

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER OR ADD TO THIS PLAN IN ANY WAY PER § NYCRR 64.56

FLOOR LOAD SCHEDULE

DEAD LOAD	
PLYWOOD	1.5
CEILING	2.5
WOOD FRAMING	2.0
LIGHTING, PIPING & MISC.	2.0
	10.0
LIVE LOAD	
ALL AREAS EXCEPT SLEEPING	40.0
DESIGN LOAD	
ALL AREAS EXCEPT SLEEPING	50.0 PSF

ROOF LOAD SCHEDULE

DEAD LOAD	
ROOFING	2.5
INSULATION	1.0
PLYWOOD	1.0
WOOD FRAMING	1.5
CEILING	2.5
LIGHTING, PIPING & MISC.	1.5
	10.0
LIVE LOAD	
SNOW LOADING	30.0
DESIGN LOAD	
	40.0 PSF

LEGEND



THESE PLANS ARE NOT VALID FOR A BUILDING PERMIT UNLESS ORIGINALLY SIGNED AND SEALED BY ARCHITECT. BLUEPRINTS OR PHOTO COPIES OF SEAL AND SIGNATURE ARE INVALID. THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY BY THE PERSONS WHOSE NAME APPEARS ON THE PLANS

SCOPE OF WORK

NEW COVERED DECK TO FRONT DOOR, NEW ROOF AT GARAGE DOOR ENTRANCE

ELEVATION NOTES

- BUILDER SHALL VERIFY ALL EXISTING CONDITIONS. EXISTING CONDITIONS HAVE BEEN APPROXIMATED FROM BEST INFORMATION AVAILABLE FOR PURPOSES OF THESE ELEVATIONS. THE INTENT OF THE DESIGN IS SHOWN HERE - BUILDER TO ADAPT AS REQUIRED. ALL DIMENSIONS ARE ± AND ARE BASED ON THE BEST INFORMATION AVAILABLE
- NEW STRUCTURE AND AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE FINISH MATERIALS INCLUDING SOFFIT, TRIM, ETC. TO MATCH EXISTING FINISHES
- ALL DIMENSIONS OF NEW CONSTRUCTION ARE FROM FACE OF FRAMING. DIMENSIONS OF EXISTING TO REMAIN INCLUDE FINISH MATERIALS UNLESS OTHERWISE NOTED.
- SONOTUBES SHALL BE A MINIMUM OF 42" BELOW GRADE.
- ALL GRADES SHOWN ARE APPROXIMATE AND BUILDER IS TO FIELD DETERMINE FINAL GRADING.
- DESIGN INTENTIONS ARE ILLUSTRATED BY ELEVATIONS AND ARE TO BE FOLLOWED.

LINDA J. ZWART
ARCHITECT

31 MEADOWOOD ROAD
MONTGOMERY, NY 12544
845-361-2969

LICENSED, NEW YORK STATE

35 OLD S. PLANK RD.
S/B/L 52/2/16

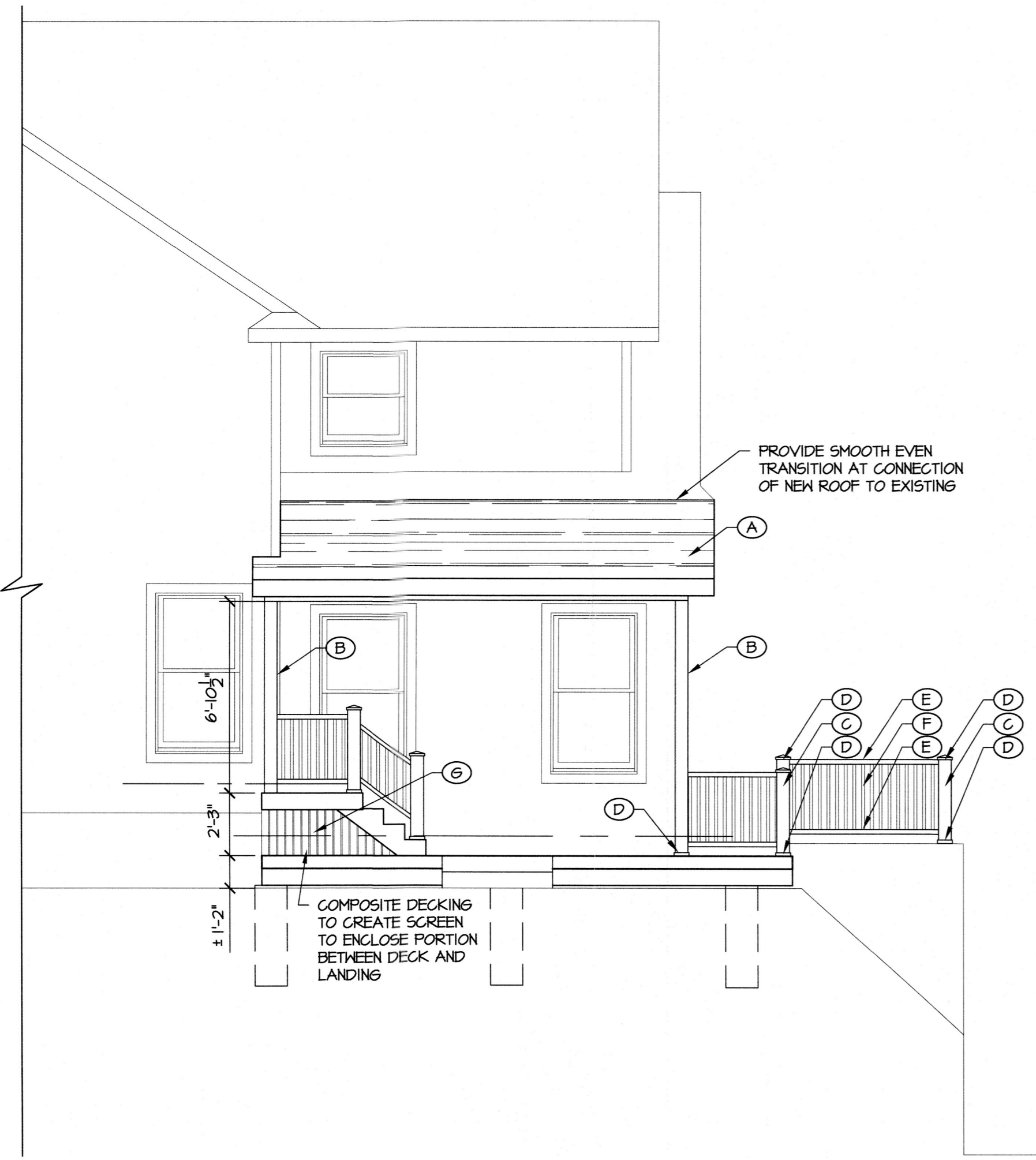
NEW COVERED DECK FOR:
ALFRED BOCKEMUHL

TOWN OF NEWBURGH
COUNTY OF ORANGE, NY

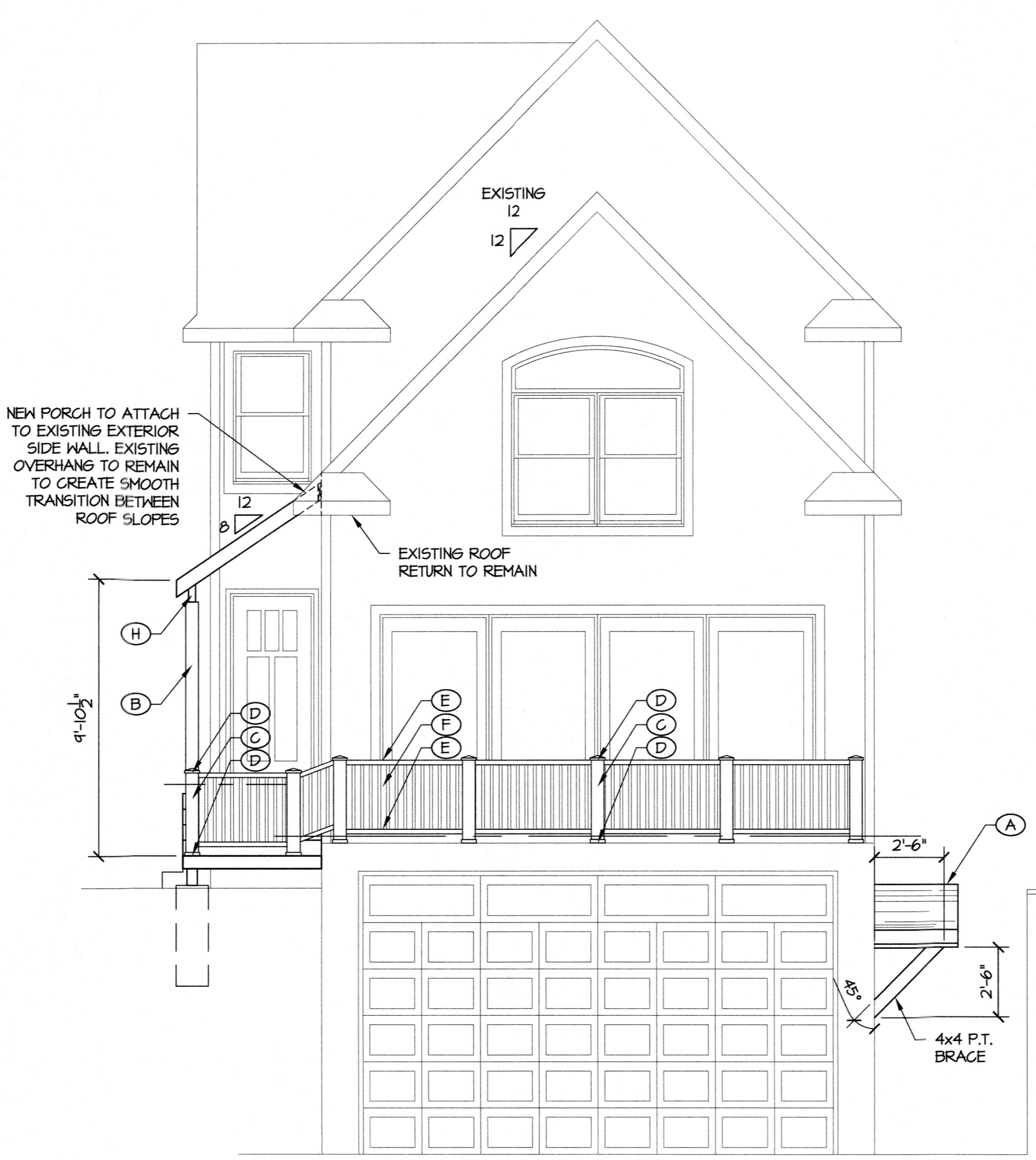
ELEVATIONS AND NOTES

DATE: 21 SEPT 2022
JOB# 2225

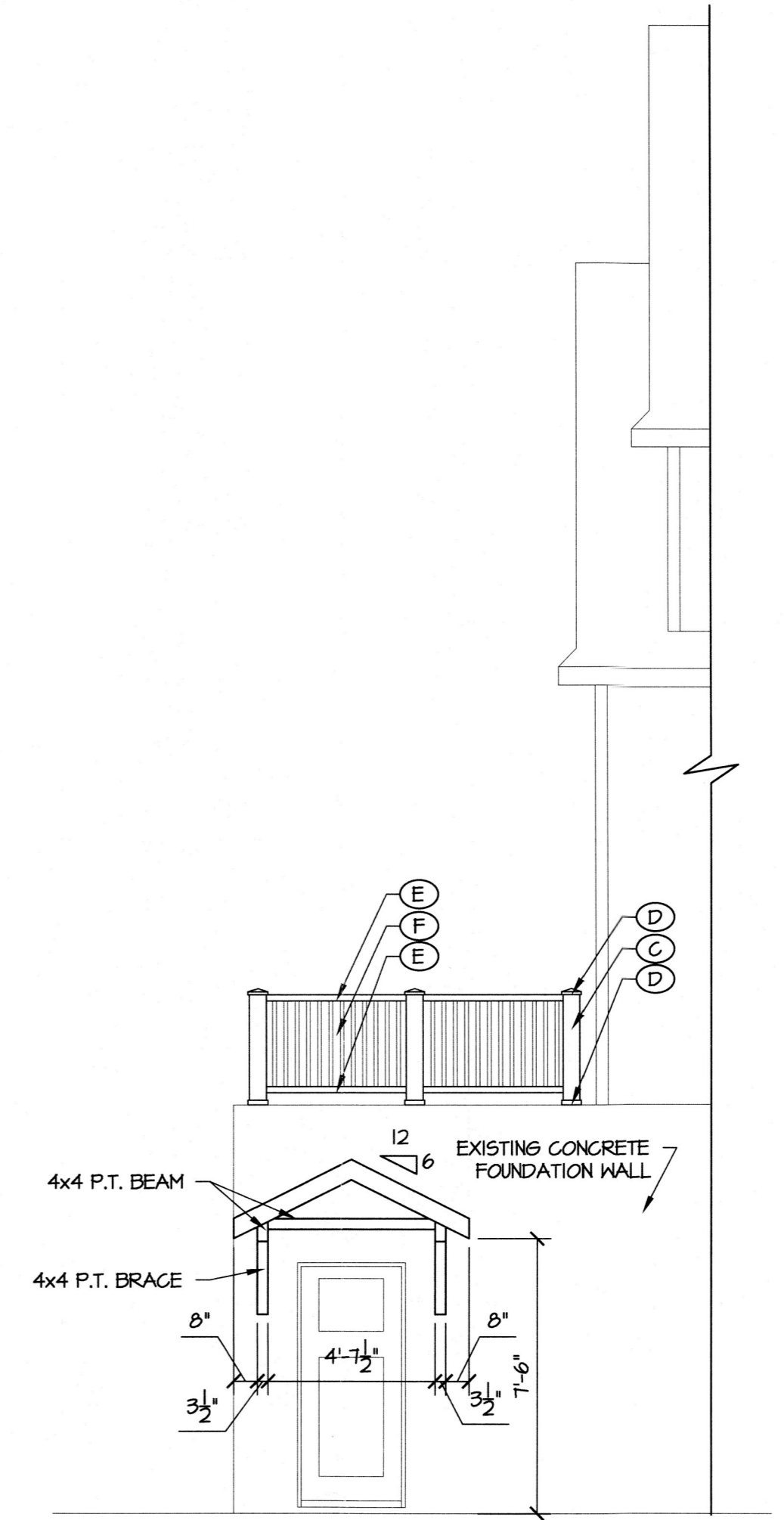
1 OF 3



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- DO NOT SCALE DIMENSIONS.
- THE ARCHITECT CERTIFIES THESE DRAWINGS TO BE IN COMPLIANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE (RCNYS) AND THE 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE (ECCCNYS). SEE 'BUILDING ENVELOPE THERMAL COMPONENTS CRITERIA' FOR ENERGY COMPLIANCE INFORMATION.
- ALL CONSTRUCTION IS TO CONFORM WITH ALL APPLICABLE CODES, ORDINANCES, ETC. INCLUDING THE 2020 RCNYS AND THE 2020 ECCCNYS.
- THE WORK TO BE PROVIDED ON THIS PROJECT SHALL INCLUDE ALL NECESSARY COMPONENTS EVEN THOUGH NOT SPECIFICALLY MENTIONED OR SHOWN, AND THE CONTRACTOR SHALL NOT AVAIL HIMSELF OF ANY MANIFESTLY UNINTENTIONAL OMISSIONS, SHOULD THEY EXIST. THESE DRAWINGS REPRESENT A 'BUILDER SET' OF DRAWINGS AND ARE TO BE USED AS A GUIDE TO THE CONSTRUCTION PROCESS. THEY DO NOT REPRESENT A FULL OR COMPLETE ARCHITECTURAL SERVICE.
- ARCHITECT SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR WORKMANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL MATERIALS, DIMENSIONS, DETAILS AND CONDITIONS AND SHALL REPORT ANY ALLEGED DIFFERENCES OR DISCREPANCIES AT ONCE TO THE OWNER.
- IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS OF THESE SPECIFICATIONS THE MORE STRINGENT PROVISIONS SHALL GOVERN.
- STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ARCHITECTURAL PRACTICE TO MEET MINIMUM REQUIREMENTS OF THE 2020 RCNYS.
- CONSTRUCTION LOADS SHALL NOT OVERLOAD STRUCTURE NOR SHALL THEY BE IN EXCESS OF DESIGN LOADING INDICATED ON DRAWINGS.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES OR SEQUENCES OF CONSTRUCTION AND THE SAFETY PROCEDURES EMPLOYED BY HIM.
 - BUILDING INSPECTOR NOTE THAT THESE PLANS ARE INVALID...
 - IF ALTERED
 - IF NOT STAMPED BY A NEW YORK STATE REGISTERED ARCHITECT WHOSE SEAL MUST BE EITHER IMPRESSED OR ORIGINALLY STAMPED
 - IF NOT COLLATED WITH ALL PRESCRIBED SHEETS, INCLUDING THESE NOTES
- ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ARCHITECT/OWNER.
- ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PROVISIONS. WHERE SPECIFIC MANUFACTURED PRODUCTS ARE CALLED FOR, GENERIC EQUALS, WHICH MEET APPLICABLE STANDARDS AND SPECIFICATIONS, MAY BE USED.
- IN THE ABSENCE OF A SOILS REPORT THE DRAWINGS SHOWING THE FOOTINGS, FOUNDATION AND SLAB ARE TO BE USED AS A GUIDE TO THEIR CONSTRUCTION AND ARE NOT BASED ON ACTUAL SOIL CONDITIONS AT THE CONSTRUCTION SITE.
- THE BUILDER MUST VERIFY THAT THIS DWELLING IS NOT LOCATED IN FLOODWAY AS DEPICTED IN THE LATEST TOWN F.I.R.M. MAP.
- PER 2020 RCNYS: STAIR TREAD MINIMUM WIDTH SHALL BE 4", PLUS 1-1/8" NOSING FOR A CLOSED STAIRWAY. MAXIMUM RISER HEIGHT SHALL BE 9-1/4". TOLERANCE ON TREAD AND RISER SHALL NOT EXCEED 1/8". MINIMUM HEADROOM OVER ANY PORTION OF THE FIXED STAIRWAY SHALL NOT BE LESS THAN 6'-8". ALL STAIRS SHALL HAVE CONTINUOUS RAILINGS 2'-10" TO 3'-2" ABOVE NOSING. ALL PORCHES, BALCONIES OR RAISED FLOOR AREAS GREATER THAN 30" ABOVE FLOOR SHALL HAVE GUARD RAILS NOT LESS THAN 36" HIGH. GUARDS SHALL NOT ALLOW A SPHERE GREATER THAN 4" PASS THRU INTERMEDIATE RAILS.
- THE ARCHITECT CERTIFIES THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2020 RCNYS FOR TERMITES PROTECTION (§318) BY REQUIRING PRESSURE PRESERVATIVELY TREATED WOOD AS PRESCRIBED IN SECTION 318.1 AND FOR PROTECTION AGAINST DECAY (§317).

MATERIAL SCHEDULE			
MARK	ITEM	MANUFACTURER/ DESCRIPTION	COLOR
A	ASPHALT SHINGLES	64# TIMBERLINE NATURAL SHADOW ALGAE RESISTANT ARCHITECTURAL SHINGLES	HEATHERED HOOD
B	PRESSURE TREATED 6x6 POSTS	P.T. POST TO BE WRAPPED IN AZEK POST SLEEVE	PAINT TO FINISH COLOR TO MATCH COLOR OF TREX 'TREE HOUSE'
C	POST SLEEVE	TREX TRANSCEND 4" POST SLEEVE	TREE HOUSE
D	POST SLEEVE CAP AND POST SLEEVE SKIRT	TREX TRANSCEND FLAT POST SLEEVE CAP TREX TRANSCEND POST SLEEVE SKIRT	TREE HOUSE
E	TOP AND BOTTOM RAIL	TREX TRANSCEND UNIVERSAL TOP/BOTTOM RAIL	CHARCOAL BLACK
F	BALUSTERS	TREX ROUND ALUMINUM BALUSTERS	CHARCOAL BLACK
G	COMPOSITE DECKING	TREX ENHANCE COMPOSITE DECKING	CLAM SHELL
H	PORCH ROOF SUPPORT BEAM	SUPPORT BEAM TO BE WRAPPED IN AZEK POST SLEEVE	PAINT TO FINISH COLOR TO MATCH COLOR OF TREX 'TREE HOUSE'

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
30	115	NO	YES	NO	B	SEVERE	42"	MODERATE TO HEAVY	NO	YES	REFER TO FIRM MAP	1000	PER JURISDICTION

MANUAL J DESIGN CRITERIA							
ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEATING TEMPERATURE DIFFERENCE
501	42	PER JURISDICTION	PER JURISDICTION	PER JURISDICTION	60	70	PER JURISDICTION
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
PER JURISDICTION	PER JURISDICTION	PER JURISDICTION	T2	PER JURISDICTION	PER JURISDICTION	PER JURISDICTION	