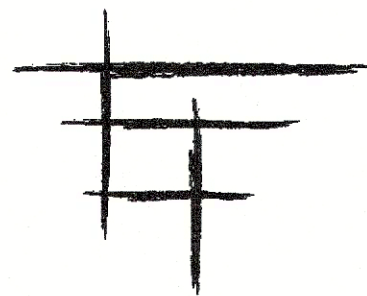


NEW DETACHED GARAGE FOR:

WCI ENTERPRISES II LLC

205 CANDLESTICK HILL RD, NEWBURGH, NY 12550 TAX ID# 7 - 1 -46

ERIK FRED
ARCHITECT
PLLC



845.527.6519
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20 Ene Road
Modena, NY 12548

NEW DETACHED GARAGE FOR:

WCI ENTERPRISES II LLC

205 CANDLESTICK HILL RD
NEWBURGH, NY 12550
TAX ID# 7 - 1 -46
PROJ. # 26-16

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ZONING BOARD SUBMISSION
07 AUGUST 2026



TITLE SHEET

G-001

PROJ. # 26-16 WCI ENTERPRISES II LLC

GENERAL NOTES & SPECIFICATIONS

PROJECT DESCRIPTION

- NEW ONE STORY WOOD FRAME DETACHED 2 CAR GARAGE WITH ENGINEERED TRUSS ROOF.

CODES

- ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL CODES, INCLUDING, BUT NOT LIMITED TO, APPLICABLE CODES: 2025 RESIDENTIAL CODE OF NEW YORK STATE.
- PLANS CONFORM TO THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

PERMITS & INSPECTIONS

- THE CONTRACTOR SHALL APPLY FOR A CERTIFICATE OF OCCUPANCY UPON SUBSTANTIAL COMPLETION OF THE PROJECT. THE OWNER IS RESPONSIBLE FOR ANY AND ALL FEES ASSOCIATED WITH THE CERTIFICATE OF OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS AND INSPECTIONS AS REQUIRED, INCLUDING BUT NOT LIMITED TO, ELECTRICAL INSPECTION FEES, PLUMBING INSPECTIONS, ETC. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR FEES TO LENDING INSTITUTIONS AS REQUIRED FOR RELEASE OF FUNDS. THESE ARE BY THE OWNER.
- ALL INSPECTIONS REQUIRED BY THE TOWN OF NEWBURGH BUILDING DEPARTMENT AND ALL OTHER CODE ENFORCING AGENCIES SHALL BE ARRANGED BY THE CONTRACTOR AND PAID FOR BY THE OWNER.

CHANGES TO THE CONTRACT

- ALL CHANGES SHALL BE REQUESTED IN WRITING AND APPROVED IN WRITING BY THE OWNER AND THE ARCHITECT, USING PREVIOUSLY APPROVED METHOD OR APPLICABLE AIA DOCUMENTS.
- NO PAYMENT WILL BE MADE BY THE OWNER OR APPROVED BY THE ARCHITECT FOR ADDITIONAL WORK, WHICH HAS BEEN PERFORMED WITHOUT A WRITTEN AND SIGNED CHANGE ORDER.

MISCELLANEOUS

- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE SITE & THE SCOPE OF WORK PRIOR TO BIDDING.
- ALL WORK SHALL BE PERFORMED BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- ALL WORK, INCLUDING PLUMBING AND ELECTRICAL WORK, SHALL BE PERFORMED BY LICENSED CONTRACTORS.
- ALL CONTRACTORS SHALL BE RESPONSIBLE FOR CUTTING, PATCHING, FILLING, AND CLEANING UP AFTER THEIR OWN WORK.
- IN NO EVENT SHALL STRUCTURAL MEMBERS BE CUT OR DRILLED WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
- INFORMATION APPEARING ON ONE DRAWING SHALL BE INTERPRETED TO APPEAR ON ALL DRAWINGS.
- NO WORKERS SHALL BE UNDER THE INFLUENCE OF DRUGS OR ALCOHOL WHILE ON THE JOB SITE.
- CONTRACTORS SHALL NOT OBSTRUCT ACCESS TO JOBSITE AT ANY TIME.
- THERE SHALL BE NO SMOKING IN THE STRUCTURE AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
- ALL COMPONENTS INCORPORATED INTO THE WORK SHALL CONFORM TO MATERIAL STRESSES, CAPACITIES AND METHODS OF CONSTRUCTION, PRESCRIBED BY LOCAL AND STATE CODES.
- ALL CONSTRUCTION DRAWINGS, SPECIFICATIONS, PROJECT MANUAL 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 ERIK FRED ARCHITECT PLLC WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK. IT SHALL 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.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS AT THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF TRADES, ARCHITECT AND BUILDING DEPARTMENT PERSONNEL.
- ALL EXITS AND WAYS OF APPROACH THERE TO SHALL BE CONTINUOUSLY MAINTAINED FREE FROM ALL OBSTRUCTIONS OR IMPEDIMENTS TO FULL INSTANT USE IN THE CASE OF FIRE OR OTHER EMERGENCY. CONSTRUCTION WORK SHALL BE DONE ON REGULAR WORK HOURS EXCEPT AS DIRECTED BY OWNER. ALL LOCAL ORDINANCES REGARDING NOISE AND NUISANCE SHALL BE RESPECTED.
- CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER SAFETY AND SECURITY OF THE SITE.
- 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 QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

TEMPORARY BRACING / SHORING / UNDERPINNING

- PROVIDE ALL TEMPORARY BRACING, SHORING AND OR UNDERPINNING AS REQUIRED DURING ALL PHASES OF CONSTRUCTION.

SAFETY OF WORKERS

- THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PROCEDURES ON THE JOB. IN NO WAY IS THE OWNER OR ARCHITECT RESPONSIBLE FOR SAFETY METHODS, PROCEDURES, PRECAUTIONS, ETC.
- IT IS NOT THE RESPONSIBILITY OF THE ARCHITECT TO PATROL SAFETY VIOLATIONS OR MAKE ANY PARTY AWARE OF SUCH VIOLATIONS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION AND SAFETY OF ALL PERSONS AND EXISTING FACILITIES AT THE CONSTRUCTION SITE, EXCEPT FOR DAMAGE TO PROPERTY OR BODILY INJURY ARISING FROM THE OWNER'S SOLE NEGLIGENCE. THE GENERAL CONTRACTOR SHALL SAVE AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM AND AGAINST ALL SUITS OR CLAIMS IN CONNECTION WITH PUBLIC LIABILITY AND PROPERTY DAMAGE, AND SHALL DEFEND ANY AND ALL SUCH ACTIONS AND PAY ALL EXPENSES ARISING THEREFROM.

DIMENSIONS - RESPONSIBILITY FOR ACCURACY

- DO NOT SCALE DIMENSIONS FROM THE DRAWINGS. ALL WRITTEN OR DIMENSIONED INFORMATION TAKES PRECEDENCE OVER THE DRAWING.
- PRIME CONTRACTORS SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS OF THE BUILDING IN THE FIELD BEFORE STARTING WORK AND REPORT ANY DISCREPANCIES TO ARCHITECTS PRIOR TO THE START OF WORK.
- ALL DIMENSIONS NOTED ON PLANS ARE TO FINISH UNLESS OTHERWISE NOTED.
- CONTRACTORS MUST BRING TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AFTER DISCOVERY, IN WRITING, ANY AND ALL DISCREPANCIES OR INCONSISTENCIES BETWEEN FIELD CONDITIONS AND THE DRAWINGS, OR BETWEEN DIFFERENT DRAWINGS, AND SHALL NOT PROCEED WITH ANY WORK RELATING TO THE MATTER UNTIL THE ARCHITECT HAS RESOLVED THE ISSUE AND HAS GIVEN CLEAR INSTRUCTIONS TO COMMENCE WITH THE WORK. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE WORK OF EACH DISCIPLINE SECTION.
- 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 QUALITY, THE CONTRACTOR SHALL PROVIDE THE SUPERIOR QUALITY.

WASTE, REMOVALS & CLEANING

- ALL WASTE AND REMOVALS SHALL BE DISPOSED OF LEGALLY OFF SITE.
- CONTRACTOR SHALL PAY FOR ALL NECESSARY DUMPSTER AND CARTING FEES.
- UPON COMPLETION OF THE CONTRACT AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOB SITE REMOVING ALL DEBRIS INSIDE AND OUTSIDE THE BUILDING. CONTRACTOR SHALL HIRE A PROFESSIONAL CLEANING COMPANY TO CLEAN THE BUILDING. SURFACES SHALL BE DUSTED, CERAMIC TILE CLEANED, FLOORS MOPPED, ETC. THE CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGED DURING THE COURSE OF CONSTRUCTION SUBJECT TO THE APPROVAL OF THE OWNER.
- JOB SITE MUST BE KEPT CLEAN DURING THE COURSE OF CONSTRUCTION.
- NO WASTE MATERIALS MAY BE BURNED OR BURIED ON SITE.
- THERE SHALL BE NO GARBAGE LEFT ON THE JOB SITE, INCLUDING CIGARETTE BUTTS & FASTENERS ON THE GROUND. JOBSITE SHALL BE SWEEP CLEAN AT THE END OF EACH WORKDAY.

ACCEPTANCE OF WORK

- THE ARCHITECT AND OWNER HAS THE RIGHT TO REJECT ANY SLOPPY, POORLY INSTALLED, OR UNAUTHORIZED WORK OR WORK DONE CONTRARY TO THE INTENT OF THE CONTRACT DOCUMENTS. SUCH WORK SHALL BE REPLACED, REPAIRED OR REMOVED AT THE CONTRACTOR'S EXPENSE.

INSURANCE

- ALL CONTRACTORS SHALL PROVIDE THE OWNER WITH CERTIFICATES OF INSURANCE PRIOR TO STARTING WORK FOR THE FOLLOWING TYPES:
 - WORKMEN'S COMPENSATION- COVER ALL OBLIGATIONS OF THE WORKMEN'S COMPENSATION AND DISABILITY BENEFITS LAWS
 - GENERAL LIABILITY AND PROPERTY DAMAGE INCLUDING BODILY INJURY

WARRANTIES

- ALL CONTRACTORS SHALL HOLD TO THE INTENT OF THE DRAWINGS WHICH IS TO PROVIDE COMPLETE AND FINISHED WORK, TESTED AND GUARANTEED FOR A MINIMUM OF ONE YEAR FROM THE TIME OF COMPLETION AND READY FOR OCCUPANCY, INCLUDING ALL NECESSARY ITEMS REQUIRED FOR A COMPLETE AND FINISHED INSTALLATION, REGARDLESS OF WHETHER SPECIFICALLY CALLED FOR OR NOT ON THE DRAWINGS.
- THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND THE WORK OF HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR MINIMUM AFTER RECEIVING FINAL ACCEPTANCE, AND DO ALL REPAIR WORK AND REPLACEMENT AS MAY BE NECESSARY DURING THAT PERIOD AT HIS EXPENSE. IN ADDITION THE CONTRACTOR SHALL ADHERE TO ALL NEW YORK STATE REQUIREMENTS REGARDING WARRANTIES OF NEW CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- FOLLOW ALL MANUFACTURERS' RECOMMENDED INSTALLATION METHODS. THIS IS REQUIRED TO INSURE THAT MANUFACTURER'S WARRANTIES WILL BE IN EFFECT. FAILURE TO INSTALL MATERIALS PROPERLY WILL PLACE ALL MANUFACTURERS' WARRANTIES AS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

SEDIMENT AND EROSION CONTROL

SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN EACH AREA BEFORE ANY DEMOLITION AND ANY SUBSTANTIAL AMOUNT OF SITE PREPARATION, CLEARING AND GRUBBING. EXCAVATION AND FILLING SHALL BE STARTED.

ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TOWN CODE AND THE LATEST EDITION OF THE "NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL."

ALL SEDIMENTATION AND EROSION CONTROL MEASURE SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS TO ENSURE THEIR PROPERLY FUNCTIONING.

EXCAVATION:

EXCAVATION SHALL BE PROTECTED FROM FROST DURING COLD WEATHER. DO NOT BACKFILL AGAINST FOUNDATION WALLS OR PLACE HEAVY EQUIPMENT CLOSER THAN 8 FEET FROM WALLS BEFORE FIRST FLOOR FRAMING OR SLAB IS IN PLACE.

FOUNDATION NOTES:

- FOOTINGS TO REST ON VIRGIN, UNDISTURBED SOIL AND/OR COMPACTED STRUCTURAL FILL 95% PROCTOR ALL WITH A MIN. BEARING CAPACITY OF 3,000 PSF (MINIMUM BEARING CAPACITY SHALL BE VERIFIED BY SUB-SOIL INVESTIGATION (TEST PITS) IN ALL CASES FOOTINGS SHALL EXTEND DOWN A MIN. OF 42" BELOW ADJACENT FINISHED GRADE.
- ALL ANCHOR RODS TO BE 1/2" DIA. 2" HOOKED END (TYP.) A36 OR A307 STEEL. THE CONTRACTOR SHALL THOROUGHLY VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT THE JOB SITE, ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE OWNER. OTHERWISE THE CONTRACTOR SHALL BEAR ALL COSTS TO COMPLETE THE WORK AS INTENDED WITHIN THE DRAWINGS.

REINFORCING STEEL:

- REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.
- REINFORCING SHALL BE ACCURATELY INSTALLED TO THE REQUIRED ELEVATION AND CHAIRED OR SECURELY TIED IN PLACE SO AS TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. REINFORCING BARS NOTED CONTINUOUS SHALL BE LAPPED AT SPLICES AND HOOKED AT NON-CONTINUOUS ENDS. ALL LAPS SHALL BE 40 BAR DIAMETERS MIN.

FOUNDATIONS:

- ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ROCK, HAVING A MINIMUM SAFE BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT. ALL FOOTINGS SHALL BE FORMED TO MEET SIZES INDICATED ON DRAWINGS AND DETAILS.
- ELEVATIONS OF FOOTING BOTTOMS SHOWN ON DRAWINGS ARE AT THE HIGHEST PERMISSIBLE ELEVATIONS.
- ACTUAL FOOTING BOTTOMS MAY BE LOWER IF ADEQUATE BEARING MATERIAL IS NOT FOUND AT THE FOOTING DEPTHS SHOWN ON DRAWINGS. WHERE FOOTINGS ARE STEPPED, BOTTOMS SHALL BE STEPPED NOT MORE THAN 18 INCHES VERTICAL. STEP LENGTH MUST BE A MINIMUM OF 3 FEET HORIZONTALLY. SOLID BACKFILL UNDER FLOOR SLABS SHALL BE A POROUS, GRANULAR MATERIAL, SUCH AS CRUSHED STONE OR GRAVEL WHICH CONTAINS FINE MATERIAL PASSING A #200 SIEVE. FILL BELOW SLABS ON GROUND SHALL BE PLACED IN LIFTS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 98 % OF THE MODIFIED STANDARD DENSITY AS PER ASTM D-1557.
- PROVIDE FOOTING DRAINS AS INDICATED ON DRAWINGS, PIPE TO DAYLIGHT TYP. FOOTINGS SHALL REST IN TRENCHES ON UNDISTURBED SOIL. ANY FOOTINGS RESTING ON LEDGE SHALL BE PINNED TO THE LEDGE WITH 12" #6 STL. STL REBARS 16" O.C. DRIVEN 6" INTO SOLID LEDGE AND EXTENDING 6" INTO FOOTING.
- ARCHITECT TO INSPECT ANY NON-VIRGIN SOIL TRENCH CONDITIONS, OR EXPOSED LEDGE CONDITIONS PRIOR TO POURING FOOTINGS.

CONCRETE NOTES:

- ALL CONCRETE WORK, MATERIALS, DETAILS AND CONSTRUCTION METHODS SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE "SPECIFICATION FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 301, AND BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI 318, OF THE AMERICAN CONCRETE INSTITUTE, LATEST EDITION.
- NO CONCRETE SHALL BE POURED SUBJECT TO FREEZING CONDITIONS OR ON FROZEN GROUND.
- SLAB ON GRADE SHALL BE AS INDICATED ON DRAWINGS WITH WWF OVER 6" OF 3/4" GRAVEL. SLAB SHALL BE FINISHED IN ACCORDANCE WITH ACI STANDARDS 318, 304, AND 301.
- ALL REINFORCING BARS SHALL BE DEFORMED BILLET STEEL BARS CONFORMING TO ASTM A615, GRADE 60. TIES AND STIRRUPS MAY BE GRADE 40.
- REINFORCING STEEL SHALL BE PLACED TO PROVIDE 3" CLEAR CONCRETE COVER.
- CONCRETE FOR POURED IN PLACE CONSTRUCTION SHALL BE AN AIR-ENTRAINED, NORMAL WEIGHT STONE AGGREGATE MIX ACHIEVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT AN AGE OF 28 DAYS. CONCRETE FOR FLOOR SLABS SHALL ACHIEVE A COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
- CONCRETE SLABS ON GROUND SHALL BE PLACED IN ALTERNATE PANELS NOT EXCEEDING 900 SQUARE FEET IN AREA NOR 30 FEET IN LENGTH. SLAB CONSTRUCTION JOINTS SHALL BE DOWELED AND KEED.

CONCRETE MASONRY

- CONCRETE MASONRY UNITS MUST BE MEDIUM WEIGHT HOLLOW LOAD BEARING TYPE CONFORMING TO ASTM C90, TYPE 1, GRADE N. COMPRESSIVE STRENGTH 1 m IN AVERAGE THREE UNITS MUST BE 3,000 PSI MINIMUM AT 28 DAYS.
- MORTAR MUST BE ASTM C270, TYPE S.
- GROUT MUST BE ASTM C476, MINIMUM COMPRESSIVE STRENGTH = 3,000 PSI AT 28 DAYS. INDIVIDUAL GROUT LIFTS MUST NOT EXCEED 4 FEET IN HEIGHT.
- HORIZONTAL MASONRY JOINT REINFORCEMENT MUST BE PROVIDED AT 16" ON CENTER VERTICAL SPACING IN ALL CMU WALLS WITH MIN. 6" OVERLAPS. REINFORCING BAR GUIDES TO CENTER VERTICAL REINFORCING IN MASONRY WALLS MUST BE PROVIDED.
- ALL CONCRETE MASONRY UNITS MUST BE LAID IN RUNNING BOND, UNLESS NOTED OTHERWISE. PROVIDE CONTINUOUS BOND BEAMS AS SHOWN ON THE DRAWINGS, SPACED NO FURTHER THAN 4'-0" ON CENTER VERTICALLY OR U.O.N.
- BRACE ALL MASONRY WALLS DURING CONSTRUCTION TO RESIST LATERAL LOADS.

ELECTRICAL NOTES:

THE DESIGN AND INSTALLATION OF ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND THE NATIONAL ELECTRICAL CODE. PROVIDE OWNER/BUILDER COPY OF UNDERWRITER'S CERTIFICATE OF COMPLETION OF WORK. ELECTRICAL CONTRACTOR MUST BE INSURED AND LICENSED IN ORANGE COUNTY.

BUILDING CONSTRUCTION TYPE V TRUSS AND PRE-ENGINEERED LUMBER CONSTRUCTION UTILIZED IN FLOOR AND OR ROOF CONSTRUCTION SIGN



"R" SHALL MEAN ROOF FRAMING

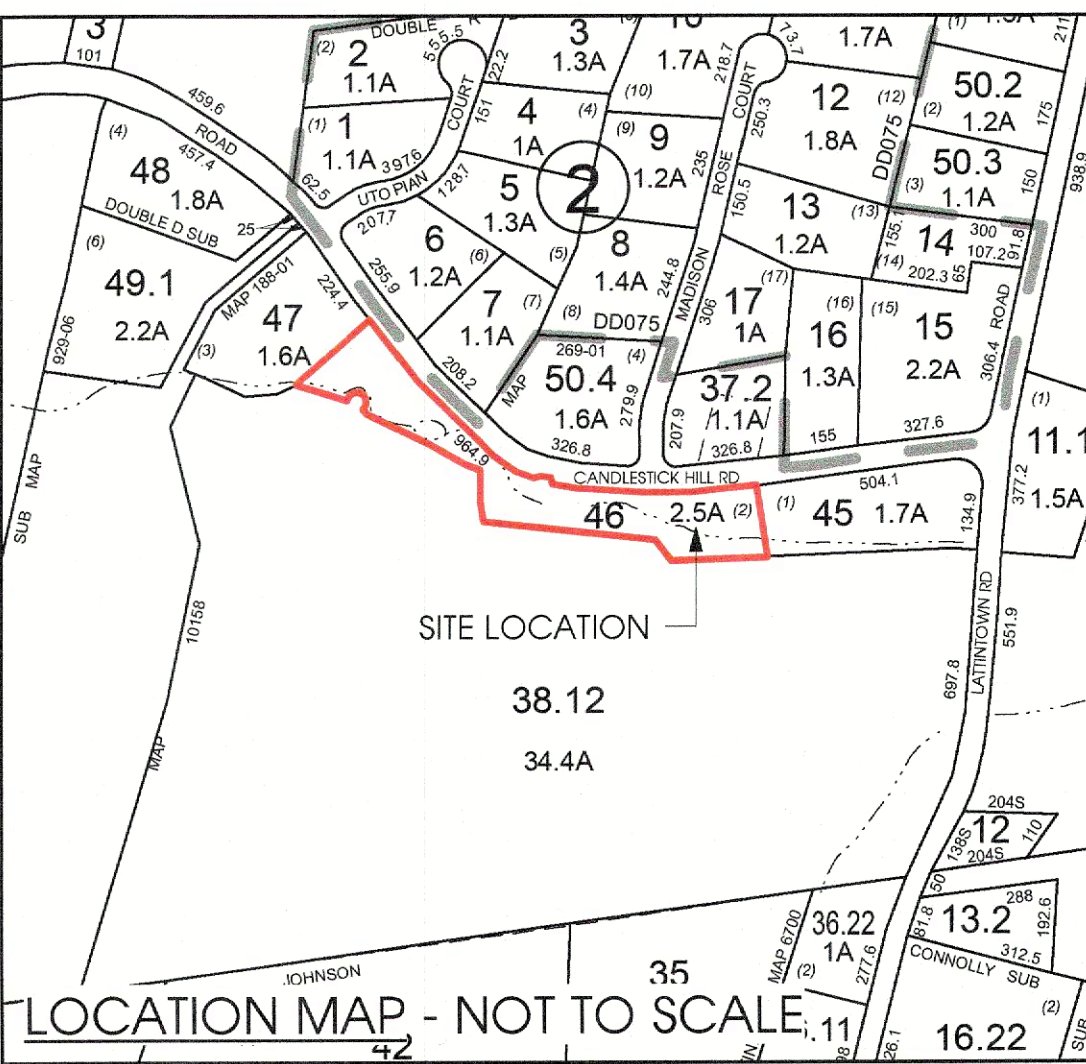
THE SIGN SHALL BY AFFIXED TO THE ELECTRIC BOX ATTACHED TO THE EXTERIOR OF THE RESIDENTIAL STRUCTURE PROVIDED, HOWEVER, THAT IF AFFIXING THE SIGN TO THE ELECTRIC BOX WOULD OBSCURE ANY METER ON THE ELECTRIC BOX, OR IF THE UTILITY PROVIDING ELECTRIC SERVICE TO THE RESIDENTIAL STRUCTURE DOES NOT ALLOW THE SIGN TO BE AFFIXED TO THE ELECTRIC BOX, THE SIGN SHALL BE AFFIXED TO THE EXTERIOR WALL OF THE RESIDENTIAL STRUCTURE AT A POINT IMMEDIATELY ADJACENT TO THE ELECTRIC BOX.

THE SIGN SHALL BE 6 INCH DIAMETER WITH A RED BORDER AND RED 2 INCH HIGH TEXT

ABBREVIATION KEY

+/-	PLUS OR MINUS	M.O.	MASONRY OPENING
1x	1 BY OR 3/4" THICK WOOD	M.TL	METAL
2x	2 BY OR 1 1/2" THICK WOOD	N/A	NOT APPLICABLE
A.F.F.	ABOVE FINISHED FLOOR	N/C	NO CHANGE
BAR	REBAR OR REINFORCEMENT	O.C.	ON CENTER
BTR	BETTER (GRADE)	OLY	OVERHANG
DIA.	DIAMETER	PLY	PLYWOOD OR LAYER
EA	EACH	P.SL	PARALLEL STRAND LUMBER
EQ	EQUAL	P.T.	PRESSURE TREATED
EXT.	EXTERIOR	REQ	REQUIRED
FIN.	FINISH DIMENSION OR FINISHED	R.O.	ROUGH OPENING
GALV	GALVANIZED	S.C.	SELF CLOSING DOOR
GC	GENERAL CONTRACTOR	SF	SQUARE FEET
G.W.B.	GYPSUM WALL BOARD	SM	SIMILAR
HDR	HEADER	SS	SQUARE (100 SQFT)
H.H.	HEADER HEIGHT	SQFT	SQUARE FEET
HOR.	HORIZONTAL	TBD	TO BE DETERMINED
INT.	INTERIOR	TEMP.	TEMPORARY
MAX.	MAXIMUM	TOP OF	TOP OF
MIN.	MINIMUM	TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
		VERT.	VERTICAL

DRAWING INDEX		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
G-001	TITLE SHEET	
SP-1	SITE PLAN	
A-101	FLOOR PLANS	
A-201	EXTERIOR ELEVATIONS	
A-301	BUILDING CROSS SECTIONS & DETAILS	



NAILING SCHEDULE

ITEM	# OR O/C OF NAILS	SIZE OF NAIL (BOX OR COM.)
JOIST		
TOE NAIL TO PLATES SILL OR GIRDER	3	8d
TO PARALLEL ALTERNATE JOISTS	3	10d
AT LAPS OVER BEARING, FACE NAILS	3	16d
STUDS		
END NAILS TO PLATES	2	16d
OR TOE NAILS, 2 EACH SIDE	4	8d
CORNER ANGLE OR MULTIPLE	24" O.C.	10d
TOP PLATES		
SPIKE TOGETHER	16" O.C.	10d
LAPS AND INTERSECTIONS, FACE NAILS	2	16d
BLOCKING		
TO PLATE	2	16d
OR - TOE NAIL	4	8d
TO JOIST, EACH SIDE	2	16d
OR - TOE NAIL	4	8d
BRIDGING		
TOE NAIL TO JOISTS, EACH SIDE	2	8d
2" X LAMINATED BEAMS OR LINTELS		
SPIKE TOGETHER	16" O.C.	16d
DOUBLE JOISTS OR HEADERS		
SPIKE TOGETHER, ALONG EACH EDGE	16" O.C.	10d
PLYWOOD SHEATHING AND SUBFLOOR NAILING AT EDGES OF SHEETS		
3/8" THICK	6" O.C. MAX	8d
1/2" & 5/8" THICK	6" O.C. MAX	10d
AT INTERIOR OF EACH SHEET, NAILS @ 10" O.C. FOR 3/8" & 1/2" PLYWOOD		

20 R @ 7 1/2"

SLOPE REFERENCE

STAIR DESIGNATION

REVISION TAG

WALL TYPE TAG

BUILDING SECTION DESIGNATION

WINDOW TAG

DOOR TAG

CALLOUT DESIGNATION

ELEVATION DESIGNATION

BUILDING ELEVATION DESIGNATION

INSULATION

2x FRAMING

2x BLOCKING

GRAVEL

EARTH

SAND / GYPSUM

WOOD

PLYWOOD / SHEATHING

LAMINATED FRAMING

CONCRETE

GLAZING

NAME ELEVATION

1 30 x 80

1 A101

1 A101

1 A101

1 A101

1 A101

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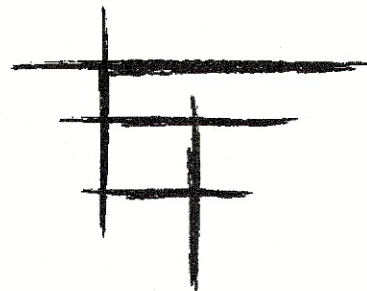
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NEWBURGH, NY 12550
TAX ID# 7-1-46

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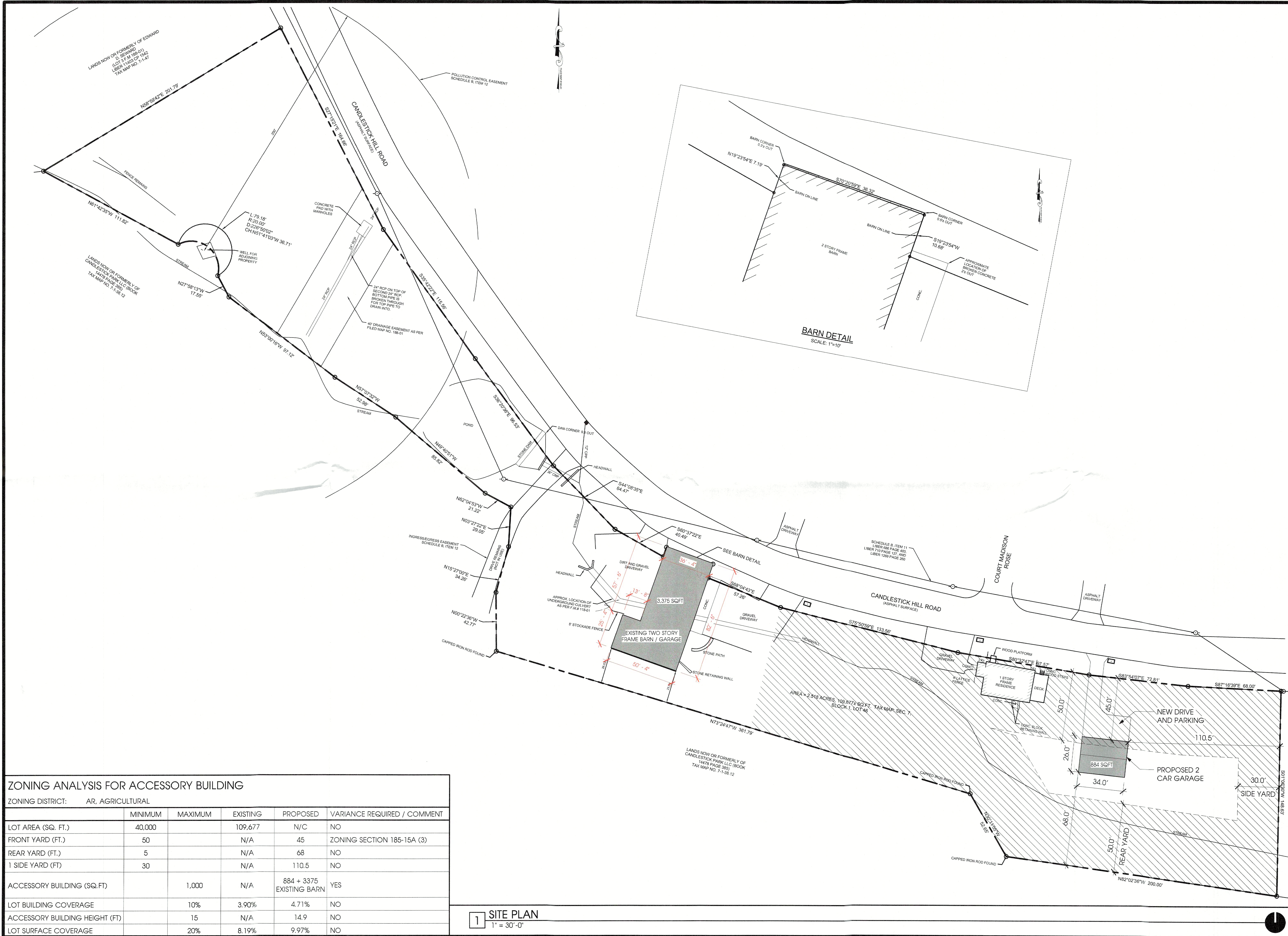
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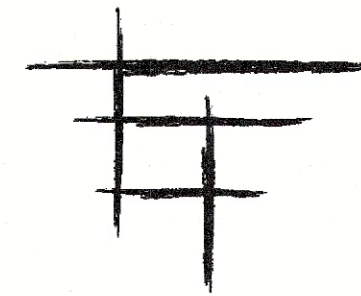
ZONING BOARD SUBMISSION
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SITE PLAN

SP-1





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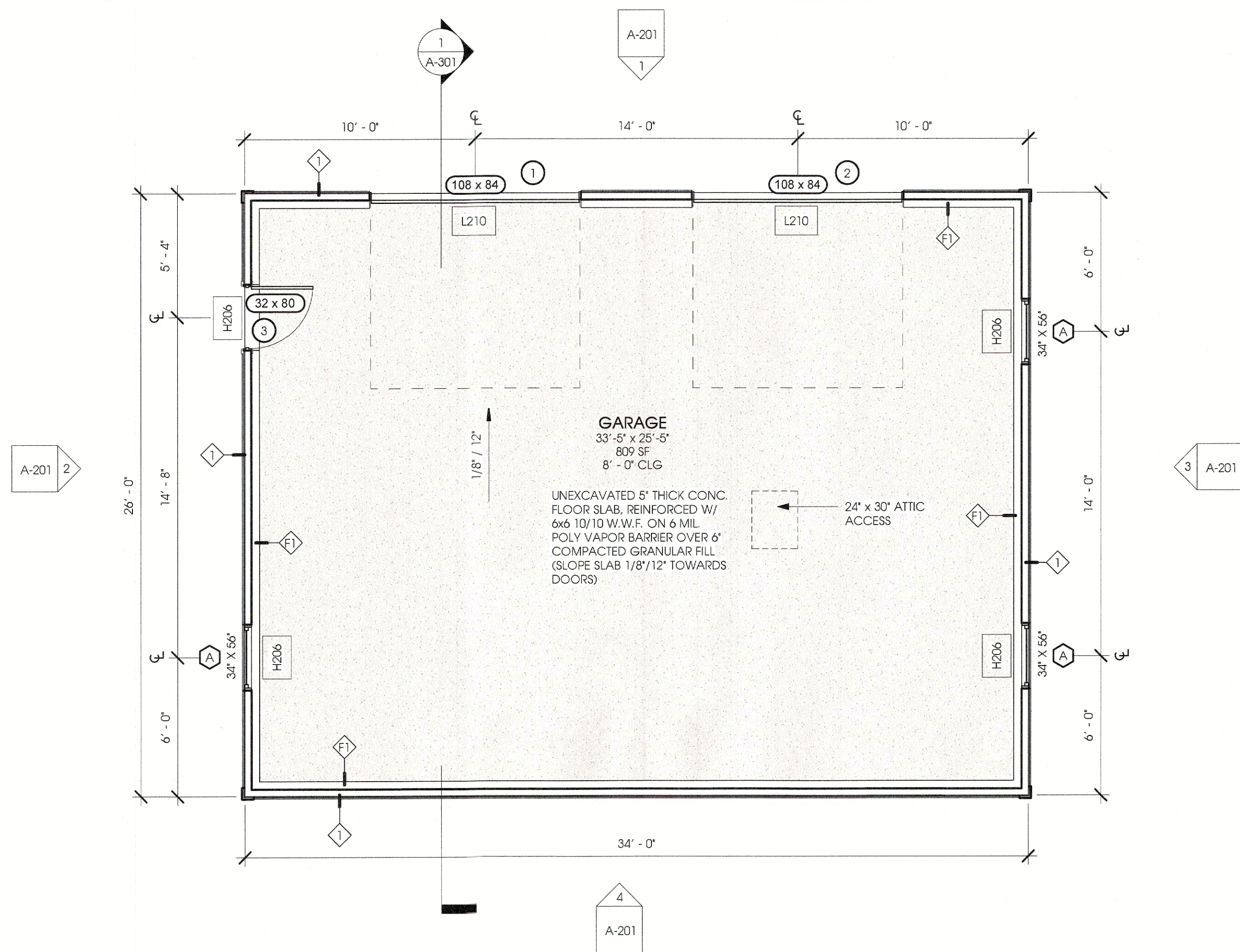
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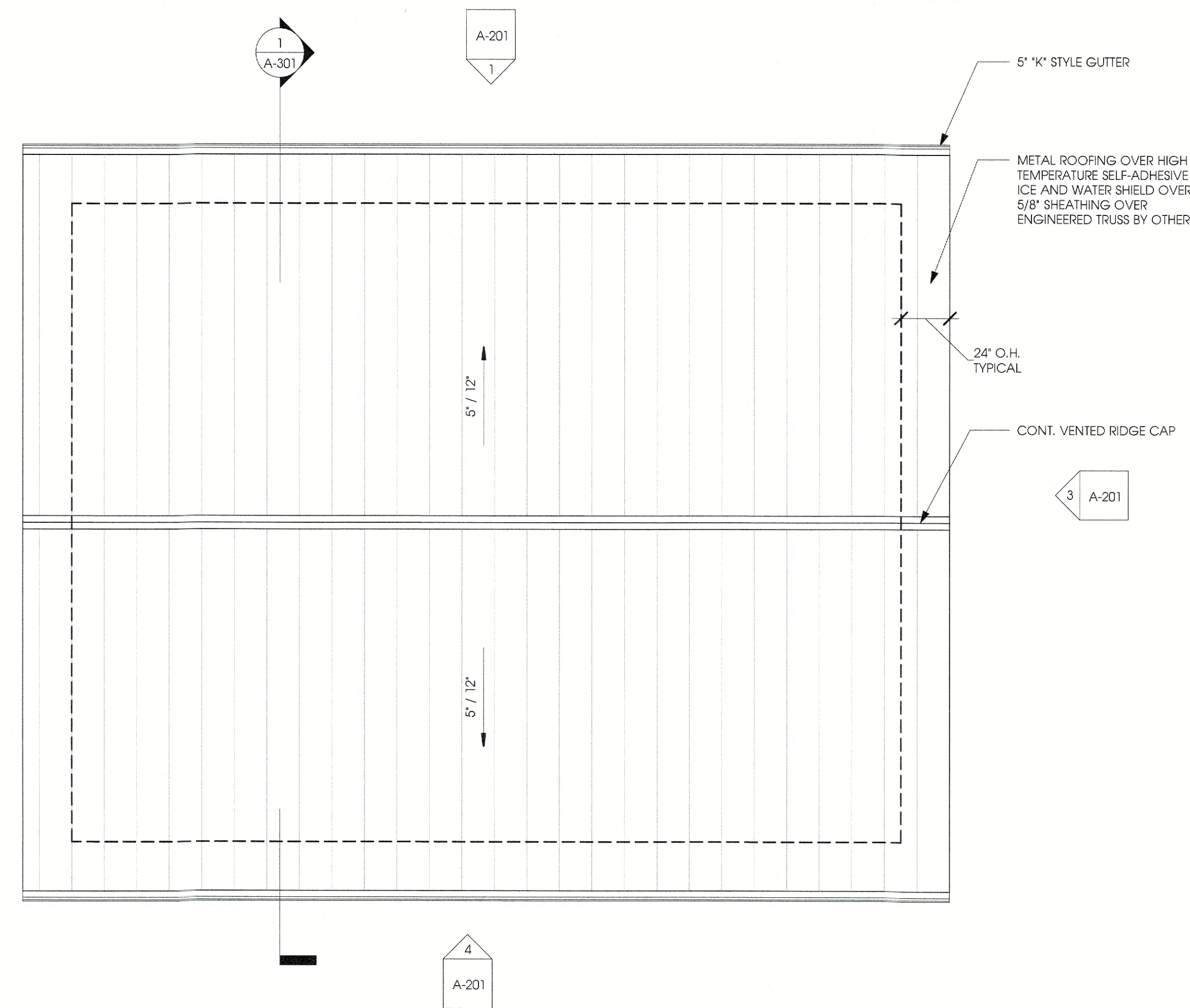
FLOOR PLANS

A-101

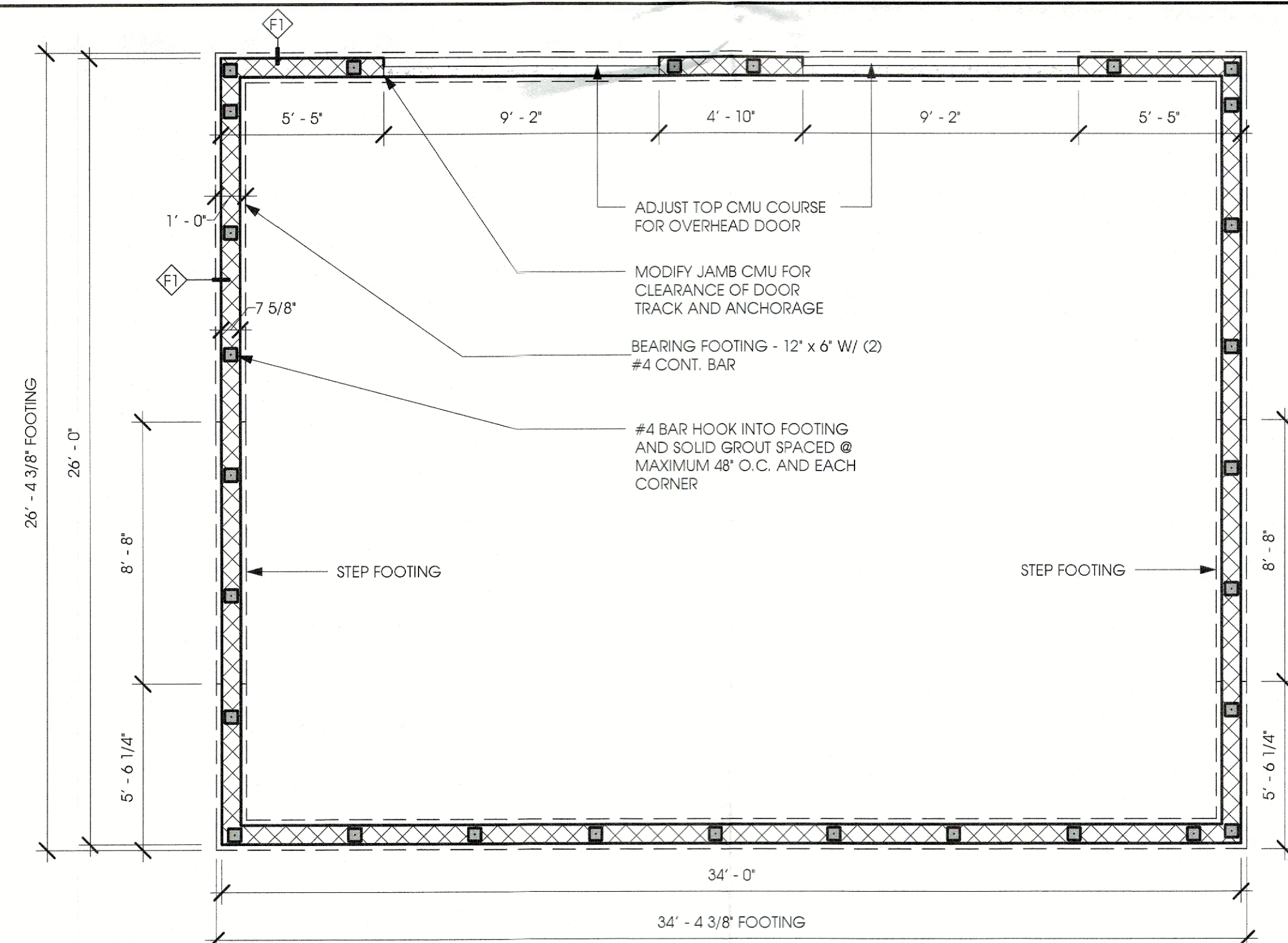
PROJ. # 26-16 WCI ENTERPRISES II LLC



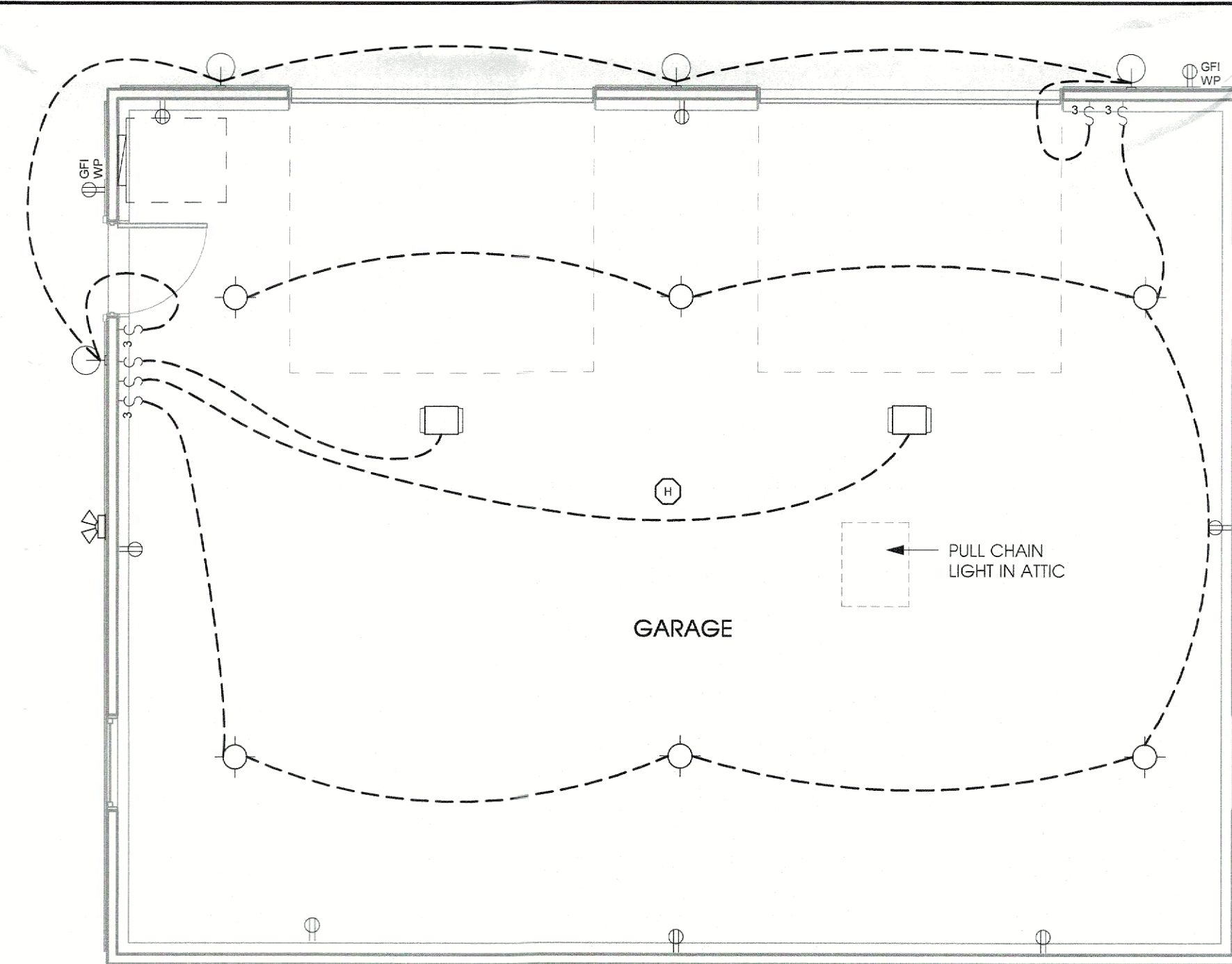
1 FLOOR PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"



3 FOUNDATION PLAN
1/4" = 1'-0"



4 ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL LEGEND

RECESSED LIGHT	
EXTERIOR WALL SCONCE	
SURFACE MOUNTED LIGHT	
HEAT DETECTOR ALARM	
OVERHEAD DOOR OPENER	
FLOOD SPOT LIGHT	
DUPLEX-OUTLET	
GFI OUTLET	
GFI - WEATHERPROOF PROTECTED DUPLEX OUTLET	
OUTLET - QUADRUPLUX	
220V DUPLEX OUTLET	
SINGLE POLE SWITCH	
3 WAY SWITCH	
4 WAY SWITCH	
ELECTRIC PANEL WITH FLOOR CLEARANCE	

WINDOWS SCHEDULE

TAG	ROUGH OPENING		TYPE	MANUFACTURER	MODEL	SERIES	COLOR	GLAZING		HEAD HEIGHT	COMMENTS
	WIDTH	HEIGHT						TYPE	U-FACTOR		
A	2' - 10 1/2"	4' - 8 1/2"	DOUBLE HUNG							6' - 8"	

DOORS SCHEDULE

DOOR NO.	ROUGH OPENING	TYPE	MANUFACTURER	MODEL	FINISH		GLAZING TYPE	MIN. U-FACTOR	COMMENTS
					EXTERIOR	INTERIOR			
1	9' - 2" X 7' - 0 3/4"	OVERHEAD GARAGE							
2	9' - 2" X 7' - 0 3/4"	OVERHEAD GARAGE							
3	2' - 10" X 6' - 9"	HALF LITE EXTERIOR SWING							

SQUARE FOOT CHART

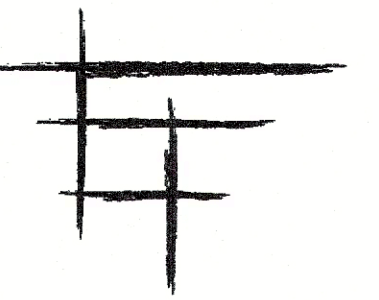
NAME	AREA
Gross Building Area	
GARAGE	884 SF
TOTAL	884 SF

HEADER SCHEDULE

MARK	HEADER SIZE	NOTES
H206	(2) 2x6 SPF#1/2 OR BTR w/ 1/2" PLY FUTCH PLATE	
H306	(3) 2x6 SPF#1/2 OR BTR w/ (2) 1/2" PLY FUTCH PLATE	
H208	(2) 2x8 SPF#1/2 OR BTR w/ 1/2" PLY FUTCH PLATE	
H308	(3) 2x8 SPF#1/2 OR BTR w/ (2) 1/2" PLY FUTCH PLATE	
H210	(2) 2x10 SPF#1/2 OR BTR w/ 1/2" PLY FUTCH PLATE	
H310	(3) 2x10 SPF#1/2 OR BTR w/ (2) 1/2" PLY FUTCH PLATE	
L210	(2) 1 3/4" x 9 1/4" LVL 2.0E, Fb=2,600 PSI	
L312	(3) 1 3/4" x 11 1/4" LVL 2.0E, Fb=2,600 PSI	

WALL TYPE SCHEDULE

MARK	TYPE
1	Exterior - 4" Clapboard Sliding over vapor barrier on 1/2" sheathing on 2x4 Stud @ 16" O.C. with 2x8 P.T. Sole Plate
F1	Foundation - 8"x8"x16" CMU with Horizontal reinforcement at every other course with #4 vertical bar and solid grout spaced at 48" o.c. and at each corner



NEW DETACHED GARAGE FOR:

WCI ENTERPRISES II LLC

205 CANDLESTICK HILL RD
NEWBURGH, NY 12550
TAX ID# 7-1-46
PROJ. # 26-16

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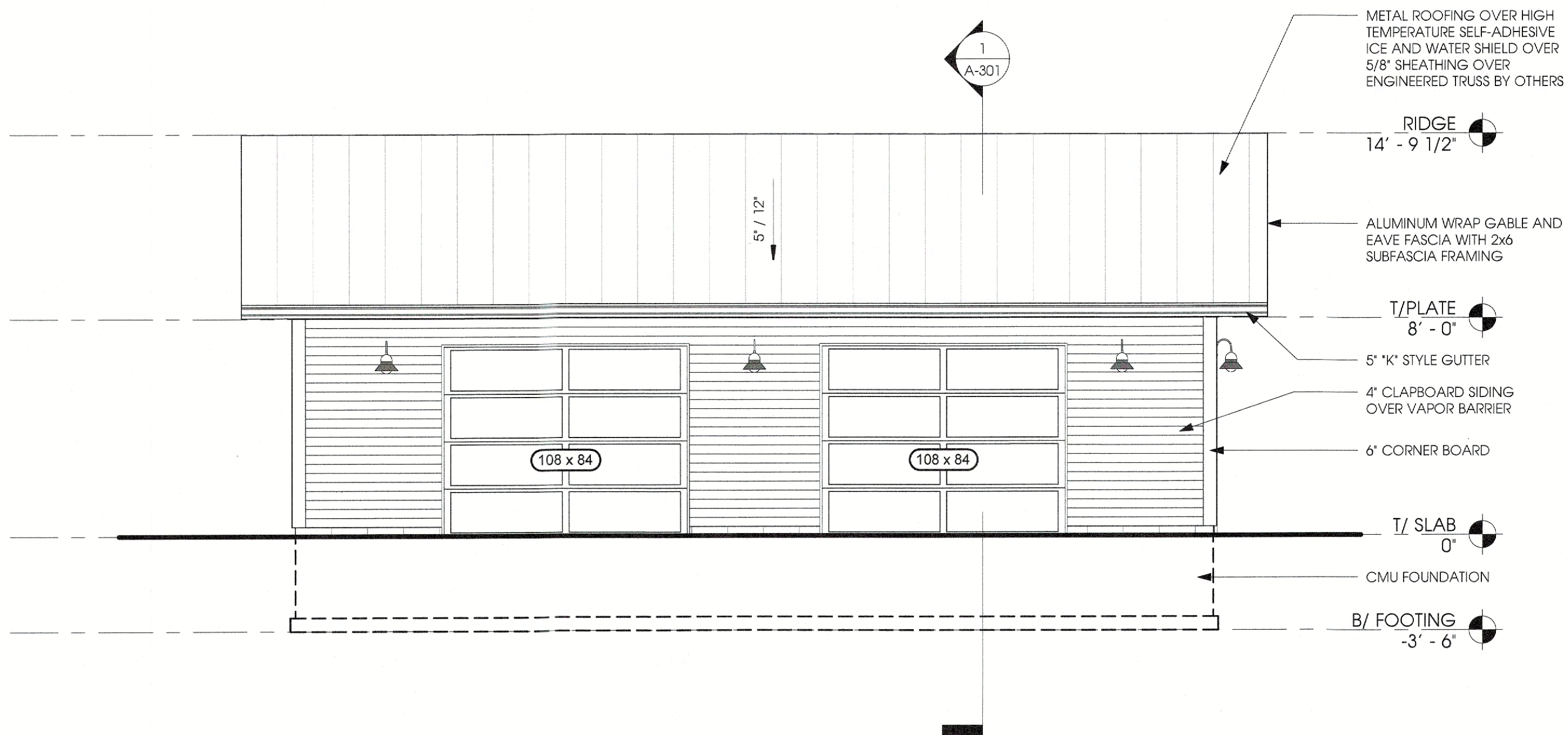
ZONING BOARD SUBMISSION
07 AUGUST 2026



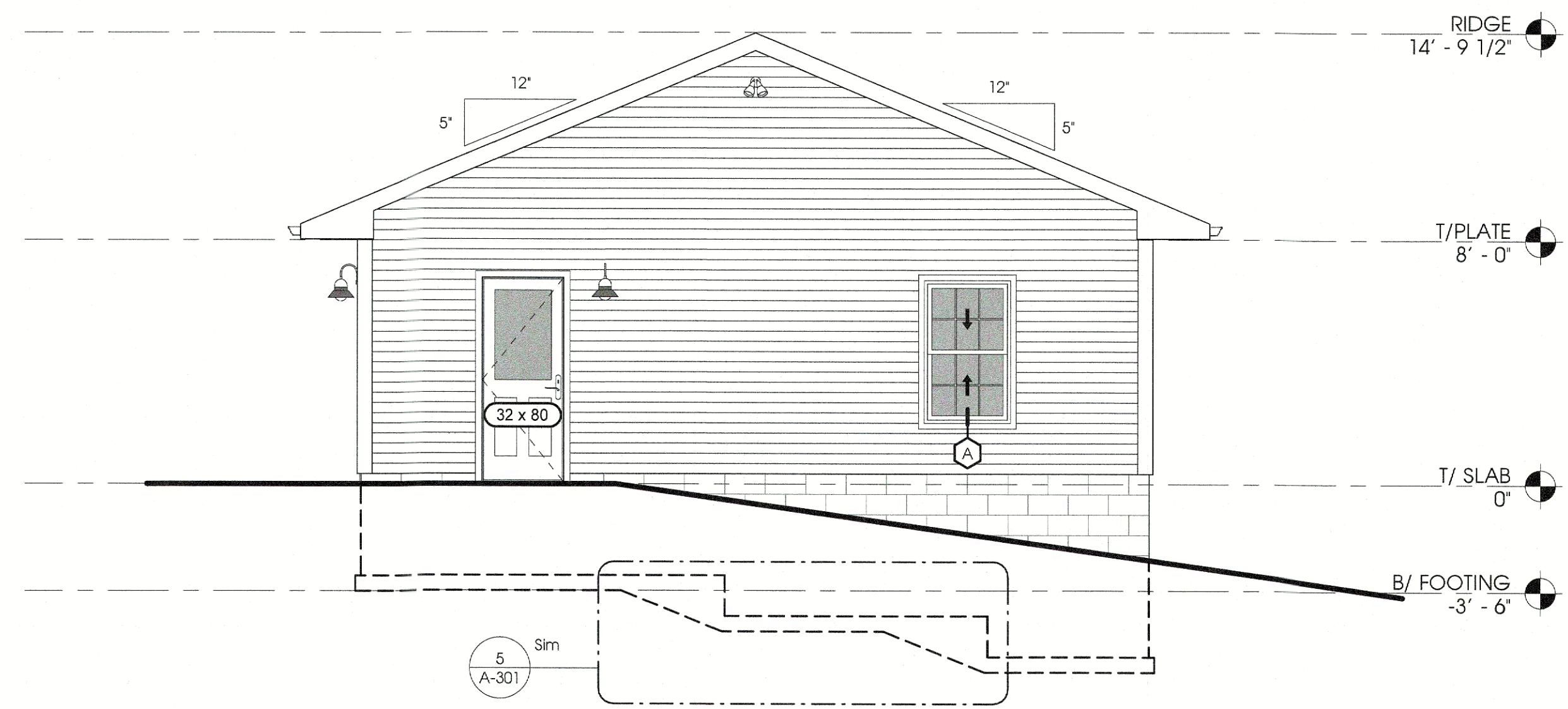
EXTERIOR ELEVATIONS

A-201

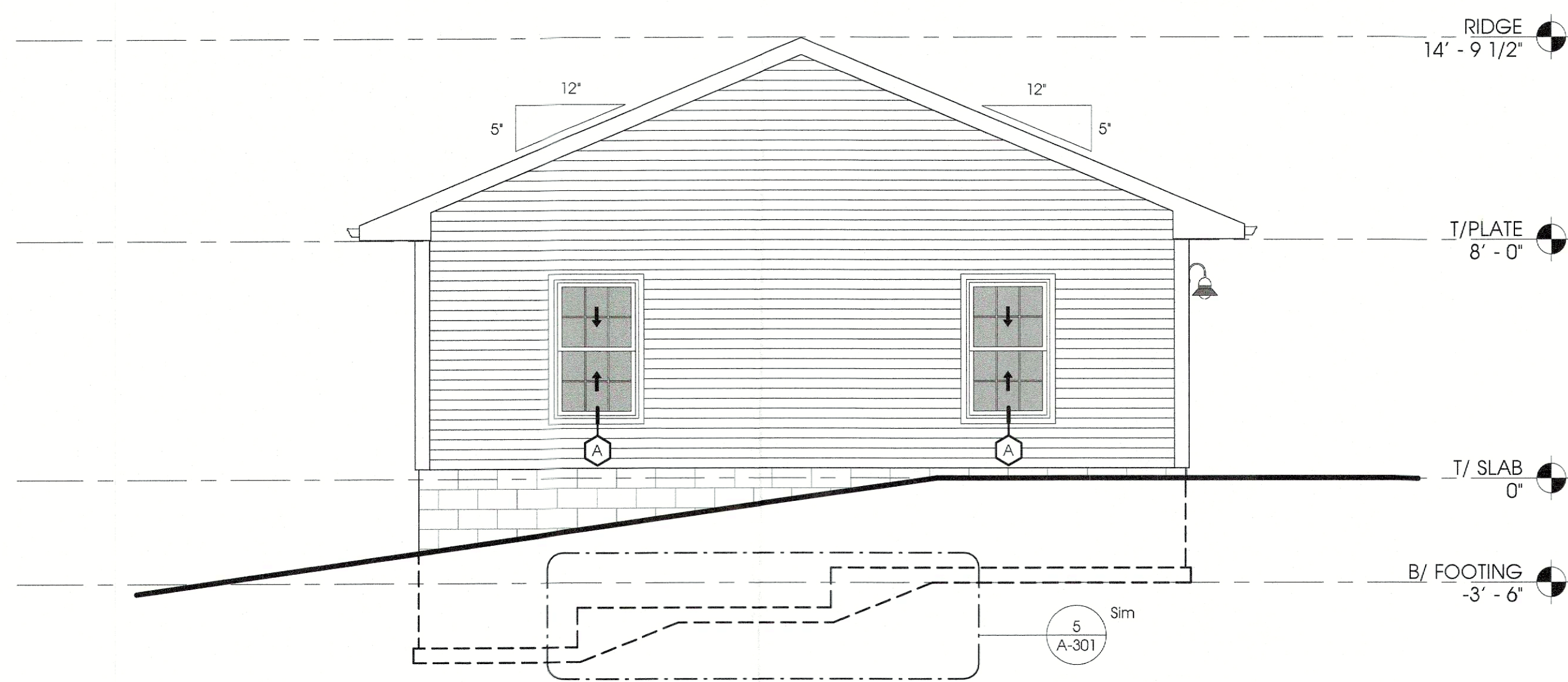
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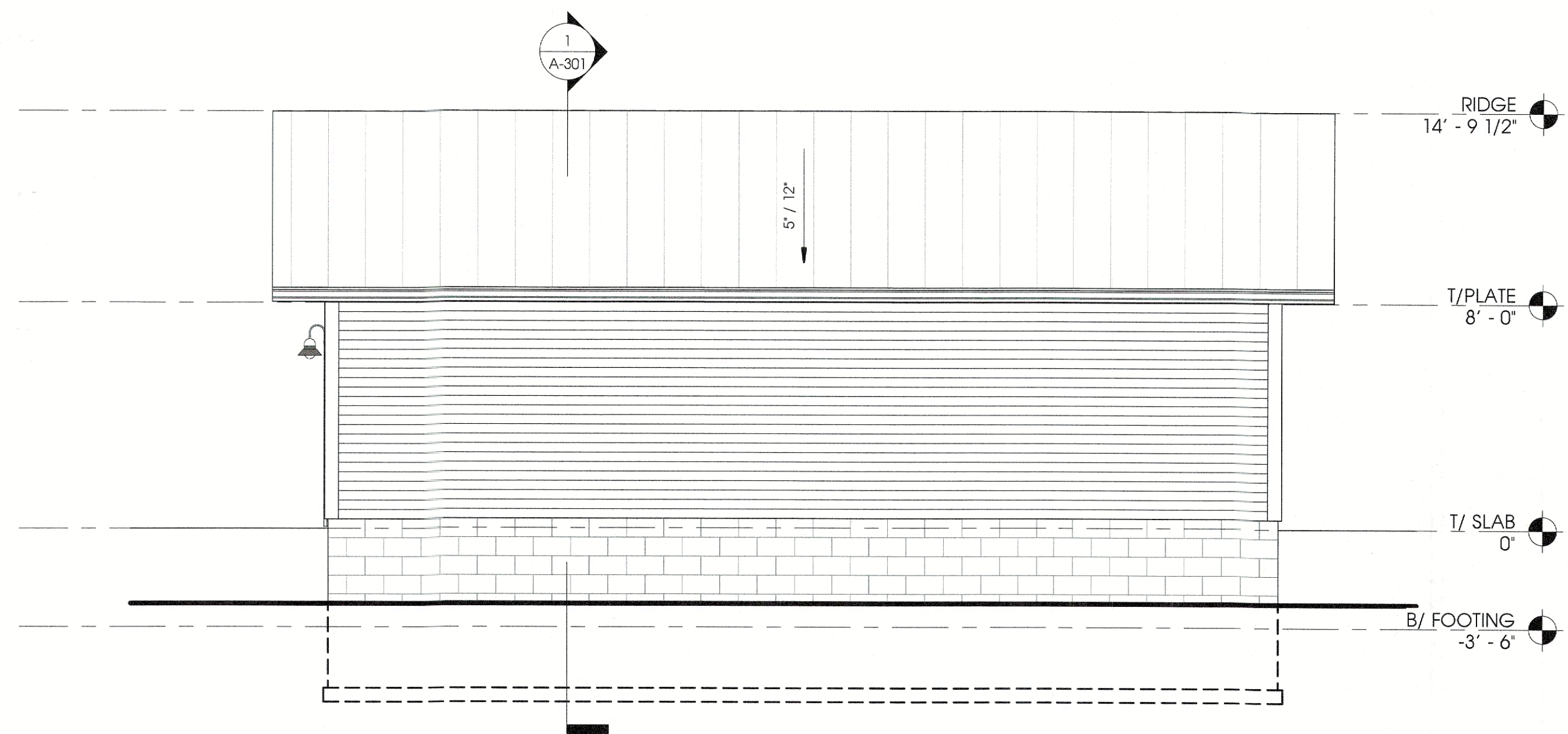
1 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



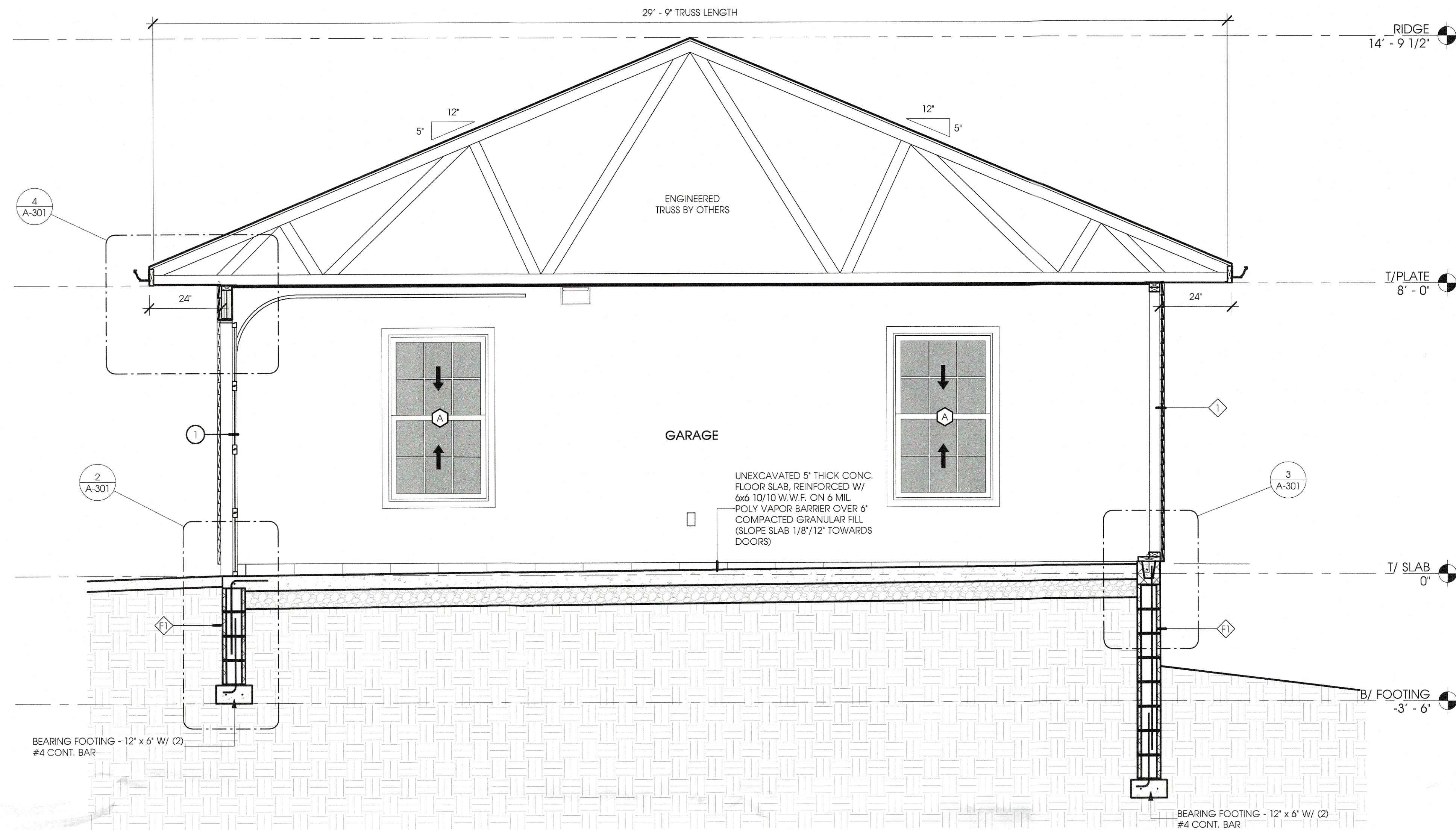
2 RIGHT (WEST) ELEVATION
1/4" = 1'-0"



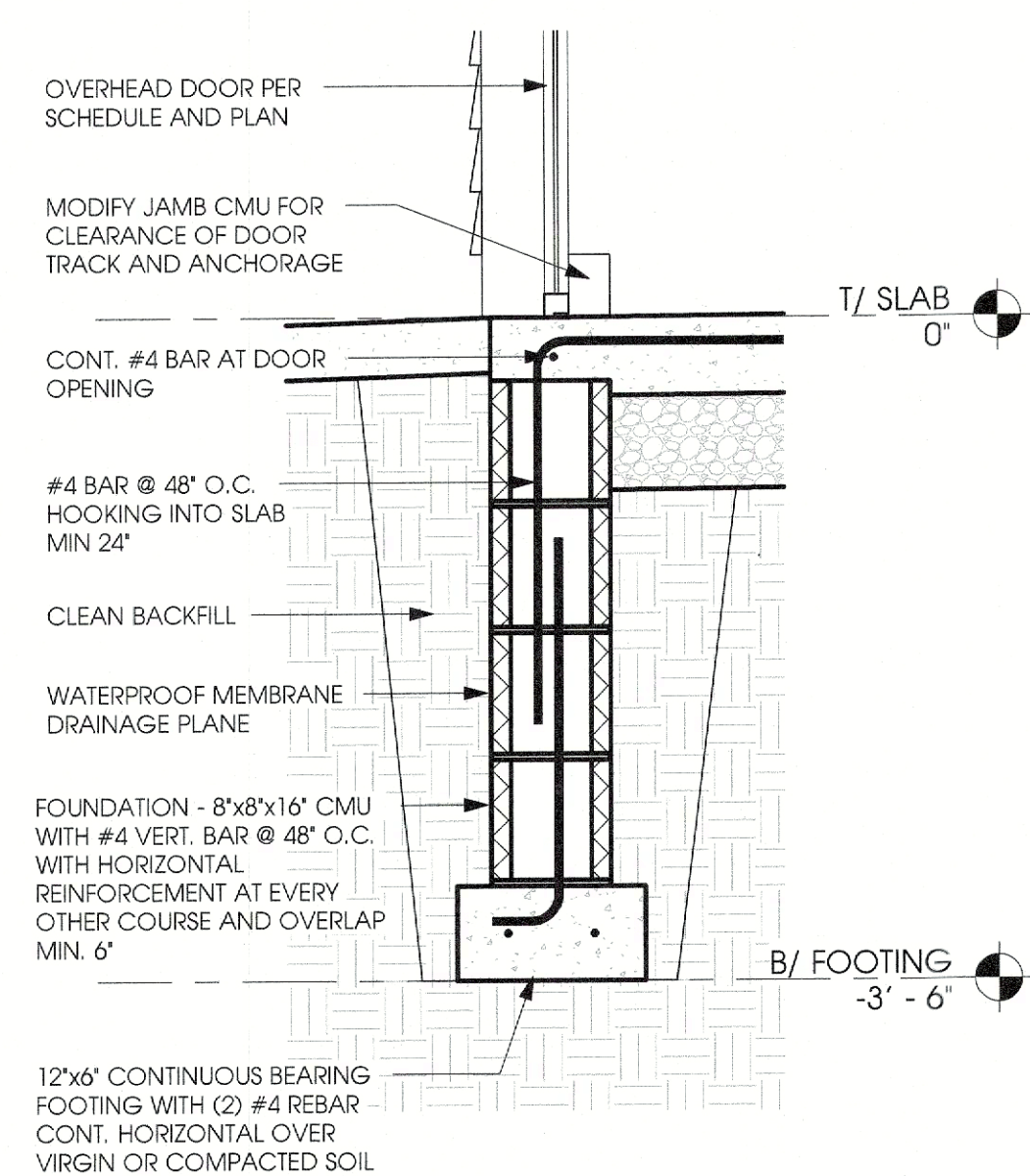
3 LEFT (EAST) ELEVATION
1/4" = 1'-0"



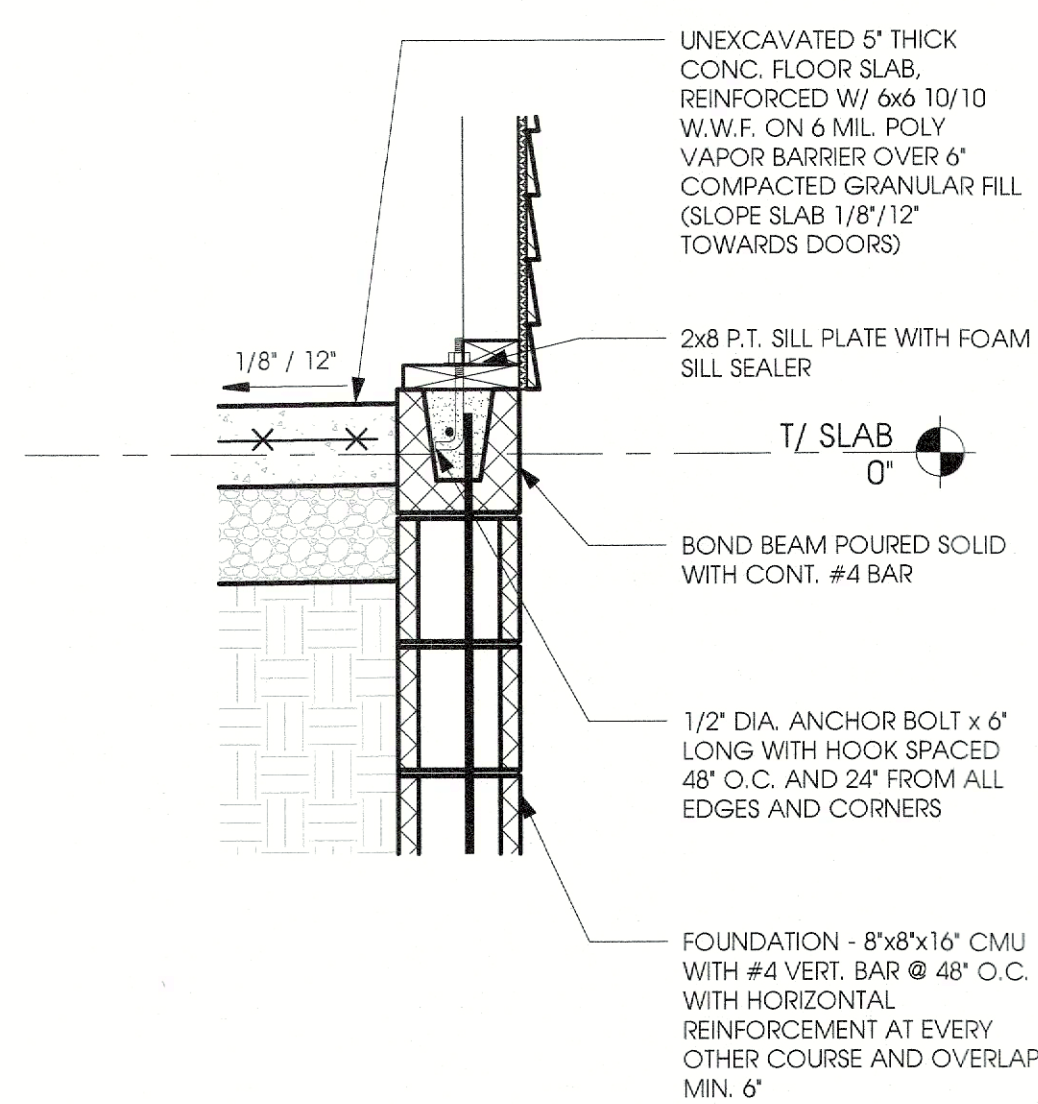
4 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



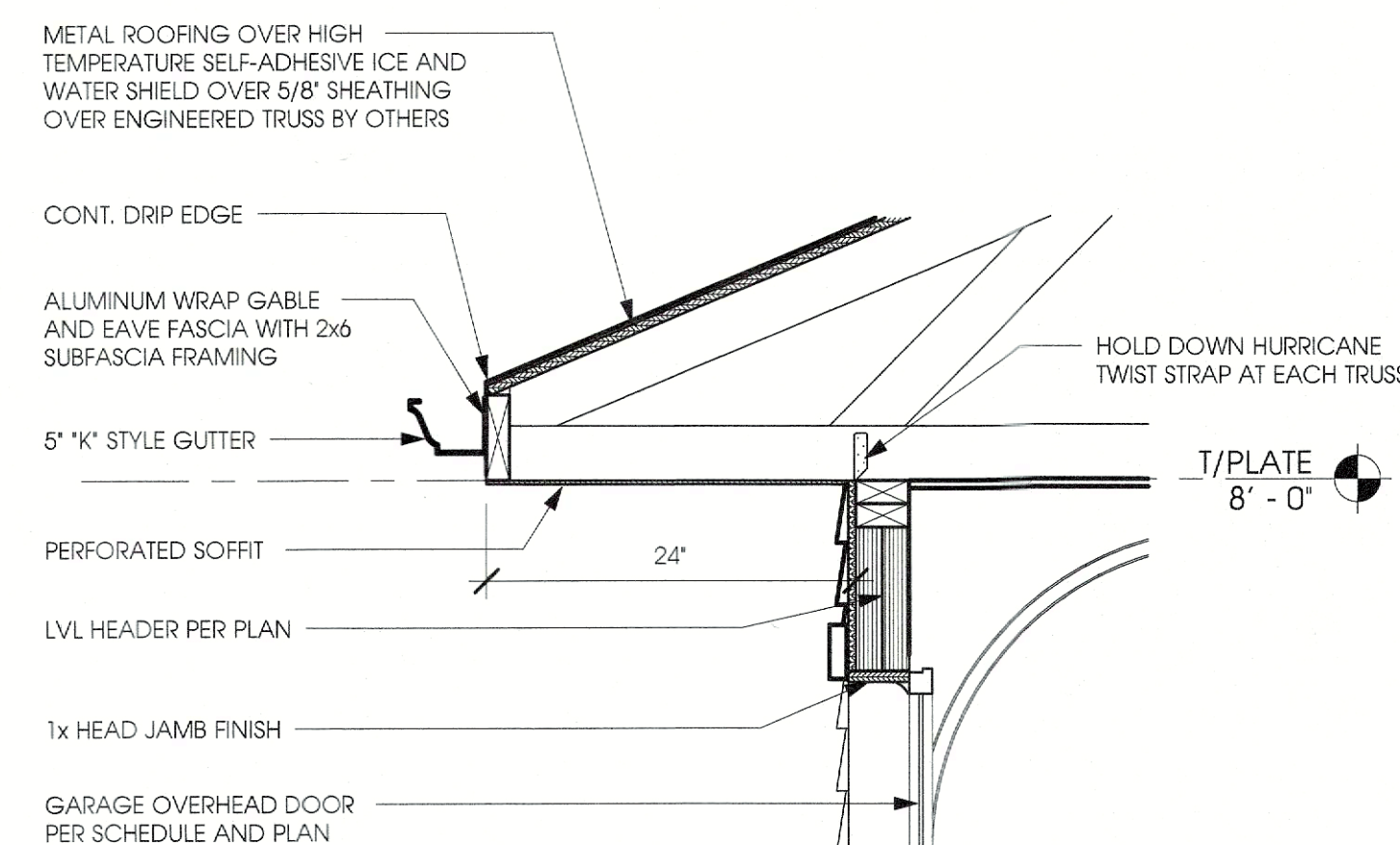
1 CROSS SECTION
1/2" = 1'-0"



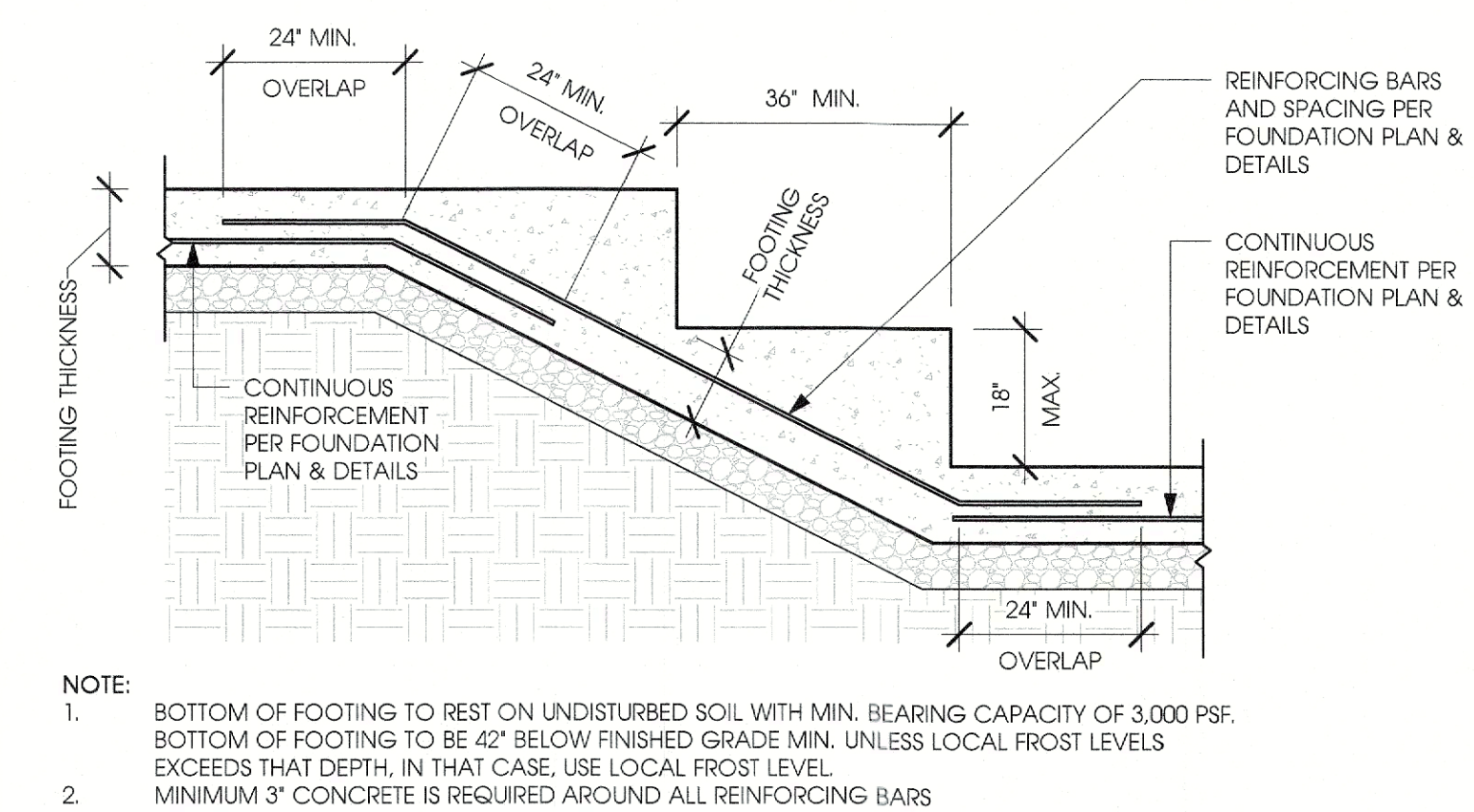
2 FOOTING AT OVERHEAD DOOR
1" = 1'-0"



3 FOUNDATION DETAIL
1" = 1'-0"

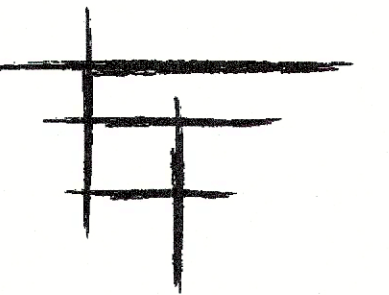


4 EAVE DETAIL
1" = 1'-0"



5 STEP FOOTING DETAIL
1/2" = 1'-0"

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20 Ene Road
Modena, NY 12548

NEW DETACHED GARAGE FOR:

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205 CANDLESTICK HILL RD
NEWBURGH, NY 12550
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ZONING BOARD SUBMISSION
07 AUGUST 2026



BUILDING CROSS
SECTIONS & DETAILS

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