



3/31/23

Village of Irvington Architectural Review Board

Re : 23 MATTHIESSEN PARK

Parcel No. : 2.50-17-17

Resubmittal of Proposed Change to Approved Design

ARB-2021-38

Dear Chair and Board,

We would like to request the Board's approval of a minor change to the design approved at the Board's 2/28/2022 meeting. The 1st floor windows were installed off center approx. 6 inches.

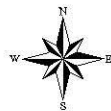
We would like to add a wall mounted lattice panel like the one that's located on the opposite elevation. This will fill in a bare area and help mask the slight center line offset of the 1st and 2nd story windows.

The package includes the two other iterations of the elevation and the proposed change. It also has the presentation from 2/28/22 and a photo.

Thank you.

Kathleen Sullivan





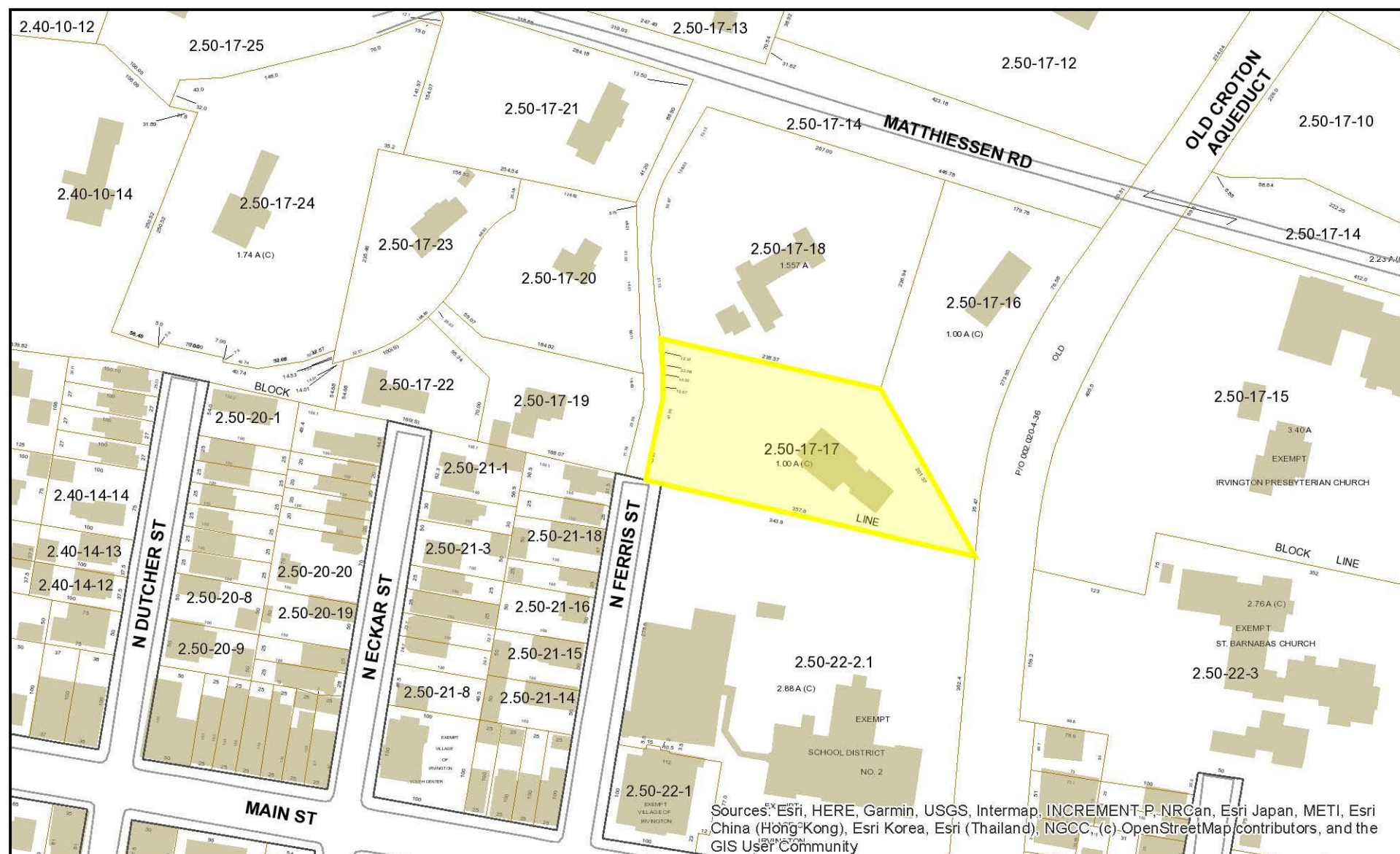
May 24, 2021

Greenburgh, NY

1 inch = 150 Feet



www.cai-tech.com



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT-P, NRCAn, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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side elevation

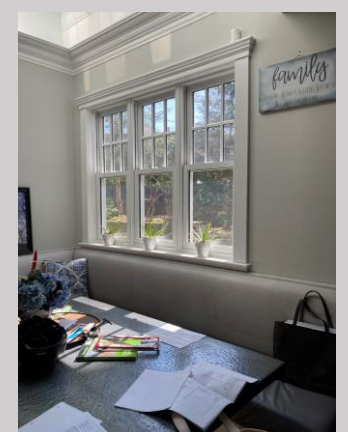
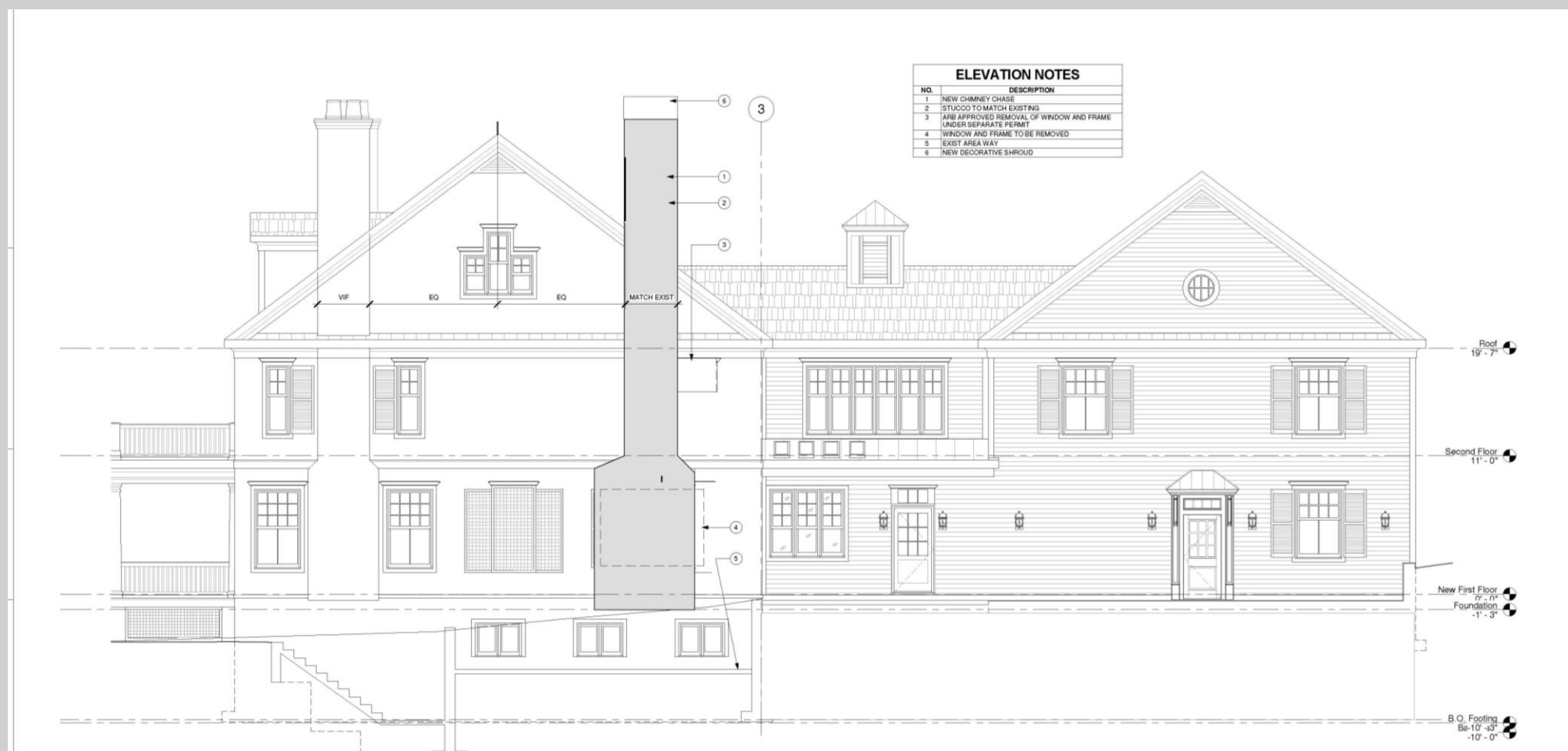


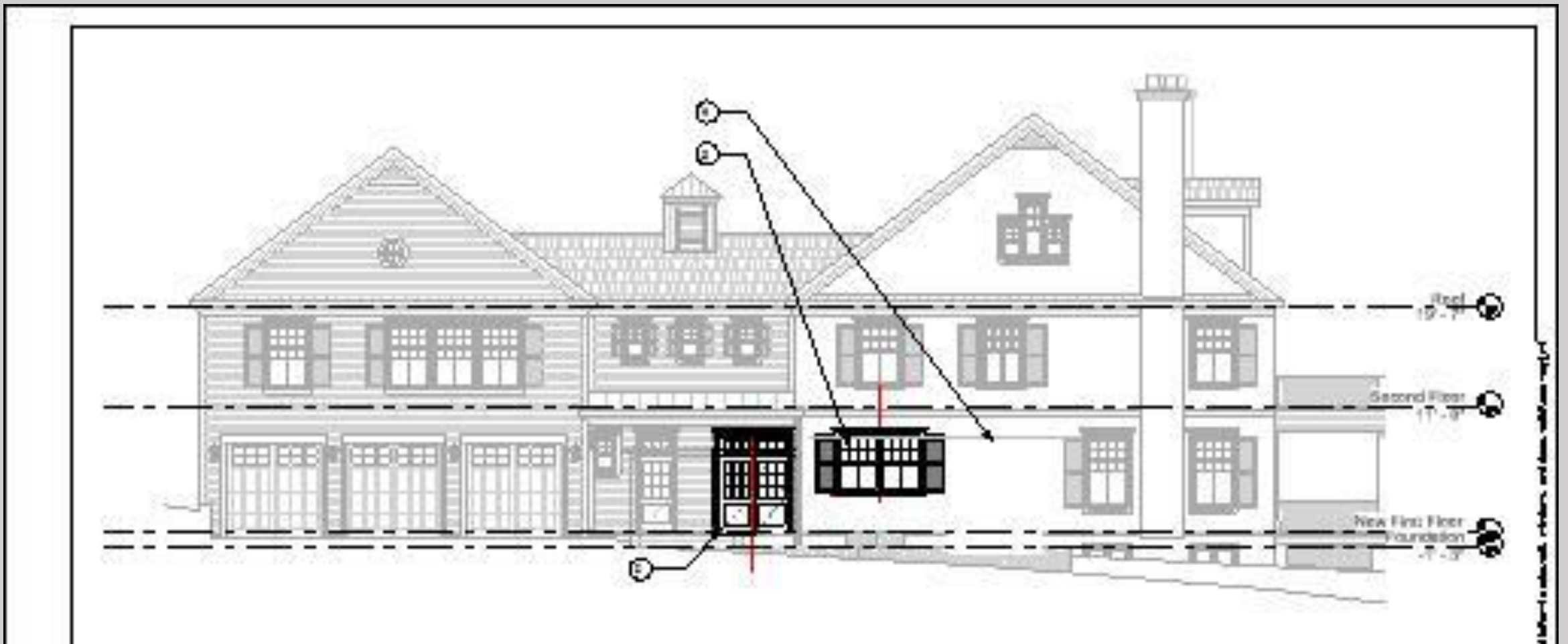
04/26/2018

rear elevation



04/26/2018







3 Drafting 17
1/8" = 1'-0"

CHANGE FOR
APPROVAL



No.	Description	Date
1	arb	5/3/21
4	Pemit Revisions	12 /2/21
5	ARB C OF O	3/31/23

23 MATTHIESSEN
PARK
IRVINGTON NY

Trio Architecture pllc
Hastings on Hudson, NY
914.907.2511

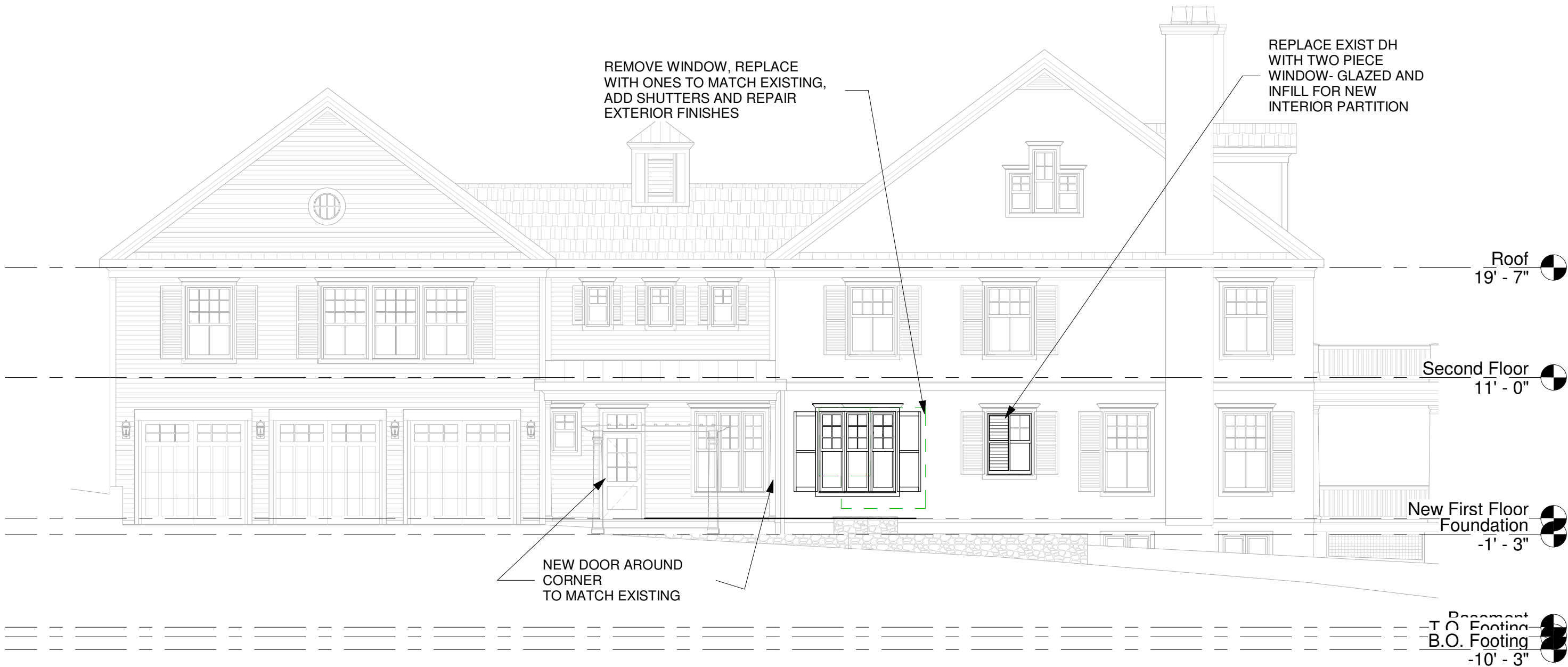
RENOVATIONS

SHARON AND CHRIS CALLAHAN

EXTERIOR ELEVATIONS

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

A-300



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

ORIGINAL



No.	Description	Date
1	arb	5/3/21

23 MATTHIESSEN
PARK
IRVINGTON NY

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Hastings on Hudson, NY
914.907.2511

RENOVATIONS

SHARON AND CHRIS CALLAHAN

REAR ELEVATION

Date 4/9/21
Scale 1/8" = 1'-0"

A-201



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

23 MATTHIESSEN
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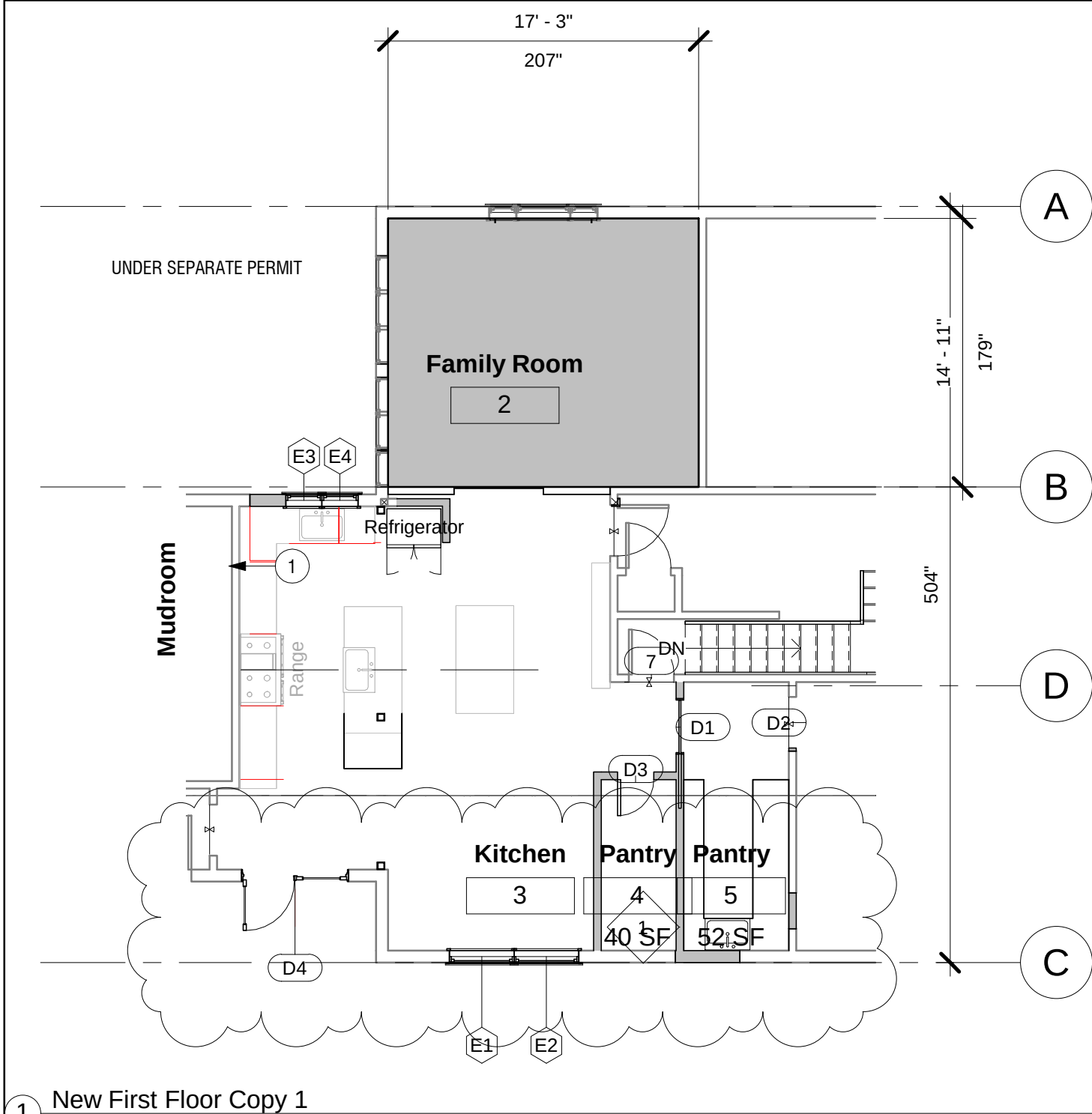
RENOVATIONS

SHARON AND CHRIS CALLAHAN

EXTERIOR ELEVATIONS

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

A-300
REV



1 New First Floor Copy 1
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

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



No.	Description	Date
2	Pricing	9/10/21
3	Permit Revisions	9/15/21
4	Pemit Revisions	12 /2/21
5	ARB	2/8/22

23 MATTHIESSEN
PARK
IRVINGTON NY

Trio Architecture pllc
Hastings on Hudson, NY
914.907.2511

RENOVATIONS

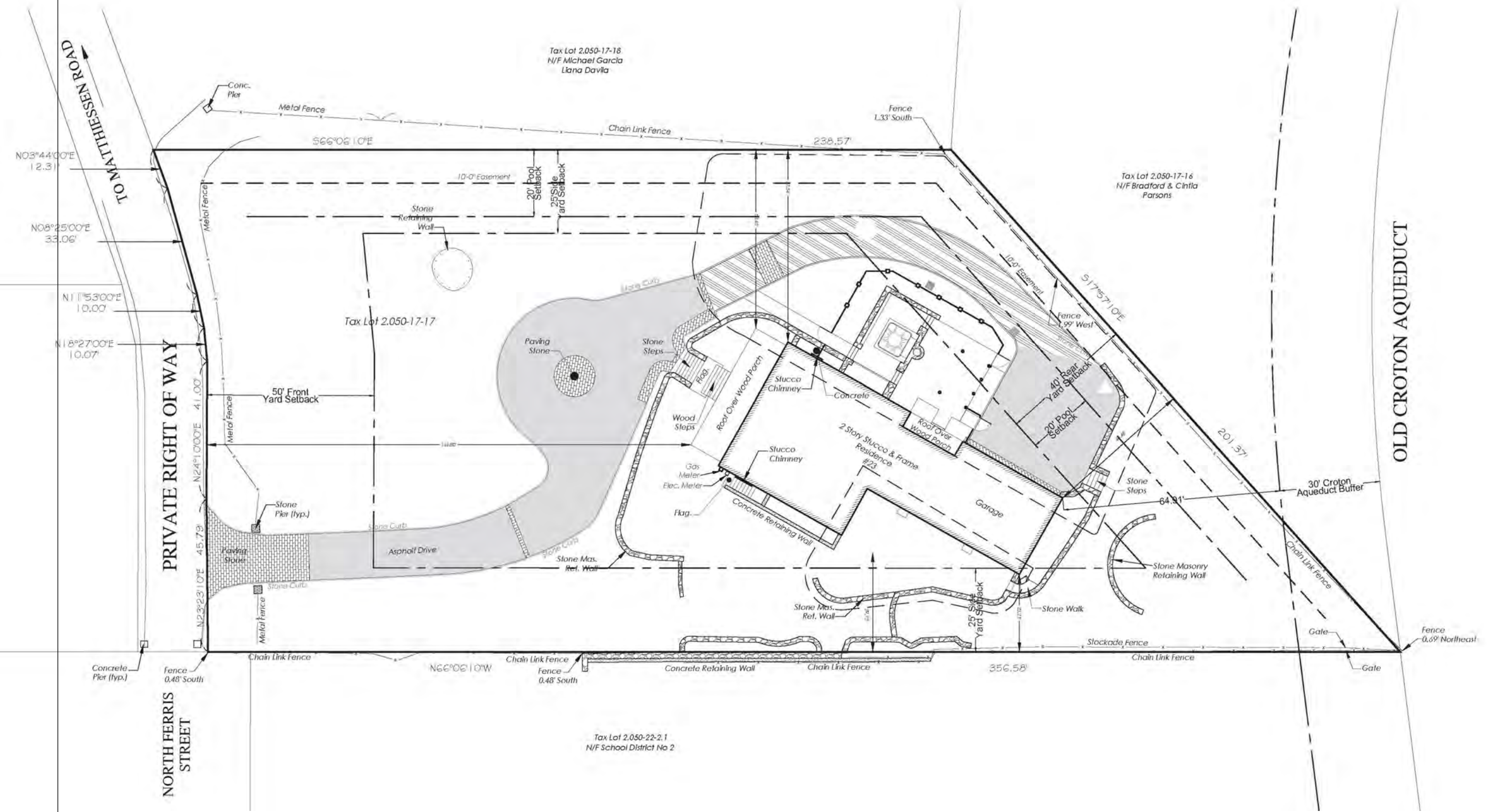
SHARON AND CHRIS CALLAHAN

KITCHEN PLANS

Date 5/28/21

Scale As indicated

A-120rev

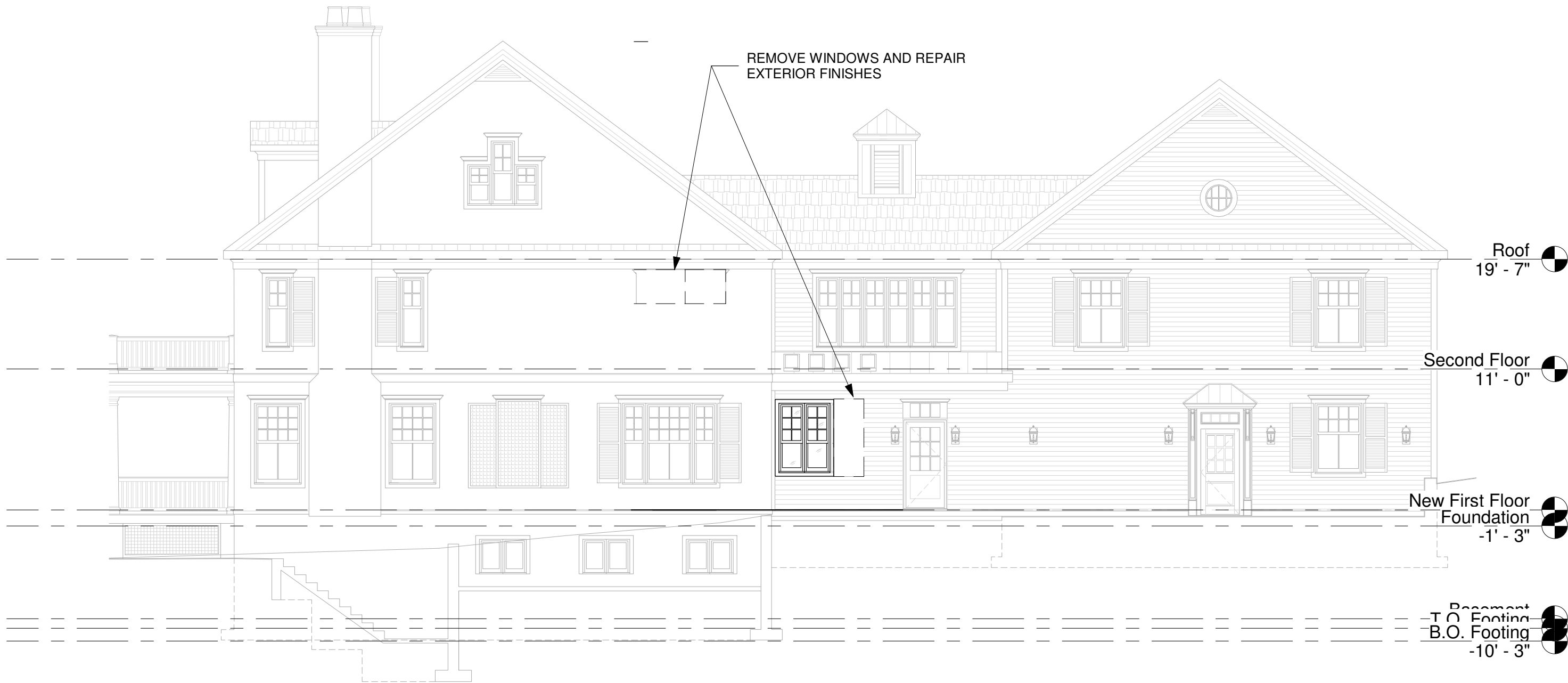


JMT FINE LIVING

Interior design and project management
jmtfineliving.com
914.715.4779

No.	Description	Date
1	arb	5/3/21

23 MATTHIESSEN PARK IRVINGTON NY	Trio Architecture pllc Hastings on Hudson, NY 914.907.2511	RENOVATIONS	SURVEY	
		SHARON AND CHRIS CALLAHAN	Date 4/9/21	A-001
			Scale 1" = 30'-0"	



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



No.	Description	Date
1	arb	5/3/21

23 MATTHIESSEN PARK IRVINGTON NY	Trio Architecture pllc Hastings on Hudson, NY 914.907.2511	RENOVATIONS	SIDE ELEVATION	
		SHARON AND CHRIS CALLAHAN	Date 4/9/21	A-200
			Scale 1/8" = 1'-0"	