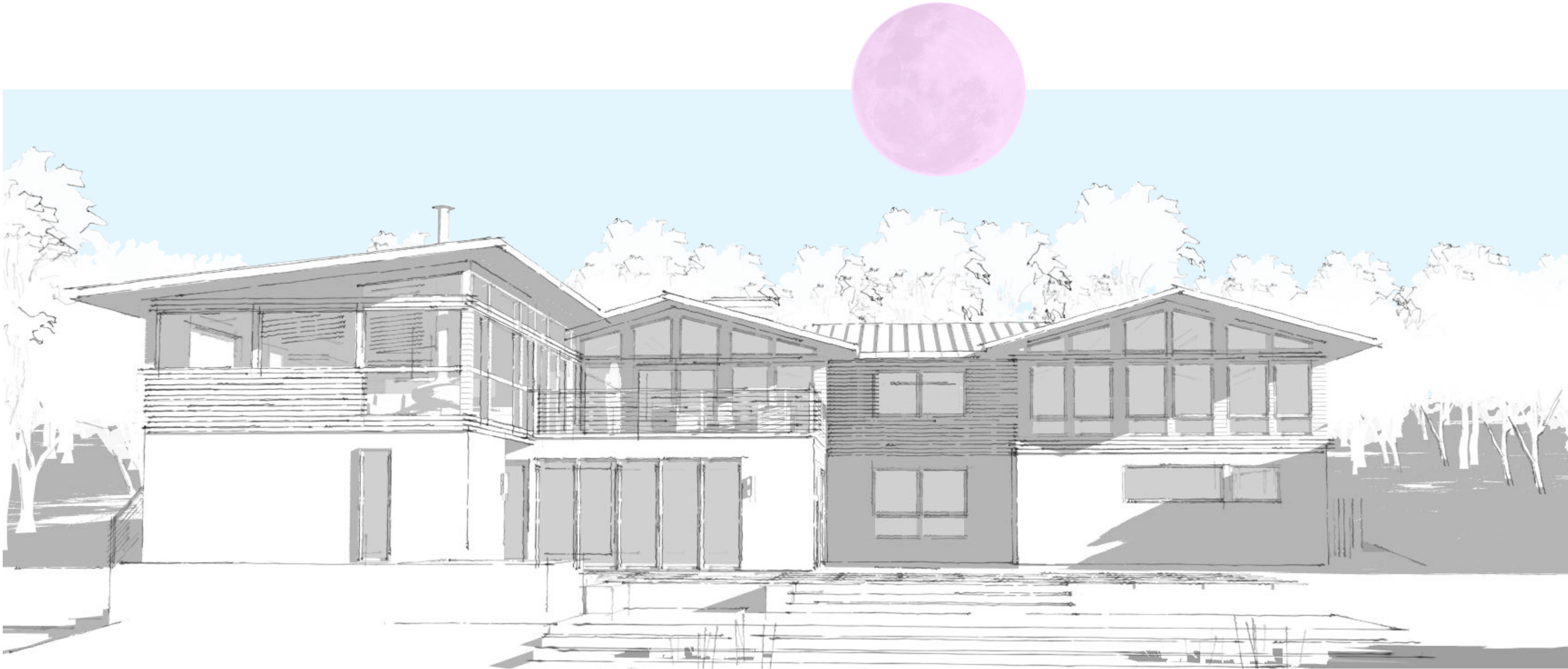
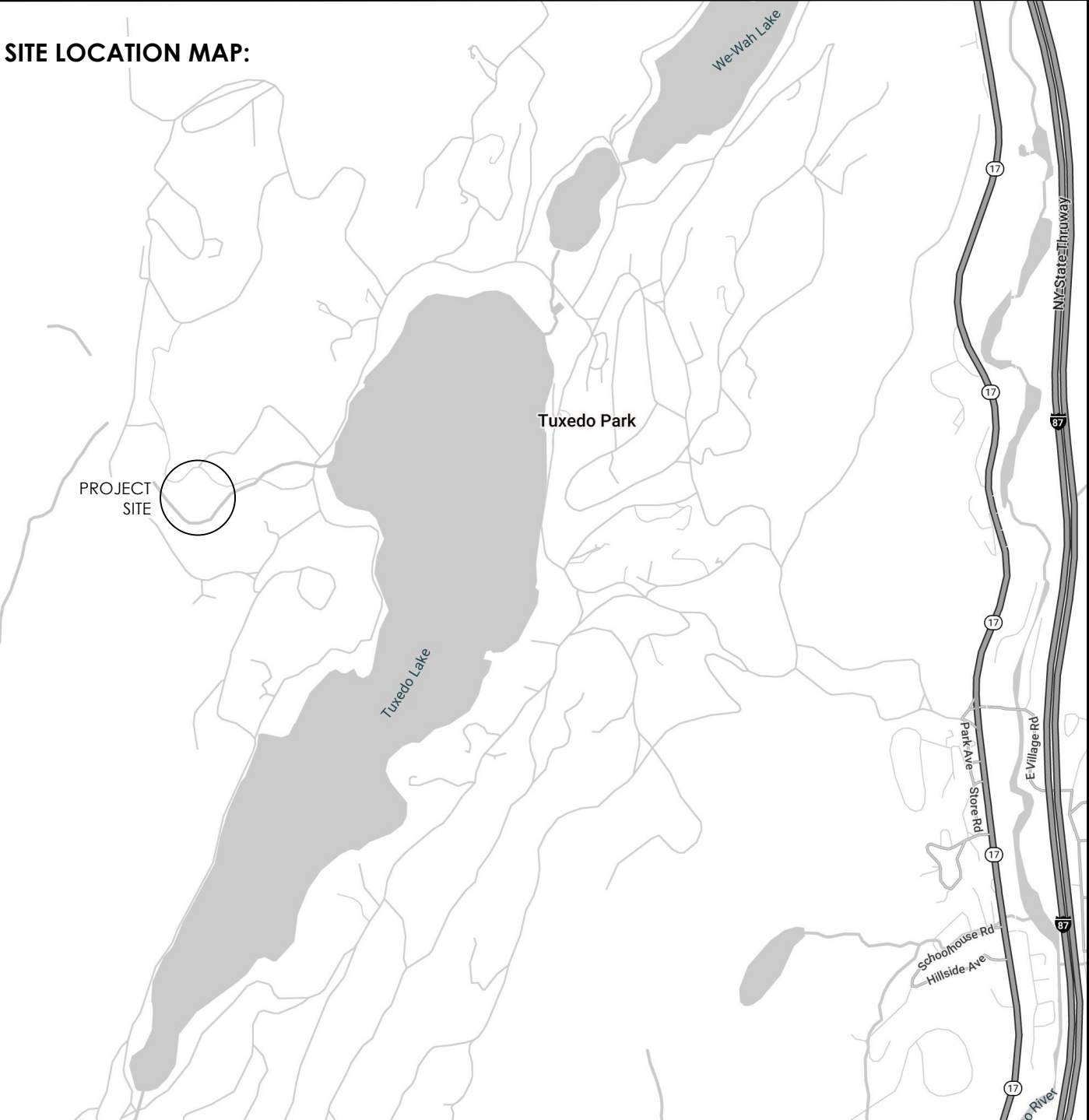


PROPOSED POOL AND POOLHOUSE FOR:
16 BROOK ROAD, TUXEDO PARK, NY



SITE LOCATION MAP:



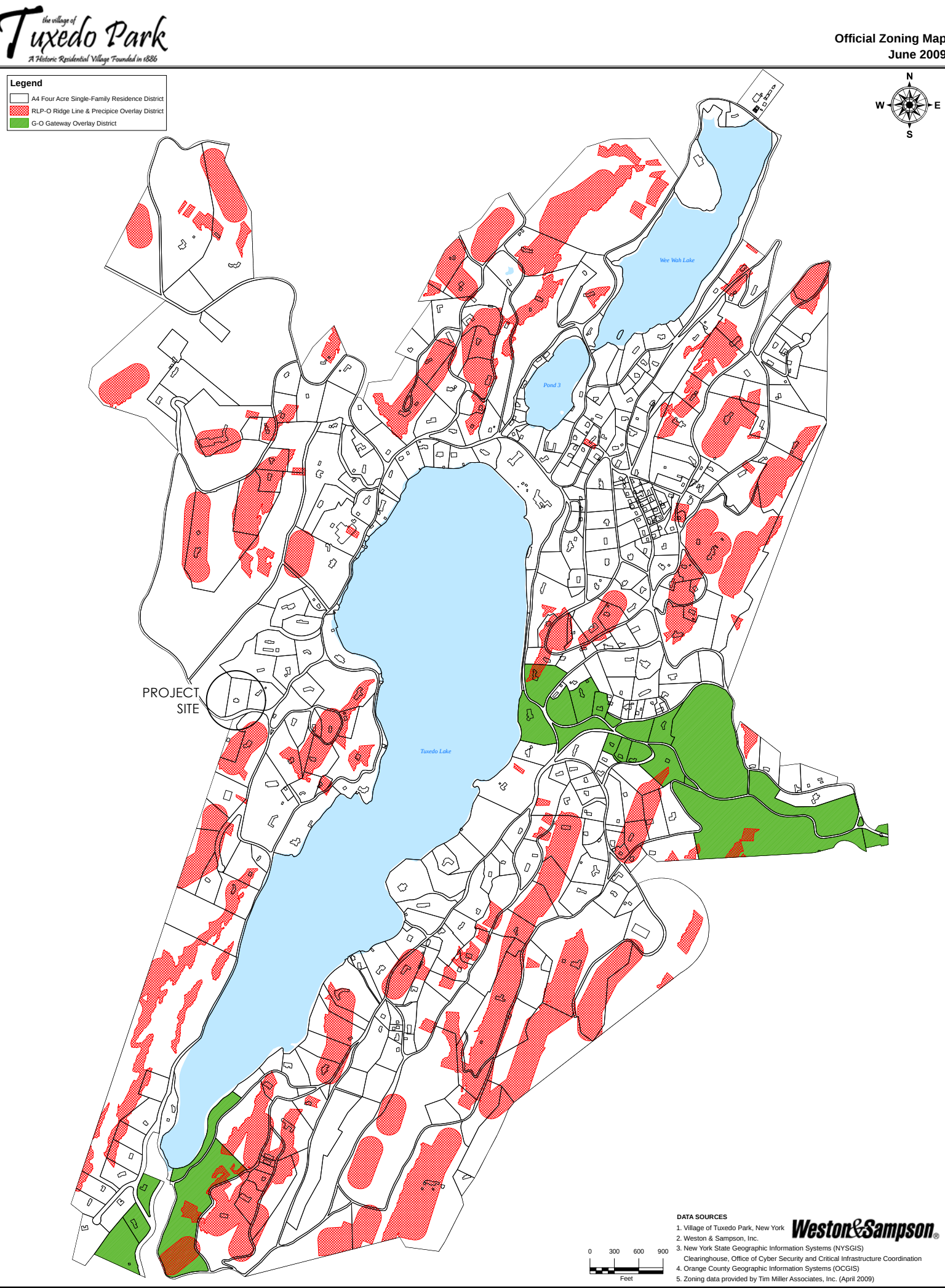
ZONING ANALYSIS:

ADDRESS: 16 BROOK ROAD
ZONING DISTRICT: A4
BLOCK: 1
LOT: 12
USE GROUP: R-5
STORIES: 2
HEIGHT: 21'-5"

SCOPE OF WORK:
PROPOSE A TWO STORIES ADDITION TO THE EXISTING HOUSE.

DESIGN CODES:
2020 Residential Code of New York State
2020 Building Code of New York State
2020 Energy Conservation Construction Code of New York State
2020 Plumbing Code of New York State
2020 Mechanical Code of New York State
2020 Fuel Gas Code of New York State
2020 Fire Code of New York State

DRAWING LIST:
A0.0 ARCHITECTURAL COVER SHEET
L-100.1 SITE REMOVAL PLAN
L-S.1 OVERALL SCHEMATIC
L-S.2 SCHEMATIC ENLARGED
A1.0 EXISTING/PROPOSED POOLHOUSE PLANS
A1.1 PROPOSED POOL HOUSE PLAN



BLACK
HAUSE
STUDIO

DESIGN FIRM:
Black House Studio
211 N Aberdeen Ave
Wayne, PA 19087
610.348.1188

PROJECT MANAGER:
Neil Ryan Young
DRAWN BY: NRY
REVIEWED BY: NRY

PROJECT TEAM:

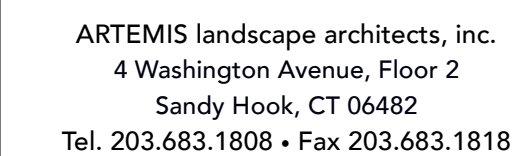
ARCHITECT OF RECORD:

DRAWING NOTES:

#	DATE	ISSUE NOTE
ISSUE DATE:	09.05.25	PROJECT NUMBER: 2503
REVISION DATE:	REV1 09.26.25	SCALE: 1/4" = 1'-0"

PROJECT INFO:
16 BROOK ROAD
TUXEDO PARK, NY

SHEET TITLE:
ARCHITECTURAL COVER
SHEET
SHEET NO:
A0.00



16 Brook Road, Tuxedo
Park, NY

REVISIONS

REVISIONS

9-26-25 REV1

JOB #	1045
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DRAWN BY

NORTH



SHEET TITLE

SHEET

L-100.1

NOTE:
SURVEY COMPLETED BY FRONTIER SURVEYING AND MAPPING LLC
DATED: 06/22/2025
PROJECT NO: FSM25037
TAX LOT: SECTION 103 BLOCK 1 LOT 12

A101 Attachment 2							
Attachment B							
Village of Tuxedo Park							
SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS							
		Check one					
Zoning District	A4	✓					
	G-O						
	RLP-O						
Variance Needed							
Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Measurement	Proposed Measurement	Existing Non-Conforming	Feet (SF)	Percent
Lot Area	100-8	2 AC	2.48 AC	2.48 AC	No		
Road Frontage	100-8	250	286.8	286.8	No		
Front Yard Setback	100-8	75	75	75	No		
Rear Yard Setback	100-8	50	50	50	No		
Side Yard Setback	100-8	50	50	50	No		
Footprint Ground Floor Sf.	100-8	1200 MIN	3146	3508	No		
Decks/Porches Existing conditions	100-9	25% of GFA Max 877.5	1,273		Yes	395.50	45.07%
Decks/Porches Variance from Maximum permitted	100-8	25% of GFA Max 877.5	1,273	2,312	1,273.00	1,039.00	81.62%
Above grade decks only	100-9	25% of GFA Max 877.5	580	875	No		
Lot coverage	100-11	25%	3.82%	5.60%	No		
Driveway Sight Distances	100-18B	250	N/A	N/A	No		
Driveway Grades	100-21	10% MAX	N/A	N/A	No		
Driveway: Adjacent Property Lines	100-21	10	N/A	N/A	No		
Slope	100-12	20%	N/A	N/A	No		
Ridge Line	100-13	50 MAX	N/A	N/A	No		
Distance to Lake	100-8	100	1600	1600	No		
Lake Frontage	100-8	250	N/A	N/A	No		
Accessory Use: Building/Shed	100-48C & 7C	N/A	N/A	N/A	No		
Fences: Distance from Road	100-18	5'	12'-6"	N/A	No		
Fences: Distance from Property Line	100-18	2'-6"	N/A	3'	No		
Driveway: Width	100-21	8' - 14'	12'	N/A	No		
Driveway: Distance from Property Lines	100-21	N/A	N/A	N/A	No		
Building Height	100-10	3.5 Stories	2 stories (21'-5")	2 stories (21'-5")	No		
Parking	100-6C	N/A	N/A	N/A	No		

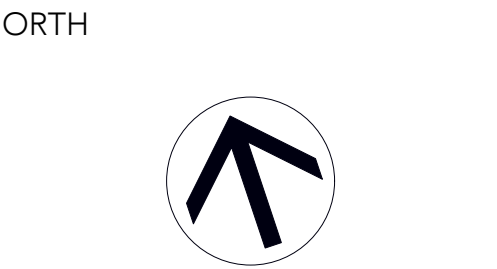


PRIVATE RESIDENCE
16 Brook Road, Tuxedo
Park, NY

SCHEMATIC PLAN
9-5-25

REVISIONS
9-26-25 REV1

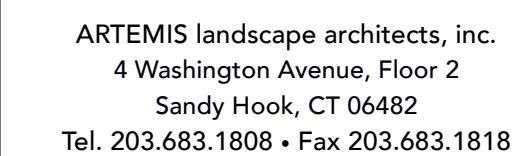
JOB # 1045
DRAWN BY TB



SCALE: 1"=20'
0 10 20FT

SHEET TITLE
Overall
Schematic

SHEET
L-S.1



16 Brook Road, Tuxedo
Park, NY

REVISIONS

9-26-25 REV

JOB #	104
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DRAWN BY

NORTH

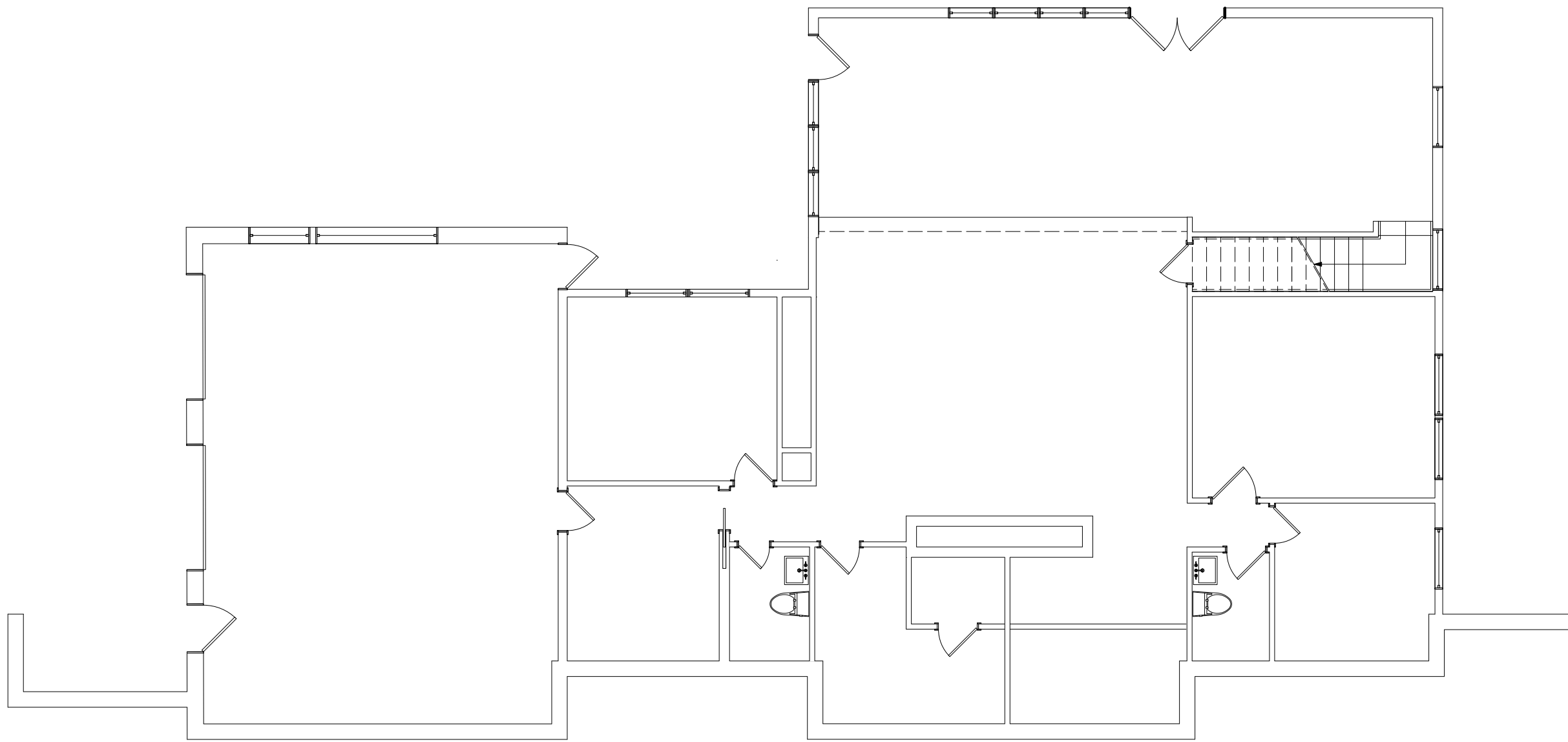


0 10 20 FT

SHEET TITLE

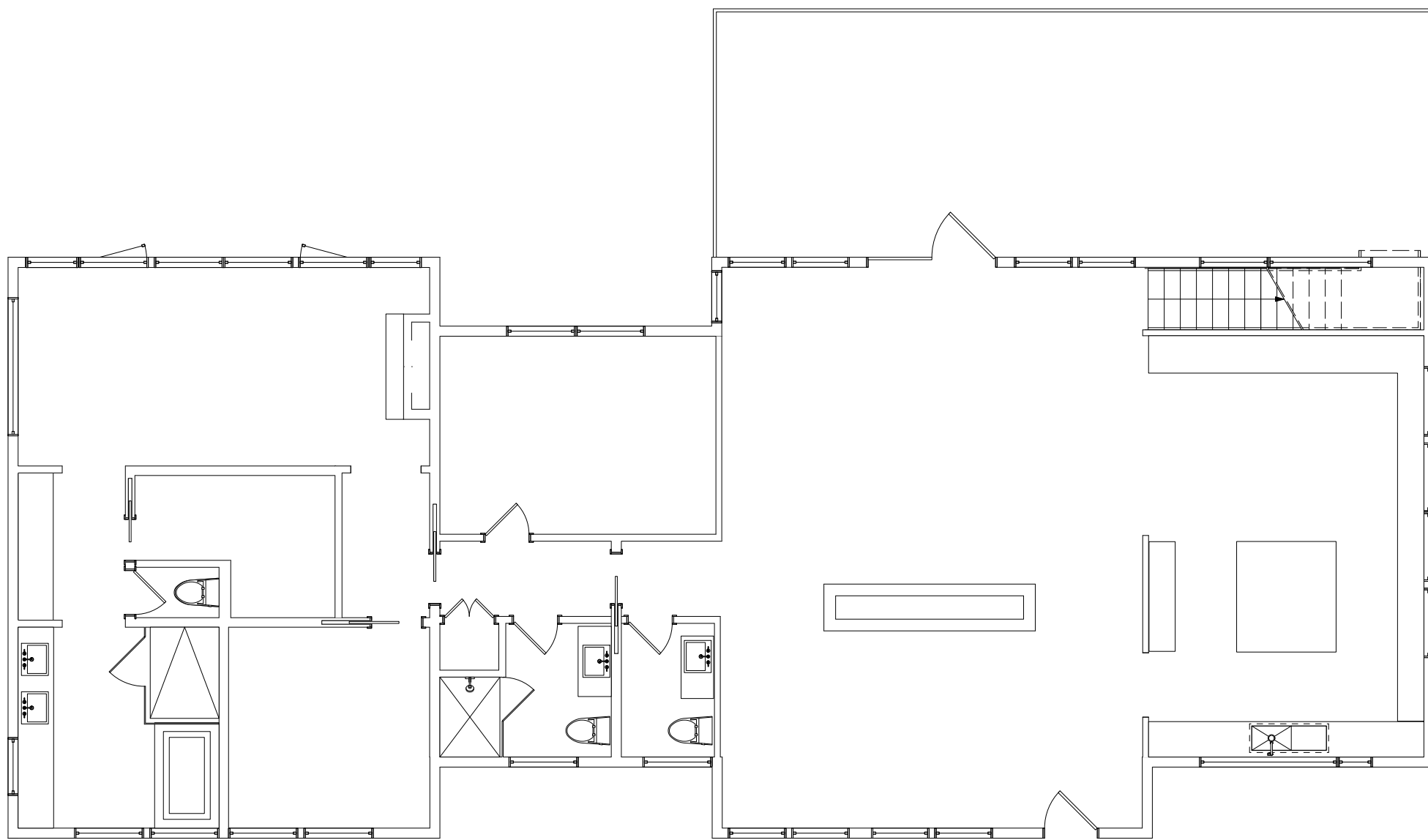
SHEET

L-S.2



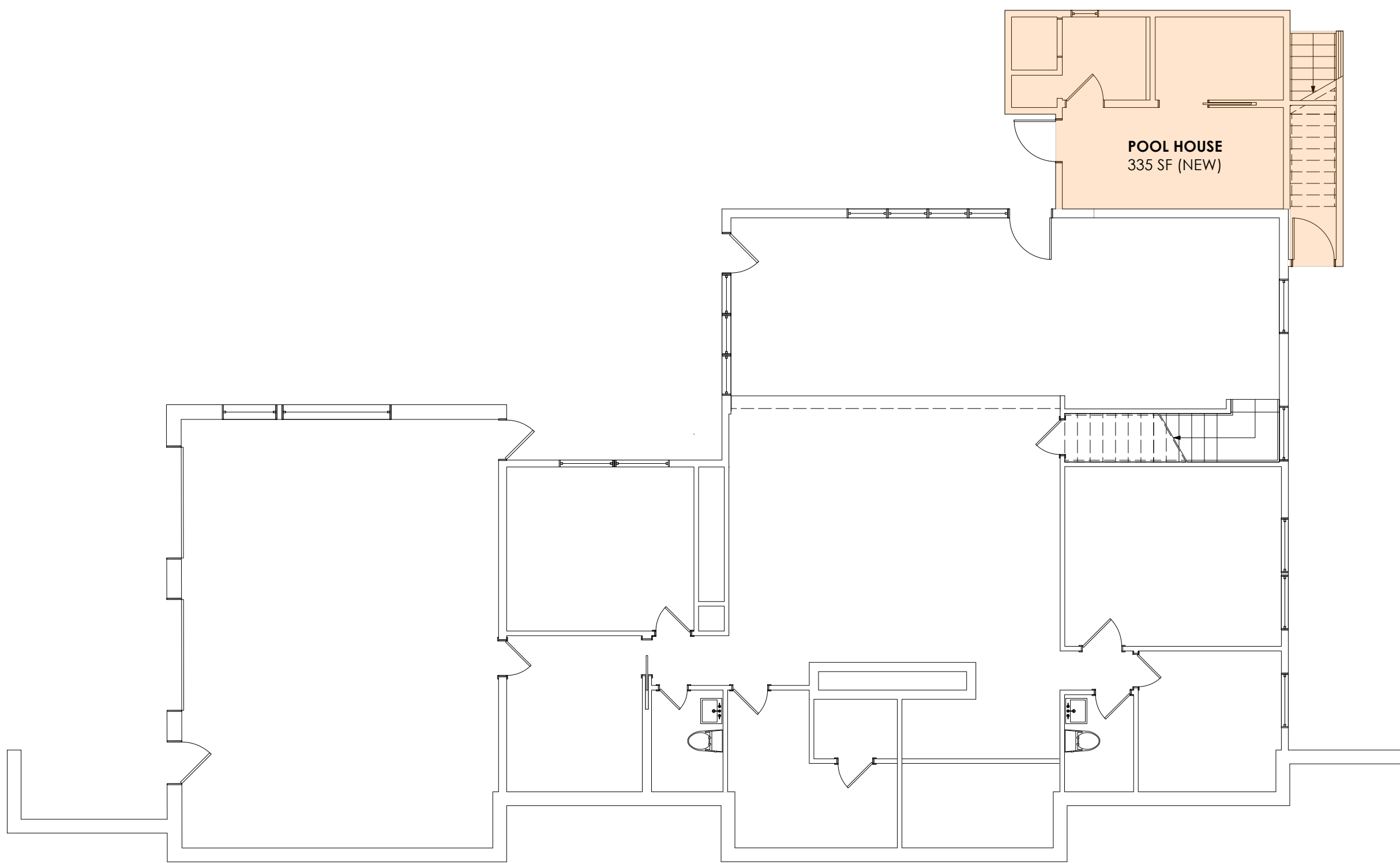
EXISTING GROUND FLOOR PLAN

EXISTING ENCLOSED GROUND FLOOR 3,146 SF



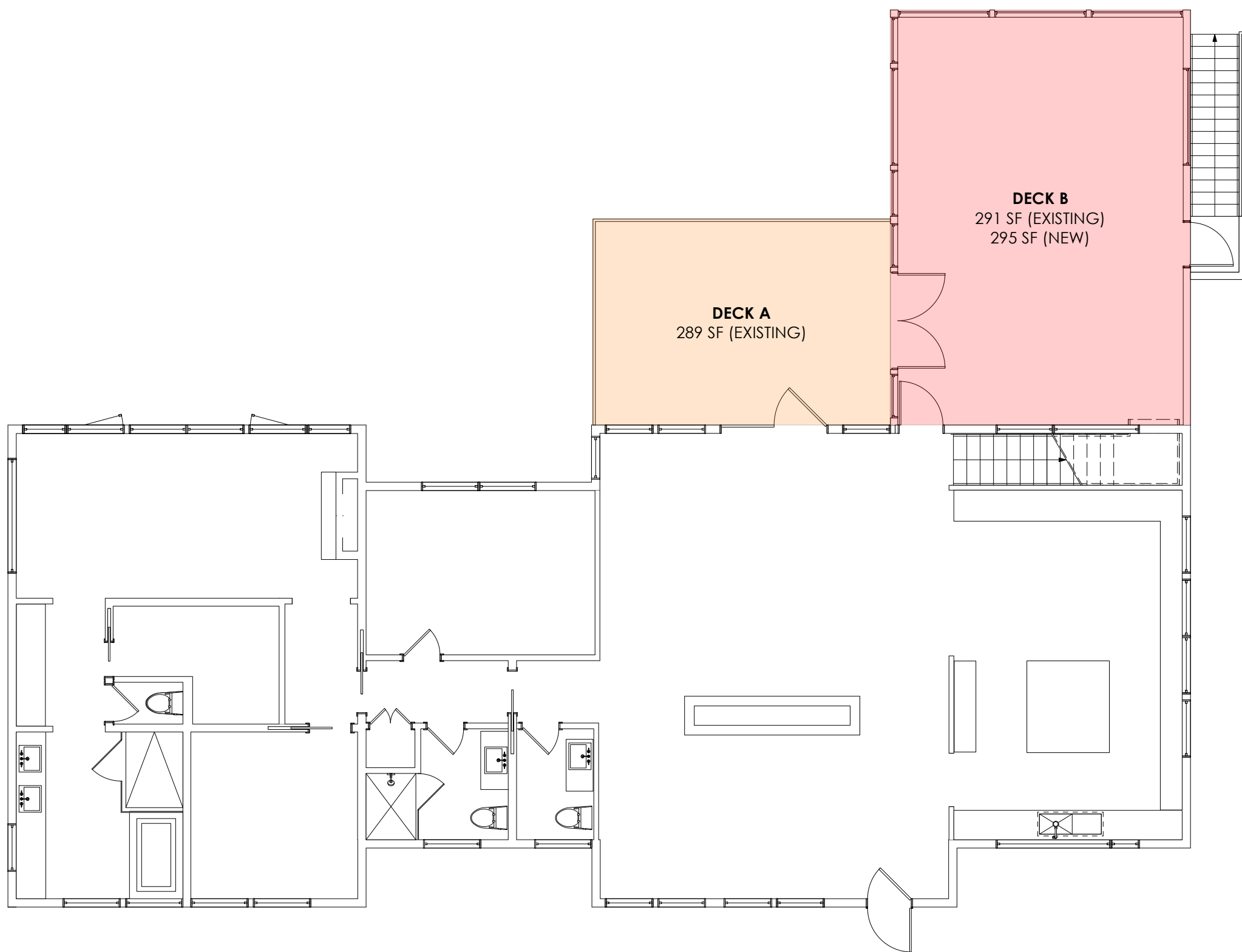
EXISTING FIRST FLOOR PLAN

EXISTING ENCLOSED FLOOR 2,497 SF



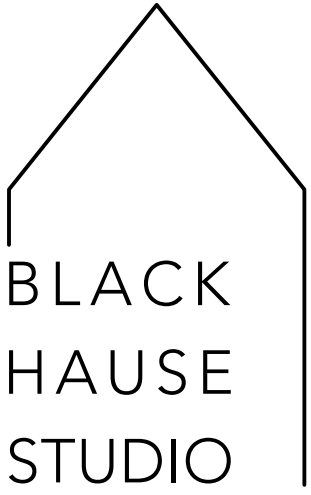
PROPOSED GROUND FLOOR PLAN

PROPOSED ENCLOSED GROUND FLOOR 3,508 SF



PROPOSED SECOND FLOOR PLAN

DECK 289 SF
ENCLOSED PORCH 586 SF
TOTAL 875 SF

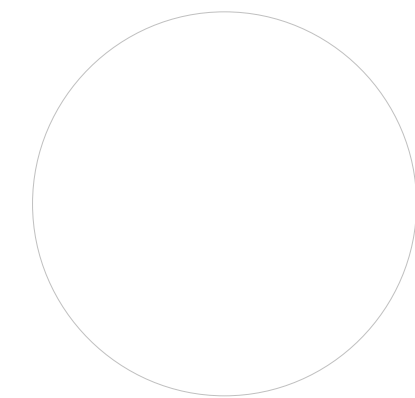


DESIGN FIRM:
Black House Studio
211 N Aberdeen Ave
Wayne, PA 19087
610.348.1188

PROJECT MANAGER:
Neil Ryan Young
DRAWN BY: NRY
REVIEWED BY: NRY

PROJECT TEAM:

ARCHITECT OF RECORD:



DRAWING NOTES:

#	DATE	ISSUE NOTE
ISSUE DATE:	09.05.25	PROJECT NUMBER: 2503
REVISION DATE:	REV1 09.26.25	SCALE: 1/8" = 1'-0"

PROJECT INFO:
16 BROOK ROAD
TUXEDO PARK, NY

SHEET TITLE:
EXISTING / PROPOSED
POOLHOUSE PLANS

SHEET NO:

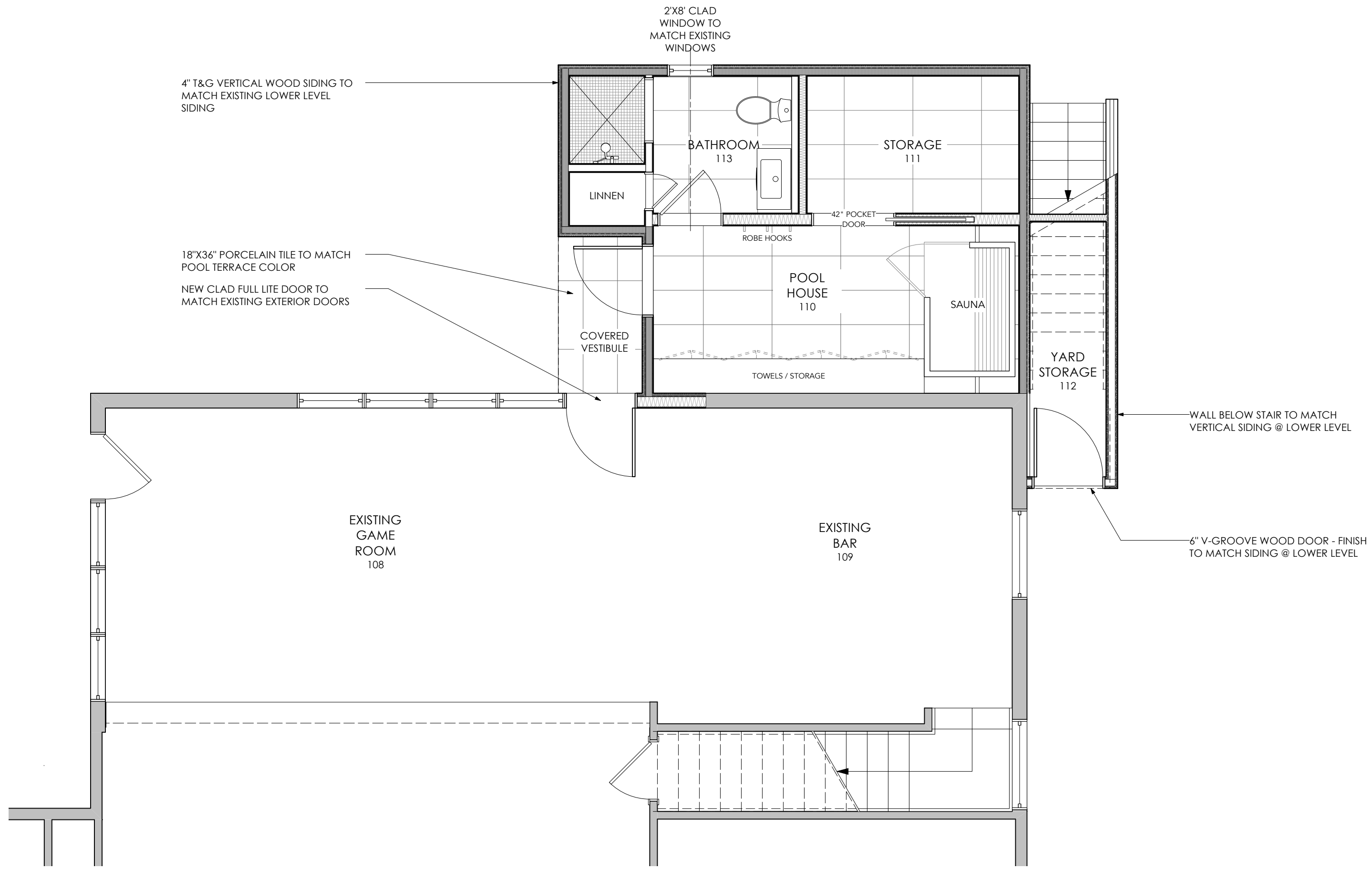
A1.0



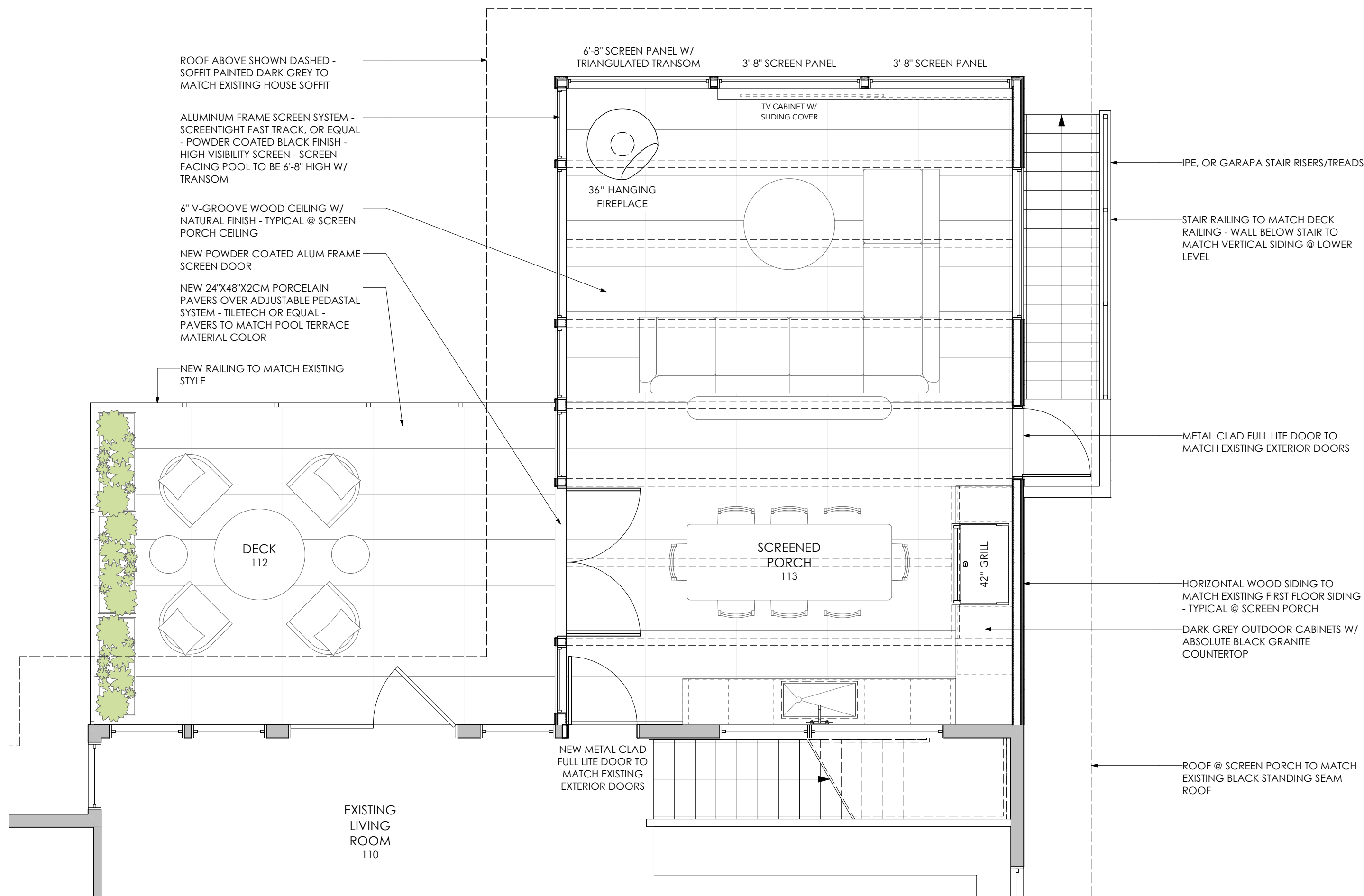
03 EXISTING REAR ELEVATION
A1.1 Scale: N.T.S.



04 PROPOSED REAR ELEVATION
A1.1 Scale: N.T.S.



01 PROPOSED GROUND FLOOR ADDITION
A1.1 Scale: SCALE



02 PROPOSED FIRST FLOOR ADDITION
A1.1 Scale: SCALE

BLACK HAUSE STUDIO

DESIGN FIRM:

Black House Studio
211 N Aberdeen Ave
Wayne, PA 19087
610.348.1188

PROJECT MANAGER:

Neil Ryan Young

DRAWN BY:

NRV

REVIEWED BY:

NRV

PROJECT TEAM:

ARCHITECT OF RECORD:

DRAWING NOTES:

#	DATE	ISSUE NOTE
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ISSUE DATE:	PROJECT NUMBER:
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09.05.25	2503
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REVISION DATE:	SCALE:
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REV1 09.26.25	1/4" = 1'-0"
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PROJECT INFO:

16 BROOK ROAD
TUXEDO PARK, NY

SHEET TITLE:

**PROPOSED POOL HOUSE
PLANS**

SHEET NO:

A1.1