

GARCIA & WATSON RESIDENCE

SINGLE-FAMILY RESIDENCE ALTERATION & CONVERSION TO 2-FAMILY DWELLING

4 SYLVIA STREET, NEWBURGH, NY 12550

2025 NEW YORK STATE RESIDENTIAL BUILDING CODE

ARCHITECTURAL DRAWING INDEX

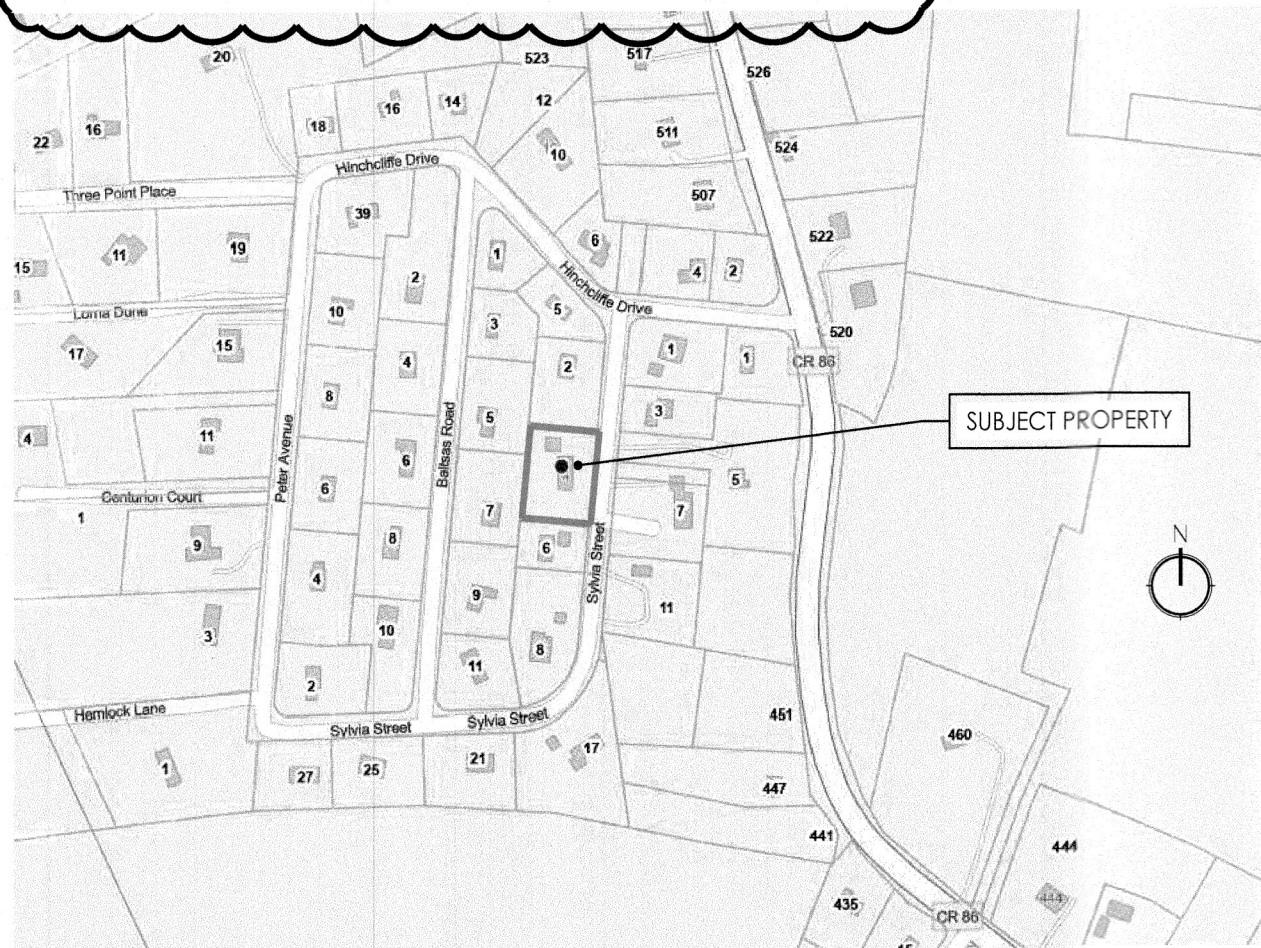
		NEW ISSUE ● REVISED ISSUE ● NO CHANGES ○			
DWG. NO.	DRAWING TITLE	ISSUES & REMARKS			
T1.1	TITLE SHEET / PROJECT INFORMATION		●	●	○
D1.1	DEMO PLANS		●	○	○
EX2.1	EXISTING ELEVATIONS		●	○	○
EX2.2	EXISTING PHOTOGRAPHS		●	○	○
A1.1	FIRST FLOOR PLAN		●	○	○
A1.2	SECOND FLOOR PLAN		●	○	○
A1.3	ROOF PLAN		●	○	○
A2.1	EAST & NORTH ELEVATIONS		●	○	○
A2.2	WEST & SOUTH ELEVATIONS		●	○	○
A3.1	LOWER LEVEL ALTERNATE LAYOUT STUDIES, NOT PROPOSED		●	○	○

PROJECT INFORMATION

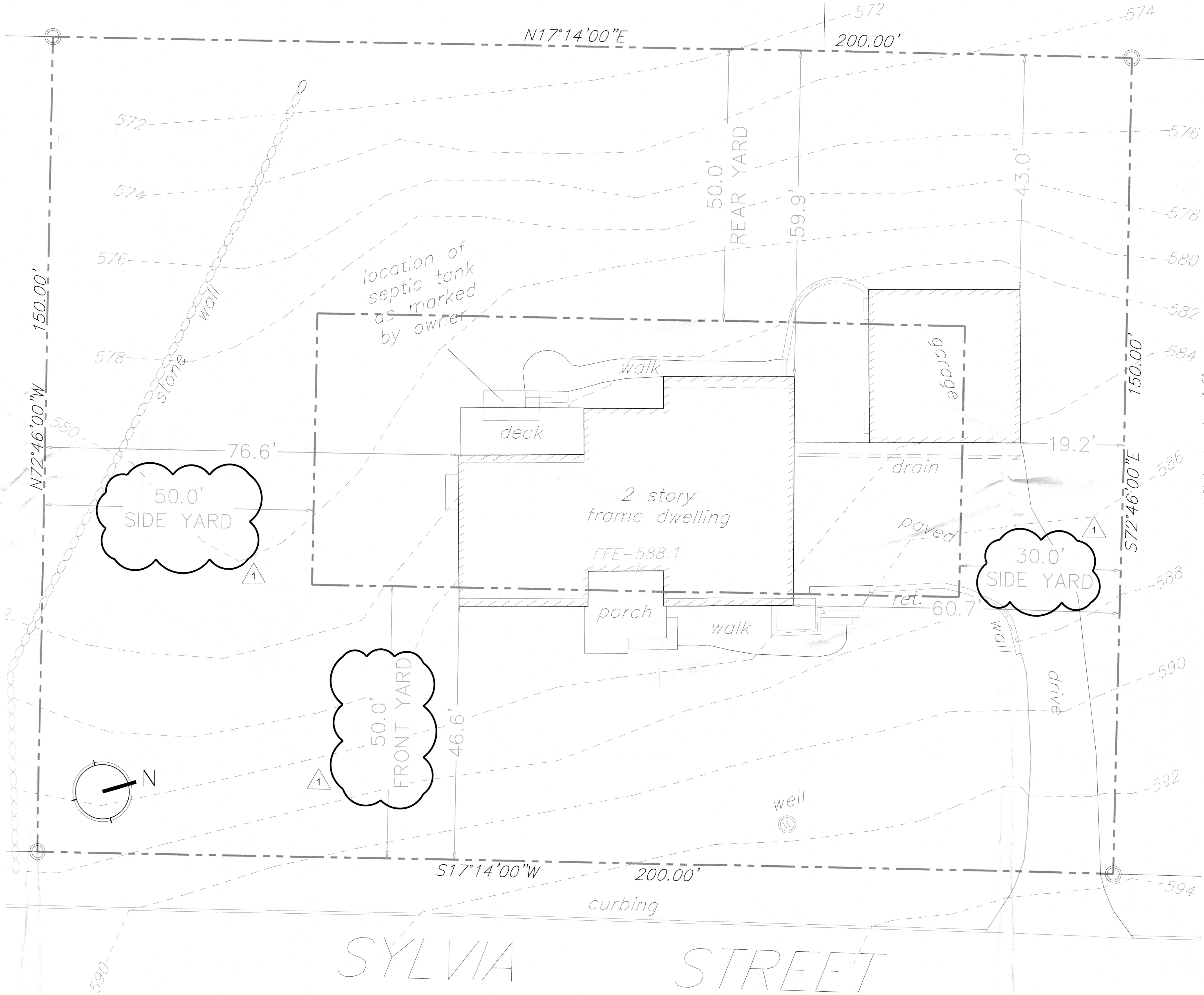
ZONING INFORMATION: SCHEDULE 4 SECTION D.12.a	
SECTION	18
BLOCK	4
LOT	4
ZONE	R-2
PROPOSED USE	2-FAMILY DWELLING - SUBJECT TO SITE REVIEW BY PLANNING BOARD

	REQUIRED	EXISTING	PROPOSED
LOT AREA	100,000 SF	30,000 SF	NO CHANGE
PER UNIT	900 SF MIN	3,845 SF BOTH FLOOR (SINGLE-FAMILY)	LOWER UNIT: 956 SF (UPPER UNIT: 1,879 SF)
MAX. LOT COVERAGE	25%	9.7%	NO CHANGE
MAX. LOT SURFACE COVERAGE	50%	21.2%	NO CHANGE
LOT WIDTH	200'	200'	NO CHANGE
LOT DEPTH	150'	150'	NO CHANGE
YARDS:			
FRONT	50'	46.6'	NO CHANGE
1 SIDE	30'	60.7'	NO CHANGE
TOTAL OF 2 SIDES	80'	137.3'	NO CHANGE
REAR	50'	59.9'	NO CHANGE
STORIES / HT.	35/2.5	19.92/2.5	NO CHANGE
ACCESSORY STRUCTURE			
SIDE YARD	5'	19.2'	NO CHANGE
REAR YARD	5'	43.0'	NO CHANGE
HEIGHT	15'	13.92'	NO CHANGE

* VARIANCE REQUIRED
** REMAINING LOWER LEVEL SF GARAGE, MECHANICAL, HALLWAY & REMAINING STORAGE



2 LOCATION MAP



1 SITE PLAN

INFORMATION TAKEN FROM THE SURVEY PREPARED BY:
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MAY 7, 2026



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No.	Revision/Issue	Date
1	PLANNING BOARD SUBMISSION	6.15.2026
1	ZBA SUBMISSION (INCL. RESPONSE TO PB TECH. REVIEW LETTER OF 7.16.2026)	10.2.2026

PROJECT ARCHITECT: NILS FREDRIKSEN



Project Name and Address
GARCIA & WATSON RESIDENCE
4 SYLVIA STREET
NEWBURGH, NY 12550

TITLE SHEET

Project number	0043.1
Date	10.2.2026
Drawn by	NF

T1.1

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