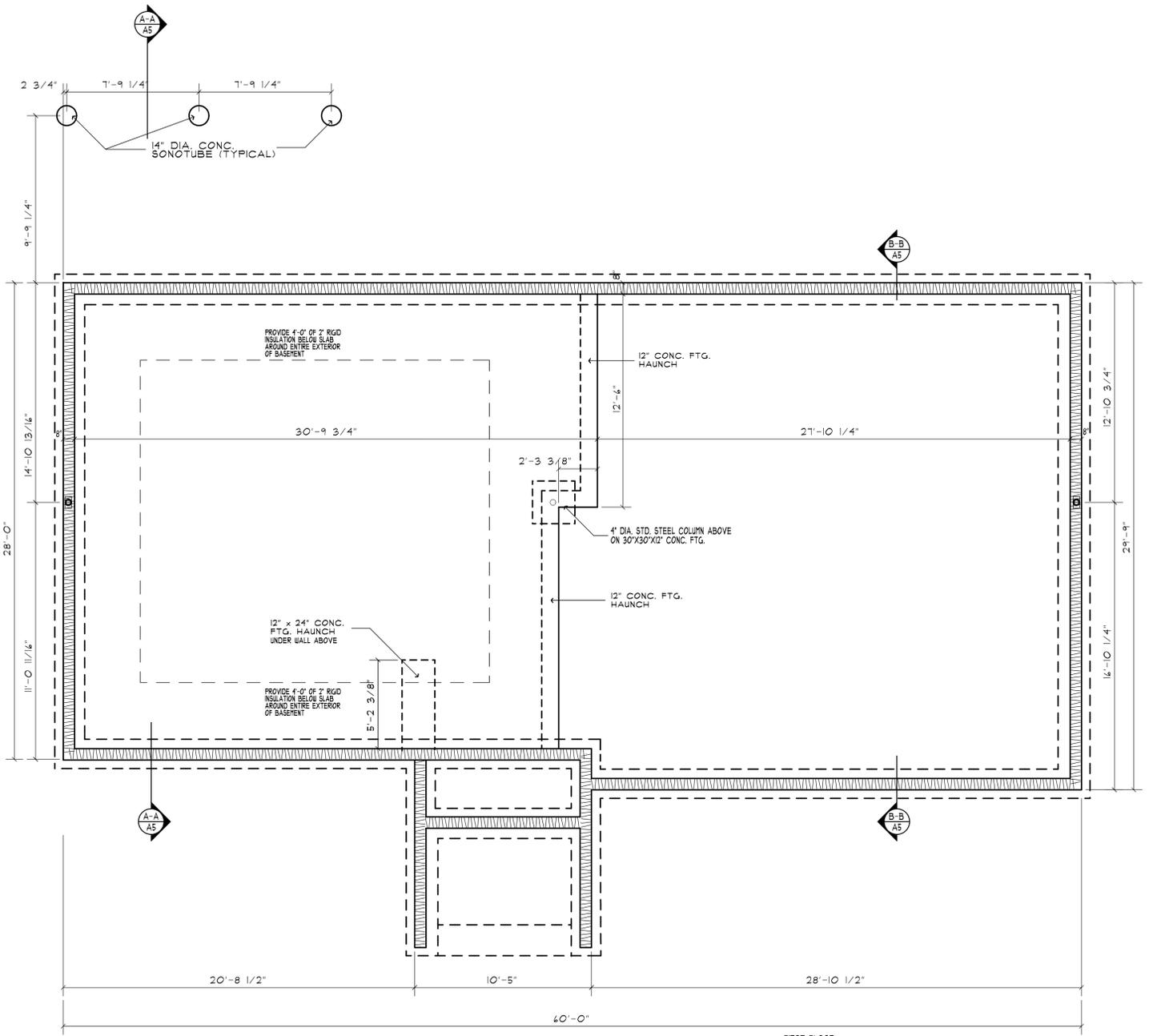


BASEMENT PLAN

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

NOTE
 DRYER EXHAUST DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M502.4 THROUGH M502.4.1 OF THE 2020 NY STATE RESIDENTIAL CODE
 PROVIDE 4" DIA. METAL DUCT FOR DRYER VENT EXHAUST AND COMPLY W/ 2020 NYSRC SEC. M502.

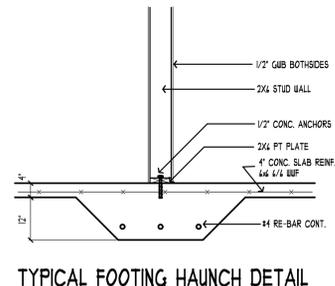
- NOTE:**
 1. ALL POSTS TO GO DOWN TO SOLID BEARING.
 (CB) INDICATES CARBON MONOXIDE DETECTOR HARD WIRED WITH BATTERY BACK-UP WITH A SMOKE AND HEAT DETECTOR HARD WIRED WITH BATTERY BACK-UP INTEGRATED INTO THE SAME SYSTEM
 (EF) INDICATES EXHAUST FAN - 90 CFM - DUCTED TO EXTERIOR
 (5) INDICATES WINDOW SCHEDULE DESIGNATION - SEE SECOND FLOOR WINDOW SCHEDULE ON SHEET - A-4



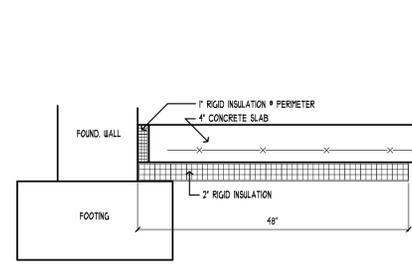
FOUNDATION PLAN

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

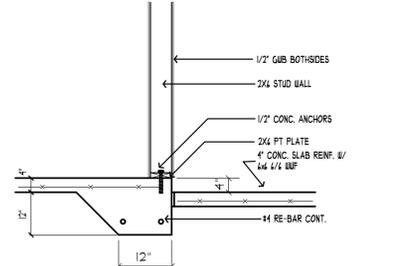
BASEMENT WINDOW SCHEDULE											
MANUFACTURER	TYPE	MPQR DESIGNATION	WINDOW DIMENSION	ROUGH OPENING	LOCATION	SHEETS	SCREEN	HARDWARE	GRILLE	U-FACTOR	NOTES
1 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	FRONT WALL	YES	YES	CHOICE BY OWNER	NONE	0.28	
2 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	FRONT WALL	YES	YES	CHOICE BY OWNER	NONE	0.28	
3 ANDERSEN	FRENCHWOOD GLIDER 100 SERIES	FWG4048L	5'-11 1/4" x 4'-1 1/2"	4'-0" x 4'-8"	REAR WALL	NO	YES	CHOICE BY OWNER	NONE	0.28	TEMPERED SAFETY GLASS
4 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW2846	2'-1 5/8" x 4'-8 1/8"	2'-8 1/8" x 4'-8 1/8"	REAR WALL	YES	YES	CHOICE BY OWNER	NONE	0.28	
5 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW20210	2'-1 5/8" x 3'-0 1/8"	2'-2 1/8" x 3'-0 1/8"	LAUNDRY	YES	YES	CHOICE BY OWNER	NONE	0.28	
6 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW210210	2'-11 5/8" x 3'-0 1/8"	3'-0 1/8" x 3'-0 1/8"	GARAGE	YES	YES	CHOICE BY OWNER	NONE	0.28	
7 ANDERSEN	TILT WASH DOUBLE HUNG 100 SERIES	TW210210	2'-11 5/8" x 3'-0 1/8"	3'-0 1/8" x 3'-0 1/8"	GARAGE	YES	YES	CHOICE BY OWNER	NONE	0.28	



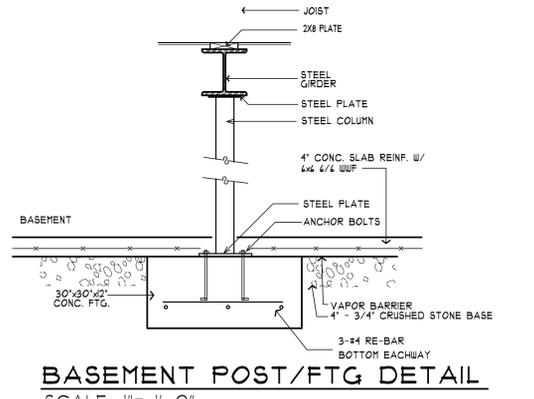
TYPICAL FOOTING HAUNCH DETAIL



TYPICAL SLAB INSULATION DETAIL



TYPICAL STEP & FOOTING HAUNCH DETAIL



BASEMENT POST/FTG DETAIL
 SCALE: 1" = 1'-0"

NO.	DATE	DESCRIPTION

P.C.D. ASSOCIATES
 DESIGN CONSULTANTS
 2506 KINGS WAY * CARMEL, NY 10512

STEVEN A. COSTA, P.E.
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 156 PALISADE AVENUE * YONKERS, NEW YORK 10703



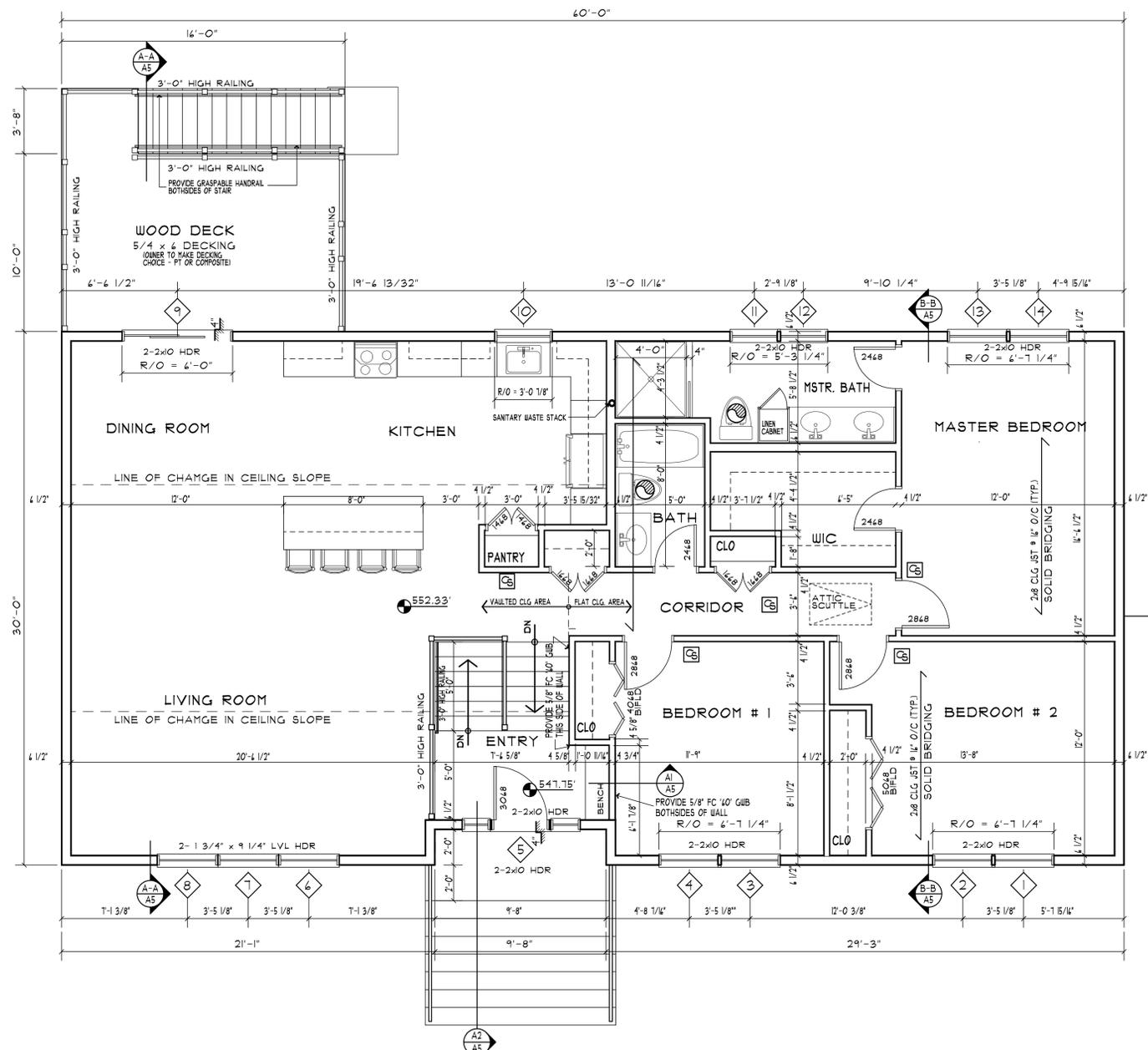
To the best of my knowledge, skill, and professional judgment of the design professional, Steven A. Costa, P.E., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Safety Code and the New York State Energy Conservation Construction Code, as currently in effect.

MASTRO RESIDENCE
 1552 PAINE STREET
 YORKTOWN HTS., NY

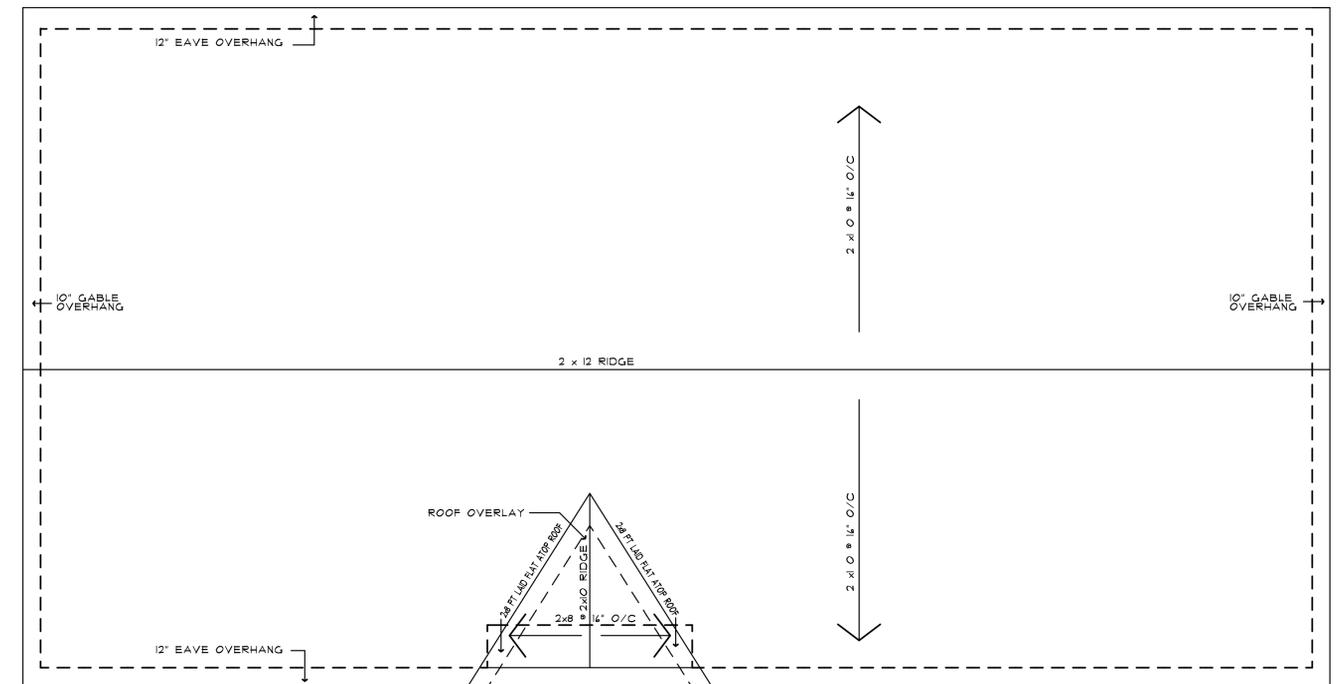
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 DRAWN BY: PC
 CHECKED BY: SAC

DRAWING NUMBER: **A3**

DRAWING TITLE: Foundation and basement plan / details



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR WINDOW SCHEDULE

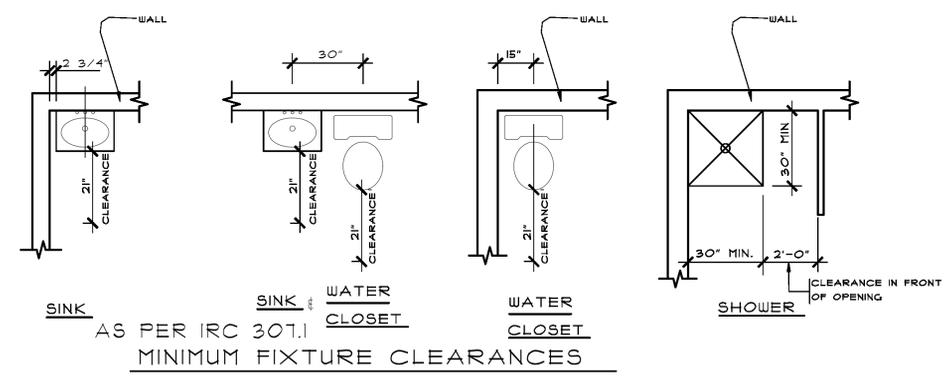
MANUFACTURER	TYPE	HIG/CF	WINDO	ROUGH	LOCATION	NETS	SCREEN	HARDWARE	GRILLE	U-FACTOR	NOTES
1 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	BEDROOM # 2	YES	YES	CHOICE BY OWNER	NONE	0.28	
2 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	BEDROOM # 2	YES	YES	CHOICE BY OWNER	NONE	0.28	
3 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	BEDROOM # 1	YES	YES	CHOICE BY OWNER	NONE	0.28	
4 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	BEDROOM # 1	YES	YES	CHOICE BY OWNER	NONE	0.28	
5 ANDERSEN	DOUBLE HUNG PICTURE 400 SERIES	DHP5430	5'-1 5/4" x 4'-0 1/8"	5'-1 1/8" x 4'-0 1/8"	ENTRY	YES	YES	CHOICE BY OWNER	NONE	0.28	
6 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	LIVING ROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	
7 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	LIVING ROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	
8 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	LIVING ROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	
9 ANDERSEN	FRENCHWOOD 400 SERIES	FWG4048L	5'-11 1/4" x 4'-1 1/2"	4'-0" x 4'-8"	DINING ROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	TEMPERED SAFETY GLASS
10 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW210210	2'-11 5/8" x 3'-0 1/8"	3'-0 1/8" x 3'-0 1/8"	KITCHEN	NO	YES	CHOICE BY OWNER	NONE	0.28	
11 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW24310	2'-5 5/8" x 4'-0 1/8"	2'-4 1/8" x 4'-0 1/8"	MASTER BATH	NO	YES	CHOICE BY OWNER	NONE	0.28	TEMPERED SAFETY GLASS
12 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW24310	2'-5 5/8" x 4'-0 1/8"	2'-4 1/8" x 4'-0 1/8"	MASTER BATH	NO	YES	CHOICE BY OWNER	NONE	0.28	TEMPERED SAFETY GLASS
13 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	MASTER BEDROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	
14 ANDERSEN	TILT WASH DOUBLE HUNG 400 SERIES	TW3046	3'-1 5/8" x 4'-8 1/8"	3'-2 1/8" x 4'-8 1/8"	MASTER BEDROOM	YES	YES	CHOICE BY OWNER	NONE	0.28	

Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/15.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.

LIGHT & VENTILATION REQUIREMENTS

	REQUIRED		PROPOSED		
	RM. AREA	VENT	LIGHT	VENT	
LIVING/DINING/KITCHEN/ENTRY	8628 SF	24.08	45.22	35.08	COMPLIES
BEDROOM # 1	14083 SF	4.5	1.26	11.4	COMPLIES
BEDROOM # 2	11248 SF	5.3	13.71	11.4	COMPLIES
MASTER BEDROOM	1985 SF	4.35	6.88	11.4	COMPLIES
BASEMENT	52912 SF	14%	42.31	34.23	COMPLIES

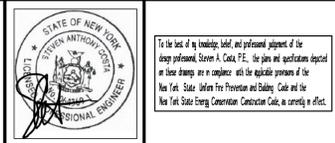
NOTE: NOTE:
1. ALL POSTS TO GO DOWN TO SOLID BEARING.
[C] INDICATES CARBON MONOXIDE DETECTOR HARD WIRED WITH BATTERY BACK-UP WITH A SMOKE AND HEAT DETECTOR HARD WIRED WITH BATTERY BACK-UP INTEGRATED INTO THE SAME SYSTEM
[E] INDICATES EXHAUST FAN - 90 CFM - DUCTED TO EXTERIOR
[S] INDICATES WINDOW SCHEDULE DESIGNATION



REVISIONS	DATE	DESCRIPTION

P.C.D. ASSOCIATES
DESIGN CONSULTANTS
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STEVEN A. COSTA, P.E.
CONSULTING ENGINEER
156 PALISADE AVENUE * YONKERS, NEW YORK 10703



JOB TITLE
MASTRO RESIDENCE
1552 PAINÉ STREET
YORKTOWN HTS., NY

DRAWING TITLE
first floor and roof framing plans / details

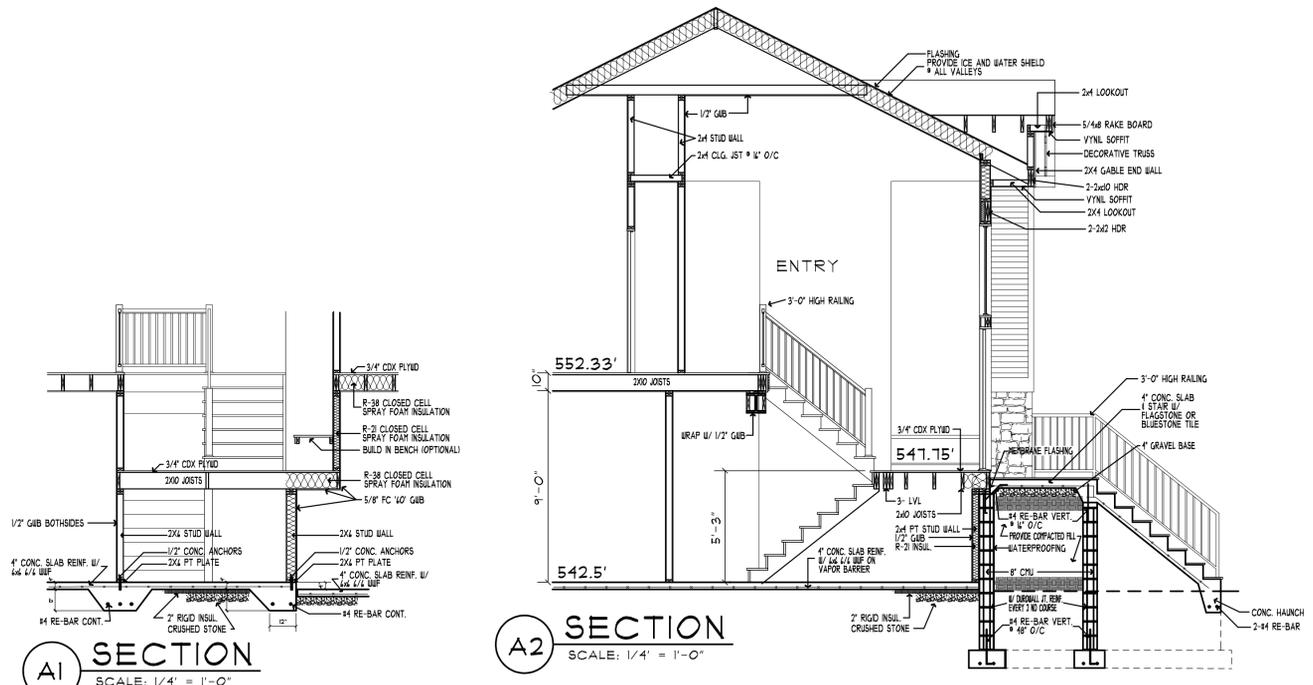
DATE
2/10/25

SCALE
AS NOTED

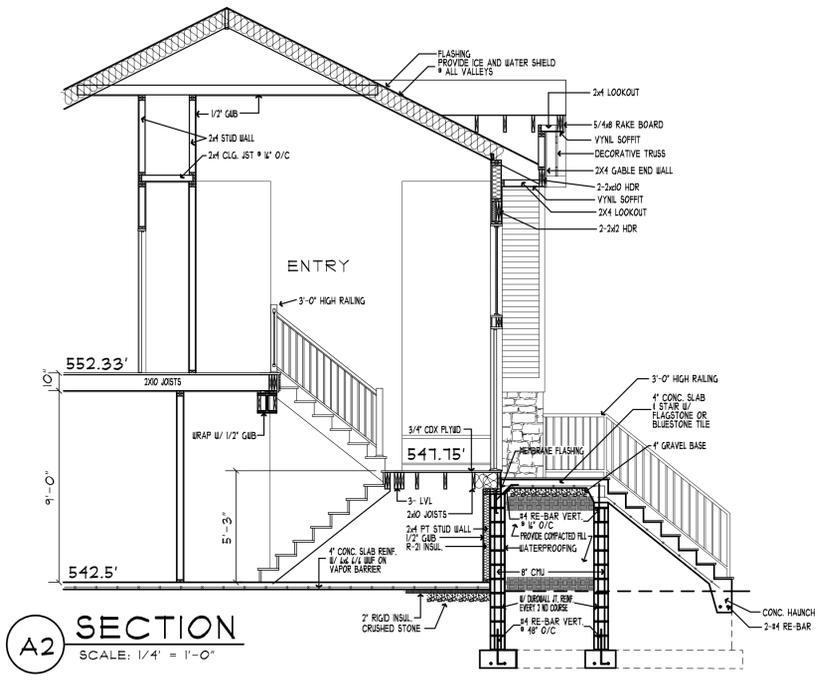
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PC

CHECKED BY
SAC

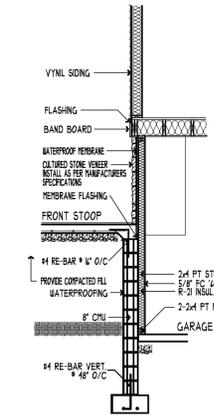
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A 4



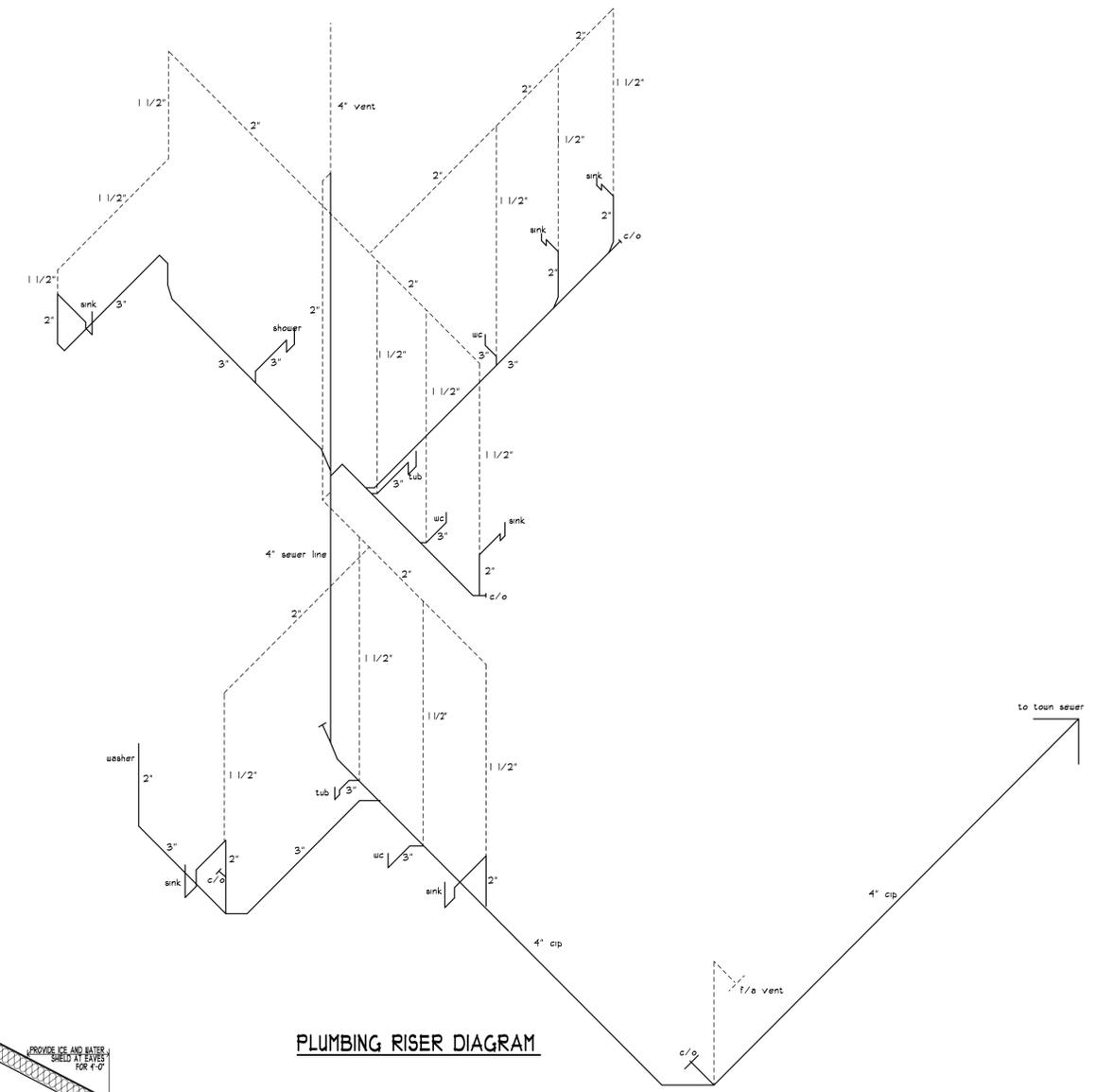
A1 SECTION
SCALE: 1/4" = 1'-0"



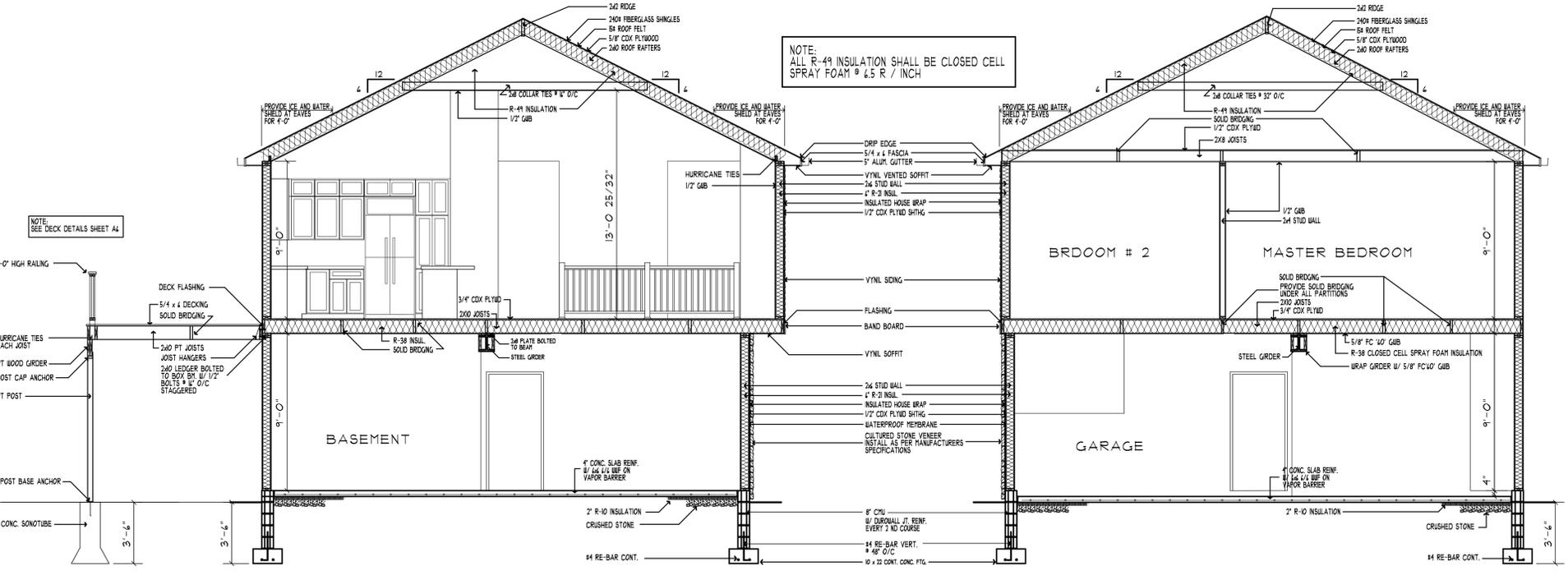
A2 SECTION
SCALE: 1/4" = 1'-0"



A3 SECTION
SCALE: 1/4" = 1'-0"



PLUMBING RISER DIAGRAM



A-A SECTION
SCALE: 1/4" = 1'-0"

B-B SECTION
SCALE: 1/4" = 1'-0"

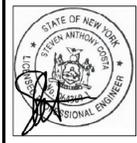
NOTE:
ALL R-49 INSULATION SHALL BE CLOSED CELL
SPRAY FOAM @ 4.5 R / INCH

NOTE:
SEE DECK DETAILS SHEET A4

NO.	DATE	DESCRIPTION

P.C.D. ASSOCIATES
DESIGN CONSULTANTS
2506 KINGS WAY * CARMEL, NY 10512

STEVEN A. COSTA, P.E.
CONSULTING ENGINEER
156 PALISADE AVENUE * YONKERS, NEW YORK 10703



To the best of my knowledge, skill, and professional judgment of the design profession, Steven A. Costa, P.E., the plans and specifications depicted on these drawings are in compliance with the applicable provisions of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code, in conformity therewith.

JOB TITLE
MASTRO RESIDENCE
1552 PAINE STREET
YORKTOWN HTS., NY

DATE: 2/10/25

SCALE: AS NOTED

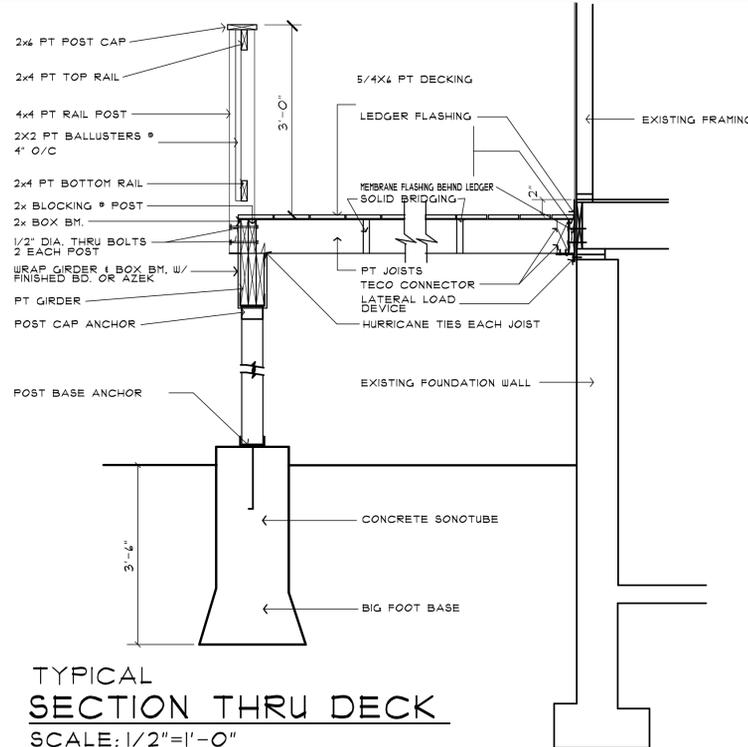
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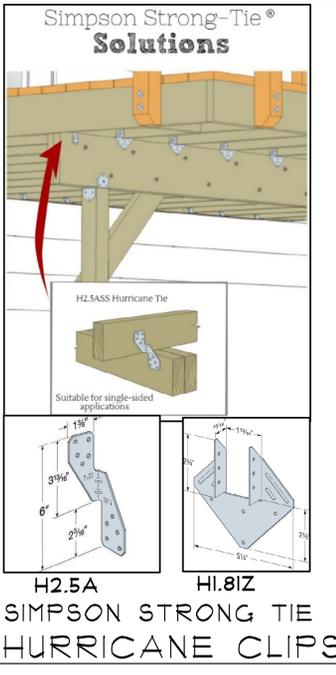
DRAWING TITLE: sections / plumbing riser diagram

DRAWING NUMBER
A5

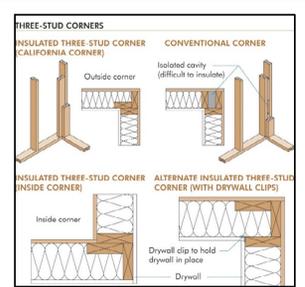
TYPICAL WOOD DECK DETAILS



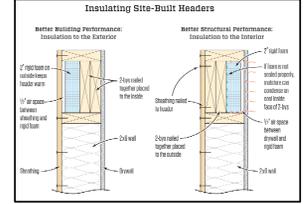
TYPICAL SECTION THRU DECK
SCALE: 1/2" = 1'-0"



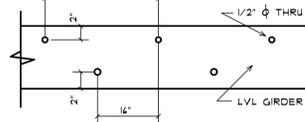
H2.5A H1.8Z SIMPSON STRONG TIE HURRICANE CLIPS



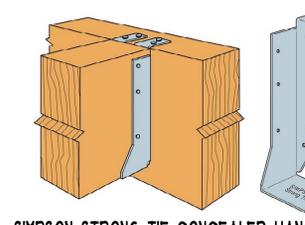
INSULATED CORNERS



INSULATED HEADERS



TYPICAL LVL GIRDER DETAIL



SIMPSON STRONG TIE CONCEALED HANGER HUC42FT

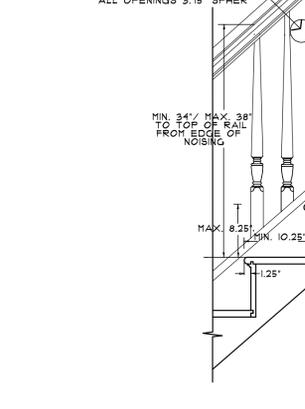
R311.2 Headroom. The minimum headroom in all parts of the stairing shall not be less than 4 feet 8 inches (1436 mm) measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

R311.4.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

R311.4.2 Continuity. Handrails for stairways shall be continuous for the full length of the flight from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in metal posts or walling. Handrails adjacent to a wall shall have a space of not less than 1/2 inch (13 mm) between the wall and the handrail.

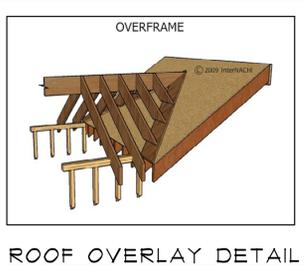
Exceptions:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

R311.4.3 Handrail grip size. All required handrails shall be of one of the following types or provide equivalent graspability:
1. Type I. Handrails with a circular cross section shall have an outside diameter of at least 1 1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of at least 4 inches (102 mm) and not greater than 4 1/2 inches (114 mm) with a maximum cross section dimension of 2 1/4 inches (57 mm).
2. Type II. Handrails with a perimeter greater than 4 1/4 inches (110 mm) shall provide a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the lowest portion of the profile and achieve a depth of at least 5/16 inch (8 mm) within 1/8 inch (22 mm) below the widest portion of the profile. The required depth shall continue for at least 3/8 inch (10 mm) to a level that is not less than 13/4 inches (45 mm) below the widest portion of the profile. The minimum width of the handrail above the recess shall be 1 1/4 inches (32 mm) to a maximum of 2 3/4 inches (70 mm). Edges shall have a minimum radius of 0.01 inch (0.25 mm).

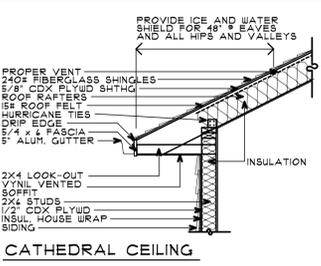


STAIR AND HANDRAIL TYPICAL DETAIL
N.T.S.

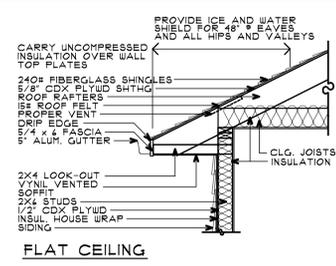
TYPICAL FRAMING DETAILS



ROOF OVERLAY DETAIL

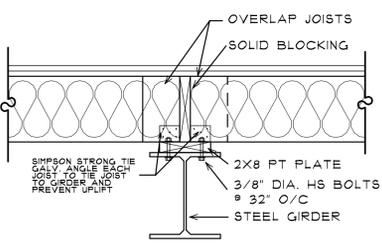


CATHEDRAL CEILING

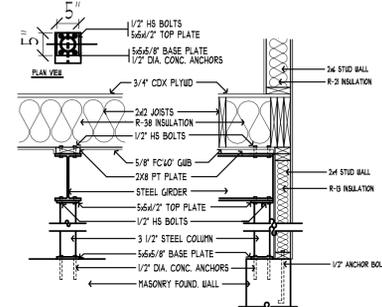


FLAT CEILING

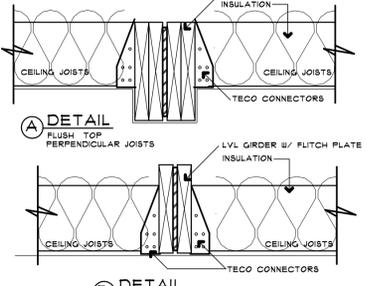
TYPICAL CORNICE DETAILS



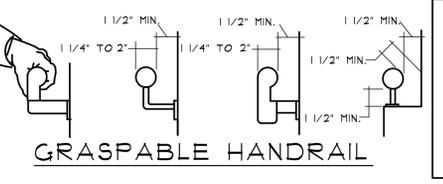
DETAIL - JOIST TO STEEL CONNECTION
SCALE: 1/2" = 1'-0"



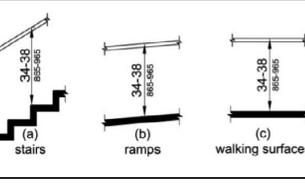
DETAIL - STEEL CONNECTION
SCALE: 3/4" = 1'-0" * GARAGE DOOR WALL



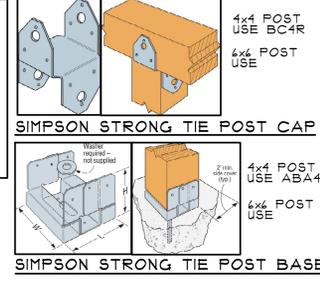
TYPICAL GIRDER DETAILS



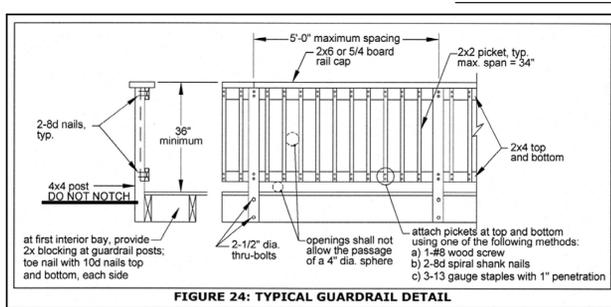
GRASPABLE HANDRAIL



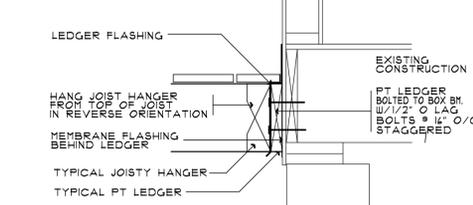
HANDRAIL HEIGHTS



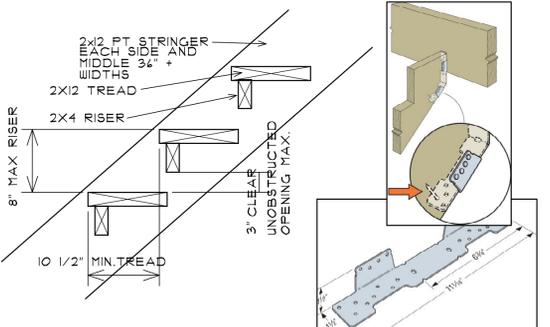
SIMPSON STRONG TIE POST CAP
SIMPSON STRONG TIE POST BASE



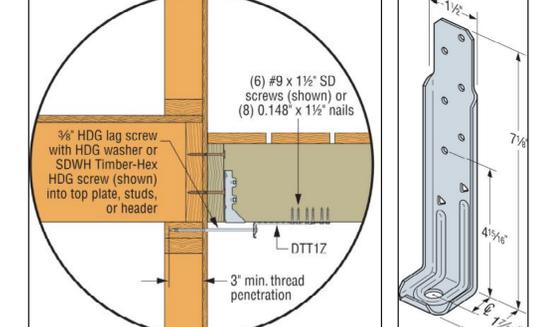
TYPICAL DECK RAILING SPECIFICATIONS



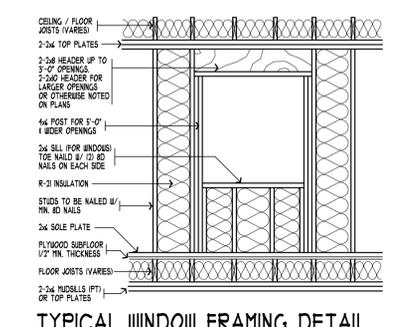
TYPICAL UPLIFT PREVENTION DETAIL



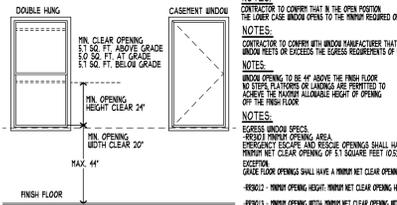
TYPICAL STAIR DETAIL



LATERAL BRACING DETAIL



TYPICAL WINDOW FRAMING DETAIL



EMERGENCY RESCUE & ESCAPE WINDOW REQUIREMENTS
NOT TO SCALE



PRE-ENGINEERED WARNING SIGN
NOTE: PLACE SIGN ON ELECTRIC METER IF NO METER, PLACE NEAR GARAGE DOOR

NO.	REVISIONS

P.C.D. ASSOCIATES
DESIGN CONSULTANTS
2506 KINGS WAY * CARMEL, NY 10512

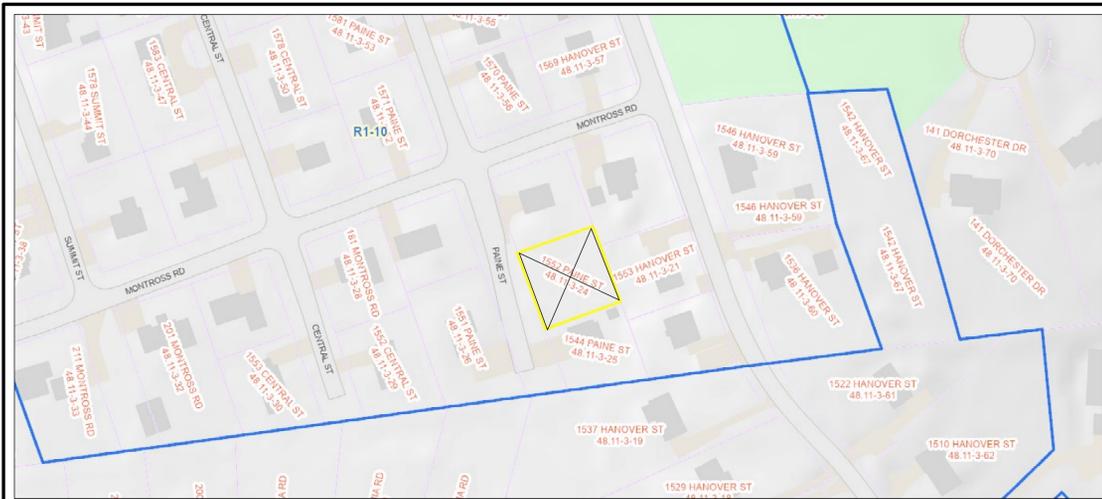
STEVEN A. COSTA, P.E.
CONSULTING ENGINEER
156 PALISADE AVENUE * YONKERS, NEW YORK 10703

STATE OF NEW YORK
STEVEN ANTHONY COSTA
PROFESSIONAL ENGINEER

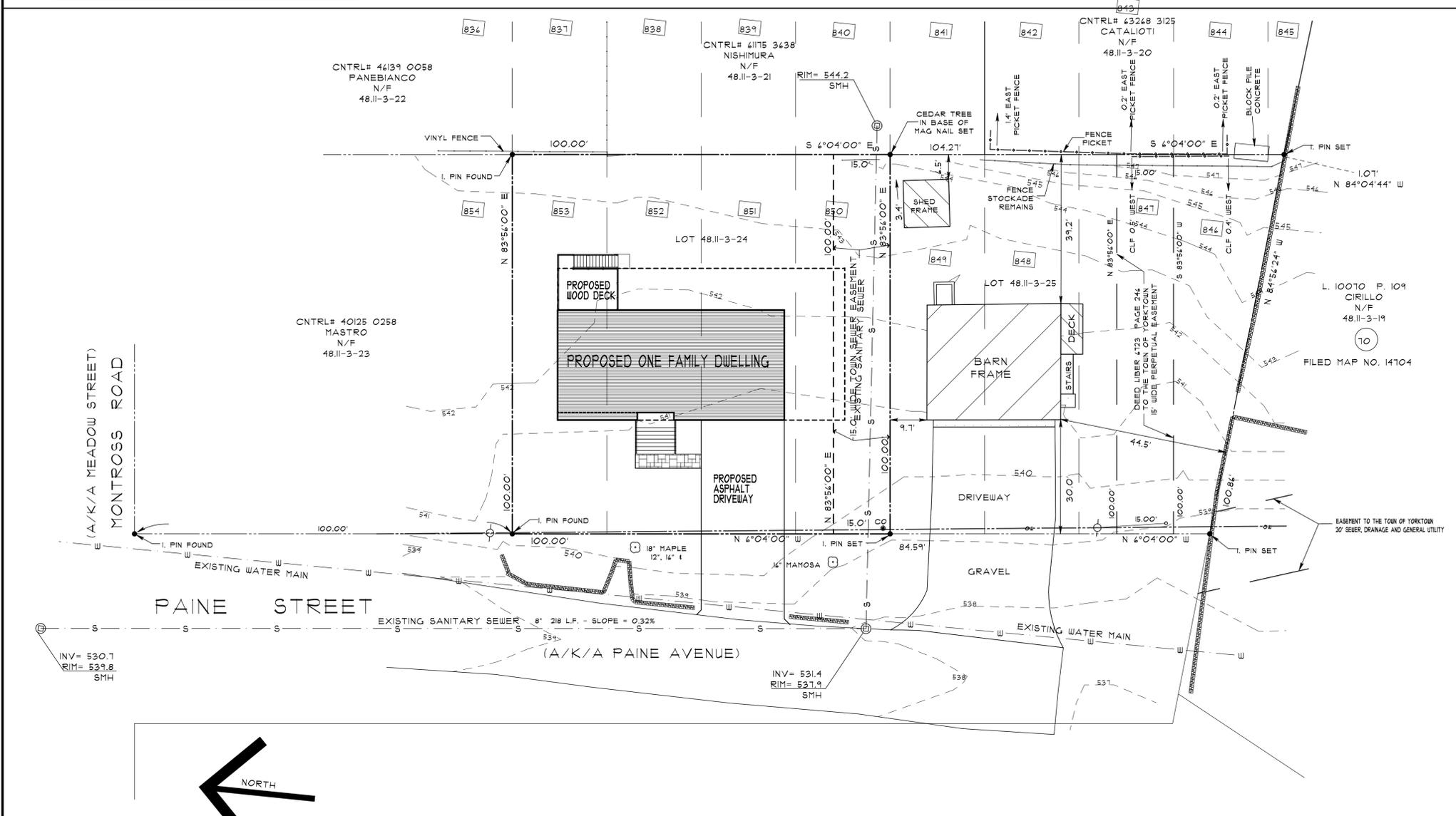
MASTRO RESIDENCE
1552 PAINE STREET
YORKTOWN HTS., NY

DATE: 2/10/25
SCALE: AS NOTED
DRAWING NUMBER: A-1

DESIGNED BY: PC
CHECKED BY: SAC



AREA LOCATION MAP



SITE PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

WORK SHALL COMPLY WITH THE 2020 NYS RESIDENTIAL CODE AND THE 2020 NY STATE ENERGY CODE

- MINIMUM FROST DEPTH OF ALL FOOTINGS = 48"
- MINIMUM SOIL BEARING CAPACITY = 2000 PSF
- ALL LEADERS AND DRAINS TO DRAIN INTO DRYWELLS OR STORM DRAINS, IF AVAILABLE.
- MINIMUM SLOPE OF 1/4" PER FOOT TO BE PROVIDED ON DRIVEWAYS FROM PROPERTY LINE TO CURB.
- MINIMUM SLOPE OF 1/2" HORIZONTAL ON ALL GRADES, SUCH AS SLOPES TO HAVE ADEQUATE GROUND COVER AND EROSION CONTROL DEVICES.
- ALL SLOPES TO SLOPE AWAY FROM BUILDING, WHERE GRADE SLOPES INTO BUILDING, A SHALE CURB OR HANDING ESTIMATED RIMOFF IS TO BE PROVIDED.
- WHERE DRIVEWAY SLOPES TOWARD THE GARAGE, A TROUGH DRAIN IS TO BE PROVIDED.
- WOOD PLATES ON CONCRETE SLABS OR MASONRY TO BE PRESSURE TREATED LUMBER.
- PROVIDE 2 ANCHOR BOLTS AT EACH CORNER OF FOUNDATION. ANCHOR BOLTS TO BE 1/2" DIAMETER X 1'-4" LONG AND 1'-0" O.C.
- ALL CONCRETE TO BE MINIMUM 4000 PSI CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS.
- ALL MASONRY VENEERS TO BE TIED MINIMUM 1'-0" O.C. WITH GALVANIZED WALL TIES TO FRAME OR DURO-WALL TO BLOCK BACKING.
- DOUBLE FLOOR JOISTS TO BE PROVIDED UNDER ALL PARTITIONS OR FLOOR OPENINGS.
- PROVIDE 4X4 (OR 4X4) POSTS UNDER ALL WALL OPENINGS 5'-0" AND OVER.
- PROVIDE 2" X 2" HEADERS OVER ALL WALL OPENINGS UNLESS OTHERWISE INDICATED ON PLAN.
- WOOD COLUMNS SHALL BEAR ON CONCRETE OR SOLID MASONRY PIERS IN BASEMENTS, PORCHES OR GARAGES.
- PROVIDE 1/2" AIR SPACE AROUND WOOD ORDERS FRAMING INTO MASONRY WALLS.
- MINIMUM DISTANCE FROM GRADE TO WOOD IS 8".
- ENGINEER IS NOT RESPONSIBLE FOR ANY REMAINING WALLS NOT SHOWN ON PLAN.
- VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE.
- WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND ARE NOMINAL.
- ANY VARIATIONS FROM CONDITIONS AS SHOWN ON THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. WORK SHALL NOT PROCEED UNTIL CLARIFICATION HAS BEEN RECEIVED.
- ALL WORK SHALL CONFORM TO ALL CODES HAVING JURISDICTION, WHERE CONFLICTS OR BETWEEN CODES OCCUR, THE MORE STRINGENT CODE SHALL SUPERSEDE ALL OTHERS.
- USE ONLY NEW MATERIALS WITHOUT DEFECTS.
- EACH CONTRACTOR AND/OR SUB-CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH OTHER TRADES.
- DISCREPANCIES AND OMISSIONS ON DRAWINGS AND SPECIFICATIONS SHALL BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION.
- STANDARDS, A.I.C., FEDERAL, S.T.C., AND THE HIGHEST STANDARDS OF THEIR TRADES. ALL CONSTRUCTION SHALL BE PERFORMED TO THESE STANDARDS.
- ALL CONTRACTORS AND/OR SUB-CONTRACTORS ARE TO USE THE APPROVED STANDARDS, A.I.C., FEDERAL, S.T.C., AND THE HIGHEST STANDARDS OF THEIR TRADES. ALL CONSTRUCTION SHALL BE PERFORMED TO THESE STANDARDS.
- SET ALL WORK STRAIGHT, PLUMB AND LEVEL OR WITH INDICATED SLOPE.
- ENGINEER IS NOT RESPONSIBLE FOR SUPERVISION OF CONSTRUCTION AND/OR SHALL SUPERSEDE ALL OTHERS, OBSERVATION OF WORK IN PROGRESS.
- NO WORK TO COMMENCE UNTIL APPROVAL IS OBTAINED FROM THE BUILDING DEPARTMENT, AND ALL NECESSARY PERMITS HAVE BEEN SECURED.
- ANY PLUMBING AND/OR ELECTRICAL WORK, TO BE DONE UNDER SEPARATE APPLICATIONS.
- ANY UNAUTHORIZED ALTERATION OF OR ADDITION TO THESE DRAWINGS IS A VIOLATION OF SECTION 201 (2) OF THE NEW YORK STATE EDUCATION LAW. SUCH AUTHORIZATION SHALL ONLY BE IN WRITING, SIGNED AND SEALED BY THE ARCHITECT OR ENGINEER.
- ALL GLASS IS TO BE INSULATED GLASS.
- ENGINEER TO BE GIVEN AT LEAST 24 HOURS NOTICE PRIOR TO ANY SITE VISIT.
- ALL SMOKE/HEAT DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP.
- ALL EXTERIOR LUMBER TO BE PRESSURE-TREATED LUMBER.
- THE CONTRACTOR SHALL BE REQUIRED TO REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING THE PROCESS OF ALTERATION.
- THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATIONS OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK AND SHOULD BE BECOME AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY (SUCH AS CRACKS IN MASONRY AND PARTITIONS, ADDITIONAL DEFLECTIONS, ETC.). HE SHALL NOTIFY THE ENGINEER.
- THE ENGINEER SHALL BE THE SOLE JUDGE AS TO THE ADEQUACY OF THE WORK PERFORMED AS RELATED TO APPROVAL OF WORK FOR PAYMENT BY THE OWNER. THE ENGINEER SHALL HAVE THE RIGHT TO ORDER THE REMOVAL OF DEFECTIVE WORK AND MATERIAL AND HAVE SUCH AREAS CORRECTED AT NO ADDITIONAL COST TO THE OWNER. THE GOVERNMENTAL INSPECTORS SHALL ALSO JUDGE THE WORK FOR MINIMUM COMPLIANCE WITH CODES. APPROVAL BY SUCH INSPECTORS DOES NOT PRECLUDE DECISIONS BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY FIELD ADJUSTMENTS AS DICTATED BY JOB CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- PRESTOPPING SHALL BE PROVIDED AT WALLS AND CEILINGS WHERE REQUIRED BY CODE AND SHALL NOT EXCEED 8 FEET VERTICALLY OR 20 FEET HORIZONTALLY.
- ALL NEW CEILING, FLOOR OR ROOF JOISTS SHALL HAVE A MINIMUM OF 4" BEARING.
- ALL DAMAGED STRUCTURAL MEMBERS SHALL BE REPLACED.
- DOORS AT GARAGE/TOP OF UNCONDITIONED BASEMENT AND ATTIC ACCESS MUST BE INSULATED AND WEATHERSTRIPPED (N102.2.3)

TABLE R301.5 MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS
(IN POUNDS PER SQUARE FOOT)

ATTICS WITH LIMITED STORAGE	20	GUARDRAILS IN-FILL COMPONENTS	50
ATTICS WITHOUT STORAGE	10	PASSENGER VEHICLE GARAGES	50
DECKS	40	ROOMS OTHER THAN SLEEPING ROOMS	40
EXTERIOR BALCONIES	40	SLEEPING ROOMS	30
FIRE ESCAPES	40	STAIRS	40
GUARDRAILS AND HANDRAILS	200	DEAD LOAD = 20 LBS/SF	

INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 800 POUNDS CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, UNLESS OTHERWISE PRODUCES THE GREATER STRESSES.

ZONING DATA:

SECTION - 48.11 BLOCK - 3 LOTS - 24

REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LOT AREA	20,000 SF	10,000 SF	non-compliant
LOT WIDTH	80 FT	100 FT	complies
FRONT YARD	30'	30.0'	complies
REAR YARD	30'	40.0'	complies
SIDE YARD	1 SIDE = 17' 2 COMBINED = 24'	1 SIDE = 17' 2 COMBINED = 40'	complies
HEIGHT	35 FT - 2 1/2 STORES	24'5" - 2 1/2 STORES	complies
BLDG. COVERAGE	25% (5000 sq ft)	11.8% (1180.138 SF)	complies
HOUSE		1780.738 SF	
DECK		218.647 SF	
FRONT STOOP		16,012 SF	

- * NOTE: 1. TYPE 5b CONSTRUCTION
2. WHERE THE HVAC SYSTEM AND/OR WINDOW OPENINGS CANNOT PROVIDE ADEQUATE ROOM AIR CHANGES, A MECHANICAL AIR EXCHANGE UNIT SHALL BE INSTALLED WHERE NECESSARY.
- (NY) 401.2 Ventilation Required
Every occupied space shall be ventilated by natural means in accordance with Section 403. All sleeping units, where natural ventilation is provided, shall be tested in accordance with Section R402.1.2 of the Energy Conservation Construction Code of New York State. Where the air infiltration rate is less than 5 air changes per 24 hours (tested in accordance with Section 403.2.1.2), the dwelling unit shall be ventilated by mechanical means in accordance with Section 403.
- 4.01.3 When Required
Ventilation shall be provided during the periods that the room or space is occupied.
- NY034 (R403.4) Mechanical Ventilation (Mandatory)
The building shall be provided with ventilation that complies with the requirements of Section M505 or with other approved means of ventilation. Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when the ventilation system is not operating.
- NY034.1 (R403.4.1) Whole-House Mechanical Ventilation System (Required)
Fans used to provide whole-house mechanical ventilation shall meet the efficiency requirements of Table N102.1.1. Exception: Where an air handler that is integral to a tested and listed HVAC equipment is used to provide whole-house mechanical ventilation, the air handler shall be powered by an electronically commutated motor.
- LIGHTING
90% of lamps in permanently installed fixtures shall be high-efficacy (e.g. 90% of fixtures contain only high-efficacy lamps)
C-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate 0.0 cfm leakage at 15 Pa.
- NOTE:
NY034.1 (R403.4.1.1) Bloom-in or Sprayed Roof and Ceiling Insulation
The thickness of bloom-in or sprayed fiberglass and cellulose roof and ceiling insulation shall be written in inches (in) on markers that are installed at not less than one for every 300 square feet (28 m²) throughout the attic space. The markers shall be affixed to the trusses or joists and marked with the nominal installed thickness with numbers not less than 1 inch (25 mm) in height. Each marker shall face the attic access opening. The thickness and installed R-value of sprayed polyurethane foam insulation shall be indicated on the certification provided by the insulation installer.

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING DESIGN TEMPERATURE	SUMMER COOLING DESIGN TEMPERATURE	ADDITIONAL DESIGN TEMPERATURE	INDOOR DESIGN TEMPERATURE	DESIGN SPACE COOLING TEMPERATURE DIFFERENCE	HEATING TEMPERATURE DIFFERENCE
SEA	41°	1°	75°	1°	75°	15°	15°

TABLE 402.1.2 INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHTS U-FACTOR	GLAZED FENESTRATION SHGC, g	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT R-VALUE	SLAB R-VALUE (DEPTH)	CEILING SPACE WALL R-VALUE
4	0.32	0.55	0.40	49	20 or 13-5h	8/13	30g	10 / 13	10, 2 ft	10/13
5	0.30	0.55	NR	49	20 or 13-5h	13/11	30g	15/11	10, 2 ft	15/11

- NR = Not Required
- For Sl: 1 foot = 304.8 mm
- a. R-values are nominal U-factors and SHGC are maximum. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall be not less than the R-value specified in the table.
- b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- c. 10/13 means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall. Alternatively, compliance with 15/11 shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home.
- d. R-5 insulation shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.
- e. Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-11.
- f. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, 13-5 means R-13 cavity insulation plus R-5 continuous insulation.
- g. Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

REVISIONS	DATE	DESCRIPTION

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SEVEN MONTHS
PROFESSIONAL ENGINEER

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1552 PAINE STREET
YORKTOWN HTS., NY

DATE: 2/10/25
SCALE: AS NOTED
DRAWN BY: PC
CHECKED BY: SAC

DRAWING NUMBER: **S1**

DRAWING TITLE: site plan / details / notes