

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

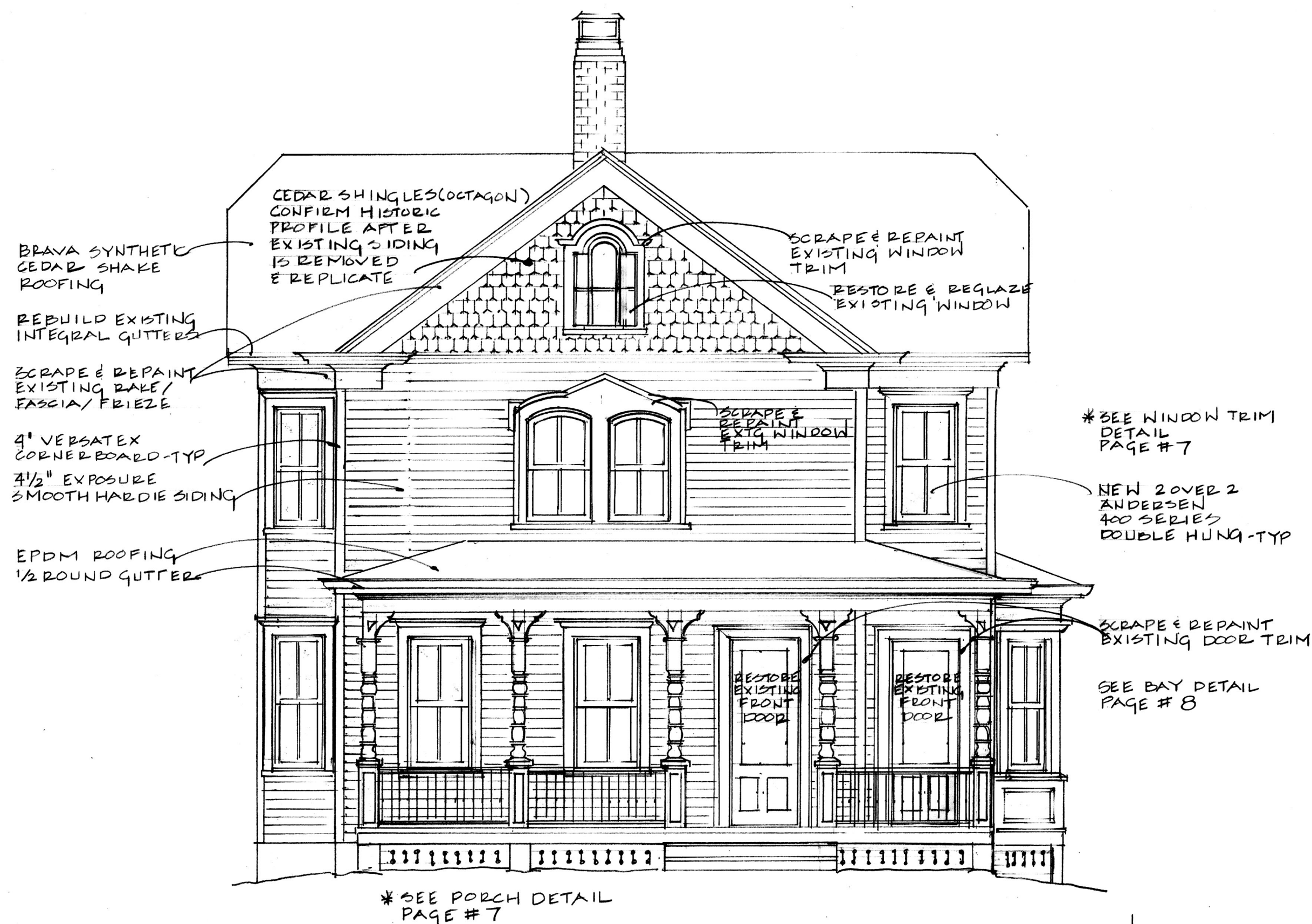
Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

Revisions

Sheet Title
 Front/West Elevations

Sheet No.
 1 OF 12



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

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

Revisions

Sheet Title
 Side/South
 Elevation

Sheet No.
 2 OF 12



This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

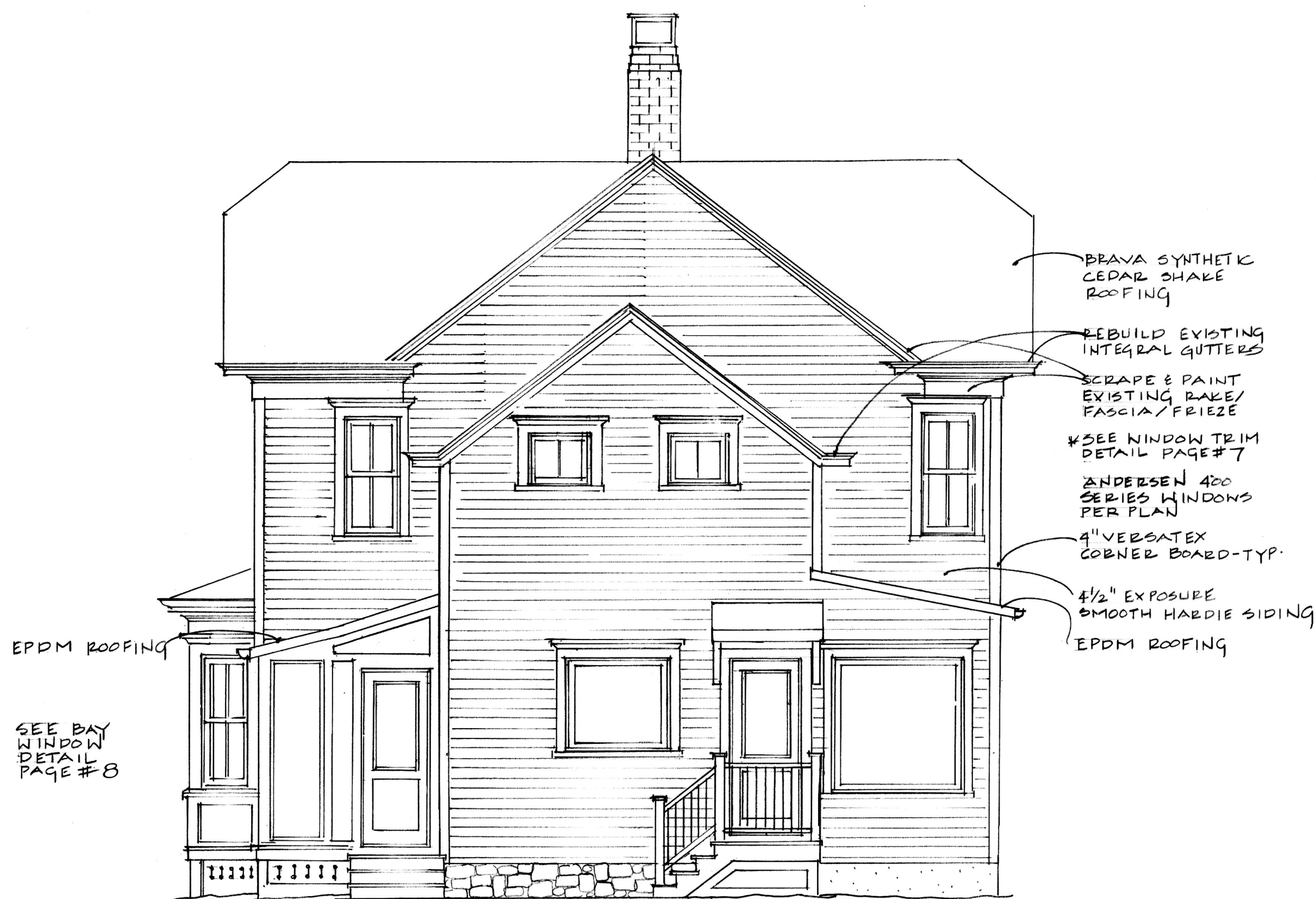
Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

Revisions

Sheet Title
 Rear/East
 Elevation

Sheet No.
 3 OF 12



EPDM ROOFING

SEE BAY WINDOW DETAIL PAGE #8

BRAVA SYNTHETIC CEDAR SHAKE ROOFING

REBUILD EXISTING INTEGRAL GUTTERS

SCRAPE & PAINT EXISTING RAKE/FASCIA/FRIEZE

*SEE WINDOW TRIM DETAIL PAGE #7

ANDERSEN 400 SERIES WINDOWS PER PLAN

4" VERSATEX CORNER BOARD-TYP.

4 1/2" EXPOSURE SMOOTH HARDIE SIDING

EPDM ROOFING

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

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

Revisions

Sheet Title
 Side/North
 Elevation

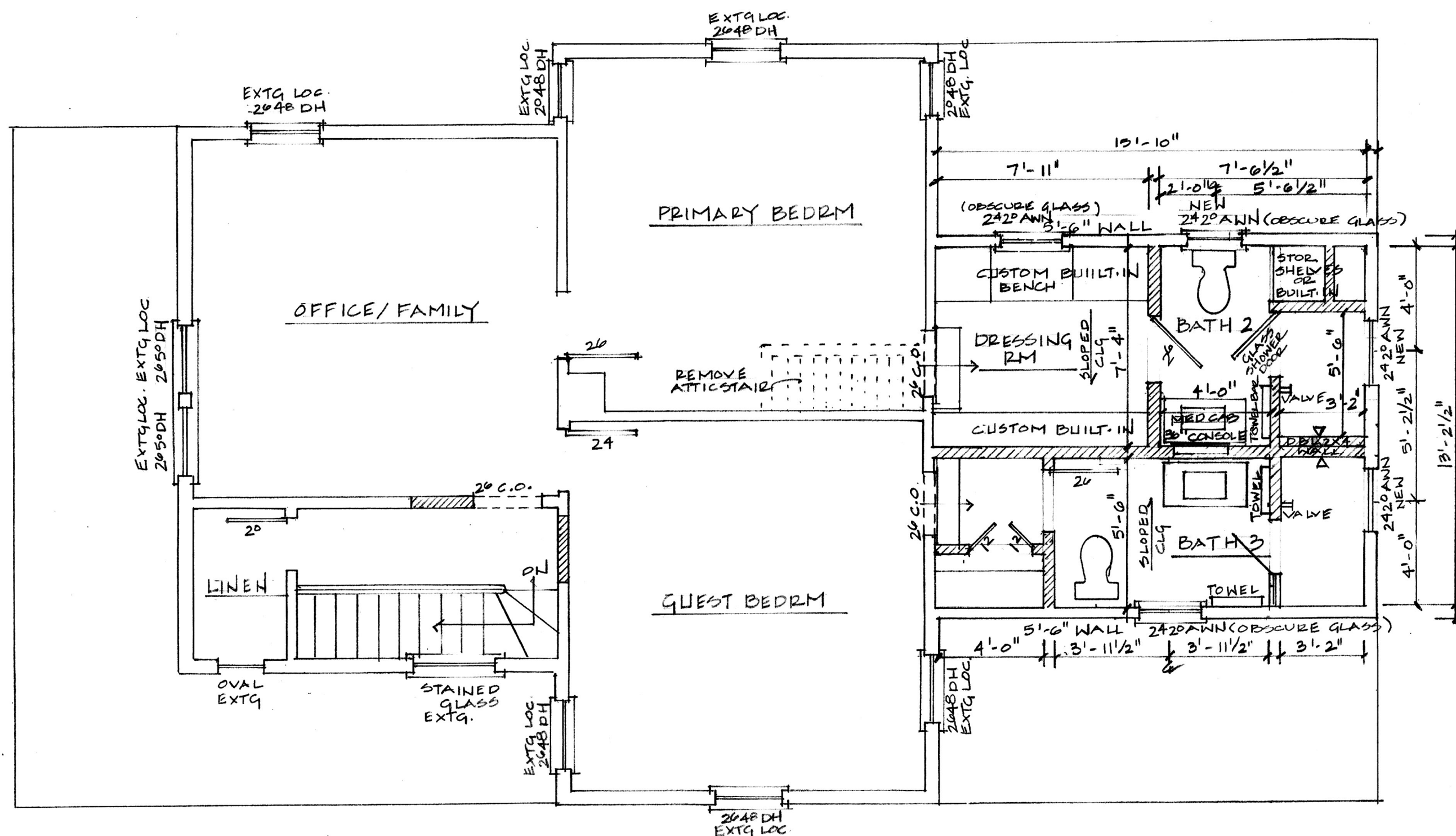
Sheet No.
 4 OF 12



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

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

Wiss Residence
 518 First Street
 Greenport, NY 11944



UPPER LEVEL PLAN
 1/4" = 1'-0"

Date
 07/31/23

Revisions

Sheet Title
 Upper Level Plan

Sheet No.
 6 OF 12

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

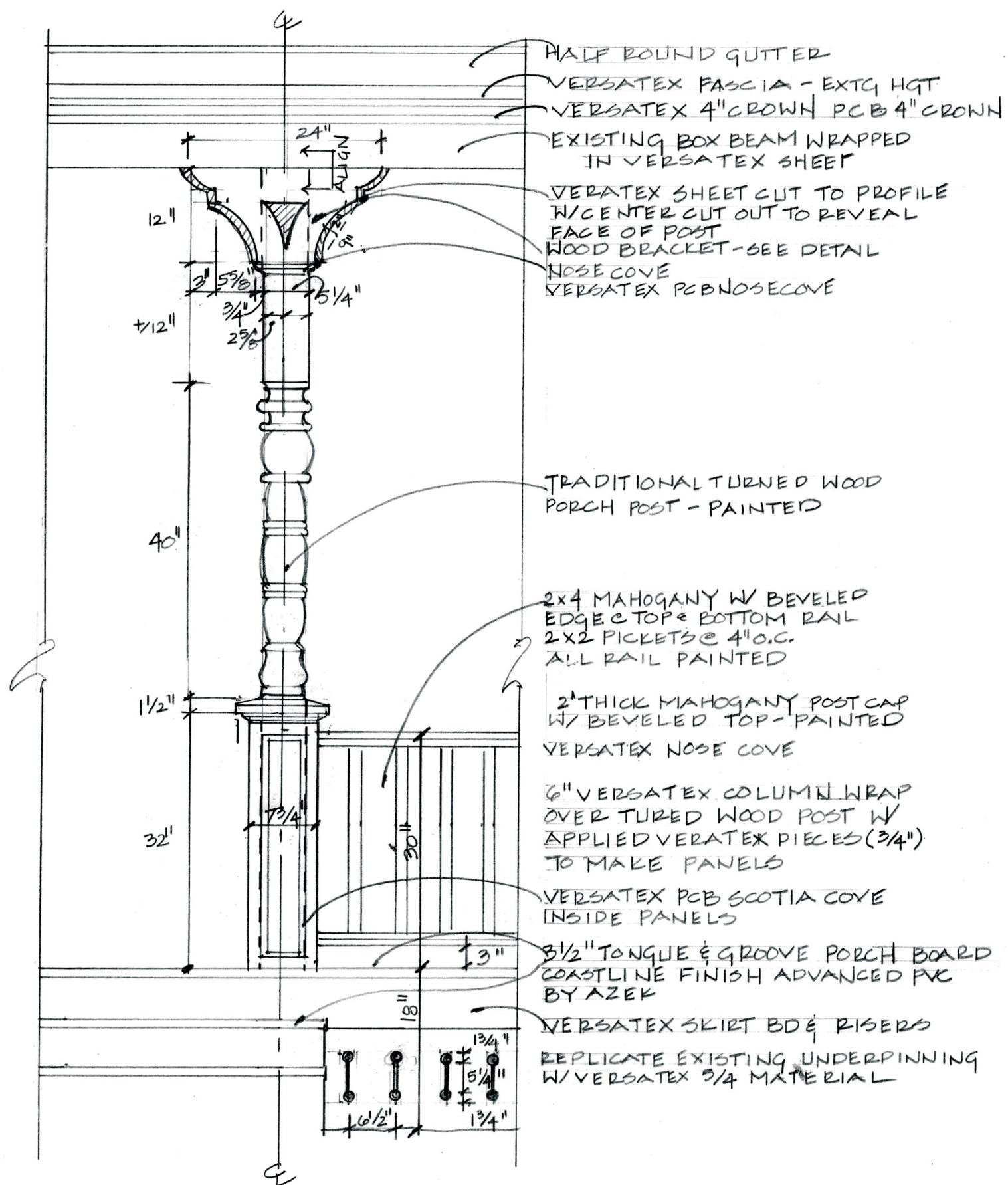
Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

Revisions

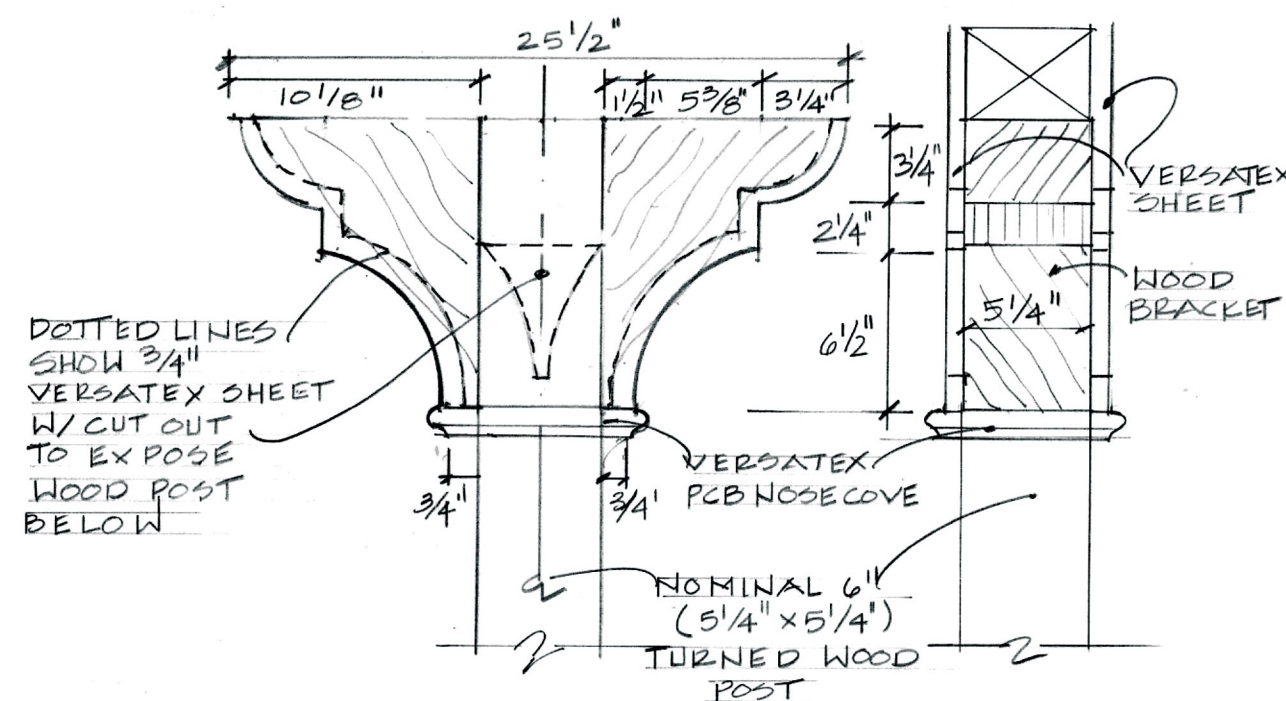
Sheet Title
 Trim Details

Sheet No.
 7 OF 12



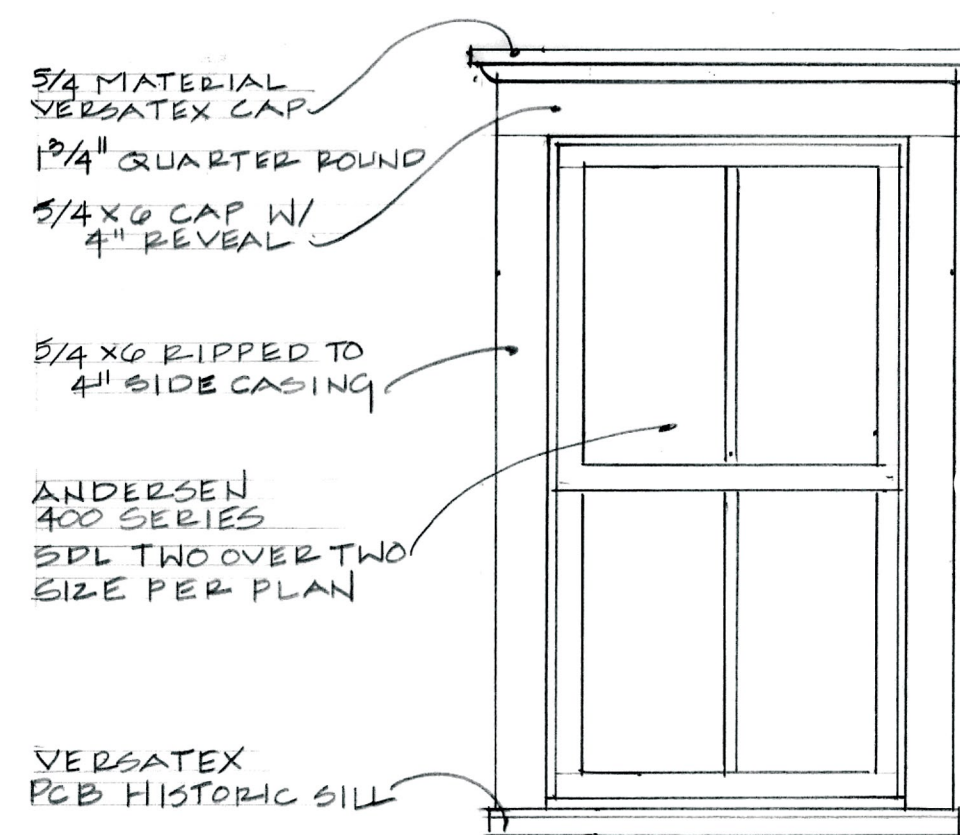
PORCH DETAIL

3/4" = 1'-0"



POST CAP DETAIL

1 1/2" = 1'-0"



WINDOW TRIM DETAIL

3/4" = 1'-0"



MURRAY
DESIGN & BUILD

Murray Design & Build
449 Main Street
Greenport, N.Y. 11944
631.477.0075
murraydesignbuild.com

Design · Build · Restore

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

Wiss Residence
518 First Street
Greenport, NY 11944

Date

07/31/23

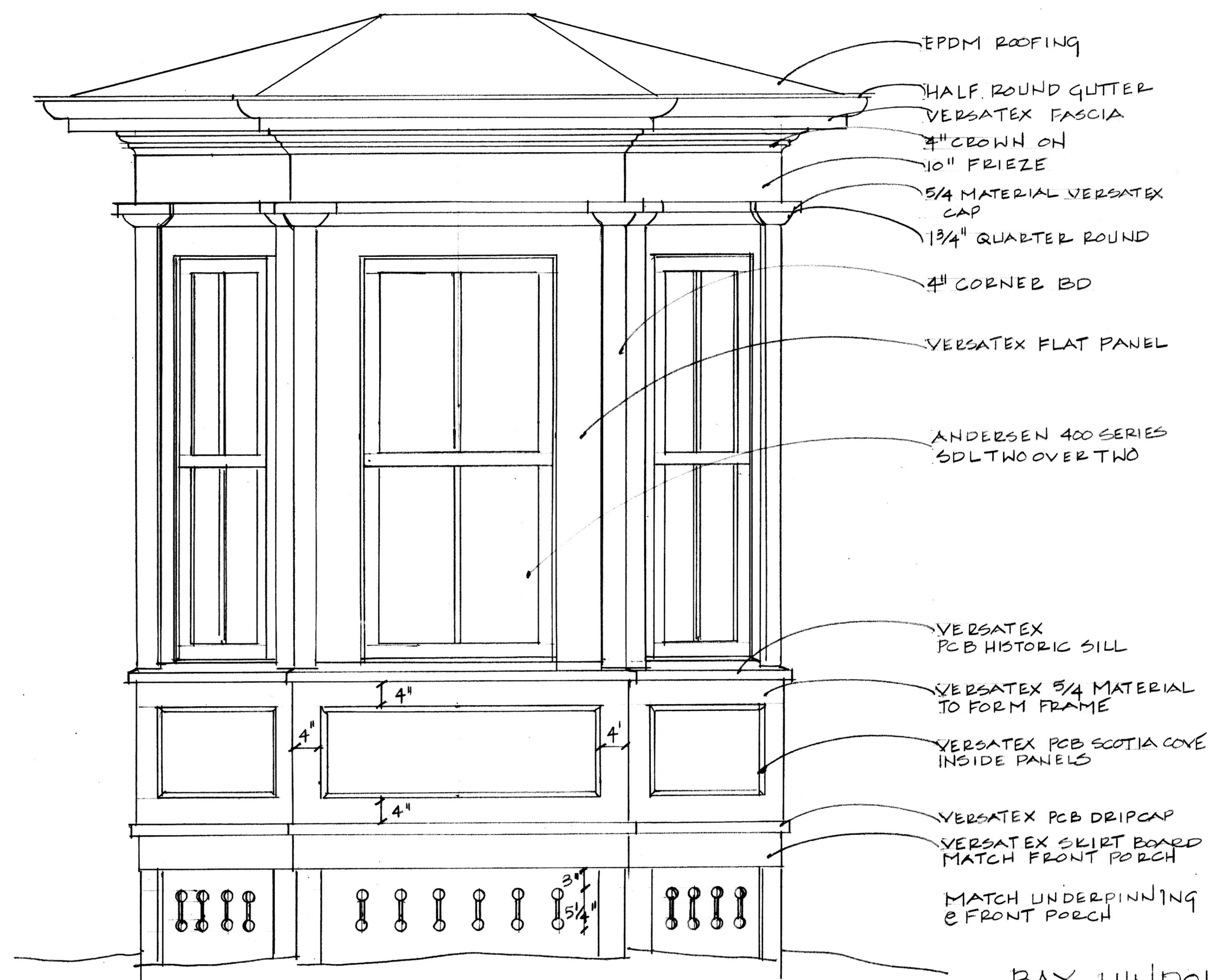
Revisions

Sheet Title

Bay Window Detail

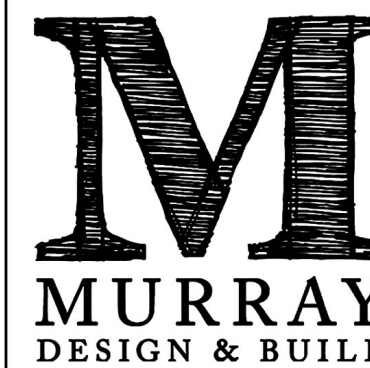
Sheet No.

8 OF 12



BAY WINDOW DETAIL

3/4" = 1'-0"



Murray Design & Build
 449 Main Street
 Greenport, N.y. 11944
 631.477.0075
 murraydesignbuild.com

Design · Build · Restore

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

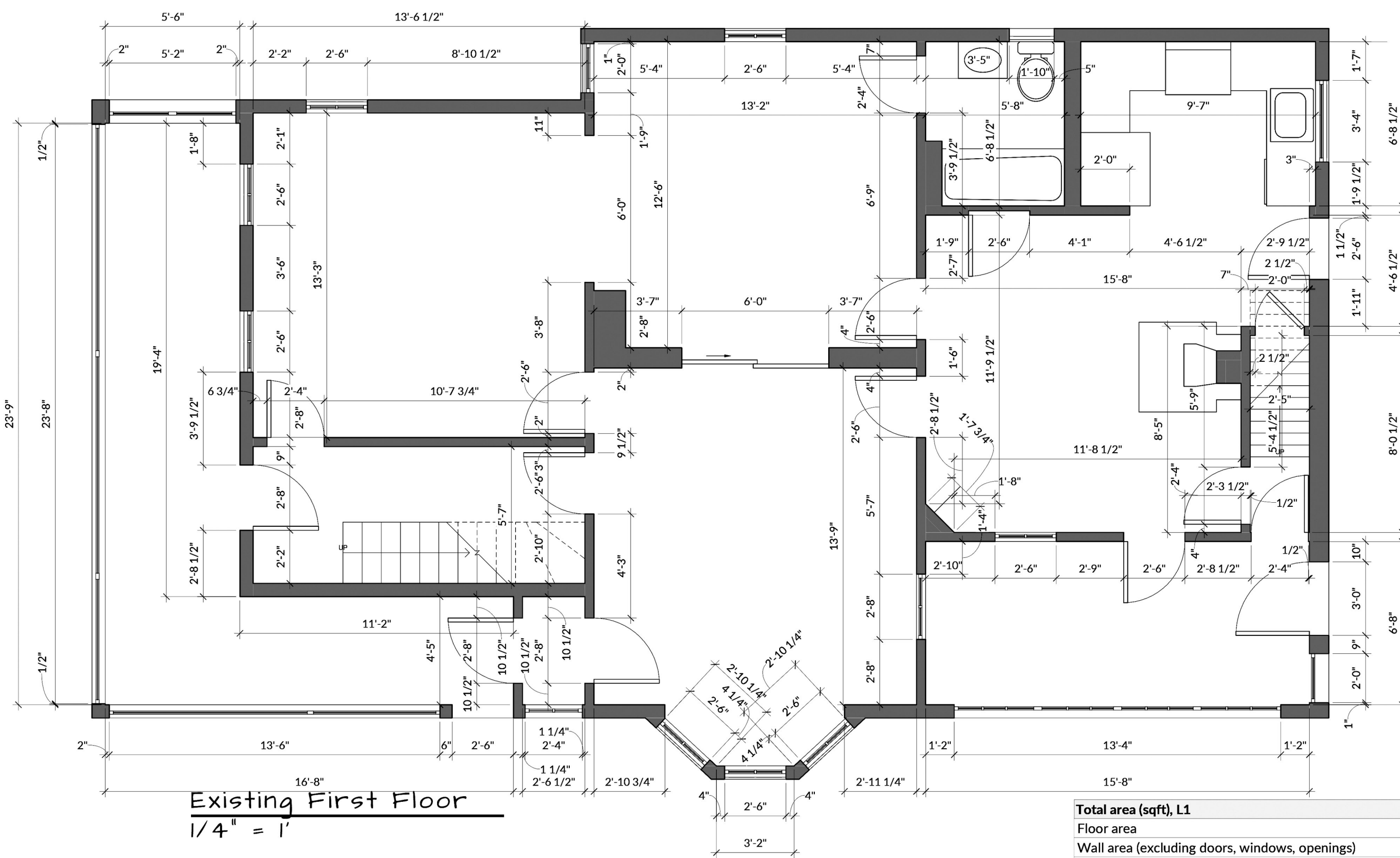
Wiss Residence
 518 First Street
 Greenport, NY 11944

Date
 07/31/23

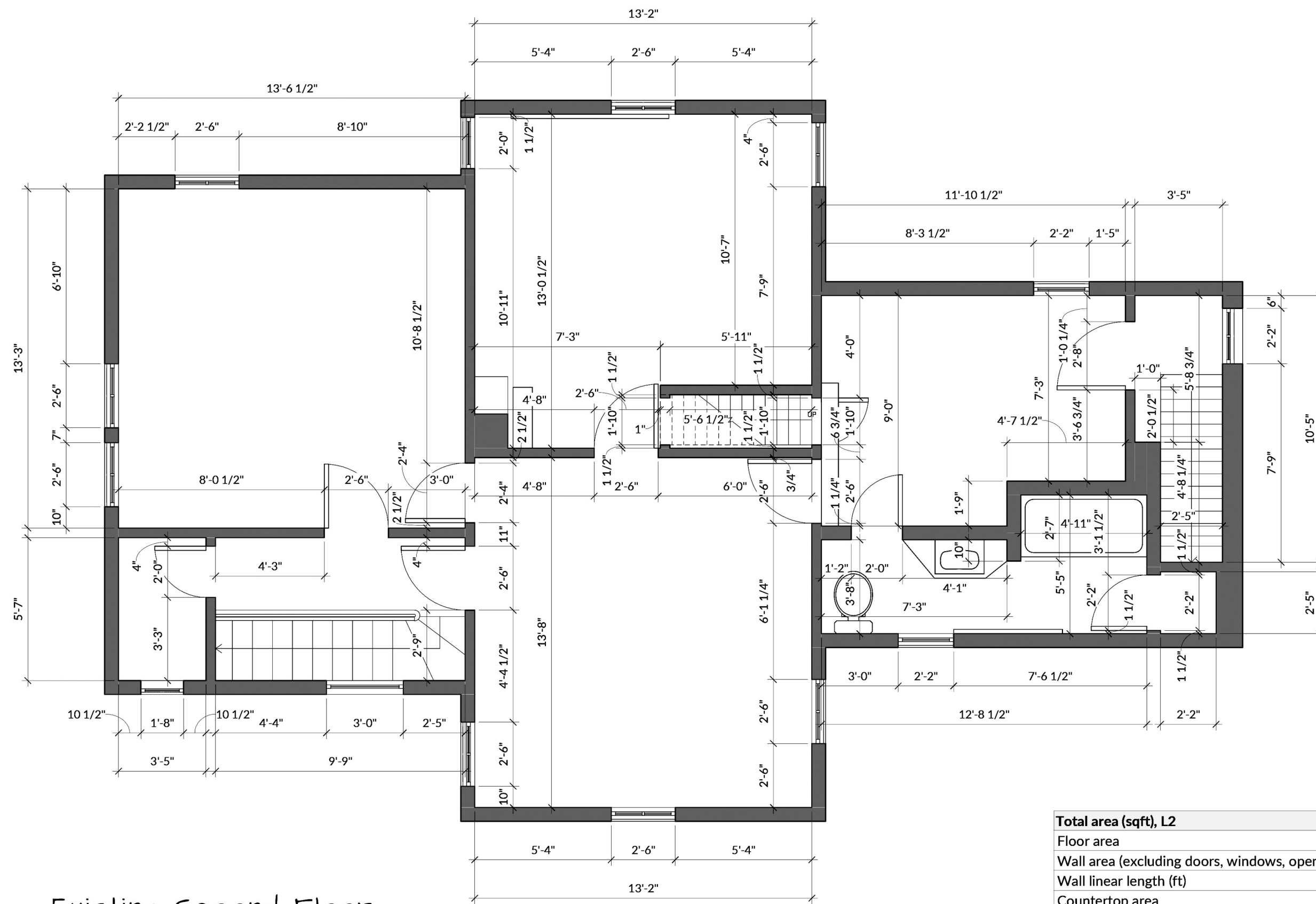
Revisions

Sheet Title
 First Story
 As-Built

Sheet No.
 10 OF 12

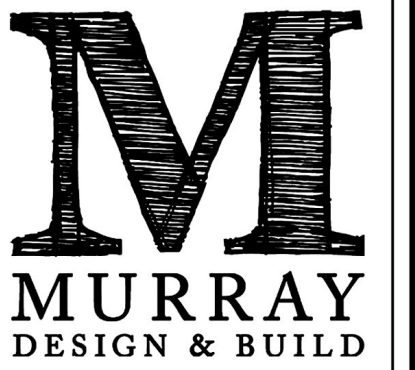


Total area (sqft), L1	
Floor area	1379.9
Wall area (excluding doors, windows, openings)	2694.6
Wall linear length (ft)	478.1
Countertop area	29.7



Existing Second Floor
 1/4" = 1'

Total area (sqft), L2	
Floor area	876.0
Wall area (excluding doors, windows, openings)	2121.4
Wall linear length (ft)	340.3
Countertop area	6.1



Murray Design & Build
 449 Main Street
 Greenport, N.y. 11944
 631.477.0075
 murraydesignbuild.com

Design · Build · Restore

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

**Wiss Residence
 518 First Street
 Greenport, NY 11944**

Date
 07/31/23

Revisions

Sheet Title
 Second Story
 As-Built

Sheet No.
 11 OF 12

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 #6 - 10/10 welded wire mesh reinforcement. Interior slabs to be placed on 6 mil. stapled 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-tek (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 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.

ALLOWABLE DEFLECTION OF STRUCTURAL MEMBERS	
STRUCTURAL MEMBER	ALLOWABLE DEFLECTION
Rafters having slopes greater than 3/12 with no finished ceiling attached to rafters	L/160
Interior walls & partitions	H/180
Floors & plastered ceilings	L/360
All other structural members	L/240
Exterior walls with plaster or stucco finish	L/240
Exterior walls - wind loads with brittle finishes	L/120
Exterior walls - wind loads with flexible finishes	L/120

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

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 Linton, standard, supplied & installed by contractor. Contractor to do all hook-ups as required for bathrooms.

FRAMING NOTES:

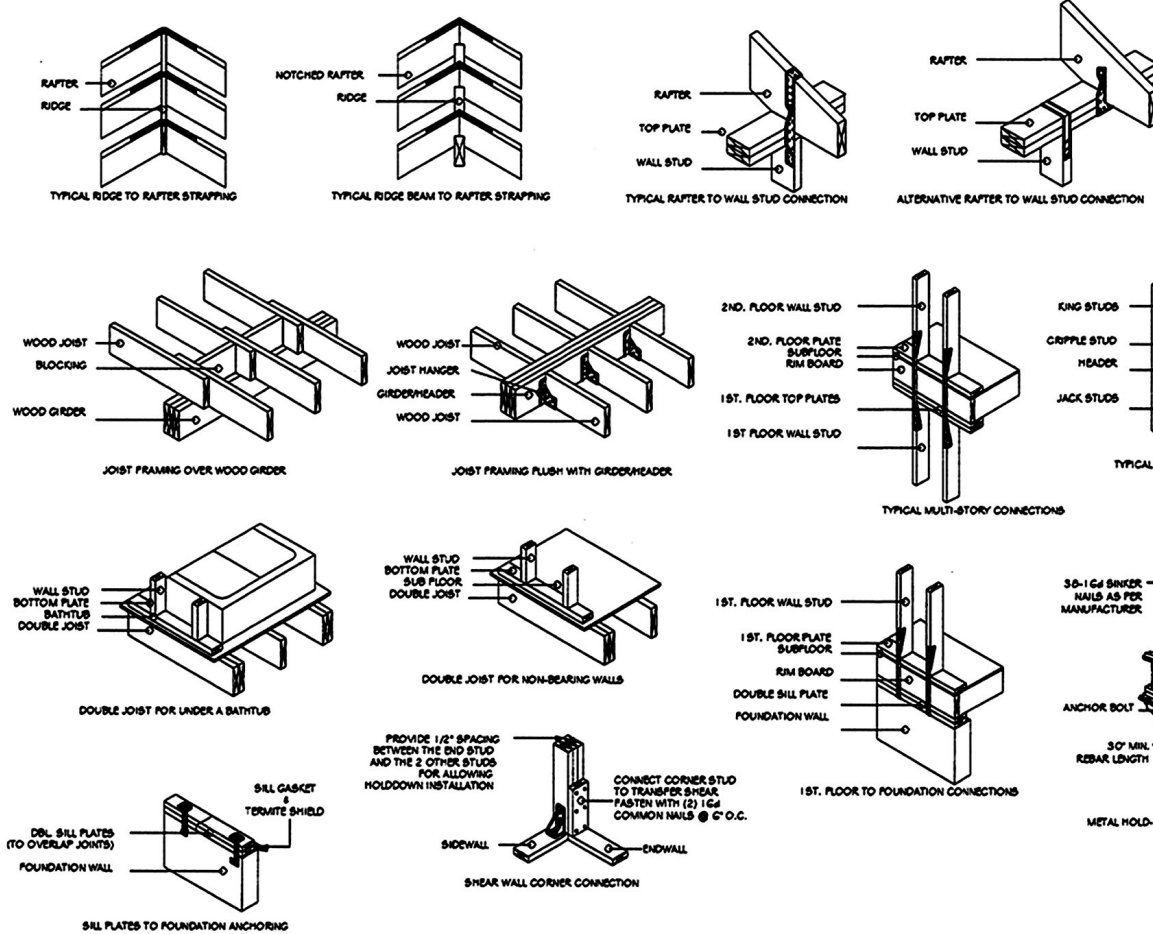
- All lumber is to be Douglas Fir #2 or better at 16' on center
- All wood framing in contact with concrete or masonry is to be pressure treated. 'ACQ' designation refers to current arsenic-free treated wood standards and shall take the place of 'CCA'
- All TJI's are to be installed in accordance with 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 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 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 spackled, 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.

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS (lbs/ft)	
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	
GROUND SNOW LOAD	26 PSF
SEISMIC	
DESIGN CATEGORY	B
WIND	
WIND SPEED	130 mph
EXPOSURE CATEGORY	B



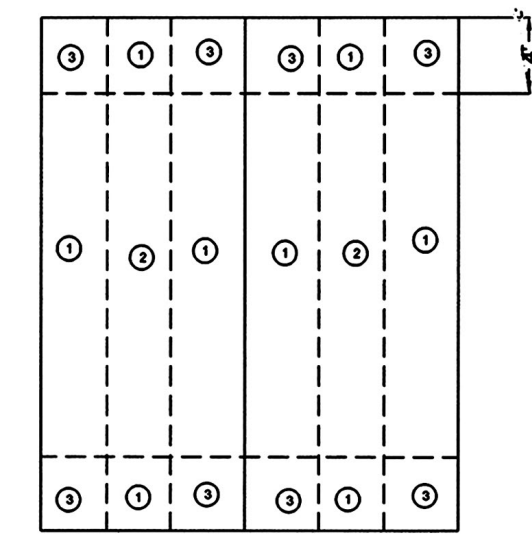
CONSTRUCTION DETAILS & WIND LOAD PATH CONNECTION DETAILS NOT TO SCALE

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	LFTA or CS20 @ 36"	APPLY TO EACH WALL STUD
HEADER-TO-JACK STUD	CS20 @ 12"	APPLY TO EACH JACK STUD
CRIPPLE STUD-TO-HEADER	H3	APPLY TO EACH CRIPPLE STUD
SHEAR WALL HOLDDOWN ANCHOR	SSTB1 G	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 MANUFACTURERS RECOMMENDED INSTALLATION INSTRUCTIONS TO ACHIEVE MAXIMUM UPLIFT LOAD CAPACITY.

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: 3-0d 10'-0" WALLS: 4-0d	PER RAFTER PER RAFTER PER JOIST
CEILING JOIST TO TOP PLATE	TOE NAILED	8'-0" WALLS: 3-0d 10'-0" WALLS: 4-0d	PER JOIST
CEILING JOIST TO PARALLEL RAFTER	FACE NAILED	SEE TABLE S.7	EACH LAP
CEILING JOIST LAPS OVER PARTITIONS	FACE NAILED	SEE TABLE S.7	EACH LAP
COLLAR TIE TO RAFTER	FACE NAILED	SEE TABLE S.4	PER TIE
BLOCKING TO RAFTER	TOE NAILED	2-0d	EACH END
RIM BOARD TO RAFTER	END NAILED	2-16d	EACH END
WALL FRAMING			
TOP PLATE TO TOP PLATE	FACE NAILED	2-16d	PER FOOT
TOP PLATES AT INTERSECTIONS	FACE NAILED	4-16d	JOINTS - EACH SIDE
STUD TO STUD	FACE NAILED	2-16d	2'-4" O.C.
HEADER TO HEADER	FACE NAILED	16d	1'-6" O.C. ALONG EDGES
TOP OR BOTTOM PLATE TO STUD	END NAILED	2-16d	PER 2x6 STUD
		3-16d	PER 2x8 STUD
		4-16d	PER 2x8 STUD
BOTTOM PLATE TO FLOOR JOIST, BANDJOIST, END JOIST, OR BLOCKING	FACE NAILED	2-16d	PER FOOT
FLOOR FRAMING			
JOIST TO SILL, TOP PLATE, OR GIRDER	TOE NAILED	4-0d	PER JOIST
BRIDGING TO JOIST	TOE NAILED	2-0d	EACH END
BLOCKING TO JOIST	TOE NAILED	2-0d	EACH END
BLOCKING TO SILL OR TOP PLATE	FACE NAILED	3-16d	EACH BLOCK
LEDGER STRIP TO BEAM	FACE NAILED	3-16d	EACH JOIST
JOIST ON LEDGER TO BEAM	TOE NAILED	3-0d	PER JOIST
BAND JOIST TO JOIST	END NAILED	3-16d	PER JOIST
BAND JOIST TO SILL OR TOP PLATE	TOE NAILED	2-16d	PER FOOT
ROOF SHEATHING			
STRUCTURAL PANELS		5d	SEE DIAGRAM
		5d	
FOR ROOF SHEATHING WITHIN 4'-0" OF THE PERIMETER EDGE OF THE ROOF, INCLUDING 4'-0" ON EACH SIDE OF THE ROOF PEAK, THE 4'-0" PERIMETER EDGE ZONE ATTACHMENT REQUIREMENTS SHALL BE USED.			
CEILING SHEATHING			
GYPNUM WALLBOARD		5d COOLERS	7" EDGE / 10" FIELD
WALL SHEATHING			
STRUCTURAL PANELS		5d	EDGE ZONE - 1'-6" O.C. - 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD
		5d	INTERMEDIATE ZONE - 1'-6" O.C. - 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD
FIBERBOARD PANELS	7/16"	5d	3" EDGE / 6" FIELD
	25/32"	5d	3" EDGE / 6" FIELD
GYPNUM WALLBOARD		5d COOLERS	7" EDGE / 10" FIELD
HARDBOARD		5d	EDGE ZONE - 1'-6" O.C. - 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD
		5d	INTERMEDIATE ZONE - 1'-6" O.C. - 6" AT PANEL EDGES AND 12" AT INTERMEDIATE SUPPORTS IN THE PANEL FIELD
FLOOR SHEATHING			
STRUCTURAL PANELS - 1" OR LESS		5d	6" EDGE / 12" FIELD

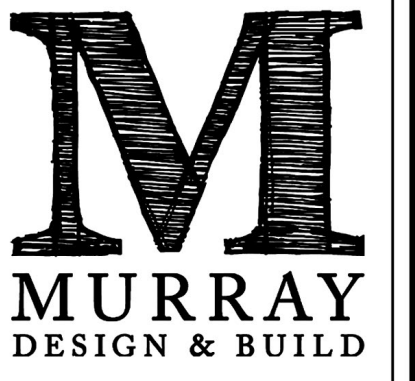
*Nailing requirements are based on wall sheathing nailed 6 inches O.C. at the panel edge. If wall sheathing is nailed 3 inches O.C. at the panel edge to obtain higher shear capacities, nailing requirements for structural members must be doubled, or alternate connectors, such as shear plates, must be used to maintain the



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.
3/4" Thick Roof Sheathing with 8d Common Nails



Murray Design & Build
449 Main Street
Greenport, N.Y. 11944
631.477.0075
murraydesignbuild.com

Design · Build · Restore

This plan is the property of Murray Design & Build and may not be used or reproduced without written consent.

Wiss Residence
518 First Street
Greenport, NY 11944

Date
07/31/23

Revisions

Sheet Title
Generic Structures

Sheet No.
12 OF 12