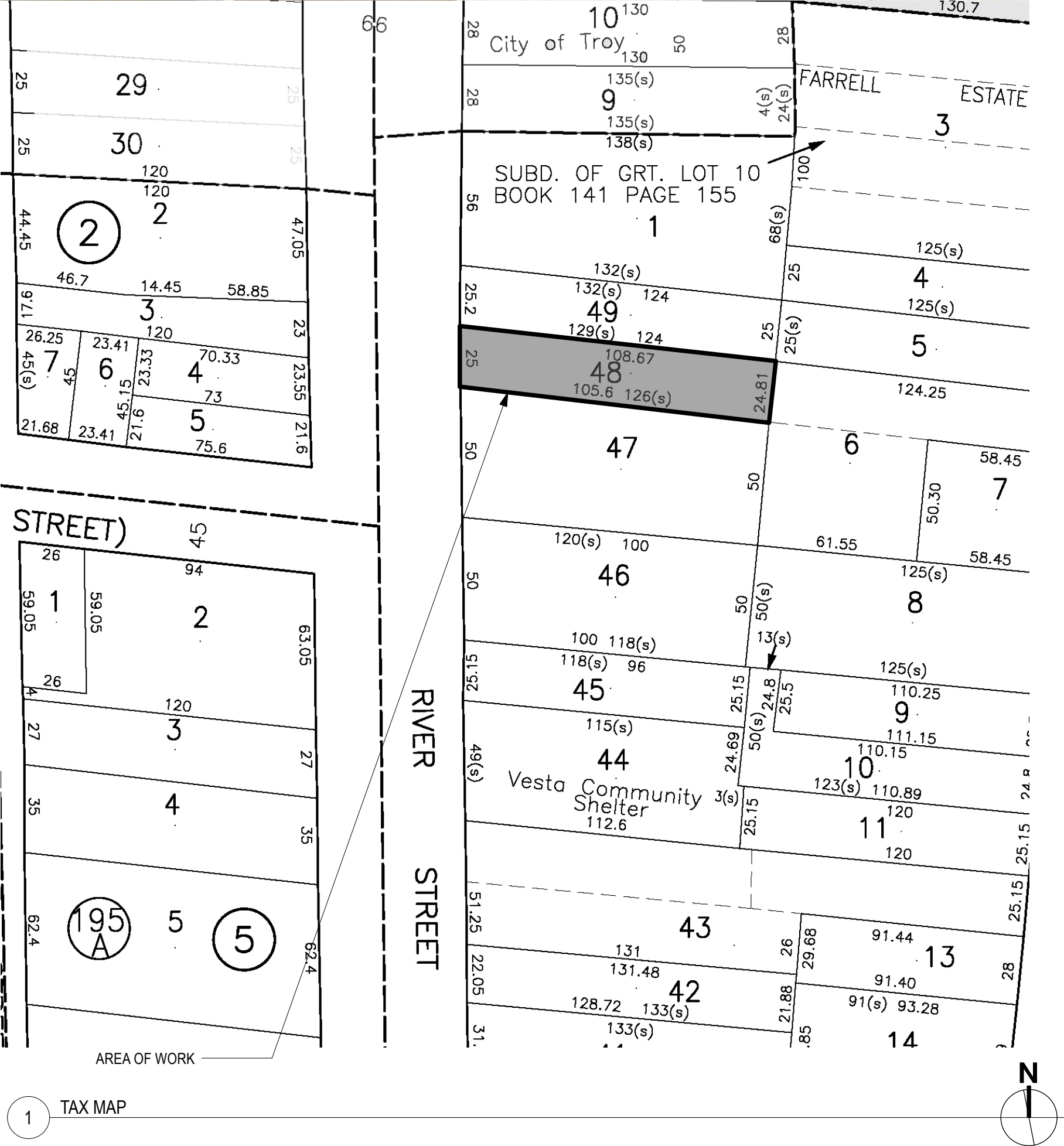


BUILDING ALTERATION - 834 RIVER STREET



DRAWING INDEX	
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G-03	EXISTING PHOTOS
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A-200	ELEVATIONS
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A-601	SCHEDULES
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- SCOPE OF WORK:
1. RENOVATION (LEVEL 1+ REPAIRS) TO EXISTING 3 FAMILY BUILDING
 2. NO CHANGE IN USE OR OCCUPANCY
 3. NO CHANGE IN EGRESS.
 4. MINOR INTERIOR MODIFICATIONS PER PLANS.
 5. NO EXTERIOR WORK TO FRONT FACADE, REPAIRS ONLY.
 6. MECHANICAL WORK ON SEPARATE PERMIT.

LOCATION	
LOCATION:	834 RIVER STREET TROY, NY 12180
ZONING DISTRICT:	R4
TAX MAP:	90.62-3-48

REFERENCED CODES:

2020 RESIDENTIAL BUILDING CODES AS ADOPTED BY NEW YORK STATE, BUILDING CODE (IBC), FIRE CODE (IFC), ENERGY CONSERVATION CODE (IECC), NEW YORK STATE (NYS) 2020, 2016 & 2017 UNIFORM CODE SUPPLEMENTS, AND NYS 2016 ENERGY CODE SUPPLEMENT.

CLASSIFICATION & USE

R-2 : THREE FAMILY RESIDENTIAL

TYPE OF CONSTRUCTION: TYPE III-A, NOT SPRINKLERED

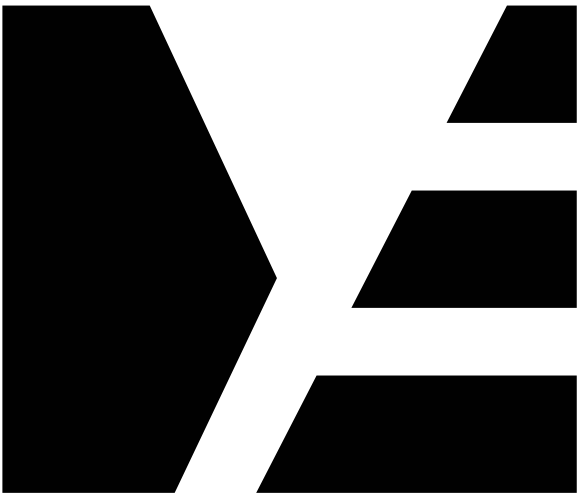
- BUILDING DETAILS:
- OCCUPANCY: SINGLE-OCCUPANCY, GROUP R-2 (MULTI-FAMILY RESIDENTIAL)
 - CONSTRUCTION TYPE: TYPE III-A
 - SPRINKLER SYSTEM: NON-SPRINKLERED
 - FRONTAGE INCREASE: 0%
 - NUMBER OF STORIES: 3 STORIES ABOVE GRADE, PLUS BASEMENT
 - ALTERATION LEVEL: LEVEL 1 + REPAIRS

ABBREVIATIONS

ABV	ABOVE	HDWR	HARDWARE
AC	AIR CONDITIONING	HDR	HEADER
ACT	ACTUAL	HW	HOT WATER
ADDN	ADDITION	ID	INTERIOR DIAMETER
ADJ	ADJUSTIBLE	INSUL	INSULATION
AFF	ABOVE FINISHED FLOOR	INT	INTERIOR
ALT	ALTERNATE	JT	JOINT
ALUM	ALUMINUM	KO	KNOCK OUT
APA	AMERICAN PLYWOOD ASSOCIATION	LAM	LAMINATE
ASF	ABOVE SUB-FLOOR	LAV	LAVATORY
AT	ACOUSTIC TILE	LH	LEFT HAND
AVG	AVERAGE	LIF	LOCATE IN FIELD
AWN	AWNING	LOC	LIMIT OF CONTRACT
BD	BOARD	LT	LIGHT
BDRM	BEDROOM	LTG	LIGHTING
BFE	BOTTOM OF FOOTING ELEVATION	LVL	LAMINATED VENEER LUMBER
BLD'G	BUILDING	LIN	LINEN
BLK	BLOCK	MAT'L	MATERIAL
BLK'G	BLOCKING	MAX	MAXIMUM
BM	BEAM	MC	MEDICINE CABINET
B.M.	BENCHMARK	MDO	MEDIUM DENSITY OVERLAY PLYWOOD
BO	BOTTOM OF	MFG	MANUFACTURER
B/S	BOTH SIDES	MIN	MINIMUM
BTWN	BETWEEN	MO	MASONRY OPENING
BTU	BRITISH THERMAL UNITS PER HOUR	MTD	MOUNTED
CAB	CABINET	MTL	METAL
CDX	CD PLYWOOD, EXT GLUE	NIC	NOT IN CONTRACT
CHIM	CHIMNEY	NO	NUMBER
CL	CLOSET	NTS	NOT TO SCALE
CLG	CEILING	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OPG	OPENING
COL	COLUMN	PL	PLATE
CONC	CONCRETE	PLAS	PLASTIC
CONST	CONSTRUCTION	PLWD	PLYWOOD
CONT	CONTINUOUS	PT	PRESSURE TREATED
CSMT	CASEMENT	PTD	PAINTED
CT	CERAMIC TILE	PTS	PLUGGED/TOUCH-SANDED PLYWOOD
D	CLOTHES DRYER	QTY	QUANTITY
DIA	DIAMETER	R	RISER
DBL	DOUBLE	RD	ROUND
DH	DOUBLE HUNG	REF	REFRIGERATOR
DIM	DIMENSION	REQ'D	REQUIRED
DN	DOWN	RT	RIGHT HAND
DR	DOOR	RO	ROUGH OPENING
DW	DISHWASHER	RT	RAFTER
DWG	DRAWING	SDL	SIMULATED DIVIDED LIGHT
E	EAST	SHWR	SHOWER
EL	ELEVATION	SHT	SHEET
ELEC	ELECTRIC	SIM	SIMILAR
ENCL	ENCLOSURE	STD	STANDARD
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	STL	STEEL
EXT	EXTERIOR	SUBFL	SUBFLOOR
EXTG	EXISTING	SYM	SYMBOL
FD	FLOOR DRAIN	T	TREAD
FF	FINISH FLOOR	TEL	TELEPHONE
FO	FACE OF	TBA	TO BE ANNOUNCED
FDN	FOUNDATION	TBD	TO BE DETERMINED
FIN	FINISH (ED)	TO	TOP OF
FL	FLOOR (ING)	T.O.FINFL	TOP OF FINISH FLOOR
FT	FOOT/FEET	TOL	TOP OF LEDGE
FTG	FOOTING	TOS	TOP OF SLAB
FOF	FACE OF FRAMING	T.O.SUBFL	TOP OF SUBFLOOR
F.O.FIN	FACE OF FINISH	TOW	TOP OF WALL
FP	FIREPLACE	TYP	TYPICAL
FRMGX	FRAMING	TV	TELEVISION
GC	GENERAL CONTRACTOR	UNO	UNLESS NOTED OTHERWISE
GL	GLASS	VB	VAPOR BARRIER
GWB	GYPSPUM WALLBOARD	VIF	VERIFY IN FIELD
		W.	WITH

GENERAL NOTES

1. Before commencing all work, the contractor shall file all required insurance certificates, obtain all required permits, and pay all fees required by the governing agencies.
2. All work shall conform to the requirements of the Building Code, Fire Department Rules and Regulations, utility company requirements, and the best trade practices. All wood to be used shall be fire-rated.
3. Minor details not usually shown or specified, but required for proper construction of any part of the work shall be included as if they were indicated in the drawings.
4. The contractor shall coordinate all work procedures with the stipulation of the local authorities.
5. The contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The contractor shall design and install adequate shoring and bracing for all structural and removing tasks. The contractor shall have sole responsibility for any damage or injuries caused by or during the execution of work.
6. The contractor shall lay out his own work, and shall provide all dimensions required for the other trades: plumbing, electrical, etc.
7. Plumbing work shall be performed by the persons licensed in their trades, who shall arrange for and obtain all required permits, inspections, and required sign offs.
8. All new Electrical work, modifications, repairs, etc. shall be performed by persons licensed in their trades, who shall arrange for and obtain all required permits, inspections and required sign offs.
9. The contractor shall do all cutting, patching, repairing as required to perform all the work indicated on the drawings, and all other work that may be required to complete the job.
10. The contractor is to post all required permits on site prior to any work performed.
11. The contractor shall have all materials proposed for demolition be tested for possible asbestos and/or lead content before they are disturbed. Asbestos and lead containing materials can only be disturbed, removed or abated by properly trained and certified personnel as per applicable codes, rules and regulations.



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PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

ISSUED FOR

PERMIT SET

DATE: 05/19/25

REVISION:

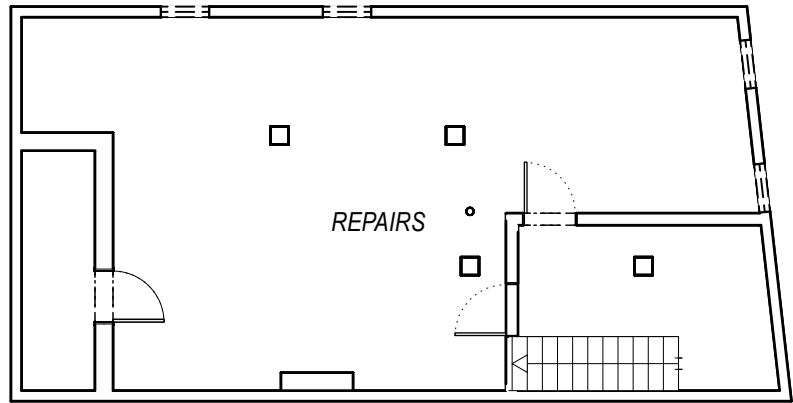
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COVER

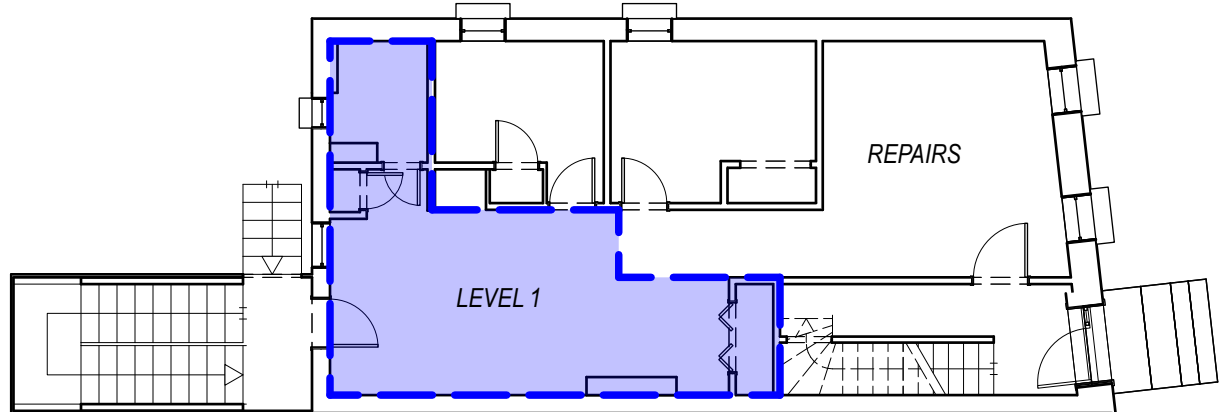
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G-01

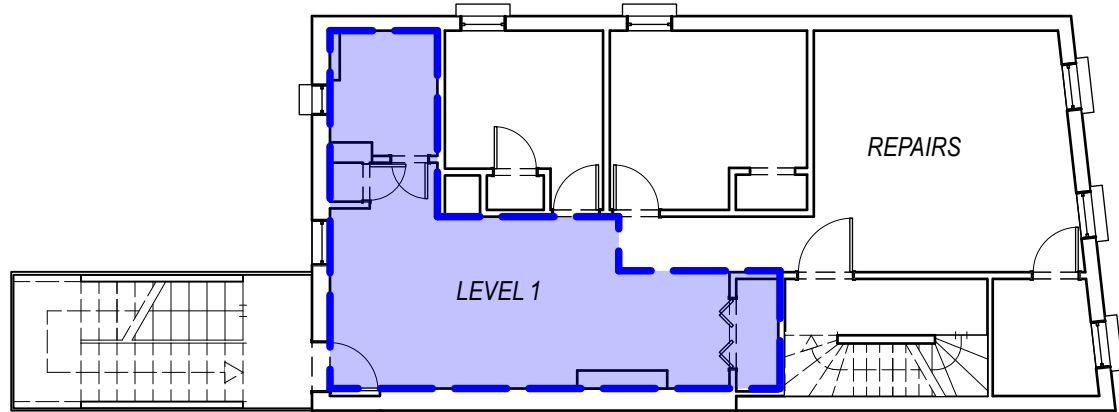
SCOPE OF WORK AREAS



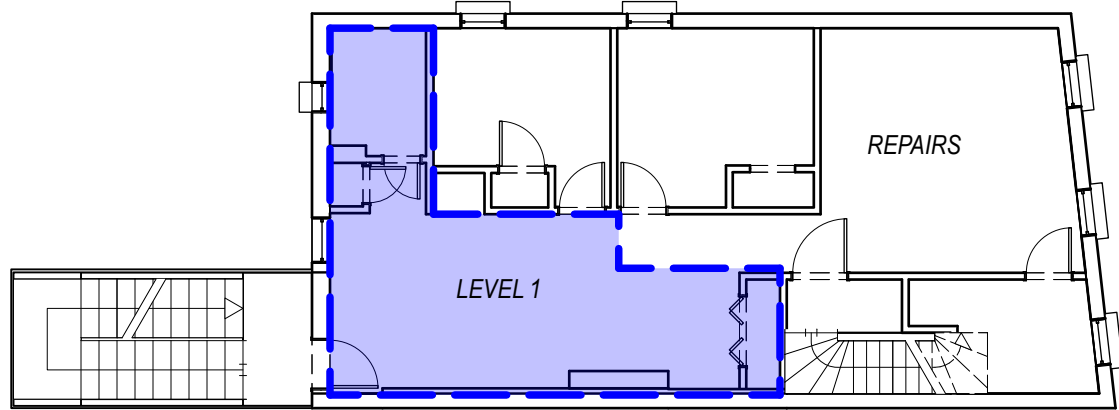
BASEMENT
REPAIRS ONLY



GROUND FLOOR
AREA OF LEVEL 1 WORK
ALL OTHER AREAS: REPAIRS



SECOND FLOOR
AREA OF LEVEL 1 WORK
ALL OTHER AREAS: REPAIRS



THIRD FLOOR
AREA OF LEVEL 1 WORK
ALL OTHER AREAS: REPAIRS

BUILDING WIDE WORK CLASSIFIED AS LEVEL 1 AND REPAIRS.

CODE NOTES

NEW YORK STATE EXISTING BUILDING CODE 2020
CHAPTER 7 ALTERATIONS - LEVEL 1

Section 701 General
701.2 Conformance
An existing building or portion thereof shall not be altered such that the building becomes less safe than its existing condition.
701.4 Emergency Escape and Rescue Openings
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools. Bars, grilles, grates or similar devices placed over emergency escape and rescue openings shall comply with the minimum net clear opening size required by the code that was in effect at the time of construction. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening. Where such bars, grilles, grates or similar devices are installed, they shall not reduce the net clear opening of the emergency escape and rescue openings. Smoke alarms shall be installed in accordance with Section 907.2.10 of the Building Code of New York State regardless of the valuation of the alteration.

THE PROPOSED WORK DOES NOT MAKE THE BUILDING LESS SAFE THAN ITS EXISTING CONDITION. ALL EXISTING WINDOWS TO REMAIN AND REQUIRED OPERABILITY, NET CLEAR OPENING SIZE MAINTAINED AS REQUIRED BY CODE. SMOKE AND CARBON DIOXIDE DETECTORS AND ALARMS TO BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.10 OF THE BUILDING CODE OF NEW YORK STATE.

Section 702 Building Elements and Materials
702.1 Interior Finishes
Newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the Building Code of New York State.
702.2 Interior Floor Finish
New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804of the Building Code of New York State.
702.3 Interior Trim
Newly installed interior trim materials shall comply with Section 806 of the Building Code of New York State.

WHERE NOT OTHERWISE REPAIRED, ALL NEW REPLACED FINISHES TO COMPLY WITH CHAPTER 8 OF THE BUILDING CODE OF NEW YORK STATE.

702.4 Window Opening Control Devices on Replacement Windows
In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the Residential Code of New York State, window opening control devices complying with ASTM F2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window:
1 The window is operable.
2 The window replacement includes replacement of the sash and the frame.
3 One of the following applies:
3.1. In Group R-2 or R-3 buildings containing dwelling units, the top of the sill of the window opening is at a height less than 36 inches (915 mm) above the finished floor.
4 The window will permit openings that will allow passage of a 4-inch-diameter (102 mm) sphere when the window is in its largest opened position.
5 The vertical distance from the top of the sill of the window opening to the finished grade or other surface below, on the exterior of the building, is greater than 72 inches (1829 mm).

The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section 1030.2 of the Building Code of New York State.

702.5 Replacement Window Emergency Escape and Rescue Openings
Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the Residential Code of New York State, replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.4 of the Building Code of New York State and Sections R310.2.1, R310.2.2 and R310.2.3 of the Residential Code of New York State, provided that the replacement window meets the following conditions:
1 The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening.
2 The replacement window is not part of a change of occupancy.
Window opening control devices complying with ASTM F2090 shall be permitted for use on windows required to provide emergency escape and rescue openings.

ALL EXISTING WINDOWS TO REMAIN AND REQUIRED OPERABILITY, NET CLEAR OPENING SIZE MAINTAINED AS REQUIRED BY CODE. SHOULD ANY WINDOWS BE REPLACED, THE REPLACEMENT WINDOW SHALL BE THE LARGEST POSSIBLE TO FIT EXISTING MASONRY OPENING AND TO PROVIDE WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F2090 WHERE REQUIRED, AND TO COMPLY WITH ALL PROVISIONS OF THIS CODE.

702.6 Materials and Methods
New work shall comply with the materials and methods requirements in the Building Code of New York State, Energy Conservation Construction Code of New York State, Mechanical Code of New York State, and Plumbing Code of New York State, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.
702.6.1 Fuel Gas Code of New York State
The following sections of the Fuel Gas Code of New York State shall constitute the fuel gas materials and methods requirements for Level 1 alterations.
1 Chapter 3, entitled "General Regulations," except Sections 303.7 and 306.
2 Chapter 4, entitled "Gas Piping Installations," except Sections 401.8 and 402.3.
2.1. Sections 401.8 and 402.3 shall apply where the work being performed increases the load on the system such that the existing pipe does not meet the size required by code. Existing systems that are modified shall not require resizing as long as the load on the system is not increased and the system length is not increased even if the altered system does not meet code minimums.
3 Chapter 5, entitled "Chimneys and Vents."
4 Chapter 6, entitled "Specific Appliances."

ALL EXISTING GAS CONNECTIONS TO REMAIN. ANY NEW WORK TO BE PERFORMED BY LICENSED PLUMBER AND TO BE IN ACCORDANCE WITH THESE APPLICABLE CODE REQUIREMENTS.

Section 703 Fire Protection
703.1 General
Alterations shall be done in a manner that maintains the level of fire protection provided.
Section 704 Means of Egress
704.1 General
Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.

ALL EXISTING LEVEL OF FIRE PROTECTION TO BE MAINTAINED WITH EGRESS STAIRS AND HALLS TO HAVE 1 HOURS FIRE RATED PARTITIONS.

Section 705 Reroofing
705.1 General
Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the Building Code of New York State.
Exceptions:
1 Roof replacement or roof recover of existing low-slope roof coverings shall not be required to meet the minimum design slope requirement of one-quarter unit vertical in 12 units horizontal (2-percent slope) in Section 1507 of the Building Code of New York State for roofs that provide positive roof drainage.
2 Recovering or replacing an existing roof covering shall not be required to meet the requirement for secondary (emergency overflow) drains or scuppers in Section 1502 of the Building Code of New York State for roofs that provide for positive roof drainage. For the purposes of this exception, existing secondary drainage or scupper systems required in accordance with this code shall not be removed unless they are replaced by secondary drains or scuppers designed and installed in accordance with Section 1502 of the Building Code of New York State.
705.2 Structural and Construction Loads
Structural roof components shall be capable of supporting the roof-covering system and the material and equipment loads that will be encountered during installation of the system.
705.3 Roof Replacement
Roof replacement shall include the removal of all existing layers of roof coverings down to the roof deck.
Exception: Where the existing roof assembly includes an ice barrier membrane that is adhered to the roof deck, the existing ice barrier membrane shall be permitted to remain in place and covered with an additional layer of ice barrier membrane in accordance with Section 1507 of the Building Code of New York State.
705.3.1 Roof Recover
The installation of a new roof covering over an existing roof covering shall be permitted where any of the following conditions occur:
1 The new roof covering is installed in accordance with the roof covering manufacturer's approved instructions.
2 Complete and separate roofing systems, such as standing-seam metal roof panel systems, that are designed to transmit the roof loads directly to the building's structural system and that do not rely on existing roofs and roof coverings for support, are installed.
3 Metal panel, metal shingle and concrete and clay tile roof coverings are installed over existing wood shake roofs in accordance with Section 705.4.
4 A new protective roof coating is applied over an existing protective roof coating, a metal roof panel, metal roof shingles, mineral-surfaced roll roofing, a built-up roof, modified bitumen roofing, thermoset and thermoplastic single-ply roofing or a spray polyurethane foam roofing system.

705.3.1.1 Exceptions
A roof recover shall not be permitted where any of the following conditions occur:
1 The existing roof or roof covering is water soaked or has deteriorated to the point that the existing roof or roof covering is not adequate as a base for additional roofing.
2 The existing roof covering is slate, clay, cement or asbestos-cement tile.
3 The existing roof has two or more applications of any type of roof covering.

705.4 Roof Recovering
Where the application of a new roof covering over wood shingle or shake roofs creates a combustible concealed space, the entire existing surface shall be covered with gypsum board, mineral fiber, glass fiber or other approved materials securely fastened in place.
705.5 Reinstallation of Materials
Existing slate, clay or cement tile shall be permitted for reinstallation, except that damaged, cracked or broken slate or tile shall not be reinstalled. Existing vent flashing, metal edgings, drain outlets, collars and metal counterflashings shall not be reinstalled where rusted, damaged or deteriorated. Aggregate surfacing materials shall not be reinstalled.
705.6 Flashings
Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.

EXISTING ROOF TO REMAIN. NO ROOFING WORK REQUIRED NOR PROPOSED. MINOR REPAIRS AS MIGHT BE NECESSARY.

Section 706 Structural
706.1 General
Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.
706.2 Addition or Replacement of Roofing or Replacement of Equipment
Any existing gravity load-carrying structural element for which an alteration causes an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the Building Code of New York State for new structures.
Exceptions:
1 Buildings of Group R occupancy with not more than five dwelling or sleeping units used solely for residential purposes where the altered building complies with the conventional light-frame construction methods of the Building Code of New York State or the provisions of the Residential Code of New York State.
2 Buildings in which the increased dead load is due entirely to the addition of a second layer of roof covering weighing 3 pounds per square foot (0.1437 kN/m2) or less over an existing single layer of roof covering.
706.3 Additional Requirements for Reroof Permits
The requirements of this section shall apply to alteration work requiring reroof permits.
706.3.1 Bracing for Unreinforced Masonry Bearing Wall Parapets
Where a permit is issued for reroofing for more than 25 percent of the roof area of a building assigned to Seismic Design Category D, E or F that has parapets constructed of unreinforced masonry, the work shall include installation of parapet bracing unless an evaluation demonstrates compliance of such items. Reduced seismic forces shall be permitted.
706.3.2 Roof Diaphragms Resisting Wind Loads in High-Wind Regions
Where roofing materials are removed from more than 50 percent of the roof diaphragm or section of a building located where the ultimate design wind speed, Vult, determined in accordance with Figure 1609.3(1) of the Building Code of New York State, is greater than 115 mph (51 m/s) or in a special wind region, as defined in Section 1609 of the Building Code of New York State, roof diaphragms, connections of the roof diaphragm to roof framing members, and roof-to-wall connections shall be evaluated for the wind loads specified in the Building Code of New York State, including wind uplift. If the diaphragms and connections in their current condition are not capable of resisting 75 percent of those wind loads, they shall be replaced or strengthened in accordance with the loads specified in the Building Code of New York State.

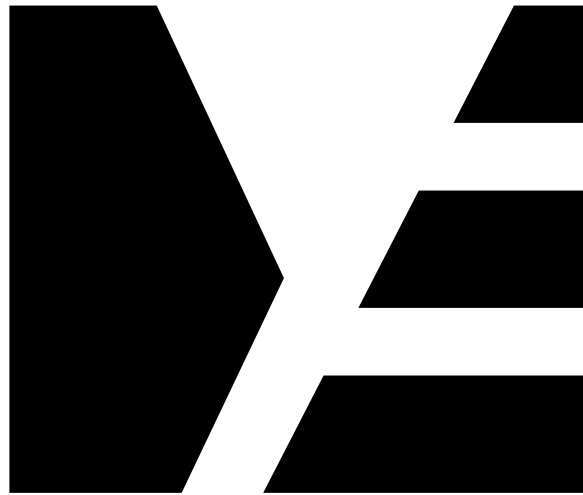
EXISTING ROOF TO REMAIN. NO ROOFING NOR STRUCTURAL ROOFING WORK REQUIRED NOR PROPOSED. MINOR REPAIRS AS MIGHT BE NECESSARY.

Section 707 Energy Conservation
707.1 Minimum Requirements
Level 1 alterations to existing buildings or structures do not require the entire building or structure to comply with the energy requirements of the Energy Conservation Construction Code of New York State or Residential Code of New York State. The alterations shall conform to the energy requirements of the Energy Conservation Construction Code of New York State or Residential Code of New York State as they relate to new construction only.

PROPOSED WORK IS CLASSIFIED AS LEVEL 1 AND REPAIRS -- NO ENERGY REQUIREMENTS.

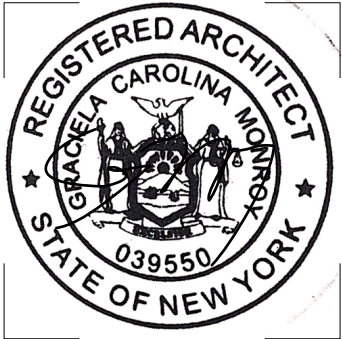
Section 708 Plumbing
708.1 Water Closet Replacement
When any water closet is replaced, the replacement water closet shall comply with Section 604.4 of the Plumbing Code of New York State.

ALL PLUMBING WORK PROPOSED ARE REPLACEMENTS OF EXISTING FIXTURES, TO BE PERFORMED BY A LICENSED PLUMBER AND TO COMPLY WITH SECTION 604.4 OF THE PLUMBING CODE OF NEW YORK STATE.



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834 RIVER STREET
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REVISION:

DRAWING TITLE

AREA OF WORK

DRAWING NUMBER

G-02



1 FRONT ELEVATION - EXISTING PHOTOS



2 REAR & SIDE ELEVATION - EXISTING PHOTOS



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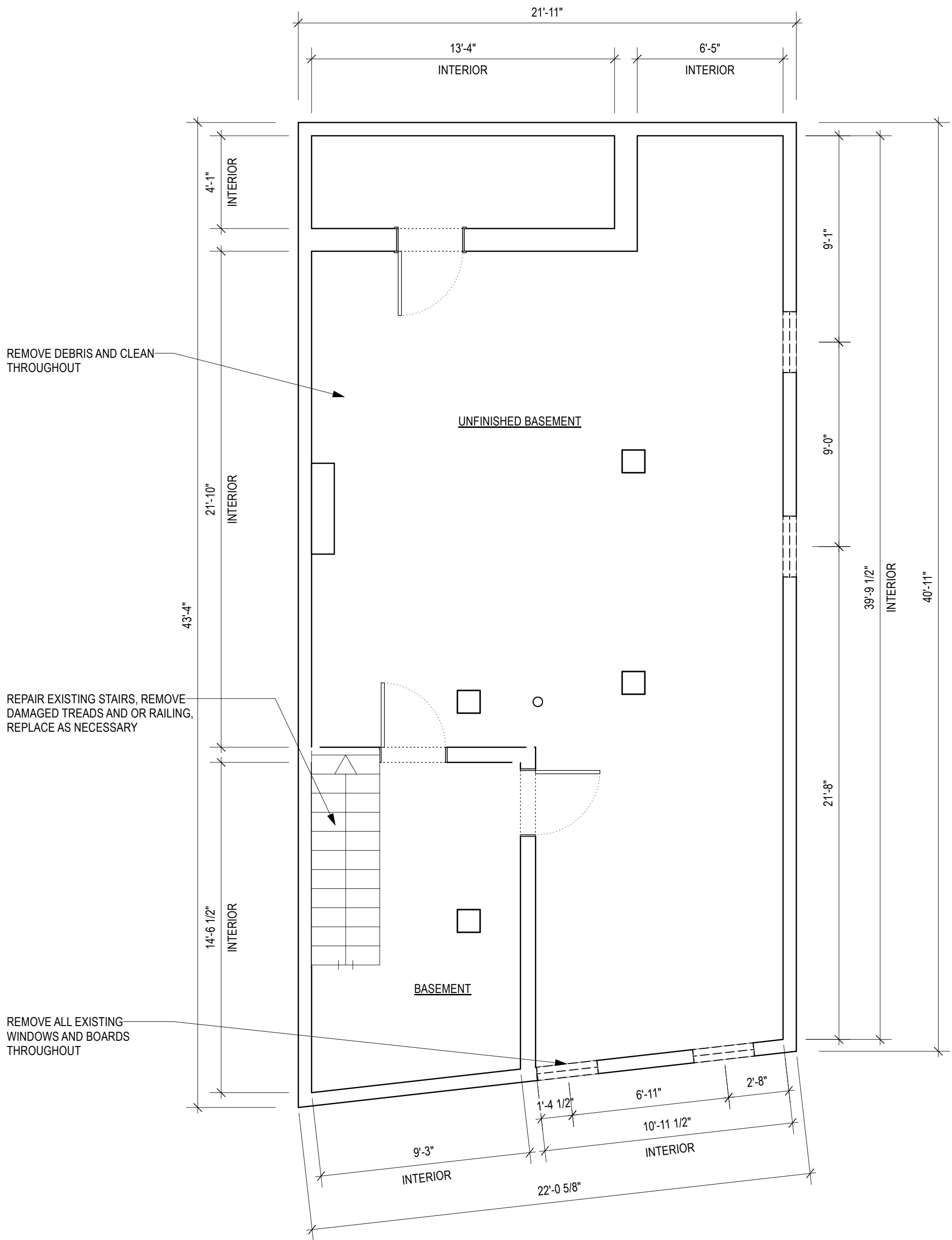
EXISTING PHOTOS

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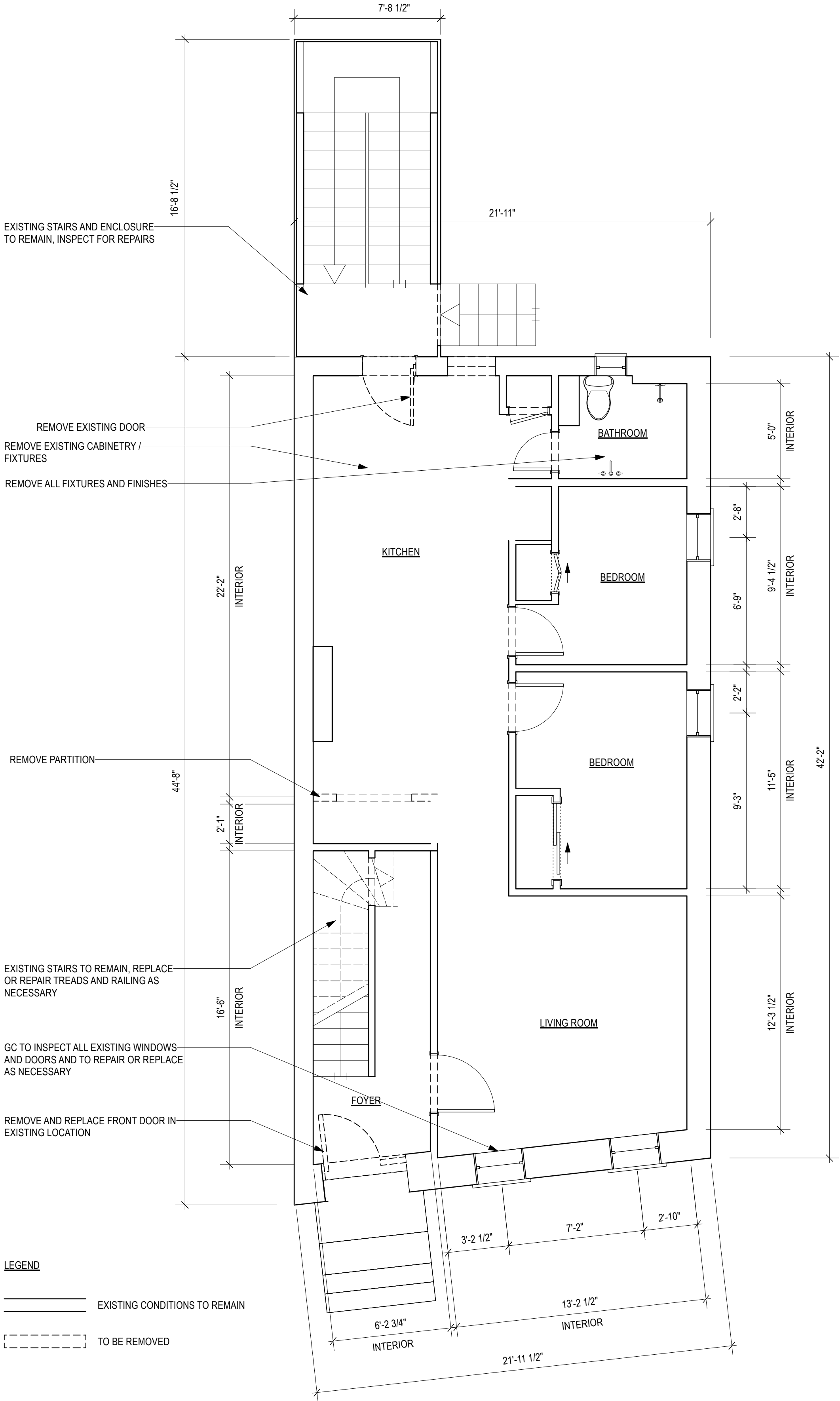
G-03

DEMOLITION NOTES

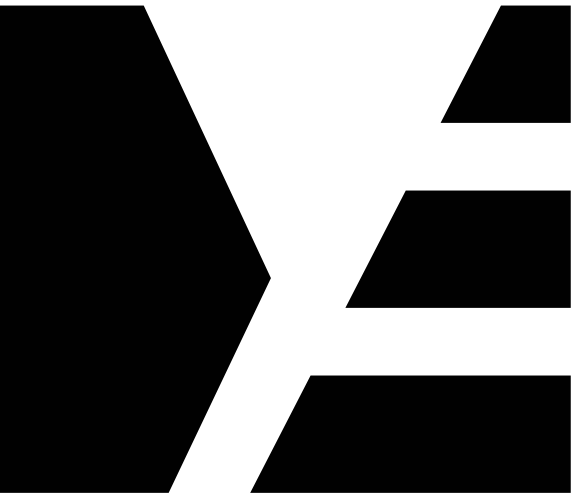
1. CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK.
2. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF THE WORK. ALL OPENINGS IN ANY WALL OR ROOF SHALL BE PROTECTED FROM ALL FORMS OF WEATHER OR WATER PENETRATION.
6. REMOVE ALL WINDOWS AND FRAMES THROUGHOUT, TO BE REPLACED AT EXISTING LOCATIONS.



1 BASEMENT DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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PROJECT

BUILDING ALTERATION
834 RIVER STREET
TROY, NY 12180

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DATE: 05/19/25
REVISION:

DRAWING TITLE

**DEMOLITION -
BASEMENT & FIRST
FLOOR PLANS**

DRAWING NUMBER

D-100



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ARCHITECTURE . DESIGN . DEVELOPMENT

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PROJECT

BUILDING ALTERATION

834 RIVER STREET
TROY, NY 12180

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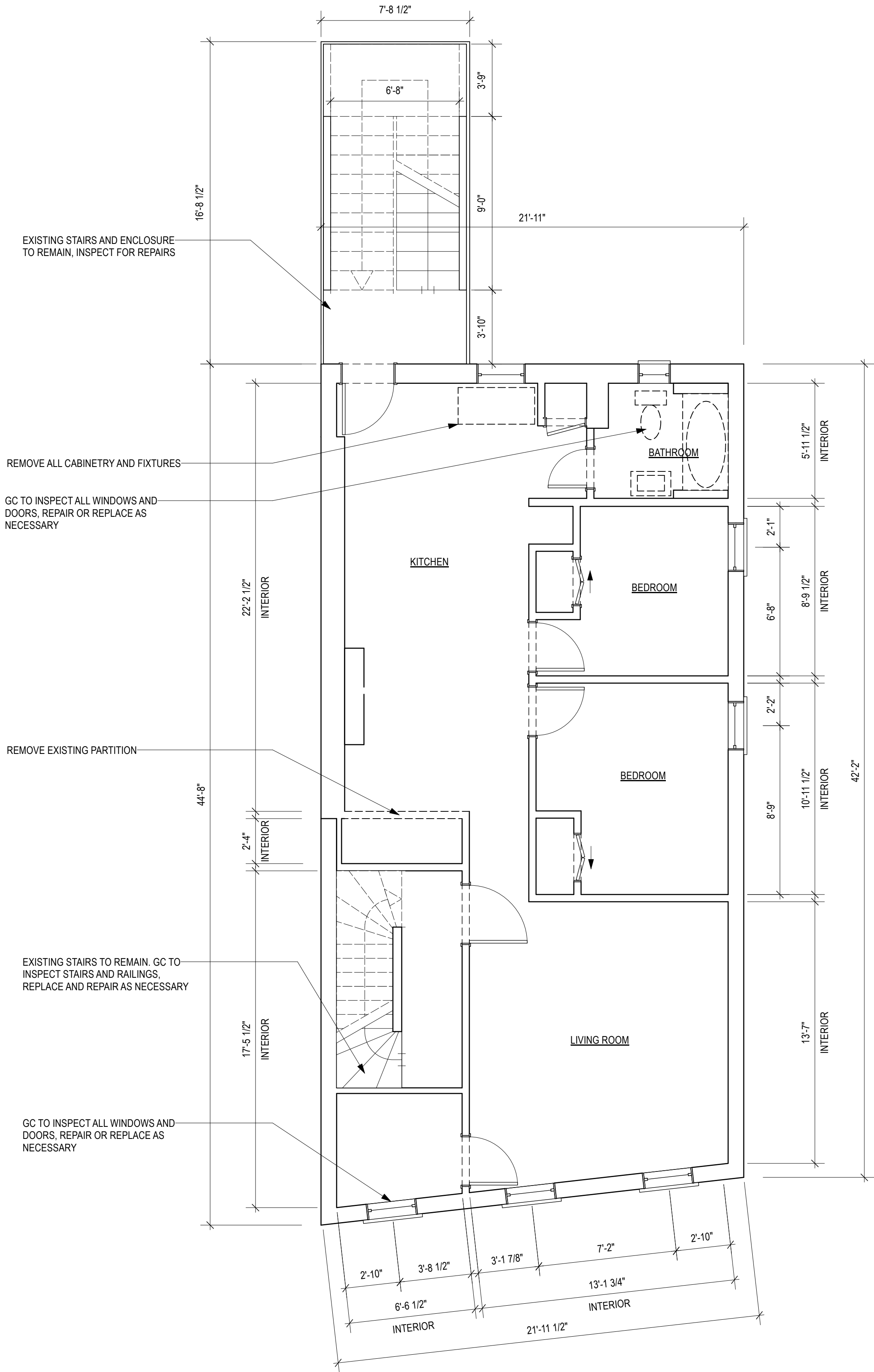
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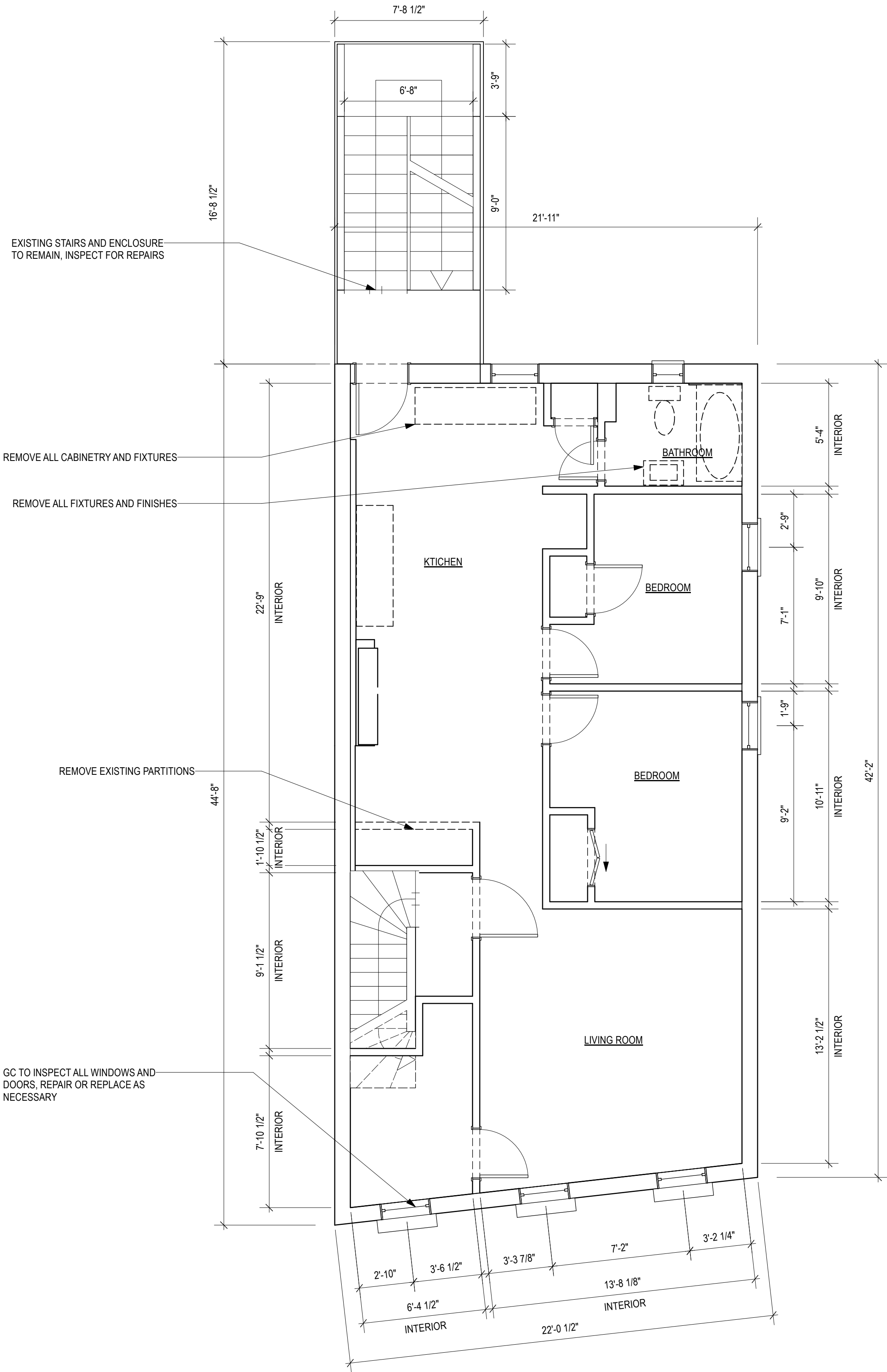
DEMOLITION - SECOND
& THIRD FLOOR PLANS

DRAWING NUMBER

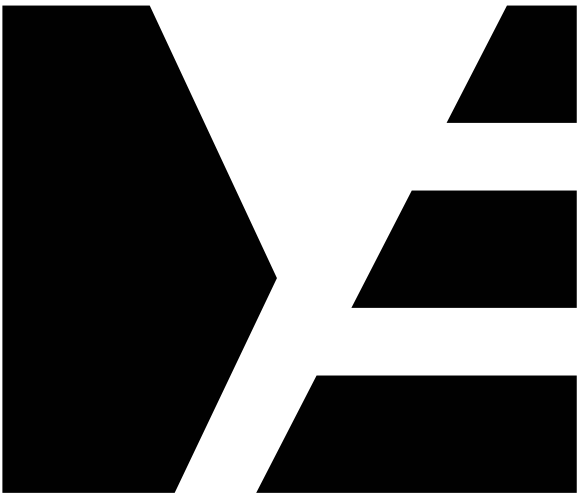
D-101



1 SECOND FLOOR - DEMOLITION PLAN
Scale: 1/4" = 1'-0"



2 THIRD FLOOR - DEMOLITION PLAN
Scale: 1/4" = 1'-0"



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PROJECT

BUILDING ALTERATION

834 RIVER STREET
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ISSUED FOR

PERMIT SET

DATE: 05/19/25

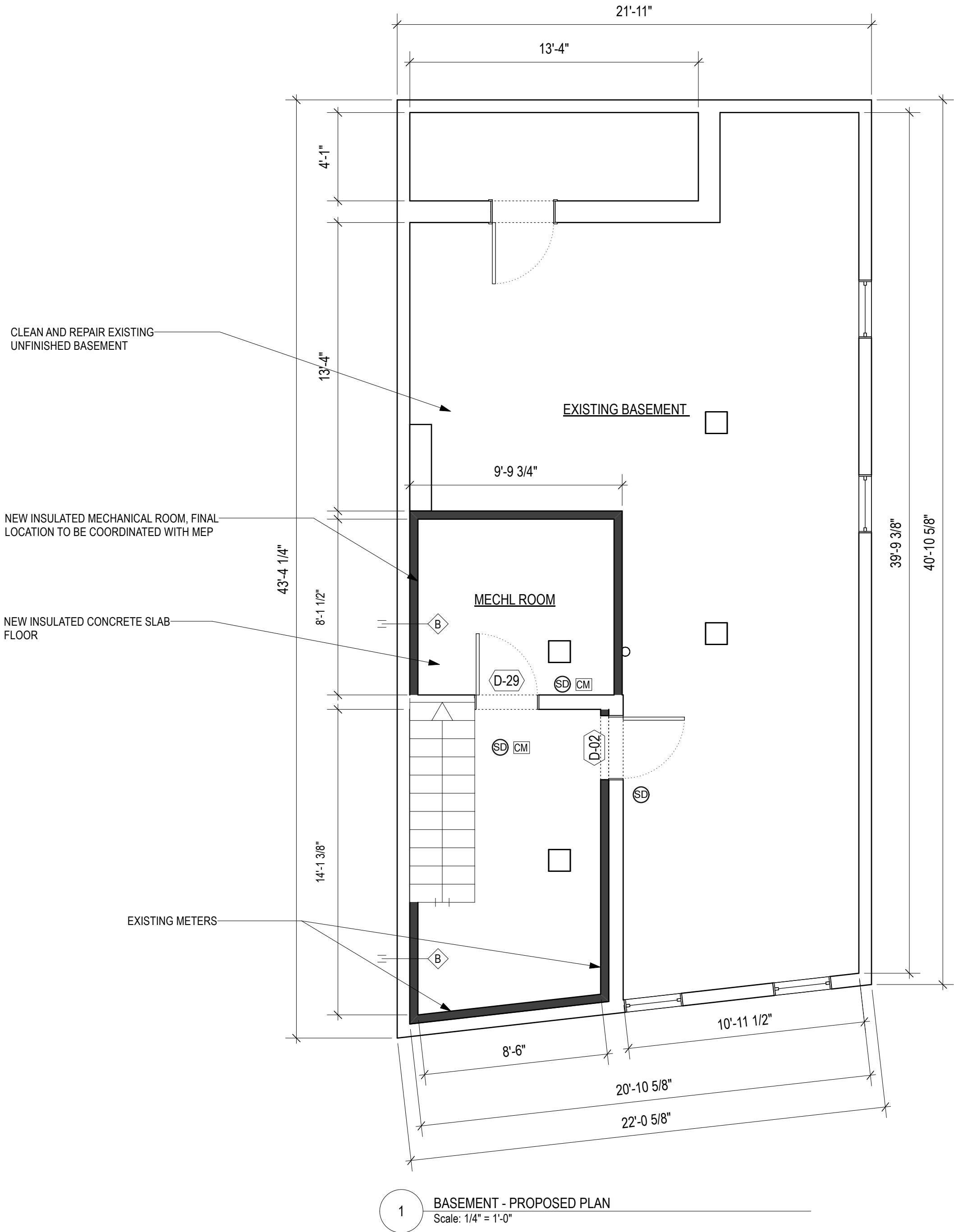
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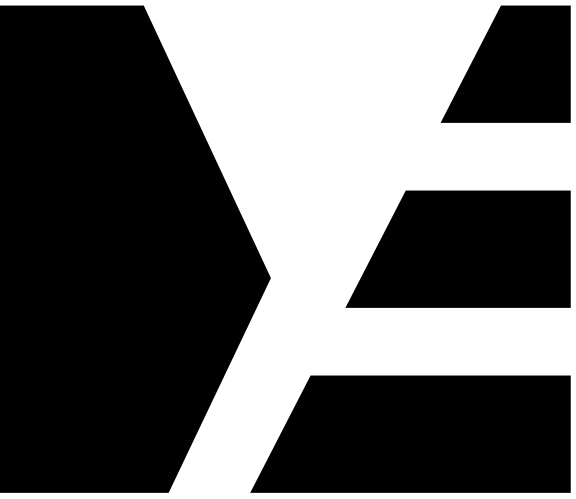
DRAWING TITLE

**BASEMENT FLOOR
PLAN**

DRAWING NUMBER

A-100





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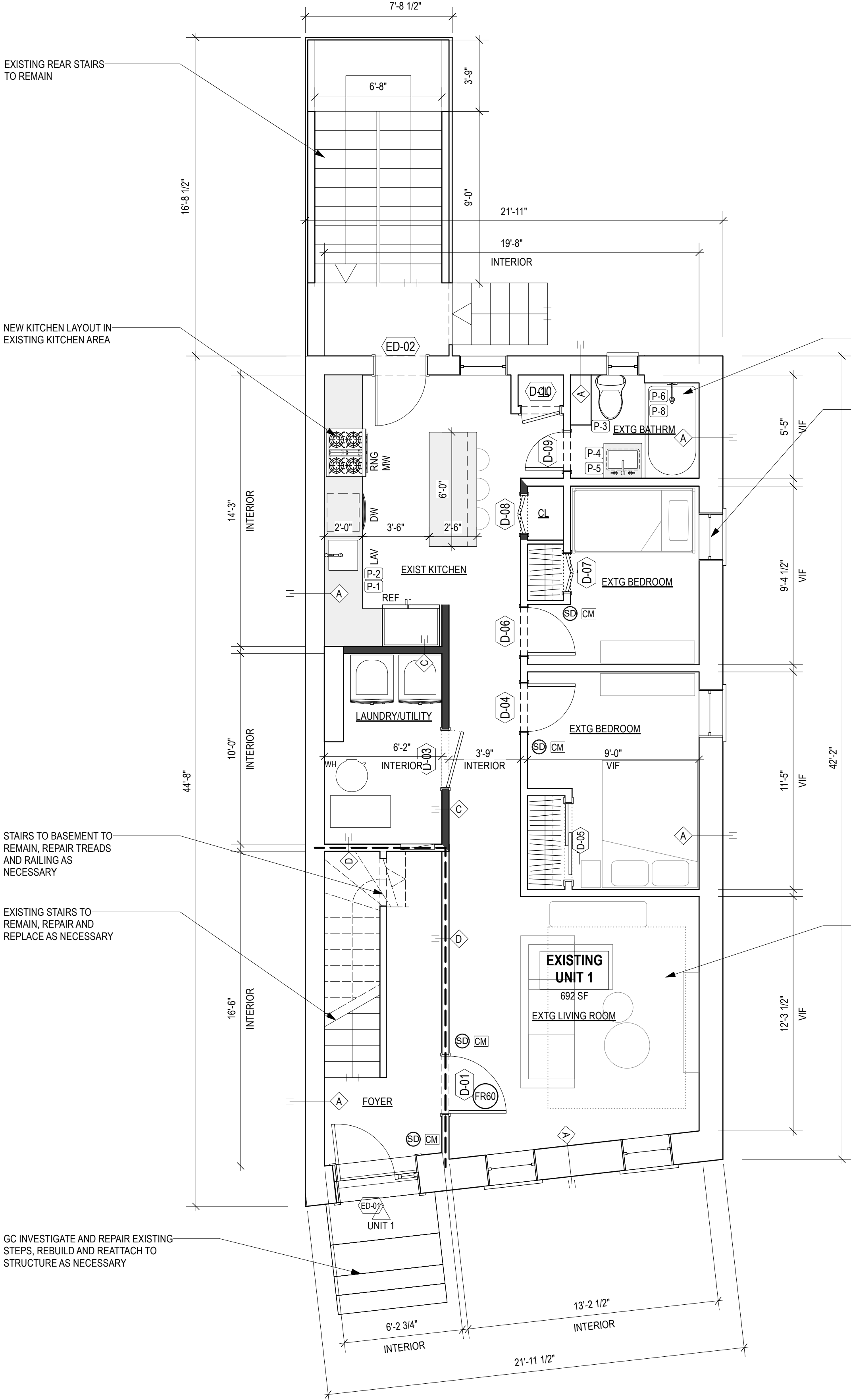
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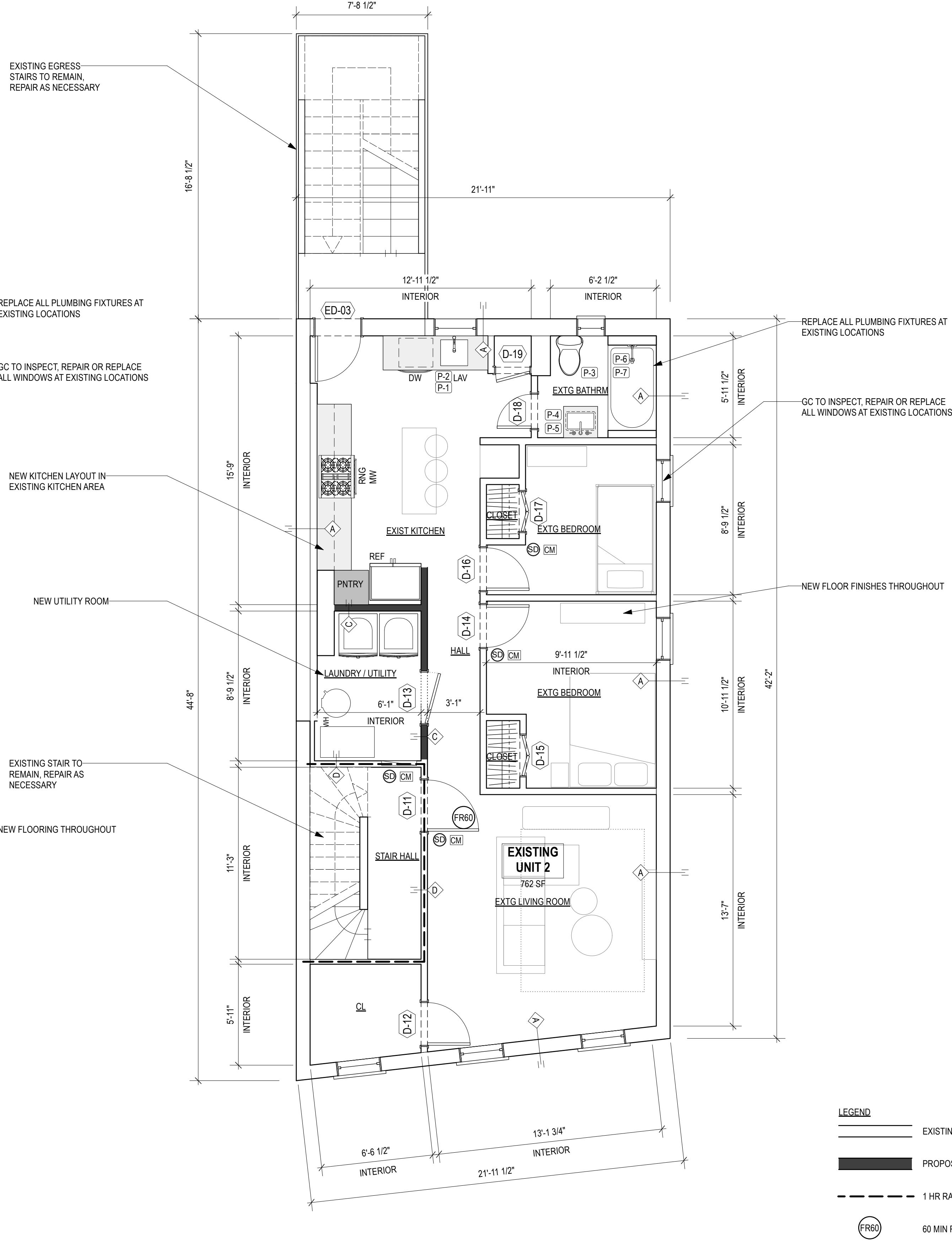
**FIRST & SECOND
FLOOR PLAN**

DRAWING NUMBER

A-101

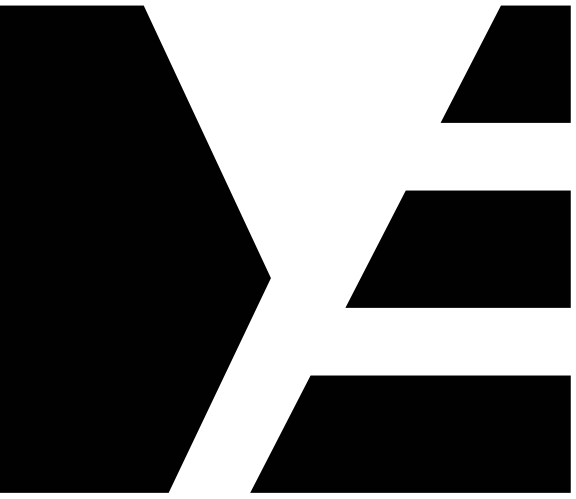


1 FIRST FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

- LEGEND
- EXISTING CONDITIONS TO REMAIN
 - PROPOSED WALLS
 - 1 HR RATED PARTITION
 - 60 MIN RATED DOOR W/CLOSER
 - HARD-WIRED SMOKE DETECTOR, WITH BATTERY BACK-UP
 - CARBON MONOXIDE DETECTOR



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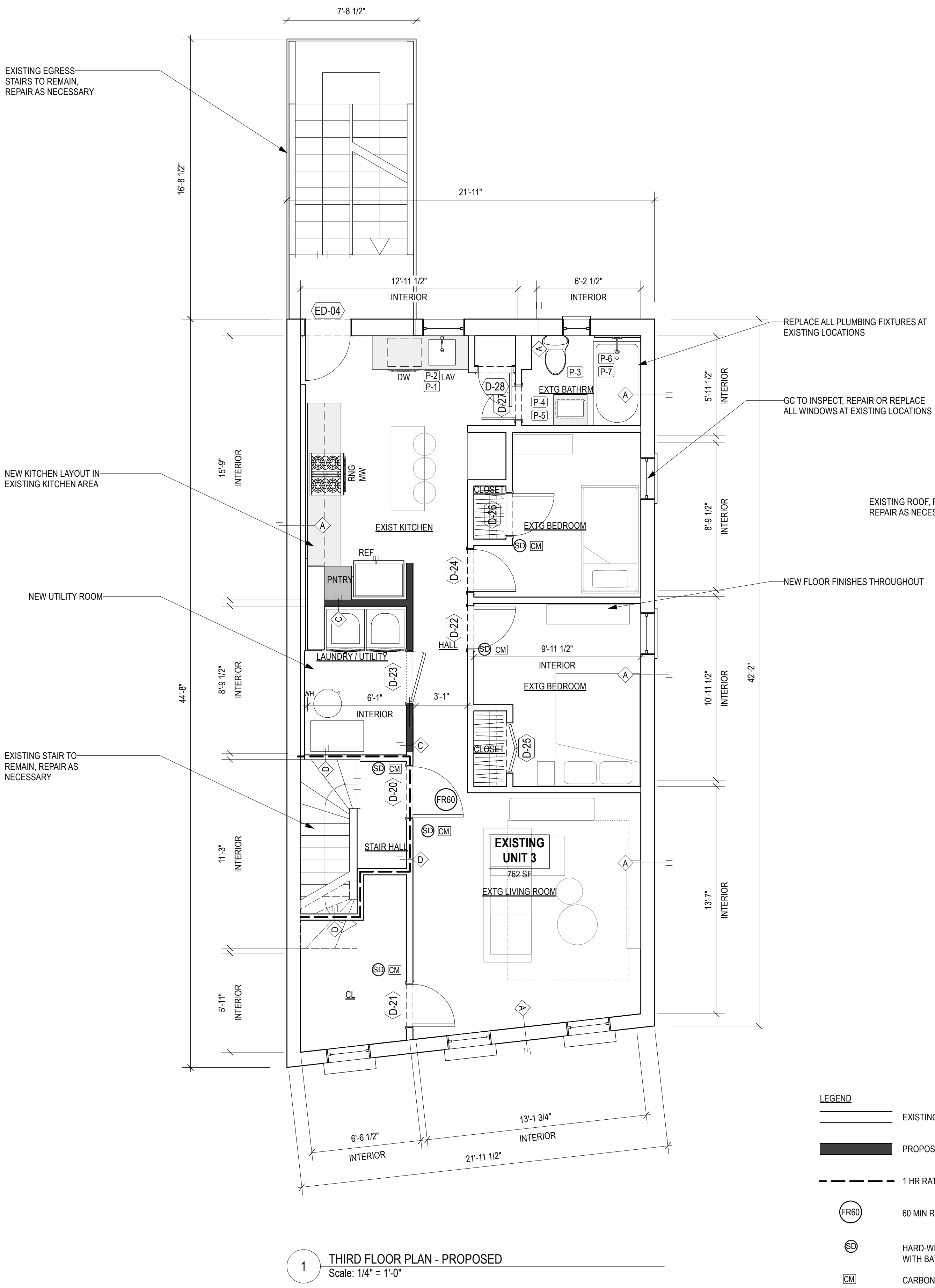
DATE: 05/19/25
REVISION:

DRAWING TITLE

THIRD FLOOR & ROOF PLAN

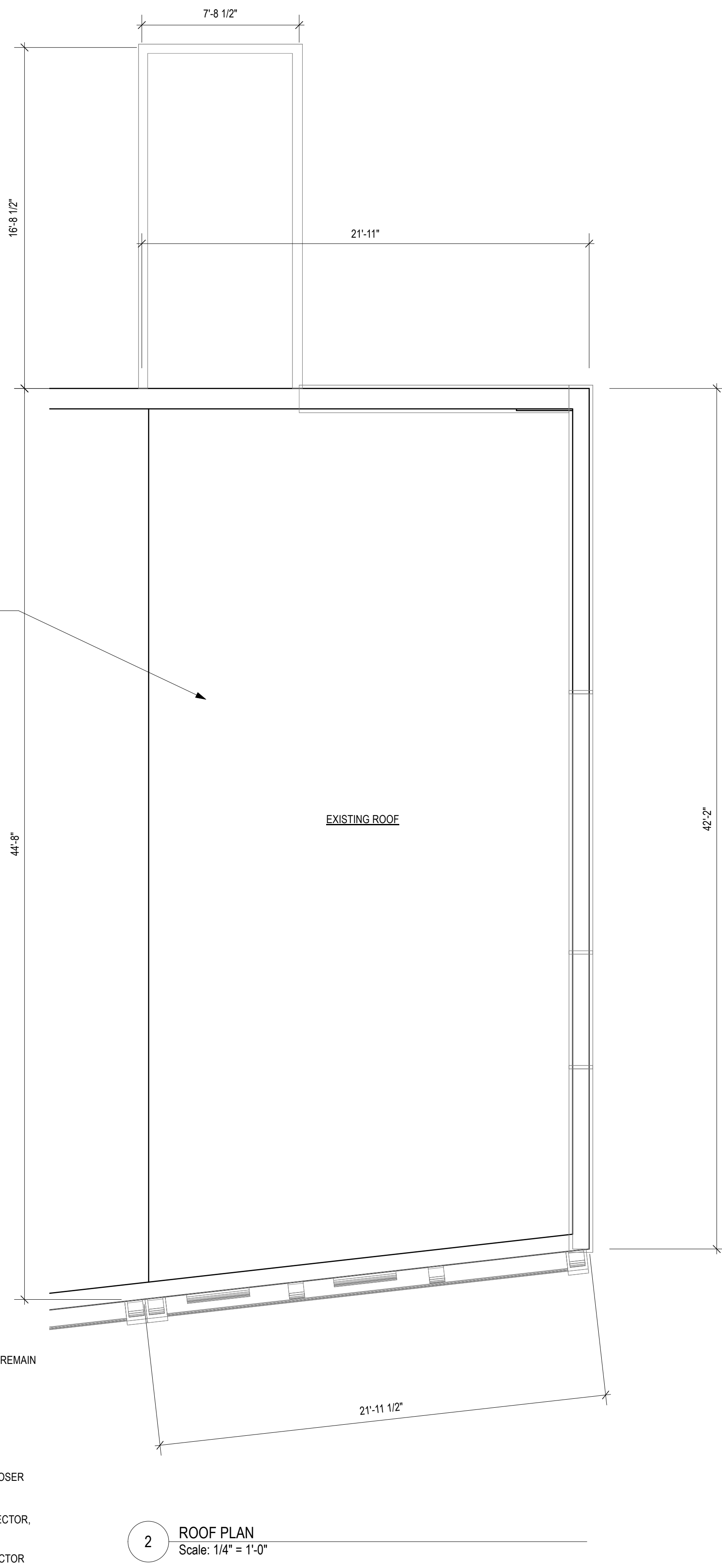
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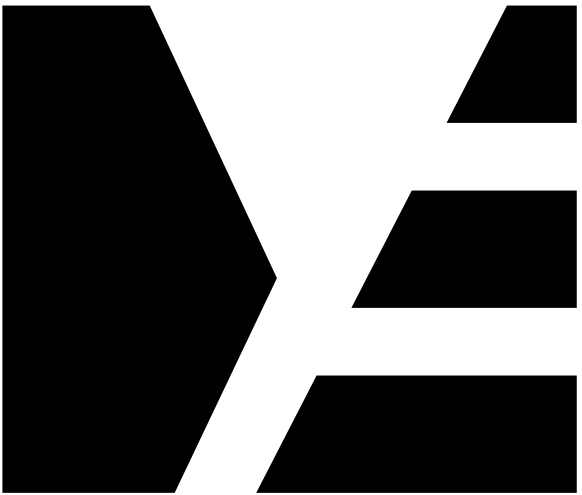


1 THIRD FLOOR PLAN - PROPOSED
Scale: 1/4" = 1'-0"

- LEGEND
- EXISTING CONDITIONS TO REMAIN
 - PROPOSED WALLS
 - 1 HR RATED PARTITION
 - 60 MIN RATED DOOR W/CLOSER
 - HARD-WIRED SMOKE DETECTOR, WITH BATTERY BACK-UP
 - CARBON MONOXIDE DETECTOR



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



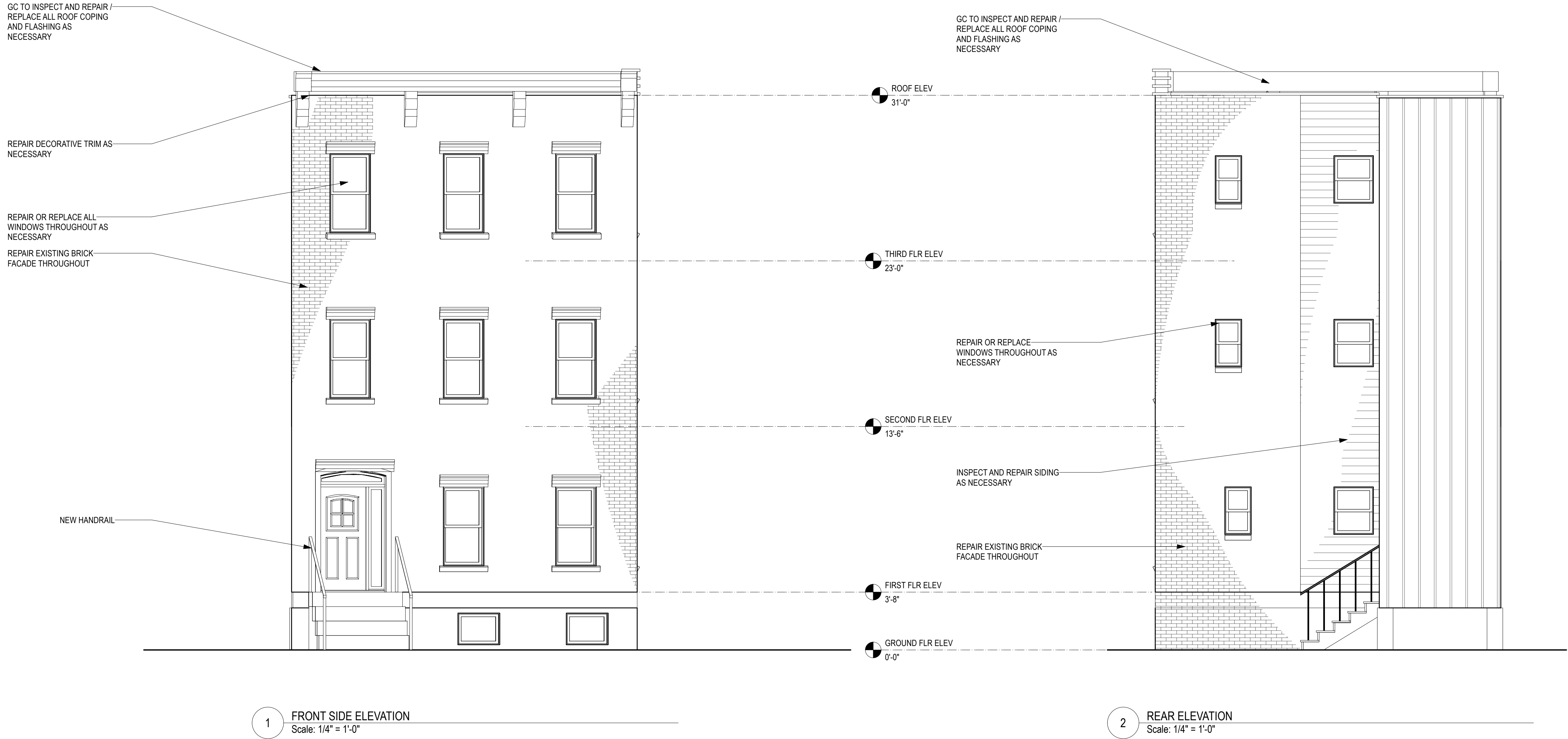
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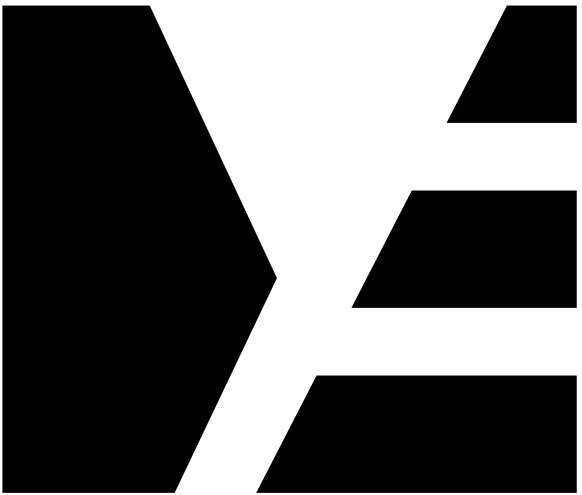
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DRAWING TITLE

ELEVATIONS

DRAWING NUMBER

A-200



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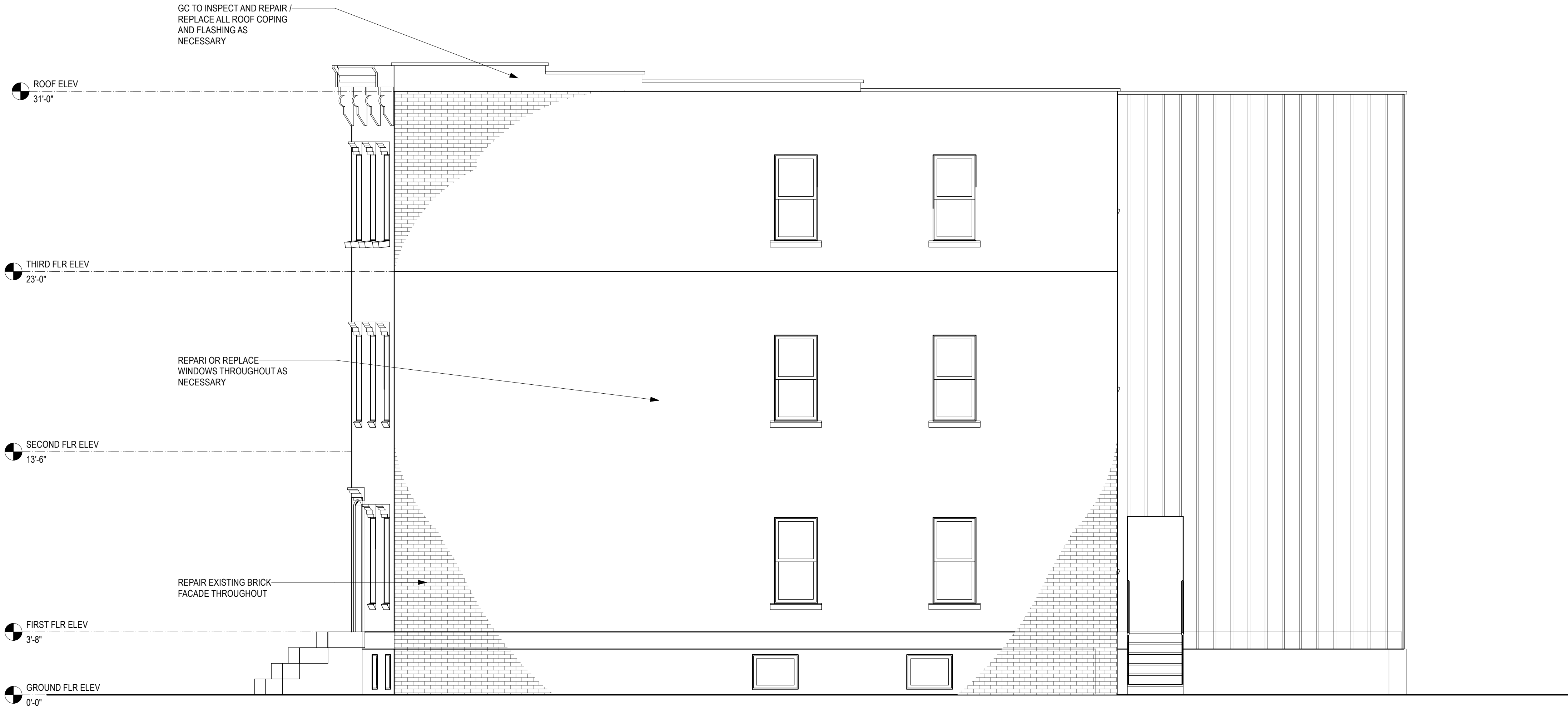
DATE: 05/19/25
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DRAWING TITLE

ELEVATIONS

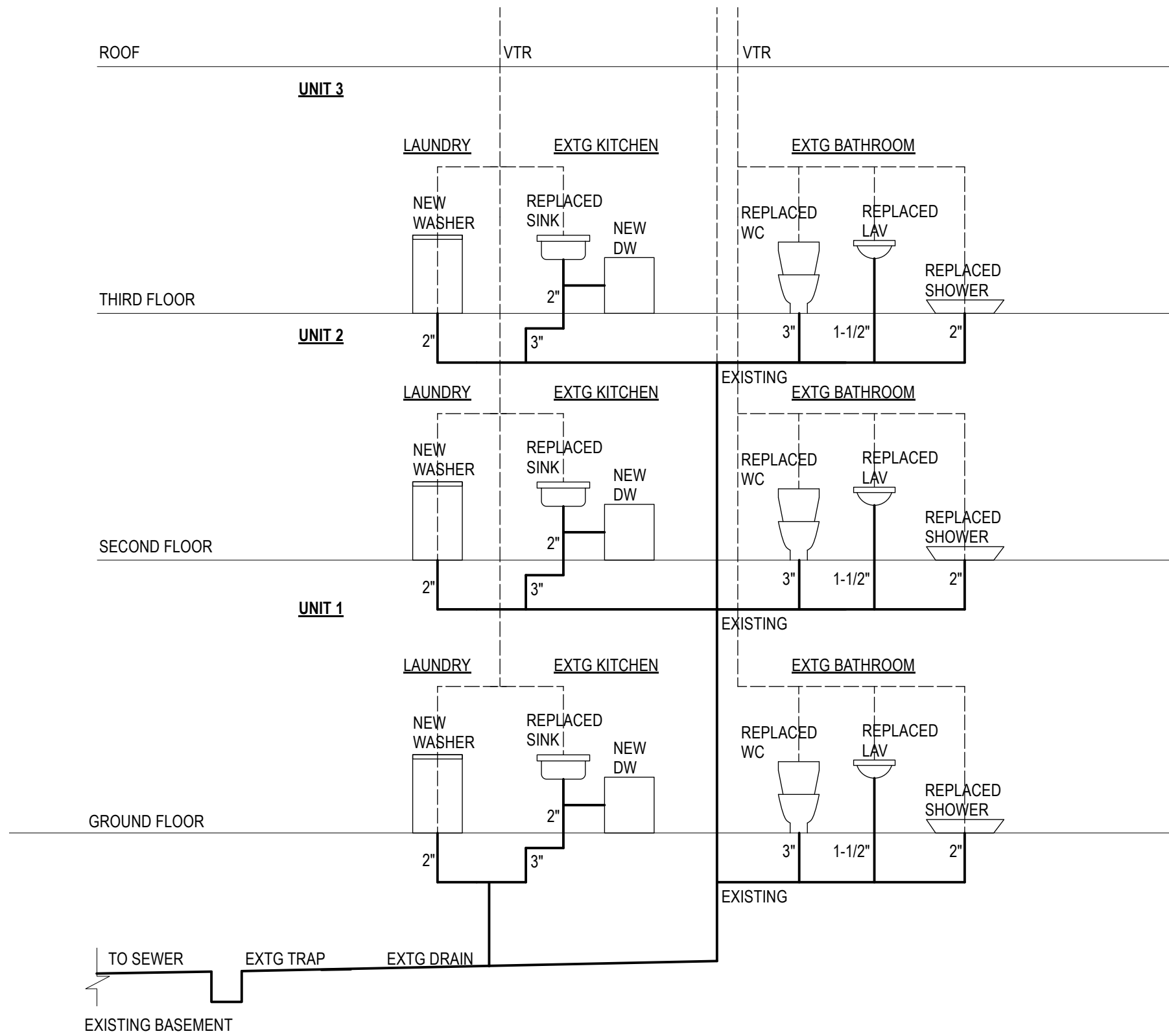
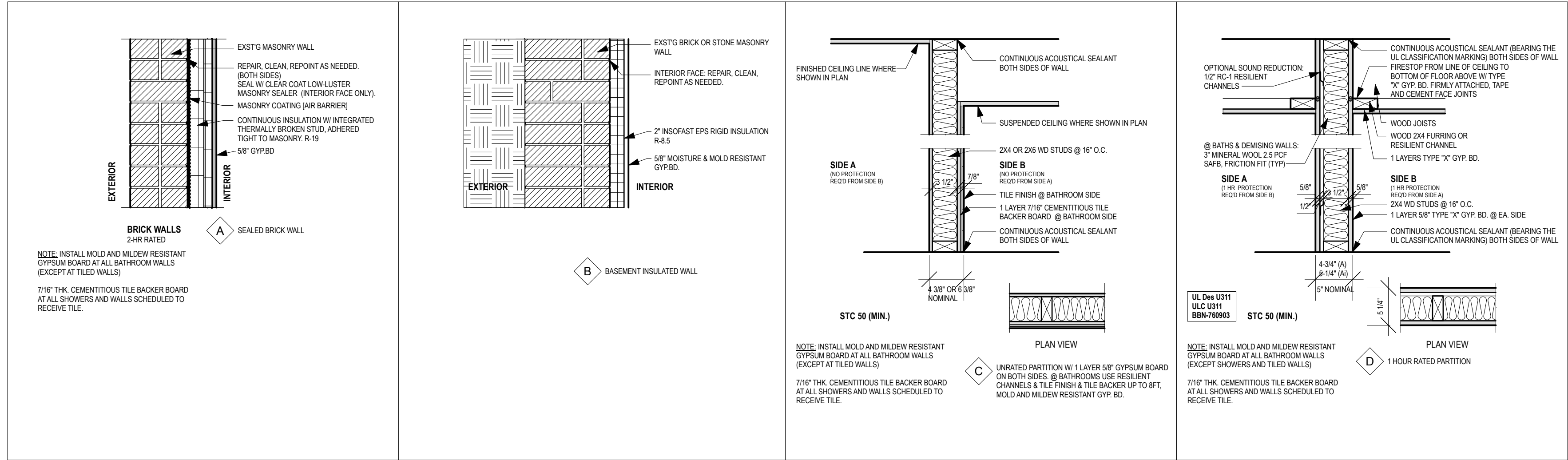
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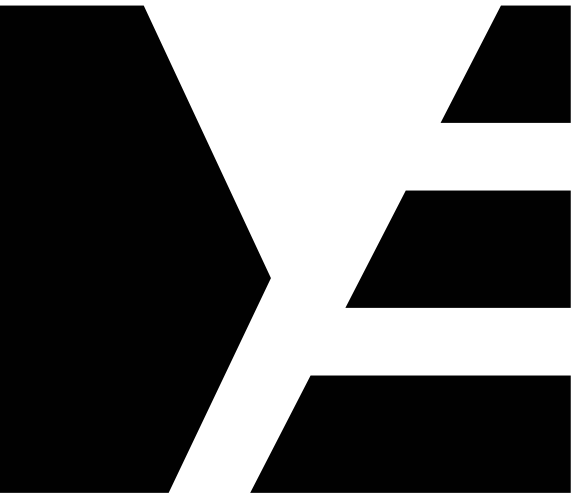


1 SOUTH - SIDE ELEVATION
Scale: 1/4" = 1'-0"

WALL TYPES



2 PLUMBING RISER DIAGRAM



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DETAILS

DRAWING NUMBER

A-600

Door Schedule

			Nominal Size				Door Style						Door Frame		Openings			
			Width	Height	Thickness	Configuration	Top Shape	Slab Style	Side Lights	L Sideit Wtd	R Sideit Wtd	Glaz. Style	Jamb Thick	Jamb Depth	RO Width	RO Height	HW Set	Comments
D-01			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-02			2'11 1/2"	6'8 3/4"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	8"	2'11 1/2"	6'8 3/4"	DHW.#	
D-03			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-05			4'0"	6'8"	1 3/4"	Slider	OX	Square	Panel		N/A	N/A None	3/4"	4 1/2"	4'1 1/2"	6'8 3/4"	DHW.#	
D-06			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-07			2'0"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-08			2'0"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-09			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-10			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-11			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-12			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-13			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-14			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-15			2'6"	6'8 3/4"	1 3/4"	Bi-fold Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'6"	6'8 3/4"	DHW.#	
D-16			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-17			2'4"	6'8"	1 3/4"	Bi-fold Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'5 1/2"	6'8 3/4"	DHW.#	
D-18			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-19			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-20			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-21			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-22			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-23			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'1 1/2"	6'8 3/4"	DHW.#	
D-24			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-25			3'0"	6'8 3/4"	1 3/4"	Bi-fold Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	3'0"	6'8 3/4"	DHW.#	
D-26			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'7 1/2"	6'8 3/4"	DHW.#	
D-27			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-28			2'0"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	4 1/2"	2'1 1/2"	6'8 3/4"	DHW.#	
D-29			2'11 1/2"	6'8 3/4"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	8"	2'11 1/2"	6'8 3/4"	DHW.#	
ED-01			3'0"	6'8"	1 3/4"	Swing Simple	N/A	Segment	Custom			1'0" None	3/4"	2'0"	4'3 1/2"	7'4 1/2"	DHW.#	
ED-02			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW.#	
ED-03			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW.#	
ED-04			2'6"	6'8"	1 3/4"	Swing Simple	N/A	Square	Panel		N/A	N/A None	3/4"	1'0"	2'9 1/2"	6'8 3/4"	DHW.#	

PLUMBING FIXTURE SCHEDULE

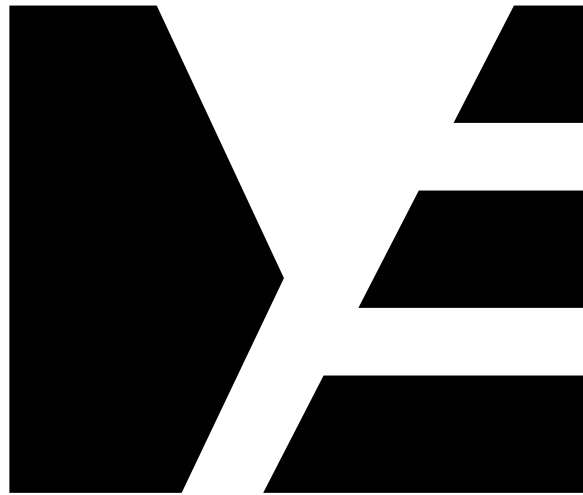
LOCATION		TYPE	MANUFACTURER	MODEL NAME/NUMBER	FINISH	NOTES
Kitchen	P-1	Kitchen Sink	TBD	TBD		
	P-2	Kitchen Faucet	TBD	TBD		
Bathroom	P-3	Toilet	TBD	TBD		
	P-4	Bathroom Lavatory	TBD	TBD		
	P-5	Bathroom Faucet	TBD	TBD		
	P-6	Showerhead, Tub Spout, & Controls	TBD	TBD		
	P-7	Shower Pan & Drain	TBD	TBD		
	P-8	Bathtub	TBD	TBD		
	P-9	Bathtub spout	TBD	TBD		
	P-10	Exterior Spigot	TBD	TBD		

Note: Verify all plumbing fixtures w/Owner prior to purchase. GC to provide and install all plumbing fixtures

EQUIPMENT SCHEDULE

LOCATION		TYPE	MANUFACTURER	MODEL NAME/NUMBER	NOTES
Kitchen	EQ-1	Electric Range	TBD	TBD	
	EQ-2	DW	TBD	TBD	
	EQ-3	Refrigerator / Freezer	TBD	TBD	
	EQ-4	Microwave	TBD	TBD	
Laundry Closet	EQ-5	Stacked Washer & Dryer	TBD	TBD	

Note: Verify all equipment specifications prior to ordering.



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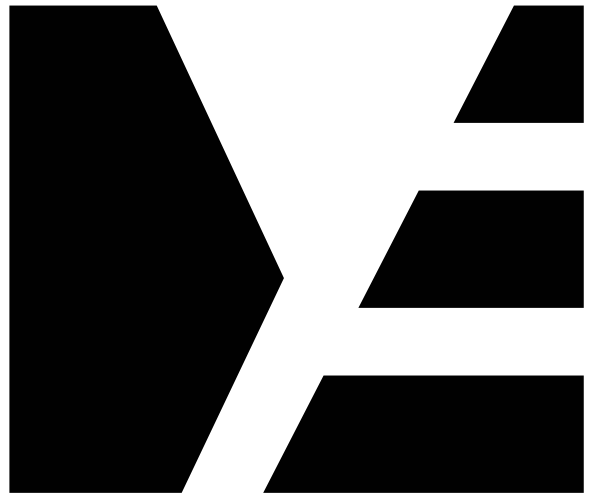
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SCHEDULES

DRAWING NUMBER

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DRAWING TITLE

ELECTRICAL & LIGHTING PLANS

DRAWING NUMBER

E-100

LIGHT FIXTURE SCHEDULE						
FIXTURE	SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	MOUNTING	LAMPING
A		RECESSED LED DOWNLIGHT. A-2 DENOTES WET RATED.	TBD	TBD	RECESSED	2.5 W LED
B		DECORATIVE WALL SCONCE	TBD	TBD	WALL MOUNTED	2.5 W LED
C		CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
D		CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED	20 W
E		CEILING MOUNTED LED UTILITY FIXTURE	TBD	TBD	CEILING MOUNTED	5 W LED
F		UNDERCABINET LED STRIP	TBD	TBD	CEILING MOUNTED	2 W LED
H		CEILING MOUNTED TRACK LIGHT	TBD	TBD	CEILING MOUNTED	5 W LED

1 BASEMENT - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

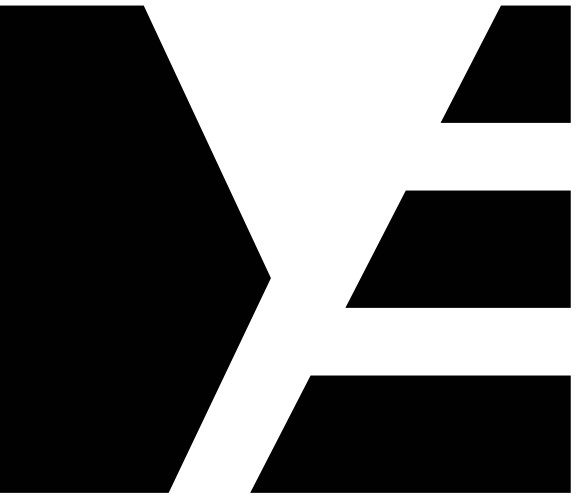
ELECTRICAL KEY

- DUPLEX OUTLET. USE WEATHERPROOF FOR EXTERIOR (EXT)
- DUPLEX GROUND FAULT INTERRUPTOR OUTLET
- EQUIPMENT POWER. REFER TO EQUIPMENT SPECS.
- ELECTRICAL PANEL (EXISTING SERVICE TO BE CONFIRMED)

2 FIRST FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL NOTES

- Electrical service to the Building shall not be overloaded by proposed renovations.
- AFCI protection shall be provided for all new general purpose receptacle branch circuits. All new general purpose receptacles shall be tamper resistant type as required.
- All affected electrical components, wiring, fixtures, etc. within the building shall be examined by a licensed electrician prior to installation of finished surfaces to verify that all complies with applicable Codes and standards.
- A licensed electrician shall perform all electrical repairs, modifications, etc.
- GC to coordinate walk-thru with Owner to confirm all device locations prior to running wire to exact locations.



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ELECTRICAL & LIGHTING PLANS

DRAWING NUMBER

E-101

LIGHT FIXTURE SCHEDULE					
FIXTURE	SYMBOL	DESCRIPTION	MANUF.	MODEL NO.	LAMPING
A	○ A	RECESSED LED DOWNLIGHT. A-2 DENOTES WET RATED.	TBD	TBD	RECESSED 2.5 W LED
B	—○ B	DECORATIVE WALL SCONCE	TBD	TBD	WALL MOUNTED 2.5 W LED
C	⊠ C	CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED 20 W
D	⊙ D	CEILING MOUNTED DECORATIVE PENDANT	TBD	TBD	CEILING MOUNTED 20 W
E	⊠ E	CEILING MOUNTED LED UTILITY FIXTURE	TBD	TBD	CEILING MOUNTED 5 W LED
F	▨ F	UNDERCABINET LED STRIP	TBD	TBD	CEILING MOUNTED 2 W LED
H	▨ H	CEILING MOUNTED TRACK LIGHT	TBD	TBD	CEILING MOUNTED 5 W LED

1 SECOND FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

ELECTRICAL KEY	
	DUPLEX OUTLET. USE WEATHERPROOF FOR EXTERIOR (EXT)
	DUPLEX GROUND FAULT INTERRUPTOR OUTLET
	EQUIPMENT POWER. REFER TO EQUIPMENT SPECS.
	ELECTRICAL PANEL (EXISTING SERVICE TO BE CONFIRMED)

2 THIRD FLOOR - ELECTRICAL & LIGHTING PLAN
Scale: 1/4" = 1'-0"

- ELECTRICAL NOTES**
- Electrical service to the Building shall not be overloaded by proposed renovations.
 - AFCI protection shall be provided for all new general purpose receptacle branch circuits. All new general purpose receptacles shall be tamper resistant type as required.
 - All affected electrical components, wiring, fixtures, etc. within the building shall be examined by a licensed electrician prior to installation of finished surfaces to verify that all complies with applicable Codes and standards.
 - A licensed electrician shall perform all electrical repairs, modifications, etc.
 - GC to coordinate walk-thru with Owner to confirm all device locations prior to running wire to exact locations.