



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



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



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



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

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'	-	51'
REAR SET BACK	35'	-	52'±
ONE SIDE SET BACK	20'	-	12'±
TOTAL SIDE SET BACK	50'	-	32'±
BUILDING HEIGHT	35'	-	28'±
TOTAL FOOTPRINT	2031 SQ. FT.	937 SQ. FT.	1938 SQ. FT.
MAX. LOT COVERAGE	55%	28%	40%
FLOOR AREA RATIO	25%	12%	24%

GENERAL NOTES

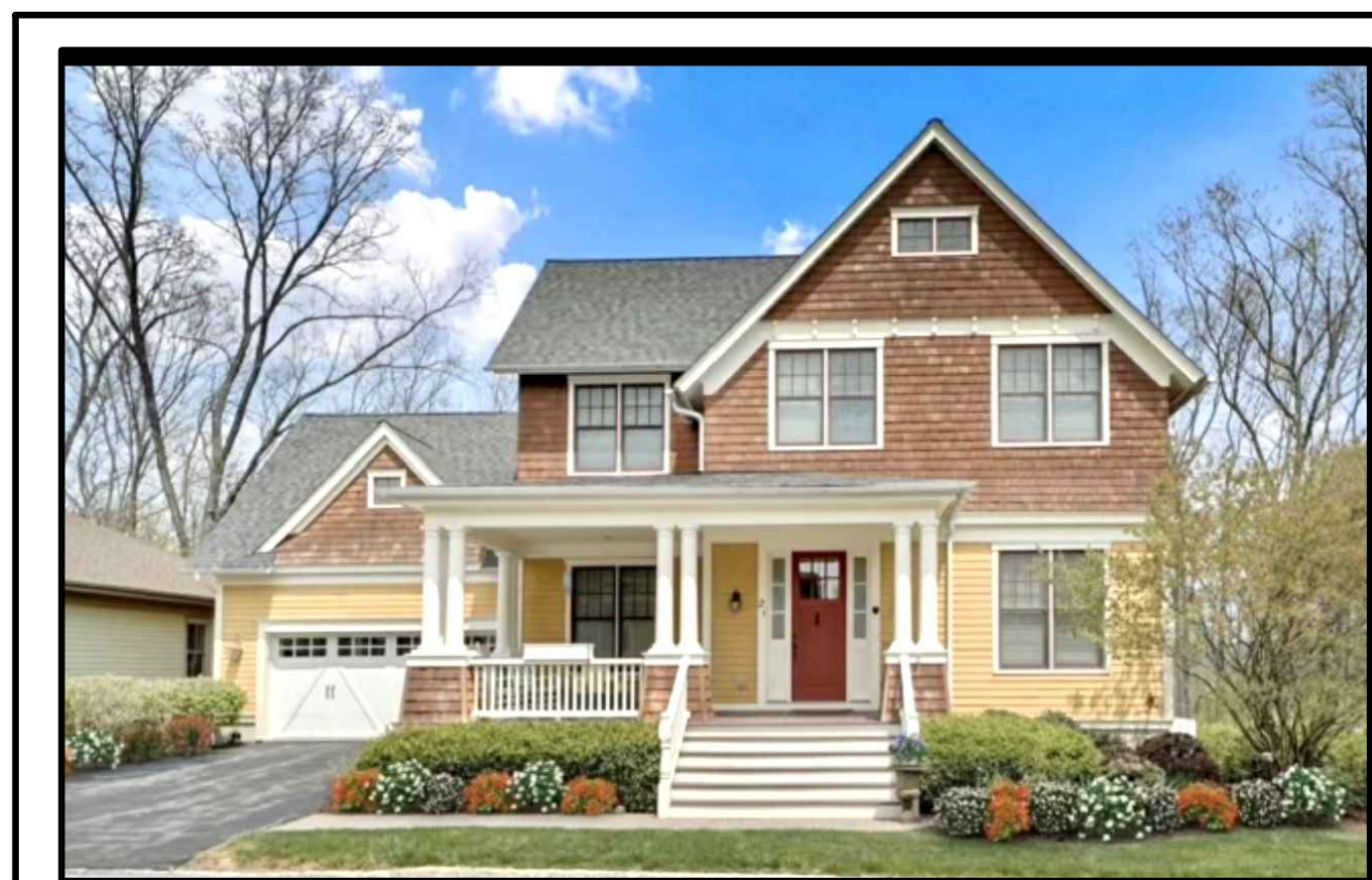
OWNER/ APPLICANT:
LAILA & PETER PROULX
(845) 721-5506

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. MACLOIN - PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVE.
WARWICK, NEW YORK
DATED: MARCH 17, 2023

EXISTING :
939 SQ. FT. CAR GARAGE TO BE REDUCED TO 688 SQ. FT. WITH AN ATTIC STUDIO TO REMAIN

PROPOSED:
EXIST GARAGE TO BE MADE SMALLER AND PROPOSE A TWO STORY, 1,980 SQ. FT. 3 BEDROOM RESIDENCE



EXAMPLE OF THE PROPOSED LOOK, STYLE, SCALE, COLOR AND SHAPE OF THE NEW HOME AND REWORKED GARAGE

APPROVAL BLOCK

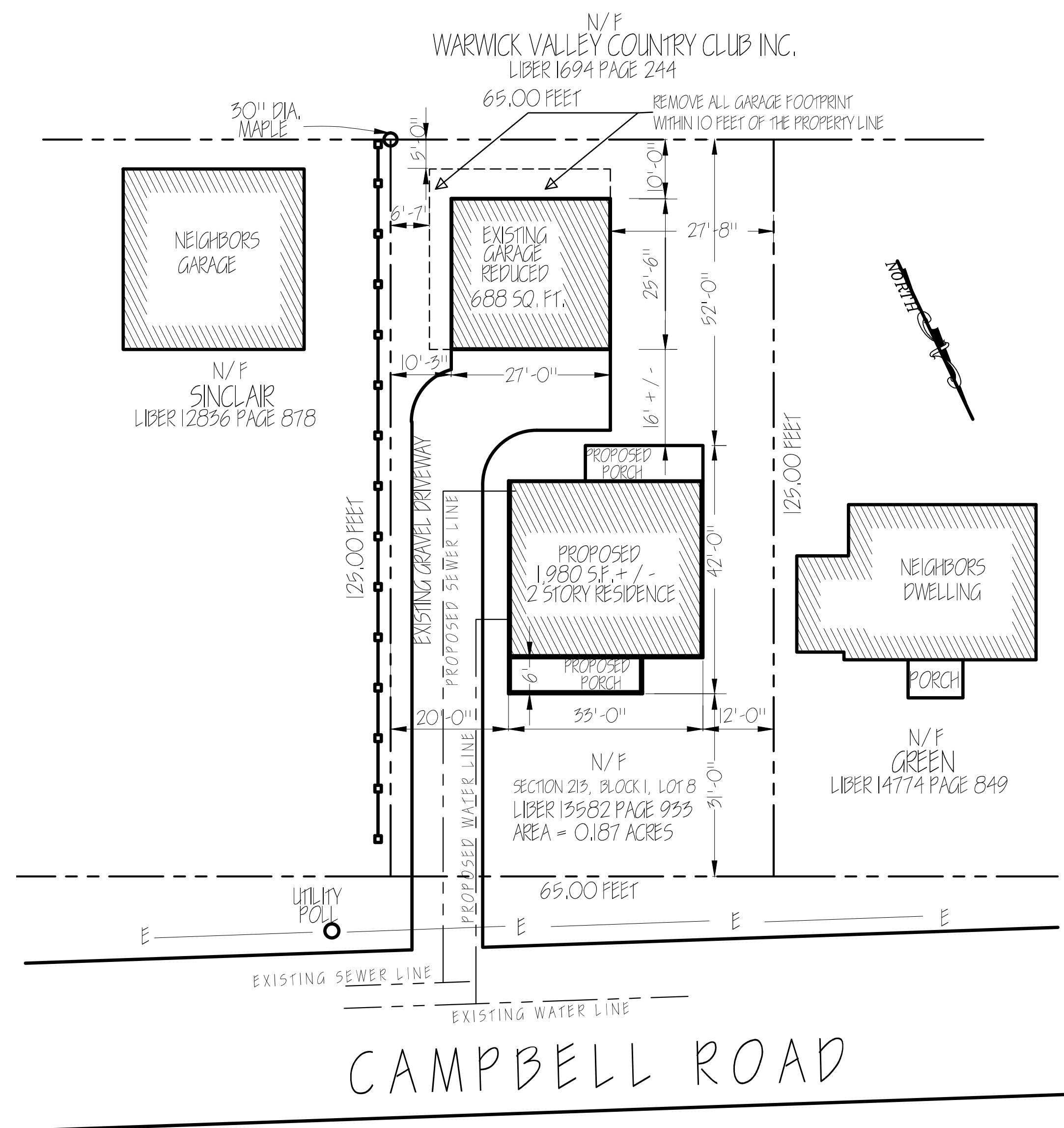
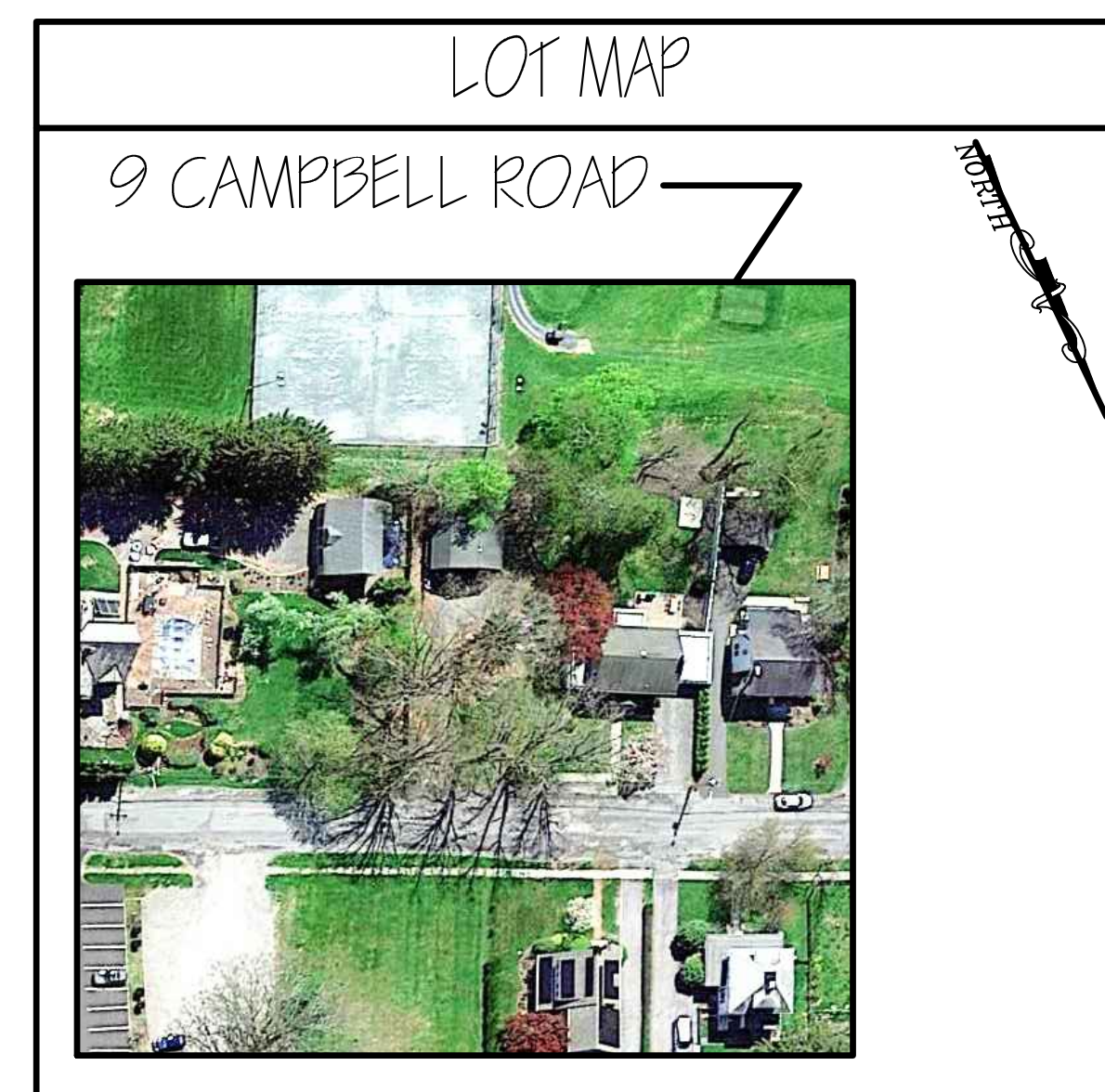
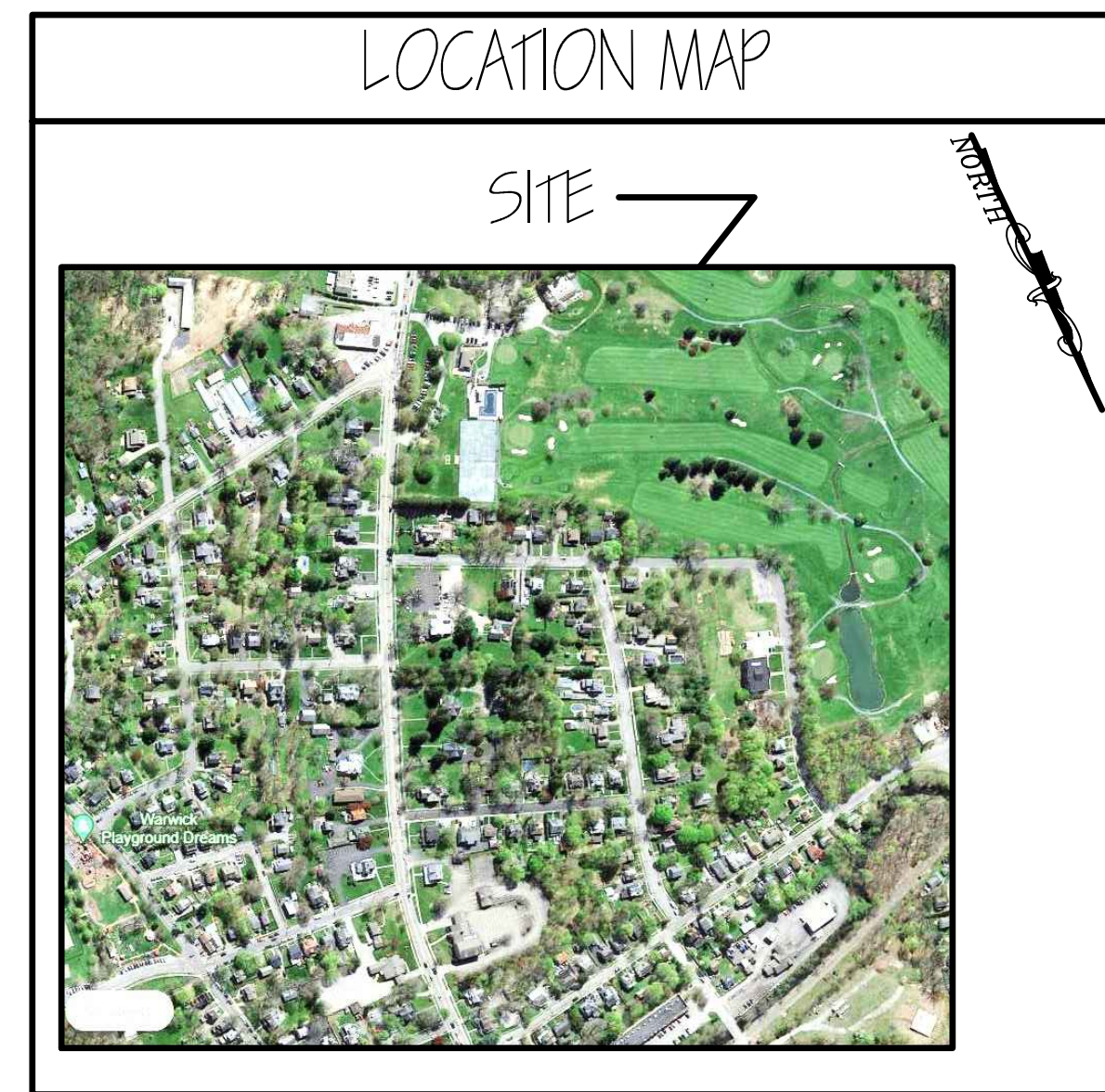
APPROVED FOR FILING:

OWNER _____ DATE _____

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

VILLAGE ENGINEER _____ DATE _____

PLANNING BOARD CHAIRMAN _____ DATE _____

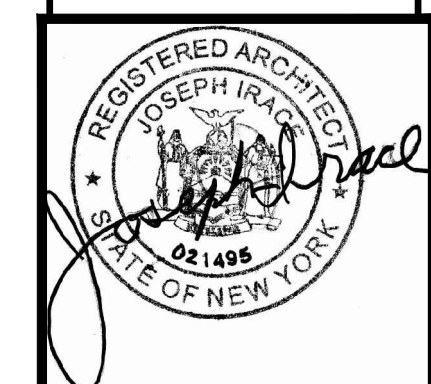
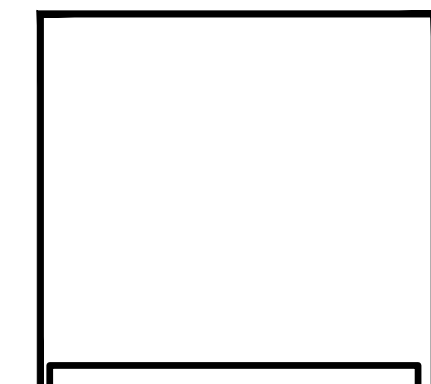


5 SITE PLAN
S-1 SCALE: 1/16" = 1'-0"

PRELIMINARY - OCTOBER 4, 2023
SUBMITTAL # 2 - APRIL 16, 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 2306035
Date
APRIL 16, 2024
Scale
AS NOTED

S-1