



PROPOSED FRONT PORCH

SPECIFICATIONS

MISCELLANEOUS PROVISIONS

- THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, LICENSES, AND LEGAL FEES, REQUIRED TO COMPLETE ALL WORK AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POSTING A BUILDING PERMIT ON THE SITE AND OBTAINING A CERTIFICATE OF OCCUPANCY.
- ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS. SUBSTITUTIONS FOR STRUCTURAL MATERIALS SPECIFIED MAY BE MADE ONLY IF CERTIFIED BY THE ARCHITECT.
- ANYTHING NOT SPECIFICALLY SHOWN ON THE DRAWINGS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE PROVIDED AS THOUGH SET FORTH IN THE DRAWINGS.
- WRITTEN NOTES AND DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN FIGURES. SO DO NOT SCALE THE PRINTS. ANY QUESTIONS OR DISCREPANCIES REGARDING THE DRAWINGS OR DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT FOR INTERPRETATION BEFORE PROCEEDING.
- THESE PLANS ARE THE PROPERTY OF THE BECKWITH GROUP, AND ARE ISSUED FOR THE PURPOSE OF CONSTRUCTING THE WORK SPECIFIED FOR THE CLIENT INDICATED AND AT THE LOCATION SHOWN. ANY OTHER USE, OR REPRODUCTION, IN WHOLE OR IN PART, WITHOUT AUTHORIZATION FROM THE BECKWITH GROUP IS PROHIBITED.
- THE ARCHITECT HAS NOT BEEN RETAINED TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION. THESE PLANS ARE THE PROPERTY OF DAVID A. BECKWITH, ARCHITECT AND ARE ISSUED FOR THE PURPOSE OF CONSTRUCTING THE WORK SPECIFIED FOR THE CLIENT INDICATED AND AT THE LOCATION SHOWN. ANY OTHER USE, OR REPRODUCTION, IN WHOLE OR IN PART, WITHOUT AUTHORIZATION FROM DAVID A. BECKWITH, ARCHITECT IS PROHIBITED.

BUILDING PLANNING

- TABLE R301.2(1):

GROUND SNOW LOAD 30 PSF	WIND REGION				TOWN OF CORTLAND CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA									
	SPEED (MPH)	EFFECTS	REGION	DEBRIS BONE CATEGORY	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WEATHERING (POST LINE) DEPTH		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP		
115-120	NO	YES	NO	C	SEVERE	4"	MODERATE TO HEAVY	7	YES	NO	<500	51.87		

- MINIMUM UNFORMLY DISTRIBUTED LIVE LOADS

EXTERIOR BALCONIES : 60 PSF
PASSENGER VEHICLE GARAGES : 50 PSF
ATTICS WITH STORAGE : 20 PSF
SLEEPING ROOMS : 30 PSF
GUARDRAILS AND HANDRAILS : 200 PSF

DECKS : 40 PSF
ATTICS WITHOUT STORAGE : 10 PSF
ROOMS OTHER THAN SLEEPING : 40 PSF
STAIRS : 40 PSF

FRAMING

- FRAMING LUMBER FOR FLOORS SHALL BE NO. 2 OR BETTER WESTERN CANADIAN SPF, OR DOUGLAS FIR.

- LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.

- RESERVED.

- PROVIDE 1 1/2" MINIMUM BEARING FOR FLOOR JOISTS AND 3" MINIMUM BEARING FOR GIRDERS.

- NOTCHES IN SOLID LUMBER JOISTS, RAFTERS AND BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. THE DIAMETER OF HOLES BORED OR CUT INTO MEMBERS SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2 INCHES TO THE TOP OR BOTTOM OF THE MEMBER, OR TO ANY OTHER HOLE LOCATED IN THE MEMBER. WHERE THE MEMBER IS ALSO NOTCHED, THE HOLE SHALL NOT BE CLOSER THAN 2 INCHES TO THE NOTCH. DO NOT NOTCH OR BORE HOLES IN ENGINEERED WOOD STRUCTURAL MEMBERS UNLESS INDICATED OTHERWISE.

- PROVIDE GALVANIZED JOIST HANGERS FOR ALL JOISTS BEARING ON THE FACE OF A FLUSH HEADER OR BEAM.

- PROVIDED SOLID BLOCKING UNDER ALL POST POINTS TO TRANSFER LOADS TO FOOTINGS.

ROOF ASSEMBLIES

- ROOFING SHINGLES SHALL BE 3-TAB ASPHALT SHINGLES WITH SELF-SEAL STRIPS AND SHALL COMPLY WITH ASTM D 225 OR D 3462. INSTALL SHINGLES IN ACCORDANCE WITH THE NCRA STEEP ROOFING MANUAL AND THE MANUFACTURER'S INSTRUCTIONS.

- UNDERLAYMENT SHALL BE #15 FELT AND SHALL COMPLY WITH ASTM D 226, TYPE 1, OR ASTM D 4869, TYPE 1. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D1970. FOR ROOF SLOPES OF 2 IN 12 AND UP TO 4 IN 12, PROVIDED 12 LAYERS OF UNDERLAYMENT. FOR ROOF SLOPES IN EXCESS OF 4 IN 12, PROVIDE 11 LAYER OF UNDERLAYMENT. INSTALL UNDERLAYMENT IN ACCORDANCE WITH THE NCRA STEEP ROOFING MANUAL AND THE MANUFACTURER'S INSTRUCTIONS.

- PROVIDE STEP FLASHING AT THE INTERSECTION OF ROOFS AND VERTICAL SURFACES SUCH AS CHIMNEYS. PROVIDE FLASHING AT ROOF PENETRATIONS. PROVIDE A CRICKET OR SADDLE ON THE RIDGE SIDE OF ANY CHIMNEY GREATER THAN 30" WIDE. FLASH OPEN VALLEYS WITH 24" WIDE ALUMINUM LINE CLOSED VALLEYS WITH ONE PLY OF SMOOTH ROLL ROOFING COMPLYING WITH ASTM D 224 TYPE II OR TYPE III 36" WIDE OR WITH SELF-ADHERING POLYMER MODIFIED BITUMEN 36" WIDE.

ELECTRIC

- ALL ELECTRICAL WORK AND MATERIALS SHALL COMPLY WITH NFPA 70 NATIONAL ELECTRIC CODE.

TOWN OF CORTLAND ZONING REQUIREMENTS ZONING DISTRICT R-20			
BULK REGULATIONS	REQUIRED/ALLOWABLE	EXISTING/PROPOSED	VARIANCE REQUESTED
LOT AREA (MIN)	20,000 S.F.	14,800 S.F. EXISTING	NO
LOT WIDTH (MIN)	100'	140'	NO
BUILDING HEIGHT			
STORIES	2-1/2	2	NO
FEET	35'	23'	NO
FRONT YARD SETBACK	40'	43.4' / 36.6'	YES
SIDE YARD SETBACK			
LOT WIDTH 70' OR MORE	10'	17'-2" EXISTING	NO
REAR YARD SETBACK	30'	25.6' EXISTING	NO
MAX. BUILDING COVERAGE			
DWELLING USE (65% FAR)	1,659 S.F.	1,383 S.F.	NO
MIN. LANDSCAPE COVERAGE			
DWELLING USE (50% LOT AREA)	7,405 S.F.	13,427 S.F.	NO

CODE COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT, THIS ADDITION TO A ONE-FAMILY DWELLING HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2020 RESIDENTIAL CODE OF NEW YORK STATE.

1 SITE PLAN
A1 NOT TO SCALE

ALTERED BY DAVID BECKWITH ARCHITECT AUGUST 6, 2023. ALTERATIONS ARE ADDITION FROM 2019 ADDED AND PROPOSED FRONT STOOP ADDED.

WARNING

It is a violation of the law for any person, unless acting under the direction of a licensed professional, to alter this drawing in any way. If an item bearing the seal of a licensed professional is altered, the altering licensed professional shall affix to their item their seal and notation "altered by:" followed by their signature and the date of such alteration, and a specific description of the alteration.

SEAL



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PORCH ADDITION TO EXISTING STOOP

AT THE RESIDENCE OF:

KOUSHIK & NEEPA DAS

6 LAURIE ROAD
CORTLAND MANOR, NY 13827

SCALE
As Noted

DATE
08/21/23

DRAWN BY
DAB/AMB

REVISION
DATE
9-12-2023
9-17-2023
9-17-2023

DRAWING NUMBER

A1

Job Number: 23027