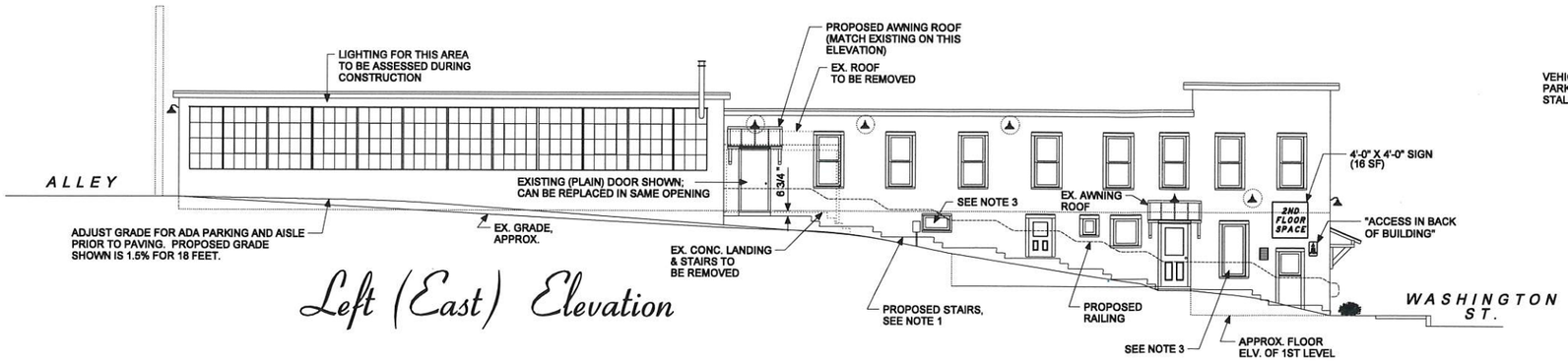
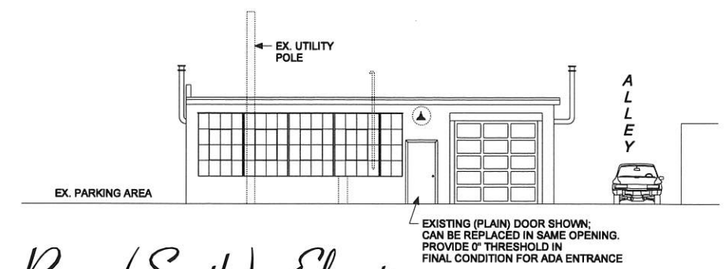


Left (East) Elevation

Front (North) Elevation

[SEE 2X ENLARGEMENT BELOW]

Right (West) Elevation



Rear (South) Elevation

ELEVATION NOTES:

1. STAIR AND LANDING LAYOUT SHOWN IS BASED ON 6 3/4" RISERS, 12" TREADS WITH INCLINED FACE AND 1" NOSING, WITH 1" RADIUS AT NOSE. THE DESIGN SHALL BE ADAPTED IN THE FIELD BASED ON CAREFUL MEASUREMENTS OF THE TOTAL RISE REQUIRED FROM THE WASHINGTON STREET SIDEWALK TO THE ENTRANCE.
2. THE STAIR/LANDING SYSTEM IS SHOWN 3'-4" WIDE SO AS NOT TO PROJECT BEYOND THE FACE OF BUILDING (I.E. SAME WIDTH AS EXISTING LANDING). IF ACCESS RIGHTS TO THE ADJACENT ALLEY ARE OBTAINED, THIS SYSTEM CAN BE WIDENED (6'-0" WIDE SUGGESTED), RETAINING THE CURRENT LAYOUT, OR CAN BE REIMAGINED TO MAKE USE OF THE AVAILABLE SPACE.
3. THE WINDOWS INDICATED MAY REQUIRE A GUARD OR MODIFICATION TO TEMPERED GLAZING DUE TO THEIR LOCATIONS ADJACENT TO PROPOSED STAIRS.

plans prepared by:

Stephen J. Rutkey

contact information:
74 Pleasant Street
Ballston Spa, NY 12020
phone: 518.461.2311

ELLIOTT
11-13 WASHINGTON ST.
VILLAGE OF BALLSTON SPA
SARATOGA COUNTY

ELEVATIONS

STAMP DATE: 02/04/22

STEPHEN J. RUTKEY, P.E.
LICENSE NO. 076369

REVISION HISTORY:

DATE	DESCRIPTION

PROJECT NUMBER: 22101
FILENAME: 22101BP.DGN
DRAWING SCALE:
FULL SIZE, 34" X 22"
1/8 IN. = 1 FT.
HALF SIZE, 17" X 11"
1/16 IN. = 1 FT.
ORIGINAL DRAWING DATE: FEBRUARY 4, 2022
DRAWING NUMBER: EV-1
SHEET NUMBER: 1 OF 3

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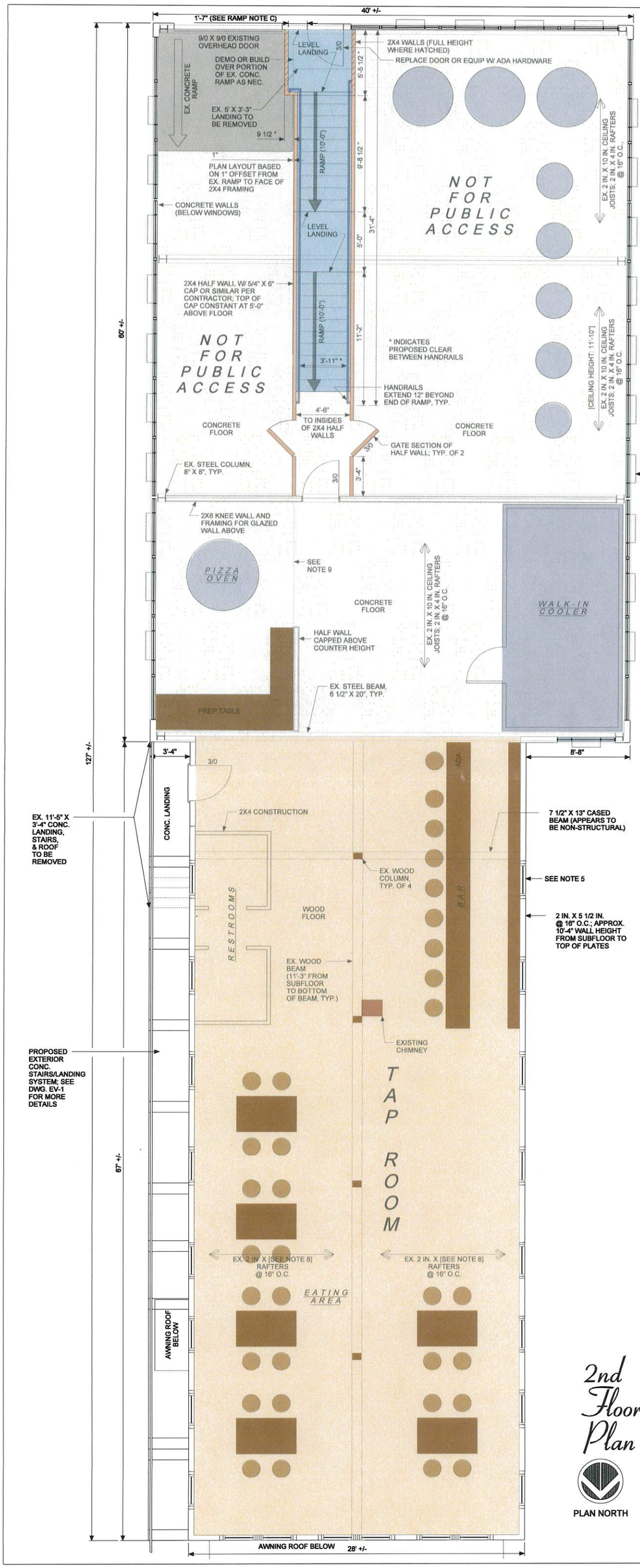

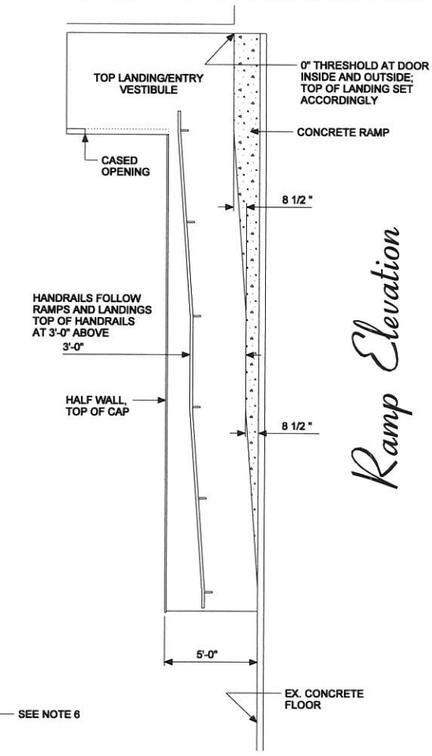

RAMP NOTES:

A. RAMPS SHALL NOT SLOPE MORE THAN 1V:12H AS BUILT. THE DESIGNS SHOWN PROVIDE A SLIGHTLY FLATTER SLOPE TO ENSURE COMPLIANCE.

B. HANDRAILS SHALL BE ADA SIZE (1 3/4" SHOWN), OFFSET FROM WALL BY A PROPER SPACE (1 3/4" SHOWN), WITH CONSISTENT HEIGHT (36" TO TOP SHOWN), GRASPABLE, AND IN ALL OTHER WAYS COMPLY WITH ADA REQUIREMENTS.

C. AT THE LOCATION SHOWN ON PLAN, A MINIMUM OF 18" IS REQUIRED FOR FORWARD APPROACH TO AN INSWING DOOR.

GENERAL NOTES:

1. EXISTING CONDITIONS ARE BASED ON FIELD MEASUREMENTS OF JANUARY AND FEBRUARY 2022. DIMENSIONS, WHILE GENERALLY RELIABLE, SHOULD ALWAYS BE FIELD VERIFIED BY THE CONTRACTOR.
2. THE PURPOSE OF THIS DRAWING IS TO SUPPORT THE OWNER'S SITE PLAN APPLICATION TO THE VILLAGE OF BALLSTON SPA.
3. THIS DRAWING DOES NOT REPRESENT A COMPLETE CODE ASSESSMENT OR FULL CONSTRUCTION DRAWING, EXCEPT THAT THE DIMENSIONS AND PROFILE OF THE PROPOSED ACCESSIBLE RAMP ARE INTENDED TO BE RELIED UPON BY THE OWNER AND HAVE BEEN VERIFIED. ALL CONSTRUCTION SHALL COMPLY WITH THE BUILDING CODE OF NEW YORK STATE AND BE SUBJECT TO BUILDING DEPARTMENT INSPECTIONS BY THE VILLAGE OF BALLSTON SPA.
4. THE GENERAL ARRANGEMENT OF IMPROVEMENTS IS BASED ON A CONCEPTUAL DRAWING PROVIDED BY THE OWNER AND ADAPTED TO FIT THE FIELD-MEASURED CONDITIONS.
5. IN THE FRONT OF THE BUILDING, ALL WINDOWS HAVE BEEN REPLACED IN THEIR SAME OPENINGS: 24 TOTAL WINDOWS HAVE BEEN INSTALLED, 7 EA. ON THE LONG WALLS AND 3 PAIRS ON THE FRONT WALL. ALL THESE REPLACEMENT WINDOWS ARE DOUBLE-HUNG WINDOWS WITH UNIT DIMENSIONS 2'-8" X 5'-10".
6. IN THE REAR SECTION OF THE BUILDING, ALL EXISTING WINDOW UNITS ARE PLANNED TO REMAIN.
7. WHERE THIS DRAWING USES FRAMING CALL-OUTS OF 2X6 OR 2X4, THAT REFERS TO MODERN CONSTRUTION (I.E. ACTUAL SIZES 1.5" X 5.5" AND 1.5" X 3.5"). WHERE THIS DRAWING USES CALL-OUTS OF 2 IN. X 6 IN. FORMAT, THAT REFERS TO ACTUAL, ROUGH-CUT DIMENSIONS OF OLDER FRAMING.
8. DUE TO APPLICATION OF SPRAY FOAM INSULATION, THE DEPTHS OF EXISTING RAFTERS COULD NOT BE MEASURED.
9. ADDITIONAL DELINEATION OR SEPARATION OF THIS AREA CAN BE PROVIDED AS NEEDED. OPTIONS INCLUDE MOVEABLE OR FIXED BOLLARDS AND CHAINS, A WROUGHT IRON RAILING, ETC. CONTRACTOR MAY ASSESS UPON PROCUREMENT OF EQUIPMENT AND FINALIZATION OF THE LAYOUT.

2nd Floor Plan

PLAN NORTH

plans prepared by:

Stephen J. Rutkey

contact information:
74 Pleasant Street
Ballston Spa, NY 12020
phone: 518.461.2311

STAMP DATE: 02/04/22

STEPHEN J. RUTKEY, P.E.
LICENSE NO. 076369

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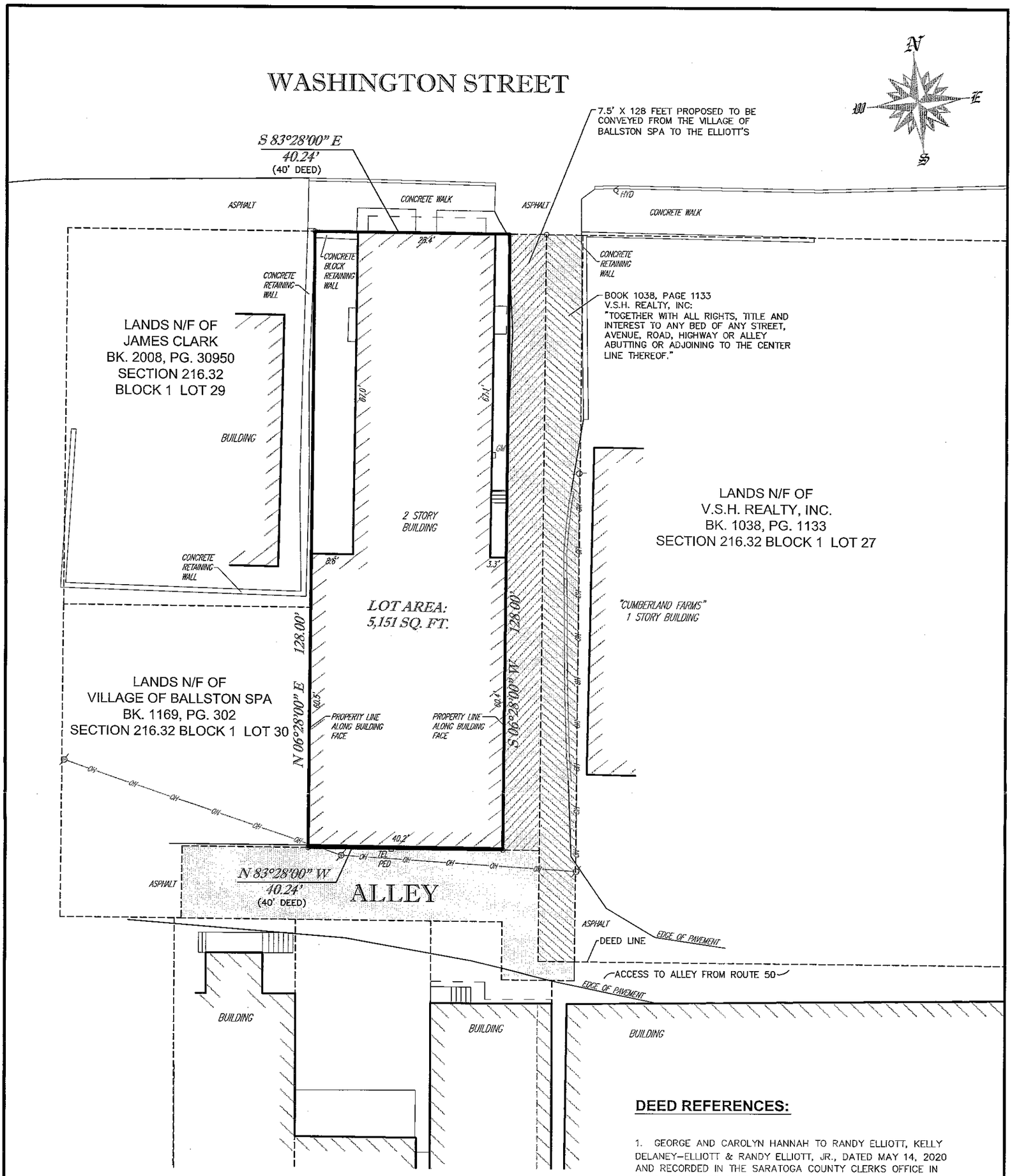
ELLIOTT
11-13 WASHINGTON ST.
VILLAGE OF BALLSTON SPA
SARATOGA COUNTY

2ND FLOOR PLAN

REVISION HISTORY:

DATE	DESCRIPTION

PROJECT NUMBER: 22101	FILENAME: 221101BP.DGN
DRAWING SCALE: FULL SIZE, 34" X 22" 1/4 IN. = 1 FT. HALF SIZE, 17" X 11" 1/8 IN. = 1 FT.	
ORIGINAL DRAWING DATE: FEBRUARY 4, 2022	DRAWING NUMBER: SF-1
SHEET NUMBER: 2 OF 3	



DEED REFERENCES:

1. GEORGE AND CAROLYN HANNAH TO RANDY ELLIOTT, KELLY DELANEY-ELLIOTT & RANDY ELLIOTT, JR., DATED MAY 14, 2020 AND RECORDED IN THE SARATOGA COUNTY CLERKS OFFICE IN DEED BOOK 2020 AT PAGE 13543.

2. DALE E. AND CHRISTINE D. NELSON TO JAMES J. CLARK, DATED AUGUST 29, 2008 AND RECORDED IN THE SARATOGA COUNTY CLERKS OFFICE IN DEED BOOK 2008 AT PAGE 30950.

TAX PARCEL NUMBER:

VILLAGE OF BALLSTON SPA, SARATOGA COUNTY, NEW YORK
SEC. 216.32 – BLK. 1 – PARCEL 28

20 0 20
SCALE IN FEET
1"=20'

MAP REFERENCES:

1. "PROPOSED SUBDIVISION OF SANS SOUCI HOTEL PROPERTY." , DATED JUNE 1895 AND FILED IN THE SARATOGA COUNTY CLERKS OFFICE.

GENERAL NOTES:

NORTH IS ORIENTED TO DEED REFERENCE 2

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SURVEY SHOWN IS SUBJECT TO ANY SUBSURFACE CONDITIONS THAT MAY EXIST, IF ANY.

REVISION:

DATE:

11-13 WASHINGTON STREET

SURVEY MAP OF THE LANDS OF RANDY ELLIOTT, KELLY DELANEY-ELLIOTT & RANDY ELLIOTT, JR.

VILLAGE OF BALLSTON SPA TOWN OF MILTON	SARATOGA COUNTY, N.Y.
SCALE: 1"=20'	JANUARY 31, 2022
DRAWN BY: KCW	PROJECT NO: 22-3151

AUSFELD & WALDRUFF LAND SURVEYORS LLP
323 CLINTON STREET, SCHENECTADY NY
PHONE : (518) 346-1595 FAX:(518)770-1655

VINCENT P. AUSFELD P.L.S.
LICENSE #049597
www.awlsllp.com

Drawing Name: Z:\PROJECTS\2022\22-3151\dwg\22-3151-BM.dwg
Xref's Attached: