SPEC RESIDENCE

RHINECLIFF BUILDERS, INC.
CROSS PATCH ROAD
TOWN OF WOODSTOCK
ULSTER COUNTY, NEW YORK

I – GENERAL CONDITIONS:

1. ALL WORK SHALL BE PERFORMED BY CONTRACTORS SKILLED IN THEIR TRADES AND SHALL CONFORM TO THE CURRENT RESIDENTIAL BUILDING CODE OF NEW YORK STATE, HEREIN REFERRED TO AS "THE CODE", AND ANY OTHER APPLICABLE CODES.
2. ANYTHING NOT SPECIFICALLY SHOWN HEREON BUT WHICH IS PART OF THE PROVISIONS OF THE CODE SHALL BE FURNISHED AS THOUGH SET FORTH ON THE PLANS.
3. DO NOT SCALE DIRECTLY FROM PRINTS.
4. THE CONTRACTOR, BEFORE COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY ALL DIMENSIONS IN THE FIELD.
5. ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS MAY BE MADE ONLY IF APPROVED BY ZEN CONSULTANTS, INC. AND MUST BE REQUESTED IN WRITING BY THE OWNER(S) OR HIS/HER REPRESENTATIVE/CONTRACTOR AUTHORIZED BY THE OWNER(S).

II – SITE WORK:

1. THE PLANS ARE BASED ON AN ASSUMED MINIMUM SOIL BEARING CAPACITY OF 2000 PSF.
2. IF UNFORESEEN OR ADVERSE FIELD CONDITIONS RESULT IN QUESTIONABLE SOIL BEARING, THE CONTRACTOR SHALL ADVISE THE ENGINEER IN WRITING OF THE ACTUAL SOIL CONDITIONS BY TEST RESULTS PERFORMED BY A LICENSED GEOTECHNICAL ENGINEER AND/OR FIRM.
3. FOUR (4) INCH FOOTING DRAINS SHALL BE PROVIDED AND INSTALLED AROUND THE PERIMETER OF THE FOUNDATION FOOTINGS AND SHALL BE PITCHED AT NO LESS THAN 1/8 INCH PER FOOT TO DRAIN EITHER TO AN OPEN SLOPE OR DRYWELL, AS DETERMINED BY ACTUAL FIELD CONDITIONS AND LOCAL CODES.
4. FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE SLOPE AWAY FROM THE STRUCTURE. MINIMUM PROXIMITY TO THE TOP OF FOUNDATION SHALL BE EIGHT (8) INCHES.

III – CONCRETE:

1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH, F'c= 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
2. ALL CONCRETE WORKMANSHIP SHALL CONFORM TO THE APPLICABLE ACI CODE(S).
3. ALL REINFORCING SHALL BE GRADE 60, DEFORMED BARS IN ACCORDANCE WITH ASTM A615.
4. USE 1/2" x 12" LONG ANCHOR BOLTS SPACED AT 6'-0" ON CENTER AND AT EACH CORNER AND BOTH SIDES OF OPENINGS.
5. WATERPROOF WALLS OF EXCAVATED AREAS WITH THOROSEAL OR EQUAL.

IV – STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 SPECIFICATIONS.
2. ALL STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53, GRADE B OR A501 SPECIFICATIONS.
3. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF Fb = 22,000 PSI IN ACCORDANCE WITH THE LATEST REVISION OF AISC, STEEL DESIGN MANUAL, ALLOWABLE STRESS DESIGN (ASD).
4. ALL BEAM AND GIRDER CONNECTIONS SHALL BE THRU BOLTED AND ALL HOLES SHALL BE DRILLED OR PUNCHED; TORCHED HOLES SHALL NOT BE PERMITTED.
5. ALL BOLTS FOR CONNECTIONS SHALL BE ASTM A307 UNLESS OTHERWISE NOTED.

V – TIMBER/CARPENTRY:

1. ALL LUMBER SHALL BE STRUCTURAL WITH A MINIMUM BENDING STRESS, Fb = 1200 PSI.
2. ALL LAMINATED VENEER LUMBER SHALL BE AS MANUFACTURED BY LOUISIANA PACIFIC OR EQUAL AND HAVE A MINIMUM BENDING STRESS, Fb = 2950 PSI.
3. FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY FASTENED WITH NAILS OR SCREWS AS SPECIFIED IN THE CODE.
4. JOISTS, STUDS AND ROOF RAFTERS SHALL BE DOUBLED AT ALL OPENINGS.
5. ALL FLUSH FRAMING SHALL BE CONNECTED WITH GALVANIZED STEEL JOIST HANGERS.
6. ALL FLUSH BEAM AND GIRDER FRAMING SHALL BE CONNECTED WITH HEAVY DUTY JOIST HANGERS.
7. DOUBLE FRAME UNDER ALL PARALLEL PARTITIONS.
8. SIZES OF BEAMS, GIRDERS, JOISTS AND ROOF RAFTERS ARE INDICATED ON THE PLANS.
9. USE 2x12 WITH 1/2" PLYWOOD BETWEEN AT ALL DOOR & WINDOW OPENINGS (UNLESS OTHERWISE NOTED ON PLANS).
10. ALL EXTERIOR WOOD DECKS, AS APPLICABLE, SHALL BE CONSTRUCTED OF PRESSURE TREATED STRUCTURAL LUMBER.
11. EXTERIOR RAILS, RAIL POSTS, BALUSTERS, TREADS AND DECKING MAY BE OF COMPOSITES AS MANUFACTURED BY TREX OR EQUAL.
12. ALL SHEATHING AND SUB-FLOORING SHALL BE TONGUE AND GROOVE PLYWOOD NAILED OR SCREWED TO EACH FRAMING MEMBER. SUB- FLOORING SHALL BE GLUED WITH EXTERIOR ADHESIVE.
13. FLOOR JOIST & ROOF RAFTER "I" JOISTS SHALL BE BY LOUISIANA PACIFIC OR EQUAL AND SHALL NOT EXCEED DESIGN VALUES AS PER MAUNUFACTURERS SPECIFICATIONS.
14. ONE (1) ROW OF 1"x3" CROSS BRIDGING PER JOISTS SPAN.
15. NO CROSS BRIDGING WITH "I" JOISTS.
16. INTERIOR WALLS SHALL BE 2"x4" STUDS AND EXTERIOR WALLS SHALL BE 2"x6" STUDS.
17. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

VI – THERMAL/MOISTURE PROTECTION:

1. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
2. ALL CHIMNEYS SHALL BE FLASHED WITH STEP FLASHING AND COUNTER FLASHING.
3. VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPERLY SIZED SCREENED VENTS AND LOUVERS OR BY MECHANICAL MEANS.
4. RIDGE AND SOFFIT VENTS SHALL BE PROVIDED FOR PROPER ROOF VENTILATION.
5. ICE SHIELD UNDERLAYMENT SHALL BE PROVIDED AND INSTALLED EXTENDING 2'-0" BEYOND INTERIOR FACE OF EXTERIOR WALLS AT EAVES.

VI – THERMAL/MOISTURE (cont.):

6. ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ENERGY CONSERVATION CODE OF NEW YORK STATE AND AS APPLICABLE THEREIN FOR THE APPROPRIATE DESIGN DEGREE DAYS AS SPECIFIED IN TABLE E302.1.

LOCATION	REQUIRED VALUE	PROVIDED VALUE
EXTERIOR WALLS	R25	R25
ROOF/CEILING	R49	R49
FLOOR (ADJ. UNHEAT. SPS.)	R21	R21
BASEMENT WALLS/DEPTH	R11/3 FT.	R11/3 FT.
CRAWLSPACE WALLS/DEPTH	R11/3 FT.	R11/3 FT.
SLAB PERIM./DEPTH	R11/4 FT.	R11/4 FT.
GLAZING	U.37	U.37
EXTERIOR DOORS	U.35	U.35

7. ALL ACCESS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE INSULATED.
8. ALL EXTERIOR JOINTS AROUND WINDOWS, DOORS AND OTHER OPENINGS SHALL BE CAULKED WITH WEATHER RESISTANT CAULKING.
9. GUTTERS, LEADERS AND DOWNSPOUTS SHALL BE PROVIDED AND INSTALLED AS REQUIRED BY THE CODE AND LOCAL ORDINANCES. GUTTERS NOT SHOWN FOR CLARITY.

VII – DOORS & WINDOWS:

1. ALL WINDOWS AND DOORS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHTING (8% OF FLOOR AREA), VENTILATION (4% OF FLOOR AREA) AND EGRESS AS PER THE RESIDENTIAL 2015 IRC & 2017 NY SUPPLEMENT.
2. WINDOW AND DOOR SIZES INDICATED ARE THE MANUFACTURER'S UNIT SIZES AND MAY VARY DEPENDING ON THE MANUFACTURER USED.
3. ALL GLASS LOCATED WITHIN 18" OF THE FLOOR, 12" OF A DOOR, IN STAIRWELLS OR WITHIN 60" OF THE FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, ETC., SHALL BE TEMPERED.
4. ALL AREAS DEEMED HAZARDOUS SHALL BE IN ACCORDANCE WITH R308.4 OF THE CODE.
5. INTERIOR AND EXTERIOR DOORS SHALL COME COMPLETE WITH JAMBS, TRIM & STOPS. EXTERIOR DOORS SHALL BE FACTORY PRIMED OR PRE-FINISHED.
6. DOORS BETWEEN GARAGES AND LIVING SPACE REQUIRE A SELF-CLOSING, FIRE RATED (3/4 HOUR) METAL DOOR IN ACCORDANCE WITH THE CODE.

VIII – FINISHES:

1. DRYWALL SHALL BE 1/2" GYPSUM WALLBOARD, SCREWED TO WALLS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
2. GARAGE DRYWALL SHALL BE 5/8", TYPE X, FIRE RATED GYPSUM AS SHOWN ON THE PLANS.
3. BATHROOMS SHALL BE 1/2" MOISTURE RESISTANT WALLBOARD (GREENBOARD) OR DURAROC.
4. ALL JOINTS SHALL BE TAPED WITH THREE (3) COATS OF JOINT COMPOUND FINISHED SMOOTH AND EVEN READY FOR PAINTING.
5. ALL HARDWOOD FLOORS (IF SPECIFIED) SHALL BE 3/4", #1 COMMON, UNLESS OTHERWISE NOTED.
6. CARPET SHALL BE OVER 1/2" PLYWOOD OVER 3/4" PLYWOOD SUB-FLOOR.
7. TILE BACKER BOARD OR PLYWOOD UNDERLAYMENT SHALL BE INSTALLED UNDER ALL TILE AND VINYL FLOORING, RESPECTIVELY.

IX – MECHANICAL:

1. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MECHANICAL SYSTEMS (HVAC) ACCORDING TO THE OWNER(S) SPECIFICATIONS AND WHICH MEETS OR EXCEEDS THE RESIDENTIAL BUILDING CODE OF NEW YORK STATE. THE SYSTEM SHOULD PROVIDE A MINIMUM INTERIOR ROOM TEMPERATURE OF 68 DEGREES °F 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS WHEN THE EXTERIOR WINTER DESIGN TEMPERATURE IS BELOW 60 DEGREES °F
2. FRAMING FOR ACCESS CHASES AND UNOBSTRUCTED RUNS FOR DUCTWORK SHALL BE COORDINATED WITH THE CONTRACTOR BEFORE INSTALLATION OF ANY HVAC SYSTEM.
3. FIREPLACE AND CHIMNEY CONSTRUCTION SHALL CONFORM TO THE CODE AND ANY LOCAL CODES.
4. ANY PIPES PENETRATING TROUGH THE ROOF SHALL BE FLASHED AND MADE WATERTIGHT.
5. THE CONTRACTOR SHALL TEST ALL WATER SUPPLY, DRAINS, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.
6. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AS REQUIRED BY STATE AND LOCAL CODES

IX – ELECTRICAL:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH NEC AND LOCAL CODES; AND IS TO BE CERTIFIED BY THE NEW YORK STATE BOARD OF UNDERWRITERS.
2. THE SERVICE SIZE SHALL BE A MINIMUM OF 200 AMPS.
3. SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED AND LOCATED IN ALL BEDROOMS ON ALL LEVELS ACCORDING TO CODE.
4. CARBON MONOXIDE DETECTORS SHALL BE LOCATED OUTSIDE ALL BEDROOM AREAS IN ACCORDANCE WITH THE CODE.

X – MISCELLANEOUS:

1. INSTALL ONE (1) SHELF AND ONE (1) ROD IN EACH CLOSET. LINEN CLOSETS SHALL HAVE FOUR (4) SHELVES; UPPER TO BE 12" WIDE AND LOWER SHELVES TO BE 16" WIDE.
2. KITCHEN CABINET CONTRACTOR AND OWNER(S) SHALL CHECK AND VERIFY ALL DIMENSIONS AND LOCATION/CONDITIONS PRIOR TO ORDERING OF CABINETS AND COUNTERTOPS.

XI – DESIGN LOADS:

LOCATION	LIVE LOAD	DEAD LOAD	TOTAL LOAD
ROOF (SNOW)*	42	10	52
ATTIC SPACE (W/STORAGE)	20	10	30
ATTIC SPACE (W/O STORAGE)	10	10	20
BEDROOM FLOOR	30	10	40
FLOOR OTHER THAN B.R.	40	15	55
STAIRS**	40	10	50
DECKS	40	10	50
BALCONY	60	10	70
LIGHT OFFICE	50	15	65

* GROUND SNOW LOAD HAS BEEN CONVERTED TO ROOF SNOW LOAD IN ACCORDANCE WITH THE PROVISIONS OF ASCE 7.

** INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. IN., WHICHEVER PRODUCES THE GREATER STRESS.

XII – DESIGN REFERENCES:

ACI : AMERICAN CONCRETE INSTITUTE
ASTM : AMERICAN SOCIETY FOR TESTING AND MATERIALS
NEC : NATIONAL ELECTRIC MANUFACTURERS ASSOCIATION
NBFU : NATIONAL BOARD OF FIRE UNDERWRITERS
IEEE : INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS
ANSI : AMERICAN NATIOAL STANDARDS INSTITUTE
AWWA : AMERICAN WATER WORK'S ASSOCIATION
AISC : AMERICAN INSTITUTE OF STEEL CONSTRUCTION

THESE PLANS DESIGNED USING THE 2020 RCNYS.

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ABBREVIATIONS:

A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ADD'L	ADDITIONAL	I.F.	INSIDE FACE
A.F.F.	ABOVE FINISHED FLOOR	INV	INVERT
AL	ALUMINUM		
ALT	ALTERNATE	JT	JOINT
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	K.O.	KNOCK OUT
BAL	BALANCE	L	ANGLE STRUCTURAL SHAPE
BETW	BETWEEN	LB	POUND
B.L.	BUILDING LINE	L.L.	LIVE LOAD
BLDG	BUILDING	LOC	LOCATION
BLK	BLOCK	L.P.	LOW POINT
BM	BEAM	L.W.	LONG WAY
BOT	BOTTOM		
BRG	BEARING	MAS	MASONRY
BT	BENT	MAX	MAXIMUM
		MECH	MECHANICAL
C	CHANNEL STRUCTURAL SHAPE	MFR	MANUFACTURE, MANUFACTURER
CANT'L	CANTILEVER	M.H.	MANHOLE
C.J.	CONSTRUCTION JOINT	MID	MIDDLE
CL	CLEAR	MIN	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT		
COL	COLUMN	N	NORTH
COMP	COMPRESSIBLE	N.F.	NEAR FACE
CONC	CONCRETE	NO	NUMBER
CONN	CONNECTION	N.T.S.	NOT TO SCALE
CONST	CONSTRUCTION		
CONT	CONTINUOUS	O-C	ON CENTER
CSTG	CASTING	O.D.	OUTSIDE DIAMETER
CTC	CENTER TO CENTER	O.F.	OUTSIDE FACE
CTR	CENTER	OPNG	OPENING
		OPP	OPPOSITE
DET	DETAIL		
DIAG	DIAGONAL	P.C.O.	PILE CUT OFF
DIM	DIMENSION	PL	PLATE
DN	DOWN	P.S.F.	POUNDS PER SQUARE FOOT
DO	DITTO	PVC	POLYVINYL CHLORIDE
DP	DEEP		
DWG	DRAWING	R	RADIUS
DWL	DOWEL	R.D.	ROOF DRAIN
		REINF	REINFORCEMENT
E	EAST	REQD	REQUIRED
EA	EACH	RM	ROOM
E.F.	EACH FACE	R.O.	ROUGH OPENING
E.J.	EXPANSION JOINT		
EL	ELEVATION	S	SOUTH
ELEC	ELECTRICAL	SECT	SECTION
EMB	EMBEDMENT	SHT	SHEET
ENCL	ENCLOSURE	SIM	SIMILAR
EQ	EQUAL	SL	SLAB
EQUIP	EQUIPMENT	SP	SPIRAL
E.S.	EACH SIDE	SPEC	SPECIFICATION
E.W.	EACH WAY	SQ	SQUARE
E.W. T&B	EACH WAY TOP & BOTTOM	S.ST.	STAINLESS STEEL
EXIST	EXISTING	STD	STANDARD
EXP	EXPANSION	STIR	STIRRUP
EXT	EXTERIOR	STL	STEEL
		STR	STRUCTURAL
F.B.	FLOOR BEAM	S.W.	SHORT WAY
F.D.	FLOOR DRAIN		
FDN	FOUNDATION	T&B	TOP AND BOTTOM
F.F.	FAR FACE	T/C	TOP OF CONCRETE
FIN	FINISH	THK	THICK
FL	FLOOR	T/	TOP OF
FT	FEET	TR	TREAD
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	U.O.N.	UNLESS OTHERWISE NOTED
GALV	GALVANIZE		
G.B.	GRADE BEAM	VERT	VERTICAL
GD	GRADE	V.I.F.	VERIFY IN FIELD
GRTG	GRATING		
H	HIGH	W	WIDE FLANGE STR SHAPE,
HGT	HEIGHT		WIDTH, WEST
HOR	HORIZONTAL	W/	WITH
H.P.	HIGH POINT		
H.S.	HIGH STRENGTH		
HVAC	HEATING, VENTILATING & AIR CONDITIONING		

WILLIAM J. MOREAU, P.E.
ENGINEER

SPEC RESIDENCE
RHINECLIFF BUILDERS, INC.
GENERAL NOTES
15.1-41-19, CROSS PATCH ROAD
TOWN OF WOODSTOCK, NEW YORK

DATE	SCALE	JOB NUMBER	SHEET NUMBER
08/02/2026	1/4"=1'-0"	26-041-WHE	1 OF 6