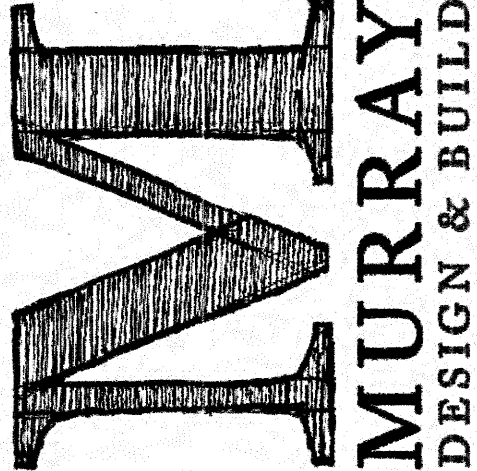




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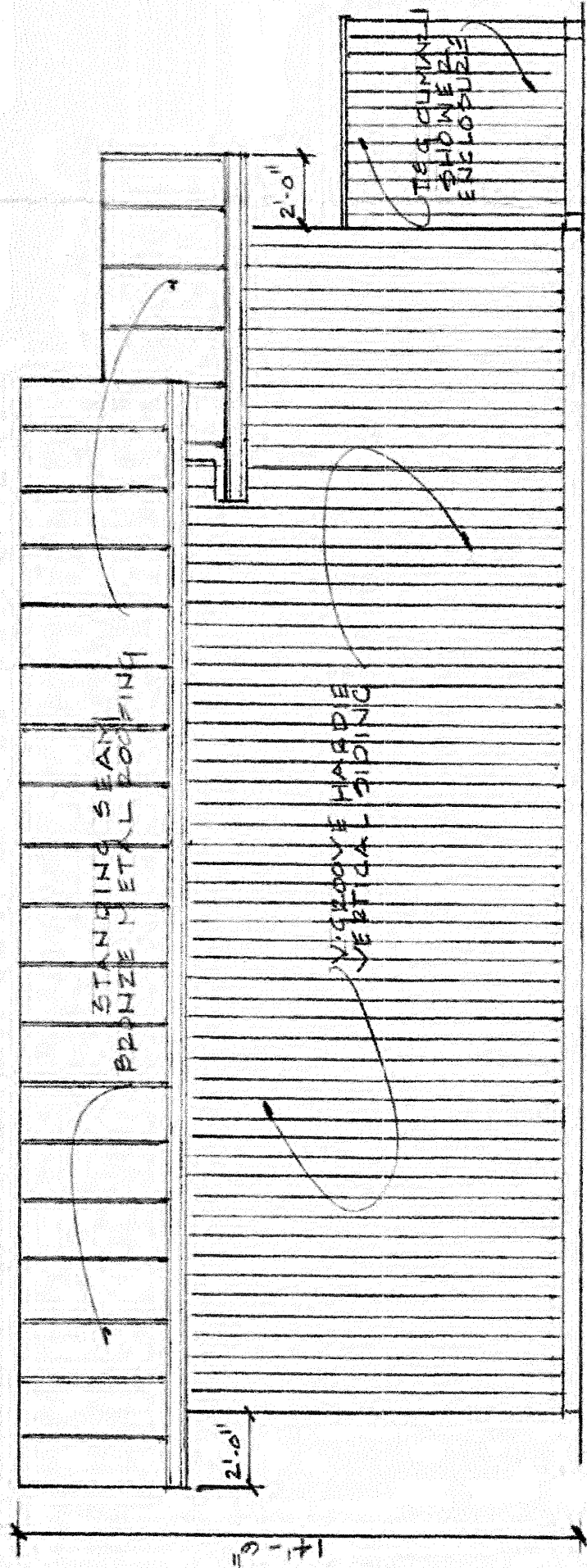
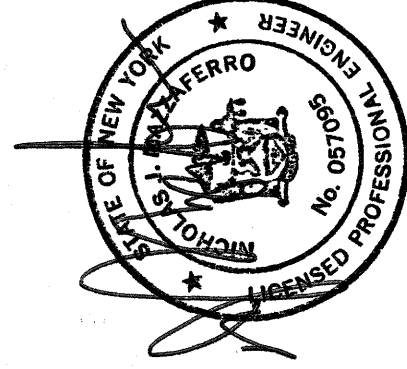
Dable Residence
Accessory Structure
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
11/14/25

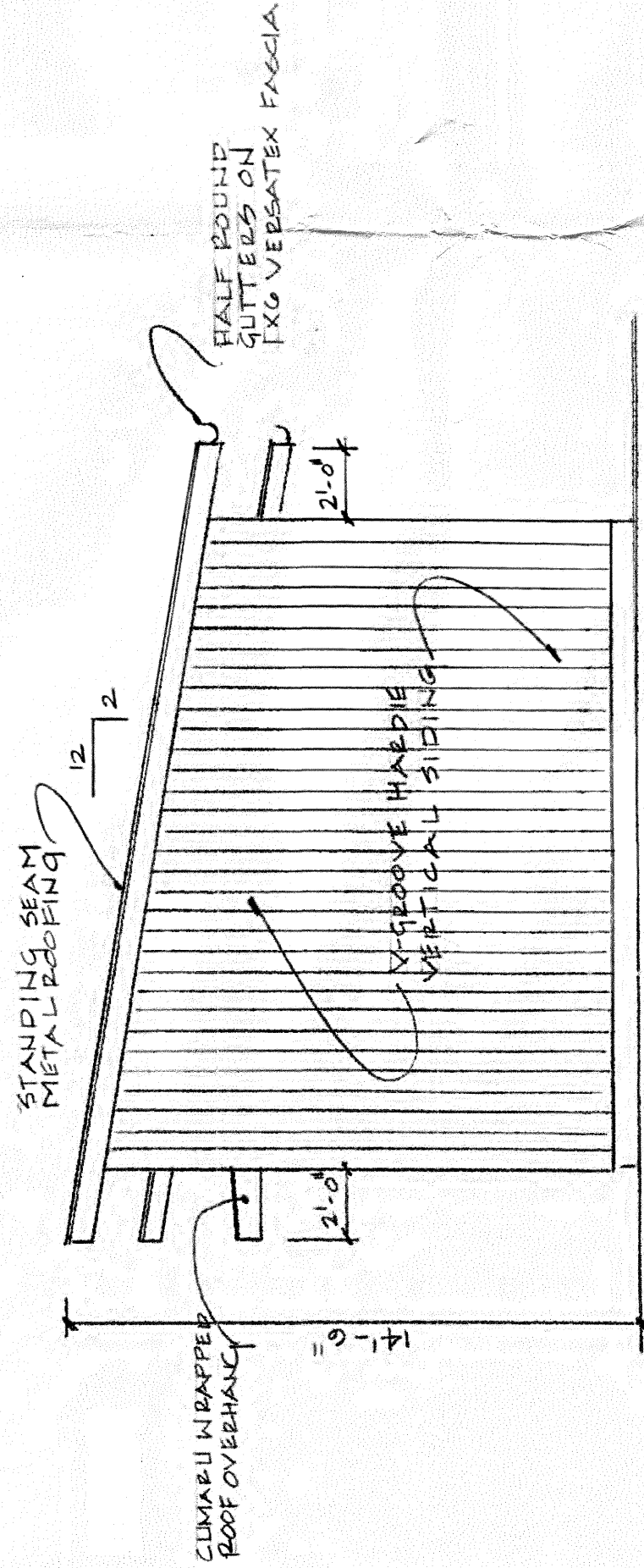
Revisions

Sheet Title
Proposed Elevations,
Floor Plan &
Foundation Plan

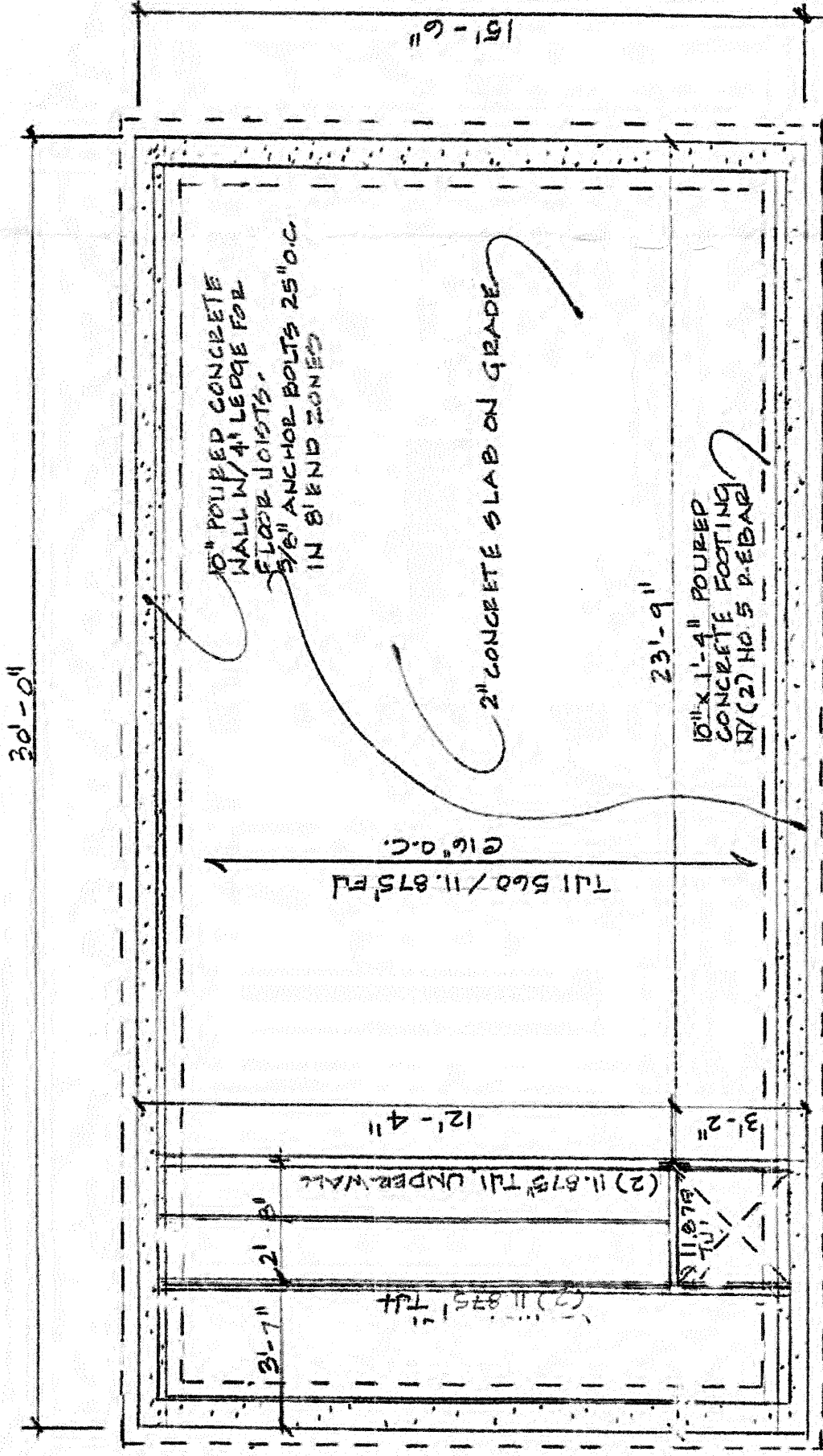
Sheet No.
1 of 6



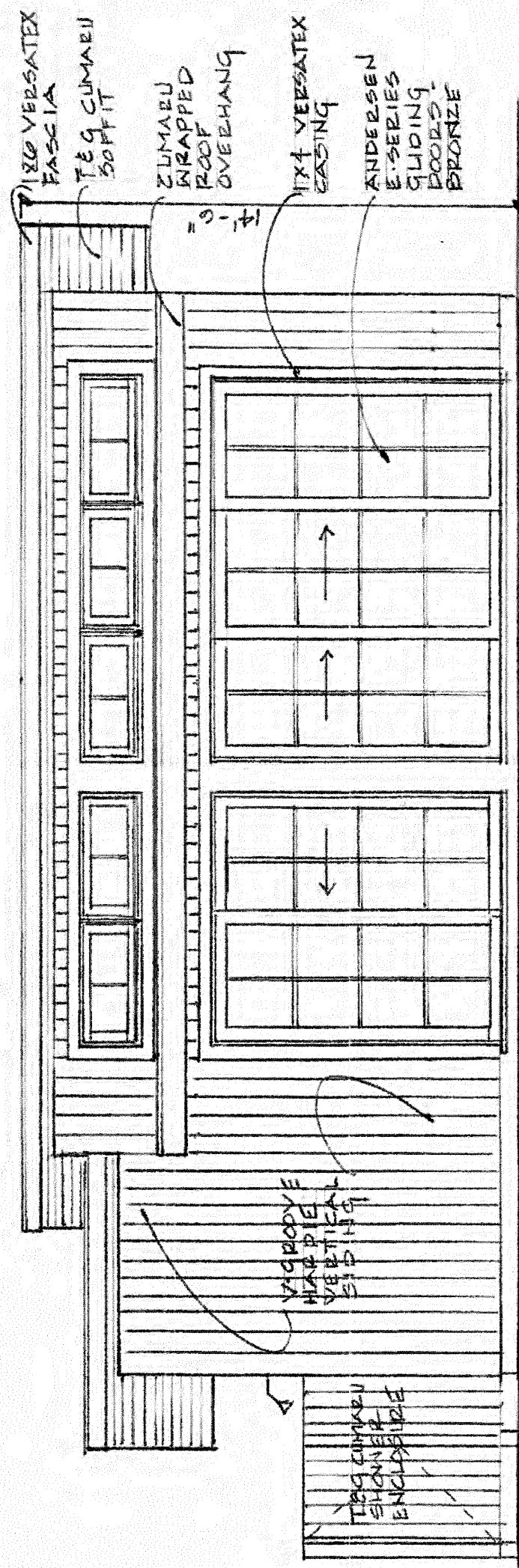
WEST ELEVATION
1/4"=1'-0"



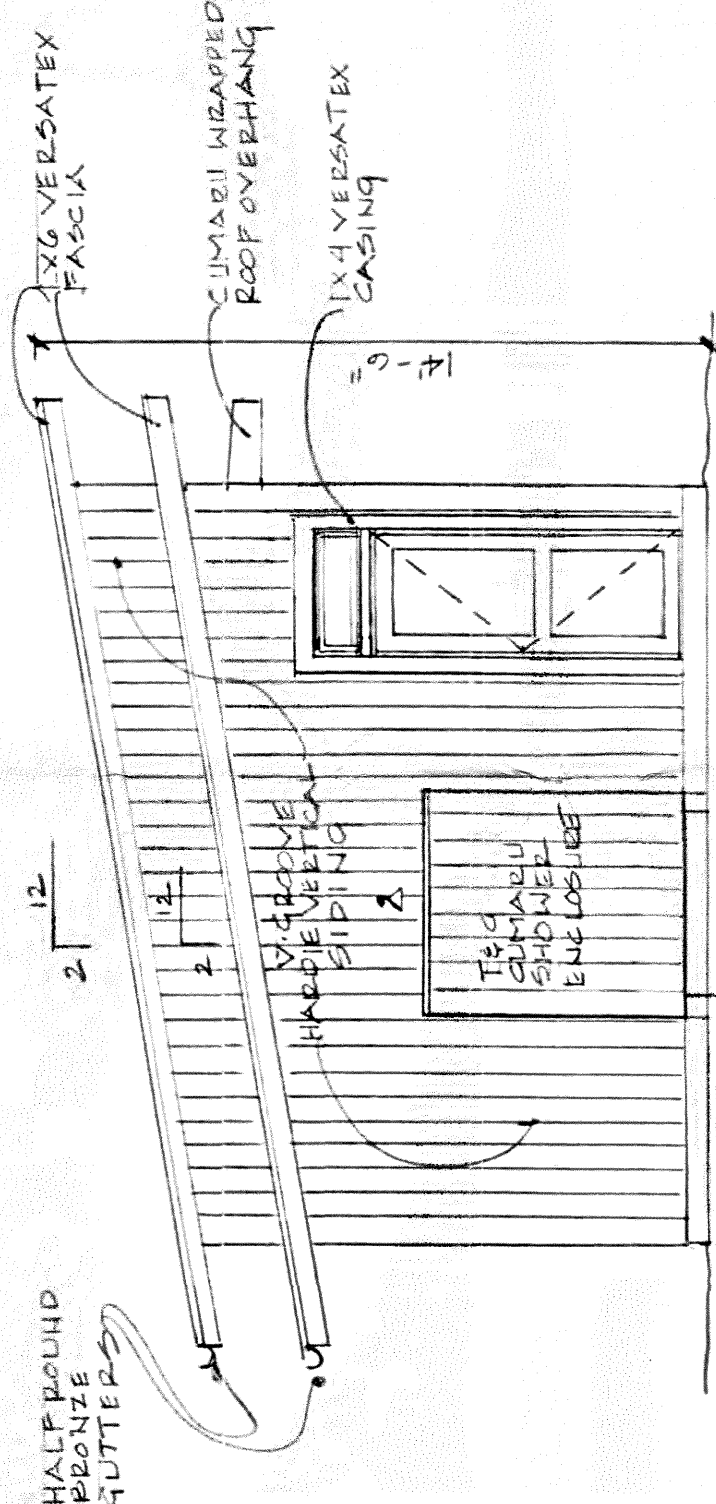
NORTH ELEVATION
1/4"=1'-0"



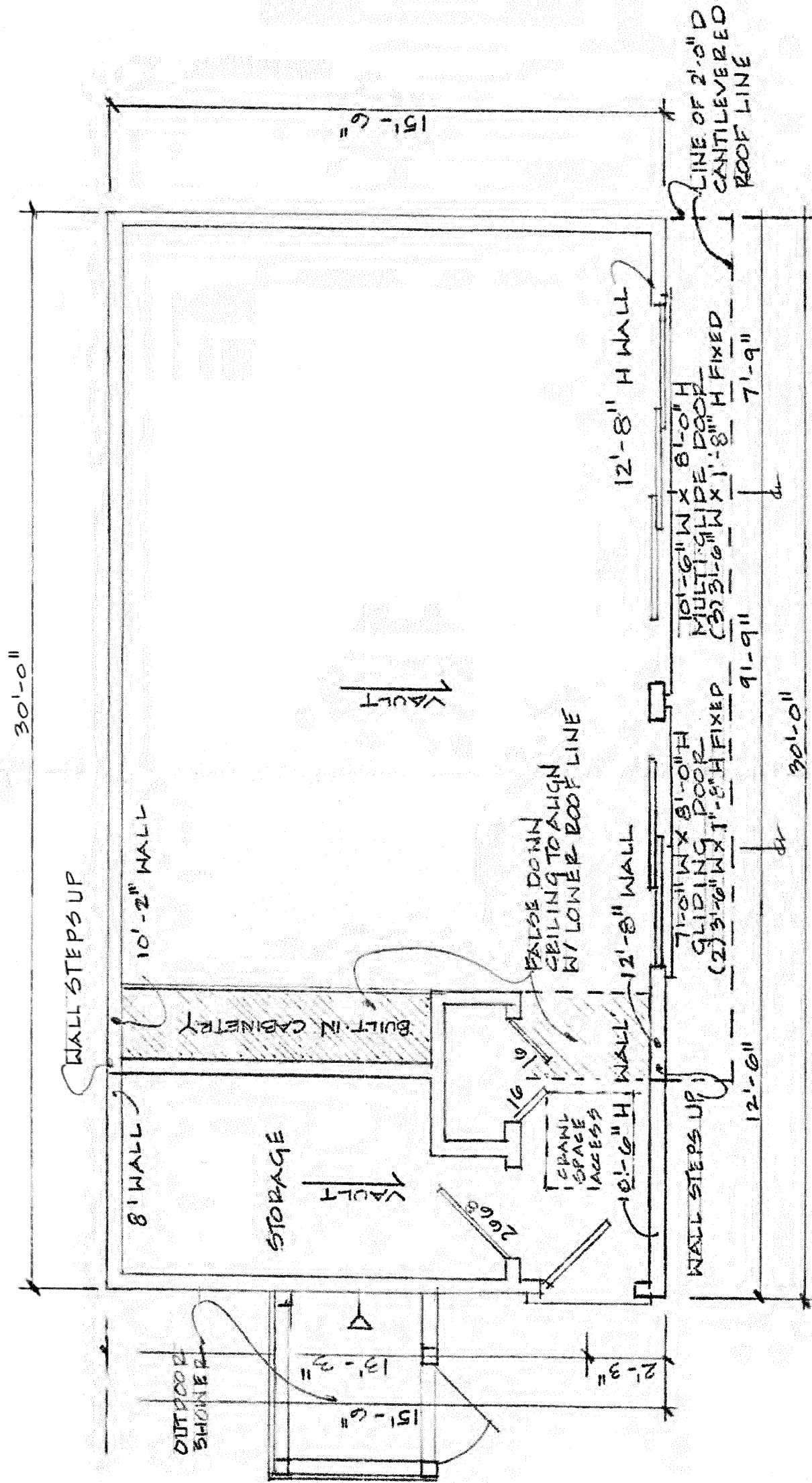
FOUNDATION PLAN
1/4"=1'-0"



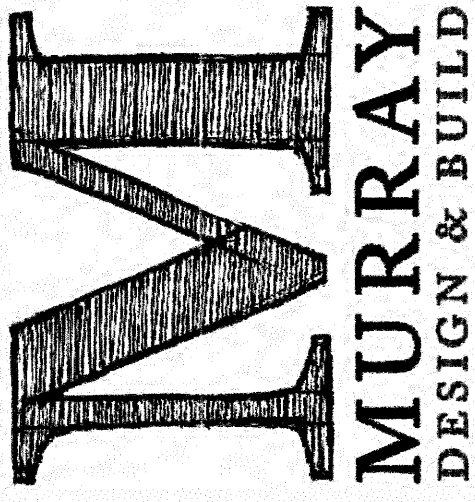
EAST ELEVATION
1/4"=1'-0"



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



PLAN
1/4"=1'-0"



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Dahle Residence
Accessory Structure
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

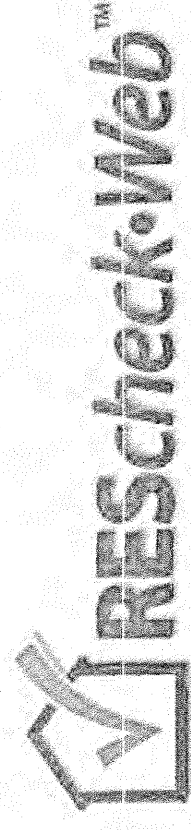
Date
1/14/25

Revisions

Sheet Title
ResCheck, Site
Survey, & Previous
ZBA Determination

Sheet No.

3 of 6



Compliance Certificate

Project Information

Project Title: 625 First Street Accessory Building

Energy Code: 2021 EEC

Location: Greenport, New York

Project Type: New Construction

Project Sub-Type: Accessory Structure

Owner: Dahle Residence

Contractor: Murray Design & Build

City: Greenport, NY

County: Suffolk

State: New York

Zip: 11944

Project Number: 631-477-0075

Project Address: 625 First Street

Project Sub-Address: 625 First Street

Project Sub-Address: 625 First Street

Project Sub-Address: 625 First Street

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Project Sub-Address: 625 First Street

Assembly	Material or Finish	Area (sq. ft.)	U-Value (BTU/hr·sq·ft·°F)	Thermal Resistance (R-value)	Thermal Mass (BTU/hr·sq·ft·°F)	Thermal Capacity (BTU/hr·sq·ft·°F)
1.0	Concrete Slab on Grade	480	0.10	10.0	1.0	1.0
2.0	Interior Wall	120	0.05	20.0	2.0	2.0
3.0	Roof	120	0.05	20.0	2.0	2.0
4.0	Floor	120	0.05	20.0	2.0	2.0
5.0	Foundation	120	0.05	20.0	2.0	2.0
6.0	Windows	120	0.05	20.0	2.0	2.0
7.0	Doors	120	0.05	20.0	2.0	2.0
8.0	Basement Walls	120	0.05	20.0	2.0	2.0
9.0	Basement Floor	120	0.05	20.0	2.0	2.0
10.0	Attic Floor	120	0.05	20.0	2.0	2.0
11.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
12.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
13.0	Basement Walls	120	0.05	20.0	2.0	2.0
14.0	Basement Floor	120	0.05	20.0	2.0	2.0
15.0	Attic Floor	120	0.05	20.0	2.0	2.0
16.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
17.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
18.0	Basement Walls	120	0.05	20.0	2.0	2.0
19.0	Basement Floor	120	0.05	20.0	2.0	2.0
20.0	Attic Floor	120	0.05	20.0	2.0	2.0
21.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
22.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
23.0	Basement Walls	120	0.05	20.0	2.0	2.0
24.0	Basement Floor	120	0.05	20.0	2.0	2.0
25.0	Attic Floor	120	0.05	20.0	2.0	2.0
26.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
27.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
28.0	Basement Walls	120	0.05	20.0	2.0	2.0
29.0	Basement Floor	120	0.05	20.0	2.0	2.0
30.0	Attic Floor	120	0.05	20.0	2.0	2.0
31.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
32.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
33.0	Basement Walls	120	0.05	20.0	2.0	2.0
34.0	Basement Floor	120	0.05	20.0	2.0	2.0
35.0	Attic Floor	120	0.05	20.0	2.0	2.0
36.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
37.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
38.0	Basement Walls	120	0.05	20.0	2.0	2.0
39.0	Basement Floor	120	0.05	20.0	2.0	2.0
40.0	Attic Floor	120	0.05	20.0	2.0	2.0
41.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
42.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
43.0	Basement Walls	120	0.05	20.0	2.0	2.0
44.0	Basement Floor	120	0.05	20.0	2.0	2.0
45.0	Attic Floor	120	0.05	20.0	2.0	2.0
46.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
47.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
48.0	Basement Walls	120	0.05	20.0	2.0	2.0
49.0	Basement Floor	120	0.05	20.0	2.0	2.0
50.0	Attic Floor	120	0.05	20.0	2.0	2.0
51.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
52.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
53.0	Basement Walls	120	0.05	20.0	2.0	2.0
54.0	Basement Floor	120	0.05	20.0	2.0	2.0
55.0	Attic Floor	120	0.05	20.0	2.0	2.0
56.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
57.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
58.0	Basement Walls	120	0.05	20.0	2.0	2.0
59.0	Basement Floor	120	0.05	20.0	2.0	2.0
60.0	Attic Floor	120	0.05	20.0	2.0	2.0
61.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
62.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
63.0	Basement Walls	120	0.05	20.0	2.0	2.0
64.0	Basement Floor	120	0.05	20.0	2.0	2.0
65.0	Attic Floor	120	0.05	20.0	2.0	2.0
66.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
67.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
68.0	Basement Walls	120	0.05	20.0	2.0	2.0
69.0	Basement Floor	120	0.05	20.0	2.0	2.0
70.0	Attic Floor	120	0.05	20.0	2.0	2.0
71.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
72.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
73.0	Basement Walls	120	0.05	20.0	2.0	2.0
74.0	Basement Floor	120	0.05	20.0	2.0	2.0
75.0	Attic Floor	120	0.05	20.0	2.0	2.0
76.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
77.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
78.0	Basement Walls	120	0.05	20.0	2.0	2.0
79.0	Basement Floor	120	0.05	20.0	2.0	2.0
80.0	Attic Floor	120	0.05	20.0	2.0	2.0
81.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
82.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
83.0	Basement Walls	120	0.05	20.0	2.0	2.0
84.0	Basement Floor	120	0.05	20.0	2.0	2.0
85.0	Attic Floor	120	0.05	20.0	2.0	2.0
86.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
87.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
88.0	Basement Walls	120	0.05	20.0	2.0	2.0
89.0	Basement Floor	120	0.05	20.0	2.0	2.0
90.0	Attic Floor	120	0.05	20.0	2.0	2.0
91.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
92.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
93.0	Basement Walls	120	0.05	20.0	2.0	2.0
94.0	Basement Floor	120	0.05	20.0	2.0	2.0
95.0	Attic Floor	120	0.05	20.0	2.0	2.0
96.0	Attic Ceiling	120	0.05	20.0	2.0	2.0
97.0	Basement Ceiling	120	0.05	20.0	2.0	2.0
98.0	Basement Walls	120	0.05	20.0	2.0	2.0
99.0	Basement Floor	120	0.05	20.0	2.0	2.0
100.0	Attic Floor	120	0.05	20.0	2.0	2.0

Envelope Assemblies

Assembly

Material or Finish

Area (sq. ft.)

U-Value (BTU/hr·sq·ft·°F)

Thermal Resistance (R-value)

Thermal Mass (BTU/hr·sq·ft·°F)

Thermal Capacity (BTU/hr·sq·ft·°F)

Thermal Inertia (BTU/hr·sq·ft·°F)

Thermal Conductivity (BTU/hr·sq·ft·°F)

Thermal Diffusivity (BTU/hr·sq·ft·°F)

Thermal Storage (BTU/hr·sq·ft·°F)

Thermal Loss (BTU/hr·sq·ft·°F)

Thermal Gain (BTU/hr·sq·ft·°F)

Thermal Balance (BTU/hr·sq·ft·°F)

Thermal Efficiency (BTU/hr·sq·ft·°F)

Thermal Performance (BTU/hr·sq·ft·°

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 coordinating 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-r-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 a 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 be 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 relieve 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:

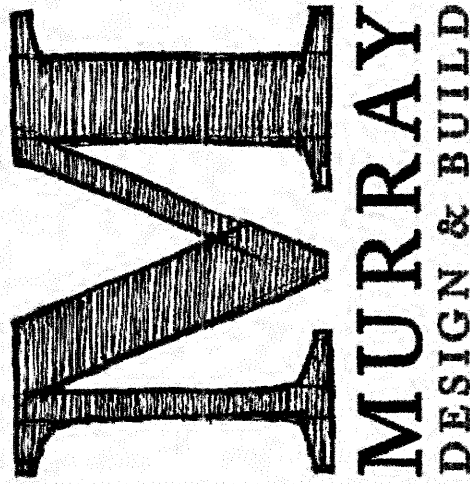
- All electrical work to be BOARD OF FIRE UNDERWRITERS approved and to include installation of fixtures & specifications as indicated on plans. Light fixtures to be supplied by owner and installed by contractor. GFI outlets required at bathrooms and exterior areas. Install all outlets as per code. All work is to be done in strict accordance with the New York State Code by a licensed electrician. All new switches & outlets to be Lennox, 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. 'ACQ' designation refers to current arsenic-free treated wood standards and shall take the place ofCCA
- All TJL'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 my 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- LVL's as indicated on floor plans & sections and all interior headers are to be 2- 2"x 8" unless otherwise noted. All headers exceeding 5'-0" shall have a double jack stud with a single king stud & on exterior walls provide double sill plate (typical).

FLOOR PLAN NOTES:

- Dimensions shall take precedent over scale drawings, DO NOT SCALE DRAWINGS
- All interior walls to be covered with 1/2" 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.



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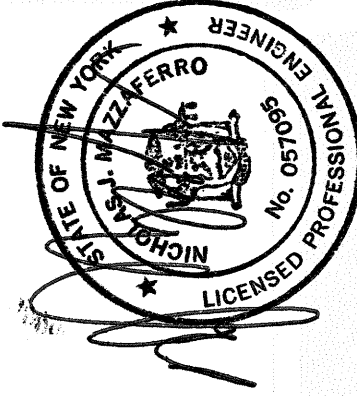
Dahle Residence
Accessory Structure
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Date
11/4/25

Revisions

Sheet Title
Structural Details I

Sheet No.
4 of 6



The logo for Murray Design & Build features a large, stylized letter 'M' with a textured, wood-grain-like pattern. To the right of the 'M', the word 'MURRAY' is written in a bold, sans-serif font, and below it, 'DESIGN & BUILD' is written in a smaller, all-caps, sans-serif font.

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Dahle Residence
Accessory Structure
625 First Street
Greenport, NY 11944
SCTM # 1001-02-06-35

Greenport, NY 11947
SCTM # 1001-02-06-35

Date
11/14/25

Revisions

Sheet Title
Structural Details II

Sheet No.

5 of 6

[illegible]

22	Join to in, top plate or gusset	4-6d long ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 5-6d common ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 5-10d long ($P^{\text{top}} = 0.1097^{\text{top}}$), or 3-5" = 0.1317' walls	Top rail	$a^{\text{top}} = 0.0, \text{ top rail}$
23	Finish plate, head plate or brackets to stir up plate (wood applications only)	6d long ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 6d common ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 10d long ($P^{\text{top}} = 0.1097^{\text{top}}$)		$b^{\text{top}} = 0.0, \text{ top rail}$
24	1" x 4" wallplate or plate in each joint	2-4d long ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 2-6d common ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 3-10d long ($P^{\text{top}} = 0.1097^{\text{top}}$)	Face rail	
25	1" wallplate to joint or gusset	2-4d long ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 2-6d common ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 3-10d long ($P^{\text{top}} = 0.1097^{\text{top}}$)	End and face rail	
26	2" plank (gusset & beam - floor & roof)	2-4d long ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 2-6d common ($P^{\text{top}}/V^{\text{top}} = 0.1137^{\text{top}}$), or 3-10d long ($P^{\text{top}} = 0.1097^{\text{top}}$)		At each bearing, face rail

TYPE OR LOCATION OF CONCRETE CONSTRUCTION	MINIMUM SPECIFIED COMPRESSIVE STRENGTH ^a (f'_c)		
	Weathering Potential ^b		
	Negligible	Moderate	Severe
Basement walls, foundations and other concrete not exposed to the weather	2,500	2,500	2,500 ^c
Basement slabs and interior slabs on grade, except garage floor slabs	2,500	2,500	2,500 ^c
Basement walls, foundation walls, exterior walls and other vertical concrete work exposed to the weather	2,500	3,000 ^d	3,000 ^d
Porches, carport slabs and steps exposed to the weather, and garage floor slabs	2,500	3,000 ^d e, f	3,500 ^d e, f

For SI: 1 pound per square inch = 6.895 kPa.

a. Strength at 28 days psi.

b. See Table R301.2(1) for weathering potential.

c. Concrete in these locations that is subject to freezing and thawing during construction shall be air-entrained concrete in accordance with Footnote d.

4. Concrete shall be air-entrained. Total air content (percent by volume of concrete) shall be not less than 5 percent or more than 7 percent.

[illegible]

e. See SECTION 1402.2 for maximum cementitious materials content.

1. For garage floors with a steel-trowe

increased to not less than 4,000 psi.

Table 3.1 Nailing Schedule (Wood Framed Construction Manual 2018, Pages 149 and 193)

Joint Description	Number of Common Nails	Number of Box Nails	Nail Spacing
ROOF RAILING			
Rail to Top Plate (Toe-nailed)	3 - 8d	3 - 8d	per rafter
Ceiling Joist to Top Plate (Toe-nailed)	3 - 8d	3 - 8d	per joist
Ceiling Joist to Parallel Rafter (Face-nailed)	5 - 16d	5 - 16d	each lap
Ceiling Joist Laps Over Partitions (Face-nailed)	5 - 16d	5 - 16d	each lap
Collar Tie to Rafter (Toe-nailed)	2 - 10d	2 - 10d	per tie
Blocking in Rafter (Face-nailed)	2 - 8d	2 - 10d	each end
Rim Board to Rafter (End Nailed)	2 - 16d	3 - 16d	each end
WALL FRAMING			
Top Plate to Top Plate (Face-nailed)	2 - 16d (1)	2 - 16d (1)	per foot
Top Plates at Intersections (Face-nailed)	4 - 16d	5 - 16d	joists - each side
Stud to Stud (Face-nailed)	1 - 16d	1 - 16d	15' o.c. along edges
Header to Header (Face-nailed)	16d	16d	
Top or Bottom Plate to Stud (End Nailed)	3 - 16d	2 - 40d	per stud
Bottom Plate to Floor Joist, Band Joist, End Joist or Blocking (Face-nailed)	2 - 16d (1/2)	2 - 16d (1/2)	per foot
FLOOR FRAMING			
Joist to Sill, Top Plate or Girdler (Toe-nailed)	4 - 8d	4 - 10d	per joist
Bridging to Joist (Toe-nailed)	2 - 8d	2 - 10d	each end
Blocking to Joist (Toe-nailed)	2 - 8d	2 - 10d	each end
Blocking to Sill or Top Plate (Toe-nailed)	3 - 16d	4 - 16d	each back
Ledger Strip to Beam (Face-nailed)	3 - 16d	3 - 16d	per foot
Band Joist to Girdler (Toe-nailed)	3 - 8d	3 - 10d	per joist
Band Joist to Joist (Toe-nailed)	3 - 16d	4 - 16d	per joist
Band Joist to Sill or Top Plate (Toe-nailed)	2 - 16d (1)	3 - 16d (1)	per foot
ROOF SHEATHING			
Structural Panels (See Notes 4, 5 and 6)	8d	10d	6" edge 1/2" field
Perimeter Edge Zone	8d	8d	6" edge 6" field
Gable End Rafters with up to 1" Rafters Overhang	8d	10d	6" edge 6" field
CEILING SHEATHING			
Gypsum Wallboard	5d coolers	5d coolers	7" edge 10" field
WALL SHEATHING			
Structural Panels(See Notes 1, 2 and 3)	8d	10d	6" edge 1/2" field
Gypsum Wallboard	5d coolers	5d coolers	7" edge 10" field
FLOOR SHEATHING			
Structural Panels 1" or less	8d	10d	6" edge 1/2" field

(1) Nailing requirements are based on wall sheathing nailed 6" on-center at the panel edge. Alternate nailing schedules shall be used where wall sheathing nailed is reduced. For example, if wall sheathing is nailed 3 inches on-center at the panel edge to obtain higher shear capacities, nailing requirements for structural members shall be doubled, or alternate connectors shall be used to maintain load path.

(2) For wall sheathing within 4 feet of the corners, the four foot edge zone attachment requirements shall be used.

(3) Tabulated 12 inch o.c. nail spacing assumes wall sheathing attached to framing members with 12" o.c. G-49.

(4) For ceiling sheathing, the four foot edge zone attachment requirements shall be used.

(5) Tabulated 12 inch o.c. nail spacing assumes roof sheathing attached to rafter 1/4 inch framing members with G-49. For framing members with G-49-G-0.49, the nail spacing shall be reduced to 6 inches o.c.

(6) For wind speeds greater than 130 mph, blocking is required which transfers shear load to two additional rafters (3 rafters in total).

(7) For exterior panel siding, galvanized box nails shall be permitted to be substituted for common nails.

[illegible]

