



1 SITE PLAN

INFORMATION FOR THIS SITE PLAN WAS OBTAINED BY A SURVEY PREPARED BY: BADEY & WATSON, LICENSED LAND SURVEYORS

ZONING INFORMATION - TOWN OF PHILIPSTOWN
 ZONING DISTRICT = RC TAX PARCEL ID: 60.18-1-38

	REQUIRED	GIVEN	VARIANCE REQUIRED
MIN. SETBACK FROM REAR OF PROPERTY (FT)	50'	42'	YES
MIN. SETBACK FROM SIDE OF PROPERTY (FT)	30'	88.83'	NO
MIN. SETBACK FROM FRONT (FT)	60'	96.16'	NO



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LEGAL NOTICE
 THE CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE TOWN OF PHILIPSTOWN, NY. THE ARCHITECT ASSURES THAT THE PROJECT COMPLIES WITH ALL APPLICABLE ZONING REGULATIONS AND ALL RELATED ORDINANCES. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM, EMPLOYEES OR AGENTS.

Checked by: RWH
 Drawn by: RWH
 Date: 2/19/21
 Project No: MCC-01

NEW DECK FOR:
 JOHN & RENEE MC CANN
 14 OAK ROAD
 GARRISON, NY 10524

ST-1



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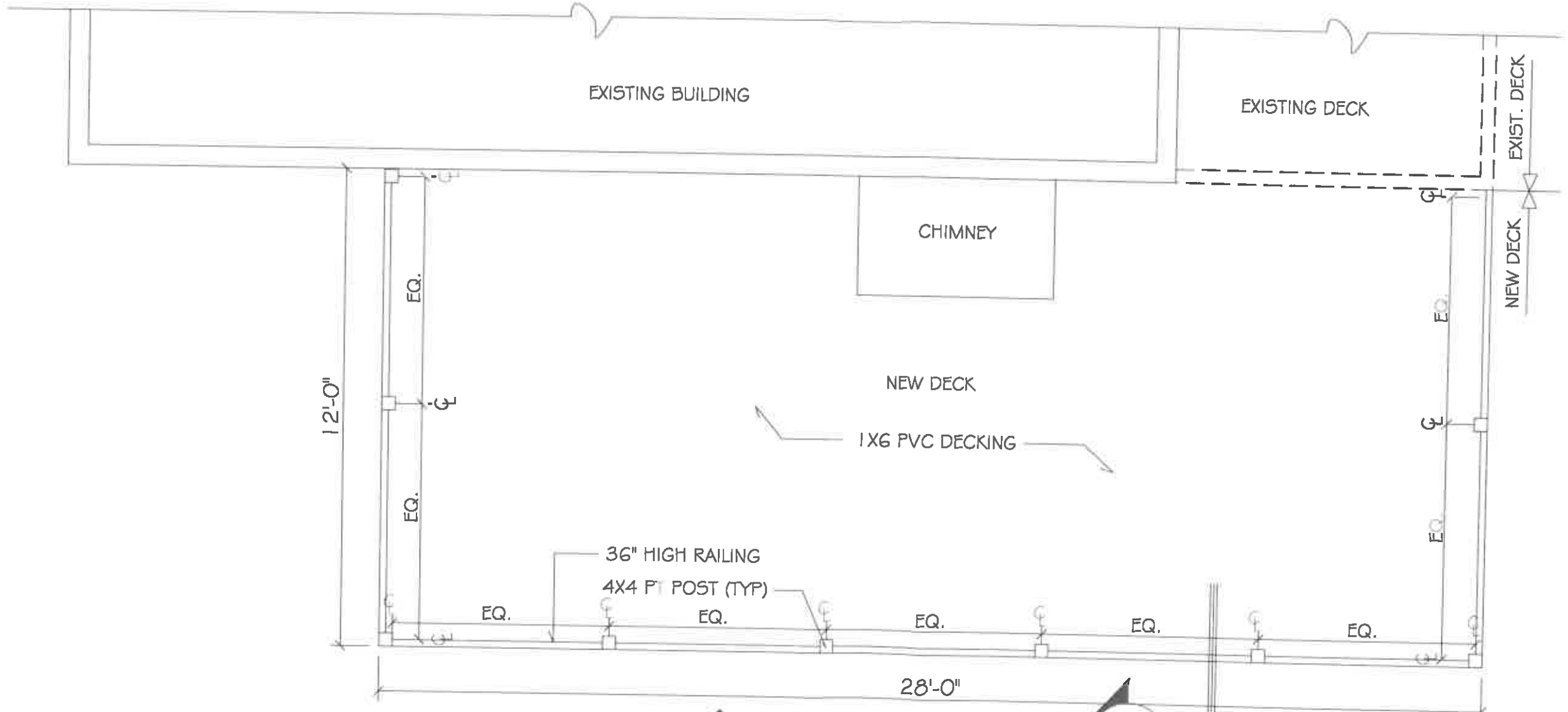
DISCLAIMER
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DECK AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR DECK.

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Drawn by	Checked by	Date
RWH	RWH	2/19/21
Project No.	Scale	
MCC.01	1/8" = 1'-0"	

DECK PLAN
NEW DECK FOR:
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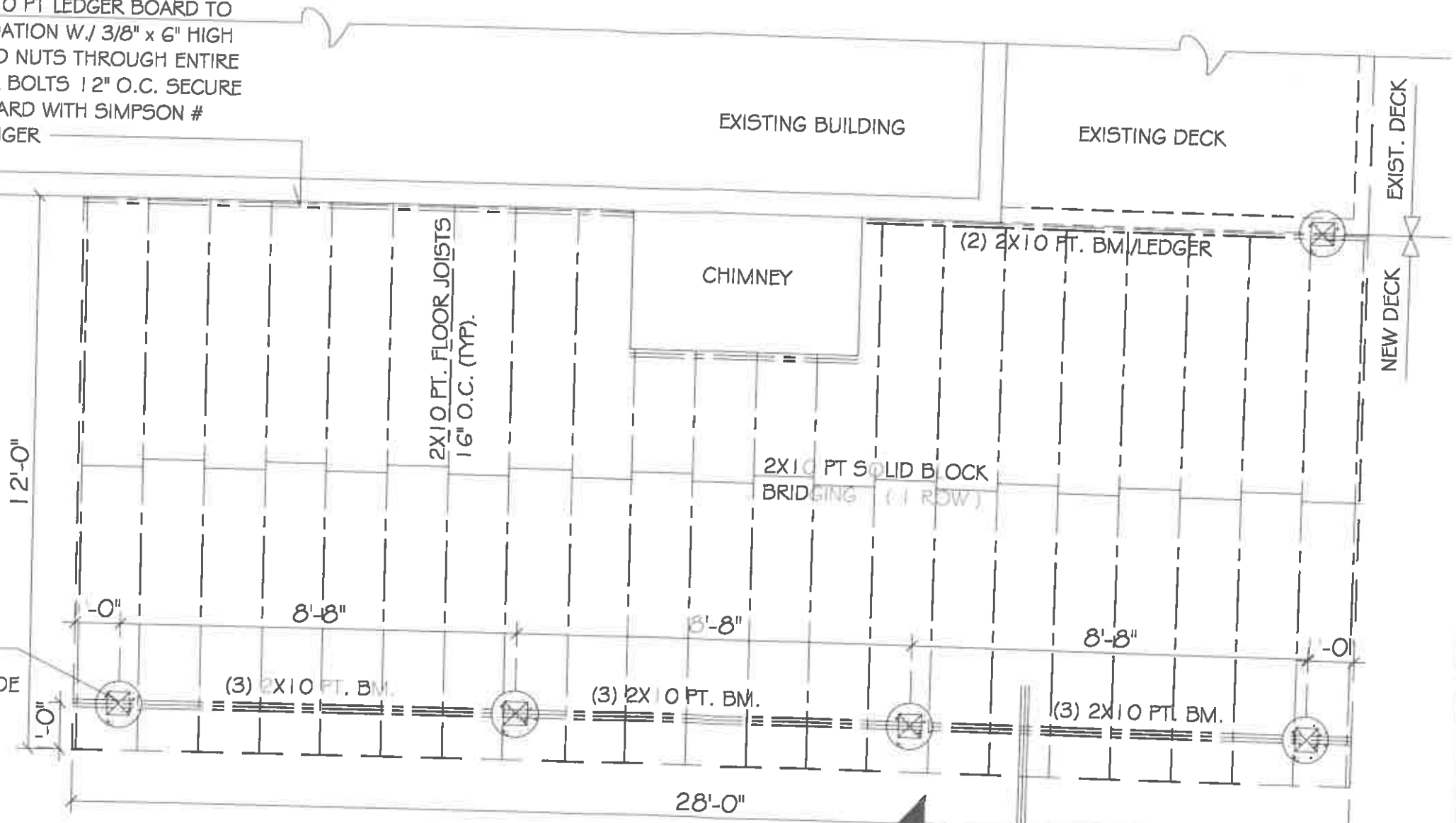
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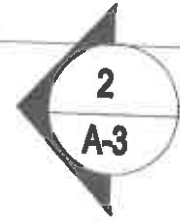
1 DECK PLAN

LEDGER: SECURE 2X10 PT LEDGER BOARD TO RIM JOIST OR FOUNDATION W./ 3/8" x 6" HIGH STRENGTH BOLTS AND NUTS THROUGH ENTIRE RIM JOIST. STAGGER BOLTS 12" O.C. SECURE JOIST TO LEDGER BOARD WITH SIMPSON # HHUS210 METAL HANGER

6X6 PT POST
12" DIA CONC.
FOOTING (TYP.)
42" BELOW GRADE



1 DECK FRAMING PLAN



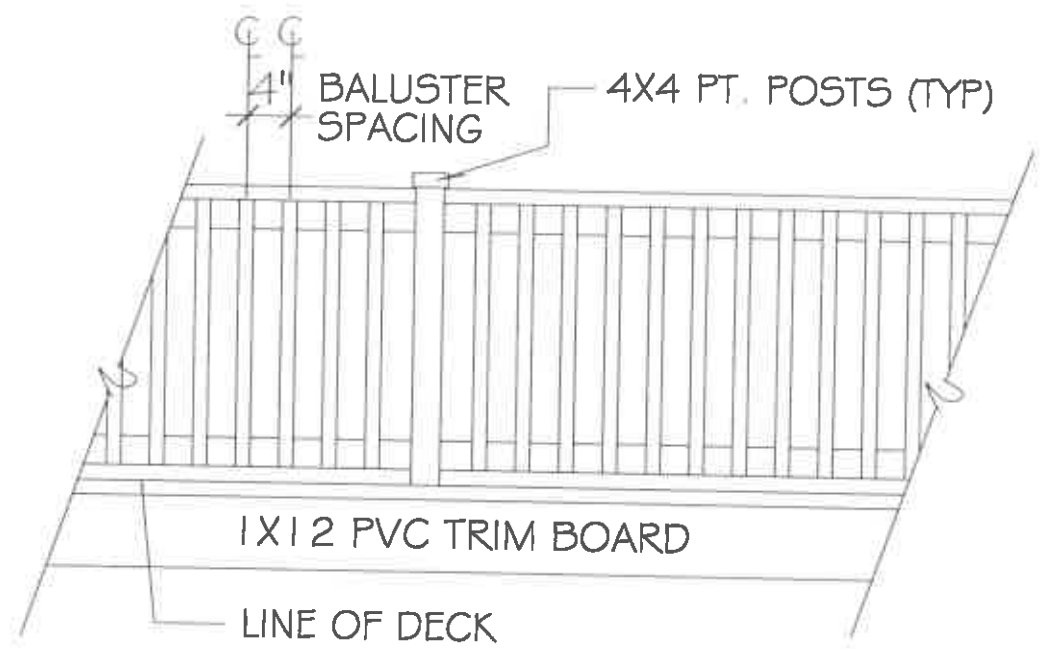
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GENERAL NOTE:
THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING STRUCTURE TO DETERMINE THE EXISTING CONDITIONS. THE ARCHITECT HAS ASSUMED THE EXISTING CONDITIONS TO BE AS SHOWN ON THE DRAWINGS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE EXISTING STRUCTURE TO DETERMINE THE EXISTING CONDITIONS. THE ARCHITECT HAS ASSUMED THE EXISTING CONDITIONS TO BE AS SHOWN ON THE DRAWINGS.

Checked by	RWH	Date	2/19/21
Drawn by	RWH	Scale	1/8" = 1'-0"
Project No.	MCC.01	Sheet	A-2

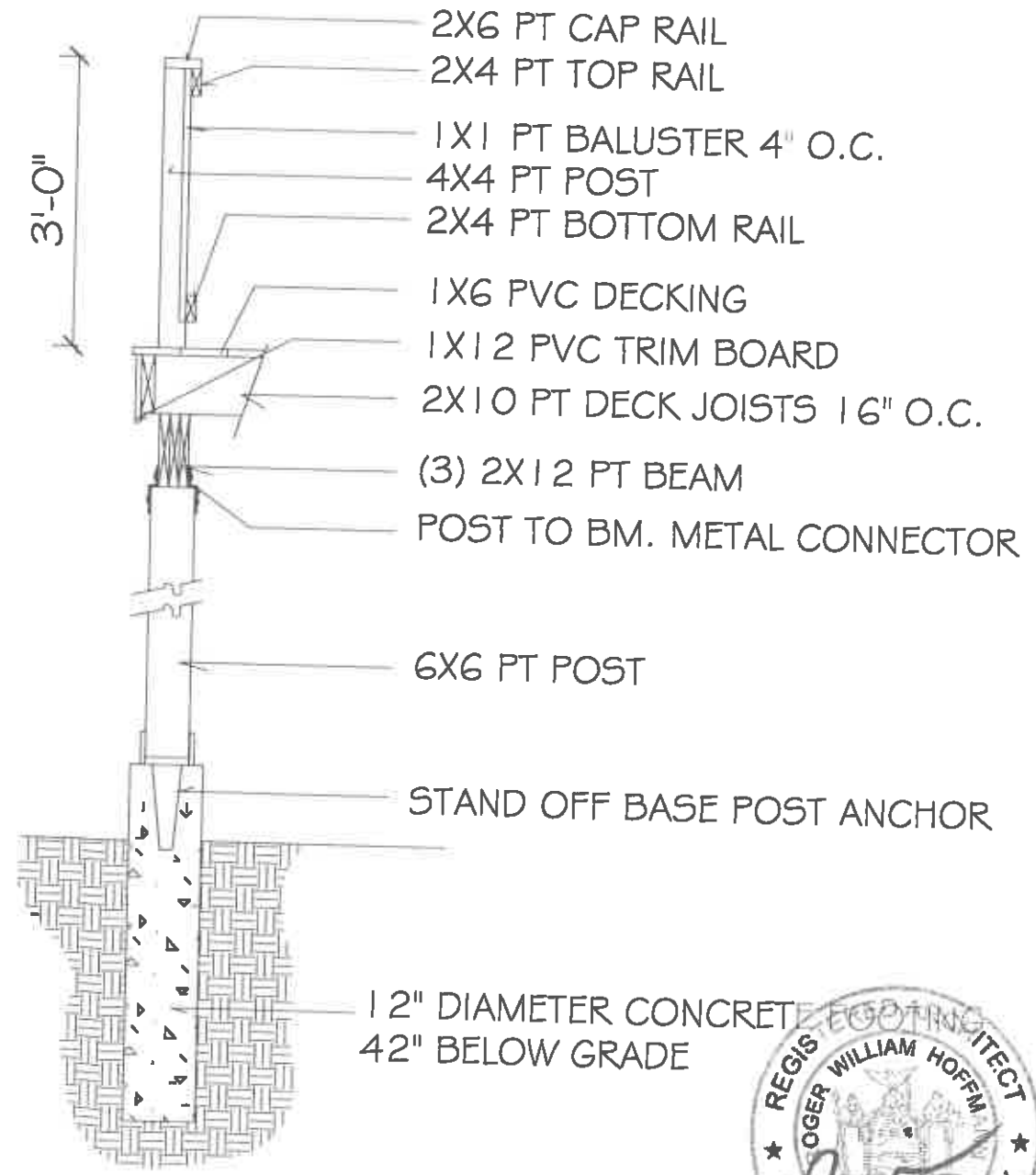
DECK FRAMING PLAN
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1 RAILING ELEVATION

FLOOR CONSTRUCTION:
1X6 PVC DECKING ON 2X10 PT FLOOR JOISTS
16" O.C. PROVIDE (1) ROWS OF SOLID BLOCKING



2 DECK SECTION



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THE ARCHITECT HAS PREPARED THIS SET OF DRAWINGS FOR THE ARCHITECTURE ACT. THE ARCHITECT HAS NOT PERFORMED A VISUAL SURVEY OF THE SITE AND HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE SOILS. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE DECKING OR RAILING SYSTEM. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE BEAMS OR POSTS. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE CONCRETE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE METAL CONNECTOR. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE STAND OFF BASE POST ANCHOR. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE 12" DIAMETER CONCRETE. THE ARCHITECT HAS NOT CONDUCTED A STRUCTURAL ANALYSIS OF THE 42" BELOW GRADE.

DATE	DESCRIPTION

DESIGNED BY	DATE
RWH	2/19/21
CHECKED BY	PROJECT NO.
RWH	MCC.01

DECK SECTION
NEW DECK FOR:
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