

GARAGE AND SUNROOM ADDITION FOR: IACOMACCI RESIDENCE 4 CRESTWOOD COURT NEWBURGH, NY 12550

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE CURRENT EDITION AND ALL LOCAL / MUNICIPAL CODES.
- ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.
- CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE PROPOSED NEW CONSTRUCTION IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF WORK.
- INDEMNIFICATION: THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE OWNER'S ARCHITECT / ENGINEER, THEIR OFFICERS, AGENTS AND EMPLOYEES FROM ALL LOSSES, COSTS, FEES, EXPENSES, DAMAGES, OR LIABILITIES CAUSE OF 1- BODILY INJURY (INCLUDING DEATH), ACTUAL OR ALLEGED, TO ANY PERSON (INCLUDING BUT NOT LIMITED TO ANY EMPLOYEE OF THE OWNER OR THE CONTRACTOR OR HIS SUBCONTRACTOR AND INCLUDING ANY THIRD PARTY), OR 2- DAMAGE TO PROPERTY (INCLUDING BUT NOT LIMITED TO THE PROPERTY OF THE OWNER OR ITS EMPLOYEES OR OF THE CONTRACTOR AND HIS SUBCONTRACTORS OR ITS EMPLOYEES, OR OF ANY SUBCONTRACTOR OF THE CONTRACTOR AND INCLUDING THE PROPERTY OF ANY THIRD PARTY), ACTUAL OR ALLEGED, IF SUCH BODILY INJURY OR PROPERTY DAMAGE RESULTS DIRECTLY OR INDIRECTLY FROM THE PERFORMANCE OF THIS CONTRACT AND WHETHER OR NOT SUCH BODILY INJURY OR PROPERTY DAMAGE IS CAUSED BY THE ACTS OR OMISSIONS, NEGLIGENCE OR OTHERWISE, OF THE CONTRACTOR AND AGENTS OR EMPLOYEES OR OF ANY SUBCONTRACTORS OF THE CONTRACTOR AND HIS SUBCONTRACTORS, OR OF THE OWNER, ITS OFFICERS, AGENTS, OR EMPLOYEES.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
 - ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD
 - ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.
- GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.
- CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED DURING THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS THAT REMAIN DAMAGED DURING THE PERFORMANCE OF THE WORK.
- ALL DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL: ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENT SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.
- THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS, TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY REFER.
- CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME.
- ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.
- CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEW YORK STATE BUILDING CODES, STATE LABOR LAW AND ALL REGULATIONS OF NEW YORK STATE AND OTHER GOVERNMENT AGENCIES. ALL PERMITS SHALL BE PROPERLY DISPLAYED.
- PENETRATION IN OPENINGS OF WALL PARTITIONS OR FLOORS FOR PIPE SLEEVES, ELECTRICAL DEVICES, ETC. SHALL BE PACKED AND SEALED OR OTHERWISE ISOLATED TO MAINTAIN THE REQUIRED FIRE STOPPING AND SOUND TRANSMISSION CLASSIFICATION RATING.
- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.
- ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.
- MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS.
- IF, IN THE INTERPRETATION OF CONTRACT DOCUMENTS, REQUIREMENTS WITHIN THE DRAWINGS AND SPECIFICATIONS CONFLICT, OR IT APPEARS THAT THE DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE REQUIREMENT TO BE FOLLOWED SHALL BE DECIDED BY THE ARCHITECT. WHERE THERE IS A DISCREPANCY IN THE QUANTITY, THE CONTRACTOR SHALL PROVIDE THE GREATER QUANTITY; WHERE THERE IS A DISCREPANCY IN THE QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.
- THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.
- ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER WALL MTD.	NC	NONCOMBUSTIBLE	T	TREAD
ADD	ADDENDUM	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT	TI	TOP OF
ADJ	ADJACENT	FN	FINISH	NO	NUMBER	T&G	TONGUE AND GROOVE
AFF	ABOVE FINISHED FLOOR	FX	FIXTURE	NOM	NOMINAL	T/S	TOP OF STEEL
ALT	ALTERNATE	FL	FLOOR	NTS	NOT TO SCALE	TB	TACK BOARD
ALUM	ALUMINUM	FND	FOUNDATION	OC	ON CENTER	T&B	TECTUM BOARD
ANOD	ANODIZED FINISH	FNVD	FEMURINE NAPKIN DISPOSAL	OH	OVERHEAD	TEL	TELEPHONE
AP	ACUSTICAL PANEL	FRP	FIBER REINFORCED PLASTIC	OPNG	OPENING	TEMP	TEMPERED
APPROX	APPROXIMATE	FT	FEET	OPP HD	OPPOSITE HAND	TEPRZ	TEMPERED GLASS
ARCH	ARCHITECT/ARCHITECTURAL	FTG	FOOTING	PART	PARTITION	THK	THICK
ASSOC	ASSOCIATED	FLRN	FURNISH / FURNITURE	PC	PLUMBING CONTRACTOR	THRU	THROUGH
AIV	AUDIO VISUAL	FUR	FURRED / FURRING	PF	PRE-FINISHED	TOC	TOP OF CONCRETE
		FR	FIRE RESISTANT	PL	PLATE	TOP	TOP OF FOOTING
		FEC	FIRE EXTINGUISHER CABINET	PLAMPLAS LAM	PLASTIC LAMINATE	TOM	TOP OF MASONRY
BB	BULLETIN BOARD	GA	GALVANIZED	PLAST	PLASTER	TPH	TOILET PAPER HOLDER
B/	BOTTOM OF	GALV	GALVANIZED	PLUMB	PLUMBING	TS	TACK STRIP
BLDG	BUILDING	GB	GRAB BAR	PLYPLYWD	PLYWOOD	TYP	TYPICAL
BLOCK	BLOCKING	GCL	GENERAL CONTRACT	PNL	PANEL		
BMEMS	BEAM BEAMS	GC	GRANITE COUNTER TOP	PRINT	PRINT	UG	UNDERGROUND
BOS	BOTTOM OF SOFFIT	GCT	GLASS GLAZING	POL	POLISH	UH	UNIT HEATER
BRD BD	BOARD	GL	GROUND	PR	PAIR	UL	UNDERWRITERS LABORATORIES
BRG	BEARING	GND	GYP WALL BD/GWB	PT	POINT	UN/UNON	UNLESS OTHERWISE NOTED
BSMT	BASEMENT			PTD	PAPER TOWEL DISPENSER	US	UNDERSIDE
				PTN	PARTITION	UTL	UTILITY
				PVC	POLY VINYL CHLORIDE	UV	UNIT ELEVATOR
				POB	PAINTED GYPSUM BOARD		
				PS	PROJECTION SCREEN		
C	CARPET	H	HIGH	Q.T.	QUARRY TILE	V	VINYL
CAB	CABINET	H/C	HANDICAPPED ACCESS			VCT	VINYL COMPOSITE TILE
CB	CHAIRBOARD	HD	HEAVY DUTY			VET	VERTICAL
CJ	CONTROL JOINT	HDR	HEADER			VET	VERIFY IN FIELD
CL	CENTER LINE	HDWR	HARDWARE			VTR	VENT THROUGH ROOF
CLG	CEILING	HM	HOLLOW METAL	R	RISER		
CLO	CLOSET	HORZ	HORIZONTAL	RAD	RADIUS		
CLF	COOLER	HR	HANDRAIL / HOUR	RCP	REFLECTED CEILING PLAN	W	WIDE
CMU	CONCRETE MASONRY UNIT	HT	HEIGHT	RD	ROOF DRAIN	WB	WHITEBOARD
COL	COLUMN	HTG	HEATING	RE	REQUIRED	WC	WATER CLOSET
CONC	CONCRETE	HVAC	HEATING VENTILATION A/C	REFRIG	REFRIGERATOR	WD	WOOD
CONF	CONFERENCE	ID	INSIDE DIAMETER	RFGD	REQUIRED ROOM	WP	WATERPROOF
CONTR	CONTRACTOR	INSUL	INSULATION	RH	RIGHT HAND REVERSE	WR GWB	WATER RESISTANT GYPSUM BRD.
CONTR	CONTRACTOR	INV	INVERT	RHR	RIGHT HAND REVERSE ROOM		
COFR	CORRIDOR	JAN	JANITOR	S	SEALER		
CSMU	CALCIUM SILICATE MASONRY UNIT	JT	JOINT	SAT	SATURATION		
CT	CERAMIC TILE	KPL	KICKPLATE	SC	SOLID CORE WOOD DOOR		
CTB	CERAMIC TILE BASE	L	LAMINATED GLASS	SD	SOAP DISPENSER		
		LAV	LAVATORY	SF	SQUARE FEET		
DA	DOUBLE ACTING	LH	LEFT HAND	SHT	SHEET		
DET/DTL	DETAIL	LHR	LEFT HAND REVERSE	SIM	SIMILAR		
DF	DRINKING FOUNTAIN	LLH	LONG LEG HORIZONTAL	SPEC	SPECIFICATION		
DIA	DIAMETER	LLV	LONG LEG VERTICAL	SPD	SOAP DISH		
DISP	DISPENSER	LVR	LONG LEG VERTICAL LOUVER	SQ	SQUARE		
DIV	DIVISION	MACH	MACHINE	SST	STAINLESS STEEL		
DN	DOWN	MAS	MASONRY	STL/ST	STRUCTURAL / STRUCTURE		
DR	DOOR	MAT	MATERIAL	STRUC	STRUCTURE / STRUCTURE		
DS	DOWNSPOUT	MAX	MAXIMUM	SUSP	SUSPENDED		
DWG	DRAWING	MECH	MECHANICAL	SW	SHEET VINYL FLOORING		
		MEZ	MEZZANINE		SHEAR WALL		
EA	EACH	MFR	MANUFACTURE / MANUFACTURER				
EHDX	ELECTRIC HAND DRYER	MIN	MINIMUM				
EIF	EXTERIOR FINISH SYSTEM	MIR	MIRROR				
EL ELEV	ELEVATION	MLD	MOULDING				
ELEC	ELECTRIC	MO	MOISTURE RESISTANT				
EMER	EMERGENCY	MFGWB	GYP SUM BOARD				
EQ	EQUIPMENT						
EQU	EQUIPMENT						
E.L	ELECTRIC WATER COOLER						
EWC	ELECTRIC WATER COOLER						
EWO	EXISTING WINDOW OPENING						
EXHIB	EXISTING						
EXIST/EXISTG	EXISTING						
EXP JT	EXPANDED JOINT						
EXT	EXTERIOR						

DRAWING LIST

DWG. #	DRAWING NAME
1T1.0	TITLE SHEET
3SP1.0	SITE PLAN
5A1.0	FOUNDATION PLAN & 1ST FLOOR PLAN
7A2.0	EXTERIOR ELEVATIONS

SYMBOLS

	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
	SECTION #
	DETAIL #
	ELEV #
	EXTERIOR ELEVATION
	INTERIOR ELEVATION

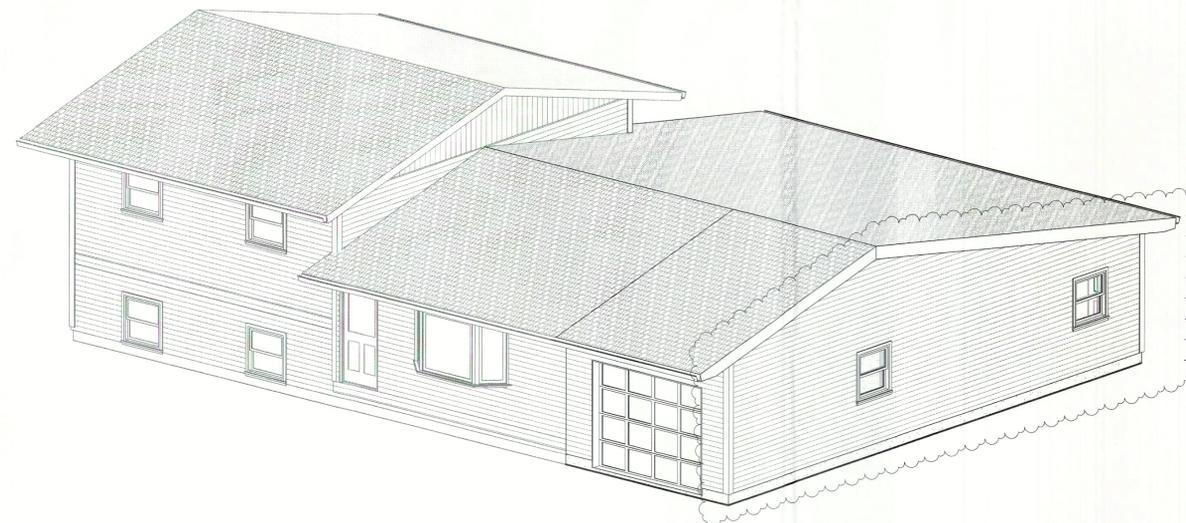
R-WALLS REQ'D	R-ATTIC REQ'D	R-FLOORS REQ'D	R-SLAB REQ'D
13 + 5 OR 20	49	30	10
R-WALLS PROV.	R-ATTIC PROV.	R-FLOORS PROV.	R-SLAB PROV.
21	49	N/A	10

SEE FLOOR PLANS AND SECTIONS FOR MORE INFORMATION

TYPE	U FACTOR REQ'D	U FACTOR PROV.	SHGC REQ'D	SHGC PROV.
WINDOWS	.30	.30	.40	.40
GLASS DOORS	.30	.30	.40	.40

ALL WINDOWS AND DOORS TO HAVE INSULATING GLASS CONSISTING OF ARGON FILLED, LOW-E GLAZING. (TYPICAL FOR ALL GLASS).

GROUND SNOW LOAD	WIND			SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE						
40psf	115 SPECIAL WIND REGION	NO	NO	B	SEVERE	42'	MODERATE TO HEAVY	4 F	YES	ZONE X FEMA MAP 36071C0120E DATED 8/3/2009	1246	46 F	



4 3D VIEW - 1T1.0

NOT FOR CONSTRUCTION.
PROJECTS REQUIRES VARIANCES.
06/03/2025

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NO.	REVISIONS / ISSUE DATES	DESCRIPTION	DATE	BY
		ISSUED TO PLANNING BOARD	7/9/25	
		REVISION FOR PLANNING BOARD	9/5/25	

PROJECT NAME:
**Addition For:
Iacomacci Residence
4 Crestwood Court
Newburgh, NY 12550**

REGISTERED ARCHITECT
STEPHEN A. WHALEN
030238
STATE OF NEW YORK

DRAWING TITLE:
TITLE SHEET

DRAWN BY:
BM/AA

DATE:
06/03/2025

DRAWING NO:
1T1.0

PROJECT PHASE:
CD

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REVISIONS / ISSUE DATES	
NO.	DATE
BY JD	7/3/25
ISSUED TO PLANNING BOARD	
REVISION FOR PLANNING BOARD	9/5/25

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DRAWING TITLE:
SITE PLAN

DRAWN BY:
 BM/AA/JD

DATE:
 06/03/2025

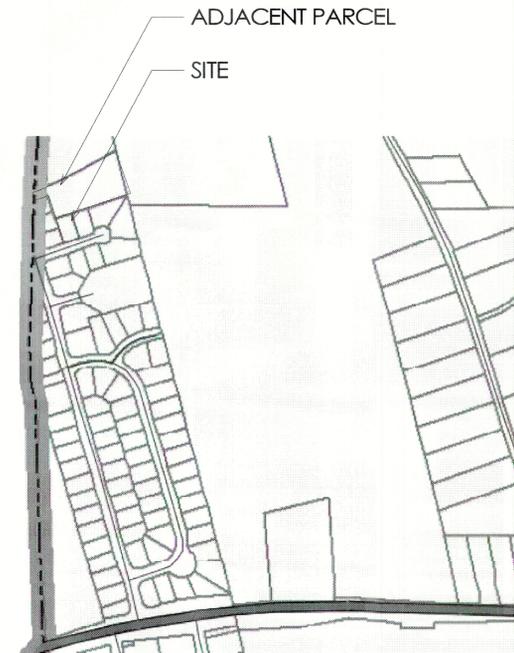
SHEET:
 3 OF 11

SCALE:
 As indicated

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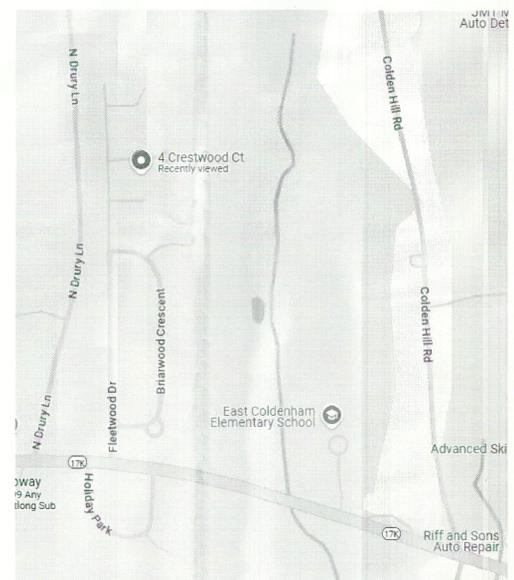
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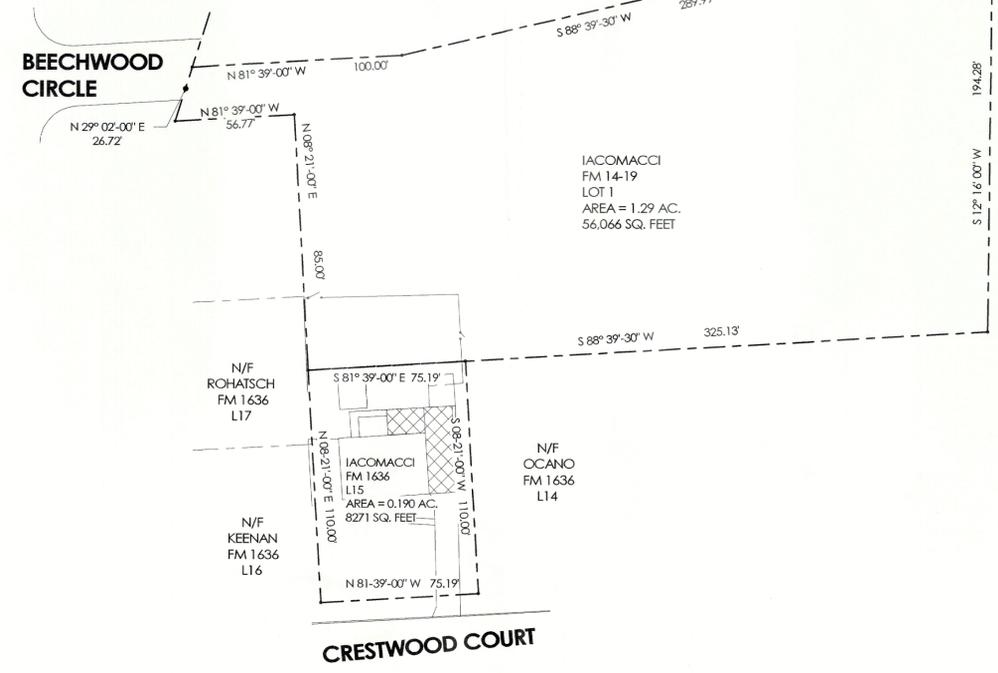


- Zoning Districts**
- R1, Residential
 - R2, Residential
 - R3, Residential
 - AR, Agricultural
 - RR, Reservoir
 - B, Business
 - IB, Interchange Business
 - I, Industrial

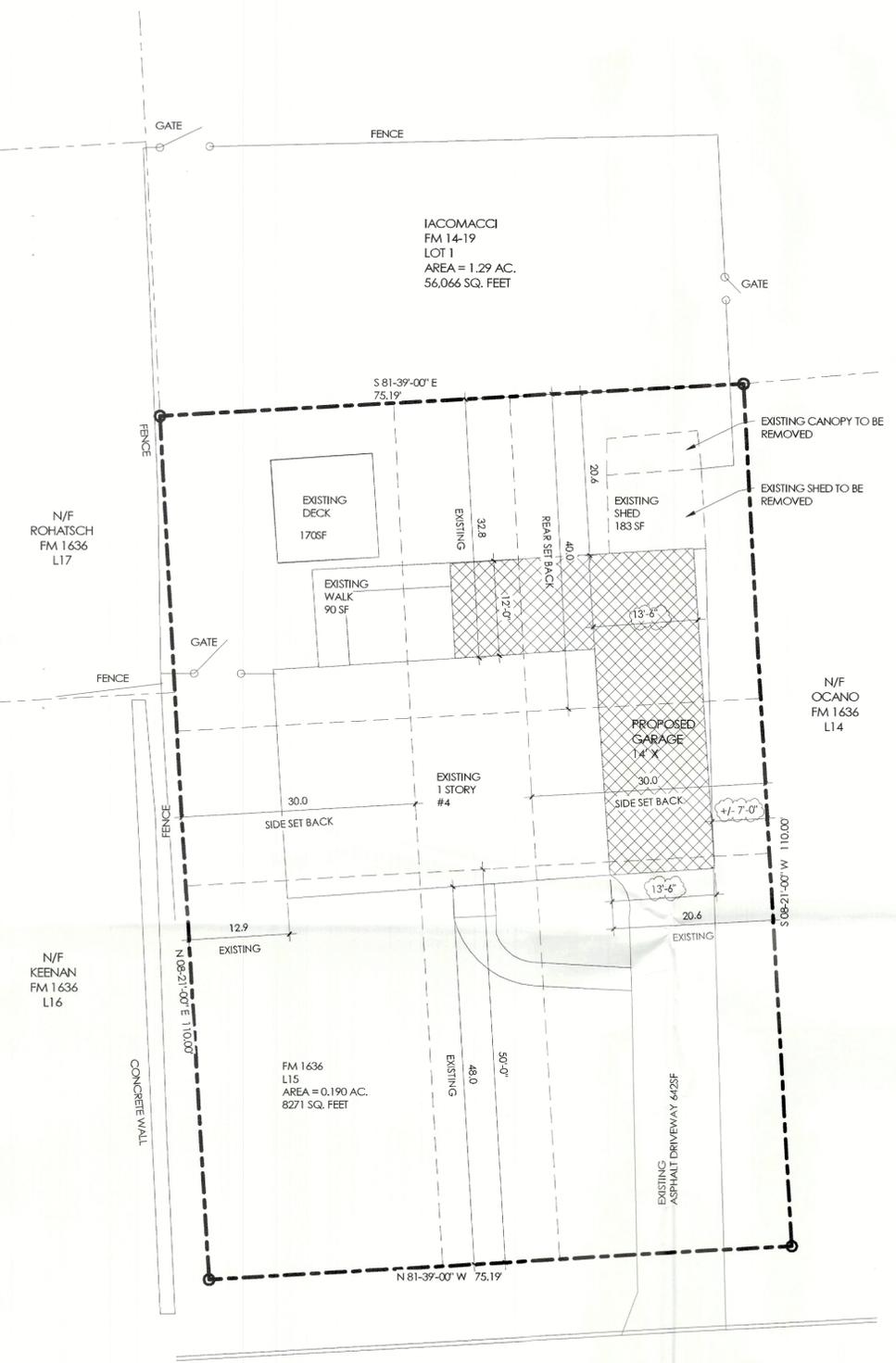
2 PARTIAL ZONING MAP
 3SP1.0 NO SCALE



3 LOCATION MAP
 3SP1.0 NO SCALE



4 PLOT PLAN W/ ADJACENT LOT
 3SP1.0 1" = 40'-0"

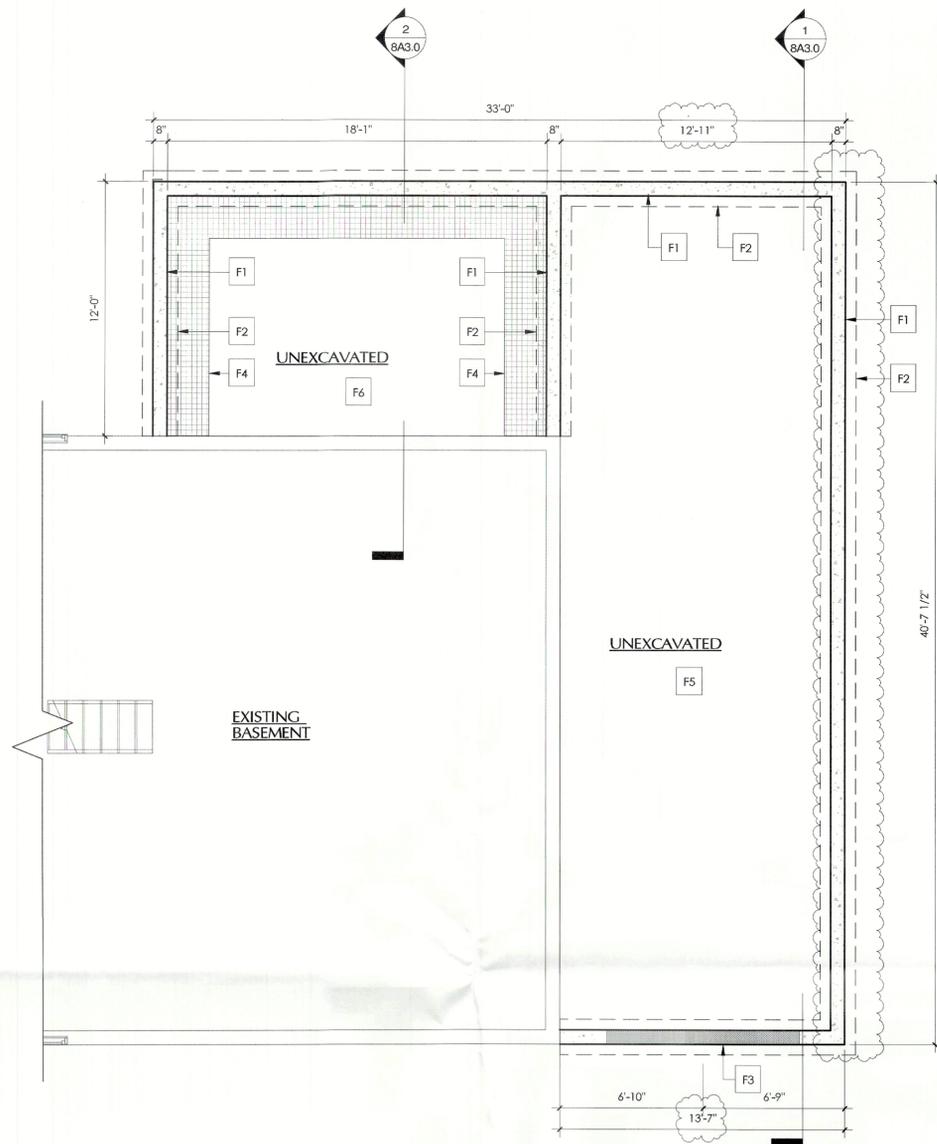


1 PLOT PLAN
 3SP1.0 1" = 10'-0"

ZONING INFORMATION											
TOWNSHIP: TOWN OF NEWBURGH, NY SECTION, BLOCK, LOT: 87-2-10 ZONE: R-1											
	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH	MIN. FRONT YD.	MIN. REAR YD.	MIN. 1 SIDE YD.	MIN. BOTH SIDE YDS.	MAX BLDG. COVERAGE	MAX BLDG. HIGHT FEET	MAX LOT SURFACE COVERAGE	
ORDINANCE REQUIREMENT:	40,000 SF	150 FT	150 FT	50 FT	40 FT	30 FT	80 FT	10 %	35 FT	20 %	
EXISTING:	8,271 SF*	75 FT*	110 FT*	48.0 FT**	32.8 FT**	20.6 FT**	33.5 FT**	17.9 %**	18 FT	27.4 %**	
PROPOSED:	8,271 SF*	75 FT*	110 FT*	48.0 FT**1	20.6 FT**1	7.0/11.9 FT**1	18.9 FT**1	24.1 %**2	18 FT	35 %**3	

*EXISTING SUB-STANDARD LOT / NON-CONFORMING
 **EXISTING NON-CONFORMING
 1REQUIRES FRONT (2' RELIEF), SIDE (23' RELIEF) AND REAR YARD (19.33' RELIEF) THREE TOTAL SETBACK AREA VARIANCES
 2REQUIRES MAX BUILDING COVERAGE VARIANCE
 3REQUIRES MAX SURFACE COVERAGE VARIANCE

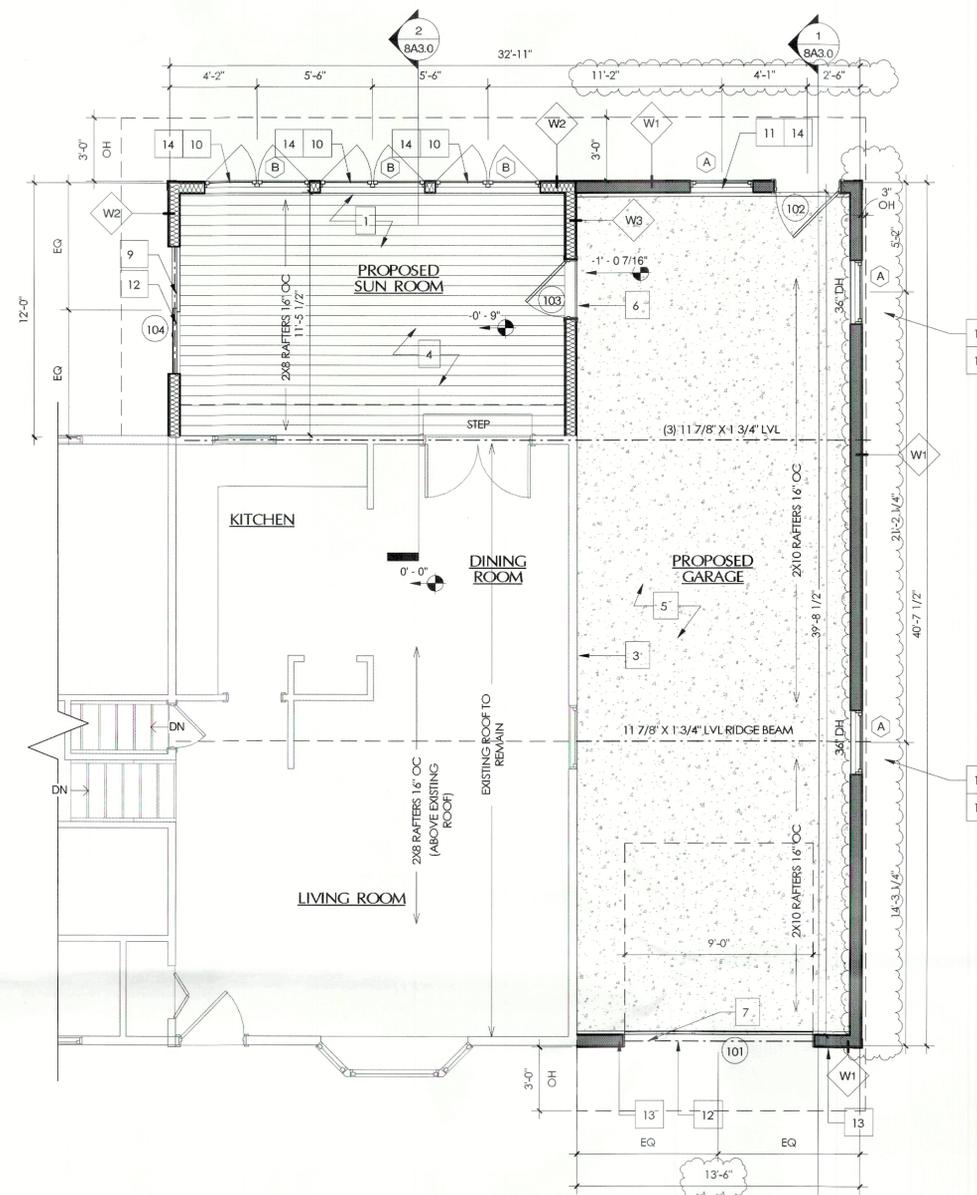
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1 FOUNDATION PLAN
5A1.0 1/4" = 1'-0"

FOUNDATION KEY NOTES:

- F1 LINE OF 8" THICK POURED CONCRETE FOUNDATION WALL. SEE SECTION FOR REINFORCEMENT INFO.
- F2 LINE OF 1'-8" WIDE x 12" THICK POURED CONCRETE FOOTING. SEE SECTION FOR REINFORCEMENT INFO.
- F3 RECESS FOUNDATION WALL AS PER DETAIL #3 ON THIS DRAWING. COORDINATE WITH CONSTRUCTION PLANS FOR DOOR LOCATION & SIZE.
- F4 LINE OF 2'-0" WIDE R-10 RIGID INSULATION AT PERIMETER OF SLAB.
- F5 5" SLAB ON GRADE W/ WWF OVER 10 MIL VAPOR BARRIER AND 6" GRAVEL. PITCH 1/8" PER FOOT TO GARAGE DOOR.
- F6 4" SLAB ON GRADE W/ WWF OVER 10 MIL VAPOR BARRIER AND 6" GRAVEL.
- F7 EXISTING FOUNDATION WALL TO REMAIN.



2 PROPOSED 1ST FLOOR PLAN
5A1.0 1/4" = 1'-0"

FIRST FLOOR CONSTRUCTION KEY NOTES:

- 1 FLOOR FINISHES AS SELECTED BY OWNER.
- 2 2X6 STUD WALL 16" OC W/ 5/8" TYPE 'X' GYPSUM WALL BOARD ON BOTH SIDES
- 3 REMOVE SIDING. INSTALL 2 LAYERS TYPE 'X' GWB THIS WALL
- 4 NEW 4" POURED CONCRETE SLAB OVER 10 MIL VAPOR BARRIER OVER 6" COMPACTED GRAVEL. REINFORCE SLAB W/ 6x6 W1.4 x W1.4 WWF
- 5 NEW 5" POURED CONCRETE SLAB OVER 10 MIL VAPOR BARRIER OVER 6" COMPACTED GRAVEL. REINFORCE SLAB W/ 6x6 W1.4 x W1.4 WWF AT MID SLAB. PITCH TO DOOR 1/8" PER FOOT
- 6 45 MIN FIRE RATED DOOR, 32" X 80"
- 7 9'-0" WIDE BY 7'-0" TALL OVERHEAD GARAGE DOOR
- 8 36" X 80" DOOR W/ GLASS LITE
- 9 72" X 80" SLIDING GLASS DOOR
- 10 60" X 60" DOUBLE CASEMENT WINDOW UNIT
- 11 36" X 36" DOUBLE HUNG WINDOW
- 12 (2) 1 3/4" X 9 1/2" LVL HEADER
- 13 SIMPSON HIT4 HOLD-DOWNS ANCHOR TO FOUNDATION
- 14 (2) 2X8 HEADER

WALL TYPES:

- W1 NEW SIDING OVER AIR INFILTRATION BARRIER OVER 1/2" HUBER ZIP OVER 2X6 WOOD STUDS @ 16" O.C. INSTALL 1/2" GYPSUM WALL BOARD ON INTERIOR SIDE
- W2 NEW SIDING OVER AIR INFILTRATION BARRIER OVER 1/2" HUBER ZIP OVER 2X6 WOOD STUDS @ 16" O.C. W/ R-21 BATT INSUL. INSTALL 1/2" GYPSUM WALL BOARD ON INTERIOR SIDE
- W3 NEW SIDING OVER AIR INFILTRATION BARRIER OVER 1/2" HUBER ZIP OVER 2X6 WOOD STUDS @ 16" O.C. INSTALL 5/8" GYPSUM WALL BOARD ON BOTH SIDES

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2	REVISION FOR PLANNING BOARD
DATE	BY
7/9/25	JD
9/5/25	JD

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REGISTERED ARCHITECT
STEPHEN A. WHALEN
030236
STATE OF NEW YORK

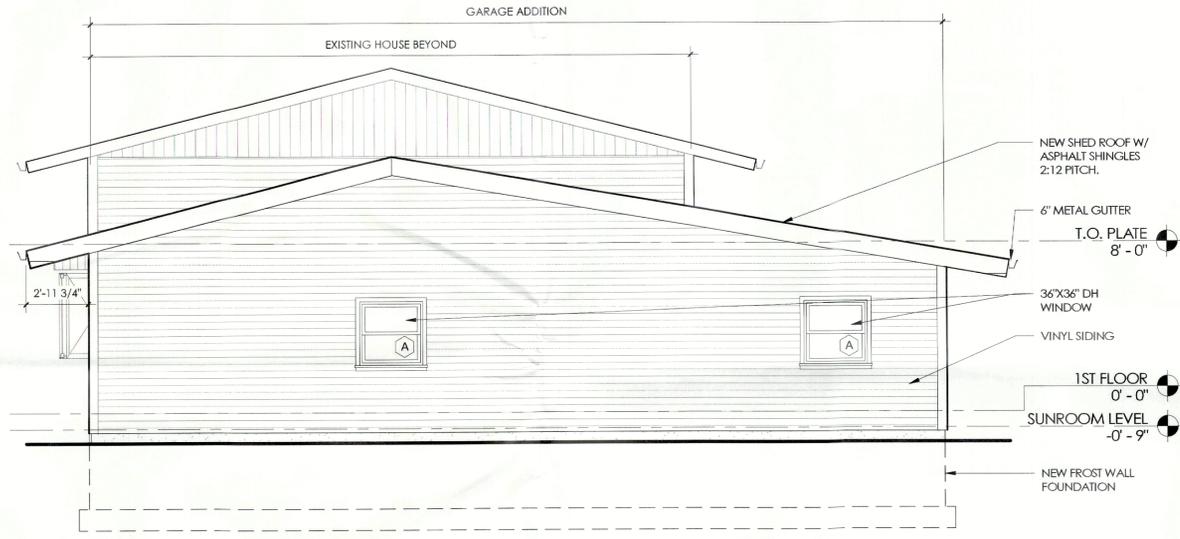
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SUBMITTAL TO THE OFFICE OF RECORD

DRAWING TITLE:
FOUNDATION PLAN & 1ST FLOOR PLAN

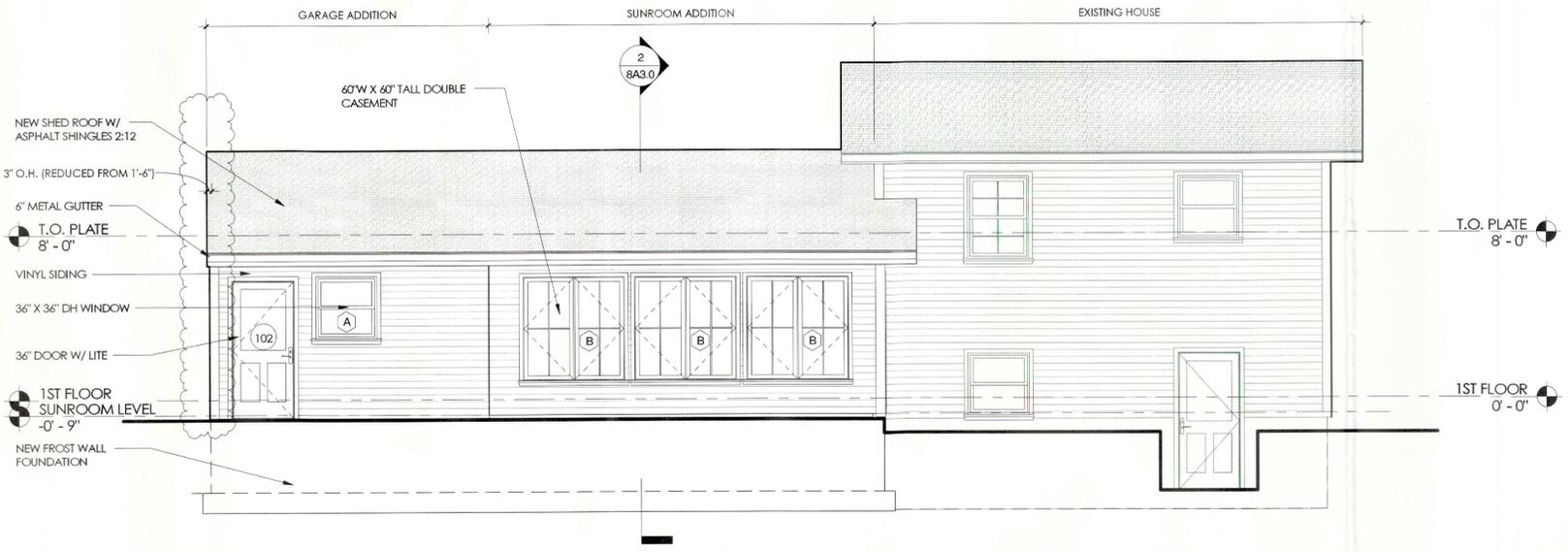
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DATE: 06/03/2025	SCALE: 1/4" = 1'-0"
DRAWING NO: 5A1.0	
PROJECT PHASE: CD	



1 FRONT ELEVATION
7A2.0 1/4" = 1'-0"



2 RIGHT ELEVATION
7A2.0 1/4" = 1'-0"



3 REAR ELEVATION
7A2.0 1/4" = 1'-0"

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1	7/3/25	ISSUED TO PLANNING BOARD		JD
2	9/15/25	REVISION FOR PLANNING BOARD		JD

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DRAWN BY: **BM/AA/JD** SHEET: **6 OF 11**
DATE: **06/03/2025** SCALE: **1/4" = 1'-0"**

DRAWING NO.: **7A2.0**

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