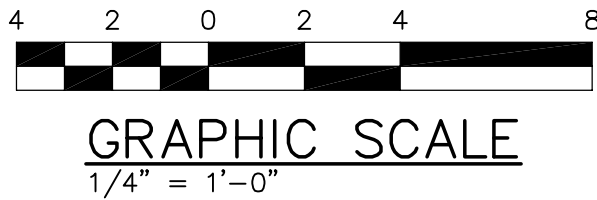


MAIN FLOOR PLAN  
1/4" = 1'-0"



GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING FINISHES THAT CONFLICT WITH FINISHES INDICATED ON THE FINISH PLANS. PREPARE SURFACES AS REQUIRED FOR NEW MATERIALS.
2. REMOVE EXISTING WALLS, PARTITIONS, DOORS, FRAMES, MILLWORK, FIXTURES, ETC. SHOWN ON THE PLAN WITH DASHED LINES. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER. SAVE AND STORE ITEMS INDICATED ON DRAWINGS FOR LATER INSTALLATION IN NEW CONSTRUCTION.
3. REMOVE ALL OR ANY GENERAL, MECHANICAL, AND ELECTRICAL MATERIALS NOT NECESSARILY SHOWN, BUT REQUIRED TO BE REMOVED TO COMPLETE WORK. TURN ALL SALVAGEABLE ITEMS OVER TO THE OWNER.
4. REMOVE ALL OR ANY GENERAL ELECTRICAL AND MECHANICAL OUTLETS AS REQUIRED. PATCH EXISTING WALL AS REQUIRED TO RECEIVE NEW FINISHES IF REQUIRED.
5. THE CONTRACTOR WILL BE REQUIRED TO SAW CUT THE EXISTING CONCRETE SLAB AND REMOVE THE EXISTING CONCRETE SLAB FOR INSTALLATION OF THE NEW PLUMBING PER THE MECHANICAL DRAWINGS. FOLLOWING INSTALLATION OF PLUMBING THE CONTRACTOR WILL REPAIR THE CONCRETE SLAB TO MATCH AND BE LEVEL WITH THE EXISTING CONCRETE.
6. CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE BUILDING OWNER FOR ALL REMOVED DOORS WHETHER THEY SHOULD BE DEMO AND DISPOSED OF OR DEMO AND STORED WITH BUILDING OWNER.
7. CONTRACTOR TO GRIND ADHESIVE OFF THE FLOOR WHERE IT EXISTS.

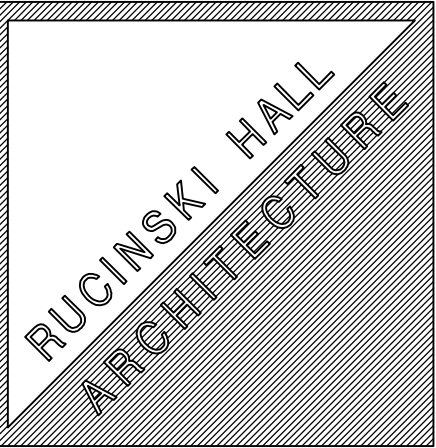
RUCINSKI HALL ARCHITECTURE

Ronald Richard Rucinski  
Ethan Peter Hall  
134 Dix Avenue  
Glens Falls N.Y. 12801  
Voice 518 741 0268  
Fax 518 741 0274  
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CONSTRUCTION INDUSTRY  
PRACTICES.

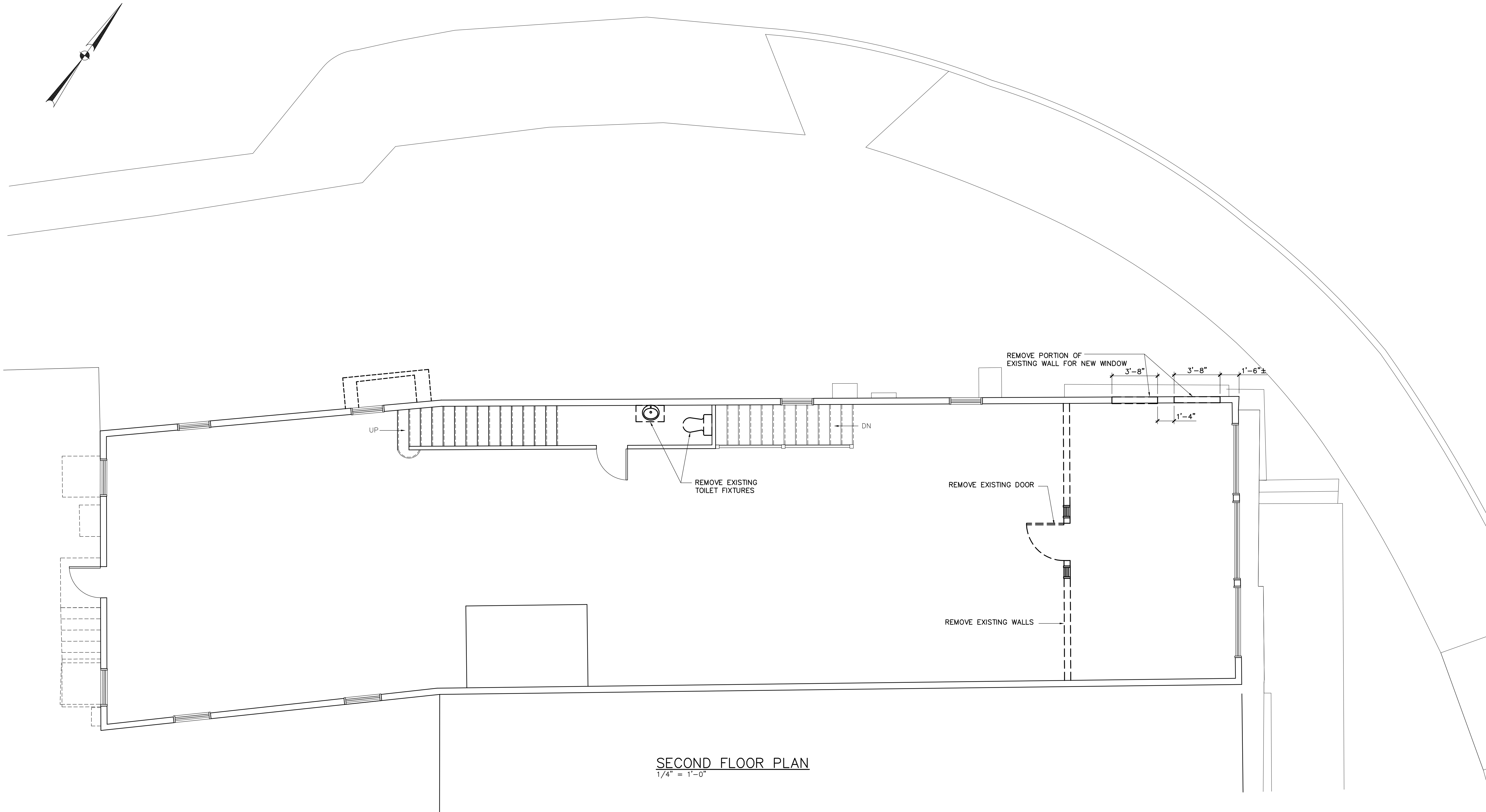
Renovations to 144 Glen Street for  
**Bewketo & Katherine Likaont**  
144 Glen Street  
Glens Falls, New York 12801



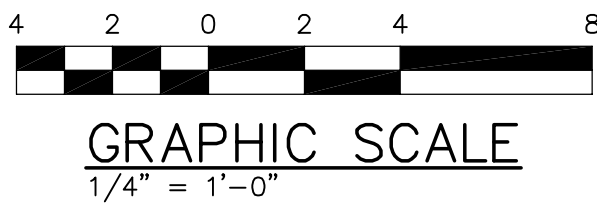
CAD FILE NAME ACAD\LIKAONT\D-1
SCALE AS NOTED
DRAWN BY
DRAWING TITLE MAIN FLOOR DEMOLITION PLAN
DRAWING No. D-1

THE SEAL BELOW IS AN ORIGINAL SEAL  
AND IS IN RED INK. ONLY SEALS IN RED INK  
SHALL BE CONSIDERED TRUE ORIGINALS

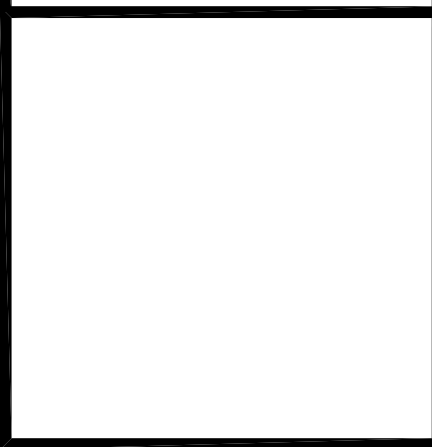




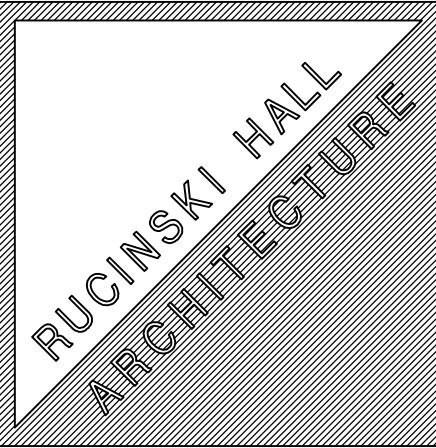
SECOND FLOOR PLAN  
1/4" = 1'-0"



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SCALE AS NOTED
DRAWN BY
DRAWING TITLE 2ND FLOOR DEMOLITION PLAN
DRAWING No. D-2



Renovations to 144 Glen Street for

**Bewketo & Katherine Likaont**

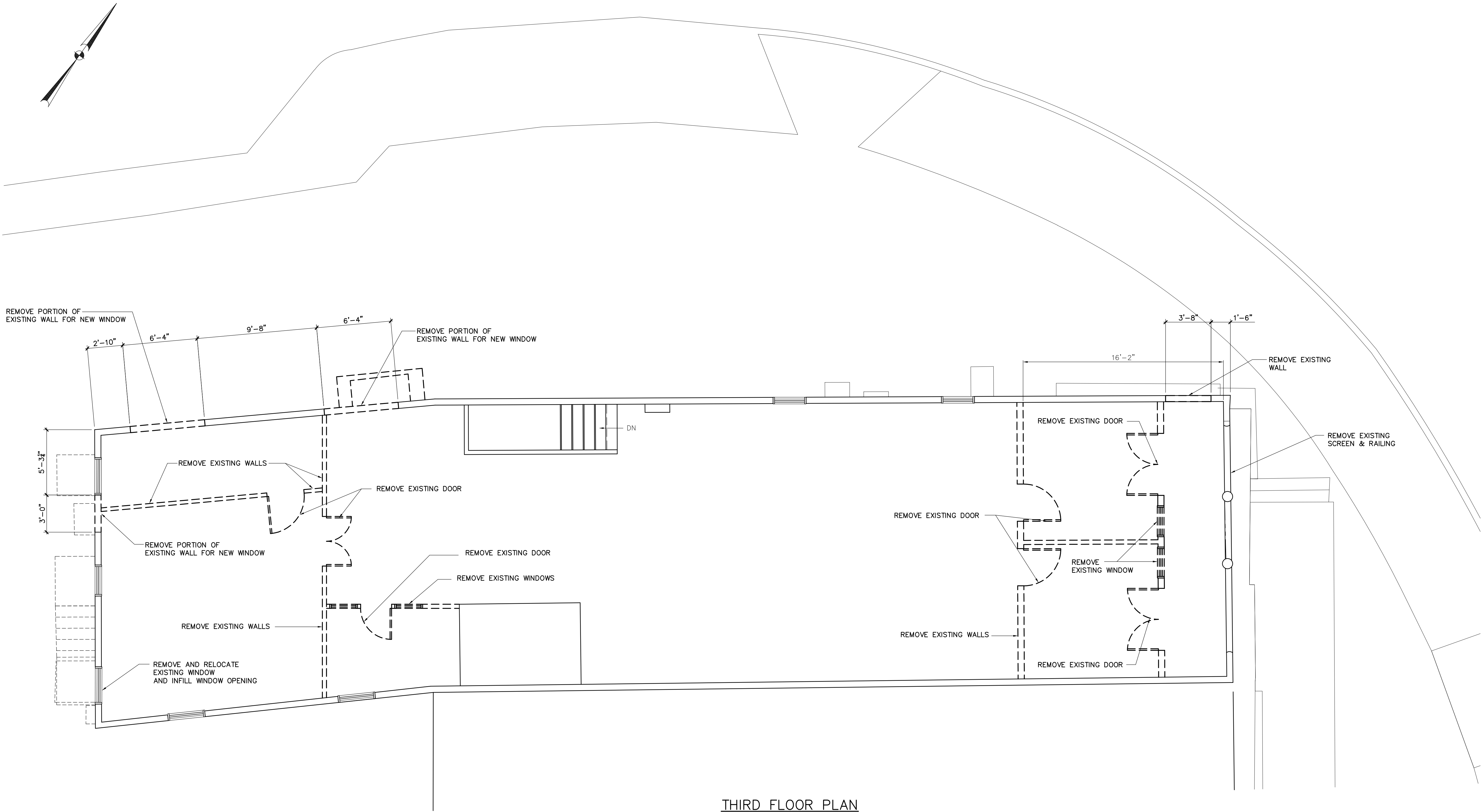
144 Glen Street  
Glens Falls, New York 12801

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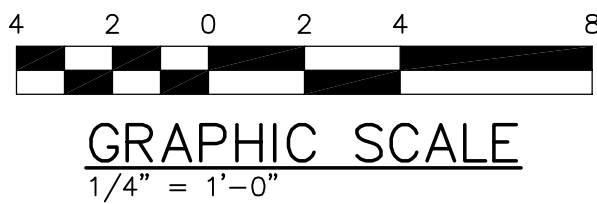
**RUCINSKI HALL ARCHITECTURE**  
Ronald Richard Rucinski  
Ethan Peter Hall  
134 Dix Avenue  
Glens Falls N.Y. 12801  
Voice 518 741 0268  
Fax 518 741 0274  
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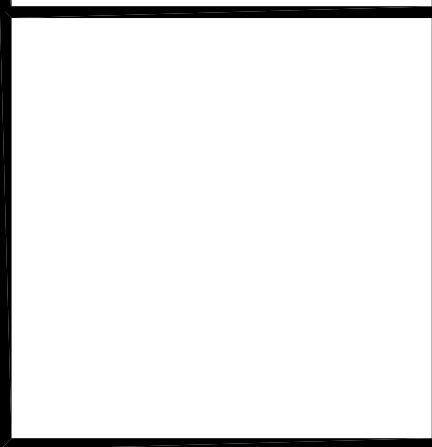
No.	DESCRIPTION	DATE
REVISIONS		



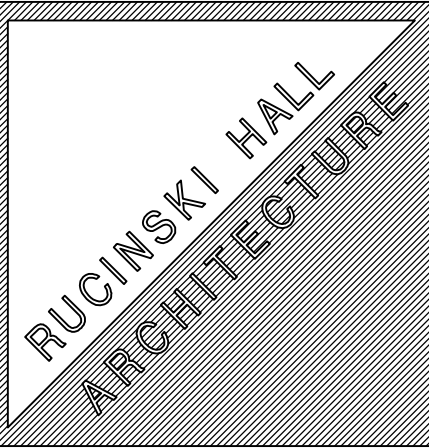
THIRD FLOOR PLAN  
1/4" = 1'-0"



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SCALE AS NOTED
DRAWN BY
DRAWING TITLE 3RD FLOOR DEMOLITION PLAN
DRAWING No. D-3

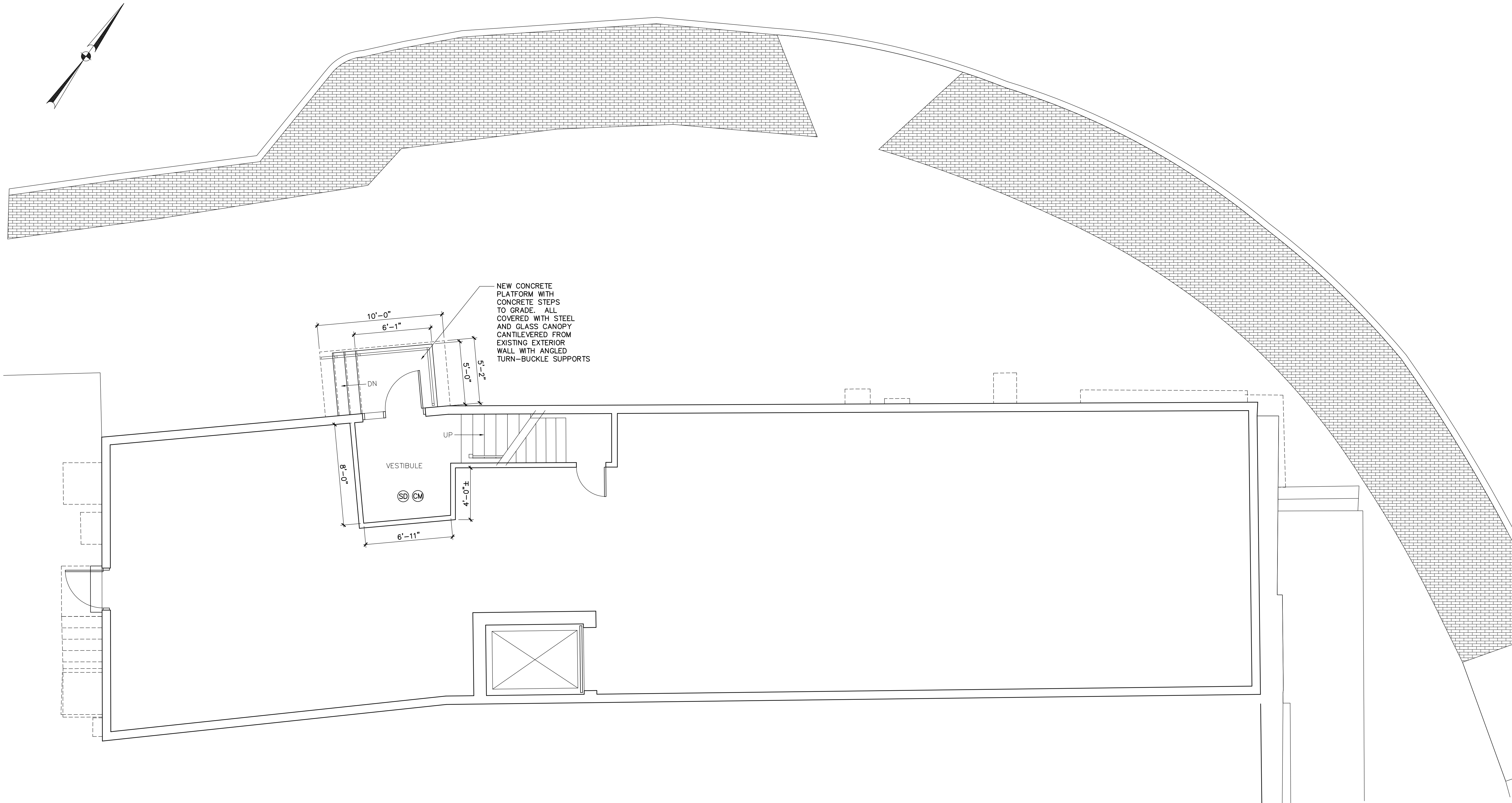


Renovations to 144 Glen Street for  
**Bewketo & Katherine Likaont**  
144 Glen Street  
Glen Falls, New York 12801

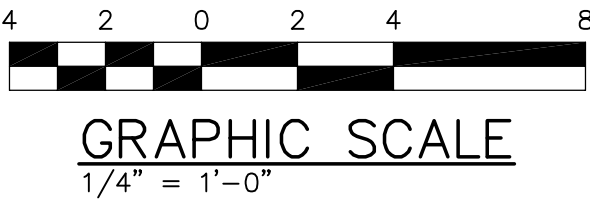
WORK IS TO BE AS SHOWN &  
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**RUCINSKI HALL ARCHITECTURE**  
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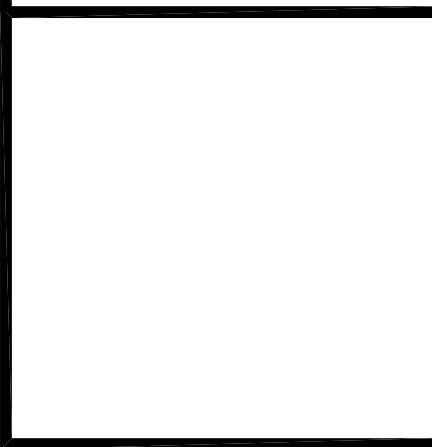
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REVISIONS		



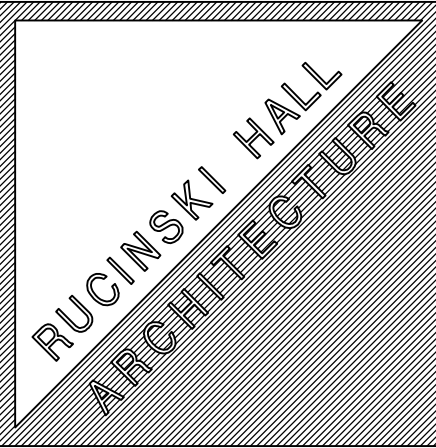
MAIN FLOOR PLAN  
1/4" = 1'-0"



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SCALE AS NOTED
DRAWN BY
DRAWING TITLE PROPOSED MAIN FLOOR PLAN
DRAWING No. A-1



Renovations to 144 Glen Street for

**Bewketo & Katherine Likaont**

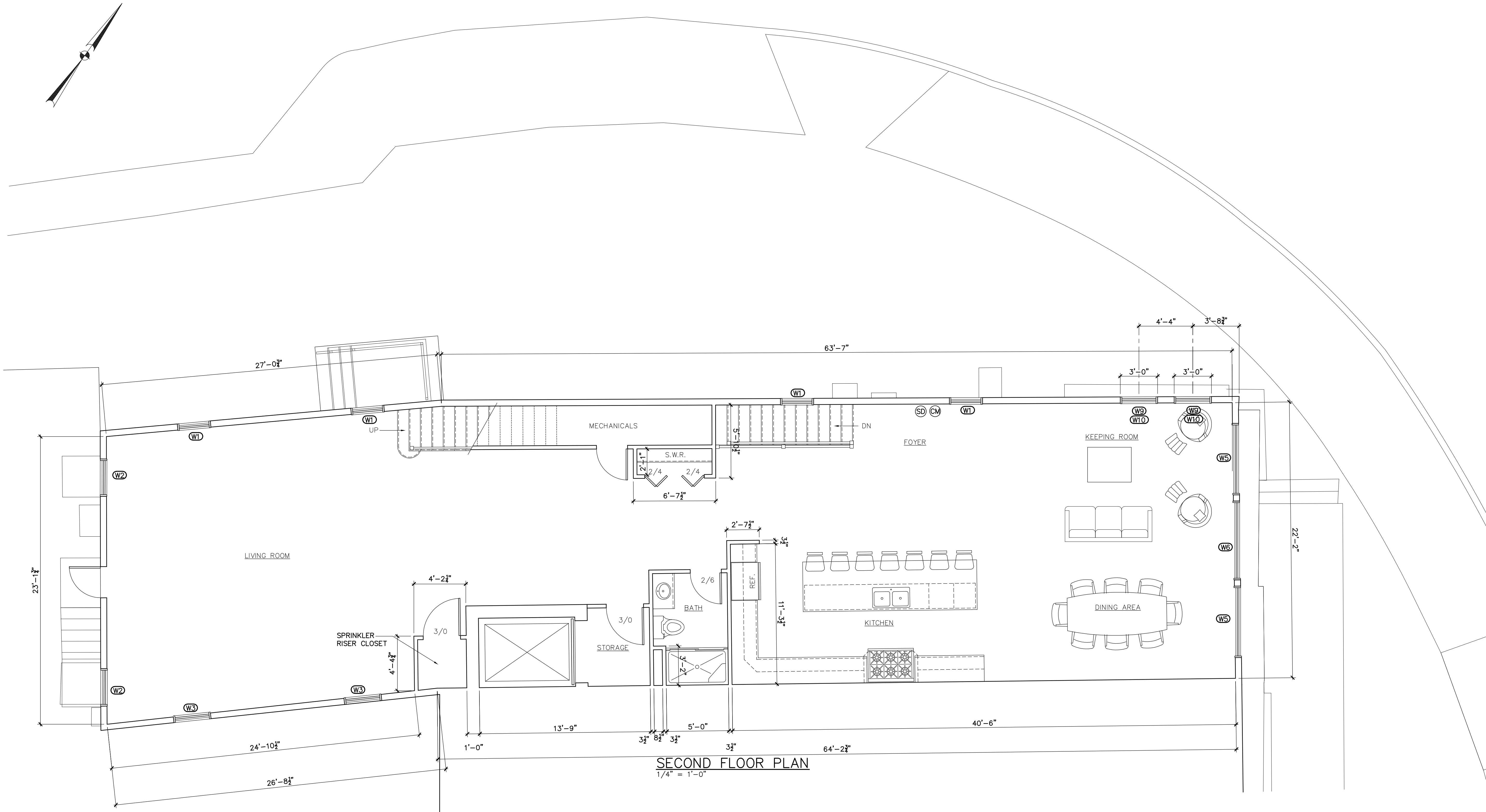
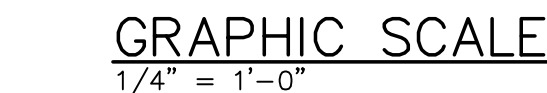
144 Glen Street  
Glens Falls, New York 12801

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$$\frac{1}{4}'' = 1' - 0''$$


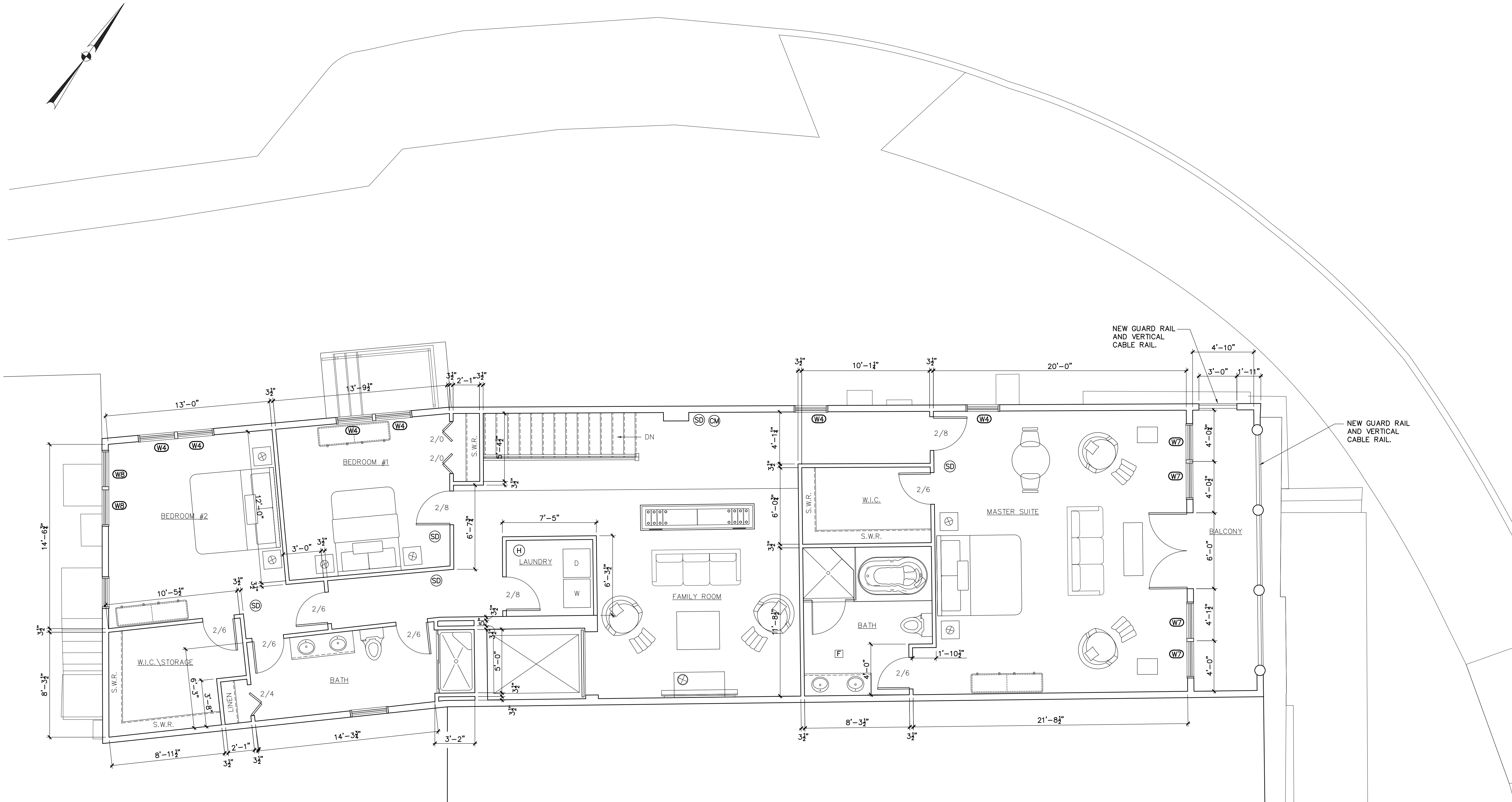
DRAWING No.

Glens Falls, New York 12801

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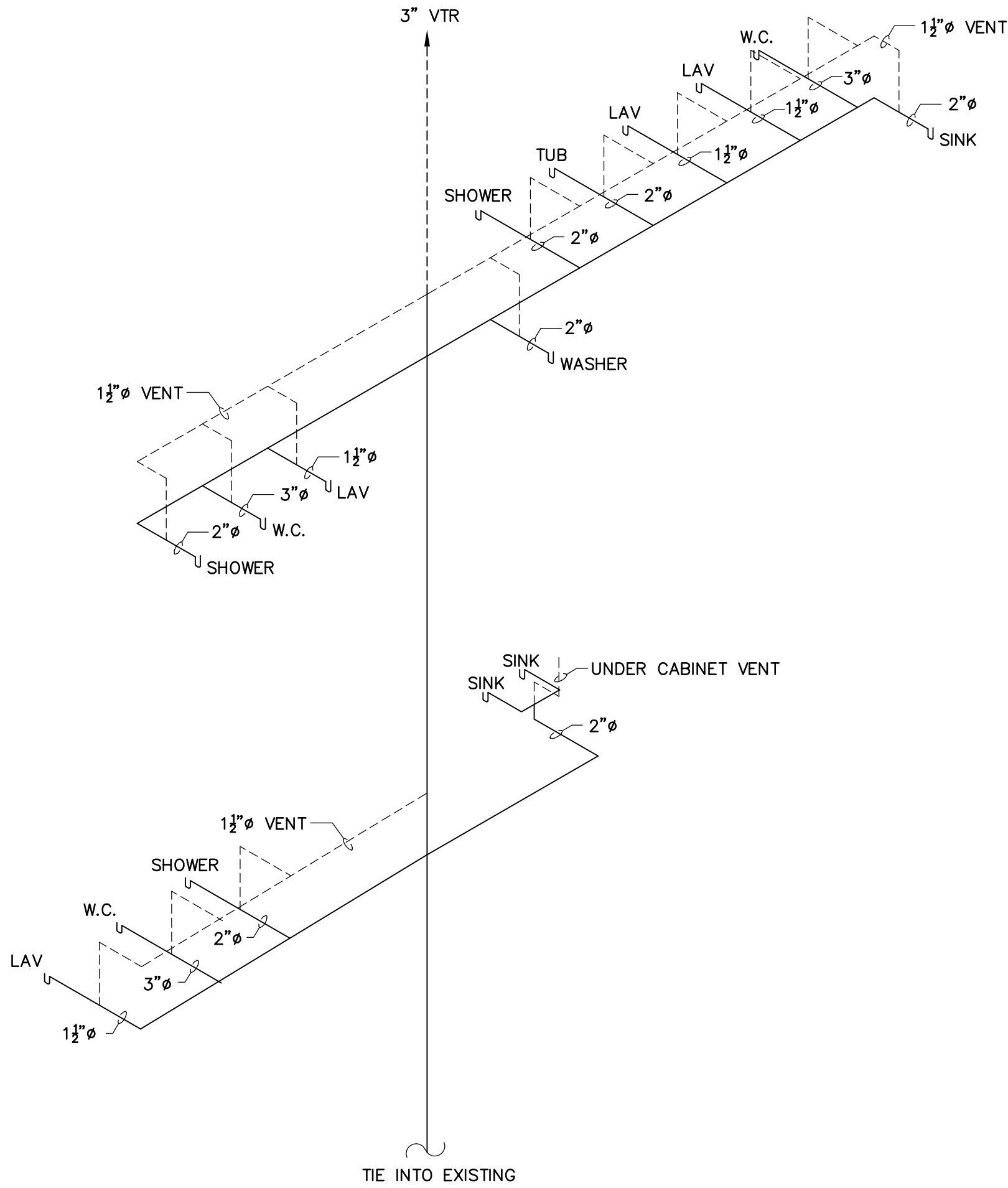
4 2 0 2 4 8

GRAPHIC SCALE

$\frac{1}{4}" = 1'-0"$

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SCALE	AS NOTED
DRAWN BY	
DRAWING TITLE	
PROPOSED 3RD FLOOR PLAN	
DRAWING No.	

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PLUMBING RISER DETAIL

NO SCALE

NOTE:  
MAX. HORIZ. DIST. FROM A TRAP TO A;  
2" VENT - 5'-0"  
1-1/2" VENT - 3'-6"  
1-1/4" VENT - 2'-6"

ENERGY CODE COMPLIANCE NOTES

- C-RATED RECESSED LIGHTING FIXTURES SEALED AT HOUSING\INTERIOR FINISH AND LABELED TO INDICATE < 2.0 CFM LEAKAGE AT 75PA MUST BE USED.
- AUTOMATIC OR GRAVITY DAMPERS SHALL BE INSTALLED ON ALL OUTDOOR AIR INTAKES AND EXHAUSTS.
- BLOWER DOOR TEST IS REQUIRED IN ACCORDANCE WITH NEW YORK STATE ENERGY CODE. CONTRACT BETWEEN THE BUILDER AND TESTING AGENCY SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
- ALL WOOD BURNING FIREPLACES SHALL HAVE GASKETED DOORS AND OUTDOOR COMBUSTION AIR.
- THESE PLANS HAVE BEEN DESIGNED TO PROVIDE COMPLIANCE WITH THE REQUIREMENTS OF THE CURRENT EDITION OF THE NEW YORK ENERGY CONSERVATION CODE.
- ALL HVAC SUPPLY DUCTWORK TO BE LOCATED COMPLETELY INSIDE THE BUILDING ENVELOPE.
- ALL HVAC DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS RETURN DUCTS ARE TO BE SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK STATE ENERGY CONSERVATION CODE.
- UNDUCTED BUILDING CAVITIES SHALL NOT BE USED FOR SUPPLY OF HVAC AIR.
- PROGRAMMABLE THEROMATS SHALL BE INSTALLED ON ALL FORCED AIR FURNACES.
- CIRCULATING SERVICE HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- ALL HEATING/COOLING EQUIPMENT SHALL BE SIZED PER ACCA MANUALS BASED ON LOADS PER ACCA MANUAL J OR OTHER APPROVED METHODS.
- ATTIC ACCESS PANEL TO HAVE GASKET SEAL AND INSULATION EQUAL TO ROOF INSULATION
- WINDOWS TO MEET THE MINIMUM REQUIREMENT FOR AIR LEAKAGE WHICH IS < .3 CFM AND <.5 FOR DOORS
- MAKE UP AIR IS REQUIRED FOR A KITCHEN RANGE HOOD THAT IS > 400 CFM.

LEGEND & NOTES

- FRAMING IS WMPA SPF#2 EXCEPT AS NOTED.  
- 750fb - 1,100,000 E
- INDICATES MEMBER, SIZE & SPACING.
- INDICATES BEAM SIZE.
- POST - SIZE AS INDICATED. IF NOT INDICATED POST IS TO BE 2"x4" OR 2"x6" TO MATCH WALL & EQUIVALENT IN NUMBER TO BEAM BEING SUPPORTED.
- ALL STEEL POSTS WILL HAVE 3-1/2" MIN.
- FRAMING LUMBER SIZES ARE BASED ON WMPA GRADE SPF No. 2 EXCEPT AS NOTED. LUMBER IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.
- LVL MEMBERS ARE BASED ON BOISE CASCADE VERSA-LAM.
- DESIGN WIND LOAD 115 MPH (ULTIMATE). 90 MPH 30 SECOND GUSTS. MAIN FLOOR LOAD 40 PSF. (SLEEPING AREAS AND ATTICS 30 PSF)
- BEARING LENGTHS & FRAMING CONNECTORS TO BE SIZED TO DEVELOP FULL STRENGTH OF MEMBERS.
- PROVIDE FIRESTOPS ABOVE INTERIOR BEARING WALLS.
- STAIRS:- ALL RISERS & TREADS TO BE EQUAL  
- STAIRS WITH MORE THAN 3 RISERS TO HAVE A HANDRAIL (BOTH SIDES IF BOTH ARE OPEN)  
- MAXIMUM BALUSTER SPACING - SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE  
- OPEN PLATFORMS OR PORCHES MORE THAN 30" A.F.F. OR A.F.G. TO HAVE GUARDRAILS.
- HANDRAIL PROFILE TO HAVE GRIP SURFACE IN CONFORMANCE WITH SECTION 315.2 OF THE NEW YORK STATE RESIDENTIAL BUILDING CODE.

CARBON MONOXIDE DETECTOR (HARD WIRED & INTERCONNECTED W/BATTERY BACK-UP) - MAX DISTANCE BETWEEN CARBON MONOXIDE DETECTOR AND THE DWELLING UNIT SHALL NOT EXCEED 15'-0"

SMOKE DETECTOR (HARD WIRED & INTERCONNECTED W/BATTERY BACK-UP)

HEAT DETECTOR (HARD WIRED & INTERCONNECTED W/BATTERY BACK-UP)

USE ENERGY SAVING LIGHT BULBS IN ALL LIGHT FIXTURES IS REQUIRED IN ACCORDANCE WITH THE NEW YORK STATE ENERGY CODE.

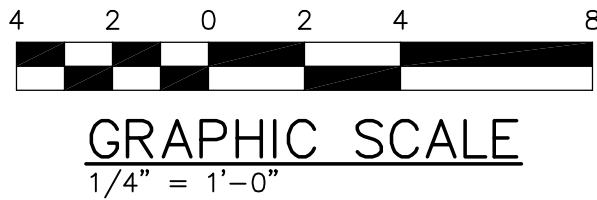
BLOWER DOOR TEST IS REQUIRED IN ACCORDANCE WITH NEW YORK STATE ENERGY CODE. CONTRACT BETWEEN THE BUILDER AND TESTING AGENCY SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

WINDOW SCHEDULE								
ROOM NAME	TOTAL SQ. FT.	WINDOW MODEL & QUANTITY	REQ'D. LIGHT AREA (MIN.)	ACTUAL LIGHT AREA	REQ'D. VENT AREA (MIN.)	ACTUAL VENT AREA	EGRESS WINDOW OR DOOR	
LIVING ROOM	851	(2) 2849 (WT) (2) 3060 (W2) (2) 3030 (W3)	68.08	54.28	34.04	31.16	YES	
KITCHEN/DINING	910	(2) 2849 (WT) (2) 3056 (WB) (2) 3028AWN (WT1) (2) 5950FX (WB5) (1) 6450FX (WB6)	72.08	101.85	36.04	27.38	YES	
MASTER SUITE	452	(4) 3050 (W7) (1) 3049 (W4) (1) 6068 FD	36.16	73.91	18.08	64.38	YES	
BEDROOM #1	159	(2) 3049 (W4)	12.72	19.82	6.36	11.52	YES	
BEDROOM #2	215	(2) 3049 (W4) (2) 3056 (WB)	17.2	43.32	8.6	25.06	YES	

WINDOW DESIGNATIONS AS MANUFACTURED BY: ANDERSON WINDOWS AND DOORS 200 SERIES  
IF ALTERNATE WINDOW MANUFACTURER IS UTILIZED CONTRACTOR SHALL CONFIRM THAT ALTERNATE MANUFACTURER WINDOW SIZES PROVIDE EGRESS WHERE NECESSARY AND LIGHT AND VENTILATION FOR ALL AREAS SHOWN.  
\*\* INDICATES WINDOWS TO HAVE TEMPERED GLASS

WINDOW CONTROL DEVICES @ 24" OR LESS TO FINISH FLOOR AND @ 2ND FLOOR OR 72" ABOVE GRADE

WINDOWS TO MEET THE MINIMUM REQUIREMENT FOR AIR LEAKAGE WHICH IS < .3 CFM FOR WINDOWS AND <.5 FOR DOORS



THE SEAL BELOW IS AN ORIGINAL SEAL AND IS IN RED INK. ONLY SEALS IN RED INK SHALL BE CONSIDERED TRUE ORIGINALS

No.	DESCRIPTION	DATE
REVISIONS		

**RUCINSKI HALL ARCHITECTURE**  
Ronald Richard Ruchinski  
Ethan Peter Hall  
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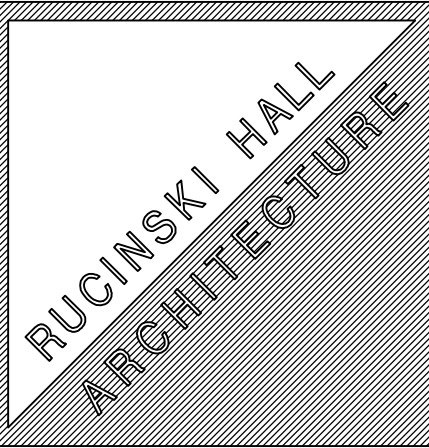
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Renovations to 144 Glen Street for

**Bewketo & Katherine Likaont**

144 Glen Street  
Glens Falls, New York 12801



CAD FILE NAME  
ACAD\LIKAONT\A-1

SCALE  
AS NOTED

DRAWN BY

DRAWING TITLE  
**LEGEND  
SCHEDULES  
& DETAILS**

DRAWING No.  
**A-4**

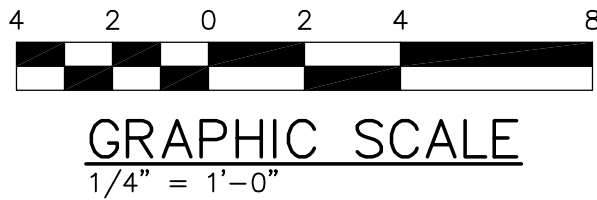
VERTICAL CABLE RAIL  
AND METAL GUARD RAIL



NOTE:  
REPAIR EXISTING EXTERIOR WALL  
AS NECESSARY TO INSTALL  
NEW WINDOWS.

**SIDE ELEVATION**  
1/4" = 1'-0"

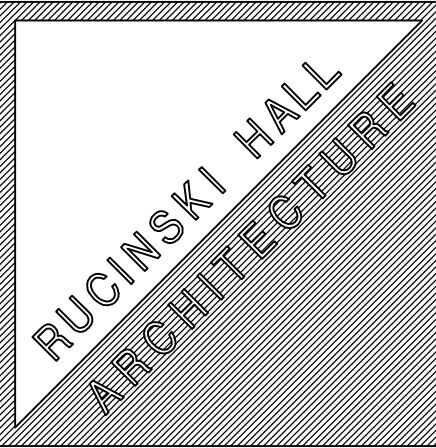
NEW CONCRETE  
PLATFORM WITH  
CONCRETE STEPS  
TO GRADE. ALL  
COVERED WITH STEEL  
AND GLASS CANOPY  
CANTILEVERED FROM  
EXISTING EXTERIOR  
WALL WITH ANGLED  
TURN-BUCKLE SUPPORTS



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SCALE AS NOTED
DRAWN BY
DRAWING TITLE PROPOSED BUILDING ELEVATION
DRAWING No. A-5

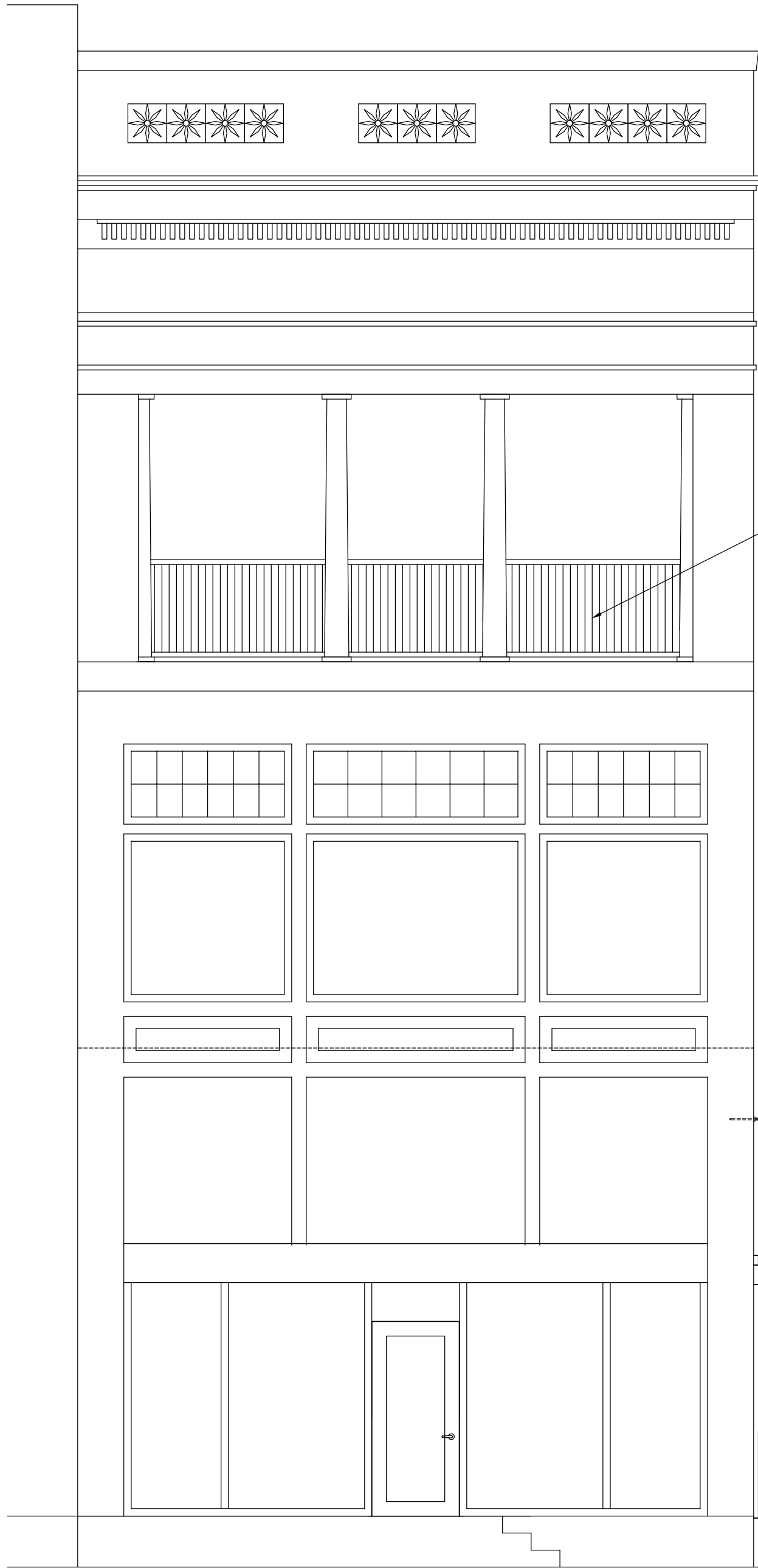


Renovations to 144 Glen Street for  
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144 Glen Street  
Glens Falls, New York 12801

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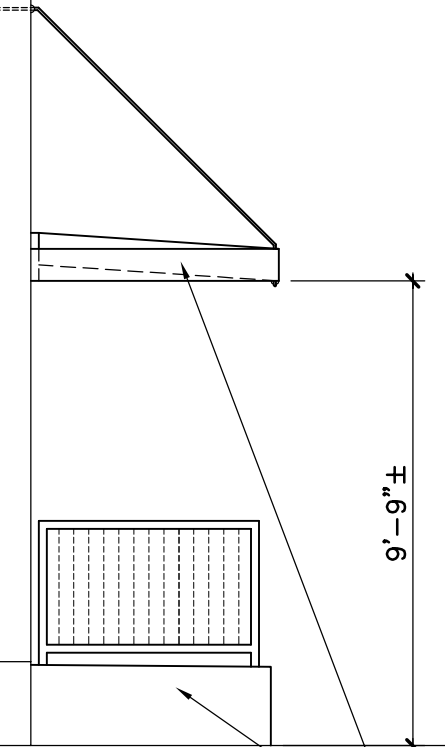
**RUCINSKI HALL ARCHITECTURE**  
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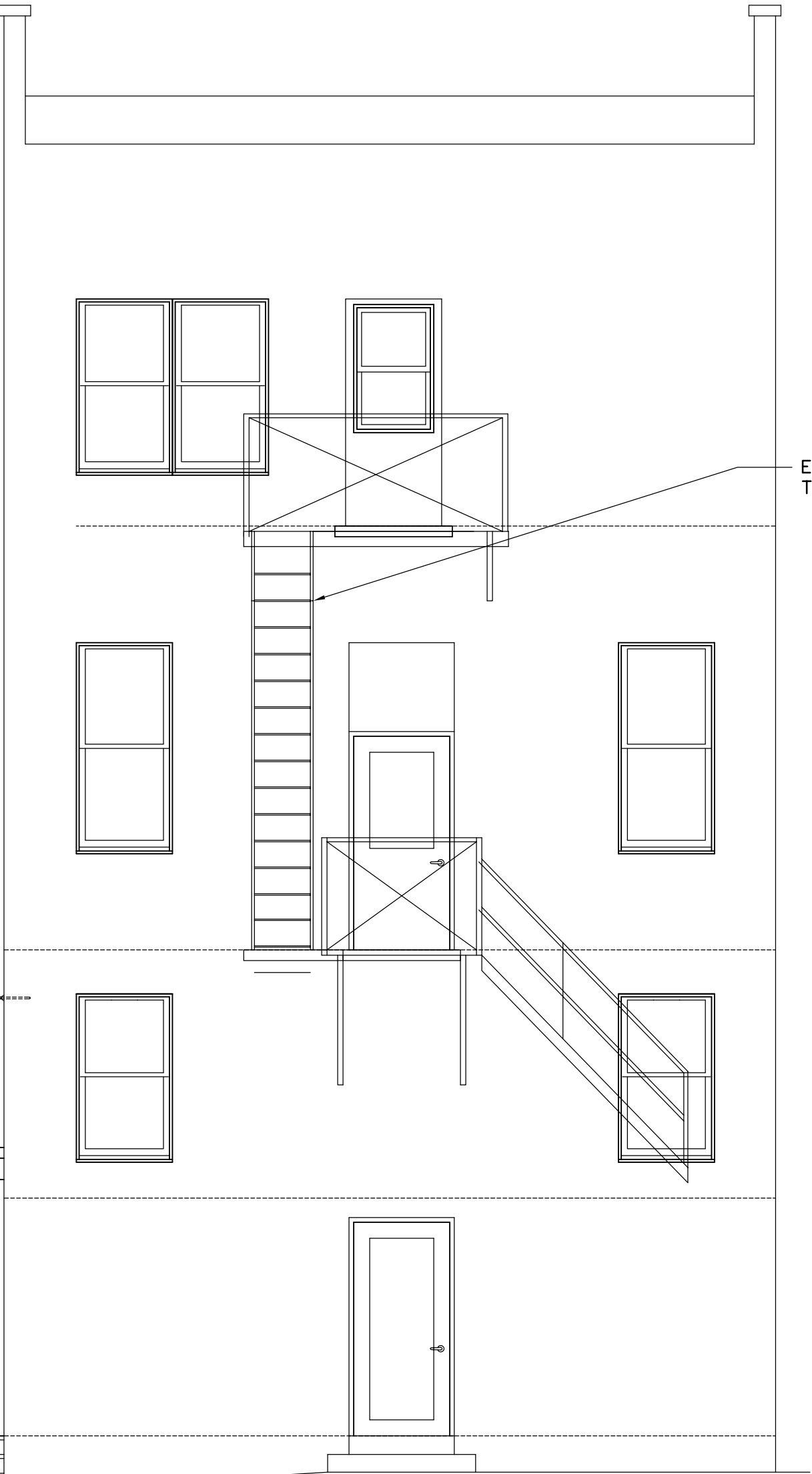
FRONT ELEVATION  
1/4" = 1'-0"

NEW VERTICAL CABLE RAIL  
AND METAL GUARD RAIL



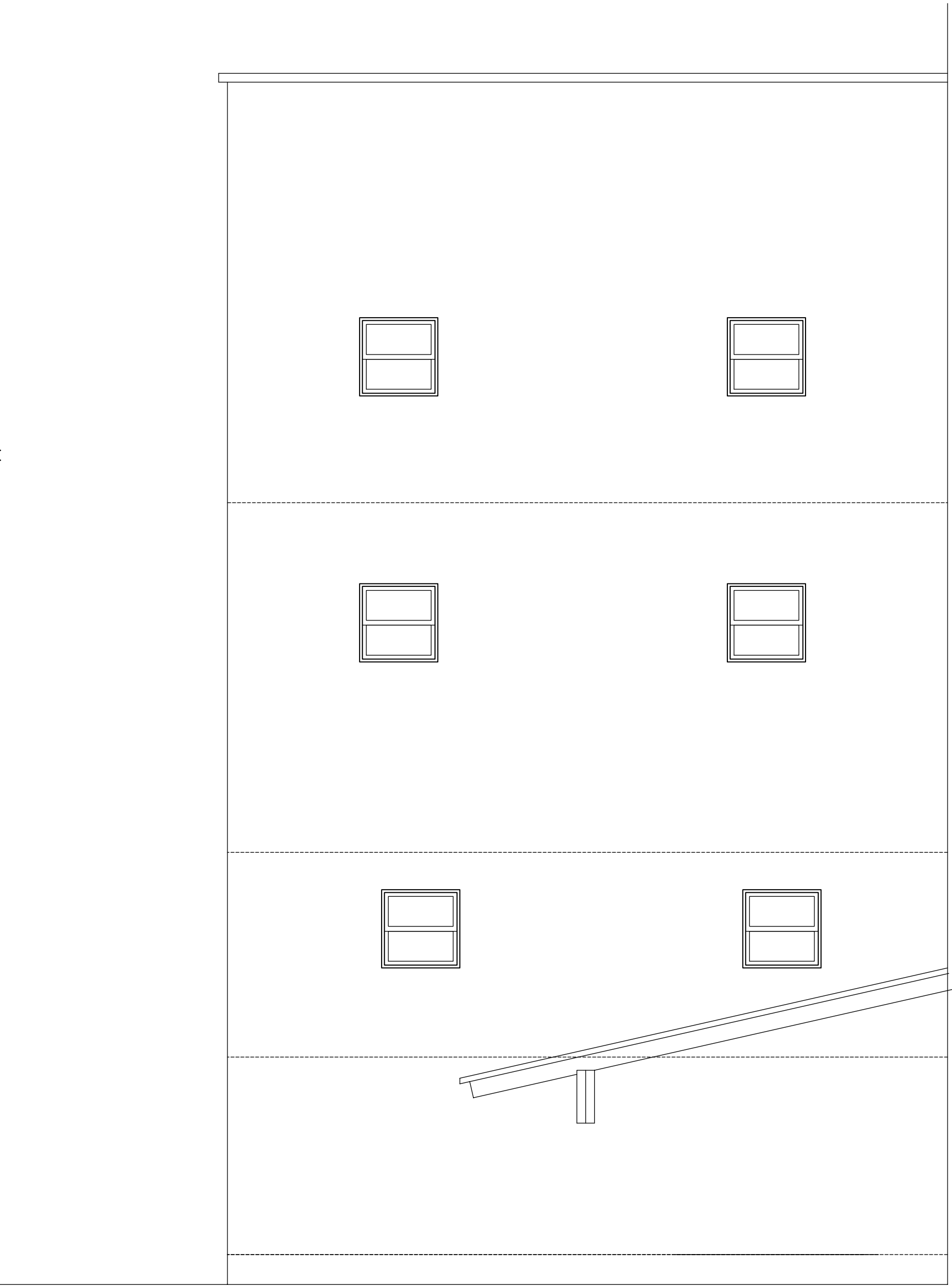
NEW CONCRETE  
PLATFORM WITH  
CONCRETE STEPS  
TO GRADE, ALL  
COVERED WITH STEEL  
AND GLASS CANOPY  
CANTILEVERED FROM  
EXISTING EXTERIOR  
WALL WITH ANGLED  
TURN-BUCKLE SUPPORTS

9'-6"±

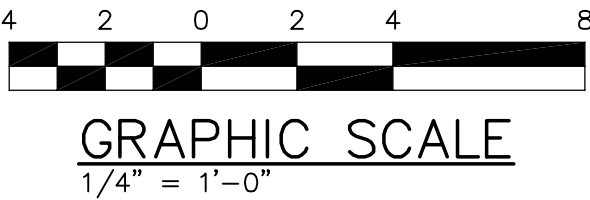


REAR ELEVATION  
1/4" = 1'-0"

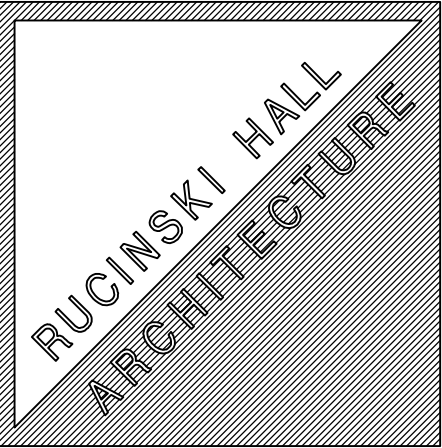
EXTEND FIRE ESCAPE  
TO UPPER FLOOR



SIDE ELEVATION  
1/4" = 1'-0"



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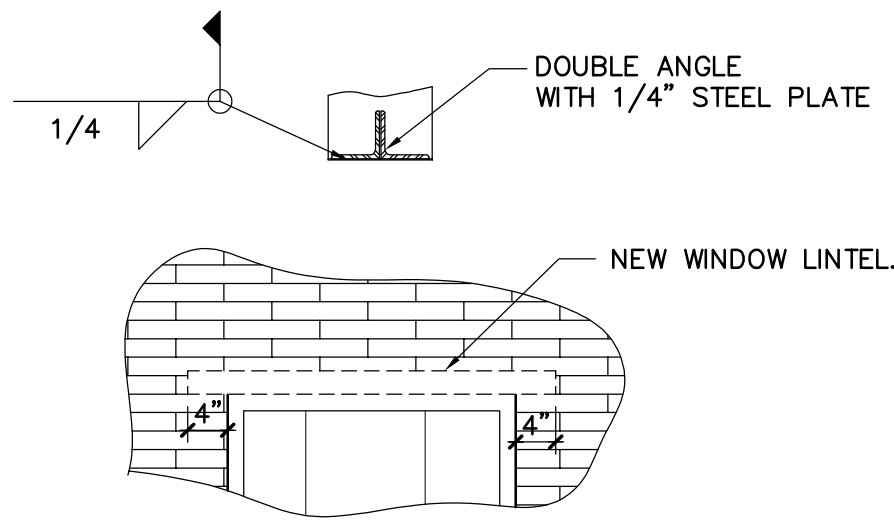
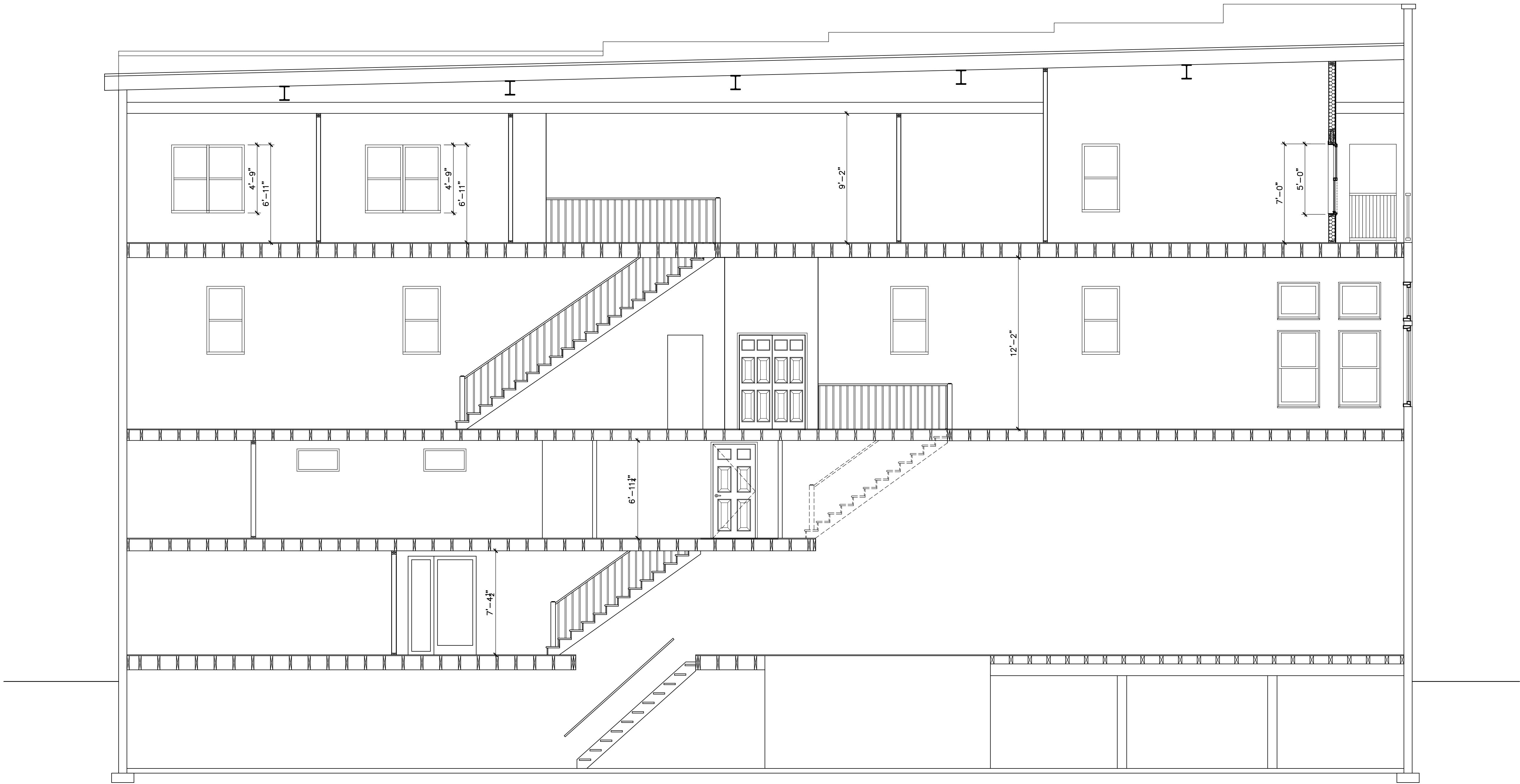
CAD FILE NAME ACAD\LIKAONT\A-1
SCALE AS NOTED
DRAWN BY
DRAWING TITLE PROPOSED BUILDING ELEVATIONS
DRAWING No. A-6

Renovations to 144 Glen Street for  
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144 Glen Street  
Glens Falls, New York 12801

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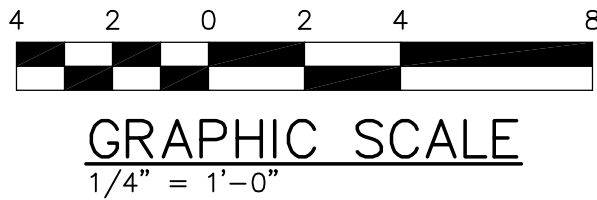
**RUCINSKI HALL ARCHITECTURE**  
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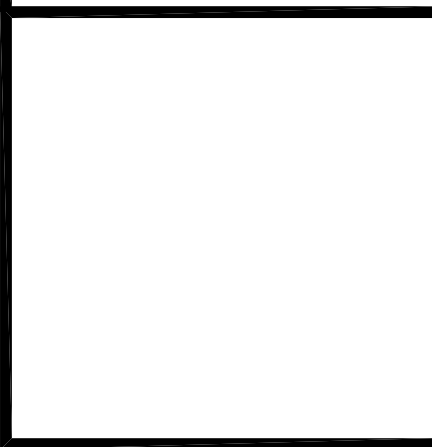


WINDOW LINTEL DETAIL  
N.T.S.

BUILDING SECTION  
1/4" = 1'-0"



THE SEAL BELOW IS AN ORIGINAL SEAL  
AND IS IN RED INK. ONLY SEALS IN RED INK  
SHALL BE CONSIDERED TRUE ORIGINALS



CAD FILE NAME ACAD\LIKAONT\A-1
SCALE AS NOTED
DRAWN BY
DRAWING TITLE PROPOSED BUILDING SECTION
DRAWING No. A-7

Renovations to 144 Glen Street for  
**Bewketo & Katherine Likaont**  
144 Glen Street  
Glens Falls, New York 12801

WORK IS TO BE AS SHOWN &  
NOTED AND IN ACCORDANCE  
WITH MANUFACTURER'S  
RECOMMENDATIONS, TRADE  
ASSOCIATION PUBLISHED  
RECOMMENDATIONS AND  
GENERALLY ACCEPTED LOCAL  
CONSTRUCTION INDUSTRY  
PRACTICES.

**RUCINSKI HALL ARCHITECTURE**  
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