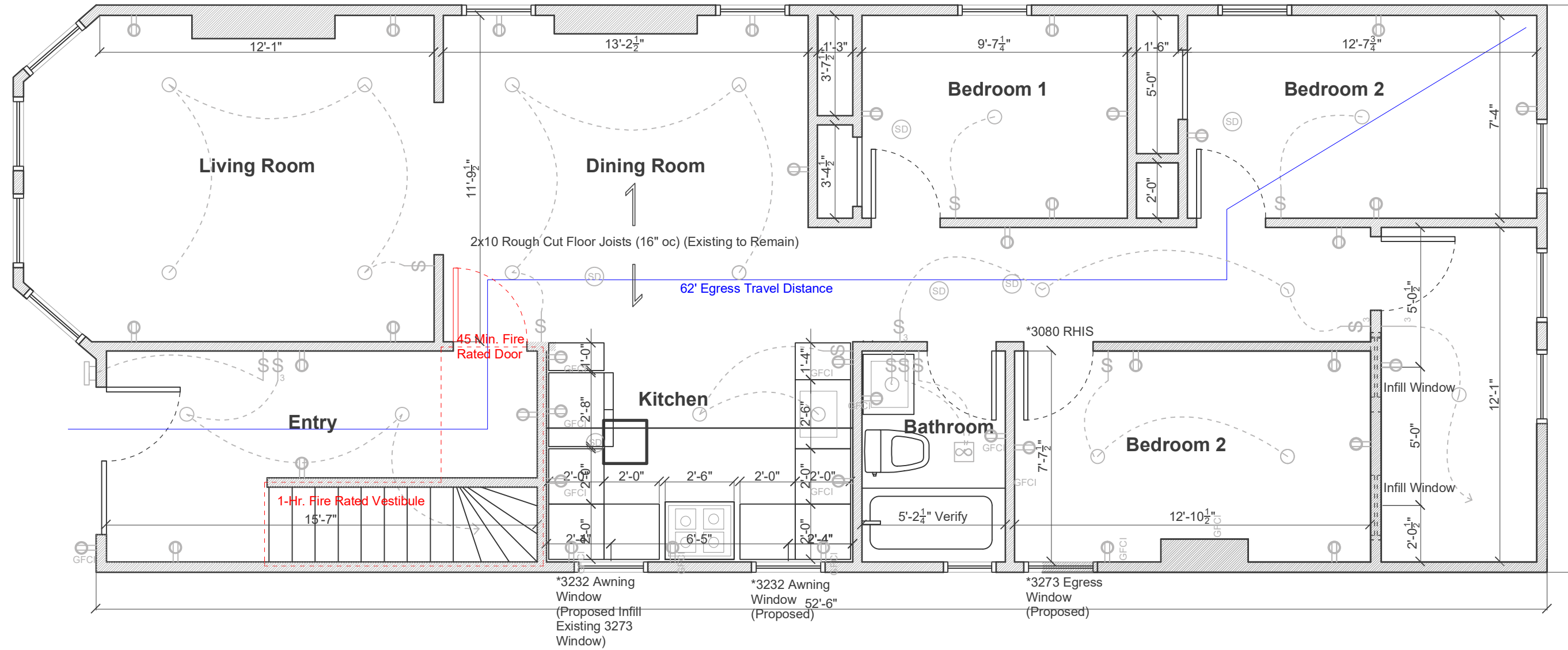
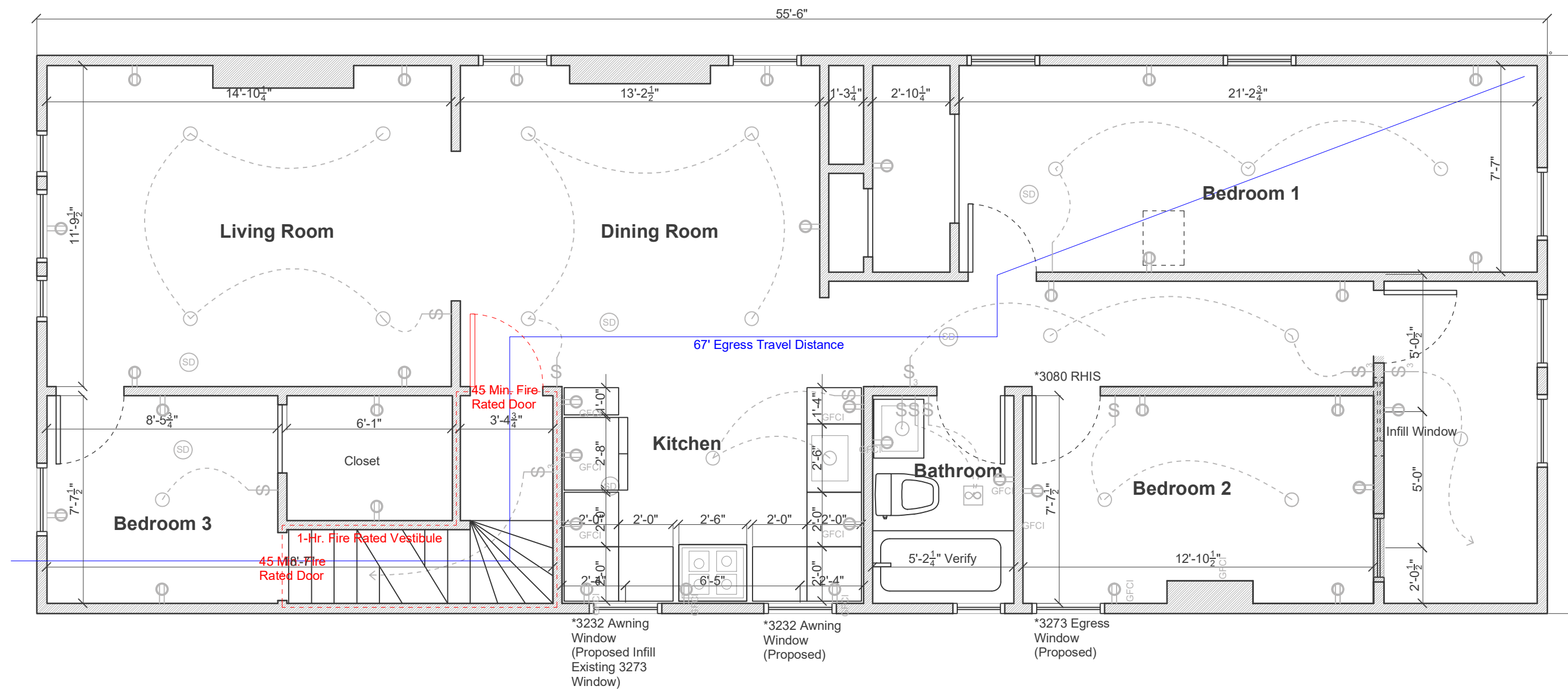


32 Glen Ave framing  
 Demolish and reframe walls and window openings. Add in 26" wall and a double 2x12 beam to support floor joists in front of kitchen.  
 Replicate for the second floor.  
 Subfloor to be repaired as necessary to accommodate the framing. Hardwood to be the finish (not included in this phase) so plan floor level accordingly. Tile to be the finish in the bathroom.



FIRST FLOOR PLAN



Second Floor Plan

**General Notes:**

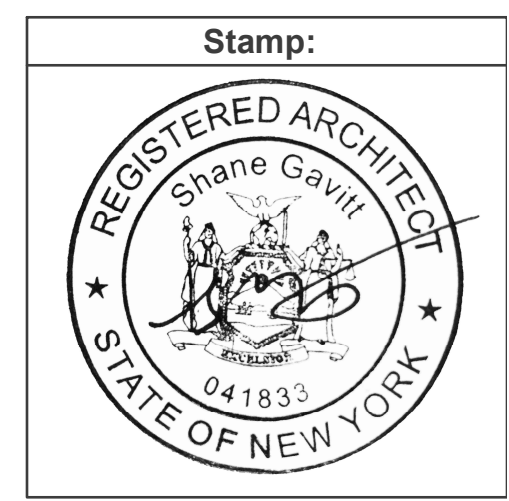
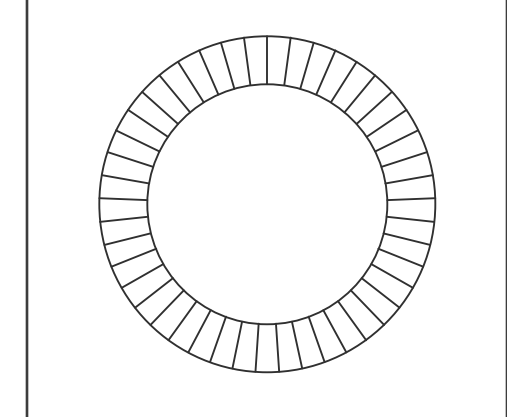
- 1-IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa. (402.4.5)
- 2-Automatic or gravity dampers are to be installed on all outdoor air intakes and exhausts. (403.6)
- 3-HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are to be insulated to ≥R-3. All hot water pipes are to be insulated to ≥R-3. (403.4)(403.5.3)
- 4-Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F. (403.5.2)
- 6-75% of lamps in permanent fixtures or 75% of permanent fixtures are to have high efficacy lamps. Does not apply to low-voltage lighting. (404.1)
- 7-Hot water boilers supplying heat through one or two pipe heating systems are to have outdoor setback control to lower boiler water temperature based on outdoor temperature. (403.2)
- 8-Structural framing members shall be SPF #2 or better, unless otherwise noted.
- 9-Engineered lumber will be Weyerhaeuser LVL, LSL, TJI unless otherwise noted. See manufacturers literature.

**Project:**

DRC#:	A25-871
Owner:	Troy Community Land Bank
Architect:	Shane Gavitt, RA
Builder:	

**Site:**

Address:	32 Glen Ave.
	Troy, NY, 12180
Municipality:	City of Troy
Tax ID:	90.55-9-6
Zoning:	
Coordinates:	42°45'5.47"N 73°40'46.02"W
Conditions:	



**Electrical Key:**

	Switch
	Switch (3-Way)
	Dimmer
	Dimmer (3-Way)
	Wall Outlet
	Exhaust Fan
	Exterior Sconce Light
	Pendant Light
	Recessed LED Light (4")
	Smoke Detector/CO Combo

\*All breakers are to be Arc-Fault  
 \*Smoke Detectors to be Interconnected

**Revision:**

Date	Drawing
4/22/2026	Permit Drawings

**Drawing Number:**

**A  
1.1**