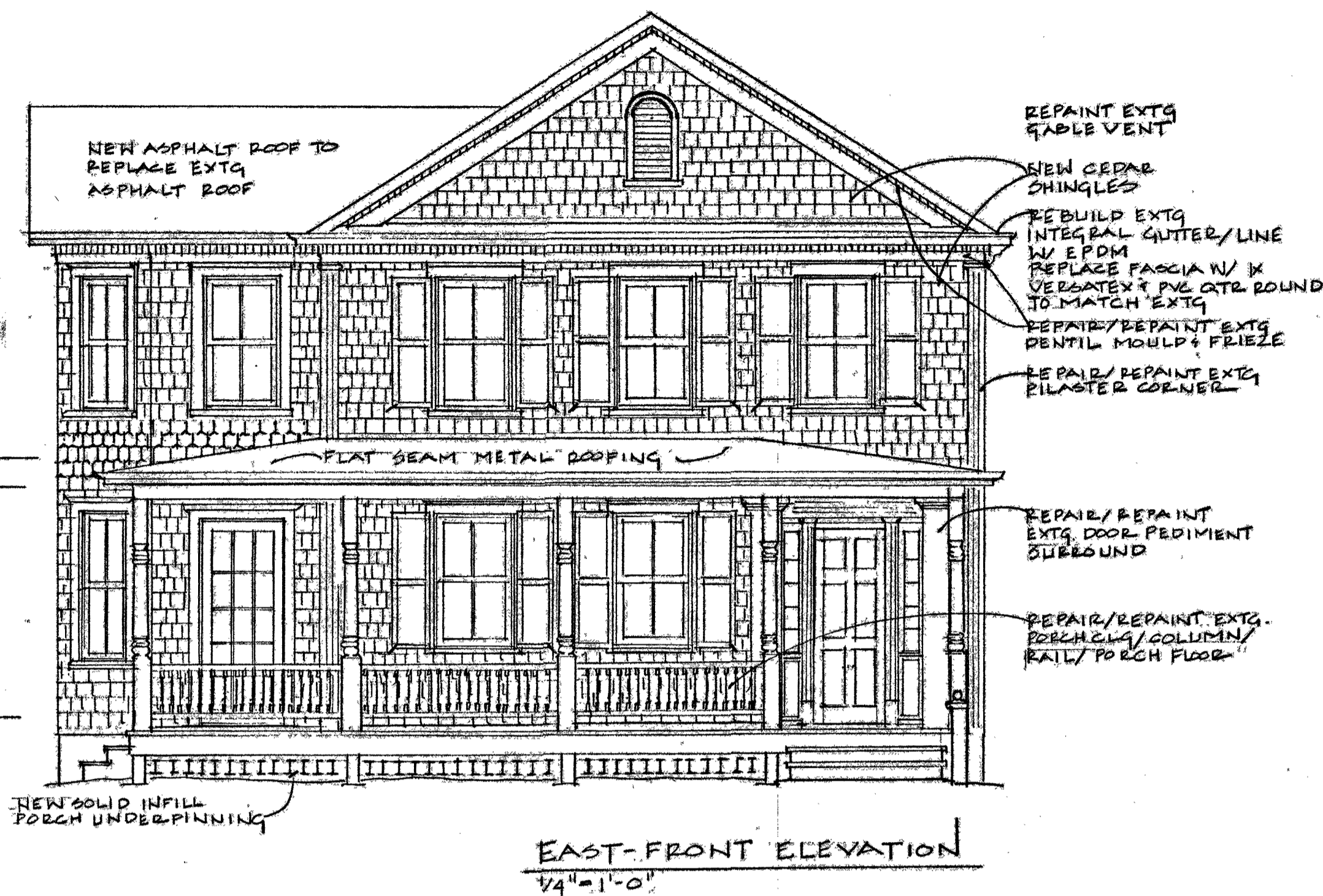


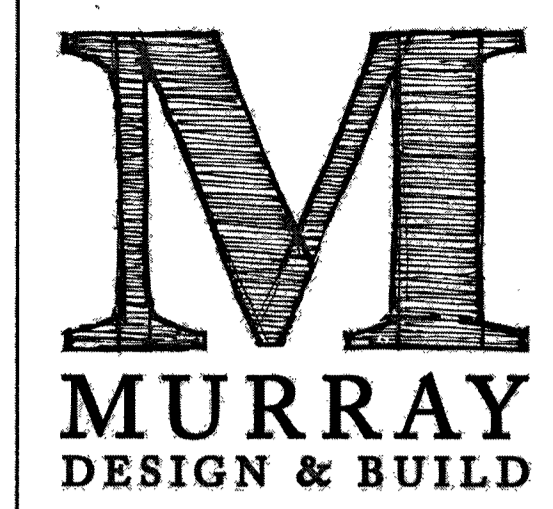
WEST-REAR ELEVATION  
3/4" = 1'-0"



EAST-FRONT ELEVATION  
3/4" = 1'-0"



SOUTH-SIDE ELEVATION  
3/4" = 1'-0"



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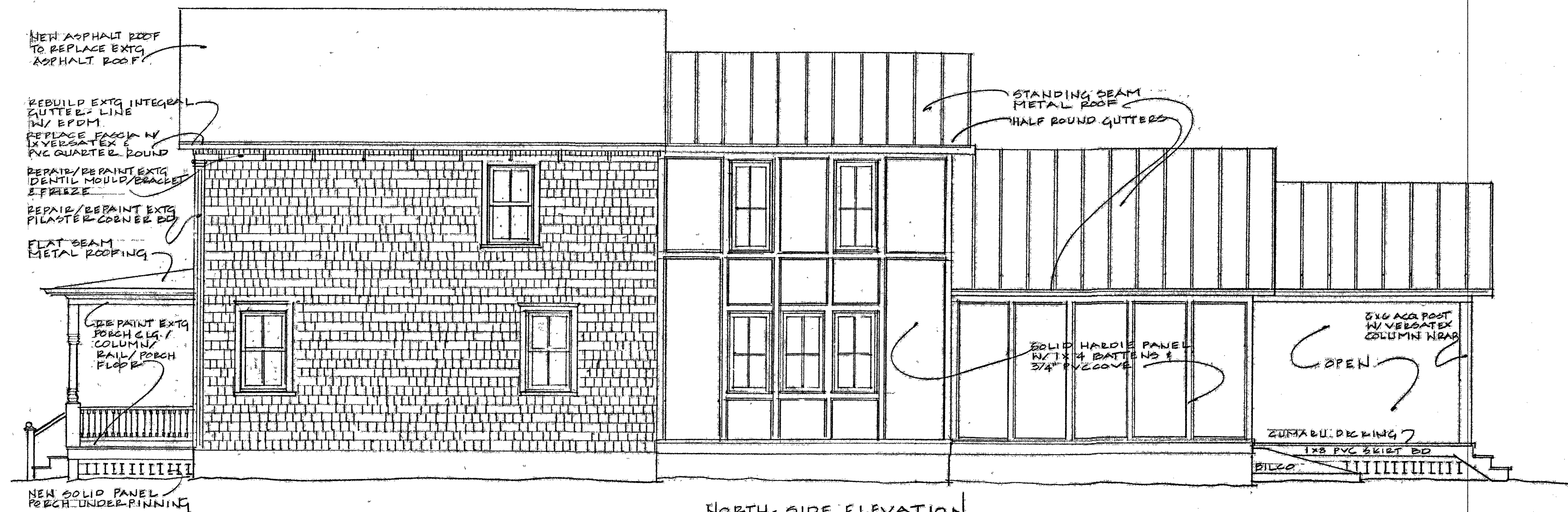
Sheet Title  
West, East, South Elevations

Sheet No.  
1 of 8

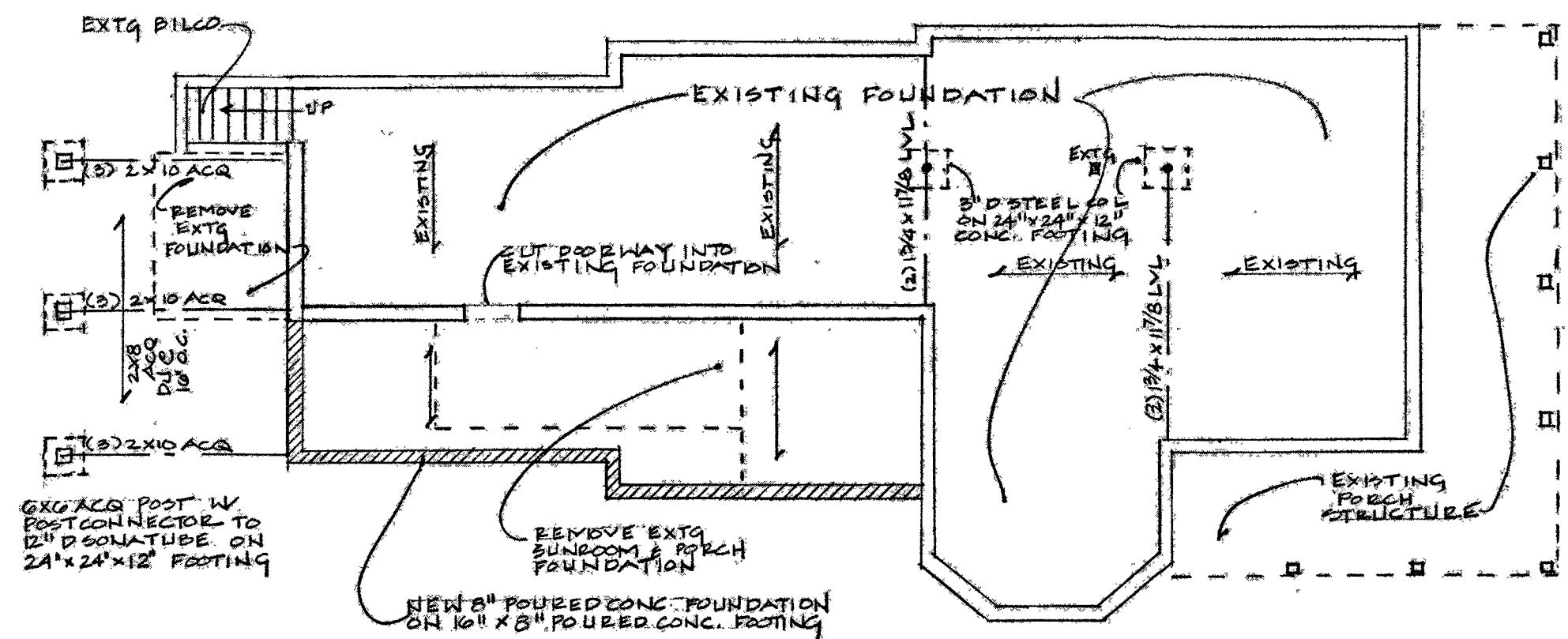


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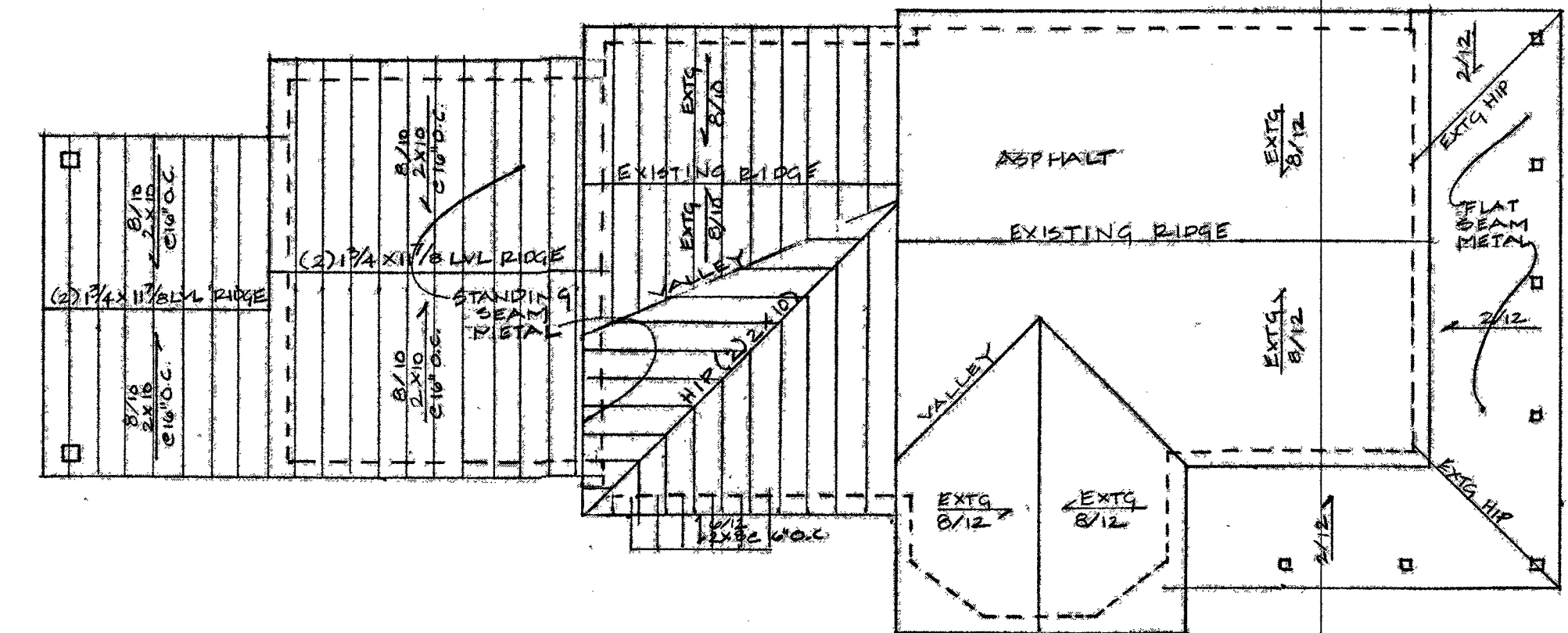
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**NORTH-SIDE ELEVATION**  
 1/4" = 1'-0"



**FOUNDATION PLAN**  
 1/8" = 1'-0"



**ROOF PLAN**  
 1/8" = 1'-0"



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Sheet Title  
 North Elevation,  
 Foundation, & Roof  
 Plans

Sheet No.  
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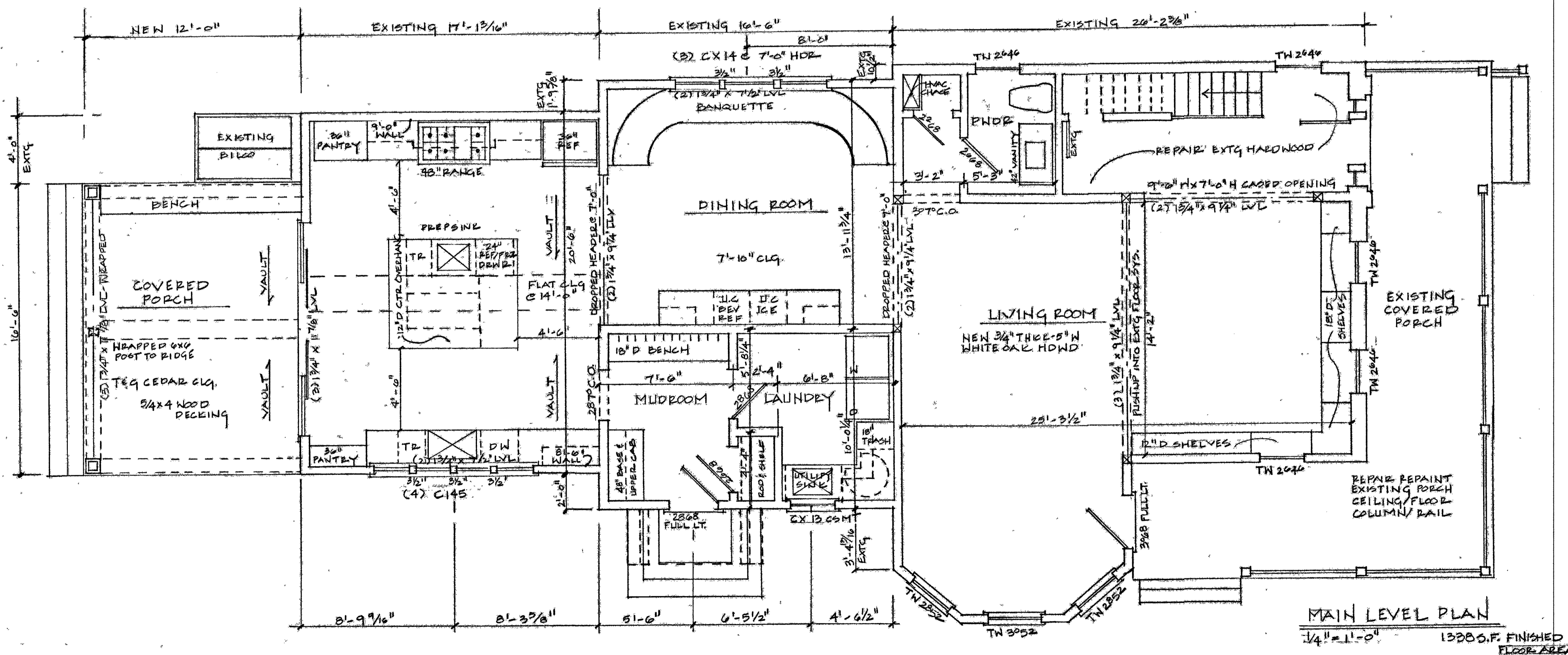
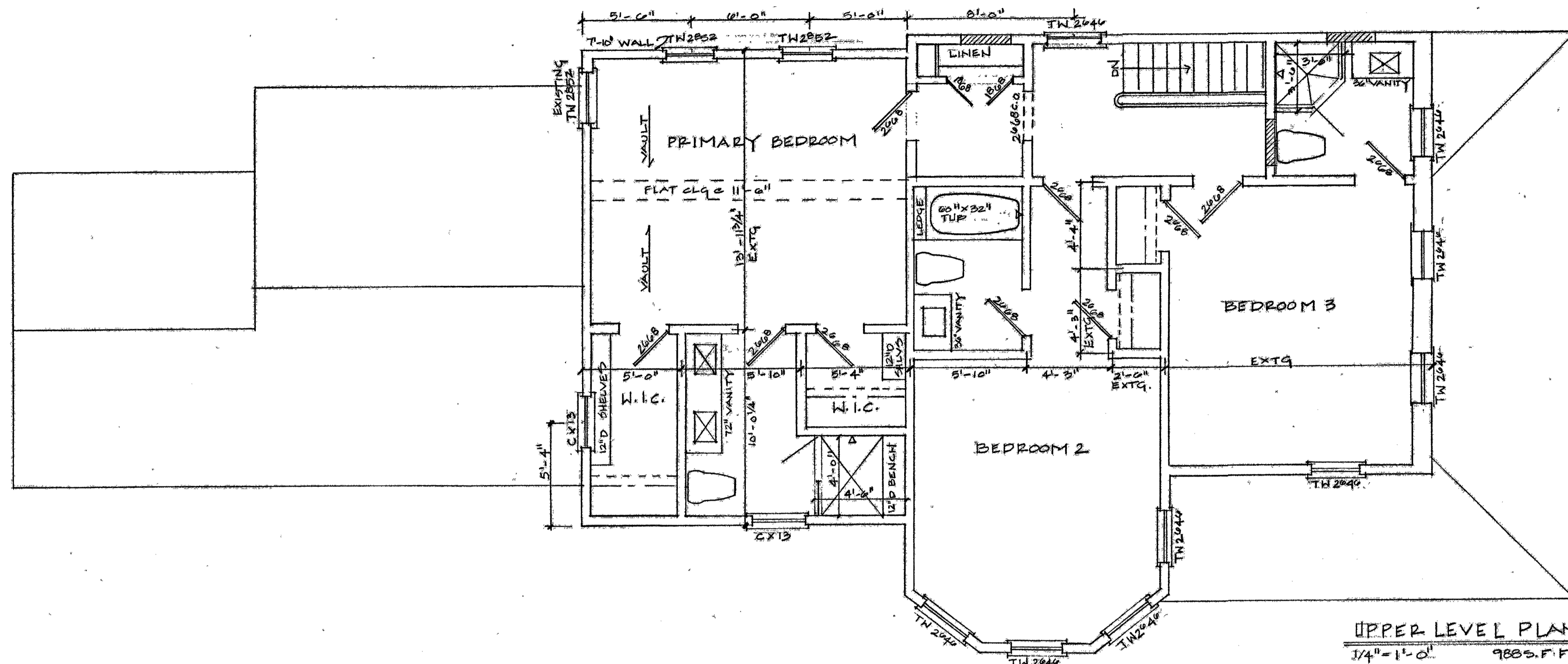
Date  
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Sheet Title  
Main Floor & Upper Level Plans

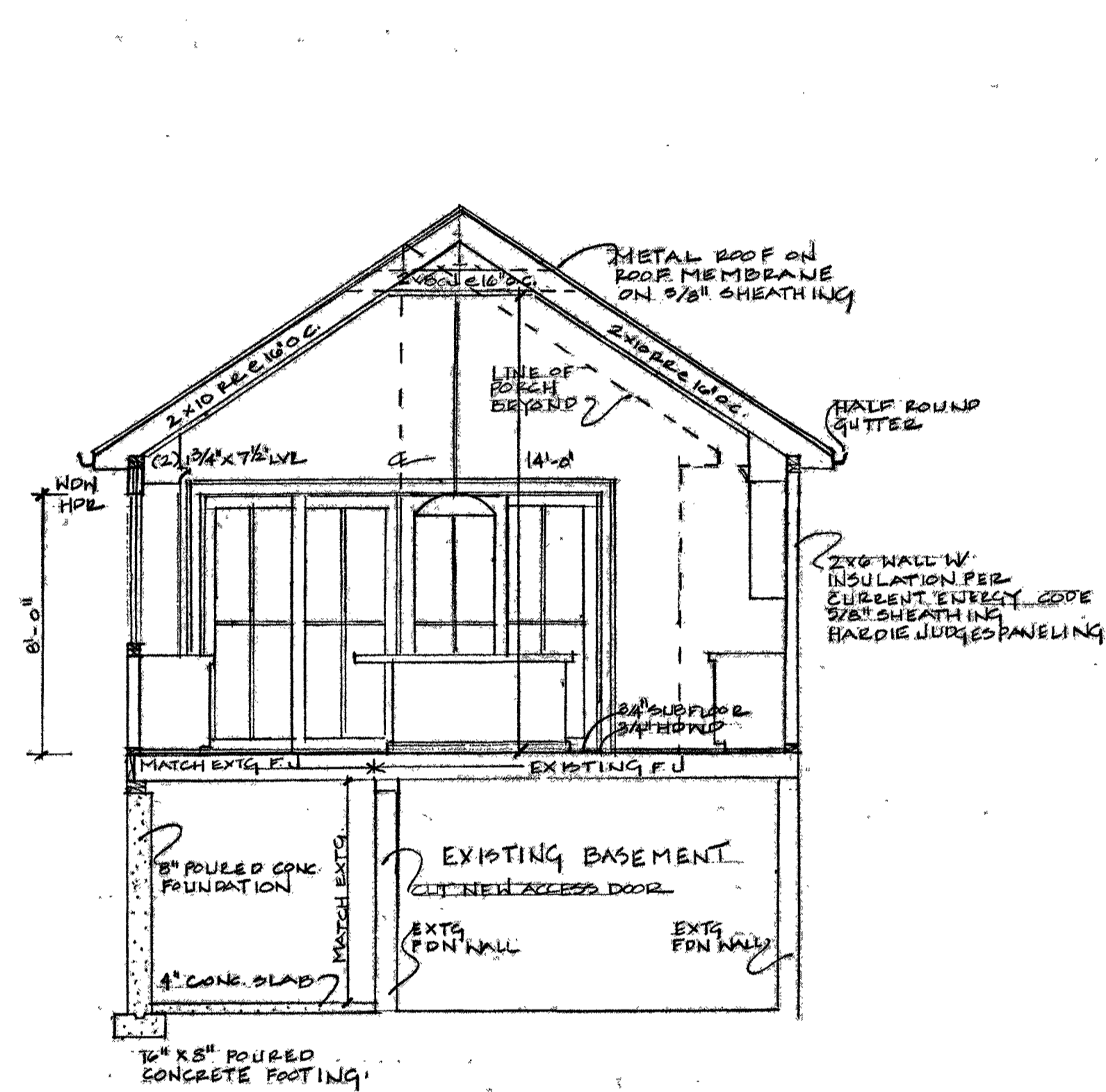
Sheet No.

3 of 8

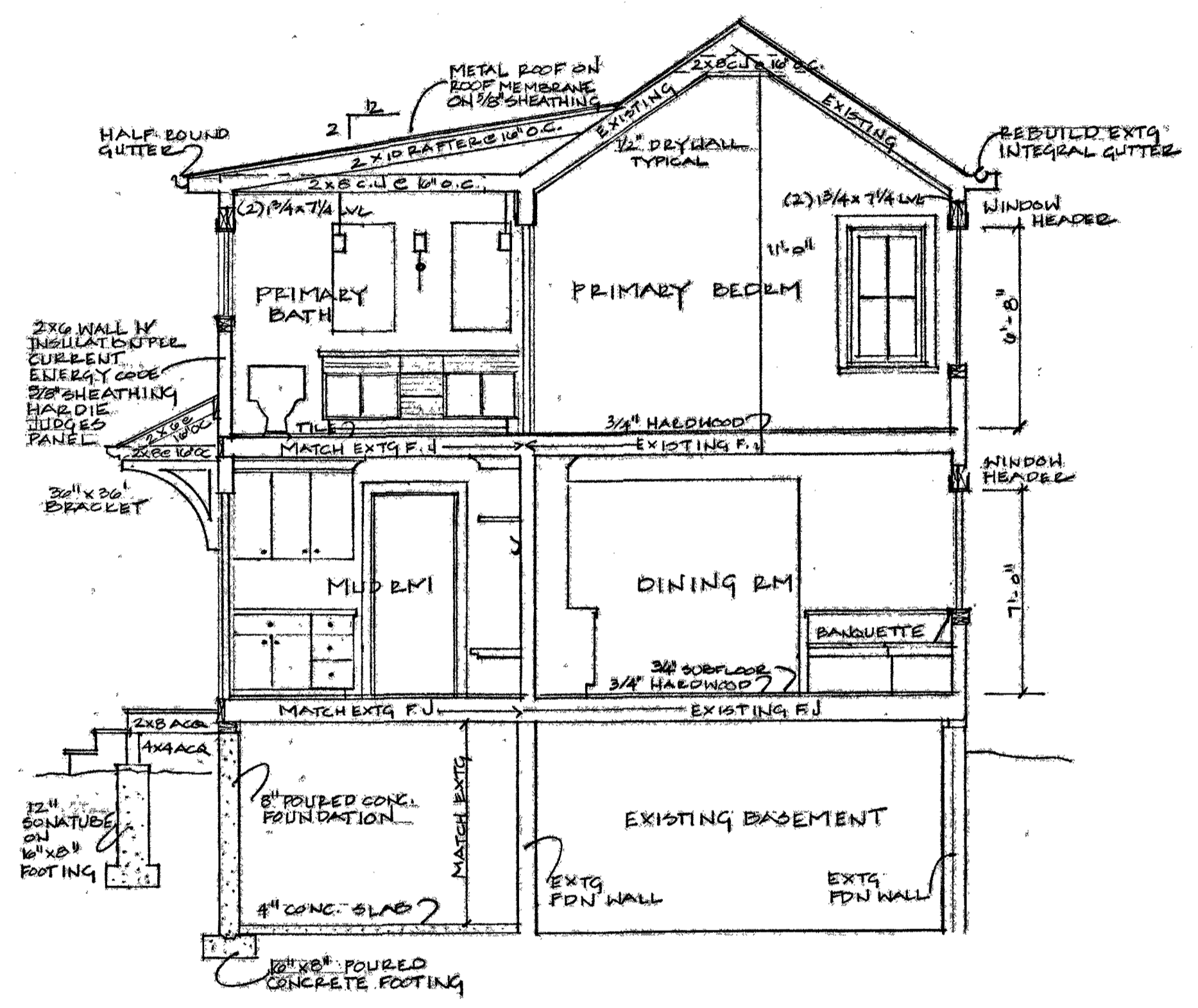


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**BUILDING SECTION A-A**  
 1/4" = 1'-0"



**BUILDING SECTION B-B**  
 1/4" = 1'-0"

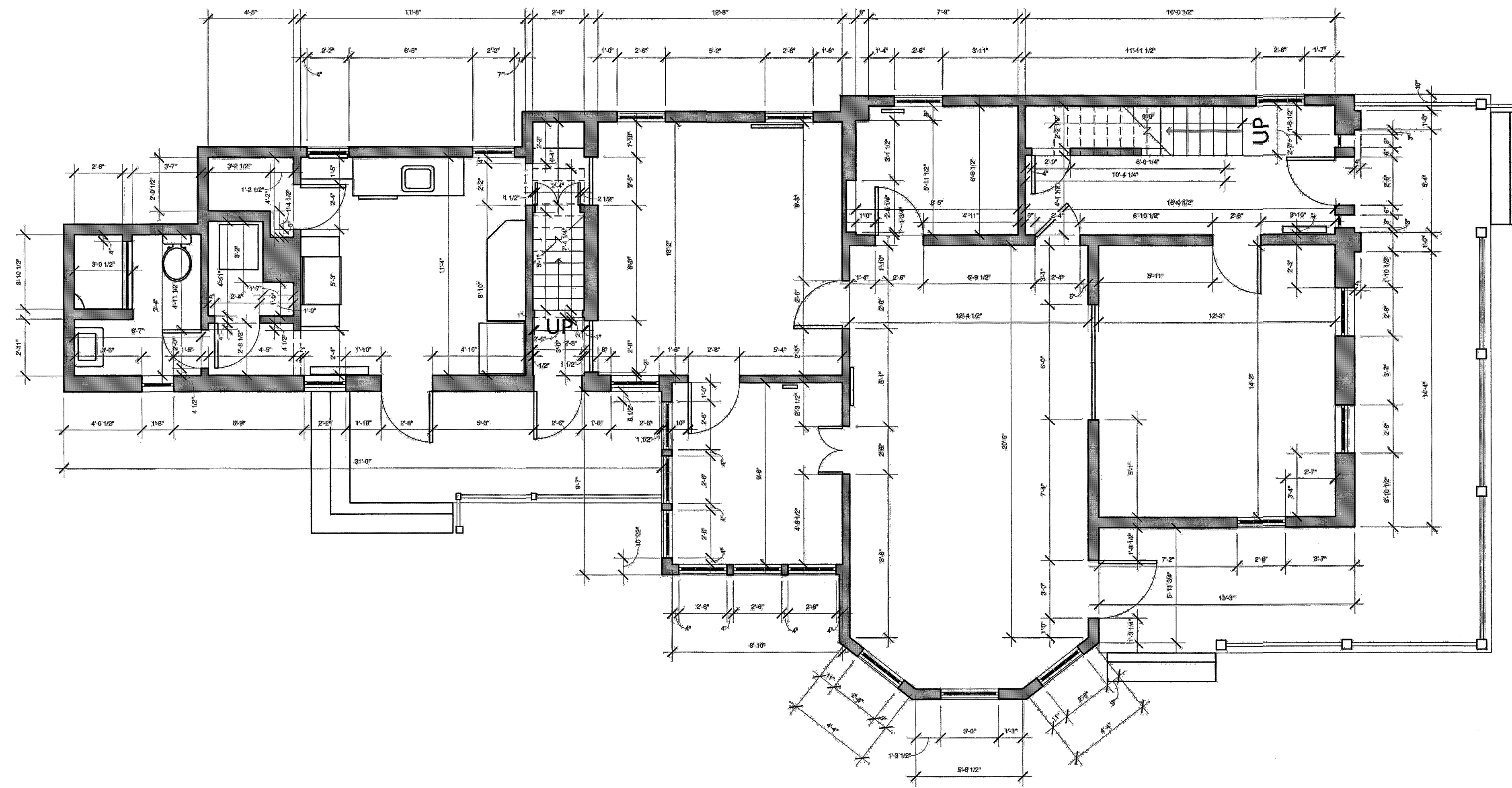


Date  
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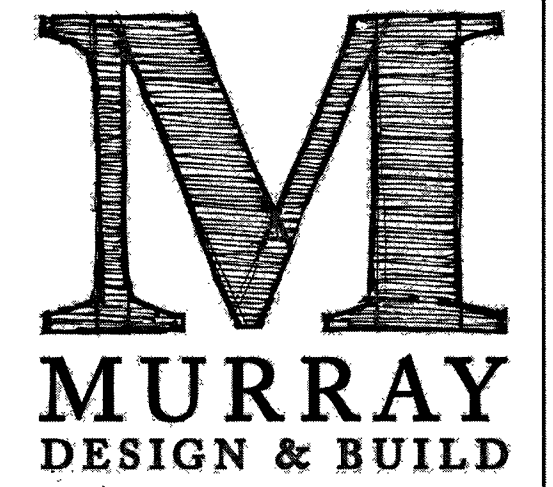
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Sheet Title  
 Building Sections

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1 1st Floor Plan  
1/4" = 1'-0"



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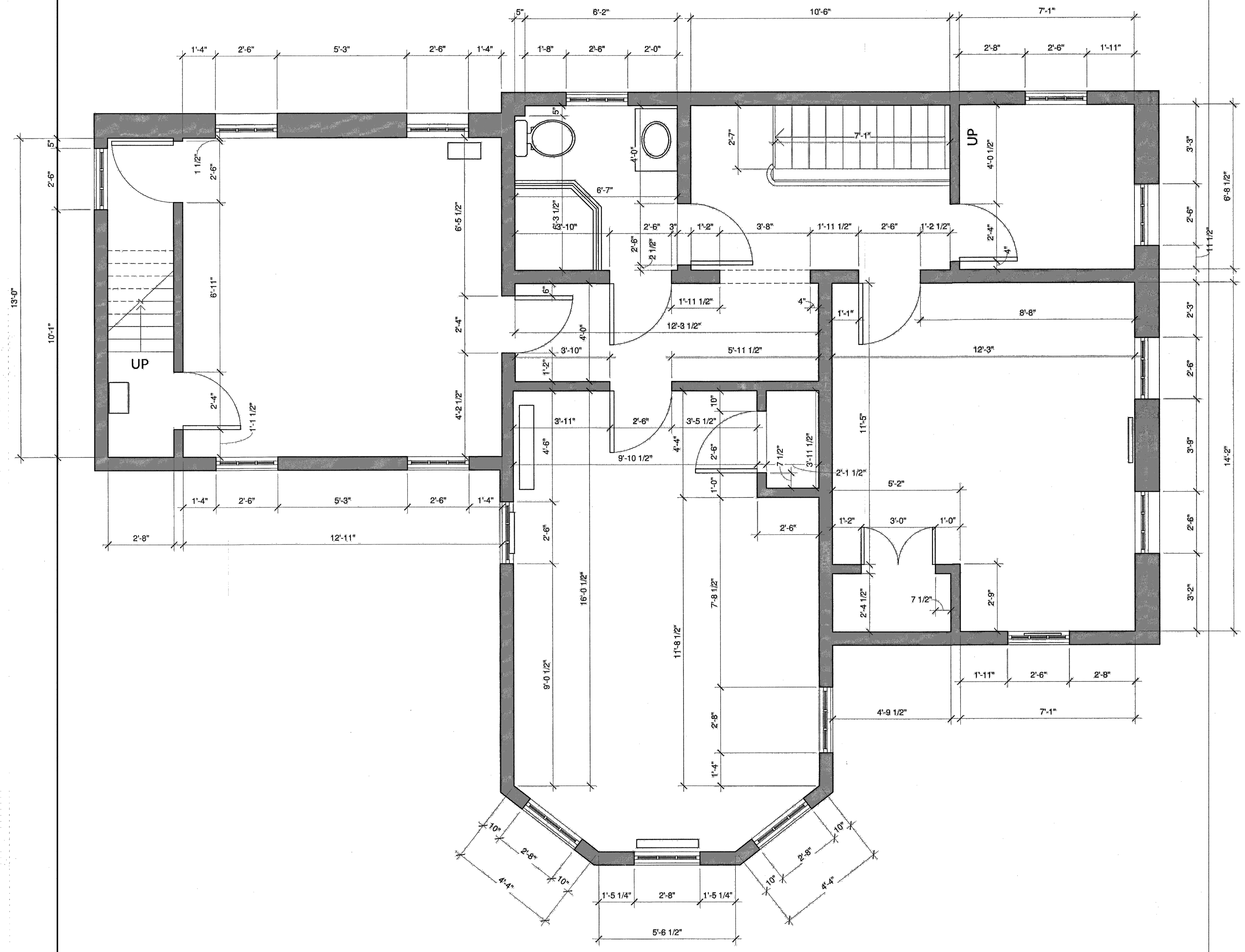
Date  
09/25/2023

Revisions

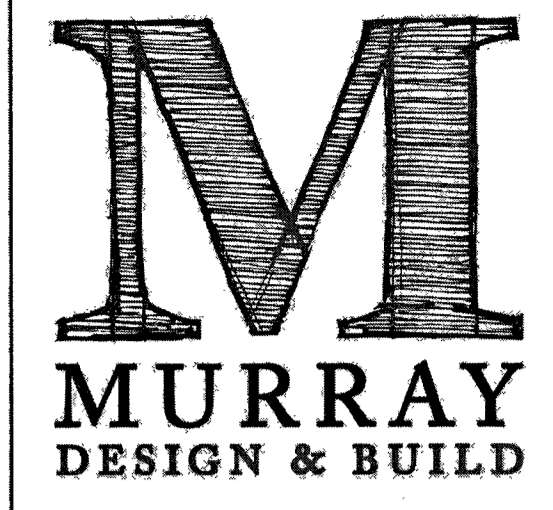
Sheet Title  
First Floor As-Built

Sheet No.  
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1 2nd Floor Plan  
 1/2" = 1'-0"



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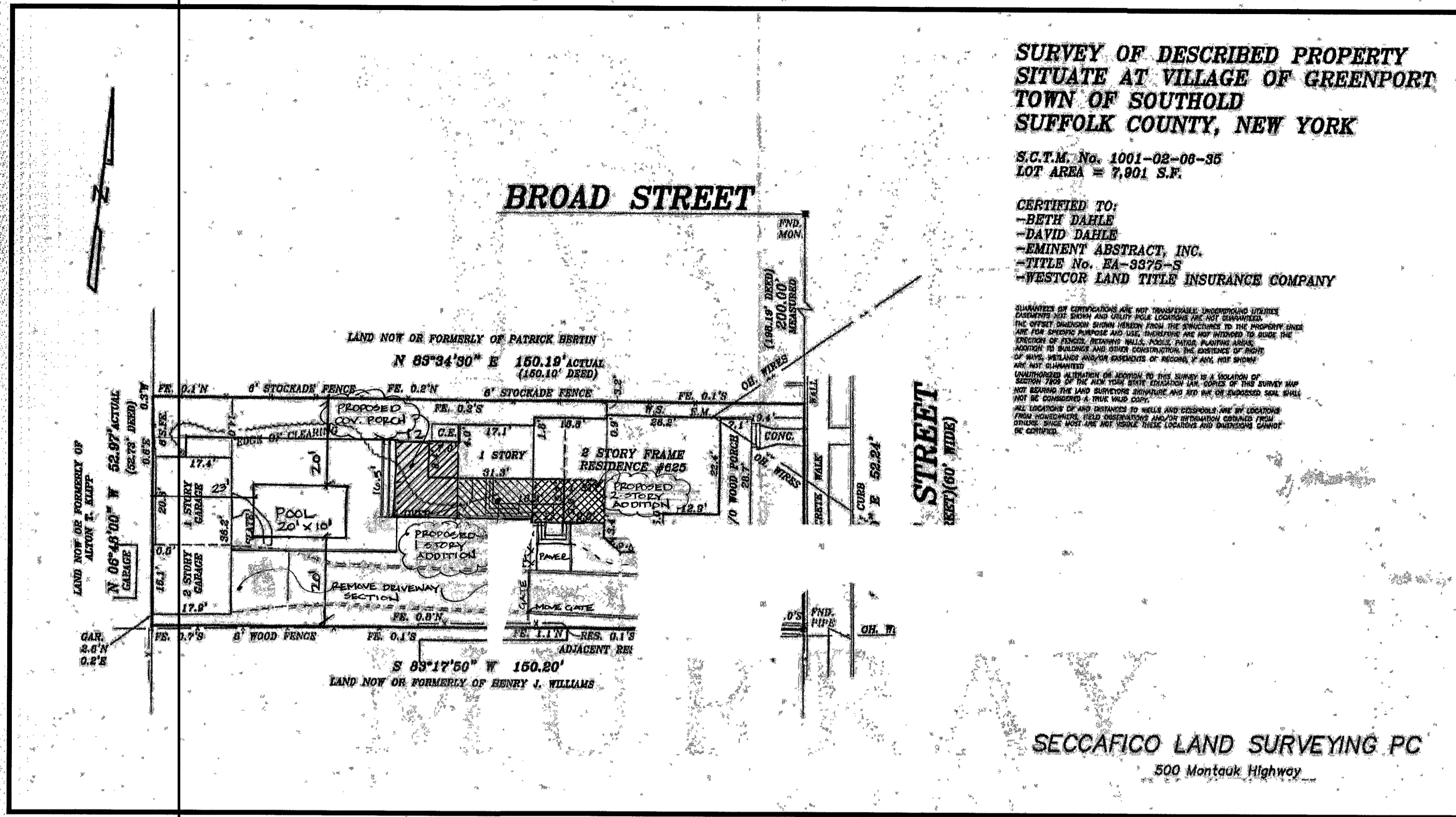
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Sheet Title  
 Second Floor  
 As-Built

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 6 of 8



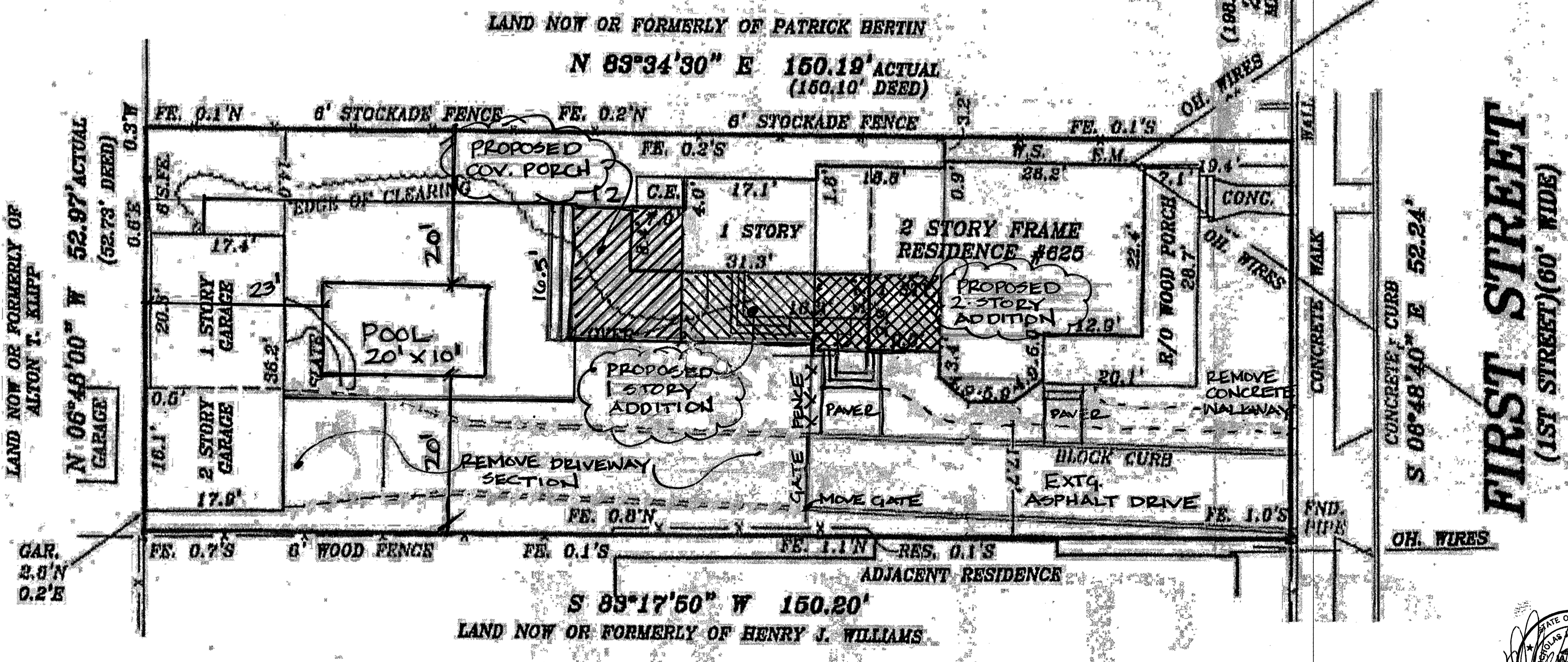
Lot Coverage

Existing House: 1,700 sq. ft.  
Existing Barn: 641 sq. ft.

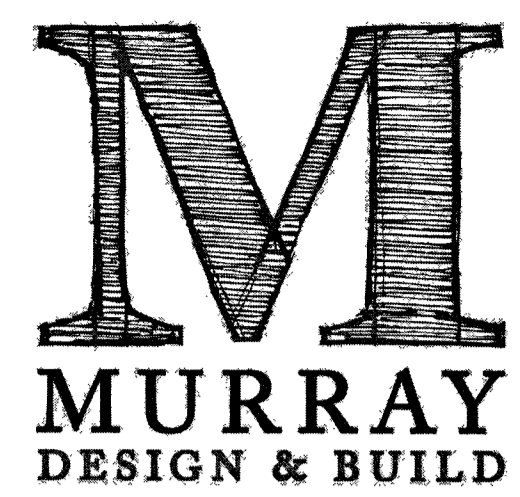
Proposed House: 2,026 sq. ft.  
Proposed Barn: 641 sq. ft.  
Proposed Pool: 200 sq. ft.

2,379 sq. ft. = 30 Percent Coverage  
2,867 sq. ft. = 36.2 Percent Proposed Coverage

**BROAD STREET**



Enlarged View



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Sheet Title  
Site Survey

Sheet No.  
7 of 8

**GENERAL NOTES:**

- The information on this set of construction documents is to relate basic design intent and framing details. They are intended as a construction aid, not as a substitute for generally accepted good building practice and are in compliance with current New York State building codes. The general contractor is responsible for providing standard construction details and procedures to ensure a professionally finished, structurally sound and weatherproof completed product.
- General contractor to coordinate all subcontractors, scheduling of work and interaction between trades.
- The contractor is responsible for ensuring that all work and construction meets or exceeds current federal, state and local codes, ordinances and regulations, etc. These codes are to be considered as part of the specifications for this building plan.
- If in the course of construction, a condition exists which disagrees with that as indicated on these drawings, the contractor shall stop work and notify the designer & the engineer immediately. Should he fail to follow this procedure and continue work, he shall assume all responsibility and liability arising therefrom.
- Dimensions take precedent over scale - DO NOT SCALE DRAWINGS.
- The designer has not been engaged for construction supervision and assumes no responsibility for construction conditions with these plans, nor responsibility for construction means, methods, techniques, sequences or procedures or for safety precautions and programs in connection with the work indicated. There are no warranties for a specific use expressed or implied in the use of these plans.
- Contractor to provide hardwired smoke detectors, with battery back-up, and with no intervening switches, on all floors and in each bedroom. Verify with local code requirements as per Section R317 New York State Residential Construction Code. Install carbon monoxide detectors as per code.

**FOUNDATION NOTES:**

- General contractor to review plans, elevations and details to determine intended heights of finished floor above typical grade.
- Footings shall bear on undisturbed soil within bearing capacity of 1.5 tons/sq.ft.
- Concrete shall be FC - 3,500 PSI @ 28 days
- Concrete on 4" sand or gravel fill minimum, with 6x6 - 10/10 welded wire mesh reinforcement. Interior slabs to be placed on 6 mil. stabilized polyethylene vapor barrier. Welded wire mesh is to be placed in the top third of the slab and is to be adequately supported by precast concrete bar supports to assure that the reinforcement is held in position during concrete placement and finishing.
- Isolation joints are to be installed between the slab and the walls. Use preformed joint filler that is to be cut 1/2" below the slab surface and the resulting joint is to be filled with an elastomeric joint sealant.
- General contractor to install cop-tex (or copper) sheet metal termite shields between all wood surfaces that are exposed to concrete or masonry surfaces.
- Dampproof exterior of foundation wall with bituminous coating. Foundation excavation is not to be backfilled prior to the installation of the floor framing.

**PLUMBING & HVAC NOTES:**

- All plumbing work shall be done by a duly licensed plumber and must conform and adhere to all New York State building codes & safety requirements.
- If wall plates or joists are cut during the installation of plumbing fixtures or equipment contractor must provide appropriate bracing to the framing back together.
- Baseboard heating is to be hot water and zoned. Plumbing contractor is to adequately size the system and place the baseboards in an unobstructive location in each room required to receive heat. Minimum of one thermostat for each zone will be required.
- Mechanical subcontractor is responsible for adhering to all applicable codes and safety requirements.
- HVAC subcontractor to fully coordinate system data & requirements with the equipment supplier and to provide final system layout drawing and submit it to general contractor, owner and equipment supplier for final review & approval.

**ELECTRICAL NOTES:**

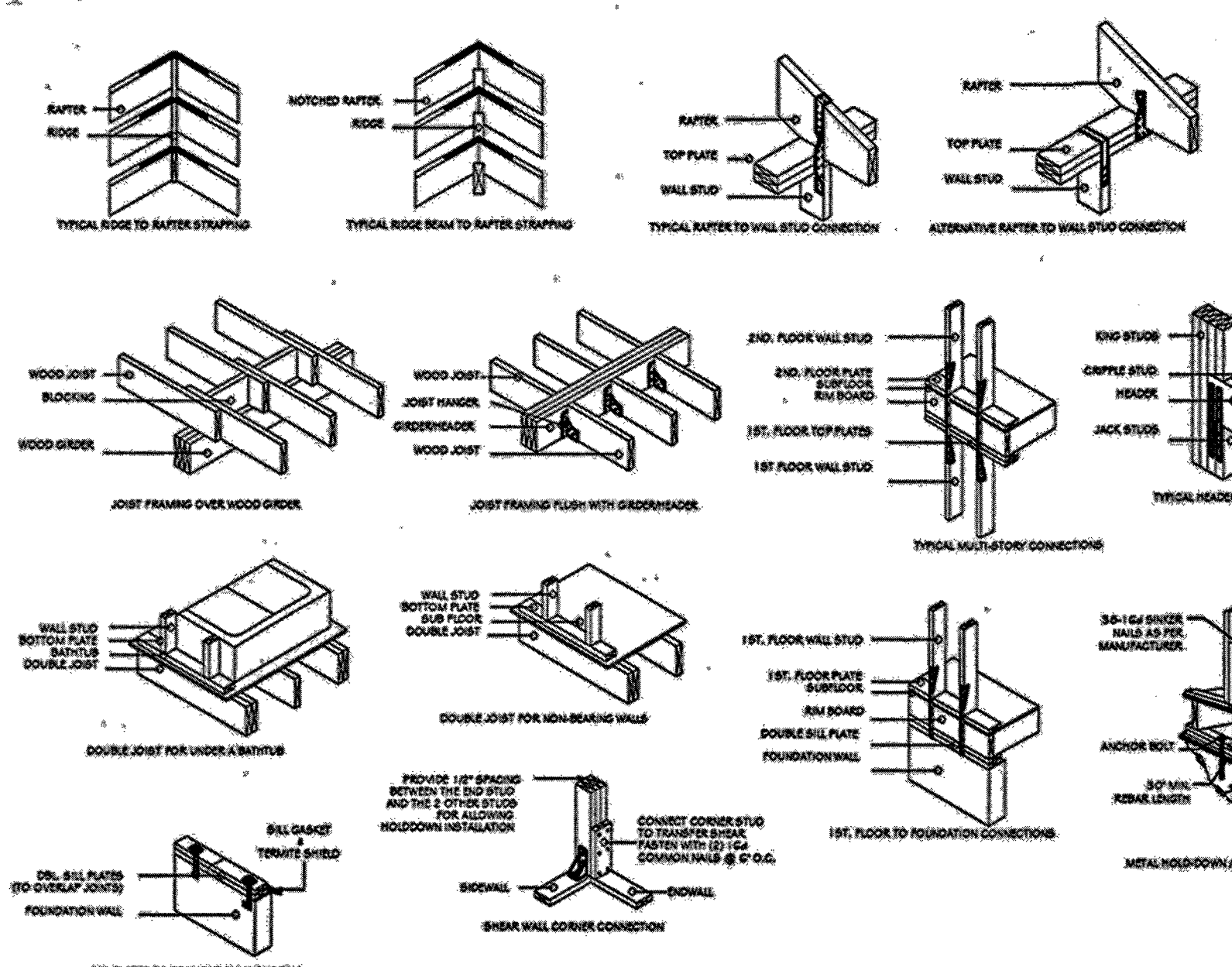
- All electrical work to be BOARD OF FIRE UNDERWRITERS approved and to include installation of fixtures & specifications as indicated on plans. Light fixtures to be supplied by owner and installed by contractor. GFI outlets required at bathrooms and exterior areas. Install all outlets as per code. All work is to be done in strict accordance with the New York State Code by a licensed electrician. All new switches & outlets to be Leviton, standard, supplied & installed by contractor. Contractor to do all hook-ups as required for bathrooms.

**FRAMING NOTES:**

- All lumber is to be Douglas Fir #2 or better at 16" on center
- All wood framing in contact with concrete or masonry is to be pressure treated. "ACC" designation refers to current arsenic-free treated wood standards and shall take the place of "CCA"
- All T/I's are to be installed in accordance with the manufacturer's specifications and shall include squash blocking web stiffeners at bearing points on girders and other load bearing areas
- Structural Steel ASTM A36 - Fy = 36 KSI
- All straps, connectors, plates, bolts, nails, etc. are to be galvanized. Designated connectors, straps etc. on these drawings are by Simpson unless otherwise indicated. All connectors, straps, etc. are to be nailed/bolted in accordance with the manufacturer's specifications.
- All floor sheathing is to be 3/4" AC type plywood, tongue & groove and shall be glued and screwed to the floor joists (6" o.c. edges & 12" o.c. field)
- Solid blocking is to be installed every 8'-0" max. or mid span of all floor joists with spans exceeding 8'-0". Blocking is to be installed at all point load bearing points.
- Install double joists under all partitions running parallel
- All exterior wall headers to be 2-1x12's as indicated on floor plans & sections and all interior headers are to be 2-2"x8" unless otherwise noted. All headers exceeding 5'-0" shall have a double jack stud with a single long stud & on exterior walls provide double sill plate (typical).
- Provide insulation baffles at eave vents between rafters and soffit vents as indicated on plans
- Exterior flashing is to be adequately installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.

**FLOOR PLAN NOTES:**

- Dimensions shall take precedent over scale drawings, DO NOT SCALE DRAWINGS
- All interior walls to be covered with 5/8" gypsum board with metal corner reinforcing. All drywall products, including gypsum board, screw, joint compound, tapes & trim shall be U.S. Gypsum Co. or approved equal. All joints shall receive 3 coats of joint treatment. Sand final coat to a uniform smooth surface. All walls, ceiling and interior of closets to be taped and speckled, 3 coats, ready for paint.
- Insulation ratings and installation locations as indicated on floor plans & sections
- Walls common to garage and house to have a layer of 5/8" fire rated gypsum board at garage side with 5'-0" return on adjacent walls & ceiling. Provide 2 layers of 5/8" fire rated gypsum board on all engineered lumber as required by manufacturer specifications
- All bath & kitchen area walls and ceilings adjacent to wet areas to have water resistant drywall, and provide wonderboard for all areas set to receive tile.



CONSTRUCTION DETAILS & WIND LOAD PATH CONNECTION DETAILS  
NOT TO SCALE

**WIND RESISTANT CONSTRUCTION CONNECTORS**

CONNECTION LOCATION:	PART NUMBER:	NOTES:
RIDGE-TO-RAFTERS	CS20 @ 21"	APPLY TO EACH PAIR OF RAFTERS
RAFTER-TO-WALL	H7	APPLY TO EACH RAFTER
RAFTER-TO-PLATE	H8 or H2.5	APPLY TO EACH RAFTER
PLATE-TO-WALL STUD	CS20 @ 18"	APPLY TO EACH WALL STUD
2ND. FLOOR WALL-TO-1ST. FLOOR WALL	LPTA or CS20 @ 36"	APPLY TO EACH WALL STUD
HEADER-TO-JACK STUD	CS20 @ 12"	APPLY TO EACH JACK STUD
CRIPPLE STUD-TO-HEADER	H9	APPLY TO EACH CRIPPLE STUD
SHEAR WALL HOLDDOWN ANCHOR	SSTB 16	APPLY TO EACH SIDEWALL END
1ST. FLOOR-UNDER-SILL PLATE	CS20	WRAP UNDER DOUBLE SILL PLATE (USE WITH 3" SQUARE WASHERS)

USE THE FOLLOWING OR APPROVED SIMPSON METAL CONNECTORS FOR PROPER WIND RESISTANT CONSTRUCTION. FOLLOW MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS TO ACHIEVE MAXIMUM UPLIFT LOAD CAPACITY.

**TABLE R301.6**  
ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS

STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/180
Interior walls & partitions	H/180
Floors & plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	H/360
Exterior walls - wind loads with brittle finishes	L/240
Exterior walls - wind loads with flexible finishes	L/120

**DESIGN LOAD CALCULATIONS**

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (lbs/ft²)	
EXTERIOR BALCONIES	60
DECKS	40
ATTICS WITHOUT STORAGE	20
ATTICS WITH STORAGE	20
ROOMS (OTHER THAN SLEEPING ROOMS)	40
SLEEPING ROOMS	30

CRITERIA FOR CALCULATION OF DEAD LOAD  
ACTUAL WEIGHTS OF MATERIALS REFERENCED TO A.I.A. ARCHITECTURAL GRAPHIC STANDARDS

SNOW	SEISMIC	WIND
GROUND SNOW LOAD	DESIGN CATEGORY B	WIND SPEED 130 mph
	DESIGN CATEGORY B	EXPOSURE CATEGORY B

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

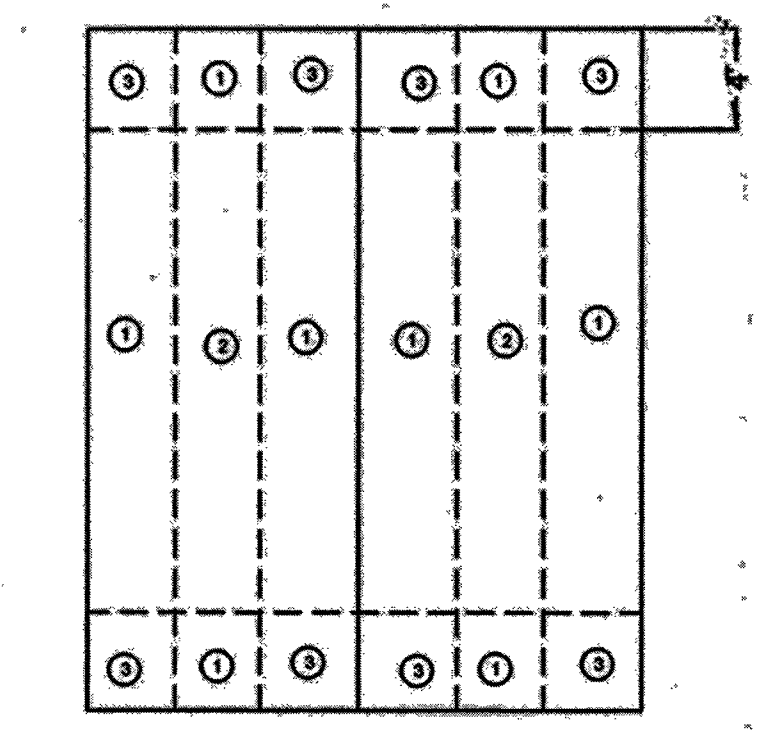
WEATHERING	SEVERE
FROST LINE DEPTH	3'-0"
TERMITE	MODERATE TO HEAVY
DECAY	SUGHT TO MODERATE
WINTER DESIGN TEMP.	11
ICE SHIELD UNDERLAYMENT REQUIRED	AS PER MANUFACTURER'S SPECIFICATIONS / STATE CODE
FLOOD HAZARDS	

All Construction to Conform with Prescriptive Design Criteria as noted in this Table

NYS/IECC Energy Conservation Code	Prescriptive Design Criteria Chapter 4 - Residential Energy Efficiency
Construction Item	Requirement Code Section Notation
Ventilation - Doors and Windows	U-factor = 0.32 R402.1 - Thermal Envelope See R402.3 for Individual Unit Calculation
Insulation - Ceiling	Rating R-49 R402.1 - Thermal Envelope
Insulation - Ceiling/Cathedral	Rating R-49 R402.1 - Thermal Envelope
Insulation - Wood Frame Wall - Cavity	Rating R-20 R402.1 - Thermal Envelope Cavity
Insulation - Wood Frame Wall - Cavity and Continuous	Rating R-13/15 R402.1 - Thermal Envelope Cavity and Continuous
Insulation - Floor	Rating R-19 R402.1 - Thermal Envelope
Insulation - Basement Wall	Rating R-10/13 R402.1 - Thermal Envelope R-10 Exterior/Interior Continuous or R-13 Interior Cavity
Insulation - Crawlspace Wall	Rating R-10/13 R402.1 - Thermal Envelope R-10 Exterior/Interior Continuous or R-13 Interior Cavity
Accessory, Leaks and Joints	By Area R402.2 - Specific Requirements See Section R402.2 for Prescriptive Criteria
Installation Requirements	Air Leakage R402.2.1 - Building Envelope Insulation per Table R402.2.1

**NAILING SCHEDULE**  
2001 SBC HIGH WIND EDITION WOOD FRAME CONSTRUCTION MANUAL

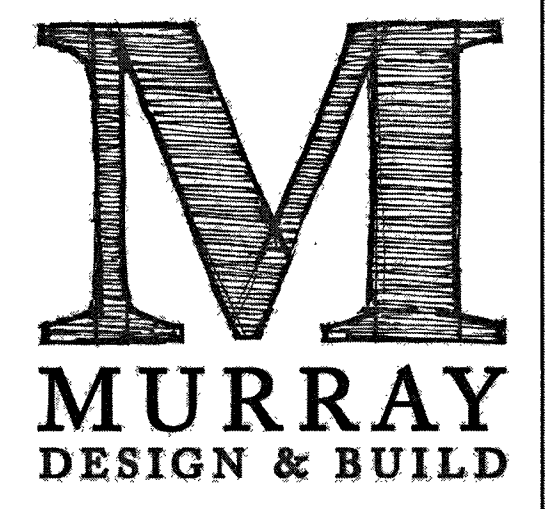
JOINT DESCRIPTION	NAIL QUALITY	NAIL SPACING
ROOF FRAMING		
RAFTER TO TOP PLATE	TOE NAILED	8'-0" WALLS 8-6d 10'-0" WALLS 4-5d
CEILING JOIST TO TOP PLATE	TOE NAILED	8'-0" WALLS 4-5d 10'-0" WALLS 8-6d
CEILING JOIST TO PARALLEL RAFTER	FACE NAILED	8'-0" WALLS 8-6d
CEILING JOIST LAPS OVER PARTITION	FACE NAILED	SECTION 3.7
COLLAR TIE TO RAFTER	FACE NAILED	SECTION 3.4
BLOCKING TO RAFTER	TOE NAILED	8-6d
RIM BOARD TO RAFTER	END NAILED	2-16d
WALL FRAMING		
TOP PLATE TO TOP PLATE	FACE NAILED	8-16d
TOP PLATE AT INTERSECTIONS	FACE NAILED	4-16d
STUD TO STUD	FACE NAILED	2-16d
HEADER TO HEADER	FACE NAILED	16d
TOP OR BOTTOM PLATE TO STUD	END NAILED	2-16d
BOTTOM PLATE TO FLOOR JOIST, RANDBOARD, END JOIST, OR BLOCKING	FACE NAILED	2-16d
FLOOR FRAMING		
JOIST TO SILL TOP PLATE, OR ORDER	TOE NAILED	4-8d
BLOCKING TO JOIST	TOE NAILED	2-8d
BLOCKING TO SILL OR TOP PLATE	TOE NAILED	2-8d
LEADER STRIP TO BEAM	TOE NAILED	3-16d
JOIST ON LEDGER TO BEAM	TOE NAILED	3-8d
RAND JOIST TO JOIST	END NAILED	3-16d
RAND JOIST TO SILL OR TOP PLATE	TOE NAILED	3-16d
ROOF SHEATHING		
STRUCTURAL PANELS		SEE DIAGRAM
CEILING SHEATHING		
SYSTEM WALLBOARD	5d COUSERS	7" EDGE / 10" FIELD
WALL SHEATHING		
STRUCTURAL PANELS	5d	INTERMEDIATE SUPPORTS IN THE PANEL FIELD
FIBERBOARD PANELS	5d	INTERMEDIATE SUPPORTS IN THE PANEL FIELD
SIMPSON WALLBOARD	5d	INTERMEDIATE SUPPORTS IN THE PANEL FIELD
HARDBOARD	5d	INTERMEDIATE SUPPORTS IN THE PANEL FIELD
FLOOR SHEATHING		
STRUCTURAL PANELS - 1" OR LESS	5d	6" EDGE / 12" FIELD



**Nailing Zones for Roof Sheathing in 120 MPH Peak Gust Wind Zone**

Field	Zone 1	Zone 2	Zone 3
	6" O.C.	12" O.C.	4" O.C.
Panel Edges	6" O.C.	6" O.C.	4" O.C.

Nailing Requirements for 120 MPH, 3 Sec. Peak Gust.  
3/8" Thick Roof Sheathing with 8d Common Nails



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Generic Structures

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