
FERGUSON MALONE ARCHITECTURE

September 7, 2021

Mr. Caesar Manfredi, Chairperson
Architectural Review Board
Village Hall
85 Main Street
Irvington, NY 10533

Re: ARB21-73 Resubmission
2 South Astor Street
AstorBuck Properties, LLC

Dear Mr. Rasulo and Members of Architectural Review Board:

We have revised the drawings set to properly indicate the existing conditions at the upper floor of the building. No change in configuration is being proposed to this level. Please refer to sheets A-3.00 and A-3.0. Also we have revised the site plan to include additional tree planting east of the proposed project – see sheet G-1.1.

As requested below please find a rendering of the proposed renovation from the west, including the context and general appearance of the proposed project.



Rendering of renovated structure from west looking east – with context



Rendering of renovated structure from west looking east



Existing structure from east looking west at driveway



View from South Buckhout facing west (north position)



View from South Buckhout facing west (Middle position)



View from South Buckhout facing west (Southern position)

We believe that the proposed renovation will not be visible from Buckhout Street due to the existing grade and existing vegetation. As mentioned above the site plan has been revised to include tree planting to fill in any opening in the existing vegetative screening.

Please let me know if you or your consultants have any questions or concerns, and feel free to contact me at (914) 591-5066 or via email at jmalone@fergusonmalone.com.

Sincerely,







John Malone, AIA LEED AP

Enc: G.00D Drawing List and Notes - Rev. 6 Dated 9/7/21
G-1.11 Proposed Site Plan- Rev. 6 Dated 9/7/21
A-3.00 Proposed Exterior Elevations – Rev. 6 Dated 9/7/21

cc: Bill Thompson, Via Email
File

HUDSON LOFT
PARKING LOT

2 Astor Place
Irvington, NY

- Submission for Planning Board Approval
August 19, 2020
- Resubmission for Planning Board Approval
September 23, 2020 Revision 
- Resubmission for Planning Board Approval
December 23, 2020 Revision 
- Resubmission for Planning Board Approval
January 20, 2021 Revision 
- Resubmission for Planning Board Approval
February 17, 2021 Revision 
- Submission for ARB Approval
August 2, 2021 Revision 
- Re-Submission for ARB Approval
September 7, 2021 Revision 

PROJECT NO.: 2005

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General Notes:

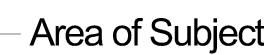
Property at 2 Astor St. is own by Hudson Grey, LLC, property at 50 South Buckhout is own by Stamford Bridge, LLC. Astorback Properties, LLC owns Hudson Grey, LLC and Stamford Bridge, LLC.

Astorbuck Properties, LLC		
William Thompson	Jeffrey Reich	Charles Flock
136 Hariman Rd	40 Osceola Ave	42 West Clinton Ave
Irvington NY 10533	Dobbs Ferry, NY 10522	Irvington, NY 10533

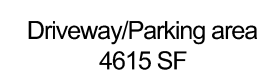
General Information

General Notes:

Zoning Map



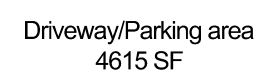
Existing Coverage

[illegible]

Structure
9230 SF

Other (Wall) 115 SF

Structures

[illegible]

Structure
9230 SF

Parking area:
2343 SF

— Other (Wall) 164 SF

Other (Wall) 15 SF -

— Walk 218 SF

2 Astor Place
Irvington, NY

To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specifications depicted on these drawings are in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect.



ONE BRIDGE STREET
IRVINGTON NY 10533
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 bdempsey@pdereults.com

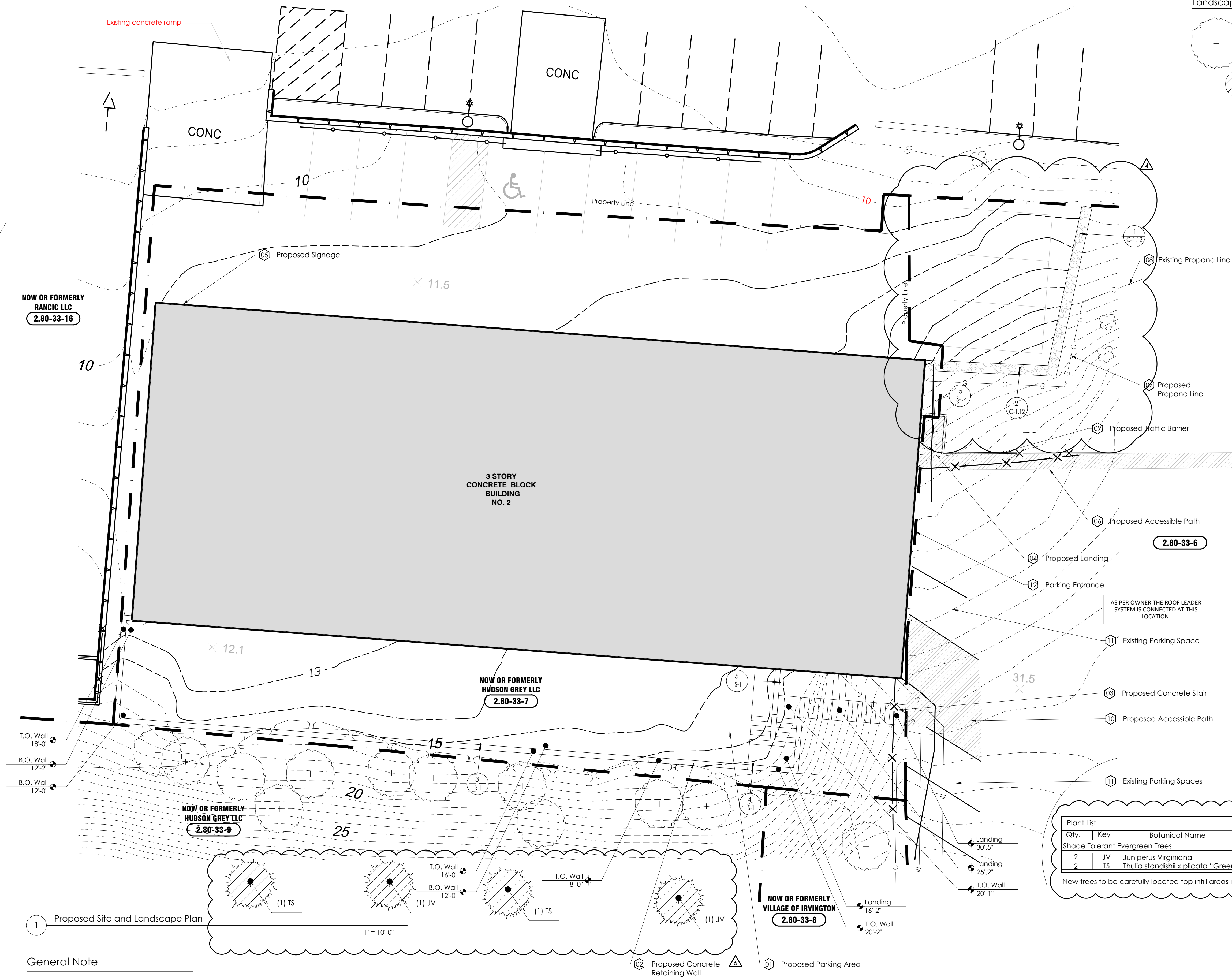
STRUCTURAL ENGINEER
JMER Engineering, P.C.
Jonathan Merheb, P.E.
35 Fairview Ave, Tarrytown, NY 10591
T: 914-255-5780
jmerheb@jmerengineering.com

SCALE: As Noted

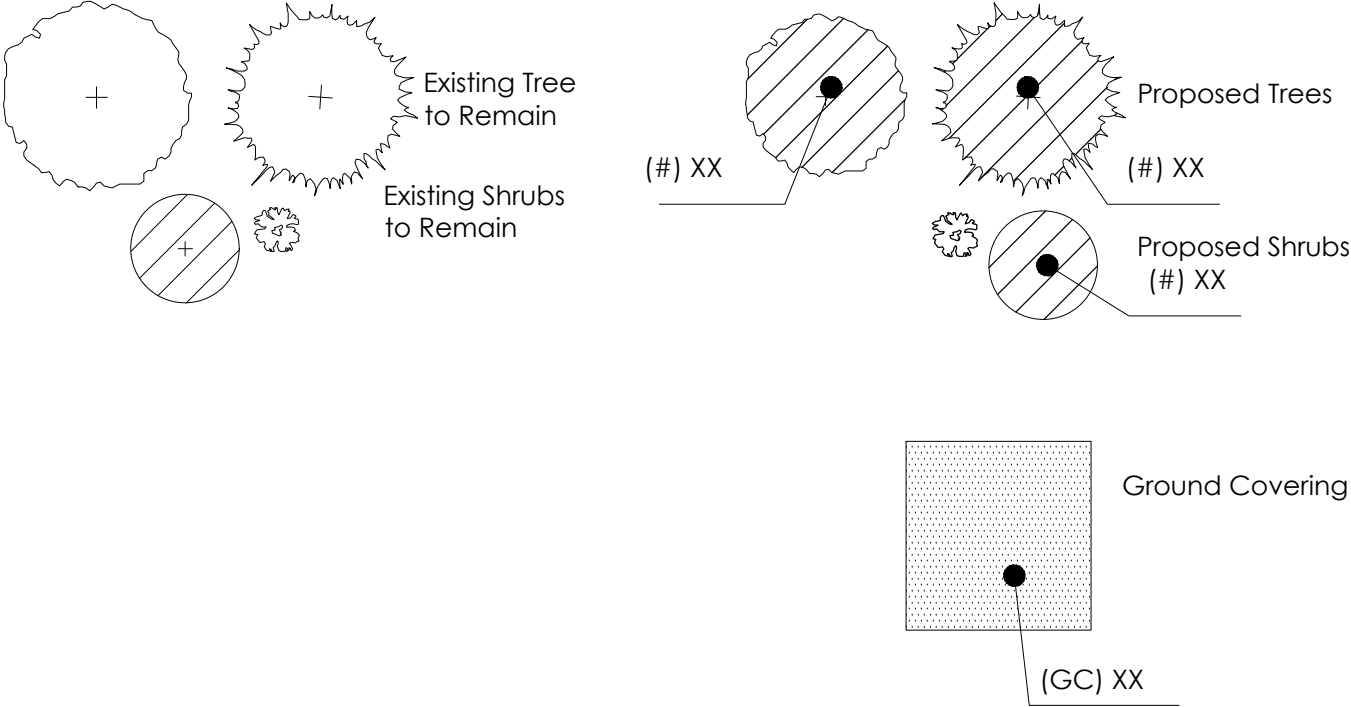
DATE: 08/19/2020

JOB: 2005

G-1.00



Landscape



General Notes

- Cut/fill material to be approximately the same. No cut material to be removed from site & no fill material to be imported to site.
- The Building Inspector or Village Engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen situation and erosion of disturbed soils.
- As-built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining certificate of occupancy.
- Existing utilities will not be disturbed by proposed work.
- The infiltration system must not be connected until construction is complete and the site is stabilized.
- Infiltration system access ports shall be shown on the 'As-Built'.
- All disturbed areas not indicated to be planted with groundcover or other plantings are to be seeded as lawn, u.n.o.
- For construction sequence, see civil drawings.
- Any soil removed will be tested to confirm it is not hazardous. Prior to excavation and removal of soil from the site, the site shall be evaluated for contamination. Once the nature and extent, if any, of contamination has been determined, the contamination shall be addressed and disposed of in accordance with NYSDEC CP-51 policies and all local and state requirements. The Village shall be notified a minimum of 24 hours prior to sampling.

Key Notes

- Proposed Parking Area. See proposed Plan, First Floor
- Proposed Concrete Retaining Wall
- Proposed Concrete Stair
- Proposed Landing. Proposed landing for new stair egress.
- Proposed Signage. Proposed signage indicating parking limitations. Specifications to be determined.
- Proposed Accessible Path - Proposed stripped path to accessible ground floor entrance to adjacent office building.
- Proposed Propane Line - Existing line to be reinstalled as indicated. See detail on Sheet G-1.12.
- Existing Propane Line - Modify existing propane line as indicated.
- Proposed traffic barrier - See detail on Sheet G-1.12.
- Proposed Accessible Path - Proposed stripped path adjacent to existing "No Parking Spot".
- Existing Parking Spaces - Existing Parking Spaces to remain.
- Parking Entrance - Existing Parking Entrance location to remain - See plan on Sheet A-2.01.

Plant List						
Qty.	Key	Botanical Name	Common Name	Size (Planted)	Size (Mature)	Remarks
Shade Tolerant Evergreen Trees						
2	JV	Juniperus Virginiana	Eastern Red Cedar	6'	40'-50'	
2	TS	Thuja standishii x plicata "Green Giant"	Green Giant Arborvitae	6'	50'-60'	

New trees to be carefully located top infill areas in existing screening.

Hudson Loft
Parking Lot

2 Astor Place
Irvington, NY

NO.	DATE	ISSUE/REVISION
6	09/07/2021	ARB Re-Submission
5	08/02/2021	ARB Submission
4	02/17/2021	IPB Resubmission
3	01/20/2021	IPB Resubmission
2	12/23/2020	IPB Resubmission
1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission

To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specifications depicted on these drawings are in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect.



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jmethelb@jmerengineering.com

Proposed
Site Plan

SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

G-1.11

General Note

Site plan is based on a topographic survey of property prepared by:

Paul J. Petretti
Civil Engineer and Land Surveyor
30 Gould Avenue
Dobbs Ferry, N.Y. 105
Dated: March 3, 2020

2 Astor Place
Irvington, NY

2 Astor Place
Irvington, NY

4	02/17/2021	IPB Resubmission
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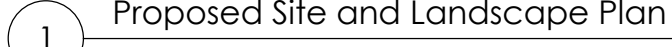
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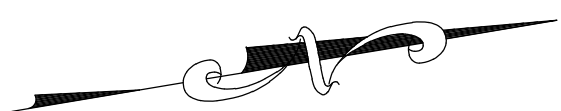
G-1.11


$$1' = 10'-0''$$

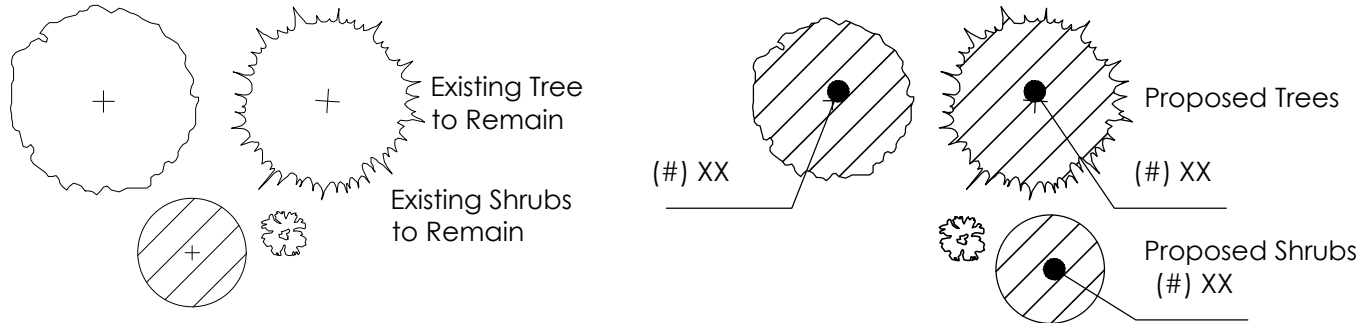
General Note

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Dobbs Ferry, N.Y. 105
Dated: March 3, 2020



Landscape



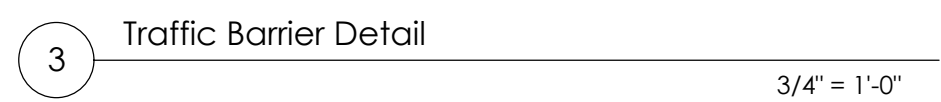
Ground Covering

General Notes

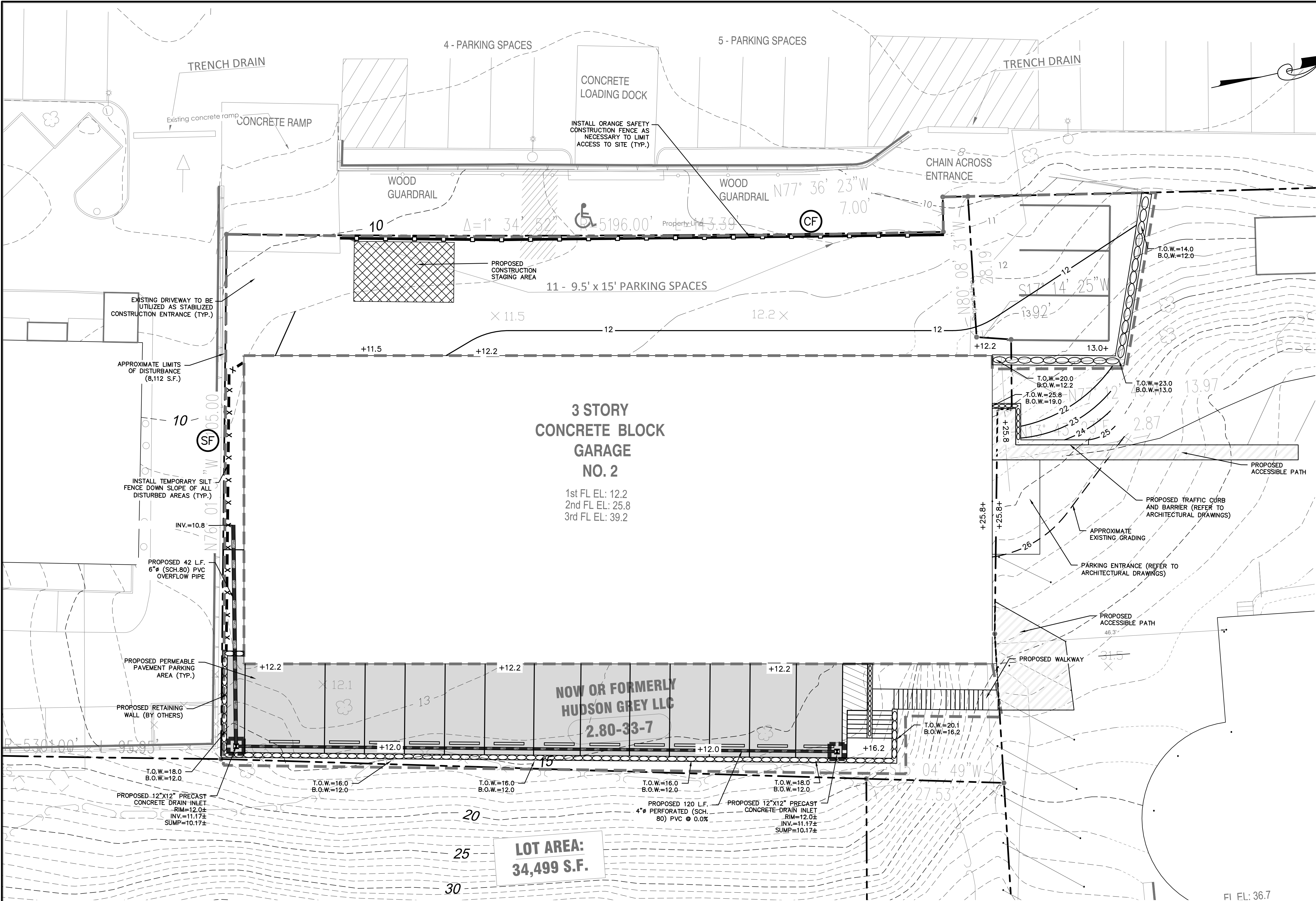
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3. As-built drawings of the site improvements shall be submitted to the Village Engineer for review prior to obtaining certificate of occupancy.
4. Existing utilities will not be disturbed by proposed work.
5. The infiltration system must not be connected until construction is complete and the site is stabilized.
6. Infiltration system access ports shall be shown on the 'As-Built'.
7. All disturbed areas not lawned to be planted with groundcover or other plantings are to be seeded as indicated, u.n.o.
8. For construction sequence, see civil drawings.
9. Any soil removed will be tested to confirm it is not hazardous. Prior to excavation and removal of soil from the site, the site shall be evaluated for contamination. Once the nature and extent, if any, of contamination has been determined, the contamination shall be addressed and disposed of in accordance with NYSDEC CP-51 policies and all local and state requirements. The Village shall be notified a minimum of 24 hours prior to sampling.

Key Notes

- 01 Proposed Parking Area. See Proposed Plan, First Floor
- 02 Proposed Concrete Retaining Wall
- 03 Proposed Concrete Stair
- 04 Proposed Landing. Proposed landing for new stair egress.
- 05 Proposed Signage. Proposed signage indicating parking limitations. Specifications to be determined.
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- 11 Existing Parking Spaces - Existing Parking Spaces to remain.
- 12 Parking Entrance - Existing Parking Entrance location to remain - See plan on Sheet A-2.01.



 New Sheet



NOTES:

- THE BUILDING INSPECTOR OR VILLAGE ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE UNFORESEEN SILTATION AND EROSION OF DISTURBED SOILS.
- "AS-BUILT" DRAWINGS OF THE SITE IMPROVEMENTS SHALL BE SUBMITTED TO THE VILLAGE ENGINEER FOR REVIEW PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
- ALL EXISTING TREES SHALL BE PROTECTED WITH A MINIMUM OF 6-INCHES OF WOOD CHIPS OR MULCH IN AREAS PRONE TO COMPACTION DUE TO CONSTRUCTION ACTIVITIES.
- IMPORTED FILL MUST BE CERTIFIED AND APPROVED BY THE VILLAGE BUILDING INSPECTOR OR ENGINEER.
- WHEN TREE ROOTS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL NEVER BE PULLED WITH MACHINERY. WHERE NECESSARY, CUT ROOTS CLEANLY AND BRIDGE WHEN POSSIBLE.
- WORK WITHIN DRIP LINE OF TREES SHALL BE COMPLETED BY HAND.
- THE RESTORATION WORK FOR THE ROADWAY AND SHOULDER CONSTRUCTION WITHIN THE VILLAGE RIGHT-OF-WAY SHALL BE PERFORMED TO THE SATISFACTION OF THE VILLAGE ENGINEER AND HIGHWAY SUPERINTENDENT.

STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

THE FOLLOWING MAINTENANCE PLAN HAS BEEN DEVELOPED TO MAINTAIN THE PROPER FUNCTION OF ALL DRAINAGE AND EROSION AND SEDIMENT CONTROL FACILITIES:

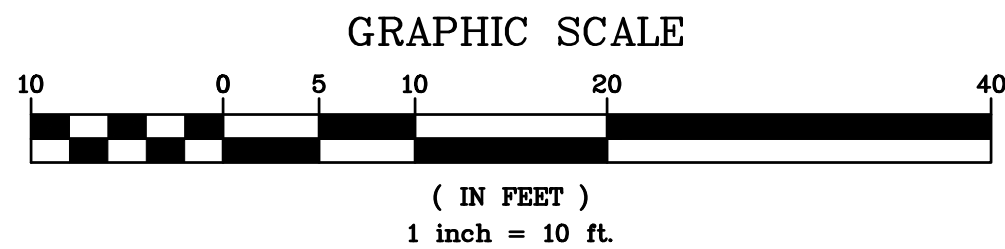
- MINIMIZE THE USE OF ROAD SALT FOR MAINTENANCE OF DRIVEWAY AREAS.
- DRAINAGE INLETS SHALL BE VACUUM SWEEPED TWICE A YEAR, AT THE CONCLUSION OF THE LANDSCAPE SEASON IN THE FALL AND AT THE CONCLUSION OF THE SAND AND DE-ICING SEASON IN THE SPRING. INSPECT EXFILTRATION/ATTENUATION GALLERY FOR SEDIMENT AND REMOVE SAME IF FOUND.
- PERVIOUS PAVEMENT SHALL BE VACUUMED 2 TO 3 TIMES PER YEAR. ANY SOIL DEPOSITS ON PAVEMENT SHALL BE CLEANED IMMEDIATELY.

THE PERMANENT MAINTENANCE PROGRAM WILL BE MANAGED BY THE FUTURE HOMEOWNERS UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE OF THE IMPROVEMENTS.

LEGEND

- | | | |
|-----------------------------|------------------|----------------------------------|
| PROPERTY LINE | --- X --- | TEMPORARY SILT FENCE |
| PROPOSED ASPHALT DRIVEWAY | [Solid Grey Box] | TEMPORARY CONSTRUCTION FENCE |
| PROPOSED STONE MASONRY WALL | [Dashed Line] | TEMPORARY SOIL STOCKPILE AREA |
| PROPOSED CONTOUR | -12- | STABILIZED CONSTRUCTION ENTRANCE |
| PROPOSED SPOT GRADE | +12.2 | PROPOSED LIMIT OF DISTURBANCE |
| PROPOSED STORM PIPE | [Solid Line] | |
| TEMPORARY INLET PROTECTION | [IP Symbol] | |

2 SOUTH ASTOR STREET STORMWATER MANAGEMENT PLAN BASED UPON EXISTING INFORMATION PROVIDED BY PAUL J. PETRETTI, DATED MARCH 3, 2020



GENERAL NOTES:

- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION.
- NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CHAPTER 987.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO AC, AISC, ZONING AND THE NEW YORK STATE BUILDING CODE.
- ALL CONDITIONS, LOCATIONS AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.
- ALL CHANGES MADE TO THE PLANS SHALL BE APPROVED BY THE ENGINEER AND ANY SUCH CHANGES SHALL BE FILED AS AMENDMENTS TO THE ORIGINAL BUILDING PERMIT.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- SAFETY DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL AGENCIES IN EFFECT DURING THE PERIOD OF CONSTRUCTION.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL MAKE APPLICATION TO RECEIVE ALL NECESSARY PERMITS TO PERFORM THE WORK UNDER CONTRACT. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE LICENSED TO DO ALL WORK AS REQUIRED BY THE LOCAL, COUNTY, AND STATE AGENCIES WHICH MAY HAVE JURISDICTION OVER THOSE TRADES, AND SHALL PRESENT THE OWNER WITH COPIES OF ALL LICENSES AND INSURANCE CERTIFICATES.
- FINAL GRADING AROUND THE BUILDING AREA SHALL SLOPE AWAY FROM THE STRUCTURE.
- ALL WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER ANY SCALED DIMENSIONS.
- ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO THE OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATION IS TO BE MADE AND THAT THE ADJOINING BUILDING SHOULD BE PROTECTED. SAID NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO THE SCHEDULED STARTING DATE OF THE EXCAVATION.
- OWNER SHALL INSURE THAT THE INSURANCE PROVIDED BY THE CONTRACTOR HIRED TO PERFORM THE WORK SHALL BE ENDORSED TO HAVE HUDSON ENGINEERING & CONSULTING, P.C., AND ANY DIRECTORS, OFFICERS, EMPLOYEES, SUBSIDIARIES, AND AFFILIATES, AS ADDITIONAL INSURED ON ALL POLICIES AND HOLD HARMLESS DOCUMENTS, AND SHALL STIPULATE THAT THIS INSURANCE IS PRIMARY, AND THAT ANY OTHER INSURANCE OR SELF-INSURANCE MAINTAINED BY HUDSON ENGINEERING & CONSULTING, P.C., SHALL BE EXCESS ONLY AND SHALL NOT BE CALLED UPON TO CONTRIBUTE WITH THIS INSURANCE. ISO ADDITIONAL INSURED ENDORSEMENT FORM NUMBER 00201185 UNDER 01. COPIES OF THE INSURANCE POLICIES SHALL BE SUBMITTED TO HUDSON ENGINEERING & CONSULTING, P.C., FOR APPROVAL PRIOR TO THE SIGNING OF THE CONTRACT.
- INDUSTRIAL CODE RULE 753: THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS PRIOR TO THE START OF HIS OPERATIONS AND SHALL COMPLY WITH ALL THE LATEST INDUSTRIAL CODE RULE 753 REGULATIONS.

INSTALLATION & MAINTENANCE OF EROSION CONTROL:

CONSTRUCTION SCHEDULE
NOTIFY APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 5 DAYS PRIOR TO START.

EROSION CONTROL MEASURES
INSTALL ALL EROSION CONTROL MEASURES PRIOR TO START OF CONSTRUCTION. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY
MAINTENANCE (TO BE PERFORMED DURING ALL PHASES OF CONSTRUCTION)

AFTER ANY RAIN CAUSING RUNOFF, CONTRACTOR TO INSPECT HAYBALES, ETC. AND REMOVE ANY EXCESSIVE SEDIMENT AND INSPECT STOCKPILES AND CORRECT ANY PROBLEMS WITH SEED ESTABLISHMENT. INSPECTIONS SHALL BE DOCUMENTED IN WRITING AND SUBMITTED TO THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION.

INSPECTION BY MUNICIPALITY -- FINAL GRADING
REMOVE UNNEEDED SUBGRADE FROM SITE. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY -- LANDSCAPING

SPREAD TOPSOIL EVENLY OVER AREAS TO BE SEEDED. HAND RAKE LEVEL. BROADCAST 1.25 LB. BAG OF JONATHAN GREEN "PASTOROW" MIX OR EQUAL OVER AREA TO BE SEEDED. APPLY STRAW MULCH AND WATER WITHIN 2 DAYS OF COMPLETION OF TOPSOILING. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY -- FINAL LANDSCAPING

GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

INSPECTION BY MUNICIPALITY -- FINAL INSPECTION

ALL EROSION CONTROL MEASURES REMOVED AND GRASS ESTABLISHED. CALL FOR INSPECTION FROM THE APPROPRIATE MUNICIPAL AGENCY HAVING JURISDICTION AT LEAST 2 DAYS PRIOR TO FINISH.

CONSTRUCTION SEQUENCING:

THE FOLLOWING EROSION CONTROL SCHEDULE SHALL BE UTILIZED:

- INSTALL ALL EROSION AND SEDIMENT CONTROL PRACTICES AS SHOWN ON THE PLAN.
 - DEMOLISH ANY EXISTING SITE FEATURES AND/OR STRUCTURES NOTED AS BEING REMOVED ON THE CONSTRUCTION DOCUMENTS AND DISPOSE OF OFF-SITE.
 - REMOVE TREES WHERE NECESSARY (CLEAR & GRUB) FOR THE CONSTRUCTION OF THE DRIVEWAYS.
 - EXCAVATE AND CONSTRUCT FOUNDATIONS FOR NEW WALLS AND WALKS.
 - CONSTRUCT WALLS AND WALKWAYS.
 - INSTALL DRAINAGE WORK INCLUDING DRAIN INLETS, PIPING AND GRAVEL BED FOR PERVIOUS DRIVEWAY.
 - INSTALL PERVIOUS PAVEMENT FOR THE NEW PARKING AREAS.
 - CLEAN PAVEMENT, DRAIN LINES, AND CATCH BASINS.
 - REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES AFTER THE SITE HAS BEEN STABILIZED WITH 80% UNIFORM DENSITY OF VEGETATION.
- SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR WEEKLY AND PRIOR TO AND AFTER EVERY 1/2" OR GREATER RAINFALL EVENT.

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

REVISED PER VILLAGE CONSULTANT'S COMMENTS	07/20/20
REVISED PER VILLAGE CONSULTANT'S COMMENTS	07/27/20
REVISED PER VILLAGE CONSULTANT'S COMMENTS	07/27/20

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEER'S SEAL & SIGNATURE

PROJECT:

PROPOSED ADDITIONS & ALTERATIONS
2 SOUTH ASTOR STREET
VILLAGE OF IRVINGTON
WESTCHESTER COUNTY - NEW YORK

STORMWATER MANAGEMENT PLAN

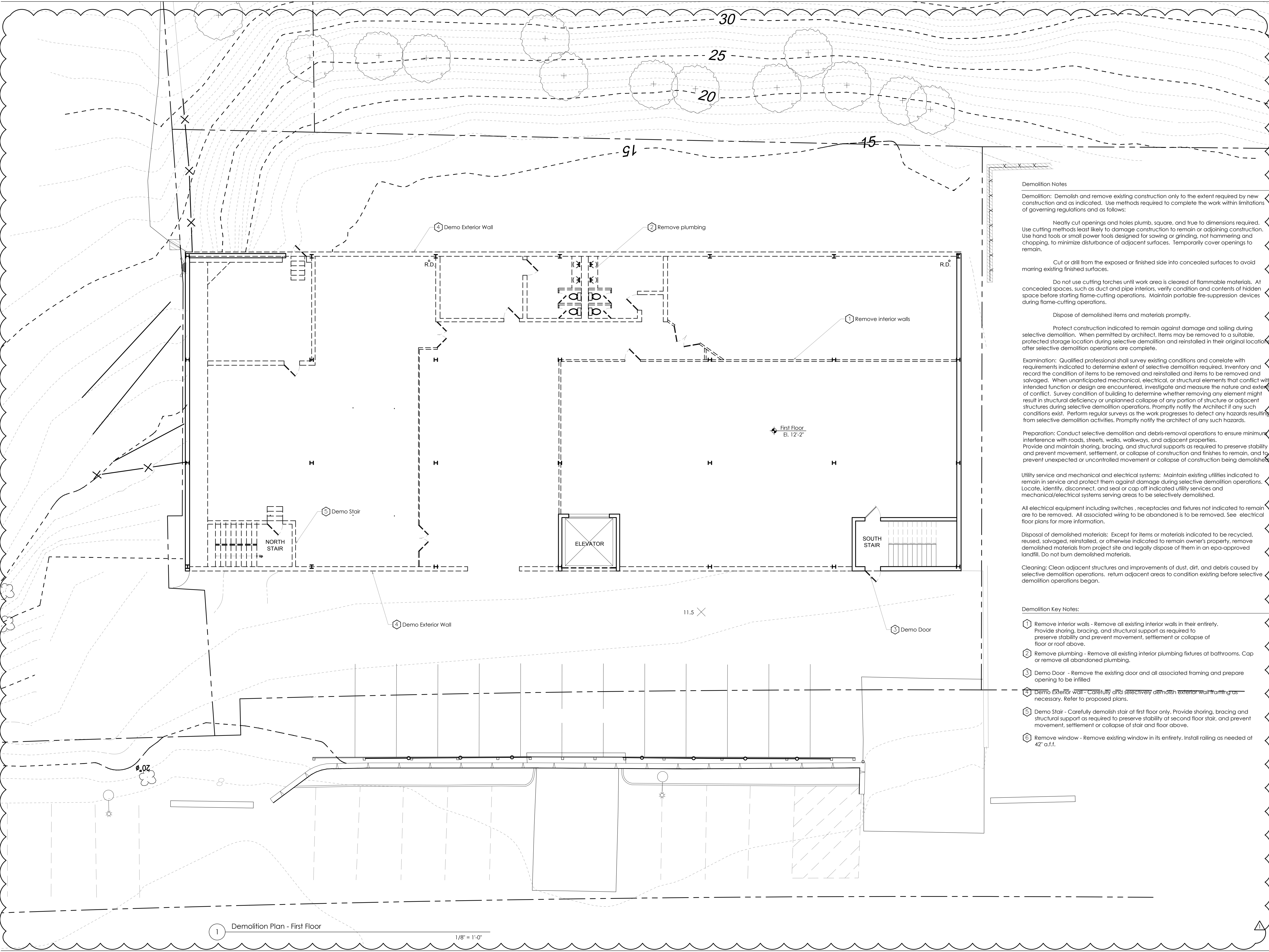


HUDSON
ENGINEERING
&
CONSULTING, P.C.
45 Knollwood Road, Suite 201
Elmsford, New York 10523
T: 914-909-0420
F: 914-560-2086
© 2020



Date: 08/18/20 Sheet: 1
Scale: 1" = 10'
Designed By: U.A.
Checked By: M.S.
Sheet No. 2

C-1



1 Demolition Plan - First Floor
1/8" = 1'-0"

Hudson Loft
Parking Lot

2 Astor Place
Irvington, NY

Demolition Notes

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities. Promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. See electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.

- Demolition Key Notes:**
- 1 Remove interior walls - Remove all existing interior walls in their entirety. Provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of floor or roof above.
 - 2 Remove plumbing - Remove all existing interior plumbing fixtures at bathrooms. Cap or remove all abandoned plumbing.
 - 3 Demo Door - Remove the existing door and all associated framing and prepare opening to be infilled
 - 4 Demo Exterior wall - Carefully and selectively demolish exterior wall framing as necessary. Refer to proposed plans.
 - 5 Demo Stair - Carefully demolish stair at first floor only. Provide shoring, bracing and structural support as required to preserve stability at second floor stair, and prevent movement, settlement or collapse of stair and floor above.
 - 6 Remove window - Remove existing window in its entirety. Install railing as needed at 42" a.f.f.

To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specifications depicted on these drawings are in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect.



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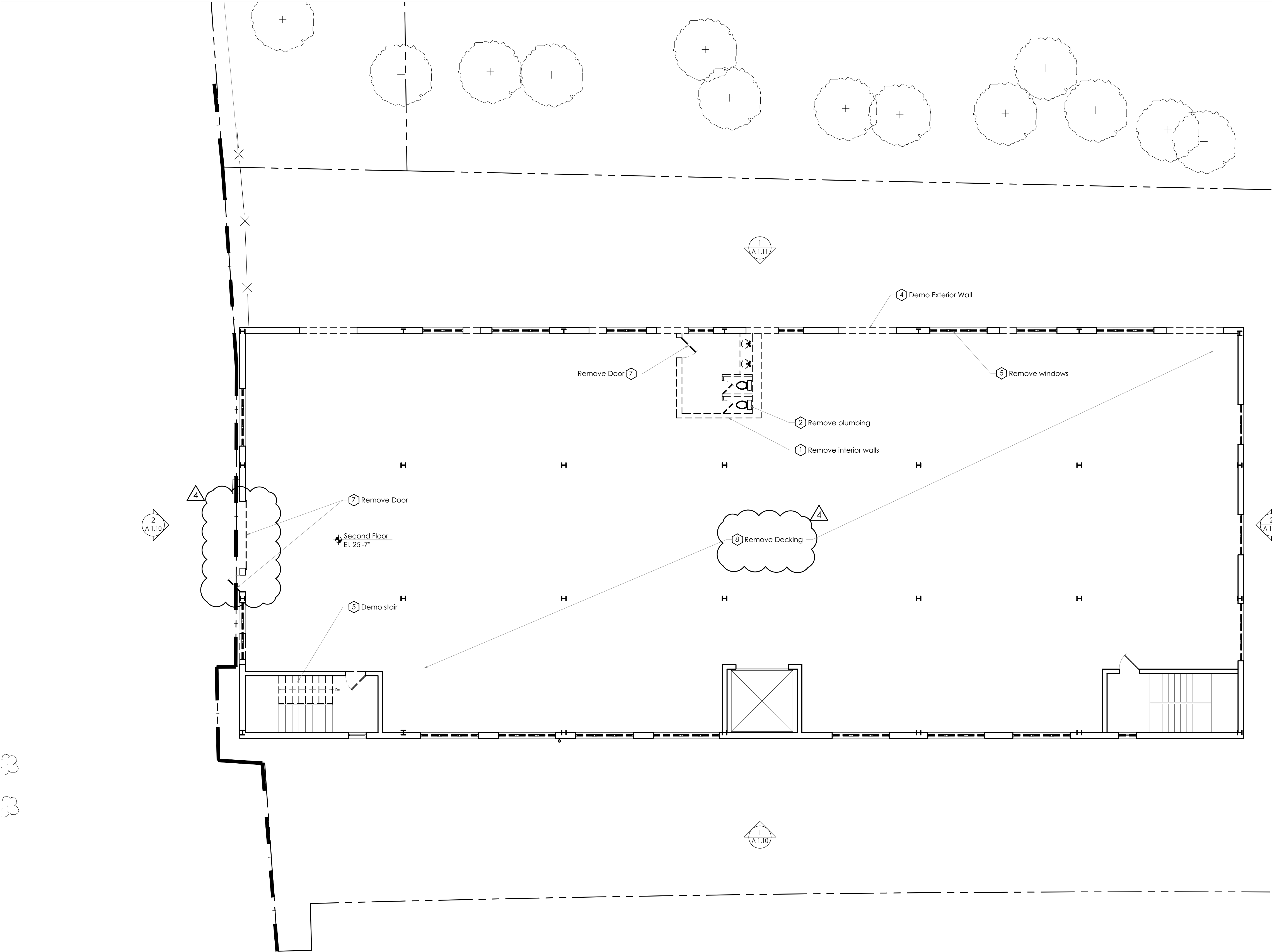
Existing/Demo
Plan
First Floor

SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

A-1.00



Demolition Notes

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain.

Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.

Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

Dispose of demolished items and materials promptly.

Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities. Promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. See electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

Demolition Key Notes:

- 1 Remove interior walls - Remove all existing interior walls and partitions in their entirety. Provide shoring, bracing, and structural support as required to preserve stability and prevent movement, settlement or collapse of floor or roof above.
- 2 Remove plumbing - Remove all existing interior plumbing fixtures at bathrooms. Cap or remove all abandoned plumbing.
- 3 Demo Door - Remove the existing door and all associated framing and prepare opening to be infilled.
- 4 Demo Exterior wall - Carefully and selectively demolish exterior wall framing as necessary. Refer to proposed plans.
- 5 Demo Stair - Carefully demolish stair at first floor only. Provide shoring, bracing and structural support as required to preserve stability at second floor stair, and prevent movement, settlement or collapse of stair and floor above.
- 6 Remove window - Remove all existing second floor windows in their entirety. Install rolling as needed at 42' a.f.f.
- 7 Remove Door - Remove the existing door and all associated framing and tracks.
- 8 Remove Decking - Existing wood floor decking to be removed. Steel structure to be prepped for the installation of a new composite concrete slab. See structural drawings.

Hudson Loft Parking Lot

2 Astor Place
Irvington, NY

NO.	DATE	ISSUE/REVISION
4	02/17/2021	IPB Resubmission
3	01/20/2021	IPB Resubmission
2	12/23/2020	IPB Resubmission
1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission

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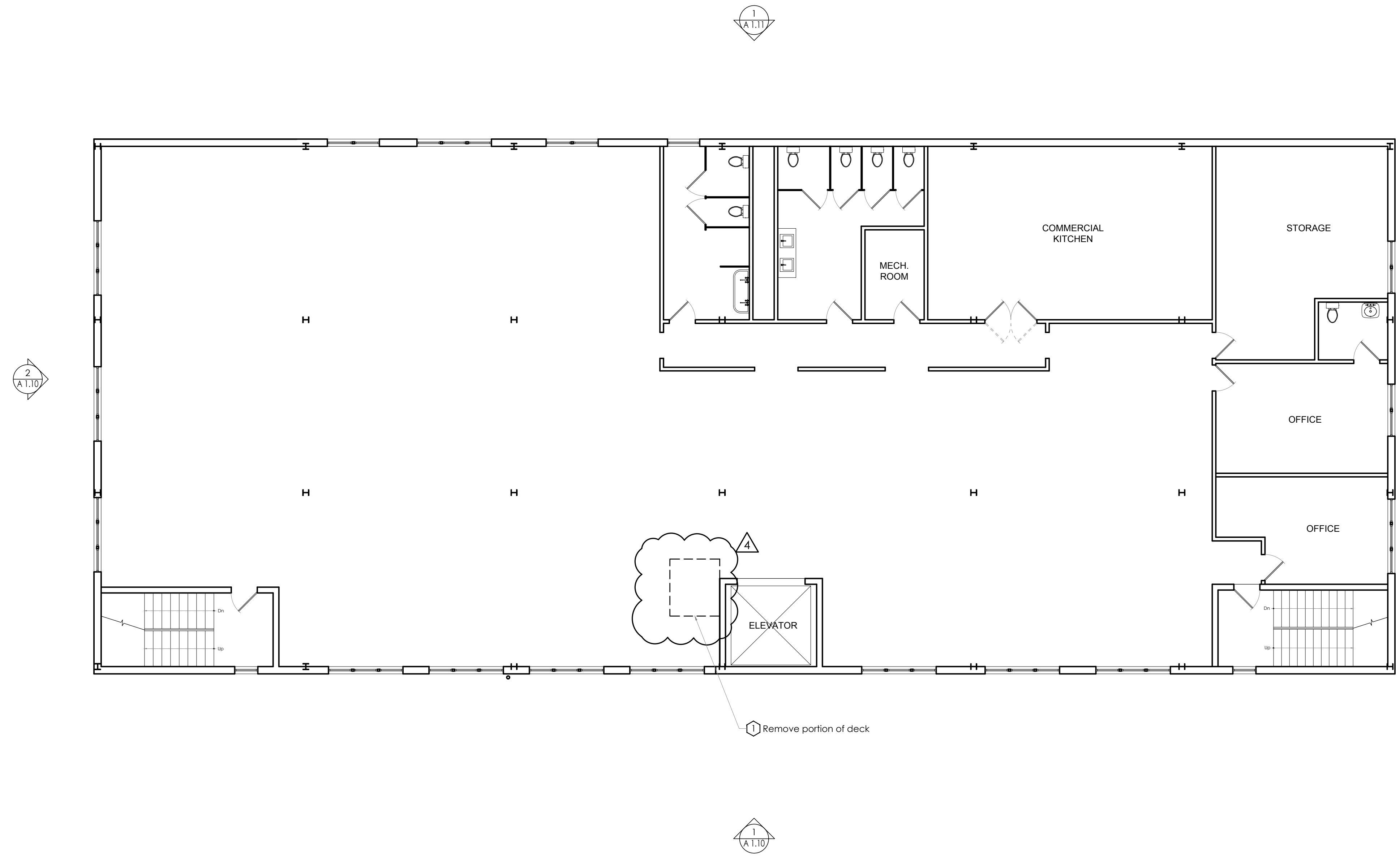
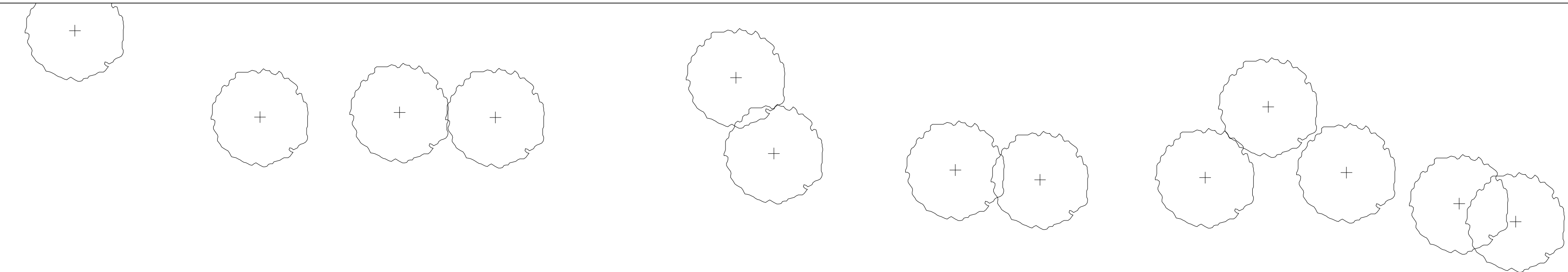
Existing/Demo Plan Second Floor

SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

A-1.01



Demolition Notes

Demolition: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations and as follows:

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Examination: Qualified professional shall survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required. Inventory and record the condition of items to be removed and reinstalled and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with intended function or design are encountered, investigate and measure the nature and extent of conflict. Survey condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective demolition operations. Promptly notify the Architect if any such conditions exist. Perform regular surveys as the work progresses to detect any hazards resulting from selective demolition activities. Promptly notify the architect of any such hazards.

Preparation: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and adjacent properties. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

Utility service and mechanical and electrical systems: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations. Locate, identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

All electrical equipment including switches, receptacles and fixtures not indicated to remain are to be removed. All associated wiring to be abandoned is to be removed. See electrical floor plans for more information.

Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. return adjacent areas to condition existing before selective demolition operations began.

Demolition Key Notes:

1 Remove portion of deck - Remove portion of deck for proposed elevator shaft. Provide shoring, bracing and structural support as required to preserve floor stability, and prevent movement, settlement or collapse floor and adjacent elevator walls. The opening is to be supported by new steel structure. See structural drawings for additional information. The removal of this portion of decking is to follow the installation of the new supporting steel.

Hudson Loft Parking Lot

2 Astor Place
Irvington, NY

NO.	DATE	ISSUE/REVISION
4	02/17/2021	IPB Resubmission
3	01/20/2021	IPB Resubmission
2	12/23/2020	IPB Resubmission
1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission

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Existing/Demo Plan Third Floor

SCALE: As Noted

DATE: 08/19/2020

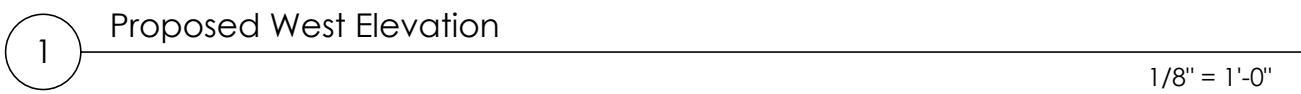
JOB: 2005

A-1.02

New Sheet

2 Astor Place
Irvington, NY

2 Astor Place
Irvington, NY



- Key Notes:**
- ① Proposed Exterior Lighting - Proposed exterior light fixture to be dark sky compliant.
Specification: Tube Architectural DS-W505 by WAC LIGHTING
 - ② Proposed Steps Lighting - Proposed steps light fixture located in adjacent wall at 3' O.C., to be dark sky compliant.
Specification: Step Light WL-LED 101 by WAC LIGHTING
 - ③ Proposed Signage - Proposed signage indicating parking limitations.
Specifications to be determined.
 - ④ Infill Window opening - Existing opening to be reduced. Coordinate w/proposed elevator machine room. Exterior finishes to match existing
 - ⑤ Garage Opening - Existing door to be removed
 - ⑥ Wall Cap - Proposed pre-cast concrete wall cap - See detail 2, Sheet A-3.10
 - ⑦ New Egress Door - flush Metal Door Ptd.
 - ⑧ New Guardrail - Mtl. Pipe rail painted
 - ⑨ New Traffic Barrier - See Detail 3, Sheet G-1.12
 - ⑩ Existing Exterior Wall - Existing painted CMU exterior wall to remain. Patch and finish as necessary.
 - ⑪ New Guardrail - See Detail 2, Sheet A-4.02
 - ⑫ New Handrail - See Detail 1, Sheet A-4.02
 - ⑬ Existing Column - Existing columns to remain - Refer to structural drawings for concrete encase.

6	09/07/2021	ARB Re-Submission
5	08/02/2021	ARB Submission
4	02/17/2021	IPB Resubmission
3	01/20/2021	IPB Resubmission
2	12/23/2020	IPB Resubmission
1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission
NO.	DATE	ISSUE/REVISION

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SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

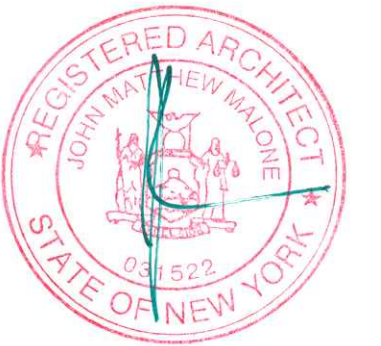
A-3.00

2 Astor Place
Irvington, NY

2 Astor Place
Irvington, NY



To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specifications depicted on these drawings are in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect.



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SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

A-1.11

Hudson Loft
Parking Lot

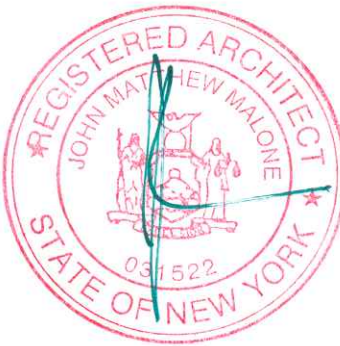
2 Astor Place
Irvington, NY

General Notes:
Proposed renovation to be ADA compliant. Additional details might be required by the Building Department.

Key Notes:
1 Proposed pitched slab - Existing slab to be reused. Topping slab will be added to slope the interior slab to the exterior parking areas for drainage
2 Access way - Stripped access path from Western Portion of lot to stairs

NO.	DATE	ISSUE/REVISION
4	02/17/2021	IPB Resubmission
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2	12/23/2020	IPB Resubmission
1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission

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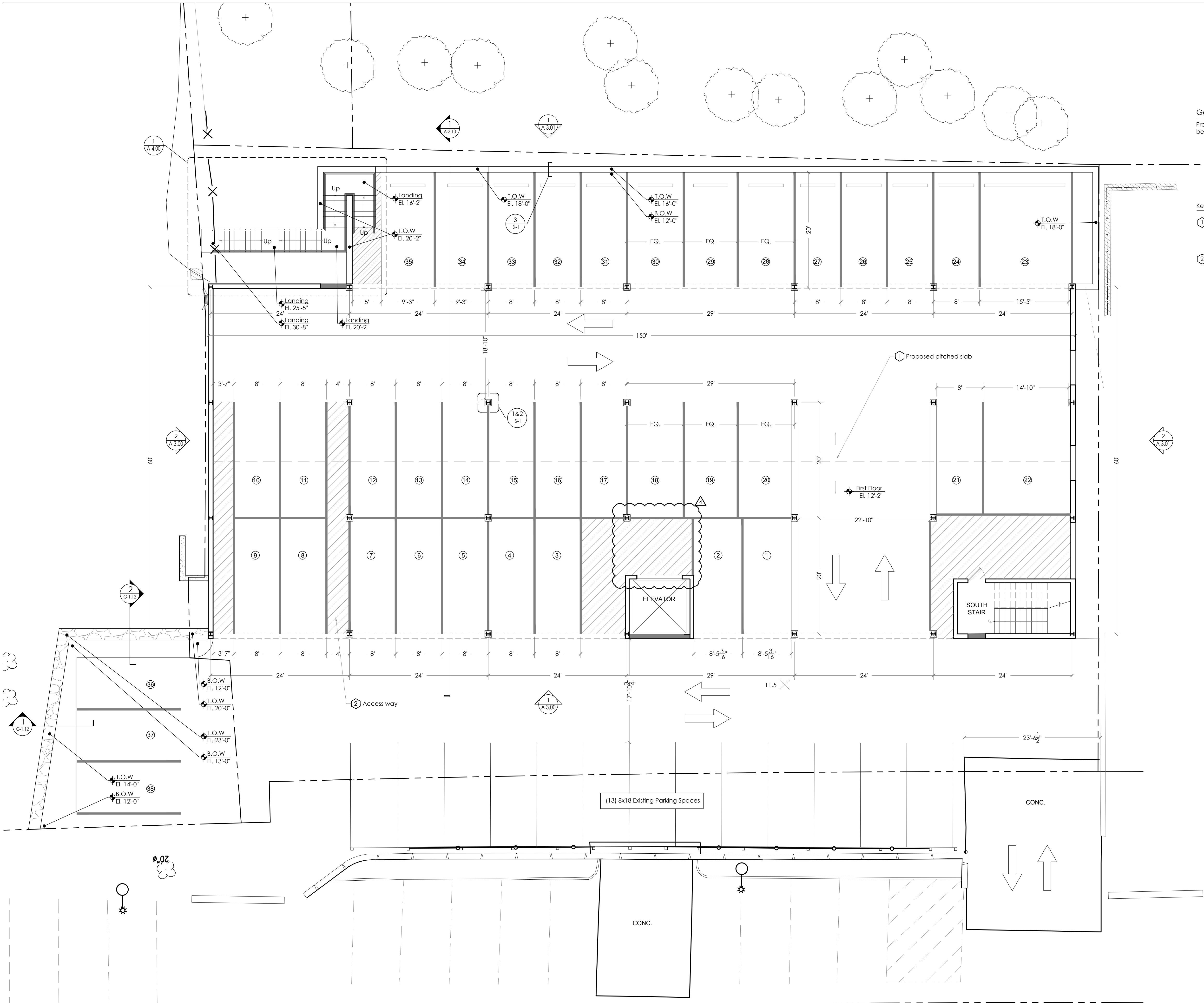
Proposed
Plan
First Floor

SCALE: As Noted

DATE: 08/19/2020

JOB: 2005

A-2.00



1 Proposed First Floor Plan

1/8" = 1'-0"

Hudson Loft
Parking Lot

2 Astor Place
Irvington, NY

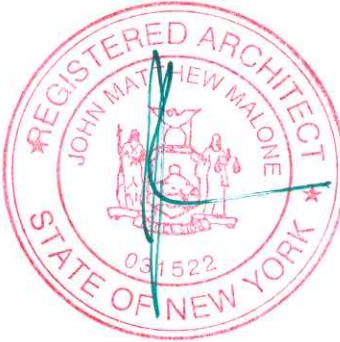
General Notes:

Proposed renovation to be ADA compliant. Additional details might be required by the Building Department.

Key Notes:

- 1 Proposed Drain - New composite deck to be sloped towards new interior drains. Drains will be terminated in the new ground level parking to the East.
- 2 Waste Containers Area - Proposed waste containers area. Collection by private entity: "Oak Ridge": 307 White St., Danbury Ct. 06810 - 203-702-8939 The means of collection is by existing entry at North side.
- 3 Accessible Door - Proposed door meeting accessibility and egress requirements.
- 4 Composite Slab - Proposed composite concrete slab. See detail 6 on Sheet S-1.
- 5 Accessible Path - Proposed stripped path to accessible egress area.
- 6 Traffic Barrier - Proposed Traffic Barrier. See Detail 3, Sheet G-1.12.
- 7 LULA Elevator - Proposed Limited Use Limited Access type ADA compliant elevator to third floor. The elevator is to have automatic controls and is to meet all accessibility requirements. The cab is to be flush with proposed composite deck, no ramping will be necessary.
- 8 Vestibule - Proposed elevators vestibule.

To the best of my knowledge, believe, and professional judgement of the undersigned, the plans and specifications depicted on these drawings are in compliance with the applicable provision of the New York State Uniform Fire Prevention and Building Code and the New York State Energy Conservation Construction Code currently in effect.



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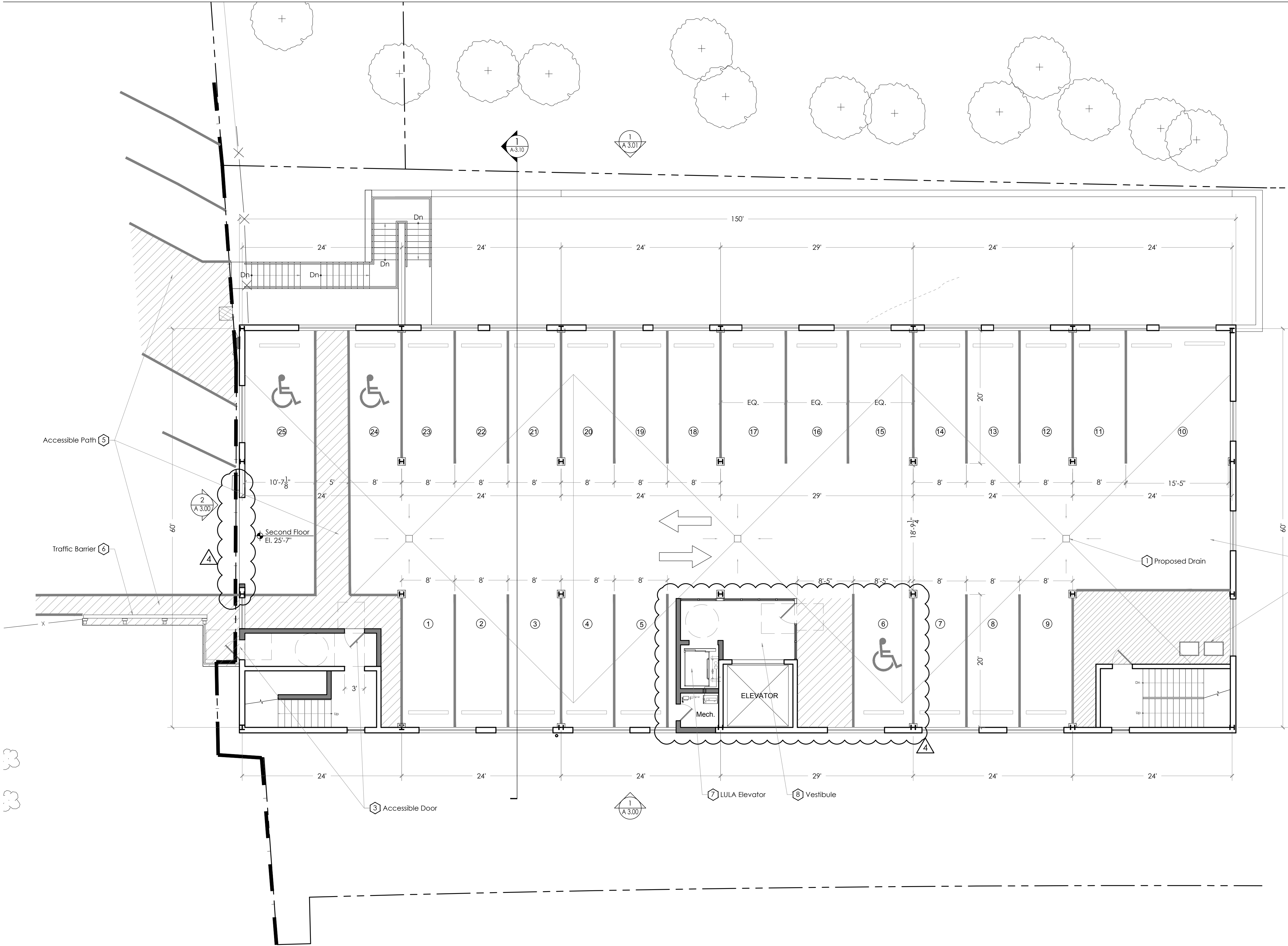
Proposed
Plan
Second Floor

SCALE: As Noted

DATE: 08/19/2020

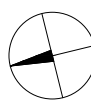
JOB: 2005

A-2.01



1 Proposed Second Floor Plan

1/8" = 1'-0"



2 Astor Place
Irvington, NY

Proposed renovation to be ADA compliant. Additional details might be required by the Building Department.

1 LULA Elevator - Proposed Limited Use Limited Access type ADA compliant elevator to third floor. The elevator is to have automatic controls and is to meet all accessibility requirements. The cab is to be flush with proposed composite deck, no ramping will be necessary.

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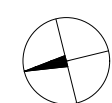
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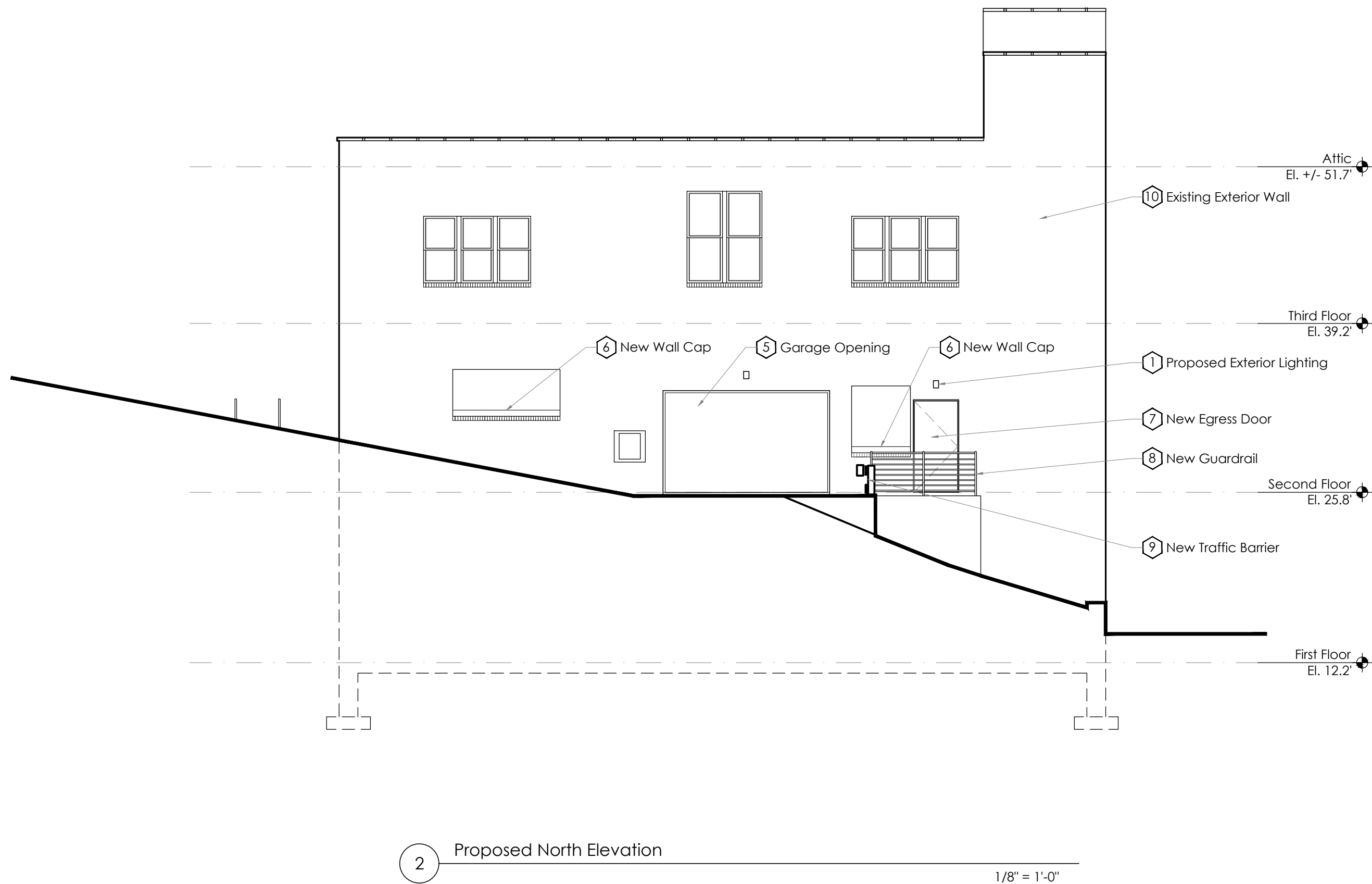
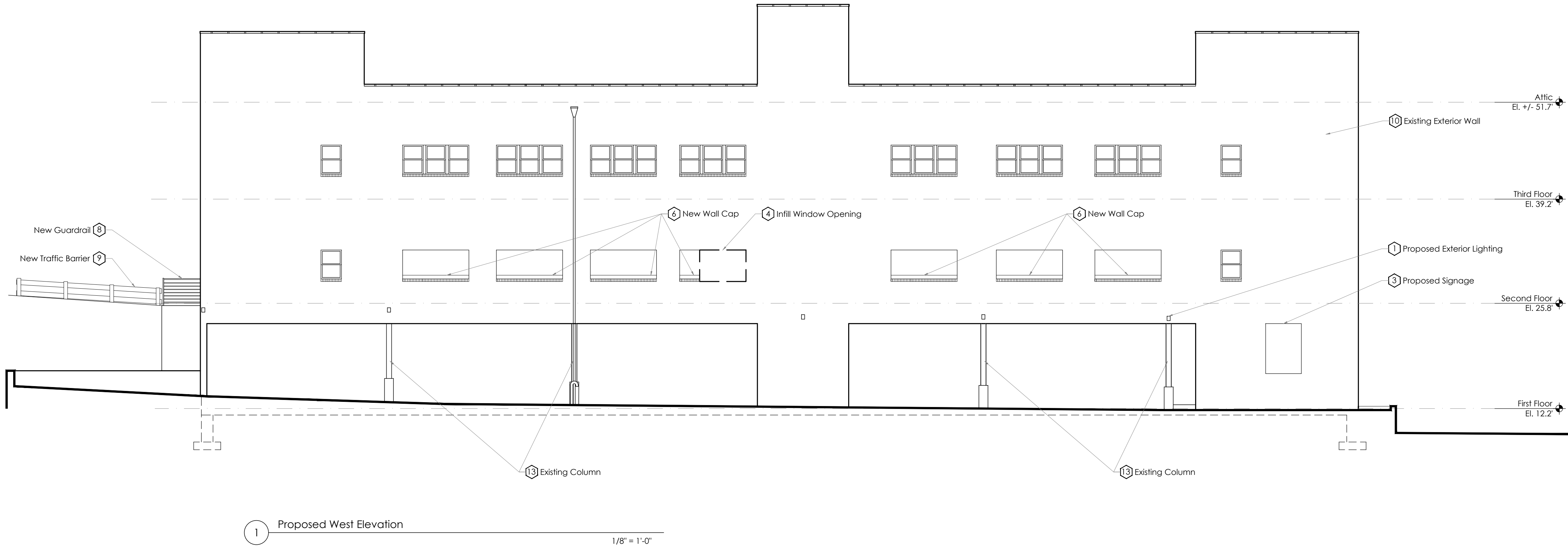
JOB: 2005

 New Sheet



Hudson Loft
Parking Lot

2 Astor Place
Irvington, NY

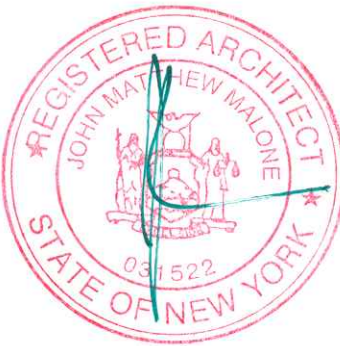


Key Notes:

- Proposed Exterior Lighting - Proposed exterior light fixture to be dark sky compliant.
Specification: Tube Architectural DS-WS05 by WAC LIGHTING
- Proposed Steps Lighting - Proposed steps light fixture located in adjacent wall at 3' O.C., to be dark sky compliant.
Specification: Step Light WL-LED 101 by WAC LIGHTING
- Proposed Signage - Proposed signage indicating parking limitations.
Specifications to be determined.
- Infill Window opening - Existing opening to be reduced. Coordinate w/proposed elevator machine room. Exterior finishes to match existing.
- Garage Opening - Existing door to be removed
- Wall Cap - Proposed pre-cast concrete wall cap - See detail 2, Sheet A-3.10
- New Egress Door - flush Metal Door Ptd.
- New Guardrail - Mtl. Pipe rail painted
- New Traffic Barrier - See Detail 3, Sheet G-1.12
- Existing Exterior Wall - Existing painted CMU exterior wall to remain. Patch and finish as necessary.
- New Guardrail - See Detail 2, Sheet A-4.02
- New Handrail - See Detail 1, Sheet A-4.02
- Existing Column - Existing columns to remain - Refer to structural drawings for concrete encase.

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1	09/21/2020	IPB Resubmission
	08/19/2020	IPB Submission

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FERGUSON MALONE ARCHITECTURE

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Proposed
Elevations

SCALE: As Noted

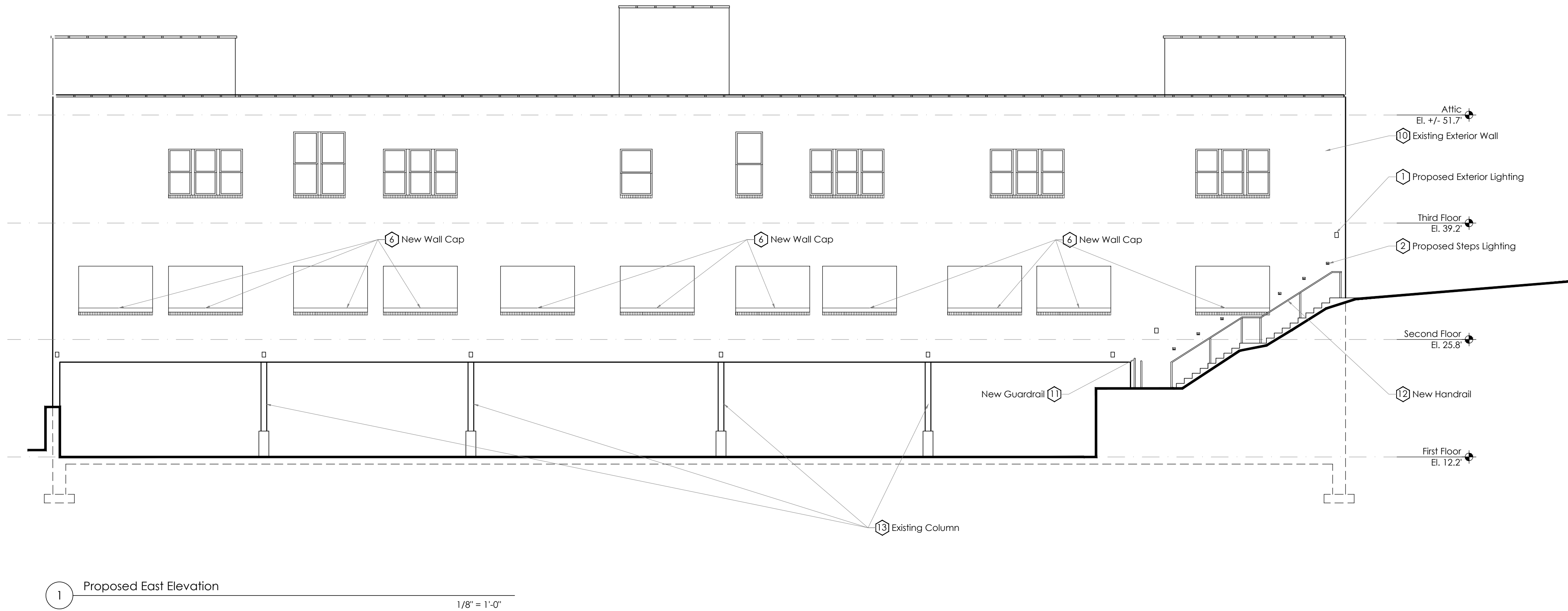
DATE: 08/19/2020

JOB: 2005

A-3.00

Hudson Loft
Parking Lot

2 Astor Place
Irvington, NY



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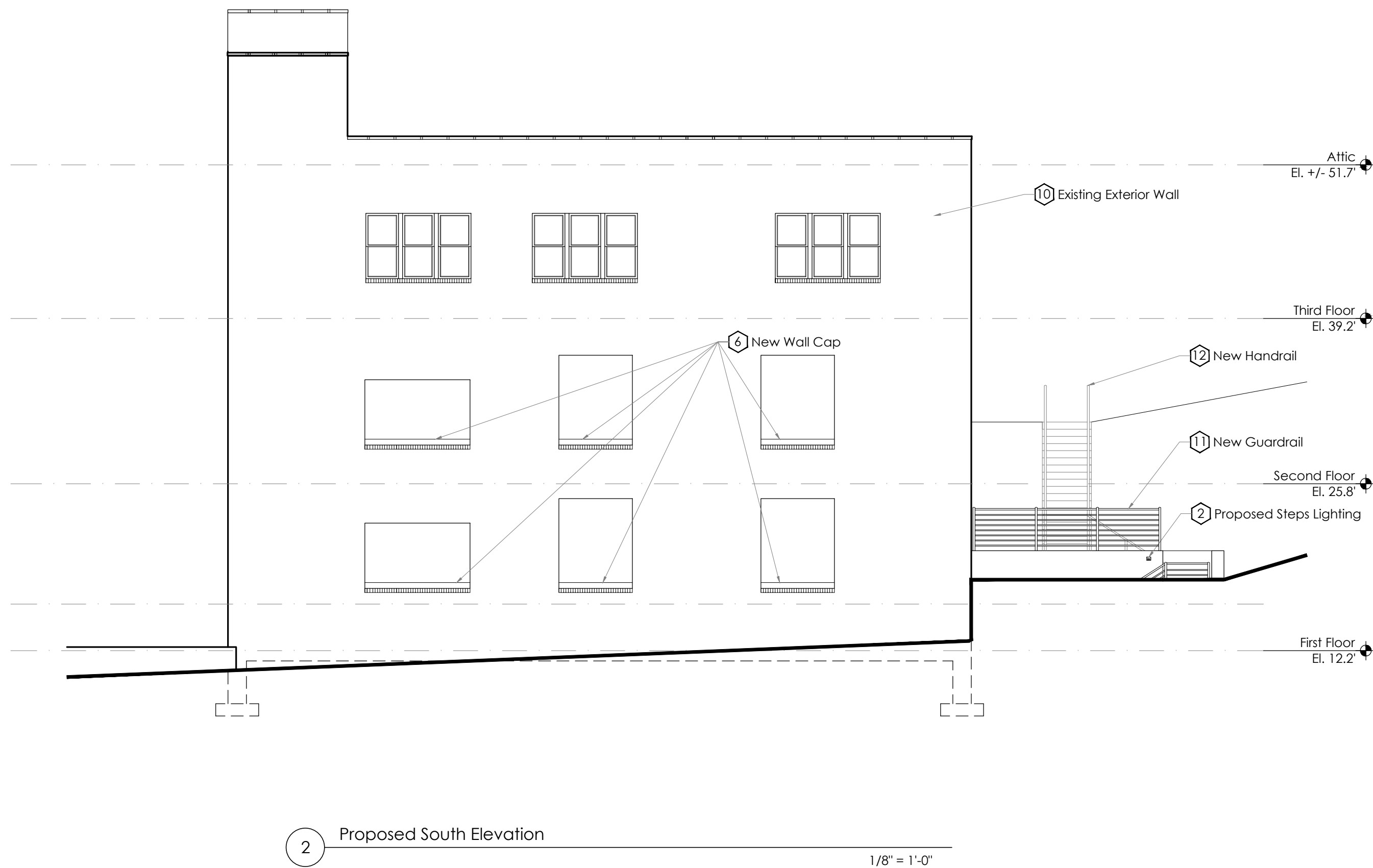
Proposed
Elevations

SCALE: As Noted

DATE: 08/19/2020

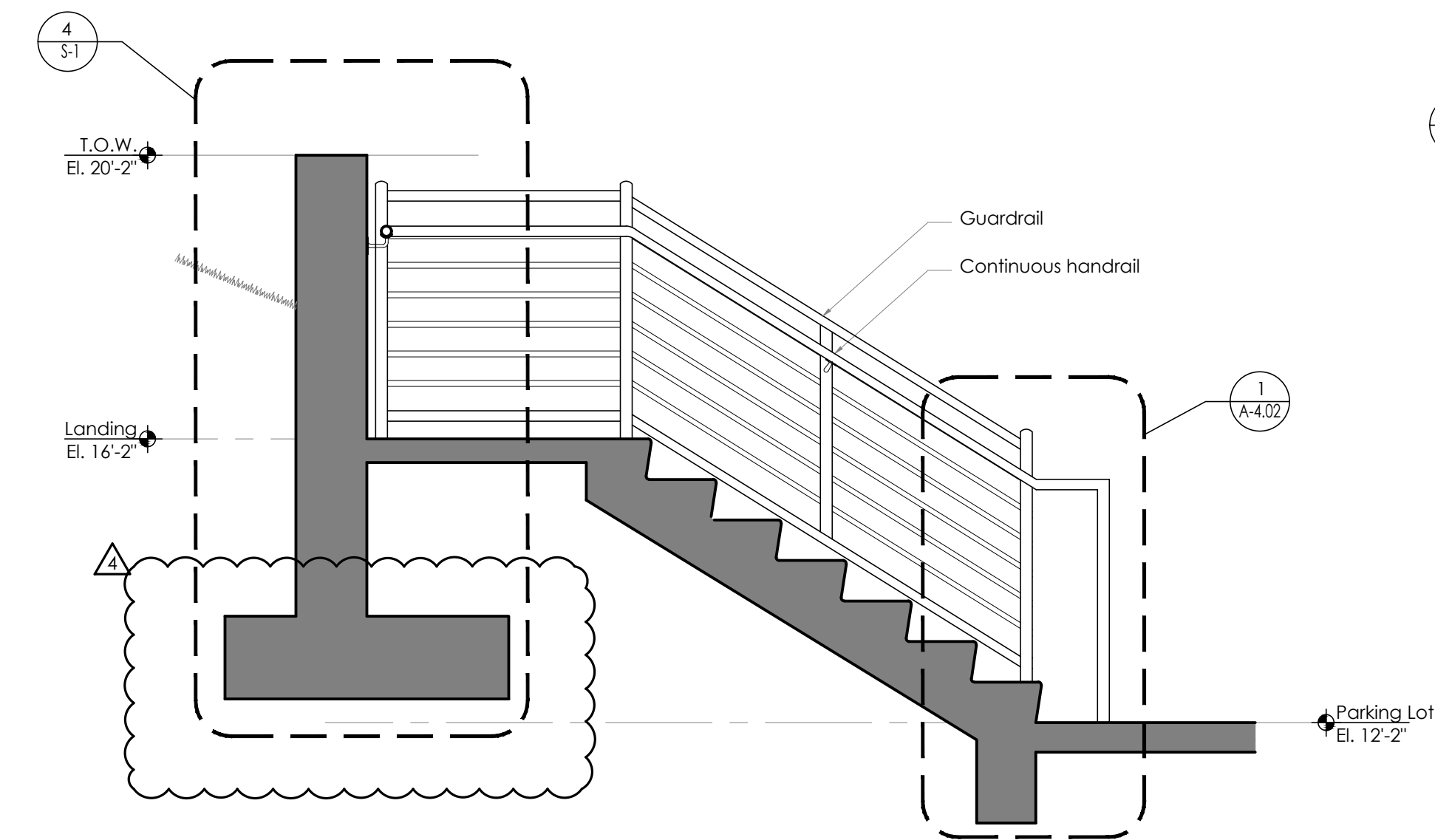
JOB: 2005

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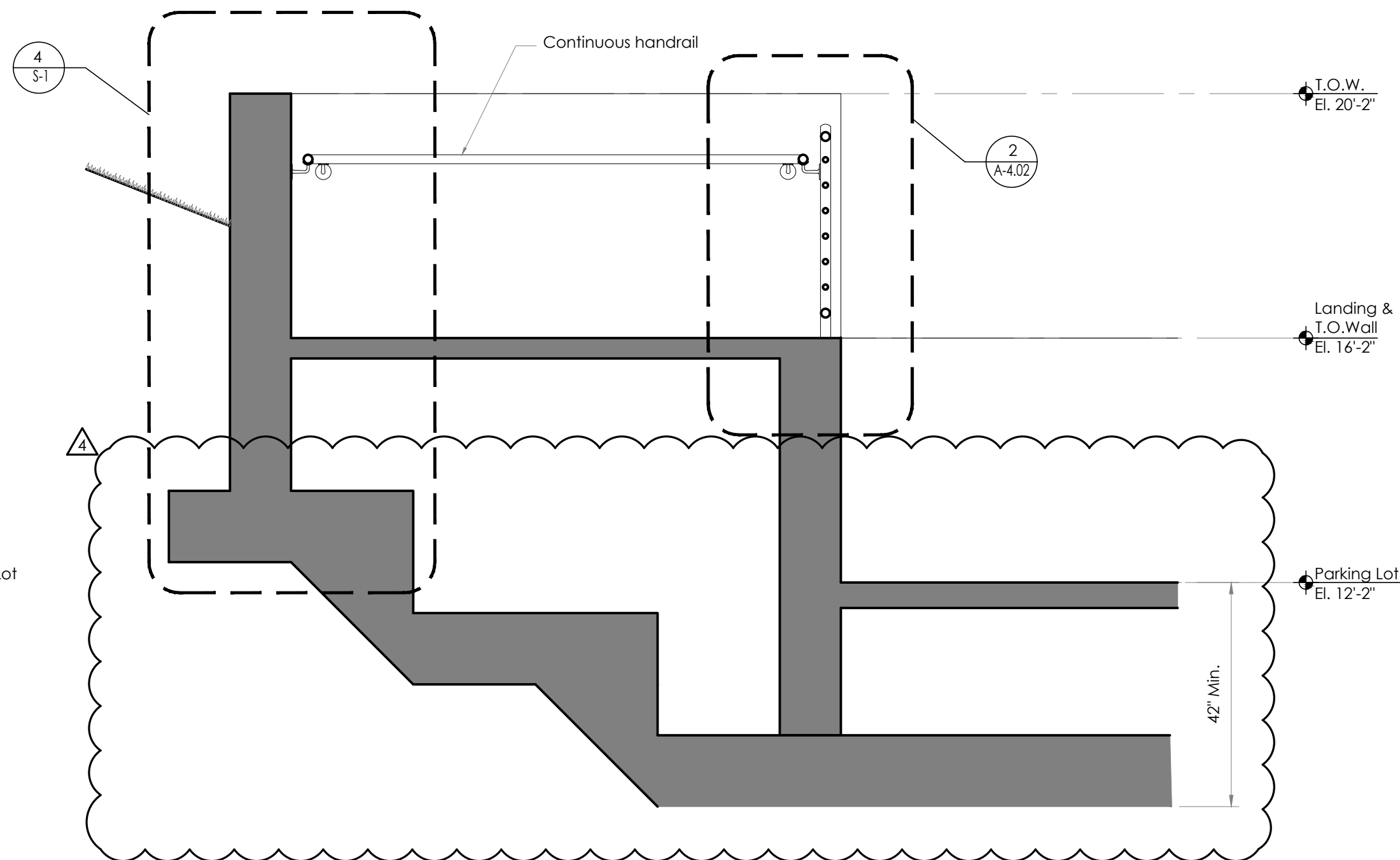




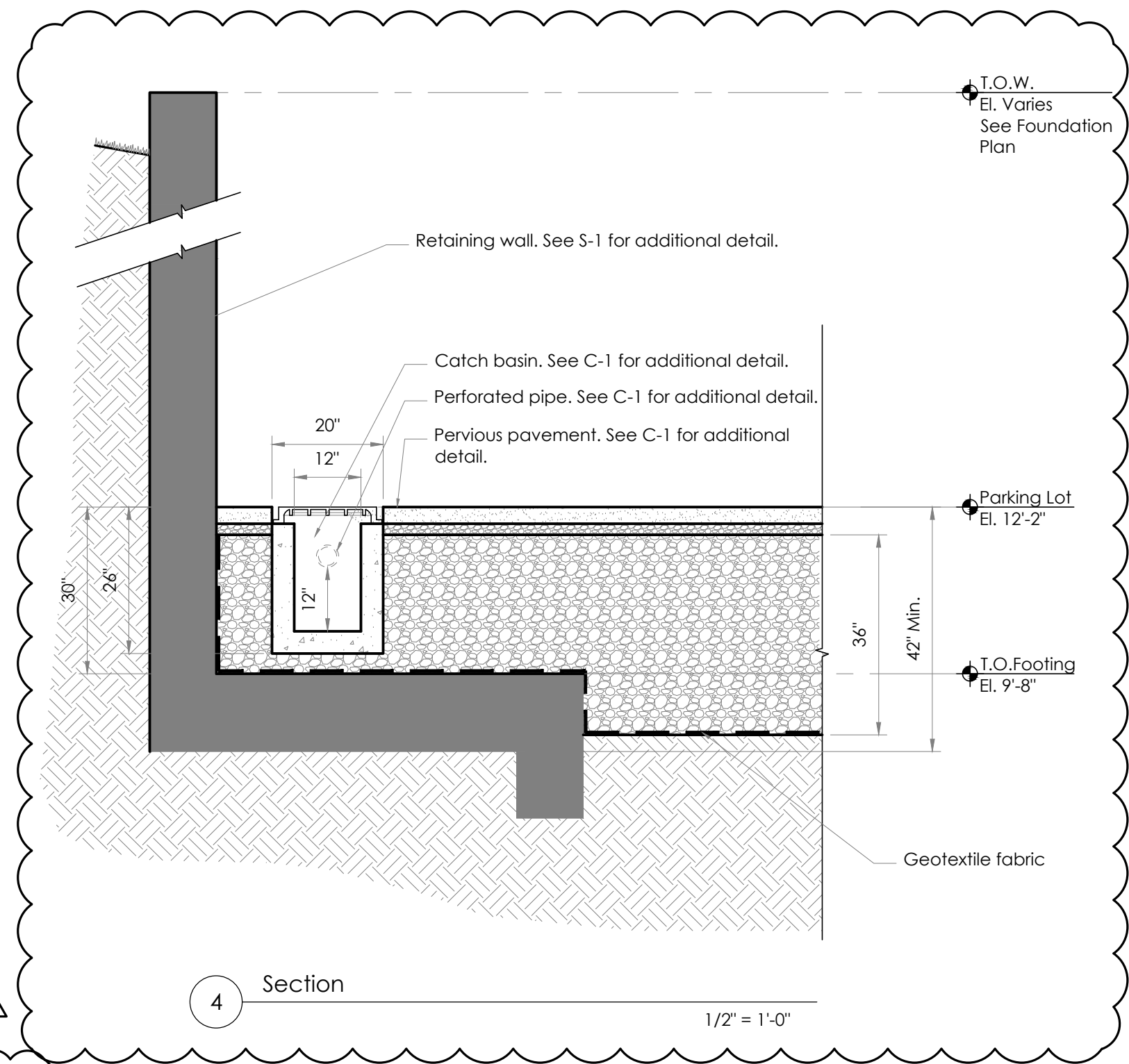
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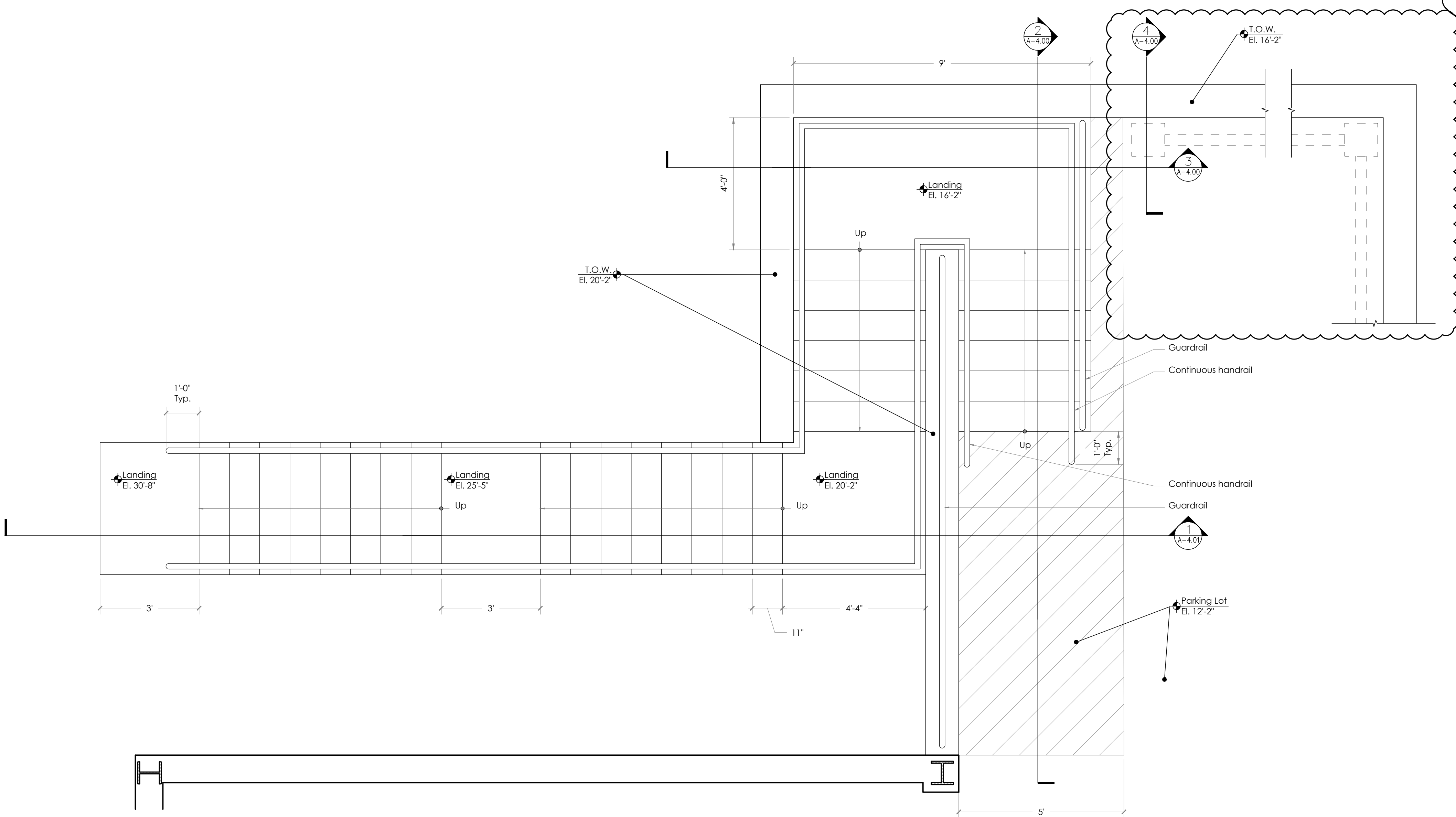
2 Stair Section
1/2" = 1'-0"



3 Stair Section
1/2" = 1'-0"



4 Section
1/2" = 1'-0"



1 Enlarged Stair Floor Plan
1/2" = 1'-0"

Hudson Loft Parking Lot

2 Astor Place
Irvington, NY

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Stair Details

SCALE: As Noted

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A-4.00

2 Astor Place
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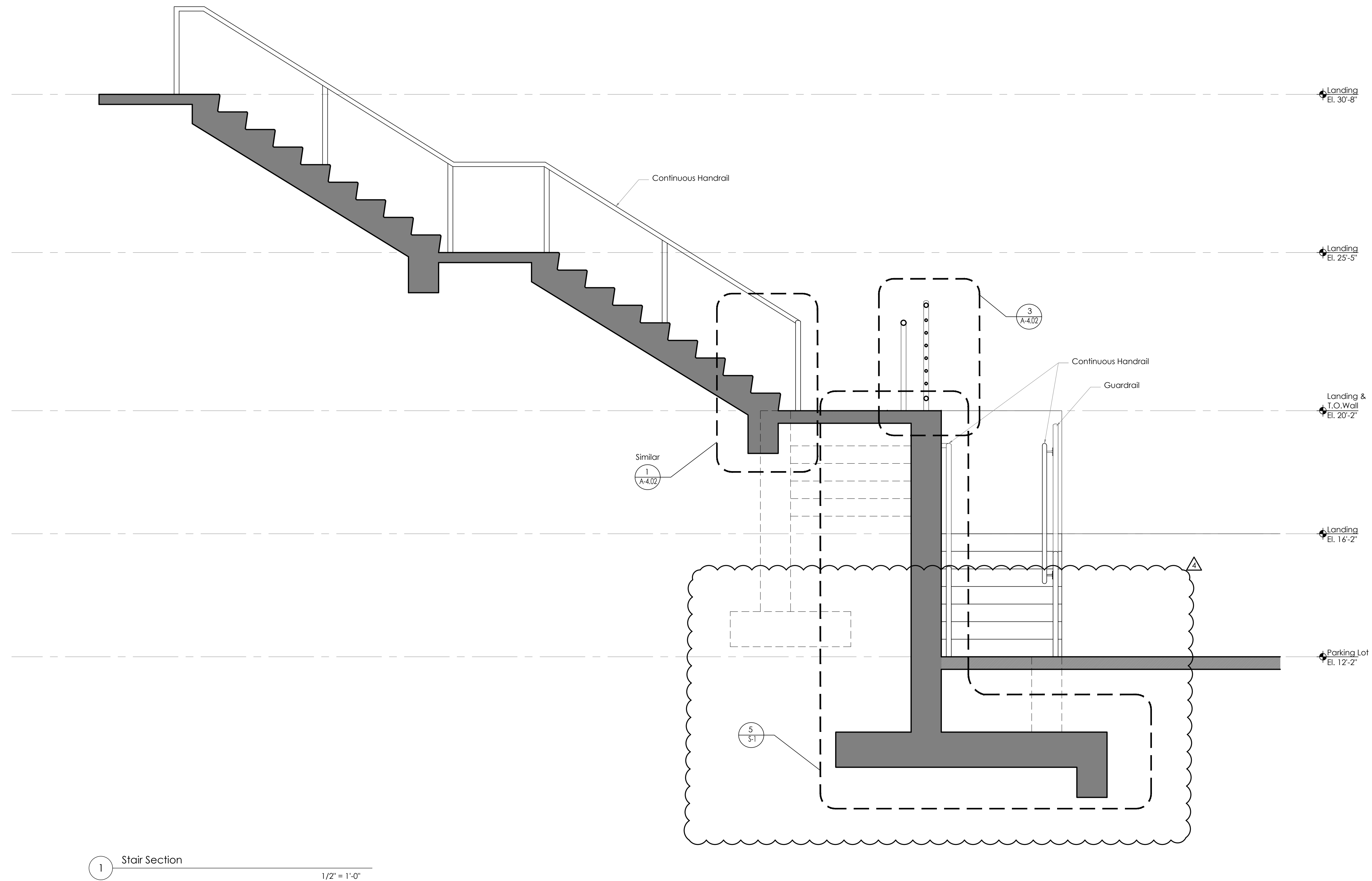
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2 Astor Place
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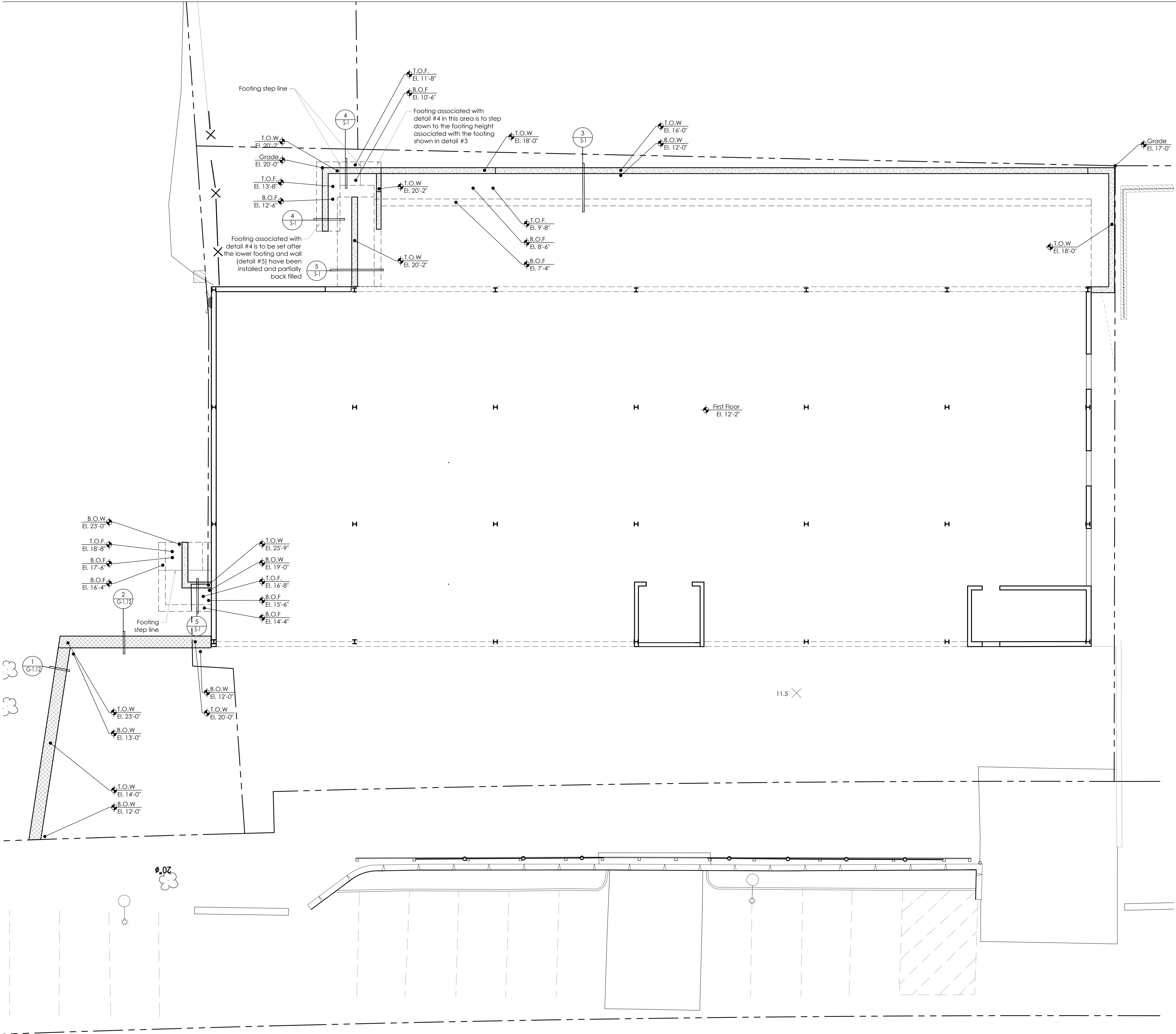
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2 New Sheet



1 Proposed Foundation Plan
1/8" = 1'-0"

- Legend
- New concrete foundation wall or modification
 - Line of shelf
 - New concrete spread footing

- Foundation Notes
- Footings shall rest on undisturbed soil of minimum bearing capacity; 4000PSF. Adequacy of bearing stratum shall be verified in the field by the architect and his geotechnical engineer, prior to pouring concrete. Adjust bottom of footing elevation as required.
 - Do not place backfill against foundation walls until all floors or roofs bracing these walls are in place.
 - All concrete subject to potentially destructive weathering action such as freeze/ thaw shall be air entrained.
 - Installation shall be in accordance with ACI 301, specifications for concrete for buildings.

- Concrete Notes
- Concrete mix designs required are listed below. All concrete mixes shall conform to the provisions for concrete quality contained in chapter 4, ACI 318, except that minimum cement content and maximum water-cement ratio shall be given as below. Compressive strength, F' C, is measured at 28 days age, except if high early strength cement is used.
F' C 3000 PSI coarse aggregate normal weight
MIN. cement (LBS/CY) 520
MAX. water-cement ratio 0.48
 - See architectural drawings for exact detail and location of openings, depression or recesses in walls and slabs and for the dimensions not shown in the structural drawings. See mechanical and electrical drawings for information regarding size and location of openings for ducts, pipes, conduits, machine pads, and the like. Propose openings or recesses in the structure which are not shown in the structural drawings, either directly or by typical detail, shall be submitted through the architect to the structural engineer for review.
 - All reinforcing steel shall be deformed bars conforming to ASTM A615, grade 60.

- Welded wire mesh (WWM) shall conform to ASTM A185.
- Detailing of reinforcing steel shall conform to "ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315).
- The minimum concrete protection for reinforcement, subject to tolerances permitted by code, shall be as noted below but shall not be less than 1 bar diameter minimum cover (inches)
 - Concrete cast against and permanently exposed to earth.....3
 - Concrete exposed to earth or weather:
 - #6 through #18 bars.....2
 - #5 bar, w31 or d31 wire and smaller.....1 1/2
 - Concrete not exposed to weather or in contact with the ground:
 - slabs, walls, joists:
 - #14 and #18 bars.....1 1/2
 - #11 bar and smaller.....3/4
 - beams, columns:
 - primary reinforcement, ties, stirrups
spirals.....1 1/2
- Splice of WWM, at all spliced edges, shall be such that the overlap measured between outermost cross wires of each fabric sheet is not less than the spacing of it cross wire plus 2 inches, nor less than 8 inches.

Hudson Loft Parking Lot

2 Astor Place
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Proposed Foundation Plan

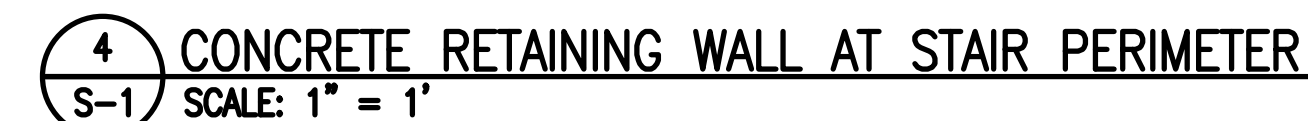
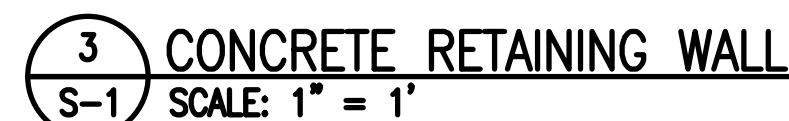
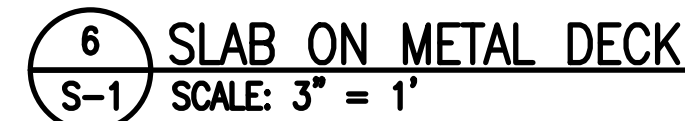
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A-4.10
New Sheet

1. ALL WORK SHALL COMPLY WITH 2020 NEW YORK STATE BUILDING CODE, 2018 INTERNATIONAL BUILDING CODE & OSHA CODES.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-19. CONCRETE FOR FOOTINGS SHALL BE NORMAL WEIGHT & HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
3. ALL STEEL REINFORCEMENT SHALL CONFORM TO ASTM-A615 & SHALL BE GRADE 60.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
5. RETAINING WALL FOOTINGS TO BEAR ON SOIL WITH MIN. 1.5 TSF ALLOWABLE BEARING PRESSURE.



HUDSON LOFT PARKING LOT
2 ASTOR PLACE
IRVINGTON, NY



S-1