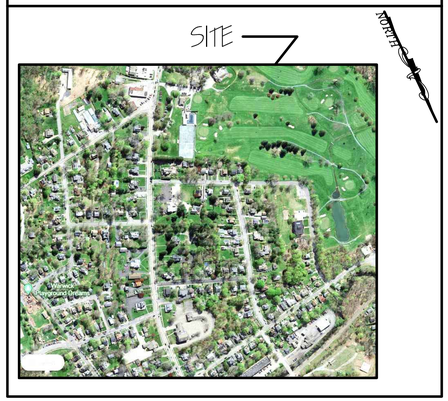
1 / S-1 EXISTING DRIVEWAY VIEW
SCALE: N.T.S.

2 / S-1 OVERALL SITE VIEW
SCALE: N.T.S.

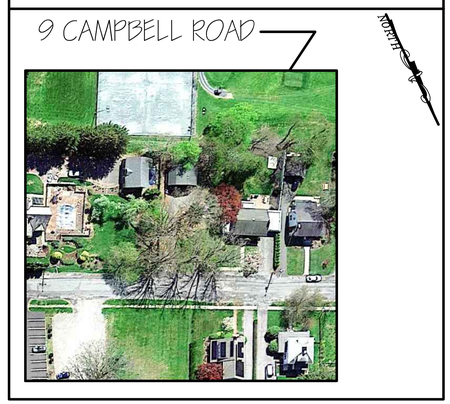
3 / S-1 EXISTING GARAGE VIEW
SCALE: N.T.S.

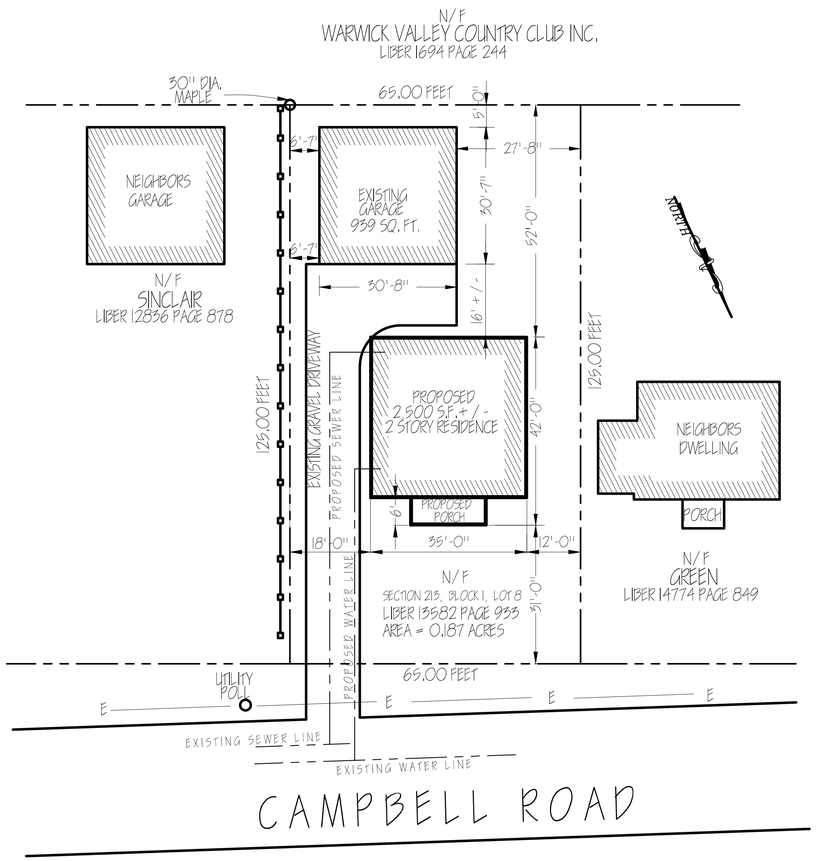
4 / S-1 NEIGHBORING HOUSES IMAGES
SCALE: N.T.S.

LOCATION MAP



LOT MAP





5 / S-1 SITE PLAN
SCALE: 1/16" = 1'-0"

BULK TABLE
VILLAGE OF WARWICK, NEW YORK

	REQUIREMENTS	EXISTING	PROPOSED
ZONE	R	R	R
MIN. LOT AREA	20,000 SQ. FT.	8,125 SQ. FT.	8,125 SQ. FT.
MIN. AVG LOT WIDTH	100	65	65
MIN. AVG LOT DEPTH	125	125	125
FRONT SET BACK	35'	-	31'
REAR SET BACK	35'	-	52'±
ONE SIDE SET BACK	20'	-	12 '±
TOTAL SIDE SET BACK	50'	-	30 '±
BUILDING HEIGHT	35'	-	28'±
MAX. LOT COVERAGE	35%	28%	43%
FLOOR AREA RATIO	25%	12%	27%

GENERAL NOTES

OWNER/ APPLICANT:
LAILA & PETER PROULX
(845) 721-5506

LOCATION: 9 CAMPBELL ROAD, VILLAGE OF WARWICK, NEW YORK
ORANGE COUNTY
SECTION - 213, BLOCK - 1 , LOT - 8

SITE INFORMATION BASED ON SURVEY BY:
JOHN A. McGLOIN -PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVE.
WARWICK, NEW YORK
DATED: MARCH 17, 2023

EXISTING :
TWO CAR GARAGE APROX 939 SQ. FT. WITH AN ATTIC STUDIO

PROPOSED:
EXIST GARAGE TO REMAIN AND PROPOSE A TWO STORY, 2,500 SQ. FT. 3 BEDROOM RESIDENCE

APPROVAL BLOCK

APPROVED FOR FILING:

OWNER DATE

APPROVED AS A FINAL PLAT BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK.

CHAIRMAN DATE

PRELIMINARY -OCTOBER 4, 2023
SUBMITTAL #1 - JANUARY 3, 2024

IRACE ARCHITECTURE
15 ELM STREET
WARWICK, NEW YORK 10990
P-845-988-0198
F-845-988-0298

PROPOSED RESIDENCE FOR THE:
PROULX PROPERTY
9 CAMPBELL ROAD, WARWICK, NEW YORK

SITE PLAN & EXISTING CONDITIONS

Drawn by EC	Job # 23060035	
Date JANUARY 4, 2024	Scale AS NOTED	

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