

APPLICATION FOR BUILDING PERMIT

The Village of Irvington | 85 Main St | Irvington NY 10533

Application Number:	239	Date:	02/28/2021
Job Location:	8 MAPLE ST	Parcel ID:	2.80-35-8
Property Owner:	Francis O'Shea	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
John Malone	
Ferguson Malone Architecture	
One Bridge Street Suite 29 Irvington NY 10533	
9145643166	

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	29500.00	Property Class:	1 FAMILY RES

Description of Work

Renovation of existing side entry as new powder room.

Please Note: Completing the application does not constitute a permit to commence construction. To obtain your permit follow the instructions on the instruction page provided on page 3.

Job Location: 8 MAPLE ST

Parcel Id: 2.80-35-8

AFFIDAVIT OF APPLICANT

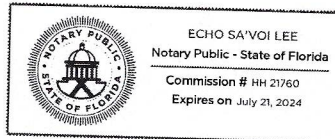
I **John Malone** being duly sworn, depose and says: That s/he does business as: **Ferguson Malone Architecture** with offices at: **One Bridge Street Suite 29 Irvington NY 10533** and that s/he is:

- ☐ The owner of the property described herein.
- ☐ The _____ of the New York Corporation _____ with offices at: _____ duly authorized by resolution of the Board of Directors, and that said corporation is duly authorized by the owner to make this application.
- ☐ A general partner of _____ with offices _____ and that said Partnership is duly authorized by the Owner to make this application.
- ☐ The Lessee of the premises, duly authorized by the owner to make this application.
- ☒ The Architect of Engineer duly authorized by the owner to make this application.
- ☐ The contractor authorized by the owner to make this application.

John M Malone Who provided identification in the form of driver_license
That the information contained in this application and on the accompanying drawings is true to the best of his knowledge and belief. The undersigned hereby agrees to comply with all the requirements of the New York State Uniform Fire Prevention and Building Code, the Village of Irvington Building Code, Zoning Ordinance and all other laws pertaining to same, in the construction applied for, whether or not shown on plans or specify in this application.

Sworn to before me this 28th day of February of 2021

E. Sa'Voi Lee
Echo Sa'Voi Lee
Notary Public / Commission of Deeds
Florida Orange



[Signature]
Applicant's Signature

OWNER'S AUTHORIZATION

Notarized online using audio-video communication

I **Francis O'Shea** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

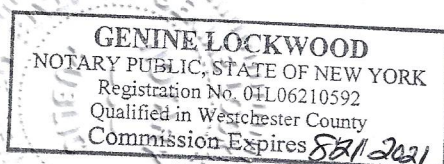
Owner phone number 917-710-5061 Owner email address francis.oshea@gmail.com

- ☐ I hereby acknowledge that it is my responsibility as the **property owner** to ensure that if the permit (if issued) receives a Final Certificate of Approval from the Building Department and further that if a Final Certificate of Approval is not obtained upon completion of the construction, a property violation may be placed on the property for which this permit is being requested.

Sworn to before me this 31 day of March of 2021

[Signature]
Notary Public / Commission of Deeds

[Signature]
Applicant's Signature



INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

The following items must be submitted in order to obtain a Building Permit:

1. One (1) Building Permit application signed by the owner or a notarized Agent Letter.
2. One (1) property survey (signed and sealed), reflecting existing conditions.
3. Two (2) sets of construction drawings and specifications, including existing and proposed conditions, state design criteria, structural and architectural details, plans, and cross sections, mechanical, electrical, and plumbing drawings (signed and sealed by a likened professional).
4. One USB with all plans (with Licensed Professionals certification/stamp) and specifications in PDF (file size must be less than 25MB).
5. Copy of approved site plan from the Irvington Planning Board when applicable (required on all increases of FAR, footprint, coverage, driveways and increases of cubic content under a roof).
6. Approval by the Architectural Review Board (ARB) when applicable. An additional five (5) sets of construction drawings and specifications (please see ARB requirements (available on the village web site www.irvingtonny.gov) prior to submission).
7. Visit the Village of Irvington website www.irvingtonny.gov for additional check list for solar panels, generators, underground propane tanks, signs and awnings(found in forms and documents in the Building & Planning General Information folder).
8. Village Zoning Code is available on the Village website: www.irvingtonny.gov.
9. Provide evidence that the application meets the NYS Energy code as described by www.dos.state.ny.us/code/energycode/overview.htm

Contractor Requirements in order to obtain a Building Permit:

10. Contractor's Certificate of Liability listing the Village of Irvington as the Certificate Holder with no disclaimer in the description other than certificate holder is named additional insured (any additional comments will not be accepted).
11. Contractor's Workers Compensation C-105 form (or equivalent) listing the Village of Irvington as Certificate Holder.
12. Copy of Contractor's Westchester County Home Improvement License.
13. All information above uploaded into permit application with the contractor's contact information, including mailing address, phone number, and email address.
14. Contractor's signature on Affidavit of Contractor (required prior to issuance of the permit).

Please Note:

-State Law requires that the contractor submits a copy of Workman's Compensation as required by the New York State Disability Insurance naming the Department of Buildings, Village of Irvington as certificate holder and showing coverage for general contracting and the locations covered by such insurance. If structure is to be demolished a copy of Liability Insurance must also be submitted.

- Please be advised under State and Municipal Laws, the Workman's Compensation and Disability benefits insurance must be submitted on separate state approved forms. The "Acord Form" is no longer acceptable as proof of Workman's Compensation coverage. Further information or questions may be answered by calling the NYS Bureau of Compliance at (518) 486-6307 or by visiting their website or by contacting your insurance provider.

FEES ASSOCIATED WITH BUILDING PERMIT APPLICATION(All fees must be paid at time of application):

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

* Permit fee \$17 per thousand dollars (\$1000) of estimated cost of construction, or fraction thereof

85
501.5

•Inspection Fees (as applicable)

- | | |
|--|--|
| • Insulation: \$50 X | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 X | • Framing: \$50X |
| • Energy Code Compliance: \$50 X | • Building systems, including underground and rough-in: \$50 |
| • Sediment and erosion control: \$50 | • Fire resistant construction and penetrations: \$50 |
| • Footing: \$50 X | • Final Inspection for C.O.: \$50X |
| • Preparation for concrete slabs and walls: \$50 | • State and local laws (per re-inspection): \$50 |

Total Inspections 300

* Certificate of Occupancy Fees: One dollar (\$1.00) per thousand dollars of estimated cost. Minimum Fee \$25.00

* Permit Revisions or Amendment: \$50.00 (plus \$17 per thousand (\$1000), of the estimated cost of construction and any additional inspections fees).

29.5

* Re-inspection fee for work not ready at time of inspection or not in compliance: \$50

* Applications for Undocumented Work/ Legalizing: Applications to legalize work done prior to applying for and receiving a building permit shall pay double all applicable fees and inspections, including the cost of construction based on the cost of all proposed work being legalized at the time of application. Minimum fee \$500.00.

(To be collected at time of submission of application)Total 916

(Note: pursuant to 224-54A all permits are valid for one (1) year from date on permit
Any permit that expires will be subject to additional fees.)

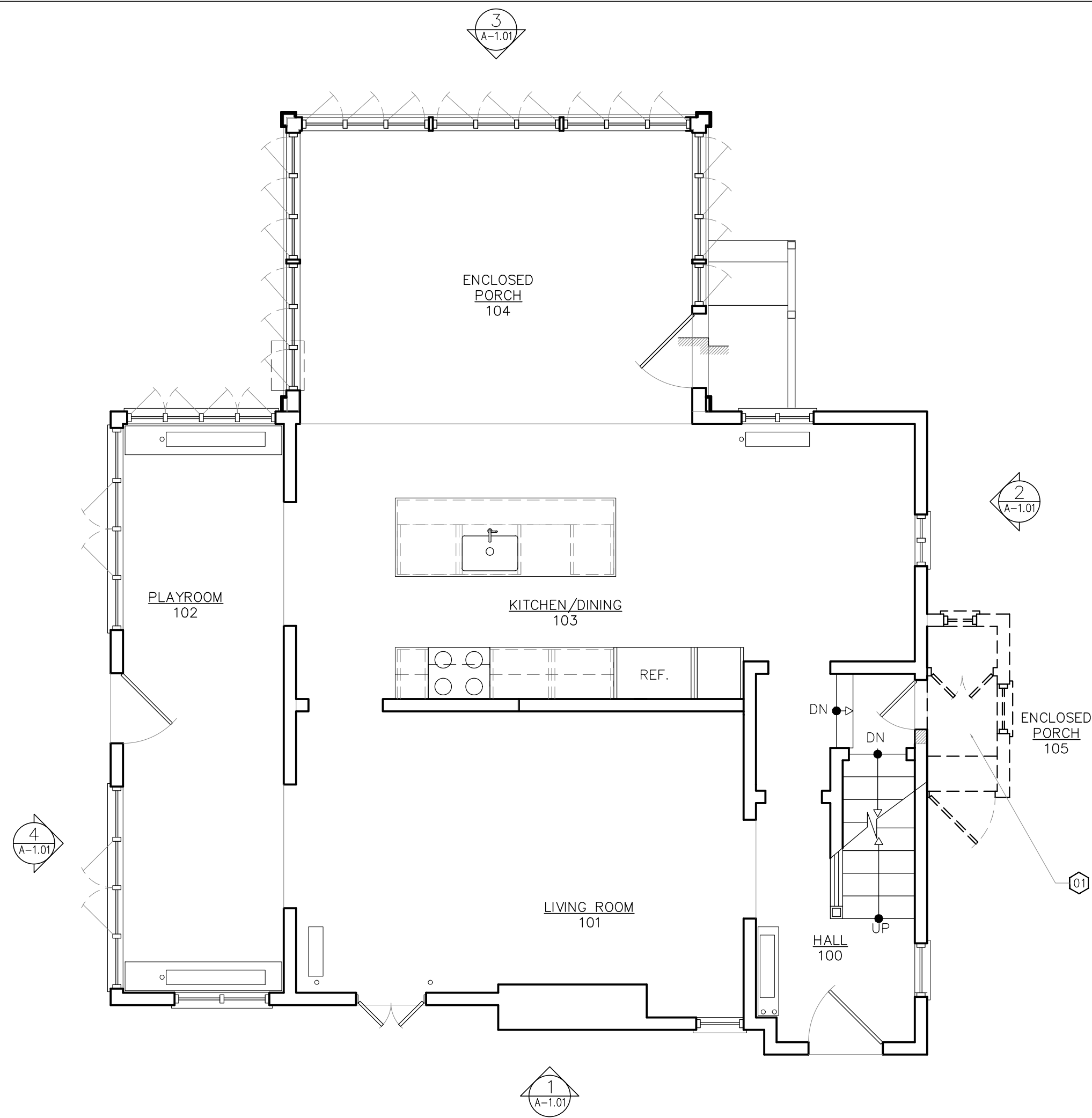
O'Shea Residence

8 Maple Street
Irvington, New York

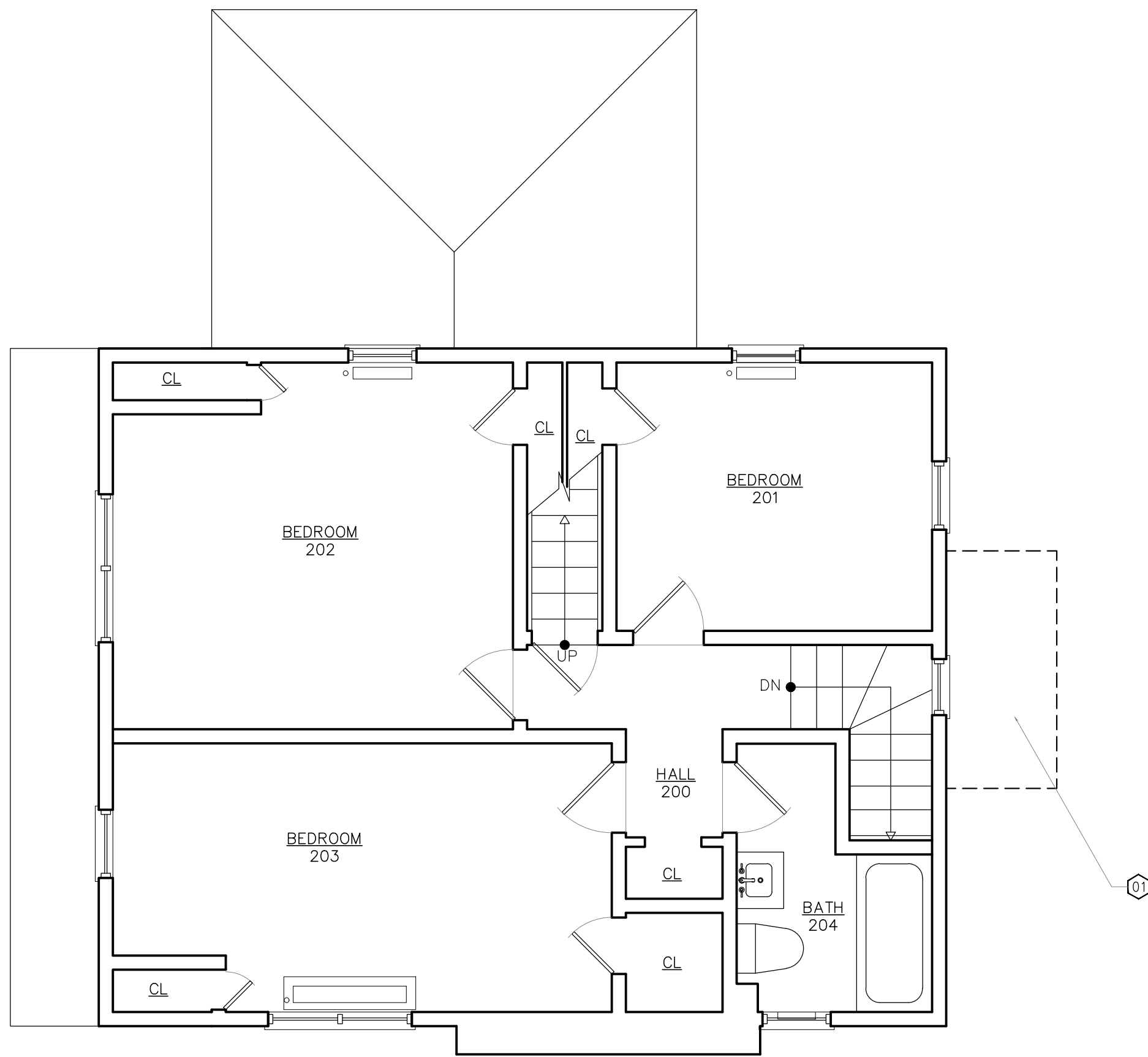
Submission to Irvington Architectural Review
Board for Approval
March 01, 2021

PROJECT NO.: 2101

FERGUSON MALONE ARCHITECTURE



1 DEMOLITION GROUND FLOOR PLAN 1/4" = 1'-0"



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

- LEGEND
- EXISTING PARTITION TO BE REMOVED
 - EXISTING PARTITION / WALL TO REMAIN
 - NEW PARTITION
- DEMOLITION KEY NOTES
- 01 REMOVE ONE STORY ENTRY PORCH STRUCTURE IN ITS ENTIRETY, INCLUDING FOUNDATION.

O'Shea Residence

8 Maple Street
Irvington, NY 10533

ARB Submission		
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 (IRC 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 PLANS

SCALE: As Noted

DATE: 03/01/2020

JOB: 2101

A-1.00



1 PROPOSED EAST ELEVATION

1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



3 PROPOSED WEST ELEVATION

1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

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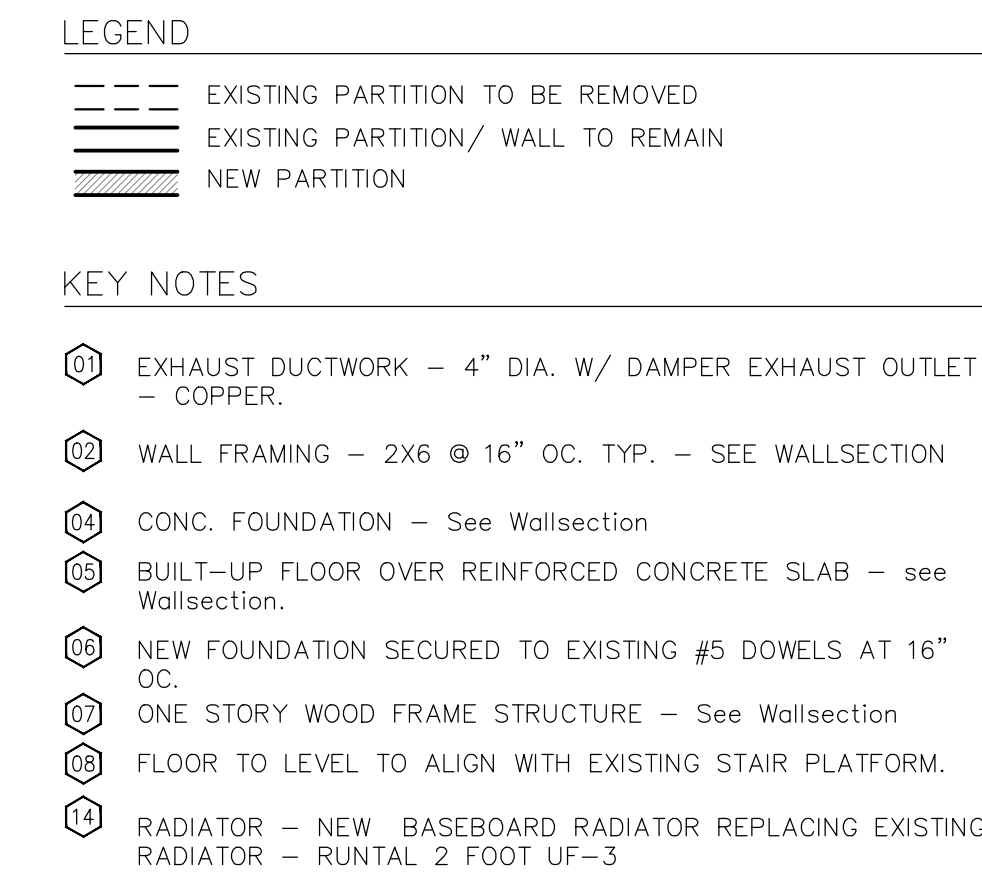
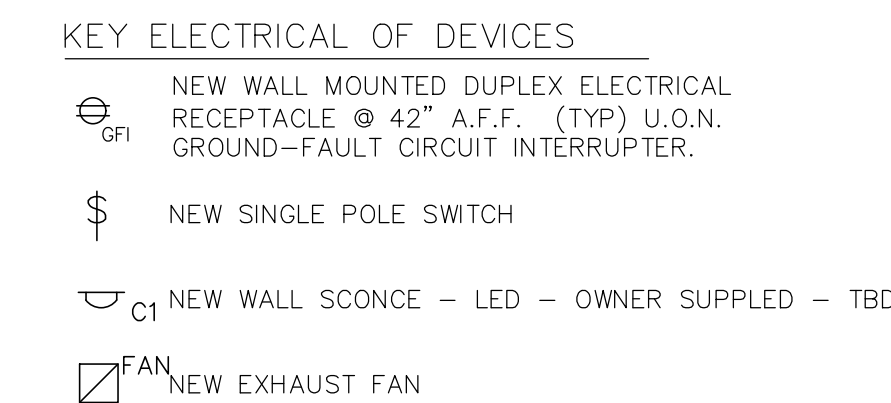
EXISTING ELEVATIONS

SCALE: As Noted

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A-1.01



1. ALL FRAMING LUMBER AND DETAILS OF WOOD CONSTRUCTION SHALL CONFORM TO NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS (INCLUDING SUPPLEMENT NO. 1). ALL NEW FRAMING LUMBER SHALL BE GRADE MARKED AT MILL AND SHALL BE SURFACED DRY. NEW JOISTS SHALL COMPLY WITH PS 20-70 FOR SIZES AND SHALL CONFORM TO THE FOLLOWING SPECIE AND GRADE.

RAFTERS AND JOISTS: DOUGLAS FIR, LARCH #2
BEAMS, GIRDERS AND HEADERS: DOUGLAS FIR, LARCH #1
STUDS AND PLATES: DOUGLAS FIR, LARCH STUD GRADE

2. SET ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. FIT ROUGH CARPENTRY TO OTHER CONSTRUCTION; SCRIBE AND COPE AS NEEDED FOR ACCURATE FIT. LOCATE FURRING, NAILERS, BLOCKING, GROUND, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.

3. FRAMING STANDARD: COMPLY WITH AF&PA'S "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION," UNLESS OTHERWISE INDICATED.

4. METAL FRAMING ANCHORS: COMPLY WITH METAL FRAMING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. ALL METAL FRAME CONNECTIONS SHALL BE MADE WITH APPROVED GALVANIZED STEEL JOISTS OR BEAM HANGERS, MINIMUM 18 GAUGE, ALL METAL INCLUDING JOIST HANGERS, FLASHING, ANCHOR BOLTS, POST BASES, ETC. THAT COME IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED G186 BY SIMPSON STRONG TIE, STAINLESS STEEL, OR APPROVED EQUAL BY ARCHITECT.

5. DO NOT SPECIFY STRUCTURAL MEMBERS BEHIND SUPPORTS, UNLESS OTHERWISE INDICATED.

6. SECURELY ATTACH ROUGH CARPENTRY WORK TO SUBSTRATE BY ANCHORING AND FASTENING AS INDICATED, COMPLYING WITH THE FOLLOWING:

- A. NES NER-272 for POWER-DRIVEN FASTENERS.
- B. TABLE R602.3(1), "FASTENER SCHEDULE FOR STRUCTURAL MEMBERS," AND TABLE R602.3(2), "ALTERNATE ATTACHMENTS," IN ICC'S INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.

7. NEW INTERIOR WOOD FRAME BEARING WALLS ARE TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE INDICATED.

8. ALL RAFTERS AND JOISTS SHALL ALIGN DIRECTLY WITH STUDS BELOW, WHERE REQUIRED, INSTALL ADDITIONAL STUDS, USE DOUBLE STUDS @ ENDS OF WALL AND ENDS OF OPENINGS; USE DOUBLE TRIMMERS AND HEADERS AT ALL SPAN OPENINGS FOR BEAMS ARE NOT DESIGNATED. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.

9. AT THE ENDS OF ALL BEAMS, HEADERS AND GIRDERS PROVIDE A BUILT UP OR SOLID POST WHOSE WIDTH IS AT LEAST EQUAL TO THE WIDTH OF THE MEMBER IT IS SUPPORTING

10. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS OR SPACING FOR THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING THICKNESS:

FLOOR:	3/4"
ROOF:	5/8" CDX
WALL SHEATHING:	1/2"

11. FRAMING DRAWINGS SIZING AND LOCATING EXISTING STRUCTURAL MEMBERS HAS BEEN DEVELOPED BASED ON A SITE SURVEY WITH LIMITED ACCESS TO STRUCTURAL MEMBERS. THE GENERAL CONTRACTOR IS TO IDENTIFY ANY DISCREPANCIES PRIOR TO BEGINNING ANY REFRAMING WORK.

GYP SUM BOARD NOTES

ALL GYPSUM BOARD MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C36, C79, C475, C514, C630, C931, C960, C1002, C1047, C1177, C1178, C1278, C1395 OR C1396. AND SHALL BE INSTALLED IN ACCORDANCE W/ THE 2007 RESIDENTIAL CODE OF NEW YORK STATE.

USE MOISTURE RESISTANCE GWB AT ALL WET AREAS, INCLUDING BATHROOMS

USE CEMENT BOARD AS SUBSTRATE FOR TILE IN ALL SHOWERS.

DIMENSIONS ARE FROM FINISH TO FINISH UNLESS OTHERWISE NOTED.

CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AT SOFFITS AND ENDS IN DRYWALL PARTITIONS U.O.N. PARTITIONS SHALL BE ANCHORED FIRMLY AS PER U.S. GYPSUM SPECIFICATIONS AND BUILDING CODE REQUIREMENTS.

ALL MECHANICAL, PLUMBING AND ELECTRICAL LINES ARE TO BE CONCEALED UNLESS OTHERWISE SPECIFIED. WHERE SUCH ARE TO BE SEALED, PARTITIONS OR CEILINGS SHALL NOT BE CLOSED-IN UNTIL THE LINES HAVE BEEN TESTED.

GENERAL DOOR NOTES

INSPECT AND ADJUST ALL EXISTING DOORS AND DOOR HARDWARE.
ENSURE LIKE NEW OPERATION WITH POSITIVE LATCHING.

DOORS ARE TO BE CASED WITH 3/4" SOLID WOOD,
POPLAR. CASING DESIGN TO MATCH EXISTING.

GENERAL WINDOW NOTES

ALL NEW WINDOWS TO MEET THE REQUIREMENTS OF RESIDENTIAL CODE OF NEW YORK STATE AND ARE TO HAVE A U-FACTOR OF 0.35 OR LESS.

INSTALLATION SHALL BE IN STRICT ACCORDANCE W/MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. VERIFY ROUGH OPENING & WALL THICKNESS FOR WINDOW JAMB DIMENSIONS IN FIELD.

NEW WINDOWS ARE TO BE CASED WITH 3/4" SOLID WOOD, POPLAR.

FIRE SAFETY NOTES

ALL WORK SHALL BE PERFORMED BY LICENSED PERSONNEL, AND SHALL COMPLY WITH N.Y. STATE UNIFORM FIRE PREVENTION AND BUILDING CODE, THE REGULATIONS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS, NATIONAL FIRE PROTECTIVE ASSOCIATION AND ALL FEDERAL, STATE, AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER THE WORK.

ADAPT NEW INSTALLATION TO EXISTING SERVICE AS REQUIRED. EXISTING ELECTRICAL SERVICE SHALL BE INSPECTED BY THE CONTRACTOR TO VERIFY CAPACITY FOR ANY NEW LOADS, SAFE FUNCTIONING, CODE COMPLIANCE AND PERFORMANCE OF ENTIRE SYSTEM AS SPECIFIED. MODIFY EXISTING SYSTEM AS REQUIRED.

ALL ELECTRICAL EQUIPMENT TO BE REMOVED DURING DEMOLITION SHALL BE TRACED TO AND REMOVED FROM ITS ORIGIN.

RECEPTACLES AND SWITCHES ARE TO BE LUTRON "DESIGNER SERIES" COVER PLATES WITH CORA RECEPTACLES, RESIDENTIAL GRADE. DEVICES ARE TO BE WHITE.

ADJACENT SWITCHES AND RECEPTACLES ARE TO BE INSTALLED IN GANGED WITH SINGLE COVERPLATE.

EXACT LOCATIONS OF RECEPTACLES AND SWITCHES SHALL BE
VERIFIED WITH OWNER PRIOR TO INSTALLATION.

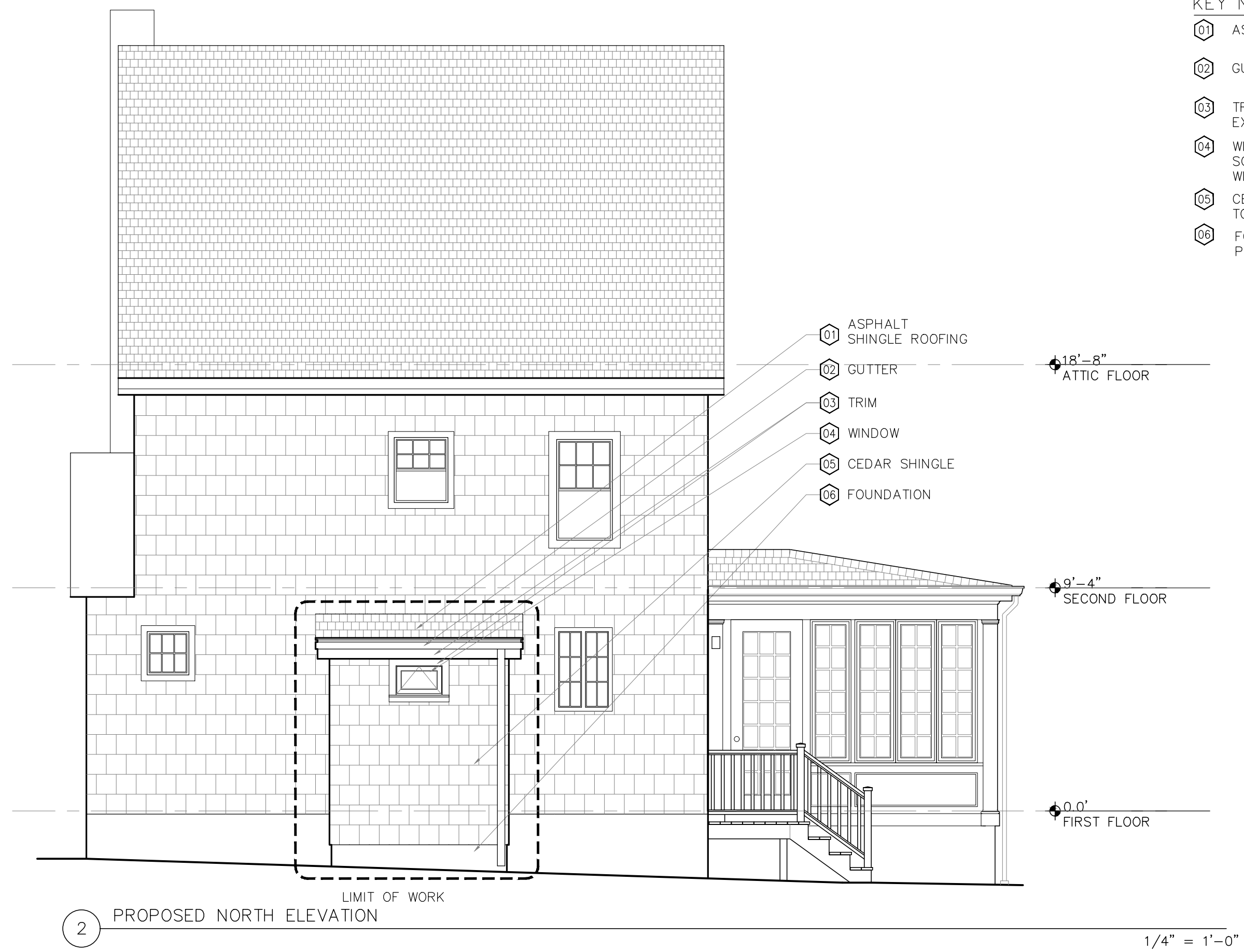
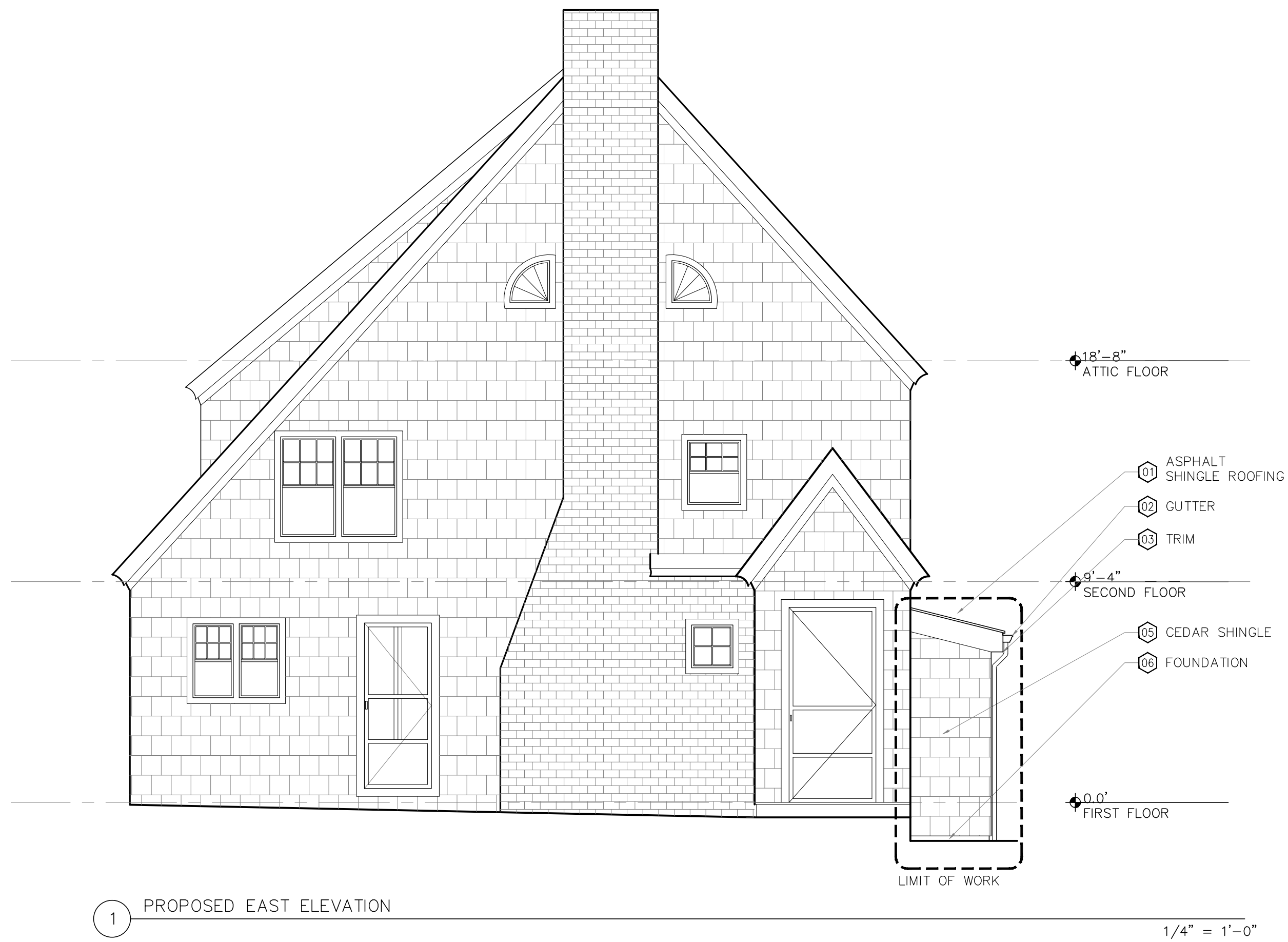
EXISTING INTERCONNECTED SMOKE DETECTORS ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION



SCALE: As Noted

DATE: 03/01/2020

JOB: 2101



- KEY NOTES
- 01 ASPHALT SHINGLE ROOFING - TO MATCH EXISTING
 - 02 GUTTER - WHITE ALUMINUM K-STYLE GUTTER
 - 03 TRIM - SOLID WD. TRIM - PAINTED WHITE TO MATCH EXISTING
 - 04 WINDOW- WOOD AWNING WINDOW - SEE WINDOW SCHEDULE - EXTERIOR COLOR TO MATCH EXISTING WINDOWS
 - 05 CEDAR SHINGLE - CEDAR SHINGLE SIDING - FINISHED TO MATCH EXISTING
 - 06 FOUNDATION - CONC. FOUNDATION - PARGED AND PAINTED WHITE TO MATCH EXISTING

O'Shea
Residence

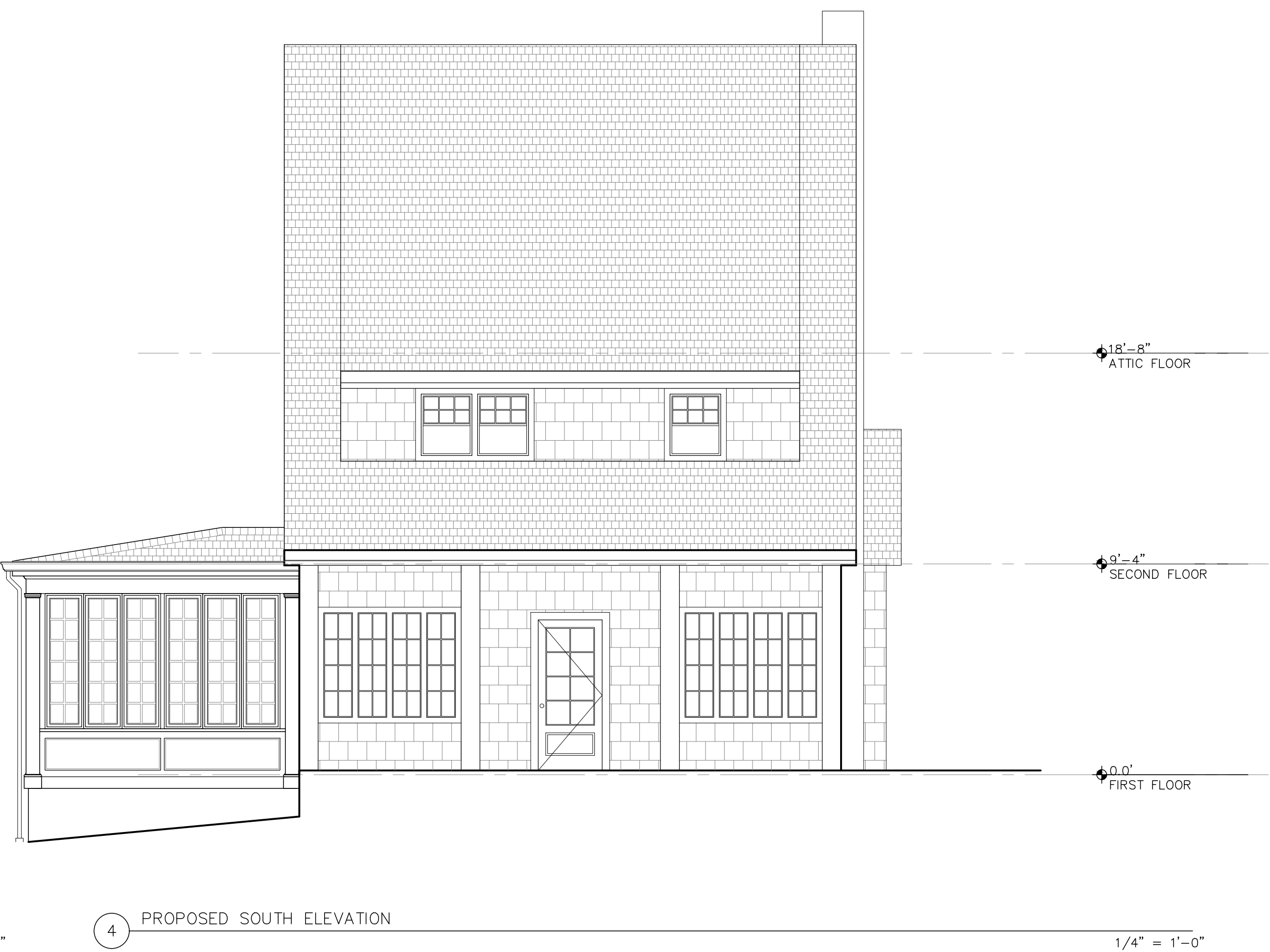
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ARB Submission		
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PROPOSED
ELEVATIONS

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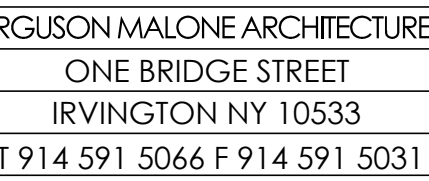
DATE: 03/01/2020

JOB: 2101

A-3.00

8 Maple Street
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SALE:	As Noted
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DATE: 03/01/2020

DB: 2101

A-4.00

ACCESSORY SCHEDULE						
TAG	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT NAME / NUMBER	FINISH/COLOR	REMARK
A01	MIRROR	POWDER ROOM 105	TBD	TBD		TO BE SUPPLIED BY OWNER
A02	12" TOWEL BAR	POWDER ROOM 105	GATCO	LATITUDE II	SATIN NICKEL	TO BE SUPPLIED BY OWNER
A03	TP HOLDER	POWDER ROOM 105	GATCO	LATITUDE II	SATIN NICKEL	TO BE SUPPLIED BY OWNER

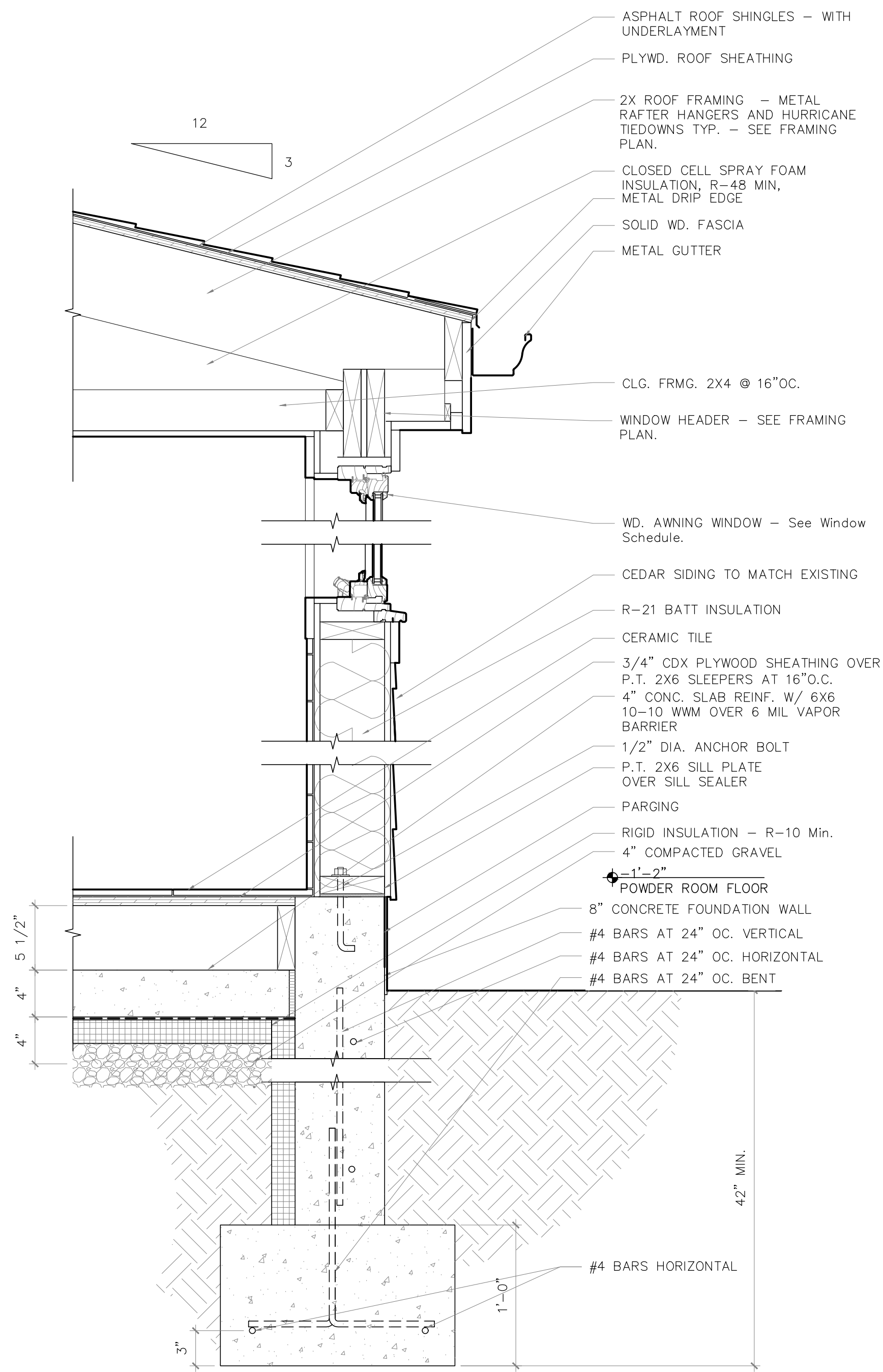
ALL ACCESSORIES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION.

CONFIRM LOCATIONS OF INSTALLATION WITH ARCHITECT PRIOR TO
INSTALLING.

- 01 BASE TO MATCH EXISTING
- 02 NEW TRIM TO MATCH EXISTING
- 03 BASEBOARD – RUNTAL UF SERIES

GENERAL NOTE:
SOLID WOOD TO BE RECLAIMED WHITE OAK





1 WALLSECTION
1 1/2" = 1'-0"

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WALLSECTION

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A-5.00