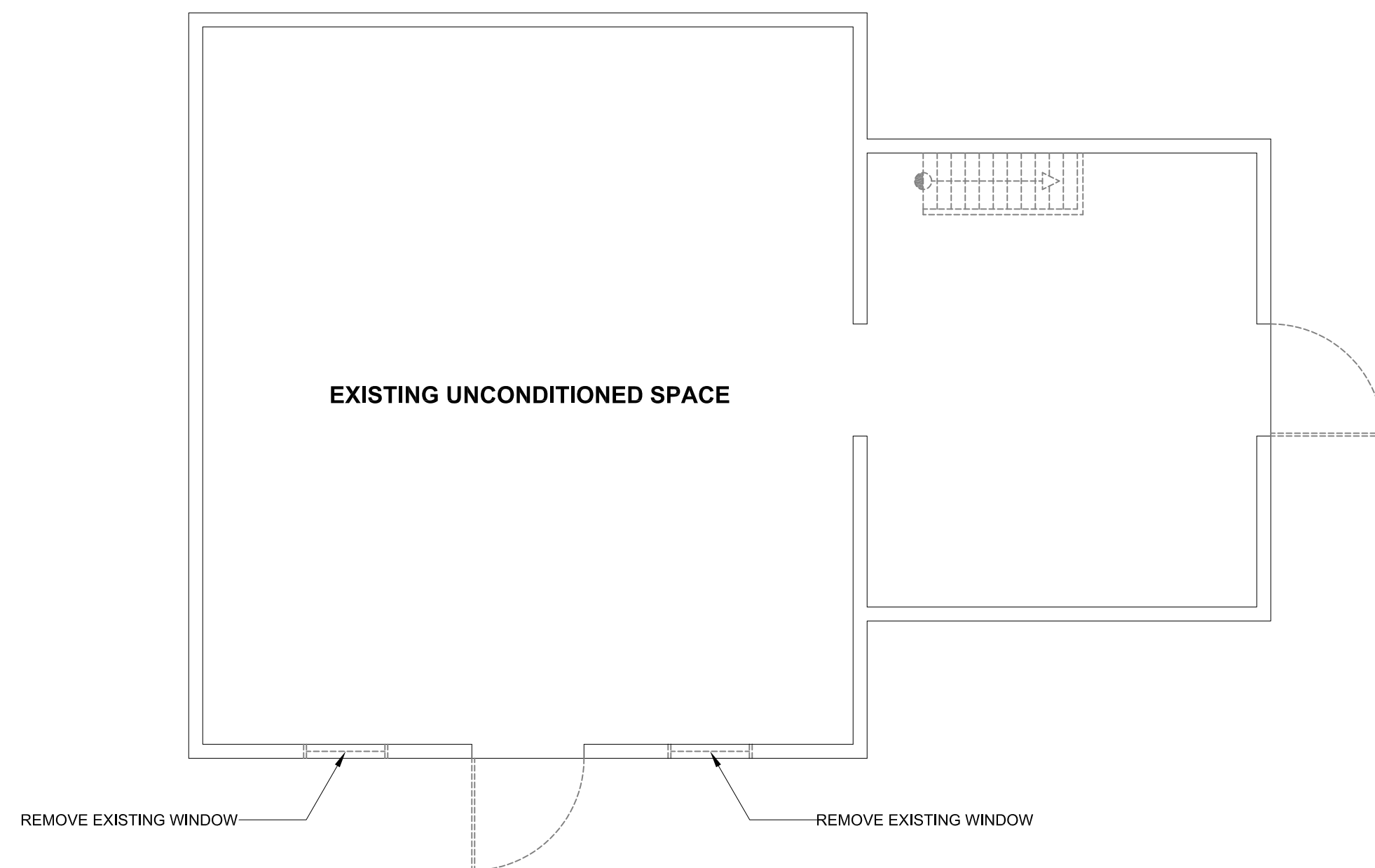
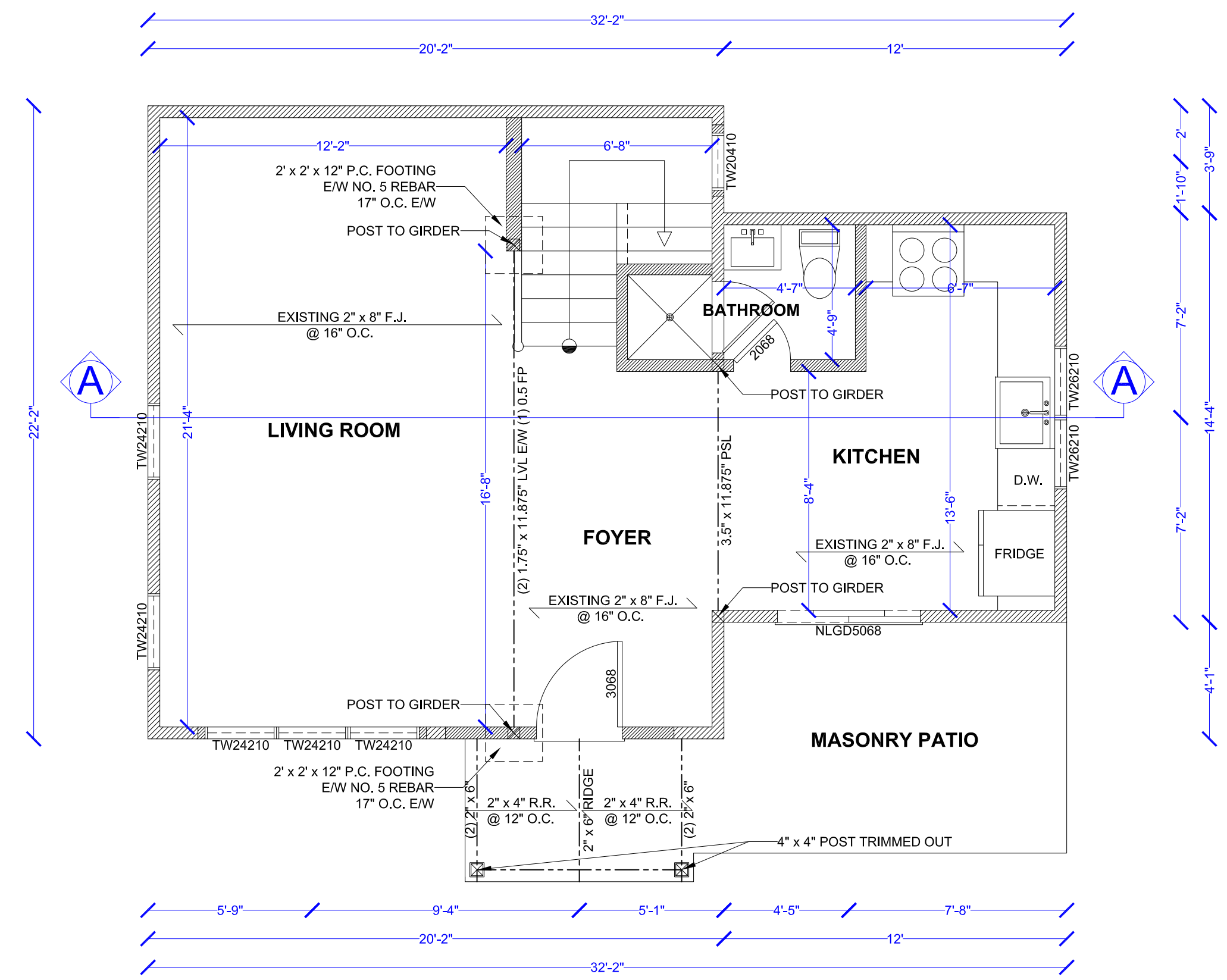


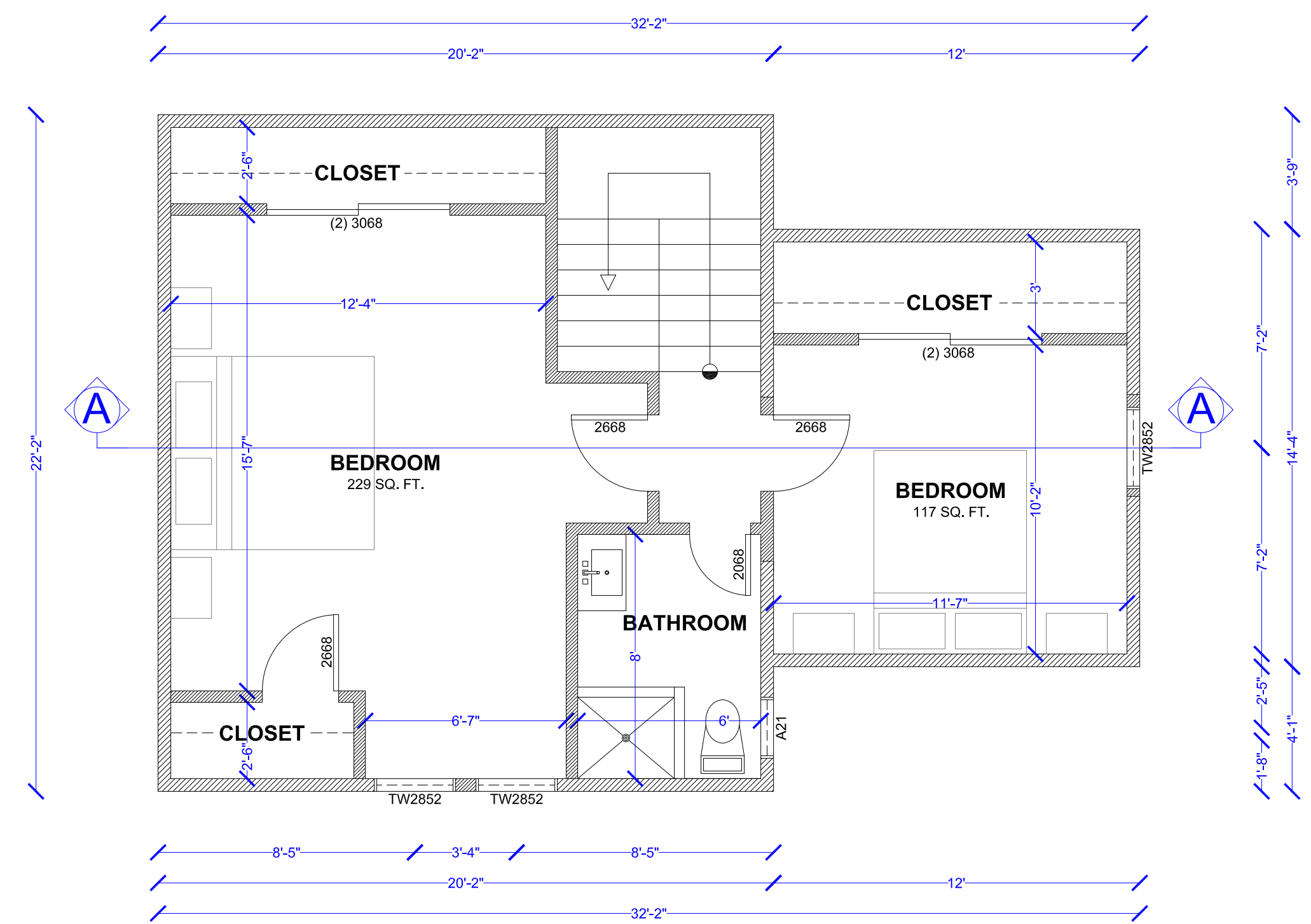
FIRST FLOOR DEMO PLAN



SECOND FLOOR DEMO PLAN



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

**LEGEND**

	EXISTING WALL
	NEW WALL
	REMOVE

<b>DATE:</b>	OCT. 24, 2019
<b>REVISIONS:</b>	

ERIC URBAN  
440 FIRST STREET GREENPORT, NY 11944

**Condon Engineering, P.C.**  
1755 Sigsbee Road  
Mattituck, NY 11952

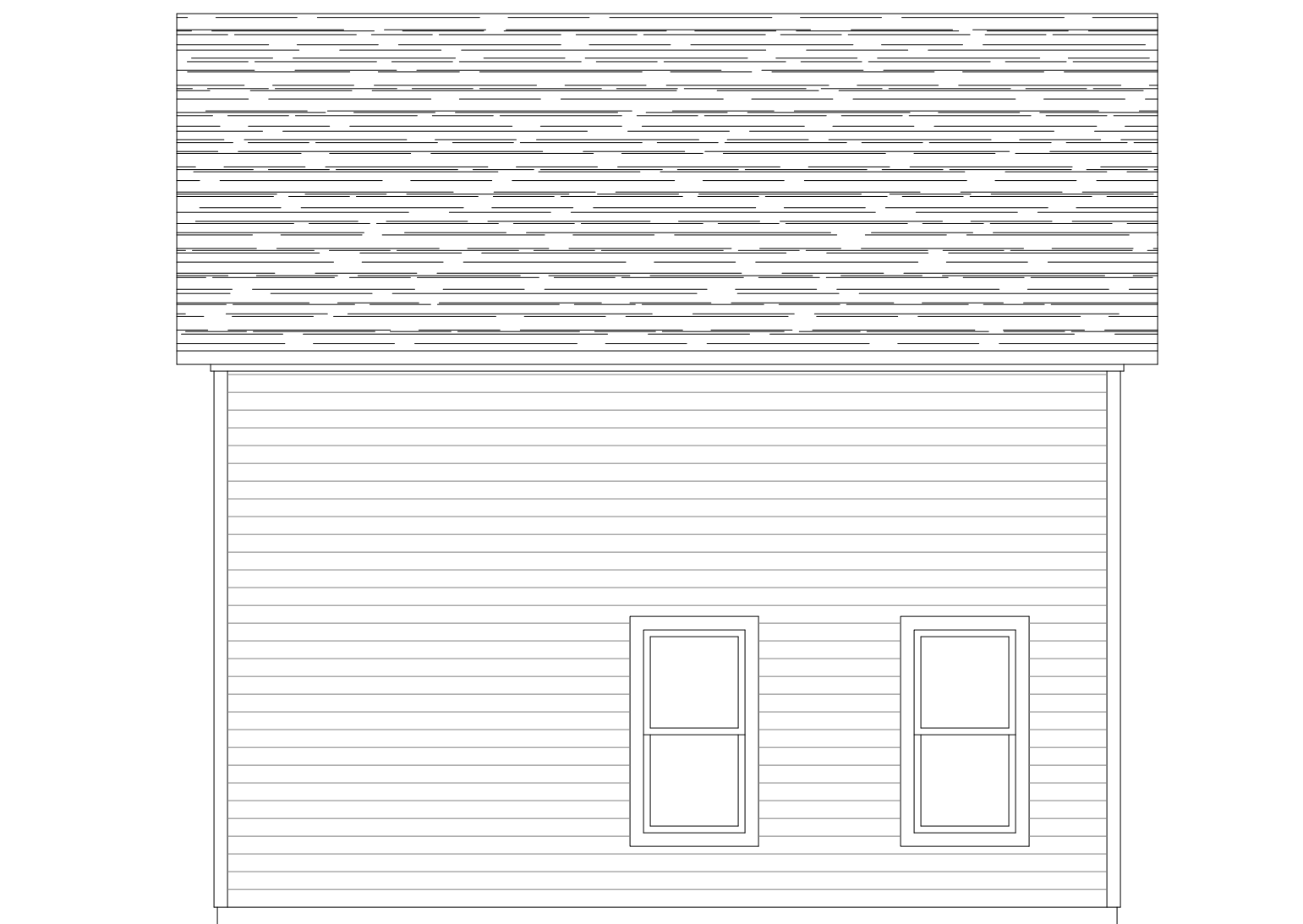
SCALE:  
1/4" = 1'-0"  
DWG. NO.  
300.01



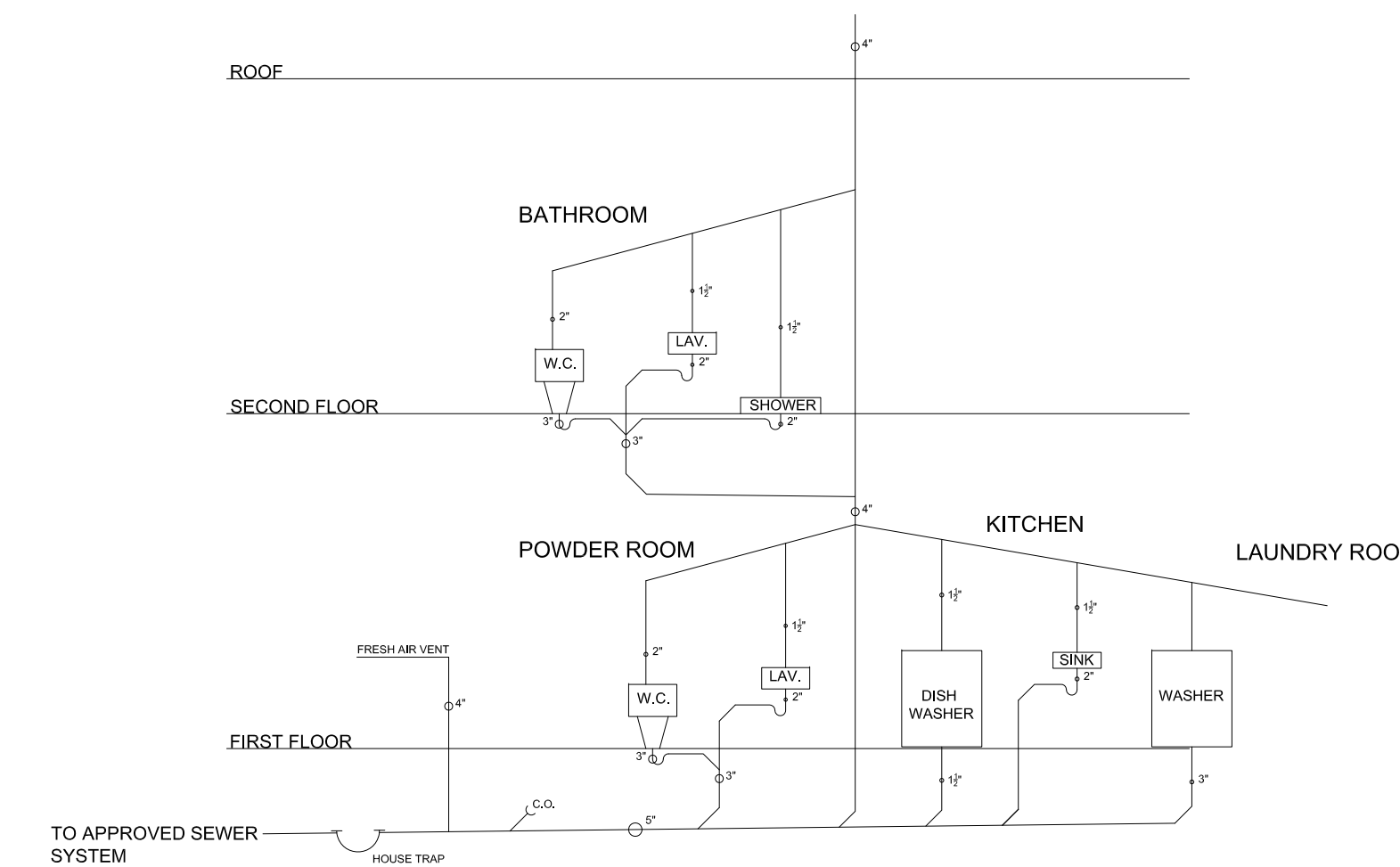
FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION



PLUMBING DIAGRAM

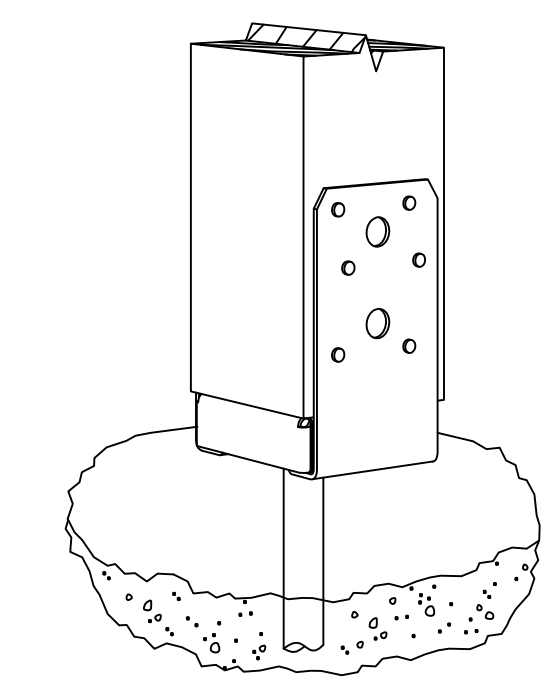
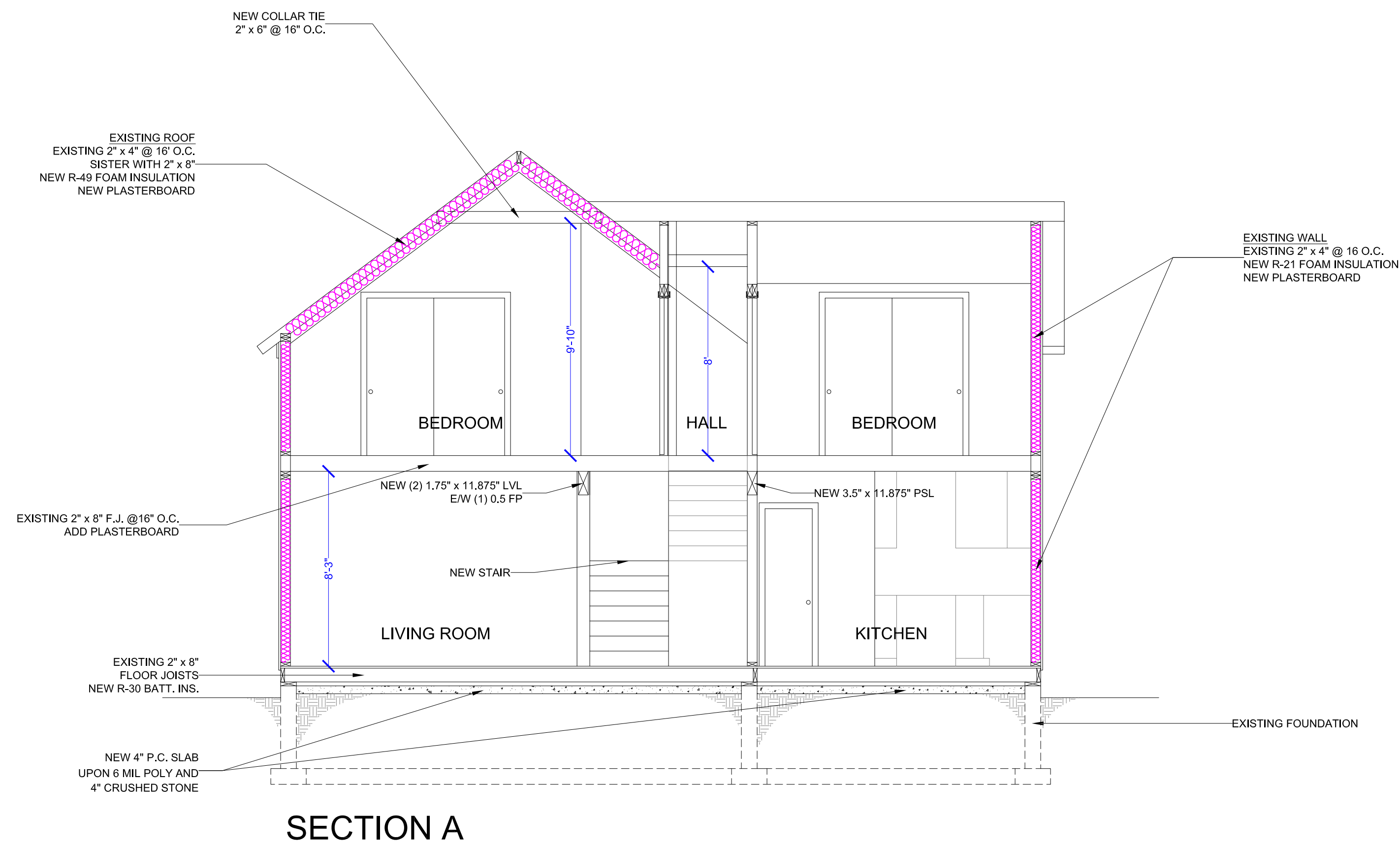
NO SCALE

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SCALE:  
 $\frac{1}{4}'' = 1'-0''$   
DWG. NO.  
400.01



SIMPSON POST ANCHOR  
ABU44

8 POST ANCHOR  
N.T.S.

Joint Description	Number of nails	Nail Spacing
<b>Roof Framing</b>		
Rafter to top plate (Toe Nailed)	3-6d	Per Rafter
Ceiling joist to top plate (Toe Nailed)	3-6d	Per joist
Ceiling joist to Parallel Rafter (Face Nailed)	5-16d	Each lap
Ceiling Joist Lap over Partitions (Face Nailed)	6-16d	Each lap
Collar Tie to Rafter (Face Nailed)	3-6d	Per Tie
Blocking to Rafter (Toe Nailed)	3-6d	Each end
Rim Board to rafter (End Nailed)	2-16d	Each end
<b>Wall Framing</b>		
Top Plate to Top Plate (Face Nailed)	2-16d	Per Foot
Top Plate at Intersections (Face Nailed)	4-16d	Joints ea. Side
Stud to Stud (Face nailed)	2-16d	24" o.c.
Header to Header (Face Nailed)	16d	16" o.c. along edges
Top of Bottom Plate to Stud (end Nailed)	2-16d	Per 2x4 Stud
	3-16d	Per 2x6 Stud
	4-16d	Per 2x8 Stud
Bottom Plate to Floor joist, Band Joist, End Joist, or Blocking (Face Nailed)	2-16d	Per Foot
<b>Floor Framing</b>		
Joist to Sill, Top Plate or Girder (Toe Nailed)	4-6d	Per Joist
Bringing to Joist (Toe Nailed)	2-6d	Each End
Blocking to Joist (Toe Nailed)	2-6d	Each End
Blocking to Sill or Top Plate (Face Nailed)	3-16d	each block
Ledger Ship to Beam (Face Nailed)	3-16d	each joist
Joist on Ledger to Beam (Toe Nailed)	3-6d	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
<b>Roof Sheathing</b>		
Structural Panels	6d	
Diagonal Board Sheathing		3" Edge / 4" Field
	1"x6" or 1"x8"	2-6d
	1"x10" or wider	3-6d
<b>Ceiling Sheathing</b>		
Gypsum Wallboard	5d cookies	7" Edge / 10" Field
<b>Wall Sheathing</b>		
Structural Panels	6d	3" Edge / 4" Field
Fiberboard Panels		
	7/16"	6d
	25/32"	6d
		3" Edge / 6" Field
		3" Edge / 6" Field
Gypsum Wallboard	5d cookies	7" Edge / 10" Field
Hardboard	6d	6" Edge / 12" Field
Particleboard Panels	6d	6" Edge / 12" Field
Diagonal Board Sheathing		
	1"x6" or 1"x8"	2-6d
	1"x10" or wider	3-6d
		per support
<b>Floor Sheathing</b>		
Structural Panels		
	1" or less	6d
	greater than 1"	10d
Diagonal Board Sheathing		
	1"x6" or 1"x8"	2-6d
	1"x10" or wider	3-6d
		per support

**\*\*ROOF SHINGLES:**  
FASTENERS FOR ALL ROOF SHINGLES SHALL BE GALVANIZED STEEL, STAINLESS STEEL, ALUMINUM OR COPPER ROOFING NAILS MIN. OF 12 GAUGE SHANK WITH A MIN. OF 3/8" HEAD ATMF1667 OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIALS AND A MIN. OF 3/4" INTO THE ROOF SHEATHING. WHERE THE ROOF SHEATHING IS LESS THAN 3/4" THICK THE FASTNER SHALL PENETRATE THROUGH THE ROOF SHEATHING  
R905.26 ASPHALT ROOF SHINGLES SHALL HAVE A MINIMUM OF 6 FASTNERS PER SHINGLE.

VILLAGE OF GREENPORT  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY			
25 PSF	140	B	SEVERE	3-0'	M-H	S-M	11	YES	NONE

DESIGN CRITERIA BEING USED: 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE AND 2016 UNIFORM NEW YORK STATE CODE SUPPLEMENT

<b>DATE:</b>	OCT. 24, 2019
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