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# FERGUSON MALONE ARCHITECTURE

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September 20, 2021

Mr. Rocco Rasulo, Chairperson  
Village of Irvington Architectural Review Board  
Village Hall  
85 Main Street  
Irvington, NY 10533

**Re: 903 Arkin Residence –  
49 Kingsley Close, Irvington NY  
Response to Building Department Comments**

Dear Mr. Rocco Rasulo and Members of the Architectural Review Board:

As requested, we are submitting the attached information in response to email comments sent on September 14, 2021, from the building department. Below is a point-by-point written response to the items listed in the email. Copies of the original documents are attached for reference.

Building Department Comments:

- Item 1) The proposed paint colors for the deck have been added to the drawing set; refer to deck section on sheet A-4.00.
- Item 2) A spec for the proposed new sliding patio door has been included in the drawing set; refer to sheet A-2.00, keynote #9.
- Item 3) Additional information on the proposed lattice has been included in the drawing set; refer to sheets A-3.00, A-3.01, and A-4.00.
- Item 4) Lighting information has been included in the drawing set; refer to sheet A-2.00. Lighting cuts are also included in the submission package; refer to the attached.

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](mailto:jmalone@fergusonmalone.com).

Sincerely,



John Malone, AIA LEED AP

Enc: Email from building department – dated 09/14/2021  
Lighting Cut Sheets  
Hardware Cut Sheets  
ARB Revised Drawing Set – dated 09/20/2021

cc: Hannah and Jonathan Arkin  
File

**From:** [noreply@epropertyportal.com](mailto:noreply@epropertyportal.com)  
**To:** [jmalone@fergusonmalone.com](mailto:jmalone@fergusonmalone.com)  
**Cc:** [mmonxhwedev@nygisgroup.com](mailto:mmonxhwedev@nygisgroup.com)  
**Subject:** Submission Review comments requested.  
**Date:** Tuesday, September 14, 2021 2:39:37 PM

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Your comments are requested for the below board submission. Plans will be delivered shortly. Please add comments to the submission below:

**Municipality :** Irvington

**Reference number:** 903

**Job location :** 49 KINGSLEY CL [SBL:2.180-91-13]

**Type of work :** ARB Approval

**Department/Agency :** Buildings,

**Comments :** Hello, I received the following comment from the ARB in regards to your application for a deck: Paint color on deck? Need more info on proposed door, Lattice, lighting. If you would like to make a submission based on the comment, please submit it to the Building Department before 4:00 on 9/20/2021. -- Sarah Palermo Irvington Building Department

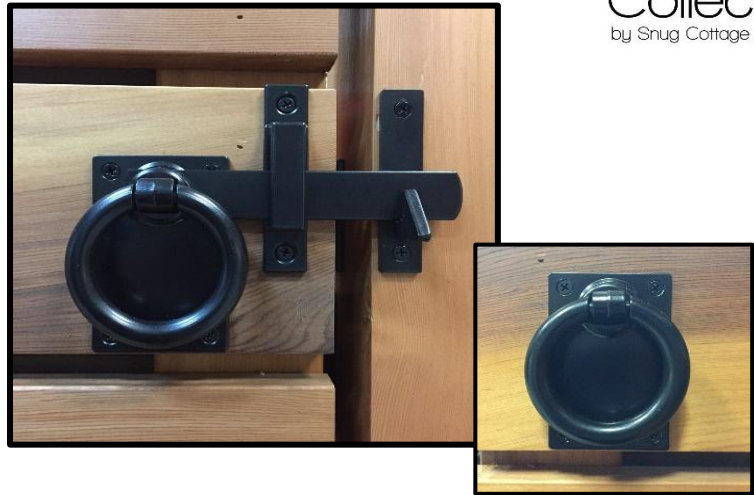
# Contemporary Ring Latch Installation

(6149-L6SP & 6149-LESP on wood gates)

The  
**CONTEMPORARY**  
Collection  
by Snug Cottage Hardware

## Product Details

Bar Length: 6 inches  
Bar Width: 7/8 inch  
Bar Thickness: 1/8 inch  
Latch Plate Height: 4 inches  
Latch Plate Width: 2 1/2 inches  
Max Gate Thickness: 5.0 inches  
Min. Mounting Surface: 5 1/2 x 3 1/2 inches



Before you begin installation, please consult your local building code and/or pool code to ensure this product is suitable for your application. Periodic maintenance and testing to ensure proper operation is recommended.

1. Make sure you have checked the minimum mounting surface is available for your application. Place the latch bar plate on the door at the desired height and set it back from the edge a minimum of 2 1/4".
2. Mark the two screw holes with a pencil and draw a line connecting the two marks. Make a mark on that line centered between the two screw holes. Measure down from the center mark 1/2" and make a new mark. This new mark will be the center of your 3/4" hole.
3. Drill a 3/4" hole through your gate. You may wish to add a scrap block to the back side to eliminate tear-out.
4. Cut the square key stock one inch longer than the thickness of the gate or door stile.
5. Insert the square rod into the latch bar plate and screw the latch bar plate (**Use 1" #8 screws**) to the gate ensuring that the square rod is centered in the hole.
6. Place the back plate over the square rod ensuring it is also centered over the hole and screw (**Use 1" #8 screws**) it to the opposite side of the gate.
7. Make sure that they are aligned squarely to ensure free rotational movement.
8. Screw the bar retainer guide to the gate near the edge of the gate (**Use 1 1/2" #8 screws**). It should be installed so that the horizontal bar is level and resting on the bottom of the bar retainer guide.
9. Screw the striker on the post parallel and at the same level as the bar retainer guide (**Use 1 1/2" #8 screws**).

## INSTALLING PADLOCK EYES (1300-00SP)

Optional padlock eyes (Part # 1300-00SP) can be installed if the gate needs to be locked. Install one eye on the inside of the latch post and the other eye on the edge of the gate (using screws provided) ensuring that the eyes align with each other). Ideally the padlock eyes should be installed just below the ring latch as shown in the picture at left. Lock gate with suitable padlock (not included).



## INSTALLING GATE STOP (1400-BSS)

(Not Included)

Our stainless steel gate stop (Part # 1400- BSS) is ideal and recommended.

Close the gate with horizontal bar on the latch just touching the catch on the fence post. With the gate in this position install gate stop on latch post. Ensure the front of the block fits snug against the gate in this closed position.



The use of a gate stop/ stop block on the latch post is required when using a gate spring, cannonball gate closer, or in cases where the gate is subject to high winds. Failure to install a gate stop/ stop block voids warranty.

**Snug Cottage Hardware**

London, Ontario, Canada and Marysville, Michigan, USA  
Phone (519) 473-2794 Fax (519) 474-3337  
[www.snugcottagehardware.com](http://www.snugcottagehardware.com)

Printed in USA



## 6295 Cranked Band Hinges with Pins Mounting Instructions (7", 12", 16" & 24")

Before you begin installation, please consult your local building code and/or pool code to ensure this product is suitable for your application. Periodic maintenance and testing to ensure proper operation is required.

**Please wash your hands or wear clean gloves when handling this product, the oils from your fingers transfer to the stainless and leave a residue which is hard to clean off.**

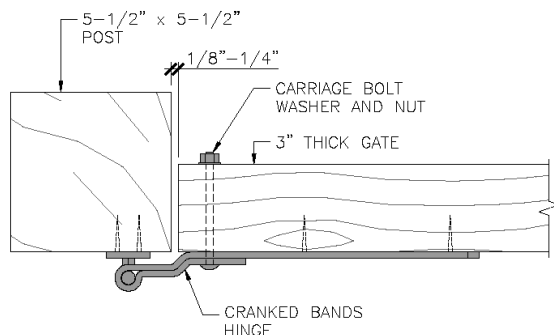
1. Fasten the two straps to the door or gate at the desired location. Make sure that they are perpendicular to the hinge side of the door or gate using a square. Ensure that the straps are mounted correctly left to right to align with the pin placement on the jamb or gate post. This placement can vary greatly depending on the type of installation so please pay special attention to this step. See the two pictures below for guidance.
2. Allow for a minimum 1/8" space between the door/gate and the post/jamb to allow for wood expansion and contraction with changes in the weather.
3. Mount the rectangular plates no less than 1/4" from the edge of the door jamb or gate post using the 2" x #12 screws supplied. As with the strap placement, the pin placement can be adjusted depending on your specific requirements. Please see the two pictures below for guidance.
4. A carriage bolt should be installed in the square hole of each strap through a pre-drilled hole (3/8" hole and bolt for 7", 12" & 16" model and a 1/2" hole and bolt for the 24" model). Do not skip this step as it provides a great deal of the strength to the installation.

Please note that while stainless steel screws are supplied with our hinges, we do not supply the carriage bolts as the length requirement varies greatly with the application. We suggest using stainless steel carriage bolts. The bolt heads can be painted after installation using our black, colour matched touch up paint if required (item# 1200-10B).

### Tips:

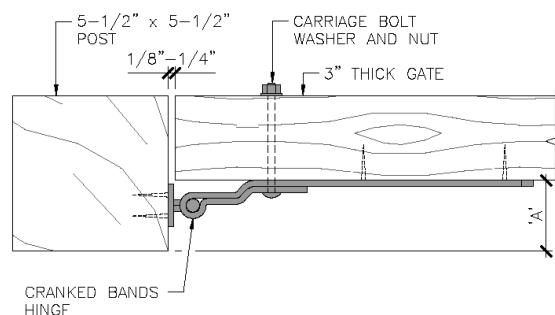
1. It is best to practice to predrill all screw holes with an appropriate sized bit to a suitable depth.
2. Initially when mounting the pin plates use only two screws placed in opposing corners on each plate. After assuring that all is aligned correctly and the operation is smooth, then complete the plate installation as outlined above.
3. To prevent the gate from being lifted off the pins install the top plate with the pin facing downward after the gate is installed and aligned on the bottom pin.
4. This type of hinge has a loose fit on the pin. While this might appear abnormal with just one hinge, once the second hinge is installed there will be little to no movement visible.

**Flush Mount**



For more detailed instructions, please visit:  
[www.snugcottagehardware.com](http://www.snugcottagehardware.com)

**Jamb Mount**



**Snug Cottage Hardware**  
Marysville, Michigan, USA and London, Ontario, Canada  
Phone: 519-473-2794 Fax: (519) 474-3337  
[www.snugcottagehardware.com](http://www.snugcottagehardware.com)

# Ulko Exterior LED Outdoor Round Flushmount

By Access Lighting



Call Us 866.428.9289

## Product Options

**Finish:** Silver , White , Bronze

**Size:** 6-Inch , 7-Inch , 9-Inch

## Details

- Recommended Dimmers: Lutron DV-600P (Diva)
- Lutron DVCL-153P (Diva)
- Lutron DVLV-600\_ (Diva)
- Lutron SELV-300P (Skylark)
- Leviton 6684 (Trimatron)
- Leviton 6631 (Sureslide)
- Leviton 6674 (Decora Sureslide)
- Cooper DLC03P (Decorator)
- Material: Aluminum
- Shade Material: Acrylic
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Title 24 compliant
- Energy Star Qualified
- ETL Listed Wet
- Warranty: Limited 1 Year Warranty
- Made In China



Notes:

## Dimensions

**6-Inch Option Fixture:** Height 1", Diameter 5.5", Weight 3Lbs

**7-Inch Option Fixture:** Height 1", Diameter 7", Weight 4Lbs

**9-Inch Option Fixture:** Height 1", Diameter 9", Weight 6Lbs

## Lighting

- 6-Inch Option: 11 Watt (700 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 7-Inch Option: 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 7-Inch Option: 14 Watt (1200 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 9-Inch Option: 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K
- 9-Inch Option: 19 Watt (1500 Lumens) 120 Volt Integrated LED: CRI: 90 Color Temp: 3000K

## Additional Details

**Product URL:**

<https://www.ylighting.com/ulko-exterior-led-outdoor-round-flush-mount-ceiling-light-by-access-lighting-ACCP165384.html>

**Rating:** ETL Listed Wet

**Product ID:** ACCP165384

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**





# Bowman Outdoor Wall Sconce

By Tech Lighting



Call Us 866.428.9289

## Product Options

**Finish:** Antique Bronze , Black , Silver , White , Charcoal

**Size:** Small , Large

**Color Temperature:** 2700 , 3000

**Voltage:** 120 Volt , 277 Volt

## Details

- Suitable for outdoor use (IP65 rating)
- Designed in 2014
- Material: Die-Cast Metal
- Dimmable when used with a Electronic low voltage (ELV) Dimmer (Not Included)
- Dark Sky compliant, Title 24 compliant
- ETL Listed Wet
- Made In China

## Dimensions

**Small Option Backplate:** Height 4.5"

**Small Option Fixture:** Height 4.5", Depth 6.7", Diameter 4.5", Weight 3Lbs

**Large Option Backplate:** Height 6"

**Large Option Fixture:** Height 6", Depth 9", Diameter 7.5", Weight 3.4Lbs

## Lighting

- Small Option: 17.8 Watt (699 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 2700K
- Small Option: 17.8 Watt (699 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K
- Small Option: 17.8 Watt (699 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 2700K
- Small Option: 17.8 Watt (699 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K
- Large Option: 18 Watt (1163 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 2700K
- Large Option: 18 Watt (1163 Lumens) 120 Volt Integrated LED: CRI: 80 Color Temp: 3000K
- Large Option: 18 Watt (1163 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 2700K
- Large Option: 18 Watt (1163 Lumens) 277 Volt Integrated LED: CRI: 80 Color Temp: 3000K

## Additional Details

**Product URL:**

<https://www.ylighting.com/bowman-wall-sconce-by-tech-lighting-TECP89764.html>

**Rating:** ETL Listed Wet

**Product ID:** TECP89764



Notes:

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**





# Bay Outdoor Semi-Flushmount

By Hubbardton Forge



Call Us 866.428.9289

## Product Options

**Glass Color:** Clear , Clear with Frost

**Finish:** Coastal Black , Coastal Bronze , Coastal Burnished Steel , Coastal Dark Smoke , Coastal Gold , Coastal Mahogany , Coastal Natural Iron

## Details

- Designed in 2019
- Material: Aluminum
- Shade Material: Glass
- Dimmable When Used With a Standard Dimmer (Not Included)
- UL Listed Damp
- Warranty: Limited Lifetime
- Made In USA

## Dimensions

**Canopy:** Width 5.3", Depth 5.3"

**Fixture:** Height 10.3", Diameter 7.8", Weight 3.6Lbs

## Lighting

- One 72 Watt (1490 Lumens) 120 Volt E26 Medium Base Halogen Lamp(s) (Not Included)

## Additional Details

**Product URL:**

<https://www.ylighting.com/bay-outdoor-semi-flush-mount-ceiling-light-by-hubbardton-forge-HBFP283564.html>

**Rating:** UL Listed Damp

**Product ID:** HBFP283564



Notes:

**Prepared by:**

**Prepared for:**

**Project:**

**Room:**

**Placement:**

**Approval:**



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# Arkin Residence

49 Kingsley Close  
Irvington, New York

- Submission to Irvington Planning Board  
for Site Development Plan Approval  
**May 19, 2021**
- Resubmission to Irvington Planning Board  
for Site Development Plan Approval  
**June 23, 2021**      **REVISION** 
- Submission to Irvington Architectural Review  
Board for Approval  
**September 07, 2021**      **REVISION** 
- Issued for Bidding  
**September 17, 2021**
- Submission to Irvington Architectural Review  
Board for Approval  
**September 20, 2021**      **REVISION** 





EXISTING SITE CONDITION

General Note

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

Thomas C. Merritts  
Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, N.Y. 10570  
Dated: November 17, 2020

SCALE 1"=30'

ZONING MAP

Arkin  
Residence

49 Kingsley Close  
Irvington, NY 10533

06/23/2021  
05/19/2021

Resubmission for IPB Approval  
Submission for IPB Approval

NO.

DATE

ISSUE/REVISION

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (RCS 2018) New York State Amendments which includes Chapter 11 Energy Efficiency.

FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
IRVINGTON NY 10533  
T 914 591 5066 F 914 591 5031

COVERAGE DIAGRAMS

Existing

Coverage Calculations

Structures 3205  
Decks 240  
Patios, Walks 60  
Porches 0  
Floor Overhangs (Included in Structures) 0  
Swimming Pool 0  
Other (Retaining Walls, AC Pads) 0

Existing Coverage: 3,505 (73% of Allowable)

Undocumented Work to be Legalized  
Undocumented Patios and Walks 265  
Undocumented Other (Walls, Window Well, Play Area) 408

Total Undocumented Work Coverage to be Legalized: 673

Existing Total Coverage + Undocumented Work to be Legalized 4,178 (87% of Allowable)

Subdivision<sup>1</sup>  
(Excluded from coverage calculations, shown for reference only)

Walks from Subdivision 451  
Other from Subdivision (AC Pad, Wall) 245

Existing Subdivision Coverage: 696

Proposed

Coverage Calculations

Structures 3205  
Decks 489  
Patios, Walks 158  
Porches 0  
Floor Overhangs (Included in Structures) 0  
Swimming Pool 0  
Other (Retaining Walls, AC Pads) 56

Proposed Coverage: 3,918 (81% of Allowable)

Undocumented Work to be Legalized  
Undocumented Patios and Walks 245  
Undocumented Other (Walls, Window Well, Play Area) 408

Total Undocumented Work Coverage to be Legalized: 653

Existing Total Coverage + Undocumented Work to be Legalized 4,571 (95% of Allowable)

Subdivision<sup>1</sup>  
(Excluded from coverage calculations, shown for reference only)

Walks from Subdivision 451  
Other from Subdivision (AC Pad, Wall) 245

Existing Subdivision Coverage: 696

ZONING ANALYSIS

GENERAL INFORMATION

ADDRESS	49 Kingsley Close, Irvington, NY	ZONING DISTRICT	1F-40	PARCEL ID	2.180-91-13
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USE REQUIREMENTS - AS PER SECTION 224-8

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Use	One-Family	One-Family	No Change	

LOT REQUIREMENTS - AS PER SECTION 224-10

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Lot Area	S.F. 20,000 S.F. Min.	40,368.10 S.F.	No Change	
Lot Width	FT. 100.00' Min.	151.33'	No Change	
Lot Depth	FT. 120.00' Min.	341.22'	No Change	

YARD REQUIREMENTS - AS PER SECTION 224-11

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Front Yard (East)	FT. 35' Min.	48.39'	No Change	
Side Yard (North)	FT. 15' Min.	16.99'	No Change	
Side Yard (South)	FT. 15' Min.	57.02'	56.43'	
Rear Yard (West)	FT. 35' Min.	104.52'	101.37'	

COVERAGE REQUIREMENTS - AS PER SECTION 224-13

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Coverage	4,815 S.F. Max.	4,178 S.F.	4,571 S.F.	

BUILDING SIZE REQUIREMENTS - AS PER SECTION 224-3

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Building Height	2.5 STY/ 35 FT	2.5 STY/ 44'-1" FT	No Change	

OFF-STREET PARKING REQUIREMENTS - AS PER SECTION 224-14

CATEGORY	REQUIRED / ALLOWED	EXISTING	PROPOSED	REMARK
Parking Space	2 Min.	2 Spaces	No Change	

General Notes:

<sup>1</sup> As per Memorandum from Village Attorney, Marianne Steich - dated January 9, 2014, Walks and retaining wall that existed when the properties was originally developed have not been calculated a building coverage

Zoning  
Analysis

SCALE: As Noted

DATE: 04/01/2021

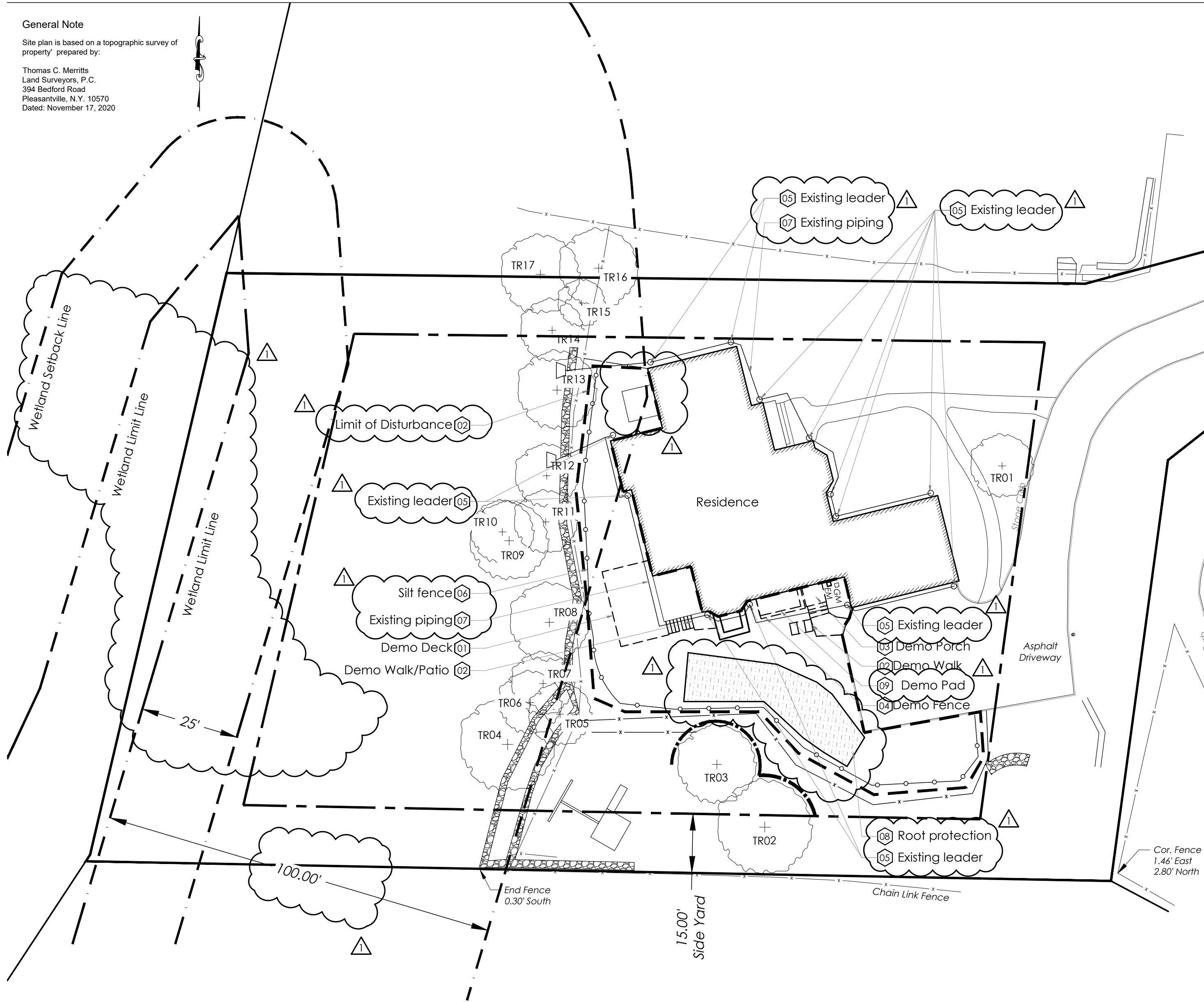
JOB: 20-31

G-1.00



General Note

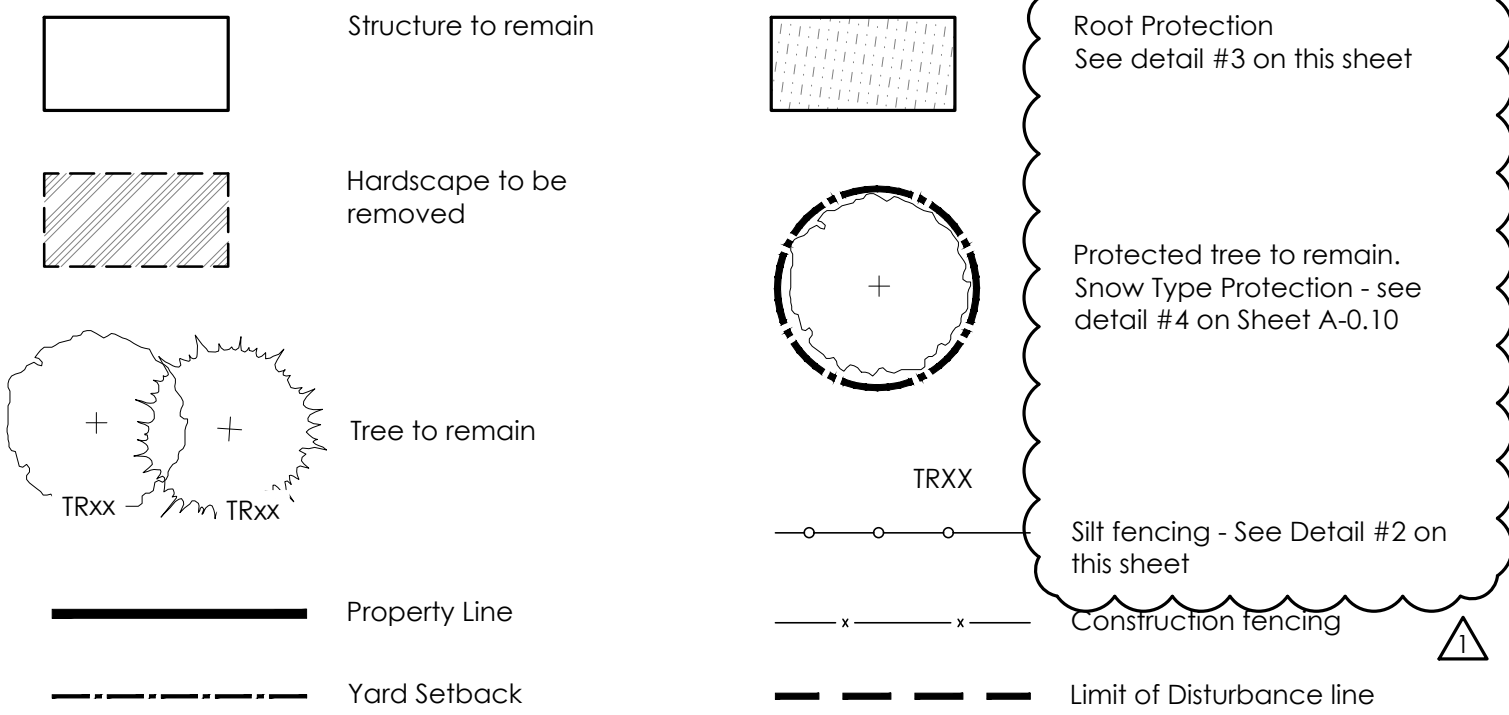
Site plan is based on a topographic survey of property prepared by:  
Thomas C. Merritts  
Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, N.Y. 10570  
Dated: November 17, 2020



1 Demolition Site Plan

Scale: 1" = 20'

Demolition and Tree Protection Key



General Notes

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

No soil is to be brought to the site, excess soil associated with excavation for footings is to be removed and disposed of as approved by the regulatory authority.

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen siltation and erosion of disturbed soils.

Existing utilities will not be disturbed by proposed work.

No trees are to be removed.

Driveway is to be used for stabilized construction entrance.

Key Notes

- 01 Demo Deck - Existing wood deck and stair to be removed.
- 02 Limit of Disturbance - 3,641.60 sf
- 03 Demo Porch - Existing wood porch and steps to be removed.
- 04 Demo Fence - Existing wood fence at AC condensers to be removed.
- 05 Existing leader - Existing roof leader to remain
- 06 Silt Fence - See detail #2 on sheet A-0.10
- 07 Existing piping - Existing subgrade drainage piping extends to existing riprap protected outlet
- 08 Root Protection - See detail #3 on sheet A-0.10
- 09 Demo Pad - Existing concrete equipment pad to be removed

Arkin Residence

49 Kingsley Close  
Irvington, NY 10533

06/23/2021	Resubmission for IPB Approval
05/19/2021	Submission for IPB Approval
<b>DATE</b>	<b>ISSUE/REVISION</b>

In developing the plans and specifications for the project, the Architect has taken into account applicable state and municipal building laws and regulations, including the Residential Code 2020 of New York State (RCS 2018 New York State Amendments) which includes Chapter 11 Energy Efficiency.



FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
IRVINGTON NY 10533  
T 914 591 5066 F 914 591 5031

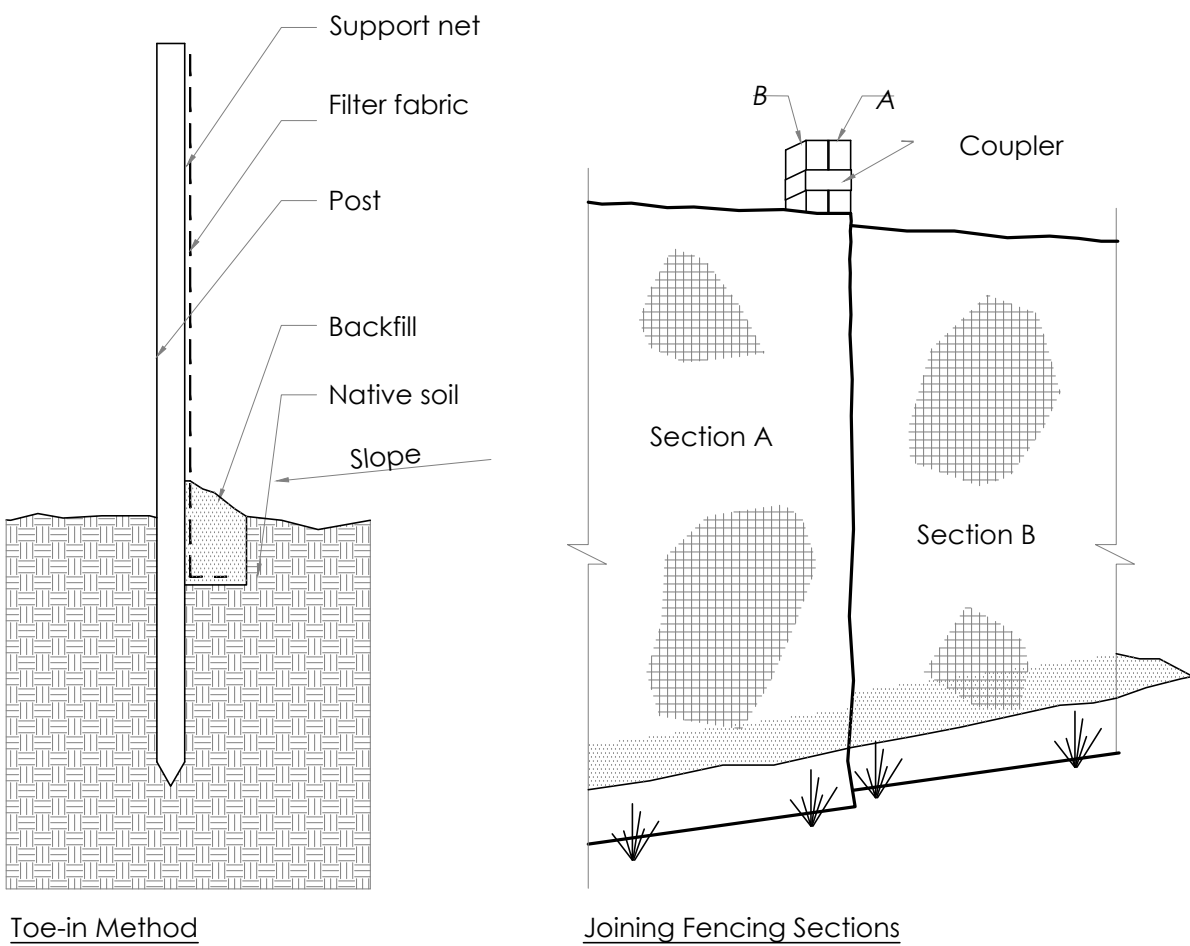
Demolition Site Plan, ECM and Tree Protection

SCALE: As Noted

DATE: 04/01/2021

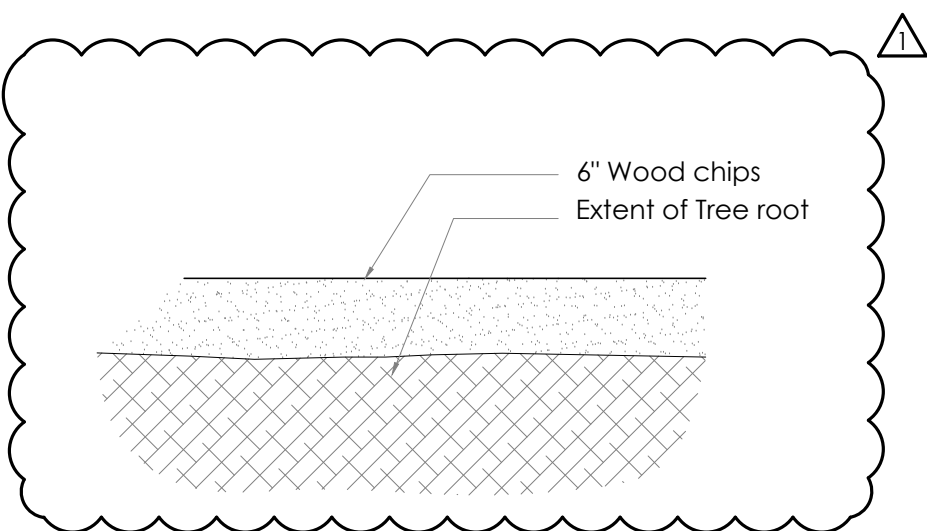
JOB: 20-31

A-0.10



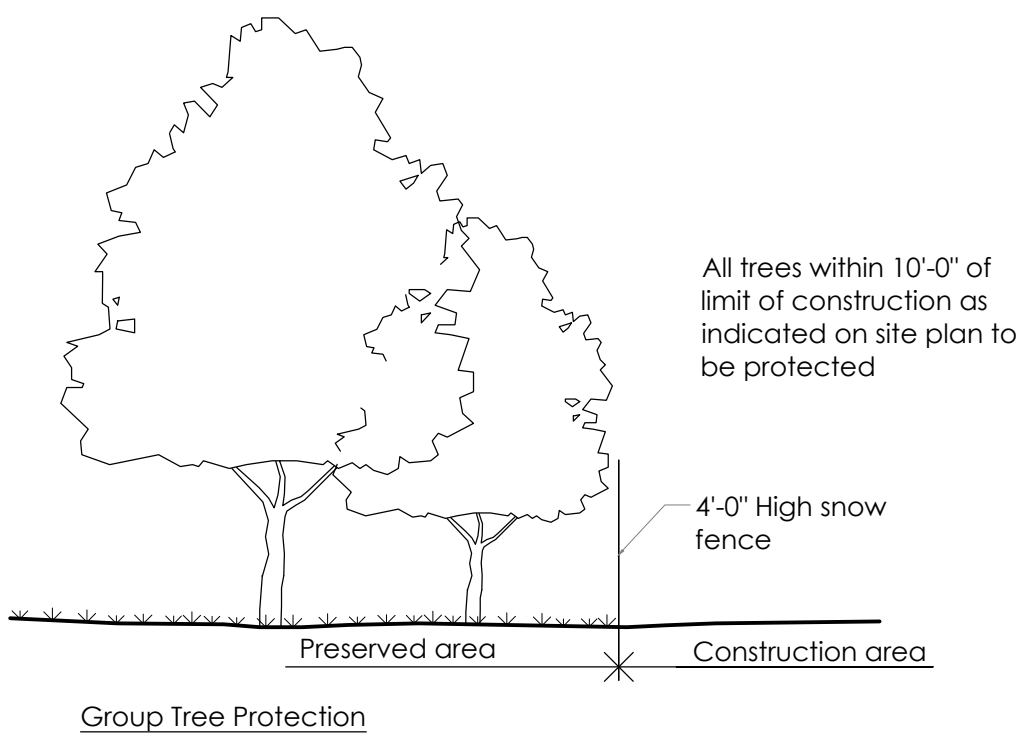
2 Silt Fence Detail

N.T.S.



3 Root Compaction Protection Detail

N.T.S.



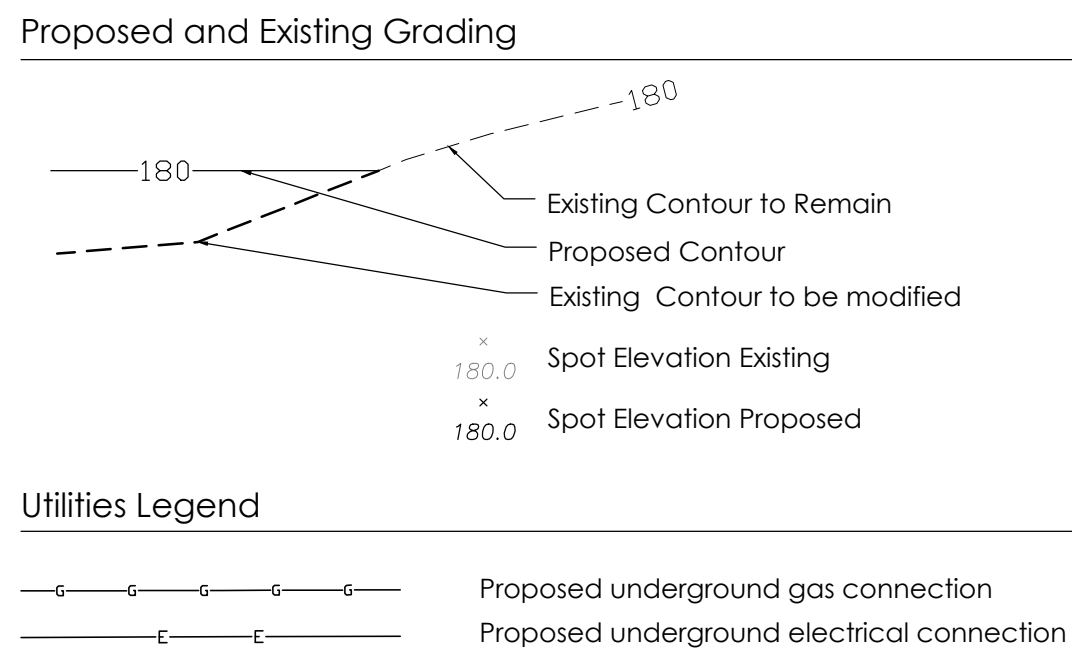
4 Snowtype - Tree Protection Detail

N.T.S.



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Thomas C. Merritts  
Land Surveyors, P.C.  
394 Bedford Road  
Pleasantville, N.Y. 10570  
Dated: November 17, 2020



10 Proposed deck - Proposed wood deck and stairs, refer to architectural plans for more information and detail on sheet A-4.00

02 Proposed stair - Proposed stone steps and walk, refer to detail #4 on Sheet A-0.12

03 Proposed patio - Proposed patio, refer to detail #3 on Sheet A-0.12

04 Proposed wall - Proposed retaining wall, refer to detail #5 on Sheet A-0.12; Top of Wall 392.0'

05 Generator - Proposed generator including equipment pad, refer to detail #2 on Sheet A-0.12

06 Proposed porch - Proposed wood porch and stairs in location of existing porch to be removed

07 Proposed steps - Proposed stone steps in location of existing steps to be removed

08 Relocated HVAC Condensers - Existing condensers to be relocated and indicated, new equipment pad refer to detail #2 on sheet A-0.12

09 Gas Meter - New Gas meter to be installed for generator

11 Stormwater Area - Area below expanded deck to be used as stormwater storage/ infiltration area; refer to detail on sheet A-4.00

12

13

As-built drawings of the site improvements shall be submitted to the village engineer for review prior to obtaining certificate of occupancy.

When tree roots are encountered during excavation, they shall never be pulled with machinery. Where necessary cut roots cleanly and bridge when possible.

Excavation within tree drip lines shall be completed by hand.

No soil is to be brought to the site, excess soil associated with excavation for footings is to be removed and disposed of as approved by the regulatory authority.

Existing utilities will not be disturbed by proposed work.  
No trees are to be removed.

All outdoor lighting to be dark-sky compliant and to meet requirements of Section 224-72.C (4) of the Village Code.

All lighting shall be dark-sky compliant. All lighting fixtures shall be full cutoff and shall utilize light shields as necessary to reduce light trespass and glare. Lighting shall be designed to the minimum level required for health and safety and shall not exceed five footcandles.

Install all erosion control measures prior to the start of construction. Call for inspection from appropriate municipal authority.

The village engineer may require additional erosion control measures if deemed appropriate to mitigate unforeseen situation and erosion of disturbed soils.

After rain causing runoff, contractor is to inspect all erosion control measure and correct any problems.

Remove unneeded subgrade soil from site and provide final grading.

Spread topsoil evenly over areas to be seeded and seed with fast growing variety of grass seed and install all landscaping

Once grass and planting beds are established remove all erosion control measure and call for final inspection.

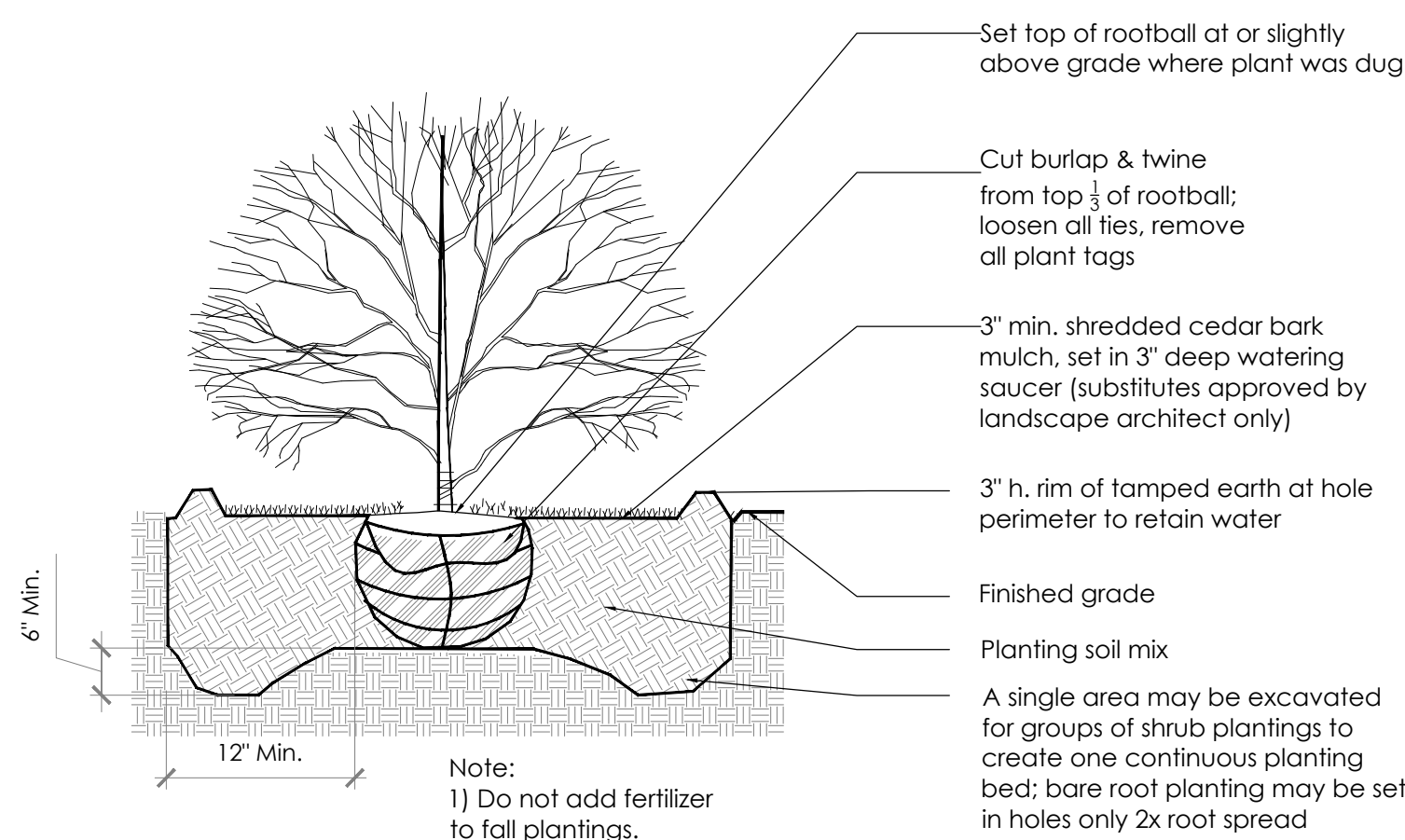
1. Proposed additional impervious surface: 393 sf
2. Total impervious surface to be mitigated: 393 sf
3. Gravel area below deck to be used as stormwater area: 282 sf
4. Required Retention Capacity (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines - 100yr storm, CN-pre 59, CN-post 98):  $(0.4 \text{ ft} \times 393 \text{ sf}) = 157 \text{ cf}$
5. Total Proposed Capacity of Proposed System: 18 inches of gravel 40% open  $(0.4 \text{ ft} \times 1.5 \text{ ft} \times 282 \text{ sf}) = 169 \text{ cf}$
6. Excess capacity of deck mitigation: 12 cf

1. Driveway to be used as construction entrance to the development area. Material for construction and excavation of any soil to be removed to the driveway across the lawn. The existing stone stars are to be protected as necessary.
2. Driveway is to be used as construction staging area. No soil is to be stockpiled in the driveway. Soil is to be removed immediately by truck.
3. Install tree protection on trees as noted on plans.
4. Install sill fence down slope of all areas to be disturbed as shown on plans.
5. Demolish any existing site features and/or structures noted as being removed on the construction documents, and dispose of off site.
6. Excavate and construct foundations for retaining wall and deck.
7. Rough grade site
8. Construct retaining wall and deck, including gravel stormwater mitigation.
9. Fine grade and seed all disturbed areas
10. Install 4'-6" of topsoil, fine grade, seed in all disturbed areas and install landscape plantings. Spread salt hay over seeded areas
11. Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

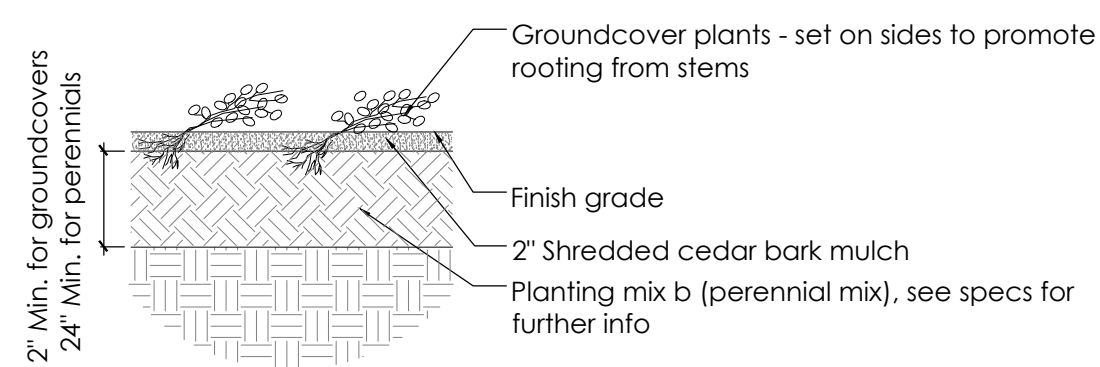
\*\*Soil erosion and sediment control maintenance must occur weekly and prior to and after every 1/2" or greater rainfall event.

Scale: 1" = 20'

## NTS



## NTS



Plant List						
Qty.	Key	Botanical Name	Common Name	Size (Planted)	Size (Mature)	Remarks
Ground Cover						
10 CP		Carex pensylvanica	Pennsylvania Sedge	12"	18"	Native, 1 plant/5F
8	IG	Ilex Galabra	Inkberry Holly	2'	3'	Native
8	PL	Prunus laurocerasus	Schip Laurel	4'	7'	Shade compatible, Deer resistant
2	RM	Rhododendron Maximum	Great Laurel	3'	7'	Native

[illegible]

1	06/23/2021	Resubmission for IPB Approval
	05/19/2021	Submission for IPB Approval
<b>NO.</b>	<b>DATE</b>	<b>ISSUE/REVISION</b>

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FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
IRVINGTON NY 10533  
T 914 591 5066 F 914 591 5031

# Architectural Site and Planting Plan

**SCALE:** As Noted

**DATE:** 04/01/2021

**JOB:** 20-31

A-0.11



Arkin  
Residence

49 Kingsley Close  
Irvington, NY 10533

1	06/23/2021	Resubmission for IPB Approval
	05/19/2021	Submission for IPB Approval
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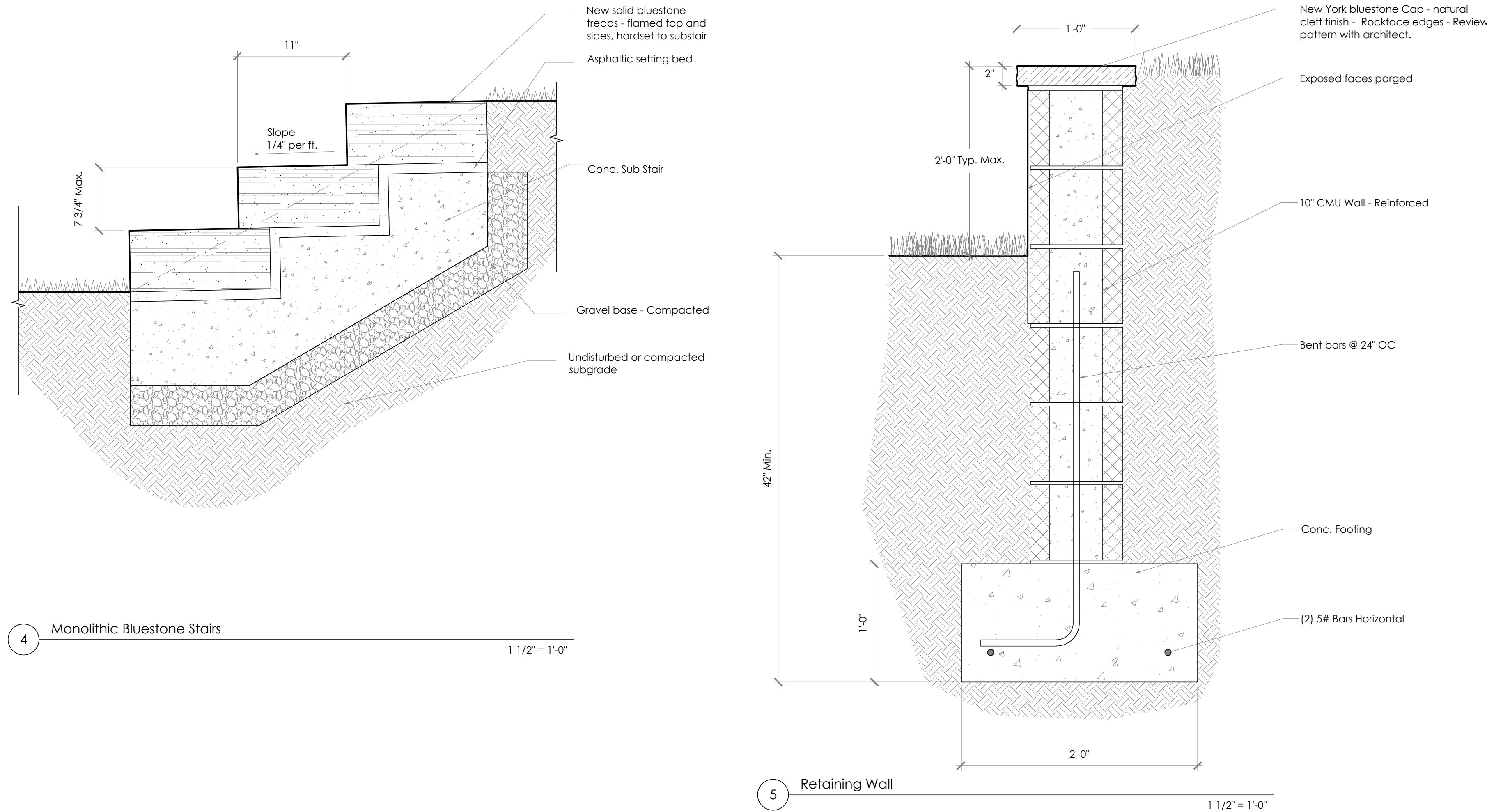
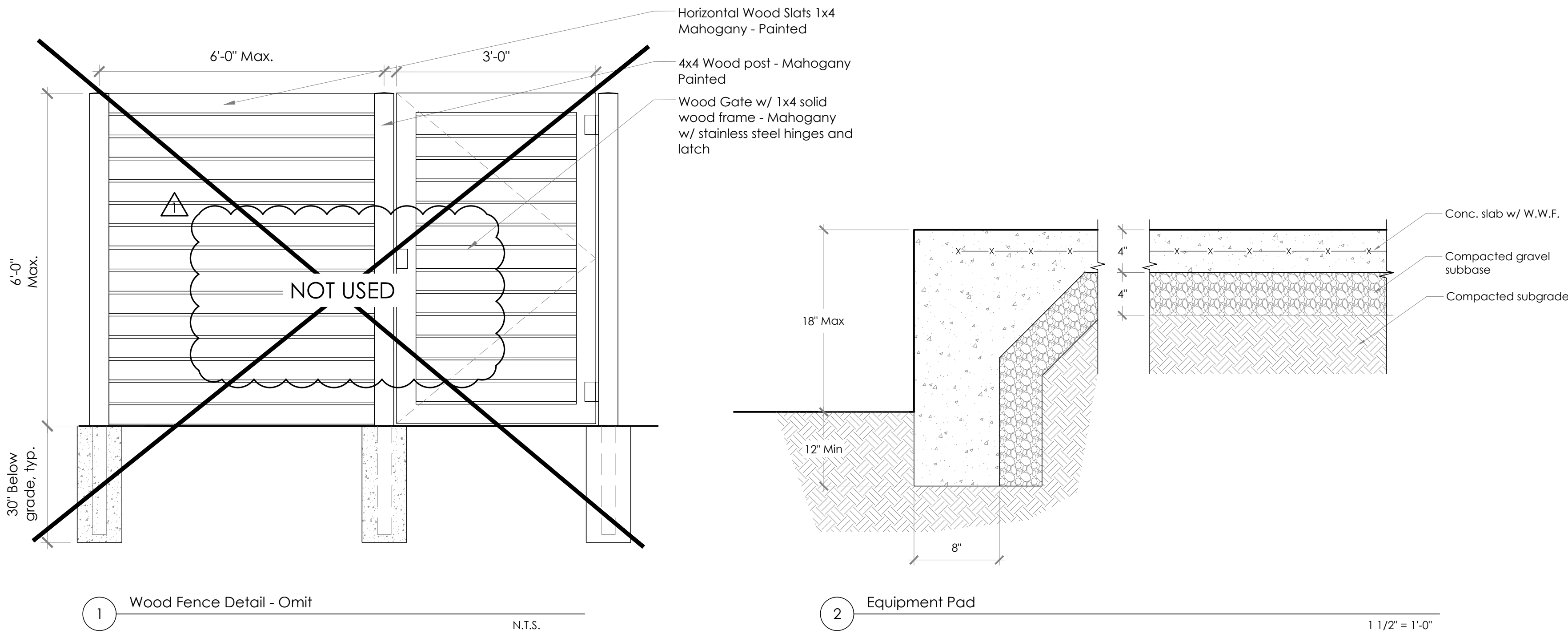
Site Details

SCALE: As Noted

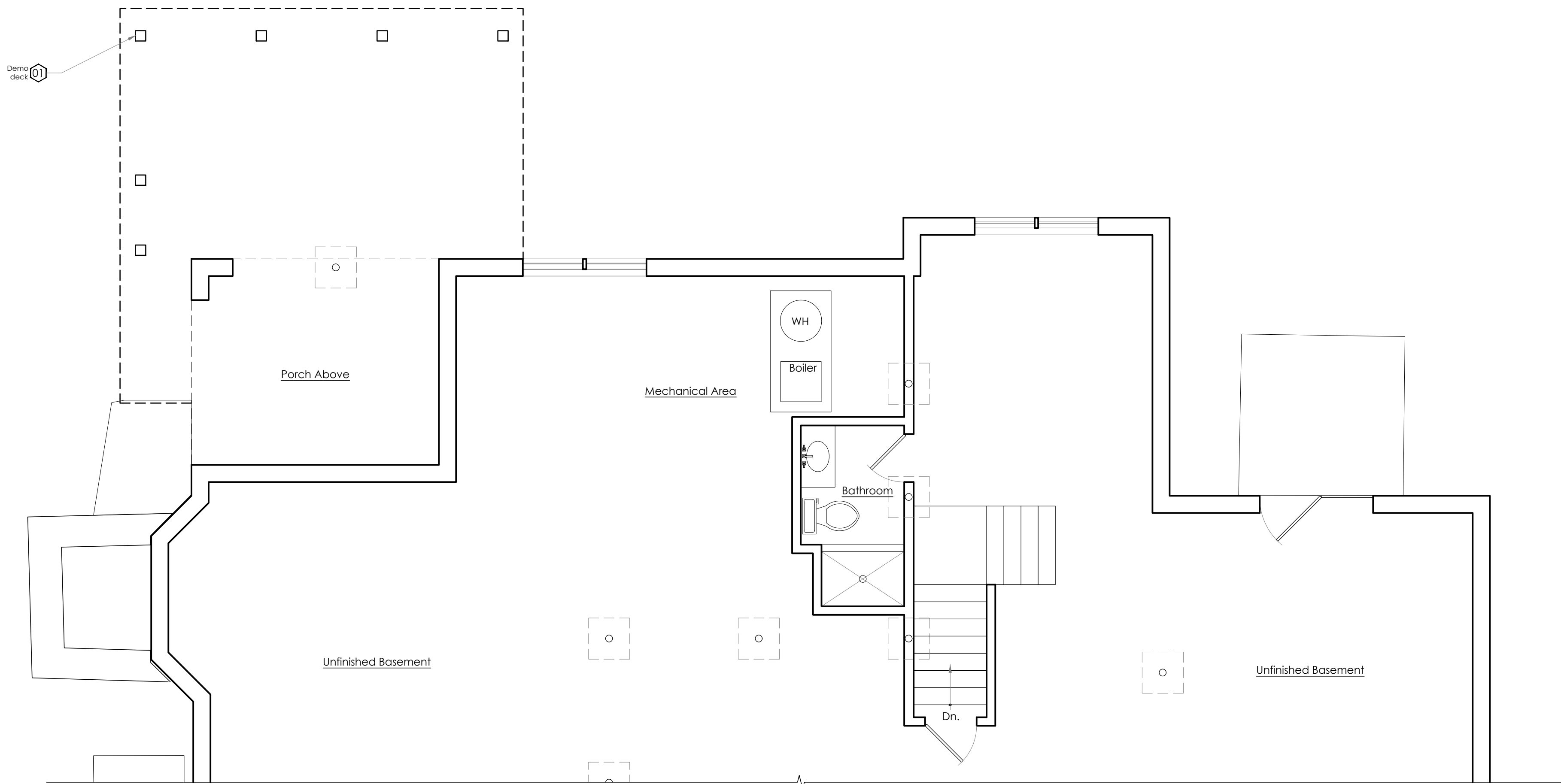
DATE: 04/01/2021

JOB: 20-31

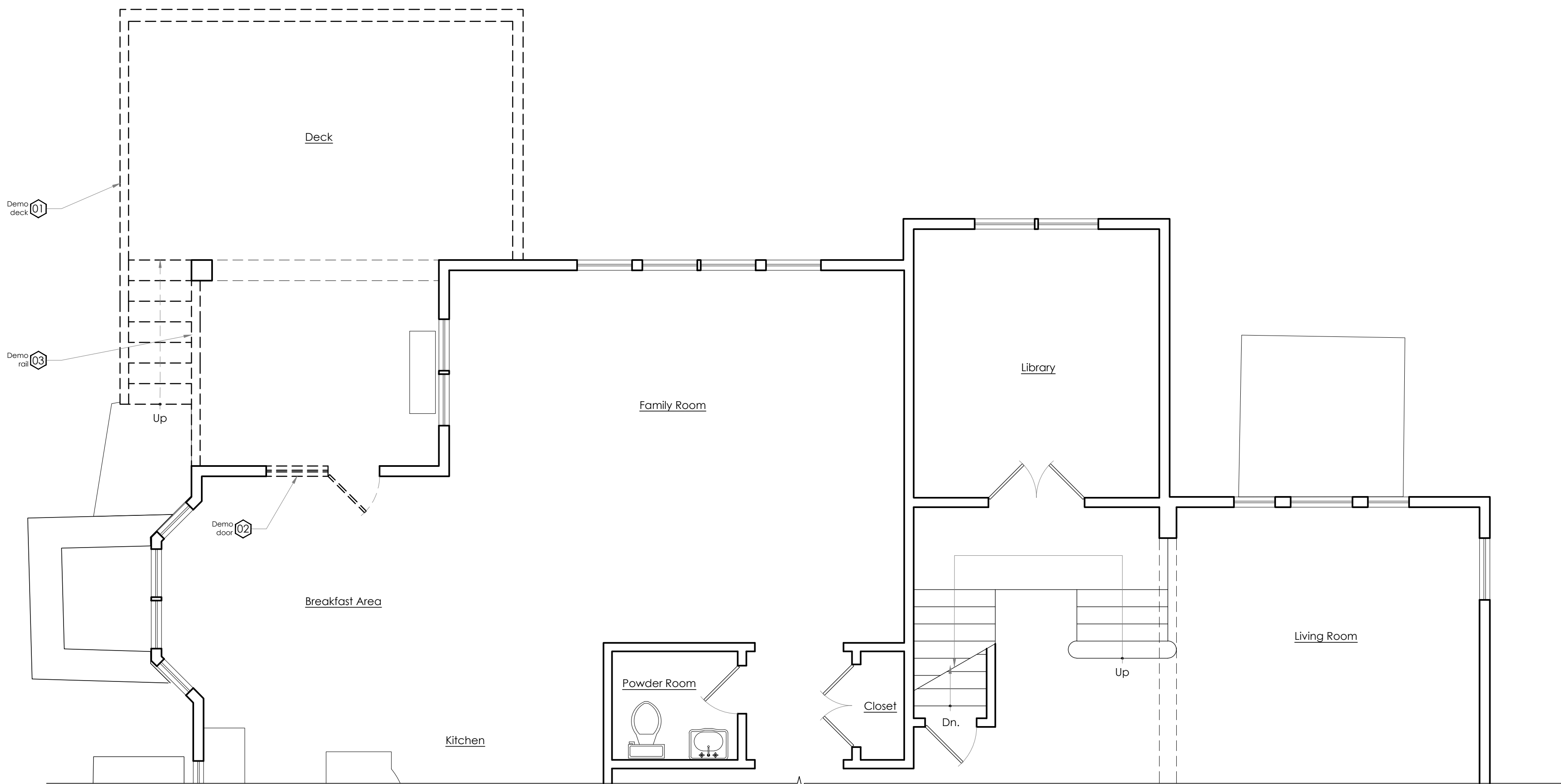
A-0.12







1 Existing Partial Basement Plan  
1/4" = 1'-0"



2 Existing Partial First Floor Plan  
1/4" = 1'-0"

Phasing Key

- Demo
- Existing Wall/Partition to remain

Demolition Key Notes

- Demo deck  
Demolish deck, railing, steps, and all framing associated with it. Footings below high deck to remain for re-use.
- Demo door  
Carefully remove existing door, hardware and frame and prepare for new door in existing location. See proposed floor plan for door information.
- Demo rail  
Carefully remove existing rail and posts, patch and repair existing residence as necessary as a result of demolition

Demolition Notes

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.

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.

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.

Arkin  
Residence

49 Kingsley Close  
Irvington, NY 10533

2	09/07/2021	Submission for ARB Approval
	05/19/2021	Submission for IPB Approval

NO.	DATE	ISSUE/REVISION
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ONE BRIDGE STREET  
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Demolition  
Floor Plans

SCALE: As Noted

DATE: 04/01/2021

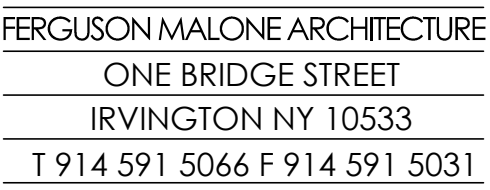
JOB: 20-31

A-1.00

2 Revised Sheet

49 Kingsley Close  
Irvington, NY 10533

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A-1.01

2 Revised Sheet

- 01 Demo door - existing door to be removed
- 02 Demo deck  
Demolish deck, railing, lattice, posts, and all associated framing
- 03 Demo stairs - existing stairs to be removed
- 04 Demo railing - existing railing, posts, and lattice below to be removed
- 05 Existing siding - existing exterior siding to remain
- 06 Existing roof - existing roof to remain
- 07 Existing gutter - existing gutter to remain
- 08 Existing leader - existing leader to remain
- 09 Modified leader - existing leader to remain, leader may need to be modified to accommodate new deck
- 10 Existing window - Existing window to remain
- 11 Existing door - Existing door to remain
- 12 Existing lighting - Existing light fixture to remain


$$1/4'' = 1'-0''$$



49 Kingsley Close  
Irvington, NY 10533

[illegible]

09/20/2021	Submission for ARB Approval
09/17/2021	Issued for Bidding
09/07/2021	Submission for ARB Approval
05/19/2021	Submission for IPB Approval
<b>DATE</b>	<b>ISSUE/REVISION</b>

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GUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
IRVINGTON NY 10533  
914 591 5066 F 914 591 503

SALE: As Noted

TE: 04/01/2021

3: 20-31

A-1.02

2 Revised Sheet

01 Demo door - existing door to be removed

**02 Demo deck**  
Demolish deck, railing, lattice, posts, and all associated framing

03 Demo stairs - existing stairs to be removed

04 Demo railing - existing railing, posts, and lattice below to be removed

05 Existing siding - existing exterior siding to remain

06 Existing roof - existing roof to remain

07 Existing gutter - existing gutter to remain

08 Existing leader - existing leader to remain

09 Modified leader - existing leader to remain, leader may need to be modified to accommodate new deck

10 Existing window - Existing window to remain

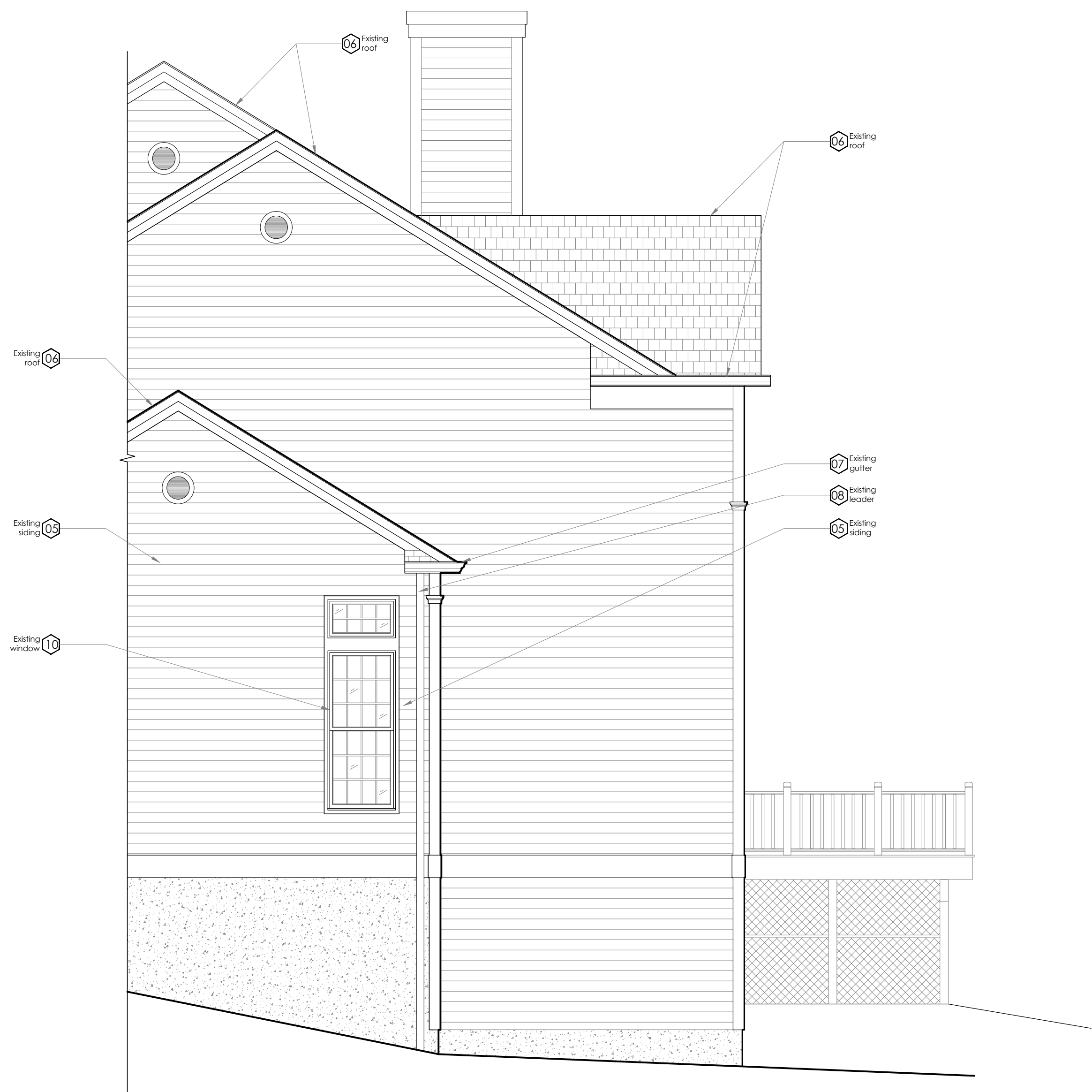
11 Existing door - Existing door to remain

12 Existing lighting - Existing light fixture to remain

13 Demo lighting - Existing light fixture to be removed, prepare for new light fixture in existing location

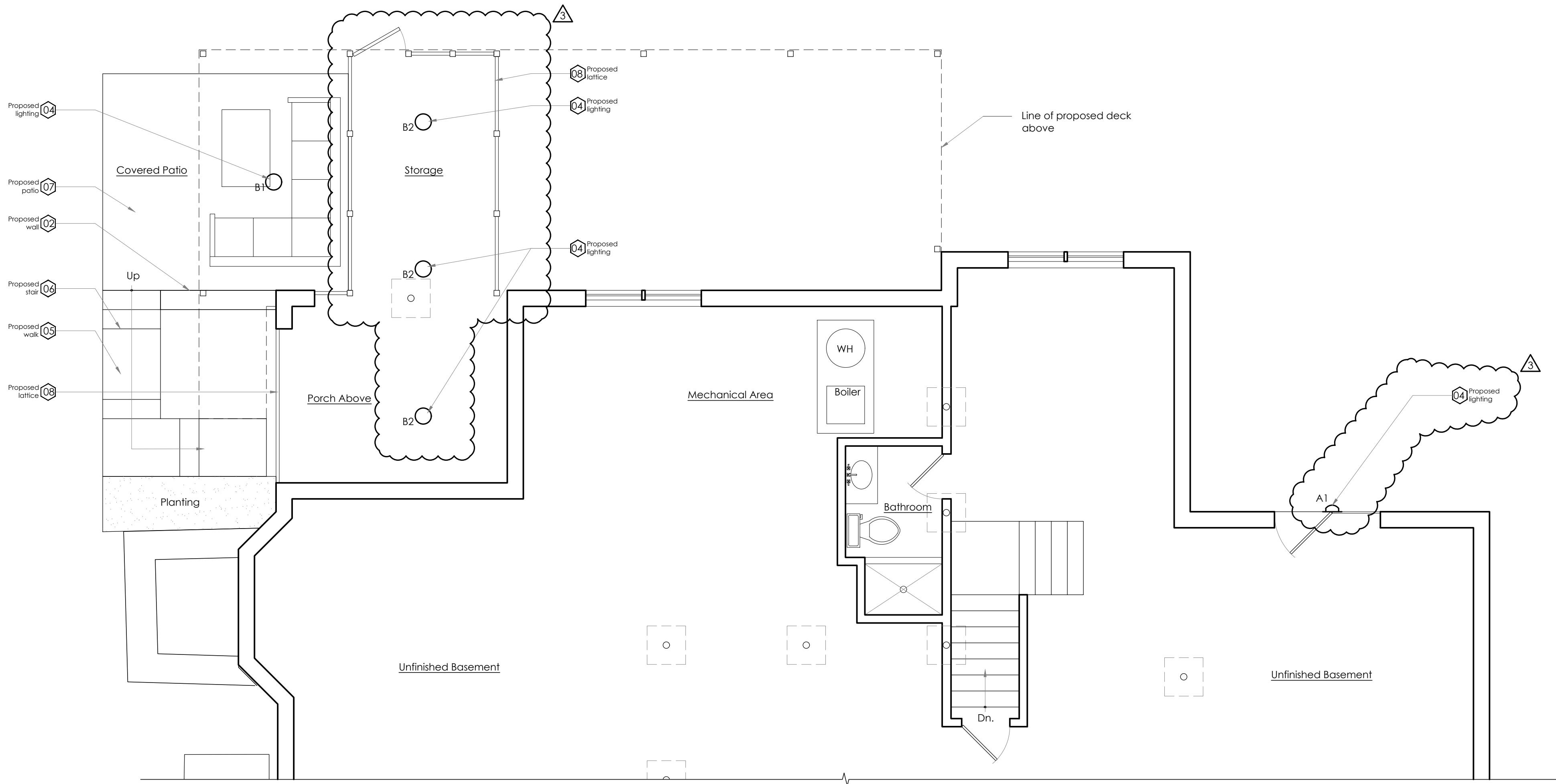


 Existing Partial Side Elevation

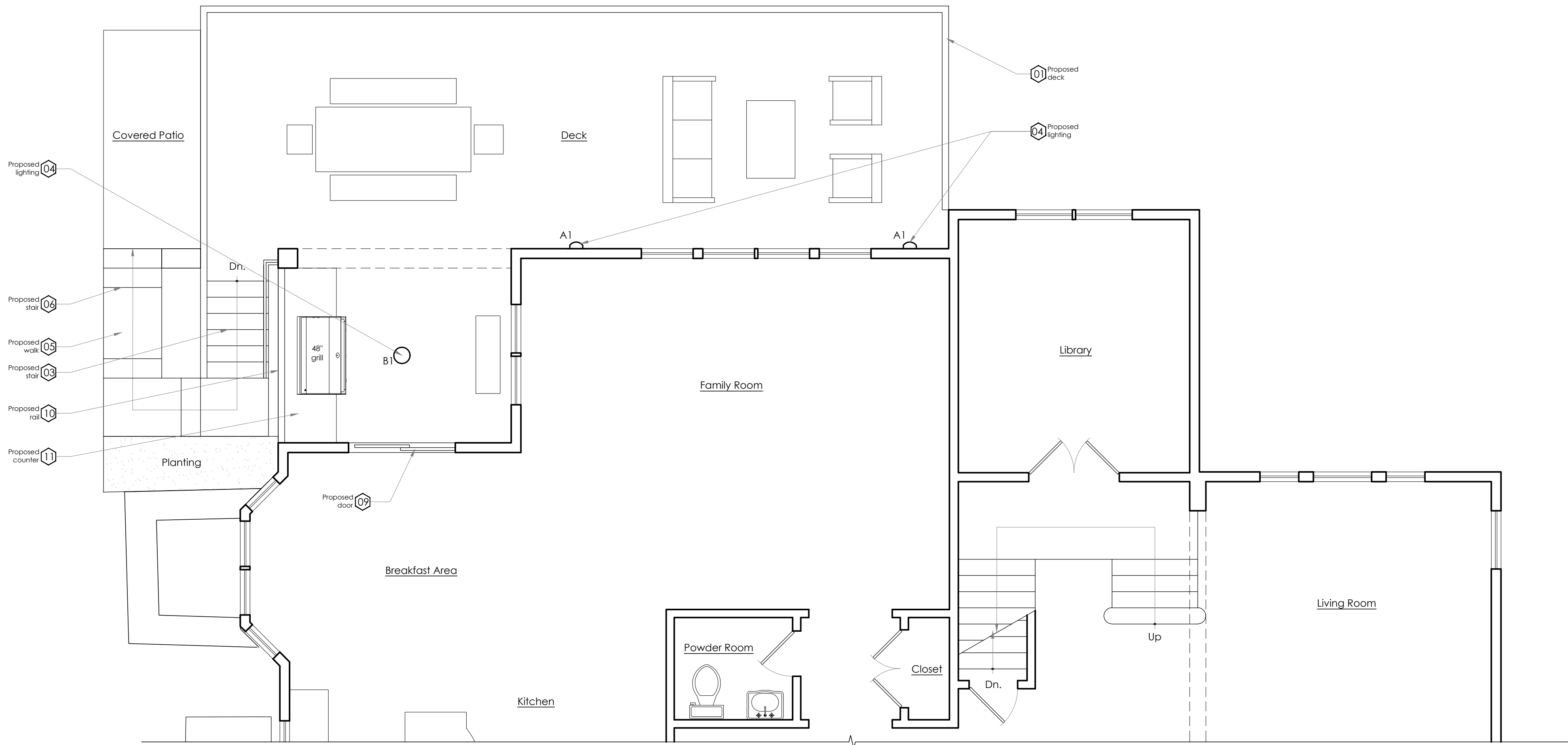
$$1/4'' = 1'-0''$$


Existing Partial Side Elevation

$$1/4'' = 1'-0''$$



1 Proposed Partial Basement Plan  
1/4" = 1'-0"



2 Proposed Partial First Floor Plan  
1/4" = 1'-0"

#### Legend

- Existing Wall/Partition to remain
- Proposed dark sky compliant wall mounted light fixture, see notes below for more information
- Proposed dark sky compliant ceiling mounted light fixture, see notes below for more information
- Proposed dark sky compliant ceiling mounted light fixture, see notes below for more information

#### Construction Key Notes

- Proposed deck - New deck and code compliant railing, see exterior elevations for more information
- Proposed wall - New retaining wall, refer to site details for more information
- Proposed stair - New code compliant deck stair, see exterior elevations for more information

- Proposed lighting - New dark sky compliant exterior lighting
  - A1 Fixture - Bowman Wall Sconce (Small) by Tech Lighting Black Finish
  - B1 Fixture - Bay Outdoor Semi-Flush Mount Ceiling Light by Hubbardton Forge Coastal Black Finish
  - B2 Fixture - Ulko Exterior LED Outdoor Round Flush Mount Ceiling Light by Access Lighting Bronze Finish

- Proposed walk - New stone walk, refer to site details for more information

- Proposed stair - New stone steps, refer to site details for more information

- Proposed patio - New stone patio, refer to site details for more information

- Proposed lattice - New cedar post and lattice; refer to deck section for more information

- Proposed door - New exterior sliding patio door - Marvin Essential, ESSPD6080, hardware to match existing, interior and exterior door finish to be White to match existing

- Proposed rail - New wood rail with panels to match existing, refer to exterior elevations

- Proposed counter - New counter with built-in grill

#### General Notes

All dimensions need to be field verified and coordinated with existing to remain.

All dimensions are taken to the face of finish u.n.o.

#### Door Notes

Submit door and hardware specifications and shop drawings for architects approval.

All glazing within 18" of finished floor to be safety glass.

All glazing within 24" of any door openings to be safety glass.

All glazing within any "Hazardous Locations" ie: bathtubs, showers, whirlpools etc. to be safety glass.

#### Door Hardware Notes

Submit door and hardware specifications and shop drawings for architects approval.

Interior finish hardware shall be premium grade Baldwin or approved equal, finish and style to match existing.

Functional and finish hardware shall be provided by and installed by contractor and shall be installed as per manufacturer's specifications.

Verify backset distance and door thickness and coordinate with selected door hardware.

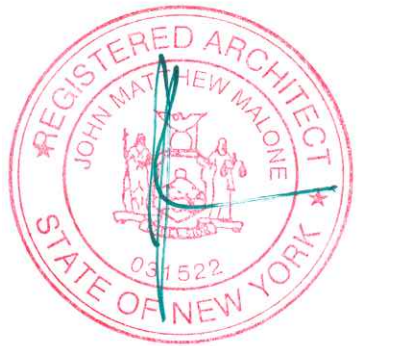
All existing openings to be field verified by G.C. prior to the purchase of all new doors.

## Arkin Residence

49 Kingsley Close  
Irvington, NY 10533

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NO.	DATE	ISSUE/REVISION

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FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
IRVINGTON NY 10533  
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## Proposed Floor Plans

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-2.00

2 Revised Sheet



Arkin  
Residence

49 Kingsley Close  
Irvington, NY 10533

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FERGUSON MALONE ARCHITECTURE  
ONE BRIDGE STREET  
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Proposed  
Exterior  
Elevations

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-3.00

2 Revised Sheet

Key Notes

- 01 Proposed door - New exterior door in existing location. Exterior trim to match existing; see proposed floor plans for more information
- 02 Proposed deck - New mahogany decking with cable rail system and mahogany top rail; see deck section for more information
- 03 Proposed lattice - New post and lattice; see deck section for more information
- 04 Proposed walk - New stone walk, refer to site details for more information
- 05 Proposed wall - New retaining wall, refer to site details for more information
- 06 Proposed stair - New code compliant deck stair
- 07 Proposed patio - New stone patio, refer to site details for more information
- 08 Proposed steps - New stone steps, refer to site details for more information
- 09 Proposed rail - New wood rail with panels to match existing
- 10 Proposed post - New PT post, refer to deck section for more information

- 11 Proposed lighting - New dark sky compliant exterior lighting, refer to sheet A-2.00 for more information
- 12 Proposed hardware - New lattice door hardware to be Snug Cottage  
Hinges: Contemporary Cranked Band Hinges #6295, Black Finish  
Latch: Contemporary Ring Latch Flushmount #6149, Black Finish



1 Proposed Rear Elevation

1/4" = 1'-0"

Arkin  
Residence

49 Kingsley Close  
Irvington, NY 10533

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ONE BRIDGE STREET  
IRVINGTON NY 10533  
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Proposed  
Exterior  
Elevations

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-3.01

2 Revised Sheet

Key Notes

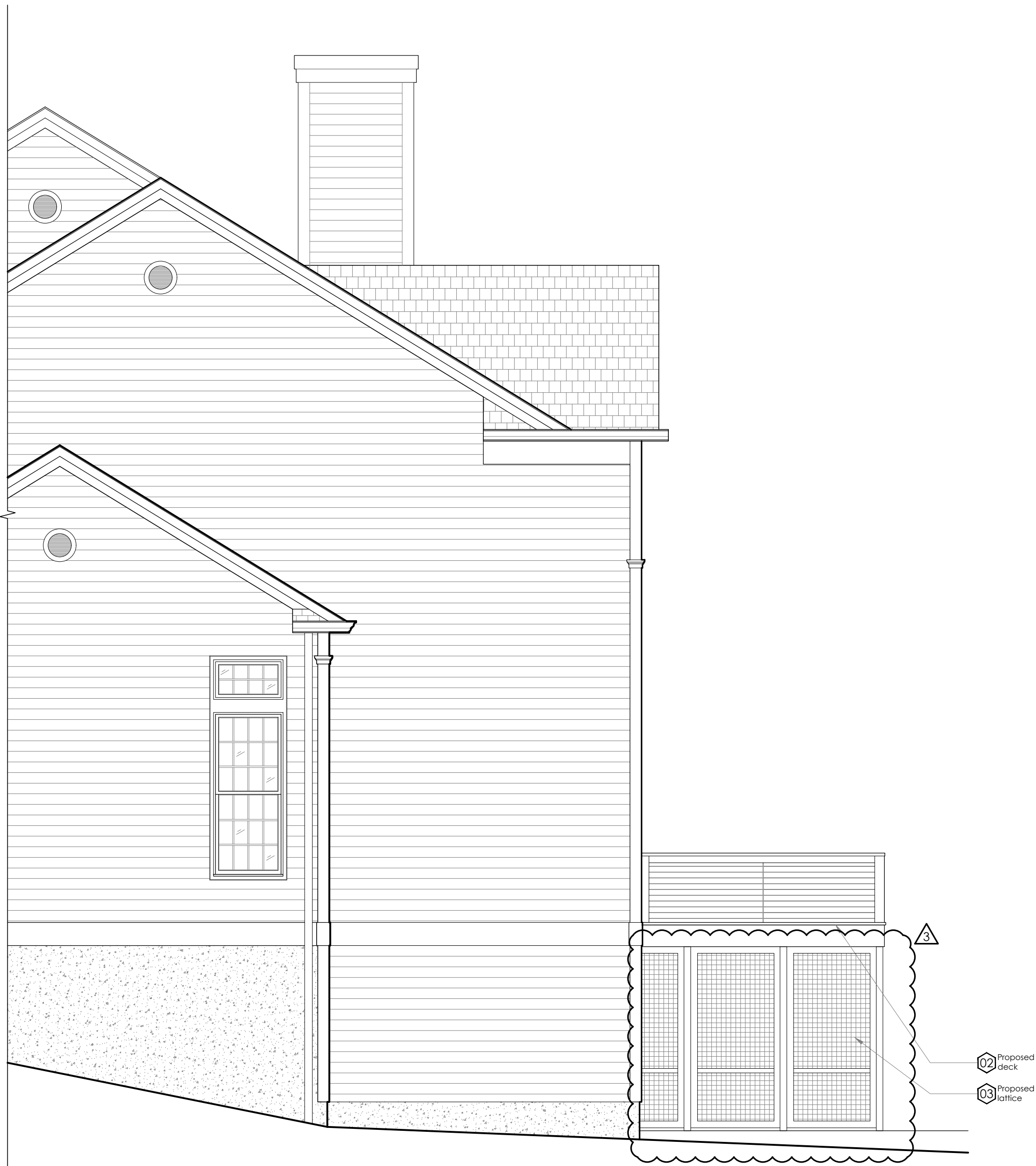
- 01 Proposed door - New exterior door in existing location. Exterior trim to match existing; see proposed floor plans for more information
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Latch: Contemporary Ring Latch Flushmount #6149, Black Finish



1 Proposed Partial Side Elevation

1/4" = 1'-0"



2 Proposed Partial Side Elevation

1/4" = 1'-0"

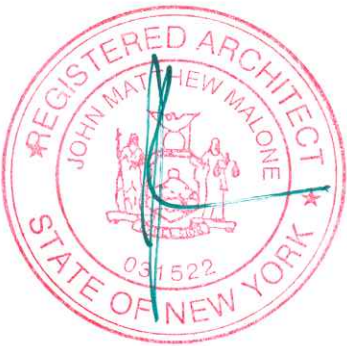


Arkin  
Residence

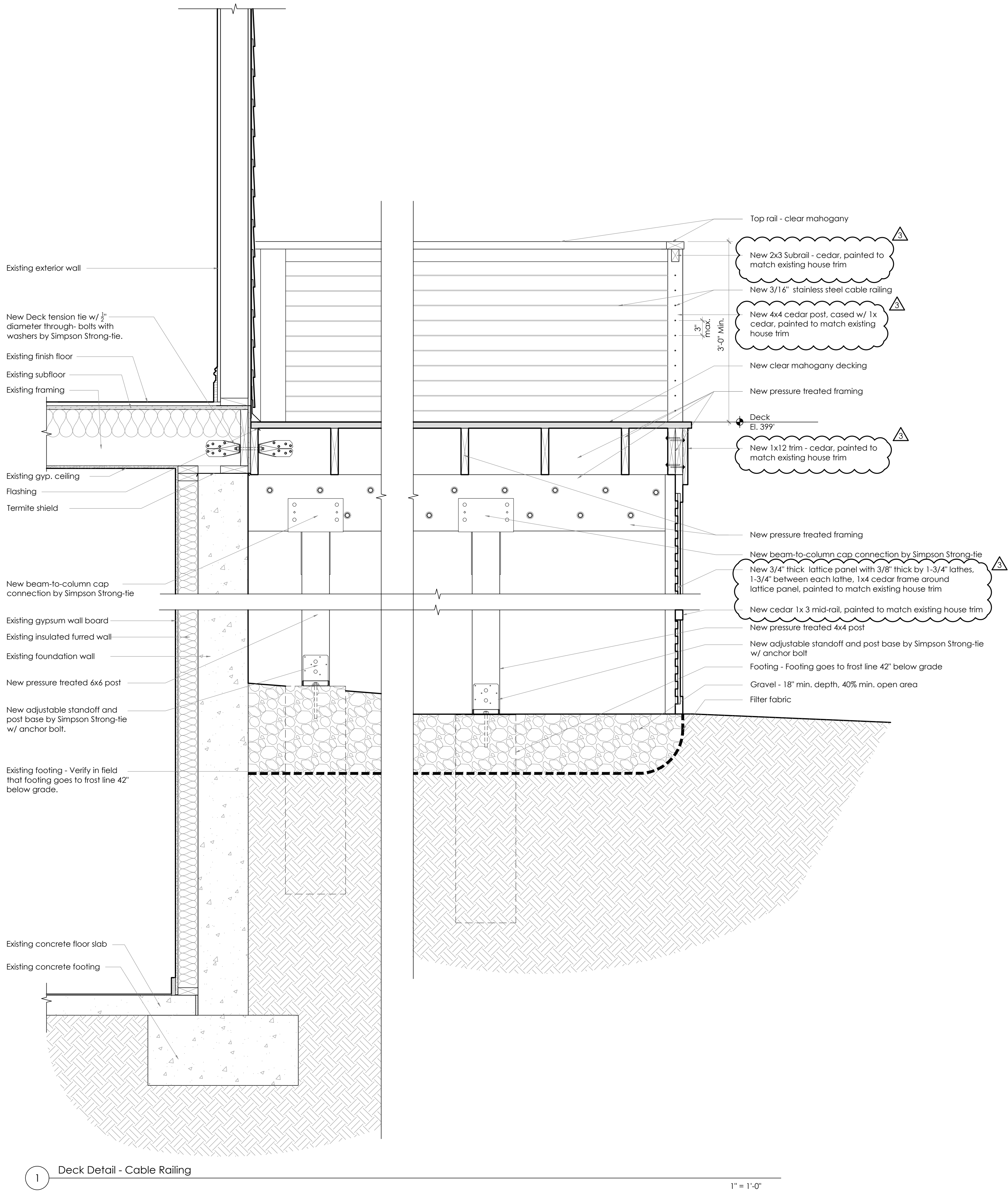
49 Kingsley Close  
Irvington, NY 10533

3	09/20/2021	Submission for ABB Approval
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3	04/23/2021	Resubmission for PB Approval
NO.	DATE	ISSUE/REVISION

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Deck Section

SCALE: As Noted

DATE: 04/01/2021

JOB: 20-31

A-4.00