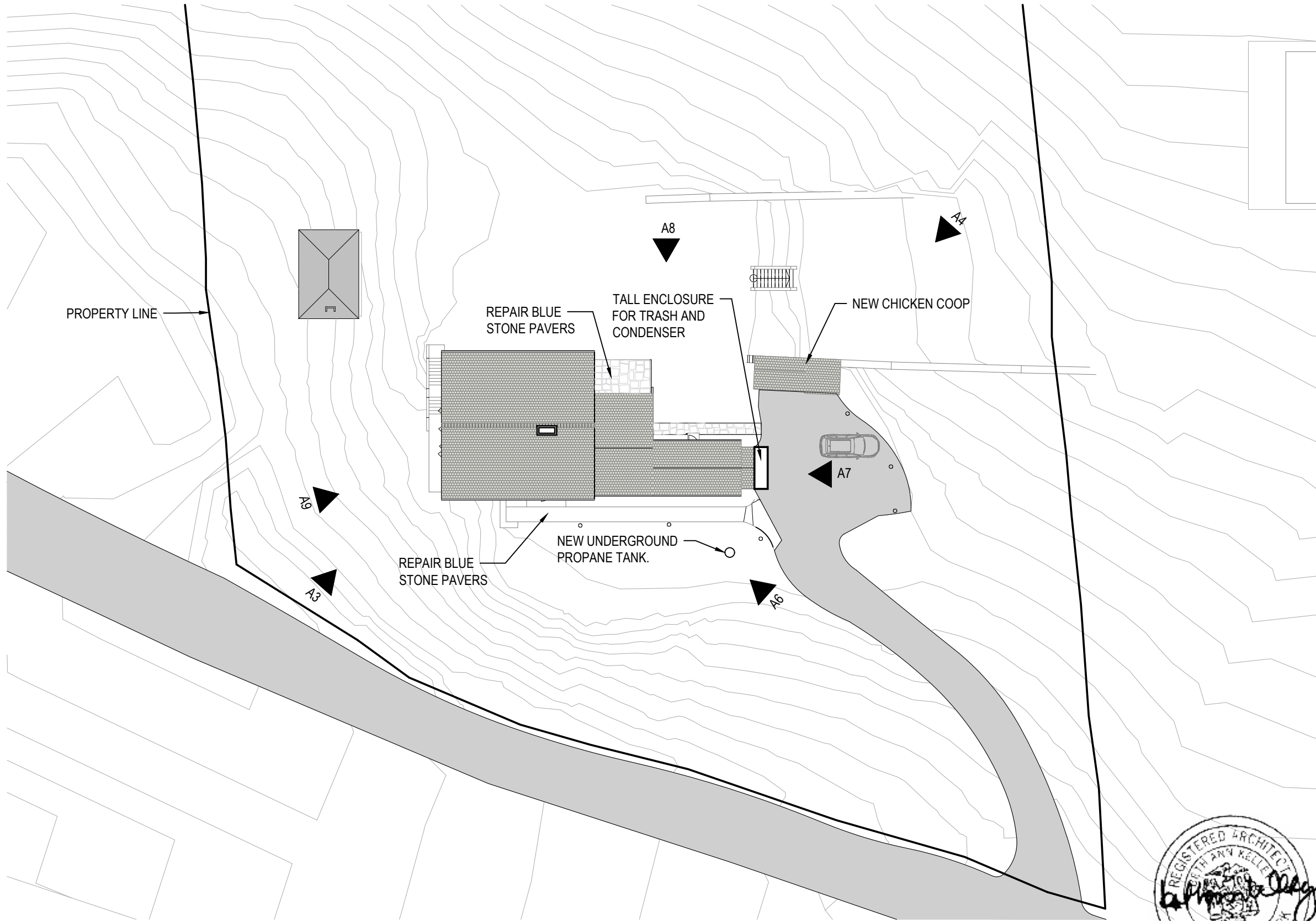


PROJECT:
 117 TOWER HILL ROAD
 TUXEDO PARK, NY 10987



IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN



KELLEY DESIGN

DATE:	07.22.23	SCALE:	
PROJECT:	117 TOWER HILL RD TUXEDO PARK, NY 10987		
TITLE:	SITE PLAN		
DWG:	A-1		



SITE PLAN TABLE - MINIMUM DATE REQUIREMENTS

Site plan table must be prepared, dated and signed by applicants architect or engineer and copied onto the site plan. All measurements included in the site plan table below must be clearly indicated on the site plan.

Village Code Category	Village Code Section	Allowance Under Current Code	Existing Condition	Proposed Condition	Existing Non-Conforming	Variance Requested	
						Feet	Percent
Lot Area	100-8	1.5 Acres	1.5 Acres	1.5 Acres	N/A		
Road Frontage	100-8	150'	257'	257'	N/A		
Front Yard Setback	100-8						
House		75'	-30'	-30'	YES		
Garage		75'	76'	76'	N/A		
Rear Yard Setback	100-8						
House		50'	+150'	+150'	N/A		
Garage		50'	+150'	+150'	N/A		
Side Yard Setback	100-8						
House		50'	+60'	+60'	N/A		
Garage		50'	+60'	+60'	N/A		
Net Floor Area	100-8						
Ground Floor SF		1000 SF	2184 SF	2184 SF	N/A		
Total SF		1500 SF	2924 SF	2924 SF	N/A		
Decks/Porches	100-9						
Lot Coverage	100-11		0.04%	0.04%	N/A		
Road Cut	83-1						
Driveway Sight Distance	100-18B						
Driveway Grades	100-21						
Driveway Setback	100-21						
Adjacent Property Lines							
Slope	100-12						
Ridge Line	100-13		20'-28'	20'-28'	N/A		
Distance to Lake	100-8						
House							
Garage							
Lake Frontage	100-8		0	0	N/A		
Accessory Use							
Building/Shed	100-48C 7C						
Fences Setback Road	100-18						
Fences Setback Property Line	100-18						
Driveway Width	100-21		10'	10'	N/A		
Building Height	100-10						
Parking	100-6C						
Other		EXISTING COTTAGE	379 SF	379 SF	N/A		
		TRASH/COMPRESSORS		42 SF			
		CHICKEN COOP		138 SF			

Zoning District	Check One	
	A4	<input checked="" type="checkbox"/>
G-O	<input type="checkbox"/>	
RIP-O	<input type="checkbox"/>	



VICTORIA NELSON
Applicant
106-1-16
Section/Block/Lot)

Signature of Engineer or Architect
KELLEY DESIGN
Firm
12-Jun-23
Date



IN COLLABORATION WITH ARCHITECT:GOR AKOPIAN

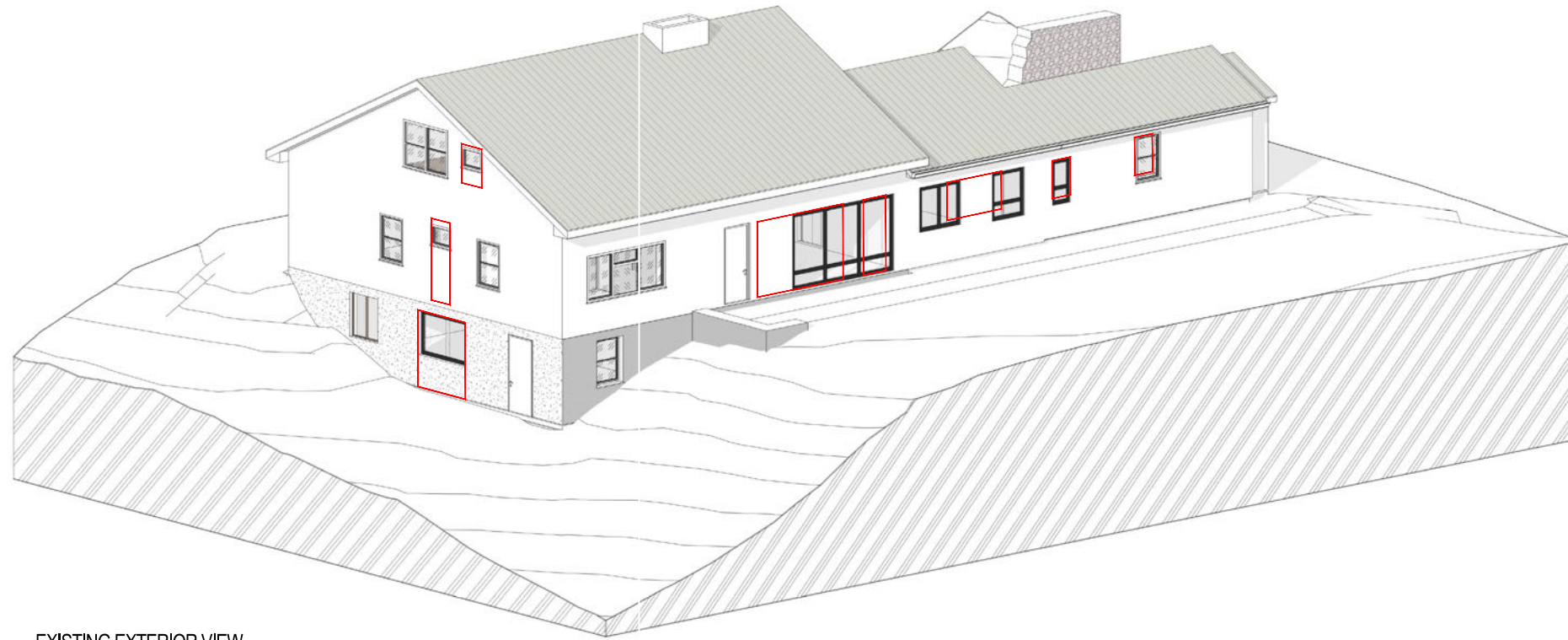


KELLEY DESIGN

DATE: 07.22.23 SCALE:
PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987
TITLE: SURVEY
DWG: A-2

KEY

MODIFIED OPENING
(ALL WINDOWS & DOORS
UNMARKED ARE TO BE REPLACED
IN EXISTING OPENING)



EXISTING EXTERIOR VIEW



PROPOSED EXTERIOR VIEW

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23

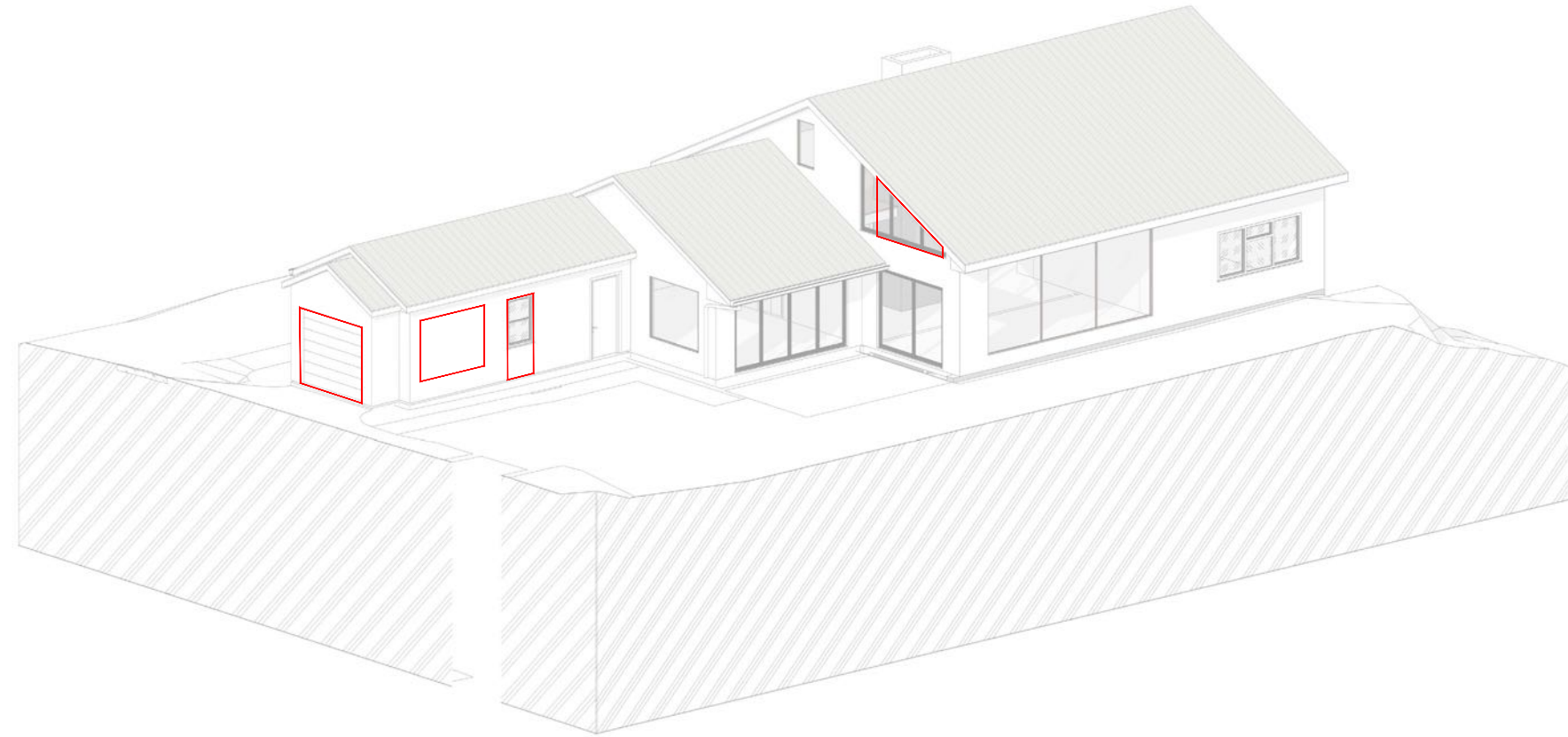
SCALE:

PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: EXISTING & PROPOSED EXTERIOR VIEW

A-3

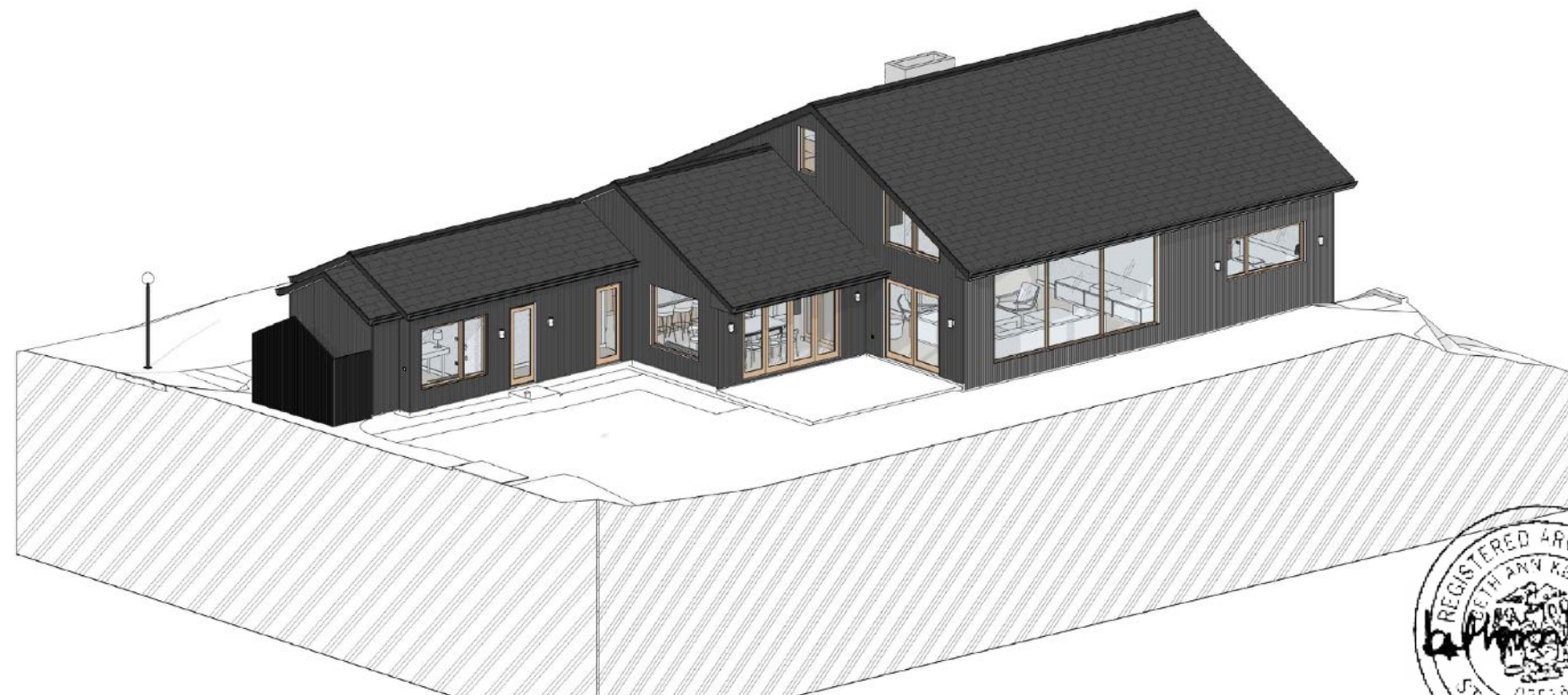




EXISTING EXTERIOR VIEW

KEY

MODIFIED OPENING
 (ALL WINDOWS & DOORS
 UNMARKED ARE TO BE REPLACED
 IN EXISTING OPENING)



PROPOSED EXTERIOR VIEW

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23 SCALE:

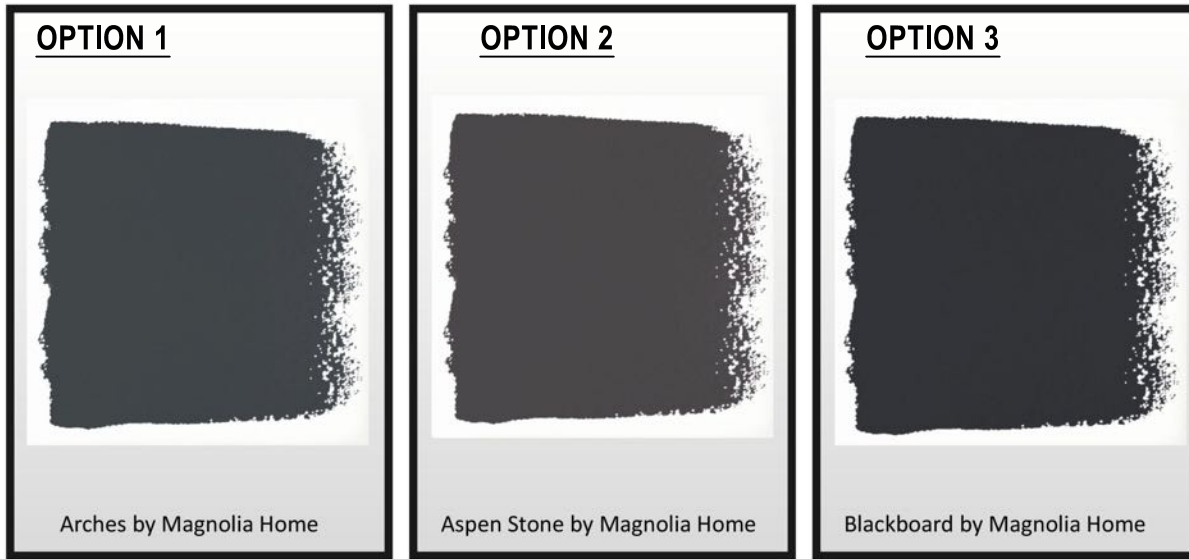
PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: EXISTING & PROPOSED EXTERIOR VIEW

DWG: **A-4**



Exterior Paint selections



RENDERED PERSPECTIVE SHOWS ARCHES COLOR

RENDERED PERSPECTIVE SHOWS ASPEN STONE COLOR

RENDERED PERSPECTIVE SHOWS BLACKBOARD COLOR



Exterior Door selection



TRUSTILE by Marvin White Oak Exterior Door

Exterior Windows



Marvin Ultimate White Oak

Exterior Lighting selections



KICHLER Independence 2 light 12 inch sconce



SCOLUS 12 inch acrylic Globe

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

OPTION 4
DIAMOND KOTE ENGINEERED WOOD SIDING



ONYX COLOR

KELLEY DESIGN

DATE: 07.22.23 SCALE:

PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: MATERIALS

DWG: **A-5**





KEY

 MODIFIED OPENING
 (ALL WINDOWS & DOORS
 UNMARKED ARE TO BE REPLACED
 IN EXISTING OPENING)



MODIFIED
 OPENING -
 RELOCATE

MODIFIED
 OPENING



MODIFIED
 OPENING -
 RELOCATE

MODIFIED
 OPENING

MODIFIED
 OPENING -
 ENLARGED

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA



KELLEY DESIGN

DATE: 07.22.23 SCALE:

PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: PROPOSED EXTERIOR ELEVATION
FRONT OF HOUSE

DWG: **A-6**



KEY
 [Red dashed box] MODIFIED OPENING
 (ALL WINDOWS & DOORS UNMARKED ARE TO BE REPLACED IN EXISTING OPENING)



NEW TALL WOOD ENCLOSURE FOR TRASH AND CONDENSER. OPTION NATURAL WOOD COLOR.

MODIFIED OPENING - INFILL WITH EXTERIOR WALL

MODIFIED - REDUCED OPENING

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23 SCALE:

PROJECT: 117 TOWER HILL RD
 TUXEDO PARK, NY 10987

TITLE: PROPOSED EXTERIOR ELEVATION
 SIDE OF HOUSE

DWG: **A-7**





KEY
 [Red dashed box] MODIFIED OPENING
 (ALL WINDOWS & DOORS UNMARKED ARE TO BE REPLACED IN EXISTING OPENING)



NEW TALL WOOD ENCLOSURE FOR TRASH AND CONDENSER
 MODIFIED - NEW OPENING
 MODIFIED - ENLARGED OPENING

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23 SCALE:

PROJECT: 117 TOWER HILL RD
 TUXEDO PARK, NY 10987


TITLE: PROPOSED EXTERIOR ELEVATION
 BACK OF HOUSE

DWG: **A-8**





KEY

 MODIFIED OPENING
 (ALL WINDOWS & DOORS
 UNMARKED ARE TO BE REPLACED
 IN EXISTING OPENING)



MODIFIED OPENING -
ENLARGED OPENING

MODIFIED OPENING -
ENLARGED OPENING.
CHANGED FROM
WINDOW TO DOOR

IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23

SCALE:

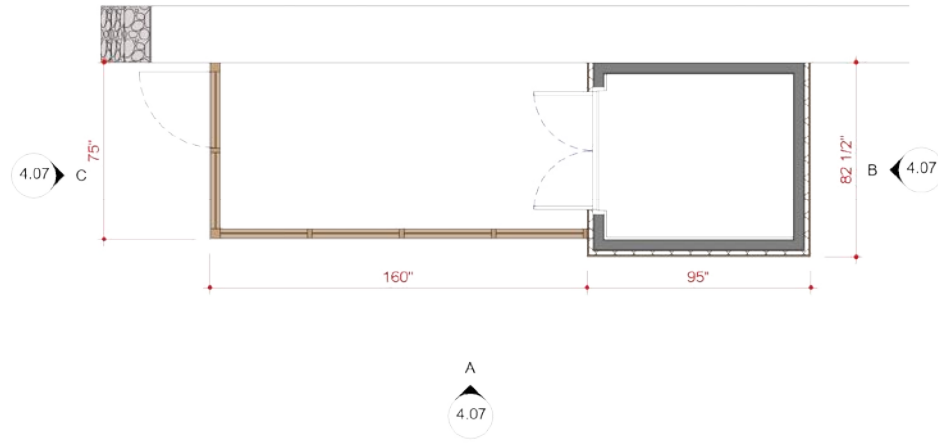
PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: PROPOSED EXTERIOR ELEVATION
SIDE OF HOUSE

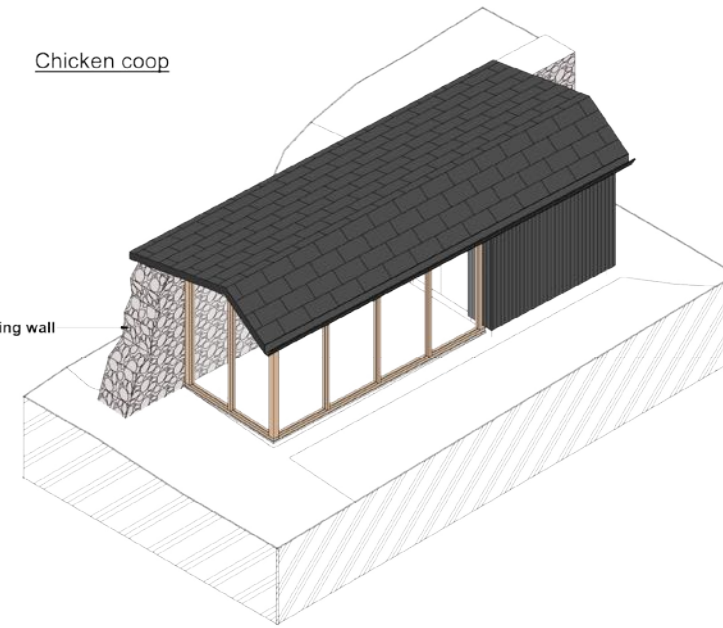
DWG: **A-9**



Chicken coop - Plan



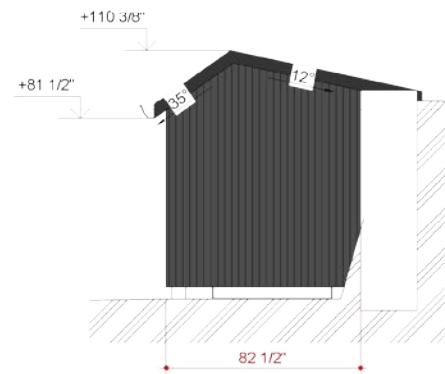
Chicken coop



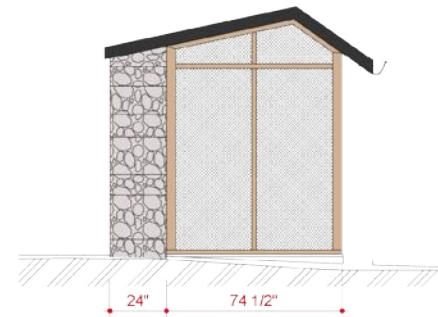
Facade A



Facade B



Facade C



IN COLLABORATION WITH ARCHITECT:GOR AKOPIAN

GAA



KELLEY DESIGN

DATE: 07.22.23

SCALE:

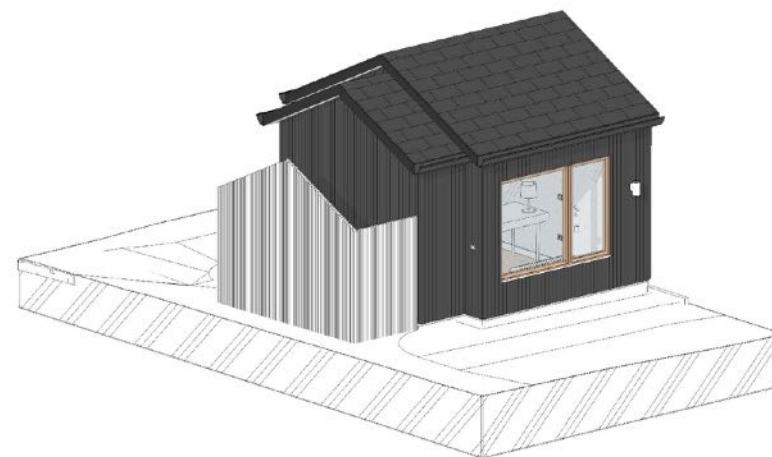
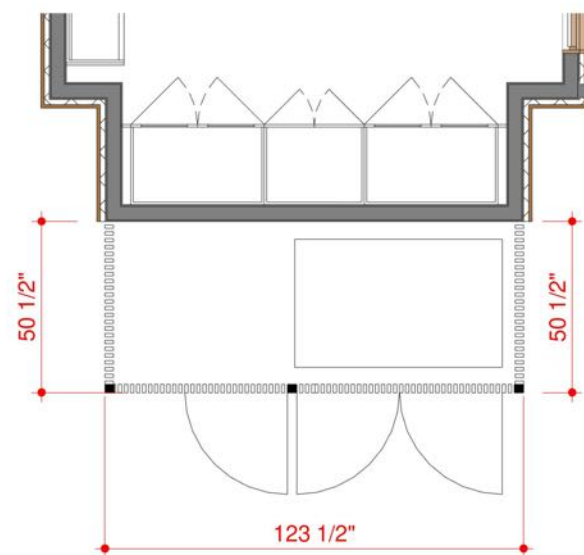
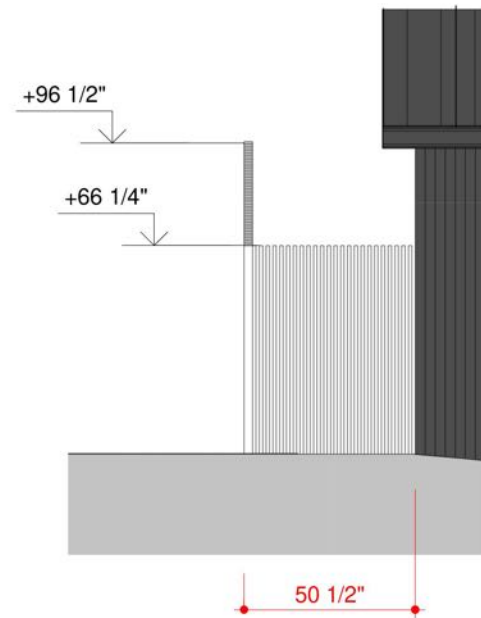
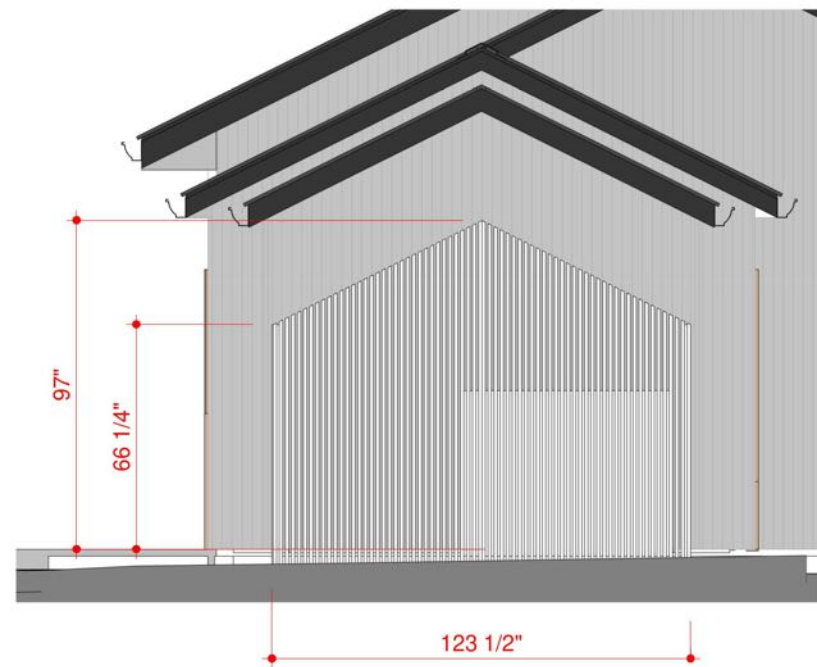
PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: CHICKEN COOP DETAIL

DWG: A-10

BETHANKELLEY@MSN.COM

732-925-2128



IN COLLABORATION WITH ARCHITECT: GOR AKOPIAN

GAA.

KELLEY DESIGN

DATE: 07.22.23 SCALE:

PROJECT: 117 TOWER HILL RD
TUXEDO PARK, NY 10987

TITLE: TRASH & CONDENSER ENCLOSURE
DETAIL

DWG: A-11

BETHANNKELLEY@MSN.COM

732-925-2128