

59 TWEED BLVD
ORANGEBURG, NEW YORK 10960

8

Ike
Kligerman
Barkley

330 West Forty-Second Street
 New York, NY 10036
 212 268 0128

No.	REMARKS	DATE
1	ISSUED FOR BUILDING PERMIT	8.17.21
2	ISSUED FOR PRICING	9.15.21
3	ISSUED FOR ACBOR	3.25.22

PROPOSED SINGLE FAMILY RENOVATION

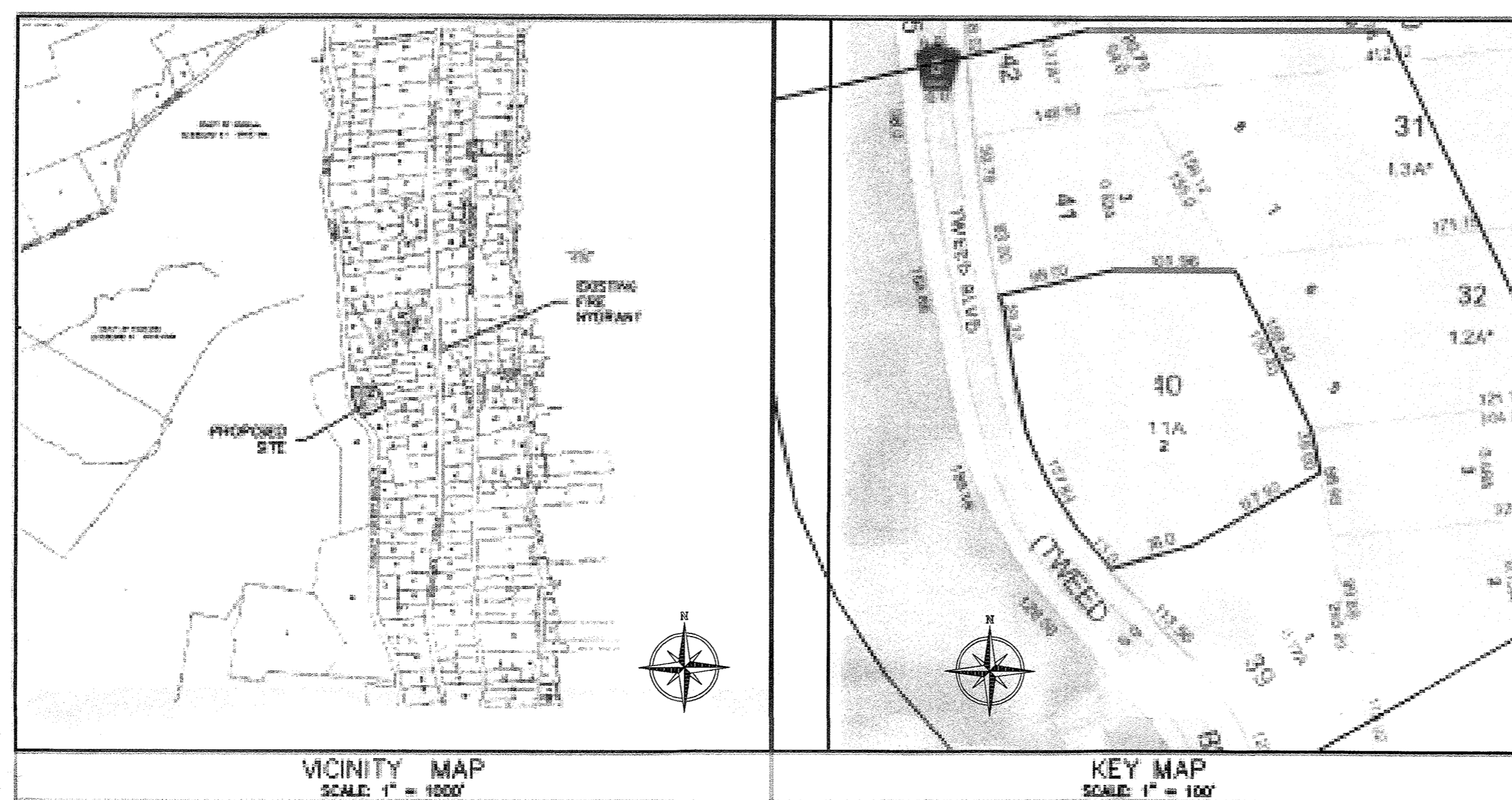
59 TWEED BLVD - ORANGETOWN, NEW YORK

HAMLET OF UPPER GRANVIEW IN VILLAGE OF ORANGETOWN SECTION 71.13 | BLOCK 1 | LOT 40

Ike Kligerman Barkley
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SYMBOL LEGEND	
	DRAWING TITLE TAG
	DETAIL DRAWING CALL-OUT
	CENTER LINE
	INTERIOR ELEVATION TAG
	SECTION TAG
	ELEVATION DRAWING CALL-OUT
	DOOR NUMBER TAG
	WINDOW NUMBER TAG
	FLOOR ELEVATION CHANGE
	GAS BIB & HOSE BIB
	ELEVATION CALLOUT
	ROOM TAG

TOWN/ COUNTY	GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CAT.	WEATHERING	FROST DEPTH	TERMITE DAMAGE	ICE BARRIER REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX
VILLAGE OF NYACK	25 PSF	105 MPH	C	SEVERE	42" B.F.G.	MODERATE TO HEAVY	YES	FIRM 9.28.07 A.E. #12	1500 OR LESS



COMPONENT	EXISTING	PROPOSED
PRINCIPAL DWELLING		
MAIN FLOOR	3,795 SF	4,585 SF
UPPER FLOOR	2,373 SF	2,531 SF
TOTAL PRINCIPAL DWELLING	6,168 SF	7,116 SF
PROPOSED OFFICE PAVILION		471 SF
TOTAL FLOOR AREA	6,168 SF	7,587 SF

PROPOSED TOTAL FLOOR AREA 7,587 SF IS LESS THAN THE ALLOWABLE TOTAL FLOOR AREA 9581 SF

COMPONENT	AREA
TAX MAP	TOWN OF ORANGETOWN
ZONING DISTRICT:	R-22
TOTAL LOT SIZE:	47,906 SF
FRONT YARD SETBACK:	40 FT
SIDE YARD SETBACKS (LESSER SIDE / 2 SIDES COMBINED)	25 FT / 60 FT
REAR YARD SETBACK	45 FT

NUMBER	SCALE	DESCRIPTION
ARCHITECTURAL DRAWINGS		
---	--	COVER SHEET
T-100	NA	TITLE SHEET
D-100	3/32" = 1'-0"	SITE DEMOLITION PLAN
D-200	1/8" = 1'-0"	FIRST & SECOND FLOOR DEMOLITION PLANS
D-300	1/8" = 1'-0"	DEMOLITION ELEVATIONS
A-100	3/32" = 1'-0"	PROPOSED SITE PLAN
A-200	1/8" = 1'-0"	PROPOSED FOUNDATION PLANS
A-200A	1/4" = 1'-0"	PROPOSED ENLARGED FOUNDATION PLANS
A-201	1/8" = 1'-0"	PROPOSED 1ST AND 2ND FLOOR PLANS
A-201A	1/4" = 1'-0"	PROPOSED ENLARGED PH AND BAR PLANS
A-202	AS NOTED	ROOF PLANS
A-301	1/8" = 1'-0"	PROPOSED EXTERIOR ELEVATIONS
A-302	1/4" = 1'-0"	ENLARGED ELEVATIONS
A-303	1/4" = 1'-0"	ENLARGED ELEVATIONS
A-400	AS NOTED	POOL HOUSE SECTIONS
A-401	AS NOTED	POOL HOUSE SECTIONS
A-402	AS NOTED	BAR & KITCHENETTE SECTIONS
A-403	AS NOTED	SECTIONS THROUGH AWNING AT BAR & KITCHENETTE
A-404	1-1/2" = 1'-0"	TERRACE SECTIONS
A-405	1-1/2" = 1'-0"	RETAINING WALL SECTION
A-406	1-1/2" = 1'-0"	TERRACE STEPS SECTIONS
A-407	1-1/2" = 1'-0"	RETAINING WALL STEPS SECTION
A-408	1-1/2" = 1'-0"	RETAINING WALL STEPS SECTIONS
A-409	AS NOTED	OFFICE PAVILION SECTIONS
A-901	AS NOTED	DOOR & WINDOW SCHEDULES & ELEVATIONS

	EARTH / SOIL		WOOD BLOCKING
	GRAVEL / POROUS FILL		PLYWOOD
	CONCRETE		FINISH CARPENTRY
	BRICK MASONRY		PLASTER/G.W.B./STUCCO
	STONE		BATT INSULATION
	C.M.U. BLOCKS		SPRAY FOAM INSULATION
	METALS		GLASS

GENERAL NOTES:	CONSTRUCTION NOTES:	APPLICABLE BUILDING CODES	ELECTRICAL NOTES:
<ol style="list-style-type: none"> ALL WORK SHALL COMPLY WITH ALL LOCAL BUILDING CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF THE PUBLIC AUTHORITIES GOVERNING THE WORK. REVIEW DOCUMENTS, VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. THE CONTRACTOR SHALL REPORT ANY CONFLICTS AND/ OR OMISSIONS TO THE ARCHITECT PRIOR TO PERFORMING ANY WORK IN QUESTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS TO COMPLETE THE WORK STATED IN ON THE CONTRACT DOCUMENTS BASED UPON THE OPTIMAL ESTABLISHED QUALITY STANDARD. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, AND/ OR CHANGES TO THE ARCHITECT, IN WRITING, FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST FOR CLARIFICATION OR INFORMATION TO THE ARCHITECT. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, BARRICADES, TEMPORARY FENCES, PARTITIONS, AND EXCAVATIONS, ETC., TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL BE ACCEPTABLE ACCORDING TO CURRENT CODES AT TIME OF INSTALLATION AND HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A SILL LESS THAN 44" OFF THE FLOOR WITH A MINIMUM CLEAR OPENING HEIGHT OF 24" THIS PROJECT IS LOCATED IN A 120 MILE PER HOUR WIND ZONE. ALL CONSTRUCTION MUST CONFORM TO HIGH WIND RESISTANCE CODES. WINDOWS AND DOORS MUST MEET WIND BORN DEBRIS REQUIREMENTS. 	<ol style="list-style-type: none"> ALL DIMS AND ELEVATIONS ARE TO BE USED FOR GENERAL INFORMATION ONLY. CONTRACTORS TO VERIFY CONDITIONS AT SPECIFIC LOCATIONS AS REQUIRED TO CONFIRM AND PERFORM ALL WORK AS SPECIFIED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD," ALLOW FOR THICKNESS OF FINISHES. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS. THE WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & PRIOR OF ORDERING ANY PRODUCT OR PROPRIETARY SYSTEM. DETAILS, DIMENSIONS AND CONDITIONS ON SMALLER SCALE DRAWINGS ARE PRECEDED BY THOSE IN LARGER SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY EXISTING CONDITIONS REQUIRING MODIFICATION PRIOR TO THE BEGINNING OF ANY WORK. IN CASE OF OMISSIONS, OR DISCREPANCIES IN THESE DOCUMENTS, CONSULT WITH THE ARCHITECT PRIOR TO ORDERING ANY PRODUCT, MATERIAL, OR PROPRIETARY SYSTEMS, OR PRIOR TO PROCEEDING WITH SHOP DRAWINGS OR ANY OTHER WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER THAN THOSE SHOWN WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE ADDITION ON THE SITE. DISCOVERY OF ANY HAZARDOUS MATERIALS ON SITE SHALL BE CONTAINED OR REMOVED AS REQUIRED BY PROPER AUTHORITIES. PROVIDE TEMPORARY GUARD RAILS, STAIRS AND PROTECTION AND MAINTAIN SAFE WORKING CONDITIONS AS REQUIRED. ALL DRAWINGS TO BE SUBMITTED TO THE VILLAGE OF SLEEPY HOLLOW BUILDING DEPARTMENT FOR APPROVAL PRIOR TO COMMENCING WORK. ANY DETAILS, SYSTEMS, MATERIALS (ARCH., MEP, STRUCT., ETC.) SHALL NOT BE LIMITED TO PARTITIONS, SUSPENDED SOFFITS & CEILINGS, AS WELL AS WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, FIRE PROTECTION, A/V, SECURITY, ETC. CONTRACTOR TO VERIFY SCOPE. PROVIDE ADEQUATE WATERPROOFING AS SPECIFIED HEREIN, IN THE SPECIFICATIONS, OR AS REQUIRED FOR THE PROPER INSTALLATION, CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL COORD. ALL EQUIP. BASE & HOUSEKEEPING PADS WITH MEP CONTRACTORS. INSTALL PADS BENEATH THE PROJECTED AREA OF EQUIP. PROVIDE ACCESS PANELS AS REQUIRED BY APPLICABLE CODES & AS REQUIRED FOR MECHANICAL EQUIPMENT. ALL ACCESS PANELS SHALL BE CONCEALED AND ALL LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING W/ WORK. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS, ETC. TO BE LEAKAGE AIR INFILTRATION FREE. COORDINATE AND PROVIDE BLOCKING WITHIN PARTITIONS FOR ALL MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS. PATCH AND REPAIR ALL EXISTING WALLS, COLUMNS AND SURFACES SCHEDULED TO REMAIN AS REQUIRED TO LEAVE THEM SMOOTH AND EVEN TO RECEIVE NEW SCHEDULED FINISHES. 	<p>THE FOLLOWING BUILDING CODES SHALL BE IN EFFECT FOR ALL COMPONENTS OF THE WORK:</p> <ul style="list-style-type: none"> NEW YORK STATE RESIDENTIAL CODE 2015 NEW YORK STATE BUILDING CODE 2015 NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE 2014 NEW YORK STATE PLUMBING CODE 2015 NEW YORK STATE ELECTRICAL CODE 2015 VILLAGE OF NYACK LOCAL CODES ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS 	<ol style="list-style-type: none"> COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA, AUDIO-VISUAL AND SECURITY SYSTEMS. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION. MOUNT STANDARD WALL OUTLETS, THERMOSTATS AND OTHER DEVICES AS INDICATED ON THE STANDARD MOUNTING HEIGHT ELEVATIONS, UNLESS OTHERWISE NOTED. ALL LOCATIONS TO BE CONFIRMED BY THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES, UNLESS OTHERWISE NOTED. DO NOT INSTALL BACK-TO-BACK. PROVIDE ALL DEVICES UNDER A COMMON FACEPLATE, UNLESS OTHERWISE NOTED. ARCHITECTURAL DRAWINGS ONLY INDICATE DEVICE LOCATIONS FOR ELECTRICAL, TELECOMMUNICATION, AUDIO-VISUAL AND SECURITY DEVICES. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, FOR COMPLYING WITH ALL APPLICABLE CODES, FOR PROPER SIZING AND CIRCUITING OF WORK AND FOR PROVIDING RECORD "AS-BUILT" DRAWINGS. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS MAY BE COMBINED PROVIDING THE DEVICES COMPLY WITH THE PROVISIONS OF TITLE OF THE ADMINISTRATIVE CODE OF NEW YORK STATE AND ANY APPLICABLE RULES PROMULGATED THEREUNDER. EACH SMOKE / CARBON MONOXIDE DETECTOR SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OR WITHIN 10'-0" OF THE ENTRANCE TO A SLEEPING ROOM. EACH SMOKE / CARBON MONOXIDE DETECTOR SHALL BE OF A TYPE THAT ALLOWS FOR READILY TESTING OF SUCH DEVICE. CEILING MOUNTED DEVICES SHALL BE A MINIMUM DISTANCE OF 4" FROM ANY WALL. WALL MOUNTED DEVICES SHALL BE A MINIMUM OF 4" TO A MAXIMUM OF 12" FROM THE CEILING. WRITTEN INFORMATION OF TESTING AND MAINTENANCE OF THE DEVICES SHALL BE PROVIDED TO THE DWELLING OWNER. ALL EXTERIOR LIGHTING TO BE FULLY SHIELDED AS DESIGNED AND INSTALLED AND OPERATED TO PREVENT LIGHT POLLUTION. ALL EXTERIOR LIGHTING SHALL BE CONSTRUCTED, LAMPED, AND INSTALLED IN SUCH A MANNER THAT ALL LIGHT EMITTED, EITHER DIRECTED FROM THE LAMP OR A DIFFUSING ELEMENT OR INDIRECTLY BY REFLECTION OF REFRACTION FROM ANY PART OF THE FIXTURE, IS PROTECTED BELOW THE LIGHT SOURCE.
<p>ENERGY COMPLIANCE STATEMENT</p> <p>"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE NYSECC."</p> <p>-JOHN E. IKE, R.A.</p>			

59 TWEED BLVD.

No.	REMARKS	DATE
1	ISSUED FOR BUILDING PERMIT	8.17.21
2	ISSUED FOR PRICING	9.15.21
3	ISSUED FOR ACABOR	3.25.22

PROJECT:
RESIDENCE
 59 TWEED BOULEVARD
 ORANGETOWN, NY 10960

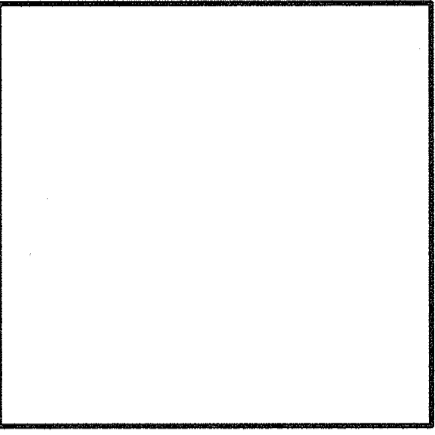
SEAL & SIGNATURE:

TITLE SHEET

DATE:	01.08.2021
PROJECT No.:	20017
DRAWING BY:	MD
CHK BY:	
DWG No.:	

T-100

VERIFY ALL DIMENSIONS IN FIELD



59 TWEED BLVD.

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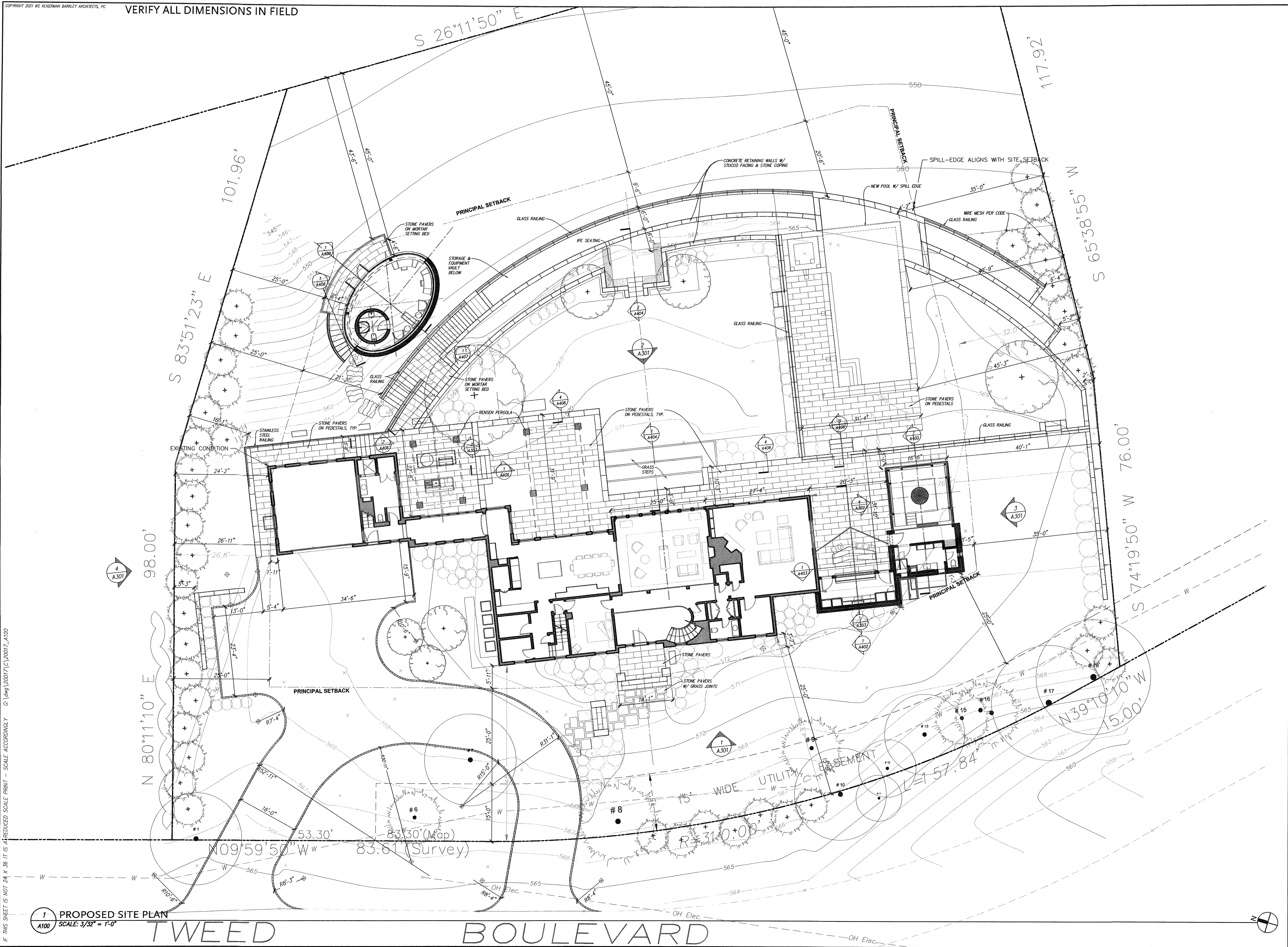
PROJECT:
RESIDENCE
59 TWEED BOULEVARD
ORANGEBURG, NY 10960

SEAL & SIGNATURE:

PROPOSED SITE PLAN

DATE:	01.08.2021
PROJECT No.:	20017
DRAWING BY:	MD
CHK BY:	
DWG No.:	

A-100

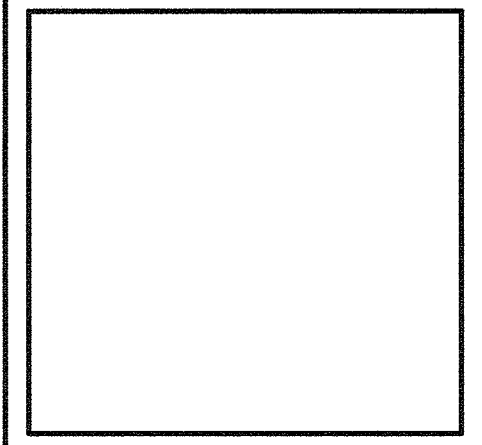


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1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

TWEED BOULEVARD

VERIFY ALL DIMENSIONS IN FIELD



59 TWEED BLVD.

No.	REMARKS	DATE
1	ISSUED FOR BUILDING PERMIT	8.17.21
2	ISSUED FOR PRELIMINARY ACABOR	9.15.21
3	ISSUED FOR ACABOR	3.25.22

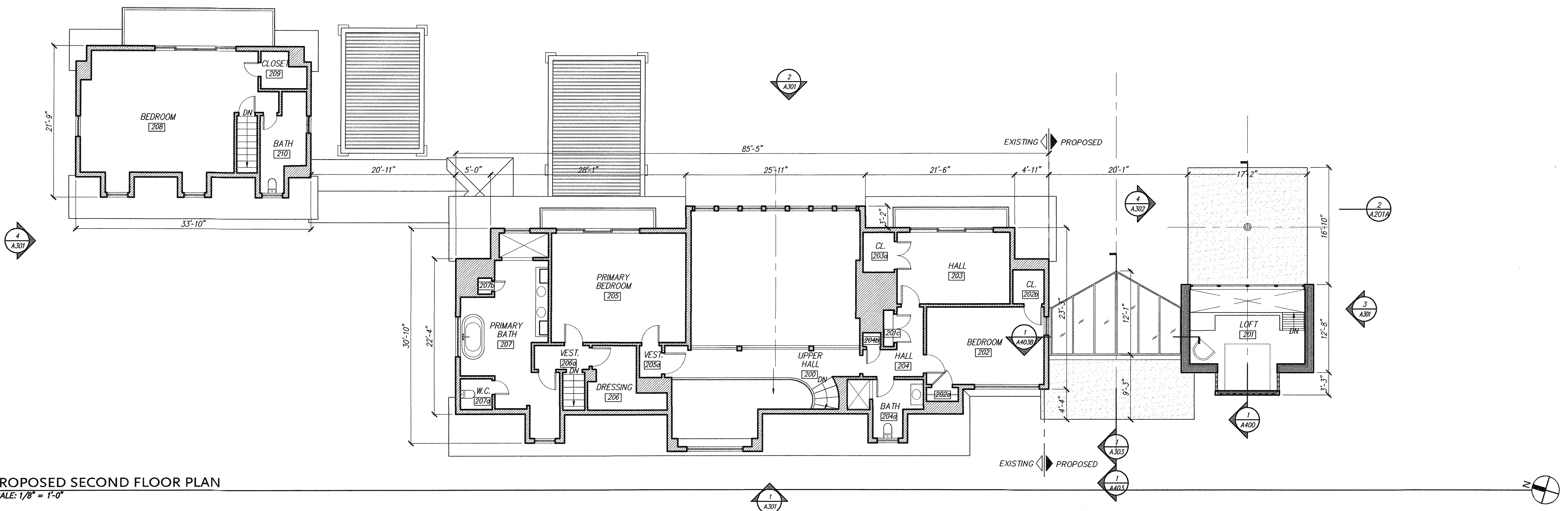
PROJECT:
RESIDENCE
 59 TWEED BOULEVARD
 ORANGEBURG, NY 10960

SEAL & SIGNATURE:

PROPOSED FIRST & SECOND FLOOR PLANS

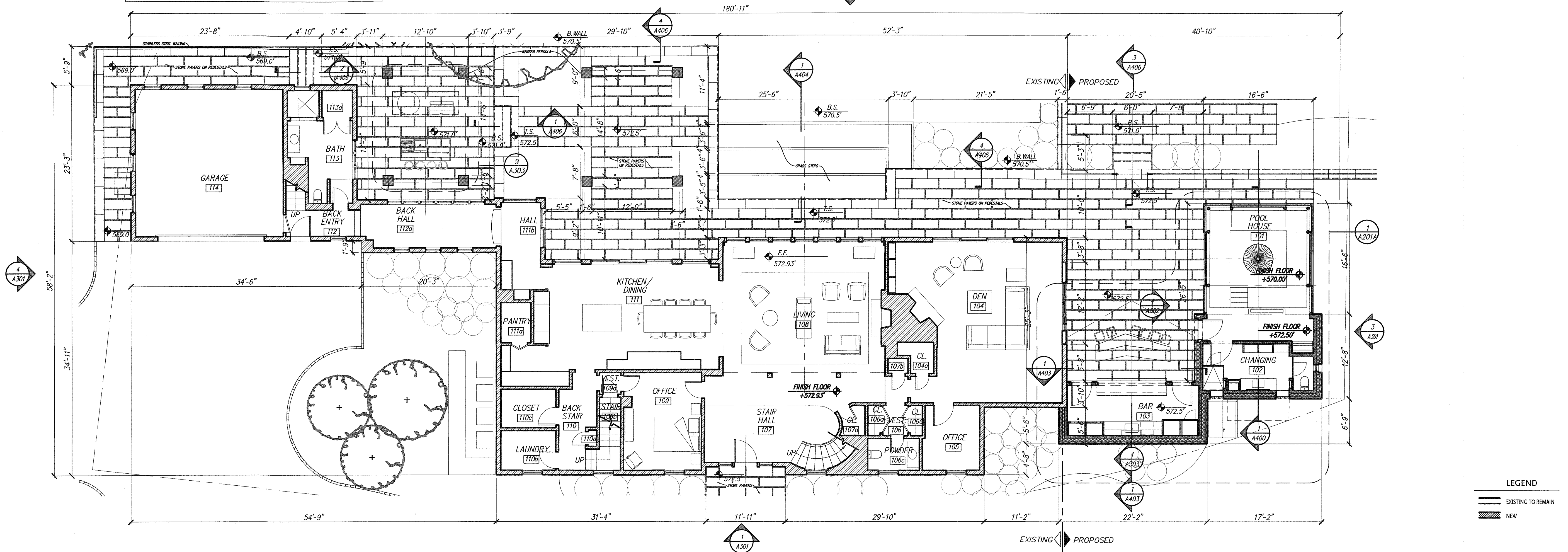
DATE:	01.08.2021
PROJECT No.:	20017
DRAWING BY:	MD
CHK BY:	
DWG No.:	A-201

#



2 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

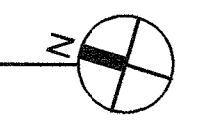
SEE DRAWING A-201A FOR OFFICE PAVILION PLAN



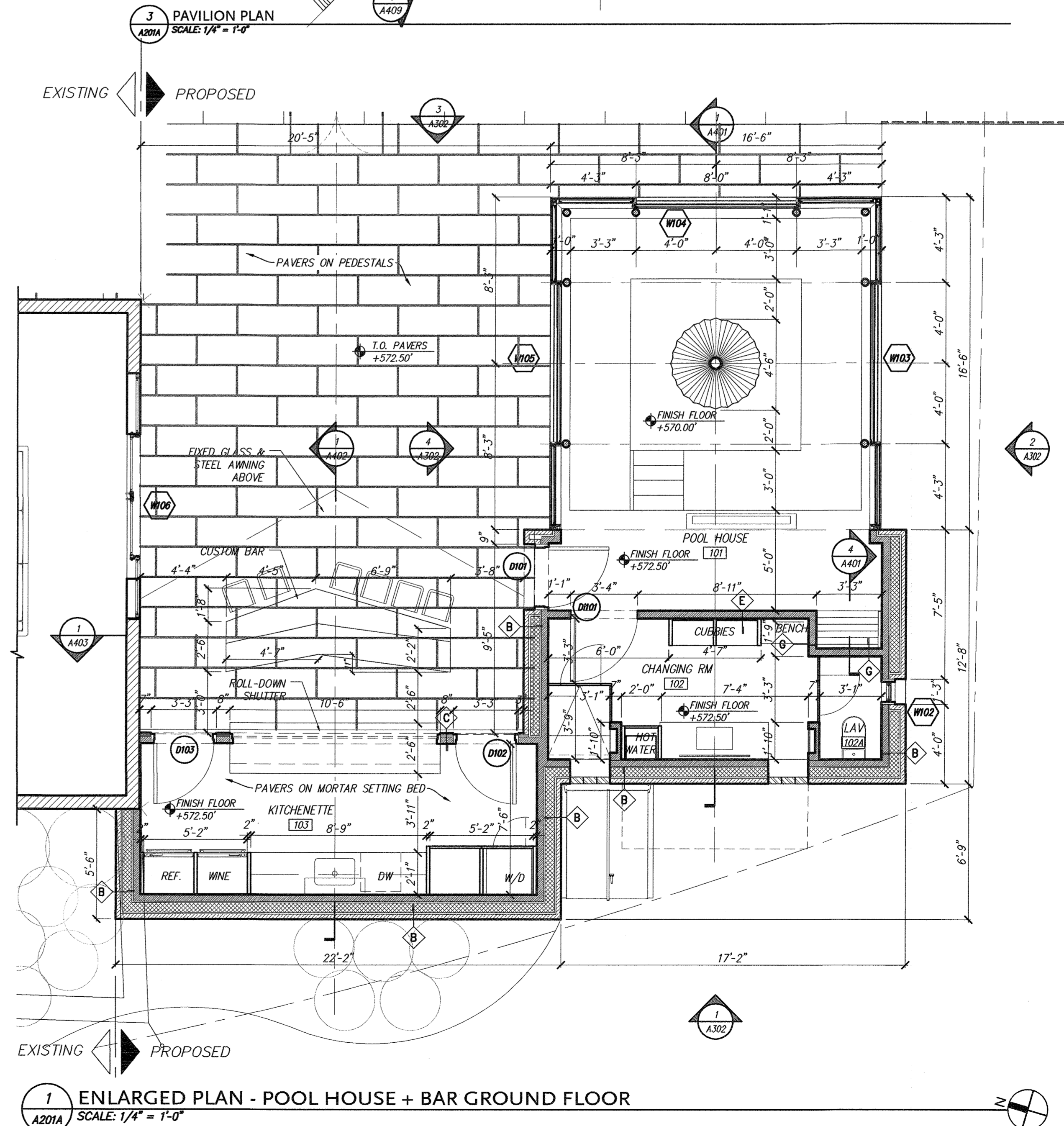
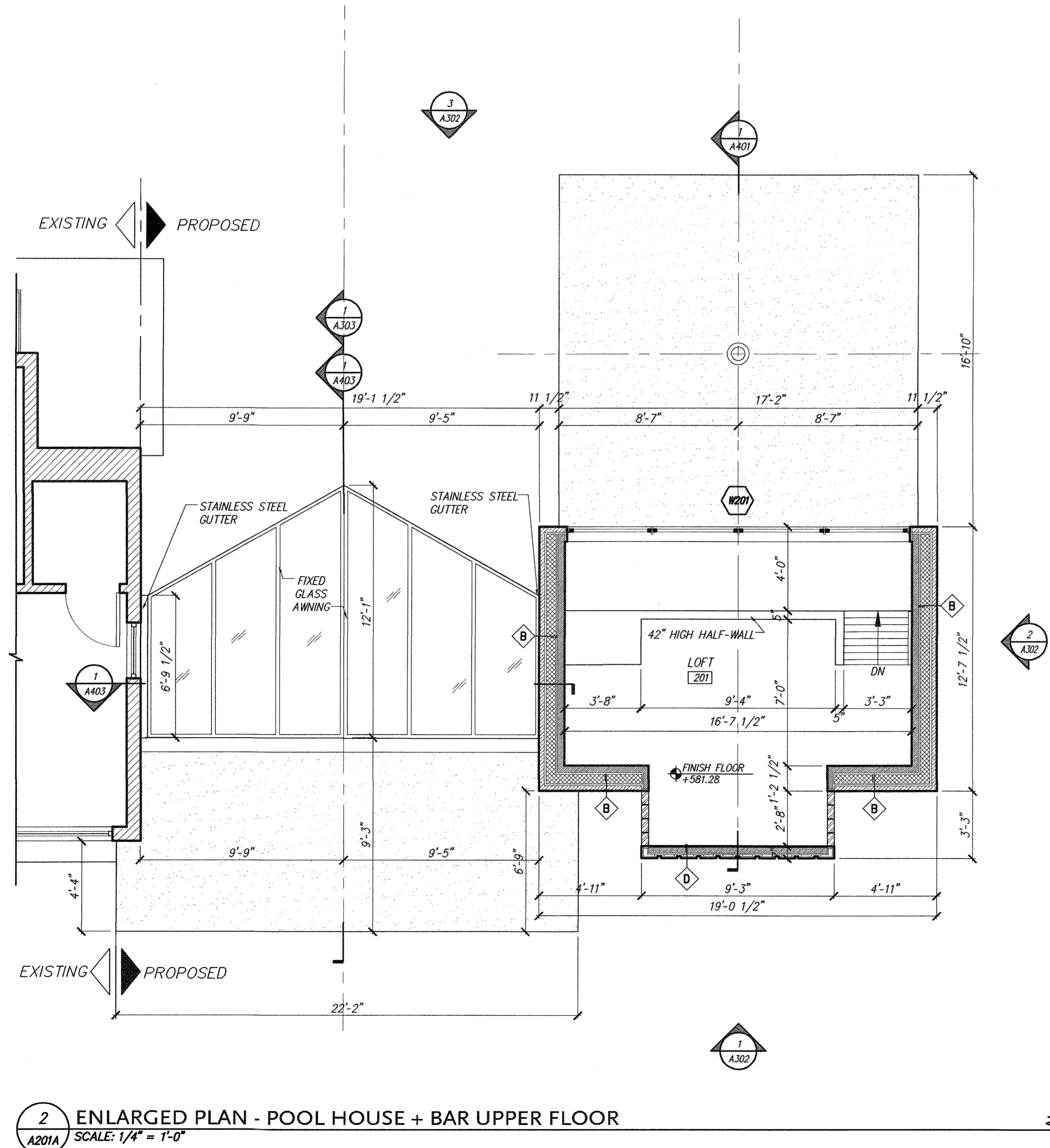
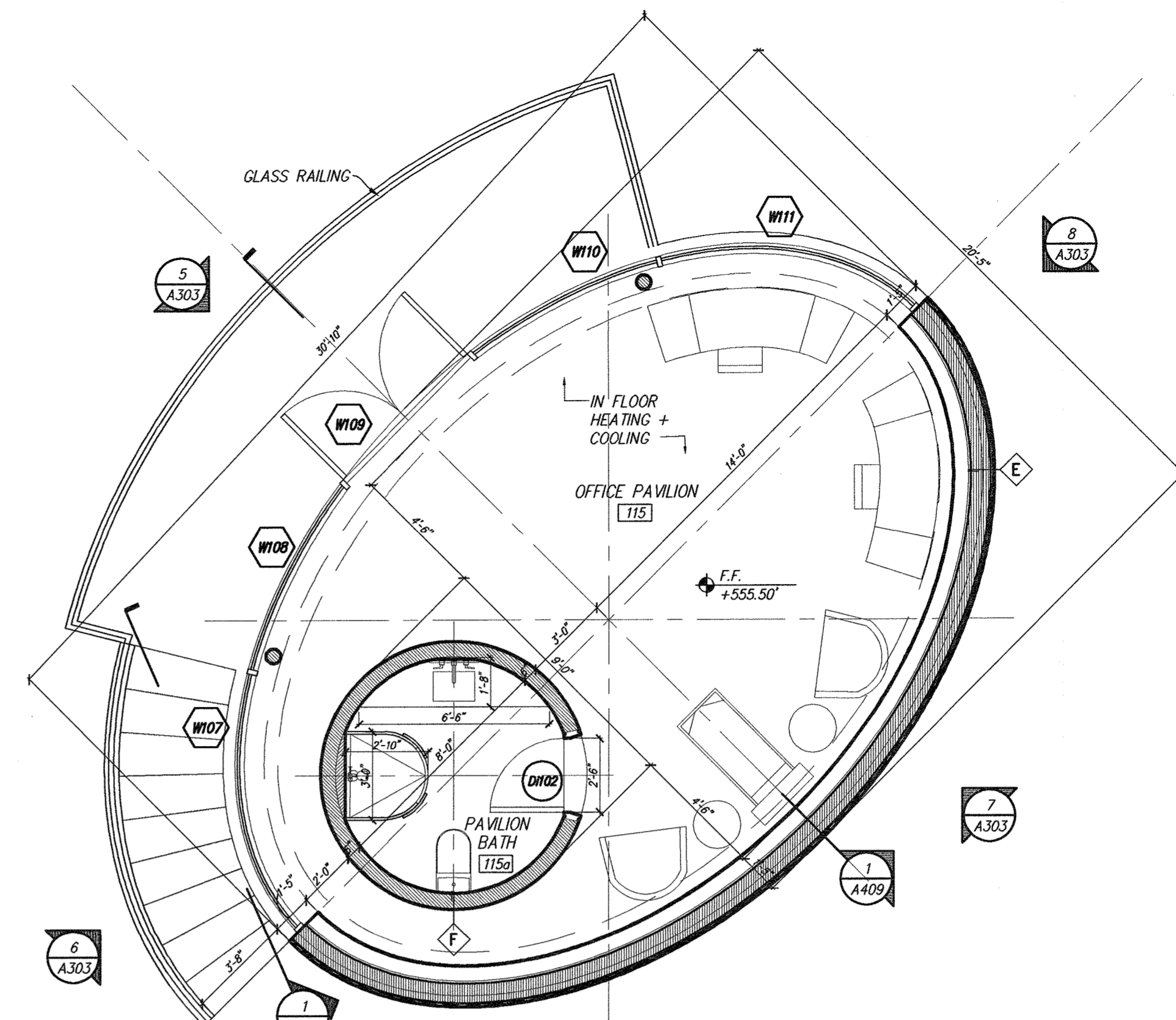
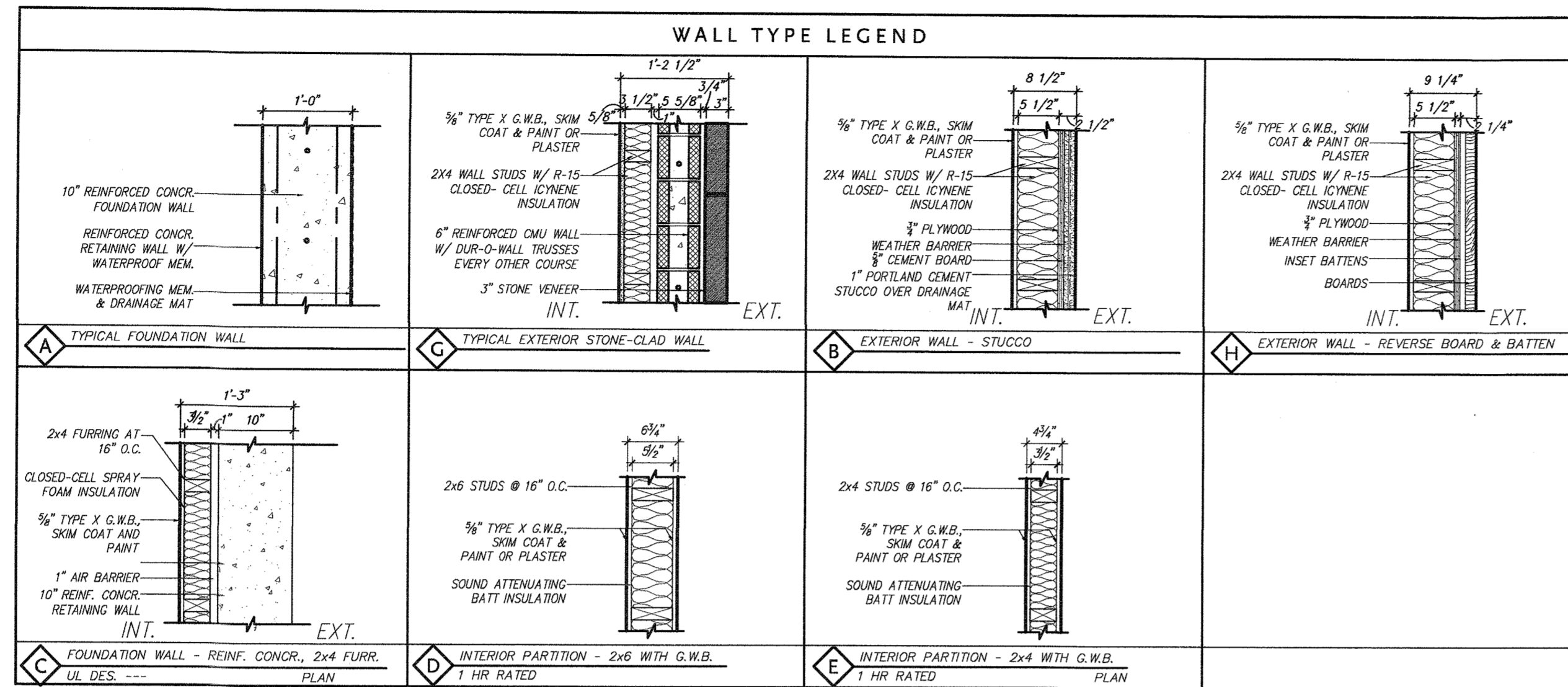
1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

LEGEND

	EXISTING TO REMAIN
	NEW



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 ORANBURG, NY 10960

SEAL & SIGNATURE:

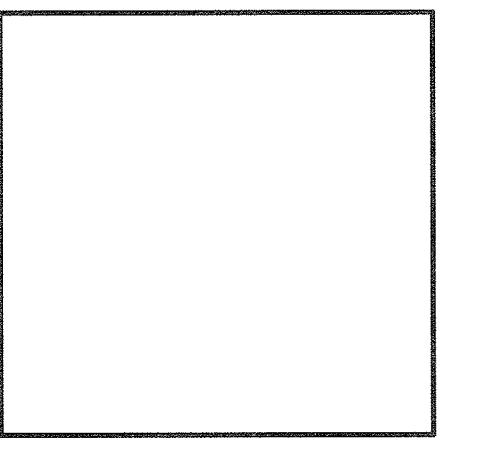
ENLARGED FLOOR PLAN POOL HOUSE & PAVILION

DATE: 01.08.2021
PROJECT No.: 20017
DRAWING BY: MD
CHK BY:
DWG No.:

A-201A

VERIFY ALL DIMENSIONS IN FIELD

Ike Kligerman Barkley
 330 West Forty-Second Street
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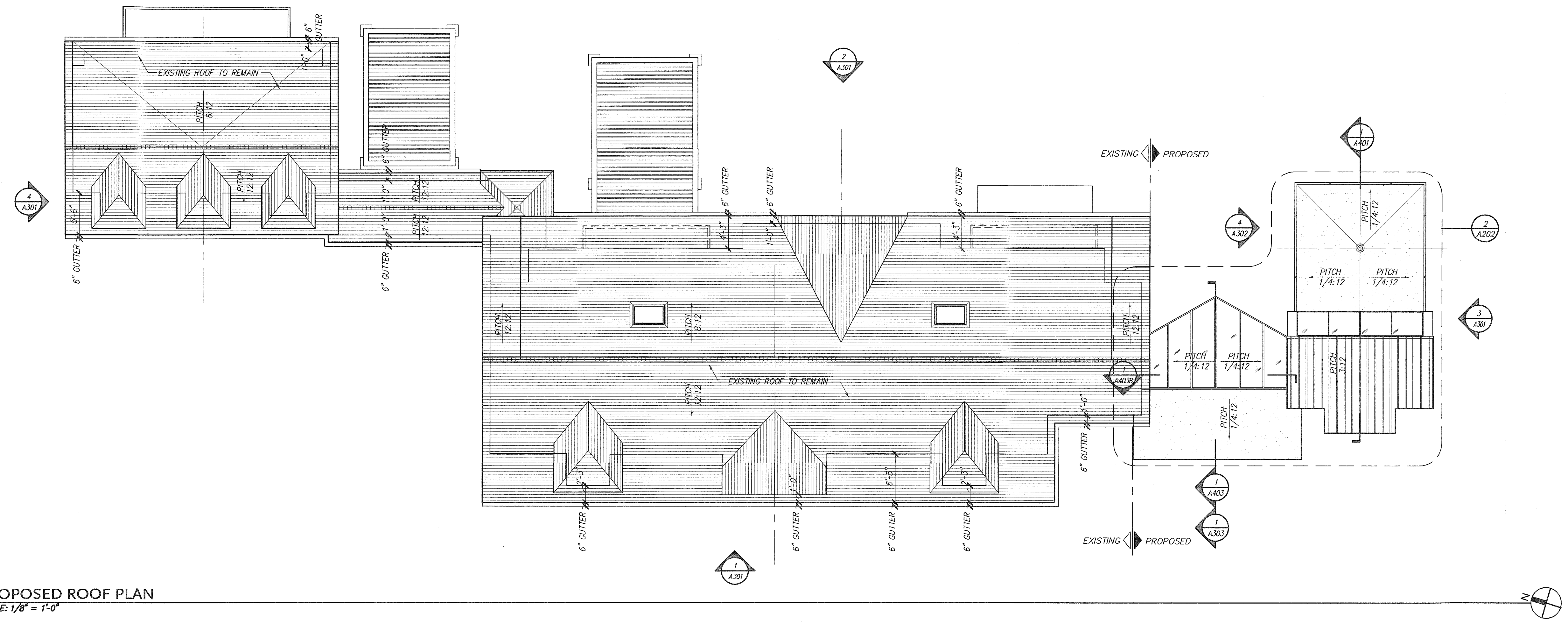
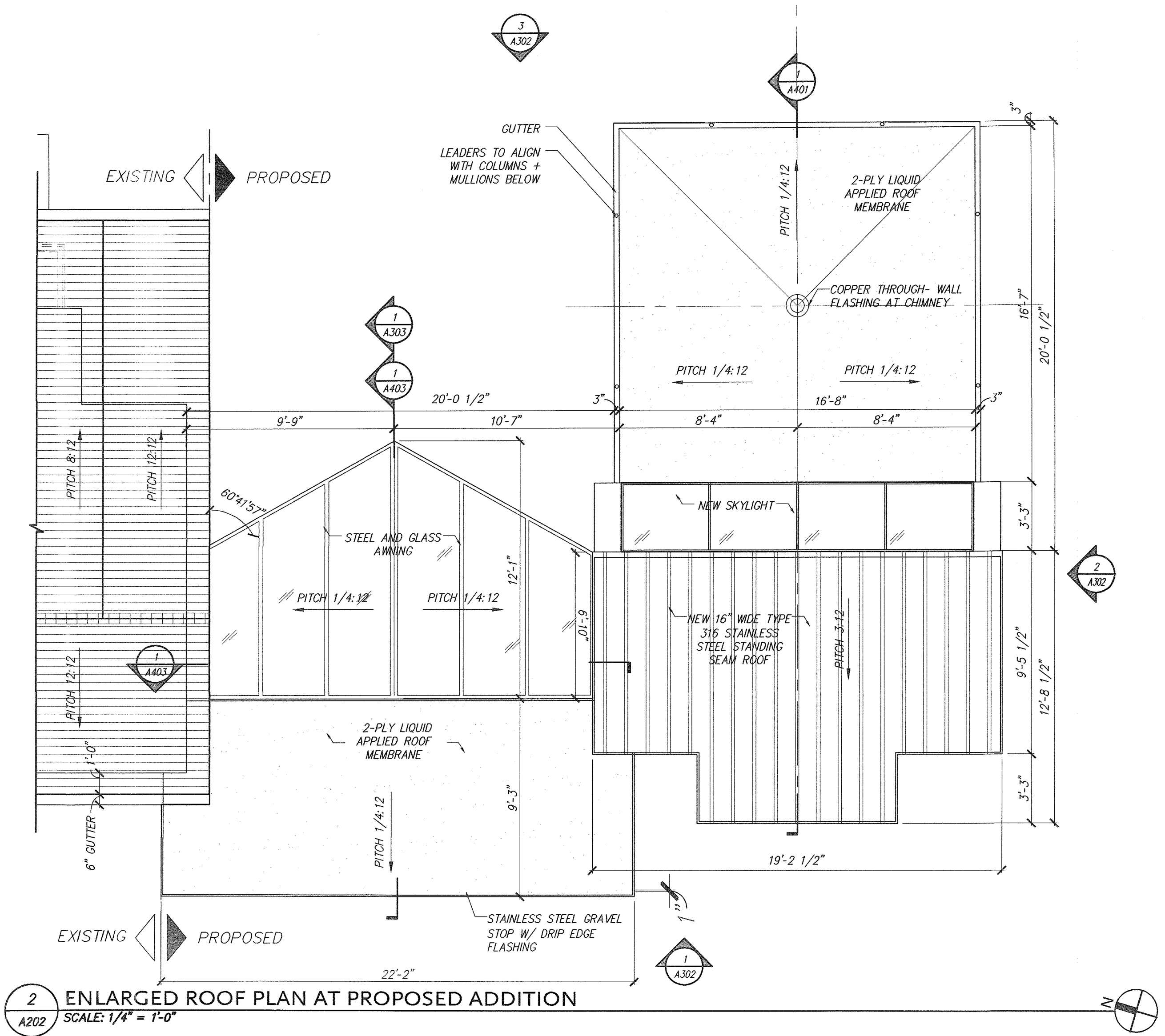
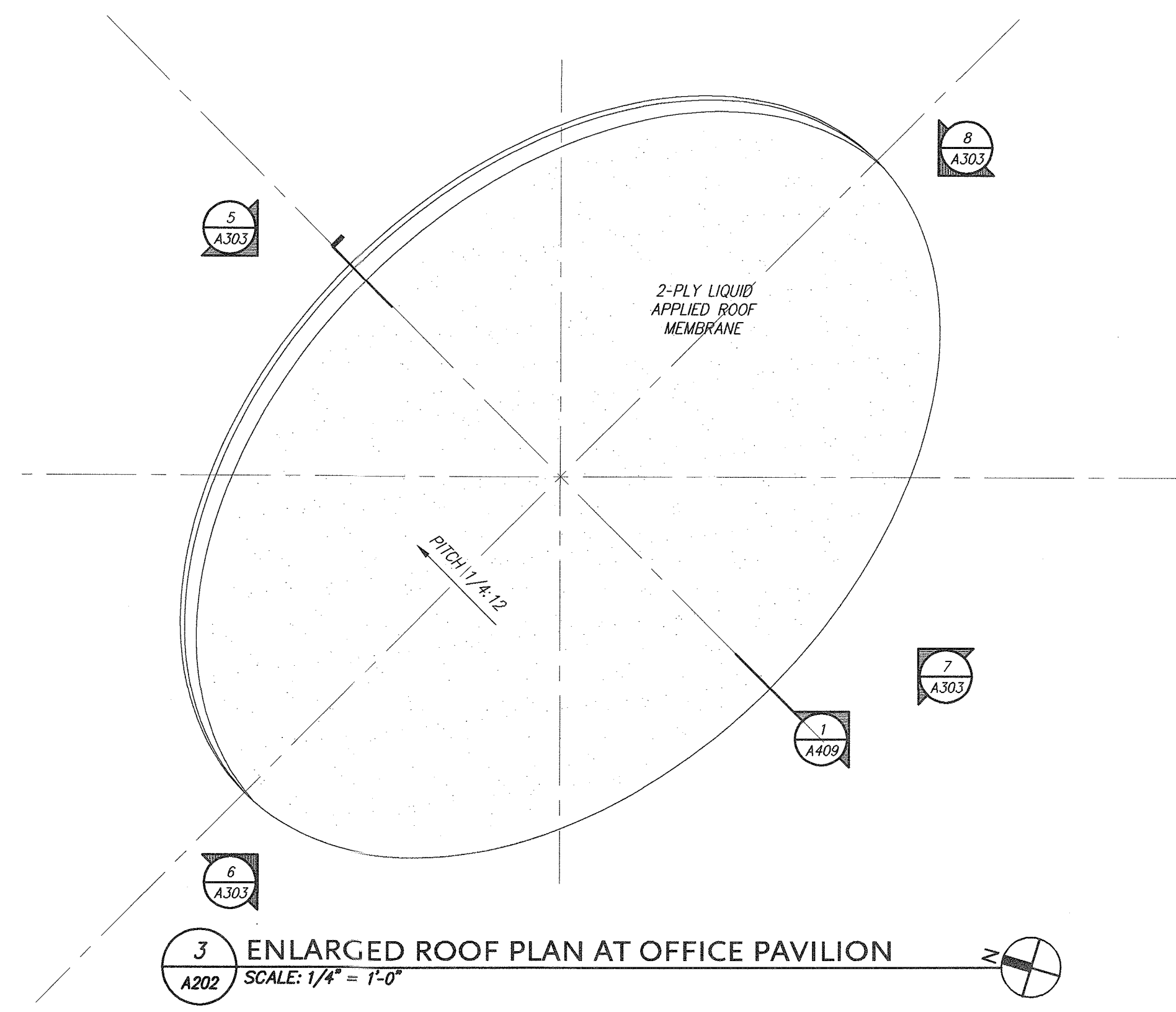
PROJECT:
RESIDENCE
 59 TWEED BOULEVARD
 ORANBURG, NY 10960

SEAL & SIGNATURE:

OVERALL + ENLARGED ROOF PLAN

DATE: 01.08.2021
 PROJECT No.: 20017
 DRAWING BY: MD
 CHK BY:

DWG No.: **A-202**

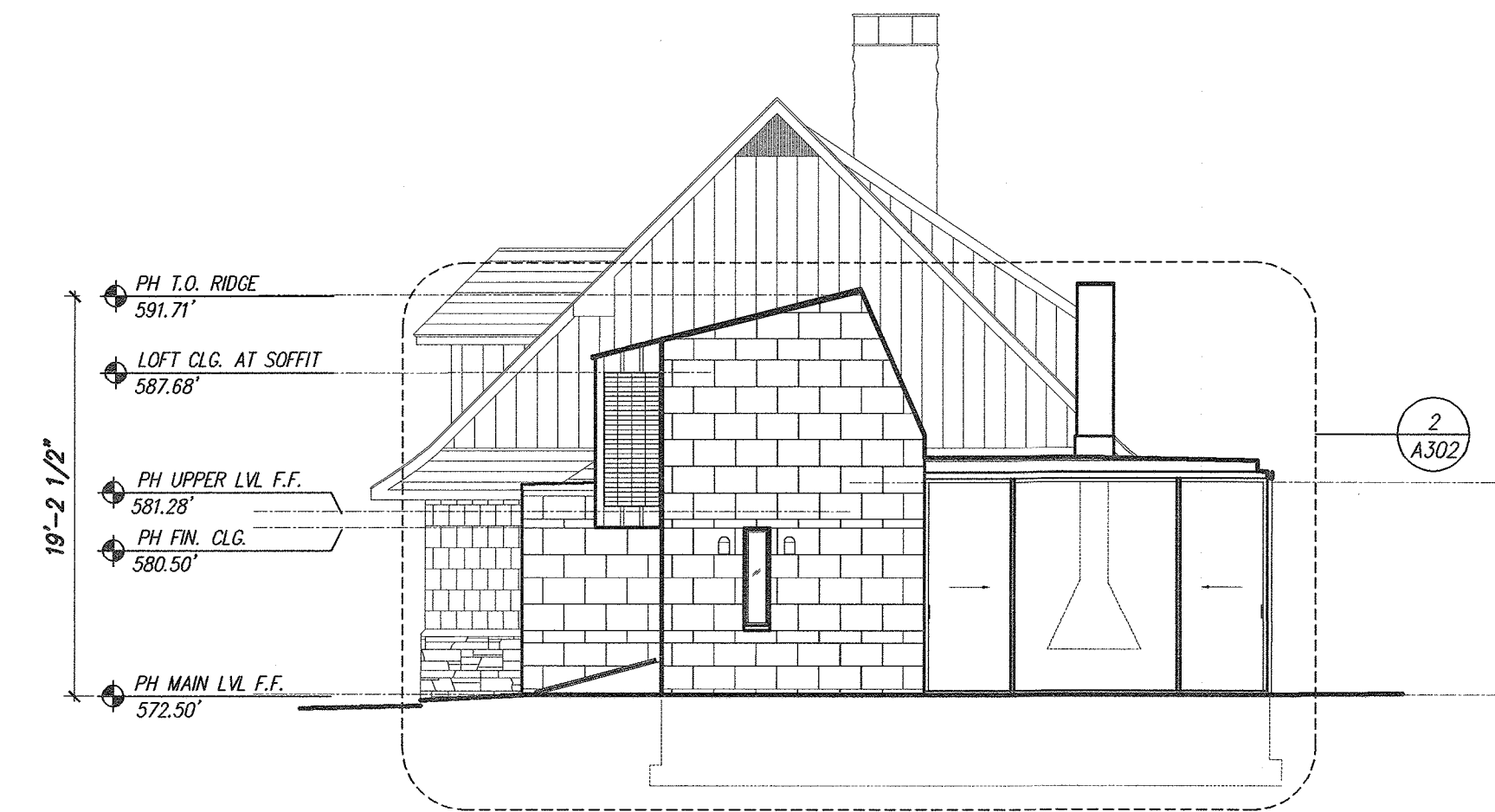


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59 TWEED BLVD.



4 PROPOSED NORTH ELEVATION (NO WORK)
 A301 SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
 A301 SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
 A301 SCALE: 1/8" = 1'-0"



1 PROPOSED WEST ELEVATION
 A301 SCALE: 1/8" = 1'-0"

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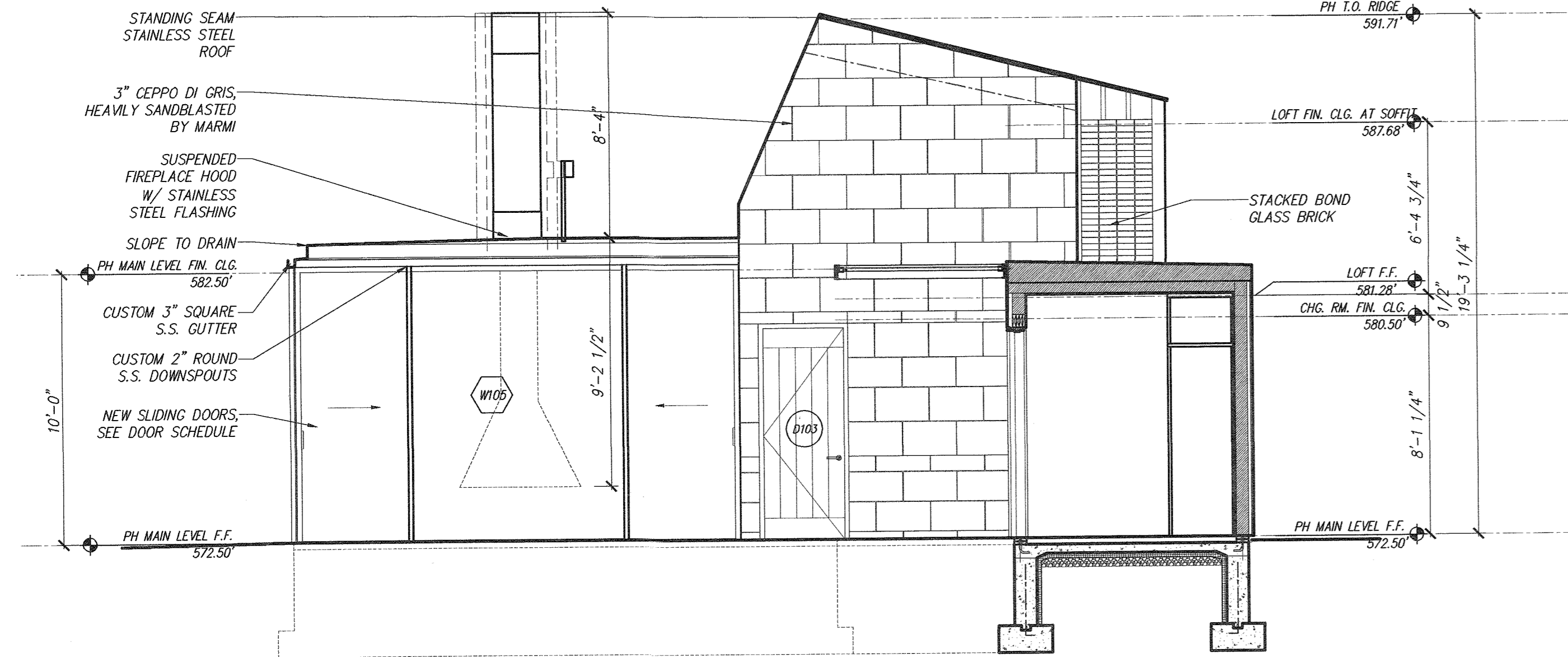
SEAL & SIGNATURE:

PROPOSED EXTERIOR ELEVATIONS

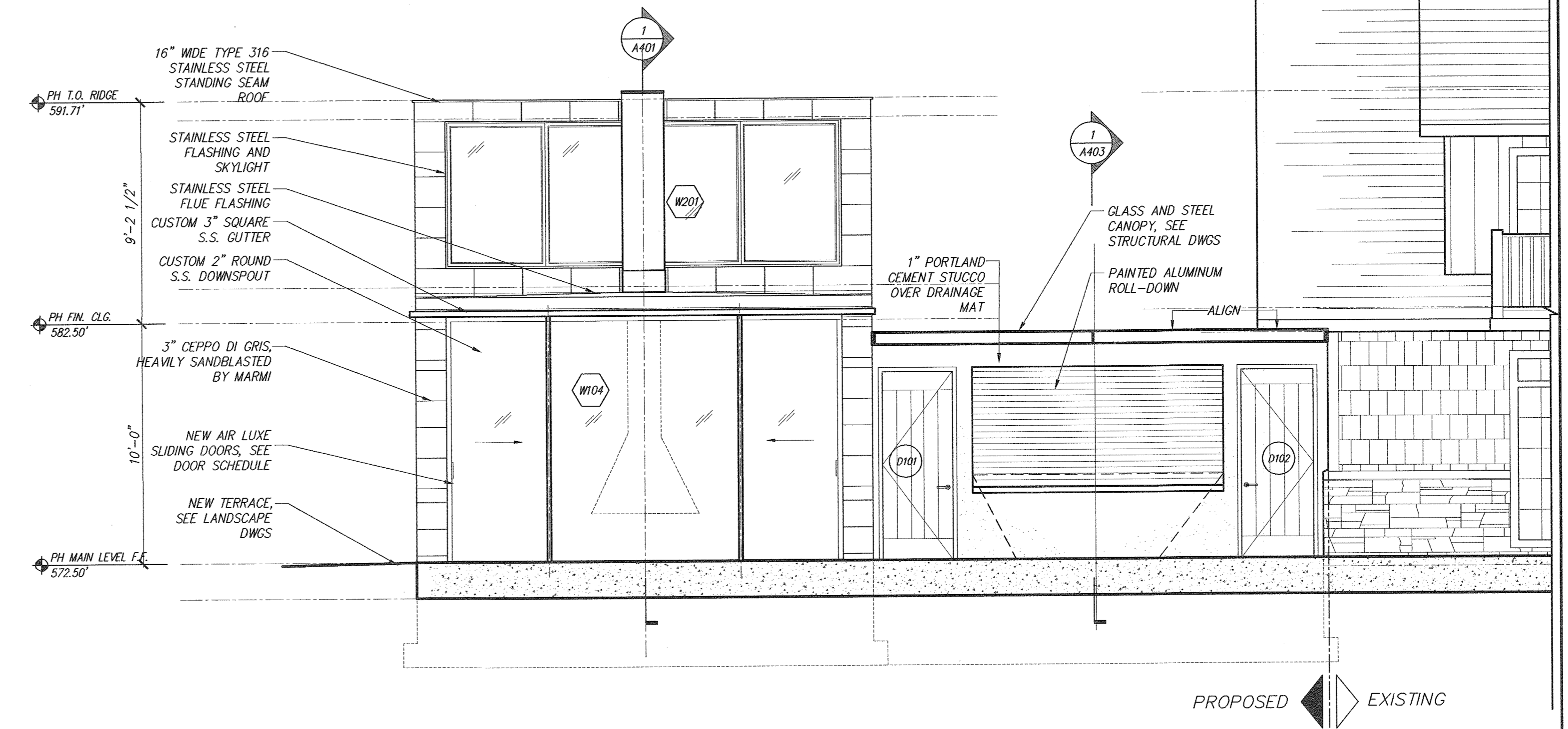
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 PROJECT No.: 20017
 DRAWING BY: MD
 CHK BY:
 DWG No.:

A-301

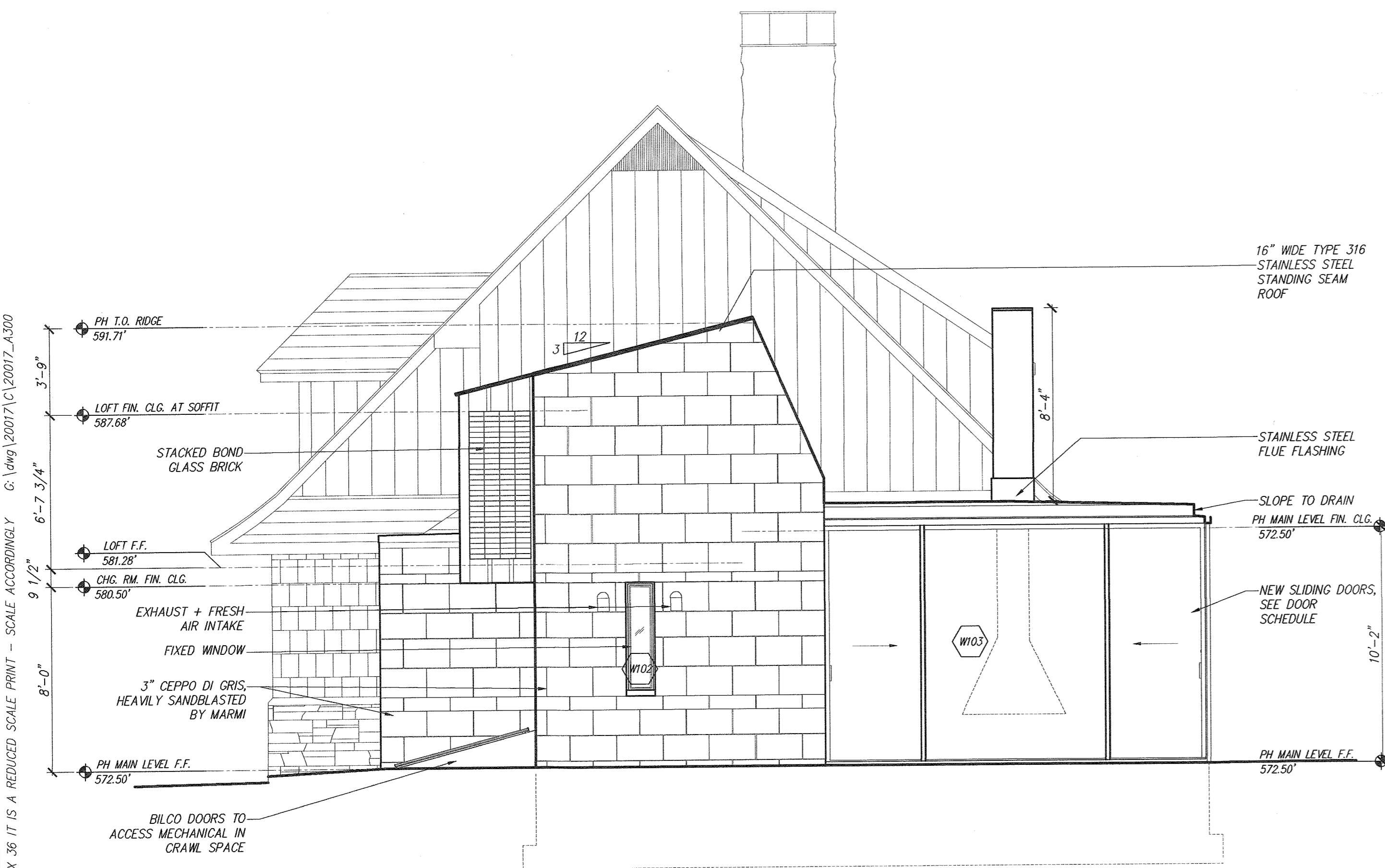
59 TWEED BLVD.



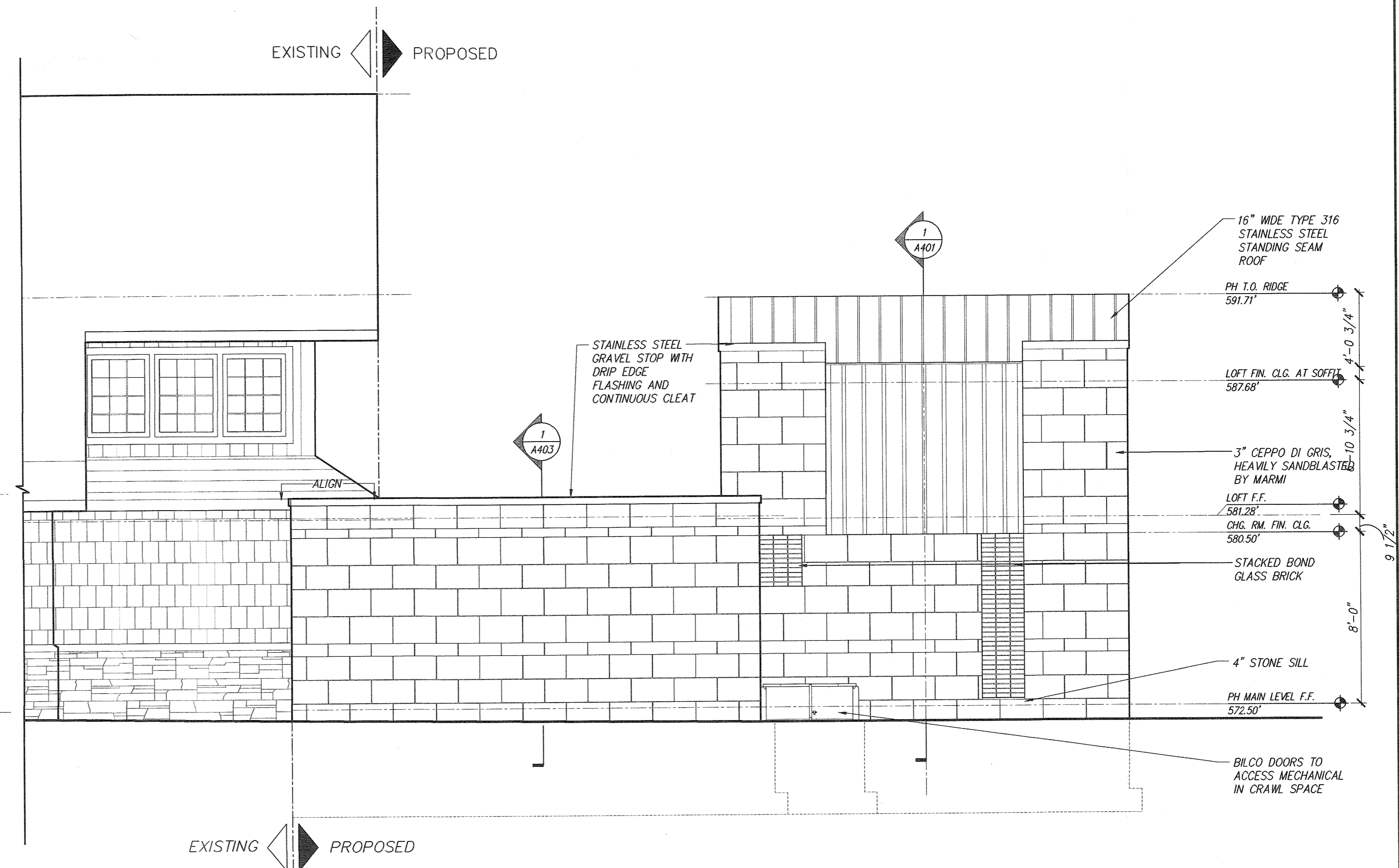
4 ENLARGED SECTION FACING SOUTH
 SCALE: 1/4" = 1'-0"



3 ENLARGED EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 ENLARGED SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



1 ENLARGED WEST ELEVATION
 SCALE: 1/4" = 1'-0"

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 ORANGEBURG, NY 10960

SEAL & SIGNATURE:

POOL HSE & BAR
 ENLARGED
 ELEVATIONS

DATE: 01.08.2021
 PROJECT No.: 20017
 DRAWING BY: MD
 CHK BY:
 DWG No.:

A-302

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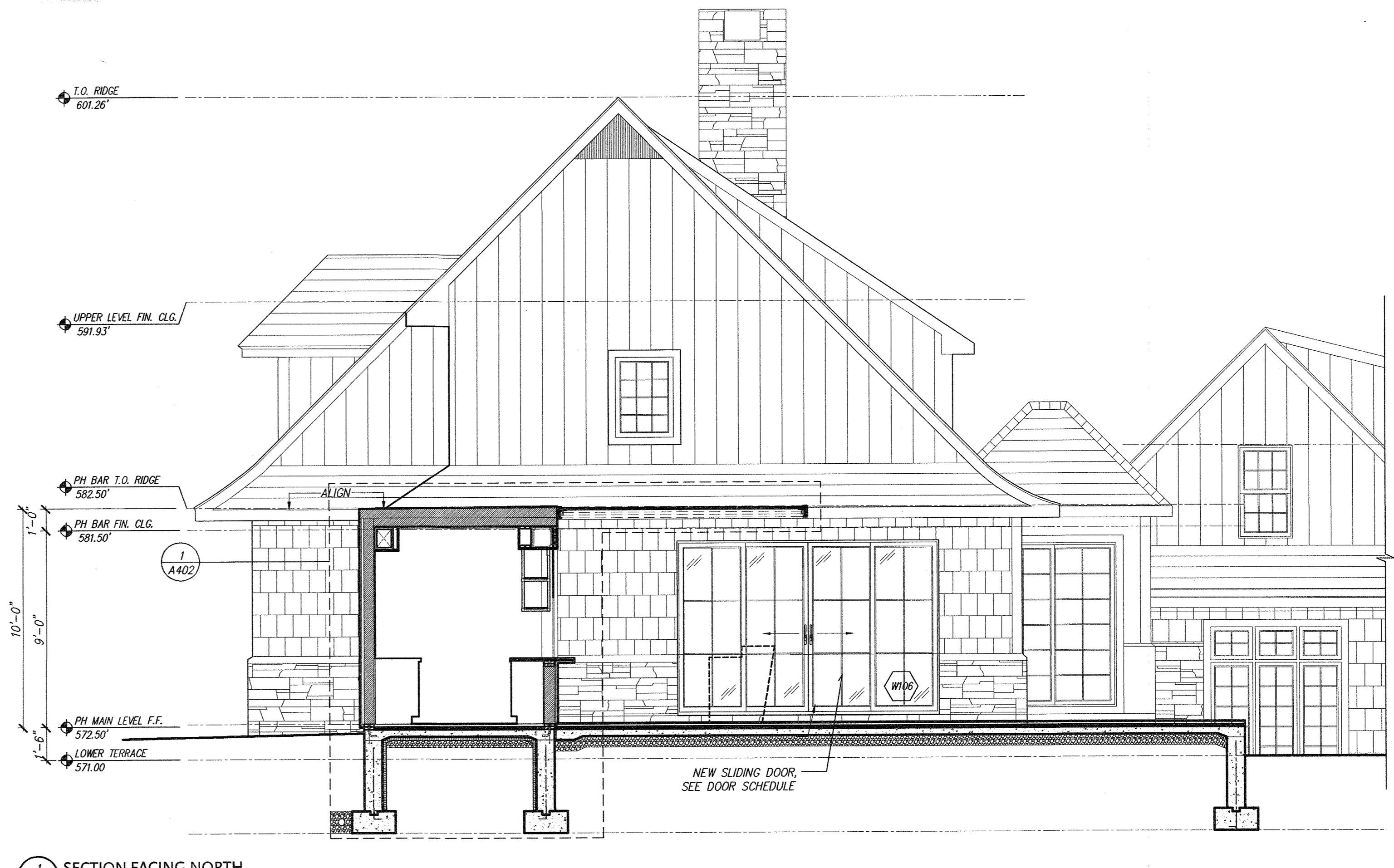
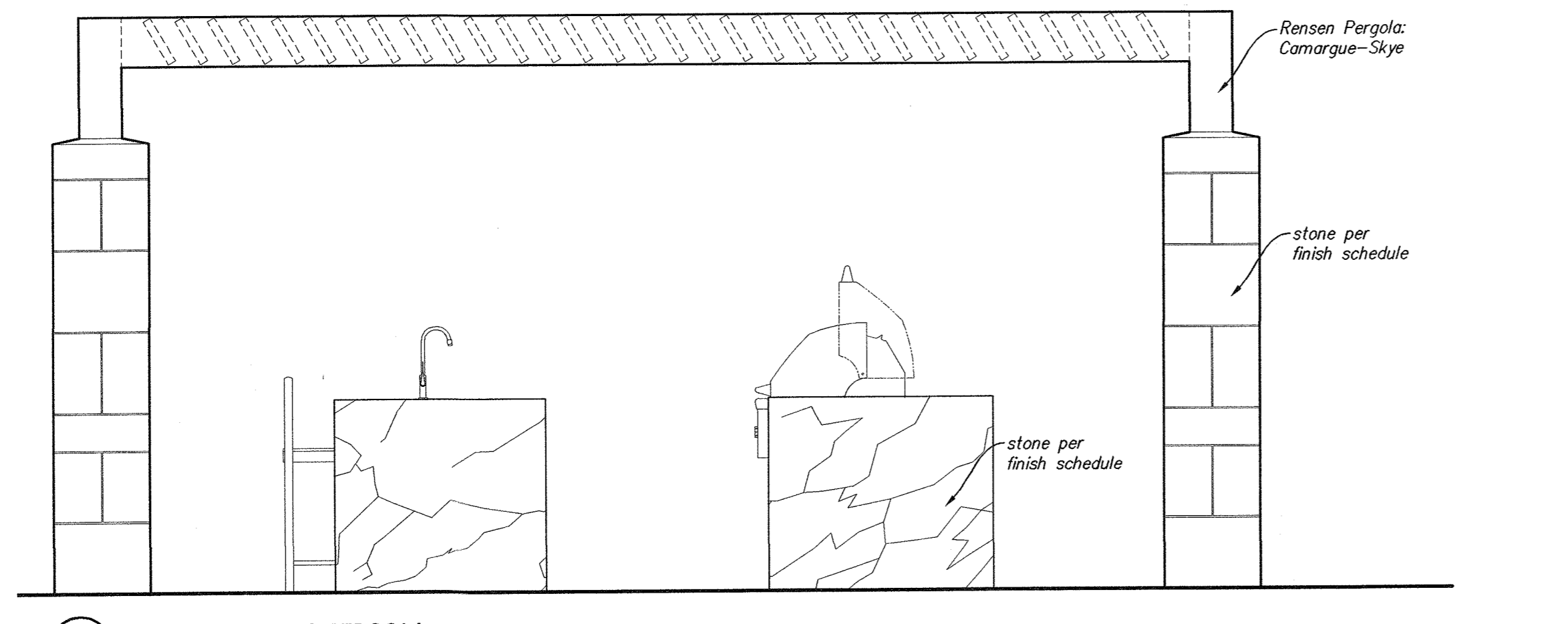
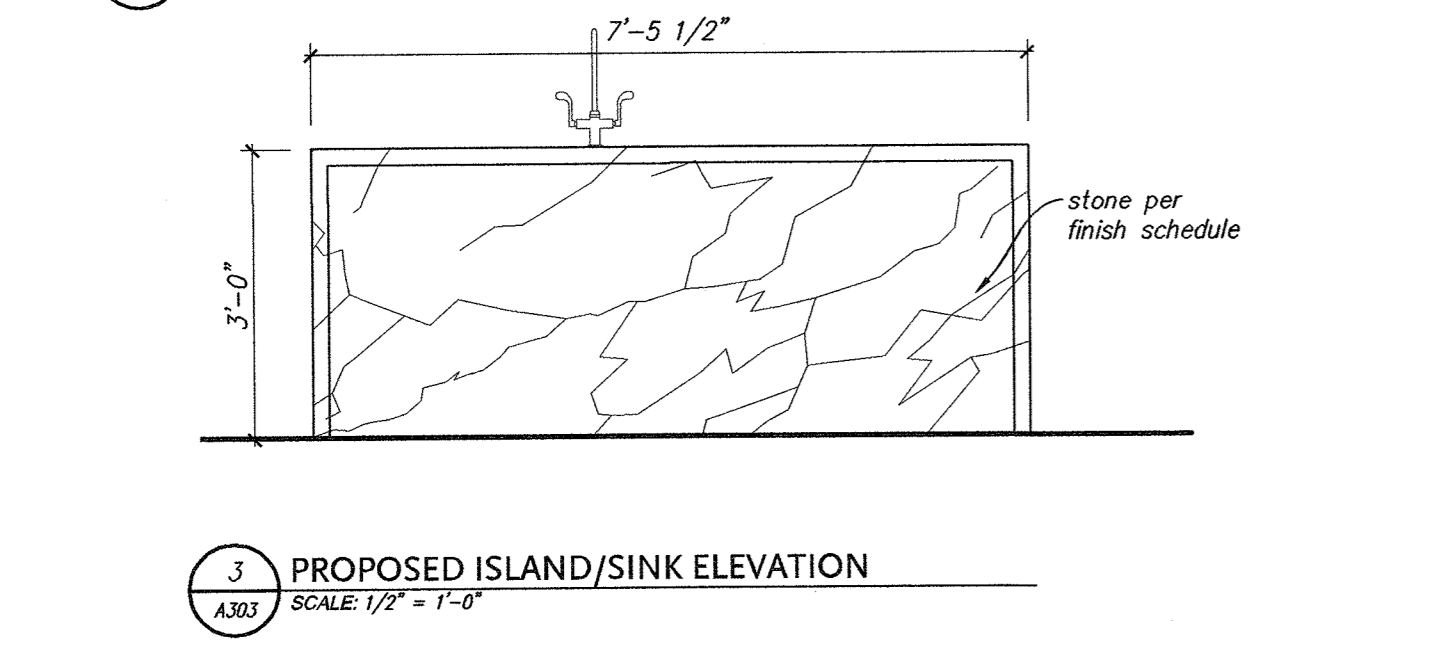
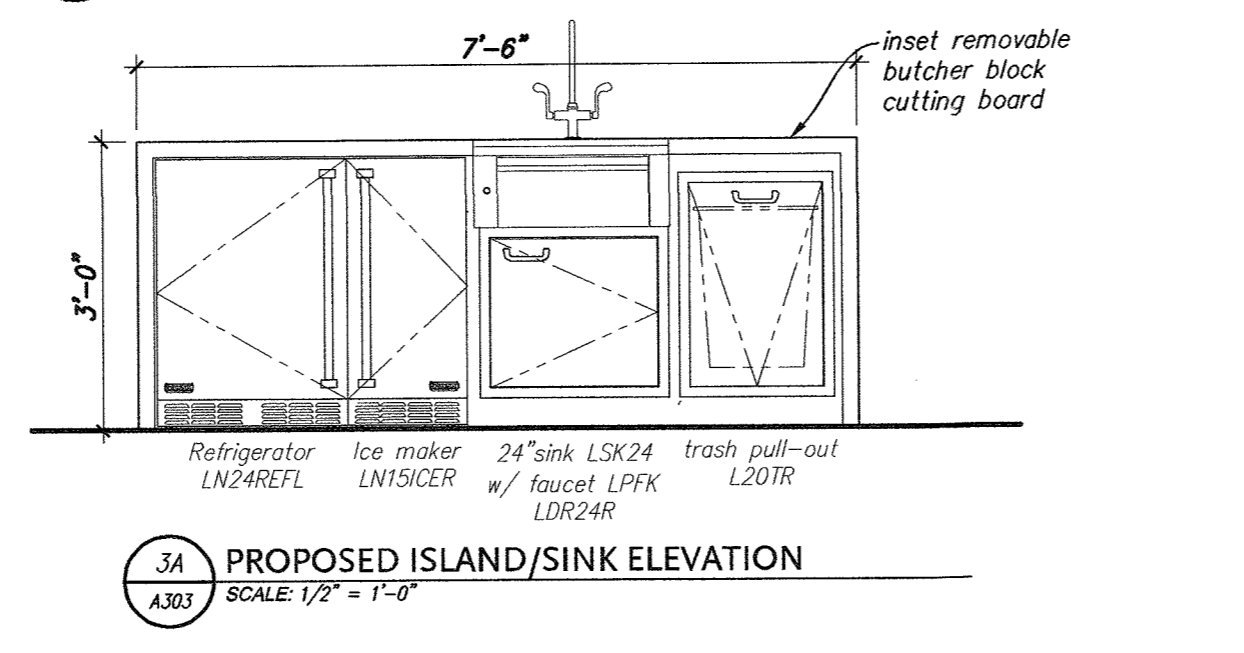
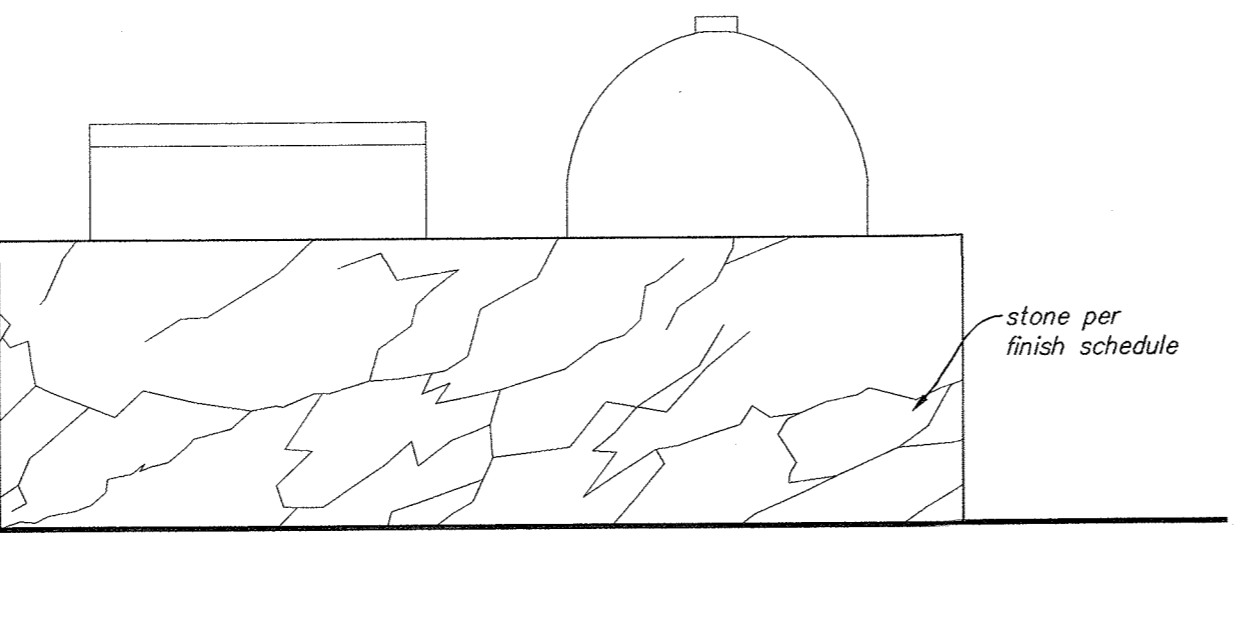
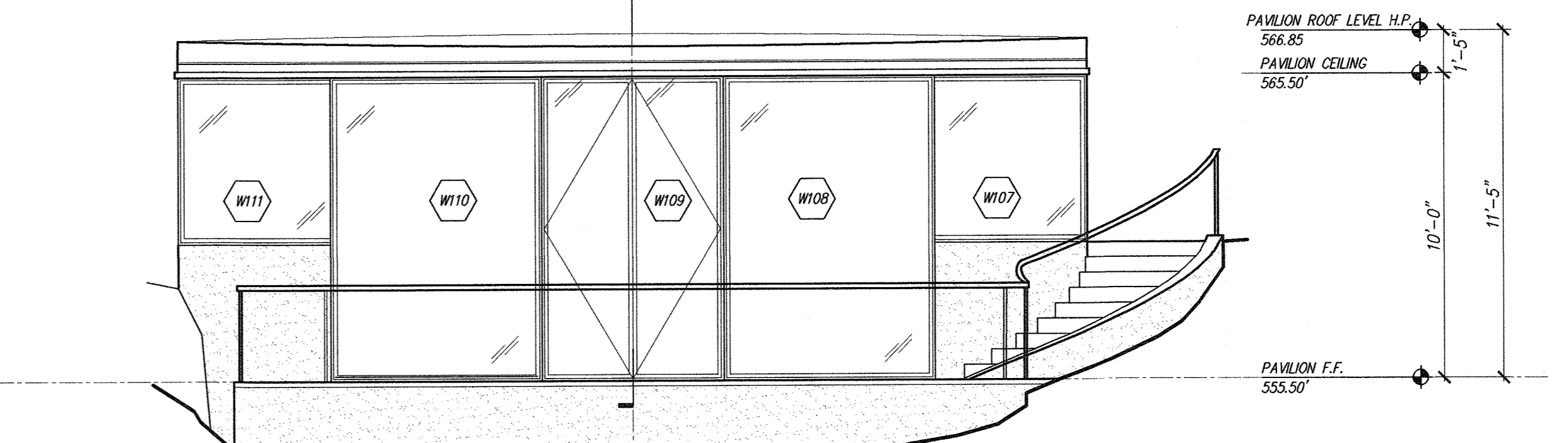
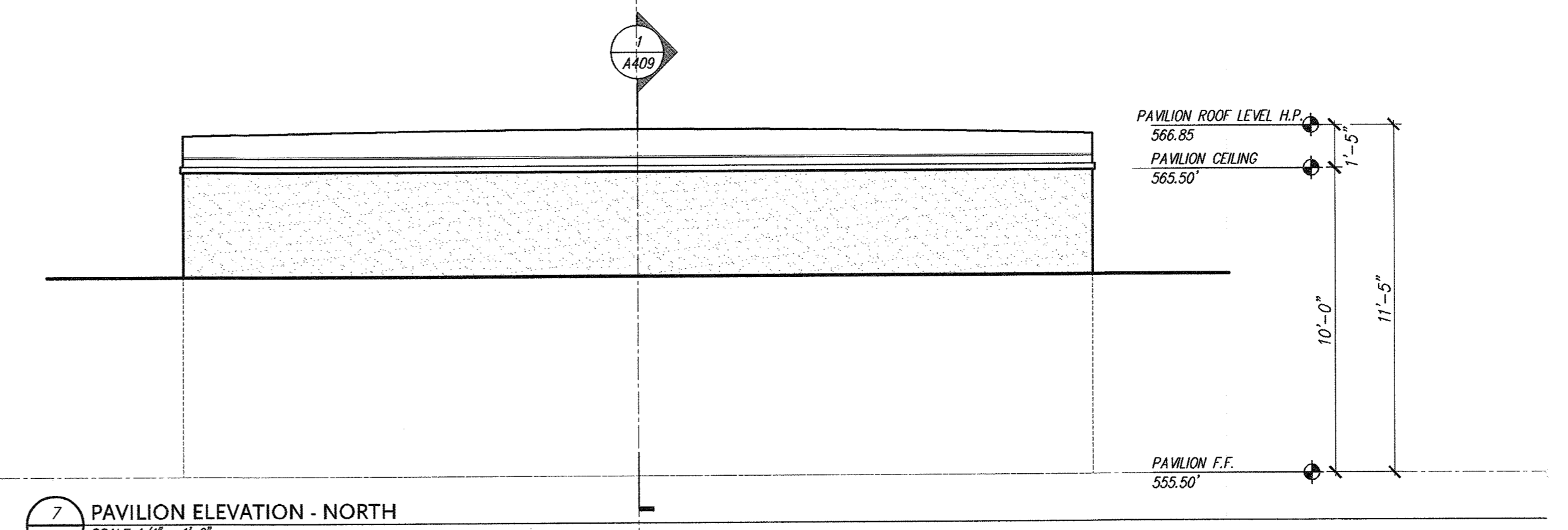
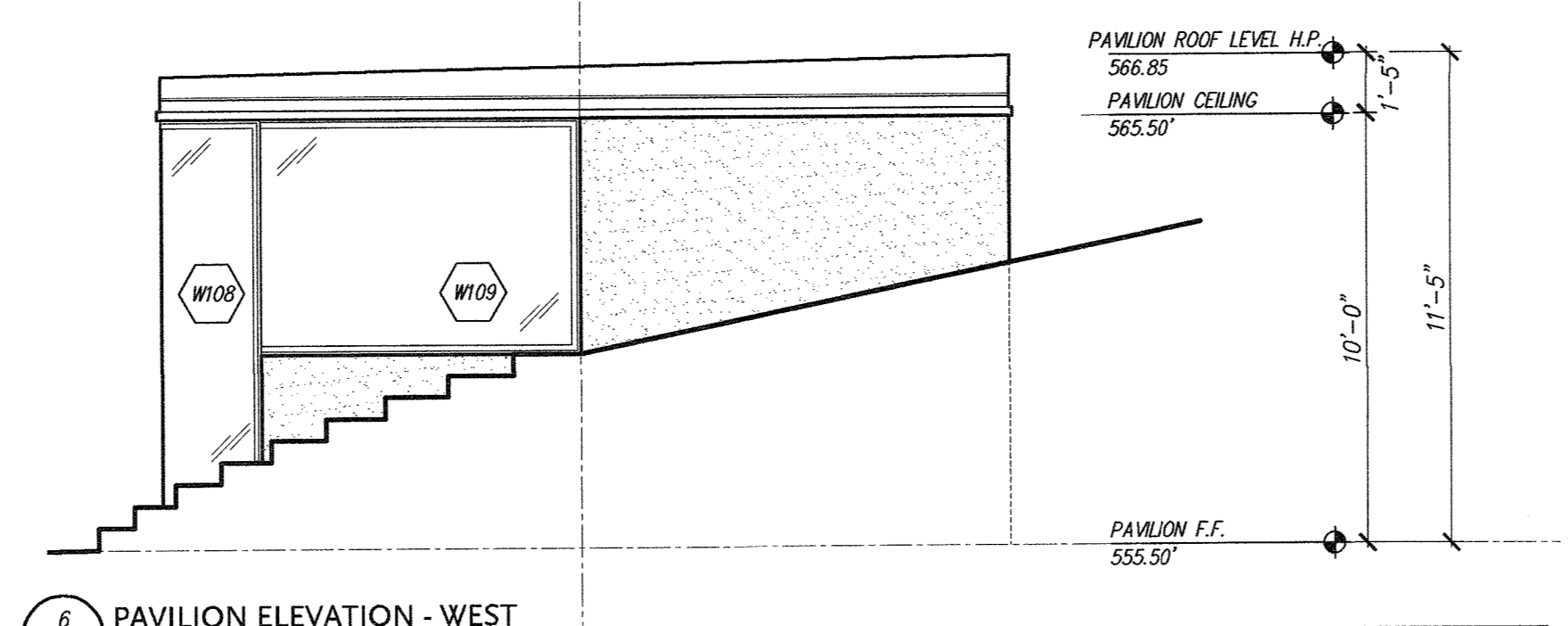
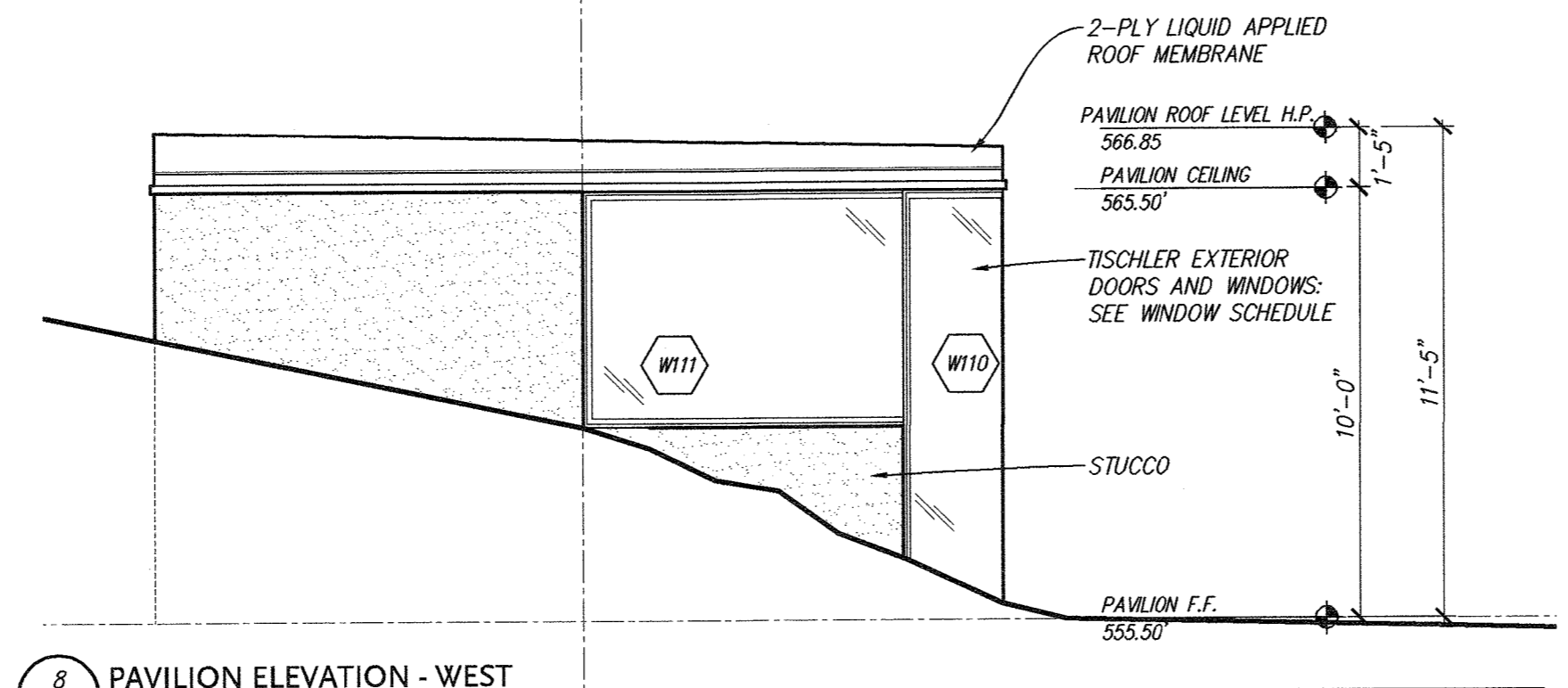
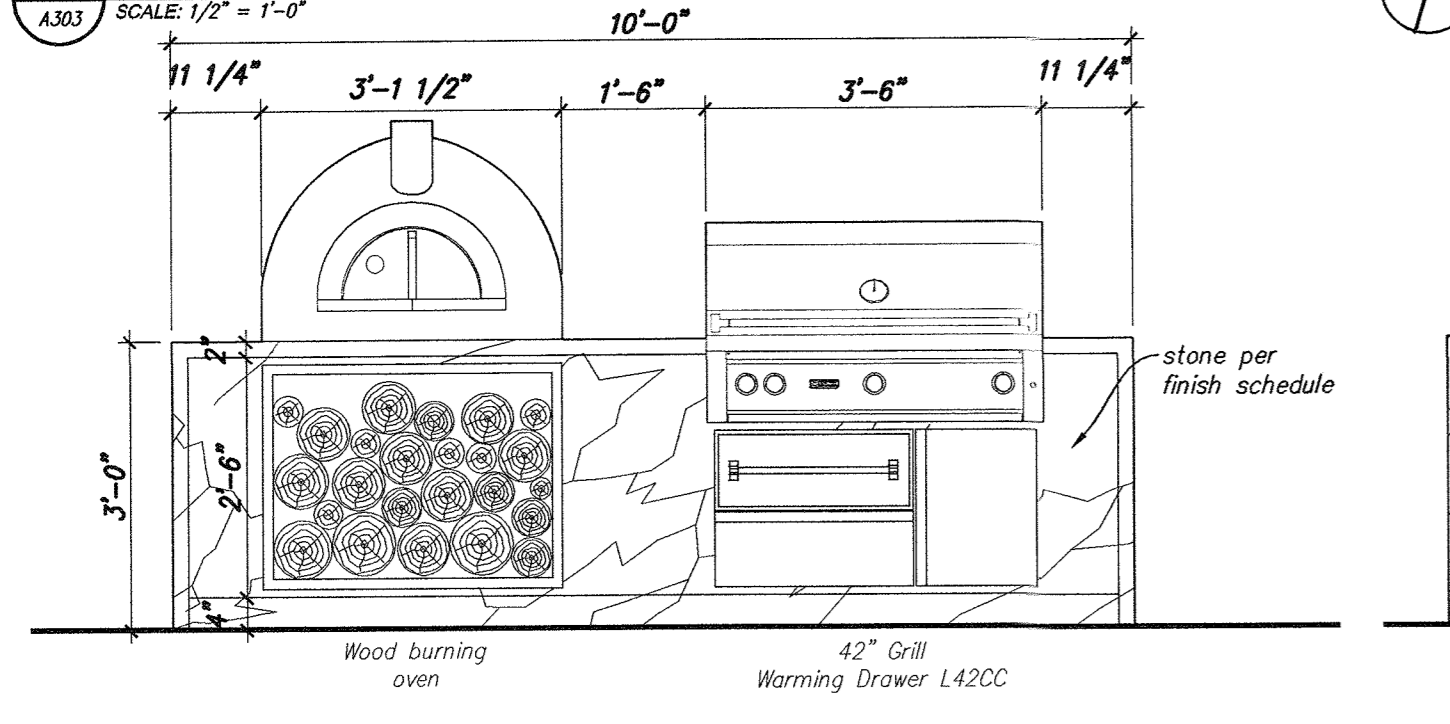
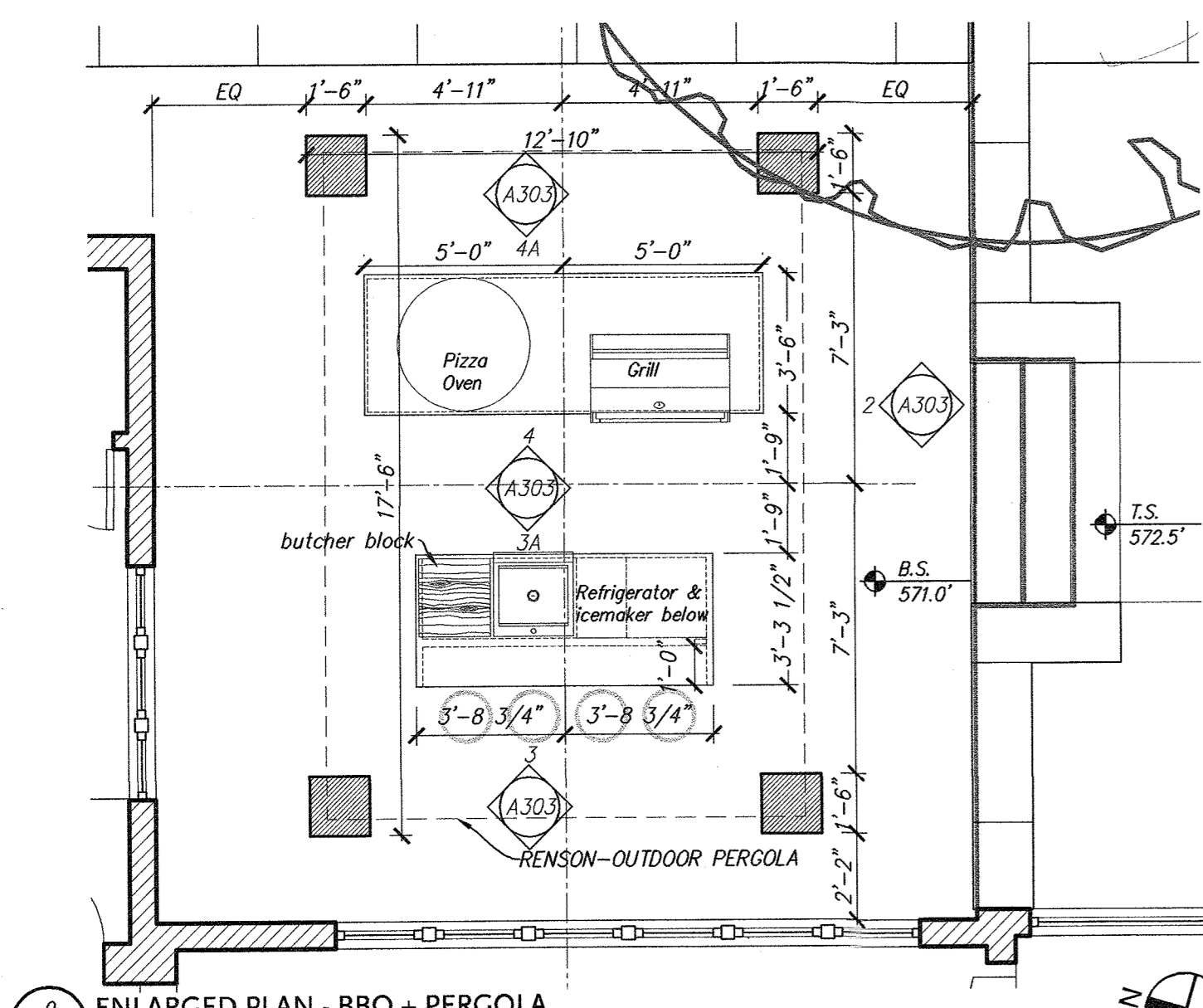
PROJECT:
RESIDENCE
 59 TWEED BOULEVARD
 ORANBURG, NY 10960

SEAL & SIGNATURE:

OFFICE PAVILION,
 BAR KITCHENETTE
 & BBQ ELEVS

DATE: 01.08.2021
 PROJECT No.: 20017
 DRAWING BY: MD
 CHK BY:
 DWG No.:

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