PROPOSED EXTERIOR RENOVATION FOR:
75 CLUBHOUSE ROAD,

PROPOSED WEST FACADE (CLUBHOUSE ROAD)

EXISTING WEST FACADE (CLUBHOUSE ROAD)

A101 Attachment 2

Attachment B

Village of Tuxedo Park

SITE PLAN TABLE - MINIMUM DATA REQUIREMENTS

		Check one
Zoning District	A4	X
	G-O	
	RLP-O	

Village Code Category	Village Code Section	Allowance Under Current Zoning Code	Existing Measurement	Proposed Measurement	Existing Non-Conforming	Variance Needed: Feet	Variance Needed: Percent
Lot Area	100-8	2 AC	.18 Acres (7,781 SF)	.18 Acres (7,781 SF)	YES		
Road Frontage	100-8	250	76'-6"	76'-6"	YES		
Front Yard Setback	100-8	75	14'-0"	14'-0"	YES		
Rear Yard Setback	100-8	50	60'-8"	60'-8"			
Side Yard Setback	100-8	50	8'-0" (North 21'-2" (South)	8'-0" (North 21'-2" (South)	YES		
Footprint Ground Floor Sf.	100-8	1200 MIN	1,118 SF	1,118 SF	YES		
Decks/Porches	100-9	25% of GFA Max 280 SF	100 SF	60 SF			
Lot coverage	100-11	25%	1,925 SF	1,500 SF			
Driveway Sight Distances	100-18B	250	N/A	N/A			
Driveway Grades	100-21	10% MAX	0%	0%			
Driveway; Adjacent Property Lines	100-21	10	0' TO PARKING AREA	0' TO PARKING AREA	YES		
Slope	100-12	20%					
Ridge Line	100-13	50 MAX					
Distance to Lake	100-8	100					
Lake Frontage	100-8	250					
Accessory Use: Building/Shed	100-48C &7C	N/A					
Fences: Distance from Road	100-18	5'	N/A	N/A			
Fences: Distance from Property Line	100-18	2'-6"	N/A	N/A			
Driveway: Width	100-21	8' - 14'	N/A	N/A			
Driveway: Distance from Property Lines	100-21						
Building Height	100-10	3.5 Stories					
Parking	100-6C	N/A					
Other							

DRAWING LIST

NO.	ARCHITECTURAL
A0.00	COVER SHEET
A1.10	1ST FLOOR / 2ND FLOOR / ROOF PLANS
A2.00	EXISTING EXTERIOR / PROPOSED EXTERIOR ELEVATIONS
A2.01	PROPOSED MATERIALS
A5.00	EXTERIOR WINDOW & DOOR SCHEDULE & ELEVATIONS

SITE LOCATION MAP:

BLACK HAUSE STUDIO

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

PROJECT MANAGER:
Neil Ryan Young

DRAWN BY: NRY
REVIEWED BY: NRY

PROJECT TEAM:
GC - O'HARE CONSTRUCTION
PAUL O'HARE

ARCHITECT OF RECORD:

DRAWING NOTES:

#	DATE	ISSUE NOTE
R1	03.02.2026	REVISIONS PER BAR COMMENTS

ISSUE DATE: **01.23.26**
PROJECT NUMBER: **2511**
REVISION DATE:
SCALE: **1/4" = 1'-0"**

PROJECT INFO:
75 CLUBHOUSE ROAD

SHEET TITLE:
ARCHITECTURAL COVER SHEET

SHEET NO.
A0.00

01 A1.10 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

02 A1.10 SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

03 A1.10 ROOF PLAN
Scale: 1/4" = 1'-0"

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75 CLUBHOUSE ROAD

SHEET TITLE:
1ST FLOOR / 2ND FLOOR / ROOF PLANS
SHEET NO:
A1.10

EXISTING EXTERIOR VIEWS:

SOUTH-WEST VIEW

WEST VIEW

NORTH-WEST VIEW

EAST VIEW

01 A2.00 WEST ELEVATION (CLUBHOUSE ROAD)
Scale: 1/4" = 1'-0"

02 A2.00 NORTH ELEVATION
Scale: 1/4" = 1'-0"

03 A2.00 EAST ELEVATION
Scale: 1/4" = 1'-0"

04 A2.00 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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DRAWING NOTES:

R1

ADDED PENTEAVE ROOF W/ WOOD BRACKET @ FRONT DOOR

REVISED DORMER ELEVATION TO SHOW VERTICAL WOOD SIDING

REVISED PORCH COLUMNS TO BE 8" TO MATCH FAUX TIMBER SIZE/DETAIL

ADDED FAUX MORTISE & TENON DETAIL TO FAUX TIMBER BEAMS

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PROJECT INFO:
75 CLUBHOUSE ROAD

SHEET TITLE:
EXISTING / PROPOSED EXTERIOR ELEVATIONS

SHEET NO:
A2.00

02 A2.10 TYPICAL WINDOW CASING @ FIRST FLOOR
Scale: SCALE

01 A2.10 DECK ELEVATION DETAIL
Scale: SCALE

PROPOSED EXTERIOR DOOR / WINDOW
ALL WOOD WINDOW

PROPOSED EXTERIOR COLOR
BENJAMIN MOORE HC-185 TUDOR BROWN
HISTORIC PAINT COLOR SELECTION

R1
REVISED WINDOW TYPE TO BE "ALL WOOD"
REVISED COLOR TO BE "TUDOR BROWN"

PROPOSED EXTERIOR DETAILS
PENTEAVE ROOF @ FRONT DOOR, WOOD PEGS ON FAUX TIMBER POSTS, VERTICAL WOOD SIDING @ DORMERS

R1
ADDED EXTERIOR DETAILS IMAGE

R1
REVISED EXTERIOR TRIM COLOR TO BE "RUSTIC TAUPE"

PROPOSED STUCCO FINISH
(ENGLISH COTTAGE TEXTURE)

PROPOSED WOOD TRIM
TEXTURED PINE - PAINTED
BENJAMIN MOORE - RUSTIC TAUPE

PROPOSED DOOR/WINDOW TRIM
SMOOTH PINE - PAINTED
BENJAMIN MOORE - RUSTIC TAUPE

PROPOSED ROOF
GAF ARCHITECTURAL ASPHALT SHINGLES
(SHAKEWOOD)

PROPOSED EXTERIOR FLAGSTONE PAVERS
RANDOM RECTANGULAR
(ACTUAL COLORS MAY VARY)

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SCALE: **N.T.S.**

PROJECT INFO:
75 CLUBHOUSE ROAD

SHEET TITLE:
PROPOSED MATERIALS

SHEET NO:
A2.10

PROPOSED WEST PERSPECTIVE
(CLUBHOUSE ROAD)

PROPOSED NORTHWEST PERSPECTIVE

PROPOSED SOUTHWEST PERSPECTIVE

BLACK
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STUDIO

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R1
THIS SHEET ADDED TO SET

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PROJECT INFO:
75 CLUBHOUSE ROAD

SHEET TITLE:
PROPOSED PERSPECTIVE VIEWS

SHEET NO:
A2.11

EXTERIOR WINDOW SCHEDULE

TAG #			Nominal Size			Window Style			Sill	Shutters		Glass	Frame Details				Openings		Window Data			
			UNIT WIDTH	UNIT HEIGHT	OPERATION	STYLE		DIVIDE PATTERN	SILL	INTERIOR	EXTERIOR	GLAZING	HEAD	JAMB	SILL	EGRESS WINDOW	RO WIDTH	RO HEIGHT	MFR.	MODEL NO.	ACCESSORIES	COMMENTS
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2640	C	2'6"	4'0"	Casement		-		Timber	-	-					YES	2'6"	4'0"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2646	C	2'6"	4'6"	Casement		-		Timber	-	-					YES	2'6"	4'6"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2646	C	2'6"	4'6"	Casement		-		Timber	-	-					YES	2'6"	4'6"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2646	C	2'6"	4'6"	Casement		-		Timber	-	-					YES	2'6"	4'6"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	2646	C	2'6"	4'6"	Casement		-		Timber	-	-					YSE	2'6"	4'6"	ANDERSEN	A SERIES	INTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	
W	3050	D	3'0"	5'0"	Double Hung		-		Timber	-	-					NO	3'0"	5'0"	ANDERSEN	A SERIES	EXTERIOR SCREEN	

EXTERIOR DOOR SCHEDULE

TAG #		Nominal Size			Door Style							Door Frame					Fire Rating			Opening		Door Data			
		UNIT WIDTH	UNIT HEIGHT	LEAF THICKNESS	OPERATION TYPE	TOP SHAPE	PANEL MTRL	GAZING	SIDE LIGHTS	LEFT SIDELIGHT	RIGHT SIDELIGHT	JAMB THICKNESS	JAMB DEPTH	HEAD DTL	JAMB DTL	SILL DTL	FRAME	LEAF	HARDWARE	RO WIDTH	RO HEIGHT	MFR.	MODEL NO.	ACCESSORIES	COMMENTS
ED	01	3'0"	10'0"	1 3/4"	Swing Simple	Square	Glass			——	——	1"	9"						DHW-#	3'0"	10'0"	ANDERSEN	A-SERIES		
ED	02	6'0"	10'0"	1 3/4"	Swing Bi-part	Square	Glass			——	——	1"	9"						DHW-#	6'0"	10'0"	ANDERSEN	A-SERIES	SCREEN DOORS	
ED	03	3'0"	6'10"	1 3/4"	Swing Simple	Square	Glass			——	——	1"	9"						DHW-#	3'0"	6'10"	ANDERSEN	A-SERIES		
ED	04	6'0"	10'0"	1 3/4"	Slider	Square	Glass			——	——	1"	7 1/2"						DHW-#	6'0"	10'0"	ANDERSEN	A-SERIES	SCREEN PANELS	

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1/4" = 1'-0"

PROJECT INFO:
75 CLUBHOUSE ROAD

SHEET TITLE:
EXT WINDOW & DOOR SCHEDULE & ELEVATIONS

SHEET NO:
A5.00