

O'Neil & van der Voort



350 Florence Street

Mamaroneck, NY

Section: 4

Block: 31

Lot: 24B

SHEET INDEX

No.	DRAWING	No.	DRAWING
A01	TITLE SHEET	A11	ELEVATIONS
A02	SITE PLAN	A12	ELEVATIONS
A03	DEMOLITION PLAN	A13	ELEVATIONS
A04	DEMOLITION PLAN	A14	ELEVATIONS
A05			
A06			
A07	BASEMENT FLOOR PLAN		
A08	FIRST & SECOND FLOOR PLANS		
A09			
A10			

STATEMENT OF COMPLIANCE

THE ARCHITECT, JUSTIN F. MINIERI A.I.A. (N.Y.S. LIC. NO. 18332) HAS PREPARED THE CONSTRUCTION DOCUMENTS, WRITTEN & FIGURATIVELY IN COMPLIANCE WITH THE LATEST APPLICABLE SECTIONS OF LOCAL AND STATE BUILDING CODES, 2020 RESIDENTIAL CODE OF NEW YORK STATE.

REQUIRED SYMBOL	TRUSS IDENTIFICATION SIGN
	<ul style="list-style-type: none">THE SIGN SHALL BE IN CONFORMANCE WITH NYCRR SECTION 1265 FOR ONE & TWO FAMILY DWELLINGS.THE SIGN SHALL BE SECURELY AFFIXED TO THE EXTERIOR ELECTRIC METER OR AN ALTERNATE LOCATION APPROVED BY CODE, WHENEVER IT IS NOT POSSIBLE TO DO SO, REVIEW LOCATION WITH THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

GENERAL NOTES

- G.C. SHALL REVIEW PLANS AND SPECIFICATIONS PRIOR TO START OF WORK. ARCHITECT SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCY.
- DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS. LARGE SCALE DETAILS AND DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
- G.C. SHALL INCLUDE ALL LABOR, MATERIAL, AND EQUIPMENT FOR ALL SHOWN OR SPECIFIED, INCLUDING TEMPORARY FACILITIES AND/OR SUPPORTING STRUCTURES.
- G.C. SHALL BE RESPONSIBLE TO SECURE ALL PERMITS FOR CONSTRUCTION.
- G.C. SHALL OBTAIN THE CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK AND SUBMIT TO OWNER.
- G.C. SHALL CHECK ALL EXISTING CONDITIONS PRIOR TO START OF WORK. G.C. SHALL BE RESPONSIBLE TO VERIFY THE LOCATION OF ALL VISIBLE AND NONVISIBLE UTILITY SERVICES.
- ALL LABOR, MATERIALS, AND CONSTRUCTION SHALL COMPLY AND CONFORM WITH ALL RULES, REGULATIONS, CODES AND ORDINANCES OF ALL FEDERAL, STATE AND AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
- THE G.C. SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, RUBBISH, IMPLEMENTS AND SURPLUS MATERIALS. THE G.C. SHALL LEAVE THE BUILDING BROOM CLEAN.
- G.C. SHALL PROVIDE UNDERSLAB PIPING FOR FUTURE RADON MITIGATION MAKE AND PROVISIONS FOR FUTURE VENTING. G.C. SHALL BE RESPONSIBLE FOR ALL RADON TESTING.
- THE H.V.A.C. SYSTEM SHALL BE DESIGNED BY A QUALIFIED, CERTIFIED H.V.A.C. CONTRACTOR AND / OR MECHANICAL ENGINEER RETAINED BY THE G.C. ALL APPROVALS SHALL BE OBTAINED BY THE G.C. HVAC CONTRACTORSHALL PROVIDE COMPLETE MANUAL J & MANUAL S CALCULATIONS.
- ALL ELECTRICAL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOCAL & NATIONAL FIRE UNDERWRITER CODES & LOCAL UTILITY CO.
- A MINIMUM OF 90 PERCENT OF LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE HIGH EFFICACY LAMPS PER 404.1 OF 2020 RCNYS.
- ALL CHIMNEYS, FLUES AND GAS VENTS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTERS 10 AND 18 OF THE NYS RESIDENTIAL CODE.
- FIREPLACES SHALL BE COMPLETE WITH FRESH AIR INTAKE DUCT. ALL HEARTHS TO BE 20-IN. DEEP (MIN). PROVIDE TIGHT-FITTING NON-COMBUSTIBLE GLASS DOORS AT EACH FIREPLACE IN CONFORMANCE WITH N1102.4.2 (R402.4.2) OF THE 2020 RCNYS. OWNER SHALL SELECT DOOR TYPE.
- G.C. SHALL INSTALL A COMPLETE SMOKE AND CARBON MONOXIDE ALARM SYSTEM THROUGHOUT HOUSE. PROVIDE A SMOKE ALARM UNIT IN EACH BEDROOM AND SMOKE (CARBON ALARMS) ON EACH FLOOR INCLUDING BASEMENT IN COMPLIANCE WITH 2020 RCNYS, SECTION R 314 & R 315 SMOKE AND CARBON MONOXIDE ALARMS SHALL BE HARD WIRED WITH BATTERY BACK-UP. ALL ALARMS SHALL ACTUATE SIMULTANEOUSLY BUT DISTINCTIVE ALARM SIGNAL SHALL BE USED TO DIFFERENTIATE EACH TYPE OF ALARM. ALARMS SHALL BE CODE APPROVED AND U.L. LISTED.
- G.C. SHALL HAVE PROFESSIONAL APPLIED CHEMICAL-TERMICIDE TREATMENT TO SOIL FOR PROTECTION AGAINST SUBTERRANEAN TERMITES AS PER R318.2 OF THE 2020 RCNYS. G.C. SHALL PROVIDE ALL REQUIRED DOCUMENTATIONS TO LOCAL MUNICIPALITY.
- G.C. SHALL BE RESPONSIBLE TO RETAIN THE SERVICES OF A CERTIFIED "HERS - RATER". THE "HERS - RATER" SHALL PROVIDE A COPY OF PROJECTED COMPLIANCE REPORT PER 2020 RCNYS AND PERFORM THE DOOR BLOWER TEST AND PROVIDE REQUIRED CERTIFICATIONS.

MANUAL J DESIGN CRITERIA

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECT. FACTOR	INDOOR DESIGN TEMP.	DESIGN TEMP. COOLING	HEATING TEMP. DIFF.	COOLING TEMP. DIFF.	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY
439	41	12	87		70	75	68	20				M	30	

DESIGN LOADS

SOIL BEARING:	4000 PSF
FLOOR:	60 PSF (40 L + 20 D)
ATTIC: (4'-6" AND GREATER HEADROOM)	45 PSF (30 L + 15 D)
ATTIC: (LESS THAN 4'-6" HEADROOM)	30 PSF (20 L + 10 D)
ROOF: (SNOW LOAD)	60 PSF (45 L + 15 D)
PORCH & DECK:	70 PSF (60 L + 10 D)
GUARDRAILS & HANDRAILS:	200 PLF

MATERIAL STRENGTHS

CONCRETE:	4000 PSI
DIMENSIONAL LUMBER:	950 PSI
ENGINEERED LUMBER:	
• GLULAM	2400 PSI
• LAMINATED VENEER LUMBER	2600 PSI
• PARALLEL STRAND LUMBER	2900 PSI
STRUCTURAL STEEL:	36,000 PSI

2020 ECCCCNYS

BUILDING TYPE:	ONE & TWO FAMILY DWELLING	DESIGN TEMPERATURE:	0 DEGREES F / 72 DEGREES F
DESIGN DEGREE DAYS:	5000 - 6000	CODE DESIGN METHOD:	CHAPTER 4; PRESCRIPTIVE BUILDING ENVELOPE (SECTIONS 402.1-402.3)
TABLE 402.1.2 INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT			

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{c,e}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
4	0.31	0.55	0.40	49	20 or 13 + 5	8/13	19	10/13	10, 2 FT	10/13

- a. R-VALUES ARE MINIMUMS. U-FACTORS & SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN THE CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE 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. EXCEPTION: SKYLIGHTS MAY BE EXCLUDED FROM GLAZED FENESTRATION SHGC REQUIREMENTS IN CLIMATES ZONES 1 THROUGH 3 WHERE THE SHGC FOR SUCH SKYLIGHTS DOES NOT EXCEED 0.30.
- c. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" SHALL BE PERMITTED TO MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTHS SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONES 1 THROUGH 3 FOR HEATED SLABS.
- e. THERE IS NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- h. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.
- i. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

I, JUSTIN F. MINIERI, AIA (N.Y.S. LIC. NO. 18332) CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE PLANS AND SPECIFICATIONS CONFORM WITH THE APPLICABLE SECTIONS OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CAT.	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
20 PSF	SPEED	TOPO GRAPHIC EFFECTS	SPECIAL REGION WINDS	WIND-BORNE DEBRIS ZONE	B	WEATHERING	FROST LINE DEPTH	TERMITE	0°-10°F	YES	YES (ZONE X)	1000 OR LESS	52.2 F
	115-120 MPH	NONE	YES	YES		SEVERE	42"	MODERATE TO HEAVY					

Proposed Addition & Alteration to

JUSTIN F. MINIERI, AIA

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914.576.7087

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DATE: 7/25/22

REVISIONS: 3/03/23
4/14/23

ORIGINAL ARCHITECT'S SEAL IN RED INK

DWG No.

A01

TITLE

van der Voort
240012

O'Neil & van der Voort Residence
350 Florence Street
Mamaroneck, NY

SCALE: 1" = 10'

1. Site plan is based on survey prepared by Spinelli, Surveying 650 Halstead Avenue Mamaroneck, N.Y.. Date: January 27, 2022.
2. The Architect shall assume no responsibility for the accuracy of the original survey. Refer to the survey for additional information.
3. The General Contractor shall strictly adhere to all rules and regulations having jurisdiction.
4. The General Contractor shall review plans and specifications prior to start of work. Architect shall be immediately notified by the G. C. of any discrepancies.
5. The General Contractor shall be responsible to secure all required permits for construction.
6. The General Contractor shall obtain a certificate of compliance or occupancy upon completion of work and submit to the Owner.
7. The General Contractor shall install all sedimentation and erosion control measures as required by local code prior to construction. All controls shall be maintained throughout the construction process and inspected periodically.

The diagram illustrates the correct installation of a silt fence. A vertical line represents the silt fence, with a hatched area behind it representing the backfill. A diagonal line represents the existing ground surface. The area to the left of the fence is labeled 'UNDISTURBED AREA', and the area to the right is 'DISTURBED AREA'. A line points to the top of the fence with the label '* PRESTAKED SILT FENCE'. Another line points to the ground surface with the label 'EXISTING GRADE'. A line points to the gap between the fence and the ground with the label 'BACKFILL SLOT TO SEAL BOTTOM OF FENCE'. An arrow points to the right, indicating the 'DIRECTION OF RUN-OFF'. A line points to the bottom of the fence with the label 'CUT 6" MIN. SLOT FOLLOWING CONTOUR OF LAND'. A text box at the bottom left states: 'SILT FENCE SHALL BE SET WITH BOTTOM OF FABRIC BELOW GRADE STAKES DRIVEN 16" MIN. INTO UNDISTURBED EARTH'. A note box at the bottom right states: 'NOTE: SILT FENCE SHALL BE IN PLACE AND INSPECTED PRIOR TO THE START OF DEMOLITION.'

UNDISTURBED AREA

DISTURBED AREA

* PRESTAKED SILT FENCE

EXISTING GRADE

BACKFILL SLOT TO SEAL BOTTOM OF FENCE

DIRECTION OF RUN-OFF

CUT 6" MIN. SLOT FOLLOWING CONTOUR OF LAND

SILT FENCE SHALL BE SET WITH BOTTOM OF FABRIC BELOW GRADE STAKES DRIVEN 16" MIN. INTO UNDISTURBED EARTH

NOTE:
SILT FENCE SHALL BE IN PLACE AND INSPECTED PRIOR TO THE START OF DEMOLITION.

ZONE: R-5 (ONE-FAMILY RESIDENCE)					NON-CONFORMING (E-EXISTING)
SECTION: 4		BLOCK: 31		LOT: 24B	
BULK REGULATION		CODE	EXISTING	PROPOSED	
LOT AREA	MIN.	5,000 S.F.	6,165.6 S.F.	N/C	
LOT WIDTH	MIN.	50'	76.84'	N/C	
LOT DEPTH	MIN.	100'	81.36'	N/C	● E
LOT COVERAGE					
BUILDING	MAX.	35 % (2,154 SF)	22.8% (1,408 SF)	22.4% (1,287 SF)	
YARD SETBACKS					
FRONT (1)	MIN.	20'	13.5'	N/C	● E
FRONT (2)	MIN.	20'	N/A		
SIDE	MIN.	6'	7.3'	6.2'	
SIDE (TOTAL)	MIN.	14'	15.8'	14.7'	
REAR	MIN.	25'	16.8'	25.2'	
BUILDING HEIGHT					
ROOF MID-POINT	MAX.	35'	26'-2" +/-	N/C	
STORIES	MAX.	2 1/2 STORIES	2 1/2 STORIES	N/C	
GROSS FLOOR AREA					
TOTAL	MAX.	N/A			
ADDITION					

DO NOT SCALE PRINTS

Proposed Addition & Alteration to

JUSTIN F. MINIERI, AIA

P.O. BOX 1439 • NEW ROCHELLE • NY 10802
914.576.7087

DATE: 7/25/22

REVISIONS:
3/03/23
4/14/23

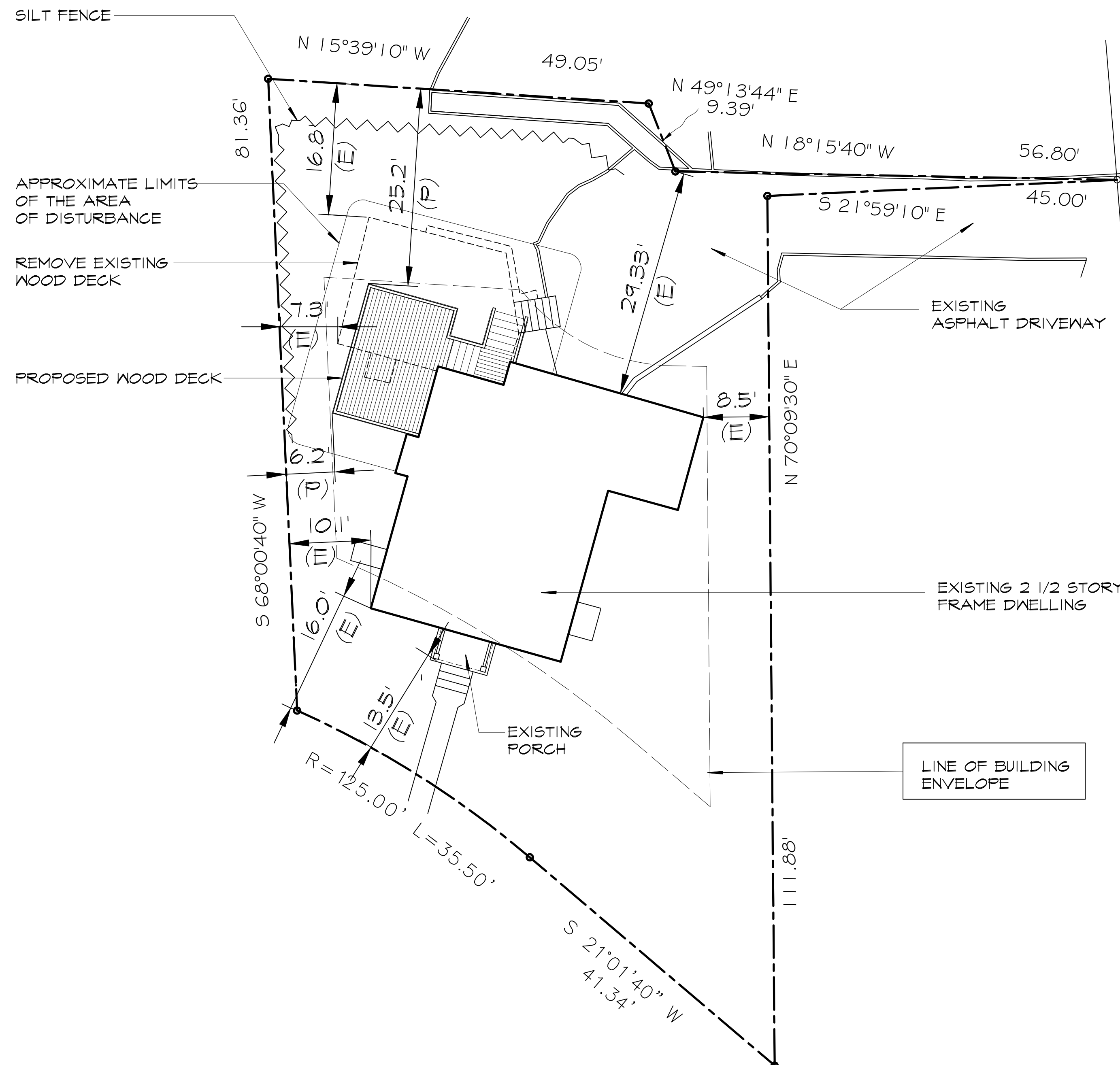
ORIGINAL ARCHITECT'S
SEAL IN RED INK

DWG No.

A02

SITE PLAN

van der Voort
240012



 EXISTING STRUCTURE TO REMAIN
 PROPOSED ONE STORY ADDITION
 PROPOSED TWO STORY ADDITION
 EXISTING YARD SETBACK

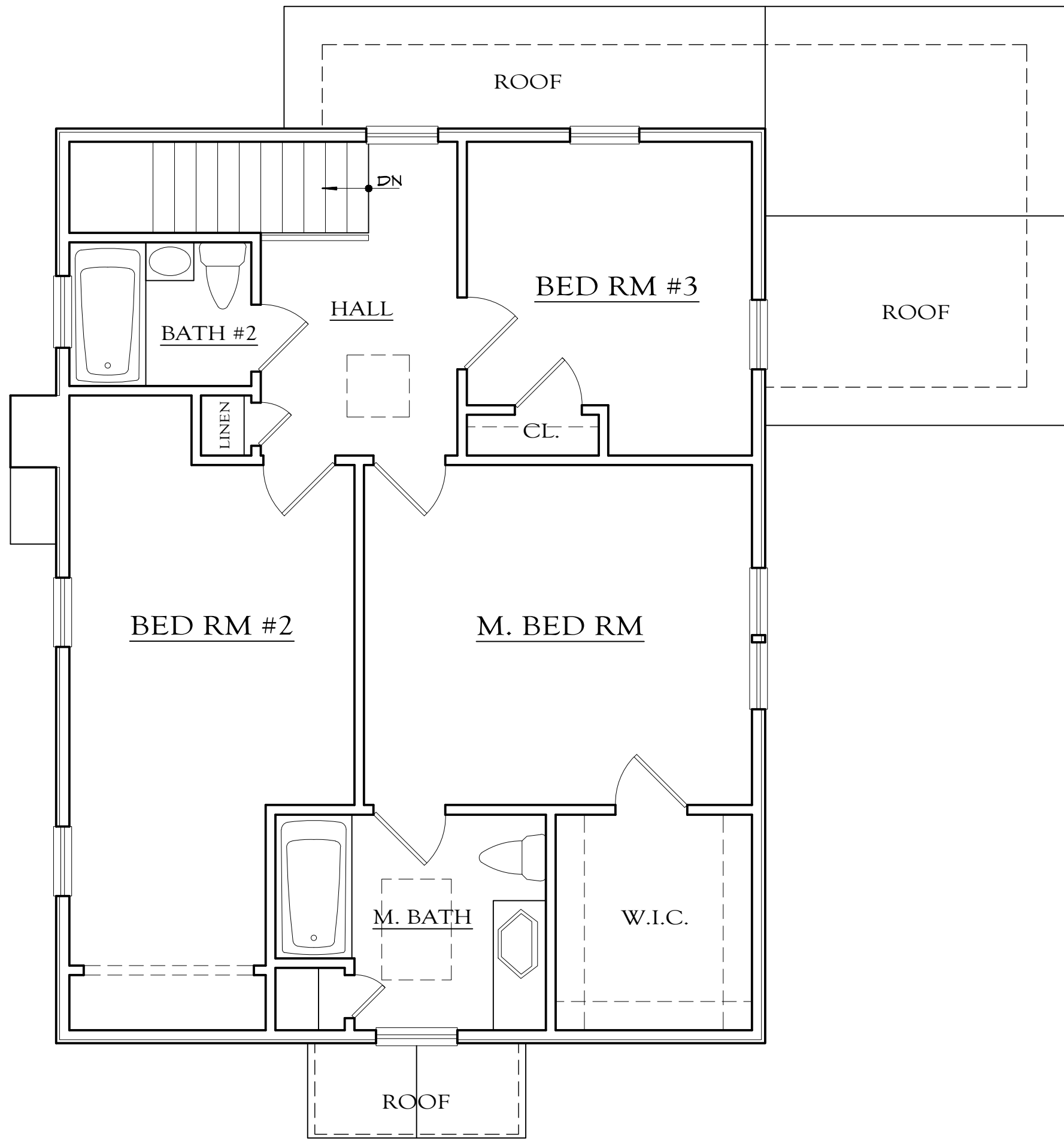
 EXISTING STRUCTURE TO BE REMOVED
 PROPOSED IMPERVIOUS SURFACE
 PROPOSED SECOND STORY ADDITION
 PROPOSED YARD SETBACK

REFER TO ENGINEER'S SITE PLAN FOR INFORMATION ON GRADE ELEVATIONS, DRAINAGE, UTILITIES CONNECTION, EROSION CONTROLS, ETC..

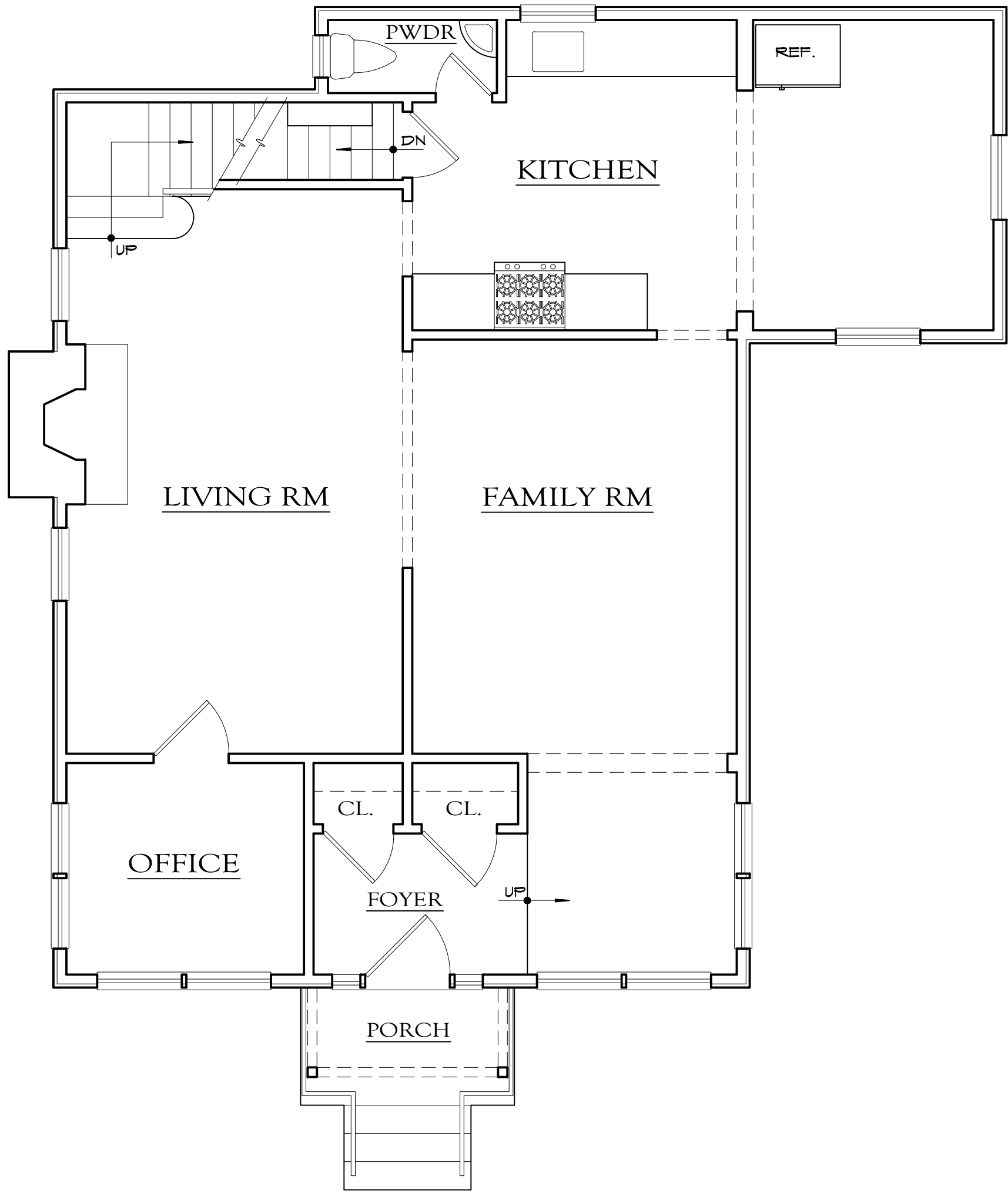




van der Voort
240012



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



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

GENERAL NOTES		Proposed Addition & Alteration to O'Neil & van der Voort Residence Mamaroneck, NY 350 Florence Street
1. GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO ALL RULES AND REGULATIONS HAVING JURISDICTION.		
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO CHECK AND VERIFY ALL EXISTING CONDITIONS INCLUDING CONCEALED AREAS IF POSSIBLE, PRIOR TO START OF WORK.		
3. G.C. SHALL LOCATE AND IDENTIFY UNDERGROUND UTILITY LINES, IF ANY, PRIOR TO START OF EXCAVATION. G.C. SHALL BE RESPONSIBLE TO REPAIR DAMAGED OR INTERRUPTED SERVICES RESULTING FROM THE WORK BEING PERFORMED.		
4. G.C. SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY AND/OR DISCOVERY OF AN UNKNOWN CONDITION.		JUSTIN F. MINIERI, AIA P.O. BOX 1439 • NEW ROCHELLE, NY 10802 914.576.7087 <small>DOCUMENT COPYRIGHT © Drawings and specifications are prepared by Justin F. Minieri, AIA. Any use or reproduction, in whole or in part, of these documents without written authorization by contract is strictly prohibited.</small>
5. MATERIALS OR ITEMS NOTED TO BE RE-USED, SHALL BE CAREFULLY REMOVED, PROTECTED AND STORED ON SITE.		
6. G.C. SHALL OBTAIN FROM THE OWNER A LIST OF ITEMS, IF ANY, TO BE SALVAGED AND CLAIMED BY THE OWNER. ITEMS SHALL BE STORED AND PROTECTED ON SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.		
7. G.C. SHALL PROVIDE REQUIRED SHORING, BRACING, TEMPORARY RAILS, FENCES, AND ENCLOSURES AS REQUIRED TO MAINTAIN PUBLIC SAFETY CONTINUOUSLY DURING CONSTRUCTION.		
8. PROVIDE TARPS AS REQUIRED TO PROTECT STRUCTURE(S) FROM WEATHER. MAINTAIN TARPS IN GOOD CONDITION AND REPLACE WHEN DAMAGED.		DATE: 7/25/22
9. IDENTIFY HAZARDOUS MATERIALS, IF ANY, PRIOR TO DEMOLITION. REMOVAL AND/OR CONTAINMENT AS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH GUIDELINES SET BY THE APPLICABLE GOVERNING AGENCIES.		
10. REMOVE AND REPLACE ANY DAMAGED OR ROTTED LUMBER. REVIEW QUESTIONABLE CONDITIONS WITH ARCHITECT.		
11. ALL CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE REMOVED AND LEGALLY DISPOSED OFF-SITE BY G.C.		
12. G.C. SHALL PROTECT ALL AREAS NOT WITHIN THE SCOPE OF WORK FROM DAMAGE OR DUST DURING DEMOLITION AND CONSTRUCTION.		REVISIONS: 3/03/23 4/14/23
13. WINDOW AND DOOR REMOVAL SHALL INCLUDE FRAMES, EXPOSING ROUGH OPENING UNLESS OTHERWISE NOTED.		
14. UTILITIES SERVING OCCUPIED SPACES SHALL NOT BE INTERRUPTED WITHOUT THE OWNER'S PERMISSION AND PROVIDE TEMPORARY UTILITIES AS NECESSARY.		
15. HEATING SYSTEM SHALL REMAIN IN SERVICE THROUGHOUT CONSTRUCTION DURING HEATING SEASON WHETHER OR NOT THE RESIDENCE IS OCCUPIED UNLESS CIRCUMSTANCES MADE KNOWN TO THE OWNER DICTATE OTHERWISE.		
16. REMOVE ALL ABANDONED PLUMBING AND ELECTRICAL LINES.		ORIGINAL ARCHITECTS SEAL IN RED INK DWG No. A04 DEMOLITION
17. REPLACE PLUMBING AND/OR ELECTRICAL LINES WITHIN THE CONSTRUCTION AREA THAT ARE FOUND TO BE NON-CONFORMING WITH APPLICABLE CODES.		
DO NOT SCALE PRINTS		van der Voort 240012



PROPOSED

van der Voort
240012

O'Neil & van der Voort Residence
350 Florence Street
Mamaroneck, NY

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DWG No.
A08
FLOOR PLAN

van der Voort
240012