

PROPOSED HOUSE
35 CLIFFORD ROAD, MENANDS, NY
ULUKAYA NURETTIN PARCEL #55.6-5-46

CONSTRUCTION TYPE: II

DESIGN PROVISIONS:
2025 RESIDENTIAL CODE OF NEW YORK STATE
2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE

PREScriptive METHOD ALBANY COUNTY, NY

ENERGY STATEMENT = PRESCRIPTIVE FOR CLIMATE ZONE 5A
FENESTRATION MAXIMUM U-FACTOR = 0.27
CEILING INSULATION = MIN R-49 (R-38 ALLOWED IF NOT COMPRESSED OVER TOP PLATE)
FLOOR INSULATION = MIN R-30
BASEMENT INSULATION = R-15 CONTINUOUS,
R-19 CAVITY, OR R-13 CAVITY PLUS R-5 CONTINUOUS
WALL INSULATION = R-30 CAVITY OR R-20 PLUS R-5 CONTINUOUS

DESIGN LOADS:
ROOF.....40 PSF (SNOW) 15 PSF (DEAD)
ATTIC (W / STORAGE).....20 PSF (LIVE)
ATTIC (WO STORAGE).....10 PSF (LIVE)
CEILING.....10 PSF (DEAD)
FLOOR (SLEEPING).....30 PSF (LIVE) 12 PSF (DEAD)
FLOOR (NON-SLEEPING).....40 PSF (LIVE) 12 PSF (DEAD)
STAIRS.....40 PSF (LIVE)
HANDRAILS.....200 LBS (ANY POINT/DIRECTION)
DECKS.....40 PSF (LIVE)
EXTERIOR BALCONY.....40 PSF (LIVE)

WIND LOADS:
BASIC WIND SPEED (3 SECOND)
GUST.....110MPH
IMPORTANCE FACTOR
(Iw).....1.0
HIGHEST POINT OF ROOF
(FT).....N/A
TOPOGRAPHIC FACTOR
(Kzt).....1.0
EXPOSURE CATEGORY: C
NAILING SCHEDULE: PER R602.3(1)
TOP PLATE TO STUD (END NAIL).....2-16D COMMON
STUD TO SOLE PLATE (END NAIL).....2-16D COMMON
STUD TO SOLE PLATE (TOE NAIL).....4-8D COMMON OR 3-16D BOX
DOUBLE TO PLATES.....10D BOX @ 12" OC
DBL TOP PLATE LAP SPLICE.....8-16D COMMON
TOP PLATES LAPS (INTERSECTION).....3-10D BOX
SOLE PLATE TO JOISTS OR BLOCKING.....16D COMMON @ 16" OC
CEILING JOISTS TO TOP PLATE (TOE-NAIL).....3-8D COMMON
CEILING JOISTS OVER PARTITION.....4-10D BOX
CEILING JOISTS TO PARALLEL RAFTER.....PER R802.5.1(9)
RAFTER TO TOP PLATE (TOE-NAIL).....3-16D BOX
1X BRACE TO STUD/PLATE.....2-8D COMMON
JOISTS TO SILL PLATE (TOE-NAIL).....3-8D COMMON
RAFTER TO RIDGE, HIP OR VALLEY (TOE-NAIL).....4-16D BOX
RAFTER TO RIDGE, HIP OR VALLEY (END-NAIL).....3-16D BOX
RAFTER-TIES TO RAFTER.....4-8D BOX
SUBFLOOR TO FLOOR JOISTS.....6D COMMON @ 6"OC EDGE 12" OC FIELD
WALL SHEATHING TO STUD.....6D COMMON @ 6" OC EDGE 12" OC FIELD
ROOF SHEATHING TO RAFTER/TRUSS.....8D COMMON @ 6" OC EDGE 12" OC FIELD

FOUNDATION NOTES:
1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIALS AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 2500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE:
BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER: 3000 PSI
BASEMENT & INTERIOR SLABS ON GRADE: 3000 PSI
BASEMENT WALLS & FOUNDATIONS EXPOSED TO WEATHER: 3000 PSI
5. CONCRETE SIDEWALKS TO HAVE TOOLED JOINTS AT 5' O.C. (MINIMUM)
6. REINFORCED STEEL TO BE A-615 GRADE 40, WELDED MESH WIRE TO BE A-185.
7. COVER ENTIRE CRAWLSPACE WITH 6 MILL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS TO P.T. MUDDSILL.
8. PROVIDE A MINIMUM OF 1 SQ. FT OF VENTILATION AREA FOR EACH 150 SF OF CRAWLSPACE AREA. VENTS ARE TO BE CLOSABLE WITH OPENINGS IN CORROSIVE RESISTANT SCREEN. POST NOTICE RE: OPENING VENTS ARE FOR ELECTRICAL PANEL.
9. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED OR PROTECTED WITH #55 ROLL ROOFING.
10. PROVIDE CRAWLSPACE DRAIN AS PER CODE.
11. DAMP PROOF BASEMENT WALL BEFORE BACKFILLING, PROVIDING A 4" PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING.
12. DAY STRENGTH AND NOT BEFORE STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) IS IN PLACE (FRAMING MUST BE FULLY NAILED AND ANCHORED).
13. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3500 PSI AT 28 DAYS FOR ALL CONCRETE.
14. CONCRETE SHALL BE AIR ENTRAINED AND SHALL BE PLACED IN ACCORDANCE WITH ACI 318-11 LATEST EDITION.
15. FORMS SHALL CONFORM TO THE SHAPE, LINES GRADE AND DIMENSIONS INDICATED ON THE DRAWINGS. THEY SHALL BE SUBSTANTIAL AND SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR, AND SHALL NOT DEFLECT UNDER THE WEIGHT OF THE WET CONCRETE OR CONSTRUCTION LOADS. THEY SHALL BE PROPERLY BRACED OR TIED TOGETHER SO AS TO MAINTAIN POSITION AND SHAPE, AND INSURE THE SAFETY OF WORKMEN AND PASSERBY.
16. IF APPLICABLE, CONCRETE POUR FOR THE HOUSE FOUNDATION AND THE GARAGE FOUNDATION ARE TO BE A CONTINUOUS POUR WHERE MEET.
17. CONCRETE CONSTRUCTION JOINTS ARE TO BE INSTALLED EVERY 100' MAXIMUM AROUND THE BASEMENT WALL PERIMETER TO AVOID WALL CRACKS.

PLACING CONCRETE:
PLACING CONCRETE BEFORE INITIAL SET HAS OCCURRED, AND IN NO EVENT AFTER IT HAS CONTAINED ITS WATER CONTENT FOR MORE THAN ONE HOUR. PLACE ALL CONCRETE ON CLEAN, DAMP SURFACES, FREE FROM WATER, OR UPON PROPERLY CONSOLIDATED FILLS, BUT NEVER UPON SOFT MUD, DRY POROUS EARTH, OR FROZEN GROUND.

- FRAMING NOTES:
- STRUCTURAL FRAMING MEMBERS SHALL BE SPF #2 OR BETTER UNLESS OTHERWISE STATED.
 - FLOOR SHEATHING SHALL BE GLUED AND NAILED TO FLOOR JOISTS ACCORDING TO NAILING SCHEDULE. ROOF AND WALL SHEATHING SHALL BE NAILED ACCORDING TO NAILING SCHEDULE.
 - SILL PLATES SHALL BE PRESSURE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.
 - FRAMING MEMBERS SHALL NOT BE CUT OR NOTCHED IN EXCESS TO:
BEARING WALL OR NON BEARING WALL MEMBERS: IRC R602.6
FLOOR MEMBERS: RESIDENTIAL CODE OF 2015 IRC R502.8
 - PROVIDE SOLID BLOCKING FOR FLOOR JOISTS UNDER ALL INTERMEDIATE BEARING WALLS AND AT ENDS BY FULL DEPTH BLOCKING, PROVIDE BLOCKING EVERY 8' MAX. OF FLOOR JOIST SPAN.
 - ENGINEERED WOOD PRODUCTS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
 - ALL WOOD INCLUDING POSTS LOCATED NEARER THAN 18" (12" FOR GIRDERS) TO EARTH OR LOCATED ON CONCRETE PLACED ON EARTH SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY.
 - HEADERS ARE TO BE BUILT UP (PER CODE) IN FRAMED WALLS U.N.O.-SUPPORT EACH HEADER W/ DOUBLE TRIMMER STUDS WHERE OPENINGS ARE 48" WIDE OR GREATER.
 - FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL). FIRE BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1.1. IN CONCEALED SPACES OF STUD WALLS, INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS. CONCEALED HORIZONTAL FURRED SPACES SHALL ALSO BE FIRE BLOCKED AT INTERVALS NOT TO EXCEED 10 FT. BATTS OR BLANKETS OF MINERAL OR GLASS FIBER SHALL BE ALLOWED AS FIRE BLOCKING.
1.2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, TO RESIST FIRE PASSAGE OF FLAME AND PRODUCTS OR COMBUSTION.
FIRE BLOCKING OF CORNICES OR A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.
 - JOISTS EXCEEDING A NOMINAL 2 X 4 SHALL BE SUPPORTED Laterally BY SOLID BLOCKING, DIAGONAL BRIDGING, OR A CONTINUOUS 1 X 3 STRIP NAILED ACROSS THE BOTTOM OF JOISTS PERPENDICULAR TO JOISTS AT INTERVALS NOT EXCEEDING 8 FT.
 - PROVIDE FULL BEARING SUPPORT FOR ALL BEAMS (EX. 4X BEAMS SUPPORTED BY (2) 2X OR 4X POSTS, 6X/8X BEAMS SUPPORTED BY 6X/8X POST, ETC).
 - HARDWARE IS TO BE "SIMPSON STRONG-TIE" OR EQUAL.
 - ANY WOOD EXPOSED TO EXTERIOR ELEMENTS IS TO BE PRESSURE TREATED, COMPOSITE, WOOD SPECIES OF NATURAL RESISTANCE TO DECAY, STAINED, SEALED, PAINTED, OR WRAPPED W/ VINYL OR NON CORROSIVE METAL
 - ALL EXTERIOR WALL HEADERS = (2) 2x10 UNLESS NOTED DIFFERENT. ALL INTERIOR NON-BEARING WALL HEADERS = (2) 2x6 UNLESS NOTED DIFFERENT.

PLACING CONCRETE CONTINUED:

DEPOSIT CONCRETE CONTINUOUSLY AND AS RAPIDLY AS PRACTICAL UNTIL THE UNIT OF OPERATION IS COMPLETED.

CONSOLIDATE ALL CONCRETE BY VIBRATION SO THAT THE CONCRETE IS THOROUGHLY WORKED AROUND THE REINFORCEMENT, AROUND IMBEDDED ITEMS, AND INTO CORNERS OF FORMS, ELIMINATING ALL AIR OR STONE POCKETS WHICH MAY CAUSE HONEY-COMBING, PITTING, OR PLANES OF WEAKNESS. USE MECHANICAL VIBRATORS WITH A MINIMUM FREQUENCY OF 7,000 REVOLUTIONS PER MINUTE, OPERATED BY COMPETENT WORKMEN. USE OF VIBRATORS AT MANY POINTS FROM 18 TO 30 INCHES APART FOR A 5 TO 10 SECOND DURATION. KEEP A SPARE VIBRATOR ON THE JOB DURING ALL CONCRETE PLACING OPERATIONS.

EXERCISE CARE IN PLACEMENT OF CONCRETE FOR SLABS OR GRADE OVER A VAPOR BARRIER. AVOID PUNCTURING OR TEARING VAPOR BARRIER DURING TRANSPORTATION AND PLACEMENT.

THE PLACING OF CONCRETE SHALL BE CARRIED ON CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS SHOWN ON THE DRAWINGS. IF FOR ANY REASON IT SHALL BECOME NECESSARY TO STOP THE PLACING OF CONCRETE AT PLACES OTHER THAN THOSE INDICATED ON THE DRAWINGS, SUCH PLACES SHALL HAVE THE APPROVAL OF THE ENGINEER AND THE MANNER OF MAKING THE JOINT SHALL BE APPROVED. EXTRA REINFORCING MAY BE REQUIRED IF ADDTL. CONSTRUCTION JOINTS ARE USED.

PROVIDE ADEQUATE PROTECTION AGAINST RAIN, SLEET, AND SNOW BEFORE AND DURING PLACEMENT AND FINISHING OF CONCRETE. PROVIDE ADEQUATE PROTECTIVE MEASURES TO MAINTAIN THE TEMPERATURE OF THE CONCRETE AS SPECIFIED.

TIE HOLES LEFT BY WITHDRAWAL OF RODS OR THE HOLES LEFT BY REMOVAL OF END OF TIES SHALL BE FILLED WITH MORTAR. FOR HOLES PASSING ENTIRELY THROUGHOUT THE WALL, A PLUNGER TYPE GREASE GUN OR OTHER DEVICE SHALL BE USED TO FORCE THE MORTAR THROUGH THE WALL STARTING AT THE BACK FACE.

ANY CONCRETE WORK NOT FORMED AS SHOWN ON THE PLANS OR FOR ANY REASON IS OUT OF ALIGNMENT OR LEVEL OR SHOWS A DEFECTIVE SURFACE SHALL BE CONSIDERED AS NOT CONFORMING WITH THE INTENT OF THESE SPECIFICATIONS AND SHALL BE REMOVED FROM THE JOB BY THE CONTRACTOR AT HIS EXPENSE UNLESS THE ENGINEER GRANTS PERMISSION TO PATCH THE DEFECTIVE AREA WHICH SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING PROCEDURE. PERMISSION TO PATCH ANY SUCH AREA SHALL NOT BE CONSIDERED A WAIVER OF THE ENGINEERS RIGHT TO REQUIRE COMPLETE REMOVAL OF THE DEFECTIVE WORK IF THE PATCHING DOES NOT, IN HIS OPINION, SATISFACTORILY RESTORE THE QUALITY AND APPEARANCE OF THE SURFACE.

IF APPLICABLE THE COMPRESSIVE STRENGTH OF EXISTING CONCRETE SLAB (f' c)=2500 PSI MINIMUM

STEPPED FOOTING TO BE INSTALLED PER SITE REQUIREMENTS. MIN 24 IN. DOWN AND 48 IN. OVER.

STEEL REINFORCEMENT

1. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM NEW BILLET STEEL, GRADE 60, DEFORMED BARS, IN ACCORD WITH STANDARD SPECIFICATIONS ASTM A 15 LATEST EDITION.

2. STEEL REINFORCEMENT SHALL CONSIST OF FURNISHING AND PLACING BAR STEEL OR STEEL FABRIC REINFORCEMENTS AS SHOWN ON THE PLANS AND REQUIRED BY THE CONTRACT. FOR REINFORCEMENT IN FLOOR SLABS PLACED ON EARTH, THE REINFORCING SHALL BE SUPPORTED BY MASONRY BLOCKS OF PROPER HEIGHT TO INSURE THAT THE REINFORCING MATERIAL WILL BE PLACED IN THE CENTER OF SUCH SLABS. WHERE WIRE MESH IS USED IN FLOOR SLABS, IT SHALL BE 6" BY 6" / #6 X #6 GAUGE WELDED WIRE. ALL MESH SHALL BE LAPPED A MINIMUM OF 6 INCHES. UNLESS THE PLANS SHOW SPECIFIC SPACING, THE MINIMUM CLEAR SPACING BETWEEN THE EDGE OF THE BARS AND THE EXTERIOR SURFACE OF ALL POURED CONCRETE SHALL BE 1-1/2 TIMES THE MAXIMUM NOMINAL SIZE OF THE CONCRETE AGGREGATE. HOWEVER CLEAR SPACING SHALL NOT BE LESS THAN 3" WHEN THE CONCRETE IS CAST AGAINST EARTH. IF FOR ANY REASON, REINFORCING STEEL HAS TO BE PLACED CLOSER THAN 1-1/2 INCHES TO ANY FORM, THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF SUCH PLACEMENT BEFORE THE POUR IS MADE.

GENERAL NOTES:

DESIGNED IN ACCORDANCE WITH THE 2025 RESIDENTIAL CODE OF NYS

DIMENSIONS TO, OF, AND IN EXISTING STRUCTURE SHALL BE VERIFIED IN FIELD BY CONTRACTOR.

DO NOT SCALE DRAWINGS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN EXISTING CONDITIONS AND / OR ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS.

DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.

DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.

DIMENSION AND NOTES THAT INCLUDE THE WORD "TYPICAL" REFER TO ALL SIMILAR DETAILS UNLESS OTHERWISE STATED.

THE NOTES ON THIS DRAWING ARE TYPICAL UNLESS NOTED OTHERWISE.

BRACE BUILDING UNTIL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: ROOF DECK, CONNECTION TO EXISTING BUILDING.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING DURING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING DURING CONSTRUCTION AND COMPLY WITH ALL APPLICABLE SAFETY REGULATIONS.

CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS, OR EQUIPMENT SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTED BY THE ENGINEER.

THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION SAFETY.

ALL DOORS AND WINDOWS TO BE INSTALLED ACCORDING TO THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTIONS.

UNLESS SPECIFIED, ALL ROOM FINISHES, APPLIANCES, FIXTURES, HARDWARE, TRIM AND ARCHITECTURAL DETAILS ARE TO BE DETERMINED AND INSTALLED ACCORDING TO ALL BUILDING CODES AND THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

INSTALL 1/2" GYPSUM ON WALLS AND CEILING. INSTALL MOISTURE RESISTANT GREENBOARD GYPSUM IN ALL BATH, KITCHEN, AND OTHER WET AREAS.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE STATE AND LOCAL BUILDING CODE REQUIREMENTS. DETAILS OF CONSTRUCTION UNLESS NOTED OTHERWISE

CONTRACTOR SHALL PERFORM ALL MISCELLANEOUS REMOVALS, MODIFICATIONS, CONSTRUCTION AND CLEAN-UP REQUIRED TO COMPLETE THE GENERAL SCOPE OF THIS PROJECT.

NO SITE INSPECTIONS DURING CONSTRUCTION ARE TO BE MADE BY THIS OFFICE. CONTRACTOR TO BE RESPONSIBLE FOR MATERIALS AND WORKMANSHIP. SUBSTITUTIONS FOR MATERIALS SPECIFIED TO BE MADE WITH PERMISSION OF LOCAL BUILDING DEPARTMENT.

ALL PLUMBING, HVAC, ELECTRICAL AND FIRE SYSTEMS ARE BY OTHERS. LOCATION DESIGN AND INSTALLATION OF ALL NOTED ABOVE ARE TO BE COMPLETED BY LICENSE INDIVIDUALS ACCORDING TO ALL BUILDING CODE AND THE MANUFACTURERS PRODUCT INSTALLATION INSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY AND ENERGY CONSERVATION CODES, STATE AND / OR LOCAL.

CONTRACTOR TO BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

THE CONTRACTOR / OWNER SHALL REQUEST LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING.

THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND HIS AGENTS THROUGH ADEQUATE INSURANCE COVERAGE AGAINST ANY CLAIMS ARISING FROM INJURIES DURING CONSTRUCTION, OR FAILURE TO MAINTAIN SAFE CONDITIONS ON THE CONSTRUCTION SITE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR, OWNER OR BUILDER OF THIS RENOVATION TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THESE DRAWINGS.

THESE PLANS COMPLY WITH ALL THE CODES, PROVISIONS AND INTENT OF THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE PURSUANT TO ARTICLE 2 OF THE ENERGY LAW. LOCAL CODE REQUIREMENTS SHALL TAKE PRECEDENCE WHERE DISCREPANCIES OCCUR.

ANY ERRORS, OMISSIONS OR DISCREPANCIES IN THESE PLANS SHALL BE REPORTED IN WRITING TO THE ENGINEER BEFORE START OF CONSTRUCTION AND SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 145, SECTION 7209.

HOLD HARMLESS THE ENGINEER, THE CONSTRUCTION MANAGER, THE OWNER AND THEIR AGENTS LOSS, DAMAGE, LIABILITY OR ANY EXPENSE ARISING IN ANY MANNER BY THE INDEPENDENT CONTRACTOR OR THEIR RESPECTIVE EMPLOYEES, INCLUDING SHALL BE THE STATE SCAFFOLDING ACT.

THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COMPLETED WORK.

CONTRACTOR IS TO FOLLOW ALL MANUFACTURERS PRODUCT INSTALLATION AND INSTRUCTION.

WHENEVER A VALUE OR SIZE IS IN CONFLICT THE MORE STRINGENT VALUE OR SIZE WILL APPLY.

SMOKE DETECTORS AND CARBON MONOXIDE ALARMS TO BE INSTALLED ACCORDINGLY THROUGHOUT THE HOUSE.

- SHEET INDEX
G01 COVER PAGE & NOTES
G02 NOTES
S01 SITEPLAN
GR1 GRADING & EROSION CONTROL PLAN
A01 FOUNDATION / FLOOR PLAN
A02 SECTIONS
A03 ELEVATIONS
A04 ELECTRIC PLANS
A05 LIGHTING PLANS
A06 DOMESTIC WATER PLANS
A07 WASTE WATER PLANS
SL1 SANITARY LEAD PLAN
WS1 WATER SUPPLY PLAN



LOCATION MAP

Cobble Court Engineering PLLC
39 OAKWOOD BLVD
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengrpgpe@outlook.com
DANIEL C. KAUFMAN NYS P.E. #086813

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO PREPARE ANY PLANS, SPECIFICATIONS, PLOTS, OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

DATE:	RECORD OF WORK:	DESCRIPTION:	BY:	DK	DK			
5-27-26		ZBA SUBMISSION						
7-1-26		ZBA SUBMISSION						

NEW HOME

35 CLIFFORD ROAD
MENANDS, NY. 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 7/01/26

FILE:

PAGE CONTENT:
COVER SHEET
& NOTES

DRAFTER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
D (24"x36")

SCALE:

SHEET:
G01

STAIR NOTES (AS APPLICABLE):

R311.7.1: WIDTH: STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5" ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

EXCEPTION: THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.7.10.1

R311.7.2: HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

R311.7.5.1: THE MAXIMUM RISER HEIGHT SHALL BE 8¼". THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEEDED THE SMALLEST BY MORE THAN ¾". OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30" AS MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

EXCEPTION 1: THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.

EXCEPTION 2: THE RISER HEIGHT OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH R311.7.10.1

R311.7.5.2: THE MINIMUM TREAD DEPTH SHALL BE 9". THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ¾".

R311.7.5.3: NOSING: THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NO GREATER THAN ¾". A NOSING NOT LESS THAN ¾" BUT NOT MORE THAN 1¼" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN ¾". BEVELING OF NOSING SHALL NOT EXCEED ½".

EXCEPTION: A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11".

R311.7.6: LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTION: A FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

EXCEPTION (R11.3.2): A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY, FOR OTHER THAN THE REQUIRED EGRESS DOOR.

THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

R311.7.8: HANDRAILS: HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS. HAVING 4 OR MORE RISERS.

R311.7.8.1: HEIGHT: HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISHED SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

R311.7.8.2: CONTINUITY: HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAILS.

RESIDENTIAL ENERGY STATEMENT

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGEMENT THIS STRUCTURE MEETS OR EXCEEDS THE ENERGY REQUIREMENTS OF THE 2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

EGRESS REQUIREMENTS:

THE SILL HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.

ALL BASEMENT AND GRADE FLOOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQ/FT. ALL OTHER EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ/FT.

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.

THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

THE MINIMUM HORIZONTAL AREA OF THE WINDOW WELL SHALL BE 9.0 SQ/FT WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

R311.7.8.3: GRIP SIZE: REQUIRED HANDRAILS SHALL BE OF TYPE 1 OR TYPE 2 AS SPECIFIED IN THE 2015 IRC, OR OF EQUIVALENT GRASPABILITY.

R311.7.9: ILLUMINATION: ALL STAIRS SHALL BE PROVIDED WITH ILLUMINATION IN ACCORDANCE WITH SECTION R303.7.

GUARD NOTES (AS APPLICABLE):

312.1.1: WHERE REQUIRED: GUARDS SHALL BE LOCATED ALONG OPEN SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

R312.1.2: HEIGHT: REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36" IN HEIGHT.

EXCEPTIONS:

1: GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34".

2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" IN HEIGHT.

R312.1.3: OPENING LIMITATIONS: REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.

EXCEPTIONS:

1: THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIRS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD SHALL NOT ALLOW THE PASSAGE OF A SPHERE 6" IN DIAMETER.

2: GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4⅜" IN DIAMETER.

EXTERIOR DOOR & WINDOW SCHEDULE

* MANUFACTURER IS SUBJECT TO CHANGE. ANY CHANGES MUST MEET LIGHT, VENT & EGRESS REQUIREMENTS.*

* ROUGH OPENINGS ARE SUBJECT TO CHANGE. ANY CHANGES MUST BE VERIFIED BY BUILDER PRIOR TO FRAMING.*

* ROUGH OPENINGS NOT PROVIDED ARE THE RESPONSIBILITY OF THE BUILDER AND ARE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTION.*

* TEMPERED GLASS REQUIRED WHEN EXPOSED BOTTOM EDGE OF PANE IS LESS THAN 18" ABOVE THE FLOOR.

* MAX SILL HEIGHT = 44", MIN SILL HEIGHT = 24"

SYM.	FRAME SIZE (WxH)	QTY.	MANF / SERIES	MODEL # OR TYPE	GLASS	FINISH	FRAME MATERIAL	EGRESS	LIGHT (sq/ft)	VENT (sq/ft)	HDR HGT
A	R.O.=3'2-1/8" X 4'8-7/8"	14	ANDERSEN DH	TW3046	LOW E	WHT	VINYL	5.72	10.31	5.65	TBD
B	R.O.=3'2-1/8" X 3'0-7/8"	3	ANDERSEN DH	TW30210	LOW E	WHT	VINYL	—	6.01	3.22	TBD
C	PER SPECS	2	TBD HOPPER	TBD	LOW E	WHT	VINYL	—	—	—	TBD
D	R.O.=3'0-1/2" X 4'5-3/8"	1	ANDERSEN CASE	CXW145	LOW E	WHT	VINYL	8.6	—	—	TBD

* REFER TO ELEVATION PAGE(S) FOR GRILL PATTERNS

* E = WINDOW MEETS MIN CLEAR OPENING OF 24"H x 20"W & 5.7 FT²

E1 = WINDOW MEETS MIN CLEAR OPENING OF 24"H x 20"W & 5.0FT²

FIRST FLOOR LIGHT AND VENT CHART

ROOM TITLE	ROOM AREA (SQ/FT)	REQUIRED LIGHT (.08)	ACTUAL LIGHT	REQUIRED VENT (.04)	ACTUAL VENT
FAMILY RM	280	22.4	41.2	11.2	22.6
BREAKFAST/KIT	273	21.8	40.2	10.9	20.4

SECOND FLOOR LIGHT AND VENT CHART

ROOM TITLE	ROOM AREA (SQ/FT)	REQUIRED LIGHT (.08)	ACTUAL LIGHT	REQUIRED VENT (.04)	ACTUAL VENT
MASTER BD	206	16.5	41.2	8.3	22.6
BED 2	102	8.2	10.3	4.1	5.65
BED 3	137	11.0	20.6	5.5	11.3



FRONT RENDERING
N.T.S

Cobble Court Engineering PLLC
39 OAKWOOD BLVD
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengrpgc@outlook.com
DANIEL C. KAUFMAN NYS P.E. #086813

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY MANNER ANY PLANS, SPECIFICATIONS, PLOTS, OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:	BY:	DK			
	DESCRIPTION:	ZBA SUBMISSION	DK		
DATE:	5-27-26	ZBA SUBMISSION	DK		
	7-1-26				

NEW HOME

35 CLIFFORD ROAD
MENANDS, NY, 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 1/30/25

FILE:

PAGE CONTENT:
NOTES

DRAFTER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
D (24"x36")

SCALE:

SHEET:

G02

1. 35 Clifford Road (Parcel 55.6-5-46) is 5,507 sq. ft. The minimum lot size per Village of Menands Code 2025-01-21 > Part II, General Legislation > Chapter 169 Zoning > Article 2 Residential Districts > 169-15 Single-Family Residential District (R1) > F (1)" is 8,000 sq. ft. This property was established in the early 20th century, when all the properties along Clifford Road were incorporated. The owner is requesting a variance in this law to allow this parcel to be a Single-family property that is non-conforming but still allowed with an exemption.

2. 35 Clifford Road (Parcel 55.6-5-46) has an existing frontage of 41 feet - 3 inches. per" Village of Menands Code 2025-01-21 > Part II, General Legislation > Chapter 169 Zoning > Article 2 Residential Districts > 169-15 Single-Family Residential District (R1) > F (2)" The minimum lot width: 70 feet. This property was established in the early 20th century, when all the properties along Clifford Road were incorporated. The owner is requesting a variance in this law to allow this parcel to be a Single-family property that is non-conforming but still allowed with an exemption.

3. Per" Village of Menands Code 2025-01-21 > Part II, General Legislation > Chapter 169 Zoning > Article 19 Definitions > Parking Space" an off-street parking space is 10 feet wide and 20 feet wide. The existing driveway resides on the property line of 33 and 35 Clifford Road and is approximately 18.5 feet wide by 73 feet long. The owner is requesting a variance in this law to allow the parking spaces to be 9 feet wide by 20 feet long.

4. 35 Clifford Road (Parcel 55.6-5-46) due to the size of the driveway to provide parking for both 33 and 35 Clifford Road cited in variance 3 through perpetuity using two easements being written by Margaret Gilmartin of Gil martin Law Firm. The owner requests a variance to the side setback requirements for 35 Clifford Road. The size of the side setbacks is set per" Village of Menands Code 2025-01-21 > Part II, General Legislation > Chapter 169 Zoning > Article 2 Residential Districts > 169-15 Single-Family Residential District (R1) > G (3)" Side yard setback: of 10 feet. Along the east property line, the side setback is requested to be 11 feet to allow for the driveway. Along the west property line, the side setback is requested to be 9 feet to allow for the 21 feet - 3 inches of buildable width to provide area to build the home. The property has a frontage of 41 feet - 3 inches.

NORTH



SCALE: $\frac{1}{8}" = 1'-0"$

Cobbie Court Engineering PLLC
39 OAKWOOD BLVD
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengnypa@outlook.com
DANIEL C. KAUFMAN NYS P.E.

RECORD OF WORK:		
DATE:	DESCRIPTION:	BY:
5-27-26	ZBA SUBMISSION	DK
7-1-26	ZBA SUBMISSION	DK

NEW HOME

35 CLIFFORD ROAD
MENANDS, NY. 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 7/2/26

FILE:

PAGE CONTENT:
SITE PLAN

DRAFTER:
MIKE T.

ENGINEER:

PAPER SIZE
D (24"x36")

SCALE:

SHEET:

S01

STANDARD AND SPECIFICATIONS FOR
CONCRETE TRUCK WASHOUT



leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

Design Criteria

Capacity: The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

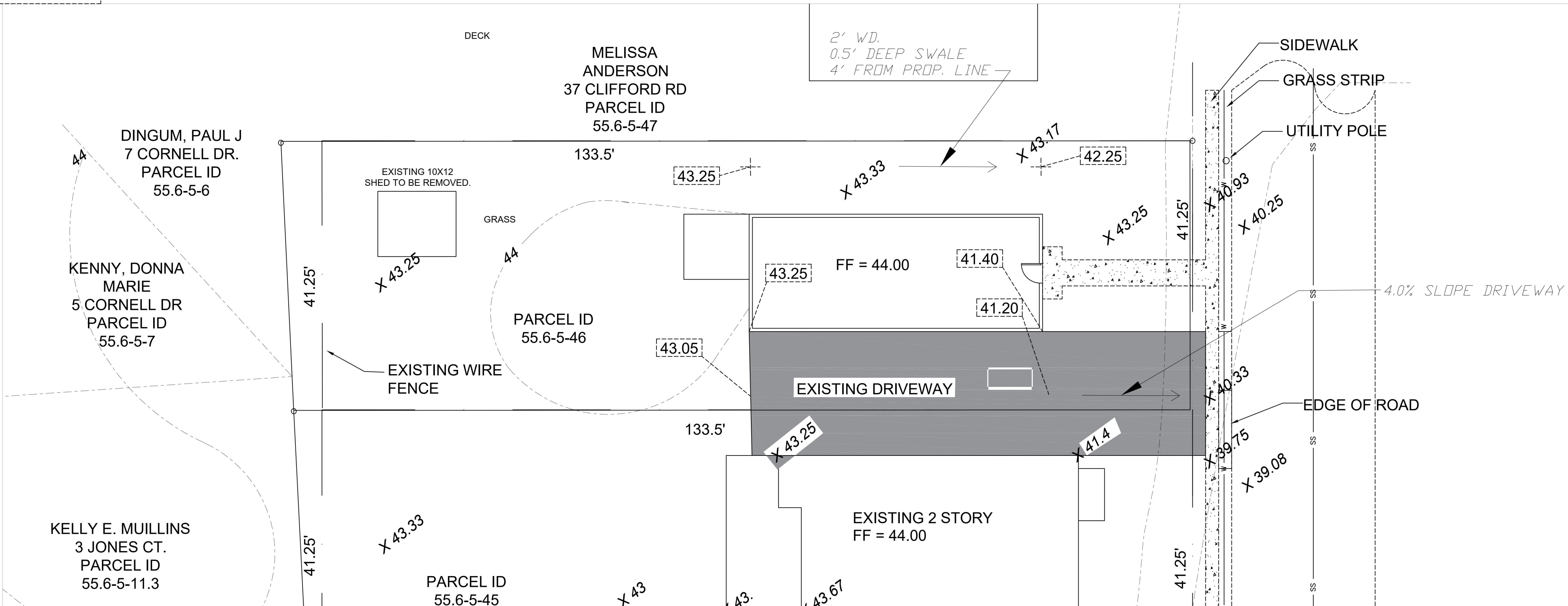
Location: Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

Liner: All washout facilities will be lined to prevent

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. ALL TEMPORARY EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED BEFORE BEGINNING EARTH DISTURBANCE ACTIVITIES IN ANY AREA.
2. THE CONTRACTOR SHALL OPEN ONLY THAT LENGTH OF TRENCH WHICH CAN BE BACKFILLED BY THE END OF THE WORKING DAY (EXCEPT FOR THE LENGTH OF TRENCH OPENING REQUIRED TO RESUME HIS/HER OPERATIONS ON THE FOLLOWING DAY).
3. TOPSOIL STOCKPILES SHALL BE SEEDED WITH A "QUICK GROW" SEED UPON COMPLETION OF THE TOPSOIL REMOVAL.
4. ADD FILTER FABRIC DROP INLET PROTECTION ON CATCH BASINS & PLACE SILTATION FENCING AROUND THE PROJECT PPERIMETER AREA WHERE SOIL EROSION WILL AFFECT DRAINAGE INLETS, STREETS, AND WATER COURSES.
5. TOPSOIL, SEED, FERTILIZE, AND MULCH IMMEDIATELY AFTER PERMANENT EARTHWORK OPERATIONS ARE COMPLETED.
6. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROLS ONCE AREAS HAVE REVEGETATED.
7. PUBLIC STREETS SHALL BE SWEEPED ON A DAILY BASIS TO MINIMIZE SOILS CARRYOVER FROM THE CONSTRUCTION ACTIVITIES ON TO THE PUBLIC STREETS. AND INTO STORM SEWERS.
8. DUST CONTROL SHALL BE MAINTAINED THROUGH SPRINKLING OR SPARYING ADHESIVES ON MINERAL SOILS.
9. ALL AREAS SUBJECT TO SILTATION AND EROSION IN THE PROJECT LIMITS SHALL BE MULCHED IMMEDIATELY UPON ROUGH GRADING UNLESS THE PERIOD BETWEEN ROUGH GRADING AND FINAL GRADING AND SEEDING IS LESS THAN 2 WEEKS.
10. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCES AT ALL LOCATIONS WHERE CONSTRUCTION EQUIPMENT WILL BE ENTERINGAND/OR EXISTING PUBLIC ROADS.
11. THE CONTRCTOR SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
12. RESTORATION FOR ALL SLOPED AREAS OF 1 ON 3 OR GREATER SHALL INCLUDE APPROVED GEOTEXTILE ABRIC INSTALLED TO MANUFACTUER'S RECOMMENDATIONS.

GRADING & SOIL
EROSION CONTROL
LAYOUT
SCALE: 1" =10'



Cobble Court Engineering PLLC

39 Oakwood Boulevard

Clifton Park, NY 12065

Phone # (518) 956-1282

dckengrny@aol.com

DANIEL C. KAUFMAN NYS

P.E. #086813

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY MANNER ANY SPECIFICATIONS, PLANS OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:

DATE:

7/1/26

DESCRIPTION:

SUBMITTED TO ZBA

BY:

DK

PROPOSED HOUSE

35 CLIFFORD ROAD
MENANDS, NY. 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 7/1/26

FILE:

PAGE CONTENT:
GRADING &
EROSION
CONTROL PLAN

DRAFTER:
MIKE T.

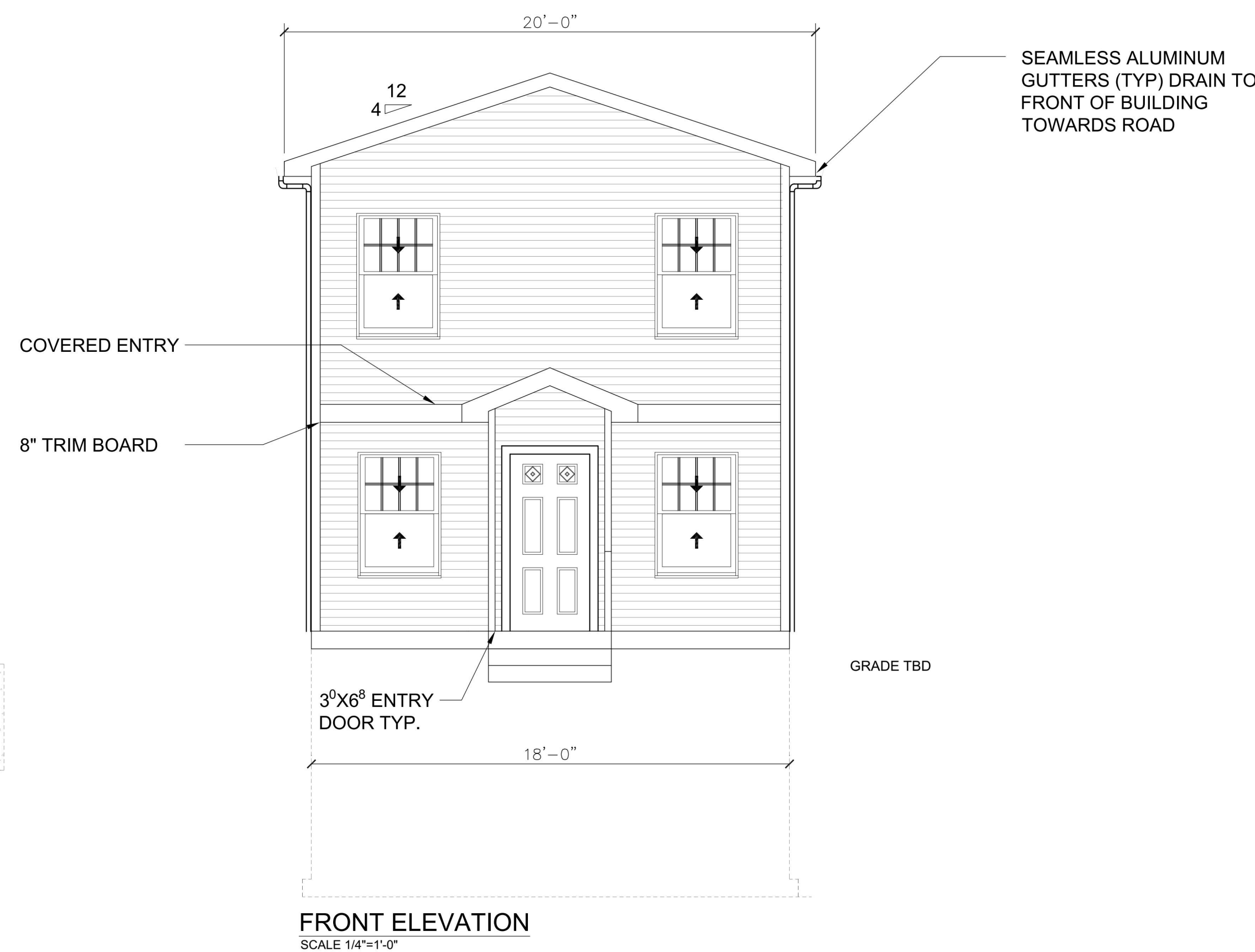
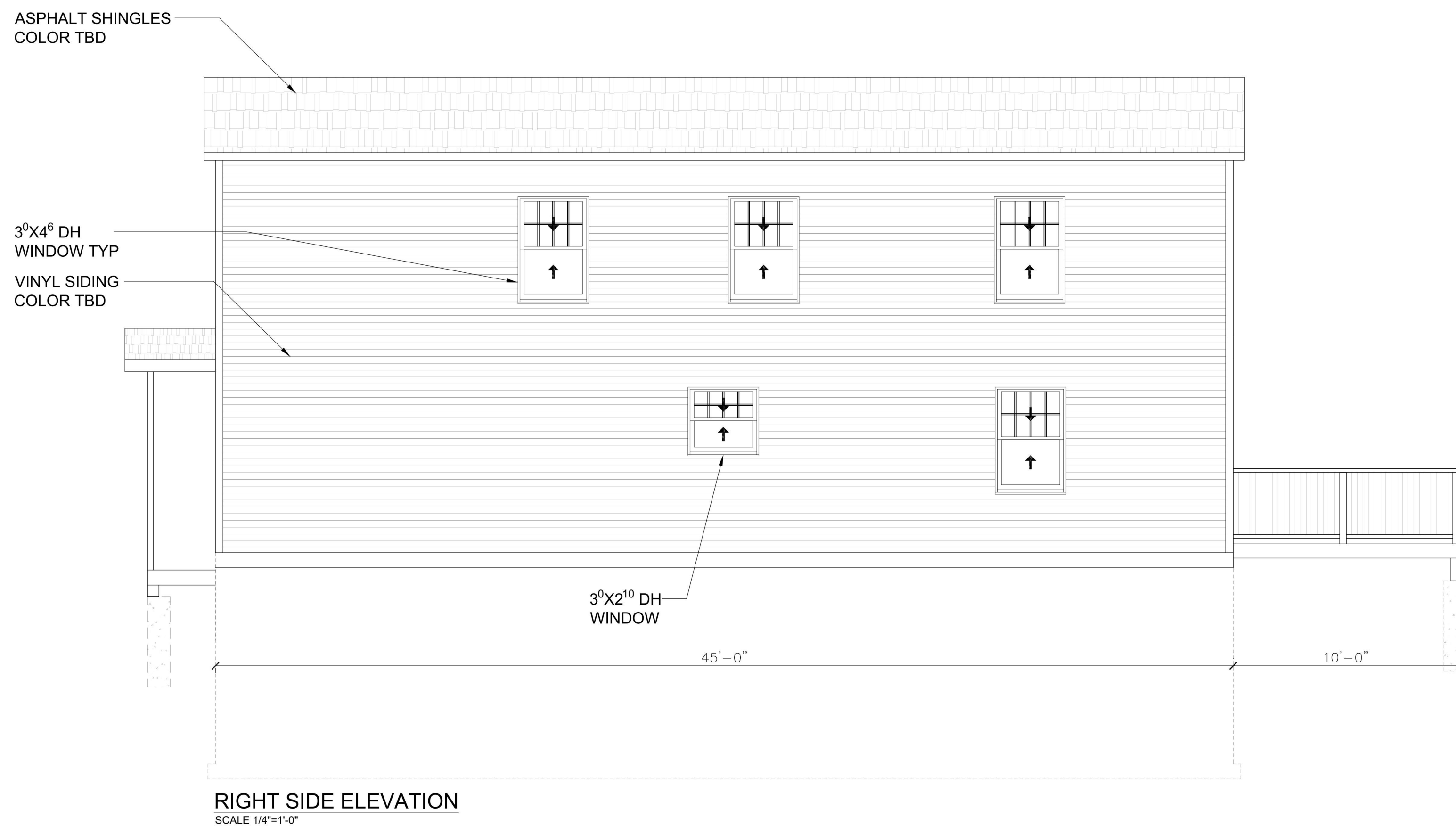
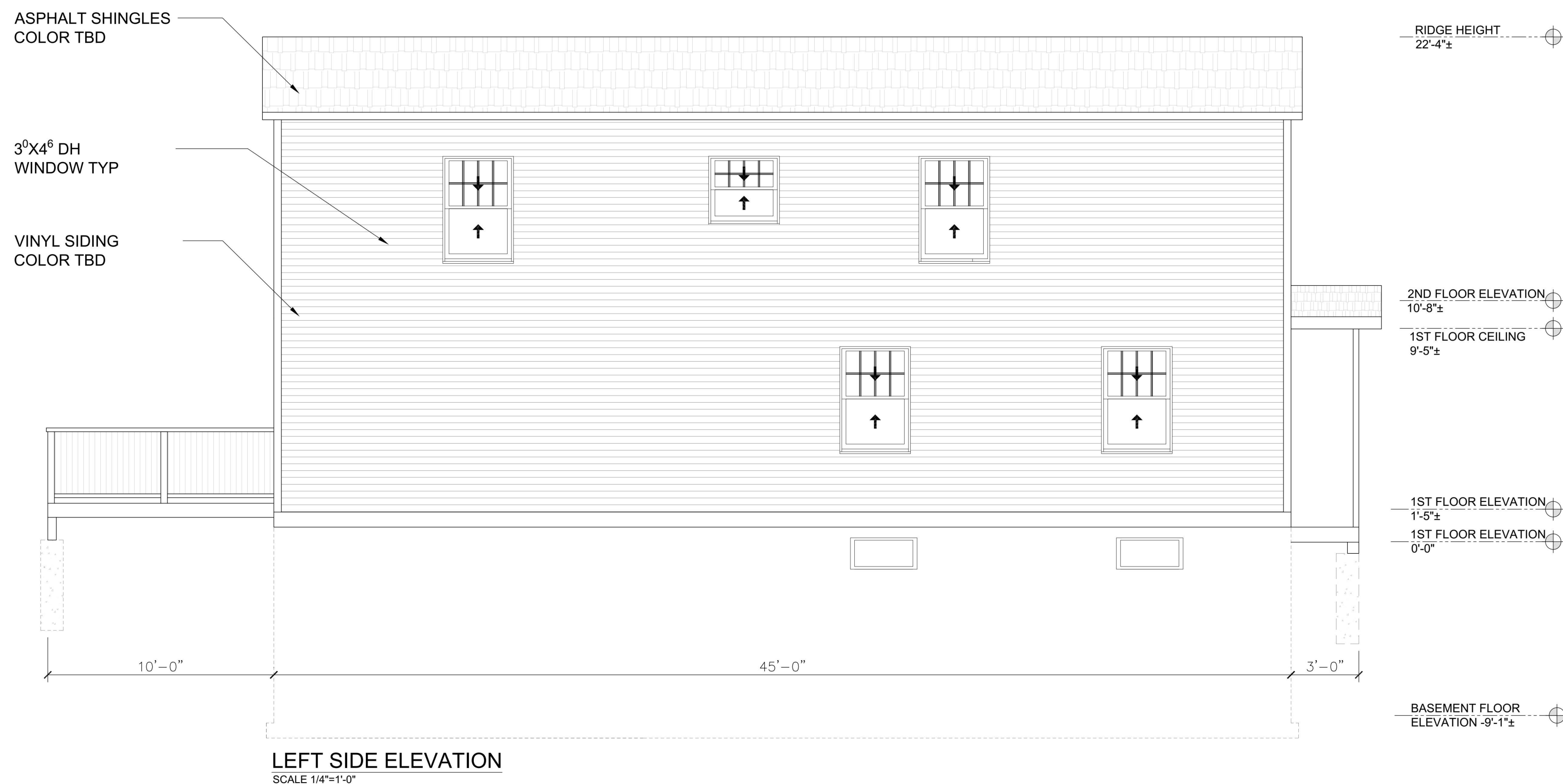
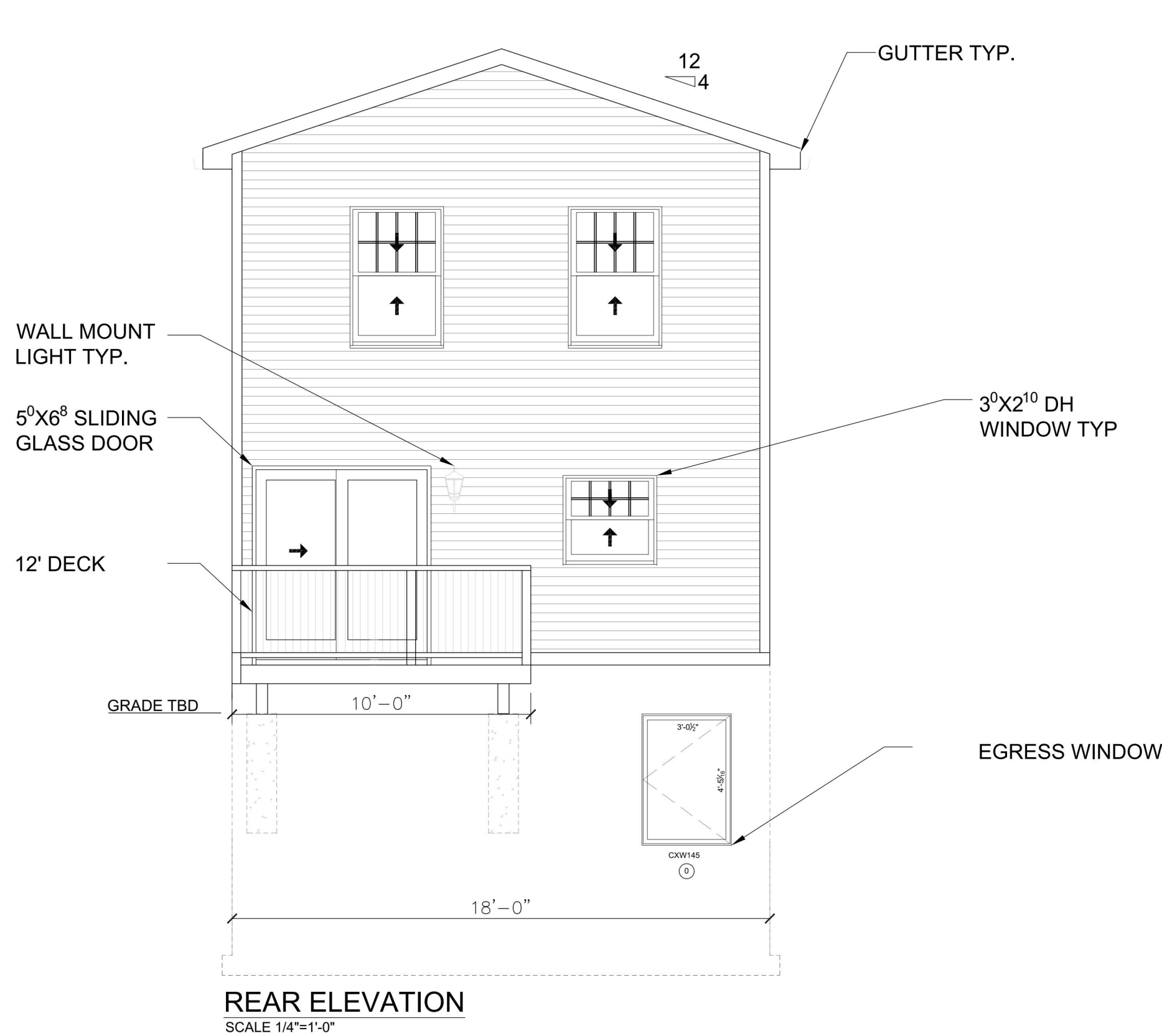
ENGINEER:
DCK

PAPER SIZE:
D (24"x36")

SCALE:
1" = 10'

SHEET:

GR01



Cobble Court Engineering PLLC
39 OAKWOOD BLVD
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengrny@aol.com
DANIEL C. KAUFMAN NYS P.E. #086813

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER IN ANY MANNER ANY SPECIFICATIONS, PLOTS, OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:		BY:	DATE:
DESCRIPTION:	DK	DK	5-27-26
ZBA SUBMISSION	DK	DK	7-1-26
ZBA SUBMISSION	DK	DK	
ZBA SUBMISSION	DK	DK	
ZBA SUBMISSION	DK	DK	
ZBA SUBMISSION	DK	DK	

NEW HOME

35 CLIFFORD ROAD
MENANDS, NY, 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 7/1/2026

FILE:

PAGE CONTENT:
ELEVATIONS

DRAFTER: MIKE T.
ENGINEER: DCK

PAPER SIZE: D (24"x36")
SCALE:

SHEET:
A01

Cobble Court Engineering PLLC
39 OAKWOOD BLVD
Clifton Park, NY 12065
Phone # (518) 956-1282
dckengrnypllc@outlook.com
DANIEL C. KAUFMAN NYS P.E. #086813

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY PLANS, SPECIFICATIONS, PLOTS, OR REPORTS TO WHICH THE SEAL OF PROFESSIONAL

RECORD OF WORK:		BY:
DATE:	DESCRIPTION:	
5-27-26	ZBA SUBMISSION	DK
7-1-26	ZBA SUBMISSION	DK

NEW HOME

35 CLIFFORD ROAD
MENANDS, NY, 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



DATE: 7/1/2026

FILE:

PAGE CONTENT:
ELEVATIONS

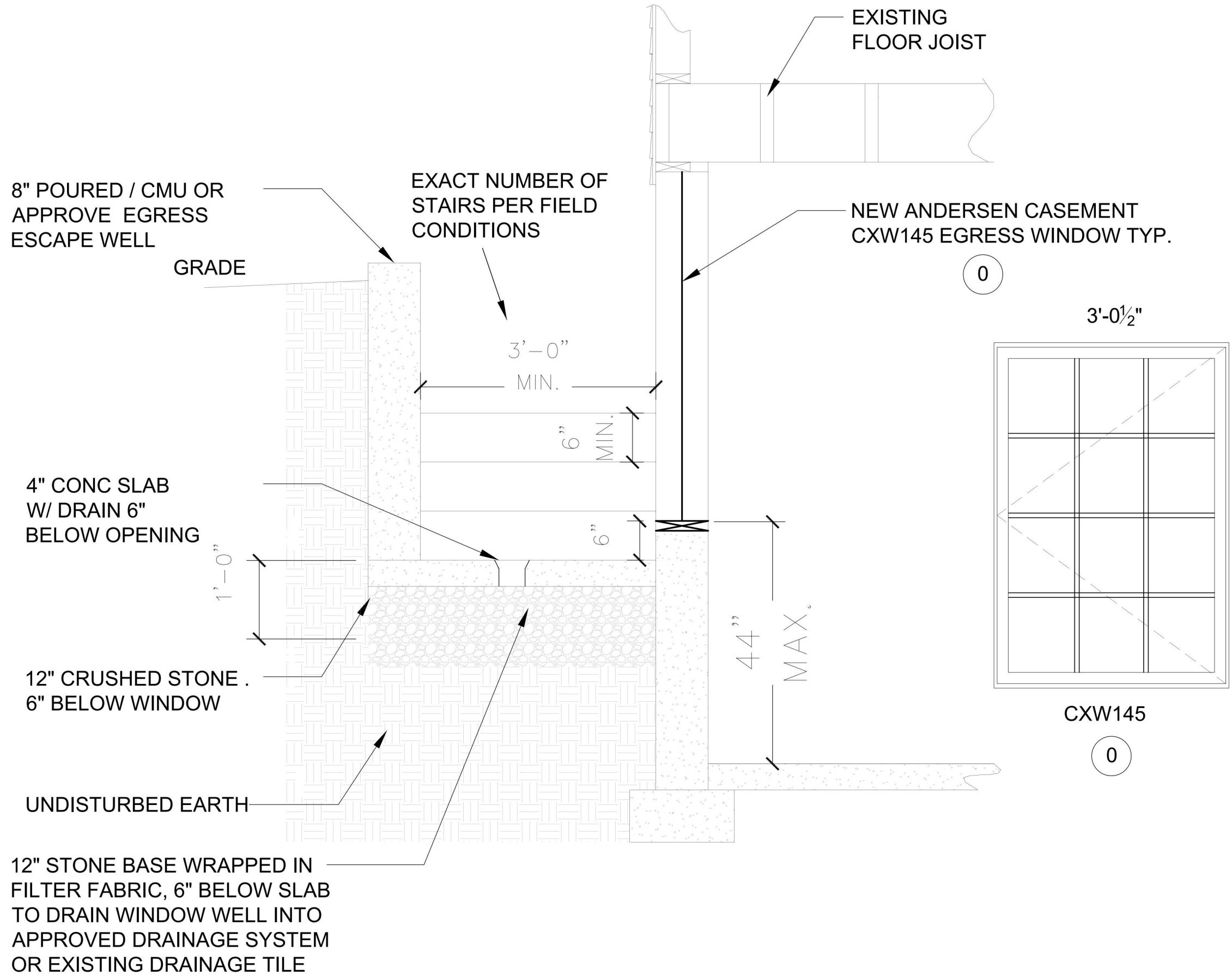
DRAFTER:
MIKE T.

ENGINEER:
DCK

PAPER SIZE:
D (24"x36")

SCALE:

SHEET:
A02



R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m2). Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

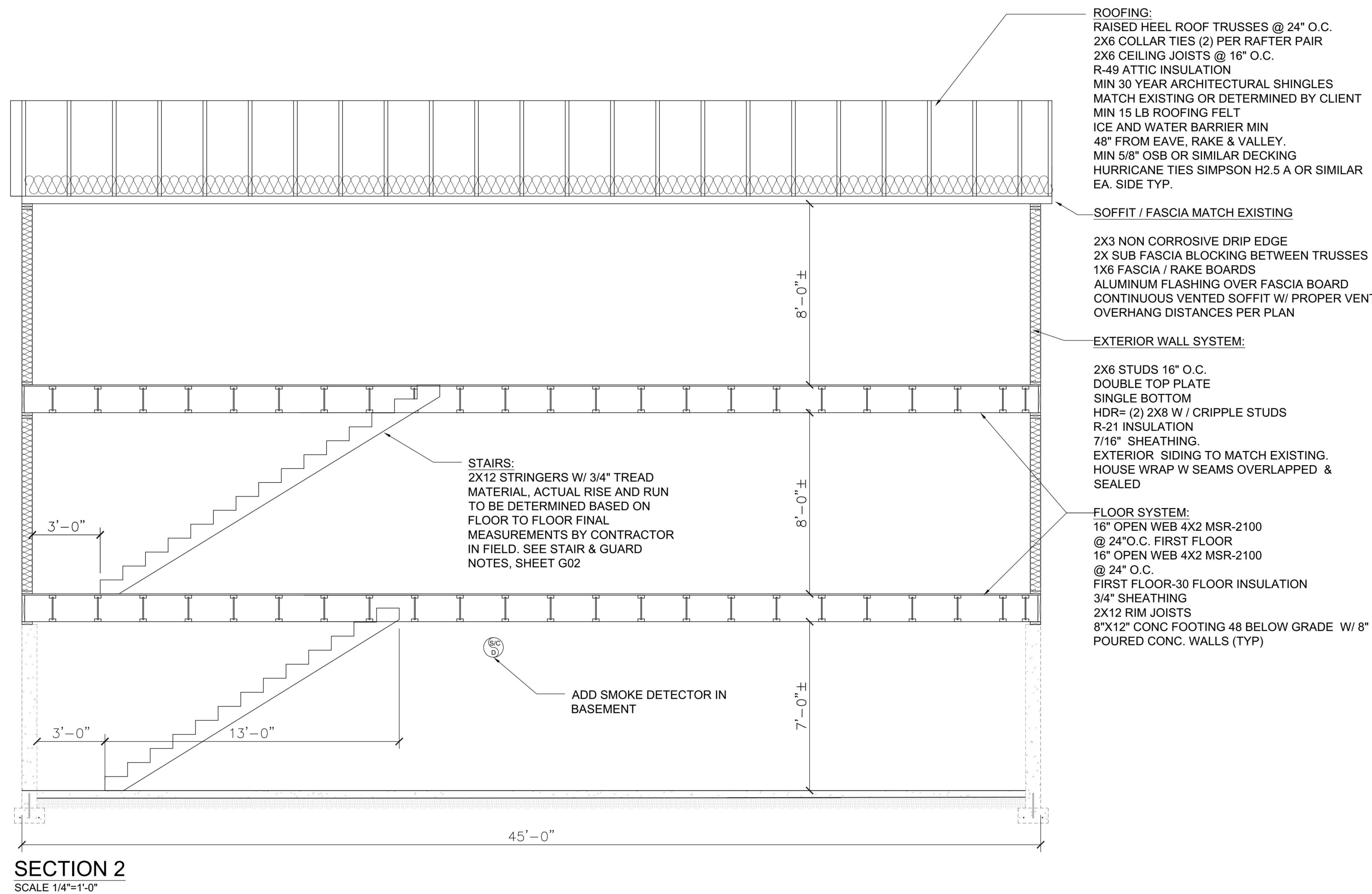
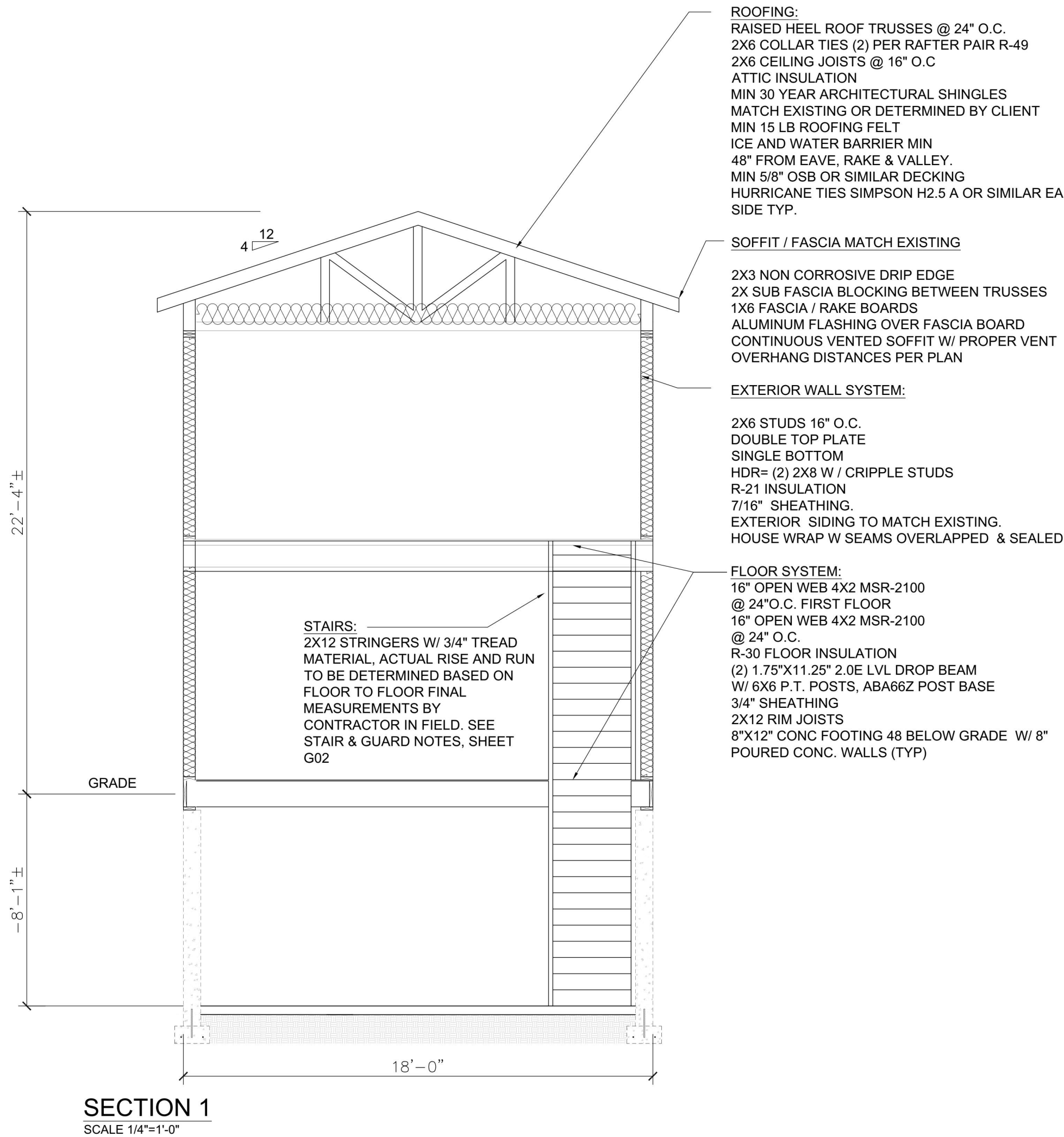
R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5



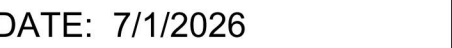


RECORD OF WORK:		
DATE:	DESCRIPTION:	BY:
5-27-26	ZBA SUBMISSION	DK
7-1-26	ZBA SUBMISSION	DK

NEW HOME
35 CLIFFORD ROAD
MENANDS, NY. 12204
NURETTIN ULUKAYA

START DATE:

STAMP:



FILE:

PAGE CONTENT:
FLOOR PLANS

DRAFTER: MIKE T.	ENGINEER: DCK
---------------------	------------------

PAPER SIZE: D (24"x36")

SHEET:
A03