FERGUSON MALONE ARCHITECTURE

June 7, 2021

Edward P. Marron Jr. Building Inspector Village of Irvington Village Hall 85 Main Street Irvington, NY 10533

129 Main Street – Exterior Renovation Building Permit No. BP2016-0049 (129 Main Street) Parcel No. 2.50-22-13 (04 06 2016 28A

Mr. Marron,

We are submitting the following package for review by the Architectural Review Board at their next scheduled meeting.

- The specification for the removal of the existing exterior paint has been revised.
- The existing rearsteps are to remain and be repaired rather than replaced with the specified new metal stairs. The repaired portions are to improve the non-conforming conditions.
- The custom garage enclosures have been revised. A third unit has been added.

The owner will submit the \$50 revision fee directly.

Please let me know if you have any questions or need anything else and feel free to contact me at (914) 591-5066 or via email at <u>imalone@fergusonmalone.com</u>.

Sincerely,

John Malone, AIA LEED AP

- Enc: Cover Sheet
 - Sheet A-0.00 List of Drawings Dated 06/07/21 Sheet A-1.00 Demolition Plan – Dated 06/07/21 Sheet A-1.01 Existing Elevations – Dated 06/07/21 Sheet A-1.02 Existing Elevations – Dated 06/07/21 Sheet A-1.03 Existing Elevations – Dated 06/07/21 Sheet A-2.00 Proposed Plan – Dated 06/07/21 Sheet A-3.00 Proposed Elevations – Dated 06/07/21 Sheet A-3.01 Proposed Elevations – Dated 06/07/21 Sheet A-3.02 Proposed Elevations – Dated 06/07/21
- cc: Anne Foley, via email. File

From: noreply@epropertyportal.com <noreply@epropertyportal.com>
Sent: Monday, May 10, 2021 2:57 PM
To: anneufoley@yahoo.com; fvpescetti@aol.com; jmalone@fergusonmalone.com
Subject: Inspections

Hello,

Please find the inspection details below:

@ Inspection Submitted on: 5/10/2021

Inspection Type: Revision Inspection Date : 5/10/2021 2:43:23 PM

Decision : N/A

Fee : .00

Date Requested : 5/10/2021 6:55:27 PM

Inspector : Edward P. Marron Jr.

Remarks : - the rear staircase was replaced and not similar to existing or approved stair and will needs plans to state code and ARB approval. - Proposed paint removal is incomplete and needs ARB approval. - the replacement of garbage sheds needs ARB approval and does not seam adequate for the amount of apartments and stores.

Project Details Job Number: BP2016-0049 Job Filed By : FOLEY, ANNE() Job Location : 129 MAIN ST Muncipality : Irvington Type of work : Buildings

Thank You.

EXTERIOR RENOVATION PHASE 1 129 MAIN STREET IRVINGTON, NY

ISSUED FOR ARCHITECTURAL REVIEW BOARD APPROVAL FEBRUARY 01, 2016

ISSUED FOR ARCHITECTURAL REVIEW BOARD APPROVAL MARCH 7, 2016

ISSUED TO BUILDING DEPARTMENT MARCH 30, 2016

ISSUED FOR ARCHITECTURAL REVIEW BOARD APPROVAL JUNE 7, 2021

PROJECT NO.: 1429

FERGUSON MALONE ARCHITECTURE

CONSTRUCTION REQUIREMENTS

ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES INCLUDING BUT NOT LIMITED TO THE BUILDING CODE OF NEW YORK STATE, 2010 EDITION.

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.

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 AND QUANTITY OF WORK.

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.

GYPSUM 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.

SUBSTITUTIONS

NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE, THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS, MANUFACTURER'S LITERATURE, ETC. SO THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION.

IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION, OR THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

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.

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

DOUGLAS FIR, LARCH #2 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, GROUNDS, 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: 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.

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

7. 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 FLOOR OPENINGS WHERE BEAMS ARE NOT DESIGNATED. LAP ALL PLATES AT CORNERS AND AT INTERSECTION OF PARTITIONS.

8. 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

9. PLYWOOD SHALL BE APA GRADE STAMPED AND SHALL NOT EXCEED THE SPANS INTENDED FOR USE ON THE GRADE STAMP. ALL PLYWOOD SHALL BE MADE WITH EXTERIOR GLUE AND SHALL BE OF THE FOLLOWING

THICKNESS:	FLOORS: ROOFS: WALLS:	3/4" 5/8"CD> 1/2"
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ONE- AND TWO-FAMILY DWELLINGS.

10. 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.

FINISH CARPENTRY NOTES

WHERE FINISH MATERIALS ARE INDICATED TO BE OWNER SUPPLIED, THE G.C. IS TO COORDINATE DELIVERY AND IS TO INSTALL.

EXTERIOR TRIM, FASCIAS, WINDOW & DOOR TRIM AND MISC. WOOD TRIM SHALL BE WESTERN RED CEDAR AW1 CUSTOM GRADE II. BACK PRIME FOR STAINED FINISH. SUB SILLS, WOOD RAILINGS, POSTS AND BALUSTERS SHALL BE WRC AWI CUSTOM GRADE II. USE HOT DIPPED GALVANIZED COMMON HEAD NAILS OF REQUIRED SIZE PER FS FF-105B. CONCEAL WITH COUNTERSINK AND FILL WITH CAULK OR PUTTY AS REQUIRED. SHOP MILL LENGTHS AS LONG AS PRACTICAL TO MINIMIZE JOINTS. SCARF JOINTS WHERE NECESSARY. NO FINGER JOINTS ALLOWED. ALLOW FOR SHRINKAGE AND EXPANSION.

PAINTING NOTES

UNLESS OTHERWISE SPECIFIED, ALL AREAS ARE TO BE PAINTED IN ACCORDANCE W/ THE FINISH SCHEDULE. PAINT COLORS SHALL BE SELECTED BY OWNER.

CONTRACTOR SHALL APPLY TO ALL SURFACES INDICATED TO BE PAINTED, ONE PRIME AND TWO FINISH COATS OF PREMIUM PAINTS OR STAINS LISTED UNDER FINISH SCHEDULE.

CONTRACTOR, UPON COMPLETION, SHALL REMOVE ALL PAINT FROM ALL SURFACES WHERE IT HAS BEEN SPILLED OR SPLASHED. INCLUDING LIGHT FIXTURES, DIFFUSERS, REGISTERS, FITTINGS, ETC. PROTECT ALL ELECTRIC SWITCHES AND OUTLET PLATES AND REMOVE SURFACE HARDWARE, ETC. BEFORE PAINTING. PROTECT AND REPLACE SAME WHEN PAINTING IS COMPLETED.

ALL PAINTING OR STAIN SHALL BE APPLIED IN A MANNER WHICH IS FREE FROM RUNS SAGS SPRINKLES, STREAKS, SHINER AND BRUSH MARKS. ALL MATERIAL SHALL BE APPLIED UNIFORMLY. BEFORE PAINTING BEGINS. ALL OTHER CRAFTS SHALL HAVE COMPLETED THEIR WORK AND SHALL REMOVE ALL DIRT AND DEBRIS RESULTING THEREFROM.

ENERGY EFFICIENCY REQUIREMENTS THE BUILDING THERMAL ENVELOPE REQUIREMENTS PRESENTED ARE

IN REFERENCE TO CLIMATE ZONE 4, WESTCHESTER COUNTY.

BUILDING ENVELOPE REQUIREMENTS				
AS PER SECTION 502 OF THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE, 2010 EDITION				
WOOD FRAME WALL	FENESTRATION			
R-13	U-0.40			

NOTE THAT THE RENOVATED GROUND FLOOR ENCLOSED PORCH WILL REMAIN UNHEATED AND THEREFORE SHALL NOT APPLY TO THIS SECTION OF THE CODE.

CLOSEOUT PROCEDURES

UPON FINAL COMPLETION, THE ENTIRE SITE SHALL BE CLEANED TO INDUSTRY STANDARDS FOR RESIDENTIAL INTERIORS. WINDOWS SHALL BE SCRAPED AND WASHED AND FLOORS MOPPED AND BUFFED.

IF APPLICABLE, UPON COMPLETION OF JOB, CONTRACTOR SHALL SUBMIT TO OWNER A WASTE MANIFEST CERTIFYING LEGAL HAZARDOUS WASTE DISPOSAL.

THE CONTRACTOR SHALL GUARANTEE ALL WORK TO BE OF QUALITY WORKMANSHIP, AND FREE FROM FLAWS AND FAULTY MATERIALS FOR A PERIOD OF ONE YEAR. UPON SUBSTANTIAL COMPLETION. THE GENERAL CONTRACTOR SHALL COMPILE A PUNCH LIST OF ITEMS NEEDING COMPLETION OR REMEDIATION AND REPAIR OR REPLACE ALL WORK FOUND TO BE DEFECTIVE.

PHASING PLAN

THIS PROJECT IS TO BE THE INITIAL PHASE OF A MULTIPHASE IMPROVEMENT TO THE EXTERIOR OF THE BUILDING AND FOCUSES PRIMARILY ON IMPROVEMENTS TO THE GROUND FLOOR, THE BUILDING'S CORNICE AND REQUIRED LIFE SAFETY AND ACCESSIBILITY UPGRADES

- PHASE I IMPROVEMENTS INCLUDE THE FOLLOWING: • REPLACEMENT OF GROUND FLOOR WINDOWS.
- REPLACEMENT OF EXISTING SOUTH FACADE STAIR TO GROUND FLOOR RENTAL SPACE. • RECONFIGURATION OF MAIN SOUTH FAÇADE ENTRY TO GROUND FLOOR
- RENTAL SPACE.
- REPLACEMENT OF SOUTH FAÇADE EXTERIOR STAIR TO APARTMENTS. REPLACEMENT OF MAIN ENTRY DOOR TO RESIDENTIAL APARTMENTS.
- DEVELOPMENT OF ASSESSABLE ENTRANCE SERVING GROUND FLOOR RENTAL SPACE ON WEST FAÇADE OF BUILDING. REPLACEMENT OF EXTERIOR BASEMENT STAIR INCLUDING GUARDRAIL AND
- RETAINING WALL • REPLACEMENT OF ENTRY AND EGRESS STAIR TO RESIDENTIAL APARTMENTS
- ABOVE THE NORTH ADDITION. • ADDITION OF GARBAGE/RECYCLING ENCLOSURES ALONG NORTH FACADE
- RENOVATION OF WOOD CORNICE • PAINTING OF CAST IRON LINTELS AND SILLS ON SOUTH FACADE.
- RE-PAINTING OF EXISTING PAINTED MASONRY.
- THE FUTURE PHASE IMPROVEMENTS ARE TO INCLUDE: • REPLACEMENT OF SECOND AND THIRD FLOOR WINDOWS - THE
- REPLACEMENT OF THE UPPER FLOOR WINDOWS ARE TO BE BY THE SAME MANUFACTURE AND ARE TO MATCH THE SPECIFICATION FOR THE GROUND FLOOR WINDOWS.
- FACADE RENOVATION THE FACADE RENOVATION IS TO INCLUDE THE REPAIR OF ANY FAILING MASONRY. NECESSARY REPOINTING AND MAY INCLUDE THE REMOVAL OF EXISTING PAINT OR THE PAINTING OF THE FACADE. GIVEN THE POTENTIAL EXPENSE ASSOCIATED WITH PAINT REMOVAL THE OWNER MAY PROPOSE PAINTING OF THE REMAINING FACADE RATHER THAN PAINT REMOVAL.
- REPLACEMENT OF EXISTING WINDOW MOUNTED AIR-CONDITIONING UNITS -EXISTING AIR CONDITIONING UNITS ARE TO BE REPLACED WITH SPLIT OR MULTI/SPLIT TYPE AIR CONDITIONING SYSTEMS. TO THE MAXIMUM EXTENT POSSIBLE CONDENSING UNITS ARE TO BE LOCATED OUT OF VIEW. THE ROOF OF THE NORTH ADDITION OR THE NORTHEAST PORTION OF THE HIGH ROOF OF THE MAIN BUILDING WOULD BE THE PREFERRED LOCATIONS. LINE SETS CONNECTING THE CONDENSING UNITS TO THE INTERIOR AIR-HANDLING UNITS SHALL BE CAREFULLY LOCATED AS TO MINIMIZE VISUAL IMPACT.

SHEET NO.	DRAWINGS TITLE		REVISION	DATE
4-0.00	GENERAL NOTES AND LIST	OF DRAWINGS		06/07/16
4-0.20	WINDOW AND DOOR SCHED	ULES		03/07/16
4-0.30	WINDOW AND DOOR DETAIL	S		03/07/16
4-1.00	DEMOLITION PLAN			02/01/16
4-1.01	EXISTING ELEVATIONS			02/01/16
4-1.02	EXISTING ELEVATIONS			02/01/16
4–1.03	EXISTING ELEVATIONS			03/07/16
				00/07/01
A-2.00 A-3.00	PROPOSED FIRST FLOOR PI	LAN		06/07/21
	PROPOSED ELEVATIONS			06/07/21
4-3.02	PROPOSED ELEVATIONS		\wedge	06/07/21
4-4.00	SECTIONS AND DETAILS		2	03/30/16
4-4.01	SECTIONS AND DETAILS			03/30/16
4.02	SECTIONS AND DETAILS			03/30/16
4-4.03	SECTIONS AND DETAILS		2	03/30/16
FGENID	AND SYMBOLS			
(X)	ELEVATION NUMBER	ELEVATION		
	DRAWING NUMBER			
\frown	DETAIL NUMBER			
$\left(\begin{array}{c} X \\ A - X \cdot X \end{array} \right)$	5	DETAIL		
\bigcirc	DRAWING NUMBER			
(XX))	DOOR NUMBER		
\bigcirc				
$\langle X \rangle$		WINDOW TYPE		
PXX)	PLUMBING FIXTURE TAG		
EXX)	EQUIPMENT TAG		
X	>	FINISH TAG		
X		KEY NOTE		
\times		WALL TYPE		
<u>room</u> Room				

EXTERIOR RENOVATION PHASEI

129 MAIN STREET **IRVINGTON, NY**

\triangle	06/07/21	RESUBMISSION TO ARB
\bigcirc	04/15/21	REVISION 6
$\overline{\underline{5}}$	11/09/17	REVISION 5
$\underline{\land}$	09/14/16	REVISION 4
3	06/20/16	RESUBMISSION TO ARB
2	03/30/16	REVISION ISSUED TO BUILDING DEPT.
$\overline{1}$	03/07/16	ARB REVISION
	02/01/16	ISSUED FOR ARB & BUILDING PERMIT
NO.	DATE	ISSUE / REVISION



FERGUSON MALONE ARCHITECTURE

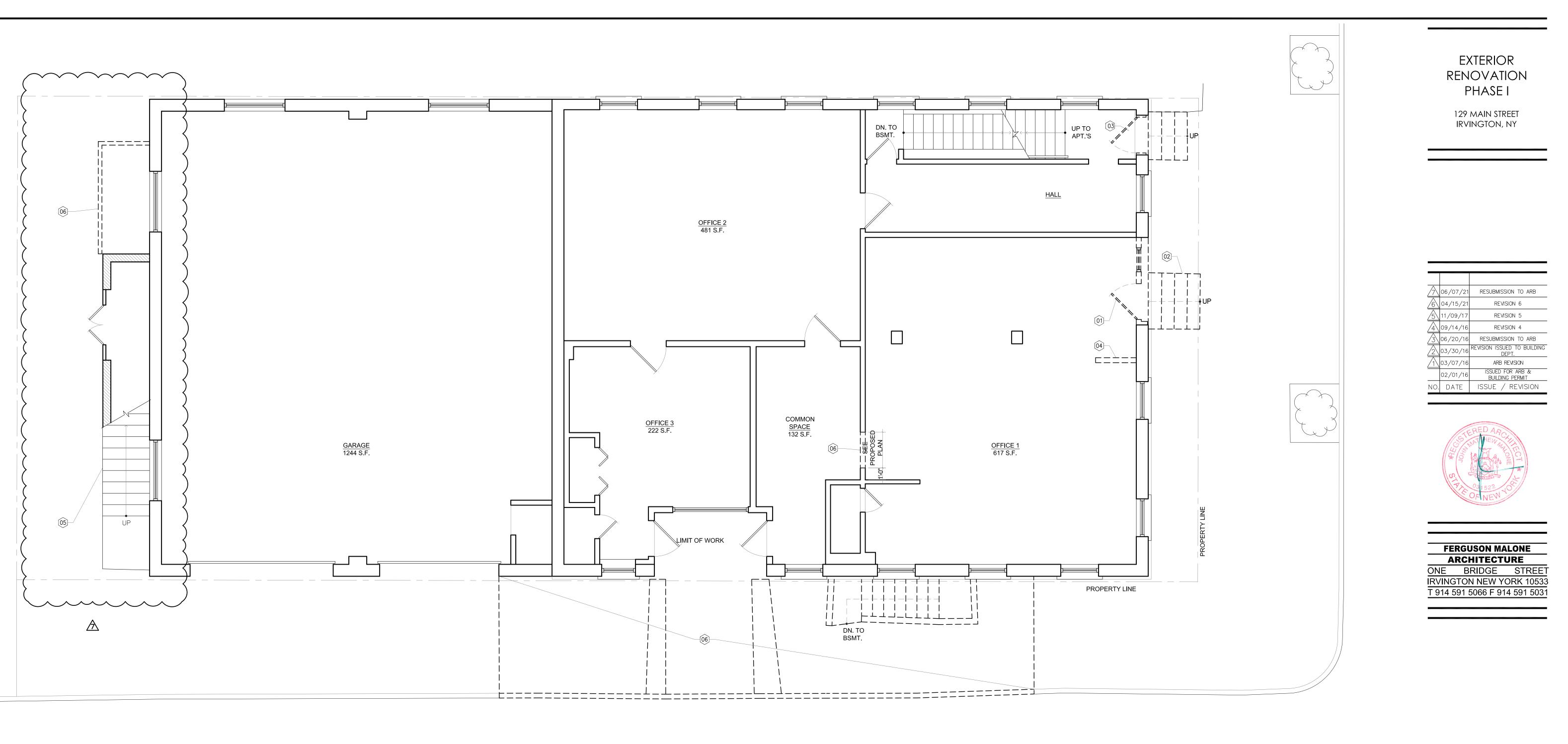
ONE BRIDGE STREE **RVINGTON NEW YORK 10533** T 914 591 5066 F 914 591 5031

GENER	AL	NOTES	AND
LIST	OF	DRAWIN	IGS

CALE:	

DATE: 07/06/15

1429





DEMOLITION PLAN

1/4" = 1'-0"

LEGEND



KEY NOTES

- (1) REMOVE EXISTING DOOR AND WINDOW ASSEMBLY. REPAIR EXISTING EXTERIOR WALL AS NECESSARY.
- (02) DEMOLISH EXISTING EXTERIOR STAIRS.
- REMOVE EXISTING DOOR AND FRAME AND PREPARE TO RECEIVE NEW DOOR AND FRAME.
- DEMOLISH EXISTING PARTIFION. EXISTING CONCRETE STAIRS TO REMAIN. CONCRETE PLATFORM TO eLEVELED. REMOVE RAILING, AND ALL CORRUGATED PLASTIC. EXISTIN WOOD STAIRS TO BE REPAIRED. PREPARE STAIRS TO RECEIVE NEW
- WOOD GUARD RAIL AND HAND RAILS. SEE ELEVATIONS.
- PREPARE EXISTING SIDE WALK TO BE RE-PAVED. 06

DEMOLITION NOTES

DEMOLITION ACTIVITIES. PROMPTLY NOTIFY THE ARCHITECT OF ANY SUCH HAZARDS.

WALKS, WALKWAYS, AND ADJACENT PROPERTIES. 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:

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

PREPARATION: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS,

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

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.

INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES. 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.

DEMOLITION PLAN

SCALE:	
DATE:	07/06/15
JOB:	1429

A-1.00



(1) EXISTING SOUTH ELEVATION

1/4" = 1'-0"



2 EXISTING NORTH ELEVATION

1/4" = 1'-0"

EXTERIOR RENOVATION PHASE I

129 main street Irvington, ny

\triangle	06/07/21	RESUBMISSION TO ARB
$\boxed{\bigcirc}$	04/15/21	REVISION 6
$\overline{5}$	11/09/17	REVISION 5
$\overline{4}$	09/14/16	REVISION 4
$\overline{3}$	06/20/16	RESUBMISSION TO ARB
2	03/30/16	REVISION ISSUED TO BUILDING DEPT.
$\boxed{1}$	03/07/16	ARB REVISION
	02/01/16	ISSUED FOR ARB & BUILDING PERMIT
NO.	DATE	ISSUE / REVISION



FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET

IRVINGTON NEW YORK 10533 T 914 591 5066 F 914 591 5031

> EXISTING ELEVATIONS

SCALE:	
DATE:	07/06/15
DAIL.	07700713
JOB:	1429

A-1.01



(1) EXISTING WEST ELEVATION

1/4" = 1'-0"

EXTERIOR RENOVATION PHASE I

129 main street Irvington, ny

\triangle	06/07/21	RESUBMISSION TO ARB
\triangle	04/15/21	REVISION 6
$\overline{5}$	11/09/17	REVISION 5
$\overline{4}$	09/14/16	REVISION 4
$\overline{\mathcal{A}}$	06/20/16	RESUBMISSION TO ARB
2	03/30/16	REVISION ISSUED TO BUILDING DEPT.
$\overline{\mathbb{A}}$	03/07/16	ARB REVISION
	02/01/16	ISSUED FOR ARB & BUILDING PERMIT
NO.	DATE	ISSUE / REVISION



FERGUSON MALONE ARCHITECTURE

 ONE
 BRIDGE
 STREET

 IRVINGTON NEW YORK 10533
 T 914 591 5066 F 914 591 5031

EXISTING ELEVATIONS

SCALE:	
DATE:	07/06/15
JOB:	1429

A-1.02



(1) EXISTING EAST ELEVATION

1/4" = 1'-0"

EXTERIOR RENOVATION PHASE I

129 main street Irvington, ny

\triangle	06/07/21	RESUBMISSION TO ARB
\triangle	04/15/21	REVISION 6
$\overline{\mathbb{S}}$	11/09/17	REVISION 5
$\overline{4}$	09/14/16	REVISION 4
$\overline{\mathcal{A}}$	06/20/16	RESUBMISSION TO ARB
2	03/30/16	REVISION ISSUED TO BUILDING DEPT.
$\boxed{1}$	03/07/16	ARB REVISION
	02/01/16	ISSUED FOR ARB & BUILDING PERMIT
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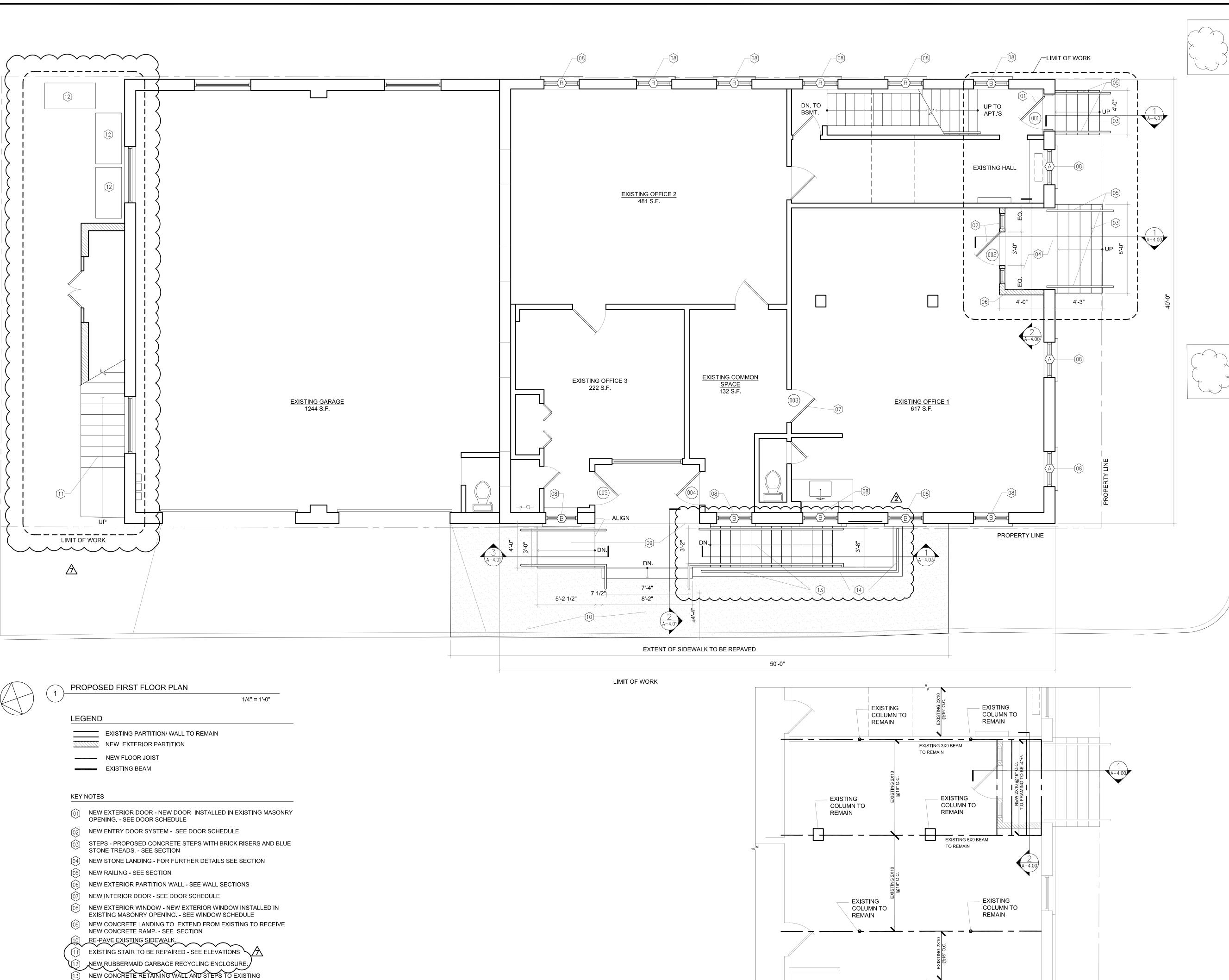
FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET

 ONE
 BRIDGE
 STREET

 IRVINGTON NEW YORK 10533
 T 914 591 5066 F 914 591 5031



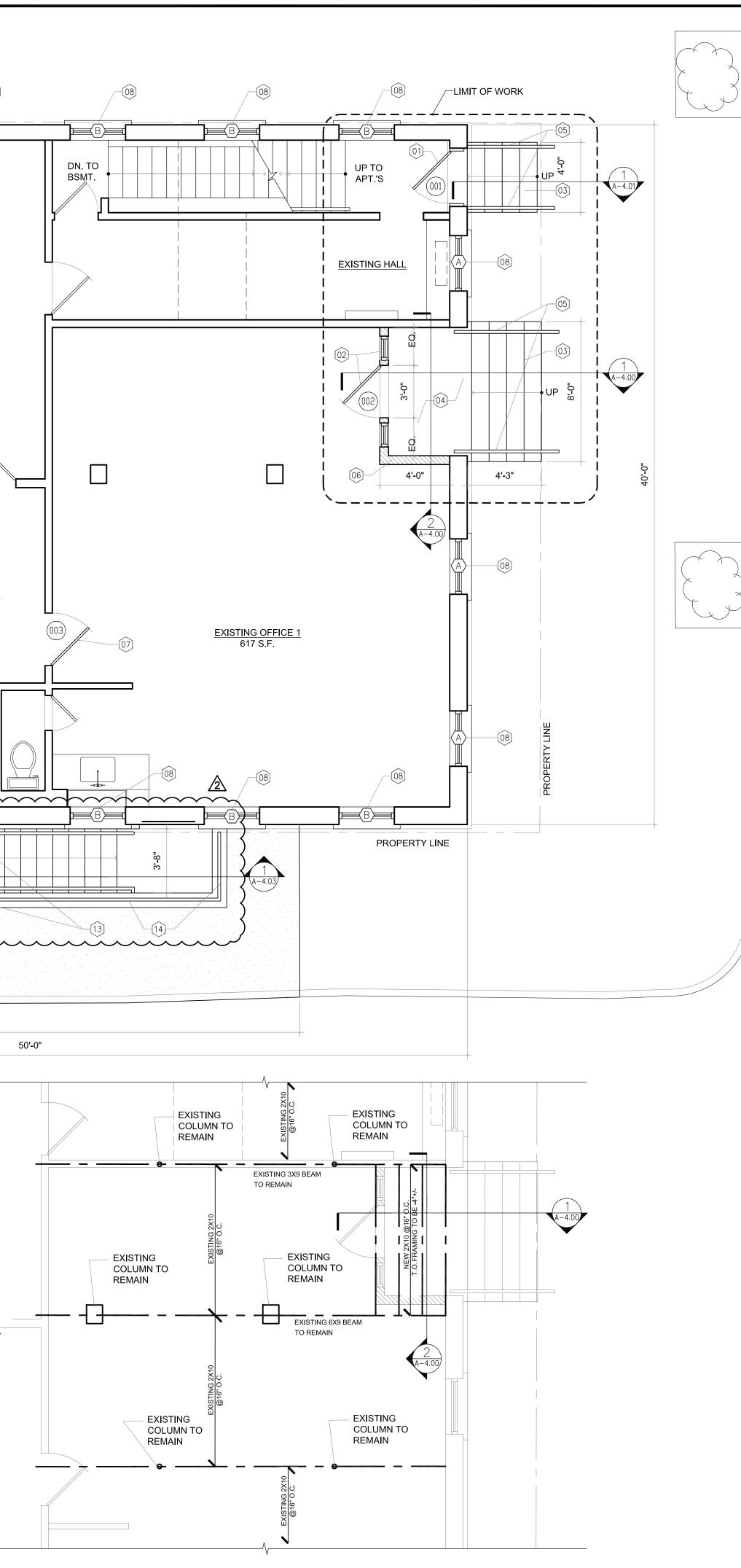
DATE: 07/06/15 JOB: 1429		
	JOB:	1429
	DATE:	07/06/15
SCALE:	SCALE:	





			_
4/41	- 41	0"	

- BASEMENT DOOR SEE SECTION
- (14) NEW PIPE STEEL GUARD RAIL SEE STAIR SECTION .



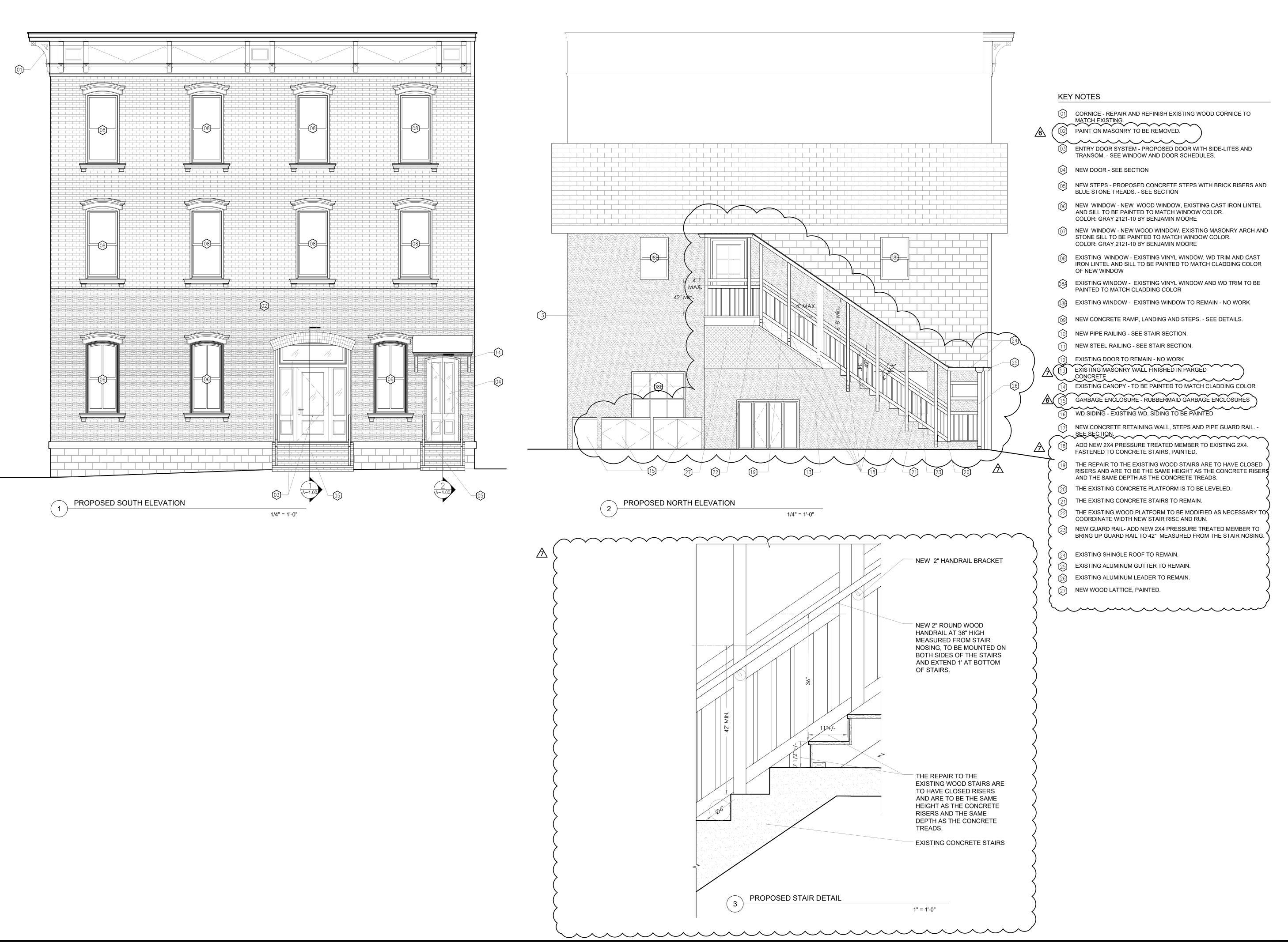
EXTERIOR RENOVATION PHASE I 129 MAIN STREET IRVINGTON, NY 7 06/07/21 RESUBMISSION TO ARB 6 04/15/21 **REVISION 6** 5 11/09/17 **REVISION 5** 4 09/14/16 **REVISION 4** /3\06/20/16 RESUBMISSION TO ARB REVISION ISSUED TO BUILDING DEPT. 2\03/30/16 ARB REVISION 1\03/07/1 ISSUED FOR ARB & BUILDING PERMIT 02/01/16 NO. DATE | ISSUE / REVISION FERGUSON MALONE ARCHITECTURE ONE BRIDGE STREET **IRVINGTON NEW YORK 10533** T 914 591 5066 F 914 591 5031

PROPOSED FIRST
FLOOR PLAN

SCALE:	
DATE:	07/06/15
JOB:	1429

A-2.00

1/4" = 1'-0"



EXTERIOR RENOVATION PHASE I

129 main street Irvington, ny

\triangle	06/07/21	RESUBMISSION TO ARB
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FERGUSON MALONE ARCHITECTURE

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PROPOSED
ELEVATIONS

SCALE:	
DATE:	07/06/15
JOB:	1429
	1120

A-3.00



EXTERIOR RENOVATION PHASE I

129 MAIN STREET IRVINGTON, NY

KEY	KEY NOTES		
	CORNICE - REPAIR AND REFINISH EXISTING WOOD CORNICE TO		
	PAINT ON MASONRY TO BE REMOVED.		
	ENTRY DOOR SYSTEM - PROPOSED DOOR WITH SIDE-LITES AND TRANSOM SEE WINDOW AND DOOR SCHEDULES.		
04	NEW DOOR - SEE SECTION		
05	NEW STEPS - PROPOSED CONCRETE STEPS WITH BRICK RISERS AND BLUE STONE TREADS SEE SECTION		
06	NEW WINDOW - NEW WOOD WINDOW, EXISTING CAST IRON LINTEL AND SILL TO BE PAINTED TO MATCH WINDOW COLOR. COLOR: GRAY 2121-10 BY BENJAMIN MOORE		
07	NEW WINDOW - NEW WOOD WINDOW. EXISTING MASONRY ARCH AND STONE SILL TO BE PAINTED TO MATCH WINDOW COLOR. COLOR: GRAY 2121-10 BY BENJAMIN MOORE		
08	EXISTING WINDOW - EXISTING VINYL WINDOW, WD TRIM AND CAST IRON LINTEL AND SILL TO BE PAINTED TO MATCH CLADDING COLOR OF NEW WINDOW		
08A	EXISTING WINDOW - EXISTING VINYL WINDOW AND WD TRIM TO BE PAINTED TO MATCH CLADDING COLOR		
D8B	EXISTING WINDOW - EXISTING WINDOW TO REMAIN - NO WORK		
09	NEW CONCRETE RAMP, LANDING AND STEPS SEE DETAILS.		
10	NEW PIPE RAILING - SEE STAIR SECTION.		
(11)	NEW STEEL RAILING - SEE STAIR SECTION.		
12	EXISTING DOOR TO REMAIN - NO WORK		
$\mathbb{A}^{(13)}$	EXISTING MASONRY WALL FINISHED IN PARGED		
▲ ¹⁴	EXISTING CANOPY - TO BE PAINTED TO MATCH CLADDING COLOR		
6 (15)	GARBAGE ENCLOSURE - RUBBERMAID GARBAGE ENCLOSURES.		

[5] GARBAGE ENCLOSURE - RUBBERMAID GARBAGE ENCLOSURES. 16 WD SIDING - EXISTING WD. SIDING TO BE PAINTED

20

17 NEW CONCRETE RETAINING WALL, STEPS AND PIPE GUARD RAIL. -SEE SECTION.

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ONE BRIDGE STREET **IRVINGTON NEW YORK 10533** <u>T 914 591 5066 F 914 591 5031</u>

PROPOSED ELEVATIONS

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A-3.01



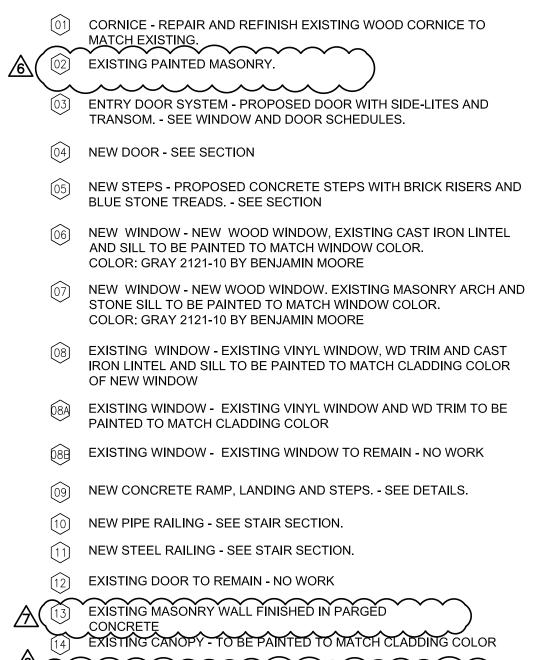
PROPOSED EAST ELEVATION

1/4" = 1'-0"

EXTERIOR RENOVATION PHASE I

129 MAIN STREET IRVINGTON, NY

KEY NOTES



- GARBAGE ENCLOSURE RUBBERMAID GARBAGE ENCLOSURES. (16) WD SIDING - EXISTING WD. SIDING TO BE PAINTED
- 17) NEW CONCRETE RETAINING WALL, STEPS AND PIPE GUARD RAIL. -SEE SECTION.

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