

Robert Anthony Jones III

Property Owner and Registered Architect; License Number: 045387
30 S. Ferris St.
Irvington, NY 10533
(303) 562-4975
jonesproduct@gmail.com

24th July 2023

Architecture Review Board

Village Hall
85 Main Street
Irvington, NY 10533

Re: 30 S. Ferris St. - Exterior Elevation Changes

Cover Letter

To Whom It May Concern,

I am writing to you today to explain that I recently replaced the railings and flooring on my home's front porch due to the following observed dilapidated conditions and, most notably, because of imminent safety concerns. Where possible, the residential recommendations laid out in the "Irvington Historic District Design Guide & Recommendations" were followed during the completion of the work.

The pre-existing railings and flooring had become severely corroded and damaged over time due to the home's north-westerly exposure to sun and rain (see attached "Pre-Existing Photos"). This dilapidated state was a cause of concern for the structural integrity of the pre-existing railings and flooring. Another safety concern for the pre-existing railings was with the overall railing height (see attached "A-211 - Pre-Existing Conditions Elevation"). The pre-existing railing height was only 28" A.F.F. Which is 8" lower than current safety standards. As a licensed Architect in the State of New York, it was of my professional opinion that the pre-existing railings and flooring were not salvageable and were a safety hazard, especially for young children and the elderly.

In the interest of the health, safety, and welfare of the public; I hired a contractor to replace the railings with new ones that meet current safety standards. The balusters are tightly spaced to prevent children from falling through, and the handrails are securely fastened to their structural supports. Additionally, the new railing height is 36" A.F.F. Which meets current safety standards.

Aesthetically, the residential guidelines, as laid out in the "Irvington Historic District Design Guide & Recommendations", were followed during the completion of the work. This includes but is not limited to:

- Limited the replacement of architectural elements to only those that were significantly dilapidated or in disrepair.
- Retained, repaired, and preserved the existing columns.
- Retained the open/unenclosed nature of the porch.
- Replaced the flooring with similar wood flooring in size and profile (1x4, tongue and groove).
- The detail of the new railings remains consistent with other decorative features of the residence.
- No porch ornamentation was added for which we have no documentation or evidence.

I believe that the new railings and flooring are a significant improvement over the old ones. They are safer, more durable, fit into the surrounding neighborhood aesthetic, and abide by many recommendations of the Irvington Historic District Design Guide & Recommendations. I am confident that they will provide many years of safe and beautiful use.

I understand that you have to approve all exterior modifications to homes in our neighborhood. I would like to request your approval for the replacement of the railings and flooring.

Thank you for your time and consideration.

Sincerely,

Robert Anthony Jones III

APPLICATION FOR BUILDING PERMIT

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

Application Number:	413	Date:	05/04/2022
Job Location:	30 S FERRIS ST	Parcel ID:	2.90-40-6
Property Owner:	Rob Jones	Property Class:	1 FAMILY RES
Occupancy:	One/ Two Family	Zoning:	
Common Name:			

Applicant	Contractor
Rob Jones	
N/A	
30 South Ferris StreetIrvington NY 10533	
3035624975	

Description of Work

Type of Work:	Exterior alteration or renovations	Applicant is:	Owner
Work Requested by:		In association with:	
Cost of Work (Est.):	12500.00	Property Class:	1 FAMILY RES

Description of Work

Cosmetic repairs due to wood rot at the existing front porch. Scope of work to include repairs to existing decking, existing railings (4), and existing columns (4).

07.24.2023 Revision: Cosmetic repairs due to wood rot at the existing front porch. Scope of work to include repairs to the existing columns (4) and replacement of dilapidated existing railings (4) and flooring with sim. wood flooring in size and profile.

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: 30 S FERRIS ST

Parcel Id: 2.90-40-6

AFFIDAVIT OF APPLICANT

I **Rob Jones** being duly sworn, depose and says: That s/he does business as: **N/A** with offices at: **30 South Ferris Street Irvington NY 10533** and that s/he is:

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

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

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature

OWNER'S AUTHORIZATION

I **Rob Jones** as the owner of the subject premises and have authorized the contractor named above to perform the work under the subject application.

Owner phone number 303.562.4975 Owner email address jonesproduct@gmail.com

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

Sworn to before me this _____ day of _____ of _____

Notary Public / Commission of Deeds

Applicant's Signature

INSTRUCTIONS

REQUIREMENTS FOR OBTAINING A PERMIT:

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

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

Contractor Requirements in order to obtain a Building Permit:

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

Please Note:

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

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

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

Fee schedule

Building Permit (Non-Refundable)

* Application fee \$85

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

85

• Inspection Fees (as applicable)

- | | |
|--|--|
| • Insulation: \$50 | • Footing: \$50 |
| • Solid Fuel: \$50 | • Preparation for concrete slabs and walls: \$50 |
| • Foundation and footing drain: \$50 | • Framing: \$50 |
| • Energy Code Compliance: \$50 | • Building systems, including underground and rough-in: \$50 |
| • Sediment 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 _____

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

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

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

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Re: 30 S. Ferris St. - Exterior Elevation Changes

Property Photographs - Pre-Existing Conditions

To Whom It May Concern,

The following is one (1) set of preexisting photos, including the building and property and both buildings adjoining the proposed building or properties:

- Project Property: 30 S. Ferris St.



Pre-Existing Front Facade 1



Pre-Existing Front Facade 2



Typical Wood Rot 1



Typical Wood Rot 2



Typical Wood Rot 3



Typical Wood Rot 4



Typical Wood Rot 5



Typical Wood Rot 6



Dilapidated Railing Conditions 1



Dilapidated Railing Conditions 2



Dilapidated Railing Conditions 3



Dilapidated Railing Conditions 4



Dilapidated Railing Conditions 5



Dilapidated Railing Conditions 6



Dilapidated Railing Conditions 7



Dilapidated Railing Conditions 8



Dilapidated Railing Conditions 9



Dilapidated Railing Conditions 10



Dilapidated Railing Conditions 11



Dilapidated Railing Conditions 12

- Abutting Property 1: 32 S. Ferris St.



Aerial View



Front Facade

- Abutting Property 2: 28 S. Ferris St.



Aerial View



Front Facade

Sincerely,

Robert Anthony Jones III

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Property Photographs - As-Built Conditions

To Whom It May Concern,

The following is one (1) set of as-built conditions photos of the project property:

- Project Property: 30 S. Ferris St.



As-Built Front Facade 1



As-Built Front Facade 2



As-Built North Elevation 1



As-Built North Elevation 2



As-Built South Elevation 1



As-Built South Elevation 2



As-Built Detail 1

Sincerely,

Robert Anthony Jones III



Composite Decking, Railing and Accessories



Veranda Elite Decking in Panama Grey paired with Veranda Classic Railing in White

Special Order



Elite Composite Decking



Veranda Elite Decking in Brazilian Ash paired with Veranda Classic Railing in Black

- A distinct, variegated surface brings indoor design elements to the outdoors
- Features a stain, fade and scratch resistant cap stock finish
- Available in 12', 16' and 20' lengths in both grooved- and square-edge profiles
- Snow treatment: "safe for animals" or mild snow melt; plastic shovel
- Cleaning: Soap and water
- 25-year limited structural, stain and fade warranty



BRAZILIAN ASH



EXOTIC
JARRAHWOOD



PANAMA GREY



High-Performance Composite Decking



Veranda High Performance Decking in Grey

- Features a stain, fade and scratch resistant cap stock finish
- Combines ultra-low maintenance with long-term value
- Available in grooved- (12', 16' and 20 lengths) or square-edge boards (12' length)
- Snow treatment: "safe for animals" or mild snow melt; plastic shovel
- Cleaning: Soap and water
- 25-year limited structural, stain and fade warranty



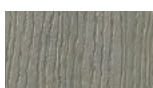
Grooved-edge
Profile



Square-edge
Profile



WALNUT



GREY



Veranda Elite Decking in Brazilian Ash paired with Veranda Classic Railing in Black

Decking Components

Complete your deck with Veranda hidden fasteners.

Hidden Fasteners



When used with grooved deck boards, Veranda hidden fasteners can give your deck an unblemished look.





Veranda High Performance Decking in Walnut

Decking Components

Complete your deck with matching fascia.



Composite Fascia

- Conceals decking under-structure, eliminating the need to paint or stain that wood
- No painting or staining required
- Available in all decking colours
- 11-1/4" x 12' boards



Veranda Elite Fascia in Panama Grey

TOP TIPS

Top 10 best practices
when installing Veranda.

1. Always read the Veranda Installation guide before beginning to install Veranda Decking www.verandadeck.ca
2. Ensure that each board is “pinned” at the approximate centre point to prevent sliding on the clips and to ensure even expansion and contraction toward each board end (see install guide for more details).
3. When two boards butt end to end, please ensure that side blocks and double clips are used (see install guide for more details).
4. Always pre-drill Veranda deck boards when using the Starborn system. DO NOT use impact drills to drive screws!
5. Refer to the Expansion/Contraction chart in our installation guide to allow proper spacing for Expansion/Contraction.
6. Use a standard 1/8” to 3/16” kerf 40 to 60 tooth saw blade (NOT thin kerf) to briskly trim both board ends to fit in place.
7. Multi-coloured boards should be laid out across the ground or deck to achieve best colour blend prior to fastening.
8. When using boards of the same length from multiple factory packages, pull pieces from alternating packages to ensure good colour mix.
9. DO NOT use metal-edged snow shovels to clear snow. Only plastic-edged shovels should be used to avoid damaging the board surface. Push brooms and leaf blowers can be used to quickly clear light snow from a deck.
10. For additional please visit:
www.verandadeck.ca



Veranda Elite Decking in Panama Grey paired with Veranda Classic Railing in White

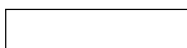
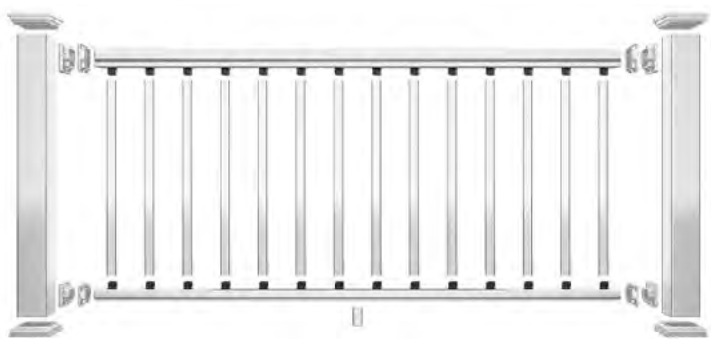
Veranda Classic Railing Kits

Veranda's Classic Railing system takes composite railing performance to the next level by taking a top performing composite core and adding a durable cap to give enhanced protection against mother nature. The railing is available in White and Black colours.

- Available in White and Black
- New kitted program makes your railing project easier
- Ultra-low maintenance composite material for snow removal and cleaning
- 25-year limited structural, stain and fade warranty
- Available in Classic profile

Veranda Classic Rail Checklist

- Veranda 6' Classic Rail kit includes top and bottom rail with connectors, rail brackets and bracket hardware (8' available special order)
- Veranda 6' Classic Stair Rail kit includes top and bottom rail with connectors set at 35 degrees, stair rail brackets set at 35 degrees and bracket hardware
- Veranda 48" Classic Post Sleeve kit includes 48" composite post sleeve, post trim and post cap
- Veranda 14-pack Classic Baluster kit includes 14 composite balusters. Kit creates dimensions: Rail (4") + Baluster (35.25") + 3" crush block. Kit creates an assembled height of 42.25"
- Veranda Post Mount installs onto concrete or other decking materials with the post sleeve fitting directly over. It is adjustable and works with 36" to 42" railing programs in place of a 4x4 wood post



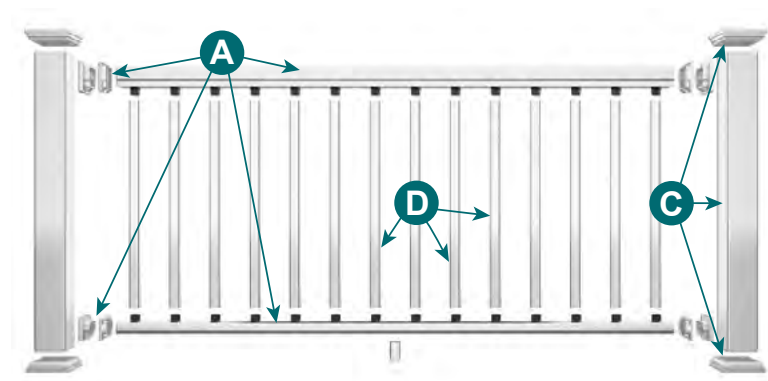
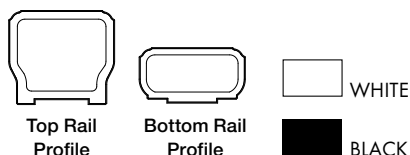
WHITE



BLACK

HOW TO BUY VERANDA CLASSIC RAILING KITS

Use this worksheet to determine the materials you will need to complete a Veranda Classic Railing system.



*(stock available in select stores)

A	Classic Top & Bottom Rail Kit		
	Purchase (1) rail kit per 6' or 8' rail section	White	Black
	6' Veranda Classic Top & Bottom Rail Kit	1001094614/ 1001090753*	1001094615/ 1001093448*
	8' Veranda Classic Top & Bottom Rail Kit (Special order)	1001098909	1001098910
If you are cutting rail into two sections you will need an additional Classic Horizontal Rail Connectors White 1000790687 Black 1000790688			

B	Classic Stair Rail Kit		
	Purchase (1) rail kit per 6' rail section	White	Black
	6' Veranda Classic Stair Rail Kit	1001094616/ 1001093447*	1001094617/ 1001093446*
If you are cutting rail into two sections you will need an additional Classic Horizontal Rail Connectors White 1000790691 Black 1000790692			

C	Classic Post Sleeve Kit - 48"		
	Purchase (1) post sleeve per rail kit plus (1) to end each run	White	Black
	Veranda Classic Post Sleeve Kit - 48"	1001094618/ 1001090751*	1001094619/ 1001090752*

D	14 Pack Classic 39.25" Baluster Kit		
	(14) Balusters included enough to create a 6' rail section	White	Black
	Veranda 14 Pack Classic 39.25" Baluster Kit	1001094620/ 1001090750*	1001094621/ 1001090749*

E	Post Sleeve Insert		
	Insert is optional can be used instead of a wood post		
	Veranda Post Sleeve Insert (available in selected stores)	1001094622 / 1001090748*	



Veranda Elite Decking in Panama Grey

Decorative Caps

Veranda components are simple and easy to install giving you the resources you need to create your very own work of art.

A study by Remodeling magazine shows that adding a deck to your home averages a 70% return on your investment for resale — making it one of the top three improvements most desired by home buyers!

**AVAILABLE IN STOCK OR ONLINE
MORE AVAILABLE ON HOMEDEPOT.CA**



Notes

[illegible]

Veranda Composite Decking and Railing Warranty

ELIGIBILITY

UFP Ventures II, Inc. (the "Warrantor") is pleased to extend this Warranty to you, the original Consumer of the Veranda product. This Warranty is valid for original Consumers of Veranda Composite Decking and Railing material used in standard residential dwellings and may not be assigned or transferred by you.

25-YEAR STRUCTURAL LIMITED WARRANTY

Warrantor will, at its option, either replace or refund the appropriate prorated portion of the purchase price as set forth in the "Prorated Refund Schedule" below for any Veranda Composite Decking or Railing product used in a residential decking or railing application that splinters, corrodes or becomes structurally unfit due to rot, split, warp, cupping, checks or damage caused by termites or fungal decay within 25 years from the date of purchase.

25-YEAR LIMITED WARRANTY – STAIN RESISTANCE

Applies to Veranda Elite, Vintage, HP Decking and Classic Railing. Warrantor will, at its option, either replace or refund the appropriate prorated portion of the purchase price as set forth in the "Prorated Refund Schedule" below for any aforementioned Veranda Composite Decking or Railing product used in a residential decking or railing application that exhibits permanent staining in the first 25 years from the date of purchase when exposed to food and beverage spills, including wine, tea, coffee, fruit punch, sodas, catsup, salad oils, barbecue sauces, mustard and other food- or beverage-related items that would typically be present on a residential deck. This Warranty will apply only if an attempt is made by Consumer to remove any such spill from the decking material with water and mild household cleaners within forty-eight (48) hours of exposure to the surface, and such attempt is unsuccessful. Staining as a result of spilled abrasive compounds of acidic or basic pH, strong solvents, oil-based paints or stains, metallic rust and other abnormal items not commonly used on a residential deck is not covered under this Warranty.

25-YEAR LIMITED WARRANTY – FADE RESISTANCE

Applies to Veranda Elite, Vintage, HP Decking and Classic Railing. Warrantor will, at its option, either replace or refund the appropriate prorated portion of the purchase price as set forth in the "Prorated Refund Schedule" below for any aforementioned Veranda Composite Decking or Railing product used in a residential decking or railing application that exhibits "Excessive Color Fade" within the first 25 years from the date of purchase. Excessive Color Fade is defined as a change in color greater than five (5) Delta E (CIE) when calculated according to ASTM D2244 for all non-variegated color surfaces. Excessive Color Fade for variegated color surfaces is defined as an unreasonable amount of color change in excess of "Normal Weathering."

LIMITATIONS ON WARRANTY

The 25-Year Limited Stain and Fade Resistance Warranties extended herein apply only to Veranda Elite, Vintage, HP Decking and Classic Railing. Warrantor does not warrant any other Veranda Composite Decking and Railing products for stain or fade resistance.

Stain Limitations: Veranda Elite, Vintage, HP Decking and Classic Railing products are not stain-proof. Care must be taken to remove all food, beverage and other spilled materials with water and a mild household cleaner within forty-eight (48) hours of exposure. Stains resulting from spilled abrasive compounds of acidic or basic pH, strong solvents, oil-based paints or stains, metallic rust and other abnormal items not commonly used on a residential deck are excluded from coverage under this Warranty. Excluded stains include but are not limited to pet or human bodily fluids such as blood, vomit, urine or feces, and fungicides, bactericides, biocides and chemical-based plant food. Mold and mildew can settle and grow on any outdoor surface and, if not properly cleaned, can stain that surface. Staining associated with mold or mildew that is not properly cleaned within one week of first appearance is not covered under this Warranty. If stains persist, you will be required to produce documentation that you attempted to have the deck professionally cleaned at least one time prior to making a claim under this Warranty.

Fade Limitations: No decking material is fade-proof when exposed to sunlight and other common atmospheric conditions. Normal Weathering is to be expected over the life of the product and is not covered under this Warranty. Normal Weathering is defined as exposure to sunlight and extremes of weather and atmosphere that will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains.

Warrantor shall not be liable for any incidental or consequential damages arising out of the use or ownership of any Composite Decking or Railing product. Some states do not allow limitations on how long an implied Warranty lasts and/or do not allow the exclusion of incidental or consequential damages, so the above limitations and exclusions may not apply to you. This Warranty gives you specific legal rights, and you may also have other rights, which vary from state to state.

This Warranty does not cover any product that:

- Is damaged by physical abuse, acts of God, acts of war, or other chemical or biological factors.
- Has not been installed in accordance with the manufacturer's installation guidelines and local building codes.
- Has been abused, placed under or subjected to abnormal residential-use conditions or has surface damage or surface punctures.
- Has been painted, coated, used, modified or otherwise treated in any manner other than as intended by Warrantor.
- Has been directly or indirectly exposed to extreme heat (in excess of 250 degrees Fahrenheit).

Failure to follow any restrictions or warnings supplied with the product shall make the Warranty null and void and of no further effect. Warrantor reserves the right to investigate any claim and to inspect the materials for which a claim is made. Any construction or use of this product must be in accordance with all local zoning and/or building codes. The Consumer assumes all risk and liability associated with the construction or use of this product. The Consumer or contractor should take all necessary steps to ensure the safety of everyone involved in the project, including, but not limited to, wearing the appropriate safety equipment.

CLAIM PROCEDURE

To make a claim under this Warranty, the Consumer must, within ninety (90) days of actual or constructive notice of damage covered by this Warranty, do the following:

1. Prepare a letter that includes the following information:
 - A list of the number of pieces and the size of each piece for which the claim is made.
 - Proof of Purchase of the product, as shown on the original invoice or receipt.
 - Proof of Warranty, as evidenced by the original UPC or end-tag from the product, or a copy of the mark on the product.
2. Mail the above information to: UFP Warranty Corporation
2801 East Bellline NE
Grand Rapids, MI 49525

Prorated Refund Schedule









































Years since purchase	Percent purchase price covered
Years 1-6	100%
Years 7-10	80%
Years 11-14	60%
Years 15-18	40%
Years 19-21	20%
Years 22-25	10%

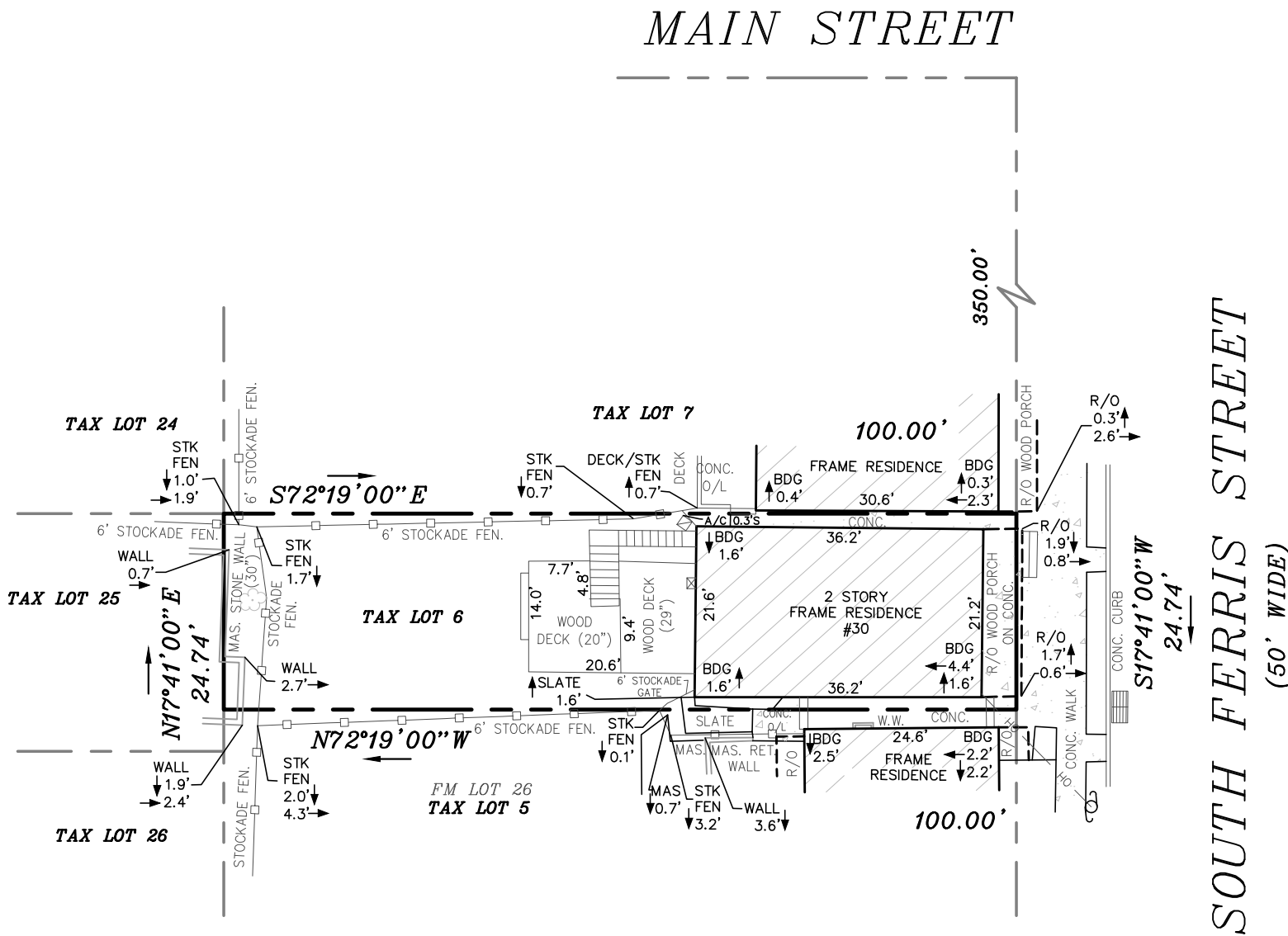
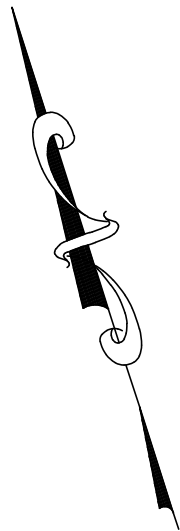
©2023 UFP Retail Solutions, LLC. All rights reserved. Veranda is a registered trademark of Homer TLC, Inc. in the United States. **8636_1/23**

More saving. More doing.™

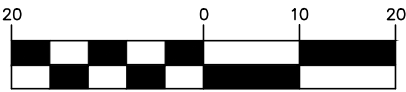


SYMBOL LEGEND

	MONUMENT FND		MANHOLE		TEST HOLE
	I.P. / I.B. FND		"A"-INLET		TREE
	I.P. / I.B. SET		"B"-INLET		SHRUB
	SPOT ELEVATIONS		YARD INLET		BOLLARD
	UTILITY POLE		YARD INLET		WETLAND FLAG
	GUY WIRE		ELECTRIC METER		CANT. CANTILEVER
	UTILITY POLE W/LIGHT		GAS METER		FE. FENCE
	LIGHT POLE		WATER METER		MAS. MASONRY
	SIGN		GAS VALVE		PLAT. PLATFORM
	PVC FENCE (PVC)		WATER VALVE		W.W. WINDOW WELL
	STOCKADE FENCE (STK)		O/H OVERHANG		B/W BAY WINDOW
	CHAIN LINK FENCE (CLF)		R/O ROOF OVER		C/E CELLAR ENTRANCE
	WIRE FENCE		D.C. DEPRESSED CURB		A/C UNIT
	FIRE HYDRANT				



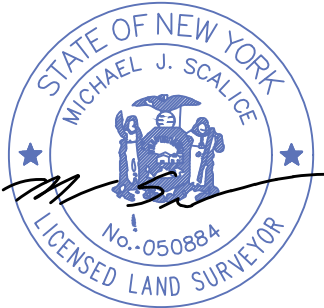
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOT AREA
2474.00 S.F.
0.06 AC.

GUARANTEED TO:
PRO NATIONAL TITLE AGENCY
TITLE RESOURCES GUARANTY COMPANY
ROBERT A. JONES
KELSEY M. BRAZIL



SCALICE
land surveying

mjslandsurveying.com

P: 631-957-2400

DR.: MC

CREW.: JT

SCALE: 1" = 20'

WESTCHESTER TAX MAP NO.
2.90-40-06

DATE SURVEYED: 06/11/2020

JOB No. W20-0848

SURVEY OF PROPERTY
SITUATE
VILLAGE OF IRVINGTON
TOWN OF GREENBURGH
WESTCHESTER COUNTY, NEW YORK

(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF NEW YORK STATE EDUCATION LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS SURVEY. (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY. (8) THIS SURVEY WAS PERFORMED WITH A SPECTRA FOCUS 30 ROBOTIC TOTAL STATION. (9) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED.



BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
30 S. FERRIS ST.
IRVINGTON, NY 10533

BUILDING PERMIT #BP2022-0076
VIOLATION #V22-24

ROBERT ANTHONY JONES III
30 S. FERRIS ST.
IRVINGTON, NY 10533
303.562.4975
JONESPRODUCT@GMAIL.COM



BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
30 S. FERRIS ST.
IRVINGTON, NY 10533

PROJECT NO.	01	
DRAWN BY	RJ	
NO.	DATE	ISSUANCE
	07.24.2023	ARB SUBMITTAL

SHEET NAME
COVER SHEET

SHEET NO.
A-001

ROBERT ANTHONY JONES III
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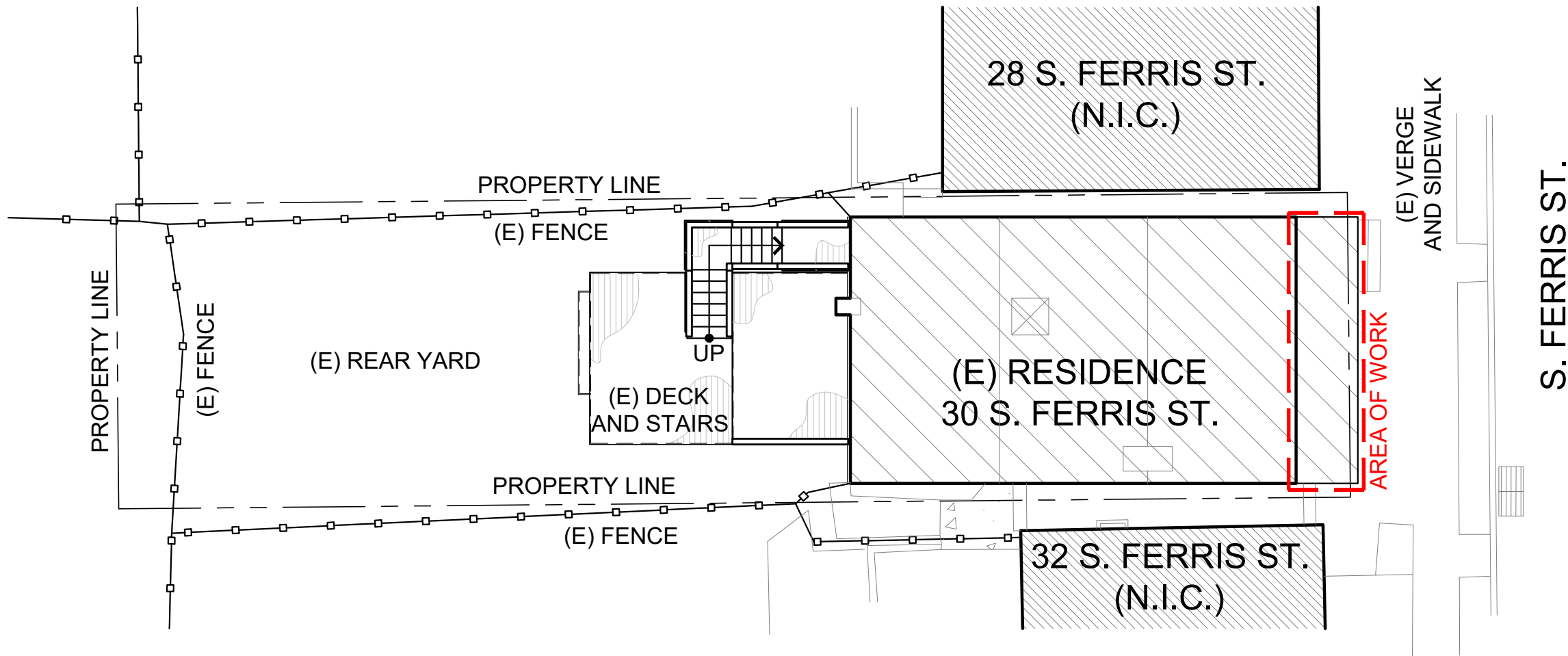
BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
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IRVINGTON, NY 10533

PROJECT NO. 01
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NO. DATE ISSUANCE
07.24.2023 ARB SUBMITTAL

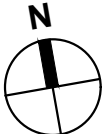
SHEET NAME
SITE PLAN

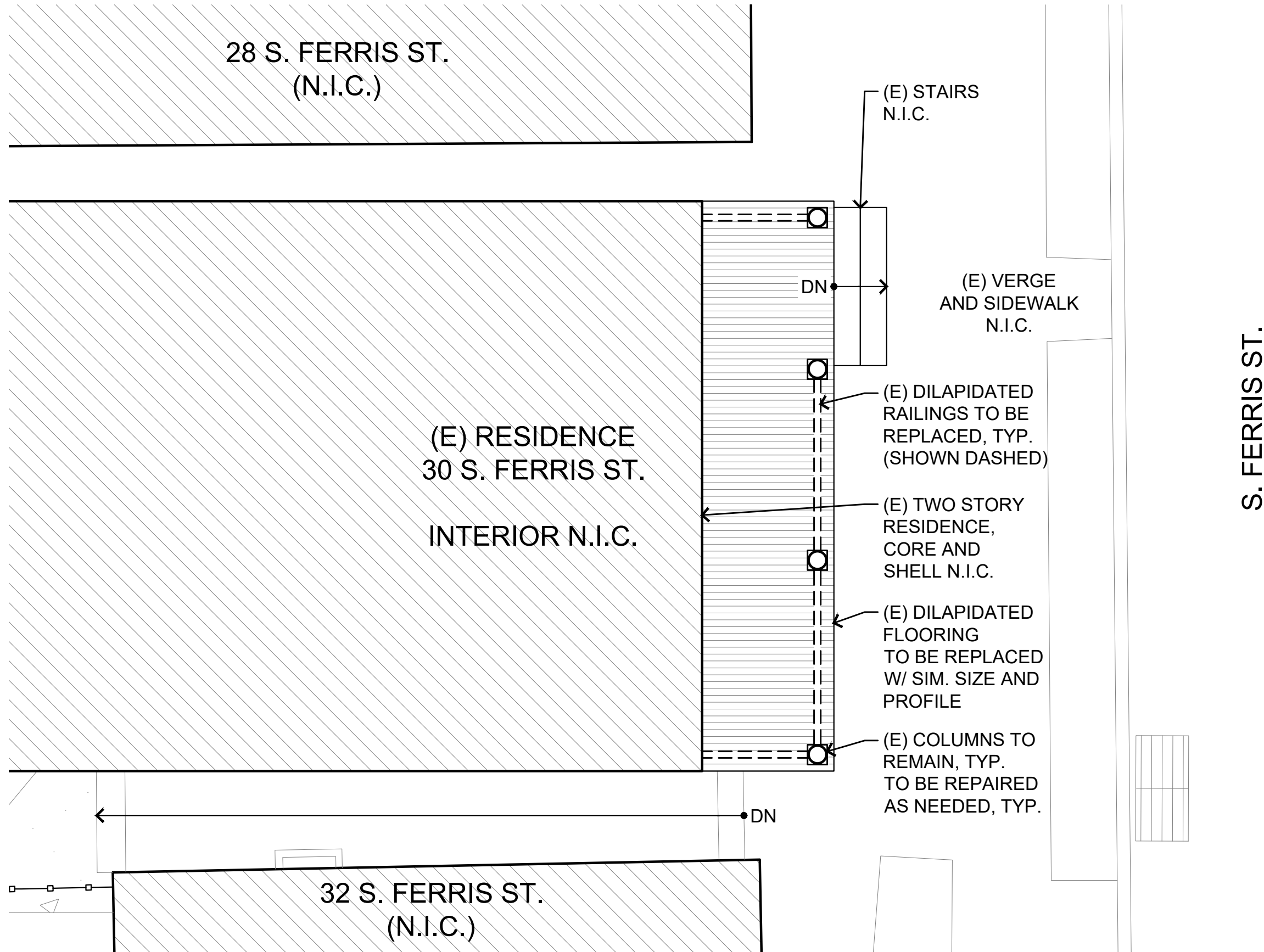
SHEET NO.
A-101



1 SITE PLAN

SCALE: 3/32" = 1'-0"





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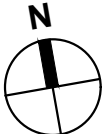
PROJECT NO. 01
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NO. DATE ISSUANCE
07.24.2023 ARB SUBMITTAL

SHEET NAME
PRE-EXISTING CONDITIONS
PLAN

SHEET NO.
A-111

1 PRE-EXISTING CONDITIONS PLAN

SCALE: 1/4" = 1'-0"



28 S. FERRIS ST.
(N.I.C.)

(E) RESIDENCE
30 S. FERRIS ST.
INTERIOR N.I.C.

32 S. FERRIS ST.
(N.I.C.)

(E) STAIRS
N.I.C.

(E) VERGE
AND SIDEWALK
N.I.C.

*NEW RAILINGS,
TYP.

(E) TWO STORY
RESIDENCE,
CORE AND
SHELL N.I.C.

(E) DILAPIDATED
FLOORING
TO BE REPLACED
W/ SIM. SIZE AND
PROFILE

(E) COLUMNS
REPAIRED, TYP.
NEW TRIM AS
NEEDED, TYP.

*SEE REFERENCE
ATTACHMENT FOR
RAILING SPECIFICATION.

S. FERRIS ST.

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BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
30 S. FERRIS ST.
IRVINGTON, NY 10533

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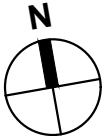
NO. DATE ISSUANCE
07.24.2023 ARB SUBMITTAL

SHEET NAME
AS-BUILT CONDITIONS PLAN

SHEET NO.
A-112

1 AS-BUILT CONDITIONS PLAN

SCALE: 1/4" = 1'-0"



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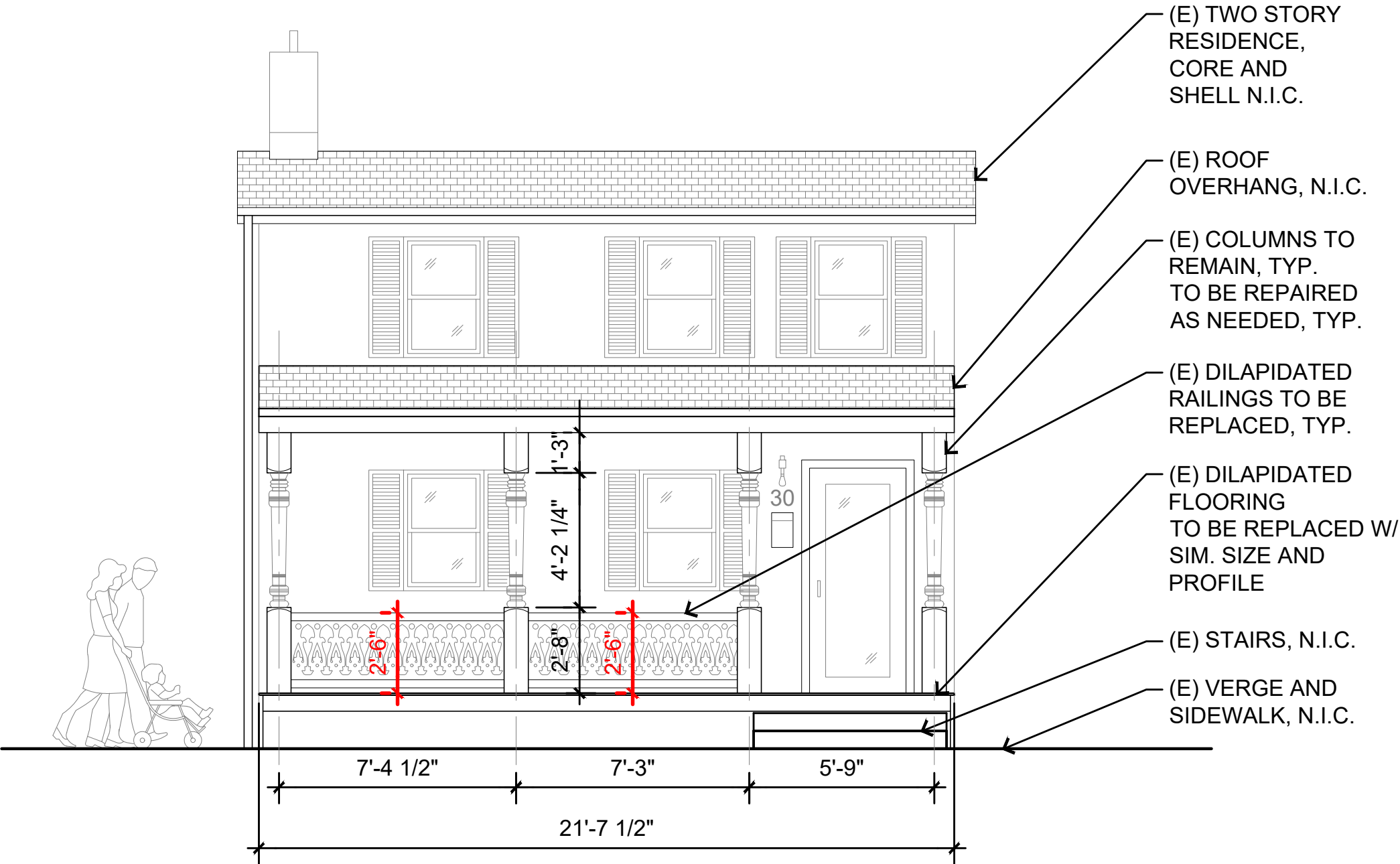
BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
30 S. FERRIS ST.
IRVINGTON, NY 10533

PROJECT NO. 01
DRAWN BY RJ

NO. DATE ISSUANCE
07.24.2023 ARB SUBMITTAL

SHEET NAME
PRE-EXISTING CONDITIONS
ELEVATION

SHEET NO.
A-211



1 PRE-EXISTING CONDITIONS ELEVATION - EAST

SCALE: 1/4" = 1'-0"

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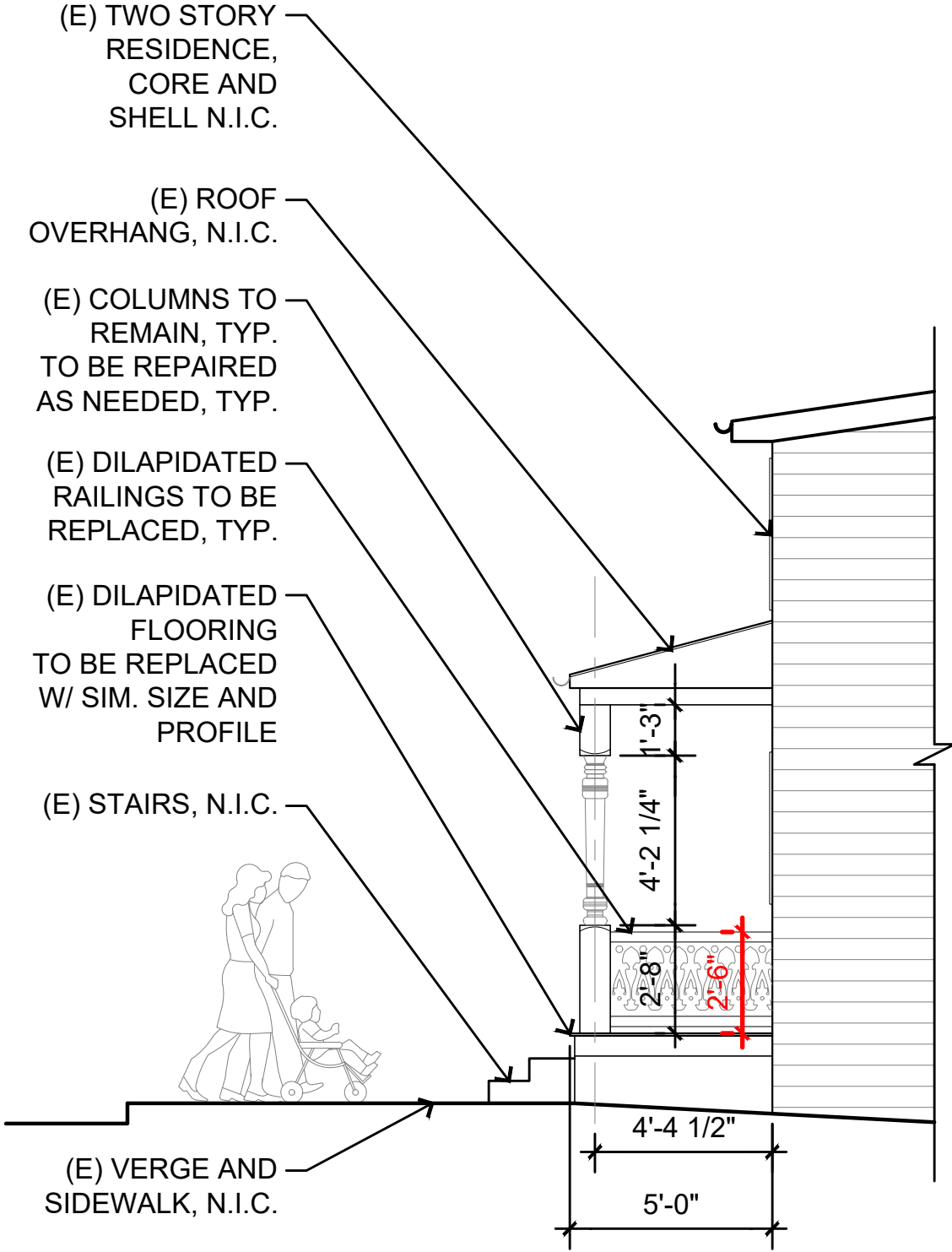


BRAZILL JONES RESIDENCE
EXTERIOR ELEVATION CHANGES
30 S. FERRIS ST.
IRVINGTON, NY 10533

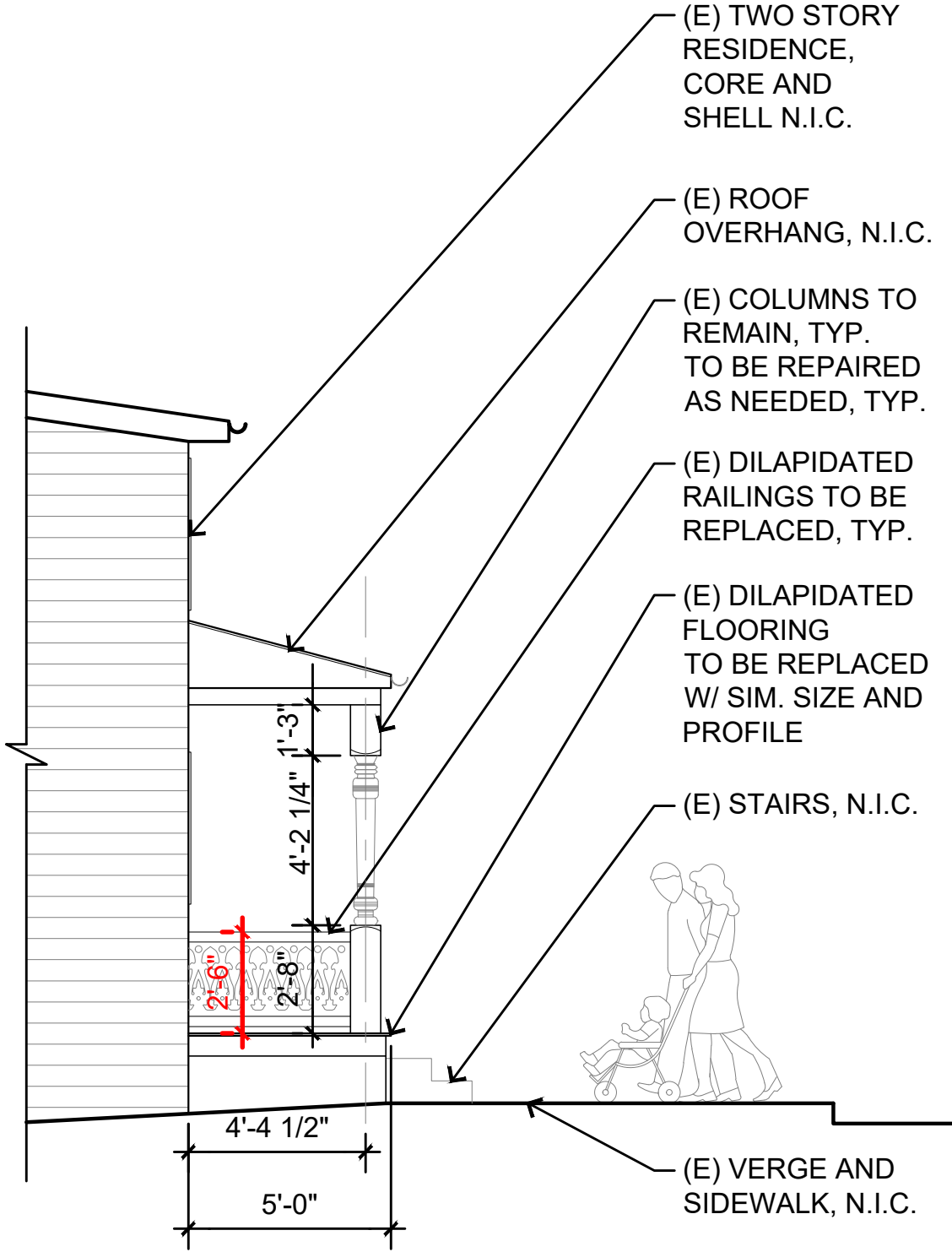
PROJECT NO. 01
DRAWN BY RJ
NO. DATE ISSUANCE
07.24.2023 ARB SUBMITTAL

SHEET NAME
PRE-EXISTING CONDITIONS
ELEVATIONS

SHEET NO.
A-212

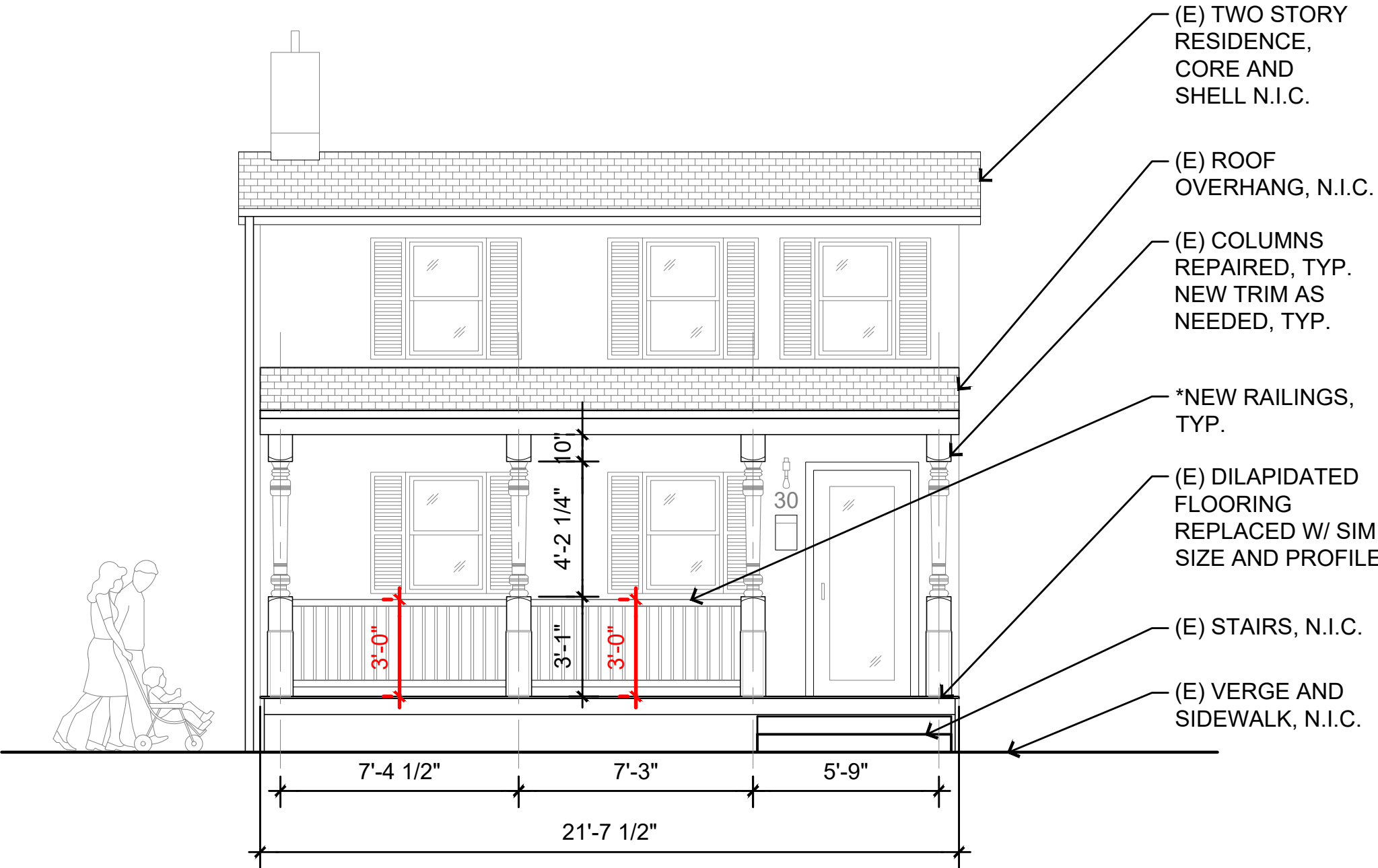


1 PRE-EXISTING CONDITIONS ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 PRE-EXISTING CONDITIONS ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

*SEE REFERENCE ATTACHMENT FOR RAILING SPECIFICATION.



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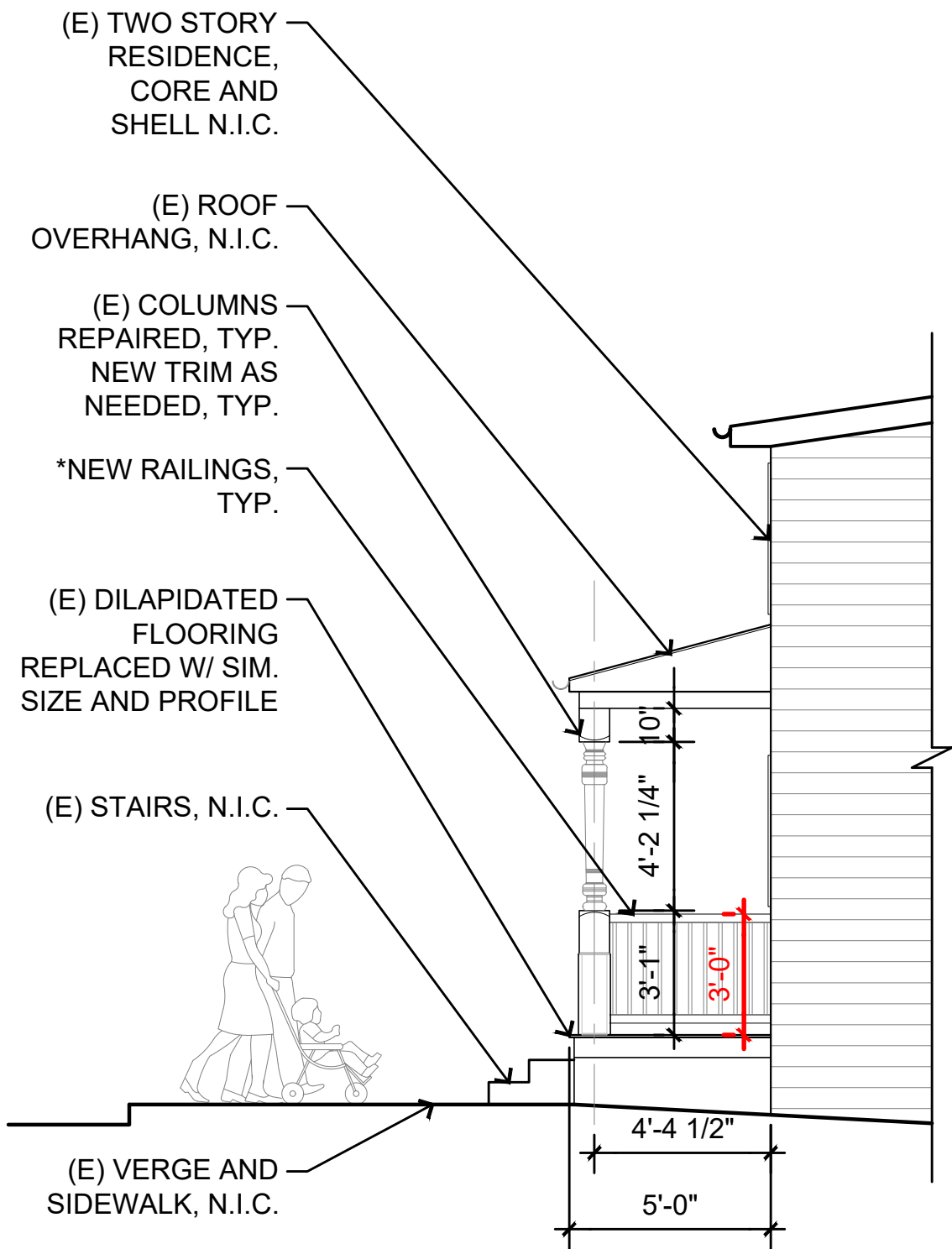
SHEET NAME
AS-BUILT CONDITIONS
ELEVATION

SHEET NO.
A-221

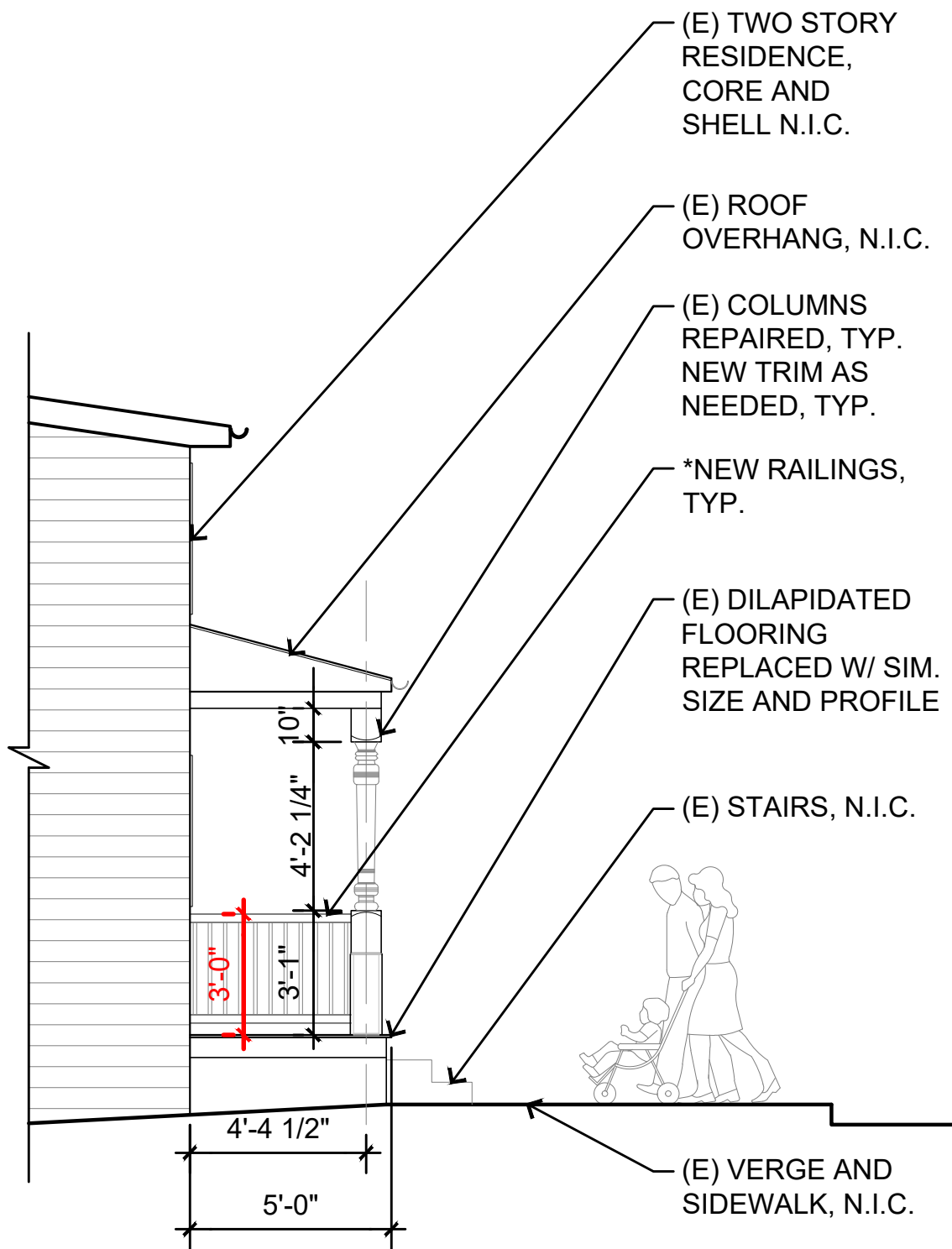
1 AS-BUILT CONDITIONS ELEVATION - EAST

SCALE: 1/4" = 1'-0"

*SEE REFERENCE ATTACHMENT FOR FULL RAILING SPECIFICATION.



1 AS-BUILT CONDITIONS ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



2 AS-BUILT CONDITIONS ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

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SHEET NAME
AS-BUILT CONDITIONS
ELEVATIONS

SHEET NO.
A-222