

From: noreply@epropertyportal.com,
To: wsgc96@aol.com,
Cc: mmonxhwedey@nygisgroup.com,
Subject: Submission Review comments requested.
Date: Wed, Apr 14, 2021 3:52 pm

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

Municipality : Irvington

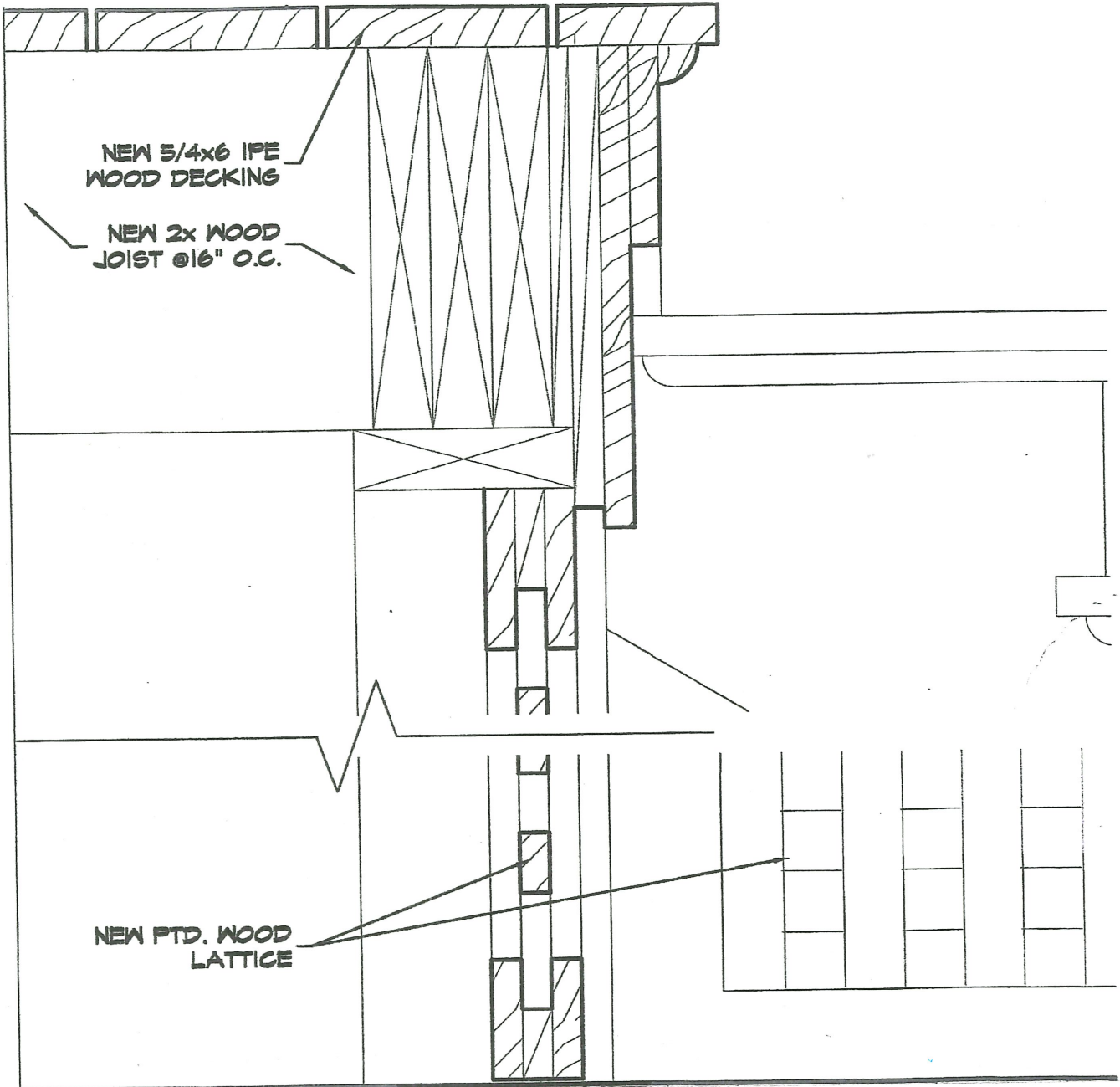
Reference number: 377

Job location : 7 STRAWBERRY LN [SBL:2.50-19-20]

Type of work : ARB Approval

Department/Agency : Buildings,

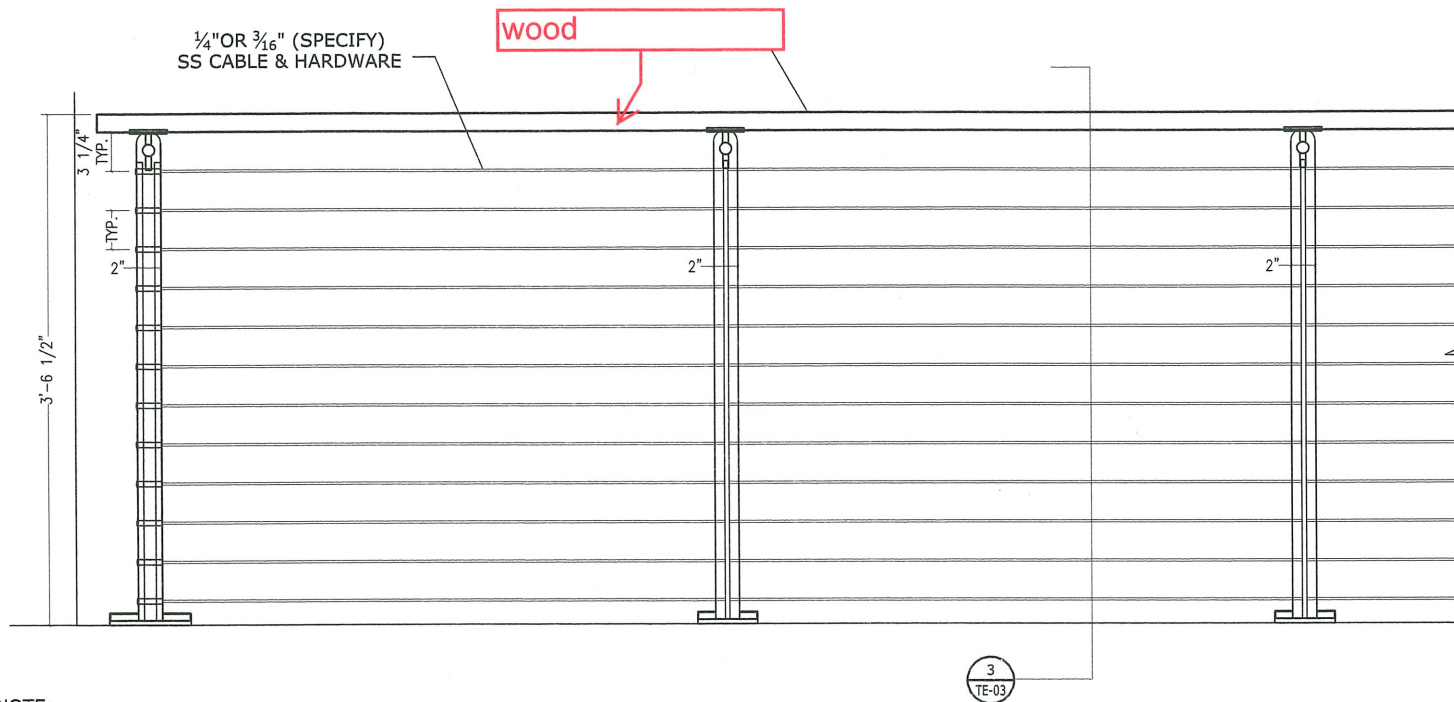
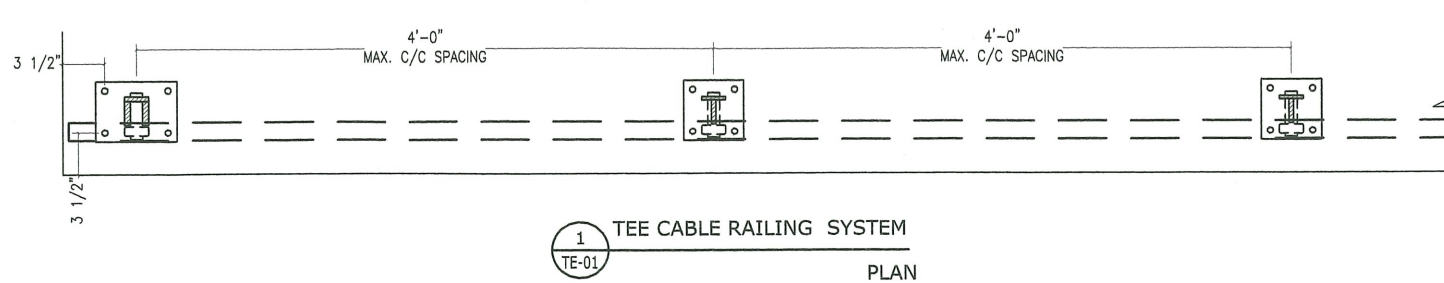
Comments : Hello, I received the following comments from the ARB in regards to your application for 7 Strawberry Lane: Door #1 on Proposed elev. shows immediate drop off as you walk out the door. Stairs and railings at same location not shown in elevation. (Short stair). Show sample of lattice in cut sheet or photo. Proposed Railings not shown on drawings. (Shows existing.) If you would like to make a submission based on these comments, please drop off three sets and everything on an unlocked flash drive before 4:00pm on 4/19/2021.



NEW 5/4x6 IPE
WOOD DECKING

NEW 2x WOOD
JOIST @16" O.C.

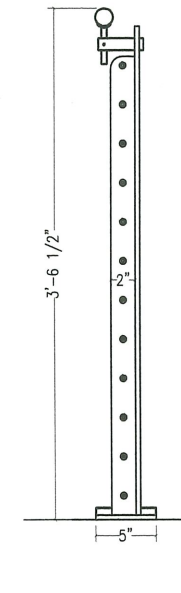
NEW PTD. WOOD
LATTICE



NOTE:
REFER TE-03 FOR MOUNTING OPTIONS
REFER TE-04 FOR CORNER OPTIONS

2 TEE CABLE RAILING SYSTEM
TE-01

ELEVATION



APPROVED FOR FABRICATION	
DATE:	SIGN:

REV	REVISION	DATE

project

scale: 3/4" = 1'0"

submitted on:

client

content
VIVA TEE CABLE RAILING SYSTEM

drawn by:

checked by:

date:

drawing no.

TE-01

Gruber & Montgomery Residence 7 Strawberry Lane Irvington, NY 10533

FERGUSON MALONE ARCHITECTURE
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 3066 F 914 591 5031

Proposed First Floor Plan

SCALE: As Noted
DATE: 06/24/16
JOB: 1617

A-2.01

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 or mill and shall be kiln-dried. New joists shall comply with #2-D10 for spans and shall conform to the following species and grade.

Rafter and joist: douglas fir, larch #2
Beams, girders and headers: douglas fir, larch #1
Studs and joists: douglas fir, larch #2 stud grade

2. Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fill rough carpentry to other construction as above and cope as needed for accurate fit. Locate lintels, 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 joist or beam hangers, minimum 18 gauge. All metal including joist hangers, fasteners, anchor bolts, post bases, etc. that come in contact with pressure treated lumber shall be hot dipped galvanized girth for dimension strong tie, stainless steel, or approved equal by architect.

5. Do not splice structural members between supports, unless otherwise indicated.

6. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:

a. NIS req-272 for power-driven fasteners.
b. Table #602.3(1), fastener schedule for structural members, and Table #602.3(2), "allowable attachments" in ICC's International residential code for one- and two-family dwellings.

7. New interior wood frame bearing walls are to be 2x4 @ 16" O.C. unless otherwise indicated.

8. All rafters and joists shall align directly with studs below. Where required, install additional studs. Use double studs @ ends of wall and ends of openings. Use double trimmers and headers at all floor openings where beams are not disrupted. Use all plates at corners and at intersection of partitions.

9. At the ends of all beams, headers and girders provide a built up or solid post whose width is at least equal to the width of the member it is supporting.

10. Plywood shall be APA grade stamped and shall not exceed the spans intended for use on the grade stamp. All plywood shall be made with exterior glue and shall be of the following

Thickness: Room: 3/4"
Roofs: 5/8" cdx
Walls: 1/2"

11. Framing drawings show and locate 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 re-framing work.

Gypsum Board Notes

All gypsum board materials and accessories shall conform to ASTM C37, C37.1, C475, C514, C530, C531, C560, C1002, C1047, C1177, C1178, C1278, C1393 or C1398. And shall be installed in accordance with the 2007 residential code of New York State.

Use moisture resistance GWS 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 of soffits and ends in drywall partitions u.o.n. partitions that be anchored firmly to 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.

Partition Types

- 01 Full height partition
1-layer 1/2" gypsum board (each side), 2x4 wood studs @ 16" o.c. frame floor to ceiling.
- 02 Moisture resistant partition
1-layer of 1/2" cement board on side facing wet area and 1-layer of 5/8" gypsum board on side facing dry areas. 2x4 wood studs @ 16" o.c. frame floor to ceiling.

Framing Key

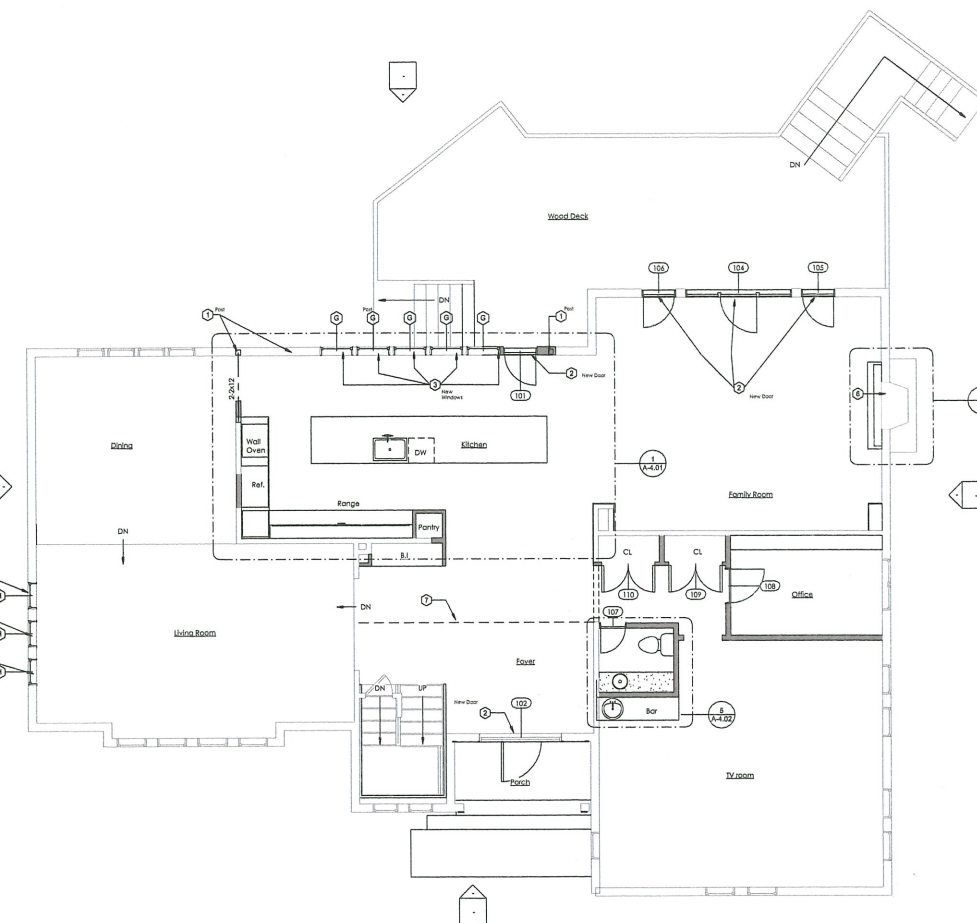
--- New beam or header

Finish Key

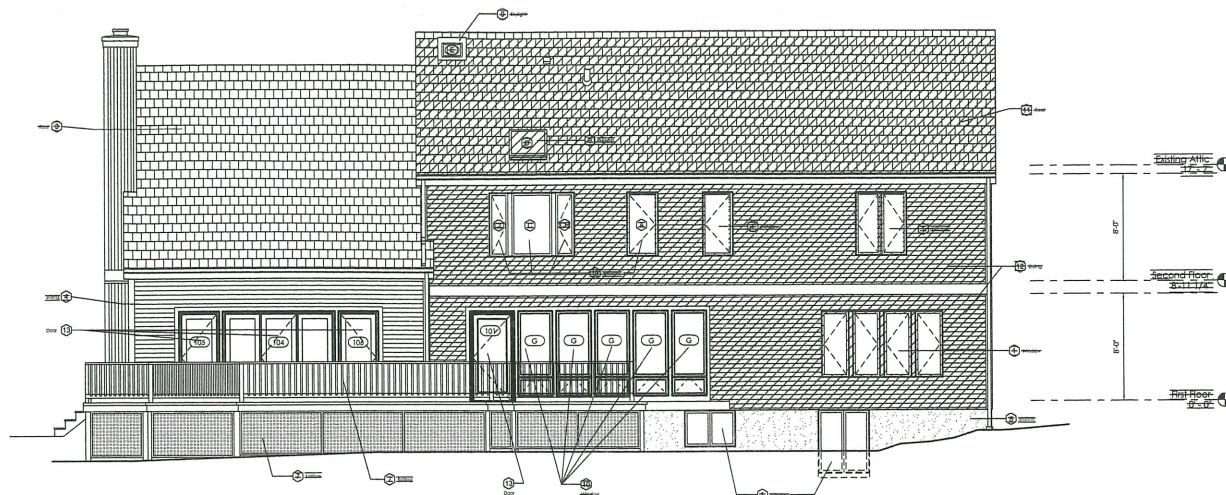
- WOOD Wood floor
WOOD Wood floor
FPO Floor tile powder room
FPO Floor tile master bathroom
FPO Floor tile shower

Key Notes

- 1 Post - 2x Bull-up post - bear post onto existing joist, bearing wall or structural blocking, between joists. All point loads are to transfer to foundation.
- 2 New door - See Door Schedule
- 3 New window - Provide new header / See plan and Window Schedule for further information
- 4 New skylight - See Window Schedule
- 5 New sunlit tunnel - See Window Schedule
- 6 New fireplace unit to be installed and new solid/or stone surround. Existing flue to be re-used.
- 7 Line of floor above
- 8 New window - to replace existing window reuse existing header



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



Notes	
1. Existing - Existing window to remain.	remain.
2. Existing - Existing window to remain.	remain.
3. Existing - Existing window to remain.	remain.
4. Existing - Existing window to remain.	remain.
5. Existing - Existing window to remain.	remain.
6. Existing - Existing window to remain.	remain.
7. Existing - Existing window to remain.	remain.
8. Existing - Existing window to remain.	remain.
9. Existing - Existing window to remain.	remain.
10. Existing - Existing window to remain.	remain.
11. Existing - Existing window to remain.	remain.
12. Existing - Existing window to remain.	remain.
13. Existing - Existing window to remain.	remain.
14. Existing - Existing window to remain.	remain.

Gruber & Montgomery Residence

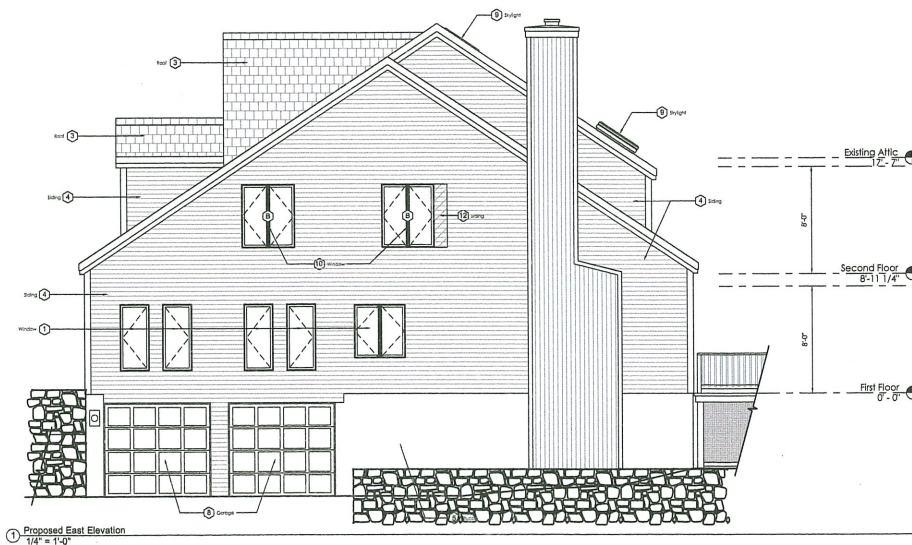
7 Strawberry Lane
Irvine, NY 10533

NO.	DATE	ISSUE/REVISION
2	10/17	Re-Issued For ARB-116 Approval
1	8/1/11	Issued for ARB-116 Approval

NOT FOR
CONSTRUCTION

EARL EVERETT FERGUSON
ARCHITECT
ONE BRIDGE STREET
IRVINGTON NY 10533
T 914 591 5066 F 914 591 5031

2 Proposed North Elevation
1/4" = 1'-0"



1 Proposed East Elevation
1/4" = 1'-0"

Proposed Exterior Elevations

SCALE: As Noted

DATE: 10/09/15

JOB: 1617

A-3.00