APPLICATION FOR BUILDING PERMIT

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

Application Number:	444	Date:	04/27/2021
Job Location:	4 CAMDEN CT	Parcel ID:	2.140-88-3
Property Owner:	Melanie and Jeremy Solomon	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
John Malone	Jose Ferreira
Ferguson Malone Architecture	J Ferreira Construction Corp.
One Bridge Street - Suite 29Irvington NY 10533	77 Brookwood Drive Briarcliff Manor NY 10510
914-564-3166	914-262-5476

Description of Work

Type of Work:	Deck	Applicant is:	Architect
Work Requested by:	The Owner	In association with:	
Cost of Work (Est.):	125000.00	Property Class:	1 FAMILY RES

Description of Work

Replacement of existing deck and new entrance to basement including retaining wall.

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: 4 CAMDEN CT

Parcel Id: 2.140-88-3

AFFIDAVIT OF APPLICANT

l John offices	Malone being duly sworn, depose and says: That s/he does business as: Ferguat: One Bridge Street - Suite 29 Irvington NY 10533 and that s/he is:	son Malone Architecture with						
	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 with offices 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.	and that said ion.						
kno Uni Iaw Sw No	at the information contained in this application and on the accompanying drawing by	ements of the New York State Zoning Ordinance and all other						
l Melar	nie and Authorization as the owner of the subject premises and have author orm the work under the subject application.	ized the contractor named above						
Ow	vner phone number 516-428-2944 Owner email address melscloud@	gmail.com						
	Melanie Beth Solomon I hereby acknowledge that it is my resto ensure that if the permit (if issued) receives a Final Certificate of Approval from further that if a Final Certificate of Approval is not obtained upon completion of the violation may be placed on the property for which this permit is being requested. Sworn to before me this 30th day of April of 2021	sponsibility as the property owner m the Building Department and the construction, a property						
	Inde Whele Judee Wheeler Med	<i>lanie Beth Solomon</i> cant'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
contacting 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

2,12

125

· Inspection Fees (as applicable)

• Insulation: \$50

• Footing: \$50

Solid Fuel: \$50

• Preparation for concrete slabs and walls: \$50

 \bullet Foundation and footing drain: \$50

Framing: \$50Building systems, including underground and rough-in: \$50

Energy Code Compliance: \$50Sediment and erosion control: \$50

• Fire resistant construction and penetrations: \$50

• Footing: \$50

• Final Inspection for C.O.: \$50

• Preparation for concrete slabs and walls: \$50

• State and local laws (per re-inspection): \$50

Total Inspections 350

- * 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).

* 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 toapplying 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 \$2,685

Solomon Deck

4 Camden Court Irvington, New York

Submission to Irvington Planning Board for Site Plan Approval

February 17, 2021

Resubmission to Irvington Planning Board for Site Plan Approval

March 24, 2021

Revision 1

Resubmission to Irvington Planning Board for Site Plan Approval

April 21, 2021 Revision 2

Submission to Irvington Architectural Review Board

for Approval

May 03, 2021

Revision 3

PROJECT NO.: 20-10

FERGUSON MALONE ARCHITECTURE

	Climate and Geographic Design Criteria (Effective 10/3/2016)												
Location: Vil	Location: Village of Irvington												
	Wind Design			Subjec	ct to Damage	e From							
Ground Snow Load	Speed (mph)	Topo Effects	Special Wind Region	Wind-borne Debris Zone	Seismic Design Category (RCNY Only)	Weathering	Frost Line Depth	Termite	Climate Zone	Ice Barrier Underlayment Reqd	Flood Hazards	Air Freezing Index	Mean Annual Temp
	*Special Wind							Moderate to			**Firm Community - Panel Map # 36119C0261F		
30	Region	No	Yes	No	С	Severe	42"	Heavy	4A	Yes	Effective Date, 9-28-2007	2000	51.6

*115 MPH to 120 MPH. The Special wind region should serve as a warning to design professionals in evaluating wind loading conditions. Wind Speeds higher than the derived values takes from Section 1609 of to IBC and Figure R301.2(4) A of the IRC are likely to occur and should be considered in the design.

**State if applicable. For Flood Hazards the Design Professional shall state if they are applicable. Y/N. Verify with FIRM Maps. Maps are available on the FIMA web site http://www.floodmap.floodsimple.com/

			Insulation	and Fen	estration Re	quirement	s by Con	nponent		
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value & Depth	Crawl Space Wall R-Value
	Table R402.1.2 Insultation and Fenestration Requirements by Component									
4A	0.32	0.55	0.4	49	20 or 13 + 5	8/13	19	10/13	10,2 FT	10/13
	Table R402.1.4 Equivalent U-Factors									
4A	0.32	0.55		0.026	0.06	0.098	0.047	0.047	0.059	0.065

<u>Notes:</u>

- * Plans have been designed in accordance with the prescriptive energy requirements of the 2020 Energy Conservation Construction Code of New York State.
- * Plans have been designed in accordance with the National Electrical code NFPA 70 2014 Edition.
- * Existing and proposed building construction to be Type 5 B: Wood-Framed, combustible. * Existing and proposed occupancy is: 1 Family

Construction Requirements

All work shall be in accordance with the 2020 New York State Building Code and the November 2019 addition, and all applicable local jurisdiction and fire department regulations.

Contractor shall obtain all permits as required prior to start of work and schedule inspections with the building inspector and other regulating authority at appropriate stages of the work as required by code and by the local building inspector. Inspection personnel shall be notified a minimum of five days prior to proposed date of inspections. Work shall not be closed or covered until it has been inspected and approved.

All work, including plumbing and electrical work, shall be performed by licensed contractors.

All work with engineered lumber and/ or truss construction must be placarded as per NYSDOS

The contractor shall maintain a current and complete set of construction drawings and specifications at the construction site during all phases of construction for use of trades, architect and Building Dept. personnel.

Contractor shall verify all field conditions and dimensions and be responsible for field fit

Contractor shall notify the architect of any discrepancies in drawings, specifications and field conditions before commencing the work and notify architect immediately if any portion of work cannot be performed as specified.

The contractor shall not scale drawings for purposes of construction and shall verify any dimensions needing clarification with architect prior to construction.

Construction work shall be done on regular work hours except as directed by owner. All local ordinances regarding noise and nuisance shall be respected.

Contractor shall exercise strict control over safety and security of the site.

The contractor(s) shall strictly adhere to requirements of all jurisdictional agencies for the protection of all persons from hazards during demolition and construction and during removal of any lead paint, asbestos, pcb's etc. Which might exist on the site. Test all paint and suspected hazardous materials to be removed prior to commencement of work. Notify owner if abatement and mitigation is required. Follow DEP, NY state DOL ICR 56 and U.S. EPA certification programs for containment, removal, and disposal of waste. Materials used for construction, fabrication or finishes shall be approved per minimum standard appropriate for the respective purpose.

Contractors shall provide on site first aid facilities and protective gear required by Osha Standards to prevent injury to all workers and persons visiting the site.

The entire areas and the job site shall be maintained in a neat and orderly condition and kept free from waste and rubbish during the entire construction period. Remove materials or trash from the site at the end of each working day.

All exits, and ways of approach thereto shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.

Contractor's personnel will be admitted to the property upon permission of the owner. No alcohol nor drug use shall be permitted.

Contractor will be responsible for repairing any damages or replacing any items destroyed in the process of the work. Contractor will be responsible for property and materials of any kind on the premises, and shall provide all necessary protection for the work until turned over to the owner.

General Framing Notes

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.

Double we are all in inter-	Davieles Fig. Legale #0
Rafters and joists:	Douglas Fir, larch #2
Beams, girders and headers:	Douglas Fir, larch #1
Studs and plates:	Douglas Fir, larch stud grade

All factory manufactured glue laminated wood framing members (LVL, TJI, PSL) shall be Microllam, TJI joists or Parallam members as manufactured by Trus Joist Corporation or architect approved equal.

architect approved equal.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

3. Framing standard: comply with AF&PA's "details for conventional wood frame construction," unless otherwise indicated.

comply with requirements for attaching other construction.

for accurate fit. Locate furring, nailers, blocking, grounds, and similar supports to

4. Metal framing anchors: install metal framing to comply with manufacturer's written instructions. All flush framed 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 splice structural members between supports, unless otherwise indicated.

6. The general contractor is to identify any discrepancies prior to beginning any

7. All doors, windows and openings shall have minimum header to be as follows, u.o.n. on structural plans:

a. Up to 5'-0" wide, use (2) 2x10b. Up to 8'-0" wide, use (3) 2x10 or (2) 2x12

c. Openings greater than 8'-0", see plans for header sizes or as specified by P.E.

8. Notice of Utilization of Truss Type Construction, Pre-Engineered Wood Construction and/or Timber Construction in Residential Structures (In Accordance with Title 19 NYCRR Part 1265) affidavit.

9. Provide a termite shield between foundation and framing members.

Legend and Symbols ELEVATION NUMBER DRAWING NUMBER DETAIL DRAWING NUMBER XX DOOR NUMBER XX DOOR NUMBER XX FINISH TAG XX WINDOW TYPE XX EXX PXX PLUMBING FIXTURE TAG ROOM NAME ROOM TAG

	A-0.10	Architectural Site Plan	2	04/21/2021			
	A-0.11	Erosion Control and Tree Protection Details		02/17/2021			
	A-0.12	Site Details	_1	03/24/2021			
	A-1.00	Partial Plan - Deck Demolition		02/17/2021			
	A-1.01	Basement Demolition Plan	_1	03/24/2021			
	A-1.10	Existing Elevation		02/17/2021			
	A-1.11	Existing Elevations		02/17/2021			
	A-2.00	Proposed First Floor Plan - Deck	<u>/</u> 3	05/03/2021			
	A-2.01	Proposed Basement Plan	<u>/</u> 3	05/03/2021			
	A-3.00	Proposed Elevation		02/17/2021			
	A-3.01	Proposed Elevation		02/17/2021			
	A-4.00	Deck Section	$\overline{1}$	03/24/2021			
				1			

REVISION

DATE

04/21/2021

SHEET NO. TITLE

Solomon Deck

DATE

REVISION

4 Camden Court Irvington, New York

NO.	DATE	ISSUE/REVISION
	02/17/2021	Submission for IPB Approval
1	03/24/2021	Resubmission for IPB Approval
2	04/21/2021	Resubmission for IPB Approval
3	05/03/2021	Submission to ARB for Approva
	I 1	I

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

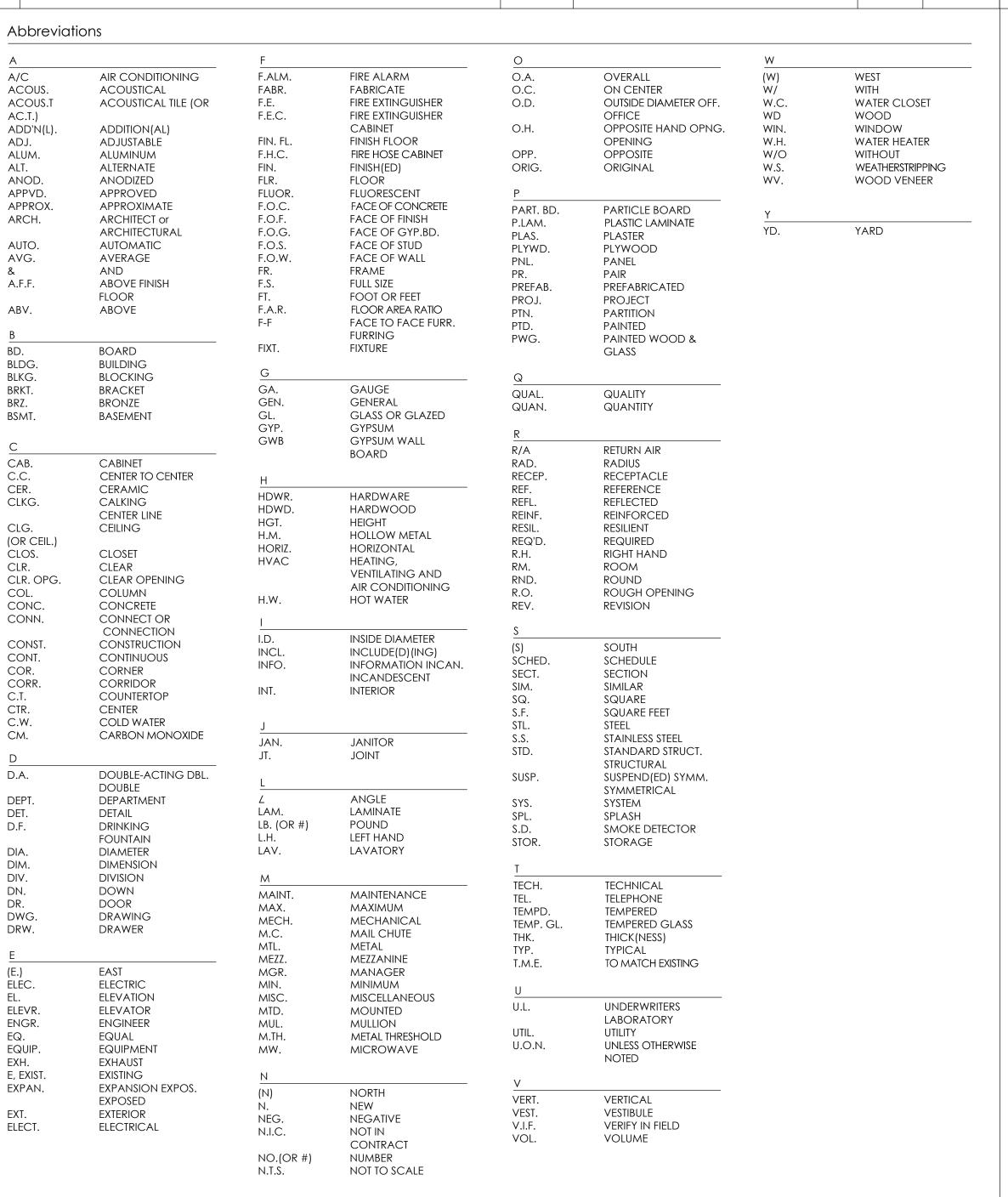
General Notes & List of Drawings

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

G-0.00



LIST OF DRAWINGS

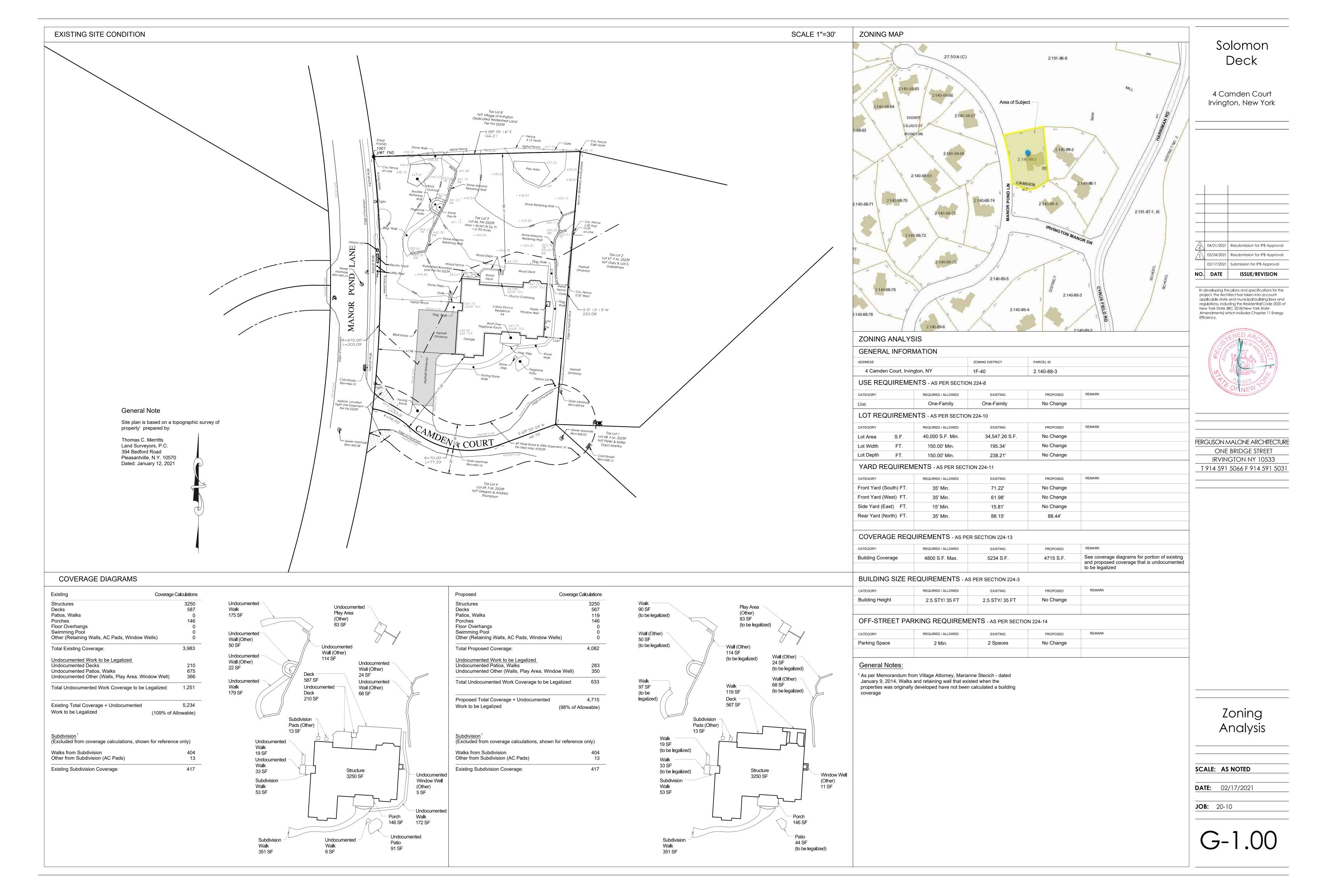
General Notes and List of Drawings

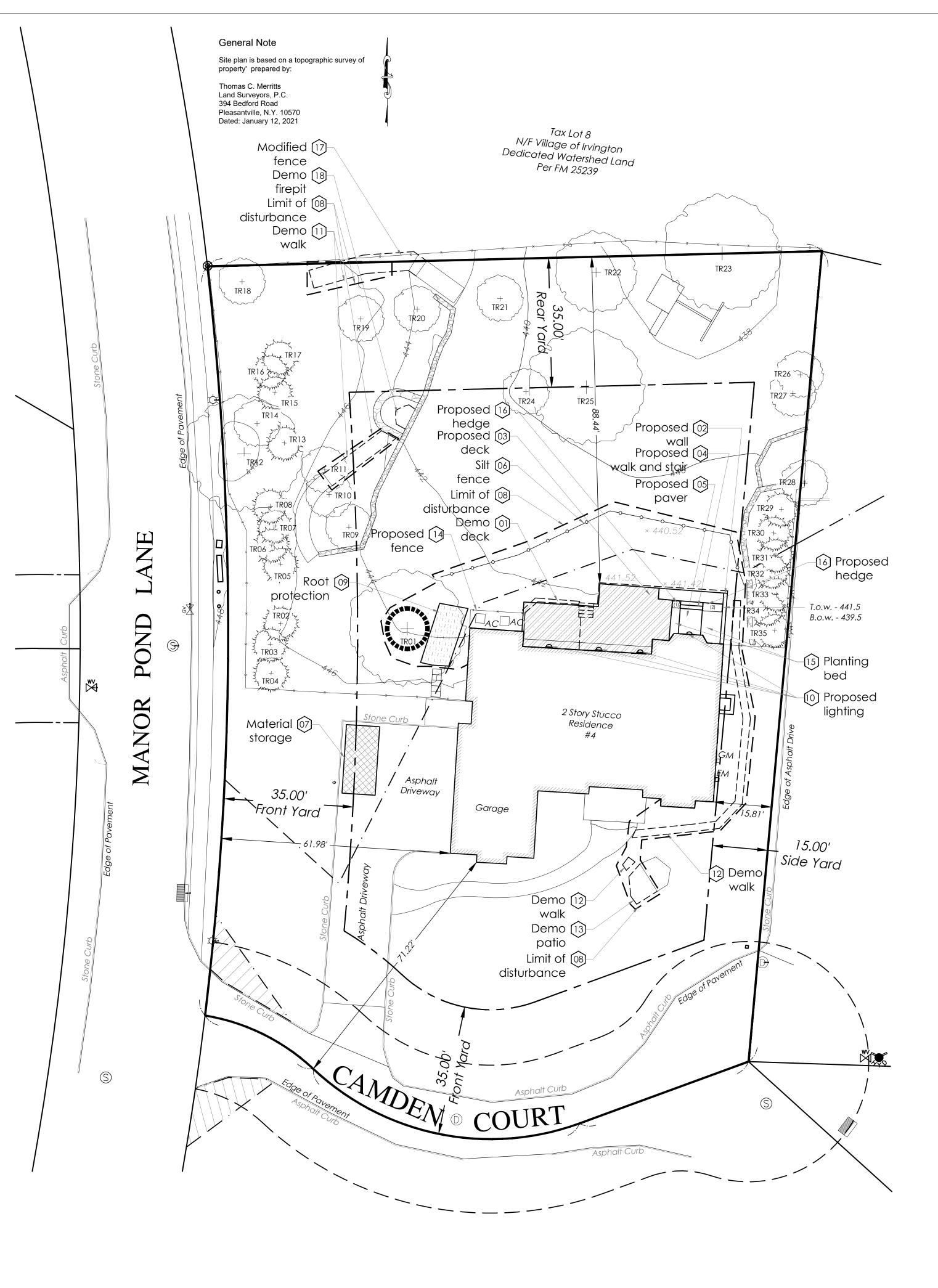
Zoning Analysis

SHEET NO. TITLE

G-0.00

G-1.00





Scale: 1' = 16'

Architectural Site Plan

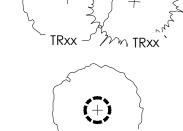
Demolition and Tree Protection Key

Structure to remain

Root Protection See detail #4 on Sheet A-0.11

Tree to remain





Protected tree to remain. Tree Armor Type Protection see detail #1 on Sheet A-0.11

[1] Demo walk - Portion of existing walk to be removed

12 Demo walk - Existing walk to be removed in its entirety

[15] Planting bed - Proposed planting area, (1) plant per SF,

(16) Proposed hedge - Hicks Yew (Taxus x media 'Hicksii'),

see site plan for quantities, planted height 3'-0"

[17] Modified fence - Existing fence to be relocated onto

[18] Demo firepit - Existing fire pit to be removed and area is

applicant's property, new fence must be a minimum

of 2'-0" from existing trees and new fence post locations

within root zones must be dug by hand, refer to general

notes for additional information for treatment of existing

plants to be native Carex Pensylvanica; Pennsylvania

Silt fencing - See Detail 3 on Sheet A-0.11

see detail #4 on sheet A-0.12

root systems

to be planted

Remarks

Key Notes

[01] Demo Deck - Existing wood deck and steps to be removed

removed

——×——×—— Construction fencing

Limit of Disturbance line

- (2) Proposed wall Proposed retaining wall, see detail #3 on sheet A-0.12
- [13] Demo patio Portion of existing patio to be removed Proposed deck - Proposed wood deck with gravel below. Gravel to be used as stormwater mitigation, see stormwater general notes on this sheet and deck section on sheet A-4.00 [14] Proposed fence - Proposed fence in existing location;
- Proposed walk & stair Proposed walk and stair with integrated retaining wall, see detail #2 on sheet A-0.12
- (05) Proposed paver Proposed stone paver on rigid base, see detail #1 on sheet A-0.12
- Silt fence See detail #3 on sheet A-0.11
- (07) Material Storage Material and equipment storage area driveway is to be used as material and equipment storage
- (08) Limit of Disturbance 3,794 SF

Tree Schedule

TR33

TR34

TR35

Pine

Pine

Pine

10''

14''

8''

(09) Root Protection - see detail #2 on sheet A-0.11

Species

[10] Proposed Lighting - New dark sky compliant lighting fixture; see site lighting general notes on this sheet and proposed exterior elevations on sheet A-3.00.

Caliper Action

rag	species	Caliper	ACTION	Remarks
TR01	Oak	24"	Protected	See Tree Protection detail #1 on sheet A-0.11
TR02	Pine	10"		Existing tree to remain
TR03	Pine	12"		Existing tree to remain
TRO4	Pine	12"		Existing tree to remain
TR05	Pine	10"		Existing trees to remain
TR06	Pine	8''		Existing tree to remain
TR07	Pine	6"		Existing tree to remain
TR08	Pine	8''		Existing tree to remain
TR09	Oak	12"		Existing trees to remain
TR10	Tree	8''		Existing tree to remain
TR11	Tree	10"		Existing tree to remain
TR12	Twin Oak	24"		Existing tree to remain
TR13	Pine	6"		Existing trees to remain
TR14	Birch	10"		Existing tree to remain
TR15	Pine	8''		Existing tree to remain
TR16	Pine	10"		Existing tree to remain
TR17	Pine	10"		Existing trees to remain
TR18	Tree	12"		Existing tree to remain
TR19	Birch	6"		Existing tree to remain
TR20	Tree	10"		Existing tree to remain
TR21	Birch	12"		Existing trees to remain
TR22	Twin Tree	18"		Existing tree to remain
TR23	Oak	24"		Existing tree to remain
TR24	Tree	14"		Existing tree to remain
TR25	Tree	30"		Existing trees to remain
TR26	Oak	12"		Existing tree to remain
TR27	Oak	14"		Existing tree to remain
TR28	Oak	6"		Existing tree to remain
TR29	Pine	10"		Existing trees to remain
TR30	Pine	12"		Existing tree to remain
TR31	Pine	12"		Existing tree to remain
TR32	Pine	10"		Existing tree to remain
		1	1	<u> </u>

Existing trees to remain

Existing tree to remain

Existing tree to remain

General Notes

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

Inspection ports are to be shown on the as-built drawings of the

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.

Existing utilities will not be disturbed by proposed work.

Existing roof leaders will not be disturbed by proposed work.

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.

Site Lighting General Notes

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.

Installation and Maintenance of Erosion Control 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

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.

Drainage inlets shall be cleared of debris twice a year. Stormwater chambers shall be inspected yearly. Debris and sediment shall be removed if found.

Stormwater General Notes

The undocumented hardscape to be legalized has been considered as new impervious surface. The area below the deck proposed deck is to be used as stormwater mitigation for the deck area. The remaining undocumented hardscape/walkway is less than 250 sf and is not proposed to be mitigated as per condition 2 of the stormwater guidelines. The proposed deck mitigation is oversized and the excess capacity exceeds the capacity that would be required if the undocumented hardscape were to be mitigated as new impervious surface.

Stormwater System Capacity

- Proposed additional impervious surface: 754 sf
- Total impervious surface to be mitigated (Deck Only): 567 sf Required Retention Capacity (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines - 100yr storm, CN-pre 59, CN-post 98): $(0.4F \times 567sf) = 227 cf$
- 4. Total Proposed Capacity of Proposed System: 18 inches of
- gravel 40% open $(0.4 \times 1.5f \times 567sf) = 340 cf$

not required for sidewalks less than 250 sf): 0 cf

- Excess capacity of deck mitigation: 113 cf
- Impervious Surface (Walks): 187 sf Required Retention Capacity for Impervious Surface (Walks) (as per Condition 2 of the Irvington Stormwater Management Requirements and Guidelines- mitigation

Construction Sequencing

- 1. Driveway to be used as construction entrance to the development area. Material for construction and excavation of any soil to be removed is to move through the existing fence at the existing gate. The existing stone stars are to be protected as necessary. The existing gate may be removed and reinstalled post construction. Protect fence post at gate 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 an noted on plans. 4. Install silt fence down slope of all areas to be disturbed as
- shown on plans. 5. The excavation of the basement entry is not expected to include topsoil. New topsoil is to be brought in by truck and placed for the planting beds.

6. Demolish any existing site features and/or structures noted

- as being removed on the construction documents, and 7. Excavate and construct foundations for retaining wall and
- 8. Rough grade site
- 9. Construct retaining wall and deck, including gravel
- stormwater mitigation. 10. Fine grade and seed all disturbed areas
- 11. Install 4"-6" of topsoil, fine grade, seed in all disturbed areas and install landscape plantings. Spread salt hay over seeded areas 12. 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 $\frac{1}{2}$ " or greater rainfall

Solomon Deck

4 Camden Court Irvington, New York

NO.	DATE	ISSUE/REVISION
	02/17/2021	Submission for IPB Approval
$\overline{1}$	03/24/2021	Resubmission for IPB Approval
$\sqrt{2}$	04/21/2021	Resubmission for IPB Approval

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



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET **IRVINGTON NY 10533**

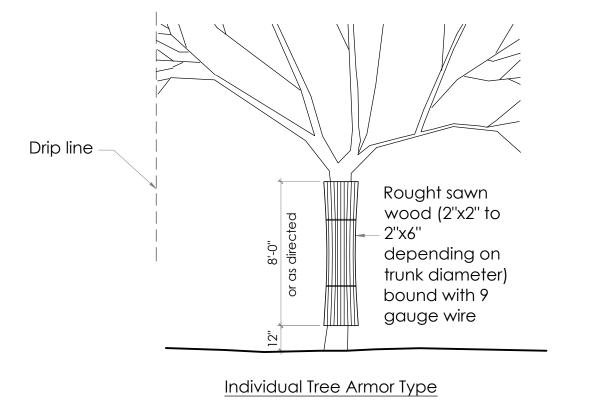
T 914 591 5066 F 914 591 5031

Architectural Site Plan

SCALE: AS NOTED

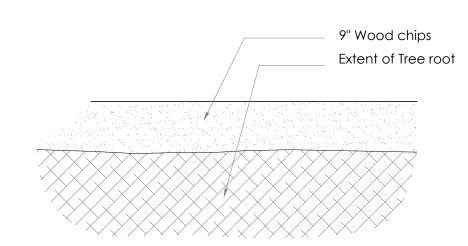
DATE: 02/17/2021

JOB: 20-10



Armor Type - Tree Protection Type Detail

N.T.S.



Root Compaction Protection Detail

N.T.S.

Silt Fence Installation Notes

 In areas outside of root zones, excavate a 4" x 4" trench along the line of the fence where indicated. In root zone areas, no trench is to be used and fencing is to be left on top of the existing grade with soil or root protection material used to hold bottom of fencing material in place as to not disturb existing roots.

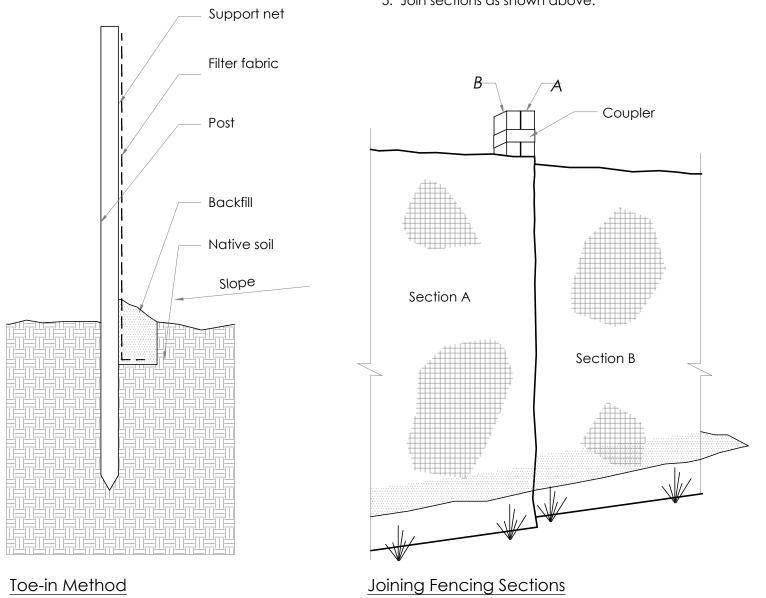
2. Unroll a section at a time and position the posts against the back (downstream) wall of the trench (net side away from direction of flow)

3. Drive the post into the ground until the netting is approx. 2 inches from the trench bottom.

4. Lay the toe-in flap of fabric onto the undisturbed bottom of the trench, backfill the trench and tap the soil. steeper slopes require an intercept trench.

N.T.S.

5. Join sections as shown above.



Silt Fence Detail

Posts

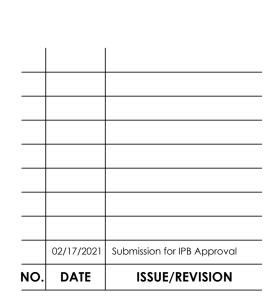
Section A

Top View

Section B

Solomon Deck

4 Camden Court Irvington, New York



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



FERGUSON MALONE ARCHITECTURE

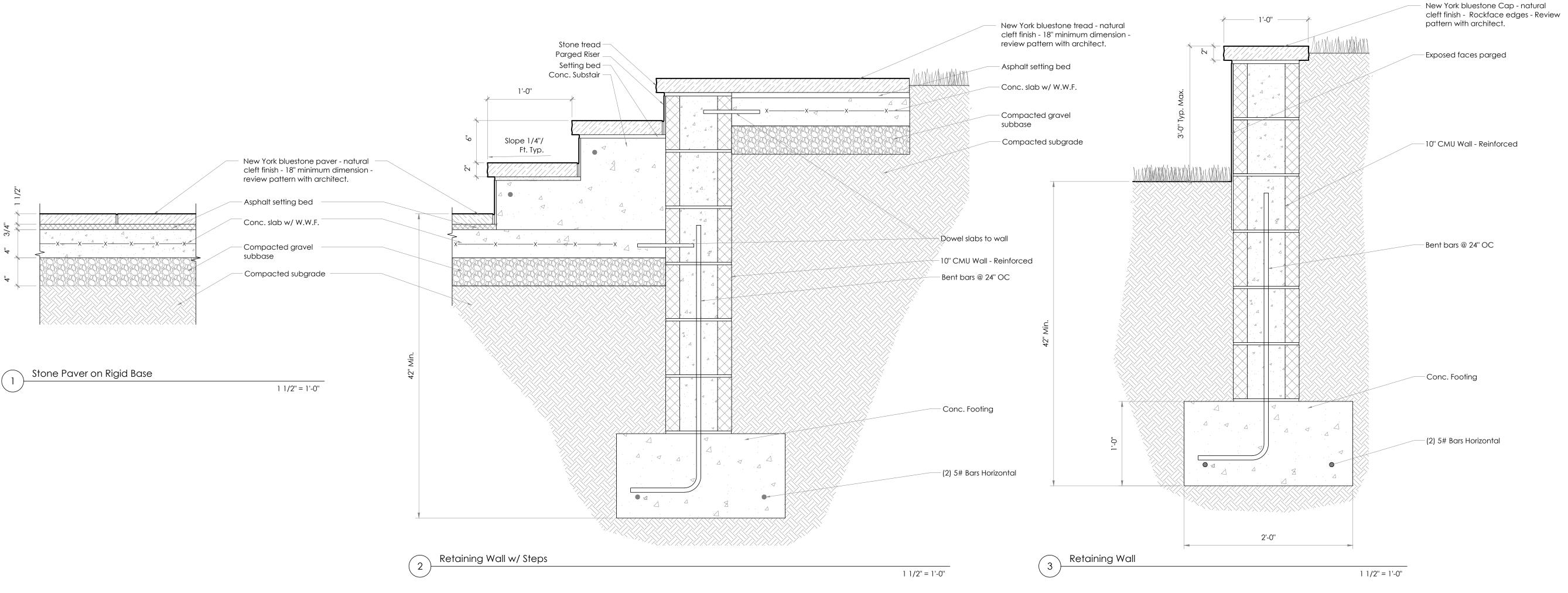
ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

Erosion Control & Tree Protection Details

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10



Solomon Deck

4 Camden Court Irvington, New York



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

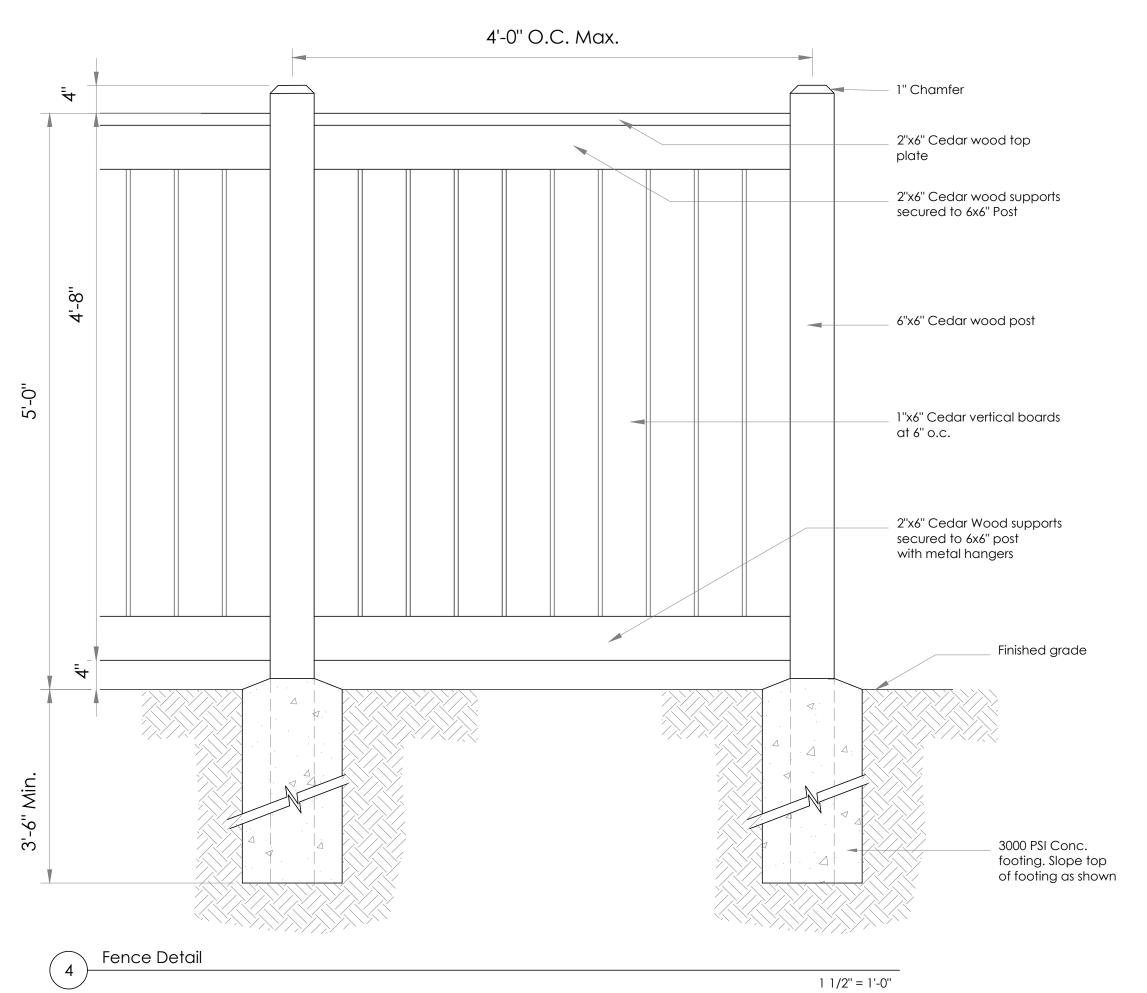
ONE BRIDGE STREET IRVINGTON NY 10533 T 914 591 5066 F 914 591 5031

Site Details

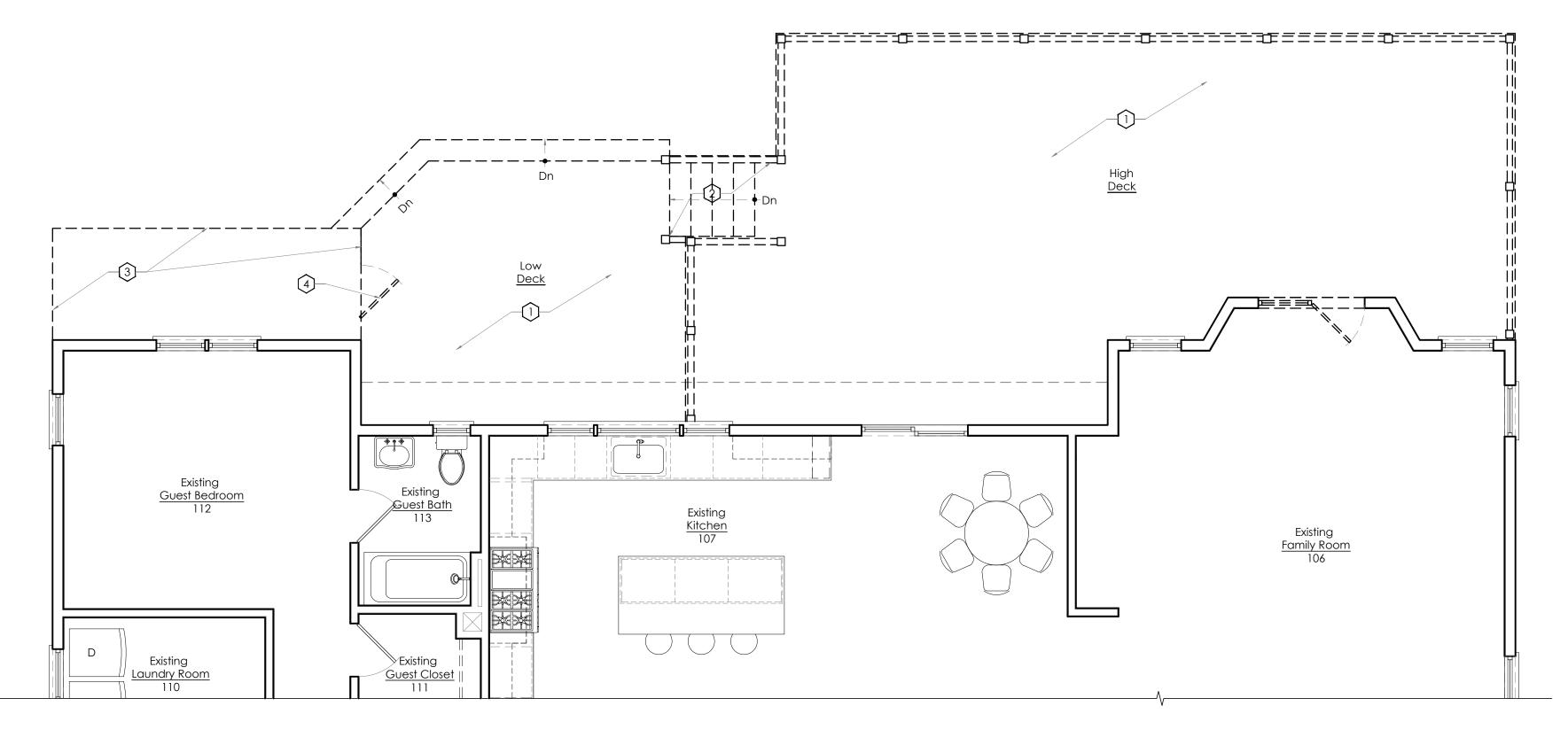
SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10



1 1/2" = 1'-0"



Demolition Floor Plan - First Floor

/4" = 1'-0"

Legend

Existing Partition Wall To Remain

E = _ _ _ Existing Partition Wall To Be Demolished

Demolition Key Notes

Demo deck

Demolish deck, railing and all framing associated with it. Footings below high deck to remain for re-use.

Demo steps
Demolish steps and railing.

3 Demo fence Carefully remove fence.

Demo gate
Carefully remove gate.

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

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.

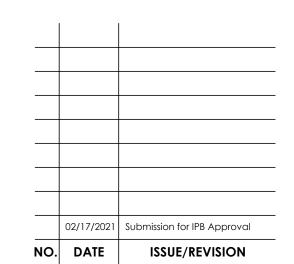
Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

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.

G.C. to review direction of attic floor framing once demo has commenced to confirm attic floor framing dimensions. Review and confirm all load bearing headers with architect.

Solomon Deck

4 Camden Court Irvington, New York



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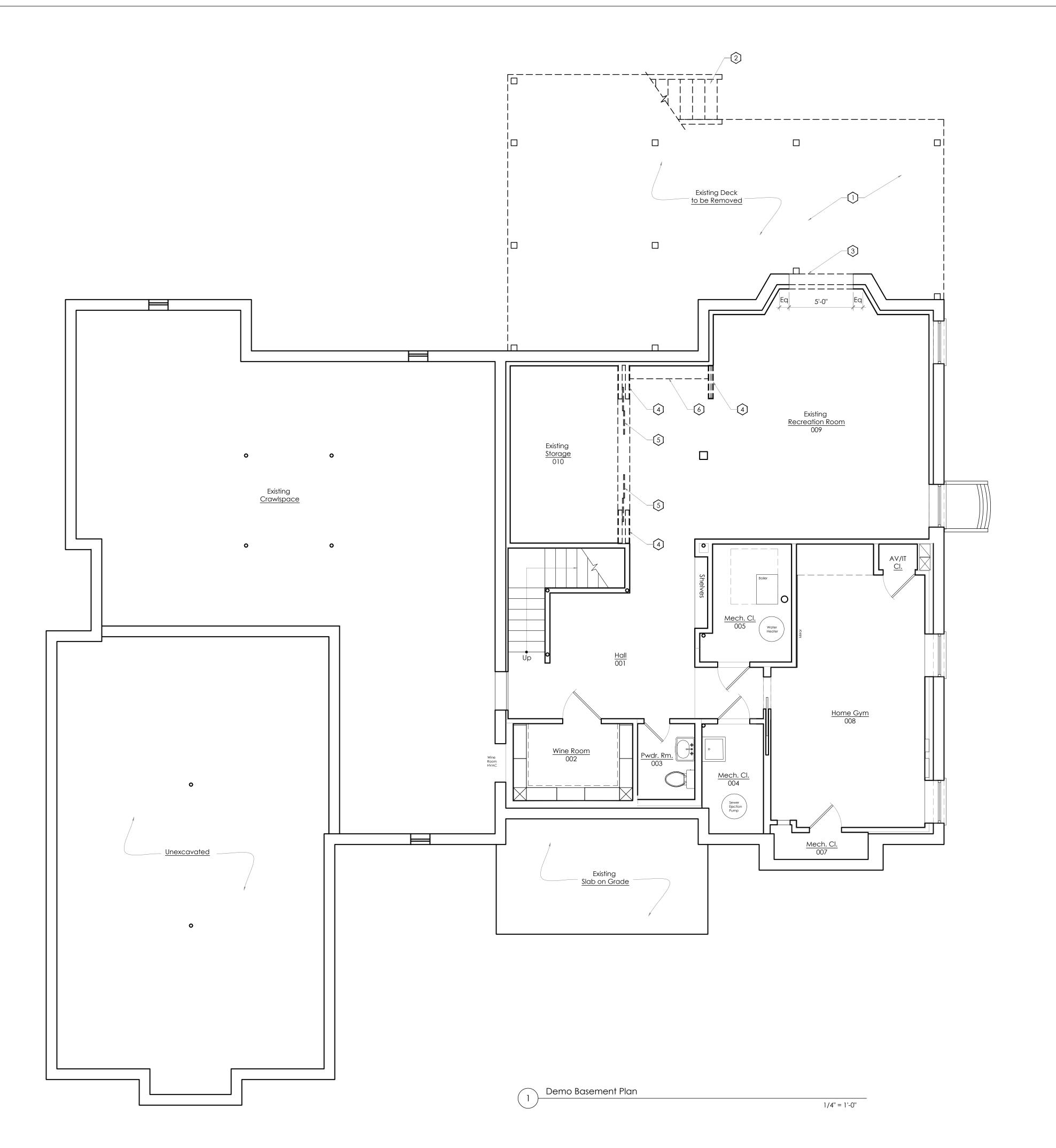
FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

Partial Plan -Demolition

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10



Legend

Existing Partition Wall To Remain

Existing Partition Wall To Be Demolished

Demolition Key Notes

Demo deck
Demolish deck, railing and all framing associated with it.
Footings below high deck to remain for re-use.

Demo steps
Demolish steps and railing.

3 Demo wall

Demolish portion of exterior wall to prepare for new doors

Demo partition

Demolish existing interior partition

5 Demo door

Carefully remove existing door, hardware and frame

6 Demo casework
Demolish existing casework

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.

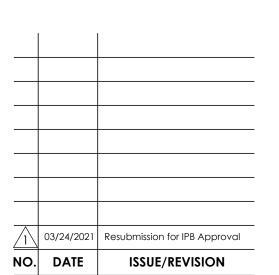
Disposal of demolished materials: Except for items or materials indicated to be recycled, reused, salvaged, reinstalled, or otherwise indicated to remain owner's property, remove demolished materials from project site and legally dispose of them in an epa-approved landfill. Do not burn demolished materials.

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.

G.C. to review direction of attic floor framing once demo has commenced to confirm attic floor framing dimensions. Review and confirm all load bearing headers with architect.

Solomon Deck

4 Camden Court Irvington, New York



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FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
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Basement Demo Plan

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

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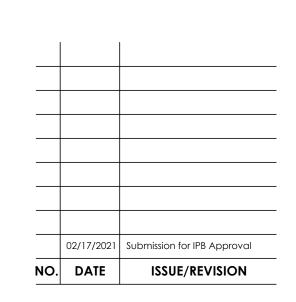
Existing deck stairs, railing, and all framing associated with it to be demolished.

Extent of existing deck structure and fence to be demolished

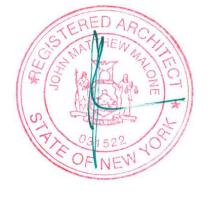
Existing North Elevation

Solomon Deck

4 Camden Court Irvington, New York



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

1/4" = 1'-0"

Existing lower deck, and all framing associated with it.

Existing fence / gate to be demolished.

Existing Elevation

SCALE: AS NOTED

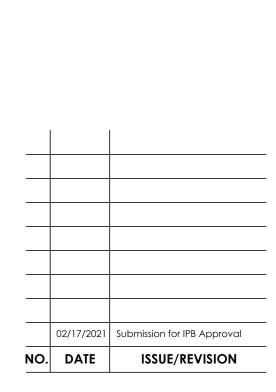
DATE: 02/17/2021

JOB: 20-10

Existing asphalt roofing to remain Top of Clg. Framing El. 467.5' Second Finish Clg. El. 466.5' All windows are existing and to remain— All doors are existing and to remain Second Finish Floor El. 458.5' Exterior insulation finishing system is existing and to remain. Patch and repair as necessary. Existing deck, railing and all framing associated with it to be demolished. Footings below high deck to remain for re-use. Existing deck stairs, railing, and all framing associated with it to be demolished. Existing fence / gate to be demolished. Existing lower deck, and all framing associated with it. Extent of existing deck structure and fence/gate to be demolished Extent of existing deck structure to be demolished

Solomon Deck

4 Camden Court Irvington, New York



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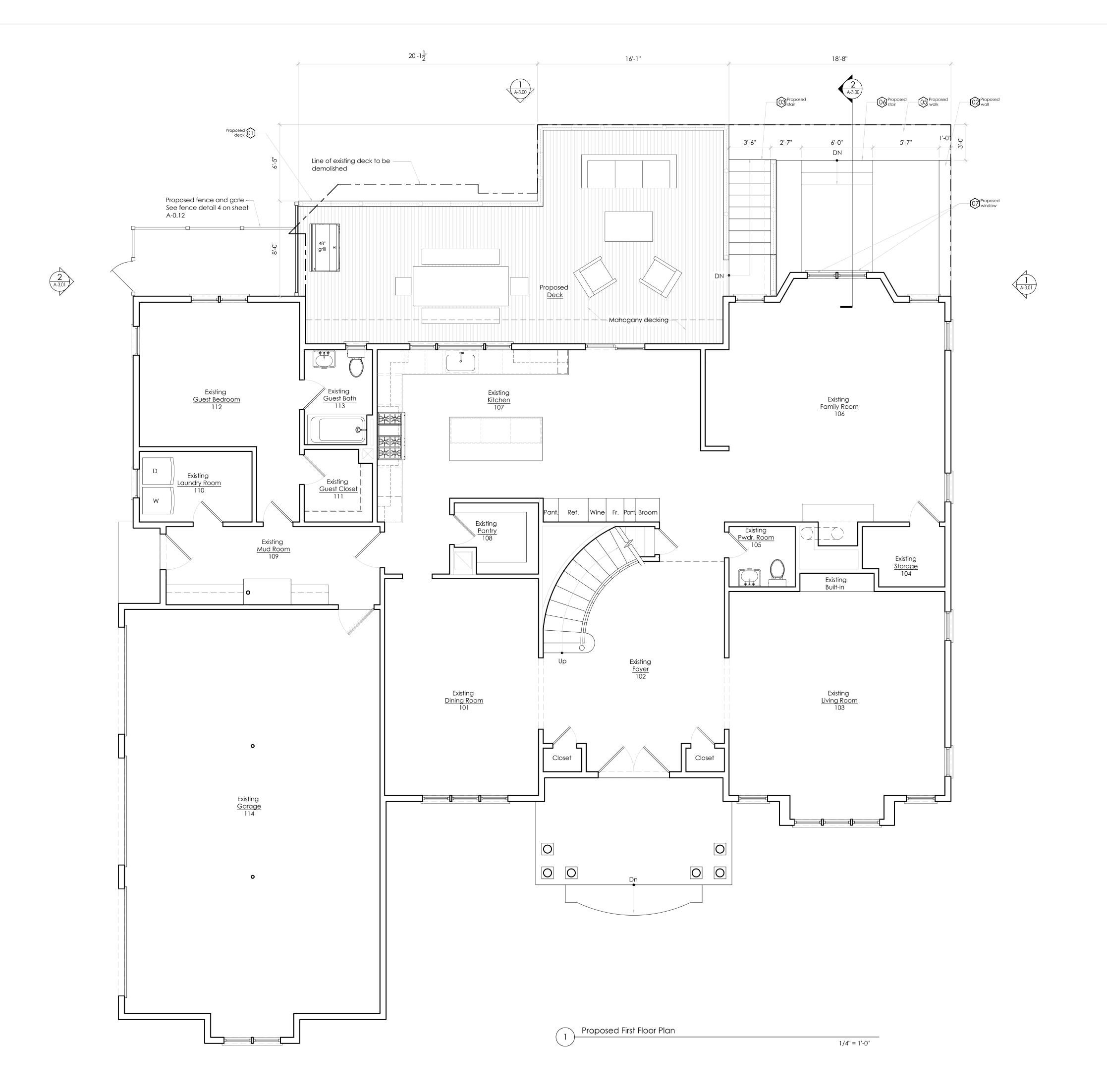
FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

Existing Elevations

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10



Legend

Existing Wall/Partition to remain

C1 Proposed dark sky compliant light fixture

4 Camden Court

Solomon

Deck

Irvington, New York

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
- 04 Proposed lighting New dark sky compliant exterior lighting
- 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 window New Marvin Elevate Casement ELCA2959 2W E . Finish to match existing.

General Notes

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

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.

See door details for casing information.

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 new hardware is to match existing hardware u.o.n.

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

3 05/03/2021 Submission for ARB Approval 02/17/2021 Submission for IPB Approval

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ISSUE/REVISION



FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET

IRVINGTON NY 10533

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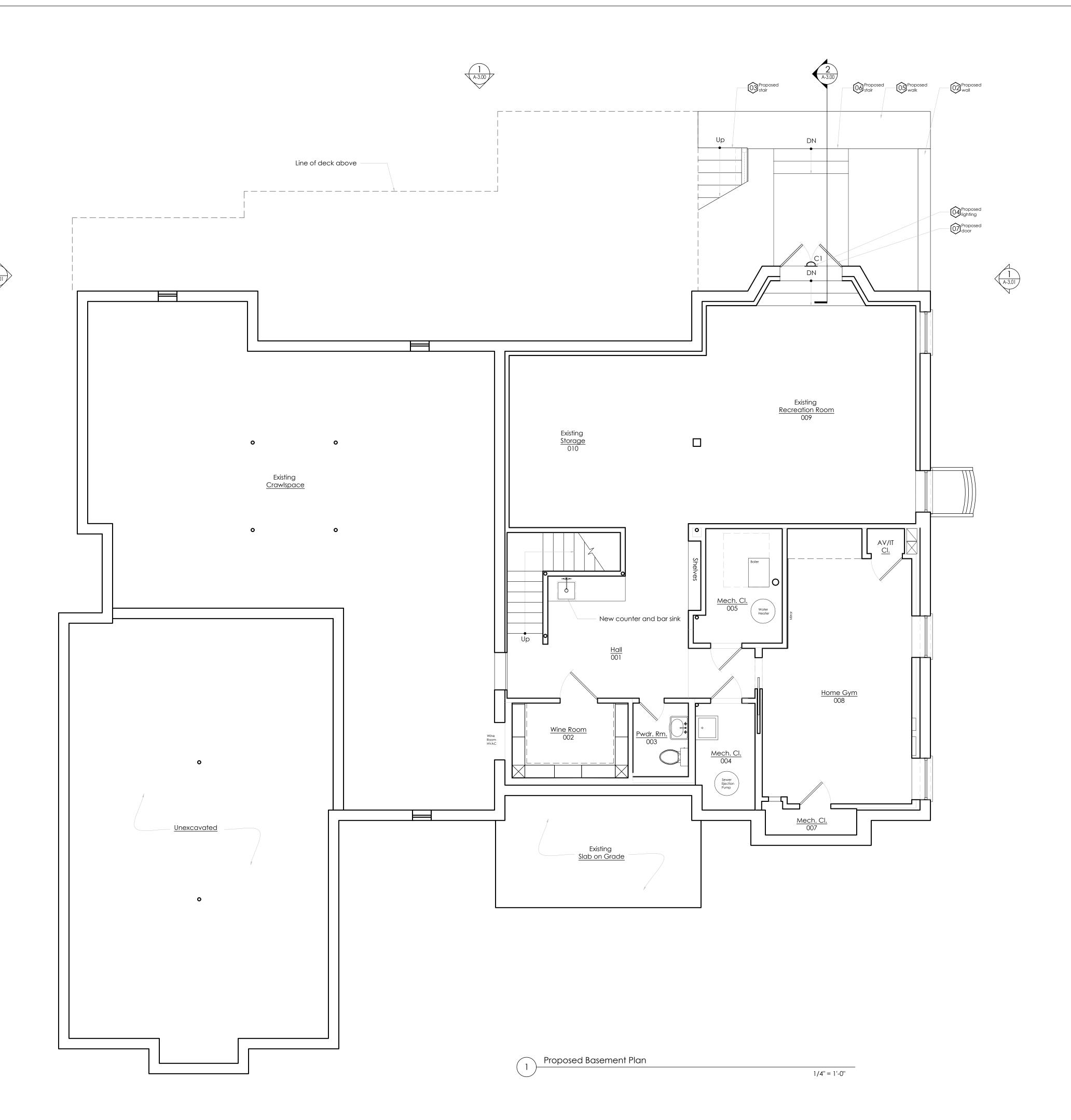
Proposed First Floor Plan

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

A-2.00



Legend

Existing Wall/Partition to remain

C1 Proposed dark sky compliant light fixture

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
- 04 Proposed lighting New dark sky compliant exterior lighting
- 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 door New Marvin Outswing French Doors, ELOFD5065 XXL, hardware and finishes to match existing

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.

See door details for casing information.

- 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

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.

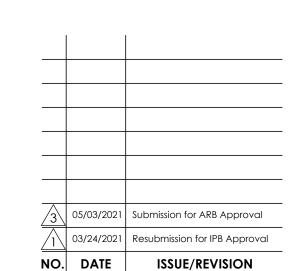
Verify backset distance and door thickness and coordinate with selected door

All new hardware is to match existing hardware u.o.n.

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

Solomon Deck

4 Camden Court Irvington, New York



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ONE BRIDGE STREET
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Proposed Basement Plan

SCALE: AS NOTED

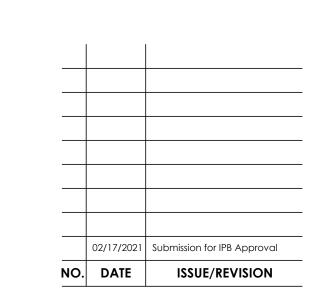
DATE: 02/17/2021

JOB: 20-10

A-2.01

Solomon Deck

4 Camden Court Irvington, New York



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

Proposed solid cedar fence, painted - Proposed clear mahogany handrail Proposed stainless steel cable railing Proposed cedar post, painted. Proposed cedar trim board, painted. Proposed clear mahogany treads Proposed cedar risers and stringer painted. Proposed cedar post and lattice panel, painted New patio doors, see floor plans for more information Proposed retaining wall Proposed Section / East Elevation of Deck 1/4" = 1'-0"

Proposed North Elevation

mahogany

handrail

Proposed post,

painted

Proposed stainless

steel cable railing

Proposed cedar

trim board,

painted

Proposed cedar

post and lattice

panel, painted

1/4" = 1'-0"

Proposed solid cedar

fence, painted.

—Proposed cedar → Proposed clear → Proposed clear

treads

risers and stringer mahogany

Existing asphalt roofing to –

Existing window to —

Proposed window ——

Existing window to —

Proposed lighting, see – site plan for more

New patio doors, see -

Proposed retaining wall —

floor plans for more

information

information

remain

remain

remain

Top of Clg. Framing El. 467.5'

Second Finish Clg. El. 466.5'

Second Finish Floor El. 458.5'

Second Finish Floor El. 457.5'

First Finish Floor
El. 448.5'

Deck
El. 448.16'

Garage
El. 447.8'

Proposed Elevation

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

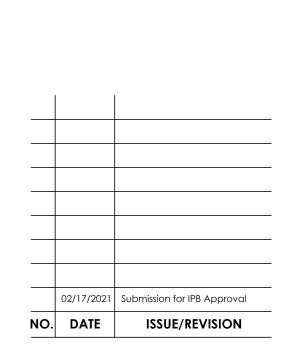
A-3.00

Existing asphalt roofing to remain Existing asphalt roofing to remain – Top of Clg. Framing El. 467.5' Second Finish Clg. El. 466.5' Existing window to remain Existing window to remain -Second Finish Floor El. 458.5' Second Finish Floor El. 457.5' Proposed solid cedar fence, Proposed solid cedar fence, painted painted Proposed clear mahogany – handrail Proposed clear mahogany handrail Proposed stainless steel - Proposed cedar post, cable railing painted. Proposed cedar post, painted. Proposed stainless steel cable railing Proposed cedar trim board, First Finish Floor El. 448.5' Deck El. 448.16' Garage El. 447.8' Proposed cedar trim board,—painted. Proposed cedar post and lattice panel, painted Proposed cedar risers and stringer painted. Proposed clear mahogany treads Proposed cedar post and lattice panel, painted

Proposed solid cedar fence, painted.

Solomon Deck

4 Camden Court Irvington, New York



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ONE BRIDGE STREET
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Proposed East Elevation

1/4" = 1'-0"

Basement Finish Floor El. 438.5'

Proposed West Elevation

1/4" = 1'-0"

Proposed Elevations

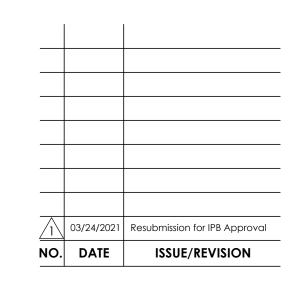
SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

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Solomon Deck 4 Camden Court Irvington, New York



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IRVINGTON NY 10533
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Deck Section

SCALE: AS NOTED

DATE: 02/17/2021

JOB: 20-10

A-4.00

