

Trio Architecture pllc
17 Wilson Pl
Hastings on Hudson NY

For: Sharon and Chris Callahan
23 Matthiessen Park
Irvington, NY
Tax Map 2.50-17-17

To: Village of Irvington Architectural Review Board

Date: February 6. 2022

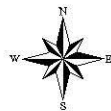
We are submitting a revision to a previously approved exterior elevation change.

As the project developed, the client chose a different location for the exterior doors and windows

Thank you for your consideration

Yours

Kathy sullivan



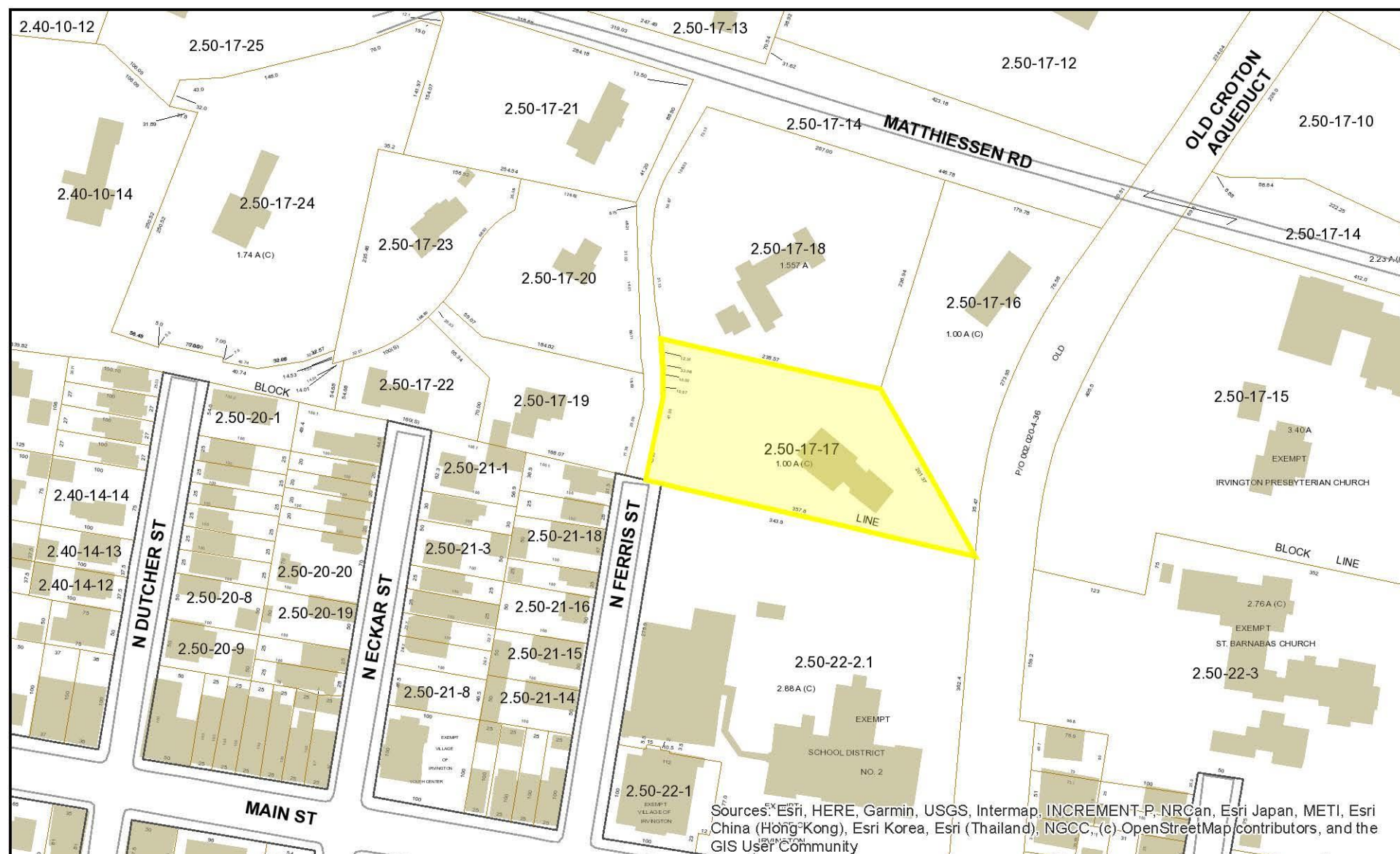
May 24, 2021

Greenburgh, NY

1 inch = 150 Feet



www.cai-tech.com



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side elevation

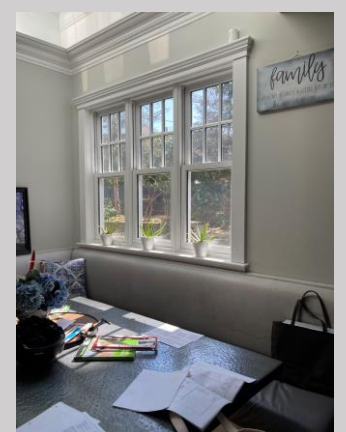
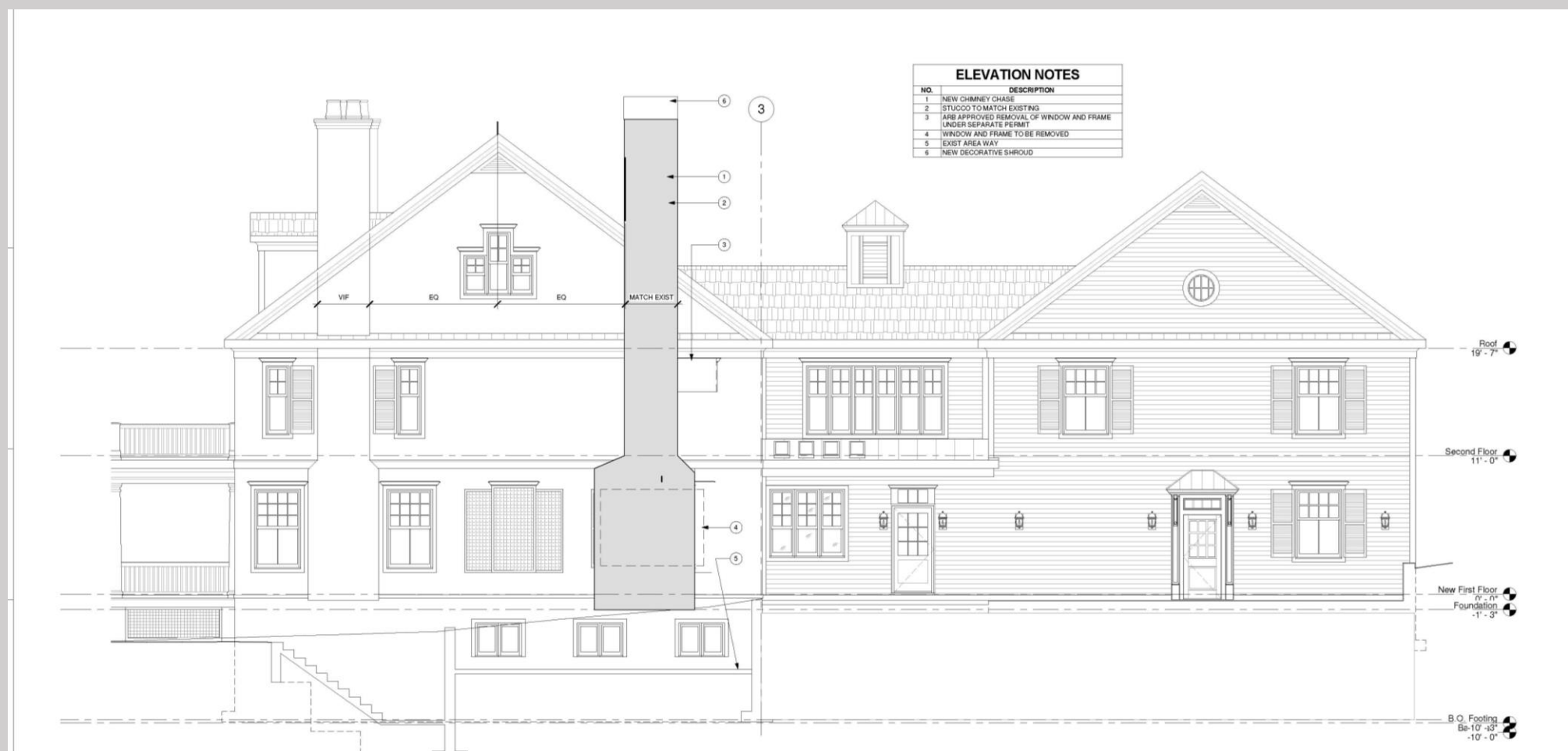


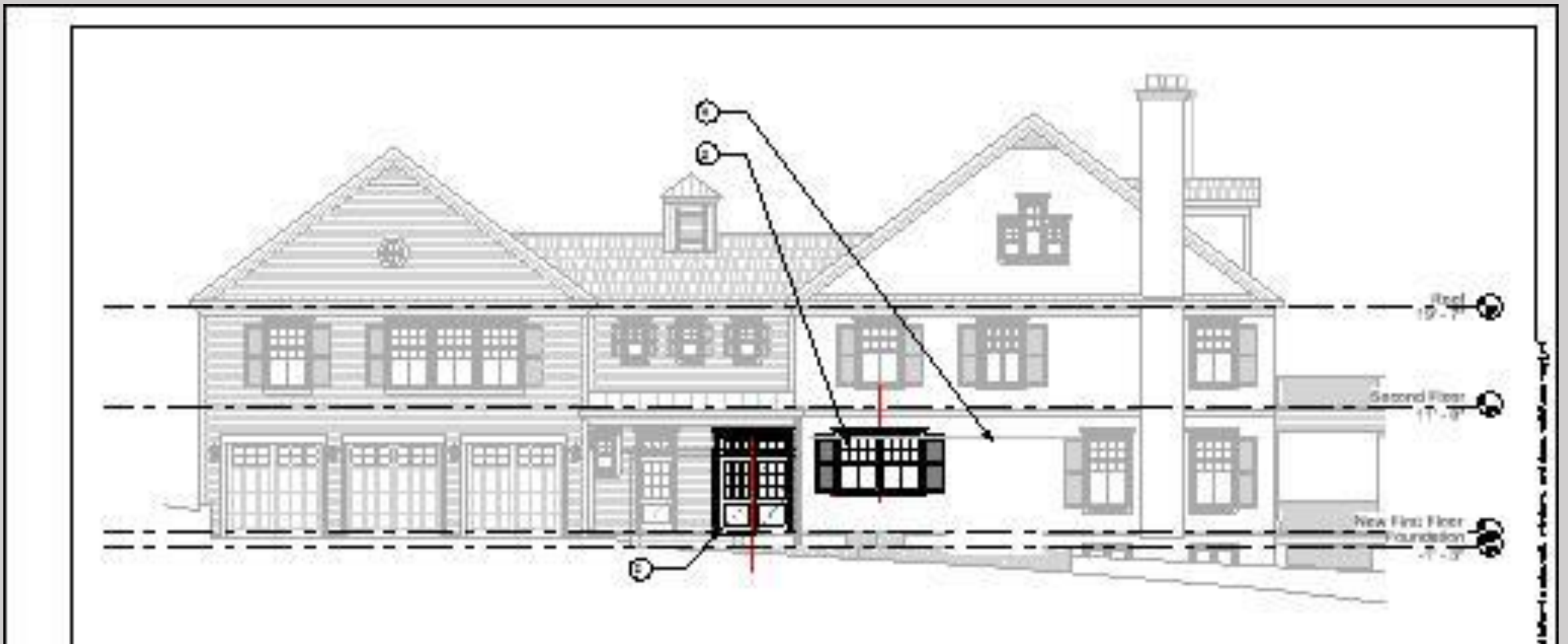
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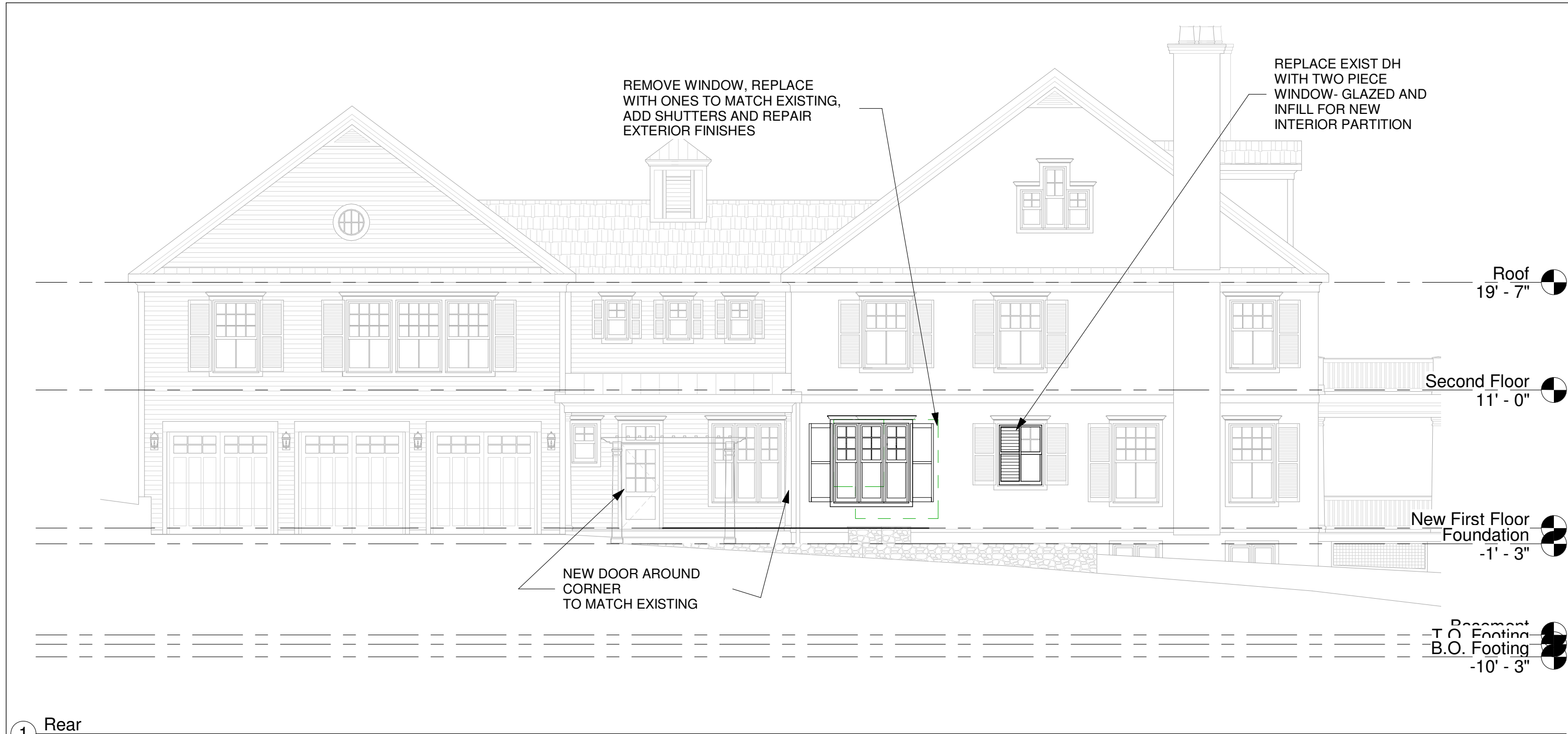
rear elevation



04/26/2018







1 Rear
1/8" = 1'-0"

ORIGINAL



<div><div>JMT FINE LIVING</div><div>interior design and project management jmtfineliving.com 914. 715. 4779</div></div>	No.	Description	Date	23 MATTHIESSEN PARK IRVINGTON NY	Trio Architecture pllc Hastings on Hudson, NY 914.907.2511	RENOVATIONS		REAR ELEVATION	
	1	arb	5/3/21			SHARON AND CHRIS CALLAHAN	Date	4/9/21	A-201
							Scale	1/8" = 1'-0"	



3 Rear
1/8" = 1'-0"

ELEVATION NOTES

NO.	DESCRIPTION
1	REMOVE WINDOWS AND REPAIR EXTERIOR FINISHES-WINDOW REMOVAL APPROVED BY ARB
2	REMOVE WINODWS INSTALL NEW DOUBLE DOOR WITH SIDELIGHTS AND TRANSOM TO MATCH ADJACENT
3	SALVAGE EXIST DH- INSTALL SALVAGED WINDOWG, ADD SHUTTERS AND REPAIR EXTERIOR FINISHES
4	SALVAGE EXIST DH- MATCH EXIST EXT FINISH

REVISED



No.	Description	Date
1	arb	5/3/21
2	Pricing	9/10/21
3	Permit Revisions	9/15/21
5	ARB	2/8/22

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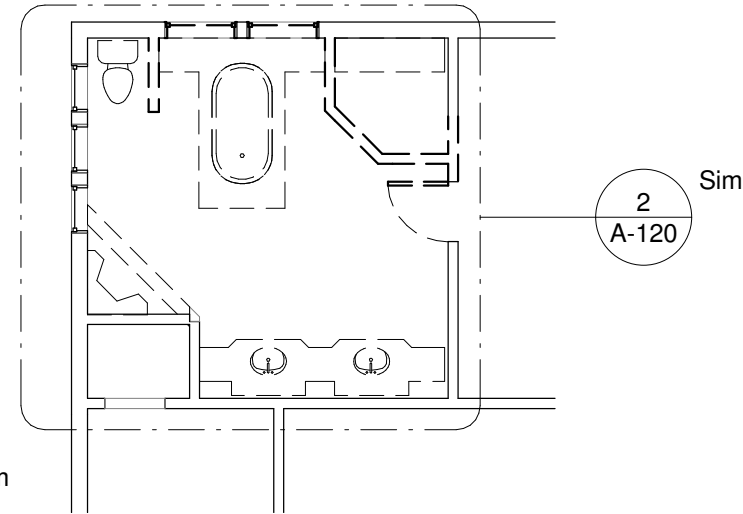
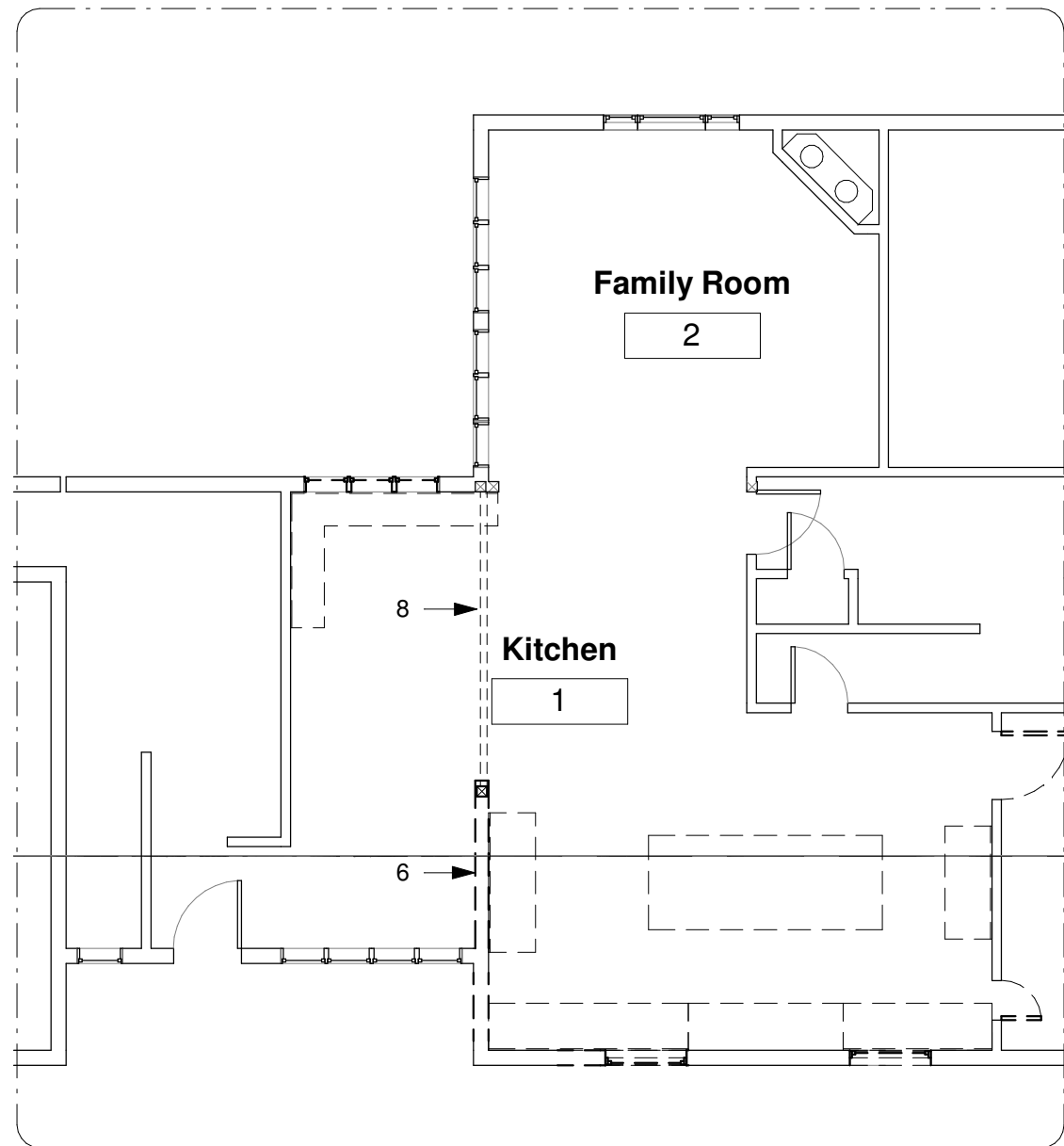
RENOVATIONS

SHARON AND CHRIS CALLAHAN

EXTERIOR ELEVATIONS

Date 5/28/21
Scale 1/8" = 1'-0"

A-300
REV



- Demo Notes**
- 1 DASHED WALLS, DOORS AND FIXTURES TO BE DEMOLISHED
 - 2 DEMO ALL BATHROOM FIXTURES
 - 3 DEMO ALL BATHROOM MILLWORK
 - 4 REMOVE WINDOWS
 - 5 DEMO KITCHEN CABINETRY
 - 6 REMOVE LOAD BEARING WALL
 - 7 REMOVE ALL FINISHES
 - 8 REMOVE BEAM

① Demo First Floor
1/8" = 1'-0"

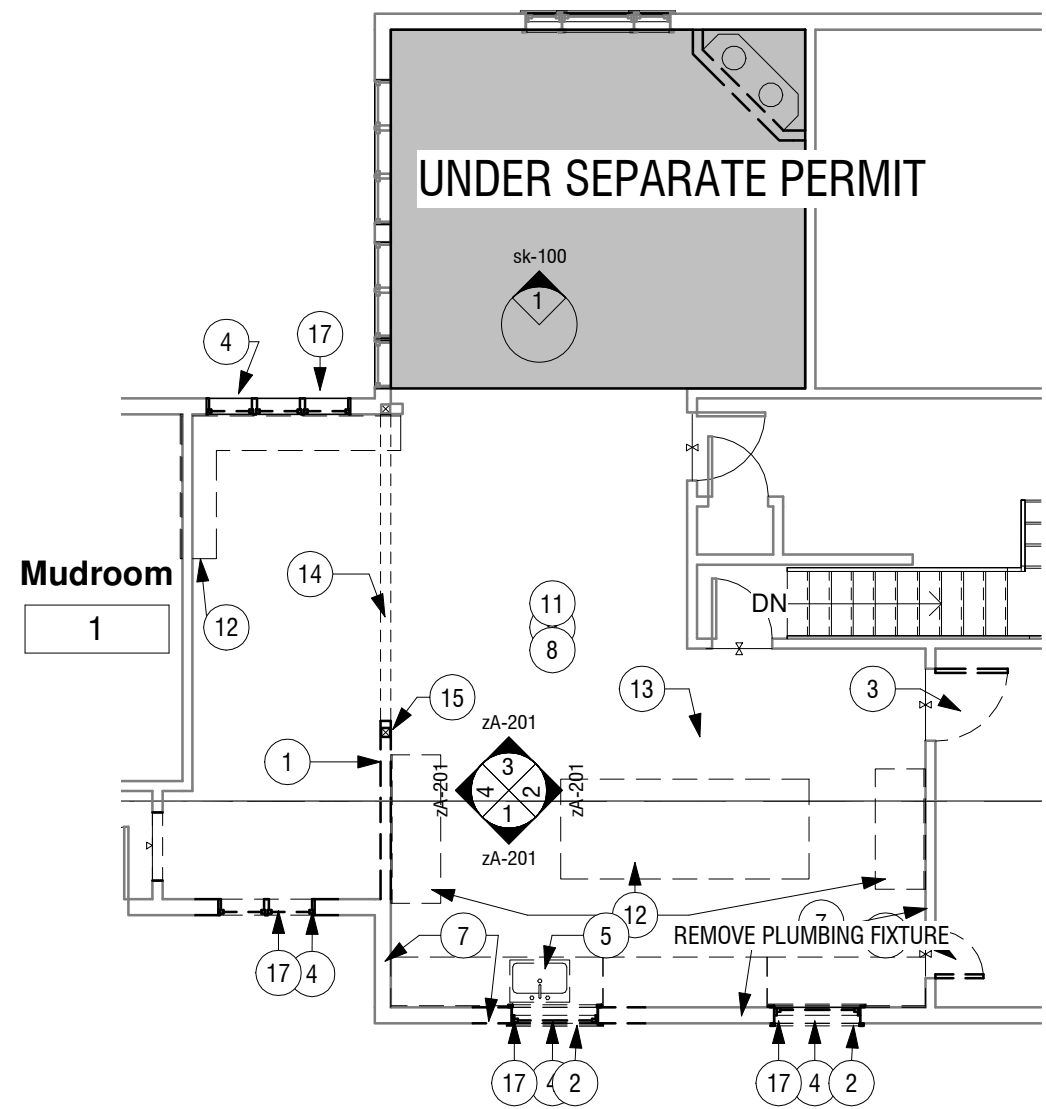
② Demo Second Floor
1/8" = 1'-0"

ORIGINAL



No.	Description	Date
1	arb	5/3/21

23 MATTHIESSEN PARK IRVINGTON NY	Trio Architecture pllc Hastings on Hudson, NY 914.907.2511	RENOVATIONS	DEMO	
		SHARON AND CHRIS CALLAHAN	Date 4/9/21	A-110
			Scale 1/8" = 1'-0"	



3 Demo First Floor Copy 1
1/8" = 1'-0"

WALL LEGEND

EXISTING

NEW

DEMO

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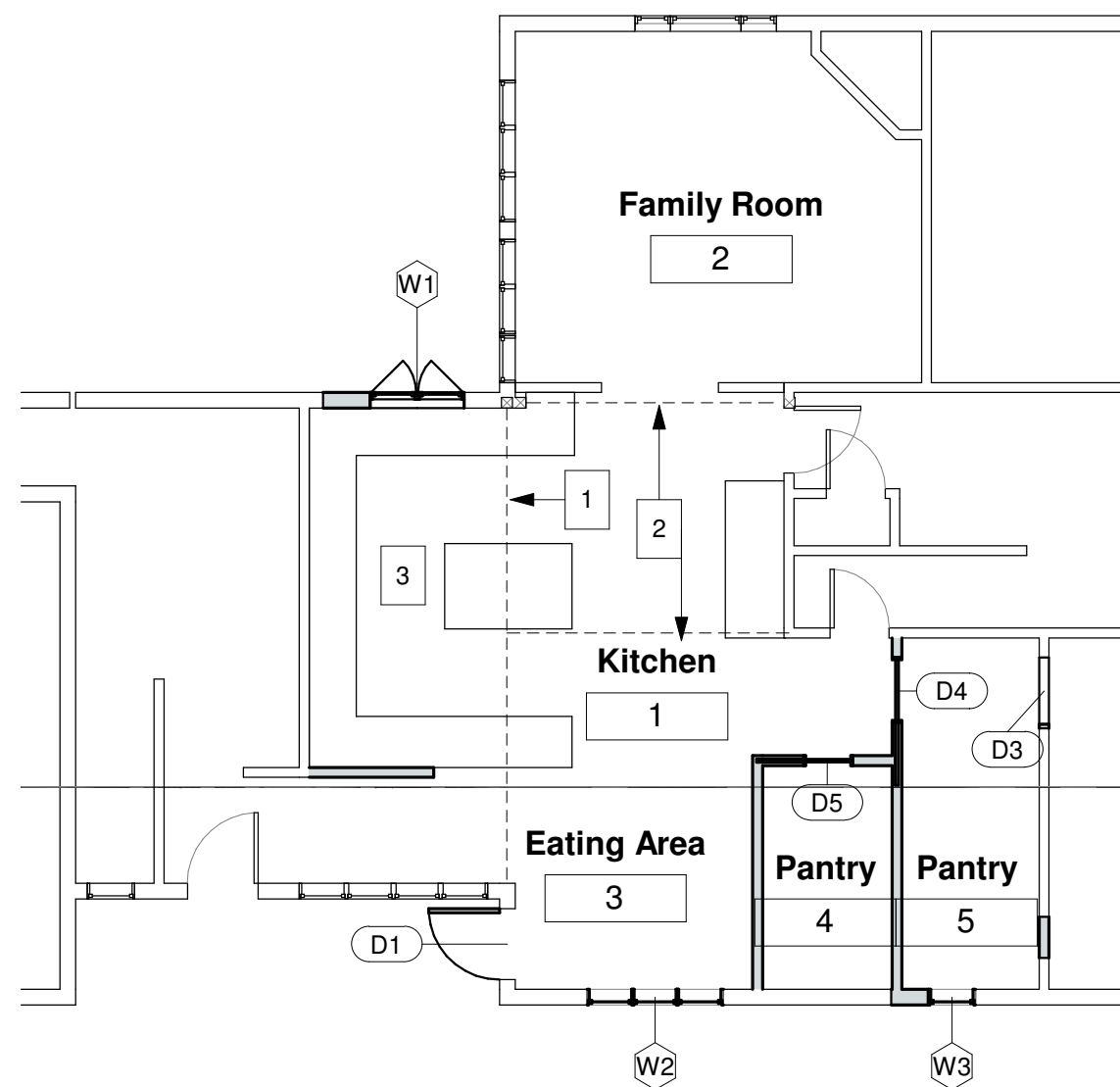
RENOVATIONS

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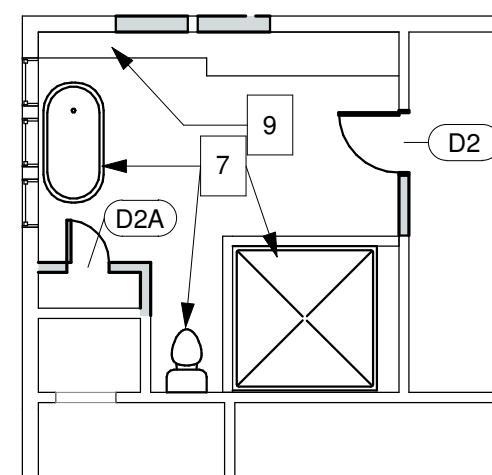
KITCHEN PLANS

Date 5/28/21
Scale As indicated

A-110
rev



1 New First Floor
1/8" = 1'-0"



2 New Second Floor
1/8" = 1'-0"

NEW

- 1 NEW STEEL BEAM
- 2 EXISTING FRAMING
- 3 NEW KITCHEN CABINETRY
- 4 NEW WINDOW
- 5 NEW PREFABRICATED FIREPLACE- WOOD BURNING WITH DAMPER
- 6 NEW DOOR
- 7 NEW BATHROOM FIXTURES
- 8 NEW BATHROOM MILLWORK
- 9 NEW PREFABRICATED FIREPLACE- GAS INSERT

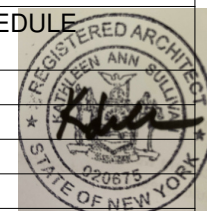
ORIGINAL

Window Schedule

Type Mark	Rough Opening		Manufacturer	Model	Comments
	Width	Height			
W1	4' - 0"	4' - 0"	BONNEVILLE SOLUTIONS	CASEMENT	COORDINATE WITH KITCHEN CABINETS
W2	2' - 0"	5' - 5"	BONNEVILLE SOLUTIONS	DH	3 UNITS DH
W3	2' - 0"	4' - 7"	BONNEVILLE SOLUTIONS		CUSTOM

Door Schedule

Door Number	Width	Height	Manufacturer	Model	Comments
D1	3' - 0"	7' - 0"	MATCH EXISTING		SEE FENESTRATION SCHEDULE
D2	2' - 6"	8' - 0"	TRUSTILE	TS4000	
D2A	1' - 9"	8' - 0"	TRUSTILE	TS4000	
D3	3' - 0"	8' - 0"			
D4	2' - 8"	8' - 0"	TRUSTILE	TS4000	CASED OPENING
D5	2' - 0"	8' - 0"	TRUSTILE	TS4000	



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RENOVATIONS

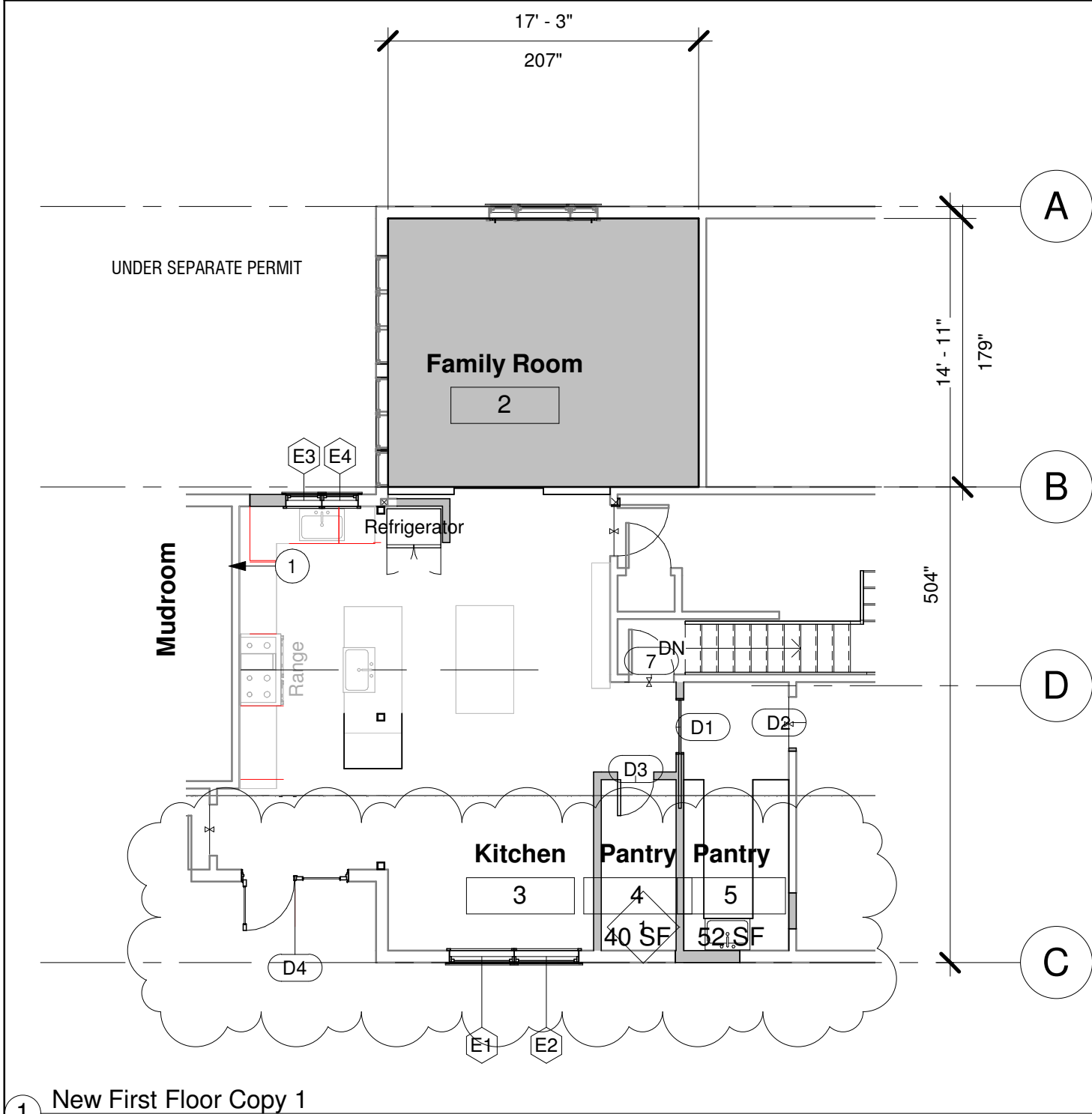
SHARON AND CHRIS CALLAHAN

NEW

Date 4/9/21

Scale 1/8" = 1'-0"

A-120



- NEW
- 1 NEW STEEL BEAM
 - 2 EXISTING FRAMING
 - 3 NEW KITCHEN CABINETRY
 - 4 NEW WINDOW
 - 5 NEW PREFABRICATED FIREPLACE- WOOD BURNING WITH DAMPER
 - 6 NEW DOOR
 - 7 NEW BATHROOM FIXTURES
 - 8 NEW BATHROOM MILLWORK
 - 9 NEW PREFABRICATED FIREPLACE- GAS INSERT

WALL LEGEND

EXISTING

NEW

DEMO

DOOR SCHEDULE										
MARK	ROOM		DOOR			Manufacturer	Model	Comments	FRAME	
	FROM ROOM	TO ROOM	HEIGHT	WIDTH	MATERIAL				MATERIAL	TYPE
New First Floor										
D1	3	5	8' - 0"	3' - 0"		TRUSTILE	TS4000	POCKET	WD	
D2	5		8' - 0"	3' - 0"				CASED OPENING	WD	
D3	3	4	8' - 0"	2' - 0"		TRUSTILE	TS4000	MATCH EXISTING DOOR STYLE	WD	
D4	3		6' - 8"	5' - 11 1/4"		Pella - Windows & Doors	7281	MATCH EXISTING EXTERIOR DOOR AND TRANSOM		
Second Floor										
D7		9	5' - 0"	3' - 0"	WD	TRUSTILE	TS4000	MATCH EXISTING DOOR STYLE	WD	
D8	9	6	8' - 0"	2' - 8"	WD	TRUSTILE	TS4000	MATCH EXISTING DOOR STYLE	WD	
D9	9		6' - 8"	2' - 10"	GLASS			STEAMSTEAM BATH ENCLOSURE		

Window Schedule					
Mark	Rough Opening		Sill Height	Head Height	Comments
	Width	Height			
E1	3' - 7"	4' - 4"	3' - 0"	7' - 4"	REUSE EXIST-
E2	3' - 7"	4' - 4"	3' - 0"	7' - 4"	REUSE EXIST-
E3	2' - 0"	4' - 4"	3' - 8"	8' - 0"	REUSE EXIST-APPROVED BY ARB
E4	2' - 0"	4' - 4"	3' - 8"	8' - 0"	REUSE EXIST-APPROVED BY ARB

REVISED



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2	Pricing	9/10/21
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4	Pemit Revisions	12 /2/21
5	ARB	2/8/22

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RENOVATIONS

SHARON AND CHRIS CALLAHAN

KITCHEN PLANS

Date 5/28/21

Scale As indicated

A-120rev

NOTES

GENERAL NOTES -CONSTRUCTION

- A. ALL NEW WORK SHALL COMPLY WITH MATERIALS AND METHODS REQUIREMENTS THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT OF ANY ELEMENT, COMPONENT OR SYSTEM IN THE BUILDING.
- B. CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED IN THE COUNTY OF WORK TO PERFORM THE WORK REQUIRED
- C. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND CERTIFICATES.
- D. CONTRACTOR TO PROVIDE INSURANCE AS REQUIRED BY LOCAL AUTHORITIES
- E. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. HE SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT.
- F. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS AND FOR GENERAL CLEANING FOR THE DURATION OF THE PROJECT. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS AND IN A BROOM SWEEP CONDITION.
- G. REFER TO ADDITIONAL NOTES ON PLANS FOR ADDITIONAL INFORMATION.
- H. CONTRACTOR SHALL SHORE, BRACE AND MAKE SAFE ALL FLOORS, ROOFS, WALLS AND ADJACENT PROPERTY AS JOB CONDITIONS REQUIRE

LEAD -BASED PAINT.

- A. IN ADDITION TO REQUIREMENTS OF THIS CODE, 4() CFR 745 (TITLED "LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES"), A REGULATION ISSUED AND ENFORCED BY THE FEDERAL ENVIRONMENTAL PROTECTION AGENCY, APPLIES TO CERTAIN ACTIVITIES IN BUILDINGS THAT MAY CONTAIN LEAD-BASED PAINT, INCLUDING RENOVATIONS PERFORMED FOR COMPENSATION IN "TARGET HOUSING" AND "CHILD-OCCUPIED FACILITIES," "ABATEMENT" OF LEAD-BASED PAINT HAZARDS AND OTHER "LEAD-BASED PAINT ACTIVITIES"

HVAC, ELECTRICAL AND PLUMBING NOTES

ELECTRICAL NOTES

- A. ALL ELECTRICAL EQUIPMENT, MATERIALS, COMPONENTS, DEVICES, FIXTURES SHALL BE LISTED FOR APPLICATION AND HAVE LABEL OF APPROVED AGENCY AND BE INSTALLED PER MANUFACTURERS
- B. ELECTRICAL CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH RESPECT TO EXISTING FIELD CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES
- C. ANY ALTERATION TO AN EXISTING ELECTRICAL SYSTEM RELATING TO WORK DONE IN ANY WORK AREA SHALL BE MADE IN CONFORMITY WITH THE CODE.

ELEC CONT.

- A. INCREASED LOADS. WHERE ALTERATIONS SUBJECT PORTIONS OF EXISTING ELECTRICAL SYSTEMS TO INCREASED LOADS, SUCH PORTIONS SHALL BE MADE TO COMPLY WITH THE CODE.
- B. SERVICE TO DWELLING UNITS SHALL BE A MINIMUM OF 100 AMPERE, THREE-WIRE CAPACITY, AND SERVICE EQUIPMENT SHALL BE DEAD FRONT HAVING NO LIVE PARTS EXPOSED WHEREBY ACCIDENTAL CONTACT COULD BE MADE. TYPE “S” FUSES SHALL BE INSTALLED WHEN FUSED EQUIPMENT IS USE
- C. CLEARANCE. CLEARANCE FOR ELECTRICAL SERVICE EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE CODE.
- D. GROUND-FAULT AND ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION. GROUND-FAULT AND ARCAULT CIRCUIT-INTERRUPTER PROTECTION SHALL BE PROVIDED ON NEWLY INSTALLED RECEPTACLE OUTLETS AS REQUIRED BY THE CODE.
- E. ADDITIONAL ELECTRICAL REQUIREMENTS. WHEN THE WORK AREA INCLUDES ANY OF THE FOLLOWING AREAS WITHIN A DWELLING UNIT, THE REQUIREMENTS SHALL APPLY.
- F. ENCLOSED AREAS. ALL ENCLOSED AREAS OTHER THAN CLOSETS, KITCHENS, BASEMENTS, GARAGES, HALLWAYS, LAUNDRY AREAS AND BATHROOMS SHALL HAVE A MINIMUM OF TWO DUPLEX RECEPTACLE OUTLETS, OR ONE DUPLEX RECEPTACLE OUTLET AND ONE CEILING OR WALL TYPE LIGHTING OUTLET.
- G. KITCHEN AND LAUNDRY AREAS. KITCHEN AREAS SHALL HAVE A MINIMUM OF TWO DUPLEX RECEPTACLE OUTLETS. LAUNDRY AREAS SHALL HAVE A MINIMUM OF ONE DUPLEX RECEPTACLE OUTLET LOCATED NEAR THE LAUNDRY EQUIPMENT AND INSTALLED ON AN INDEPENDENT CIRCUIT.
- H. BATHROOMS, HALLWAYS, STAIRWAYS, ATTACHED AND DETACHED GARAGES. AT LEAST ONE LIGHTING OUTLET SHALL BE PROVIDED IN EVERY BATHROOM, HALLWAY, STAIRWAY, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRIC POWER TO ILLUMINATE OUTDOOR ENTRANCES AND EXITS

PLUMBING NOTES

- A. ALTERATIONS TO ANY PLUMBING SYSTEM SHALL CONFORM TO THE REQUIREMENTS FOR A NEW PLUMBING SYSTEM WITHOUT REQUIRING THE EXISTING PLUMBING SYSTEM TO COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. ALTERATIONS SHALL NOT CAUSE AN EXISTING SYSTEM TO BECOME UNSAFE, UNSANITARY OR OVERLOADED.
- B. INCREASED DEMAND. WHERE ANY ALTERATION SUBJECTS ANY PORTION OF AN EXISTING PLUMBING SYSTEM TO INCREASED LOADS, SUCH PORTION SHALL BE MADE TO COMPLY WITH CHAPTERS 25 THROUGH 32.
- C. DO NOT USE THESE PLUMBING MATERIALS :
 - a. ALL-PURPOSE SOLVENT CEMENT, UNLESS LISTED FOR THE SPECIFIC APPLICATION;
 - b. FLEXIBLE TRAPS AND TAILPIECES, UNLESS LISTED FOR THE SPECIFIC APPLICATION;
 - c. SOLDER HAVING MORE THAN 0.2-PERCENT LEAD IN THE REPAIR OF POTABLE WATER SYSTEMS.
- D. WHEN ANY WATER CLOSET IS REPLACED, THE REPLACEMENT WATER CLOSET SHALL COMPLY WITH SECTION P2903.2.
- E. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH RESPECT TO EXISTING FIELD CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.

PLUMBING NOTES CONT

- D. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH RESPECT TO EXISTING FIELD CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- E. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGNOFFS.
- F. PROVIDE SHIELD PLATES FOR PIPING IN WOOD FRAMING.
- G. NOTCH WOOD FRAMING ONLY AS PERMITTED PER CODE.
- H. PROVIDE ALL SLEEVES, SUPPORT & HANGERS FOR NEW PIPING AS REQ. FOLLOW CODE FOR SPACING & MATERIALS.
- I. PROVIDE METAL PIPING. INSTALL ANTI SCALD DEVICES AS REQ.
- J. SEE DWGS FOR EQUIPMENT, FIXTURES AND FITTINGS.

HVAC NOTES

- A. GENERAL. ALTERATIONS TO ANY MECHANICAL SYSTEM SHALL CONFORM TO THE REQUIREMENTS OF THE CODE FOR A NEW MECHANICAL SYSTEM WITHOUT REQUIRING THE EXISTING MECHANICAL SYSTEM TO COMPLY WITH ALL THE REQUIREMENTS OF THIS CODE. ALTERATIONS SHALL NOT CAUSE AN EXISTING MECHANICAL SYSTEM TO BECOME UNSAFE, HAZARDOUS OR OVERLOADED.
- B. RECONFIGURED SPACES. MECHANICALLY VENTILATED RECONFIGURED SPACES SHALL COMPLY WITH SECTION M1506 AS APPLICABLE.
- C. ALL GAS-FIRED EQUIPMENT TO BE AGA OR MEA APPROVED. REQUIRED HEATING.
- D. MAINTAIN ROOM TEMPERATURE OF MIN 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS AT DESIGN TEMPERATURE.
- E. HEATING, VENTILATING, AND AIR CONDITIONING
- F. SUMMARY– EXTEND EXISTING SYSTEM FOR NEW SPACE SUBMITTALS
- G. HVAC CONTRACTOR TO BALANCE SYSTEM IN RECONFIGURED SPACE
- H. MATERIALS-HEATING, VENTILATING, AND AIR CONDITIONING:
- I. APPLICATION: EXTEND EXISTING INSTALLATION
- J. INSTALL MATERIALS AND SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND APPROVED SUBMITTALS. INSTALL MATERIALS IN PROPER RELATION WITH ADJACENT CONSTRUCTION AND WITH UNIFORM APPEARANCE FOR EXPOSED WORK. COORDINATE WITH WORK OF OTHER SECTIONS. COMPLY WITH APPLICABLE REGULATIONS AND BUILDING CODE REQUIREMENTS.
- K. CLEARLY LABEL AND TAG ALL COMPONENTS.
- L. TEST AND BALANCE ALL SYSTEMS FOR PROPER OPERATION.
- M. RESTORE DAMAGED FINISHES. CLEAN AND PROTECT WORK



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RENOVATIONS	NOTES	
SHARON AND CHRIS CALLAHAN	Date 4/9/21	A-000-B
	Scale 12" = 1'-0"	

CODE INFORMATION

CODE NOTES- EXISTING BUILDINGS

AJ301 WORK AREA
A. PART OF BUILDING WITH ALL RECONFIGURED SPACES AS INDICATED ON THE CONSTRUCTION DOCUMENTS. WORK AREA EXCLUDES OTHER PORTIONS OF BUILDING WHERE INCIDENTAL WORK ENTAILED BY THE INTENDED WORK MUST BE PERFORMED AND PORTIONS OF THE BUILDING WHERE WORK NOT INITIALLY INTENDED BY THE OWNER IS SPECIFICALLY REQUIRED BY THIS APPENDIX.

ALTERATIONS TO EXISTING BUILDINGS

ALTERATIONS - LEVEL 2
A. CONFIGURATION OF SPACE, ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

AJ502 BUILDING ELEMENTS AND MATERIALS
A. MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH MATERIALS AND METHODS REQUIREMENTS OF THIS CODE.
B. REPLACEMENT DOOR AND WINDOW DIMENSIONS. MINOR REDUCTIONS IN CLEAR OPENING DIMENSIONS OF REPLACEMENT DOORS AND WINDOWS THAT RESULT FROM THE USE OF DIFFERENT MATERIALS SHALL BE ALLOWED.
C. REPLACEMENT WINDOWS. REPLACEMENT OF EMERGENCY ESCAPE AND RESCUE OPENING WINDOWS IN CONFORMANCE WITH THE CODE IN EFFECT AT THE TIME OF CONSTRUCTION DO NOT NEED TO MEET THIS CODE

AJ604 FIRE AND LIFE-SAFETY PROTECTION
A. SMOKE ALARMS- INTERCONNECTED AND HARD WIRED. IN EXISTING AREAS, PERMITTED TO BE BATTERY OPERATED AND NOT INTERCONNECTED WHEN EXISTING INTERIOR WALL OR CEILING FINISHES ARE NOT REMOVED TO EXPOSE THE STRUCTURE
B. CARBON MONOXIDE ALARMS -NOT BE REQUIRED TO BE INTERCONNECTED WHERE BATTERY OPERATED ALARMS ARE PERMITTED.

ENERGY CODE NOTES- ALTERATIONS TO EXIST BLDG

R1109.1.1 BUILDING ENVELOPE
A. REPLACEMENT FENESTRATION SHALL MEET REQUIREMENTS FOR U-FACTOR AND SHGC
B. THERMAL ENVELOPE TO MEET INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT- SEE TABLE ON SHEET A-000
C. CEILINGS WITH ATTIC SPACES.
a. IF REQUIRED TO HAVE > R-38, CAN REDUCE TO R-30 IF EXTENDS OVER TOP PLATE. IF REQUIRED TO HAVE > R-49, CAN REDUCE TO R-38 IF EXTENDS OVER TOP PLATE.
D. CEILINGS WITHOUT ATTIC SPACES.
a. IF REQUIRED TO HAVE > R-30, CAN REDUCE TO R-30 FOR A LIMITED AMOUNT OF SF
E. EAVE BATTLE. FOR AIR-PERMEABLE INSULATIONS IN VENTED ATTICS
F. ACCESS HATCHES AND DOORS.
a. FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SUCH AS ATTICS AND CRAWL SPACES SHALL BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO INSULATION ON SURROUNDING SURFACES. A WOOD-FRAMED OR EQUIVALENT BATTLE OR RETAINER IS REQUIRED TO BE PROVIDED WHEN LOOSE-FILL INSULATION IS INSTALLED,
G. WALLS WITH PARTIAL STRUCTURAL SHEATHING.
a. IF REQUIRE CONTINUOUS INSULATION ON EXTERIOR WALLS AND STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF GROSS AREA OF ALL EXTERIOR WALLS, CONTINUOUS INSULATION R-VALUE CAN BE REDUCED BY AN AMOUNT NECESSARY TO RESULT IN A CONSISTENT TOTAL SHEATHING THICKNESS BUT NOT MORE THAN R-3, ON AREAS OF WALLS COVERED BY STRUCTURAL SHEATHING
H. FLOORS. INSULATION
a. TO MAINTAIN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR DECKING. EXCEPTION FOR CONTINUOUS INSULATION

I. BASEMENT WALLS.
a. SHALL BE INSULATED FROM TOP OF BASEMENT WALL DOWN TO 10 FEET BELOW GRADE OR TO BASEMENT FLOOR, WHICHEVER IS LESS. WALLS ASSOCIATED WITH UNCONDITIONED BASEMENTS SHALL MEET THIS REQUIREMENT UNLESS FLOOR OVERHEAD IS INSULATED.

J. SLAB-ON-GRADE
a. FLOORS WITH A FLOOR SURFACE LESS THAN 12 INCHES BELOW GRADE SHALL BE INSULATED IN ACCORDANCE WITH TABLE N1102.12. SLAB-EDGE INSULATION IS NOT REQUIRED IN JURISDICTIONS DESIGNATED BY BUILDING OFFICIAL AS HAVING A VERY HEAVY TERMITE INFESTATION.

K. CRAWL SPACE WALLS.
a. ALTERNATIVE TO INSULATING FLOORS OVER CRAWL SPACES, INSULATION CRAWL SPACE WALLS IF CRAWL SPACE NOT VENTED TO OUTSIDE. COVER EXPOSED EARTH IN UNVENTED CRAWL SPACE WITH A CONTINUOUS CLASS I VAPOR RETARDER

L. MASONRY VENEER.
a. NO INSULATION REQUIRED ON HORIZONTAL PORTION OF FOUNDATION SUPPORTING MASONRY VENEER.

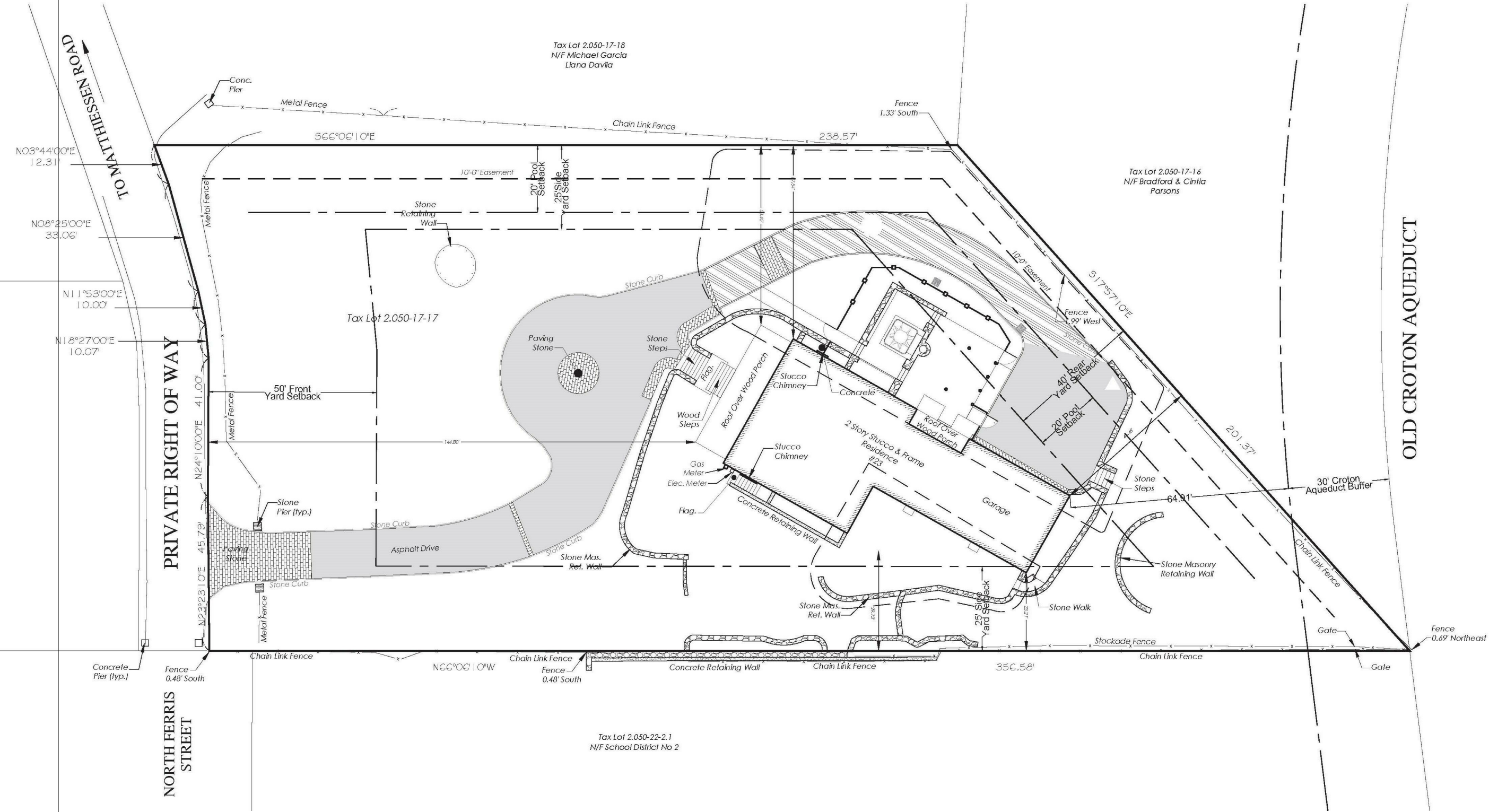
M. FENESTRATION AIR LEAKAGE.
a. WINDOWS, SKYLIGHTS AND SLIDING GLASS MAXIMUM AIR INFILTRATION RATE OF NO MORE THAN 0.3 CTM PER SQUARE FOOT (AND SWINGING DOORS NO MORE THAN 0.5 CTM PER SQUARE FOOT EXCEPTION: SITE-BUILT WINDOWS, SKYLIGHTS AND DOORS.

N. RECESSED LUMINARIES
a. INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINARIES SHALL BE IC-RATED AND LABELED AS HAVING AIR LEAKAGE RATE NOT MORE THAN 2.0 CTM ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERING.



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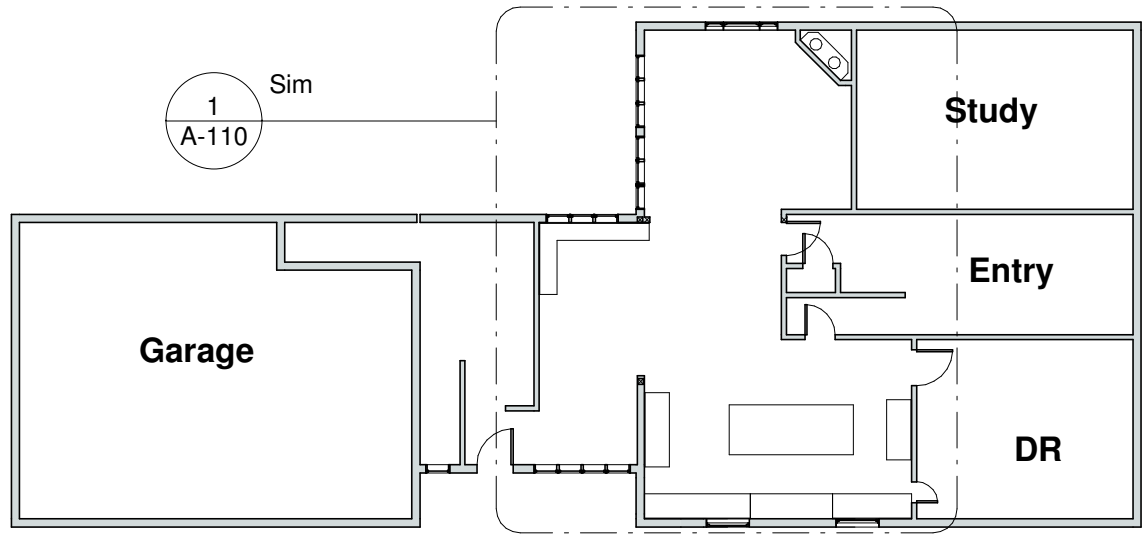
No.	Description	Date
1	arb	5/3/21

23 MATTHIESSEN
PARK
IRVINGTON NY

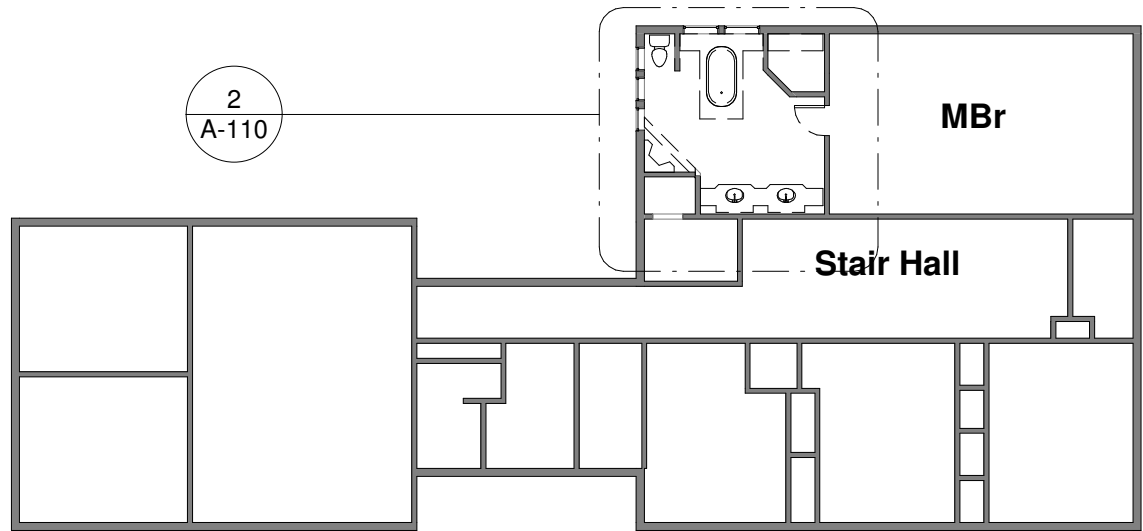
Trio Architecture pllc
Hastings on Hudson, NY
914.907.2511

RENOVATIONS
SHARON AND CHRIS CALLAHAN

SURVEY		
Date	4/9/21	A-001
Scale	1" = 30'-0"	



1 Key First Floor
1/16" = 1'-0"



2 Key Second Floor
1/16" = 1'-0"



No.	Description	Date
1	arb	5/3/21

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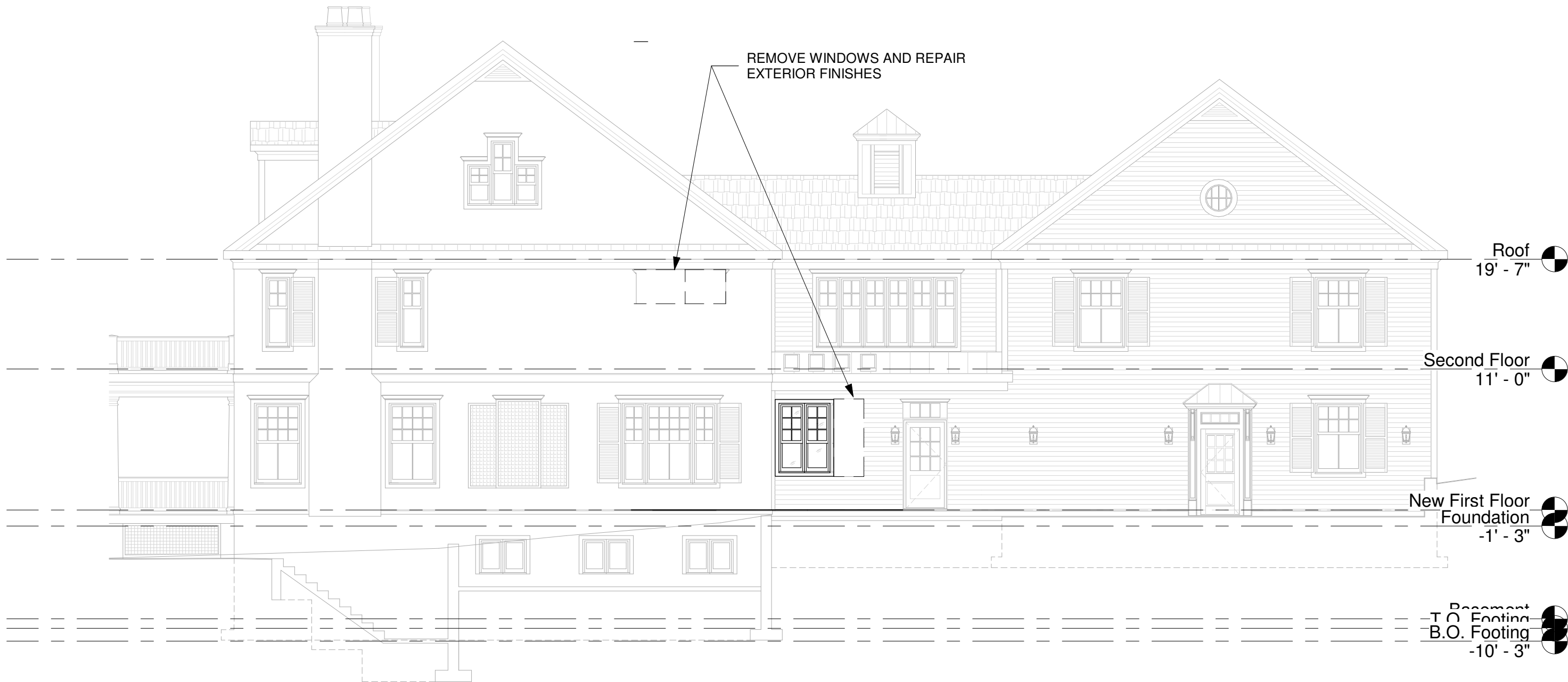
RENOVATIONS

SHARON AND CHRIS CALLAHAN

KEY PLANS

Date	4/9/21
Scale	1/16" = 1'-0"

A-100



1 Side
1/8" = 1'-0"



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No.	Description	Date
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RENOVATIONS

SHARON AND CHRIS CALLAHAN

SIDE ELEVATION

Date 4/9/21

Scale 1/8" = 1'-0"

A-200