
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 jmalone@fergusonmalone.com.

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: [Jessica Baran](#)
To: [Aliexsa Dawkins](#)
Subject: FW: Inspections
Date: Monday, June 7, 2021 3:22:25 PM

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

Municipality : 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

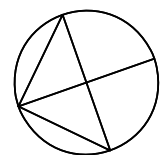
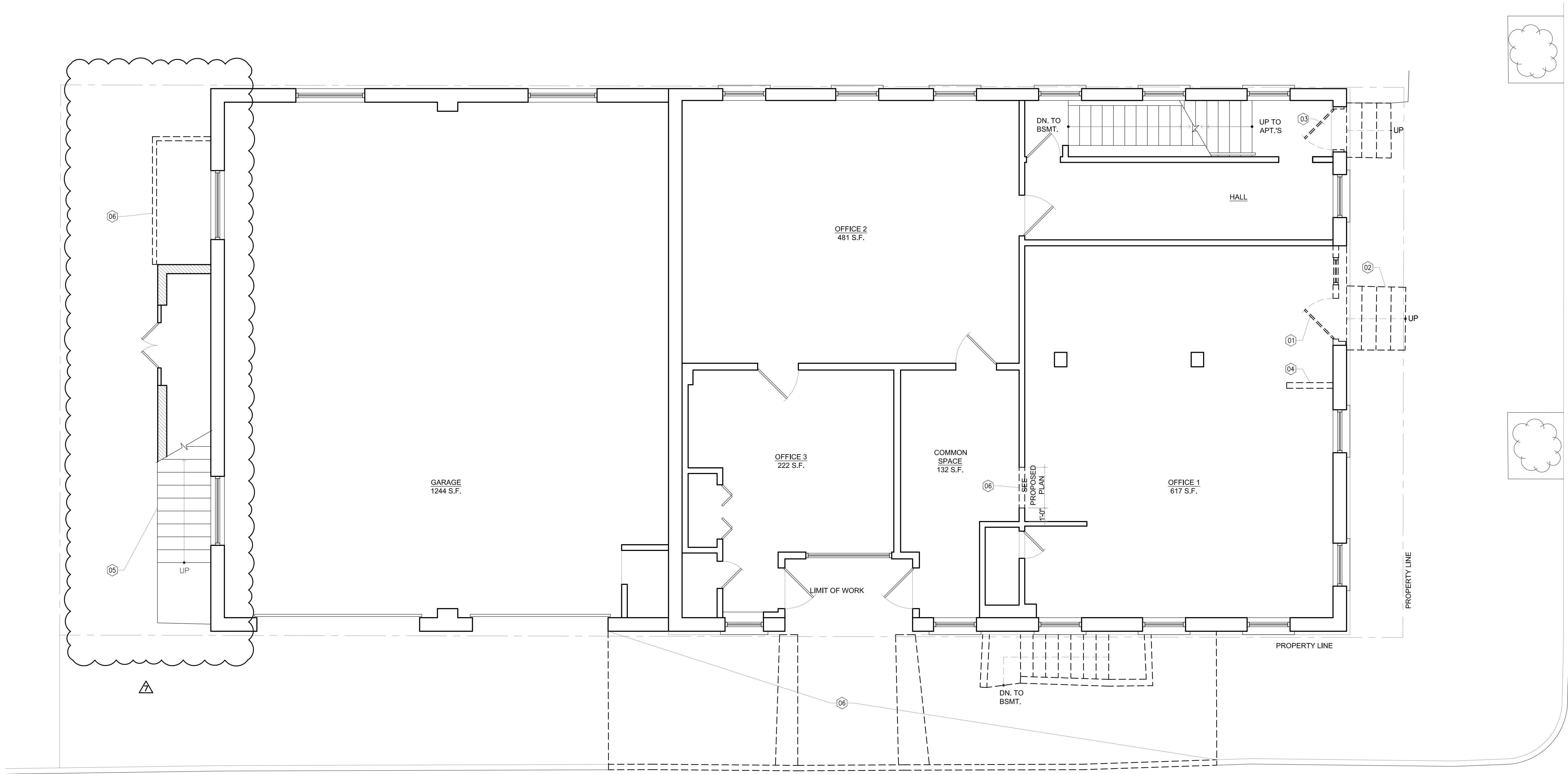
ISSUED FOR ARCHITECTURAL REVIEW BOARD APPROVAL
MARCH 7, 2016 

ISSUED TO BUILDING DEPARTMENT
MARCH 30, 2016 

ISSUED FOR ARCHITECTURAL REVIEW BOARD APPROVAL
JUNE 7, 2021 

PROJECT NO.: 1429

FERGUSON MALONE ARCHITECTURE



1 DEMOLITION PLAN

1/4" = 1'-0"

LEGEND

- EXISTING PARTITION/ WALL TO REMAIN
- - - NEW EXTERIOR PARTITION

KEY NOTES

- 01 REMOVE EXISTING DOOR AND WINDOW ASSEMBLY. REPAIR EXISTING EXTERIOR WALL AS NECESSARY.
- 02 DEMOLISH EXISTING EXTERIOR STAIRS.
- 03 REMOVE EXISTING DOOR AND FRAME AND PREPARE TO RECEIVE NEW DOOR AND FRAME.
- 04 DEMOLISH EXISTING PARTITION.
- 05 EXISTING CONCRETE STAIRS TO REMAIN. CONCRETE PLATFORM TO BE LEVELED. REMOVE RAILING, AND ALL CORRUGATED PLASTIC. EXISTING WOOD STAIRS TO BE REPAIRED. PREPARE STAIRS TO RECEIVE NEW WOOD GUARD RAIL AND HAND RAILS. SEE ELEVATIONS.
- 06 EXISTING BLOCK WALLS TO TO BE DEMOLISHED.
- 06 PREPARE EXISTING SIDE WALK TO BE RE-PAVED.

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.

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.

EXTERIOR
RENOVATION
PHASE I

129 MAIN STREET
IRVINGTON, NY

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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
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1	03/07/16	ARB REVISION
	02/01/16	ISSUED FOR ARB & BUILDING PERMIT



FERGUSON MALONE
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ONE BRIDGE STREET
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DEMOLITION PLAN

SCALE:

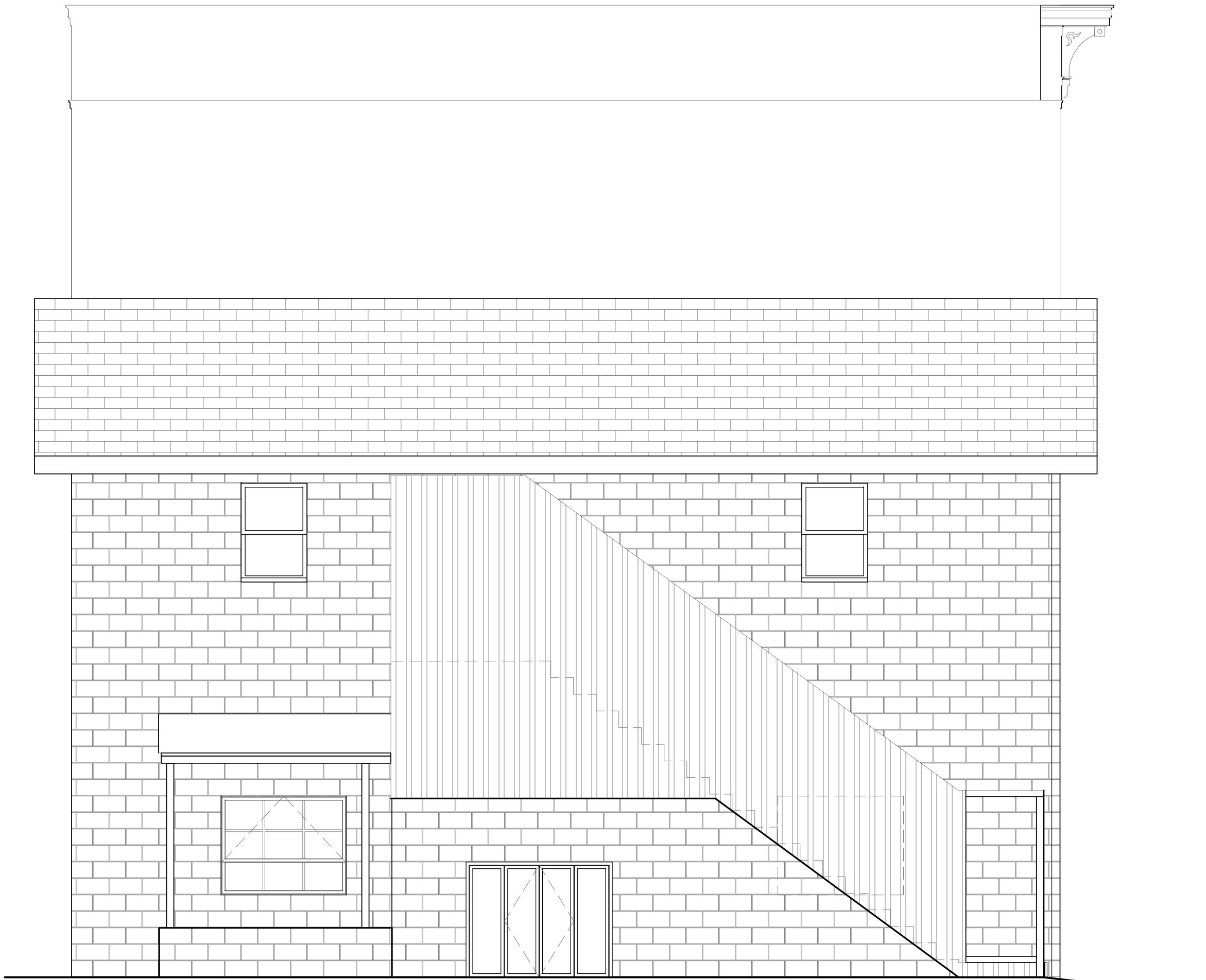
DATE: 07/06/15

JOB: 1429

A-1.00



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"

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EXISTING
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1 EXISTING WEST ELEVATION
1/4" = 1'-0"

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EXISTING
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1 EXISTING EAST ELEVATION
1/4" = 1'-0"

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EXISTING
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NEW SHEET

A-1.03

129 MAIN STREET
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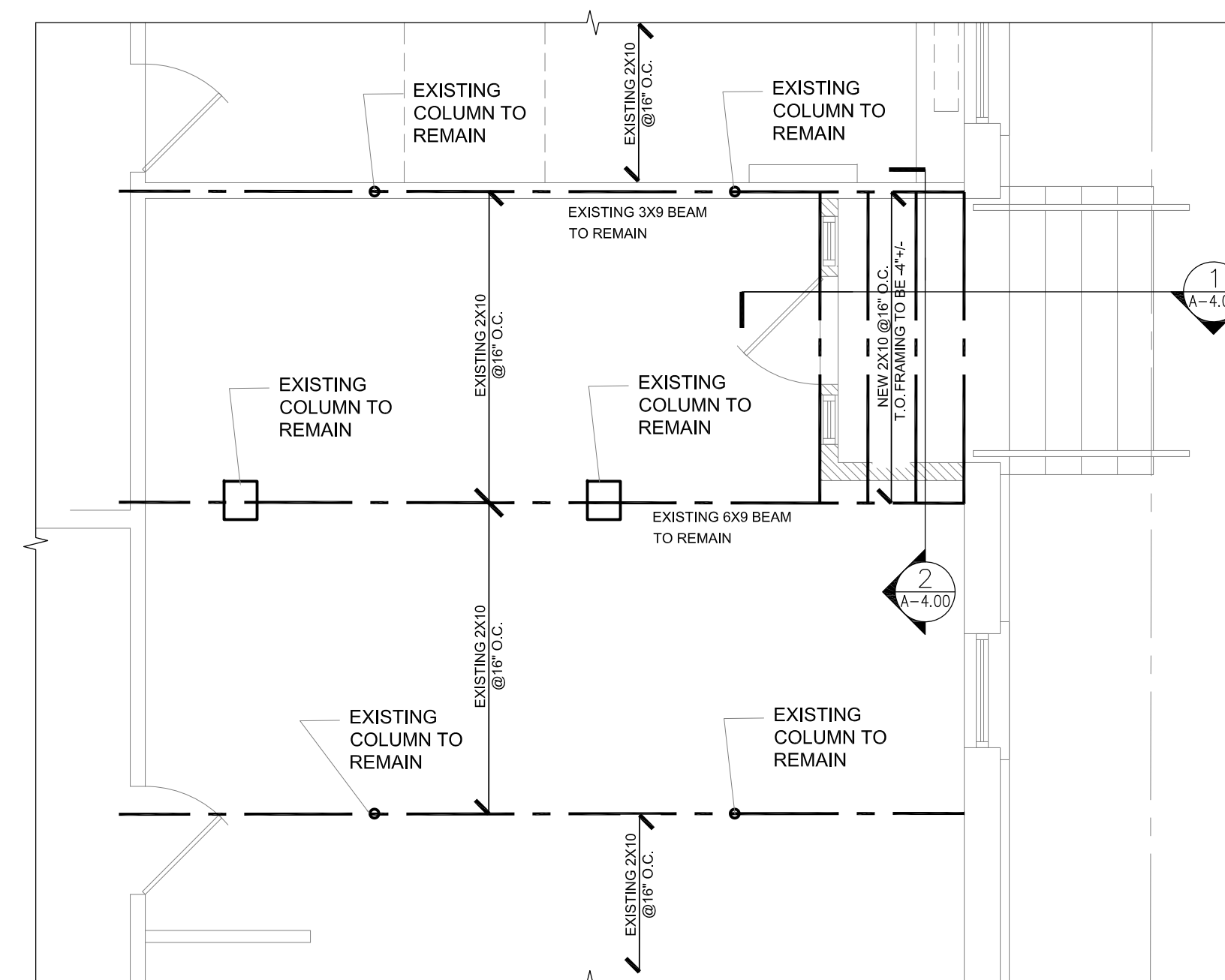
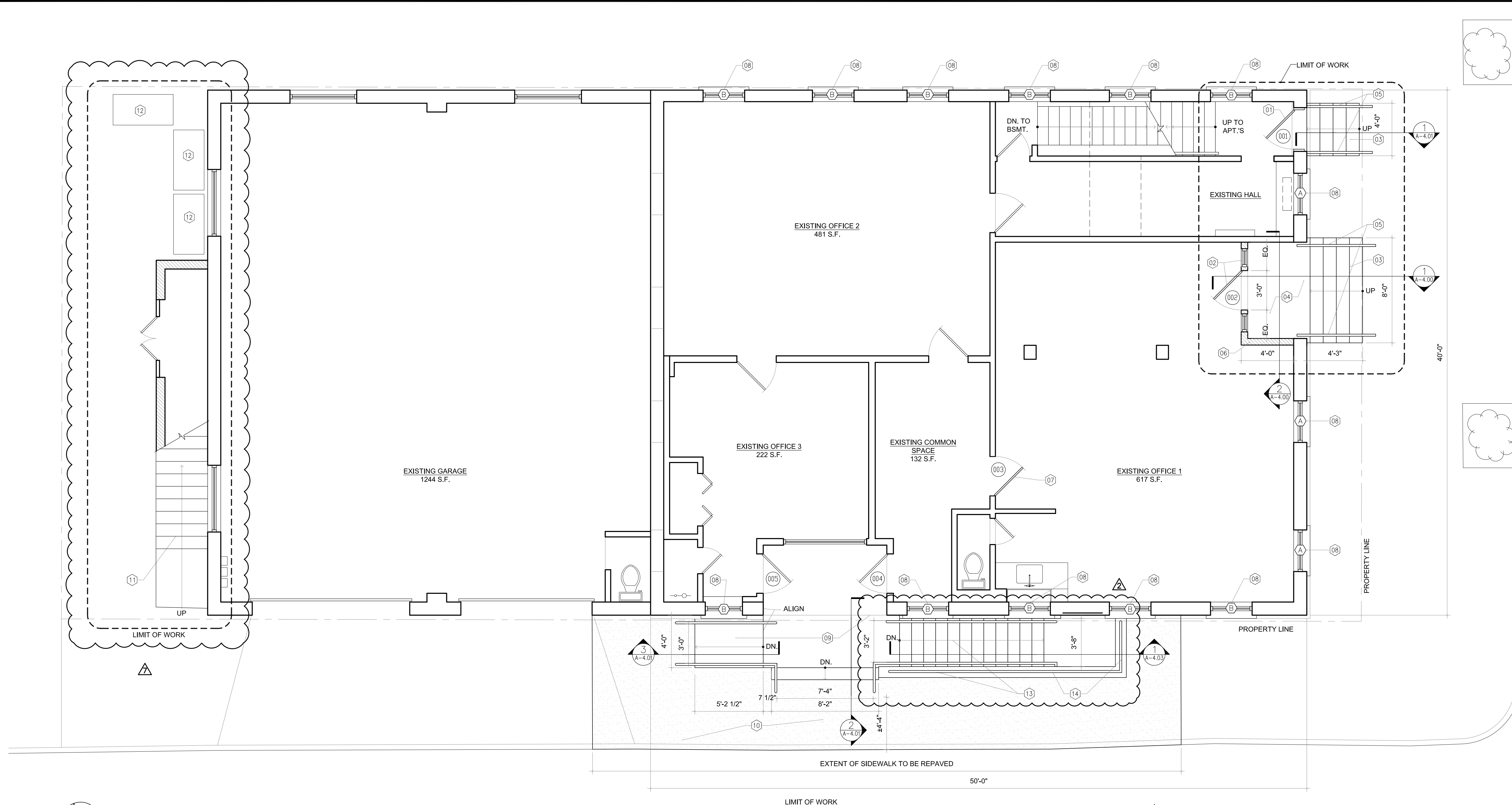
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SCALE:

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A-2.00






2 FRAMING FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

LEGEND

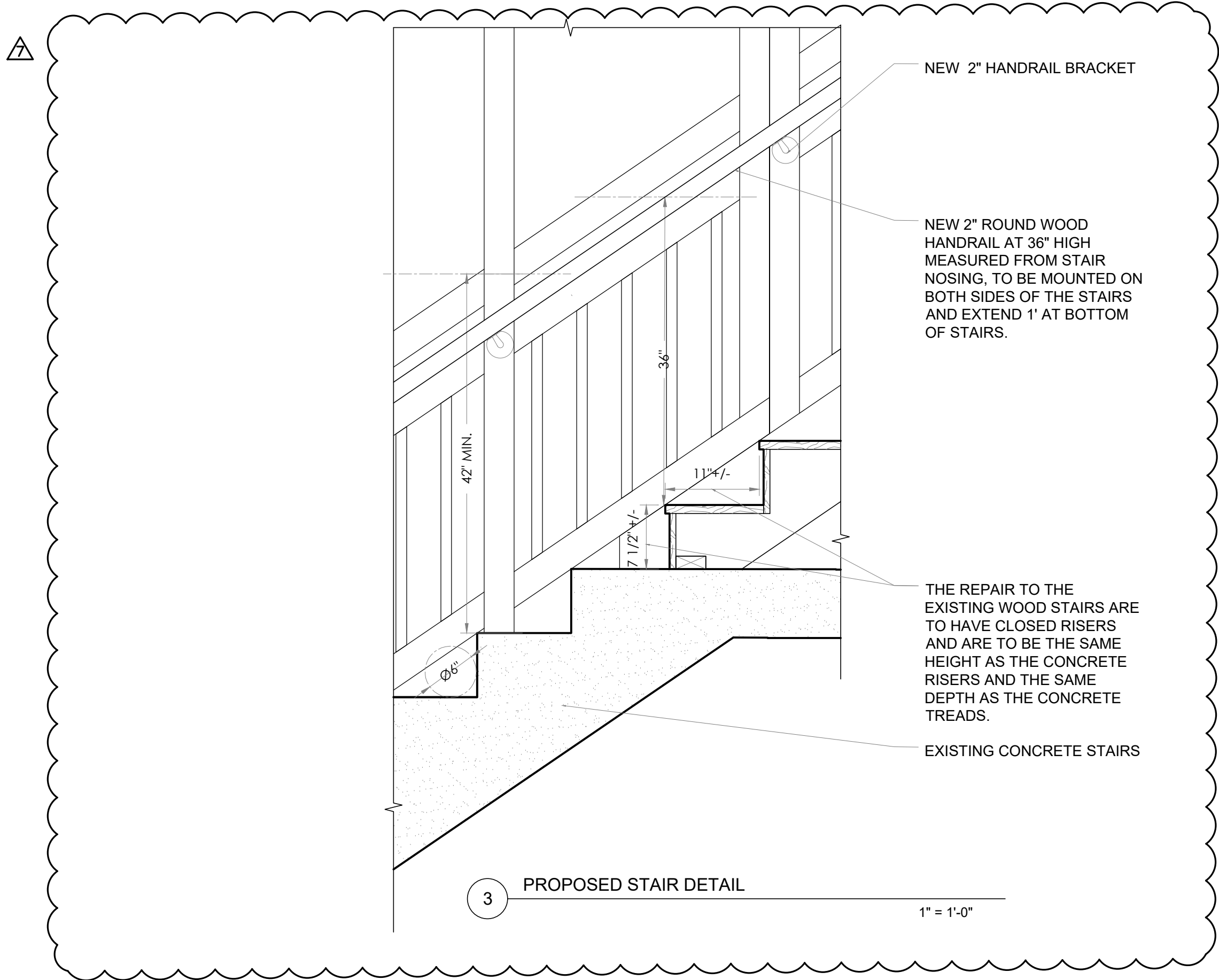
-  EXISTING PARTITION/ WALL TO REMAIN
 NEW EXTERIOR PARTITION
 NEW FLOOR JOIST
 EXISTING BEAM

KEY NOTES

- 01 NEW EXTERIOR DOOR - NEW DOOR INSTALLED IN EXISTING MASONRY OPENING. - SEE DOOR SCHEDULE
- 02 NEW ENTRY DOOR SYSTEM - SEE DOOR SCHEDULE
- 03 STEPS - PROPOSED CONCRETE STEPS WITH BRICK RISERS AND BLUE STONE TREADS. - SEE SECTION
- 04 NEW STONE LANDING - FOR FURTHER DETAILS SEE SECTION
- 05 NEW RAILING - SEE SECTION
- 06 NEW EXTERIOR PARTITION WALL - SEE WALL SECTIONS
- 07 NEW INTERIOR DOOR - SEE DOOR SCHEDULE
- 08 NEW EXTERIOR WINDOW - NEW EXTERIOR WINDOW INSTALLED IN EXISTING MASONRY OPENING. - SEE WINDOW SCHEDULE
- 09 NEW CONCRETE LANDING TO EXTEND FROM EXISTING TO RECEIVE NEW CONCRETE RAMP. - SEE SECTION
- 10 RE-PAVE EXISTING SIDEWALK
- 11 EXISTING STAIR TO BE REPAIRED - SEE ELEVATIONS 
- 12 NEW RUBBERMAID GARBAGE RECYCLING ENCLOSURE.
- 13 NEW CONCRETE RETAINING WALL AND STEPS TO EXISTING BASEMENT DOOR - SEE SECTION
- 14 NEW PIPE STEEL GUARD RAIL - SEE STAIR SECTION. 

EXTERIOR
RENOVATION
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129 MAIN STREET
IRVINGTON, NY



KEY NOTES

- 01 CORNICE - REPAIR AND REFINISH EXISTING WOOD CORNICE TO MATCH EXISTING
- 02 PAINT ON MASONRY TO BE REMOVED.
- 03 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
- 08B 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
- 13 EXISTING MASONRY WALL FINISHED IN PARGED CONCRETE
- 14 EXISTING CANOPY - TO BE PAINTED TO MATCH CLADDING COLOR
- 15 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
- 18 ADD NEW 2X4 PRESSURE TREATED MEMBER TO EXISTING 2X4. FASTENED TO CONCRETE STAIRS, PAINTED.
- 19 THE REPAIR TO THE EXISTING WOOD STAIRS ARE TO HAVE CLOSED RISERS AND ARE TO BE THE SAME HEIGHT AS THE CONCRETE RISERS AND THE SAME DEPTH AS THE CONCRETE TREADS.
- 20 THE EXISTING CONCRETE PLATFORM IS TO BE LEVELED.
- 21 THE EXISTING CONCRETE STAIRS TO REMAIN.
- 22 THE EXISTING WOOD PLATFORM TO BE MODIFIED AS NECESSARY TO COORDINATE WIDTH NEW STAIR RISE AND RUN.
- 23 NEW GUARD RAIL- ADD NEW 2X4 PRESSURE TREATED MEMBER TO BRING UP GUARD RAIL TO 42" MEASURED FROM THE STAIR NOSING.
- 24 EXISTING SHINGLE ROOF TO REMAIN.
- 25 EXISTING ALUMINUM GUTTER TO REMAIN.
- 26 EXISTING ALUMINUM LEADER TO REMAIN.
- 27 NEW WOOD LATTICE, PAINTED.



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ONE BRIDGE STREET
IRVINGTON NEW YORK 10533
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PROPOSED
ELEVATIONS

SCALE:

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JOB: 1429

A-3.00

EXTERIOR
RENOVATION
PHASE I

129 MAIN STREET
IRVINGTON, NY



1 PROPOSED WEST ELEVATION

1/4" = 1'-0"

KEY NOTES

- 01 CORNICE - REPAIR AND REFINISH EXISTING WOOD CORNICE TO MATCH EXISTING.
- 02 PAINT ON MASONRY TO BE REMOVED.
- 03 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
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- 08B 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
- 13 EXISTING MASONRY WALL FINISHED IN PARGED CONCRETE
- 14 EXISTING CANOPY - TO BE PAINTED TO MATCH CLADDING COLOR
- 15 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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A-3.01



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

KEY NOTES

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- 02 EXISTING PAINTED MASONRY.
- 03 ENTRY DOOR SYSTEM - PROPOSED DOOR WITH SIDE-LITES AND TRANSOM. - SEE WINDOW AND DOOR SCHEDULES.
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