# IACOMACCI RESIDENCE

## 4 CRESTWOOD COURT NEWBURGH, NY 12550

#### **GENERAL NOTES:**

1. ALL WORK SHALL CONFORM TO THE 2020 RESIDENTIAL CODE OF NEW YORK STATE CURRENT EDITION AND ALL LOCAL / MUNICIPAL CODES.

2. ALL WORK INCLUDING MATERIAL STRESSES AND METHODS OF CONSTRUCTION, SHALL CONFORM TO LOCAL AND STATE CODES.

3. 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.

4. 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 IT'S EMPLOYEES OR OF THE CONTRACTOR AND HIS SUBCONTRACTORS OR IT'S 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, NEGLIGENT 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.

5. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICES EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS. A. ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD B. ACCEPTED FOR USE UNDER PRESCRIBED CODE TEST METHODS.

6. GENERAL CONTRACTOR SHALL COORDINATE HIS/HER WORK WITH THAT OF OTHER SUBCONTRACTORS AND SUPPLIERS.

7. 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.

8. 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.

9. 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.

10. CONTRACTOR SHALL NOT OBSTRUCT ACCESS TO ROADWAYS AT ANY TIME.

11. ALL DIMENSIONS NOTED ON PLANS ARE TO ROUGH FRAMING UNLESS OTHERWISE NOTED.

12. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THIS DOCUMENT AND CONTRACT DOCUMENTS ISSUED TO OTHERS PRIOR TO THE START OF THE WORK.

13. 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.

14. 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.

15. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

16. ALL PLUMBING & HVAC WORK SHALL BE DONE IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES.

17. MECHANICAL DESIGN-BUILD SHALL BE BY OTHERS.

18. 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.

19. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL COMPONENTS, ACCESSORIES, ETC. FOR A COMPLETE PROJECT INCLUDING ITEMS NOT SHOWN IN THESE CONSTRUCTION DRAWINGS.

20. ALL PRODUCTS ARE TO BE INSTALLED IN STRICT CONFORMANCE W/ MANUFACTURER'S INSTALLATION INSTRUCTIONS. NO EXCEPTIONS.

<b>ABBRE</b>	VIATIONS				
	3. 3. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.				
ACT	ACOUSTICAL CEILING TILE	FE	FIRE EXTINGUISHER WALL MTD.	NC	NONCOMBUSTIBLE
ADD	ADDENDUM	FD	FLOOR DRAIN	NIC	NOT IN CONTRACT
ADJ	ADJACENT	FIN	FINISH	NO	NUMBER
AFF	ABOVE FINISHED FLOOR	FIX	FIXTURE	NOM	NOMINAL
ALT	ALTERNATE	FL	FLOOR	NTS	NOT TO SCALE
ALUM	ALUMINUM	FND	FEMININE NAPKIN DISPOSAL	1110	TIOT TO COMEL
				00	ONICENTED
ANOD	ANODIZED FINISH	FNDN	FOUNDATION	OC	ON CENTER
AP	ACOUSTICAL PANEL	FNV	FEMININE NAPKIN VENDOR	OH	OVERHEAD
APPROX	APPROXIMATE	FRP	FIBER REINFORCED PLASTIC	OPNG	OPENING
ARCH	ARCHITECT/ARCHITECTURAL	FT	FEET	OPP HD	OPPOSITE HAND
ASSOC	ASSOCIATED	FTG	FOOTING		
A\V	AUDIO VISUAL	FURN	FURNISH / FURNITURE	PART	PARTITION
7111	7.00.0	FUR	FURRED / FURRING	PC	PLUMBING CONTRACTOR
		FR	FIRE RESISTANT	PF	PRE-FINISHED
BB	BULLETIN BOARD				PLATE
B/	BOTTOM OF	FEC	FIRE EXTINGUISHER CABINET	PL	
BLDG	BUILDING			PL LAM/PLAS LAM	PLASTIC LAMINATE
BLKG	BLOCKING	GA	GUAGE	PLAST	PLASTER
BM/BMS	BEAM/BEAMS			PLMBG	PLUMBING
BOS	BOTTOM OF SOFFIT	GAL	GALLON	PLY/PLYWD	PLYWOOD
BRD/BD	BOARD	GALV	GALVANIZED	PNL	PANEL
		GB	GRAB BAR	P/PNT	PAINT
BRG	BEARING	GC	GENERAL CONTRACT	POL	POLISH
BSMT	BASEMENT	GCT	GRANITE COUNTER TOP	PR	PAIR
		GL	GLASS / GLAZING		
_		GND	GROUND	PT	POINT
С	CARPET			PTD	PAPER TOWEL DISPENSER
CAB	CABINET	GYP WALL BD/GWB	GYPSUM WALL BOARD	PTN	PARTITION
CB	CHALKBOARD			PVC	POLY VINYL CHLORIDE
CJ	CONTROL JOINT			PGB	PAINTED GYPSUM BOARD
CL	CENTER LINE	Н	HIGH	PS	PROJECTION SCREEN
		H/C	DISABLED ACCESS	F3	PHOJECTION SCREEN
CLG	CEILING		HEAVY DUTY		
CLO	CLOSET	HD		O.T.	OLIA DENZETILE
CLR	COOLER	HDR	HEADER	Q.T.	QUARRY TILE
CMU	CONCRETE MASONRY UNIT	HDWR	HARDWARE		
COL	COLUMN	HM	HOLLOW METAL	R	RISER
CONC	CONCRETE	HORZ	HORIZONTAL	RAD	RADIUS
CONF	CONFERENCE	HR	HANDRAIL / HOUR	RCP	REFLECTED CEILING PLAN
CONT	CONTINUOUS	HT	HEIGHT	RD	ROOF DRAIN
		HTG	HEATING	RE	REFER TO
CONTR	CONTRACTOR				
CORR	CORRIDOR	HVAC	HEATING VENTILATION A/C	REFRIG	REFRIGERATOR
CSMU	CALCIUM SILICATE MASONRY UNIT			REQD	REQUIRED
CT	CERAMIC TILE	ID	INCIDE DIAMETED	RH	RIGHT HAND
CTB	CERAMIC TILE BASE	ID	INSIDE DIAMETER	RHR	RIGHT HAND REVERSE
		INSUL	INSULATION	RM	ROOM
		INV	INVERT		
DA	DOUBLE ACTING			0	OFALED
DET/DTL	DETAIL	JAN	JANITOR	S	SEALER
		JT	JOINT	SAT	SATURATION
DF	DRINKING FOUNTAIN	01	CONT	SC	SOLID CORE WOOD DOOR
DIA	DIAMETER			SD	SOAP DISPENSER
DISP	DISPENSER	KPL	KICKPLATE	SF	SQUARE FEET
DIV	DIVISION			SHT	SHEET
DN	DOWN	L	LAMINATED GLASS	SIM	SIMILAR
DR	DOOR			SPEC	SPECIFICATION
DS	DOWNSPOUT	LAV	LAVATORY		
		LF	LINEAR FEET	SPD	SOAP DISH
DWG	DRAWING	LH	LEFT HAND	SQ	SQUARE
		LHR	LEFT HAND REVERSE	SST	STAINLESS STEEL
		LIN	LINEN	STL/ST	STEEL
EA	EACH	LLH	LONG LEG HORIZONTAL	STRUCT	STRUCTURAL / STRUCTURE
EHD-X	ELECTRIC HAND DRYER	LLV	LONG LEG VERTICAL	SUSP	SUSPENDED
EIFS	EXTERIOR INSULATION FINISH SYSTEM			SV	SHEET VINYL FLOORING
EL/ELEV	ELEVATION	LVR	LOUVER		
				SW	SHEAR WALL
ELEC	ELECTRIC				The second second
EMER	EMERGENCY	MACH	MACHINE		
EMO	EXISTING MASONRY OPENING	MAS	MASONRY		
EQ	EQUAL	MAT	MATERIAL		
EQUIP	EQUIPMENT				
E.U.	EGRESS UNIT	MAX	MAXIMUM		
EWC	ELECTRIC WATER COOLER	MBH	MOP & BROOM HOLDER		
		MECH	MECHANICAL		
EWO	EXISTING WINDOW OPENING	MET/MTL	METAL		
EXHIB	EXHIBIT	MEZZ	MEZZANINE		
EXIST/EXIST'G	EXISTING	MFGR	MANUFACTURE / MANUFACTURER		
EXP JT	EXPANSION JOINT				
EXP	EXPOSED	MIN	MINIMUM		
EXT	EXTERIOR	MIR	MIRROR		
LAI	EATERIOR	MLD	MOULDING		
		MO	MASONRY OPENING		
		MP	METAL PANEL		
		MRGWR	MOISTURE RESISTANT		

/S B CB EL EMP ERR G HK HRU OOF OOF	TREAD TOP OF TONGUE AND GROOVE TOP OF STEEL TACK BOARD TECTUM BOARD TELEPHONE TEMPERED TERRAZZO TEMPERED GLASS THICK THROUGH TOP OF CONCRETE TOP OF FOOTING TOP OF MASONRY TOILET PAPER HOLER TACK STRIP TYPICAL
IG IH IL INO/UON /S TIL IV	UNDERGROUND UNIT HEATER UNDERWRITERS LABATORIES UNLESS OTHERWISE NOTED UNDERSIDE UTILITY UNIT ELEVATOR
CT	VINYL VINYL COMPOSIT TILE

VERIFY IN FIELD

WHITEBOARD WATER CLOSET WATERPROOF

WR GWB WATER RESISTANT GYPSUM BRD.

1T1.0

SYMBOLS

DRAWING LIST

DWG. # DRAWING NAME

TITLE SHEET

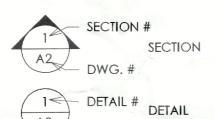
SITE PLAN

EXISTING CONSTRUCTION TO REMAIN EXISTING CONSTRUCTION TO BE DEMOLISHED

NEW CONSTRUCTION

FOUNDATION PLAN & 1ST FLOOR PLAN

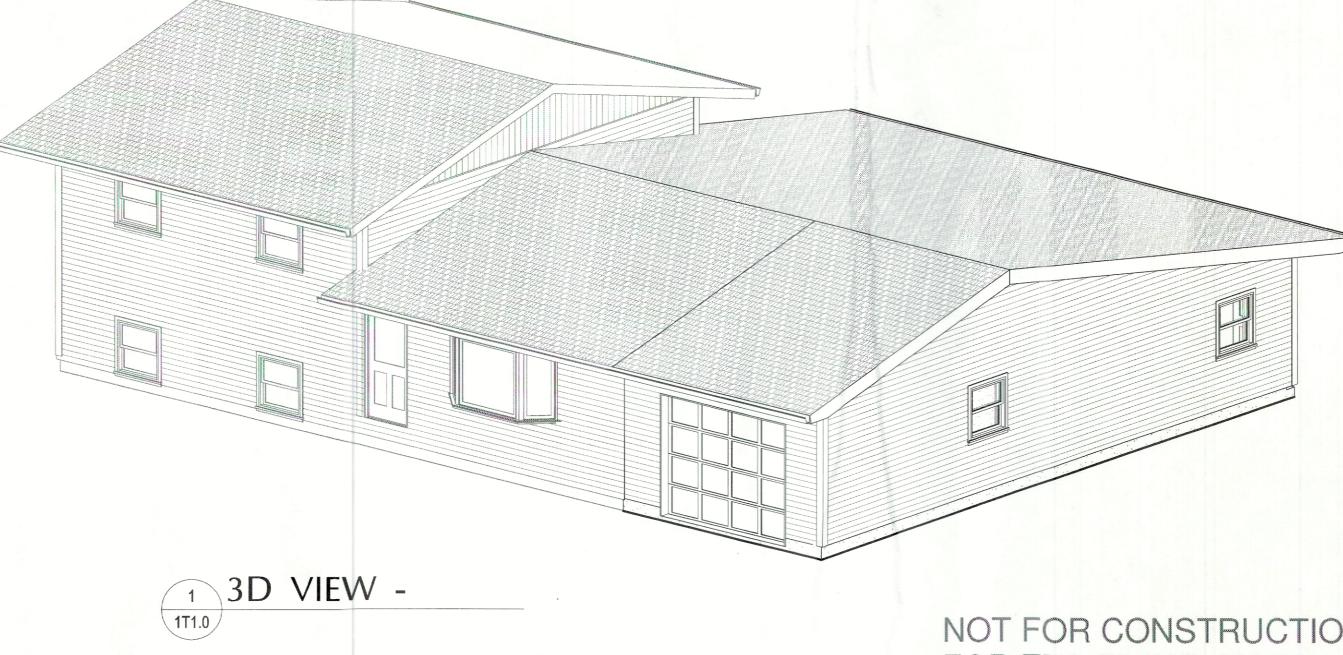
**EXTERIOR ELEVATIONS & HOUSE PHOTOS** 



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

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

	(	CLIMATIC	AND GE	OGRAF	HICAL D	ESIGN (	CRITERI	A - N	EWBURGH	I, NY		
GROUND SNOW LOAD	WIND			SEISTAIC	SUBJECT TO DAMAGE FROM							
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	WIND BORNE DEBRIS ZONE	SEISMIC DESIGN CATAGORY	WEATHERING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
40psf	115 SPECIAL WIND REGION	ИО	МО	В	SEVERE	42"	MODERATE TO HEAVY	4 F	YES	ZONE X FEMA MAP 36071C0120E DATED 8/3/2009	1246	46 F



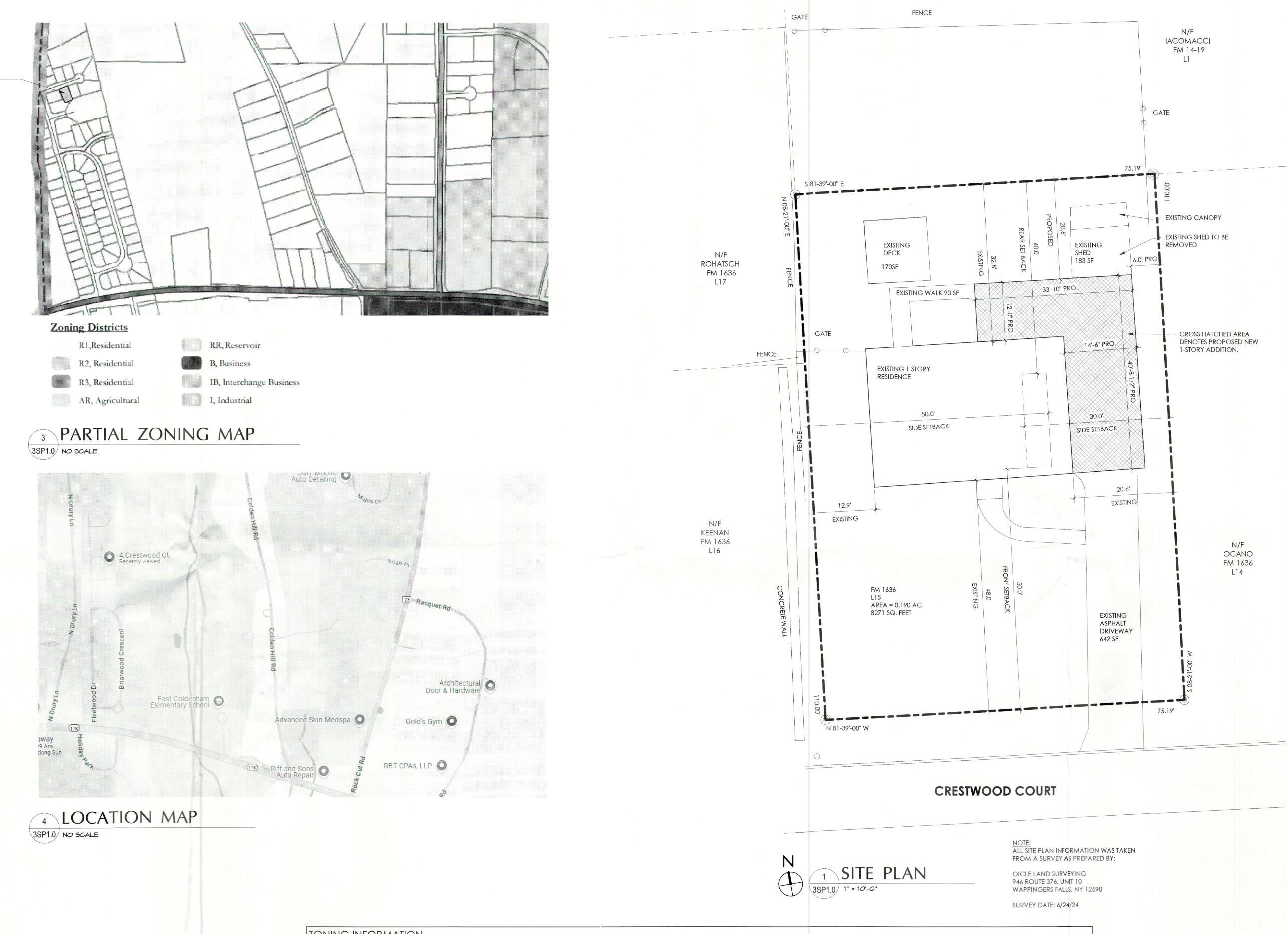
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1 OF 11

BM/AA 06/03/2025 As indicated DRAWING NO:

PROJECT PHASE: CD



ZONING INFORMATION TOWNSHIP: TOWN OF NEWBURGH, NY SECTION, BLOCK, LOT: 87-2-10 ZONE: R-1 MIN. FRONT YD. MIN. REAR YD. MIN. 1 SIDE YD. MIN. BOTH SIDE YDS. MAX BLDG. COVERAGE MAX BLDG. HGHT FEET MAX LOT SURFACE COVERAGE MIN. LOT AREA MIN. LOT WIDTH MIN. LOT DEPTH ORDINANCE REQUIREMENT: 40,000 SF 150 FT 150 FT 40 FT 30 FT 80 FT 10 % 35 FT 20 % 12.9 FT \*\* 17.9 % \*\* EXISTING: 8,271 SF \* 75.19 FT \* 110 FT \* 48.0 FT \*\*1 32.8 FT \*\* 20.6 FT \*\* 18 FT 27.4 % \*\* PROPOSED: NO CHANGE NO CHANGE 24.1 %\*\*2 NO CHANGE 35 % \*\*3 NO CHANGE NO CHANGE NO CHANGE 20.6 FT\*\*1

\* EXISTING SUB-STANDARD LOT/ NON-CONFORMING

\*\* EXISTING NON-CONFORMING

\*\*1 EXISTING, NON-CONFORMING, VARIANCE REQUESTED: FRONT (2' RELIEF),

REAR YARD (19.4' RELIEF), AND RIGHT SIDE (24.0' RELIEF).
\*\*2 MAX BUILDING COVERAGE VARIANCE REQUESTED.

\*\*3 REQUIRES MAX SURFACE COVERAGE VARIANCE REQUESTED.

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BM/AA/JD

DATE:
06/03/2025

DRAWING NO:

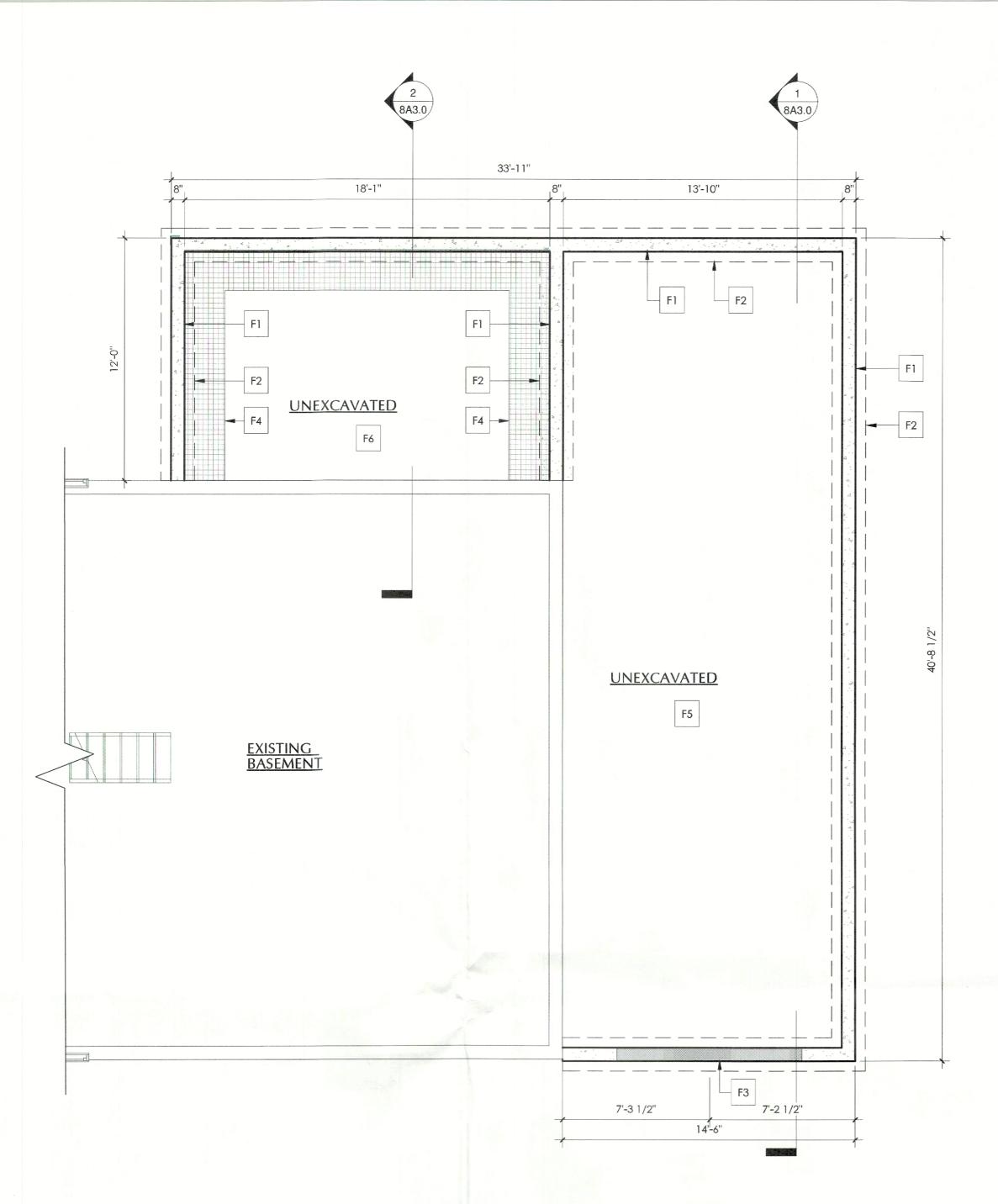
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Residence

Addition For:

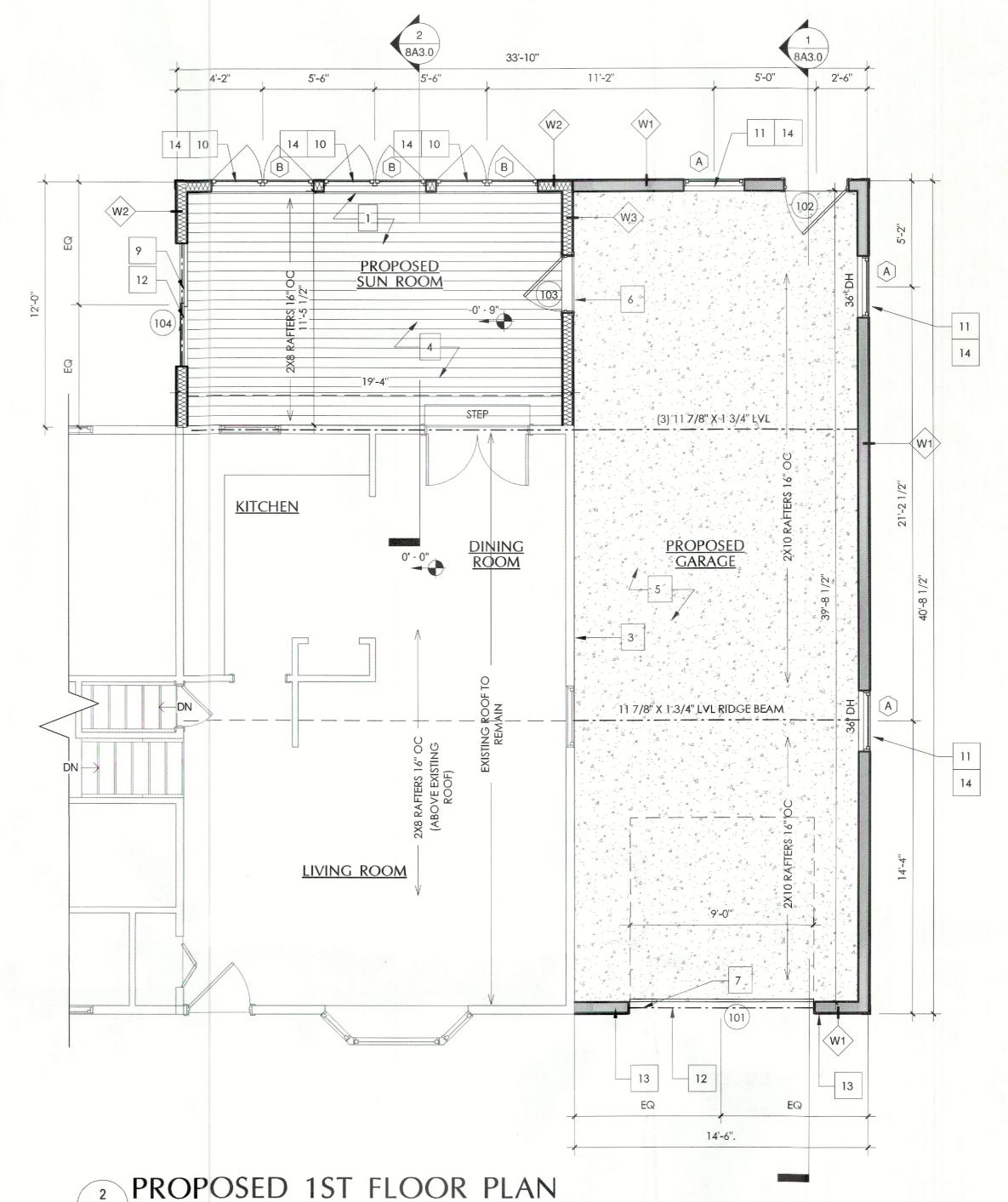
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#### **FOUNDATION KEY NOTES:**

- 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.



### 5A1.0 1/4" = 1'-0"

#### FIRST FLOOR CONSTRUCTION KEY NOTES:

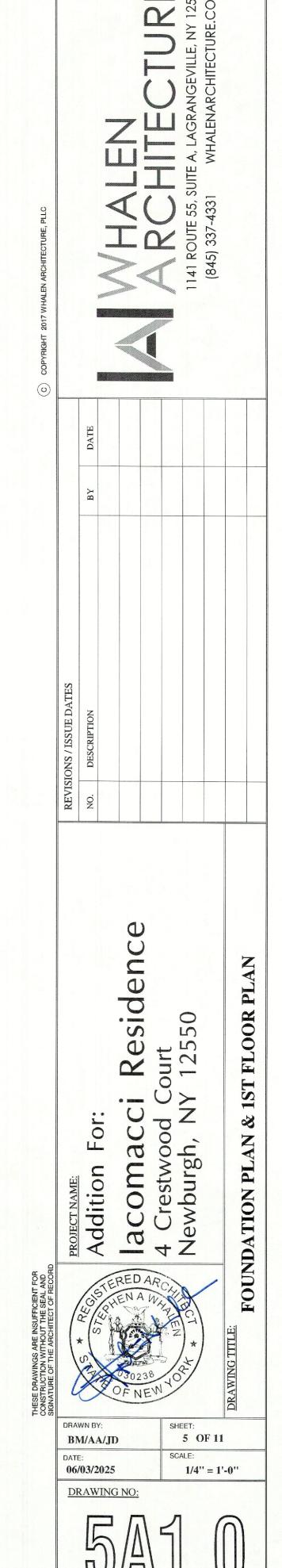
- 1 FLOOR FINISHES AS SELECTED BY OWNER.
- 2 2X6 STUD WALL 16" OC W/ 5/8" TYPE "X" GYPSUM WALL BOARD ON BOTH SIDES
- 3 REMOVE SIDING, INSTALL 2 LAYERS TYPE X GWB THIS WALL
- 4 NEW 4" POURED CONCRETE SLAB OVER 10 MIL VAPOR BARRIER OVER 6" COMPACTED GRAVEL. REINFORCE SLAB W/ 6x6 W1.4 x W1.4 WWF
- NEW 5" 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

  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" X36" DOUBLE HUNG WINDOW
- 12 (2) 1 3/4" X 9 1/2" LVL HEADER
- 13 SIMPSON HTT4 HOLDDOWNS ANCHOR TO FOUNDATION
- 14 (2) 2X8 HEADER

#### WALL TYPES:

- 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
- 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
- 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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